

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date: 14th December 2021

Report of

Head of Planning
- Vincent Lacovara

Contact Officer:

Andy Higham
Gideon Whittingham

Ward:

Winchmore Hill

Ref: 21/03142/RE4

Category: Major Application

LOCATION: Reardon Court, 26 Cosgrove Close, London N21 3BH

PROPOSAL: Erection of part 3, part 4 storey building to provide extra care apartments in the form of 70 flats (64x1 bed and 6x2 bed) with courtyards, communal facilities including lounge, multi-use hobby room, laundry, hairdresser / wellbeing room, mobility scooter store, library/flexible staff space together with staff room and office, and associated plant, storage, landscaping and parking.

Applicant Name & Address:

London Borough of Enfield
Ms Amena Matin
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Enfield
EN1 3XA

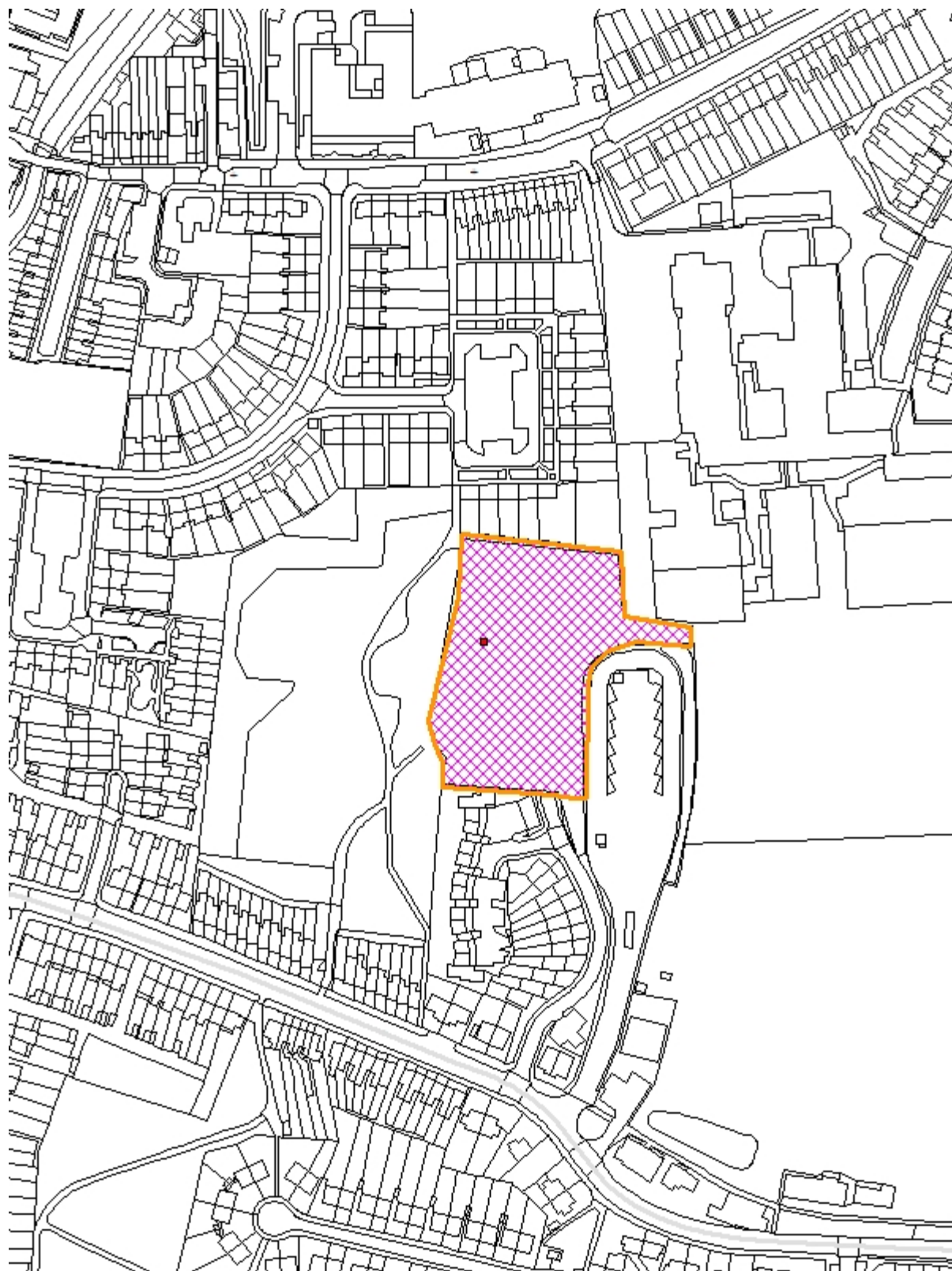
Agent Name & Address:

Mr Thomas Randle
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2-4 Thane Villas
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N7 7PA

RECOMMENDATION:

1. In accordance with Regulation 3 of the Town and Country General regulate 1992, planning permission be deemed to be granted 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.

Ref: 21/03142/RE4 LOCATION: Reardon Court, 26 Cosgrove Close, London, N21 3BH



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1.0 Note for Members

- 1.1 In accordance with the scheme of delegation, this application is reported to the Planning Committee for determination as the application is submitted by Enfield Council and it constitutes a major development scheme.

2.0 Recommendation / Conditions

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

1. Time limited permission
2. Development to be carried out in accordance with approved plans and documents
3. Existing and proposed levels
4. Construction Management Plan
5. Details of all external materials
6. Detailed landscaping plan (including schedule of tree planting)
7. Energy
8. Energy performance certificate
9. Potable water
10. Biodiversity enhancements
11. Details of external lighting
12. Waste and recycling strategy
13. Boundary treatments
14. Site waste management plan
15. Green/Brown roof details
16. PV roof details
17. Green procurement plan
18. Investigation and assessment of the extent of contamination and the measures to be taken to avoid risk to health
19. Remediation strategy
 - a) Verification report
 - b) Long term monitoring plan for contamination
 - c) Previously unidentified contamination
20. SuDS infiltration
21. Piling
22. Recommissioning of boreholes
23. SuDS strategy
24. SuDS verification
25. CCTV camera details
26. Details of servicing/emergency vehicle access
27. Cycle parking
28. Full details of mobility scooter storage
29. Electrical charging points
30. 10% of dwellings to meet Building Regulations M4(3)
31. All other dwellings to meet Building Regulations M4(2)
32. Future connection to DEN
33. Residential C3 only as extra care units
34. Affordable housing

- 35. Energy Contribution Payment
- 36. No additional plant and TV equipment

2.2 It is also requested that the Head of Development Management/Planning Decisions Manager be granted delegated authority to agree the final wording of the conditions listed above.

3.0 Executive Summary

3.1 The application seeks approval of a development comprising a part 3, part 4 storey building that will comprise 70 residential care flats (64x1 bed and 6x2 bed). In addition, the scheme includes courtyards, communal facilities including lounge, multi-use hobby room, laundry, hairdresser / wellbeing room, mobility scooter store, library/flexible staff space together with staff room and office, and associated plant, storage, landscaping and parking.

3.2 The site was previously occupied by a building that has since been demolished under a previously consented scheme (ref. 19/03802/RE4) for a similar scope but greater scale, involving a part three, part four storey building comprising 91 residential care flats (81x1 bed and 10x 2 bed).

3.3 The proposal seeks to improve upon the consented scheme (ref. 19/03802/RE4) in the following key areas:

- Reduction in dwellings from 91 to 70 (with the same mix as previous) to reduce impact on neighbours.
- Rearrange internal layout to remove all single aspect north facing dwellings. All dwellings are now fully dual aspect.
- Communal areas consolidated at ground floor for increased security / clearer wayfinding / easier staffing.
- Massing 'softened' along park edge.
- Height pulled away from adjacent neighbours to north and south and re-positioned to allow more sunlight into central courtyard.
- Parking and vehicle routes reconfigured to be less dominant with external areas prioritised for residents.

3.4 The proposed development would be consistent with the objectives of national, regional and local planning policy in terms of supporting and securing sustainable growth and delivery of specialist extra care accommodation within the borough.

3.5 Furthermore, the development would meet an identified need for care in the borough and enable older and vulnerable people to live independently in their homes for longer due to on site care.

3.6 The development would provide 100% affordable housing.

3.7 The development of the site would provide jobs on site within the borough in relation to the proposed redevelopment of the site.

3.8 The development would improve the local environment and improve the appearance of the site as it is currently vacant following the demolition of a former building. The

scheme would also present an opportunity to provide a new building that meets current sustainability and energy efficiency standards.

- 3.9 The existing site area is 7,173sqm and the application proposes 5,360sqm of gross internal residential floorspace, which is a reduction from 9,147sqm of the previously consented scheme (ref. 19/03802/RE4). The number of units to be provided, 70 (64x1 bed and 6x2 bed) is also a reduction from 91 (81x1 bed and 10x2 bed) of that same consented scheme.
- 3.10 The development would be appropriate and broadly in accordance with relevant National and Regional Policy, Core Strategy and Development Management policies; In particular, Policies GG1, GG4, D4, D5, H4,H13, S1 & S2 of the London Plan, CP3, CP6 &CP30 of the Core Strategy and policies DMD1, DMD37 and DMD 45 of the Development Management Plan

4.0 Site and surroundings

- 4.1 The site, measuring 7,173sqm, had previously been occupied by a disused two-storey care home since 2016 that has since been demolished. It now comprises a vacant, levelled site.
- 4.2 The application site is a large rectangular plot with residential properties to the north on Carpenters Gardens and to the south on Cosgrove Close. To the west is open space, which is designated open space. To the east is Barrowell Green recycling centre, beyond which is Clowes Sports Ground, which is designated Metropolitan Open Land.
- 4.3 The immediate surrounding area is largely characterised by residential uses comprising two-storey dwellings.
- 4.4 The site is not within a conservation area nor were any of the former buildings listed. It is located within flood zone 1 as defined by the Environment Agency. The previous two-storey building and surrounding site context is shown for reference below.



5.0 Proposal

5.1 The proposal is for the re-development of the application site to provide a part three, part four storey building for a 70-unit extra care facility. National Planning Practice Guidance (NPPG) states 'extra care housing or housing-with-care', is defined as being within Use Class C3 and usually consists of:

- purpose-built or adapted flats or bungalows with a medium to high level of care available if required, through an onsite care agency registered through the Care Quality Commission (CQC).
- Residents are able to live independently with 24 hour access to support services and staff, and meals are also available.
- Residents do not hold occupancy agreements such as tenancy agreements, licensing agreements, licenses to occupy premises, or leasehold agreements or a freehold;
- There are often extensive communal areas, such as space to socialise or a wellbeing centre.

5.2 Residential care homes and nursing homes for example, do not usually include support services for independent living, whilst retirement living or sheltered housing do not generally provide care services but provides some support to enable residents to live independently.

- 5.3 The proposal would provide self-contained accommodation (Use Class C3) comprising a kitchen, bathroom, separate bedrooms and living space within a managed facility. More specifically the proposal comprises:
- Construction of a new building which would be part three, part four storey in height and comprise 64x1 bedroom units and 6x2 bedroom units
 - Associated hard and soft landscaping
 - Communal facilities including lounge, multi-use hobby room, laundry, hairdresser/well-being room
 - Mobility scooter storage facilities
 - Library/flexible staff space together with staff room and office
 - Associated plant, storage and parking
- 5.4 The proposal seeks the creation of a total of 18 jobs, 14 of which will be full-time and 4 part-time.

6.0 Relevant Planning History

6.1 The planning history relevant to this application is as follows:

- 19/03802/RE4 – Erection of part 3, part 4 storey building to provide extra care accommodation in the form of 91 flats (81x1 bedroom and 10x2 bed) (use class C3) with courtyard, communal facilities including lounge, multi-use room, laundry, hairdressing room, mobility scooter store, library/IT room, guest room together with staff room/office and associated plant, storage room, landscaping and parking – Granted May 2020
- 20/02899/CND – Details submitted pursuant to 19/03802/RE4 for Levels (3), Construction Management Plan (4), Site Waste Management Plan (15) and Green Procurement Plan (17) in respect of the erection of part 3, part 4 storey building to provide extra care accommodation in the form of 91 flats (81x1 bed and 10x2 bed) (use class C3) with courtyard, communal facilities including lounge, multi-use room, laundry, hairdressing room, mobility scooter store, library/IT room, guest room together with staff room/office and associated plant, storage room, landscaping and parking – Granted January 2021
- 20/03069/CND – Details submitted pursuant to 19/03802/RE4 for Contamination Remediation (18) in respect of the erection of part 3, part 4 storey building to provide extra care accommodation in the form of 91 flats (81x1 bed and 10x2 bed) (use class C3) with courtyard, communal facilities including lounge, multi-use room, laundry, hairdressing room, mobility scooter store, library/IT room, guest room together with staff room/office and associated plant, storage room, landscaping and parking – Pending Decision
- 20/03765/NMA – Non-material amendment to planning application reference 19/03802/RE4 to change the wording of conditions 18 and 19(b) to allow demolition of buildings on the site – Granted December 2020.

7.0. Consultation

7.1 Public Consultation

7.2 203 neighbouring residents were notified of the application by consultation letter. Site notices were also displayed in the vicinity of the site and notices was published in the local press.

7.3 5 letters of objection were received. The planning issues raised in the objections are as follows:

- Close to adjoining properties
- Conflict with Local Plan
- Development too high
- Inadequate access
- Inadequate parking provision
- Inadequate public transport provisions
- Increase in traffic
- Increase of pollution
- Loss of light
- Loss of parking
- Loss of privacy
- Noise nuisance
- Out of keeping with character of area
- Over development
- Strain on existing community facilities

Statutory and non-statutory consultees

7.4 Metropolitan Police:

No objection subject to conditions development being carried out in accordance with approved plans and the applicant demonstrating that the proposal is compliant with Secure by Design requirements.

7.5 SuDS:

No objection subject to conditions required to meet the requirements of DMD policy 61.

7.6 London Fire and Emergency Planning:

No comments received.

7.7 Thames Water

No comments received

7.8 Commercial Waste Services

No comments received

7.9 Housing Renewal

No comments received

7.10 Transportation

No objection although clarification on the draft CMP supplied by the applicant would be required. This can be secured by way of condition.

7.11 Environmental Health

No objection as there is unlikely to be a negative environmental impact. In particular there are no concerns regarding air quality.

7.12 Economic Development

No comments received

8.0. **Relevant Policy**

National Planning Policy Framework

- 8.1 The National Planning Policy Framework (NPPF) sets out national planning policy objectives. It introduces a presumption in favour of sustainable development, which is identified as having three dimensions - an economic role, a social role and an environmental role. Other key relevant policy objectives are referred to as appropriate in this report

London Plan (2021)

- 8.2 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:

GG1 – Building Strong and Inclusive Communities
GG2 – Making the Best Use of Land
GG4 – Delivering the Homes Londoners Need
GG5 – Growing a Good Economy
GG6 – Increasing Efficiency and Resilience
D1 – London’s Form, Character and Capacity for Growth
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
D11 – Safety, Security and Resilience to Emergency
D12 – Fire Safety
D14 – Noise
H1 – Increasing Housing Supply
H4 – Delivering Affordable Housing
H5 – Threshold Approach to Applications
H6 – Affordable Housing Tenure
H7 – Monitoring of Affordable Housing
H13 – Specialist Older Persons Housing
S1 – Developing London’s Social Infrastructure
S2 – Health and Social Care Facilities
G5 – Urban Greening

G7 – Trees and Woodlands
SI1 – Improving Air Quality
SI2 – Minimising Greenhouse Gas Emissions
SI4 – Managing Heat Risk
SI5 – Water Infrastructure
SI12 – Flood Risk Management
SI13 – Sustainable Drainage
T5 – Cycling
T6 – Car Parking
T7 – Deliveries, Servicing and Construction

Local Plan – Overview

- 8.3 Enfield's Local Plan comprises the Core Strategy, Development Management Document, Policies Map and various Area Action Plans as well as other supporting policy documents. Together with the London Plan, it forms the statutory development policies for the borough and sets out planning policies to steer development according to the level it aligns with the NPPF. Whilst many of the policies do align with the NPPF and the London Plan, it is noted that these documents do in places supersede the Local Plan in terms of some detail and as such the proposal is reviewed against the most relevant and up to-date policies within the Development Plan.

Core Strategy (2010)

- 8.4 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.

CP 2 – Managing the Supply and Location of New Housing
CP 3 – Affordable Housing
CP 4 – Housing Quality
CP 6 – Meeting Particular Housing Needs
CP 9 – Supporting Community Cohesion
CP20 – Sustainable Energy Use and Energy Infrastructure
CP 21 – Delivering Sustainable Water Supply, Drainage and Sewerage Infrastructure
CP 25 – Pedestrians and Cyclists
CP 28 – Managing Flood Risk through Development
CP 29 – Flood Management Infrastructure
CP 30 – Maintaining and Improving the Quality of the Built and Open Environment
CP 36 – Biodiversity

Development Management Document (DMD) (2014)

- 8.5 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.

- 8.6 The following local plan Development Management Document policies are considered particularly relevant:

DMD 1 – Affordable Housing on Sites Capable of Providing 10 units or more
DMD 3 – Providing a Mix of Different Sized Homes
DMD 6 – Residential Character

DMD 8 – General Standards for New Residential Development
DMD 9 – Amenity Space
DMD10 – Distancing
DMD 25 – Locations for New retail, Leisure and Office Development
DMD 28 – Large Local Centres, Small Local Centres and Local Parades
DMD 37 – Achieving High Quality and Design-Led Development
DMD 38 – Design Process
DMD 39 – The Design of Business Premises
DMD 45 – Parking Standards and Layout
DMD 46 – Vehicle Crossovers and Dropped Kerbs
DMD 47 – Access, New Roads and Servicing
DMD 48 – Transport Assessments
DMD 49 – Sustainable Design and Construction Statements
DMD 50 – Environmental Assessment Methods
DMD 51 – Energy Efficiency Standards
DMD 53 – Low and Zero Carbon Technology
DMD 55 – Use of Roof Space/Vertical Surfaces
DMD 56 – Heating and Cooling
DMD57 – Responsible Sourcing of Materials, Waste Minimisation and Green Procurement
DMD 58 – Water Efficiency
DMD 59 – Avoiding and Reducing Flood Risk
DMD 60 – Assessing Flood Risk
DMD 61 – Managing Surface Water
DMD 65 – Air Quality
DMD 66 – Land Contamination and Instability
DMD 68 – Noise
DMD 70 – Water Quality
DMD 81 – Landscaping

8.7 Other Material Considerations

National Planning Practice Guidance (NPPG)
National Design Guide (2019)
Enfield Characterisation Study
Mayor's Transport Strategy (2021)
Revised Technical Standards for Footway Crossovers (2013)
Enfield Refuse and Recycling Storage Guide
London Plan Housing SPG
London Plan Affordable Housing and Vitality SPG
London Plan Control of Dust and Emissions During Construction and Demolition SPG
London Plan Sustainable Design and Construction SPG
Enfield s106 SPD

9. Assessment

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

- The Principle of Development;
- The Provision of Affordable Housing;
- Quality of Accommodation;
- Design;
- Impact upon Neighbouring Amenity;
- Transport;
- Refuse, Waste and Recycling;

- SuDS;
- Sustainability;
- Energy;
- Ecology;
- Crime and Safety;
- Community Infrastructure Levy

Principle of Development

9.2 The proposal seeks the development of the application site to provide 70 extra care units. The NPPG defines extra care housing as purpose-built or adapted flats or bungalows with a medium to high level of care available if required, through an onsite care agency registered through the Care Quality Commission (CQC). Residents are able to live independently with 24 hour access to support services and staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a wellbeing centre. In some cases, these developments are known as retirement communities or villages - the intention is for residents to benefit from varying levels of care as time progresses.

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

"The Council, with its partners, will develop flexible and accessible accommodation services that meet local housing needs of vulnerable adults and that support the delivery of the Personalisation Agenda. Future accommodation requirements will be set out in the emerging Health and Adult Social Care commissioning strategies. These strategies should be used as a tool for shaping and informing future development in the Borough. There is a particular need to control the development of traditional residential care home provision and align the development of supported accommodation services with local need.

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

9.4 Furthermore, policy DMD 15 of the Council's Development Management Document refers to specialist housing needs, and states that:

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

- a) The development would meet an identified borough need for that form of specialist housing having regard to evidence of need in the Council's Market Statement, Health and Adult Social Care Commissioning Strategies, or the needs assessment of a recognised public health care body;*
- b) The property is suitable for such a use and would not result in an over intensive use of the site;*
- c) That residential amenity is preserved in accordance with the relevant criteria in policy DMD 8 'General Standards for New Residential Development';*
- d) It would not result in an excessive number or concentration of similar uses in a locality which would be detrimental to residential character or amenity;*
- e) The development is adaptable, well-designed, of a high quality, accessible (internally and externally), meets the needs of the specific client groups it serves*

and their carers but is flexible in case these change. Developments must have regard to 'General Standards for New Development', other design considerations and local guidance. The Council will work with partners to ensure the facilities provide an adequate form of accommodation; and

f) The development is well located so that it is easily accessible to existing local community facilities, infrastructure and services, such as public transport, health services, retail centres, recreation and leisure opportunities”.

- 9.5 The application states that the extra care housing is to provide purpose built, accessible, self-contained accommodation plus communal facilities to support independent living and facilitate social inclusion for older people and adults with disabilities. It is stated that there are currently 1,435 older people aged 65+ in care homes, which is projected to rise to over 2,000 by 2030. There are currently over 500 older people receiving intensive packages of care in the community. The Council has identified a need for at least 90 further units of extra care accommodation in the south-west of the borough, in its Market Position Statement 2019-2022.
- 9.6 The proposal has attracted funding from the Greater London Authority who are supporting the development. The Planning Statement accompanying the application identifies the development can reduce the Council's social care costs by over £500,000 per annum.
- 9.7 The facility would require potential occupants to meet a number of criteria including age, require on site care, have mental or physical disabilities and can utilise the centre as an alternative to a residential care home. Individuals would be nominated to live at Reardon Court by the Council's multi-disciplined Sheltered Housing Panel. Enfield nominations would be prioritised to meet existing demand from within the borough. Tenancies would then be managed by an appointed Housing Management organisation. The facility would enable people to live independently in their own homes for longer, due to the benefit of on-site and around the clock care.
- 9.8 In terms of need, the Office for National Statistics projects that the total population is set to increase from 331,500 in 2015 to 376,800 in 2025 (an increase of 45,300). The number of people over 65 years of age is forecast to increase by 10,100 (or 23%) in that period, from 42,400 in 2015 to 52,500 in 2025. This increase is slightly above the overall percentage increase of England (21%) and poses a significant local challenge in terms of developing services to meet future demand.
- 9.9 In line with population increases, the number of older people living in a residential care home (with or without nursing) is set to increase from 1,435 people in 2019 to 1,780 in 2025. There are also currently over 500 older people receiving intensive packages of care in the community. The development of an extra-care facility at Reardon Court will relieve pressure in this area and contribute towards meeting this need.

Impact upon Metropolitan Open Land (MOL) and Local Open Space

- 9.10 Policy G3 of the London Plan (2021) states that MOL is afforded the same status and level of protection as Green Belt; and should be protected from inappropriate development in accordance with national planning policy tests that apply to the Green Belt.
- 9.11 The proposed development would be visible from the MOL which is to the east of the application site and due regard has been given to the impact of the development upon this open space. It is considered that the proposed design, its positioning and additional soft landscaping to the east, as well as the public benefit that the scheme provides to Enfield residents in delivering affordable specialist residential

accommodation results in the scheme being acceptable. The setting of the development to the east of the MOL, combined with the lighter scale and mass of the development combine to create a development that relates sympathetically to the site and MOL, with no harm adjudged to MOL openness.

- 9.12 In conclusion, it is considered that the proposal has demonstrated sufficient need for the proposed extra care use and the number of units required to meet existing and future demand. The principle of development is therefore supported in this instance.

Summary

- 9.13 In summary, officers consider that the proposal has demonstrated sufficient need for the proposed extra care use and the number of units required to meet existing and future demand. The principle of development is therefore supported in this instance.

Unit Mix

- 9.14 In relation to delivering a balanced mix of housing, policy H10 of the London Plan (2021) seeks to provide a balanced mix of housing types that meet the needs of Londoners. Policy DMD 3 of the Development Management Document (2014) reiterates a similar objective and seeks for Enfield to have a mix of homes that meet the needs of the Strategic Housing Market Assessment (2015).
- 9.15 The proposed mix will comprise 64 x 1 bedroom units and 6 x 2 bedroom units. It is recognised that there is a significantly high provision of 1 bedroom units, it is acknowledged that the proposal is for a specialist form of accommodation in the form of extra care units, and given the nature of the use which is a specialist form of accommodation for older persons, it is not considered that family sized units (3+ bedrooms) would be required for a development of this nature.
- 9.16 In addition, the consequence of older people downsizing from larger 3 and 4-bedroom family homes is that existing properties, which would not have otherwise become available, being released on the open market improving the supply of larger family sized accommodation. It is considered that sufficient need for the proposed mix has been demonstrated as outlined in the 'principle of development' section of the report. In this instance the proposed unit mix sought is considered acceptable.

Quality of Accommodation

- 9.17 Policy D6 of the London Plan (2021) outlines the importance of delivering high standards of internal accommodation that meet the needs of occupants and that these must be of the highest standard both internally and externally. The Core Strategy states within policy CP4 states that 'High quality design and sustainability will be required for all new homes. New housing developments should take account of the design and construction policies and sustainable design and construction guidance set out in the London Plan'. The supporting London Plan Housing SPG provides detailed guidance on furniture arrangements, internal daylight/sunlight and circulation, amongst other considerations.
- 9.18 Each of the units would accord with the minimum floorspace standards of 50sqm for a 1 bedroom/2 person unit and 61sqm for a two bedroom/3 person unit. Each unit would offer good functional, internal layout and can accommodate practical furniture layouts in accordance with the standards set out in the London Plan Housing SPG. All dwellings would enjoy dual aspect accommodation, an improvement upon the consented scheme that included single aspect dwellings.

- 9.19 In relation to amenity space standards, policy D6 of the London Plan (2012) states that where there are no higher local standards in the borough Development Plan documents, a minimum of 5sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1sqm should be provided for each additional occupant, and it must achieve a minimum depth and width of 1.5m. Policy DMD 9 of the Development Management Document (2014) sets out similar requirements for properties with access to communal amenity space.
- 9.20 Each unit will have access to its own amenity space in the form of garden space at ground level and outdoor balconies on upper floors. It is recognised that a number of the upper floor 2 bed/3 persons units will only provide 5sqm, thereby falling short of the necessary provision. However, it is recognised that at third floor level, the readily accessible communal roof garden and terrace will be provided, sun terraces at first and second floors together with, at ground level, a large enclosed courtyard will provide, which will compensate for the shortfall in balcony space.
- 9.21 A Daylight and Sunlight Assessment accompanies the application to assess the amount of internal daylight that the units will receive. The assessment concludes:
- All 57 habitable rooms proposed either meet or exceed the levels of No Sky line (where within the proposed room the sky will be visible through the windows) recommended by the BRE, whereby the area which does not receive direct skylight should not exceed 20% of the floor area.
 - All 57 habitable rooms proposed either meet or exceed the levels of Average Daylight Factor (ADF) recommended by the BRE, namely 2% for kitchens, 1.5% for living rooms and 1% for bedrooms.
- 9.22 For the reasons stated above the proposed units are considered to offer an acceptable standard of accommodation and an improvement upon the consented scheme.
- 9.23 In respect of air quality, the application is supported by an Air Quality Assessment. It is considered that the development, both the construction and operational phase, is unlikely to have an impact on air quality at existing sensitive receptors once it is operational and is unlikely to introduce new sensitive receptors into an area of existing poor air quality. However, best practice mitigation measures to minimise road transport and building emissions are recommended.
- 9.24 In respect of odour, the application is supported by an Odour Assessment for Reardon Court, given the sites proximity to the Barrowell Green Recycling Centre. However, it must be noted the absence of a history of complaints suggests that a significant odour impact does not occur at existing receptors on Cosgrove Close, Barrowell Green and Carpenter Gardens. The frequency and strength of the wind from various directions suggests that 'negligible' to 'slight' odours are only likely to be carried towards the proposed development site during periods of Easterly and South-Easterly winds, therefore it is considered that a significant odour impact on the proposed development is unlikely.

Affordable Housing

- 9.25 Policy DMD 1 of the Development Management Document (2016) and policy CP 3 of the Core Strategy (2010) set out the requirement for the provision of affordable housing units, where 10 or more units are to be provided. The development would

need to comply with the borough wide target of achieving 40% affordable housing and a mix of tenures to reflect a borough wide target of 70% social rent and affordable rent of 30% at the intermediate level.

- 9.26 The proposal seeks to provide 100% affordable units which will all be provided for rent and the rent levels within the proposed development will be in line with the London Affordable Rent level, thereby provided at a cost above social rent (typically council accommodation), but below market level (typically private tenancy). This provision can be secured by condition.

Design and Appearance

- 9.27 In terms of design, Core Strategy Policy 30 requires all developments to be high quality and design led, having special regard to their context. Furthermore, policy DMD 37 seeks to achieve high quality design and requires development to be suitable 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.
- 9.28 In respect of the consented scheme, the design, form and scale included:
- A rectangular shaped building with two adjoining blocks.
 - The terminating height of the east and west elevations of the building are 16m, however this includes the roof form and plant, whereas the predominant height is 14m when measured from the natural ground level to the predominant ridge.
 - The terminating height of the north elevation of the building is 11m when measured from the natural ground level to the predominant ridge.
 - The terminating height of the south elevation of the building is 16m when measured from the natural ground level to the predominant ridge.
- 9.29 In terms of site layout, the consented building is set 7m away from the northern boundary and 22m from the original rear elevations of Nos.19-27 Carpenter Gardens, between 4m (Winchmore Hill School), 8m (Barrowell Green Recycling Centre) and 54m from the eastern boundary, set between 8-15m from the west elevation boundary and the main entrance is set away 24m from the southern boundary and 7m from the elevation of Nos.5-13 Cosgrove Close.
- 9.30 In respect of the proposed scheme, the design, form and scale includes:
- The proposed building would be a tilted figure '8' shaped building
 - The terminating height of the east and west elevations of the building are 16m when measured from the natural ground level to the predominant ridge
 - The terminating height of the north and south elevations of the building are 11m when measured from the natural ground level to the predominant ridge, albeit without the shoulders of the east and west elevations.
 - The central block would be 5m in height
- 9.31 In terms of site layout, the proposed building is set between 6m and 11m away from the northern boundary and 26m from the original rear elevations of Nos.19-27 Carpenter Gardens, between 20m (Winchmore Hill School), 14m (Barrowell Green Recycling Centre) and 49m from the eastern boundary, set between 5-10m from the west elevation boundary and the main entrance is set away 20m from the southern boundary and 19m from the elevation of Nos.5-13 Cosgrove Close.

- 9.32 The current application has been assessed by the Council's Urban Design Officer, who has provided the following observations:
- The emphasis on height at the entrance is a positive and in longer views allows the form of the building to feel smaller;
 - Overall the height is supported and aided by the variation in roof form, lower proposed elements and broken up by stairwell architectural detailing;
 - The landscaping is positive creating space between the private dwellings and meandering footpaths while linking everything together and providing areas that allow residents to stop and meet;
 - The approach to material is supported;
 - The emphasis of the ground floor created using darker brick detailing is positive especially as the brick is arranged to create interesting patterns through banding which helps minimise the expansive blank brick wall and should be conditioned to aid this;
 - The neutral colour choice of the balconies allows them to remain subtle features on the elevations but details of the underside of the balcony is needed to ensure the quality is considered here too. These will be seen from the ground floor and impact the aesthetics of the finished building;
 - The detailing at the entrance with pillar like detailing helps to emphasis this element further.
- 9.33 The Urban Design Officer is supportive of the proposal from a design aspect, whereby further details, to ensure that there is no adverse impact upon the character and appearance of the area, shall be secured by way of a condition

Summary

- 9.34 In summary, officers consider that the proposal has demonstrated a more modern approach accounting for a greater design led form, providing a much-improved site layout and thereby relationship with its context and affording greater separating distances with its most impacted neighbours. The resulting improvements when compared to the consented scheme bring a marked improvement in quality of accommodation. The principle of development is therefore supported in this instance.

Fire Safety

- 9.35 A Fire Strategy accompanies the application which demonstrates that the facility can operate in accordance with BS 9991:2015 (residential area) and BS 9999 (ancillary area), which provides recommendations and guidance on the provision of measures to control or mitigate the effects of fire including provisions for means of escape, protection of common escape routes, smoke control in common parts, protection of common stairs, fire alarm and fire detection systems and automatic water fire suppression systems (AWFSS) that in particular accounts for residents' in care.
- 9.36 This would accord with London Plan policy D5 sub-section B5 and policy D11 and ongoing compliance with such matters can be secured via the Building Regulations process.

Impact on Neighbouring Residential Amenity

- 9.37 Policies DMD 6 and 8 ensure that residential developments do not prejudice the amenities enjoyed by the occupiers of neighbouring residential properties in terms of

privacy, overlooking and general sense of encroachment and the principles contained in this policy have been applied in this case given the relationship to residential properties. 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.

- 9.38 The site is located in an area comprising residential properties to the north on Carpenter Gardens, Cosgrave Close to the south, a recycling centre to the east and open space to the west.

Overlooking/Privacy

- 9.39 Whilst the site is presently vacant following the demolition of the buildings on the site, the proposal will be of greater massing and bulk than its predecessor. Having been formerly occupied as a two-storey care home, the proposed development will be a part three, part four storey development, like the consented permission.
- 9.40 Policy DMD 10 sets out the necessary separation distances stating that there should be a distance of 25m to the neighbouring properties located to the north and south. The development will include additional planting along the northern boundary to buffer the development to properties on Carpenter Gardens.
- 9.41 The consented permission building is set 7m away from the northern boundary and 22m from the original rear elevations of Nos.19-27 Carpenter Gardens, between 4m (Winchmore Hill School), 8m (Barrowell Green Recycling Centre) and 54m from the eastern boundary, set between 8-15m from the west elevation boundary and the main entrance is set away 24m from the southern boundary and 7m from the elevation of Nos.5-13 Cosgrove Close.
- 9.42 The proposed building is set between 6m and 11m away from the northern boundary and 26m from the original rear elevations of Nos.19-27 Carpenter Gardens, between 20m (Winchmore Hill School), 14m (Barrowell Green Recycling Centre) and 49m from the eastern boundary, set between 5-10m from the west elevation boundary and the main entrance is set away 20m from the southern boundary and 19m from the elevation of Nos.5-13 Cosgrove Close.
- 9.43 In this context, the proposal would afford greater separating distances with its most impacted neighbours, namely Nos.19-27 Carpenter Gardens and Nos.5-13 Cosgrove Close. Given that there are no residential properties to the east or west, it is not considered that there would be any harm upon these sites that would arise from the proposed development nor greater than the consented permission.

Noise

- 9.44 The provision of a 70-bed extra care unit would understandably result in an intensification of the use compared to the size of the former unit and the site in its current form, but it is not considered that it would be to such an extent that would result in an adverse impact upon neighbouring residential amenity,. This would however represent a reduction from the consented scheme when operational. It is recognised however, that there would be noise impacts in the locality during the construction though they would be temporary. To prevent and harmful noise and pollution impacts it is considered necessary to impose a condition requiring the submission and approval of a construction management plan to prevent any harmful impacts during this phase of the development.

Daylight/Sunlight Impacts

- 9.45 The submitted Daylight and Sunlight Assessment considers daylight and sunlight impacts associated with the proposed development. The assessment has been conducted in accordance with the relevant British Standards and concludes that there would be minimal impact on the surrounding relevant properties, namely:
- 27 Carpenter Gardens (due North)
 - 25 Carpenter Gardens (due North)
 - 23 Carpenter Gardens (due North)
 - 21 Carpenter Gardens (due North)
 - 19 Carpenter Gardens (due North)
 - 5-13 Cosgrove Close (due South)
- 9.46 The assessment concludes as a result of the proposal:
- All relevant habitable rooms on Carpenter Gardens and all but a single kitchen at Cosgrove Close either meet or exceed the levels of No Sky line (where within the proposed room the sky will be visible through the windows) recommended by the BRE, whereby the area which does not receive direct skylight should not exceed 20% of the floor area.
 - All relevant habitable rooms on Carpenter Gardens and Cosgrove Close either meet or exceed the levels of Vertical Sky Component (the area of the working plane in a room which can receive direct skylight) recommended by the BRE, namely less than 27%, and less than 0.8 times its former value.
 - All relevant habitable rooms on Carpenter Gardens and Cosgrove Close either meet or exceed the levels of Annual Probable Sunlight Hours (sunlight that a given window may expect over a year period unobstructed to the ground) recommended by the BRE, namely at least 25% of the total available.
- 9.47 In comparison with the consented scheme, all relevant habitable rooms to Nos. 5-13 Cosgrove Close will have better daylight with the proposed development in place than they would if the consented permission were to be built out.
- 9.48 With the consented permission in place, 2 out of 5 (40%) of the windows would meet the Vertical Sky Component targets compared to 100% compliant with the proposal and 2 out of 4 (50%) of the rooms in Nos. 5-13 Cosgrove Close would meet the No Sky line targets compared to 75% compliant with the proposal. As such, the proposed development represents a significant improvement over the consented permission

Summary

- 9.49 Officers note that the proposed building has been carefully designed to offset amenity impacts, whereby a lesser impact would result, compared to the consented scheme that in its own right is considered acceptable. Considering the above, the

proposal is considered acceptable in terms of residential amenity impact subject to conditions as stated.

Transport Impacts

- 9.50 DMD 45 relates to car parking, cycle provision and parking design. DMD 47 states that new development proposals will need to demonstrate that enough space for servicing, circulation and access to, from and through the site is provided. All developments must be fully accessible to pedestrians and cyclists and assist with general permeability within an area and the current factory does not provide this. London Plan policy T6, DMD policy 45 (Parking Standards and Layout) and 47 (Access, New Roads and Servicing) states that operational parking for maintenance, servicing and deliveries is required to enable a development to function.
- 9.51 The Public Transport Accessibility Level (PTAL) of the site is 1a which indicates that there is very poor access to frequent public transport services. The site is on Cosgrove Close, which is an adopted unclassified road leading off Barrowell Green.

Car Parking

- 9.52 The proposal will provide 17 car parking spaces with 4 disabled parking spaces, a reduction from 25 and 5 spaces respectively from the consented scheme. The facility will have a capacity to cater for 82 residents and so represent a significant intensification of use, but again fewer than the 103 residents from the consented scheme. A Transport Assessment accompanied the application that undertook a trip generation assessment using surveys of comparable sites within the Trip Rate Information Computer System (TRICS) database. The assessment finds that the proposal will generate approximately 346 all mode daily trips, of which 218 are forecast to be vehicular based. Only approximately 5% of these trips will take place in the standard network peak periods due to the nature of the proposed development. The Council's Transportation Officer has assessed this and does not raise any objection to this aspect of the proposal.

Cycle Parking and Mobility Scooter Storage

- 9.53 Currently 70 cycle spaces will be provided and a suitably worded condition can be imposed requiring specific details provided, though it is considered that there is sufficient space within the site to accommodate policy compliant cycle parking. A flexible cycle/scooter will also be provided that will provide a maximum of 34 cycles, which are anticipated to be primarily utilised for the storage of mobility scooters. It is also stated that the entrance doors to each residential unit have been configured to allow residents to store a buggy within their property. It is considered that further details would be required as to how the cycle/buggy store will operate, which can be secured by an appropriate condition similar to those attached to the consented scheme.

Refuse, Waste and Recycling

- 9.54 Core Policy 22 supports the provision of a sufficient, well-located waste management facility and requires all new developments to provide on-site waste treatment, storage and collection throughout the lifetime of the development. Meanwhile Policy DMD 57 notes that all new developments should make provision for waste storage, sorting and recycling, and adequate access for waste collection.

Servicing

- 9.55 The development demonstrates that adequate access for emergency vehicles and servicing can be provided in clearly defined areas and has not been objected to by the Council's transportation team.

Flood Risk

- 9.56 London Plan policies SI12 and SI13 require the consideration of the effects of development on flood risk and sustainable drainage respectively. Core Policy 28 confirms the Council's approach to flood risk, inclusive of the requirement for SuDS in all developments. Policy DMD59 confirms that new development must avoid and reduce the risk of flooding, and not increase the risks elsewhere and that planning permission will only be granted for proposals which have addressed all sources of flood risk and would not be subject to, or result in unacceptable levels of flood risk on site or increase the level of flood risk to third parties. Policy DMD 61 requires the submission of a drainage strategy that incorporates an appropriate SuDS scheme and appropriate greenfield runoff rates.
- 9.57 The site is located within flood zone 1, as defined by the Environment Agency, and so is at a low risk of flooding. Furthermore, the risk of surface water flooding is deemed to be very low, and so the proposed use would be appropriate in this location. Conditions requested by the Environment Agency for the consented scheme shall again be attached. Given that the proposal now occupies a smaller footprint and there has been no change in the flood risk status of the site, there is no objection to the proposal on flood risk grounds, subject to the recommended conditions.

Sustainable Drainage

- 9.58 Policy DMD61 of the Enfield Development Management Document requires that all major developments must maximise the use of SuDS in accordance to the London Plan Drainage Hierarchy and the principles of a SuDS Management Train. Given that the proposal is a major development the proposal must incorporate several source control SuDS measures.
- 9.59 The proposed development will incorporate a number of SuDS measures such as green roofs, attenuation tank, permeable paving and rain gardens. A more robust assessment can be secured by an appropriate condition, as per the consented permission on the site.

Sustainability/Energy

- 9.60 The NPPF strongly emphasises a presumption in favour of sustainable development, stating that there are three dimensions to sustainable development: economic, social and environmental. Policy SI2 of the London Plan encourages all major development to be net zero-carbon by reducing greenhouse emissions in operation and minimising both annual and peak energy demand in accordance with the following energy hierarchy:
- i) be lean: use less energy and manage demand during operation;
 - ii) be clean: exploit local energy resources (such as secondary heat) and supply energy efficiently and cleanly;
 - iii) be green: maximise opportunities for renewable energy by producing, storing and using renewable energy on-site;
 - iv) be seen; monitor, verify and report on energy performance.

- 9.61 In addition to the above of particular relevance are policies DMD51 and DMD52 which advises that 'All major developments should connect to or contribute towards existing or planned decentralised energy networks supplied by low or zero carbon energy'. The policy goes on to advise that when this is not possible that combined heat and power (CHP) or combined cooling heat and power (CCHP) on-site CCHP or CHP will be expected where the heating demand makes it feasible.
- 9.62 The policy goes on to further advise that if on site CCHP and CHP are not possible the policy goes on to advise that 'Developments will be required to be designed to enable its connection to a decentralised energy network in the future or provide a contribution for the expansion of decentralised energy networks, or other carbon reduction measures within the borough'.
- 9.63 An Energy Statement accompanies the application that considers a number of options, in order to meet the requirements of Part L of the Building Regulations, which it concludes is achievable. It also stated that there is the potential to meet the requirements of the London Plan in the future, by way of a direct connection to the Lee Valley Heat Network (Decentralised Energy Network – DEN), which will provide a low carbon energy from waste source. It is also stated that a financial contribution shall be made to off-set remaining carbon emissions, as per the formula set out in the S106 Supplementary Planning Document. The Energy Statement indicates in a financial contribution in lieu of £181,907 and this will be secured by condition.

Biodiversity/Trees/Landscaping

- 9.64 Through Policy CP36 of the Core Strategy the Council commits to 'protect, enhance, restore or add to biodiversity interests within the Borough'. This is reaffirmed in the DMD policies 78 to 81.
- 9.65 The National Planning Policy Framework (NPPF) recognises that the planning system should aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including the establishing of coherent ecological networks that are more resilient to current and future pressures. Paragraph 175 of the NPPF also states that opportunities to incorporate biodiversity in and around developments should therefore be encouraged.
- 9.66 An Ecological Impact Assessment has been submitted and concludes that the site is of low ecological value. A condition, similar to those attached to the consented scheme, would be attached to any permission requiring details of proposed ecological enhancements across the site.
- 9.67 An Arboricultural Impact Assessment has been submitted during the application process and concludes that the proposal, as with the consented scheme, would necessitate the removal of a single Sycamore tree (Category B1 - Moderate quality and value with at least 20 years remaining life expectancy) outside the site. It is noted that the tree is not protected via a tree preservation order or being located within a conservation area.
- 9.68 The development will include several landscaping features such as additional tree planting, garden areas, raised patio areas and allotment plots, all of which are welcomed. Whilst a numeric value is typically offered for tree provision/replacement, a condition shall in place ensure suitable planting is undertaken subject to local soils, topography, and biota given that each species of tree adapts to these factors in an integrated way. A condition requiring management of landscaping over at least a 5

year period is recommended to secure long term positive management of onsite landscaping and ecology

Secure by Design

- 9.69 Following consultation with the Metropolitan Police Service (MPS) Designing out Crime team, the project has the potential to meet the criteria for Secured by Design Accreditation. The MPS have recommended a condition that the development shall achieve a certificate of compliance with the secured by design credentials, similar to those attached to the consented scheme. There is a need to ensure that the scheme is safe, secure, accessible and sustainable in line with adopted planning policies, however there is no explicit policy requirement that requires schemes to achieve a Certificate of Compliance and therefore a condition will not be attached. Officers note that the scheme may not be able to comply with all criteria for Secured by Design and as such other conditions will be attached requiring details of external lighting and enclosure. We will attach an informative to advise the applicant to continue to engage and seek advice from you to ensure that a safe, secure and sustainable environment that is free of the fear of crime is created.

Contaminated Land

- 9.70 Environmental Health have been consulted on the application and raise no objection to the scheme subject to further information being submitted through conditions similar to those attached to the consented scheme.

10.0 Community Infrastructure Levy

- 10.1 In this case, the proposed development would normally be liable to pay CIL at both the mayoral and borough levels. This is charged at £60 per sqm in accordance with the Council's charging schedule for the Higher Rate Zone of £120 per sqm and also £60 per sqm for Mayoral CIL (MCIL2) rates which apply to all planning permissions granted from 1 April 2019.

11.0 Conclusion

- 11.1 The proposed redevelopment of the application site is welcomed in principle, and the application has been considered with regard to the National Planning Policy Framework (NPPF) and its presumption in favour of sustainable development.
- 11.2 The proposed redevelopment is considered to make efficient use of a brownfield site to provide specialist housing stock in Enfield for which there is an identified need.
- 11.3 The proposal is considered acceptable in terms of land use, when considered against the surrounding context and the previous lawful use on site. The proposal is also considered acceptable in terms of design, neighbour amenity impact, transport impact.
- 11.4 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:
- i. The proposed development would be consistent with the objectives of national, regional and local planning policy in terms of supporting and securing sustainable growth and delivery of specialist extra care accommodation within the borough;
 - ii. The development would meet an identified need for extra care units in the borough and enable older and vulnerable people to live independently in their own homes for longer due to on site care;
 - iii. The development would provide affordable housing;

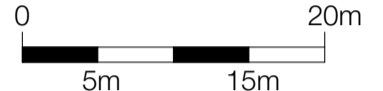
- iv. The development of the site would provide jobs on site within the borough in relation to the proposed re-development of the site;
- v. The development would improve the local environment;
- vi. The existing site which is little architectural merit would be improved through the development of the application site;
- vii. In comparison to the consented permission, the proposed new building would be significantly more sustainable and energy efficient.

11.5 Having regard also to the mitigation secured by the recommended conditions, it is considered the proposed development is acceptable when assessed against the suite of relevant planning policies in particular, Policies GG1, GG4, D4, D5, H4, H13, S1 & S2 of the London Plan, CP3, CP6 & CP30 of the Core Strategy and policies DMD1, DMD37 and DMD 45 of the Development Management Plan, and that planning permission should be granted subject to conditions.



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- Key**
- Site Boundary
 - Adjoining land owned by Applicant

P1 30.07.21 Planning Issue BR/JC
 Rev Date Description Drawn / Checked

Project name

**Reardon Court
 Extra Care**

Drawing number Rev
 3767 - LB - RC - 00 - L - A - 100001 P1

Drawing
Site Block Plan

Purpose of issue
 PLANNING

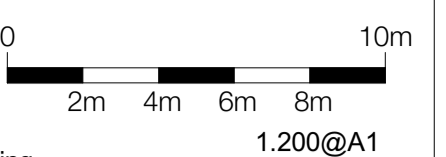
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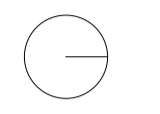
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1 | Existing Site Plan
1 : 200

P1	30.07.21	Planning Issue	BR/JC
Rev	Date	Description	Drawn / Checked

Project name

**Reardon Court
Extra Care**

Drawing number	Rev
3767 - LB - RC - 00 - L - A - 101001	P1

Existing Site Plan

Purpose of issue
PLANNING

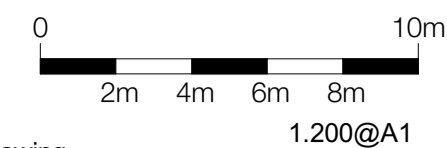
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1 : 200 @ A1	JUL 21

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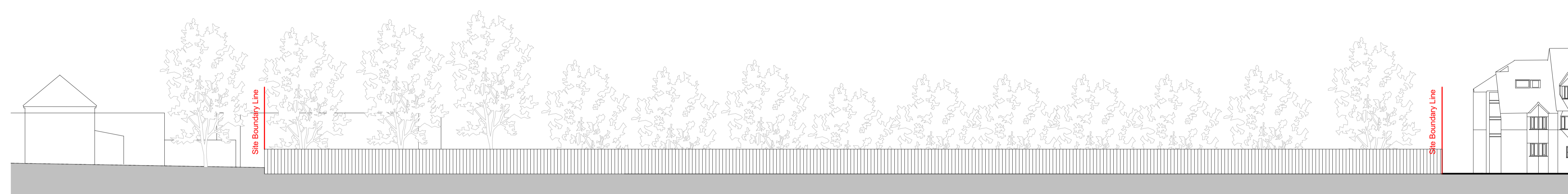
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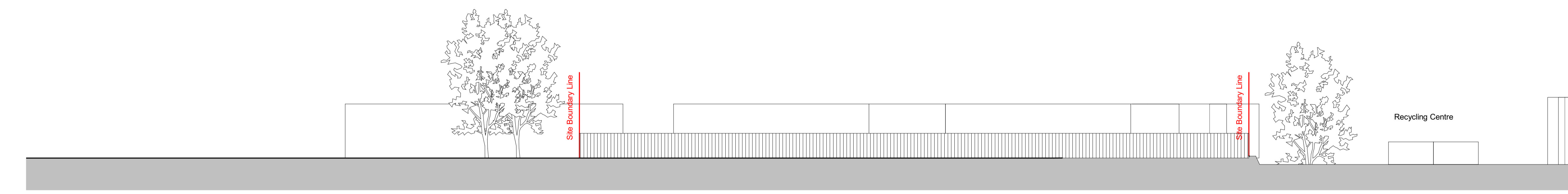
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1 | Site - Existing West Elevation
1 : 200



2 | Site - Existing South Elevation
1 : 200

P1	30.07.21	Planning Issue	BR/JC
Rev	Date	Description	Drawn / Checked

Project name

Reardon Court
Extra Care

Drawing number	Rev
3767 - LB - RC - 00 - L - A - 101002	P1

Drawing

Existing Elevations

Purpose of issue
PLANNING

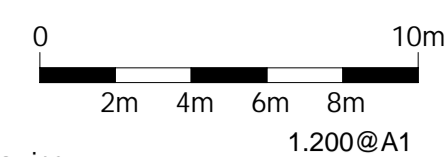
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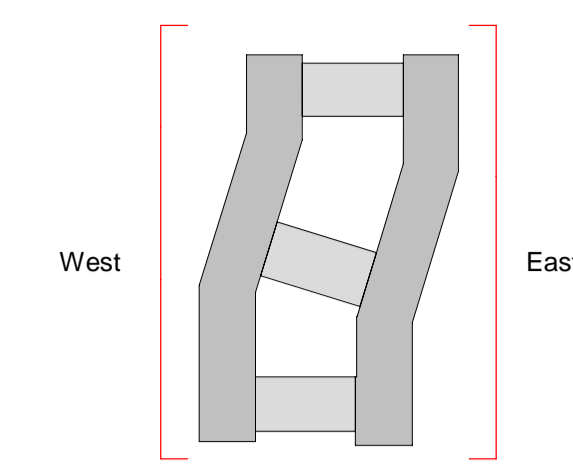
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1 | Site - West Elevation with boundary
1 : 200



2 | Site - West Elevation
1 : 200



3 | Site - East Elevation
1 : 200

Rev	Date	Description	Drawn / Checked
P2	08.09.21	Revised for Planning	SH/TR
P1	30.07.21	Planning Issue	BR/JC

Project name

Reardon Court
Extra Care

Drawing number Rev

3767 - LB - RC - XX - L - A - 130000 **P2**

Drawing

Site Elevations - East & West

Purpose of issue
PLANNING

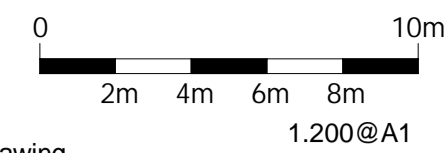
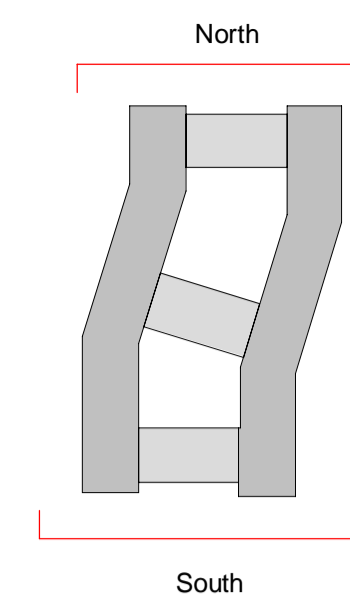
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1 | Site - South Elevation
1 : 200



2 | Site - North Elevation
1 : 200

P2	08.09.21	Revised for Planning	SH/TR
P1	30.07.21	Planning Issue	BR/JC
Rev	Date	Description	Drawn / Checked

Project name

Reardon Court
Extra Care

Drawing number Rev

3767 - LB - RC - XX - L - A - 130001 **P2**

Drawing

Site Elevations - North & South

Purpose of issue

PLANNING

Scale

As indicated @ A1

Date

MAY 21

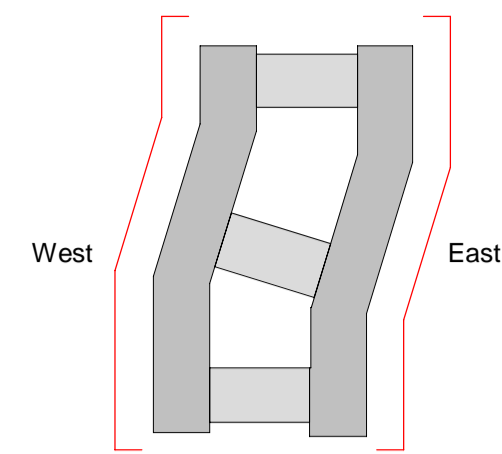
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- 01 Brick - Light red multi (stretcher course)
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- 21 PPC metal canopy
- 22 Green roof



1 | East Elevation
1 : 125



2 | West Elevation
1 : 125

P2	08.09.21	Revised for Planning	SH/TR
P1	30.07.21	Planning Issue	BR/JC
Rev	Date	Description	Drawn / Checked

Project name

Reardon Court
Extra Care

Drawing number

3767 - LB - RC - XX - L - A - 130010 **P2**

Drawing

Block Elevations - East & West

Purpose of issue
PLANNING

Scale
As indicated @ A1

Date
MAY 21

Client
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+44 (0)20 7275 7676

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

13050 | Level 04

9900 | Level 03

6750 | Level 02

3600 | Level 01

0 | Level 00



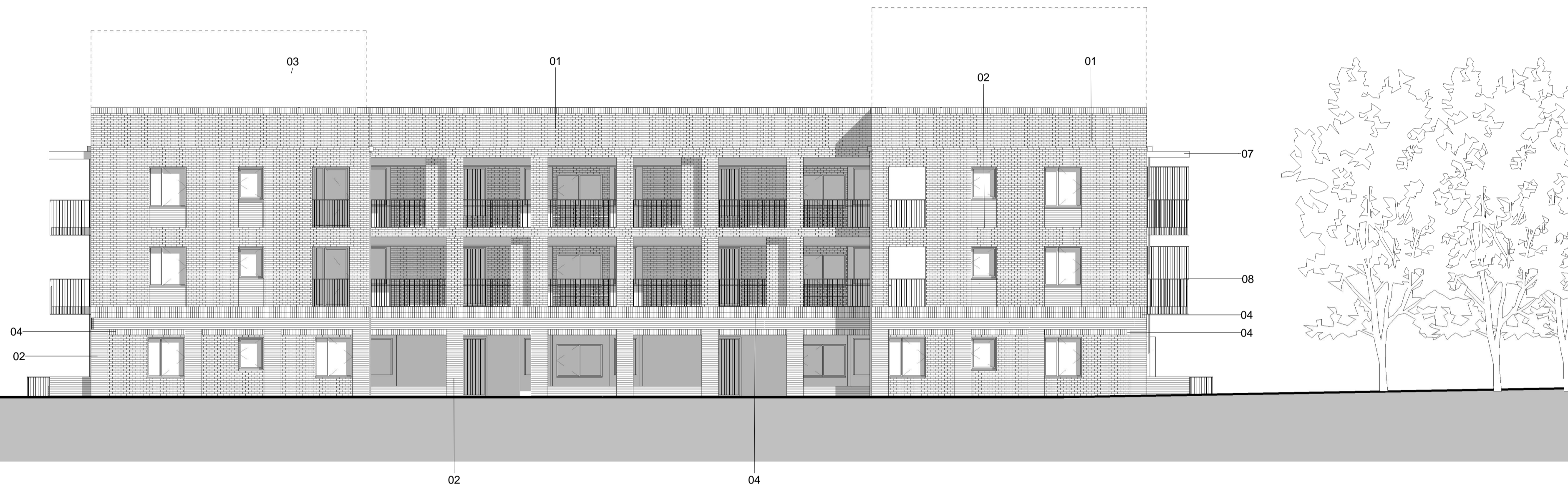
13050 | Level 04

9900 | Level 03

6750 | Level 02

3600 | Level 01

0 | Level 00



1 | North Elevation

1 : 125

13050 | Level 04

9900 | Level 03

6750 | Level 02

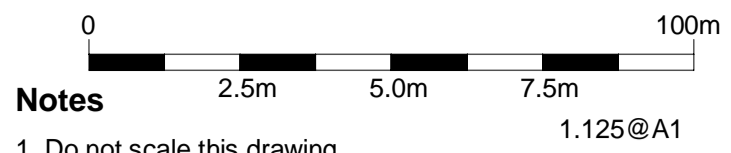
3600 | Level 01

0 | Level 00



2 | South Elevation

1 : 125



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Rev	Date	Description	Drawn / Checked
P2	08.09.21	Revised for Planning	SH/TR
P1	30.07.21	Planning Issue	BR/JC

Project name

Reardon Court
Extra Care

Drawing number

3767 - LB - RC - XX - L - A - 130011 **P2**

Drawing

Block Elevations - North & South

Purpose of issue
PLANNING

Scale
As indicated @ A1

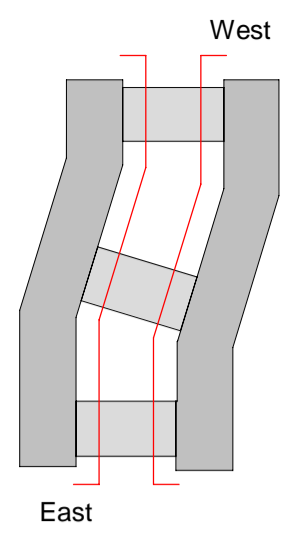
Date
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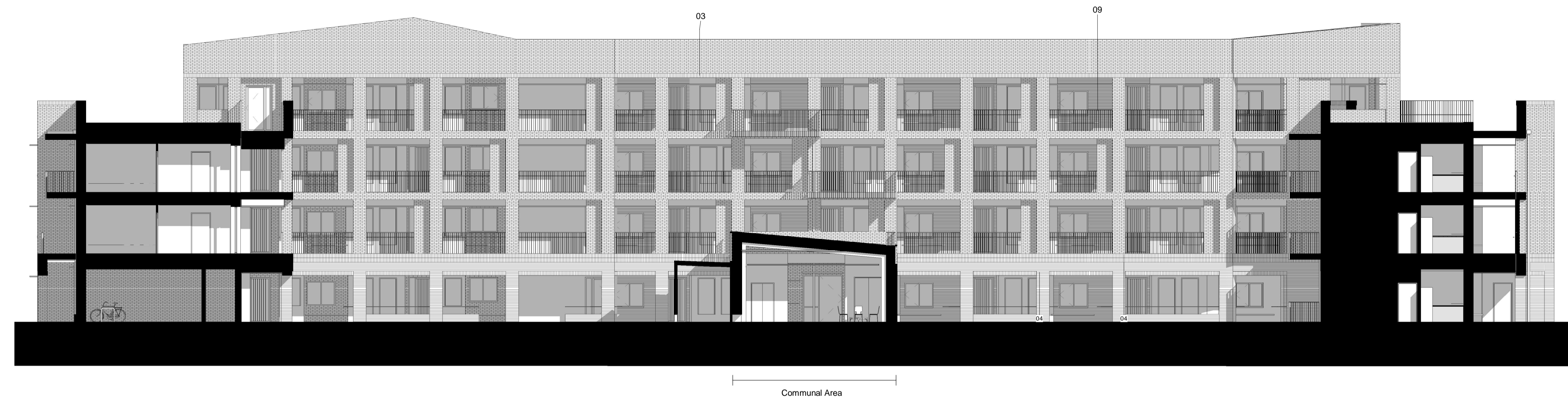
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1 | Courtyard - West Elevation
1 : 125



4 | Courtyard - East Elevation
1 : 125

P2	08.09.21	Revised for Planning	SH/TR
P1	30.07.21	Planning Issue	BR/JC
Rev	Date	Description	Drawn / Checked

Project name

Reardon Court
Extra Care

Drawing number
3767 - LB - RC - XX - L - A - 130012 **P2**

Drawing
Block Elevations - Courtyard East & West

Purpose of issue
PLANNING

Scale
As indicated @ A1

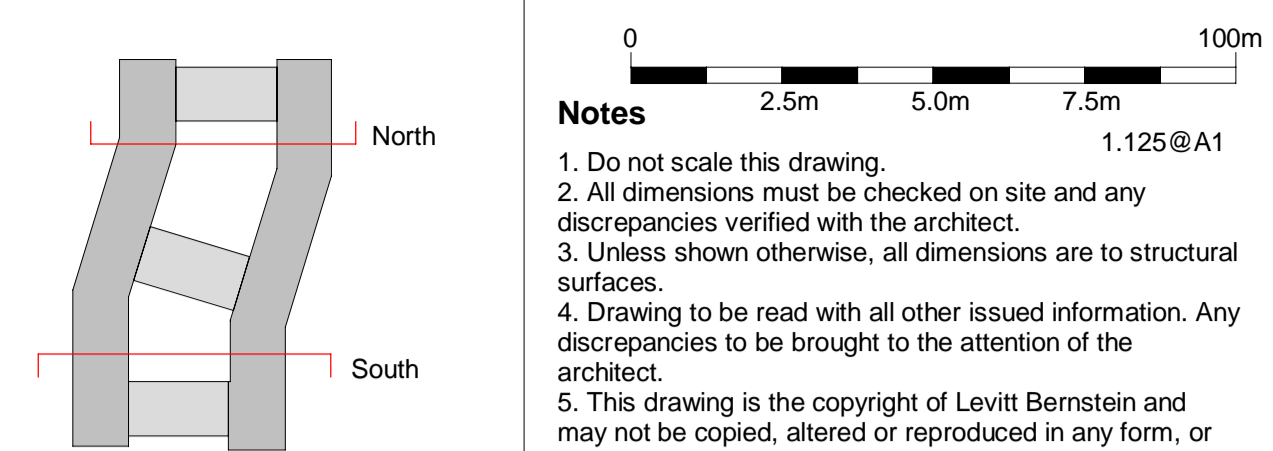
Date
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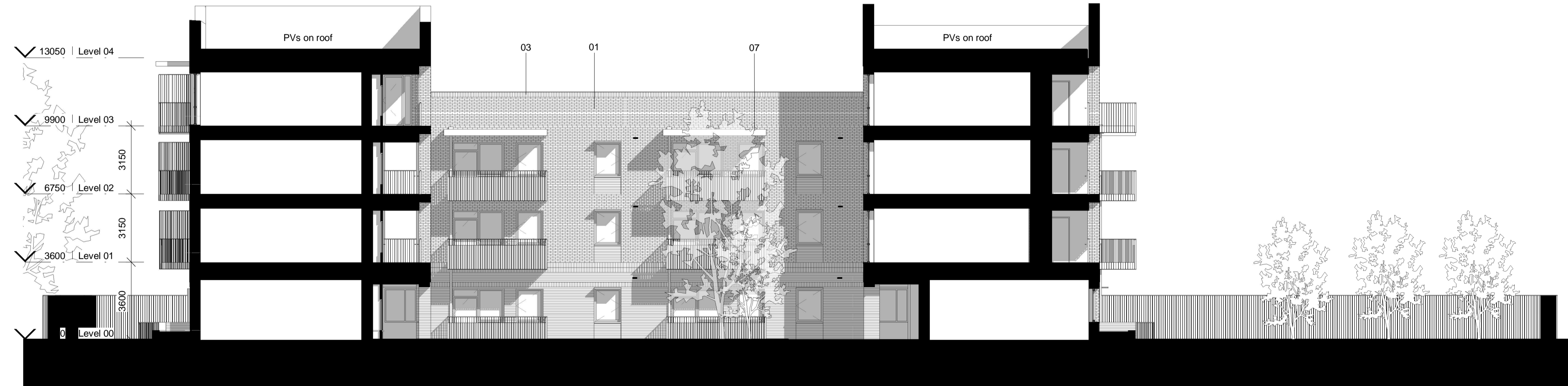
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1 Courtyard - South Elevation
1 : 125



2 Courtyard - North Elevation
1 : 125

P2	08.09.21	Revised for Planning	SH/TR
P1	30.07.21	Planning Issue	BR/JC
Rev	Date	Description	Drawn / Checked

Project name

Reardon Court
Extra Care

Drawing number

3767 - LB - RC - XX - L - A - 130013 **P2**

Drawing
Block Elevations - Courtyard North & South

Purpose of issue
PLANNING

Scale
As indicated @ A1

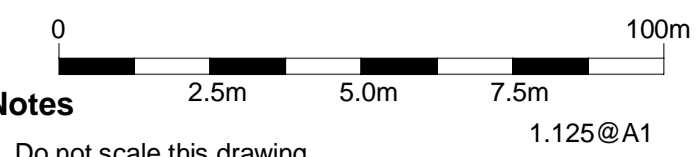
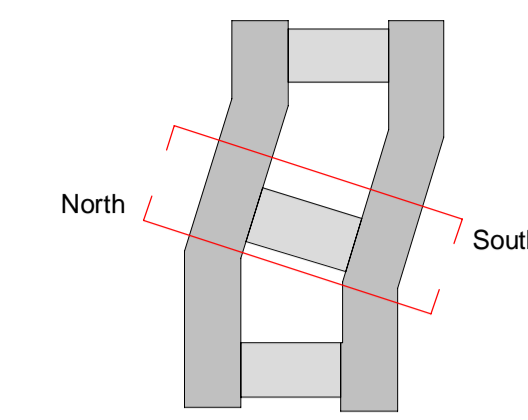
Date
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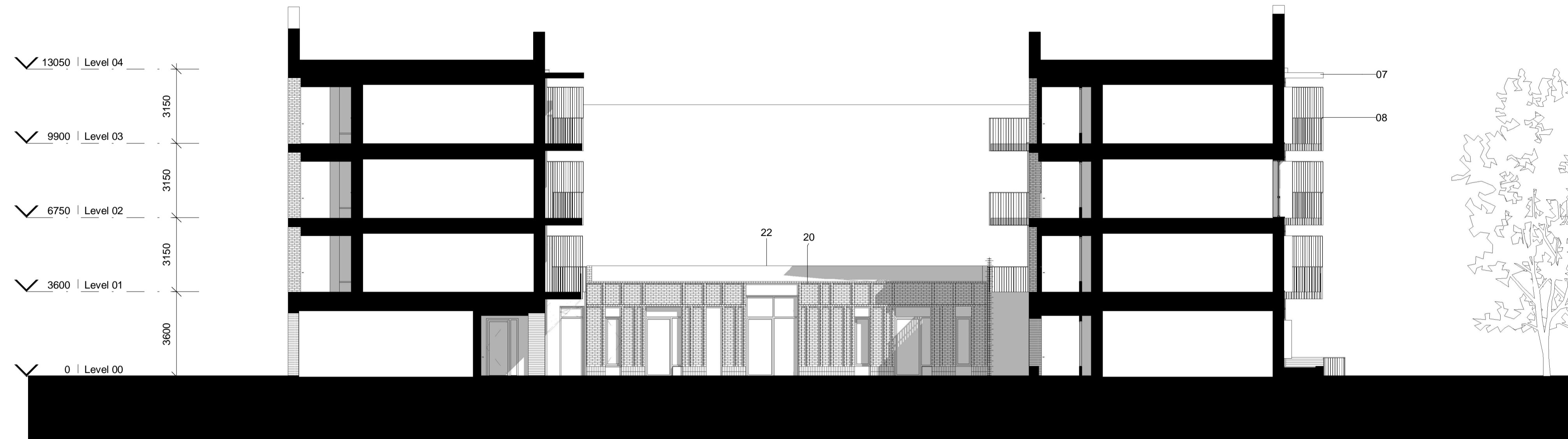
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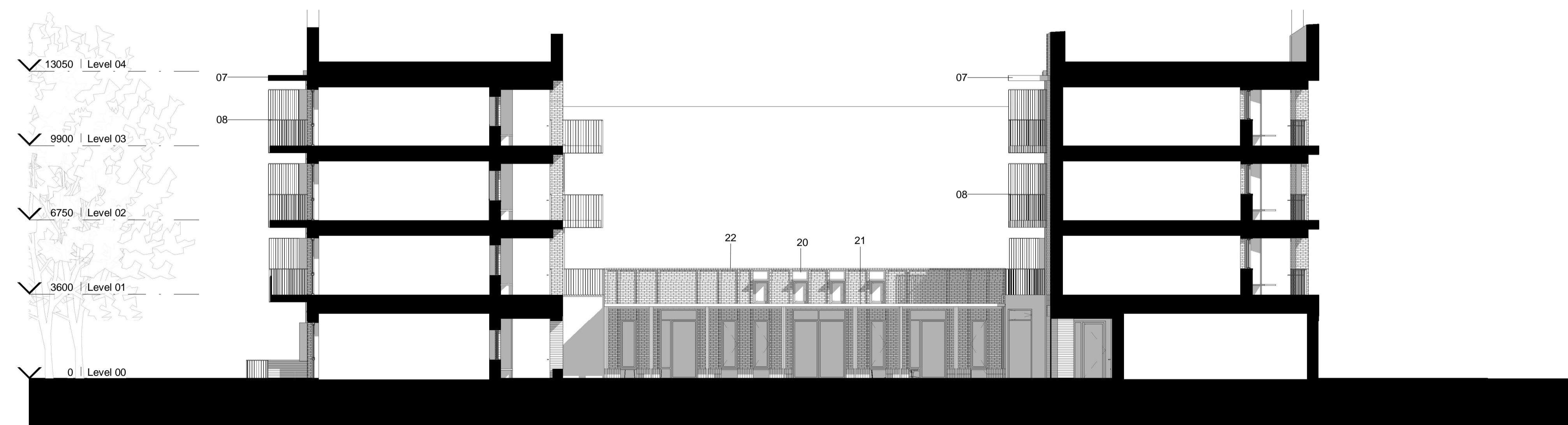
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1 | Courtyard Communal Block - North Elevation
1 : 125



2 | Courtyard Communal Block - South Elevation
1 : 125

P2	08.09.21	Revised for Planning	SH/TR
P1	30.07.21	Planning Issue	BR/JC
Rev	Date	Description	Drawn / Checked

Project name

Reardon Court
Extra Care

Drawing number

3767 - LB - RC - XX - L - A - 130014 **P2**

Drawing
**Block Elevations - Courtyard
Communal Block**

Purpose of issue
PLANNING

Scale
As indicated @ A1

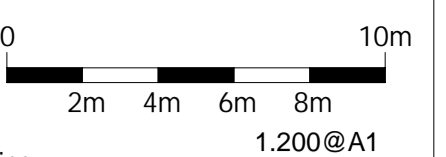
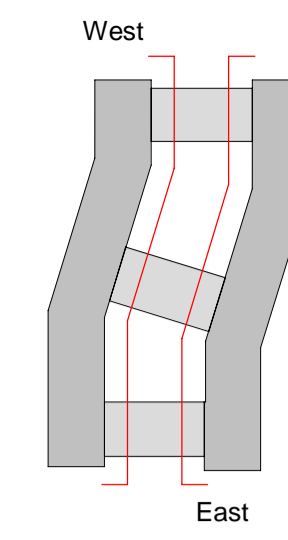
Date
MAY 21

Client
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1 | Site section through Courtyard - East
1 : 200



2 | Site section through Courtyard - West
1 : 200

P2	08.09.21	Revised for Planning	SH/TR
P1	30.07.21	Planning Issue	BR/JC
Rev	Date	Description	Drawn / Checked

Project name

Reardon Court
Extra Care

Drawing number
3767 - LB - RC - XX - L - A - 140000 **P2**

Drawing
GA Sections 01

Purpose of issue
PLANNING

Scale
As indicated @ A1

Date
MAY 21

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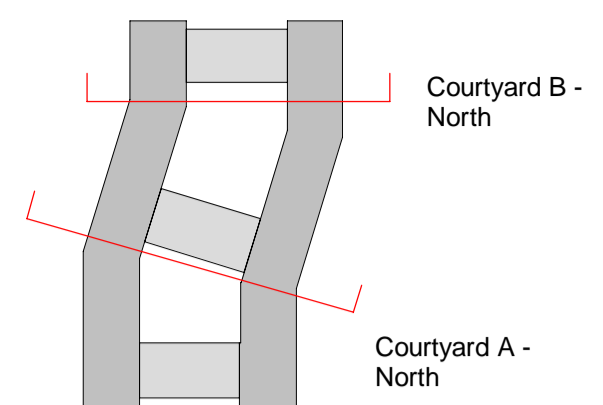
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1 | Courtyard A Section - North
1 : 100



2 | Courtyard B Section - North
1 : 100



0 1m 2m 3m 4m 5m
1:100@A1

Notes

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P2	08.09.21	Revised for Planning	SH/TR
P1	30.07.21	Planning Issue	BR/JC
Rev	Date	Description	Drawn / Checked

Project name

Reardon Court
Extra Care

Drawing number

3767 - LB - RC - XX - L - A - 140001 **P2**

Drawing

GA Sections 02

Purpose of issue

PLANNING

Scale

As indicated @ A1

Date

MAY 21

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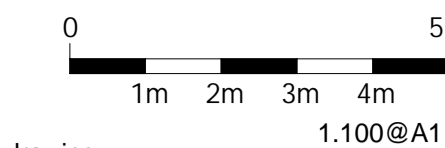
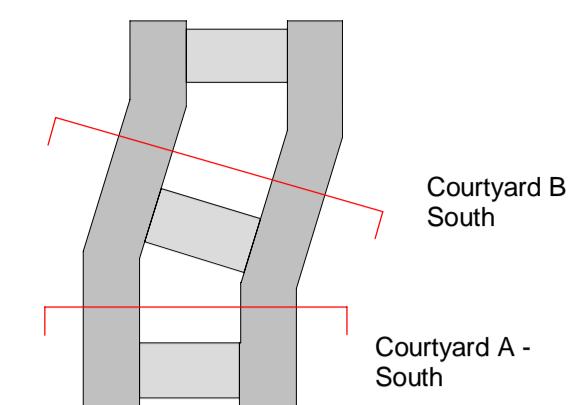
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1 | Courtyard A Section - South
1 : 100



2 | Courtyard B Section - South
1 : 100



Notes

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Rev	Date	Description	Drawn / Checked
P2	08.09.21	Revised for Planning	SH/TR
P1	30.07.21	Planning Issue	BR/JC

Project name

Reardon Court
Extra Care

Drawing number

3767 - LB - RC - XX - L - A - 140002 **P2**

Drawing

GA Sections 03

Purpose of issue
PLANNING

Scale
As indicated @ A1

Date
MAY 21

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0 2m 4m 6m 8m 10m

1:200@A1

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Key

- | | | | |
|----|------------------|-----|------------------------|
| HO | Hold Open Doors | AOV | Automatic Opening Vent |
| AO | Automatic Opener | AL | Access Ladder |
| BG | Break Glass | DR | Dry Riser Inlet |
| AC | Access Control | | |

1 | GA Plan - Ground Floor Plan
1 : 200

P2	08.09.21	Revised for Planning	SH/TR
P1	30.07.21	Planning Issue	BR/JC
Rev	Date	Description	Drawn / Checked

Project name

Reardon Court
Extra Care

Drawing number
3767 - LB - RC - 00 - L - A - 120000 **P2**

GA Plan - Ground Floor

Purpose of issue
PLANNING

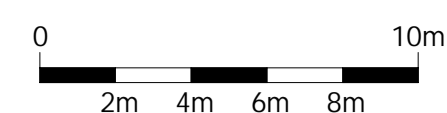
Scale
1 : 200 @ A1 **APRIL 21**

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Key

HO	Hold Open Doors	AOV	Automatic Opening Vent
AC	Automatic Opener	AL	Access Ladder
BG	Break Glass	DR	Dry Riser Inlet
AC	Access Control		

P2	08.09.21	Revised for Planning	SH/TR
P1	30.07.21	Planning Issue	BR/JC
Rev	Date	Description	Drawn / Checked

Project name

Reardon Court
Extra Care

Drawing number
3767 - LB - RC - 01 - L - A - 120001 **P2**

GA Plan - First Floor

Purpose of issue
PLANNING

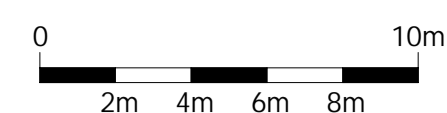
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Rev	Date	Description	Drawn / Checked

Project name

Reardon Court
 Extra Care

Drawing number

3767 - LB - RC - 02 - L - A - 120002 **P2**

Drawing

GA Plan - Second Floor

Purpose of issue
 PLANNING

Scale
 1 : 200 @ A1

Date
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 +44 (0)161 669 8740



0 10m

2m 4m 6m 8m
1:200@A1

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.
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Key

- | | | | |
|----|------------------|-----|------------------------|
| HO | Hold Open Doors | AOV | Automatic Opening Vent |
| AO | Automatic Opener | AL | Access Ladder |
| BG | Break Glass | DR | Dry Riser Inlet |
| AC | Access Control | | |

P2	08.09.21	Revised for Planning	SH/TR
P1	30.07.21	Planning Issue	BR/JC
Rev	Date	Description	Drawn / Checked

Project name

**Reardon Court
Extra Care**

Drawing number

3767 - LB - RC - 03 - L - A - 120003 **P2**

Drawing

GA Plan - Third Floor

Purpose of issue
PLANNING

Scale
1 : 200 @ A1

Date
APRIL 21

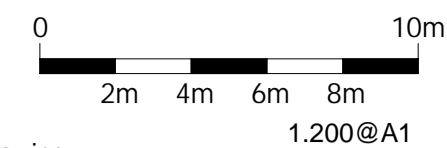
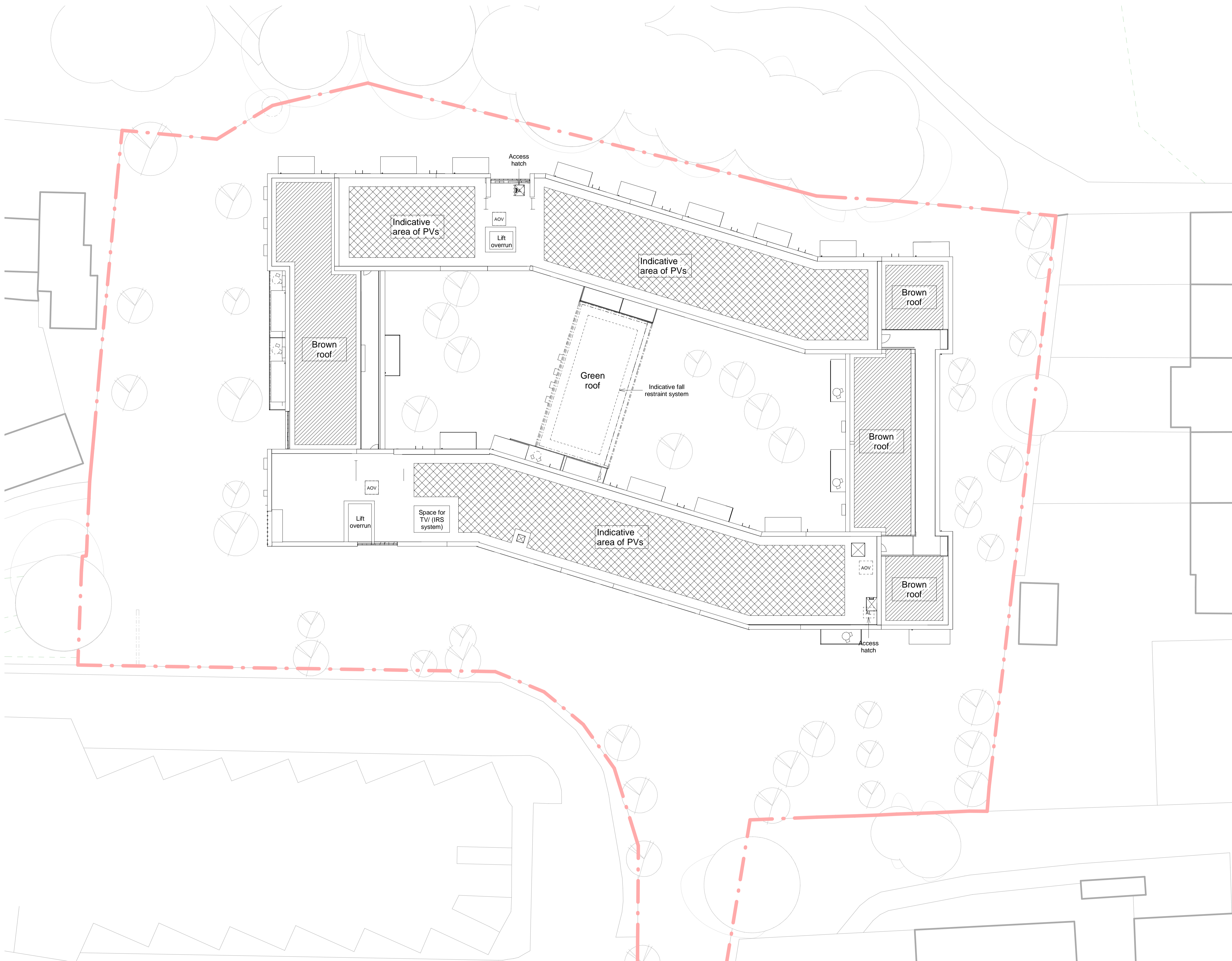
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1 | GA Plan - Third Floor Plan
1 : 200



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Key

HO	Hold Open Doors	AOV	Automatic Opening Vent
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P2	08.09.21	Revised for Planning	SH/TR
P1	30.07.21	Planning Issue	BR/JC
Rev	Date	Description	Drawn / Checked

Project name

Reardon Court
Extra Care

Drawing number

3767 - LB - RC - ZZ - L - A - 120004 **P2**

Drawing

GA Plan - Roof Plan

Purpose of issue
PLANNING

Scale
1 : 200 @ A1 Date
MAY 21

Client
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