

**LONDON BOROUGH OF ENFIELD****PLANNING COMMITTEE****Date:** 20 June 2023**Report of**Director of Planning & Growth  
- Brett Leahy**Contact Officers:**Allison Russell  
Claire Williams**Category**

Major

**Ward**

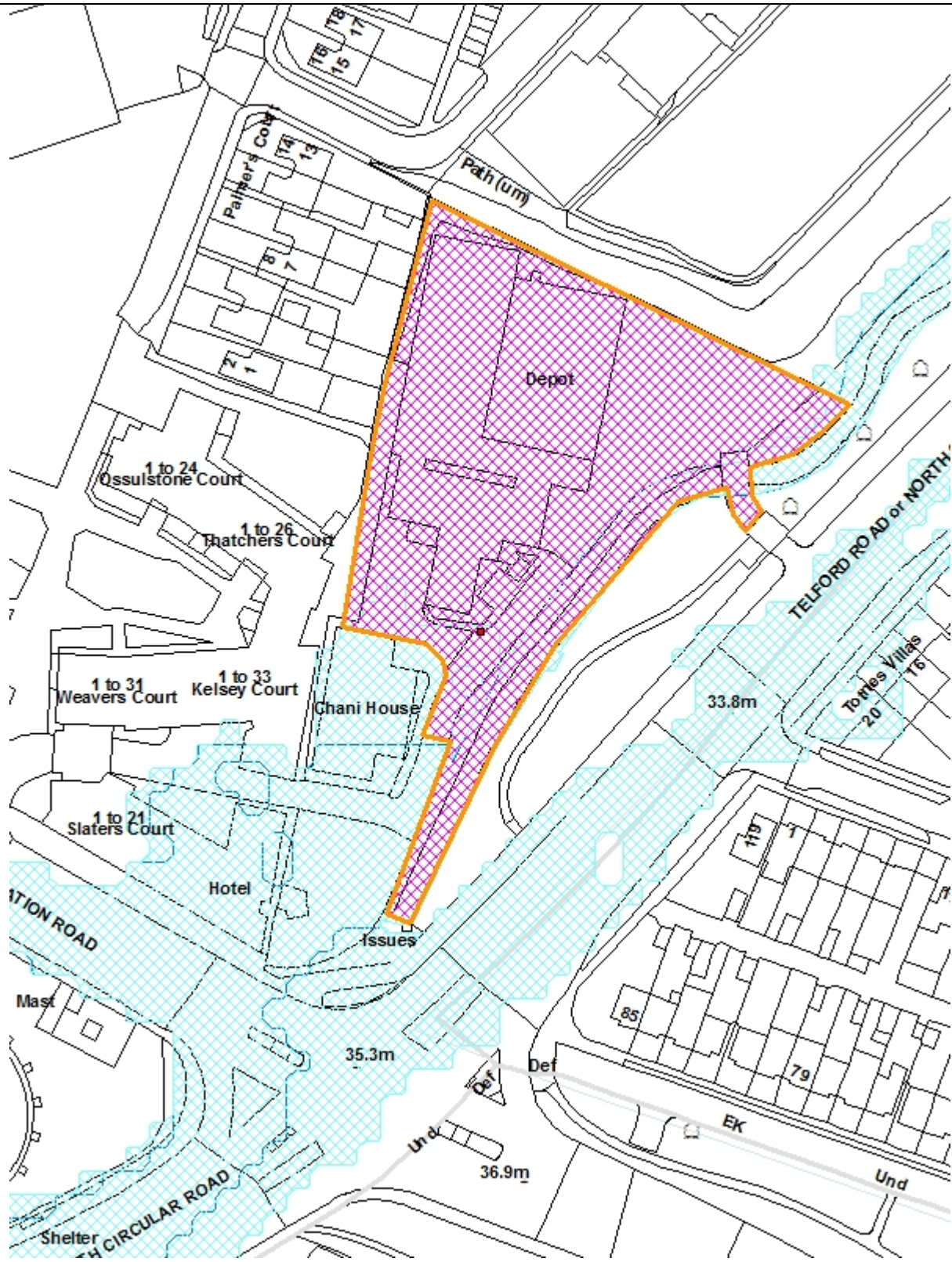
New Southgate

**Councillor Request**

No

**LOCATION:** Units 1A To 1B Alexander Place, New Southgate Industrial Estate, Lower Park Road, London, N11 1QD**APPLICATION NUMBER:** 22/02680/FUL**PROPOSAL:** Demolition of existing buildings and construction of self-storage building (Use Class B8) and building for flexible light industrial (Use Class E(g)(iii)), general industrial (Use Class B2), or storage and distribution (Use Class B8) uses; with associated hardstanding, parking and landscaping amendments, vehicular access from Lower Park Road and provision of new pedestrian access from North Circular Road.**Applicant Name & Address:**Loft Land Holdings Ltd  
c/o agent  
Pegasus Group  
21 Ganton Street  
London  
W1F 9BN**Agent Name & Address:**Craig Slack  
Pegasus Group  
21 Ganton Street  
London  
W1F 9BN**RECOMMENDATION:**

1. That subject to the completion of a Section 106 Agreement to secure the obligations as set out in the report, 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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North



## **1.0 Note for Members**

This planning application is categorised as a “major” planning application that falls within a locally significant industrial site in accordance with the scheme of delegation and is therefore being reported to Planning Committee for determination.

## **2.0 Recommendation**

2.1 That subject to the completion of a Section 106 Agreement to secure the obligations as set out in the report, the Head of Development Management be authorised to GRANT planning permission subject to conditions:

1. Time limit
2. Approved plans
3. Details of external materials
4. Details of surfacing materials
5. Details of means of enclosure
6. Details of levels
7. Green procurement plan
8. Non mobile road machinery
9. No impact piling
10. Building not to be occupied until identified contamination is dealt with.
11. Any previously unidentified land contamination that is discovered must be reported to the Local Planning Authority.
12. Acoustic report
13. Secure By Design
14. External lighting
15. Landscaping details
16. Ecological enhancements
17. Installation of green roof
18. Compensatory tree planting
19. Tree protection
20. Installation of energy efficiency measures
21. Submission of updated As-Built Energy Statement

22. Submit updated As-Built Energy Statement evidencing solar PV panel annual output and Air Source Heat Pump efficiency
23. Submit As-Built Energy Statement evidencing that the lighting efficiency and control measures are maintained
24. Submit As-Built BREEAM assessment
25. Buildings to be completed in accordance with measures proposed in the Energy Statement.
26. BREEAM Excellent – design and post occupancy
27. Details of cycle parking
28. Construction management plan
29. Details of how drainage from the hardstanding will be prevented from discharging towards the public highway
30. Electric vehicular charging point details including siting shall be provided in accordance with London Plan standards (minimum 20% of spaces to be provided with electric charging points and a further 20% passive provision for electric vehicles in the future)
31. Development shall not be occupied until the existing vehicular access has been reinstated
32. Protection of TFL underground infrastructure
33. No gas boilers to be installed
34. No external plant to be installed without written approval
35. Site waste management plan
36. Restricted uses class – Use Classes B2, B8 and E(g)(iii) only.

2.2 That the Head of Development Management be granted delegated authority to agree the final wording of the conditions to cover the matters above.

### **3.0 Executive Summary**

3.1 The application is for the demolition of existing buildings and construction of self-storage building (Use Class B8) and building for flexible light industrial (Use Class E(g)(iii)), general industrial (Use Class B2), or storage and distribution (Use Class B8) uses; with associated hardstanding, parking and landscaping amendments, vehicular access from Lower Park Road and provision of new pedestrian access from North Circular Road.

3.2 The scheme is considered acceptable for the following reasons:



- 1) The proposed development would be consistent with the previous industrial use of the site and well-established business and employment activities of the locally significant industrial area.
- 2) The proposed development would be consistent with the objectives of national, regional and local policy in terms of supporting and securing sustainable growth and employment opportunities within the borough.
- 3) There will be an uplift in industrial floorspace of 8,762sqm.
- 4) There is no identified adverse impact on neighbouring residential amenity or the character and appearance of the area.
- 6) There is no identified adverse impact on trees and biodiversity.
- 7) In comparison to the former units that occupy the site, the new buildings would be significantly more sustainable and energy efficient.
- 8) There are no identified adverse effects on highway safety or traffic generation, a new footpath into the application site from the North Circular Road would be created and a financial contribution of £26,614 would be secured through a section 106 legal agreement for sustainable transport improvements.
- 9) The scheme integrates flooding and SuDs mitigation measures to manage any offsite impacts.

#### **4.0 Site and Surroundings**

- 4.1 The application site is located within a Locally Significant Industrial Site (LSIS) in New Southgate and covers an area of approximately 0.621 hectares (1.533acres).
- 4.2 The northern half of the site is occupied by a metal clad warehouse that is one-storey high with a floor area of 1,336 sqm and south of this is the adjoining brick-built office building that is two and half storeys high with a floor area of 1,375 sqm. In terms of height, the buildings are approximately 11 metres high. The office building is currently vacant. The buildings appear to date from the 1980s or 1990s and are showing their age with signs of dilapidation. The north-eastern area of the site is currently occupied by unloading bays alongside a large area of hardstanding which joins onto the access road.
- 4.3 The application site is accessed by Lower Park Road at its southern point. Lower Park Road joins Station Road, close to the junction of Station Road and the A406 (the North Circular Road). Lower Park Road runs through an undercroft before leading to the application site. A closed access from the North Circular Road is also present to the east.
- 4.4 Immediately adjacent to the site to the south is Chandu Tailor & Son Funeral Directors. This building is likely to have been constructed around the same time as those on the application site. The funeral director building comprises of a smaller two-storey office element fronting a larger warehouse.

- 4.5 To the west are residential blocks including Thatchers Court and the Premier Inn Hotel. To the north-west of the site is Ladderswood residential redevelopments with further residential led developments under construction. To the east lies Bounds Green Brook and the North Circular Road. Across Station Road, to the south, is the site of the former gas holder which is next to a Homebase, Topps Tiles and Builder's Depot stores. Further to the north-west of the site is the New Southgate main line station, and further west of the station is further green open space along Royal Drive. Arnos Grove Underground station several minutes' walk to the north of the site.
- 4.6 In respect of topography, the site is relatively flat and broadly level in the areas covered by the building and hardstanding. Levels fall away next to the brook and step up to the north and west where there are existing retaining walls, some of which are integrated into the existing building.
- 4.7 The site has a PTAL rating of 2 but borders a 4 and 6 as the site is close to Arnos Grove and New Southgate.
- 4.8 The site is within Flood Zones 2, 3 and 3b. As such the site is at medium to high risk of flooding and acts as a functional floodplain.
- 4.9 The site is not located within in a Conservation Area and does not contain a Listed Building.
- 4.10 A Site of Borough Importance for Nature Conservation bounds the site to the east and north. There are existing trees on and adjacent to the site however they are not covered by a Tree Preservation Order. The site is also located within the New Southgate Masterplan Area.

## **5.0 Proposal**

- 5.1 The applicant seeks permission for the demolition of the existing buildings and construction of self-storage building (Use Class B8) and building for flexible light industrial (Use Class E(g)(iii)), general industrial (Use Class B2), or storage and distribution (Use Class B8) uses; with associated hardstanding, parking and landscaping amendments, vehicular access from Lower Park Road and provision of new pedestrian access from North Circular Road. Vehicular access from Lower Park Road will remain the same and proposed is the provision of a new pedestrian access from North Circular Road, as shown below.

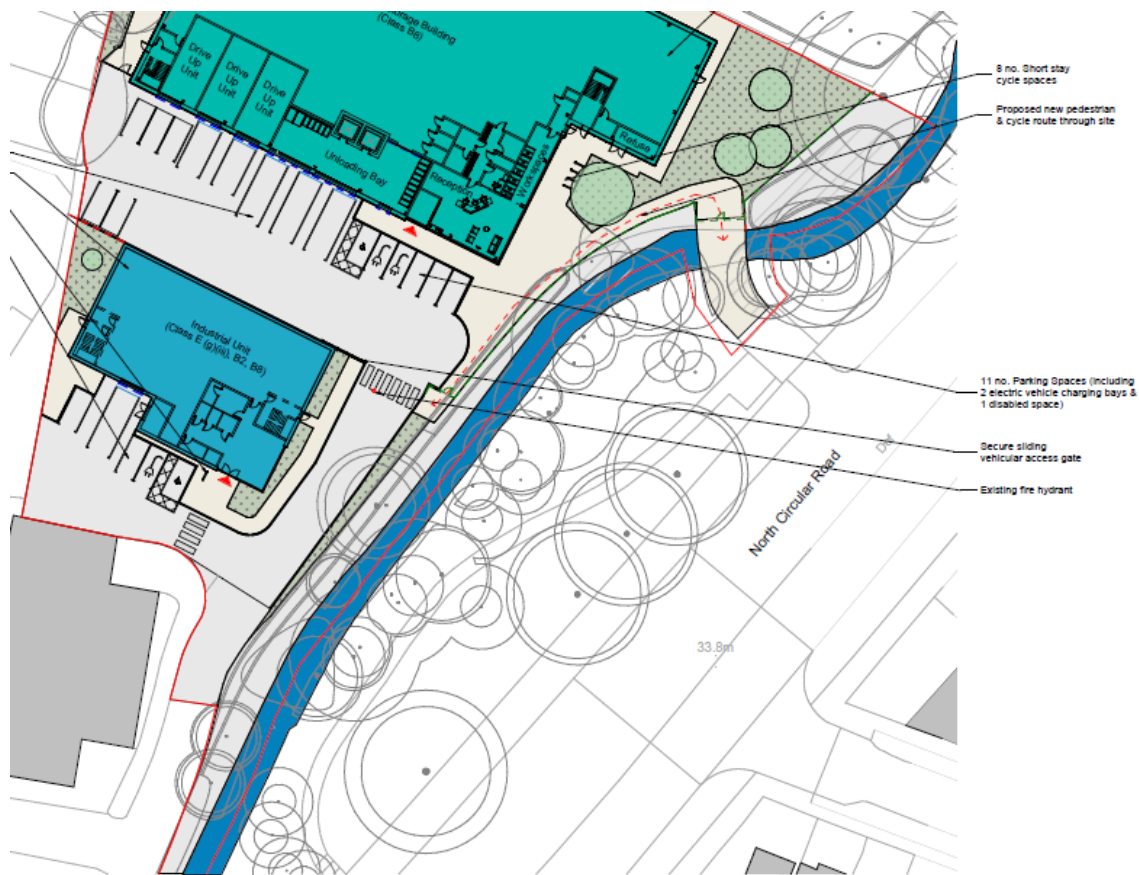


Figure 1: Proposed Site Plan showing the new pedestrian access

- 5.2 The proposed floor space for the self-storage unit to the north is 8,156sqm (B8 storage and distribution floorspace). The proposed five storey self-storage building would have a height of 13 metres and rise to a maximum of 16 metres. The proposed single storey flexible industrial unit would have a height of approximately 7 metres and comprise a floor area of 456 sqm.
- 5.3 The proposed building elevations are largely to comprise of metal composite cladding with two varying sheet profiles in two contrasting colours which are arranged to help break-down the building mass. During the course of the assessment, it was considered that the blank façade on the west facing elevation required more visual interest and the detailing was therefore amended to introduce a variety of shades of grey including a lower darker brick base with glazed sections around the reception and a lighter metal clad upper section with glazed inserts.

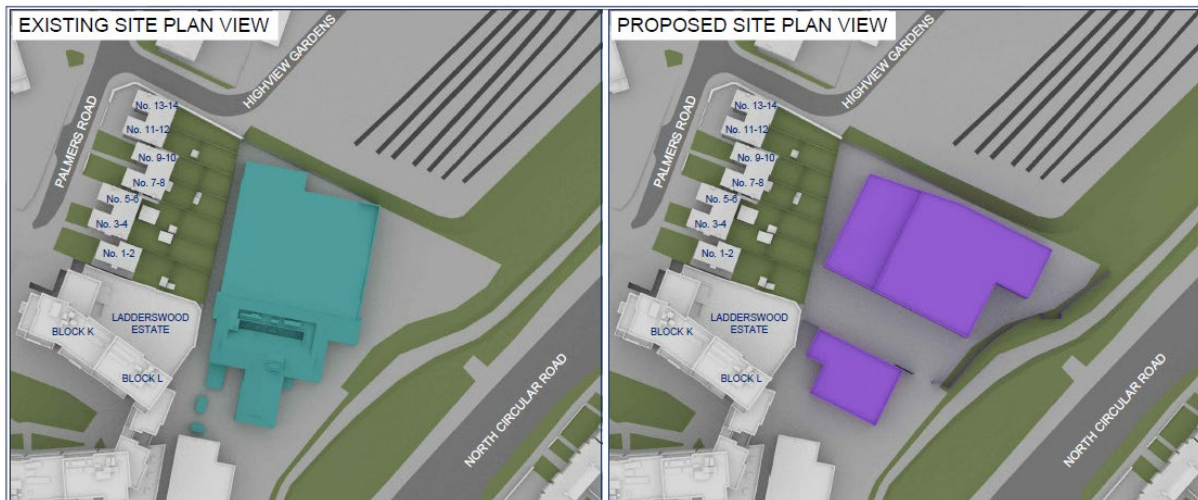


Figure 2: Existing and Proposed Block Plan

5.4 Car and cycle parking provision is proposed along the frontage of the new buildings as follows:

- Storage unit: 11 car spaces (1 disabled bay) + 5 loading bays
- Flexible industrial unit: 3 car spaces (1 disabled bay) + 1 loading bay
  
- Storage unit: 18 long stay and 8 short stay cycle space
- Flexible industrial unit: 2 long stay and 2 short stay cycle spaces

5.5 Landscaping in the form of trees, hedgerows, grass and shrubs are proposed across the site. A green roof is proposed to the self-storage unit.

## 6.0 Relevant Planning History

6.1 21/04250/PREAPP for the proposed redevelopment of the site dated 15.12.2021.

6.2 Other relevant planning history in the surrounding area.

6.3 Gas Holder, Pinkham Way, London, N11 1QJ – 20/04193/FUL: Redevelopment of the site to provide a mixed-use development including the erection of two blocks ranging between 14 and 19 storeys in height, comprising of 182 residential units (Use Class C3), 371 sqm of commercial floorspace (Use Class E), common amenity space, together with accessible car parking spaces, bike parking spaces for residents and for the commercial use, hard and soft landscaping and associated works. Under consideration.

## 7.0 Consultation

### 7.1 Internal and third-party consultees

<u>Consultee</u>	<u>Objection</u>	<u>Comment</u>
Environmental Health	No	No objection subject to conditions.
SuDS	No	A revised SuDS report was submitted which accords with DMD Policy 61.
Sustainability	No	Conditions suggested relating to achieving operational net zero with low space heating demand and robust PV installation  New Development Carbon Compensation fund to be secured through a S106 agreement.
Traffic and Transportation	No	No objections, subject to conditions and S106 agreement.
Energetik	No	Questioned why no explanation was given to no connection to decentralised energy network.  Officer Response: This is addressed further in the analysis section of the report.
London Fire Brigade	No	No objection.
Transport for London	No	No objection subject to conditions.
Employment and Skills	No	No objection subject to obligations secured through a S106 agreement.

## Public

- 7.2 A press notice was advertised in the Enfield Independent and multiple site notices were erected around the site.

Number notified	464
Consultation start date	12.08.2022
Consultation end date	05.09.2022
Representations made	Two
Objections	Two
Other / support comments	None

- 7.3 Two objections have been received and the issues raised are summarised below:

- Traffic
- Loss of light
- Loss of privacy
- support the demolition of the existing buildings in favour of short commercial shops to support the community living in the area e.g gym, shops restaurants
- Large vehicles
- Pollution

- 7.4 These issues are all addressed in more detail within relevant sections of the main report.

## Design Review Panel

- 7.5 The application follows on from a pre-application, which included a presentation to the Design Review Panel. The Design Review Panel supported the proposal and that support included the proposed height and massing of the scheme. It was suggested that the massing could even be increased. The developer has accepted comments made in relation to focussing on improved landscaping and connectivity from the site to the North Circular. Climate change and sustainability were priorities, and it is considered that the developer has initially submitted a detailed preapplication for discussion and made improvements based on the Design Review Panel forum, which is welcomed.

## **8.0 Relevant Policies**

- 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.
- 8.2 For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the development plan in force for the area comprises the Enfield Core Strategy (2010); the Enfield Development Management Document (2014); and The London Plan (2021).

### National Planning Policy Framework (2021) (NPPF)

- 8.3 The NPPF 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; 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.

### The London Plan (2021)

- 8.4 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:

GG2 Making the best use of land

GG5 Growing a good economy

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

D8 Public realm

D11 Safety, security and resilience to emergency

D12 Fire safety

D14 Noise

E1 Offices

E2 Providing suitable business space

E3 Affordable workspace

E4 Land for industry, logistics and services to support London’s economic function

E6 Locally Significant Industrial Sites

E11 Skills and opportunities for all

G1 Green infrastructure

G5 Urban greening

G6 Biodiversity and access to nature

G7 Trees and woodlands

G9 Geodiversity

SI 1 Improving air quality

SI 2 Minimising greenhouse gas emissions

SI 3 Energy infrastructure

SI 4 Managing heat risk



SI 7 Reducing waste and supporting the circular economy  
SI 8 Waste capacity and net waste self-sufficiency  
SI12 Flood risk management  
SI 13 Sustainable drainage  
T3 Transport capacity, connectivity and safeguarding  
T4 Assessing and mitigating transport impacts  
T5 Cycling  
T6.2 Office Parking  
T6.5 Non-residential disabled persons parking  
T7 Deliveries, servicing and construction

#### Core Strategy (2010)

- 8.5 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. The following is considered particularly relevant:

CP13 Promoting Economic Prosperity  
CP15 Locally Significant Industrial Sites  
CP16 Taking Part in Economic Success and Improving Skills  
CP20 Sustainable Energy Use and Energy Infrastructure  
CP21 Delivering Sustainable Water Supply, Drainage and Sewerage Infrastructure  
CP22 Delivering Sustainable Waste Management  
CP24 The Road Network  
CP25 Pedestrians and cyclists  
CP28 Managing flood risk through development  
CP30 Maintaining and improving the quality of the built and open environment  
CP32 Pollution  
CP36 Biodiversity  
CP44 North Circular Area  
CP45 New Southgate  
CP46 Infrastructure contributions

#### Development Management Document (2014)

- 8.6 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 Development Management Document policies are considered particularly relevant:

DMD20 Locally Significant Industrial Sites  
DMD21 Complementary and Supporting Uses within SIL and LSIS  
DMD23 New Employment Development  
DMD25 Locations for New Retail, Leisure and Office Development  
DMD37 Achieving high quality and design-led development  
DMD38 Design Process  
DMD39 The Design of Business Premises  
DMD45 Parking standards and layout  
DMD46 Vehicle Crossovers and Dropped Kerbs

DMD47 Access, new roads and servicing  
 DMD48 Transport Assessments  
 DMD49 Sustainable Design and Construction Statements  
 DMD50 Environmental Assessment Methods  
 DMD51 Energy efficiency standards  
 DMD53 Low and Zero Carbon Technology  
 DMD54 Allowable Solutions  
 DMD55 Use of Roof Space/Vertical Surfaces  
 DMD56 Heating and cooling  
 DMD57 Responsible Sourcing of Materials, Waste Minimisation and Green Procurement  
 DMD58 Water efficiency  
 DMD59 Avoiding and reducing flood risk  
 DMD60 Assessing flood risk  
 DMD61 Managing surface water  
 DMD62 Flood Control and Mitigation Measures  
 DMD63 Protection and Improvement of Watercourses and Flood Defences  
 DMD64 Pollution Control and Assessment  
 DMD65 Air Quality  
 DMD66 Land Contamination and Instability  
 DMD 68 Noise  
 DMD69 Light Pollution  
 DMD76 Wildlife Corridors  
 DMD79 Ecological Enhancements  
 DMD80 Trees on Development Sites  
 DMD81 Landscaping  
 DMD 83 Development adjacent to the Green Belt  
 DMD Appendix 7 London Plan parking and cycle standards

#### 8.7 Other Material Considerations

National Planning Practice Guidance (NPPG, 2018)  
 Nationally Described Space Standard (NDSS, 2015)  
 Enfield 'Waste and Recycling Storage' Planning Guidance (2019)  
 New Enfield Local Plan  
 Section 106 Supplementary Planning Document (2016)

#### Enfield Local Plan (Reg 18) (2021)

- 8.8 The Reg 18 document sets out the Council's preferred policy approach together with draft development proposals for several sites. It is Enfield's Emerging Local Plan.
- 8.9 As the emerging Local Plan progresses through the plan-making process, the draft policies within it will gain increasing weight, but at this stage it has relatively little weight in the decision-making process.
- 8.10 Key local emerging policies from the plan are listed below:
- PL7 New Southgate
  - SE1 Responding to the climate emergency
  - SE2 Sustainable design and construction
  - SE3 Whole-life carbon and circular economy
  - SE4 Reducing energy demand
  - SE5 Greenhouse gas emissions and low carbon energy supply

SE6 Renewable energy development  
 SE7 Climate change adaptation and managing heat risk  
 SE9 Protection and improvement of watercourses  
 SE10 Sustainable drainage systems  
 BG2 Protecting nature conservation sites  
 BG3 Biodiversity net gain, rewilding and offsetting  
 BG7 Watercourses  
 BG8 Urban greening and biophilic principles  
 BG11 Blue and green infrastructure plans  
 DE1 Delivering a well-designed, high quality and resilient Environment  
 DE2: Design process and Design Review Panel  
 D3: Inclusive design  
 DE8: Design of business premises  
 E1: Employment and growth  
 E3: Protecting employment locations and managing change  
 E4: Supporting offices  
 E5: Transforming Strategic Industrial Locations and Locally Significant Industrial Sites  
 E7: Providing for workspaces  
 E8: Local jobs, skills and local procurement  
 T1: Promoting sustainable transport  
 ENV1: Local environmental protection  
 D1: Securing contributions to mitigate the impact of development

## 9.0 Assessment

The main issues arising from this proposal to consider are:

1. Principle of development
2. Character and Appearance
3. Impact on Neighbouring Residential Amenity
4. Transportation
5. Sustainable Design and Construction
6. Sustainable Urban Drainage
7. Trees
8. Biodiversity
9. Secure by Design
10. Business and Employment Skills
11. Health Impact Assessment
12. Accessibility
13. Fire Safety
14. Section 106 Legal Agreement
15. Community Infrastructure Levy

### Principle of development

- 9.1 The NPPF is clear in its support for economic development when it states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

- 9.2 At a strategic level, Policy GG5 Growing a good economy of the London Plan, advises that those involved in planning in London must plan for sufficient employment and industrial space in the right locations to support economic development and regeneration. The Council adheres to this and the application is located in one such area that is specifically designated for supported industrial space. Furthermore, both the Core Policy (2010) and Development Management Document (2014) contain the policies which reflect the Council's commitment to fostering and supporting economic prosperity within the borough.
- 9.3 The application before the Planning Committee is one which is appropriate within the designated land use and is therefore acceptable in principle. The granting of planning permission within New Southgate Industrial Estate for the erection of new buildings to support storage and distribution (Use Class B8), flexible light industrial (Use Class E(g)(iii)) and general industrial (Use Class B2) would fully accord with the aspirations of the NPPF 2021 and the development plan.

#### Design and Appearance

- 9.4 Paragraph 3.1.7 of Policy D1 of the London Plan states that as change is a fundamental characteristic of London, respecting character and accommodating change should not be seen as mutually exclusive. Understanding of the character of a place should not seek to preserve things in a static way but should ensure an appropriate balance is struck between existing fabric and any proposed change. Opportunities for change and transformation, through new building forms and typologies, should be informed by an understanding of a place's distinctive character, recognising that not all elements of a place are special and valued.
- 9.5 Policy D3 of the London Plan 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".
- 9.6 Two contemporary, purpose-built buildings are proposed as part of the redevelopment. Architecturally, they are typical of what is expected of storage/industrial buildings in terms of mass, bulk and scale. A smaller, single storey industrial unit would sit forward of the larger five-storey building and provide an active frontage on approach to the development. Whilst both buildings would differ in size and scale, both have been designed to complement the other and provide a cohesiveness that would greatly improve the appearance of the site, which is prominently located next to the North Circular Road.
- 9.7 The storage building would be the larger of the two buildings. The proposed building form presents as two sections, a lower darker base with glazed sections around the reception and a lighter metal clad upper section with glazed inserts to provide passers-by with a view into the building. Both of these elements are then further broken down into smaller sections with the base rising up through the upper cladding in a number of locations. The building has been planned with a hierarchy of forms which increase in height towards the entrance creating a focal point for customers to follow. The entrance is also marked by a large area of glazed curtain walling above it. Window frames, roller shutters and access doors, flashings will all be the darker grey colouring in a similar palette to the rest of the façade.



Figure 3: Image of the proposed self-storage building

- 9.8 At ground floor level the primary material is a dark grey trapezoidal cladding panel. This is complemented by a large section of glazing which would wrap along the eastern and southern façades around the main entrance. This glazing would allow views into the storage reception area and also the business workspace. The glazing would provide an active frontage but also allow natural surveillance across the car park and towards the new pedestrian and cycle route linking to the North Circular. The glazing on the southern elevation ends at the main entrance sliding doors, beyond this are the loading bay roller shutters which would remain open during core hours and provide customer access to the lifts and upper levels or directly into the ground floor of the facility. Since the reception glazing is on the eastern and southern façades, a canopy has been added over to maintain a comfortable internal environment and to help minimise unwanted solar gains.
- 9.9 The upper portions of the building are proposed to have a light grey flat cladding panel, contrasting in both colour and texture to that below. Set within this cladding there would be three large areas of curtain walling, one on the southern elevation to help mark the entrance, and the other two on the eastern facades facing towards the North Circular. Although it is anticipated that from the North Circular the building will be largely obscured from view due to the dense tree screen, during the winter months it would be visible at upper levels. To activate this facade, these large glazed elements are broken by a series of vertical fins which are in Attic's signature orange and teal colourway. This curtain walling is slightly recessed to provide some articulation to the facade with the fins sitting proud of the glazing.
- 9.10 Overall the building has been treated in a relatively simple manner using colour and texture to generate an unfussy elevational treatment. As noted above, there are two cladding panels types used throughout, a darker grey trapezoidal metal cladding panel and a lighter grey flat metal cladding panel. These have been used in a consistent manner on each facade and are consistent with other Attic storage facilities. The design has actively avoided using too many different competing colours and textures on functional building which only has sensitive neighbours in a westerly direction.

- 9.11 Residential properties lie to the west of the site and currently have an outlook towards the blank elevation of the existing warehouse building. Following discussions with the agent, the west facing elevation was subsequently revised to include two grey tones, in order to add some visual interest on that elevation.
- 9.12 The overall appearance of the flexible industrial building is similar to the proposed storage building and would be finished in the same pale grey cladding panels at high level. The industrial unit would have a robust dark grey brick base which wraps around the whole unit. The roof will again be a metal deck system, but no green roof could be added due to the quantity of PV panels which are required.
- 9.13 Despite the business and industrial nature of the site, a scheme of landscaping is proposed to soften the appearance and promote biodiversity.

#### Impact on Neighbouring Residential Amenity

- 9.14 New Southgate Industrial Estate is well established and has existed with residential properties immediately adjacent. As times change, so does the land use and at this location, industrial land has made way for additional residential units. Residential and industrial land have successfully co-existed here. To the west of the site lie residential units with gardens on the mutual boundary with dwellings approximately 20 metres set back from the boundary. The new flatted development is approximately 5 metres from the boundary.
- 9.15 A daylight/sunlight report has been submitted and assessed against the widely recognised standards set out in BRE's Daylight, Sunlight, and Overshadowing assessments to quantify the potential daylight and sunlight affect to the neighbouring residential properties. The proposed self-storage building would be approximately 5 metres higher than the existing buildings, however, the findings of the report do not see this as an issue. The report has been undertaken by constructing a detailed 3D model of the existing and proposed development sites and surroundings, then using specialist computer software, daylight and sunlight simulations and numerical calculations are run within the 3D model environment.
- 9.16 The report concludes that the findings indicate that the development is not of an excessive scale for the immediate surrounding area in daylight and sunlight terms and will meet the intentions of the BRE guide. Therefore, the proposed scheme would meet the aims of the BRE Guidelines and would not impact on neighbouring properties in terms of loss of light.
- 9.17 Environmental Health officers raised no objection to the proposed redevelopment of the site and as such are satisfied that there will be no harmful impact on adjoining residents with regard to contamination, noise and air impacts.
- 9.18 In conclusion it is considered that the proposed redevelopment satisfies the aims of the Council in ensuring that the amenity of neighbouring residents is not diminished.

## Transportation

### *Vehicle Parking*

- 9.19 The London Plan, Core Strategy and DMD policies encourage and advocate sustainable modes of travel and require that each development should be assessed on its respective merits and requirements, in terms of the level of parking spaces to be provided for example.
- 9.20 Parking standards for B8 use should have regard to the office parking standards as set out in the London Plan Table 10.4. having regard to the London Plan, the new buildings should provide the following number of parking spaces:
- 13-80 spaces for the B8 storage unit based on the standard of 1xspace per 100sqm – 600sqm.
  - 1 – 5 spaces for the flexible industrial unit based on the standard of 1xspace per 100sqm – 600sqm.
- 9.21 The scheme proposes to provide the following number of parking spaces:
- Storage: 11 spaces + 5 loading bays (8,156sqm)
  - Industrial: 3 spaces + 1 loading bay (456 sqm)
- 9.22 The storage unit is providing 11 spaces which is acceptable, and this has been confirmed by the Traffic and Transportation Team. Additional loading bays are also proposed which will help in terms of operational needs. It is noted that the occupant may change, however the site is well served by local transport and therefore the provision is acceptable.
- 9.23 The flexible industrial unit is a smaller unit, and the provision of 3xspaces is in the middle of the maximum range of 1-4 is acceptable. As per the storage unit, 1 additional loading bay is also proposed which would assist with the operational needs of the building.

### *Vehicle Parking Layout*

- 9.24 Vehicle tracking has been provided, and this confirms the type of expected vehicles, including refuse vehicles and rigid vans that would visit the site.
- 9.25 Electric vehicle charging points will be provided, however, the locations, numbers and details have not been provided. Details will be secured by condition.

### *Vehicular Access & Traffic.*

- 9.26 The vehicular access will be from an existing access road (Lower Park Road) and no changes are proposed to this access and this is acceptable.
- 9.27 It is noted that traffic along the access road will change, given the change of use. The Transport Assessment (TA) contains estimates on the vehicle trip generation to and



from the site, taken from the TRICS database. This is the accepted industry standard approach.

9.28 It is noted that the existing site would have generated its own level of trips, for the office use and the industrial use. These are estimated in the TA to have been slightly higher in the peak times than the proposed trips for the new development. This can be explained by the inclusion of 1,376sqm of office space in the existing development, which would generally have a higher employment density and therefore more associated trips. However, it should be noted that the trip generation figures are only estimates and not figures from actual traffic flow surveys, and the net increase in floorspace of 5901sqm (2711sqm > 8612sqm) could lead to more trips to and from the storage site throughout the day.

9.29 The trip estimates taken from the TA are shown below:

	Morning Peak Hour (08:00 – 09:00)			Evening Peak Hour (17:00 – 18:00)		
	Arr	Dep	Two-Way	Arr	Dep	Two-Way
Proposed Self-Storage Trip Generation	2	2	4	4	4	8
Proposed Industrial Unit Trip Generation	2	0	2	0	2	2
<b>Total Trip Generation</b>	<b>4</b>	<b>2</b>	<b>7</b>	<b>4</b>	<b>6</b>	<b>10</b>

Source: Consultant's Calculations (rounding applied)

Table 1: Total Proposed Development Vehicle Trip Generation

9.30 It is noted that the existing site would have generated its own level of trips, for the office use and the industrial use. These are estimated in the TA to have been slightly higher in the peak times than the proposed trips for the new development. This can be explained by the inclusion of 1,376sqm of office space in the existing development, which would generally have a higher employment density and therefore more associated trips. However, it should be noted that the trip generation figures are only estimates and not figures from actual traffic flow surveys, and the net increase in floorspace of 5901sqm (2711sqm > 8612sqm) (2.3 Planning Statement) could lead to more trips to and from the storage site throughout the day.

9.31 However overall, the trip assessment is considered valid, and the developments are not considered to generate a significant volume of traffic that may otherwise negatively impact on the local highway network.

*Pedestrian and Cycle Access*

9.32 A new pedestrian/cycle path is proposed through the site using the existing closed access from the North Circular Road. This is welcomed as it opens up the site to the existing cycle path along the North Circular and improves connectivity across the site.

- 9.33 The existing footway from Lower Park Road, used to currently access the site, will be retained.

#### *Cycle Parking*

- 9.34 Cycle parking requirement is 1xspace per 500sqm for long stay and 1xspace per 1000sqm. It is noted that parking will be predominantly for staff, due to the nature of the use so again flexibility can be applied.
- 9.35 The Transport Assessment confirms that 18no long stay and 8no short stay will be provided for the storage unit, and 2no long stay and 2no short stay will be provided for the flexible industrial units, meeting the above standards. The spaces should be secure and covered, in line with best practice. The plans do not confirm this, therefore a condition will be included should permission be granted.

#### *Sustainable Transport*

- 9.36 The scale of the development means it triggers a requirement for a sustainable transport contribution. Based on the floorspace this will be £24,557. The contribution is to continue the implementation of Healthy Streets (previously known as Cycle Enfield - the Council's major initiative to reduce car dependency and promote active travel) and items which the contribution would go towards include: Cycle infrastructure, towards proposed segregated lanes; cycle parking (including at stations, shops); Pedestrian Environment Review System (PERS) audits plus any recommendations from the results of the audit; pedestrian dropped kerbs; crossing points; traffic orders, waiting restrictions plus enforcement; planters, landscaping and SUDS.
- 9.37 The proposed development is unlikely to have a negative impact on existing street parking availability and makes appropriate provision for access and servicing having regard to DMD Policies 8 & 45 and The London Plan Policy T6.

#### *Refuse*

- 9.38 Refuse storage would be undertaken as per existing council waste arrangements and from within the service yards at the front of each building.

#### Sustainable Design and Construction

- 9.39 Policy DMD49 states all new development must achieve the highest sustainable design and construction standards and include measures capable of mitigating and adapting to climate change to meet future needs having regard to technical feasibility and economic viability. Policy DMD51 states further energy efficiency standards and that all developments will be required to demonstrate how the proposal minimises energy-related CO<sub>2</sub> emissions which must adhere to the principles of the energy hierarchy in the policy. This follows policy CP20 of the Core Strategy which states that the Council will require all new developments, to address the causes and impacts of climate change by:

- minimising energy use;
  - supplying energy efficiently; and
  - using energy generated from renewable sources in line with the London Plan and national policy.
- 9.40 Energy usage and sustainability statements have been submitted. These have been reviewed by the Council's Sustainability Officer. The Sustainability Officer has advised that the proposal achieves operational net zero with low space heating demand and robust PV installation. Subject to no gas fired heating solutions which the sustainability appraisal categorically states there would not be (gas being a carbon generating fossil fuel and a danger to the climate), there is no objection to the proposal in terms of energy/carbon production.
- 9.41 Carbon net zero would be achieved in line with the energy hierarchy through the use of air-source heat pumps and PV roof panels. A reduction of 115% beyond Building Regulations would be achieved for the self - storage building and reduction of 132% beyond Building Regulations would be achieved for the flexible employment building.
- 9.42 Ladderswood DEN is close to the site and since we would not expect the storage unit to be heated and there is no indication that it may be necessary within the foreseeable future; the estimated heating demand does not justify the connection despite the policy to prioritise connection to the DEN.
- 9.43 Whilst the accompanying reports have stated operational net zero carbon, conditions should be attached to ensure and evidence that this is the case once the units have been constructed and should this position change, a financial contribution would be required as a carbon compensation via the New Development Carbon Fund (NDCF). A clause should be included with a legal agreement to cover this, should the situation arise.
- 9.44 Policy DMD Policy 50 requires non-residential development to be BREEAM 'Excellent' rating. The applicant has submitted an Energy and Sustainability Statement stating the building fabric of the proposal would, as a minimum, have a BREEAM Excellent rating.

#### Sustainable Urban Drainage

- 9.45 London Plan policies 5.12 and 5.13 require the consideration of the effects of development on flood risk and sustainable drainage respectively. Core Policy 28 ("Managing flood risk through development") confirms the Council's approach to flood risk, inclusive of the requirement for SuDS in all developments. Policy DMD59 ("Avoiding and reducing flood risk") 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.
- 9.46 DMD61 ("Managing surface water") requires the submission of a drainage strategy that incorporates an appropriate SuDS scheme and appropriate greenfield runoff rates. The Council's drainage engineers have reviewed the drainage and flooding

documentation supporting the application. For the system of sustainable drainage, it is proposed to implement a combination of green roof, balancing pond, porous paving to parking bays, petrol interceptors, trapped gullies and drainage channels with silt pit outlets to intercept any sediment or hydrocarbons entering the surface water system before discharge to the adjacent watercourse.

- 9.47 In order to fully support the proposal, additional discussions took place and the Council's engineers have now confirmed that the proposal would not increase flood risk at the application site or outside of the site and the SuDS strategy is acceptable, in accordance with Core Strategy Policy 28 and DMD Policy 59 and DMD Policy 62.

### Trees

- 9.48 An Arboricultural Impact Assessment (AIA) has been submitted with the application, outlining the condition of the trees on-site. Some of the trees are in poor health and need to be removed. Other trees are self-seeded and not thriving in the appropriate location. It is proposed that a very small number of trees will be removed followed by compensatory tree planting which would result in an increase of eight new trees in more suitable locations within the site.
- 9.49 It is proposed that three low value category C trees (ash, cherry and elder) would be removed and eight new trees would be planted and consist of pine, alder and cherry. Other shrubs and hedges will also be planted. Four new trees would be planted between the proposed storage building and the North Circular Road, which would add to the existing natural screening around the seating area. Again, this adds visual interest whilst making a contribution towards improving the natural environment and habitats.
- 9.50 Proposals from an arboriculture perspective are considered to be a significant betterment compared to the existing site. The new building is pulled back away from existing trees compared to the current building creating more space which will reduce pressures to prune or remove the existing trees. Hard surfacing to the east of the site is also proposed to be removed from the root protection area of a large mature tree and returned to soft landscaping. The proposal would significantly green the site compared to the existing situation and deliver a net increase in tree numbers compared to trees being removed.
- 9.51 The proposed loss of trees is not significant and clearly no significant or high value trees or quantity of trees are being removed. All other trees and vegetation can be retained. The Council's Tree Officer has reviewed the AIA and is satisfied that the approach to the trees on the site is the correct one and has no objection.

### Biodiversity

- 9.52 An Ecological Impact Assessment (EIA) has been prepared and sets out the findings of an Ecological Impact Assessment undertaken at the site. The site does not include any statutory or non-statutory protection. The site is directly adjacent to Pymmes Brook, which is part of Arnos Park SINC.

- 9.53 The Ecological Impact Assessment demonstrates that no ecological features are present that would affect the principle of development at the site. A biodiversity appraisal has been undertaken which confirms that there are no protected species on the site. The appraisal contains recommendations for enhancements, which include the green roof, scrub, neutral grassland and hedgerow planting.
- 9.54 In accordance with Policy DMD79 the proposal includes the installation of ecological enhancements such as bat and bird boxes. Bat and bird boxes, including their proposed location are contained within the EIA. It is recommended that a condition be attached to ensure that the scheme is completed in accordance with the recommendations contained in the EIA.
- 9.55 A well-considered scheme of landscaping is proposed which would screen the larger building and soften the perimeters of the site. Landscaping around the smaller industrial building would create a soft buffer between the site boundary, main vehicular route and proposed industrial building. A green sedum roof is also proposed on the larger storage building which is welcomed as it will further enhance the biodiversity offer and assist with sustainable drainage.
- 9.56 A biodiversity appraisal has been undertaken which confirms that there are no protected species on the site. The appraisal contains recommendations for enhancements, which include the green roof, scrub, neutral grassland and hedgerow planting.
- 9.57 It is considered that the proposed development in accordance with Policies CP20, CP21, CP36, DMD51, DMD53, DMD54, DMD55, DMD59, DMD60, DMD61, DMD62, DMD63, DMD78, DMD79 and DMD80 of the approved development plan.

#### Urban Green Factor

- 9.58 Policy G5 of the London Plan (2021) requires all major development proposals to contribute to the greening of London by including urban greening as a fundamental element of site and building design, and by incorporating measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage.
- 9.59 As part of the overall redevelopment, landscaping that includes flowers, trees and a green roof are embedded in the proposal. Policy G5 sets an Urban Factor score of 0.4. The figure is calculated on the basis of the area of each particular green added together then divided by the total site area.

Based on the amount of proposed greenery, the Urban Green Factor of this site works out at the target figure of 0.4, therefore complying with London Plan Policy G5

#### Secure by Design

- 9.60 The Metropolitan Police met with the project design team to review safety, security and crime prevention at the site and the new planning proposals. The Metropolitan Police has no objection to the proposed development subject to the attachment of a

condition to ensure the development achieves a Certificate of Compliance to the relevant Secure by Design Guide(s) or alternatively achieve Crime Prevention Standards.

### Business and Employment Skills

- 9.61 The Council is committed to maximising the number and variety of jobs and apprenticeships available to residents of the borough and maintaining and encouraging the widest possible range of economic activity, including the availability of a skilled labour force. To this end, the Council will seek agreement with developers to secure appropriate planning obligations for employment and training initiatives as part of development proposals.
- 9.62 Policy E11 Skills and opportunities for all of the London Plan seeks to provide local initiatives to promote inclusive access to training, skills and employment opportunities for all Londoners, which mirrors the Council's aspirations.
- 9.63 The proposal falls within the criteria for developer contributions towards business, employment and skills as it would result in floorspace greater than 1000 square metres. In accordance with LB Enfield's Section 106 Supplementary Planning Guidance (SPG) (2016) therefore, the Applicant has agreed to a Section 106 obligation relating to securing local employment, delivering apprenticeships and training opportunities, and utilising local businesses in the supply chain.
- 9.64 The applicant envisages that approximately 99 jobs and £9.8 million GVA would be created at construction stage. Up to 310 jobs and up to £17.9 million GVA per annum at the operational stage.
- 9.65 Based on the cost of the proposed development, the S106 agreement would secure the following: 25% local labour; 10% local spend on materials; 2 apprentices and 1 supported employment opportunity.

### Health Impact Assessment

- 9.66 The online National Planning Practice Guidance refers to health impact assessment (HIA) as a useful tool to assess and address the impacts of development proposals. The London Plan and many boroughs Local Plans also refer to the use of HIA.
- 9.67 A Health Impact Assessment (HIA) has been prepared to examine the potential health effects associated with the proposed development.
- Active Travel
  - Healthy Environment
  - Vibrant Neighbourhoods
- 9.68 The Regulation 18 Consultation of the Enfield Local Plan which covers the period up to 2039 outlines that certain developments are required to submit a HIA. The recommended guidance to follow for preparing a HIA is the latest Health Urban Planning Checklist from the Healthy Urban Development Unit, which is the guidance that is followed in submitting HIA.

- 9.69 In addition to the HIA, various reports such as sustainability and air quality have been submitted. A comprehensive assessment of the proposal has been undertaken by the applicant and there are no issues arising under the umbrella of impact on places or the environment that would require the application to be refused planning permission.

#### Accessibility

- 9.70 All areas of the self-storage facility will be suitable for wheelchair users, although wheelchair users will be provided with ground floor storage facilities. Wheelchair suitable lifts will also be provided. The other building will be similar with accessible toilets, suitably wide doors and disabled parking outside the main entrance.

#### Fire Statement

- 9.71 In accordance with Policy D21 of the London Plan, a Fire Statement is required for this application as it is a major planning application. London Fire Brigade has reviewed the application and advised that they have no objection to the scheme as submitted.
- 9.72 Any future modifications to the scheme would be subject to Building Regulations approval and should consider the fire strategy, such that fire safety measures are not compromised within the developments.

### **11.0 S106 Legal Agreement**

- 11.1 Any planning obligations must be necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development. Having regard to this, and the content above Having regard to the content above, it is recommended that should planning permission be granted, the following obligations / contributions should be secured through a s106 legal agreement:
- 11.2 The necessary Heads of Terms are:
- Employment and skills strategy in accordance with the S106 SPD including 25% local labour; 10% local spend on materials; 2 apprentices and 1 supported employment opportunity
  - Sustainable transport £24,557
  - New Development Carbon Compensation fund
  - Monitoring fee (Up to 5% of the total value of financial contributions will be charged, a fixed charge to manage non-monetary obligations of £350 per head of term.

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

- 12.1 In April 2010, legislation in the form of the Community Infrastructure Levy Regulations 2010 (as amended) came into force which allowed 'charging authorities' in England and Wales to apportion a levy on net additional floorspace for certain



types of qualifying development to enable the funding of a wide range of infrastructure needed as a result of development.

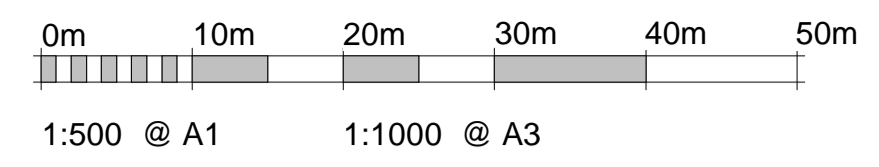
- 12.2 A total of £380,882.73 would be required for only Mayoral CIL as the proposal falls under Class B8 and Class B2.

### **13.0 Public Sector Equalities Duty**

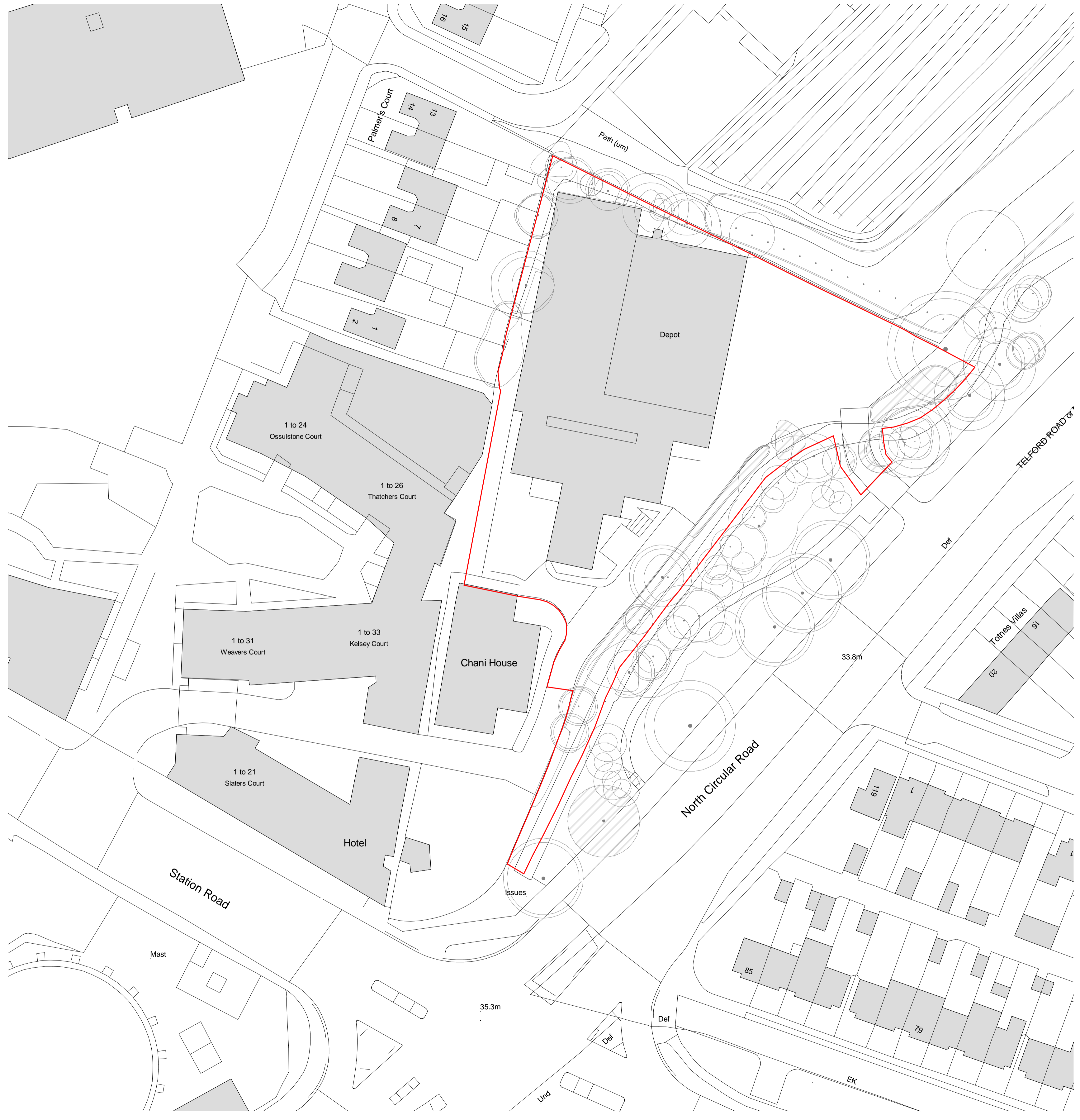
- 13.1 In line with the Public Sector Equality Duty the council must have due regard to the need to eliminate discrimination and advance equality of opportunity, as set out in section 149 of the Equality Act 2010. Section 149 of the Act requires public authorities to have due regard to several equality considerations when exercising their functions including decision making on planning applications. These considerations include: Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act; Advance equality of opportunity between persons who share a relevant protected characteristic (explained in detail below) and persons who do not share it; Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 13.2 The main objective of the duty is to ensure public policies and programmes are implemented fairly, in particular with regard to their impact on the protected characteristics identified above. In making this recommendation, due regard has been given to the Public Sector Equality Duty and the relevant protected characteristics (age, disability, gender reassignment, marriage / civil partnership, pregnancy and maternity, race, religion or belief, sex, and sexual orientation).
- 13.3 When determining the planning application (and thereby accounting for the representations resulting from public consultation), the Council has considered the potential effects of the proposed development on those with protected characteristics as defined under the Equality Act 2010. In doing this, the Council has had due regard to equality considerations and attribute appropriate weight to such considerations. In providing the recommendation to Members that planning consent should be granted, officers have considered equalities impacts in the balance, alongside the benefits arising from the proposed development. The Council has also considered appropriate mitigation to minimise the potential effects of the proposed development on those with protected characteristics.
- 13.4 There are no statutory or regulatory requirements for the form or content of an equalities assessment. The scale and significance of such impacts cannot always be quantified, and it is common to address this through descriptive analysis of impacts and identifying whether such impacts are adverse or beneficial. The key elements of the proposed development which have an impact that could result in an equalities effect include the design and physical characteristics of the proposals subject to the planning application. Officers do not consider there would be a disproportionate equalities effect.

## **14.0 Conclusion and Recommendation**

- 14.1 The starting point for the determination of any planning application is the development plan. Paragraph 11(d) of the NPPF, and the application of the tilted balance means that planning permission should be granted 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. Moreover, planning permission should be approved 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”.
- 14.2 The development would provide new 21<sup>st</sup> century business and industrial space which would greatly improve the appearance of the site.
- 14.3 The above assessment against the development plan policies has produced the following conclusion:
- The proposal would see the retention of employment uses on site meet the requirements of policy.
  - The proposal would see an uplift in employment uses on the site and this is very much welcomed.
  - In terms of design, it is considered appropriate in form and design and would not result in detrimental harm to the character and appearance of the locality.
  - The proposal meets with policy objectives for sustainability.
  - The proposal would protect and enhance the ecological value of the site.
  - The proposal would not harm the amenity of the occupiers of neighbouring residents through loss of privacy, light or outlook
  - There are no identified adverse effects on highway safety or traffic generation.
- 14.4 It is considered the proposed development is acceptable when assessed against relevant national, regional and local planning policies. Members are being asked in considering the officer recommendation to grant planning permission to also grant delegated authority to officers to agree the final wording for these conditions and/or legal agreement Heads of Terms. Having regard to the above it is considered that planning permission should be granted subject to conditions and the completion of a Section 106 to secure business and employment skill obligations and sustainable transport requirements.



Rev	Date	Version Description	Drn	Chk
/	08/07/22	Planning Issue	CC	JS



**1 Existing Block Plan**  
1 : 500

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In addition to the hazards/risks normally associated with the types of work detailed on this drawing, refer to Designers Risk Assessment, note the following :

It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement

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Client: **ATTIC SELF STORAGE**  
Project Name: **Attic New Southgate**  
New Southgate Industrial Estate, Lower Park Rd, New Southgate, N11 1QD

Drawing Title: **Existing Block Plan**

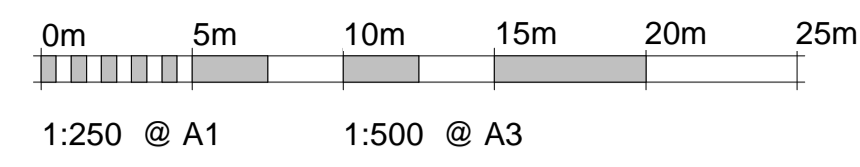
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Drawing Number: <b>3828-DMWR-A-PL-0101</b>	Status: <b>P</b>	Revision: <b>/</b>
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Proposed Attic Area Schedule				
	Ground	1st - 3rd	4th	Total
GIA	1,772m <sup>2</sup> 19,074ft <sup>2</sup>	1,772m <sup>2</sup> 19,074ft <sup>2</sup>	1,218m <sup>2</sup> 13,110ft <sup>2</sup>	8,306m <sup>2</sup> 89,405ft <sup>2</sup>
GEA	1,858m <sup>2</sup> 20,000ft <sup>2</sup>	1,864m <sup>2</sup> 20,064ft <sup>2</sup>	1,294m <sup>2</sup> 13,929ft <sup>2</sup>	8,744m <sup>2</sup> 94,119ft <sup>2</sup>

Proposed Industrial Area Schedule	
GIA	456m <sup>2</sup> 4,908ft <sup>2</sup>
GEA	490m <sup>2</sup> 5,274ft <sup>2</sup>

Rev	Date	Version Description	Drn	Chk
/	08/07/22	Planning Issue	CC	JS

- Key**
- Proposed Attic Unit
  - Industrial Unit
  - Existing trees
  - Proposed new trees
  - Permeable paving
  - Non-permeable paving
  - Proposed new fence/line
  - Proposed new foot/cycle path

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Note: For further landscaping details see Pegasus detailed soft landscaping plans P21-2977\_01-A & 02-A

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Client: **ATTIC SELF STORAGE**  
 Project Name: **Attic New Southgate**  
 New Southgate Industrial Estate, Lower Park Rd, New Southgate, N11 1QD

Drawing Title: **Proposed Site Plan**

Drawing Status: **PLANNING**

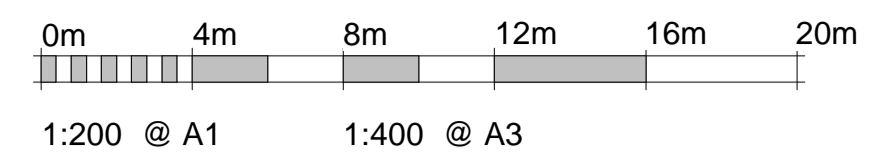
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Drawing Number: <b>3828-DMWR-A-PL-0104</b>	Status: P	Revision: /
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Rev	Date	Version Description	Drn	Chk
/	08/07/22	Planning Issue	CC	JS



**1 Proposed Attic Ground Floor G.A. Plan**  
1 : 200



**2 Proposed Attic 1st - 3rd Floor G.A. Plan**  
1 : 200

- Room Key**
- DIS WC
  - DRIVE UP UNIT
  - ELECTRICAL INTAKE
  - ENTRANCE LOBBY
  - INDUSTRIAL UNIT
  - LIFT
  - MANAGER'S OFFICE
  - PARCEL AREA
  - PLANT ROOM (CLEANERS)
  - RECEPTION
  - REFUSE
  - SERVER ROOM
  - SHOWER ROOM
  - SMOKE SHAFT
  - STAFF WELFARE
  - STAIRCASE LOBBY
  - STAIRCORE 1
  - STAIRCORE 2
  - STAIRCORE 3
  - STORAGE
  - UNLOADING BAY
  - WC
  - WORKSPACES

**SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION**

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Project Name: **Attic New Southgate**  
New Southgate Industrial Estate, Lower Park Rd, New Southgate, N11 1QD

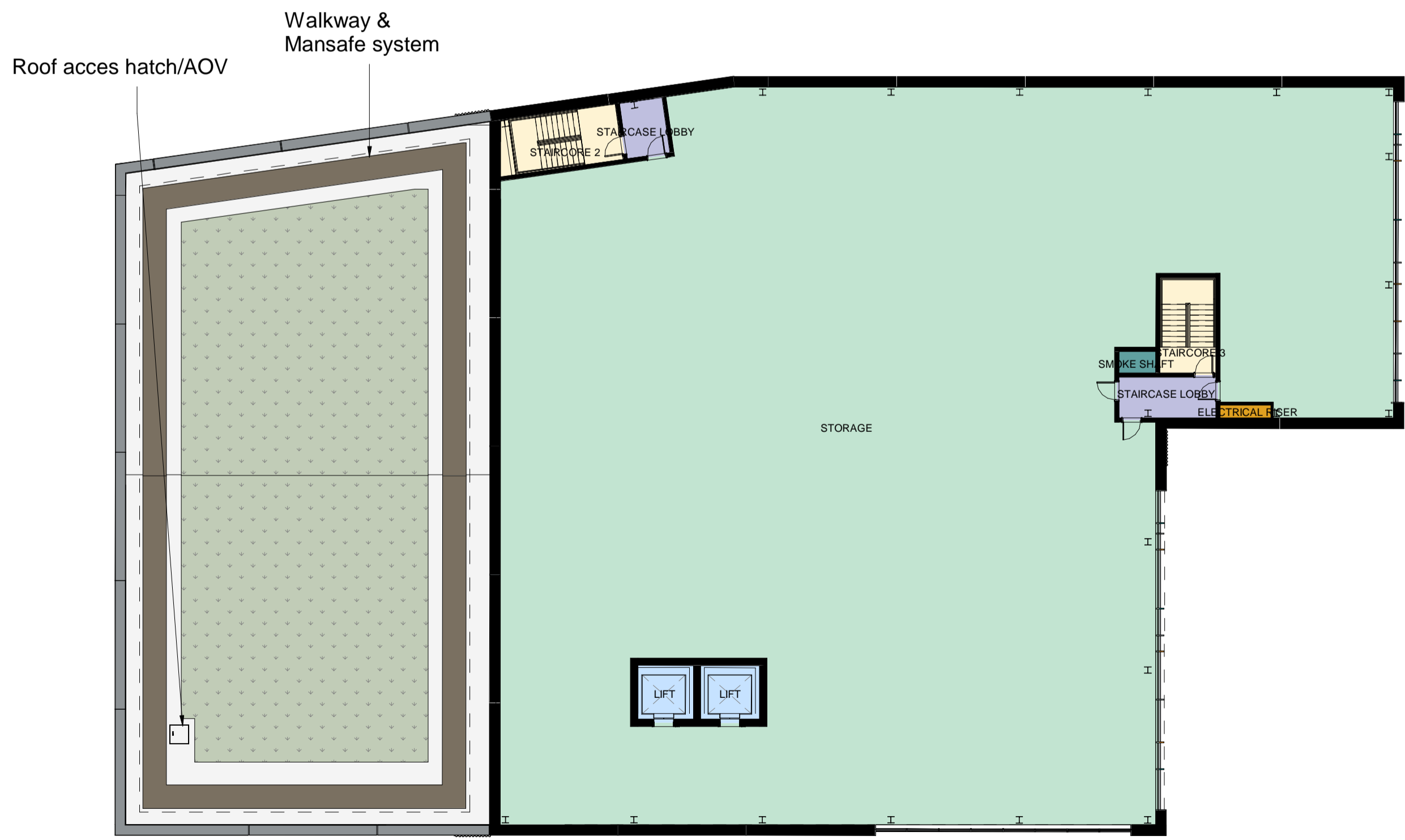
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Drawing Status: **PLANNING**

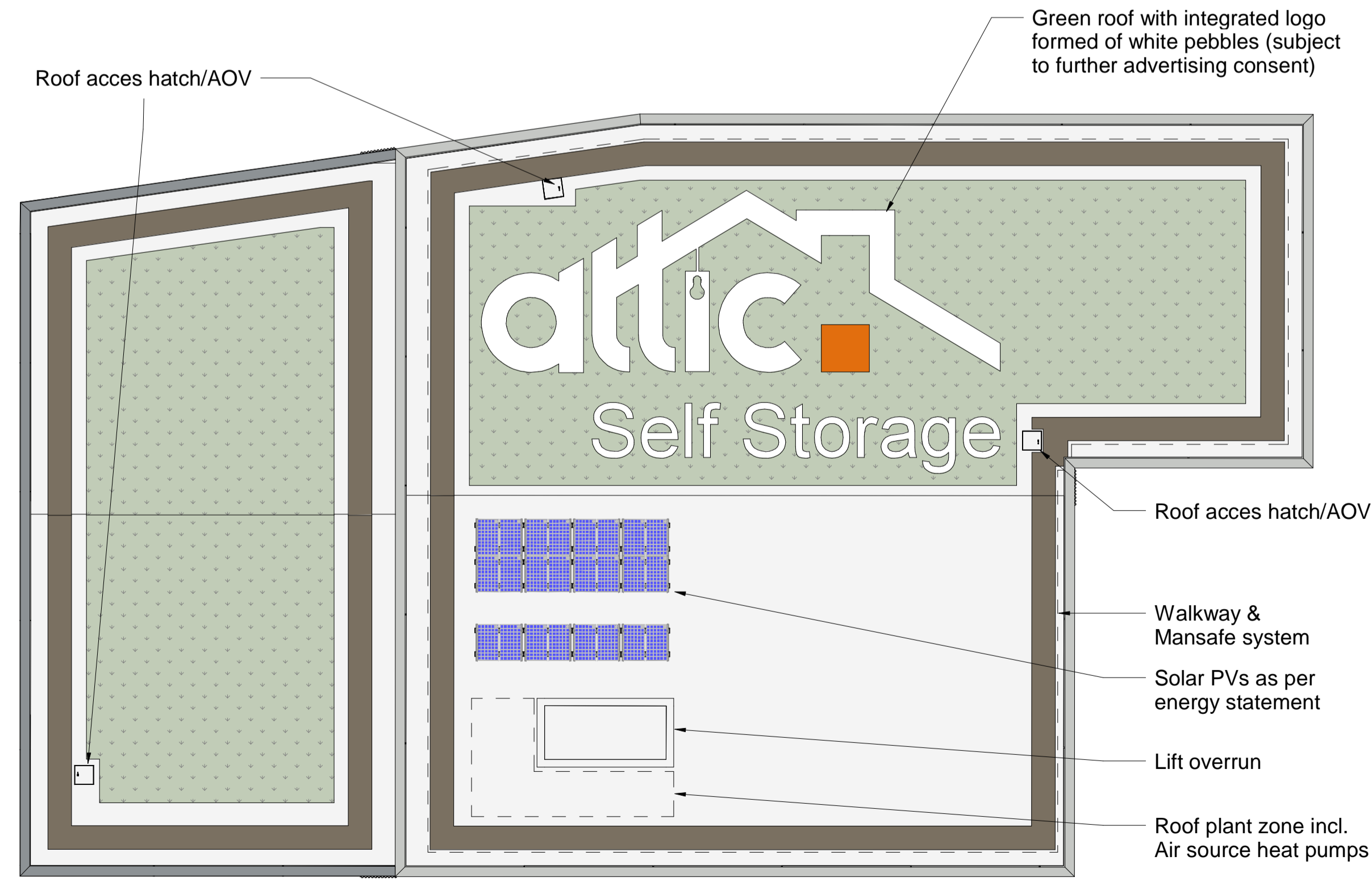
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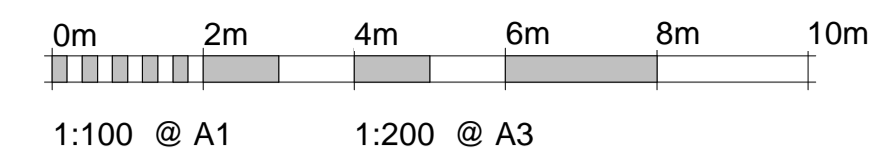
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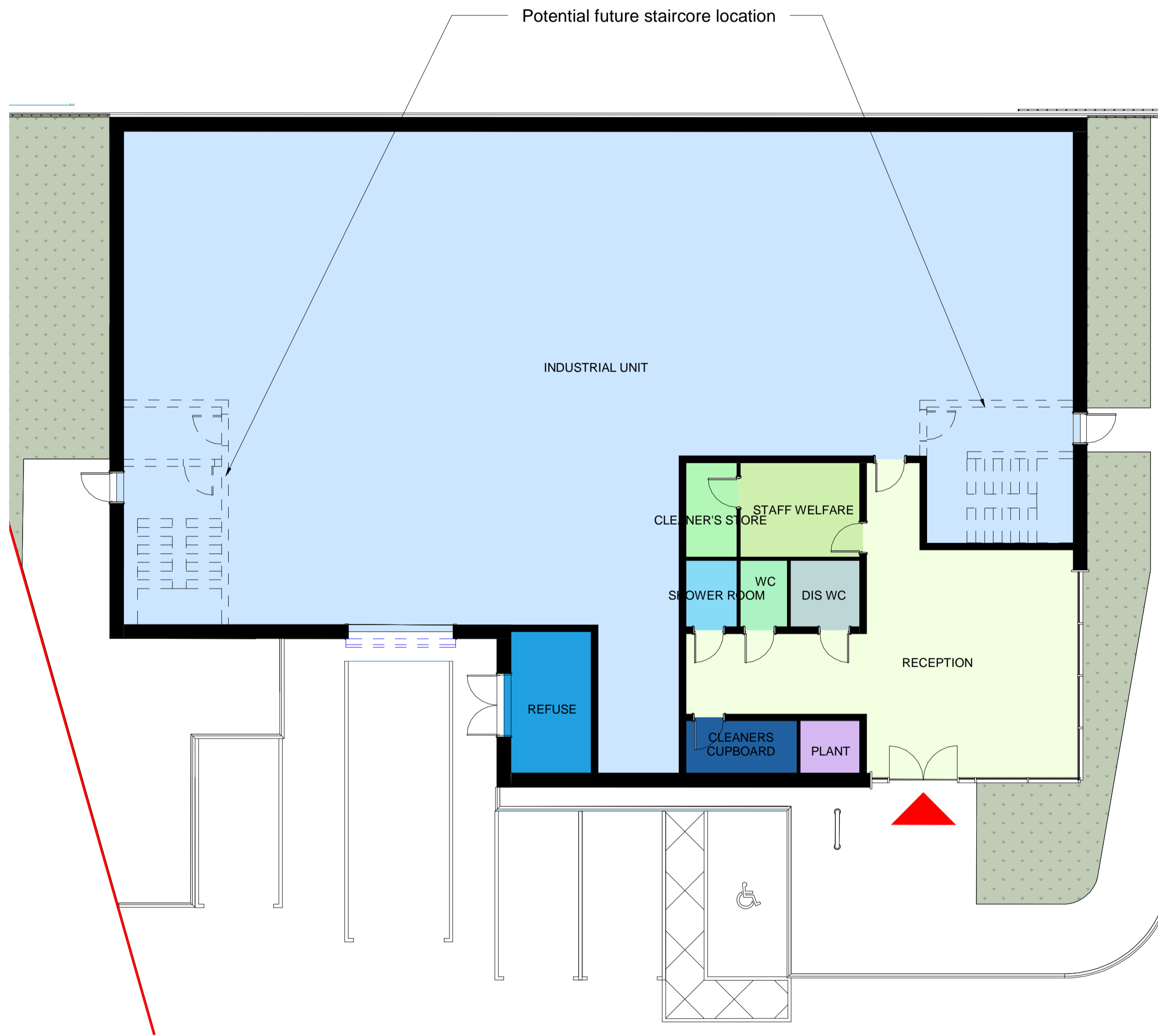
**3 Proposed Attic 4th Floor G.A. Plan**  
1 : 200



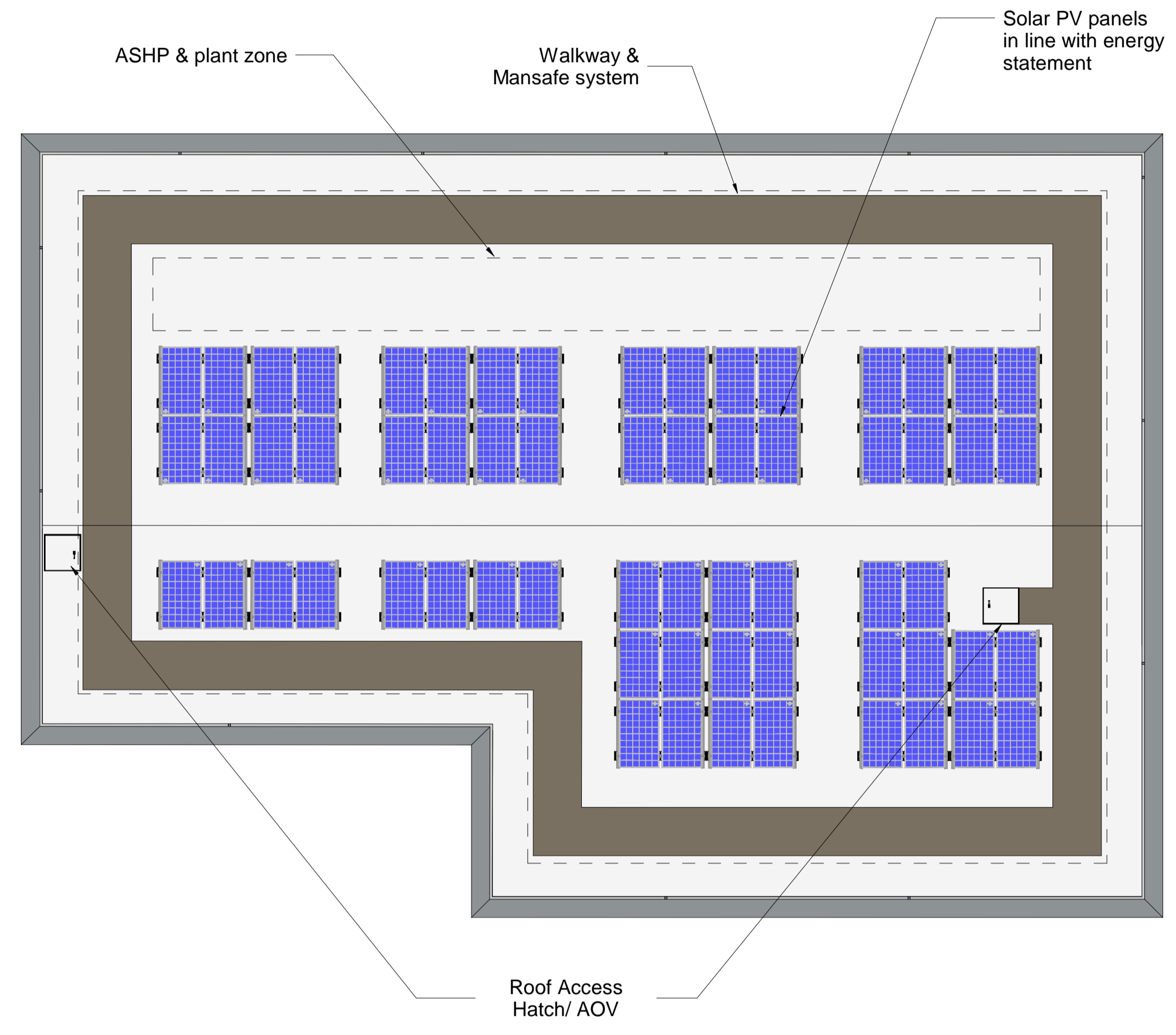
**4 Proposed Attic Roof Plan**  
1 : 200



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/	08/07/22	Planning Issue	CC	JS



**1** Proposed Industrial Ground Floor G.A. Plan  
1 : 100



**2** Proposed Industrial Roof Plan  
1 : 100

- Room Key**
- CLEANER'S STORE
  - CLEANERS CUPBOARD
  - DIS WC
  - INDUSTRIAL UNIT
  - PLANT
  - RECEPTION
  - REFUSE
  - SHOWER ROOM
  - STAFF WELFARE
  - WC

**SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION**  
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Client: **ATTIC SELF STORAGE**  
Project Name: **Attic New Southgate**  
New Southgate Industrial Estate, Lower Park Rd, New Southgate, N11 1QD

Drawing Title: **Proposed Industrial Unit Ground Floor Plan**

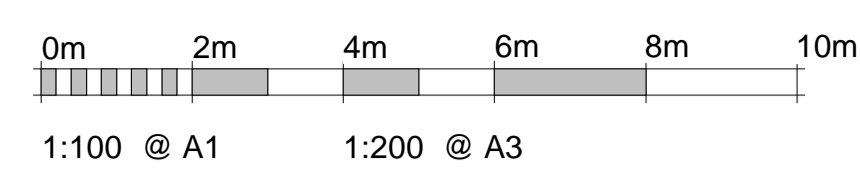
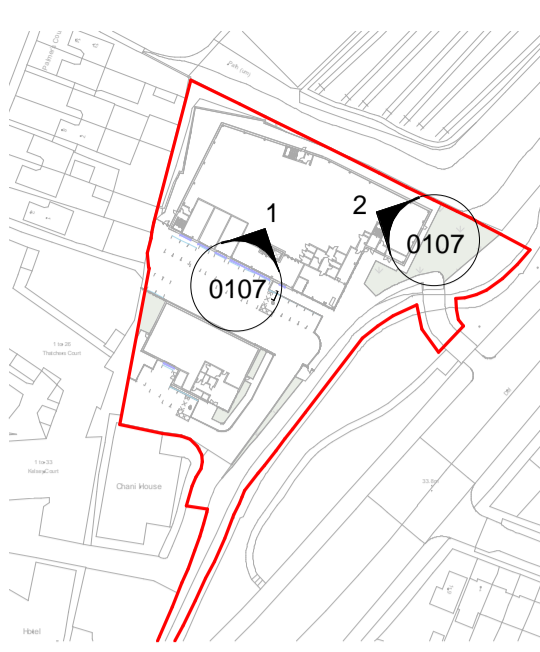
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Drawing Number: **3828-DMWR-A-PL-0106**, Status: /, Revision: /





**1 Proposed Attic South Elevation**  
1 : 100

Rev	Date	Version Description	Drn	Chk
/	08/07/22	Planning Issue	CC	JS

**PROPOSED MATERIAL KEY**

- Aluminium PPC Cladding Panel RAL 7035 - Light Grey
- Curtain Panel Frame RAL 7045 - Telegrey
- Glazed Curtain Wall Window
- Lighting Channel RAL 5021 - Water Blue
- Roller shutter door RAL 7035 - Light Grey
- Trapezoidal Cladding Panel - Dark Grey
- Pedestrian access door RAL 7035 - Light Grey
- Reception Canopy RAL 2011 - Deep Orange
- Capping Profile RAL 7035 - Light Grey
- Curtain Panel Frame RAL 2011 - Deep Orange
- Curtain Panel Frame RAL 5021 - Water Blue

**SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION**

In addition to the hazards/risks normally associated with the types of work detailed on this drawing, refer to Designers Risk Assessment, note the following :

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Contractors Must Verify All Dimensions On Site Before Starting Work

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**2 Proposed Attic East Elevation**  
1 : 100

**DMWR Architects**  
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e mail@dmwr-architects.co.uk  
www.dmw.co.uk

Client: **ATTIC SELF STORAGE**  
Project Name: **Attic New Southgate**  
New Southgate Industrial Estate, Lower Park Rd, New Southgate, N11 1QD

Drawing Title: **Proposed Attic Elevations South & East**

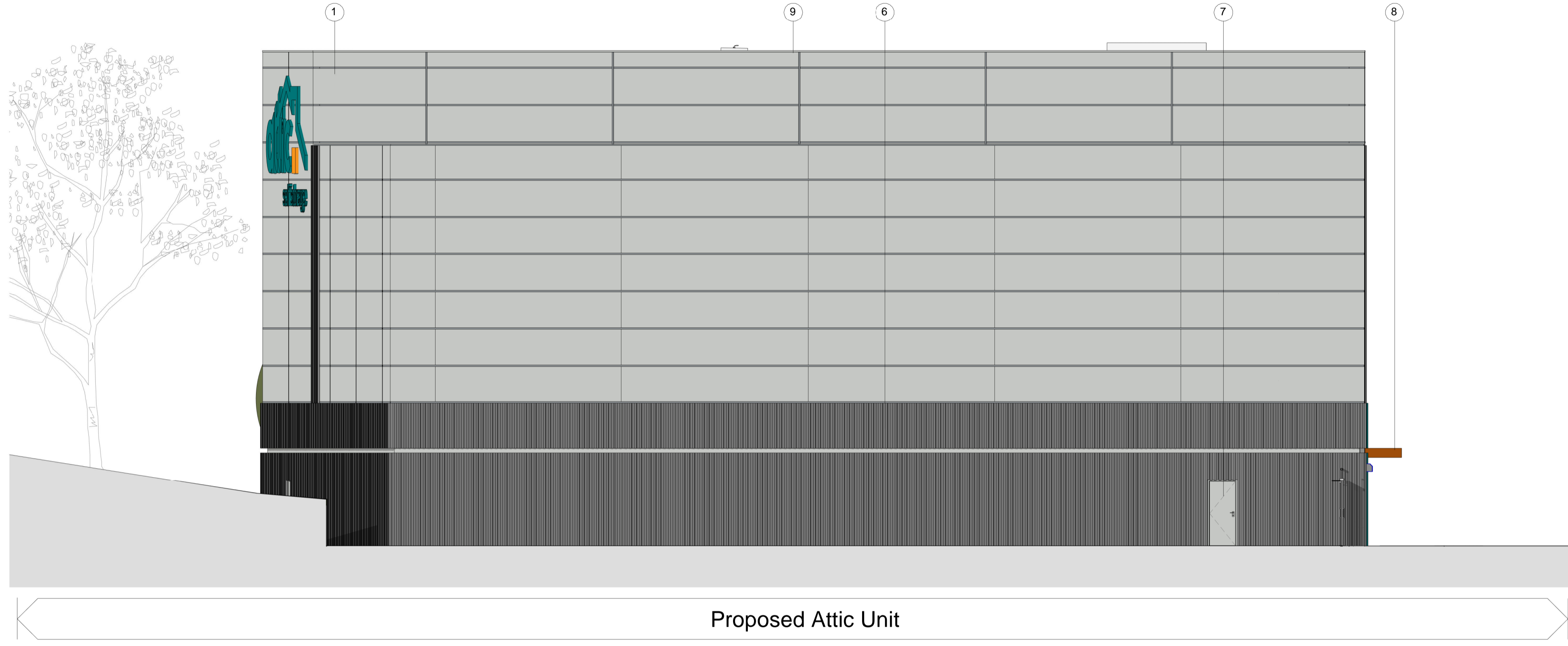
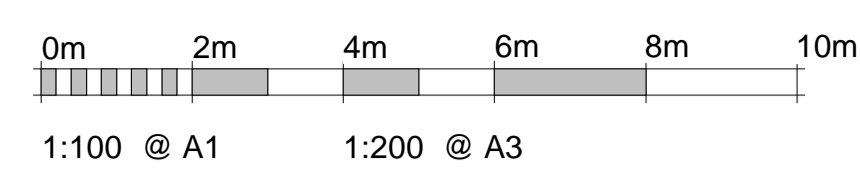
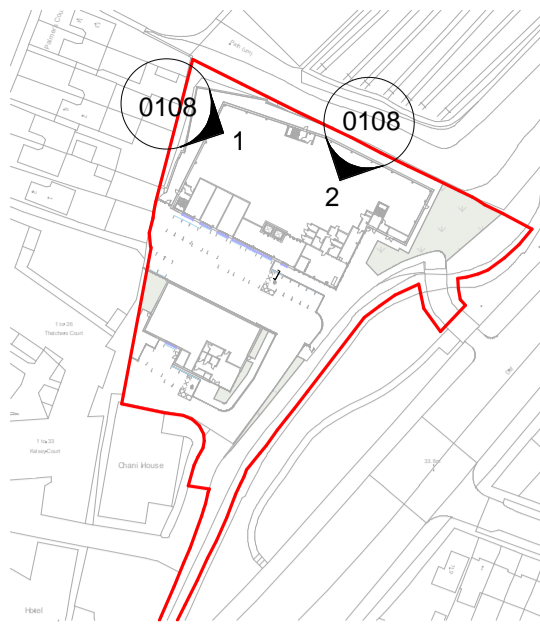
Drawing Status: **PLANNING**

Drawing Details: DMWR Job No. **3828**

Drawn By: VS, Drawn Date: 30/03/22, Checked By: JS, Scale @ A1: As indicated

Drawing Number: **3828-DMWR-A-PL-0107**, Status: /, Revision: /





**1 Proposed Attic West Elevation**  
1:100

Rev	Date	Version Description	Drn	Chk
/	08/07/22	Planning Issue	CC	JS

**PROPOSED MATERIAL KEY**

- Aluminium PPC Cladding Panel RAL 7035 - Light Grey
- Curtain Panel Frame RAL 7045 - Telegrey
- Glazed Curtain Wall Window
- Lighting Channel RAL 5021 - Water Blue
- Roller shutter door RAL 7035 - Light Grey
- Trapezoidal Cladding Panel - Dark Grey
- Pedestrian access door RAL 7035 - Light Grey
- Reception Canopy RAL 2011 - Deep Orange
- Capping Profile RAL 7035 - Light Grey
- Curtain Panel Frame RAL 2011 - Deep Orange
- Curtain Panel Frame RAL 5021 - Water Blue

**SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION**

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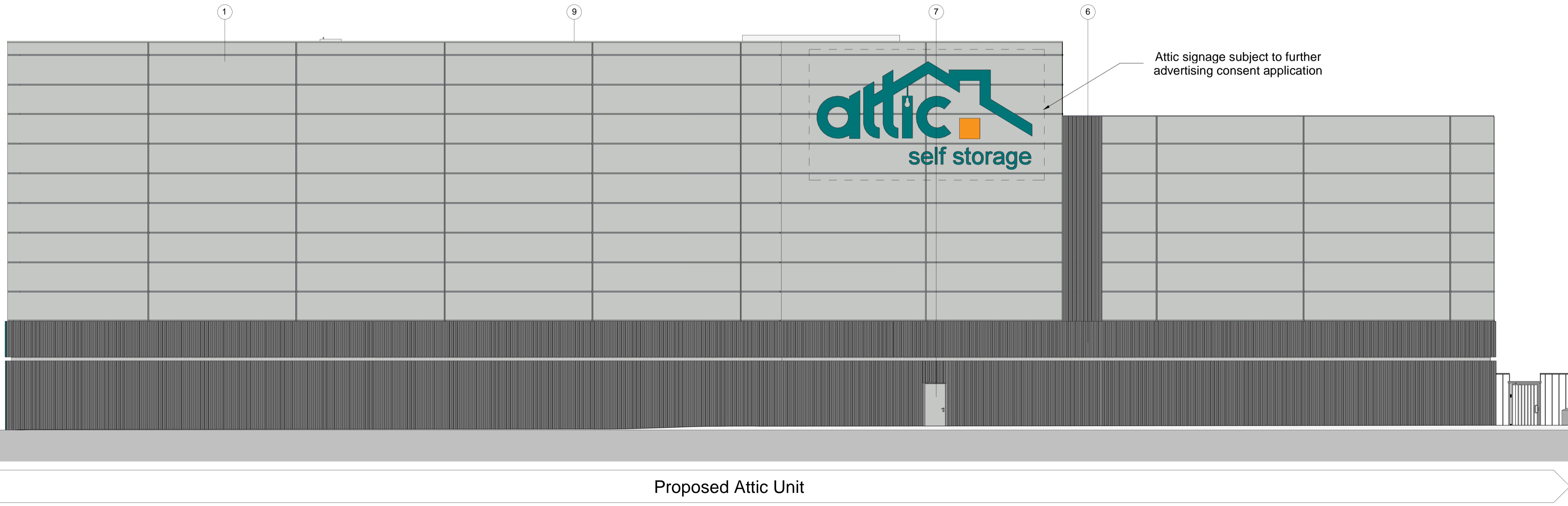
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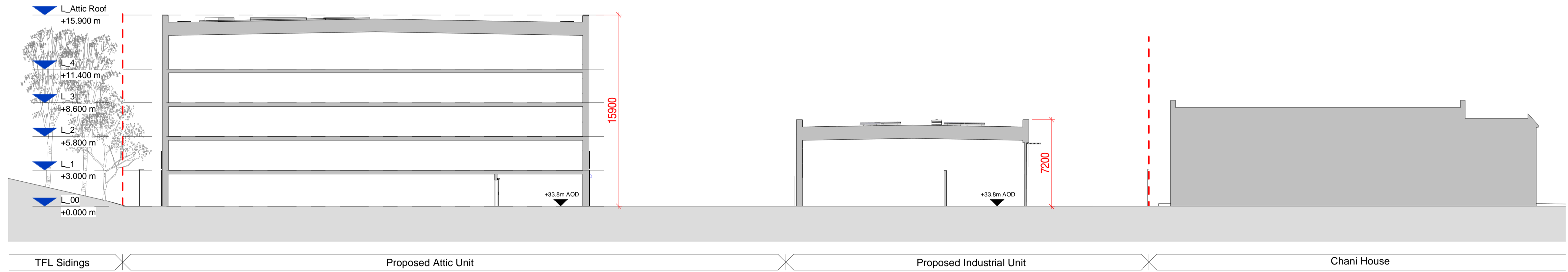
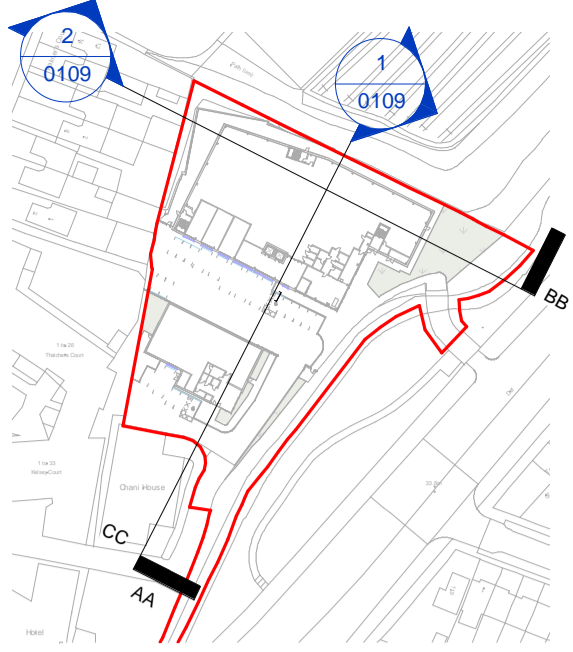
Client: **ATTIC SELF STORAGE**  
Project Name: **Attic New Southgate**  
New Southgate Industrial Estate, Lower Park Rd, New Southgate, N11 1QD

Drawing Title: **Proposed Attic Elevations North & West**

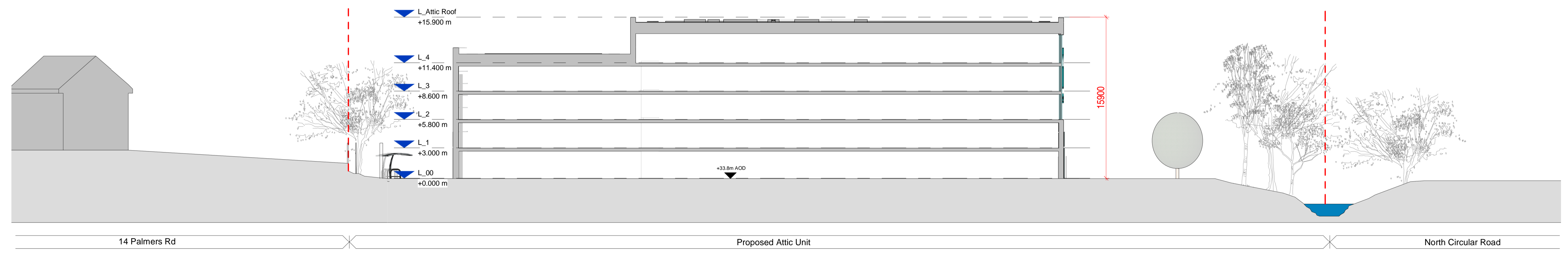
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Drawing Details		DMWR Job No. <b>3828</b>	
Drawn By: VS	Drawn Date: 30/03/22	Checked By: JS	Scale @ A1: As indicated
Drawing Number: <b>3828-DMWR-A-PL-0108</b>		Status: /	Revision: /



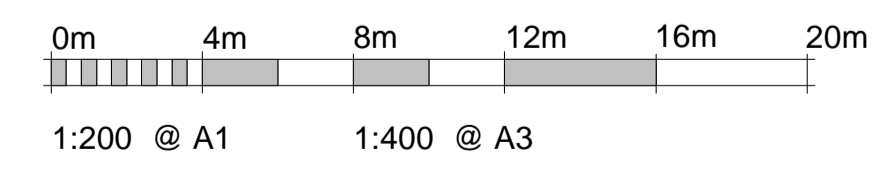
**2 Proposed Attic North Elevation**  
1:100



**1 Proposed Attic Section AA**  
1 : 200

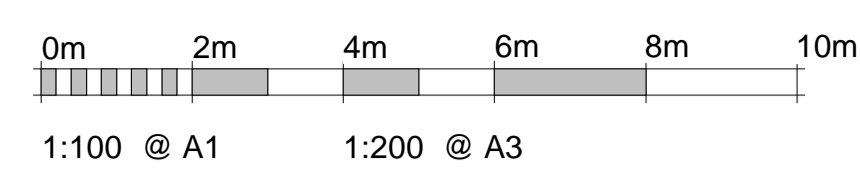
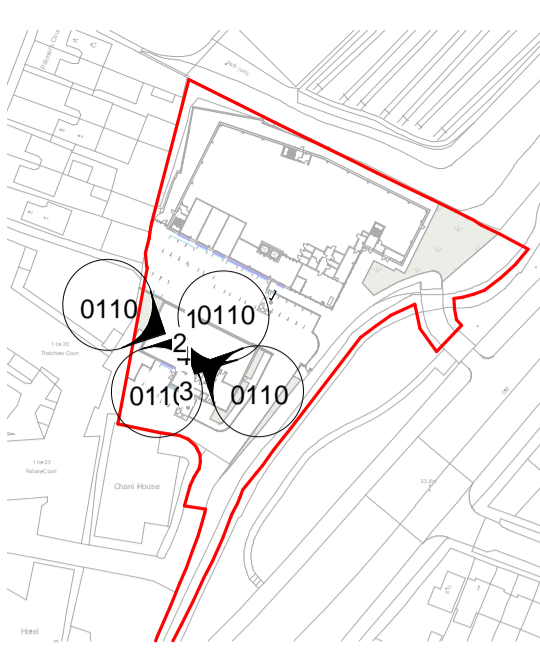


**2 Proposed Attic Section BB**  
1 : 200

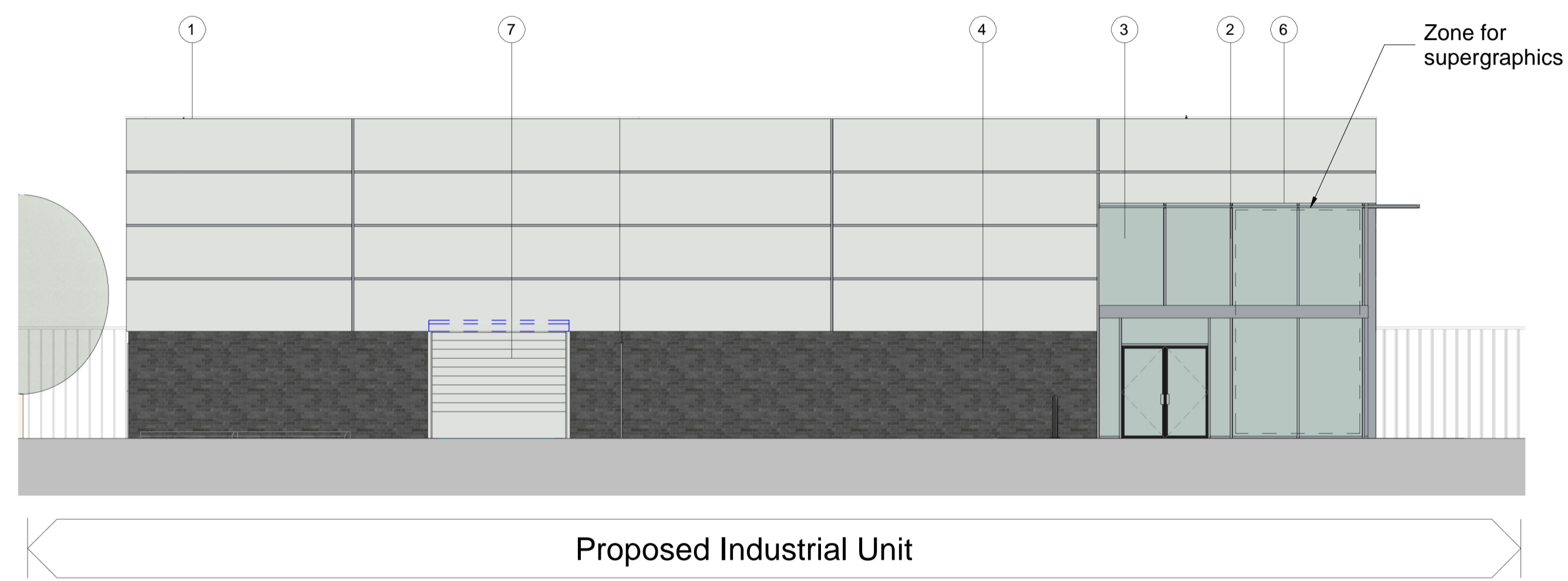


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Drawn By VS	Drawn Date 30/03/22	Checked By JS																

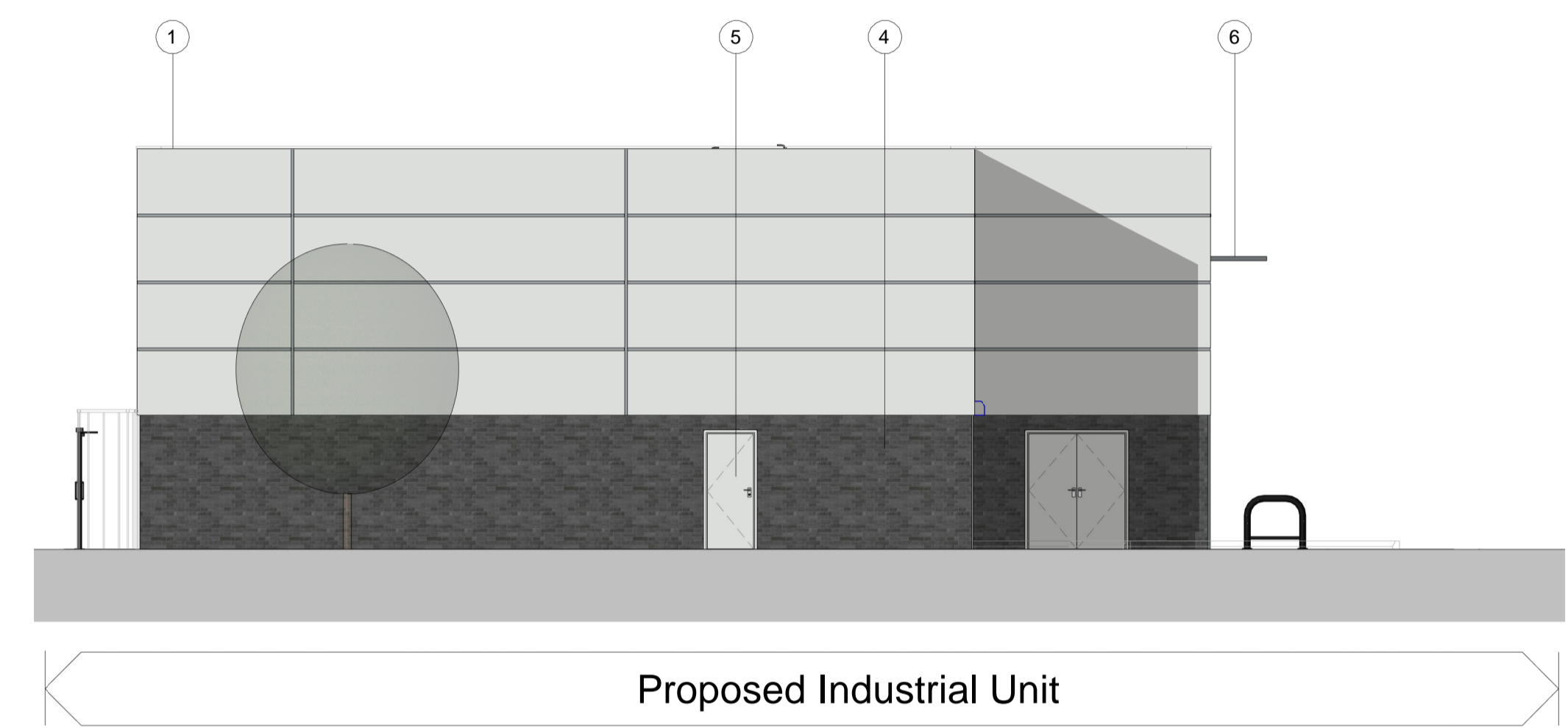




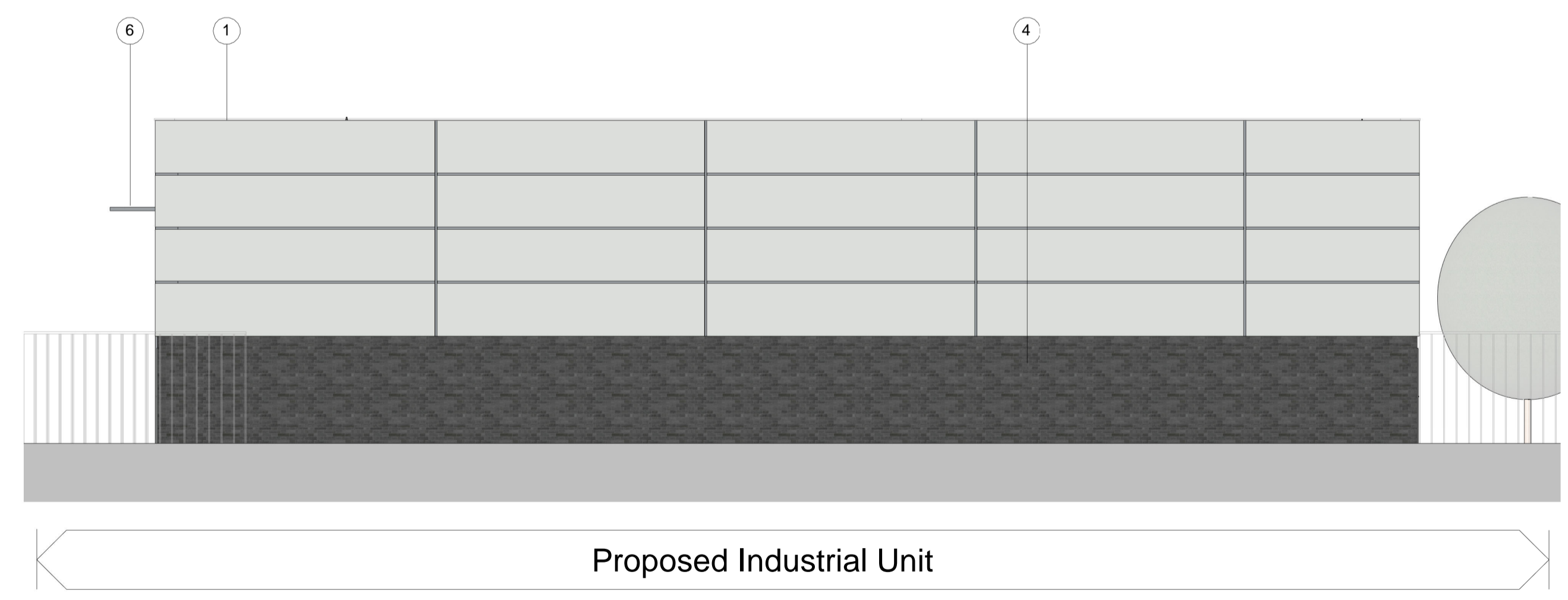
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/	08/07/22	Planning Issue	CC	JS



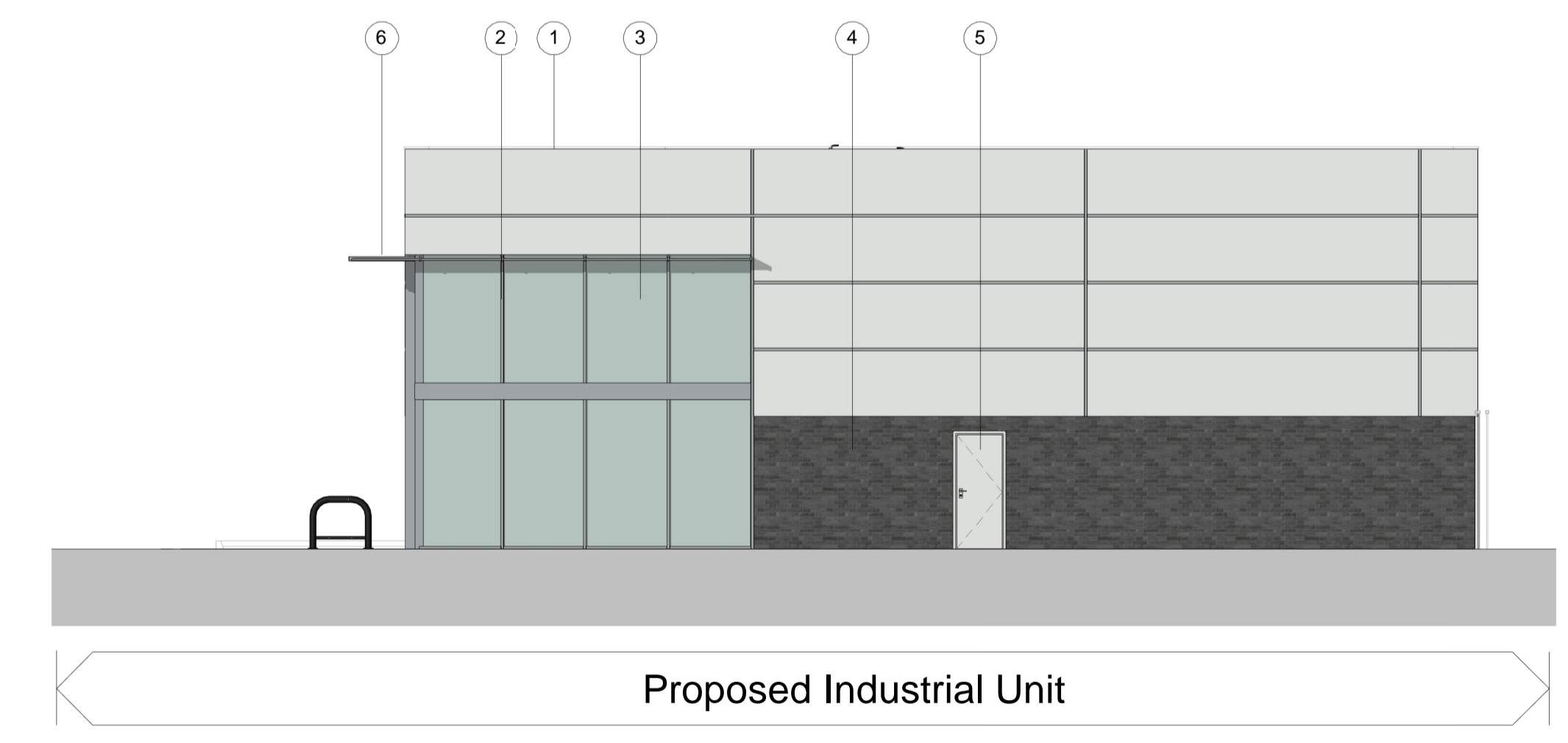
**1 Proposed Industrial South Elevation**  
1 : 100



**2 Proposed Industrial West Elevation**  
1 : 100



**3 Proposed Industrial North Elevation**  
1 : 100



**4 Proposed Industrial East Elevation**  
1 : 100

- PROPOSED MATERIAL KEY**
1. Aluminium PPC Cladding Panel RAL 7035 - Light Grey
  2. Curtain Panel Frame RAL 7045 - Telegrey
  3. Glazed Curtain Wall Window
  4. Dark Brick
  5. Pedestrian access door RAL 7035 - Light Grey
  6. Reception Solar Shading
  7. Roller shutter door RAL 7035 - Light Grey

**SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION**  
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Client: **ATTIC SELF STORAGE**  
Project Name: **Attic New Southgate**  
New Southgate Industrial Estate, Lower Park Rd, New Southgate, N11 1QD

Drawing Title: **Proposed Industrial Elevations**

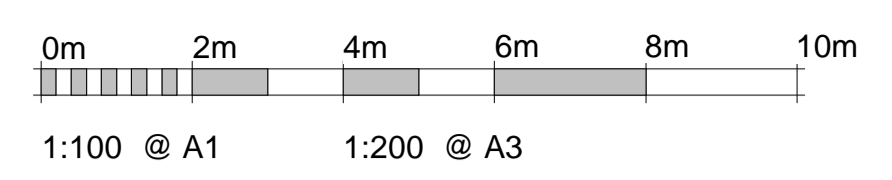
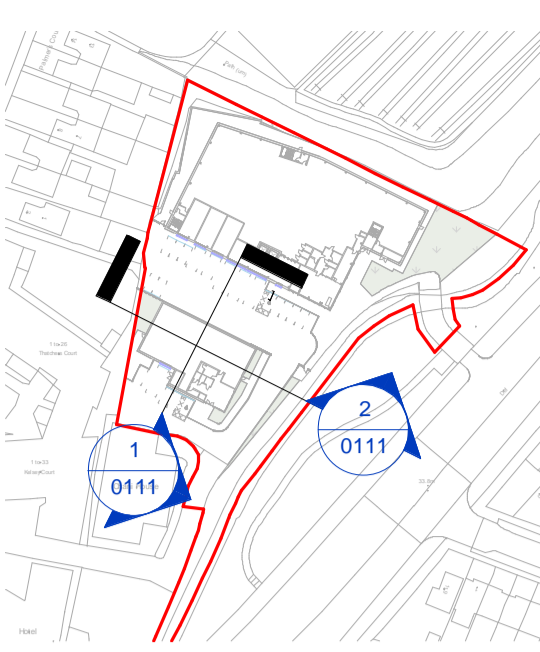
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Drawing Details: DMWR Job No. **3828**

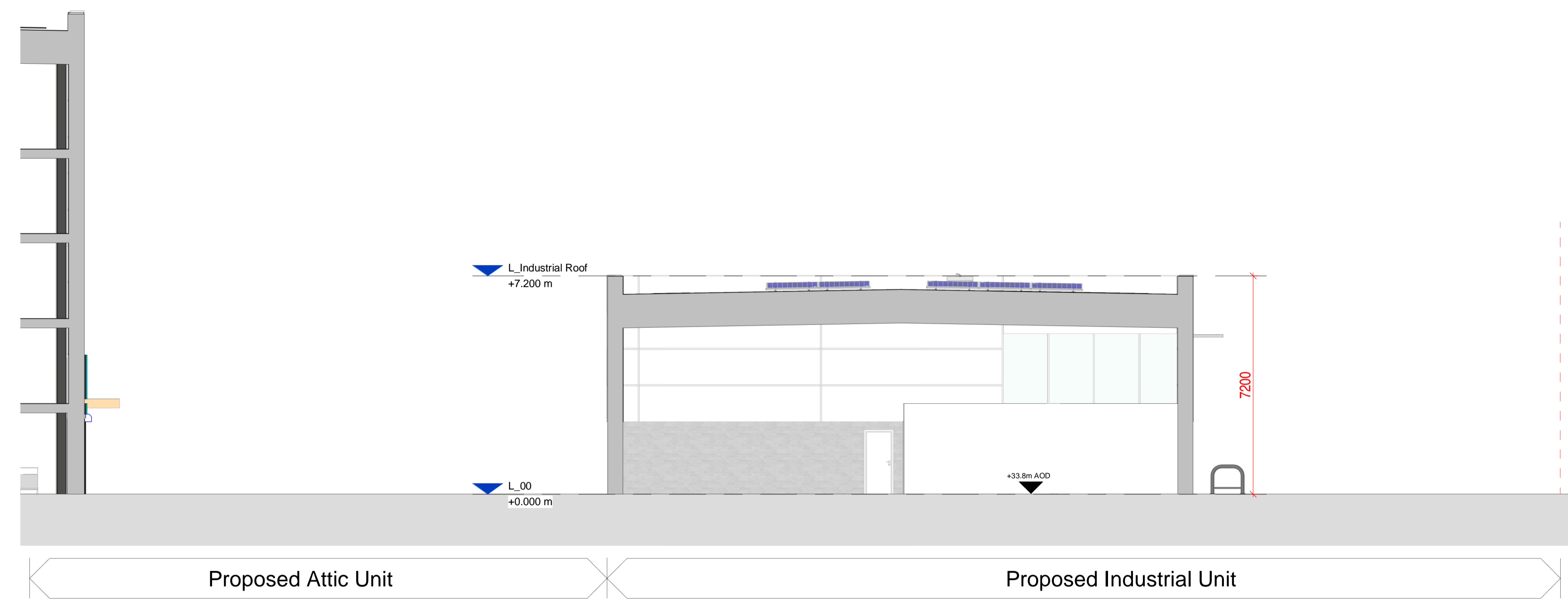
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Drawing Number: <b>3828-DWMR-A-PL-0110</b>	Status: <b>P</b>	Revision: <b>/</b>
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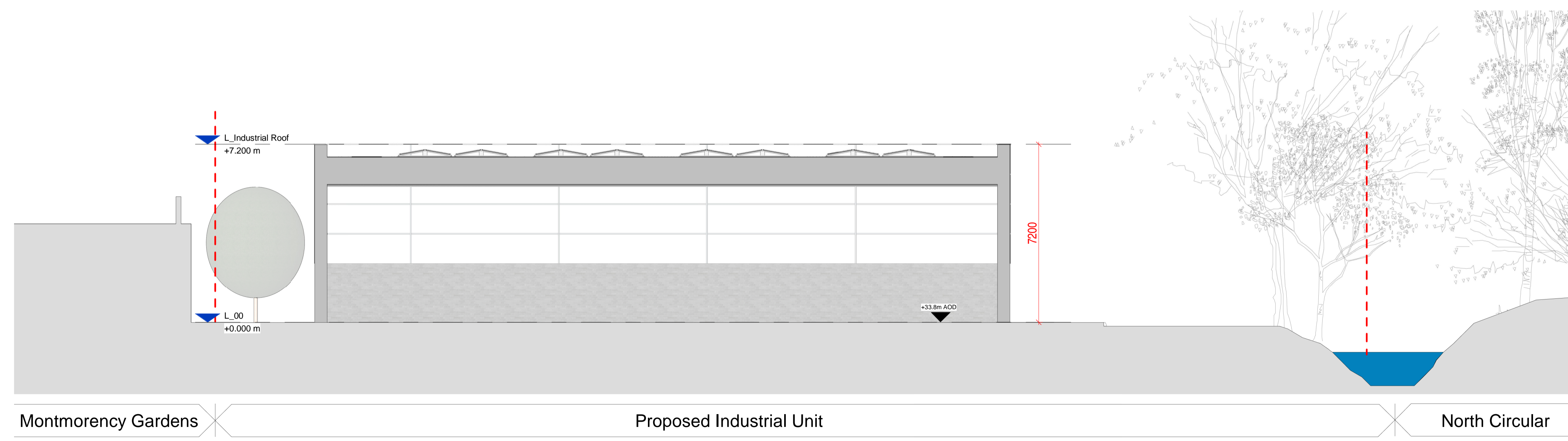




Rev	Date	Version Description	Drn	Chk
/	08/07/22	Planning Issue	CC	JS



**1 Proposed Industrial Unit Section BB**  
1 : 100



**2 Proposed Industrial Unit Section AA**  
1 : 100

**SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION**  
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Client: **ATTIC SELF STORAGE**  
Project Name: **Attic New Southgate**  
New Southgate Industrial Estate, Lower Park Rd, New Southgate, N11 1QD

Drawing Title: **Proposed Industrial Sections**

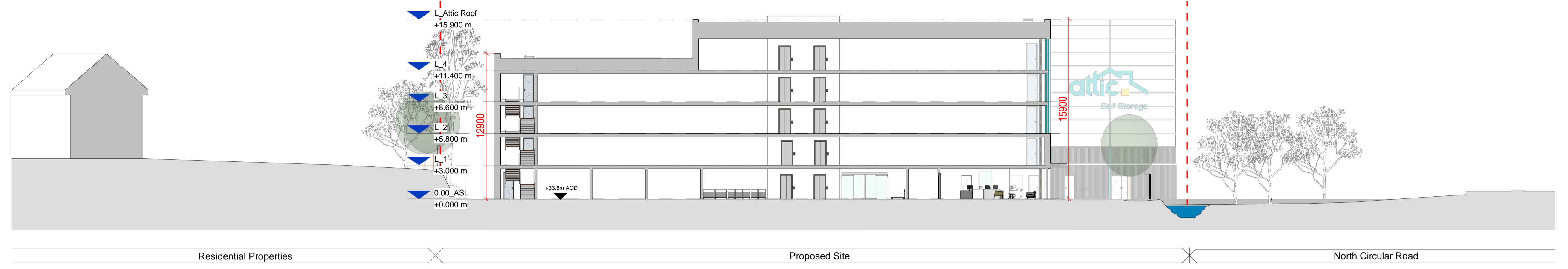
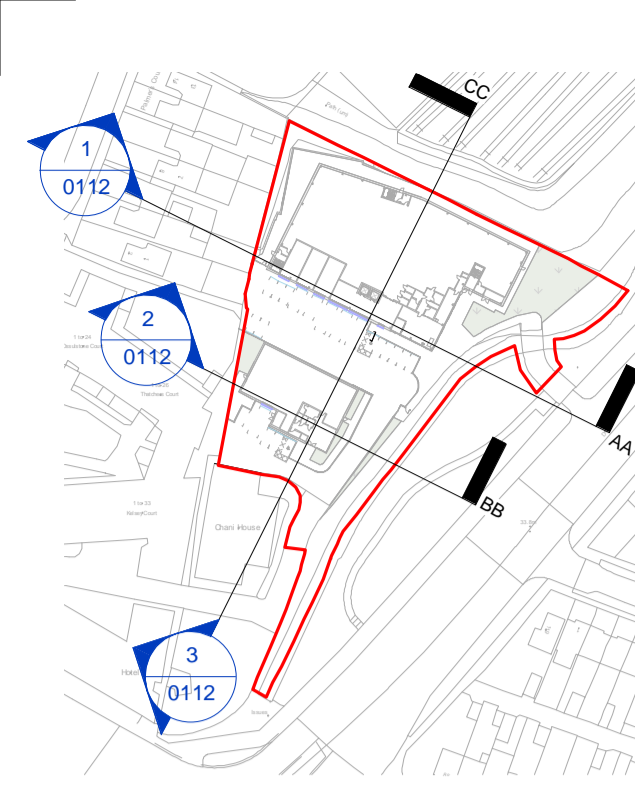
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Drawing Details: DMWR Job No. **3828**

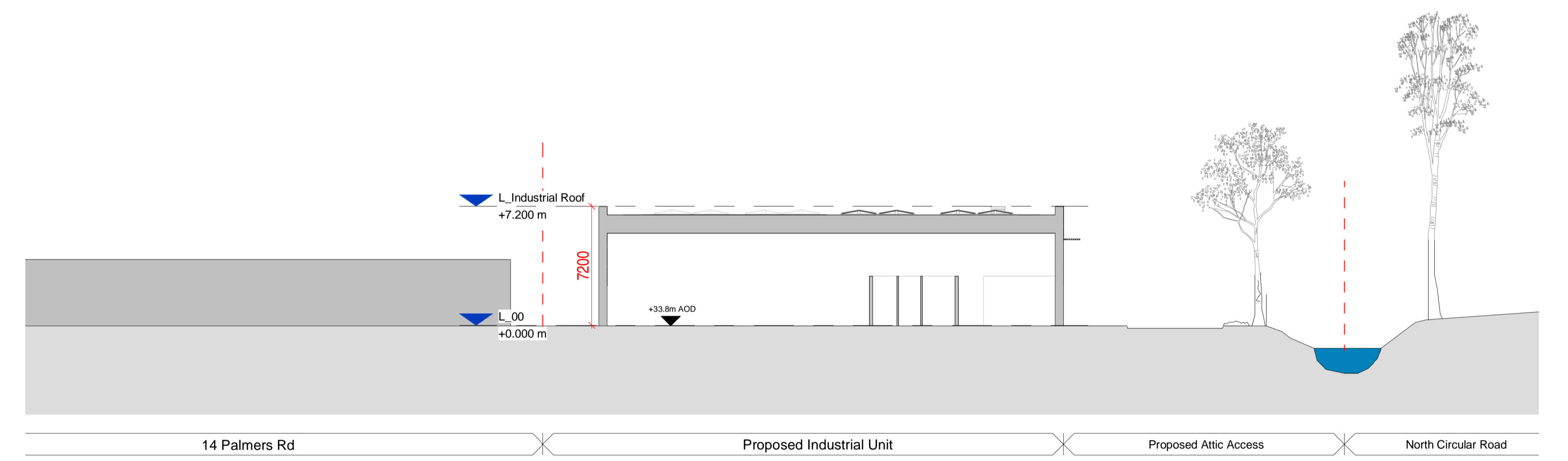
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Drawing Number: <b>3828-DMWR-A-PL-0111</b>	Status: <b>P</b>	Revision: <b>/</b>
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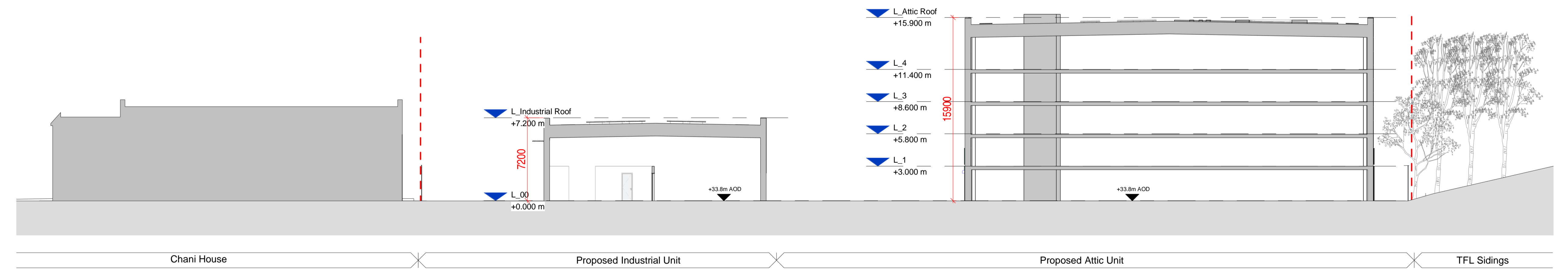




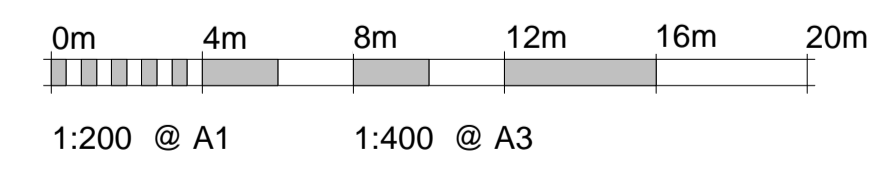
**1 Site Section A-A**  
1 : 200



**2 Site Section B-B**  
1 : 200



**3 Site Section CC**  
1 : 200



Rev	Date	Version Description	Dm	Chk
1	08/07/22	Planning Issue	CC	JS

**SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION**

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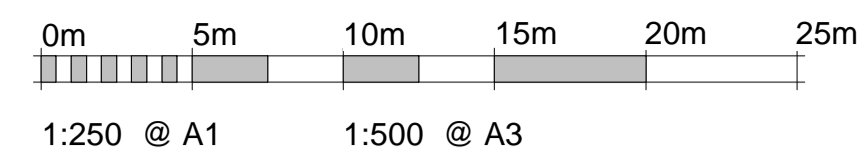
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Client <b>ATTIC SELF STORAGE</b>	
Project Name <b>Attic New Southgate</b> New Southgate Industrial Estate, Lower Park Rd, New Southgate, N11 1QD	
Drawing Title <b>Proposed Site Sections</b>	Client <b>ATTIC SELF STORAGE</b>

Drawing Details		North	
Drawing Status <b>PLANNING</b>		DMWR Job No. <b>3828</b>	
Drawn By VS	Drawn Date 08/06/22	Checked By JS	Scale @ A1 As indicated
Drawing Number <b>3828-DMWR-A-PL-0112</b>		Status / Revision <b>P /</b>	





Rev	Date	Version Description	Drn	Chk
/	08/07/22	Planning Issue	CC	JS

- Boundary Key**
- Existing fenceline retained
  - New 2.5m tall metal mesh fencing in RAL 7045 - Telegrey

1.2m wide pedestrian access gates with metal mesh fencing

Sliding vehicle access gate

**SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION**  
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 e mail@dmwr-architects.co.uk  
 www.dmw.co.uk

Client: **ATTIC SELF STORAGE**  
 Project Name: **Attic New Southgate**  
 New Southgate Industrial Estate, Lower Park Rd, New Southgate, N11 1QD

Drawing Title: **Proposed Boundary Treatment Plan**

Drawing Status: **PLANNING**

Drawing Details: DMWR Job No. **3828**

Drawn By: CC	Drawn Date: 07/07/22	Checked By: JS	Scale @ A1: As indicated
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Drawing Number: <b>3828-DMWR-A-PL-0113</b>	Status: P	Revision: /
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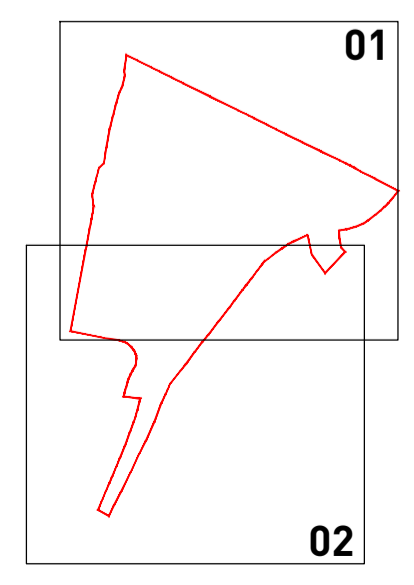
**IMPLEMENTATION AND MAINTENANCE GUIDELINES**

- 10 GENERAL**
- All plants shall conform to BS 3938 and be in accordance with the National Plant Specification. Supplying nurseries shall be registered under the NFA Nursery Certification Scheme. All plants shall be packed and transported in accordance with the Code of Practice for Plant Handling as produced by CPRE. Planting shall not be carried out when the ground is waterlogged, frostbound or during periods of cold drying winds. All bare root stock shall be root dipped in an approved water-retaining polymer.
- If the formation level is compacted it should be ripped through before topsoiling. Topsoil depths to be 450mm for shrub beds and 150mm for grass areas. And 150mm minimum for grass areas increase to 300mm minimum if required by the site contamination remediation plan.
- 20 ORNAMENTAL SHRUBS AND TREES**
- 21 Ground Preparation**
- Where necessary treat existing weeds with a glyphosate based herbicide and allow a suitable period as recommended by the manufacturer for this to take effect. A general purpose slow release fertiliser at the rate of 75g/m<sup>2</sup> and Tree Planting and Mulching Compost at the rate of 20kg/m<sup>2</sup> are to be incorporated into the top 150mm of topsoil during final cultivations. All extraneous matter such as plastic, wood, metal and stones greater than 50mm in any dimension shall be removed from site.
- Tree pits are to be excavated and the base broken up a further 150mm with the sides well scarified to prevent smearing. All trees up to and including selected standards are to be supported with single 75mm diameter stakes. All rootball, container grown and trees over heavy standard size shall be double staked. Any feature trees semi mature in size to be secured with a below ground anchoring system (such as a deadman anchor). Stakes should be driven 500mm into undisturbed ground before planting the tree, taking care to avoid underground services and cables etc.
- 22 Planting**
- Shrubs and hedges are to be set out as shown on the drawing and pit planted into the prepared soil at the specified centres with minimal disturbance to the rootball and well levelled.
- Trees are to be placed into the pits and backfilled with topsoil incorporating slow release fertiliser and Tree Planting and Mulching Compost as specified. Firm trees in well and secure with proprietary rubber tree ties and spacers.
- Water in all trees and shrubs at the end of each day of planting.
- Spread ornamental pine bark mulch to a depth of 75mm across all new planting areas ensuring groundcover plants are not buried.
- 23 Maintenance**
- The landscape contractor shall maintain all areas of new planting for a period of 12 months following practical completion. All stock deemed to be dead, dying or diseased within the defects period shall be replaced by the contractor at his own cost.
- The site is to be visited monthly throughout the year to undertake the following operations:
- Dead clearance: All planting areas are to be kept weed free by hand weeding or herbicide treatment.
  - Litter clearance: All litter is to be removed from planting beds.
  - Watering: Planting areas are to be kept up to field capacity at each visit and each tree is to receive 20 gallons.
  - Checking stakes: All tree ties and stakes are to be checked and adjusted if too loose, too tight or if chaffing is occurring. Any broken stakes are to be replaced.
  - Formative pruning: Any damaged shoots/branches are to be pruned back to healthy wood. Plants are to be pruned in accordance with good horticultural practice to maintain healthy well-shaped specimens.
- or for pit planting
- A 900mm diameter circle shall be sprayed out at each planting station using an approved herbicide at least two weeks before planting.
- 30 NATIVE SHRUB PLANTING**
- 31 Ground Preparation**
- The extent of the planting area shall be set out using 30x30x1200mm timber stakes at each change in direction and at a maximum of 50m intervals.
- Either for mitch planting
- All herbaceous material within the proposed planting area shall be sprayed out using an approved herbicide at least two weeks before planting and the ground shall be cultivated to a depth of 150mm.
- or for pit planting
- A 900mm diameter circle shall be sprayed out at each planting station using an approved herbicide at least two weeks before planting.
- 32 Planting**
- All bare rooted stock is to be root dipped in water retaining polymer. Proposed planting is to be planted on an informal grid. To avoid straight lines each planting station can be moved by up to 200mm in any direction.
- Either a for shelters or for rabbit fence
- All stock to be protected from rabbit damage using approved proprietary tree and shrub shelters, 900mm and 450mm high respectively, secured with stakes and ties as advised by the manufacturer.
  - All stock to be protected from rabbit damage by 900mm high rabbit fencing erected in accordance with the manufacturer's recommendations.
- 33 Maintenance**
- Using approved herbicides a 900mm diameter circle centred on each planting station shall be kept weed free throughout the maintenance period.
- Each Autumn after planting and until handover to the adopting authority, the contractor will prepare a list of all plants which are dead, dying or diseased and will replace these during the following planting season.
- 40 NATIVE HEDGE PLANTING**
- 41 Setting out**
- The hedge line shall be set out using 30x30x1200 stakes at maximum 50m intervals and all herbaceous material within 400mm of the centre line shall be sprayed out using an approved herbicide at least two weeks before planting.
- 42 Preparation**
- The 800mm wide hedge line shall be cultivated to 150mm incorporating Ennorg or equal at 75g/m<sup>2</sup>.
- 43 Planting**
- Plants shall be match planted in two rows 250mm apart and staggered at 200mm centres. All plants are to be protected with a 600mm proprietary shelter secured with a stake/cane and ties as recommended by the manufacturer.
- 44 Maintenance**
- Using approved herbicides a 800mm wide swathe centred on the hedge line shall be kept weed free throughout the maintenance period.
- Each Autumn after planting and until handover to the adopting authority, the contractor will prepare a list of all plants which are dead, dying or diseased and will replace these plants during the following planting season.
- 50 GRASS**
- 51 Preparation**
- The area to be turfed or seeded shall be sprayed out with a glyphosate herbicide and cultivated to a depth of 100mm removing all weeds, debris and stones over 25mm diameter. The surface shall be raked to smooth flowing contours with a fine 60k, incorporating a seed-retaining herbicide at 7g/gm<sup>2</sup>.
- 52 Delivery and Storage**
- Turf shall be supplied in accordance with BS3936.
- Turf shall be Medallion as supplied by Retolaw. It shall be close textured and green in colour and be sufficiently fibrous to withstand handling. Turves shall be regular in shape, 300mm wide and of uniform thickness (minimum 25mm). The grass shall be closely mown and shall not exceed 25mm in height.
- Turf shall be stacked in piles of up to 1 metre. It shall not be laid in frosty or waterlogged conditions and shall not be stacked in piles for more than three days.
- 53 Turf**
- Turfing operations shall be in accordance with BS 4428.
- Whole turves shall be laid around the perimeter of the area to be turfed. The central area shall be laid in rows with staggered joints, with turves laid together, working from the outside inwards. Turves shall be laid in a regular pattern to completion. Any unweeded shall be made good by filling the turf and adjusting the levels. Should shrinkage occur, fine topsoil shall be brushed into the joints.
- 54 Seeding**
- Grass seed shall be sown in April during calm weather and not when the ground is frost bound or waterlogged. Seed shall be sown in two equal sowings in transverse directions at 35 g/m<sup>2</sup>. After sowing the contractor shall lightly rake the seed into intimate contact with the soil.
- 55 Initial cut**
- When newly seeded and turfed areas reach 50mm they should be lightly rolled and cut to a height of 30mm. All awnings shall be removed. Any bare patches shall be made good at this time. Seeded areas shall be cut for a second time when the sward reaches 50mm high.
- 60 WILDFLOWER AND GRASSLAND MIX**
- 61 Preparation**
- Grass seed mixtures to be sourced from certified provenance seed stock. Ground surface will be cleared of weed growth either removed by hand or through the application of an approved glyphosate based herbicide. All herbicides should only be handled by certified users and in accordance with the COSHH Regulations 2002. The ground will then be deepploughed and raked to produce a medium tillth with debris and stones over 25mm diameter removed. The surface shall be raked to smooth flowing contours with a fine to medium tillth.
- 62 Seeding**
- Meadow and wildflower seed mixes shall be sown in either August - September or March - April during calm weather and not when the ground is frost bound or waterlogged. Seed shall be sown in two equal sowings in transverse directions at 4 or 5 g/m<sup>2</sup>, according to supplier's recommendations. After sowing the contractor shall roll the seed into intimate contact with the soil with a ribbed Cambridge roller.
- 63 First year maintenance**
- All sward should be removed from areas prior to mowing. The following procedures should not be undertaken in adverse weather conditions or if ground conditions prevent the use of machinery without damage to the ground surface. Mow regularly throughout the first year of establishment to encourage basal growth and reduce weed competition. All awnings shall be removed or deposited in an area designated by the Contracts Manager. Any bare patches shall be made good at this time.
- 64 Second and subsequent year maintenance**
- Management of subsequent years comprises a single Autumn cut in September or October to allow plants to set seed. Awnings shall be left for a minimum of 24 hours and a maximum of 7 days before being removed or relocated to an area identified by the Contracts Manager.
- 70 TOPSOIL**
- 71 Spraying Topsoil**
- Pre-planting herbicide application: An approved mechanical systemic herbicide at the manufacturer's instructions and to apply by suitable spraying apparatus, in accordance with the 1997 Control of Pesticides Regulations and 2003 COSHH regulations on all beds, except those which are both weed free and are to receive granular sheet mulch. Spray immediately if any weeds are present. If none are shown, then there may be a delay before planting, or the area is to be seeded, spray after the first month following cultivation. To allow 60mm seed to terminate. All spraying shall be carried out by skilled and qualified operatives, using protective clothing, in suitable weather for use and any damaged caused by spray drift, from incorrect usage or spillage, shall be rectified at the contractor's own cost. Repeat as necessary to ensure complete kill and rake off all dead material from site.
- Carry out the following works to the existing topsoil on site to ensure it conforms to BS 3882:2015, being free from rocks larger than 50mm diameter, concrete, all roots, wire, brick, and have less than 20% clay. Allow for pre application of herbicide as above. Fertilize with 100g per meter square of Vitan 'Nutricote 180' slow release fertilizer, in accordance with the manufacturer's instructions. For beds less than 5 metres in width, break up the subgrade by machine, raked out to a depth of 200mm, ensuring that the subgrade and topsoil are completely broken up and free draining, retaining any compaction. For beds greater than 5 metres in width, break up the subgrade and topsoil using a tractor mounted subsoiler or ripper at 300mm centres to a depth of 500mm, except where there are services, or within 10 metres of tree stems or 3 metres of existing hedges. Do not rip areas where roots greater than 100mm diameter are encountered.
- 72 Imported Topsoil**
- Any imported topsoil for making up ground, shall conform to BS 3882:2015, and be free from rocks (over 50mm diameter), concrete, roots, wire and brick, and have less than 20% clay.
- 80 SEDUM ROOF SYSTEM**
- 81 Maintenance & Management**
- Maintenance and management regimes for sedum roof system to be based on selected green roof supplier's maintenance brochures and (R) Green Roof Code (Annexary Edition 2021).
- 62 Irrigation**
- Irrigation is subject to BREEM assessment type. Note: For avoidance of doubt with a Simpli building assessment there will be no permanent system. The Main Contractor to install Sedum blanket / Vegetation a minimum of 10 weeks prior to handover and allow for a temporary irrigation until handover.

**KEY**

- Site boundary
- Existing waterbody
- Existing vegetation to be retained
- Existing vegetation to be removed
- Existing scurbs
- Existing waterbody
- Soft Landscape Proposals
- Attic Self Storage logo on sedum roof
- Root barriers

- Existing waterbody
- Soft Landscape Proposals
- Attic Self Storage logo on sedum roof
- Root barriers



**SHEET LOCATION PLAN**  
NTS

**PLANT SCHEDULE**

PROPOSED TREES	ABBR	SPECIES	COMMON NAME	SUPPLY HEIGHT [CM]	BIRTH QTY (No.)
	ALGD	Alnus glutinosa	Common alder	EHS1d 350-425cm	14-16cm 3 -
	CARBET	Corpinus betulus	Common Hornbeam	EHS1d 350-425cm	14-16cm 2 -
	LIGJA	Ligustrum japonicum	Wax-leaf Privet	EHS1d 350-425cm	14-16cm 1 -
	PRPW	Prunus padus 'Watereri'	Bird Cherry 'Watereri'	AHStd 400-450cm	16-18cm 1 -

PROPOSED CONIFERS	ABBR	SPECIES	COMMON NAME	SUPPLY HEIGHT [CM]	GIRTH QTY (No.)
	PINSY	Pinus sylvestris	Scotch pine	70-90L 175-200cm	1 -

PROPOSED SHRUBS	ABBR	SPECIES	SUPPLY HEIGHT [CM]	HABIT	CENTRES [M]	QTY (No.)
	PHOUJ	Phormium 'Jester'	25L	80-100cm	Triple Crown	Counted 3 -

PROPOSED HEDGEROWS	ABBR	SPECIES	SUPPLY HEIGHT [CM]	HABIT	CENTRES [M]	QTY (No.)
	BUXSE	Buxus sempervirens	10L	60-80cm	Bushy 0.5Ctr	22 -
	LIGVU	Ligustrum vulgare	5L	90-120cm	Bushy 0.5Ctr	4 -

PROPOSED INDIVIDUAL SHRUBS	ABBR	SPECIES	SUPPLY HEIGHT [CM]	HABIT	CENTRES [M]	QTY (No.)
	CHOTES	Choisya ternata 'Sundance'	10L	40-60cm	Bushy 0.7Ctr	5 -
	EUFOE	Euonymus fortunei 'Emerald Gaiety'	10L	30-40cm	Bushy 0.65Ctr	10 -
	HEBWM	Hebe 'Mrs Winder'	10L	30-40cm	Bushy 0.65Ctr	4 -
	LAVANH	Lavandula angustifolia 'Hidcote'	10L	60-80cm	Bushy 0.7Ctr	8 -

PROPOSED ORNAMENTAL SHRUB MIXES	MIX NAME	ABBR	SPECIES	SUPPLY HEIGHT [CM]	HABIT	CENTRES [M]	QTY (No.)	PLANT TO FRONT
	LOW MIX 1	BRASEN	Brachyglottis 'Sunshine'	10L	40-60cm	Bushy 0.65Ctr	7 -	-
	LOW MIX 1	EUFOENG	Euonymus fortunei 'Emerald 'n' Gold'	10L	30-40cm	Bushy 0.65Ctr	7 -	Yes
	LOW MIX 1	HEBPIS	Hebe pinguifolia 'Sutherlandii'	10L	30-40cm	Bushy 0.65Ctr	7 -	Yes
	LOW MIX 1	LOWNMG	Lonicera nidida 'May Green'	10L	40-60cm	Bushy 0.65Ctr	7 -	-
	MED MIX A	10L CHOTES	Choisya ternata 'Sundance'	10L	40-60cm	Bushy 0.7Ctr	6 -	-
	MED MIX A	10L HEBMB	Hebe 'Midsummer Beauty'	10L	30-40cm	Bushy 0.7Ctr	6 -	-
	MED MIX A	10L HYPHI	Hyphicium 'Hidcote'	10L	40-60cm	Bushy 0.7Ctr	6 -	-
	MED MIX A	10L PRULAOL	Prunus laurocerasus 'Otto Luyken'	10L	60-80cm	Bushy 0.7Ctr	6 -	-

PROPOSED NATIVE MIXED HEDGEROWS / INFILL MIXES	MIX NAME	ABBR	SPECIES	SUPPLY HEIGHT [CM]	CENTRES [M]	MIX %	QTY (No.)
	NATIVE HEDGEROW MIX 7	1LAQ	Ilex aquifolium	3L	60-80cm	0.5Ctr	40% 49 -
	NATIVE HEDGEROW MIX 7	LIGVU	Ligustrum vulgare	3L	90-120cm	0.5Ctr	60% 73 -

PROPOSED SEMI-ORNAMENTAL MIXES	MIX NAME	ABBR	SPECIES	SUPPLY HEIGHT [CM]	HABIT	CENTRES [M]	MIX %	QTY (No.)
	SHRUB MIX A	CRAMON	Crataegus monogyna	24ftbd 150-175cm	Feathered	0.8Ctr	30% 176	-
	SHRUB MIX A	EUOEPS	Euonymus europaeus	T1+1	80-100cm	Transplant 0.8Ctr	5% 30 -	-
	SHRUB MIX A	LIGVU	Ligustrum vulgare	T1+1	80-100cm	Transplant 0.8Ctr	10% 60 -	-
	SHRUB MIX A	RBA	Rubus 'Betty Ashburner'	3L	20-30cm	Bushy	0.8Ctr	5% 30 -
	SHRUB MIX A	ROSCA	Rosa canina	T1+1	80-100cm	Transplant 0.8Ctr	20% 118 -	-
	SHRUB MIX A	VIBOP	Viburnum opulus	T1+1	80-100cm	Transplant 0.8Ctr	25% 146 -	-
	SHRUB MIX A	VIMI	Vinca minor	3L	20-30cm	Bushy	0.8Ctr	5% 30 -

PROPOSED MARGINAL PLANTING	MIX NAME	ABBR	SPECIES	SUPPLY	HABIT	CENTRES [M]	MIX %	QTY (No.)
	MARGINAL MIX 4	CAMLG	Campanula glomerata	2L	Full pot 0.5Ctr	15% 12 -	-	-
	MARGINAL MIX 4	CAREN	Carex pendula	2L	Full pot 0.5Ctr	30% 24 -	-	-
	MARGINAL MIX 4	CORSA	Cornus sanguinea	3L	Bushy 0.5Ctr	40% 31 -	-	-
	MARGINAL MIX 4	DESCEG	Deschampsia cespitosa 'Goldtau'	2L	Full pot 0.5Ctr	15% 12 -	-	-

PROPOSED BULBS	MIX NAME	ABBR	SPECIES	COMMON NAME	HABIT	CENTRES [M]	MIX %	AREA	QTY (No.)
	BULB MIX A	CROGY	Crocus 'Golden Yellow'	Dutch Crocus	Bulb	10/m <sup>2</sup>	16.6%	2.2074m <sup>2</sup>	23 -
	BULB MIX A	CROJDA	Crocus 'Jeanne D' Arc'	Dutch Crocus	Bulb	10/m <sup>2</sup>	16.6%	2.2074m <sup>2</sup>	23 -
	BULB MIX A	CROOB	Crocus 'Queen of the Blues'	Dutch Crocus	Bulb	10/m <sup>2</sup>	16.6%	2.234m <sup>2</sup>	23 -
	BULB MIX A	NARCA	Narcissus 'Candiculus'	Dwarf Daffodil	Bulb	10/m <sup>2</sup>	16.6%	2.234m <sup>2</sup>	23 -
	BULB MIX A	NARFG	Narcissus 'February Gold'	Dwarf Daffodil	Bulb	10/m <sup>2</sup>	16.6%	2.2074m <sup>2</sup>	23 -
	BULB MIX A	NARJF	Narcissus 'Jet Fire'	Dwarf Daffodil	Bulb	10/m <sup>2</sup>	16.6%	2.2074m <sup>2</sup>	23 -

Total: 13,297m<sup>2</sup>

- NOTES**
- All trees, feature shrubs, climbers, shrubs and hedges to be planted in accordance with the implementation and maintenance guidelines. All landscape proposals must be referred to by the Structural Engineer during foundation design. No tree, feature shrub, climber, shrub and hedge species, size or location should be altered without prior approval from the Landscape Architect.
- Individual shrub/feature shrub/grass species to be planted in groups of 3-7.
  - Individual species within ornamental shrub mixes to be planted in groups of 5-9.
  - Lower growing species within ornamental and semi-ornamental shrub mixes to be planted at the front of the shrub bed as indicated.
  - Individual bulb species to alternate every 2 linear metres.
  - Native hedgerow shrubs to be supplied as bare root stock unless stated.
  - Hedgerow shrubs to be planted within a 80cm wide bed and mulched.
  - Any native hedgerow shrubs, to be planted on a double staggered row, 250mm apart with no less than 4 per linear metre within a 50cm wide bed in accordance with implementation and maintenance guidelines. Any feathered stock to have a straight central stem (minimum) and balanced growth the full length of the stem. If feathered hedgerow stock is proposed, shrubs are to be attached to a double line support line for feathered stock at 1m high and one for transplant stock at 60cm high fence using an approved clip tie and cut back to 1.2m in height at time of planting.
  - Find marginal planting to be sourced from certified local provenance plant stock.
  - Sowing operations to be carried out in accordance with the implementation and maintenance guidelines.
  - All planting to be in accordance with the implementation and maintenance guidelines.
  - No species, variety, size or position to be amended without the Landscape Architects prior approval.
  - Different trees are planted, the Landscape Contractor shall ascertain the location of drains from the site manager, and shall if necessary make minor adjustments to tree positions to ensure that they are planted at least 1.5m from drains. They should however be planted no closer to hoses/pipes than is shown on the drawing, and if shown located in shrub beds, the shape of the latter should be adjusted to accommodate the required tree position.
  - All planting must be mulched in accordance with the implementation and maintenance guidelines.
  - If planting is required outside the October-March window, bare root shrubs will be replaced by a containerised equivalent to be approved by the project landscape architect.

B-11/02/2023 (W) Updated to design team comments.  
A-10/07/2022 (W) Updated to the latest site layout and design team comments.  
Revisions:

**FOR PLANNING**  
Alexander Place, Lower Park Road, Southgate  
**Detailed Soft Landscape Proposals (sheet 1 of 2)**  
Drawing Ref: P21-2977\_02-B  
Client: Loft Land Holdings Ltd

Date : 21/06/2022  
Drawn by : WM  
Checked by : WM  
Scale : 1 : 250 @ A1

**PEGASUS GROUP**

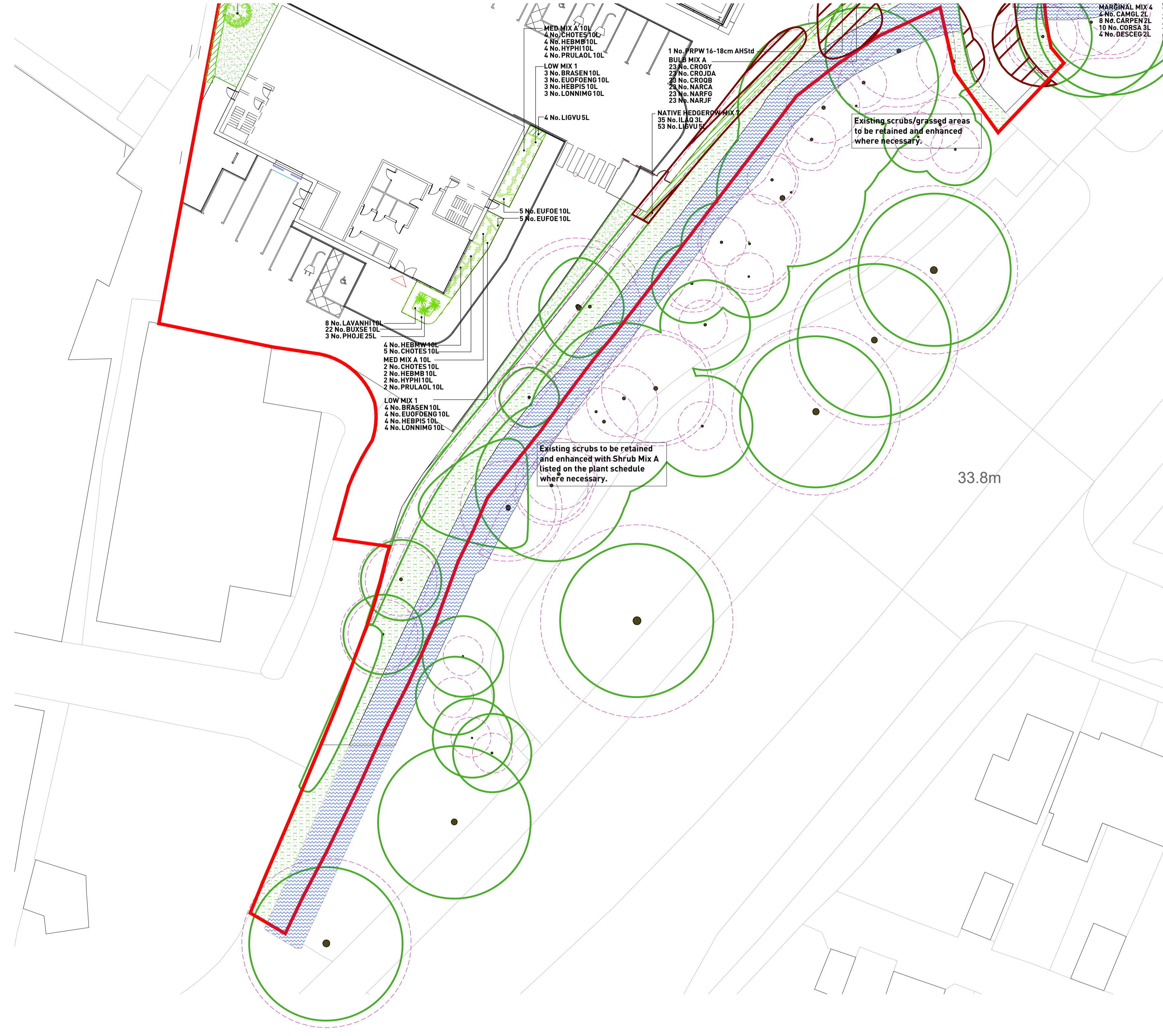




# IMPLEMENTATION AND MAINTENANCE GUIDELINES

10. GENERAL
  - All plants shall conform to BS 3938 and be in accordance with the National Plant Specification. Supplying nurseries shall be registered under the NIA Nursery Certification Scheme. All plants shall be packed and transported in accordance with the Code of Practice for Plant Handling as produced by CPSE. Planting shall not be carried out when the ground is waterlogged, frostbound or during periods of cold drying winds. All bare root stock shall be root dipped in an approved water-retaining polymer.
  - If the formation level is compacted it should be ripped through before topsoiling.
  - Topsoil depths to be 450mm for shrub beds and 150mm for grass areas.
  - And 150mm minimum for grass areas increase to 300mm minimum if required by the site contamination remediation plan.
20. ORNAMENTAL SHRUBS AND TREES
  - 21. Ground Preparation
    - Where necessary treat existing weeds with a glyphosate based herbicide and allow a suitable period as recommended by the manufacturer for this to take effect. A general purpose slow release fertilizer at the rate of 75g/m<sup>2</sup> and Tree Planting and Mulching Compost at the rate of 20kg/m<sup>2</sup> are to be incorporated into the top 150mm of topsoil during final cultivations. All extensive material such as plastic, weed, metal and stones greater than 50mm in any dimension shall be removed from site.
    - Tree pits are to be excavated and the base broken up a further 150mm with the sides well scarified to prevent smearing. All trees up to and including selected standards are to be supported with single 75mm diameter stakes. All rootball, container grown and trees over heavy standard size shall be double staked. Any feature trees semi mature in size to be secured with a below ground anchoring system (such as a deadman anchor). Stakes should be driven 500mm into undisturbed ground before planting the tree, taking care to avoid underground services and cables etc.
  - 22. Planting
    - Shrubs and hedges are to be set out as shown on the drawing and pit planted into the prepared soil at the specified centres with minimum disturbance to the rootball and well formed.
    - Trees are to be placed into the pits and backfilled with topsoil incorporating slow release fertilizer and Tree Planting and Mulching Compost as specified. Firm trees in well and secure with proprietary rubber tree ties and spacers.
    - Water in all trees and shrubs at the end of each day of planting.
    - Spread ornamental pine bark mulch to a depth of 75mm across all new planting areas ensuring groundcover plants are not buried.
  - 23. Maintenance
    - The landscape contractor shall maintain all areas of new planting for a period of 12 months following practical completion. All stock deemed to be dead, dying or diseased within the defects period shall be replaced by the contractor at his own cost.
    - The site is to be visited monthly throughout the year to undertake the following operations:
      - Dead clearance: All plants to be kept weed free by hand weeding or herbicide treatment.
      - Litter clearance: All litter is to be removed from planting beds.
      - Watering: Plants are to be kept up to full height up to field capacity at each visit and each tree is to receive 20 gallons.
      - Checking stakes: All tree ties and stakes are to be checked and adjusted if too loose, too tight or if chaffing is occurring. Any broken stakes are to be replaced.
      - Formative pruning: Any damaged shoots/branches are to be pruned back to healthy wood. Plants are to be pruned in accordance with horticultural practice to maintain healthy well shaped specimens.
    - or for pit planting
      - A 900mm diameter circle shall be sprayed out at each planting station using an approved herbicide at least two weeks before planting and the ground shall be cultivated to a depth of 150mm.
      - or for pit planting
        - A 900mm diameter circle shall be sprayed out at each planting station using an approved herbicide at least two weeks before planting.
30. NATIVE SHRUB PLANTING
  - 31. Ground Preparation
    - The extent of the planting area shall be set out using 38x38x1200mm timber stakes at each change in direction and at a maximum of 50m intervals.
    - Either:
      - for in-pit planting
        - All herbaceous material within the proposed planting area shall be sprayed out using an approved herbicide at least two weeks before planting and the ground shall be cultivated to a depth of 150mm.
      - or for pit planting
        - A 900mm diameter circle shall be sprayed out at each planting station using an approved herbicide at least two weeks before planting.
  - 32. Planting
    - All bare rooted stock is to be root dipped in water retaining polymer. Proposed planting is to be planned on an informal grid. To avoid shading each planting station can be moved by up to 200mm in any direction.
    - Either a for shelters or to for rabbit fence
      - a. All stock to be protected from rabbit damage using approved proprietary tree and shrub shelters, 900mm and 400mm high respectively, secured with stakes and ties as advised by the manufacturer.
      - b. All stock to be protected from rabbit damage by 900mm high rabbit fencing erected in accordance with the manufacturer's recommendations.
  - 33. Maintenance
    - Using approved herbicides a 900mm diameter circle centered on each planting station shall be kept weed free throughout the maintenance period.
    - Each Autumn after planting and until handover to the adopting authority, the contractor will prepare a list of all plants which are dead, dying or diseased and will replace these during the following planting season.
  - 40. NATIVE HEDGE PLANTING
    - 41. Setting Out
      - The hedge line shall be set out using 38x38x1200 stakes at maximum 50m intervals and all herbaceous material within 400mm of the centre line shall be sprayed out using an approved herbicide at least two weeks before planting.
    - 42. Preparation
      - The 800mm wide hedge line shall be cultivated to 150mm incorporating Enmag or equal at 75g/m<sup>2</sup>.
    - 43. Planting
      - Plants shall be match planted in two rows 250mm apart and staggered at 200mm centres. All plants are to be protected with a 600mm proprietary shelter secured with a stake/cane and ties as recommended by the manufacturer.
    - 44. Maintenance
      - Using approved herbicides a 800mm wide swardline centred on the hedge line shall be kept weed free throughout the maintenance period.

50. GRASS
  - 51. Preparation
    - The area to be turfed or seeded shall be sprayed out with a glyphosate herbicide and cultivated to a depth of 100mm removing all weeds, debris and stones over 25mm diameter. The surface shall be raked to smooth flowing contours with a fine 600mm high proprietary roller at 7g/m<sup>2</sup>.
  - 52. Delivery and Storage
    - Turf shall be supplied in accordance with BS3938.
    - Turf shall be Medallion as supplied by Rotolaw. It shall be close textured and green in colour and be sufficiently fibrous to withstand handling. Turves shall be regular in shape, 300mm wide and of uniform thickness (minimum 25mm). The grass shall be closely mown and shall not exceed 25mm in height.
    - Turf shall be stacked in piles of up to 1 metre. It shall not be laid in frost or waterlogged conditions and shall not be stacked in piles for more than three days.
  - 53. Turf
    - Turfing operations shall be in accordance with BS 4428.
    - Whole turves shall be laid around the perimeter of the area to be turfed. The central area shall be laid in rows with staggered joints, well butted together, working from plants positioned on turves already laid. The turf shall be watered on completion. Any unevenness shall be made good by lifting the turf and adjusting the levels. Should shrinkage occur, fine topsoil shall be brushed into the joints.
  - 54. Seeding
    - Grass seed shall be sown in April during calm weather and not when the ground is frost bound or waterlogged. Seed shall be sown in two equal sowings in transverse directions at 35 g/m<sup>2</sup>. After sowing the contractor shall lightly rake the seed into intimate contact with the soil.
  - 55. Initial cut
    - When newly seeded and turfed areas reach 50mm they should be lightly rolled and cut to a height of 30mm. All arisings shall be removed. Any bare patches shall be made good at this time. Seeded areas shall be cut for a second time when the sward reaches 50mm high.
  - 60. WILDFLOWER AND GRASSLAND MIX
    - 61. Preparation
      - Grass seed mixtures to be sourced from certified provenance seed stock. Ground surface will be cleared of weed growth either removed by hand or through the application of an approved glyphosate based herbicide (all herbicides should only be handled by certified users and in accordance with the COSHH Regulations 2002). The ground will then be ploughed and raked to produce a medium loam with debris and stones over 25mm diameter removed. The surface shall be raked to smooth flowing contours with a fine to medium tith.
    - 62. Seeding
      - Meadow and wildflower seed mixes shall be sown in either August - September or March - April during calm weather and not when the ground is frost bound or waterlogged. Seed shall be sown in two equal sowings in transverse directions at 4 or 5 g/m<sup>2</sup>, according to supplier's recommendations. After sowing the contractor shall roll the seed into intimate contact with the soil with a ribbed Cambridge roller.
    - 63. First year maintenance
      - All litter should be removed from areas prior to mowing. The following procedures should not be undertaken in adverse weather conditions or if ground conditions prevent the use of machinery without damage to the ground surface. Mow regularly throughout the first year of establishment to encourage basal growth and reduce weed competition. All arisings shall be removed or deposited in an area designated by the Contracts Manager. Any bare patches shall be made good at this time.
    - 64. Second and subsequent year maintenance
      - Management of subsequent years requires a single Autumn cut in September or October to allow plants to set seed. Arisings shall be left for a minimum of 24 hours and a maximum of 7 days before being removed or relocated to an area identified by the Contracts Manager.
  - 70. TOPSOIL
    - 71. Excavation Topsoil
      - Pre-planting herbicide application:
        - Apply by suitable spraying apparatus, an approved hand-applied systemic herbicide in accordance with the manufacturer's instructions and to 1997 Control of Pesticides Regulations and 2003 COSHH regulations on all beds, except those which are both weed free and are to receive granular sheet mulch. Spray immediately if any weeds are present. If none are shown, but there may be a delay before planting, or the area is to be seeded, spray after one month following cultivation. To allow 60mm seed to germinate. All spraying shall be carried out by skilled and qualified operatives, using protective clothing, in suitable weather (no wind) and any damage caused by spray drift, from incorrect usage or spillage, shall be rectified at the contractor's own cost. Repeat as necessary to ensure complete kill and rake off all dead material from site.
      - Carry out the following works to the existing topsoil on site to ensure it conforms to BS 3882:2015, being free from rocks larger than 50mm diameter, concrete, all roots, wire, brick, and have less than 20% clay. Allow for pre-application of herbicide as above. Fertilize with 100g per meter square of Vitan "Nutricote 180" slow release fertilizer, in accordance with the manufacturer's instructions. For beds less than 5 metres in width break up to machine, remove soil to a depth of 200mm, ensuring that the subgrade and topsoil are completely broken up and free draining, retaining any compaction. For beds greater than 5 metres in width break up the subgrade and topsoil using a tractor mounted subsoiler or ripper at 900mm centres to a depth of 500mm, except where there are services, or within 10 metres of tree stems or 3 metres of existing hedges. Do not rip areas where roots greater than 10mm diameter are encountered.
    - 72. Imported Topsoil
      - Any imported topsoil for making up ground, shall conform to BS 3882:2015, and be free from rocks (over 50mm diameter), concrete, roots, wire and brick, and have less than 20% clay.
  - 80. SEDUM ROOF SYSTEM
    - 81. Maintenance & Management
      - Maintenance and management regimes for sedum roof system to be based on selected green roof supplier's maintenance brochures and (BS) Green Roof Code (Annexary Edition 2021).
    - 82. Irrigation
      - Irrigation is subject to BREEM assessment type. Note: For avoidance of doubt with a Simply building assessment there will be no permanent system. The Main Contractor to install Sedum blanket / Vegetation a minimum of 10 weeks prior to handover and allow for a temporary irrigation until handover.



### KEY

- Site boundary
- Existing vegetation to be retained  
Dashed lines indicate RPA. Refer to LANDARB SOLUTIONS' Tree Retention and Protection Plan for details (ref: LAS 367).
- Existing vegetation to be removed  
Refer to LANDARB SOLUTIONS' Tree Retention and Protection Plan for details (ref: LAS 367).
- Existing scrubs  
Existing scrubs to be retained and enhanced with Shrub Mix A listed on the Plant Schedule where necessary.
- Existing waterbody
- Soft Landscape Proposals  
Refer to plant schedule for details.
- Attic Self Storage logo on sedum roof  
Attic Self Storage logo to be defined with 100mm high Aluminium edging infilled with 40mm white and orange pebbles subject to the confirmation of the client.
- Root barriers  
Root barriers to hardsurfaced areas and services within 3m of tree planting, ReRoot 1000 as supplied by Green Blue Urban or similar approved. Exact location and specification subject to reviewed by project engineer and to be agreed with the site engineer.

## PLANT SCHEDULE

PROPOSED TREES	ABBR	SPECIES	COMMON NAME	SUPPLY HEIGHT [CM]	BIRTH	QTY [No.]
	ALGL	Alnus glutinosa	Common alder	EHStd	350-425cm	14-16cm 3
	CARBET	Corpinus betulus	Common Hornbeam	EHStd	350-425cm	14-16cm 2
	LIGJA	Ligustrum japonicum	Wax-leaf Privet	EHStd	350-425cm	14-16cm 1
	PRPW	Prunus padus 'Watereri'	Bird Cherry 'Watereri'	AHStd	400-450cm	16-18cm 1

PROPOSED CONIFERS	ABBR	SPECIES	COMMON NAME	SUPPLY HEIGHT [CM]	IRTH	QTY [No.]
	PINSY	Pinus sylvestris	Scotch pine	70-90L 175-200cm		1

PROPOSED SPECIMEN SHRUBS	ABBR	SPECIES	SUPPLY HEIGHT [CM]	HABIT	CENTRES [M]	QTY [No.]
	PHOUE	Phormium 'Jester'	25L	80-100cm	Triple Crown	Counted 3

PROPOSED HEDGEROWS	ABBR	SPECIES	SUPPLY HEIGHT [CM]	HABIT	CENTRES [M]	QTY [No.]
	BUXSE	Buxus sempervirens	10L	60-80cm	Bushy	0.5Ctr 22
	LIGVU	Ligustrum vulgare	5L	90-120cm	Bushy	0.5Ctr 4

PROPOSED INDIVIDUAL SHRUBS	ABBR	SPECIES	SUPPLY HEIGHT [CM]	HABIT	CENTRES [M]	QTY [No.]
	CHOTES	Choisya ternata 'Sundance'	10L	40-60cm	Bushy	0.7Ctr 5
	EUFOE	Euonymus fortunei 'Emerald Goleit'	10L	30-40cm	Bushy	0.65Ctr 10
	HEBWM	Hebe 'Mrs Winder'	10L	30-40cm	Bushy	0.65Ctr 4
	LAVANH	Lavandula angustifolia 'Hidcote'	10L	60-80cm	Bushy	0.7Ctr 8

PROPOSED ORNAMENTAL SHRUB MIXES	MIX NAME	ABBR	SPECIES	SUPPLY HEIGHT [CM]	HABIT	CENTRES [M]	QTY [No.]	PLANT TO FRONT	
	LOW MIX 1	BRASEN	Brachyglottis 'Sunshine'	10L	40-60cm	Bushy	0.65Ctr	7	Yes
	LOW MIX 1	EUFOENG	Euonymus fortunei 'Emerald 'n' Gold'	10L	30-40cm	Bushy	0.65Ctr	7	Yes
	LOW MIX 1	HEPIS	Hebe pinguifolia 'Sutherlandii'	10L	30-40cm	Bushy	0.65Ctr	7	Yes
	LOW MIX 1	LONNMG	Lonicera nitida 'Way Green'	10L	40-60cm	Bushy	0.65Ctr	7	Yes
	MED MIX A 10L	CHOTES	Choisya ternata 'Sundance'	10L	40-60cm	Bushy	0.7Ctr	6	
	MED MIX A 10L	HEBMB	Hebe 'Midsummer Beauty'	10L	30-40cm	Bushy	0.7Ctr	6	
	MED MIX A 10L	HYPHI	Hypericum 'Hidcote'	10L	40-60cm	Bushy	0.7Ctr	6	
	MED MIX A 10L	PRULAO	Prunus laurocerasus 'Otto Luyken'	10L	60-80cm	Bushy	0.7Ctr	6	

PROPOSED NATIVE MIXED HEDGEROWS / INFILL MIXES	MIX NAME	ABBR	SPECIES	SUPPLY HEIGHT [CM]	CENTRES [M]	MIX %	QTY [No.]
	NATIVE HEDGEROW MIX 7	ILAQ	Ilex aquifolium	3L	60-80cm	0.5Ctr	40% 49
	NATIVE HEDGEROW MIX 7	LIGVU	Ligustrum vulgare	5L	90-120cm	0.5Ctr	60% 73

PROPOSED SEMI-ORNAMENTAL MIXES	MIX NAME	ABBR	SPECIES	SUPPLY HEIGHT [CM]	HABIT	CENTRES [M]	MIX %	QTY [No.]
	SHRUB MIX A	CRANOM	Crotogeomys monogyna	20FtHd	150-175cm	Feathered	0.8Ctr	30% 176
	SHRUB MIX A	EUOEPS	Euonymus europaeus	T1+1	80-100cm	Transplant	0.8Ctr	5% 30
	SHRUB MIX A	LIGVU	Ligustrum vulgare	T1+1	80-100cm	Transplant	0.8Ctr	10% 60
	SHRUB MIX A	RBA	Rubus 'Betty Ashburner'	3L	20-30cm	Bushy	0.8Ctr	5% 30
	SHRUB MIX A	ROSCA	Rosa canina	T1+1	80-100cm	Transplant	0.8Ctr	20% 118
	SHRUB MIX A	VEBP	Viburnum opulus	T1+1	80-100cm	Transplant	0.8Ctr	25% 146
	SHRUB MIX A	VMI	Vinca minor	3L	20-30cm	Bushy	0.8Ctr	5% 30

PROPOSED MARGINAL PLANTING	MIX NAME	ABBR	SPECIES	SUPPLY	HABIT	CENTRES [M]	MIX %	QTY [No.]
	MARGINAL MIX 4	CAMGL	Campanula glomerata	2L	Full pot	0.5Ctr	15%	12
	MARGINAL MIX 4	CARFEN	Carex pendula	2L	Full pot	0.5Ctr	30%	24
	MARGINAL MIX 4	CORSA	Cornus sanguinea	3L	Bushy	0.5Ctr	40%	31
	MARGINAL MIX 4	DESCEG	Deschampsia cespitosa 'Goldtau'	2L	Full pot	0.5Ctr	15%	12

PROPOSED BULBS	MIX NAME	ABBR	SPECIES	COMMON NAME	HABIT	CENTRES [M]	MIX %	AREA	QTY [No.]
	BULB MIX A	CROGY	Crocus 'Golden Yellow'	Dutch Crocus	Bulb	10/m <sup>2</sup>	16.6%	2.2074m <sup>2</sup>	23
	BULB MIX A	CROJDA	Crocus 'Jeanne D' Arc'	Dutch Crocus	Bulb	10/m <sup>2</sup>	16.6%	2.2074m <sup>2</sup>	23
	BULB MIX A	CROQB	Crocus 'Queen of the Blues'	Dutch Crocus	Bulb	10/m <sup>2</sup>	16.6%	2.234m <sup>2</sup>	23
	BULB MIX A	NARCA	Narcissus 'Candiculus'	Dwarf Daffodils	Bulb	10/m <sup>2</sup>	16.6%	2.234m <sup>2</sup>	23
	BULB MIX A	NARFG	Narcissus 'February Gold'	Dwarf Daffodils	Bulb	10/m <sup>2</sup>	16.6%	2.2074m <sup>2</sup>	23
	BULB MIX A	NARJF	Narcissus 'Jet Fire'	Dwarf Daffodils	Bulb	10/m <sup>2</sup>	16.6%	2.2074m <sup>2</sup>	23
									Total: 13.2973m <sup>2</sup>

PROPOSED LAWN TURF (or similar approved)	MIX NAME	SEED MIX SUPPLIER	AREA	DENSITY
	Medallion	Turf Rotolaw Limited	170.431m <sup>2</sup>	

PROPOSED WILDFLOWER MEADOW (or similar approved)	MIX NAME	SEED MIX SUPPLIER	AREA	DENSITY
	EM3 - Special Gen. Purpose Meadow	Emorsgate Seeds	111.5224m <sup>2</sup>	4g/m <sup>2</sup>

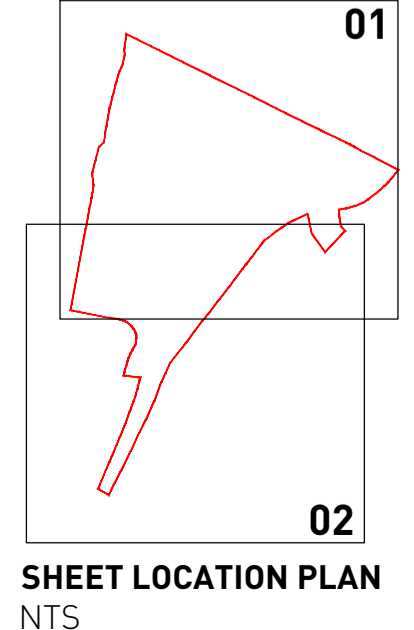
  

PROPOSED WETLAND WILDFLOWER MEADOW (or similar approved)	MIX NAME	SEED MIX SUPPLIER	AREA	DENSITY
	EM8 - Meadow Mix for Wetlands	Emorsgate Seeds	64.8402m <sup>2</sup>	4g/m <sup>2</sup>

SEDUM ROOF SYSTEMS (671.402 m <sup>2</sup> )	MIX NAME	SEED MIX SUPPLIER	AREA	DENSITY
	EM8 - Meadow Mix for Wetlands	Emorsgate Seeds	64.8402m <sup>2</sup>	4g/m <sup>2</sup>

- NOTES
- All trees, feature shrubs, climbers, shrubs and hedgerows to be planted in accordance with the implementation and maintenance guidelines. All landscape proposals must be referred by the Structural Engineer during foundation design. No tree, feature shrub, climber, shrub and hedgerow species, size or location should be altered without prior approval from the Landscape Architect.
  - Individual shrub/climber/grass species to be planted in groups of 3-7.
  - Individual species within ornamental shrub mixes to be planted in groups of 5-7.
  - Lower growing species within ornamental shrub mixes to be planted at the front of the shrub bed (as indicated).
  - Individual bulb species to alternate every 2 linear metres.
  - Native hedgerow shrubs to be supplied as bare root stock unless stated.
  - Hedgerow shrubs to be planted within a 80cm wide bed and mulched.
  - Any native hedgerow shrubs to be planted on a double staggered row, 250mm apart with no less than 4 per linear metre within a 50m wide bed in accordance with implementation and maintenance guidelines. Any feathered stock is to have a upright central stem furnished with evenly spread and lateral lateral growth the full length of the stem. If feathered hedgerow stock is proposed, shrubs are to be attached to a double line support line for feathered stock at 1m intervals one for transplant stock or 40cm light brace using an approved clip tie and cut back to 1.2m in height at time of planting.
  - Frost marginal plantings to be sourced from certified local provenance plant stock.
  - Sowing operations to be carried out in accordance with the implementation and maintenance guidelines.
  - All plantings to be in accordance with the implementation and maintenance guidelines.
  - No species, variety, size or position to be amended without the Landscape Architects prior approval.
  - Debris trees are planted: the Landscape Contractor shall ascertain the location of drains from the site manager, and shall if necessary make minor adjustments to tree positions to ensure that they are planted at least 1.5m from drains. They should however be planted no closer to houses/groups than is shown on the drawing, and if shown located in shrub beds, the shape of the latter should be adjusted if necessary to accommodate the revised tree position.
  - All planting must be mulched in accordance with the implementation and maintenance guidelines.
  - All plantings to be carried out between the October-March season, bare root shrubs will be replaced by 3L pot grown plants, and trees will be replaced by a containerised equivalent to be approved by the project landscape architect.



SHEET LOCATION PLAN  
NTS



NORTH

8 - 11/02/2023 (M) Updated to design team comments.  
 A - 07/07/2022 (M) Updated to the latest site layout and design team comments.  
 Revisions:  
**FOR PLANNING**  
 Alexander Place, Lower  
 Park Road, Southgate  
**Detailed Soft Landscape  
 Proposals (sheet 2 of 2)**  
 Drawing Ref: P21-2977\_03-B  
 Client: Loft Land Holdings Ltd

Date : 21/06/2022  
 Drawn by : WM  
 Checked by : WM  
 Scale : 1 : 250 @ A1

