

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date: 25th September 2018

Report of

Assistant Director, Regeneration
& Planning

Contact Officer:

Andy Higham
David Gittens
Joe Aggar
Tel No: 0208 379 4944

Ward:

Chase

Application Number: 17/04704/FUL

Category: Minor Dwellings

LOCATION: 301, The Ridgeway, Enfield, EN2 8AL

PROPOSAL: Redevelopment of site by the erection of a detached 2-storey, 4-bed dwelling.

Applicant Name & Address:

Mr Colin Allison
12 Holly Hill
London
N21 1NP

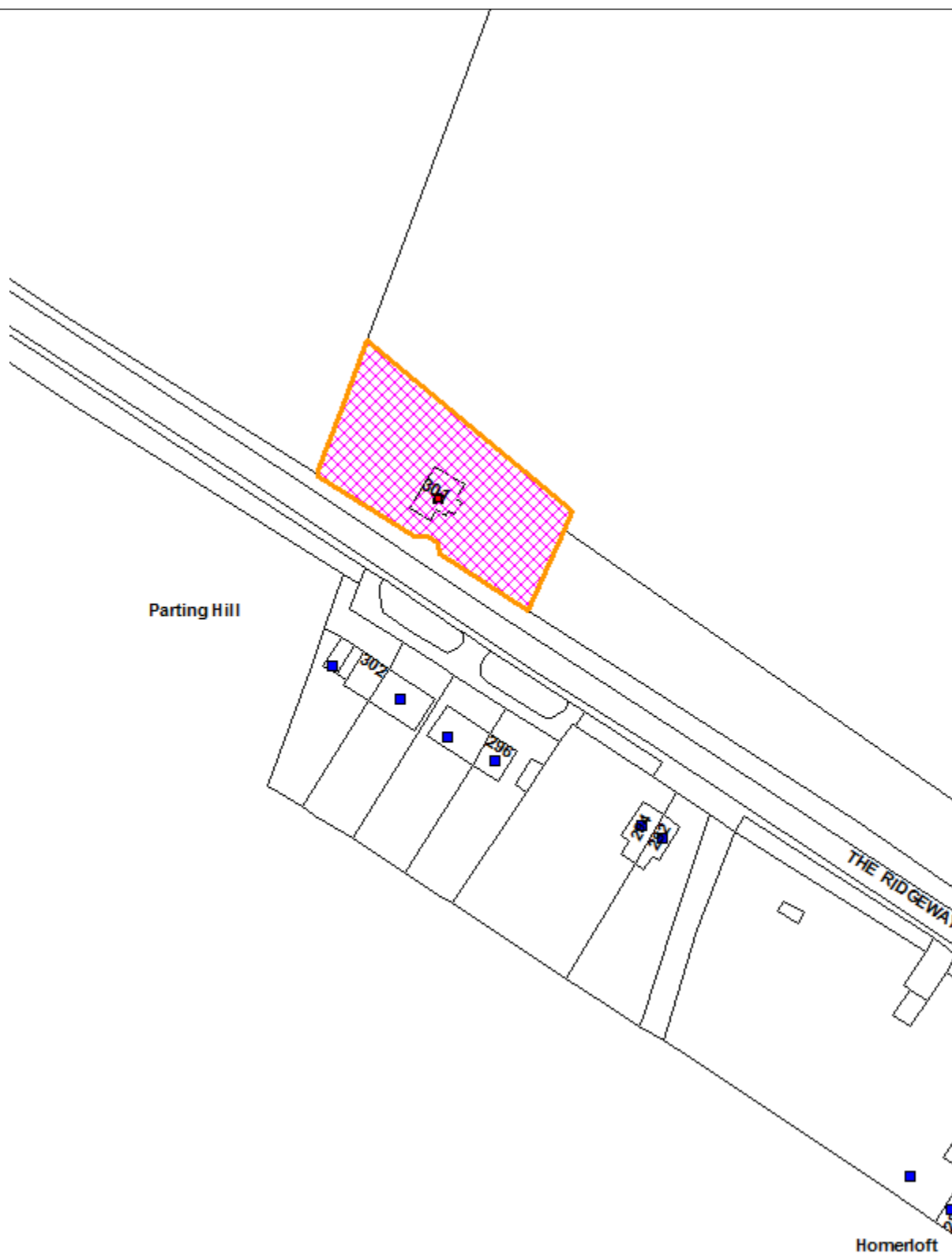
Agent Name & Address:

Mr Darren Blackwell
Oakland Vale Ltd
Innovation Centre, Unit 2
Highfield Drive, Churchfields
St Leonards-on-sea
TN38 9UH

RECOMMENDATION: That planning permission be **REFUSED**.

Note for Members: The application is reported to planning committee following the request from Cllr. Hayward.

Ref: 17/04704/FUL **LOCATION: 301 The Ridgeway, Enfield, EN2 8AL,**



1. Site and Surroundings

- 1.1. The subject site consists of a regular shaped plot on the northern side of The Ridgeway in the Chase ward of the borough. The existing dwelling on site forms a single storey, L-shaped, single family dwelling house with a pitched tiled roof. The house is located on the south western corner of the site. To site also comprises a single storey outbuilding which abut the eastern and northern boundaries.
- 1.2. The subject site is within the Green Belt and therefore the character and appearance of the surrounding area is rural, though it is noted that The Ridgeway is a main road running between the M25 and Enfield Town and along the road examples of two storey semidetached houses located on the south side of The Ridgeway in close vicinity to the application site. Notwithstanding this, the prevailing character of the area is one of open countryside and green space.
- 1.3. There is an existing vehicular access from The Ridgeway to the site. The area has a PTAL rating of 1a. There is a bus stop located close to the site, on the north side of The Ridgeway which is served by 313 bus route. The site is not statutorily or locally listed, nor is it located within a conservation area.

2. Proposal

- 2.1. Planning Permission is sought for the removal of the existing single-family dwelling and outbuilding and the erection of a two-storey, 4 bed, single family dwelling house.

3. Relevant Planning History

- 3.1. 301 The Ridgeway, pre-application 16/04607/PREAPP for Proposed replacement dwelling.

The agent was advised under the above pre-application request that the key issue to consider was whether the proposed new dwelling has an unacceptably greater adverse impact on the openness of the Green Belt than the existing structures on site. The existing building is an extended bungalow with accommodation in the roof space and there are other single storey ancillary structures on site. The current proposal would result in a large single-family dwelling of significantly greater height and bulk which is considered to result in an inappropriate development in the Green Belt and result in an unacceptable reduction of openness.

- 3.2. 301 The Ridgeway, application 15/04434/HOU for Side dormers was granted refused on 26.11.2015.
- 3.3. 301 The Ridgeway, application P14-01184PRH for Single storey rear extension 8m deep x 4m high (2.5 m high to the eaves). No objections. Prior Approval not required. 07.05.2014.
- 3.4. 301 The Ridgeway, application P13-00039LDC for Single storey extensions to both sides, single storey rear extension , together with rooms in roof and detached garage at side, was granted on 13.03.2013.

- 3.5. 301 The Ridgeway, application 15/02768/CEA for Garage and outbuilding/work shop was granted on 11.08.2015.
- 3.6. 301 The Ridgeway, application 15/00719/CEA for Garage and outbuilding/work shop was refused on 11.08.2015.
- 3.7. 301 The Ridgeway, application P12-02040PLA for Demolition of existing dwelling and erection of a detached 2-storey 4-bed single family dwelling house and detached garage at front was refused.

REASON: The proposed replacement dwelling and associated structures, by virtue of their size above that of the original dwelling & siting, would result in inappropriate development in the Green Belt and a loss of openness that would harm the Green Belt, contrary to the Core Strategy Policy CP33, London Plan Policy 7.16 and the National Planning Policy Framework.

REASON: The proposed development, by reason of its size, siting, scale, bulk and mass would result in a dominant and obtrusive form of development within the Green Belt which would harm the open character of the Green Belt, contrary to the Policies (II)GD3 and (II)G11 of the Unitary Development Plan, CP30 and CP33 of the Enfield Plan Core Strategy, 7.4, 7.6 and 7.16 of the London Plan and the National Planning Policy Framework.

REASON: Insufficient evidence has been submitted to demonstrate the overall energy efficiency of the scheme to accord with the principles of the energy hierarchy and objectives of Core Policy 20 of the Core Strategy, Policies 5.2 and 5.3 of the London Plan as well as the National Planning Policy Framework.

REASON: Insufficient information has been submitted to clarify that the scheme would not harm the habitat of or prejudice the lifespan of protected species, contrary to 7.19 and 7.20 of the London Plan and the National Planning Policy Framework.

4. Consultations

Responses from Neighbours:

- 4.1. The application was referred to three neighbouring properties, and no comments were received.

Responses from statutory consultees:

- 4.2. Thames Water: No comments.

Responses from internal consultees:

- 4.3. Transport Team: No objection to the proposal, subject to conditions.
- 4.4. Tree Officer: placed no objections to the submitted Tree Survey Report.

5. Relevant Policies

- 5.1. London Plan (2016)

Policy 3.5 - Quality and Design of Housing Developments
Policy 3.14 - Existing housing
Policy 5.3 - Sustainable design and construction
Policy 6.3 - Assessing effects of development on transport capacity
Policy 6.9 - Cycling
Policy 6.10 - Walking
Policy 6.12 - Road Network Capacity
Policy 6.13 - Parking
Policy 7.4 - Local Character
Policy 7.6 - Architecture
Policy 7.16 - Green Belt
Policy 8.3 - Community infrastructure levy

5.2. Core Strategy

CP2: Housing Supply and Locations for New Homes
CP4: Housing Quality
CP24: The Road network
CP 25: Pedestrians and Cyclists
CP26: Public Transport
CP30: Maintaining and Improving the Quality of the Built and Open Environment
CP33: Green Belt and Countryside

5.3. Development Management Document

DMD 6: Residential Character
DMD 7: Development of Garden Land
DMD 8: General Standards for New Residential Development
DMD 9: Amenity Space
DMD10: Distancing
DMD 37: Achieving High Quality and Design-Led Development
DMD 44: Conserving and Enhancing Heritage Assets
DMD 45: Parking Standards and Layout
DMD47: New roads, access and servicing
DMD48: Transport assessments
DMD49: Sustainable design and construction
DMD79: Ecological Enhancements
DMD80: Trees
DMD 81: Landscaping
DMD82: Protecting the Green Belt

5.4. National Planning Policy Framework (NPPF, 2018)

Section 12: Achieving well-designed places
Section 13: Protecting Green Belt land

5.5. Other Relevant Policy Considerations

Enfield Characterisation Study
Mayor's Supplementary Housing Guidance
Technical housing standards - nationally described space standard

6. Assessment

6.1. The main issues arising from this proposal relate to:

- Green Belt;
- Quality of the proposed residential accommodation;
- Accessibility;
- Highways and transport implications;
- Trees;
- Sustainability;
- Community Infrastructure Levy;
- Refuse and bin storage facilities; and
- Other Matters.

Green Belt

6.2. London Plan (2016) Policy 7.16 'Green Belt' notes that "the strongest protection should be given to London's Green Belt, in accordance with national guidance. Inappropriate development should be refused, except in very special circumstances. Development will be supported if it is appropriate and helps secure the objectives of improving the Green Belt as set out in national guidance."

6.3. The revised NPPF was published on the 24 July 2018. The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions.

6.4. Under NPPF paragraph 133 states that: 'The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.'

6.5. As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The NPPF goes on to expand upon 'very special circumstances' in paragraph 144: 'When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations'. To be 'clearly outweighed' implies well beyond in balance.

6.6. Paragraph 145 expands more specifically as to Local Planning Authorities regard to the new building within the Green Belt, and states, '*A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:*

- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.'*

6.7. Policy CP33 of The Enfield Plan Core Strategy 2010 (CS) states that the Council will continue to protect and enhance the Green Belt. The broad thrust of these local planning Policies are consistent with guidance on Green Belts found in section 13 of the Framework. Paragraph 133 states that the Government attaches great importance to Green Belts.

- 6.8. No. 301 is a single-storey cottage style property roughly situated within the centre of a large spacious plot opposite existing dwellings along The Ridgeway, which links Enfield's town centre to the M25 motorway. There is an existing outbuilding, but overall the property is modest in size and scale. The dwelling has a foot print of approximately 67sqm. It includes five-bedrooms (two within the roof space), kitchen, living room and family bathroom.

Previous Decision as a Material consideration

- 6.9. A previous application was refused by the Local Planning Authority (P12-02040PLA) in August 2012 for the demolition of the existing dwelling house and the erection of a replacement house. The application was dismissed at appeal by the Planning Inspectorate.
- 6.10. The previous application proposed a two-storey dwelling in a similar location as to the one currently proposed. The previous overall ridge height was 6.4m. The proposed ridge height is 6.9m from the lowered ground level and 6.5m from the surrounding ground level. The roof form is slightly different with two a hipped roof. Formerly the roof comprised. The previous roof form comprised a half-hipped roof with gable-end pitched roof projections. The outbuilding has been omitted.
- 6.11. The house currently proposed is H-shaped, symmetrical in appearance, with a central doorway and dormer and two projecting elevations, consisting of gables. The refused submission was similar, but with a projecting front bay and porch. The footprint has increased from the previous application (P12-02040PLA) which was dismissed at appeal, from approximately 124sqm to approximately 182sqm.



Figure 1: current proposal 17/04704/FUL.



Figure 2: Dismissed proposal (P12-02040PLA).

- 6.12. Planning decisions are required to be taken in accordance with the development plan unless there are material considerations that indicate otherwise. The previous application, above, and subsequent Planning Inspectors decisions, based on the similarities of the schemes is considered of considerable material weight in the assessment of the current application.

Inappropriate Development

- 6.13. The proposed main dwelling would be two storeys with would comprise a half-hipped roof with gable end pitched-roof projections. The external materials would comprise brickwork, render and exposed oak and elements with glazed sections, notably to the north west elevation under a tiled roof. The design would reflect a traditional character. The replacement dwelling would include three reception rooms and a study room. There would be four bedrooms with one en-suite and a balcony on the first floor.
- 6.14. In the applicants DAS, the property is described as one and a half storeys. When read from ground level, it is clear that in elevation, this is a two storey dwelling. Although an attempt has been made to mitigate the height of the building by lowering the floor levels by approximately 0.5m, the proposal being set over two storeys and finished height level would lead to a materially greater form of development in comparison to the existing bungalow.
- 6.15. In comparison to the existing single-story cottage like dwelling, the bulk, mass and volume of the replacement dwelling would be significantly different. Given the proposed built volume, height size and width, the proposal would represent an inappropriate form of development. Moreover, the footprint of the proposed dwelling would be greater than that under previously dismissed appeal which highlights the development as an inappropriate form of development. Accordingly, it is considered that by virtue of the size of the replacement dwelling the proposal constitutes inappropriate development in the Green Belt. This is by definition harmful, and the National Planning Policy Framework advises that such development should not be approved except in very special circumstances.

Effect upon Openness

- 6.16. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.
- 6.17. As part of the evidence base which supported the Enfield Plan Core Strategy (Core Strategy) a characterisation study (Enfield Characterisation Study) was undertaken to provide a description of the physical form of the borough, its places and landscapes. Page 120 of the Characterisation Study identifies farmland ridges and valleys as the largest and most widespread landscape character type in the borough which is considered as an important area of high quality open landscape with a special character which is highly valued.
- 6.18. In relation to the application site the landscape area is referred to as Turkey Brook Valley (P158-159), one of the six separate landscape character areas. Some of the key characteristics and distinctive features of this area include geometric fields of mainly pastoral farmland with some arable fields, mature well managed hedgerow, St John's Senior School, The Ridgeway Water tower and Botany Bay.
- 6.19. One of the key issues and implications identified is that it is 'essential that the Green Belt roles of the area are protected, and future development is restricted. Botany Bay is particularly prominent on the ridgeline and future development in and around the settlement should be resisted. It is important that the character of the area that is Botany Bay remains as an isolated hamlet.

- 6.20. The site is bordered on 3 sides by field and is set apart from the built form to the south side of The Ridgeway where there are three groups of semidetached buildings. The setting on the building is unique within the area.
- 6.21. The overall footprint of built form would be reduced because of the proposal (from 193sqm to 182sqm). However, with the introduction of a two-storey dwelling there would be a fundamental change in the overall height, bulk and volume on the site.
- 6.22. The proposed house would be of traditional design, reflective a traditional farmhouse. However, taking into account the sites unique setting and existing low level unobtrusive dwelling, the proposed form and mass is not considered compatible with the surroundings. The development would stand alone and harm the open and spacious character of the application plot given the bulk, mass and volume of the dwelling. The increased bulk and scale of the replacement dwelling together with its proposed siting close to the boundary with open fields beyond would make the building on the site more prominent and would have a harmful impact upon the open character and appearance of the Green Belt as well as its wider setting, increasing the visual dominance and intrusiveness
- 6.23. Overall the development would materially harm the openness of the Green Belt. Accordingly, the development would conflict with the main aims and objectives of Policy 7.16 of The London Plan, CS Policy CP33 and paragraphs 79 and 80 of the Framework.

Balance

- 6.24. A replacement dwelling would result in larger family accommodation. However, this is considered a private rather than public benefit in relation to the scheme and would not demonstrate a 'very special circumstance' by which development in this instance would be considered justified.
- 6.25. The applicant has attempted to justify the fall-back position of permitted development in relation to the existing dwelling house. The policies and guidelines for new development are much different to those under PD rights for new dwellings, although this fallback position does form a material consideration.
- 6.26. The dwelling appears to have undergone works carried out under permitted development. These comprise single storey extensions to the original dwelling to the north east and west elevations, as well as the addition of dormers at roof level.
- 6.27. In relation to the previous proposal (P12-02040PLA) the Inspector concluded, *'Nonetheless, even if there is a reasonable prospect of PD rights being implemented, my concerns are that the replacement dwelling would be re-sited, it would be spread over two floors whereas the existing dwelling is single-storey and its bulk, mass and volume would be significant. Consequently, the development would have a materially harmful effect upon the open character of this part of the Green Belt, irrespective of the potential fall-back.'*
- 6.28. Taking the Inspectors comments into account, the tolerances of permitted development do not provide the very special circumstances whereby sufficient to outweigh the harm by virtue of the inappropriate development

identified with the Green Belt. The proposal whilst marginally lowered in height still represents a two-storey development. Moreover, the proposal is greater in footprint than the dismissed scheme (P12-02040PLA) by some margin which only highlights to exacerbate the concerns raised previously by the Planning Inspectorate. As outlined above, the proposal is not considered to be compliant with Policy as the proposal would be materially larger than what is present on the site. In the absence of very special circumstances, the proposal represents inappropriate development within the Green Belt.

- 6.29. The applicant has referred to another appeal for a replacement dwelling at Pear Tree House, Cattlegate Road, Enfield EN2 9DS. This site is located on a busy road in Crews Hill with several garden centres and other varied uses. This appeal was determined in 2013 and is not directly comparable to the application and is therefore attributed little weight in the assessment of the current proposal.
- 6.30. The use of traditional materials is also acknowledged in the design. However, this would not overcome the fundamental concerns identified in relation to overall scale, bulk and mass, which is materially greater than the existing dwelling and result form an inappropriate form of development inside the Green Belt and materially harm the openness of the Green Belt.

Neighbouring Amenity

- 6.31. London Plan policy 7.6 states that buildings should not cause unacceptable harm to residential amenity, including in terms of privacy and overshadowing. DMD 6 and 8 ensure that residential developments do not prejudice the amenities enjoyed by the occupiers of neighbouring residential properties in terms of privacy, overlooking and general sense of encroachment.
- 6.32. CP30 of the Local Plan seeks to ensure that new developments have appropriate regard to their surroundings, and that they improve the environment in terms of visual and residential amenity. DMD 10 also specifies that facing windows for 2-2 storeys should be 22 metres apart.
- 6.33. The proposed dwelling would be located on the north side of The Ridgeway. The closest residential dwellings are located to the south, over the public highway. The proposed two storey dwelling would increase the mass, height and bulk of the built form over the existing development. However, the proposed dwelling would be 35m from the nearest residential property, which is located over a wide carriageway. Considering the overall height of the proposal and given the relative separation distances it is considered that a new dwelling would not have an adverse impact to the living condition of adjoining occupiers in terms of loss of light, outlook, overlooking or cause increase sense of enclosure.

Quality of accommodation

- 6.34. Paragraph 12 of the NPPF seeks to create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.
- 6.35. Policy 3.5, of the London Plan, requires that housing developments should be of the highest quality internally, externally and in relation to their context and

the wider environment. Table 3.3 of the London Plan prescribes the minimum space standards for new housing.

- 6.36. A new nationally described space standard (NDSS) was introduced on 25 March 2015 through a written ministerial statement as part of the New National Technical Housing Standards. These new standards came into effect on 1 October 2015. At 344sqm the proposed 4 bed dwelling would exceed the minimum space standards prescribed in the NDSS and London Plan.
- 6.37. The internal layouts of the proposed residential unit are acceptable, and a satisfactory unit size has been provided. The unit is also dual aspect with good outlook and natural ventilation.
- 6.38. DMD 9 (Amenity Space) requires that new residential development must provide quality private amenity space that is not significantly overlooked by surrounding development and meets or exceeds the minimum standards of 29sqm for a dwelling house. The proposed outdoor garden is considered adequate to meet the needs of the new house.
- 6.39. In light with the above assessments, the proposed development is considered to provide acceptable living accommodation to future occupiers of the development.

Transport Impact

Vehicular access

- 6.40. The site currently has vehicular access from The Ridgeway. The proposed off-street park area would have a sufficient space enabling adequate manoeuvring to be undertaken and vehicles to be able to exit onto roadways in a forward's direction. Such arrangements are considered acceptable, and details of the vehicular access can be dealt with by way of planning condition.

Car Parking

- 6.41. The proposal would off street car parking space to the front of the dwelling. It is possible to enter and exit the sit in forward gear. As such there the car parking arrangements are considered acceptable for a development of this scale.

Refuse and Recycling

- 6.42. DMD 47 specifies that new development will only be permitted where adequate, safe and functional provision is made for refuse collection. The refuse and recycling provision should be provided in line with the Council's Refuse and Recycling Guide ENV 08 162. This could be dealt with by way of planning condition if the proposal were considered acceptable overall.

Cycle Parking

- 6.43. The development must provide secure, integrated, convenient and accessible cycle parking in line with the minimum standards set out in the current London Plan Table 6.3 as required by DMD Policy 45 and the guidance set out in the London Cycle Design Standards. This could be dealt with by way of planning condition.

- 6.44. Subject to conditions, the proposal is considered to not generate an unacceptable level of impact on transport.

Sustainability

- 6.45. The National government's policy is that planning permissions should not be granted requiring, or subject to conditions requiring, compliance with any technical housing standards other than for those areas where authorities have existing policies on access, internal space, or water efficiency. Where there is an existing plan policy which references the Code for Sustainable Homes, authorities may continue to apply a requirement for a water efficiency standard equivalent to the new national technical standard, or in the case of energy a standard consistent with the policy set out in the earlier paragraph in this statement, concerning energy performance.
- 6.46. Policy 5.3 of the London Plan relates to sustainable design and construction seeking to ensure that the design and construction of new developments have regard to environmental sustainability issues such as energy and water conservation, renewable energy generation, and efficient resource use. Policy CP4 of the adopted Core Strategy states that the Council would adopt a strategic objective to achieve the highest standard of sustainable design and construction throughout the Borough. Thus, details of water efficiency and energy efficiency are required to be assessed for this planning application.
- 6.47. The applicant has supplied an energy statement which states energy efficient measures such as insulation and glazing specification which is above and beyond the minimum building regulations requirement and an efficient air source heat pump as the primary heating source. The applicant states the proposal would result in carbon reduction of 30.40%. It is not clear whether the reduction would be % over Part L of the Building Regulations 2013. Nonetheless, in event of approval, a condition requiring the supply of a certificate demonstrating compliance Building Regulation, 2013, could be included as part of any decision.
- 6.48. No information has been provided by way of water consumption, with DMD Policy 58 requiring development to not use more than 105L of water per person per day. Information demonstrating this would be required by way of condition in the event of approval as a condition.

Other Matters

Biodiversity

- 6.49. Bats and their roosts are fully protected by the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended). The legislation affords all bat species European Protected Species (EPS) status. A Bat survey has been submitted in conjunction with the application. The report concludes that in relation to the dwelling and the outbuilding there is a 'negligible likelihood' of roosting bats. Given the information submitted, it is considered there would be no adverse impact in relation to the protected species.

Excavation

- 6.50. Part of existing ground level to the site would be lowered by approximately 0.5m. Given the extent of excavation, a condition would be required in relation to construction management to ensure appropriate measures are applied. Moreover, given the sites degree of separation there is no undue impact from lowering the ground levels. The site is located within a Site of Archaeological Interest. There may be some impact tree roots from works and excavation. If the proposal were considered acceptable overall, it is considered this could be controlled by condition.

Sustainable Drainage

- 6.51. DMD61 requires a SuDS measures to maximise their use. It is considered this information could be supplied by way of condition. A condition to this effect could be included if the application were considered acceptable.

CIL

- 6.52. This would be calculated in accordance with the Mayor's adopted Community Infrastructure Levy Charging Schedule 2012 and Enfield's adopted Community Infrastructure Levy Charging Schedule 2016. The payments would be chargeable on implementation of the private housing.

7. Conclusion

- 7.1. In light with the above assessment, the proposed demolition of the existing dwelling and replacement dwelling would not be supported, owing to its adverse impact on the setting of the listed buildings and the character of the conservation area.

8. Recommendation

- 8.1. Planning consent is recommended for refusal for the following reasons:
- 1) The proposed replacement dwelling by virtue of its size above that of the original dwelling & siting, would result in inappropriate development in the Green Belt, contrary to London Plan Policy 7.16, CS Policy CP33 and the National Planning Policy Framework.
 - 2) The proposed development, by reason of its size, siting, scale, bulk and mass would result in a dominant and obtrusive form of development within the Green Belt which would materially harm the openness of the Green Belt. As a result the proposal would conflict with Polciy 7.16 of the Development Management Polcies, CS Policy CP33 and The National Planning Policy Framework.

301 THE RIDGEWAY - PHOTOMONTAGE OF EXISTING BUILT FORMS ON SITE



Photo 4



Photo 1



Photo 5



Photo 6



Photo 2

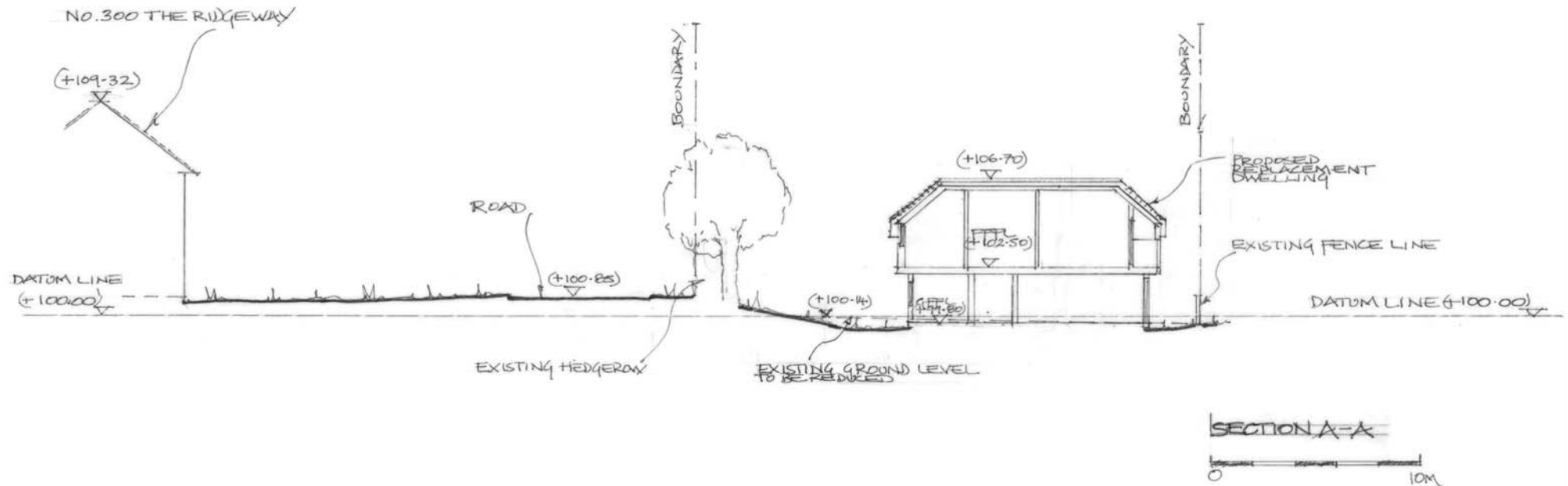


Photo 3

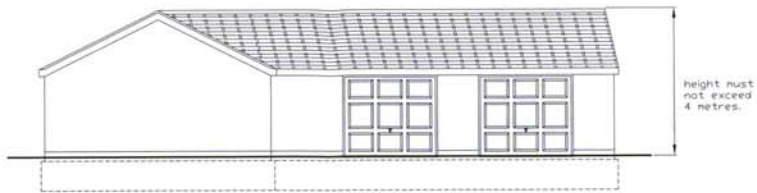


<div>OAKLAND VALE</div> <div>Designers and Builders of Fine Bespoke Homes</div> <div><div>Innovation Centre, Unit 22 Highfield Drive Churchfields St Leonards-on-sea East Sussex TN38 9UH</div><div>T: 01424 214411 W: www.oaklandvale.co.uk E: info@oaklandvale.co.uk</div></div>	<div>Address:</div> <div>301 The Ridgeway Enfield Middlesex EN2 8AL</div>	<div>Revision Notes:</div> <div>(21/07/11/2017) PARKING AREA INDICATED ON REVISION PLAN</div>	<div>Notes:</div> <div>© This drawing, its contents, and all information contained therein is protected by copyright. It may be used once only for its intended purpose under a contract with Oakland Vale Ltd. but specifically not for any other use or purpose. Do not scale from this drawing, except for planning purposes. All dimensions are to be checked on site and any discrepancies are to be brought to the attention of Oakland Vale Ltd. This drawing is to be read in conjunction with all relevant information provided by Oakland Vale Ltd. All drawings and information are subject to engineers comments. Any work carried out prior to the relevant approvals being in place is done so at the clients risk.</div>	<div>Client:</div> <div>Mr C.Allison</div>	<div>Title:</div> <div>Proposed Replacement Dwelling</div>		
		<div>Drawing Notes:</div>	<div>Date:</div> <div>11th Sept 2017</div>	<div>Drawn By:</div> <div>DB</div>	<div>Checked by:</div>	<div>Scale:</div> <div>1:100 & 1:200 @ A1</div>	<div>Drawing No:</div> <div>OV/DB/CA/O 1(A)</div>

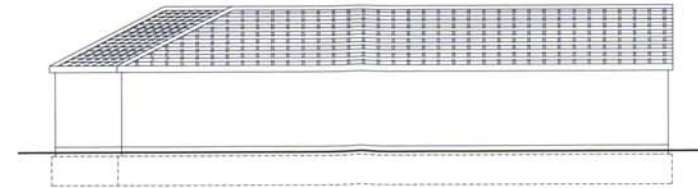
No. 300 & 302 The Ridgeway



OAKLAND VALE Ltd continuing to create inspirational and sustainable living	Address: 301 The Ridgeway Enfield Middlesex EN2 8AL	Revision Notes:	Notes: © This drawing, its contents, and all information contained therein is protected by copyright. It may be used once only for its intended purpose under a contract with Oakland Vale Ltd. but specifically not for any other use or purpose. Do not scale from this drawing, except for planning purposes. All dimensions are to be checked on site and any discrepancies are to be brought to the attention of Oakland Vale Ltd. This drawing is to be read in conjunction with all relevant information provided by Oakland Vale Ltd. All drawings and information are subject to engineers comments. Any work carried out prior to the relevant approvals being in place is done so at the clients risk.		Client: Mr C. Allison		Title: Proposed Replacement Dwelling	
Innovation Centre Unit 22 Highfield Drive Churchfield St Leonards On Sea East Sussex TN38 9LJH T: 01424 214411 E: info@oaklandvale.co.uk W: www.oaklandvale.co.uk			Date: 19th Sept 2017		Drawn By: DB	Checked by:	Scale: 1:200 @ A1	Drawing No: OV/DB/CA/02



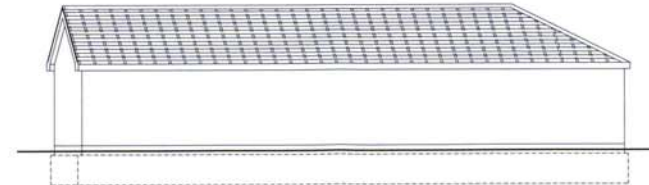
North West Elevation



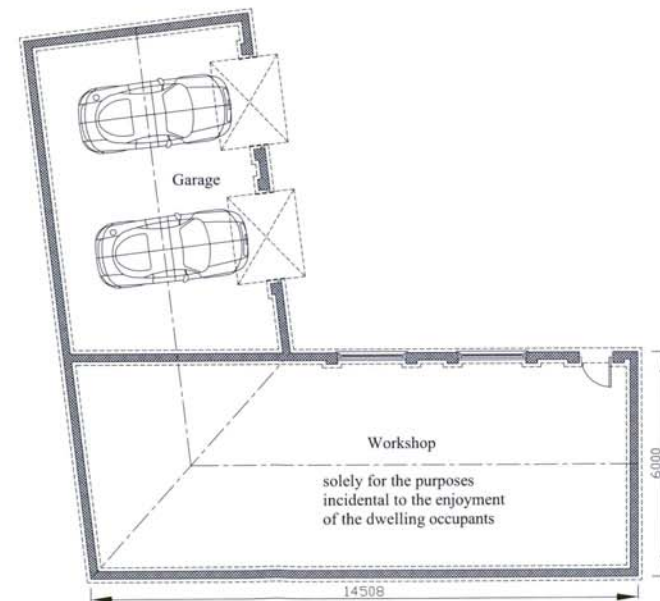
North East Elevation (rear)




South West Elevation (front)



South East Elevation

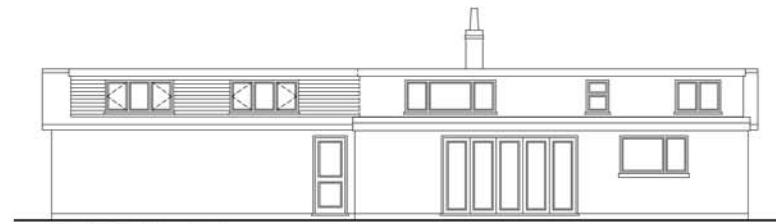


Floor Plan

 <p>OAKLAND VALE Ltd continuing to create inspirational and sustainable living</p> <p><small>Oakland Vale Ltd, Innovation Centre, Unit 22, Highfield Drive, Churchfields, St Leonards-on-Sea, East Sussex, TN38 9UJ. T: 01424 214411 E: info@oaklandvale.co.uk W: www.oaklandvale.co.uk</small></p>	<p>Project Address: 301 The Ridgeway Enfield Middlesex EN2 8AL</p>	<p>Revision notes:</p>	<p>Notes: © This drawing, its contents, and all information contained therein is protected by copyright. It may be used once only for its intended purpose under a contract with Oakland Vale Ltd, but specifically not for any other use or purpose. Do not scale from this drawing, except for planning purposes. All dimensions are to be checked on site and any discrepancies are to be brought to the attention of Oakland Vale Ltd. This drawing is to be read in conjunction with all relevant information provided by Oakland Vale Ltd. All drawings and information are subject to engineers comments. Any work carried out prior to the relevant approvals being in place is done so at the clients risk.</p>	Client: Mr C.Allison			Title: Existing Outbuilding	
				Date: 26th Oct 2017	Drawn By: AH	Checked by:	Scale: 1:100 @ A2	Drawing No: OV/DB/CA/03



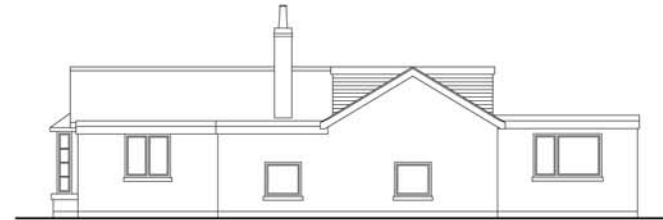
South West Elevation



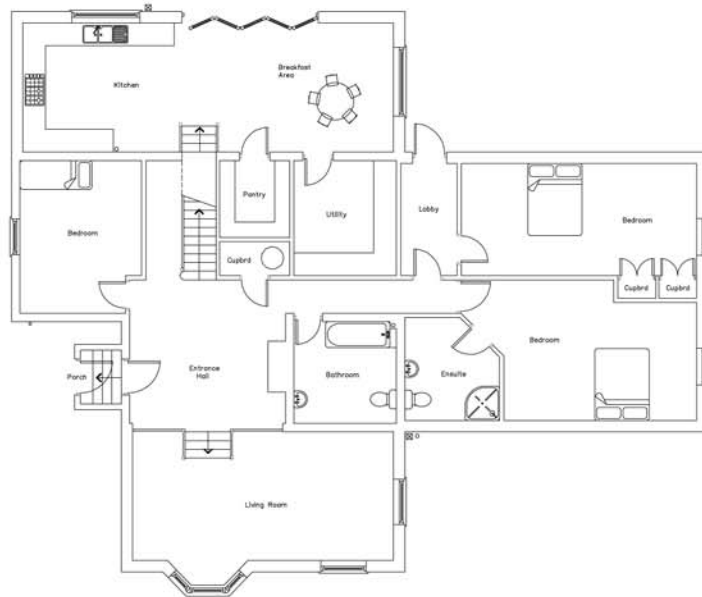
North West Elevation



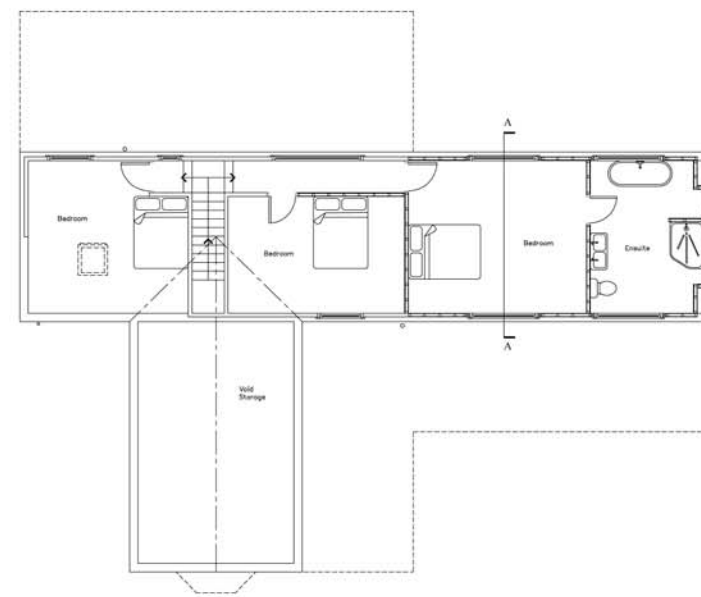
South East Elevation




North East Elevation

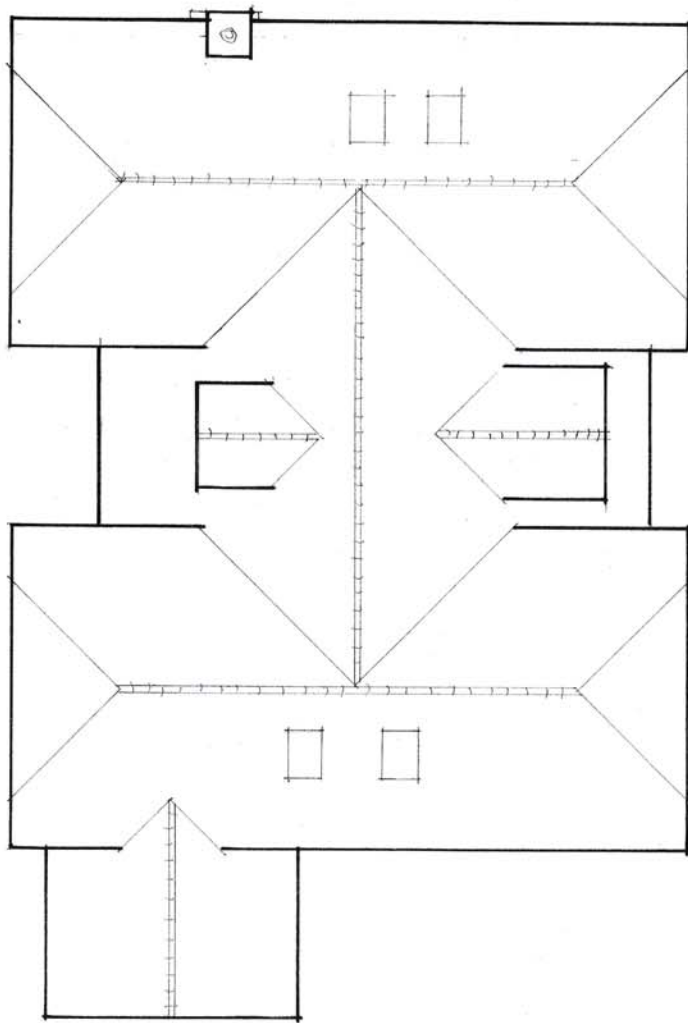


Existing Ground Floor Plan



Existing First Floor Plan

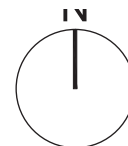
 OAKLAND VALE Ltd continuing to create inspirational and sustainable living <small>Oakland Vale Ltd, Innovation Centre, Unit 22, Highfield Drive, Churchfields, St Leonards-on-Sea, East Sussex, TN38 9UJ. T: 01424 214411 E: info@oaklandvale.co.uk W: www.oaklandvale.co.uk</small>	Project Address: 301 The Ridgeway Enfield Middlesex EN2 8AL	Revision notes:	Notes: © This drawing, its contents, and all information contained therein is protected by copyright. It may be used once only for its intended purpose under a contract with Oakland Vale Ltd, but specifically not for any other use or purpose. Do not scale from this drawing, except for planning purposes. All dimensions are to be checked on site and any discrepancies are to be brought to the attention of Oakland Vale Ltd. This drawing is to be read in conjunction with all relevant information provided by Oakland Vale Ltd. All drawings and information are subject to engineers comments. Any work carried out prior to the relevant approvals being in place is done so at the clients risk.	Client: Mr C.Allison		Title: Existing Dwelling	
				Date: 26th Oct 2017	Drawn By: AH	Checked by:	Scale: 1:100 @ A2



Roof Plan



<p>OAKLAND VALE BY DESIGN</p> <p><small>Oakland Vale Ltd, Innovation Centre, Unit 22, Highfield Drive, Chesham, Bucks HP8 4JH. Tel: 01494 214411. E: info@oakvale.co.uk W: www.oakvale.co.uk Oakland Vale is a trading name of Oakvale Ltd.</small></p>	<p>Project Address: 301 THE RIDGE - WAY ENFIELD MIDDLESEX EN2 8AL</p>	<p>Revision notes:</p>	<p>Notes: © This drawing, its contents, and all information contained therein is protected by copyright and is the property of Oakland Vale Ltd. It is to be used for the project and site only. Do not scale from this drawing, except for planning purposes. All dimensions are to be checked on site and any discrepancies are to be brought to the attention of Oakland Vale Ltd. This drawing is to be read in conjunction with all relevant information provided by the client. All drawings and information are subject to engineering comments. Any work carried out prior to the relevant approvals being in place is done so at the client's risk.</p>	<p>Client: MR C. ALLISON Date: 06/02/2018 Drawn By: DB Checked by:</p>	<p>Title: PROPOSED REPLACEMENT DWELLING (ROOF PLAN) Scale: 1:100 Drawing No: EA3 ov/DB/CA/05</p>
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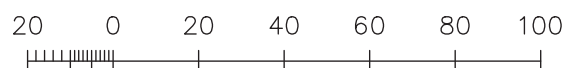


Ordnance Survey

OS Sitemap



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Metres
Scale: 1:1250 @ A3

Visual demonstrating proposed reduction in built form on site
(EXTENT OF RIDGE LINES ADDED 06/02/2018)

