

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 24th February 2015

Report of
Assistant Director, Planning,
Highways & Transportation

Contact Officer:
Andy Higham 020 8379 3848
Sharon Davidson 020 8379 3841
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Ward:
Winchmore Hill

Ref: 14/04651/FUL

Category: Full Application

LOCATION: Woodcroft Sports Ground, Woodcroft, London, N21

PROPOSAL: Redevelopment of southern part of site by the erection of 5 x 5-bed 2-storey detached single dwellings with balconies at first floor front, front dormer windows, integral garage to plots 1 -4 and a detached double garage to plot 5 and shared access road with open gated access to Woodcroft entrance and shared driveway serving plots 1 - 5.

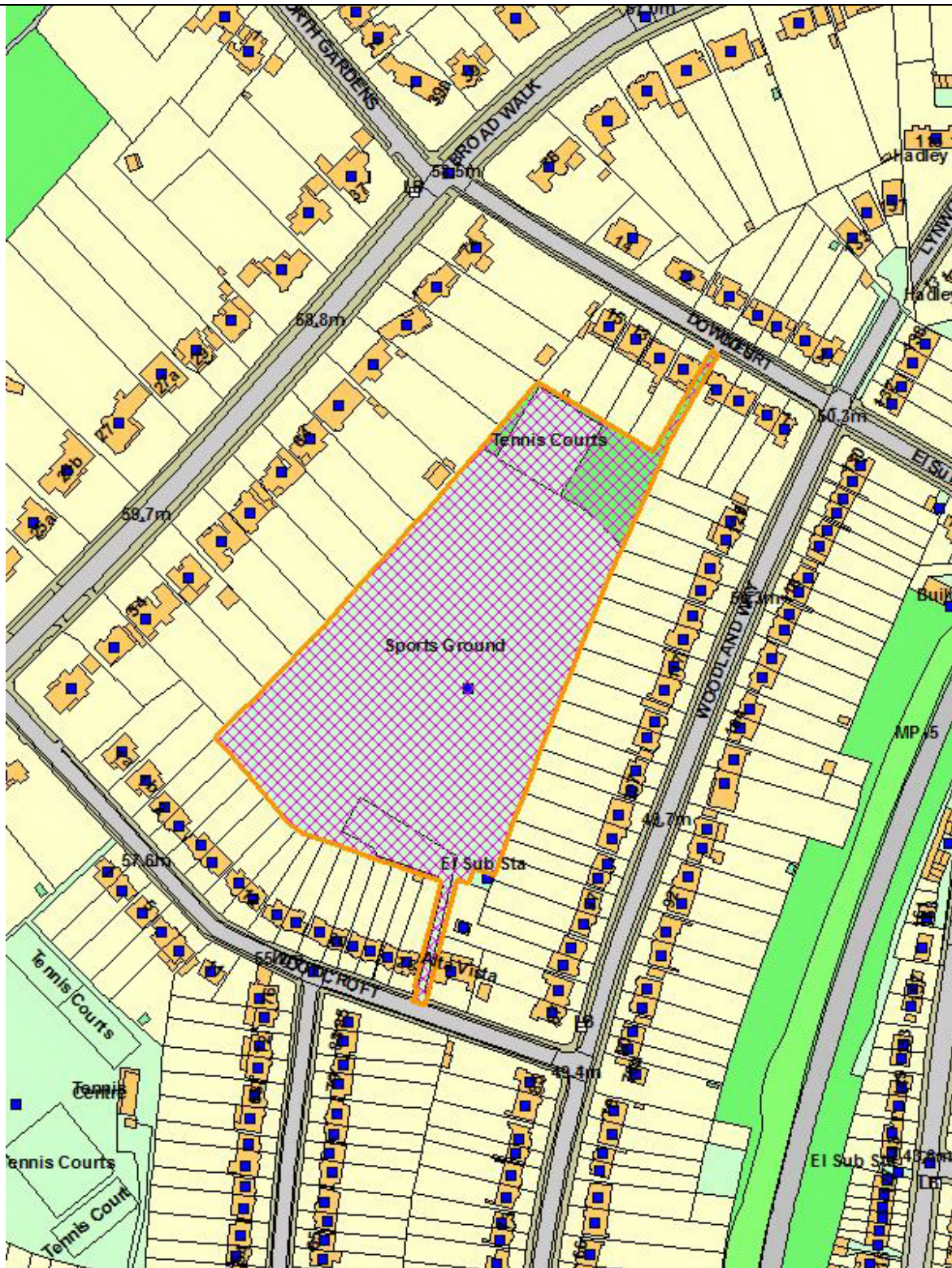
Applicant Name & Address:
Mr Thomas Wrenn
53 West End Lane
Pinner
Middlesex
HA5 1AH
UK

Agent Name & Address:
Mr Andy Smith
65 Beaconsfield Road
Surbiton
Surrey
KT5 9AW
UK

RECOMMENDATION:

That planning permission be **GRANTED** subject to conditions.

Ref: 14/04651/FUL LOCATION: Woodcroft Sports Ground, Woodcroft, London, N21



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Scale 1:1250

North



1.0 Site and Surroundings

- 1.1 The development site is situated at the southern end of the former Woodcroft Sports Ground. The site is bound by the residential properties along Broad Walk, Woodcroft, Woodland Way and Downes Court. The site is currently accessed via a small access road between Nos. 28 and 30 Woodcroft.
- 1.2 The whole of the former Woodcroft Sports Ground is designated as Local Open Space within the Core Strategy. Part of the site (excluding the area the subject of this application) is identified as a site of local importance for nature conservation and is known as Woodcroft Wildspace. The application site is located at the southern end of the open space and is made up of hard standing, grass and some mature trees, particularly around the southern boundary where there are designated Tree Preservation Orders (TPOs).

2.0 Proposal

- 2.1 The application seeks planning permission for the development of the southern part of the site to include the formalisation of the existing access road from Woodcroft and the erection of 5x 5 bed detached 2 storey dwelling houses. Four of the houses would incorporate an integral garage with one house having a detached double garage within its curtilage. The houses would be positioned to front a new access/driveway and would be orientated such that their rear gardens back on to the rear gardens of the existing properties in Woodcroft.

3.0 Relevant Planning Decisions

- 3.1 Prior to the submission of this planning application, an Environmental Impact Assessment (EIA) Screening Opinion was submitted to the Council seeking to establish if the development proposed required the submission of an EIA (reference P12-01359SOR). The Council decision confirmed that the proposed development does not warrant the submission of an EIA being of only local importance and in the absence of any significant environmental impacts beyond the local area.
- 3.2 A further application (14/04644/RE4) for the use of the remainder of the open space for nature conservation and biodiversity purposes with educational wildspace, including habitat creation and enhancement, construction of water features, use of site sourced materials for exercise circuit (EcoGym), single storey timber building (apiary) for biodiversity management and education purposes and provision of informal surfaced car park with gated entrance from Woodcroft is reported elsewhere on this agenda.

4.0 Consultations

4.1 Statutory and non-statutory consultees

4.1.1 Traffic and Transport

No objection raised, subject to the imposition of conditions relating to the access design, construction traffic management details and levels.

4.1.2 Thames Water

No objection.

4.1.3 Tree Officer

No objection raised subject to the scheme being implemented in accordance with the submitted arboricultural details and a condition regarding site supervision.

4.1.4 Southgate District Civic Trust

Objection to the loss of the wildspace and trees on the site. Further, the development would need to be sustainable.

4.2 **Public response**

4.2.1 Letters were sent to 86 adjoining and nearby residents. As a result 4 responses have been received and these raise the following objections:

- Loss of Protected Open Green Space.
- Traffic and Access implications.
- Biodiversity impact.
- Ecology impact.
- Impact to trees that are protected and not protected.
- Design of the proposal.
- The gated community this would create.
- Privacy implications.
- Flood risk implications including surface water.
- Overdevelopment.
- Security issues.
- Contrary to the local plan requirement.

5.0 **Relevant Policy**

5.1 London Plan

- 2.18 Green infrastructure: the network of open and green spaces
- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.6 Children and young people's play and informal recreation facilities
- 3.8 Housing choice
- 3.10 Definition of affordable housing
- 3.11 Affordable housing targets
- 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
- 3.13 Affordable housing thresholds
- 3.14 Existing housing
- 3.11 Affordable housing targets
- 4.12 Improving opportunities for all
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 6.9 Cycling

- 6.11 Smoothing traffic flow and tackling congestion
- 6.13 Parking
- 7.1 Building London's neighbours and communities
- 7.2 An inclusive environment
- 7.4 Local character
- 7.5 Public realm
- 7.6 Architecture
- 7.18 Protecting local open space and addressing local deficiency
- 7.19 Biodiversity and access to nature
- 7.21 Tree and woodland

5.2 Core Strategy

- CP2 Housing supply and locations for new homes
- CP3 Affordable housing
- CP4 Housing quality
- CP5 Housing types
- CP6 Meeting particular housing needs
- CP20 Sustainable energy use and energy infrastructure
- CP21 Delivering sustainable water supply, drainage and sewerage infrastructure
- CP24 The road network
- CP25 Pedestrian and cyclists
- CP30 Maintaining and enhancing the built environment
- CP34 Park playing fields and other open space
- CP36 Biodiversity
- CP46 Infrastructure contributions

5.3 Development Management Document

- DMD2 Affordable Housing for Developments of less than 10 units
- DMD3 Providing a Mix of Different Sized Homes
- DMD6 Residential Character
- DMD8 General Standards for New Residential Development
- DMD9 Amenity Space
- DMD10 Distancing
- DMD37 Achieving High Quality and Design-Led Development
- DMD38 Design Process
- DMD45 Parking Standards and Layout
- DMD 47 New roads, access and servicing
- DMD 50-58 Tackling Climate Change
- DMD 61 Managing surface water
- DMD 71 Protection and enhancement of open space
- DMD 72 Open space provision
- DMD 78 Nature conservation
- DMD 79 Ecological enhancements
- DMD 80 Trees on development site
- DMD 81 Landscaping

5.4 Other

- NPPF
- NPPG
- Housing SPG
- Section 106 SPD

6.0 Analysis

6.1 Principle

6.1.1 DMD 71 of the Development Management Document states that the loss of open space will be resisted unless replacement open space can be re-provided in the same locality and of better quality or it has been demonstrated through the submission of an assessment that the open space in question is surplus to requirements.

6.1.2 The application site represents 30% of the overall Woodcroft site, which includes the access road into the site. The remainder of the Woodcroft site has become a semi-natural open space with a nature conservation emphasis and is subject to a planning application with the aim to create a formal habitat and enhance the existing biodiversity at the site

6.1.3 The planning application is accompanied by an Open Space Assessment to support the loss of the open space proposed. The Assessment found that the designated catchment area has sufficient access to district parks, public parks, playing fields, child play provision and ecological designation. The area is deficient in allotments and metropolitan parks. Given the size of the whole of the former Woodcroft Sports Ground, the site could not be a metropolitan park like Broomfield Park, Grovelands Park and Trent Park. Further, in regards to the provision of allotments, this is not a site identified to provide formal allotment space. However, the remainder of the open space will include community growing space in addition to the orchard and apiary. In this instance therefore, it is considered that the Open Space Assessment has appropriately demonstrated that the loss of this limited area of open space would be not lead to a deficiency in the local catchment area and could be supported.

6.1.4 Further, the proposal would be compatible with Policies 3.3 and 7.5 of the London Plan and Core Policy 2 of the Local Development Framework insofar as it provides an addition to the Borough's housing stock which actively contributes towards both Borough specific and London-wide strategic housing targets. Accordingly, the principle of the erection of a detached dwelling on this site is considered acceptable. However, this position must be qualified in relation to other material considerations including: achieving an appropriate residential mix in keeping with the character of the area; adequate internal floor space and layout; servicing; parking provision and residential amenity.

6.2 Impact on Character of Surrounding Area

6.2.1 The proposed five two-storey dwellings would be presented in a linear pattern within the site, with two turning heads forming part of the layout. The development would face towards the Woodcroft Open Space with an access road running in front of the development with some landscaping interspersed around the proposed dwellings. The front boundary, which separates the Woodcroft Wildspace and the development would include soft landscaping. This is not only beneficial in regards to ecology but also provides a soft transition between the dwelling houses and the Wildspace.

6.2.2 The dwelling houses would have similar ridge and eaves heights to the surrounding dwelling houses. Their overall scale, mass and separation distances would also be similar to the prevailing character of the surrounding area. The rear garden areas are in excess of 20m long, consistent with the existing pattern of development.

6.2.3 Each dwelling house has been designed to appear slightly different. However, all are traditionally designed houses with a strong eaves overhang and fenestration detailing. Details in regards to materials can be secured by way of condition to ensure that the quality matches that of the surrounding area.

6.3 Housing Mix and Floorspace

6.3.1 The most recent Borough housing needs assessment demonstrates that whilst there is a need for all sizes of unit, that need is greatest for larger dwellings, particularly three and four bed houses. Additionally, the NPPF focuses on the delivery of housing including the provision of larger family units. The proposal is for five 5-bedroom dwellings. Although a 5 bedroom dwelling house has not been specifically mentioned within the needs assessment, it would still be defined as a family dwelling house, for which there is a need. Therefore, the proposal adheres to the identified housing needs of the Borough and thus complies with Policy 5 of the Core Strategy, as well as DMD5 of the Development Management Document.

6.3.2 The London Plan now contains minimum standards for the size of new residential accommodation that replaces the Council's Supplementary Planning Guidance. Below is a table showing the comparison of the proposed scheme and the minimum floor area required by the London Plan

House	Type	GIA – London Plan 2011 (sq m)
1	4b6p	107

6.3.3 The London Housing SPG does not provide a figure for 5 bedroom dwelling houses. However, what can be noted is that the 5 dwelling houses each exceed the requirement for 4 bedroom houses but also each bedroom and living/kitchen area is generous beyond the requirements of the Housing SPG. Consequently, it is considered that the floor space provided is acceptable. The proposal would comply with policy 3.5 of the London Plan (including REMA), CP4 of the Core Strategy, DMD8 of the Development Management Document, The Mayor of London Housing Supplementary Planning Guidance as well as the NPPF.

6.4 Amenity Space Provision

6.4.1 DMD 9 does not state a specific requirement for amenity space for 5 bedroom units. For 4 bedroom units the requirement is in 35 sqm. The proposed dwelling houses each provide in excess of 100 sqm. Thus, it can be concluded that the proposal provides more than adequate amenity provision for a 5 bedroom dwelling house.

6.4.2 A conditions is recommended to require details of landscaping of the garden areas to ensure an appropriate setting and enhance the biodiversity of the site. Further, this condition will also aid in the landscaping of the whole site to ascertain the species to be used between the dwelling houses and the space between the north and south end of the site.

6.5 Impact on Neighbouring Properties

6.5.1 The DMD requires a separation distance of 25m between rear facing windows and proposed developments. The proposed dwelling houses are in excess of this requirement given the depth of the existing rear gardens surrounding the site and the depth of the proposed rear gardens. The flank elevations of plot 1 and plot 5 are also in excess of 25m, where DMD 10 requires 11m. Thus, the proposal exceeds the requirements of the DMD and there would be no undue harm to existing residents through a loss of light, outlook or privacy.

6.6 Highway Safety

Entrance

6.6.1 The existing entrance to the site is located between 28 and 30 Woodcroft. The existing entrance into the site is to be shared between the development site and the Wildspace to the north. The current means of enclosure separating the former Woodcroft Sports Ground and Woodcroft is a standard gate barrier with other such examples serving local parks in Enfield. This is to be replaced with a dwarf walls, brick pillars and fixed open gates. The brick pillars and fixed open gates would be situated behind the front building line of number 28 and 30 Woodcroft. As the gates will be fixed open, those using the Woodcroft Wildspace and the occupiers of the dwelling houses would only appreciate these features. Consequently, no objection is raised to this element of the scheme. It should also be noted that there are to be separate gates within the site securing the dwelling houses and the Wildspace area. As the details of these gates have yet to be advanced, such details can be secured by condition.

Access road

6.6.2 The access road is currently 5.9m wide. The proposal is to reduce the width to 4.1 metres which would then widen to 5.5 metres to enable the inclusion of a passing place. To either side of the 4.1m wide access road is to be a 0.9m planted margin. It is envisaged that this planted margin, once established, would reduce impact to the neighbours at number 28 and number 30 Woodcroft, with regards to noise. This space would also incorporate a pedestrian pathway, which can also be utilised by disabled users. Details of the hard surfacing and landscaping details can be secured by way of a condition. Further, it should also be noted that if lights are approved along the access road, they would be required to be downlighters which would reduce the overall light glare that could occur.

Parking

6.6.3 Plot 1, 2, 3 and 4 would have a double garage and 1 space on the hard standing to accommodate a vehicle. These three spaces comply with the requirements of the London Plan and the DMD. A condition regarding the conversion of the garage to habitable accommodation would need to be

imposed to ensure that the garages are not converted to provide the required parking spaces on site. Plot 5 would have a detached double garage as well as two spaces to park cars to the front. Plot 5 would therefore also provide the required parking requirements.

6.6.4 Overall the proposed development is considered acceptable in terms of access and parking provision.

6.7 Affordable Housing

6.7.1 Core Policy 3 of the Core Strategy advises that a contribution towards affordable housing will be expected on all new housing sites and for developments of less than 10 dwellings, the Council will seek to achieve a financial contribution to deliver off-site affordable housing based on a borough-wide target of 20% affordable housing. The requirement to pay a financial contribution is subject to viability. If it is considered that the contribution would affect the viability of the development, the applicant should submit a viability assessment to justify the absence of an appropriate level of contribution.

6.7.2 On 28th November 2014 the Government introduced immediate changes to the National Planning Practice Guidance to state that contributions for affordable housing and tariff style planning obligations should not be sought for small scale and self-build developments containing 10 units with a gross area of no more than 1000sq.m. In the light of the implications for this for the Councils adopted DMD policy, a report was taken to the Local Plan Cabinet Sub Committee on 15th January 2015. At the meeting and in the light of guidance issued, Members agreed the approach set out below for dealing with planning applications and as the basis for future consultation on the revised S106 SPD:

- Education contributions will no longer be required for developments of less than 11 units.
- Affordable housing contributions may still be sought for developments of 1-9 units in accordance with the following:
 - Individuals and self-builders will be exempt from requiring to pay affordable housing contributions;
 - Contributions may continue to be required from other developers subject to viability testing, with a view to ensuring that contributions do not result in a disproportionate burden and an obstacle to the delivery of housing.

6.7.5 The application in this instance has been submitted by a developer. It has been subject to viability testing and a contribution of £436,158,60 has been agreed. This will be secured through a section 106 unilateral agreement.

6.8 Trees

6.8.1 In total 13 trees are to be removed, and 42 trees are to be retained within the whole of the former Woodcroft Sports Ground. The Tree Officer has assessed the scheme and has raised no objection to the removal of the trees

concerned and is satisfied that the proposed development would not compromise the trees to be retained trees, including the trees covered by a TPO. A site plan with the proposed utility routes has also been submitted demonstrating that their siting would be well away and would not harm the protected trees. Further, an arboricultural method statement has been submitted providing technical details as to how the scheme can be implemented safeguarding the protected trees. Overall, no objection is raised subject to a condition for site supervision.

6.9 Ecology

6.9.1 There are no perceived impacts to ecology as stipulated within the Ecology Report submitted.

6.10 Sustainable Design and Construction

6.9 Core Strategy Policy 4 States that new housing developments should seek to exceed the Code for Sustainable Homes Level 4 and should be built to Lifetime Homes Standards. A Code for Sustainable Homes Pre – Assessment has been submitted which indicates Code Level 4 can be achieved and an Energy Statement has been submitted demonstrating that PV panels, a highly efficient heating and ventilation system and thermal bridging should be used at the property in order to embrace the requirements of the Core Strategy and Building Regulations. Details can be secured by way of a condition to ensure that the sustainability of the development is achieved.

6.10 CIL

6.10.1 As of the April 2010, legislation in the form of CIL Regulations 2010 (as amended) came into force which would allow 'charging authorities' in England and Wales to apportion a levy on net additional floorspace for certain types of qualifying development to enable the funding of a wide range of infrastructure that is needed as a result of development. Since April 2012 the Mayor of London has been charging CIL in Enfield at the rate of £20 per sqm. The Council is progressing its own CIL but this is not expected to be introduced until spring / summer 2015. In this instance the proposed residential development would be subject to a £20 per square metre levy in accordance with the GLA's CIL Charging Schedule.

6.10.2 The applicant has indicated that the new development would create 1237 square metres in gross internal floor area. On this basis, the calculation and sum arising would be as follows:

$$(\text{£}20/1237\text{m}^2) \times (1237 \text{ m}^2) \times 249/223 = \text{£}27,624.48$$

6.10.3 Should permission be granted, a separate CIL liability notice would need to be issued.

7.0 **Conclusion**

7.1 The development of this part of the site for residential purposes would not lead to a deficiency in open space provision in the local catchment area. The proposal would increase the Borough's housing stock and would not detract from the residential character and amenities of the surrounding area and in particular, the visual amenities or privacy of the occupants of the surrounding

area. Further, the proposal would not give rise to conditions prejudicial to the free flow and safety of traffic on the adjoining highway.

8.0 Recommendation

8.1 That planning permission be GRANTED subject to the following conditions as summarised below:

1. C60 Approved Plans
2. C51A Time Limited Permission
3. C07 Details of materials
4. C09 Details of Hard Surfacing
5. C11 Details of Enclosure
6. C19 Details of Refuse Storage / Recycling Facilities
7. C17 Landscaping (including bat and bird boxes)
8. C4 Details of development – access
9. Evidence confirming the development achieves Code rating of no less than Code Level 4 shall be submitted to and approved in writing by the LPA. The evidence required shall be provided in the following formats.

a) A design stage assessment, conducted by an accredited Code Assessor and supported by relevant BRE interim certificate, shall be submitted at pre construction stage prior to the commencement of development.

b) A post construction assessment, conducted by an accredited Code Assessor and supported by relevant BRE accreditation certificate shall be submitted following the practical completion of the development and prior to first occupation. The development shall be carried out strictly in accordance with the details so approved, and shall be maintained as such thereafter and no changes shall take place without the prior approval of the LPA.

Reason: In the interests of addressing climate change and to secure sustainable development in accordance with strategic objectives of the Council and Policies 3.5, 5.2, 5.3 of the London Plan, CP4 of the Core Strategy as well as having regard to the NPPF.

10. Following practical completion of works a final Energy Performance Certificate shall be submitted to and approved in writing by the Local Planning Authority. Where applicable, a Display Energy Certificate shall be submitted within 18 months following first occupation.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO₂ emission reduction targets are met in accordance with Policy CP20 of the Core Strategy, Policies 5.2, 5.3, 5.7 & 5.9 of the London Plan 2011 and the NPPF.

11. The development shall not commence until an 'Energy Statement' has been submitted and approved in writing by the Local Planning Authority. Submitted details will demonstrate the energy efficiency of the development and shall provide for no less than a 25% improvement in total CO₂ emissions arising from the operation of a development and its services over Part L of Building Regs 2013 utilising gas as the primary

heating fuel. Should Low or Zero Carbon Technologies be specified as part of the build the location of the plant along with the maintenance and management strategy for their continued operation shall also be submitted. The Energy Statement should outline how the reductions are achieved through the use of Fabric Energy Efficiency performance, energy efficient fittings, and the use of renewable technologies.

The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO2 emission reduction targets are met in accordance with Policy CP20 of the Core Strategy, Policies 5.2, 5.3, 5.7 & 5.9 of the London Plan 2011 and the NPPF.

12. The development shall be implemented to accord with Lifetime Homes standards. Prior to occupation of the development evidence confirming compliance shall be submitted to and approved in writing by the Local Planning Authority. The development shall be maintained as such thereafter.

Reason: To ensure that the development allows for the future adaptability of the home to meet with the needs of future residents over their lifetime in accordance with Policy CP4 of the Core Strategy and Policy 3.5 of the London Plan 2011.

13. The development shall not commence until details of surface drainage works have been submitted and approved in writing by the Local Planning Authority. The details shall be based on an assessment of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles as set out in the Technical Guidance to the National Planning Policy Framework. The drainage system shall be installed/operational prior to the first occupation and a continuing management and maintenance plan put in place to ensure its continued function over the lifetime of the development.

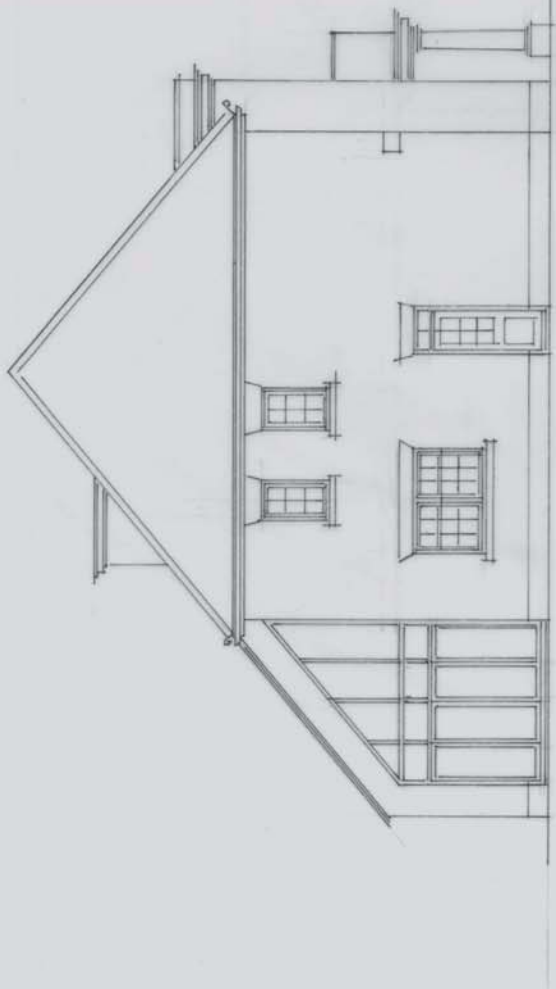
The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: To ensure the sustainable management of water, minimise flood risk and to minimise discharge of surface water outside of the curtilage of the property in accordance with Policy CP28 of the Core Strategy, Policies 5.12 & 5.13 of the London Plan and the NPPF.

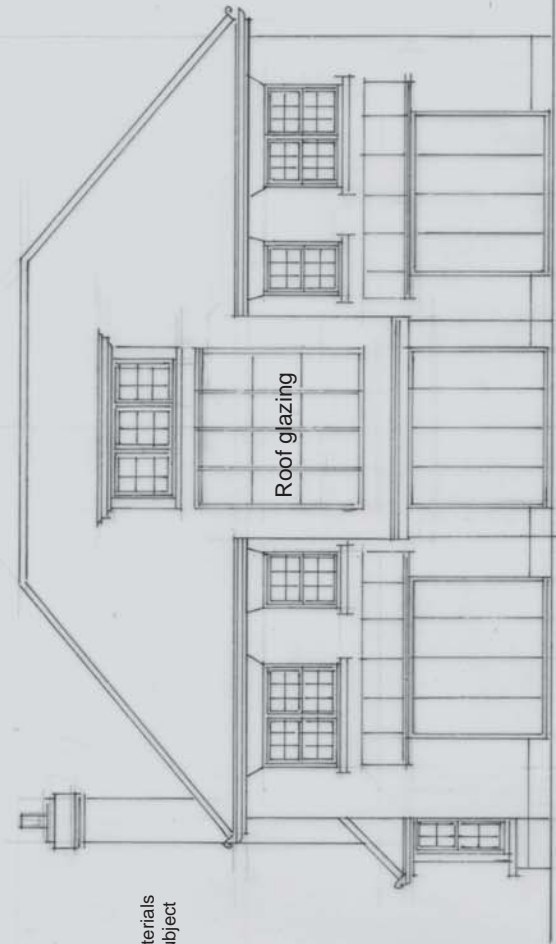
14. Construction traffic management plan (inc. wheel cleaning)
15. C10 Levels
16. Pedestrian pathway details
17. Trees: Site supervision requirements/ Tree protection measures

18. Garage – permitted development right removal
19. External lighting – siting and position
20. Details of gates/piers

21. The roofscape of the detached garage shall only be used for purposes ancillary to plot 5.



EAST ELEVATION



SOUTH ELEVATION

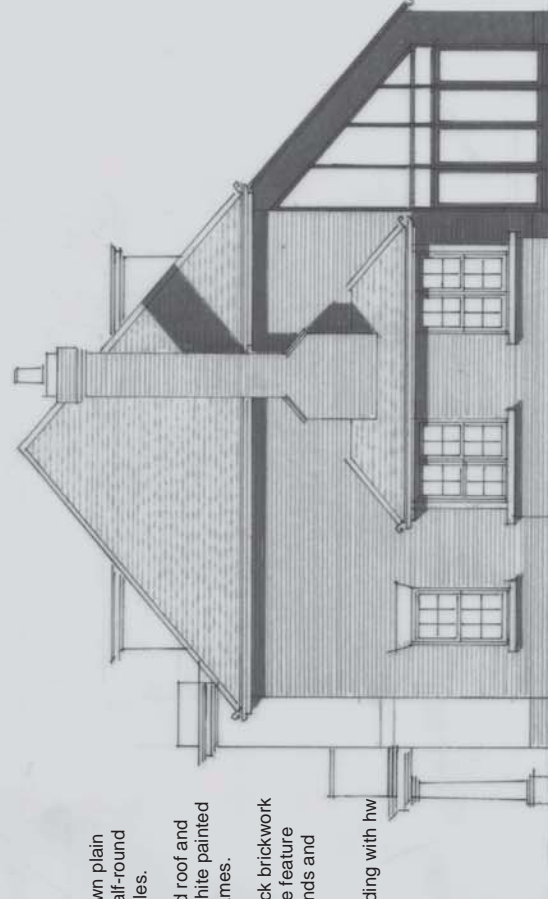
External materials as below, subject to planning conditions.

Roof glazing



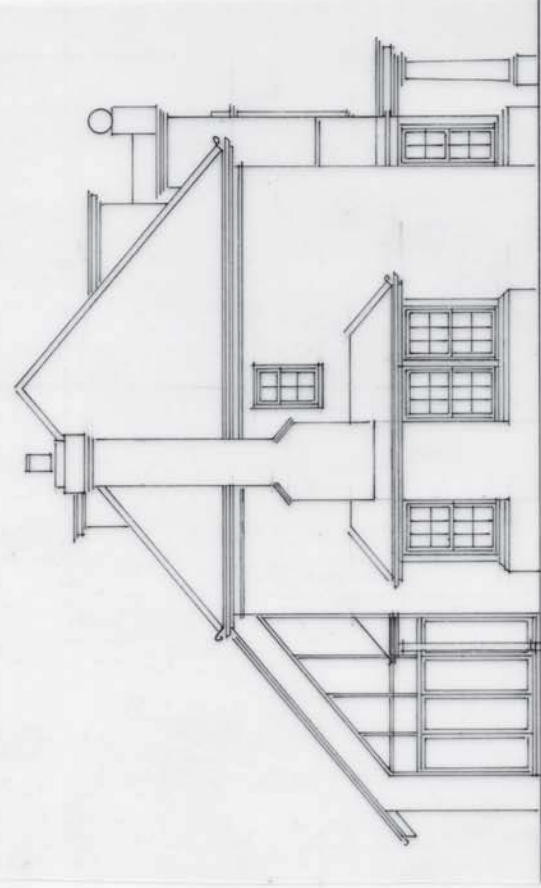
NORTH ELEVATION

Roof – red/brown plain tiles and red half-round ridge and hip tiles.
 Dormers – lead roof and tiled cheeks, white painted cornice and frames.
 Red/brown stock brickwork walls with stone feature window surrounds and cills.
 Glass balustrading with hw handrail.

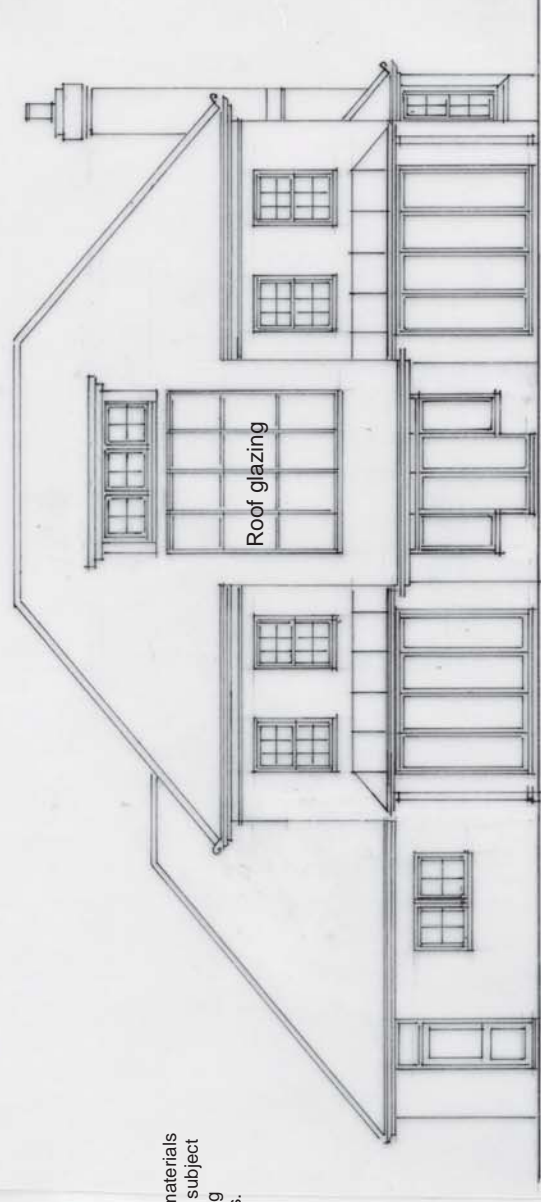


WEST ELEVATION





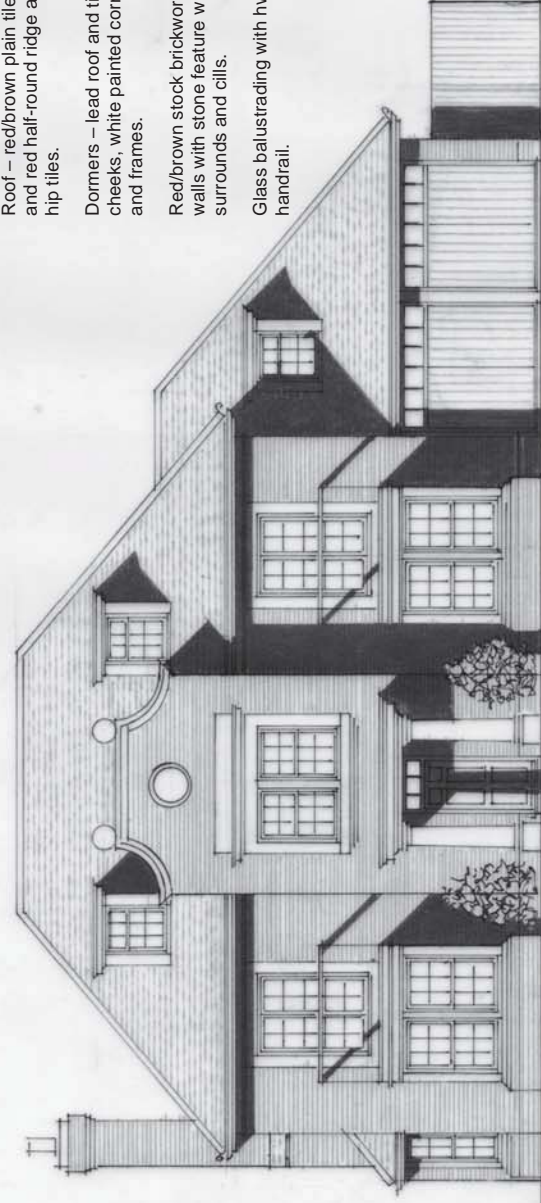
EAST ELEVATION



SOUTH ELEVATION

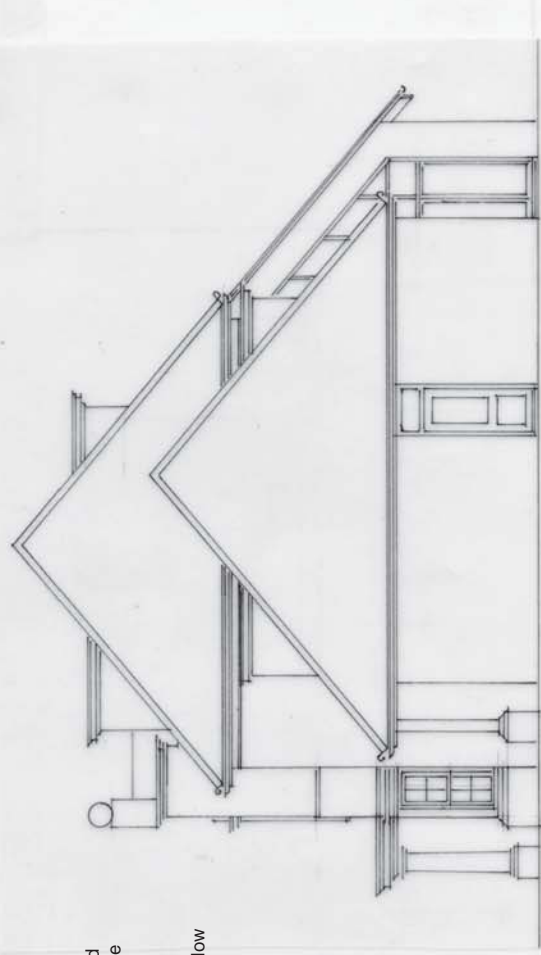
External materials as below, subject to planning conditions.

Roof glazing



NORTH ELEVATION

- Roof – red/brown plain tiles and red half-round ridge and hip tiles.
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- Red/brown stock brickwork walls with stone feature window surrounds and cills.
- Glass balustrading with hw handrail.



WEST ELEVATION

WOODCROFT WINCHMORE HILL

P12.11

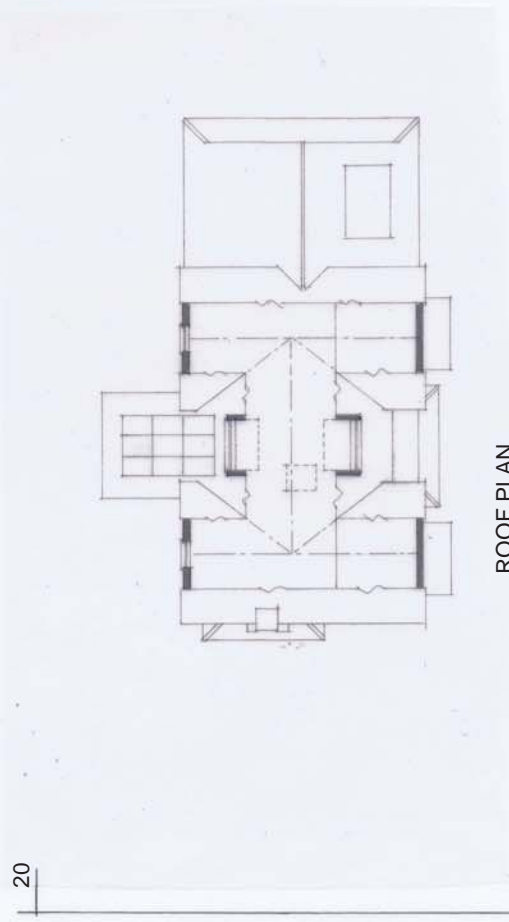
PROPOSED RESIDENTIAL DEVELOPMENT plot 3 floor plans & front elevations 1:200@A3 NOV 2014



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN

20

20

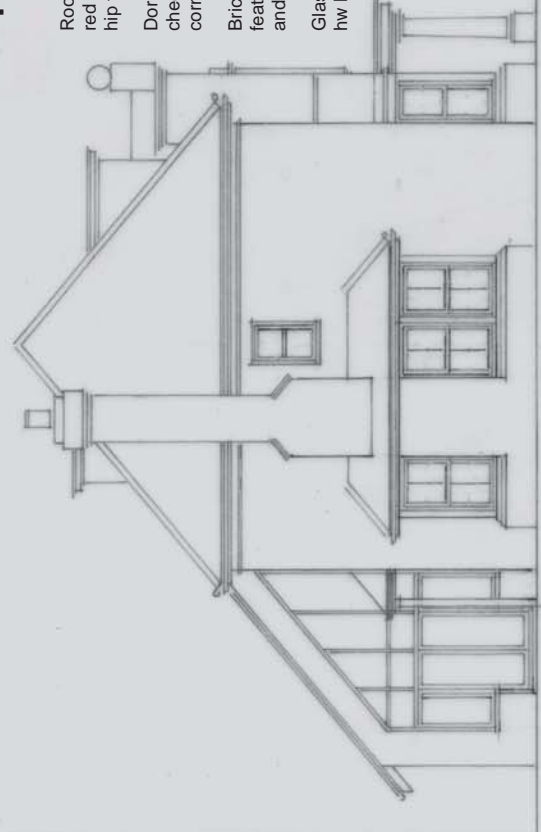


NORTH ELEVATION
FACING WILDSpace

WOODCROFT WINCHMORE HILL

P12.10

PROPOSED RESIDENTIAL DEVELOPMENT plot 2 Elevations 1:100@A3 NOV 2014

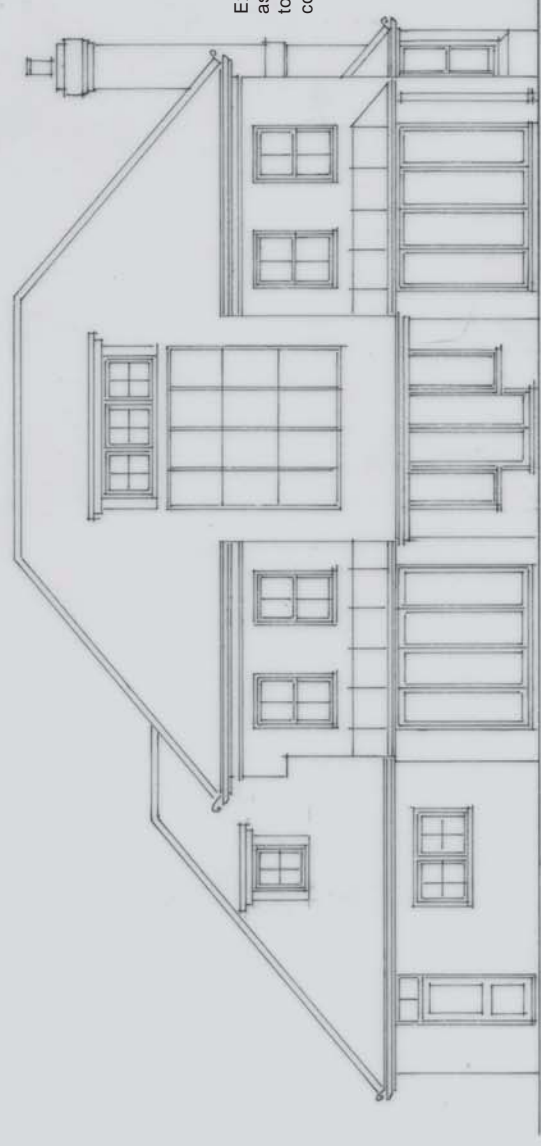


EAST ELEVATION

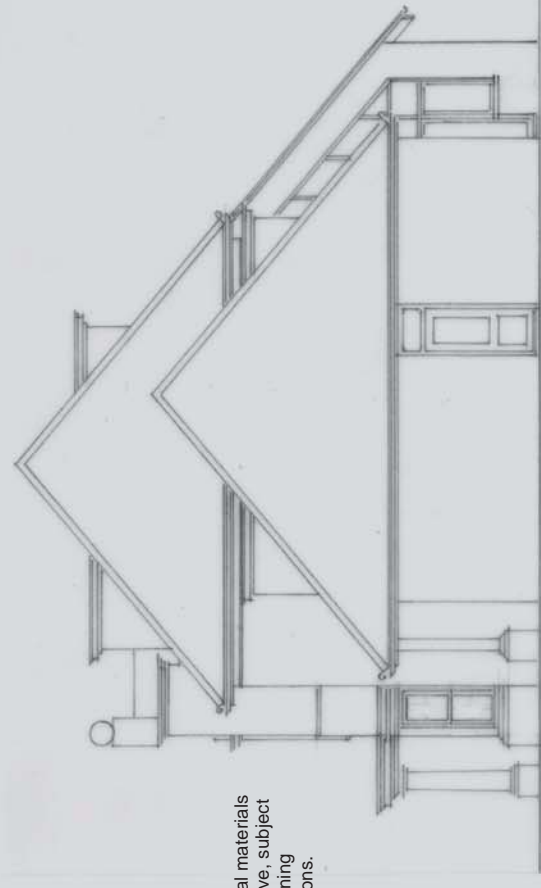


NORTH ELEVATION

- Roof – grey slates and red half-round ridge and hip tiles.
- Dormers – lead roof and cheeks, white painted cornice and frames.
- Brick walls with stone feature window surrounds and cills.
- Glass balustrading with hw handrail.



SOUTH ELEVATION



WEST ELEVATION

External materials as above, subject to planning conditions.



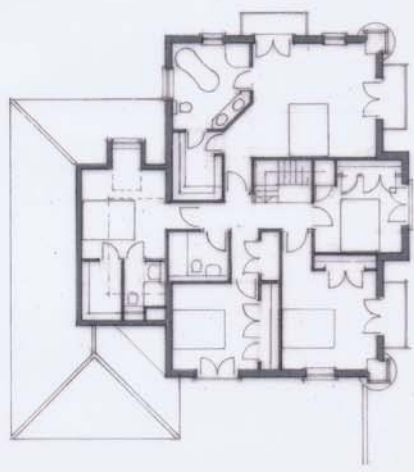
WOODCROFT WINCHMORE HILL

P12.07

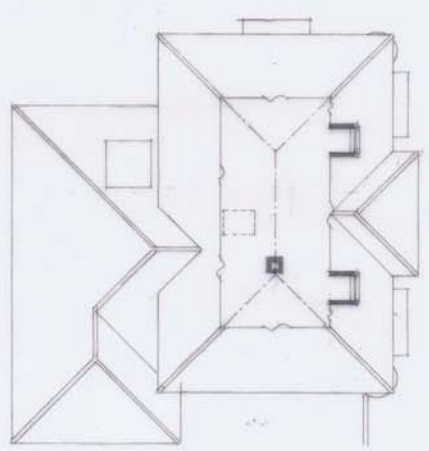
PROPOSED RESIDENTIAL DEVELOPMENT plot 1 floor plans & front elevations 1:200@A3 NOV 14



GROUND FLOOR PLAN



FIRST FLOOR PLAN



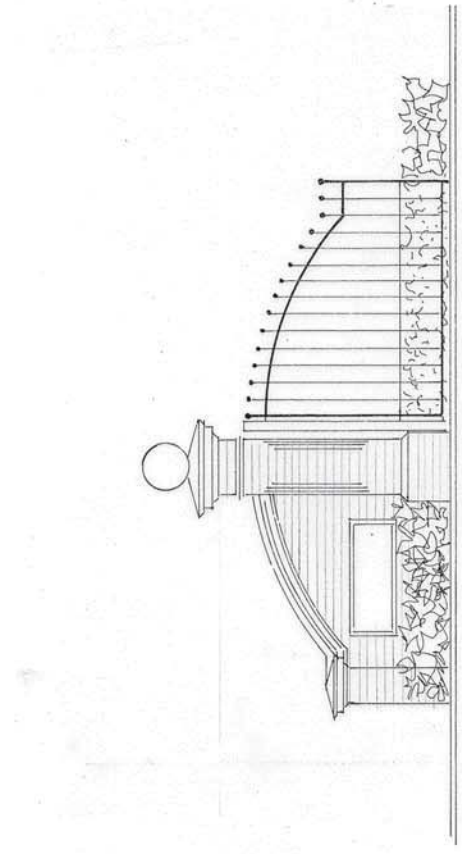
ROOF PLAN



EAST ELEVATION FACING SHARED ACCESS ROAD

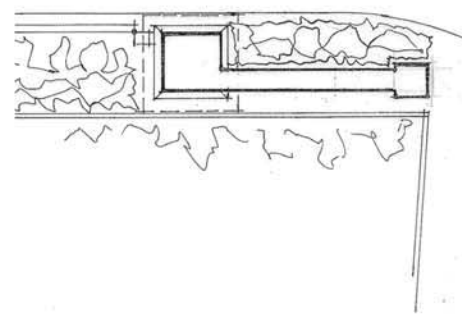


NORTH ELEVATION FACING WILDSpace

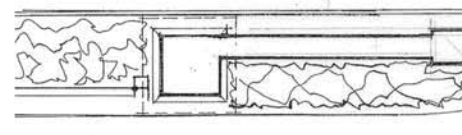


LEFT HAND PIER AND GATE FIXED OPEN

Brick and stone pier and dwarf walls with stone or slate name plaques and black painted metal gates permanently fixed open.

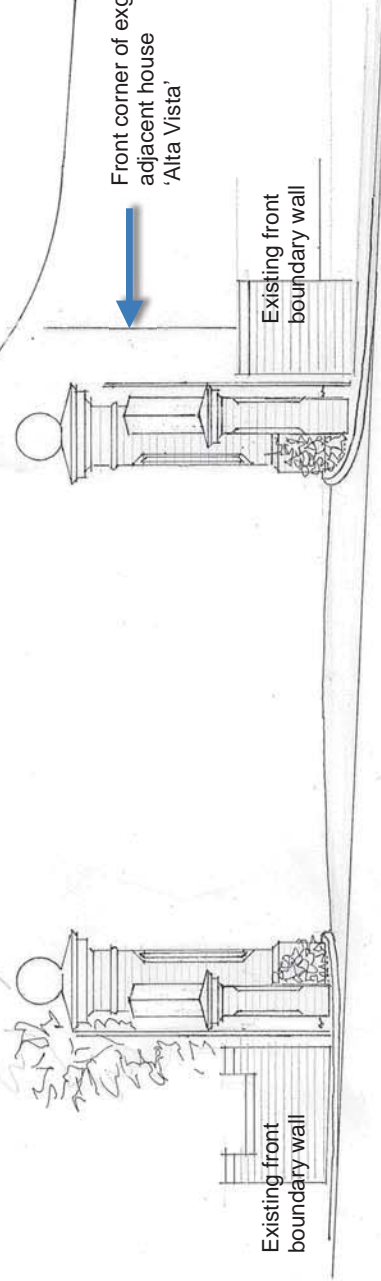
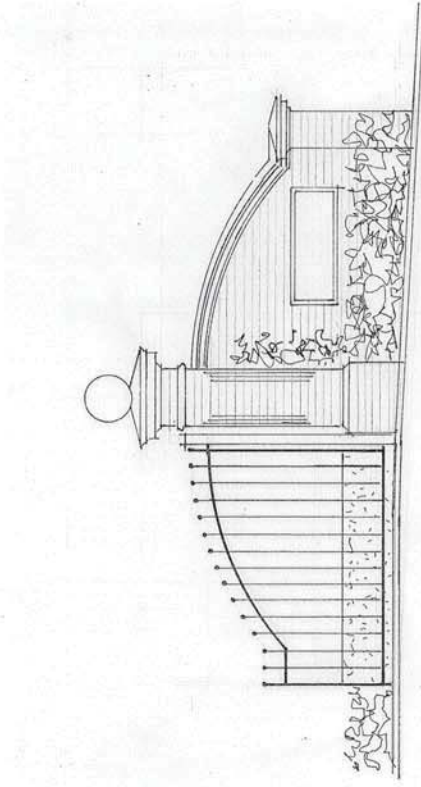


RIGHT HAND PIER AND GATE FIXED OPEN



Planting subject to detail design; ground cover, shrubs 1.0 to 2.0m ht, and climbers to fences each side of new access road.

PLAN OF JUNCTION WITH WOODCROFT AND LOCATION OF FRONT ENTRANCE PIERS



Front corner of exg adjacent house 'Alta Vista'

Existing front boundary wall

Existing front boundary wall

ELEVATION OF FRONT ENTRANCE PIERS AND DWARF WALLS FACING WOODCROFT

WOODCROFT WINCHMORE HILL

P12.04

PROPOSED RESIDENTIAL DEVELOPMENT SITE PLAN 1:500@A3 NOV 2014

