

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date: 19 July 2022

Report of

Head of Planning - Vincent
Lacovara

Contact Officer:

Andy Higham
David Gittens
Max Leonardo

Ward:

Town

Ref: 21/03122/FUL

Category: Full Application

LOCATION: Car Park, Chapel Street, Enfield, EN2 6QF

PROPOSAL: Erection of 5 x 2 storey single family dwellings with rooms in roof together with associated parking, landscaping and amenity.

Applicant Name & Address:

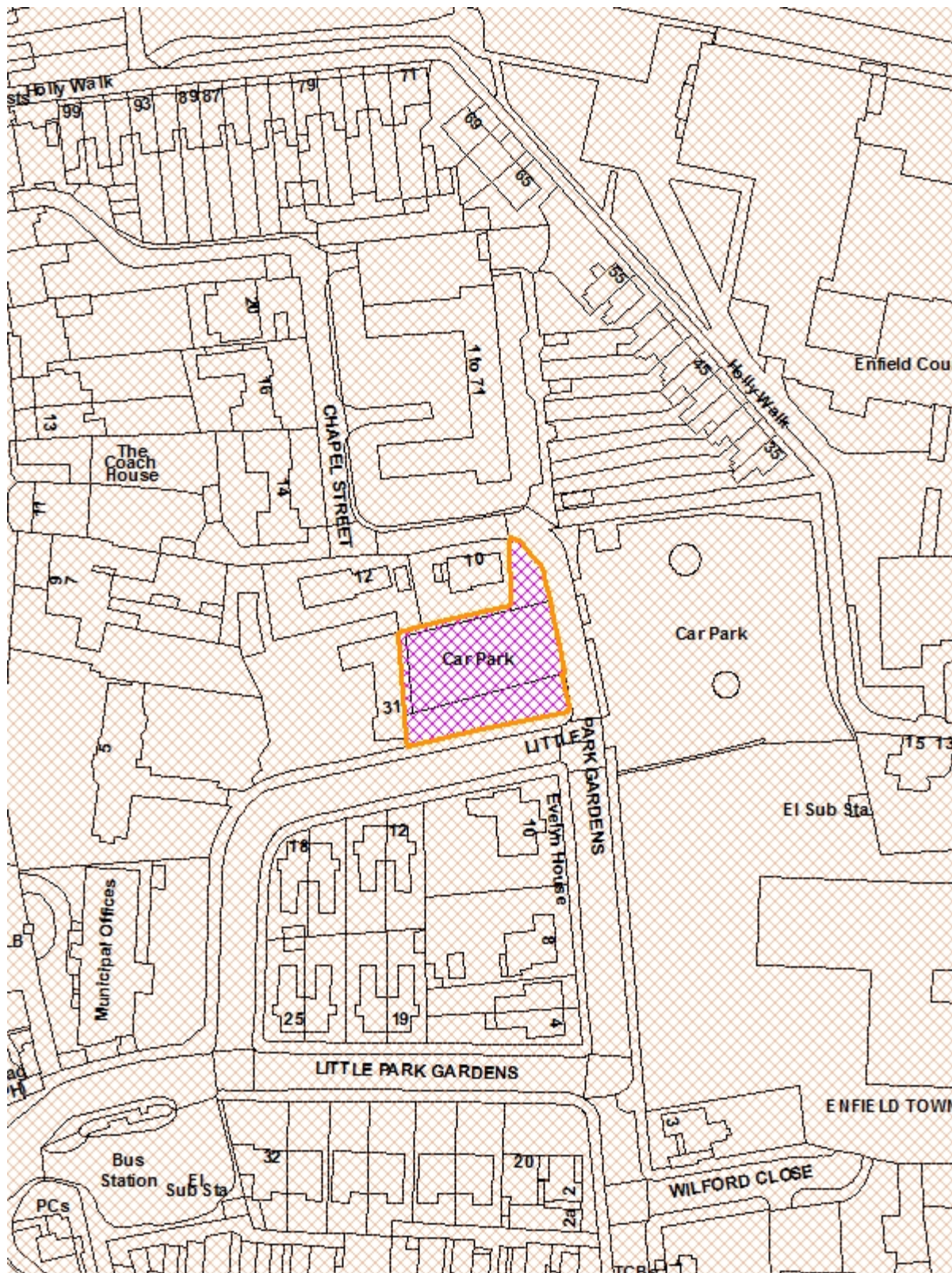
Mr Stewart
Build Finance Ltd
18 Church Lane
Northaw
Potters Bar
EN6 4NX

Agent Name & Address:

Mr Joe Reader
CROE Architects
Suite 10
18 Walsworth Road
Hitchin
SG4 9SP

RECOMMENDATION:

1. That subject to the completion of a S106 to secure the matters covered in this report and to be appended to the decision notice, the Head of Development Management be authorised to GRANT planning permission subject to conditions.
2. That the Head of Development Management be granted delegated authority to agree the final wording of the conditions to cover the matters in the Recommendation section of this report.



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1. Note for Members

- 1.1 This planning application is categorised as a “minor” planning application and would not normally be reported to the Planning Committee for determination. This application is reported to the Planning Committee because part of the subject site is presently Council owned land with an agreed contract for its sale to the developer conditional on the granting of planning permission.

2. Executive Summary

- 2.1 The application proposes a high-quality residential development on existing underutilised, highly sustainable brownfield land which is identified for re-development in the adopted Enfield Town Masterplan (2018).
- 2.2 A very similar proposal on the site has previously been considered by Planning Committee in July 2018 when it was resolved to grant planning permission subject to a S106 agreement and conditions. A decision, however, was never issued due to the inability of the Applicant to agree the terms of the S106 agreement.
- 2.3 Due to the designation in the Enfield Town Framework Master Plan and the previous Committee resolution, it is considered the principle of development is acceptable. This principle is further supported by the presumption in favour and tilted balance that needs to be applied to the overall planning balance in light of the fact the development would deliver five family sized homes in a sustainable location close to the centre of Enfield Town.
- 2.4 Careful consideration has been given to the proposal due to its location in the Enfield Town Conservation Area. Having regard to its size, form and design, the Heritage officer has confirmed the proposal would cause no harm to the character and appearance of the conservation area.
- 2.5 The development would secure a new tree (a silver birch) on the site to mitigate for the sweet chestnut tree of amenity value that was felled by a previous landowner. Additional planting that will contribute to an overall greening of the site.
- 2.6 Subject to conditions and a S106 agreement securing that the future occupiers cannot park in the Enfield Town CPZ, it is considered, on balance, the development would accord with adopted local, regional and national policy.

3. Recommendation /

- 3.1 That subject to the completion of the S106 agreement, the Head of Development Management be authorised to GRANT planning permission subject to the following conditions:
1. Time limit
 2. Development in accordance with approved drawings and documents
 3. Archaeological investigations
 4. Contamination
 5. Construction Management Plan
 6. Non-Road Mobile Machinery
 7. Details of external finishing materials
 8. Planting and maintenance of silver birch tree
 9. Landscaping strategy
 10. Ecological Enhancements

11. Energy Statement
12. Flood Risk Assessment
13. Drainage Strategy
14. M4(2) Compliance
15. Water Efficient Fittings
16. Cycle Parking
17. Refuse and recycling storage
18. Removal of all householder PD rights
19. Wall or fence along boundary with No. 31 Little Park Gardens

3.2 That the Head of Development Management be granted delegated authority to agree the final wording of the conditions and the S106 legal agreement to cover the matters in the Recommendation section of this report.

4. Site and Surroundings

4.1 The application site comprises a former public car park on the junction of Chapel Street and Little Park Gardens and an adjoining area of greensward adjacent to No.10 Little Park Gardens. The site is located within the Enfield Town Conservation Area.

4.2 The car park was sold by the Council several years ago and has gradually deteriorated in appearance and condition. The area of greensward remains in Council ownership and, subject to the decision on this application, the Council has agreed to sell this land to the applicant before any works commence on site. The inclusion of the presently Council-owned greensward in the development is necessary to facilitate the provision of off-street parking and adequate garden space for some of the resulting dwellinghouses.

4.3 Formerly the site frontage to Little Park Gardens had a raised bed containing two trees: a sweet chestnut and a red oak. Unauthorised works to these trees by a previous owner of the site, resulted in their removal. In particular the removal of the sweet chestnut was considered to have a detrimental impact on the amenity of the Conservation Area. Replacement planting was part of the previous scheme but this was never issued.

4.4 The site has the benefit of an existing vehicular access from Chapel Street. It is bounded by single storey detached residential properties to the north and west. The property to the west has its rear wall directly along the boundary with the application site. The property to the north sits behind a brick boundary wall approximately 3 m in height. To the west, on the opposite side of Chapel Street is the Little Park Gardens public car park.

5.0 Proposal

5.1 This application proposes the erection of five 2-storey single family dwellings (comprising 4x 3 bed semi-detached houses and 1x 3 bed detached house) with rooms in the roof space, together with associated parking, landscaping and amenity. The houses would present their front (south) elevation to Little Park Gardens, with rear gardens running towards the boundary with the bungalow to the north. A car parking area for 4 vehicles would be located to the rear, accessed from Chapel Street. The houses would be of a contemporary design, with a brick finish and zinc pitched roofs. They would have small front gardens to the Little Park Gardens frontage with capacity

to accommodate refuse facilities. Secure cycle parking facilities would be located in the rear gardens.

6.0 Relevant Planning History

6.1 17/02767/FUL: Erection of 5 x 2 storey single family dwellings (comprising 4 x 3 bed semi-detached houses and 1 x 3 bed detached house) with rooms in roof together with associated parking landscaping and amenity.

- Planning Committee resolution to grant planning permission agreed at meeting on 11 July 2018 that, subject to completion of a S106 Legal Agreement. No decision issued due to S106 agreement remaining incomplete.

7.0. Consultation

7.1 In December 2020, the Council adopted a Statement of Community Involvement (SCI), which sets out policy for involving the community in the preparation, alteration and review of planning policy documents and in deciding planning applications.

7.2 The SCI recognises that the Council will aim to involve the community as a whole: to extend an open invitation to participate but at the same time ensure that consultation is representative of the population. To achieve this, a variety of community involvement methods will be used. Targeted consultation of stakeholders and interest groups, depending upon their expertise and interest and the nature and content of the Local Plan documents, or type of planning application, will be undertaken.

Public Consultation

7.4 Consultation on the application involved notification letters being sent to 59 nearby properties on 16.09.2021 giving people 24 days to respond. A press notice was published in the Enfield Independent on 29.09.2021 and a site notice was also erected in front of the site on 05.10.2021. Three (3) objections were received.

7.5 The points of objection raised were:

- Impact on No. 31 Little Park Gardens in terms of noise.
- Proposed height, design and materials would appear out of character with area.
- Impact on local highway in terms of parking pressures and vehicles entering and exiting the site.
- Failure to mitigate for loss of former Sweet Chestnut tree on the site.
- Loss of greensward for parking.

7.6 Since the consultation, minor revisions have been made to the proposal in order to overcome some of these points of objection. A fence along the boundary with No. 31 Little Park Gardens has been added and this, along with soft landscaping, is considered acceptable to mitigate against any noise nuisance that might reasonably be expected to be experienced by that property. In addition, the proposed parking layout has been rearranged to reduce the width of the vehicular access and to provide more greenery with a Silver Birch tree to mitigate for the amenity lost by the felling of the former Sweet Chestnut tree.

7.7 It has also been agreed that none of the future occupiers of the development will be permitted to apply for a permit or the Enfield Town Controlled Parking Zone and so the proposal would have no impacts on parking pressures in the area.

- 7.8 The proposed height, design and materials of the proposed dwellings are considered acceptable in accordance with the development plan for the reasons set out in the Heritage, Character and Design section of the Analysis, below.

Further Public Consultation

- 7.9 Following these changes, a further public consultation was carried out and letters were sent to all neighbouring properties again on 29.04.2022 with a reply-by date of 13.05.2022. This resulted in a further four (4) objections to the proposal. These four objections, some of which are repeated objections from the initial public consultation, are summarised as follows:

Objection 1 (by post)

Concerned that there are only four car parking spaces proposed for the five dwellings and that this will result in on street parking pressures. On-street parking pressures in Enfield Town are already so great that they cause inconvenience for local residents.

Objection 2

Concerned about potential noise impact on occupiers of No. 31 Little Park Gardens due to one of the proposed rear gardens going right up to the wall of this neighbouring property. Proposes condition securing mitigation for this through a condition on grant of planning permission. Subsidiary concern about ongoing maintenance of this boundary wall.

Objection 3

Concerned about potential noise impact on occupiers of No. 31 Little Park Gardens due to one of the proposed rear gardens going right up to the wall of this neighbouring property. Proposes condition securing mitigation for this through a condition on grant of planning permission.

Objection 4

Concerned about additional on-street parking pressures as a result of the proposed dwellinghouses. Suggests creating more on-street parking by reducing business parking bays and allowing residents' parking permit holders to park in public car park on Little Park Gardens.

- 7.10 A key theme across these objections is the perceived increased parking pressure resulting from the provision of four off-street parking spaces rather than the five originally submitted. In response, it must be stressed that, as set out in the Transport, Access and Parking section of the Analysis, the proposal will only receive planning permission once a legal agreement has been completed preventing future occupiers of the proposed dwellinghouses from obtaining permits to park in the Enfield Town CPZ. This will mean that the proposal will not increase on-street parking pressures in the vicinity.

- 7.11 The noise impact on No. 31 Little Park Gardens is considered by officers to be appropriately mitigated by the proposed landscaping, as now proposed. However, the occupier of No. 31 does not consider this sufficient and has requested that a condition be added to the grant of any planning permission securing that either a wall or soundproof fence is erected along the boundary of the site with No. 31 Little Park Gardens as a part of this development. There is no objection to this and a condition is recommended to address this point.

Statutory and non-statutory consultees

Thames Water

- 7.12 No comment.

Estate Renewal

- 7.13 No comment.

Transportation

- 7.14 Transportation raise no objection to the revised schemes. An objection was initially raised to the provision of 5 off-street car parking spaces, which exceeded London Plan standards, and that the proposed width of crossover on to Chapel Street was excessively wide. The concerns raised are addressed by the S106 required to prevent future residents from applying for permits for the Enfield Town CPZ and an agreed condition requiring secure cycle parking. The revised proposal also reduced the width of crossover onto Chapel Street to only 4.8 metres, in accordance with transport policy, and reduced the number of car parking spaces to 4. While this is still contrary to policy it is line with that agreed previously . The proposal is now considered to have overcome this objection.

Historic England G.L.A.S.S.

- 7.15 No objection is raised to revised proposal. The site lies in an Area of Archaeological Interest and GLAAS request a condition must be attached to planning permission securing archaeological investigations are carried out and reported appropriately.

Enfield Town Conservation Area Group

- 7.16 Concerns are raised regarding the impact of the development on the occupiers of No. 31 Little Park Gardens. In addition, there is concern that the loss of greensward for car parking is not appropriate in a conservation area. (These comments were received in respect of the proposal as submitted, not the revised proposal.)

Tree Officer

- 7.17 No objection to revised proposal subject to condition securing planting and maintenance of a silver birch tree to north of the site to mitigate for destroyed sweet chestnut tree.

SuDS

- 7.18 The Suds Team raise no objection. The revised drainage strategy is policy compliant. Details about finished floor level and a Flood Management and Evacuation Plan still need to be provided and it is considered that these extra details could be secured through a condition.

Environmental Health

- 7.19 No objection is raised subject to conditions securing contamination investigations and mitigation measures controlling dust and machine emissions.

Education

7.20 No comment.

8. Relevant Policy

8.1 Section 70(2) of the Town and Country Planning Act 1990 requires the Committee have regard to the provisions of the development plan so far as material to the application: and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise.

National Planning Policy Framework 2021

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

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

(d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date (8), granting permission unless:

(i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed (7); or

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

8.3 Footnote (8) referenced here advises “This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a 5 year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 74); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous 3 years.”

8.4 In the three years to 2021 Enfield only met 67% of its housing requirement and this means we now fall into the “presumption in favour of sustainable development” category.

8.5 This is referred to as the “tilted balance” and the National Planning Policy Framework (NPPF) states that for decision-taking this means granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole – which also includes the Development Plan. Under the NPPF paragraph 11(d) the most important development plan policies for the application are deemed to be ‘out of date’. However, the fact that a policy is considered out of date does not mean it can be disregarded, but it means that less weight can be applied to it, and applications for new homes should be considered with more weight (tilted) by planning committee. The level of weight given is a matter of planning judgement and the statutory test continues to apply, that the decision should be, as section 38(6) of the Planning and Compulsory

Purchase Act 2004 requires, in accordance with the development plan unless material considerations indicate otherwise.

The London Plan 2021

- 8.6 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 |
| GG3 | Creating a Healthy City |
| GG4 | Delivering the Homes Londoners Need |
| GG6 | Increasing Efficiency and Resilience |
| Policy D3 | Optimising Site Capacity through the Design-Led Approach |
| Policy D4 | Delivering Good Design |
| Policy D5 | Inclusive Design |
| Policy D6 | Housing Quality and Standards |
| Policy D7 | Accessible Housing |
| Policy D11 | Safety, Security and Resilience to Emergency |
| Policy D12 | Fire Safety |
| Policy H1 | Increasing Housing Supply |
| Policy H2 | Small Sites |
| Policy H10 | Housing Size Mix |
| Policy HC1 | Heritage Conservation and Growth |
| Policy G6 | Biodiversity and Access to Nature |
| Policy G7 | Trees and Woodlands |
| Policy SI 1 | Improving Air Quality |
| Policy SI 2 | Minimising Greenhouse Gas Emissions |
| Policy SI 4 | Managing Heat Risk |
| Policy SI 5 | Water Infrastructure |
| Policy SI 12 | Flood Risk Management |
| Policy SI 13 | Sustainable Drainage |
| Policy T1 | Strategic Approach to Transport |
| Policy T2 | Healthy Streets |
| Policy T4 | Assessing and Mitigating Transport Impacts |
| Policy T5 | Cycling |
| Policy T6 | Car Parking |
| Policy T6.1 | Residential Parking |
| Policy T7 | Deliveries, Servicing and Construction |

Local Plan - Overview

- 8.7 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

- 8.8 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 1 | Strategic Growth Areas |
| CP 2 | Housing Supply and Locations for New Homes |
| CP 4 | Housing Quality |
| CP 5 | Housing Types |
| CP 9 | Supporting Community Cohesion |
| CP 20 | Sustainable Energy Use and Energy Infrastructure |
| CP 21 | Delivering Sustainable Water Supply, Drainage and Sewerage Infrastructure |
| CP 22 | Delivering Sustainable Waste Management |
| CP 24 | The Road Network |
| CP 25 | Pedestrians and Cyclists |
| CP 26 | Public Transport |
| CP 28 | Managing Flood Risk Through Development |
| CP 30 | Maintaining and Improving the Quality of the Built and Open Environment |
| CP 31 | Built and Landscape Heritage |
| CP 32 | Pollution |
| CP 36 | Biodiversity |
| CP 42 | Enfield Town |

Development Management Document

- 8.9 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:

| | |
|--------|---|
| 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 |
| DMD 10 | Distancing |
| DMD 37 | Achieving High Quality Design-Led Development |
| DMD 38 | Design Process |
| DMD 44 | Preserving and Enhancing Heritage Assets |
| DMD 45 | Parking Standards |
| DMD 47 | New Roads, Access 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 |
| DMD 57 | Responsible Sourcing of Materials |
| DMD 58 | Water Efficiency |
| DMD 59 | Avoiding and Reducing Flood Risk |

| | |
|--------|---------------------------------------|
| DMD 60 | Assessing Flood Risk |
| DMD 61 | Managing Surface Water |
| DMD 62 | Flood Control and Mitigation Measures |
| DMD 65 | Air Quality |
| DMD 68 | Noise |
| DMD 69 | Light Pollution |
| DMD 70 | Water Quality |
| DMD 79 | Ecological Enhancements |
| DMD 80 | Trees on Development Sites |
| DMD 81 | Landscaping |

Enfield Town Framework Masterplan 2018

8.10 Site 15 – Chapel Street / Little Park Gardens

Key principles and land uses

- This small site falls within the Enfield Town Conservation Area and has most recently been used as a private car park.
- The Conservation Area Management Proposal advocated redevelopment of small car parks in order to recover the historic urban grain and sense of enclosure of these areas.
- The site is considered suitable for housing development.

Other Material Considerations

- 8.11 National Planning Practice Guidance
 Mayor of London's London Plan Guidance and Supplementary Planning Guidance
 Enfield Community Infrastructure Levy Charging Schedule 2016
 Enfield Town Conservation Area Character Appraisal 2015
 Enfield Town Conservation Area Management Proposals 2015

9. Analysis

9.1 The Planning and Compulsory Purchase Act 2004 and the Town and Country Planning Act 1990 require that planning decisions are taken in accordance with the Development Plan unless material considerations indicate otherwise.

9.2 The main planning issues to consider are as follows:

- Principle of Development (including Housing Mix)
- Heritage, Character and Design (including Archaeology, Trees and Landscaping)
- Quality of Accommodation and Amenity Space
- Neighbouring Residential Amenity
- Transport, Access and Parking
- Biodiversity
- Minimising Greenhouse Gas Emissions
- Flood Risk and Drainage
- Water Efficiency
- Air Quality and Contamination
- Community Infrastructure Levy

Principle of Development

- 9.3 Para 120 (Chapter 11 - Making efficient use of land) of the of the NPPF (2021) expects councils to promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively
- 9.4 It is considered the proposal is consistent with this objective and the redevelopment of the site for residential purposes accords with the broader NPPF and the Local Development Plan. London Plan Policies H1 and H2 encourage the delivery of new housing in areas within 800 metres of a town centre boundary, with PTAL's of greater than 3, on car parks and surplus public sector owned land as well as on small sites in general, all of which apply to the subject site. The site is also allocated for residential redevelopment in the Enfield Town Framework Masterplan 2018.
- 9.5 It is therefore considered this site is in principle, suitable for residential redevelopment given the residential character of the area and moreover, this principle is not contrary to its location within the Enfield Town Conservation Area, subject to compliance with detailed policy criteria. A further significant material consideration is the similarity to the scheme under ref: 17/02767/FUL which was held to be acceptable. This establishes the acceptability of a quantum and form of development but the development now proposed must also be judged on its own merits and assessed in relation to material considerations, notwithstanding these material factors.

Housing Need

- 9.6 The London Plan (2021) sets a target for the provision of 52,287 new homes each year. In addition, the London Plan identifies a need for a minimum of 1,246 dwellings per year to be delivered over the next 10-years in the Borough. Whilst Enfield's 2019 Housing Action Plan recognises that the construction of more affordable high-quality homes is a clear priority, only 51% of approvals in the Borough have been delivered over the previous 3-years.
- 9.7 Enfield's Housing and Growth Strategy (2020) was considered by Cabinet in January 2020 and approved at February's Council meeting (2020) and sets out the Council's ambition to deliver adopted London Plan and Core Strategy plus ambitious draft London Plan targets.
- 9.8 Policy H1 (Increasing housing supply) of the London Plan (2021) seeks to optimise the potential for housing delivery on all suitable and available brownfield sites especially on the sources of capacity including but not limited to small sites as identified in Policy H2 of the London Plan (2021).
- 9.9 The application site accords with Policy H1 identified need for housing and is appropriate for development for residential housing schemes.
- 9.10 Policy H10 (Housing Size / Mix) of the London Plan (2021) and Policy CP5 of the Core Strategy (2010) seeks to ensure that new developments offer a range of housing sizes to meet housing needs. The development would provide five family-sized (3 bedroom) dwellinghouses, addressing a need identified in the Local Housing Needs Assessment (2020).
- 9.11 Policy CP5 of the Core Strategy (2010) seeks to ensure that new developments offer a range of housing sizes to meet housing needs but does recognise that it may not be necessary to conform to the overall mix on each individual site, as the mix could be

achieved within the timescale of the adopted development plan across a range of sites. Policy DMD 3 of the Development Management Document (2014) seeks schemes to contribute to meeting the targets in the policy, by providing a mix of different sized 'homes', including 'family sized accommodation.

- 9.12 In this instance, the proposal would provide 5 family sized homes which would contribute towards the Boroughs housing targets. No affordable housing is required because the number of units proposed is under the relevant threshold of 10 dwellinghouses.

Design and Character

- 9.13 London plan policy London Plan Policy D1 has regard to local character and states in its overall strategic aim that development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. Policy D8 of the London plan outlines a similar aim and seeks for proposals in public places to be secure and easy to understand and maintain. Policy D4 of the London Plan sets out regional requirements in regard to architecture and states that development should incorporate the highest quality materials and design appropriate to its context.
- 9.14 In terms of design, Core Strategy Policy 30 requires all developments to be high quality and design led, having special regard to their context. Meanwhile 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.
- 9.15 Policy D3 of the London Plan (2021) expects "all development must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site. The design-led approach requires consideration of design options to determine the most appropriate form of development that responds to a site's context and capacity for growth, and existing and planned supporting infrastructure capacity".
- 9.16 Policy DMD 8 (General Standards for New Residential Development) expects development to be appropriately located taking into account the nature of the surrounding area and land uses, access to local amenities, and any proposed mitigation measures and be an appropriate scale, bulk and massing while DMD 6 supports development where the scale and form of development is appropriate to the existing patten of development or character.
- 9.17 In general terms, although there is more detailed assessment in the following Heritage section of this Analysis, it is considered the two storey form of the development notwithstanding the presence of single storey properties in proximity to the development, to be in keeping with the prevailing two storey semi-detached form of prooerties on Little Park Gardens.

Heritage

- 9.18 The development is located within the Enfield Town Conservation Area and this is the principal heritage consideration. The site is also located in the Enfield Town Archaeological Priority Area. The nearest statutorily and locally listed buildings are,

given the scale of the proposal, too distant from the subject site to be impacted by the proposal in any way.

Relevant Policy and Legislation

- 9.19 In respect of conservation area, the Planning (Listed Buildings and Conservation Areas) Act (The Act) 1990 require that all planning decisions 'should have special regard to the desirability of preserving or enhancing the character or appearance of that area. If harm is identified, it should be given considerable importance and weight in any planning balance in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Chapter 16 of the NPPF (Para 194) states that local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. It also encourages LPAs to take account of a non-designated heritage asset in determining the application. In weighing applications that affect, directly or indirectly, non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm.
- 9.20 The NPPF also states that when considering the impact of the proposal on the significance of a designated heritage asset, great weight should be given to the asset's conservation and the more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Significance is the value of the heritage asset because of its heritage interest, which may be archaeological, architectural, artistic or historic, and may derive from a heritage asset's physical presence or its setting.
- 9.21 Para 197 of the NPPF also states:
- "In determining applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness".
- 9.22 Furthermore, Para 199 states:
- "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance".
- 9.23 London Plan Policy HC1 'Heritage conservation and growth' states that development should conserve heritage assets and avoid harm, which also applies to non-designated heritage assets. Furthermore, Enfield Core Policy 31 (Built and Landscape Heritage) requires that special regard be had to the impacts of development on heritage assets and their settings, Enfield Core Policy 30 supports high quality and design-led public realm. DMD 44 (Preserving and Enhancing Heritage Assets) requires that developments should conserve and enhance the special interest, significance or setting of and heritage asset while DMD 37

(Achieving High Quality and Design-Led Development) requires that Development must be suitable for its intended function and improve an area through responding to the local character, clearly distinguishing public and private spaces, and a variety of choice. Making Enfield: Enfield Heritage Strategy 2019-2024 SPD (2019) is also relevant.

Heritage Context and Assessment

- 9.24 The site comprises a vacant car park at the junction between Little Park Gardens and Chapel Street, together with a small area of greensward. It is located within the Enfield Town Conservation Area, within the setting of several dwellings that are cited as making a positive contribution to the special character and appearance of the area. These are considered to represent non-designated heritage assets.
- 9.25 The Character Appraisal states *“This small residential area, which includes the Little Park Gardens car park with its imposing mature tree, the redundant car park opposite awaiting development [the subject site], the grammar school playground and the bus station, was built in the late 19th and early 20th century in the former grounds of Little Park, purchased by the Council in 1888. There are well-built semi-detached houses with arched porches, and some detached villas from the late 1880s, no. 3 (The Hollies) being a good example.”*
- 9.26 The existing, disused car park which is surrounded by hoardings, detracts from the character and appearance of the Conservation Area. The Conservation Area Management Proposal advocates redevelopment of small car parks in order to recover the historic urban grain and sense of enclosure of these areas. The proposed development would achieve this, by creating a strong frontage to Little Park Gardens. The proposal would present a flank elevation to Chapel Street; however this would not cause an overbearing blankness as perceived from Chapel Street due to the proposed brick detailing. A low wall would form the boundary treatment to the Chapel Street frontage, consistent with the enclosure of many of the properties in the immediate area, with a higher wall to enclose the rear amenity area of the easternmost new dwellinghouse. The parking area to the rear would slightly interrupt the overall enclosure of the site, but the car parking area is necessary to serve the family housing proposed.
- 9.27 The proposal’s form, scale and rhythm would complement the form scale and rhythm of the surrounding development and it would deliver a wider enhancement to the Conservation Area through the creation of a strong frontage to Little Park Gardens and the redevelopment of the unsightly existing car park.
- 9.28 The Heritage Officer following revisions to the schemes, has concluded there is no harm to the character and appearance of the conservation area.
- 9.29 The revisions made to the design of the proposal that have been made in order to overcome the concerns initially raised by the Heritage officer are:
- Rear parking area reduced to four spaces in line with previous proposal, including being enclosed with a low brick wall.
 - Revised bin storage design.
 - Reducing the size of the front gables.
 - Brick detailing being added to the easternmost elevation.
- 9.30 As a result of these revisions and the general conformity of the proposal with its context, the proposal is considered to cause no harm to the character and appearance

of the Enfield Town Conservation Area and is therefore acceptable in terms of its visual impact on all heritage assets.

- 9.31 In terms of comments from local residents, concerns have been raised regarding the use of raised seam zinc rather than clay or slate tiles, as can be seen in most other buildings in the immediate vicinity. However, while it is acknowledged its use provides a more contemporary appearance, it is also considered that raised seam zinc is a more appropriate material for the proposed roof shape, which may be difficult to tile or may appear more awkward and prominent in appearance if tiled. Consequently, it is concluded that since the proposed roof shape ensures the proposal's scale and form are in keeping with its immediate surroundings and no harm is identified resulting from the proposal as revised, the use of raised seam zinc for the roof is acceptable and supported by the Heritage officer.
- 9.32 Given the proposal is a thorough redevelopment and it is located in a conservation area, a condition requiring full details of all external finishing materials is required prior to the commencement of any above ground works on the site and this will be secured by a condition on any grant of planning permission.

Design

- 9.33 The nature of an assessment of the impacts of a development in a conservation area on that conservation area's character and appearance means that whether that development accords with the relevant design policies has mostly already been covered by the heritage assessment.
- 9.34 While design policies such as DMD 37 of the Enfield DMD and D3 and D4 of the London Plan require development respect local character, be of an appropriate scale, form and mass with appropriate materials, as have all already been concluded to be acceptable above, they also require the development to be legible and adaptable and result in ease of movement. The proposal is considered to be legible and to promote ease of movement by virtue of how it would follow the surrounding pattern of development and not disrupt any existing sightlines. The regular shape of the development would make it broadly adaptable too.
- 9.35 Hence the proposal is considered acceptable in terms of the wider design policies as well.

Archaeology

- 9.36 The site is located in the Enfield Town Archaeological Priority Area. A lack of modern development on the site as shown on historic mapping indicates that archaeological survival on the site could be good. Ground reduction for example for new foundations and services associated with the proposed development will have the potential to affect buried archaeological remains.
- 9.37 NPPF paragraph 194 says applicants should provide an archaeological assessment if their development could affect a heritage asset of archaeological interest. Paragraph 205 of the NPPF says that applicants should record the significance of any heritage assets that the development harms. Applicants should also improve knowledge of assets and make this public. NPPF paragraphs 190 and 197 and London Plan Policy HC1 emphasise the positive contributions heritage assets can make to sustainable communities and places. Where appropriate, applicants should therefore also expect to identify enhancement opportunities.
- 9.38 Historic England's Greater London Archaeological Advisory Service have identified the need here to secure archaeological investigations are carried out prior to the

commencement of the development. While the applicant has submitted a Stage 1 Written Scheme of Investigation (WSI), a fully staged pre-commencement condition is required to be attached to any grant of planning permission here in order for the development to be acceptable in terms of its archaeological impacts.

Trees

- 9.39 The unauthorised felling of the former sweet chestnut on the site, which was later determined to be of high enough amenity value to warrant a TPO being served and was at the time only protected by virtue of its location in a conservation area, remains a material consideration in the assessment of this scheme albeit, this action was not the responsibility of the current applicant. However, through this application, it is important to secure the appropriate mitigation.
- 9.40 Although the previous application sought to mitigate for the loss of the sweet chestnut tree through the developer providing a financial contribution for the Council to plant trees of similar amenity value on-street elsewhere in the conservation area , a reassessment of this strategy has been possible and an alternative mitigation for the destroyed tree has been proposed.
- 9.41 This comprises the planting of a mature silver birch in the area of soft landscaping proposed to the north of the car parking area. It is considered by the Tree Officer that this would become a tree of sufficient amenity value to compensate for the lost sweet chestnut. This can be secured by a detailed planning condition, also covering the new tree's maintenance, to be attached to any grant of planning permission .

Landscaping

- 9.42 Policy DMD 81 and Policies D3 and D4 of the London Plan require development to provide high quality landscaping. Landscaping, in the form of new planting, hard and soft external surfaces and means of enclosure (such as walls and fences), forms an integral part of the proposal's character and appearance in its context. The plans show the potential for the site being landscaped to a very high standard that would enhance the conservation area and complement the appearance of the proposed new buildings more generally, as well as add to the greening of the site. However, to ensure this is completed to the highest quality possible, further details of materials and details will need to be secured by condition. A detailed condition requiring a fully detailed landscaping strategy and that the development is carried out in accordance with it will be added to any grant of planning permission .

Quality of Accommodation and Amenity Space

- 9.43 London Policy D6 sets out the London Plan criteria to ensure the delivery of new housing of an adequate standard. The DMD contains several policies which also aim to ensure the delivery of new housing of an adequate quality, namely Policy DMD 8 (General Standards for New Residential Development) and DMD 9 (Amenity Space) and DMD10 (Distancing).
- 9.44 All five houses would have three bedrooms and a maximum occupancy of 5 people, as based on a measurement of their proposed bedroom sizes. As they would be spread across three storeys, they must provide a minimum Gross Internal Area (GIA) of 99 m² each in order to be policy compliant. As each of the new dwellinghouses would provide 125 m² of GIA, including a policy compliant amount of built-in storage, they would all meet this requirement. The internal spaces would all be flexible and functional with adequate daylight and sunlight. They would also not be unduly overlooked by any surrounding developments. Consequently, the internal spaces

offered by the proposal are considered to offer a high quality of accommodation that is wholly policy compliant.

- 9.45 The rear gardens, offering each house their own private amenity space, would vary in size from 28 m² to 85 m², with the smallest belonging to the easternmost two of the new houses and the largest to the westernmost. Their average area would be greater than 50 m². DMD 9 (Amenity Space) sets out the local standards for private amenity space for new houses in the borough. The smallest two gardens would be slightly smaller than the minimum 29 m² required by Policy DMD 9 for 3b5p dwellinghouses, however this is considered acceptable given the constraints of the site and the space required to provide off street car parking and also to allow space for the new silver birch tree. The proposed average garden size is well above the required 44 m². None of the proposed gardens would be unduly overlooked and they would all receive adequate light. Hence, on balance, and giving weight to the tilted balance and the presumption in favour of granting planning permission for sustainable development, the deficiency in amenity space is not considered to outweigh the broader benefits of delivering new homes associated with this development
- 9.46 Policy D7 (accessible housing) of the London Plan requires that all new dwellings meet optional requirement M4(2) 'accessible and adaptable dwellings' of the Building Regulations. There is no reason all five dwellings could not meet this requirement. Hence, that the development complies with this requirement will be secured by a condition on any grant of planning permission here.

Neighbouring Residential Amenity

- 9.47 The site adjoins the curtilage of two single storey dwellinghouses to its north and west (No. 10 Chapel Street and No. 31 Little Park Gardens respectfully). London Plan Policy D3 sets out that buildings should not cause unacceptable harm to residential amenity, having regard to privacy and outlook and should provide sufficient daylight and sunlight to the new as well as surrounding housing. Policies DMD 6 and DMD 8 seek to ensure that residential developments do not prejudice the amenities enjoyed by the occupiers of neighbouring residential properties in terms of privacy, outlook, noise and disturbance.
- 9.48 Policy DMD 10 also seeks to ensure that minimum separation distances are maintained between dwellings to safeguard residential amenity. The proposed development would achieve a minimum separation distance of approximately 16 m, which is below the recommended separation of 25 metres. The purpose of the policy to ensure new development does not result in undue overlooking and loss of privacy for existing neighbours. In this instance, despite the proximity of the development, it is considered the site circumstances support the flexibility in the application of this policy and it is considered, the development would not give rise to undue overlooking of No.10 or a loss of privacy for the occupiers.
- 9.49 No.10 Chapel Street has been extended to the rear bringing the property in very close proximity to the existing boundary wall that encloses the site. This wall is approximately 3 m in height. Given this, the line of sight from the upper floor windows would be to the roof of the extension rather than the rear facing windows. Again, the distance of the proposed development from No.10 Chapel Street, means that there would be no undue loss of light or outlook as perceived from that neighbouring property.
- 9.50 No. 31 Little Park Gardens is also a single storey dwelling and is located to the west of the application site. The rear wall of this property forms the boundary with the application site. There are no windows in the rear wall itself, but the property has four

rooflights in the rear roof pitch provide natural light and ventilation to the rooms within. The proposed development is positioned between 3.5 and 5m from the boundary with No.31. Given the orientation and height of the proposal with respect to No. 31, the proposal would not cause a material loss of sunlight or daylight to this property.

- 9.51 The proposed development does include the provision of one window in the flank elevation of the house nearest No.31 Little Park Gardens. This window would be at loft level and would serve a stairwell. As a result, this window would not be able to provide a vantage point from which to overlook No. 31 in any meaningful way. Nevertheless, a condition is recommended requiring this window be obscure glazed and fixed shut, in order to secure that the privacy of the occupiers of No. 31 is maintained.
- 9.52 Noise and disturbance incident upon the occupiers at No. 31 will also need to be secured through a condition requiring that a wall or soundproof fence is installed on the boundary of the subject site with No. 31 prior to the first occupation of the development, as otherwise the rear wall of No. 31 would form the boundary which might result in undue noise and disturbance resulting from the use of the rear garden of the westernmost of the proposed new houses.

Transport, Access and Parking

- 9.53 London Plan Policy T1 sets a strategic target of 80% of all trips in London to be by foot, cycle or public transport by 2041 (75% in Outer London) and requires all development to make the most effective use of land. Policy T5 encourages cycling and sets out cycle parking standards. Policies T6 and T6.1 to T6.5 set out car parking standards. Policy DMD 45 makes clear that the Council aims to minimise car parking and to promote sustainable transport options.

Car Parking

- 9.54 London Plan Policy T6.1 requires that all residential development in areas with a PTAL of 5 or greater be 'car free'. The subject site Has a PTAL of 5 and is located in the Enfield Town Controlled Parking Zone. Hence the proposal should be car-free. The proposal would provide four off-street parking spaces, contrary to this policy requirement. However, it is considered this non-compliance can be permitted in this instance on the basis that four parking spaces were resolved to be granted under the previous application (ref. 17/02767/FUL) and the provision of this number of family sized dwellinghouses may not be feasible without some parking provision given the number of houses in the immediate surroundings that benefit from some off-street parking.
- 9.55 None of the future occupiers of the dwellings will be able to apply for parking permits for the Enfield Town CPZ. This will be secured through a Legal Agreement before any planning permission is granted. This will have the effect of ensuring parking pressure is not exacerbated in the area as well as ensuring future occupiers are encouraged to use alternative and more sustainable modes of transport.
- 9.56 The proposed vehicular access to the off street parking spaces would be less than 4.8 metres wide and there is space for all vehicles to manoeuvre and exit the site in forward gear, ensuring no heightening of highway danger as a result of the new vehicular access. It would therefore comply with Policy DMD 46 (Vehicle Crossovers).
- 9.57 The pedestrian routes across and access to the site are considered to be legible and accessible in accordance with local policy DMD 47 (Access and Servicing) and Policies T1 and T2 of the London Plan.

Cycle Parking

- 9.58 Policy T5 of the London Plan sets out cycle parking requirements. In accordance with this policy each new house should provide two long stay cycle parking spaces. The proposal would provide a small shed in the rear garden which is capable of providing this amount of cycle parking. The details of how these structures will be used to provide secure cycle parking still needs to be provided but can be secured by a condition. With such a condition, the proposal would accord with Policy T5.

Refuse and Recycling

- 9.59 Refuse and recycling storage is shown to the front of the proposed dwellings, facing Little Park Gardens and would easily facilitate kerbside collection. That the refuse facilities are installed prior to occupation will be secured by a condition on any grant of planning permission.

Conclusion on Transport, Access and Parking

- 9.60 Overall the proposed approach to access, parking and servicing is acceptable. This is subject to the conditions outlined above and a S106 legal agreement securing that the future occupiers of the new houses cannot apply for a parking permit within the Enfield Town Controlled Parking Zone.

Biodiversity

- 9.61 Trees and landscaping can have positive impacts in terms of biodiversity. These matters are assessed above in the Heritage, Character and Design of this assessment as trees and landscaping are very much key to securing a high quality amenity and appearance for the development, although their biodiversity benefits are not forgotten in this assessment.
- 9.62 Policy G6 of the London Plan and DMD 79 of the Enfield DMD expects new development to provide a biodiversity net gain and provide onsite ecological enhancements. The proposed development given the lawful use of the site as car park, delivers on site ecological enhancements which will be secured through a condition on the grant of any planning permission. This condition will require that the type and location of these ecological enhancements will be chosen under the supervision of a suitable qualified ecologist. With such a condition attached, it is considered the development as a whole would result in a biodiversity net gain, especially given the development would also introduce soft landscaping to areas that are currently paved for car parking.

Minimising Greenhouse Gas Emissions

- 9.63 Policy DMD 51 requires that all development demonstrates how it will minimise energy related greenhouse gas emissions in accordance with the energy hierarchy. This policy also requires that minor residential development, such as the proposal, seeks to achieve a 35% improvement in greenhouse gas emissions on the baseline for the development set out in Part L of the Building Regulations.
- 9.64 In this instance, it is proposed that this information can be reserved by a condition securing the submission of an Energy Statement prior to the commencement of above ground works on the new dwellings. This is because the target for minor development is aspirational and not fixed. Furthermore, due to the visual sensitivities of the development being in a conservation area, the previous application on the site showed

that reductions in target emissions could be achieved through fabric efficiencies alone without an overreliance on renewable technologies in this development,

Flood Risk and Drainage

- 9.65 The site is subject to a high risk of surface water flooding, as identified in the borough's Strategic Flood Risk Assessment and concerns have been raised by the Watercourses team. A Site Specific Flood Risk Assessment has been submitted for this application. Policy SI 12 of the London Plan and Policy DMD 62 of the Enfield DMD require that development minimises flood risk to future occupiers through design measures. The Lead Local Flood Authority (LLFA) advises that the proposed development still needs to clarify how it would be resilient to flooding in a number of ways. In particular that finished floor level (FFL) will be at least 100 mm above the 1 in 100 year surface water flood depth at the site including the FFL of the ground floor bedrooms together with a flood management and evacuation plan, all need to be confirmed. Discussions have taken place with the Applicant and it currently felt, the necessary clarification is being provided. As a result, an update will be provided at the meeting and any additional detail will be able to be secured condition.
- 9.56 Policy SI 13 of the London Plan and DMD 61 of the Enfield DMD require that all development maximises the use of sustainable drainage systems and seek to achieve greenfield run-off rates by managing surface water as close to its source as possible in accordance with the drainage hierarchy. A drainage strategy has been submitted alongside the proposal and this has met the approval of the LLFA. There have been slight rearrangements to the site layout subsequent to this most recent Drainage Strategy and so for completeness, a revised Drainage Strategy will be secured by a prior to above ground works condition on the grant of any planning permission here to ensure the implemented Drainage Strategy accords with the landscaping plan to be approved as well.

Water Efficiency

- 9.57. Policy SI 5 of the London Plan 2021 and DMD 58 of the Enfield DMD require that development should be designed so that mains water consumption would meet a target of 105 litres or less per head per day, excluding an allowance of 5 litres per head for external water use. This reflects the optional requirement set out in Part G of the Building Regulations. This will be secured through a prior to occupation condition on the planning permission.

Air Quality & Contamination

- 9.58 The whole of London is a low emission zone for non-road mobile machinery. Therefore, per Policy SI 1 of the London Plan and in order to reduce the impact on air quality during demolition and construction the non-road mobile machinery used in the works will be required by a condition to comply with the best practice set out in the Mayor of London's Supplementary Planning Guidance (The Control of Dust and Emissions During Construction and Demolition Supplementary Planning Guidance, Mayor of London, 2014) and register the non-road mobile machinery with the Mayor.
- 9.59 The site may have ground contamination that poses a risk to human health and for this reason an investigation of any potential contamination will need to be provided before the development commences. With conditions on the grant of planning permission securing these investigations are carried out and any remediation takes place, the development would be in accordance with policy DMD 66 (Land Contamination).

10. Section 106 Agreement and Planning Obligations:

10.1 In order to render the development acceptable, it is considered a legal agreement is required to secure the following mitigation and / or controls

i) exclusion of future occupiers from obtaining permits to park in CPZ

ii) Considerate Constructors Scheme.

iii) LBE Management monitoring fee

11. Community Infrastructure Levy (CIL)

11.1 Both Enfield CIL and the Mayor of London CIL (MCIL) would be payable on this scheme to support the development of appropriate infrastructure. The expected CIL contribution will be reported at the meeting.

11.2 A formal determination of the CIL liability would be made when a Liability Notice is issued should this application be approved.

12. Public Sector Equality Duty

12.1 Under the Public Sector Equalities Duty, an equalities impact assessment has been undertaken. It is considered the proposal would not disadvantage people who share one of the different nine protected characteristics as defined by the Equality Act 2010 compared to those who do not have those characteristics.

13. Conclusion

13.1 The starting point for the determination of any planning application is the development plan. Paragraph 11(d) of the NPPF states that planning permission should be granted unless "the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed".

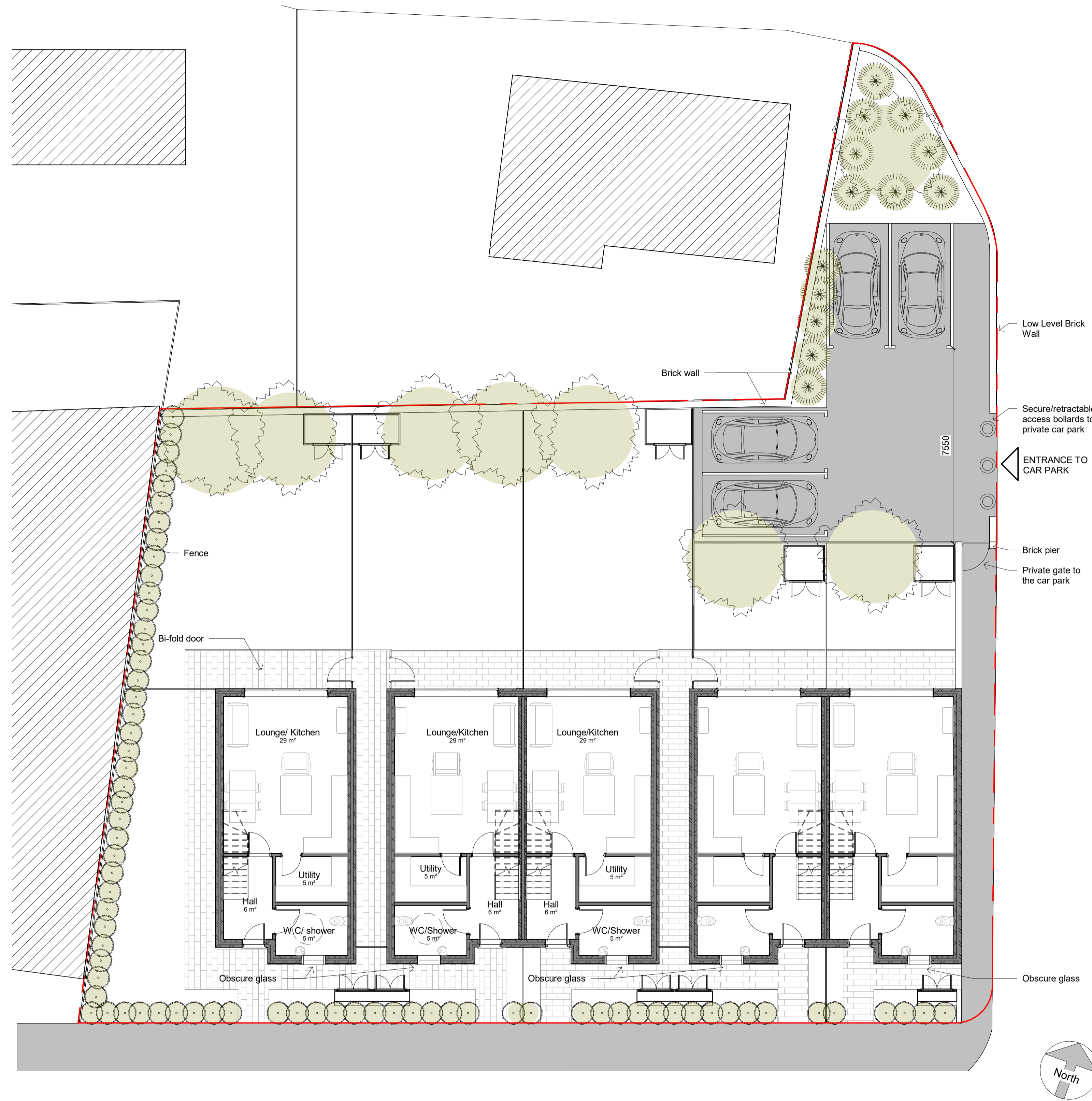
13.2. Members will be aware of the need to deliver more housing in order to meet housing delivery targets. This proposed development would deliver 5 family sized homes, which would help meet the pressing need for family housing within the Borough, and Enfield has an extremely challenging 10-year housing delivery target. In this context, the provision of 5 new family homes weighs heavily in favour of the development.

13.3. It is considered the application proposes a high-quality residential development on existing underutilised, sustainable brownfield land consistent with the objectives of the adopted planning policy and the scheme proposed has followed a design-led approach to site optimisation, as per London Plan Policy D3.

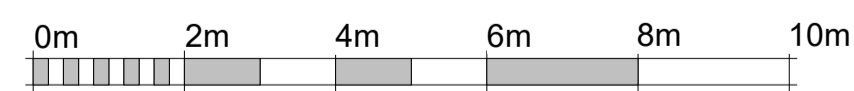
13.4. With new development comes change and some disruption. This design led proposal has sought to minimise the impact on the surrounding properties. Whilst there will be change, it is considered that the proposal would not be detrimental to the amenity of neighbouring residents.

13.5. Overall and taking account of the presumption in favour and the weight to be given to development which provides new family homes, it is concluded that the development for reasons set-out within this report, is acceptable and broadly accords

with the policies of the Development plan where they are material to the development and other relevant material planning considerations including emerging policy. Subject to the appropriate mitigations as set out within the recommended condition schedule, and within the Section 106 Agreement, the application is recommended for approval.



1 Proposed Ground Floor Plan
1 : 100



VISUAL SCALE 1:100 @ A1

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|---|--|------------|----|
| D | Proposed alterations to the landscaping | 15/02/2022 | AA |
| C | Proposed alterations to the landscaping | 05/01/2022 | AA |
| B | Proposed alteration to the car park, landscaping and materiality | 10/12/2021 | AA |
| A | Proposed alterations to landscaping, details and materiality | 03/11/2021 | AA |

| Revision Number | Revision Description | Revision Date | Issued by |
|-----------------|----------------------|---------------|-----------|
| Revision | | | |

Planning

Status:

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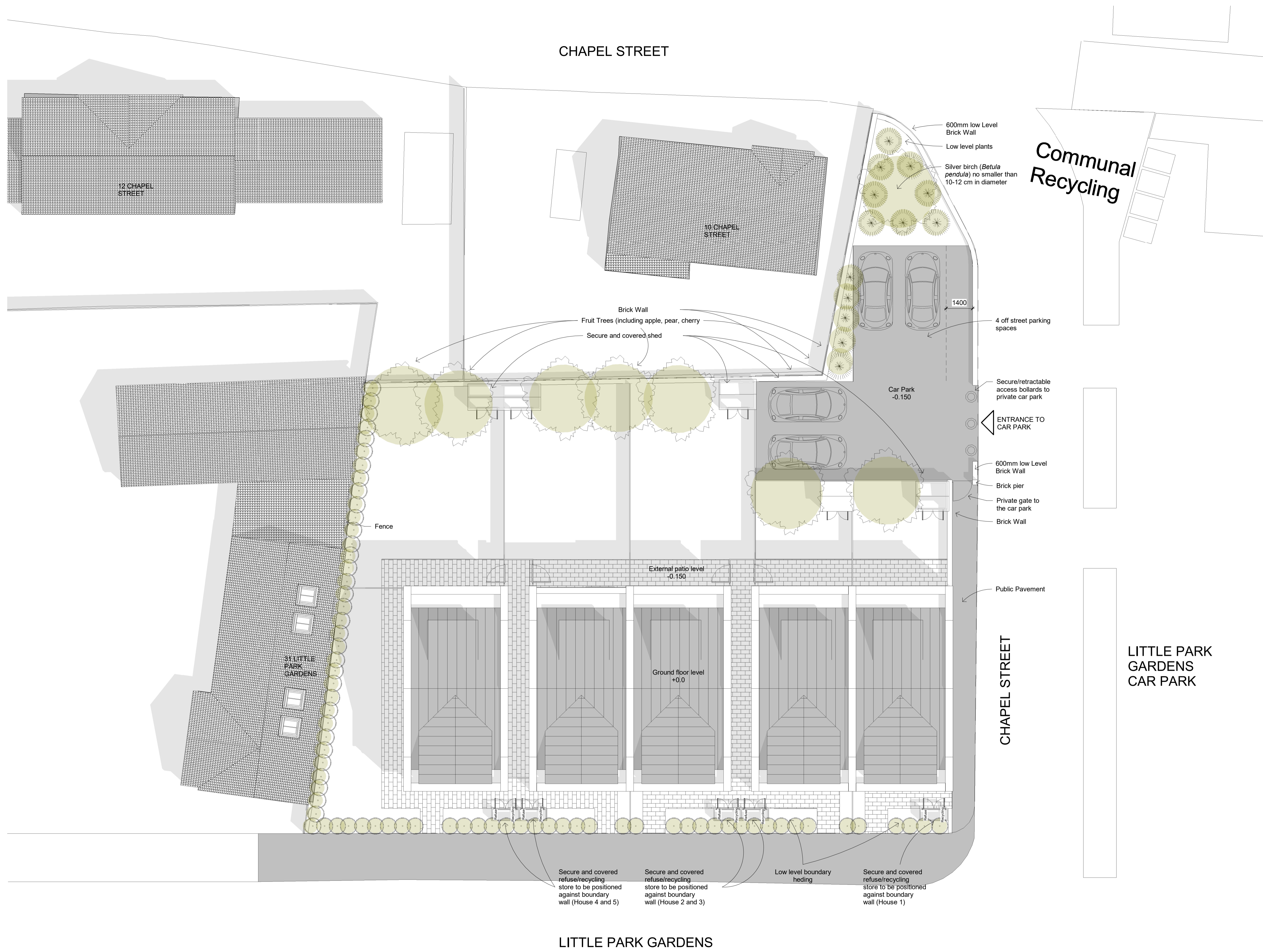
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Project:
Little park garden

Client:
ROJO

Drawing name:
Proposed ground floor

| | | |
|-------------------|----------------|----------|
| Scale: 1 : 100 | Drawing number | Revision |
| Date: February/22 | 2100- 001 | D |
| Drawn by: AA | | |



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|---|--|------------|----|
| D | Proposed alterations to the landscaping | 15/02/2022 | AA |
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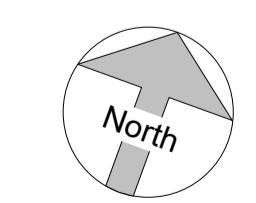
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 Little park garden

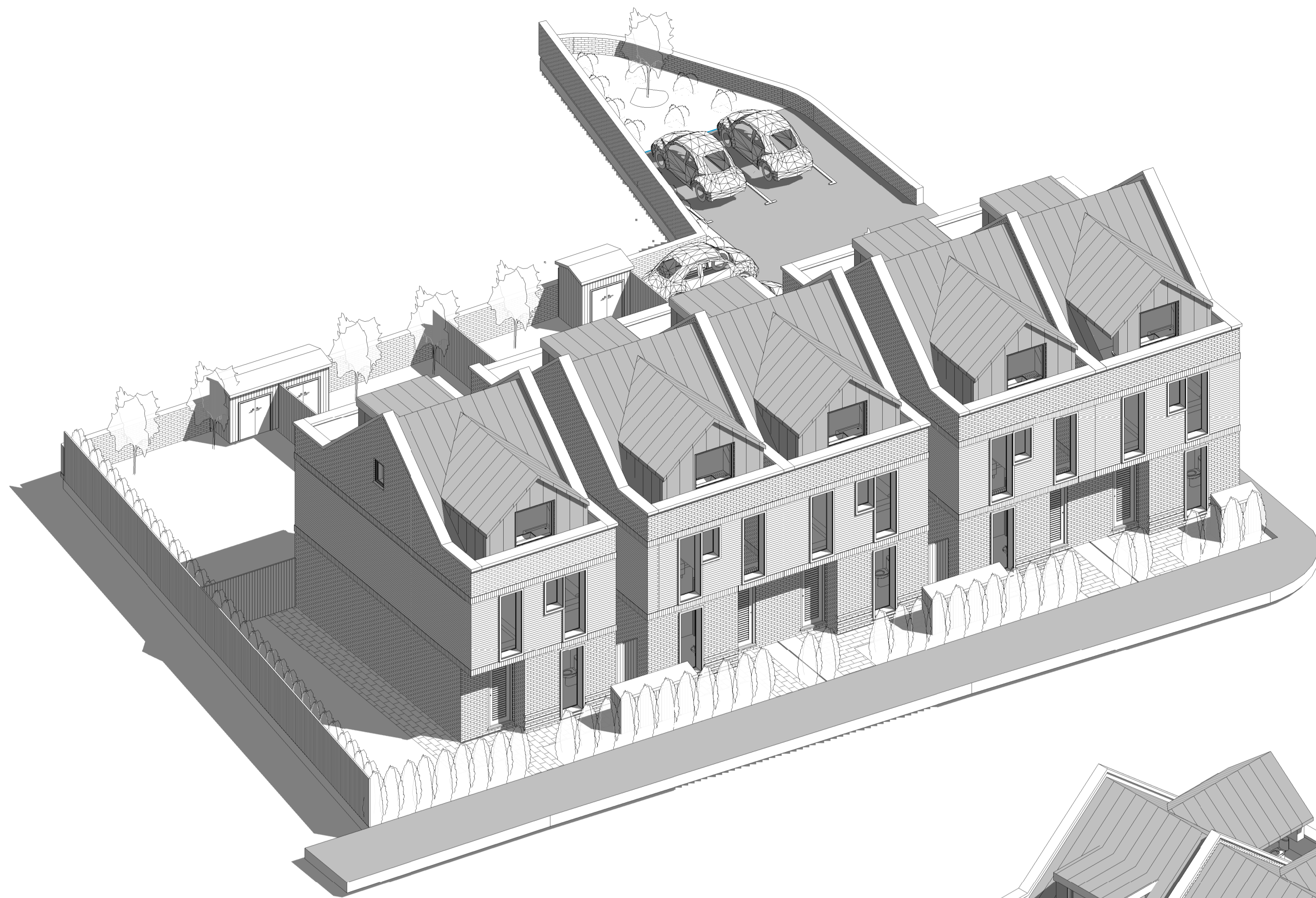
Client:
 ROJO

Drawing name:
 Proposed Site Plan

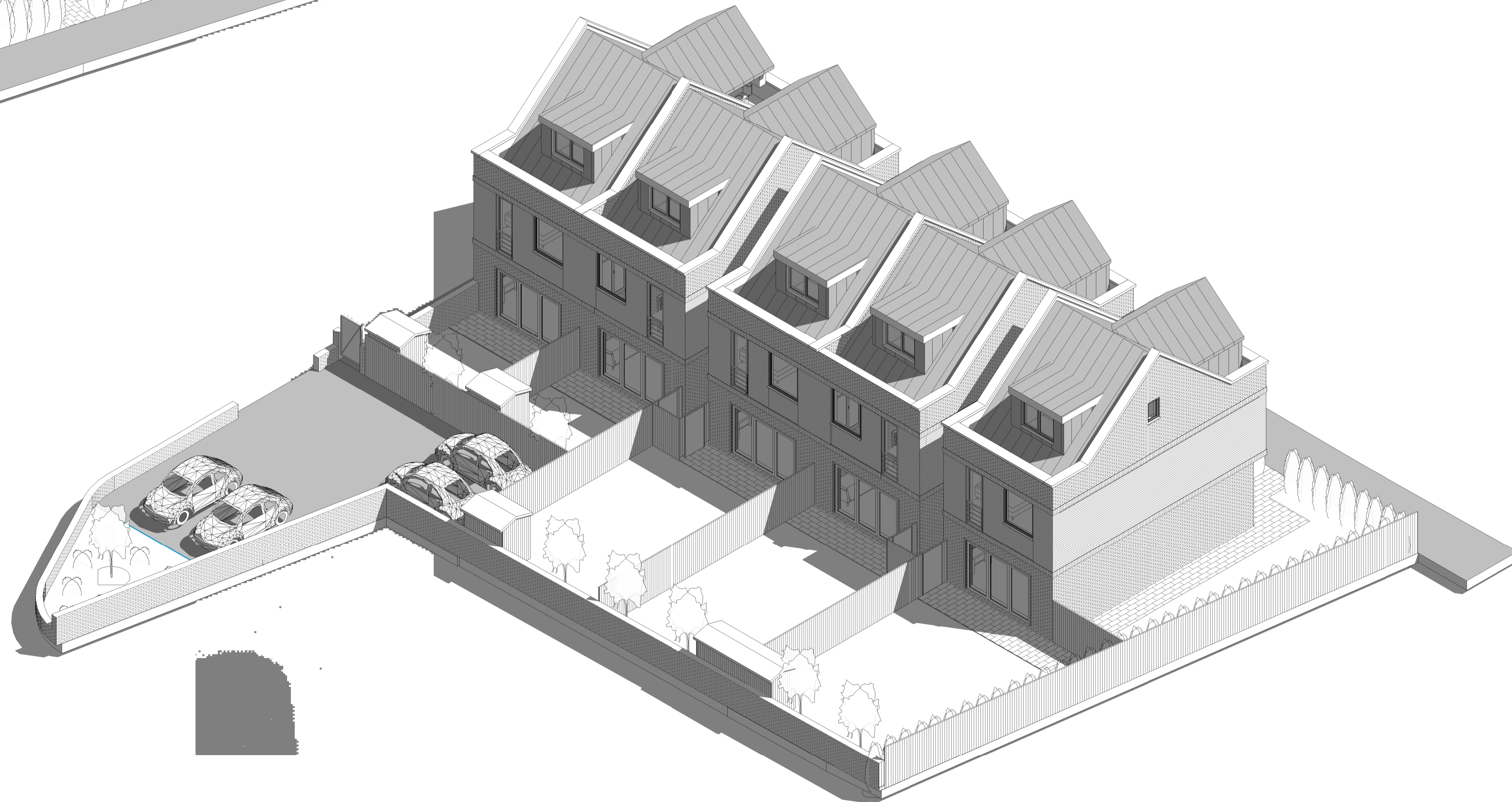
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| Date: February 22 | 2100- 003 | D |
| Drawn by: AA | | |

1 Proposed Site Plan
 1 : 100
 0m 2m 4m 6m 8m 10m
 VISUAL SCALE 1:100 @ A1





1 3D Frontage view



2 3D Rear view

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|---|--|------------|----|
| D | Proposed alterations to the landscaping | 15/02/2022 | AA |
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| Revision | | | |

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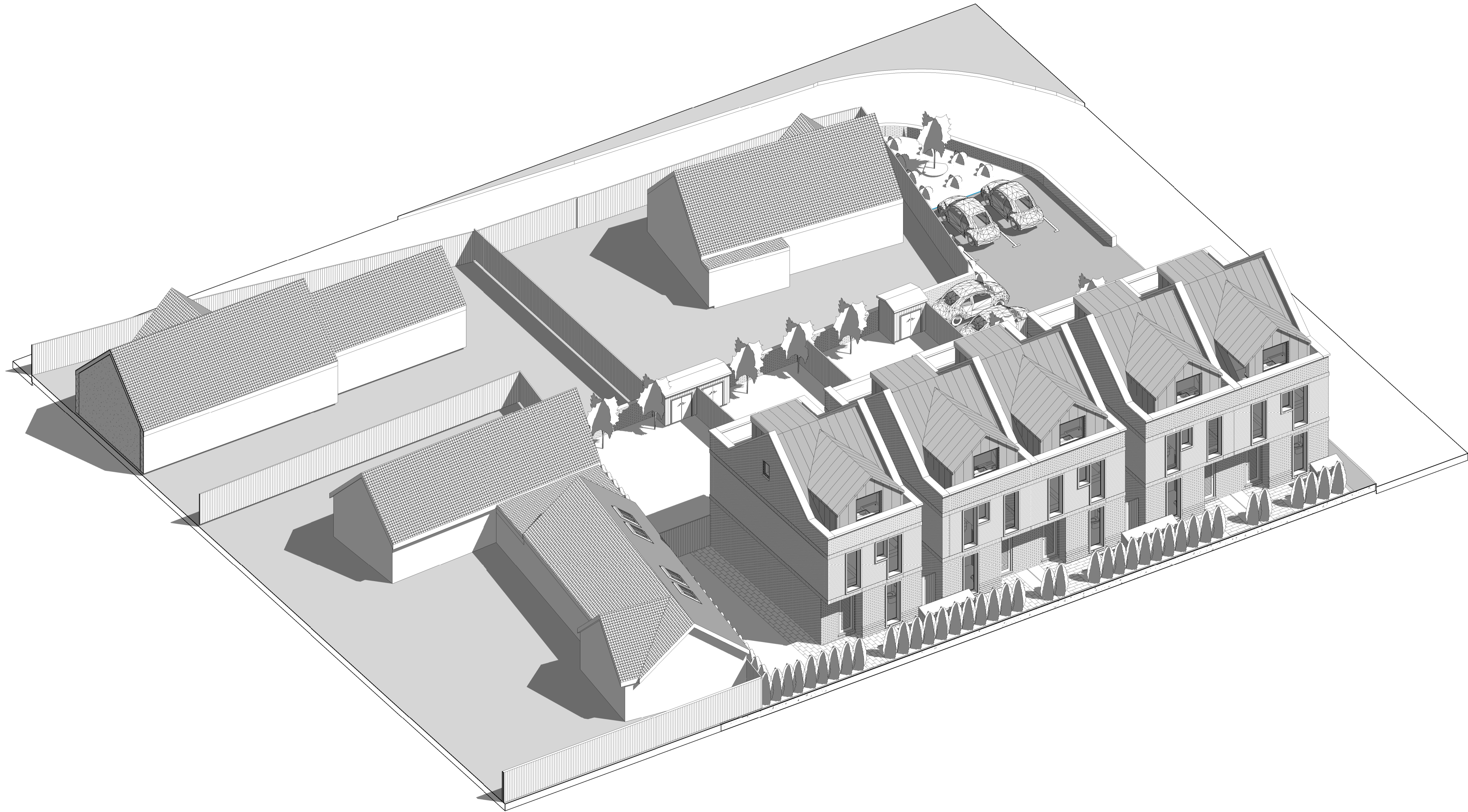
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Project:
 Little park garden

Client:
 ROJO

Drawing name:
 As proposed 3D

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| Scale: | Drawing number | Revision |
| Date: February 22 | 2100- 005 | D |
| Drawn by: AA | | |



1 HOUSING 3D IN THE CONTEXT

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|---|--|------------|----|
| D | Proposed alterations to the landscaping | 15/02/2022 | AA |
| C | Proposed alterations to the landscaping | 05/01/2022 | AA |
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| Revision Number | Revision Description | Revision Date | Issued by |
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| Revision | | | |

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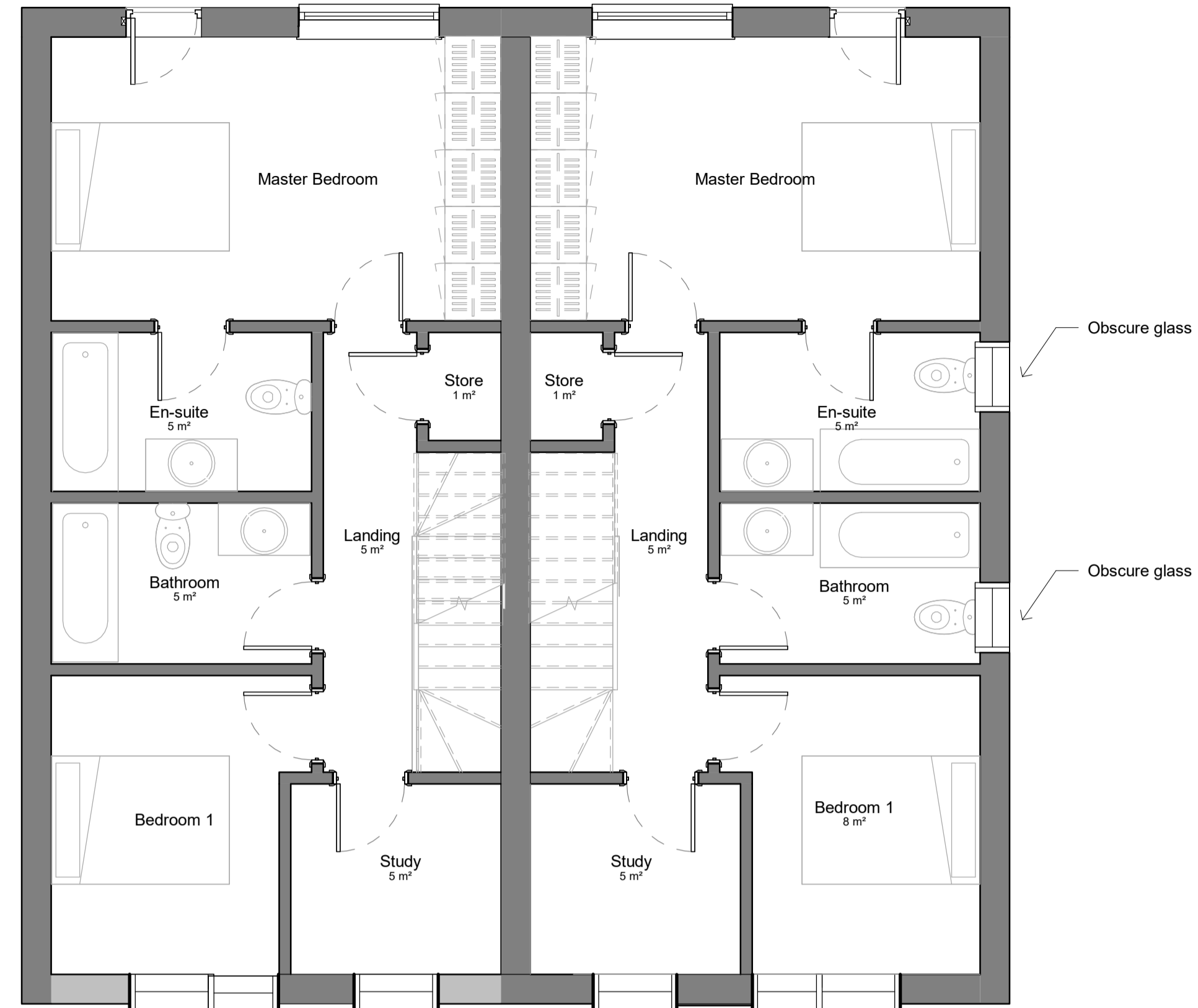
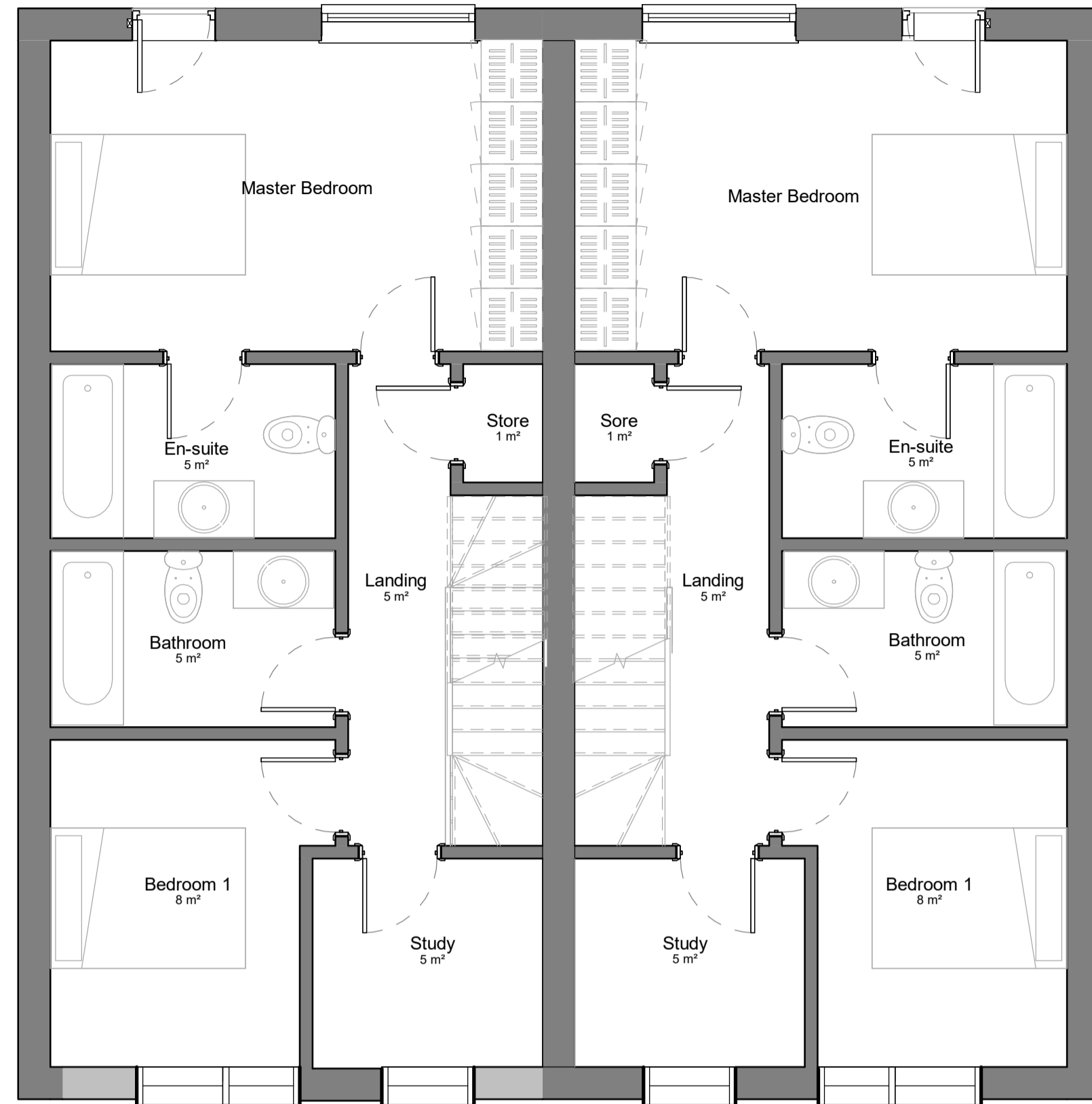
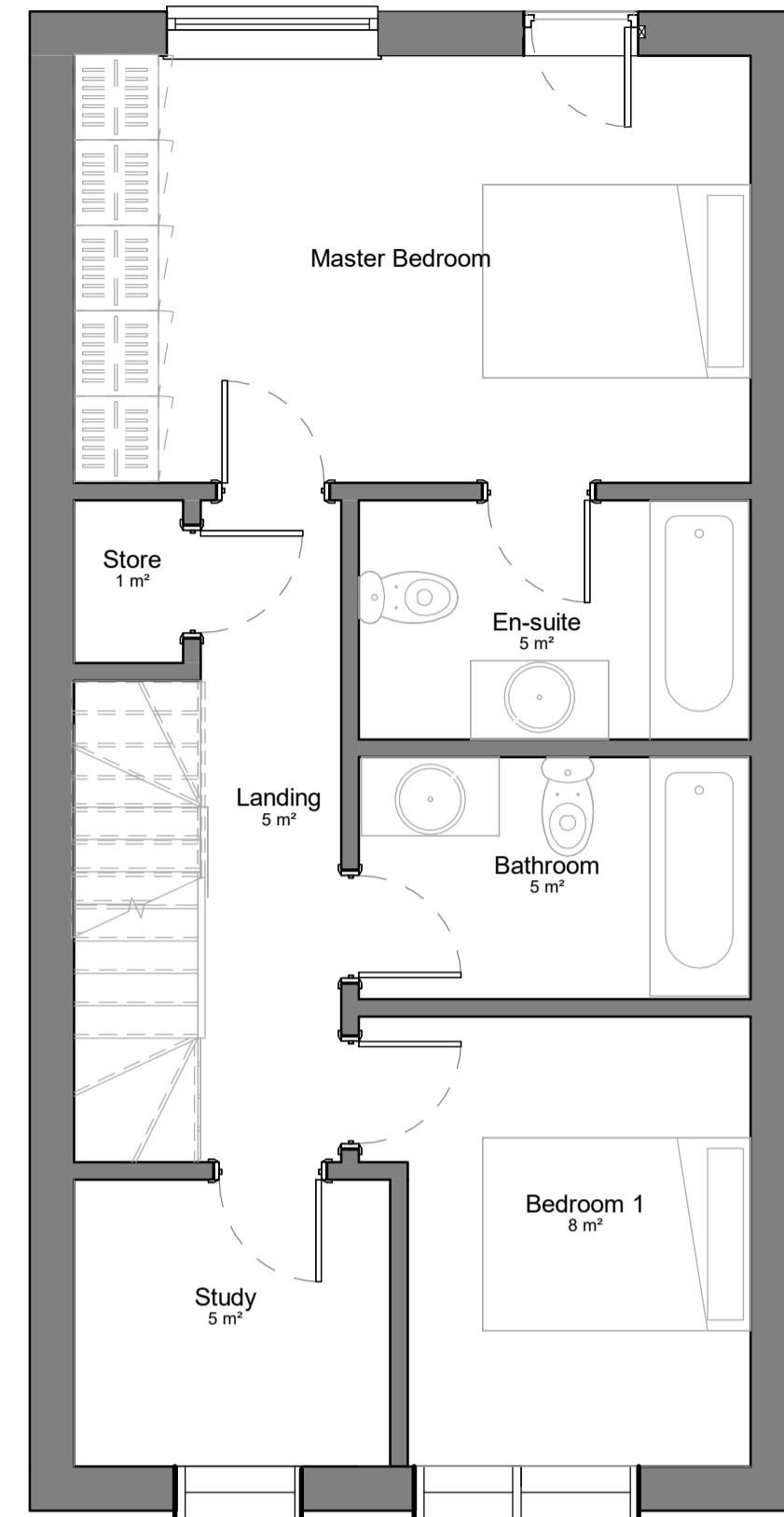
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Project:
 Little park garden

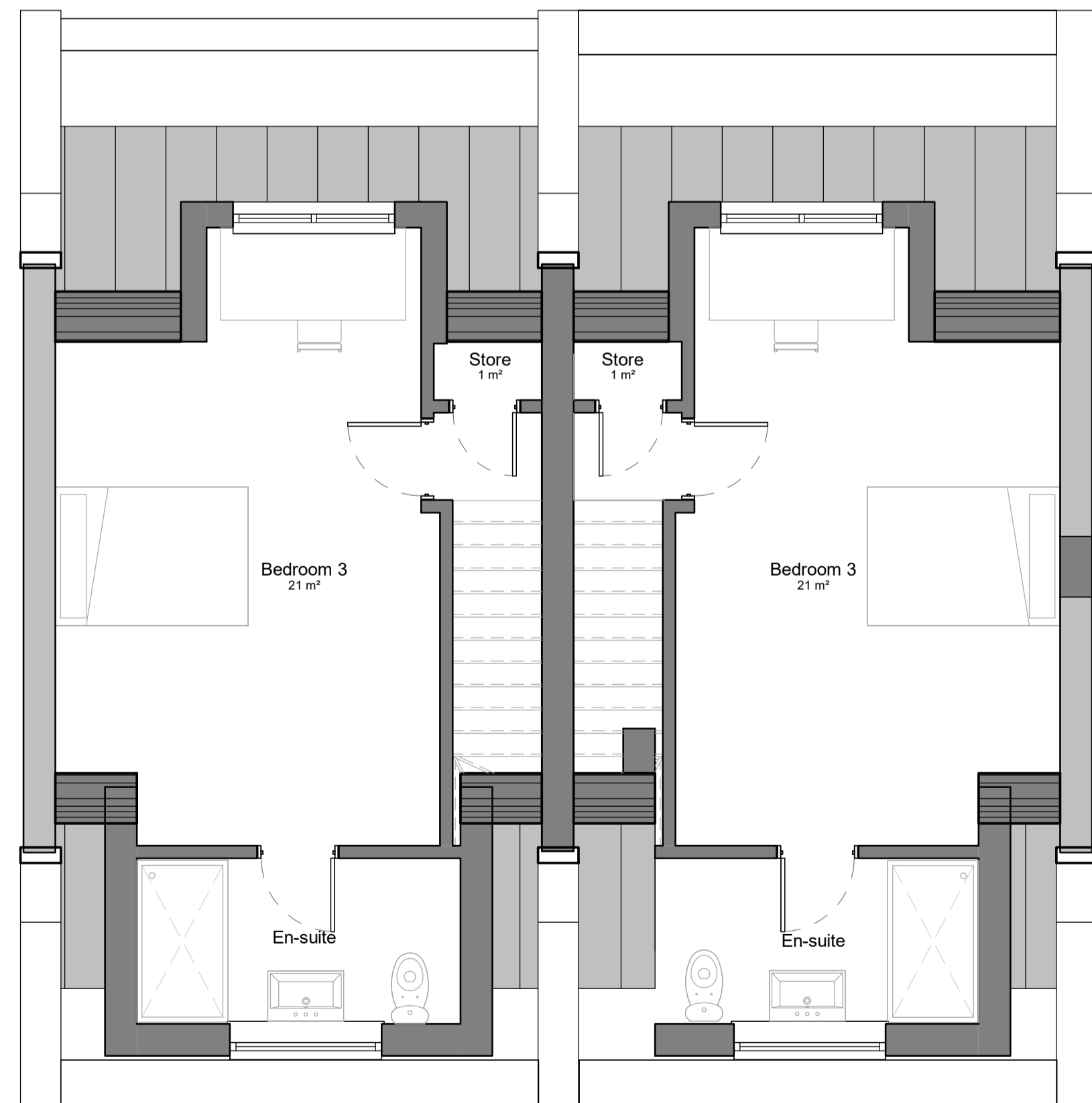
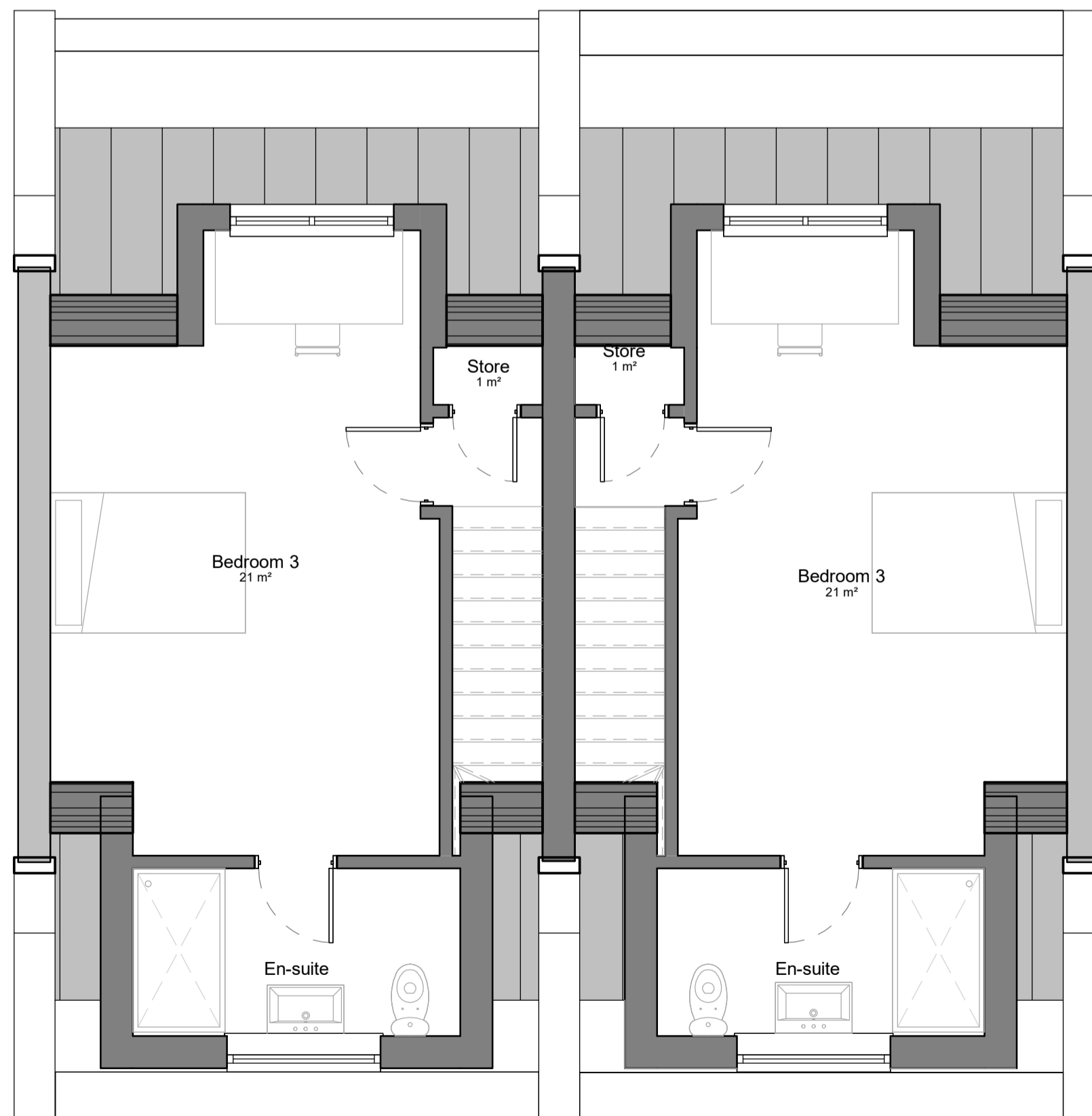
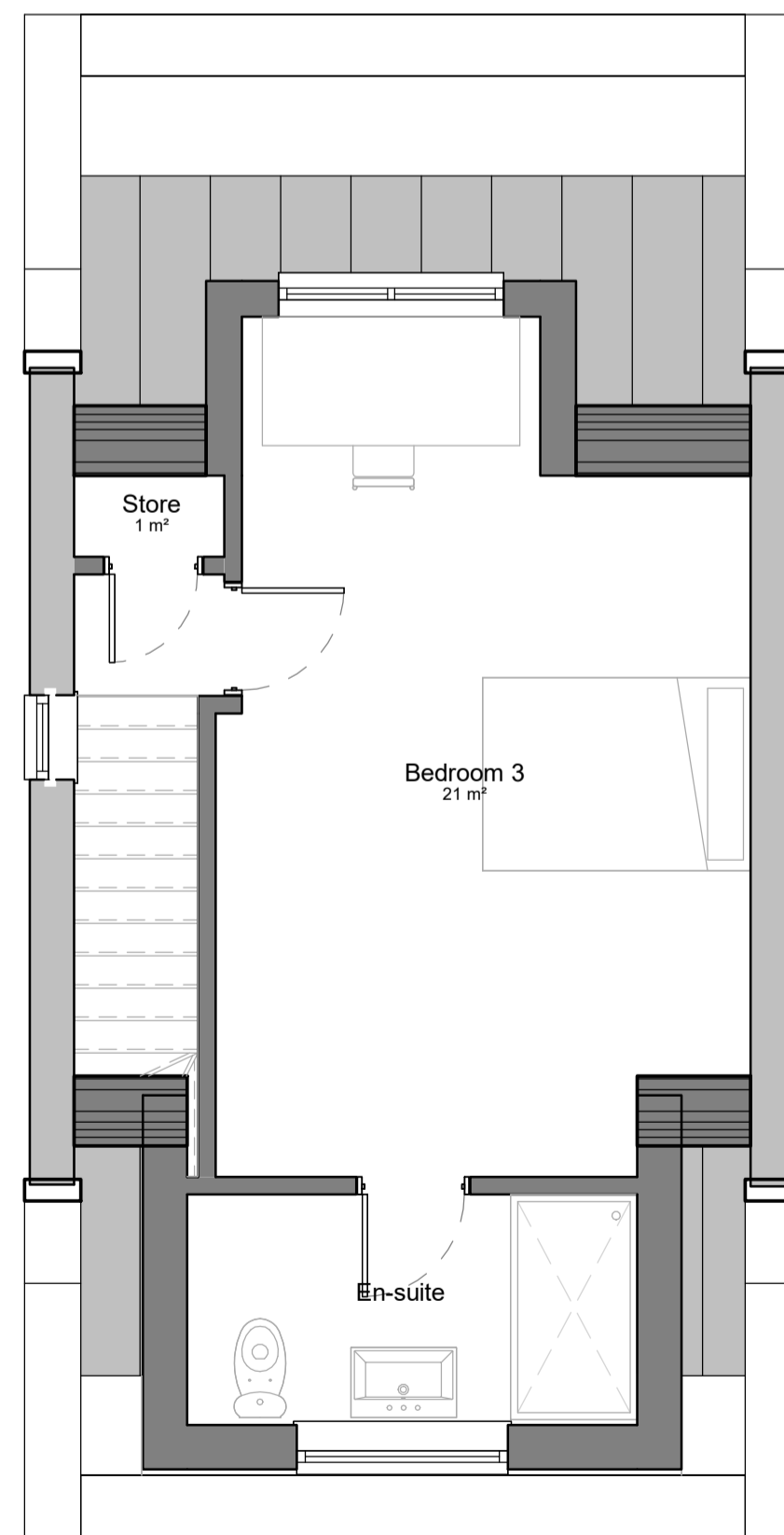
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 3D in context

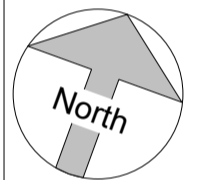
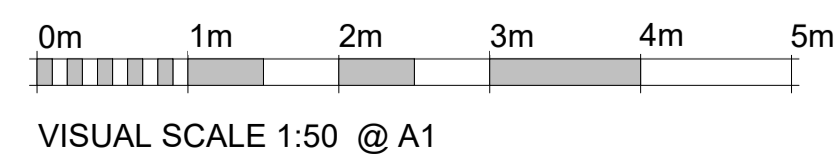
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| Date: February 22 | 2100- 006 | D |
| Drawn by: AA | | |



1 Proposed First Floor Plan
1 : 50



2 Proposed Second Floor Plan
1 : 50



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|---|--|------------|----|
| B | Proposed alteration to the car park, landscaping and materiality | 10/12/2021 | AA |
| A | Proposed alterations to landscaping, details and materiality | 03/11/2021 | AA |

| Revision Number | Revision Description | Revision Date | Issued by |
|-----------------|----------------------|---------------|-----------|
| Revision | | | |

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Project:
Little park garden

Client:
ROJO

Drawing name:
Proposed First Floor Plan

| | | |
|-------------------|----------------|----------|
| Scale: 1 : 50 | Drawing number | Revision |
| Date: November'21 | 2100- 002 | B |
| Drawn by: AA | | |



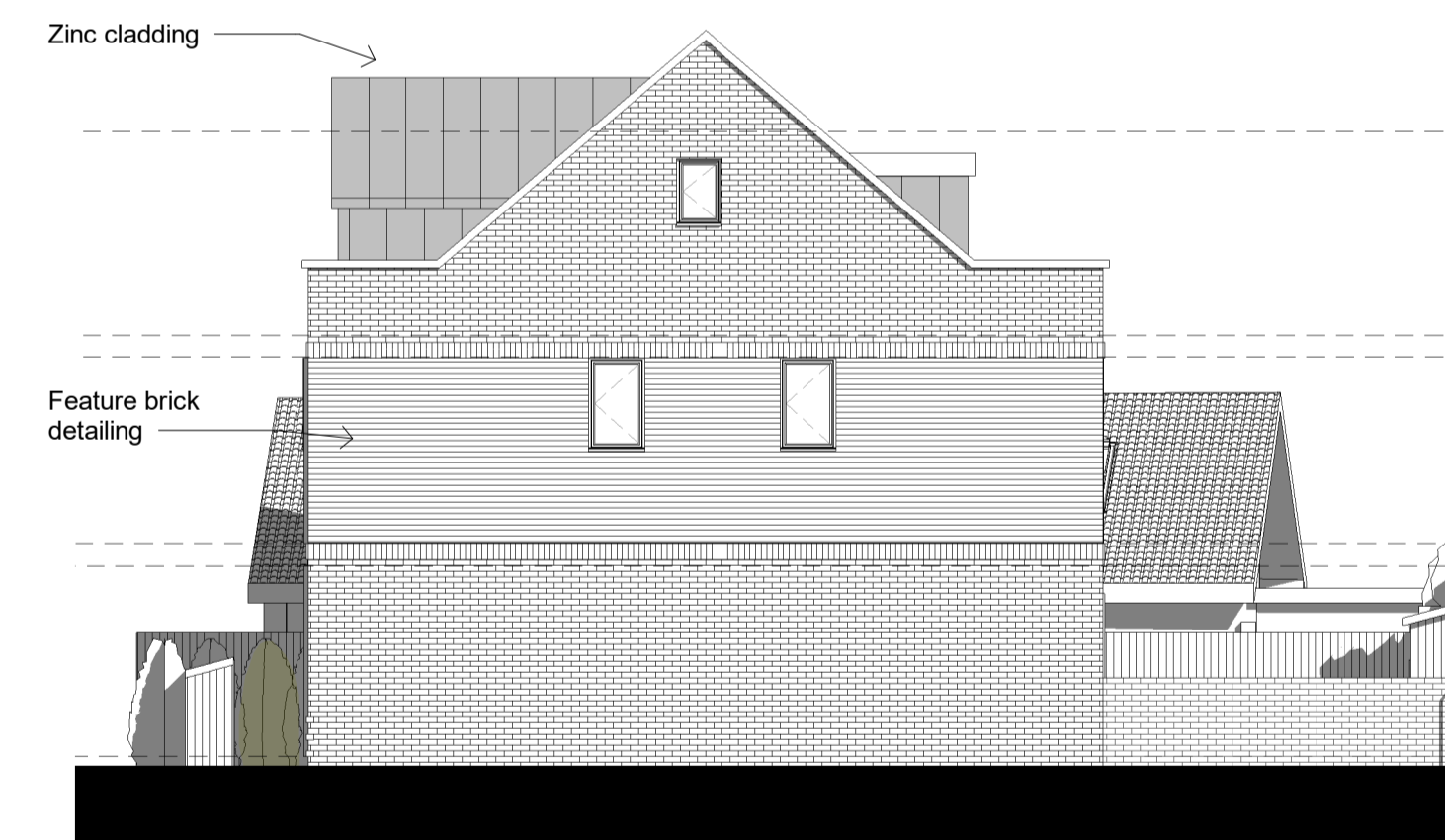
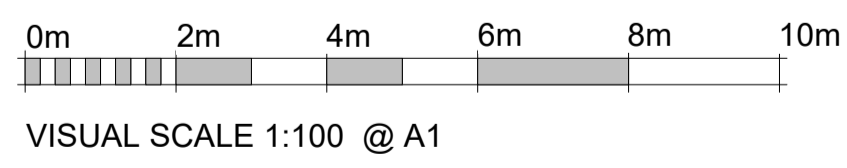
1 Proposed Front Elevation
1 : 100



3 Proposed Left Side Elevation
1 : 100



2 Proposed Rear Elevation
1 : 100



4 Proposed Right Side Elevation
1 : 100



Feature brick detailing

| | | | |
|---|--|------------|----|
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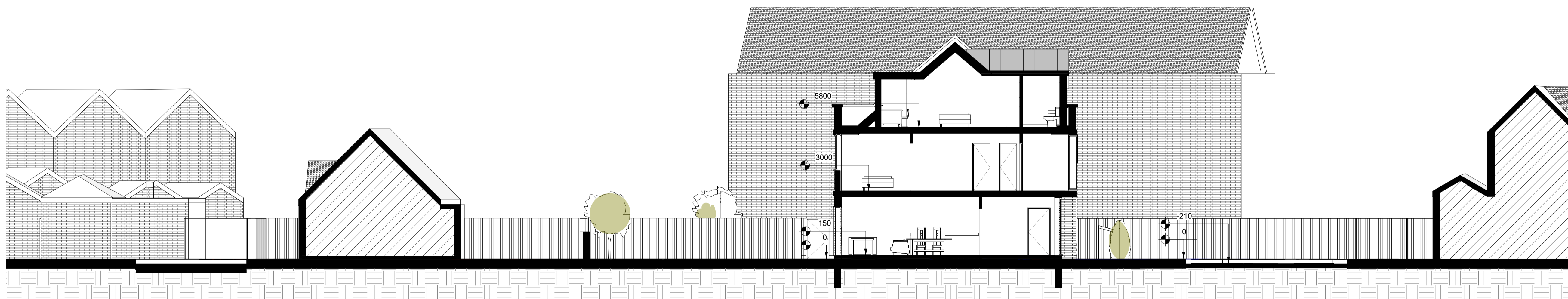
Client:
ROJO

Drawing name:
Proposed Elevations

| | | |
|-------------------|----------------|----------|
| Scale: 1 : 100 | Drawing number | Revision |
| Date: November'21 | 2100- 004 | B |
| Drawn by: AA | | |



1 Section 1
1 : 100



2 Section 2
1 : 100

| | | | |
|---|--|------------|----|
| B | Proposed alteration to the car park, landscaping and materiality | 10/12/2021 | AA |
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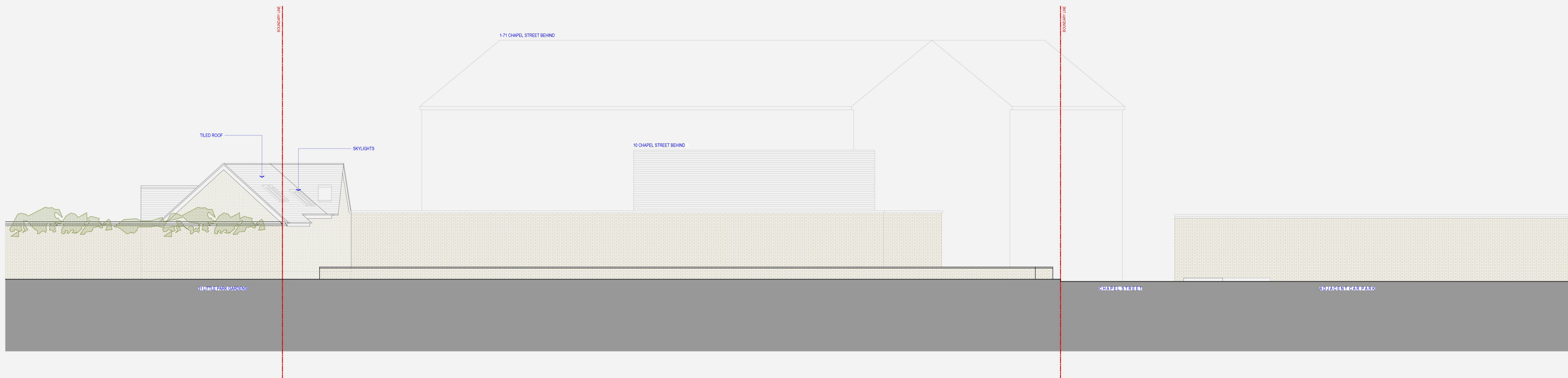
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web: www.croearchitects.co.uk

Project:
Little park garden

Client:
ROJO

Drawing name:
Section

| | | |
|-------------------|----------------|----------|
| Scale: 1 : 100 | Drawing number | Revision |
| Date: November'21 | 2100- 007 | B |
| Drawn by: AA | | |



01] EXISTING FRONT ELEVATION - E1



02] EXISTING REAR ELEVATION - E2

| Revision Number | Revision Description | Revision Date | Issued by |
|-----------------|----------------------|---------------|-----------|
|-----------------|----------------------|---------------|-----------|

Revision

Planning

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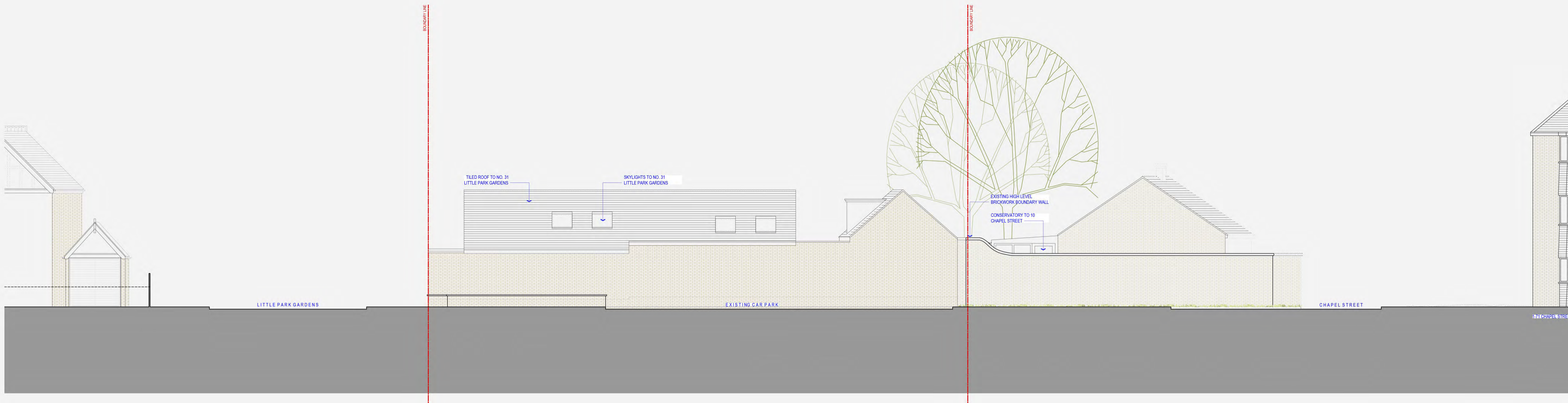
telephone: 01462 453931
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 web: www.croearchitects.co.uk

Project:
 Little park garden

Client:
 ROJO

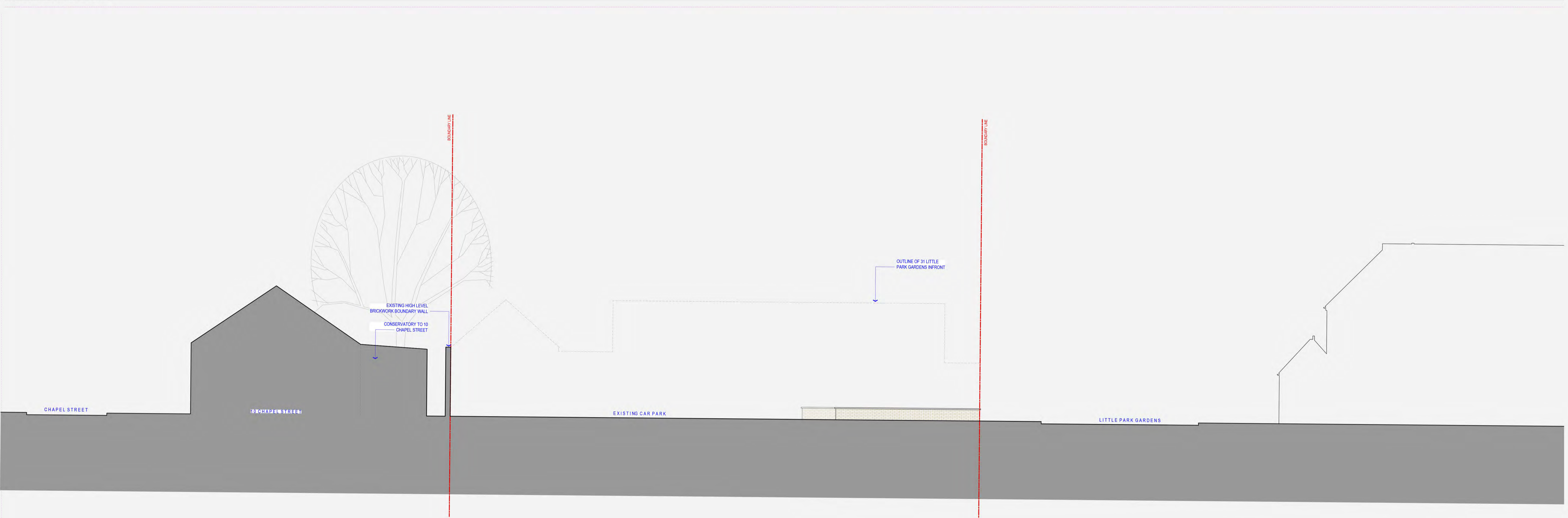
Drawing name:
 As Existing

| Scale: | 1 : 100 | Drawing number | Revision |
|-----------|---------|----------------|----------|
| Date: | June'21 | 2100-099 | |
| Drawn by: | AA | | |



Scale 1:100 0 1 2.5 5 10m

[1] EXISTING EAST ELEVATION - E3



Scale 1:100 0 1 2.5 5 10m

[02] EXISTING WEST ELEVATION - E4

| Revision Number | Revision Description | Revision Date | Issued by |
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| Revision | | | |

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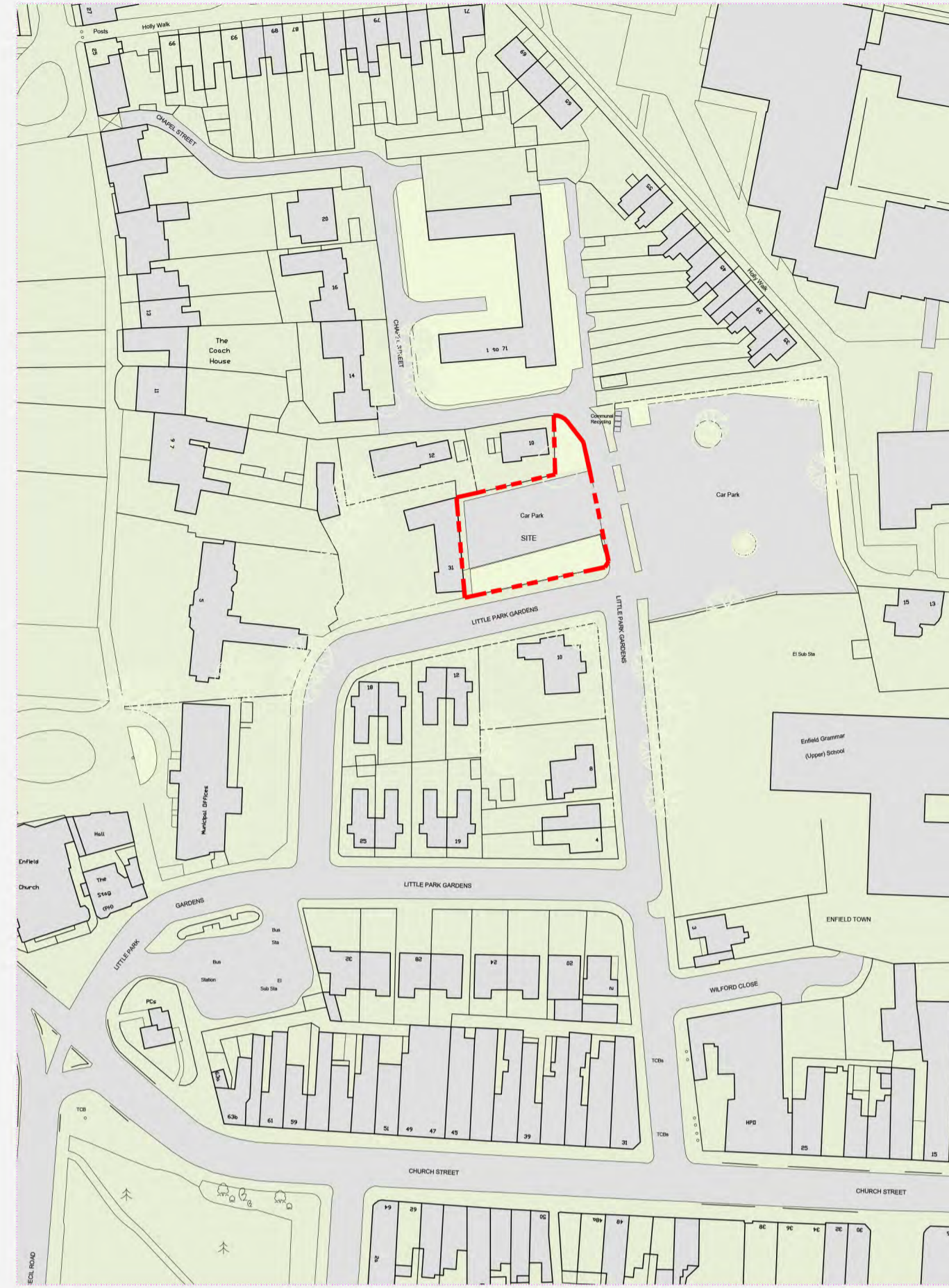
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Project:
 Little park garden

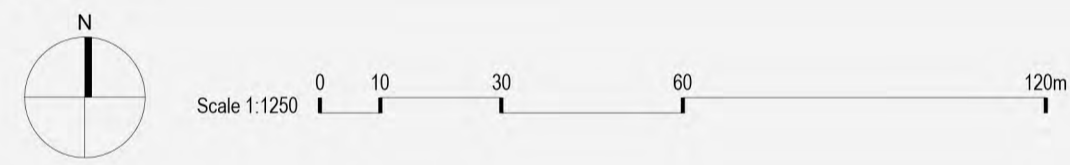
Client:
 ROJO

Drawing name:
 As Existing

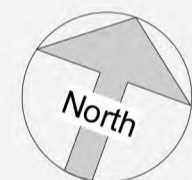
| | | |
|----------------|----------------|----------|
| Scale: 1 : 100 | Drawing number | Revision |
| Date: June'21 | 2100-000 | |
| Drawn by: AA | | |



[01] OS MAP 1:1250



[02] EXISTING SITE PLAN 1:200



| Revision Number | Revision Description | Revision Date | Issued by |
|-----------------|----------------------|---------------|-----------|
| Revision | | | |

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Project:
 Little park garden

Client:
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Drawing name:
 As Existing

| | | |
|----------------|----------------|----------|
| Scale: 1 : 100 | Drawing number | Revision |
| Date: June'21 | 2100-098 | |
| Drawn by: AA | | |