



BUSH HILL Heights

N21

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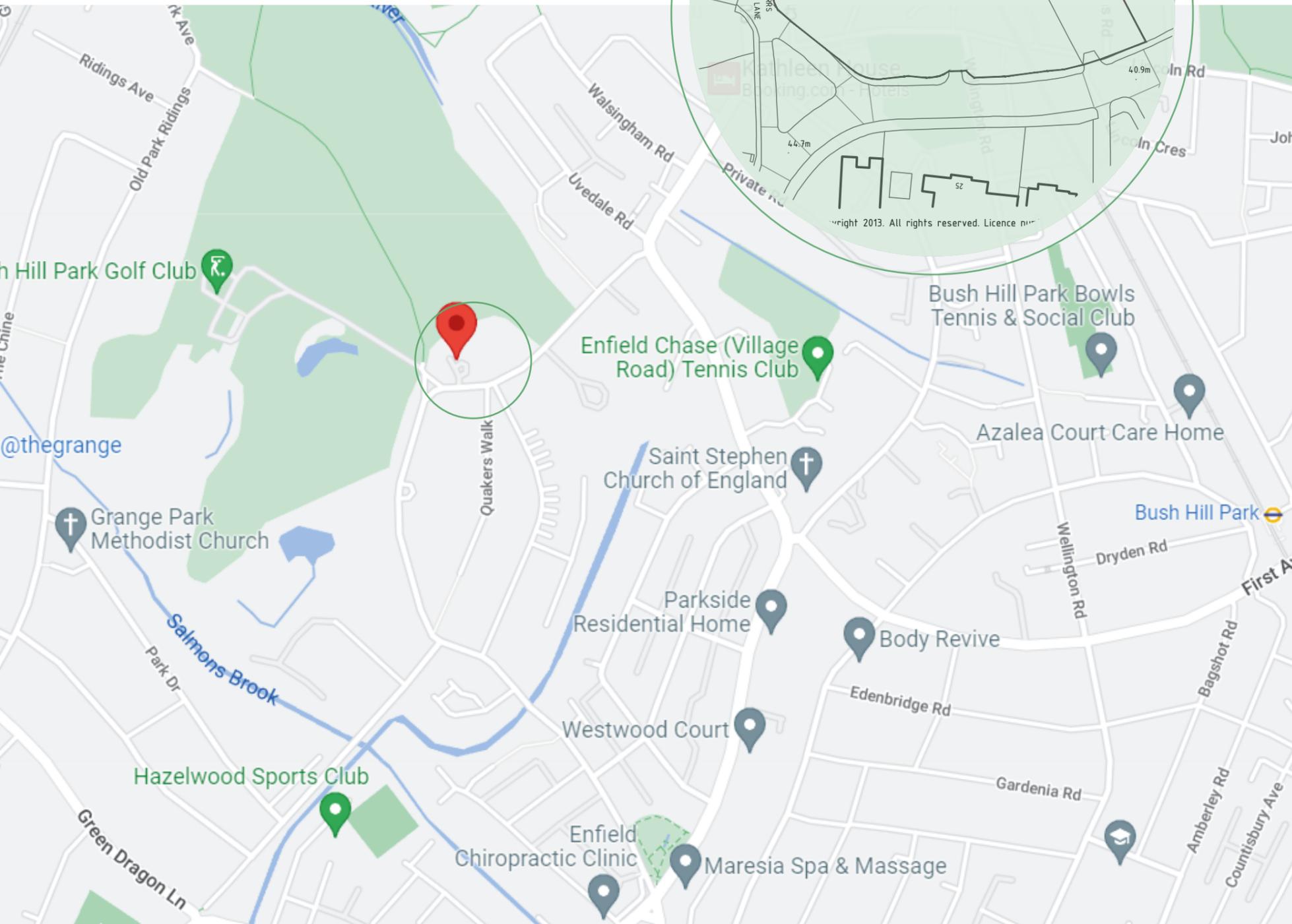
Bush Hill Heights, Bush Hill, Enfield
N2 21BT

Site Reference	03530/20/FUL
Local Authority	Enfield Council
Scale of Development	Construction of four buildings, ranging from 3 to 5 storeys in height to provide 29 residential units, including underground 31 basement parking, new vehicular access, landscaping and associated works
Planning Status	Awaiting decision, S106 Agreed, Contract drafted waiting to be signed by Enfield Council
Basis of Sale	POA
S106	£2M
Build Cost	£13.5m
Profession Fees	£0.5m
GDV of Scheme	c.£34.57m



It is a project of 29no. residential dwellings, within 4no. apartment buildings, 31 basement vehicular parking, cycle storage space, private and communal amenity space.

THE SITE



Bush Hill Heights

The application site is located within a suburban area of Enfield. In particular, Bush Hill is a residential street comprising of dwellings to the southern side and Bush Hill Park Golf Club along the northern stretch of road.

There is a mature tree upon the centre of the site, which is protected by a tree preservation order (LBE Order No.1968/12/14 ,8)

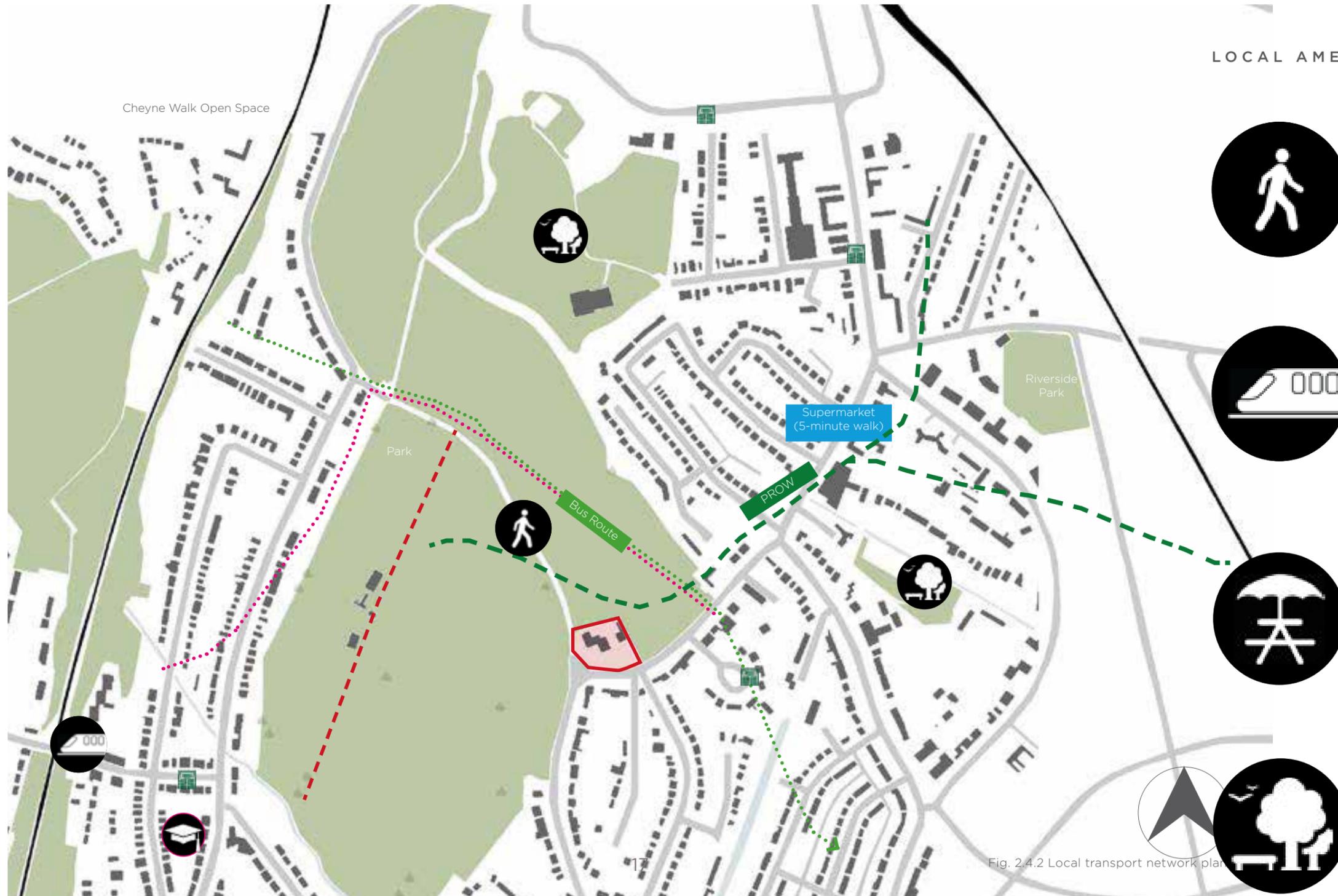
The presence of this large tree has caused considerable structural implications to both 20 and 18 Bush Hill, and as a result both of these properties are now considerably unstable in structural terms and have since been demolished...

The site is currently accessed via three separate entrances, two via Bush Hill and one via Carrs Lane.



Located within the heart of Bush Hill, the site is within easy walking distance of public transport links and all the local amenities the village has to offer. We believe the site represents an opportunity to provide much needed high-quality housing for those who wish to downsize but wish to stay within the locality.

ACCESSIBILITY

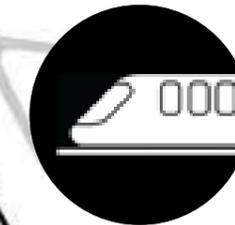


LOCAL AMENITIES



Sustainable Location

Broxbourne High Road is 1-mile to the west of the site consists of a wide range of local facilities and services which include; supermarkets, convenience stores and pubs



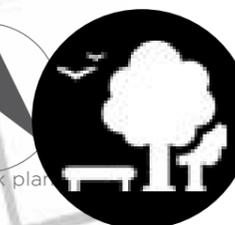
Public Transport Links

Broxbourne Railway Station is located only 900m from the site and offers direct journeys to London Liverpool Street in 29-minutes. Crossrail line will in the future offer faster, more direct services throughout London



Local Amenities

Broxbourne Junior School and Wormley Primary School are both located within an easy 7-minute cycle from the site



Green Space

Site has direct access to Lee Valley Park, offering 10,000 acres of green spaces and sports facilities.

Fig. 2.4.2 Local transport network plan

AMENITIES



Fig. 2.4.1 Bush Hill Park Station



Fig. 2.4.2 Enfield High Street



Fig. 2.4.5 Bush Hill Park Golf Club



Fig. 2.4.3 Enfield Retail Park

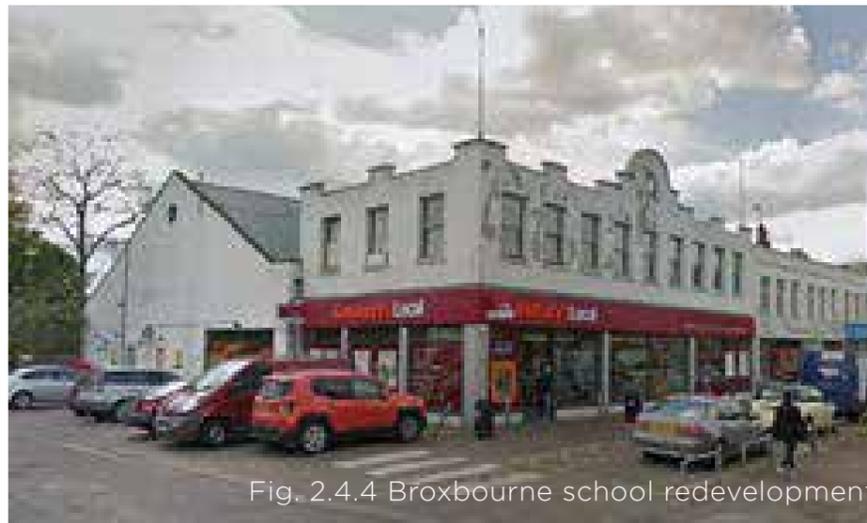


Fig. 2.4.4 Broxbourne school redevelopment



Fig. 2.4.6 Enfield Chase Tennis Club.

SUMMARY

The application site has an area of 0.59ha. (2.35 Acres)
The proposal consists 29no. residential apartments with a density equalling 17.1 units per hectare.



Fig 5.01 Sketch illustration of new proposal design and form

Layout

The proposal consists of the following mix:

- 20no. Two bed/ Four person apartments
- 8no. Three bed/ Six person apartments
- 1no. Four bed/ Eight person apartment

The space immediately behind the blocks proposes private amenity space for the ground floor apartments, whilst the northern parcel of green open space is communal amenity.

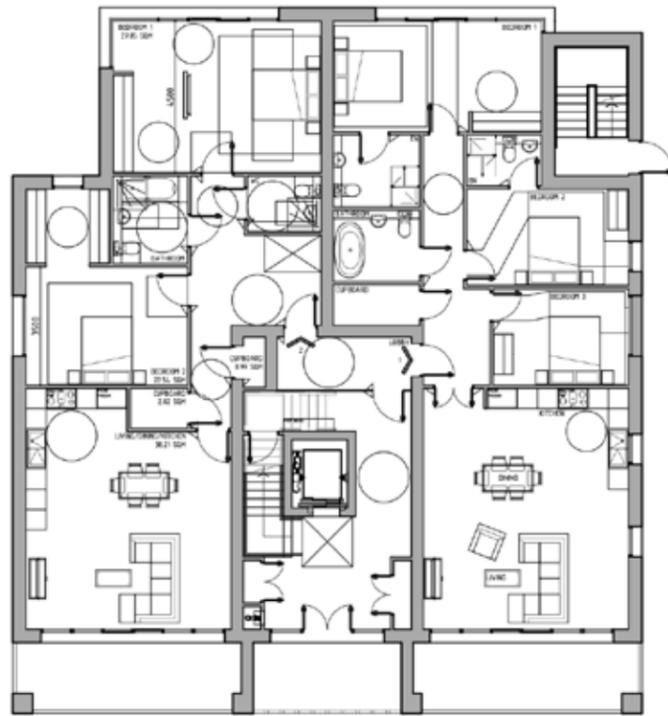
A focal central core to each block invites residents and guests into the building.

All the proposed apartments are dual aspect therefore enjoy exposure to natural daylight throughout the day. The living areas are south-facing to maximise light in these spaces. Bedrooms face north but feature large areas of glazing to increase light and natural ventilation.

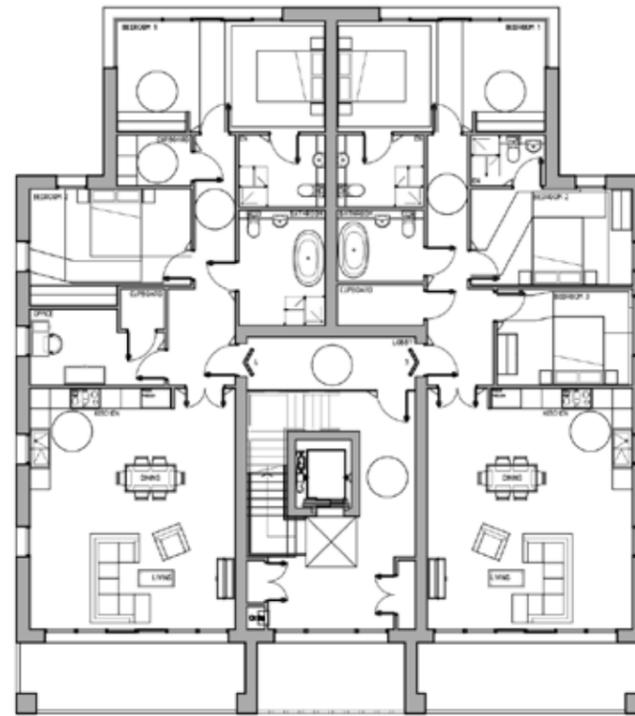
FLOOR PLANS

BLOCK A

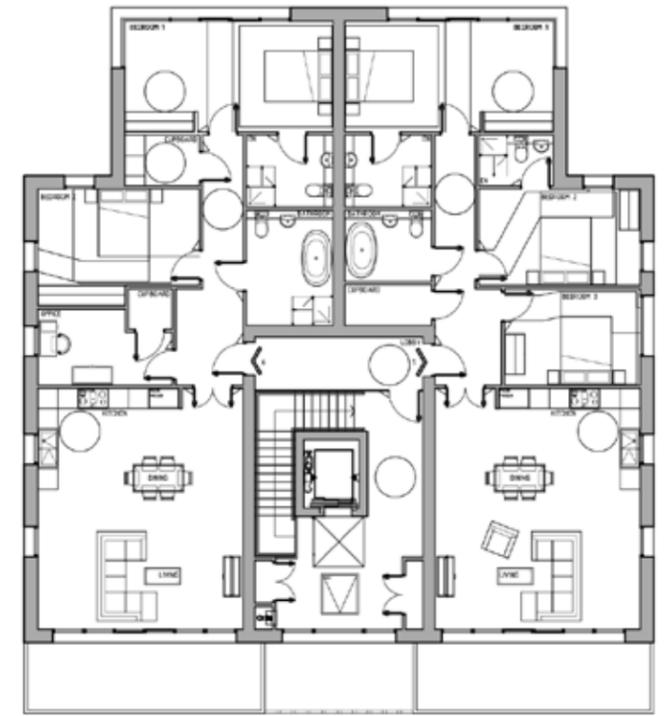
Plot No.	Size (m ²)	Balcony Area (m ²)	Amenity Area (m ²)
1	121.4	13	72.6
2	123.3	13	56.2
3	121.4	13	
4	121.4	13	
5	121.4	13.9	
6	121.4	13.9	
Total GIA for Ground Floor: 308.3 m ²			
Total GIA for First Floor: 297.4 m ²			
Total GIA for Second Floor: 297.4 m ²			
Total GIA: 903.1 m ²			
Area of Footprint: 377 m ²			



Ground Floor



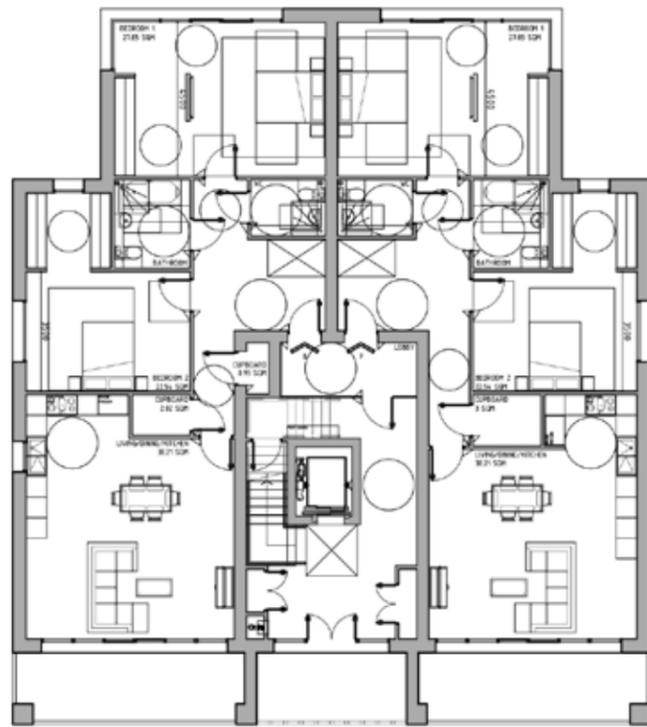
First Floor



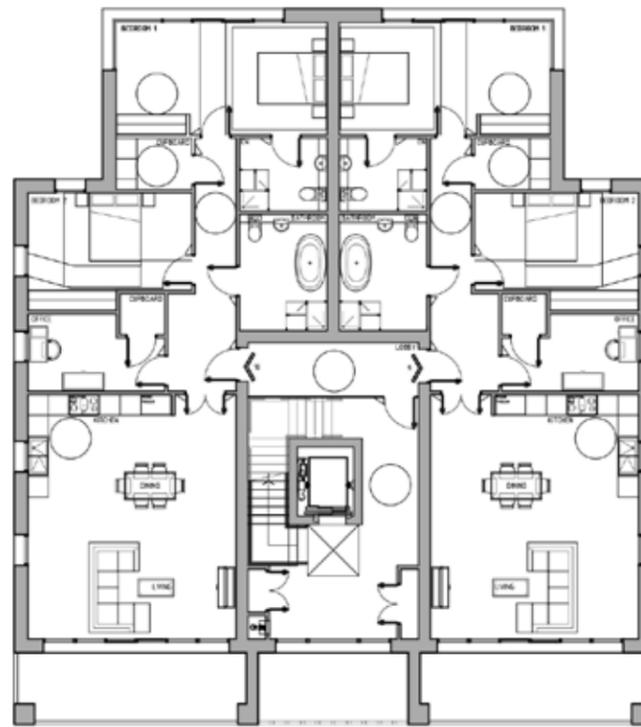
Second Floor

BLOCK B

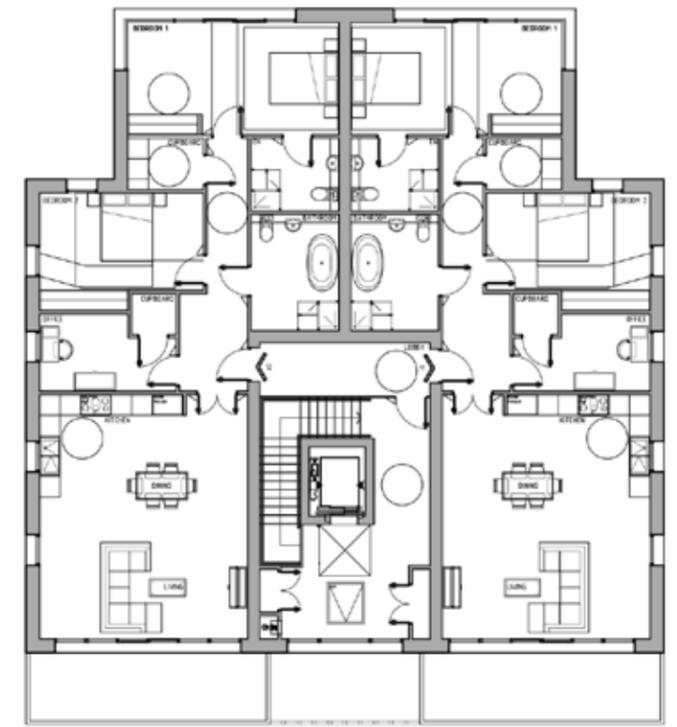
Plot No.	Size (m ²)	Balcony Area (m ²)	Amenity Area (m ²)
7	121.4	13	86.0
8	123.3	13	79.8
9	121.4	13	
10	121.4	13	
11	121.4	13.9	
12	121.4	13.9	
Total GIA for Ground Floor: 297.4 m ²			
Total GIA for First Floor: 297.4 m ²			
Total GIA for Second Floor: 297.4 m ²			
Total GIA: 892.2 m ²			
Area of Footprint: 366 m ²			



Ground Floor



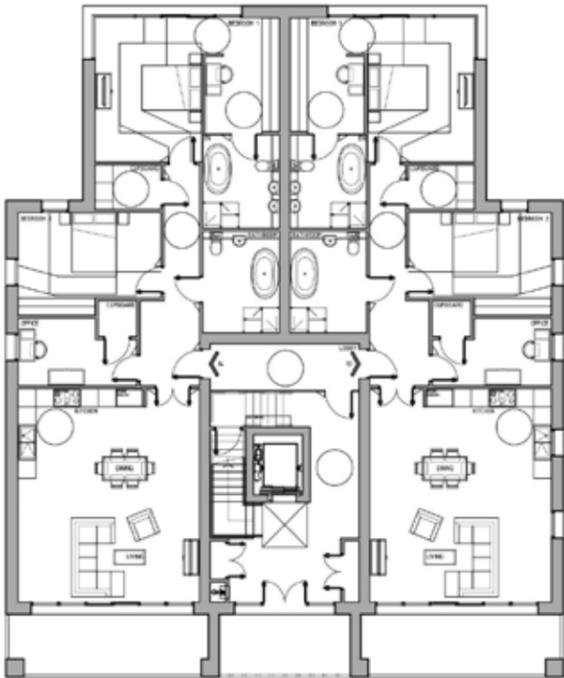
First Floor



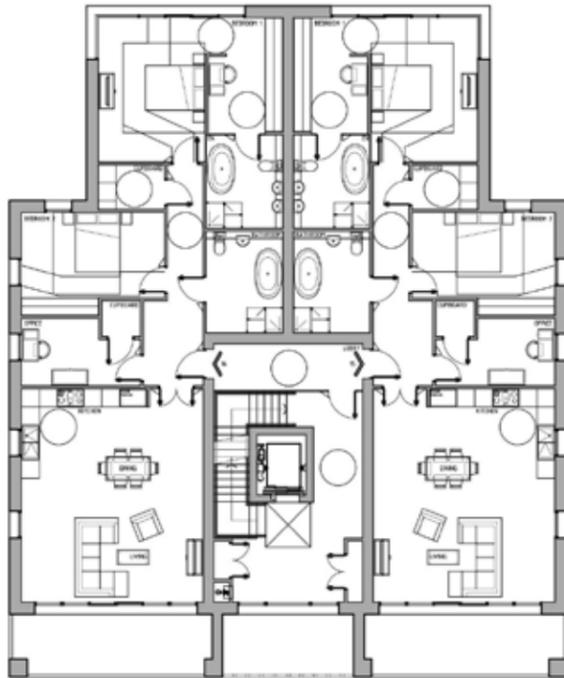
Second Floor

BLOCK C

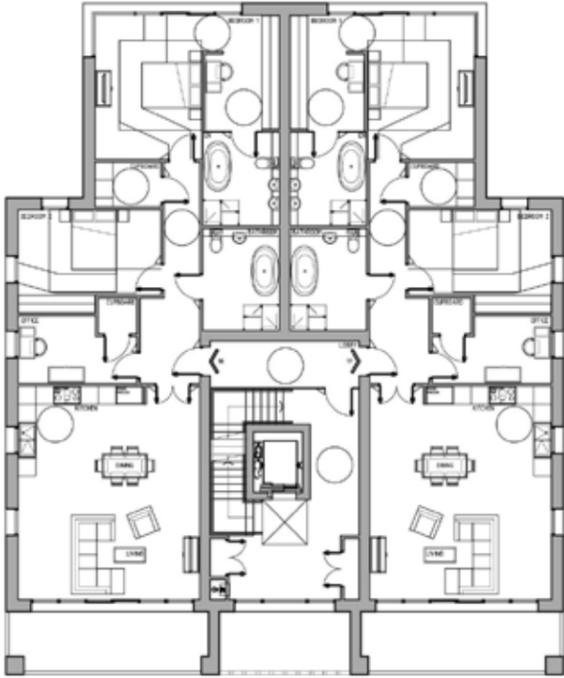
Plot No.	Size (m ²)	Balcony Area (m ²)	Amenity Area (m ²)
13	129.7	13	82.6
14	129.7	13	77.2
15	129.7	13	
16	129.7	13	
17	129.7	13	
18	129.7	13	
19	129.7	13.9	
20	129.7	13.9	
Total GIA for Ground Floor: 316.9 m ²			
Total GIA for First Floor: 316.9 m ²			
Total GIA for Second Floor: 316.9 m ²			
Total GIA for Third Floor: 316.9 m ²			
Total GIA: 1,267.6 m ²			
Area of Footprint: 386.8 m ²			



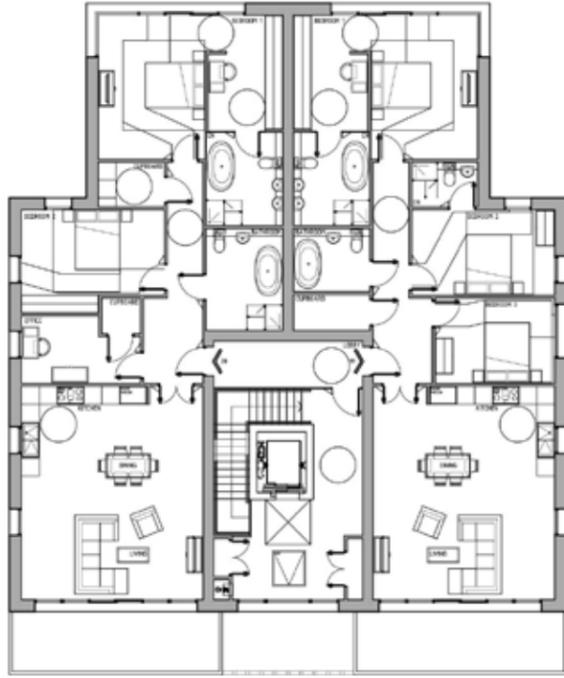
Ground Floor



First Floor

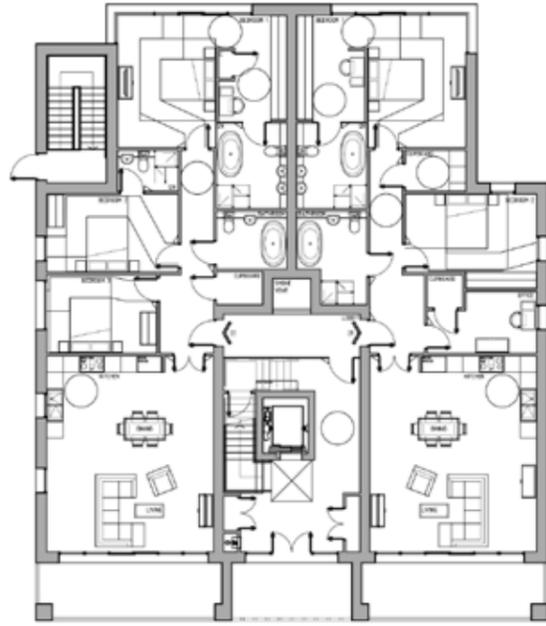


Second Floor

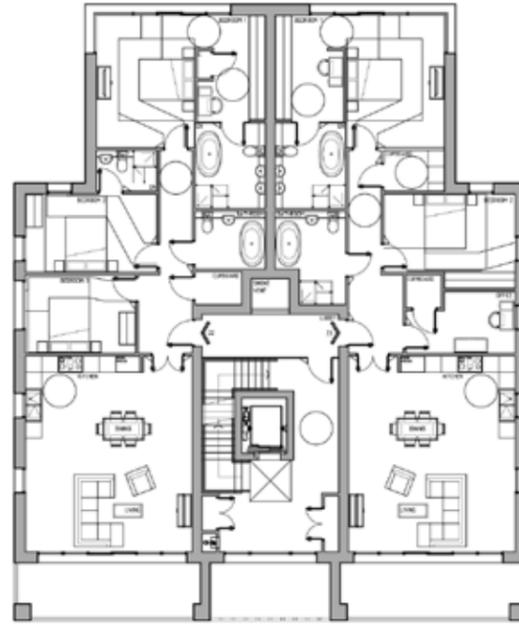


Third Floor

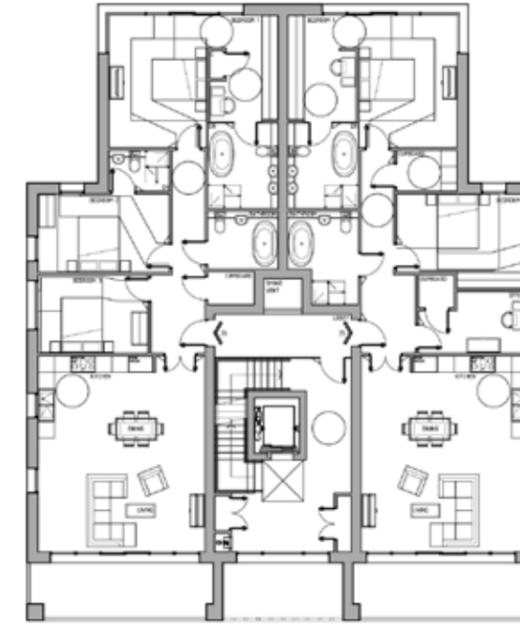
BLOCK D



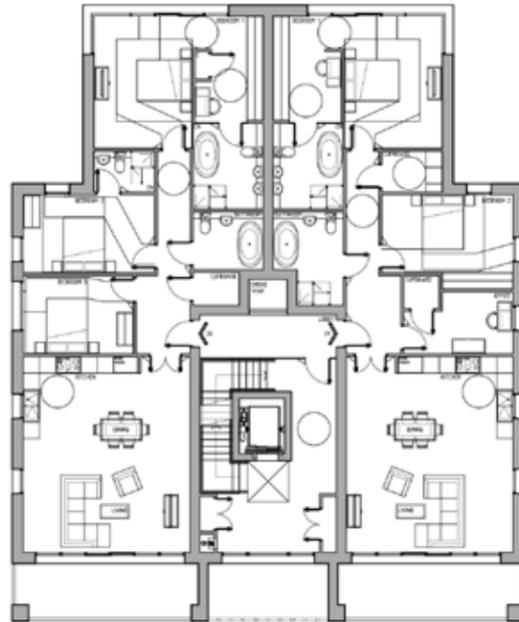
Ground Floor



First Floor



Second Floor



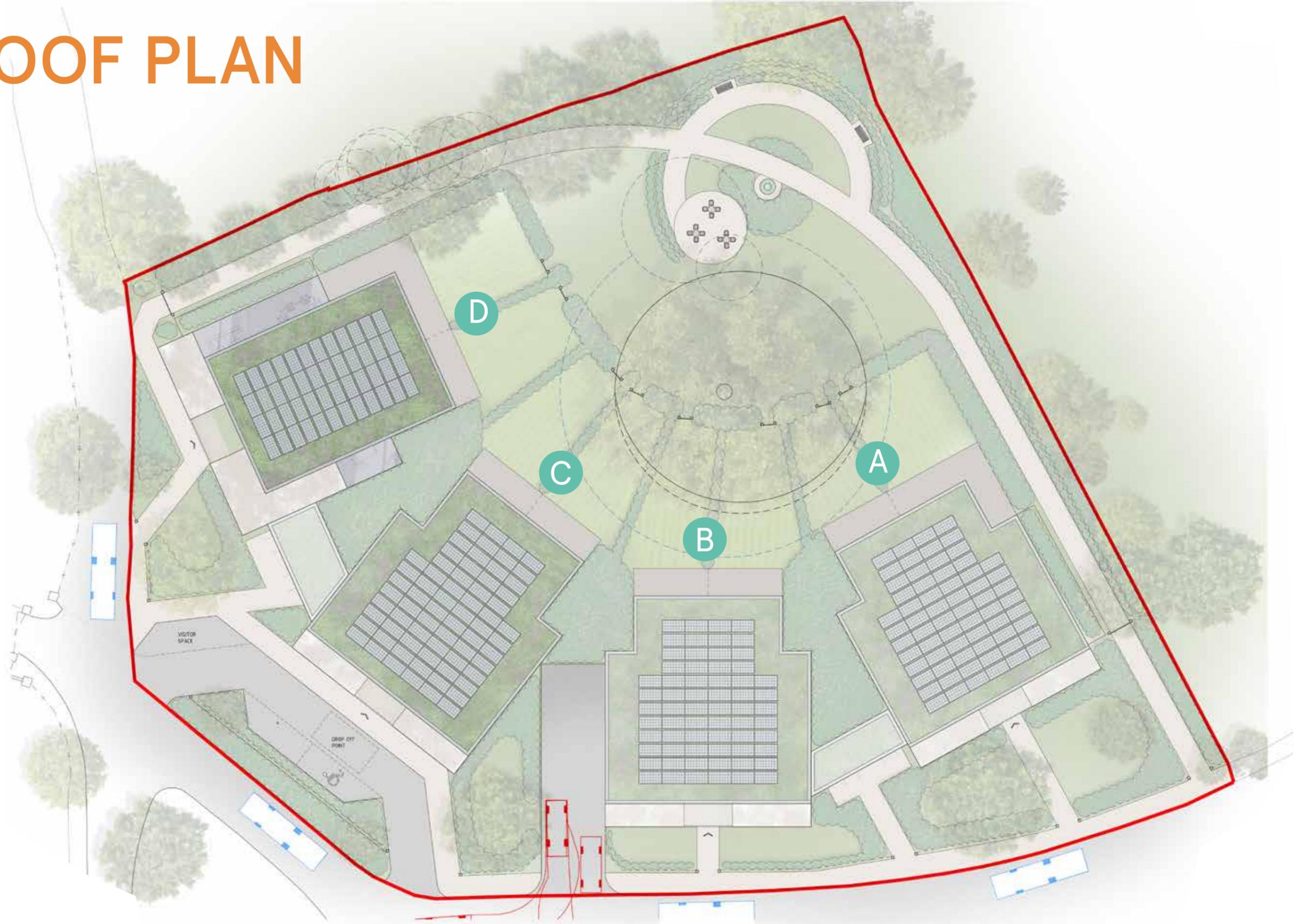
Third Floor



Fourth Floor

Plot No.	Size (m ²)	Balcony Area (m ²)	Amenity Area (m ²)
21	129.7	13	62.4
22	129.7	13	81.0
23	129.7	13	
24	129.7	13	
25	129.7	13	
26	129.7	13	
27	129.7	13	
28	129.7	13	
29	231.9	50.7	
Total GIA of Ground Floor: 330 m ²			
Total GIA of First Floor: 316.9 m ²			
Total GIA of Second Floor: 316.9 m ²			
Total GIA of Third Floor: 316.9 m ²			
Total GIA of Fourth Floor: 284 m ²			
Total GIA: 1564.7 m ²			
Area of Footprint: 400 m ²			

ROOF PLAN



ELEVATIONS

BLOCK A



Front Elevation



Side Elevation



Rear Elevation



Side Elevation

BLOCK B



Front Elevation



Side Elevation



Rear Elevation



Side Elevation

BLOCK C



Front Elevation



Side Elevation



Rear Elevation



Side Elevation

BLOCK D



Front Elevation



Side Elevation



Rear Elevation



Side Elevation

LANDSCAPE SCHEME

Hard Landscape / Features and Seating



Tobermore Tegula block circle in 'Golden' colour



Gripsure composite decking



Natural sandstone paving slabs



Resin bound paving



Scottish beach pebbles by Brett laid over weed-suppressant membrane.



Allison Armour Aquasphere water feature 1.45m Ø



Garden-Sculpture-'Joy' 1200mm high by Sculptor Paul Margetts to be affixed to 600mm high stone pedestal



1.8m high black powder coated railings. [21524]



Zeta bench by HAGS UK, product no. H8037075



Maze Rattan Miami 4 Seat Round Garden Furniture Set From internet.gardner.co.uk

Trees and Architectural Accent Planting



Cupressus 'Goldcrest' topiary spiral 1.75-2.0m high 50 litre as architectural accents to main entrances



Juniperus communis 'Hibernica'



Carpinus betulus 'Frans Fontaine' with clear stem to 2.1m

Indicative Groundcover Planting



Betula albosinensis 'Fascination' (multi-stemmed) specimen trees



Euonymus japonica 'Jean Hugues' low formal evergreen hedges



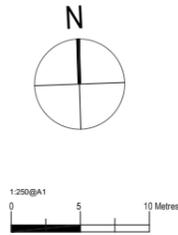
Vinca ssp.



Hebe franciscana 'Variegata'



Lavandula 'Hidcote'



Proposed Tree Planting:

AC Acer campestre 'Elegant'

Ap Acer plantanoides 'Cleveland'

Ba Betula albosinensis 'Fascination'

Cb Carpinus betulus 'Frans Fontaine'

Ps Pinus sylvestris

Note: Specimen trees to be container grown and planted at 12-14cm girth size.

Legend

Paving / Surfacing

- Tobermore Tegula 240x160x80mm blocks in 'Golden' colour laid in herringbone pattern with stretcher border.
- Natural sandstone paving slabs
- Communal garden paths in pale buff resin bound surfacing
- Gripsure composite decking
- Tobermore Tegula block circle in 'Golden' colour
- Scottish beach pebbles

Landscaping

- Existing trees retained
- Proposed tree
- Proposed Scots Pine
- Proposed ornamental groundcover planting
- Amenity grass to be seeded with Emergate E11 Flowering lawn mix
- Emergate EMI General purpose meadow mixture
- 1.2m high hornbeam hedge
- Euonymus japonica 'Jean Hugues' low formal evergreen hedges
- Sedum green roof
- Specimen planting of Juniperus communis 'Hibernica'
- Evergreen topiary spiral architectural accent

Boundary Treatments

- 1.8m high (vertical) fence panels and gates by Jackson Fencing or similar approved
- 1.8m high metal railings
- 1.8m high obscure glass privacy panels

Street Furniture

- Rattan table and chairs
- Hardwood 'Lutyns' 1.8m bench
- Bird feeding station
- Water feature
- Garden-Sculpture-'Joy' 1200mm high by Sculptor Paul Margetts to be affixed to 600mm high stone pedestal
- Raised planter bed

F	10 bees added	MLD	06-04-22
E	Legend updated	ML	10-12-21
D	Hard landscape amendments	ML	09-12-21
C	Hard landscape amendments	ML	28-11-21

Issue Revision Initial Date

matt lee
LANDSCAPE ARCHITECTURE

9, The Street, Monksden, Bishop's Cleeve, Leamington CV32 1DD
email: matt@mattleelandscape.com office: 01273 819195

Project
RESIDENTIAL SCHEME AT BUSH HILL COTTAGE, BUSH HILL, ENFIELD

Client
ARGALL PROPERTIES LTD

Title
LANDSCAPE PROPOSALS

Date	NOV 2018	Scale	1:200@A1
Job No.	PR136	Drawing No.	01
Rev.			F

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ACCOMMODATION SCHEDULE

SITE					
TOTAL GROSS SITE AREA	HECTARES	ACRES	DENSITY dph		
	0.56	1.38	52		
PARKING PROVISION	STANDARD SPACES	DISABLED	VISITOR	ELECTRIC	TOTAL
	31	3	8		42
	2 bed units provided with 1 space				
	3 bed units provided with 1.5 spaces				
	4 bed unit provided with 2 spaces				
PRIVATE AMENITY	SQM	SQFT			
	942	10140			
COMMUNAL AMENITY	SQM	SQFT			
	2385	25672			

RESIDENTIAL TOTALS						
TOTAL MIX	UNITS	%	SQM	SQFT		
	29	100.0%	3781.2	40700		
TOTAL MIX	1B	2B	3B	4B	5B+	SUB-TOTAL
	0	20	8	1	0	29
PERCENTAGE OF MIX	0.0%	69.0%	27.6%	3.4%	0.0%	100.0%
SQM	0	2532.5	1018.7	230	0	3781.2
SQFT	0	27260	10965	2476	0	40700

HOUSE/FLAT TYPE	TENURE	TYPE	SIZE	STOREYS	SQM	SQFT	TOTAL	%	SQM	SQFT
APARTMENT 2B 4P (A)	PRIVATE	Flat	2B	1	121.4	1307	6	20.7%	728.4	7840
APARTMENT 2B 4P (B)	PRIVATE	Flat	2B	1	130.9	1409	11	37.9%	1439.9	15499
APARTMENT 2B 4P (M4(3)) (A)	PRIVATE	Flat	2B	1	121.4	1307	2	6.9%	242.8	2613
APARTMENT 2B 4P (M4(3)) (B)	PRIVATE	Flat	2B	1	121.4	1307	1	3.4%	121.4	1307
APARTMENT 3B 6P (A)	PRIVATE	Flat	3B	1	121.4	1307	3	10.3%	364.2	3920
APARTMENT 3B 6P (B)	PRIVATE	Flat	3B	1	130.9	1409	5	17.2%	654.5	7045
PENTHOUSE 4B 8P	PRIVATE	Flat	4B	1	230.0	2476	1	3.4%	230	2476

RESIDENTIAL PLOT INFORMATION

PLOT.	APARTMENT/HOUSE TYPE.	TYPE	AREA		BEDS	STORAGE SPACE (SQM)	AMENITY.
			SQM	SQF			
PLOT INFORMATION							
BLOCK A							
1	APARTMENT 3B 6P (A)	Flat	121.4	1307	3B	3.1	80
2	APARTMENT 2B 4P (M4(3)) (A)	Flat	121.4	1307	2B	3	66
3	APARTMENT 3B 6P (A)	Flat	121.4	1307	3B	3.1	13
4	APARTMENT 2B 4P (A)	Flat	121.4	1307	2B	4.9	13
5	APARTMENT 3B 6P (A)	Flat	121.4	1307	3B	3.1	13
6	APARTMENT 2B 4P (A)	Flat	121.4	1307	2B	4.9	13
BLOCK B							
7	APARTMENT 2B 4P (M4(3)) (B)	Flat	121.4	1307	2B	3	88
8	APARTMENT 2B 4P (M4(3)) (A)	Flat	121.4	1307	2B	3	84
9	APARTMENT 2B 4P (A)	Flat	121.4	1307	2B	4.9	13
10	APARTMENT 2B 4P (A)	Flat	121.4	1307	2B	4.9	13
11	APARTMENT 2B 4P (A)	Flat	121.4	1307	2B	4.9	13
12	APARTMENT 2B 4P (A)	Flat	121.4	1307	2B	4.9	13
BLOCK C							
13	APARTMENT 2B 4P (B)	Flat	130.9	1409	2B	4.9	78
14	APARTMENT 2B 4P (B)	Flat	130.9	1409	2B	4.9	78
15	APARTMENT 2B 4P (B)	Flat	130.9	1409	2B	4.9	13
16	APARTMENT 2B 4P (B)	Flat	130.9	1409	2B	4.9	13
17	APARTMENT 2B 4P (B)	Flat	130.9	1409	2B	4.9	13
18	APARTMENT 2B 4P (B)	Flat	130.9	1409	2B	4.9	13
19	APARTMENT 3B 6P (B)	Flat	130.9	1409	3B	3.1	13
20	APARTMENT 2B 4P (B)	Flat	130.9	1409	2B	4.9	13
BLOCK D							
21	APARTMENT 2B 4P (B)	Flat	130.9	1409	2B	4.9	72
22	APARTMENT 3B 6P (B)	Flat	130.9	1409	3B	2.5	85
23	APARTMENT 2B 4P (B)	Flat	130.9	1409	2B	4.9	13
24	APARTMENT 3B 6P (B)	Flat	130.9	1409	3B	2.5	13
25	APARTMENT 2B 4P (B)	Flat	130.9	1409	2B	4.9	13
26	APARTMENT 3B 6P (B)	Flat	130.9	1409	3B	2.5	13
27	APARTMENT 2B 4P (B)	Flat	130.9	1409	2B	4.9	13
28	APARTMENT 3B 6P (B)	Flat	130.9	1409	3B	2.5	13
29	PENTHOUSE 4B 8P	Flat	230	2476	4B	6.7	51

GDV of Scheme

Unit	Storage SQM	Beds	NIA (Sq M)	NIA (Sq ft)	Parking Space	Suggested Asking Price	Net £psf
Block A							
1	3	3B	121	1,307	1.5	£1,150,000	£880
2	3	2B	121	1,307	1	£1,100,000	£842
3	3	3B	121	1,307	1.5	£1,175,000	£899
4	5	2B	121	1,307	1	£1,125,000	£861
5	3	3B	121	1,307	1.5	£1,200,000	£918
6	5	2B	121	1,307	1	£1,250,000	£957
Block B							
7	3	2B	121	1,307	1	£1,100,000	£842
8	3	2B	121	1,307	1	£1,100,000	£842
9	5	2B	121	1,307	1	£1,125,000	£861
10	5	2B	121	1,307	1	£1,125,000	£861
11	5	2B	121	1,307	1	£1,150,000	£880
12	5	2B	121	1,307	1	£1,150,000	£880
Block C							
13	5	2B	131	1,409	1	£1,150,000	£816
14	5	2B	131	1,409	1	£1,150,000	£816
15	5	2B	131	1,409	1	£1,175,000	£834
16	5	2B	131	1,409	1	£1,175,000	£834
17	5	2B	131	1,409	1	£1,175,000	£834
18	5	2B	131	1,409	1	£1,175,000	£834
19	3	3B	131	1,409	1.5	£1,250,000	£887
20	5	2B	131	1,409	1	£1,200,000	£852
Block D							
21	5	2B	131	1,409	1	£1,150,000	£816
22	3	3B	131	1,409	1.5	£1,200,000	£852
23	5	2B	131	1,409	1	£1,175,000	£834
24	3	3B	131	1,409	1.5	£1,225,000	£869
25	5	2B	131	1,409	1	£1,175,000	£834
26	3	3B	131	1,409	1.5	£1,225,000	£869
27	5	2B	131	1,409	1	£1,175,000	£834
28	3	3B	131	1,409	1.5	£1,250,000	£887
29	7	4B	230	2,476	2	£1,975,000	£798
			3,781	40,700		£34,750,000	£854

Assumptions / Notes:

- 1 Pricing based on schedule of accommodation and floor plans provided by the client.
- 2 Reasonable levels of ground rent and service charges.
- 3 High specification levels, in-line with expectations for new builds in the area.
- 4 Apartments are sold on long leases - minimum 250 years. Houses are sold freehold.
- 5 Prices include car parking revenue.
- 6 High on-site security provisions including controlled access and CCTV.





TENURE

The property is held freehold.
Offers in POA for the freehold interest with
the benefit of planning permission and vacant
possession.

VAT

The property is not elected for VAT.