

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date: 29th November 2016

Report of

Assistant Director, Planning &
Environmental Protection

Contact Officer:

Andy Higham Tel: 020 8379 3848
Andy Bates Tel: 020 8379 3004
Robert Singleton Tel: 020 8379
3837

Ward: Edmonton

Green /
Haselbury

Application Number: 16/04185/RE4

Category: Dwellings

LOCATION: GARAGES ADJACENT TO 43, 45, 47-53 AND REAR OF 17-32
GATWARD GREEN, LONDON, N9 9AW

PROPOSAL: Redevelopment of 3 sites involving demolition of existing garages and erection of two and three storey terraced dwellings to provide 12 residential units comprising of (5 x 3-bed) – Site 2 and (7 x 2-bed) – Site 3, with associated landscaping, cycle parking, refuse storage and off street parking – Site 1.

Applicant Name & Address:

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

Agent Name & Address:

Miss Natalya Palit
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 and Unilateral Undertaking.

1. Site and Surroundings

- 1.1 The site comprises a series of three previously developed sites currently occupied by a total of 59 garages. Only sites 2 & 3 are proposed for residential redevelopment and occupy a cumulative area of 1,877 sq.m. At site 1, the scheme proposes the demolition of the existing garages to create unrestricted on-street parking bays at the same quantum. In accordance with the submission, at present only 34% of the existing garages are used for the parking of private motor vehicles for local residents, with 20 out of the 59 garages occupied. On Site 1 (garages 1-16), 10 out of 16 are occupied by local residents, on Site 2 (garages 21-36), 3 out of 16 are occupied, and on Site 3 (garages 37-63) 7 out of 27 are occupied. The three sites form part of a wider housing estate bounded by the classified Church Street to the north, the rear of properties lining Hydeside Gardens to the east, Laburnum Avenue to the south and Haselbury Road to the west. Gatward Green itself is a residential cul-de-sac to the centre of the estate providing access to sites 1 & 2. The estate is accessed via the Haselbury Road to the west. Pedestrian routes permeate the site linking development to the north and south.



Illustration 1: Site Plan

1.2 For clarity, the four sites can be described as follows:

Site 1

1.3 Comprises a 937 sq.m plot situated on the north side of Gatward Green. The site is bounded by the rear gardens of properties lining Church Street to the north, properties lining the Gatward Green communal open space to the east and properties lining Haselbury Road to the west. The site currently contains 16 garages of which 10 are occupied by local residents.

Site 2

- 1.4 Comprises a 909 sq.m plot located to the end of the Gatward Green spur. The site is bounded to the north and west by properties lining the Gatward Green communal open space, to the east by the rear gardens of properties lining Hydeside Gardens, and to the south by the side boundary of No.43 Gatward Green. The site contains 16 garages – of which 3 are currently occupied by local residents – as well as an existing refuse store serving flat Nos. 172-188 Gatward Green and an electrical substation. Established trees directly abut the site to the west.

Site 3

- 1.5 Comprises a 979 sq.m plot situated to the north of Laburnum Road. The site is bounded to the north, east and west by the gardens of properties that form the southern end of the Gatward Green Estate. The site contains 27 garages, 7 of which are occupied by local residents.
- 1.6 The surrounding area is characterised a mix of residential units. The Gatward Green Estate contains a number of different building typologies with low rise single storey terrace units to the centre of the site, traditional two storey terrace family dwellings to the south and west and larger four storey maisonettes to the east and south of Gatward Green. The estate has a broadly similar architectural 1960s / 1970s motif and design.
- 1.7 The site is not within a Conservation Area nor is it a Listed Building.
- 1.8 The Gatward Green Estate is within a critical drainage area at risk from surface water flooding.

2. Proposal

- 2.1 The project proposes the redevelopment of three brownfield sites resulting in the demolition and removal of the existing garages to provide 12 residential units involving the erection of a 3-storey terraced block to Site 2 comprising 5 x 3-bed units, a 2-storey terraced block to Site 3 comprising 7 x 2-bed units and formalised off-street parking to Site 1 to create 26 parking spaces. An additional 7 on-street parking bays (including 1 disabled bay) will be provided to Laburnum Avenue.
- 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 16/02121/PREAPP – Proposed demolition and redevelopment of 3 sites: Site 1 – provision of car parking. Site 2 – erection of 5 dwellings with private amenity and associated on-street parking. Site 3 – erection of 7 dwellings with private amenity and associated on-street parking – Pre-application response given 25/05/16 and established the principle of redevelopment of the site for residential purposes subject to achieving an appropriate density, revisions to the design of the units, ensuring a suitable standard of accommodation, appropriate servicing and access arrangements and car parking.

4. Consultations

4.1 Statutory and non-statutory consultees

Traffic and Transportation:

- 4.1.1 At the time of writing, Traffic and Transportation had requested additional information in terms of parking allocation. These issues have been relayed to applicant and discussion are ongoing. Any revisions will be reported as a late item.

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.

Education:

- 4.1.4 At the time of writing no response had been received from colleagues in Education. Any response received will be reported at the meeting.

Tree Officer:

- 4.1.5 No objection subject to a condition to secure a Tree Protection Plan.

Economic Development:

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

Urban Design:

- 4.1.7 The Urban Design Officer initially raised some concerns with the scheme and notably with regard to the design of the flank elevation to Site 2. Revised plans have been submitted and while some concerns remain, the Officer is satisfied on balance that the changes have positively influenced the scheme.

SuDS:

- 4.1.9 The SuDS Team have raised some issues in relation to the tabled drainage strategy, but they are satisfied that this can be secured by condition.

4.2 Public response

- 4.2.1 The application was referred to 241 surrounding properties, a press notice was published (05/10/16) and three site notices were posted (21 days expired 31/10/16). No objections have been raised.

5. Relevant Policy

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

5.1.1 The London Plan

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 4.12 – 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 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

Circular 06/05 Biodiversity and Geological Conservation- Statutory Obligations and Their Impact within the Planning System

6. **Analysis**

6.1 The main issues to consider are as follows:

- i. Principle of redevelopment to provide residential accommodation and in particular the compatibility of the development with the provisions of the NPPF and the definition of previously developed land;
- ii. Housing mix
- iii. Design;
- iv. Amenity of neighbouring properties;
- v. Highway safety, loss of garages, parking, servicing and access;
- 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 and consequently compatible with Policies 3.3 and 3.4 of the London Plan, Core Policy 5 of the Core Strategy. The provisions of the National Planning Policy Framework support the redevelopment of previously developed site (known as brownfield land) identifying such sites as sustainable locations for development and preferential in planning terms to sites that would erode the openness of the wider environment including greenfield and green belt land. Developments that seek to utilise these alternative sites must demonstrate the exceptional circumstances where the loss of open space, the setting such space offers and the multiplicity of benefits such areas provide can be justified.

6.2.2 The Development Management Document reiterates this presumption and Policy DMD71 states that development involving the loss of other open space will be resisted unless:

- a. Replacement open space can be re-provided in the same locality and of better quality to support the delivery of the Council's adopted Parks and Open Spaces Strategy; or
- b. It has been demonstrated through the submission of an assessment that the open space in question is surplus to requirements.

6.2.3 The development area comprises 3 sites containing garages and associated hardstanding. Only Site three contains an element of green verge, which while not unsubstantial provides little in terms of visual setting or indeed usable amenity provision. Previous iterations of the scheme saw a far larger loss of green verge to provide additional parking bays. Following the concerns expressed by the LPA in terms of their loss, these elements of the scheme have been withdrawn and on balance it is considered that the loss of a modest area of green space can be justified in this instance and would as a result of redevelopment result in the sustainable use of land for housing, thus the principle of development to these sites can be supported.

6.2.4 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, 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.

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 12 residential units. The supporting housing mix document shows a relevant breakdown as follows (tenure has not been specified):

Unit type		Housing Provision	Market	Social Rent	%
Houses	2B 4P	7	0	7	58.3%
	3B 5P	5	5	0	41.7%
TOTAL		12	5	7	100%

6.3.5 In accordance with submitted figures it is clear that the proposed development would fail to achieve the housing mix targets stipulated by Core Policy 5 with what would seem to be an overconcentration of the smaller 2B 4P units. However, the benefits of the development must be taken in the round, and it must be acknowledged that the subject development would make a positive contribution to housing provision in general with a 41% offering of 3B5P units across the two tenures, but most notably in its offering of the majority of the units for affordable housing, this must significantly weigh in its favour. In this regard, it is considered that the stated mix is acceptable.

6.4 Design

Density

6.4.1 For the purposes of the London Plan density matrix, it is considered the site lies within a suburban area due to its loose urban fabric. The site lies within an area with a PTAL 2 indicating that it has poor access to public transport, despite being within close proximity to a number of established bus routes running along Church Street.

6.4.2 The density matrix suggests a density of between 150 and 250 habitable rooms per hectare, albeit where a suburban typology to the surrounding area would suggest an appropriate density to be to the mid to upper point of the range. The character of the area indicates that the average unit size in the area has been between 3.1 – 3.7 rooms. This suggests a unit range of 40 to 80 units per hectare, again where it is expected that the development would be towards the upper end of the range.

- 6.4.3 As submitted, the development would result in 280 habitable rooms per hectare¹ ($52 \times 10,000 / 1,888$) across two sites aggregated to 275 habitable rooms per hectare for Site 2 and 286 habitable rooms for Site 3 and would achieve approximately 68 units per hectare aggregated to 55 units per hectare for Site 2 and 77 units per hectare for Site 3. In terms of habitable rooms, it would appear that the development exceeds the upper range of the density matrix while remaining consistent with thresholds in terms of the number of units. Whilst this would on paper indicate an overdevelopment of the site, 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. 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 – rather than maximise – the use of the site responding to its constraints and its wider context.
- 6.4.4 In this regard, the surrounding area is characterised by a loose suburban fabric with a predominance of low rise 2-storey terraced building typology interspersed by larger flatted development over 3-4 storeys. Gatward Green itself, has a mixed character albeit where a two storey terraced typology predominates. Elevational design is itself mixed with a series of defined groups and typologies of similar design and materials juxtaposed against one another and interspersed throughout. This diversity in such a small geographic space affords the individual sites a degree of flexibility in overall design and form. Each of the subject sites have a regular configuration and the proposed terraced blocks would broadly integrate with the scale, rhythm and pattern of development in the surround. While it is acknowledged that Site 2 is to be built over three storeys with a flat roof, when taken in context, the town-house typology successfully mediates between the larger 4-storey development to the north and the smaller two storey terraced units to the south creating an effective transition between these two existing structures. The crescent building line, while clearly a departure from the more linear and geometric pattern of development that serves to characterise the estate, again successfully mediates between the two spaces with a flank and forward building line that aligns with each referent to the north and south providing an extension to, and continuation of, the established building line, which would serve to ingratiate the development into the surrounding area rather than to stand in opposition to it.
- 6.4.5 At Site 3, the imposition of a terrace typology, by configuration, is such that its linear form would successfully integrate in to the surround with a footprint, plot size and general rhythm that is replicated throughout the estate and wider surround. Indeed, the replacement of the garages to this location is generally welcomed as currently the north side of Laburnum Avenue is somewhat of a dead space where existing development turns its back on the area with rear or flank elevations lining the route. The addition of the new terrace will successfully reactivate this space to the benefit of the surround.

¹ Calculation based on living / kitchen / diners counted as 2 habitable rooms. When counted as a single habitable room, densities drop to 220 and 233 hr/ha for the two site respectively

- 6.4.6 In general terms – and as mentioned previously – the character of the surrounding area does allow a degree of flexibility in the design of the units and the site could accommodate modern and innovative design particularly where the established architecture has limited aesthetic quality. However, the LPA have expressed concern that the general design/appearance of the development would appear to be replicated over a number of sites in the borough coming forward as part of the Small Site 2 programme. This given, it must be acknowledged that successive iterations of the scheme have sought to incorporate design features that serve to break up the mass of the development including recessed balconies, a realignment of fenestration and the formation of modest front garden areas with recessed entrances to the units. While of modern design, the NPPF is clear in its mandate 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.
- 6.4.7 However, during the consultation period the Urban Design Officer expressed concern in relation to the arrangement of windows to the flank elevation of the western unit to Site 2, which given its conspicuous location within the street scene required some revision. It was considered that there would be merit in considering simplification of the gable treatment for the apartment block on Site 2. The use of larger openings was recommended, as this would complement the grander scale of these 3 storey gables, alongside additional verticality within the proportion and arrangement of window openings. The provision of an arched refuse store was also questioned in relation to the more rectilinear character and arrangement of architectural features that characterise the surrounding estate. Revised elevations to address this issue were submitted and broadly accepted by the Urban Design Officer.
- 6.4.8 It is also noted that to the rear of the terraced two-storey units to Site 3, the design of the development as originally submitted showed a largely unbroken façade with an arrangement of windows that appeared unbalanced. Such concern was relayed to the applicant and the Design Team acting on their behalf during the pre-application process, but have not been addressed. While it is clear that elements of the design could have been refined for the betterment of the development and its integration to the surrounding area, regard has been given to the positive housing contribution of the development in reaching a positive recommendation.
- 6.4.7 Moreover, the colour and palette of materials selected – and as shown on the visualisations – were also of concern and were held as failing to adequately respond to the context of the area, serving instead to replicate the material selection on alternative sites, including Ordnance Road rather than supporting the local distinctiveness that sees brown, red and yellow stock as predominant, but also given the clear architectural difference in the built form would serve to highlight a degree of incongruity that would dominate rather than integrate with the development in the surrounding area. While a revised materials palette has not been forthcoming as part of the current application, it is considered that this can be adequately secured by condition to ensure a satisfactory appearance and better integration into the street scene.
- 6.4.7 On balance, while it is clear that the design of the development does depart from the more traditional pattern of development to the wider locale, it is not considered that such a departure is unwelcome with a clear design solution to respond to the constraints of the sites, while largely maintaining a consistency

in the scale, bulk and massing of the development that serves to integrate into the pattern of development in the surrounding area and consequently demonstrating that it has achieved an appropriate density that belies a simple numerical assessment. 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 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	3b5p	102	99

houses	4b5p	106	103
	4b6p	113	112

6.4.12 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

6.4.13 London Plan SPG and Local Plan imposes further standards to ensure the quality of accommodation is consistently applied and maintained 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 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.

6.4.14 The scheme accommodates 1 unit that will be fitted out to be fully wheelchair accessible or capable of being fitted out for such a function, thereby resulting in a slight under provision from the 10% required. However, given the modest quantum of development this is not unusual and 10% provision would not result in a whole number the variance from full compliance would be 0.3% of a single unit therefore is not considered to be practically achievable or desirable. This is acceptable.

6.4.15 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

6.4.16 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 (m ²)
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

6.4.17 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.

6.4.18 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. This is consistent with the requirements of Policy DMD9.

6.4.19 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 92.5 sq.m of play space required based on child yield.

6.4.20 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, The Church Street Recreation Ground lays approximately 200m to the west of the site with direct pedestrian access. The park houses several playing fields and formalised playspace. Such provision is considered to be sufficient to potentially accommodate the expected child yield borne out of the development, albeit where a contribution to enhance the facilities in accordance with the s106 SPG will be sought to enhance the existing provision.

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. The potential impacts of the development across the three sites will be assessed in turn.

Site 1

- 6.5.2 The nature of development to Site 1 is such that the works will result in the removal of substantial existing garage structures in favour of open aspect parking provision which in itself will actively reduce the impact of development to the rear gardens of Nos. 44-53 Gatward Green, Nos. 316-322 Haselbury Road and Nos. 190-220 Church Street.

Site 2

- 6.5.3 The context of the site is such that the properties likely to be impacted by the scheme are to the adjacent four storey block of maisonettes described as Nos. 158-188 Church Street to the north – albeit where the impact would be most acute to those properties directly adjacent namely Nos. 170, 172, 186 and 188 Church Street – Nos. 1-17 Hydeside Gardens to the east and Nos. 23, 24, 31, 32 and 41-43 Gatward Green to the south and Nos. 43-45 Gatward Green to the west.
- 6.5.4 In taking the each in turn, to the north it is clear than any potential impact diminishes significantly as the existing units move further away to this aspect resulting in the greatest potential impact to those 4 properties directly adjacent to the subject site – namely Nos. 170, 172, 186 and 188 Church Street. Of benefit to the subject scheme, the design of the four storey maisonette block of units is such that its flank elevation is devoid of fenestration, and while it is clear that the distancing standard required by virtue of DMD10 between rear and flank elevations cannot be met – 8m realised where 11m is required – such a deficiency cannot be held to be in any way harmful given that no existing habitable windows will be impacted. It was highlighted during pre-application discussions that the relative orientation of the development to this existing block coupled with the increased proximity of the built form was such that the resultant quality of accommodation through a relatively poor outlook, and sense of enclosure and potentially poor access to light may be undermined, however, as has been stated the development will make an important contribution to housing stock within the borough and in seeking to maximise the use of the site, it is not unusual to have more constrained units – as has been the case across the Small Sites programme. On balance it will be for the market and prospective home-owners to determine the appeal of such a unit and while it may lower the overall value of the unit, it is unlikely that this would be a determining factor that would render the scheme as being unviable.
- 6.5.5 To the rear, the nature of the site and the crescent design solution presented by the applicant, is such that the built form would project beyond the rear elevation of Nos. 170, 172, 186 and 188 Church Street. In having regard to the provisions of DMD8, one must consider the relevant thresholds imposed by DMD11 with respect to a measure of impact derived from rear extensions. In accordance with this Policy, ground floor projections should not exceed a 45-degree line plotted from the mid-point of the nearest neighbouring window, at first floor level and above, a 30-degree line is imposed. As submitted, the proposed development would intersect by some margin on both of these measures, however, the crescent design of the scheme is such that the impact of the scale, bulk and massing of the development diminishes rapidly as the building line moves ever further away from the potentially affected properties. This factor coupled with a separation distance of 8m at its

narrowest point and increasing proportionately to the splay of the built form is such that outlook to the existing properties will not be unduly harmed and would ensure that the development does not appear to be overly dominant.

- 6.5.6 A shadowing and sunlight analysis has been omitted from the submission documents and concern was raised during pre-application discussions in terms of the potential for a loss of light to those properties to the north, given the relative orientation of the development as well as its overall height. However, having reviewed the site and mindful of the separation distances facilitate in part by the crescent design is such that any overshadowing would be most acutely experienced to the garden areas of the proposed units rather than to adjacent plots and hence would be acceptable on this basis.
- 6.5.7 The potential for overlooking from Site 2 was also discussed at pre-application stage. The relative orientation of the terraced block to adjacent properties to the north and east of the site coupled with the provision of roof terrace amenity provision increased this sensitivity. However, it is clear that the development would comfortably exceed minimum distancing standards for facing windows to the existing units to the east and once again the crescent design of the proposed units is such that no views are offered to the principal living areas of adjacent properties to the north, rather any views are limited to allocated garden areas which given the degree of separation from both facing windows and the roof terraces would not offer any greater vantage than would be the case with the existing degree of overlooking that afflicts the space. This is considered to be acceptable.
- 6.5.8 To the south, the size and siting of the development is such that the scheme would secure a common alignment with the established building line to the existing terraced group, thereby ensuring that the development would not have any undue impact upon residential amenity. In terms of privacy, the first floor terrace could give rise to a perception of overlooking to the rear garden area of No.43 Gatward Green. However, it is considered that such an impact could be adequately controlled by a condition to secure privacy screening.
- 6.5.9 In terms of those remaining properties to the south and east of the site potentially affected by the development, it is considered that the degree of separation of the built form to these final properties would ensure that there would be no undue harm caused to residential amenity as a result of the development from either the imposition of the built form or indeed an increased perception of overlooking.

Site 3

- 6.5.10 The context of the site is such that the properties likely to be impacted by the development of the seven unit terrace would be Nos. 17-32 Gatward Green to the north, Nos. 33-37 Gatward Green to the east, Nos. 31 and 32 Thorne Way to the south and Nos. 12-16 Gatward Green to the west.
- 6.5.11 To those properties lining the development site to the east and west, the relative orientation of each property is such that distancing standard applicable relates to a minimum separation of 11m must be maintained between facing windows and side boundaries to accord with DMD10. From scaled and verified aerial photographs and from submitted plans, it is clear that the separation distances between the properties and the development

would meet this minimum standard and are likely to be unaffected by any potential for overshadowing given both this separation, but also the fact that these neighbouring properties relative orientation means that they present their principal elevation to the flank of the development and hence any private amenity space or principal living area is situated well clear of any shadowing line.

- 6.5.12 To the north, the degree of separation afforded by the existing amenity provision coupled with the low rise nature of the units is such that minimum distancing standards are exceeded by some margin and will, therefore, have no impact upon residential amenity to these existing units. To the south, the relationship between the new terrace and what would be flank elevation presented by these existing neighbouring properties could with the separation afforded by the highway and in excess of the 11m threshold would ensure no undue harm to residential amenity.

6.6 Highway Safety

Site Context

- 6.5.1 The Public Transport Accessibility Level (PTAL) across the three sites ranges from 1b to 2 indicating that it has poor access to public transport. The development is approximately a 10 minute walk from Edmonton Green Train and Bus Stations.
- 6.5.2 There are two principal highway accesses to the site from Haselbury Road via Gatward Green to the north and Laburnum Avenue to the south. Pedestrian routes pervade the site. Gatward Green and Laburnum Avenue have no parking restrictions and benefits from both informal on-street parking as well as formalised off-street parking both in terms of hard-standing and integral garages. Each of the sites comprise a total of 59 individual garages, 20 of which are occupied by local residents.
- 6.5.4 The proposed development seeks to provide 2 cycle parking spaces per unit located to the rear garden areas of the units. At site 1 the garages will be demolished and parking spaces reconfigured to provide 26 parking spaces. An additional 7 spaces are proposed parallel to Laburnum Avenue in front of the new terrace at Site 3 including one blue badge wheelchair accessible bay adjacent to the wheelchair accessible unit. In taking account of the existing garage usage, the development would result in the provision of an additional 13 car parking spaces

Access and Servicing

- 6.5.6 Pedestrian access is clearly defined and the proposed arrangements meet London Plan Policy 6.10 Walking and Enfield DMD Policy 47 which requires that '*[a]ll developments should make provision for attractive, safe, clearly defined and convenient routes and accesses for pedestrians, including those with disabilities.*'
- 6.5.7 The plans indicate that where new dwellings are being provided the existing access to garages will be closed off and the footway reinstated. Therefore, no vehicular access and related off street parking is proposed for the dwellings. This is in line with Enfield DMD Policy 46. The applicant will need to cover the cost of reinstatement of the footway and should contact Highway

Services to discuss this. There will also need to be stopping up of the public highways on the sites which will require a s278 agreement.

- 6.5.8 In general terms, the intensification of use across the three sites will not result in a significant increase in servicing demands in excess of levels currently experienced. The unrestricted parking in the area coupled with retained and ample turning-heads ensures that larger vehicles including waste vehicles can enter and exit the site easily.

Car Parking

- 6.5.9 The current London Plan Policy 6.13 – and related maximum standards as set out in Table 6.2 in the Parking Addendum – indicate that the maximum provision for a new development of this size and setting is up to 1.5 car parking spaces per residential unit. There is also maximum provision set by number of bedrooms with a 2 bed having less than 1 space and a 3 bed less than 1.5. The following section has been examined in consultation with colleagues in Traffic and Transportation.

- 6.5.10 In the responses to the various pre-applications it was indicated that, given the poor access to public transport of the site, as a minimum the parking ratio would have to be 1 per unit. At present 13 additional spaces are to be provided, 7 are to be directly located in front of the two storey terrace to Laburnum Avenue and the remaining 5 to the optimised Site 1 parking court. In consultation with Traffic and Transportation, concern was expressed as to the quantum of parking to the site given the intensification of use and indeed the degree of on-street parking saturation on the surrounding roads. The Officer commented that the wider pressures for on-street parking will mean that the additional provision will not necessarily be used exclusively by the newly created units and thus would apply additional pressure for parking on the adjoining streets which may result in conditions prejudicial to the safety and free flow of traffic in the surrounding area. Such concerns were relayed to the applicant and at the time of writing negotiations were ongoing. It is clear that the issues highlighted are resolvable and any revisions will be reported as a late item.

- 6.5.13 In relation to cycle parking, submitted plans indicate storage facilities to the rear of each property to provide storage for a two bicycles. In accordance with Table 6.3 of the London Plan 2 x long stay spaces are required per 2-bed (or larger dwellings), also it is preferable for such storage to be directly accessible to the highway. A further 2 x short stay space are required in the wider surround. While it is clear that existing provision is at slightly at odds with relevant cycle parking standards, it is considered that this can be secured by condition.

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. Newer targets for zero carbon development in regulated energy came in to force as of the 1st October 2016

and any applications submitted after this date are subject to the new standards. The subject application was submitted prior to this date and hence the new standards do not apply. The applicant and Members are advised that any subsequent application including s73 applications will be subject to this target.

- 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 submitted with the scheme indicating a Code 4 equivalent, 35% improvement, however, the D&A indicates that the development will commit to the Code 5 equivalent energy strategy which would comply with the latest targets. This conflict is not considered to be problematic insofar as further feasibility to resolve the differing commitments can be secured by condition and would comply with the relevant tests of the NPPG on the basis that DMD51 seeks to secure higher targets where this is deemed to be technically feasible and economically viable.

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. Consistent with pre-application advice, the main roofs to each of the blocks will feature green roofs and provide an area for photovoltaics. While the detailed specification of the green roof has not been submitted, the inclusion is welcomed and would be consistent with DMD55 subject to a condition to secure further detail.

Biodiversity

- 6.6.14 An ecological report has been submitted. The report indicates that the existing site has a low ecological value and with appropriate landscaping and

measures to ensure the installation of bird and insect boxes, ecological value will be enhanced. This will be secured via condition.

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. The drainage strategy submitted is broadly acceptable subject to some revisions that will be secured by condition to ensure the strategy complies with the principles of the SuDS Management Train and that SuDS are utilised as part of developing Site 1. In addition, the condition will secure:

- The fall of the site
- Specifications, cross sections, sizes and areas must be given for all SuDS features
- Details of overland flow routes for exceedance events
- A management plan for future maintenance

Pollution & Air Quality

6.6.17 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.

6.6.18 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

6.6.19 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)
- e. Education contribution

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 7 affordable housing units representing a 58% 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.

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 sq.m.
- 6.8.2 The development will result in 1,151 sq.m of new floor area equating to a total of £23,020 in terms of Mayoral CIL is payable (not adjusted).
- 6.8.3 Enfield have also recently adopted their CIL and this would be charged at a rate of £40 per sq.m resulting in a contribution of £46,040 (not adjusted).

7. Conclusion

- 7.1 The subject development utilises a brownfield site for housing development. 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, to also grant delegated powers to officers to agree the final wording for the conditions deemed necessary to render the scheme acceptable in planning terms.

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 That officers be granted delegated authority to finalise the precise wording of the conditions to cover the issues identified within the report and summarised below.

8.3 Conditions

1. C61 – Approved Plans (Revised)
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. Within six months of commencement of superstructure, details of refuse storage facilities including facilities for the recycling of waste to be provided within the development, in accordance with the London Borough of Enfield Waste and Recycling Planning Storage Guidance ENV 08/162, shall be submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details before the development is occupied or use commences.

Reason: In the interests of amenity and the recycling of waste materials in support of the Boroughs waste reduction targets.

8. C21 – Construction Servicing Area
9. C22 – Details of Const. Vehicle Wheel Cleaning
10. C25 – No additional Fenestration
11. Prior to occupation details of any external lighting proposed shall be submitted to and approved in writing by the Local Planning Authority. The approved external lighting shall be provided before any part of the development is occupied.

Reason: To ensure that the development does not prejudice the amenities of adjoining occupiers and / or the visual amenities of the surrounding area.

12. Within six months of commencement of superstructure, details of the siting and design (plans and elevations) covered cycle parking spaces shall be 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.

13. Notwithstanding Classes A (including installation / replacement of guttering to a new design or in different materials, the rendering or cladding of a façade), B, C, D, E, F, G and H of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 or any amending Order, no alterations to the building, buildings or extensions to buildings shall be erected or enacted at the proposed single dwelling houses or within their curtilage without the permission in writing of the Local Planning Authority.

Reason: In order to protect the character and appearance of the subject properties and surrounding area, to protect the amenities of the adjoining properties and to ensure adequate amenity space is provided.

Within 3 months of the commencement of superstructure works full details of both hard and soft landscape proposals shall be submitted to and approved by the Local Planning Authority. The landscape details shall include:

- o Planting plans
- o Written specifications (including cultivation and other operations associated with plant and grass establishment)
- o 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)
- o Full details of tree pits including depths, substrates and irrigation systems
- o The location of underground services in relation to new planting
- o Implementation timetables.
- o 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
- o SuDS enhancements
- o 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)

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

14. 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.

15. 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.

16. 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.

17. 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.

18. 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.

19. Prior to first occupation details of a rainwater recycling system shall be 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.

20. 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..

21. 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).

22. Within 6 months of commencement of superstructure works details of biodiversity enhancements, to include 13 bird and 13 insect bricks/tubes/tiles designed and incorporated into the materials of the new units shall be 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.

23. Within six month of commencement of works details of green/brown roof(s) shall be submitted and approved in writing by the Local Planning Authority. Extensive substrate biodiverse roofs are preferred by the Local Planning Authority and should be provided unless it can be demonstrated that this is not feasible and an alternative roof type proposed.

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 Biodiveristy Action Plan and Policies 5.11 & 7.19 of the London Plan.

24. 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.

25. The development shall provide for no less than a 35% 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.

26. The renewable energy technologies (photovoltaics), shall be installed and operational prior to the first occupation of the development.

Prior to installation, 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.

27. Prior to commencement of superstructure works, 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.

28. 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.

29. 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.

- 30. 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.

- 31. That development shall not commence until a construction methodology has been submitted to and approved in writing by the Local Planning Authority. The construction methodology shall contain:
 - a. a photographic condition survey of the roads, footways and verges leading to the site;
 - b. details of construction access and associated traffic management to the site;
 - c. arrangements for the loading, unloading and turning of delivery, construction and service vehicles clear of the highway;
 - d. arrangements for the parking of contractors vehicles;
 - e. arrangements for wheel cleaning;
 - f. arrangements for the storage of materials;
 - g. hours of work;
 - h. A construction management plan written in accordance with the 'London Best Practice Guidance: The control of dust and emission from construction and demolition' or relevant replacement.

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.

32. Prior to completion of superstructure, a scheme to demonstrate that all units on site are to be provided as affordable housing in accordance with the following mix shall be 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.

33. Development shall not commence until and 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.

34. Prior to completion of superstructure, a scheme to demonstrate that all units on site are to be provided as affordable housing in accordance with the following mix shall be submitted to and approved in writing by the Local Planning Authority:

Social Rented: 7 x 2 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.

35. Development shall not commence until a Tree Protection Plan drafted in accordance with BS5837:2012 has been submitted and approved in writing by the Local Planning Authority. The development shall then be constructed in accordance with this plan.

Reason: To safeguard adjacent and established trees.

36. C51A Time Limited Permission

ALL DIMENSIONS MUST BE CHECKED ON SITE. INFORM THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
MEASURED DIMENSIONS INDICATED.
KEY PLAN

NOTES
1. ALL DIMENSIONS MUST BE CHECKED ON SITE. INFORM THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
2. MEASURED DIMENSIONS INDICATED.
3. ALL DIMENSIONS MUST BE CHECKED ON SITE. INFORM THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
4. MEASURED DIMENSIONS INDICATED.
5. ALL DIMENSIONS MUST BE CHECKED ON SITE. INFORM THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
6. MEASURED DIMENSIONS INDICATED.

P02 09.09.16 PLANNING PH AS
P01 05.08.16 PLANNING PH AS
REV DATE DESCRIPTION DRN CHK
PETER BARBER ARCHITECTS
173 Kings Cross Road LONDON, C1X 8BZ
e: info@peterbarberarchitects.com
t: 020 7833 4499

CLIENT
LONDON BOROUGH OF ENFIELD
PROJECT
GATWARD GREEN GARAGES
LONDON

DRAWING TITLE

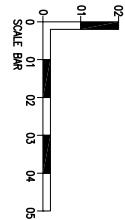
PROPOSED FIGURE GROUND PLAN

SCALE 1:500
STATUS PLANNING
DRAWING NO. CAT P 070
REV P02

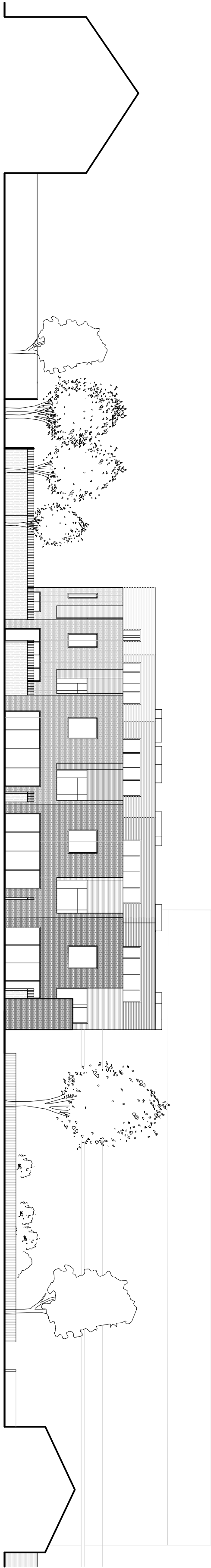
© 2014 Peter Barber Architects. All rights reserved.



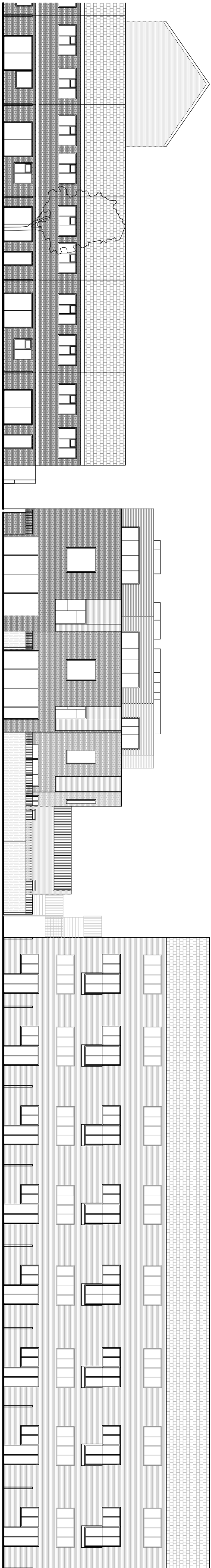
- NOTES
- WINDOW MULLION / PATIO GLAZING ARRANGEMENT INDICATIVE
 - SUBJECT TO DETAIL DESIGN
 - ELEVATION ROOF AND EAVES HEIGHT OF IMMEDIATE NEIGHBOURING BUILDINGS FROM OS & APPROXIMATE
 - EXISTING TREES SHOWN INDICATIVELY
 - PROPOSED TREE LOCATIONS SHOWN INDICATIVELY



03 SITE 2 SOUTH FACING ELEVATION
1:200



04 SITE 2 WEST FACING ELEVATION
1:200



P05 09.09.16 PLANNING PH AS
P04 05.08.16 PLANNING PH AS
P03 06.07.16 DRAFT FOR REVIEW PH AS
P02 30.06.16 DRAFT FOR REVIEW PH AS
P01 11.04.16 DRAFT FOR REVIEW AS DO
REV DATE DESCRIPTION DRN CHK

PETER BARBER ARCHITECTS
173 Kings Cross Road LONDON WC1X 9BZ
e: info@peterbarberarchitects.com
t: 020 7539 4199

CLIENT LONDON BOROUGH OF ENFIELD
PROJECT GATWARD GREEN GARAGES
LONDON

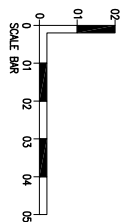
DRAWING TITLE
SITE 2
PROPOSED ELEVATIONS 03-04

SCALE 1:200 A2 SHEET
STATUS
PLANNING

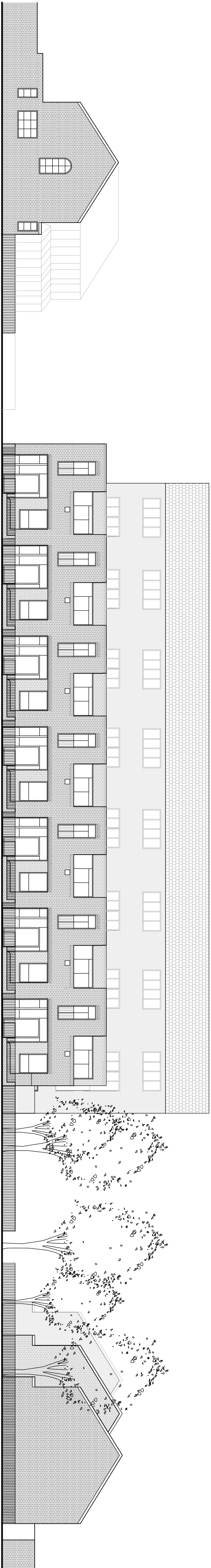
DRAWING NO
GAT 02_P_301
REV
P05



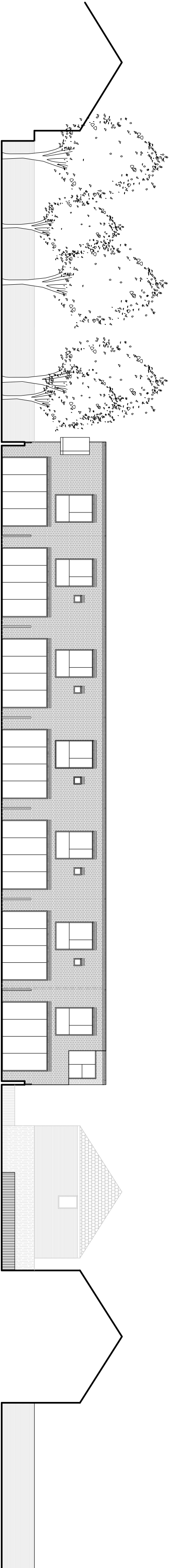
- NOTES
- WINDOW MULLION / PATIO GLAZING ARRANGEMENT INDICATIVE
 - NEIGHBOURING BUILDINGS FROM OS & APPROXIMATE ELEVATION RISE AND EAVES HEIGHT OF IMMEDIATE NEIGHBOURING BUILDINGS FROM OS & APPROXIMATE
 - EXISTING TREES SHOWN INDICATIVELY
 - PROPOSED TREE LOCATIONS SHOWN INDICATIVELY



01 SITE 3 NORTH FACING ELEVATION
1/10/2023 1:200



02 SITE 3 SOUTH FACING ELEVATION
1/10/2023 1:200



PH5 09.09.16 PLANNING	PH AS
PH4 09.09.16 PLANNING	PH AS
PH3 09.07.16 DRAFT FOR REVIEW	PH AS
PH2 09.09.16 DRAFT FOR REVIEW	AS BS
PH1 11.04.16 DRAFT FOR REVIEW	AS BS
REV DATE DESCRIPTION	DRN CHK

PETER BARBER ARCHITECTS
173 Kings Cross Road LONDON WC1X 9BZ
e: info@peterbarberarchitects.com
t: 020 7659 4499

CLIENT
LONDON BOROUGH OF ENFIELD
PROJECT
GATWARD GREEN GARAGES
LONDON

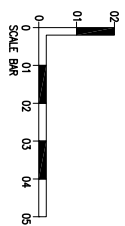
DRAWING NO
SITE 3
PROPOSED ELEVATIONS 01-02

SCALE 1:200
STATUS
PLANNING

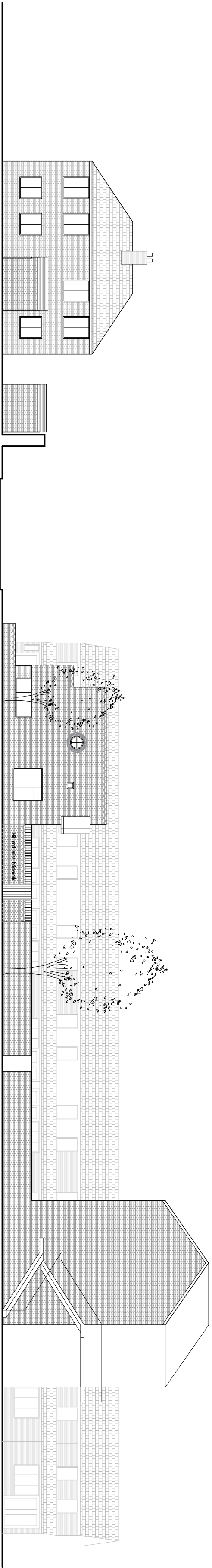
DRAWING NO
GAT 02_P_302
REV
P05



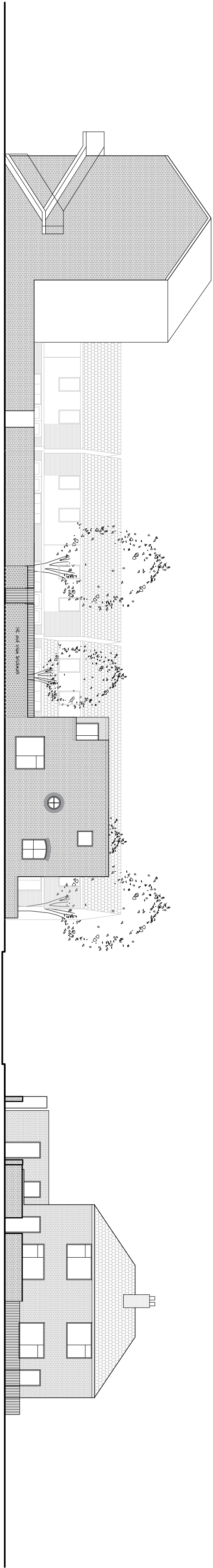
- NOTES
1. WINDOW LOCATION / PATIO GLAZING ARRANGEMENT INDICATIVE
 2. SUBJECT TO DETAIL DESIGN
 3. SITE FOOTPRINT TAKEN FROM SURVEY, REST OF EXISTING PLAN, ELEVATION, ROOF AND EAVES HEIGHT OF IMMEDIATE NEIGHBOURING BUILDINGS FROM OS & APPROXIMATE
 4. EXISTING TREES SHOWN INDICATIVELY
 5. PROPOSED TREE LOCATIONS SHOWN INDICATIVELY



03 SITE 3 WEST FACING ELEVATION
1:200



04 SITE 3 EAST FACING ELEVATION
1:200



PO1 09.09.16 PLANNING	PH AS
PO2 03.08.16 PLANNING	PH AS
PO3 06.07.16 DRAFT FOR REVIEW	PH AS
REV DATE DESCRIPTION	DRN CHK

PETER BARBER ARCHITECTS
173 Kings Cross Road LONDON WC1X 9BZ
e: info@peterbarberarchitects.com
t: 020 7659 4499

CLIENT
LONDON BOROUGH OF ENFIELD
PROJECT
GATWARD GREEN GARAGES
LONDON

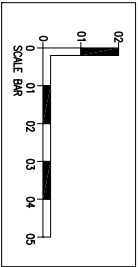
DRAWING TITLE
SITE 3
PROPOSED ELEVATIONS 03-04

ALL DIMENSIONS MUST BE CHECKED ON SITE. INFORM THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
INTERNAL UNITS INDICATE.

KEY PLAN

1. WINDOW MULLION / PATIO GLAZING ARRANGEMENT INDICATIVE. SUBJECT TO DETAIL DESIGN.
2. SITE FOOTPRINTS TAKEN FROM SURVEY, BEST OF EXISTING PLAN, AND ADJACENT BUILDINGS FROM OS & APPROXIMATE.
3. DO NOT SCALE OFF THIS DRAWING. FOR CONSTRUCTION ALL DIMENSIONS TO BE CHECKED ON SITE. PLEASE REFER TO XXX.
4. PROPOSED TREE LOCATIONS SHOWN INDICATIVELY.
5. INFORM ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

NOTES



P05 09.09.16 PLANNING	PH AS
P04 05.08.16 PLANNING	PH AS
P03 08.07.16 DRAFT ISSUE	PH AS
P02 30.06.16 DRAFT ISSUE	AS DS
P01 30.03.16 DRAFT ISSUE	AS DS
REV DATE DESCRIPTION	DRN CHK

PETER BARBER
ARCHITECTS
173 Kings Cross Road LONDON WC1X 9BZ
e: info@peterbarberarchitects.com
t: 020 7833 4489

CLIENT
LONDON BOROUGH OF ENFIELD

PROJECT
GATWARD GREEN GARAGES
LONDON

DRAWING TITLE
SITE 2
PROPOSED FIRST FLOOR

SCALE 1:200

STATUS

PLANNING

DRAWING NO

GAT 02_P_101

REV

P05

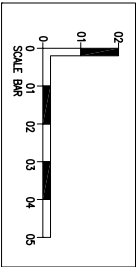
© 2014 Peter Barber Architects. All rights reserved

ALL DIMENSIONS MUST BE CHECKED ON SITE. INFORM THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
INTERNAL LAYOUTS INDICATIVE

KEY PLAN

1. WINDOW MULLION / PAINT GLAZING ARRANGEMENT INDICATIVE
2. SITE FOOTPRINT TAKEN FROM SURVEY. REST OF EXISTING PLAN, NEIGHBOURING BUILDINGS FROM OS & APPROXIMATE
3. DO NOT SCALE OFF THIS DRAWING. FOR CONSTRUCTION ALL DIMENSIONS TO BE CHECKED ON SITE.
4. EXISTING TREES SHOWN INDICATIVELY. PLEASE REFER TO XXX FOR EXISTING TREE SURVEY INFORMATION
5. INFORM ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION

NOTES



P05 09.09.16 PLANNING	PH AS
P04 05.08.16 PLANNING	PH AS
P03 08.07.16 DRAWING ISSUE	PH AS
P02 30.06.16 DRAWING ISSUE	AS 06
P01 30.03.16 DRAWING ISSUE	AS 06
REV DATE DESCRIPTION	DRN CHK

PETER BARBER
ARCHITECTS
173 Kings Cross Road LONDON WC1X 9BZ
e: info@peterbarberarchitects.com
t: 020 7833 4488

CLIENT
LONDON BOROUGH OF ENFIELD

PROJECT
GATWARD GREEN GARAGES
LONDON

DRAWING TITLE
SITE 2
PROPOSED GROUND FLOOR

SCALE 1:200

STATUS
PLANNING

DRAWING NO
GAT 02_P_100

REV
P05

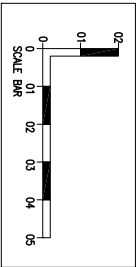
© 2014 Peter Barber Architects. All rights reserved

ALL DIMENSIONS MUST BE CHECKED ON SITE. INFORM THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
INTERNAL LAYOUTS INDICATIVE

KEY PLAN

- WINDOW MULLION / PAINT GLAZING ARRANGEMENT INDICATIVE. SUBJECT TO DETAIL DESIGN.
- SITE FOOTPRINT TAKEN FROM SURVEY. REST OF EXISTING PLAN, EXISTING ROADS AND LINES HEIGHT OF IMMEDIATE SURROUNDINGS TAKEN FROM OS MAPS.
- DO NOT SCALE OFF THIS DRAWING. FOR CONSTRUCTION ALL DIMENSIONS TO BE CHECKED ON SITE.
- EXISTING TREES SHOWN INDICATIVELY. PLEASE REFER TO XXX FOR EXISTING TREE SURVEY.
- INFORM ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

NOTES



P05 09/09/16 PLANNING	PH AS
P04 06/08/16 PLANNING	PH AS
P03 08/07/16 DBET ISSUE	PH AS
P02 30/06/16 DBET ISSUE	AS DG
P01 30/03/16 DBET ISSUE	AS DG
REV DATE DESCRIPTION	DRN CHK

PETER BARBER
ARCHITECTS
113 Kings Cross Road LONDON WC1X 9BZ
e: info@peterbarberarchitects.com
t: 020 7533 4499

CLIENT
LONDON BOROUGH OF ENFIELD
PROJECT
GATWARD GREEN GARAGES
LONDON

DRAWING TITLE
SITE 3
PROPOSED FIRST FLOOR

SCALE 1:200

STATUS
PLANNING

DRAWING NO
GAT_03_P_101

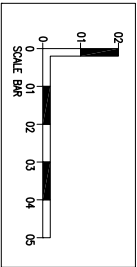
REV
P05

ALL DIMENSIONS MUST BE CHECKED ON SITE. INFORM THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
INTERNAL LAYOUTS INDICATIVE

KEY PLAN

1. WINDOW MULLION / PAINT GLAZING ARRANGEMENT INDICATIVE
2. SUBJECT TO DETAIL DESIGN
3. SITE FOOTPRINT TAKEN FROM SURVEY. REST OF EXISTING PLAN, EXISTING ROADS AND EXISTING HEIGHT OF IMMEDIATE SURROUNDINGS SHOWN FOR REFERENCE ONLY
4. DO NOT SCALE OFF THIS DRAWING. FOR CONSTRUCTION ALL DIMENSIONS TO BE CHECKED ON SITE.
5. EXISTING TREES SHOWN INDICATIVELY. PLEASE REFER TO XXX FOR EXISTING TREE SURVEY AND RECORD.
6. INFORM ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION

NOTES



P05 09.09.16 PLANNING	PH AS
P04 05.08.16 PLANNING	PH AS
P03 08.07.16 DBET ISSUE	PH AS
P02 30.06.16 DBET ISSUE	AS DG
P01 30.03.16 DBET ISSUE	AS DG
REV DATE DESCRIPTION	DRN CHK

PETER BARBER
ARCHITECTS
113 Kings Cross Road LONDON WC1X 9BZ
e: info@peterbarberarchitects.com
t: 020 7533 4499

CLIENT
LONDON BOROUGH OF ENFIELD
PROJECT
GATWARD GREEN GARAGES
LONDON

DRAWING TITLE
SITE 3
PROPOSED GROUND FLOOR

SCALE 1:200

STATUS
PLANNING

DRAWING NO
GAT 03_P_100

REV
P05

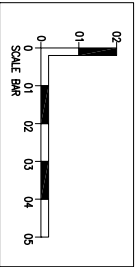
© 2014 Peter Barber Architects. All rights reserved

ALL DIMENSIONS MUST BE CHECKED ON SITE. INFORM THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
INTERNAL LAYOUTS INDICATIVE

KEY PLAN

1. WINDOW MULLION / PAINT GLAZING ARRANGEMENT INDICATIVE
2. SUBJECT TO DETAIL DESIGN
3. SITE FOOTPRINT TAKEN FROM SURVEY. REST OF EXISTING PLAN, EXISTING ROADS AND LINES HEIGHT OF IMMEDIATE SURROUNDINGS INDICATIVE
4. DO NOT SCALE OFF THIS DRAWING. FOR CONSTRUCTION ALL DIMENSIONS TO BE CHECKED ON SITE.
5. EXISTING TREES SHOWN INDICATIVELY. PLEASE REFER TO XXX
6. INFORM ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION

NOTES



P06 01.11.16	CABLE END RESTRICTION ADJUSTED	PH	AS
P05 09.09.16	PLANNING	PH	AS
P04 05.08.16	PLANNING	PH	AS
P03 08.07.16	DBET ISSUE	PH	AS
P02 30.06.16	DBET ISSUE	AS	06
P01 29.03.16	DBET ISSUE	AS	06
REV DATE	DESCRIPTION	DRN	CHK

PETER BARBER
ARCHITECTS
113 Kings Cross Road LONDON WC1X 9BZ
t: 020 7833 4489
e: info@peterbarberarchitects.com

CLIENT
LONDON BOROUGH OF ENFIELD
PROJECT
GATWARD GREEN GARAGES
LONDON

DRAWING TITLE
SITE 2
PROPOSED SECOND FLOOR

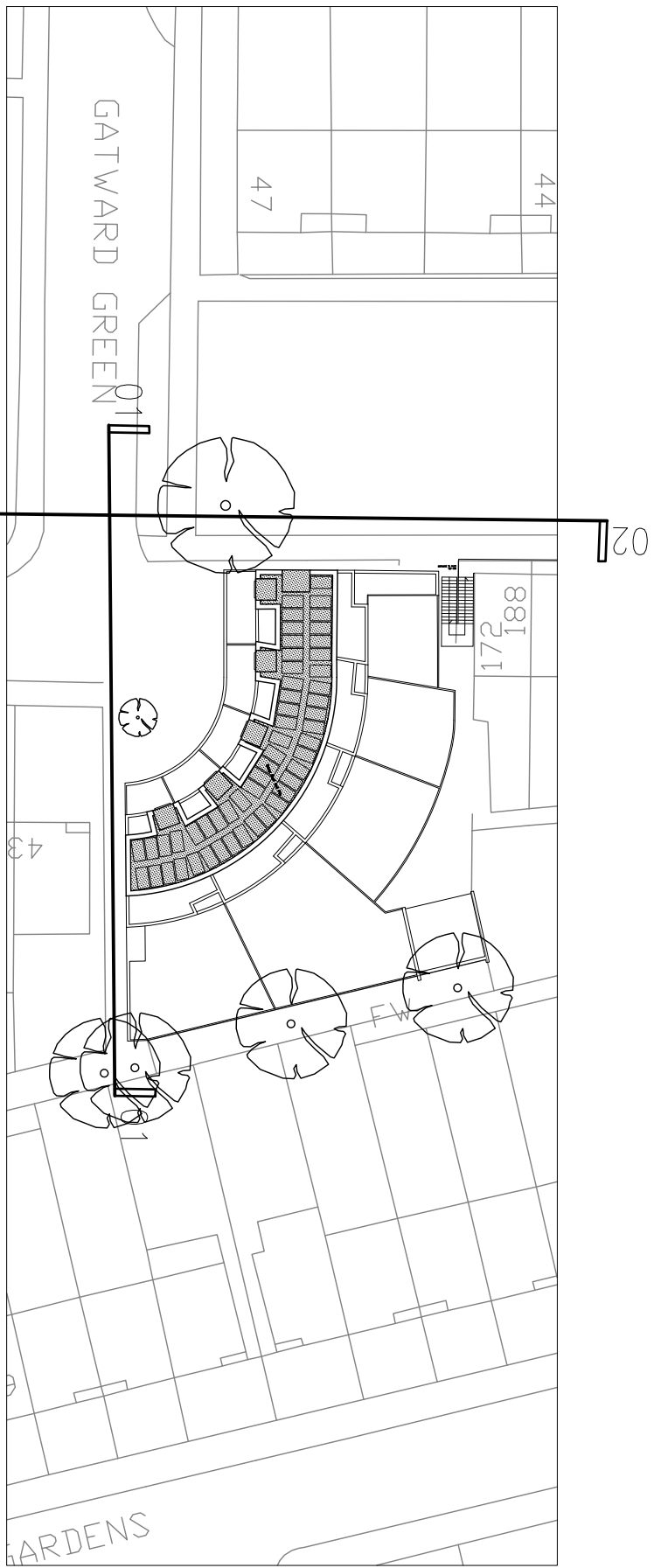
SCALE 1:200

STATUS
PLANNING

DRAWING NO
GAT 02_P_102

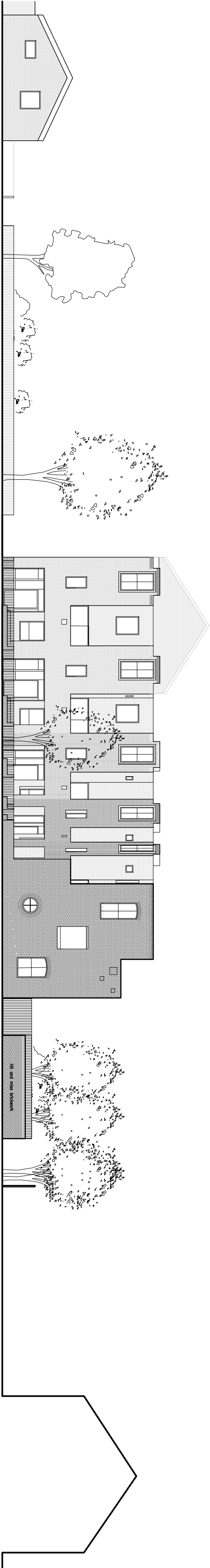
REV
P06

© 2014 Peter Barber Architects. all rights reserved



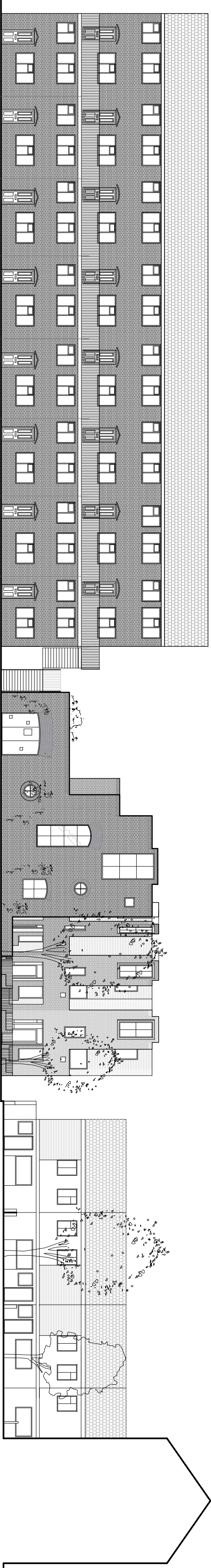
01 SITE 2 NORTH FACING ELEVATION

1/2000

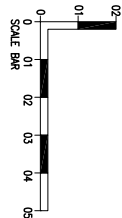


02 SITE 2 EAST FACING ELEVATION

1/2000



- NOTES
- WINDOW MULLION / PANO GLAZING ARRANGEMENT INDICATIVE. SUBJECT TO DETAIL DESIGN.
 - ELEVATION ROOF AND FINISH HEIGHT OF IMMEDIATE NEIGHBOURING BUILDINGS FROM OS & APPROXIMATE.
 - EXISTING TREES SHOWN INDICATIVELY.
 - PROPOSED TREE LOCATIONS SHOWN INDICATIVELY.



PO7 04.11.16	CABLE END FENESTRATION ADJUSTED	PH AS
PO6 01.11.16	CABLE END FENESTRATION ADJUSTED	PH AS
PO5 09.09.16	PLANNING	PH AS
PO4 05.08.16	PLANNING	PH AS
PO3 05.07.16	DOEF FOR REVIEW	PH AS
PO2 30.06.16	DOEF FOR REVIEW	AS AS
PO1 11.04.16	DOEF FOR REVIEW	AS DO
REV DATE	DESCRIPTION	DRN CHK

PETER BARBER ARCHITECTS
173 Kings Cross Road LONDON WC1X 9BZ
e: info@peterbarberarchitects.com
t: 020 7553 4495

CLIENT
LONDON BOROUGH OF ENFIELD
PROJECT
GATWARD GREEN GARAGES
LONDON

DRAWING TITLE
SITE 2
PROPOSED ELEVATIONS 01-02

SCALE 1:200
SHEETS
PLANNING
DRAWING NO
GAT 02_P_300
REV
P07