

# LONDON BOROUGH OF ENFIELD

## PLANNING COMMITTEE

**Date :** 25th June 2019

**Report of**  
Head of Planning

**Contact Officer:**  
Andy Higham  
Elliott Doumanis  
Tel No: 02083795518

**Ward:**  
Palmers Green

**Ref:** 18/03659/FUL

**Category:** Full Application

**LOCATION:** Honeysuckle House, 1A Oakthorpe Road, London, N13 5HY

**PROPOSAL:** Redevelopment of site involving demolition of existing building and erection of 3 storey 82 bed care home involving basement level, with associated access, parking and landscaping.

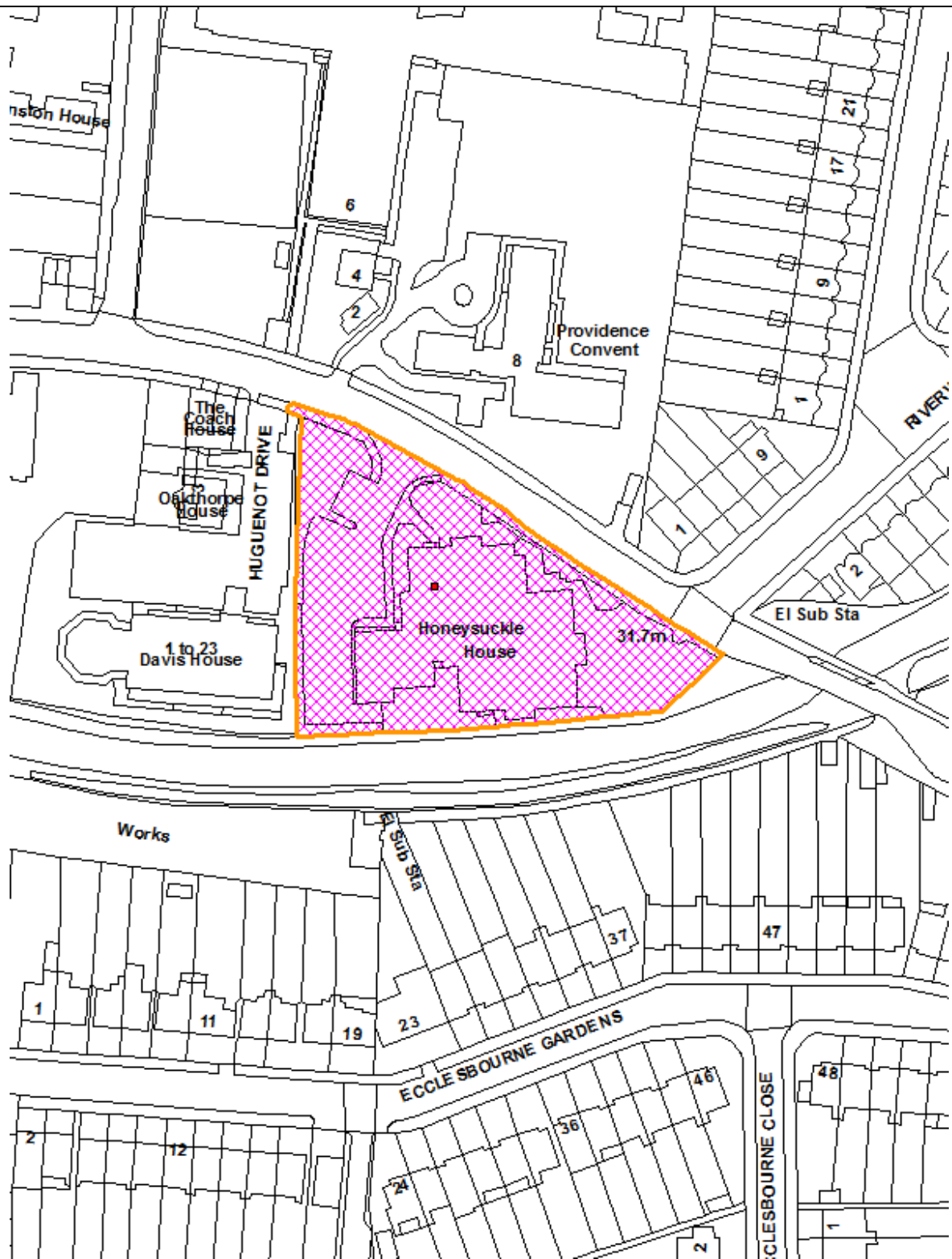
**Applicant Name & Address:**  
Hamberley Development Ltd  
C/O Agent

**Agent Name & Address:**  
Mr Matthew Johnson  
1 Gracechurch Street  
London  
EC3V 0DD

### RECOMMENDATION:

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

Ref: 18/03659/FUL LOCATION: Honeysuckle House, 1A Oakthorpe Road, London, N13 5HY



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## **1.0 Recommendation**

**1.1** That subject to the completion of the S106 legal agreement, the Head of Development Management / Planning Decisions Manager, be authorised to GRANT planning permission subject to the following conditions:

1. Time Limited Permission- 3 years.
2. Approved Plans
3. Details of Materials
4. Details of Hard Surfacing
5. Details of Levels
6. Details of Enclosure
7. Landscaping Plan
8. Details of Green Roof
9. Details of Refuse Storage & Recycling Facilities
10. Cycle parking spaces
11. Private Parking Only – Staff and Visitor Parking Areas
12. Construction Methodology
13. Energy Statement
14. EPC's
15. Contamination
16. Ecology
17. Restriction of Use C2 Residential Care Home
18. Electric Vehicle Charging Points
19. Details of Sustainable Drainage Systems
20. Sustainable Drainage Verification Report
21. No additional fenestration
22. Site waste management plan
23. Rainwater recycling system feasibility study
24. No clearance during birds nesting
25. BREEAM Multi-residential or relevant equivalent rating of 'Excellent'

**1.2** Authority is also requested to enable officers to amend / update the wording of the above mentioned conditions to ensure they reflect any issues raised by Planning Committee and / or reported updates at the meeting.

## **2.0 Executive Summary**

**2.1** The proposal involves the redevelopment of this site involving demolition of the existing redundant residential care home and the erection of 3 storey 82 bed care home involving basement level, with associated access, parking and landscaping.

**2.2** The vacant building was formerly Council owned.

**2.3** The proposed development reflects the objective of placing service users into residential nursing care. There is a significant shortage of available accommodation within the borough and neighbouring areas, and evidence shows that this shortage is likely to continue due to increasing demand with an increase in the number of older people and improvements in overall life expectancy.

**2.4** In principle, the use is considered acceptable as it is compatible with the character and appearance of the surrounding area. Its scale and design would not detract from the setting of the adjacent historic asset nor would it detract

from the amenities of neighbouring occupiers. Parking and access are also considered acceptable.

- 2.1 The development is therefore considered policy compliant and is recommended for planning approval subject to planning conditions.

### **3.0 Site and surroundings**

- 3.1 The application site is currently occupied by a vacant residential care home (Use Class C2). The building is 2 storeys with a pitched roof, and this accommodates 32 bedrooms. The site provides 19 car parking spaces to the west of the building which is accessed via a single vehicle entrance. There are a number of trees on site which are covered by a Tree Preservation Order and situated to the south of the site adjacent to the New River. There is an existing neighbouring residential development to the west located within the grounds of a Grade II heritage listed dwelling, known as 'Truro House'. Directly opposite across Oakthorpe Road is a school site and to the rear is the existing watercourse (New River).
- 3.2 The surrounding character is a mix, and in terms of scale existing buildings range from 2 to 4 storeys high.
- 3.3 The site is not within a Conservation Area nor are there any Listed Building's on site, however it is noted that neighbouring Truro House is Grade II statutory Listed.
- 3.4 The site has a PTAL rating of 3 and has an area of approximately 3600sqm or 0.36ha.

### **4.0 Proposal**

- 4.1 The applicant seeks full planning permission for the redevelopment of the site involving demolition of the existing building and the erection of a 3 storey, 82 bedroom care home involving basement level, with associated access, parking and landscaping.
- 4.2 The design and access statement submitted with the proposal indicates that the care home would offer bedrooms for the frail elderly including residential care, nursing care and specialist dementia care. There are also bedrooms that offer accommodation for more independent older people who still require a certain level of support and/or care or have a partner living in the care home.
- 4.3 The care home will provide continuous care over a 24-hour period via a 3-shift pattern rota. No staff residential facilities will be provided.
- 4.4 The ground floor level provides bedrooms, communal facilities rooms, communal open space and car parking. The first and second floor levels also contain bedrooms, communal facilities and communal open space areas.
- 4.5 The building mass has been arranged in three distinct sections. The primary building mass is aligned to Oakthorpe Road. It would consist of a 3 storey building, with a portion of the ground floor level set below street level due to the sloping topography of the site. The secondary mass on the south of the site, is positioned toward the neighbouring property to the west and the New River. The two building elements are connected with a link building, which is articulated to provide communal open space areas overlooking the river.

- 4.6 Pedestrian access to the site would be from Oakthorpe Road via a separate pathway which leads to the main entrance of the building. The proposal will also utilise the existing vehicular access to the site from Oakthorpe Road. This would provide access to 33 car parking spaces (including 2 disabled spaces).
- 4.7 In consultation with the applicant, a number of amendments were made to the scheme which involved enhancing the design of the building and providing additional landscaping throughout the site. These amendments have been detailed in the main body of this report.

## **5.0 Relevant planning history**

- 5.1 LBE/95/0001 - Demolition of existing building and redevelopment of the site by the erection of a part single storey, part 2-storey building to provide a 32 bed nursing home with associated car parking facilities. Granted planning permission.
- 5.2 17/01017/PREAPP: Proposed demolition of existing building and erection of a part 3, part 4-storey building to provide a 92-bed care home (C2) with associated car parking and amenity space. Pre-Application advice given and there were a number of issues raised relating to scale, massing and layout, design, impact on neighbouring residential amenity, servicing and parking, sustainable drainage/flooding and trees/biodiversity. The key issues have been outlined below:
- The scheme should be amended to reduce the massing arrangement allowing for the scale to be reduced where there is a greater sensitivity to the south-east corner of the site (i.e. where 2-storey housing is opposite). Greater scale could be considered where the context is less sensitive, though anything more than 4-storeys is unlikely to be acceptable on this site given the local context.
  - Further design development is recommended to explore how the plan form and/or the orientation of the building could be manipulated to create less compromised external space, alongside a more active frontage that addresses Oakthorpe Road.
  - The legibility of the development is adversely affected by positioning the entrance into the care home on the side elevation fronting the car park. Rather than replicating what exists a far more prominent and legible entrance should be provided.
  - The massing of the building as seen from the rear (New River) should be broken down further.
  - Further design development should focus on a contextual study of the surrounding area, with key architectural elements, detail, and materiality identified that can be used positively to ensure that this scheme will reflect and enhance local character.
  - The flank end and facing elevation of this 3/4 storey new build includes windows and projecting balconies facing towards Honeysuckle House. There is a potential issue here in terms of how this relationship relates to the proposed scheme. Policy DMD 10 is relevant, this sets out distancing standards that should be complied with to safeguard privacy.

- Any trees proposed for retention should be identified with tree protection details, any proposed for removal should be identified, and a schedule of replacement tree planting provided
- Given the site is adjacent to a designated Wildlife Corridor, Green Chain Corridor and Site of Metropolitan Importance for Nature Conservation an Ecology Survey is required, together with a preliminary bat roost assessment of the existing building

5.3 18/01742/PREAPP - Proposed redevelopment of site and erection of 84-bed care home. Pre-Application advice given, and the key issues raised have been outlined below:

- Re-consider the location of stair cores along the frontage building and give thought to introducing more activity at the entrance/frontage into the site (facing Oakthorpe Road)
- Reduced parking should be explored (and an acceptable quantum agreed with Transport officers), which in turn will provide greater opportunities for additional landscaping and external amenity space
- Options that maximise the external spaces to the south of the site, adjacent to New River would be welcome and must be explored as this would take advantage of a southern orientation and provide opportunity for additional overlooking and passive surveillance of the adjacent footpath alongside New River
- It is expected that a significant landscape scheme, in accordance with DMD81, forms part of any proposed development which may include the retention of some of the existing trees. It is considered that the current proposal does not appear to provide adequate separation between the building and the tree screen at the south of the site and it is suggested there is perhaps too little amenity space and too much area given over to parking. This relationship will need further consideration.
- Replacements vegetation along the southern boundary should be relatively large species, in keeping with the river side setting, whilst still providing adequate separation from the proposed building. Further details of replacement planting will be required in order to justify removal of trees along the southern edge.

## **6.0 Consultation**

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

#### Traffic and Transportation

- 6.2 No objection is raised to the proposal, however additional information was requested regarding parking provision on site, servicing arrangements, refuse and recycling storage arrangements, pedestrian access and cycle parking provision. This information is assessed in the main body of this report.

#### SuDS

- 6.3 No objection. A revised SuDS strategy is considered acceptable, subject to conditions.

#### Environmental Health

- 6.4 No objection subject to conditions in relation to contamination and dust mitigation.

#### Urban Design

- 6.5 No objection. Comments regarding the merits of the proposed development are contained in the main body of this report.

#### Thames Water

- 6.6 No objection.

#### London Fire Brigade

- 6.7 No objection. The applicant provided additional information demonstrating compliance with the relevant criteria and this will be secured by a condition of consent.

#### The Canal and River Trust

- 6.8 No objection.

#### Trees

- 6.9 No objection. Revised drawings and additional information have been provided which is detailed in the main body of this report.

## **7.0 Public Consultations**

- 7.1 Consultation letters have been sent to 97 neighbouring properties. Notice was displayed at the site and also advertised in the local paper.

- 7.2 No objections have been received.

## **8.0 Relevant Policy**

### **8.1 London Plan**

Policy 3.1 – Ensuring Equal Life Chances For All

Policy 3.2 – Improving Health and Addressing Health Inequalities  
 Policy 3.5 - Quality and design of housing development  
 Policy 3.9 - Mixed and balanced communities  
 Policy 5.1 - Climate change mitigation  
 Policy 5.2 - Minimising carbon dioxide emissions  
 Policy 5.3 - Sustainable design and construction  
 Policy 5.7 - Renewable energy  
 Policy 5.10 – Urban Greening  
 Policy 5.11 – Green Roofs  
 Policy 5.13 - Sustainable drainage  
 Policy 5.14 - Water quality and wastewater infrastructure  
 Policy 5.15 - Water use and supplies  
 Policy 6.9 – Cycling  
 Policy 6.10 - Walking  
 Policy 6.13 - Parking  
 Policy 7.1 – Lifetime Neighbourhoods  
 Policy 7.2 – An Inclusive Environment  
 Policy 7.3 – Designing Out Crime  
 Policy 7.4 - Local character  
 Policy 7.6 – Architecture  
 Policy 7.8 – Heritage Assets and Archaeology  
 Policy 7.19 – Biodiversity  
 Policy 7.21 – Trees  
 Policy 7.30 – London’s Waterspaces

## 8.2 The London Plan – Draft

A draft London Plan was published on 29 November 2017 for consultation purposes with a deadline for consultation of 2 March 2018. The draft plan is a material consideration in determining applications but is likely to carry little or no weight until there is a response to consultation submissions or until after its examination. Of particular relevance is:

Policy H15 provides clarity on what types of older persons housing will be considered use class C3 or C2 - Sheltered accommodation and extra care accommodation is considered as being in Use Class C3. Residential nursing care accommodation is considered as being in Use Class C2.

## 8.3 Core Strategy

CP6 - Meeting Particular Housing Needs  
 CP7 - Health and Social Care Facilities and the Wider Determinants of Health  
 CP9 - Supporting Community Cohesion  
 CP20 - Sustainable Energy use and Energy Infrastructure  
 CP21 - Delivering Sustainable Water Supply, Drainage and Sewerage Infrastructure  
 CP24 – The Road Network  
 CP25 – Pedestrians and Cyclists  
 CP28 – Managing Flood Risk Through Development  
 CP29 – Flood Management Infrastructure  
 CP30 - Maintaining and Improving the Quality of the Built and Open Environment  
 CP36 - Biodiversity  
 CP46 - Infrastructure Contributions

## 8.4 Development Management Document



DMD10 – Distancing  
DMD15 – Specialist Housing Needs  
DMD37 - Achieving High Quality and Design-Led Development  
DMD38 - Design Process  
DMD45 - Parking Standards and Layout  
DMD47 – Access, New Roads and Servicing  
DMD48 – Transport Assessments/Travel Plans  
DMD49 - Sustainable Design and Construction Statements  
DMD50 – Environmental Assessment Methods  
DMD51 – Energy Efficiency Standards  
DMD53 – Low and Zero Carbon Technology  
DMD54 – Allowable Solutions  
DMD55 – Use of roof space/vertical surfaces  
DMD56 – Heating and Cooling  
DMD58 – Water Efficiency  
DMD59 – Flood Risk  
DMD61 – Managing Surface Water  
DMD62 – Flood Control and Mitigation Measures  
DMD63 – Protection and Improvement of Watercourses and Flood Defences  
DMD65 – Air Quality  
DMD66 – Land Contamination  
DMD68 – Noise  
DMD75 – Waterways  
DMD76 – Wildlife Corridors  
DMD77 – Green Chains  
DMD78 – Nature Conservation  
DMD 79 – Ecological Enhancements  
DMD80 – Trees on Development Sites  
DMD81 - Landscaping

#### 8.5 Other Relevant Policy

National Planning Policy Framework  
National Planning Policy Guidance

### 9.0 **Analysis**

#### Key Issues to Consider

9.1 This report sets out an analysis of the issues that arise from the proposals in the light of adopted strategic and local planning policies. The main issues are considered as follows:

- Principle of development
- Design and appearance
- Traffic and transportation
- Impact on neighbouring residential amenity
- Landscaping and impact on trees

#### Principle of the Development

9.2 Policy 6 of the Council's Core Strategy sets out the Council's guiding principles for meeting particular housing needs, and states:

*“The Council, with its partners, will develop flexible and accessible accommodation services that meet the local housing needs of vulnerable adults and that support the delivery of the Personalisation Agenda. Future*

*accommodation requirements will be set out in the emerging Health and Adult Social Care commissioning strategies. These strategies should be used as a tool for shaping and informing future development in the Borough. There is a particular need to control the development of traditional residential care home provision and align the development of supported accommodation services with local need.*

*The Council will work to ensure that there is appropriate provision of specialist accommodation across all tenures. Criteria for assessing applications for housing to meet particular needs, having regard to need and supply will be set out in the Development Management Document.”*

- 9.3 Furthermore, Policy DMD15 of the Council’s adopted Development Management Document refers to specialist housing needs, and states that:

*“Development proposals for specialist forms of housing would only be permitted if all of the following criteria are met:*

- a. The development would meet an identified borough need for that form of specialist housing having regard to evidence of need in the Council’s Market Statement, Health and Adult Social Care Commissioning Strategies, or the needs assessment of a recognised public health care body;*
- b. The property is suitable for such a use and would not result in an over intensive use of the site*
- c. That residential amenity is preserved in accordance with the relevant criteria in policy DMD 8 ‘General Standards for New Residential Development’;*
- d. It would not result in an excessive number or concentration of similar uses in a locality which would be detrimental to residential character or amenity;*
- e. The development is adaptable, well designed, of a high quality, accessible (internally and externally), meets the needs of the specific client groups it serves and their carers but is flexible in case these change. Developments must have regard ‘General Standards for new development’, other design considerations and local guidance. The Council will work with partners to ensure the facilities provide an adequate form of accommodation; and*
- f. The development is well located so that it is easily accessible to existing local community facilities, infrastructure and services, such as public transport, health services, retail centres, recreation and leisure opportunities.”*

- 9.4 The proposal to use the site as a residential care home for the elderly would fall within Use Class C2. This would be compatible with the existing use of the site (also C2 class). As such the principle of the proposed use is accepted.

- 9.5 Current experience of the Council in seeking to place service users into residential nursing care shows a significant shortage of available accommodation within the borough and neighbouring areas, and evidence shows that this shortage is likely to continue due to increasing demand. With an increase in the number of older people and improvements in overall life

expectancy, there is likely to be a growing need for care homes in the borough over the next 20 years.

- 9.6 There is no planning policy guidance in place that relates specifically to care home standards. However, there are bodies that regulate care home standards, most notably the Care Quality Commission (CQC). It is noted that many of these standards clearly relate to operational arrangements which are controlled outside of the planning process, e.g. allowing visitors at reasonable times, varied dietary offers, appropriate staffing levels and maintenance.
- 9.7 In compliance with the CQC standards, accessible toilets would be provided on each floor through en-suite facilities, as would communal space for residents. The CQC standards dictate that all new-build should incorporate single bedrooms with a minimum usable floor space of 12 sqm (excluding en-suite facilities): the proposed plans indicate individual room areas that consistently exceed the 12 sqm on each floor.
- 9.8 It is the case that a greater scale and intensity of use is sought on site, therefore this position must be appraised in relation to other material planning considerations including: justifying the need for a greater scale of use; scale, massing and layout; the schemes design; the impact on the character of the area; standard of accommodation; servicing; parking provision; impact on neighbouring residential amenity; sustainable drainage/flooding and sustainability credentials.

#### Scale, Design, Character and Impact on the Surroundings

- 9.9 Good design is central to all objectives of the London Plan in particular 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) 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.
- 9.10 The surrounding character could be described as mix, and in terms of scale existing buildings range from 2 to 4 storeys high. The development on the opposite side of Oakthorpe Road comprises a three storey Convent fronting Oakthorpe Road and two storey terraces fronting Riverway.
- 9.11 The proposal would create a new frontage to the public highway on Oakthorpe Road. The frontage on Oakthorpe Road will be set in approximately 3.6m from the streetscape and it will be 3 storeys in height with a pitched roof, however it will present as 2 – 2.5 storeys due to the sloping topography of the site.



- 9.12 On the secondary frontage to New River, the building will be set in between 4.6m – 10.2m from the boundary with the river and it will present a 3 storey frontage. The two building elements are connected with a link building, which is articulated to provide communal open space areas on the southern elevation overlooking the river.



- 9.13 The development is proposed in a relatively modern form with a mixed material palette. There is relatively little information submitted about the proposed materials, but it is considered that these details could be dealt with via condition of consent. The front, side and rear elevations would be broken up with recessed elements, prominent gable features, balconies, varied window treatments and a pallet of materials which will assist to provide visual interest and relief when viewed from different perspectives.
- 9.14 Following discussions with the applicant to address the concerns raised by the Urban Design Officer in respect of the building articulation, amended plans were submitted. Two brick gables were introduced along the rear façade for the main river frontage which breaks up the massing without the loss of private open space area. They also relate well to the character of the front elevation of the building which also comprises gable features. The addition of gable features at the rear elevation also prevent a continuous line of glazed balconies which has oblique views along New River. The communal terraces at the rear of the first and second floor levels associated with the link building have been rationalised to have straighter lines, making them more useable. Architectural detailing in the form of recessed brickwork has been added to the western façade to provide relief on the western elevation. The window treatment at the front elevation facing Oakthorpe Road have been rationalised. Furthermore, the roofs above the balconies have been reduced to improve its visual impact to the rear whilst ensuring that the part of the balcony closest to the building can still be used.
- 9.15 In conclusion, the proposed development has been significantly improved through amendments to its visual appearance and massing. The proposal is considered to have an acceptable relationship to the surrounding street scene and New River having regard to planning policy.

#### Heritage Assets

- 9.16 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 DMD carries 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. Paragraph 193 of the NPPF states 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

9.17 No. 176 Green Lanes (Truro House) is a Grade II listed building which is located to the east of the site. In short, the proposed development is considered to have an acceptable relationship to the heritage significance of the listed building.

9.18 No. 176 Green Lanes (Truro House) comprises an early-mid nineteenth century two storey detached villa with a hipped roof form, located at the corner of Green Lanes and Oakthorpe Road to the west. The dwelling is Grade II listed and its heritage significance has been described below:

*“Two storeys, four windows irregularly spaced. Ornamental stucco surrounds to replaced casement windows with external louvred shutters. Lower, probably later, North part. Four modern stone steps, with curved side walls supporting urns, to prostyle Corinthian porch with garlands in frieze. Garden (south) front has projecting semi-circular bay with attached Ionic columns. Late C19 east extensions in Tudor style. The front walls and gate piers to the north and west of No. 176 (Truro House) are also Grade II Listed and are characterised as early nineteenth century stock brick wall, the northern wall comprises original stone coping for most of its length whilst the western wall has modern sloped coping. The western wall also comprises square stuccoed piers with ball finials and a wrought iron gate.*

9.19 The site is located to the east of the listed heritage item. The proposed scheme does represent an increase in height and massing which may cause some harm to the significance of the listed items.

9.20 Taking into consideration the level of impact on the heritage item, there is a large degree of separation (100m approx.) between the proposed building and the heritage asset, with the adjoining modern residential development to the west screening the majority of the site. In addition, the proposed development will be set at a lower level (1.5m approx.) toward the western section of the site due to its sloping topography which also reduces its presence to the listed assets. The use of brick materials throughout the development would help the proposal blend into Oakthorpe Road street scene. Furthermore, due regard must also be given to the considerable benefits the scheme would deliver in providing more aged care housing to the area along with regenerating the site. Overall whilst due regard has been given to the setting of the listed heritage items to the west, the adjoining residential buildings provides a clear divide between both sites and the provision of an aged care facility and overall public benefit the scheme generates is considered to outweigh any less than substantial harm arising.

9.21 In conclusion and having regard to the tests set out in the NPPF, the design, scale, character and impact on the listed items associated with this proposed development although higher and bulkier than the existing building is considered acceptable and the public benefits, would outweigh the less than substantial harm arising to the setting of the conservation area / heritage assets. It would integrate acceptably having regard to policies DMD6, 8, 37

and 44, CP30 and CP31 of the Core Strategy and London Plan policies 7.4, 7.6 and 7.8 of the London Plan.



Figure 1: Location of Truro House identified by the red circle

### Neighbouring Amenity

9.22 From the perspective of neighbouring amenity, it is considered the proposal should be assessed with relation to the following properties.

- Property opposite on (St Anne's High School / Convent Building)
- Property Opposite at 1 Riverway)
- The rear of properties fronting Ecclesbourne Gardens
- Properties adjacent to the west on Oakthorpe Road (1, 3 and 5 Huguenot Drive)

9.23 It is considered that all other properties are sufficiently separated from the proposal to not be affected.

#### *Properties opposite on 8 Oakthorpe Road and 1 Riverway*

9.24 St Anne's High School and the vacant Convent Buildings are sited immediate north of the site on the opposite side of Oakthorpe Road. Given the separation to these buildings of approx. 50 metres, it is considered the proposals would have no adverse impact on either the function of the School or any future options surrounding the vacant convent buildings.

9.25 In respect of no. 1 Riverway, it is occupied by a two storey end of terrace dwelling located directly north of the site on the opposite of Oakthorpe Road. The dwelling has one side facing window at the first floor level and the daylight-sunlight report illustrates that an acceptable degree of daylight and sunlight will be maintained to habitable rooms and open space area. The proposed development is will be set in 3.6m from the street boundary, therefore it is considered that an acceptable degree of privacy and separation would be retained. As such the proposed development is considered to have an acceptable impact onto Number 1 Riverway.

#### *The rear of properties fronting Ecclesbourne Gardens*

9.26 The rear gardens associated with the two storey terraced houses and a large commercial warehouse unit fronting Green Lanes are situated to the south of the development site, on the opposite side of New River. They would be

separated by a distance of approximately 30m from the rear boundary of the subject site. It is considered that these separation distances are more than adequate to ensure that these properties are not adversely impacted upon. Also, as they are located to the south of the site, there will not be any adverse daylight/sunlight impact on the rear open space areas and habitable rooms. Accordingly, the proposal is considered to have an acceptable impact on these properties.

Properties adjacent to the west on Oakthorpe Road (1, 3 and 5 Huguenot Drive)

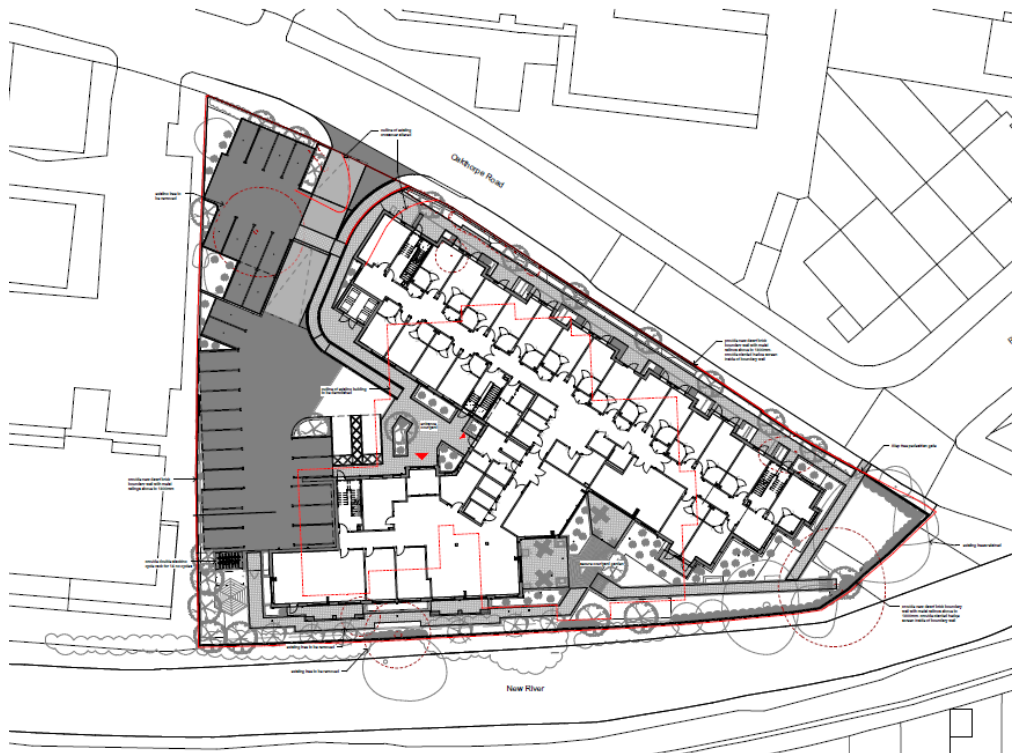
- 9.27 The properties to the west of the subject site comprises a three storey residential flat building at no. 5 Huguenot Drive and 2 x 2 storey dwellings. In respect of daylight access to windows, all windows pass the Vertical Sky Component and daylight distribution tests with the exception of a number of windows at 5 Huguenot Drive.
- 9.28 It is noted that the windows at 5 Huguenot Drive are obstructed by overhanging balconies and it is acknowledged that in such circumstances windows typically receive less daylight as the balcony cuts out light from the top part of the sky. Without the balconies on these neighbouring properties, the windows at 5 Huguenot Drive pass the daylight/sunlight tests. With the balconies, whilst it is accepted that even a modest obstruction opposite may result in a disproportionate relative impact on daylight/sunlight. The proposed development therefore satisfies the BRE daylight requirements, it must be noted that the windows are secondary windows to habitable rooms on the side elevation of no. 5 Huguenot Drive. It is therefore considered limited weight can be given to the effect on these windows which in any event, is assessed to be minimal.
- 9.29 The proposed internal layout has also been designed to avoid directly overlooking of these windows. There are no windows located on the western elevation of the proposed development as such, there will not be any adverse impact in respect of privacy impacts to the neighbouring property.
- 9.30 In conclusion all factors considered, the proposal has a negligible impact on the amenity to all adjoining occupiers.

Traffic and Transportation

*Car parking/trip generation*

- 9.31 The London Plan, Core Strategy and DMD encourage and advocate sustainable modes of travel and require that each development should be assessed on its respective merits and requirements, in terms of the level of parking spaces to be provided.
- 9.32 Policy DMD45 requires parking to be incorporated into schemes having regard to the parking standards of the London Plan; the scale and nature of the development; the public transport accessibility (PTAL) of the site; existing parking pressures in the locality; and accessibility to local amenities and the needs of the future occupants of the developments.
- 9.33 The London Plan and Council's Development Management Document does not give prescriptive parking standards for care homes; the guidance is to ensure any provision is justified for operational needs.

- 9.34 As mentioned, the existing site provides 19 car parking spaces. The proposal will provide a total of 33 car parking spaces (including two disabled bays) at the ground level: an increase of 14 car parking spaces. It was noted in the traffic and parking assessment submitted with the application that car parking for residents is not necessary but that they require parking for staff etc. in connection with their 24 / 7 care and support to undertake some, or all, of the activities of daily living. Accordingly, no objection has been raised to the level of car parking to support the function of the care facility.



- 9.35 It is noted from the submitted transport assessment that the care home would employ a total of 81 Full Time Equivalent (FTE) staff. Staff will be working on different shift times, therefore a maximum of 38 FTE staff would be working at any one time during a typical weekday (between 09:00 and 14:00). The traffic and parking report included census data from 2011 of methods of travel to work for workplaces in Enfield. The data indicated that 51% of people will drive to work therefore given the number of staff at any one time is 38, the number of staff likely to drive is calculated at 19 which could be accommodated within the car park. Cycle parking will also be conditioned to encourage staff to utilise sustainable modes of transport.

- 9.36 A concern was raised in respect of car parking for shift changeovers. The applicant provided additional information to respond to the concerns raised which indicated that the numbers of staff refer to the total numbers of staff on-site at these times, rather than the numbers of staff starting / finishing their shifts at these times. Therefore, and as an example, 33 staff do not finish at 2pm to be replaced by a different group of 31 staff. Staff will often work double-shifts meaning that changeover numbers are much smaller. In addition, catering, administration, maintenance and some care staff do not need to be on-site at the same time for a physical handover. In accordance with the additional information provided, there was no further objection raised by Council's traffic and transport officers.



- 9.37 In respect of trip generation, the transport assessment submitted with the application undertook a trip generation exercise has been undertaken using the 'Health – Care Home (Elderly Residential)' category in the TRICS database. This demonstrates that the net change in vehicle trips would be 5 two-way trips in the morning peak hour and 8 two-way trips in the evening peak hour during the weekday. The proposal will also generate 7 two-way vehicle trips on a Saturday. The proposed traffic generation is considered to be negligible and will not have any significant bearing on the operating capacity of the surrounding streets.
- 9.38 Accordingly, the amount of car parking provided, and trip generation would be acceptable and consequently would not result in excessive on street parking or on the operational capacity of the surrounding street network.

#### *Vehicular Access, Servicing & Refuse Collection*

- 9.39 The existing site access on Oakthorpe Road will be retained and a new vehicle ramp will be provided at the site entrance. There was no objection raised in respect of the proposed vehicle access into the site.
- 9.40 Details of the surfacing materials of the parking area, crossover, footpaths, landscaping designs, surface drainage, levels and visibility are not yet provided but can be secured via condition.
- 9.41 Policy 47 of the DMD indicates that, new access and servicing arrangements must be included in the detailed design of the scheme from the outset and must ensure that vehicles can reach the necessary loading, servicing, and parking areas. Layouts must achieve a safe, convenient and fully accessible environment for pedestrians and cyclists. New developments will only be permitted where adequate, safe and functional provision is made for refuse collection, emergency service vehicles and delivery/servicing vehicles.
- 9.42 According to the Manual for Streets (MfS), planning authorities should ensure that new developments make sufficient provision for waste management and in so doing, promote designs and layouts that secure the integration of waste management facilities without adverse impact on the street scene. The submitted plans have been assessed in accordance with the above guidance. Servicing and refuse collection would take place adjacent to the main entrance to the care home. Appropriate turning space is provided such that refuse vehicles can enter and exit in a forward gear and this has been demonstrated in the traffic and transport report submitted with the application. Overall, the refuse storage arrangements are considered acceptable. Details on refuse storage has not been provided but this can be secured via a condition.

#### *Cycle Parking*

- 9.43 Details of cycle parking has not been provided however it is considered that there is enough space on the site to provide compliant cycle parking. As such, it is considered acceptable to secured this via a condition of consent.

#### *Pedestrian Access*

- 9.44 Developments should have separate pedestrian footpaths from the streets to the buildings. The footpaths should be level, lit and measure at least 2m in width.

- 9.45 Consideration should be given to wheelchair and pedestrian movements around development site with respect to residents and visitors accessing the site's cycle parking, waste store(s), and nearby streets. This is to meet the requirements of London Plan Policy 6.10 (walking) and Enfield's policy DMD 47 which states that: "All developments should make provision for attractive, safe, clearly defined and convenient routes and accesses for pedestrians, including those with disabilities.
- 9.46 According to Policy 45 of the DMD; all new developments must be designed to be fully accessible for all mobility requirements and should maximise walkability through the provision of attractive and safe layouts with pedestrian permeability. The proposed development complies with these policies and is deemed acceptable.

#### Affordable Housing

- 9.47 It is not always feasible or desirable to achieve affordable housing targets as set out in adopted policy when considering specialist forms of housing. Given the proposal is a care home that would fall within a C2 use, the scheme is not subject to affordable housing.

#### Drainage and Flooding

- 9.48 Policy DMD59 states that new development must avoid and reduce the risk of flooding, and not increase the risk elsewhere. Policy DMD61 states that a Drainage Strategy will be required for all development to demonstrate how proposed measures manage surface water as close to its source as possible and follow the drainage hierarchy in the London Plan.
- 9.49 The SuDS officer raised no objection to the revised document which was submitted to address comments, however a detailed SuDS strategy will be conditioned to ensure compliance with adopted policy.
- 9.50 The application site is not located within a flood zone. The SuDS Officer and Thames Water was consulted due to the proximity of the development to the New River and no concerns were raised. The proposed development would not result in a significant increase in the opportunity of flooding in the area.

#### Trees, Landscaping and Biodiversity

- 9.51 Policy DMD80 seeks to protect trees of significant amenity or biodiversity value. Policy DMD81 sets out that developments must provide high quality landscaping that enhances the local environment and should add to the local character, benefit biodiversity, help mitigate the impacts of climate change and reduce water run-off.
- 9.52 It is noted that there are a number of trees on site, some of which are protected by a TPO. It is proposed to remove the group of trees running along the south of the site. Council's tree officer did not raise an objection to their removal given their condition and likely lifespan. In consultation with the applicant, the provision of landscaping and trees was also increased throughout the site which improves the sites streetscape appearance and screening buffer to the river at the south of the site. A detailed landscape plan will be secured via a condition of consent.



9.53 The site is located within a wildlife corridor and due regard must be given to DMD 76 of the Development Management Document which requires development proposals to protect and enhance the corridor. The applicant has provided a Preliminary Ecology appraisal providing a full assessment of the site and its ecology impacts. There are no perceived ecological constraints preventing the extent of the proposed development, however recommendations are provided in the report post development to encourage bats and roosting birds. A planning condition shall be applied requiring details of ecology improvements to be undertaken.

### Sustainable Design and Construction

9.54 Policy DMD49 states that all new development must achieve the highest sustainable design and construction standards having regard to technical feasibility and economic viability. An energy statement in accordance with Policies DMD49 and 51 is required to demonstrate how the development has engaged with the energy hierarchy to maximise energy efficiency. An Energy Assessment and Low or Zero Carbon Feasibility Report was submitted with the application.

9.55 Policy 5.2 of the London Plan and Policy DMD51 of the DMD requires major development to achieve a 40% improvement over 2013 Building Regulations and a 25% reduction in Carbon Dioxide emissions over Part L2A of Building Regulations (2010). The energy assessment concludes that in order to achieve compliance with Part L2A 2013, it was determined that a Combined Heat and Power (CHP) sized to provide in the order of 20% of the overall thermal demand would provide a revised Building Emission Rate (BER) of 36.7 kg CO<sub>2</sub>/m<sup>2</sup>. The report does not illustrate that the proposal complies with the requirements of DMD 51. A prior to occupation condition requiring details to be submitted demonstrating compliance with DMD 51 would be required.

9.56 Policy DMD50 requires major residential development to achieve a BREEAM Multi-residential or relevant equivalent rating of 'Excellent'. The BREEAM UK

New Construction 2014 scheme includes multi residential accommodation/ supported living facilities which comprises residential care homes. A condition would be required to ensure that the proposal meets an excellent BREEAM rating

- 9.57 Policy DMD52 all major development should connect to or contribute towards existing or planned decentralised energy networks (DEN) supplied by low or zero carbon energy. Proposals for major development which produce heat/ and or energy should contribute to the supply of decentralised energy networks unless it can be demonstrated that this is not technically feasible or economically viable. It is noted that there is capability for the site to connect to a planned decentralised energy network. Discussions on are ongoing with the applicant on this matter and Members will be updated at the Planning Committee meeting.
- 9.58 Policy DMD55 requires all development to maximise the use of roof and vertical surfaces for Low and Zero Carbon Technology / Living Walls / Green Roofs. A condition requiring a feasibility study of compliance with Policy DMD55 would be required.

## **10. S106**

- 10.1 Policies 8.1 and 8.2 of The London Plan (2016) seek to ensure that development proposals make adequate provision for both infrastructure and community facilities that directly relate to the development. Developers will be expected to meet the full cost of facilities required as a consequence of development and to contribute to resolving deficiencies where these would be made worse by development. In accordance with the S106 SPD and the comments received in respect of this application, the development should safeguard a route for future connection to a Decentralised Energy Network.

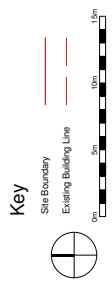
## **11. Community Infrastructure Levy**

- 11.1 The proposal would fall within the scope of the Mayor's CIL. The floor space of the existing building measures 2000 square metres. The new care home would measure 4,500 square metres and therefore there would be a net increase in floor space of 2,500 square metres. The total CIL money payable would be:  $(£60 \times 2,500\text{m}^2 \times 325)/274 = £177,919$ .
- 11.2 The scheme would not be liable to the Enfield CIL as it does not to apply to the C2 use class.

## **12.0 Conclusion**

- 12.1 In conclusion it is considered that this development proposal is acceptable. The proposal will support much needed residential nursing care which is a growing need in the borough. It will also comply with the standards prescribed by the Care Quality Commission (CQC)
- 12.2 It is considered that the scale, bulk and appearance is acceptable and in respect of the nearby heritage asset. In this regard, the scheme is also considered to meet the tests set out in the NPPF for development where there is identified less than substantial harm to heritage asset. It is also considered residential amenity would not be unduly prejudiced.

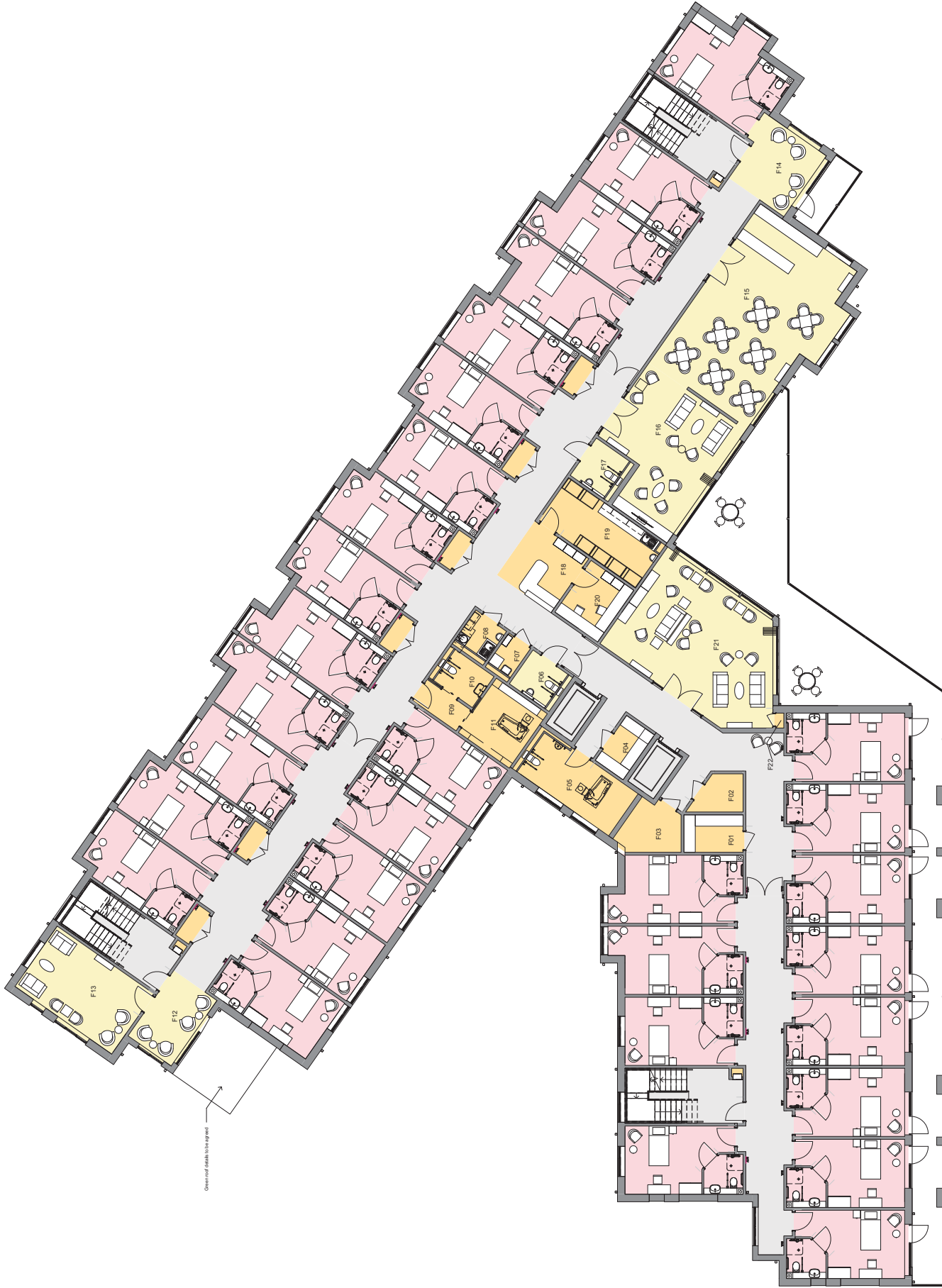
- 12.3 It is considered that on balance of all considerations the proposal development would not create an unacceptable impact to highway function and safety that warrants refusal.
- 12.4 It is therefore recommended that planning permission be approved.



First Floor Key

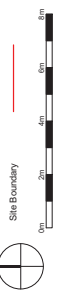
- 032 DR2
- 033 DR3
- 034 DR4
- F01 Linen Store
- F02 Hoist Store
- F03 Wheelchair Store
- F04 Linen Store
- F05 Assisted Bath
- F06 Asst WC
- F07 Cleaner Store
- F08 Sluice Room
- F09 Lobby
- F10 Asst WC
- F11 Assisted Bath
- F12 Communal Area
- F13 Quiet Room
- F14 Communal Area
- F15 Dining
- F16 Lounge
- F17 Asst WC
- F18 Nurse Base
- F19 Drug Store
- F20 Office
- F21 Lounge
- F22 Store

- ANCILLARY
- CARE SUITE
- CIRCULATION
- COMMUNAL
- Calculating...



General details to be agreed

Key



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Rev	Date	Description
E	09/12/16	Update to add client requirements
G	13/01/16	Approved final Assessment comments
F	15/03/16	Update to add to comments received from R.A.P.A.

Drawn	Checked	Date	Scale
SD	SD	04/11/16	1:100

Oakthorpe Road, Enfield  
 First Floor Plan  
 AAT385-2007  
 REV 1  
 PLANNING



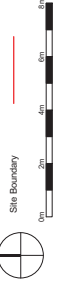
Second Floor Key

- S01 Linen Store
- S02 Hoist Store
- S03 Wheelchair Store
- S04 Linen Store
- S05 Assisted Bath
- S06 Asst WC
- S07 Cleaner Store
- S08 Sluice Room
- S09 Lobby
- S10 Asst WC
- S11 Assisted Bath
- S12 Communal Area
- S13 Quiet Room
- S14 Communal Area
- S15 Dining
- S16 Lounge
- S17 Asst WC
- S18 Nurse Base
- S19 Drug Store
- S20 Office
- S21 Lounge
- S22 Store

- ANCILLARY
- CARE SUITE
- CIRCULATION
- COMMUNAL
- Calculating...



Key



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Rev	Date	Description
E	09/13/15	Issued for use. Client requirements.
G	11/01/15	Approved for client. Client comments.
F	12/01/15	Issued for use. Client comments.

Drawn	Checked	Date
J.S.	S.H.	July '15



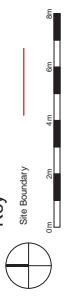


Basement Floor Key

- B09 B02
- B08 B01
- B07 B01 Female Staff
- B06 B02 Male Staff
- B05 B03 Plant
- B04 B04 Storage
- B03 B04 Staff Room
- B02 B06 Laundry
- B01 B07 Kitchen Staff
- B09 B08 Kitchen
- B10 B09 Childs Office
- B11 B10 Cinema
- B12 B11 Cinema Lobby
- B13 B13 Store

- [Yellow Box] ANCILLARY
- [Light Yellow Box] CIRCULATION
- [White Box] COMMUNAL

Key



Ground Floor Key

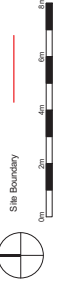
- G01 Lobby
- G02 Foyer
- G03 Managers Office
- G04 Visitors WC
- G05 Wheelchair Store
- G06 Linen Store
- G07 Service Lobby
- G08 Comms Room
- G09 Asst WC
- G10 Cleaner Store
- G11 Sluice Room
- G12 Lobby
- G13 Asst WC
- G14 Assisted Bath
- G15 Bin Store
- G16 Communal Area
- G17 Quiet Room
- G18 Communal Area
- G19 Dining
- G20 Asst WC
- G21 Hotel Store
- G22 Nurse Base
- G23 Drugs St
- G24 Office
- G25 Garden Room/ Lounge
- G26 Cafe
- G27 Private Dining
- G28 Salon
- G29 Activity Lounge/Pub
- G30 Front Office

- ANCILLARY
- CARE SUITE
- CIRCULATION
- COMMUNAL
- Calculating...

\* Indicates 16No RVP connected to SUD's planters



Key



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Rev	Date	Description
E	09/12/18	Submitted to client for comments
G	13/01/19	Approved for client comments
F	15/03/19	Submitted to client for comments received from R.A.P.A.

Oakthorpe Road, Enfield  
Ground Floor Plan





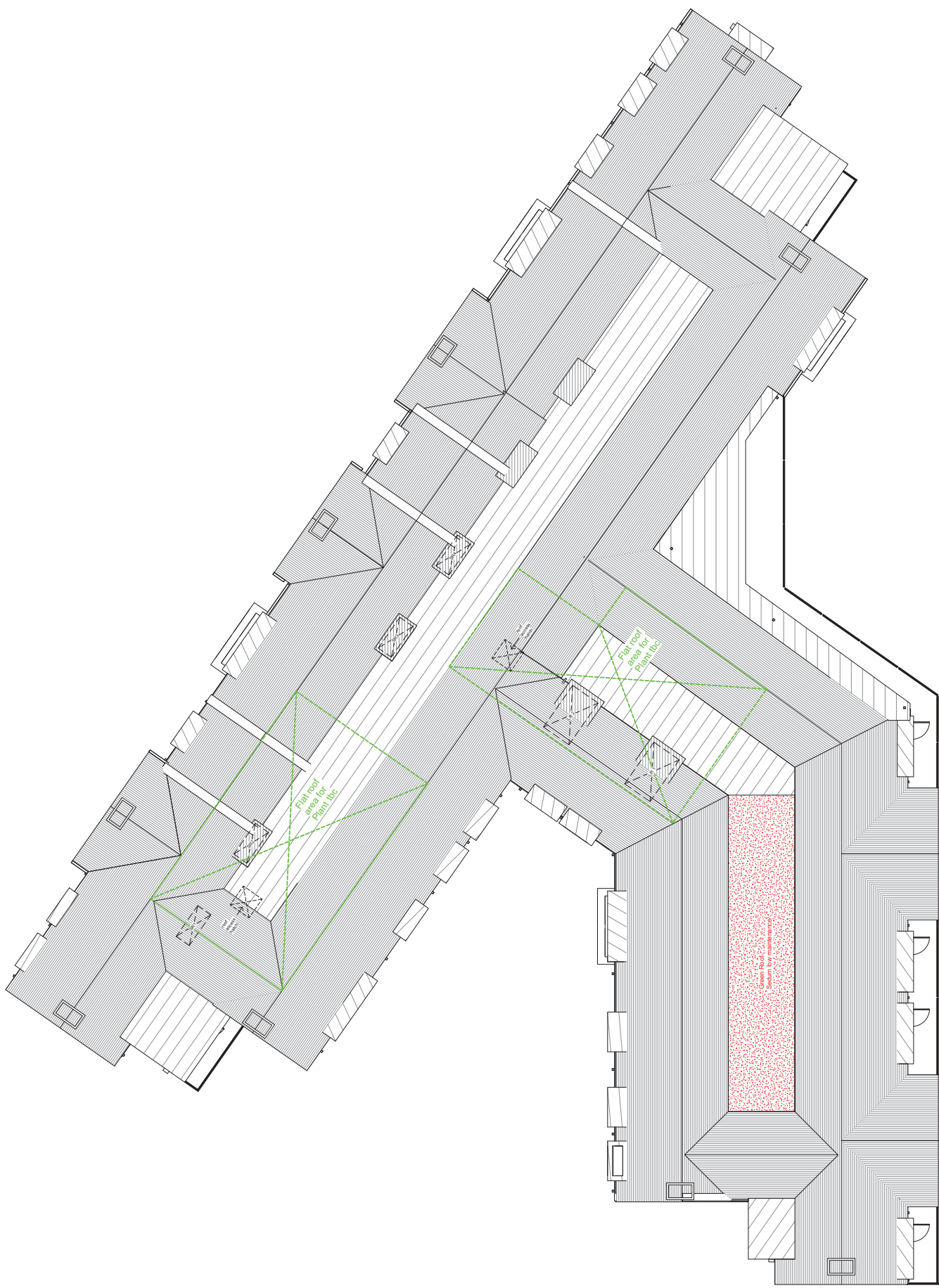
**Oakthorpe Road, Enfield**  
 Proposed Site Plan

Rev	Date	Description	Drawn	Checked	JS
D	13/01/19	Approved final planning comments	SD	AR	SH
F	23/01/19	Submitted to the Local Planning Committee	SD	AR	AR
H	23/01/19	Submitted to the Local Planning Committee	SD	AR	AR

Scale @ A1: 1:200  
 Date: July '18

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Rev	Date	Description	Drawn	Checked
T5	10/03/19	Update to add the connection detail from the DPA	SD	AR
T4	10/03/19	Revised to add the connection detail from the DPA	SD	AR
T3	20/11/18	Revised to add the connection detail from the DPA	SD	AR
T2	20/11/18	Revised to add the connection detail from the DPA	SD	AR
T1	20/11/18	Issue for tender	SD	AR

**Oakthorpe Road, Enfield**  
**Roof Key Plan**

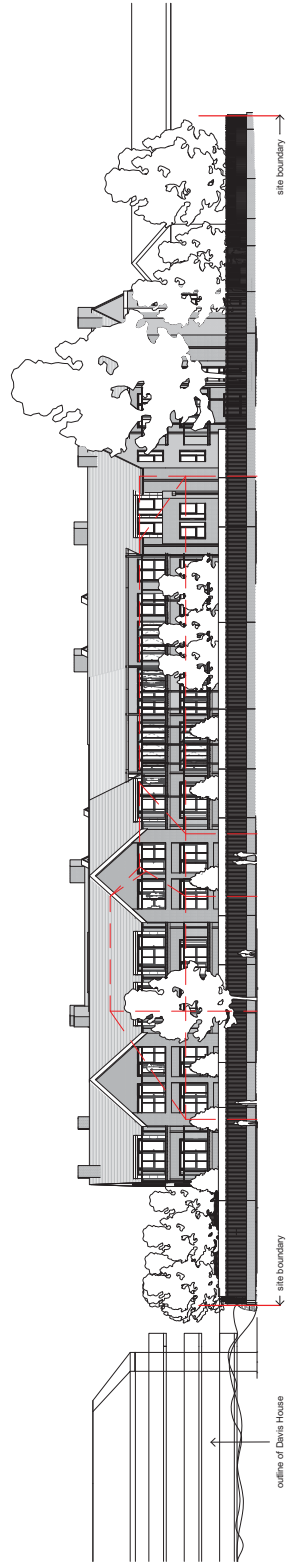
AA7385-4005 REV T5  
 TENDER

Drawn DCV Checked AR Date Nov 2018 Scale @ A1 1:100

**PRP**  
 PRP-co.uk  
 Surrey  
 020 8539 3600



North East Context Elevation  
1:200



South Context Elevation  
1:200

Key

Existing Building Line - - - - -



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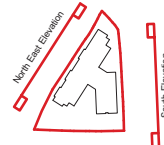
Rev	Date	Description
B	19/12/18	Planning Refusals
G	2/10/19	Planning Refusals
F	2/10/19	Submitted and in receipt of planning permission

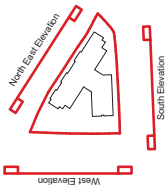
Des	Chk	Drawn	SA
SD	SH	SH	SH
SD	SH	SH	SH
SD	SH	SH	SH

Oakthorpe Road, Enfield  
Context Elevations

A47385-2013  
REV F  
PLANNING

Key Plan  
1:2000





North East Elevation  
1:200

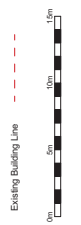


South Elevation  
1:200



West Elevation  
1:200

**Key**



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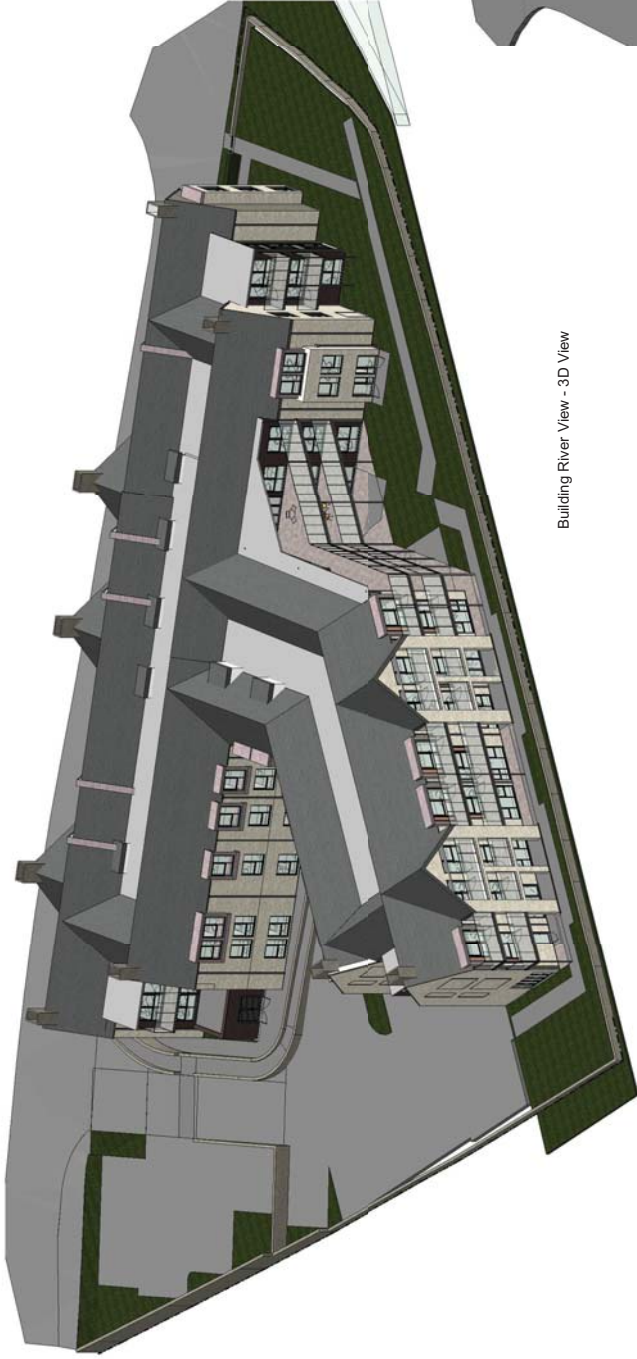
Rev	Date	Description	Drawn	Checked	Date	Scale
C	19/10/18	Planning Application	SA	SH	July '18	A4
E	21/01/19	Planning Application	SP	AR		A4
G	23/04/19	Submitted to local planning authority for approval	SP	AR		A4

Oakthorpe Road, Enfield  
Elevations - Sheet 1

A47385-2009  
REV G  
PLANNING



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Building River View - 3D View



Building Entrance View - 3D View



Building Road View - 3D View

Rev	Date	Description	Drawn	Checkd
T6	2023/10/19	Issued for the construction phase	SD	AR
T5	2023/10/19	Issued to start the construction work from the USA	SD	AR
T4	2023/10/19	Issued to start the construction work from the USA	SD	AR
T3	2023/10/19	Issued to start the construction work from the USA	SD	AR
T2	2023/10/19	Issued to start the construction work from the USA	SD	AR
T1	2023/10/19	Issued to start the construction work from the USA	SD	AR

**Oakthorpe Road, Enfield**  
3D Views

AA7385-4150  
TENDER  
Drawn: DCV Checked: AR Date: Nov. 2018 Scale: @ A1

REV T6  
PRP  
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Surrey  
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