

**LONDON BOROUGH OF ENFIELD**

**PLANNING COMMITTEE**

**Date:** 4 February 2020

**Report of:**  
Head of Planning

**Contact Officer:**  
Andy Higham  
David Gittens  
Gideon Whittingham  
Tel No: 020 8132 1623

**Ward:**  
Southbury

**Application Number:** 19/02921/FUL

**Category:** Major

**LOCATION:** Enfield Retail Park 16 Crown Road EN1 3RW

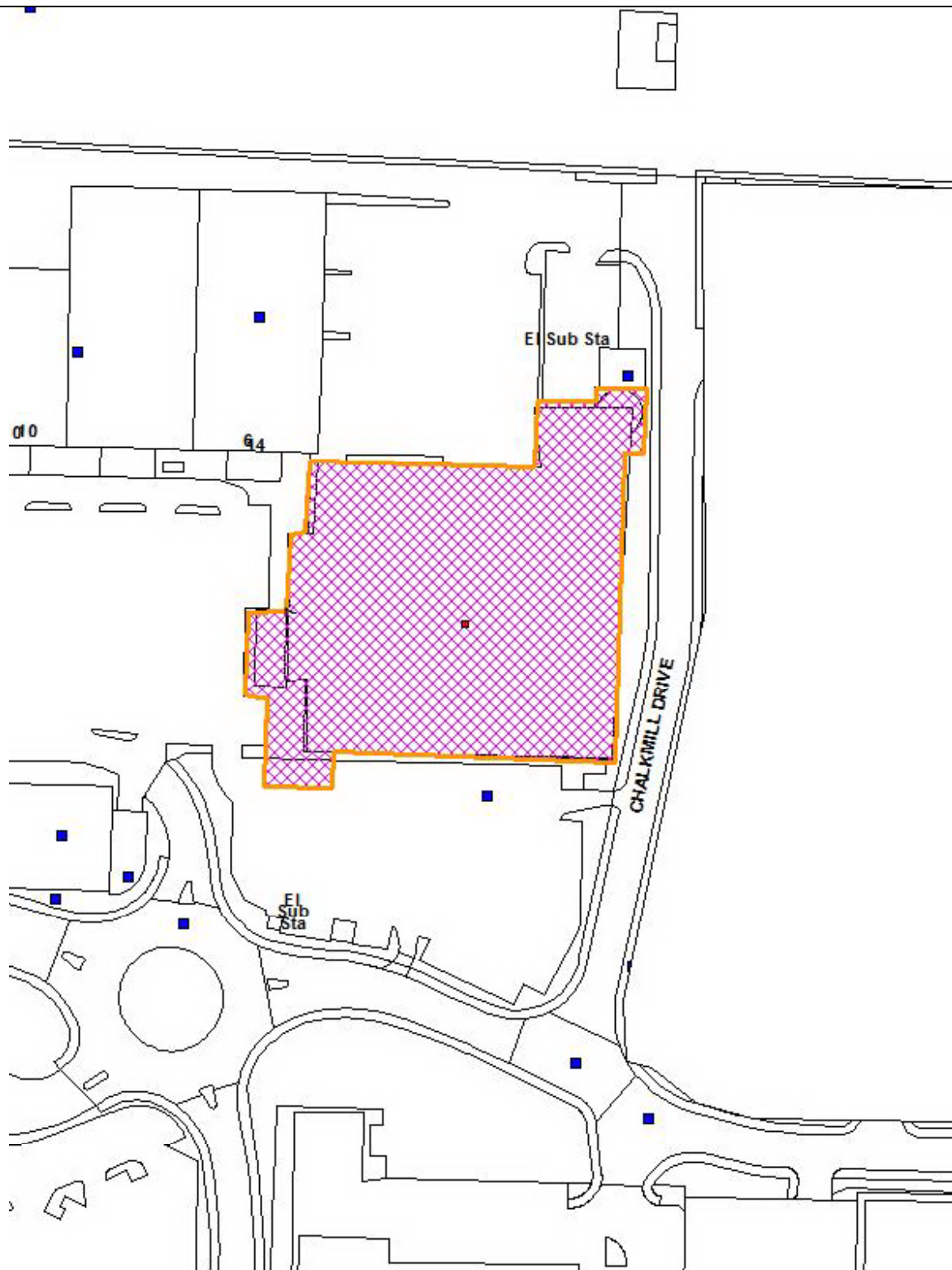
**PROPOSAL:** Subdivision of existing A1 retail unit (previously Toys R Us) into 2No. A1 retail units involving internal and external alterations including new shopfronts together with variation of condition 24 of approval ref: TP/91/0110 to allow opening hours between 07:00 and 23:00 hours from Monday to Saturday and Bank Holidays, and between 10:00 and 18:00 hours on Sundays.

**Applicant Name & Address:**  
Mr Keiron O'Mahoney  
FI Real Estate Management Ltd  
Canal Mill  
Botany Brow  
Chorley  
PR6 9AF  
Lancashire

**Agent Name & Address:**  
Mr A Corrin  
Lambert Smith Hampton  
3 Hardman Street  
Manchester  
M3 3HF

**RECOMMENDATION:** That the Head of Development Management / the Planning Decisions Manager be authorised to **GRANT** planning permission subject to conditions.

Ref: 19/02921/FUL    **LOCATION: Enfield Retail Park, 16 Crown Road, EN1 3RW,**



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Scale 1:1250

North



**1. Note for Members**

- 1.1 Although a planning application for this type of development would normally be determined under delegated authority, the application has been reported to the Planning Committee for determination by reason of its location within an area of strategic importance.

**2. Recommendation / Conditions**

- 2.1 That in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, planning permission be deemed to be GRANTED subject to the following conditions:

1. TIME LIMIT
2. DEVELOPMENT IN ACCORDANCE WITH PLANS
3. MATERIALS TO MATCH THOSE SPECIFIED
4. NO FURTHER SUB-DIVISION
5. HOURS OF OPERATION

- 2.2 It is also requested that authority to finalise the wording of conditions under the above headings, is given to officers to ensure they reflect any issues raised by Planning Committee and / or any reported updates to the meeting.

### **3. Executive Summary**

3.1 The application seeks approval for the use of the building to host 2 (two) retailers (Use Class A1).

3.2 The site previously hosted Toys 'R' Us and a secondary occupier known as Babies 'R' Us. The site has remained vacant since the company became bankrupt in 2018.

3.3 Following planning consent to develop the retail park site in 1992, attached conditions restricted the floorspace size of each unit within the parent building, opening hours and the range of goods available for sale.

3.4 This application is submitted as a result of the restricted consent and seeks to:

- Sub-divide the building into two (2) units falling within A1 use of 2,115 square metres (Unit A) and 1,589 square metres (Unit B).
- Remove the existing non trade (ancillary office and administrative functions) mezzanine floor (totalling 992 square metres).
- Amend elevations including shop frontage

3.5 The reasons for recommending approval of this application are:

- The applicant has demonstrated to the Council's satisfaction that a sequential test has been applied which shows no suitable sites available within the town centres or accessible edges. Furthermore the development would not have a negative impact upon the viability and vitality of Enfield's centres or planned investment in centres.
- The proposed alterations are considered appropriate and would not result in detrimental harm to the character and appearance of the building, the group of which it is a part, and the locality.
- The nature and proximity of this proposal with residential occupiers would not result in a detrimental impact in terms of noise, odours or air quality, outlook or light.
- The development would be appropriate and in accordance with relevant National and Regional Policy, Core Strategy and Development policies and for the reasons noted above.

### **4. Site & Surroundings**

4.1 The site, itself located within the Enfield Retail Park, is bounded to the north by British Car Auctions (No.640 Great Cambridge Road), to the east by Chalkmill Drive, to the south by Crown Road and to the west by the commercial units of 1 - 14 (evens) of the Enfield Retail Park.

- 4.2 The site is located outside of the Strategic Industrial Location (SIL) as defined by the London Plan, the Local Plan Core Strategy, the Development Management Document and the North East Enfield Area Action Plan, which is located beyond Chalkmill Drive to the east and the north.
- 4.3 The site is in close proximity to the A10 (TfL maintained) trunk route to the west of the site and the Southbury Road Principal Route to the south. The Liverpool Street / Hertford East / Cambridge line lays to the east of the SIL. The site has a poor / moderate PTAL of 2 / 3.
- 4.4 The site is not within a Conservation Area nor is it a Listed Building.
- 4.5 The submitted site location plan denotes the planning application boundary to include the parent building and 6 car parking spaces only. The remainder of the car parking area afforded for the Enfield retail Park falls outside of this boundary.

## **5. Proposal**

- 5.1 The following works are proposed:

### *Internal*

- Subdivision of existing building (totalling 5047.8 square metres) falling within A1 Use, to form two (2) units falling with A1 use of 2,115 square metres (Unit A) and 1,589 square metres (Unit B).
- The removal of the existing non trade (ancillary office and administrative functions) mezzanine floor (totalling 992 square metres).

### *West Facing elevation (Front)*

- Remove existing canopy, signage and associated single shopfront, to be replaced with two (2) grey aluminium powder coated shopfronts with associated canopy.

### *East Facing elevation (Rear)*

- Form two (2) new door openings with associated escape stair complete with balustrade and knee rail
- Remove existing sprinkler tank

### *North Facing elevation (Facing Chalkmill Drive)*

- Existing glazed shop front, with white aluminium powder coated frames to be replaced with grey aluminium powder coated frames
- Amend two (2) existing fire exits

### *South Facing elevation (Facing Crown Road)*

- Remove one (1) of three (3) existing fire exits and amend retained doors

### *Operation*

- Opening hours between 07:00 and 23:00 hours Monday to Saturday and Bank Holidays, and between 10:00 and 18:00 hours on Sundays.

- Site access and servicing arrangements remain unaltered.

## 6. Consultation

### 6.1 Statutory and Non-Statutory Consultees

**London Fire Brigade:** Any comment received will be reported at the meeting.

**Thames Water:** Any comment received will be reported at the meeting.

**Metropolitan Police Service:** No objection

**Transport:** Objection raised. See section Transport

#### Public:

6.2 Consultation letters were sent to 17 occupiers of Crown Road and Chalkmill Drive.

6.3 To date no objections have been received.

## 7. Relevant Planning History

### *Toys R Us, Unit 7, Enfield Retail Park, Crown Road\**

7.1 18/03289/VAR - Variation of condition 1 of approval granted under reference TP/91/0110/12 to allow sub-division of the unit into 3 units. Application withdrawn 23.10.2018.

7.2 P14-00161LDC - To extend the type of goods allowed for sale to include sports clothing footwear and equipment, children's home furnishings, children's clothing and accessories, educational items including musical instruments, stationery and books (ancillary to the sale of children's toys and other products). Application withdrawn 17.02.2014 (Permission not required – see LDC/11/0044)

7.3 LDC/11/0044 - The proposed use of Units, 2, 3, 6 & 7 for unrestricted Class A1 sales subject to the sale of books, newspapers and magazines being limited to publications ancillary to the type of goods sold from the units. Granted 19.04.2011.

- The proposed use of Units 2, 3, 6 & 7 for unrestricted Class A1 sales subject to the sale of books, newspapers and magazines being limited to publications ancillary to the type of goods sold from the units is considered lawful by virtue of the permission TP/91/0110 not excluding the operation of the Use Classes Order 1987 as amended.

7.4 TP/91/0110/12 - Variation of conditions 28 and 29 of TP/91/0110 to permit the creation of a new retail unit within existing premises for sale of pharmaceuticals and ancillary products, related to a chemist store including health and dietary foods, baby and young children's products and photographic processing/sale of associated products. Granted With Conditions 29.10.2009

- Condition 28

The proposed new retail unit to be created within Unit 7(Toys 'R' Us, 16 Crown Road) by its internal subdivision shall be restricted to an area of 948m<sup>2</sup> in accordance with a plan to be submitted to and approved in writing by the Local Planning Authority specifically defining the area of the new retail unit prior to its use.

Reason: In order to provide satisfactory details showing the location of the new retail unit to be created within the existing Unit 7 (Toys 'R' Us, 16 Crown Road) and in accordance with the details of the original planning application for the subdivision limiting the size of the unit to 948m<sup>2</sup>, for which the current application has sought to provide a longer period for implementation.

- Condition 29

The range of goods which may be sold within the newly created retail unit (948m<sup>2</sup>) shall be limited to the retail sale of pharmaceuticals, health products and beauty products, baby and young children products, photographic products and lunchtime, health and dietary foods related to a chemists store as well as including the extended range of goods allowed under TP/92/1055 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the retail sales from the new retail unit do not prejudice the viability and vitality of the Town Centre, in accordance with the list of goods to be sold as set out in the applicant's supporting information and in accordance with the details of the original planning application for which the current application has sought to provide a longer period for implementation.

7.5 TP/91/0110/11 - Variation of Conditions 28 and 29 of TP/91/0110 to permit the creation of a new retail unit within existing premises, for the sale of pharmaceuticals and ancillary products, related to a chemists store including health and dietary foods, baby and young children's products, and photographic processing/sale of associated products. (Renewal of unexpired approval under ref. TP/91/0110/7). Granted With Conditions 04.11.2004

- Condition 28

The proposed new retail unit to be created within Unit 7(Toys 'R' Us, 16 Crown Road) by its internal subdivision shall be restricted to an area of 948m<sup>2</sup> in accordance with a plan to be submitted to and approved in writing by the Local Planning Authority specifically defining the area of the new retail unit prior to its use.

Reason: In order to provide satisfactory details showing the location of the new retail unit to be created within the existing Unit 7 (Toys 'R' Us, 16 Crown Road) and in accordance with the details set out in the applicants supporting information limiting the size of the unit to 948m<sup>2</sup>.

- Condition 29

The range of goods which may be sold within the newly created retail unit (948m<sup>2</sup>) shall be limited to the retail sale of pharmaceuticals, health products and beauty products, baby and young children products, photographic products and lunchtime, health and dietary foods related to

a chemists store as well as including the extended range of goods allowed under TP/92/1055 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the retail sales from the new retail unit do not prejudice the viability and vitality of the Town Centre and in accordance with the list of goods to be sold as set out in the applicant's supporting information.

- 7.6 TP/91/0110/7 - Variation of Conditions 28 and 29 of TP/91/0110 to permit the creation of a new retail unit within existing premises, for the sale of pharmaceuticals and ancillary products, related to a chemists store including health and dietary foods, baby and young children's products, and photographic processing/sale of associated products. Granted With Conditions 21.12.1999

- Condition 28

The proposed new retail unit to be created within Unit 7 (Toys `R' Us) by its internal subdivision shall be restricted to an area of 948m<sup>2</sup> in accordance with a plan to be submitted to and approved in writing by the Local Planning Authority specifically defining the area of the new retail unit.

Reason: In order to provide satisfactory details showing the location of the new retail unit to be created within the existing Unit No. 7 and in accordance with the details set out in the applicant's supporting information limiting the size of the Unit to 948m<sup>2</sup>.

- Condition 29

The range of goods which may be sold within the newly created retail unit (948m<sup>2</sup>) shall be limited to the retail sale of pharmaceuticals, health and beauty products, baby and young children products, photographic processing and ancillary photographic products and lunchtime, health and dietary foods related to a Chemists store as well as including the extended range of goods allowed under TP/92/1055 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the retail sales from the new retail unit do not prejudice the viability and vitality of the Town Centre and in accordance with the list of goods to be sold as set out in the applicant's supporting information.

- 7.7 TP/92/1055 - Variation of Condition 29 of planning permission dated 30/ 07/92 (Ref:TP91/0110) to extend the type of goods allowed for sale to include books, newspapers and magazines, children's wear, sports clothing and footwear, radio and television equipment, pet care products and photographic equipment. Granted With Conditions 07.06.1993

- Condition 29

The sale of books, newspapers and magazines from the retail warehouse units shall be limited to the sale of publications which are ancillary to the type of goods sold from the unit.



Reason: to ensure that retail sales do not prejudice the viability of the established shopping centres in accordance with the aims of the Borough Development Plan and Deposit Draft Unitary Development Plan.

7.8 TP/91/0110 - Redevelopment by the erection of retail store (A1) (7060 sq. metres gross floor space) together with coffee shop (A3); automatic teller facilities and petrol filling station; erection of retail warehouse units (15 338 sq. metres gross floor space); erection of restaurant (A3); erection of buildings for B1 or B2 use (5 462 sq. metres gross floor space); erection of a building for B1 use (3 458 sq. metres gross floor space); relocation of electricity sub-station; provision of ancillary parking and service areas; and associated highway and landscaping works. Granted Planning Permission subject to a s106 Legal Agreement 30.07.1992

- Condition 24  
That the Use Class A1 and A3 premises hereby approved shall not be open to the public for sales other than between the hours of 0800 and 2000 hours Monday to Wednesday and Saturdays; and 0800 to 2100 hours on Thursdays and Fridays; and at no time on Sundays or Bank Holidays; and that the petrol filling station premises hereby approved shall not be open to the public for sales other than between the hours of 0700 and 2400 on any day.
- Condition 28  
That the proposed retail units the subject of this planning permission shall not be subdivided and/or the floorspaces increased unless agreed in writing by the Local Planning Authority.
- Condition 29  
That the retail warehouse units Numbers 1 to 7 as identified on the submitted plan A02, shall not be used for any other purpose than the selling of goods by retail, excluding goods within the following expenditure categories (as defined by the Unit for Retail Planning Information 1990):  
(i) Category 1 (Food), Category 2 (Alcoholic Drink), Category 3 (Tobacco), Category 4 (Books, Newspapers, Magazines), Category 5 (Clothing and Footwear), Category 7.2 (Radio, TV and Photographic Equipment), 9.1, 9.2 and 9.3 (Chemist Goods and Jewellery).

\*Addresses also under:

- Land At, 540, - 580 Great Cambridge Road
- Units 2, 3 6 And 7 Crown Road

*4 Crown Road*

7.9 TP/10/0480 - Subdivision of retail unit into two retail units involving a side extension, new shop front and entrance and alterations to the existing car park layout. Granted With Conditions 06.08.2010

## **8. Relevant Planning Policies**

8.1 National and Regional Policies  
National Planning Policy Framework (NPPF) 2019

8.2 London Plan

Policy 4.7 Retail and Town Centre Development  
Policy 4.8 Supporting a successful and diverse retail sector and related facilities and services  
Policy 5.1 Climate change mitigation  
Policy 5.3 Sustainable design and construction  
Policy 6.9 Cycling  
Policy 6.10 Walking  
Policy 6.13 Parking  
Policy 7.4 Local character  
Policy 7.6 Architecture

8.3 Core Strategy

CP13 Promoting economic prosperity  
CP17 Town Centres  
CP18 Delivering shopping provision across Enfield  
CP20 Sustainable Energy use and Energy Infrastructure  
CP24 The Road Network  
CP25 Pedestrians and Cyclists  
CP30 Maintaining and Improving the Quality of the Built and Open Environment  
CP32 Pollution

8.4 DMD

DMD 25 Locations for New Retail, Leisure and Office Development  
DMD 26 Enfield Town  
DMD37 Achieving High Quality and Design-Led Development  
DMD45 Parking standards and layout (parking, design, car free aspects, car club, traffic flow)  
DMD47 Access, new roads, and servicing (pedestrians, cyclists, vehicular access, refuse, operations for nurseries)  
DMD48 Transport assessments, travel plans, servicing & delivery plans  
DMD49 Sustainable Design and Construction Statements  
DMD68 Noise

**9. Analysis**

9.1 The principal considerations material to the determination of this application are considered in the following sections of this report:

9	<b>Principle of development</b> <ul style="list-style-type: none"><li>- Background</li><li>- Procedure</li></ul>
10	<b>Land Use</b>

	<ul style="list-style-type: none"> <li>- Policy review</li> <li>- Potential occupiers</li> <li>- Works without consent</li> <li>- Loss of A1 Use floorspace</li> <li>- Conclusion</li> </ul>
11	<b>Transport</b> <ul style="list-style-type: none"> <li>- Policy review</li> <li>- Implementation</li> <li>- Construction management</li> <li>- Policy review</li> <li>- Implementation</li> <li>- Construction management</li> </ul>
12	<b>Design</b> <ul style="list-style-type: none"> <li>- Policy review</li> <li>- Conclusion</li> <li>- Advertisements</li> </ul>
13	<b>Impact on occupying and neighbouring amenity</b> <ul style="list-style-type: none"> <li>- Policy review</li> <li>- Neighbour Amenity</li> <li>- Operating Hours</li> <li>- Conclusion</li> </ul>
14	<b>Sustainable design and construction</b> <ul style="list-style-type: none"> <li>- Policy review</li> <li>- Conclusion</li> </ul>
15	<b>Community Infrastructure Levy (CIL)</b>
16	<b>Conclusion</b>

## Principle of development

### *Background*

- 9.1 The application site was granted planning permission in 1992 (see planning history) as part of a wider retail park redevelopment. Forming part of this permission, conditions Nos.24, 28 and 29 restricted the hour of operation, the use of the site for further subdivision and/or the increase in floorspace; or sell goods such as food, alcoholic drink, tobacco, books, newspapers, magazines), clothing and footwear, radio, tv and photographic equipment, chemist goods and jewellery, unless otherwise agreed by Enfield Council.
- 9.2 The site has been occupied by 'Toys R Us' since the early 1990s whom have sought with subsequent planning applications (See relevant history) to broaden

the range of goods available for sale, introduce a mezzanine floor and subdivide the unit for 'Babies R Us', albeit restricted to 948 square metres of floorspace.

- 9.3 The most recent application determined by Enfield Council was a certificate of lawfulness in 2011 (See relevant history), confirming 'unrestricted Class A1 sales subject to the sale of books, newspapers and magazines being limited to publications ancillary to the type of goods sold from the units'

#### *Procedure*

- 9.4 In terms of legislative process, the subdivision of commercial units would not typically constitute development requiring planning permission (Section 55 of the Town and Country Act 1990), nor would the sale of typical products for a use falling within Class A1 (Town and Country Planning Use Classes Order 1987).
- 9.5 However due to the conditions attached to the original 1992 permission (and subsequent amendments), the hours of use, subdivision of the site and the range of goods available for sale must be agreed by Enfield Council.
- 9.6 This application is submitted as a result of the planning conditions attached to the site.

## **10. Land Use**

#### *Policy review*

- 10.1 Policy DMD25 outlines suitable locations for retail development of this scale proposed within the boundary of Enfield's existing retail parks and outside of the town centres. The strategic aim of this policy is to ensure the location is the most appropriate for the proposed use.
- 10.2 A sequential test, intended to support the decision-making process, is required to demonstrate no sites are suitable or available within:
- Enfield's town centres
  - The edge of centre locations that are accessible and well connected to, and up to 300 metres from the primary shopping area
- 10.3 Should the above be found satisfactory, a further retail impact assessment can be required to demonstrate that the development is not likely to have a negative impact upon the viability and vitality of Enfield's centres or planned investment in centres and that the development increases the overall sustainability and accessibility of the retail park.
- 10.4 The applicant has submitted a sequential test, utilising the hierarchy of centres, that was undertaken in mid-2018 within a floorspace range of 1,500sqm to 5,000sqm. The assessment also acknowledges however a preference for a ground floor unit (or at least predominantly based on the ground floor), surface level parking facilities, and dedicated delivery access.

- 10.5 Enfield's town centre was surveyed and contained 31 vacant commercial/retail units, the largest of which was 483 sqm, whilst the average vacant floorspace was 132 sqm. Given the minimum floorspace considered for this sequential test is has been demonstrated Enfield Town Centre would not be suitable in this context.
- 10.6 The edge of Enfield's town centre locations was surveyed and contained 4 vacant commercial/retail units within the range of 929 sqm to 5,574 sqm, all of which were considered unsuitable for a variety of reasons including, existing tenancies until 2026, located at upper floor levels and below threshold of floorspace requirements.
- 10.7 Within this context, the sequential test has demonstrated a number of locations unsuitable for the proposed development both in the Enfield's town centres and areas well connected areas adjacent.
- 10.8 With specific regard to the Enfield Retail Park, the parent building comprises a single floor plate, almost twice as large as units 1 -14 (evens). The site has also been marketed for a year, with interest primarily for its subdivision. Within this context, the current unit lends itself to the operation as two (2) separate units.

*Potential occupiers*

- 10.9 The applicant has identified 'Lidl' occupying the larger unit A of 2,115 square metres, with a retailer of large electric goods occupying unit B of sqm 1,589 square metres, both of which are in the later stages of confirming tenancy.

*Works without consent*

- 10.10 In terms of potential retail impacts to the Enfield Retail Park, as per Policy DMD25, this must be tempered with the scope of works capable without the need for planning consent.
- 10.11 The site, at present could be occupied by two (2) separate retailers of 4,054 square metres and 948 square metres, without the need for planning permission. Therefore a retailer of large electric goods or Lidl could occupy the site without the need for consent. The matters limiting the scope of the site relate to conditions attached to the 1992 permission which restrict the size of each unit within the parent building, opening hours and the range of goods available for sale.
- 10.12 The site, at present could be occupied by two (2) separate retailers of 4,054 square metres and 948 square metres, without the need for planning permission. Therefore a retailer of large electric goods or food could occupy the site without the need for consent. The matters limiting the scope of the site relate to conditions attached to the 1992 permission which restrict the size of each unit within the parent building, opening hours and the range of goods available for sale, namely open A1 Use, save for books, newspapers and magazines being limited to publications ancillary to the type of goods sold.

- 10.13 Given that this application would seek to subdivide the current building on a more equal floorplate, offering a wider range of goods during extended opening hours, the resulting impact would be of no greater harm than the potential arrangement without the need for consent.
- 10.14 In assessment of the wider impact, the applicant has confirmed that this new store Lidl would not require the closure of any other stores within the Borough, including that in Enfield Town Centre.

*Loss of A1 Use floorspace*

- 10.15 Although the proposal would involve the loss of technically A1 retail floorspace totalling 992 square metres, having visited the site, officers are satisfied, that the removal of non-trade floorspace, for ancillary office and administrative functions is acceptable.

*Conclusion*

- 10.16 The applicant has demonstrated to the Council's satisfaction that a sequential test has been applied which shows no suitable sites available within the town centres or accessible edges. Furthermore, the development would not have a negative impact upon the viability and vitality of Enfield's centres or planned investment in centres.

## **11 Transport**

*Policy review*

- 11.1 Policy 6.3 of the London Plan confirms that the impact of development proposals on transport capacity and the transport network are fully assessed. The proposal is expected to comply with policies cycling (Policy 6.9), walking (Policy 6.10), tackling congestion (Policy 6.11) and parking (Policy 6.13). Policies DMD45 and DMD47 provide the criteria upon which developments will be assessed with regard to parking standards / layout and access / servicing.
- 11.2 Policy DMD 45 and DMD48 seeks to minimise car parking and to promote sustainable transport options. The Council recognises that a flexible and balanced approach needs to be adopted to prevent excessive car parking provision while at the same time recognising that low on-site provision sometimes increases pressure on existing streets.

### *Site context*

- 11.3 The site is located within the Enfield Retail Park, accessed off Great Cambridge Road and via Crown Road and Chalkmill Drive. A total of 597 customer car parking spaces are currently available across the Enfield Retail Park site. The site has a Public Transport Accessibility Level of poor / moderate (PTAL rating of 2 / 3).
- 11.4 The proposal would result in the subdivision of the existing building (totalling 5047.8 square metres) falling within A1 Use, to form two (2) units falling with A1 use of 2,115 square metres (Unit A) and 1,589 square metres (Unit B).
- 11.5 The site access arrangement and internal traffic management would remain as existing. The entrance from Crown Road and exit onto Chalkmill Drive are existing junctions and would continue to serve the car park adjacent to Unit B. Car parking is shared with the wider retail park, whilst servicing access is via a dedicated yard to the north of the unit, accessible from Chalkmill Drive.
- 11.6 The removal of the *west facing* canopy would afford 8 car parking spaces, 6 of which would be relocated from the south facing car park adjacent to Unit B. The proposal would therefore result in an increase of 2 car parking spaces.
- 11.7 The application form and associated site location plan indicates that the land surrounding the wider retail unit, including the majority of the car park is outside of the applicants remit/ownership. As a result, the proposed alterations to the wider site are limited, as is the scope for assessment against transport relevant policy.
- 11.8 It is worth noting that the subdivision of commercial units would not typically constitute development requiring planning permission, nor would the sale of typical products for a use falling within Class A1, however due to the conditions attached to the original 1992 permission, the hours of use, subdivision of the site and the range of goods available for sale must be agreed by Enfield Council. The current units could however be occupied without planning permission, albeit of a different goods/retail offer.
- 11.9 Within this legislative and ownership context, the applicant has however submitted a transport assessment of the Enfield Retail Park in support of this application and includes the following:
- A parking occupancy survey (including Friday, Saturday and Sunday)
  - A traffic survey (Trip generation) (including Friday, Saturday and Sunday)
  - A servicing survey

### *Parking*

- 11.10 The majority of the wider car park is outside of the applicants remit/ownership, therefore additional parking for the wider car park has not been proposed as part of this application. The addition of 2 car parking spaces is a result of a relocated pedestrian area within the applicant's site.
- 11.11 The proposal would result in the reduction in floorspace across the site by 992 square metres (ancillary office and administrative functions) and the likely form of intensification to result is expected to be the additional retail units offer, rather than the retail floorspace (square metres) that would remain.
- 11.12 The parking occupancy survey indicates a total of 597 customer car parking spaces are currently available across the Enfield Retail Park site. The survey (worst case scenario) indicates 8 car parking spaces will be available on Sunday peak at 14:00-15:00.
- 11.13 Enfield's transport officers raise objection in this respect, given that vehicles at this peak time would be circulating in the car park looking for spaces, this would detrimentally compound congestion on the internal retail roads.
- 11.14 Enfield's planning officers must balance the impact of the proposal with the scope of works achievable without consent. Whilst it is clear the proposal could result in potentially detrimental congestion within the retail park, the occupation of the site by 2 retail units could proceed without the need for further consents and ultimately have the same consequences.
- 11.15 In accordance with current London Plan standards, the cycle provision for a retail development of 1,589 square metres (Unit B) would be 9 long stay (secure and fully enclosed) cycle parking spaces for staff and 22 short stay visitor cycle parking spaces, whilst the retail development of 2,115 square metres (Unit A) would be 5 long stay (secure and fully enclosed) cycle parking spaces for staff and 9 short stay visitor cycle parking spaces.
- 11.16 In accordance with current London Plan standards, 10% of the car parking spaces must have Electric Vehicle provision, with a further 10% having passive provision for future Electric Vehicle spaces.
- 11.17 Enfield's transport officers raise objection in this respect, given the offer falls short of the policy requirement.
- 11.18 Enfield's planning officers must balance the impact of the proposal with the scope of works achievable without consent. Whilst the absence of such provision would fail to promote or prioritise sustainable transport or reduce car use, it would not be within the gift of the applicant to provide said requirements on land under different ownership outside of their remit, therefore this requirement shall be waived.



### *Trip generation*

- 11.19 Crown Road / Baird Road roundabout is an existing five-arm roundabout junction (Access Road (N), Crown Road (E), Baird Road (S), Sainsburys Access and Crown Road (W)) that provides access from Great Cambridge Road to Crown Road and Chalkmill Drive associated with this development.
- 11.20 The traffic survey (Trip generation) indicates the proposal would result in increasing delays to each arm of the roundabout, particularly the Access Road arm just from under capacity to over capacity, as well as increasing the delay by over 46 seconds. It is worth noting the operation of the site with the extant use would also repeat a similar level of congestion and increase the delay by over 29 seconds.
- 11.21 The survey also indicates the proposal would increase delays at the junction with Great Cambridge Road, currently 50 seconds to 127 seconds, pushing the saturation of vehicles from 90% on two arms only, to over 100% on virtually all the arms.
- 11.22 It is worth noting the operation of the site with the extant use would also repeat a similar level of saturation of vehicles with over 93% on virtually all the arms and an increase in delays by over 88 seconds.
- 11.23 Enfield's transport officers raise objection in this respect, coupled with 8 car parking spaces available, drivers would likely be circulating in the car park looking for spaces, and this could exacerbate delays that will cause further congestion on the internal estate roads.
- 11.24 Enfield's planning officers must balance the impact of the proposal with the scope of works achievable without consent. The survey, acknowledging the increase in congestion that would result from the proposal, also is clear in that the operation of the site with the current arrangement would also lead to a significant rise in congestion.

### *Deliveries and Servicing*

- 11.25 Servicing will continue to take place via the existing dedicated service yard, accessed via a separate junction from Chalkmill Drive. Each retail unit is provided with a separate service yards, however all are accessed from Chalkmill Drive. The submitted servicing survey (including swept path analysis) indicates that a 16.5m articulated HGV can access and egress the site in forward gear, and turn safely within the service yard area. In terms of deliveries, numbers are considered suitable for the safe operational capacity of the service yard.

### *Conclusion*

- 11.26 The proposal would increase trip generation and increase parking pressures that would be detrimental to the site, and has raised an objection from Enfield's transport officers. This position however must be tempered with the scope of the proposal and the potential operation of the site without further consent.
- 11.27 The wider car park is outside of the applicants remit/ownership and therefore restricts the offer of additional parking spaces and associated parking measures (including bicycles and Electric Vehicle provision).
- 11.28 The operation of the site as 2 separate retail units could proceed without further consent. If this option were to be taken, no requirement for additional parking spaces and associated parking measures could be secured. In addition, congestion to a significant degree would result from this option, again without the Council able to secure mitigation measures.
- 11.29 Within this context, the acknowledged impact as a result of the proposal would follow were the operation of the site to proceed without further consent.

## **12. Design**

### *Policy review*

- 12.1 Policy CP30 requires new development to be of a high-quality design and in keeping with the character of the surrounding area. DMD37 states that development that is not suitable for its intended function that is inappropriate to its context, or which fails to have appropriate regard to its surroundings, will be refused.
- 12.2 The site context is primarily commercial/industrial and is both utilitarian and modern in character and appearance. The parent building is typical of a warehouse, with composite wall cladding above brick piers and metal glazed entrances at ground floor level, which is consistent with units 1 -14 (evens) of the Enfield Retail Park.
- 12.3 The proposal would amend the single front glazed element to provide for two (2) entrances, considerate of the form and materials of the retail park.
- 12.4 The proposal would result in the removal of the projecting canopy, used for signage and is featured on all but one (Unit 1A) of units 1 -14 (evens) Crown Road. Although this would alter somewhat the character of building and its relationship with the group, it would not be detrimental.
- 12.5 Unit 1A, a later development (extension to match) which begins this group is without such a canopy and is considered acceptable. The removal of this feature

at the end of this group is also considered acceptable and would not detract from the overall character and appearance of the retail park.

- 12.6 The associated changes to each elevation are considered utilitarian, including alterations to security and fire doors and are suitable.

*Conclusion*

- 12.7 The proposed alterations are considered appropriate and would not result in detrimental harm to the character and appearance of the building, the group of which it is a part, and the locality. The proposal therefore complies with Policy DMD37.

*Advertisements*

- 12.8 The submitted drawings indicate commercial signage that do not form part of this application and assessment and the applicant has been reminded that separate advert consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 is required.

**13. Impact on occupying and neighbouring amenity**

*Policy review*

- 13.1 London Plan policy 7.6 and policy DMD 37: Achieving High Quality and Design-Led Development, seek to preserve amenity in terms of daylight, sunlight, outlook, privacy, overlooking, noise and disturbance.

*Neighbour Amenity*

- 13.2 The application site is located to the centre of the commercial park, bound in each direction by retail or industrial uses. The closest residential properties are located to the north east of the site on Broadfield Square, however in between are highways, industrial units and associated car parks. Within this context, the potential to impact the amenity levels of the nearest residential occupiers is limited.

*Operating Hours*

- 13.3 The operating hours of the site is currently:

- Between 08:00 and 20:00 hours Monday to Wednesday and Saturdays
- Between 08:00 and 21:00 hours on Thursdays and Fridays, and
- No at no times Sundays or Bank Holidays.

- 13.4 The proposal seeks the following:

- Between 07:00 and 23:00 hours Monday to Saturday and Bank Holidays
- Between 10:00 and 18:00 hours on Sundays

- 13.5 Although this would result in the intensification of the use that would go beyond those already in operation with the retail park, given the function of the location, its accessibility and proximity from neighbouring residential occupiers, the proposal is considered acceptable and shall be secured by condition.

*Conclusion*

- 13.6 The nature and proximity of this proposal with residential occupiers would not result in a detrimental impact in terms of noise, odours or air quality, outlook or light. The proposal is therefore to comply with Policies DMD68.

#### **14. Sustainable design and construction**

*Policy review*

- 14.1 London Plan policies 5.2 and 5.3 and policies DMD 51: Energy Efficiency Standards seek to secure energy efficiencies and reduce the emissions of CO2.

*Conclusion*

- 14.2 The proposal involves the alteration of fenestration and entrances, along with the subdivision of the building. The proposal does not therefore propose significant alterations, the change of use of the building nor any additional buildings, therefore the requirements for secure energy efficiencies and reduce the emissions as per DMD51 would not be triggered. The applicant has however been recommended to identify and/or provide, where appropriate, on-site renewable energy generation through the use of low and zero carbon technologies.

#### **Community Infrastructure Levy (CIL)**

- 9.30 Given the nature of the proposals the development would not be liable for either the Mayoral or Enfield CIL, as there would be no increase in floorspace nor creation of any additional residential units.

#### **15. Conclusion**

- 15.1 The considerations weighing against and in support of the application are finely balanced and require a balanced judgement.

- 15.2 Weighing against the application, the proposal would increase trip generation and increase parking pressures that would be detrimental to the site, however officers have also considered the impact of the operation of the site at present (without the requirement of consent) and recognise this would increase trip generation and increase parking pressures that would also be detrimental to the site.

- 15.3 In support of the application, the proposal would bring into use a vacant and sizeable retail unit in a business park, bringing employment generation to the borough. The proposal would not result in the increase in retail floorspace onsite, but rather reappportioning existing floorspace for the operation of 2 retail units.

Despite the increase in congestion, officer considered the benefits of the scheme and the extent to which the operation of the site could operate without further consent and consider the balance tips in favour of accepting the proposal.

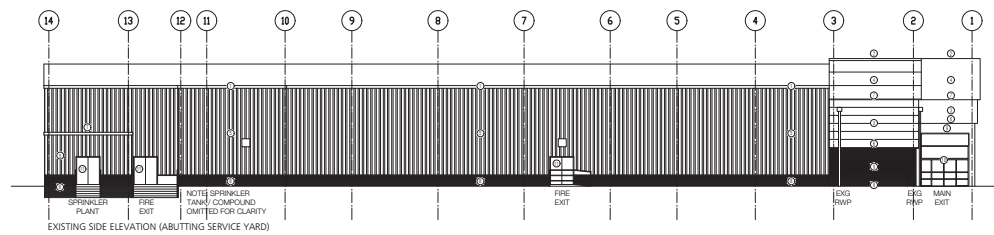
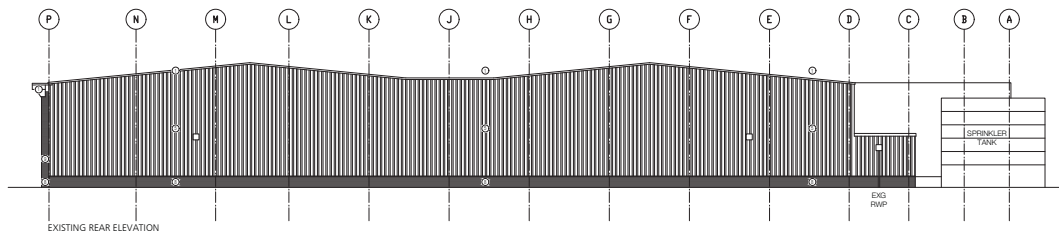
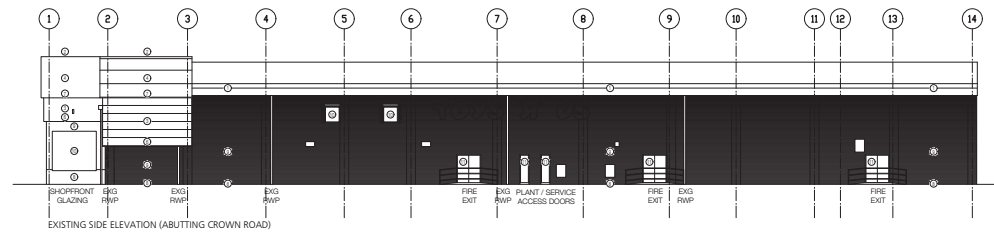
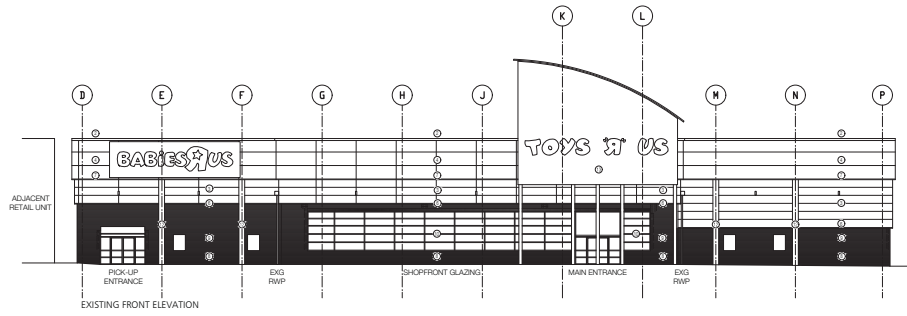
- 15.4 The applicant has demonstrated to the Council's satisfaction that a sequential test has been applied which shows no suitable sites available within the town centres or accessible edges. Furthermore the development would not have a negative impact upon the viability and vitality of Enfield's centres or planned investment in centres.
- 15.5 The proposed alterations are considered appropriate and would not result in detrimental harm to the character and appearance of the building, the group of which it is a part, and the locality.
- 15.6 The nature and proximity of this proposal with residential occupiers would not result in a detrimental impact in terms of noise, odours or air quality, outlook or light.
- 15.7 The development would be appropriate and in accordance with relevant National and Regional Policy, Core Strategy and Development policies and for the reasons noted above.

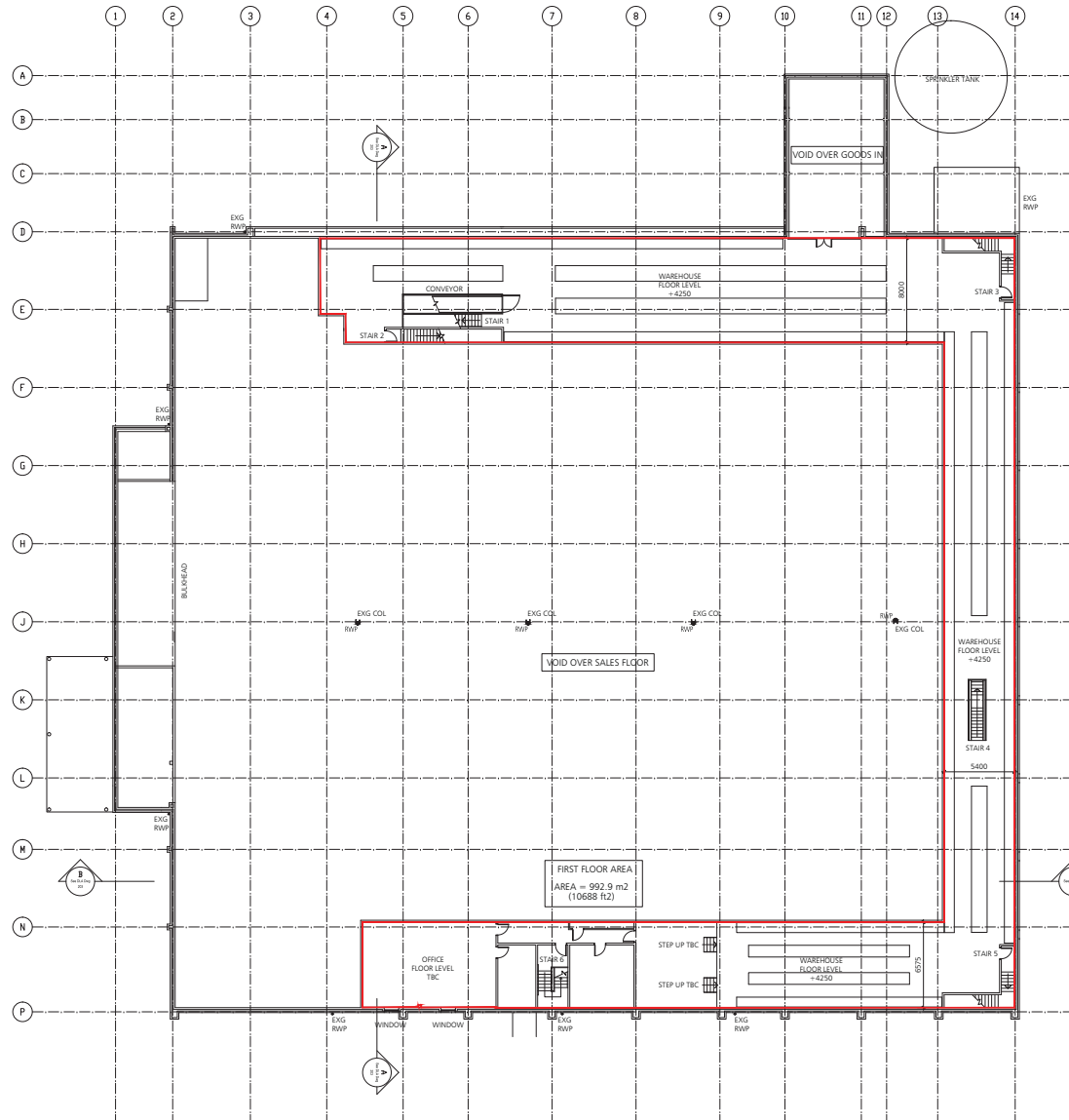
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- 1) EXISTING PLASTISOL COATED FEATURE FASCIA / SOFFIT, COLOUR CREAM
- 2) EXISTING PLASTISOL COATED PRESSED METAL COPING / FLASHING, COLOUR DARK GREY
- 3) EXISTING HORIZONTALLY LAID COMPOSITE WALL CLADDING PANELS, COLOUR LIGHT GREY
- 4) EXISTING HORIZONTALLY LAID COMPOSITE WALL CLADDING PANELS, COLOUR LIGHT GREY
- 5) EXISTING TRAPEZOIDAL SHEET CLADDING, COLOUR CREAM
- 6) DRIP FLASHINGS AND SOFFIT CLOSER TO BASE OF CLADDING, COLOUR DARK GREY
- 7) DRIP FLASHINGS AND SOFFIT CLOSER TO BASE OF CLADDING, COLOUR LIGHT GREY
- 8) EXISTING BRICK PLINTH AND CONTRASTING BAND, COLOUR BLUE / GREY
- 9) EXISTING BRICK PIERS AND PANELS, COLOUR BUFF
- 10) EXISTING GLAZED SHOP FRONT, WITH WHITE ALUMINIUM POWDER COATED FRAMES
- 11) EXISTING SECURITY DOORSETS PAINTED, COLOUR BROWN
- 12) EXISTING POLISHED BLOCK PIERS, COLOUR GREY
- 13) EXISTING ENTRANCE FEATURE / SIGNAGE

REVISIONS			
A	22/02/19	JH	ML
B	17/02/19	ML	APH

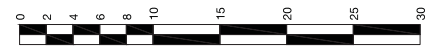
ISSUED FOR PLANNING.  
BRICK DETAILING UPDATED ON FRONTAGE.



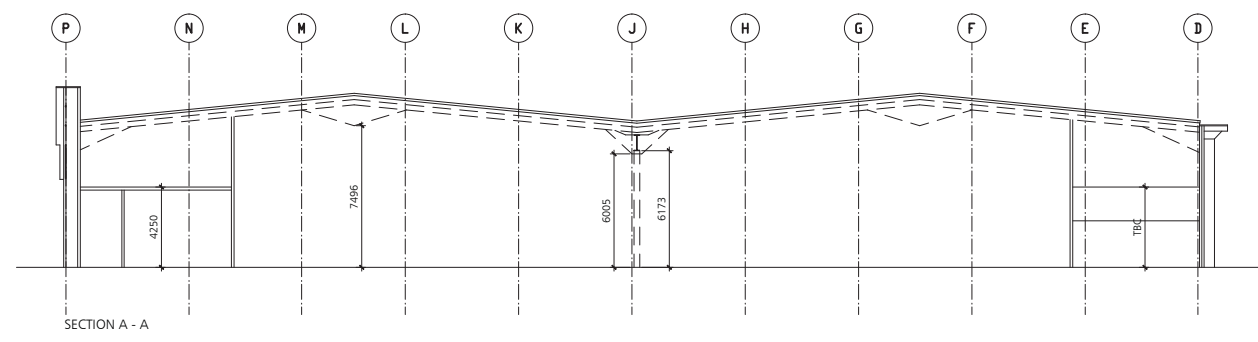


EXISTING FIRST FLOOR PLAN

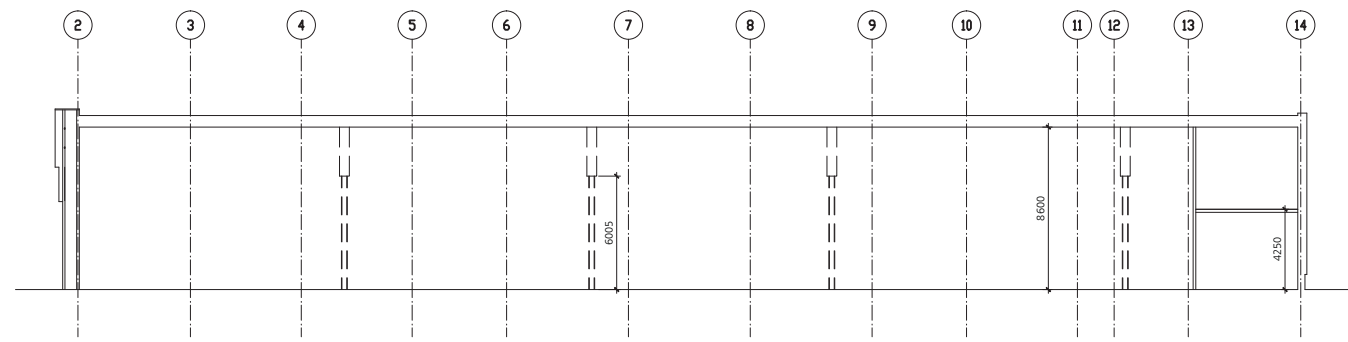
— DENOTES EXTENT OF FIRST FLOOR AREA



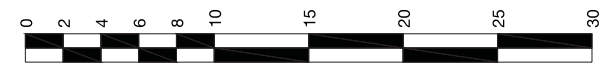
Note: This is a colour drawing, in order to ensure any subsequent reproduction is viewed correctly it is to be re-printed in full colour



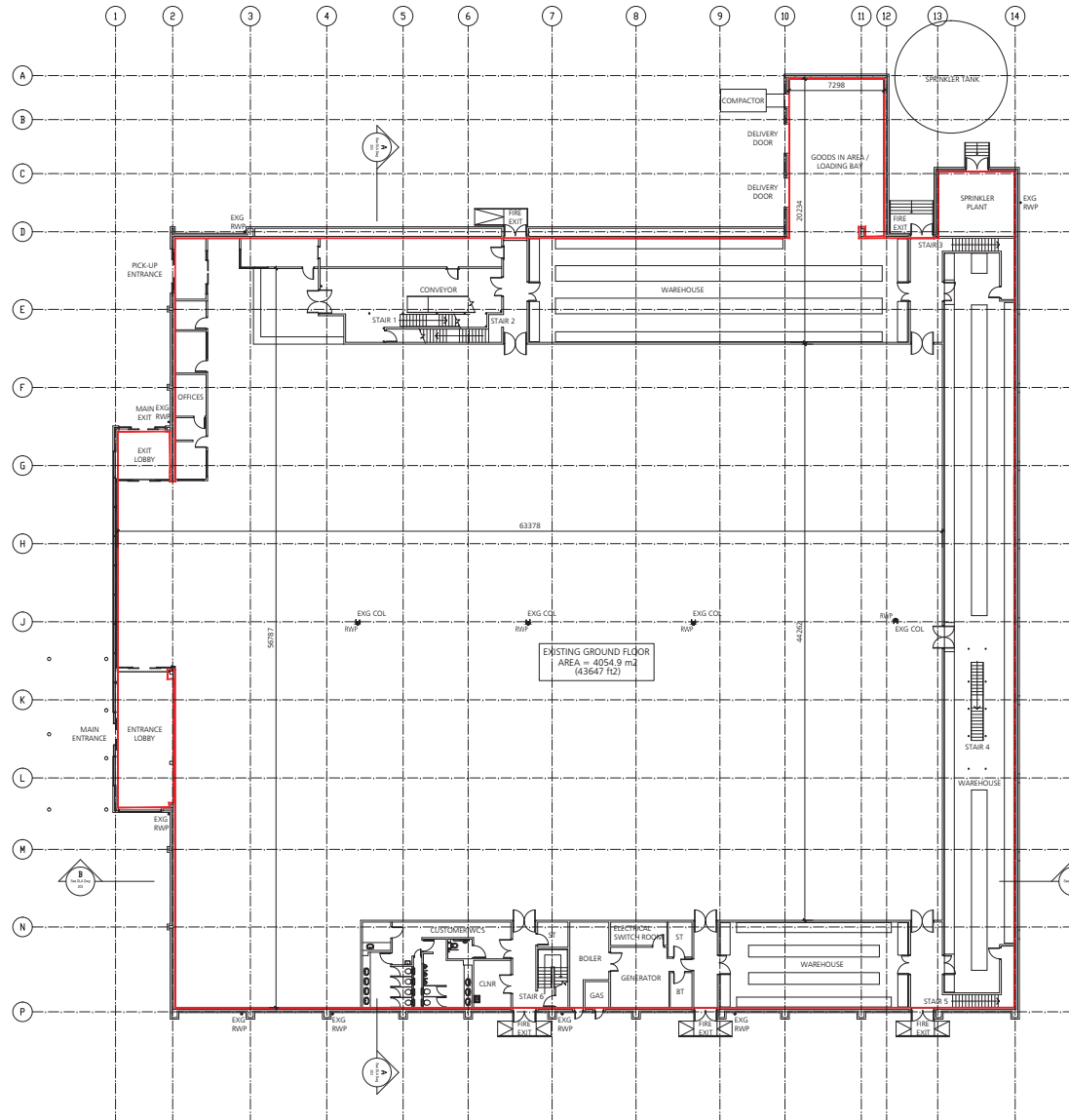
SECTION A - A



SECTION B - B

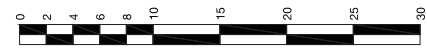






EXISTING GROUND FLOOR PLAN ——— DENOTES EXTENT OF GROUND FLOOR AREA

Note: This is a colour drawing, in order to ensure any subsequent reproduction is viewed correctly it is to be re-printed in full colour



**ARCHITECTURE**  
 No.55 | St Pauls Street | Leeds | LS1 2TE  
 0113 887 3100 www.dla-design.co.uk

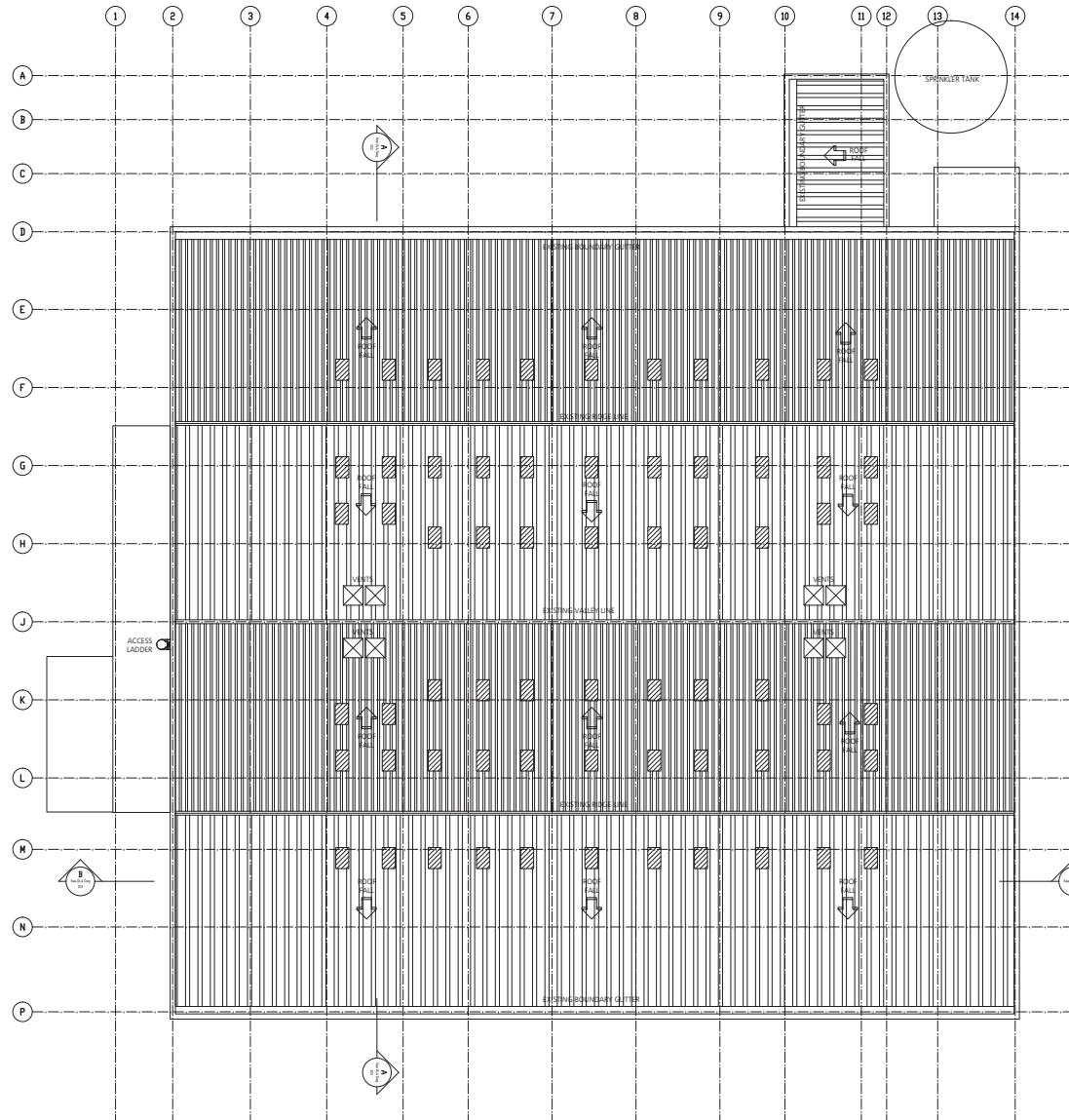
PROJECT  
 DUKE PORTFOLIO  
 ENFIELD  
 TITLE  
 EXISTING GROUND  
 FLOOR PLAN

SCALE  
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 DRAWN  
 AA  
 DATE  
 10/08/18  
 REVISION  
 ML

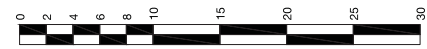
DRAWING NO  
 2018-106/200  
 REVISION  
 A

FILE PATH  
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STATUS  
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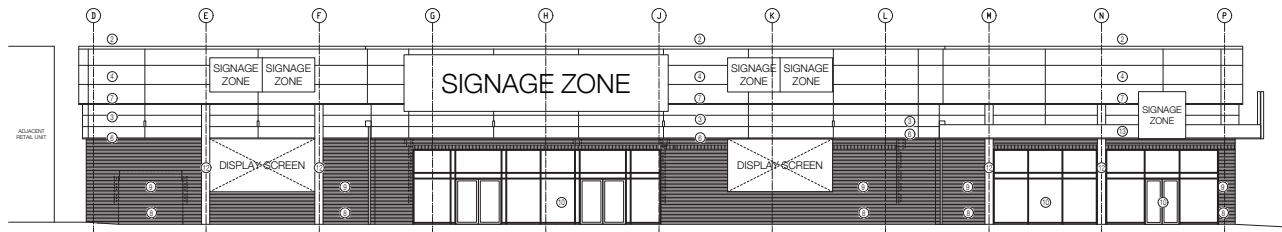
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REVISIONS table with columns for No., Description, Date, and By/For.

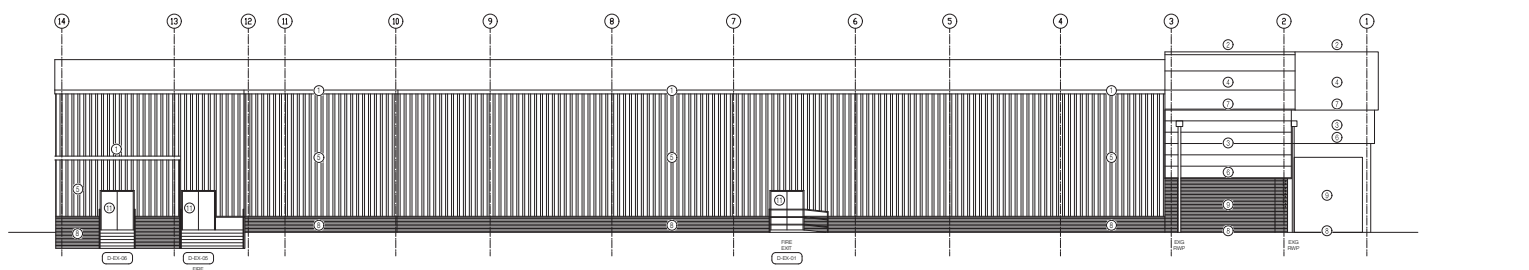
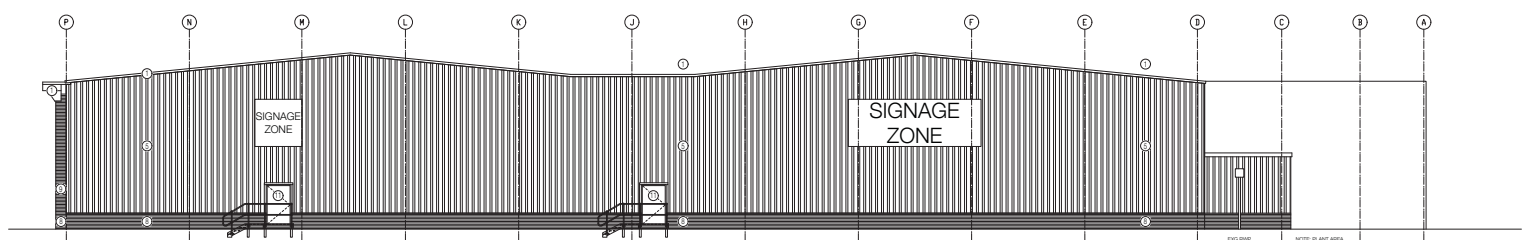
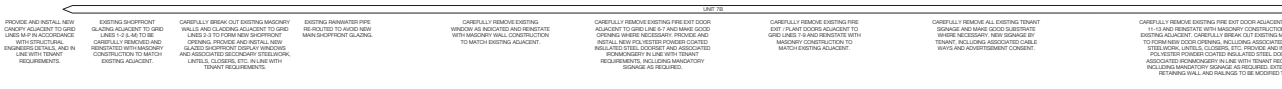
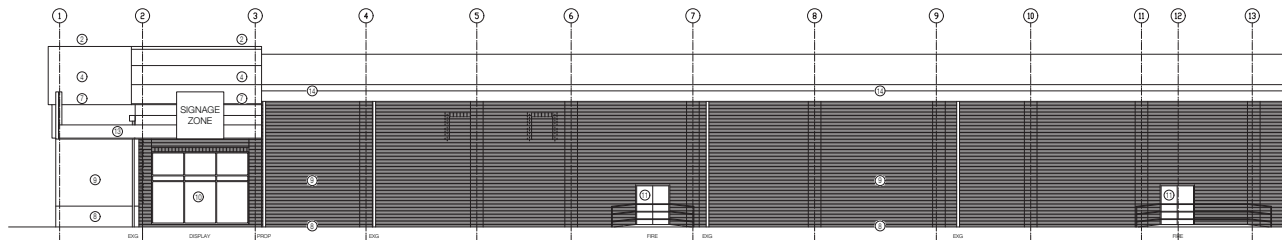
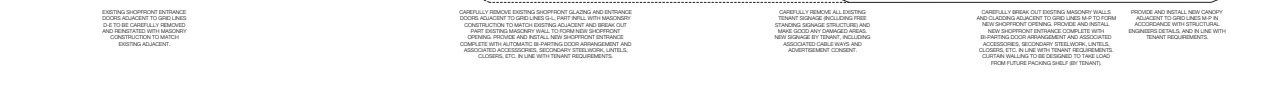
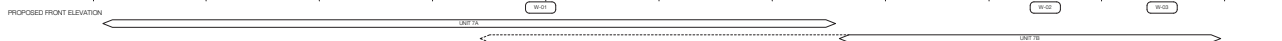
GENERAL NOTES

The drawing is to be read in conjunction with DLA Architectural drawing history... The drawing is to be read in conjunction with all relevant Structural Engineers design drawings and specifications...



LEGEND OF FINISHES AND MATERIALS

- 1. EXISTING MATERIALS... COLOUR CREAM
2. EXISTING FLATWORK... COLOUR FLASHING
3. EXISTING HORIZONTALLY LAD COMPOSITE WALL CLADDING PANELS... COLOUR GREY
4. EXISTING HORIZONTALLY LAD COMPOSITE WALL CLADDING PANELS... COLOUR LIGHT GREY
5. EXISTING TRANSVERSAL SHEET CLADDING... COLOUR CREAM
6. DRP FLASHINGS AND SOFFIT... COLOUR GREY
7. DRP FLASHINGS AND SOFFIT... COLOUR LIGHT GREY
8. EXISTING BRICK BATH AND CONTRASTING BANDS... COLOUR BLUE / GREY
9. EXISTING BRICK PERS AND PANELS... COLOUR BUFF
10. NEW GLAZED SHOP FRONT... COLOUR GREY
11. NEW SECURITY DOORSETS... COLOUR GREY
12. EXISTING FLUSH BUSH PINE... COLOUR GREY
13. NEW CANTILEVERED CANOPY... COLOUR GREY
14. EXISTING MATERIALS... COLOUR GREY



ARCHITECTURE

14/03/19 Mark Smith | Lewis | 013 887 3300 | www.dla-design.co.uk

PROJECT DUKE PORTFOLIO ENFIELD

TITLE PROPOSED ELEVATIONS

SCALE 1:100 @ A0 DATE 22/02/19

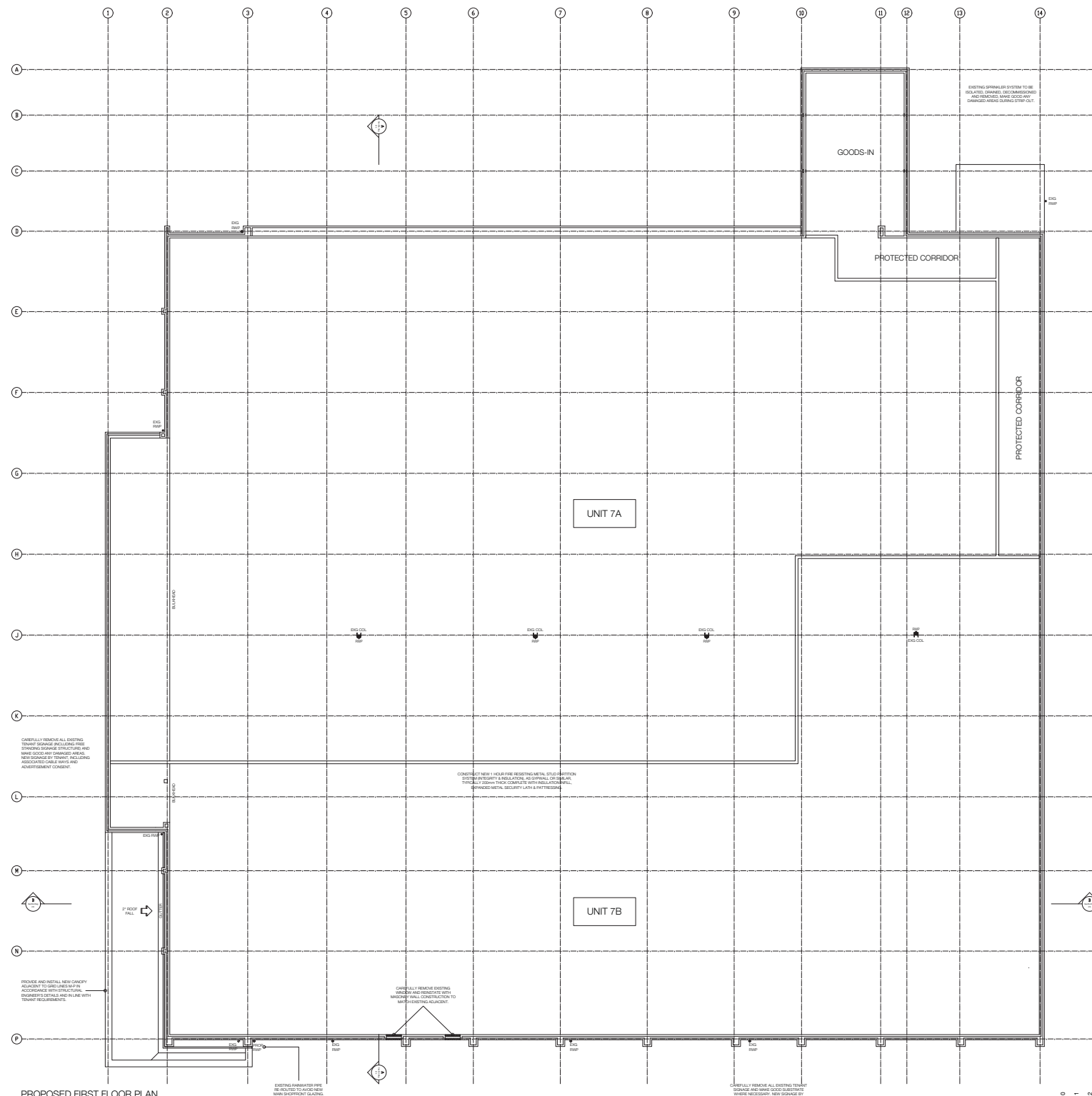
DRAWN JH REVIEWED ML

DRAWING NO 2018-108-214 REVISION D

FILE PATH T:\0182018-108-214\05-Approved\DWG\214

STATUS For Planning

**General Notes:**  
 The drawing is to be read in conjunction with QLA Architectural drawing numbers:  
 2018-105101 Existing Site Plan (2/3 Sheet)  
 2018-105101 Proposed Site Plan (2/3 Sheet)  
 2018-105020 Existing Ground Floor Plan  
 2018-105021 Existing First Floor Plan  
 2018-105022 Existing Second Floor Plan  
 2018-105023 Existing Lift Shafts  
 2018-105024 Existing Elevations  
 2018-105010 Proposed Ground Floor Plan  
 2018-105011 Proposed First Floor Plan  
 2018-105012 Proposed Second Floor Plan  
 2018-105013 Proposed Lift Shafts  
 2018-105014 Proposed Elevations  
 2018-105020 Demolition First Ground Floor Plan  
 2018-105021 Demolition First First Floor Plan  
 2018-105022 Demolition Second Floor Plan  
 2018-105024 Demolition Elevations  
 2018-105000-09 Schedule of Works  
 The drawing is to be read in conjunction with all relevant Structural Engineers detail design drawings and specifications.  
 The drawing is to be read in conjunction with all relevant Mechanical Engineers detail design drawings and specifications.  
 The information on this drawing has been interpolated from the survey undertaken by the Architect prior to 2018.  
 All dimensions to be checked on site and any discrepancies reported to the Architect.



PROPOSED FIRST FLOOR PLAN



CAREFULLY REMOVE ALL EXISTING TENANT FIXTURES INCLUDING FREE STANDING SWANNE STRUCTURES AND MAKE GOOD ANY DAMAGED AREAS. NEW COLOURS TO BE REVEALED INCLUDING ASSOCIATED CABLE WORK AND ADJUSTMENT ELEMENTS.

CONSTRUCT NEW 1 HOUR FIRE RESISTING METAL STUD SECTION BETWEEN UNIT 7A & EXISTING METAL STUD. FINISH WITH 12.5mm GYP BOARD COMPLETE WITH INSULATION. SPRINGED METAL SECURITY LATCH & INTERLOCK.

CAREFULLY REMOVE EXISTING WALLS AND REVEAL NEW MASONRY WALL CONSTRUCTION TO MATCH EXISTING ADJACENT.

REMOVE AND INSTALL NEW CANOPY ADJACENT TO LIFT SHAFTS IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILS AND IN LINE WITH TENANT REQUIREMENTS.

CAREFULLY REMOVE ALL EXISTING TENANT FIXTURES AND MAKE GOOD SUBSTRATE WHERE NECESSARY. NEW COLOURS TO BE REVEALED INCLUDING ASSOCIATED CABLE WORK AND ADJUSTMENT ELEMENTS.

EXISTING DIAMETER FIRE RISERS TO BE RE-LOCATED TO AVOID NEW MAIN SUPPLY CHANNEL.

REVISIONS

A	12/06/19	JH	ML
B	21/06/19	JH	ML
C	17/07/19	ML	APH

UPDATED IN LINE WITH LATEST TENANT SCHEME.  
CANOPY INDICATED IN LINE WITH UNIT 7B TENANT REQUIREMENTS.  
UNIT 7B CANOPY UPDATED. ISSUED FOR PLANNING.

**General Notes:**

This drawing is to be read for "Proposed GA Sections" purposes only.

This drawing is to be read in conjunction with DLA Architecture drawing numbers:

- 2018-106/101 'Existing Site Plan (CS Base)
- 2018-106/110 'Proposed Site Plan (CS Base)
- 2018-106/200 'Existing Ground Floor Plan'
- 2018-106/201 'Existing First Floor Plan'
- 2018-106/202 'Existing Roof Plan'
- 2018-106/203 'Existing GA Sections'
- 2018-106/204 'Existing Elevations'

- 2018-106/210 'Proposed Ground Floor Plan'
- 2018-106/211 'Proposed First Floor Plan'
- 2018-106/212 'Proposed Roof Plan'
- 2018-106/214 'Proposed Elevations'

- 2018-106/220 'Demolition Plan Ground Floor'
- 2018-106/221 'Demolition Plan First Floor'
- 2018-106/222 'Demolition Plan Roof Level'
- 2018-106/224 'Demolition Elevations'

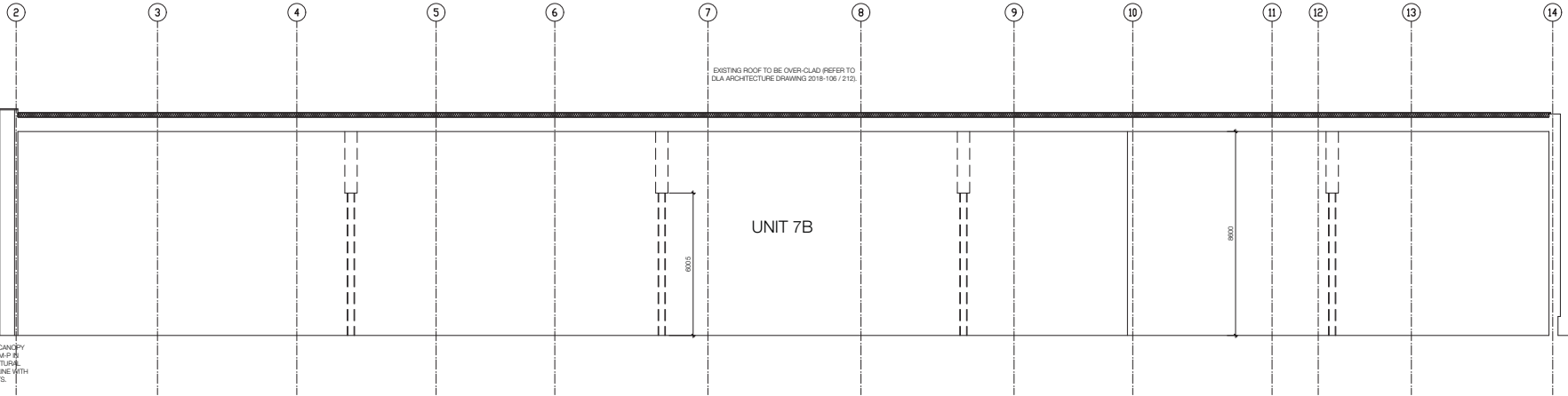
- 2018-106/000 'Schedule of Works'

This drawing is to be read in conjunction with all relevant Structural Engineers detail design drawings and specifications.

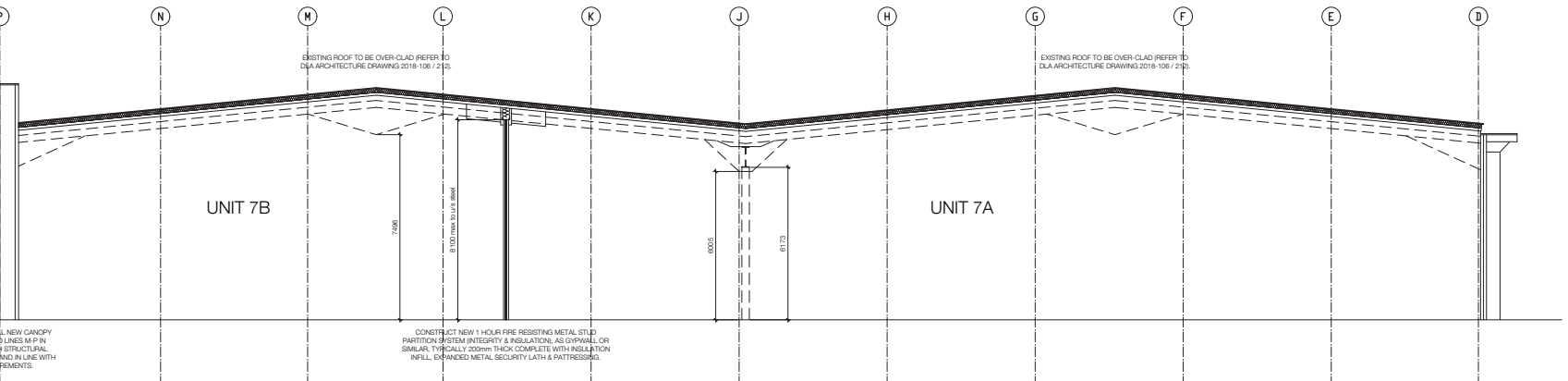
This drawing is to be read in conjunction with all relevant Mechanical Engineers detail design drawings and specifications.

The information on this drawing has been interpolated from the survey undertaken by Evolve Architecture (June 2018).

All dimensions to be checked on site and any discrepancies reported to the architect.

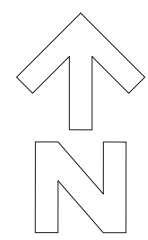
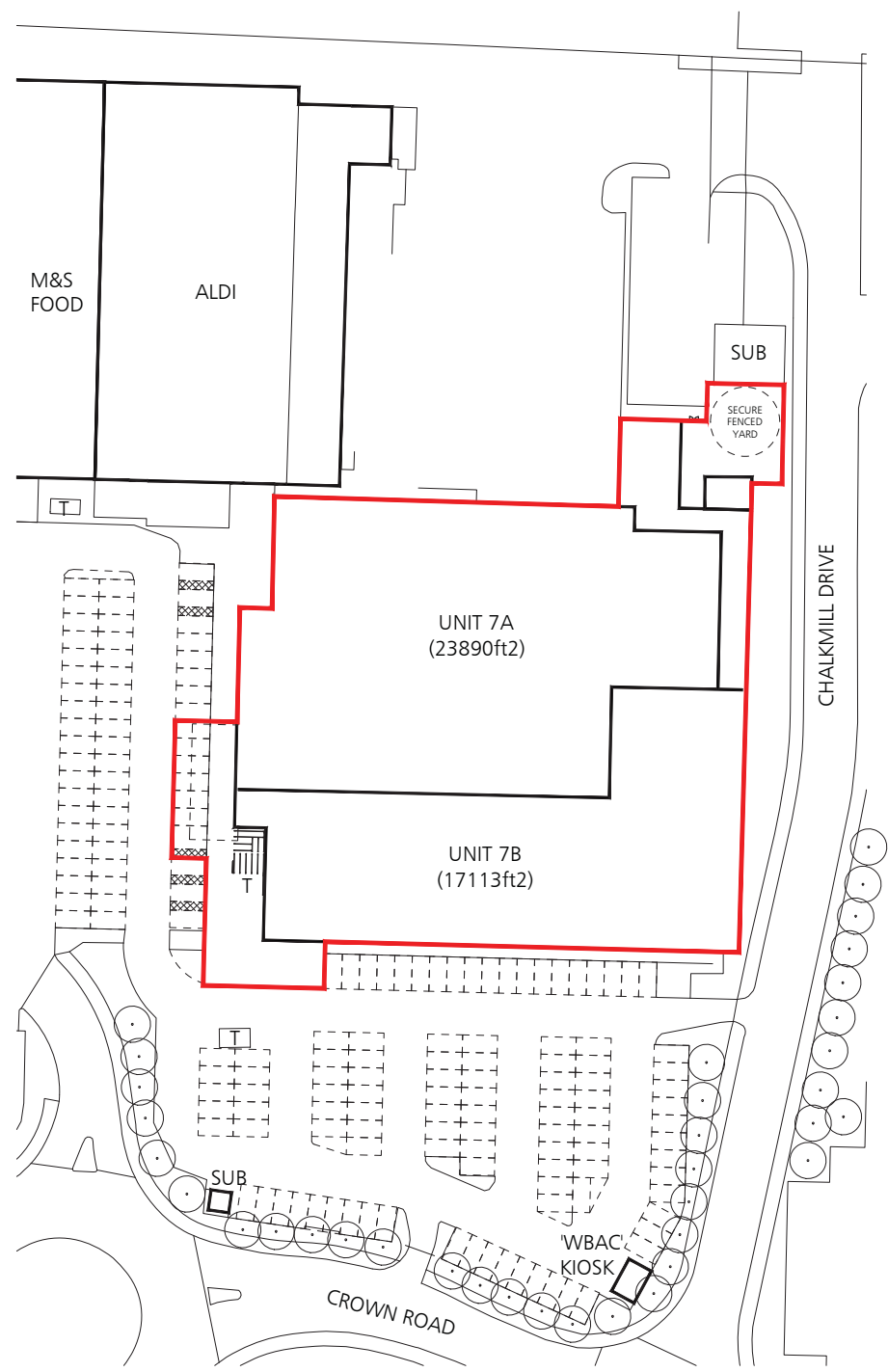


SECTION B - B



SECTION A - A





— DENOTES PLANNING APPLICATION BOUNDARY

APPROX SITE AREA WITHIN REDLINE BOUNDARY  
 AREA = 0.479 HECTARES  
 (1.184 ACRES)

Based upon the Ordnance Survey dated:  
 21 August 2018  
 1:500 scale,  
 With the permission of  
 The Controller of Her Majesty's Stationary Office  
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 DLA Architecture Ltd,  
 55 St Pauls Street  
 Leeds LS1 2TE  
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Note: This is a colour drawing, in order to ensure any subsequent reproduction is viewed correctly it is to be re-printed in full colour



**General Notes:**

The drawing is to be used for "Proposed Roof Plan" purposes only.

2018-106101 Existing Site Plan (2D Base)  
 2018-106102 Proposed Site Plan (2D Base)  
 2018-106200 Existing Ground Floor Plan  
 2018-106201 Existing First Floor Plan  
 2018-106202 Existing Second Floor Plan  
 2018-106203 Existing Third Floor Plan  
 2018-106204 Existing Discharge

2018-106310 Proposed Ground Floor Plan  
 2018-106311 Proposed First Floor Plan  
 2018-106312 Proposed Second Floor Plan  
 2018-106313 Proposed Third Floor Plan  
 2018-106314 Proposed Discharge

2018-106320 Demolition First Ground Floor Plan  
 2018-106321 Demolition First Floor Plan  
 2018-106322 Demolition Second Floor Plan  
 2018-106323 Demolition Third Floor Plan  
 2018-106324 Demolition Discharge

2018-106330 Schedule of Works

The drawing is to be used in conjunction with all relevant Structural Engineers design drawings and specifications.

The drawing is to be used in conjunction with all relevant Mechanical Engineers design drawings and specifications.

The information on this drawing has been prepared from the survey undertaken by the following surveyors:

All dimensions to be checked on site and any discrepancies reported to the Architect.

**ROOF ACCESS PROTECTION**

EXISTING ROOF TO BE RETAINED AND OVER-CLAD WITH BUILT-UP SYSTEM COMPRISING UNFLEED CEMENT SHEET FIXED TO STRUCTURAL SYSTEM WITH INSULATION UP TO COMPLY WITH PART L2B OF THE BUILDING REGULATIONS. PROVIDE ALL NEW ASSOCIATED FLASHINGS, PROFILE FLASHINGS, SEALS, ETC.

**FALL**

EXISTING ROOF LIGHTS TO BE LAMER DOWN WITH INTERNAL LINER SHEET TO MATCH EXISTING ADJACENT. PROVIDE TO OVER-LAP THE EXISTING ROOF.

EXISTING PLANT VENTS ACCESS HATCHES TO BE CAREFULLY REINFORCED AND SURROUNDING AREAS COVERED WITH INSULATED CLADDING CONSTRUCTION TO MATCH EXISTING CLADDING WITH ALL FLASHINGS, PROFILE FLASHINGS, SEALS, ETC. FROM TO OVER-LAPPING THE EXISTING ROOF.

**MANAGER SYSTEM**

REMOVE AND INSTALL MANAGER'S FALL RESTRAINT SYSTEM AS LATCHWORK'S FALL PROTECTION ON EXISTING MANAGER'S SYSTEM ACCORDANCE WITH MANAGER'S SPECIFICATIONS.

EXTENTS OF MANAGER SYSTEM DESIGN FOR DESIGN INTENT ONLY AND WILL BE SUBJECT TO DESIGN DEVELOPMENT INCLUDING PROTECTIVE CLADDING, TRAINING, MAINTENANCE LINE, CORROSION AND CLEANING / MAINTENANCE STATUSES.

THE SYSTEM PRIMARY FUNCTION IS TO GUARD AGAINST FALLS TO THE EXTERIOR OF THE ROOF. IT DOES NOT PROVIDE PROTECTION FROM FALLS WHERE THERE IS A SUFFICIENT GUARDRAIL.

SPECIALIST SUB-CONTRACTOR TO CONFIRM THE MAXIMUM NUMBER OF PERSONS THAT CAN USE THE SYSTEM AT ANY GIVEN TIME. THE TYPE OF LANYARD THAT WILL BE USED WITH THE SYSTEM, THE MAXIMUM LENGTH OF LANYARD THAT CAN BE USED ON THE SYSTEM, AND THE SAFETY LINE & LANYARD MAINTENANCE REQUIREMENTS.

**SAFETY SIGNAGE**

REMOVE AND INSTALL PROPRIETARY SAFETY SIGNAGE TYPICALLY AS NOTED BELOW:

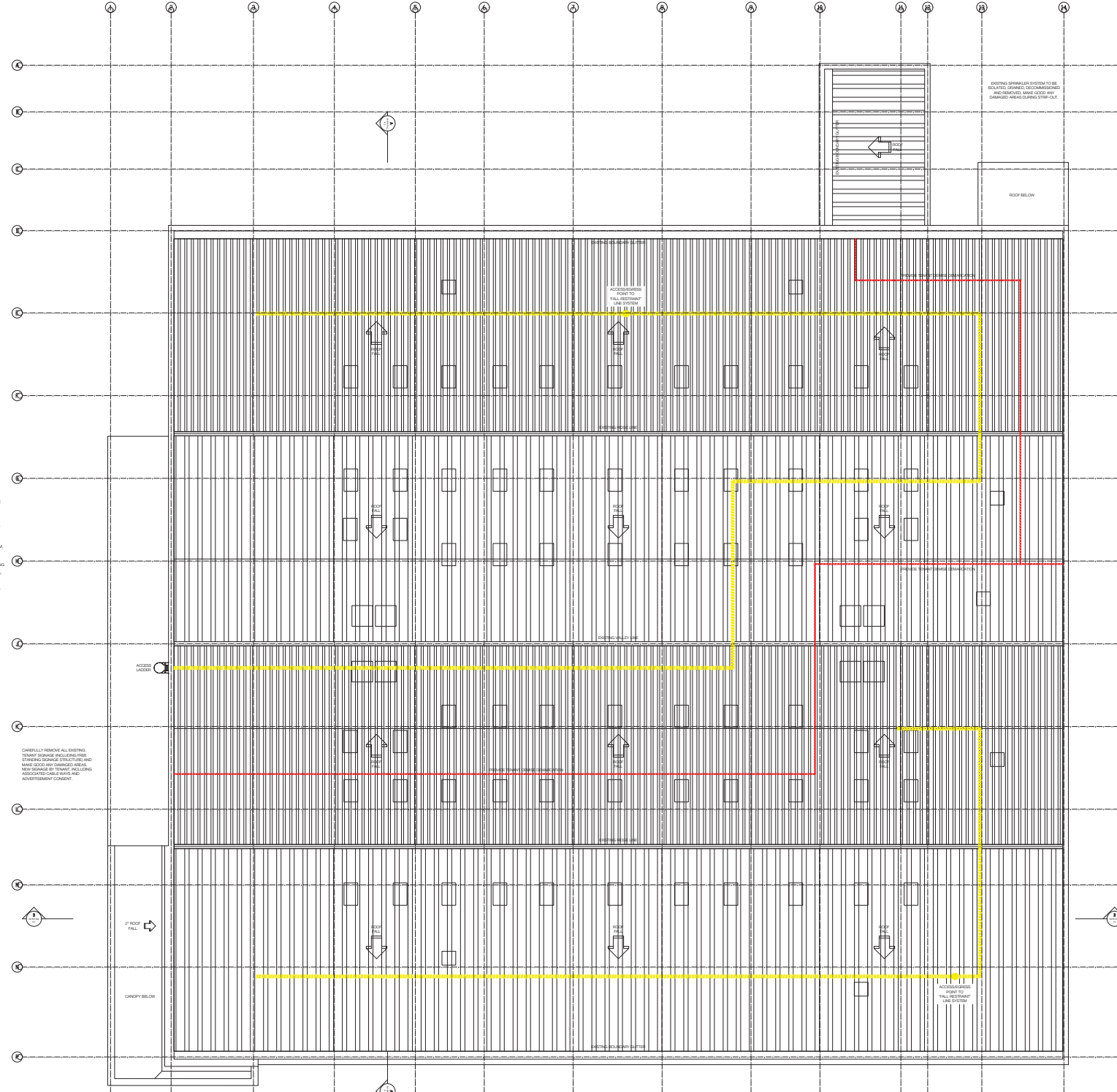
- ON THE ELEVATION ADJACENT TO THE ROOF ACCESS / EGRESS POINTS TO INDICATE THE NEW POSITION TO CORRECTLY LOCATE THE ACCESS EQUIPMENT TO FACILITATE ACCESS TO THE ACCESS / EGRESS POINT ON THE FALL RESTRAINT SYSTEM.
- ADJACENT TO THE ACCESS AND EGRESS POINT ADVISING THAT THE USE OF THE FALL RESTRAINT SYSTEM IS MANDATORY WHILE WORKING ON THE EXTERIOR ROOF AREA.
- SAFETY SIGNAGE RESTRICTING ACCESS TO TRAINED OPERATIVES ONLY.
- SAFETY SIGNAGE IDENTIFYING CONNECTION POINT TO FALL RESTRAINT SYSTEM.

**ROOF OVER-CLAD PROTECTION**

EXISTING ROOF TO BE RETAINED AND OVER-CLAD WITH NEW BUILT-UP SYSTEM COMPRISING:

- UNFLEED CEMENT SHEET WITH 100MM INSULATION ON TOP OF THIS SHEET ON EXISTING APPROVED COLORGLASS TILES ON THE FINISH. COLOUR COORDINING SHEET TO MATCH EXISTING AS NEARLY AS POSSIBLE.
- WITH LIPS APPROVED INSULATION INFILL TO ACHIEVE AN OVERALL U-VALUE OF 0.18 W/M<sup>2</sup>K IN ACCORDANCE WITH PART L2B OF THE BUILDING REGULATIONS (TABLE 6). ALLOW FOR ALL NEW ASSOCIATED FLASHINGS, PROFILE FLASHINGS, SEALS, ETC. IN ACCORDANCE WITH SPECIALIST SUB-CONTRACTOR DETAILS.
- PROVIDE MINIMUM 20 YEAR GUARANTEE FOR ROOF OVER-CLAD WORKS.

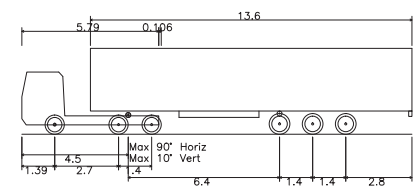
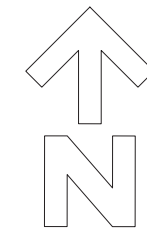
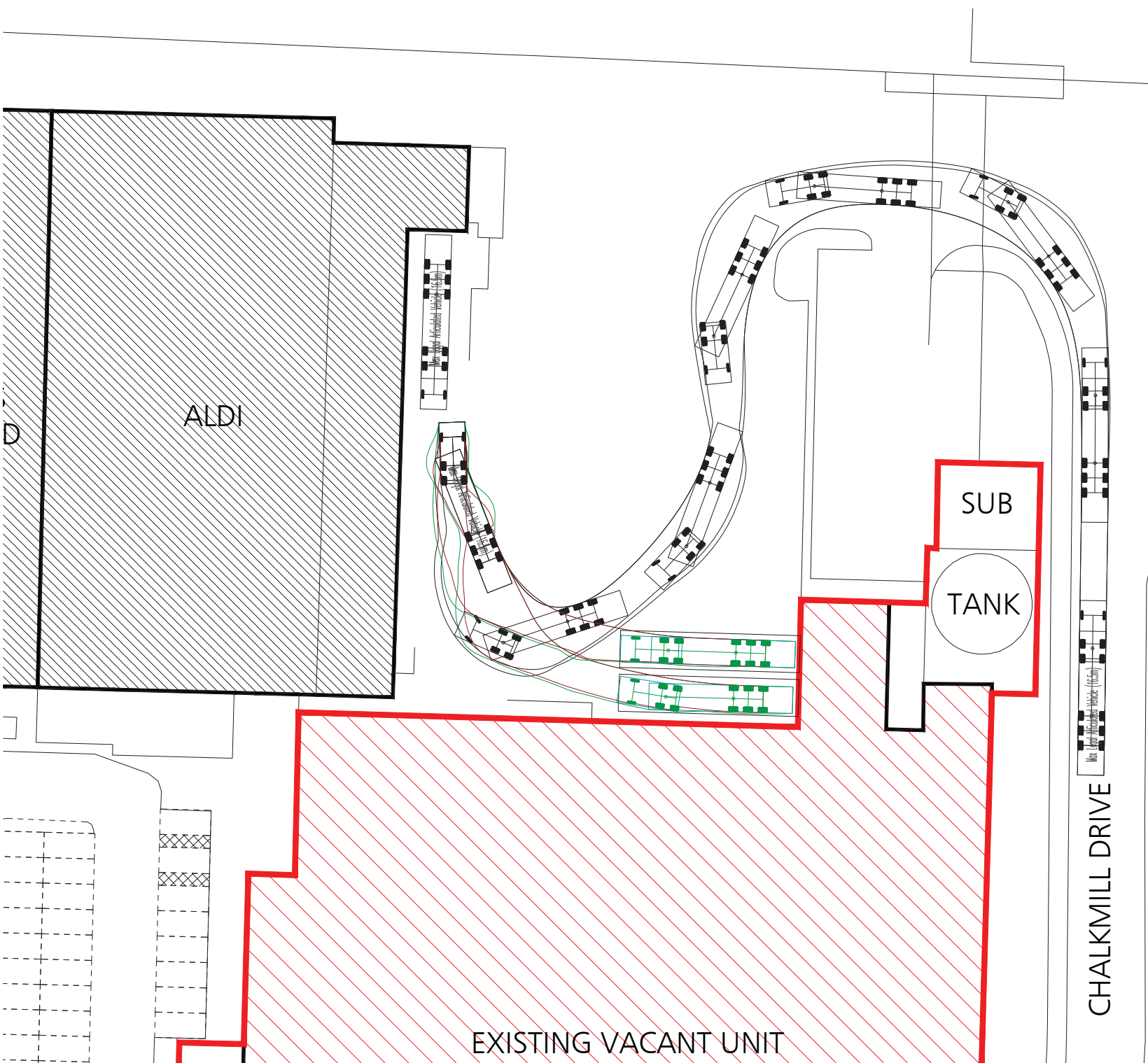
CAREFULLY REMOVE ALL EXISTING TRAINING SIGNAGE INCLUDING FINE STRANDING SIGNAGE STRUCTURE AND MAKE GOOD BY FINISHING AREAS. NEW SIGNAGE TO INCLUDE: ASSOCIATED CABLE WAYS AND ADVERTISEMENT CONSENT.



PROPOSED FIRST FLOOR PLAN

Note: This is a colour drawing, in order to ensure any subsequent reproduction is viewed correctly it is to be re-printed in full colour.





Max Legal Articulated Vehicle	(16.5m)	16.500m
Overall Length		2.500m
Overall Width		3.632m
Overall Body Height		0.396m
Min Body Ground Clearance		2.500m
Max Track Width		6.00s
Lock to lock time		6.870m



CHALKMILL DRIVE



**ARCHITECTURE**  
No.55 | St Pauls Street | Leeds | LS1 2TE  
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PROJECT  
DUKE PORTFOLIO  
ENFIELD

TITLE  
SERVICE YARD  
VEHICLE TRACKING

SCALE 1:250 @ A2 DATE 31/01/19

DRAWN A.G REVIEWED ML

DRAWING NO 2018-106/890 REVISION

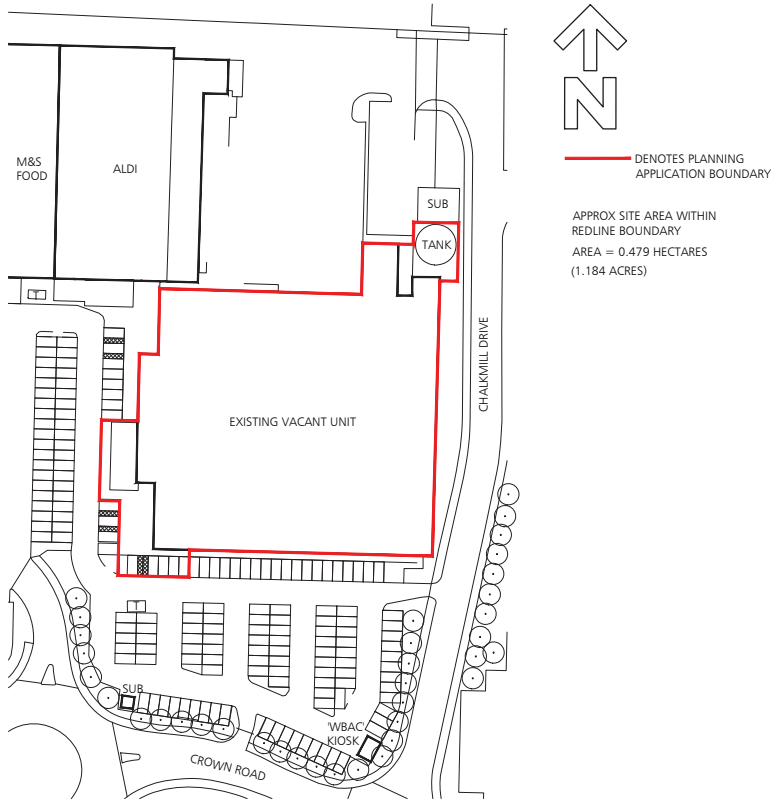
FILE PATH T:\2018\2018-106\CAD\05-Autocad Dwg\890

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EXISTING VACANT UNIT



REVISIONS			
A	22/02/19	ML	APH
ISSUED FOR PLANNING.			
B	17/07/19	ML	APH
PLANNING BOUNDARY / AREA UPDATED.			



**ARCHITECTURE**

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**PROJECT**  
DUKE PORTFOLIO  
ENFIELD

**TITLE**  
LOCATION PLAN

**SCALE**  
1:1250 @ A3

**DATE**  
21/08/18

**DRAWN**  
ML

**REVIEWED**  
APH

**DRAWING NO**  
2018-106/100

**REVISION**  
B

**FILE PATH**  
T:\2018\2018-106\CAD\05-Autocad\Drawgs\100

**STATUS** **For Planning**

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