

PETER D KYTE ASSOCIATES

[A SISTER BUSINESS OF ENABLING PROJECTS LIMITED]

RESIDENTIAL DEVELOPMENT

SCHEMES

2002-2004

PDK ASSOCIATES
RESIDENTIAL DEVELOPMENT SCHEMES - 2002-2004

SITE ADDRESS	SCHEME	LOCAL AUTHORITY	DECISION	COMMENTARY
<i>SITE IN CLAREMONT, BRICKET WOOD, ST. ALBANS</i>	<i>ERECTION OF 3 TERRACED HOUSES</i>	<i>ST. ALBANS DISTRICT COUNCIL</i>	<i>PERMISSION GRANTED JUNE 2002</i>	<i>TURNING AROUND A REFUSED APPEAL – In 1989 a scheme was refused on appeal on loss of lock-up-garage grounds. PDK Associates advised their client that the case could be reversed. Based upon a detailed analysis of the parking and garage use dynamics, and a comprehensive assessment of policy and development standards, a re-application was successfully negotiated. In June 2002 the Committee unanimously approved the proposal, thus reversing a sterilised development situation.</i>
<i>SITE IN CHELTENHAM ROAD, LONDON SE15</i>	<i>2 X 2 BEDROOM FLATS AND 1 X 1 BEDROOM FLAT</i>	<i>SOUTHWARK COUNCIL</i>	<i>PERMISSION GRANTED AUGUST 2002</i>	<i>TURNING AROUND A REFUSAL - In November 1989 permission was refused for the redevelopment of the site. PDK Associates made a comprehensive presentation on the new scheme, which was accepted without hesitation by the Council. The scheme - which did not have any on-site parking – sensitively addressed all of the shortcomings of the previously refused proposal, thus adding significant value.</i>
<i>LAND IN MELROSE AVENUE, CRICKLEWOOD, LONDON NW2</i>	<i>CERTIFICATE OF LAWFUL DEVELOPMENT FOR A NIL USE.</i>	<i>BRENT COUNCIL</i>	<i>CERTIFICATE GRANTED SEPTEMBER 2002</i>	<i>SECURING A RARE TYPE OF LAWFUL USE - The site involved an open piece of land that was previously a sports ground. If the nil use had not been secured and a scheme lodged it would have been refused on loss of open space grounds. PDK Associates circumvented this possibility by researching the situation and finding that the sports ground use had been abandoned – since no lawful use had subsequently come into place a ‘nil use’ persisted. A Certificate of Lawful Development was obtained for this rare type of lawful use, thus paving the way for a residential scheme.</i>

SITE ADDRESS	SCHEME	LOCAL AUTHORITY	DECISION	COMMENTARY
PARK ROAD, SOUTHGATE, LONDON N14	CONVERSION OF INDUSTRIAL/ WAREHOUSE BUILDING INTO 24 FLATS	ENFIELD COUNCIL	PERMISSION GRANTED SUBJECT TO SECTION 106 AGREEMENT DECEMBER 2002	A HIGH DENSITY RESIDENTIAL SCHEME – PDK Associates advised the client to promote a conversion rather than a new build scheme, as this would result in a higher density and hence a better value. Social housing and parking issues were addressed early on, thus paving the way for a successfully negotiated scheme. It was agreed that a section 106 obligation be applied so that some occupiers could not own parking permits but to balance this on-site parking provision was increased to 20 spaces.
SITE OFF QUEENS WALK, ASHFORD, MIDDX	CONSTRUCTION OF THREE TERRACED AND TWO DETACHED HOUSES, PLUS GARDENS AND PARKING AREAS	SPELTHORNE DISTRICT COUNCIL	PERMISSION GRANTED NOVEMBER 2002	SUCCESSFUL NEGOTIATION AFTER WITHDRAWAL OF INITIAL SCHEME – The 2001 architect only submission ran into problems and the planners threatened a refusal. To avoid placing this on record the scheme was withdrawn. PDK Associates, working closely with the architects, made important changes to the revised scheme. It was, reduced from 6 to 5 dwellings, open space and parking provision were improved, whilst scheme value was maintained by making the houses bigger and two of them detached. The final scheme, which represented a perfect balance between planning and value requirements, was granted permission after extensive negotiation, particularly on access issues.
NORTH HYDE LANE/SHANNON CLOSE	DEMOLITION OF GARAGES AND ERECTION OF 1 X 2 BEDROOM HOUSE, 2 X 3 BEDROOM HOUSE AND 1 X 1 BEDROOM DWELLING	HOUNSLOW COUNCIL	PERMISSION GRANTED SUBJECT TO SECTION 106 AGREEMENT JANUARY 2003	TURNING AROUND ANOTHER REFUSAL – PDK's success in turning around refusals continued with the North Hyde Lane scheme. This had initially been refused on a number of grounds, all of which were addressed by negotiating prior to the re-submission. The 'highlights' of the submission were the agreement with the Waste Department on refuse collection, agreeing a section 106 obligation for a left turn only improvement to the highway and planting along the public open space boundary. These three measures assisted in realising significant benefit from a nil development value situation.

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DATCHET CLOSE, WOODHALL FARM, HEMEL HEMPSTEAD	DEMOLITION OF 10 GARAGES AND REDEVELOPMENT WITH TWO SEMI-DETACHED HOUSES	DACORUM COUNCIL	PERMISSION GRANTED JANUARY 2003	REDEVELOPING A SMALL SITE WITH RELATIVELY LARGE UNITS – <i>The Datchet Close site contained only 10 lock up garages but a scheme was presented that proposed two large semi-detached houses. These contained three bedrooms with en suite bathroom, a large kitchen with morning room and a full width lounge and dining room, plus a ‘family room’ and integrated garage. Permission was granted once the garage loss was justified. This was another classic PPS3 situation, with the beneficial development of an under-utilised piece of land.</i>
SITE R/O PEMBURY ROAD, SOUTHEND-ON-SEA, ESSEX	ERECTION OF BUILDING CONTAINING 2 X 2 BED FLATS AND 1 X 2 BED MAISONETTE	SOUTHEND-ON-SEA BOROUGH COUNCIL	PERMISSION GRANTED MARCH 2003	A BENEFICIAL PERMISSION ON AN EXTREMELY TIGHT SITE: <i>The scheme involved one of the tightest development sites ever dealt with by PDK Associates, it being surrounded by houses and flats with short gardens and varying levels. It was felt though, that a significant building mass could be achieved with design sensitivity. A building with varied form and an imaginative materials palette (yellow render, timber cladding and blue mosaic details) was used and the windows were carefully placed along the long axis of the site. An emphasis was put on achieving visual richness in an harmonious manner. The planners were so convinced by what was a powerful presentation that they granted permission by delegated authority (i.e. a committee hearing was avoided). This scheme was a big success for the Applicant, who had envisaged following the appeal route to obtain any form of consent</i>
SITE IN CLAREMONT, BRICKET WOOD, ST. ALBANS REVISED SUBMISSION	ERECTION OF 3 TERRACED HOUSES	ST. ALBANS DISTRICT COUNCIL	PERMISSION GRANTED MARCH 2003	ACHIEVING ADDED VALUE THROUGH A RE-SUBMISSION: <i>After negotiating an approval (see 1st entry) a new planning strategy was formulated by ourselves on this scheme. This involved removing the integrated garages and putting the parking on front hardstandings. The kitchens could then be put in the previous garage spaces and large, full width living rooms included at the rear. The resulting houses were much improved from a liveability point of view and the value of each unit was raised.</i>

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