

## LONDON BOROUGH OF ENFIELD

### PLANNING COMMITTEE

Date: 28<sup>th</sup> March 2017

**Report of**  
Assistant Director,  
Regeneration and Planning

**Contact Officer:**  
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**Ward:** Ponders  
End

**Application Number:** 16/05682/FUL

**Category:** Dwellings

**LOCATION:** ROBBINS HALL, GARDINER CLOSE, ENFIELD, EN3 4LP

**PROPOSAL:** Redevelopment of site to provide a total of 58 affordable housing and shared ownership residential units within 2 x part 2-storey, part 4-storey blocks (block A and E), a 4-storey block (block C) and two part 2, part 3-storey terraces (Block B and D) comprising 6 x 3 bed and 8 x 4 bed houses, 14 x 1 bed, 26 x 2 bed and 4 x 3 bed self-contained flats with associated surface car parking, covered cycle parking, play area and ancillary works.

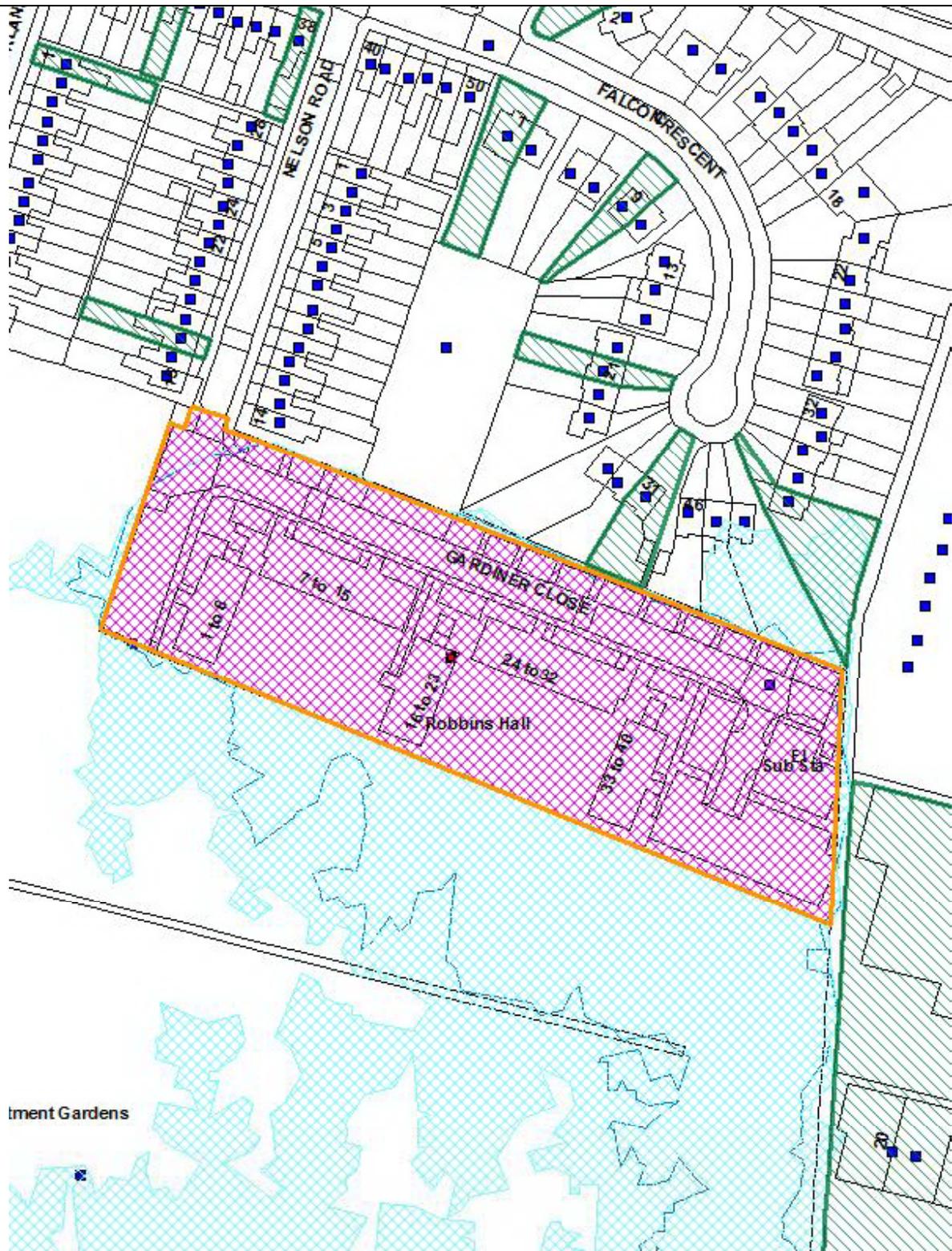
**Applicant Name & Address:**  
Viridian Housing  
C/O Agent

**Agent Name & Address:**  
Mr Duncan Reynolds  
Churchill Hui  
Grosvenor House  
4-7 Station Road  
Sunbury TW16 6SB

### RECOMMENDATION:

That planning permission to be **GRANTED** subject to conditions and s106 with delegated authority to finalise the schedule of conditions and wording thereof.

Ref: 16/05682/FUL LOCATION: 1-40 Robin Hall, Gardiner Close, Enfield, EN3 4LP



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Scale 1:1250

North



## **1. Site and Surroundings**

- 1.1 The site comprises 0.8ha plot of previously developed land. At present the site is occupied by a series of five, 3 & 4-storey blocks of student accommodation affiliated with the former Middlesex University campus at Ponders End. The site is bounded to the south and west by a large swath of allotment land, to the north by Gardiner Close and residential properties lining Nelson Road and Falcon Crescent, and to the east lies industrial units that form part of the Redburn Industrial Estate. The newly constructed Oasis Academy sits to the north east. The surrounding area is characterised by a mix of uses, albeit where residential tends to predominate.
- 1.2 The site is within Flood Zone 2 & 3. The site is also a Critical Drainage Area for surface water run-off.
- 1.3 The site is not within a Conservation Area nor is it a Listed Building.

## **2. Proposal**

- 2.1 The project proposes the redevelopment of this brownfield site resulting in the demolition and removal of the existing and now vacant Robbins Hall student accommodation and the erection of 58 affordable housing and shared ownership residential units within 2 x part 2-storey, part 4-storey blocks (block A and E), a 4-storey block (block C) and two part 2, part 3-storey terraces (Block B and D) comprising 6 x 3 bed and 8 x 4 bed houses, 14 x 1 bed, 26 x 2 bed and 4 x 3 bed self-contained flats with associated surface car parking, covered cycle parking, play area and ancillary works provide 15 residential units involving the erection of a 3-storey block to front of site comprising 11 x 3-bed single family dwellings and 4 x detached single storey 1-bed single family dwellings to rear of site with new access road, 16 off street parking spaces and associated landscaping.
- 2.2 Underpinning the scheme is a funding commitment from the Greater London Authority to deliver affordable units across London and Viridian Housing is a recognised affordable housing provider.

## **3. Relevant Planning Decisions**

- 3.1 15/04125/PREAPP – redevelopment of site for affordable housing and shared ownership to provide a total of 58 units comprising 48 self-contained flats within two 5-storey blocks and a terrace of 10 town houses with surface and undercroft car parking, access, road widening and amenity – Pre-application response given (02/12/15) although continued dialogue between the applicant, the LPA and the Environment Agency has been ongoing leading up to the current submission
- 3.2 14/03646/PREAPP – Proposed redevelopment of site for affordable housing to provide a total of 57 units with associated car parking, access and amenity – Pre-application response given (17/10/14)
- 3.3 PRE/10/0072 – Proposed redevelopment of site by erection of 44 residential units (19 x flats, 25 houses) with associated access road and parking – Pre-application response given (09/05/11)

## **4. Consultations**

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

##### Traffic and Transportation:

4.1.1 Traffic and Transportation Officers initially objected and requested additional information to support the scheme. While no objection was raised in relation to the degree of parking provision which shows 48 resident parking spaces and an additional 10 visitor parking spaces, the absence of a turning head, the lack of vehicle tracking, a lack of clarity on disabled parking and cycle parking along with concern in relation to pedestrian access and refuse storage resulted in a requirement for further point of clarity and appropriate revisions. In a meeting organised by the LPA on 3<sup>rd</sup> March 2017, an appropriate way forward was agreed and a revised access parking and servicing plan was submitted to include the requisite turning head, a rationalised parking arrangement with identified disabled bays and further clarity in relation to the quantum of cycle parking and refuse storage. The revised package was then referred to Traffic and Transportation, who formally withdrew their objections subject to conditions and s106 contributions to the promotion of sustainable transport modes and junction protection measures.

##### SuDS Team:

4.1.2 Officers initially objected and requested additional information to support the scheme. While it was clear that the impact of a mitigation for fluvial flooding – in consultation with the Environment Agency – had been properly addressed which effectively unlocked the development potential of the site, the risks from surface water flooding within a critical drainage area has not. In the same 3<sup>rd</sup> March meeting, the identified issues were discussed at length and a revised package of information was submitted to explicitly deal with surface water flood risk. This document has been reviewed by the SuDS Team and their objection has been formally withdrawn subject to conditions.

##### 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.

##### Environmental Health:

4.1.4 No objections subject to conditions.

##### Metropolitan Police:

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

##### Thames Water:

4.1.6 No objections.

### Environment Agency:

- 4.1.7 Following extensive pre-application discussions over the last few years, the current revised scheme, now occasioned at Planning Committee, has been agreed by the EA and no objection has been raised.

### Tree Officer:

- 4.1.8 No objections.

## **4.2 Public response**

- 4.2.1 The application was referred to 300 surrounding properties, a press notice was published (25/01/17) and five site notices were peppered across the wider area to either end of Gardiner Close, at the start of Nelson Road, to the corner of South Street and Hobby Street, at directly outside the Falcon Public House (21 days expired 13/02/17). At the time of writing five written representations were received three in opposition and two in support of the proposals. In terms of the objections, these were levied by residents on the following grounds:

- Increase in traffic
- Loss of parking
- Noise nuisance
- Construction nuisance

- 4.2.2 Members should also note that two of the representations were supportive of the scheme's benefit in housing and community terms.

## **5. Relevant Policy**

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

### 5.1.1 The London Plan (Consolidated)

- Policy 2.6 – Outer London: vision and strategy
- Policy 2.7 – Outer London: economy
- Policy 2.8 – Outer London: transport
- Policy 2.14 – Areas for regeneration
- Policy 3.1 – Ensuring equal life chances for all
- Policy 3.2 – Improving health and addressing health inequalities
- Policy 3.3 – Increasing housing supply
- Policy 3.4 – Optimising housing potential
- Policy 3.5 – Quality and design of housing developments
- Policy 3.6 – Children and young people's play and informal recreation facilities
- Policy 3.7 – Large residential developments
- Policy 3.8 – Housing choice
- Policy 3.9 – Mixed and balanced communities
- Policy 3.11 – Affordable housing targets
- Policy 3.14 – Existing housing
- Policy 3.16 – Protection and enhancement of social infrastructure

Policy 4.1 – Developing London’s economy  
Policy 4.12 – 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

#### 5.1.2 Local Plan – Core Strategy

Strategic Objective 1: Enabling and focusing change  
Strategic Objective 2: Environmental sustainability  
Strategic Objective 6: Maximising economic potential  
Strategic Objective 7: Employment and skills  
Strategic Objective 8: Transportation and accessibility  
Strategic Objective 10: Built environment  
Core Policy 1: Strategic growth areas  
Core policy 2: Housing supply and locations for new homes  
Core policy 3: Affordable housing  
Core Policy 4: Housing quality  
Core Policy 5: Housing types  
Core Policy 6: Housing need  
Core Policy 20: Sustainable Energy use and energy infrastructure  
Core Policy 21: Delivering sustainable water supply, drainage and sewerage infrastructure  
Core Policy 24: The road network  
Core Policy 25: Pedestrians and cyclists  
Core Policy 26: Public transport

Core Policy 28: Managing flood risk through development  
Core Policy 29: Flood management infrastructure  
Core Policy 30: Maintaining and improving the quality of the built and open environment  
Core Policy 32: Pollution  
Core Policy 34: Parks, playing fields and other open spaces  
Core Policy 36: Biodiversity  
Core Policy 40: North East Enfield  
Core Policy 41: Ponders End  
Core Policy 46: Infrastructure contributions

North East Enfield Area Action Plan  
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 6<sup>th</sup> 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

National Planning Practice Guidance  
 National Planning Policy Framework  
 Enfield Market Housing Assessment  
 Providing for Children and Young People's Play and Informal Recreation SPG  
 Accessible London: achieving an inclusive environment SPG;  
 Planning and Sustainable Design and Construction SPG;  
 Mayor's Transport Strategy;  
 London Plan; Mayoral Community Infrastructure Levy

## 6. **Analysis**

6.1 The main issues to consider are as follows:

- i. Principle of redevelopment to provide residential accommodation and, in particular, conformity of the development with adopted North East Enfield Area Action Plan
- ii. The loss of the specialist student accommodation
- iii. Housing mix
- iv. Design;
- v. Amenity of neighbouring properties;
- vi. Highway safety;
- vii. Flood Risk
- viii. Sustainability and biodiversity;
- ix. S.106 Obligations; and
- x. Community Infrastructure Levy

6.2 Principle

6.2.1 The subject scheme seeks to redevelop a site defined as previously developed land by virtue of the NPPF. In this regard, the proposal would be compatible with Policies 3.3 and 3.4 of the London Plan, Core Policies 5 & 40 of the Core Strategy insofar as it provides an addition to the Borough's housing stock which actively contributes towards both Borough specific and London-wide strategic housing targets. However, this must be clearly and carefully qualified by other relevant material considerations including alignment with the North East Enfield Area Action Plan, the Alma Estate outline application and to possible impacts of adjacent infrastructure.



**FIGURE 11.2 KEY >>>**

- |   |  |   |  |
|---|--|---|--|
|  | Building frontage overlooking and defining street                          |  | Green space  |
|  | Alma Road improved for pedestrians, cyclists and bus users                 |  | Station entrance square improved                           |
|  | Napier Road integrated into development, connecting to Scotland Green Road |  | Pedestrian crossings                                       |
|  | Key pedestrian / cycle connection  |  | New open space on north-south link                         |
|  | Improved pedestrian and cycle links  |  | Retain as many existing trees as possible                  |
|  | Improvements to frontages of community facilities                          |  | New trees planted to create green frontage to South Street |
|  | Oasis Academy Hadley School  |  | Landmark corner  |
|   |  |  | Building responds to prominent location/long views         |
|   |  |  | Railway line   |

### Illustration 1: South Street Area – Policy Principles

6.2.2 In this regard, Policy 11.1 of the NEEAAP for the South Street Area actively seeks the redevelopment or improvement of the range of sites identified in Figure 11.2 of the document (featured above). This includes the application site which is the Robbins student housing on Gardiner Close. When viewed from the surrounding area, it is clear that the existing development site makes a negative contribution to the character of the area and given the unkempt nature of the largely vacant plot and the poor way in which the existing development site addresses the surrounding area, the NEEAAP identifies the plot as having the potential for comprehensive redevelopment and in part

accepts the loss of the specialist accommodation and advocates the provision of residential units and a development that creates 'a street that connects positively to Dujardin Mews' and one that ensures that 'the new buildings respond appropriately to the view southwards along Nelson Road' and is orientated to ensure that the new dwellings back onto the exposed rear garden boundaries to the north.

6.2.3 In terms of the principle of development, it is clear that the proposed scheme aligns itself with the strategic aspirations for the area bringing back to use a site that has fallen into disrepair, is not fit-for-purpose and been largely vacant for a number of years. The affordable housing offer also carries significant weight in deliberations. Whilst it must be acknowledged that the aspirations for the site that saw a back-to-back relationship with properties lining Falcon Crescent to the north as being a preferential site layout, the NEEAAP did not fully appreciate the significant constraints imposed on the development site by its vulnerability to flooding – fluvial and surface water – which in consultation with the Environment Agency has seen the imposed mandate that the redevelopment could not exceed the existing degree of hardsurfacing currently on site. Such a severe constraint not only tempers the quantum of development possible on the site – which would impact upon the viability of bringing the site forward – but also strictly limits the layout options and would effectively discount development along the lines envisaged. To compensate for such a deviation – and as will be discussed more fully in the following sections – significant effort has been invested in an enhancement of the public realm and Gardiner Close to the north of the site which sees the delivery of an homezone, landscaping enhancements and a significant area of child play-space, which coupled with a built form that now positively addresses the surrounding area and presents an attractive setting to the benefit of the character and appearance of the area.

6.2.4 Taken on balance, significant weight must be attributed to the identification of the site for housing in the NEEAAP and indeed the context of the site and its evident constraints. These factors combine to form a compelling case for the release of land for residential development and would – in accordance with the Local Plan and NPPF – represent a sustainable and vital use of a vacant brownfield site for the delivery of affordable housing to the Borough. The principle of development can, therefore, be established.

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

### 6.3 Loss of Specialist Housing

6.3.1 The proposed redevelopment of the site would result in the loss of Robbins Hall, a purpose-built series of five 3 and 4 storey former student accommodation blocks. The accommodation comprises 40 student flats each containing 6-bedrooms and shared facilities for a total of 240 students. In addition to the relevant criteria in DMD 4 'Loss of Existing Residential Units', DMD15 states that development which would lead to a loss of specialist forms of housing will only be permitted if:

- a. It is no longer required to address that specialist housing need, both including its use and tenure, or
- b. The floorspace is satisfactorily re-provided to an equivalent or better standard.

6.3.2 Student accommodation falls within the definition of specialist housing and hence the acceptability of its loss must be carefully examined to ensure the Council delivers a range of housing types to fully address established housing need. In this regard, the Robbins Hall of Residence was principally affiliated with the Middlesex University and most notably the Ponders End campus. Following the closure of the campus and the relocation of the University to Hendon in 2009, occupancy rates at the hall dropped sharply by 50% and while the Halls still served London Metropolitan University, the loss of its visa sponsorship status with the Home Office also resulted in a marked drop in student numbers to such a degree that by 2014 the Halls were largely vacant and students were no longer being placed at the site. The applicant also asserts that geographical constraints along with the opening of a new student complex at Tottenham Hale providing more than 1000 student beds is such that existing demand is decanted to this more accessible location. With links to established institutions significantly weakened and with no institutions located near Ponders End the pull of the area and its suitability as a student area is greatly diminished and hence can be considered as superfluous to need.

6.3.3 Moreover, the advocacy of the NEEAPP for the redevelopment of the site from student accommodation to residential units certainly infers that the loss of the student accommodation is acceptable and that the loss of Middlesex University from the area does undermine the suitability of a student offer to this location. On this basis, it is considered that the loss of this form of specialist accommodation is acceptable and would comply with the provisions of DMD15.

#### 6.4 Housing Mix

6.4.1 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.

6.4.2 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
<b>Market Housing</b>	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%
<b>Social Rented Housing</b>	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%

6.4.3 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.

6.4.4 The subject scheme proposes a housing mix comprising 58 residential units. The supporting housing mix document shows a relevant breakdown as follows:

Unit type		Housing Provision	Affordable Rent	Intermediate	Total Overall and %
<b>Flats</b>	1B 2P	23	20 (54%)	3 (14%)	<b>23 (39.7%)</b>
	2B 4P	17	8 (22%)	9 (43%)	<b>17 (29.3%)</b>
	3B 5P	4	2 (5.4%)	2 (9.5%)	<b>4 (6.9%)</b>
<b>Houses</b>	3B 5P	6	3 (8.1%)	3 (14.3%)	<b>6 (10.3%)</b>
	4B 6P	8	4 (11%)	4 (19%)	<b>8 (13.8%)</b>
<b>TOTAL</b>		<b>58</b>	<b>37 (100%)</b>	<b>21 (100%)</b>	<b>58 (100%)</b>

6.4.5 In accordance with submitted figures 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 1 and 2-bed units and would not therefore accord with the strategic targets for mix advocated by Core Policy 5 and supported by the Strategic Housing Market Assessment (SHMA) 2010, which highlighted a need for housing across the board, but most pointedly an acute need for larger family sized units. The applicant contends that the residential makeup of the area would also weigh in favour of the proposed mix, however, given the presence of the Alma Estate and wider estate renewal objectives for the area, a skewed mix in favour of small units can only be afforded limited weight and would not be a matter that a decision to allow an exception to Policy would turn on. However, of greater substance is the contention that such a mix has been driven by an optimisation of the site set within a context imposed by flood vulnerability which has conspired to severely limit the degree to which the site can be developed, effectively restricting development to a linear and narrow form. Such a position is supported evidentially and can be clearly illustrated by directly comparing a



### Illustration 3: Current Scheme

6.4.6 Under ref: 14/03646/PREAPP a broadly Policy complaint scheme was presented to the LPA with a higher offering of family sized units in line with the mix advocated by Core Policy 5 and at a similar quantum to the levels proposed – 57 units. However, the land take was greater as a consequence and following consultation with the Environment Agency an objection in principle was levied, effectively blighting this more Policy complaint form of development coming forward. The current scheme seeks to address this fundamental concern and has conspired to shape the form of development that has been presented for consideration while seeking to maintain the number of units provided, both with a view to optimising the use of the site, but more pointedly to ensure that the scheme is deliverable. While it is acknowledged that the proposed mix would deviate from Policy requirements the severe constraints of the site and what this has evidentially translated to in terms of mix must be afforded significant weight in deliberations consistent with the supporting text of DMD3 where the type of accommodation specified in Core Policy 5 will be used as a guide to assess development proposals, however, this will be applied with some flexibility to take account of individual site circumstances.

6.4.7 Members are also asked to consider the significant affordable housing offer of the scheme as a factor that would also contribute to the exceptional circumstances of the subject site and in taking these two factors into account, it is recommended that the proposed mix is acceptable in this instance only and commensurate with the constraints of the site and the socially sustainable offer on not only housing delivery, but of affordable housing delivery.

### 6.5 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 of between 1b and 2 (albeit where it must be acknowledged that the majority of the site falls within the higher level 2) indicating that it has poor access to public transport, despite being within close proximity to Ponders End Station.

6.4.2 In giving precedence to the higher of the two ratings and consistent with the approach of the Local Planning Authority to adjacent housing sites the density matrix suggests a density of between 200 and 450 habitable rooms per hectare, albeit where the more urban fabric that defines the Alma Estate dissolves away to a more suburban typology to the south and hence it would be expected that development to the site would be within the lower end of the density range. The character of the area indicates that the average unit size in the area has between than 3.8 – 4.6 rooms. This suggests a unit range of 55 to 145 units per hectare, again where it is expected that the development would be towards the lower end of the range.

6.4.3 As submitted, the development would result in 299.39 habitable rooms per hectare ( $244 \times 10,000 / 8,150$ ) and would achieve approximately 71.16 units per hectare, which would sit around the mid-range of the density threshold

figures and slightly over the lower range expected. The density ranges clearly belie the actual character of the area overall and an urban range is not applicable in all instances where the wider surround is more suburban in nature, however, the variances presented as part of this application could be considered as relatively modest deviations. It is noted that the development, through pre-application discussions has been significantly altered, with a lower land take and this must be recognised particularly where the overarching desire to optimise the use of the site and the number of units has been underpinned both by a social imperative, but also in consideration of the economic viability of the endeavour overall, with a clear requirement to achieve a critical mass of development that would render the scheme viable. In accordance with paragraph 173 of the NPPF and guidance contained in the NPPG, this factor must be attributed significant weight in deliberations.

- 6.4.4 Moreover, it is acknowledged that advice contained within the NPPF and the London Plan Housing SPG suggests that a numerical assessment of density must not be the sole test of acceptability in terms of the integration of a development into the surrounding area and that weight must also be given to the attainment of appropriate scale and design relative to character and appearance of the surrounding area. Thus, the density range for the site must be appropriate in relation to the local context and in line with the design principles in Chapter 7 of the London Plan and Core Strategy Policy 30: Maintaining and improving the quality of the built and open environment and commensurate with an overarching objective that would seek to optimise the use of the site and will be discussed in the following paragraphs.
- 6.4.5 It is acknowledged that, in recent years, successive applications from across the wider geographical area have seen a divergence from a traditional suburban typology to increase levels of density more akin to an urban environment. In relation to the subject scheme, the scale and bulk of the revised flatted elements of the scheme to Gardiner Close, reaching 4-storeys at three points and recessed principal elevation of the 2-3 storey town houses would not appear at odds with the surround or overly dense even when taking account of the requisite raised finished floor level. The strong vertical emphasis of the design and the regular arrangement of the fenestration further assists in visually breaking up the built form, ensures that the family units are read as single entities and the flatted units are actively broken up in to more discrete a manageable parts rather than a single uninterrupted mass that would have appeared oppressive. The subject scheme is innovative in its approach to redeveloping a constrained site drawing key parameters from surrounding development, but ensuring that the site when taken as a whole creates a strong and unified sense of place.
- 6.4.6 The articulated front elevation reads well within the street scene, breaking up the linear and narrow development area successfully and making it more relatable at a human scale, providing visual relief, but also serving to reduce the overall dominance of the built form. The decision to differentiate between the single family town house typologies and the flatted block is successful as is the decision to locate the main bulk of the flatted blocks to the centre and each bookend of the site. This provides visual interest as the development is read from Nelson Road to the west, Falcon Crescent to the north and Dujardin Mews to the east and would be consistent with the aspirations of the NEEAAP to secure a forward facing sense of place and destination. The recession of the higher fourth floor units is also supported and will serve to reduce the overall scale of the development, ensure the critical mass of the

development is located to the less sensitive southern aspect, but also ameliorate the increased elevation of the finished floor level to accommodate flood risk. Sufficient separation and visual relief afforded by Gardiner Close and the rear gardens of existing residential properties to the north ensures that the scale, bulk and massing of these larger elements can be accommodated within the street scene. The bulk and height of the existing student development adds greater weight to justifying the scale of this element of the development.

- 6.4.7 While it is acknowledged that the aspirations of the NEEAAP to orientate new dwellings so that they back on to the exposed rear garden boundaries to the north has not been achieved, the indicative elevations, increased use and the provision of significant natural surveillance, creates a more attractive sense of place, while maintaining an existing relationship with the exposed rear boundaries of properties lining Falcon Crescent. The development with its considered design, homezone, child playspace and landscaping treatment has the potential to enhance the overall aesthetic value of the area and create a high quality public realm which when taken in the round with the stated constraints imposed by the flood vulnerability of the site is such that this depart from the aspirations of Policy 11.1 can be justified.
- 6.4.8 Overall, it is considered that when taken in context the development as a whole would read well and integrate with the surrounding area and would represent a sustainable use of a brownfield site. This is consistent with the provisions of Policy CP30 of the Core Strategy, DMD8 and DMD37 of the Development Management Document, Policy 3.4 of the London Plan and the NPPF.

#### *Residential Standards*

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

Plan review process, the LPA has sought Counsel Advice in relation to the status of adopted Local Plan Policy. As a starting point, when determining applications for planning permission and related appeals, as decision maker is required:

- a. By section 70(2) of the 1990 Act to have regard, inter alia, to the provisions of the development plan, so far as material to the application, and to any other material planning considerations; and,
- b. By section 38(6) of the Planning and Compulsory Purchase Act 2004, to decide the matter in accordance with the development plan unless material considerations indicated otherwise.

6.4.12 The weight to be given to material considerations is for the decision maker (i.e. the LPA or the Secretary of State) making the decision in the exercise of its planning judgment.

6.4.13 The changes announced as part of the WMS are a material planning consideration in the determination of applications. However, the change to national policy is only one of a number of material planning considerations that must be taken into account in the determination of any particular application or appeal. As a matter of law, the change to national policy cannot supplant, or override, any other planning considerations, including any provisions of the development plan, that are material to the application.

6.4.14 Section 38(6) of the 2004 Act must be read together with section 70(2) of the 1990 Act. The effect of those two provisions is that the determination of an application for planning permission, or a planning appeal, is to be made in accordance with the development plan, unless material considerations indicate otherwise.

6.4.15 It is for the decision-maker to assess the relative weight to be given to all material considerations, including the policies of the development plan material to the application or appeal (see *City of Edinburgh Council v Secretary of State for Scotland* (1997)). Accordingly, when determining such applications the Council must have regard to and apply the provisions of the Local Plan including DMD5, DMD8 and 3.5 which requires that all new residential development attain a minimum internal floor area across all schemes and remain a material consideration.

6.4.16 Table 3.3 of The London Plan (2011) specifies minimum Gross Internal Areas (GIA) for residential units. Paragraph 3.36 of the London Plan specifies that these are minimum sizes and should be exceeded where possible. As the London Plan has been adopted, the GIA's have considerable weight. In addition, paragraph 59 of the National Planning Policy Framework (2012) (NPPF) states that local planning authorities should consider using design codes where they could help deliver high quality outcomes. Policy 3.5 of The London Plan also specifies that Boroughs should ensure that, amongst other things, new dwellings have adequately sized rooms and convenient and efficient room layouts.

6.4.17 In view of paragraph 59 of the NPPF and Policy 3.5 of The London Plan, and when considering what is an appropriate standard of accommodation and quality of design, the Council has due regard to the Mayor of London's Housing Supplementary Planning Guidance (SPG) (November 2012). As an SPG, this document does not set new policy. It contains guidance

supplementary to The London Plan (2011) policies. While it does not have the same formal Development Plan status as these policies, it has been formally adopted by the Mayor as supplementary guidance under his powers under the Greater London Authority Act 1999 (as amended). Adoption followed a period of public consultation, and it is therefore a material consideration in drawing up Development Plan documents and in taking planning decisions.

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

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

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

6.4.20 In terms of the general quality of the accommodation, at pre-application stage concern was expressed in relation to the recessed town houses to the north and the potential impact this design feature would have upon daylight and sunlight penetration to the worse affected units adjacent to the main apartment blocks

6.4.21 In accordance with DMD8 new residential buildings should be designed, in terms of their layout and orientation, to take advantage of daylight/sunlight to allow for passive heating and cooling, the use of micro generation technology and to create an attractive and high quality residential space so essential for the maintenance of health and wellbeing. Appropriate levels of daylight/sunlight for new development will need to be assessed in accordance with minimum standards in the Code for Sustainable Homes technical guidance underpinned by relevant BRE Guidance the Housing SPG. Daylighting/sunlighting studies should demonstrate that developments are designed to maximise the use of natural light.

6.4.22 On this basis, the Council advocate the use of the Building Research Establishment (BRE) publication (2011): Site Layout Planning for Daylight and Sunlight. A Guide to Good Practice in the measurement of daylighting and is an applicable methodology by which an assessment of the impact of the scheme can be conducted.

6.4.23 The BRE publication indicates that acceptable minimum daylight penetration would be expressed in terms of an Average Daylighting Factor and set at the following levels:

- 1% for bedrooms
- 1.5% for living rooms
- 2 % for kitchens (or combination living spaces)

6.4.24 Access to direct sunlight is expressed in terms of Annual Probable Sunlight Hours (APSH) where occupants would have a reasonable expectation of receiving direct sunlight for at least 25% of the probable sunlight hours annually and 5% over the winter months (although this is caveated by the fact such standards are often not possible on modern, dense, city centre sites).

A sunlight / daylight / overshadowing study has been submitted with the scheme. The study employs the BRE methodology and examines the results of daylight and sunlight tests to all of the principal living areas and bedrooms within proposed development including all residential blocks. The study concluded that the levels of daylight within the proposed accommodation would automatically satisfy BRE values to 199 of 204 rooms, that is, 97.54%, which in the experience of the consultants would be an 'extremely good outcome for modern residential development'. Of the rooms that failed the minimum standard, the degree to which the individual rooms fell short of the ADF is considered to be modest and would still achieve a reasonable level of light. To the four town house units deemed to be most acutely impacted due to their proximity to the larger apartment blocks, through negotiation with the application, the principal living room areas to these units have been relocated to the southern aspect to enhance outlook and light penetration considerably. In this regard, it is considered that the development would provide an acceptable quality of accommodation on the whole consistent with relevant standards adopted by the Local Plan and Housing SPG.

#### *Inclusive Access*

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

respects and as such would represent a form of residential development capable to meet the reasonable needs of residents over its lifetime with each unit meeting M4(2) standards and as such represents a highly sustainable form of development.

6.4.21 The scheme accommodates 6 units that will be fitted out to be fully wheelchair accessible or capable of being fitted out for such a function, thereby exceeding the 10% wheelchair accessible units required.

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

*Amenity Provision/Child Playspace*

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

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

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

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

6.4.25 From the submitted plans it is clear that the average area 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. Each Townhouse has between 68.7 sqm and 83.1 sqm of private amenity space and the apartments will have access to three areas of communal garden area measuring 209 sqm, 209 sqm and 529 sqm respectively with all having access to private balconies which range from 5.0 sqm to 18.9 sqm. While it is clear that the scheme struggles to provide private amenity to the ground floor north facing flats that would align with the definition of private amenity stated in the supporting text of DMD9, each of the worse affected units has direct access to viable communal amenity and hence such a deficiency can be accepted on balance particularly where the Housing SPG states that in exceptional circumstances, where site constraints make it impossible to provide private open space for all dwellings, a proportion of

dwellings may instead be provided with additional internal living space equivalent to the area of the private open space requirement. This area must be added to the minimum GIA and from submitted plans it is clear that each of the affected units exceeds minimum space standards and would add weight to this position without setting an undesirable precedent.

6.4.23 London Plan policy 3.6 requires that development proposals that include residential development make suitable provision for play and informal recreation, based on the expected child population generated by the scheme and an assessment of future needs at a ratio of 10 sq.m of play space per child. This would result in a requirement for 425 sq.m of play space required based on child yield.

6.4.24 An area to the north of the site measuring 295.6 sq.m has been set aside for formalised play provision. This figure coupled with the available doorstep play, private gardens and communal amenity provision is such that while formalised provision falls under the 425 sq.m figure, the offer of the scheme coupled with the proximity of Ponders End Recreation Ground within 500m to the north-west and the South Street MUGA 200m to the north, such provision is considered to be acceptable.

## 6.5 Impact of Neighbouring Properties

6.5.1 Policy DMD8 of the Development Management Document seeks to ensure that all new residential development is appropriately located, taking account of the surrounding area and land uses with a mandate to preserve amenity in terms of daylight, sunlight, outlook, privacy, noise and disturbance. In addition, DMD10 imposes minimum distancing standards to maintain a sense of privacy, avoid overshadowing and to ensure that adequate amounts of sunlight are available for new and existing developments.

6.5.2 The context of the site is such that it bounds a large allotment to the south and west and an industrial area to the south-east ensuring that there will be no adverse impacts of the development to sensitive receptors within these areas and therefore would limit the impact of the development to neighbouring properties would be limited to the residential units lying to the north lining Falcon Crescent, to the east properties lining the south section of Dujardin Mews and to the north-west by No.14 Nelson Road.

6.5.3 A daylight / sunlight / overshadowing study has been submitted in support of the scheme. The study has confirmed that the amenity values of daylight and sunlight to neighbouring residential properties would be retained to a level that satisfies BRE criteria. The garden areas to those properties lying to the north of the site, overshadowing will be almost non-existent from March until September and therefore it is reasonable to conclude that there would be no adverse effect through a loss of light to these properties.

6.5.4 In terms of the scale, bulk and mass of the development, regard must be given to the existing site context and the relationship of Robbins Hall to surrounding development. Robbins Hall comprises a series of five, 3 & 4-storey blocks. The proposed development has been deliberately designed to minimise land take and in terms of scale is of a comparable size with two storey elements that are in real terms lower than the existing development. While it is clear that the development will be discernible from surrounding properties and its linear form could have the potential to dominate the street scene, as

discussed in the 'Density' section, design features and the configuration of the built form to include the disaggregation of the family units from the apartment blocks, the recession of the built form and fourth floor elements all contribute to ensuring that the development is relatable at the human scale and successfully breaks up the scale, bulk and massing of the development to ensure that it does not dominate the street scene and surrounding area and rather that it positively contributes and responds to the existing pattern of development and is set well within the confines of the development site, allowing significant separation to neighbouring properties exceeding minimum distancing standards and an enclosing quality to the south that delivers high quality private amenity provision with a sense of seclusion and privacy. This is considered to be acceptable.

## 6.6 Highway Safety

### *Site Context*

- 6.5.1 The Public Transport Accessibility Level (PTAL) of the site is 2 indicating it has poor access to public transport routes despite being within walking distance of the Ponders End Mainline Station and the Ponders End Large Local Centre.
- 6.5.2 There are two accesses to the site from Nelson Road to the north-west and Dujardin Mews to the north-east albeit there is no through route to the Falcon Road spur. Gardiner Close is an unclassified highway and is unadopted. There are no parking restrictions in the wider area and unregulated on-street parking predominates. The Falcon Road Spur pay-and-display car park is located to the north of the site, however, it is understood that this car parking is under-utilised.
- 6.5.5 The proposed development seeks to provide a total of 58 car parking spaces disaggregated to 48 resident spaces and 10 visitor spaces. A total of 6 wheelchair accessible parking spaces have also been provided. In terms of cycle parking 104 allocated cycle parking spaces are provided across the three communal stores and the individual stores located in the rear gardens of the townhouses. In addition, there are 12 cycle parking spaces for visitors situated in clusters at the entrance to each of the three apartment blocks. The access paths leading from the rear gardens of the houses to the street frontage is a minimum of 1.5m wide to allow ease of access whilst manoeuvring a bicycle.
- 6.5.6 The subject scheme seeks to incorporate a level access 'Homezone' environment to Gardiner Close with regular crossing points, formalised parking bays as well as facilitating the access to each refuse store. The volumetric sizes of each proposed bin would accord with relevant Enfield standards and will be fully enclosed. The footpaths surrounding the development and to each store has been designed to be 2m wide to facilitate disabled access. Given the need to raise the development from ground level to address flood risk issues, ramped access to the development has been provided to facilitate safe access to each residential unit as well as the amenity provision to the rear.
- 6.5.7 Following initial comments from the Traffic and Transportation Team, negotiations with the applicant has resulted in the addition of an 11m turning

head to Gardiner Close to allow service vehicles to turn and egress the site in forward gear.

#### *Access and Servicing*

- 6.5.6 Policy DMD47 of the Development Management Document seeks to ensure that all new residential development are accessible and is adequately serviced for the delivery of goods, loading / unloading, refuse collection, emergency vehicles and where site circumstances demand drop off / pick up areas.
- 6.5.7 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.'* The provision of a 'Homezone' to the development is a positive step to secure an enhanced public realm to a route that will remain unadopted by the Council. Accessibility for wheelchair users and a range of residents including children ensures that the space created is safe, secure and well surveyed.
- 6.5.8 In terms of servicing, the provision of the turning head has significantly enhanced the servicing and goods offer for the development site and will ensure that various servicing modes – including refuse – can be accommodated within the site boundaries preserving the safety and free flow of vehicular and pedestrian traffic. In consultation with Traffic and Transportation, the revised plans are acceptable in principle and good and refuse demands can be adequately accommodated on site. In addition, colleagues have sought to secure junction marking improvements to Nelson Road via a financial contribution of £3,000 as part of the s106 and this has been agreed by the applicant.

#### *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 accordance with the 2011 Census Data for the Borough of Enfield, across all tenures, the following car parking ratios shown in the Table below have been derived and are typically deemed appropriate to support development proposals of this type:

Type of Unit	Parking Ratio
1 bed unit	0.4
2 bed unit	0.7
3 bed unit	1.1
4 bed unit	1.6

6.5.11 The provision of 48 dedicated resident parking spaces would accord with this parking ratio and the addition of 10 visitor parking spaces to support the scheme is also welcomed. The provision of a further 104 resident cycle parking spaces to secure enclosures as well as a further 12 cycle space for visitors is also considered to be acceptable and will ensure that the parking levels are sufficient to support the scheme.

6.5.12 As part of the redevelopment of the site and to support sustainable transport modes, Officers have negotiated that each new unit will be entitled to a sustainable transport package up to the value of £277 which shall include car club membership for 3 years and £50 driving credit, an Oyster card per bedroom and 3 years of London Cycling Campaign Membership per bedroom. The applicant will also be responsible for promoting the sustainable transport package and managing delivery. Confirmation will be required that the package has been offered to all first occupiers of residential units and will be secured via an independent audit undertaken at the applicant's cost. Where there is evidence that the package has not been offered, the applicant will be required to make a £277 per unit contribution to the Council to support delivery of sustainable transport measures. In total the sustainable transport contribution which will be sought via S106 is £16,080 and this has been agreed by the applicant.

## 6.6 Sustainable Design and Construction

### *Energy*

6.6.1 The National government's policy is that planning permissions should not be granted requiring, or subject to conditions requiring, compliance with any technical housing standards other than for those areas where authorities have existing policies on access, internal space, or water efficiency. Where there is an existing plan policy which references the Code for Sustainable Homes, authorities may continue to apply a requirement for a water efficiency standard equivalent to the new national technical standard, or in the case of energy a standard consistent with the policy set out in the earlier paragraph in this statement, concerning energy performance.

6.6.2 Policy 5.3 of the London Plan relates to sustainable design and construction seeking to ensure that the design and construction of new developments have regard to environmental sustainability issues such as energy and water conservation, renewable energy generation, and efficient resource use.

6.6.3 Policy 5.3 and Chapter 5 of the DMD, requires the highest standards of sustainable design to improve the environmental performance of new development in the capital and improve occupier comfort and affordability, both for heating and preventing the need for cooling in the future. The LPA expects the design and construction of all new development to make the fullest contribution to the mitigation of, and adaptation to, climate change. This means minimising overheating; reducing flood risk; improving water efficiency; and protecting and enhancing green infrastructure as well as taking steps to minimise carbon dioxide and other greenhouse gas emissions.

6.6.4 To achieve the targets for minimising carbon dioxide emissions, Policy 5.2 of the London Plan and DMD51 of the DMD outlines a three step energy hierarchy to guide developers on how they may design low or zero carbon development. The hierarchy consists of the following steps:

- Step 1. Be lean: use less energy
- Step 2. Be clean: supply energy efficiently
- Step 3. Be green: use renewable energy

- 6.6.5 The first step is to 'be lean' by seeking to minimise the carbon dioxide emissions of a development by minimising energy consumption during its construction and occupation. The NPPF and Policy 5.3 Sustainable Design and Construction promote the use of passive design measures such as orientation and site layout, natural ventilation and lighting, high thermal mass and solar shading. In line with the first step of the energy hierarchy, all developers should seek to maximise the insulating properties (U-values) of the building fabric, achieve high levels of air tightness, and provide efficient services and lighting to reduce energy demand in dwellings.
- 6.6.6 The second step is to 'be clean' by seeking to supply the expected energy demands of a development as efficiently as possible. Policy 5.6 Decentralised Energy in Development Proposals and DMD52 requires development proposals to evaluate the feasibility of decentralised energy systems (which may be fed by combined heat and power systems), and where possible to connect to existing district heating networks. The Sustainable Design and Construction (SD&C) SPG and the London Heat Network Manual provide further guidance on the design and delivery Standard 34 (and Policy 5.3) – All homes should satisfy London Plan policy on sustainable design and construction and make the fullest contribution to the mitigation of and adaptation to climate change.
- 6.6.7 The final step of the hierarchy is to 'be green' by incorporating renewable energy technologies in developments. Policy 5.7 Renewable Energy seeks a further reduction in carbon dioxide emissions through the use of renewable energy generated on-site. Developers should seek to utilise the following renewable energy technologies that are considered to be technically feasible in London: energy from waste; photovoltaics; solar water heating; wind and heat pumps. These technologies should be incorporated wherever feasible and where they contribute to the highest overall carbon dioxide emissions savings for a development proposal, subject to air quality considerations.
- 6.6.8 Standard 35 of the Housing SPG (and Policy 5.2 of the London Plan) requires development proposals to be designed in accordance with the LP energy hierarchy, and should meet the following minimum targets for carbon dioxide emissions reduction:

Year Improvement on 2013 Building Regulations

2014 – 2016: 35 per cent  
2016 – 2036: Zero carbon

- 6.6.9 In major developments, these design requirements should be demonstrated in an Energy Assessment. Advice on how to complete an Energy Assessment is provided in the Mayor's Energy Planning guidance.
- 6.6.10 For the period 2016 to 2031, London Plan and DMD policy sets a 'zero carbon' target for residential development. This target was to align with the then expected introduction of 'zero carbon homes' through Part L of the Building Regulations. However, the Government announced (July 2015) that

it 'does not intend to proceed with the zero carbon allowable solutions carbon offsetting scheme, or the proposed 2016 increase in on-site energy efficiency standards, but will keep energy efficiency standards under review'. Prior to this (March 2015), as part of the Housing Standards Review, through a Written Ministerial Statement, the Government set out that it expected local planning authorities not to set conditions with requirements above a Code Level 4 equivalent (around 19% improvement on Part L 2013).

- 6.6.11 However, the planned repeal of sections of the Planning and Energy Act relating to residential development did not occur and while the WMS does have weight, the LPA has sought Counsel Advice in relation to the status of adopted Local Plan Policy. As a starting point, when determining applications for planning permission and related appeals, as decision maker is required:
- a. By section 70(2) of the 1990 Act to have regard, inter alia, to the provisions of the development plan, so far as material to the application, and to any other material planning considerations; and,
  - b. By section 38(6) of the Planning and Compulsory Purchase Act 2004, to decide the matter in accordance with the development plan unless material considerations indicated otherwise.
- 6.6.12 The weight to be given to material considerations is for the decision maker (i.e. the LPA or the Secretary of State) making the decision in the exercise of its planning judgment.
- 6.6.13 The changes announced as part of the WMS are a material planning consideration in the determination of applications. However, the change to national policy is only one of a number of material planning considerations that must be taken into account in the determination of any particular application or appeal. As a matter of law, the change to national policy cannot supplant, or override, any other planning considerations, including any provisions of the development plan, that are material to the application.
- 6.6.14 Section 38(6) of the 2004 Act must be read together with section 70(2) of the 1990 Act. The effect of those two provisions is that the determination of an application for planning permission, or a planning appeal, is to be made in accordance with the development plan, unless material considerations indicate otherwise.
- 6.6.15 It is for the decision-maker to assess the relative weight to be given to all material considerations, including the policies of the development plan material to the application or appeal (see *City of Edinburgh Council v Secretary of State for Scotland (1997)*). Accordingly, when determining such applications the Council must have regard to and apply the provisions of the Local Plan including London Plan Policy 5.2 and DMD Policy 51 which requires that all new residential development attain zero carbon for regulated emissions across all schemes and remains a material consideration.
- 6.6.16 Indeed, Policy 5.2 of the London Plan has been viability tested and reimposed as part of the 'Consolidated with Alterations since 2011' version of the London Plan published in March 2016. Further the Housing SPG was adopted at the same time and both documents form part of the Local Plan. as an SPG, this document does not set new policy. It contains guidance supplementary to The London Plan policies. While it does not have the same formal Development Plan status as these policies, it has been formally adopted by the Mayor as

supplementary guidance under his powers under the Greater London Authority Act 1999 (as amended). Adoption followed a period of public consultation, and it is therefore a material consideration in drawing up Development Plan documents and in taking planning decisions. In this regard, the London Plan policy seeking 'zero carbon' homes remains in place and is more recent than the WMS and therefore must be afforded significant weighting above that of the WMS.

6.6.17 'Zero carbon' homes are homes forming part of major development applications where the residential element of the application achieves at least a 35 per cent reduction in regulated carbon dioxide emissions (beyond Part L 2013) on-site (in line with policy 5.2B). The remaining regulated carbon dioxide emissions, to 100 per cent, are to be off-set through a cash in lieu contribution to the relevant borough to be ring fenced to secure delivery of carbon dioxide savings elsewhere (in line with policy 5.2 E).

6.6.18 In line with the implementation date for previous increases in the London Plan carbon dioxide targets and improvements to Part L of the Building Regulations, 'zero carbon' housing was implemented from 1st October 2016. The subject scheme was submitted after this deadline and hence is subject to the provisions of this Policy.

6.6.19 An Energy Statement has been omitted from the scheme, however, the D&A indicates that the development will commit to and improvement of a 35% improvement over 2013 Building Regulations on site and the applicant has further committed to offset the remaining carbon via a s106 contribution in accordance with the S106 SPD. This is considered acceptable subject to condition and S106.

#### *Code for Sustainable Homes*

6.6.2 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 Code 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. Green roofs have been included within the scheme albeit where details of the installation have been omitted which has implications for surface water run-off and biodiversity. A condition to secure further detail will be levied to ensure that the development maximises the biodiversity and sustainable drainage benefits in accordance with the DMD and Biodiversity Action Plan (BAP).

#### *Biodiversity*

6.6.14 An ecological report and bat survey has been submitted. Not evidence of bat roosts or bat roost potential have been found and the nature of the site is such that it would have a low biodiversity offer as existing. The subject scheme with appropriate conditions to reflect the recommendations of the ecological report and bat survey as well as securing an enhanced landscaping scheme would be likely to yield a positive enhancement of the area and hence is acceptable subject to conditions.

*Flood Risk/Sustainable Urban Drainage*

6.6.16 The subject site is within a Flood Zone 2-3 and is at risk of surface water flooding. As has been discussed earlier in this report, this fact above all else has seriously constrained development to the site. Over a period of 4 years – and as a result of extensive consultation with the Environment Agency – the scheme has significantly evolved to mitigate for fluvial flood risk. The current scheme has been expressly designed to ensure the degree of hardsurfacing existing on the site is not increased as a result of the development and has resulted in this linear and narrow built form. A range of design measures including the raising of the development above ground level to allow water to flow across the site have also been incorporated within the scheme which along with SuDS measures ensures that the development does not increase the risk of fluvial flooding from the site during peak storm events and has been sufficient to enable the Environment Agency to agree to the scheme.

6.6.17 In terms of surface water, in consultation with the Council's SuDS Team an objection was initially raised to the scheme as it was considered that surface water discharge had not been adequately covered by the Flood Risk Assessment (FRA) which primarily focused on fluvial flood risk. Following detailed correspondence with the applicant and their consultants a technical addendum to explicitly deal with surface water drainage and SuDS measures was submitted for consideration. The SuDS Team have reviewed the additional information and concluded that following revisions the FRA, along with the Technical Note, which covers Surface Water Flood Risk of the development can be accepted for the following reasons:

- a. The proposed Finished Floor Levels 13.89-14.0mOD are 90 – 100mm above the 100 year surface water flood risk depth according to the topographical analysis
- b. There are some proposed SuDS measures which may be able to provide storage for surface water flood events (such as the swale/detention basin)
- c. The preliminary SuDS Strategy aims to restrict runoff to greenfield runoff for 1 in 1 year and 1 in 100 year events
- d. The fluvial flood risk mitigation, which involves raising the finished floor levels to create undercroft storage, is approved with the EA and may not impede surface water flows 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.

6.6.18 However, the Sustainable Drainage at this stage cannot be agreed in full, as the Technical Note produces a preliminary strategy rather than a detailed

strategy. In this regard, the preliminary strategy does not fully comply with our DMD Policy with respect to the use of a SuDS Management Train, and further details and sizing of proposed SuDS measures have not been submitted. This point alone would not warrant refusal of the scheme particularly given that the principle and strategic direction of the FRA and Technical Note would serve to appropriately deal with flood risk to the site and the fact that it is within the gift of the LPA to condition further detail for submission at a later stage. This has been agreed with the applicant and it is therefore considered that this pre-commencement condition can be reasonably imposed to secure compliance with DMD61.

#### *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 in relation to polluting emissions and air quality. 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 known to be at risk from ground based contaminants and 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 is accompanied by a draft s106 and will cover as a minimum the following items:

- a. Affordable housing provision
- b. Construction Management Plan
- c. Business and employment initiatives (including training)
- d. Sustainable Transport Promotion
- e. Junction marking enhancements
- f. Potential public realm enhancements
- g. Carbon offset

#### *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 58 affordable housing units representing a 100% provision overall. A total of 37 units (64%) will be given

over for affordable rent with the remaining 19 units (36%) provided for shared ownership.

- 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 exact borough wide split for affordable housing would respond more appropriately the area specific need. 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 sqm. The Council has also adopted it CIL and the area is charged at a rate of £40 per sqm.
- 6.8.2 The development will result in 1,016.7 sq.m of new floor area equating to a total of £21,234 is payable (not adjusted) for Mayoral CIL and £42,468 for Enfield CIL, although as affordable housing an exemption to these charges is likely to apply.

## 7. **Conclusion**

- 7.1 The subject development utilises a brownfield site identified for housing development by virtue of the North East Enfield Area Action Plan. The quantum, mix and tenure of the development taking into account all relevant considerations is considered to be appropriate to the site and responds positively to established and identified housing need to the area. In this regard, members are being asked in considering the officer recommendation to grant planning permission, to also grant delegated powers to officers to agree the final schedule and wording for the conditions as well as negotiations on S106 deemed necessary to render the scheme acceptable in planning terms.

## 8. **Recommendation**

- 8.1 **That planning permission be granted subject to conditions and S106**

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

**8.3 Conditions in summary**

1. The development hereby permitted shall be carried out in accordance with the approved plans including plans(s) that may have been revised, as set out in the attached schedule which forms part of this notice.

Reason: For the avoidance of doubt and in the interests of proper planning.

2. The development shall not commence until details of the external finishing materials to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: To ensure a satisfactory external appearance.

3. The development shall not commence until plans detailing the existing and proposed ground levels including the levels of any proposed buildings, roads and/or hard surfaced areas have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: To ensure that levels have regard to the level of surrounding development, gradients and surface water drainage.

4. The site shall be enclosed in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The means of enclosure shall be erected in accordance with the approved detail before the development is occupied.

Reason: To ensure satisfactory appearance and safeguard the privacy, amenity and safety of adjoining occupiers and the public and in the interests of highway safety.

5. Within 6 months of commencement of works, but prior to any occupation 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, have been 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.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any amending Order, no external windows or doors other than those indicated on the approved drawings shall be installed in the development hereby approved without the approval in writing of the Local Planning Authority.

Reason: To safeguard the privacy of the occupiers of adjoining properties.

7. Within 6 months of commencement of works, but prior to any occupation details of any external lighting proposed have been submitted to and approved in writing by the Local Planning Authority. The approved external lighting shall be provided before 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.

8. Within 6 months of commencement of works, but prior to any occupation details of the siting, number and design of secure/covered cycle parking spaces have been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed and permanently retained for cycle parking.

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

9. 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.

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

- 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)
- o A maintenance and management strategy
- o Play equipment

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.

11. 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.

12. 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.

13. The remediation recommendations put forward in the Site Investigation written by WDE shall be fully implemented and a verification report demonstrating that the remediation has been fully completed shall be submitted for approval to the local planning authority prior to any construction taking place.

Reason: To protect public health from contamination.

14. All Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases shall comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction and Demolition" dated July 2014 (SPG), or subsequent guidance.

Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority.

The developer shall keep an up to date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register at <https://nrmm.london/>

Reason: To protect local amenity and air quality

15. 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 110 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.

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

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

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

17. 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..

18. 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).

19. Within 6 months of commencement of works full details of bird and bat bricks/tubes/tiles designed and incorporated into the materials of the new buildings shall be submitted to and approved in writing by the Local Planning Authority. Following practical completion of work photographic verification and a brief statement from a Suitably Qualified Ecologist 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.

20. Within 6 months of commencement of works full details of the green roof(s) shall be submitted and approved in writing by the Local Planning Authority. Where practicable the roof type shall be a biodiverse extensive substrate installation to accord with the Development Management Document. Where the installation would deviate from this preferred roof type, full justification must be submitted for review.

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

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

Reason: To minimise the impact of the development on the ecological value of the area and to ensure the development provides the maximum possible provision towards the creation of habitats and valuable areas for biodiversity in accordance with Policy CP36 of the Core Strategy, the Biodiversity Action Plan and Policies 5.11 & 7.19 of the London Plan.

21. 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.

22. The development shall provide for no less than a 35% on-site reduction on the total CO2 emissions arising from the operation of a development and its services over Part L of Building Regs 2013.

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.

23. The renewable energy technologies, shall be installed and operational prior to the first occupation of the development. Within 3 months of commencement of works 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.

24. The development shall not commence until a Green Procurement Plan has been submitted to and approved in writing by the Local Planning

Authority. The Green Procurement Plan shall demonstrate how the procurement of materials for the development will promote sustainability, including by use of low impact, locally and/or sustainably sourced, reused and recycled materials through compliance with the requirements of MAT1, MAT2 and MAT3 of the Code for Sustainable Homes and/or relevant BREEAM standard. The Plan must also include strategies to secure local procurement and employment opportunities. Wherever possible, this should include targets and a process for the implementation of this plan through the development process.

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

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

25. 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.

26. 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.

27. 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.

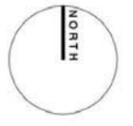
Reason: To ensure the implementation of the development does not lead to damage to the existing highway and to minimise disruption to neighbouring properties and the environment.

28. C51A Time Limited Permission

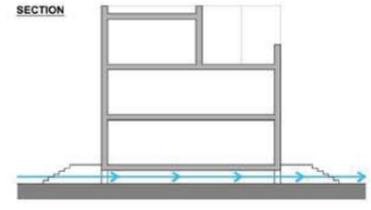
POSSIBLE INTRODUCTION OF ON-KERB PARKING AND/OR A CONTROLLED PARKING ZONE TO NELSON ROAD DURING PERIOD OF CONSTRUCTION TO ALLEVIATE TEMPORARY PROBLEMS OF LACK OF PARKING

ALLOTMENTS

- KEY / MATERIALS SCHEDULE**
- PROPOSED NEW TREE
  - NEIGHBOURING TREE (RETAINED)
  - TREE TO BE REMOVED
  - PERMEABLE PAVED ROAD (IN TEGULA BLOCKS)
  - RAISED CROSSOVER / SPEED CALMING
  - PERMEABLE BLOCK PAVED PARKING BAY
  - PERMEABLE RESIN BOUND PATHWAY
  - PERMEABLE COMMUNAL RAISED FOOTWAY & RAMPS
  - PERMEABLE PRIVATE OUTDOOR SPACE
  - PLANTING / SHRUB BEDS
  - GARDENS / TURF
  - EXISTING LEVEL
  - PROPOSED (INDICATIVE) LEVEL
  - EXISTING BUILDING TO BE REMOVED
  - LOCATION OF LIGHTING COLUMNS TO BE AGREED



Notes  
 - Subject to approval by Planning, Building Control, Refuse, Highways & Fire Departments.  
 - Exact location of boundaries to be confirmed on site with client.  
 - Proposed levels are indicative only and will be subject to engineer's design.



**FLOODWATER PENETRATION VOID**  
 The construction of a void space beneath the Block D terraces of houses and Block E apartments is intended to allow for potential future floodwaters to penetrate the sub-structure and alleviate any problems likely to be encountered.  
 In raising the buildings, an elevated access terrace is also incorporated to enable the safe escape from all dwelling entrances to an off-site location in the case of severe flooding.

**ACCOMMODATION SCHEDULE**

Total 58 Units (44 No. Apartments & 14 No. Houses)

Shared Ownership - 21 No. / 36% :	
3 No. 1B/2P Apartments	@ 54.2m <sup>2</sup>
1 No. 2B/3P Apartment	@ 63.4m <sup>2</sup>
6 No. 2B/4P Apartments	@ 70.7m <sup>2</sup>
2 No. 2B/4P Apartments	@ 72.5m <sup>2</sup>
2 No. 3B/5P Apartments	@ 86.0m <sup>2</sup>
3 No. 3B/5P Houses	@ 98.4m <sup>2</sup>
1 No. 4B/6P House	@ 122.5m <sup>2</sup>
3 No. 4B/6P Houses	@ 126.5m <sup>2</sup>
21 No. Units Total	
Affordable Rent - 37 No. / 64% :	
2 No. 1B/2P Wheelchair Apartments	@ 51.1m <sup>2</sup>
2 No. 2B/3P Wheelchair Apartments	@ 62.9m <sup>2</sup>
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37 No. Units Total	

Site Area: 8150 sq/m or 0.815 Hectares  
 Density: 71 DPH  
 Parking:  
 58 total car parking bays (1:1)  
 48 resident car parking bays  
 10 visitor car parking bays  
 - 10% disabled access parking (6no. 6 x 3.6m bays)  
 - Up to 20% electric vehicle charging points (10% active / 10% passive) to be agreed with Enfield following presentation of feasibility report  
 Cycle Storage:  
 104 allocated cycle parking spaces.  
 12 visitor cycle parking spaces.  
 Space for secure cycle storage provided in communal cycle stores for apartments and in external stores for houses. One space to be provided for every one bedroom apartment and two spaces to be provided for every one, three and four bedroom houses and apartments as per the London Plan.  
 Soft Landscaping:  
 For detailed soft landscaping layout refer to 'Landscape Proposals' drawings from ACD Environmental.  
 Natural Area for Play: 300m<sup>2</sup>



POSSIBLE INTRODUCTION OF ON-KERB PARKING AND/OR A CONTROLLED PARKING ZONE TO NELSON ROAD DURING PERIOD OF CONSTRUCTION TO ALLEVIATE TEMPORARY PROBLEMS OF LACK OF PARKING

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  - GARDENS / TURF
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  - GREEN ROOFS
  - EXISTING LEVEL
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Affordable Rent - 37 No. / 64% :  
 2 No. 1B/2P Wheelchair Apartments @ 51.1m<sup>2</sup>  
 2 No. 2B/3P Wheelchair Apartments @ 62.9m<sup>2</sup>  
 2 No. 2B/4P Wheelchair Apartments @ 70.7m<sup>2</sup>

2 No. 1B/2P Apartments @ 50.0m<sup>2</sup>  
 3 No. 1B/2P Apartments @ 54.2m<sup>2</sup>  
 4 No. 1B/2P Apartments @ 54.5m<sup>2</sup>  
 4 No. 2B/3P Apartments @ 62.9m<sup>2</sup>  
 1 No. 2B/3P Apartment @ 63.4m<sup>2</sup>  
 2 No. 2B/3P Apartments @ 67.5m<sup>2</sup>  
 4 No. 2B/4P Apartments @ 70.7m<sup>2</sup>  
 2 No. 2B/4P Apartments @ 72.0m<sup>2</sup>  
 2 No. 3B/5P Apartments @ 86.0m<sup>2</sup>  
 3 No. 3B/5P Houses @ 98.4m<sup>2</sup>  
 1 No. 4B/6P House @ 122.5m<sup>2</sup>  
 3 No. 4B/6P Houses @ 126.5m<sup>2</sup>  
 37 No. Units Total

Site Area:  
 8150 sq/m or 0.815 Hectares

Density:  
 71 DPH

Parking:  
 58 total car parking bays (1:1)  
 48 resident car parking bays  
 10 visitor car parking bays  
 - 10% disabled access parking (6no. 6 x 3.6m bays)  
 - Up to 20% electric vehicle charging points  
 (10% active / 10% passive) to be agreed with Enfield following presentation of feasibility report

Cycle Storage:  
 104 allocated cycle parking spaces.  
 12 visitor cycle parking spaces.  
 Space for secure cycle storage provided in communal cycle stores for apartments and in external stores for houses. One space to be provided for every one bedroom apartment and two spaces to be provided for all two, three and four bedroom houses and apartments as per the London Plan.

Soft Landscaping:  
 For detailed soft landscaping layout refer to 'Landscape Proposals' drawings from ACD Environmental.

Natural Area for Play: 300m<sup>2</sup>

Rev. A - 12/01/17 Ramped access provided to communal rear gardens of blocks A, C and E.  
 Rev. B - 08/02/17 Natural area for play added to northern boundary and car parking amended accordingly.  
 Rev. C - 07/03/17 Raised access footpath removed from western access route as level access created across road.  
 Rev. C - 07/03/17 Disabled parking bays specified, footpath widths increased and visitor cycle spaces added.  
 Vehicle turning head added to eastern end of Gardiner Close. 2m footway extended in front of Block A.

Project  
 Robbins Hall, Gardiner Close,  
 Ponders End, Enfield EN3 4LT

Client  
 Viridian Housing

Drawing  
 Site Roof Plan

Scale  
 1:200 @ A1

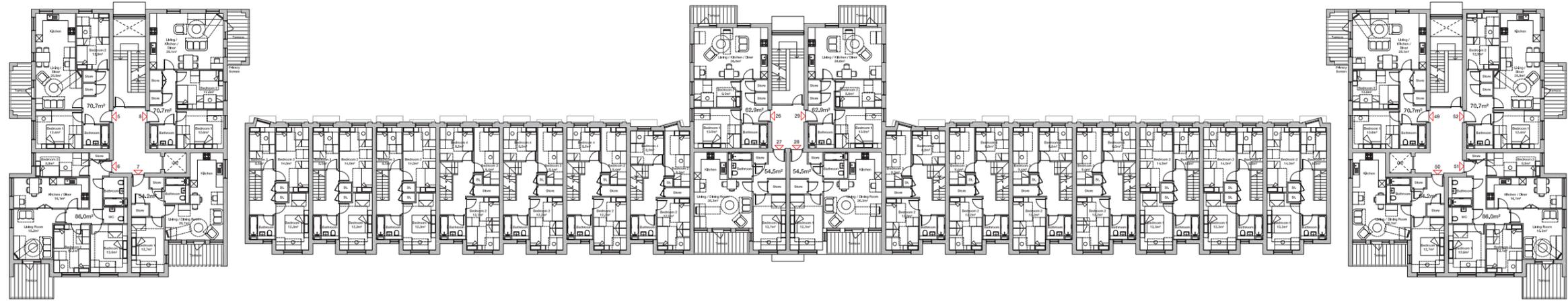
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Drp. No.  
 5479-P102

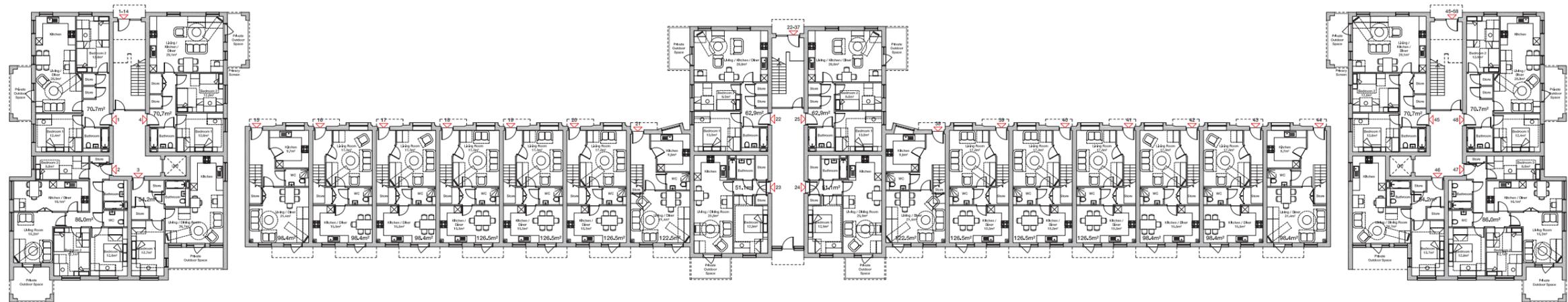
Rev  
 C



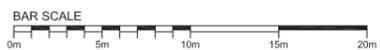
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FIRST FLOOR PLAN



GROUND FLOOR PLAN



Rev. A - 12/01/17 Room size areas amended as required.  
 Rev. B - 08/02/17 First floor bedrooms projected from rear elevation of townhouses to accommodate storage.

Notes  
 - Subject to approval by Planning, Building Control, Refuse, Highways & Fire Departments.  
 - Proposed levels are indicative only and will be subject to engineer's design.

Project  
 Robbins Hall, Gardiner Close,  
 Ponders End, Enfield EN3 4LT

Client  
 Viddan Housing

Drawing  
 Complete Block Floor Plans  
 Ground & First Floor

Scale  
 1:200 @ A1

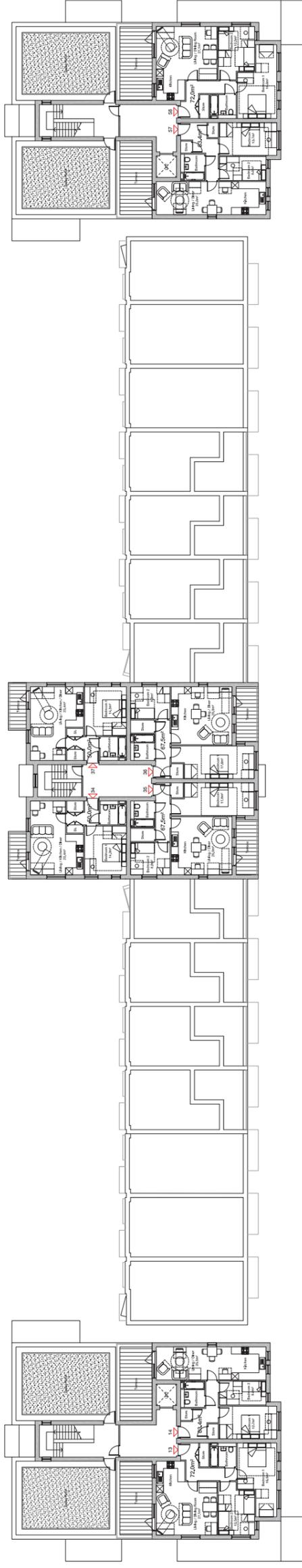
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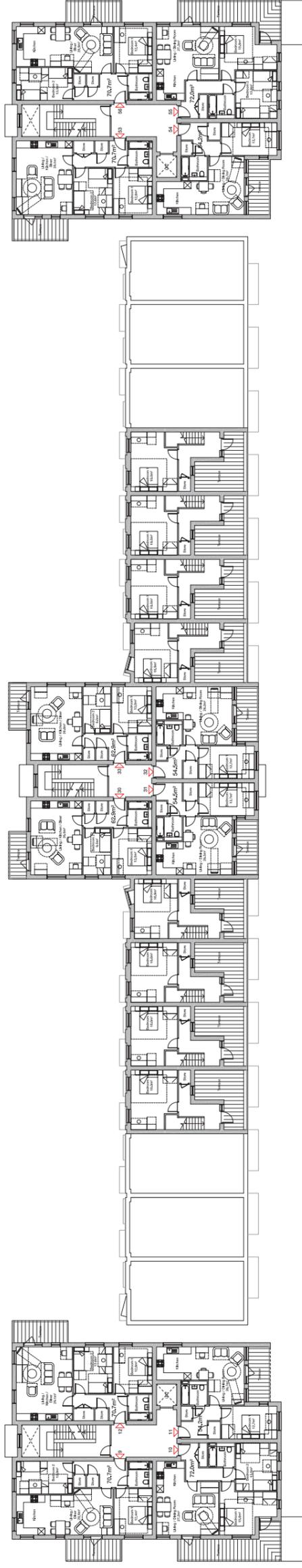
Rev  
 B

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THIRD FLOOR PLAN



SECOND FLOOR PLAN



- Notes
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Project  
Robbins Hall, Gardiner Close,  
Ponders End, Enfield EN3 4LT

Client  
Wildan Housing

Drawing  
Complete Block Floor Plans  
Second & Third Floor

Scale  
1:200 @ A1

Date  
05/12/2016

Draw. No.  
5479-P104

Rev  
B

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ELEVATION 1 / NORTH ELEVATION

- STANDING BEAM ZINC CLADDING TO ALL ORIEL WINDOWS TO MATCH ROOF LEVEL FINISH
- SOLID TIMBER ENTRANCE DOORS TO TOWNHOUSES WITH NATURAL STAIN
- PIGMENTED PRE-WEATHERED STANDING BEAM ZINC CLADDING IN RED FINISH AT UPPER LEVEL
- STAINLESS STEEL HANDRAIL FIXED TO COPING AT 1100mm FROM TERRACE LEVEL
- FOLDED PPC ALUMINIUM COPING FINISHED IN 'GRAPHITE GREY' (RAL 7024)
- RECESSED HORIZONTAL FACING BRICKWORK WITH 25mm RECESS DETAIL
- RECESSED VERTICAL FACING BRICKWORK WITH 25mm RECESS DETAIL
- PPC ALUMINIUM/TIMBER COMPOSITE WINDOWS AND GLAZED DOORS IN 'WINDOW GREY' (RAL 7043) FINISH
- STANDING BEAM ZINC CLADDING TO BOX SECTION ENTRANCE CANOPY TO MATCH ROOF LEVEL FINISH
- RAILINGS FORMED WITH 40mm WIDE PPC VERTICAL FLATS FINISHED IN 'GRAPHITE GREY' (RAL 7024)



ELEVATION 2 / WEST ELEVATION - BLOCK A

- RAMPED ACCESS TO RAISED WALKWAY
- STANDING BEAM ZINC CLADDING TO BOX SECTION ENTRANCE CANOPY TO MATCH ROOF LEVEL FINISH
- PIGMENTED PRE-WEATHERED STANDING BEAM ZINC CLADDING IN RED FINISH AT UPPER LEVEL
- FOLDED PPC ALUMINIUM COPING FINISHED IN 'GRAPHITE GREY' (RAL 7024)
- ALL BRICKWORK TO BE 'BISTOCK' 'WANHOE CREAM' FACING BRICK IN STRETCHER BOND
- RECESSED HORIZONTAL FACING BRICKWORK WITH 25mm RECESS DETAIL
- STANDING BEAM ZINC CLADDING TO ALL ORIEL WINDOWS TO MATCH ROOF LEVEL FINISH
- PPC ALUMINIUM/TIMBER COMPOSITE WINDOWS AND GLAZED DOORS IN 'WINDOW GREY' (RAL 7043) FINISH
- STANDING BEAM ZINC CLADDING TO BOX SECTION ENTRANCE CANOPY TO MATCH ROOF LEVEL FINISH
- RAILINGS FORMED WITH 40mm WIDE PPC VERTICAL FLATS FINISHED IN 'GRAPHITE GREY' (RAL 7024)



ELEVATION 3 / WEST ELEVATION - BLOCK B

- PIGMENTED PRE-WEATHERED STANDING BEAM ZINC CLADDING IN RED FINISH AT UPPER LEVEL
- FOLDED PPC ALUMINIUM COPING FINISHED IN 'GRAPHITE GREY' (RAL 7024)
- RECESSED HORIZONTAL FACING BRICKWORK WITH 25mm RECESS DETAIL
- ALL BRICKWORK TO BE 'BISTOCK' 'WANHOE CREAM' FACING BRICK IN STRETCHER BOND
- PPC ALUMINIUM/TIMBER COMPOSITE WINDOWS AND GLAZED DOORS IN 'WINDOW GREY' (RAL 7043) FINISH
- SOLID FLOOR BALCONY TERRACE WITH RAILINGS AS BELOW TO PROVIDE PRIVATE AMBNEY SPACE
- RAILINGS FORMED WITH 40mm WIDE PPC VERTICAL FLATS FINISHED IN 'GRAPHITE GREY' (RAL 7024)

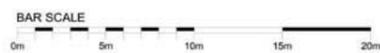
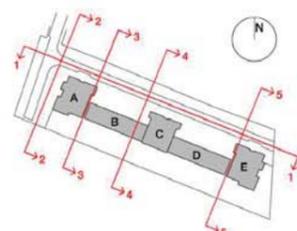


ELEVATION 4 / WEST ELEVATION - BLOCK C

- PIGMENTED PRE-WEATHERED STANDING BEAM ZINC CLADDING IN RED FINISH AT UPPER LEVEL
- FOLDED PPC ALUMINIUM COPING FINISHED IN 'GRAPHITE GREY' (RAL 7024)
- RECESSED HORIZONTAL FACING BRICKWORK WITH 25mm RECESS DETAIL
- RECESSED VERTICAL FACING BRICKWORK WITH 25mm RECESS DETAIL
- PPC ALUMINIUM/TIMBER COMPOSITE WINDOWS AND GLAZED DOORS IN 'WINDOW GREY' (RAL 7043) FINISH
- ALL BRICKWORK TO BE 'BISTOCK' 'WANHOE CREAM' FACING BRICK IN STRETCHER BOND
- RAILINGS FORMED WITH 40mm WIDE PPC VERTICAL FLATS FINISHED IN 'GRAPHITE GREY' (RAL 7024)



ELEVATION 5 / WEST ELEVATION - BLOCK E



Notes  
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Project  
 Robbins Hall, Gardiner Close,  
 Ponders End, Enfield EN3 4LT

Client  
 Viridian Housing

Drawing  
 Complete Block Elevations  
 North and Selected West

Scale 1:200 @ A1 Date 05/12/2016 Dwg. No. 5479-P105 Rev. B

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ELEVATION 6 / SOUTH ELEVATION

STANDING SEAM ZINC CLADDING TO WINDOW PANELS TO MATCH ROOF LEVEL FINISH

PPC ALUMINIUM/TIMBER COMPOSITE WINDOWS AND GLAZED DOORS IN 'WINDOW GREY' (RAL 7043) FINISH

PIGMENTED PRE-WEATHERED STANDING SEAM ZINC CLADDING IN RED FINISH AT UPPER LEVEL

FOLDED PPC ALUMINIUM COPING FINISHED IN 'GRAPHITE GREY' (RAL 7024)

RECESSED HORIZONTAL FACING BRICKWORK WITH 25mm RECESS DETAIL

RECESSED VERTICAL FACING BRICKWORK WITH 25mm RECESS DETAIL

PPC ALUMINIUM/TIMBER COMPOSITE WINDOWS AND GLAZED DOORS IN 'WINDOW GREY' (RAL 7043) FINISH

ALL BRICKWORK TO BE 'BOSTOCK' 'VANHOE' CREAM FACING BRICK IN STRETCHER BOND

RAILINGS FORMED WITH 40mm WIDE PPC VERTICAL FLATS FINISHED IN 'GRAPHITE GREY' (RAL 7024)



ELEVATION 7 / EAST ELEVATION - BLOCK E

RECESSED HORIZONTAL FACING BRICKWORK WITH 25mm RECESS DETAIL

LEVEL ACCESS TERRACE AREA TO TOWNHOUSES WITH STEPS DOWN TO MAIN GARDEN

PIGMENTED PRE-WEATHERED STANDING SEAM ZINC CLADDING IN RED FINISH AT UPPER LEVEL

FOLDED PPC ALUMINIUM COPING FINISHED IN 'GRAPHITE GREY' (RAL 7024)

RECESSED HORIZONTAL FACING BRICKWORK WITH 25mm RECESS DETAIL

ALL BRICKWORK TO BE 'BOSTOCK' 'VANHOE' CREAM FACING BRICK IN STRETCHER BOND

PPC ALUMINIUM/TIMBER COMPOSITE WINDOWS AND GLAZED DOORS IN 'WINDOW GREY' (RAL 7043) FINISH

SOLID FLOOR BALCONY TERRACE WITH RAILINGS AS BELOW TO PROVIDE PRIVATE ANDREY SPACE

RAILINGS FORMED WITH 40mm WIDE PPC VERTICAL FLATS FINISHED IN 'GRAPHITE GREY' (RAL 7024)



ELEVATION 8 / EAST ELEVATION - BLOCK D

PIGMENTED PRE-WEATHERED STANDING SEAM ZINC CLADDING IN RED FINISH AT UPPER LEVEL

FOLDED PPC ALUMINIUM COPING FINISHED IN 'GRAPHITE GREY' (RAL 7024)

RECESSED HORIZONTAL FACING BRICKWORK WITH 25mm RECESS DETAIL

ALL BRICKWORK TO BE 'BOSTOCK' 'VANHOE' CREAM FACING BRICK IN STRETCHER BOND

PPC ALUMINIUM/TIMBER COMPOSITE WINDOWS AND GLAZED DOORS IN 'WINDOW GREY' (RAL 7043) FINISH

STANDING SEAM ZINC CLADDING TO BOX SECTION ENTRANCE CANOPY TO MATCH ROOF LEVEL FINISH

RAILINGS FORMED WITH 40mm WIDE PPC VERTICAL FLATS FINISHED IN 'GRAPHITE GREY' (RAL 7024)



ELEVATION 9 / EAST ELEVATION - BLOCK C

PIGMENTED PRE-WEATHERED STANDING SEAM ZINC CLADDING IN RED FINISH AT UPPER LEVEL

STAINLESS STEEL HANDRAIL FIXED TO COPING AT 1100mm FROM TERRACE LEVEL

FOLDED PPC ALUMINIUM COPING FINISHED IN 'GRAPHITE GREY' (RAL 7024)

RECESSED HORIZONTAL FACING BRICKWORK WITH 25mm RECESS DETAIL

RECESSED VERTICAL FACING BRICKWORK WITH 25mm RECESS DETAIL

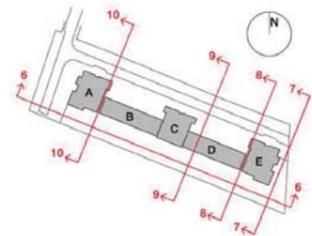
PPC ALUMINIUM/TIMBER COMPOSITE WINDOWS AND GLAZED DOORS IN 'WINDOW GREY' (RAL 7043) FINISH

STANDING SEAM ZINC CLADDING TO BOX SECTION ENTRANCE CANOPY TO MATCH ROOF LEVEL FINISH

RAILINGS FORMED WITH 40mm WIDE PPC VERTICAL FLATS FINISHED IN 'GRAPHITE GREY' (RAL 7024)



ELEVATION 10 / EAST ELEVATION - BLOCK A



Notes  
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Project  
 Robbins Hall, Gardiner Close,  
 Ponders End, Enfield EN3 4LT

Client  
 Viridian Housing

Drawing  
 Complete Block Elevations  
 South and Selected East

Scale  
 1:200 @ A1  
 Date  
 05/12/2016  
 Dwg. No.  
 5479-P106  
 Rev  
 B

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**UNIT PLANS - 2no. GROUND FLOOR**  
**3 BED / 5 PERSON TOWNHOUSE @ 98.4m²**  
 UNIT 15 (AS) / UNIT 44 (HANDED)

**UNIT PLANS - 4no. GROUND FLOOR**  
**3 BED / 5 PERSON TOWNHOUSE @ 98.4m²**  
 UNITS 16-17 (AS) / UNITS 42-43 (HANDED)

**FIRST FLOOR**



**UNIT PLANS - 2no. GROUND FLOOR**  
**4 BED / 6 PERSON TOWNHOUSE @ 122.5m²**  
 UNIT 21 (AS) / UNIT 38 (HANDED)

**UNIT PLANS - 6no. GROUND FLOOR**  
**4 BED / 6 PERSON TOWNHOUSE @ 126.5m²**  
 UNITS 18-20 (AS) / UNITS 39-41 (HANDED)

**FIRST FLOOR**

**SECOND FLOOR**

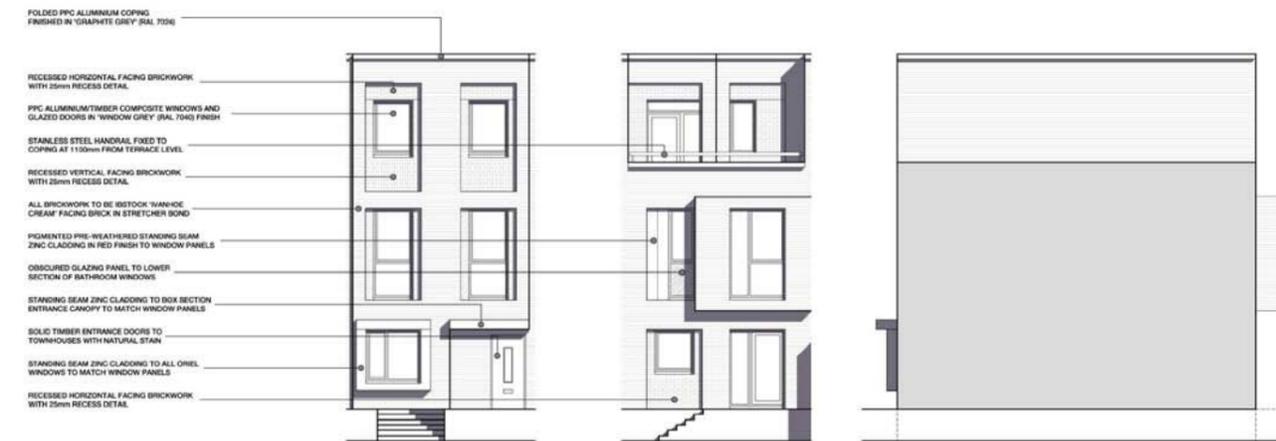


**UNIT FRONT ELEVATION**  
 BLOCK B (AS) / BLOCK D (HANDED)

**UNIT REAR ELEVATION**  
 BLOCK B (AS) / BLOCK D (HANDED)

**FLANK ELEVATION**  
 BLOCK B (AS) / BLOCK D (HANDED)

- FOLDED PPC ALUMINIUM COPING FINISHED IN 'GRANITE GREY' (RAL 7036)
- PIGMENTED PRE-WEATHERED STANDING BEAM ZINC CLADDING IN RED FINISH TO WINDOW PANELS
- ALL BRICKWORK TO BE BESTOCK 'WAN-HOE' CREAM FACED BRICK IN STRETCHER BOND
- RECESSED VERTICAL FACING BRICKWORK WITH 25mm RECESS DETAIL
- PPC ALUMINIUM/TIMBER COMPOSITE WINDOWS AND GLAZED DOORS IN 'WINDOW GREY' (RAL 7043) FINISH
- STANDING BEAM ZINC CLADDING TO BOX SECTION ENTRANCE CANOPY TO MATCH WINDOW PANELS
- SOLID TIMBER ENTRANCE DOORS TO TOWNHOUSES WITH NATURAL STAIN
- STANDING BEAM ZINC CLADDING TO ALL ORIEL WINDOWS TO MATCH WINDOW PANELS
- RECESSED HORIZONTAL FACING BRICKWORK WITH 25mm RECESS DETAIL

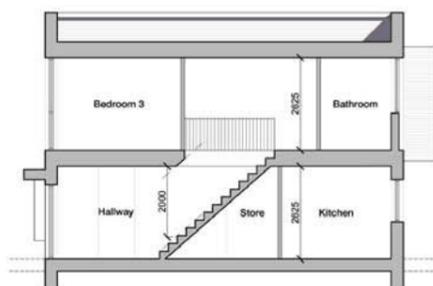


**UNIT FRONT ELEVATION**  
 BLOCK B (AS) / BLOCK D (HANDED)

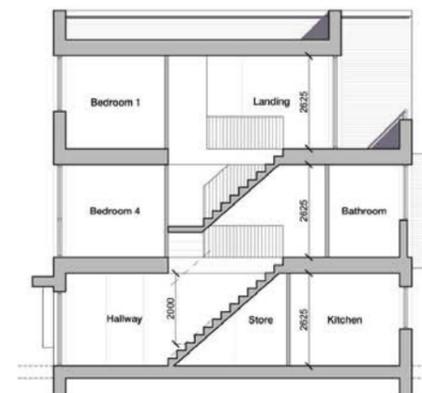
**UNIT REAR ELEVATION**  
 BLOCK B (AS) / BLOCK D (HANDED)

**FLANK ELEVATION**  
 BLOCK B (AS) / BLOCK D (HANDED)

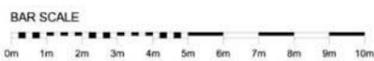
- FOLDED PPC ALUMINIUM COPING FINISHED IN 'GRANITE GREY' (RAL 7036)
- RECESSED HORIZONTAL FACING BRICKWORK WITH 25mm RECESS DETAIL
- PPC ALUMINIUM/TIMBER COMPOSITE WINDOWS AND GLAZED DOORS IN 'WINDOW GREY' (RAL 7043) FINISH
- STAINLESS STEEL HANDRAIL FIXED TO COPING AT 1100mm FROM TERRACE LEVEL
- RECESSED VERTICAL FACING BRICKWORK WITH 25mm RECESS DETAIL
- ALL BRICKWORK TO BE BESTOCK 'WAN-HOE' CREAM FACED BRICK IN STRETCHER BOND
- PIGMENTED PRE-WEATHERED STANDING BEAM ZINC CLADDING IN RED FINISH TO WINDOW PANELS
- OPACIFIED GLAZING PANEL TO LOWER SECTION OF BATHROOM WINDOWS
- STANDING BEAM ZINC CLADDING TO BOX SECTION ENTRANCE CANOPY TO MATCH WINDOW PANELS
- SOLID TIMBER ENTRANCE DOORS TO TOWNHOUSES WITH NATURAL STAIN
- STANDING BEAM ZINC CLADDING TO ALL ORIEL WINDOWS TO MATCH WINDOW PANELS
- RECESSED HORIZONTAL FACING BRICKWORK WITH 25mm RECESS DETAIL



**SECTION A-A**  
 BLOCK B (AS) / BLOCK D (HANDED)



**SECTION B-B**  
 BLOCK B (AS) / BLOCK D (HANDED)



Rev. A - 12/01/17 Room size areas amended as required.  
 Rev. B - 08/02/17 First floor bedrooms projected from rear elevation of townhouses to accommodate storage.  
 Alternative ground floor layouts added for 4no. units.

Notes  
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Project  
 Robbins Hall, Gardiner Close,  
 Ponders End, Enfield EN3 4LT

Client  
 Viridian Housing

Drawing  
 Blocks B and D  
 Detailed Unit Plans, Sections  
 and Typical Elevations

Scale  
 1:100 @ A1

Date  
 05/12/2016

Dr. No.  
 5479-P109

Rev.  
 B

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