
Enabling Projects

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Thank you for contacting us via the **DEVELOPMENT-SEEKERS** website.

By downloading this file you have shown an interest in **ENABLING PROJECTS** looking at your home/land for potential development.

You now need to do some initial checks on your site, which will allow us to more accurately start the assessment process. The checks are as follows:

- **CHECK 1: You must NOT be dealing with another developer. We are a firm of town planners who wish to deal openly with landowners and do not want to become involved in site value competitive situations.**
- **CHECK 2: The land/buildings must be WITHOUT a current planning permission,**
- **CHECK 3: The land in question must be within an URBAN AREA (city, town or within village boundary). That is, it should not be rural and in the open countryside.**
- **CHECK 4: The site should be of a GOOD SIZE and have clear potential for redevelopment (i.e. not too small and should be close to other residential development). Please note that we have had many approaches from people with small back gardens - you need to make a realistic assessment of the size of your plot.**
- **CHECK 5: Many sites which are big enough to be developed fail because they have POOR ACCESS. Please ensure that there is the possibility of good access - enough room to the side of the house to get a new roadway through, for instance. Also, if a garden can be developed on its own, there should be a side access on to a street.**
- **CHECK 6: If a residential GARDEN AREA is involved (which might be developed on its own) this should be as deep as possible to allow for houses at the back and retain a garden for you.**
- **CHECK 7: If in a RURAL AREA the site must be directly abutting a largish village, with shop, bus services and school close by. In these situations a village extension scheme could be promoted. We will only very occasionally deal with rural situations as planning policy prefers to see development in urban areas.**
- **CHECK 8: If you feel that your NEIGHBOURS might become involved, please speak to them first before approaching us. We can then arrange to meet them all.**

- **CHECK 9:** Please note that we will NOT look at Green Belt situations. You will need to help us at the first stage to check whether it is Green Belt, as defined by the Planning Department.
- **CHECK 10:** The site/buildings should also NOT be a listed building. Also, a site within a conservation area may not be easy to redevelop with many dwellings. You should be aware of these designations BEFORE you approach us.
- **CHECK 11: INFORMATION PROVISION:** Please **FILL IN THE CONTACTS FORM** with the site address, a description of the site with your idea of its potential, and any planning history that may have occurred. You must have gone through the **ABOVE CHECKLIST POINTS** before submitting to us.
- **CHECK 12: INFORMATION PROVISION:** We will need a copy of the **LAND REGISTRY PLAN AND TITLE**. We will ask this from you at an early stage. Are you able to provide this?
- **CHECK 13: INFORMATION PROVISION:** Before we come and see the site we would like an e-mailed set of **DIGITAL PHOTOGRAPHS OF THE SITE**. These should show the site **AND** surrounds... Are you able to provide this?

Once you go through the CHECKLIST please come back to either of our websites and submit your site details. **WE LOOK FORWARD TO HEARING FROM YOU...**

ENABLING PROJECTS LTD
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