



**ENABLING PROJECTS**  
**TOWN PLANNERS**

**RESIDENTIAL AND MIXED USE SCHEMES**  
**2004-2017**

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**ENABLING PROJECTS**  
**RESIDENTIAL AND MIXED USE SCHEMES - 2004-2017**

SITE ADDRESS	SCHEME	LOCAL AUTHORITY	DECISION & OUTCOME	COMMENTARY
<i>SYDNEY AVENUE, ENFIELD</i>	<i>Conversion to 3 flats</i>	<i>ENFIELD</i>	<i>Negotiation for revised scheme. 2017</i>	<i>The scheme hit problems and was delayed by well over a year before we came in and kick started negotiations. A successful outcome to a stalled project.</i>
<i>MIDDLEFIELD, CAMDEN</i>	<i>Erection of a house</i>	<i>CAMDEN</i>	<i>Sustainability work, 2016</i>	<i>Preparing statement for Lifetime Homes and BREAMM suitability statement</i>
<i>TUDOR WAY</i>	<i>Flat conservation</i>	<i>ENFIELD</i>	<i>Planning negotiations - 2016</i>	<i>Planning and viability negotiations</i>
<i>NEASDEN LANE</i>	<i>Hotel redevelopment scheme</i>	<i>BRENT</i>	<i>Planning submission and managing project. Jan 2016 onwards</i>	<i>Our role in this project was crucial in designing the scheme and getting over major hurdles. The site is complex with a whole range of issues. We undertook a SEQUENTIAL SITES TEST and paved the way for an outline planning application. Advice on planning submission content and all negotiations were involved. This type of 'scheme positioning' helped get the project 'positioned' for success and is very much part of our proactive approach.</i>

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<b>BLURTON ROAD, HACKNEY</b>	<i>New building with green walls and modern design containing 3 dwellings</i>	<b>HACKNEY</b>	<b>GRANTED JANUARY 2015</b>	<i>We were involved from the very start with the project managers, making design suggestions and also proposing a 'green wall' to make it acceptable. A highly modern design was agreed and taken forward into pre-application discussions, after which it was lodged and successfully negotiated. The scheme benefits were very successfully presented.</i>
<b>ACTON STREET, CAMDEN</b>	<i>Change of use from light industrial to live/work</i>	<b>CAMDEN</b>	<b>NEGOTIATED, FEB 2015</b>	<i>This scheme was negotiated so that the normal 2 year marketing period was reduced to only 6 months. This meant less of a rental void for the client.</i>
<b>CUMBERLAND ROAD, E5</b>	<i>Construction of building with 6 dwellings</i>	<b>NEWHAM</b>	<b>NEGOTIATED FEB-MARCH 2015</b>	<i>The scheme went through extensive pre-app discussions and was then lodged and successfully negotiated. It was a landmark scheme in the area.</i>
<b>HARLESDEN HIGH STREET, NW10</b>	<i>Change from offices to 6 flats</i>	<b>BRENT</b>	<b>JANUARY 2014</b>	<i>A permitted development proposal involving the prior notice process, from offices to 6 dwellings. We successfully made the submission and negotiations.</i>

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<b>BARN RISE, WEMBLEY</b>	<b>9 NEW DWELLINGS</b>	<b>BRENT</b>	<b>SUCCESSFUL PERMISSION 2014-2015</b>	<i>This site was found through north London agency contacts and followed through from feasibility stage to getting planning permission for a flatted scheme in a conservation area.</i>
<b>SUTTON ROAD, SEAFORD</b>	<b>7 NEW DWELLINGS</b>	<b>LEWES</b>	<b>SUCCESSFUL PERMISSION, 2014-2015</b>	<i>We took this site through from feasibility stages, to lodging the planning application and successfully negotiating it.</i>
<b>SITES IN KENT &amp; SURREY</b>	<b>SITE FINDING</b>	<b>VARIOUS COUNCILS</b>	<b>NEW SITES FOUND, 2014-2015</b>	<i>Acting in partnership with a developer builder, we operated targeted site finding program over south-east England, successfully bringing in some new housing projects.</i>
<b>WELLINGTON ROAD, ENFIELD</b>	<b>CONVERSION OF CARE HOME INTO 8 FLATS</b>	<b>ENFIELD COUNCIL</b>	<b>PERMISSION GRANTED, 2015.</b>	<b>PLANNING PERMISSION OBTAINED FOR AN 8 FLAT SCHEME</b> involving long negotiations and a submission, followed by more negotiations, including sorting out the affordable housing contribution.

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<b>CHELVERTON ROAD</b>	<b>CONSTRUCTION OF HOUSE</b>	<b>WANDSWORTH COUNCIL</b>	<b>PERMISSION GRANTED, 2011</b>	<b>PLANNING STATEMENT: We can work with agents to juts do the planning statement. This helped make the overall submission much more robust.</b>
<b>LAND IN THE PADDOCKS, BROADBRIDGE HEATH, NR HORSHAM</b>	<b>CONSTRUCTION OF A 3 BEDROOM HOUSE</b>	<b>HORSHAM COUNCIL</b>	<b>PERMISSION GRANTED DEC 2007, RENEWAL OF PP IN 2011</b>	<b>THE OBTAINING OF PERMISSION FOR A SINGE HOUSE was one of the most complex schemes we have undertaken, as it involved the removal of covenants and drain re-routing, as well as planning complexities. We not only managed the planning process but also all the legal aspects of the scheme, right through to the site sale in 2009. This was one of our most effective 'enabling projects' to date!!!</b>
<b>SITES IN SOLENT ROAD HAVANT &amp; WESTHAM BUSINESS PARK, EASTBOURNE</b>	<b>CHANGE OF USE FROM B1 TO RENAL HEALTH CLINIC</b>	<b>HAVANT &amp; EASTBOURNE COUNCILS</b>	<b>PERMISSION GRANTED, BOTH IN 2008</b>	<b>EXTENSIVE TARGETED SITE FINDING PROGRAMME FOLLOWING ON TO A SERIES OF CLINIC APPROVALS: From 2008 through to 2009 we worked for a renal services operator who was seeking to gain UK market share by opening new clinics. We were very successful for them, finding site and turning difficult planning situations into much needed planning permissions. We operated an integrated site finding and planning model for them.</b>
<b>LAND IN WARNEFORD RISE, GOLCAR, HUDDERSFIELD</b>	<b>ERECTION OF 4 BEDROOM HOUSE WITH PARKING</b>	<b>KIRKLEES METROPOLITAN COUNCIL</b>	<b>PLANNING PERMISSION GRANTED DECEMBER 2006</b>	<b>HOUSING SCHEME ON TIGHT CUL-DE-SAC SITE: The scheme for one house was on a tight site at the end of a cul-de-sac. We oversaw the design of a sensitive fill scheme, involving a single house with varying levels. The situation removed four garages on site and added significant value.</b>

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<p><b>SITE IN BAMPTON ROAD, LUTON, BEDFORDSHIRE</b></p>	<p><b>ERECTION OF 2 BUNGALOWS</b></p>	<p><b>LUTON BOROUGH COUNCIL</b></p>	<p><b>PLANNING PERMISSION GRANTED OCTOBER 2004, SITE SOLD TO DEVELOPER IN MAY 2005</b></p>	<p><b>HOUSING SCHEME GENERATED FROM A NIL SITUATION – Through 2004 ENABLING PROJECTS focused on a number of towns with its TARGETED SITE FINDING PROGRAM. The Bampton Road site in Luton was one project that came from this, involving two sets of pensioners wishing to stay in their homes at the front of the site, adding value by developing the land to the rear. This would also make their retained gardens smaller and more manageable. The Council’s planners initially responded negatively to the double bungalow scheme, stating that no development would be possible on this site. We were thus forced to make our own judgement on whether to proceed and decided to do so, on the basis that a high quality scheme that complied with the Council’s policies and standards could be achieved. After the architects had altered the scheme to meet with our design brief, the scheme was lodged with a comprehensive planning statement. In the end, the planners were persuaded with our watertight case in favour of redevelopment. After going twice to Planning Committee, planning permission was granted. The site sale strategy focused on achieving an exclusive sale with a local builder, which achieved a good site value. We remain proud of this scheme, in which we forged good relations with the landowners and took all the burdens of the development process off their shoulders.</b></p>

SITE ADDRESS	SCHEME	LOCAL AUTHORITY	DECISION & OUTCOME	COMMENTARY
<p><b>SITE IN LOXLEY NEW ROAD, MALIN BRIDGE, SHEFFIELD</b></p>	<p><b>10 X 2 BEDROOM FLATS WITH CAR FREE ELEMENT</b></p>	<p><b>SHEFFIELD CITY COUNCIL</b></p>	<p><b>PERMISSION GRANTED SUBJECT TO SECTION 106 AGREEMENT IN DECEMBER 2004; SITE SOLD TO A DEVELOPER IN 2006</b></p>	<p><b>A HIGH DENSITY HOUSING SCHEME ACHIEVED ON COMPLEX SITE – In May 2004 we were approached by the owner of a house in Sheffield with very large side garden. He had put in his own planning application for 5 houses but was told by the planners that this was not acceptable. We re-assessed the situation and designed a scheme that took account of the very complex site constraints. The existing site was raised 6 metres above street level - we turned this into an advantage by proposing a scheme that achieved an extra floor by partially excavating the site. This resulted in a high density scheme on three floors containing 10 x 2 bedroom flats. On a small site, this achieved a very high end realisation of about £1 million. The scheme was submitted with a comprehensive planning statement, noise survey (for traffic noise) and local parking survey. The planners were impressed with the quality of the case and recommended to planning committee that permission be granted. After our presentation to Committee the scheme was granted consent and a planning obligation negotiated for local open space contributions.</b></p>
<p><b>SITE IN DALSTON TOWN CENTRE, HACKNEY, EAST LONDON</b></p>	<p><b>MIXED USE SCHEME COMPRISING RETAIL, OFFICES &amp; COMMUNITY USE</b></p>	<p><b>HACKNEY COUNCIL</b></p>	<p><b>SCHEME CONCEPT FORMULATED IN RELATION TO MAJOR TOWN CENTRE BASED REGENERATION PROJECT, ONGOING INTO 2007</b></p>	<p><b>SCHEME CONCEPT DEVELOPMENT FOR MAJOR COMMUNITY PROJECT – In April 2006 ENABLING PROJECTS undertook initial work on a major regeneration scheme, assisting a community based organisation in assessing local needs, aspirations and priorities for a vibrant, town centre based, mixed use scheme. We developed a SCHEME MATRIX which described the scheme in detail and presented these to 4 focus groups. This initial public consultation was highly successful, with the SCHEME MATRIX being refined into a scheme that was presented to the local authority. ENABLING PROJECTS were at the creative interface of progressing the project.</b></p>

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<p><b>SITE IN VALE ROYAL, NEAR KINGS CROSS, LONDON N7</b></p>	<p><b>REDEVELOPMENT OF FACTORY SITE TO CREATE COMMERCIAL BUILDING WITH 4,900 SQ.M. OF OFFICE SPACE, WITH CAFÉ, GYM, CONFERENCE FACILITIES AND STAFF FLAT.</b></p>	<p><b>ISLINGTON LONDON BOROUGH COUNCIL</b></p>	<p><b>PLANNING PERMISSION GRANTED IN JANUARY 2005; SITE MARKETED &amp; SOLD IN 2006</b></p>	<p><b>A HIGH INTENSITY MIXED USE SCHEME – Involving an in situ business that manufactured pasta, we proposed that the site be redeveloped with a high intensity mixed use scheme, comprising office space with large and small units, café, gym, conference facilities and staff flat, to 6 storeys. The scheme was facing a possible refusal, after the planners insisted on a mono-use B1 scheme, which would have limited its viability and been less attractive to investors/developers. The planners also insisted that the existing use was B2, which would have brought more restrictive policies into play. The scheme was assertively negotiated, with aspects included into the project such as putting the gym into the basement, reducing the car parking area by having car lifts, putting more B1 space into the ground floor and integrating the café into a modern, glazed atrium space. The scheme was successfully presented to the planning committee in January 2005. Permission was granted and the scheme, from being close to a refusal, quickly changed into an added value situation.</b></p>
<p><b>LAND IN LYNN ROAD, NEAR SWAFFHAM IN NORFOLK</b></p>	<p><b>ERECTION OF A BUNGALOW WITH LINKED OFFICE SPACE</b></p>	<p><b>BRECKLAND DISTRICT COUNCIL</b></p>	<p><b>PERMISSION GRANTED SUBJECT TO SECTION 106 AGREEMENT IN DECEMBER 2004; SITE SOLD IN 2006</b></p>	<p><b>PERMISSION OBTAINED FOR A HOUSE WITH LINKED OFFICE AREA - The site, just outside Swaffham in Norfolk, consisted of 2.7 acres of land with an existing bungalow and dilapidated workshops. The Council were resistant to any form of development. After extensive pre-application negotiations we formatted a case whereby the possible intensive activity that would be granted if the workshops were brought back into use (with associated highway safety problems) were ‘swapped’ for a large sized bungalow with office space attached. This ‘live-work’ scheme represented a much lower level of activity than the possible full B1 use, therefore having less of an impact on the countryside. Thus, a very valuable consent being obtained.</b></p>



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## CONTACT DETAILS

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**OUR MAIN WORKING AREAS IS GREATER LONDON**