

# **ENABLING PROJECTS**

**RESIDENTIAL AND MIXED USE DEVELOPMENT  
SCHEMES  
2004-2006**

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SITE ADDRESS	SCHEME	LOCAL AUTHORITY	DECISION & OUTCOME	COMMENTARY
SITE IN BAMPTON ROAD, LUTON, BEDFORDSHIRE	ERECTION OF 2 BUNGALOWS	LUTON BOROUGH COUNCIL	PLANNING PERMISSION GRANTED OCTOBER 2004, SITE SOLD TO DEVELOPER IN MAY 2005	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.



SITE ADDRESS	SCHEME	LOCAL AUTHORITY	DECISION & OUTCOME	COMMENTARY
SITE IN LOXLEY NEW ROAD, MALIN BRIDGE, SHEFFIELD	10 X 2 BEDROOM FLATS WITH CAR FREE ELEMENT	SHEFFIELD CITY COUNCIL	PERMISSION GRANTED SUBJECT TO SECTION 106 AGREEMENT IN DECEMBER 2004; SITE SOLD TO A DEVELOPER IN 2006	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 over £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 should be granted. After our presentation to Committee the scheme was granted consent and a planning obligation negotiated for local open space contributions.
SITE IN DALSTON TOWN CENTRE, HACKNEY, EAST LONDON	MIXED USE SCHEME COMPRISING RETAIL, OFFICES & COMMUNITY USE	HACKNEY COUNCIL	SCHEME CONCEPT FORMULATED IN RELATION TO MAJOR TOWN CENTRE BASED REGENERATION PROJECT, ONGOING INTO 2007	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. The scheme is ongoing with ENABLING PROJECTS being at the creative interface of formulating and progressing the project. Site identification will come next, followed by refining the use mix and looking for operators/end users. It is hoped that our initial work will bear fruit, with an application being lodged at the beginning of 2007.

SITE ADDRESS	SCHEME	LOCAL AUTHORITY	DECISION & OUTCOME	COMMENTARY
<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><i>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.</i></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><i>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. This clever argument was presented and successfully negotiated, with a very valuable consent being obtained. A planning obligation concerning the non-use of the site for light industrial purposes was subsequently agreed.</i></p>

## CONTACT DETAILS

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