



12.



14.



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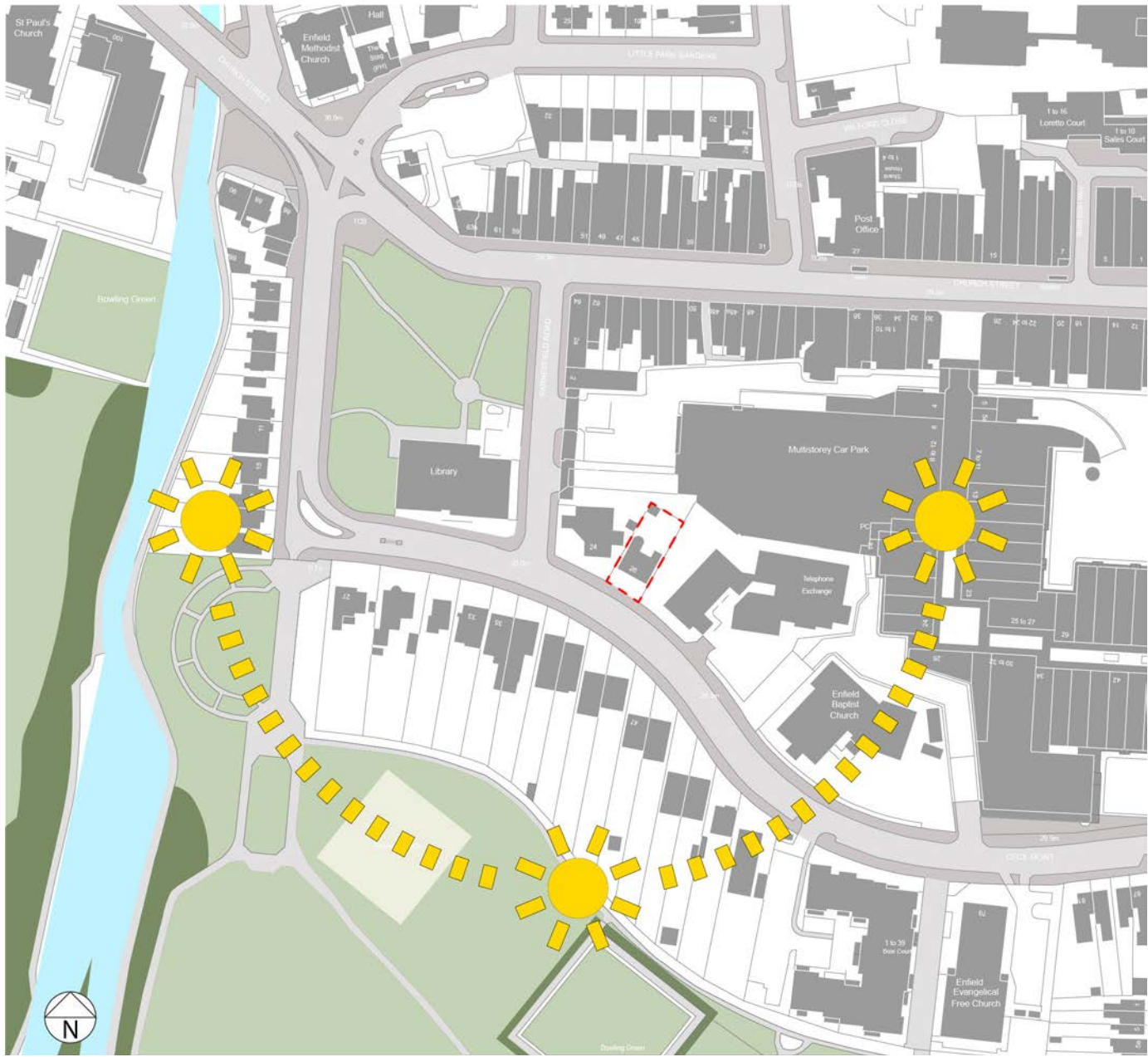


15.



1.6 SITE ANALYSIS

The site is situated very close to the town centre, the New River and large local parks including Enfield Town Park and the Library Gardens which are both under 100m and a 2 minute walk away. Two local train stations lie within very close proximity and Cecil Road forms part of a main arterial route for buses and therefore there are many public transport options within easy walking distance of the site.



Site context and sun path

1.7 SITE TOPOGRAPHY

The site is just over 10m wide at the southern highway boundary. The eastern and western boundaries are almost parallel to each other but are of slightly differing lengths and these are approximately 28 and 29m respectively.

There is one vehicular access point which is to the south east corner with an existing dropped kerb. The front of the house is largely hard landscaped and there are two mature trees which sit on the southern boundary within the curtilage of the site. The area at the rear of the site is laid to lawn with hedging to the eastern, western and northern boundaries. The site slopes towards the north and there is approximately a 1m gradient from the southern boundary edge to the northern boundary edge.



Site proximity to open spaces

# 2

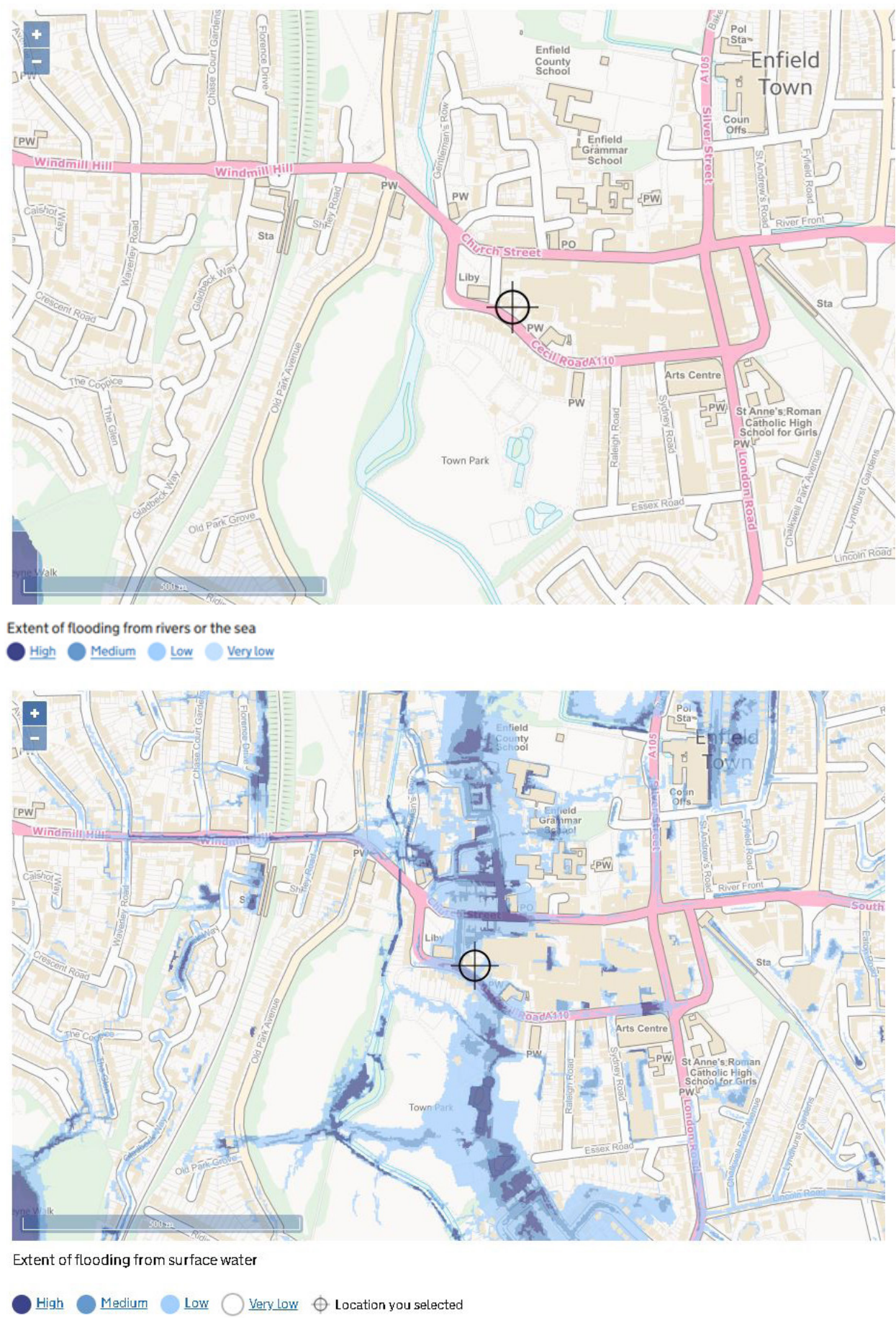
## EXISTING SITE & PLANNING CONTEXT

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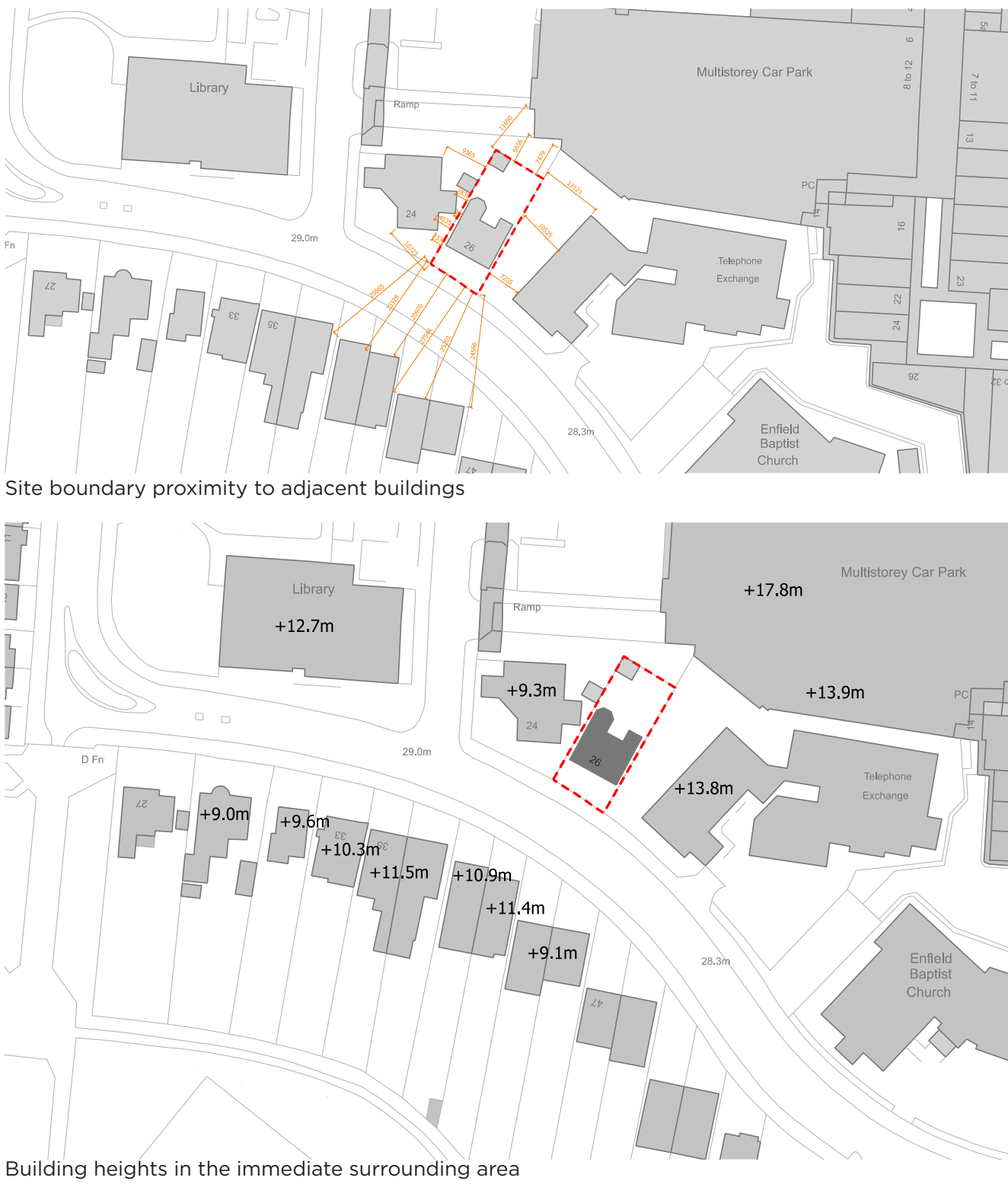
2.1 FLOOD RISK

Flood risk maps available from the Environment Agency indicate that the site is at a medium risk from surface water flooding and very low risk from river flooding.



2.2 SITE CONSTRAINTS

- Proximity to buildings – the buildings on Cecil Road are fairly close to the site boundaries with no. 24 being particularly close.
- Overlooking – the site is overlooked from the Telephone Exchange building which has windows on each storey on the flank wall adjacent to the site. Evidence suggests that the building is used more as a storage facility rather than an active commercial unit and therefore any overlooking or privacy concerns are reduced considerably. There is no overlooking from the multi storey car park and any view over the site is oblique in nature.
- Massing – the surrounding context is mainly low to medium rise. The telephone exchange is 13.8m in height, whilst the multi-storey car park to the rear is 13.9m to a maximum of 17.8m in height. The other surrounding buildings are predominantly residential with the houses opposite largely 2 storey in height with accommodation in the roof, they range between 9m and 11.5m in height. Nearby Bole Court, a more recent development consisting of 3 and 4 storeys elements is built to a height of 12m.





PTAL output for Base Year  
5

Easting: 532523, Northing: 196466

Map key - PTAL

0 (Worst)
1a

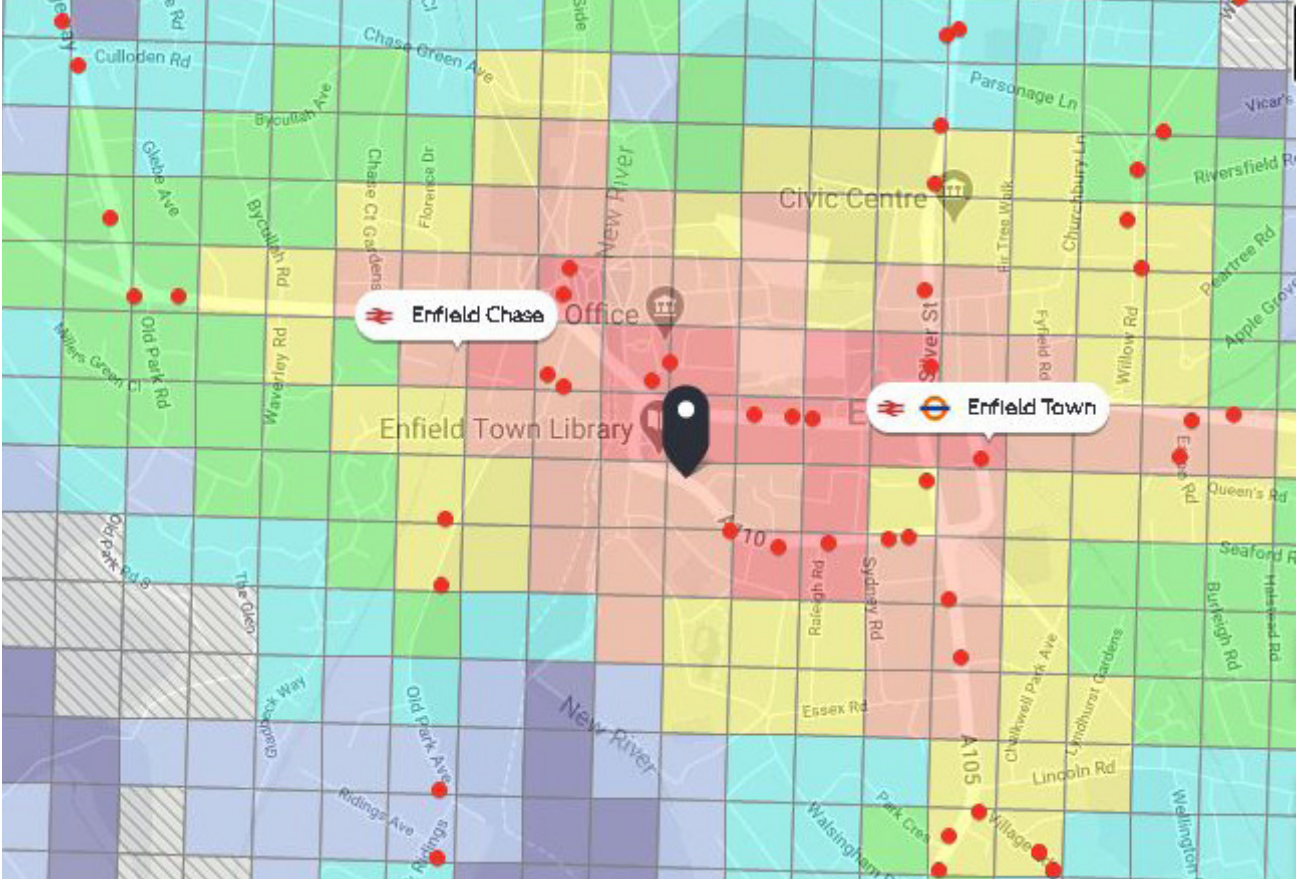
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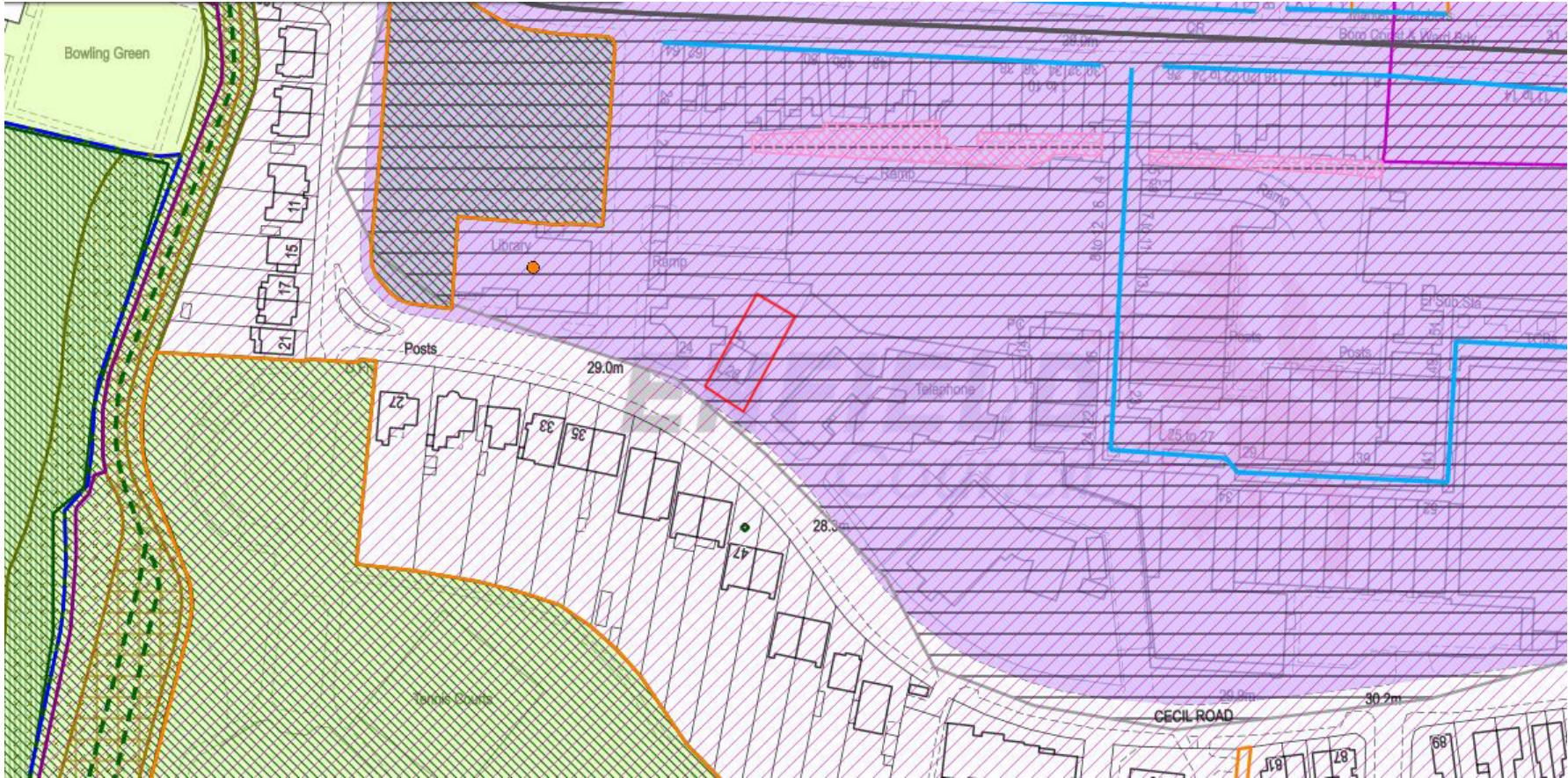
5
6a

6b (Best)

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PTAL map from TfL website



Metropolitan Open Land

Green Chain Corridor

Green Chain Missing Link

Site of Borough Importance for Nature Conservation

Local Open Space

Site of Local Importance for Nature Conservation

Wildlife Corridor (diagramatic)

Conservation Area as at November 2010(Planning (Listed Buildings and Conservation Areas) Act 1990)

Enfield Town

Primary Shopping Frontage

Secondary Shopping Frontage

Land covered by Area Action Plan

Unimplemented UDP Site Proposal with Proposal no.

Area Article 4 Directions

Local Heritage Assets

Extract from LB Enfield interactive planning map, site boundary indicated in red

## 2.3 ACCESS AND TRANSPORT CONNECTIONS

Access to the site is via Cecil Road (A110). The site has a PTAL rating of 5; it is approximately 6 minute walk from Enfield Chase Station and 7 minutes walk from Enfield Town Overground Station. There are several bus routes close by running along Cecil Road and nearby Southbury Road.

## 2.4 PLANNING INFORMATION

The site is part of the Enfield Town conservation area but the building on the site itself holds little historic significance. There are no listed buildings in the immediate vicinity nor does the site fall within any protected views however it is close to the Enfield Town Library which is listed as a Local Heritage Asset. It is within an area of archaeological significance and there is an Article 4 Direction therefore all development including any alterations/extensions will be subject to a planning application.

The site falls within the intermediate rate for Residential CIL.

### Planning history

See Appendix listing recent planning history.

### PLANNING POLICY CONTEXT

A review of the The Enfield Core Strategy Plan 2010-2025 has identified the following policies as having relevance to any development proposals for the site:

- Core Policy 3 - Affordable Housing
- Core policy 4 - Housing Quality
- Core Policy 5 - Housing Types
- Core Policy 6 - Meeting Particular Housing Needs
- Core Policy 9 - Supporting Community Cohesion
- Core Policy 20 - Sustainable Energy Use and Energy Infrastructure

A review of the The Development Management Document (adopted 2014) has identified the following policies as having relevance to any development proposals for the site:

- DMD 1 - Affordable Housing on Sites Capable of Providing 10 units or more
- DMD 2 - Affordable Housing for Development of Less than 10 units
- DMD 3 - Providing a Mix of Different Sized Homes
- DMD 4 - Loss of Existing Residential Units
- DMD 5 - Residential Conversions
- DMD 6 - Residential Character
- DMD 8 - General Standards for New Residential Development
- DMD 9 - Amenity Space
- DMD 10 - Distancing
- DMD 37 - Achieving High Quality and Design-Led Development
- DMD 38 - Design Process
- DMD 44 - Conserving and Enhancing Heritage Assets
- DMD 45 - Parking Standards and Layout
- DMD 46 - Vehicle Crossovers and Dropped Kerbs
- DMD 47 - Access, New Roads and Servicing
- DMD 49 - Sustainable Design and Construction
- DMD 50 - Environmental Assessment Methods
- DMD 51 - Energy Efficiency Standards
- DMD 53 - Low and Zero Carbon Technology
- DMD 55 - Use of Roof Space/Vertical Surfaces
- DMD 56 - Heating and Cooling
- DMD 58 - Water Efficiency
- DMD 59 - Avoiding and Reducing Flood Risk



## 2.5 PLANNING HISTORY

### HISTORICAL PLANNING APPLICATIONS ON OR NEAR 26 CECIL ROAD

Decision date	Address	Planning reference	Description	Decision
16/09/15	86,88A Church Street and 1A Cecil Road, EN2 6TH	15/04287/FUL	Demolition of existing garage and office and the erection of a 3 storey building to provide 6 x 2 bed self contained flats with associated landscaping and amenity.	Withdrawn by Applicant
19/05/2015	86,88A Church Street and 1A Cecil Road, EN2 6TH	15/02071/FUL	Erection of 2 storey building comprising 6 x 2 bed self contained flats and retention of office and demolition of existing building	Withdrawn by Applicant
27/11/2013	Cecil Court, London Road, Enfield, EN2 6DE	P13-03550PRJ	Change of use of office building (B1c) to provide 42 residential units (C3)	Decided, Prior approval not required.
01/11/2013	Former council car park, 79 Cecil Road, Enfield, EN2 6TJ	P13-03212PLA	Redevelopment of site to provide a part 3 storey, part 4 storey block of 46 self contained flats (comprising 12 x 1 bed, 26 x 2 bed and 8 x 3 bed).	Permit
17/02/2010	26 Cecil Road, Enfield, EN2 6TG	TP/10/0204	Change of use from residential to Ophthalmic Clinic (D1)	Permit (implemented)
11/01/2008	26 Cecil Road, Enfield, EN2 6TG	TP/08/0071	Part single, part 2 storey extension	Permit
16/02/2007	26 Cecil Road, Enfield, EN2 6TG	TP/06/2355	Change of use from residential to offices (B1)	Permit
25/06/2004	33 Cecil Road, Enfield ,EN2 6TJ	TP/04/1341	Conversion of single family dwelling house into two self contained flats (1x2 bed and 1x3 bed) with associated works	Permit
06/09/2000	26 Cecil Road, Enfield, EN2 6TG	TP/00/1420	Part single storey, part 2 storey side and rear extension with pitched roof over and loft conversion with rear dormer windows	Refuse (Granted at appeal)
15/04/1992	26 Cecil Road, Enfield, EN2 6TG	TP/93/0009	Demolition of part of front garden wall	Refuse
27/04/1990	26 Cecil Road, Enfield, EN2 6TG	CAC/90/0007	Demolition of (i) conservatory/store at rear (ii) bow window at side (iii) part of front boundary wall in connection with change of use.	Withdrawn by Applicant
12/04/1990	26 Cecil Road, Enfield, EN2 6TG	TP/90/0563	Change of use from residential to offices (B1) involving alterations to elevational appearance and other works including parking facilities, vehicular access and new front entrance gates.	Withdrawn by Applicant



# 3

## DESIGN DEVELOPMENT

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### 3.1 DESIGN APPROACH

This design proposal took its starting point from the constraints imposed by the existing surrounding building and the site. The key design principles which were taken into consideration from the outset were as follows;

- To avoid overlooking adjacent sites, window arrangements avoid the western and eastern boundaries, and where appropriate face into the site
- The proposal has followed the context in terms of building height, we have ensured the height falls well below the adjacent telephone exchange and the multi storey car park to the rear. The proposed building is 12m in height, some 1.9m lower than the parking level of cars to the rear and 0.5m below the adjacent telephone exchange building; the ground level of the telephone exchange sits approximately 0.4-0.6m lower than the proposed sites ground level.

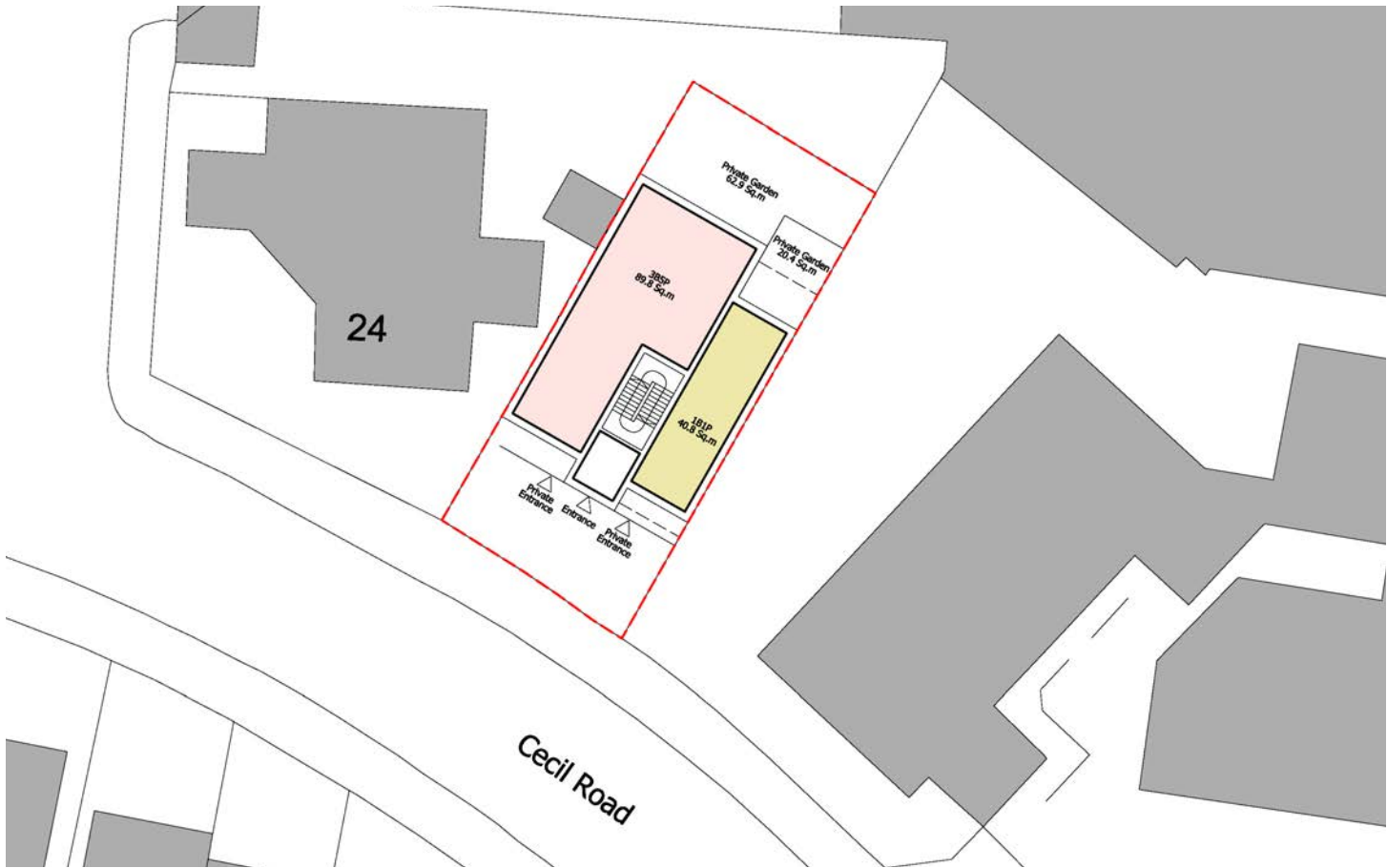
The proposal is design led and takes into account the immediate surrounding context in terms of scale, bulk, mass and form.

26 Cecil road provides a strong opportunity to improve the character of the area given the sites location to the historic and civic part of the borough, improve the character of the conservation area and it is considered that development here will only help to further strengthen the streetscape.

The design allows for dual aspect layouts which is preferable from a design, quality, policy and end user perspective. An apartment block is more in keeping with the character of the area as the existing dwelling and the commercial property at no. 24 are somewhat of an anomaly on the north side of Cecil Road. The plot is surrounded by 13.8m to 17.8m height buildings with the telephone exchange and the multi storey car park respectively. Therefore the scale, bulk and mass of four storeys with a modest 12m height is more in keeping with the streetscape and the character of the area.

The scheme allows for a 3 bedroom family unit on ground floor and in line with DMD 3, complies with the policy that a design approach must be taken to maximise the provision of family units where and if possible.

The open space to the rear of the plot has been allocated to the ground floor units as private garden space appropriate to support the larger family unit. Units above ground floor have private balconies as amenity space. Enfield Town Park and the communal gardens to the rear of the Town Library are both under 100m and within a two minute walk, providing residents with further amenity space.



### UNIT SCHEDULES

LB Enfield’s Draft Plan 2036 promotes small scale infill and extension developments to ensure more efficient use of land. It also refers to ensuring that higher density development are realised in appropriate places in the borough. The current London Plan removes ‘Table 3.2 Sustainable residential quality (SRQ) density matrix (habitable rooms and dwellings per hectare)’ in favour of a design led approach to develop sites to the appropriate density.

The apartment block will include wheelchair accessible housing units of easily adaptable wheelchair units in line with Local and the London Plan requirement and a mix of unit types including one, two and three bedroom units. All units in these options had access to private external space, either as a small garden or a balcony.

The adjacent buildings are 13.8m to 17.8m in height, a 3 storey development with a set back fourth storey seems the most appropriate design form for this site. The flank wall at no. 24 has no windows and therefore there is no rights to light issues and as that property is a commercial unit, there is no overshadowing issues to the rear external space in taking this option forward.

London Plan Parking for Residential development (Table 6.2) suggests that an urban site with a PTAL rating of 5 to 6 should provide up to one space per unit as a maximum standard. Considering the size of the site for both options there is insufficient space to provide 1 parking bay per unit. Due to the close proximity to the town centre, as well as close links to public transport, there is a very strong case to provide a car parking free development in line with DMD 45. An accessible visitor parking space would be provided at the front of the development. Cycle parking space would be provided in both apartment schemes and the site is well connected to public transport hubs.

Unit distribution schematic

	No.	Hr.	Unit %	ha	Hr/ha	Hr/Unit	Unit/ha
1B1/2P	5	10	63%				
2B3/4P	2	6	25%				
3B5P	1	3	13%				
	8	16	88%	0.062	258	2.0	129

03 Flr	1B2P	1B1P
02 Flr	2B3P	1B2P
01 Flr	2B3P	1B2P
00 Flr	3B5P	1B1P



# 4

## PROPOSED SCHEME

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4.1 CONCEPT

26 Cecil Road in it’s current form does not offer significant architectural merit, has limited presence in the overall streetscape of Cecil Road and does little to enhance the character of the conservation area it sits within.

It is therefore considered that the site would be put to better use if the existing building were to be demolished and replaced with a new development, to meet the current lifestyles and needs of users whilst also delivering much needed housing to the local area.

Following a creative and design led process we refined our final design and arrived at the proposed scheme. The concept for the scheme is to draw upon and take inspiration from the existing rhythm and materiality of the streetscape as well as the architectural variety present on Cecil Road and the local area, to enhance and create a positive contribution to the area through careful and considered design.

4.2 AMOUNT & USE

The proposed development will provide 8 new dwellings that will provide well considered layouts for families, couples or individuals and suit the needs of today’s society’s lifestyle. The proposal consists of 1 x 3 bedroom, 4 x 2 bedroom and 2 x 1 bedroom dwellings . The distribution of these are shown on the accommodation schedule below:

No.	Type	No. of Persons	No. of Dwellings	Sqft	Sqm	Baths	Amenity Space (m²)	Comments
Ground Floor								
00-01	3 Bed Flat	5	1	1023	95	2	36	Includes front & rear private garden
00-02	1 Bed Flat	2	1	538	50	1	26	
First Floor								
01-01	2 Bed Flat	3	1	732	68	1	12	rear balconies
01-02	2 Bed Flat	3	1	667	62	1	10	
Second Floor								
02-01	2 Bed Flat	3	1	732	68	1	12	rear balconies
02-02	2 Bed Flat	3	1	667	62	1	10	
Third Floor								
02-01	1 Bed Flat	2	1	614	57	1	5	Front balconies
02-02	1 Bed Flat	1	1	517	48	1	8	
TOTAL			8	5490	510		119	

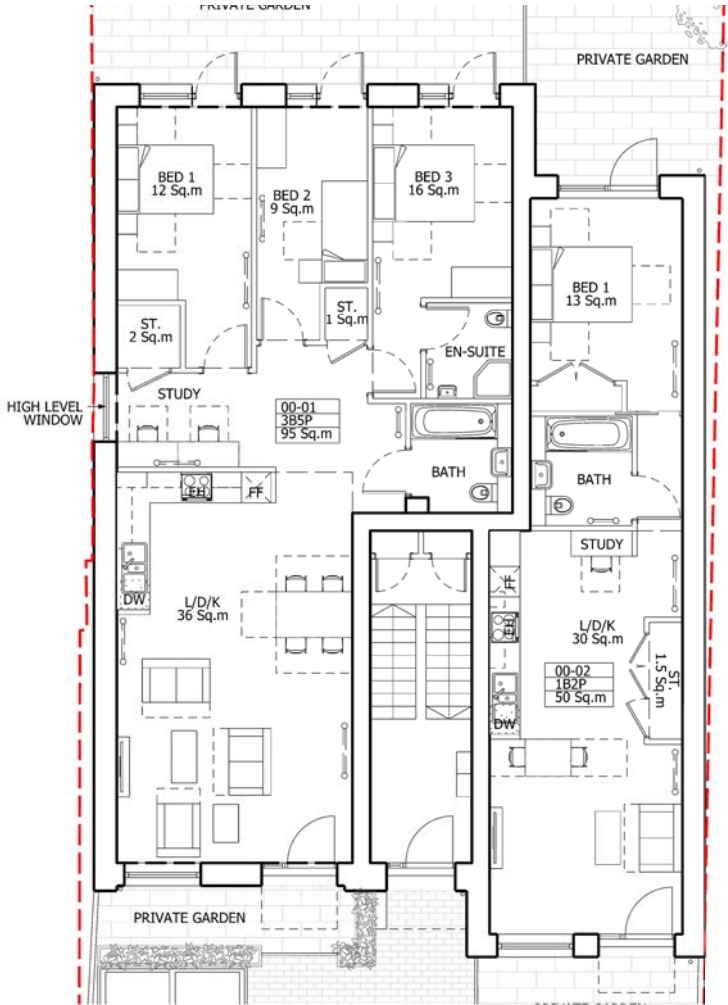
Unit distribution schematic

Option 1	No.	Hr.	Unit %	ha	Hr/ha	Hr/Unit	Unit/ha	
1B1/2P	3	6	38%	0.062	339	2.6	129	03 Flr
2B3P	4	12	50%					02 Flr
3B5P	1	3	13%					01 Flr
total	8	21	100%					00 Flr

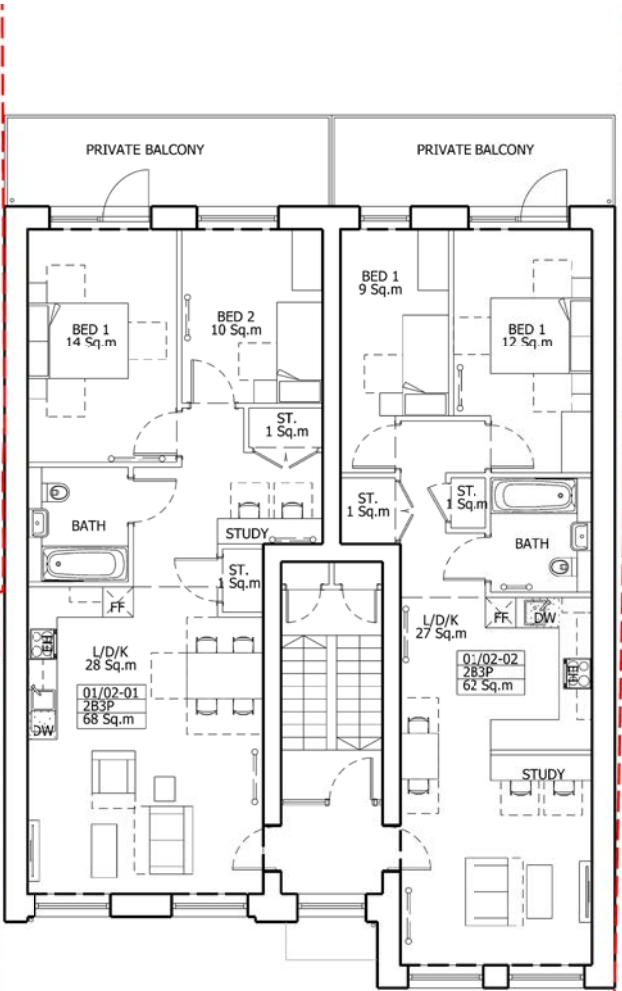
1B2P	1B1P
2B3P	2B3P
2B3P	2B3P
3B5P	1B2P

Overall Dwelling Percentage Mix	
1 Bedroom Dwellings	37.5%
2 Bedroom Dwellings	50.0%
3 Bedroom Dwellings	12.5%

In line with DMD 1, as the development is under 10 dwellings, the scheme will not need to deliver affordable housing. As per DMD 3 our proposed scheme will be delivering 1 family unit as part of a good tenure mix which equates to a 12.5% (dwelling mix percentage) of overall provision. This family unit consist of two large double bedrooms with access to a private garden to the rear and a single bedroom. All units provide good accommodation, with a large open plan kitchen living and dining area, bathrooms and additional en-suite in the family unit, a study area to meet the everchanging needs for more flexible working arrangements and a generous storage space. All units and rooms meet or exceed the London Plan Standards and the Nationally Prescribed Standards and are wheelchair adaptable as per AD M4(2).



Proposed Ground Floor Plan



Proposed First & Second Floor Plan



4.3 DESIGN

The overall design of the proposal is defined by its clean edges, rectangular bays, full height windows and set back mansard roof. Rhythm and movement are introduced to the frontage by splitting the building into two bays, while the mansard roof, brick detailing and full height windows relate to the telephone exchange building. The design features two prominent blocks which are in keeping with the architectural rhythm created by both the telephone exchange building and Enfield Town Library. The two volumes are stepped and the rationale for the step in the overall form is to align the new development with the adjacent properties and bridge the existing building line whilst breaking up the mass of the block to create a more interesting rhythm.

To create more visual interest and allow for a good mix of different sized homes the form and layout is asymmetrical further enhanced by designing a surrounding frame on one bay whilst the other is flatter with flush window details.

The large family unit is located on the ground floor and each ground floor unit has a direct private entrance and private rear garden whilst providing private terrace spaces to the front, which not only provide an additional amenity area but also defensible space from the communal area.

The rear elevation is staggered at ground floor and steps back at first floor level to become flush. Balconies are provided to the rear for each upper floor unit except on the fourth floor where they are provided to the front.

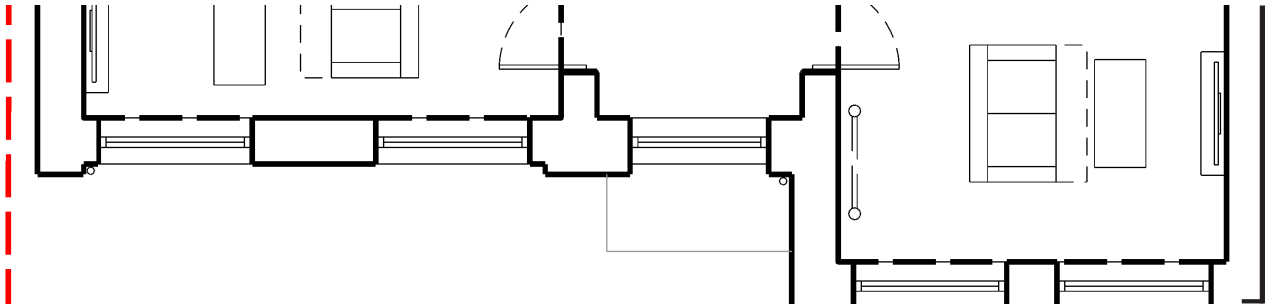
Full height floor to ceiling windows have been used on the front façade to create a sense of verticality. As noted in Policy 7.4, Local Character of the London Plan, the design elements of the development draw upon form, scale and proportion of the local area and the windows in particular draw upon the large window proportions inherently found in early 20th century buildings, without being pastiche.

The proposed four storey building is the most appropriate within the context in terms of scale and mass, forming a natural continuation of the surrounding streetscape. The development has been conceived to respond to existing building lines, heights and proportions of nearby properties and from a visual standpoint, the scheme has been designed to sit as harmoniously as possible within the streetscape.

We believe that a modern proposal that respects its context is an appropriate approach to a site that sits within such a varied street-scene. The buildings that flank the proposal on Cecil Road are varied in that the Telephone exchange to the east is neo-georgian in style with some grand proportions, ornamented by brick quoining detail to the corners. In contrast to this, immediately to the west lies 24 Cecil Road with an applied ‘timber-framing’ in a style typical of the 1930s suburbia, although somewhat out-of-place here. To the north is the overbearing red brick Palace Gardens Shopping Centre and car park which are categorised as having a “negative” impact on the area and are architecturally unexceptional. With three different typologies within close proximity to the boundary of the site a flexible approach to form and materials is required for any new buildings to fit well into the context.



Front elevation



Extract of typical floor plan to the front



## 4.4 AMENITY

Each flat comes with its own private amenity space (refer to accommodations schedule for areas). The front gardens for Units 00-01 and 00-02 are south facing and provide a space to enjoy the sun with a masonry planter surround allowing privacy and defensible space for the ground floor properties. No additional communal amenity space has been provided due to the close proximity of large public open spaces, namely the Enfield Town Park and Library Gardens which are both under 100m and within a two minute walk. It is therefore envisioned that the ground floor residents would have access to the rear for their own private amenity space whilst also benefitting from the large green spaces the local area offers.

A communal bin store has been located at the front of the building; it is intended that the bin store will be a secured timber built structure with double doors to allow ease of access for residents and refuse workers alike. Eight cycle stands have been provided in a secure store. It is envisioned that the entrance into the development would be through key fob entry therefore providing a secured area with access to residents only. It is also envisioned that the development will be a car parking free development to help mitigate any risk of creating increased traffic flow however an accessible visitor space has been provided to the front of the development.

In order to create a new residential scheme in which people want to live, it is essential that the quality of the public realm is of a high standard, as well as sustainable. Both interior and exterior areas will take advantage of good levels of natural lighting, high quality materials and planting.

## 4.5 MATERIALS

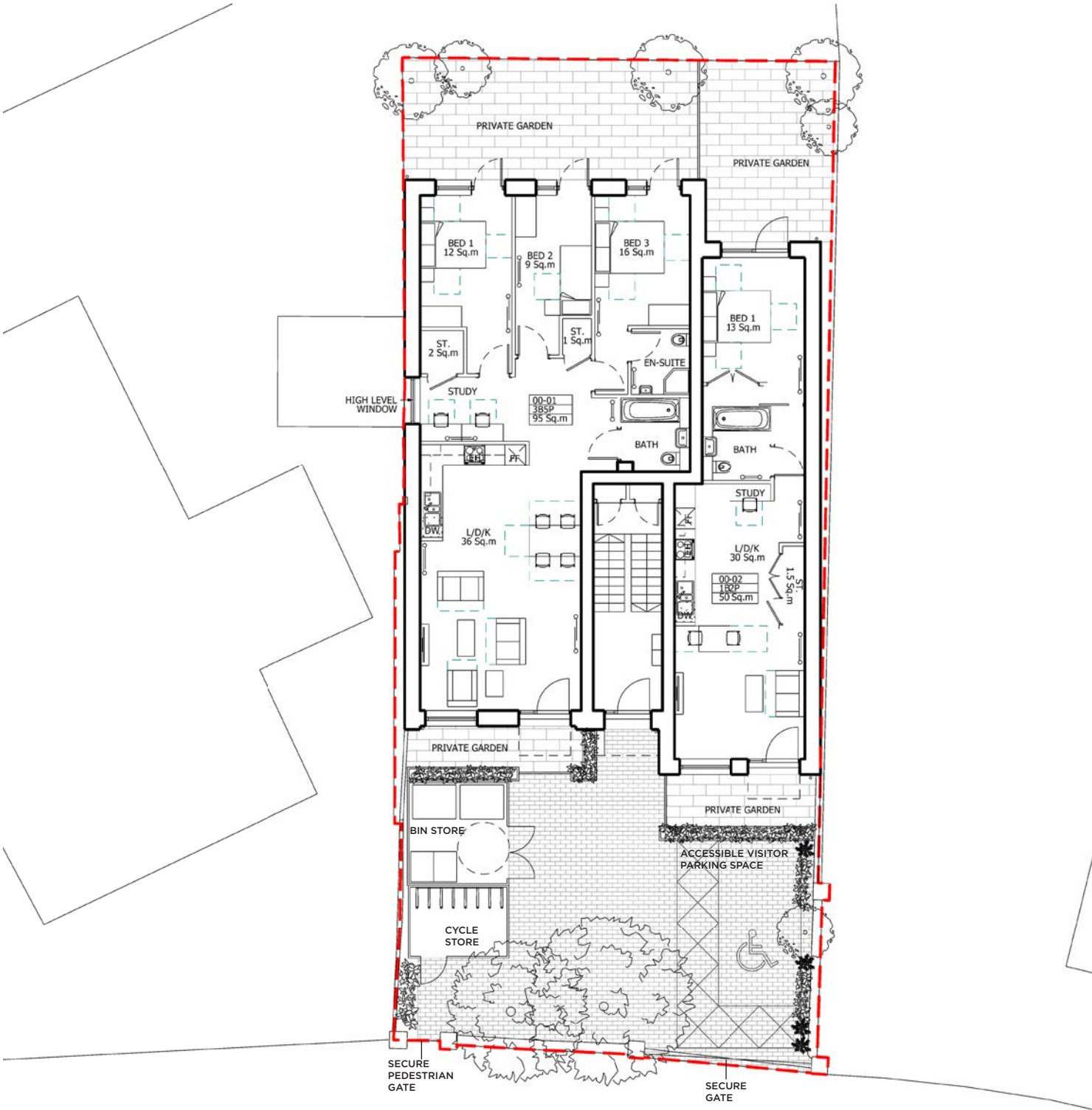
Some of the housing types in the immediate area are more successful than others in contributing a sense of character and quality to the area. It is our intention to use high quality materials for the development and create a visually pleasing and contemporary aesthetic which is of its time. It is important to stay sympathetic to the character of the surrounding area; we are therefore proposing to use a textured red brick; to reflect the palette of the existing and surrounding buildings in the area. A textured or weathered buff red brick has been chosen to give warmth and texture to the elevations. Brick is one of the most enduring of facing materials and weathers naturally over time.

As this proposal sits amongst typologies constructed in brick, it will fit well within the context. It is also felt that brickwork will contribute to the character of the development itself and help to evoke a feeling of permanence and cohesion within a context that showcases many architectural movements.

### PROPOSED MATERIAL PALETTE

- High quality red brick elevations
- Projecting red brick detailing courses to the ground floor as well as between windows for decorative purposes
- Anthracite framed windows and doors
- Anthracite roof to mansard
- Zinc panels and canopy to front entrances

The following pages show precedent example images within the existing area and the aspiration for the proposed development



Proposed Site Plan



## PRECEDENT | EXISTING MATERIALS

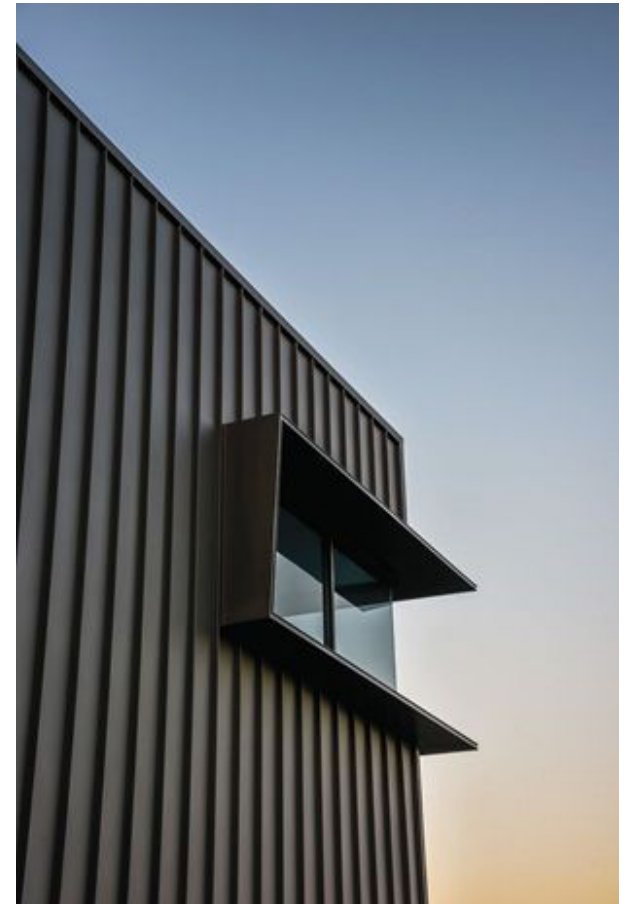
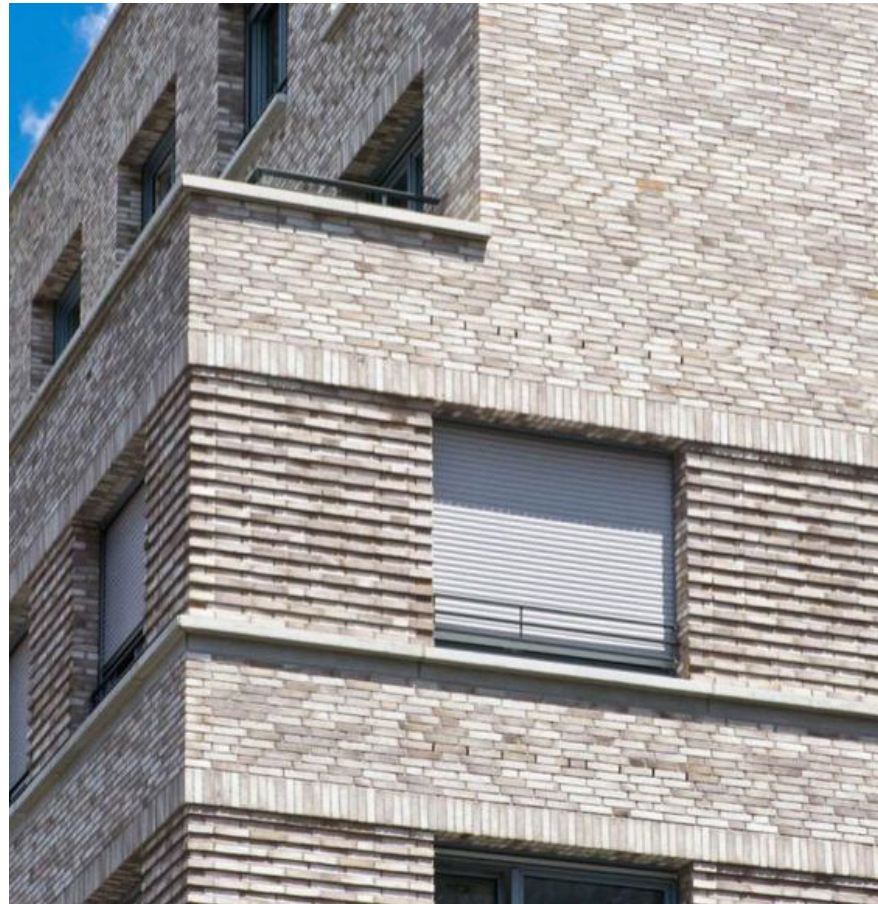
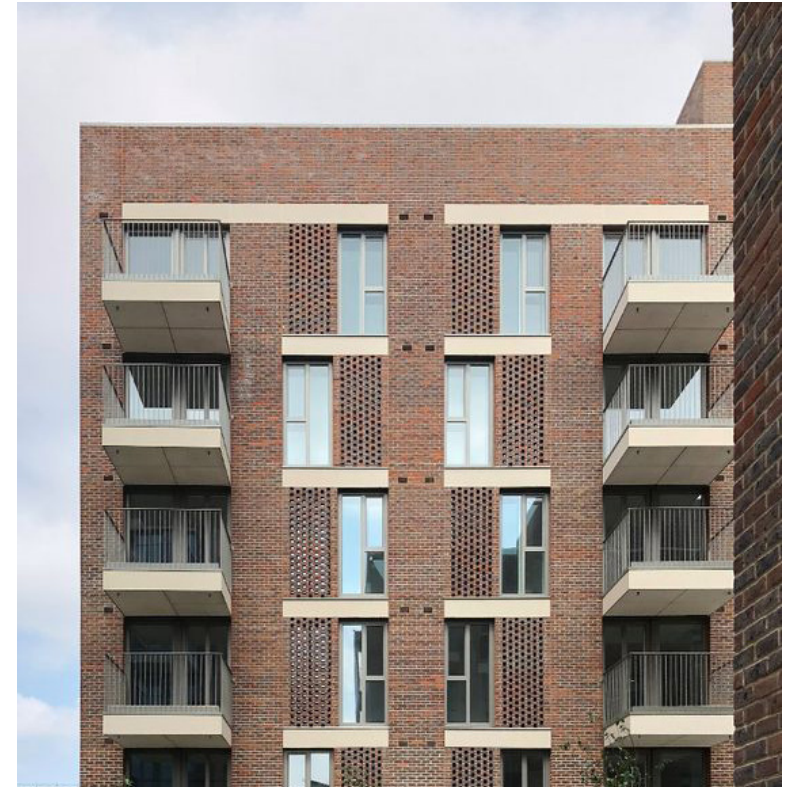
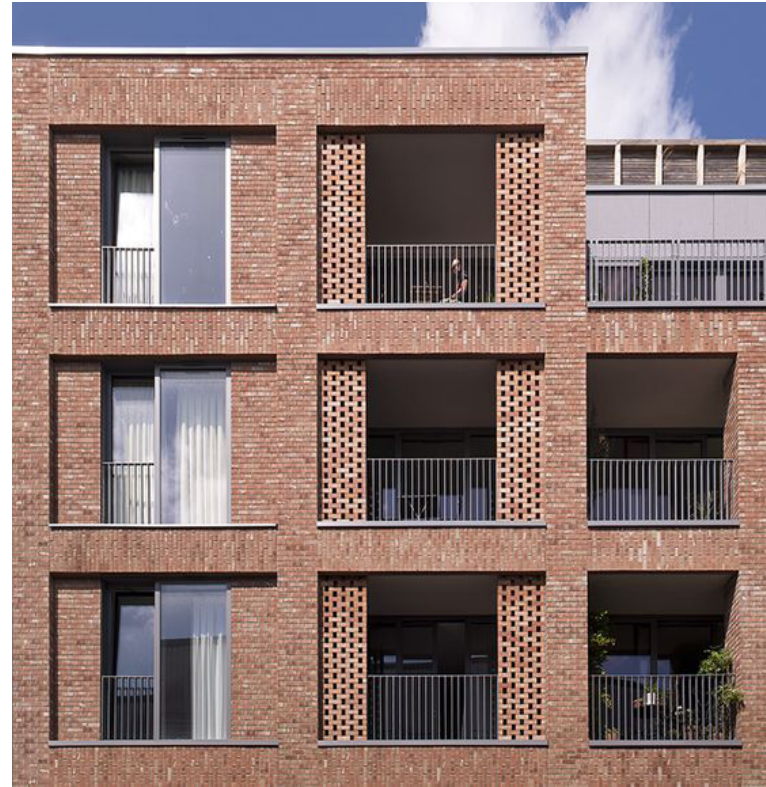
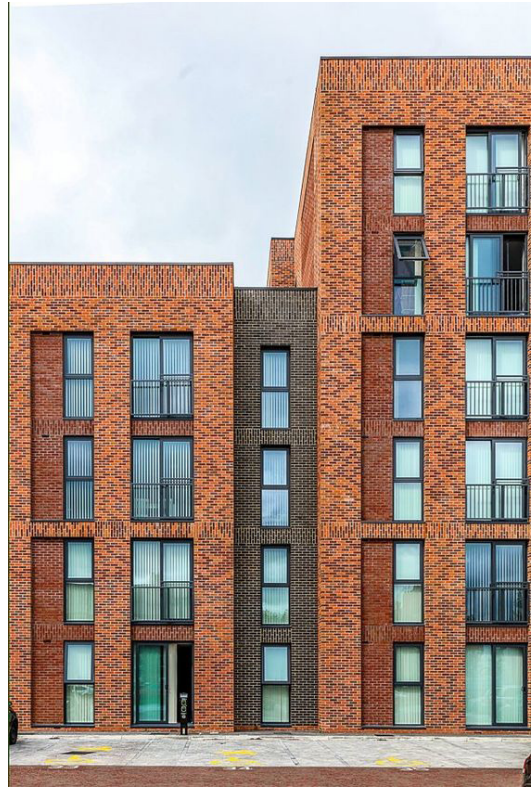
The Enfield Town Conservation area can be defined as being a largely commercial area with residential development on the fringes of the boundary. Most of the surviving buildings in the town centre date from the later 19th and early 20th century and features from the Victorian and Edwardian periods are prevalent within the streetscape. Red brick buildings, architectural banding, stucco detailing and mock Tudor elements are therefore predominant materials within the local surrounding area.





## PRECEDENT | PROPOSED MATERIALS

The materials palette proposed is simple and reflects the local environment; red brick with ornamental and decorative details, with special bricks, tiles and architectural banding details to provide textural, visual and colour highlights. The development would seek to bring a contemporary twist to the existing vernacular features which are common of the area and create a development that is in keeping of the architectural style of the 21st Century. Hard landscape materials will reflect the contemporary nature of the development.





## 4.6 ACCESSIBILITY

The proposed scheme will provide level thresholds at the main entrance, all front and rear doors as well as any doors which lead out onto a balcony. Entrance into the development will be through the existing pedestrian gate which will be upgraded to provide secure entry.

All units are wheelchair adaptable in accordance with DMD 8 and London Plan policy. The proposal will offer one accessible visitor parking space accessed through a secure private gate.

The site has a PTAL rating of 5, indicating good public transport accessibility with good public transport links in the form of bus routes and train routes. Within 200m of the property currently is a London Transport bus stop for routes 191, 629 and W9.

In addition to this, 7 mins walking distance of the site are two rail stations Enfield Chase Station and Enfield London Overground Station serving commuter routes to Moorgate via Highbury & Islington and Stevenage to the north and Liverpool Street respectively.

## 4.7 CONCLUSION

This Design & Access Statement was prepared along with the drawings and other reports to demonstrate how the proposal for 26 Cecil Road accord with the requirements of the Local Authority, their policies and why the development should be supported.

In conclusion the proposals for 26 Cecil Road seek to improve the urban fabric of the street, whilst delivering a modern high quality residential development. The proposal would create a high quality residential development with a distinct character and a mix of dwelling types that are in accordance with the aspirations of the Local Plan and Enfield Council. The scheme relates directly to the scale of the surrounding buildings, and the London vernacular, whilst sensitively reducing its mass and bulk to the front in order to minimise impact on the streetscape and the nearby properties and mediating between the changing built environments and context on all sides of the site.

The architectural language and careful use of a limited palette of quality materials reflects the workmanship, materials, detailing and the borough as a whole.

The proposal will deliver a functional, attractive and sustainable development. The housing mix provided offers a range of unit types for individuals, couples and families alike and internal layouts which have the ability to meet the changing needs of future occupants.

The overall vision for the site is a scheme where future residents can benefit from high quality new homes and spaces, complimented by a range of leisure uses within the existing area such as retail, cultural and public open space. The site presents an excellent opportunity to deliver much-needed, high quality market housing in a highly sustainable location.





# 5

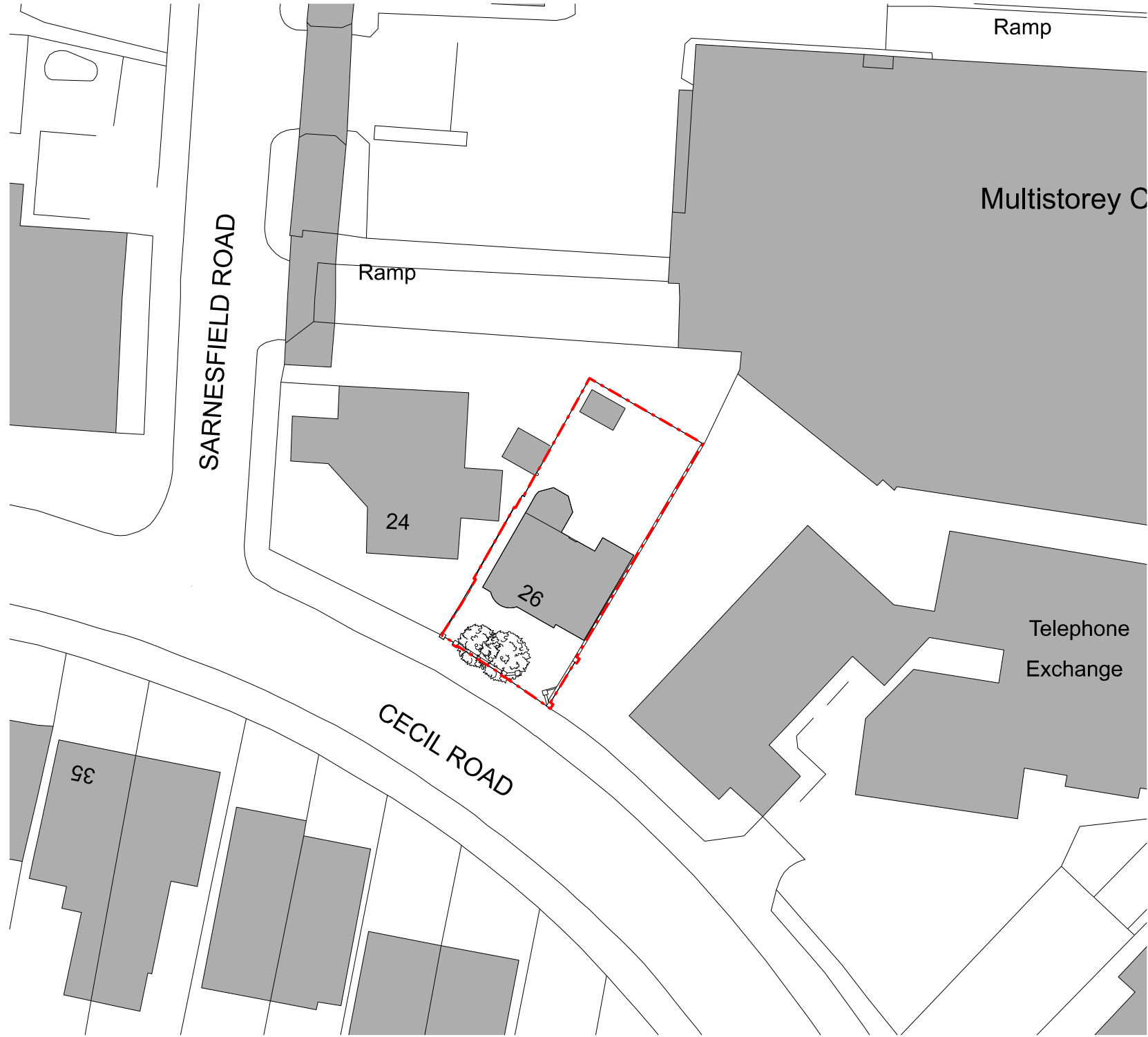
## APPENDIX

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1  
0001 Existing Location Plan  
1:1250



2  
0001 Existing Block Plan  
1:500



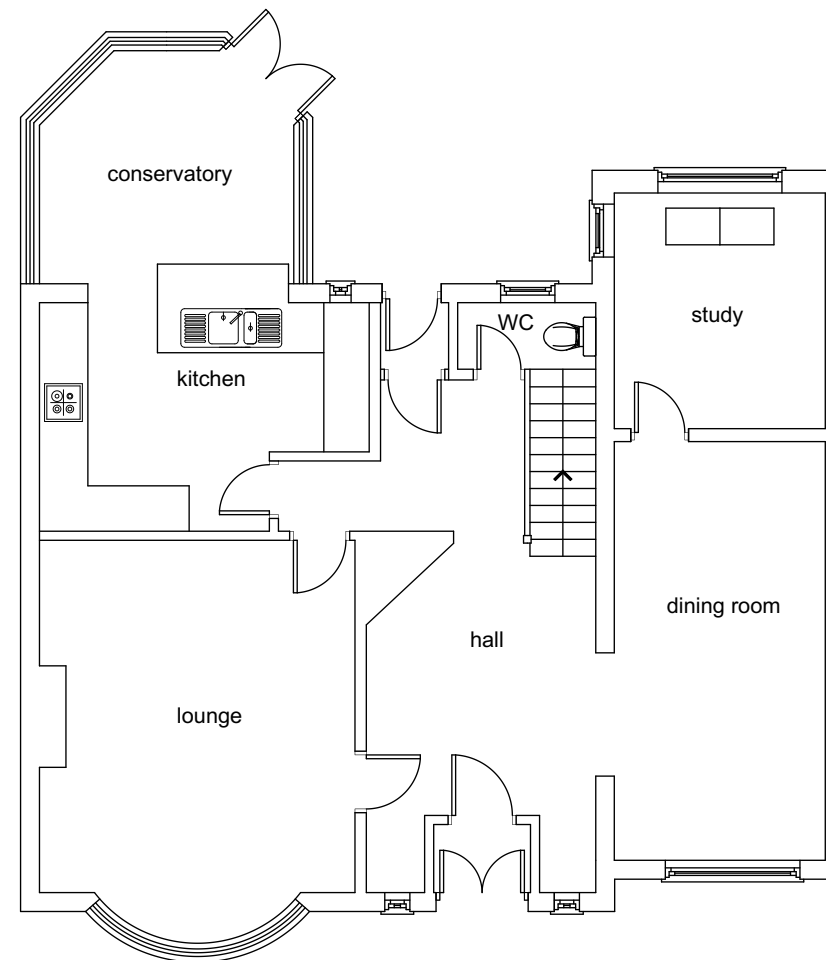
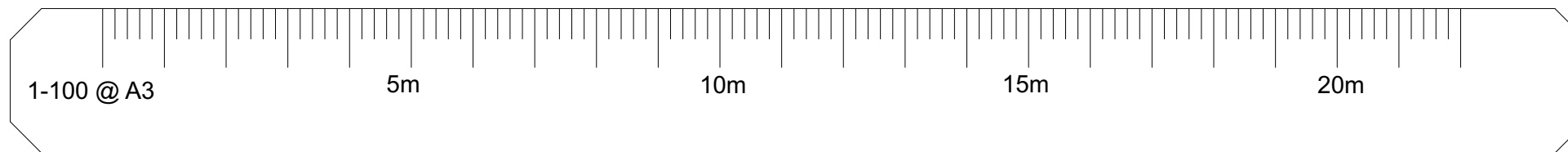
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CLIENT	DRAWING NUMBER	VERSION	DRAWN BY	CHECKED BY		
Glenthorne Group	A-0001	P02	SM	AL		
TITLE	FILE NAME		SIZE	SCALE	P02	09/04/21
	PROJECT-ORIGINATOR-ZONE-LEVEL-TYPE-ROLE-NUMBER				P01	01/04/21
	CRD-SEH-XX-XX-DR-A-0001		A3	1:1250 / 1:500	VERSION	DESCRIPTION
						DATE

Shepherd Epstein Hunter

People Function Form

Phoenix Yard, 65 Kings Cross Road, London WC1X 9LW  
tel: 020 7841 7500 fax: 020 7841 7575  
email: architecture@seh.co.uk web: www.seh.co.uk





Project

26 Cecil Road

Title

Existing Ground Floor Plan

Date

08.04.2021

Drawing Number

G-0001

Size

A3

Scale

1:100

Version

R-1

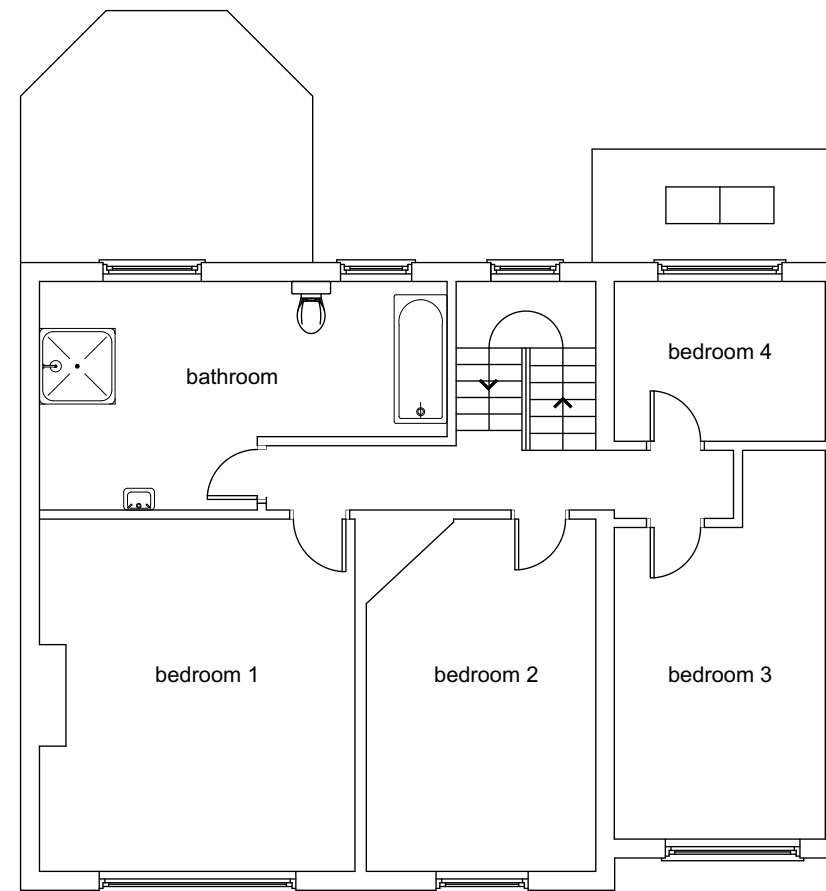
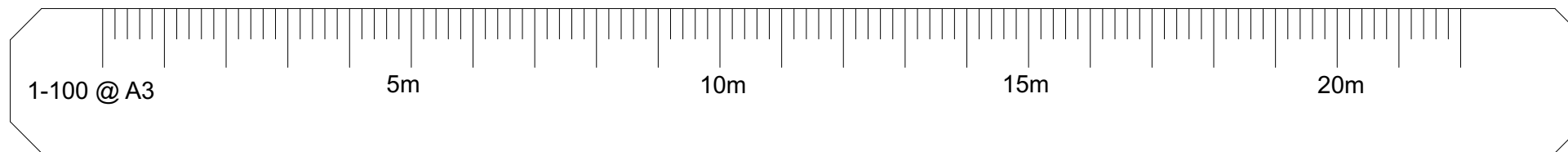
Drawn By

J Caracas

Client

Glenthorne Group





Project

26 Cecil Road

Title

Existing First Floor Plan

Date

08.04.2021

Drawing Number

G-0002

Size

A3

Scale

1:100

Version

R-1

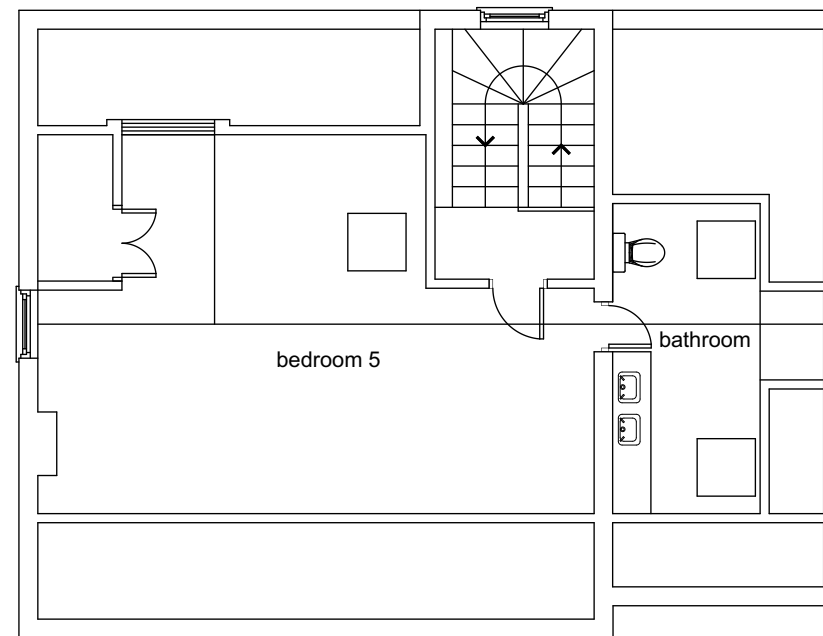
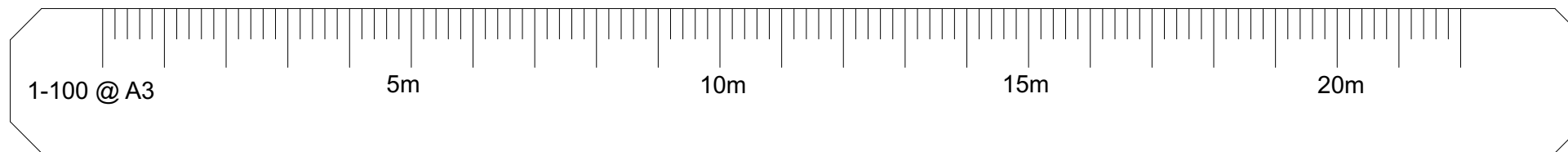
Drawn By

J Caracas

Client

Glenthorne Group





Project

26 Cecil Road

Title

Existing Second Floor Plan

Date

08.04.2021

Drawing Number

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Size

A3

Scale

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Version

R-1

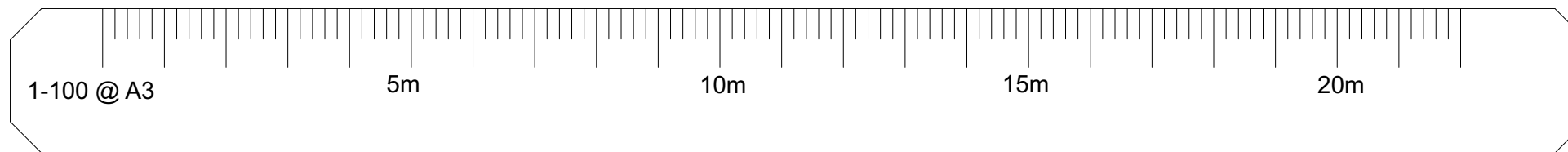
Drawn By

J Caracas

Client

Glenthorne Group





Project

26 Cecil Road

Title

Existing Front Elevation

Date

08.04.2021

Drawing Number

G-0004

Size

A3

Scale

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Version

R-1

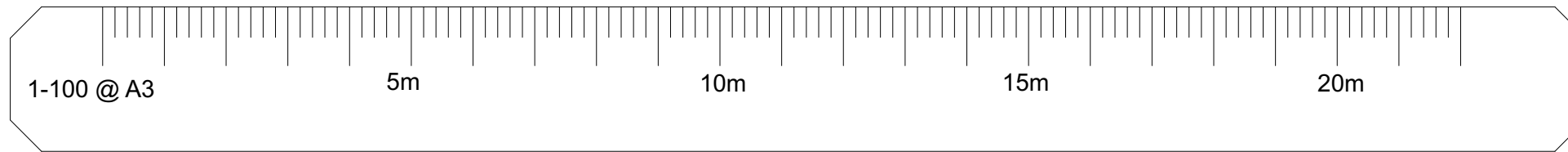
Drawn By

J Caracas

Client

Glenthorne Group





Project

26 Cecil Road

Title

Existing Rear Elevation

Date

08.04.2021

Drawing Number

G-0005

Size

A3

Scale

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Version

R-1

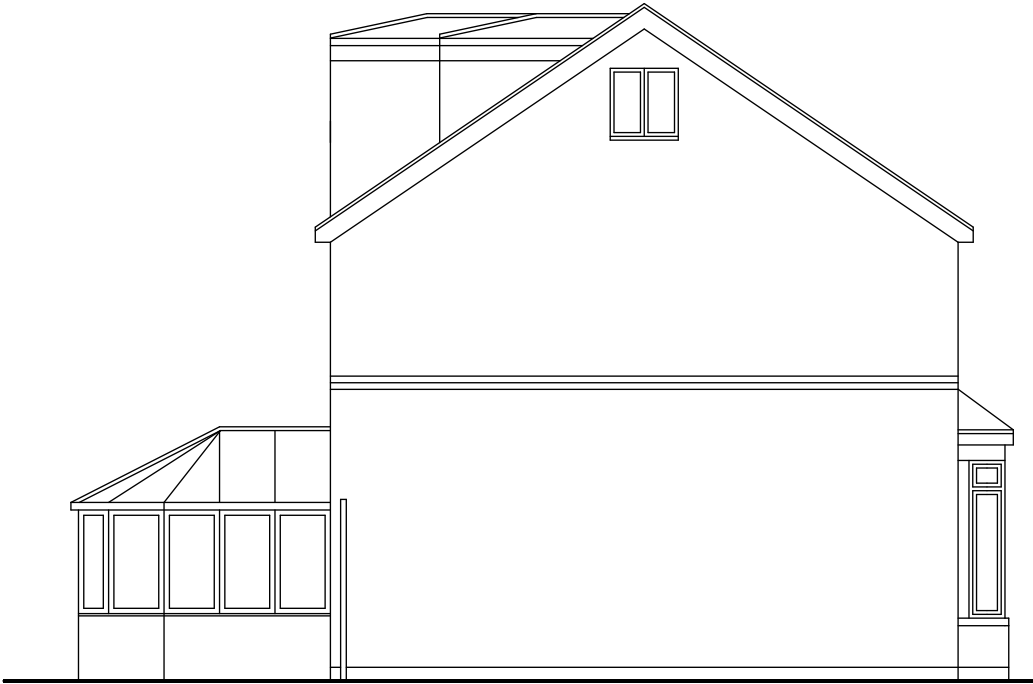
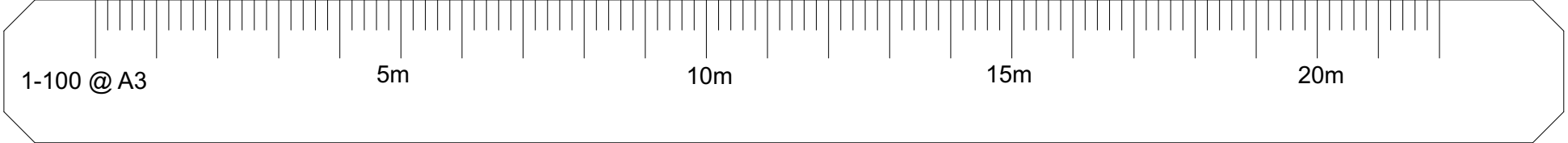
Drawn By

J Caracas

Client

Glenthorne Group





Project

26 Cecil Road

Title

Existing West Elevation

Date

08.04.2021

Drawing Number

G-0006

Size

A3

Scale

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Version

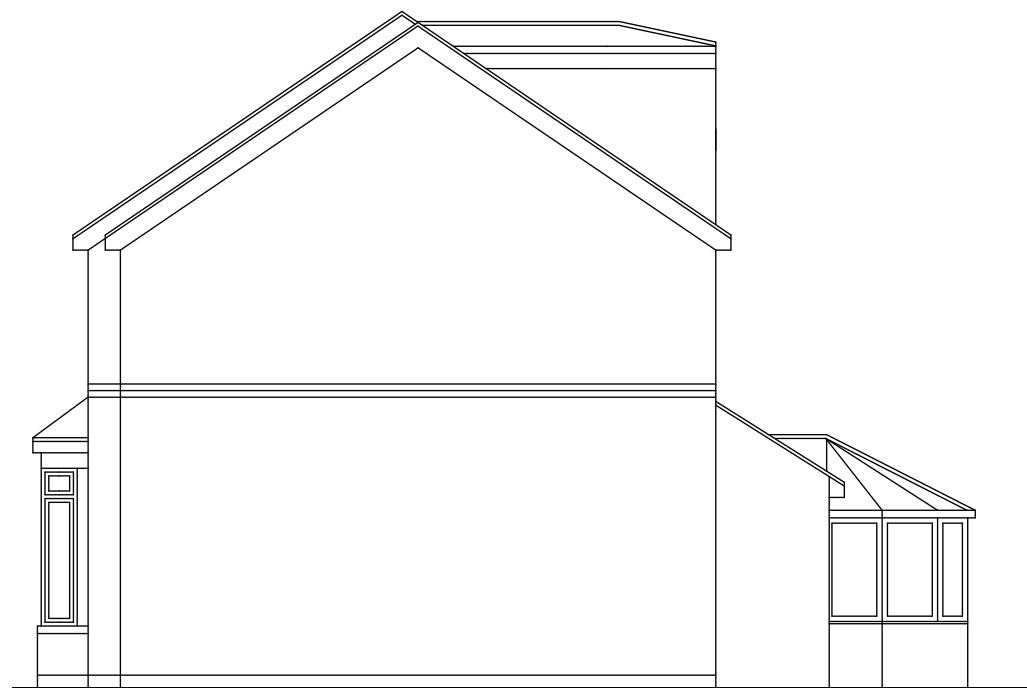
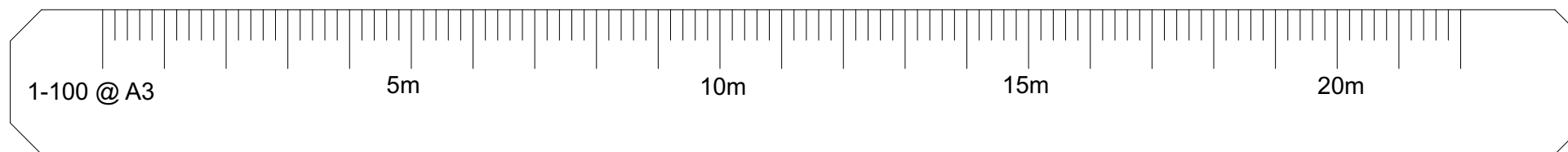
R-1

Drawn By

J Caracas

Client

Glenthorne Group



Project

26 Cecil Road

Title

Existing East Elevation

Date

08.04.2021

Drawing Number

G-0007

Size

A3

Scale

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Version

R-1

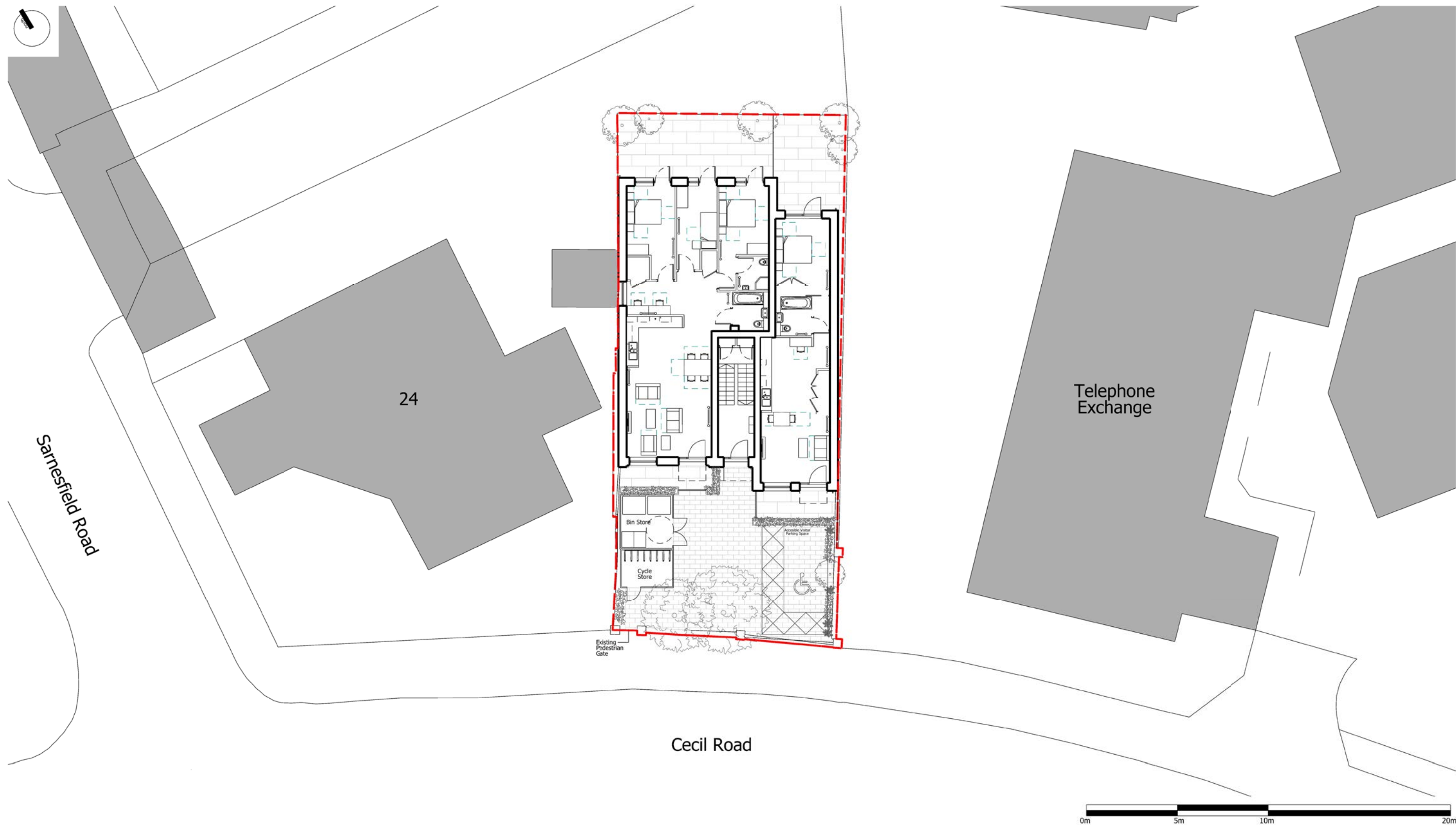
Drawn By

J Caracas

Client

Glenthorne Group





PROJECT	26 Cecil Road	SEH PROJECT NUMBER	20094	STATUS CODE	S2	SUITABILITY DESCRIPTION		Suitable for Information				
CLIENT	Glenthorne Group	DRAWING NUMBER	A-0011	VERSION	P02	DRAWN BY	SM	CHECKED BY	AL			
TITLE	Proposed Site Plan	FILE NAME	PROJECT-ORIGINATOR-ZONE-LEVEL-TYPE-ROLE-NUMBER		CRD-SEH-XX-XX-DR-A-0011	SIZE	A3	SCALE	1:200	P02	Issued for Planning	08/04/21
										P01	Issued to Client for Comment	01/04/21
										VERSION	DESCRIPTION	DATE

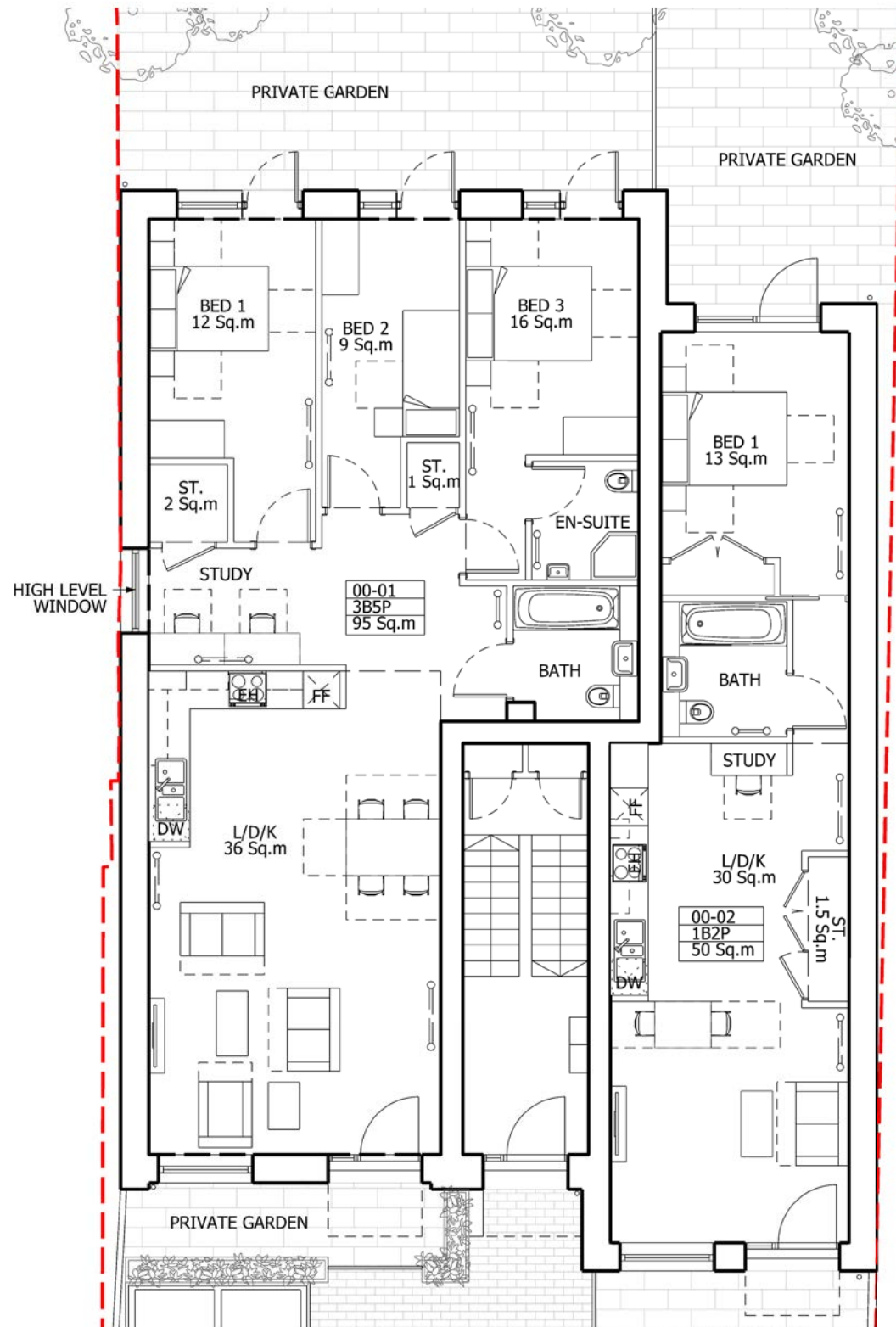
Shepherd Epstein Hunter

People Function Form

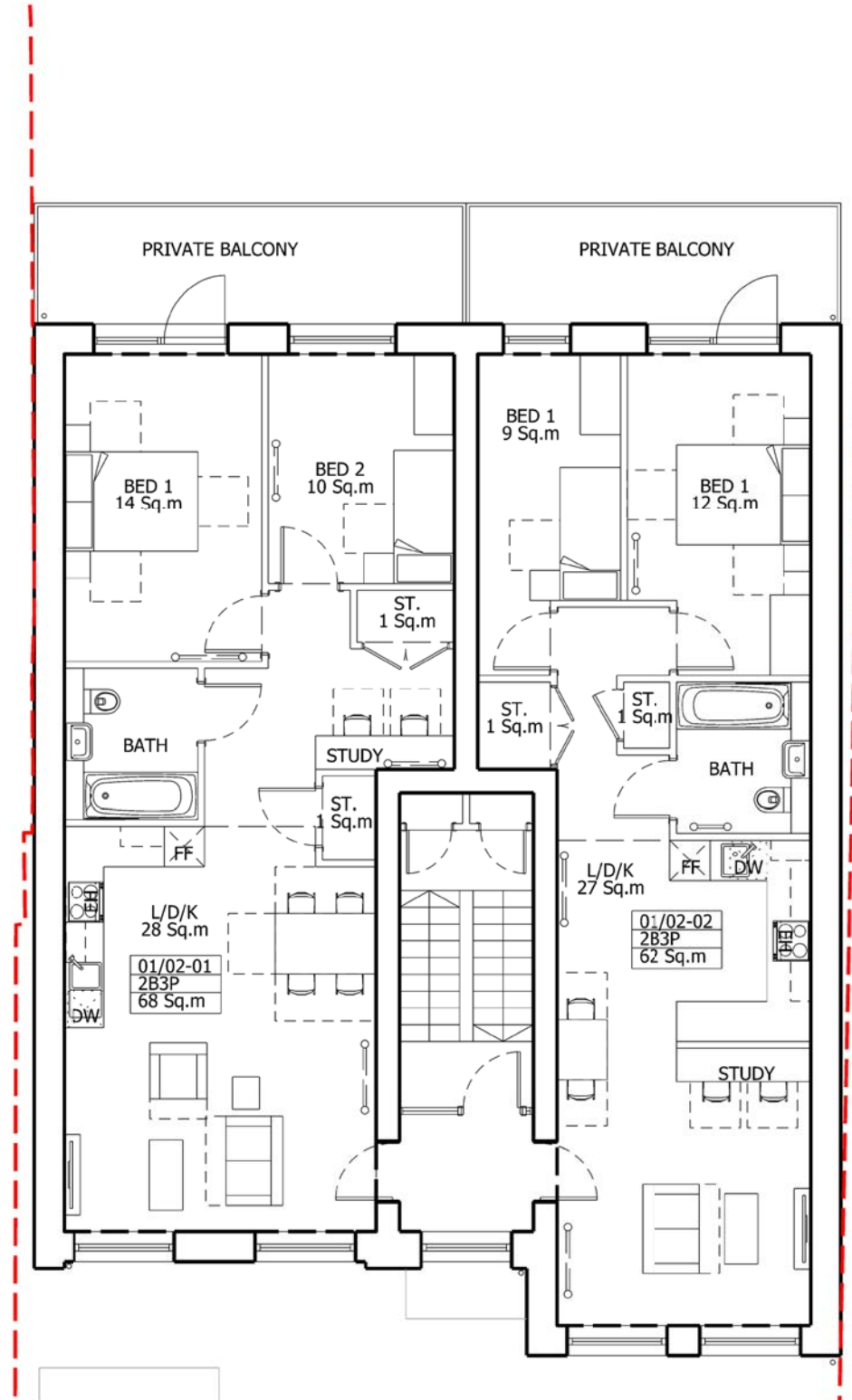
Phoenix Yard, 65 Kings Cross Road, London WC1X 9LW  
tel: 020 7841 7500 fax: 020 7841 7575  
email: architecture@seh.co.uk web: www.seh.co.uk

Shepherd Epstein Hunter  
People Function Form

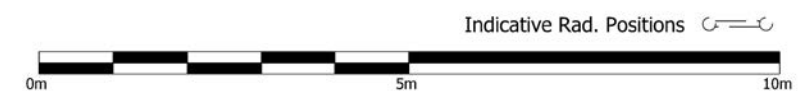
Phoenix Yard, 65 Kings Cross Road, London WC1X 9LW  
tel: 020 7841 7500 fax: 020 7841 7575  
email: architecture@seh.co.uk web: www.seh.co.uk



Ground Floor Plan



First/Second Floor Plan



PROJECT	26 Cecil Road		SEH PROJECT NUMBER		STATUS CODE		SUITABILITY DESCRIPTION					
			20094		S2		Suitable for Information					
CLIENT	Glenthorne Group		DRAWING NUMBER		VERSION		DRAWN BY		CHECKED BY			
			A-0012		P02		SM		AL			
TITLE	Proposed Ground & First/Second Floor Plan		FILE NAME		SIZE		SCALE		P02		Issued for Planning	09/04/21
			PROJECT-ORIGINATOR-ZONE-LEVEL-TYPE-ROLE-NUMBER						P01			
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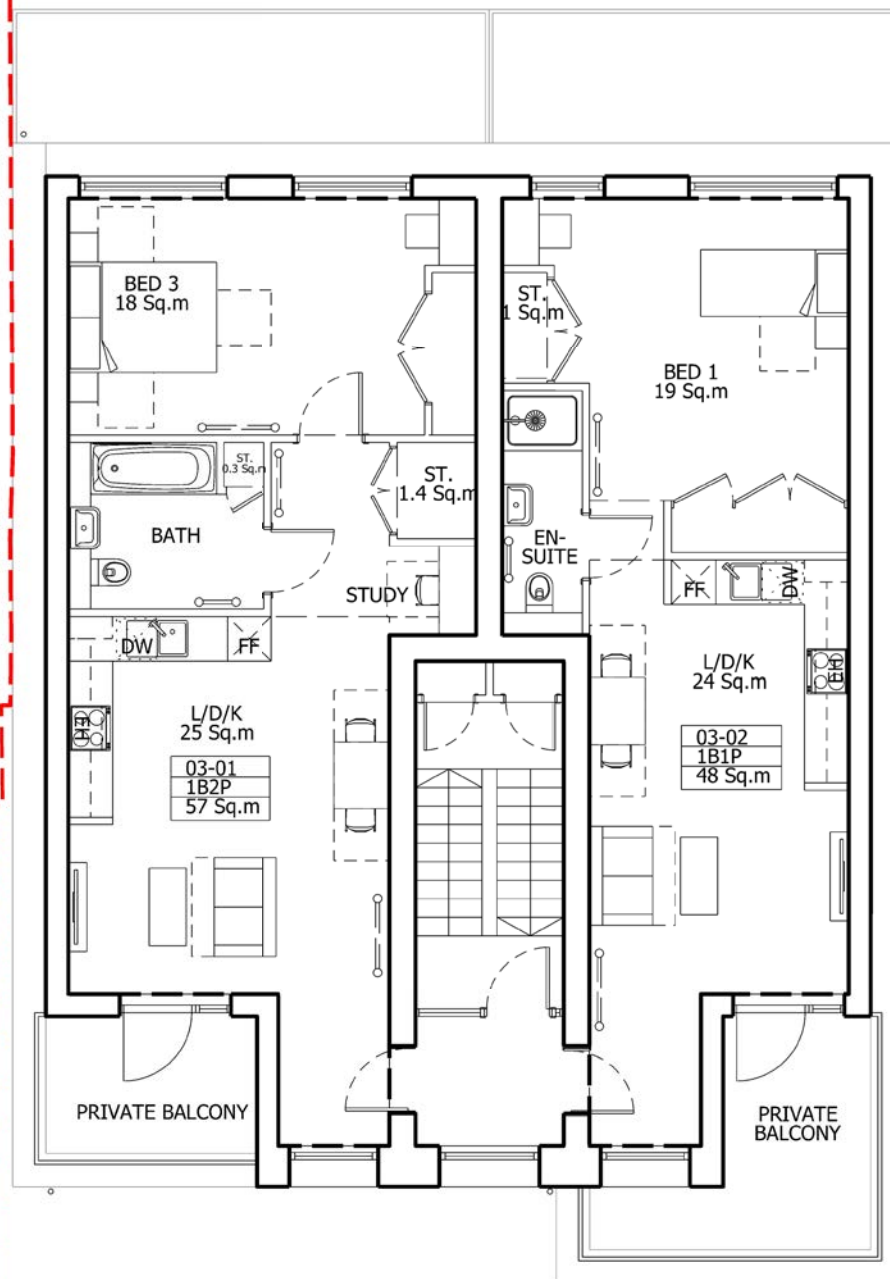
Shepherd Epstein Hunter

People Function Form

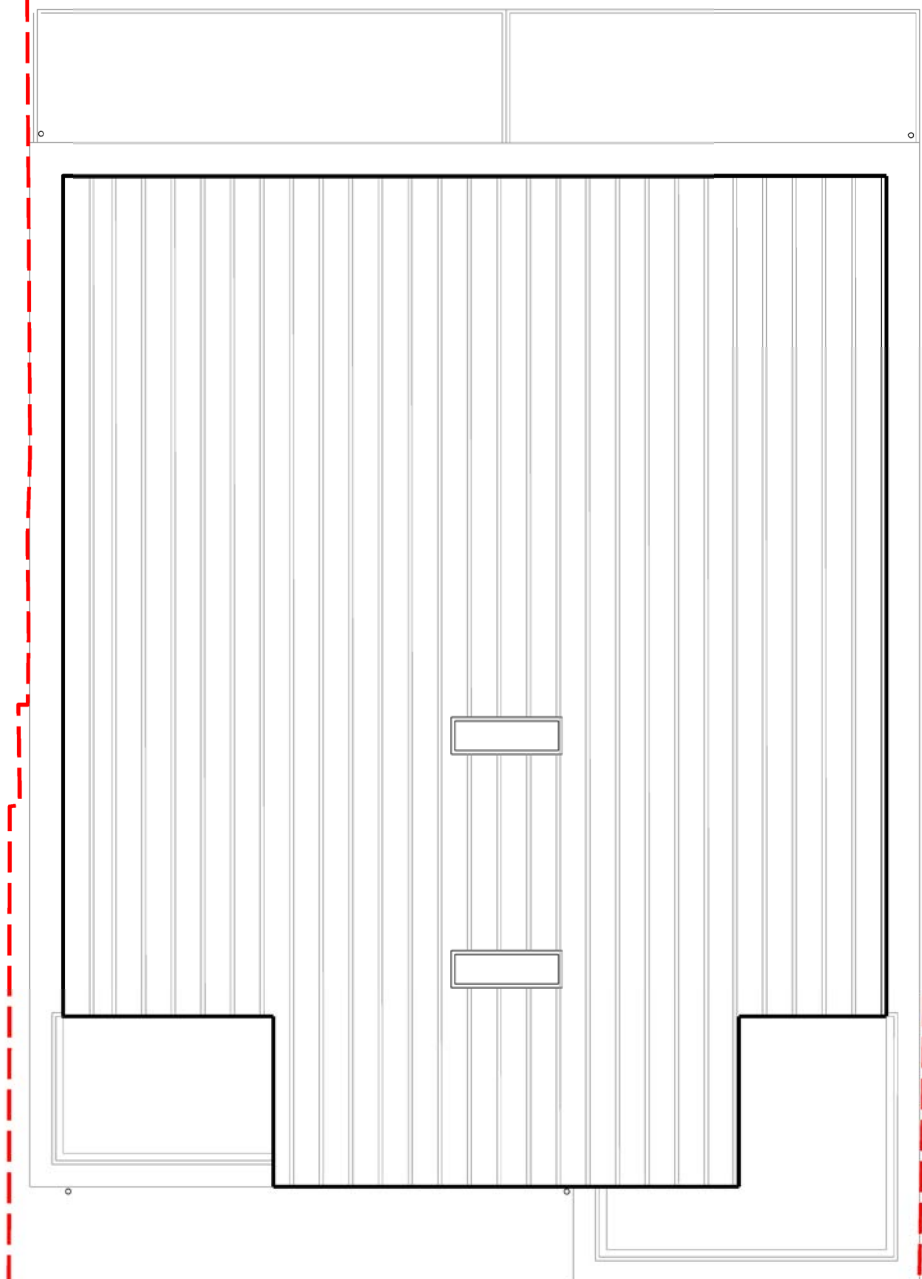
Phoenix Yard, 65 Kings Cross Road, London WC1X 9LW  
tel: 020 7841 7500 fax: 020 7841 7575  
email: architecture@seh.co.uk web: www.seh.co.uk

Phoenix Yard, 65 Kings Cross Road, London WC1X 9LW  
tel: 020 7841 7500 fax: 020 7841 7575  
email: architecture@seh.co.uk web: www.seh.co.uk

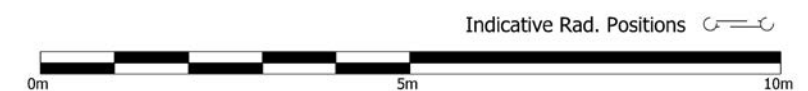




Third Floor Plan



Roof Plan



PROJECT	26 Cecil Road		SEH PROJECT NUMBER		STATUS CODE		SUITABILITY DESCRIPTION		Shepherd Epstein Hunter People Function Form	
			20094		S2		Suitable for Information			
CLIENT	Glenthorne Group		DRAWING NUMBER		VERSION		DRAWN BY		CHECKED BY	
			A-0013		P02		SM		AL	
TITLE	Proposed Third Floor & Roof Plan		FILE NAME		SIZE		SCALE		P02	
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									Issued to Client for Comment	
									VERSION	
									DESCRIPTION	
									DATE	
									08/04/21	
									01/04/21	
									email: architecture@seh.co.uk web: www.seh.co.uk	

Phoenix Yard, 65 Kings Cross Road, London WC1X 9LW  
tel: 020 7841 7500 fax: 020 7841 7575  
email: architecture@seh.co.uk web: www.seh.co.uk



PROJECT	26 Cecil Road		SEH PROJECT NUMBER	20094	STATUS CODE	S2	SUITABILITY DESCRIPTION		Suitable for Information	
	CLIENT		Glenthorne Group		DRAWING NUMBER	A-0014	VERSION	P02		
TITLE	Proposed North & South Elevations		FILE NAME		SIZE		SCALE		P02	Issued for Planning
			PROJECT-ORIGINATOR-ZONE-LEVEL-TYPE-ROLE-NUMBER		A3		1:100		P01	Issued to client for comment
				CRD-SEH-XX-XX-DR-A-0014						08/04/21
										01/04/21
										DATE

**Shepherd Epstein Hunter**  
People Function Form

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tel: 020 7841 7500 fax: 020 7841 7575  
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P02	Issued for Planning	08/04/21
P01	Issued to Client for Comment	01/04/21
VERSION	DESCRIPTION	DATE

SUITABILITY DESCRIPTION

Issued for Information

## Shepherd Epstein Hunter

People Function Form

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tel: 020 7841 7500 fax: 020 7841 7575  
email: architecture@seh.co.uk web: www.seh.co.uk

PROJECT

26 Cecil Road

CLIENT

Glenthorne Group

TITLE

Proposed Street Scene

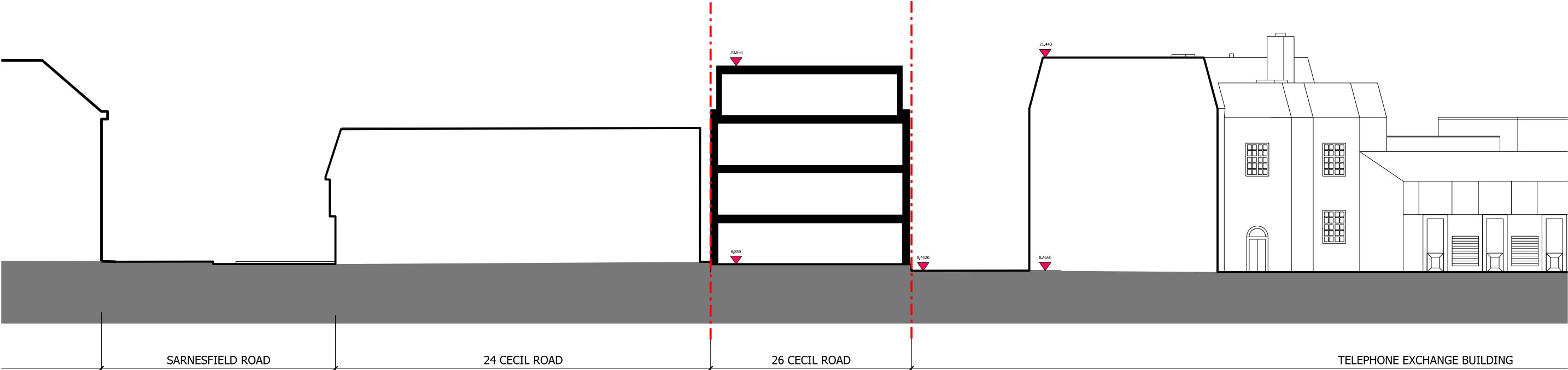
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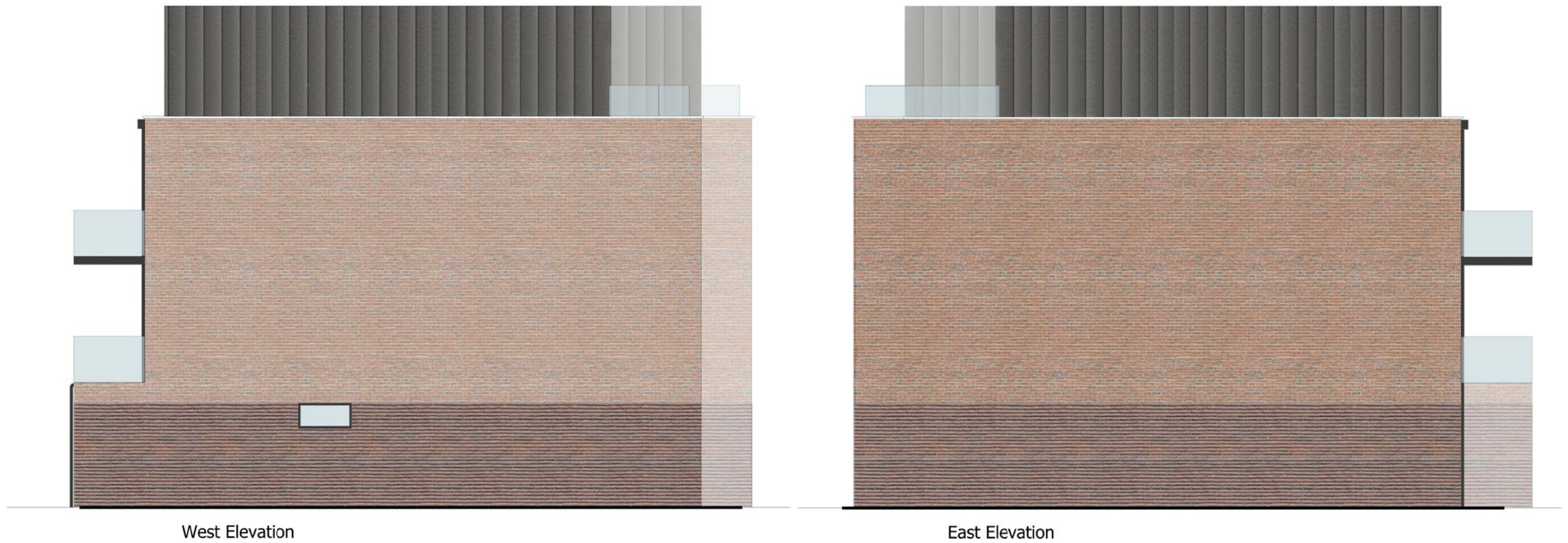
A1

SEH PROJECT NUMBER	DRAWING NUMBER	VERSION
20094	A-0015	P02



PROJECT	26 Cecil Road		SEH PROJECT NUMBER	20094	STATUS CODE	S3	SUITABILITY DESCRIPTION		Suitable for Information		<div>Shepherd Epstein Hunter</div> <div>People Function Form</div> <div>Phoenix Yard, 65 Kings Cross Road, London WC1X 9LW tel: 020 7841 7500 fax: 020 7841 7575 email: architecture@seh.co.uk web: www.seh.co.uk</div>	
CLIENT	Glenthorne Group		DRAWING NUMBER	A-0016	VERSION	P03	DRAWN BY	SM	CHECKED BY	AL		
TITLE	Proposed Site Sections		FILE NAME	CRD-SEH-XX-XX-DR-A-0016		SIZE	A3	SCALE	1:250	P03	Level amended	30/06/21
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									P01	Issued to client for comment	01/04/21	
									VERSION	DESCRIPTION	DATE	





PROJECT	SEH PROJECT NUMBER	STATUS CODE	SUITABILITY DESCRIPTION		<div>Shepherd Epstein Hunter</div> <div>People Function Form</div>		
26 Cecil Road	20094	S2	Suitable for Information				
CLIENT	DRAWING NUMBER	VERSION	DRAWN BY	CHECKED BY	<div>Phoenix Yard, 65 Kings Cross Road, London WC1X 9LW</div> <div>tel: 020 7841 7500 fax: 020 7841 7575</div> <div>email: <a href="mailto:architecture@seh.co.uk">architecture@seh.co.uk</a> web: <a href="http://www.seh.co.uk">www.seh.co.uk</a></div>		
Glenthorne Group	A-0017	P02	SM	AL			
TITLE	FILE NAME		SIZE	SCALE	P02	Issued for Planning	08/04/21
	PROJECT-ORIGINATOR-ZONE-LEVEL-TYPE-ROLE-NUMBER				P01	Issued to client for comment	01/04/21
	CRD-SEH-XX-XX-DR-A-0017		A3	1:100	VERSION	DESCRIPTION	DATE
Proposed East & West Elevations							





Photo-realistic CGI render of the proposal (done by others)



