

Local Context

Ivy Road is located in Southgate in the London Borough of Enfield. The two sites (A and B) are outlined in red on the Location Plan.

Both sites are approximately a 5 min walk from Southgate town centre and within a 10-15 min walk of Oakwood Park and Grovelands Park. Site A sits directly North of Ivy Road Recreation ground and allotments and Southgate Chase allotments. Site B sits within a residential cul de sac.

Surrounding buildings comprise a mix of 2-4 storey housing blocks in light brick with pitched roofs. A mix of flat, semi detached and terraced houses can be found in the wider area.

Planning Policy

There are no area-based designations directly affecting the site. There are also no Tree Protection Orders, although mature trees do border both sites. The existing planning policy framework consists of the London Plan (2021), the Development Management Document (2014) and Core Strategy (2010).

The illustrative proposals shown in this document are 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 existing planning policies at the date of publication. However, the proposal has not benefited from detailed site surveys or a comprehensive pre-application process.

Compliance with all planning policies is required and early engagement through a pre-application process is strongly recommended.

Public Transport:

The Public Transport Access Level is 3/4 (moderate/good). Southgate Underground station and bus interchange are 0.5km from the site (approximately a 6 min walk) and bus stops served by the 121 (NE Enfield and Turnpike Lane via Enfield Town) and N91 (Central London-Cockfosters) are located adjacent to the site on Chase Rd.

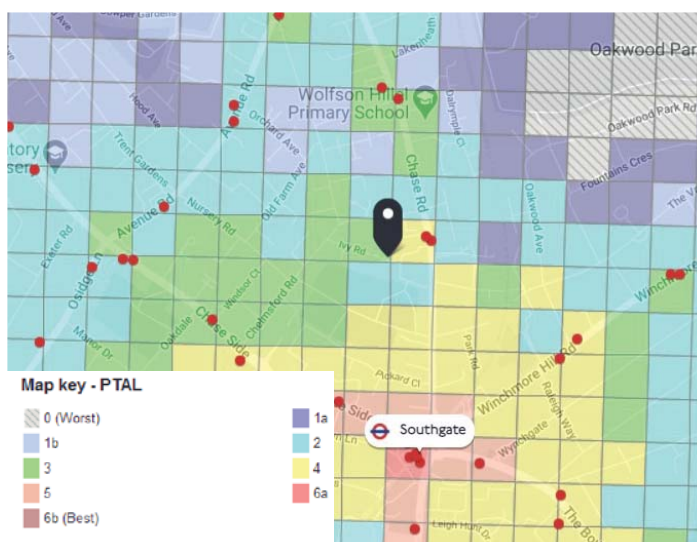
Location Plan



Planning Context



PTAL rating



Existing



Existing view of entrance to the site

Site Constraints:

Site Area - approximately 917 sqm (0.09ha)

The site currently contains 8 existing garages and approximately 9 car parking bays (to be vacated).

- A) Blank flank wall provides suitable location for development. The location currently provides space for refuse storage and satellite dishes, which will require relocation.
- B) Assumed non-habitable window in gable end wall to existing dwelling to northeast (requires confirmation).
- C) Neighbouring amenity space to east, restricts east-facing windows.
- D) Southern boundary: Palisade fence to allotments.
- E) Western boundary: Proposal must minimise impact on existing dwelling.
- F) Existing sheds serving housing to northwest.
- G) Existing scrub land. Sustainable Drainage System (SuDS) strategy will be required to mitigate any net loss of permeable surfaces.

Proposed



Aerial from SE

Design features:

- Courtyard typology with 2 new homes framing the entrance from Ivy Road
- All homes have their own entrance from the courtyard or Ivy Road.
- All dwellings are dual aspect and meet London Plan internal space and external amenity space standards.
- 1.5m min "defensible space" maintained at ground level.
- Private amenity proposed at first floor in most cases to take advantage of south-facing views over allotments
- Proposed buildings are set back from boundaries with existing homes by a minimum of 3m at first floor.
- No windows overlook existing residential neighbours.

- Proposal sets back development from existing window in western flank of existing neighbour (see B above). Further investigation is needed to determine the room served by this window. Daylight/sunlight analysis will also be required.
- Proposal would likely require works to create a new secure boundary between the site and the allotments. All proposals along this boundary are set back at least 1.5m at ground floor to provide secondary amenity and provide further opportunity for dual aspect.

Parking and Servicing:

- A parking survey is required in order to confirm acceptability of parking ratio and strategy.
- 3.7m wide (min) shared surface access route maintained to support emergency vehicle and resident car access. Existing dropped kerb to Ivy Road retained.
- Secure line may need to be considered at the entrance to the courtyard.
- 3 vehicle spaces proposed (ratio = 0.5). These can be accommodated in the courtyard, but provision at the frontage should also be explored.
- Cycle storage contained in individual dwellings defensible space or integrated into buildings.
- Communal refuse store to be provided at entrance of site within 30m of all proposed dwellings and at under 10m from street for collection.

Site A Accommodation Schedule

		GEA	GIA	Private amenity
1 - 3Bed 5P (House)	GF	82	66	49
	FF	44	31	
	total	126	97	49

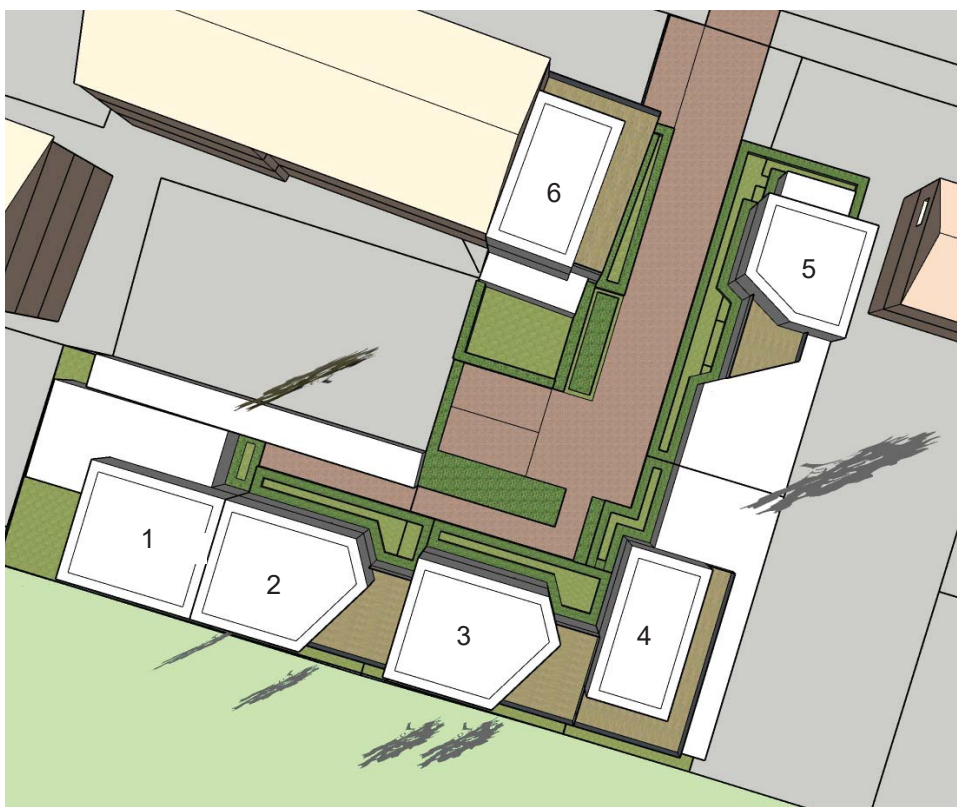
2 - 2Bed 4P (House)	GF	55	46	
	FF	45	33	14
	total	100	79	14

3 - 2Bed 4P (House)	GF	59	46	
	FF	45	33	14
	total	104	79	14

4 - 3Bed 5P (M)	GF	97	77	
	FF	33	22	23
	total	130	99	23

5 - 2Bed 4P (M)	GF	84	65	
	FF	31	21	9
	total	115	86	9

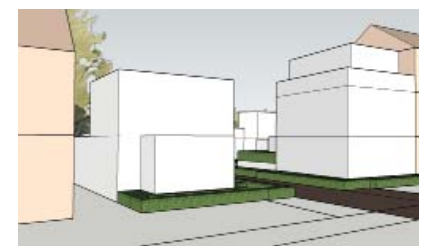
6 - 3Bed 5P (M)	GF	32	22	18
	FF	52	38	
	SF	60	45	19
	total	144	105	37



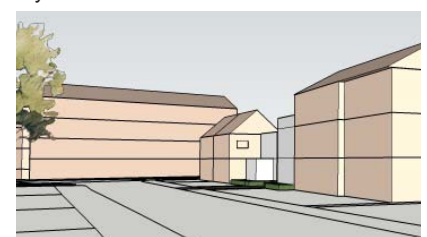
Proposed plan view (numbers refer to accommodation schedule)



Aerial from NW

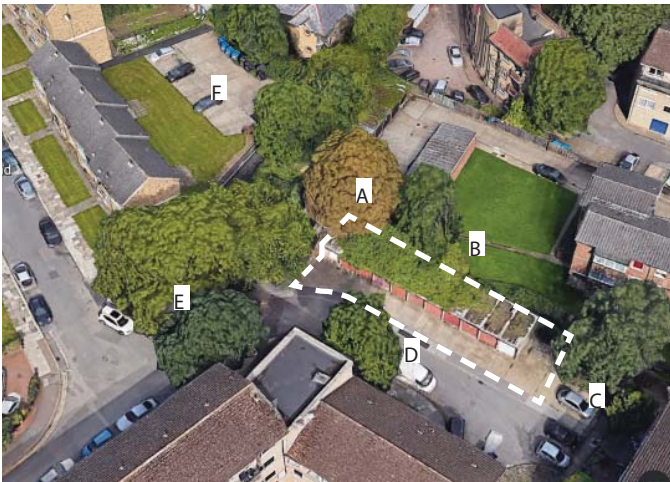


Ivy Road street view from the east



Ivy Road street view from the West

Existing



Existing view of entrance to the site

Site Constraints:

Site area - approximately 344 sqm (0.03ha)

The site is very narrow and contains 12 garages (to be vacated). There is a significant west-east fall in gradient.

- A) Northern boundary to site includes location of mature horse chestnut tree. An arboricultural survey is necessary as development at this location may necessitate the removal of the tree.
- B) Communal amenity to north of site for existing residents. Proposals above ground floor will need to be set back from the boundary to mitigate overlooking and respect privacy.
- C) Outlook from existing dwellings to the East needs to be maintained.
- D) Proposals must retain pavement for pedestrian access and outlook/privacy to windows opposite must be protected.
- E) Mature trees on arrival to Ivy Road linear site may affect daylight/sunlight.

Proposed



Aerial view from SE

Design features:

- Linear arrangement with a taller 3 storey element positioned on the Western corner of the site.
- Limited height in the east of the site protects light and open feeling of neighbouring amenity space to north and outlook of existing homes to the north and east.
- All proposed windows are at least 15m from windows in existing block to south.
- All dwellings are dual aspect and meet London Plan internal space and external amenity space standards.
- 1.5m min "defensible space" maintained at ground level.
- Individual front doors proposed to all new dwellings.
- Private amenity proposed at first floor in most cases to give privacy.
- Proposed buildings are set back from

boundaries with existing homes by a minimum of 3m at first floor.

- Any proposals including flat roofs should utilise green roofs to improve SuDs across site.
- The mature horse chestnut tree to the North may impact development potential. This should be assessed via an arboricultural survey to determine if the tree should be retained.
- Privacy screens would be necessary to amenity space with northern views to mitigate any privacy and overlooking into existing communal amenity space.

Parking and servicing:

- A parking survey is required in order to confirm acceptability of parking ratio and strategy.
- 1 vehicle space provided as undercroft = 0.33 parking ratio.
- Cycle and bin stores contained in individual dwellings front defensible space or incorporated into buildings.

Site B Accommodation Schedule

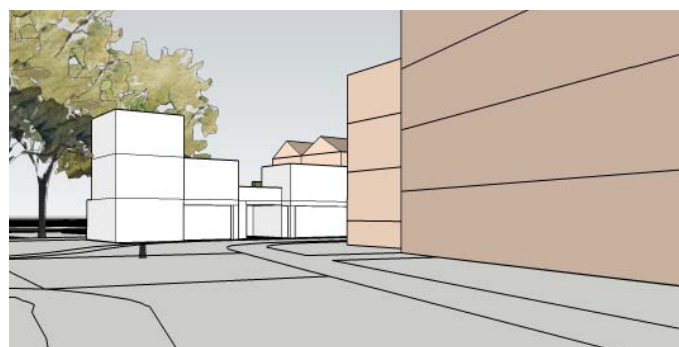
		GEA	GIA	Private amenity
7 - 1Bed2P	GF	56	50	7
total		56	50	7

8 - 2Bed4P (House)	GF	68	53	8
	FF	38	26	12
total		106	79	20

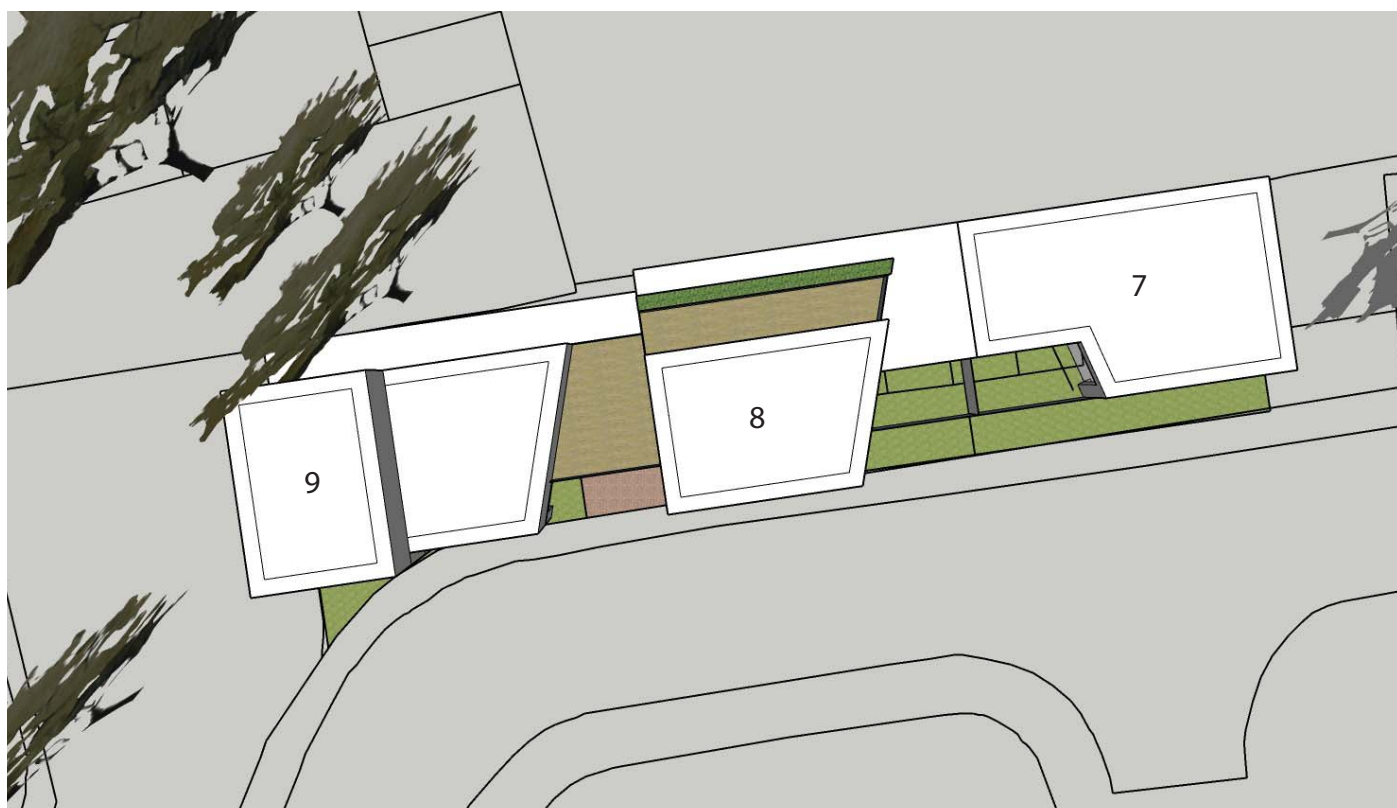
9 - 3Bed 6P (House)	GF	68	51	
	FF	63	47	14
	SF	28	18	
total		159	116	14



Aerial view from NE



Street View approaching from Southwest



Proposed Plan View (numbers refer to accommodation schedule)