

The Shires Estate

Baseline Study | August 2025

Introduction

This study has been prepared for Enfield Council to inform its consideration of options for the Shropshire House and Cheshire House ('the blocks') which have structural safety issues. The purpose of this study is to test the capacity of the site of the blocks, once they have been demolished, together with adjacent Council owned land within the wider Estate to understand the number of new homes that could potentially be delivered.

The findings presented are indicative capacity studies only. Any future delivery of new homes will be subject to detailed design development and undertaken in full consultation with existing residents of the Estate to ensure their needs and aspirations are reflected in the regeneration process.

The report begins by reviewing the planning policy context, including relevant local and regional policies such as the Enfield Core Strategy, Development Management Document, Local Plan (2039), and the London Plan. These policies set out key requirements for housing mix, design standards, sustainability, flood risk management, and accessibility.

It then examines site constraints, such as flood risk (Flood Zone 2), existing infrastructure (substation and HV cables), potential land contamination, mature trees, noise from major roads, and parking limitations. These factors influence the design and feasibility of redevelopment.

The study also identifies opportunities for regeneration, including improving connectivity, creating green links between parks, enhancing active frontages, optimising underutilised land, and establishing a new community heart. Opportunities to integrate commercial uses and improve safety and public realm are also explored.

Finally, the report tests capacity options to understand potential housing delivery:

- Option 1: Introduces new homes (approximately 267 units) and proposes a 15-storey tower.
- Option 2: Similar principles but with reduced heights (12-storey tower) and lower overall density (approximately 204 units).

Both options aim to balance housing delivery with design quality, amenity provision, and compliance with planning policy.



Location

- 1. Meridian Water Phase 1
- 2. Kenninghall Open Space
- 3. Craig Park
- 4. Montagu Recreation Ground
- 5. Florence Green Park
- 6. Wild Marsh West
- 7. Pymmes Park
- 8. Sports complex
- 9. Stadium
- 10. Water reservoirs
- 11. Industrial estate
- 12. Hospital
- 13. Local shops
- 14. Supermarket
- 15. Education
- 16. Shopping centre



- Site
- Parks and gardens

Existing massing

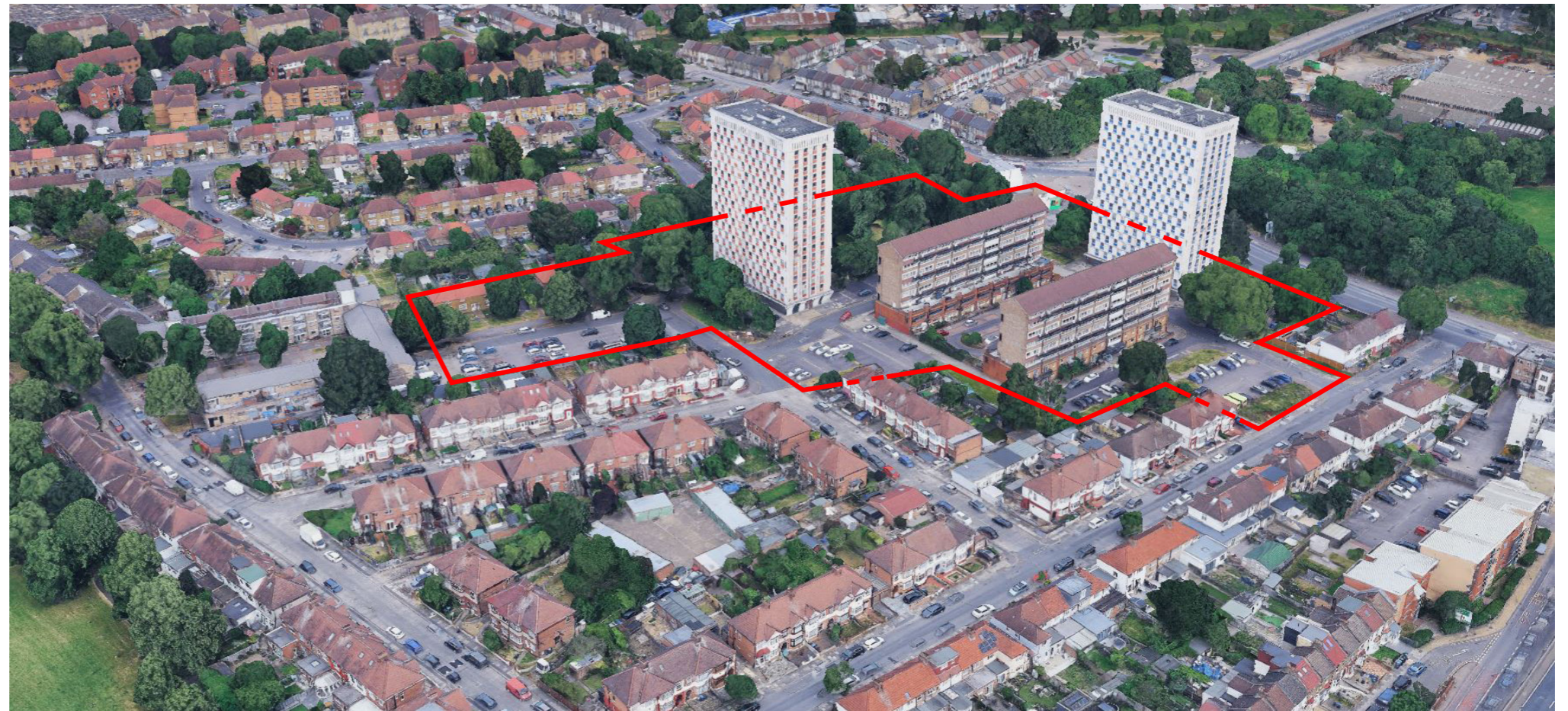
Street views



View from Cavendish Cl looking north



View from Ellanby Cres looking north



Existing site aerial view



Cavendish Cl between Hereford House and Leicester House



View from Ellanby Cres looking east



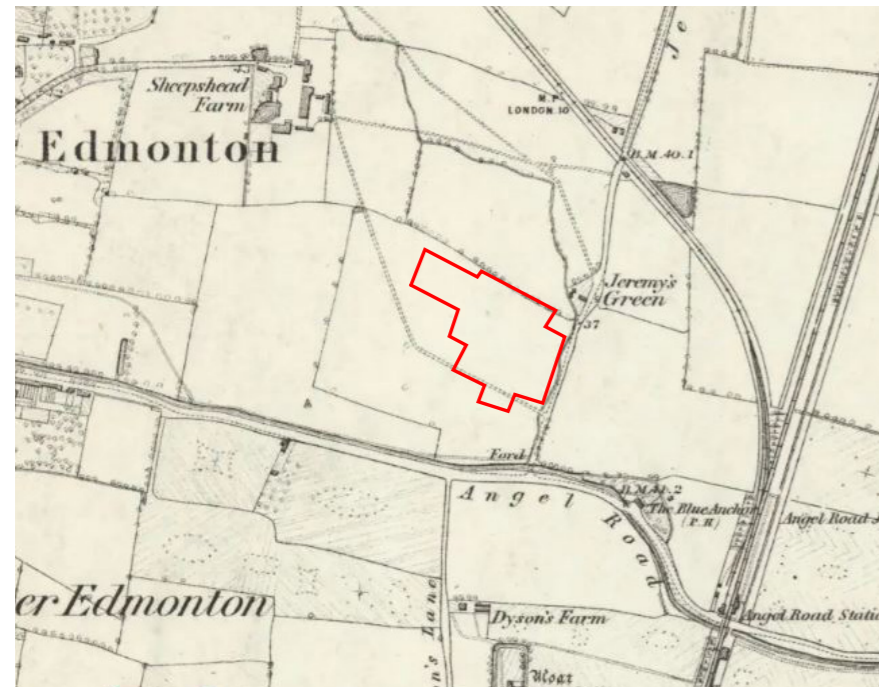
View from Montagu Rd looking west



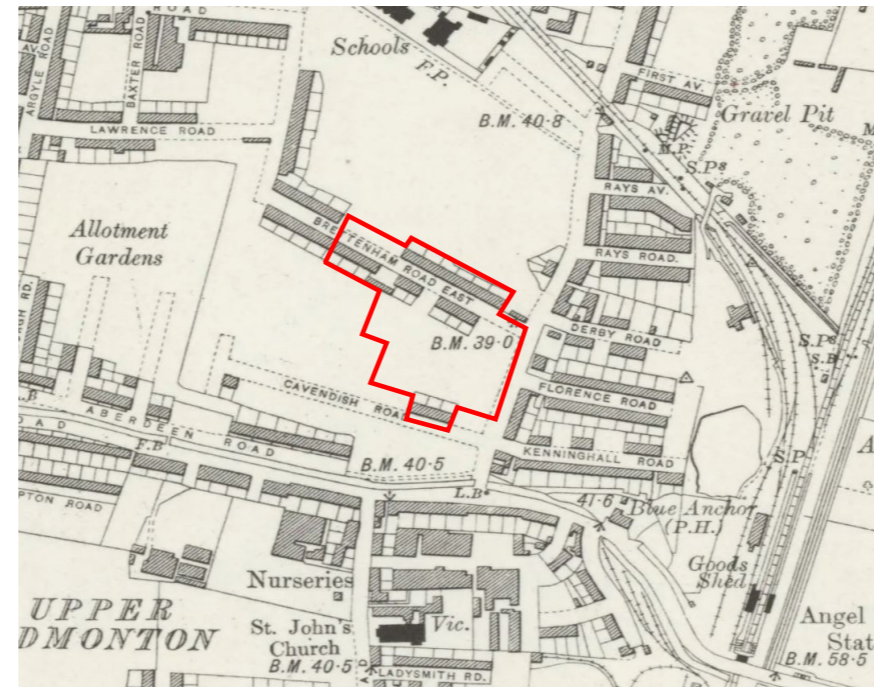
View from Craig Park Rd looking east

Historic context

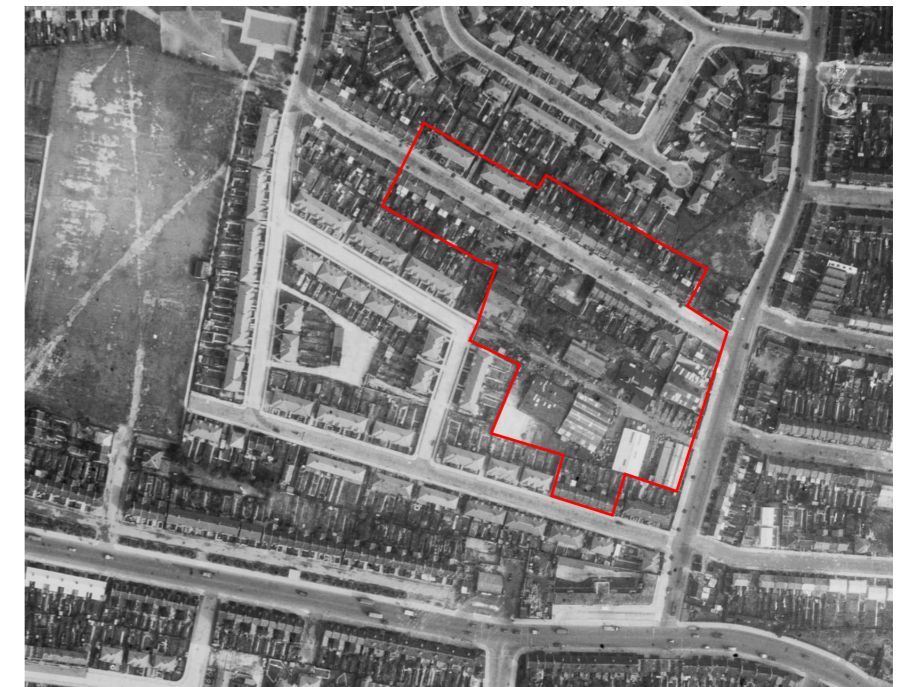
Urban pattern development



The site in the 1863



The site in 1913



The site in 1946



The site in 1988, with a podium between Hereford Hse. and Leicester Hse.

Planning constraints

Boundary / Land ownership

Title reference: EGL348782, MX376517, MX230470, NGL98571, NGL19632, etc.
Owner: Enfield
Tenure: freehold
Primary use: residential

Local development activity

Meridian Water Phase 1 (500m south of the site): includes up to 725 residential units, a new station building, platforms, and interchange facilities. It will feature 950 sqm of retail space, 600 sqm of community space, and 750 sqm of leisure space. The development also includes infrastructure works, roads, cycle-ways, footpaths, utility works, drainage, an energy centre, public open spaces, and children's play areas. Reference: 16/O1197/RE3.

Joyce & Snells Estate regeneration. Phased demolition of all buildings and residential-led redevelopment with ground floor commercial and community spaces. Reference: 22/O3346/OUT

Upton & Raynham regeneration. Demolition of Beck House and construction of residential dwellings and commercial floorspace, landscape and improvements and change of use of Scott House garages to provide community and Estate management space. Reference: 21/O4271/RE4 and 24/O3918/VAR

Planning history

LBE/67/0043 - Residential development, 1948

1968 - Brettenham Road East Phase II is approved

15/O3872/RE4 - Hereford Close - Roof replacement with new waterproofing, rainwater drainage upgrades, new balustrading/screens, bird netting for balconies and fire escapes, window and door replacements (as needed), and upgraded lighting. Repairs to masonry, fire escapes, and balustrading, redecoration, replacement of reception and lightning protection systems, extractor fans, and minor estate improvement

15/O3917/RE4 - Leicester House - External improvements: roof replacement, waterproofing, upgraded rainwater goods, new balustrading/screens/doors, fire escape, windows, lighting, extractor fans, bird netting/spikes, and repairs to paving, fencing, masonry, concrete, and balustrading. Redecoration of painted surfaces.

17/O2695/RE4 - Leicester House - Change of use of existing store and walkway to 1 x studio flat with private amenity space.

19/O4178/RE4 - 227-297 Brettenham Road - External works and communal upgrade works to the existing block to include window and external door replacement, flat entrance door replacement, roof repairs, external refurbishment and repair works and installation of new fencing to the roof level drying area and to the front gardens.

Key planning policies

Enfield Core Strategy

CP 1 - Strategic Growth Areas - Both the North Circular Road and the Lee Valley are considered areas suitable for growth and regeneration. The site sits close to the South-East junction of both strategic areas.

CP 2 - Housing Supply and Locations for New Homes - Two of the areas selected for housing growth and to achieve the housing target are the North Circular and Central Leaside (Meridian Water). The proposed site is close to both of them.

CP 3 - Affordable housing - The borough-wide targets for affordable housing are 40%, with a tenure mix ratio of 70% social rent and 30% intermediate provision.

CP 4 - Housing quality - High quality design and sustainability required for all new homes. Developments should follow the London Plan and aim to exceed Code for Sustainable Homes Level 3. Homes must meet Lifetime Homes standards. 10% of new homes should be suitable or adaptable for wheelchair users. Units should range in size.

CP 5 - Housing types - Range of housing sizes to meet housing needs. Market and social rent housing mixes. However Enfield Local Housing Needs Assessment 2020 is considered more relevant / current:

Market housing mix:

- 20% 1-2 bed flats (1-3 persons)
- 15% 2 bed houses (4 persons)
- 45% 3 bed houses (5-6 persons)
- 20% 4+ bed houses (6+ persons)

Social rented housing mix:

- 20% 1-2 bed units (1-3 persons)
- 20% 2 bed units (4 persons)
- 30% 3 bed units (5-6 persons)
- 30% 4+ bed units (6+ persons)

Intermediate sector: Range of housing types, including affordable homes for families, determined on a site-by-site basis.

Density of development: Efficient use of land while respecting neighbourhood quality, character, and accessibility.

CP 9 - Supporting community cohesion

Reducing crime and anti-social behaviour using design principles for community safety.

Encouraging community participation in planning and decision-making processes.

Providing community facilities to support local needs.

CP 20 - Sustainable energy use and energy infrastructure - The site sits close to Energetik's Meridian Water Heat Network and the possibility of connecting to this off-site heat source should be explored for any new development.

CP 25 - Pedestrians and Cyclists - Developing and implementing improvements to strategic and local walking and cycle routes. Improving the quality and safety of the public realm.

CP 28 - Managing Flood Risk Through Development - Emphasis on flood-resistant and resilient design, including setting back from watercourses.

Requirement for Sustainable Drainage Systems (SUDS) in all developments.

Investigation and mitigation of surface or groundwater flooding risks for proposed developments.

CP 30 - Maintaining and improving the quality of the built and open environment

High quality, design-led developments with special regard to context.

- Promote attractive, safe, accessible, inclusive, and sustainable neighbourhoods.
- Adopt design quality standards:
- Restore and enhance blue ribbon network and green assets.
- Address urban edge issues.
- Reverse decline in street greenery, architectural detailing, and boundary treatments.
- Extend Enfield Characterisation Study to identify:
- Poor quality environments needing improvement.
- Strategic design intervention opportunities.
- Areas of distinctive quality needing protection.
- Areas suitable for tall buildings.
- Important strategic and local views.

- Opportunities to enhance local distinctiveness.
- Prepare tailored design standards:
- Guide development in areas of significant change.
- Produce site-specific planning and design briefs.
- Coordinate activities to protect and enhance the public realm.

CP 35 - Lee Valley regional park and waterways

The site sits within a Deficiency Area in terms of access to ecological designations.

CP 37 (Central Leaside) and CP 38 (Meridian Water) - both zones in close proximity to the site. Focus on high quality public realm, flood risk reduction, connectivity and linking green spaces with new and existing communities, to develop a sustainable, connected and community.

Enfield Development Management Document (DMD)

DMD 6 - Residential Character - Developments should have regard to the form, function and structure of an area and the scale mass and orientation of surrounding buildings.

DMD 8 - General Standards for the New Residential Development - This ensures that the new residential development is of a high quality standard internally, externally and in relation to its context.

DMD 9 - Amenity Space - Requires that a new residential development must provide quality private amenity space, is not overlooked and has minimum area standards.

DMD 10 - Distancing between buildings, new and existing. 22-30m back to back depending on proposed heights, and 11 meters side to side.

DMD 37 - Achieving High Quality and Design-Led Development - Aims to ensure that high standards of design are taken into consideration, with reference to boundary treatment of the property, the use of materials and the proposals sitting, layout, alignment, spacing, height, bulk and massing.

DMD 38 - Design process. Design and Access Statement requirements. Pre-applications.

DMD 45 - Parking Standards and Layout - Car Parking and cycling provisions to be considered against London Plan requirements and PTAL levels. Parking Design guidelines. Car Clubs are encouraged.

DMD 47 - New Roads, Access and Servicing. Provisions for pedestrians, cyclists, public transport and private vehicles are described. New developments should encourage walking and cycling, whilst enough space is provided for servicing, vehicle circulation and access.

DMD 49 - Sustainable Design and Construction Statements - All developments must achieve the highest sustainable design and construction standards, and include measures to mitigate and adapt to climate change. A Sustainable Design and Construction statement is required for all planning applications.

DMD 51 - Energy Efficiency Standards - Maximise fabric efficiency and the benefits of passive design. Connect where possible with decentralised energy networks, as per DMD 52.

DMD 59 - Avoiding and Reducing Flood Risk. Prepare a site-specific Flood Risk Assessment as indicated in DMD 60. Ensure no net loss of flood storage on site. Prevent the loss of permeable areas and soft landscaping.

Planning constraints

DMD 61 - Managing Surface Water - A drainage strategy will be required. Maximise the use of Sustainable Drainage Systems.

DMD 62 - Flood Control and Mitigation Measures - New developments should incorporate flood resilient and flood resistant design measures.

Enfield Local Plan (2021)

Enfield Council is in the process of updating its adopted Local Plan. This is currently under preparation and consultation. Some of its relevant policies and key ideas are listed below:

SS1 - Spatial Strategy - 25,000 new homes to be delivered up to 2039, with Meridian Water as one of the main place-making areas. High quality, well designed developments that enhance urban greening. Tall building development only in appropriate urban locations and with exemplary quality.

Existing residential neighbourhoods will be the focus of smaller scale developments and improvements to connectivity, local environmental improvements and improvements to local infrastructure.

SS2 - Making good places

The site is between three of the Place Making Areas described: Meridian Water (PL5), Angel Edmonton (PL4) and Edmonton Green (PL3).

SE1 - Responding to the climate emergency

SE2 - Sustainable design and construction

SE4 - Reducing energy demand

SE8 - Managing flood risk

SE10 - Sustainable drainage systems

DE1 - Delivering a well-designed, high quality and resilient environment - Scale of change recommendation (diagram 7.1) is *Transformative* for the proposed development site.

DE2 - Design process and the Design Review Panel

DE5 - Strategic and local views - the site is at the edge of view no.10, 'Ponders End'.

DE6 - Tall buildings - The site does not sit in an Appropriate location for tall buildings according to Figure 7.4. Following Figure 7.3, a building on site is considered tall following the London Plan definition (21m). Due to the existing tower blocks, there is an area within the site where the proposed buildings can be up to 27m without being considered tall buildings.

DE13 - Housing standards and design - 10% of all units should be wheelchair accessible or easily adaptable. The building as a whole should be designed to be accessible to wheelchair users. New residential development should be set back from existing amenity by a minimum of 1.5m per floor.

DE14 - External amenity standards - minimum external amenity as per table 7.2

H3 - Housing mix and type - Dwelling size priorities per tenure on table 8.4: 3-bed and 4-bed dwellings are designated as high priority in the private market tenure. Minimum 10% M4(3) dwellings.

Enfield Local Plan 2039 (for consultation)

Policy H3 Table 8.5:

	Studio	1B	2B	3B	4B+
Market	Low priority	Low priority	Medium priority	High priority	High priority
Social rent	Low priority	Medium priority	High priority	High priority	Low priority
Intermediate	Low priority	High priority	High priority	Medium priority	Low priority

Enfield Local Housing Needs Assessment

Tenure mix: 50% market, 50% social

Market mix	
1B	7%
2B	22%
3B	20%
3B 2-storey	21%
4B+ 2-storey	30%

Social rent mix	
1B	15%
2B	35%
3B	20%
3B 2-storey	22%
4B+ 2-storey	8%

London Plan (2021)

Relevant policies:

GG4 - Delivering the homes Londoners need - strategic target of 50% of all new homes to be affordable

Policy SD1 - Opportunity Areas - The site is within the Lee Valley Opportunity Area

Policy D4 - Delivering good design

Policy D6 - Housing quality and standards

Policy D7 - Accessible housing

Policy D8 - Public realm

Policy H1 - Increasing housing supply

Policy H4 - Delivering affordable housing

Policy SI 3 - Energy infrastructure

Policy SI 12 - Flood risk management

Policy SI 13 - Sustainable drainage

Policy T2 - Healthy Streets

Policy T5 - Cycling

Policy T6 - Car parking - Maximum parking provision 0.75 - 1.5 spaces per dwelling depending on number of beds

Enfield's Blue and Green Strategy

Area 3: Edmonton is identified in this document as the one with the most resident dissatisfaction with their open spaces. Lack of open space provision, and poor accessibility to them, with too few connections between existing green areas and the Lee Valley Regional Park. Opportunities identified for the area:

- Create small linear parks
- Hubs and gateways into the Lee Valley Park
- Improve existing open spaces and increase urban greening.
- Create a continuous urban park extending across several development sites.

Report on Location of Tall Buildings and Important Local Views in Enfield

Extract, p.13: Cheshire House: Out of centre location, inappropriate for a very tall building.

Not of high quality architectural standard, do not contribute positively to the public realm, are intrusive in long distance views and do little to add legibility to the borough. However, the site has reasonable public transport access and is located within a regeneration area.

Other local and national relevant policies

- North East Enfield Area Action Plan AAP (2016)
- Upper Lee Valley Opportunity Area Planning Framework (2013)
- Adopted Policies Map
- Enfield Parks & Open Spaces Strategy 2021-2031
- More and better homes for Enfield - Housing and Growth Strategy 2020-2030 - laid the foundations for significant new housing growth in the borough.
- London's Green Grid initiative
- Infrastructure Delivery Plan
- National Planning Policy Framework
- Edmonton Leaside Area Action Plan 2020
- Emerging Infrastructure Delivery Plan

Other material considerations

- Future of Shropshire and Cheshire House, LBE, 2023 report - After resident consultation and consideration of several options, the report identifies the decommissioning of both towers and decanting all residents into suitable off-site accommodation as the preferred solution.
- Housing Design Standards LPG
- Nationally Described Space Standards (NDSS)
- BRE daylight and sunlight guidance

- BREEAM Home Quality Mark
- Secured by Design guidance
- Housing Quality Indicators
- LETI Climate Emergency Design Guide
- National Design Guide
- Enfield Characterisation Study
- Meridian West SPD

Key considerations

- Site boundary - see in this report assumed red line.
- Site area is 21,520sqm / 2.15ha
- Assumed existing number of dwellings: 299 (TBC)
- Existing site density is 139dw/ha (TBC)
- Existing site accommodation (tenure split, dwelling mix) TBC.
- There are no conservation areas within 300meters of the site. The closest ones are Fore Street CA and Montagu Rd Cemeteries CA.
- The PTAL access level is 2 for most of the site, and 1b on some small areas near the north boundary. If residents with existing car parking spaces are returning to the redeveloped site, it may be necessary to maintain the existing number of parking spaces. Parking provision can be a limiting constraint to any proposed number of dwellings. Any overall loss in car parking provision will need to be justified.
- There appear to be no Tree Protection Orders within or around the site, but any loss of existing healthy trees would need to be justified.
- The site is located within a residential area, characterised typically by pitched roof two-storey houses built in short terraces.
- The site contains two 8-storey blocks and two 18-storey towers so there is scope for a certain height in the right areas of the site. However maintaining the current height may prove difficult, as the two towers are marked as 'Inappropriate Location, Inappropriate Building' in the *Report on Location of Tall Buildings and Important Local Views in Enfield*.
- The current condition of Shropshire and Cheshire House and the maintenance costs of retaining them have made the demolition of the towers and the redevelopment of at least part of the site, a more feasible option in terms of planning risks.

Recommendation

- The redevelopment of the site for residential use is supported in principle in local planning policy. The site is not allocated for redevelopment but it is within a regeneration area, and the two 18-storey towers have been recommended for demolition.
- Design, scale massing and appearance will be key factors in the acceptability of redeveloping the site. The current baseline study focuses on place-making, scale, massing and indicative numbers, but more detail particularly around design, layout, parking, existing services and community consultation will be required.
- The design of any proposal must give consideration to the character of the area, which may restrict potential for height. The development must seek to minimise negative impacts on neighbouring residential amenity with regards to protecting daylight / sunlight, outlook and privacy of existing residents. Rights of light of existing residential properties must also be a consideration.
- The design of any residential development on the site should seek to comply with the key planning policy requirements set out in this document and within local planning policy.
- Residents of Cheshire and Shropshire House are in favour of moving on to a new home. However other neighbours, particularly leaseholders, may be opposed to certain changes. In order to achieve the best possible results, any new redevelopment should be designed and planned with the knowledge and participation of the local community.

Briefing Assumptions

This report has been produced to test the possibilities of providing a qualitative and quantitative housing gain at the Shires Estate, in order to provide replacement housing for in place of the 204 dwellings in the two structurally unsound tower blocks currently on the site. The proposed new homes will be built to replace the existing homes of Cheshire House and Shropshire house but will not be like-for-like replacements.

Housing Assumptions

The tenure mix that we are working to for these proposed options is derived from the below figures:

Enfield Local Housing Needs Assessment

Tenure mix: 100% social

Social rent mix	
1B	15%
2B	35%
3B	20%
3B 2-storey	22%
4B+ 2-storey	8%

Local Plan 2039 Policy H3 Table 8.4 used for social/affordable rented homes:

	Studio	1B	2B	3B	4B+
Social rent	Low priority	Medium priority	High priority	High priority	Low priority

Minimum distances between buildings are derived from the below policy:

Enfield Core Strategy

DMD 10 - Distancing between buildings, new and existing. 22-30m back to back depending on proposed heights, and 11 meters side to side.

Parking Assumptions

The existing parking ratio for the site is estimated to be 0.7 spaces/dwelling, taking into account all parking spaces within the red line boundary.

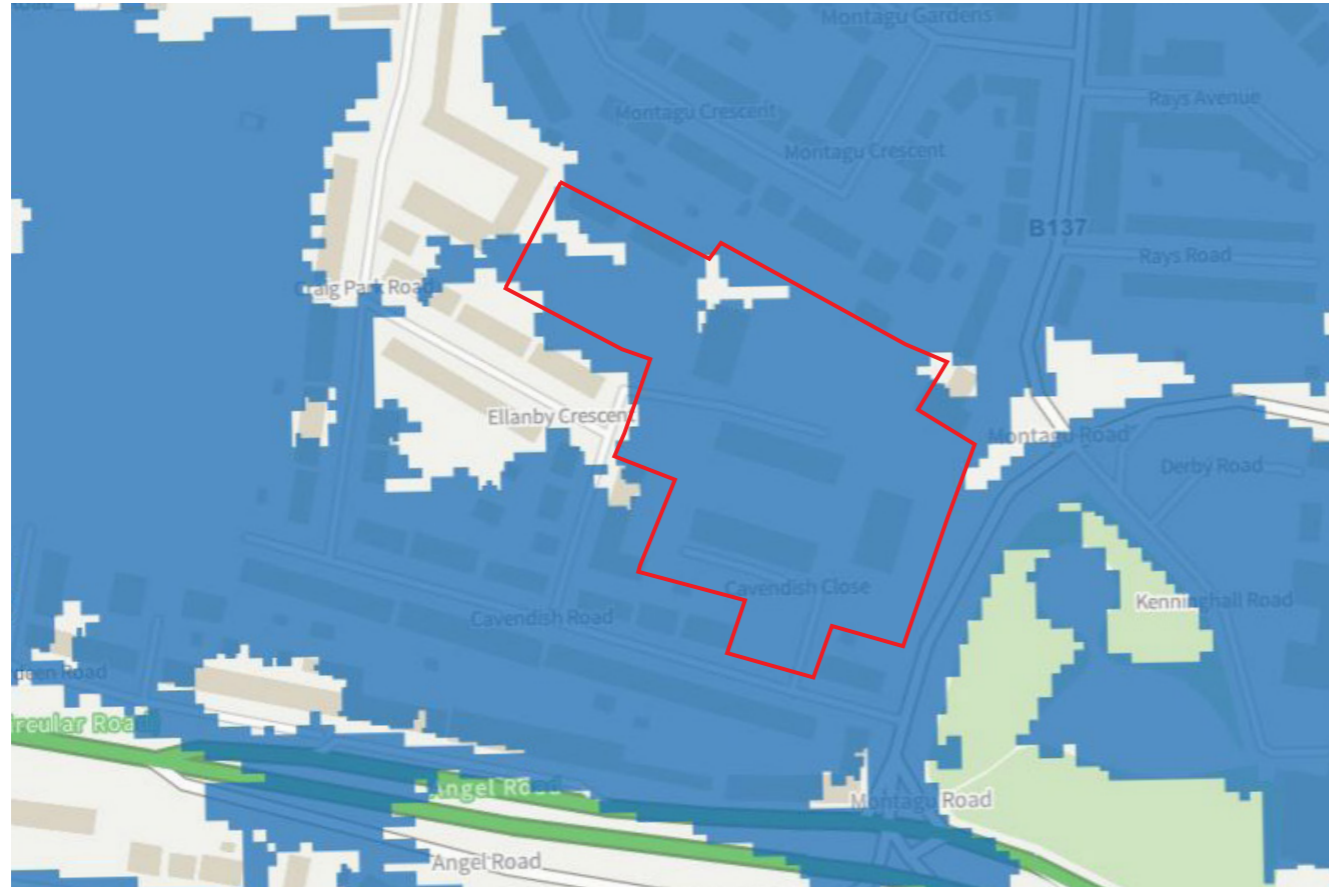
Proposed options are designed to re-provide existing returning homes at a ratio of half the existing ratio, excluding Cheshire House and Shropshire House.

New uplift homes will have a parking ratio the same as the ratio of the nearby Meridian Water development: 0.23 spaces/dwelling.

These ratios are assuming no podium parking in any proposals.

Flood risk

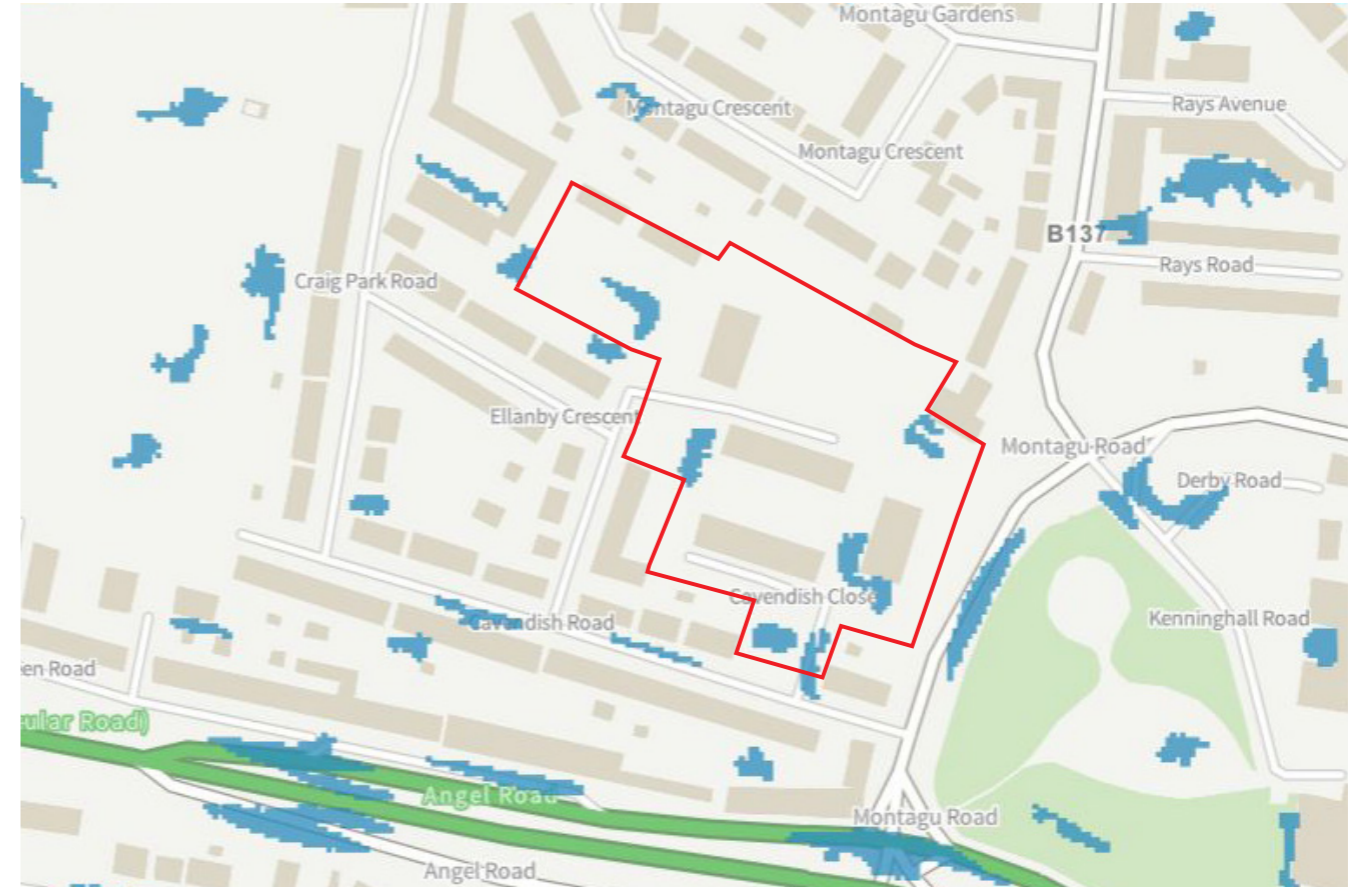
Flood zones



- Site
- Flood zone 2

Source: Gov.uk flood map for planning

Surface water

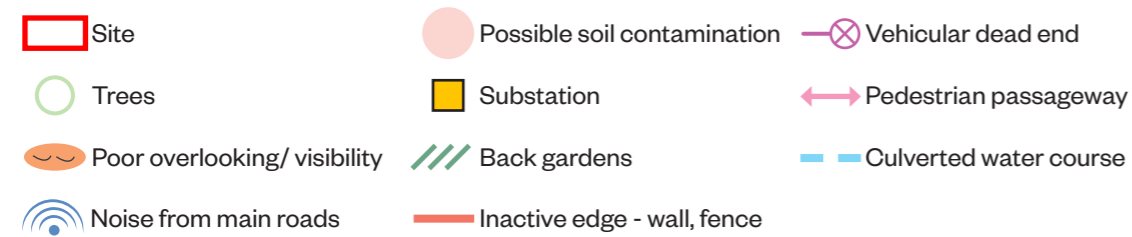


- Site
- Flood extent

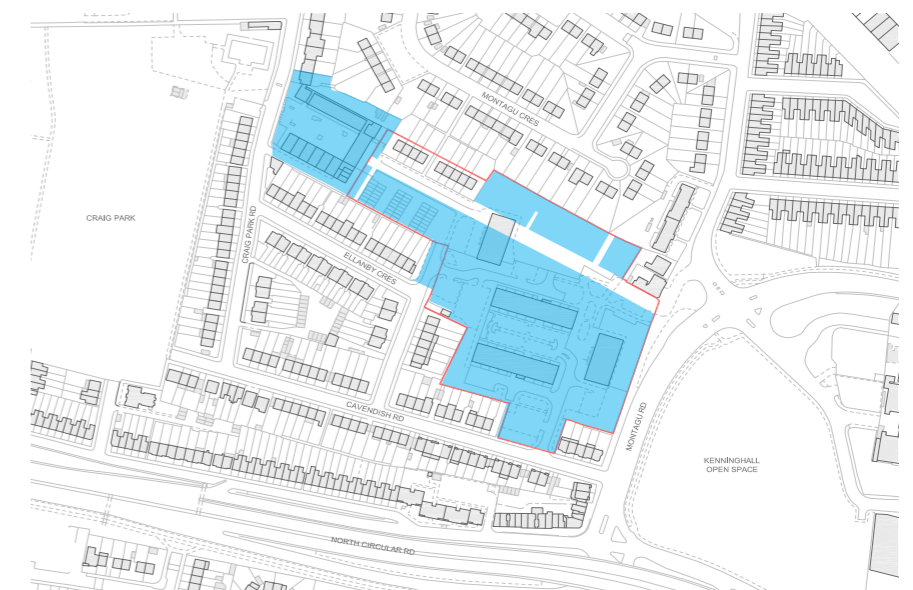
Source: Gov.uk flood map for planning

Constraints

Context



1. **Noise:** traffic noise from Montagu Road and North Circular Road.
2. **Existing substation:** retention or relocation has design and cost impacts. Potential existing HV cables on site and into the sub-station.
3. **Potential land contamination:** due to historical industrial uses.
4. **Safety:** back garden fences enclosing the site, leaving areas poorly overlooked, inactive day and night.
5. **Vehicle infrastructure:** existing culs-de-sac are inefficient and redundant.
6. **Mature trees:** existing trees have grown to suit the current site layout. Any proposed improvements to the site layout will need to be weighted against the loss of existing trees. No TPOs on site. Associated costs to existing trees maintenance.
7. **Land ownership:** not all the land within the site boundary is publicly owned.
8. **Water service below Montagu Rd:** potential easement that can constrain buildings or tall buildings (piled foundations) within a certain distance.
9. **Parking:** PTAL access level for most of the site is 2.
10. **Views:** the site sits at the western edge of Enfield's Important Local View no.10 - Ponder's End.
11. **Flood risk:** Most of the site is located within Flood Zone 2 and there is limited potential for surface water flooding on site (see next page).



Public land within site
Extent of public ownership TBC

Opportunities

Context



- | | | | | |
|------------------|------------|-------------------------|----------------------------------|-----------------------------------|
| Site | Local shop | Existing trees | Existing cycling route | Potential community heart |
| Bus stop | Commercial | Sports facilities | Enfield's proposed cycling route | East-west green spaces connection |
| Meridian Water | Cafe | Repair street frontages | Orientation | Opportunity for height |
| Walking distance | Parks | Activate back gardens | Youth Centre | |

- 1. Access:** there are several public transport options within walking distance of the site, including: two bus stops within a 5 minute walk; Meridian Water train station is a 10-12 minute walk; Silver Street Overground station is a 15 minute walk; Edmonton Green station is a 20 minute walk.
- 2. Local amenities:** cafe and local shops within and around the site. Edmonton centre is within a 20 minute walk.
- 3. Activities for the local community:** Craig Park sports pitches and Youth Centre and Angel Gardens Parkour Park are nearby.
- 4. Green amenities:** Kenninghall Open Space and Craig Park are located at the east and west ends of the site, respectively. Lee Valley Walk and Wild Marsh East are within a 30 minute walk.
- 5. Existing trees:** large, mature trees on site provide natural screening and visual amenity.
- 6. Green link:** opportunity to improve east/west connections across the site and create a green link connecting the two parks.
- 7. Street network:** opportunity to reinstate the surrounding urban block and street network, stitching into the existing street network where possible to encourage active travel and sustainable transport.
- 8. Street frontages:** potential to reinforce active street frontages, to increase safety and private/public space definition.
- 9. Density:** opportunity to optimise underutilised space on the site to provide more homes while enhancing public safety.
- 10. Back garden frontages:** potential to activate or protect existing back garden fences which are currently inactive.
- 11. Community heart:** potential to create a new heart for the community.
- 12. Commercial use:** opportunity to strategically relocate commercial uses on site for increased footfall and access.

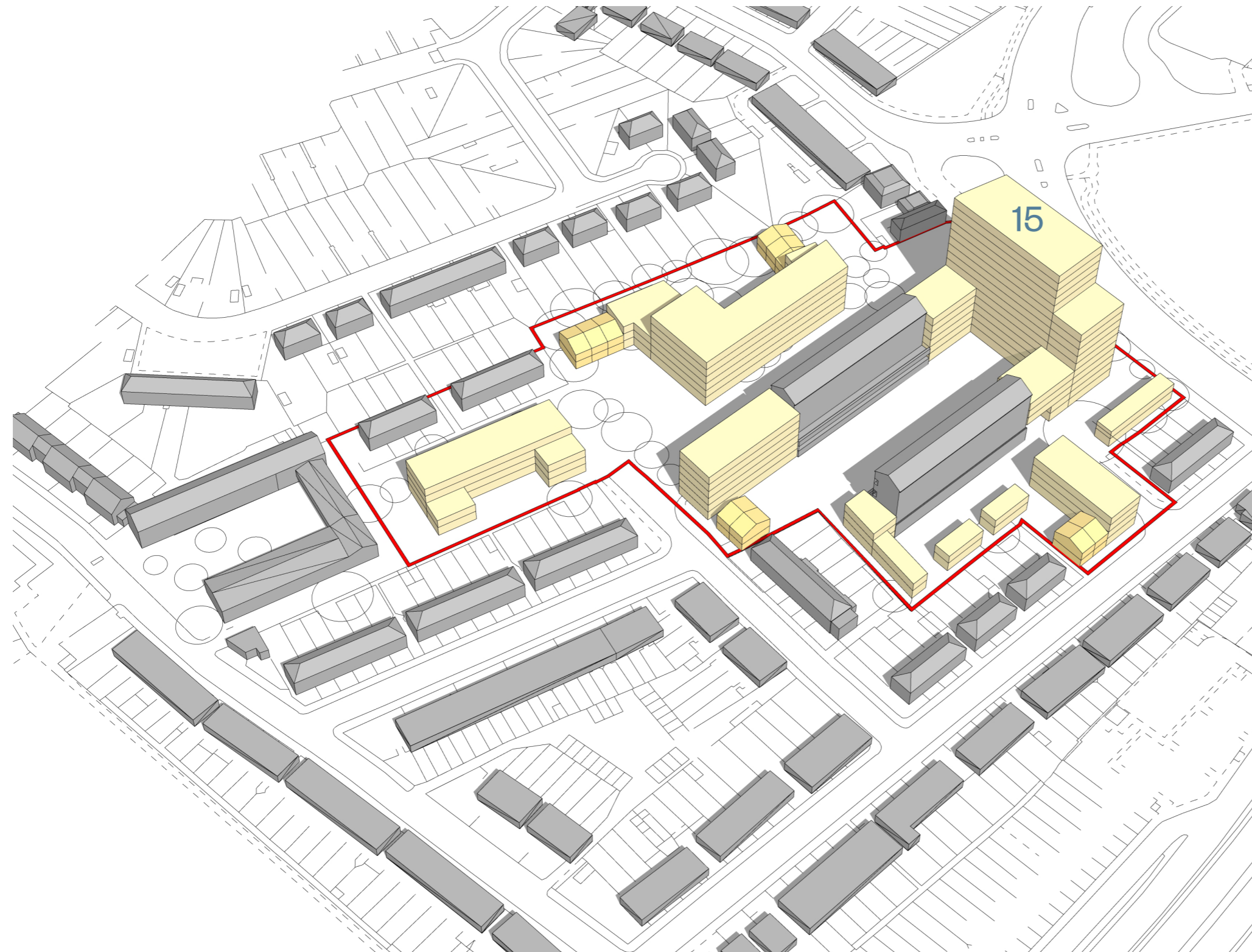
Place-making principles



- Site
- ♥ New community heart
- Meridian Water
- ★ Opportunity for height
- ← Primary pedestrian and cycling priority routes
- ← Secondary routes
- Private courtyards
- Public green space
- Commercial space
- Park

1. Create a series of pocket parks in public open space and semi-private courtyards throughout the site to provide for the local community.
2. Reinststate the urban block and street network, stitching into the existing street network where possible to enhance connectivity and promote active travel and sustainable transport use.
3. Optimise underutilised space on the site to provide more high-quality homes and improve safety on site.
4. Focus height on the eastern periphery of the site to minimise impact on the surrounding area and limit overshadowing on open space.
5. Strategically relocate commercial space at ground floor level on the frontage with Montagu Road to enhance footfall en route to Meridian Water.

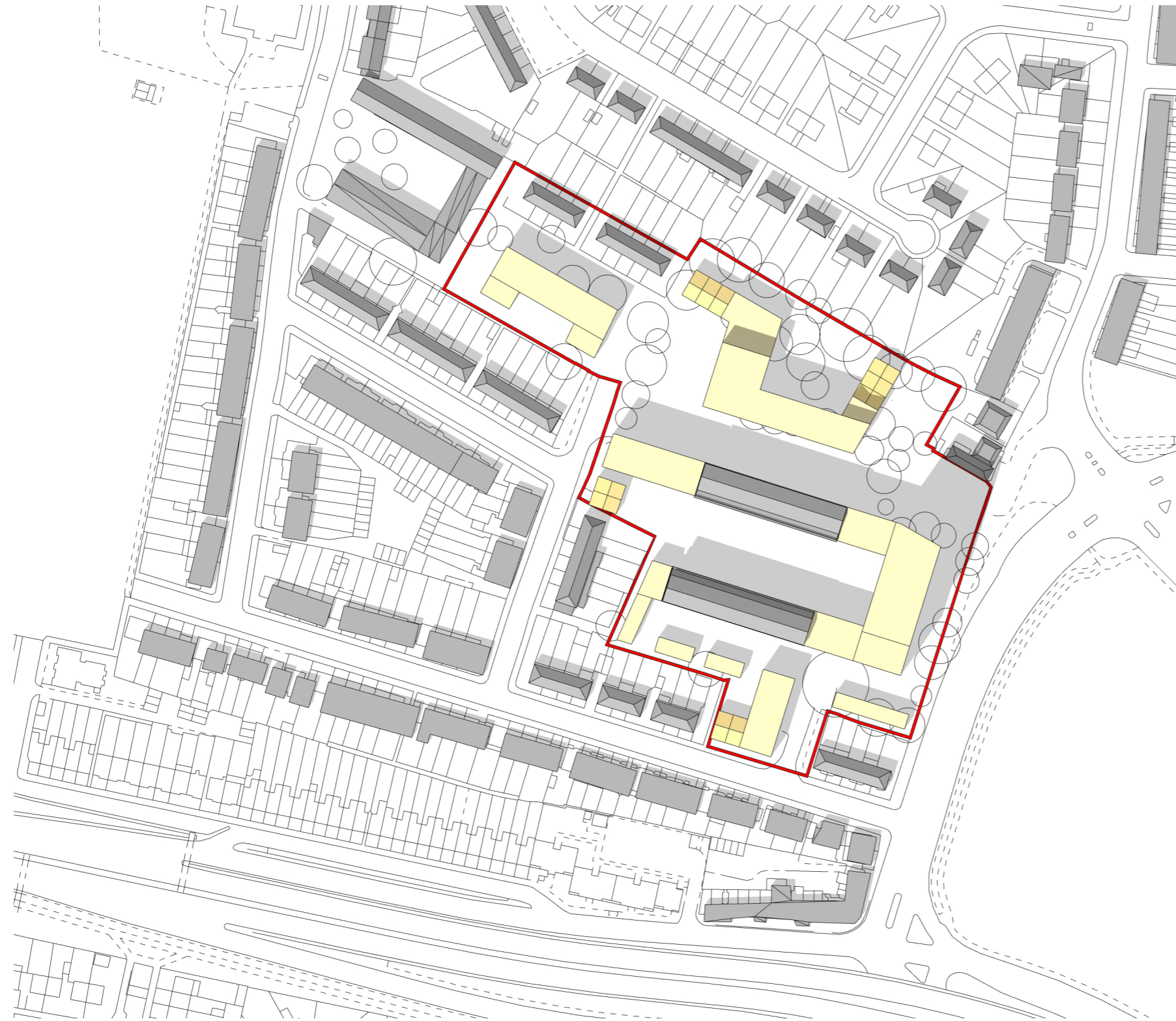
Development capacity option 1



- New homes proposed to meet NDSS space standards, with high energy efficiency and acoustic performance to replace existing low quality housing stock in Cheshire House and Shropshire House
- Retention of Hereford House and Leicester House, that linked with new buildings create a new courtyard block to provide private amenity space for residents
- New homes provide a mixture of family houses and apartments to reflect local housing need
- All other buildings on site are retained
- All the proposed new buildings are non-High Risk Buildings with the exception of the proposed tower by Montagu Road
- The proposed new tower height (15-storeys) is kept below the top level of the existing towers
- The proposed layout enhances the distinction between public, communal and private spaces, and re-provides a more street based character to the estate, improving the sense of place within the existing estate and encourage safer east-west pedestrian routes through the estate
- Active frontages are proposed at ground floor level to all new buildings to increase security and minimize inactive / vulnerable back garden fences across the Estate.
- Access to existing back garden garages is retained (with the potential to close back garden doors to increase security)
- Existing mature trees retained where possible around the new buildings and supplemented with new street tree planting to enhance the overall biodiversity of the estate following development
- Opportunity to refurbish Hereford and Leicester House to further improve front/back definition and promote active frontages at ground floor

- Proposed Residential
- Retained Residential

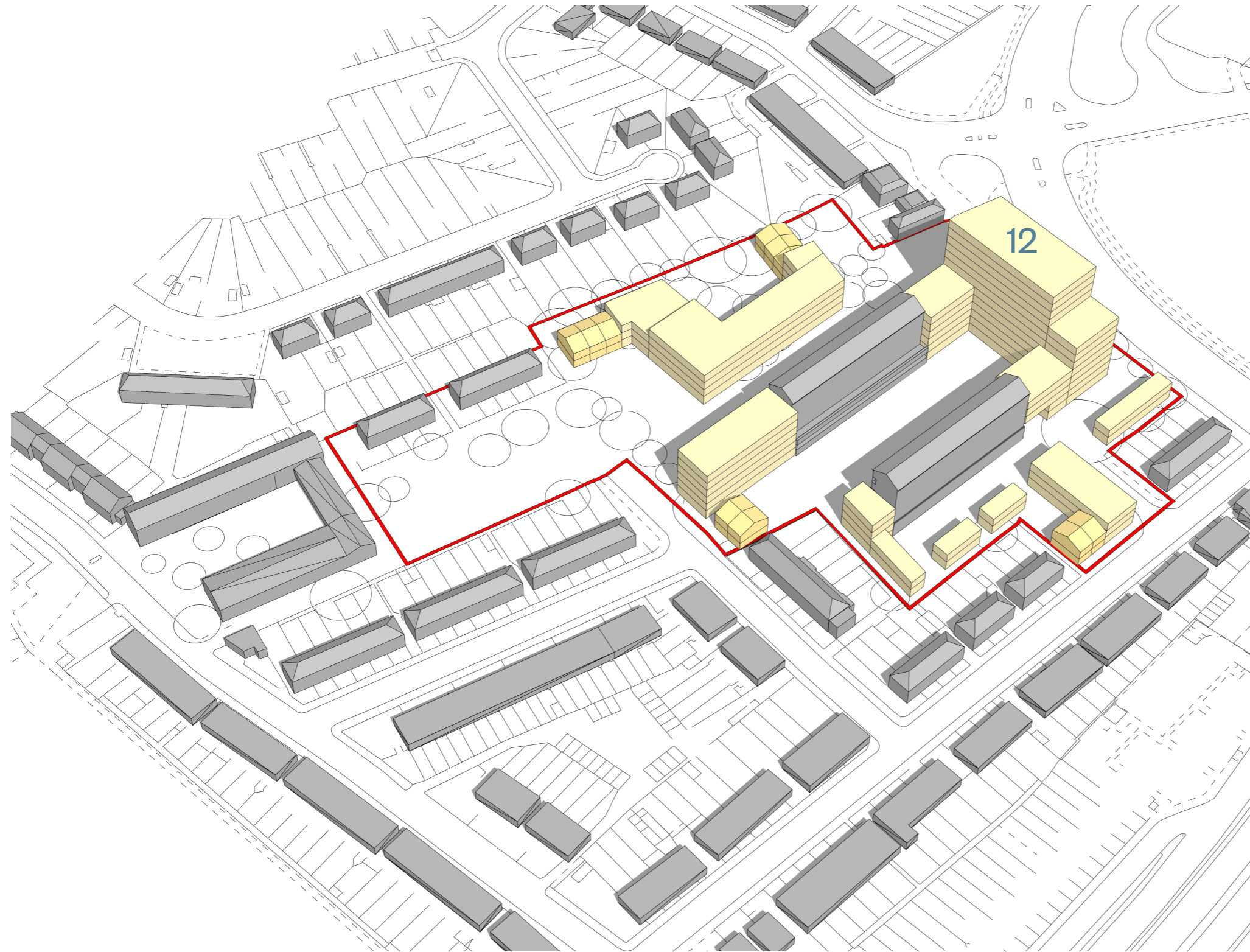
Development capacity option 1



Dwelling numbers	
Existing dwellings	299
Retained dwellings	95
Demolished dwellings	204
Proposed new dwellings*	267
> Of which reprovided (omitting Cheshire & Shropshire)	0
> Of which new residents' dwellings	267
Total retained + proposed new dwellings	362
*Using smaller mix than policy:	289

Parking	
Existing parking spaces	225
Existing parking ratio	0.75
Proposed parking spaces	95
Proposed spaces for retained and reprovided	33
Proposed ratio for retained and reprovided	0.35
Proposed spaces for new residents	61
Proposed ratio for new residents	0.23

Development capacity option 2

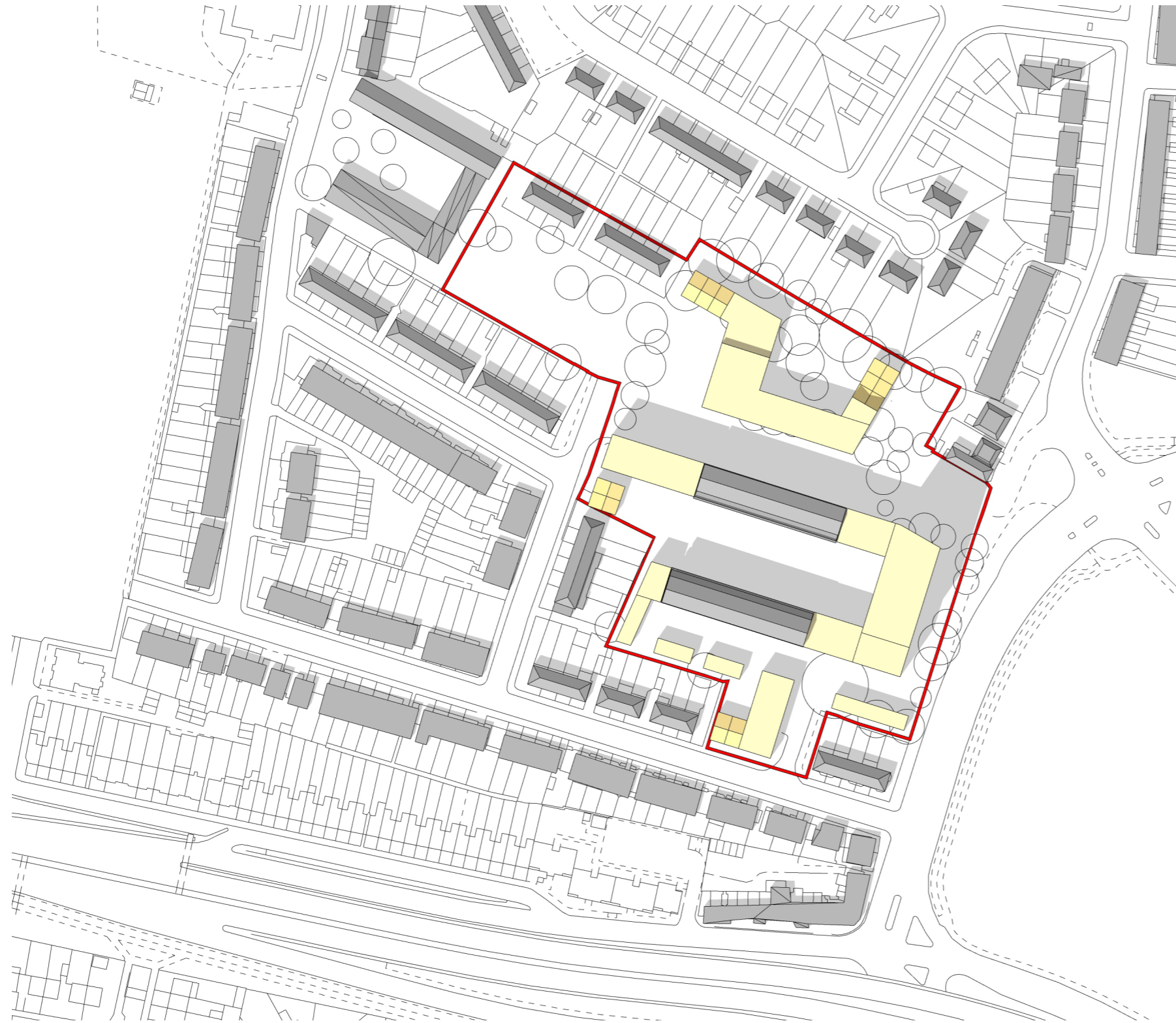


The development capacity option 2 layout provides the same benefits to the estate as the option 1, but with the following differences.

- The height of the new tower (12-storeys) is slightly lower to reflect the lower overall density of the proposed development
- The height of the proposed new mid rise buildings on the north and southern boundaries of the estate are also reduced in height
- The existing parking area to the west of the estate is retained and relandscaped to provide additional public amenity / play space with some parking

- Proposed Residential
- Retained Residential

Development capacity option 2



Dwelling numbers	
Existing dwellings	299
Retained dwellings	95
Demolished dwellings	204
Proposed new dwellings*	204
> Of which reprovided (omitting Cheshire & Shropshire)	0
> Of which new residents' dwellings	204
Total retained + proposed new dwellings	299
*Using smaller mix than policy:	221

Parking	
Existing parking spaces	225
Existing parking ratio	0.75
Proposed parking spaces	80
Proposed spaces for retained and reprovided	33
Proposed ratio for retained and reprovided	0.35
Proposed spaces for new residents	47
Proposed ratio for new residents	0.23