



High Street  
Potters Bar, EN6 5AB

# Former Park Esc KS4 Learning Centre, High Street, Potters Bar, EN6 5AB

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**\*\* DEVELOPMENT OPPORTUNITY WITH PLANNING PERMISSION FOR SALE BY AN INFORMAL TENDER \*\***

Situated on High Street, Potters Bar, this former learning centre has planning permission granted to create 3 brand new 3 bedroom houses, 6 brand new 2 bedroom apartments, with the Grade II listed building having planning permission to be converted into offices plus residents parking.

The site has a total GIA of circa 1,200sqm (12,912sqft) split between the existing building of 1,000sqm (10,760 sqft and the Grade II listed building of 200sqm (1,152sqft). The total NIA development area is circa 790sqm (8,500sqft)

Located in the heart of Potters Bar within close proximity to many shops, restaurants, leisure facilities including Revive fitness and Furzefield sports centre. Potters Bar mainline station is approximately 20 minutes away and provides a fast train service into Kings Cross (approx. 20 minutes). Access to junction 23 and 24 of the M25 and the A1(M) are also within easy reach.

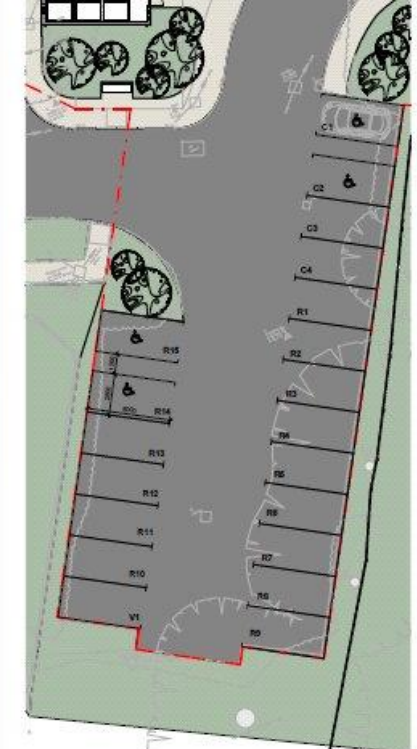
There are also several highly regarded schools within the area including Cranborne Primary School, Lochinver House School for Boys, Stormont School for Girls, Little Heath Primary School, Pope Paul Catholic Primary School and Dame Alice Owen and Mount Grace Secondary Schools.

Planning Permission Ref: 23/1241/LBC & 23/1240/FUL

We understand that the CIL payment is £161,636.3.12 (TBC)

THE PROPERTY IS FOR SALE FREEHOLD BY WAY OF AN INFORMAL TENDER (UNLESS SOLD PRIOR) FOR OFFERS IN EXCESS OF £1,000,0000 SUBJECT TO CONTRACT.

FOR FURTHER DETAILS PLEASE CONTACT STATONS NEW HOMES ON 020 8441 9555



|     |                                                                                       |         |    |  |
|-----|---------------------------------------------------------------------------------------|---------|----|--|
|     |                                                                                       |         |    |  |
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|     |                                                                                       |         |    |  |
|     |                                                                                       |         |    |  |
|     |                                                                                       |         |    |  |
|     |                                                                                       |         |    |  |
| HC2 | Site Resources Assessment                                                             | 2008024 | 24 |  |
| HC1 | Changing residents updated to MS System, steering and updated for planning submission | 2008012 | 16 |  |
| HC3 | Local Sites Review                                                                    | 2008014 | 20 |  |

Proposed overall site plan

## PLANNING

USUAL SCALE 0-100 @ .5





## Site Areas

| Plot | Area |
|------|------|
|------|------|

|                                                         |                     |
|---------------------------------------------------------|---------------------|
| Total developable site (incl. residential & commercial) | 1980 m <sup>2</sup> |
| Sub-area: Commercial                                    | 274 m <sup>2</sup>  |
| Sub-area: Residential                                   | 948 m <sup>2</sup>  |
| Car Park                                                | 591 m <sup>2</sup>  |

| Gross Internal Area |      |
|---------------------|------|
| Name                | Area |

### Commercial

#### Listed Building

|                     |                   |
|---------------------|-------------------|
| Commercial Total GF | 86 m <sup>2</sup> |
| Commercial Total FF | 24 m <sup>2</sup> |

110 m<sup>2</sup>

### Commercial

110 m<sup>2</sup>

### Residential

#### Communal

|                |                   |
|----------------|-------------------|
| Communal GF    | 29 m <sup>2</sup> |
| Communal FF    | 38 m <sup>2</sup> |
| Communal SF    | 33 m <sup>2</sup> |
| Communal Bins  | 23 m <sup>2</sup> |
| Communal Bikes | 11 m <sup>2</sup> |

135 m<sup>2</sup>

### Unit 1 3B4P

|                |                   |
|----------------|-------------------|
| Unit 1 3B4P GF | 44 m <sup>2</sup> |
| Unit 1 3B4P FF | 45 m <sup>2</sup> |

89 m<sup>2</sup>

### Unit 2 3B4P

|                |                   |
|----------------|-------------------|
| Unit 2 3B4P GF | 44 m <sup>2</sup> |
| Unit 2 3B4P FF | 45 m <sup>2</sup> |

89 m<sup>2</sup>

### Unit 3 3B4P

|                |                   |
|----------------|-------------------|
| Unit 3 3B4P GF | 44 m <sup>2</sup> |
| Unit 3 3B4P FF | 45 m <sup>2</sup> |

89 m<sup>2</sup>

| Gross Internal Area |      |
|---------------------|------|
| Name                | Area |

### Unit 4 2B4P

|             |                   |
|-------------|-------------------|
| Unit 4 2B4P | 70 m <sup>2</sup> |
|-------------|-------------------|

70 m<sup>2</sup>

### Unit 5 2B3P

|             |                   |
|-------------|-------------------|
| Unit 5 2B3P | 61 m <sup>2</sup> |
|-------------|-------------------|

61 m<sup>2</sup>

### Unit 6 2B3P

|             |                   |
|-------------|-------------------|
| Unit 6 2B3P | 61 m <sup>2</sup> |
|-------------|-------------------|

61 m<sup>2</sup>

### Unit 7 2B4P

|             |                   |
|-------------|-------------------|
| Unit 7 2B4P | 72 m <sup>2</sup> |
|-------------|-------------------|

72 m<sup>2</sup>

### Unit 8 2B3P

|             |                   |
|-------------|-------------------|
| Unit 8 2B3P | 61 m <sup>2</sup> |
|-------------|-------------------|

61 m<sup>2</sup>

### Unit 9 3B4P

|             |                   |
|-------------|-------------------|
| Unit 9 2B4P | 71 m <sup>2</sup> |
|-------------|-------------------|

71 m<sup>2</sup>

### Residential

797 m<sup>2</sup>

### Grand total

907 m<sup>2</sup>

## PROVISION FOR THE STORAGE OF WASTE & RECYCLING

Based on current guidance policy document WASTE STORAGE PROVISION REQUIREMENTS FOR NEW RESIDENTIAL DEVELOPMENTS

Required provision per unit for developments of 5 apartments or more:

- 240L - general waste
- 80L - food and garden waste
- 240L - mixed recycling
- 38L - paper
- 55L - allowance for future provision

Proposed provision for 9 apartments:

- 2,160L = 2 x 1,100L bins - general waste
- 720L = 1 x 1,100L bin - food and garden waste
- 2,160L = 2 x 1,100L bins - mixed recycling
- 342L = 1 x 360L bin - paper
- 496L = 1 x 660L bin - allowance for future provision

- max 30m distance for residents between front door and bin store
- max 10m wheeling distance between bin store and collection vehicle
- max 10m distance for bin collection point from bin store

## PARKING PROVISION

Site lies within accessibility Zone 2 offering a reduced parking provision :

- 50-100% provision for residential

### Residential

- maximum car parking provision is 2 spaces/ unit = 18
- proposed are:
  - 15 car spaces for 9 new residential units (1 space per 3 person dwelling + 2 spaces per 4 person dwelling - allowing a 16.7% accessibility reduction)
  - 1 visitor car space
  - 1-2 of the above as accessible spaces
  - all car spaces shown are 2.5 x 5.0m
- proposed cycle parking:
  - 1 long term space per unit in secure bike shed - 9 in total
  - 2-4 short term spaces as bike hoops in semi-public realm adjacent to Goodacre Close footpath

### Commercial

- assumed B1 office use: 1 car parking space per 30m<sup>2</sup> - 4 spaces in total
- proposed are 4 car spaces, of which 1-2 are accessible
- all car spaces shown are 2.5 x 5.0m
- proposed cycle parking:
  - 3-4 long term spaces within secure bike shed
  - 2-4 short term spaces as bike hoops in semi-public realm behind High Street

EV Charging proposed as passive provision to all spaces. Active provision proposed as 100% for commercial units and 50% for residential units.

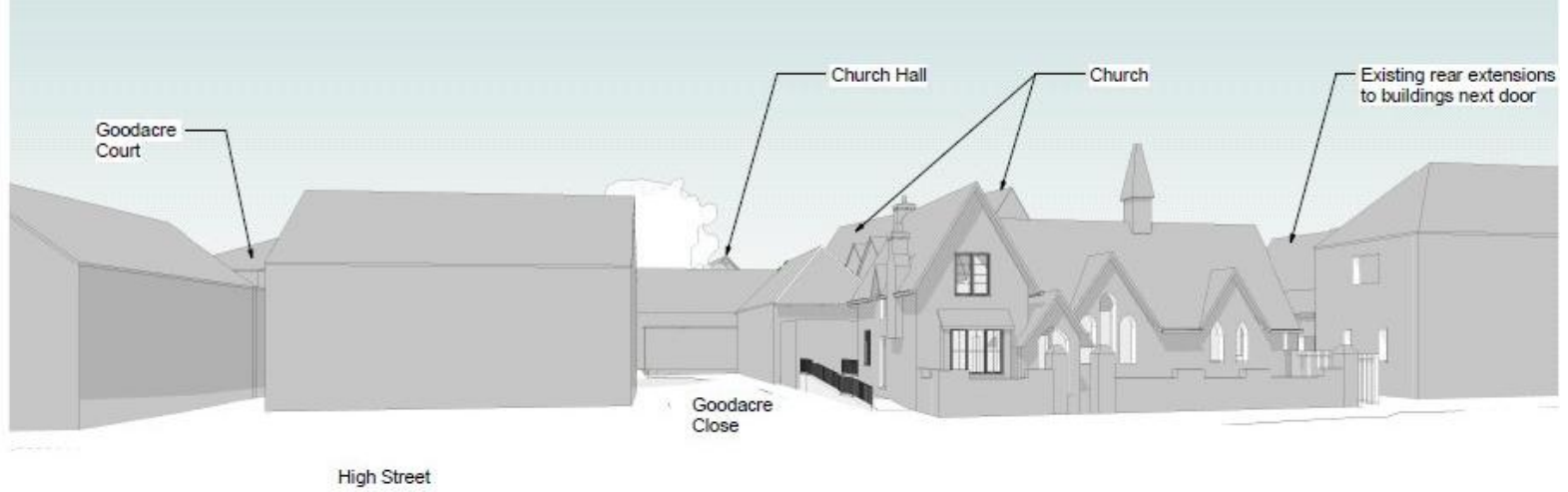




① 3D View 4 Existing



② 3D View 4 Proposed



Lay-by on other side of High Street

① 3D View 10 Existing



Lay-by on other side of High Street

