

# LONDON BOROUGH OF ENFIELD

## PLANNING COMMITTEE

Date : 28<sup>th</sup> April 2015

**Report of**

Assistant Director, Planning,  
Highways & Transportation

**Contact Officer:**

Andy Higham 020 8379 3848  
Sharon Davidson 020 8379 3841  
Ms M Demetri 02083796843

**Ward:**

Town

**Ref:** 15/00453/FUL

**Category:** Full Application

**LOCATION:** Rear Of 41-45, Gordon Hill, Enfield, EN2 0QS

**PROPOSAL:** Erection of a detached 2-storey, 3-bed single family dwelling house with off street parking at front and solar panels to roof.

**Applicant Name & Address:**

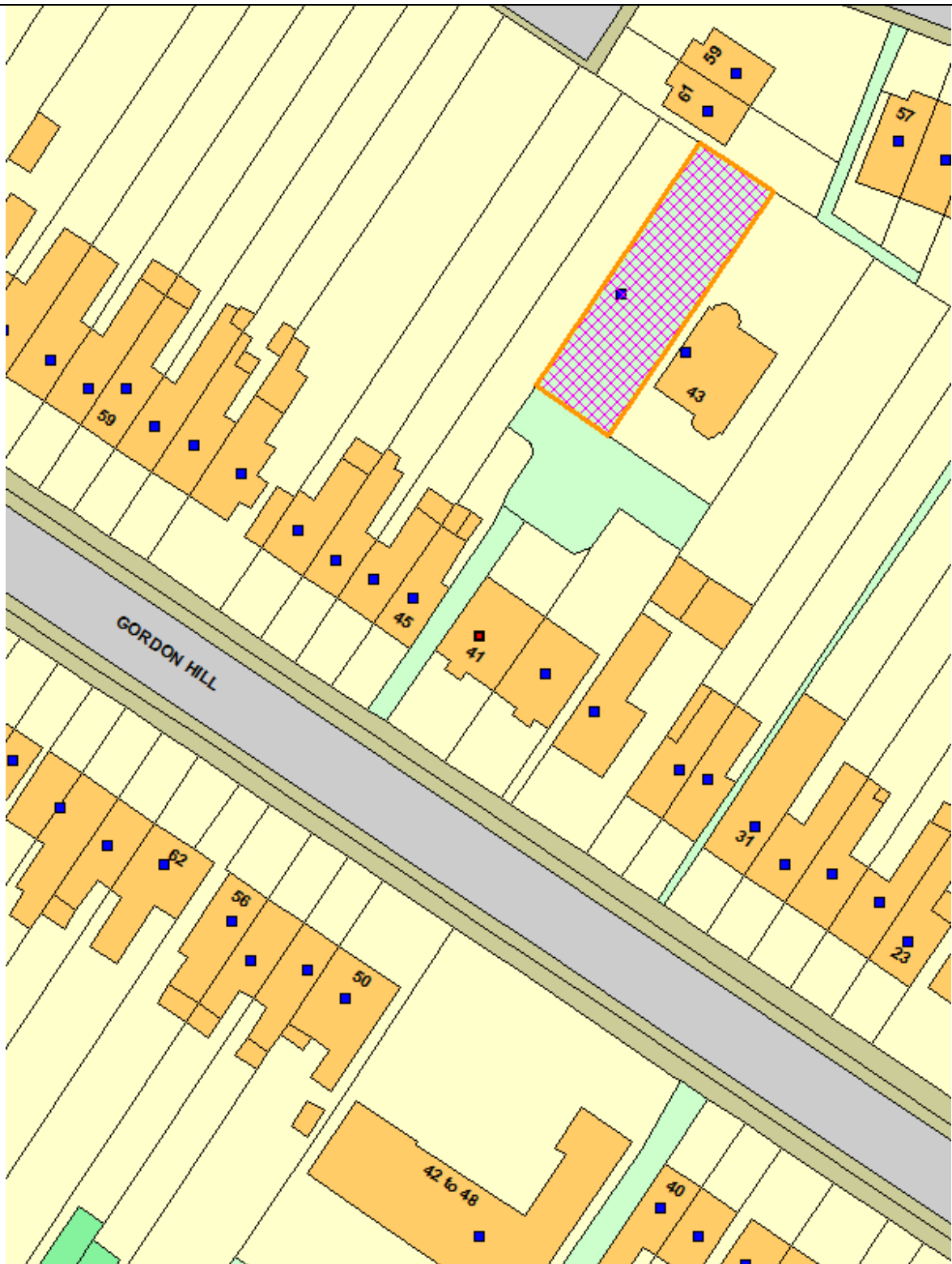
Mr A HALIL  
BOWLING AND CO  
62 BROADWAY  
STRATFORD  
LONDON  
E15 1NG  
United Kingdom

**Agent Name & Address:**

Mr Graham Fisher  
1 Woodlands Avenue  
Wanstead  
Greater London  
E11 3RA  
United Kingdom

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

Ref: 15/00453/FUL LOCATION: Rear Of 41-45, Gordon Hill, Enfield, EN2 0QS



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Scale 1:1250

North



## **1.0 Site and Surroundings**

- 1.1 The site is a plot of land situated to the rear of 41, 41A and 45 Gordon Hill. The plot of land is presently enclosed by a 2m high enclosure and was made up of rubble, soil and other such materials. The plot of land is situated next to 43 Gordon Hill, a chalet bungalow which was erected to the rear of 39 to 41 Gordon Hill, a plot of land previously occupied by a garage court. The site is accessed via the existing access road between 41, 41A and 45 Gordon Hill, which also serves number 43 Gordon Hill.

## **2.0 Proposal**

- 2.1 The application proposes the erection of a detached 3 bedroom dwelling house associated amenity at the rear and car parking space. The dwelling would be two storeys in height, with the ridge standing slightly above the ridge height of the existing dwelling at No.43. The property would have a shallow pitched roof, with the first floor accommodation being located partly within the roof space. All access to the property would be from Gordon Hill, as per the existing arrangement with number 43 Gordon Hill.

## **3.0 Relevant Planning Decisions**

- 3.1 TP/10/0519 (Land to the rear of 41 to 47 Gordon Hill). Planning permission refused on 16<sup>th</sup> April 2010 for the erection of a 2-storey block of 2 semi-detached 3-bedroom single family dwellings with off street parking. For the following reasons:

- 1 The proposed development by virtue of its size, siting, scale, bulk, massing, layout, design and proximity to boundaries would constitute an overdevelopment of the site resulting in a dominant and overbearing form of development out of keeping and character with the surrounding pattern of development and detrimental to the amenities of nearby residents contrary to Policies (I)GD1, (I)GD2 and (II)GD3, of the Unitary Development Plan with Policies 3A.3, 4B.1 and 4B.8 of the London Plan, and with PPS1: Delivering sustainable development and PPS3: Housing.
- 2 The proposed further intensification of the use of the existing access into the site having regard to its restricted width and scale of development proposed would result in increased vehicular and pedestrian activity passing close to the windows and doors of No 41A Gordon Hill giving rise to additional loss of privacy and disturbance to the residents contrary to Policies (I) GD1, (I) GD2, (II) GD3 and (II) H8 of the Unitary Development Plan.
- 3 The proposed further intensification of the use of the existing access into the site having regard to its restricted width and scale of development proposed, would not make satisfactory provision for pedestrian and vehicular access in accordance with the standards adopted by the Council and would therefore compromise highway safety including pedestrian safety detrimental to the free flow of traffic contrary to Policies (II) GD6, (II) GD8, (II) T13 and (II) T16 of the Unitary Development Plan.

## **4.0 Consultations**

### **4.1 Statutory and non-statutory consultees**

#### **4.1.1 Traffic and Transportation**

No objection is raised to the proposed scheme subject to conditions.

#### 4.1.2 Thames Water

No objection raised subject to the standard informatives.

#### 4.2 **Public response**

4.2.1 Letters were sent to 19 neighbours. In total 4 letters of objections have been received and 1 letter of support has been received. In summary the objections are as follows:

- Out of character.
- There are no trees on the adjacent plot.
- The rear aspects of Gordon Hill and Youngmans Close are pleasing.
- The widths of the existing gardens are narrow and the proposal would impact sunlight and the open aspects of the existing garden.
- Privacy implications for number 43, 45, 47 and 49 Gordon Hill.
- The proposal would tower over Youngmans Close.
- Overcrowded plot due to squeezed nature.
- Impactions regarding traffic.
- Implication of the access.
- Disturbance to number 41A and 45 Gordon Hill.
- Eroding gardens.
- Access too narrow.
- Ecology implications.
- Increase in pollution
- Lack of information.
- Implication of access for emergency vehicles.
- Parking problems.
- Height of proposal is too high.
- Over development.
- The plans are incorrect with regards to adjoining properties.
- The proposal should be refused as per TP/10/0519.
- Intensification of use of the site.
- Back land development is not acceptable.
- No refuse area.

4.2.2 In addition an objection has been received from the Gordon Hill Residents' Association on grounds that the proposal would result in over development of the site. This would cause detriment to the road as a whole and individual occupants. The proposal would cause a loss of privacy, overlooking and implications to light. Further, there would be noise implications and traffic implications. Furthermore, the access to the dwelling house is too narrow and would cause harm to highway and pedestrian safety.

4.2.3 The Association have also referenced application TP/01/1943, which was for the demolition of 6 garages and erection of 2 chalet bungalows to the rear of 39 to 45 Gordon Hill. This application was refused and dismissed at appeal in October 2002. The Association have referenced the Officers and Inspectors view regarding the access.

4.2.4 However, Members should note that since this decision planning permission has been granted for the erection of a dwelling house, namely No. 43 Gordon Hill, where the access was found to be acceptable and has been in use since the erection of the

dwelling house. The approval references for number 43 Gordon Hill and its access is TP/03/1618 in 2003 and TP/04/1762 in 2004.

4.2.5 All three ward Councillors (Laban, Rye and Steven) have also raised an objection to the proposed scheme. Objections are raised with regards to the following:

- Back land development.
- Overlooking from the balcony.
- Implications of the access.
- Noise and disturbance.
- Out of keeping.
- Loss of amenity
- Creating a precedent in the area.

## **5.0 Relevant Policy**

### **5.1 The London Plan (FALP)**

- 3.1 Ensuring equal life chances for all
- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.6 Children's and young people's play and informal recreation facilities
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 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
- 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
- 7.4 Local character
- 7.6 Architecture
- 7.19 Biodiversity & access to nature

### **5.2 Core Strategy**

- CP2: Housing supply and locations for new homes
- CP3: Affordable housing
- CP4: Housing quality
- CP5: Housing types
- CP20 Sustainable energy use and energy infrastructure
- CP21: Delivering sustainable water supply, drainage and sewerage infrastructure
- CP24: The road network
- CP30: Maintaining and enhancing the built environment
- 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
DMD7	Development of Garden Land
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

### 5.4 Other Relevant Policy

NPPF  
Section 106 Supplementary Planning Document  
NPPG  
Housing SPG

## 6.0 **Analysis**

### 6.1 Principle

6.1.1 The site is situated to the side of 43 Gordon Hill and previously formed part of the garden of number 45 Gordon Hill, together with land that was previously occupied as a garage court and served via the access to Gordon Hill. Policy DMD7 seeks to protect and enhance the positive contribution gardens make to the character of the Borough. The policy advises that development on garden land will only be permitted if all of the following criteria are met:

- a. The development does not harm the character of the area;
- b. Increased density is appropriate taking into account the site context in terms of its location, accessibility and the provision of local infrastructure;
- c. The original plot is of a sufficient size to allow for additional dwellings which meets the standards in DMD 8 'General Standards for New Residential Development' (and other design policies);
- d. The individual plot sizes, orientation and layout created are appropriate to, and would not adversely impact on the residential amenity within the development, or the existing pattern of development in that locality;
- e. An adequate amount of garden space is retained within both of the individual plots in accordance with the minimum amenity space standards (DMD9'Amenity Space'), and the role of each space is enhanced to contribute towards other plan objectives such as biodiversity, green corridors and networks; flood risk; climate change; local context and character; and play space;
- f. The proposals would provide appropriate access to the public highway.

6.1.2 It is considered for that reasons set out below that the proposal would comply with this policy, insofar that the proposal fits within an existing pattern of development established by number 43 Gordon Hill, amenity, distancing and parking requirements are met and the development represents a sustainable use of the land. 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 proposal would be a detached dwelling with a projecting bay window. It is different in design and appearance to the existing and adjoining chalet bungalow at No.43, but is of a scale and mass that is similar to it. Given that the dwelling would not form part of the established Gordon Hill street scene, being to the rear of the existing terraces, it is considered that the different design approach would not compromise or undermine the character of the surrounding area and it would not be readily visible from the public domain.
- 6.2.2 The dwelling house would have a higher ridge than number 43 Gordon Hill by 0.3m. The proposal has been designed with a pitched roof, rather than the Dutch gable roof at number 43. The increase height is marginal which would not be fully appreciated when viewed down the access road given the pitched roof design of the proposal. Further, the eaves of the proposal are in line with the proposed bottom section of the Dutch gable, thus in terms of proportionality the proposal respects number 43.
- 6.2.3 The proposal would have a ground floor bay window leading to a balcony on the first floor which a glazed balustrade. Such feature is acceptable in design/appearance terms. Details of finishing materials can be secured by way of a condition.
- 6.2.4 The proposal would result in a new dwelling house adjoining 43 Gordon Hill, with a separation distance of 1m to the shared boundary and a distance of 2.7m in total from the proposed flank elevation and the existing elevation of 43 Gordon Hill. These separation distances are deemed to be acceptable as the majority of separation distances along Gordon Hill are much narrower or not existing at all.
- 6.2.5 The proposed dwelling house is situated directly behind number 41 and 45 Gordon Hill but next to 43 Gordon Hill. The proposed dwelling house would be 1m away from the shared boundary with number 47 Gordon Hill. No objection is raised to this element of the scheme with regards to character of the area given that the dwelling house is situated to the rear of the site. Further, it should also be noted that number 43 already exists and the erection of a dwelling house next to number 43 would not erode the character of the area particularly as the existing access is also to be utilised by the proposed dwelling house.

## 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 National Planning Policy Framework focuses on the delivery of housing including the provision of larger family units. The proposal is for one three bedroom dwelling house for which there is a need within the Borough. Therefore, the proposal responds 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 contains minimum standards for the size of new residential accommodation. Below is a table showing the comparison of the proposed scheme and the minimum floor area required by the London Plan. It should be noted that the

dwelling house has a study which has a floor area of 8 sqm and thus can be used as a bedroom

House	Type	GIA (based on measurement of plans) (sq m)	GIA – London Plan 2011 (sq m)
1	3b5p	112.60 sqm	86 sqm

6.3.3 The proposed dwelling would exceed the minimum floor space standards and therefore is acceptable. The proposal would comply with policy 3.5 of the London Plan (FALP), 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 Amenity space provision is provided for the dwelling at 100 sq.m and this exceeds DMD requirements. A condition is recommended to require details of landscaping of the garden area to ensure an appropriate setting and enhance the biodiversity of the site.

#### 6.3 Impact on Neighbouring Properties

##### *43 Gordon Hill*

6.3.1 The proposed dwelling house would project 3m past the rear elevation of 43 Gordon Hill. However, this does not cause concern given that there is no breach in the 30 degree and 45 degree line, in relation to existing windows in the rear elevation of this property. Thus the development would have no undue impact on light or outlook to the occupiers of this property.

6.3.2 A condition is recommended to remove the permitted development rights of the dwelling under Class A (ground and first floor extensions). This is because the proposal already projects 3m past number 43. Any further projections could cause harm, but through the removal of its permitted development rights a planning application would be submitted so that an assessment can be undertaken at that stage. A condition restricting development in the roof has not been imposed given the height of the roof and its shallow nature which would make it difficult to develop.

##### *41, 41A, 45 and 47 Gordon Hill*

6.3.3 DMD 10 requires a minimum of 22m separation distance between 1 - 2 and 2 storey properties and 25m between 2 and 3 storey properties. The separation distance between the proposal and number 41 and 41A Gordon Hill is 27m. Thus, having due regard to this, the policy requirement with regards to separation distances are exceeded.

6.3.4 The separation distance between the existing single storey rear extension at number 45 and the proposed two storey dwelling house is 21.5m. The distance between the two storey element of number 45 and the proposal is 26m. The distance between the rear dormer of number 45 and the proposal is 31m. Thus, the only area the proposal falls short of the policy requirements is 0.5m between the single storey rear



extension at number 45 and the front elevation of the proposal. It is considered that 0.5m is a marginal short fall which would not warrant refusal. Thus, on balance, no objection is raised to the scheme on this basis.

- 6.3.5 It is acknowledged that there is a balcony to the front of the proposed dwelling house that is 11m away from the rear boundary of number 45 Gordon Hill garden. It should be noted that the distancing standards accept 11m as the appropriate distance between development and a common boundary. Further, the balcony area is not deep enough to comfortably place tables and chairs in the area and thus could not be used as a useable amenity area. Having due regard to this, it is considered that the provision of a balcony would not give rise to undue overlooking or adjoining properties.
- 6.3.6 No windows are to be inserted on the flank elevation and thus there would be no views into the rear garden of number 47 Gordon Hill. Further, the development is not situated directly to the rear of number 47 Gordon Hill. Consequently, no objection is raised with regards to privacy, outlook, sunlight and daylight. A condition is to be added to ensure that no openings can be inserted into the flank elevation of the dwelling house in order to safeguard the amenities of 47 Gordon Hill.

#### *61 Youngmans Close*

- 6.3.7 DMD 10 requires a minimum distance between windows and side boundaries to be 11m. The dwelling house would face the flank elevation of number 61 Youngmans Close. This distance is 12m. Thus, with regards to outlook, sunlight, daylight and privacy, the proposal exceeds the minimum separation distance requirements and thus no objection is raised.

### 6.4 Highways and the street tree

#### 6.4.1 *Parking*

The Council's DMD Policy 45 and the London Plan Policy 6.13 require a maximum of two car parking space to be provided for a three-bed dwelling. The proposed parking area to the front provides two spaces for the proposed dwelling house. The proposal provides sufficient parking for the proposed dwelling house and existing dwelling house.

#### 6.4.2 *Access*

The proposal is to retain the existing pedestrian and vehicular access arrangement into the site via Gordon Hill. The layout alignment and the dimensions of the retained access way, at 2.7m wide, will adequately facilitate at least one-way vehicular movements into and from the site given the number of units proposed at the site. The access is also wide enough to facilitate an emergency vehicle. In addition the layout of the parking arrangement is satisfactory and there is adequate space for turning in order for vehicles to enter and leave the site in a forward gear, include emergency vehicles. Thus, having due regard to this, no objection is raised to the proposal.

#### 6.4.3 *Traffic*

The previous application for two dwellings on the site was refused on grounds of the further intensification of use of the existing access road. This application is for one dwelling only. There would be some increase in traffic associated with the two additional parking spaces proposed to serve the dwelling. However, Traffic and Transportation are satisfied that this increase is marginal and would not have a significant impact on the safe and free flow of pedestrian and vehicle movement with regards to the public highway.

#### 6.4.5 *Conditions*

Details of refuse and cycling can be secured by way of condition given that the plot is substantially large enough to accommodate both requirements. Further, details of hard surfacing, enclosure and landscaping can also be secured by way of condition.

#### 6.5 Biodiversity

6.5.1 A preliminary ecological appraisal has been submitted undertaken by a professional. The conclusion of this report is that there were no known ecological constraints regarding the site.

#### 6.6 Section 106

6.6.1 On 28<sup>th</sup> 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 or less 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 15<sup>th</sup> 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.

6.6.2 Education contributions will no longer be required for developments of less than 11 units.

6.6.3 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.

6.6.4 In this instance the applicant is considered to be an individual, as confirmed in writing by the Agent, and thus the scheme would not be required to provide a contribution towards affordable housing or education.

#### 6.7 Sustainable Development

6.6.1 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. Thus, no objection is raised to this element of the scheme.

6.6.2 The Energy Assessment has been undertaken demonstrating that the development would be 25.6% improvement over Part L of the Building Regulations (2013). This exceeds the requirements of planning policy. Thus, having due regard to this, no objection is raised to this element of the scheme.

## 6.7 CIL

6.7.1 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.

6.7.2 The applicant has indicated that the new development would create 112.60 square metres in gross internal floor area. On this basis, the calculation and sum arising would be as follows:

$$(\text{£}20/\text{m}^2) \times (112.60\text{m}^2) \times 252/223 = \text{£}2,544.86$$

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

## 7.0 **Conclusion**

7.1 The erection of a detached single family dwelling house adjacent to 43 Gordon Hill increases 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 Gordon Hill and Youngmans Close. 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:

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
8. C59 Cycle parking
9. Following practical completion of works a final Energy Performance Certificate with accompanying Building Regulations compliance report shall be submitted to an approved in writing by the Local Planning Authority and shall reflect the carbon reduction targets stated in the pre-assessment and energy report accompanying the scheme. 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, DMD51 of the Development Management Document, Policies 5.2, 5.3, 5.7 & 5.9 of the London

10. Evidence confirming that the development achieves a Code for Sustainable Homes (or relevant equivalent) rating of no less than 'Code Level 4' shall be submitted to and approved in writing by the Local planning Authority. The evidence required shall be provided in the following formats and at the following times:

- 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 superstructure works on site; and,

- b. a post construction assessment, conducted by and accredited Code Assessor and supported by relevant BRE accreditation certificate, shall be submitted following the practical completion of the development and prior to the first occupation.

The development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change there from shall take place without the prior approval of the Local Planning Authority.

Reason: In the interests of addressing climate change and to secure sustainable development in accordance with the strategic objectives of the Council and Policies 3.5, 5.2, 5.3, 5.7, 5.9, 5.12, 5.13, 5.15, 5.16, 5.18, 5.20 & 6.9 of the London Plan 2011 as well as the NPPF.

11. 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.

12. 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.

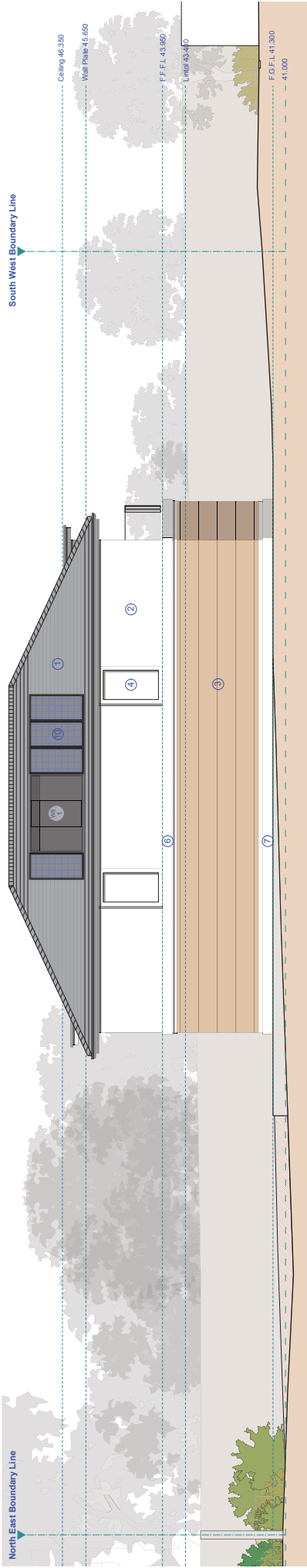
- 13 Notwithstanding the provisions of Class A of the Town and Country Planning (General Permitted Development) Order 2015 or any amending Order, no buildings or extensions to buildings shall be erected without the prior approval in writing of the Local Planning Authority.

Reason: In order to safeguard the amenities of neighbouring properties and the availability of adequate amenity space commensurate with its occupation as a single family dwelling house

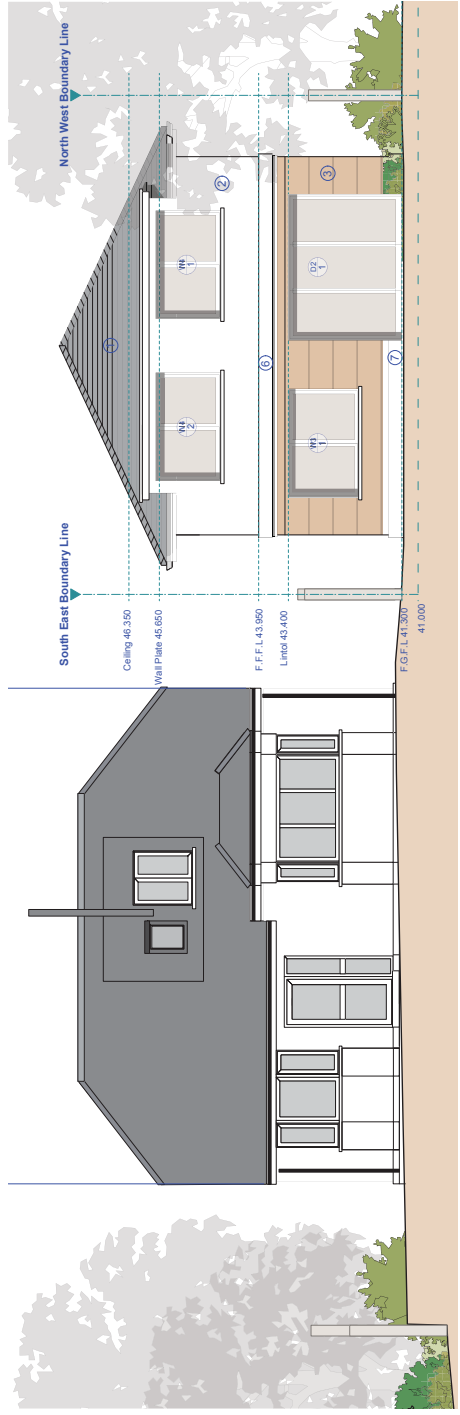
- 14 C25 No additional fenestration

**KEY**

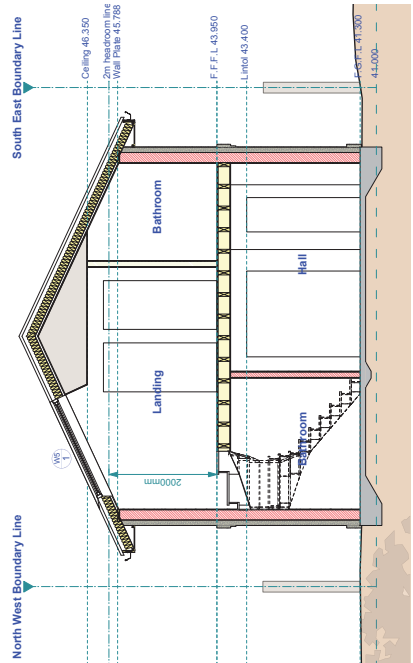
- 1. Slate Roof
- 2. Render - Colour A
- 3. Render - Colour B
- 4. Window - Colour A
- 5. Plaster Band Mock Window Border - Small
- 6. Plaster Band Mock Window Border - Large
- 7. Plaster Band Plinth at F.F.L. 350(h)x30(l)mm
- 8. Glass Balustrade
- 9. 40x400mm Column
- 10. PV Panels



**NORTH-WEST ELEVATION**  
1:50



**NORTH-EAST ELEVATION**  
1:50



**SECTION B-B**  
1:50

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This drawing shall be read in conjunction with all relevant architectural and engineers' drawings and specifications.

REV	DRN	CHK	METHODS
-	AK	-	Planning Issue

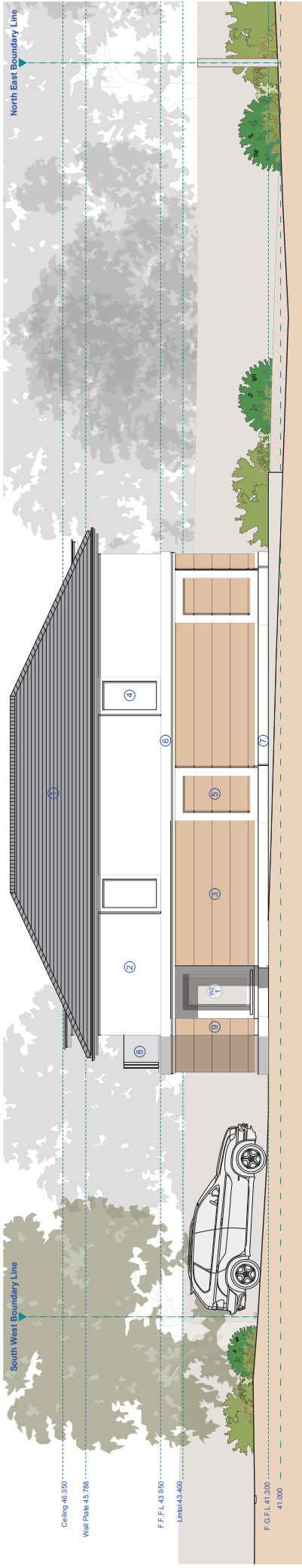
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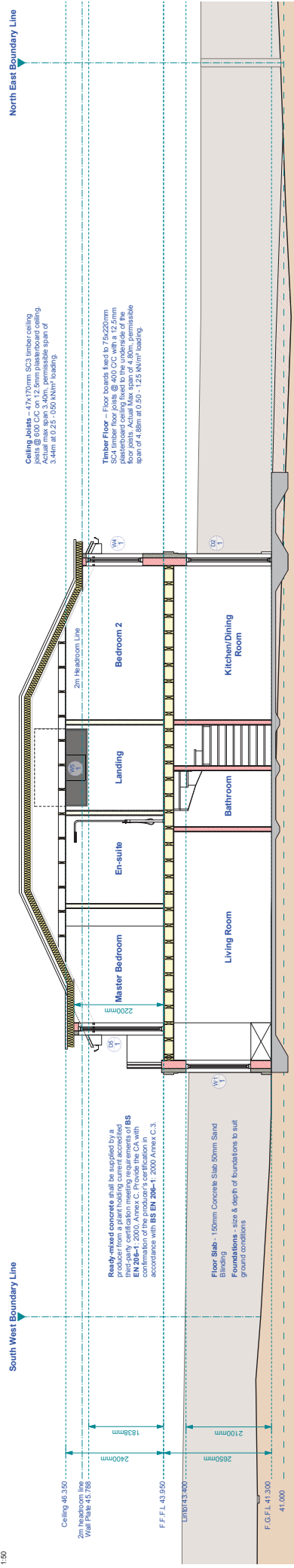
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Planning Application	AK	~

CLIENT	DRAWING TITLE
41-45 Gordon Hill	Proposed Sections & Elevations

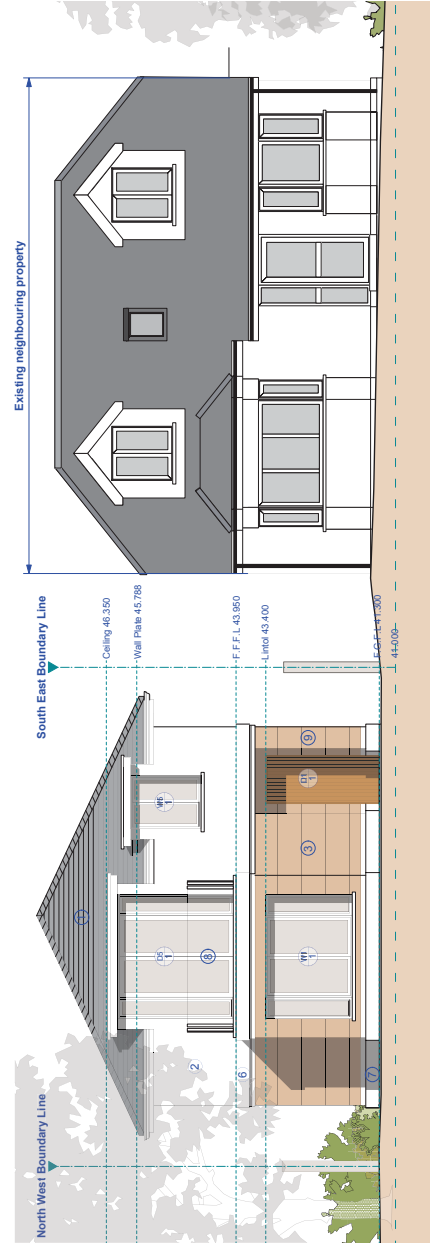
CLIENT	DRAWING TITLE
Mir A Halli	Proposed Sections & Elevations



**SOUTH WEST ELEVATION**  
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**SECTION A-A**  
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**SOUTH WEST ELEVATION**  
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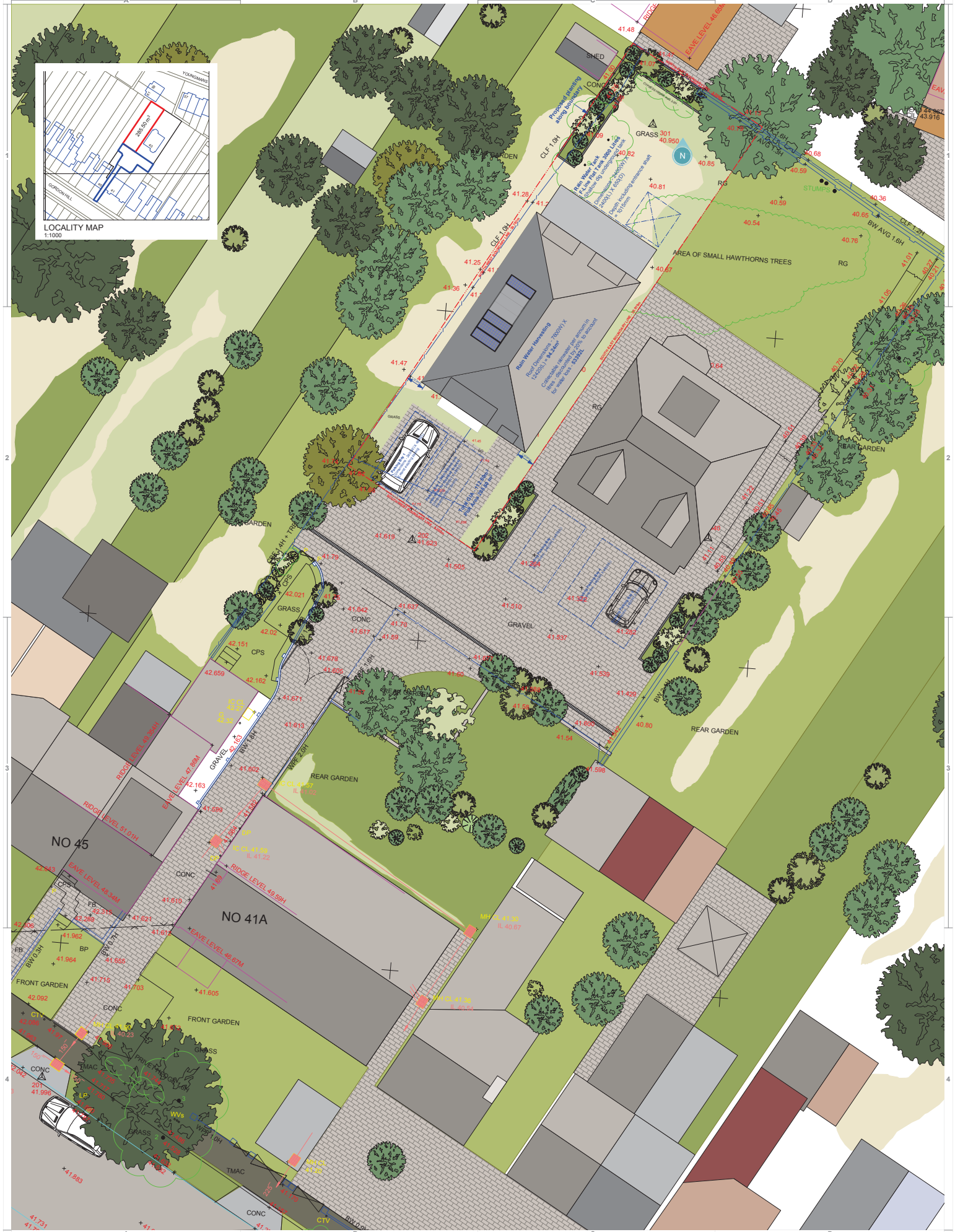
- KEY**
1. Slate Roof
  2. Render - Colour A
  3. Render - Colour B
  4. Plaster Band Mock Window Border - Small
  5. Plaster Band Mock Window Border - Large
  6. Plaster Band Mock Window Border - Large
  7. Plaster Band Plinth at F.G.F.L. 350(x)30(x)mm
  8. Glass Balustrade
  9. 400x400mm Column
  10. PV Panels

REV	DRN	CHK	METHODS	DATE	DATE	REVISION	PROJECT
-	AK	-	Planning Issue	06.14		1028 PL 05	41-45 Gordon Hill
<p>Print to scale at A1</p> <p>STATUS</p>				<p>Planning Application</p>			
<p>SCALE</p>				<p>DRAWN</p>		<p>CHECKED</p>	
<p>1:50</p>				<p>A.K.</p>		<p>~</p>	
<p>CLIENT</p>				<p>Mir A Halli</p>			
<p>DRAWING TITLE</p>				<p>Proposed Sections &amp; Elevations</p>			

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 All dimensions are given in millimetres unless otherwise stated.  
 This drawing shall be read in conjunction with all relevant architectural and engineers' drawings and specifications.



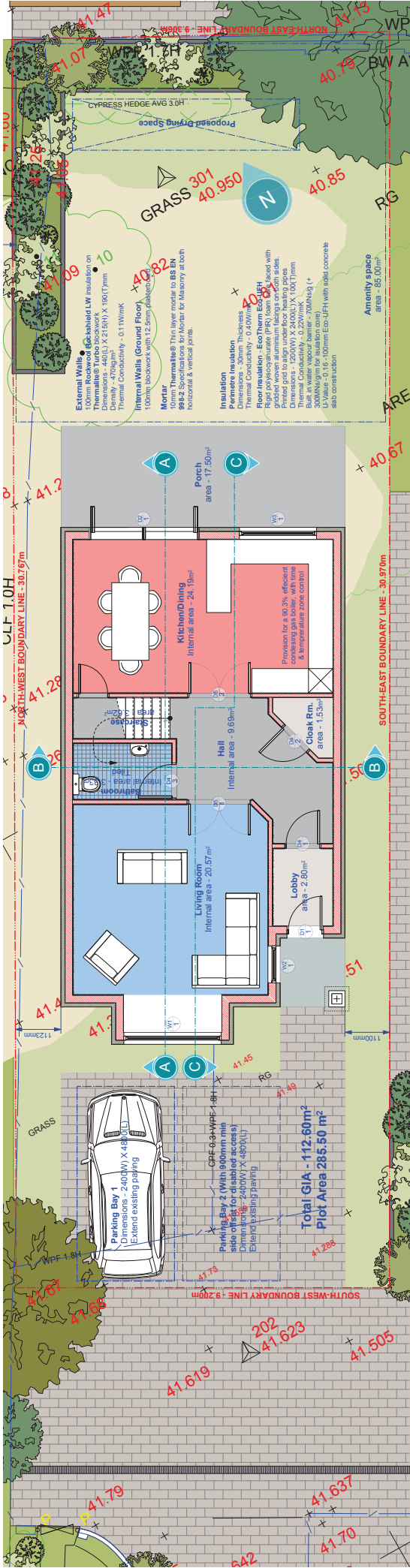
LOCALITY MAP  
1:1000



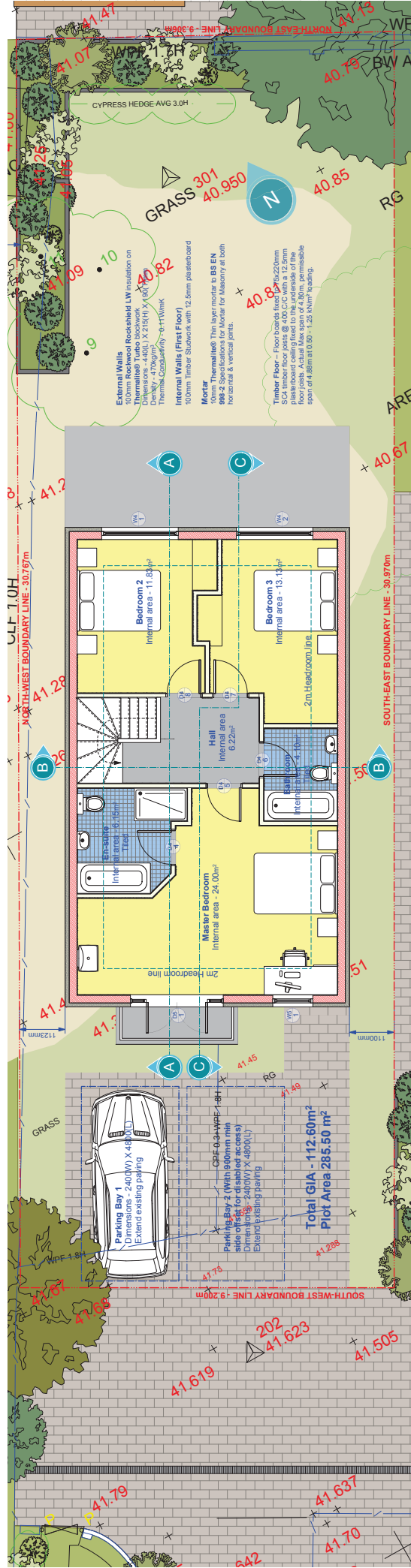
<p>This drawing is copyright. Do not scale from this drawing.</p> <p>All dimensions to be checked on site and any discrepancy, error or omission reported to the architect.</p> <p>This drawing shall be read in conjunction with all relevant architect's and engineers' drawings and specifications.</p> <p>File name: 1028.00 Planning Application 2.rvt</p>	STAMP	REV	DRN	CHK	AMENDMENTS	DATE	DRAWING No 1028.PL.01	REVISION ~	PROJECT 41-45 Gordon Hill
							Print to scale at A1		CLIENT Mr A Halli
							STATUS Planning Application		DRAWING TITLE Site Plan
							SCALE 1:100	DRAWN A.K.	CHECKED H.C.







GROUND FLOOR PLAN  
1:50



FIRST FLOOR PLAN  
1:50

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REV	BY	CHK	DATE	DESCRIPTION
-	AK	-	-	Planning Issue

DATE	DRAWING NO.	REVISION	PROJECT
06/14	10288_PL_04	~	41-45 Gordon Hill

SCALE	DRAWN	CHECKED	CLIENT	DRAWING TITLE
1:50	A.K.	~	Mir A Halli	Proposed Floor Plans





