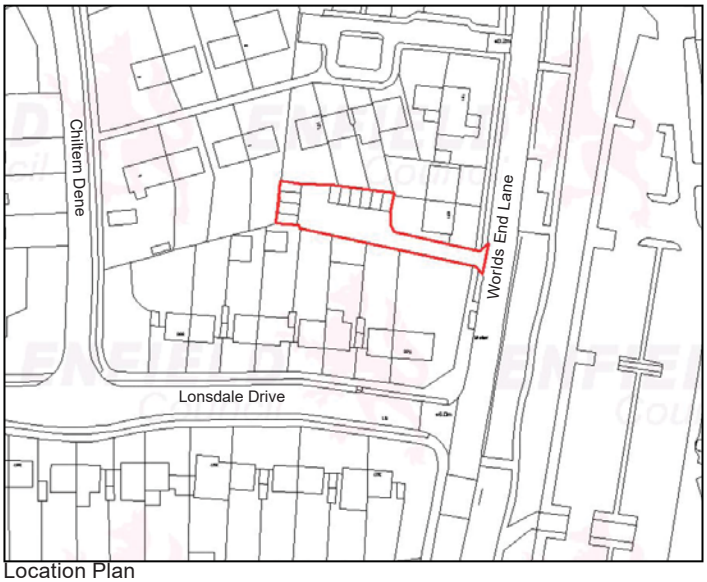
## Local context

The site is located to the rear of properties fronting Chiltern Dene, Lonsdale Drive and Worlds End Lane. The site is accessed from Worlds End Lane.

It sits within the central portion of the London Borough of Enfield, in a suburban residential neighbourhood. Highlands and Grange Park Schools are located to the east of Worlds End Lane.

The site is currently occupied by approximately 10 garages. It is surrounded by residential gardens attached to 2.5 storey houses. There are semi mature trees to the south and southwest, which may be impacted by development.



Location Plan

## Planning policy

There are no area-based designations affecting the site itself. However, areas of Metropolitan Open Land (also designated as Local Open Space) and a Site of Local Importance for Nature Conservation are located in close proximity and to the east of the site.

The existing planning policy framework consists of the London Plan (2021), the Development Management Document (2014) and Core Strategy (2010).

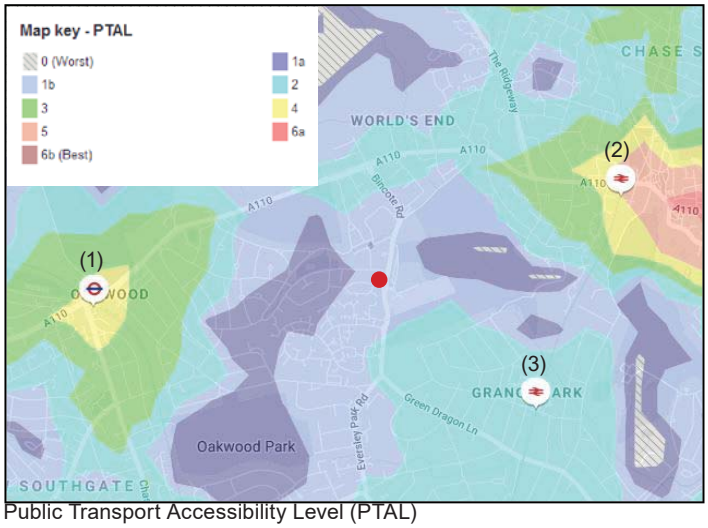


Planning policy area designations

## Public Transport:

The Public Transport Accessibility Level (PTAL) is low (1b). Oakwood Underground Station (1) and Enfield Chase (2) and Grange Park (3) Stations are roughly equidistant-approximately a 20 minute walk.

There are bus stops immediately adjacent to the site entrance, providing an infrequent service via the 377 and 456 routes to Ponders End-Oakwood and Crews Hill-Edmonton, respectively, both via Enfield Town.



Public Transport Accessibility Level (PTAL)

## Existing condition:







## Site constraints

Site Area - approximately 430sqm/0.04 ha

(A) Overlooked from the east, north and south. Windows are in close proximity in the east and north.

(B) Currently contains 10 garages.

(C) There is a semi-mature tree on the southern boundary (arboricultural survey needed).

(D) Boundary treatments are a mixture of wooden fences and existing garage walls, which may need to be replaced. There are some areas without physical boundaries.

(E) Narrow access into the site (approximately 4.1m at narrowest).

## Proposal:

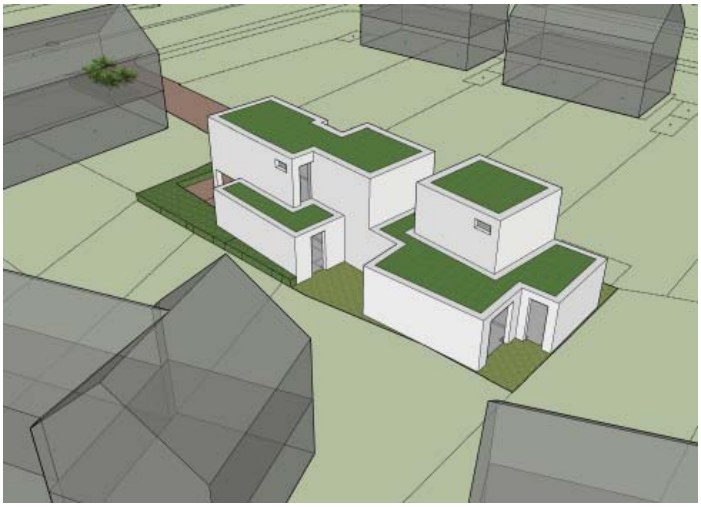


Aerial view from the southeast

## Proposal

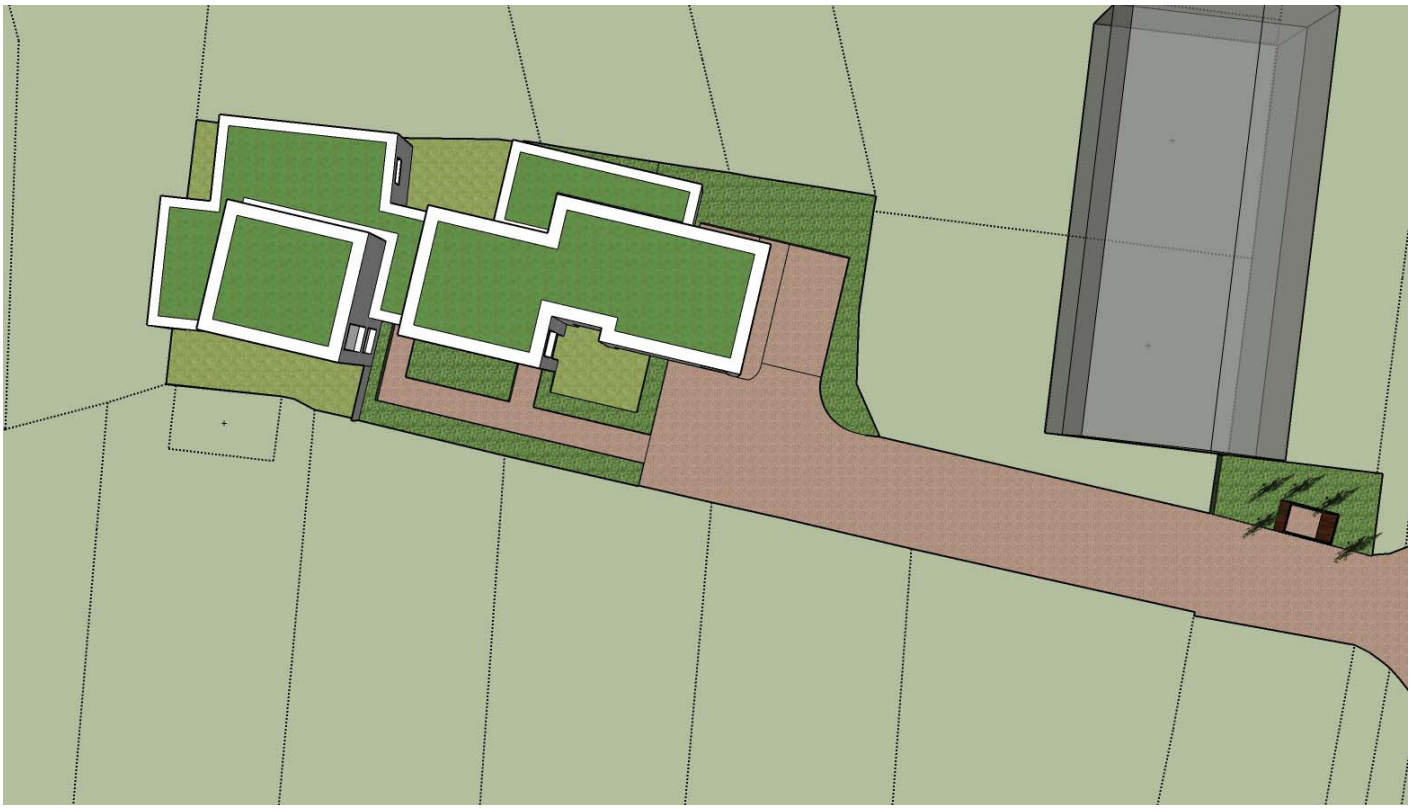
This illustrative proposal shows one possible solution to how the site may be developed. It has been reviewed by the council's Development Management and Plan Making teams and found to be broadly in compliance with existing planning policies at the date of publication, given the site constraints. However, 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.



Aerial view from the northwest

- All proposed boundaries are offset at least 3m at first floor.
- Some ground floor elements would require a party wall agreement with neighbours.
- All dwellings are dual aspect and meet London Plan (2021) internal space standards.
- Private amenity is proposed at ground floor only (green roofs shown to indicate potential for Sustainable Drainage Systems [SuDS] features).
- Defensible space is provided at ground level and individual front doors are proposed to both dwellings.
- All first floor habitable room windows face away from neighbouring properties, except the eastern most bedroom, which looks south over an existing outbuilding situated on a neighbouring property.
- Additional windows are shown for architectural interest, but these are high level and/or opaque and do not provide the primary outlook form habitable rooms.
- The proposed development may require the removal of trees along the southern boundary. While none of the trees are protected, an arboricultural survey is recommended to understand if the trees can/should be retained. Appropriate tree replacement planting should form part of landscape proposals.



Plan view

## Parking and servicing

- The site does not benefit from a parking survey. However, the close proximity of two schools and low PTAL suggests that parking will need to be accommodated on site. Two spaces have therefore been provided, accessed via a shared surface.
- Cycle stores will need to be provided within the curtilage of each dwelling or along the southern boundary.
- Bin store suggested to the entrance of the site (to be negotiated with the local highways authority and Enfield Council waste services).
- Emergency access is challenging, with the western extent of the site being in excess of 45m from the public highway. Early consultation with the London Fire Brigade is advised. A horizontal dry riser may be considered along the southern boundary of the site.



View from entrance at Worlds End Lane

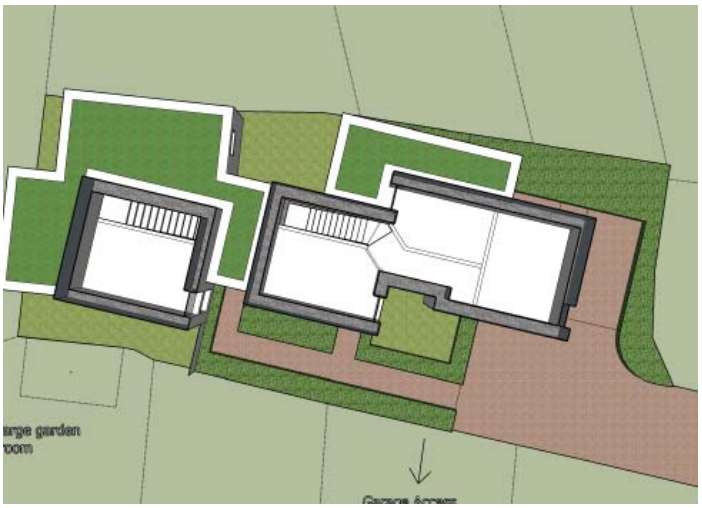
## Accommodation Schedule

| | | GIA (sqm) | GEA (sqm) | Private external amenity (sqm) |
|---|---|---|---|---|
| unit 1 - 2b4p house | GF | 63 | 78 | 27 |
| | FF | 18 | 26 | n/a |
| | Total | 81 | 104 | |

| | | GIA | GEA | Private external amenity (sqm) |
|---|---|---|---|---|
| Unit 2 - 3b5p house | GF | 50 | 63 | 33 |
| | FF | 45 | 62 | n/a |
| | Total | 95 | 125 | |




Indicative ground floor plan (bathrooms in purple)



Indicative first floor plan