

## Local Context

### About

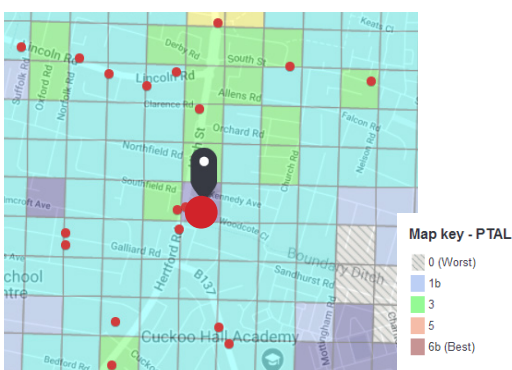
Kennedy Avenue is in Ponders End in the north eastern part of the borough. The site is currently comprised of 20 one-storey garages forming the east and west boundaries of the site, whilst the north and south boundaries are predominantly of timber boarding and fencing. The site is accessed from Kennedy Avenue [as indicated in the Location Plan]. It sits near Hertford Road to the west, Ponders End Station to the northeast and Southbury Station to the northwest.

There is a public house to the southwest and its adjoining backland to the south. To the southeast, there is a stream known as Boundary Ditch which lies within Flood Zone 2 & 3b. However, the site itself does not fall within a Flood Zone. There are light industrial uses situated directly to the West of the site, including garages and a petrol station. The existing local context is largely suburban semi-detached homes to the east, three to four storey housing estate to the north and a Hertford Road and Ponders End Large Local Centre to the north and west. There are no trees or Tree Preservation Orders (TPOs) on the site or close by.

Planning policies relating to the site are covered in the Core Strategy (2010), Development Management Document (2014) and the North East Enfield Area Action Plan (2016).

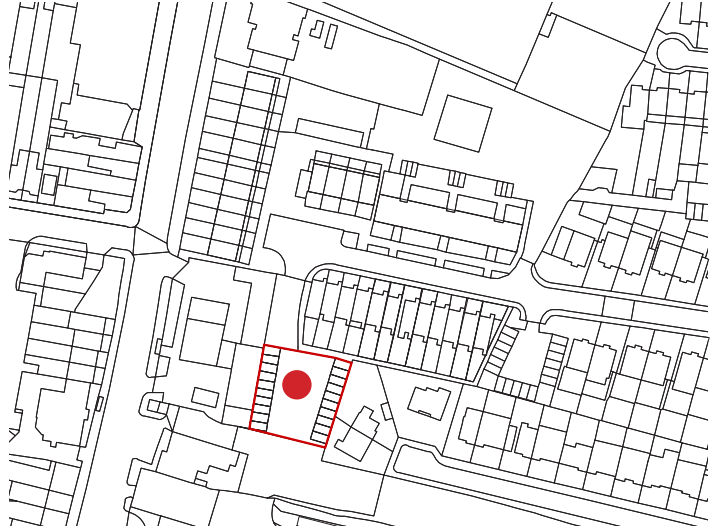
### Public Transport

The site has a PTAL [Public Transport Accessibility Level] rating of 1a but adjacent to areas scoring 3, as well as local amenities and buses. There are a number of bus stops within 15 minutes of the site largely located on Hertford Road [191, 279, 349, 491, N279 towards Stamford Hill, Edmonton and Manor House & towards Waltham Cross, Brimsdown, Ponders End]. Ponders End Station is a 14 minute walk away (1.1km) and Southbury Station is 21 minute walk away (1.7km).



PTAL rating 1a [as assessed on 24/03/2021]

### Location Plan

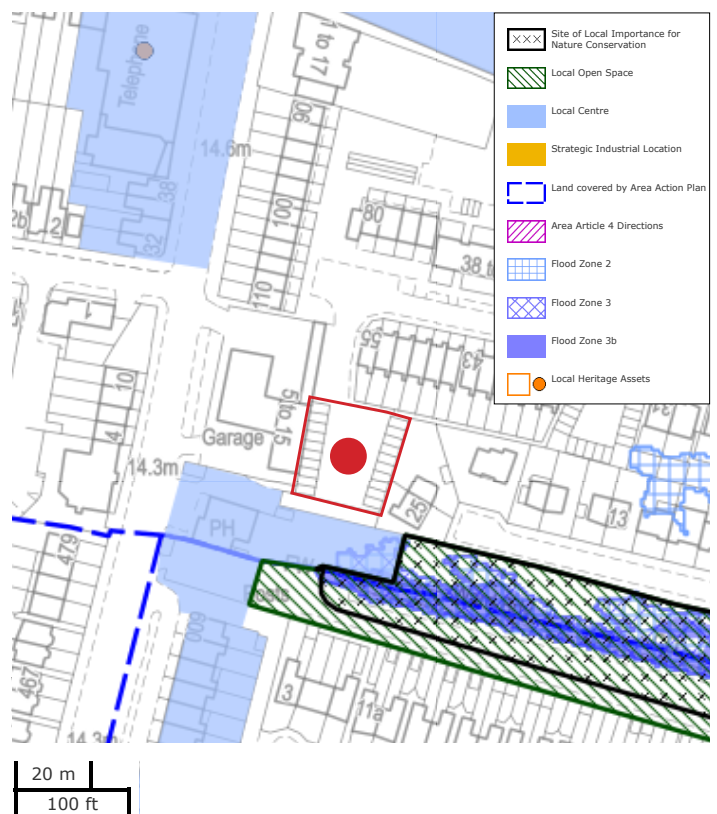


1:2000 Site Plan

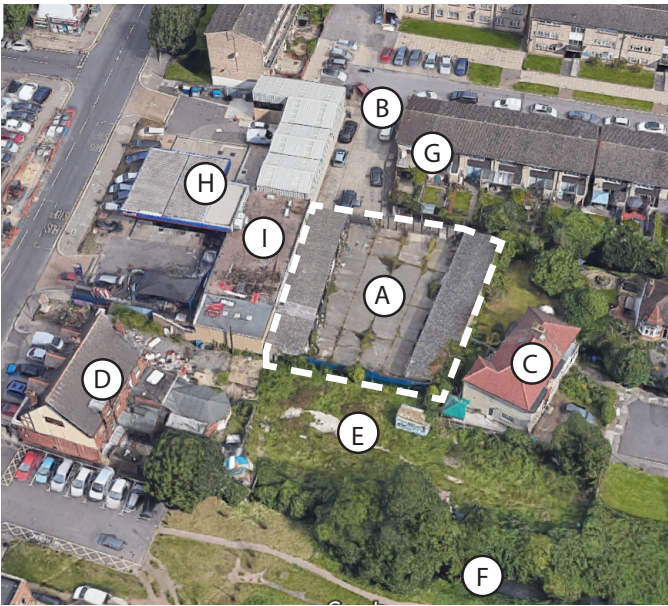
#### Key

- Site Boundary
- Site

### Planning Context



## Existing



## Site Constraints

**Site Area - 643sqm/0.06 hr**

**Response to site constraints**

This site has a number of constraints. The following section sets out proposed responses to mitigate these constraints and reduce harm to both the existing and proposed developments.

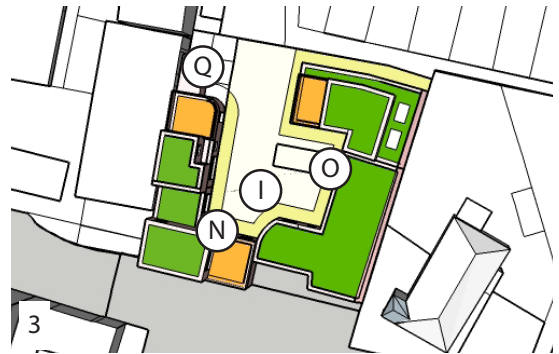
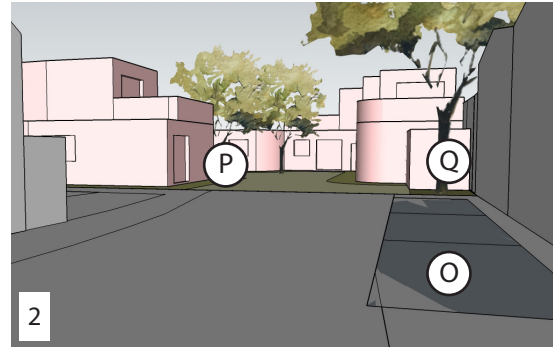
- (A) Site: The existing garages are used as precedent for building against the boundary with part pitched roofs to replicate existing height to the East.
- (B) Access Road via Kennedy Avenue: this proposal relies on the existing access road for proposed refuse collection, emergency and service vehicles. This proposal assumes four parking spaces to be allocated along the access road and within the courtyard (subject to car parking stress survey).
- (C) 25-27 Woodcote Close: the proposal has been designed to be sensitive to the existing windows with part pitched roof one storey units to minimise overlooking and overshadowing onto their private gardens. Further testing for daylight/sunlight impact on this existing property will need to be undertaken.
- (D) (E) Public House: this proposal builds up against the site boundary to the Southwest with a flank wall adjacent to the access road and backland of the Public House site. Where there are proposed windows, the proposal steps back by a minimum of 1.5m on the ground floor to take advantage of Southern light and views.
- (F) Boundary Ditch: while the site does not sit within the flood zone, the stream to the Southeast is Flood Zone 2 & 3b. This proposal does not result in net loss of green cover, however, mitigating strategies such as permeable paving in the proposed courtyard, green roofs proposed on the flat roofs, rain gardens are strongly encouraged and should be incorporated where space allows
- (G) 55-45 Kennedy Avenue: this proposal has been stepped back by 1.5m at the ground floor (with proposed windows overlooking footpath and fence) and 3m at first floor (flank wall) from the boundary to minimise overlooking and overshadowing of these existing properties.
- (H) Western boundary: As a result of the light industrial uses to the west, it will be necessary to assess risk of possible ground contamination of the site. Furthermore, the proposal avoids any windows overlooking the light industrial units and petrol station and will need to mitigate any possible noise and air pollution from these uses.



## Design

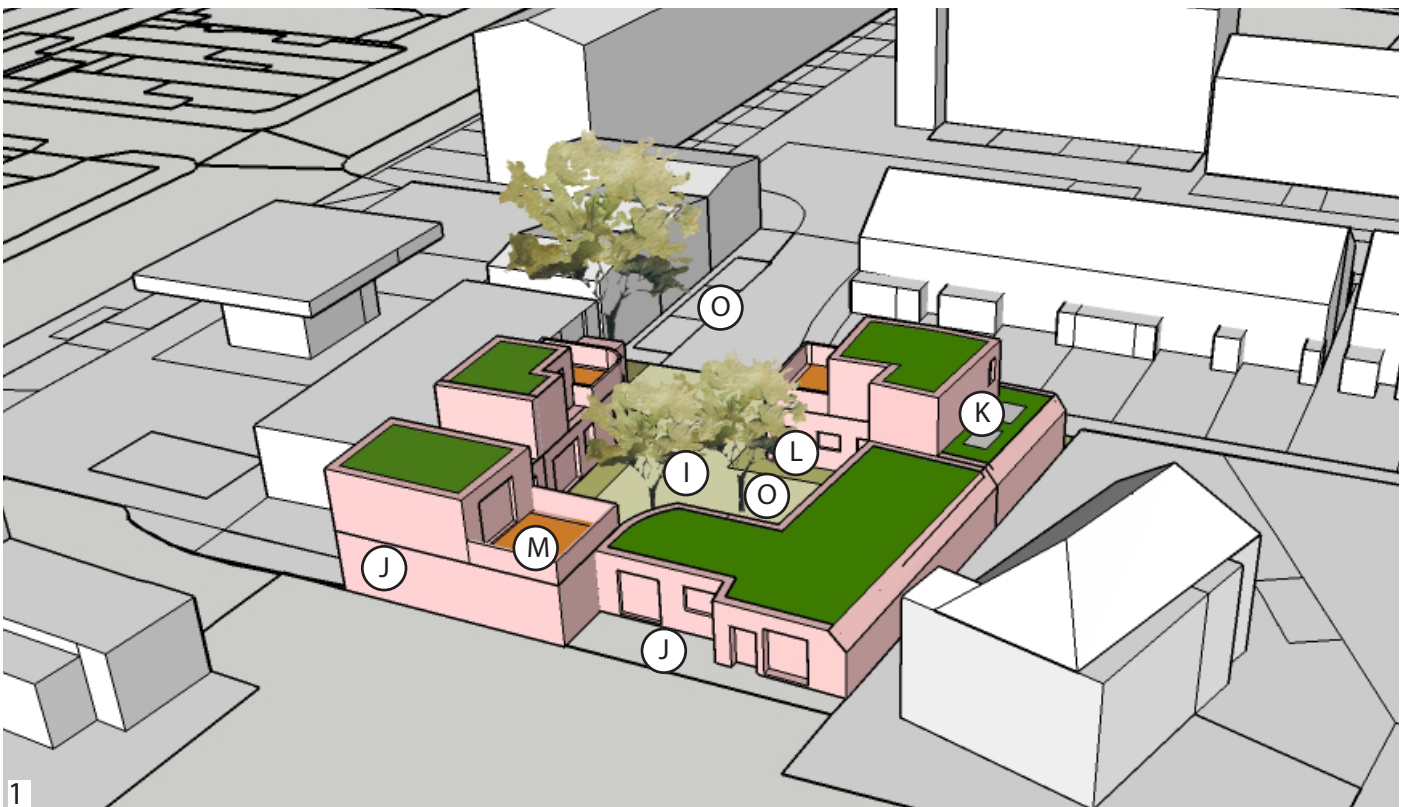
The proposal shows one possible solution to how the site may be developed. It has been reviewed by the council's Development Management and Plan Making teams and found to be broadly in compliance with planning policy at the date of publication, given the site constraints. However, the proposal has not benefited from site surveys or a comprehensive pre-application process. Compliance with all planning policies are required and early engagement through a pre-application process is strongly recommended.

- (I) Courtyard typology of one and two storey housing.
- (J) Proposed dwellings are designed to not prejudice future developments to the West and South of the site with flank walls facing the boundary and stepped back by 1.5m min where there are windows.
- (K) All proposed boundaries are stepped back by at least 1.5m off boundary at ground floor and 3m at first floor unless there is precedent such as existing garage wall at ground floor.
- (L) All dwellings dual aspect maximising courtyard facing windows and meet the internal space standards set out in London Plan 2021.



2) Street view from Kennedy Avenue  
3) Proposed view from top.

## Proposed



1) Axo view of the Southern and Eastern boundary

## Design

### Private and Communal Amenity

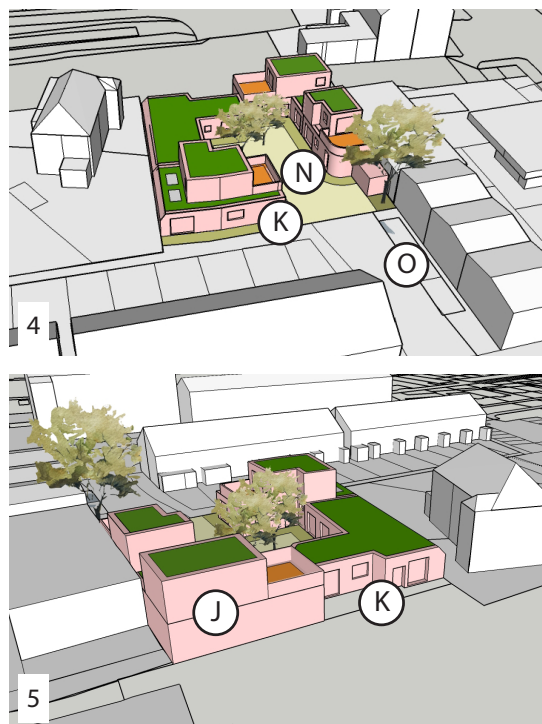
- (M) Private amenity proposed at first floor to maximise communal amenity and play in the courtyard.
- (N) Defensible space maintained at ground level (1.5m minimum) and individual front doors proposed to all new dwellings.

### Parking

- (O) Four vehicle spaces proposed along the access road (beyond site boundary subject to planning) and within the courtyard = 1:1 parking ratio. All parking can be accommodated within the courtyard if necessary.
- (P) Secure cycle storage integrated in the front defensible space for each individual dwelling.

### Refuse

- (Q) Bin store provided to entrance of site within 30m of proposed dwellings at under 10m from the access road to collect via Kennedy Avenue. To be designed sensitively for positive frontage to the site entrance.



4) Axo view of the Northern boundary

5) Axo view of the Southern boundary

## Accommodation Schedule

Site Area	SQM	Hectares
Kennedy Avenue	643	0.06

		1Bed2P (M)	2Bed4p (M)	3Bed5p (WC)	3Bed6P (M)	Total Units	dwelling/ha	Parking Spaces
No of Units	Kennedy Avenue	1	1	1	1	4	67	4
	%	25%	25%	25%	25%	100%		

		GEA	GIA	Private amenity
Unit 1 - 1Bed 2P (M)	GF	48	38	0
	FF	24	17	19
	<b>total</b>	<b>72</b>	<b>55</b>	<b>19</b>

Unit 2 - 2Bed 4P (M)	GF	77	59	0
	FF	35	25	19
	<b>total</b>	<b>112</b>	<b>84</b>	<b>19</b>

Unit 3 - 3Bed 5P (WC)	GF	125	102	21
	<b>total</b>	<b>125</b>	<b>102</b>	<b>21</b>

Unit 4 - 3Bed 6P (M)	GF	93	80	0
	FF	41	30	16
	<b>total</b>	<b>134</b>	<b>110</b>	<b>16</b>

### KEY

(M) is denotation for maisonette

(WC) is denotation for wheelchair accessible