

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 31st October 2018

Report of:
Assistant Director,
Regeneration & Planning

Contact Officer:
David Gittens

Tel No: 020 8379 8074

Ward:
Bush Hill Park

Ref: 18/00840/FUL

Category: Full Application

LOCATION: 2 Old Park Ridings and rear of 86 Green Dragon Lane

PROPOSAL: Sub-division of site, involving demolition of existing ancillary buildings, and erection of a detached 1 storey, 4-bed family dwelling with a basement level, at rear.

Applicant Name & Address:
Mr Joe Griffin

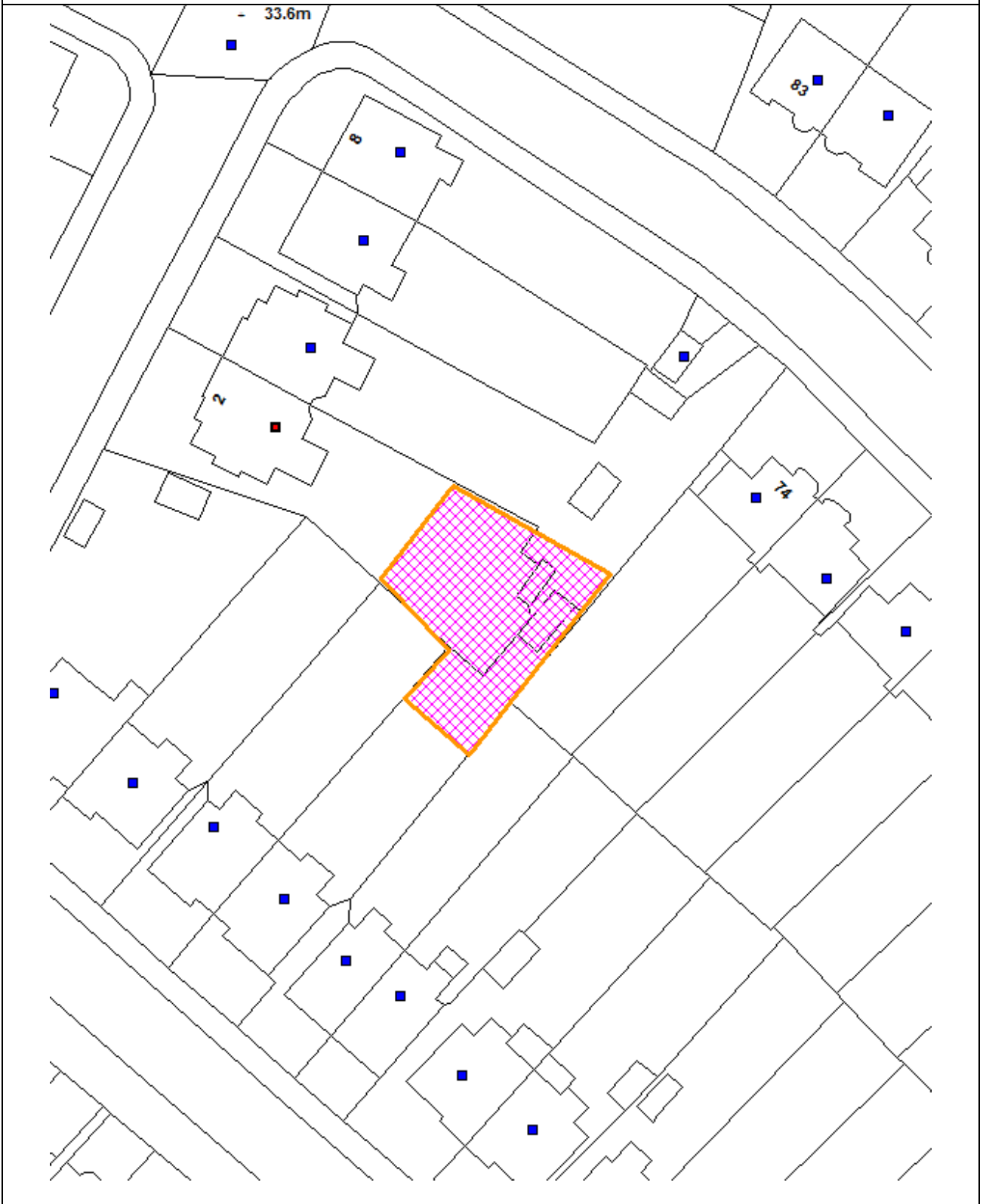
Agent Name & Address:
Dr Mark Matheson
Stratagem Planning Consultants Limited
Back Building
148-150 Curtain Road

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

Note for Members:

Although an application of this nature would normally be determined under delegated authority, due to the objection of CAG and the officer's recommendation to approve, in accordance with standard procedures, the application must be reported to Planning Committee for a decision.

Ref: 18/00840/FUL LOCATION: 2 Old Park Ridings And Rear Of 86 Green Dragon Lane, Winc



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Scale 1:1250

North



1. Site and surroundings

- 1.1 The application site falls within two properties, the rear garden of No. 2 Old Park Ridings and the rear garden of No. 86 Green Dragon Lane. No. 2 Old Park Ridings is a two-storey semi-detached house with a private driveway to the front and a large garden to the rear. There are two existing buildings within the rear garden, a large garden shed and a single garage which is accessed from an un-adopted lane off Grange Park Avenue. This access way also serves the rear of a number of other properties which adjoin it. .
- 1.2 No. 86 Green Dragon Lane is a similar property, also a semi-detached house, which again has a private driveway to the front, off-street parking and a large rear garden. This plot extends well beyond the rear boundaries of neighbouring gardens and has access to the lane. There is a large ancillary building occupying all of this additional land as well as part of the main rear garden.
- 1.3 There are no listed buildings on or near the application site however the application site falls within the Grange Park Conservation Area.
- 1.4 The site has a PTAL rating of 2 indicating low public transport provision at this location.

2. Proposal

- 2.1 The application seeks permission for the sub-division of the site, involving demolition of the existing ancillary buildings and erection of a detached single storey, 4-bed family dwelling with a basement level, at rear.
- 2.2 The accommodation in the proposed dwelling will include a living/ dining room, family room, home office, and four bedrooms and will benefit from off-street parking within the curtilage of the property. The proposal will also include outdoor amenity space.

3. Relevant planning history

- 3.1 LDC/06/0223: 86 Green Dragon Lane - Certificate of Lawful Development for the rebuilding of the garage to the rear garden together with construction of a new summer house – Granted 27 June 2006.

4. Consultation

- 4.1 Public consultation notifying 8 neighbouring properties was carried out on 21.3.2018 and expired on 11.04.2018. In addition to this, notice was published in the local press and on site..
- 4.3.2 In response, 3 objections and 1 response in support of the development were received. The objections are summarised as follows as below:
- Close to adjoining properties
 - Development too high
 - Inadequate parking provision
 - Increase in traffic
 - More open space needed on development
 - Over development
 - Loss of privacy

- Loss of views

4.4 **Statutory and non-statutory consultees**

Thames Water

- 4.4.1 No objection in respect of water or sewerage infrastructure capacity. Recommend a condition in respect of surface water drainage and an informative in respect of groundwater drainage and waste.

Traffic and Transportation

- 4.4.2 Proposed car parking levels are consistent with London Plan policy 6.13. Refuse storage provision is policy compliant. No objections are raised to the application on grounds of car parking and general traffic generation subject to a condition to secure details of the proposed cycle parking.

Tree Officer

- 4.4.3 No objections subject to a condition making sure the applicant adheres to the advice in the submitted tree report.

Heritage Officer

- 4.4.4 , Further information on the proposal has been provided in support of the proposed development and it is now felt that there would be less than substantial harm to the character and appearance of the surrounding conservation area subject to conditions to secure details of the proposed windows and doors (including heads and sills) and the proposed brick/cladding type, brick bond and mortar type.

4.45 Grange Conservation Area Study Group:

Their objection is summarised as follows:

- The proposal cannot be regarded as a brownfield site and while it is one thing to have garages and sheds with occasional usage, it is quite another to have a two storey 4-bedroom family house replacing them; so, we believe that to regard the proposal as the same footprint and massing is misleading.
- Proposal is not sympathetic to the general character of the backland area and conservation area boundary, and as such it doesn't comply with the general standard of garden layout which is an integral part of the character of the conservation area.
- The approach to the site from Grange Park Avenue could be problematic, as the 'driveway' rarely used now would be paved and used regularly.
- The proposed structure has 2 floors, one of which is above ground, but its design would be inhibiting to surrounding properties in Green Dragon Lane, Old Park Ridings and Grange Park Avenue. Having viewed the site, it feels very clustered and undoubtedly the work required to dig out a very large basement or lower ground floor will be considerable, and it is not clear how this work will affect the local water courses and more specifically the neighbours around about.

- The proposal gives the feeling of a tight squashed development which in itself will change the tenor and tempo of life in the surrounding back gardens.
- The site of the proposed property straddles the eastern Conservation Area boundary. The combination of topography and existing development mean that while it is relatively secluded in all directions, other than from the immediately surrounding properties in Green Dragon Lane, Grange Park Avenue, and Old Park Ridings, these properties will undoubtedly overlook the site. It is true that only the western elevation will have any impact on views from the CA, in other situations we have taken cognisance of views into and out of the CA. There are undoubtedly, however, general issues over the extent of overlooking, particularly as regards the southern elevation.

4.4.6 Conservation Advisory Group

The Group supports the Grange Park Study Groups objection emphasising :

- backland development;
- restricted site;
- not brownfield;
- design out of keeping with early 20C surroundings

5. Relevant Policy

5.1 London Plan

The London Plan (2016) As amended

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 5.1 Climate Change mitigation
- 5.2 Minimising Carbon Dioxide Emissions
- 5.3 Sustainable Design and construction
- 5.7 Renewable Energy
- 5.9 Overheating and cooling
- 6.9 Cycling
- 6.13 Parking
- 7.4 Local character
- 7.6 Architecture

5.2 Core Strategy

- CP2: Housing supply and locations for new homes
- CP4: Housing quality
- CP20: Sustainable energy use and energy infrastructure
- CP21: Delivering sustainable water supply, drainage and sewerage infrastructure
- CP24: The road network
- CP30: Maintaining and enhancing the built environment

5.3 Development Management Document

DMD6	Residential Character
DMD7	Development of Garden Land
DMD8	General Standards for New Residential Development
DMD9	Amenity Space
DMD10	Distancing
DMD37	Achieving High Quality and Design-Led Development
DMD38	Design Process
DMD44	Conserving & Enhancing Heritage Assets
DMD45	Parking Standards and Layout
DMD46	Vehicle Crossovers and Dropped Kerbs
DMD49	Sustainable Design and Construction Statements
DMD50	Environmental Assessment Methods
DMD51	Energy Efficiency Standards
DMD53	Low and Zero Carbon Technology
DMD56	Heating and Cooling
DMD58	Water Efficiency
DMD61	Managing Surface Water

5.4 Other Relevant Policy

NPPF
NPPG
Housing SPG
Nationally Described Space Standards

6. **Analysis**

6.1 The main issues for consideration regarding this application are as follows:

- Principle of the Development;
- Design and Impact on the Character of the Surrounding Area;
- Impact on the setting of the heritage assets;
- Neighbouring Amenity;
- Standard of Accommodation and Proposed;
- Traffic, Parking and Servicing Issues; and
- Sustainability

6.2 Principle of the Development

6.2.1 The proposal would be compatible with Policies 3.3 and 3.4 of the London Plan and Core Policy 2 of the Local Development Framework insofar as it provides an addition to the Borough's housing stock which actively contributes towards both Borough specific and London-wide strategic housing targets.

6.2.2 Policy DMD6 states that Development will be permitted if it complies with the London Plan density matrix and the following criteria are met:

- a. The scale and form of development is appropriate to the existing pattern of development or setting, having regard to the character typologies.
- b. The development delivers a housing output having regard to policies on housing mix;

- c. A high quality of design and standard of accommodation is achieved, in line with policies in the London Plan, DMD 8 'General Standards for New Residential Development' and other design policies in the DMD.

6.2.3 Policy DMD7 relates to the development of garden land. The policy states that the Council will seek to protect and enhance the positive contribution gardens make to the character of the borough. Development on garden land will only be permitted if all of the following criteria are met (in summary):

- The development does not harm the character of the area;
- Increased density is appropriate taking into account the site context;
- The original plot is of sufficient size to allow for additional dwellings;
- The development must not have an adverse impact on residential amenity within the development or the existing pattern of development in the locality;
- Garden space and quality must be adequate for new and existing dwellings; and,
- The proposal provides appropriate access to the public highway

6.2.4 In accordance with Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990, special regard has been paid to desirability of preserving or enhancing the character or appearance of the conservation area. Development Management Policy DMD44 also emphasises the need to ensure that development preserves and enhances conservation areas.

6.2.5 Taking the above policy framework into account, the site is within a residential area and is considered a brownfield site. The proposal dwelling would be in keeping with the general pattern of development and would be considered acceptable in principle subject to other material considerations such as, being in keeping with the character and appearance of the conservation area, contributing to the housing mix, providing adequate internal floor space and layout, servicing, parking provision and having negligible impact upon residential amenity. These considerations have been assessed further below.

6.3 Impact on the Conservation Area and Character of the Surrounding Area

6.3.1 Good design is central to the objectives of the London Plan policies 7.1 - 7.6. Policies CP4 (Housing Quality) and CP 30 Maintaining & Improving the Quality of the Built Environment are also relevant as well as Policy 37 of the Development Management Document. In addition, the National Planning Policy Framework (NPPF) paragraph 56 attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

6.3.2 DMD 44 states that applications for development which fail to conserve and enhance the special interest, significance or setting of a heritage asset will be refused. In addition, the design, materials and detailing of development affecting heritage assets or their setting should preserve the asset in a manner appropriate to its significance. The adopted DMD goes on to state that development affecting listed and locally listed buildings and buildings identified as making a positive contribution to the character of the area, and buildings affecting their setting, should normally use appropriate traditional historic materials and detailing. Mass-produced modern materials, such as

uPVC and concrete roof tiles, will not normally be appropriate within the Conservation Area.”

6.3.3 The potential impact on heritage assets must also be considered in relation to the NPPF:

Para 132. State: *“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”*

6.3.4 Para 133. Goes on to say: *“Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss...”*

6.3.5 We therefore firstly consider the significance of the asset, in this case the Grange Park Conservation Area and the location of the proposed development within that heritage area. In this case, it is considered that the proposed building will be largely land-locked. Sited towards the very ends of existing rear garden areas of properties and given the modest height and design of the development, has a minimal impact on the conservation area.

6.3.6 In this case weight has been given to the existence of three buildings within the site which have a combined footprint of 109 square metres: it should be noted that the above-ground element of the proposed house has a footprint of only 75 square metres. Therefore the proposed development will present essentially as a bungalow and will occupy a footprint that is substantially smaller than that of the existing buildings. In addition to this, the new building has a strong modern design with a ridge height lower than that of the principle existing building and the proposed building will be finished in materials used in traditional garden buildings having timber cladding and a standing seam zinc roof.

6.3.7 As it would have a ground floor footprint smaller than the existing buildings on the site, and have a ridge that is generally lower than that of the existing buildings on the site, the proposed house would be largely imperceptible in the surrounding street scene and would therefore not harm the character and appearance of the Conservation Area.

6.3.8 In conclusion modern design is not inappropriate within a conservation area and it is considered in this instance that the design and scale of the proposal would have no impact on the character of the conservation area. The proposal is thus considered acceptable as it would integrate acceptably into both the adjacent street scene and the surrounding area and provide for a viable development on the site creating a net gain in housing in a sustainable location. As such the proposal is considered to be acceptable having regard

to the NPPF, policies DMD 6, 8, 37 and 44, CP30 and CP32 of the Core Strategy and London Plan policies 7.4, 7.6 and 7.8 of the London Plan.

6.4 Relationship to Neighbouring Properties

6.4.1 The potential amenity impacts of the proposal relate to overlooking, overshadowing and visual bulk of the proposed development. Given the location of the development 86 Green Dragon Lane and 2 & 74 Old Park Riding would be the only properties considered to have the potential to be impacted by the proposed development.

6.4.2 2 Old Park Ridings The proposed dwelling will be sited 1.6 metres away from the new shared boundary of this neighbouring property and given that the proposed building is single storey, the proposal is not considered to result in significant harm to the residential amenities of this neighbouring property.

6.4.3 74 Grange Park Avenue The proposed building will be sited close to the boundary of this neighbouring property however the elevation facing this garden will only have high level roof light windows and as such the proposal will not result in the overlooking of the rear garden of this neighbouring property.

6.4.4 66 & 68 Green Dragon Lane The proposed building will be sited to the rear of the garden land of ns 66 & 68 Green Dragon Lane, however the proposed building will be largely screened by the existing trees at this shared boundary. In addition to this elevation will be served by a kitchen window and therefore the proposal is not considered to result in significant harm to the residential amenities of this neighbouring property.

6.4.5 In conclusion all factors considered the proposal has an acceptable impact in terms of neighbouring amenity to both immediate neighbouring properties and all other buildings are sufficiently separated from the site to not be affected.

6.5 Standard of Accommodation, Private Amenity and Unit Mix

Standard of Accommodation

6.5.1 The application proposes a 4-bedroom, 6-person dwelling. A core requirement of residential accommodation is that it be able to provide an appropriate quality of internal space to accommodate the reasonable needs of future occupants. In this regard, the Nationally Described Space Standards are the relevant standards for an assessment of internal space, in line with London Plan requirements.

6.5.2 In this regard , a 4 bedroom, 6 persons dwelling across 2 floors should have a minimum of 106m² of internal space. At over 180 square metres, the proposed dwelling will provide in excess of this requirement. The proposed bedrooms are also more than 2.15 metres wide and adequate storage is also proposed, which means that the technical housing standards have been adhered to.

6.5.3 The proposed dwelling will be dual aspect and therefore the proposed standard of accommodation is considered acceptable.

6.6 Parking, Access & Highway Safety

6.6.1 The proposals seeks to provide one parking space, with the vehicular and pedestrian access to the site from an existing access on Grange Park Avenue alongside no 74.

6.6.2 There are no objections raised in relation to the application subject to the requirement to secure further specification of the cycle parking details by use of a planning condition. Accordingly it is considered that the application is acceptable from a highways perspective.

6.7 Sustainable Urban Drainage (SUDS)

6.7.1 Policy DMD 61 relates to the management of surface water. A Drainage Strategy is required to demonstrate how proposed measures manage surface water as close to its source as possible and follow the drainage hierarchy in the London Plan. All developments must maximise the use of and, where possible, retrofit Sustainable Drainage Systems.

6.7.2 The proposed development must incorporate a sustainable urban drainage system in accordance with the quality and quantity requirements set out in the London Plan Drainage Hierarchy and the Development Management Document. The post-development runoff rate must be lower than the pre-development runoff rate and achieve greenfield runoff rates if possible. Accordingly, a sustainable urban drainage strategy will be required by condition.

6.8 Energy / Energy efficiency

6.8.1 The London Plan adopts a presumption that all developments will meet carbon dioxide emission reductions that will improve upon 2010 Building Regulations, leading to zero carbon residential buildings from 2016. Policy 5.2 establishes a target for 2010-2013 to be a 25% improvement over Part L of current Building Regulations. 'Zero carbon' homes are homes forming part of major development applications where the residential element of the application achieves at least a 35 per cent reduction in regulated carbon dioxide emissions (beyond Part L 2013) on-site (in line with policy 5.2B). The remaining regulated carbon dioxide emissions, to 100 per cent, are to be off-set through a cash in lieu contribution to the relevant borough to be ring fenced to secure delivery of carbon dioxide savings elsewhere (in line with policy 5.2 E).

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

6.9 Mayors CIL

6.9.1 The size of the proposed development would be liable to a Community Infrastructure Levy contribution as the size exceeds 100 sq.m. However, the applicant has confirmed that this will be a self-build development and is therefore exempt from Community Infrastructure Levy contributions.

7. Conclusion

In conclusion, whilst the concerns of CAG and the local study group are acknowledged, it is considered the scale and strong design would ensure there is no adverse impact on the character and appearance of the site and surrounding Conservation Area. The proposal will also provide an additional residential dwelling.

7.2 Furthermore, it is considered the proposed development would also have no significant impact on the amenity of adjoining and nearby properties.

7.3 It is considered that the proposal development would not create an unacceptable impact upon highway function and safety.

7.4 In conclusion the application is recommended that planning permission is granted.

8. Recommendation

8.1 That planning permission be GRANTED subject to the following conditions:

1. C51 Time Limited Permission- 3 years.
2. C60 Approved Plans
3. C07 Details of Materials

The development excluding demolition and groundwork shall not commence until details of the proposed windows and doors including heads and sills and details are required of the proposed brick/cladding type, brick bond and mortar type, including sample panel to be erected on site have been submitted to and approved in writing by the Local Planning Authority. This should include specific details including 1:20 details (with 1:5 sections) of windows, doors and balconies. The development shall be constructed in accordance with the approved details.

Reason: To ensure a satisfactory external appearance.

4. C09 Details of Hard Surfacing

The development excluding demolition and groundwork shall not commence until details of the surfacing materials to be used within the development including footpaths, access roads and parking areas and road markings have been 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.

5. The proposed development must be built in accordance with the approved Tree Protection Plan and Arboricultural Method Statement.

Reason: In order to maintain the trees amenity value and health.

6. C19 Details of Refuse Storage & Recycling Facilities

The development excluding demolition and groundwork shall not commence until details of refuse storage facilities including facilities for the recycling of waste to be provided within the development, in accordance with the London Borough of Enfield - Waste and Recycling Planning Storage Guidance ENV 08/162, have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details before the development is occupied or use commences.

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

7. C59 Cycle parking spaces

The development excluding demolition and groundwork shall not commence 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. This shall include details of cycle storage where possible within the private garden areas on the ground floor in addition to an additional cycle parking storage to the front communal area. The approved details shall thereafter be installed and permanently retained for cycle parking.

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

8. Construction Methodology

That development shall not commence until a construction methodology has been submitted to and approved in writing by the Local Planning Authority. The construction methodology shall contain:

- a. arrangements for wheel cleaning;
- b. arrangements for the storage of materials;
- c. hours of work;
- d. arrangements for the securing of the site during construction;
- e. the arrangement for the parking of contractors' vehicles clear of the highway;
- f. The siting and design of any ancillary structures; and
- g. A construction management plan written in accordance with the 'London Best Practice Guidance: The control of dust and emission from construction and demolition'.

The development shall be carried out in accordance with the approved construction methodology unless otherwise agreed in writing by the Local Planning Authority.

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

9. Energy Statement

The development excluding demolition and groundwork shall not commence until an Energy Statement is submitted to and approved by the Local Planning Authority. The development shall be constructed in accordance with the approved details before the development is occupied or use commences.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO2 emission reduction targets are met in accordance with the NPPF, Policies 5.2, 5.3, 5.7 & 5.9 of the London Plan 2016 and Policy CP20 of the Enfield Core Strategy.

10. EPC's

Following practical completion of works a final Energy Performance Certificates shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the development.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO2 emission reduction targets are met in accordance with the NPPF, Policies 5.2, 5.3, 5.7 & 5.9 of the London Plan 2016 and Policy CP20 of the Enfield Core Strategy.

11. SUDS 1

Prior to the commencement of any construction work, details of a Sustainable Drainage Strategy shall be submitted to and approved in writing by the Local Planning Authority and must conform with the Landscaping Strategy. The details shall include:

- Sizes, storage volumes, cross-sections, long-sections (where appropriate) and specifications of all the source control SuDS measures including green roofs, permeable paving and rain gardens
- Final sizes, storage volumes, invert levels, cross-sections and specifications of all site control SuDS measures including the detention basin and underground tank. Include calculations demonstrating functionality where relevant (including area in m² draining into these features)

Reason: To ensure the sustainable management of water, minimise flood risk, minimise discharge of surface water outside of the curtilage of the property and ensure that the drainage system will remain functional throughout the lifetime of the development in accordance with Policy CP28 of the Core Strategy, DMD 61, and Policies 5.12 & 5.13 of the London Plan and the NPPF

12. SUDS 2

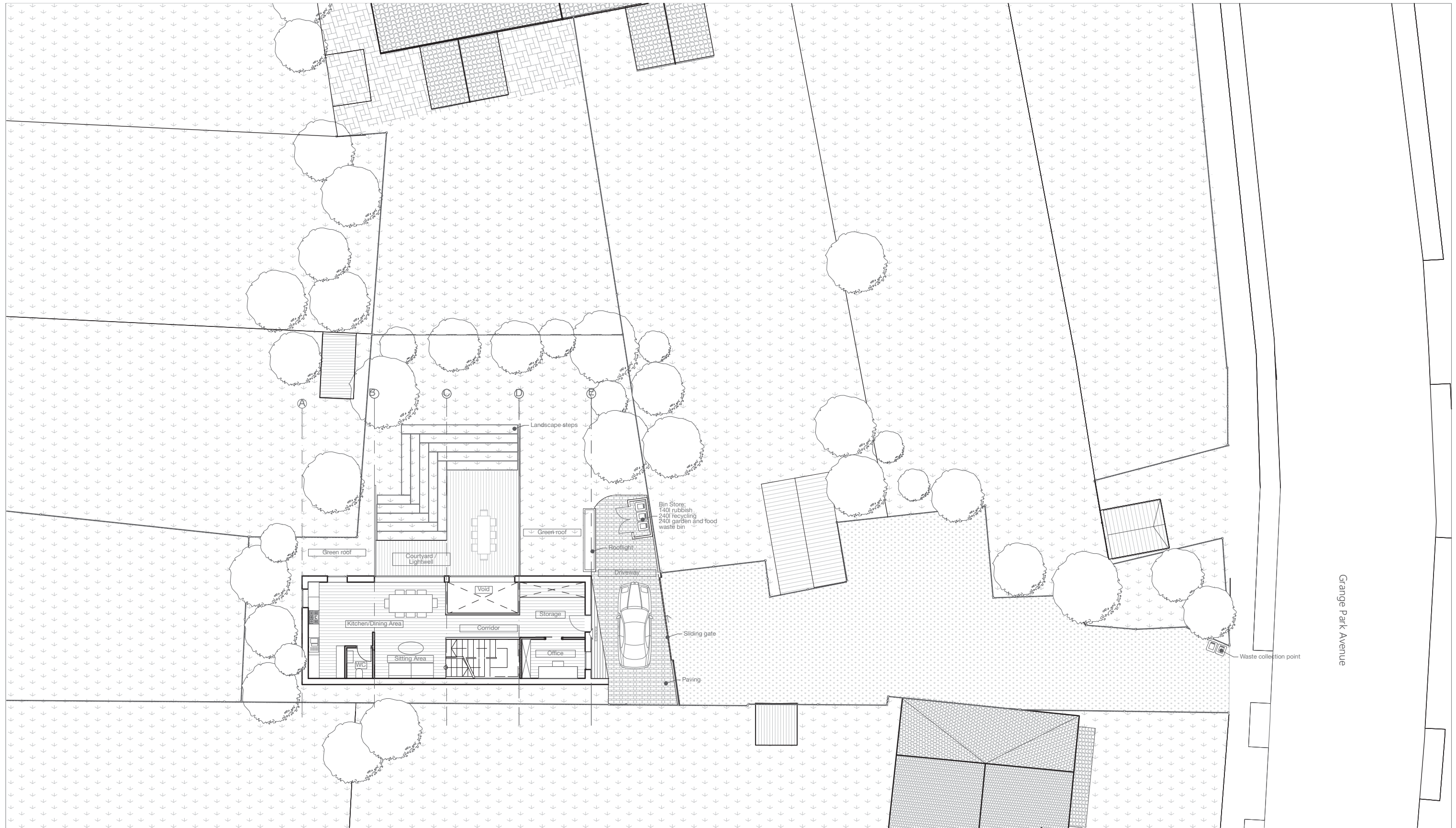
Prior to occupation of the development, a Verification Report demonstrating that the approved drainage / SuDS measures have been fully implemented shall be submitted to the Local Planning Authority for approval in writing. This report must include:

- As built drawings of the sustainable drainage systems including level information (if appropriate)
- Photographs of the completed sustainable drainage systems
- Any relevant certificates from manufacturers/ suppliers of any drainage features
- A confirmation statement of the above signed by a chartered engineer

Reason: To ensure the sustainable management of water, minimise flood risk, minimise discharge of surface water outside of the curtilage of the property and ensure that the drainage system will remain functional throughout the lifetime of the development in accordance with Policy CP28 of the Core Strategy, DMD 61, and Policies 5.12 & 5.13 of the London Plan and the NPPF

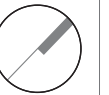
Informatives:

- 1 Surface Water Drainage - It is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921.
- 2 A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.
- 3 Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.



- Notes
1. All dimensions to be checked on site.
 2. All dimensions are to masonry unless otherwise stated (ie not plaster finishes)
 3. All information is to be checked and verified by the contractors and sub-contractors for accuracy and fit.
 4. Discrepancies or omissions to be brought to the attention of Douglas & King prior to construction.
 5. Do not scale from this drawing.

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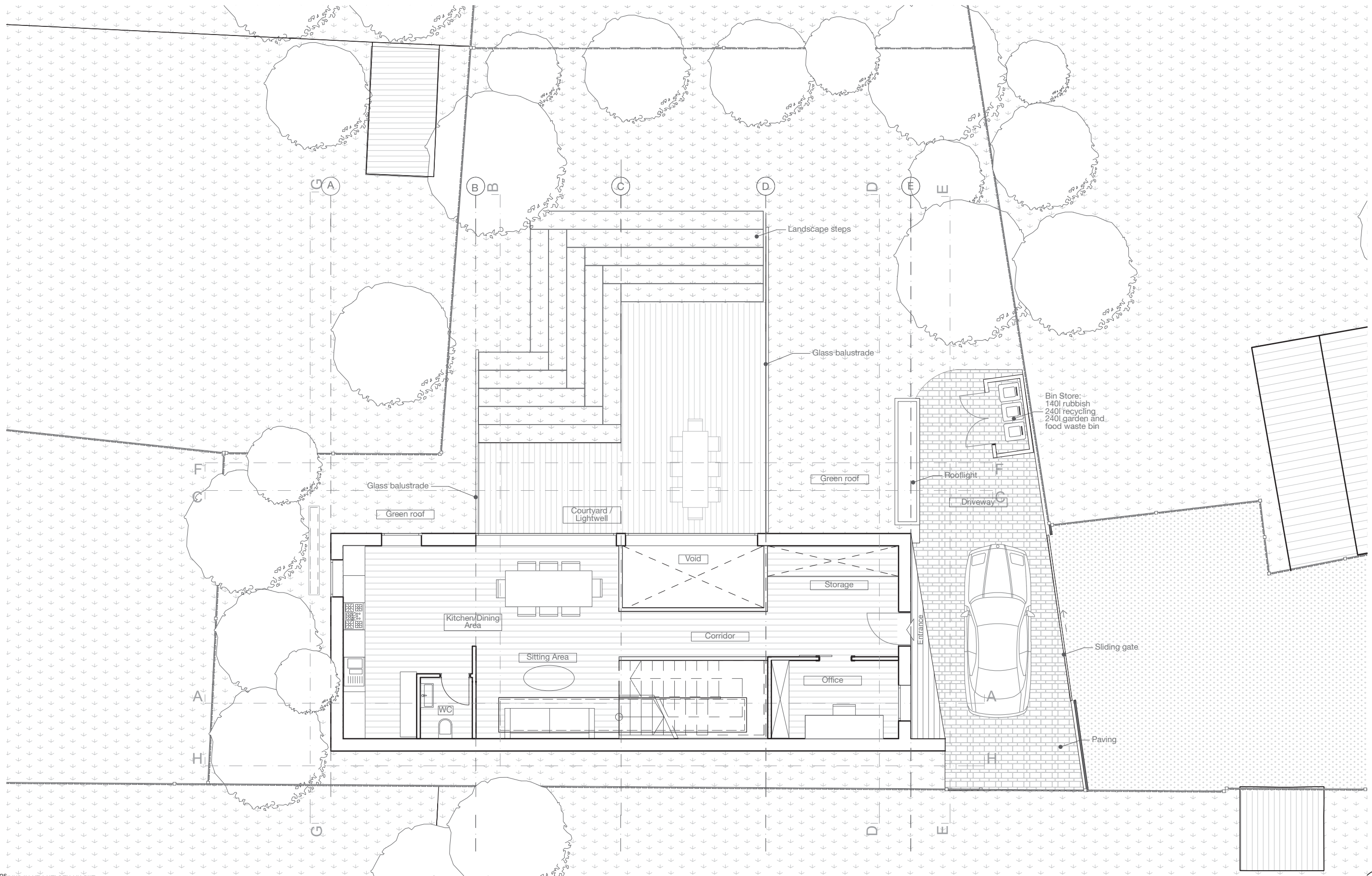
revision	date	notes
A	22/02/18	Planning Issue

project: 2 Old Park Ridings, N21 2EU Enfield
client: Joe Griffin

drawing title: Site plan

scale: 1:200 @A3	date: February 2017
drawing no: OPRd2_PL_GA_A_002	

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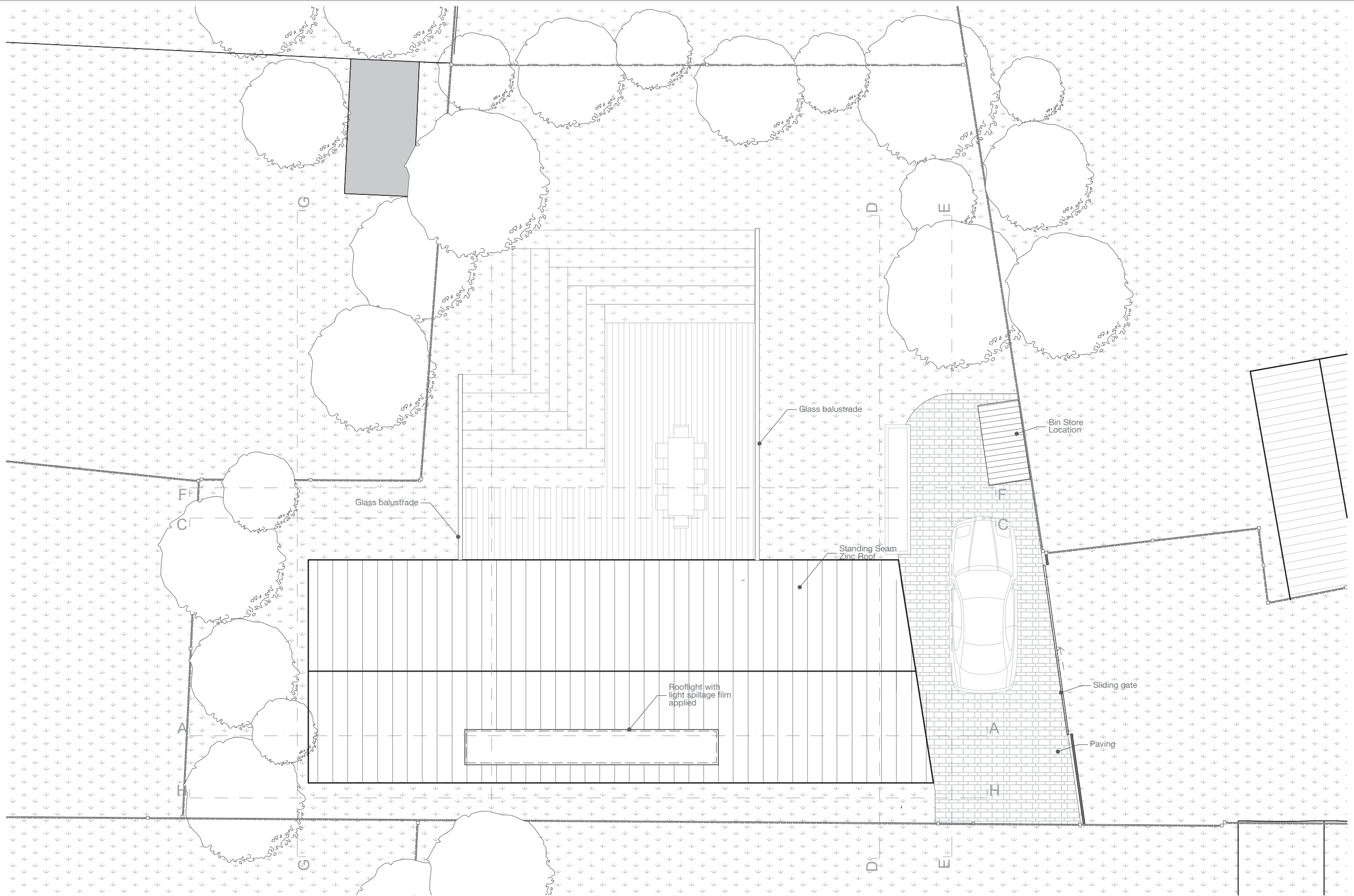
revision	date	notes
A	22/02/18	Planning Issue

project: 2 Old Park Ridings, N21 2EU Enfield
client: Joe Griffin

drawing title: Ground Floor

scale: 1:100@A3	date: February 2017
drawing no: OPRd2_PL_GA_A_100	

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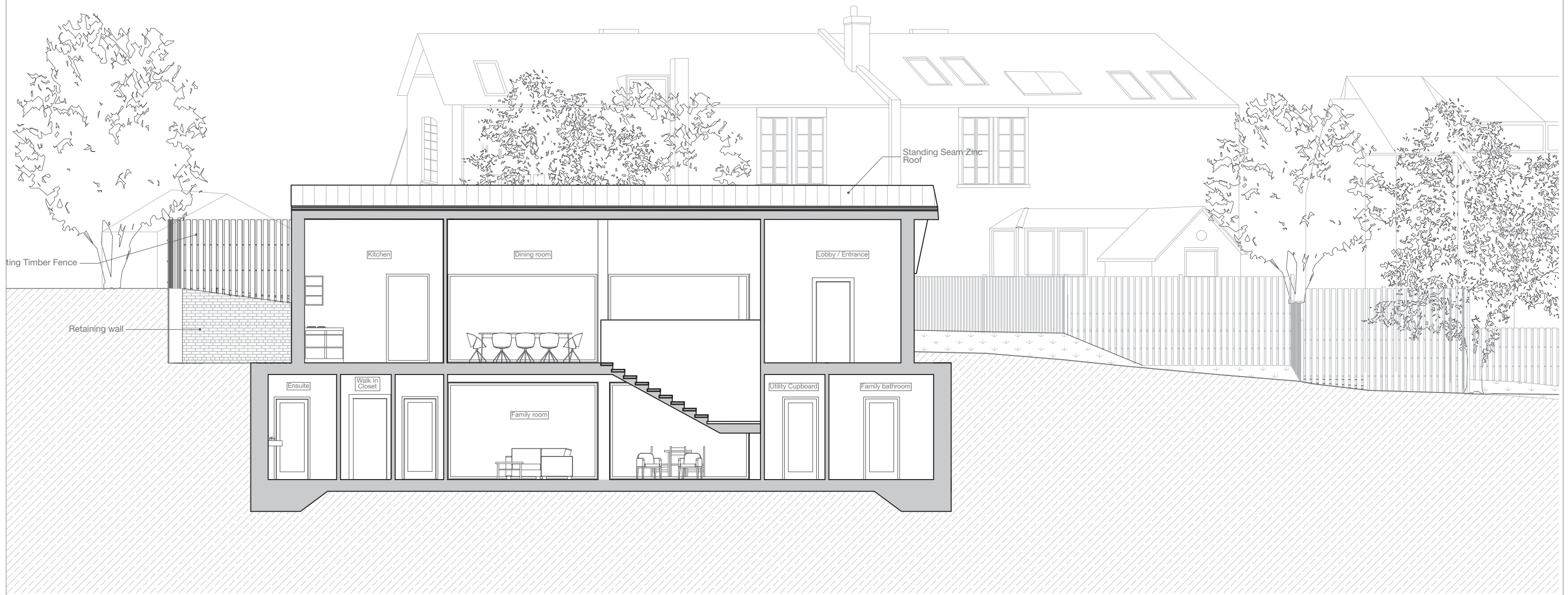
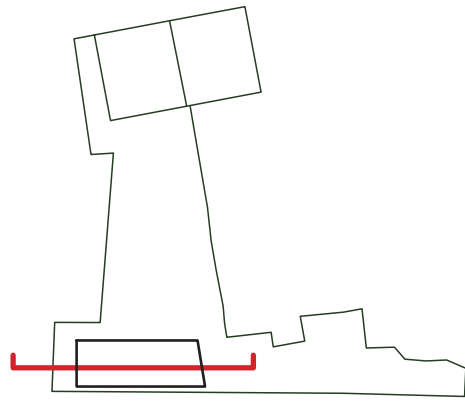
revision	date	notes
A	22/02/18	Planning Issue

project:
 2 Old Park Ridings,
 N21 2EU Enfield
 client:
 Joe Griffin

drawing title:
 Roof Level

scale:
 1:100 @A3
 date:
 February 2017
 drawing no:
 OPRd2_PL_GA_A 101

PLANNING



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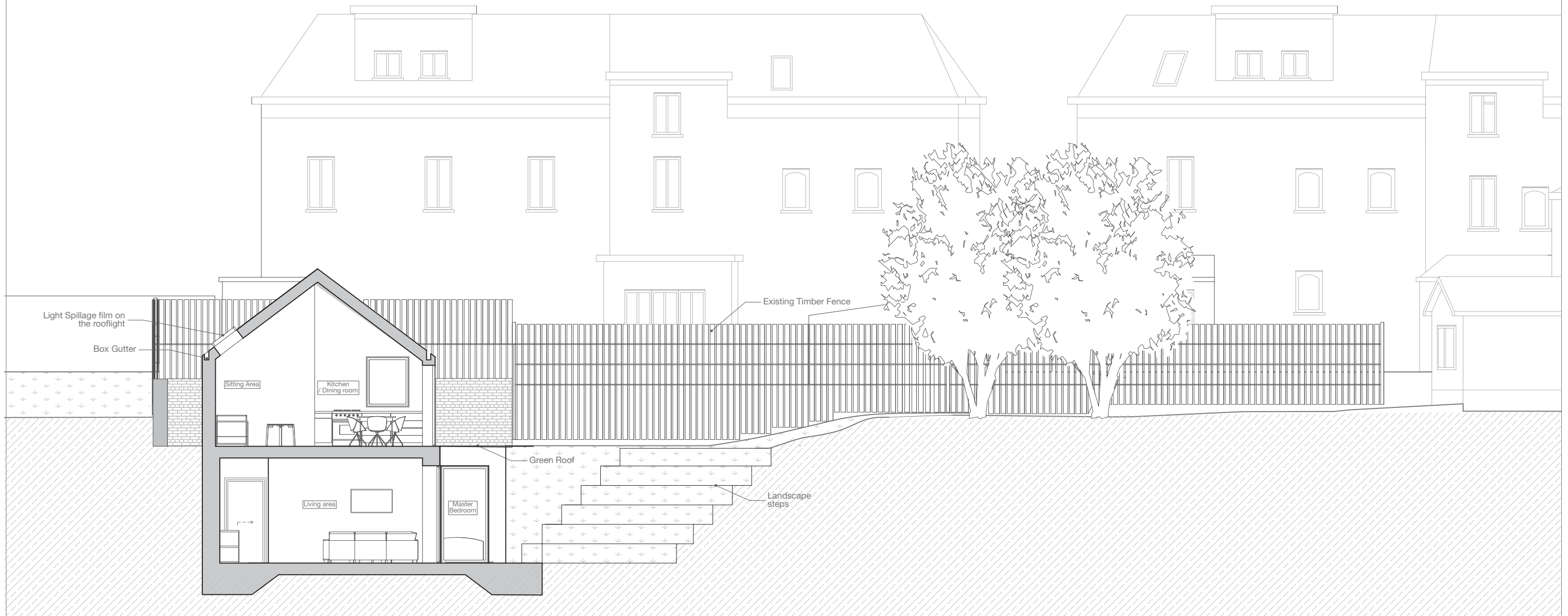
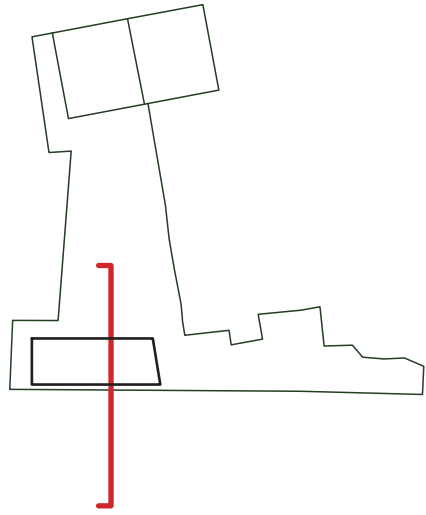
revision	date	notes
A	22/02/18	Planning Issue

project: 2 Old Park Ridings, N21 2EU Enfield
client: Joe Griffin

drawing title: Section A-A

scale: 1:100 @A3	date: February 2017
drawing no: OPRd2_PL_GA_A_200	

PLANNING



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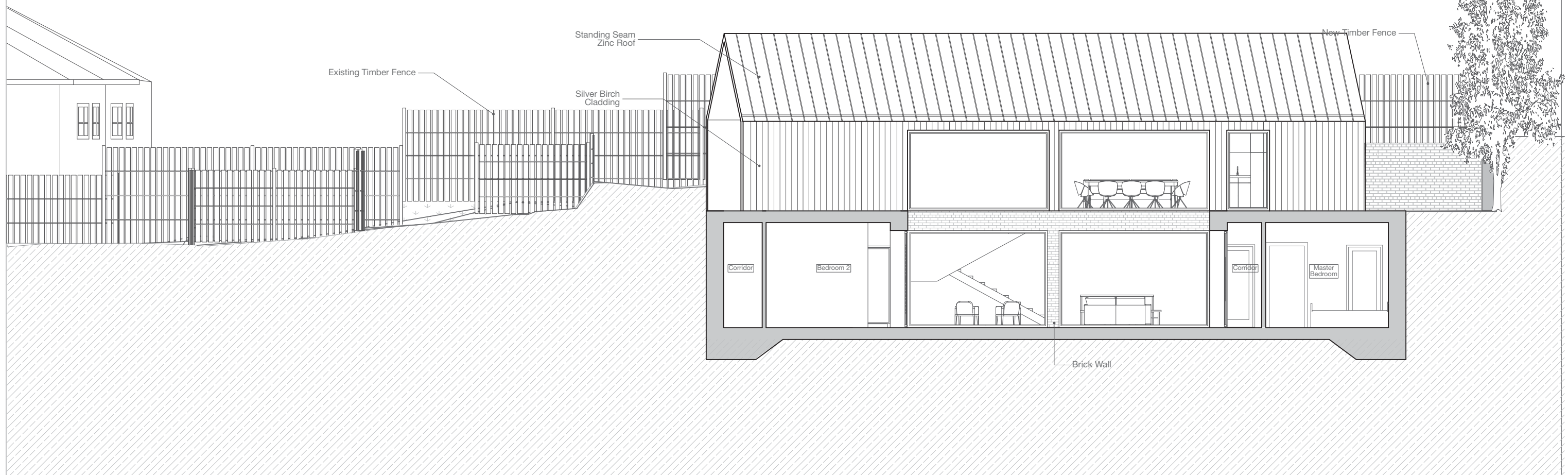
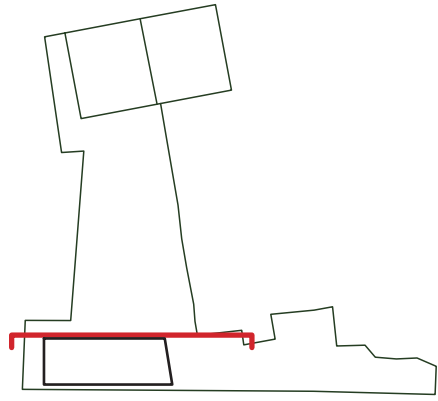
revision	date	notes
A	22/02/18	Planning Issue

project: 2 Old Park Ridings, N21 2EU Enfield
client: Joe Griffin

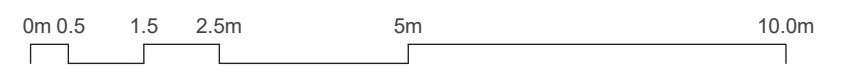
drawing title: Section B-B

scale: 1:100@A3	date: February 2017
drawing no: OPRd2_PL_GA_A_201	

PLANNING



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revision	date	notes
A	22/02/18	Planning Issue

project:
 2 Old Park Ridings,
 N21 2EU Enfield
 client:
 Joe Griffin

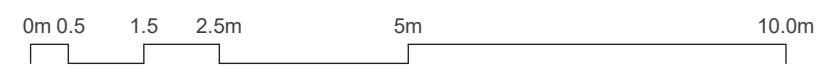
drawing title:
 Section C-C

scale:
 1:100 @A3
 date:
 February 2017
 drawing no:
 OPRd2_PL_GA_A_202

PLANNING



- Notes
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revision	date	notes
A	22/02/18	Planning Issue

project:
 2 Old Park Ridings,
 N21 2EU Enfield

client:
 Joe Griffin

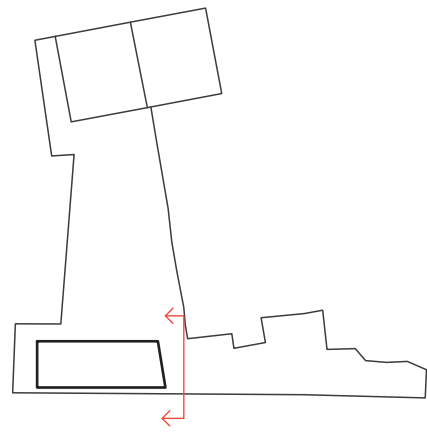
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 Section D-D

scale:
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date:
 February 2017

drawing no:
 OPRd2_PL_GA_A_203

PLANNING



Notes

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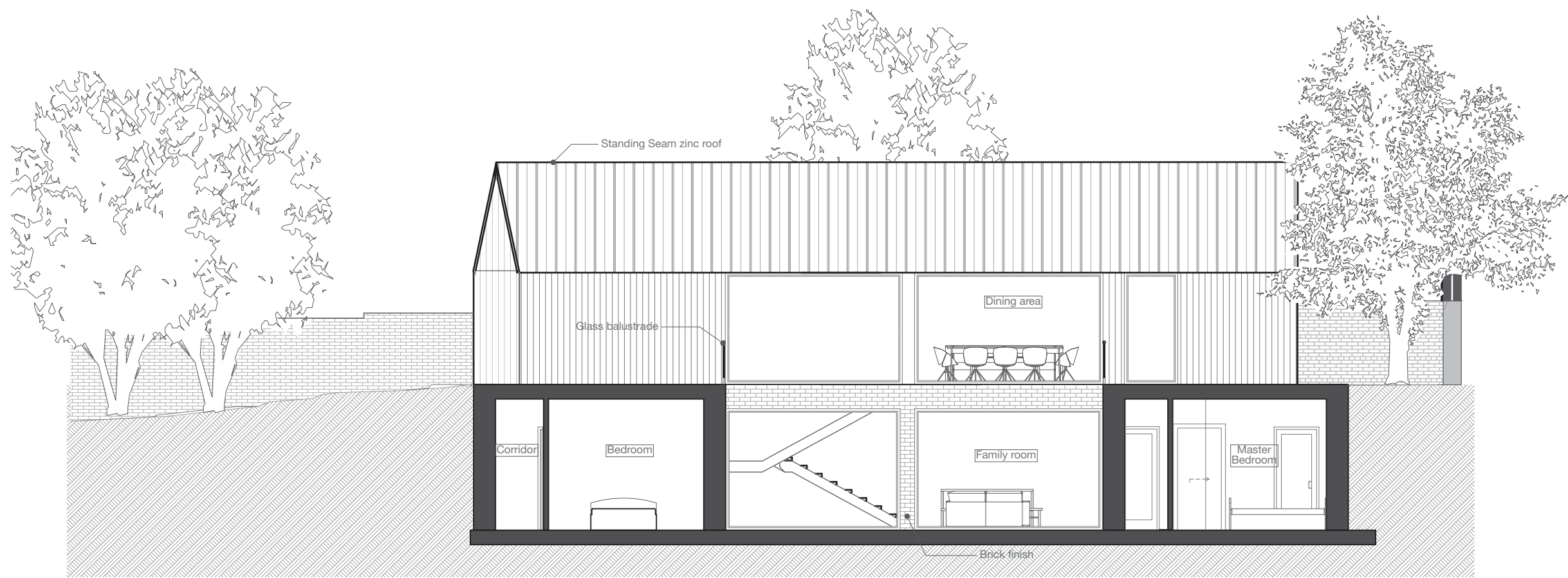
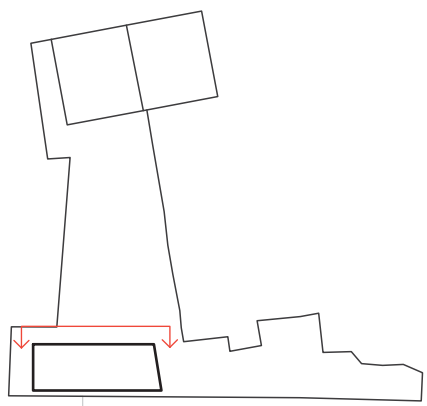
revision	date	notes
A	22/02/18	Planning Issue

project: 2 Old Park Ridings, N21 2EU Enfield
client: Joe Griffin

drawing title: Elevation E-E

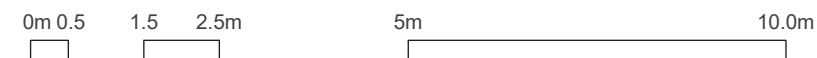
scale: 1:100 @A3	date: February 2017
drawing no: OPRd2_PL_GA_A_300	

PLANNING



Notes

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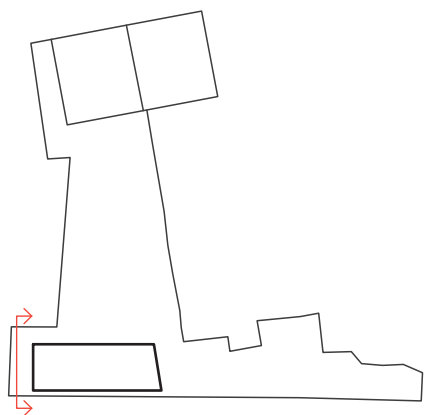
revision	date	notes
A	22/02/18	Planning Issue

project:
 2 Old Park Ridings,
 N21 2EU Enfield
 client:
 Joe Griffin

drawing title:
 Elevation F-F

scale:
 1:100 @A3
 date:
 February 2017
 drawing no:
 OPRd2_PL_GA_A_301

PLANNING



Notes

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0m 0.5 1.5 2.5m 5m 10.0m

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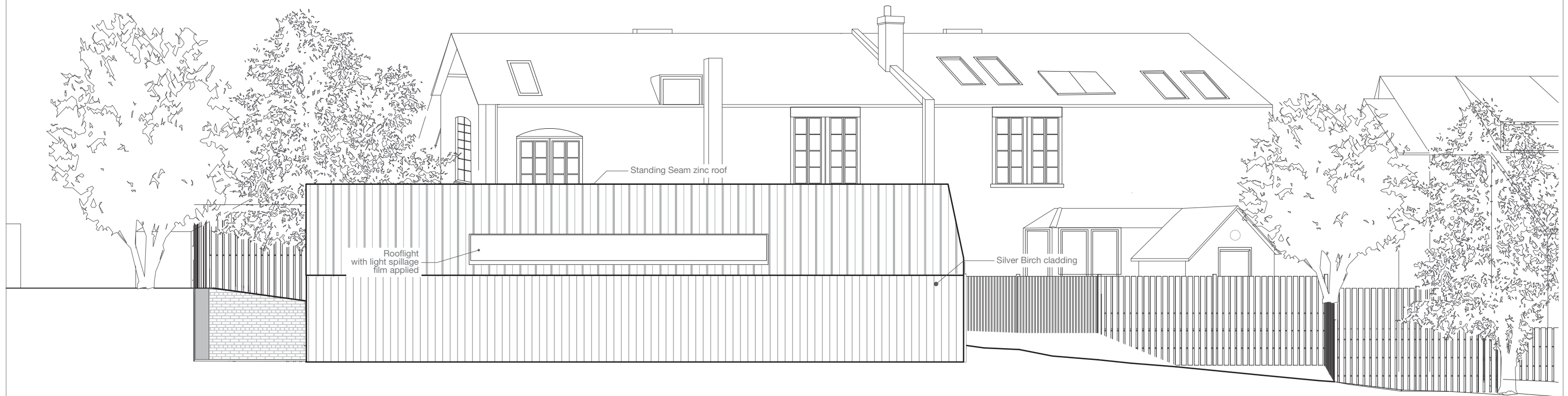
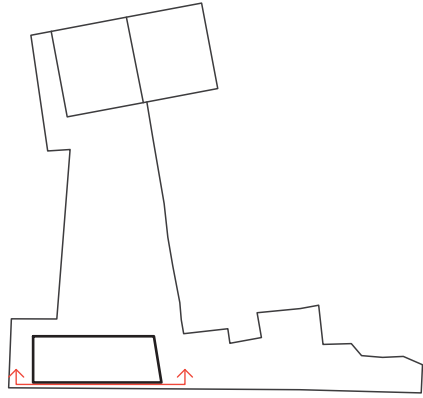
revision	date	notes
A	22/02/18	Planning Issue

project: 2 Old Park Ridings, N21 2EU Enfield
client: Joe Griffin

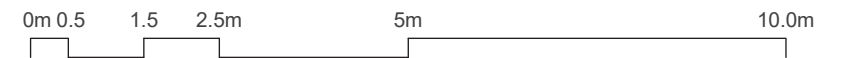
drawing title: Elevation G-G

scale: 1:100 @A3	date: February 2017
drawing no: OPRd2_PL_GA_A_302	

PLANNING



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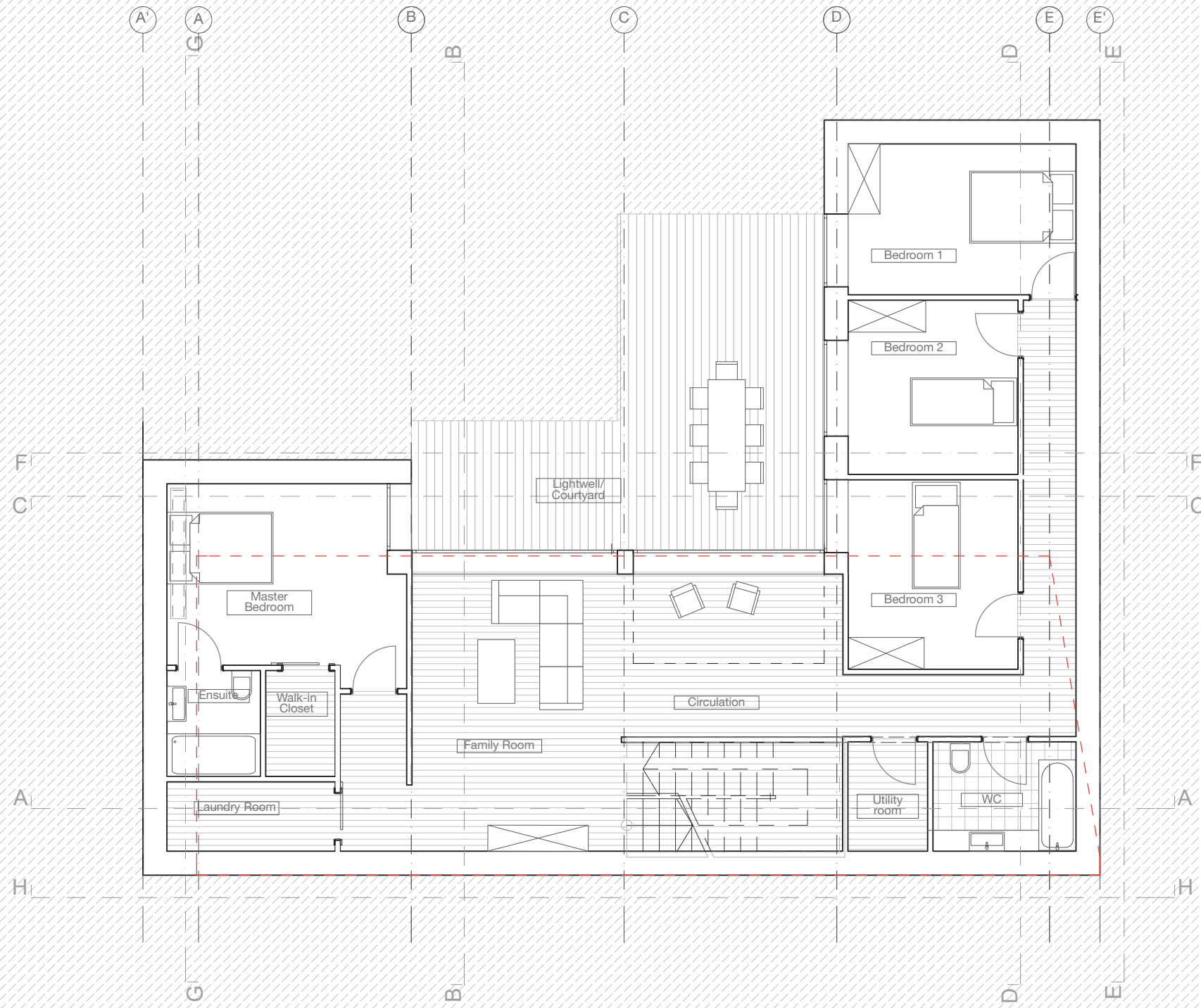
revision	date	notes
A	22/02/18	Planning Issue

project: 2 Old Park Ridings, N21 2EU Enfield
client: Joe Griffin

drawing title: Elevation H-H

scale: 1:100 @A3	date: February 2017
drawing no: OPRd2_PL_GA_A_303	

PLANNING



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revision	date	notes
A	22/02/18	Planning Issue

project:
 2 Old Park Ridings,
 N21 2EU Enfield

client:
 Joe Griffin

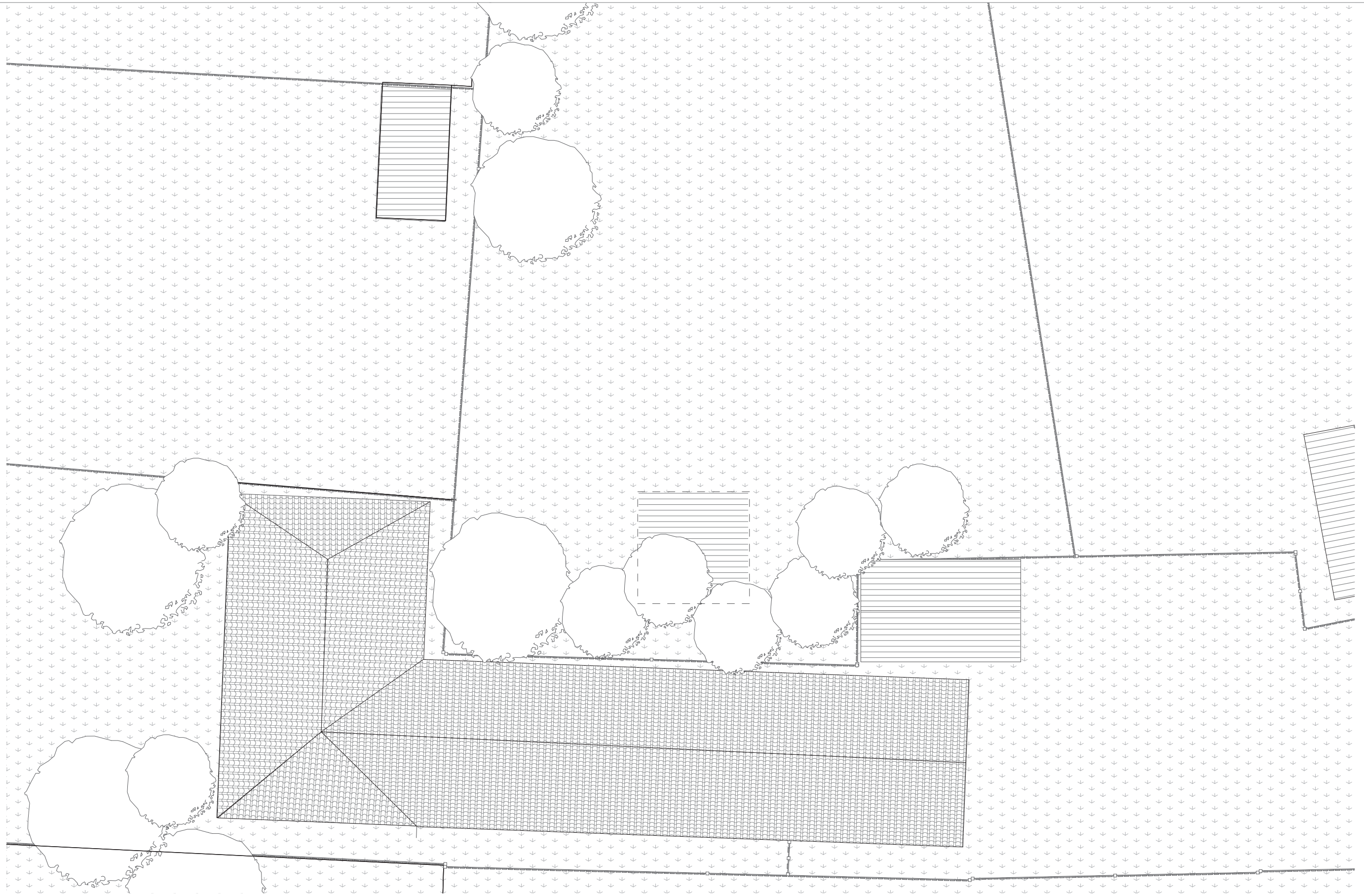
drawing title:
 Lower Ground Floor

scale:
 1:100 @A3

date:
 February 2017

drawing no:
 OPRd2_PL_GA_A_99

PLANNING



Notes

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0m 0.5 1.5 2.5m 5m 10.0m



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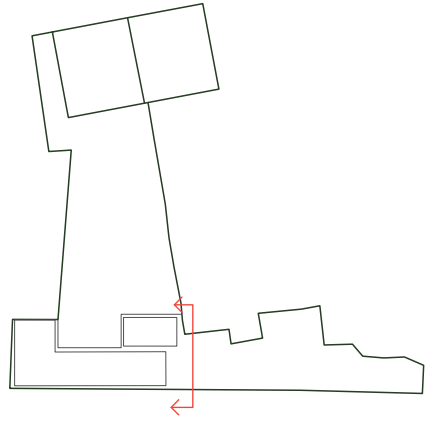
revision	date	notes
A	22/02/18	Planning Issue

project: 2 Old Park Ridings, N21 2EU Enfield
client: Joe Griffin

drawing title: Existing shed garage
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scale: 1:100@A3	date: February 2017
drawing no: OPRd2_EX_GA_A_100	

PLANNING



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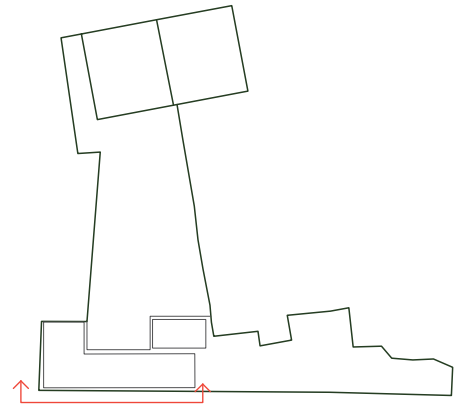
revision	date	notes
A	22/02/18	Planning Issue

project: 2 Old Park Ridings, N21 2EU Enfield
client: Joe Griffin

drawing title: Elevation E-E

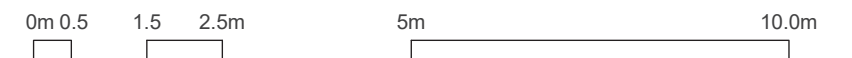
scale: 1:100 @A3	date: February 2017
drawing no: OPRd2_EX_GA_A_300	

PLANNING



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revision	date	notes
A	22/02/18	Planning Issue

project: 2 Old Park Ridings, N21 2EU Enfield
client: Joe Griffin

drawing title: Elevation F-F

scale: 1:100 @A3	date: February 2017
drawing no: OPRd2_EX_GA_A_300	

PLANNING