

LONDON BOROUGH OF ENFIELD**PLANNING COMMITTEE****Date:** 31 August 2021**Report of**
Head of Planning**Contact Officer:**
Andy Higham
Joseph McKee
joseph.mckee@enfield.gov.uk**Ward:** Ponders
End/Enfield
Highway**Application Number:** 21/02076/OUT**Category:** Major**LOCATION:** Exeter Road Estate, Exeter Road, Enfield, EN3 7TW

PROPOSAL: Hybrid planning application (part detailed /part outline) for the comprehensive redevelopment of the Exeter Road Estate for up to 129 additional residential dwellings (Use Class C3) and associated works comprising:

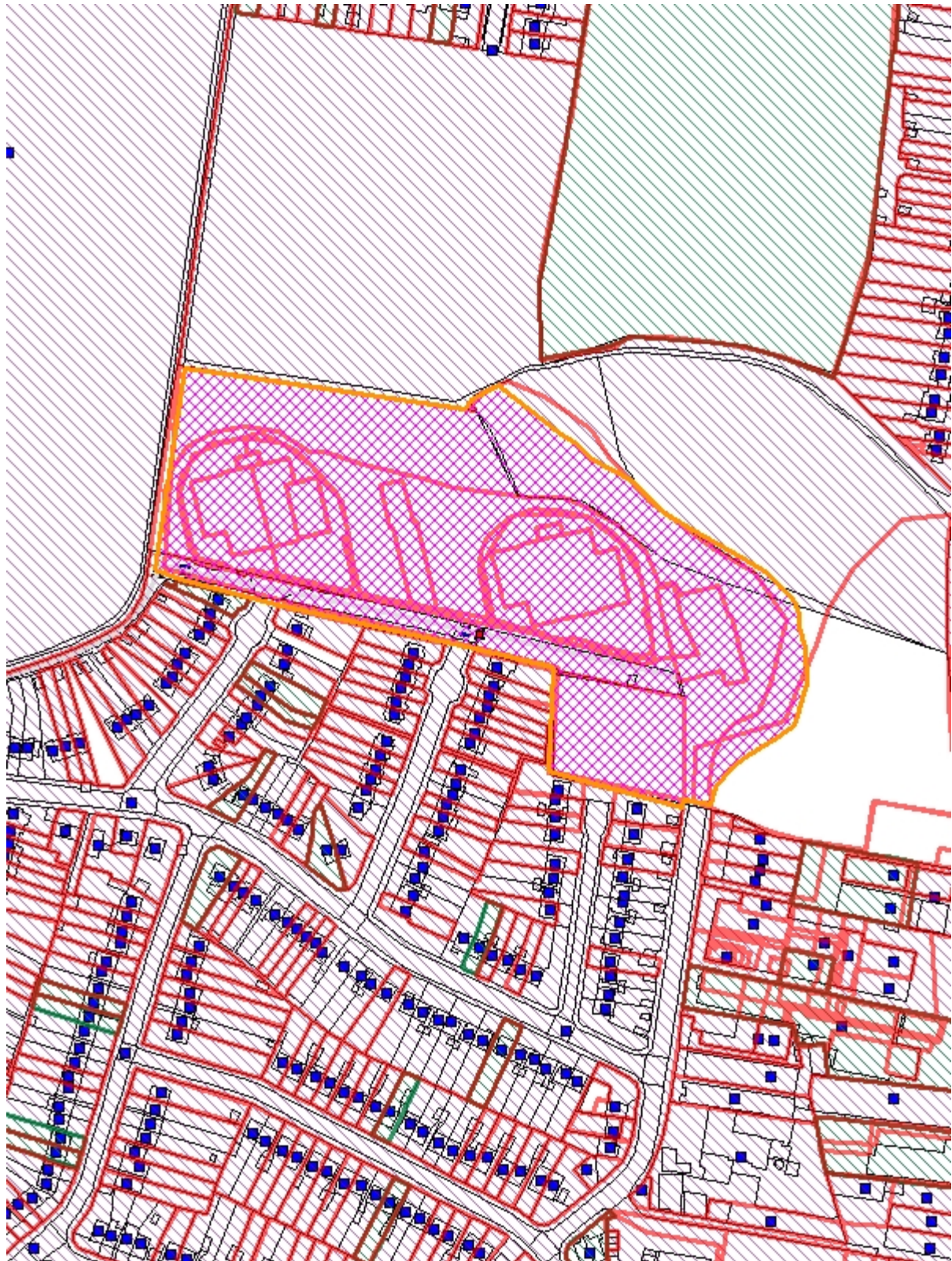
Detailed planning application for the construction of two buildings comprising 46 residential dwellings (Use Class C3) along with associated road layout, means of access and highways works; car and cycle parking; hard and soft landscaping; play; public, communal and private realm; ancillary plant and structures; and other works and improvements including works to the existing parking podium located between Honiton House and Newton House (Phase 1); and

Outline planning application (with matters relating to appearance and landscaping reserved) for the refurbishment and extension of Crediton House and Ashburton House and construction of two development blocks along Exeter Road comprising up to 83 residential dwellings (Use Class C3) with associated means of access; car and cycle parking; hard and soft landscaping; play; public, communal and private realm; highways works; and other associated works and improvements, including works to existing parking podiums.

Applicant Name & Address:
LBE Housing**Agent Name & Address:**
HTA, 78 Chamber Street, London, E1 8BL**RECOMMENDATION:**

1 That subject to the finalisation of a shadow S106 to secure the matters covered in this report and to be appended to the decision notice, the Head of Development Management/ the Planning Decisions Manager be authorised to **GRANT** planning permission subject to conditions.

2 That the Head of Development Management/Planning Decisions Manager be granted delegated authority to agree the final wording of the conditions to cover the matters in the Recommendation section of this report.



1. Note for Members

- 1.1 This planning application is categorised as a 'major' planning application and the Council is the landowner and applicant. In accordance with the scheme of delegation is reported to Planning Committee for determination.

2. Recommendation

- 2.1. That subject to the finalisation of a shadow S106 to secure the matters covered in this report and to be appended to the decision notice, the Head of Development Management/ the Planning Decisions Manager be authorised to **GRANT** planning permission subject to conditions to cover the following matters:
- 2.2. That delegated authority be granted to the Head of Development Management/the Planning Decisions Manager to finalise the wording of the shadow S106 obligations and the recommended conditions as set out in this report.

Full Application

1. Compliance with shadow Section 106 Agreement
2. Time limit
3. Approved drawings (Full element)
4. Land use requirements (Full element) (listing number of units in the mix approved)
5. Noise – mechanical plant
6. Accessible housing
7. Compliance with fire strategy
8. Tree protection plans
9. Landscaping details
10. External materials
11. Living roofs
12. PV panels
13. Lighting
14. Cycle parking
15. Car parking
16. Podium details
17. Electric vehicle charging points
18. Car park management plan
19. Delivery and service plan
20. NRMM emissions compliance
21. Secure by design certificate
22. Final sustainable drainage strategy
23. Sustainable drainage strategy verification report
24. Construction environmental management plan
25. Construction logistics plan
26. Site waste management plan
27. Impact piling
28. Confirmation of off-site capacity (drainage)
29. Contamination remediation strategy
30. Unidentified contamination (compliance)
31. Off-site wetlands scheme
32. Water efficiency
33. Energy – compliance with strategy
34. Energy performance certificates

35. Overheating mitigation measures – compliance with energy strategy
36. Green procurement plan
37. Removal of Japanese knotweed
38. Air quality neutral mitigation measures
39. Podium use (existing tower residents only)
40. Landscaping management plan
41. Disabled parking minimum provision
42. Cycle parking minimum provision
43. Compliance with Urban Greening Factor
44. Ecological management plan

Outline

1. Grampian condition requiring compliance with shadow Section 106
2. Time limit
3. Submission of reserved matters
4. Compliance with parameter plans and design code
5. Target dwelling mix
6. Land use requirements (Full element) (listing number of units in the mix approved)
7. Design and access statement
8. Delivery of podium level amenity space
9. Lighting
10. Tree protection plans (by phase)
11. Fire statement
12. Car parking management plan
13. Podium details
14. Contamination ground investigation report
15. Contamination remediation strategy
16. Unidentified contamination (compliance)
17. Electric vehicle charging points
18. Delivery and service plan
19. Wind and microclimate
20. Daylight and sunlight assessment
21. Living roofs
22. Refuse facilities
23. PV panels
24. Overheating assessments
25. Updated energy strategy to demonstrate compliance with submitted strategy
26. Energy performance certificates
27. Air quality neutral mitigation measures
28. Accessible housing
29. Final sustainable drainage strategy
30. Sustainable drainage strategy verification report
31. Construction environmental management plan
32. Construction logistics plan
33. Site waste management plan
34. NRMM emissions compliance
35. Noise – mechanical plant
36. Impact piling
37. Water efficiency
38. Podium use (existing tower residents only)
39. Landscaping management plan
40. Disabled parking minimum provision
41. Cycle parking minimum provision

42. Secure by design certificate
43. Compliance with Urban Greening Factor
44. Ecological management plan

3. Executive Summary

- 3.1. The London Borough of Enfield (LBE) Housing Team is seeking to deliver 3,500 new homes across the Borough over the next 10 years. The overarching aspiration of the programme is to create high-quality homes in well-connected neighbourhoods, to sustain strong and healthy communities. This includes delivering several housing renewal and estate regeneration schemes across the Borough.
- 3.2. The Exeter Road Estate has been identified as a key site forming part of LBE's development programme, with a view to better utilise land on the estate through rooftop extensions and new build site infill. Through extensive pre-application discussions with the Local Planning Authority (LPA), inclusive of two reviews of the development proposal at different points of design development at the Enfield Place and Design Quality Panel, the applicant has developed a comprehensive masterplan and vision for the site, which offers a unique opportunity to provide new additional affordable homes whilst also regenerating the current estate.
- 3.3. The application proposes a high quality residential led development on existing brownfield land. The proposed infilling and rooftop development will help to safeguard all 230 existing homes on the estate, whilst maximising the use of underutilised brownfield land and addressing the existing inefficiencies across the estate to improve access to and from the site as well as the surrounding greenfield land at Durants Park. The applicant is seeking to ensure that all existing residents of the Exeter Road Estate remain throughout the construction process.
- 3.4. There is a pressing need for housing, including affordable housing, and Enfield has a challenging 10-year housing delivery target. This application proposes up to 129 homes, 46 of which would be delivered as the initial phase and are hence the subject of the full planning application. The remainder would be delivered across a further two phases and are therefore the subject of the outline element of the application.
- 3.5. The development proposes a 100 per cent affordable housing split across a policy compliant tenure mix. The scheme will also deliver 59no. 3-bedroom plus new homes.
- 3.6. The applicant has set out in detail the impacts to neighbouring residential amenity and pre-application discussions have shaped the development to the extent that officers are satisfied the development across phases will result in no unacceptable adverse impact to neighbouring residential amenity.
- 3.7. The primary public benefits of the scheme can be summarised as follows:
 - Optimising the site – making effective use of a brownfield site;
 - Housing – making a significant contribution to the Borough's housing target including the delivery of xx family sized homes
 - Delivery of 100% Affordable housing

- Additional publicly accessible open space – including the applicant providing a financial contribution to the delivery of a wetlands scheme (as approved under application 20/03211/RE4) as well as increased tree planting and other public realm improvements to Durants Park;
- Cycle Improvements –Introduction of cycle parking for all existing units within Ashburton and Crediton House as well as new cycle parking for residents of the existing towers within the refurbished podiums. Provision of policy compliant cycle parking for new residents. Introduction of 26no. visitor cycle parking spaces across the site as well as providing a financial contribution toward the delivery of off-site cycle parking close to Brimsdown Station;
- Refurbishment and bringing back into use the podiums inclusive of roof-level communal amenity space accessible solely for the residents of Tiverton, Ashcombe, Honiton and Newton House (detailed proposals to form part of the Reserved Matters application);
- Improvement to all existing homes within Ashburton and Crediton House with façade improvements inclusive of new windows and introduction of private amenity space in the form of podium gardens and provision of balconies
- Parking – Rationalising of on-site vehicular parking inclusive of provision of disabled persons’ parking;
- Landscape and biodiversity enhancements as well as significant improvements to existing public realm across the site
- Minimising Green House Gas Emissions - Introduction of Air Source Heat Pump (ASHP) to serve all new units within Phase 1 as well all new build elements exceeding new London Plan minimum energy reduction target baselines; and
- An improvement in on-site sustainable urban drainage (water management).

4. Site and Surroundings

- 4.1. The Exeter Road Estate is a mid-century residential estate comprising 230 dwellings of 2.88ha located within both the Ponders End and Enfield Highway Wards; with the ward boundary being located along Exeter Road itself (east-west).
- 4.2. The estate as existing comprises two pairs of fourteen storey residential towers (four in total), each containing 50 homes; Tiverton House, Ashcombe House, Honiton House and Newton House (from west to east). Each respective pair of towers benefits from a central two-level parking podium (two in total) which are understood at present to be underutilised. In addition, Crediton House, located centrally within the estate, and Ashburton House, the building furthest to the east, are each existing double stacked maisonette blocks of four storeys containing 16 and 14 homes respectively.
- 4.3. The existing buildings on the estate are mostly surrounded by a public realm and street environment that is quite inactive, with grassed areas often quite inaccessible, due to low set railings in parts of the site. The general public realm offers limited usability for the existing estate occupiers.
- 4.4. Exeter Road runs east-west through the estate, with smaller perimeter estate roads running off from this. South of the site are Exeter Road and Arbour Road, which link onto the east-west Exeter Road. Brookfields is also located south of the site however there is no link through to Exeter Road, and instead is a cul-de-sac. North of Brookfields, within the boundary of the site is a vacant piece of

overgrown brownfield land which previously accommodated the Wessex Hall Community Centre. However, this was demolished approximately 10 years ago.

- 4.5. Exeter Road, Arbour Road and Brookfields link the site with The Ride and are residential in nature comprising low-rise primarily terraced dwellings of a suburban character. Alexandra Road is located south-east of the site which has a pedestrian link through to Durants Park. Alexandra Road contains, closest to the site, non-residential uses, of an industrial nature; the Alma Industrial Estate which is designated a Locally Significant Industrial Site.
- 4.6. The site is bounded to the west, north and east by Durants Park which constitutes Metropolitan Open Land (MOL). Durants Park is also a non-designated heritage asset as it has Local Listing status due to its archaeological interest. However neither the estate or Durants Park are designated an Archaeological Priority Areas (APA). APAs close to the site are both the Durrants Road and Green Street APAs.
- 4.7. St James' Church, located approximately 640m northwest of the estate is a Grade II Listed Building and is located north of the Hertford Road Cemetery, which has Local Listing status, fronting Hertford Road. Green St, located approximately 350m north of the application site, benefits from several listed buildings, with no.98 and 100 and the White Horse Public House being Grade II Listed.
- 4.8. The site is identified within the adopted North-East Enfield Area Action Plan as within the Ponders End Regeneration/Place Shaping Priority Area and lies within the wider North East Enfield Strategic Growth Area.
- 4.9. The centre of the site has a PTAL rating of 2 indicating that it has a relatively poor level of connectivity to public transport. The closest bus stops to the site are on Alexandra Road and Green Street, both of which are located approximately 580m from the estate. Bus stops on Nags Head Road are approximately 635m from the estate and bus stops on Hertford Road are approximately 765m from the estate. Brimsdown Train Station is the closest train station to the estate and is located approximately 930m north-east of the estate. Southbury London Overground Station is located approximately 1.3km south-west of the site.

5. Proposal

- 5.1. The application is a Hybrid Planning Application seeking part detailed and part outline planning permission for the comprehensive redevelopment of the existing Exeter Road Estate for up to 129 additional dwellings (Use Class C3) and associated works comprising:
 - Detailed planning application for the construction of two buildings comprising 46 residential dwellings (Use Class C3) along with associated road layout, means of access and highways works; car and cycle parking; hard and soft landscaping; play; public, communal and private realm; ancillary plant and structures; and other works and improvements including works to the existing parking podium located between Honiton House and Newton House (Phase 1); and
 - Outline planning application (with matters relating to appearance and landscaping reserved) for the refurbishment and extension of Crediton House and Ashburton House and construction of two development blocks

along Exeter Road comprising up to 83 residential dwellings (Use Class C3) with associated means of access; car and cycle parking; hard and soft landscaping; play; public, communal and private realm; highways works; and other associated works and improvements, including works to existing parking podiums and landscape enhancement works to Durants Park (Phase 2 & 3).

5.2. The below extract explains visually, the approach to phasing across the site:



Detailed Planning Application (Phase 1)

- 5.3. As set out above, full planning permission is sought for Phase 1, which covers the south-eastern part of the site and comprises 46 residential units across two development blocks (Blocks A & B) and associated ancillary soft/hard landscaping, access and parking.
- 5.4. The existing, currently disused two-storey parking podium located between Honiton and Newton House (the eastern podium) will be upgraded at the upper level to provide vehicular parking; the lower deck of the podium is to come forward along with roof-level communal amenity space for the benefit of residents of Honiton and Newton House, within Phase 2 of the development
- 5.5. Application 20/03211/RE4 granted planning permission 24.02.2021 for a wetlands/flood alleviation scheme with Durants Park. Whilst party to a separate permission, the delivery of this will form part of Phase 1 of the proposed Exeter Road Estate development, funded in part by a financial contribution by the applicant, which will be secured through the S106.

Outline Planning Application (Phases 2 and 3)

- 5.6. Outline Planning Permission is sought for Phases 2 and 3 of the development with matters relating to appearance and landscape reserved for submission at a Reserved Matters stage. Phases 2 and 3 seek permission to deliver up to 83 residential units and associated access, open space, public realm and soft/hard landscaping and parking.
- 5.7. Phases 2 and 3 will involve the provision of new homes in the form of extensions to both Ashburton and Crediton House in the form of ‘bookend’ extensions and vertical upwards extensions over the existing buildings, which will involve external refurbishments to all existing units. Further, new terraced style infill dwellings are proposed which will front the north side of Exeter Road.
- 5.8. See below additional specific information about the proposal split across both the Detailed and Outline applications:

Phase	Application	Summary
Phase 1	Detailed	<p>Number of new homes – 46</p> <p>Unit mix proposed:</p> <ul style="list-style-type: none"> • 1b/2p – 23 • 2b/4p – 7 • 3b/5p – 16 <p>Building heights (at highest point):</p> <ul style="list-style-type: none"> • Block A – Part 3 part 4 storeys (13.2m) • Block B – Part 5 part 7 storeys (22.9m) <p>Vehicular parking – 179</p> <p>Cycle parking – 87 spaces inclusive of 4 larger spaces for disabled cycle parking</p> <p>Upgrades to the upper level of the eastern podium car park (between Honiton and Newton House) inclusive of new vehicular access</p> <p>Public realm – 3,514sqm of new public realm</p> <p>New play space – 572sqm</p> <p>Landscape enhancements to Durants Park including new footpaths, trees and soft landscaping inclusive of the delivery of the new wetlands scheme.</p>
Phase 2 and 3	Outline	<p>Number of new homes – 83</p> <p>Unit mix proposed (Phase 2):</p> <ul style="list-style-type: none"> • 1b/2p – 12 • 2b/3p – 6 • 2b/4p – 6 • 3b/5p – 14 • 4b/7p - 6

		<p>Unit mix proposed (Phase 3):</p> <ul style="list-style-type: none"> • 1b/2p – 8 • 2b/4p – 8 • 3b/5p – 13 • 4b/7p - 10 <p>Building height (Phase 2):</p> <ul style="list-style-type: none"> • Ashburton House – Part 8 part 6 part 9 storeys (29.85 at highest point maximum parameter) • Podium dwellings – 3 storeys (9.82m) <p>Building height (Phase 3):</p> <ul style="list-style-type: none"> • Crediton House – Part 7 part 6 part 9 storeys (29.85m at highest point maximum parameter) • Podium dwellings 3 storeys (9.82m below parapet) <p>External upgrades to Ashburton and Crediton House involving new windows, entrance doors and introduction of private amenity space for existing units.</p> <p>Vehicular parking – 53</p> <p>Cycle parking – 234 spaces inclusive of 9 larger spaces for disabled cycle parking</p> <p>Upgrades to both podium car parks including new rooftop landscaping/communal amenity space for residents of existing 4no. towers. Upgrades to podium access arrangements from Exeter Road to both upper and lower level.</p> <p>Public Realm – 13,238sqm of new public realm</p> <p>New play space – 1300sqm (Phase 2), 584sqm (Phase 3)</p> <p>Site wide landscaping enhancements including new footpaths, trees and soft landscaping</p>
--	--	---

Design Code

- 5.9. The application is supported by a design code which sets out design principles and associated guidance on layout, scale, massing and access that will apply to Phases 2 and 3. These principles ensure that all aspects of each development block are defined and landscaping, where some flexibility will be applied in relation to the architecture, materials, rooftops, windows and balcony detailing. The design code also sets out a number of site wide “Healthy Streets” principles, which includes matters relating to defensible space, wayfinding and access, street furniture, lighting, tree planting and materials.

- 5.10. This application is also supported by a set of parameter plans, which would form part of the approved drawing list on the outline permission, which sets parameters required to be adhered to, including footprint and height.

6. Relevant Planning Decisions

- 6.1. 20/03211/RE4 - Durants Park flood alleviation scheme involving diversion of water flow from existing surface water sewer to new wetland area in south-eastern corner of the park; excavation works to create wetland basins, retention of resultant spoil on site to create raised wildflower meadows to north of the wetlands together with provision of footpath and amenity area – Granted 24.02.2021

7. Consultations

Pre-Application Consultation

- 7.1. The applicant undertook two formal consultation events which were held virtually (both held 18th May 2021 at 12:30 – 14:00 and 16:00-18:00) with the opportunity to engage with the architectural team and the applicant team.
- 7.2. Leaflets were distributed to all existing homes within the estate, and homes within the surrounding area on two occasions also. This was undertaken December 2020 and May 2021.

Public Consultation

- 7.3. Public consultation as a result of this planning application involved notification letters being sent to 693 neighbouring properties (both within the estate and homes adjoining) 17th June 2021, a press advert in the Enfield Independent was published 23rd June 2021 and 4 site notices were erected 18th June 2021.
- 7.4. As a result of public consultation, two representations were received, and a summary of reasons for comment is below:
- Close to adjoining properties
 - Development too high (Crediton House appears to curtail view of park from existing units within some lower floors of Newton House)
 - Loss of privacy (proposed podium housing overlooking)
 - Strain on existing community facilities

Officer response

- 7.5. Officers are satisfied that the proposed development will not result in any unacceptable adverse impact to residential amenity by reason of overlooking/loss of privacy, loss of light, overbearing or impacts to daylight/sunlight. Officers are further satisfied, that the development is appropriate within its context, and in its relationship with the existing built environment.
- 7.6. The proposed northern extension to Crediton House may result in a loss of part of the view north-west into Durants Park. However, the loss of a view is not a material consideration in the determination of a planning application. Notwithstanding, site wide landscaping proposals affecting Durants Park are submitted with this application. Detailed design will be secured through conditions

and planning obligations. Additional planting, and improvements to public realm within Durants Park is proposed and forms an appropriate and proportionate mitigation to this end.

- 7.7. Extensive pre-application discussions were undertaken to ensure that there was no unacceptable overlooking impact between the proposed “podium” housing and the existing units within the respective tower(s) north of. Illustrative floor plans form parameter plans with this application and detailed design will come forward within the Reserved Matters application on the basis these units are within Phases 2 and 3. As shown on the floor plans for the proposed podium housing (3665A-LB-PO-00_DR-A-500 Rev. P1), there is no north orientated windows at any upper level on any of the proposed podium housing.
- 7.8. Education Teams were consulted on this application and have not responded to state that the development would lead to any unacceptable strain on the capacity existing community facilities..
- 7.9. Statutory and Non-Statutory Consultees
- 7.10. Cleansing: Advised that all refuse stores must be within 10m of the carriageway for refuse collection.
- 7.11. Education: No comment notwithstanding the applicant and the LBE Education have agreed, as outlined, that the applicant will make a financial contribution (of the amount of £5,000) toward education to be secured within the S106 Agreement.
- 7.12. Environmental Health: Environmental Health does not object to the application for planning permission as there is unlikely to be a negative environmental impact.
- The site is in close proximity to residential buildings and for this reason the dust control measures set-out in the air quality assessment must be implemented to ensure there are no dust issues during the construction process.
- The development is not air quality neutral for transport and the air quality assessment put forward mitigation measures, which must be implemented to mitigate the impact of the transport element of the development.
- Series of conditions related to emission standards for all Non-Road Mobile Machinery (NRMM), the use of plant equipment, impact piling and contamination.
- 7.13. Traffic and Transportation: Overall, the proposed approach to traffic and transportation matters is acceptable, particularly the range of mitigation measures proposed, and meets related policy requirements.
- 7.14. SuDS Highways: Officer stated the general approach as outlined within the SuDS Strategy is acceptable subject to clarity on several matters. The full position is set out within the relevant section of this report. Some matters where clarity has been sought have been resolved within the course of the determination period of this application. As outlined within the body of the report, any other matters will form part of an appropriate condition.
- 7.15. Historic England (GLAAS): Conclude the proposal is unlikely to have significant effect on heritage assets of archaeological interest. The site is not located within an Archaeological Priority Area (APA) and the desk based study suggests there

is low potential for archaeological remains on the site. Accordingly, the proposed development is unlikely to have a significant archaeological impact and no further assessment or conditions are therefore necessary.

- 7.16. Natural England: On receipt of a Habitats Regulations Assessment, to understand the development's impacts on the Epping Forest Special Area of Conservation (SAC), Natural England have confirmed no objection to the development concluding the identified impacts on SAC and underpinning Site of Special Scientific Interest (SSSI) can be appropriately mitigated with measures secured via planning conditions or obligation.
- 7.17. Metropolitan Police (Secure by Design): The Metropolitan Police Service Designing out Crime Unit fully supports the proposals subject to appropriate conditions and informatives.
- 7.18. Thames Water: On the basis of information provided, Thames Water would advise that with regard to water network infrastructure capacity/foul water sewerage network infrastructure capacity, they would not have any objection to the planning application subject to a series of appropriate conditions/informatives.
- 7.19. Enfield Place and Design Quality Panel (DRP):
- 7.20. The proposed development was brought to the Enfield Place and Design Quality Panel Panel (hereby referred to as DRP) twice at different points within pre-application discussions; 26th March 2020, and 14th January 2021. A summary of the conclusions made at each sitting, along with officer comment on to what extent the applicant has satisfied DRP conclusions, is outlined below:

26.03.20 Summary of Conclusions

- "Options presented both have merits and de-merits. A third option should be investigated that creates streets connecting both Alexandra and Brookfields to Exeter. This would maximise connectivity between the estate, homes to the south and the industrial estate".

Officer comment: The scheme seeking approval differs from earlier iterations of site wide design and access arrangements/links. Earlier iterations of the masterplan proposed options as to how the development would connect to existing streets to the south of the estate. As existing, there is a pedestrian link between Durants Park and Alexandra Road which is unaffected by the proposed development. A link between Brookfields and Phase 1 was originally proposed. However, objections were raised to this by local residents as part of the applicant's pre-consultation exercise. As a consequence, it has been removed from the application. However, the design of the southern part of the central public realm, between Blocks A and B within Phase 1, has been influenced to ensure, should in future, any pedestrian and/or cycle link be desired the layout could accommodate this. The reasons for the removal of the pedestrian link are noted and it is considered overall that access to and within the site is acceptable

- "Retrofit, improvement and extension of existing blocks is supported".
- "Exeter Road is successfully addressed and reinstated as a positive street frontage in both options and successfully mediates between the scale of the adjacent slab blocks and nearby terraced housing to the south".

- “The boundary with Durants Park on to which the site fronts is undefined and underutilised. Proposals should be developed on the park-facing aspects of the site on its northern boundary with housing and public realm that activate the ground floor and connect the new residential district with the park”.

Officer comment: Earlier iterations of the proposed development proposed the delivery of new housing north of the podium structures. However, this has not come forward due to viability related build cost constraints. Nonetheless, as set out within the Illustrative Site Wide Landscaping Masterplan and Design and Access Statement, the northern boundary of the site is to be subjected to extensive planting and public realm improvements which will be secured through the Reserved Matters application. The works proposed are considered to activate the northern boundary of the site with Durants Park.

- “The courtyard block (Phase 1) has a large footprint and overbearing mass that is alien and out of character with the existing urban grain on and around the site and the proposed infill. It is encouraged that mass be broken up, potentially into a terraced form”.

Officer comment: A wholesale change to the approach to design form has been undertaken on Phase 1 since the design approach reviewed by DRP. The proposed development on Phase 1 reflects a much more linear approach rather than a courtyard block form.

14.01.21 Summary of Conclusions

- “Overall, there is potentially overdevelopment on the site (as proposed). Optimising the proposals through potential reduction in number of units proposed could assist in resolving the issues”.

Officer comment: In light of both officer concern and DRP concern regards overdevelopment, the applicant reduced the maximum number of units proposed by approximately 12% and the concentration of scaling and massing was reviewed. Officers are satisfied that the application scheme overcomes any previous concern on balance, from the perspective of overdevelopment.

- “The design principles are supported (north-south green links, fully affordable housing, activating of Exeter Road in delivering new dwellings here”.
- “The landscaping principles are also supported (improved Exeter Road, new square, green links) but design detail needs to be furthered”.
- “The tall, long form of Crediton and Ashburton extensions impact on views and add to a sense of overbearing”.

Officer comment: The design rationale of the proposed interventions affecting Ashburton and Crediton has been amended quite significantly since the proposals presented to the panel. Namely, the proposed design interventions affecting Ashburton and Crediton represent more cohesive extensions and alterations. The greater variation of height; the newly formed northern and southern extensions proposing to be higher than the central existing elements are considered to break up the massing and adequately resolves the concern about overbearing.

- “Flexibility to allow spaces to be turned over to a community, or other non-residential use in future, should be included”.

Officer comment: A community building (Wessex Hall) was demolished in 2010 which was located approximately where Phase 1 is proposed. The applicant does not propose any new community facility. The integration of a new community facility has been considered by the applicant and it was concluded that particularly on the basis of the site constraints, namely MOL surrounding the estate and the presence of significant plant equipment north of the existing podiums, it would not be possible to facilitate a new community use on site.

- The extension of Brookfields to provide a new pedestrian and cycle link is supported. Access for emergency or refuse should be explored and justified with neighbours’ concerns acknowledged”.

Officer comment: This has now been removed from the scheme following concerns raised by residents in pre-application consultation.

- “A degree of simplification and consistency across the proposals could assist in improving the quality of the built project”.

Officer comment: The scheme presented to DRP was not inclusive of any significant level of detailed design, particularly surrounding materials. Through the Design Code, detail within the submitted Design and Access Statement, through the plans submitted for full planning permission and through appropriate conditions, and acceptable detailed design within the Reserved Matters application, officers are satisfied that appropriate mechanisms adequately safeguard a good level of design consistency across all phases.

- “The scheme remains an overall positive improvement to the area and an opportunity to improve the lives of residents and the wider community”.

8. Relevant Policy

8.1. National Planning Policy Framework 2021

8.2. The National Planning Policy Framework sets out at Para 11 a presumption in favour of sustainable development. For decision taking this means:

“(c) approving development proposals that accord with an up-to date development plan without delay; or

(d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date (7), granting permission unless:

(i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed (6); or

any adverse impacts of so doing would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

- 8.3. Footnote (8) referenced here advises “This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a 5 year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 73); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous 3 years.”
- 8.4. The Council’s recent housing delivery has been below our increasing housing targets. This has translated into the Council being required to prepare a Housing Action Plan in 2019 and more recently being placed in the “presumption in favour of sustainable development category” by the Government through its Housing Delivery Test.
- 8.5. The Housing Delivery Test (HDT) is an annual measurement of housing delivery introduced by the government through the National Planning Policy Framework (NPPF). It measures the performance of local authorities by comparing the completion of net additional homes in the previous three years to the housing targets adopted by local authorities for that period.
- 8.6. Local authorities that fail to meet 95% of their housing targets need to prepare a Housing Action Plan to assess the causes of under delivery and identify actions to increase delivery in future years. Local authorities failing to meet 85% of their housing targets are required to add 20% to their five-year supply of deliverable housing sites targets by moving forward that 20% from later stages of the Local Plan period. Local authorities failing to meet 75% of their housing targets in the preceding 3 years are placed in a category of “presumption in favour of sustainable development.
- 8.7. In 2018, Enfield met 85% of its housing targets delivering 2,003 homes against a target of 2,355 homes over the preceding three years (2015/16, 2016/17, 2017/18). In 2019 we met 77% of the 2,394 homes target for the three-year period delivering 1,839 homes. In 2020 Enfield delivered 56% of the 2,328 homes target and we now fall into the “presumption in favour of sustainable development” category.
- 8.8. This is referred to as the “tilted balance” and the National Planning Policy Framework (NPPF) states that for decision-taking this means granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole – which also includes the Development Plan. Under the NPPF paragraph 11(d) the most important development plan policies for the application are deemed to be ‘out of date’. However, the fact that a policy is considered out of date does not mean it can be disregarded, but it means that less weight can be applied to it, and applications for new homes should be considered with more weight (tilted) by planning committee. The level of weight given is a matter of planning judgement and the statutory test continues to apply, that the decision should be, as section 38(6) of the Planning and Compulsory Purchase Act 2004 requires, in accordance with the development plan unless material considerations indicate otherwise.
- 8.9. The London Plan 2021
GG1 – Building Strong and Inclusive Communities
GG2 – Making the Best Use of Land

GG3 – Creating a Healthy City
 GG4 – Delivering the Homes Londoners Need
 D3 – Optimising Site Capacity through the Design-Led Approach
 D4 – Delivering Good Design
 D5 – Inclusive Design
 D6 – Housing Quality and Standards
 D7 – Accessible Housing
 D8 – Public Realm
 D9 – Tall Buildings
 D11 – Safety, Security and Resilience to Emergency
 D12 – Fire Safety
 D14 – Noise
 H4 – Delivering Affordable Housing
 H5 – Threshold Approach to Applications
 H6 – Affordable Housing Tenure
 H10 – Housing Size Mix
 S4 – Play and Informal Recreation
 E6 – Locally Significant Industrial Sites
 HC1 – Heritage Conservation and Growth
 G1 – Green Infrastructure
 G3 – Metropolitan Open Land
 G4 – Open Space
 G5 – Urban Greening
 G6 – Biodiversity and Access to Nature
 G7 – Trees and Woodland
 SI1 – Improving Air Quality
 SI2 – Minimising Greenhouse Gas Emissions
 SI4 – Managing Heat Risk
 SI5 – Water Infrastructure
 SI7 – Reducing Waste and Supporting the Circular Economy
 SI12 – Flood Risk Management
 SI13 – Sustainable Drainage
 T1 – Strategic Approach to Transport
 T2 – Healthy Streets
 T3 – Transport Capacity, Connectivity and Safeguarding
 T4 – Assessing and Mitigating Transport Impacts
 T5 – Cycling
 T6 – Car Parking
 T6.1 – Residential Parking
 T7 – Deliveries, Servicing and Construction
 T9 – Funding Transport Infrastructure through Planning

8.10. Mayoral Supplementary Guidance

- 8.11. Play and Informal Recreation (September 2012)
 Provides guidance to Local Authorities and development to estimate the potential child yield from a development, and the resulting requirements for play space provision.
- 8.12. Sustainable Design and Construction (April 2014)
 The Sustainable Design and Construction (SPG) seeks to design and construct new development in ways that contribute to sustainable development.
- 8.13. The Control of Dust and Emissions during Construction and Demolition (July 2014) The aim of this supplementary planning guidance (SPG) is to reduce

emissions of dust, PM10 and PM2.5 from construction and demolition activities in London.

- 8.14. Accessible London: Achieving an Inclusive Environment (October 2014)
The strategy sets out to provide detailed advice and guidance on the policies in the London Plan in relation to achieving an inclusive environment.
- 8.15. Housing (March 2016)
The housing SPG provides revised guidance on how to implement the housing policies in the London Plan.
- 8.16. Affordable Housing and Viability (August 2017)
Set's out the Mayor's policies for assessing and delivering affordable housing and estate renewal.
- 8.17. Better Homes for Local People, The Mayor's Good Practice Guide to Estate Regeneration
Sets out the Mayor's policies for Estate Regeneration.
- 8.18. Local Plan – Core Strategy
 - Core Policy 3 – Affordable Housing
 - Core Policy 4 – Housing quality
 - Core Policy 5 – Housing types
 - Core Policy 9 – Supporting Community Cohesion
 - Core Policy 15 – Locally Significant Industrial Sites
 - Core Policy 20 – Sustainable Energy use and energy infrastructure
 - Core Policy 21 – Delivering sustainable water supply, drainage and sewerage infrastructure
 - Core Policy 24 – The road network
 - Core Policy 25 – Pedestrians and cyclists
 - Core Policy 28 – Managing flood risk through development
 - Core Policy 30 – Maintaining and improving the quality of the built and open environment
 - Core Policy 31 – Built and landscape heritage
 - Core Policy 32 – Pollution
 - Core Policy 36 – Biodiversity
 - Core Policy 40 – North East Enfield
- 8.19. Local Plan – Development Management Document
 - DMD1 – Affordable Housing on Sites Capable of Housing 10 Units or More
 - DMD3 – Providing a Mix of Different Sized Homes
 - DMD6 – Residential Character
 - DMD8 – General Standards for New Residential Development
 - DMD9 – Amenity Space
 - DMD10 – Distancing
 - DMD20 – Locally Significant Industrial Sites
 - DMD 37 – Achieving High Quality and Design-Led Development
 - DMD 38 – Design Process
 - DMD 43 – Tall Buildings
 - DMD44 – Conserving and Enhancing Heritage Assets
 - DMD45 – Parking Standards and Layout
 - DMD47 – New Road, Access and Servicing
 - DMD49 – Sustainable Design and Construction Statements

DMD50 – Environmental Assessments Method
DMD51 – Energy Efficiency Standards
DMD 52 – Decentralized energy networks
DMD53 – Flow and Zero Carbon Technology
DMD55 – Use of Roofspace/ Vertical Surfaces
DMD56 – Heating and Cooling
DMD57 – Responsible Sourcing of Materials, Waste Minimisation and Green Procurement
DMD58 – Water Efficiency
DMD59 – Avoiding and Reducing Flood Risk
DND60 – Assessing Flood Risk
DMD61 – Managing surface water
DMD62 – Flood Control and Mitigation Measures
DMD65 – Air Quality
DMD68 – Noise
DMD69 – Light Pollution
DMD 73 – Child Play Space
DMD 78 – Nature conservation
DMD79 – Ecological Enhancements
DMD80 – Trees on development sites
DMD81 – Landscaping

8.20. Other Material Considerations

National Planning Practice Guidance
S106 SPD (2016)
Enfield Characterisation Study (2011)
Manual for Streets 1 & 2, Inclusive Mobility 2005 (DfT)
Enfield Blue and Green Strategy (2021 -2031)
Natural England Interim Guidance (2019)

8.21. Enfield Local Plan (Reg 18) 2021

8.22. Enfield Local Plan - Reg 18 Preferred Approach was approved for consultation on 9th June 2021. The Reg 18 document sets out the Council's preferred policy approach together with draft development proposals for several sites. It is Enfield's Emerging Local Plan.

8.23. The Local Plan remains the statutory development plan for Enfield until such stage as the replacement plan is adopted and as such applications should continue to be determined in accordance with the Local Plan, while noting that account needs to be taken of emerging policies and draft site proposals.

8.24. Key local emerging policies from the plan are listed below:

Policy DM SE2 – Sustainable design and construction
Policy DM SE4 – Reducing energy demand
Policy DM SE5 – Greenhouse gas emissions and low carbon energy supply
Policy DM SE7 – Climate change adaptation and managing heat risk
Policy DM SE8 – Managing flood risk
Policy DM SE10 – Sustainable drainage systems
Strategic Policy SPBG3 – Biodiversity net gain, rewilding and offsetting
Strategic Policy SP BG4 – Green belt and metropolitan open land
Policy DM BG8 – Urban greening and biophilic principles

Policy DM DE1 – Delivering a well-designed, high-quality and resilient environment
Policy DM DE2 – Design process and design review panel
Policy DM DE6 – Tall buildings
Policy DM DE7 – Creating liveable, inclusive and quality public realm
Policy DM DE11 – Landscape design
Policy DM DE13 – Housing standards and design
Policy DM H2 – Affordable housing
Policy DM H3 – Housing mix and type
Policy DM T2 – Making active travel the natural choice
Strategic Policy SP D1 – Securing contributions to mitigate the impact of development

9. Analysis

- 9.1. The Planning and Compulsory Purchase Act 2004 and the Town and Country Planning Act 1990 seek to establish that planning decisions are taken in accordance with the Development Plan unless material considerations indicate otherwise.
- 9.2. The main issues to consider are as follows:
- Principle of Development
 - Impact to Metropolitan Open Land (MOL)
 - Housing Provision and Mix
 - Design
 - Residential Design Standards and Impact to Residential Amenity
 - Open Space, Landscape, Play, Biodiversity and Trees
 - Transport, Access and Parking
 - Sustainability and Climate Change
 - Archaeology and Heritage
 - Flood Risk and drainage

Principle of Development

- 9.3. Enfield Housing's Trajectory Report 2019 shows that during the preceding 7-years, the Borough had delivered a total of 3,710 homes which equates to around 530 homes per annum. Enfield's 2019 Housing Action Plan recognises that the construction of more affordable high-quality homes is a clear priority, with only 51% of approvals over the preceding 3-years actually being implemented. A Local Housing Need Assessment (LHNA)² was undertaken in 2020 and identifies an annual housing need of 1,744 homes across the Borough based on a cap of 40% above the London Plan annual target of 1,246 homes, in line with the Government's standard methodology.
- 9.4. The Council's Local Plan Issues & Options (Regulation 18) document (2021) acknowledges the sheer scale of the growth challenge for the Council and the Council's Housing and Growth Strategy 2020-2030 aims to deliver the emerging London Plan targets for the borough.
- 9.5. Enfield is a celebrated green borough with close to 40% of the land currently designated as Green Belt or Metropolitan Open Land and a further 400 hectares providing critical industrial land that serves the capital and wider south east growth corridors. These land designations underpin the need to optimise

development on brownfield land. The application site constitutes brownfield land and therefore the principle of developing the site for housing to support the Borough's housing delivery target is supported.

- 9.6. The Core Strategy (Core Policy 3) and DMD (Policy DMD1) seek a borough-wide target of 40% affordable housing in new developments, applicable on sites capable of accommodating ten or more dwellings.
- 9.7. London Plan Policy H4 outlines the strategic target of 50% of all new homes delivered across London to be genuinely affordable and outlines specific measures in order to aid achieving this aim. Policy H2 of the New Enfield Local Plan, whilst holding limited weight, mirrors the New London Plan in outlining that the Council will seek the maximum deliverable amount of affordable housing on development sites and that the Council will set a strategic target of 50% of new housing to be affordable.
- 9.8. The proposed development will provide 129 new homes and represents a 100% affordable housing scheme. Of the 129 dwellings, 46 units will be delivered in Phase 1, with future phases (Phase 2 and 3 cumulatively), delivering the remaining 83 homes. The proposed development therefore seeks to support LBE's ambition to build a range of affordable homes to support Enfield residents currently in need as well as those seeking access to the property market.
- 9.9. Policy G3 of the London Plan outlines that Metropolitan Open Land (MOL) is afforded the same status and level of protection as Green Belt land and that it should be protected from inappropriate development in accordance with national planning policy tests that apply to the green belt. The NPPF sets out the relevant tests.
- 9.10. Durants Park, surrounding the Exeter Road Estate, constitutes MOL. The development does not propose to introduce any new buildings in the MOL. It does propose development in the form of upgrading existing pedestrian paths through the MOL and the delivery of landscaping, inclusive of tree planting, within the "buffer zone". These works are not considered contrary to policy or to result in harm.

Principle of development conclusions

- 9.11. The development has no land-use implications. It proposes an intensification of the established residential (Use Class C3) use on brownfield land. It does not involve the introduction of any new buildings with the MOL and will see the delivery of 100% affordable housing. Accordingly, the principle of additional housing development on this site is supported.

Impact to Metropolitan Open Land (MOL)

- 9.12. Policy G3 of the London Plan outlines that Metropolitan Open Land (MOL) is afforded the same status and level of protection as Green Belt land and that it should be protected from inappropriate development in accordance with national planning policy tests that apply to the green belt.
- 9.13. Paragraphs 147 – 151 of the NPPF outline the national planning policy tests for development affecting Green Belt land, which, on the basis of the wording of Policy G3, are seen as appropriate to be used as tests for any development affecting MOL to be applied against.

- 9.14. Durants Park, surrounding the Exeter Road Estate, constitutes MOL. Whilst the development proposed does not seek to introduce any new buildings to the MOL, it does propose development in the form of upgrading existing pedestrian paths, the delivery of play space and also some landscaping inclusive of tree planting which would be on the MOL.
- 9.15. Paragraph 149 of the NPPF outlines that LPAs should regard the construction of new buildings as inappropriate on Green Belt land and lists exceptions. The development proposed affecting the MOL does not include any new buildings and thus this paragraph is not considered of relevance. The works proposed affecting MOL land are not considered to result in any harm to the MOL and thus, the development is considered in accordance with the NPPF.
- 9.16. Officers consider the proposed development affecting MOL result in the enhancement of the MOL particularly from the perspective of the additional tree planting. Whilst detailed information regarding details of tree planting and landscaping will form part of the reserved matters application.

Housing Provision and Mix

Housing and Tenure Mix

- 9.17. Core Policy 5 of the Core Strategy, supported by Policy DMD3, seeks to achieve a Boroughwide target over the whole plan period as outlined below:

- Market housing – 20% 1 and 2 bed flats (1-3 persons), 15% 2 bed houses (4 persons), 45% 3 bed houses (5-6 persons), 20% 4+ bed houses (6+ persons).
- Social rented housing - 20% 1 bed and 2 bed units (1-3 persons), 20% 2 bed units (4 persons) 30% 3 bed units (5-6 persons), 30% 4+ bed units (6+ persons).

- 9.18. Core Policy 5 also outlines that the Council will seek a range of housing types in the intermediate sector, and that the mix of intermediate housing sizes will be determined on a site by site basis.
- 9.19. It should be noted that the development does not propose any market housing. It should also be noted that the evidence base to support Core Policy 5 dates from 2008. The emerging New Enfield Local Plan is based on a more up to date evidence base; the Local Housing Needs Assessment 2020. This has informed emerging Policy H3. The table below is an excerpt from Policy H3, which outlines priority types for different sized units across different tenures:

	Studio/bedsit	One-bedroom	Two-bedrooms	Three-bedrooms	Four-bedrooms or more
Social/affordable rented	Low priority	Medium priority	High priority	High priority	Low priority
Intermediate	Low priority	High priority	High priority	Medium priority	Low priority
Market	Low priority	Low priority	Medium priority	High priority	High priority

- 9.20. The Council's Local Housing Needs Assessment (LNHA) 2020, regards affordable housing need, outlines that 41.1 per cent of new affordable homes

should be have three bedrooms. This is based on type and size requirements of affordable housings based on housing register evidence. It also outlines, as is reiterated within text supporting emerging Policy H3, that the focus of affordable ownership provision (shared equity/intermediate products) should be on one and two-bedroom units, as the majority of households who live in intermediate (shared ownership) housing are households without children.

- 9.21. The Council's LHNA (2020) also outlines that 14.7% of those currently on the Council's waiting list need one-bed homes, 35.3% need two-bed homes, 42.3% need three-bed homes and 7.7% need four-bed homes.
- 9.22. North East Enfield Area Action Plan Policy 5.2 calls for a mix of housing types for social rented accommodation that accords with Core Policy 5 of the Core Strategy and that intermediate housing should prioritise family units. However, as set out above the updated evidence base is now suggesting that intermediate housing should focus on smaller units.
- 9.23. With respect to the tenure split for affordable housing, Policy H6 of the London Plan seeks a minimum of 30% low cost homes (either London Affordable Rent (LAR) or Social Rent), a minimum of 30% intermediate products, with the remaining 40% to be determined by the Borough based on identified need. It should also be noted that 3b/5p homes constitute family-sized homes and would make a notable contribution towards an identified need for larger family dwellings, as is recognised by the London Plan.
- 9.24. Core Policy 3 of the Core Strategy outlines that the Council will aim for a borough-wide affordable housing tenure mix ratio of 70% social rented and 30% intermediate provision.
- 9.25. The proposed bedroom mix across all phases (both the detailed and outline applications) is set out below:

Masterplan Housing Mix								
	1b/2p	2b/3p	2b/4p	3b/5p	3b/6p	4b/6p	4b/7p	Sub Total
Phase 1	23	0	7	16	0	0	0	46
Phase 2	12	6	6	14	0	0	6	44
Phase 3	8	0	8	13	0	0	10	39
Sub Total	43	6	21	43	0	0	16	129
Total	49		21	43		16		
Development Mix	38%		16%	33%		12%		100%
Total Units	129							

- 9.26. The proposed tenure mix across all phases is set out below:

Masterplan Tenure Split								
	1b/2p	2b/3p	2b/4p	3b/5p	3b/6p	4b/6p	4b/7p	Sub Total
Social Rent								
Phase 1	11		3	16				30
Phase 2	12			14			6	32
Phase 3	1		1	13			10	25
Sub Total	24		4	43	0	0	16	
Total	24		4	43		16		87
Development Mix	28%		5%	49%		18%		
Intermediate								
Phase 1	12		4					16
Phase 2		6	6					13
Phase 3	7		7					14
Sub Total	19	6	17					
Total	25		17	0		0		42
Development Mix	59%		41%	0%		0%		

- 9.27. It is reasonable that consideration be given to the development delivering 100% affordable housing, as well as any relevant site-specific constraints. The applicant has set out that the structural complexities in extending the existing buildings; Ashburton and Crediton upwards, present a unique challenge which may restrict layout options and dictate the size of units that can be accommodated within the rooftop extensions. This is acknowledged and officers have therefore worked with the applicant to maximise the opportunity to deliver a broader range of units, and family units within the new build elements of the scheme.
- 9.28. All shared ownership homes proposed will be 1 and 2 bed units with a mix of 19no. 1b/2p, 6no. 2b/3p and 17no. 2b/4p homes (across all phases). The applicant has set out a detailed justification for the approach taken; the delivery of 1-2 bed units being shared ownership products only. Whilst LBE does not hold waiting lists of households interested or eligible for intermediate tenure properties, the applicant has highlighted London wide, and national evidence, such as the House of Commons Briefing Paper on Shared Ownership (2020), which outlines that only 13% of buyers of shared ownership properties were families with children; which is broadly reflective of conclusions set out within the Council LHNA 2020.
- 9.29. When combined with the provision of 4b/7p homes, the proposed development overall will provide a total of 59 new family-sized homes of varying sizes, which represents 67% of the total proposed social rented homes (and 45% of total overall unit number provision). The detailed application in isolation delivers 16 x 3 bed (5 person) dwellings, 34% of the overall mix on Phase 1. Reflecting on these figures, both site-wide, and separating out Phase 1, the applicant proposes well in excess of the requirement for 60% 3+ bed homes which represents a significant contribution towards the need for family housing, as identified in the Core Strategy, emerging policy and Policy H10 of the London Plan.
- 9.30. In terms of tenure split for the site-wide masterplan, 87 homes (67%) will be London Affordable Rent (LAR) with the remaining 42 homes (33%), being intermediate products; shared ownership. This complies with the tenure split

required through the London Plan and broadly reflects the Borough-wide affordable housing ratio of 70% social rented and 30% intermediate provision.

Housing and Tenure Mix Conclusions

- 9.31. As set out, Core Policy 5 should not be applied or relied on in isolation, being a Borough wide target over the plan period. Whilst emerging policy holds limited weight, it is nevertheless based on the most up to date evidence base and represents the most recent local needs assessment regards housing mix and tenure.
- 9.32. Taking all matters into consideration, inclusive of the development being 100 per cent affordable, the proposed unit and tenure mix is acceptable, both when separating out the detailed application with the outline, but also cumulatively when assessing the development overall. The unit/tenure mixes will be secured through the shadow s106 Agreement appended to any permission.

Design

- 9.33. London Plan Policy D3 outlines all development must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations. Policy D4 encourages the use of master plans and design codes to ensure the delivery of high-quality design and place-making. Design scrutiny, through the use of Design Review Panels is encouraged.
- 9.34. London Plan Policy D9 outlines that Development Plans should define what is considered a tall building for specific localities, the height of which will vary but should not be less than 6 storeys (or 18 metres).
- 9.35. Policy DE6 of the emerging New Enfield Local Plan outlines that the principle of tall buildings will be supported in appropriate locations and that different definitions of “tall buildings” are used throughout the Borough to reflect local context. Figure 7.3; supporting Policy DE6, defines tall buildings depending on the context Figure 7.4; also supporting emerging policy DE6 identifies areas where tall buildings could be acceptable (subject to compliance with an outlined criteria). The figures identify the site, as is assessed below within the height and massing section.
- 9.36. Core Policy 30 requires all developments and interventions in the public realm to be high-quality and design-led. The DMD contains a number of specific policies seeking to influence design quality in terms of density, amenity space provision, distancing standards, daylight and sunlight and appropriate access to parking and refuse facilities.
- 9.37. The Urban Design Officer comments on this application are integrated within the body of this report however has outlined that the development overall is broadly supported citing that minor design development can realise a successful scheme, namely addressing the below:
- Encouraging only existing residents of adjacent towers access podiums because of impracticality, on basis of distance of residents of Phase 1 accessing as well as security concerns; and
 - Rationalising of design of the central phase one street space, particularly toward southern boundary with Brookfields.

- 9.38. It should be noted that during the course of this application, both of the above areas of concern have been resolved. A rationalised approach to landscaping and public realm layout on the central space within Phase 1 has been proposed and is further discussed within the *Open Space, Landscape, Play, Biodiversity and Trees* section of this report.
- 9.39. Amended access arrangements regards the podium(s) have been agreed, which will result in only residents of the existing four towers accessing the podium carparks at all levels.
- 9.40. The scheme is policy compliant in the context of the compatibility of the development within the existing character of the surrounding area, that that the scheme complies with the principle of secured by design, that the quality of the public realm is safe, attractive, uncluttered and effective, that the development is inclusive, legible, adaptable, durable and that the quality of accommodation proposed meets current space standards and standards set within the London Plan Housing SPG.

Height and Massing

- 9.41. Figures 7.3 and 7.4, supporting emerging Policy DE6, informs appropriate maximum heights at certain locations throughout the borough. Figure 7.4 identifies the site as one appropriate for buildings up to 36m (12 storeys based on 3m standard storeys). The tallest building(s) proposed within the scheme overall, are the proposed northern extensions to Ashburton and Crediton House fronting Durants Park, each proposing a maximum height of 29.85m (9 storeys). Within Phase 1, the highest point of the taller block; Block B, has a maximum height of 22.9m (7 storeys).

Outline Application

- 9.42. The proposed houses south of the existing podiums measure 9.82m (to below parapet) and are considered a good human scaled element that mediate between the new phases, existing towers. The sawtooth approach works to avoid overlooking to the flats on the existing tower and in providing private amenity space. The approach is supported as an innovative solution.
- 9.43. The overall proposed approach to height is supported for both Ashburton and Crediton. However, given this is an outline application and the detail of these blocks has not been fully developed, further detail is required at reserved matter stage to ensure the correct mitigation and quality is being provided for buildings of this scale. Notwithstanding, both the design code and parameter plans set out details surrounding height, form and massing and officers are agreeable to the detail submitted.
- 9.44. As outlined, maximum height parameters for the proposed development affecting Ashburton and Crediton would form an approved plan and be secured through this permission. Officers conclude that additional height around the existing four towers, within the central and northern part of the site will help to mediate the scale from the existing towers to the more suburban, low-rise context to the south. It is also concluded that additional height toward the park is acceptable given the long views and vistas.

Detailed Application

- 9.45. The massing at Block A is supported. The four-storey element addresses the newly upgraded street at Exeter Road. The three-storey element successfully meets the context of 2 / 3 storey semi-detached and terraced housing to the west and south from the perspective of both height and massing.
- 9.46. It is considered that block A will not have an undue impact on the existing surrounding homes; to the west and south. The closest point of Block A to existing dwellings fronting Arbour Road (to the west), is approximately 19.5m. Block B steps up in height to a maximum of 7no. storeys via a stepped element of 5no. and 3no. storeys from the terraced houses to the south. The stepped approach is supported in terms of working with the context, and the taller buildings that already exist to the north, but going higher than Block A due to the longer views afforded by the park frontage.
- 9.47. The height on block B of 7no storeys is at the maximum acceptable height. The relationship of this block to the southern extension to Block C, raises issues of potential overlooking between blocks. However, this can be mitigated, as demonstrated through the illustrative scheme, by facing the primary aspect away from that of the other tower.

Architecture and Materials

Outline Application

- 9.48. Parameters surrounding a materials palette and architectural detailing is secured within the design code and the level of quality will follow that set in Phase 1, further secured through appropriate conditions; both on the detailed application and subsequent reserved matters applications as appropriate.

Detailed Application

- 9.49. There is a very good level of detail provided as part of the application in order to secure the level of quality of key details in the scheme.
- 9.50. Overall the scheme presents a contextual approach with brick work, fine detailing and simple metal detailing.
- 9.51. Notwithstanding the above and the images presented in the Design & Access Statement and submitted proposed elevation plans, officers recommend an appropriate condition requiring material details and samples, to ensure this is followed through in the build to realise a high-quality scheme. As per London Plan Policy D4, officers recommend a S106 Clause ensuring ongoing Architect involvement.

Aspect

- 9.52. The table below outlines aspect across all phases of the proposed development:

Block	Dual Aspect or Triple Aspect	Single Aspect	Enhanced Single Aspect	Total
A	13(100%)	0	0	13
B	28 (62%)	6 (21%)	0	34
Phase 1 Total	40 (87%)	6 (13%)	0	46
C	40 (100%)	0	0	40
D	4 (100%)	0	0	4
E	35 (100%)	0	0	35
F	4 (100%)	0	0	4
Outline Total	83 (100%)	0	0	83
Total	123 (95%)	6 (5%)	0	129

- 9.53. From the table above, the overall scheme, based on the illustrative proposals and detailed, has an excellent level of dual aspect and is supported. There are no north facing single aspect units.
- 9.54. Block B does not perform as well and has 6no. single aspect flats. However, these are not north facing. Notwithstanding this, the overall number of single aspect units, in the context of examining Phase 1 in its own right, and within the context of all phases, is very low. It should be noted that the future phases should continue to maintain 100% dual aspect and this is secured by the design code.

Inclusive Design

- 9.55. Policy D5 (Inclusive Design) of the London Plan outlines that development proposals should achieve the highest standards of accessible and inclusive design outlining a set criterion for adherence to.
- 9.56. This application is supported by an Access and Inclusivity Statement and section 5.05.05 of the Design and Access Statement sets out the location across the proposed masterplan (all phases) of accessible homes.
- 9.57. The applicant outlines that the range of housing sizes as well as other matters delivered, such as the variety in types of play space/recreation spaces aimed at different age groups, aids the development proposal taking account of London's diverse population.
- 9.58. On Phase 1, the detailed application, communal spaces have been designed to be accessible by wheelchair users. The submitted statement also outlines that site wide, level access is proposed to all public realm areas inclusive of defined pathways to aid those with visual impairments and simple wayfinding.
- 9.59. All new dwellings and external access footpaths are designed to meet approved document Part M4(2) with level access provided either at street level or via an 8 or 13-person lift. The only exception to this is the proposed design of Block A. This proposed new block does not feature a lift and so contains 9no. Part M4(1) dwellings in terms of accessibility on its upper floors (although these dwellings are designed to meet M4(2) internally). The applicant outlines that this is proposed in order to ensure the scheme remains sustainable for residents by keeping service charge costs for social rent residents low over the life of the building, as the costs for installing, maintaining and running a lift to serve only 9no. dwellings would be financially unviable. A shallow gradient staircase is proposed to this block in lieu of a lift to make stepped access easier for upper

floor residents, along with the provision of dedicated storage cupboards at street level to provide an area for 'pram storage' for family dwellings located on upper floors.

Wind Assessment

Outline Application

9.60. The application is supported by a wind report. The assessment carries out a desktop analysis based on the Lawson Method. The results demonstrate there are some issues with regards to the proposed development affecting Ashburton and Crediton which could both suffer from higher than acceptable wind levels on most balconies on the upper levels as well as on ground level where the ground floor gardens will be, without mitigation. Accordingly, the report lays out recommendations for mitigation which must be explored in the reserved matters to produce an acceptable scheme. These are laid out below.

- Solid or ~50% porous, 2m/1.5m high screening surrounding entrance and seating areas respectively;
- Planters with planting of 2m/1.5m height surrounding entrance and seating areas respectively;
- Solid or ~50% porous, 2m deep canopy above an entrance area; and
- Recessing an entrance area at least 1.5m into the façade.
- Moving intended seating area to an area with calmer sitting use wind conditions.

9.61. Where areas of concern within the assessment have been identified; on Phases 2 and 3, the Design Code has been updated to state that all proposed new balcony, terrace and walkway areas identified as requiring mitigation from wind affects to enable their intended use as identified in the desktop microclimate report must demonstrate that the proposed mitigation measures are both robust and sufficient. The assessment of the future Reserved Matters applications will provide the opportunity to ensure necessary mitigation measures are incorporated.

Detailed Application

9.62. The Wind Assessment results outline that for Phase 1, the wind levels in summer are acceptable for sitting, and standing within the windiest season and therefore should create an on balance comfortable space for play and relaxation in both the private and public amenity, no mitigation is required as concluded by the assessment.

Fire Safety

9.63. London Plan Policy D 12 outlines that in the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they follow a set criterion. Part B of the policy outlines that all major development proposals should be submitted with a Fire Statement which is an independent fire strategy, produced by a third party, suitably qualified assessor.

- 9.64. This application is submitted with a Fire Safety Statement. The Statement relates to Phase 1 only (the detailed application). A separate statement would be required to accompany the Reserved Matters application regarding Phases 2 and 3.
- 9.65. Section 4 of the fire statement sets in detail, matters around means of escape inclusive of those with reduced mobility. Section 5 of the report, outlines means of warning and section 6 outlines details surrounding fire spread control. Access facilities for the fire service and fire safety management and maintenance details are outlined.
- 9.66. The London Fire Brigade were consulted on this application however stated no comment.
- 9.67. It is recommended that planning conditions require compliance with the submitted Fire Strategy in relation to Phase 1 and the submission of Fire Statements to support reserved matters applications for Phases 2 and 3, in accordance with London Plan Policy D12.

Secure by Design

- 9.68. The scheme has utilised both active and passive measures to “design out crime” across the masterplan. Principles of best practise of secure by design are evident within the proposed scheme, by way of the better activation of Exeter Road and activity at a ground floor level across the development. Landscaping design is outlined to include a level and style of planting to promote good visibility. The design of communal spaces such as cycle and refuse stores have been designed appropriately to promote good visibility when entering/exiting. Further, the applicant outlines that lightning has been considered with secure by design principles in mind. The use of CCTV is proposed in key locations including car parks and fobbed entrances to cores is proposed.
- 9.69. The applicant has engaged with the Metropolitan Police Designing Out Crime Team on three occasions and they were consulted and commented on this planning application. Officers have outlined that they fully support the scheme and recommend a condition requiring that the development demonstrate it has achieved a Certificate of Compliance to the relevant Secure by Design Guide. A condition is recommended.

Residential Design Standards and Impact to Residential Amenity

- 9.70. London Policy D6 sets out the London Plan criteria to ensure the delivery of new housing of an adequate standard. Despite the adoption of the New London Plan 2021, the Housing Supplementary Planning Guidance Document (2016) remains an adopted document and a material consideration in decision making.
- 9.71. The DMD contains several policies which also aim to ensure the delivery of new housing of an adequate quality, namely Policy DMD8 (General Standards for New Residential Development), DMD9 (Amenity Space) and DMD10 (Distancing).

Space Standards

Detailed Application

- 9.72. All new homes will meet the minimum required floorspace standards, All single and double bedrooms comply with minimum required space standards. Minimum floor to ceiling heights for all proposed homes will be 2.5m compliant with guidance.
- 9.73. London Plan Policy D7 requires at least 10 per cent of new dwellings to constitute Building Regulations M4(3) *wheelchair user dwellings*. Within Phase 1 (Block B), five wheelchair units are proposed, compliant with policy.

Outline Application

- 9.74. For Phases 2 and 3, the Design Code requires all units to meet minimum floorspace standards.
- 9.75. Within Phase 2 of the development, eight M4(3) units are proposed. Cumulatively, with the five units proposed within Phase 1, this would result in 13 M4(3) units being delivered across all proposed phases, equating to 10% of all homes. It is recommended that this number of M4(3) units, as a minimum is secured through an appropriate condition.

Daylight and Sunlight

- 9.76. The applicant has commissioned two separate Daylight and Sunlight Reports for the scheme; one named “internal”, and the other, “Neighbouring”. The scope of each report is set out below:

Internal Report:

- Phase 1

Neighbouring Report:

- 13, 15, 17, 18, 19, 20, 22 and 24 Exeter Road;
- 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 27, 29, 31 and 33 Arbour Road;
- 10, 12, 14, 16, 21, 23 Brookfields
- All impacted units within Tiverton House;
- All impacted units within Ashcombe House;
- All impacted units within Crediton House;
- All impacted units within Honiton House;
- All impacted units within Newton House; and
- All impacted units within Ashburton House.

Assessment of Internal Report

- 9.77. For the purposes of the Internal Report, the testing relates to Phase 1 of this development, which in the context of proposed dwellings, relates to all units within proposed Blocks A and B.
- 9.78. Within proposed Blocks A and B, the tests undertaken were Average Daylight Factor (ADF), Annual Probable Sunlight Hours (APSH) and the testing of sunlight to amenities.

- 9.79. Overall result summaries are outlined within Sections 8-9 of the report along with being set out within the appendices, and key takeaways are also outlined below:
- Results for ADF testing demonstrates that 79% (Block A) and 90% (Block B) of rooms tested fully comply with the suggested target values;
 - Results for APSH testing varies across the proposed development.
 - Results for overshadowing to open spaces and the existing balconies demonstrates that 99% of amenities considered comply with the recommend target values.
- 9.80. The report highlights that in some instances where ADF and APSH testing results did not meet BRE targets, a significant contributing factor was due to overhead, protruding balconies. In determining the acceptability of this, officers have taken into account several factors, such as the proposed building design, and the benefits of overhanging balconies in the context of daylight and sunlight; if balconies were recessed within the building envelope, daylight and sunlight performance would be worse than the results shown. It is also acknowledged that the development will deliver a high level of units having dual aspect, which also serves to mitigate some instances where testing did not meet BRE targets. Overall, and given the balance of objectives the development is seeking to deliver on, the quality of the proposed accommodation is considered good.

Assessment of the Neighbouring Report

- 9.81. For the purposes of the Neighbouring Report, a total of 40 units, 1895 windows, and 1100 rooms have been subject to testing. The scope of the testing is appropriate and proportionate. 1,413 windows within Tiverton, Ashcombe, Crediton, Honiton, Newton and Ashburton House, which account for a vast majority of the windows were tested. However, windows serving rooms without any aspect of any of the proposed blocks (for example the west or north face of the Tiverton House) were not included. Those windows will not experience any change in light levels post-development.
- 9.82. All units tested were tested against the Vertical Sky Component (VSC) test, Annual Probable Sunlight Hours (APSH) test, Daylight Distribution (DD) and an assessment was undertaken as to the extent of overshadowing to gardens and open spaces.
- 9.83. Key takeaways are outlined below:
- Results of the VSC testing demonstrates 86% of windows will fully comply with the suggested target values;
 - Result of DD testing demonstrate 97% of rooms fully comply with suggested target values;
 - Results for APSH testing demonstrates that 91% of rooms comply with the recommended target values; and
 - Results for overshadowing to open spaces and the existing balconies demonstrates that 99% of amenities considered comply with the recommend target values.
- 9.84. Regards the testing of Crediton and Ashburton Houses, it has been undertaken with proposed massing of the new extensions. However, testing cannot be undertaken as to the internal daylight/sunlight performance of the newly formed units within Ashburton and Crediton as window sizes and locations is not

proposed under the Outline application. A separate daylight/sunlight assessment of the internal assessment of new rooms in these phases will form part of the Reserved Matters application.

- 9.85. The impact of the new extensions on the existing units within Ashburton and Crediton can be understood, as stated, as testing accounts for the proposed extensions. As would be expected, the majority of instances where there are reductions in daylight and sunlight impacts to existing units, these are within the northwest, and southeast corners of the building; within proximity to relevant extensions. Generally speaking, the testing has shown that the impact to existing units within Ashburton and Crediton isn't significant for the most part. There are however instances where VSC and APSH testing have demonstrated there will be more than a 20% reduction in visible sky as a result of the works to windows, and greater than a 20% reduction in sunlight to windows. Looking at results overall however, the testing does not demonstrate a significant adverse impact on a high proportion of existing units.
- 9.86. Officers recognise the benefits of this development for the amenity of existing residents of Crediton and Ashburton which should be weighed against any impacts to existing daylight/sunlight conditions. The development will result in the provision of private amenity space through both balconies and gardens for all existing units within Crediton and Ashburton; where there are none at present; as well as results in other benefits, as set out within this report. The Reserved Matters application will be required to undertake an additional daylight/sunlight assessment, with proposed balconies to be provided off-of the existing units, to ensure that the addition of balconies, does not unacceptably reduce daylight and sunlight for the existing units.

Daylight and Sunlight Conclusions

- 9.87. BRE guidance outlines that the numerical guidelines should be interpreted flexibly. In the context of aiming to ensure developments make optimal use of the potential of a site, the NPPF also states (Paragraph 125) that authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site.
- 9.88. On review of the results, and when balanced against the other policy objectives, the development will deliver a good standard of proposed accommodation. Updated daylight/sunlight assessments be submitted with the Reserved Matters application to ensure that an acceptable level of daylight/sunlight is maintained for the existing residents within Ashburton and Crediton with the provision of balconies.

Overlooking

- 9.89. Whilst Phases 2 and 3 form part of the Outline application, it is important to ensure that the development overall safeguards the amenity of future occupiers across phases, and indeed, residents of neighbouring dwellings inclusive of existing residents on the site.
- 9.90. The Ashburton House Development Plot Parameter Plan has been revised during the course of this application to ensure that units within Block B of Phase 1, and those within the southern proposed extension within Ashburton House, do not unacceptably overlook each other. The plan ensures that the orientation of

windows will not result in unacceptable overlooking issues and it ensures appropriate separation distances between the private amenity spaces.

- 9.91. Further detail regards individual unit layouts within the proposed new elements affecting Ashburton House will come forward within the Reserved Matters application. However, these will need to accord with the detail of the parameter plan, to be approved under this Hybrid application. The Design Code also outlines how the applicant is required, in the detailed design of latter phases, to ensure the adequate protection of privacy to/from dwellings, private amenity spaces and public realm areas.
- 9.92. Overall it is concluded that the development, does not result in any unacceptable overlooking impact. Detailed design of latter phases will come forward within the Reserved Matters application notwithstanding, illustrative floor plans do not present any issues.

Open Space, Landscape, Play, Biodiversity and Trees

- 9.93. Chapter 8 of the London Plan – Green Infrastructure and the Natural Environment, has a number of policies setting out the London Plan’s position on various matters ranging from the delivery of green infrastructure, to the requirements for new development, in their impacts to biodiversity, approach to drainage and open space and landscaping offer.
- 9.94. Policy G4 outlines that development proposals should where possible, create areas of publicly accessible open space, particularly in areas of deficiency.
- 9.95. Policy G5 outlines that major development proposals should contribute to the greening of London by including urban greening by incorporating measures such as high-quality landscaping, green roofs, green walls and nature based sustainable drainage. Emerging New Enfield Local Plan Policy BG8 outlines that new development will need to demonstrate how it will exceed the urban green factor targets set out in the London Plan. Policy G5 outlines that the Mayor recommends a target score of 0.4 for developments that are predominantly residential.
- 9.96. Policy G6 seeks to ensure development proposals manage impacts on biodiversity and aims to secure net biodiversity gain.
- 9.97. Policy G7 outlines that wherever possible, existing trees of value are retained and where trees are proposed to be removed, there should be an adequate replacement.
- 9.98. Policy S4, also of the London Plan, outlines that development proposals for schemes that are likely to be used by children and young people should, for residential development, incorporate good-quality accessible play provision for all ages. It outlines that at least 10sqm of play space should be provided per child. In addition, in 2019 the GLA introduced an updated play calculator against which applications should be assessed.
- 9.99. Core Strategy Policy 34 and 36 and Policies 71, 72, 73, 78, 79 and 80 of the Development Management Document sets out the Council’s positions regards the protection and enhancement of open space, children’s play space, ecological enhancements and the treatment of trees on development sites.

Open Space and Landscaping

- 9.100. The approach to the delivery of open space, landscaping takes account of the hybrid nature of this application. An Illustrative Landscape Masterplan sets out the site-wide approach to soft and hard landscaping as well as identifies tree planting locations and where existing trees are to be removed or retained. Further, Section 4 of the Design Code sets out landscaping principles and guidance for specific identified, landscape led, character areas across the site.
- 9.101. Detailed landscaping proposals have been put forward for Phase 1 inclusive of a more detailed soft and hard landscaping plan for this Phase; this detail is further set out by “sub-character areas” within Phase 1 within the submitted Design and Access Statement. A planting plan and a section plan detailing information about tree pits has also been submitted.
- 9.102. As outlined within the submitted Arboricultural Impact Assessment, the development overall will require the removal of 8no. existing trees on site. The assessment outlines that 4no. trees are classified category B* trees, and 4no. are category C* trees (defined as trees of low quality with an estimated remaining life expectancy of at least ten years or a stem diameter below 150mm).

* Category “B” tree in the Arboricultural Impact Assessment is defined in assessment as trees of a moderate quality with an estimated remaining expectancy of at least 20 years

* Category “C” tree in the Arboricultural Impact Assessment is defined as trees of low quality with an estimated remaining life expectancy of at least ten years or a stem diameter below 150mm

- 9.103. 2no. trees (category B), are to be removed to facilitate the construction of Block B (Phase 1) in addition to facilitate excavations to install SuDS features. 2no. trees (also category B) are removed to facilitate the construction of the northern extension to Ashburton House (Phase 2). The remaining 4no. trees (category C) are to be removed to facilitate the construction of car parking bays on Exeter Road.
- 9.104. As per London Plan Policy G7, which outlines where trees are removed within development proposals, there should be adequate replacements based on the existing value of the trees removed. As the Arboricultural Impact Assessment and the site wide landscaping masterplan set out, landscaping proposals include extensive tree planting across the site. A total of 55no. new trees are proposed within Phase 1, and approximately 150no. new specimen proposed within the outline application. Whilst additional landscaping detail is to be submitted through conditions for both the detailed and outlined application, officers are satisfied that the proposed landscaping offer, is sufficient mitigation for the trees lost.

Detailed application

- 9.105. As outlined character areas, and indeed “sub character areas” within Phase 1 are set out on pg 110 of the Design and Access Statement and shown below:



- 9.106. The Design and Access Statement Details the landscape character areas within Phase 1 as Exeter Road (1), Exeter Road Square (2), Landscape Courtyard (3) and Parkland Edge (4).. The approach has been amended slightly on the basis that the proposed Wetlands development is to form part of Phase 1, and thus, landscape character boundary of the Parkland Edge area, within the south-east part of the site, is larger than what is shown on the above plan.
- 9.107. Officers have engaged in significant depth with the applicant team regards the design and layout of the public realm and indeed, how new units relate to the surrounding landscape and public realm. The below exert from the amended Phase 1 landscaping plan shows an amended approach to the treatment of the southern part of the central public space within Phase 1 which is considered a good solution to promote a multi-functional open space:



9.108. Proposals for door-step play, and how occupiers of ground floor units within Block B can access the Parkland Edge to the east of Block B in particular are considered very well designed. The approach to layout and public realm is considered of a high quality, and the approach to soft and hard landscaping is supported. Conditions are recommended requiring further detail.

9.109. Detailed planting proposals are set out on the submitted planting plan for Phase 1. Officers are supportive of the approach to planting and landscaping. Officers recommend a schedule of appropriate conditions for both hard and soft landscaping.

Outline application

9.110. This application is supported by an illustrative site wide landscaping masterplan. The design code (sections 4.02-4.04) states that material palettes for hard landscaping utilised along the aspects of Exeter Road outside of the Phase 1 boundary, courtyard areas and on the parkland edge should be coherent with Phase 1 to create a holistic development and cohesive site-wide approach to hard landscaping materials. Whilst hard landscaping specifications will be a

reserved matter, officers are satisfied that the inclusion of this matter within the design code, adequately secures the promotion of a cohesive scheme.

- 9.111. Site-wide proposals also propose the downgrading of the service roads and removal of parking along the park edge, which is a very positive move and is supported. This will activate this space as part of the park and provide more public amenity than is currently provided.
- 9.112. It is proposed that the roof-level of the existing podium car-parks will be landscaped and provide play space as well as communal amenity space. The rooftops will only be accessible by residents of the existing four respective towers (Tiverton House, Ashcombe House, Honiton House and Newton House). The delivery of roof-level communal amenity space is secured through inclusion within the Design Code. Officers are supportive of the provision of communal amenity space inclusive of landscaping and playspace at a roof-top level of the existing podiums and consider this a significant benefit for existing residents of the estate and appropriate planting along the northern edges of the podiums will soften views of the site from the north. Details will come forward as part of the Reserved Matters application and pursuant to conditions.
- 9.113. In general, the landscape proposals are of a high quality, will aid integrating the estate with Durants Park by softening the edges of the park, namely by tree planting and upgrading the routes into the park to make it easier for pedestrian and bike access.
- 9.114. Detailed landscaping proposals will be required to come forward within the reserved matters application. However, both the illustrative landscaping masterplan and the design code serve as minimum benchmarks for the applicant to adhere to or exceed in landscaping and biodiversity terms.

Play Provision

- 9.115. The applicant has set out, on the basis of the London Plan Policy S4's requirement to deliver at least 10sqm/child, that inclusive of the existing 230 units on site, the development should deliver 2695.4sqm of play space. Excluding the existing accommodation, the required quantum of play space 1234.9sqm. There is currently no existing play facilities on the estate.
- 9.116. The total provision being delivered on site across all phases is 2456sqm which is split, with 572sqm being delivered within Phase 1 (London Plan requires at least 335sqm for Phase 1), 1300sqm in Phase 2 and the remaining 584sqm within Phase 3.
- 9.117. The design and access statement details the locations of play space to be delivered within Phase 1 along with the breakdown of age groups and types of play, as seen below:



9.118. As above, (1) is doorstep play for ages 0-5, (2) is play for ages 0-11, (3) is open fitness equipment for ages 12+, (4) is seating and a ping pong table, (5) is doorstep play for ages 0-5 and (6) is mixed play for ages 0-11. The applicant has considered a broad range of age groups and the play strategy proposed is supported. It is recognized that the development does not provide the overall quantum of play that would be required for both existing and proposed development. However, this needs to be considered in the context of there being no play facilities on site for existing residents. The development offers existing residents significant benefits in this regard and play embedded within an enhanced public realm. Conditions are recommended to require the submission of details of the type and arrangement of play equipment to be provided across the site.

9.119. The play space labelled “6” as above, is located within the MOL. This report has set out the development’s impact on the MOL separately. The development would meet London Plan minimum play quantum within the red-line of the site (if “6” was omitted from the proposal). As is outlined above, the applicant makes a significant contribution to play provision which is both for the benefit of the existing residents, on a site which currently does not benefit from any provision, but also future occupiers of units within Phase 1.

9.120. The design code shows site wide and splits by phase, the locations of play space to be provided across all phases and outlines that materials palettes utilised should be coherent with Phase 1 to promote a holistic development across

phases. It also secures design principles which will inform the detail within the Reserved Matters application.

Biodiversity

- 9.121. The existing site and its surroundings has a moderate biodiversity value. There is moderate green infrastructure provision within the existing estate. An area of Japanese Knotweed is located within the south-east part of the site (within what will be Phase 1).
- 9.122. This application is supported by a Biodiversity Impact Assessment which is a site wide assessment aiming to quantify the existing site's value in biodiversity terms and the proposed site offer. The assessment outlines that the baseline ecological value of the site is 4.21 biodiverse units. The assessment outlines that the proposed development will result in a net gain of 3.43 biodiverse units, resulting in a total of 7.63 biodiversity units, equating to an 81.46% net gain from baseline levels. This will be achieved through a mix of methods, primarily the delivery of green roof, mixed scrub and lowland mixed deciduous woodland.
- 9.123. As recommended within the Biodiversity Impact Assessment, officers recommended that a condition secure an Ecological Management Plan (EMP) to ensure this level of biodiverse value, is achieved, or exceeded within the detailed design of latter phases.

Impact to Epping Forest Special Area of Conservation (SAC)

- 9.124. Natural England wrote to relevant Councils 20th September 2018, in relation to the establishment of the Epping Forest Special Area of Conservation (SAC) Strategic Mitigation Strategy. Natural England have established a recreational 'Zone of Influence'. Any residential development (proposing 100 plus units) within 6.2km of the SAC is required to deliver a package of avoidance and mitigation measures as well as make a financial contribution to strategic measures as set out within the costed Strategic Access Management Measures. This is to adequately mitigate, on a site by site basis, any recreational impact on the SAC that is located within the Zone of Influence.
- 9.125. Natural England were consulted on this application and outlined the applicant should undertake a Habitats Regulations Assessment (HRA) as well as provide additional detail as to the avoidance and mitigation measures of the development. This work was undertaken by the applicant and submitted to Natural England.
- 9.126. Section 4.0 of the submitted HRA outlines the proposed measures delivered by this scheme to mitigate recreational pressure on the SACC, as summarised below:
- Provision of play for all age groups within the proposed development in the podium spaces, and also with surrounding natural green spaces;
 - A range of habitats and landscaping to provide interest and interaction for all age groups and adults to experience;
 - Features that are semi-natural and provide points of interest;
 - The development provides a limited number of car parking spaces for residents;
 - The development also provides secure bicycle parking for residents;

- The applicant is making a financial contribution toward the delivery of the wetlands scheme (to be secured within the shadow S106 Agreement).; and
 - The applicant is also making an agreed SAMM payment (to be secured within the shadow S106 Agreement).
- 9.127. On receipt of the requested information, Natural England confirmed that they agree with the assessment conclusions and providing all mitigation measures outlined within the HRA are secured, Natural England has no objection and considers any impacts on the SAC can be appropriately mitigated.

Urban Greening Factor (UGF)

- 9.128. An Urban Greening Factor Assessment accompanies this application which has quantified the soft landscaping and habitat creation offer for both Phase 1, and the masterplan overall. It concludes that Phase 1 will achieve a UGF of 0.385. This falls short of the London Plan Policy G5's target of 0.4 for development which is predominantly residential. However, the assessment concludes that the proposed masterplan overall will achieve an UGF score of 0.47, exceeding the policy target.
- 9.129. Regards Phase 1, the assessment recognises that green infrastructure interventions result in high scores but tend to cover large areas of the site. The assessment outlines that the inclusion of additional green infrastructure interventions is unfeasible in the context of Phase 1, owing to the high level of provision and competition with other space uses such as play space.
- 9.130. It is acknowledged that whilst the Wetlands Scheme; which is to be delivered as part of Phase 1 works, was assessed as part of a separate application and hasn't been calculated into the UGF score for Phase 1. The development will however help deliver the wetland scheme and it will be of benefit to occupiers of both Phase 1 and the wider site and in real terms, would likely result in a higher UGF value for the site overall, if it was included in the calculation. On this basis, and the basis of the 0.47 site wide score, officers are satisfied with the approach to UGF and recommend a condition require the applicant to achieve a site wide UGF score of 0.47.

Transport, Access and Parking

- 9.131. London Plan Policy T1 sets a strategic target of 80% of all trips in London to be by foot, cycle or public transport by 2041 and requires all development to make the most effective use of land. Policy T5 encourages cycling and sets out cycle parking standards and Policies T6 and T6.1 to T6.5 set out car parking standards.
- 9.132. Other key relevant London Plan policies include:
- Policy T2 – which sets out a 'healthy streets' approach to new development and requires proposals to demonstrate how it will deliver improvements that support the 10 Healthy Street Indicators;
 - Policy T3 – which requires new development to safeguard sufficient and suitable located land for public and active transport;
 - Policy D13 – which requires promoters of housing close to noise generating uses (including transport facilities) to be deigned in accordance with Agent of Change principles

- Policy T4 – which calls for development to reflect and integrate with current and planned transport access, capacity and connectivity and, where appropriate, mitigate impacts through direct provision or financial contributions; and
- Policy T7 – which makes clear that development should facilitate safe, clean and efficient deliveries and servicing and requires Construction Logistics Plans and Delivery and servicing Plans.

9.133. Core Strategy Policies CP24, 25 and 26 aim to both address the existing deficiencies in transport in the Borough and to ensure that planned growth is supported by adequate transport infrastructure that promotes sustainable transport choices. Policy DMD 45 makes clear that the Council aims to minimise car parking and to promote sustainable transport options. Local Plan NEEAP Policies 4.1, 4.2 and 4.13 encourage modal shift away from car use and seek to improve walking, cycling and bus provision.

Public Transport Capacity

Bus Services

9.134. The Transport Assessment identifies that data from the 2011 Census outlined that 30% of residents at the time on the estate chose to utilise bus services to access employment. The closest bus stops to the site are outlined below along with route details and frequency:

Route no.	Nearest bus stop (m)	Route	Frequency per hour
Alexandra Road			
191	580	Edmonton Green Bus station – Brimsdown Station	6
Green Street			
307	580	Brimsdown Station – Barnet Hospital	6
Nags Head Road			
313	635	Chingford Station – Dame Alice Owen’s School	3
491	635	Waltham Cross Bus Station – North Middlesex Hospital	3
Hereford Road			
121	765	Enfield Island Village – Turnpike	5-7
279	765	Waltham Cross Bus Station – Manor House Station	5-7
N279	765	Waltham Cross Bus Station – Trafalgar Square	3 (night-time only)

Rail Services

9.135. The closest railway station is Brimsdown, located 930m to the north-east of the site with two services per hour provided to London Liverpool Street and Hertford East. The first service is at 05:45am and the last is at 12:06am. There are six Sheffield cycle spaces (three stands) and one additional Council-provided stand outside the entrance of the station. This station is provided with step-free access to each platform via the road, and access from one platform to the other over the level crossing. A ramp is provided for access to the train and staff help available Monday to Saturday between early morning and afternoon.

9.136. Southbury Overground is located approximately 1.3km to the south-west of the site and is on the Lea Valley line (Southbury Loop) served by London Overground. This station provides regular services to London Liverpool Street (two per hour) and Cheshunt Rail Station (two per hour). There are eight Sheffield spaces provided at this station (four stands).

Trip Generation

9.137. The submitted Transport Assessment includes an assessment of likely trip generation, using the industry standard TRICS database. Phase 1 generates a total of 596 trips throughout the day and Future Phases an additional 1,075 movements throughout the day.

9.138. Focusing on the AM peak, when the network is generally busiest, the figures are:

AM Peak	Phase 1 – Two way	Future Phases – Two way	Total – Two Way
All trips	69	124	193
Vehicles	10	18	28
% Vehicles	14%	15%	15%

9.139. This would indicate that the development will have a limited additional impact on the local highway network. It should be noted that only two comparable sites were used so the rates might not be as accurate as for an assessment undertaken using three or more sites. The scope of the methodology however, in consideration of the data presented, in combination with the site context, is understood adequate and no objections are raised.

9.140. In terms of the vehicle trip rates, these seem low given the site's PTAL (2 at centre of site) and Census data on travel to work showing between 50% and 64% (depending on which area of the site is being looked at) of people using active and sustainable modes, which indicates that at least 36% of trips are by private vehicle. The applicant highlights that the TRICS database contains information on trips for various purposes (for example leisure and education) and makes the point that there are a variety of schools, employment, leisure, health, retail and other facilities in the vicinity of the site so it is likely that a high percentage of trips will be undertaken by walking and cycling.

9.141. This is a reasonable conclusion, although it is useful to consider a worse-case scenario. In the worse-case it could be assumed that 50% of trips are made by private vehicle. This would give total vehicle trip rates of 298 for Phase 1 and 538 for Future Phases. If these trips are distributed in a similar way to the local network, with around 9% in the AM peak hour, this equates to 27 for Phase 1 and 48 for Future Phases:

AM Peak	Phase 1 – Two way	Future Phases – Two way	Total – Two Way
Vehicles using TRICS	10	18	28
Vehicles using worse case	27	48	75
Difference	17	30	47

9.142. This means that even under the worse-case scenario the increase in vehicle trips in the AM peak is 75 across all phases of development. This equates to 1.25 vehicle trips per minute or about 1% of the daily trips on Green Street so is not considered to be significant.

9.143. The applicant has agreed to provide a financial contribution to aid the delivery of on-street secured cycle parking within proximity to Brimsdown Train station of the amount of £15,000. The trigger for which will be the commencement of Phase 1 of development. This obligation will act as a form of mitigation to reduce car reliance and encourage other modes of transport.

Vehicular Access

9.144. The applicant has undertaken a updated PTAL calculation which shows the centre of the site to currently be PTAL 2.

9.145. It is proposed that the site will be accessed from:

- Exeter Road and Arbour Road – pedestrian, cyclist and vehicle.
- Durants Park – multiple locations where the park abuts the development.
- Alexandra Road – footpath from eastern side of the estate.

9.146. The vehicle access points will be unchanged. Swept path analysis has been undertaken to confirm that emergency vehicles will be able to access the existing and new dwellings

9.147. There will be improvements to walking and cycling access, with better permeability through the site and stronger connections to the local area, particularly the park. This will include creating a tree lined route along the east-west section of Exeter Road with improved lighting and areas to rest and play, along with public realm spaces. The intention is to create a low traffic, low speed area.

9.148. The design code outlines the boundaries within the estate, as a result of the proposed development which will be adopted and it is understood the applicant is engaging with the Local Highways Authority. The applicant will be required to enter into a S278 Agreement as appropriate.

Delivery and Servicing

9.149. An outline delivery and servicing strategy has been provided. This proposes having delivery and servicing taking place on-street for short duration events, with longer stay (eg. tradespeople) being able to use the general parking available. The applicant states that on the basis of the highest parking demand occurring overnight, they don't anticipate this to cause any unacceptable adverse impact to parking availability for residents.

9.150. Officers state no objection for the approach to delivery and servicing being carried out on street, without the provision of any dedicated servicing bay. The Transport Assessment is adequately detailed to demonstrate that it is unlikely that traffic flow will be quite low within the estate.

Car Parking

9.151. It is noted that based on Census data car ownership on the estate is approximately 0.43 to 0.5 per household. Parking surveys indicate that actual ownership on the current estate is around 0.59 per household, with 135 vehicles parked for 230 dwellings.

- 9.152. Parking surveys have been carried out within the surrounding area to establish the local parking stress and conclude overspill parking is unlikely.
- 9.153. Overnight parking surveys were carried out in August and September on the estate and all streets within 200m. In summary, the total number of cars parked in the area was very similar on both nights with 243 parked in August and 246 in September, out of a total of 318 spaces, giving a parking stress of approximately 77%. The September survey showed an increase of parking on the estate compared to the August survey (126 to 135 cars) and the surrounding area showed a decrease (117 to 111). The analysis has been based on the September survey as this is the worst case in terms of parking on the estate. Based on the September survey, the parking stress on the estate was 88% and 68% on the surrounding roads. The nature and scope of the surveys is considered proportionate by officers and results do not demonstrate any significant parking stress.
- 9.154. As part of the development, parking for existing residents will be re-provided, and re-configured. A total of 232 car parking spaces are proposed, 135 spaces for the existing 230 units, and 79 spaces for the proposed 129 units. The TA outlines that both the existing and proposed units cumulatively would generate a demand for 214 spaces, and outlines that the 232 spaces exceeds expected demand, and represents a ratio of 0.75 for the site overall inclusive of the existing units.
- 9.155. Car parking will be provided as follows across the entire development:
- 61 spaces in each of the two podiums (122 cumulatively);
 - 16 spaces in front of Crediton House;
 - 16 spaces in front of Ashburton House;
 - 14 spaces for motorcycles; and,
 - 64 on Exeter Road.
- 9.156. For Phase 1, 179 car parking spaces will be available:
- 21 new car and two motorcycle parking spaces along the eastern side of Exeter Road (to the north of the Phase 1 development);
 - 30 new car and two motorcycle parking spaces in the eastern podium;
 - 25 existing spaces along the western side of Exeter Road;
 - 30 existing on-estate formalised parking bays around Tiverton, Ashcombe and Crediton Houses;
 - 23 existing on-estate ad-hoc parking spaces around Tiverton, Ashbcome and Crediton Houses;
 - 29 existing on-estate formalised parking bays around Honiton, Newton and Ashburton Houses; and
 - 17 existing on-estate ad-hoc parking spaces around Honiton, Newton and Ashburton Houses.
- 9.157. The parking in the podiums are to be secure with access for residents of the Tiverton/Ashcombe and Honiton/Newton Houses only. The parking available in the podiums is below the number of spaces required for these units and it is recognised there will likely be a small overspill to the street spaces proposed. It is recommended that a condition be attached to any permission requiring the submission of a Car Parking Management Plan so there is clarity on the allocation of spaces for existing and proposed residents.

Disabled Parking

- 9.158. London Plan Policy T6.1 (G1) outlines that for major residential development, regards disabled persons' parking, for 3% of dwellings, at least 1no. designated disabled persons' parking space.
- 9.159. On the site overall, 129 units would require 5no. disabled person's parking spaces. The application provides for 6no. spaces across all phases, with 2no. spaces forming part of Phase 1, and 4no. within Phases 2 and 3. This is in accordance with the London Plan.

Electric Vehicle Charging

- 9.160. London Plan Policy T6.1(C) requires that at least 20% of new parking spaces should have active charging facilities, with passive provision for all remaining spaces.
- 9.161. Active electric vehicle charging facilities will be provided for 20% of new parking spaces and these will be spread across the estate, with six electric vehicle charging points for Phase 1. The usage of these will be assessed as part of the Parking Management Plan. All remaining spaces will have passive provision and this will be secured through an appropriate condition. The travel plan will need to outline how over time, more passive spaces, will be made active.

Controlled Parking Zone

- 9.162. The applicant has committed to contributing £10,000 toward funding a controlled parking zone should parking stress increase on the surrounding streets. It is agreed that parking surveys will be carried out six months post substantial occupation of all phases to understand whether any CPZ should be required. Funding will be triggered if parking stress on the surrounding roads (excluding the estate and the east-west section of Exeter Road) increases to over 85%. Base parking stress has been established in the 2020 surveys.

Cycle Parking

- 9.163. Phase 1 will deliver long-stay 87 cycle parking spaces inclusive of 4no. larger spaces. Phases 2 and 3 cumulatively will deliver 234 long-stay cycle parking spaces inclusive of 9 larger spaces. Based upon 129 units of the bedroom mix proposed, this is in exceedance of London Plan Policy T5's outlined minimum provision for cycle parking.
- 9.164. Phases 2 and 3 also deliver London Plan compliant cycle parking provision for all existing units within Ashburton and Crediton; within either private stores (existing ground floor maisonettes or within communal stores (existing upper floor maisonettes), of which detail will form part of the Reserved Matters application.
- 9.165. Cycle parking is to be integrated internally within podiums, these will be accessible by tower residents only.
- 9.166. Visitor cycle parking will be provided in excess of the London Plan standards, with approximately 26 spaces for visitors (13 Sheffield stands) site wide.

- 9.167. Proposed cycle parking provision for the proposed development would exceed London Plan minimum cycle parking provision. The development has the added benefit of enhancing the cycle parking officer for existing residents, where there is no provision as existing. The development's cycle parking provision for existing residents of the estate represents a significant improvement on the existing situation. Conditions are recommended to secure the provision of the required level of cycle parking, and for Phases 2 and 3, details of the precise location and enclosure.

Active Travel Zones and Healthy Streets

- 9.168. The application includes a Healthy Streets Assessment and table 3.5 of the submitted Transport Assessment sets out the development's position against ten *Healthy Streets Indicators*. The assessment provided indicates that the proposed improvements onsite will improve upon the current arrangements.
- 9.169. Looking at wider connectivity by walking and cycling, the Active Travel Zone assessment identifies some opportunities for improvements on routes leading to and from the site. Some conclusions are more-so high-level considerations for the Council such as street furniture, in combination with pavement widths and on-street parking along Alma Road and the lack of tactile paving at the junction of The Ride and Hertford Road.
- 9.170. Officers are satisfied both assessments are adequate and proportionate. Where the Active Travel Zone has identified issues outside of the site, these are by in large, beyond proportionate to what a development of this scale would be expected to mitigate. Officers are satisfied that the Active Travel Zone testing however demonstrates adequate capacity for the intensification of the estate as proposed.

Travel Plan

- 9.171. The applicant has submitted a draft Travel Plan (Appendix G of the submitted Travel Plan). This will be secured via an appropriate planning obligation with in the shadow S106 Agreement inclusive of an agreed contribution of £5,000 which should form part of planning obligations within the S106 Agreement.

Construction Traffic

- 9.172. A draft Construction and Logistics Plan has been provided and forms part of the submitted Transport Assessment. Officers are in agreement with the initial outlined information but will secure a final and more detailed statement through an appropriate condition. A Construction Environment Management Plan will also be secured by condition.

Refuse

- 9.173. The approach to refuse servicing is set out within the submitted Transport Assessment inclusive of site-wide vehicular tracking information within the appendices of the document.
- 9.174. The estate will be serviced largely within the same manner as it is currently. Bin stores within Phase 1, would both be within the 10m drag-distance from store, to where a refuse vehicle would service the building. The Reserved Matters application will be required to provide detail of location of refuse stores within

latter phases. However, illustrative plans show provisional locations and servicing arrangements inclusive of tracking information is submitted accordingly. The refuse strategy confirms that all bin stores within latter phases are within the required 10m drag distance.

- 9.175. Regards Phase 1, the development proposes a refuse vehicle can reverse from Exeter Road within the proposed street between Blocks A and B; to service refuse stores proposed to be located close to building core entrance locations. Tracking information has been submitted to support this approach.
- 9.176. It is not proposed that any parking be permitted within this newly formed street within Phase 1. To ensure this, two pairs of bollards (4no. in total) are proposed; the most northern pair being close to the junction at Exeter Road and being retractable. The northmost pair of bollards will be retracted prior to bin collection by the estate management team. The Council Environment and Operational Services Team were engaged with regards the proposed approach to refuse servicing. They state they have no objection to the proposed arrangements subject to the Estate Management Team managing bollard retraction.

Conclusion on Transport, Access and Parking

- 9.177. Overall the proposed approach to traffic and transportation matters is acceptable, subject to the mitigation measures outlined which will be secured within the shadow S106 Agreement and along with appropriate conditions being attached to the permission(s).

Sustainability and Climate Change

- 9.178. Paragraph 154 of the NPPF requires new developments to 'be planned for in ways that avoid increased vulnerability to the range of impacts from climate change... and help to reduce greenhouse gas emissions, such as through its location, orientation and design'. The Council's Cabinet declared a state of climate emergency in July 2019 and committed to making the authority carbon neutral by 2030 or sooner. The key themes of the Sustainable Enfield Action Plan relate to energy, regeneration, economy, environment, waste and health. The London Plan and Enfield (Regulation 18) emerging Local Plan each make reference to the need for development to limit its impact on climate change, whilst adapting to the consequences of environmental changes. Furthermore, the London Plan sets out its intention to lead the way in tackling climate change by moving towards a zero-carbon city by 2050.
- 9.179. London Plan Policy SI 2 (Minimising Greenhouse Gas Emissions) sets out the new London Plan's requirements for major development from the perspective of minimising greenhouse gas emissions. For major development, the policy sets out as a starting point, that development should be zero-carbon and it requires, through a specified energy hierarchy, the required approach to justifying a scheme's performance.
- 9.180. London Plan Policy SI 2(C) outlines that new major development should as a minimum, achieve 35% beyond Building Regulations 2013, of which at least 10% should be achieved through energy efficiency measures for residential development. Policy DMD55 and paragraph 9.2.3 of the London Plan advocates that all available roof space should be used for solar photovoltaics.

- 9.181. London Plan Policy SI 4 outlines that major development proposals should demonstrate through an energy strategy how they will reduce the potential for internal overheating and reliance on air conditioning systems in accordance with a cooling hierarchy.
- 9.182. NPPF Paragraph 157 outlines that LPAs should expect new development to comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable

Minimising Greenhouse Gas Emissions

- 9.183. An Energy and Overheating Assessment has been prepared which provides an overview of the energy and sustainability strategies for the proposed development. The document demonstrates how the proposal has sought to meet London Plan requirements inclusive of the energy hierarchy and relevant Council policies. The energy strategy is submitted for the entire site and is relevant to all phases. However, the strategy outlines that whilst detailed calculations have been carried out based on the building design for Phase 1 (the detailed application), emissions calculations for Phases 2 and 3 (the outline application) have been estimated.
- 9.184. The assessment outlines that the development proposed has been designed to employ robust and high-performance passive design measures, utilises a highly insulating building fabric and a high-performance airtightness envelope, along with employing energy efficient infrastructure such as ventilation systems with heat recovery. The development utilises low-carbon heat pumps as a heat source along with integrating roof-level photovoltaic panels.
- 9.185. Appendix D of the Strategy outlines the regulated carbon dioxide savings from both Phase 1, and later phases of the development and demonstrates target emission reduction from the baseline (Part L 2013) can be exceeded through the proposed energy efficiency measures and can achieve the 10% / 15% carbon reduction targets as required by London Plan Policy SI 2.
- 9.186. London Plan Policy SI 2 where a zero-carbon target cannot be fully achieved on site, a carbon off-set contribution is required. A carbon off-set contribution has been agreed on the proposed development and is secured through the shadow S106 Agreement. The Strategy sets out against Policy SI 2, how the approach to minimising greenhouse gas emissions follows each required step within the policy's energy hierarchy. This is summarised below along with officer commentary.
- 9.187. *Be Lean*
- Through design, optimising the size, thermal and solar performance of windows;
 - Good performing thermal insulation U-Values; and
 - Good levels of airtightness and air permeability through structural methods outlined.

- 9.188. *Be Clean*

- *Optimised heat network*; a proposed network of air and water source heat pumps (ASHP) which will provide heating and domestic hot water to all new dwellings (across all phases). The strategy outlines that modelling has shown that this system performs well in the GLA carbon compliance calculations against the latest SAP 10 carbon factors.

9.189. *Be Green*

- Utilising photovoltaic panels (PV panels). Proposed to be provided to all available roof areas across the entire development (appropriate conditions recommended);
- Optimised heat network (as outlined).

9.190. *Be Seen*

- Sets out three monitoring triggers for energy performance of development to be monitored, verified and reported.

DEN (Decentralised Energy Network) Connection

- 9.191. The applicant is not proposing to connect to the Energetik Decentralised Energy Network (DEN)
- 9.192. The primary justification relates to the comparable capital (up-front) costs of connecting to the DEN compared to the Optimised Air Source Heat Pump system as proposed.
- 9.193. The applicant has submitted to the LPA, a comparative capital cost analysis of both connection to the DEN, and the ASHP systems. The analysis demonstrates that the capital costs of connecting the site to the DEN network are more expensive than the ASHP approach proposed.
- 9.194. The applicant has set out that the higher associated up-front costs with connecting to the DEN, in the context of the overall development cost, compromises the financial viability of the applicant being able to deliver the scheme.
- 9.195. Notwithstanding the increased costs of DEN connection, the applicant has outlined that the ASHP system as being more appropriate from the perspective of overheating. The ASHP system provides the capability of *active cooling*, which is being utilised for reasons outlined below.
- 9.196. The justifications for not connecting to the DEN are understood and in balancing this against the benefits of delivering 100% affordable units on this site, are accepted.

Overheating Strategy

- 9.197. The submitted energy and overheating strategy sets out the applicant's approach to mitigating overheating. London Plan Policy SI 4 sets out a cooling hierarchy, one of which being an *active cooling* system. As well as designing the buildings in a way as to mitigate overheating, the applicant proposes the use of an active cooling system.

- 9.198. Supporting text to Policy SI 4 (paragraph 9.4.4) outlines that passive ventilation should be prioritised where appropriate and that where air conditioning systems including active cooling systems are unavoidable, these should be designed to reuse the waste heat they produce.
- 9.199. The energy and overheating strategy outlines that mechanical ventilation is to be utilised which incorporates air handling units with heat recovery. The approach involves a “boost” button which will provide occupants with the ability to ramp up the ventilation rates within their flat to increase ventilation.
- 9.200. It is also proposed that active cooling is integrated which is delivered through the proposed ASHP system. This is proposed to only be integrated within bedrooms. The primary justification for the use of active cooling relates to the applicant requiring the provision of window restrictors for safety reasons. The applicant has informed that all windows are to be restricted to 100mm max opening. This is also applicable to ground floor windows for the reason of security.
- 9.201. The applicant has tested a fully passive approach. However, has due to elevational design constraints and the requirement for window restrictors this could not be achieved. The justification is acknowledged and the approach proposed is therefore accepted.

Air Quality

- 9.202. London Plan Policy S1 1(B,2,c) (Improving Air Quality) outlines that major development proposals must be submitted with an Air Quality Assessment. Air quality assessments should show how the development will meet the requirements as set out within the policy.
- 9.203. An Air Quality Assessment has been prepared by Hawkins Environmental.
- 9.204. The assessment outlines onsite air quality data and makes assumptions about air quality on the site based upon baseline modelling of air quality at locations throughout the borough. The data presented indicates that the impact on the proposed development by the existing local environment is not considered to be significant.
- 9.205. Table 8.3 of the report outlines that from solely a transport perspective, that the development will not be air quality neutral. Table 8.4 of the report outlines that from a “*building*” perspective, given the utilising of ASHPs, the development from this perspective is considered air quality neutral.
- 9.206. The submitted assessment outlines mitigation measures proposed. In light of the conclusion that the development will not be air quality neutral from a transport perspective, officers recommend appropriate conditions that require the applicant to demonstrate that the mitigation is sufficient to off-set any impact caused.

Archaeology and Heritage

- 9.207. Policy HC1 of the London Plan outlines that development proposals affecting heritage assets, and their settings, should conserve their significance by being sympathetic to the assets’ significance and appreciation within their surroundings. Regards archaeology, the policy outlines that development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation.

- 9.208. Policy CP31 outlines that the Council will ensure that built development and interventions in the public realm that impact on heritage assets have regard to their special character and are based on an understanding of their context.
- 9.209. Policy DMD44 outlines that applications for development which fail to conserve and enhance the special interest, significance or setting of a heritage asset will be refused.
- 9.210. The NPPF (Paragraph 194) outlines that in determining applications, LPAs should require an applicant to describe the significance of any heritage asset affected and the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 9.211. With regard to considering potential impacts of development on heritage assets, Paragraphs 201 and 202 of the NPPF outline the required approach to assessment regards development which affects designated heritage assets, depending on whether harm is concluded substantial or less than substantial. Paragraph 203 of the NPPF outlines that the effect of an application on the significance of a non-designated heritage assets should be taken into account in the determination process and that in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 9.212. In support of this application, the applicant has submitted a Heritage Statement and an Archaeology Assessment. The heritage statement concludes that the proposed development will have a positive impact on the site and the surrounding area, inclusive of the locally listed Durants Park on the basis of additional planting more clearly defining the boundary of the estate and the non-designated heritage asset.
- 9.213. Officers do not fully support this conclusion and consider the proposed development may result in some harm to the non-designated heritage asset; Durants Park. This is namely from views from the north through the site by way of the intensification of the site and the harm is noted as cumulative to that caused by the existing buildings of the estate. Officers, in taking a balanced judgement, as per Paragraph 202 of the NPPF, conclude that the appropriate conditioning of additional landscaping detail to be delivered along the northern edge of the estate, on latter phases of development, will act, subject to detail, as proportionate and suitable mitigation. This is in addition to landscaping proposed (detail to be agreed in the Reserved Matters application), of podium roof-level landscaping along the northern edge; which is set out within the Design Code as to be delivered with the relevant phases.
- 9.214. Historic England GLAAS were consulted on the application and outline that there is low potential for archaeological remains on site and that no further assessment or conditions are therefore necessary. It is recognised that in the construction of the existing estate, any archaeological remains would have likely been disturbed.

Flood Risk and drainage

- 9.215. London Plan Policy SI 12 outlines development proposals should ensure that flood risk is minimised and mitigated, and that residual risk is addressed. Policy

SI 13 outlines that development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible. It also states there should also be a preference for green over grey features, in line with an outlined drainage hierarchy.

- 9.216. Core Strategy Policies CP21, CP28 and CP29 and Development Management Document Policies DMD59 – DMD63 outline the requirements for major development from the perspective of avoiding and reducing flood-risk, the structure and requirements of Flood Risk Assessments (FRAs) and Drainage Strategies and maximising the use of Sustainable Urban Drainage Systems (SuDS).
- 9.217. The site is located in Flood Zone 1 and the submitted Flood Risk Assessment and Surface Water Drainage Strategy, based on modelled flood levels, outlines that the site has a less than 1 in 1000 probability of river or sea flooding (low probability) and there is a low risk of flooding from other sources.
- 9.218. As the site is located within Flood Zone 1, the exception test is not required. The NPPF encourages a sequential risk-based approach to determine the suitability of land for development in flood risk areas. It advises local planning authorities to demonstrate that there are no reasonably available sites in areas with a lower probability of flooding that would be appropriate to the type of development or land use proposed. The site has been previously developed, and in addition the level 2 SFRA recognises the site is within a development area therefore; it is considered that the site meets the requirements of the Sequential Test.
- 9.219. The proposed development is to be served by a network of different SuDS elements as set out within the submitted Flood Risk Assessment and Surface Water Drainage Strategy, the Design Code and the Design and Access Statement. Primary SuDS features to be utilised include rain gardens, green roofs, swales and permeable paving which will provide treatment to runoff generated.
- 9.220. The site run-off rate have been agreed by officers and is reliant on the adjacent wetlands scheme. The wetlands scheme will be delivered prior to the first occupation of Phase 1 which will be secured by a condition.
- 9.221. Whilst officers are supportive of the approach to the drainage strategy, appropriate conditions are recommended. It is recommended the applicant provide a final SuDS Plan demonstrating that source control SuDS measures have been maximised throughout the site. It should also require that sizes, storage volumes and sections provide greater detail around SuDS measures including rain gardens, tree pits, green roofs, swales and permeable paving as well provide as details of future maintenance.

10. Socio-economics and Health

Socio-economics

- 10.1. London Plan CG5 seeks to ensure that the benefits of economic success are shared more equally across London and Policy E11 makes clear that development should support employment, skills development, apprenticeships and other education and training opportunities in both the construction and end-use phases.

- 10.2. Core Strategy Policy 13 seeks to protect Enfield's employment offer and Core Policy 16 requires mitigation to help local people improve skills and access jobs. The Council's Planning Obligations SPD (2016) sets out guidance on implementing these policies.
- 10.3. To help ensure that Enfield residents are able to take advantage of this beneficial effect of the scheme, it is recommended that s106 planning obligations secure the following:

Local Labour (during demolition construction phases):

- Employment & Skills Strategy submitted and approved prior to commencement
- All reasonable endeavours to secure 25% of workforce
- Apprenticeships or trainees
- Local goods and materials

Employment & training:

- Employment and Skills Strategy to establish requirements for local resident engagement in employment opportunities, recruitment of apprentices, quarterly reporting and targets.
- Training opportunities
- Partnership working with local providers/programmes

Health Impact Assessment

- 10.4. London Plan Policy GC3 outlines that to improve Londoners' health and reduce health inequalities, those involved in planning and development must adhere to an outlined criteria.
- 10.5. This application is accompanied by a Health Impact Assessment. The assessment outlines health profile baselines which have informed impacts of the proposed development. Overall, the assessment concludes that the proposed development will generally have a positive impact on the health of the future and local residents.
- 10.6. The outcomes set out within the Health Impact Assessment aim to demonstrate that the proposed development has incorporated a number of measures into the design to ensure its impact on health is as positive as possible throughout both the construction and operational phases. Officers agree with the conclusions set out, and for reasons set out within this report, are of the view that the development takes steps to address Policy GC3's outlined criteria. As recommended by policy, the Healthy Streets approach has been utilised to inform the Transport Assessment and shape the manner in which the design development of the scheme has come forward. Landscaping and public realm improvements that this scheme will deliver, as well as the promotion of more sustainable forms of transport through the introduction of cycle parking to the site, cumulatively, in officers' view, result in benefits to both existing residents of the estate, and future occupiers of homes proposed.

11. Shadow S106 Heads of Terms

11.1. In setting out financial contributions to be secured through a S106 Agreement, the applicant has prioritised the delivery of affordable housing across the proposed development. As a consequence, it is stated that without compromising the viability of the applicant being in a position to bring forward the proposed development, the applicant is not in a position to address all identified requirements of the adopted Enfield S106 Supplementary Planning Document (SPD). The table below outlines the Heads of Terms of financial and non-financial contributions to be secured within a S106 Agreement:

Item	Head of Term	Description/Justification	Sum	Trigger
1	Affordable Housing	Accommodation Schedule confirming mix and tenure of affordable homes for each phase of development.	£0	Prior to the commencement of Phase 1.
2	Transport and Highways	Contribution towards the provision of a new cycle store facility at Brimsdown Station	£15,000	Commencement of Phase 2.
3	Transport and Highways	Contribution towards consultation on a Controlled Parking Zone (CPZ) to be provided upon the completion of parking stress surveys to be carried out six months after substantial occupation of all phases of development and in the event parking stress on the surrounding roads (excluding the Estate and the east-west section of Exeter Road) increases beyond 85% (based on base parking stress surveys carried out in September 2020).	£10,000	Parking surveys will be carried out six months post substantial occupation of all phases. Funding will be triggered if parking stress on the surrounding roads (excluding the estate and the east-west section of Exeter Road) increases to over 85%. Base parking stress has been established in the 2020 surveys.
4	Transport and Highways	Travel Plan and Travel Plan Monitoring	£5,000	Completion of all phases of development.
5	Climate Change, Flooding and the Environment	Contribution (Carbon Offset Payment) towards the Carbon Offset Fund (utilised by LB Enfield towards the provision of measures for securing CO2 reduction in the vicinity of the Site).	£27,545	Commencement of Phase 1.
6	Climate Change, Flooding and the Environment	Contribution towards implementation of Durants Park Wetland Scheme (application	£64,800	Receipt of detailed planning permission for Phase 1.

		ref. 20/03211/RE4), which forms part of the site SuDS strategy for the Proposed Development.		
7	Climate Change, Flooding and the Environment	"Be Seen" Monitoring	£0	Practical completion of last phase and after full occupation
	Climate Change, Flooding and the Environment	Strategic Access Management and Monitoring Payment	£1,806	Commencement of Phase 1.
8	Business, employment and skills	Submission of an Employment and Skills Strategy for the construction phase of the development.	£0	Prior to the commencement of Phase 1.
9	Education	Contribution towards improved education provision.	£5,000	Prior to the occupation of Phase 1.
10	Architect Retention	As per paragraph 3.4.12 supporting London Plan Policy D4, retention of Architects.	£0	Ongoing compliance clause

- 11.2. Paragraph 11 of the National Planning Policy Framework (NPPF) (2021) outlines that decision takers should apply a *presumption in favour of sustainable development*, and it continues by outlining that regards decision-taking, development proposals according with an up-to-date development plan should be approved without delay.
- 11.3. In the context of Paragraph 11, the NPPF requires decision takers to consider the *tilted balance*. Officers conclude that on the basis of the applicant delivering a policy compliant scheme (subject to appropriate mitigation in the form of the outlined planning obligations and conditions to be attached this application seeking both Full and Outline permission) as well as a 100 per cent affordable scheme, that the development is on balance acceptable for reasons outlined within this report.

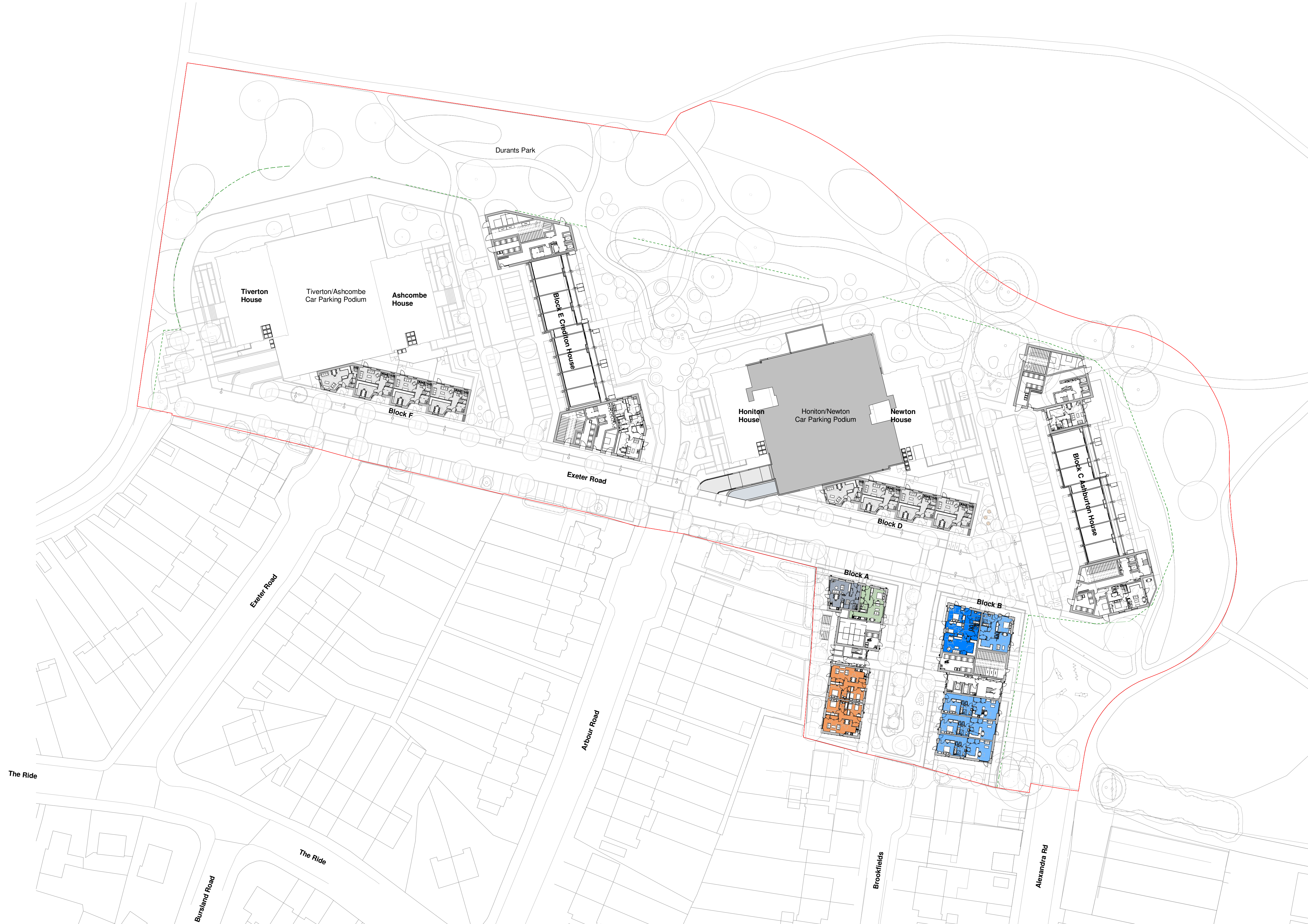
12. Community Infrastructure Levy (CIL)

- 12.1. Both Enfield CIL and the Mayor of London CIL (MCIL) would be payable on this scheme to support the development of appropriate infrastructure.
- 12.2. The development of social housing is exempt from MCIL under the 2008 Act. A formal determination of the CIL liability would be made when a Liability Notice is issued should this application be approved.

13. Conclusion

- 13.1. The application proposes a high quality residential led development on existing brownfield land. The proposed infilling and rooftop development will help to safeguard all 230 existing homes on the estate, whilst maximising the use of underutilised brownfield land and addressing the existing inefficiencies across the estate to improve access to and from the site as well as the surrounding Durants Park.

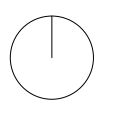
- 13.2. There is a pressing need for housing, including affordable housing, and Enfield has a challenging 10-year housing delivery target. This application proposes up to 129 homes and represents a 100 per cent affordable housing split across a broadly policy compliant tenure mix. The scheme will deliver 59no. 3-bedroom plus new homes.
- 13.3. The applicant has engaged with the LPA in undertaking extensive pre-application advice inclusive of the development being presented on two occasions to the Enfield Place and Design Quality Panel. The pre-application process involved the applicant considering design options to determine the most appropriate forms of development and the scheme proposed has followed a design-led approach to site optimisation, as per London Plan Policy D3.
- 13.4. The development is of a high-quality design and in light of the hybrid approach to planning, the Design Code and Parameter Plans secure design and quality benchmarks and parameters for the latter phases of development, for which will be subject to reserved matters applications.
- 13.5. The scheme delivers substantial benefits on site for the benefit of the existing estate residents. Whilst detailed design for latter phases will form part of reserved matters applications, the development results in the introduction on site of cycle parking, play space and communal amenity space. It delivers enhancements to the existing units within Ashburton and Crediton inclusive of the introduction of private amenity space, refurbishment of the existing podiums and significant improvements to the public realm generally through enhanced hard and soft landscaping. The development will also result in the wider rationalising of the overall car-parking provision across the estate.
- 13.6. The scheme will result in wider public benefits inclusive of the applicant promoting sustainable modes of transport by contributing toward off-site cycle parking close to Brimsdown Station. The applicant will also contribute toward the delivery of the new flood-alleviation and wetlands scheme within Durants Park which will also function as a recreational enhancement to the area (see application 20/03211/RE4 for more information). Both contributions will be secured within the shadow Section 106 Agreement.
- 13.7. The development is concluded by officers, for reasons set-out within this report, to broadly accord with the adopted policy framework as well as relevant emerging policy. Subject to the appropriate mitigations as set out within the recommended condition schedules, and within the shadow Section 106 Agreement, the application is recommended for approval.



Notes

1. Do not scale this drawing.
2. All dimensions must be checked on site and any discrepancies verified with the architect.
3. Unless shown otherwise, all dimensions are to structural surfaces.
4. Drawing to be read with all other issued information. Any discrepancies to be brought to the attention of the architect.
5. This drawing is the copyright of Levitt Bernstein and may not be copied, altered or reproduced in any form, or passed to a third party without license or written consent.
6. This document is prepared for the sole use of London Borough of Enfield and no liability to any other persons is accepted by Levitt Bernstein. Levitt Bernstein accepts no liability for use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.

This is not a construction drawing, it is unsuitable for the purpose of construction and must on no account be used as such.



KEY:

— Site Boundary

P2	03/08/21	Planning Update	GR
P1	25/05/21	Planning Issue	DP
Rev	Date	Description	Drawn / Checked

Project name

**Exeter Road
Estate Regeneration**

Drawing number **3665A - LB - MP - 00 - DR - A - 2000** **P2**

Proposed GF Plan Illustrative Scheme

Purpose of issue
For Planning Application

Scale **1 : 500 @ A1** Date **25/05/21**

Client
London Borough of Enfield

London
Thane Studios
2-4 Thane Villas
London N7 7PA
+44 (0)20 7275 7676

Manchester
Bonded Warehouse
18 Lower Byron Street
Manchester M3 4AP
+44 (0)161 699 8740

Levitt Bernstein
levittbernstein.co.uk

1 Ground Floor Plan
1 : 500



- Key**
- - - Redline Boundary
 - - - Wetlands Proposal Boundary
 - - - MCL Boundary
 - PROPOSED TREE PLANTING**
Refer to Design and Access Statement for Phase 1
 - TREE TO BE REMOVED**
Refer to Arboricultural Report
 - TREE TO BE RETAINED**
Refer to Arboricultural Report
 - PLANTING**
Refer to Design and Access Statement for Phase 1
 - PLANTING**
Proposed SuDS Area Planting
Refer to Design and Access Statement for Phase 1
 - P01**
Adopted Asphalt Surface
 - P02**
Adopted Permeable PCC Block Paving
240x160mm, Stretcher Bond, Colour: Grey Mix
 - P03**
Adopted Permeable PCC Block Paving
240x160mm, Stretcher Bond, Colour: Buff
 - P04**
Adoptable PCC Flag Pavers
600x90mm, Staggered Bond, Colour: Natural
 - P05**
PCC Pavers
400x200mm, Stacked Bond, Colour: Natural
 - P06**
Tarmac Colourchip with Stone Aggregate
Colour: Silver Grey
 - P07**
PCC Pavers - Natural Stone Wearing Course
300x100mm, Stretcher Bond, Colour: Mid Grey
 - P08**
PCC Pavers - Natural Stone Wearing Course
300x100mm, Stretcher Bond, Colour: Dark Grey
 - P09**
PCC Paving Band - Natural Stone Wearing Course
300x200mm, Colour: White
 - P10**
Timber Decking - Acacia
145x22, FSC Certified Timber with Anti-slip Grip
 - P11**
Asphalt Paths
Colour: Black, To Match Existing
 - P12**
Compacted Self-Binding Gravel Path
Breedon or Similar Approved
 - P13**
Wetpave Safety Surface - Colour 1
Colour: To Later Detail
 - P14**
Wetpave Safety Surface - Colour 2
Colour: To Later Detail

1 | Landscape GA - Masterplan
1 : 500

Notes

1. Do not scale this drawing.
2. All dimensions must be checked on site and any discrepancies verified with the architect.
3. Unless shown otherwise, all dimensions are to structural surfaces.
4. Drawing to be read with all other issued information. Any discrepancies to be brought to the attention of the architect.
5. This drawing is the copyright of Levitt Bernstein and may not be copied, altered or reproduced in any form, or passed to a third party without license or written consent.
6. This document is prepared for the sole use of London Borough of Enfield and no liability to any other persons is accepted by Levitt Bernstein. Levitt Bernstein accepts no liability for use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.

This is not a construction drawing, it is unsuitable for the purpose of construction and must on no account be used as such.

Rev	Date	Description	Drawn / Checked
P2	03/08/21	Planning Update	MS
P1	25/05/21	Planning Issue	MS

Project name

Exeter Road Masterplan
Estate Regeneration

Drawing number Rev

3665A - LB - MP - 00 - DR - L - 9000 **P2**

Drawing

Illustrative Landscape Masterplan

Purpose of Issue Date

For Planning Application 25/05/21

Scale As indicated @ A1

Client
London Borough of Enfield

London
Thane Studios
2-4 Thane Villas
London N7 7PA
+44 (0)20 7275 7676

Manchester
Bonded Warehouse
18 Lower Broom Street
Manchester M3 4AP
+44 (0)161 669 8740

Levitt Bernstein
levittbernstein.co.uk

Site Wide Proposals

5.01 Masterplan Proposal



Site wide aerial image showing all phases of Exeter Road masterplan

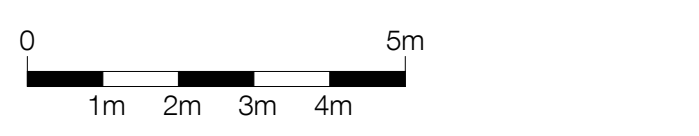
- 1 Improvements to Park edge
- 2 Landscaping and amenity space to podium roof (Phase 2 and 3)
- 3 Re-surfaced road junctions
- 4 Re-surfaced parking areas
- 5 New play areas
- 6 New public square to Exeter Road
- 7 New pedestrian link to Alexandra Road

Not to scale



- Notes**
1. Do not scale this drawing.
 2. All dimensions must be checked on site and any discrepancies verified with the architect.
 3. Unless shown otherwise, all dimensions are to structural surfaces.
 4. Drawing to be read with all other issued information. Any discrepancies to be brought to the attention of the architect.
 5. This drawing is the copyright of Levitt Bernstein and may not be copied, altered or reproduced in any form, or passed to a third party without license or written consent.
 6. This document is prepared for the sole use of London Borough of Enfield and no liability to any other persons is accepted by Levitt Bernstein. Levitt Bernstein accepts no liability for use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.

This is not a construction drawing, it is unsuitable for the purpose of construction and must on no account be used as such.



- General notes for GA plans and sections:**
- Superstructure framing shown in cyan.
 - Refer to Conisbee's structural engineers drawings for further details.
- General notes for details:**
- Read in conjunction with Performance Specification document, GA plans, elevations and sections.
 - Flush pointing to all brickwork unless otherwise stated.
- General notes for RCPS:**
- Sound absorption enhanced suspended ceiling to be set out equally spaced in the areas available, with equal plasterboard borders where possible.
 - Any visible ceiling mounted service fittings to be installed centred in the ceiling tiles and equally spaced in the area available where possible.
 - Allow for access panels as required, including roof access hatches.
- General notes for carpark:**
- Internal clear head space is indicative only, the car park upper level has a variable internal head height around the columns. For an accurate dimension please refer to On Centre survey drawing 24970B-4-1.
 - Refer to Performance Specification and Max Fordam information for further details.

P2	03/08/21	Planning Update	GR
P1	25/05/21	Planning Issue	DP
Rev	Date	Description	Drawn / Checked

Project name

Exeter Road
Estate Regeneration

Drawing number: 3665A - LB - SL - 00 - DR - A - 110 **P2**

Proposed Floor Plan Level 00

Purpose of issue: Tender

Scale: As indicated @ A1 Date: 25/05/21

Client: London Borough of Enfield

Levitt Bernstein
levittbernstein.co.uk

London
Thane Studios
2-4 Thane Villas
London N7 7PA
+44 (0)20 7275 7676

Manchester
Bonded Warehouse
18 Lower Byrom Street
Manchester M3 4AP
+44 (0)161 659 8740



- Notes**
1. Do not scale this drawing.
 2. All dimensions must be checked on site and any discrepancies verified with the architect.
 3. Unless shown otherwise, all dimensions are to structural surfaces.
 4. Drawing to be read with all other issued information. Any discrepancies to be brought to the attention of the architect.
 5. This drawing is the copyright of Levitt Bernstein and may not be copied, altered or reproduced in any form, or passed to a third party without license or written consent.
 6. This document is prepared for the sole use of London Borough of Enfield and no liability to any other persons is accepted by Levitt Bernstein. Levitt Bernstein accepts no liability for use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.

This is not a construction drawing, it is unsuitable for the purpose of construction and must on no account be used as such.

- KEY:**
- Site Boundary
 - - - Phase 1 Boundary

Rev	Date	Description	Drawn / Checked
P2	03/08/21	Planning Update	GR
1	04/06/21	Tender Issue for Coordination	DP
P1	25/05/21	Planning Issue	DP

Project name

Exeter Road Estate Regeneration

Drawing number **3665A - LB - SL - 00 - DR - A - 101** Rev **P2**

Proposed Phase 1 Site Plan

Purpose of issue **Tender**

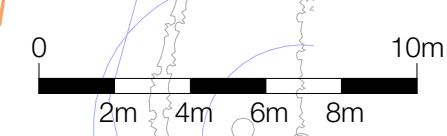
Scale **1 : 200 @ A1** Date **25/05/21**

Client **London Borough of Enfield**

Levitt Bernstein
 levittbernstein.co.uk

London
 Thane Studios
 2-4 Thane Villas
 London N7 7PA
 +44 (0)20 7275 7676

Manchester
 Bonded Warehouse
 18 Lower Byron Street
 Manchester M3 4AP
 +44 (0)161 699 8740



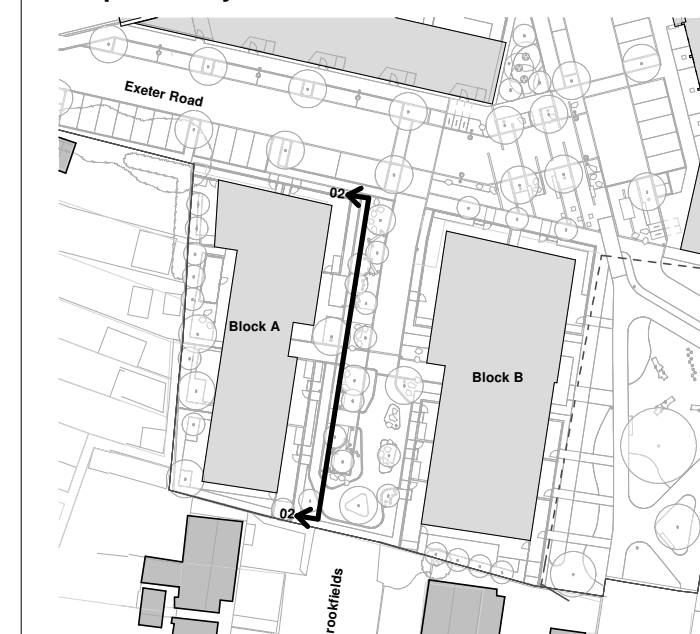
Keynotes	
Code	Description
1	Brick type 1 - Red/Brown stock brick. Stretcher bond with light mortar. Freshfield Lane Selected Dark Multi
2	Brick type 2 - Red/Brown stock brick. Vertical stack bonded with dark mortar, recessed (50mm minimum); As brick type 1 but using selected dark bricks only
3	Brick type 3 - Red/Brown stock brick. Vertical stack bonded with dark mortar, projecting (25mm minimum); As brick type 1 but using selected dark bricks only
4	Brick type 4 - Red/Brown stock brick. Stretcher bond with dark mortar; As brick type 1 but using selected dark bricks only
5	Feature brick ribs projecting 50-85mm; As brick type 1 but using selected dark bricks only
6	Pressed metal clad canopy including fascia and soffit with concealed fixings. PPC finished colour to match window frames generally
10	Double glazed PPC aluminium composite window with pressed metal sills, recessed into brickwork min.190mm, RAL 8019
12	Double glazed PPC aluminium composite door with pressed metal sills, recessed into brickwork min. 190mm, RAL 8019
14	Metal square up and down wall mounted light. Black
15	Fully glazed aluminium door with stainless steel ironmongery and PPC finish colour to match window frames generally
16	Metal 3D lettering signage colour RAL 6021, or as approved by client
17	Composite Front Door with glazed overpanel. Paint finish colour varies
19	Square 100x100mm downpipe with matching hopper and overflows. Aluminium PPC finish colour to match window frames generally
20	Pressed metal coping. PPC finish in light grey colour
23	Metal door with frame with inset flush louvres and matching metal louvered over-panel. PPC finished, colour to match window frames generally
24	Door signage, Stainless steel finish

Notes

- Do not scale this drawing.
- All dimensions must be checked on site and any discrepancies verified with the architect.
- Unless shown otherwise, all dimensions are to structural surfaces.
- Drawing to be read with all other issued information. Any discrepancies to be brought to the attention of the architect.
- This drawing is the copyright of Levitt Bernstein and may not be copied, altered or reproduced in any form, or passed to a third party without license or written consent.
- This document is prepared for the sole use of London Borough of Enfield and no liability to any other persons is accepted by Levitt Bernstein. Levitt Bernstein accepts no liability for use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.

This is not a construction drawing, it is unsuitable for the purpose of construction and must on no account be used as such.

Proposed Key Plan



P2	03/08/21	Planning Update	GR
P1	25/05/21	Planning Issue	DP
Rev	Date	Description	Drawn / Checked

Project name

Exeter Road Estate Regeneration

Drawing number

3665A - LB - SL - XX - DR - A - 121 **P2**

Drawing

Block A Proposed Elevation 02

Purpose of issue

Tender

Scale
As indicated @ A1

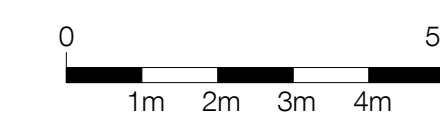
Date
25/05/21

Client
London Borough of Enfield

London
Thane Studios
2-4 Thane Villas
London N7 7PA
+44 (0)20 7275 7676

Manchester
Bonded Warehouse
18 Lower Byron Street
Manchester M3 4AP
+44 (0)161 699 8740

Levitt Bernstein
levittbernstein.co.uk



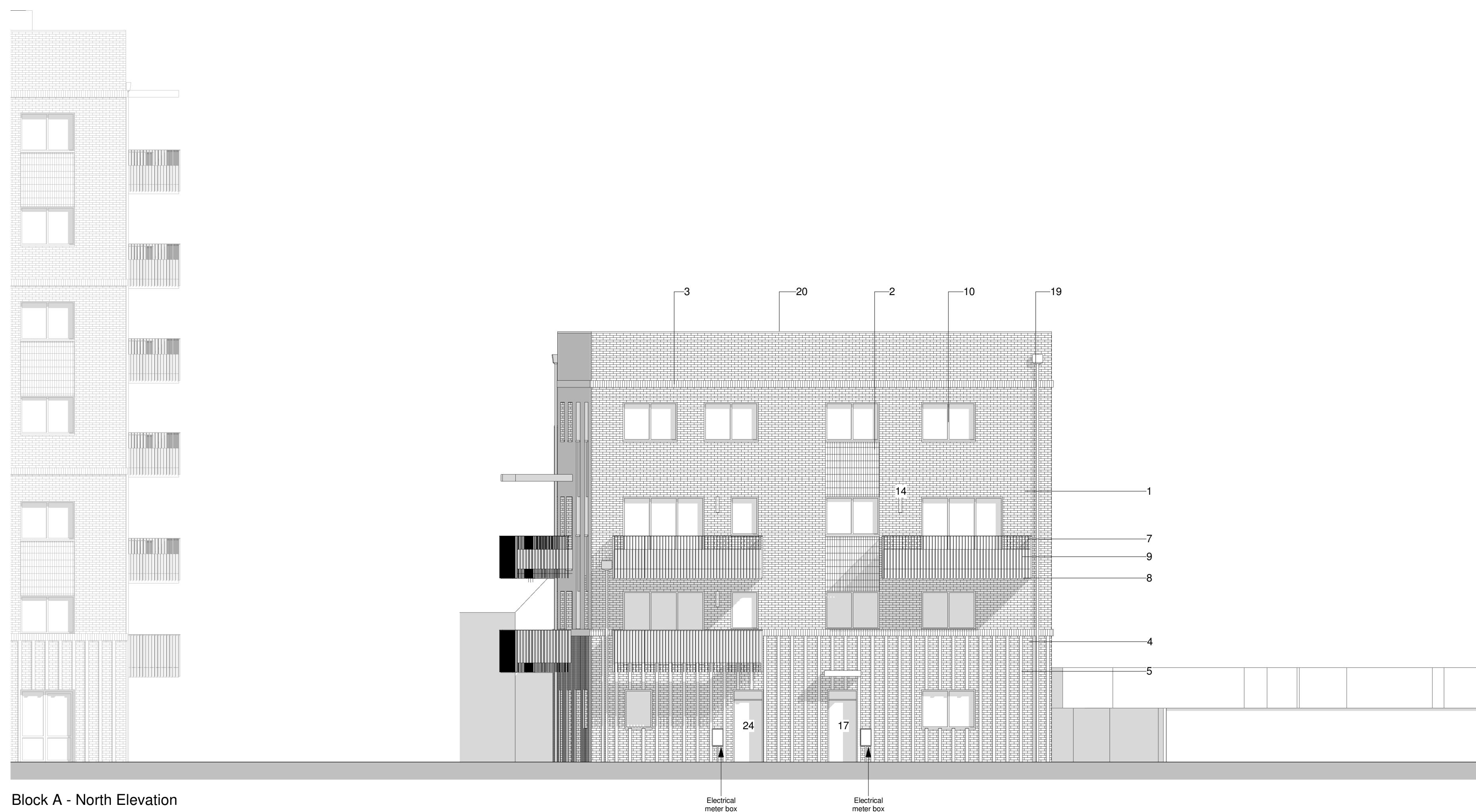
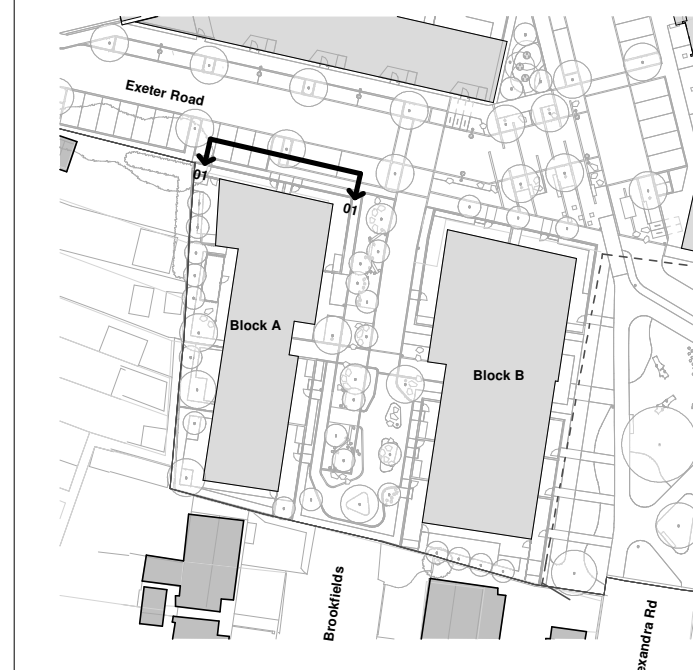
Keynotes	
Code	Description
1	Brick type 1 - Red/Brown stock brick. Stretcher bond with light mortar. Freshfield Lane Selected Dark Multi
2	Brick type 2 - Red/Brown stock brick. Vertical stack bonded with dark mortar, recessed (50mm minimum): As brick type 1 but using selected dark bricks only
3	Brick type 3 - Red/Brown stock brick. Vertical stack bonded with dark mortar, projecting (25mm minimum): As brick type 1 but using selected dark bricks only
4	Brick type 4 - Red/Brown stock brick. Stretcher bond with dark mortar: As brick type 1 but using selected dark bricks only
5	Feature brick ribs projecting 50-85mm: As brick type 1 but using selected dark bricks only
7	Metal railing and fascia consisting of 50x10mm PPC steel flats with matching flat metal handrail. Colour to match window frames generally
8	Pre-cast concrete balcony with aluminium clad panel soffit and paved floor finish. Soffit and paving colour to match window frames generally.
9	Metal perforated sheets, colour to match window frames generally.
10	Double glazed PPC aluminium composite window with pressed metal sills, recessed into brickwork min. 190mm, RAL 8019
14	Metal square up and down wall mounted light. Black
17	Composite Front Door with glazed overpanel. Paint finish colour varies
19	Square 100x100mm downpipe with matching hopper and overflows. Aluminium PPC finish colour to match window frames generally
20	Pressed metal coping. PPC finish in light grey colour
24	Door signage, Stainless steel finish

Notes

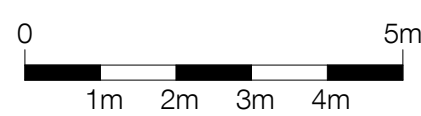
1. Do not scale this drawing.
2. All dimensions must be checked on site and any discrepancies verified with the architect.
3. Unless shown otherwise, all dimensions are to structural surfaces.
4. Drawing to be read with all other issued information. Any discrepancies to be brought to the attention of the architect.
5. This drawing is the copyright of Levitt Bernstein and may not be copied, altered or reproduced in any form, or passed to a third party without license or written consent.
6. This document is prepared for the sole use of London Borough of Enfield and no liability to any other persons is accepted by Levitt Bernstein. Levitt Bernstein accepts no liability for use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.

This is not a construction drawing, it is unsuitable for the purpose of construction and must on no account be used as such.

Proposed Key Plan:



Block A - North Elevation



Rev	Date	Description	Drawn / Checked
P2	03/08/21	Planning Update	GR
P1	25/05/21	Planning Issue	DP

Project name

Exeter Road Estate Regeneration

Drawing number Rev

3665A - LB - SL - XX - DR - A - 120 **P2**

Drawing

Block A Proposed Elevation 01

Purpose of issue

Tender

Scale Date
As indicated @ A1 25/05/21

Client
London Borough of Enfield

London
Thane Studios
2-4 Thane Villas
London N7 7PA
+44 (0)20 7275 7676

Manchester
Bonded Warehouse
18 Lower Byron Street
Manchester M3 4AP
+44 (0)161 699 8740

Levitt Bernstein
levittbernstein.co.uk

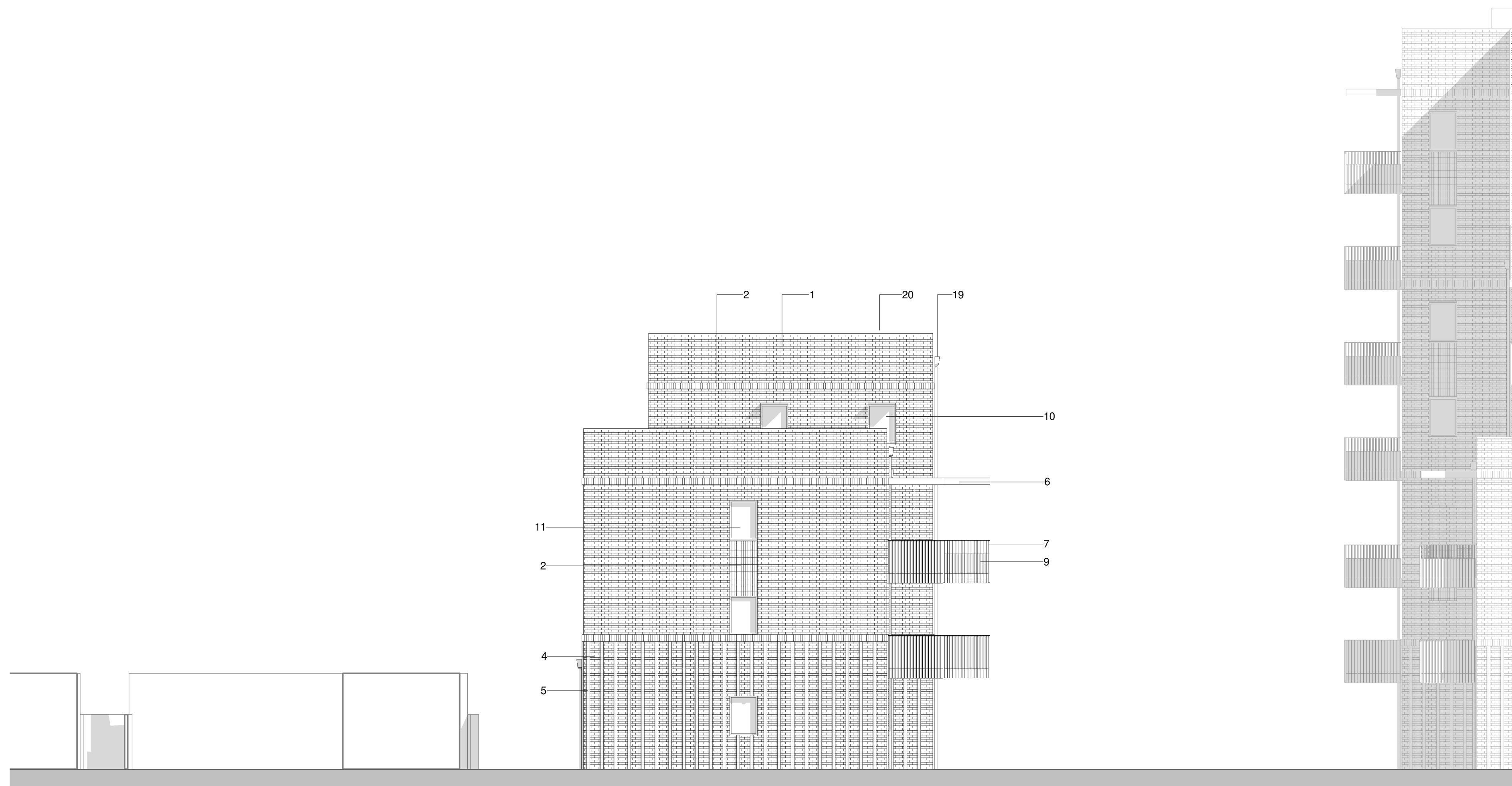
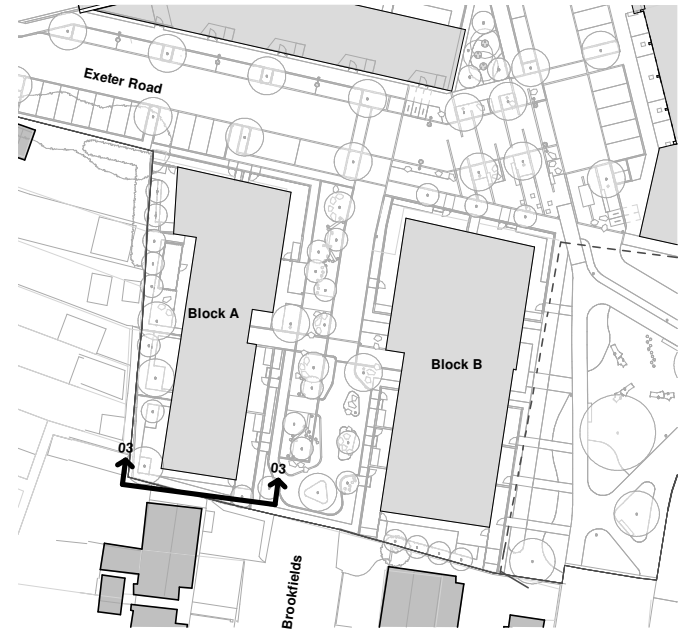
Keynotes	
Code	Description
1	Brick type 1 - Red/Brown stock brick. Stretcher bond with light mortar. Freshfield Lane Selected Dark Multi
2	Brick type 2 - Red/Brown stock brick. Vertical stack bonded with dark mortar, recessed (50mm minimum); As brick type 1 but using selected dark bricks only
4	Brick type 4 - Red/Brown stock brick. Stretcher bond with dark mortar. As brick type 1 but using selected dark bricks only
5	Feature brick ribs projecting 50-85mm; As brick type 1 but using selected dark bricks only
6	Pressed metal clad canopy including fascia and soffit with concealed fixings. PPC finished colour to match window frames generally
7	Metal railing and fascia consisting of 50x10mm PPC steel flats with matching flat metal handrail. Colour to match window frames generally
9	Metal perforated sheets, colour to match window frames generally.
10	Double glazed PPC aluminium composite window with pressed metal sills, recessed into brickwork min.190mm, RAL 8019
11	Double glazed PPC aluminium composite window with obscure glazing and pressed metal sills, recessed into brickwork min.190mm, RAL 8019
19	Square 100x100mm downpipe with matching hopper and overflows. Aluminium PPC finish colour to match window frames generally
20	Pressed metal coping. PPC finish in light grey colour

Notes

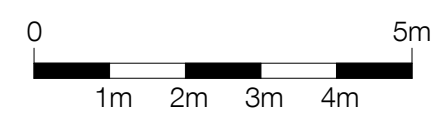
- Do not scale this drawing.
- All dimensions must be checked on site and any discrepancies verified with the architect.
- Unless shown otherwise, all dimensions are to structural surfaces.
- Drawing to be read with all other issued information. Any discrepancies to be brought to the attention of the architect.
- This drawing is the copyright of Levitt Bernstein and may not be copied, altered or reproduced in any form, or passed to a third party without license or written consent.
- This document is prepared for the sole use of London Borough of Enfield and no liability to any other persons is accepted by Levitt Bernstein. Levitt Bernstein accepts no liability for use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.

This is not a construction drawing, it is unsuitable for the purpose of construction and must on no account be used as such.

Proposed Key Plan



1 Block A - South Elevation
1 : 100



P2	03/08/21	Planning Update	GR
P1	25/05/21	Planning Issue	DP
Rev	Date	Description	Drawn / Checked

Project name

Exeter Road Estate Regeneration

Drawing number Rev

3665A - LB - SL - XX - DR - A - 122 **P2**

Drawing

Block A Proposed Elevation 03

Purpose of issue

Tender

Scale Date
As indicated @ A1 25/05/21

Client
London Borough of Enfield

London
Thane Studios
2-4 Thane Villas
London N7 7PA
+44 (0)20 7275 7676

Manchester
Bonded Warehouse
18 Lower Byron Street
Manchester M3 4AP
+44 (0)161 699 8740

Levitt Bernstein
levittbernstein.co.uk

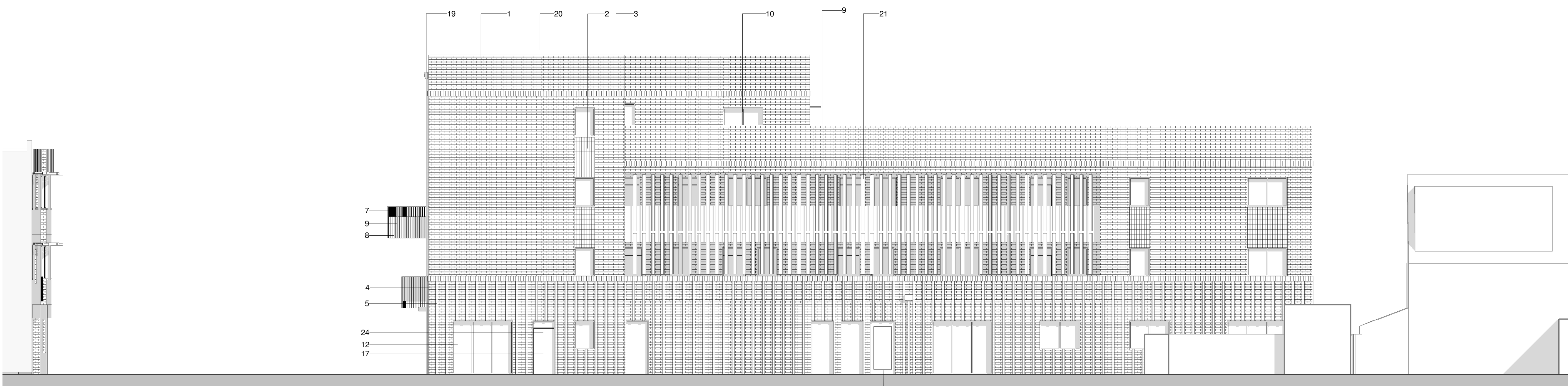
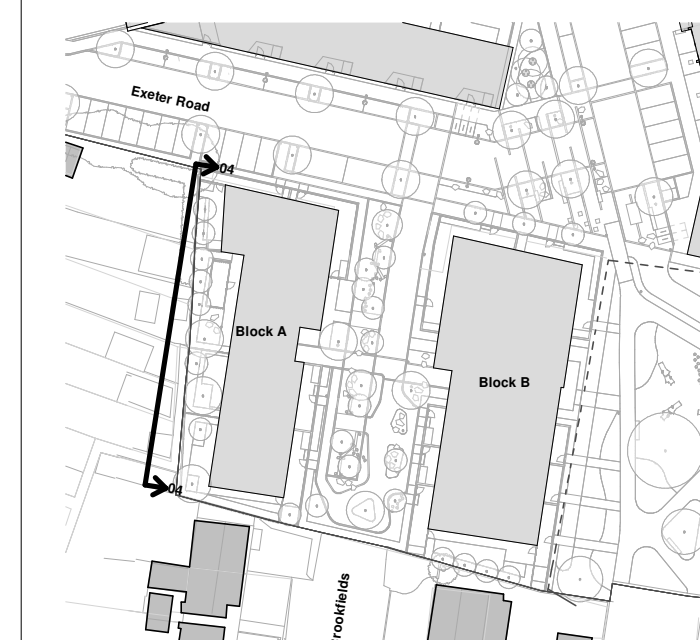
Keynotes	
Code	Description
1	Brick type 1 - Red/Brown stock brick. Stretcher bond with light mortar; Freshfield Lane Selected Dark Multi
2	Brick type 2 - Red/Brown stock brick. Vertical stack bonded with dark mortar, recessed (50mm minimum); As brick type 1 but using selected dark bricks only
3	Brick type 3 - Red/Brown stock brick. Vertical stack bonded with dark mortar, projecting (25mm minimum); As brick type 1 but using selected dark bricks only
4	Brick type 4 - Red/Brown stock brick. Stretcher bond with dark mortar; As brick type 1 but using selected dark bricks only
5	Feature brick ribs projecting 50-85mm; As brick type 1 but using selected dark bricks only
7	Metal railing and fascia consisting of 50x10mm PPC steel flats with matching flat metal handrail. Colour to match window frames generally
8	Pre-cast concrete balcony with aluminium clad panel soffit and paved floor finish. Soffit and paving colour to match window frames generally.
9	Metal perforated sheets, colour to match window frames generally.
10	Double glazed PPC aluminium composite window with pressed metal sills, recessed into brickwork min.190mm, RAL 8019
12	Double glazed PPC aluminium composite door with pressed metal sills, recessed into brickwork min. 190mm, RAL 8019
15	Fully glazed aluminium door with stainless steel ironmongery and PPC finish colour to match window frames generally
17	Composite Front Door with glazed overpanel. Paint finish colour varies
19	Square 100x100mm downpipe with matching hopper and overflows. Aluminium PPC finish colour to match window frames generally
20	Pressed metal coping. PPC finish in light grey colour
21	Frameless glass fins with obscure glazing. Detail TBC with specialist manufacturer
24	Door signage, Stainless steel finish

Notes

- Do not scale this drawing.
- All dimensions must be checked on site and any discrepancies verified with the architect.
- Unless shown otherwise, all dimensions are to structural surfaces.
- Drawing to be read with all other issued information. Any discrepancies to be brought to the attention of the architect.
- This drawing is the copyright of Levitt Bernstein and may not be copied, altered or reproduced in any form, or passed to a third party without license or written consent.
- This document is prepared for the sole use of London Borough of Enfield and no liability to any other persons is accepted by Levitt Bernstein. Levitt Bernstein accepts no liability for use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.

This is not a construction drawing, it is unsuitable for the purpose of construction and must on no account be used as such.

Proposed Key Plan



1 Block A - West Elevation
1 : 100

P2	03/08/21	Planning Update	GR
P1	25/05/21	Planning Issue	DP
Rev	Date	Description	Drawn / Checked

Project name

Exeter Road Estate Regeneration

Drawing number Rev

3665A - LB - SL - XX - DR - A - 123 **P2**

Drawing

Block A Proposed Elevation 04

Purpose of issue

Tender

Scale Date
As indicated @ A1 25/05/21

Client
London Borough of Enfield

London
Thane Studios
2-4 Thane Villas
London N7 7PA
+44 (0)20 7275 7676

Manchester
Bonded Warehouse
18 Lower Byron Street
Manchester M3 4AP
+44 (0)161 699 8740

Levitt Bernstein
levittbernstein.co.uk

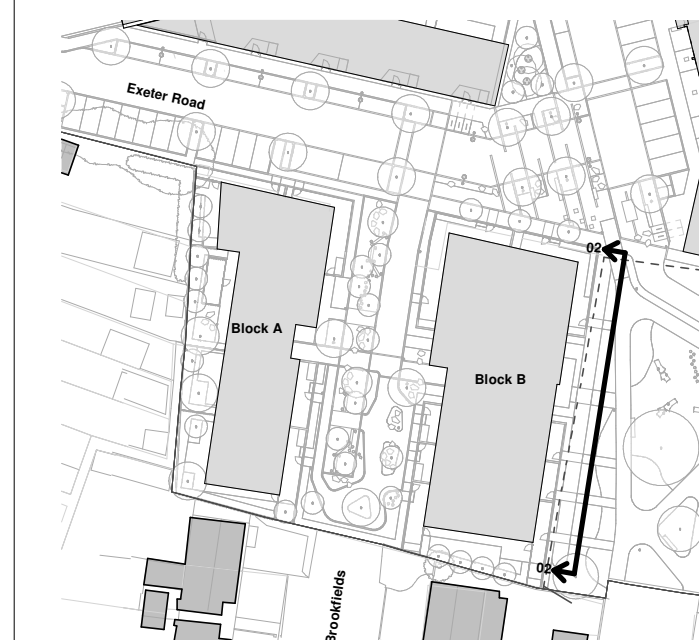
Keynotes	
Code	Description
1	Brick type 1 - Red/Brown stock brick. Stretcher bond with light mortar; Freshfield Lane Selected Dark Multi
2	Brick type 2 - Red/Brown stock brick. Vertical stack bonded with dark mortar, recessed (50mm minimum); As brick type 1 but using selected dark bricks only
3	Brick type 3 - Red/Brown stock brick. Vertical stack bonded with dark mortar, projecting (25mm minimum); As brick type 1 but using selected dark bricks only
4	Brick type 4 - Red/Brown stock brick. Stretcher bond with dark mortar; As brick type 1 but using selected dark bricks only
5	Feature brick ribs projecting 50-85mm; As brick type 1 but using selected dark bricks only
6	Pressed metal clad canopy including fascia and soffit with concealed fixings. PPC finished colour to match window frames generally
7	Metal railing and fascia consisting of 50x10mm PPC steel flats with matching flat metal handrail. Colour to match window frames generally
8	Pre-cast concrete balcony with aluminium clad panel soffit and paved floor finish. Soffit and paving colour to match window frames generally.
9	Metal perforated sheets, colour to match window frames generally.
10	Double glazed PPC aluminium composite window with pressed metal sills, recessed into brickwork min. 190mm, RAL 8019
12	Double glazed PPC aluminium composite door with pressed metal sills, recessed into brickwork min. 190mm, RAL 8019
13	Perforated pressed metal window canopies colour to match window frames generally
14	Metal square up and down wall mounted light. Black
15	Fully glazed aluminium door with stainless steel ironmongery and PPC finish colour to match window frames generally
19	Square 100x100mm downpipe with matching hopper and overflows. Aluminium PPC finish colour to match window frames generally
20	Pressed metal coping. PPC finish in light grey colour
22	Indicative location for Air Source-Heat-Pump to Specialist Design with perforated metal screen colour to match window frames generally

Notes

- Do not scale this drawing.
- All dimensions must be checked on site and any discrepancies verified with the architect.
- Unless shown otherwise, all dimensions are to structural surfaces.
- Drawing to be read with all other issued information. Any discrepancies to be brought to the attention of the architect.
- This drawing is the copyright of Levitt Bernstein and may not be copied, altered or reproduced in any form, or passed to a third party without license or written consent.
- This document is prepared for the sole use of London Borough of Enfield and no liability to any other persons is accepted by Levitt Bernstein. Levitt Bernstein accepts no liability for use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.

This is not a construction drawing, it is unsuitable for the purpose of construction and must on no account be used as such.

Proposed Key Plan



Block B - East Elevation

P2	03/08/21	Planning Update	GR
P1	25/05/21	Planning Issue	DP
Rev	Date	Description	Drawn / Checked

Project name

Exeter Road Estate Regeneration

Drawing number Rev

3665A - LB - SL - XX - DR - A - 125 **P2**

Drawing

Block B Proposed Elevation 02

Purpose of issue

Tender

Scale Date
As indicated @ A1 25/05/21

Client

London Borough of Enfield

London
Thane Studios
2-4 Thane Villas
London N7 7PA
+44 (0)20 7275 7676

Manchester
Bonded Warehouse
18 Lower Byron Street
Manchester M3 4AP
+44 (0)161 699 8740

Levitt Bernstein
levittbernstein.co.uk

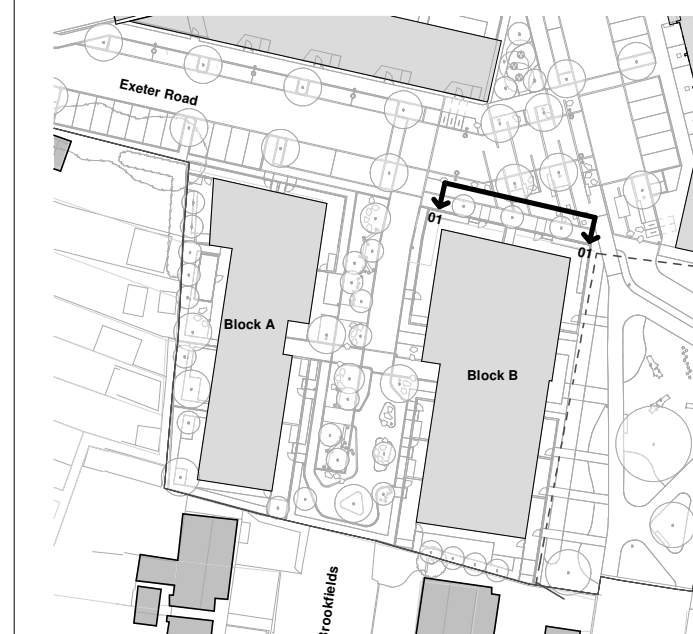
Keynotes	
Code	Description
2	Brick type 2 - Red/Brown stock brick. Vertical stack bonded with dark mortar, recessed (50mm minimum): As brick type 1 but using selected dark bricks only
3	Brick type 3 - Red/Brown stock brick. Vertical stack bonded with dark mortar, projecting (25mm minimum): As brick type 1 but using selected dark bricks only
4	Brick type 4 - Red/Brown stock brick. Stretcher bond with dark mortar: As brick type 1 but using selected dark bricks only
5	Feature brick ribs projecting 50-85mm: As brick type 1 but using selected dark bricks only
6	Pressed metal clad canopy including fascia and soffit with concealed fixings. PPC finished colour to match window frames generally
7	Metal railing and fascia consisting of 50x10mm PPC steel flats with matching flat metal handrail. Colour to match window frames generally
8	Pre-cast concrete balcony with aluminium clad panel soffit and paved floor finish. Soffit and paving colour to match window frames generally.
9	Metal perforated sheets, colour to match window frames generally.
10	Double glazed PPC aluminium composite window with pressed metal sills, recessed into brickwork min. 190mm, RAL 8019
12	Double glazed PPC aluminium composite door with pressed metal sills, recessed into brickwork min. 190mm, RAL 8019
17	Composite Front Door with glazed overpanel. Paint finish colour varies
19	Square 100x100mm downpipe with matching hopper and overflows. Aluminium PPC finish colour to match window frames generally
20	Pressed metal coping, PPC finish in light grey colour
22	Indicative location for Air Source-Heat-Pump to Specialist Design with perforated metal screen colour to match window frames generally
24	Door signage, Stainless steel finish

Notes

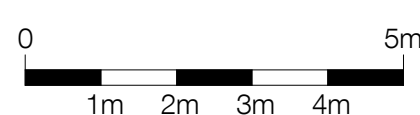
- Do not scale this drawing.
- All dimensions must be checked on site and any discrepancies verified with the architect.
- Unless shown otherwise, all dimensions are to structural surfaces.
- Drawing to be read with all other issued information. Any discrepancies to be brought to the attention of the architect.
- This drawing is the copyright of Levitt Bernstein and may not be copied, altered or reproduced in any form, or passed to a third party without license or written consent.
- This document is prepared for the sole use of London Borough of Enfield and no liability to any other persons is accepted by Levitt Bernstein. Levitt Bernstein accepts no liability for use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.

This is not a construction drawing, it is unsuitable for the purpose of construction and must on no account be used as such.

Proposed Key Plan



1 Block B - North Elevation
1 : 100



P2	03/08/21	Planning Update	GR
P1	25/05/21	Planning Issue	DP
Rev	Date	Description	Drawn / Checked

Project name

Exeter Road Estate Regeneration

Drawing number 3665A - LB - SL - XX - DR - A - 124 P2

Drawing

Block B Proposed Elevation 01

Purpose of issue

Tender

Scale As indicated @ A1 Date 25/05/21

Client London Borough of Enfield

London
Thane Studios
2-4 Thane Villas
London N7 7PA
+44 (0)20 7275 7676

Manchester
Bonded Warehouse
18 Lower Byron Street
Manchester M3 4AP
+44 (0)161 699 8740

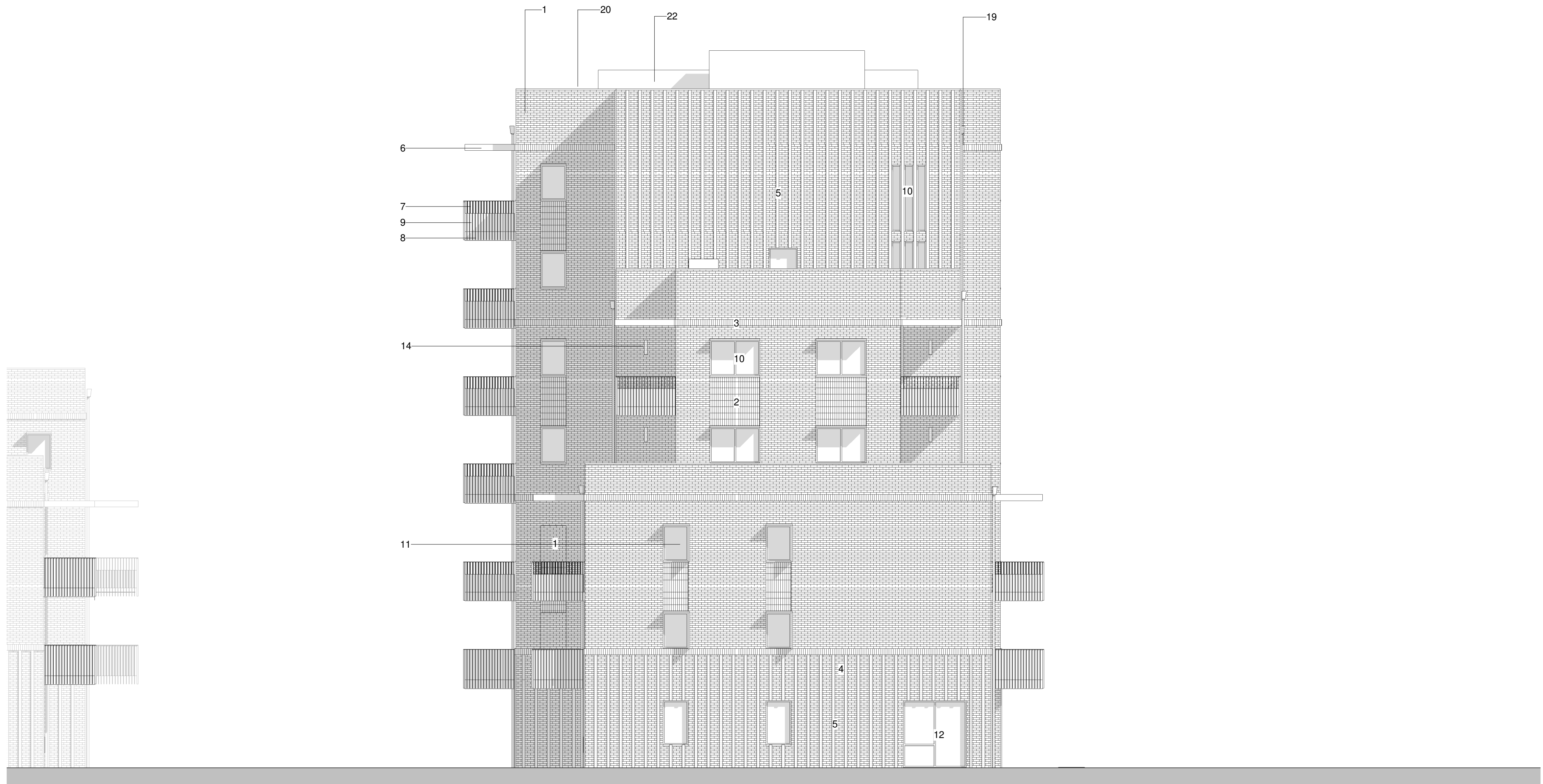
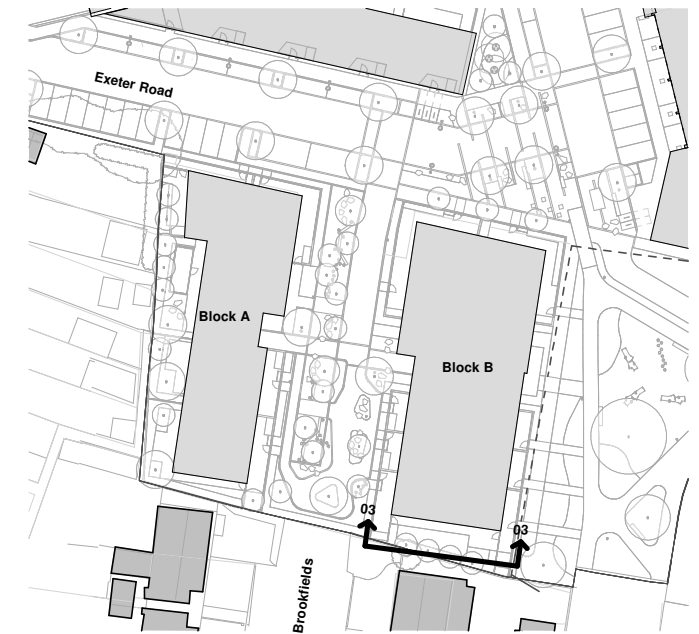
Levitt Bernstein
levittbernstein.co.uk

Notes

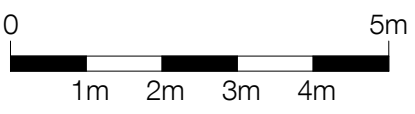
1. Do not scale this drawing.
2. All dimensions must be checked on site and any discrepancies verified with the architect.
3. Unless shown otherwise, all dimensions are to structural surfaces.
4. Drawing to be read with all other issued information. Any discrepancies to be brought to the attention of the architect.
5. This drawing is the copyright of Levitt Bernstein and may not be copied, altered or reproduced in any form, or passed to a third party without license or written consent.
6. This document is prepared for the sole use of London Borough of Enfield and no liability to any other persons is accepted by Levitt Bernstein. Levitt Bernstein accepts no liability for use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.

This is not a construction drawing, it is unsuitable for the purpose of construction and must on no account be used as such.

Proposed Key Plan



Block B - South Elevation



Rev	Date	Description	Drawn / Checked
P2	03/08/21	Planning Update	GR
P1	25/05/21	Planning Issue	DP

Project name

Exeter Road
Estate Regeneration

Drawing number **3665A - LB - SL - XX - DR - A - 126** Rev **P2**

Block B Proposed Elevation 03

Purpose of issue

Tender

Scale **As indicated @ A1** Date **25/05/21**

Client **London Borough of Enfield**

London
Thane Studios
2-4 Thane Villas
London N7 7PA
+44 (0)20 7275 7676
Manchester
Bonded Warehouse
18 Lower Byron Street
Manchester M3 4AP
+44 (0)161 699 8740

Levitt Bernstein
levittbernstein.co.uk

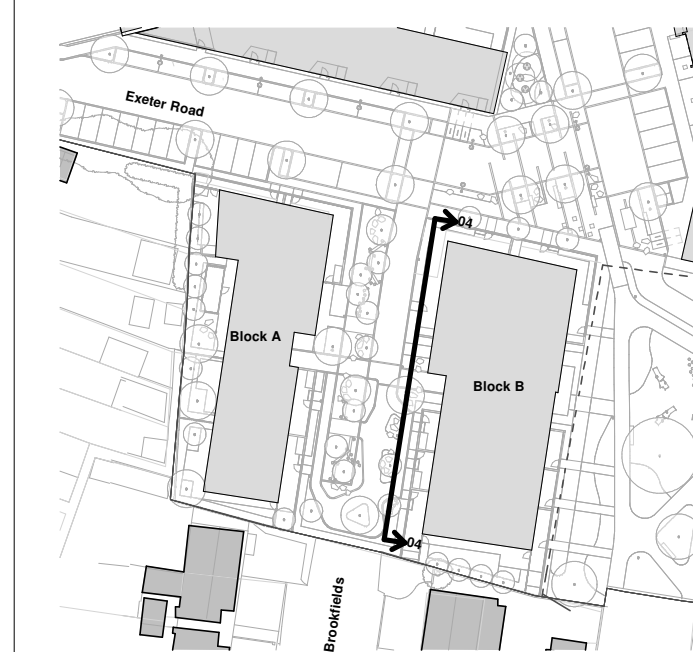
Keynotes	
Code	Description
1	Brick type 1 - Red/Brown stock brick. Stretcher bond with light mortar. Freshfield Lane Selected Dark Multi
2	Brick type 2 - Red/Brown stock brick. Vertical stack bonded with dark mortar, recessed (50mm minimum); As brick type 1 but using selected dark bricks only
3	Brick type 3 - Red/Brown stock brick. Vertical stack bonded with dark mortar, projecting (25mm minimum); As brick type 1 but using selected dark bricks only
4	Brick type 4 - Red/Brown stock brick. Stretcher bond with dark mortar; As brick type 1 but using selected dark bricks only
5	Feature brick ribs projecting 50-85mm; As brick type 1 but using selected dark bricks only
6	Pressed metal clad canopy including fascia and soffit with concealed fixings. PPC finished colour to match window frames generally
7	Metal railing and fascia consisting of 50x10mm PPC steel flats with matching flat metal handrail. Colour to match window frames generally
8	Pre-cast concrete balcony with aluminium clad panel soffit and paved floor finish. Soffit and paving colour to match window frames generally.
9	Metal perforated sheets, colour to match window frames generally.
10	Double glazed PPC aluminium composite window with pressed metal sills, recessed into brickwork min. 190mm, RAL 8019
12	Double glazed PPC aluminium composite door with pressed metal sills, recessed into brickwork min. 190mm, RAL 8019
14	Metal square up and down wall mounted light. Black
15	Fully glazed aluminium door with stainless steel ironmongery and PPC finish colour to match window frames generally
16	Metal 3D lettering signage colour RAL 6021, or as approved by client
17	Composite Front Door with glazed overpanel. Paint finish colour varies
19	Square 100x100mm downpipe with matching hopper and overflows. Aluminium PPC finish colour to match window frames generally
20	Pressed metal coping. PPC finish in light grey colour
22	Indicative location for Air Source-Heat-Pump to Specialist Design with perforated metal screen colour to match window frames generally
23	Metal door with frame with inset flush louvres and matching metal louvered over-panel. PPC finished, colour to match window frames generally
24	Door signage, Stainless steel finish
26	Double glazed PPC aluminium composite door with pressed metal sills, recessed into brickwork min. 190mm with aluminium fins to match brick fins design, RAL 8019
27	Double glazed PPC aluminium composite door with pressed metal sills, recessed into brickwork min. 190mm with bottom obscure panels up to middle transom, RAL 8019

Notes

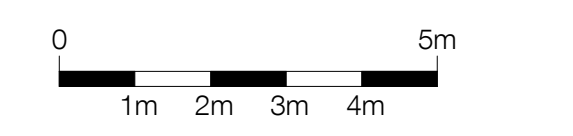
1. Do not scale this drawing.
2. All dimensions must be checked on site and any discrepancies verified with the architect.
3. Unless shown otherwise, all dimensions are to structural surfaces.
4. Drawing to be read with all other issued information. Any discrepancies to be brought to the attention of the architect.
5. This drawing is the copyright of Levitt Bernstein and may not be copied, altered or reproduced in any form, or passed to a third party without license or written consent.
6. This document is prepared for the sole use of London Borough of Enfield and no liability to any other persons is accepted by Levitt Bernstein. Levitt Bernstein accepts no liability for use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.

This is not a construction drawing, it is unsuitable for the purpose of construction and must on no account be used as such.

Proposed Key Plan



Block B - West Elevation



P2	03/08/21	Planning Update	GR
P1	25/05/21	Planning Issue	DP
Rev	Date	Description	Drawn / Checked

Project name

Exeter Road
Estate Regeneration

Drawing number: 3665A - LB - SL - XX - DR - A - 127 **P2**

Block B Proposed Elevation 04

Purpose of issue: Tender

Scale: As indicated @ A1 Date: 25/05/21

Client: London Borough of Enfield

Levitt Bernstein
levittbernstein.co.uk

London
Thane Studios
2-4 Thane Villas
London N7 7PA
+44 (0)20 7275 7676

Manchester
Bonded Warehouse
18 Lower Byron Street
Manchester M3 4AP
+44 (0)161 659 8740



- Notes**
1. Do not scale this drawing.
 2. All dimensions must be checked on site and any discrepancies verified with the architect.
 3. Unless shown otherwise, all dimensions are to structural surfaces.
 4. Drawing to be read with all other issued information. Any discrepancies to be brought to the attention of the architect.
 5. This drawing is the copyright of Levitt Bernstein and may not be copied, altered or reproduced in any form, or passed to a third party without license or written consent.
 6. This document is prepared for the sole use of London Borough of Enfield and no liability to any other persons is accepted by Levitt Bernstein. Levitt Bernstein accepts no liability for use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.

This is not a construction drawing, it is unsuitable for the purpose of construction and must on no account be used as such.

KEY:

- Site Boundary
- - - Land within applicant ownership
- Phase 1 Detailed Application Area

Rev	Date	Description	Drawn / Checked
P2	03/08/21	Planning Update	GR
P1	25/05/21	Planning Issue	DP

Project name

Exeter Road

Estate Regeneration

Drawing number

3665A - LB - MP - 00 - DR - A - 001

Rev

P2

Site Location Plan

Purpose of issue

Tender

Scale

As indicated @ A3

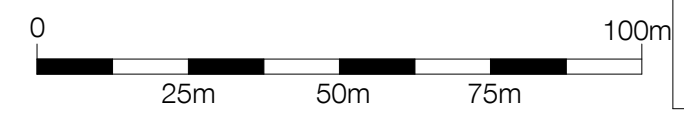
Date

25/05/21

Client

London Borough of Enfield

1 Site Location Plan
1 : 1250



London
Thane Studios
2-4 Thane Villas
London N7 7PA
+44 (0)20 7275 7676

Manchester
Bonded Warehouse
18 Lower Byrom Street
Manchester M3 4AP
+44 (0)161 669 8740

Levitt Bernstein
levittbernstein.co.uk



- Notes**
1. Do not scale this drawing.
 2. All dimensions must be checked on site and any discrepancies verified with the architect.
 3. Unless shown otherwise, all dimensions are to structural surfaces.
 4. Drawing to be read with all other issued information. Any discrepancies to be brought to the attention of the architect.
 5. This drawing is the copyright of Levitt Bernstein and may not be copied, altered or reproduced in any form, or passed to a third party without license or written consent.
 6. This document is prepared for the sole use of London Borough of Enfield and no liability to any other persons is accepted by Levitt Bernstein. Levitt Bernstein accepts no liability for use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.

This is not a construction drawing, it is unsuitable for the purpose of construction and must on no account be used as such.

KEY:

- Site Boundary
- Land within applicant ownership
- Phase 1
- Phase 1 & 2
- Phase 2
- Phase 3

Rev	Date	Description	Drawn / Checked
P2	03/08/21	Planning Update	GR
P1	25/05/21	Planning Issue	DP

Project name

Exeter Road Estate Regeneration

Drawing number: 3665A - LB - MP - 00 - DR - A - 003 **P2**

Site Phasing Plan

Purpose of issue: For Planning Application

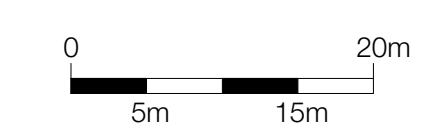
Scale: As indicated @ A1 Date: 25/05/21

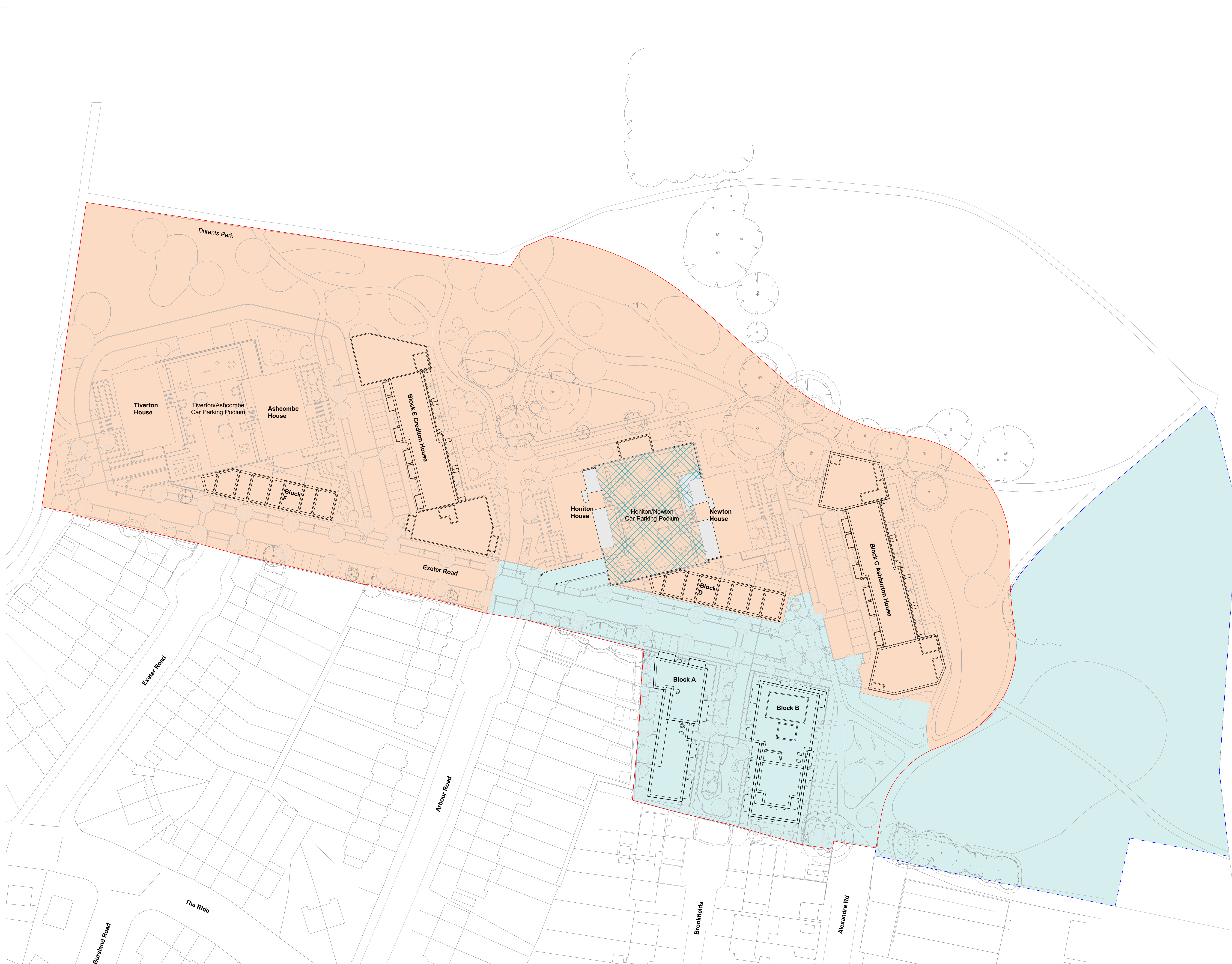
Client: London Borough of Enfield

Levitt Bernstein
 levittbernstein.co.uk

London
 Thane Studios
 2-4 Thane Villas
 London N7 7PA
 +44 (0)20 7275 7676

Manchester
 Bonded Warehouse
 18 Lower Byron Street
 Manchester M3 4AP
 +44 (0)161 699 8740





- Notes**
1. Do not scale this drawing.
 2. All dimensions must be checked on site and any discrepancies verified with the architect.
 3. Unless shown otherwise, all dimensions are to structural surfaces.
 4. Drawing to be read with all other issued information. Any discrepancies to be brought to the attention of the architect.
 5. This drawing is the copyright of Levitt Bernstein and may not be copied, altered or reproduced in any form, or passed to a third party without license or written consent.
 6. This document is prepared for the sole use of London Borough of Enfield and no liability to any other persons is accepted by Levitt Bernstein. Levitt Bernstein accepts no liability for use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.

This is not a construction drawing, it is unsuitable for the purpose of construction and must on no account be used as such.

- KEY:**
- Site Boundary
 - - - Land within applicant ownership
 - Detailed Planning Application
 - ▨ Detailed and Outline Planning Application
 - Outline Planning Application

P2	03/08/21	Planning Update	GR
P1	25/05/21	Planning Issue	DP
Rev	Date	Description	Drawn / Checked

Project name

Exeter Road Estate Regeneration

Drawing number **3665A - LB - MP - 00 - DR - A - 204** Rev **P2**

Site Wide Planning Key Plan

Purpose of issue
For Planning Application

Scale: As indicated @ A1 Date: 25/05/21

Client: London Borough of Enfield

Levitt Bernstein
levittbernstein.co.uk

London
Thane Studios
2-4 Thane Villas
London N7 7PA
+44 (0)20 7275 7676

Manchester
Bonded Warehouse
18 Lower Byron Street
Manchester M3 4AP
+44 (0)161 699 8740