

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 26th January 2016

Report of
Assistant Director, Planning &
Environmental Protection

Contact Officer:
Andy Higham
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Ward: Enfield
Lock

Application Number : 15/05576/RE4

Category: Dwellings

LOCATION: 65 – 69 ORDNANCE ROAD, ENFIELD, EN3 6AQ

PROPOSAL: Redevelopment of site to provide 15 residential units involving the erection of a 3-storey block to front of site comprising 11 x 3-bed single family dwellings and 4 x detached single storey 1-bed single family dwellings to rear of site with new access road, 16 off street parking spaces and associated landscaping.

Applicant Name & Address:
C/O Agent
Mr Nick Fletcher
Project Manager,
Health, Housing and Adult Social Care
London Borough of Enfield

Agent Name & Address:
Mr Harry Dodd
HTA Design LLP
105-110 Kentish Town,
London,
NW1 9PX

RECOMMENDATION:

That planning permission to be **GRANTED** in accordance with Regulation 3/4 of the Town and Country Planning General Regulations 1992 subject to conditions.

Ref: 15/05576/RE4 LOCATION: 65 - 69 Ordnance Road, Enfield, EN3 6AQ,



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Scale 1:1250

North



1. Site and Surroundings

- 1.1 The site comprises 1967 sq.m plot of previously developed land. At present to site is occupied by Kettering Hall, a community centre, and prefabricated units previously used as temporary accommodation for the Ordnance Road Library. The site is located to the south side of Ordnance Road and is bounded to the east and west by Rotherfield Road and Beaconsfield Road respectively. The newly constructed Ordnance Unity Centre sits to the north-west of the site.
- 1.2 The surrounding area is characterised a mix of uses, with the Ordnance Road Local Centre laying to the east of the site, albeit where residential tends to predominate in the wider surround with smaller two storey terraced properties to the north, east and south of the site and larger blocks of flats to the west.
- 1.3 The site is within the Ordnance Road Local Centre.
- 1.4 The site is not within a Conservation Area nor is it a Listed Building.

2. Proposal

- 2.1 The project proposes the redevelopment of this brownfield site resulting in the demolition and removal of the existing temporary structures and Kettering Hall to provide 15 residential units involving the erection of a 3-storey block to front of site comprising 11 x 3-bed single family dwellings and 4 x detached single storey 1-bed single family dwellings to rear of site with new access road, 16 off street parking spaces and associated landscaping.
- 2.2 Underpinning the scheme is a wider Council initiative known as 'Small Sites 2' driven by the Housing Department for the controlled release of brownfield land owned by the Local Authority for the provision of new residential accommodation and affordable housing.

3. Relevant Planning Decisions

- 3.1 15/03397/PADE – Demolition of existing modular building – Prior approval not required (28/08/15)
- 3.2 15/01669/PREAPP – Proposed redevelopment by the erection of 18 dwelling houses for social rent (11 x 3-bed, 4 x 2-bed, 3 x 1-bed) with associated car parking – The redevelopment of the site has been the subject of extensive pre-application discussions with a number of iterations presented for consideration. To date two formal pre-application responses have been issued (25/05/15 and 26/06/15 respectively) each have established the principle of redevelopment of the site for residential purposes subject to justifying the loss of a community use, the omission of local centre compatible uses, achieving an appropriate density, ensuring a suitable standard of accommodation, appropriate servicing and access arrangements and car parking.
- 3.3 P12-02643PLA – Demolition of existing public house and erection of temporary library building with access ramps to front and rear – Approved subject to conditions (07/03/13)

4. Consultations

4.1 **Statutory and non-statutory consultees**

Traffic and Transportation:

- 4.1.1 An objection has been levied in relation to refuse storage. This point is explored in the "Analysis" Section below. Parking provision and access is deemed to be acceptable.

Environmental Health:

- 4.1.2 Raise no objections to the scheme subject to conditions relating to air quality, noise transmittance and contamination.

Housing:

- 4.1.3 Raise no principled objections to the scheme subject to reiterating Council Policy in relation to mix, affordable housing and wheelchair accessible homes.

Economic Development:

- 4.1.4 No objections subject to securing an employment and skills strategy.

Metropolitan Police:

- 4.1.5 No objections subject to the implementation of the principles of 'Secure by Design'.

Thames Water:

- 4.1.6 No objections.

Tree Officer:

- 4.1.7 Raises objection to the loss of trees on the site. The issue is discussed below.

4.2 **Public response**

- 4.2.1 A total of 269 surrounding properties were consulted about this application, a press notice was published (16/12/15) and three site notices were posted to the east and west of the site, including a notice placed adjacent to the Ordnance Unity Centre (21 days expired 05/01/16).

Two written representations were received in connection with this consultation exercise, with one in opposition and one in support of the proposals. In terms of the objection, this was submitted by residents of No.4 Beaconsfield Road to the west of the site and on the following grounds:

- Close to adjoining properties
- Increase in traffic
- Loss of parking
- Loss of privacy
- Noise nuisance

- Over development
- Devalue property

4.2.2 Members will be aware that this final point relating to property value is not a material planning consideration.

5. Relevant Policy

5.1 The National Planning Policy Framework (NPPF) published in March 2012 allowed Local Planning Authorities a 12 month transition period to prepare for the full implementation of the NPPF. Within this 12 month period Local Planning Authorities could give full weight to the saved Unitary Development Plan policies (UDP) and the Core Strategy, which was adopted prior to the NPPF. The 12 month period has now elapsed and as from 28th March 2013 the Council's saved UDP and Core Strategy policies will be given due weight in accordance to their degree of consistency with the NPPF.

5.2 The Development Management Document (DMD) policies have been prepared under the NPPF regime to be NPPF compliant. The Submission version DMD document was approved by Council on 27th March 2013 and is now under examination. An Inspector has been appointed on behalf of the Government to conduct the examination to determine whether the DMD is sound. The examination is a continuous process running from submission through to receiving the Inspector's Report. Public Examination of the document was completed on Thursday 24th April 2014. The DMD provides detailed criteria and standard based policies by which planning applications will be determined, and is considered to carry significant weight having been occasioned at Public Examination and throughout the examination stage.

5.3 The policies listed below are considered to be consistent with the NPPF and therefore it is considered that due weight should be given to them in assessing the development the subject of this application.

5.3.1 The London Plan (Consolidated)

Policy 2.6 – Outer London: vision and strategy

Policy 2.7 – Outer London: economy

Policy 2.8 – Outer London: transport

Policy 2.14 – Areas for regeneration

Policy 3.1 – Ensuring equal life chances for all

Policy 3.2 – Improving health and addressing health inequalities

Policy 3.3 – Increasing housing supply

Policy 3.4 – Optimising housing potential

Policy 3.5 – Quality and design of housing developments

Policy 3.6 – Children and young people's play and informal recreation facilities

Policy 3.7 – Large residential developments

Policy 3.8 – Housing choice

Policy 3.9 – Mixed and balanced communities

Policy 3.11 – Affordable housing targets

Policy 3.14 – Existing housing

Policy 3.16 – Protection and enhancement of social infrastructure

Policy 4.1 – Developing London's economy

Policy 4.2 – Offices

Policy 4.3 – Mixed use development and offices

Policy 4.4 – Managing industrial land and premises
Policy 4.5 – London’s visitor infrastructure
Policy 4.12 – Improving opportunities for all
Policy 5.1 – Climate change mitigation
Policy 5.2 – Minimising carbon dioxide emissions
Policy 5.3 – Sustainable design and construction
Policy 5.5 – Decentralised energy networks
Policy 5.6 – Decentralised energy in development proposals
Policy 5.7 – Renewable energy
Policy 5.9 – Overheating and cooling
Policy 5.10 – Urban greening
Policy 5.11 – Green roofs and development site environs
Policy 5.12 – Flood risk management
Policy 5.13 – Sustainable drainage
Policy 5.15 – Water use and supplies
Policy 5.18 – Construction, excavation and demolition waste
Policy 5.21 – Contaminated land
Policy 6.9 – Cycling
Policy 6.10 – Walking
Policy 6.12 – Road network capacity
Policy 6.13 – Parking
Policy 7.1 – Building London’s neighbourhoods and communities
Policy 7.2 – An inclusive environment
Policy 7.3 – Designing out crime
Policy 7.4 – Local character
Policy 7.5 – Public realm
Policy 7.6 – Architecture
Policy 7.7 – Location and design of tall and large buildings
Policy 7.14 – Improving air quality
Policy 7.15 – Reducing noise and enhancing soundscapes
Policy 7.18 – Protecting local open space and addressing local deficiency
Policy 7.19 – Biodiversity and access to nature
Policy 7.21 – Trees and woodlands

Housing SPG

5.3.2 Local Plan – Core Strategy

Core Policy 1: Strategic growth areas
Core policy 2: Housing supply and locations for new homes
Core policy 3: Affordable housing
Core Policy 4: Housing quality
Core Policy 5: Housing types
Core Policy 6: Housing need
Core Policy 20: Sustainable Energy use and energy infrastructure
Core Policy 21: Delivering sustainable water supply, drainage and sewerage infrastructure
Core Policy 24: The road network
Core Policy 25: Pedestrians and cyclists
Core Policy 26: Public transport
Core Policy 28: Managing flood risk through development
Core Policy 29: Flood management infrastructure
Core Policy 30: Maintaining and improving the quality of the built and open environment
Core Policy 32: Pollution

Core Policy 34: Parks, playing fields and other open spaces
Core Policy 36: Biodiversity
Core Policy 40: North East Enfield

North East Enfield Area Action Plan (Submission Version)
Biodiversity Action Plan
S106 SPD

5.3.4 Development Management Document

DMD1: Affordable Housing on Sites Capable of Providing 10 units or more
DMD3: Providing a Mix of Different Sized Homes
DMD6: Residential Character
DMD8: General Standards for New Residential Development
DMD9: Amenity Space
DMD10: Distancing
DMD15: Specialist Housing Need
DMD37: Achieving High Quality and Design-Led Development
DMD38: Design Process
DMD45: Parking Standards and Layout
DMD47: New Road, Access and Servicing
DMD48: Transport Assessments
DMD49: Sustainable Design and Construction Statements
DMD50: Environmental Assessments Method
DMD51: Energy Efficiency Standards
DMD53: Low and Zero Carbon Technology
DMD55: Use of Roofspace/ Vertical Surfaces
DMD57: Responsible Sourcing of Materials, Waste Minimisation and Green Procurement
DMD58: Water Efficiency
DMD59: Avoiding and Reducing Flood Risk
DMD64: Pollution Control and Assessment
DMD65: Air Quality
DMD68: Noise
DMD69: Light Pollution
DMD79: Ecological Enhancements
DMD80: Trees on development sites
DMD81: Landscaping

5.4 National Planning Policy Framework

5.4.1 The National Planning Policy Framework (NPPF) introduces a presumption in favour of sustainable development. In this respect, sustainable development is identified as having three dimensions – an economic role, a social role and an environmental role. For decision taking, this presumption in favour of sustainable development means:

- approving development proposals that accord with the development plan without delay; and
- Where the development plan is absent, silent or relevant policies are out of date, granting permission unless:

Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or

Specific policies in the Framework indicate development should be restricted.

- 5.4.2 The NPPF recognises that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF does not change the statutory status of the development plan as the starting point for decision making.
- 5.4.3 In addition, paragraph 173 of the NPPF states that in the pursuit of sustainable development careful attention must be given to viability and costs in plan-making and decision-taking. Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.

5.5 National Planning Practice Guidance

- 5.5.1 On 6th March 2014, the Department for Communities and Local Government (DCLG) launched the National Planning Practice Guidance (NPPG) to consolidate and simplify previous suite of planning practice guidance. Of particular note for members, the guidance builds on paragraph 173 of the NPPF stating that where an assessment of viability of an individual scheme in the decision-making process is required, decisions must be underpinned by an understanding of viability, ensuring realistic decisions are made to support development and promote economic growth. Where the viability of a development is in question, local planning authorities should look to be flexible in applying policy requirements wherever possible.

5.5 Other Material Considerations

Housing SPG
Affordable Housing SPG
Enfield Market Housing Assessment
Providing for Children and Young People's Play and Informal Recreation SPG and revised draft
Accessible London: achieving an inclusive environment SPG; Planning and Access for Disabled People; a good practice guide (ODPM)
Sustainable Design and Construction SPG;
Mayor's Climate Change Adaption Strategy; Mayor's Climate Change Mitigation and Energy Strategy;
Mayors Water Strategy
Mayor's Ambient Noise Strategy
Mayor's Air Quality Strategy
Mayor's Transport Strategy;
Land for Transport Functions SPG
London Plan; Mayoral Community Infrastructure Levy

6. Analysis

6.1 The main issues to consider are as follows:

- i. Principle of redevelopment to provide residential accommodation and in particular: conformity of the development with adopted and emerging SPD to include:
 - a. The loss of the Kettering Hall Community Facility; and,
 - b. The loss and subsequent omission of Local Centre compatible uses
- ii. Housing mix
- iii. Design;
- iv. Amenity of neighbouring properties;
- v. Highway safety;
- vi. Sustainability and biodiversity;
- vii. S.106 Obligations; and
- viii. Community Infrastructure Levy

6.2 Principle

6.2.1 The site lies within a predominantly residential area and hence the principle of residential development is broadly acceptable, compatible with Policies 3.3 and 3.4 of the London Plan, Core Policy 5 of the Core Strategy. The subject scheme also forms part of a wider strategic objective to regenerate North East Enfield. In this regard, the Council has published the North East Enfield Area Action Plan (NEEAAP) which has now been through the process of examination and is currently awaiting the Inspectors Report to ascertain whether the document has been tested sound for adoption. This document, along with Core Policies 4 & 40 of the Core Strategy, identifies the Kettering Hall and Ordnance Road Public House site as a Housing Site earmarked to contribute to the 552 new homes target set by the NEEAAP. For the avoidance of doubt, no figure for the quantum of development expected to be delivered on the site has been established, however it is clear that this emerging document does envisage residential development taking place here.

6.2.2 However, the development would result in the creation of a residential only scheme within the defined boundaries of an existing Local Centre and would result in the loss of a community facility in the form of Kettering Hall. Policy DMD28 of the Development Management Plan states that proposals involving a change of use from A class, leisure or community uses within local centres will be refused, unless the proposed use provides a service that is compatible with, and appropriate to, the local centre. As part of the adoption of the Development Management Document in 2014, a review of the Borough's Local Centres was undertaken and the boundaries of the Ordnance Road Local Centre were expanded to encompass the former Ordnance Road Public House site. This review and subsequent boundary adoption means that half

of the site now falls within the Ordnance Road Local Centre and hence the provisions of DMD28 do apply.



Illustration 1: Ordnance Road Local Centre Boundary Pre November 2014



Illustration 1: Ordnance Road Local Centre Boundary Post November 2014

6.2.3 Furthermore, Policy DMD17 seeks to resist the loss of community facilities unless:

- a. A suitable replacement facility is provided to cater for the local community that maintains the same level of public provision and accessibility; or

- b. Evidence is submitted to demonstrate that there is no demand for the existing use or any alternative community use.
- 6.2.4 The development seeks to provide 15 affordable housing units and would result in the loss of Kettering Hall Community Hall in doing so. As explained above, this is contrary to the provisions of Policies 28 and 17. However, regard must be given to the status and context of the site in determining whether it is desirable to seek a mixed use development here and indeed to reject viable housing provision to a brownfield site that would otherwise be supported by the provisions of the NPPF.
- 6.2.5 In terms of background, the former public house ceased trading in 2008 and remained vacant until it was demolished in 2012. Under ref: P12-02643PLA temporary consent was granted for replacement library facilities to the site in support of the Ordnance Road Library redevelopment which was designed to decant library facilities during the construction period. Works to the library were completed in 2015, services returned to the former library site and all temporary structures removed. For clarity, the removal of the temporary facilities on the site does not consequently invalidate, or exclude, the site from the defined Local Centre and nor does it indicate that the site is not capable of supporting the wider vitality of the area. Community uses are still included within the definition of appropriate uses within a Local Centre and would therefore be considered to support its vitality.
- 6.2.6 In refining the boundary, Kettering Hall was not included within the amended Local Centre, most likely as it was not the intention to include this form of community use within the definition of what was considered to be vital to the Ordnance Road Local Centre. Alternatively, the Ordnance Road Library redevelopment was considered sufficient to decant and accommodate community need thereby lessening the overall contribution of Kettering Hall to the wider centre.
- 6.2.7 It is reasonable to assume that it was the former use of the site as a public house within the A Use Classes which would have justified the inclusion of the eastern half of the site. This coupled with the high representation of A Uses within the wider surround, both in terms of the Ordnance Road Local Centre, but also the larger Enfield Wash Local Centre, the levels of vacancy apparent as well as the difficulties in accessing and servicing this peripheral site commensurate with the proliferation of on-street parking is such that the incorporation of further A Uses would potentially undermine the vitality and viability of the delicately balanced Ordnance Road Local Centre and hence argued that such a mix of uses may harm rather than enhance existing provision.
- 6.2.8 The key consideration in terms of this point is that in terms of a further loss of a community facility on the Kettering Hall site, it is clear that the completion of the nearby Ordnance Unity Centre has served to successfully decant and enhance existing community provision within the area providing a fit-for-purpose and multi-use facility to better accommodate the needs of residents to the area which would be consistent with the provisions of DMD17. Therefore, the loss of the facility on this site can be justified.
- 6.2.9 Significant weight must be attributed to the identification of the site for housing in the emerging (and therefore more up-to-date) NEEAAP and indeed the context of the site, particularly in relation to the Ordnance Unity

Centre development to the west. These factors combine to form a compelling case for the release of land for residential development and would – in accordance with the Local Plan and NPPF – represent a sustainable and vital use of a vacant brownfield site for the delivery of affordable housing to the Borough. The principle of development can, therefore, be established.

6.2.10 However, the acceptability of the scheme must be qualified by other relevant material considerations namely: the quantum of development, housing mix, density, affordable housing provision, children’s play space, density, urban design (including tall buildings), inclusive design, sustainable development, hotel development, loss of employment, accessibility, transport/ parking, construction impacts, trees and ecology of site, and the impact of the development upon neighbouring residential units notably in Upper Park Road and Palmers Road.

6.3 Housing Mix

6.3.1 London Plan Policy 3.8 encourages a full range of housing choice. This is supported by the London Plan Housing SPG, which seeks to secure family accommodation within residential schemes, particularly within the social rented sector, and sets strategic guidance for councils in assessing their local needs. Policy 3.11 of the London Plan states that within affordable housing provision, priority should be accorded to family housing. Also relevant is Policy 1.1, part C, of the London Housing Strategy which sets a target for 42% of social rented homes to have three or more bedrooms, and Policy 2.1, part C, of the draft Housing Strategy (2011) which states that 36% of funded affordable rent homes will be family sized.

6.3.2 Core Policy 5 of the Core Strategy seeks to ensure that ‘*new developments offer a range of housing sizes to meet housing need*’ and includes borough-wide targets housing mix. These targets are based on the finding of Enfield’s Strategic Housing Market Assessment and seek to identify areas of specific housing need within the borough. The targets are applicable to the subject scheme and are expressed in the following table:

Tenure	Unit Type	Mix
Market Housing	1 and 2-bed flats (1-3 persons)	20%
	2-bed houses (4 persons)	15%
	3 bed houses (5-6 persons)	45%
	4+ bed houses (6+ persons)	20%
Social Rented Housing	1 and 2-bed flats (1-3 persons)	20%
	2-bed houses (4 persons)	20%
	3 bed houses (5-6 persons)	30%
	4+ bed houses (6+ persons)	30%

6.3.3 While it is acknowledged that there is an established need for all types of housing, the study demonstrates an acute shortage of houses with three or more bedrooms across owner occupier, social and private rented sectors.

6.3.4 The subject scheme proposes a housing mix comprising 15 residential units. The supporting housing mix document shows a relevant breakdown as follows (tenure has not been specified):

Unit type		Housing Provision	%
Houses	1B 2P	4	26.7%
	3B 5P	11	73.3%
TOTAL		15	100%

6.3.5 Although the proposed development may fail to fully achieve the housing mix targets stipulated by Core Policy 5, it is considered that an objection based on an over provision of larger family sized accommodation, particularly where there is an overall shortage of such accommodation in the Borough, would be difficult to sustain.

6.4 Design

Density

6.4.1 For the purposes of the London Plan density matrix, it is considered the site lies within an area more akin to an urban pattern of development albeit where the relevant London Plan tests belie the wider suburban nature of the surrounding area where the more dense urban fabric surrounding the Enfield Wash large local centre dissolves away to the east and west. The site lies within an area with a low PTAL of 2 indicating that it has modest access to public transport, despite being within close proximity to Enfield Lock station and the Hertford Road bus routes to the east and west respectively.

6.4.2 The context and character of the site is such that an 'urban' label in accordance with the density matrix must be conservatively applied to ensure a consistency with the pattern of development apparent within the surrounding area. The density matrix suggests a density of between 200 and 450 habitable rooms per hectare. The character of the area indicates that the average unit size in the area has between than 3.1 – 3.7 rooms. This suggests a unit range of 55 to 145 units per hectare. Given the character of the wider surrounding area the Local Planning Authority would expect development to adhere to a lower to mid-range density level of around 250-350 habitable rooms per hectare with a unit range again within the lower to mid-range at around 80 units per hectare.

6.4.3 The subject scheme results in the creation of 361 habitable rooms per hectare or 76 units per hectare. Based on the density range rationale stated above, while the number of units would be within stated thresholds, in terms of habitable rooms the development would be slightly above the upper-threshold of the mid-range stated. The development, through pre-application discussions, has been significantly reduced in terms of absolute numbers and this must be recognised particularly where the overarching desire to maximise the use of the site. The number of units submitted is underpinned both by a social imperative, but also in consideration of the economic viability of the

development with the applicants stating that they need to achieve a critical mass of development that would render the scheme viable. In accordance with paragraph 173 of the NPPF and guidance contained in the NPPG, this factor must be attributed significant weight in deliberations.

- 6.4.4 Moreover, it is acknowledged that advice contained within the NPPF and the London Plan Housing SPG suggests that a numerical assessment of density must not be the sole test of acceptability in terms of the integration of a development into the surrounding area and that weight must also be given to the attainment of appropriate scale and design relative to character and appearance of the surrounding area. Thus, the density range for the site must be appropriate in relation to the local context and in line with the design principles in Chapter 7 of the London Plan and Core Strategy Policy 30: Maintaining and improving the quality of the built and open environment and commensurate with an overarching objective that would seek to optimise the use of the site and will be discussed in the following paragraphs.
- 6.4.5 It has been stated that the urban label attached to the area belies the loose suburban fabric of the wider geographic and while it is acknowledged that the immediate surrounding area is predominantly characterised by terraced dwellings and flats this can serve to skew relative measure of density. In consideration of the subject site, while of a regular configuration, the site is constrained and the pressure inherent in seeking to maximise the yield of the development coupled with a wider imperative to deliver off-street parking impacts on the amount of development that the site could realistically accommodate.
- 6.4.6 Through pre-application discussions, the quantum of development to the site has been significantly reduced and this scheme has sought to successfully respond to the conflicts and constraints imposed by a site, including off-street parking and servicing. The three storey town houses to the north of the site and lining Ordnance Road would broadly integrate into the pattern of development within the surrounding area providing successful transition from the predominantly 2-storey terraced units to the east, to the 4-storey flats to the west and it is further acknowledged that the decision to reduce the number of units has relieved pressure to each of the return frontages to better respond to the building lines of Rotherfield Road and Beaconsfield Road to the east and west. While of modern design, the NPPF is clear that Local Planning Authorities do not impose architectural styles or particular tastes on development, rather that they advocate high quality design and reinforce local distinctiveness. The surrounding area is mixed in terms of its character with a wide variety of property types throughout the wider surround. The articulation of the front façade with recessed elements to the first and second floors along with a recessed arched entrance lobby not only serves to break up the built form, but ensures that the respective units are read as single entities rather than a single uninterrupted mass that could have appeared oppressive. The subject scheme is innovative in its approach to redeveloping a constrained site drawing key parameters from surrounding development, but ensuring that the site when taken as a whole creates a strong and unified sense of place. Modest front garden areas with low boundary walls create defensible space that is well surveyed by surrounding properties.
- 6.4.7 To the rear, the line of smaller single storey mews dwelling reinforces this distinctiveness while again reflecting the constraints of the site, with proportions, a bulk and mass that seeks to minimise impacts to neighbouring

properties while seeking to create a functional and welcoming living environment. The units are subordinate to the principal terrace of townhouses and serve to stagger the flank building line both to integrate with properties lining Beaconsfield and Rotherfield Road whilst being of a scale that would not dominate this aspect of the development. Active surveillance is secured by ensuring all habitable spaces are south facing and look out onto the newly created mews to cultivate a sense of security. The concerns of the Local Planning Authority cited under the previous iterations of the scheme relating to the relationship of the family units to the smaller mews housing have been addressed, with single storey units lining the shared rear boundary and an overall increase in the separation of the built form. On balance, while it is clear that the design of the development – and in particular the mews housing – does depart from the more traditional pattern of development to the wider locale, it is not considered that such a departure is unacceptable with a clear and innovative design solution to respond to the constraints of the site while largely maintaining a perimeter block typology and responding positively to the scale, bulk and massing of adjacent units. This is consistent with the provisions of Policy CP30 of the Core Strategy, DMD8 and DMD37 of the Development Management Document, Policy 3.4 of the London Plan and the NPPF.

Residential Standards

- 6.4.8 The Mayor's London Plan and any adopted alterations form part of the development plan for Enfield. In addition to this, Enfield's Local Plan comprises the relevant documents listed in policy context section above.
- 6.4.9 On 27th March 2015 a written ministerial statement (WMS) was published outlining the government's policy position in relation to the Housing Standards Review. The statement indicated that as of the 1st of October 2015 existing Local Plans, neighbourhood plan, and supplementary planning document policies relating to water efficiency, access and internal space should be interpreted by reference to the nearest equivalent new national technical standard. Decision takers should only require compliance with the new national technical standards where there is a relevant current Local Plan policy.
- 6.4.10 DMD5 and DMD8 of the Development Management Document and Policy 3.5 of the London Plan set minimum internal space standards for residential development. In accordance with the provisions of the WMS, the presence of these Policies within the adopted Local Plan is such that the new Technical Housing Standards – Nationally Described Space Standard would apply to all residential developments within the Borough. It is noted that the London Plan is currently subject to Examination, with Proposed Alterations currently being considered which seek to reflect the Nationally Described Space Standards.
- 6.4.11 Notwithstanding the fact that the existing Development Plan Policies broadly align with the new technical standards and in acknowledgement of London Plan review process, the LPA has sought Counsel Advice in relation to the status of adopted Local Plan Policy. As a starting point, when determining applications for planning permission and related appeals, as decision maker is required:

- a. By section 70(2) of the 1990 Act to have regard, inter alia, to the provisions of the development plan, so far as material to the application, and to any other material planning considerations; and,
 - b. By section 38(6) of the Planning and Compulsory Purchase Act 2004, to decide the matter in accordance with the development plan unless material considerations indicated otherwise.
- 6.4.12 The weight to be given to material considerations is for the decision maker (i.e. the LPA or the Secretary of State) making the decision in the exercise of its planning judgment.
- 6.4.13 The changes announced as part of the WMS are a material planning consideration in the determination of applications. However, the change to national policy is only one of a number of material planning considerations that must be taken into account in the determination of any particular application or appeal. As a matter of law, the change to national policy cannot supplant, or override, any other planning considerations, including any provisions of the development plan, that are material to the application.
- 6.4.14 Section 38(6) of the 2004 Act must be read together with section 70(2) of the 1990 Act. The effect of those two provisions is that the determination of an application for planning permission, or a planning appeal, is to be made in accordance with the development plan, unless material considerations indicate otherwise.
- 6.4.15 It is for the decision-maker to assess the relative weight to be given to all material considerations, including the policies of the development plan material to the application or appeal (see *City of Edinburgh Council v Secretary of State for Scotland* (1997)). Accordingly, when determining such applications the Council must have regard to and apply the provisions of the Local Plan including DMD5, DMD8 and 3.5 which requires that all new residential development attain a minimum internal floor area across all schemes and remain a material consideration.
- 6.4.16 Table 3.3 of The London Plan (2011) specifies minimum Gross Internal Areas (GIA) for residential units. Paragraph 3.36 of the London Plan specifies that these are minimum sizes and should be exceeded where possible. As the London Plan has been adopted, the GIA's have considerable weight. In addition, paragraph 59 of the National Planning Policy Framework (2012) (NPPF) states that local planning authorities should consider using design codes where they could help deliver high quality outcomes. Policy 3.5 of The London Plan also specifies that Boroughs should ensure that, amongst other things, new dwellings have adequately sized rooms and convenient and efficient room layouts.
- 6.4.17 In view of paragraph 59 of the NPPF and Policy 3.5 of The London Plan, and when considering what is an appropriate standard of accommodation and quality of design, the Council has due regard to the Mayor of London's Housing Supplementary Planning Guidance (SPG) (November 2012). As an SPG, this document does not set new policy. It contains guidance supplementary to The London Plan (2011) policies. While it does not have the same formal Development Plan status as these policies, it has been formally adopted by the Mayor as supplementary guidance under his powers under the Greater London Authority Act 1999 (as amended). Adoption followed a period of public consultation, and it is therefore a material

consideration in drawing up Development Plan documents and in taking planning decisions.

6.4.18 When directly compared, the difference between the Development Plan standards and the new Nationally Described Space Standard can be expressed in the following table:

Unit Type	Occupancy Level	London Plan Floor Area (m ²)	National Space Standard Floor Area (m ²)
Flats	1p	37	37
	1b2p	50	50
	2b3p	61	61
	2b4p	70	70
	3b4p	74	74
	3b5p	86	86
	3b6p	95	95
	4b5p	90	90
	4b6p	99	99
2 storey houses	2b4p	83	79
	3b4p	87	84
	3b5p	96	93
	4b5p	100	97
	4b6p	107	106
3 storey houses	3b5p	102	99
	4b5p	106	103
	4b6p	113	112

6.4.19 In accordance with submitted plans and with reference to the schedule of accommodation all of the units either meet or exceed relevant standards and hence would be broadly acceptable.

Inclusive Access

6.4.20 London Plan SPG and Local Plan imposes further standards to ensure the quality of accommodation is consistently applied and maintains to ensure the resultant development is fit-for-purpose, flexible and adaptable over the lifetime of the development as well as mitigating and adapting to climatic change. In this regard, all units are required to achieve Lifetime Homes standards with a further 10% being wheelchair accessible. The WMS replaced Lifetime Homes standards with optional Building Regulations standards M4(2) and M4(3). These optional standards are applicable to the scheme as the development plan contains clear Policies requiring specialist housing need and in a more broad sense, development that is capable of meeting the reasonable needs of residents over their lifetime. The new standards are broadly equivalent to Lifetime Homes and Wheelchair Accessible Homes and accordingly it is expected that all properties are designed to achieve M4(2) with a further 10% achieving M4(3). It is clear that the development meets or exceeds minimum standards in the vast majority of respects and as such would represent a form of residential development capable to meet the reasonable needs of residents over its lifetime with each unit meeting M4(2) standards and as such represents a highly sustainable form of development.

6.4.21 The scheme accommodates 2 units that will be fitted out to be fully wheelchair accessible or capable of being fitted out for such a function, thereby exceeding the 10% wheelchair accessible units required.

6.4.22 This is consistent with the aims of Policies CP4, CP30 of the Core Strategy, DMD8 of the Development Management Plan and Policy 7.2 of the London Plan.

Amenity Provision/Child Playspace

6.4.23 Policy DMD9 seeks to ensure that amenity space is provided within the curtilage of all residential development. The standards for houses and flats are as follows:

Dwelling type	Average private amenity space (across the whole site)	Minimum private amenity required for individual dwellings (m²)
1b 2p	N/A	5
2b 3p	N/A	6
2b 4p	N/A	7
3b 4p	N/A	7
3b 5p	N/A	8
3b 6p	N/A	9
3b 5p (house)	44	29
4b 6p (house)	50	35

6.4.24 In addition to the standards for private amenity space set out above, flats must provide communal amenity space which:

- a. Provides a functional area of amenity space having regard to the housing mix/types to be provided by the development;
- b. Is overlooked by surrounding development;
- c. Is accessible to wheelchair users and other disabled people;
- d. Has suitable management arrangements in place.

6.4.25 From submitted plans it is clear that the area average for private amenity space to each of the family sized units has been met with a number of gardens exceeding this average figure and none of the gardens are smaller than the minimum figure. For the 1-bed units, each clearly exceed the minimum standards and the resultant space is functional and of a regular configuration to facilitate practical use.

6.4.23 London Plan policy 3.6 requires that development proposals that include residential development make suitable provision for play and informal recreation, based on the expected child population generated by the scheme and an assessment of future needs at a ratio of 10 sq.m of play space per child. This would result in a requirement for 228 sq.m of play space required based on child yield.

6.4.24 No formal play provision has been provided, however, regard must be given to the nature, type and context of the development within the wider surround. Each of the family unit benefits from Policy compliant doorstep private gardens which are of a sufficient size to ensure practical and functional use. In accordance with the Play and Informal Recreation SPG, the presence of

private garden space removes the requirement to provide playspace for the under 5's and further states that where existing provision is within 400m for 5-11 year olds and 800m for 12+ year olds this too can be taken into account in determining the degree and nature of the playspace requirement. In this regard, Albany Park lies approximately 350m to the south of the site with direct pedestrian access. The park houses several playing fields, formalised playspace and the Albany Park Leisure Centre. Such provision is considered to be sufficient to accommodate the expected child yield borne out of the development and hence no off-site contribution is required.

6.5 Impact of Neighbouring Properties

- 6.5.1 Policy DMD8 of the Development Management Document seeks to ensure that all new residential development is appropriately located, taking account of the surrounding area and land uses with a mandate to preserve amenity in terms of daylight, sunlight, outlook, privacy, noise and disturbance. In addition, DMD10 imposes minimum distancing standards to maintain a sense of privacy, avoid overshadowing and to ensure that adequate amounts of sunlight are available for new and existing developments.
- 6.5.2 The context of the site is such that the only likely impact of the development to neighbouring properties would be limited to the residential units laying to the south of the mews units. However, the mews has been explicitly designed so as to ensure accommodation is at a single level and for all intents and purposes would have an overall bulk more akin to residential outbuildings, while discernible from neighbouring properties, the separation afforded by the access and parking zone to the south of the mews units is such that they will have no undue impact upon residential amenity of residents lining Beaconsfield Road or Rotherfield Road.
- 6.5.3 At pre-application stage concern was levied in relation to the distancing of the mews from the family sized Ordnance Road units where minimum distancing standards of 11m could not be maintained between the two building typologies. Under previous iterations, it was considered that this deficit coupled with the scale of the mews would undermine the resultant quality of the private amenity provision and accordingly this revised scheme has sought to minimise the scale of the mews to accommodate this concern. The submission has also included a daylighting / shadowing study to further justify the design.
- 6.5.4 The study coupled with a significant reduction in the built form to ensure the mews housing does not exceed a single storey with no rear facing amenity of fenestration is such that while the mews units would again be discernible, their presence would not be considered to be harmful, ensure sufficient light penetration throughout the year and despite the fact that the mews units would be taller than a standard fence would consequently give a sense of seclusion and privacy to the garden areas. This is considered to be acceptable.

6.6 Highway Safety

Site Context

- 6.5.1 The Public Transport Accessibility Level (PTAL) of the site is 2 indicating it has relatively poor access to public transportation albeit where the area

surrounding the Hertford Road and Ordnance Road junction directly adjacent to the site increases to 3. The development is with walking distance to Enfield Lock and Turkey Street Overground rail services to Liverpool Street and Cheshunt respectively.

- 6.5.2 There is vehicular access to the site via Rotherfield Road to the east. Ordnance Road is a classified highway and has a number of restrictions running along the length of the site. Double yellow lines bound the site to the north, east and west with a bus stop and associated bus cage with clearway markings directly adjacent to the site to the north..
- 6.5.3 The site is not currently within a Controlled Parking Zone (CPZ).
- 6.5.4 The proposed development seeks to provide 16 off-street car parking spaces for the use of residents including 2 disabled parking bays with a further 26 secure cycle parking spaces located to the garden areas of each of the properties. Communal waste and recycling storage areas have been provided to the east and west of the site fronting Rotherfield Road and Beaconsfield Road respectively.

Access and Servicing

- 6.5.6 Policy DMD47 of the Development Management Document seeks to ensure that all new residential developments are adequately accessed and serviced for the delivery of good, loading / unloading, refuse collection, emergency vehicles and where site circumstances demand drop off / pick up areas.
- 6.5.7 The submitted scheme seeks to create a new access road to the rear of the site to accommodate the stated parking provision access is secured via both Rotherfield Road and Beaconsfield Road. In consultation with Traffic and Transportation, the principle of access and the formation of a new road to the south of the site is considered to be acceptable. The road is unlikely to be adopted by the Council and hence the need to create a high quality environment and utilise high quality and robust surfacing materials is essential and will be secured by condition. Wider delivery and servicing demands of residents will be decanted to this area or each of the adopted residential roads to the east and west of the site.
- 6.5.8 Communal refuse storage for the entire development is located to enclosures to Rotherfield Road and Beaconsfield Road. The storage comprises:

Type of Storage	Policy Requirement	Proposed Provision
General Waste	3,300 litres	4,080 litres
Recycling	1,280 litres	1,880 litres
Food and Garden	3,600 litres	4,080 litres

- 6.5.9 Provision is to be distributed across the two storage areas. In numerical terms this would accord with the provisions of the Council's Refuse and Recycle Storage Guide (ENV 08/162). However, Traffic and Transportation have offered an objection to the scheme. In accordance with the Manual for Streets (MfS), Planning Authorities should ensure that new developments make sufficient provision for waste management and promote designs and layouts that secure the integration of waste management facilities without adverse impact on the street scene. The standards require the design to

ensure that residents are not required to carry waste more than 30m (excluding any vertical distance) to the storage point, waste collection vehicles should be able to get within 25m of the storage point and the bins should be located no more than 10m from kerbside for collection.

- 6.5.10 In providing two communal waste storage areas, the centre most units to the mews and family units would exceed this maximum distance. Accordingly Traffic and Transportation have expressed concern that the exceedance of this standard would result in the potential for residents to ignore formal storage in favour of unauthorised kerbside deposits to the detriment of visual amenity and more notably deposits to locations that will not be collected by refuse services potentially resulting in an increase in vermin and odour. The Officer also points out that communal provision of dwelling houses is not typical and in usual circumstances refuse provision should be provided on a unit by unit basis.
- 6.5.11 The concerns of Traffic and Transportation are noted, however, the constraints of the site are such that individual storage provision cannot easily be accommodated to each of the units where such provision would serve to compromise amenity space standards, internal spaces standards or indeed in the case of the mews units would undermine the quality of the amenity space provided. The nature of the development is such that the principle and quantum of development can be justified in Planning Policy terms and consequently the constraints of the site must be acknowledged and afforded weight in deliberations particularly on the basis of the stated housing need and the provision of viable affordable rented units to the borough. In Policy terms communal provision for single dwelling houses is not precluded or resisted, rather provision must be fit for purpose, of an adequate size and serve to preserve visual amenity to the site.
- 6.5.12 The decision to locate waste storage to communal areas to the east and west of the site within enclosures designed to accommodate the requisite storage provision in accordance with ENV 06/162, is such that the storage areas are effectively screened from view and prevent visual clutter to the frontage of the units. Given the modest proportions of the front gardens to the family sized units, the omission of storage to the façade is generally welcomed and will ensure that the overall appearance and quality of the development is preserved.
- 6.5.13 While it is acknowledged that 5 of the units would be outside of the maximum travel distance for residents utilising the communal store, the difference is marginal with the worse affected unit a further 7m away. This is clearly not an ideal situation, but in reality residents would be afforded the choice of either store and the arrangements would not necessarily serve to preclude their use. Moreover, as affordable rented units, the scheme would remain within the control of the Council (or relevant service company acting on behalf of the Council) and through negotiation an outline refuse management plan has been provided to safeguard and compel use of the areas as well as strategies to prevent on street deposits and general cleansing arrangements. A detailed plan can be secured as part of a condition and will provide an enforceable position to ensure continued and managed use over the lifetime of the development and is consequently considered to be sufficient to allay the concerns of Traffic and Transportation, particularly where a design option to address these issues is not feasible and will potential undermine either the quality of the units or indeed the viability of the scheme.

Car Parking

- 6.5.14 The Transport Assessment indicates that the parking ratio of spaces to units is 1:1.06, with 16 spaces being provided for the 15 homes. Policy 6.13 and associated Table 6.2 of the London Plan sets out maximum parking standards for developments in London. Parking provision is determined by, amongst other factors, the accessibility of the site and the number of beds per dwelling. The subject site has a Public Transport Accessibility Level (PTAL) that ranges from 2 (low accessibility) to 3 (moderate accessibility) although it must be noted that such changes occur over a small geographic area. In this regard, as a whole the site can be considered as of low accessibility. Parking surveys of the surrounding area show on-street parking at near saturation point with parking restrictions to Ordnance Road.
- 6.5.15 The maximum standards as taken from the London Plan advise that less than 1 space should be provided for 1-2 bed units, 1-1.5 spaces for 3 bed units, and 1.5-2 spaces for 4+ bed units. It also advises that electric charge points should be provided at the rate of 20% active units (those provided with the plant required to facilitate charging) and 20% passive (those provided with the infrastructure to facilitate future charging point). The subject scheme provides for 16 parking spaces and therefore is compliant with relevant standards and subject to a condition to ensure the parking spaces are reserved for residents only. Traffic and Transportation offer no objection and further confirm that the provision of 26 cycle parking spaces is acceptable.
- 6.5.16 Conditions relating to detailed design of cycle storage, electric charging point and the provision of 2 x wheelchair parking spaces will also be levied.

6.6 Sustainable Design and Construction

Energy

- 6.6.1 In accordance with London Plan Policy 5.2 and DMD51 of the Development Management Document, the application includes an energy strategy for the development setting out how carbon dioxide emissions will be reduced with an overarching target to reduce carbon dioxide emission by 35% over Part L of Building Regulations 2013 across the site.
- 6.6.2 The Policy embeds the principles of the energy hierarchy (be lean, be clean, be green) and requires strict adherence to the hierarchy to maximise energy efficiency in development from the ground up, ensuring that the structure of the energy policies serve to incentivise considered innovative design as the core value in delivering exemplar sustainable development in accordance with the Spatial Vision for Enfield and Strategic Objective 2 of the Core Strategy. Indeed, reflecting the overarching strategic vision for the borough, the Policy goes further than the London Plan and instils a flexibility in the decision making process to seek further efficiencies and deliver exemplar developments within our regeneration areas.
- 6.6.3 An Energy Statement has been omitted from the scheme, however, the Planning Statement indicates that the development will commit to achieve in the region of a 36% carbon saving overall through the use of photovoltaics. This is considered acceptable subject to condition.

Code for Sustainable Homes

- 6.6.4 Core Policy 4 of the adopted Core Strategy requires that all residential developments should seek to exceed Code Level 3 of the Code for Sustainable Homes. DMD50 of the Development Management Document has updated this target and new residential developments within the Borough are now required to exceed a Code Level 4 rating. The WMS formally withdrew the Code for Sustainable Homes and in its transitional arrangement indicated that the Code would only remain applicable to legacy case. The scheme is not defined as a legacy case and hence the requirements of the Code4 do not apply.

Green Roofs

- 6.6.13 Policy DMD55 of the Development Management Document seeks to ensure that new-build developments, and all major development will be required to use all available roof space and vertical surfaces for the installation of low zero carbon technologies, green roofs, and living walls subject to technical and economic feasibility and other relevant planning considerations. Despite pre-application advice, green roofs have been omitted from the scheme and while it is acknowledged that the use of photovoltaic panels to the roof may limit the options for green roof provision, it is not considered that this point alone is sufficient to omit the requirement. In this regard, it is considered that further feasibility testing – secured via condition – will be necessary to ensure that the development maximises the biodiversity and sustainable drainage benefits in accordance with the DMD and Biodiversity Action Plan (BAP).

Biodiversity

- 6.6.14 Officers are seeking further enhancements to the scheme in order to increase its ecological value, including a landscaping strategy that sees the installation of semi-mature trees to the public realm and grassed rear gardens in order to yield significant biodiversity benefits as required by CP36 and DMD79. This will be secured via condition. Any revisions will be reported as a late item.

Flood Risk/Sustainable Urban Drainage

- 6.6.16 The subject site is not within a Flood Zone and hence has a low annual probability of flooding. In accordance with Policies DMD 59, 60, 61 and 62 the adequate management of surface water-run-off is a key consideration in the detailed specification of the scheme. To comply with relevant Policy a condition to secure Sustainable Drainage Systems will be levied to ensure compliance with the predicted 1 in 1 and 1 in 100 year (allowing for climate change) and over a 6 hour period.

Trees

- 6.6.17 There are several early-mature ash trees and a walnut of good condition, within a soft landscape area to the west of the site. The Council's Tree Officer has stated that the trees if retained would provide benefits to any proposed development and he is concerned at their loss. He feels that the proposed landscape tree planting is also not sufficiently detailed at this stage in order to convince that it is achievable.

- 6.6.18 The loss of the existing trees is clearly unfortunate and is an issue that has been raised with the applicants over time. Policy DMD80 refers. However, the retention of the trees, given their siting, would have the effect of sterilising a large part of the site from development meaning that the pressures to meet the acknowledged demands for additional housing as well as the overarching aspirations of the NEEAAP would not be able to be achieved. Furthermore, the scheme does propose family housing (rather than flats) in an appropriately scaled building which places further pressures on the overall site coverage. As a result, it is considered that, on balance, the loss of the trees is acceptable and that there are exceptional circumstances here as set down in DMD80 that serve to justify the recommendation.
- 6.6.19 There is space in the car park to the rear available for trees and although it would not be appropriate to plant significant numbers, or large canopied specimens here, (which is what should normally be sought for amenity reasons) the choice of trees appropriate for their context, taking account of possible shading and proximity to the south facing residential properties in the mews, could be controlled by means of planning condition. The applicant has also indicated that they would fund the provision of 3 street trees in the vicinity of the site (see condition 19). The area to the immediate front of the new building is probably not wide enough to accommodate any new trees, but there are locations nearby which could be suitable and which could be used to help to mitigate the loss of the existing trees in visual terms

Pollution & Air Quality

- 6.6.20 Core Policy 32 of the Core Strategy and Policy 7.14 of the London Plan seek to ensure that development proposals should achieve reductions in pollutant emissions and minimise public exposure to air pollution. In consultation with Environmental Health no objections have been raised subject to relevant condition the secure noise attenuation measures due to the proximity of the development to the classified Ordnance Road. This is considered acceptable.

Contaminated Land

- 6.6.21 Core Policy 32 and London Plan Policy 5.21 seeks to address the risks arising from the reuse of brownfield sites to ensure its use does not result in significant harm to human health or the environment. The subject site is not known to be at significant risk from ground based contaminants, however, in the interests of due diligence a condition to require a contaminated land study and scheme to deal with any potential contaminants will be levied.

6.7 *S106 Contributions*

- 6.7.1 The application has been submitted on behalf of the Council and relevant requirements governed by the s106 SPG shall be secured via condition including but not limited to:

- a. Affordable housing provision
- b. Delivery and service plan
- c. Parking restrictions
- d. Business and employment initiatives (including training)

Affordable Housing

- 6.7.3 London Plan policy 3.12 seeks to secure the maximum reasonable amount of affordable housing on site. Core Strategy Policy 3 states that the Council will seek to achieve a borough-wide target of 40% affordable housing units in new developments of which the Council would expect a split of tenure to show 70% social/affordable rented units and 30% intermediate housing. Policy 3.12 of the London Plan indicates a 60/40 split. Both policies recognise the importance of viability assessments in determining the precise level of affordable housing to be delivered on any one site.
- 6.7.4 As submitted, the scheme seeks to deliver the 15 affordable housing units representing a 100% provision overall. All of the units would be for affordable rent with no intermediate housing provision.
- 6.7.5 While it is clear that the affordable housing provision would not strictly accord to Policy CP3 of the Core Strategy, the Policy installs provisions to allow the Council to work with developers and other partners to agree an appropriate figure, taking into account housing need, site-specific land values, grant availability and viability assessments, market conditions, as well as the relative importance of other planning priorities and obligations. Moreover, in relation to the subject site due regard must be given to the wider imperative to provide a development entirely comprising affordable housing units.
- 6.7.6 In consultation with the Council's housing department and following the submission of a further supporting statement from the applicant, it is clear that the stated provision would meet a defined housing need to the area and it is also understood that the quantum of development is delicately balanced in viability terms. In this regard, Officers are satisfied that the development despite not achieving the borough wide split for affordable housing would respond more appropriately the area specific need and a defined short fall in social rented units. Therefore such provision is considered to be acceptable in relation to the subject application.
- 6.7.7 For the information of Members, this scheme forms part of a wider Small Sites Phase 2 release of 4 Council owned sites for residential redevelopment with indicative unit numbers set down below:

Site	Affordable Housing	Market Housing
Ordnance Road (current scheme)	15 (Affordable Rent)	0
Padstow Road	0	6
Perry Mead	0	4
Hedge Hill	0	3
Total	15 (53.5%)	13 (46.5%)

- 6.7.8 As is normally the case, all development schemes must be considered on their own individual merits and that includes considering whether or not the maximum proportion of affordable housing is been provided on site in order to comply with adopted policy. As explained above the fact that this scheme envisages 100% affordable housing provision is acceptable here, but it does not necessarily infer or confirm the acceptance of any linkages to other

schemes that might come forward in the future and which would need to be considered on their own merits at the appropriate time.

6.8 *Community Infrastructure Levy*

6.8.1 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 2016.

6.8.2 The development will result in 1371.1 sq.m of new floor area equating to a total of £27,442 is payable (not adjusted).

7. **Conclusion**

7.1 The subject development utilises a brownfield site identified for housing development by virtue of the North East Enfield Area Action Plan. The quantum, mix and tenure of the development taking into account all relevant considerations is considered to be appropriate to the site and responds positively to established and identified housing need to the area. In this regard, members are being asked in considering the officer recommendation to grant planning permission.

8. **Recommendation**

8.1 **That planning permission be to be granted in accordance with Regulation 3/4 of the Town and Country Planning General Regulations 1992 subject to conditions**

8.2 **Conditions (in summary);**

1. C60 – Approved Plans
2. C07 – Details of Materials
3. C09 – Details of Hard Surfacing
4. C10 – Details of Levels
5. C11 – Details of Enclosure
6. C13 – Details of Loading/Unloading/Turning Facilities
7. C16 – Private Vehicles
8. RSC1 – Electric Charging Points
9. C19 – Details of Refuse Storage & Recycling Facilities
10. RSC2 – Refuse Management Plan
11. C21 – Construction Servicing Area
12. C22 – Details of Const. Vehicle Wheel Cleaning
13. C25 – No additional Fenestration
14. C41 – Details of External Lighting
15. C59 – Cycle parking spaces The development shall not commence until details of the siting and design of no less than 26 covered cycle parking spaces have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details prior to occupation of any part of the development and shall thereafter be permanently retained for cycle parking.

Reason: To ensure the provision of cycle parking in line with the Council's adopted standards.

16. RSC3 – Servicing Management Plan
17. RSC4 – Submission and compliance with construction logistics plan
18. RSC17 – Restriction of PD
19. No works or development shall take place until full details of both hard and soft landscape proposals have been submitted to and approved by the Local Planning Authority. The landscape details shall include:
 - Planting plans
 - Written specifications (including cultivation and other operations associated with plant and grass establishment)
 - Schedules of plants and trees, to include native and wildlife friendly species and large canopy trees in appropriate locations (noting species, planting sizes and proposed numbers / densities)
 - Full details of tree pits including depths, substrates and irrigation systems
 - The location of underground services in relation to new planting
 - Implementation timetables.
 - Biodiversity enhancements with relevant ecological (value) assessment to show a net gain in the ecological value of the site in accordance with the Biodiversity Action Plan
 - Specifications for fencing demonstrating how hedgehogs and other wildlife will be able to travel across the site (e.g. gaps in appropriate places at the bottom of the fences)
 - Details of the provision of 3 new street trees to be paid for by the developer, the species, location and planting timetable of which must be agreed by the Local Planning Authority.

Reason: To ensure the provision of amenity, and biodiversity enhancements, to be afforded by appropriate landscape design, and to increase resilience to the adverse impacts of climate change in line with Core Strategy policies CP36 and Policies 5.1 – 5.3 in the London Plan.

20. All hard and soft landscape works shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

21. No demolition, construction or maintenance activities audible at the site boundary of any residential dwelling shall be undertaken outside the hours

of 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 Saturday or at any time on Sundays and bank or public holidays without the written approval of the Local Planning Authority, unless the works have been approved in advance under section 61 of the Control of Pollution Act 1974.

Reason: To minimise noise disturbance.

22. No impact piling shall take place without the prior written approval of the Local Planning Authority and shall only take place in accordance with the terms of any such approval.

Reason: To minimise noise disturbance.

23. Deliveries of construction and demolition materials to and from the site by road shall take place between 08:00 – 18:00 Monday to Friday & 08:00 - 13:00 on Saturday and at no other time except with the prior written approval of the Local Planning Authority.

Reason: To minimise noise disturbance.

24. No development shall take place until Construction Management Plan, written in accordance with the 'London Best Practice Guidance: The control of dust and emissions from construction and demolition' or relevant replacement detailing how dust and emissions will be managed during demolition and construction work shall be submitted to the local planning authority for approval. Once approved the Construction Management Plan shall be fully implemented for the duration of any demolition and construction works.

Reason: To minimise the impact of the development upon air quality.

25. The development shall be constructed/adapted so as to provide sufficient air-borne and structure borne sound insulation against externally generated noise and vibration. This sound insulation shall ensure that the level of noise generated from external sources shall be no higher than 35 dB(A) from 7am 11pm in bedrooms, living rooms and dining rooms and 30 dB(A) in bedrooms from 11pm 7am measured as a LAeq,T. The LAF Max shall not exceed 45dB in bedrooms 11pm 7am. A scheme for mitigation measures shall be submitted to and approved by the Local Planning Authority prior to development taking place. The approved mitigation scheme shall be implemented in its entirety before any of the units are occupied/the use commences.

Reason: To protect future residents from noise and disturbance.

26. The development shall not commence until a scheme to deal with the contamination of the site including an investigation and assessment of the extent of contamination and the measure to be taken to avoid risk to health and the environment has been submitted to and approved in writing by the Local Planning Authority. Remediation shall be carried out in accordance with the approved scheme and the Local Planning Authority provided with a written warranty by the appointed specialist to confirm implementation prior to the commencement of development.

Reason: To avoid risk to public health and the environment.

27. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

Reason: To provide for the maintenance of retained and any new planting in the interests of preserving or enhancing visual amenity.

28. Following practical completion details of the internal consumption of potable water have been submitted to and approved in writing by the Local Planning Authority. Submitted details will demonstrate reduced water consumption through the use of water efficient fittings, appliances and recycling systems to show consumption equal to or less than 105 litres per person per day for the residential uses.

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

Reason: To promote water conservation and efficiency measures in all new developments and where possible in the retrofitting of existing stock in accordance with Policy CP21 of the Core Strategy, Policy 5.15 of the London Plan.

29. The development shall not commence until details of a rainwater recycling system have been submitted to and approved in writing by the Local Planning Authority. The details submitted shall also demonstrate the maximum level of recycled water that can feasibly be provided to the development.

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

Reason: To promote water conservation and efficiency measures in all new developments and where possible in the retrofitting of existing stock in accordance with Policy CP21 of the emerging Core Strategy, Policy 5.15 of the London Plan.

30. 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 and shall be designed to a 1 in 1 and 1 in 100 year storm event allowing for climate change. 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, DMD61 of the Development Management Document, Policies 5.12 & 5.13 of the London Plan and the NPPF..

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.

31. All areas of hedges, scrub or similar vegetation where birds may nest which are to be removed as part of the development, are to be cleared outside the bird-nesting season (March - August inclusive) or if clearance during the bird-nesting season cannot reasonably be avoided, a suitably qualified ecologist will check the areas to be removed immediately prior to clearance and advise whether nesting birds are present. If active nests are recorded, no vegetation clearance or other works that may disturb active nests shall proceed until all young have fledged the nest.

Reason: To ensure that wildlife is not adversely impacted by the proposed development in accordance with national wildlife legislation and in line with CP36 of the Core Strategy. Nesting birds are protected under the Wildlife and Countryside Act, 1981 (as amended).

32. No development hereby permitted shall commence until details of biodiversity enhancements, to include 8 bird and 8 bat bricks/tubes/tiles designed and incorporated into the materials of the new building along the western boundary, adjacent to the railway line and tree corridor, has been submitted and approved in writing by the council.

Reason: To minimise the impact of the development on the ecological value of the area and to ensure the development provides the maximum possible provision towards the creation of habitats and valuable areas for biodiversity in accordance with Policy CP36 of the Core Strategy, the Biodiversity Action Plan and Policy 7.19 of the London Plan.

33. The development shall not commence until a feasibility study for the provision of green/brown roof(s) shall be submitted and approved in writing by the Local Planning Authority.

The green/brown roof shall not be used for any recreational purpose and access shall only be for the purposes of the maintenance and repair or means of emergency escape. Details shall include full ongoing management plan and maintenance strategy/schedule for the green/brown roof to be approved in writing by the Local Planning Authority.

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

Reason: To minimise the impact of the development on the ecological value of the area and to ensure the development provides the maximum possible provision towards the creation of habitats and valuable areas for

biodiversity in accordance with Policy CP36 of the Core Strategy, the Biodiversity Action Plan and Policies 5.11 & 7.19 of the London Plan.

34. Following the practical completion of works a final Energy Performance Certificate with associated Building Regulations Compliance Report shall be submitted to an 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.

35. The development shall provide for no less than a 19% reduction on the total CO₂ emissions arising from the operation of a development and its services over Part L of Building Regs 2013 as stated in the accompanying energy statement.

The development shall be carried out strictly in accordance with the energy statement 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.

36. The renewable energy technologies (photovoltaics), shall be installed and operational prior to the first occupation of the development. The development shall not commence until details of the renewable energy technologies shall be submitted and approved in writing by the Local Planning Authority. The details shall include:

- a. The resulting scheme, together with any flue/stack details, machinery/apparatus location, specification and operational details;
- b. A management plan and maintenance strategy/schedule for the operation of the technologies;
- c. (if applicable) A servicing plan including times, location, frequency, method (and any other details the Local Planning Authority deems necessary); and,

Should, following further assessment, the approved renewable energy option be found to be no-longer suitable:

- d. A revised scheme of renewable energy provision, which shall provide for no less than 20% onsite CO₂ reduction, shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site, the details shall also include a response to sub-points a) to c) above. The final agreed scheme shall be installed and operation prior to the first occupation of the development.

The development shall be carried out strictly in accordance with the details so approved and shall be 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 by renewable energy 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.

37. The development shall not commence until a Green Procurement Plan has been submitted to and approved in writing by the Local Planning Authority. The Green Procurement Plan shall demonstrate how the procurement of materials for the development will promote sustainability, including by use of low impact, locally and/or sustainably sourced, reused and recycled materials through compliance with the requirements of MAT1, MAT2 and MAT3 of the Code for Sustainable Homes and/or relevant BREEAM standard. The Plan must also include strategies to secure local procurement and employment opportunities. Wherever possible, this should include targets and a process for the implementation of this plan through the development process.

The development shall be constructed and procurement plan implemented strictly in accordance with the Green Procurement Plan so approved.

Reason: To ensure sustainable procurement of materials which minimises the negative environmental impacts of construction in accordance with Policy CP22 and CP23 of the Core Strategy and Policy 5.3 of the London Plan.

38. The development shall not commence until an undertaking to meet with best practice under the Considerate Constructors Scheme and achieve formal certification has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the implementation of the development does not adversely impact on the surrounding area and to minimise disruption to neighbouring properties.

39. The development shall not commence until a Site Waste Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan should include as a minimum:

- a. Target benchmarks for resource efficiency set in accordance with best practice
- b. Procedures and commitments to minimize non-hazardous construction waste at design stage. Specify waste minimisation actions relating to at least 3 waste groups and support them by appropriate monitoring of waste
- c. Procedures for minimising hazardous waste
- d. Monitoring, measuring and reporting of hazardous and non-hazardous site waste production according to the defined waste groups (according to the waste streams generated by the scope of the works)
- e. Procedures and commitments to sort and divert waste from landfill in accordance with the waste hierarchy (reduce; reuse; recycle; recover) according to the defined waste groups

In addition no less than 85% by weight or by volume of non-hazardous construction, excavation and demolition waste generated by the development has been diverted from landfill

Reason: To maximise the amount of waste diverted from landfill consistent with the waste hierarchy and strategic targets set by Policies 5.17, 5.18, 5.19, 5.20 of the London Plan and the draft North London Waste Plan.

40. No part of the development shall be occupied until a site wide Delivery and Servicing Plan has been submitted to and approved in writing by the Local Planning Authority. This shall then be implemented as approved and remain in operation for the lifetime of the development.

Reason: In order to ensure that deliveries and servicing of the site is managed effectively so as to minimise impact upon the road network and to safeguard the amenities of the occupiers of residential properties and in the interests of road safety.

41. That development shall not commence until a construction management plan has been submitted to and approved in writing by the Local Planning Authority. The construction methodology shall contain:

- a. condition surveys of existing carriageways/footways in the vicinity of the development site;
- b. routing of demolition/construction vehicles;
- c. proposed access arrangements;
- d. wheel cleansing facilities;
- e. the estimated number and type of vehicles per day/week;
- f. details of vehicles holding area;
- g. details of vehicle call up procedure;
- h. changes to on-street waiting and loading restrictions;
- i. protection for pedestrians on the highway;
- j. co-ordination with other development projects;
- k. details of measures and training to reduce the danger posed to cyclists by HGV's including membership of the Freight Operations Recognition Scheme;
- l. work programme and/or timescales for each phase of demolition excavation and construction works.

The development shall be carried out in accordance with the approved construction methodology unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the implementation of the development does not lead to damage to the existing highway and to minimise disruption to neighbouring properties and the environment.

42. Development shall not commence until a scheme to demonstrate that all units on site are to be provided as affordable housing in accordance with the following mix has been submitted to and approved in writing by the Local Planning Authority:

Social Rented: 11 x 3 bed units and 4 x 1 bed units

The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework or any future guidance that replaces it. The scheme shall include:

i) the arrangements for the transfer of the affordable housing to an affordable housing provider (or the management of the affordable housing);

ii) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and

iii) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Reason: To encourage the creation of a balanced and sustainable community and in order to comply with adopted policies.

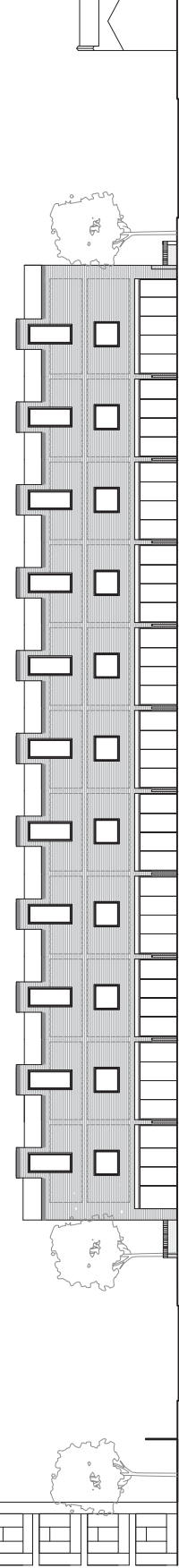
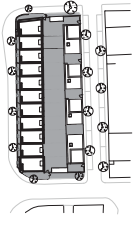
43. Development shall not commence until an Employment and Skills Strategy to accord with the provisions of the s106 SPD has been submitted to and approved in writing by the Local Planning Authority.

The development shall be implemented in accordance with the strategy and verification of compliance with the approved details shall be submitted for approval prior to first occupation.

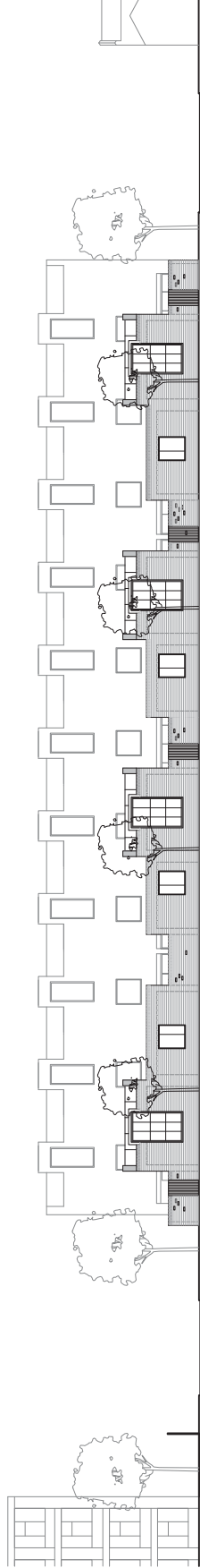
Reason: To accord with the s106 SPD and secure local employment and training opportunities.

44. C51A Time Limited Permission

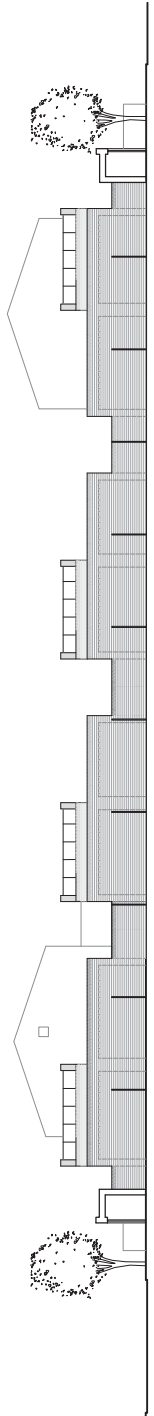
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03. ORDINANCE ROAD REAR ELEVATION
1:200

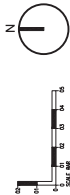


04. ORDINANCE ROAD COURTYARD HOUSES ELEVATION FACING ROAD
1:200



05. REAR ELEVATION OF MEWS COURTYARD HOUSES
1:200

NOTES:
- ALL DIMENSIONS MUST BE CHECKED ON SITE BEFORE THE ARCHITECT OF ANY WORK BEGINS.
- WORK TO CONSTRUCTION STANDARDS MUST BE MAINTAINED THROUGHOUT.
- ALL DIMENSIONS MUST BE CHECKED ON SITE BEFORE THE ARCHITECT OF ANY WORK BEGINS.
- WORK TO CONSTRUCTION STANDARDS MUST BE MAINTAINED THROUGHOUT.



SCHEDULE OF ACCOMMODATION :

- FRONT TERRACE :
- Unit 01 : 3 Bed / 2 person house = 110sqm / 44sqm Rear Garden
 - Unit 02 : 3 Bed / 2 person house = 110sqm / 44sqm Rear Garden
 - Unit 03 : 3 Bed / 2 person house = 103sqm / 41sqm Rear Garden
 - Unit 04 : 3 Bed / 2 person house = 103sqm / 41sqm Rear Garden
 - Unit 05 : 3 Bed / 2 person house = 103sqm / 41sqm Rear Garden
 - Unit 06 : 3 Bed / 2 person house = 103sqm / 41sqm Rear Garden
 - Unit 07 : 3 Bed / 2 person house = 103sqm / 41sqm Rear Garden
 - Unit 08 : 3 Bed / 2 person house = 103sqm / 41sqm Rear Garden
 - Unit 09 : 3 Bed / 2 person house = 103sqm / 41sqm Rear Garden
 - Unit 10 : 3 Bed / 2 person house = 103sqm / 41sqm Rear Garden
 - Unit 11 : 3 Bed / 2 person house = 111sqm / 50sqm Rear Garden

REAR COURTYARD HOUSES :

- WHEELCHAIR ACCESSIBLE UNIT
- Unit 12 : 1 Bed / 2 person house = 59sqm / 35sqm Courtyard
- Unit 13 : 1 Bed / 2 person house = 53sqm / 18sqm Courtyard
- Unit 14 : 1 Bed / 2 person house = 53sqm / 18sqm Courtyard
- WHEELCHAIR ACCESSIBLE UNIT
- Unit 15 : 1 Bed / 2 person house = 59sqm / 17sqm Courtyard

DC PH
DS PH
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COMMENTS FOR REVISION
DATE
DRAWN BY
CHECKED BY

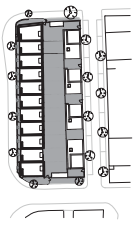
PETER BARBER ARCHITECTS
193 Upper Clapton Road, London, E4 6NR
Tel: 020 7353 1400
www.peterbarberarchitects.com

CLIENT
LONDON BOROUGH OF ENFIELD
PROJECT
ORDINANCE ROAD
LONDON
DRAWING TITLE
PROPOSED ELEVATIONS 02

SCALE 1:500
DATE 2022

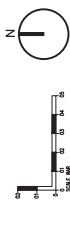
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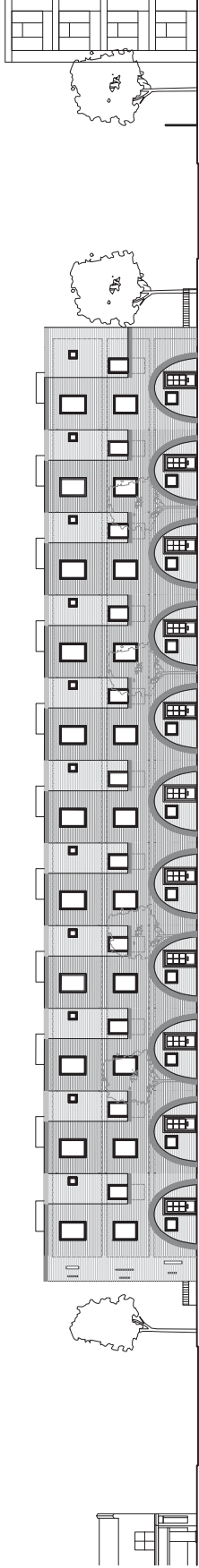


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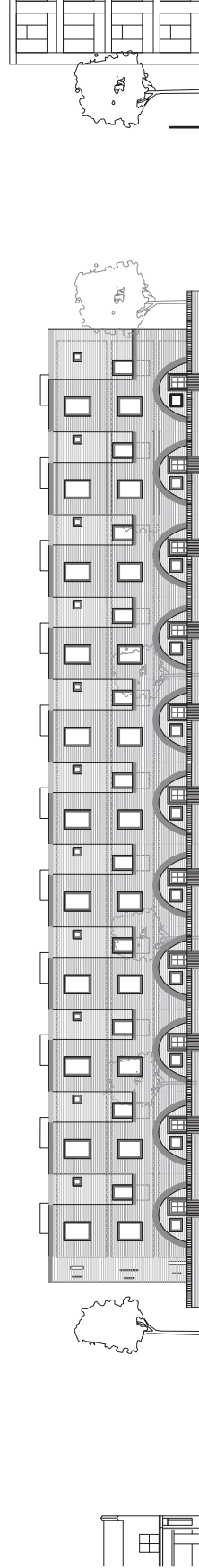
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01. ORDNANCE ROAD FRONT ELEVATION
1:200



02. ORDNANCE ROAD FRONT ELEVATION
1:200



SCHEDULE OF ACCOMMODATION :

FRONT TERRACE :

Unit 01 : 3 Bed / 2 person house = 110sqm / 44sqm Rear Garden
Unit 02 : 3 Bed / 2 person house = 110sqm / 44sqm Rear Garden
Unit 03 : 3 Bed / 2 person house = 103sqm / 41sqm Rear Garden
Unit 04 : 3 Bed / 2 person house = 103sqm / 41sqm Rear Garden
Unit 05 : 3 Bed / 2 person house = 103sqm / 41sqm Rear Garden
Unit 06 : 3 Bed / 2 person house = 103sqm / 41sqm Rear Garden
Unit 07 : 3 Bed / 2 person house = 103sqm / 41sqm Rear Garden
Unit 08 : 3 Bed / 2 person house = 103sqm / 41sqm Rear Garden
Unit 09 : 3 Bed / 2 person house = 103sqm / 41sqm Rear Garden
Unit 10 : 3 Bed / 2 person house = 103sqm / 41sqm Rear Garden
Unit 11 : 3 Bed / 2 person house = 111sqm / 50sqm Rear Garden

REAR COURTYARD HOUSES :

WHEELCHAIR ACCESSIBLE UNIT

Unit 12 : 1 Bed / 2 person house = 59sqm / 23sqm Courtyard
Unit 13 : 1 Bed / 2 person house = 53sqm / 18sqm Courtyard
Unit 14 : 1 Bed / 2 person house = 53sqm / 18sqm Courtyard

WHEELCHAIR ACCESSIBLE UNIT

Unit 15 : 1 Bed / 2 person house = 59sqm / 23sqm Courtyard
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PK 27.615 WIND MOVEMENTS TO ROOF PROFILE
 PK 18.815 WIND MOVEMENTS FOLLOWING CLIMAT
 PK 13.815 COMMENTS: SEE REFER
 PK DATE: 03/03/2016
 PK TIME: 10:00

PETER BARBER ARCHITECTS
 193 Upper Church Street, London, EC4A 3DF
 T: 020 7424 1488

CLIENT: LONDON BOROUGH OF ENFIELD
 PROJECT: ORDNANCE ROAD
 LOCATION: LONDON
 DRAWING TITLE: PROPOSED ELEVATIONS 01

SCALE: 1:200
 DRAWN: AL SHEET

DATE: 03/03/2016
 DRAWN: AL SHEET

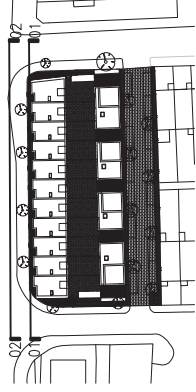
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01. ORDNANCE ROAD FRONT ELEVATION
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KEY PLAN :

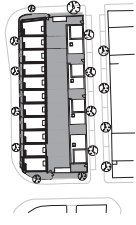
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DATE: 03/03/2016
 DRAWN: AL SHEET

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- 4. THE ARCHITECT'S OFFICE IS NOT RESPONSIBLE FOR THE DESIGN OF ANY SERVICES OR UTILITIES TO BE PROVIDED BY OTHER CONTRACTORS.



SCHEDULE OF ACCOMMODATION :

FRONT TERRACE :

Unit 01	3 Bed / 2 person house = 110sqm / 42sqm Rear Garden
Unit 02	3 Bed / 2 person house = 110sqm / 42sqm Rear Garden
Unit 03	3 Bed / 2 person house = 110sqm / 42sqm Rear Garden
Unit 04	3 Bed / 2 person house = 110sqm / 42sqm Rear Garden
Unit 05	3 Bed / 2 person house = 110sqm / 42sqm Rear Garden
Unit 06	3 Bed / 2 person house = 110sqm / 42sqm Rear Garden
Unit 07	3 Bed / 2 person house = 110sqm / 42sqm Rear Garden
Unit 08	3 Bed / 2 person house = 110sqm / 42sqm Rear Garden
Unit 09	3 Bed / 2 person house = 110sqm / 42sqm Rear Garden
Unit 10	3 Bed / 2 person house = 110sqm / 42sqm Rear Garden
Unit 11	3 Bed / 2 person house = 110sqm / 42sqm Rear Garden

Total External amenity space units 01-11 = 494sqm
Average external amenity space units 01-11 = 44sqm

REAR COURTYARD HOUSES :

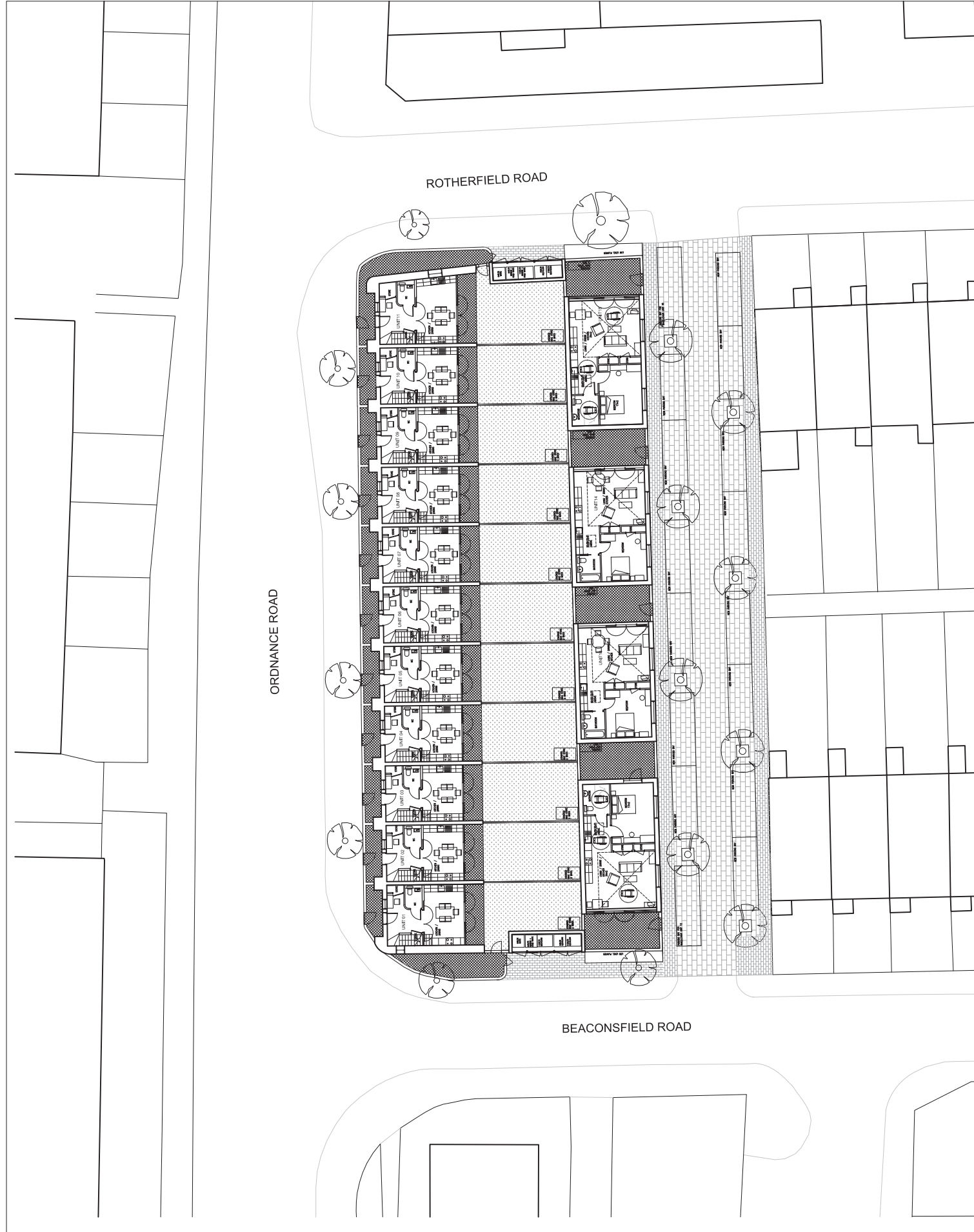
WHEELCHAIR ACCESSIBLE UNIT

Unit 12	1 Bed / 2 person house = 59sqm / 25sqm Courtyard
Unit 13	1 Bed / 2 person house = 59sqm / 25sqm Courtyard
Unit 14	1 Bed / 2 person house = 59sqm / 25sqm Courtyard
Unit 15	1 Bed / 2 person house = 59sqm / 25sqm Courtyard

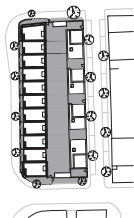
PETER BARBER ARCHITECTS
 100 Upper Thames Street London EC4A 3DF
 Tel: 020 7463 1444
 Email: info@peterbarberarchitects.com

CLIENT
 LONDON BOROUGH OF ENFIELD
PROJECT
 ORDNANCE ROAD
 LONDON
DRAWING TITLE
 GROUND FLOOR GA

SCALE 1:500
DATE 12/08/2015
PLANNING
 DRAWING NO
 ORD_P_100
 SHEET NO
 P05
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SCHEDULE OF ACCOMMODATION :

FRONT TERRACE :

Unit 01	1 Bed / 2 person house = 110sqm	4/4m2 Rear Garden
Unit 02	1 Bed / 2 person house = 110sqm	4/4m2 Rear Garden
Unit 03	1 Bed / 2 person house = 110sqm	4/4m2 Rear Garden
Unit 04	1 Bed / 2 person house = 110sqm	4/4m2 Rear Garden
Unit 05	1 Bed / 2 person house = 110sqm	4/4m2 Rear Garden
Unit 06	1 Bed / 2 person house = 110sqm	4/4m2 Rear Garden
Unit 07	1 Bed / 2 person house = 110sqm	4/4m2 Rear Garden
Unit 08	1 Bed / 2 person house = 110sqm	4/4m2 Rear Garden
Unit 09	1 Bed / 2 person house = 110sqm	4/4m2 Rear Garden
Unit 10	1 Bed / 2 person house = 110sqm	4/4m2 Rear Garden
Unit 11	1 Bed / 2 person house = 110sqm	4/4m2 Rear Garden

REAR COURTYARD HOUSES :

WHEELCHAIR ACCESSIBLE UNIT

Unit 12	1 Bed / 2 person house = 59sqm	25m2 Courtyard
Unit 13	1 Bed / 2 person house = 53sqm	18m2 Courtyard
Unit 14	1 Bed / 2 person house = 53sqm	18m2 Courtyard

WHEELCHAIR ACCESSIBLE UNIT

Unit 15	1 Bed / 2 person house = 59sqm	25m2 Courtyard
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FOR 2014/15 GOING FOR PLANNING
 FOR 2015/16 WORK AGREEMENTS FOLLOWING COMMENTS
 FOR 2016/17 GOING FOR PLANNING
 FOR 2017/18 GOING FOR PLANNING

PETER BARBER ARCHITECTS
 195 Upper Clapton Road, London E4 6JG
 020 7351 1448
 www.peterbarberarchitects.com

CLIENT
 LONDON BOROUGH OF ENFIELD

PROJECT
 ORDNANCE ROAD
 LONDON

DRAWING TITLE
 SECOND FLOOR PLAN

SCALE: 1:500 A2 SHEET

STATUS
 PLANNING

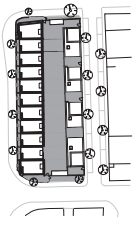
DATE OF ISSUE
 08/10/2015

PROJECT NO
 ORD_P_102

DATE
 P04

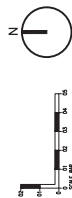


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NOTES

- 1. ALL DIMENSIONS MUST BE CHECKED ON SITE BEFORE THE ARCHITECT OF ANY WORK COMMENCES WORK TO CONSTRUCTION. DIMENSIONS MAY VARY FROM DRAWINGS DUE TO CONSTRUCTION TOLERANCES.
- 2. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AS SHOWN ON THESE DRAWINGS. THE ARCHITECT DOES NOT TAKE RESPONSIBILITY FOR THE DESIGN OF THE BUILDING AS SHOWN ON THESE DRAWINGS.
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SCHEDULE OF ACCOMMODATION :

- FRONT TERRACE :**
- Unit 01 : 3 Bed / 2 person house = 110sqm / 44sqm Rear Garden
 - Unit 02 : 3 Bed / 2 person house = 103sqm / 41sqm Rear Garden
 - Unit 03 : 3 Bed / 2 person house = 103sqm / 41sqm Rear Garden
 - Unit 04 : 3 Bed / 2 person house = 103sqm / 41sqm Rear Garden
 - Unit 05 : 3 Bed / 2 person house = 103sqm / 41sqm Rear Garden
 - Unit 06 : 3 Bed / 2 person house = 103sqm / 41sqm Rear Garden
 - Unit 07 : 3 Bed / 2 person house = 103sqm / 41sqm Rear Garden
 - Unit 08 : 3 Bed / 2 person house = 103sqm / 41sqm Rear Garden
 - Unit 09 : 3 Bed / 2 person house = 103sqm / 41sqm Rear Garden
 - Unit 10 : 3 Bed / 2 person house = 103sqm / 41sqm Rear Garden
 - Unit 11 : 3 Bed / 2 person house = 111sqm / 50sqm Rear Garden

REAR COURTYARD HOUSES :

- WHEELCHAIR ACCESSIBLE UNIT**
- Unit 12 : 1 Bed / 2 person house = 59sqm / 25sqm Courtyard
 - Unit 13 : 1 Bed / 2 person house = 53sqm / 18sqm Courtyard
 - Unit 14 : 1 Bed / 2 person house = 53sqm / 18sqm Courtyard
- WHEELCHAIR ACCESSIBLE UNIT**
- Unit 15 : 1 Bed / 2 person house = 59sqm / 17sqm Courtyard

FOR DETAILS OF THE BUILDING WORKS REFER TO THE ARCHITECT'S DRAWINGS.
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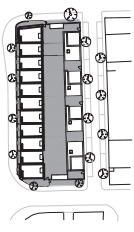
PETER BARBER ARCHITECTS
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LONDON BOROUGH OF ENFIELD
PROJECT
ORDNANCE ROAD
LONDON
DRAWING TITLE
ROOF GA

SCALE 1:500
DATE A2 SHEET
PLANNING
DRAWING NO
ORD_P_103
REV
P04
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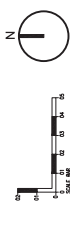


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 DIMENSIONS UNLESS NOTED OTHERWISE.
 NOT FOR



NOTES

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- ALL DIMENSIONS MUST BE CHECKED ON SITE. WITHIN THE ARCHITECT'S
- ANY DISCREPANCIES WORK TO CONSTRUCTION
- DIMENSIONS UNLESS NOTED OTHERWISE.
- NOT FOR



Legend:
 - Boundary of development site

Nb. Boundaries shown in presumed locations. Enfield Housing to confirm legal boundaries

SCHEDULE OF ACCOMMODATION :

- FRONT TERRACE :**
- Unit 01 : 3 Bed / 5 person house = 110sqft / 30m² Rear Garden
 - Unit 02 : 3 Bed / 5 person house = 105sqft / 28m² Rear Garden
 - Unit 03 : 3 Bed / 5 person house = 105sqft / 28m² Rear Garden
 - Unit 04 : 3 Bed / 5 person house = 105sqft / 28m² Rear Garden
 - Unit 05 : 3 Bed / 5 person house = 105sqft / 28m² Rear Garden
 - Unit 06 : 3 Bed / 5 person house = 105sqft / 28m² Rear Garden
 - Unit 07 : 3 Bed / 5 person house = 105sqft / 28m² Rear Garden
 - Unit 08 : 3 Bed / 5 person house = 105sqft / 28m² Rear Garden
 - Unit 09 : 3 Bed / 5 person house = 105sqft / 28m² Rear Garden
 - Unit 10 : 3 Bed / 5 person house = 105sqft / 28m² Rear Garden
 - Unit 11 : 3 Bed / 5 person house = 111sqft / 32m² Rear Garden

REAR COURTYARD HOUSES :

- WHEELCHAIR ACCESSIBLE UNIT**
- Unit 12 : 1 Bed / 2 person house = 59sqm² / 30m² Courtyard
 - Unit 13 : 1 Bed / 2 person house = 53sqm² / 18m² Courtyard
 - Unit 14 : 1 Bed / 2 person house = 53sqm² / 18m² Courtyard
 - Unit 15 : 1 Bed / 2 person house = 59sqm² / 17m² Courtyard

FIG. 27:1515 ISSUED FOR PLANNING
 DATE: 20/05/2015
 DRAWN BY: [Name]
 CHECKED BY: [Name]

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PROJECT
 ORDENANCE ROAD
 LONDON

DRAWING TITLE
 PROPOSED SITE PLAN

SCALE: 1:500 A2 SHEET

STATUS: PLANNING
 DRAWING NO: ORD_P_070
 DATE: P02
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