

# LONDON BOROUGH OF ENFIELD

## PLANNING COMMITTEE

**Date :** 27 June 2017

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

**Contact Officer:**  
Andy Higham  
Sharon Davidson  
Mr Robert Singleton  
Tel No: 020 8379 3837

**Ward:**  
Highlands

**Ref:** 16/05535/RM

**Category:** Reserved Matters

**LOCATION:** Parcel A, Chase Farm Hospital, The Ridgeway, EN2 8JL

**PROPOSAL:** Submission of reserved matters and conditions approved under outline Ref: 14/04574/OUT as varied by 15/04547/FUL, for Parcel A (residential) in respect of reserved matters for siting (57), scale and design (58), appearance (59), landscaping (60) and conditions for tree protection (62 and 66), parking and turning (68), loading and turning (69), SuDS (77), car parking management plan (79) and rainwater harvesting (85) for the redevelopment of Parcel A and the erection of a total of 138 residential units comprising 24 self-contained flats (6 x 1-bed, 15 x 2-bed, 3 x 3-bed) and 114 houses (6 x 2-bed, 62 x 3-bed, 46 x 4-bed) within a mix of 2, 2.5 and 3-storeys, together with associated car parking.

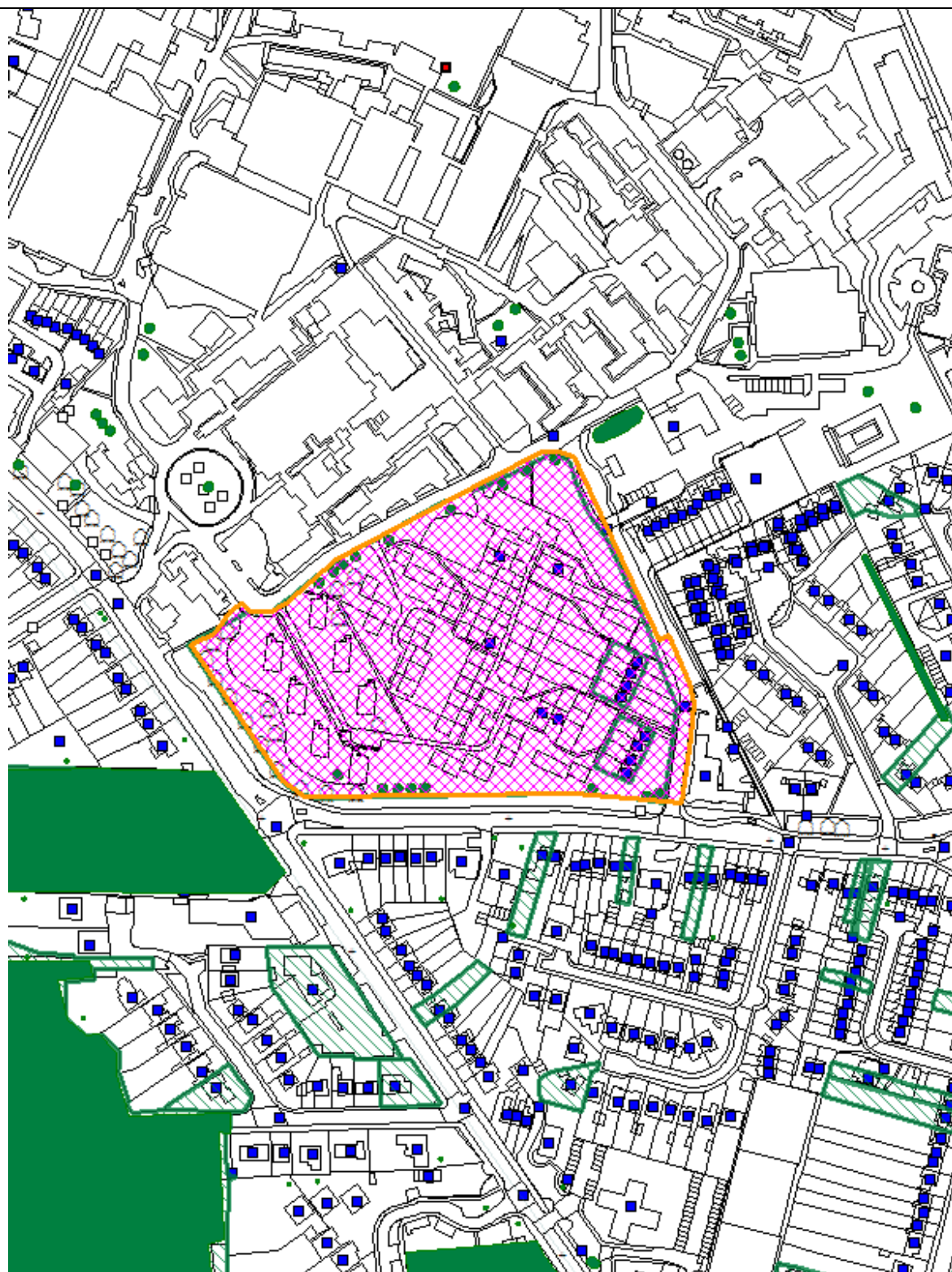
**Applicant Name & Address:**  
Linden (Enfield) LLP  
c/o Agent

**Agent Name & Address:**  
Mr Tim Chilvers  
5 Bolton Street  
London  
W1J 8BA

### RECOMMENDATION:

- (1) That the Reserved Matters (conditions 57, 58, 59 and 60) be **APPROVED** subject to conditions;
- 2) That conditions 62 and 66 be discharged.
- 3) In the event that final design details for the corner flatted blocks have not been secured, that Members grant delegated authority to the Head of Development Management/Planning Decisions Manager to approve the Reserved Matters subject to conditions once the final design of these blocks is resolved.

Ref: 16/05535/RM    **LOCATION: Parcel A, Chase Farm Hospital, The Ridgeway, EN2 8JL**



## 1. Site and Surroundings

- 1.1 The subject site comprises the Chase Farm Hospital complex, a 14.9 hectare plot of land. The new hospital building is now under construction and the hospital functions continue to operate from existing buildings dispersed across the site until they can be relocated to the new purpose built facility.
- 1.2 The subject application relates to Parcel A of the wider development area. The site formally contained the key worker housing associated with the hospital, but which had fallen into disrepair and was largely vacant at the time of the parent application. These units have since been demolished and the site has since been cleared.



**Illustration 1: Parcel Plan**

- 1.3 A number of adopted routes penetrate the wider site with principle access to both the hospital and Mental Health Trust facilities spread between Hunters Way to the south and The Ridgeway to the east. The site is bounded by The Ridgeway to the west and Lavender Hill to the south. Both are classified roads. To the north-west and south-east, predominately residential properties line a series of cul-de-sacs namely Spring Court Road and Albuhera Close / Shooters Road respectively. The retained Mental Health Trust land and secure unit lays to the north-east of the site.
- 1.4 Over-spill car parking facilities permeate the site and the hospital provides the terminus for a series of bus routes including the W8 and 313. Gordon Hill

mainline train station lies to the east and a number of surrounding residential roads are subject to Controlled Parking. Overall, the site has a Public Transport Accessibility Level of 2

- 1.5 The wider hospital site is adjacent to designated Green Belt to the north and east, although this site does not in itself adjoin the Green Belt.
- 1.6 The site is not within a Conservation Area and does not form part of the curtilage of a Listed Building, albeit the Victorian Clock Tower complex is considered to be a non-designated heritage asset.
- 1.7 A number of established and vintage trees pepper the site throughout and the area is known to have bat activity and established bat roosts.
- 1.8 The site is not within a flood zone, but is at risk of surface water flooding.

## **2. Proposal**

- 2.1 The subject application seeks to discharge the reserved matters pursuant to conditions 57, 58, 59 & 60 of the amended scheme granted under ref: 14/04574/OUT as varied by 15/04547/FUL, 16/00426/106REV and most recently 16/04369/FUL relating to matters of site layout, scale and design, external appearance and landscaping for Parcel A of the development only.
- 2.2 Members are advised that due to the interrelated nature of the reserved matters and some of the conditions levied under the parent consent the description of the submission was widened to take account of conditions for tree protection (62 and 66), parking and turning (68), loading and turning (69), SuDS (77), car parking management plan (79) and rainwater harvesting (85). To satisfy the information requirements to discharge these conditions, additional information was submitted for consideration and a reconsultation letter issued. However, at the time of writing Officers are not in a position to recommend discharge conditions 68, 69, 77, 79 or 85 and hence these have now been formally withdrawn and a revised description now features to take account only of the reserved matters and conditions 62 and 66. This change – given the reduction in the scope of the description – would not warrant further consultation.
- 2.3 The parent outline application was considered by Planning Committee on 12th March 2015 when Members resolved to grant planning permission subject to conditions, the Stage II Referral of the application to the Mayor of London and no objections being raised and subject to the satisfactory completion of a Section 106 agreement.
- 2.4 The s106 Agreement has been engrossed and the Mayor advised on 11<sup>th</sup> August 2015 that he was content to allow Enfield Council to determine the application and accordingly planning permission was issued on 28<sup>th</sup> October 2015.
- 2.5 In the intervening period, Members have considered a number of applications to agree amendments to the scheme including ref: 15/04547/FUL for amendments to the parent application to reflect a refined hospital design and subsequent changes to the physical parameter plans, ref: 16/01832/FUL for the detailed design of the Energy Centre and, of course, ref: 15/05021/RM which concerned itself with the discharge of detailed reserved matters relating



to the site layout, design, external appearance and landscaping of the Hospital development parcel. All applications have been approved subject to relevant conditions and – where applicable – variations to the s106.

- 2.6 Works are underway to the Hospital development parcel and the Royal Free NHS Trust have recently exchanged contracts with Linden Homes for the purchase of the first residential land parcel – Parcel A. As was the case with the previous s73 application under ref: 15/04547/FUL, it soon became apparent that some aspects of the physical parameter plans were drawn too tightly and were too restrictive to enable the delivery of the high quality residential development. The realised scheme, therefore, has evolved to such an extent that minor amendments to the original outline parameters were required to accommodate these changes and create *‘the best possible environment for future residents.’* Under ref: 16/04369/FUL Members resolved to grant permission for the changes subject to conditions and a Deed of Variation on the S106 at Planning Committee held on 29<sup>th</sup> November 2016.

- 2.7 For clarity, the approved amendments are summarised below:

#### **Areas**

- i. A revised and consolidated road layout – to provide improved circulation and parking arrangements;
- ii. Revisions to the layout and grouping of residential units – to rationalise the amount of unit typologies and to allow units to meet minimum London Plan space standards while improving back-to-back distances to the perimeter blocks;
- iii. The incorporation of additional pedestrian routes – to increase the permeability of the site;
- iv. A widening of the frontage separation distances to provide for improved road widths;

#### **Heights**

- v. Maximum heights are identified with reference to finished ground level, rather than height above ordnance data (‘OAD’) – to allow for easier interpretation of the plan;
- vi. An increase in the maximum heights at the corners of the terrace blocks – the original parameter plan relating to Parcel A showed the corner buildings as being a maximum 2-storeys in height with no allowance for a pitched roof. The revisions allows this to increase to a maximum of 3-storeys with a pitched roof. Such a change relates to Parcel A only, all other Parcels – namely Bi, Bii and C remain unchanged.

- 2.8 The subject application seeks to discharge reserved matters for the Parcel A element of the scheme only and seeks to do so in accordance with the revised parameters agreed under ref: 16/04369/FUL. All reserved matters in relation to Parcel B and the school site are yet to be discharged and will be occasioned to Planning Committee in due course as the relevant land parcels are released.

- 2.9 For the avoidance of doubt, Members are advised that the development parameters already agreed under the parent application ref: 14/04574/OUT and minor amendment under ref: 16/04369/FUL remain completely

unchanged. This reserved matters has been designed to broadly accord with the original masterplan of the site and provides for 138 residential units comprising 24 self-contained flats (6 x 1-bed, 15 x 2-bed, 3 x 3-bed) and 114 houses (6 x 2-bed, 62 x 3-bed, 46 x 4-bed) together with associated car parking

- 2.10 The principle of residential development to Parcel A and the wider redevelopment of the site including the access has been agreed under ref: 14/04574/OUT, 15/04547/FUL and 16/04369/FUL and are not for discussion as part of the current application.

### **3. Relevant Planning Decisions**

- 3.1 The site has an extensive planning history, however, the most applicable in the determination of the subject application are as follows.
- 3.2 16/04369/FUL – Minor material amendment to 16/00426/106REV to allow changes to the road layout, revisions to the layout and grouping of residential units, installation of additional pedestrian routes, widening of the frontage separation distances, and increase in heights at the corner of terraces – Approved subject to conditions and s106 Deed of Variation (16/02/17)
- 3.3 16/05235/CND – Details submitted pursuant to Ref:14/04574/OUT and 15/04547/FUL comprising (Condition 97) Residential Design Code in respect of redevelopment of site for mixed use to provide up to 32,000sq m of replacement hospital facilities, construction of a 3-form entry primary school including temporary facilities pending completion of permanent school and construction of up to 500 residential units, provision of additional hospital access opposite Ridge Crest and provision of egress to the school site via Shooters Road, involving demolition of hospital buildings and associated residential blocks, partial demolition of Clock Tower complex, removal of microwave clinical waste treatment plant and fuel oil burner, retention of Highlands Wing, retention and extension of existing multi-storey car park, provision of associated car parking, cycle parking, plant, hard and soft landscaping, public realm improvements and associated works. (Outline application: Access) – Granted (17/01/17)
- 3.4 15/05540/CND – Details to 14/04574/OUT for a site wide design code pursuant to condition 4 for the Redevelopment of site for mixed use to provide up to 32,000sq m of replacement hospital facilities, construction of a 3-form entry primary school including temporary facilities pending completion of permanent school and construction of up to 500 residential units, provision of additional hospital access opposite Ridge Crest and provision of egress to the school site via Shooters Road, involving demolition of hospital buildings and associated residential blocks, partial demolition of Clock Tower complex, removal of microwave clinical waste treatment plant and fuel oil burner, retention of Highlands Wing, retention and extension of existing multi-storey car park, provision of associated car parking, cycle parking, plant, hard and soft landscaping, public realm improvements and associated works. (Outline application: Access) – Granted (04/01/17)
- 3.5 16/03448/NMA – Non material amendment 16/00426/106REV to allow change from a two-way to a one-way system for vehicles around the multi-storey car park and new hospital – Approved (31/08/16)

- 3.6 16/03154/NMA – Non material amendment to 16/00426/106REV to allow rewording of condition 9 (air quality impact assessment) and condition 46 (Combined heat and power facility) – Approved subject to conditions (31/08/16)
- 3.7 16/01832/FUL – Erection of Energy Centre adjacent to Kings Oak private hospital – Approved subject to conditions and s106 (09/08/16)
- 3.8 16/00426/106REV – Review of S106 Agreement under ref: 14/04574/OUT to change Trigger Point Between Housing Delivery and School Construction for redevelopment of site for mixed use to provide up to 32,000sq m of replacement hospital facilities, construction of a 3-form entry primary school including temporary facilities pending completion of permanent school and construction of up to 500 residential units, provision of additional hospital access opposite Ridge Crest and provision of egress to the school site via Shooters Road, involving demolition of hospital buildings and associated residential blocks, partial demolition of Clock Tower complex, removal of microwave clinical waste treatment plant and fuel oil burner, retention of Highlands Wing, retention and extension of existing multi- storey car park, provision of associated car parking, cycle parking, plant, hard and soft landscaping, public realm improvements and associated works. (Outline application: Access) as varied by 15/04547/FUL – Approved subject to conditions and s106 Deed of Variation (19/04/16)
- 3.9 16/00340/NMA – Non material amendment to 14/04574/OUT (as varied by 15/04547/FUL) for variations to conditions 02, 04, 07, 09, 46, 52 & 54 to allow alteration to submission triggers to accord with the construction programme for the site – Approved subject to conditions (29/01/16)
- 3.10 15/05583/PADE – Demolition of existing residential blocks bounded by Lavender Hill and The Ridgeway – Prior Approval not Required (23/12/15)
- 3.11 15/05021/RM – Submission of part reserved matters approved under 14/04574/OUT (for the replacement hospital facilities) in respect of appearance, landscape, layout and scale pursuant to condition 13 and details of siting, design and external appearance pursuant to condition 14, 15 and 16 of outline approval for the redevelopment of site to provide 36,764sqm of replacement hospital facilities, involving a part 5-storey hospital building, refurbishment of Highlands Wing, retention and extension of existing multi-storey car park, erection of a 3-storey detached energy building, hard and soft landscaping and associated works. (Outline application: Access) subject to Deed of Variation dated 1st February 2016 – Approved (02/02/16)
- 3.12 15/04547/FUL – Minor material amendment to 14/04574/OUT to revise the approved plan numbers (condition 1) for the redevelopment of site for mixed use to provide up to 32,000sq m of replacement hospital facilities, construction of a 3-form entry primary school including temporary facilities pending completion of permanent school and construction of up to 500 residential units, provision of additional hospital access opposite Ridge Crest and provision of egress to the school site via Shooters Road, involving demolition of hospital buildings and associated residential blocks, partial demolition of Clock Tower complex, removal of microwave clinical waste treatment plant and fuel oil burner, retention of Highlands Wing, retention and extension of existing multi-storey car park, provision of associated car parking, cycle parking, plant, hard and soft landscaping, public realm

improvements and associated works. (Outline application: Access) – Approved subject to conditions and s106 (23/12/15).

- 3.13 14/04574/OUT – Redevelopment of site for mixed use to provide up to 32,000sq m of replacement hospital facilities, construction of a 3-form entry primary school including temporary facilities pending completion of permanent school and construction of up to 500 residential units, provision of additional hospital access opposite Ridge Crest and provision of egress to the school site via Shooters Road, involving demolition of hospital buildings and associated residential blocks, partial demolition of Clock Tower complex, removal of microwave clinical waste treatment plant and fuel oil burner, retention of Highlands Wing, retention and extension of existing multi-storey car park, provision of associated car parking, cycle parking, plant, hard and soft landscaping, public realm improvements and associated works. (Outline application: Access) – Approved subject to conditions and s106 (28/10/15).

#### **4. Consultations**

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

Transport for London:

##### **4.1.1 Raise no objection to the scheme and commented on the following items:**

- The Public Transport Accessibility Level (PTAL) of the site ranges from 2 in the west to 3 in the east.
- The applicant should clarify the proposed quantum of residential units as the application makes reference to 138 residential units and 114 houses whereas the TA only references 138 residential units.
- 145 parking spaces are proposed with 138 allocated and 7 unallocated, furthermore 14 parking spaces will be allocated as Blue Badge. The provision of car parking was agreed in the outline application and therefore TfL has no objection to the proposed quantum of car parking. The provision of Blue Badge and Electric Vehicle Charging Points (EVCPs) is welcomed.
- Cycle parking will be provided at 1 space per one and two beds and 2 spaces for 3+ beds. TfL suggests that cycle parking is provided in line with the most recent London Plan Standards with 1 space per one bed and 2 spaces for units with two beds or more. The submitted plans indicate that there will be 2 secure cycle storages which provide an insufficient quantum of cycle parking, TfL requests clarification regarding this.
- The applicant has submitted a PERS and CERS audit which is welcomed. TfL has no objection to the applicant's conclusions.
- TfL has no objection to the proposed refuse and servicing arrangements subject to what has been agreed with the councils refuse department.
- TfL welcomes the completion of a Construction Traffic Management Plan (CTMP).

These comments were relayed to the applicant and their consultants. A response was provided and it clarifies that the development would comprise 114 houses and 24 flats consistent with the Transport Assessment submitted under the parent application. The applicant has also increased cycle parking provision to 42 spaces to ensure it is policy compliant for the proposed flats.



Metropolitan Police:

4.1.2 The Metropolitan Police have requested that the application adopt the principles and practices of 'Secured by Design' having particular regard to:

- Perimeter Treatments/Gates
- Access control
- Physical Security to the building
- Postal Strategy
- Bicycle Storage
- Refuse Store
- Balcony design
- CCTV
- Lighting (Lux Plan)

Thames Water:

4.1.3 No response received.

Arriva:

4.1.4 No response received.

Tree Officer:

4.1.5 Originally expressed concerns over the loss of TPO trees and the proximity of the built form and parking spaces to retained TPO trees to Chace Village and Lavender Hill to the north and south of the site. Revised plans to recess the building lines, realign the western junction to ensure retention of a previously tabled removal of TPO tree and the removal of perpendicular parking bays in favour of parallel parking bays and reinstated incidental green space (as described in the Site Wide Design Code) as well as a revised Arboricultural Report have been submitted for consideration and the Tree Officer has withdrawn his objection

Economic Development:

4.1.6 No objection and no further comments beyond those made under ref: 14/04574/OUT.

Environmental Health:

4.1.7 Initially objected to the scheme on the basis that:

- The contamination assessment concludes that further work is required in terms of groundwater monitoring, ground gas monitoring and the assessment of lead and PAHs. The applicant must demonstrate that there are no risks to groundwater, that ground gas is not an issue at the site and how concentrations of lead and PAHs will be controlled.
- The acoustic assessment has not made any recommendations for the glazing to be installed at any future buildings. The applicant must submit information, written by a suitably qualified acoustic consultant, detailing the façade attenuation of proposed buildings, including details of the

acoustic performance of glazing required to ensure that the internal noise levels set-out in BS8233:2014 and the WHO Guidelines for Community Noise (in regard to LAF max levels), are met.

- 4.1.8 A revised Contamination Study and Noise Assessment was submitted for consideration. The information was considered to be sufficient to satisfy the points raised by the Environmental Health Officer and the objection was formally withdrawn. However, the description of the development does not include contamination or noise and hence will need to be discharged as part of a later submission.

Urban Design:

- 4.1.9 The submitted layout is broadly consistent with the pre-application discussions that took place in relation to the design aspects of the proposals although detailed elevations were omitted at that stage and therefore a site wide assessment of the scheme could not be made. In considering the scheme submitted as a whole, the Urban Design Officer raised a number of concerns about various elements of the scheme:

- 4.1.10 It was clear that the overall design was disappointing and did not reflect the aspirations of the parent consent to secure high quality design that positively contributed to the character of the area. Officers engaged with the applicant to seek to address these concerns. A series of meetings ensued and a comprehensive re-evaluation of the scheme was submitted over two. The following is a summary of issues that needed to be addressed:

- Need to install character areas into the scheme to better relate to the surrounding area and foster a sense of place for the development site.
- Quality of the materials is critical, the LPA require some comfort that the materials will not be standard lbstock brick types, eternit tiles etc. and must be varied with the utilisation of natural materials where necessary (including slate to the Hospital Character Area). Services including ventilation, flues and overflows must be carefully considered to avoid material staining and to ensure staining and mould are effectively managed. Brick leaching must also be avoided
- Top opening casement windows should be avoided and side opening casement windows are an appropriate solution. Details to show how glazing bars, transoms and mullions are to be incorporated into the windows must be provided with a minimum of 100mm reveals. Different window design should be used across the different character areas
- Large scale roof details are required to show the depth of eaves and overhangs
- The inclusion of chimneys will assist in breaking up and adding rhythm to the terrace blocks
- More hipped roof treatments are required and the hospital character area to The Ridgeway must reflect the retained Victorian Hospital
- To Chace Village greater contemporary design emphasis encouraged to better integrate with the aspiration set in the Site Wide Design Code for the development on Parcel B.
- Recessed entrances encouraged to and greater vertical articulation required for Chace Village
- Central open space require significant redesign to unlock the potential of this key public space in the development

- Removal of Type M units necessary with a faceting of the building line to better respond to the open space
- Perpendicular parking spaces need to be removed in favour of parallel spaces and the junction to Chace Village need to be realigned to retain the TPO tree and allow parallel parking provision
- Pedestrian footpaths across the site to be improved and to the open space realigned to better reflect desire lines
- Installation of formal play facilities to the open space
- Footpath to Chace Village needs to be realigned adjacent to residential units and built to adoptable standards with pedestrian refuge / loitering point at interception with roads
- Reinstatement of incidental green space to Chace Village as per Site Wide Design Code
- Homezones to be formalised to reflect the Site Wide Design Code
- Large gables need to incorporate design detailing to soften this dominant three storey features
- Lavender Hill character zone needs to better reflect adjacent suburban typologies with installation of bay features
- The apartment Blocks need to be refined to better integrate with the pattern and rhythm of development to the single family units with greater vertical breaks and a softening of the dominant balconies
- Entrances to all units need to be revisited and in the case of the apartments, a greater effort needs to be made to announce the street facing entrances
- Corner typologies need to ensure they address the corners and do not create dead frontages

4.1.11 A fully revised scheme was finally submitted for consideration on 5<sup>th</sup> June 2017 and the Urban Design Officer was reconsulted. After careful consideration, it was held that the revision to the scheme reflected the advice of Officers and the development could be supported in the round.

#### Traffic and Transportation:

4.1.12 Colleagues in Traffic & Transportation initially objected to the scheme citing concern over the following:

- Traffic speeds within the Homezone through routes
- Perpendicular parking to Chace Village and to properties lining the main open space
- Removal of bus cage / layby
- Junction visibility splays
- Inadequate width of pedestrian footpaths
- Need for adoptable uninterrupted pedestrian footpath to the south of Chace Village

4.1.13 Detailed discussions and negotiations with the applicant on the basis of these comments were required and were packaged as part of the wider design works. The revisions secured are now acceptable and the Traffic and Transportation Team now raise no objection subject to conditions relating to securing public access to the Chace Village pedestrian route and further detail of the homezones.

#### SuDS Team:

4.1.14 Initially objected to the scheme on the basis of the following:

- It is not clear whether the controlled discharge rate for a 1 in 1 year event and a 1 in 100 year event (with an allowance for climate change) is greenfield (stated at 35.7L/s)
- It is not clear where the catchment areas are (no drawing of catchment areas submitted), and how large the catchment areas are. We cannot therefore determine whether the proposed storage volume provided is adequate
- There insufficient information on proposed SuDS measures with a design statement describing how the proposed measures manage surface water as close to its source as possible and follow the drainage hierarchy in the London Plan.
- A management plan for future maintenance has not been submitted.

4.1.15 A revised Flood Risk Assessment and associated plans showing additional SuDS measures have been submitted for consideration. Negotiations on the Drainage Strategy are ongoing and are covered by the requirements of condition 77 which has been withdrawn from the proposal.

## **4.2 Public response**

4.2.1 The application was referred to 1131 surrounding properties, a press notice released (as featured in the Enfield Independent on 08/03/17) and site notices were posted on and around the site. The original consultation letters to residents were sent out on 01/03/17. Due to the interrelated nature of the reserved matters and some of the conditions levied under the parent consent the description of the submission was widened to take account of conditions for tree protection (62 and 66), parking and turning (68), loading and turning (69), SuDS (77), car parking management plan (79) and rainwater harvesting (85). To satisfy the information requirements to discharge these conditions, additional information was submitted for consideration and a reconsultation was issued on 02/05/17. The consultation period expired on 23/05/17. A total of 1 written response was received objecting to the proposal on the following grounds:

- Inadequate parking provision
- Increased traffic generation / congestion across the site, but with particular reference to Shooters Road, Comreddy Close, Hunters Way and Ridge Crest
- Inadequate visibility splays to Hunters Way

4.2.2 Whilst the concerns of residents are noted in relation to the scheme, the principle of development, access arrangements and car parking ratios have been established under ref: 14/04574/OUT and 15/04547/FUL and as the subject application does not seek to amend or alter elements of the scheme referred to in representations, the comments received can be attributed limited weight.

## **5. Relevant Policy**

5.3.1 The London Plan (Consolidated Version)



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 3.10 – Definition of affordable housing  
Policy 3.11 – Affordable housing targets  
Policy 3.13 – Affordable housing thresholds  
Policy 3.14 – Existing housing  
Policy 3.15 – Coordination of housing development and investment  
Policy 3.16 – Protection and enhancement of social infrastructure  
Policy 3.17 – Health and social care facilities  
Policy 3.18 – Education facilities  
Policy 4.1 – Developing London's economy  
Policy 4.5 – London's visitor infrastructure  
Policy 4.12 – Improving opportunities for all  
Policy 5.1 – Climate change mitigation  
Policy 5.2 – Minimising carbon dioxide emissions  
Policy 5.3 – Sustainable design and construction  
Policy 5.5 – Decentralised energy networks  
Policy 5.6 – Decentralised energy in development proposals  
Policy 5.7 – Renewable energy  
Policy 5.9 – Overheating and cooling  
Policy 5.10 – Urban greening  
Policy 5.11 – Green roofs and development site environs  
Policy 5.12 – Flood risk management  
Policy 5.13 – Sustainable drainage  
Policy 5.15 – Water use and supplies  
Policy 5.18 – Construction, excavation and demolition waste  
Policy 5.21 – Contaminated land  
Policy 6.9 – Cycling  
Policy 6.10 – Walking  
Policy 6.12 – Road network capacity  
Policy 6.13 – Parking  
Policy 7.1 – Building London's neighbourhoods and communities  
Policy 7.2 – An inclusive environment  
Policy 7.3 – Designing out crime  
Policy 7.4 – Local character  
Policy 7.5 – Public realm  
Policy 7.6 – Architecture  
Policy 7.7 – Location and design of tall and large buildings  
Policy 7.8 – Heritage assets and archaeology  
Policy 7.9 – Heritage-led regeneration  
Policy 7.14 – Improving air quality  
Policy 7.15 – Reducing noise and enhancing soundscapes  
Policy 7.16 – Green Belt

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 Supplementary Planning Guidance

### 5.3.2 Local Plan – Core Strategy

Strategic Objective 1: Enabling and focusing change  
Strategic Objective 2: Environmental sustainability  
Strategic Objective 3: Community cohesion  
Strategic Objective 4: New homes  
Strategic Objective 5: Education, health and wellbeing  
Strategic Objective 6: Maximising economic potential  
Strategic Objective 7: Employment and skills  
Strategic Objective 8: Transportation and accessibility  
Strategic Objective 9: Natural environment  
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 8: Education  
Core Policy 9: Supporting community cohesion  
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 31: Built and landscape heritage  
Core Policy 32: Pollution  
Core Policy 33: Green Belt and countryside  
Core Policy 34: Parks, playing fields and other open spaces  
Core Policy 36: Biodiversity

Biodiversity Action Plan  
S106 SPD

### 5.3.3 Development Management Document

DMD1: Affordable housing on sites capable of providing 10 units or more  
DMD3: Providing a mix of different sized homes  
DMD4: Loss of existing residential units  
DMD6: Residential character  
DMD8: General standards for new residential development  
DMD9: Amenity space  
DMD10: Distancing  
DMD15: Specialist housing need

DMD16: Provision of new community facilities  
 DMD17: Protection of community facilities  
 DMD18: Early years provision  
 DMD37: Achieving high quality and design-led development  
 DMD38: Design process  
 DMD42: Design of civic / public buildings and institutions  
 DMD43: Tall buildings  
 DMD44: Conserving and enhancing heritage assets  
 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  
 DMD52: Decentralised energy networks  
 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  
 DMD60: Assessing flood risk  
 DMD61: Managing surface water  
 DMD62: Flood control and mitigation measures  
 DMD63: Protection and improvement of watercourses and flood defences  
 DMD64: Pollution control and assessment  
 DMD65: Air quality  
 DMD66: Land contamination and instability  
 DMD67: Hazardous installations  
 DMD68: Noise  
 DMD69: Light pollution  
 DMD70: Water quality  
 DMD71: Protection and enhancement of open space  
 DMD72: Open space provision  
 DMD73: Child play space  
 DMD76: Wildlife corridors  
 DMD77: Green chains  
 DMD78: Nature conservation  
 DMD79: Ecological enhancements  
 DMD80: Trees on development sites  
 DMD81: Landscaping  
 DMD82: Protecting the Green Belt  
 DMD83: Development adjacent to the Green Belt

#### 5.4 Other Material Considerations

NPPF  
 NPPG  
 London Plan Housing SPG  
 Affordable Housing SPG  
 Enfield Housing Market Assessment  
 Providing for Children and Young People's Play and Informal Recreation SPG  
 and revised draft  
 Accessible London: achieving an inclusive environment SPG  
 Planning and Access for Disabled People: a good practice guide (ODPM)

London Plan Sustainable Design and Construction SPG  
Mayor's Climate Change Adaption Strategy  
Mayor's Climate Change Mitigation and Energy Strategy  
Mayors Water Strategy  
Mayor's Ambient Noise Strategy  
Mayor's Air Quality Strategy  
Mayor's Transport Strategy  
Land for Transport Functions SPG  
London Plan; Mayoral Community Infrastructure Levy  
Circular 06/05 Biodiversity and Geological Conservation – Statutory  
Obligations and Their Impact within the Planning System

## **6. Analysis**

### **6.1 Site Layout**

6.1.1 Condition 57 of approval under ref: 16/04369/FUL states:

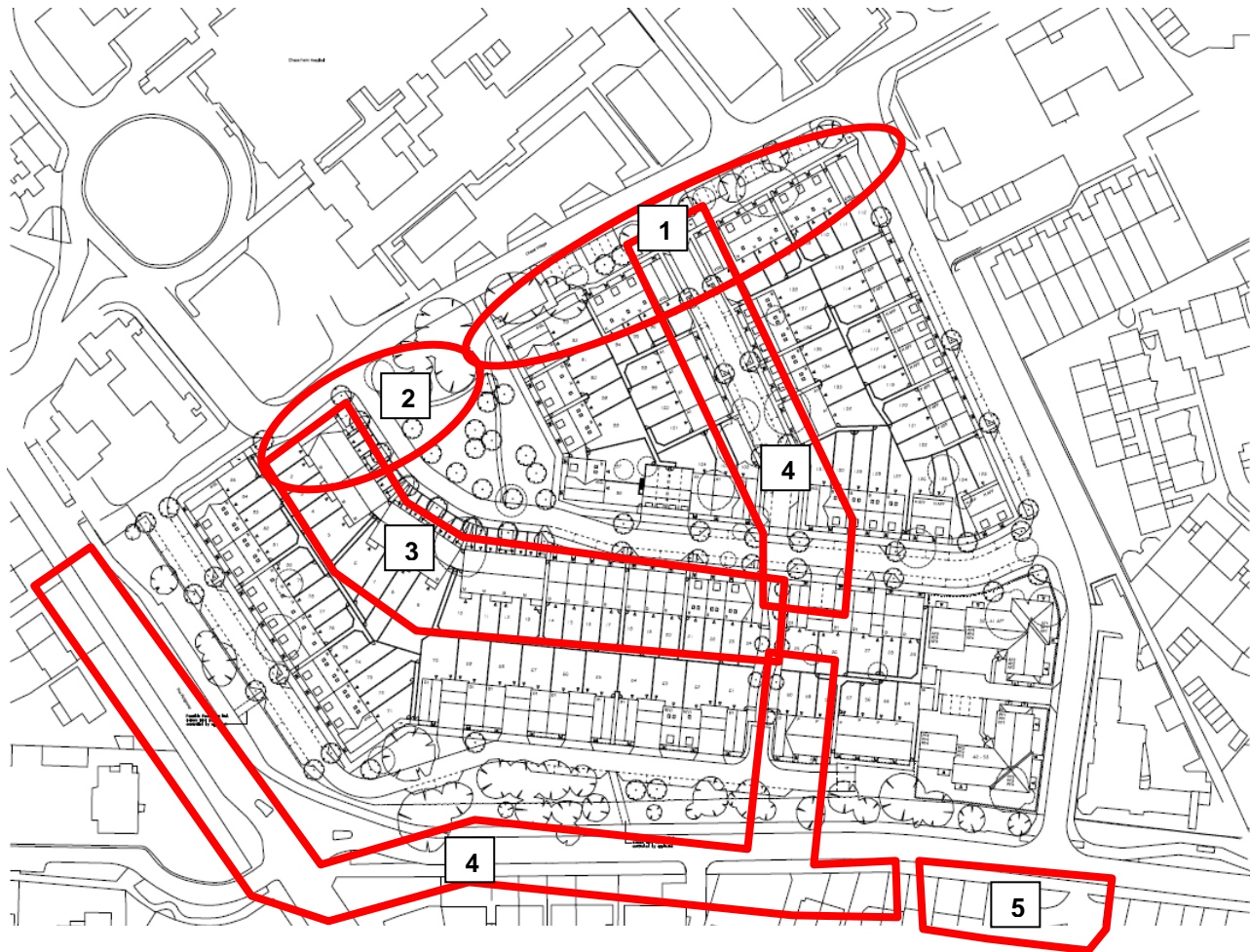
6.1.2 *The development shall not commence on any individual residential development phase identified pursuant to condition 2 until detailed drawings showing the siting of buildings on the site (having due regard to the approved Design Code pursuant to condition 4) have been submitted to and approved in writing by the Local Planning Authority. The buildings shall be sited in accordance with the approved details before the development is occupied.*

*Reason: To ensure a site layout which complies with adopted policies and has appropriate regard to adjoining sites and the amenities of the occupiers of adjoining properties and to accord with s92(2) of the Town and Country Planning Act 1990.*

6.1.3 As originally submitted, it was clear that the road network and parking provision for the redevelopment of the site remain unchanged from the previously approved outline scheme as amended by ref: 16/04369/FUL. Principal access to Parcel A remains via the Hunters Road to the east with secondary access through the hospital site and Parcel B via the realigned junction at The Ridgeway to the north-west. Routes through the site remained completely unchanged from the previous consent.

6.1.4 In consideration of the detailed scheme, a number of critical concerns were raised by Officers – for ease of reference these are highlighted in the plan below.





Plan 1: Original Layout

- 6.1.5 Area One – and the main area of contention was expressed in relation to the configuration and impact of the Chace Village element of the scheme. The provision of hardsurfacing, perpendicular parking bays, as well as a seemingly superfluous pedestrian footpath to the north of the site, all sought to conspire to undermine the long term health of the retained TPO trees to this area. In terms of parking and pedestrian access, the configuration served to undermine the safety and free flow of traffic to Chace Village, through vehicles reversing onto the highway, an absence of pedestrian refuge areas as well as the fact that the northern footpath terminated prematurely, re-routing pedestrians to an unadopted route to the south.
- 6.1.6 The treatment of this area was also held to be contrary to the Site Wide Design Code, where the area to the north of the site was identified as ‘enhanced avenue’ both to reflect the sensitivities of the retained trees, but also to provide a physical green link to the principal ‘Urban Green’ to the centre of the wide development site.
- 6.1.7 At Area Two, the location of the junction of the secondary route to Chace Village, resulted in the loss of a protected Lime Tree. In addition, the ongoing issue in relation to the footpath network to the Chace Village area persisted with the curved footpath through the designated ‘Local Space’ providing the only east / west pedestrian route with an unsatisfactory terminus that failed to provide adequate space for pedestrians to wait before crossing relevant roads.
- 6.1.8 In relation to Area Three, the treatment of the ‘Local Space’ to the site was also questioned in design terms. The provision of perpendicular parking was held to dominate the street scene and actively detract from the quality of the environment. It was felt that the dominance of the parking, coupled with the rigid arrangement of the terrace blocks to the east, failed to create an attractive environment. Moreover, the location of pedestrian routes to this section also was held not to reflect actual desire lines moving from north to south across the site and the absence of a footpath to the west side of the Chace Village junction meant that east / west routes across the site were severed. The formation of the secondary route gave rise to concerns in relation to vehicle speeds which would need to be carefully managed as this route would in real terms provide a cut through for vehicular traffic trying to access the hospital or indeed bypass The Ridgeway and Lavender Hill roundabout.
- 6.1.9 In terms of Area Four, as originally submitted the routes bounding The Ridgeway and Lavender Hill character areas as well as the pedestrian north / south link and the vehicular north / south link between the secondary route and Chace Village formed local routes. However, under the parent application and the approved Site Wide Design Code these routes were designated as homezones for shared pedestrian and vehicular traffic, but also with the express purpose to create tranquil spaces for residents and assist in the legibility of the site from the perspective of route hierarchy.
- 6.1.10 Finally, in relation to Area 5, it was noted that two trees covered by the Tree Preservation Order were scheduled to be removed due to the proximity of the apartment block.
- 6.1.11 Through extensive negotiations, a revised scheme was submitted, and it is this scheme that is now occasioned to Members for resolution. In taking each

of the concerns in turn, to area one, the plan excerpt below shows the removal of the contentious perpendicular bays, the creation of a green verge to provide the much needed root protection buffer for the TPO trees, the recession of the building line directly adjacent to the trees and the installation of parallel parking bays. Such revisions have clearly eased the tension between the parking and the trees, supporting the overarching objective for this section of the site to act as a green link and as a boulevard to the centre of the site that actively celebrates the visual contribution of these protected natural assets.

- 6.1.12 Whilst it is acknowledged that the consequence of the changes to the building line have resulted in a closing of the separation between those properties lining Chace Village and those to Hunters Way to the east and the homezone north / south route to the east to levels that do not strictly adhere to the standards advocated by DMD10 – which would require a minimum separation distance between windows and side boundaries of 11m – the Policy does allow a degree of flexibility in the standards where it does not compromise development on adjoining sites. In this regard, the worse afflicted units to each corner see a reduction in the separation between the units from 11m to 9.75m at its narrowest. Such a difference, given the scale of the project and the limited number of units affected, is considered negligible and would not serve to undermine outlook or result in a heightened sense of enclosure.
- 6.1.13 Indeed, the relative orientation of the properties is such that the closing of the gap would not result in additional overshadowing or a meaningful loss of light to the garden areas from the previous iteration of the scheme which has been considered by Members under ref: 16/04369/FUL which saw amendments to the layout to maximise separation distances across the site. The increased proximity of the built form also does little to alter the private amenity offer of the units with all but four of the rear gardens to the properties affected meeting site wide average figures of 44 sq.m per unit, and even those that fail easily exceed the 29 sq.m by some margin. The resultant garden spaces also have a standard configuration ensuring that they are usable and of a high functional quality to support residential living and this would be considered to be compliant with DMD9.
- 6.1.14 In relation to the rear facing windows, it is clear that the design of the development is such that principal living areas (living room / diner) are located to the ground floor rear of the units with bedrooms above. While the ground floor windows would not offer views to neighbouring properties at first floor it is clear that views into the rear gardens of adjacent properties to the south would be possible. However, it is not considered that a condition to obscure glaze these windows would be reasonable or appropriate, weight must be attributed to the function of the subject rooms and, in this regard, it is considered that while some overlooking may arise, it will be limited in both duration but also scope, providing views of garden areas rather than into individual dwellings and thus is acceptable on balance. In this regard, mindful of the significant weighting attributed to the retention of the TPO trees, the modest reduction in separation distances to the rear of the Chace Village units is acceptable having regard to all relevant material considerations.



**Plan 2: Revised Layout (Area One)**

6.1.15 In relation to the pedestrian footpaths, the reconfiguration has seen the retention of a secondary route to the north and adjacent to the parallel bays to provide access to the car parking bays but with the principal east / west route being relocated to the southerly footpath adjacent to the residential units. As a consequence, this route has seen enhancements to the footpath including an increase in the overall width of the pavement to 2m and a build out to adoptable standards. This more properly responds to the desire lines of pedestrians moving across the site and positively engages with the Local Open Space to provide a more coherent whole. The provision of parallel parking bays to the north of the site has resulted in a modest decant of parking spaces to the homezone, which in terms of space has been better optimised to create a usable shared surface without resulting in the loss of parking provision overall which remains at a ratio of 1:1.



**Plan 3: Revised Layout (Areas Two and Three)**

6.1.16 To areas two and three, revisions now show a realigned junction with Chace Village, the installation of parallel parking bays as a replacement for the perpendicular, enhancement of pedestrian routes through the Local Open Space, traffic calming measures and the faceting of the building line to the west. Such changes directly align with those sought during negotiations. The amendments have allowed the necessary relief to the TPO Lime Tree so that it can now be retained. Such changes positively re-asserted the Local Open Space as the heart of the development with more logical routes through the area that both reflect desire lines, but serves to integrate and link the southern and eastern parts of the site to this key area as well as greatly enhancing wayfinding. In terms of traffic calming and pedestrian safety, the secondary road that punctures east / west through the site, now features a raised table and speed cushions to manage the speed of vehicles, while the terminus of footpaths now feature the provision of dropped kerbs and tactile paving to facilitate safe crossing.

6.1.17 In relation to the homezones highlighted in Area 4, these have been reinstated to accord with the Site Wide Design Code and traffic calming

measures to include the utilisation of alternative and consistent surfacing materials across the two zones, raised tables across areas and clear signposted entrances and exits will ensure the creation of safe, integrated and tranquil spaces for residents, clearly reinforcing the street hierarchy and diverting traffic passing through the site to principal routes, again assisting in wayfinding and giving a sense of place. Concern was raised by Traffic and Transportation in relation to the footpath widths to the northern homezone and this remains outstanding at the time of writing, however, Officers are confident of there being a design solution to this issue and with the agreement of the applicant this issue will be conditioned.

- 6.1.18 The issue of tree loss or damage to trees highlighted in Areas One, Two and Five, have largely been resolved and as a result of modest realignment and the omission of perpendicular parking bays. However, in relation to Area 5, the loss of two trees covered by the TPO could not be avoided without undermining housing delivery in terms of the number of units provided. In consultation with the Council's Tree Officer, while the loss of the trees is regrettable, he has adopted a balanced view in his assessment of the proposals in that he has sought to weigh the benefits of the retention and enhancement of more established and more valuable trees in amenity terms to Chace Village against the loss of relatively low quality specimens to the south of the site. In the round, the Tree Officer has concluded that the negotiations that have secured the long term future of the trees to Chace Village are sufficient to allow the loss of the two trees to Area Five.
- 6.1.19 In the broadest terms, the overall site layout is consistent with the parameters previously set out albeit with refinements to accommodate the design approach as it emerged. The revisions secured have resulted in a far more successful space that seeks to celebrate the natural assets – both existing and proposed – that will serve to define the character of the area while providing safe vehicular and pedestrian routes in accordance with the street hierarchy and to the benefit of all users. The scheme delivers a sufficient number of units on the site, but also to ensure that back-to-back distances can be increased to a minimum of 22m – which while not strictly Policy compliant for three storey units has been considered as acceptable on balance, both in terms of optimising the use of the site, but also achieving requisite standards for amenity provision with all gardens clearly exceeding minimum amenity space requirements and indeed site wide average figures. The removal of the perpendicular parking bays and replacement with parallel bays has been achieved without prejudicing overall parking ratios which remain at 1:1.
- 6.1.20 Statutorily protected trees have been retained so far as has been practicable and as discussed in the preceding paragraphs, while the location of the apartment block has resulted in the loss of two trees, the more established specimens to Chace Village have all been retained and through design alterations their future contribution to the area has been secured.
- 6.1.21 In consultation with Transport for London and the Council's Traffic and Transportation team, following the revisions no objections have been raised to the scheme and the arrangement of cycle storage, the bus stop and terminus, access and servicing to the site as well as the refined layout to show provision of parallel parking bays, junction enhancements, homezones and traffic calming measures is such that accessibility to the site is further

enhanced and the agreed provision of 1:1 car parking spaces for the residential units is clearly deliverable and again consistent with the deliberations of Members in resolving to grant both 14/04574/OUT and 15/04547/FUL.

6.1.22 On this basis, it is therefore recommended that condition 57 be discharged.

## 6.2 Design

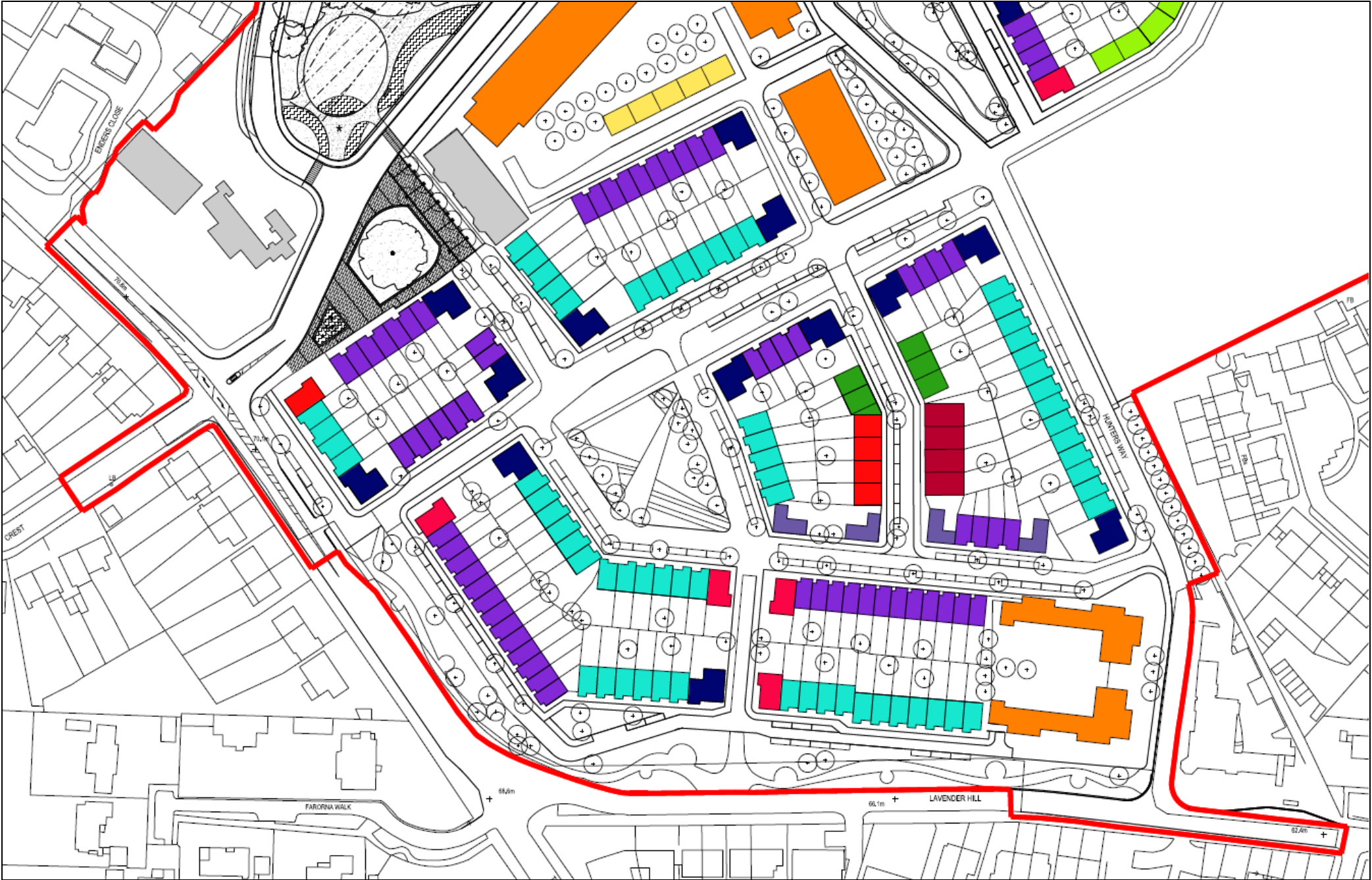
6.2.1 Condition 58 of approval under ref: 16/04369/FUL states:

6.2.2 *The development shall not commence on any individual residential development phase identified pursuant to condition 2 until detailed drawings showing the design of buildings (having due regard to the approved Design Code pursuant to condition 4), including existing and proposed levels, have been submitted to and approved in writing by the Local Planning Authority. The buildings shall be constructed in accordance with the approved details before the development is occupied.*

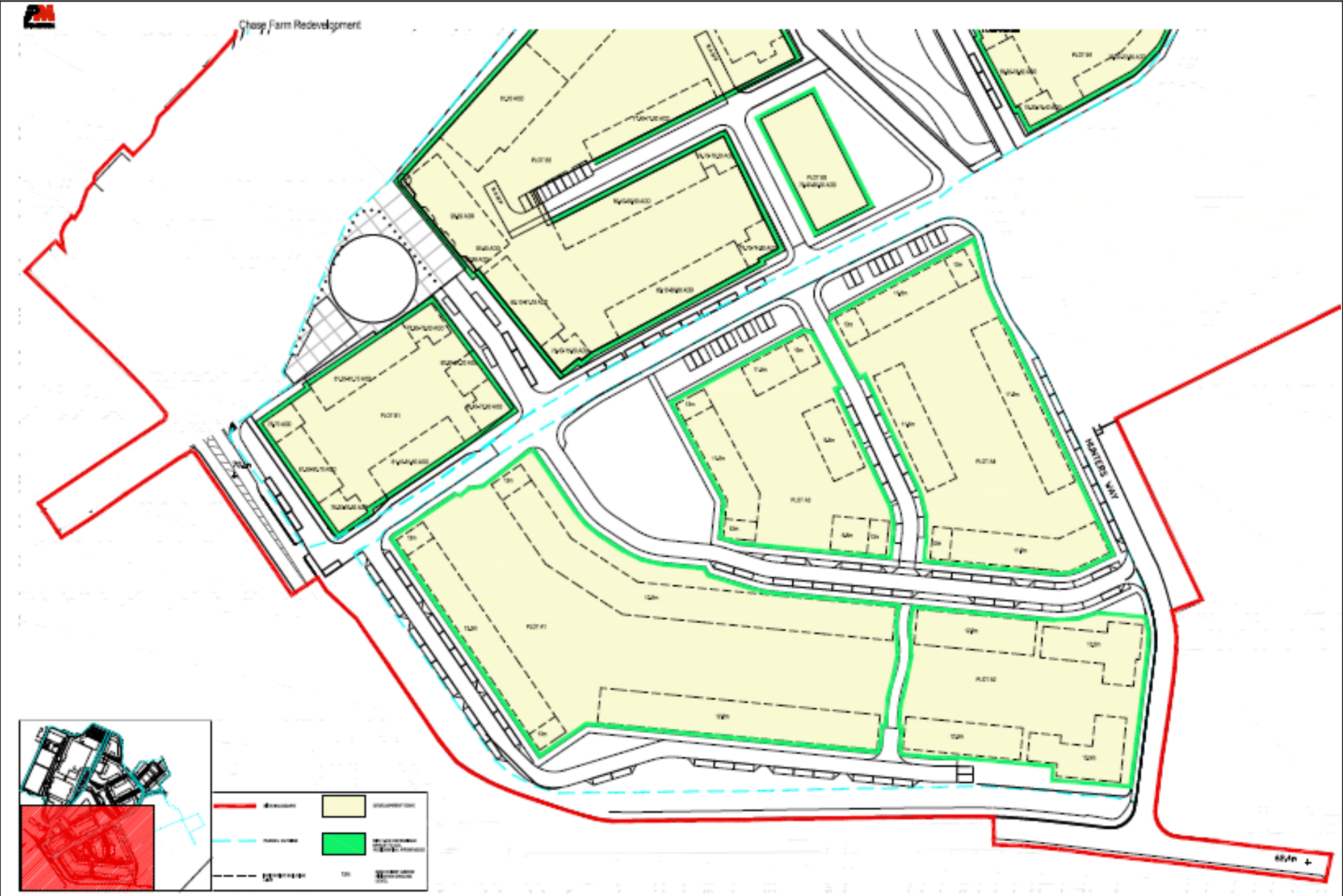
*Reason: To ensure a design which complies with adopted policies and has appropriate regard to adjoining sites and the amenities of the occupiers of adjoining properties and to accord with s92(2) of the Town and Country Planning Act 1990.*

6.2.3 Under ref: 16/04369/FUL Members considered a revised layout and parameter plans related to the Parcel A development site which was largely derived from the indicative masterplan that accompanied the outline consent. The refined reserved matters scheme now occasioned differs little from the masterplan and the established parameters that govern development to the site, with building heights, distancing, a site layout and footprint that remain consistent with previous considerations. A comparison between the iterations of the scheme from outline consent to the current revised plans are shown below.









Current Revised Scheme



- 6.2.4 It is clear from the illustrations above, that the current proposal refines the outline proposal rather than seeking fundamental redesign of Parcel A. On this basis, it is considered that the principle of development, the current configuration of the site and the scale, height and massing of the development has been established. However, in the interests of clarity salient issues will be reconsidered in the following sections.

#### *Density*

- 6.3.1 For the purposes of the London Plan density matrix, it is considered the site lies within a suburban area due the fact that the surrounding area is characterised by lower density dwelling typologies. The site has a Public Transport Accessibility Level of 2 indicating a moderate level of accessibility to alternative transport modes.
- 6.3.2 In this regard, the density matrix suggests a density of between 150 and 250 habitable rooms per hectare. The character of the area indicates that the average unit size in the area has between than 3.1 – 3.7 rooms. This suggests a unit range of 40 to 80 units per hectare. From a site wide perspective, the area given over for residential development is 8.109 hectares with Parcel A occupying 2.8 hectares. The development seeks to provide 138 units across the site, consistent with the number of units advocated within the outline application. Detailed plans for each of the house and apartment typologies have been provided and, as submitted, the development would result in 249 habitable rooms per hectare and would achieve approximately 49 units per hectare, which would sit at the top of the density range for habitable rooms and to the lower to mid-range in terms on absolute number of units across the site, both figures are within threshold values.
- 6.3.3 It is acknowledged that advice contained within the NPPF and the London Plan Interim Housing Design Guide 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 examined below.

#### *Layout, mass, bulk and height*

- 6.3.4 Consistent with the core principles of the London Plan, the Core Strategy and Development Management Document well considered, high quality, designed development is central to achieving a balanced and sustainable development. Developments should be of the highest quality internally, externally and in relation to the wider environment providing an attractive and functional public realm, clear legible for users, but one that adapts to changing needs and fosters a sense of community. New development is required to have regard to its context, and make a positive contribution to local character.

- 6.3.5 As per the 'Layout' section of this report, extensive negotiations with the applicant have seen the submission of revised plans for consideration featuring iterative changes to the layout of the site. However, in broad terms the overall site layout, scale bulk and massing has not changed significantly from the parent consent. The development reinforces strong routes through the site, creating a clear and legible street hierarchy featuring primary, secondary and tertiary thoroughfares, reflecting pedestrian and vehicle movement desire lines. The pre-eminence of perimeter blocks pervade the development site ensuring natural surveillance and the creation of outward facing residential units that positively engage with the public realm. The routes through the have been carefully designed to provide physical and visual relief between street facing residential units which at a human scale serves to reduce the overall impact of development that for the most part is built over 2.5 to 3 storeys. Where the narrower tertiary routes feature, the more intimate nature of these homezone areas sees the reduction in the scale of the buildings to the 2-2.5 typologies again to reduce the overall scale of the development and reinforce a traditional street pattern throughout.
- 6.3.6 The larger development typologies built to the maximum parameter of three storeys have been deliberately located to areas that can successfully accommodate the additional height. The larger corner units are located adjacent to junctions to frame the routes through the site, allowing the terraced blocks to positively address the corners, enhance vistas, assist in legibility of routes through the site, while strengthening the rhythm of development that more readily integrates with the pattern of development in the surrounding area and will result in a more successful mediation of space. The units lining Lavender Hill and The Ridgeway capitalise on the open aspect of these areas created by the landscaped buffer strip and more generous classified carriageways, to accommodate the larger typologies while the interjection of smaller recessed two storey garage links effectively breaks up the units into more manageable and relatable chunks to better reflect the semi-detached suburban typologies that line Lavender Hill. The formation of small terrace blocks of 4 to 5 units also assists in the breaking up of the built form and installs a strong sense of rhythm to the development with consistent unit widths and footprints that strongly installs a sense of place, consistency and an established character that links the wider development site to the surrounding area.
- 6.3.7 As per the illustrative masterplan, the critical mass of development is located to the apartment blocks at the corner of Lavender Hill and Hunters Way and to the faceted crescent units bounding the Local Open Space. The Lavender Hill / Hunters Way junction is the principal gateway access to the site and the design of the development has sought to reflect and elevate this area to frame this primary route and reflect the proportions and size of the flatted development to the adjacent corner of Hunters Way to frame this entrance and provide a landmark building. The open aspect of the junction and the relationship of this part of the site to adjacent development comfortably accommodate the increase in the bulk and massing of the built form, with a design that positively engages with the junction. As per pre-application discussion and negotiations during the application process, it was essential that this landmark building would still be capable of relating to and reflecting the finer grain of the family units to the west, the articulation of the building line serves to better reflect and integrate with the rhythm development to the family units and creating a coherent whole.

- 6.3.8 As has been discussed in the 'Layout' section of this report, to the Local Open Space the faceting of the forward building line better reflects and celebrates the open space with urban edge that will fully exploit this newly created natural asset. The open aspect of the area and the generous separation of the built form is such that the additional height of the three storey typologies can be successfully accommodated, framing the space and creating a positive sense of enclosure to the public realm.
- 6.3.9 In light of the above, it is clear that the scale, bulk and massing of the development is appropriate to the locality and the overall design and layout of this first phase of development seeks to contribute to a strong sense of character and place. Consistent with the aspirations for the site adopted by the Site Wide Design Code, the site successfully mediates between the existing loose pattern of development and the higher density new build redevelopment of the wider hospital site and in particular the high density, 5 storey apartment blocks to Parcel B in the proposed in the illustrative masterplan.

#### *Residential Standards*

- 6.3.10 In considering the design and scale of the development, regard must also be given to the attainment of relevant residential space standards to each of the unit typologies. Policy 3.5 of the London Plan seeks to ensure that housing developments are of the highest quality internally, externally and in relation to their context and to the wider environment. Table 3.3, which supports this Policy, sets out minimum space standards for dwellings. The draft Housing SPG and London Housing Design Guide build on this approach and provide further detailed guidance on key residential design standards, including the need for developments to avoid single aspect dwellings that are north facing, where exposed to noise exposure categories C or D, or contain 3 or more bedrooms. Core Policy 4 reiterates the need for high quality design in all new homes, clearing reference relevant guidance above.
- 6.3.11 The London Plan contains minimum standards for the size of new residential accommodation that replaces the Councils Supplementary Planning Guidance. The following figures are relevant for consideration of the proposed development:

Unit type	Occupancy level	Floor area (m <sup>2</sup> )
Flats	1p	37
	1b2p	50
	2b3p	61
	2b4p	70
	3b4p	74
	3b5p	86
	3b6p	95
	4b5p	90
	4b6p	99
2 storey houses	2b4p	83
	3b4p	87
	3b5p	96
	4b5p	100
	4b6p	107
3 storey houses	3b5p	102



	4b5p	106
	4b6p	113

6.3.12 Across the site there are eleven broad unit types, as well as a number of variant types designed to respond to individual constraints and optimise the use of the site. Indeed, under the parent application, it was reported to Members, that while it was clear that the quantum of development could be accommodated on the site, some pinch points, notably in relation to the back-to-back distancing standards, could not be fully met. This coupled with the land take demand for parking at the agreed 1:1 ratio and highway distancing requirements, conspired to render the illustrative layout as unworkable or would result in internal distancing standards that were too constrained. In rationalising the internal layout and creating bespoke typologies that could respond to the constraints of the site, but also ensure that the relatively narrow frontages resulted in workable internal spaces the applicant has effectively freed up the site and relieved these defined constraints to ensure both the delivery of sufficient numbers of units to the site, but also to ensure that each of the units either meet or exceed minimum internal space standards.

#### *Housing Mix*

6.3.13 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. Recent guidance is also set out in the Housing SPG (2012). Also relevant is Policy 1.1, part C, of the London Housing Strategy which sets a target for 42% of social rented homes to have three or more bedrooms, and Policy 2.1, part C, of the draft Housing Strategy (2011) which states that 36% of funded affordable rent homes will be family sized.

6.3.14 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:

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

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

6.3.16 Under the parent application, an illustrative mix was provided showing a total of 482 residential units broken down into the following:

Housing Type	Unit Numbers	Mix
1 bed properties (houses and flats)	63	13%
2 bed properties (houses and flats)	139	29%
3 bed properties (house and flats)	190	39%
4 bed properties (houses)	90	19%

6.3.17 At outline stage it was clear that the indicative mix would not be Policy compliant with and overconcentration of 2-bed units, however, the family housing offer was attributed weighting in deliberations as this would more directly align with Enfield's Strategic Housing Market Assessment (SHMA) which identifies a more notable shortfall in this form of accommodation. On this basis, the Local Planning Authority sought to ensure that the degree of deviation from the indicative mix is controlled so as to align as closely to a Core Strategy compliant mix as is demonstrably viable, and hence the following mix was secured as part of a s106 agreement

- 1 bed properties (houses and flats) = 63 Residential Units (13% of total number of Residential Units)
- 2 bed properties (houses and flats) = 139 Residential Units (29% of total number of Residential Units)
- 3 bed properties (houses and flats) = 190 Residential Units (39% of total number of Residential Units)
- 4 bed properties (houses) = 90 Residential Units (19% of total Residential Units)

6.3.18 Reflective of the outline nature of the application an additional clause to accommodate variances from the above mix was also agreed commensurate with a need to install a degree of flexibility in the detailed design of later phases. This variance was set at 5% across the whole of the residential Parcels. The subject application seeks to provide 138 units and a detailed mix has been provided for consideration and shows:

Housing Type	Unit Numbers	Mix
1 bed properties (houses and flats)	6	4.4%
2 bed properties (houses and flats)	21	15.2%
3 bed properties (house and flats)	65	47.1%
4 bed properties (houses)	46	33.3%
<b>Total</b>	<b>138</b>	<b>100%</b>

6.3.19 In accordance with the submitted figures it is clear that the development does achieve a compliant mix with what would seem to be an overconcentration of the larger 3 and 4-bed units. It is also clear that the mix would fall outside of the allowances installed in the s106 agreement. However, the mix targets are site wide and Parcel A, given the requirement to mediate between the single family character of the wider area and indeed the higher density and largely apartment led Parcel B, it has always been tabled that this area of the site would provide a higher proportion of family sized units to balance out later

phases. Moreover, to cite concern in relation to the over provision of larger family sized accommodation particularly where there is an absence of family sized accommodation would be difficult to sustain and would broadly accord with the findings of Enfield's Strategic Housing Market Assessment (SHMA) 2010. In this regard, it is considered that the stated mix is acceptable on balance.

#### *Inclusive Access*

- 6.3.20 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.
- 6.3.21 All of the 24 apartment units 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.
- 6.3.22 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.

#### *Child Playspace / Amenity Provision*

- 6.3.23 London Plan policy 3.6 requires that development proposals that include housing make provision for play and informal recreation, based on the expected child population generated by the scheme and an assessment of future needs. Based on the illustrative residential mix presented and the methodology within the Mayor's Shaping Neighbourhoods: Play and Informal Recreation SPG (2012), the GLA has calculated an expected child population of 190 for the wider outline development. While it is envisaged that the lion's share of formal child playspace will be provided as part of the development of the Urban Green to the centre of the site and delivered as part of the redevelopment of Parcel B, there remains an onus on the applicant to provide some formalised playspace to service the development and indeed optimise the use of the Local Open Space that serves such an important role in supporting the development. On this basis, Officers have negotiated the inclusion of a formal play area to the Local Open Space to accommodate for and meet the interim needs of residents until the Urban Green can be



delivered. On a pro-rata basis, such provision, while relatively modest is sufficient to meet the Policy requirement.

#### *Affordable Housing*

- 6.3.24 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.
- 6.3.25 Under the parent application ref: 14/04574/OUT, Members resolved to grant consent for the scheme on the basis of an affordable housing offer of 66 units across the site representing a 13% provision overall. Of the 66 units, 53 would be classified as 'key worker' accommodation under the direct control of the Trust (or Housing Association representative) for the housing of qualifying hospital staff with the remaining 13 units given over to the Local Authority for Social Rent and this was secured by s106.
- 6.3.26 While the s106 secures the 66 unit provision, the document does not mandate the precise distribution of affordable unit across the wider development site rather it seeks to secure an Affordable Housing Strategy that outlines the distribution of the units across all of the residential Parcels prior to the commencement of that particular Parcel. For Parcel A an Affordable Housing Strategy was submitted and in consultation with the Council's Housing Team, the strategy was approved on 24<sup>th</sup> March 2017. This document identifies the delivery of 26 affordable dwellings located in the apartment block and houses to the east of the site and lining Hunters Way and this is replicated in the subject application. This would accord with the approved strategy and would be consistent with the delivery of the agreed overall provision under the parent application. Members are advised that the s106 agreement also secures a viability review at the completion of all sales contracts in respect of the Parcels or on the delivery of a fully operational hospital to identify any surplus in sales receipts to be provided for a deferred affordable housing contribution.

#### 6.3 External Appearance

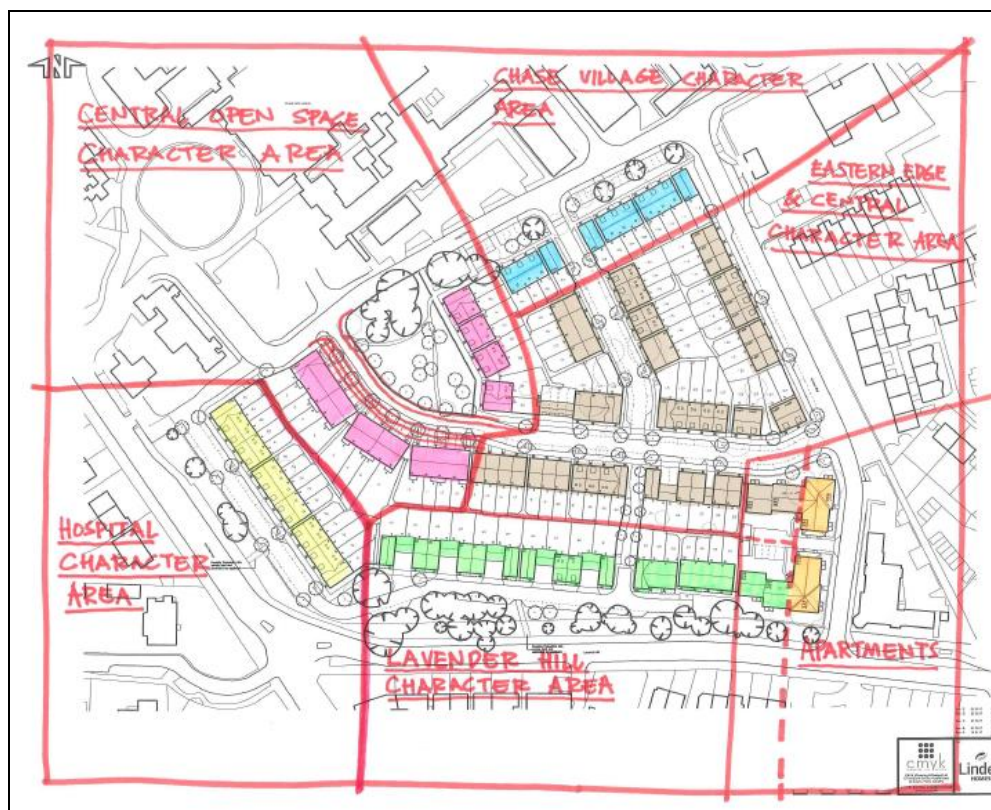
6.3.1 Condition 59 of approval under ref: 16/04369/FUL states:

- 6.3.2 *The development shall not commence on any individual residential development phase identified pursuant to condition 2 until details of the external appearance of the development, including the materials to be used for external surfaces of buildings and other hard surfaced areas (having due regard to the approved Design Code pursuant to condition 4) have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details before it is occupied.*

*Reason: To ensure an appearance which complies with adopted policies and has appropriate regard to adjoining sites and the amenities of the occupiers of*

*adjoining properties and to accord with s92(2) of the Town and Country Planning Act 1990.*

- 6.3.3 The importance of high quality design and external appearance has been a recurrent theme and well established imperative throughout the Chase Farm redevelopment proposals commensurate with the strategic importance of the site to create a visually appealing and integrated neighbourhood and one that fosters a strong sense of place.
- 6.3.4 In consultation with the Councils Urban Design Officer and following the submission of the photorealistic visualisations, it was concluded that the original design of the development failed to live up to expectations or indeed the aspirations of the Site Wide Design Code. It was considered that the submission had failed to successfully mediate between the existing development in the surrounding area and the wider design aspirations for later Parcels. Garages and parking dominated key areas of the site, including the critical Local Open Space, creating dead frontages, while a monotonous materials palette and an absence of detailing, drawing from wider architectural referents and cues in the surrounding area, conspired to create a poor quality design. Further consideration was given to the overall scheme and a series of meetings ensued to secure a comprehensive re-evaluation of the scheme. Officers directed the applicant to more carefully consider the mediation of space between the more traditional suburban typologies to the south and west of the site, the historic assets of the Victorian hospital to the north and the more contemporary design aspirations envisaged both for the new hospital, but also Parcel B to the north-east. On this basis, character areas were carved out of the site to promote a clearer design approach and respond more sensitively to the opportunities and constraints across the site:



**Illustration 2: Proposed Character Areas**

- 6.3.5 Revised plans were submitted and in the interests of clarity each of the character areas will be considered in turn.

*Hospital Character Area*

- 6.3.6 Following the advice of Officers, the Hospital Character Area seeks to take design cues and architectural referents from the existing non-designated heritage asset of the Victorian hospital, mortuary and lecturer theatre directly to the north of the site. The revised submission seeks to embrace the design features of these assets from precedents in the surround – see photo below – with a revised yellow stock brick and grey roof tile materials palette, decorative string coursing, sash windows, decorative and deeper eaves as well as finials and decorative ridge tiles that more sensitively align with the general aesthetic of the hospital whilst ensuring that the units retain a coherent design approach with the remainder of the site in terms of proportions and general design principles. The entrances to the units are far more sympathetic and a clear window hierarchy is preserved throughout. Increased vertical emphasis is installed by the topography of the site, but also in terms of design features including the chimneys and projecting brick columns (which again is a common theme across the site) that serve to break up the built form and allow the properties to be read as individual units rather than as a monotonous whole. Hipped roof finishes have been favoured above to previously top-heavy, stark and dominant gable ends to the larger corner units and the dormers again align themselves more clearly with the retained historic assets. Such a design approach fosters a greater sense of place, but also of linkage to the historic built form and integrating the Parcel with the wider hospital site and successfully mediates the two spaces.



**Character Photo 1: Hospital Wing (Clock Tower)**

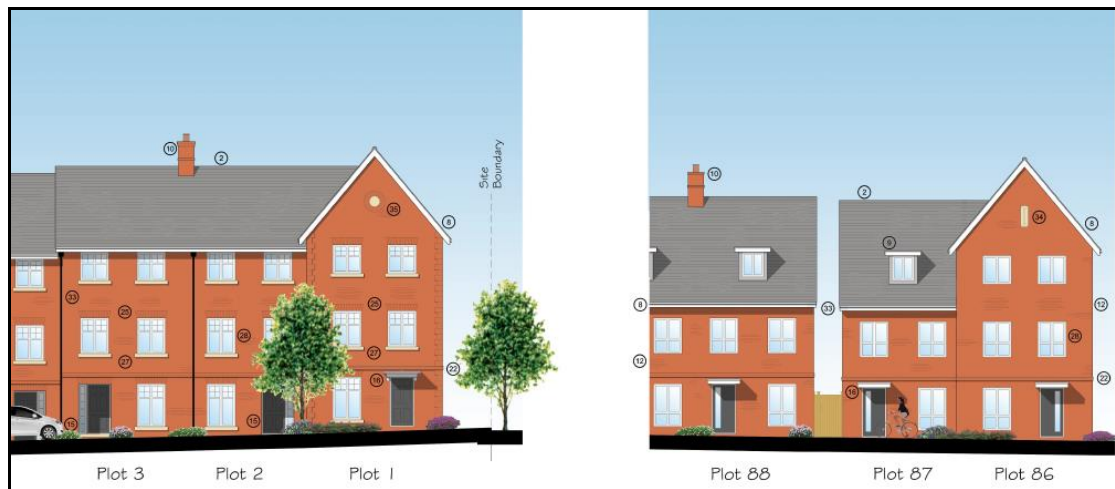


**Streetscene 1: Hosptial Character Area**

#### *Central Open Space Character Area*

- 6.3.7 To the Central Open Space Character Area, a design approach more akin to the Georgian style has been adopted and the applicant has taken on board the celebratory and grand nature of this key asset within the wider development site. The faceted building line that now serves to frame the Local Open Space. Brick string coursing once again feature and creates a strong horizontal emphasis and the retention of a consistent width and proportion of the units coupled again with a clear window hierarchy effectively links this area to the wider development site and indeed the Hosptial Character Area. Gable projections now feature decorative additions that vary in accordance with the building typology, but all serve to break up and soften the mass of these rather large features. To the crescent to the west of the Local Open Space, the corner unit now features projecting brick detailing to the corners and vertical emphasis is provided the the remaining units by chimneys and rainwater goods to allow the units to be read individually, while projecting fascias provide shadow and relief to the roof treatment . The removal of ground floor garages and perpendicular parking spaces reactivates and re-engages the ground floor frontage and is far more successful in design terms. A common materials palette integrates the unit typologies that line the site and again creates a coherent whole. To the east of the open space, concerns relating to how the corner unit to the north would mediate between the more contemporary Chace Village Character Area and the more traditional Central Open Space has been satisfactorily addressed by the inclusion of a slightly modified version of the contemporary units to this elevation, the consistent proportions of which seamlessly integrate with the pattern and rhythm of development that line the open space.





**Streetscene 2: Central Open Space Character Area**

### *Chace Village Character Area*

- 6.3.8 The principal purpose of the Chace Village Character Area is to mediate the space between the more traditional design ethos of Parcel A with the more contemporary design approach to Parcels B and the Hosptial Site as envisaged by the Site Wide Design Code. The design approach to this area, therefore, necessarily needs to express the more contemporary architectural language, whilst remaining identifiable as part of the wider Parcel. In this regard, while the proportions, rhythm, arrangement with short terraces bookended by larger three storey units with projecting gable end roof treatments, and the window hierachy of the units remains consistent with the wider development site, design features including recessed ground floor elements, recessed pan-floor window detailing installs a strong verticality to the units, which along with the recession of the rainwater goods serves to ensure that the units are physically distinct and again reflect the rhythm of the wider development. The use of darker building materials is also supported and this taken in tandem with the clean lines, gable detailing, window design and a simplified eaves profile, extols the contemporary while drawing references to and integrating with the wider development ensuring the development site can still be read as a single whole.



### Streetscene 3: Chace Village Character Area

#### *Eastern Edge & Central Character Area*

- 6.3.9 The Eastern and Central Character Area accommodates the most units overall and is a more flexible area by which the development should seek to marry the different character areas into a coherent whole. To facilitate this, the units are far simpler in design terms, but retain now common thematic elements that are replicated across the site – namely in the form of proportions, window hierarchy and roof treatment with a proliferation of gable ends and pitched roofs. Visual interest and a sense of identity is fostered by the variations in typology set in defined groups that line each of the roads. To break up the built form a mix of projecting brick columns, parapet walls and a peppering of chimneys to the units ensures each of the properties are read as a single entity within a group rather than as an uninterrupted mass, particularly to the larger three storey units. The instatement of the part two, part three storey dwellings that serve to define the Lavender Hill Character Area feature in this area adjacent to the apartment block and serve to create a visual link between these neighbouring areas. The creation of the smaller two storey terrace units to Lavender Hill and the central homezone provides homage to the scale and rhythm of development to the former site while taking design referents from the finer grain terrace properties that pepper the surrounding area. Large gables are again broken up by rendered gable features and the redbrick provides a continuity in materials form the Central Open Space Character Area while and red / brown tile materials palette and design differentiates the area providing a subtle transition in form.



**Streetscene 4: Eastern Edge & Central Character Area**

#### *Apartment Character Area*

- 6.3.10 In relation to the apartment blocks, the principal concern to be addressed was how a desire for a landmark building extolled in the Parcel A Design Code could be achieved while ensuring that the development could be read and pay credence to the far smaller proportions and rhythm of the family units to the west. Following negotiations revised elevations have seen the installation of far more vertical emphasis to the western projection of the block and the incorporation of design features taken from the adjacent family units. This the case of the Lavender Hill elevation this has meant the incorporation of projecting three storey bay with gable ends, brick arched soldier coursing, as hipped roof treatment and chimney stacks, while to the Central and Eastern Character Area the formation of projecting brick columns and a gable end flank elevation. These features not only serve to break up the built form and

make it more relatable at a human scale, but also serve as bridging features that blur the distinction between the flatted block and the single family dwelling creating more of a coherent whole. Again, the window hierarchy established elsewhere on site is again replicated and consistent with the Site Wide Design Code, a greater attention has been paid to the design of the entrances to the eastern elevation to make more of a statement of these doors as principal rather than secondary access routes.

- 6.3.11 Each of the corner features positively address their respective corners effectively framing the routes and assisting in the legibility of the site. Variances in roof materials and the absence of the features replicated to the western projecting wings, successfully differentiates the design approach to a building that can be read as flatted development reminiscent of the mansion blocks that are evident across Enfield and to the wider surround. Vertical emphasis and relief is provided in the form of the projecting balconies and a two storey projecting bay to the south elevation, and while it is considered that the design of the balconies with vertical columns can be considered as relatively heavy and visually dominant, discussions around the design of these elements is ongoing. In addition, concern has been expressed in relation to the sheer bulk of the corner typology and associated elevations to Hunters Way where it is considered that additional measures are required to break up/soften and create a visually coherent block. Given the overall size of this element of the scheme, it is important to get the final design of this block correct and in this regard, at the time of writing some outstanding issues were being discussed between the parties to further refine the design, and while the principal of the design approach has been established in terms of the location of the flats, the external appearance of the blocks is still under discussion and any alterations will be reported as a late item. If for any reason the final design cannot be agreed in time for planning committee, Officers will ask for delegated authority to continue negotiations and determine the application once an agreement has been reached.

#### *Lavender Hill Character Area*

- 6.3.12 In terms of the Lavender Hill Character Area, the principal issue has been to ensure that this area successfully mediates between the mature and suburban character of Lavender Hill and the denser new residential development borrowing design and architectural cues from the existing stock to the south and west of the site. Following negotiations significantly revised plans were submitted to better reflect the existing pattern of development to provide that critical transition between the two spaces. An analysis of the surrounding area identified some key common architectural features that would immediately ingratiate the development into the surround. Arched Soldier coursing, rendered upperfloors, projecting gable bays, and mix of hipped and ridged roof treatments, parapets and chimneys as the photos below demonstrate.





**Character Photo 2: Nos 200- 206 Lavender Hill**



**Character Photo 3: Nos 234- 236 Lavender Hill**

6.3.13 In analysing the character of the area, the applicant has clearly sought to integrate some of these key architectural features into the Character Area, where typologies have been amended to reflect the adjacent pattern of development that now serves to read as a more coherent whole. The installation of the projecting bays to those typologies adjacent to the apartment building imposes a clear rhythm in the development which serves to break up the built form. To the part two, part three storey units to the west of the Character Area, the use of rendered upper floors seeks, along with the decorative arched soldier coursing, to provide a strong horizontal emphasis



and this coupled with parapet features, recessed redbrick two storey elements and rainwater goods provides relief in the built form and a verticality that not only allows the units to be read individually, but also give the appearance of a semi-detached pairs more akin to the pattern of development in the surround rather than a development that exclusively comprises terraced units. The net result of these changes, is a form of development that does mediate between the established character of the area and the new much higher density development to the subject site. The variety on the typologies proposed to this critical elevation for the site adds interest and reflect the often eclectic character of development across this section of Lavender Hill, while drawing upon some of the best examples of dwellings to create a defined sense of place that is outward looking. Changes in the building line and the creation of projecting bays effectively serves to break up the built form and make it more relatable despite each of the units being built over 2.5 to 3 storeys. Such a design approach is consistent with the aspirations of the Site Wide Design Code.



**Streetscene 4: Lavender Hill Character Area**

### *Summary*

6.3.14 Following extensive negotiations, it is clear that the changes to the external appearance of the units and the imposition of character areas to address site specific context has served to create a development that can now be supported by Officers. The revised plans, more fully respond to the aspirations for the site to mediate between the more traditional suburban pattern of development in the surrounding area and the higher density new build units of the subject site whilst installing a capacity for more innovative and contemporary design approaches to come forward in later phases. However, Members are advised that the ultimate success of the changes will turn on the more finite detail and specification of the following:

- Details of the window opening type, along with typical window and door details (1:10 scale min);
- Typical opening details, demonstrating minimal reveal depths of 100mm
- Head and cill details;
- A wider high quality external finishing materials palette to break up the weight of similar materials
- Eaves, verge and ridge details;
- Details of dormers and rooflights;
- Details of canopies, balconies and rainwater goods; and

- Materials spec for elevations and roofs (including sample panels to secure the highest quality materials)

6.3.15 In this regard – and as agreed with the applicant – these elements will be conditioned for later consideration. On this basis, it is recommended that the reserved matter be discharged subject to conditions on the detailed elements of the design.

#### 6.4 Landscaping

6.4.1 Condition 60 of approval under ref: 16/04369/FUL states:

6.4.2 *Development shall not commence on any individual residential development phase identified pursuant to condition 2 until full details of both hard surfacing and soft landscape proposals have been submitted to and approved by the Local Planning Authority...*

6.4.3 Details of a full and detailed landscaping strategy have been provided to satisfy the requirements of this condition. The landscaping strategy has been designed to accord with the principles underpinning the parent application namely:

- The promotion of urban greening
- Increased access to open space
- Conserve and enhance biodiversity
- Improve sustainable travel connections
- Promote healthy living
- Provide child playspace and amenity

6.4.6 As part of this overarching mantra, the applicant has identified the characteristics of the principal Local Open Space, the incidental green space and landscape buffer provided as part of this phase of the development to achieve the stated objectives and create a high quality and multi-functional public realm. In consultation with the Council's Tree Officer, it is considered that the planting schedule, the maintenance strategy, child playspace and biodiversity enhancements tabled (including a wildflower meadow and the planting of native species) is considered acceptable and as previously mentioned the removal of the perpendicular parking bays is such that the statutorily protected trees long term health will be preserved. Indeed, as part of this under conditions 62 and 66, the arboricultural report submitted as part of the landscaping strategy is sufficiently robust to satisfy the tree protection requirements of these conditions and accordingly can also be discharged if Members were to resolve to approve this application.

6.4.7 As originally submitted concern was raised by the SUDS Officer that the wider drainage strategy for the site relied too heavily on underground attenuation measures rather than the Policy preference for surface based SUDS systems. Discussions around drainage are ongoing and hence while it is considered that the landscaping condition can be discharged at this time, Members are advised that a full and detailed SuDS strategy is required by virtue of condition 77 of the same consent. The submitted scheme will provide the basis upon which the detailed SuDS works will be set and hence it is imperative that the principles established accord with the Council's wider aspirations for the design of the sustainable drainage systems.

- 6.4.8 Should additional above ground SuDS measures be secured as part of this discharge, the landscaping plan will need to be updated and if necessary redischarged as part of a resubmission and this will be conveyed to the applicant as part of an informative attached to the consent. On the basis of the above it is recommended that condition 60 is discharged pending submission of a detailed drainage strategy as per the requirements of condition 77.

## **7. Conclusion**

- 7.1 Chase Farm is a strategically important site for the Borough and its surround. It is considered that each of the reserved matters submitted pursuant to conditions 57, 58, 59, 60 and details submitted pursuant to conditions 62 and 66 are largely acceptable, subject to the on-going discussions to resolve the design of the flat blocks referenced above and can be discharged.

## **8. Recommendation**

- 1. That the Reserved Matters (conditions 57, 58, 59 and 60) be APPROVED subject to conditions;**
- 2. That conditions 62 and 66 be discharged .**
- 3. In the event that final design details for the corner flatted blocks have not been secured, that Members grant delegated authority to the Head of Development Management/Planning Decisions Manager to approve the Reserved Matters subject to conditions once the final design of these blocks is resolved.**

### **8.2 Conditions**

1. The development shall not commence until detailed plans and sections at a scale of 1:10 have been submitted and approved in writing by the Local Planning Authority to cover the following areas:
  - Details of the window opening type, along with typical window and door details;
  - Typical opening details, demonstrating minimal reveal depths of 100mm;
  - Head and cill details;
  - A wider high quality external finishing materials;
  - Eaves, verge and ridge details;
  - Details of dormers and rooflights;
  - Details of canopies, balconies and rainwater goods; and
  - Materials spec for elevations and roofs (including sample panels to secure the highest quality materials)

Reason: To ensure satisfactory appearance.

2. Notwithstanding the plans submitted, the development shall not commence until the detailed plans showing the design of the homezone, joining with Chace Village to the north of the site, have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out in accordance with the approved details before development is occupied.

Reason: For the reasons of traffic safety, including pedestrian safety.

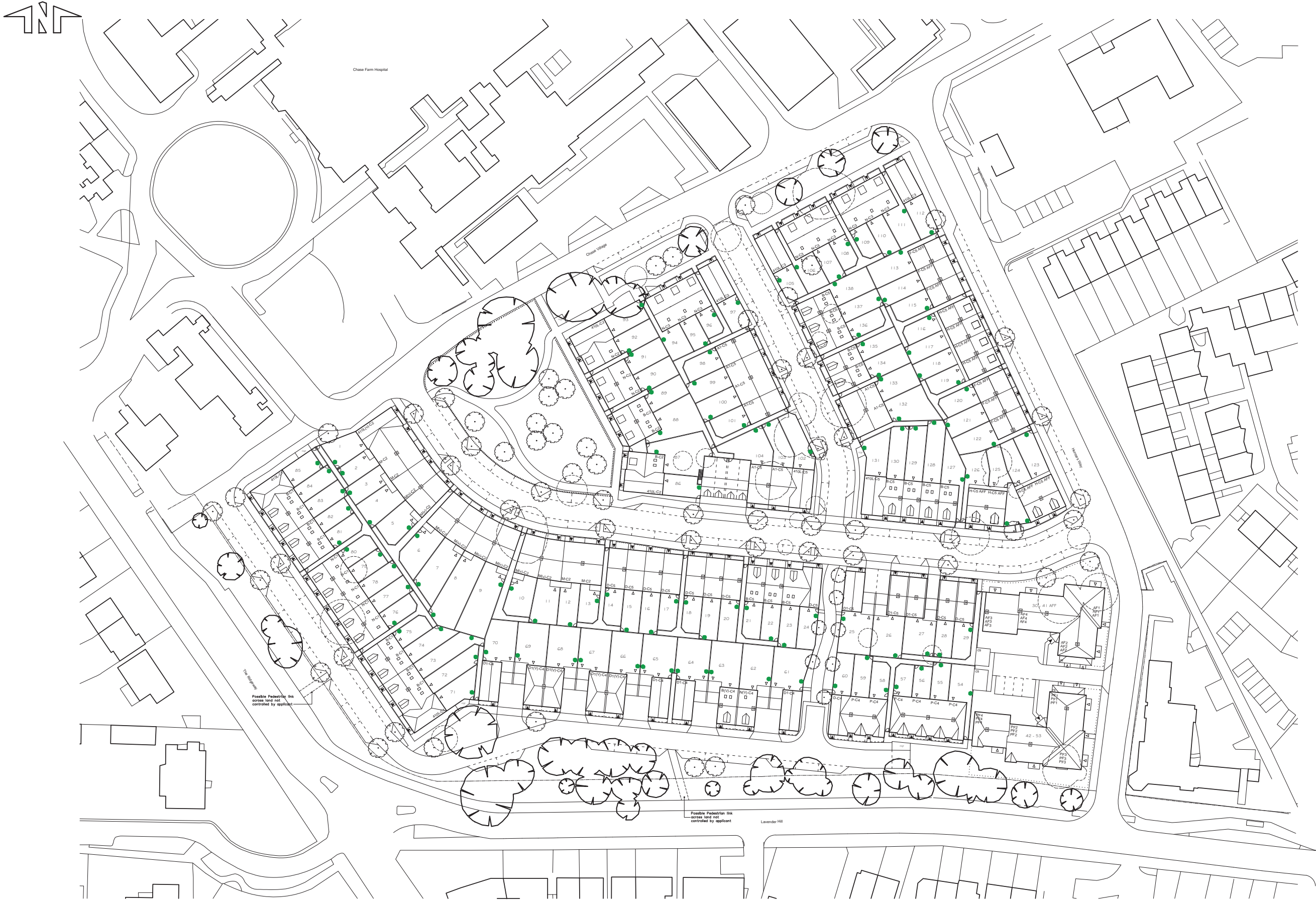
3. The primary pedestrian footpath located to the south of Chace Village indicated on Plan No. 1518 / 100 / 10.02, shall be built to adoptable standards and provided for public use and maintained as such thereafter. No obstructions or gating of the footpath shall be permitted at any time.

Reason: The removal of the pedestrian footpath required by virtue of s38 agreement is acceptable only in exceptional circumstances by which the path adjacent to the residential units and through the Local Open Space is upgraded to adoptable standards and retained for public access and thoroughfare in perpetuity.

Reason: In the interests of pedestrian safety.

#### **8.4 Informative**

- 8.4.1 The applicant is advised that this decision notice does not predetermine any other planning decision particularly in relation to surface water drainage and SuDS pursuant to condition 77 and currently under discussion. Any and all alterations to the SuDS strategy that may influence or change elements of the conditions covered under this notice will need to be revised and resubmitted for discharge



Accommodation Schedule

Private Dwellings

Private				
PF1-C6	2 bed flat	x		3
PF2-C6	2 bed flat	x		3
PF3-C6	2 bed flat	x		2
PF3(V)-C6	2 bed flat	x		1
PF4-C6	2 bed flat	x		3
A1-C5	3 bed house	x		8
B-C1	3 bed house	x		8
B-C2	3 bed house	x		3
B-C5	3 bed house	x		12
B(V)-C4	4 bed house	x		1
N-C1	3 bed house	x		5
N-C2	3 bed house	x		3
N-C3	3 bed house	x		9
N(V)-C4	4 bed house	x		1
P-C4	3 bed House	x		6
D-C4	4 bed house	x		1
D-C5	4 bed house	x		10
D1-C4	4 bed house	x		4
D1(V)-C4	4 bed house	x		4
D1-C5	4 bed house	x		3
M-C2	4 bed house	x		4
M(V)-C2	4 bed house	x		8
410L-C1	4 bed house	x		2
410L-C2	4 bed house	x		2
410L-C3	4 bed house	x		3
410L-C5	4 bed house	x		2
410L(V)-C2	4 bed house	x		1

Total Private Dwellings = 112

Affordable Dwellings


AF1-C6	1 bed flat	x		3
AF2-C6	1 bed flat	x		3
AF3-C6	2 bed flat	x		3
AF4-C6	3 bed flat	x		3
F-C5 AFF	2 bed house	x		6
H-C5 AFF	3 bed house	x		4
H(V)-C5 AFF	3 bed house	x		4

Total Affordable Dwellings = 26

Grand Total Dwellings = 138


Key

- Existing trees to be retained.
- Existing trees to be removed.
- New indicative tree planting.
- Refuse Store
- Cycle Store
- Refuse collection point
- Private refuse storage location
- 1.8m high close board fence with matchboard gate.
- 1.8m high brick wall (unless noted otherwise) with matchboard gate.
- Low level brick wall
- Brick wall with hedge behind
- 1m High Black Metal railings
- 600mm High Black Metal railings



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St Albans, Herts. AL3 6PQ  
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www.cmykuk.net

For:



**Linden**  
HOMES

Job:  
Parcel A - Chase Farm Hospital, Enfield

Title:  
Site Plan

Scale:  
1:500 @A1

Date:  
May '17

Dwg No:  
1518 / 100 / 10.02

Rev:





# Hospital Character Area



## Legend

- 1 Red/brown conc. roof tiles \*
- 2 Grey conc. roof tiles \*
- 3 Slate roof tiles \*
- 4 Terracotta colour ridge tiles
- 5 Terracotta colour finial
- 6 Gabled dormers with white fascias
- 7 Clipped verges
- 8 White fascias & eaves
- 9 Flat roofed dormers
- 10 GRP chimneys with brick slips to match
- 11 Buff facing brickwork \*
- 12 Dark red facing brickwork \*
- 13 Red/brown facing brickwork \*
- 14 Cream render
- 15 Recessed entrances
- 16 GRP canopies - white
- 17 GRP door surrounds & canopies - white
- 18 Lean to canopies - red/brown tiles
- 19 Gable canopies - red/brown tiles
- 20 Projecting brick columns
- 21 Recessed brickwork
- 22 Brick string course
- 23 Stone string course
- 24 Brick soldier course & arch
- 25 Guaged brick heads
- 26 Arched brick heads
- 27 Stone cills
- 28 UPVC side hung casement window
- 29 UPVC casement window - grey
- 30 Sliding sash window
- 31 Garage doors \*
- 32 Black metal balconies
- 33 Black rainwater goods
- 34 Slotted stone gable feature
- 35 Round render gable feature
- 36 Timber gable feature - white

\* Subject to approval



Key Plan



**cmyk**  
PLANNING AND DESIGN  
CMYK (Planning & Design) Ltd  
8 The Green Centre, Park Road  
St Albans, Herts. AL3 6PQ  
t: 01727 620123 e: email@cmkyuk.net  
www.cmkyuk.net

For: 

Job: Parcel A - Chase Farm Hospital, Enfield  
Title: Hospital Character Area  
Scale: NTS @ A1  
Date: May '17  
Dwg No: 1518 / 100 / 60.01  
Rev:





## Legend

- ① Red/brown conc. roof tiles \*
- ② Grey conc. roof tiles \*
- ③ Slate roof tiles \*
- ④ Terracotta colour ridge tiles
- ⑤ Terracotta colour finial
- ⑥ Gabled dormers with white fascias
- ⑦ Clipped verges
- ⑧ White fascias & eaves
- ⑨ Flat roofed dormers
- ⑩ GRP chimneys with brick slips to match
- ⑪ Buff facing brickwork \*
- ⑫ Dark red facing brickwork \*
- ⑬ Red/brown facing brickwork \*
- ⑭ Cream render
- ⑮ Recessed entrances
- ⑯ GRP canopies - white
- ⑰ GRP door surrounds & canopies - white
- ⑱ Lean to canopies - red/brown tiles
- ⑲ Gable canopies - red/brown tiles
- ⑳ Projecting brick columns
- ㉑ Recessed brickwork
- ㉒ Brick string course
- ㉓ Stone string course
- ㉔ Brick soldier course & arch
- ㉕ Gauged brick heads
- ㉖ Arched brick heads
- ㉗ Stone cills
- ㉘ UPVC side hung casement window
- ㉙ UPVC casement window - grey
- ㉚ Sliding sash window
- ㉛ Garage doors \*
- ㉜ Black metal balconies
- ㉝ Black rainwater goods
- ㉞ Slotted stone gable feature
- ㉟ Round render gable feature
- ㊱ Timber gable feature - white

\* Subject to approval

# Central Open Space Character Area

Key Plan



 <small>           cmyk (Planning &amp; Design) Ltd            8 The Grand Centre, Parkers Wood            St Albans, Herts. AL3 6PQ            t: 01727 620123 e: email@cmykuk.net            www.cmykuk.net         </small>			Job: Parcel A - Chase Farm Hospital, Enfield
	Title: Central Open Space Character Area		Date: May '17
	Scale: NTS @ A1		Date: May '17
	Dwg No: 1518 / 100 / 60.02		Rev:
	For:		





Legend

- ① Red/brown conc. roof tiles \*
- ② Grey conc. roof tiles \*
- ③ Slate roof tiles \*
- ④ Terracotta colour ridge tiles
- ⑤ Terracotta colour finial
- ⑥ Gabled dormers with white fascias
- ⑦ Clipped verges
- ⑧ White fascias & eaves
- ⑨ Flat roofed dormers
- ⑩ GRP chimneys with brick slips to match
- ⑪ Buff facing brickwork \*
- ⑫ Dark red facing brickwork \*
- ⑬ Red/brown facing brickwork \*
- ⑭ Cream render
- ⑮ Recessed entrances
- ⑯ GRP canopies - white
- ⑰ GRP door surrounds & canopies - white
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- ⑲ Gable canopies - red/brown tiles
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- ㉛ Garage doors \*
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- ㉞ Slotted stone gable feature
- ㉟ Round render gable feature
- ㊱ Timber gable feature - white

\* Subject to approval



Key Plan

Chase Village Character Area

 <small>cmyk</small> <small>PLANNING AND DESIGN</small> <small>CMYK (Planning &amp; Design) Ltd</small> <small>8 The Glass Centre, Parkers Wood</small> <small>St Albans, Herts. AL3 6PQ</small> <small>t: 01727 620123 e: email@cmykuk.net</small> <small>www.cmykuk.net</small>		<small>Job:</small> Parcel A - Chase Farm Hospital, Enfield	
		<small>Title:</small> Chase Village Character Area	
		<small>Scale:</small> NTS @ A1	<small>Date:</small> May '17
		<small>Dwg No:</small> 1518 / 100 / 60.03	



Key Plan



Plot 70

Plot 69

Plot 68



Plot 60

Plot 59

Plot 58

Legend

- 1 Red/brown conc. roof tiles \*
- 2 Grey conc. roof tiles \*
- 3 Slate roof tiles \*
- 4 Terracotta colour ridge tiles
- 5 Terracotta colour finial
- 6 Gabled dormers with white fascias
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- 12 Dark red facing brickwork \*
- 13 Red/brown facing brickwork \*
- 14 Cream render
- 15 Recessed entrances
- 16 GRP canopies - white
- 17 GRP door surrounds & canopies - white
- 18 Lean to canopies - red/brown tiles
- 19 Gable canopies - red/brown tiles
- 20 Projecting brick columns
- 21 Recessed brickwork
- 22 Brick string course
- 23 Stone string course
- 24 Brick soldier course & arch
- 25 Gauged brick heads
- 26 Arched brick heads
- 27 Stone cills
- 28 UPVC side hung casement window
- 29 UPVC casement window - grey
- 30 Sliding sash window
- 31 Garage doors \*
- 32 Black metal balconies
- 33 Black rainwater goods
- 34 Slotted stone gable feature
- 35 Round render gable feature
- 36 Timber gable feature - white

\* Subject to approval



Plot 70

Plot 69

Plot 68

Plot 67

Plot 66

Plot 65

Plot 64

Plot 63

Plot 62

Plot 61

Turning

Plot 60

Plot 59

Plot 58

Plot 57


Plot 56

Plot 55


Plot 54

Plots 42 to 53

Lavender Hill Character Area



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For:  **Linden**  
HOMES

Job: Parcel A - Chase Farm Hospital, Enfield  
Title: Lavender Hill Character Area  
Scale: NTS @ A1  
Date: May '17  
Dwg No: 1518 / 100 / 60.04  
Rev:



Legend

- ① Red/brown conc. roof tiles \*
- ② Grey conc. roof tiles \*
- ③ Slate roof tiles \*
- ④ Terracotta colour ridge tiles
- ⑤ Terracotta colour finial
- ⑥ Gabled dormers with white fascias
- ⑦ Clipped verges
- ⑧ White fascias & eaves
- ⑨ Flat roofed dormers
- ⑩ GRP chimneys with brick slips to match
- ⑪ Buff facing brickwork \*
- ⑫ Dark red facing brickwork \*
- ⑬ Red/brown facing brickwork \*
- ⑭ Cream render
- ⑮ Recessed entrances
- ⑯ GRP canopies - white
- ⑰ GRP door surrounds & canopies - white
- ⑱ Lean to canopies - red/brown tiles
- ⑲ Gable canopies - red/brown tiles
- ⑳ Projecting brick columns
- ㉑ Recessed brickwork
- ㉒ Brick string course
- ㉓ Stone string course
- ㉔ Brick soldier course & arch
- ㉕ Gauged brick heads
- ㉖ Arched brick heads
- ㉗ Stone cills
- ㉘ UPVC side hung casement window
- ㉙ UPVC casement window - grey
- ㉚ Sliding sash window
- ㉛ Garage doors \*
- ㉜ Black metal balconies
- ㉝ Black rainwater goods
- ㉞ Slotted stone gable feature
- ㉟ Round render gable feature
- ㊱ Timber gable feature - white

\* Subject to approval



Plot 27

Plot 26

Plot 25



Plot 121

Plot 120

Plot 119

Plot 118



Plots 30 to 41   Plot 29   Plot 28   Plot 27   Plot 26   Plot 25   Path   Plot 24   Plot 23   Plot 22   Plot 21




Plot 122   Plot 121   Plot 120   Plot 119   Plot 118   Plot 117   Plot 116   Plot 115   Plot 114   Plot 113




Key Plan

Central and Eastern Edge Character Area

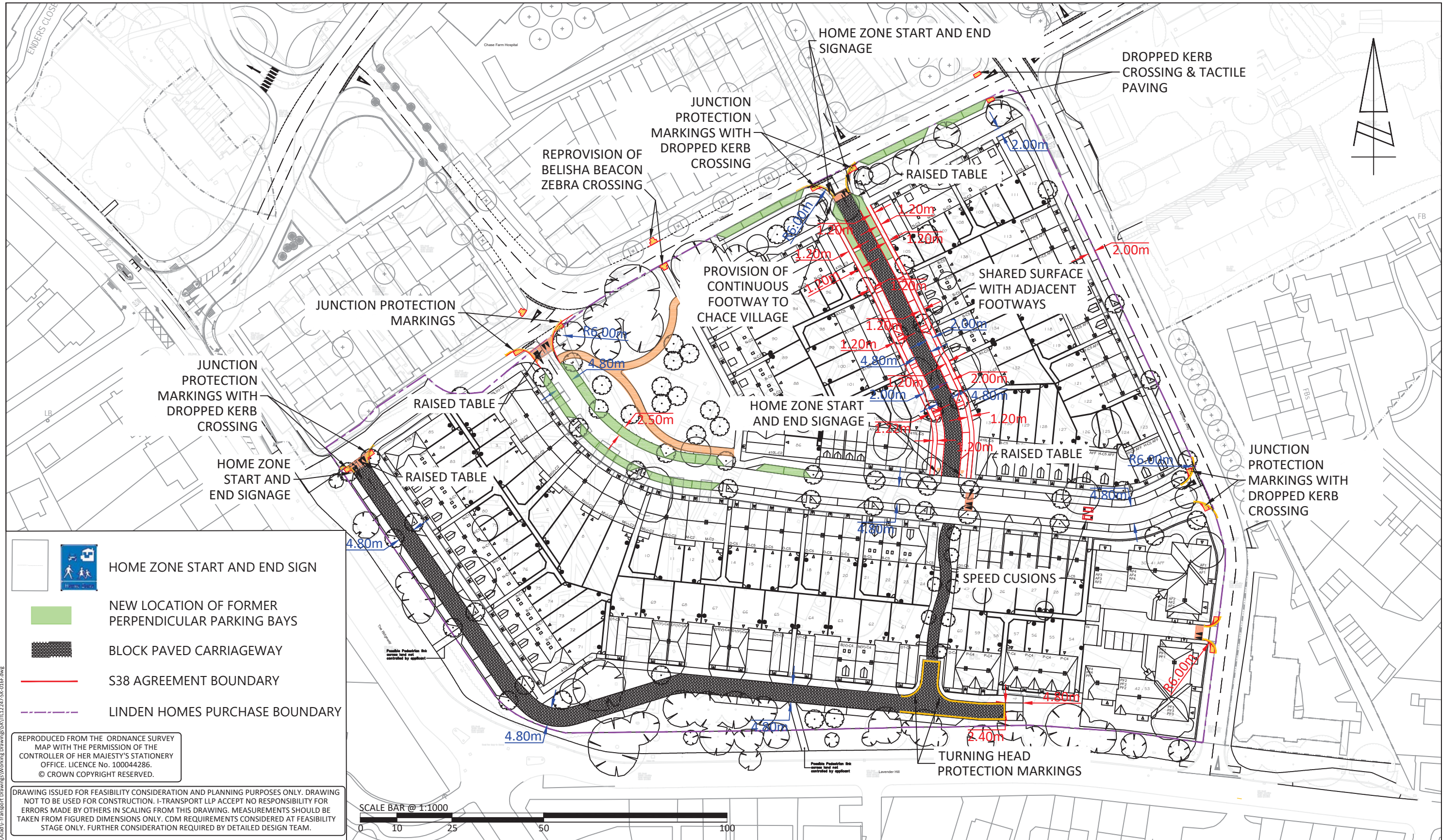


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For: 

Job: Parcel A - Chase Farm Hospital, Enfield  
Title: Central and Eastern Edge Character Area  
Scale: NTS @ A1  
Date: May '17  
Dwg No: 1518 / 100 / 60.05  
Rev:





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F	09.06.17	JD	INC HIGHWAYS COMMENTS	JD	JD
D	02.06.17	JD	PAVING, HOME ZONE	JD	JD
C	03.05.17	JB	MINOR AMENDMENTS	JD	JD
B	28.04.17	RN	MINOR AMENDMENTS	JD	JD
REV	DATE	BY	DESCRIPTION	CHK	APD
STATUS: FOR INFORMATION					

TITLE:		C68 - PARKING AND TURNING	
PROJECT:		CHASE FARM PARCEL A - ENFIELD	LINDEN HOMES

SCALE @ A3:	1:1000	CHECKED:	JD	APPROVED:	JD
FILE REF:	ITL12247-SK-016	DRAWN:	JD	DATE:	09.06.17
DRAWING No:	ITL12247-SK-016				
PROJECT No:	ITL12247				REV: F



LEGEND

Existing trees and vegetation to be retained

Proposed structural native tree planting

Proposed flowering tree planting

Proposed plot shrub planting

Proposed decorative shrub planting in communal areas

Proposed native hedge planting

Proposed wildflower meadow grass

Proposed bitmac road surface

Proposed public footpaths

Proposed private footpaths

Proposed breedon gravel path

Proposed charcoal permeable keyblock paving

Proposed bracken block paving for parking

Proposed natural keyblock paving for private parking



Indicative Planting Schedule															
Species Name	Girth	Height	Density	Species Name	Height	Pot Size	Specification	Species Name	Height	Pot Size	Specification	Species Name	Height	Pot Size	Specification
Cornus alba 'Kesselringi'	1.2m	1.2m	0.6Ctr Double Staggered at 0.3m offset	Cornus sanguinea	40-60cm	10L	Branched 5 brks :RB	Mahonia aquifolium 'Apollo'	25-30cm	3L	Branched 3 brks :C	Chamaecyparis law. 'Alumgold'	100-125cm	Standard	:Bushy
Cornus sanguinea 'Midwinter Fire'	40-60cm	7.5L	Branched :C	Cornus stolonifera 'Flaviramea'	40-60cm	10L	Branched 5 brks :RB	Mahonia japonica	30-40cm	10L	Bushy :5/9 brks				
Cornus stolonifera 'Flaviramea'	40-60cm	10L	Branched 5 brks :RB	Daphne x transatlantica 'Eternal Fragrance'	40-60cm	3L	Bushy	Osmanthus burkwoodii	60-80cm	5-7.5L	Branched				
Daphne x transatlantica 'Eternal Fragrance'	40-60cm	3L	Bushy	Deutzia gracilis	40-60cm	7.5L	Bushy	Ozothamnus rosmarinifol. 'Silver Jubilee'	25-30cm	5L	Branched				
Deutzia gracilis	40-60cm	7.5L	Bushy	Erica carnea 'Praecox Rubra'	10-20cm	2L	Bushy :3/4 brks :C	Philadelphus 'Sybille'	30-40cm	3L	Branched 5 brks :RB				
Erica carnea 'Praecox Rubra'	10-20cm	2L	Bushy :3/4 brks :C	Escallonia laevis 'Gold Brian'	60-80cm	10L	Bushy :C	Prunus laurocerasus	50-60cm	10L	Bushy :3/4 brks :RB				
Escallonia laevis 'Gold Brian'	60-80cm	10L	Bushy :C	Escallonia rubra 'Crimson Spire'	60-80cm	6L	Bushy	Ribes laurifolium	30-40cm	3L	Bushy :3 brks :C				
Escallonia rubra 'Crimson Spire'	60-80cm	6L	Bushy	Eunonymus fortunei 'Blondy'	20-30cm	3L	Bushy	Ribes sanguineum 'King Edward VII'	30-40cm	7.5L	Bushy				
Eunonymus fortunei 'Blondy'	20-30cm	3L	Bushy	Fuchsia magellanica	20-30cm	3L	Bushy :5 brks :C	Rosa 'Ballarina'	40-60cm	5L	Bushy				
Fuchsia magellanica	20-30cm	3L	Bushy :5 brks :C	Gaultheria procumbens	10-20cm	3L	Several shoots :5 brks :C	Rosmarinus officinalis	40-60cm	7.5L	Bushy :C				
Gaultheria procumbens	10-20cm	3L	Several shoots :5 brks :C	Gaultheria shallon	30-40cm	3L	Bushy :C	Sarcococca hookeriana humilis	30-40cm	3L	Bushy :3 brks :C				
Gaultheria shallon	30-40cm	3L	Bushy :C	Hebe 'Baby Maria'	20-30cm	3L	Bushy :C	Skimmia confusa 'Kew Green'	30-40cm	5-7.5L	Bushy :3 brks :C				
Hebe 'Baby Maria'	20-30cm	3L	Bushy :C	Hebe 'Garden Beauty Blue'	20-30cm	3L	Bushy :C	Skimmia japonica reevesiana	30-40cm	5-7.5L	Bushy :3 brks :C				
Hebe 'Garden Beauty Blue'	20-30cm	3L	Bushy :C	Hebe 'Red Edge'	20-30cm	3L	Bushy :C	Spiraea japonica 'Anthony Waterer'	40-60cm	5-7.5L	Bushy :C				
Hebe 'Red Edge'	20-30cm	3L	Bushy :C	Hebe franciscana 'Blue Gem'	20-30cm	3L	Bushy :C	Viburnum bodnantense 'Dawn'	30-40cm	5-7.5L	Bushy :C				
Hebe franciscana 'Blue Gem'	20-30cm	3L	Bushy :C	Hedera helix 'Erecta'	30-40cm	3L	Bushy :C	Viburnum davidii	30-40cm	5-7.5L	Bushy :3 brks :C				
Hedera helix 'Erecta'	30-40cm	3L	Bushy :C	Hydrangea macrophylla 'Mariesii'	60-80cm	10L	Bushy :C	Viburnum judaii	60-80cm	10L	Branched 5 brks :RB				
Hydrangea macrophylla 'Mariesii'	60-80cm	10L	Bushy :C	Hydrangea macrophylla 'Velitchi'	40-50cm	7.5L	Branched	Viburnum opulus	50-60cm	10L	Branched 5 brks :RB				
Hydrangea macrophylla 'Velitchi'	40-50cm	7.5L	Branched	Hypericum 'Hidcote'	40-60cm	10L	Branched :C	Viburnum tinus	45-60cm	10L	Branched 5 brks :RB				
Hypericum 'Hidcote'	40-60cm	10L	Branched :C	Hypericum androsaemum	30-40cm	5L	Branched :C	Weigela florida 'Follis Purpurea'	30-40cm	3L	Bushy :C				
Hypericum androsaemum	30-40cm	5L	Branched :C	Hypericum mosianum	30-40cm	3L	Bushy :C	Weigela florida 'Wine & Roses'	30-40cm	3L	Bushy :C				
Hypericum mosianum	30-40cm	3L	Bushy :C	Lavandula angustifolia 'Munstead'	40-60cm	7.5L	Bushy :C								
Lavandula angustifolia 'Munstead'	40-60cm	7.5L	Bushy :C												

Phase A, Chase Farm  
Hospital, Enfield  
Landscape Masterplan

client Linden Homes

scheme Phase A, Chase Farm  
Hospital, Enfield

drawing Landscape Masterplan

date Nov. 2016 scale 1:500@A1

drawn IN/RC checked HCS

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