

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date: 20 February 2018

Report of

Assistant Director, Regeneration
& Planning

Contact Officer:

Andy Higham
Sharon Davidson
Ms Marina Lai
Tel: 020 8379 4944

Ward:

Bush Hill Park

Application Number 17/04488/RE4

Category: LBE - Dev by LA

LOCATION: Firs Farm Playing Fields, Firs Lane, London, N21 2PJ

PROPOSAL: Construction of four tennis courts involving fencing, floodlighting and surface treatment together with pedestrian access adjacent the western boundary.

Applicant Name & Address:

Mr Jonathan Stephenson
Enfield Council
Civic Centre
Silver Street
Enfield
EN1 3XY

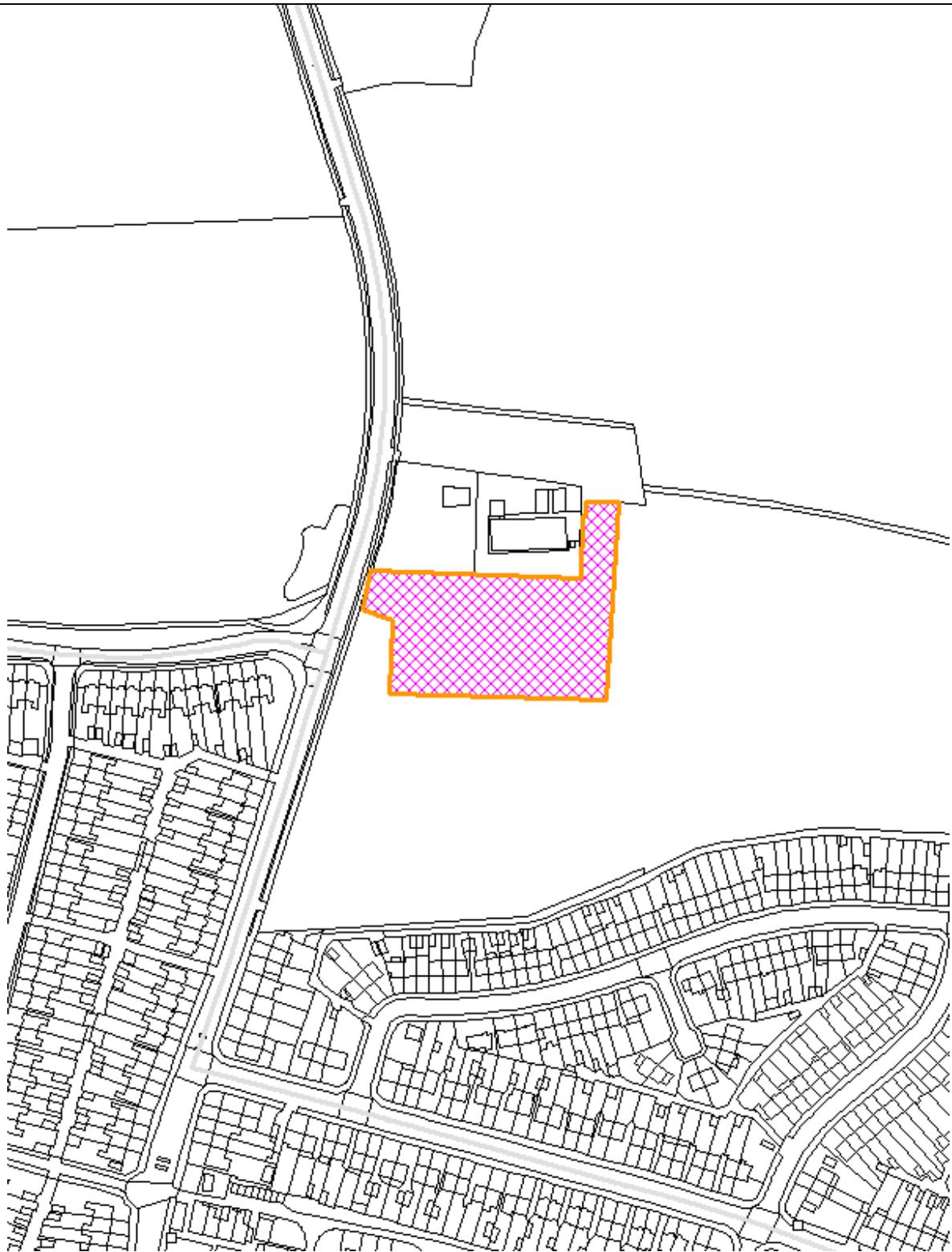
Agent Name & Address:

Mr Callum Whyte
Ares Landscape Architects
3.25 East London Works
75 Whitechapel Road
London E1 1DU

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

Notes to members: The proposal is council-own development.

Ref: 17/04488/RE4 LOCATION: Firs Farm Playing Fields, Firs Lane, London, N21 2PJ



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Scale 1:2500

North



1. Site and Surroundings

- 1.1. The application site form part of Firs Farm Playing Fields which contains a number of existing football pitches situated on the eastern and western sides of Firs Lane. There is an existing pedestrian access to the field and vehicular access to a car park located on the north of the application site.
- 1.2. The proposed development site is approximately 4,800sqm, within an existing park, currently containing 1 x marked football field, at the south-western perimeter of the Firs Farm Playing Fields, along Firs Lane. To the North are two buildings: one is derelict and the other is used by the local sports teams for changing facilities. Although the proposal is situated on an open playing field, the site is bound on all sides by various degrees of vegetation, in all cases including mature tree lines.
- 1.3. The surrounding typology is largely residential, predominately consisting of two-storey terrace or semi-detached dwellings.
- 1.4. The site is covered by the following planning designations:
 - LDF Metropolitan Open Land;
 - LDF wildlife Corridor;
 - Not in Conservation Area;
 - Not in CPZ; and
 - Existing use: Park.

2. Proposal

- 2.1. Planning permission is sought for the following proposed works:
 - 1) Erection of 4 x new tennis courts that meet official Sport England and Lawn Tennis Association standards (23.77L x 10.97W m);
 - 2) Construction of a 1.8m wide asphalt pedestrian footpath, linking the northern edge of the courts through to Firs lane;
 - 3) Re-orientation of the existing football field line markings;
 - 4) Provision for 4 x sheltered cycle stands adjacent the proposed footpath; and
 - 5) 2 x additional benches and general waste bins provided along the proposed footpath.
- 2.2. The proposed tennis course would be enclosed with a 3m high weld-mesh fence, incorporating with several gated pedestrian entrances. Along the perimeter of the proposed fencing will be 9 x inward facing, 8m high, column-mounted floodlights. The operating hours of new tennis courts would be:
 - Days of Operation: Monday - Sunday; and
 - Hours of Operation: 08:00 - 21:00.
- 2.3. With regards to parking and pedestrian circulation, the proposed development will benefit from an existing gravel car parking lot, sited to the north of the subject site, adjacent the existing changing rooms facility. Vehicular and maintenance access will remain unchanged via the existing crossover to the site's south-western boundary, and via an opening adjacent the site's north-eastern boundary.

3. Relevant Planning History

- 3.1. 17/03800/LBEPRE: Pre-application request received for proposed construction of 4 x tennis courts including fencing and surface treatment together with pedestrian access via Firs Lane.
- 3.2. 15/04844/RE4: Planning consent was granted for construction of watercourse through the wooded area to the south of the recently constructed wetland area involving excavation works to create the new watercourse and retention of resultant spoil on site for landscaping surrounding areas (0.5ha).
- 3.3. 15/02095/RE4: Planning consent was granted for creation of wetland area (1.2ha), construction of combined footpath, cycleway and flood storage area within public park land, excavation works to create wetland basins, flow control chamber to existing culvert, vehicular access ramp to east and landscaping.

4. Consultation

Public Consultations

- 4.1. 139 x neighbouring properties were notified of the proposed development by letters, and 6 x objections were received.
- 4.2. The grounds of the neighbouring objections included:
 - Increase in traffic;
 - Affect local ecology;
 - Another invasion onto green land that the council is so keen to get rid of; the present tennis courts are barely used on the A10 and these will not be used;
 - Will there be a fee to use the courts, or are they free?
 - The current location is on a busy junction which will encourage parking by this junction also restricting parking for residents on Firs Lane and Barrowell Green;
 - Light pollution;
 - New configuration of the football pitch will lead to an increase in balls rolling on to the road increasing the likelihood of accidents;
 - Risk of damage to 'vintage' Scots Pine Tree;
 - Re-alignment of existing football pitch not appropriate; and
 - Resulting parking and traffic difficulties;
- 4.3. A member of Winchmore Hill Football Club also raised the following comments:

I am a member of Winchmore Hill Football Club. The football pitch that is impacted by this proposal has been commercially hired by our club for the whole season for as long as I can remember going back at least 30 years. What consultation has been initiated with WHFC? We need to understand whether the dimensions of the relocated pitch provide the same playing area as the old, and if not, whether they meet football league regulations. It is surprising that funds are being found to build tennis courts, when the football changing rooms have been taken out of service by LBE for a whole year -

your priorities are wrong. For the avoidance of doubt, as things stand, I object to this application until further information is provided.

- 4.4. The concerns regarding fee to use the proposed facility is not considered as material planning consideration. The other issues are addressed in the following section of the Report.

Internal

- 4.5. Traffic and Transportation - The Team raised no objections to the proposal, subject to conditions.
- 4.6. Tree Officer - No objection, subject to the submission of a Tree Protection Plan and Arboriculture Method Statement.
- 4.7. Environmental Health - Officer placed no objection to the application as there is unlikely to be a negative environmental impact. In particular; there are no concerns regarding air quality, noise or contaminated land.
- 4.8. SuDS - no objection in terms of drainage for this application.

External

- 4.9. Historic England - Officer concluded that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest.
- 4.10. Sport England - the following concerns were raised, dated on 10 November 2017:

- 1) *Enfield's emerging Playing Pitch Strategy (PPS) suggests that the pitches at Firs Farm playing field should be resized to accommodate the under supply of youth pitches within the borough. In addition, it suggests that Firs Farm should be considered as a sports hub with an artificial 3G pitch and that the Local Authority should carry out a master plan. The submitted documentation is unclear if the PPS has been considered and whether a masterplan has been drafted.*
- 2) *As noted above, the PPS indicates that the sites' football pitches should be resized but the submitted drawings indicate that the existing pitch would be rotated. Could the applicant submit a proposed layout plan that indicates that the same number of junior pitches (including safety 'run-off' areas) could be located on the site if the proposed development is constructed compared to if it was not? At this stage Sport England is concerned that there will be a loss of land available for football pitches that would have a negative impact on future football needs of the borough.*
- 3) *Please could the applicant confirm that the tennis courts would be constructed in line with the SAPCA code of practice for the construction of tennis courts? Sport England understand this would be the case but the submitted documentation does not confirm this.*
- 4) *Although the submitted documents provide actual court dimensions which are in line with LTA specification, the total block size is not*

confirmed so there is no indication as to whether the courts are built to LTA minimum or recommended specifications.

- 5) *Insufficient details have been submitted in relation to the proposed floodlights for Sport England and the LTA to confirm that they would be fit for purpose. Please could the applicant provide full floodlighting details.*

In addition, the LTA have questioned whether there is a need for the courts to be split as two blocks. This will increase the footprint of the site, will require more fencing, require the need for 2 pin coded gates that would ultimately increase initial costs as well as future costs for maintaining the site.

4.11. Further details to respond Sports England were submitted on 2 January 2018, stating:

- 1) The Borough's emerging Playing Pitch Strategy is due to be formally adopted by the Council in spring 2018, and consequently none of the recommendations including the suggested development of a master plan or installation of a new 3G pitch has been addressed yet. However, I can confirm that the Council is currently discussing 2018/19 season pitch requirements with the Edmonton & District League (the current users of Firs Farm) as they have expressed an interest in increasing the number of pitches they use on the site. Any decisions regarding the change of senior pitches to junior pitches will be made following these discussions.
- 2) The re-orientation of the existing pitch, plus a more efficient layout will mean that the new tennis courts can be accommodated without the need to reduce the size, run-offs, or the number of pitches on the site.
- 3) Subject to Planning Permission, the tennis courts will be constructed to SAPCA Code of Practice standards and only SAPCA registered companies have been invited to tender for the works.
- 4) The courts will be built to LTA minimum size specification for recreational courts.
- 5) Consultants commissioned to undertake analysis of the proposed floodlighting scheme for the tennis courts have identified that the principle playing areas are in full compliance with the LTA guidance with regards to the illumination level and uniformity.
- 6) The floor plans of the proposed courts have been amended to respond the comments by Sport England.

4.12. Sport England confirmed via an email dated on 01 February 2018 that they are satisfied with the information supplied and do not object to the application.

5. Relevant Policy

5.1. Core Strategy

CP11: Recreation, leisure, culture and arts
CP 25: Pedestrians and Cyclists

CP30: Maintaining and Improving the Quality of the Built and Open Environment

CP30: Maintaining and improving the quality of the built and open environment

CP32: Pollution

5.2. Development Management Document

DMD16: Provision of new community facilities

DMD 37: Achieving High Quality and Design-Led Development

DMD 38: Design process

DMD 45: Parking Standards and Layout

DMD47: New Roads, Access and Servicing

DMD49: Sustainable Design and Construction Statements

DMD50: Environmental Assessment Methods

DMD64: Pollution control and assessment

DMD68: Noise

DMD78: Nature conservation

DMD79: Ecological Enhancements

DMD 80: Trees on Development Site

DMD 81: Landscaping

5.3. London Plan (2015)

Policy 3.19: Sports facilities

Policy 6.9: Cycling

Policy 6.13: Parking

Policy 7.4: Local character

Policy 7.5: Public realm

Policy 7.6: Architecture

Policy 7.17: Metropolitan open land

Policy 7.19: Biodiversity and access to nature

Policy 7.21: Trees and woodlands

5.4. National Planning Policy Framework (NPPF)

Section 7): Requiring good design

Section 8): Promoting healthy communities

Section 11): Conserving and enhancing the natural environment

5.5. Other Material Considerations

Enfield Characterisation Study

6. Main Issues to be Considered

6.1. The main issues to be considered in respect of this application are:

- The principle of the development in terms of its impact on Metropolitan Open Land and provision of new community facilities;
- The impact of the development on the amenity of local residents;
- The impact of the development on existing park users; and
- Environmental impacts.

7. Analysis

Impact on Metropolitan Open Land

- 7.1. Firs Farm Play Fields is afforded a significant degree of protection in planning terms, being MOL. Paragraph 7.56 of the London Plan states that paragraphs of 79-92 of NPPF on Green Belts apply equally to MOL. Paragraph 89 of NPPF states that the construction of new buildings should be regarded as inappropriate on Green Belt apart from certain exceptions. One of these is for the:

'provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it.'

- 7.2. While this provision is for buildings, it provides an indication of the type of facility that Government consider to be suitable on Green Belt and similarly MOL.
- 7.3. Policy 7.17 MOL of the London Plan states that the strongest possible protection should be given to London's MOL, the same level of protection as is given to Green Belt, and further that inappropriate development should be refused except in very special circumstances. The supporting text states that appropriate development should be limited to small scale structures to support open space uses and minimise any adverse impact on the openness of MOL.
- 7.4. Core Strategy CP 34 commits the council to protect open spaces against inappropriate development. It refers to DMD 71 for further information on how such spaces would be protected. DMD 71 states that essential structures and facilities that would support the enjoyment of, and maintain the openness of the open space will be acceptable provided that the size, siting, location, design and materials would be sympathetic and proportionate to the operational requirements of the open space that it supports.
- 7.5. The tennis courts would be structures that would indeed support open space uses, being outdoor sport facilities. The proposal for the provision of 4 x tennis courts at this location is considered acceptable in principle.

Provision of new community facilities

- 7.6. CP11 of the council's Core Strategy encourages development proposals that increase or enhance the provision of sports and recreation facilities. Because it is widely understood that such facilities provide a range of social and health benefits for the local community.
- 7.7. DMD16 (Provision of New Community Facilities) of the council's adopted DMD also requires that new community facilities will be supported borough-wide and may be required as part of development within the strategic growth areas, as detailed within Local Plan documents and the Infrastructure Delivery Plan (IDP) to ensure the creation of prosperous, sustainable communities. Planning permission would be granted if the following criteria are met, including that proposal:
- a) Is demonstrated to have a community need; and

- b) Makes an efficient and effective use of land and buildings, and where appropriate, provides opportunities for co-location, flexible spaces and multi-use.
- 7.8. The proposal is in conjunction with planning application ref: 17/03256/RE4 for the council's strategic development on Edmonton Cemetery Extension which would result in a loss of 14 x existing tennis courts within the Church Street Tennis Courts. It is anticipated that the resulting loss will be offset by the allocation of 4 x new tennis courts to the Firs Farm Playing Fields, which would comply with the council's DMD policies making efficient use of existing sport fields within the immediate area.
- 7.9. Currently, the Church Street Tennis Courts are the only public provision of tennis playing amenity within the broad MOL32. Based on a recent review of their day-to-day usage and court conditions, it is evident that the assumed level of maintenance and cost required to reinvest in the Church Street Tennis Court is not an appropriate solution to prospective usage patterns, given the current state of conditions for the site. The council have therefore been considering a number of alternative sites as part of the council's future tennis development plan for the Borough.
- 7.10. To switch the tennis provision to Firs Farm where access to the courts and future sustainability are improved appears to be a much more appropriate choice. The proposed allocation would also provide a suitable contribution towards to the Borough's future tennis development plan.
- 7.11. It should be noted, that the choice to switch the tennis provision to Firs Farm has been supported by the Lawn Tennis Association (LTA).
- 7.12. In light of the above, officers consider the proposal to comply with the council's CP11 and DMD 16 (a) & (b).

Impact on neighbouring amenity

- 7.13. DMD16 requires that development involving the provision of a new facility must not harm the amenities of neighbouring and nearby properties. Neighbouring residents have raised concerns that the proposed new tennis court would result in unacceptable levels of noise and light pollution.
- 7.14. With regards to noise and disturbance, it is noted that the proposed tennis courts are located within the existing football playing field. The introduction of tennis courts to the site could anticipate an increase to overall park activity, since the existing football pitch will be maintained. However, the increase is considered moderate, and is not expected to generate a greater level of additional or unwanted noise than that already associated with the existing use of the site as a sports field. This is further endorsed by the proposed timing of operations between 8am - 9pm that would be secured by way of planning condition.
- 7.15. With regards to light pollution, it is noted that the proposed lighting layout into the scheme will contain 9 x standing posts and 12 x floodlights. The proposed floodlights are designed 8m high and to direct light inward to the proposed tennis courts, with regulated 60-minute interval between the operation hours for low-light scenarios.

- 7.16. The application includes a lighting study which considers the effect of the proposed floodlighting on the adjoining site. The study is based on there being 12 x floodlights around the courts, and finds that no mitigation measures are required. This is due to the fact that the existing hedgerow and trees on the north, east and south boundaries are taller than the proposed floodlight columns specified, screening the potential light and the nearest residential properties are approximately 400m away and land-in between is currently used as an amenity sport fields.
- 7.17. On the west boundary, the nearest residential properties are on the corner of Barrowell Green, approximately 50m to the application site. Trees on the west boundary are taller than the light columns specified, offering good visual barrier. Existing Highway Authority road lighting is located along the full length of Firs Lane with this offering higher light intensity and light spill than that of the proposed lighting at this location. Therefore, these residential properties would experience more with light spill from road lamps than the proposed floodlights, and have limited views from the property to the tennis courts.
- 7.18. The estimated hours of operation of the courts would be Monday - Sunday, 8am - 9pm. These hours are considered reasonable in terms of enabling the tennis to make a better use of the facilities, and protecting the amenity of neighbouring occupiers. Subject to a condition restricting limited hours of use for floodlights, it is the view of officers that the proposed hours of floodlights proposed would improve the use of the facilities by the members of public and would have minimal impact to the neighbouring amenity in terms of light pollution.
- 7.19. The proposal has been reviewed by the council's Environmental Protection Team which has advised that no unacceptable light pollution and noise and disturbance would occur. A pre-commence condition is recommended, requesting the details of the location, number, volume, height and lighting aspects of the proposed floodlights to be approved by the PLA.
- 7.20. Subject to conditions, the proposal is considered acceptable in amenity terms.

Design and impact on the character of the surrounding

- 7.21. The council will refuse the development that is not suitable for its intended function, that is inappropriate to its context, or which fails to have appropriate regard to its surrounding, or which jeopardises the opportunities available for improving an area, as set out in DMD37.
- 7.22. The proposed development will comprise a 3 metre high weld-mesh fence, including several gated pedestrian entrances to the boundary of the proposed tennis courts. Along the perimeter of the proposed fencing will be 9 x inward facing, column mounted floodlights. Such elements have been designed to meet the Lawn Tennis Association's guidelines.
- 7.23. The proposed tennis courts are situated rearward of the street, allowing views in to transition across the site, whilst maintaining a broader perception for the surrounding landscape. The orientation and setback of the courts affords greater efficiency for the site's occupation, allowing simultaneous use of both tennis and football playing facilities, meanwhile allowing for a complete retention of planting and canopy vegetation across the site.

- 7.24. The physical context of the site is largely defined by its continuation of broad open spaces and its proximity to the existing outdoor sport fields. Within this context, the proposal is considered to respond well to the site's boarder surrounding character, alongside its strategic intent for the site's use and capacity.

Re-orientation of existing football pitch

- 7.25. Neighbouring residents have raised concerns over the proposed re-alignment of the existing football pitch that would increase the likelihood of accidents.
- 7.26. The proposed re-orientation of the existing pitch is to ensure that the new tennis courts can be accommodated without the need to reduce the size, run-offs, or the number of pitches on the site.
- 7.27. With regards to the neighbouring concerns, a condition is recommended, requesting the details of the proposed re-alignment to be submitted for approval. This would then safeguard the neighbouring amenity.

Impact on existing trees

- 7.28. The application site is located within an open playing field. Whilst there is no tree within the site, the site is bound on all sides by various degrees of vegetation, including mature tree lines and hedgerows.
- 7.29. The council's Tree Officer has raised no objection to the application, as the existing trees surrounding the site are retained and protected from any development activities which appear easily achievable. Nevertheless, a condition is recommended requesting a submission of a Tree Protection Plan and Arboricultural Method Statement, in accordance with BS5837:2012, to ensure the adequate protection of existing retained trees from development activities in accordance with DMD80.

Transport Impact

- 7.30. DMD16 (Provision of New Community Facilities) requires that development involving the provision of new community facilities must not have a negative impact on the area in terms of the potential traffic generated, and should be easily accessible to the community by walking, cycling and public transport, so as to reduce dependence upon private car transport.
- 7.31. The submitted Design and Access Statement states that the proposal would remain the existing vehicle access and pedestrian circulation across the site, with an existing crossover to Firs Lane and a number of established footways providing access between surrounding sport fields.
- 7.32. Additional pedestrian access will be provided via a proposed footway linking the northern edge of the proposed courts through to Firs Lane, incorporate a single vehicular bollard to prevent any unwanted vehicle from entering the site. A cycle parking will be accommodated within a sheltered cycle stand, adjacent to the north-western perimeter of the courts.
- 7.33. With regards to parking provision, the proposed development will benefit from an existing gravel car parking of 30 x spaces, sited to the north of the subject

site, adjacent the existing changing room facility. Vehicular access to this car park is obtained via an existing crossover to Firs Lane.

- 7.34. The proposed vehicle and pedestrian arrangements have been reviewed by the councils Transport Team. Officers pointed out that the tennis courts are likely to generate a moderate demand for parking, however, this can be accommodated in the existing car park provided for users. The pedestrian access is welcomed and will help improve accessibility of the park.
- 7.35. The proposed additional pedestrian path and provision of cycle parking are considered acceptable, and would comply with DMD16 stimulating the accessibility to the community by walking, cycling and public transport.
- 7.36. Thus, officers considered that the proposed development is acceptable in transport terms.

8. Conclusion

- 8.1. It is concluded that the proposed development would make efficient use of existing sport fields within the immediate area and enhance the provision of sports and recreation facilities within the Borough. It would have limited impact on the adjoining residential occupiers and traffic that is generated.

9. Recommendation

- 9.1. As such, approval is recommended, subject to conditions.

Recommended Conditions:

Time Limited Permission

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the decision notice.

Reason: To comply with the provisions of S.51 of the Planning & Compulsory Purchase Act 2004.

Approved Plans

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan; 377-ALA-00-XX-DR-L-0111 Rev.S2-P01 (Pitch Comparison Plan – Existing and Proposed); 377-ALA-00-XX-DR-L-0109 Rev.S2-P01 (Landscape General Arrangement Plan); 377-ALA-00-XX-DR-L-0105-S2-P01 Rev.P01 (Fencing Arrangement Plan); 377-ALA-00-XX-DR-L-0108 Rev. S2-P01; 377-ALA-00-XX-DR-L-0104 Rev.S2-P01; 377-ALA-00-XX-DR-L-0105-S2-P01 Rev.P01; XXX-ALA-00-XX-DR-L-0107 Rev.S2-P01;

Design & Access Statement; Planning Statement; Tree Survey, Arboricultural Impact Assessment; Firs Farm Tennis Courts Lighting Sketchbook by ARUP (Ref: FTC-ARP-RP-001 Rev.A).

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

Details of Tree Protection Plan

3. Prior to the commencement of the development hereby approved (including all preparatory work), a scheme for the protection of the retained adjacent trees including a tree protection plan (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the local planning authority.

Specific issues to be dealt with in the TPP and AMS:

- a. Location and installation of services/ utilities/ drainage;
- b. Methods of demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees;
- c. Details of construction within the RPA or that may impact on the retained trees;
- d. Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area;
- e. Boundary treatments within the RPA;
- f. Methodology and detailed assessment of root pruning;
- g. Arboricultural supervision; and
- h. The method of protection for the retained trees.

Floodlight details

4. The proposed floodlights hereby permitted shall be installed in accordance with the submitted Firs Farm Tennis Courts Lighting Sketchbook by ARUP (Ref: FTC-ARP-RP-001 Rev.A).

Reason: To safeguard the amenities of the occupiers of nearby residential properties.

Details of proposed re-orientated football pitch

5. Prior to the commencement of development, details and design of the proposed re-orientation of existing football pitch on site shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed and permanently retained for football pitch.

Reason: To safeguard the existing provision of sport facility to the community.

Cycle Parking

6. The development hereby permitted shall not be occupied until details of the siting, number and design of secure / covered cycle parking spaces have been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed and permanently retained for cycle parking.

Reason: To meet London Plan requirements.

Details of hard landscaping

7. Prior to the commencement of development, details and design of the hard landscaping and surfacing materials to be used within the development including footpaths, shared surfaces, access roads, parking areas, road markings and all other hard surfacing shall be submitted to and approved in writing by the Local Planning Authority. The surfacing shall be carried out in accordance with the approved detail before the development is occupied or use commences.

Reason: To ensure that the development does not prejudice highway safety and a satisfactory appearance.

Details of Soft Landscaping

8. Prior to the commencement of development, details of trees, shrubs, grass and all other soft landscaping, including the proposed elevated public garden on each floor, to be planted on the site shall be submitted to and approved in writing by the Local Planning Authority. The planting scheme shall be carried out in accordance with the approved details in the first planting season after completion or occupation of the development whichever is the sooner. Any planting which dies, becomes severely damaged or diseased within five years of planting shall be replaced with new planting in accordance with the approved details.

Reason: To provide a satisfactory appearance and ensure that the development does not prejudice highway safety

Detail of access

9. The development shall not be occupied until detailed drawings showing the means of access to the development including the proposed pedestrian path and pedestrian bollard have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details before it is occupied.

Reason: To ensure that the development complies with Development Plan Policies and does not prejudice conditions of safety or traffic flow on adjoining highways.

Restriction of Hours

10. The development hereby permitted shall only be operated for business and working between Monday – Sunday, 8:00am – 21:00pm.

Reason: To safeguard the amenities of the occupiers of nearby residential properties.



Existing Sports Provision



Proposed Sports Provision



Notes

1. Do not scale from this drawing
2. Do not construct from this drawing
3. Approximate line markings dimensions calculated based on aerial imagery

Key

Surfaces

-  Pedestrian Tarmac
To Engineer's Specifications
-  Tennis Court Surface
Porous Modules with Polyurethane Colour Coat
To LTA Guidelines

ID	RISK	MITIGATION	Date Mitigated
RESIDUAL PROJECT RISKS			

DATE	REV	DESCRIPTION OF REVISION	AW BY	CW BY
25.12.17	001	Issued for Planning	AW	CW
REVISIONS				

SUITABILITY:
S2 - PLANNING



Unit 325 East London Works
75 Whitechapel Road
London E1 1DU
t: 0207 254 3332
e: london@ares.eu.com
w: ares.eu.com

CLIENT:
Enfield Council

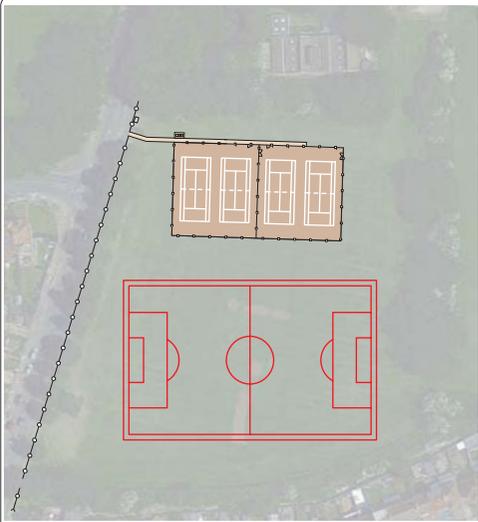
PROJECT TITLE:
Edmonton Cemetery

DRAWING TITLE:
Pitch Comparison Plan - Existing and Proposed

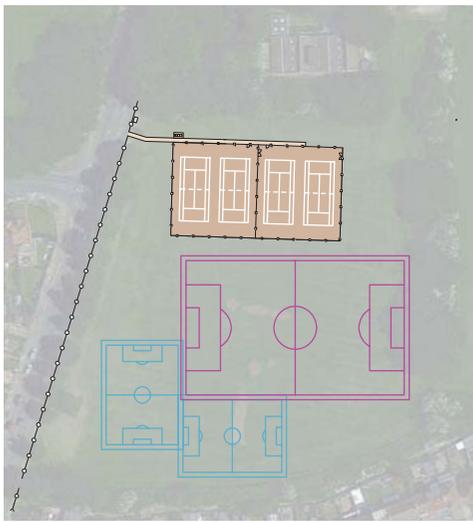
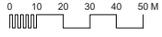
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DRAWN BY: AWW
DATE: 04.07.2017

AWES ID: A1
APPROVED BY: CW

DRAWING NUMBER: **377-ALA-00-XX-DR-L-0111**
REVISION: **S2-P01**



Option One



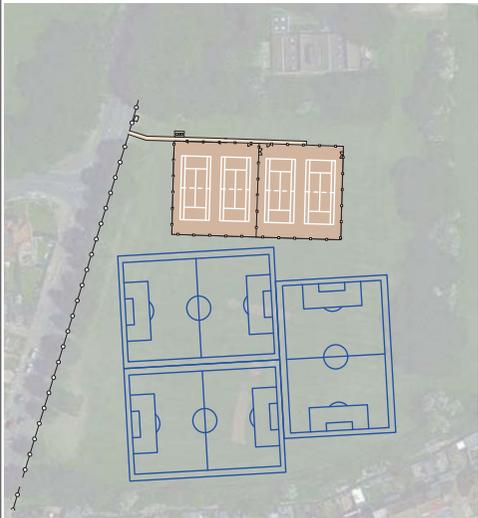
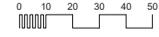
Option Two



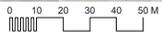
Option Three



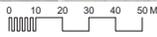
Option Four



Option Five



Option Six



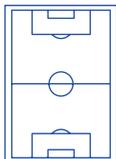
Option Seven



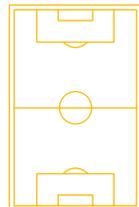
Option Eight



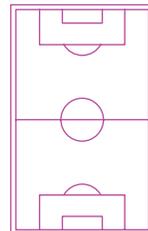
Mini-Soccer U7/U8
5v5
37m (length) x 27m (width)
run offs: 1.83m



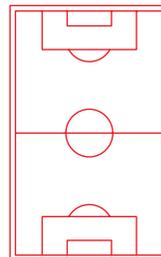
Mini-Soccer U9/U10
7v7
55m (length) x 37m (width)
run offs: 1.83m



Youth U11/U12
9v9
73m (length) x 46m (width)
run offs: 1.83m



Youth U15/U16
11v11
100m (length) x 64m (width)
run offs: 1.83m



Youth U17/U18/senior
11v11
100m (length) x 64m (width)
run offs: 1.83m

- Notes**
1. Do not scale from this drawing
 2. Do not construct from this drawing
 3. Proposed location of tennis courts is indicative based on Google Earth image dated 6/4/15
 4. Dimensions of runoff boundaries for proposed tennis courts are drawn as per Sport England requirements

Key

Surfaces	
	Pedestrian Tarmac To Engineer's Specifications
	Tennis Court Surface PVCu Modules with Polyurethane Colour Coat To LTA Outlines

ID	RISK	MITIGATION	Date Implemented
RESIDUAL PROJECT RISKS			

DATE	REV	DESCRIPTION OF REVISION	DRAWN BY	APPROVED BY
25.12.17	001	Issued for Planning	AW	CW
REVISIONS				

SUITABILITY:
S2 - PLANNING

ares LANDSCAPE ARCHITECTS
Unit 325 East London Works
75 Whitechapel Road
London E1 1DU
t: 0207 254 3332
e: london@ares.eu.com
w: ares.eu.com

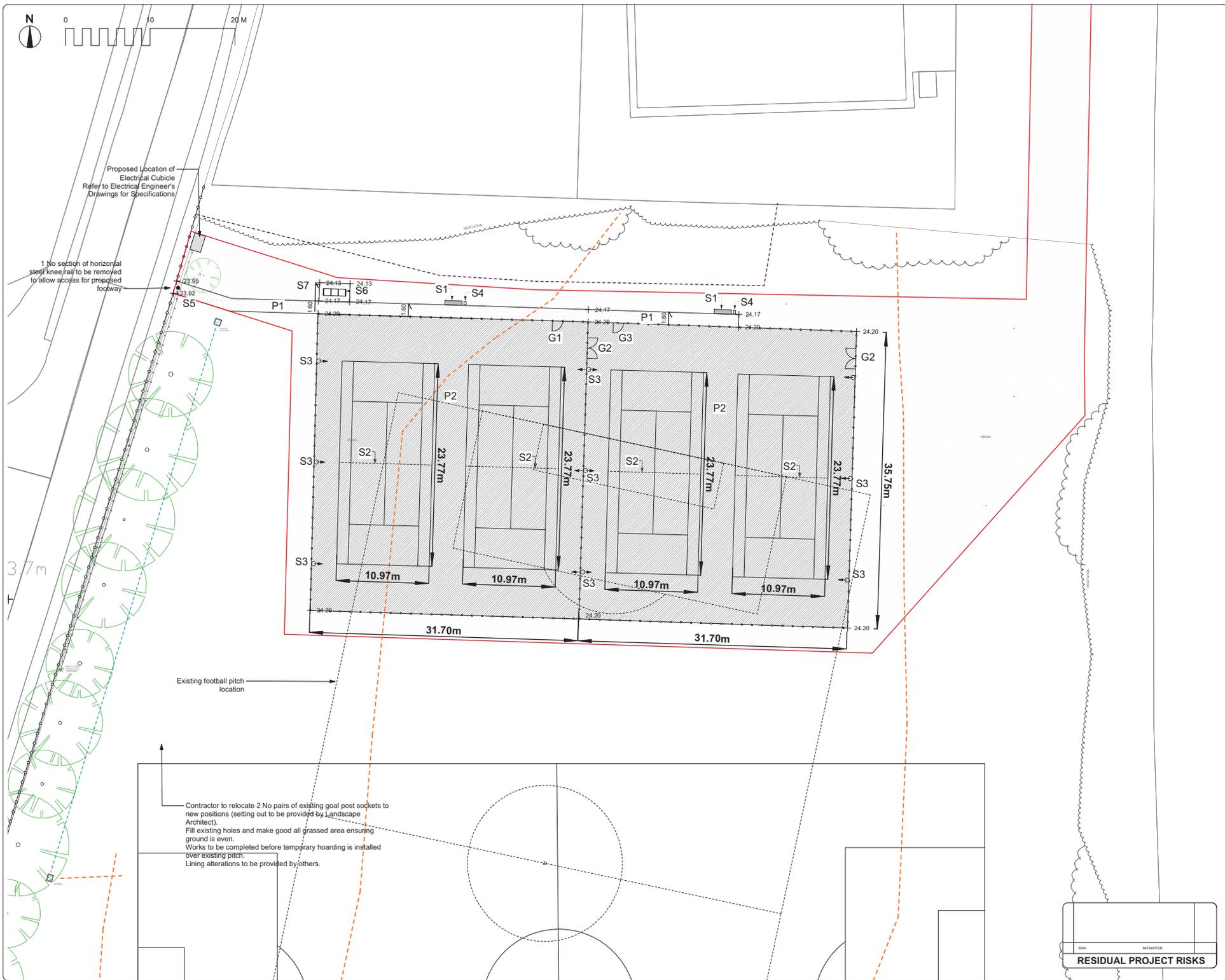
CLIENT:
Enfield Council

PROJECT TITLE:
Edmonton Cemetery

DRAWING TITLE:
Sports Provision Options

DRAWING SCALE: 1:500
DRAWN BY: AW
DATE: 04.07.2017
APPROVED BY: CW

DRAWING NUMBER:
377-ALA-00-XX-DR-L-0112
REVISION:
S2-P01



Proposed Location of Electrical Cubicle
Refer to Electrical Engineer's Drawings for Specifications

1 No section of horizontal steel knee/rail to be removed to allow access for proposed footway

Existing football pitch location

Contractor to relocate 2 No pairs of existing goal post sockets to new positions (setting out to be provided by Landscape Architect).
Fill existing holes and make good all grassed area ensuring ground is even.
Works to be completed before temporary hoarding is installed over existing pitch.
Lining alterations to be provided by others.

- Notes**
- Do not scale from this drawing.
 - Do not construct from this drawing.
 - Tennis courts and blocks to minimum LTA standard

Key

- Subject Site Boundary
- Surfaces**
 - Pedestrian Tarmac
To Engineer's Specifications
 - Tennis Court Surface,
Pozex Maslain with Polyurethane Colour Coat To LTA Guidelines
 - Grass Seed
Mixture: 30% Cheving Fescue, 30% Slender Red Fescue, 20% Smooth Stalked Meadow Grass, 10% Brown Top Bent
- Fencing**
 - Existing Knee-High Railing
To be Retained
 - Tennis Court Fencing
3.2m High Woodless Fence
- Product: CLD Dulux Rebound Double Wire Panel System with Dulux S-871
- Colour: TBC
- Manufacturer: CLD Fencing (or similar approved)
 - Single Leaf Pedestrian Gate
Electric Pin Operation
- Product: C&A Smart Gate
- Colour: TBC
- Manufacturer: C&A Fire and Security
 - Double Leaf Pedestrian Gate
Manual Operation
- Product: Lockman Swing Gate
- Finish: Powder Coated to BS 13438
- Colour: TBC
- Manufacturer: CLD Fencing (or similar approved)
 - Single Leaf Pedestrian Gate
Manual Operation
- Product: Lockman Swing Gate
- Finish: Powder Coated to BS 13438
- Colour: TBC
- Manufacturer: CLD Fencing (or similar approved)
- Street Furniture**
 - Spectator Bench
- Product: Parklands Economy Seat
- Manufacturer: Broop
- Colour: TBC
- Dimensions: 180L x 520W x 820H mm
To LTA Guide
 - Tennis Posts and Net
To LTA Guide
 - Column Mounted Flood Light
To match engineer specification.
As per Lighting Assessment
 - Litter Bin
To Match Firs Farm Litter Bins
 - Pedestrian Bollard
- Product: Cantor Cast Iron Bollard - Root Fixed
- Manufacturer: Broop
- Dimensions: 222x84 x 2250x6 mm
- Colour: Black
 - Cycle Stand
- Product: Shaded Cycle Stand
- Manufacturer: Broop
- Dimensions: 300L x 275W x 216H mm
- Finish: HPS Coloured Steel Profile Cladding with Opal Roof Cladding
- Colour: TBC
 - Cycle Shelter
- Product: Apollo Junior Cycle Shelter
- Manufacturer: Broop
- Dimensions: 300L x 275W x 216H mm
- Finish: HPS Coloured Steel Profile Cladding with Opal Roof Cladding
- Colour: TBC
- Utilities (see First Horizon Topographic and Utility Survey - PE-FF3062A-01)**
 - Gas Main
 - Surface Water
 - Electrical services (spec. depth and current condition unknown)

DATE	REV	DESCRIPTION OF REVISION	DRAWN BY	APPROVED BY
26.12.17	02/01	Dimensions to Tennis Courts added	AW	CW
26.12.17	02/02	Revised to show 1 No electrical gate	CW	CW
26.12.17	02/03	Revised for Tender	CW	CW
16.10.17	02/01	Prepared for Tender	JPM	CW

REVISIONS

SUITABILITY:
S2 - PLANNING

Unit 325 East London Works
75 Whitechapel Road
London E1 1DU
t: 0207 254 3332
e: london@ares.eu.com
w: ares.eu.com

CLIENT:
Enfield Council

PROJECT TITLE:
Firs Farm Tennis Courts

DRAWING TITLE:
Landscape General Arrangement Plan

DRAWING SCALE: 1:200
DRAWN BY: JPM
DATE: 04.07.2017

RISK	MITIGATION

RESIDUAL PROJECT RISKS

DRAWING NUMBER: **377-ALA-00-XX-DR-L-0109**
REVISION: **S2-P01**



Notes
 1. Do not scale from this drawing.
 2. Do not construct from this drawing.

Key

ID	Risk	Mitigation	Date
RESIDUAL PROJECT RISKS			

DATE	REV	DESCRIPTION OF REVISION	DRAWN BY	APPROVED BY
12.03.17	001	Topographic Information Included	JFM	CW
16.08.17	002	Revised to Planning Status	JFM	CW
17.08.17	003	Prepared for Pre-Application Meeting	JFM	CW

REVISIONS

SUITABILITY:
S2 - PLANNING

ares
 LANDSCAPE ARCHITECTS

Unit 325 East London Works
 75 Whitechapel Road
 London E1 1DU
 t: 0207 254 3332
 e: london@ares.eu.com
 w: ares.eu.com

CLIENT:
Enfield Council

PROJECT TITLE:
Firs Farm Tennis Courts

DRAWING TITLE:
Existing Site Plan

DRAWING SCALE: A1
 DRAWN BY: JFM
 APPROVED BY: CW

DRAWING NUMBER:
377-ALA-00-XX-DR-L-0103

REVISION:
S2-P02



NOTES:
1. Do not scale from this drawing

- KEY**
-  3.0m High Weld-Mesh Fence
 -  Single-Leaf Pedestrian Gate With Electronic Pin Operation
 -  Double-Leaf Pedestrian Gate Manually Operated

REVISIONS			
DATE	REV	DESCRIPTION OF REVISION	APPROVED BY

STATUS -
S2 - PLANNING

ares
LANDSCAPE ARCHITECTS

Unit 3.25 East London Works
75 Whitechapel Road
London
E1 1DU
t: 0207 254 332
e: london@ares.eu.com
w: ares.eu.com

CLIENT:
Enfield Council

PROJECT TITLE:
Firs Farm Tennis Courts

DRAWING TITLE:
Fencing Arrangement Plan

Drawing Scale: NTS Drawing By: JM Drawn Date: 05.10.17
Approved By: CW

DRAWING NUMBER:
377-ALA-00-XX-DR-L-0105-S2-P01 Revision: **P01**