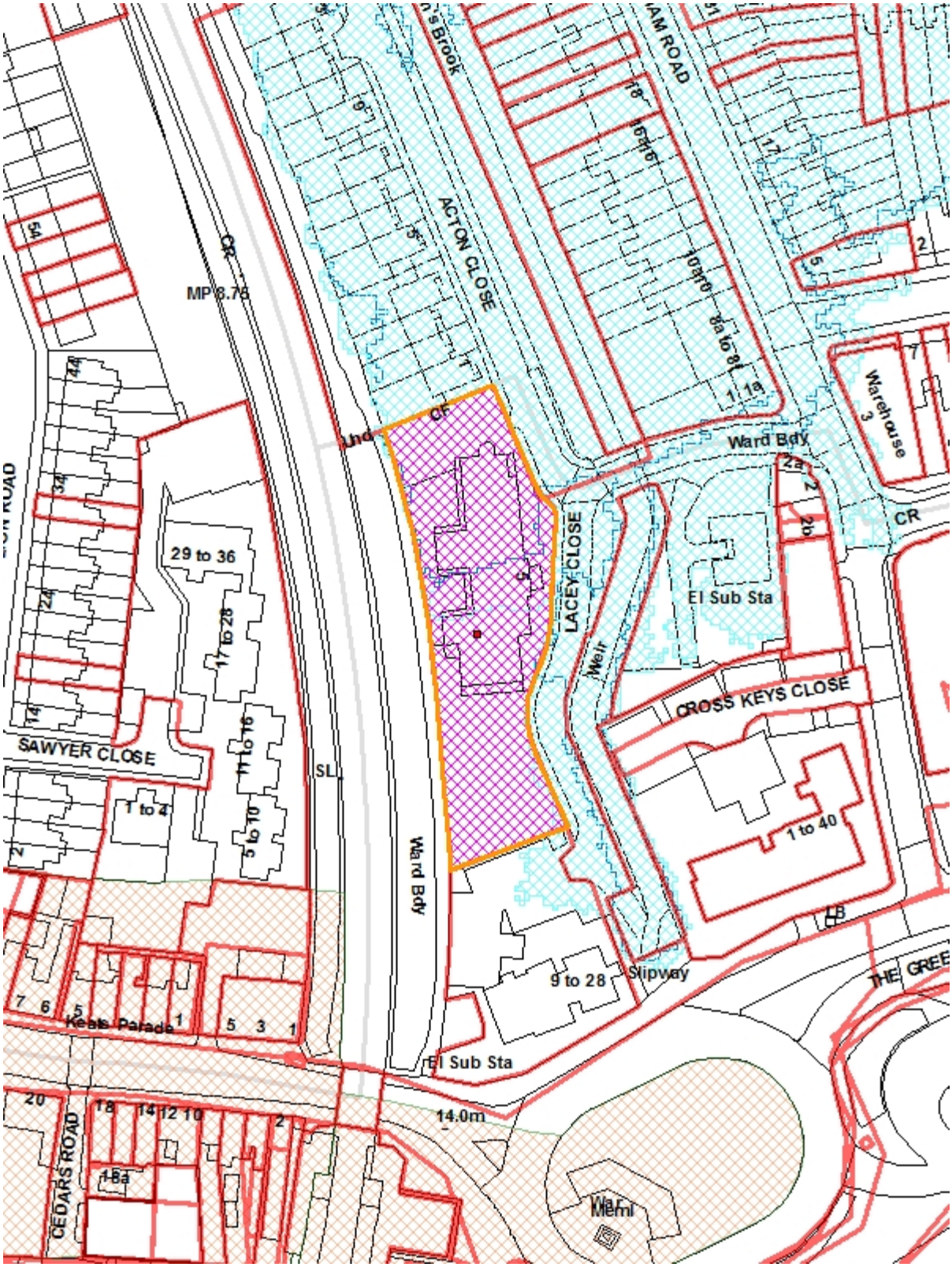
LONDON BOROUGH OF ENFIELD		
PLANNING COMMITTEE	**Date:** 20 October 2021	
Report of: Head of Planning	**Contact Officer:** Michael Kotoh-Mortty Gideon Whittingham	**Ward:** Edmonton Green
Application Number: 21/02848/RE4	**Category**: Minor	
LOCATION: Edmonton Family Centre, 5 Lacey Close, London N9 7SA		
PROPOSAL: Installation of two visitor units to the side of the main building.		
Applicant Name & Address: Enfield Council Silver Street Enfield EN1 3XA	**Agent Name & Address**: Ms Farahnaz Toufan Enfield Council Silver Street Enfield EN1 3XA	
RECOMMENDATION: That in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, planning permission be deemed granted subject the following planning conditions.		

Ref: 21/02848/RE4 **LOCATION: Edmonton Family Centre, 5 Lacey Close, London, N9 7SA**



Scale 1:1250

North

1. Note for Members

1.1 Although a planning application for this type of development would normally be determined by officers under delegated authority, the application is being reported to the Planning Committee for determination as the application is submitted by Enfield Council.

2. Recommendation

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

1. (C51) Time Limited Permission
2. (C60) Approved Plans

   Development to be carried out in accordance with the following

   approved plans:

   Location, Block and Elevation Plan

   Site and Elevation Plans

   Purchase Agreement

   Flood Risk Assessment
3. (C08) Materials to match
4. (C26) Restriction of use of Extension Roofs

3. Executive Summary

3.1 The report seeks approval for two proposed detached visitor units at the Edmonton Family Centre.

3.2 The reasons for recommending approval are:

i) The proposed use would serve and improve the quality of service delivery at this Council building.
ii) The proposed development would be consistent with the objectives of national, regional and local policy in terms of maintaining the street character;

4. Site and Surroundings

4.1 The site is a single storey Council building which retains generous space at the south elevation, with associated parking space located to the north of the property.

4.2 The immediate surrounding area is characterised by a mix of residential and commercial use properties which feature a variety of architectural styles.

4.3 The site is within Flood Zones 2 and 3 as well as an Area of Archaeological Importance.

5. Proposal

5.1 The proposed works involve the erection of two pre-fabricated flat roofed visitor cabins at the southwest area of the curtilage which would each stand 2.5m high, 5.2m wide and 3.2m deep. The cabins would feature redwood cladding alongside anthracite grey UPVC fenestrations and a front door step.

5.2 The existing use of the property is a Council building and this would be retained.

6. Relevant Planning History

6.1 21/02090/CEA – Installation of an air source heat pump– GRANTED on 11.08.2021.

7. Consultation

Public Response:

7.1 Consultation letters were sent to neighbouring properties on 21.09.2021. No responses were received.

External Consultees:

7.2 *Historic England*: No objection

7.3 *Network Rail:* No comments received

Internal Consultees:

7.4 *Sustainable Drainage*: No objection

7.5 *Traffic and Transportation:* No objection

8. Relevant Policies

8.1 London Plan (2021)

The London Plan is the overall strategic plan for London setting out an integrated economic, environmental, transport and social framework for the development of London for the next 20-25 years. The following policies of the London Plan are considered particularly relevant:

Policy D1	London's form and character and capacity for growth
Policy D3	Optimising site capacity through the design-led approach
Policy D4	Delivering Good Design
Policy D8	Public Realm
Policy GG1	Building strong and inclusive communities
Policy SI 12	Flood risk management
Policy SI 13	Sustainable Drainage

8.2 Core Strategy

The Core Strategy was adopted in November 2010 and sets out a spatial planning framework for the development of the Borough through to 2025. The document provides the broad strategy for the scale and distribution of development and supporting infrastructure, with the intention of guiding patterns of development and ensuring development within the borough is sustainable.

CP9	Supporting Community Cohesion
CP30	Maintaining and improving the quality of the built and open environment

8.3 Development Management Document

The Council's Development Management Document (DMD) provides further detail and standard based policies by which planning applications should be determined. Policies in the DMD support the delivery of the Core Strategy. The following local plan Development Management Document policies are considered particularly relevant:

DMD6	Residential Character
DMD16	Provision of New Community Facilities
DMD37	Achieving High Quality and Design-led Development
DMD59	Avoiding and Reducing Flood Risk
DMD60	Assessing Flood Risk
DMD61	Managing Surface Water
DMD62	Flood Control and Mitigation Measures

8.4 Other Material Considerations

- National Planning Policy Framework (NPPF) 2021
- Enfield Characterisation Study
- National Design Guide

9. Assessment

9.1 The main issues arising from this proposal for Members to consider are:

1. Principle;
2. Design;
3. Amenity;

Principle of Development

9.2 CP30 of the Core Strategy requires new development to be of a high-quality design and in keeping with the character of the surrounding area. Policy D3 of the London Plan (2021) seeks to ensure that development is high quality, sustainable, has regard for and enhances local character; and DMD37 states that development that is not suitable for its intended function, that is inappropriate to its context, or which fails to have appropriate regard to its surroundings will be refused.

9.3 It is clear therefore the that in principle, the additional buildings would be consistent with the lawful use of the site and remain appropriate to the chacter of the area. It is considered the proposal is wholly compatible with national, regional and local policy and it would not result in any visual damage on the street scene. As such, given the significant improvements that would occur at the site as a result of the development, the application is supported in principle.

Design and Appearance

9.4 In terms of design, Core Strategy Policy 30 requires all developments to be high quality and design led, having special regard to their context. Core Strategy Policy 9 requires proposals to promote attractive, safe, accessible, inclusive and sustainable neighbourhoods as well as connecting and supporting communities and reinforcing local distinctiveness.

9.5 Meanwhile, Policy DMD37 seeks to achieve high quality design and requires development to be suitably designed for its intended function that is appropriate to its context and surroundings. The policy also notes that development should capitalise on opportunities to improve an area and sets out urban design objectives relating to character, continuity and enclosure, quality of the public realm, ease of movement, legibility, adaptability and durability and diversity.

9.7 The proposed two cabins at the site would stand 2.5m in overall height, alongside a width of 5.2m and 3.2m depth each. The cabins would serve as visitor units at the existing Council building and the structures would feature flat roof alongside redwood timber cladding and anthracite grey UPVC fenestrations.

Summary of Design and Appearance

9.8 The proposed development is minor in scale, design and language. The proposed cabins would be well accommodated at the southwest area of the curtilage and would not be overly intrusive. They would maintain a cohesive appearance at the site without resulting in any visual impact to the chacter and appearance of the site or the wider street scene especially when assessed in light of the public benefits to the enhance provision afforded to Council services tis development would bring

9.9 Given the above, the proposal is considered acceptable in terms of design and appearance and the proposals would accord with policies DMD6, DMD37 as well as D3 and D8 of the London Plan (2021).

Amenity

9.10 London Plan (2021) Policy D8 seeks to ensure that development preserves the form and character of the setting in which the development is proposed. Policies DMD6 and DMD8 ensure that new development does not prejudice the amenities enjoyed by the occupiers of neighbouring residential properties in terms of privacy, overlooking and general sense of encroachment. Furthermore, Policy CP30 of the Local Plan seeks to ensure that new developments have appropriate regard to their surroundings, and that they improve the environment in terms of visual and residential amenity.

9.11 It is not considered that the proposed two visitor cabins at the site would have any significant impacts on neighbouring amenity, given the relatively minor scale and character of the proposed scheme as well as the sufficient separation from the neighbouring properties within the vicinity. The proposal would be well contained at the site and would accord with policies DMD8 and CP30.

Parking, Access & Traffic Generation

9.12 Traffic and Transportation accept that considering the scale of development, it is unlikely to have a significant impact on parking demands in the local area. On this basis no objection is raised. In addition, the proposed floor space will not materially increase the traffic generated or affect existing servicing arrangements. Again, no objection is raised.

Sustainable Drainage

9.13 According to our DMD Policy, all minor developments must maximise the use of SuDS in accordance with the London Plan Drainage Hierarchy and the principles of a SuDS Management Train. Source control SuDS measures (e.g. green roof, rain gardens and permeable paving) must be utilised for this development.

9.14 Given that the site is within Flood Zones 2 and 3, the application includes a Flood Risk Assessment which clarifies that the proposal is unlikely to give rise to flooding at the site or elsewhere. The Sustainable Drainage Team raise no objection to the proposal. The proposal would therefore accord with Policies DMD59, DMD60 and DMD 61.

10. CIL

10.1 The proposal would not seek to create net additional floor space of 100 square metres or more, therefore it would not be liable for the levy.

11. Conclusion

11.1 The proposed two visitor cabins at the site are welcomed in principle and the application has been considered in regard to the local and national policy and in view of the existing street character and pattern of development.

11.2 The proposal is considered acceptable in terms of land use, which is already established and is also considered acceptable in terms of design and neighbour amenity impact.

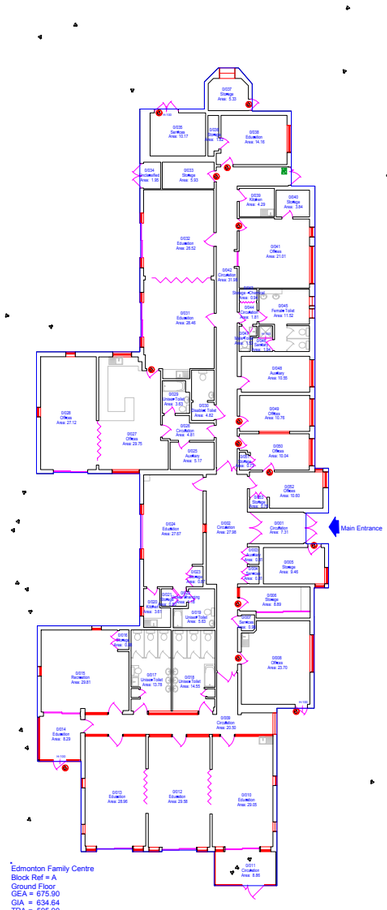
11.3 This report shows that the benefits of the proposed development have been given due consideration and are sufficient enough to outweigh any perceived harm. In this respect, the benefits are summarised again as follows:

- The proposed two visitor cabins would facilitate an enhanced service delivery at the site.

- The development contributes to an increased client service facility at this Council building and this would promote public confidence in the Council as well as social cohesion within the community.

- The development would improve the appearance of the existing Council building and is considered appropriate in terms of its appearance, size, siting, scale and design;

11.4 Having regard to the above assessment against the suite of relevant planning policies, it is recommended that deemed consent is granted.



Ground Floor

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Drawn: SPINT	Checked: SPINT	Accepted:		
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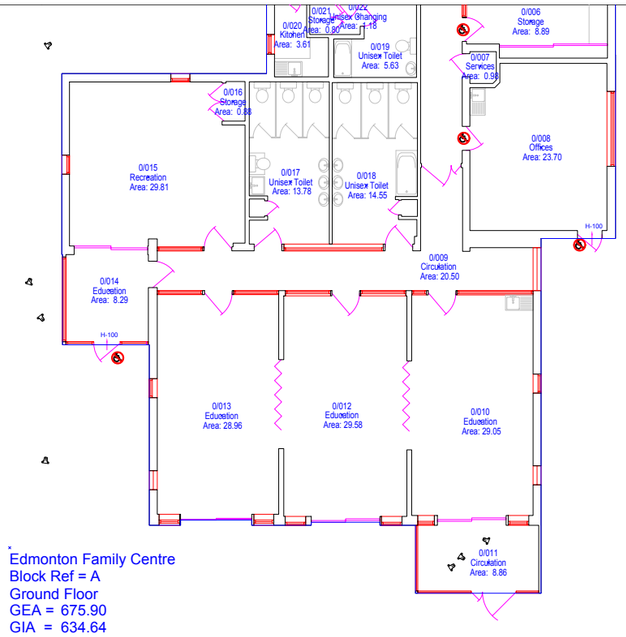
Edmonton Family Centre
5 Lacey Close, Edmonton, London, N9 7SA

Floor Plans



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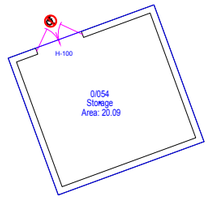
TRA = 595.90



Toy Store
Block Ref = B
Ground Floor
GEA = 24.03
GIA = 20.09
TRA = 20.09

Ground Floor

Revision:	Description:	Date:
A	Updated	14/07/2008

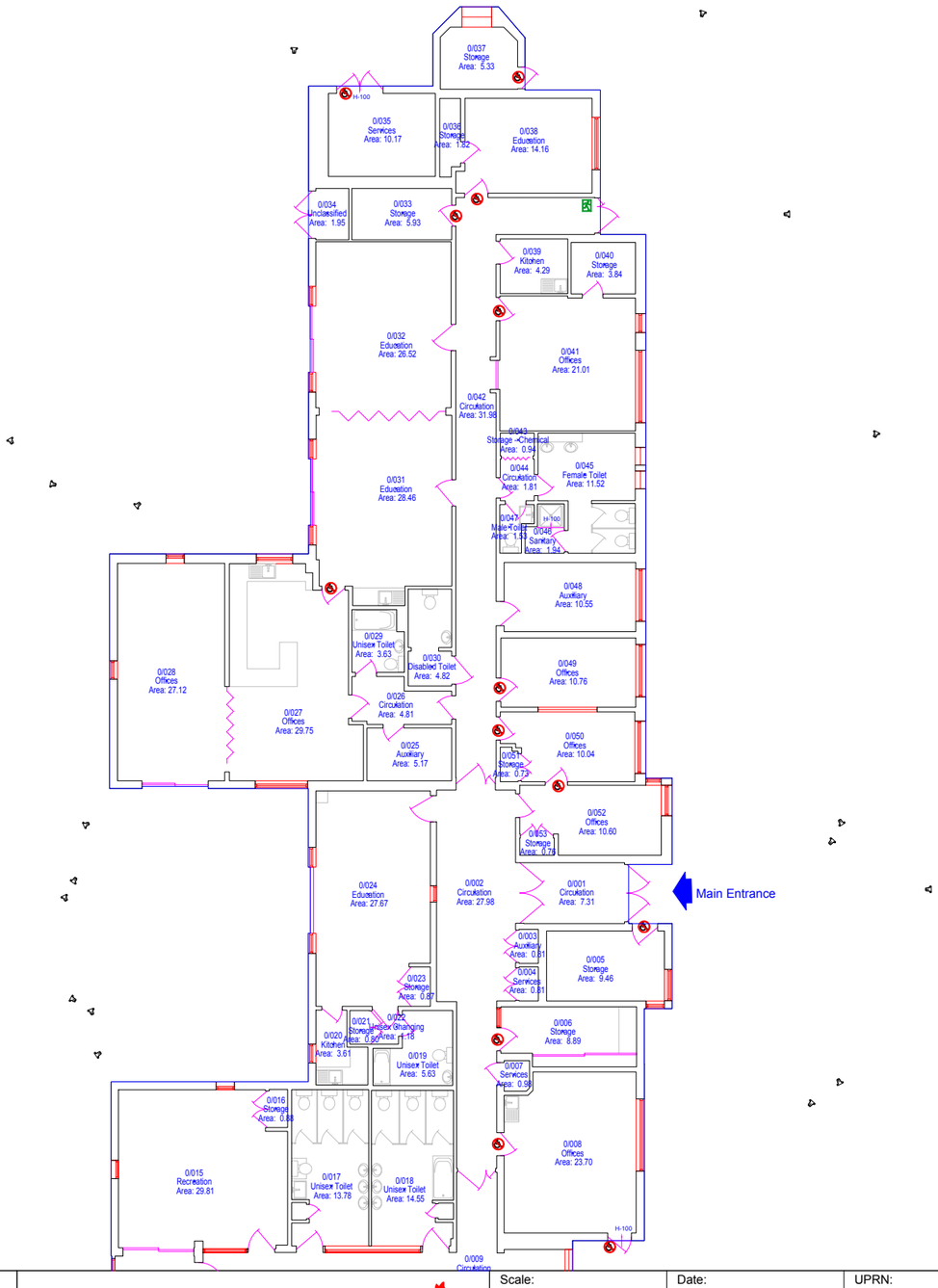
spatialintelligence ENFIELD Council

Scale:	Date:	UPRN:
1:200 @ A3	01/08/2008	P000420
Drawn:	**Checked:**	**Accepted:**
SPINT	SPINT	

Filename: P000420 - Edmonton Family Centre.dwg

Edmonton Family Centre
5 Lacey Close, Edmonton, London, N9 7SA

Floor Plans (Sheet 1 of 2)



Ground Floor

Revision:	A
Description:	Updated
Date:	14/07/2008

SPATIAL INTELLIGENCE — ENFIELD Council

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Edmonton Family Centre
5 Lacey Close, Edmonton, London, N9 7SA

Floor Plans (Sheet 2 of 2)

Flood Risk Assessment

5 Lacey Close

Consultant:
Watercourses, Highway Services
Place Department
London Borough of Enfield

Authors:
Freddie Hambly-Barton
Sarah Dillon
020 8132 0051
Checked by Jamie Kukadia

Version 1.0
8th September 2021

ENFIELD Council

Site Details

Location

1.1 The site is located at 5 Lacey Close, Edmonton, Enfield, N9 7SA.

Site Geology

1.1.1 BGS mapping shows that the site is underlain by Kempton Park Gravel formation (See Appendix A), with the bedrock geology noted as London Clay.

1.1.2 Borehole logs taken near the site indicate the sand gravelly layers are present at approximately 2m in depth.

1.1.3 For the expected geological conditions, we would assume that the onsite infiltration rate will lie between $1x10^{-5}$m/s and $1x10^{-7}$m/s.

Topography

1.1.4 The site levels range from circa 14.55m AOD in the west of the site, with the lowest level at 14.01m AOD to the south of the site (See Appendix B).

Development Proposals

1.2 The proposals are to create two 16.6m^2 visitor units away from the main site building. The permanent units will be situated next to each other adjacent to Lacey Close and south of the existing building. The units will be timber framed with external cladding.

Flood Risk

Requirements for a Flood Risk Assessment

2.1 The requirements for a flood risk assessment are stipulated in The National Planning Policy Framework (NPPF) and the Local Development Management Document (DMD) for the London Borough of Enfield. Both of these documents require a flood risk assessment should be submitted as part of the planning and development process.

2.2 DMD 60 states that site specific Flood Risk Assessments (FRA) will be required for *"all proposals for new development located in Flood Zone 2 and 3"*. DMD 60 and the NPPF also state that FRAs must demonstrate that:
The development would provide wider sustainability benefits to the community that outweigh flood risk.

The development is on developable previously-developed land or, if this is not the case, that there are no reasonable alternative sites on developable previously-developed land; and
The development will be safe, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

2.3 5 Lacey Close is located in Flood Zone 3 and 2, although the proposed visitor units are located in Flood Zone 1. Therefore, a Flood Risk Assessment is required for this development.

Risk of flooding to the site

3.1 The site boundary is approximately 9m from the Salmons Brook, with development proposed roughly 20m from the watercourse. The proposed development lies within Flood Zone 1 (see Appendix C). This represents a low risk of fluvial flooding. However, as mentioned in paragraph 3.2, other parts of the site and Highway lie within Flood Zone 2 and 3 and therefore are at a medium risk of fluvial flooding.

3.2 The type of development proposed falls under the category of 'Non–residential uses for health services, nurseries and educational establishments' which is considered "more vulnerable." Table 3 of Flood risk vulnerability and the flood zone compatibility, part of the Planning Practice Guidance (PPG), indicates that "more vulnerable" developments are appropriate in Flood Zones 1, and therefore an Exception Test and Sequential Test are not required.

3.3 Applying climate change to the development: The Environment Agency guidance is to '*Apply peak river flow allowances to developments and allocations where the strategic flood risk assessment shows an increased risk of flooding in the future. This includes locations that are currently in flood zone 1, but might be in flood zone 2 or 3 in the future*.' As the development is located close (~12m) to the extent of Flood Zone 2, climate change allowances should be considered. New climate change allowances have been set out by the Environment Agency (July 2021). Considering that the units will be permanent, a 100 year lifetime is applied to this development. Using this expected lifetime and the central allowance category, as recommended by the Environment Agency, an allowance of 17% must be applied. Modelling is not currently available for the updated climate change allowances however a modelled flood extent is available for the 1 in 100 year + 20% event. Appendix D below shows that the development is not within the 1 in 100 year + 20% event extent.

3.4 Flood level data is also available for the 1 in 100 year + 20% event. Ground levels where the proposed visitor units will be located range from approximately 14.55m AOD in the west to 14.20m AOD in the eastern extent of the development. The flood level for the model node (SA.105) in the Salmons brook closest to the site is 13.47m AOD and therefore the development will be at least 700mm above the design

flood level. No flood compensation would therefore need to be provided.

3.5 The site is not subject to surface water flooding (Appendix E), but is highlighted within the Edmonton Green Critical Drainage Area (CDA) according to Enfield's Surface Water Management Plan (SWMP) 2012.

3.6 The database of historical flooding (see Appendix F) shows that there has been an occurrence of pluvial flooding near to the site in 1981 on Balham Road (~10m north of site) and in 1975 (~30m south-east of site) on The Broadway.

3.7 Table 1, below, summarises these and other sources of current and future flood risk which are likely to affect the proposed development, this assessment is based on historical / empirical evidence and latest modelling forecasts. The recent climate change allowances have been reviewed and applied to this document. The findings indicate that the level of flood risk is acceptable based on the adoption of recommendations to be made here.

Table 1 - Summary of Flood Risk Sources affecting the site

Sources of Flood Risk posed to the development	Historical Flooding	Future Risk	Comments
Fluvial	No	Med	Flood Zone 1, adjacent to Flood Zone 2 and 3
Tidal Flooding	No	N/A	Outside tidal reach
Groundwater	No	Low	Site is within BGS *Shallow GW constraints.* Persistent or seasonally shallow groundwater is likely to be present. No basement proposed
Ordinary Watercourses	No	Low	No ordinary watercourses on site
Surface Water Runoff	Yes	Med	The site is within an area of surface water flooding for a 1 in 100-year (plus +35% climate change) event
Sewers	No	Low	Increase in future runoff can lead to sewer flooding
Reservoirs	No	Low	Flood Risk from William Girling and King George V reservoirs is low due to likelihood of reservoir failure
Other artificial Sources	No	Low	Relative proximity (~1.9km) to the Lee Navigation (therefore risk of flooding is for > 1 in 1000 year event)

Flood Safety

4.1 The EA is responsible for issuing flood warnings. Flood warnings are issued to the emergency services and local authorities. Both private

individuals and organisations can sign-up to receive warnings via phone, text or email. It is recommended that the applicant registers online with the free Environment Agency Floodline Warnings/Alert Direct service at www.gov.uk/sign-up-for-flood-warnings to receive flood warnings by phone, text or email.

4.2 It is recommended that if a severe flood warning is issued by the Environment Agency, the site is not utilised as the Highway (and therefore the safe escape route) is located in Flood Zone 3. A safe refuge area may be in place in the areas located in Flood Zone 1 on site.

Conclusion

5.1 The current development location will have finished floor levels 300mm above the modelled 100 year+CC design flood level.

5.2 Any proposed development would have no effect on flow paths during flooding and would lead to no net loss of flood storage volume.

5.3 It is recommended that any occupants should be informed about flood risk and understand what to do if a flood warning is issued.

5.4 It should be made clear that evacuation of the building under flood conditions could be dangerous and that the building should be evacuated as soon as the flood warning is received. If this is not possible, then the development must have a ground floor above the modelled 1:1000 year flood level or access to higher floor levels for refuge.

Sustainable Drainage

6.1 The requirements for sustainable drainage systems are stipulated in The National Planning Policy Framework (NPPF) and the Local Development Management Document (DMD) for the London Borough of Enfield. Both documents require a drainage strategy to be submitted as part of the planning and development process.

6.2 DMD 61 states that a drainage strategy will be required for all developments to demonstrate how proposed measures manage surface water as close to its source as possible and follow the drainage hierarchy in the London Plan. All developments must maximise the use of and, where possible, retrofit Sustainable Drainage Systems (SuDS) which meet the following requirements:

- SuDS measure(s) should be appropriate having regard to the proposed use of site, site conditions/context (including proximity to Source Protection Zones and potential for contamination) and geology.
- All development should seek to achieve greenfield run off and must maximise the use of SuDS, including at least one 'at source' SuDS

measure resulting in a net improvement in water quantity or quality discharging to sewer in-line with any SuDS guidance or requirements.
- Measures should be incorporated to maximise opportunities for sustainable development, improve water quality, biodiversity, local amenity and recreation value.
- The system must be designed to allow for flows that exceed the design capacity to be stored on site or conveyed off-site with minimum impact.
- Clear ownership, management and maintenance arrangements must be established.

6.3 A SuDS strategy is required for all developments and should provide information on the following points:
- A plan of the existing site
- A topographical plan of the area
- Plans and drawings of the proposed site layout identifying the footprint of the area being drained (including all buildings, access roads and car parks)
- The controlled discharge rate for a 1 in 1 year event and a 1 in 100 year event (with an allowance for climate change), this should be based on the estimated greenfield runoff rate
- The proposed storage volume
- Information on proposed SuDS measures with a design statement describing how the proposed measures manage surface water as close to its source as possible and follow the drainage hierarchy in the London Plan
- Geological information including borehole logs, depth to water table and/or infiltration test results
- Details of overland flow routes for exceedance events
- A management plan for future maintenance

6.4 For this scale of development it is recommended that the developers utilise the Enfield SuDS Proforma for Minor Developments, which provides a guide for the specific SuDS information required.

6.5 Below is a summary of the SuDS requirements for this particular site based on the proposed new visitor buildings equating to approximately 33.2m^2:

Table 2 – Greenfield Runoff Rates

Return Period	Total Site Area (0.22ha) l/s	l/s/ha	New Units (l/s)
1 in 1 Year	0.30	1.36	0.00
QBAR	0.35	1.59	0.01
1 in 100 Year	1.11	5.05	0.02

- Site discharge rate – 1L/ s (minimum possible on UK SuDS website). The greenfield runoff rate for this particular development is low, which will not be practical to control using an orifice plate. It is recommended that storage is provided to reduce the runoff rate offsite as per below.

- The minimum storage requirements for 33.2m^2 units for the 1 in 10 year event is 1.5m^3, and the target attenuation is 4.5m^3 for the 1 in 100-year + 40% climate change event.

- Type of SuDS recommended – Green roofs, rain planters, rain gardens, potentially some permeable paving and water butts.

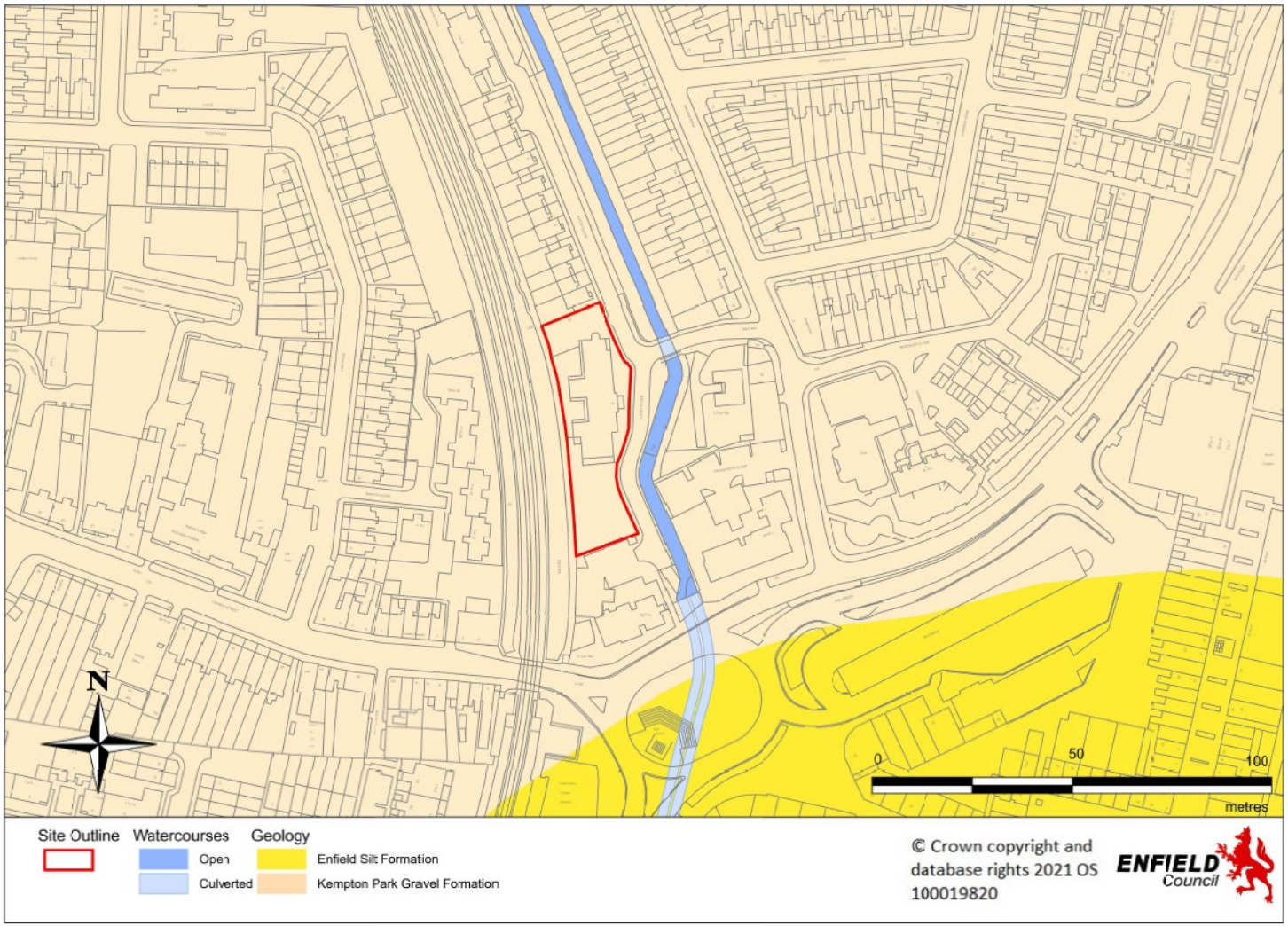
Conclusion

7.1 Detailed information on the proposed SuDS for the site must be submitted. It is recommended that green roofs, rain planters, rain gardens, permeable paving and water butts are appropriate SuDS measures for this site.

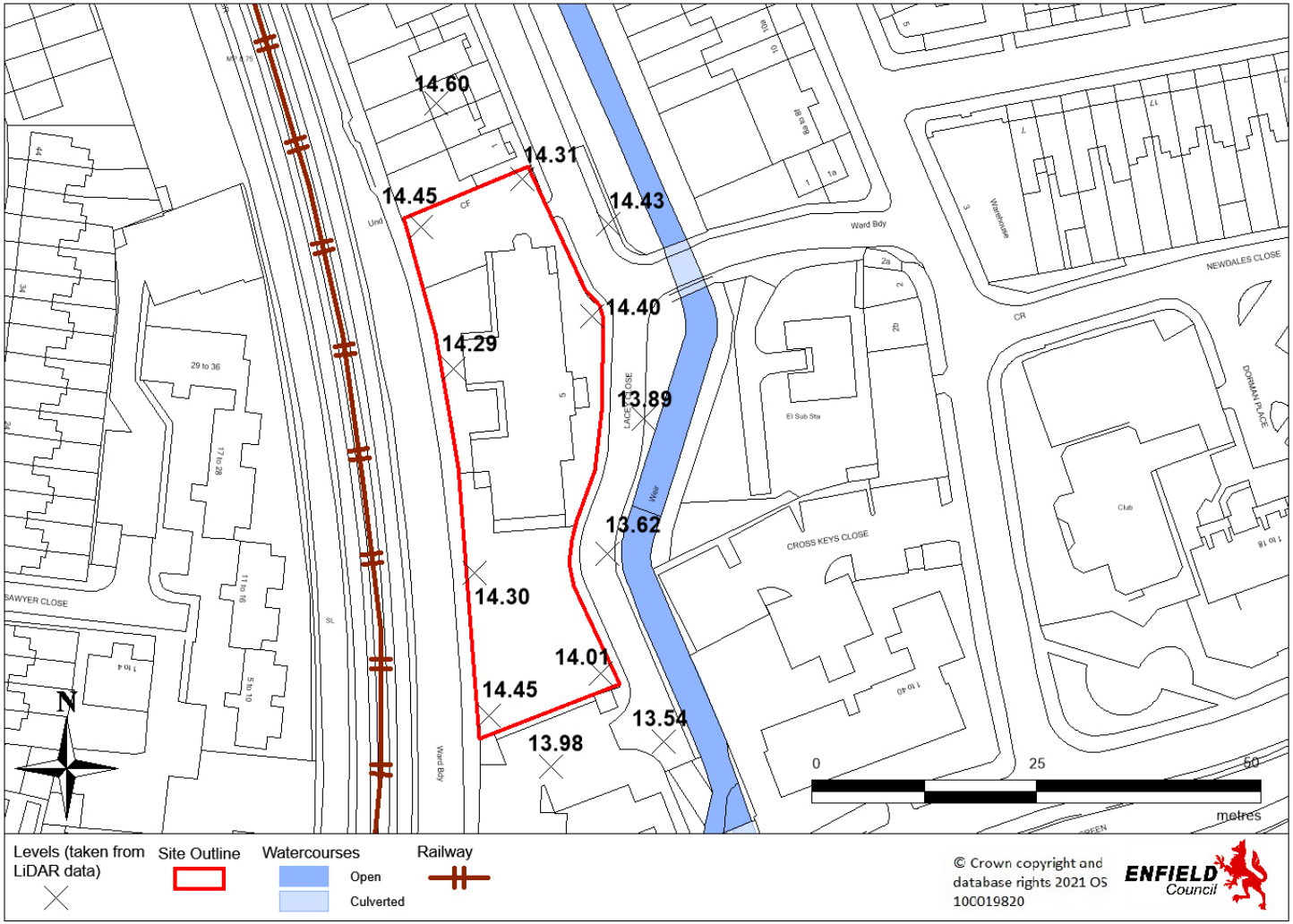
Appendixes

Appendix A – Geological Map
Appendix B – Site Levels Map
Appendix C – Flood Zones Map
Appendix D – Fluvial flooding – 1 in 100 year + 20%CC Map
Appendix E – Surface Water Flood Risk Map
Appendix F – Flood Database Map
Appendix G – Proposals

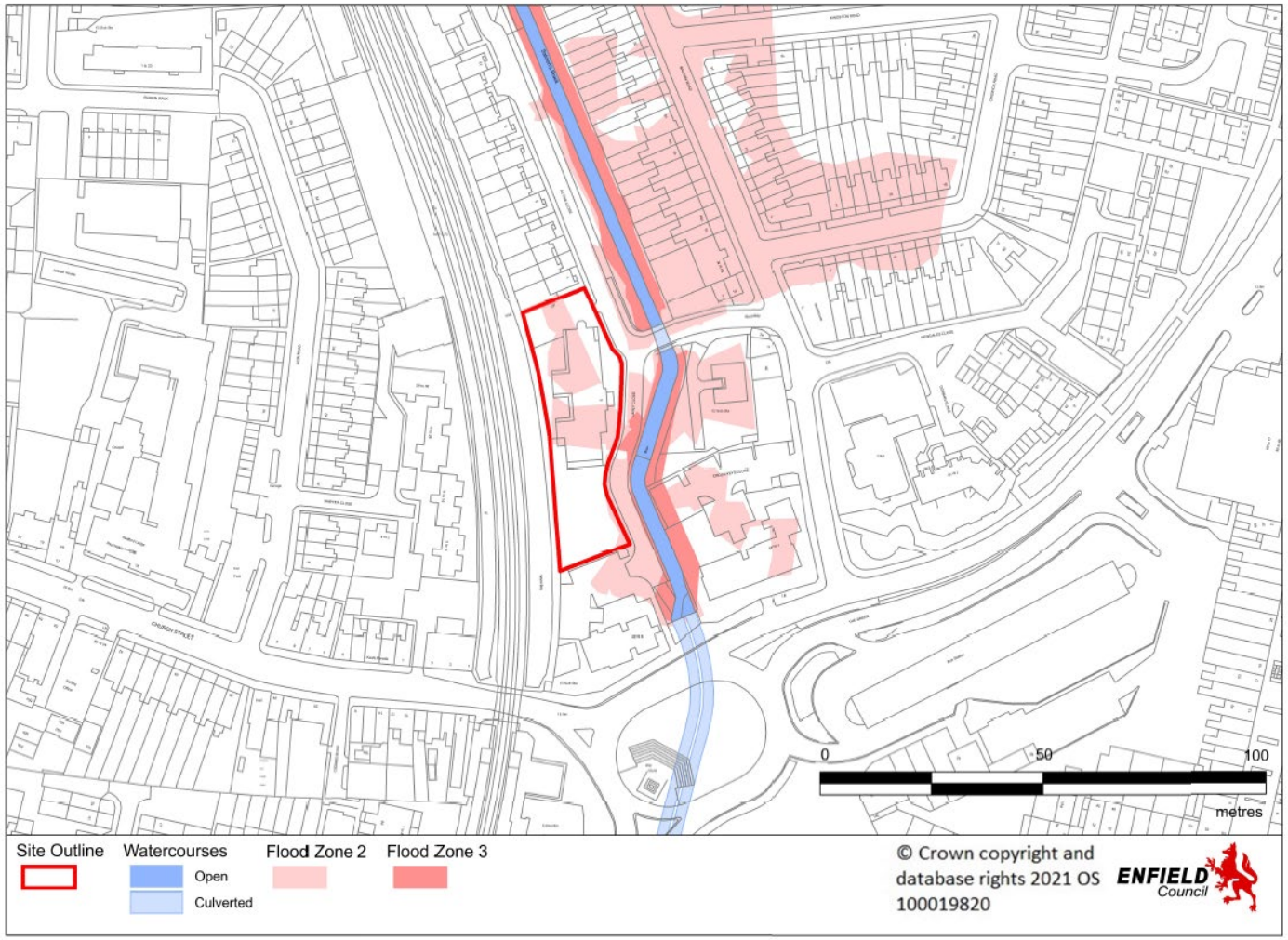
Appendix A: Geological Map, Superficial Deposits



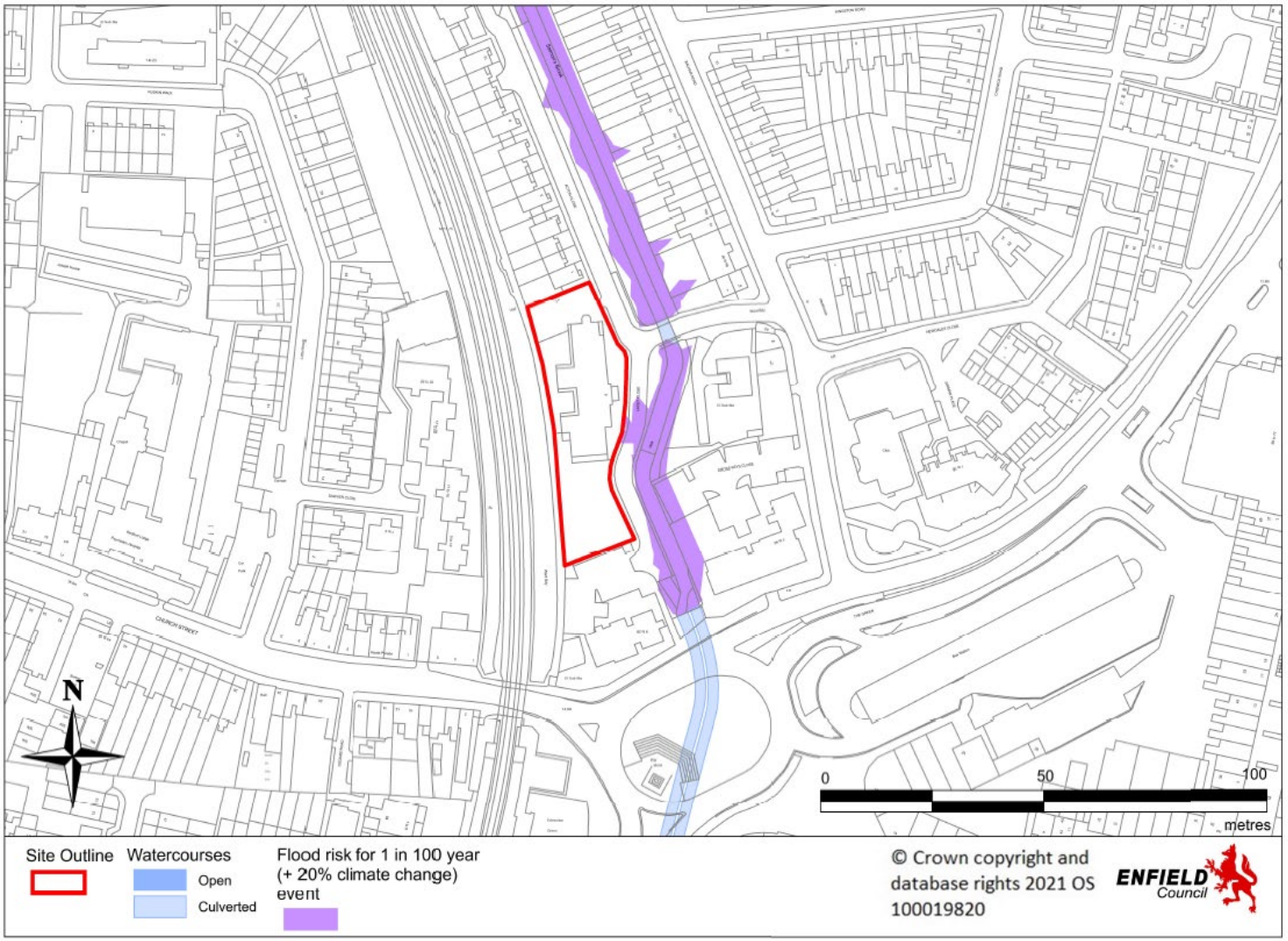
Appendix B: Levels Map



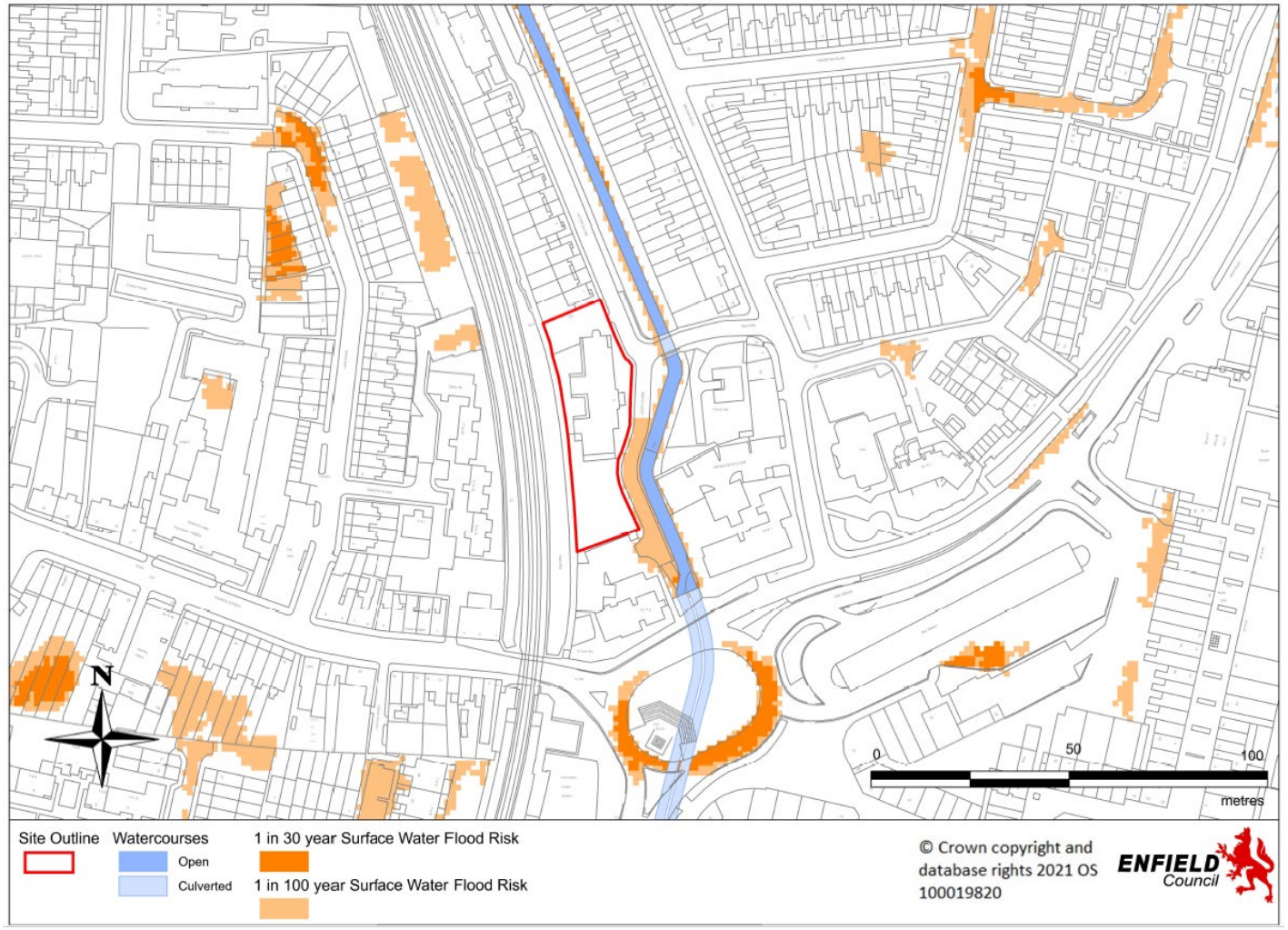
Appendix C: Flood Zones



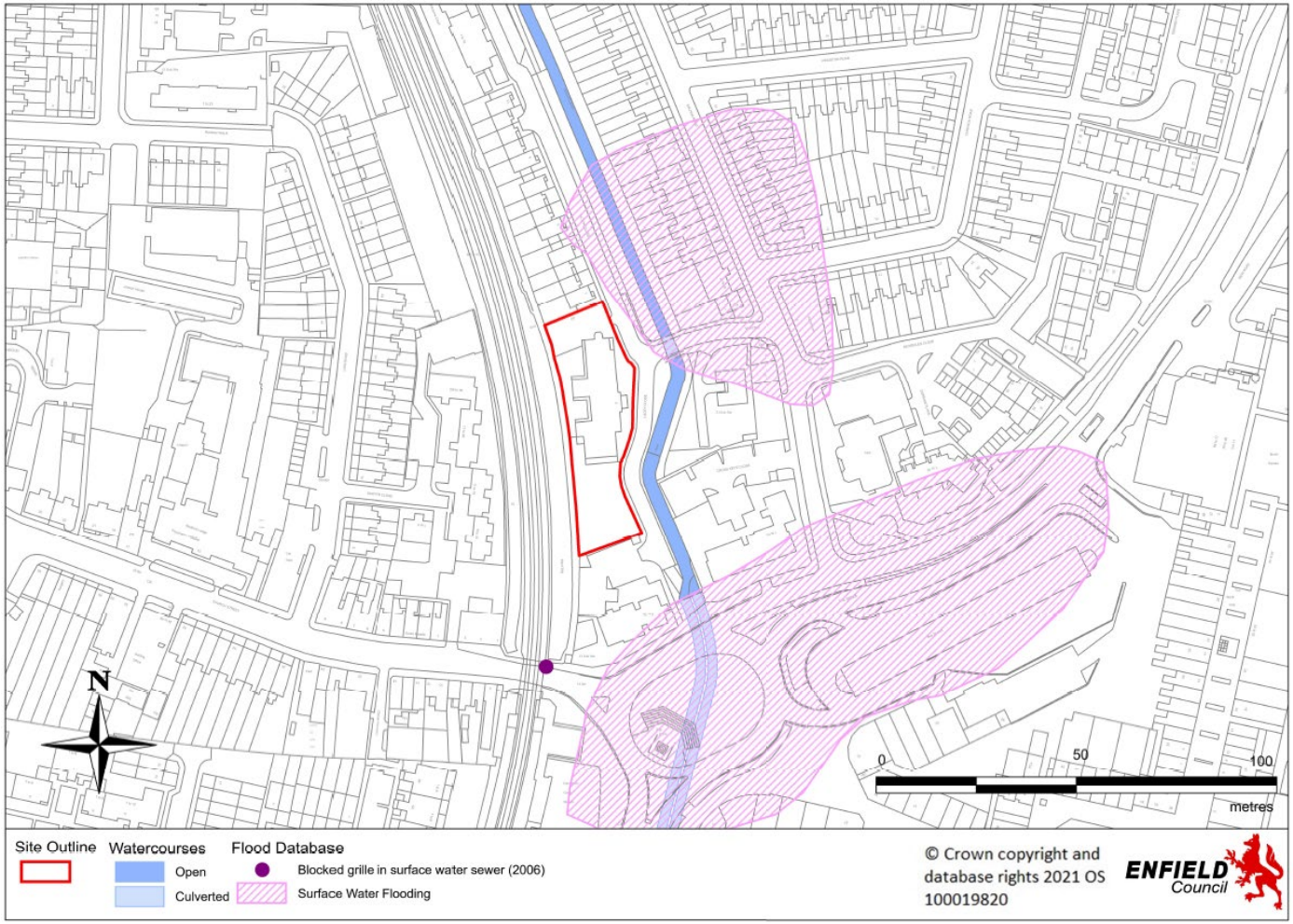
Appendix D: Fluvial Flood Risk for 1 in 100-year (+20% climate change) event



Appendix E: Surface Water Flood Risk Map

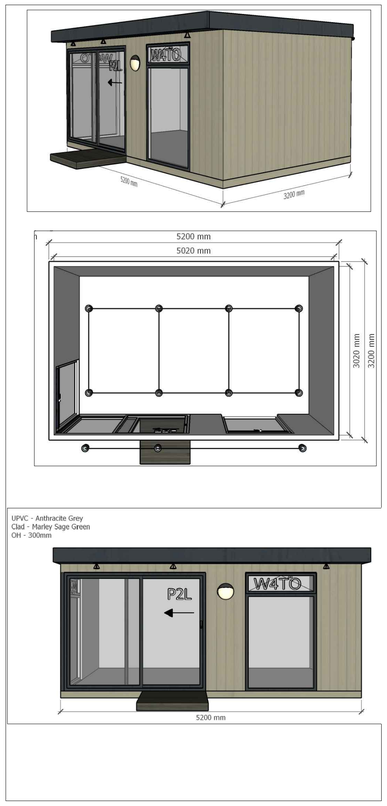


Appendix F: Flood Database Map



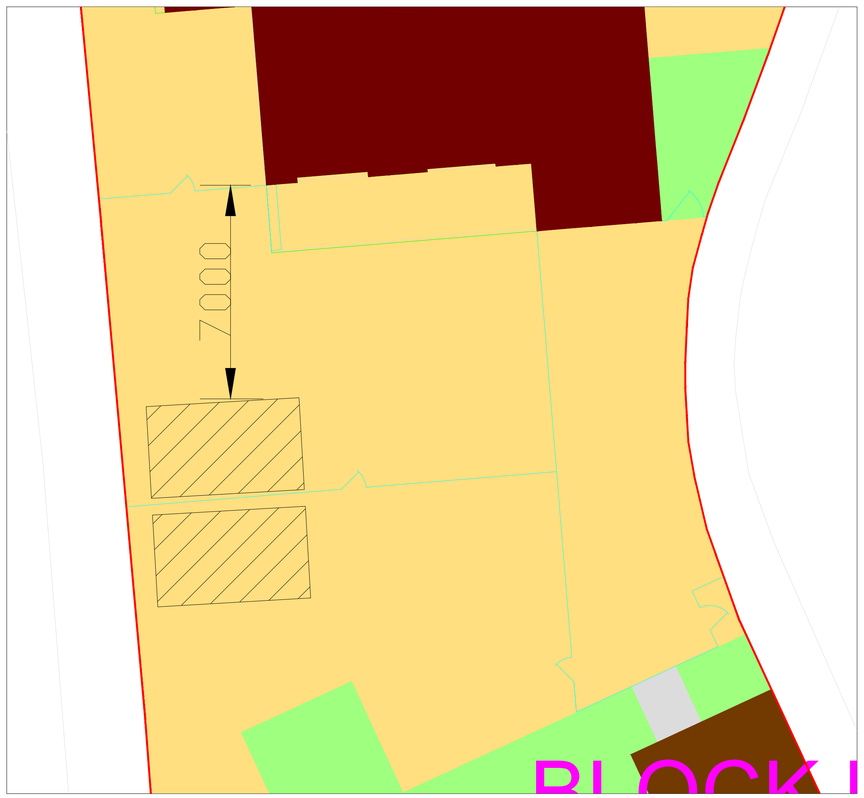
Appendix G: Development proposals

Site Location Plan Sc. 1:1250

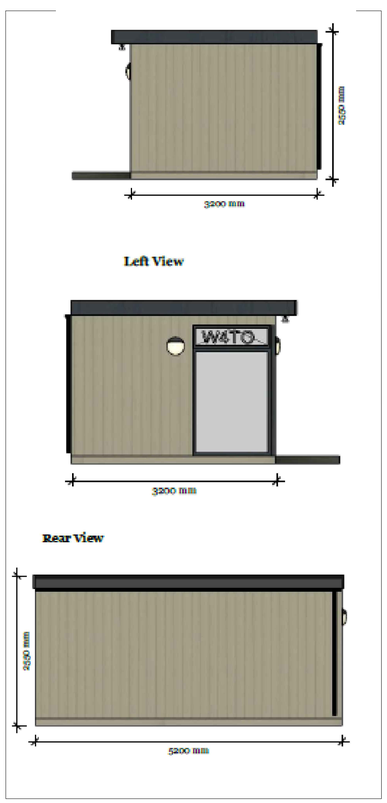


Proposed unit Sc. 1:50

Existing Site Plan Sc. 1:500



proposed Plan Sc. 1:100



Proposed unit Sc. 1:100

Proposed Site Plan Sc. 1:500

Rev	Notes	Date

CAD File No.
Copy path from windows explorer

STATUS
Approval

CLIENT
Edmonton Family Centre
- -

JOB TITLE
Edmonton Family Centre
5 Lacey Close, Edmonton, London, N9 7SA

DRAWING TITLE
External Visit Units
- -
- -

ENFIELD Council

London Borough of Enfield
Corporate Maintenance & Construction Team
PO Box 52
Silver Street
Enfield
EN1 3XD
Tel: 020 8379 6735 Fax: 020 8379 6850
E Mail: CorporateMaintenanceConstructionCommissions@Enfield.gov.uk

ARCHITECT \ S.O.	DRAWN	DATE
- -	N.Toufan	19/07/2021
SCALE	CHECKED	RIBA WORKSTAGE
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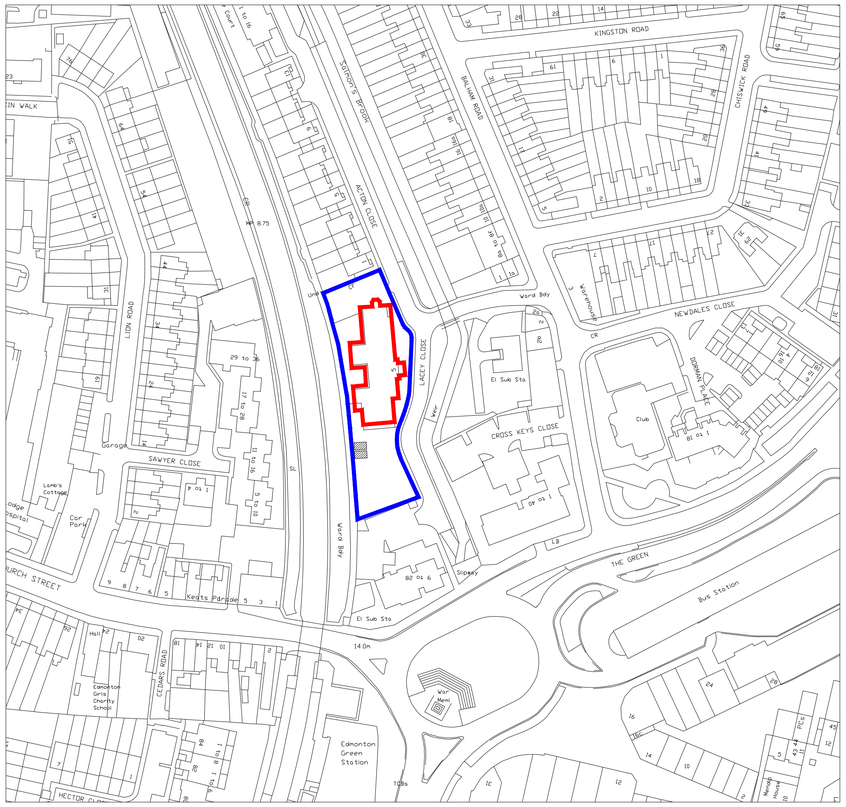
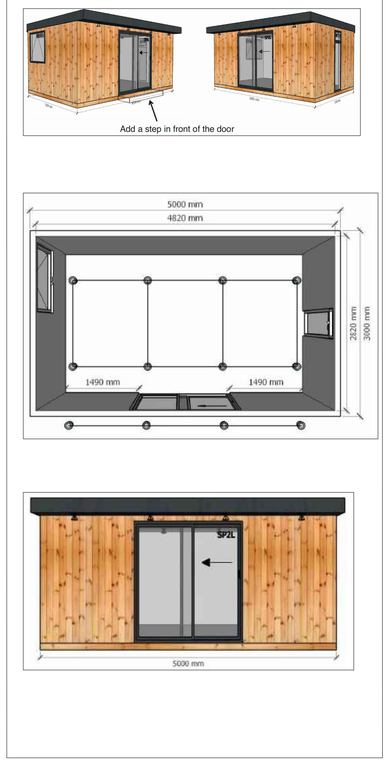
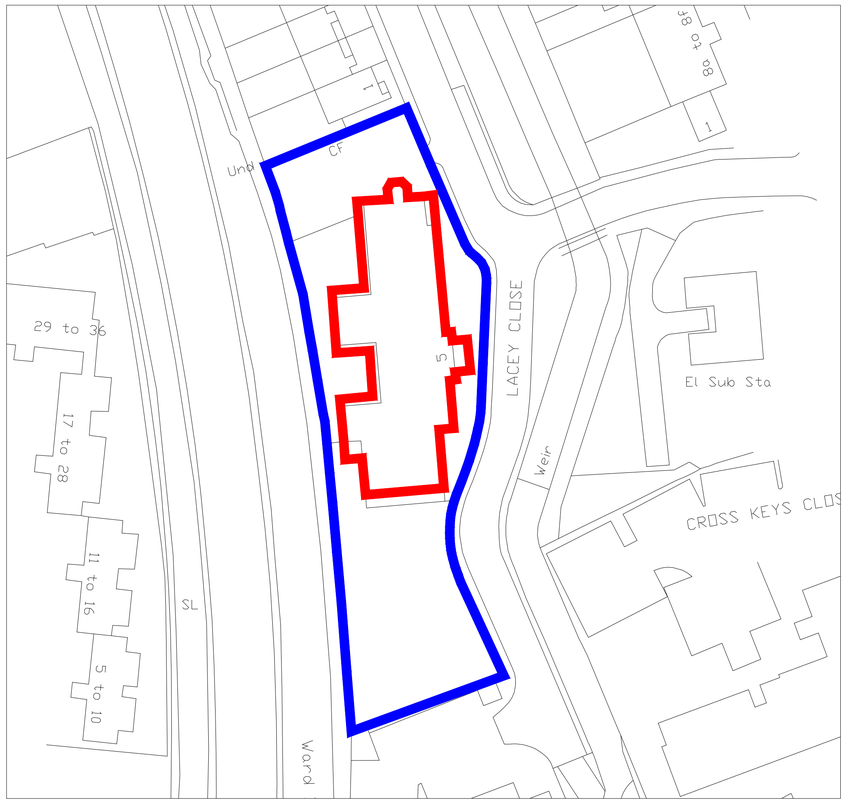
DRAWING NO. - - -
REVISION



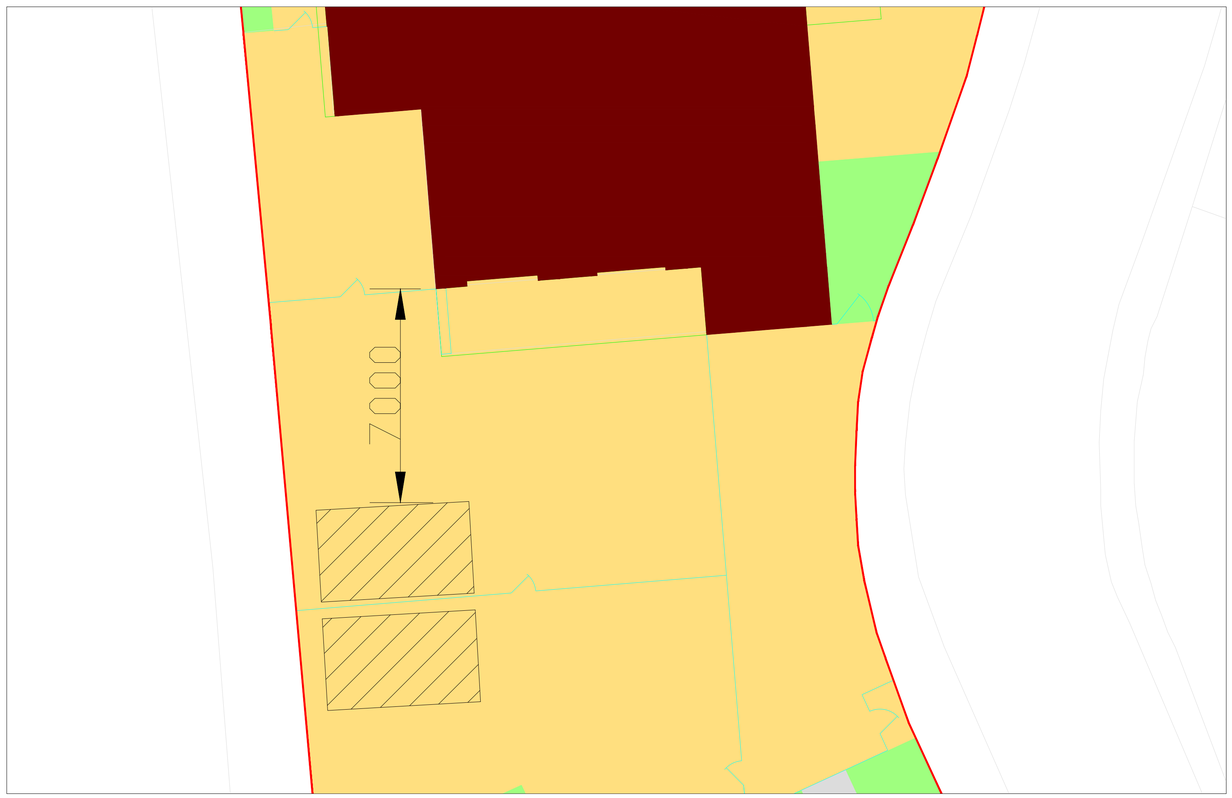
Site Location Plan Sc. 1:1250



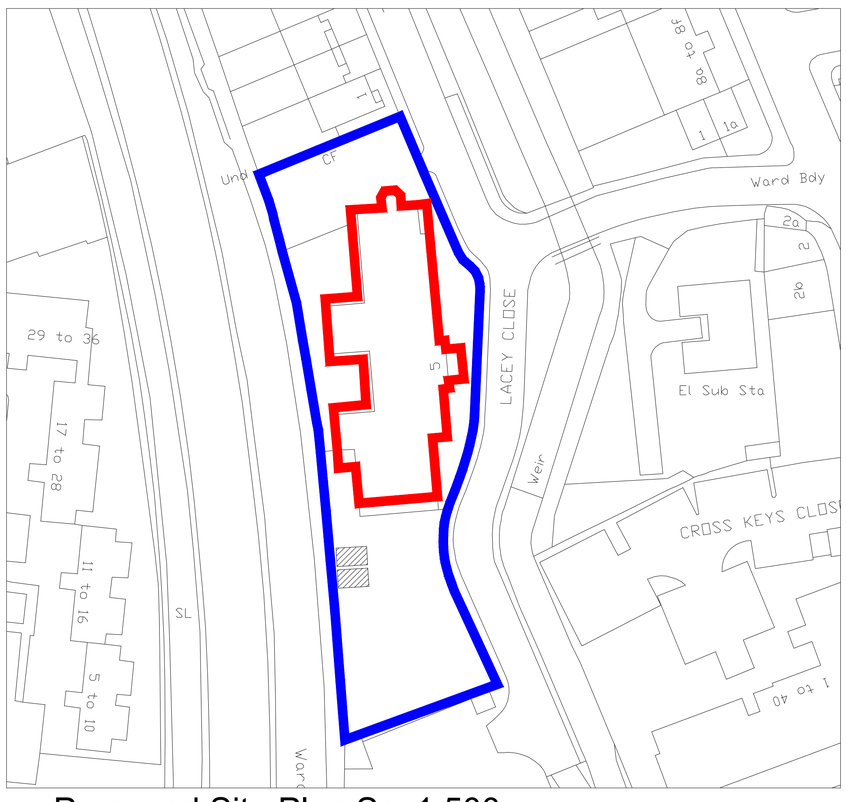
Proposed unit Sc. 1:100



Existing Site Plan Sc. 1:500



proposed Plan Sc. 1:100



Proposed Site Plan Sc. 1:500

Rev	Notes	Date

CAD File No.
Copy path from windows explorer

STATUS
Approval

CLIENT
Edmonton Family Centre
- -

JOB TITLE
Edmonton Family Centre
5 Lacey Close, Edmonton, London, N9 7SA

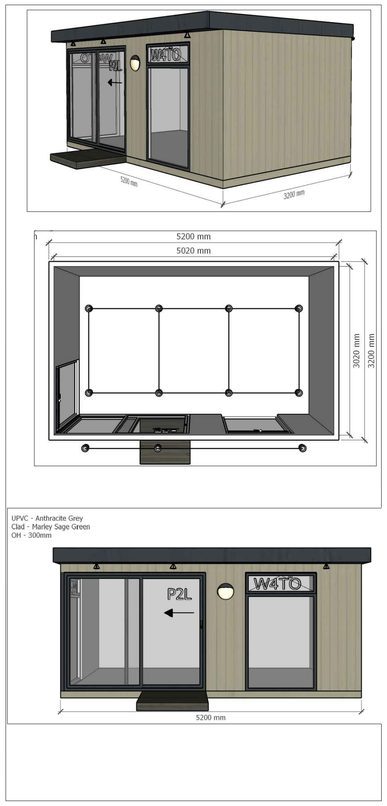
DRAWING TITLE
External Visit Units
- -
- -

ENFIELD Council

CORPORATE MAINTENANCE & CONSTRUCTION TEAM
London Borough of Enfield
Corporate Maintenance & Construction Team
PO Box 52
Silver Street
Enfield
EN1 3XD
Tel: 020 8379 6735 Fax: 020 8379 6850
E Mail: CorporateMaintenanceConstructionCommissions@Enfield.gov.uk

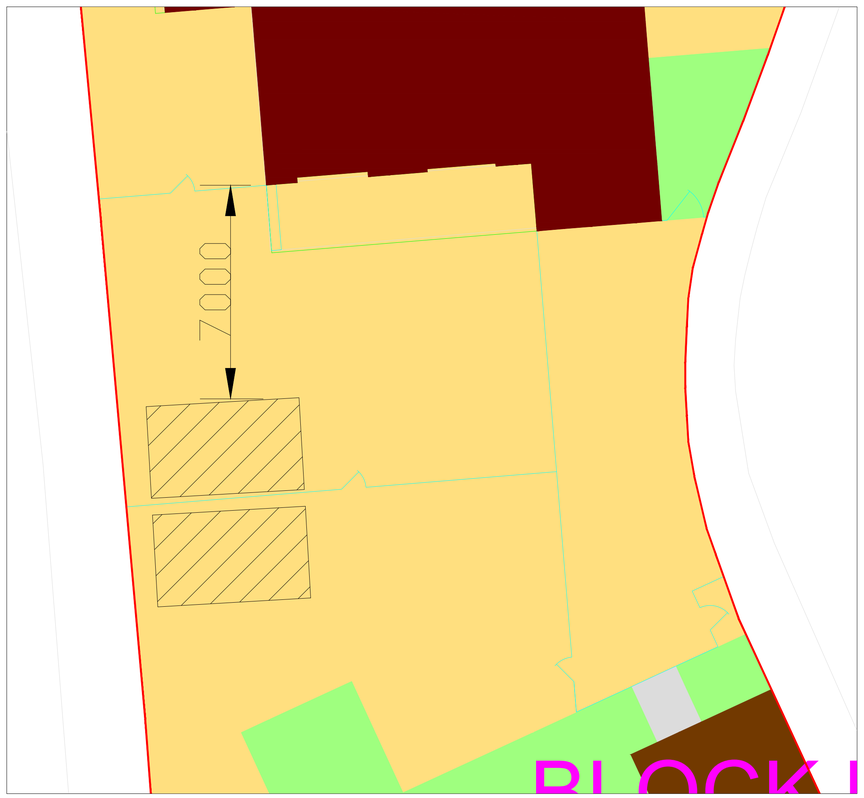
ARCHITECT \ S.O.	DRAWN	DATE
- -	N.Toufan	19/07/2021
SCALE	**CHECKED**	**RIBA WORKSTAGE**
1:100,500,1250 @A1	- -	- -
DRAWING NO.		**REVISION**
- - -		

Site Location Plan Sc. 1:1250

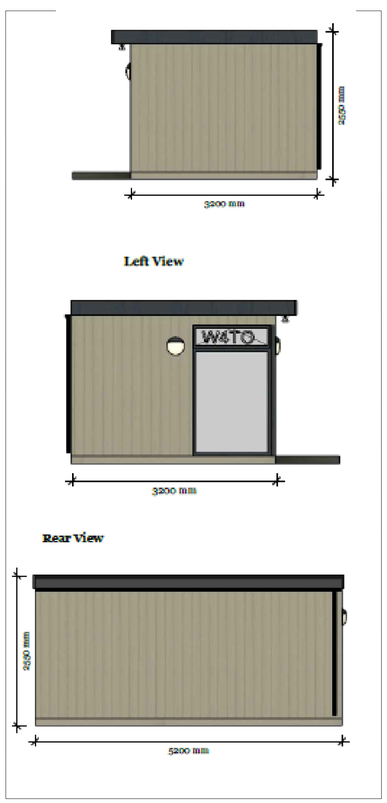


Proposed unit Sc. 1:50

Existing Site Plan Sc. 1:500



proposed Plan Sc. 1:100



Proposed unit Sc. 1:100

Proposed Site Plan Sc. 1:500

Rev	Notes	Date

CAD File No.
Copy path from windows explorer

STATUS
Approval

CLIENT
Edmonton Family Centre
- -

JOB TITLE
Edmonton Family Centre
5 Lacey Close, Edmonton, London, N9 7SA

DRAWING TITLE
External Visit Units
- -
- -

ENFIELD Council

London Borough of Enfield
Corporate Maintenance & Construction Team
PO Box 52
Silver Street
Enfield
EN1 3XD
Tel: 020 8379 6735 Fax: 020 8379 6850
E Mail: CorporateMaintenanceConstructionCommissions@Enfield.gov.uk

ARCHITECT \ S.O.	DRAWN	DATE
- -	N.Toufan	19/07/2021
SCALE	CHECKED	RIBA WORKSTAGE
1:100,500,1250 @A1	- -	- -

DRAWING NO. - - -
REVISION

Cabinmaster

Purchase Agreement

Quality Timber Buildings Ltd.
(Trading as Cabinmaster)
S/C: 20-63-25 A/C: 33116972

Date	Rep	Base Date	Cabin Dates	Painting Date

Contact

Phone

Email

Business

Delivery Address

Postcode

Billing Address

Postcode

Cabin Dimensions	Size - M^2	Size - LM
5000mm x 3000mm	15	16

Armoured Cable Quote?	Yes	No
		✔

Fitters to S.Survey?	Yes	No
		✔

Building Summary

Redwood clad building

Front roof overhang with spotlights

Full composite post base

Payment Terms

50% Deposit - Balance on completion

Price (Inc VAT)	Deposit	Balance
£20,356.00	£10,178.00 Paid 12/3/21	£10,178.00

Invoice Required?	Yes	No
	✔	

Deposit	BACS	CARD	CHEQUE	CASH
	✔			

Balance	BACS	CARD	FINANCE	CHEQUE	CASH
	✔				

Rep Signature	Date	Customer Signature	Date
	12/03/2021		

BUILDING EXTERIOR

BASE

Comp. Post	Frame Only	Concrete	Cust. Own	Details
✔				

DECK STEP

Front	Left	Right	Back	Grip	Std.	Comp. Black	Details
300 MM	MM	MM	MM				Add a single step the width of the doors

CLAD & FINISH

Cedar	Oil	None	R.Wood	Sovereign	Stained	Painted	Details	None
			✔	✔				

Marley Board	C05 Light Grey	C15 Dark Grey	C18 Slate Grey	C14 Atlas Brown	C57 Sage Green	C50 Black	Hybrid	Details

O.HANG

Front	Left	Right	Back	Wings	Sq. Ends	Details
300MM	MM	MM	MM			

RECESS

Front	Left	Right	Back
MM	MM	MM	MM

SOFFIT

UPVC	To Match Clad (Timber only)
✔	

DOORS & WINDOWS

Anthracite	Black	Cream	White	Door Std.	Door Low Thresh.
✔				✔	

TRIMS

UPVC	To Match Clad (Timber only)
	✔

Codes

W6TO, SP2L, W1TO

ROOF LANTERN #

Notes

Add a step in front of the door

BUILDING INTERIOR

WALL CLAD

Grooved Board ✔ | Plain Board ☐ | White ☐ | Antique Cream ☐ | Grey Lace (L.Grey) ☐ | Pencil Point (M.Grey) ☐ | City Break (D.Grey) ☐ | Hare (Taupe) ✔ | Potting Shed (L.Green) ☐ | Steam Engine (M.Green) ☐ | Midnight Navy (D.Blue) ☐ | Primed Only ☐

Cedar ☐ Details

Slate ☐ Details

W.Rock ☐ Details

CEILING

Plain Board ✔ | W.Rock ☐ | Other ☐ Details

FLOOR

Laminate ✔ | #75 Hickory ☐ | #78 Light Grey ☐ | #82 Dark Grey ☐ | #83 Light Chestnut ☐ | #81 Dark Chestnut ✔ | No Floor ☐

Vinyl ☐ | Cap n Cove ☐ | UPVC Skirting ☐ Colour & Code

Other ☐ Details

PARTITIONS

Yes ☐ | No ✔ | Linear Metres ____ M | Details

INTERNAL DOORS

Yes ☐ | No ✔ | Details | Qty.

BAR

Yes ☐ | No ✔ | Countertop Details

Straight ☐ | ‘L’ Shape ☐

Drawing & Dimensions

*detail length, depth & height

Notes

ELECTRICAL

CONSUMER UNIT

Small (Up to 3)	Large (Up to 10)	Waterproof Con. Unit	Blue Hookup Plug	Details
1 #	#	#	#	

INTERNAL LIGHTING

Spots	Dimmable	Wall Lights	1.5m Neons	Emergency Lights	Occupancy PIR	Override On	Override Off
8 #	✔	#	#	#			

EXTERNAL LIGHTING

Canopy Spots	Flood	PIR Flood	Up / Down	Eyeball	Large Deck (individual)	Small Deck (Set of 10)
4 #	#	#	#	#	#	

PIR	Override On	Override Off	Photocell	Override On	Override Off	Switch Only
✔	✔					

SOCKETS & SWITCHES

White	Chrome	Brushed	STD. Sockets	USB Sockets	Ethernet Port	Cooker Spur	Other Spurs	TV Points
✔			4 #	#	1 #		#	#

OTHER

External Sockets	TV Ariel	Smoke Alarm	Shower Supply	Extract. Fan	Shaver Socket	Toilet Alarm	Hand Dryer	Shaver Light	Shaver Mirror Light
#		#	#	#	#	#	#	#	#

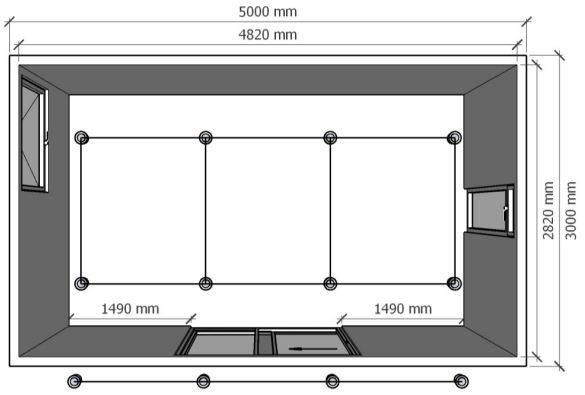
BT Ceiling Speakers	4 Chan. Remote (200m range)	Air Con Supply	Water Heater Supply (only)	Spa Supply	20 Amp	32 Amp	40 Amp
#		#	#				

HEATING (All Include Spur)

Air Con Unit	LG 9K STD.	LG 12K STD.	LG 18K STD.	LG 9K Mirror	LG 12K Mirror	LG 18K Mirror	LG MAO9A Gallery	LG MAO12A Gallery
#								

Trop. Unit	KW	Details	Frost Heater	Conv. Heater	Small 'S' Towel Rad.	Large 'Ladder' Towel Rad.
			#	#	#	#

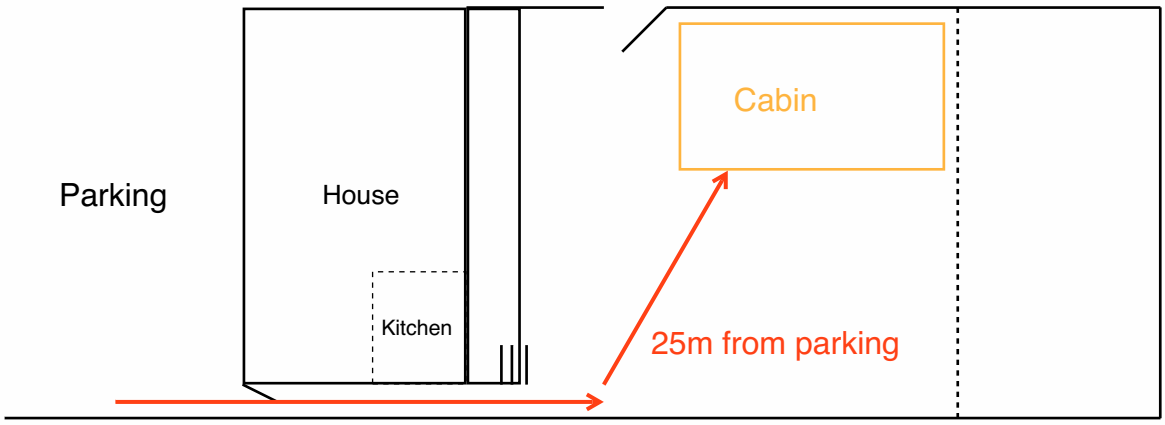
PLAN & NOTES



Please decide socket locations on site with customer

SITE SURVEY

SITE PLAN

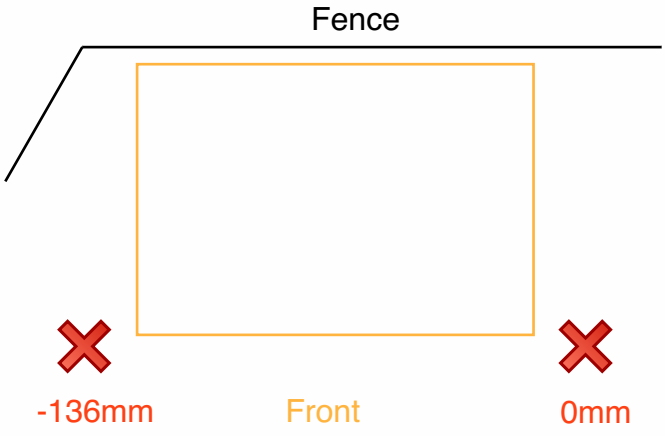


OFF-ROAD PARK? ✔ Y ☐ N DISTANCE 25 M	SPACE AROUND SITE? ✔ Y ☐ N	SPACE FOR TRAILER? ✔ Y ☐ N	
PARKING PERMIT REQUIRED? ☐ Y ✔ N	BASE CLADDING? ✔ Y ☐ N	SIDES ✔ F ✔ B ✔ L ✔ R	
LASER USED? ✔ Y ☐ N	STEPS? ✔ Y ☐ N Step in front of doors	POWER? ☐ Y ☐ N	
VIDEO WALKTRHOUGH? ✔ Y ☐ N	SITE PHOTOS? ✔ Y ☐ N	HOSEPIPE? ☐ Y ☐ N DISTANCE M	

CABIN LOCATION what3words /// parks.habit.unit

The access is via a very narrow but straight side passageway. I advised the customer to cut the grass back and level the lumps from the ground prior to installation. No outside tap so we will need to take a hosepipe and adapter to connect it to the sink tap in the kitchen
See video in the G drive

BASE - PLAN VIEW



BASE - SIDE VIEW

I sent a video pointing out the areas that need addressing before we come to site

	Yes	No	Date		Yes	No	Date
Sent to Debbie?				Docs sent to customer ?			

SUPPLEMENTARY

PA Complete ✔

Customer Sign-Off Confirmed

Requested 19/2/21

Factory Drawings Complete