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Surface Water and SuDS Assessment Rev1

40 Broomfield Lane,
London,
N13 4HH

30 September 2023

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Prepared by	Checked by	Date
Carina Hassall BSc (Hons)	Peter Kinsella BSc (Hons)	30 September 2023

This document has been prepared solely as a Surface Water and SuDS Assessment for Oliver O'Mahony. Base Energy accepts no responsibility or liability for any use that is made of this document other than by the Client for the purposes for which it was originally commissioned and prepared.

1. Introduction

This Surface Water and SuDS Assessment (Rev0) has been prepared to discharge Condition 7 of the Decision Notice (20/02173/FUL; **Appendix A**) associated with the proposed conversion of and extension to 40 Broomfield Lane.

Condition 7 states:

7 Prior to the commencement of any construction work, details of the Sustainable Drainage Strategy shall be submitted to and approved in writing by the Local Planning Authority and must conform with the Landscaping Strategy. The details shall include:

- o Sizes, storage volumes, cross-sections, long-sections (where appropriate) and specifications of all the source control SuDS measures including rain gardens, green roofs, bioretention areas and permeable paving)*
- o Final sizes, storage volumes, invert levels, cross-sections and specifications of all site control SuDS measures including ponds, soakaways and underground tanks. Include calculations demonstrating functionality where relevant*
- o A management plan for future maintenance*
- o Overland flow routes for exceedance events*

Reason : To ensure the sustainable management of water, minimise flood risk, minimise discharge of surface water outside of the curtilage of the property and ensure that the drainage system will remain functional throughout the lifetime of the development

Existing Site

40 Broomfield Lane is an existing residential dwelling.

A copy of the existing plans is provided in **Appendix B**.

Development Proposals

Proposals are for the conversion of single family dwelling into 4x self-contained flats (1 x 3, 1 x 1 and 2 x 2 bedroom) involving single storey side extension and demolition of existing garage together with widening of existing vehicular access and associated parking.

A copy of the development proposals is provided in **Appendix C**.

2. Planning Policy- Surface Water Management

The London Plan 2021

Policy SI 13 Sustainable drainage

A Lead Local Flood Authorities should identify – through their Local Flood Risk Management Strategies and Surface Water Management Plans – areas where there are particular surface water management issues and aim to reduce these risks. Increases in surface water run-off outside these areas also need to be identified and addressed.

B Development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible. There should also be a preference for green over grey features, in line with the following drainage hierarchy:

- 1) rainwater use as a resource (for example rainwater harvesting, blue roofs for irrigation)
- 2) rainwater infiltration to ground at or close to source
- 3) rainwater attenuation in green infrastructure features for gradual release (for example green roofs, rain gardens)
- 4) rainwater discharge direct to a watercourse (unless not appropriate)
- 5) controlled rainwater discharge to a surface water sewer or drain
- 6) controlled rainwater discharge to a combined sewer.

C Development proposals for impermeable surfacing should normally be resisted unless they can be shown to be unavoidable, including on small surfaces such as front gardens and driveways.

D Drainage should be designed and implemented in ways that promote multiple benefits including increased water use efficiency, improved water quality, and enhanced biodiversity, urban greening, amenity and recreation.

9.13.1 London is at particular risk from surface water flooding, mainly due to the large extent of impermeable surfaces. Lead Local Flood Authorities have responsibility for managing surface water drainage through the planning system, as well as ensuring that appropriate maintenance arrangements are put in place. Local Flood Risk Management Strategies and Surface Water Management Plans should ensure they address flooding from multiple sources including surface water, groundwater and small watercourses that occurs as a result of heavy rainfall.

9.13.2 Development proposals should aim to get as close to greenfield run-off rates as possible depending on site conditions. The well-established drainage hierarchy set out in this policy helps to reduce the rate and volume of surface water run-off. Rainwater should be managed as close to the top of the hierarchy as possible. There should be a preference for green over grey features, and drainage by gravity over pumped systems. A blue roof is an attenuation tank at roof or podium level; the combination of a blue and green roof is particularly beneficial, as the attenuated water is used to irrigate the green roof.

9.13.3 For many sites, it may be appropriate to use more than one form of drainage, for example a proportion of rainwater can be managed by more sustainable methods, with residual rainwater managed lower down the hierarchy. In some cases, direct discharge into the watercourse is an appropriate approach, for example rainwater discharge into the tidal Thames or a dock. This should include suitable pollution prevention filtering measures, ideally by using soft engineering or green infrastructure. In addition, if direct discharge is to a watercourse where the outfall is likely to be affected by tide-locking, suitable storage should be designed into the system. However, in other cases direct discharge will not be appropriate, for example discharge into a small stream at the headwaters of a catchment, which may cause flooding. This will need to be assessed on a case-by-case basis, taking into account the location, scale and quality of the discharge and the receiving watercourse. The maintenance of identified drainage measures should also be considered in development proposals.

9.13.4 The London Sustainable Drainage Action Plan complements this policy. It contains a series of actions to make the drainage system work in a more natural way with a particular emphasis on retrofitting.

Enfield Council

Enfield Council's Development Management Document (Adopted November 2014) provides detailed criteria and standard based policies which support the objectives of the Core Strategy.

DMD 61 – Managing Surface Water

DMD 61 states: A Drainage Strategy will be required for all developments to demonstrate how proposed measures manage surface water as close to its source as possible and follow the drainage hierarchy in the London Plan. All developments must maximise the use of and, where possible, retrofit Sustainable Drainage Systems (SuDS) which meet the following requirements:

-
- 1. Suitability a.** SuDS measure(s) should be appropriate having regard to the proposed use of site, site conditions/context (including proximity to Source Protection Zones and potential for contamination) and geology.
 - 2. Quantity a.** All major developments must achieve greenfield run off rates (for 1 in 1 year and 1 in 100 year events). **b.** All other development should seek to achieve greenfield run off and must maximise the use of SuDS, including at least one 'at source' SuDS measure resulting in a net improvement in water quantity or quality discharging to sewer in-line with any SuDS guidance or requirements.
 - 3. Quality a.** Major developments must have regard to best practice and where appropriate follow the SuDS management train by providing a number of treatment phases corresponding to their pollution potential and the environmental sensitivities of the locality. **b.** Measures should be incorporated to maximise opportunities for sustainable development, improve water quality, biodiversity, local amenity and recreation value
 - 4. Functionality a.** The system must be designed to allow for flows that exceed the design capacity to be stored on site or conveyed off-site with minimum impact. **b.** Clear ownership, management and maintenance arrangements must be established.
 - 5. Other a.** Where appropriate, developments must incorporate relevant measures identified in the Surface Water Management Plan.

Non-Statutory Technical Standards for SuDS

The Non-Statutory Technical Standards for SuDS, (and accompanying Local Authority SuDS Officer Organisation (LASOO) Practice Guidance) sets out the details which should be addressed within a SuDS Report, including:

- Flood Risk Outside of the Development
- Peak Flow Control and Volume Control
- Flood Risk Within the Development
- Runoff Destinations
- Structural Integrity
- Designing for Maintenance Considerations
- Construction

3. Surface Water Management

The total site comprises approximately 560m²/ 0.056ha.

Surface Water Runoff from the Existing Site

Currently this area is comprised of:

- **Roof areas - ~150m²**
- **Hardstanding – ~110m²**
- **Landscaped areas - ~300m²**

As previously noted, Policy 9.13.2 of the London Plan 2021 states: *Development proposals should aim to get as close to greenfield run-off rates as possible depending on site conditions. The well-established drainage hierarchy set out in this policy helps to reduce the rate and volume of surface water run-off. Rainwater should be managed as close to the top of the hierarchy as possible. There should be a preference for green over grey features, and drainage by gravity over pumped systems.*

As such, in the first instance the **ICP SuDS** method within Micro Drainage has been used to calculate flow rates from the total site (as detailed in **Appendix D** and shown in **Table 1**).

Table 1 – ICP SuDS – Total Site Greenfield Runoff Rate (l/s)

Return Period	Flow Rate for 560m ² (l/s)
QBAR	0.1
1 in 30 year	0.2
1 in 100 year	0.3

Surface Water Runoff from the Redeveloped Site

As previously detailed, Proposals are for the conversion of single family dwelling into 4x self-contained flats, involving single storey side extension and demolition of existing garage together with widening of existing vehicular access and associated parking, and the proposed site areas will be as follows:

- **Roof areas - ~165m²**
- **Hardstanding – ~120m²**
- **Landscaped areas - ~275m²**

The proposals will result in a slight increase in hardstanding areas of ~25m².

Whilst surface water will continue to drain as existing, the proposals afford the opportunity for SuDS to be incorporated to manage flows from the increase in hardstanding and to provide a level of betterment when compared to the existing situation.

Proposed Method of Surface Water Disposal

The following outlines the most feasible ways to manage surface water runoff in line with the London Plan hierarchy.

1) Rainwater use as a resource (for example rainwater harvesting, blue roofs for irrigation)

There is the potential for simple rainwater harvesting. See the following section of this report.

2) Rainwater infiltration to ground at or close to source

The British Geological Survey (BGS) Geology Maps show that the site is underlain by London Clay.

On this basis, we would not recommend a SuDS strategy based on full infiltration.

3) Rainwater attenuation in green infrastructure features for gradual release (for example green roofs, rain gardens)

An area of rain garden will be provided.

4) Rainwater discharge direct to a watercourse (unless not appropriate)

NA.

5) Controlled rainwater discharge to a surface water sewer or drain

NA.

6) Controlled rainwater discharge to a combined sewer.

NA.

SuDS Options

Recognising the scale and nature of the development proposals, and in line with the London Plan drainage hierarchy, it is suggested that surface water runoff is managed in combination through:

- **Simple rainwater recycling (water butt)** – minimum 150 litres
- **Rain garden**

Water Butt

In order to provide a simple level of rainwater harvesting, a water butt will be installed; this will afford the opportunity to reduce the impact on potable water supply by enabling future occupants of the dwelling to reuse collected water, for example washing the bins. If this supply is used frequently it may also ensure that some additional storage is available during an extreme rainfall event.

The water butt will be installed to the rainwater pipe adjacent to the amenity space for Flat 1. A copy of the drainage plans is provided in **Appendix E**.

Rain Garden

As shown on the drainage plans is **Appendix E**, there is a manhole located to the front of the property, near to Broomfield Lane. The proposed rain garden will be located to the front of the property (see overleaf), with connection into the existing manhole.

Design

- Freeboard – 100mm
- Topsoil – 300mm (ratio of approximately 50% sand, 30% topsoil and 20% compost)
- Subbase – 400mm, underdrain needs to be above the base.
- Underdrain at 550mm below ground level
- Orifice to reduce flows to 0.3l/s – this is the existing 1 in 100 year greenfield rate of runoff
- Overflow into newly constructed gully.
- Connecting into manhole – public sewer
- Planting to be shrubs / wildflowers / perennial flowering plants
- The downpipe will feed water directly onto the rain planter. Stones or gravel will be used to dissipate the energy of the water and prevent heavy flows from washing away soil.

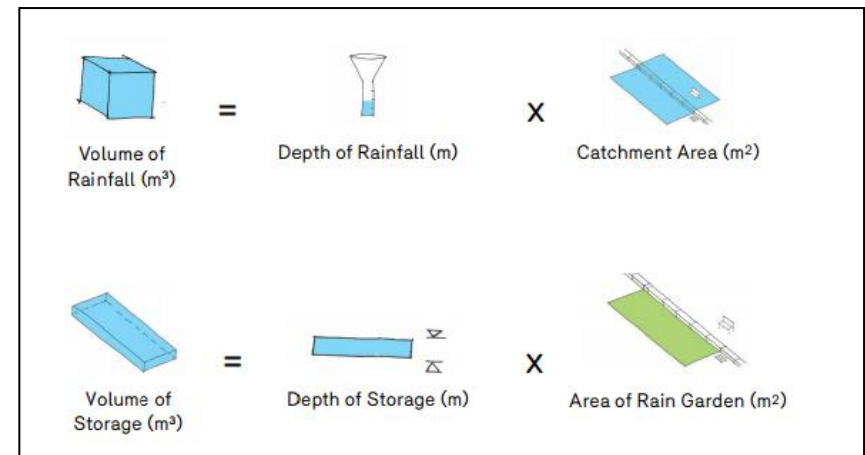


Figure 1- Rain Garden Calculations

Calculations

As a general rule a rain garden should be 5-10% of the catchment area. A good aim is to store the first 20mm of rainfall – in London this is the estimated depth of rainfall for an hour storm with an annual probability of 1 in 5. Storing this amount of water contributes to reducing flood risk. Storing more water is even better, if there is adequate space to do so.

To determine how much rainfall the rain garden can store the two simple calculations shown in Figure 1 should be carried out.

The storage depth is a combination of the freeboard and the sub-base storage. Only 30% of the depth of sub-base is used because this is the typical porosity of the gravel layer, i.e. 30% of gravel volume is space available for storing water.

For a given design standard, if the Volume of Storage is greater than the Volume of Rainfall it can be assumed that the Design Standard has been achieved.

- **Area of Rain Garden = 6m²**
- **Catchment Area = 25m²**
- **Depth of Freeboard = 0.1m / Depth of Sub-base = 0.4m**

$$\begin{aligned}
 \text{Depth of storage (m)} &= \text{depth of freeboard (m)} + 30\% \text{ depth of subbase (m)} \\
 &= 0.1\text{m} + 30\% \text{ of } 0.4\text{m} \\
 &= \mathbf{0.22\text{m}}
 \end{aligned}$$

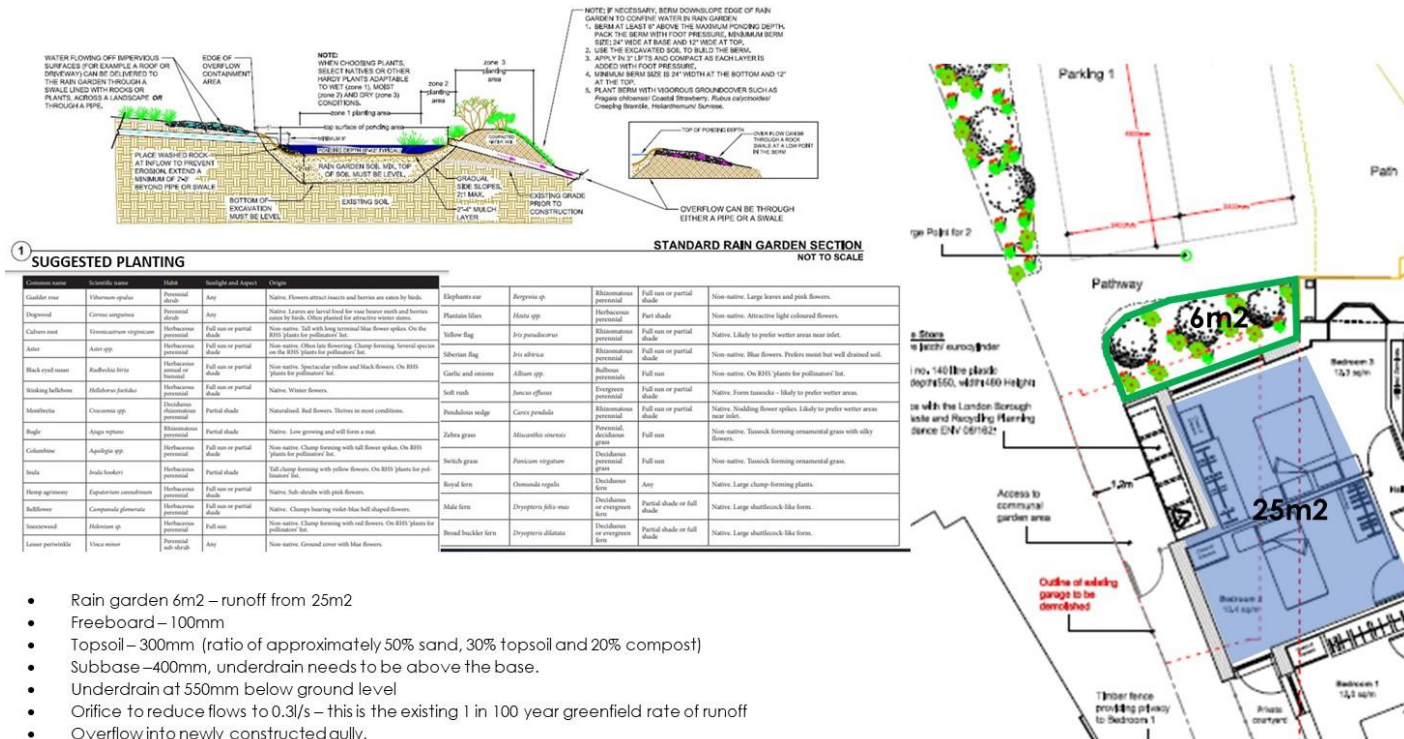
$$\begin{aligned}
 \text{Volume of storage (m}^3\text{)} &= \text{depth of storage (m)} \times \text{area of rain garden (m}^2\text{)} \\
 &= 0.22\text{m} \times 6.0\text{m}^2 \\
 &= \mathbf{1.32\text{m}^3}
 \end{aligned}$$

Design Standard	Depth of Rainfall	Volume of Rainfall (m ³)	Volume of Storage (m ³)	Result
First flush	5mm	0.12	1.32	Okay
1 in 5 year	20mm	0.50	1.32	Okay
1 in 100 year	50mm	1.25	1.32	Okay

It is important to note that these calculations are based on the desktop study of underlying ground conditions, along with our understanding of the site layout. The recommendations and advice of the SuDS manufacturer / installer should be followed.

4. SuDS Layout Plan

Please read in conjunction with **Appendix E**.



- Rain garden 6m² – runoff from 25m²
- Freeboard – 100mm
- Topsoil – 300mm (ratio of approximately 50% sand, 30% topsoil and 20% compost)
- Subbase – 400mm, underdrain needs to be above the base.
- Underdrain at 550mm below ground level
- Orifice to reduce flows to 0.3l/s – this is the existing 1 in 100 year greenfield rate of runoff
- Overflow into newly constructed gully.
- Connecting into manhole – public sewer
- Planting to be shrubs / wildflowers / perennial flowering plants
- The downpipe will feed water directly onto the rain planter. Stones or gravel will be used to dissipate the energy of the water and prevent heavy flows from washing away soil

It is important to note that the SuDS strategy is based on the desktop study of underlying ground conditions, along with our understanding of the site layout. Building Control will need to be consulted on the siting of the SuDS, and the recommendations and advice of the SuDS manufacturer / installer should always be followed.

5. SuDS Maintenance

Operation and maintenance schedules are provided below (taken from Ciria C753 The SuDS Manual): these will be adopted by the management company.

Water Butt

Maintenance Schedule	Required Action	Typical Frequency
Regular Maintenance	<i>The water butt should be routinely checked for litter – leaves can become trapped in the water butt which could lead to blockage of the taps and overflow</i>	Monthly
	<i>Where appropriate, and if safe to do so, the water butt should be cleaned annually to prevent smells associated with stagnant water, and to remove any algae.</i>	Annually

Rain Garden

Maintenance Schedule	Required Action	Typical Frequency
<i>During Establishment Period (Years 1 and 2)</i>	Watering	Weekly
	Weeding Litter picking Pruning and trimming Check / clean channels, inlets and outlets	3 Monthly
	Mulching	Annually or as required
<i>Following Establishment Period (Year 3 onwards)</i>	Weeding Litter picking Pruning and trimming Check / clean channels, inlets and outlets	6 Monthly
	Replanting	Annually or as required

6. Conclusions

40 Broomfield Lane is an existing residential dwelling.

Proposals are for the conversion of single family dwelling into 4x self-contained flats (1 x 3, 1 x 1 and 2 x 2 bedroom) involving single storey side extension and demolition of existing garage together with widening of existing vehicular access and associated parking.

The proposals will result in a slight increase in hardstanding areas of ~25m².

Whilst surface water will continue to drain as existing, the proposals afford the opportunity for SuDS to be incorporated to manage flows from the increase in hardstanding and to provide a level of betterment when compared to the existing situation.

Recognising the scale and nature of the development proposals, and in line with the London Plan drainage hierarchy, it is suggested that surface water runoff is managed in combination through:

- **Simple rainwater recycling (water butt)** – minimum 150 litres
- **Rain garden**

SuDS Maintenance schedules have been provided; it will be the responsibility of the management company to ensure that these (or similar schedules) are followed.

Appendices

Appendix A - Decision Notice

PLANNING GRANTED



Mr Andreas Charalambous
9 LOUISA STREET
LONDON
E1 4NF
United Kingdom

Please reply to: Alex Johnson
Email: planning.decisions@enfield.gov.uk
My ref: 20/02173/FUL
Date: 5 May 2021

Dear Sir/Madam

In accordance with the provisions of the Town and Country Planning Act, 1990 and the Orders made thereunder, and with regard to your application at:

LOCATION: 40 Broomfield Lane London N13 4HH
REFERENCE: 20/02173/FUL
PROPOSAL: Conversion of single family dwelling into 4x self-contained flats (1 x 3, 1 x 1 and 2 x 2 bedroom) involving single storey side extension and demolition of existing garage together with widening of existing vehicular access and associated parking.

ENFIELD COUNCIL, as the Local Planning Authority, give you notice that the application, as described above, is **GRANTED**, subject to the following conditions:-

1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the decision notice.

Reason: To comply with the provisions of S.51 of the Planning & Compulsory Purchase Act 2004.


2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Broom/20/P01 - Existing Plans
Broom/20/P02 - Existing and Proposed Elevations, Site Photos and Location Plan
Broom/20/P03 - Proposed Floor Plans
Broom/20/P04 - Existing and Proposed Site Plans and Sections
Planning Statement

Reason: For the avoidance of doubt and in the interests of proper planning.

IMPORTANT – Enfield residents should register for an online Enfield Connected account. Enfield Connected puts many Council services in one place, speeds up your payments and saves you time – to set up your account today go to www.enfield.gov.uk/connected

Sarah Cary
Executive Director Place
Enfield Council
Civic Centre, Silver Street
Enfield EN1 3XY
www.enfield.gov.uk

 If you need this document in another language or format contact the service using the details above.

3 The external finishing materials shall match those used in the construction of the existing building and/or areas of hard surfacing.

Reason: To ensure a satisfactory appearance.

4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any amending Order, no external windows or doors other than those indicated on the approved drawings shall be installed in the development hereby approved without the approval in writing of the Local Planning Authority.

Reason: To safeguard the privacy of the occupiers of adjoining properties.

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any amending Order, no balustrades or other means of enclosure shall be erected on the roof of the extension(s). No roof of any part of the extension(s) shall be used for any recreational purpose and access shall only be for the purposes of the maintenance of the property or means of emergency escape.

Reason: To safeguard the privacy of the occupiers of adjoining properties.

6 Prior to first use of the development hereby permitted, details of the internal consumption of potable water shall be submitted to and approved in writing by the Local Planning Authority. Submitted details will demonstrate reduced water consumption through the use of water efficient fittings, appliances and recycling systems to show consumption equal to or less than 105 litres per person per day.

The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: To promote water conservation and efficiency measures in all new developments and where possible in the retrofitting of existing stock

7 Prior to the commencement of any construction work, details of the Sustainable Drainage Strategy shall be submitted to and approved in writing by the Local Planning Authority and must conform with the Landscaping Strategy. The details shall include:

o Sizes, storage volumes, cross-sections, long-sections (where appropriate) and specifications of all the source control SuDS measures including rain gardens, green roofs, bioretention areas and permeable paving

- o Final sizes, storage volumes, invert levels, cross-sections and specifications of all site control SuDS measures including ponds, soakaways and underground tanks. Include calculations demonstrating functionality where relevant
- o A management plan for future maintenance
- o Overland flow routes for exceedance events

Reason : To ensure the sustainable management of water, minimise flood risk, minimise discharge of surface water outside of the curtilage of the property and ensure that the drainage system will remain functional throughout the lifetime of the development

8 Notwithstanding the details on the submitted plans, prior to the commencement of above ground works, details of the siting of short and long stay cycle parking spaces shall be submitted to and approved in writing by the Local Planning Authority. The long stay cycle parking provision shall accommodate cycles with stands/racks, lockable (by an access fob/card or BS mortice lock), allowing both the frame and at least one wheel to be secured. The plans provided should include detailed designs of the bike store, including dimensions, materials of the bike racks and materials of the bike store and also showing the proposed racks/stands in the store according to guidance is set out in the London Cycle Design Standards. The approved details shall thereafter be installed and permanently retained for cycle parking.

Reason: To ensure the provision of cycle parking spaces in line with the Council's adopted standards

9 Notwithstanding the details shown on approved drawings, no above ground works shall commence until details for the provision of waste management facilities have been submitted to and approved in writing by the Local Planning Authority. Such provisions shall be made/constructed prior to the first occupation of the building and shall thereafter be made permanently available for the occupants of the building.

Reason: To ensure reasonable provision of adequate and hygienic waste management

10 Following the practical completion of works a final Energy Performance Certificate with associated Building Regulations Compliance Report shall be submitted to an approved in writing by the Local Planning Authority. Where applicable, a Display Energy Certificate shall be submitted within 18 months following first occupation.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO2 emission reduction targets are met

Dated: 5 May 2021

Authorised on behalf of:

Mr A Higham
Head of Development Management
Development Management,
London Borough Enfield,
PO Box 53, Civic Centre,
Silver Street, Enfield,
Middlesex, EN1 3XE

If you have any questions about this decision, please contact the planning officer
alex.johnson@enfield.gov.uk.

List of plans and documents referred to in this Notice:

Title/Number	Version	TYPE
Please see condition 2		Drawing

Additional Information

1 This permission does not convey any authority or agreement to any necessary changes to the adopted highway or to the possible need to relocate the existing fire hydrant. Separate consent from the Council as Highway Authority or the Fire Brigade may be required.

Notes

1. In accordance with the Town and Country (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations 2008, any conditions attached to this permission that require discharge by the Local Planning Authority will be **subject to a fee**. A schedule of fees charged is available on the Planning page of the Council's website at:
<https://new.enfield.gov.uk/services/planning/applying-for-planning-permission/overview-of-planning-applications/>
2. Your attention is particularly drawn to the rights of applicant's aggrieved by this decision, which are set out below.
3. This decision does not purport to convey any approval or consent which may be required under any bye-laws or under any enactment other than the Town and Country Planning Act 1990.

4. This decision does not convey any approval or consent under the **Building Regulations** which may be required before starting the development hereby granted permission. Advice on whether an application under the Building Regulations is required is available from the Council's Building Control Service on our website at www.enfield.gov.uk or by emailing Building Control at building.control@enfield.gov.uk.

Rights of Applicants Aggrieved by Decision of Local Planning Authority

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act, 1990, within six months from the date of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, 3/14 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online, using the Appeals area of the Planning Portal (www.planningportal.gov.uk/pcs). Your appeal may be published on the Council and the Planning Inspectorate websites. Please only provide information, including personal information belonging to you that you are happy to be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. The Planning Inspectorate's leaflet "Your Guide to Appeals Online" is available from the Planning Portal at www.planningportal.gov.uk/pcs. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provision of the development order, and to any directions given under the order. **Note that a copy of the appeal also needs to be sent to the Local Planning Authority at planning.decisions@enfield.gov.uk.**
2. If an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:
 - 28 days** from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
 - 28 days** from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).
3. If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonable beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Common Council, or


on the Council of the County Borough, London Borough or County District in which the land is situated, as the case may be, a purchaser notice requiring that Council to purchase his interest in the land in accordance with the provisions of part VI of the Town and Country Planning Act, 1990.

4. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

Appendix B - Existing Site Layout Plans

Appendix C - Proposed Site Layout Plans

Appendix D - Greenfield Runoff – Total Site

Base Energy Services Limited		Page 1
44 Canal Street Bootle Liverpool L20 8QU	Broomfield Road Greenfield Total Site	
Date 20/02/2020 File 100yr 40cc 0.5ls storag...	Designed by CC Checked by PK	
Micro Drainage	Source Control 2020.1.3	

ICP SUDS Mean Annual Flood

Input

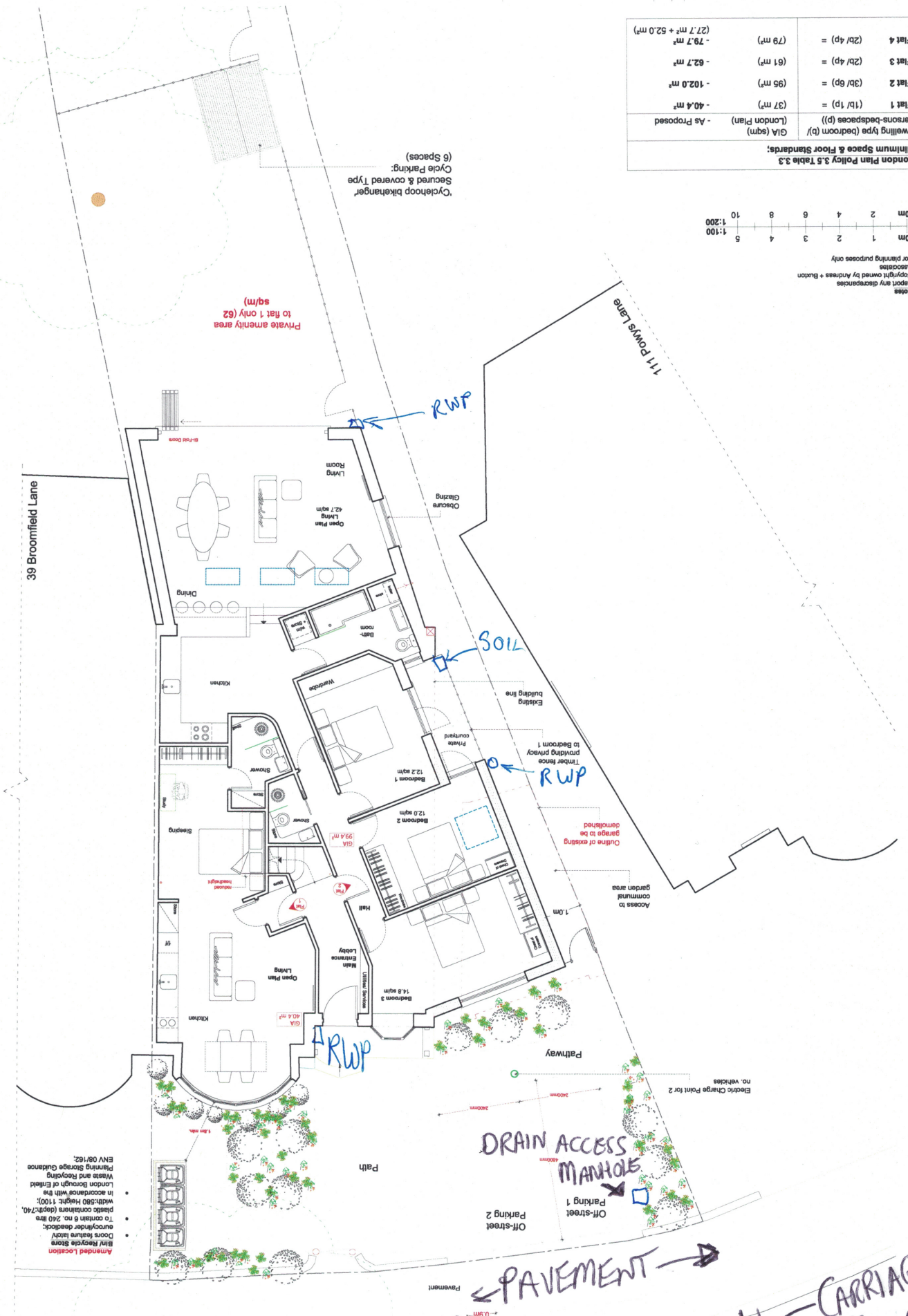
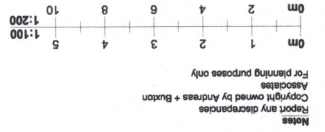
Return Period (years)	100	Soil	0.300
Area (ha)	0.056	Urban	0.000
SAAR (mm)	600	Region Number	Region 6

Results 1/s

QBAR Rural	0.1
QBAR Urban	0.1
Q100 years	0.3
Q1 year	0.1
Q30 years	0.2
Q100 years	0.3

Appendix E - Drainage Plan

London Plan Policy 3.5 Table 3.3 Minimum Space & Floor Standards:	
Dwelling type (Bedroom (b))	G/A (sqm)
persons-bedspaces (p)	- As Proposed
Flat 1 (1b/1p) =	(37 m ²) - 40.4 m ²
Flat 2 (3b/6p) =	(95 m ²) - 102.0 m ²
Flat 3 (2b/4p) =	(61 m ²) - 62.7 m ²
Flat 4 (2b/4p) =	(79 m ²) - 79.7 m ²
(27.7 m ² + 52.0 m ²)	



Amended Location

- Bliv Recycle Store
- Doors feature hatch
- Recycle bin
- To contain 6 no. 240 litre
- plastic containers (depth: 740,
- width: 580 Height: 1100).
- In accordance with the
- Waste and Recycling
- Planning Storage Guidance
- ENV 08/122.

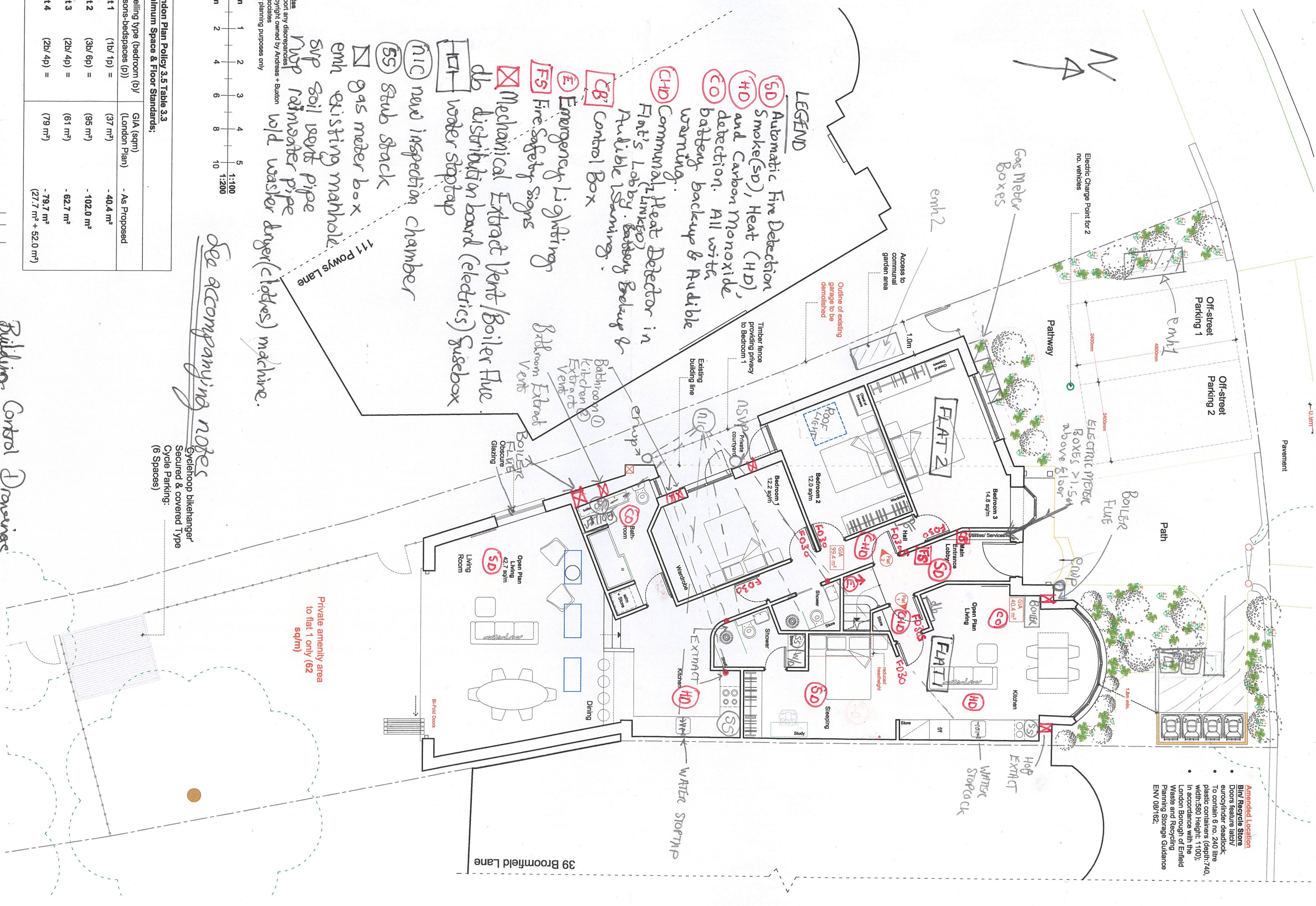
PAVEMENT →
 Broomfield Lane
 CARRIAGEWAY
 Powys Lane



RWP

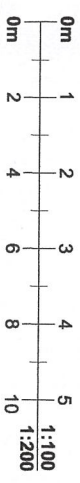
RWP

Amended Location
Bin/ Recycle Store
Doors feature latch/ euro/under deadlock.
To contain 6 no. 240 litre plastic containers (depth:740, width:580 Height: 1100);
In accordance with the London Borough of Enfield Waste and Recycling Planning Storage Guidance ENV/08/162.



LEGEND

- SD** Automatic Fire Detection Smoke(SD), Heat (HD), and Carbon Monoxide detection. All with battery backup & Audible warning.
- HD** Communal Heat Detector in Flat's Lobby. Battery Backup & Audible Warning.
- CB** Control Box
- E** Emergency Lightings
- FS** Fire Safety Signs
- X** Mechanical Extract Vent/Boiler Flue
- db** distribution board (electrics) fusebox
- W** water stoptap
- NIC** new inspection chamber
- BS** Gas Stack
- g** gas meter box
- emh** existing mahole
- svp** soil vents pipe
- NSVP** rainwater pipe
- wld** wld washer dryer (hotter) machine.



London Plan Policy 3.5 Table 3.3
Minimum Space & Floor Standards:

Dwelling type (bedroom (b)/ persons-bedspaces (p))	GIA (sqm) (London Plan)	- As Proposed
Flat 1 (1b/ 1p) =	(37 m ²)	- 40.4 m ²
Flat 2 (3b/ 6p) =	(95 m ²)	- 102.0 m ²
Flat 3 (2b/ 4p) =	(61 m ²)	- 62.7 m ²
Flat 4 (2b/ 4p) =	(79 m ²)	- 79.7 m ²
		(27.7 m ² + 52.0 m ²)

See accompanying notes
Cyclehoop bikehanger
Secured & covered Type
Cycle Parking:
(6 Spaces)

Private amenity area
to flat 1 only (62 sq/m)

Andreas + Buxton Associates
CHARTERED ARCHITECT + INTERIOR DESIGNERS
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Rev: Date Drawing Status
Planning

Project: Description
40 Broomfield Lane
London N13 4HH

Project: Description
Proposed Works

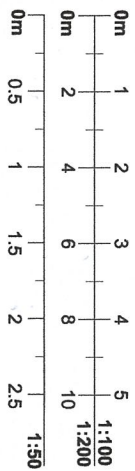
Drawing Name
Proposed Floor Plans

Date: 28.10.21
Scale: 1:100 @ A3

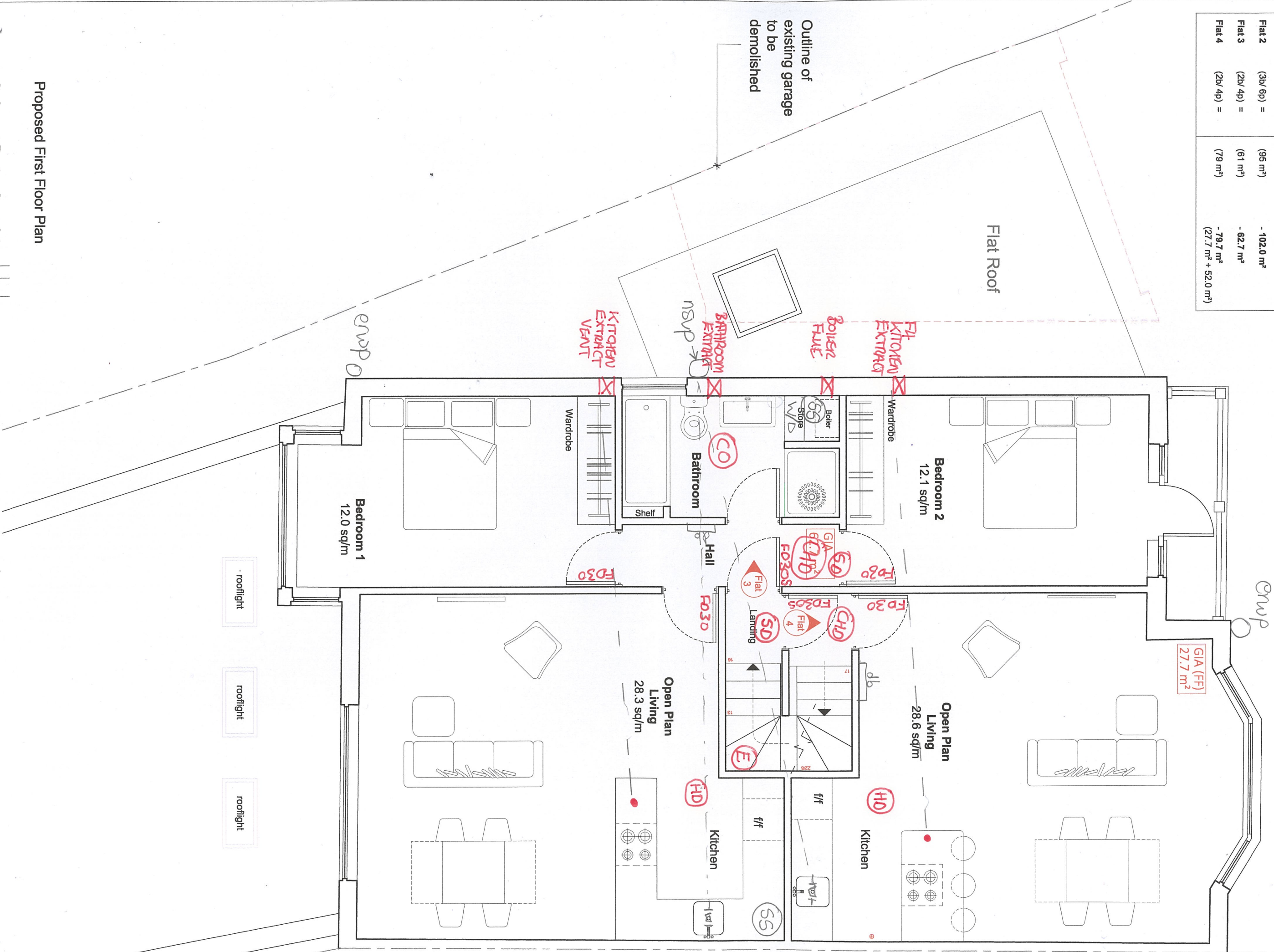
Dwg. No: Broom/21/PI/04.1
Rev:

Building Control Drawings

London Plan Policy 3.5 Table 3.3 Minimum Space & Floor Standards:		
Dwelling type (bedroom (b)/ persons-bedspaces (p))	GIA (sqm) (London Plan)	- As Proposed
Flat 1 (1b/ 1p) =	(37 m ²)	- 40.4 m ²
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Flat 4 (2b/ 4p) =	(79 m ²)	- 79.7 m ² + 52.0 m ²



Notes
Report any discrepancies
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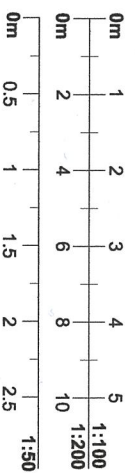


Proposed First Floor Plan

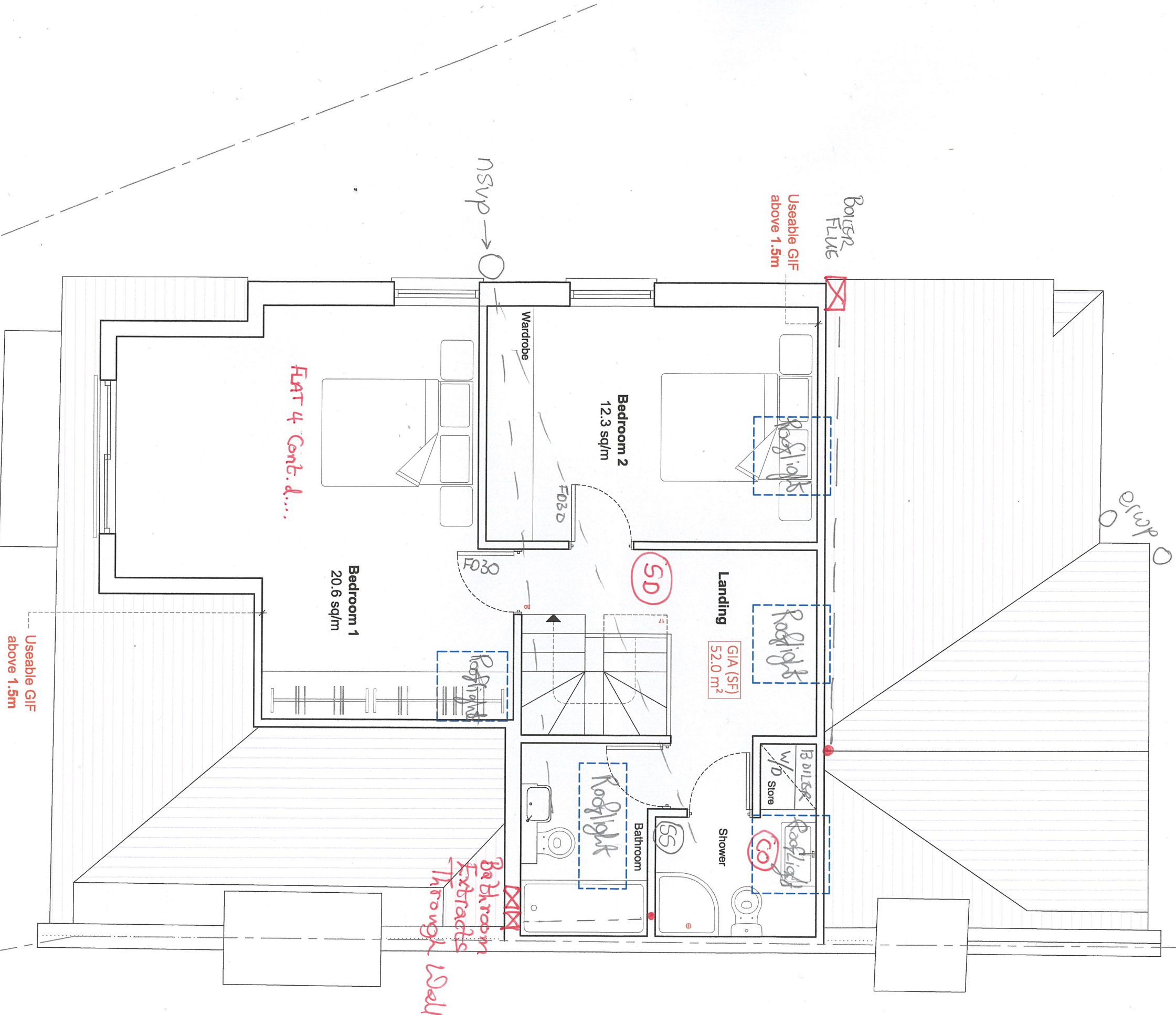
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Rev	Date	Drawing Status	Project	Project Description	Drawing Name	Date	Scale	Dwg. No.	Rev.
		Planning	40 Broomefield Lane London N13 4RH	Proposed Works	Proposed Floor Plans	29.10.21	1:50 @ A3	Broom/20/P/05	

London Plan Policy 3.5 Table 3.3 Minimum Space & Floor Standards:		
Dwelling type (bedroom (b)/ persons-bedspace (p))	GIA (sqm) (London Plan)	- As Proposed
Flat 1 (1b/ 1p) =	(37 m ²)	- 40.4 m ²
Flat 2 (3b/ 6p) =	(95 m ²)	- 102.0 m ²
Flat 3 (2b/ 4p) =	(61 m ²)	- 62.7 m ²
Flat 4 (2b/ 4p) =	(79 m ²)	- 79.7 m ² (27.7 m ² + 52.0 m ²)



Notes
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Proposed Second Floor Plan

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Rev.	Date	Drawing Status	Project	Project Description	Drawing Name	Date	Scale	Dwg. No.	Rev.
		Planning	40 Bromfield Lane London N13 4HH	Proposed Works	Proposed Floor Plans	29.10.21	1:50 @ A3	Broom/20/P/06	