 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	27 March 2024
	REPORT OF:	HEAD OF PLANNING
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AGENDA ITEM:	7	WARD: Banstead Village

APPLICATION NUMBER:	21/02938/F	VALID:	25/11/2021
APPLICANT:	Bolters Corner Nursing Home	AGENT:	Rolfe Judd Planning
LOCATION:	BOLTERS CORNER REST HOME BOLTERS LANE BANSTEAD SURREY SM7 2AB		
DESCRIPTION:	Proposed two-storey extension of an existing care home to increase the number of bedrooms by 18, internal and external building alterations, associated landscaping, car and cycle parking, plant, and new access arrangements. As amended on 08/11/2023, 29/11/2023 23/02/2024, 06/03/2024 and on 07/03/2024		
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This application is referred to Committee in accordance with the Constitution as the application is for development which exceeds 250 sq. metres (gross external floorspace).

SUMMARY

The existing property is currently used as a nursing home for the care of the elderly (Bolters Corner Rest Home) and provides specialist dementia care of patients with complex needs. The application seeks full planning permission for a two-storey extension of the existing care home to increase the number of bedrooms by 18, internal and external building alterations, associated landscaping, car and cycle parking, plant, and new access arrangements.

The extension will create an additional 24 new bedrooms but due to the change to the existing internal layout to allow the extension 6 existing beds will be lost, hence the proposal results in an increase in the numbers of beds by 18. This will increase the overall capacity of the care home from 35 to 53 beds. The applicant is seeking to increase the capacity of the care home to help address the shortage of beds in Surrey for specialist dementia and complex needs care.

The extension is proposed to the southern side and rear (west) of the existing care home. The two-storey element which is located to the side of the existing locally listed building has a traditional pitched roof design. The rear element of the

extension is a flat roofed modular construction with a green roof. The scheme proposes a new ground floor lounge area following the demolition of the existing conservatory. The rear garden area will also be updated with a new outdoor patio area and landscaped garden for the existing and future residents. A new access is proposed at the southern end of the frontage with the existing access stopped up. The parking layout is also proposed to be amended to provide 17 parking space, an increase of 5 spaces over the existing 12 parking spaces.

The existing building is a large, two storey arts and crafts detached locally listed building set in a generous plot and open setting. The front of the site is hard surfaced and set to car parking. The application site is located on the western side of Bolters Lane on the south-western corner of the junction with Winkworth Road. The surrounding area is one of mixed character. Immediately adjoining the north of the site is metropolitan green belt and to the south is urban open space. Both of these areas contain a high level of open space. Trees protected by a Tree Preservation Order are located along the boundary of Bolters Lane immediately to the south of the site. To the rear of the site and slightly to the south is residential development in Lower Sawley Wood. Opposite the site to the southeast is residential development in Winkworth Place and Ashley Drive. The ground levels are relatively flat with the exception of the rear of the site where the land rises up. To the south of the application site is field and then a single detached dwellings known as Amberley. This land is designated as Urban Open Space.

There is no in principle objection to the scheme. The site is not in the green belt or designated Urban Open Space. Therefore, policy OSR1 does not apply and there is no requirement to consider the impact on the green belt or green belt policies. Therefore, it is within the Urban Area and there is a presumption in favour of sustainable development, which means approving development proposals that accord with an up-to-date development plan without delay. Such a scheme would accord with the 'urban areas first' approach of the Core Strategy help to meet the aims of Core Strategy Policies CS12 and CS13 which seek to secure the adequate provision of health and community facilities

The applicant has also advised that there is significant need to increase the capacity at the existing care home due to the shortage of specialist dementia care provision within the County. The Planning Statement advises that the existing care home has operated at full capacity since 1996 with, at the time of submission, 46 residents currently on their waiting list. The Planning Statement advises that both the Surrey Heartlands Health and Care Partnership and Surrey County Council have approached the applicant to provide contracted services for additional beds to meet an identifiable demand. As set out above both of these organisations support the expansion of the care home. During the course of the application the Applicant has also provided a list of referrals they have had from Surrey County Council's referrals and Brokerage Team since February 2023. This amounted to 166 referrals in 8 months and due to the existing waiting list for the care home, only 2 residents were able to be accommodated. This number does not include referrals from other boroughs such as Sutton, Croydon and other neighbouring London Boroughs, which also have a lack of beds for residents that have complex needs. It is therefore clear that there is a significant demand for specialist dementia care and this should be weighed in any subsequent planning balance.

The proposed scheme has undergone a number of amendments as set out at paragraph 6.7 of the report. Following the amendments the Conservation Officer no longer objects to the scheme in relation to impact on the locally listed building. The proposed extension to the building is large however it is considered that the proposal would adequately respect the character and appearance of the site and surrounding area, would still provide an adequate transition to the rural areas to the north, and would not result in harm to the significance of the locally listed building.

The proposal has been considered by Surrey County Council as the County Highway Authority (CHA) in relation to the proposed new access, level of parking being provided and traffic generation and has raised no objection to the scheme on highway safety, capacity or parking grounds subject to a number of conditions.

Subject to conditions the proposal is also considered to be acceptable with regard to neighbouring amenity, trees, ecology and sustainable construction.

This proposal is therefore considered to provide an important expansion of the existing dementia care facilities to meet an identified need and is acceptable in planning terms so is recommended for approval.

RECOMMENDATION(S)

Planning permission is GRANTED subject to conditions.

Consultations:

Highway Authority:

No objection subject to conditions to secure access works, car parking, bike storage, Construction Transport Management Plan (CTMP), Travel Pack information, Delivery and Servicing Management Plan and electric charging points.

Regulatory Support Services (RSS):

Following review of the submitted noise report raises no objection subject to condition in relation to noise from plant.

Surrey County Council Senior Commissioning Manager:

Advised that more capacity in nursing care could be appropriate over the long term and that there is currently not capacity within the County to accommodate the demand for dementia and complex needs which this scheme will help to meet.

Surrey Heartlands Health and Care Partnership (NHS) Surrey Continuing Healthcare Team:

Supports the proposal advising that there is a significant shortfall of beds in Surrey.

Surrey Wildlife Trust:

No objection subject to conditions.

Banstead Village Residents' Association (BVRA):

"This latest set of plans submitted in November 2023 have only just come to the notice of BVRA. We note the changes to include the recently erected staff quarters in the NW corner of the site and the fact that the 'no man's land' plot between Bolters Corner and Amberley is now an officially designated part of the site and other changes concerning the carpark etcetera. As you know we view these proposals as seriously to the detriment of the appearance and character of the area.

However, we would also like to voice our concerns with relation to the actual building works, should RBBC be minded to allow the latest version of the plans. Bolters Lane B2219 is a bus route, it is joined at the northern end roundabout by the A2022 Winkworth Road, known by Surrey County Council as one of the busiest roads in the county. Both roads serve as a rat run, Bolters Lane between junction 7 of the M25 and Winkworth Road and Winkworth Road between the A240 (Kingston to Epsom) and Purley, Croydon and Sutton. Before 10 am the tail back in Bolters Lane can and does reach to the High Street, the same in reverse in the afternoon between 3pm and 5.30 pm. We would like the construction plans to acknowledge their awareness of this, in their daily start and finish time and how they propose to manage deliveries to the site. The site will not be large enough to accommodate several lorries and it would not be possible for them to wait in Bolters Lane for the reasons above. It will also not be possible for workmen to park on site and would appreciate arrangements being made for the workmen to limit parking in any of the adjacent roads, i.e Ashley Drive, Castleton Drive and Basing Road. These roads cannot take a lot of off-site parking for builders as they already have their own residents on-street parking to manage, especially if ambulances and refuse vehicles

are to carry out their obligations. Ashley Drive being a cul-de-sac is particularly vulnerable.

We are also aware of the most recent comments made by the Preservation Officer and would concur with these.

We are also aware of the latest comments made by a local resident with regard to the increase in number of proposed bedrooms, the noise from the plant room 24/7/365, the height of the green roof which will affect the height and scale of the project, the night time illuminations as well as the loss of light due to trees being planted near the Sawley wood boundary.

We are aware of the shortage of this type of accommodation but would say that perhaps too much is being crammed onto an already nearly full site to the significant increased detriment to the character of the area both during and after construction, and especially the gross lack of off-street parking in this outstandingly traffic dangerous location.”

Representations:

26 responses have been received, 3 representations, 12 objections and 11 in support.

The following concerns have been raised:

Issue	Response
Alternative location/ proposal preferred	Each case must be considered on its own merits. See paragraph 6.2-6.4
Drainage/sewerage capacity	See paragraph 6.31
Harm to Conservation Area	The site is not within a Conservation Area
Harm to Green Belt/countryside	The site is within the designated urban area, not countryside or green belt
Harm to Listed Building	See paragraph 6.5-6.10
Harm to wildlife habitat	See paragraph 6.24-6.26
Hazard to highway safety	See paragraph 6.17-6.21
Inadequate parking	See paragraph 6.17-6.21
Inconvenience during construction	See paragraph 6.11-6.16
Increase in traffic and congestion	See paragraph 6.17-6.21
Loss of buildings	See paragraph 6.5-6.10
Loss of private view	This is not a material planning consideration

Loss of/harm to trees	See paragraph 6.22-6.23
No need for the development	Each case must be considered on its own merits. See paragraph 6.2-6.4
Noise & disturbance	See paragraph 6.11-6.16
Out of character with surrounding area	See paragraph 6.5-6.10
Overbearing relationship	See paragraph 6.11-6.16
Overdevelopment	See paragraph 6.5-6.10
Overlooking and loss of privacy	See paragraph 6.11-6.16
Overshadowing	See paragraph 6.11-6.16
Poor design	See paragraph 6.5-6.10

The following comments in support have been made:

- Benefit to care home need
- Community/regeneration benefit
- Economic growth / jobs
- Visual amenity benefits

1.0 Site and Character Appraisal

- 1.1 The building is a large, two storey arts and crafts detached locally listed building set in a generous plot and open setting. The property is currently used as a nursing home for the care of the elderly (Bolters Corner Rest Home) and has been subject to numerous planning applications historically.
- 1.2 The front of the site is hard surfaced and set to car parking. To the rear is an established garden area laid primarily to lawn, with limited shrubbery and planting to the boundaries. The site is bounded to the north by a brick wall and to the rear with fencing beyond which are mature trees. To the south of the existing care home and garden there is a mix of brick wall and wire fencing to the adjoining strip of land which is also in the applicant's ownership and forms part of the application site. This strip of land currently has its own vehicular access with some hardstanding at the eastern end. The rest of the land is undeveloped. To the south of the application site is field and then a single detached dwellings known as Amberley. This land is designated as Urban Open Space.
- 1.3 The application site is located on the western side of Bolters Lane on the south-western corner of the junction with Winkworth Road. The surrounding area is one of mixed character. Immediately adjoining the north of the site is metropolitan green belt and to the south is urban open space. Both of these areas contain a high level of open space. Trees protected by a Tree Preservation Order are located along the boundary of Bolters Lane immediately to the south of the site. To the rear of the site and slightly to the

south is residential development in Lower Sawley Wood. Opposite the site to the southeast is residential development in Winkworth Place and Ashley Drive. The ground levels are relatively flat with the exception of the rear of the site where the land rises up.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: A pre-application submission had been made to the Council regarding this development (PAM/21/00319). This has given the Council the opportunity to set out the key areas of consideration and areas where further information would be required.
- 2.2 Improvements secured during the course of the application: Reduction in scale and quantum of development with 18 additional beds proposed down from 20. Additional and amended information submitted in relation to trees, landscaping, visual impact assessment, ecology, energy and highways.
- 2.3 Further improvements to be secured through conditions or legal agreement: Further details in relation to highway matters, ecology, materials, hard and soft landscaping, drainage and noise

3.0 Relevant Planning and Enforcement History

There is extensive history at this site. The most relevant history is:

- | | | | |
|-----|--------------|---|-----------------------|
| 3.1 | 19/01580/F | Erection of detached single storey building to provide accommodation for 4 members of social care staff. As amended on 09/09/2019, 20/09/2019, 14/10/2019 and on 08/11/2019 | Granted
05.03.2020 |
| 3.2 | 19/00634/F | Proposed building to provide accommodation for 9 members of social care staff - | Refused
05.07.2019 |
| 3.3 | 18/00212/OUT | To provide 10 bedded Nursing home for residents with dementia and challenging behaviour. As amended on 23/03/2018 | Refused
18.05.2018 |
| 3.4 | 10/00316/F | Proposed vehicular crossing | Refused
18.05.2010 |
| 3.5 | 08/02433/F | Extension to car park and relocation of access and erection of new entrance piers | Refused
14.04.2009 |
| 3.6 | 07/00212/F | Erection of a two storey side extension to existing nursing home | Granted
19.04.2007 |

3.7	05/02148/F	Erection of a two storey side extension to existing nursing home	Refused 03.02.2006
3.8	03/00736/F	Extension of car park	Granted 20.05.2003

4.0 Proposal and design approach

- 4.1 This is a full application seeking permission for the two-storey extension of an existing care home to increase the number of bedrooms by 18, internal and external building alterations, associated landscaping, car and cycle parking, plant, and new access arrangements.
- 4.2 The extension will create an additional 24 new bedrooms but due to the change to the existing internal layout to allow the extension 6 existing beds will be lost, hence the proposal results in an increase in the numbers of beds by 18. This will increase the overall capacity of the care home from 35 to 53 beds. The applicant is seeking to increase the capacity of the care home to help address the shortage of beds in Surrey for specialist dementia and complex needs care.
- 4.3 The extension is proposed to the southern side and rear (west) of the existing care home. It should be noted that the plans also show a separate detached staff accommodation block. This has already been granted under application 19/01580/F and it is understood that this has been implemented, hence it is shown on the existing and proposed drawings.
- 4.4 The two-storey element which is located to the side of the existing locally listed building has a traditional pitched roof design. The rear element of the extension is a flat roofed modular construction with a green roof. The scheme proposes a new ground floor lounge area following the demolition of the existing conservatory. The rear garden area will also be updated with a new outdoor patio area and landscaped garden for the existing and future residents. A new access is proposed at the southern end of the frontage with the existing access stopped up. The parking layout is also proposed to be amended to provide 17 parking spaces, an increase of 5 spaces over the existing 12 parking spaces.
- 4.4 A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:
Assessment;
Involvement;
Evaluation; and
Design.

4.5 Evidence of the applicant’s design approach is set out below:

Assessment	The character of the site and surrounding area is assessed at pages 01-13 of the DAS including site history and local context, constraints, opportunities, policy context and site photographs/visuals.
Involvement	Consultation was undertaken with the Planning Department under pre-application PAM/21/00319
Evaluation	The proposed design has been led by the needs of the organisation, pre-application discussion, advice from the heritage and tree officer, highway officers at Surrey County Council and Regulations/Standards for this type of care provision.
Design	Page 14 to 32 of the DAS sets out the proposed design approach including schedule of accommodation and deliveries, design imagery, proposed floor and elevation drawings and site plans, visuals and details of the modular element of the extension. Note – the submitted DAS wasn’t updated to reflect the amended proposal but the principles and overall design approach remains the same.

4.6 Further details of the development are as follows:

Site area	0.3 Hectares
Existing use	Existing care home
Proposed use	No change
Existing parking spaces	12
Proposed parking spaces	17
Existing floor area (GIA)	882 m2
Proposed floor area (GIA)	1703 m2 (net gain 821m2)

5.0 Policy Context

5.1 Designation

- Urban area,
- Local listed building
- TPO adjacent

5.2 Reigate and Banstead Core Strategy

CS1 (Sustainable Development)
CS2 (Valued landscapes and the natural environment)
CS4 (Valued Townscapes and Historic Environment)
CS10 (Sustainable Development)
CS11 (Sustainable Construction)
CS12 (Infrastructure Delivery)
CS13 (Housing Delivery)
CS14 (Housing needs of the community)
CS17 (Travel options and accessibility)

5.3 Reigate and Banstead Local Plan: Development Management Plan

DES1 (Design of New Development)
DES5 (Delivering high quality homes)
DES7 (Specialist accommodation)
DES8 (Construction Management)
DES9 (Pollution and contaminated land)
NHE2 (Protecting and enhancing biodiversity)
NHE3 (Protecting trees)
NHE9 (Heritage assets)
TAP1 (Access, parking and Servicing)
INF1 (Infrastructure)
INF2 (Community facilities)
CCF1 (Climate change mitigation)
CCF2 (Flood Risk)

5.4 Other Material Considerations

National Planning Policy Framework
National Planning Practice Guidance
Supplementary Planning Guidance

Local Character and Distinctiveness
Design Guide SPD
Climate Change and Sustainable
Construction SPD

Other

Human Rights Act 1998
Community Infrastructure Levy
Regulations 2010
The List of Historic Parks and
Gardens

6.0 Assessment

6.1 The main issues to consider are:

- Principle of development

- Design and heritage considerations
- Neighbour amenity and amenity of future occupants
- Access, parking and traffic generation
- Trees
- Ecology
- Sustainable construction
- Flooding and Drainage matters

Principle of development

- 6.2 The development site is within the designated urban area and the proposal seeks to extend an existing care home facility. The site is not in the green belt or designated Urban Open Space. Therefore there is no need to consider policy OSR1 and there is no requirement to consider green belt policies or the impact on the openness of the green belt. The site is located in the urban area and as such there is a presumption in favour of sustainable development, which means approving development proposals that accord with an up-to-date development plan without delay. Such a scheme would accord with the 'urban areas first' approach of the Core Strategy helps to meet the aims of Core Strategy Policies CS12 and CS13 which seek to secure the adequate provision of health and community facilities. There is therefore no in principle objection to such a proposal.
- 6.3 Policy DES7 relates to Specialist accommodation and states that "The Council will support proposals that are easily accessible to shops, public transport, community facilities and services appropriate to the needs of the intended occupiers". In this case the site is an existing care home facility within the urban area, at the edge of Banstead and located on a main road with nearby bus stops. Given the nature of the service being provided it is considered that the proposed applications are suitably located to serve the intended occupants. Policy INF2 relates to Community Facilities which supports new facilities as long as it is accessible and would have no adverse impact on residential amenity or character of the area.
- 6.4 The applicant has also advised that there is significant need to increase the capacity at the existing care home due to the shortage of specialist dementia care provision within the County. The Planning Statement advises that the existing care home has operated at full capacity since 1996 with, at the time of submission, 46 residents currently on their waiting list. The Planning Statement advises that both the Surrey Heartlands Health and Care Partnership and Surrey County Council have approached the applicant to provide contracted services for additional beds to meet an identifiable demand. As set out above both of these organisations support the expansion of the care home. During the course of the application the Applicant has also provided a list of referrals they have had from Surrey County Council's referrals and Brokerage Team since February 2023. This amounted to 166 referrals in 8 months and due to the existing waiting list for the care home, only 2 residents were able to be accommodated. This number does not include referrals from other boroughs such as Sutton, Croydon and other neighbouring London Boroughs, which also have a lack of beds for residents

that have complex needs. It is therefore clear that there is a significant demand for specialist dementia care and this should be weighed in any subsequent planning balance.

Design and heritage considerations

- 6.5 The existing care home is a locally listed building, which is a non-designated heritage asset (NDHA). Policy NHE9 of the DMP 'In considering proposals that directly or indirectly affect other non-designated heritage assets, the Council will give weight to the conservation of the asset and will take a balanced judgement having regard to the extent of harm or loss and the significance of the asset.'
- 6.6 Initially the Conservation Officer raised concerns regarding the position of the extension and lack of spacing to the boundaries and landscaping around the development which he felt resulted in a lack of effective landscape buffer to the urban open land to the south and green belt to the north. He also requested that the front boundary wall be amended back to a flint wall to complement the locally listed building and that the hardstanding to the front of the site be broken up with landscaping. The Conservation Officer also raised concerns regarding the design of the roof to the north elevation of the proposed side element of the extension and its large element of flat roof. The Conservation Officer has however never raised a concern with regard to the modern rear extension.
- 6.7 The scheme has been significantly amended since the original submission and Conservation Officer's initial comments. As well as the reduction in the number of bedrooms by two the depth of the extension has been reduced by approximately 8m. The front traditional element of the extension has been amended so that the roof form is now fully hipped. The front part of the extension, the traditional element, has also been re-aligned so that it is not angled but parallel to the existing locally listed property. The whole extension has also been brought in slightly further from the side boundary. Additional landscaping has also been provided to the front of the site, in front of the proposed car park and additional parking along the southern boundary, including planting proposed on the land immediately to the south of the application site. Whilst this is outside of the application boundary the applicant has provided a letter of comfort from this landowner advising that they have agreed to this and such planting can therefore be secured by condition.
- 6.8 Based on the above changes the Conservation Officer is no longer raising an objection subject to conditions to secure materials and window details, works to the front boundary wall and landscaping. The proposed front element of the extension is of a design which compliments the form and design of the locally listed building and due to the changes in design it will not appear dominant in the site or result in a cramped appearance. To the rear the flat roofed timber extension is clearly a departure from the design of the locally listed building. However, its position to the rear, its flat roof nature which limits its bulk, and the fact that it is set in from the front element of the

extension and the proposed landscaping along the southern boundary means that the rear extension will not appear prominent or obtrusive within the site and will not be readily visible from the surrounding area (as demonstrated in the submitted visuals). Indeed, the rear extension will not be visible from the front of the site or from the north due to the existing screening. There is the possibility for some views of the scheme from the south but due to the TPO trees along the main road, the proposed landscaping and the proposed timber finish of the extension, which will soften its appearance, it is considered that the extension will not appear prominent or obtrusive when viewed from the south. The works to the site frontage would result in an increase in hardstanding across the site however the parking has been set back from the front boundary to allow for tree planting and additional soft landscaping. The existing openings along the front boundary wall are to be infilled with brick and flint wall to ensure that the boundary wall matches the appearance of the existing wall.

- 6.9 Therefore whilst the scale of the development is large when compared to the size of the site and taking in to account the above factors it is considered that the proposed extension would adequately respect the character and appearance of the site and surrounding area, would still provide an adequate transition to the rural areas to the north, and would not result in harm to the significance of the locally listed building.
- 6.10 Conditions are recommended in line with Conservation Officer to secure improvements to the front boundary wall, finalised details of windows and materials and finalised details of landscaping.

Neighbour amenity and amenity of future occupants

- 6.11 Development Management Policy DES1 expects all new development to provide an appropriate environment for future occupants whilst not adversely impacting upon the amenity of occupants of existing nearby buildings, including by way of overbearing, obtrusiveness, overshadowing, overlooking and loss of privacy.
- 6.12 There are no immediately adjoining residential properties to the north, east or south of the site and due to the distances to the nearest residential properties to the east and south there would be no material impact to the occupants of these dwellings by way of overbearing impact, loss of light and overlooking.
- 6.13 The nearest properties to the application site are to the west in Lower Sawley Wood. Whilst the extension would result in the care home being much closer to these dwellings following the amendment to the scheme the rear most part of the extension would be 20m from the western boundary. The only west facing windows would be to serve the corridor. There is also a roof area at the south-western end of the extension, but this is not shown to be used as any sort of terrace and therefore a condition could restrict the use of it for amenity purposes. There is also a significant change in levels with the properties in Lower Sawley Wood at a higher level. Therefore, as is apparent from the submitted cross section the first floor of the extension would

essentially match the height of the ground floor of these dwellings and therefore the relationship is therefore effectively that of a proposed single storey building. The majority of the development would therefore be screened by the existing boundary treatment and proposed tree planting. Taking all these factors in to account the relationship is acceptable and would not have an adverse impact by way or overbearing impact, obtrusiveness, overshadowing, overlooking and loss of privacy.

- 6.14 In terms of potential noise issues the application is accompanied by a noise assessment. This has considered the existing background noise and potential impact from proposed plant, which in this case is primarily the addition of an air source heat pump. The report identifies several criteria that any new plant must meet to ensure no impact on future occupants and neighbouring occupants. The Council's noise consultants, Regulatory Support Services, has advised that "the noise report has proposed an appropriate noise rating level for plant noise emissions from the development. This recommendation should be secured through condition." They have also advised that no vents, grills or flue terminals are located on the western elevation of the plant rooms. Therefore, subject to the recommended conditions the noise levels are considered acceptable.
- 6.15 In terms of inconvenience during the construction period. Whilst it is acknowledged there may be a degree of disruption during the construction phase, the proposal would not warrant refusal on this basis and statutory nuisance legislation exists to control any significant disturbance caused during the construction of the proposal. To ensure that the impacts of construction are reduced a condition is recommended to secure a method of construction statement. As set out in the below transport section a condition it is also recommended to secure further details of construction traffic, parking and storage management through a Construction Transport Management Plan (CTMP).
- 6.16 In terms of the quality of accommodation for future residents this is primarily controlled by other regulator bodies due to the nature of the proposed use. The applicant advises that the development is required to meet the National Minimum Standards for Care Homes for Older People as set out in the Care Standards Act 2000. They advise that each new room, and required communal facilities will be above these minimum standards. The new rooms will have outlook into the existing garden or views out across the open field to the south. The level of light to these rooms will also be adequate. The lounge area for existing and future residents will be improved as part of the application and the quality of the outdoor area and garden area will also be improved as a result of the works. The new extension will also have a courtyard around it to provide additional amenity space for the new and existing residents. The garden area is smaller as a result of the extension and erection of the staff accommodation under the 2019 application however given the nature of the patients it is considered that the garden area proposed is adequate. Therefore, the proposal will provide an acceptable standard of accommodation for the future occupants.

Access, parking and traffic generation

- 6.17 Development Management Plan Policy TAP1 requires all types of development to provide safe and convenient access for all road users taking account of cumulative impacts, which would not unnecessarily impede the free flow of traffic, or compromise pedestrians or other transport modes. Traffic resulting from a development must not materially impede traffic congestion on the highway network or increase the risk of accidents.
- 6.18 The National Planning Policy Framework at paragraph 109 confirms that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe."
- 6.19 The scheme provides 17 parking spaces, an increase in 5 spaces, and proposes to close up the existing access and move it to the southern part of the site. The DMP, Annex 4, does not set a specific minimum parking standard instead it is considered on a case-by-case basis. To justify the level of parking the application is accompanied by a Transport Statement. This sets out that the extension combined with the existing building will result in a parking demand of circa 13 vehicles (8 staff members and 5 visitors) during the peak period. Noting that this is based on an increase in 20 beds, not the 18 now proposed. In terms of traffic generation, the Transport Statement advises that the scheme has the potential to generate an additional 2 to 3 vehicle movements within the morning an evening peaks hours.
- 6.20 Surrey County Council as the County Highway Authority (CHA) has considered the submitted information in relation to highway safety, capacity and parking and has raised no objection to the scheme subject to conditions. The CHA has provided the following comments:
"The site currently includes accommodation for 4 members of staff within the existing building. The applicant has obtained planning permission (19/01580/F) for a separate building at the rear of the site which has not yet been constructed, to provide accommodation for 4 members of staff. It is intended to maintain staff accommodation for 2 members of staff within the existing building once the proposed staff building is constructed. As such, a total of 6 staff members will be provided with accommodation on site in the future. They will not have any car parking, but under the decision notice for 19/01580/F the condition numbered 7 requires the developer to provide travel information packs.

At present, the nursing home accommodates 35 residents and 47 staff members on rotation, with 33 full-time equivalent staff. During the busiest shift (08:00-14:00 hours), there are 13 staff members on site including nurses, carers, domestic, administration, and kitchen staff. There are 11 staff members on site during the 14:00 to 20:00 hours shift and 4 staff members overnight (who sleep on site).

Vehicular access to the nursing home is currently taken from the B2217 Bolters Lane along the eastern boundary of the site. This access point allows

vehicular access to the existing 12 parking spaces, however under the proposed development the developer is proposing to move the access point into the site, to a point further south where there would be adequate sight lines commensurate with the speed of traffic.

The most frequent bus service is every hour Monday to Saturday but there is no service on a Sunday. The local rail service is with 450 metres of the site. The proposed development would be able to take advantage of this public transport provision.

As alluded to above the proposals include the relocation of the existing access point onto the site from the B2217 Bolters Lane where the existing gated access is currently located. The access includes gates that are set back circa 7 metres from the carriageway edge.

The drawing included at Appendix C of the Motion Transport Planning document submitted with the planning application demonstrates the proposed access arrangements for the site. The proposals include the introduction of 'Keep Clear' markings along Bolters Lane adjacent to the site access. This will restrict northbound queuing traffic from obstructing the proposed access.

Visibility splays are also illustrated on the drawing included at Appendix C. Visibility splays of 2.4 metres by 59 metres are shown to the south. This allows for drivers exceeding the 30 mph speed limit. Whilst to the north the visibility splay is shown to the exit of the Bolters Lane/Winkworth Road mini roundabout, measuring 30 metres. According to the formula contained within MfS, 30 metre visibility splays relate to speeds of circa 23mph. This is appropriate considering vehicle speeds approaching/exiting the roundabout to the north will be low.

Pedestrian access to the site will also be achieved via the proposed gated access, which includes a pedestrian gate to the north of the main gate to allow vehicles to enter.

The most staff that would be on site will be 20 between 0800 and 1400 hours. 38% of staff drive to the site, so in the proposed development that would mean 8 members of staff driving to the development. But if 67.5% of staff were to drive to the site as per TRICs data then there would be parking demand for 14 vehicle at most. The developer is proposing 17 spaces.

The proposed development could lead to an increase in visitors from 3 to 5. If they all drive then there would be a total parking demand to park 19 vehicles. Thus there would be a shortfall of 3 spaces. This is unlikely to lead to more on street parking than is currently the case.

There is an existing parking ratio of 0.92 of a parking space per staff during the busiest part of the day when 13 staff would be on site. Under the proposed development there would be 20 staff during the busiest part of the day so the parking ratio would be 0.85 so a slight reduction. However the current car park has less than 6 metres of aisle space for each parking bay.

As such some of those spaces would be become unusable if another car were parked and so would reduce the ratio of parking per staff member to less than 0.85 of a space. In comparison all of the proposed parking space spaces would be usable.

I have recommend that a minimum of four of the parking spaces are provided with a fast charge socket, and another four spaces are provided with an electric supply to retrospectively fit a fast cage socket.

In terms of servicing, I have recommended a condition for a service delivery management plan to prevent deliveries between 0800 and 1400 hours. Outside of these hours there would be less staff parking demand.

The developer is proposing 10 bike parking space, I have recommended a condition to provide shelter for those spaces.

In terms of traffic generation the proposed development would slightly increase the quantum vehicle movements by 2 in the am peak and 3 in the pm peak."

- 6.21 In light of the above comments from the CHA the application is considered to have an acceptable highways and parking impact and is therefore, subject to the inclusion of the recommended conditions, considered to be compliant with policy TAP1.

Impact on trees

- 6.22 There are no trees within the site of any quality identified by the submitted tree report but there are a number of off-site trees close to the site boundary and also trees located to the south-east of the site are protected by a Tree Preservation Order. The submitted arboricultural report has surveyed these trees and considered the potential impact from the development. There will be no direct impact or works required to these trees and subject to tree protection fencing would not be impacted by the proposal. The tree officer was consulted on the application and following review of the submitted arboricultural report has raised no objection subject to a condition securing the tree protection measures.
- 6.23 The Tree Officer has not commented on the landscape strategy but as above the proposed landscaping is considered appropriate from a design, and heritage/landscape character point of view. A condition securing finalised details of the proposed species and location of the planting is recommended to ensure that the mix of species is appropriate for the site. The proposal is therefore compliant with policy NHE3 of the Development Management Plan 2019.

Ecology

- 6.24 A number of reports have been submitted including a Preliminary Ecological Appraisal (PEA) and a Preliminary Roost Assessment (PRA) and Biodiversity Net Gain (BNG) report. The report considered that there would be no impact

upon designated sites or habitats of ecological significance. The report also considered the potential impact on protected species including amphibians, badgers, birds, hedgehogs, reptiles and other mammals and found that there would be no impact on protected species but a number of mitigation measures are set out in the report. In terms of net gain, the report has identified that the scheme could result in a 15.17% net gain in biodiversity from installation of a green roof and enhancement of existing habitats on site, and a 100% net gain in linear habitat features through the installation of hedging.

- 6.25 Surrey Wildlife Trust (SWT) have considered the submitted reports and have advised that they are sufficient in scope to inform this planning application and therefore raised no concerns subject to conditions to secure the implementation of the mitigation measures, a sensitive lighting management plan and a Landscape and Ecological Management Plan (LEMP) to ensure that the net gain can be achieved.
- 6.26 It is noted that the BNG report does not take in to account the 2019 staff accommodation block in the north-west corner of the site. However on review on the BNG report and taking in to account the remaining areas for planting I consider that a biodiversity net gain is still achievable and therefore a condition to secure an updated BNG report and LEMP is recommended. The proposal would therefore, subject to conditions, comply with policy NHE2 of the Development Management Plan 2019.

Sustainable Construction

- 6.27 DMP Policy CCF1 relates to climate change mitigation and requires new development to meet the national water efficiency standard of 110litres/person/day and to achieve not less than a 19% improvement in the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) as defined in Part L1A of the 2013 Building Regulations.
- 6.28 The application planning statement states that the development achieves an a 50% reduction beyond Part L of the 2013 Building Regulations due to the modular nature of the rear extension and use of sustainable construction methods. This is well beyond the 19% requirement.
- 6.29 In any case following the recent changes to building regulations energy efficiency measures are now more than the 19% requirement. Therefore, it is not considered reasonable or necessary to include a condition requiring the 19% improvement. The water efficiency measures are still however required. If planning permission is to be granted, a condition would be imposed to secure further details of the water efficiency measures in order to comply with this element of DMP Policy CCF1. The fact that the buildings go beyond planning requirements represents a benefit of the scheme which must be considered in the overall planning balance.
- 6.30 As above a condition is also recommended to secure the implementation of electric car charging points throughout the site.

Flooding and Drainage matters

- 6.31 The site is in Flood Zone 1 and is therefore at a low risk of fluvial flooding and does not require a site-specific Flood Risk Assessment. As such no concern is raised about fluvial flooding. In terms of surface water and foul drainage, the proposed siting of the extension is not identified as being at medium or high risk of surface water drainage and no comments have been provided by the water companies to raise infrastructure concerns. The frontage of the site is shown to have some risk of surface water flooding, No drainage information has been provided at the application stage. Therefore, in order to meet the requirements of policy CCF2 and ensure that the site does not result in an increase in surface water run-off a condition is recommended to secure further drainage details.

CONDITIONS

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

Plan Type	Reference	Version	Date Received
Floor Plan	2255-IDL-NA-GF-DR-A-1000	[3-11]	07.03.2024
Site Layout Plan	2255-IDL-NA-NA-DR-A-10001	[3-10]	07.03.2024
Location Plan	2255-IDL-NA-GF-DR-A-00001	[3-05]	29.11.2023
Site Layout Plan	2255-IDL-NA-ZZ-DR-A-01001	[3-05]	29.11.2023
Floor Plan	2255-IDL-NA-1F-DR-A-01003	[3-03]	29.11.2023
Roof Plan	2255-IDL-NA-RF-DR-A-010	[3-03]	29.11.2023
Section Plan	2255-IDL-NA-SZ-DR-A-04001	[3-03]	29.11.2023
Elevation Plan	2255-IDL-NA-EZ-DR-A-06001	[3-03]	29.11.2023
Floor Plan	2255-IDL-NA-GF-DR-A-05001	[3-04]	29.11.2023
Floor Plan	2255-IDL-NA-1F-DR-A-05002	[3-03]	29.11.2023
Roof Plan	2255-IDL-NA-RF-DR-A-05004	[3-03]	29.11.2023
Section Plan	2255-IDL-NA-SZ-DR-A-05005	[3-03]	29.11.2023
Elevation Plan	2255-IDL-NA-EZ-DR-A-05006	[3-03]	29.11.2023
Floor Plan	2255-IDL-NA-GF-DR-A-10002	[3-09]	29.11.2023
Floor Plan	2255-IDL-NA-1F-DR-A-10003	[3-08]	29.11.2023
Roof Plan	2255-IDL-NA-RF-DR-A-10005	[3-09]	29.11.2023
Elevation Plan	2255-IDL-NA-EZ-DR-A-16001	[3-09]	29.11.2023
Section Plan	2255-IDL-NA-SZ-DR-A-14001	[3-08]	29.11.2023
Site Layout Plan	2255-IDL-NA-ZZ-DR-A-12001	[3-09]	29.11.2023
Elevation Plan	2255-IDL-NA-EZ-DR-A-84002	[3-07]	29.11.2023

Reason: To define the permission and ensure the development is carried out in accord with the approved plans and in accordance with National Planning Practice Guidance.

2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

3. No development shall commence until a Construction Management Statement (CMS), to include details of:
 - a) Prediction of potential impacts with regard to water, waste, noise and vibration, dust, emissions and odours, wildlife. Where potential impacts are identified, mitigation measures should be identified to address these impacts.
 - b) Information about the measures that will be used to protect privacy and the amenity of surrounding sensitive uses; including provision of appropriate boundary protection.
 - c) Means of communication and liaison with neighbouring residents and businesses.
 - d) Hours of work.

Has been submitted to and improved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: The condition above is required in order that the development is managed in a safe and considerate manner to help mitigate potential impact on the amenity and safety of neighbours and to accord with Reigate and Banstead Development Management Plan 2019 policy DES8.

4. The development shall be carried out in accordance with proposed ground levels and finished floor levels set out within the approved plans.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and its relationship with adjoining buildings and to safeguard the visual amenities of the locality including heritage assets with regard to Reigate and Banstead Development Management Plan DES1 and NHE9.

5. No development shall commence including groundworks preparation and demolition until all related arboricultural matters, including arboricultural supervision, monitoring and tree protection measures are implemented in strict accordance with the approved details contained in the arboricultural report compiled by SouthOaks Arboricultural Consultancy.

Reason: To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with British Standard 5837:2012 'Trees in Relation to Design, demolition and Construction - Recommendations' and policies NHE3 and DES1 of the Reigate and Banstead Development Management Plan 2019.

6. No development, other than demolition and site clearance, shall commence until a strategy for the disposal of surface and foul water (surface water drainage scheme) is submitted to and approved in writing by the Local Planning Authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDs,

NPPF and Ministerial Statement on SuDs. Details of drainage management responsibilities and maintenance regimes for the drainage system must also be included. The works shall be carried out in accordance with the approved details.

Reason: To ensure that the site is satisfactorily drained and in order to protect water and environmental quality with regard to Policy CS10 of the Core Strategy 2014, Policy CCF2 of the Development Management Plan 2019 and the NPPF.

7. Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the surface water drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls), and confirm any defects have been rectified.

The drainage system shall therefore be retained and maintained in accordance with the agreed details.

Reason: To ensure the drainage system is constructed to the national Non-Statutory Technical Standards for SuDs in order to mitigate against the risk of surface water flooding with regard to policy INF1 and CCF2 of the Reigate and Banstead Development Management Plan 2019.

8. a) The cumulative noise and vibration operation of all fixed mechanical equipment and building services plant hereby approved shall not exceed the noise rating level as detailed in the Quinn Ross Consultants Noise Assessment Report, dated 2nd November 2021, reference Project CPT/010721/010 Rev01. Within 6 weeks of the date of commissioning all equipment and plant, a noise assessment including measurements shall be carried out to confirm the noise target has been met for both day and nighttime operation.

Within 3 months of operation commencing any additional steps required to mitigate the noise impact shall be identified and implemented AND the post installation noise assessment shall be submitted to and approved in writing by the local planning authority.

The approved details and attenuation measures shall therefore be permanently retained and maintained in working order for the duration of the use and their operation.

- b) No vents, grills, or flues terminals shall be located on the western elevations of the proposed plant rooms.

Reason: To ensure that the proposed development does not prejudice the amenities of the properties in the surrounding area with regard Reigate and

Banstead Borough Council Core Strategy 2014 policy CS10 and Development Management Plan 2019 policy DES9.

9. No development shall take place above slab level until written details of the materials to be used in the construction of the external surfaces, including extension walls and roof, and details of the proposed windows, have been submitted to and approved in writing by the Local Planning Authority, and on development shall be carried out in accordance with the approved details.

Reason: To ensure that a satisfactory external appearance is achieved of the development and to ensure that the finalised details are appropriate to the locally listed building with regard to Reigate and Banstead Development Management Plan 2019 policy DES1 and NHE9.

10. No development shall take place above slab level until:
- a) a plan showing the positions, design, materials and type of boundary treatment to be erected within the site and to the rear and side boundaries; and
 - b) a plan and method statement detailing the repair, replacement and new elements of the front boundary wall [Note: It is expected that the existing rendered front wall and any new or repaired elements is provided as a knapped flint wall],
- has been submitted to and approved in writing by the Local Planning Authority. The new boundary treatment and agreed details in relation to the front boundary wall shall be completed before the occupation of the development hereby permitted.

Reason: In the interest of maintaining the historic and architectural character of the listed building, historic gardens and the visual amenities of the area with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

11. No development above slab level shall commence on site until a scheme for the soft and hard landscaping and replacement tree planting of the site including the retention of existing landscape features has been submitted and approved in writing by the local planning authority. The Landscaping scheme shall be based on the Landscape Strategy (drawing 01 Rev G) and Darwin Ecology Biodiversity Net Gain Assessment dated November 2021 and shall include details of hard landscaping (materials and finish), planting plans, written specifications (including cultivation and other operations associated with tree, shrub, and hedge or grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation programme. The scheme shall also take in to account the recommendations of the submitted ecology reports.

All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to occupation or use of the approved development or in accordance with a programme agreed in writing with the local planning authority.

All new tree planting shall be positioned in accordance with guidelines and advice contained in the current British Standard 5837. Trees in relation to construction.

Any trees shrubs or plants planted in accordance with this condition which are removed, die or become damaged or become diseased within five years of planting shall be replaced within the next planting season by trees, and shrubs of the same size and species.

Reason: To ensure good arboricultural and landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies NHE3 and DES1 of the Reigate and Banstead Borough Development Management Plan 2019, British Standards including BS8545:2014 and British Standard 5837:2012.

12. No development shall commence until an updated Biodiversity Net Gain and Ecological Enhancement Plan has been submitted to and approved in writing by the Local Planning Authority (LPA). The Plan shall be based on the recommendations of the Darwin Ecology Preliminary Ecological Appraisal and Preliminary Roost Assessment Report dated October 2021 and Biodiversity Net Gain Assessment dated November 2021 and shall detail the finalised on-site biodiversity enhancement measures to achieve a net gain in biodiversity and details of proposed onsite ecological enhancement measures. The Plan shall also include details of the management and monitoring of the proposed net gain enhancement measures.

The agreed details shall be implemented before occupation of this development, unless otherwise agreed in writing by the LPA, and maintained/monitored in accordance with the agreed details.

Reason: To provide enhancements to the biodiversity of the site in accordance with the provisions of the National Planning Policy Framework and Reigate and Banstead Development Management Plan 2019 policy NHE2.

13. The development shall be carried out in accordance with the mitigation measures set out within the Darwin Ecology Preliminary Ecological Appraisal and Preliminary Roost Assessment Report dated October 2021.

Reason: To ensure that any potential impact to protected species is adequately mitigated in accordance with the provisions of the National Planning Policy Framework and policy NHE2 of the Development Management Plan 2019.

14. Notwithstanding the approved plans no external lighting shall be installed on the buildings hereby approved or within the site until:
- a) an external lighting scheme, which shall include indication of the location, height, direction, angle and cowling of lights, and the strength of illumination, accompanied by a light coverage diagram; and

b) a sensitive lighting management plan to demonstrate that the lighting meets the recommendations set out within the submitted Darwin Ecology Preliminary Ecological Appraisal and Preliminary Roost Assessment Report dated October 2021, has been submitted to and agreed in writing by the local planning authority.

The external lighting shall be implemented in accordance with the approved scheme and be retained thereafter and maintained in accordance with the manufacturer's instructions.

Reason: To protect the visual amenity of the area and neighbouring residential amenities with regard to Reigate and Banstead Core Strategy 2014 Policy CS10 and policy DES1, DES5, DES9 and NHE9 of the Reigate and Banstead Development Management Plan 2019 and to protect protected bats in accordance with the provisions of the National Planning Policy Framework and Reigate and Banstead Development Management Plan 2019 policy NHE2.

15. No development shall commence until a Construction Transport Management Plan, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (e) provision of any boundary hoarding behind visibility zones
- (f) HGV deliveries and hours of operation
- (g) vehicle routing
- (h) measures to prevent the deposit of materials on the highway
- (i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
- (j) on-site turning for construction vehicles

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework and Policy DES8 Construction Management of the Reigate and Banstead Local Plan Development Management Plan September 2019.

16. No part of the development shall be occupied unless and until the existing southern most vehicular access to Bolters Lane has been provided with sight lines and carriageway markings in accordance with the plan numbered 2103063 01 Rev C at appendix C of the Motion Transport Planning Transport Statement dated 05 11 21 , and the visibility zones shall be kept permanently clear of any obstruction above 0.6 metres high above the ground and hanging lower than 2.0 metres high above the ground.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework and Policy TAP1 of the Reigate and Banstead Development Management Plan 2019.

17. The development hereby approved shall not be first occupied unless and until the existing access from the site to Bolters Lane has been permanently closed and any kerbs, verge, footway, fully reinstated in accordance with a scheme to be submitted to and approved in writing with the Local Planning Authority.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework and Policy TAP1 of the Reigate and Banstead Development Management Plan 2019.

18. Notwithstanding the approved plans the development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with a revised scheme to be submitted to and approved in writing with the Local Planning Authority for shelter to be provided to stands that can accommodate 10 bicycles.

Thereafter the shelter and bike stands shall be retained and maintained for their designated purposes.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to promote sustainable forms of transport in accordance with the National Planning Policy Framework and Reigate and Banstead Core Strategy 2014 Policy CS17 (Travel Options and Accessibility).

19. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework and Policy TAP1 of the Reigate and Banstead Development Management Plan 2019.

20. The submitted Travel Information Pack dated March 2022 shall be distributed to staff and visitors upon first occupation and for each and every subsequent occupation of the development, thereafter maintain and develop the Travel Information Pack to the satisfaction of the Local Planning Authority

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to promote sustainable forms of transport in accordance with the National Planning Policy Framework and Reigate and Banstead Core Strategy 2014 Policy CS17 (Travel Options and Accessibility).

21. Details of a Delivery and Servicing Management Plan to include preventing deliveries between 0800 and 1400 hours shall be submitted to and agreed in writing by the Local Planning Authority prior to the first occupation of the development hereby approved. The approved Delivery and Servicing Management Plan shall be implemented upon first occupation and the care home use shall therefore be carried out in accordance with the approved plan.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework and Policy TAP1 of the Reigate and Banstead Development Management Plan 2019

22. The development hereby approved shall not be occupied unless and until a minimum of 4 of the available parking spaces are provided with a fast charge socket (current minimum requirement: 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply) and a minimum of 4 of the available spaces are provided with an electric supply in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: In order that the development promotes more sustainable forms of transport, and to accord with the National Planning Policy Framework 2019 and Reigate and Banstead Core Strategy 2014 Policy CS17.

23. The development hereby approved shall not be first occupied unless and until a Water Efficiency Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall detail how the development will:
- a) Ensure that the potential water consumption by occupants of each new dwelling does not exceed 110 litres per person per day

The development shall be carried out in accordance with the approved details and any measures specific to an individual dwelling(s) shall be implemented, installed and operational prior to its occupation.

Reason: To ensure that the development supports the efficient use of resources and minimises carbon emissions with regard to Policy CS10 of the Reigate & Banstead Core Strategy 2014 and Policy CCF1 of the Reigate & Banstead Development Management Plan 2019.

24. The roof area shown at the first floor in the north-west corner of the rear extension hereby permitted shall not be used as a balcony, roof garden or

similar amenity area without the grant of further specific permission from the Local Planning Authority.

Reason: To ensure that the development does not affect the amenity of existing properties by overlooking, with regard to Reigate & Banstead Borough Council's Development Management Plan 2019 policy DES1.

INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.info.
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions. Further information can be found on the Council website at : Climate Change Information.
3. You are advised that the Council will expect the following measures to be included in the above CMS condition to control noise, pollution and parking:
 - (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
 - (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
 - (c) Deliveries should only be received within the hours detailed in (a) above;
 - (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
 - (e) There should be no burning on site;
 - (f) Only minimal security lighting should be used outside the hours stated above; and
 - (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit.

In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme - www.ccscheme.org.uk/index.php/site-registration.

4. The applicant is advised that the essential requirements for an acceptable communication plan forming part of the CMS are viewed as: (i) how those likely to be affected by the site's activities are identified and how they will be informed about the project, site activities and programme; (ii) how neighbours

- will be notified prior to any noisy/disruptive work or of any significant changes to site activity that may affect them; (iii) the arrangements that will be in place to ensure a reasonable telephone response during working hours; (iv) the name and contact details of the site manager who will be able to deal with complaints; and (v) how those who are interested in or affected will be routinely advised regarding the progress of the work. Registration and operation of the site to the standards set by the Considerate Constructors Scheme (<http://www.ccscheme.org.uk/>) would help fulfil these requirements.
5. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/floodingadvice.
 6. When a temporary access is approved or an access is to be closed as a condition of planning permission an agreement with, or licence issued by, the Highway Authority Local Highways Service will require that the redundant dropped kerb be raised and any verge or footway crossing be reinstated to conform with the existing adjoining surfaces at the developer's expense.
 7. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
 8. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
 9. The use of a suitably qualified arboricultural consultant is essential to provide acceptable supervision and monitoring and submissions in respect of the above arboricultural tree protection condition and landscaping condition. All works shall comply with the recommendations and guidelines contained within British Standard 5837.

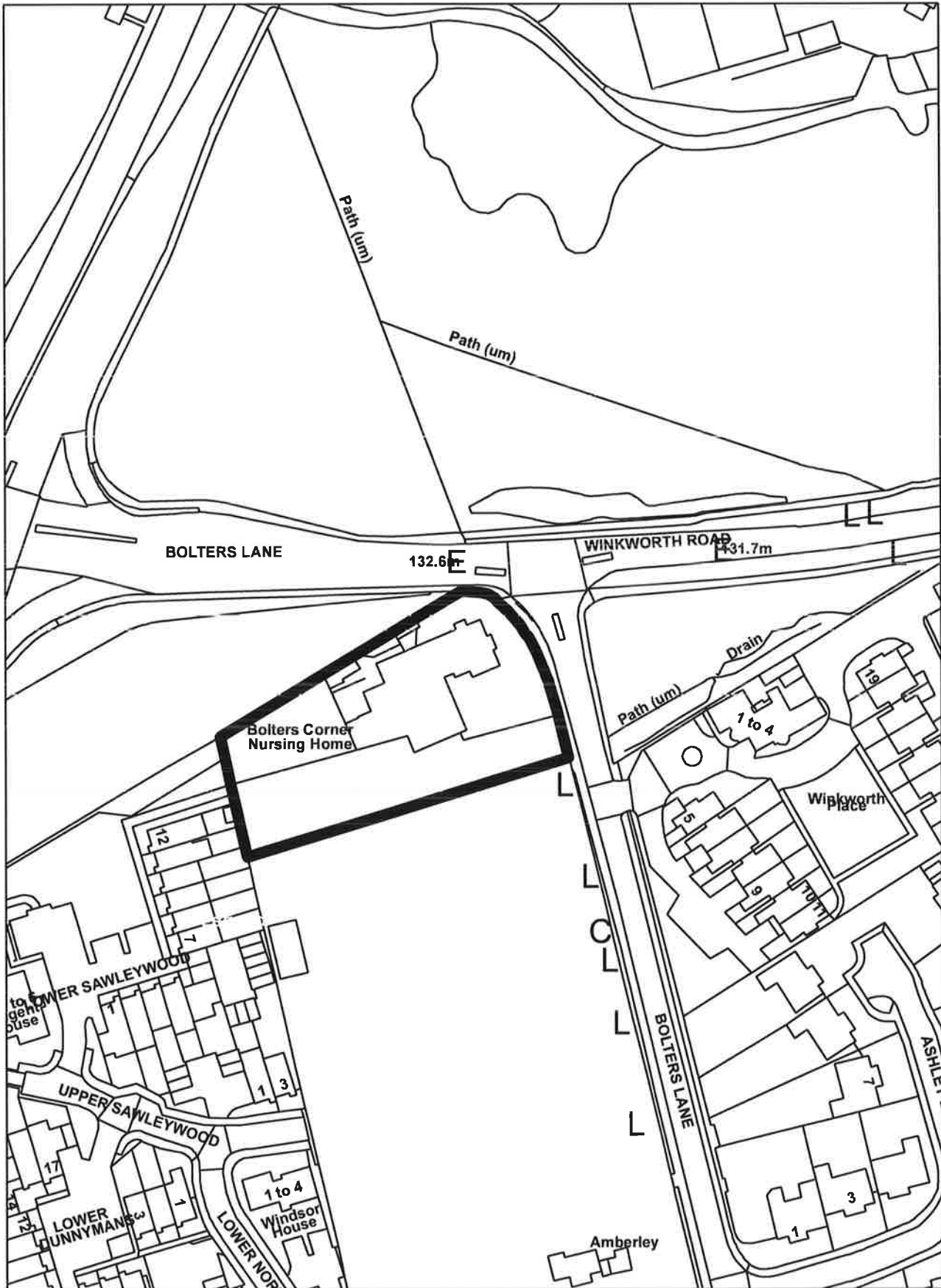
REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies CS1, CS2, CS4, CS10, CS11, CS12, CS13, CS14, CS17 and DES1, DES5, DES7, DES8, DES9, NHE2, NHE3, NHE9, TAP1, INF1, INF2, CCF1, CCF2 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

Proactive and Positive Statements

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development where possible, as set out within the National Planning Policy Framework.

21/02938/F - Bolters Corner Rest Home, Bolters Lane, Banstead



NOTES

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.

2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.

3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.

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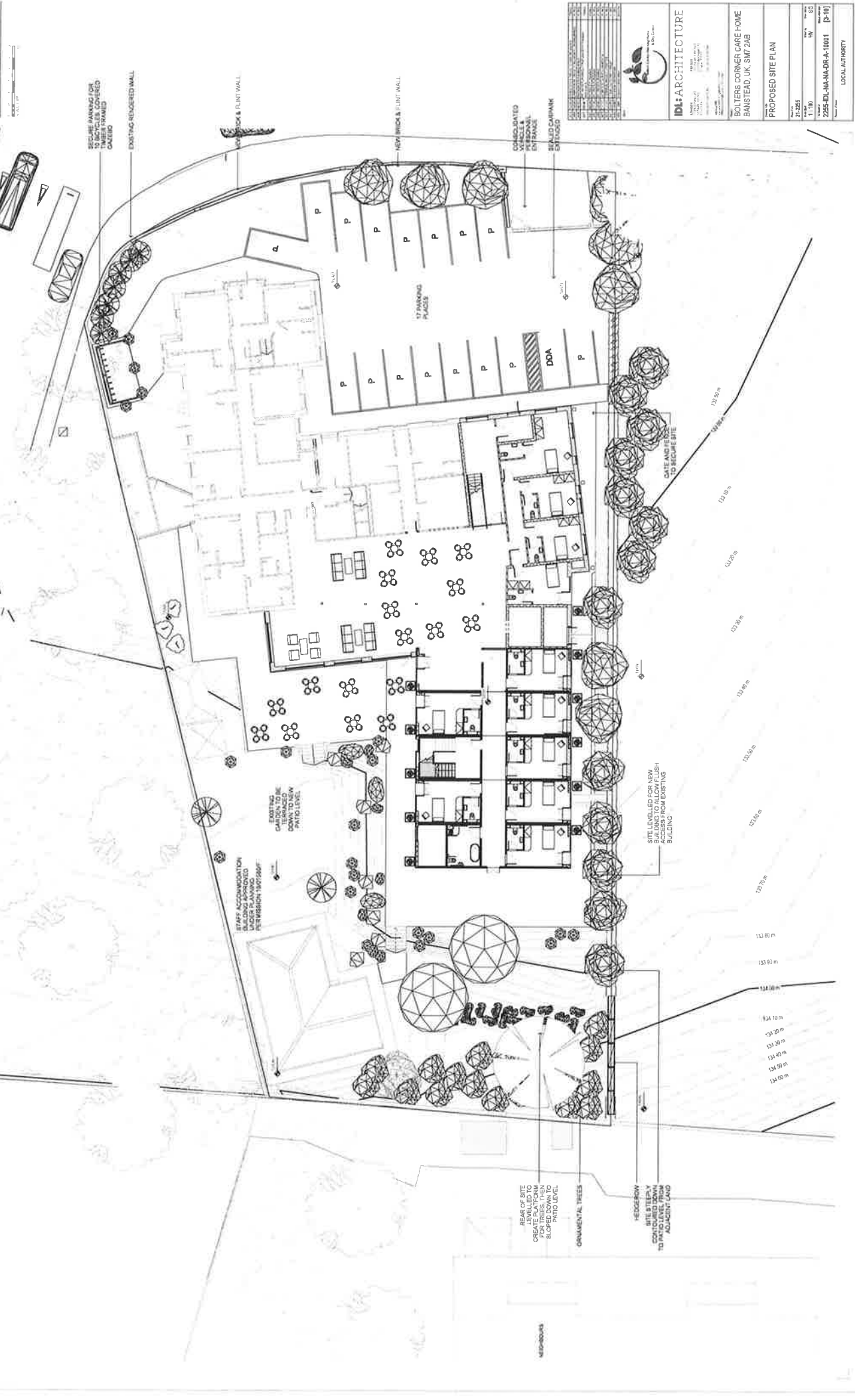
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DL: ARCHITECTURE

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BOLTERS CORNER CARE HOME
BANSTEAD, UK, SW7 2AB

PROPOSED SITE PLAN

Scale: 1:100
Date: 22/05/2024
Drawing No: 2255-DL-NA-MA-DR-A-0001 [3 of 10]
LOCAL AUTHORITY

GENERAL NOTES:

1. Do not scale from this drawing.
2. All dimensions are in millimetres unless stated otherwise.
3. All dimensions are in millimetres unless stated otherwise.
4. Check all dimensions on the drawings.
5. Report any discrepancies and omissions to HCUK Ltd.
6. This drawing is copyright.

Existing trees retained



Existing trees removed



Proposed Planting



Street trees



Native trees - large canopy




Native trees - small canopy




Specimens - shrub and herbaceous



Native hedge - medium foliage hedge



Low ornamental privacy hedge



Ornamental Mix 1 - Slummy mix (sensory species)



Ornamental mix 2 - Ground cover semi-shade mix



Ornamental mix 3 - Medium shrubs / herbaceous mix



Ornamental Mix 4 - Raised containers



Ornamental mix 5 - High to medium shrubs as a landscape buffer, mix of native and non-native flowering shrubs, mix of deciduous and evergreen



Bulbs



Hard Landscape



Type 1 Vehicular - main bound permeable surfacing, colour; buff



Type 2 Pedestrian - main bound permeable surfacing, colour; dark buff



Type 3 Surfacing Existing retained



Moveable outdoor terrace seating with tables - 60C



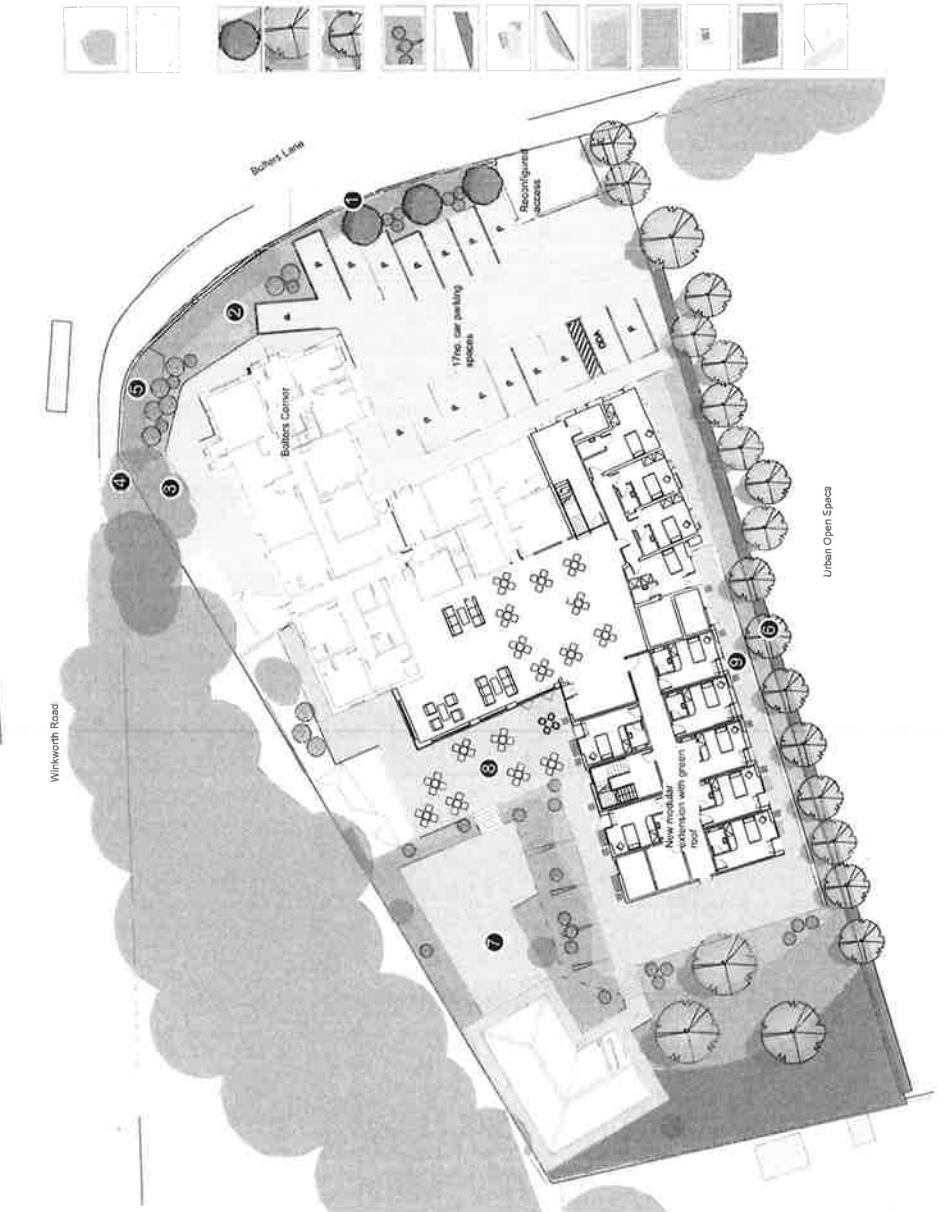
Notes: The original of this drawing was produced in AutoCAD 2010. All dimensions are in millimetres unless stated otherwise. All dimensions are to the centre of the object unless stated otherwise. All dimensions are to the face of the object unless stated otherwise. All dimensions are to the face of the object unless stated otherwise.

Client: HCUK Group
Project: Bolton Corner, Bolton
Description: Landscape Strategy

Scale: 1:200 @A1
Job Number: 0291
Date: 04/02/24
Revision: G

W: www.hcugroup.co.uk

Architect: HCUK GROUP
Planning:



Landscape Strategy

Objectives

- To provide a high quality setting for the development.
- Enhanced boundary to frontage to reflect the local vernacular.
- To enhance the setting of the locally listed historic building (Bolton Corner).
- To provide attractive and safe garden and terraces for residents use, with privacy planting to bedrooms and sensory plant species for colour, movement, scent, touch, to the garden areas.
- To enhance the biodiversity of the site with a mix of native and ornamental wildlife attracting planting and to enhance the site for birds, bees, butterflies, insects.
- To provide a native green corridor along the southern boundary, of native hedging and small native trees to connect to the surrounding green framework and to soften the transition to the Urban Green Space to the south.
- To provide structure planting to the west of the site, to soften views from nearby housing, create privacy for the development (to include evergreen and medium to tall trees, shrubs and flowering shrubs) and to provide an attractive backdrop to the development and gardens, including flowering shrubs.
- Extensive green roof to modular, new build contributes to green infrastructure, provides visual amenity and biodiversity benefits.
- To include permeable surfaces to contribute to the sustainable drainage of the site.

Proposals

- 1 Street tree planting - soften views of the extension and enhances the streetscene. Enhanced boundary wall - brick and flint.
- 2 Open view retained of locally listed building.
- 3 Secure parking for ten cycles.
- 4 Existing enclosed wall retained.
- 5 Holly hedge planting behind wall.
- 6 Medium native evergreen hedges - holly, with small native trees (field maple and Hawthorn), and larger native tree near car park, to screen and soften views towards the entrance and retain transition to Urban Green Space.
- 7 Resident's Garden - formal lawn with borders, sensory planting.
- 8 Lower terrace - hardstanding for tables and chairs, softened with planters and low privacy hedges to building.
- 9 Climbers in raised planters trained up wall. Low privacy hedges to ground level bedrooms.

NOTES

1. All works shall be in accordance with the relevant Building Regulations.
2. All works shall be in accordance with the relevant Health and Safety Regulations.
3. All works shall be in accordance with the relevant Environmental Regulations.
4. All works shall be in accordance with the relevant Planning Regulations.



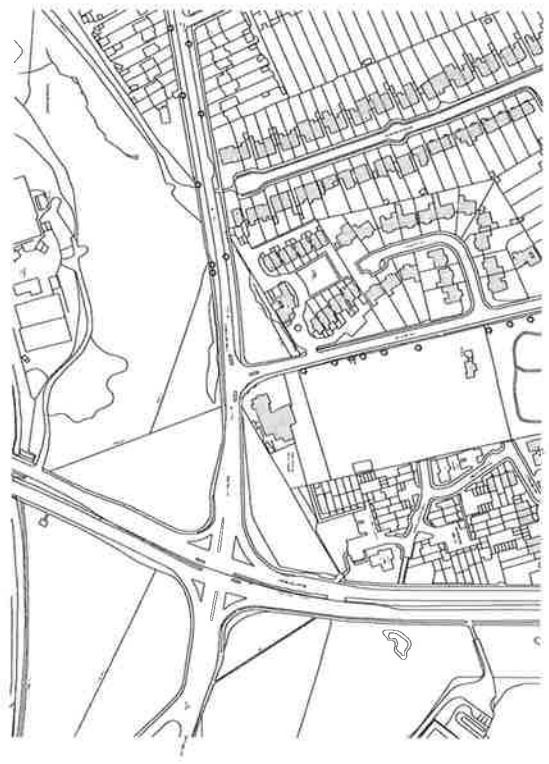

IDI: ARCHITECTURE
 100, The Square, London, E14 9EJ
 Tel: 020 7794 1234
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 Email: info@idi-architecture.com
 Website: www.idi-architecture.com

BOUTERS CORNER CARE HOME
 BANSTEAD, UK, SM7 2AB

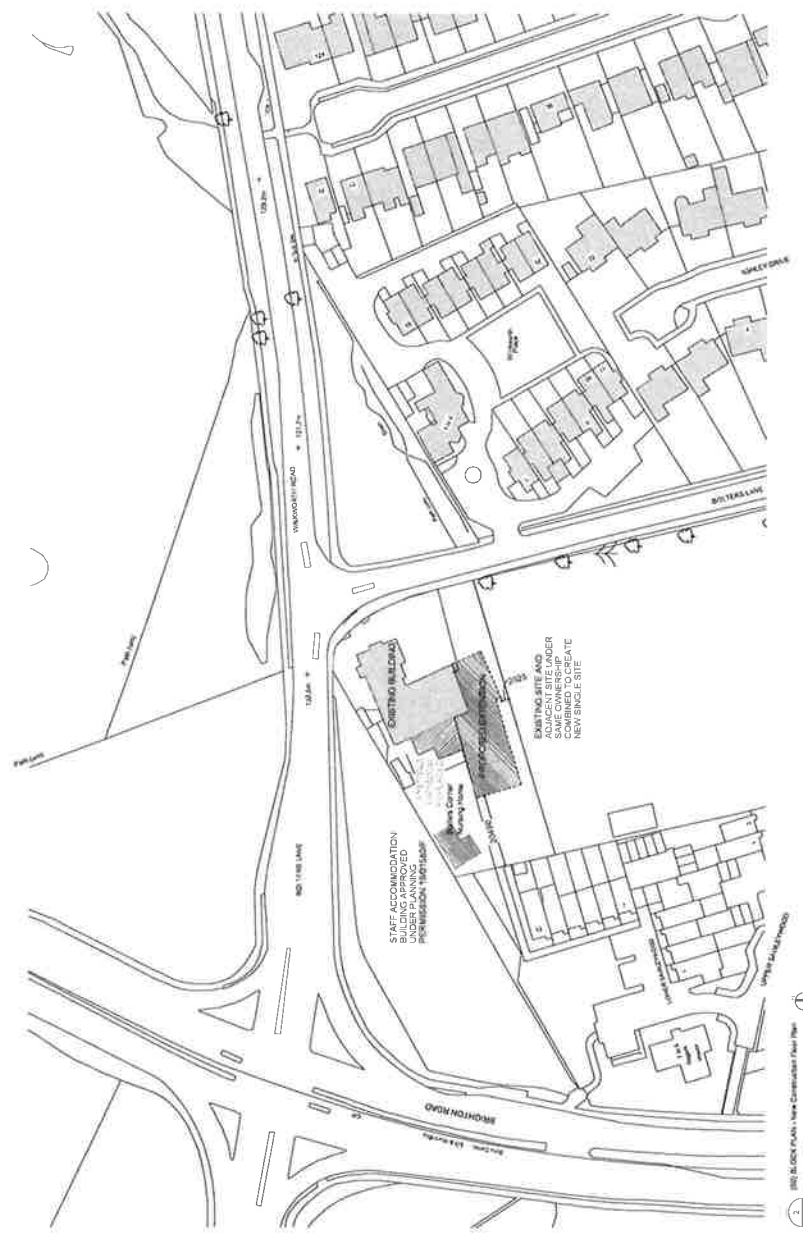
LOCATION & BLOCK PLANS

Project No:	2255-HA-NA-GF-DR-A-0001
Client:	Local Authority
Phase:	Location & Block Plans
Scale:	1:100 @ A3
Date:	10/10/2022
Drawn by:	JD
Checked by:	JD
Approved by:	JD

LOCAL AUTHORITY

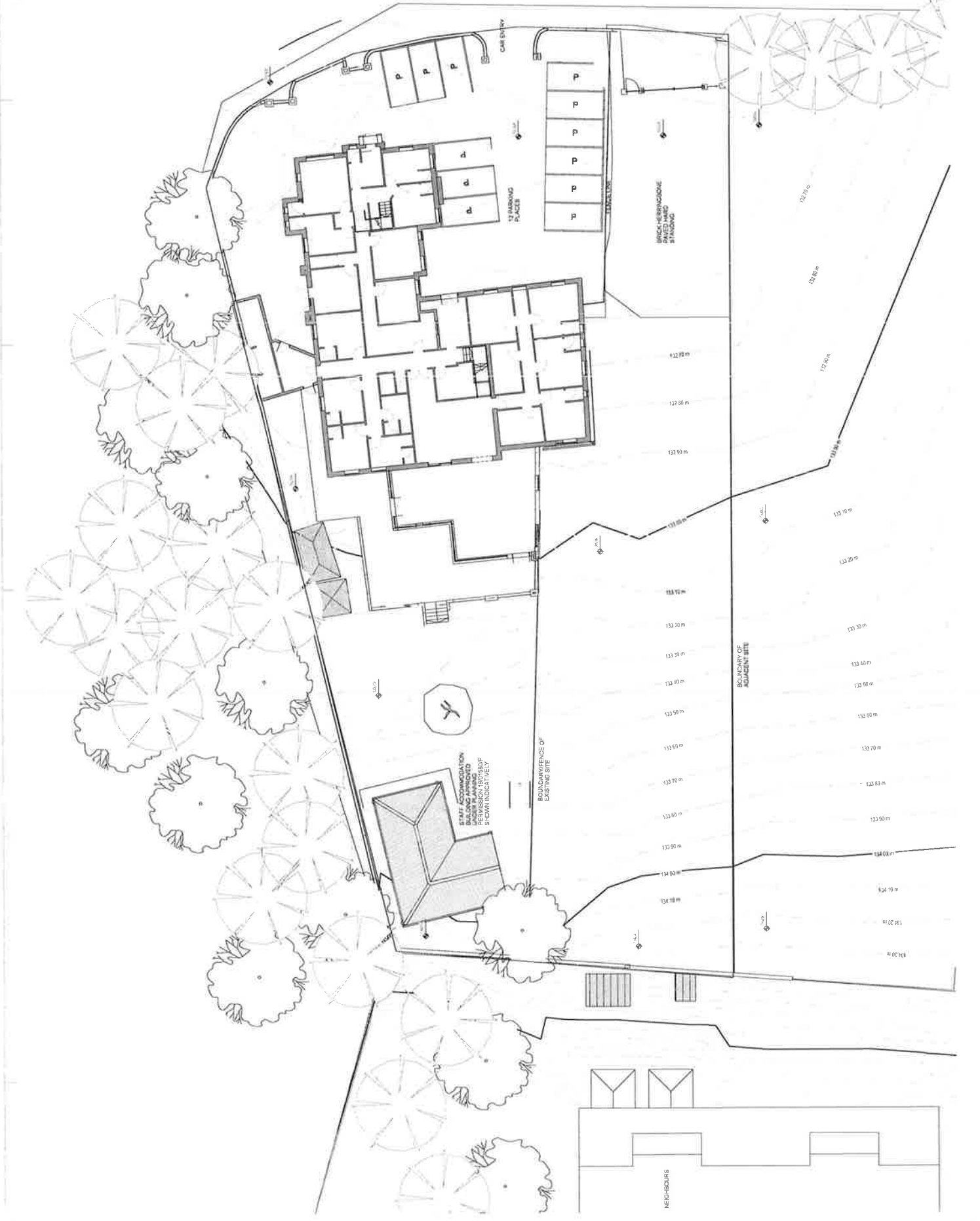
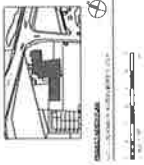


2255 LOCAL AUTHORITY - New Care Home Floor Plan
 1:100 @ A3
 10/10/2022

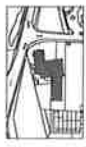



2255 LOCAL AUTHORITY - New Care Home Floor Plan
 1:100 @ A3
 10/10/2022



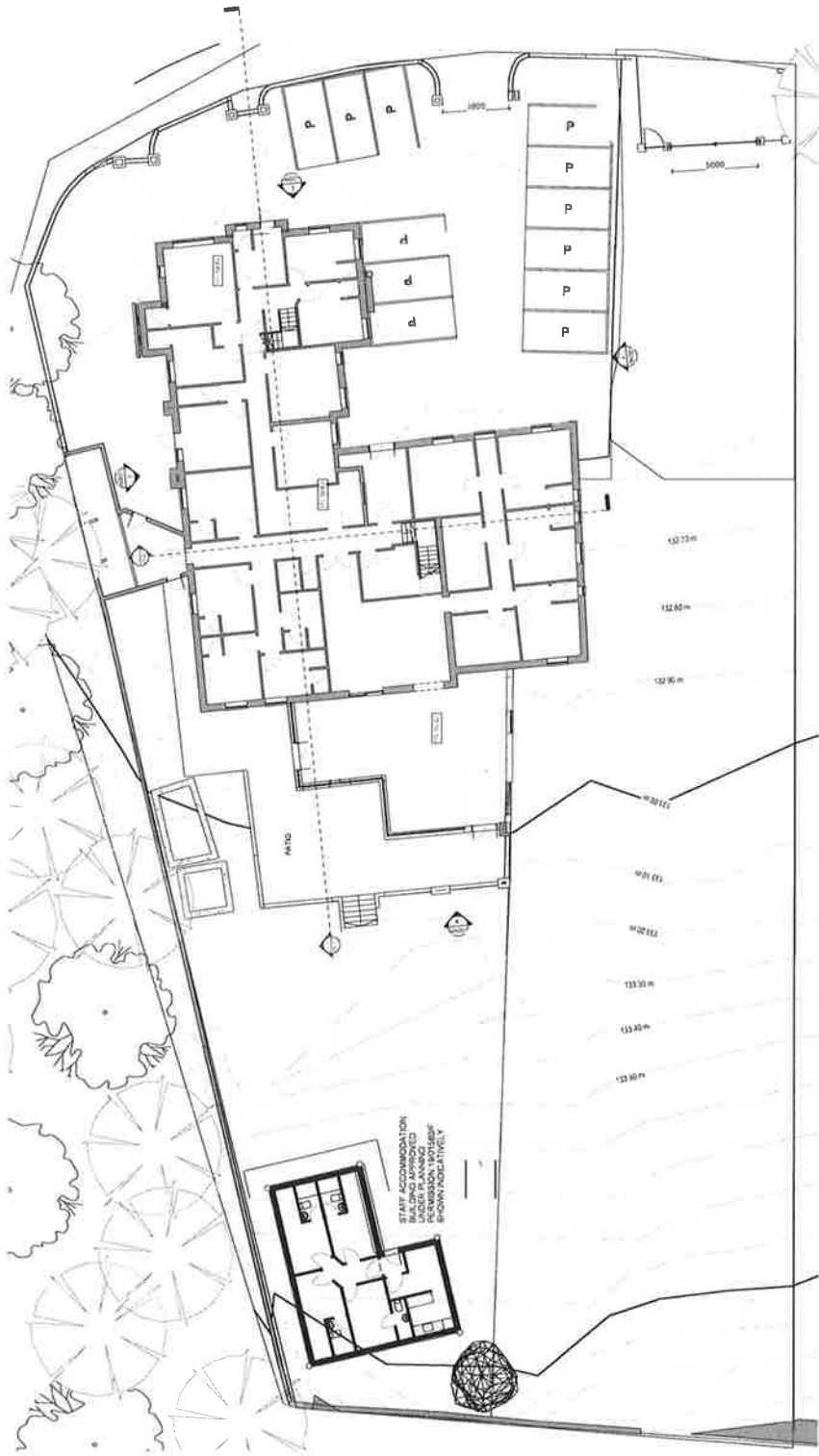


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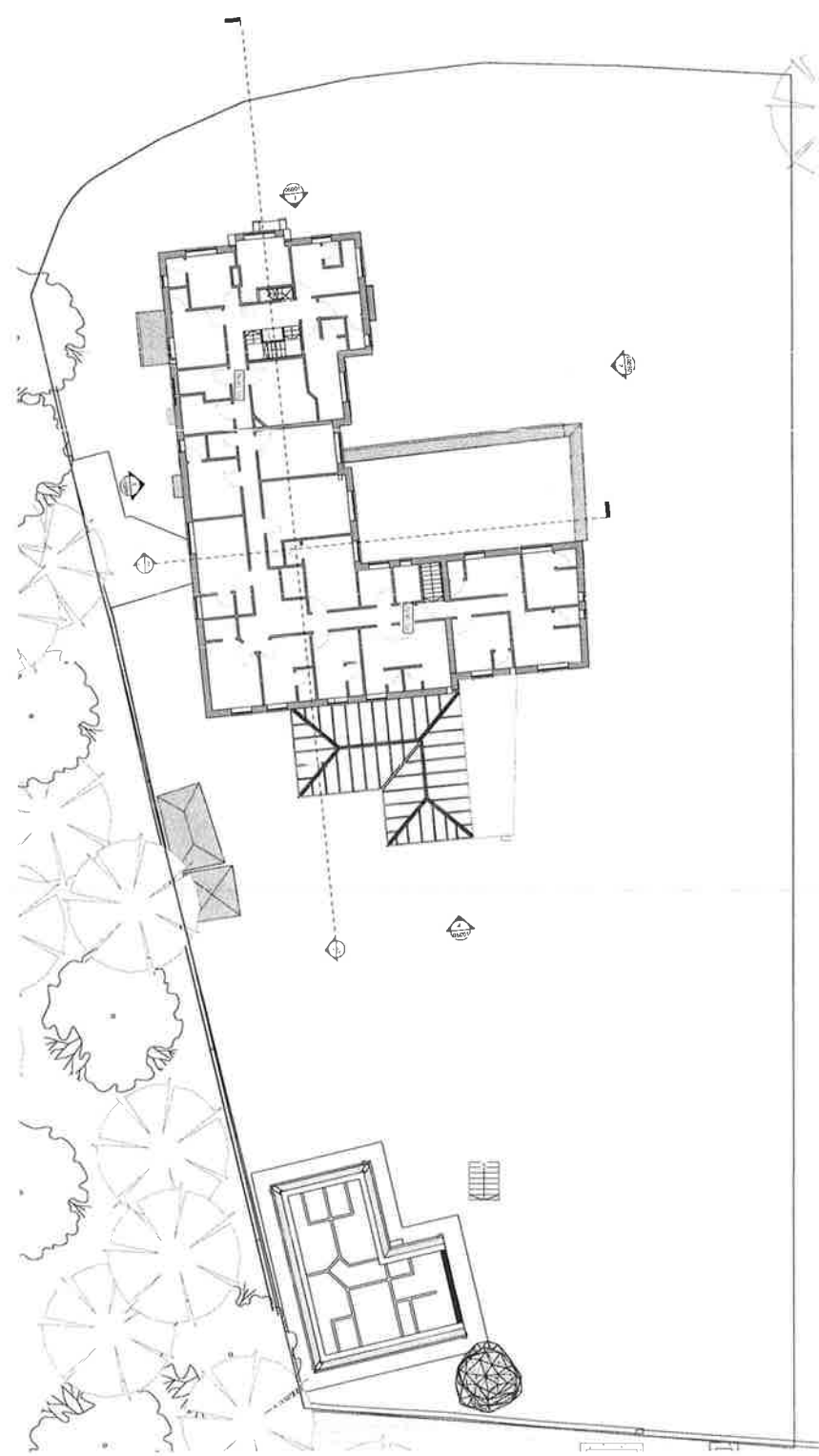


DATE: 24.05.2011
 PROJECT: BAILEY'S CORNER CARE HOME
 DRAWING NO: 255-02-NA-CF-JR-A-0102

DA ARCHITECTURE 255-02-NA-CF-JR-A-0102 BAILEY'S CORNER CARE HOME BAILEY'S CORNER, GAITHERSBURG, MD 20878-4302 PHONE: (301) 251-1234 FAX: (301) 251-1235 WWW.DAARCHITECTURE.COM	
DAILEY'S CORNER CARE HOME BAILEY'S CORNER, GAITHERSBURG, MD 20878-4302	
EXISTING G.A. GROUND FLOOR	
Date:	24.05.2011
By:	DA
Scale:	1:50
Sheet No.:	255-02-NA-CF-JR-A-0102 [3-4]
Project No.:	255-02-NA-CF-JR-A-0102
Client:	LOCAL AUTHORITY





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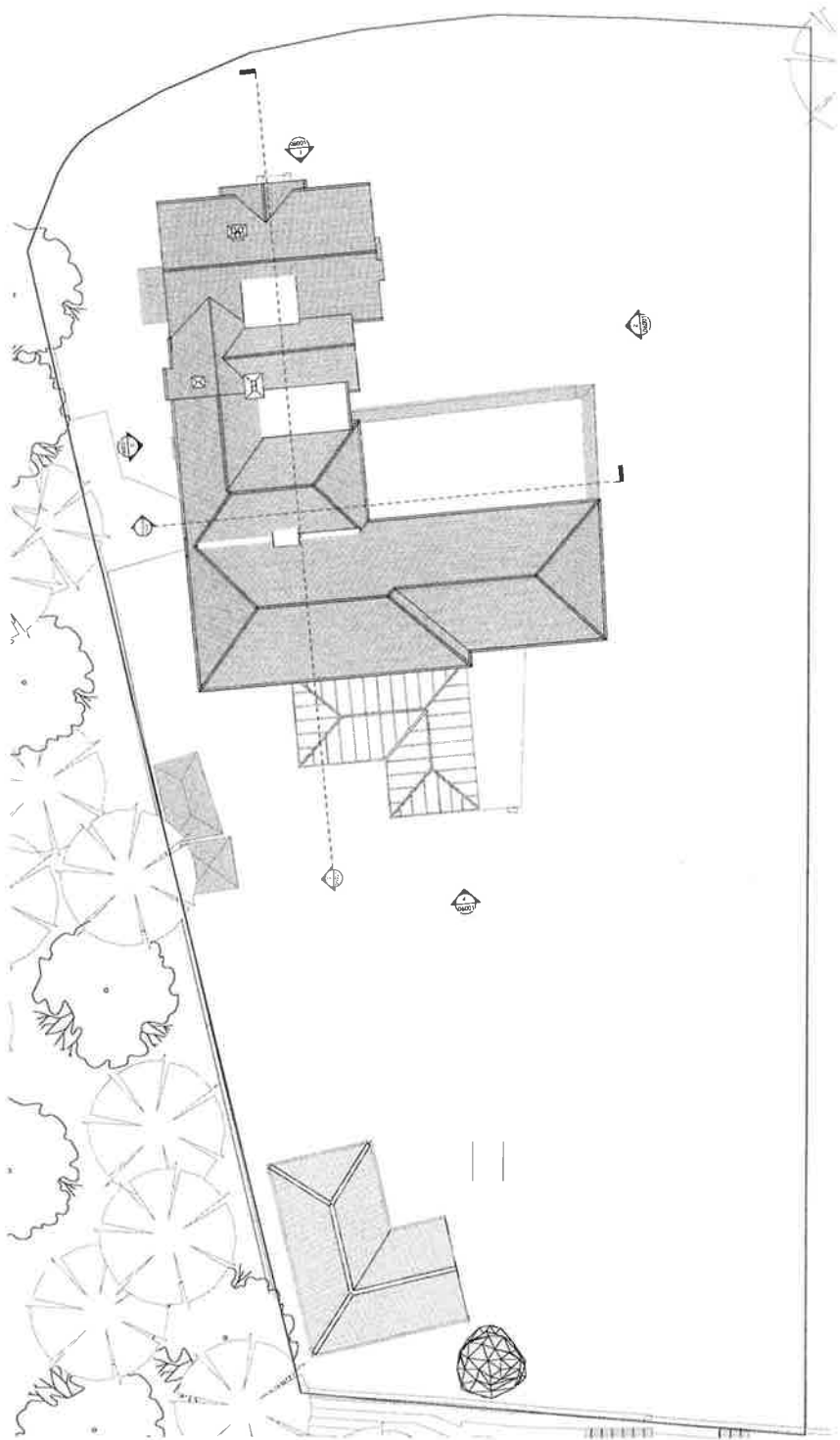



 IDA ARCHITECTURE 1100 North 17th Street, Suite 100 Tallahassee, FL 32310 (904) 487-1100 www.idaarchitecture.com	
BOLTERS CORNER CARE HOME BANSTEAD, UK, SM7 2AB	
EXISTING GA, FIRST FLOOR	
Project No: 2-0285	Date: 04/11/10
Scale: 1:100	Sheet No: 80
Drawing No: 2255-BOL-NA-F-004-0103 [04/10]	
Local Authority: LOCAL AUTHORITY	

NOTES

DATE: 12/20/2014
 DRAWN BY: J. L. BROWN
 CHECKED BY: J. L. BROWN
 PROJECT NO.: 2255-DI-NA-RF-DR-A-01105
 SHEET NO.: 3-10




DL ARCHITECTURE
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BOLTERS CORNER CARE HOME
 BINSTED, UK, S/W 2/8

EXISTING GA. ROOF

24-0265
 12/20/14
 JLB
 2255-DI-NA-RF-DR-A-01105 (3-10)
 LOCAL AUTHORITY

NOTES

1. ALL WORK TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010.

2. ALL MATERIALS TO BE OF A QUALITY SUITABLE FOR THE LOCATION AND EXPOSURE.

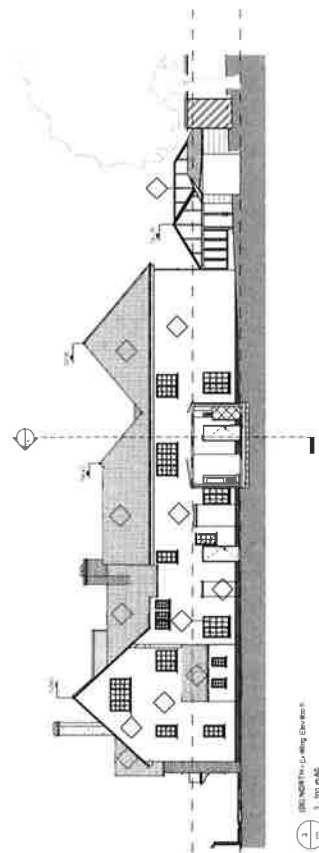
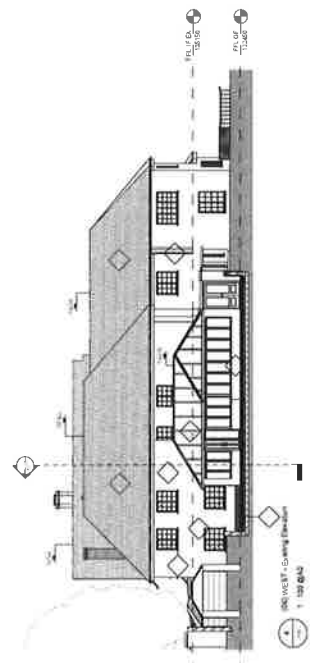
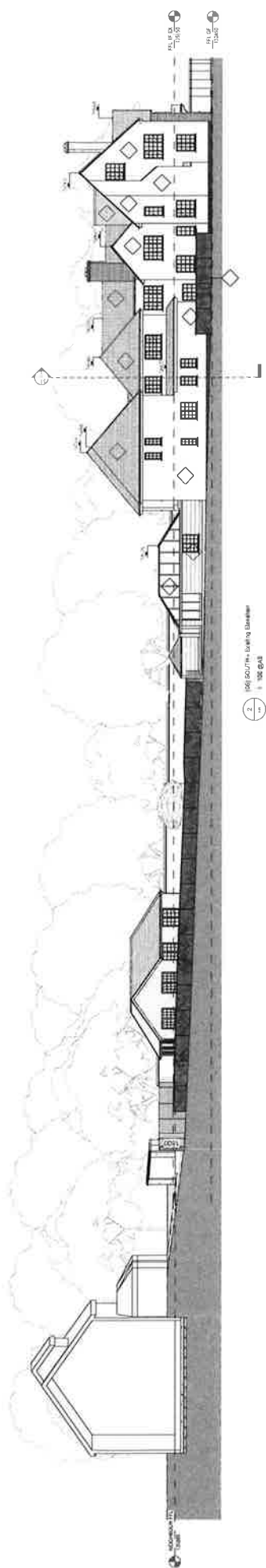
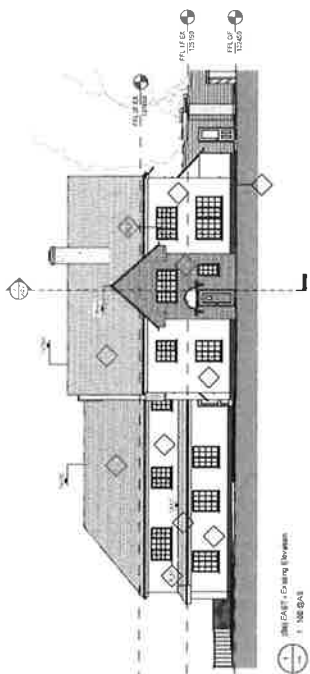
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4. ALL WORK TO BE COMPLETED TO THE SATISFACTION OF THE ARCHITECT.

5. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

6. ALL WORK TO BE COMPLETED TO THE SATISFACTION OF THE ARCHITECT.

NO.	DESCRIPTION
1	BLACK BRICK WITH WHITE PLINTELS
2	FLAT ROOF WITH GRASS PAVING
3	SMALL CHANGE ROOMS (EXISTING)
4	SMALL CHANGE ROOMS (NEW)
5	BLACK BRICK
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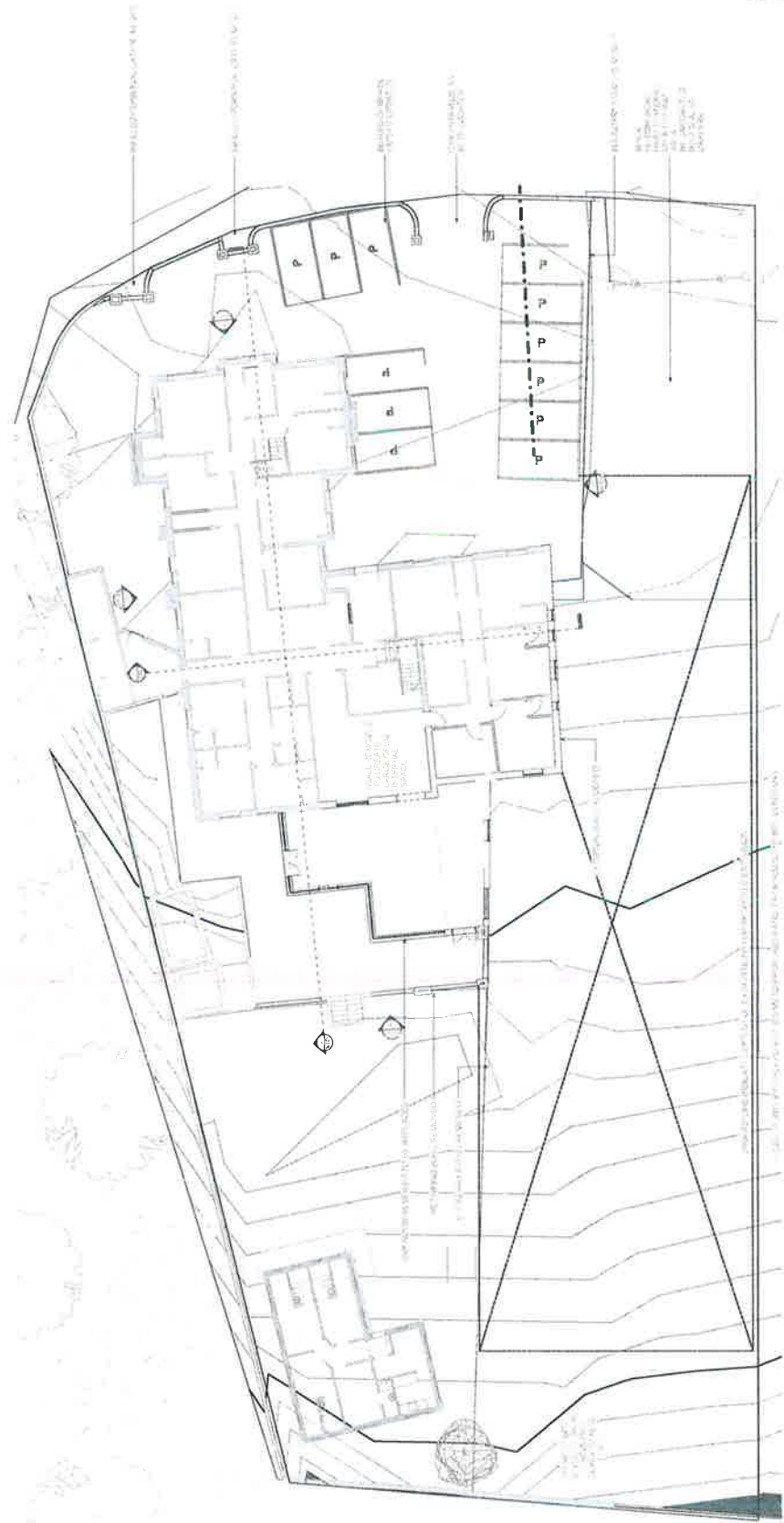
IDA: ARCHITECTURE

100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200

BOUTERS CORNER CARE HOME
BAINSTED, UK, SM7 2AB

EXISTING ELEVATIONS

DATE: 10/10/2018
DRAWN BY: [Name]
CHECKED BY: [Name]
PROJECT NO: 2255-IDA-NAE-Z-ORA-00001 [P-03]
LOCAL AUTHORITY: [Name]



NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2018 INTERNATIONAL BUILDING CODE (IBC).

2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL MECHANICAL, ELECTRICAL, AND PLUMBING CODE (IMC).

3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL FIRE AND CODE ENFORCEMENT CODE (IFC).

4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC).

5. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL SMOKE ALARM CODE (ISAC).

6. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL SOUND AND VIBRATION CODE (ISVC).

7. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL GREEN BUILDING CODE (IGBC).

8. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL WELL-BEING AND PERFORMANCE CODE (IWPC).

9. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL ACCESSIBILITY AND MOBILITY ACT (IAMA).

10. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL AFFORDABLE HOUSING ACT (IAHA).

11. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL COMMUNITY DEVELOPMENT ACT (ICDA).

12. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL ECONOMIC DEVELOPMENT ACT (IEDA).

13. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL ENVIRONMENTAL PROTECTION ACT (IEPA).

14. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL HEALTH AND SAFETY ACT (IHS).

15. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL LABOR ACT (ILA).

16. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL LAND USE ACT (ILUA).

17. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL NATURAL RESOURCES ACT (INRA).

18. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PLANNING ACT (IPA).

19. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PUBLIC UTILITIES ACT (IPUA).

20. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL TRANSPORTATION ACT (ITA).

21. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL UTILITIES ACT (IUA).

22. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL WATER AND WASTE ACT (IWWA).

23. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL WIND ENERGY ACT (IWEA).

24. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL WOOD PRESERVATION ACT (IWOA).

25. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL YOUTH AND FAMILY SERVICES ACT (IYFSA).

26. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL ZONING ACT (IZA).

27. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL ARCHITECTURE ACT (IAA).

28. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL ENGINEERING ACT (IEA).

29. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL SURVEYING ACT (ISA).

30. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL LAND SURVEYING ACT (ILSA).

31. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PROFESSIONAL ENGINEERING ACT (IPEA).

32. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PROFESSIONAL ARCHITECTURE ACT (IPAA).

33. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PROFESSIONAL SURVEYING ACT (IPSA).

34. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PROFESSIONAL LAND SURVEYING ACT (IPLSA).

35. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PROFESSIONAL ENGINEERING AND ARCHITECTURE ACT (IPEA).

36. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PROFESSIONAL ENGINEERING AND SURVEYING ACT (IPESA).

37. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PROFESSIONAL ENGINEERING, ARCHITECTURE, AND SURVEYING ACT (IPEASA).

38. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PROFESSIONAL ENGINEERING, ARCHITECTURE, AND LAND SURVEYING ACT (IPEASLA).

39. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PROFESSIONAL ENGINEERING, ARCHITECTURE, SURVEYING, AND LAND SURVEYING ACT (IPEASLSA).

40. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PROFESSIONAL ENGINEERING, ARCHITECTURE, SURVEYING, AND LAND SURVEYING AND PLANNING ACT (IPEASLSA).

41. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PROFESSIONAL ENGINEERING, ARCHITECTURE, SURVEYING, LAND SURVEYING, AND PLANNING ACT (IPEASLSA).

42. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PROFESSIONAL ENGINEERING, ARCHITECTURE, SURVEYING, LAND SURVEYING, PLANNING, AND ZONING ACT (IPEASLSA).

43. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PROFESSIONAL ENGINEERING, ARCHITECTURE, SURVEYING, LAND SURVEYING, PLANNING, ZONING, AND UTILITIES ACT (IPEASLSA).

44. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PROFESSIONAL ENGINEERING, ARCHITECTURE, SURVEYING, LAND SURVEYING, PLANNING, ZONING, UTILITIES, AND TRANSPORTATION ACT (IPEASLSA).

45. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PROFESSIONAL ENGINEERING, ARCHITECTURE, SURVEYING, LAND SURVEYING, PLANNING, ZONING, UTILITIES, TRANSPORTATION, AND WASTE ACT (IPEASLSA).

46. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PROFESSIONAL ENGINEERING, ARCHITECTURE, SURVEYING, LAND SURVEYING, PLANNING, ZONING, UTILITIES, TRANSPORTATION, WASTE, AND WATER ACT (IPEASLSA).

47. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PROFESSIONAL ENGINEERING, ARCHITECTURE, SURVEYING, LAND SURVEYING, PLANNING, ZONING, UTILITIES, TRANSPORTATION, WASTE, WATER, AND ENERGY ACT (IPEASLSA).

48. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PROFESSIONAL ENGINEERING, ARCHITECTURE, SURVEYING, LAND SURVEYING, PLANNING, ZONING, UTILITIES, TRANSPORTATION, WASTE, WATER, ENERGY, AND ENVIRONMENTAL ACT (IPEASLSA).

49. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PROFESSIONAL ENGINEERING, ARCHITECTURE, SURVEYING, LAND SURVEYING, PLANNING, ZONING, UTILITIES, TRANSPORTATION, WASTE, WATER, ENERGY, ENVIRONMENTAL, AND HEALTH ACT (IPEASLSA).

50. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PROFESSIONAL ENGINEERING, ARCHITECTURE, SURVEYING, LAND SURVEYING, PLANNING, ZONING, UTILITIES, TRANSPORTATION, WASTE, WATER, ENERGY, ENVIRONMENTAL, HEALTH, AND SAFETY ACT (IPEASLSA).

51. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PROFESSIONAL ENGINEERING, ARCHITECTURE, SURVEYING, LAND SURVEYING, PLANNING, ZONING, UTILITIES, TRANSPORTATION, WASTE, WATER, ENERGY, ENVIRONMENTAL, HEALTH, SAFETY, AND LABOR ACT (IPEASLSA).

52. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PROFESSIONAL ENGINEERING, ARCHITECTURE, SURVEYING, LAND SURVEYING, PLANNING, ZONING, UTILITIES, TRANSPORTATION, WASTE, WATER, ENERGY, ENVIRONMENTAL, HEALTH, SAFETY, LABOR, AND COMMUNITY DEVELOPMENT ACT (IPEASLSA).

53. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PROFESSIONAL ENGINEERING, ARCHITECTURE, SURVEYING, LAND SURVEYING, PLANNING, ZONING, UTILITIES, TRANSPORTATION, WASTE, WATER, ENERGY, ENVIRONMENTAL, HEALTH, SAFETY, LABOR, COMMUNITY DEVELOPMENT, AND AFFORDABLE HOUSING ACT (IPEASLSA).

54. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PROFESSIONAL ENGINEERING, ARCHITECTURE, SURVEYING, LAND SURVEYING, PLANNING, ZONING, UTILITIES, TRANSPORTATION, WASTE, WATER, ENERGY, ENVIRONMENTAL, HEALTH, SAFETY, LABOR, COMMUNITY DEVELOPMENT, AFFORDABLE HOUSING, AND YOUTH AND FAMILY SERVICES ACT (IPEASLSA).

55. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PROFESSIONAL ENGINEERING, ARCHITECTURE, SURVEYING, LAND SURVEYING, PLANNING, ZONING, UTILITIES, TRANSPORTATION, WASTE, WATER, ENERGY, ENVIRONMENTAL, HEALTH, SAFETY, LABOR, COMMUNITY DEVELOPMENT, AFFORDABLE HOUSING, YOUTH AND FAMILY SERVICES, AND WELL-BEING ACT (IPEASLSA).

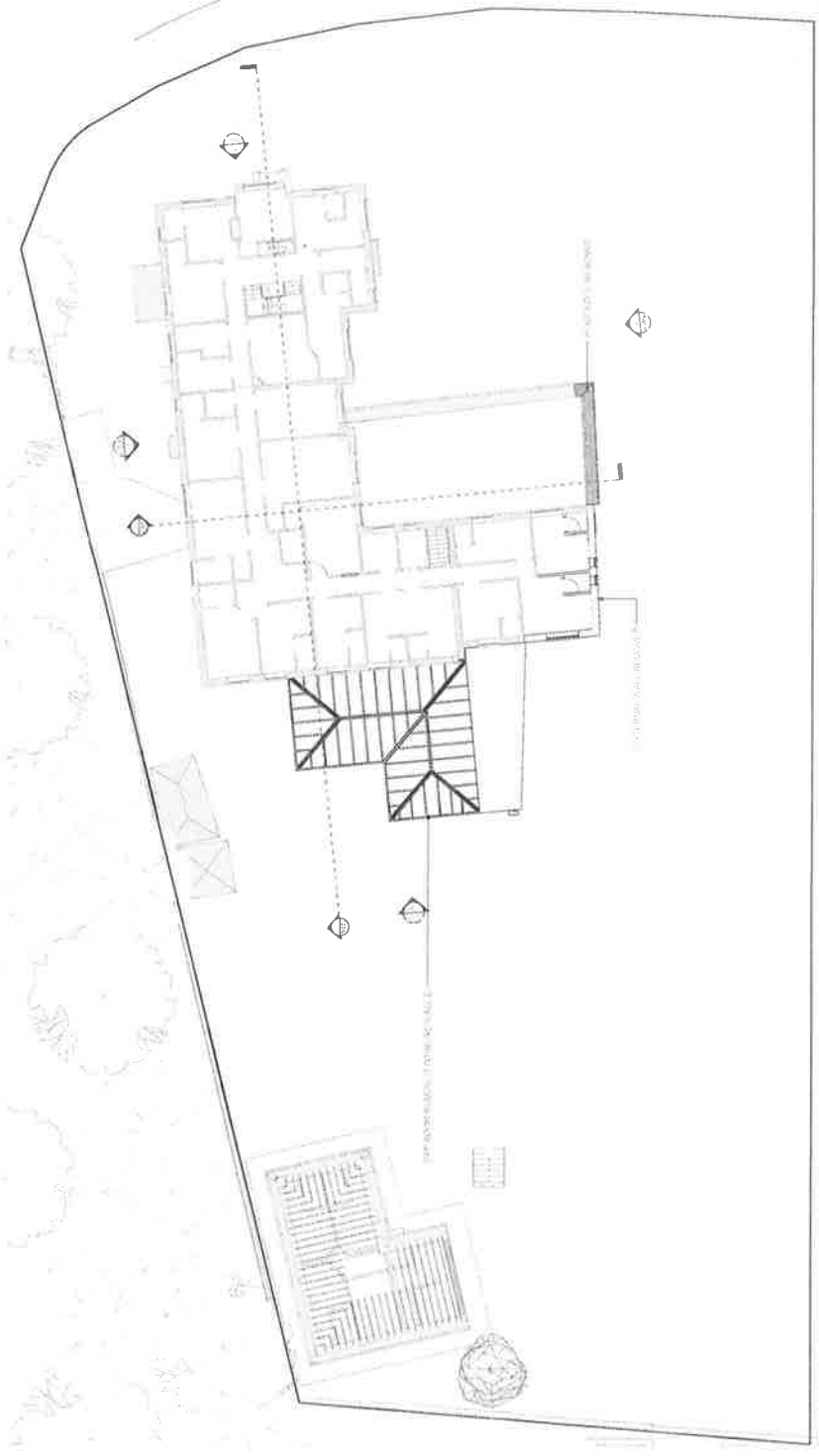
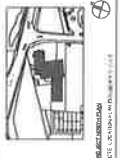
56. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PROFESSIONAL ENGINEERING, ARCHITECTURE, SURVEYING, LAND SURVEYING, PLANNING, ZONING, UTILITIES, TRANSPORTATION, WASTE, WATER, ENERGY, ENVIRONMENTAL, HEALTH, SAFETY, LABOR, COMMUNITY DEVELOPMENT, AFFORDABLE HOUSING, YOUTH AND FAMILY SERVICES, WELL-BEING, AND PERFORMANCE ACT (IPEASLSA).

57. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PROFESSIONAL ENGINEERING, ARCHITECTURE, SURVEYING, LAND SURVEYING, PLANNING, ZONING, UTILITIES, TRANSPORTATION, WASTE, WATER, ENERGY, ENVIRONMENTAL, HEALTH, SAFETY, LABOR, COMMUNITY DEVELOPMENT, AFFORDABLE HOUSING, YOUTH AND FAMILY SERVICES, WELL-BEING, PERFORMANCE, AND GREEN BUILDING ACT (IPEASLSA).

58. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PROFESSIONAL ENGINEERING, ARCHITECTURE, SURVEYING, LAND SURVEYING, PLANNING, ZONING, UTILITIES, TRANSPORTATION, WASTE, WATER, ENERGY, ENVIRONMENTAL, HEALTH, SAFETY, LABOR, COMMUNITY DEVELOPMENT, AFFORDABLE HOUSING, YOUTH AND FAMILY SERVICES, WELL-BEING, PERFORMANCE, GREEN BUILDING, AND WELL-BEING AND PERFORMANCE ACT (IPEASLSA).

59. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PROFESSIONAL ENGINEERING, ARCHITECTURE, SURVEYING, LAND SURVEYING, PLANNING, ZONING, UTILITIES, TRANSPORTATION, WASTE, WATER, ENERGY, ENVIRONMENTAL, HEALTH, SAFETY, LABOR, COMMUNITY DEVELOPMENT, AFFORDABLE HOUSING, YOUTH AND FAMILY SERVICES, WELL-BEING, PERFORMANCE, GREEN BUILDING, WELL-BEING AND PERFORMANCE, AND WELL-BEING AND PERFORMANCE ACT (IPEASLSA).

60. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PROFESSIONAL ENGINEERING, ARCHITECTURE, SURVEYING, LAND SURVEYING, PLANNING, ZONING, UTILITIES, TRANSPORTATION, WASTE, WATER, ENERGY, ENVIRONMENTAL, HEALTH, SAFETY, LABOR, COMMUNITY DEVELOPMENT, AFFORDABLE HOUSING, YOUTH AND FAMILY SERVICES, WELL-BEING, PERFORMANCE, GREEN BUILDING, WELL-BEING AND PERFORMANCE, WELL-BEING AND PERFORMANCE, AND WELL-BEING AND PERFORMANCE ACT (IPEASLSA).



DL ARCHITECTURE

10000 N. WINDY HILL RD. SUITE 100
 BUCKLEUP, VA 22825
 (540) 863-1111
 www.dlarchitect.com

BOLTERS CORNER CARE HOME
 BANSTED, UK, SM7 2AB

DEMOLITION GA, FIRST FLOOR

PROJECT NO. 2255-DA-NA-1F-DK-A-0502 [2-03]

DATE: 11/18/2023
 DRAWN BY: [REDACTED]
 CHECKED BY: [REDACTED]
 LOCAL AUTHORITY: [REDACTED]

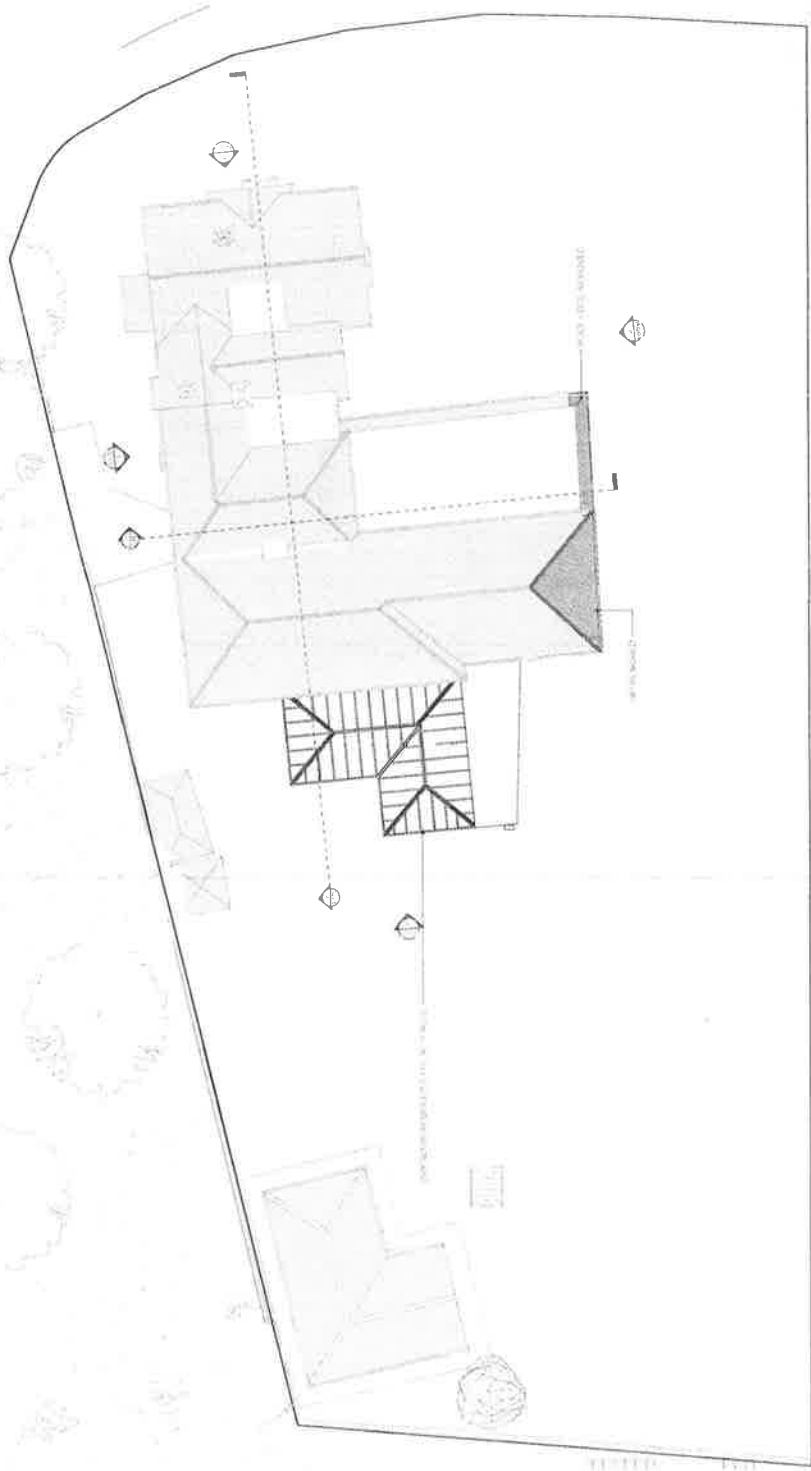
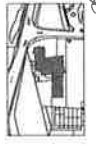
NOTES

1. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE BRITISH STANDARDS INSTITUTION (BSI) CODES OF PRACTICE.
2. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE BRITISH STANDARDS INSTITUTION (BSI) CODES OF PRACTICE.

CONTRACT INFORMATION

100, LONDON ROAD, BPT, UK

01293 474747



IDA ARCHITECTURE 100, LONDON ROAD, BPT, UK 01293 474747 www.ida-architecture.com	
BOLTERS CORNER CARE HOME BANSTEAD, UK, SM7 2AB	
DEMOLITION GA, ROOF	
Project No: ZB-2255 Date: 04/11/2022	Rev: 01 Date: 04/11/2022
Drawing No: ZB-2255-DEM-ROOF-01 (R01)	
Client: LOCAL AUTHORITY	

NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.

2. ALL WALLS ARE TO BE CONCRETE BLOCKWORK WITH FINISH AS SHOWN.

3. ALL ROOFS ARE TO BE FLAT UNLESS OTHERWISE STATED.

4. ALL FLOORING IS TO BE POLISHED CONCRETE UNLESS OTHERWISE STATED.

5. ALL GLAZING IS TO BE LOW EMISSION GLAZING UNLESS OTHERWISE STATED.

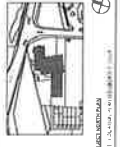
6. ALL LIGHTING IS TO BE LED UNLESS OTHERWISE STATED.

7. ALL PLUMBING AND ELECTRICAL IS TO BE INSTALLED IN ACCORDANCE WITH CURRENT REGULATIONS.

8. ALL MATERIALS ARE TO BE OF A QUALITY SUITABLE FOR THE EXTERIOR UNLESS OTHERWISE STATED.

9. ALL WORK IS TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

10. ALL WORK IS TO BE COMPLETED TO THE SATISFACTION OF THE ARCHITECT.



SECURE PARKING FOR 10 BICYCLES, COVERED BY PERMANENTLY PLANTED TREES.

EXISTING RENDERED WALL.

LOW BRICK & FLINT WALL.

LOW BRICK & FLINT WALL.

COVERED BAY FOR VISITORS' VEHICLES & PERMANENTLY PLANTED TREES.

EXISTING BRICKWORK BUILDING.

IDL ARCHITECTURE	
BOLTERS CORNER CARE HOME BANSTEAD, UK, SW17 2AB	
PROPOSED SITE PLAN	
DATE	24.02.24
SCALE	1:100
PROJECT NO.	2255-IDL-NA-DR-A-1001 [3-18]
LOCAL AUTHORITY	



EXISTING GARDEN TO BE REINSTALLED ON CURRENT PATIO LEVEL.

STAFF ACCOMMODATION BUILDING APPROVED PERMITS AND PLANNING PERMISSION 18/01540/P.

SITE LEVELS FOR NEW BUILDING TO ALLOW FLUSH WITH EXISTING BUILDING.

REAR OF SITE TO BE LEVELLED TO CHALK LEVEL FOR TREES THEN SLOPED DOWN TO EXISTING PATIO LEVEL.

ORNAMENTAL TREES

HEDGEROW SITE STEEPLY SLOPED DOWN TO PAUSE WITH ADJACENT LAND.

134.00 m
134.10 m
134.20 m
134.30 m
134.40 m
134.50 m
134.60 m
134.70 m
134.80 m
134.90 m
135.00 m
135.10 m
135.20 m
135.30 m
135.40 m
135.50 m
135.60 m
135.70 m
135.80 m
135.90 m
136.00 m

GATE AND FENCE TO SECURE SITE

17 PARKING PLACES

DDA

DDA

P

P

P

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P

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P

P

P

P

P

MEGROUNDS



NO.	1
DATE	15/11/2016
BY	
CHECKED BY	
APPROVED BY	
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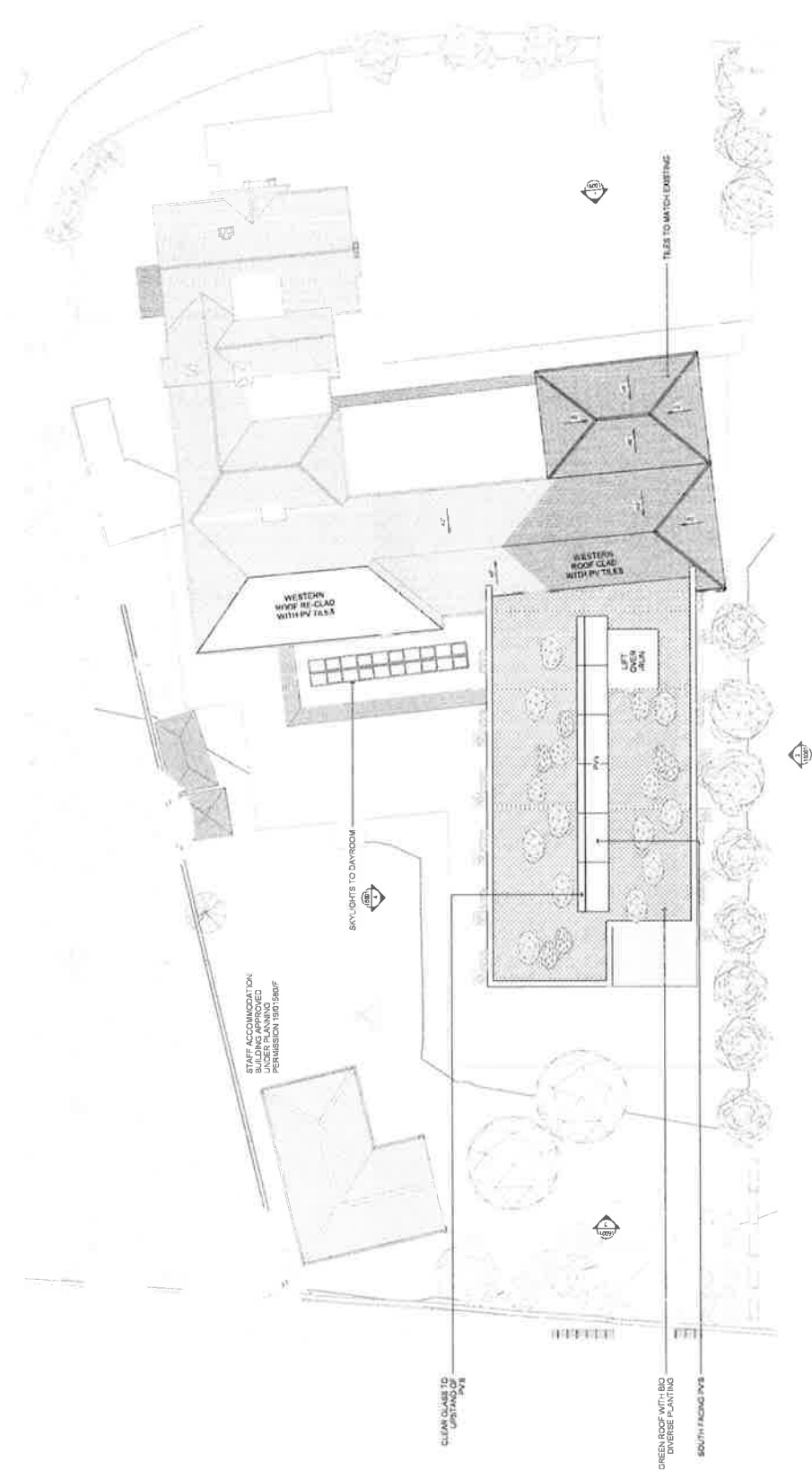


DLA ARCHITECTURE
 148A
 148B
 148C
 148D
 148E
 148F
 148G
 148H
 148I
 148J
 148K
 148L
 148M
 148N
 148O
 148P
 148Q
 148R
 148S
 148T
 148U
 148V
 148W
 148X
 148Y
 148Z

BOLTERS CORNER CARE HOME
 BANSTEAD, UK. SMT 2/AB

PROPOSED GA, ROOF

NO. 21-255
 DATE 15/11/2016
 BY
 CHECKED BY
 APPROVED BY
 DATE
 BY

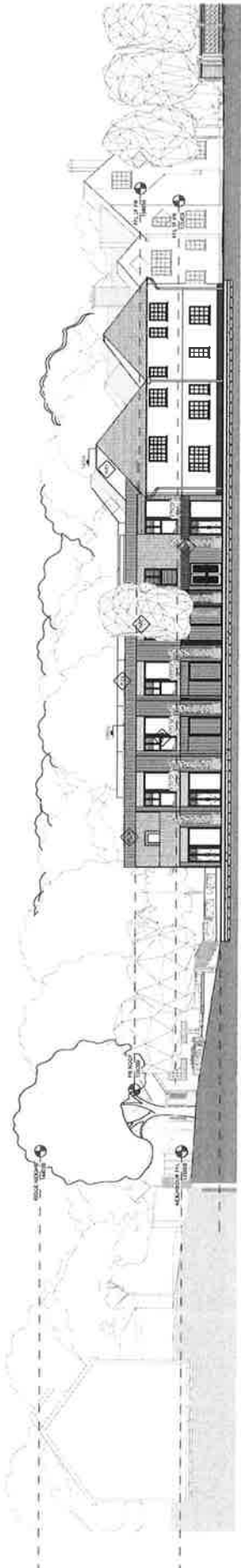
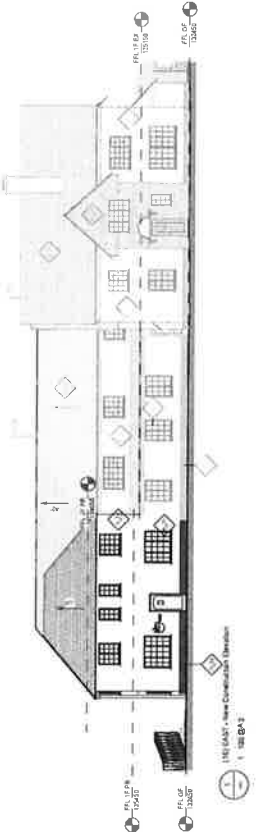


NOTES

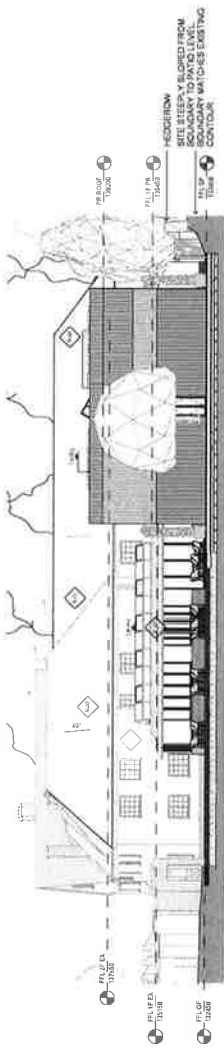
1. ALL WORK TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010.
2. ALL MATERIALS TO BE APPROVED BY THE LOCAL AUTHORITY.
3. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
4. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED BUDGET.
5. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED QUALITY STANDARDS.



TAC	PROPOSED FINISHES	DESCRIPTION
1	WALLS	RED BRICK
2	ROOF	ASPHALT/FLY ASH
3	FLOORING	WOODEN PLANKS
4	CEILING	PLASTER
5	WALLS	WHITE EMERALD PEARL LAMINATE
6	FLOORING	WOODEN PLANKS
7	CEILING	PLASTER
8	WALLS	BLACK BRICK
9	FLOORING	RECYCLED WOOD PLANKS
10	CEILING	PLASTER
11	WALLS	WHITE PINK BRICK
12	FLOORING	WOODEN PLANKS
13	CEILING	PLASTER
14	WALLS	WOODEN PLANKS
15	FLOORING	WOODEN PLANKS
16	CEILING	PLASTER
17	WALLS	WOODEN PLANKS
18	FLOORING	WOODEN PLANKS
19	CEILING	PLASTER
20	WALLS	WOODEN PLANKS
21	FLOORING	WOODEN PLANKS
22	CEILING	PLASTER



(1) SOUTH - New Construction Elevation
1:100 @ A3



(2) WEST - New Construction Elevation
1:100 @ A3



(3) NORTH - New Construction Elevation
1:100 @ A3

DI: ARCHITECTURE 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.		LOCAL AUTHORITY BOLTERS CORNER CARE HOME BANSTEAD, UK, SM7 2AB 2255-DL-NA-EZ-ORA-16801 [3-9]

NOTES

- 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
- 2. ALL FINISHES TO BE AS SHOWN ON DRAWINGS.
- 3. ALL MATERIALS TO BE OF THE HIGHEST QUALITY AVAILABLE.
- 4. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- 5. ALL UTILITIES TO BE IDENTIFIED AND PROTECTED.
- 6. ALL FOUNDATIONS TO BE DESIGNED BY A STRUCTURAL ENGINEER.
- 7. ALL ROOFING TO BE SPECIFIED BY THE ARCHITECT.
- 8. ALL GLAZING TO BE SPECIFIED BY THE ARCHITECT.
- 9. ALL ELECTRICAL AND MECHANICAL SERVICES TO BE INSTALLED IN ACCORDANCE WITH RELEVANT STANDARDS.
- 10. ALL SITEWORK TO BE COMPLETED IN ACCORDANCE WITH LOCAL AUTHORITIES REQUIREMENTS.

SCALE

1:50 @ A0

DATE

15/03/2024

PROJECT

BOLTERS CORNER CARE HOME

LOCATION

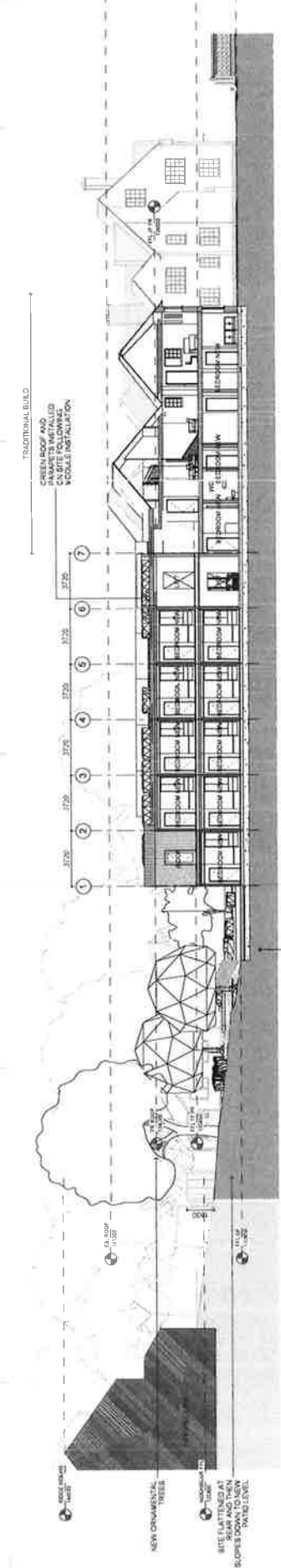
BANSTEND, UK, SM7 2JG

CLIENT

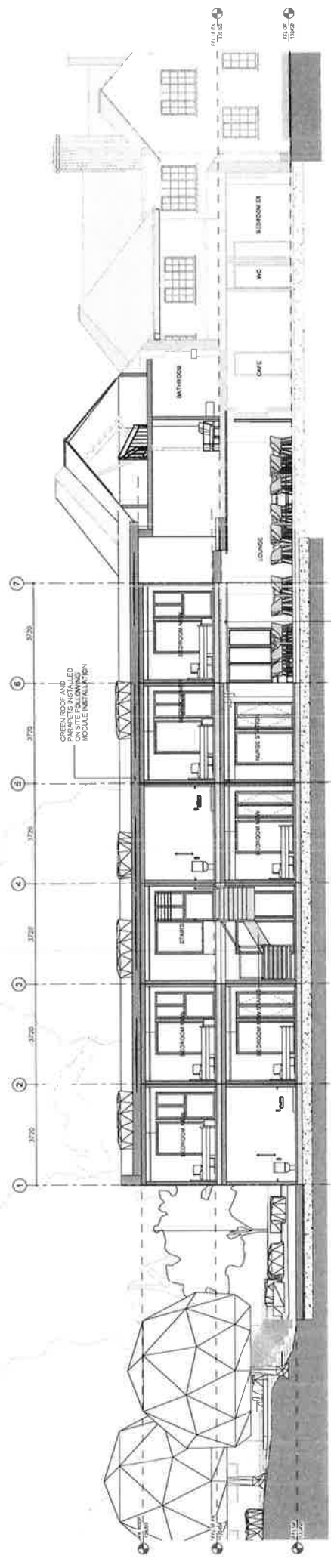
2255-DL-NA-SC-DRA-14081

LOCAL AUTHORITY

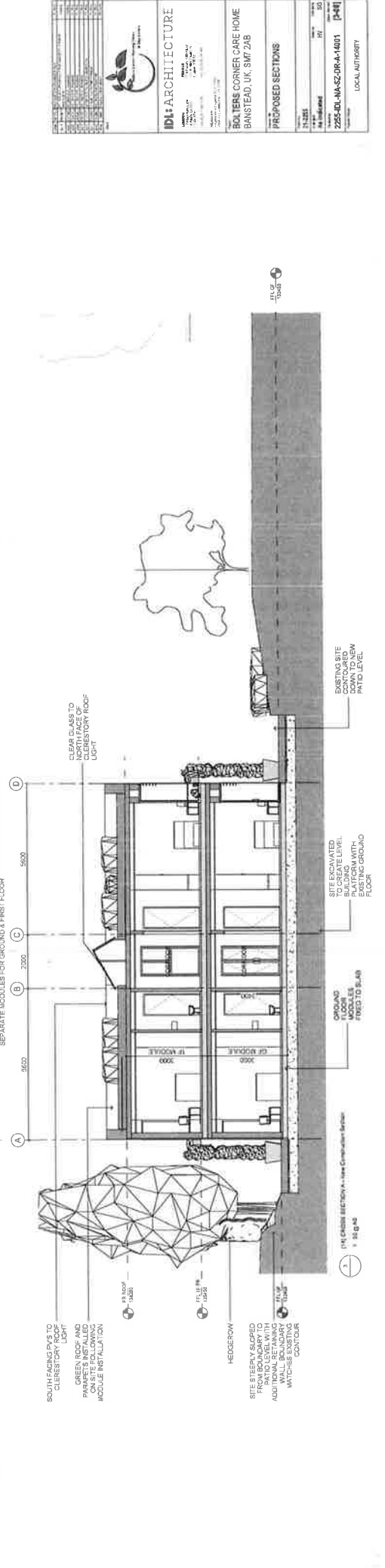
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(14) LONG SECTION A - New Construction Section
1:50 @ A0



(14) LONG SECTION B - New Construction Section
1:50 @ A0



(14) CROSS SECTION A - New Construction Section
1:50 @ A0

IDL ARCHITECTURE

2255-DL-NA-SC-DRA-14081

BOLTERS CORNER CARE HOME
BANSTEND, UK, SM7 2JG

PROPOSED SECTIONS

1:50 @ A0

15/03/2024

LOCAL AUTHORITY



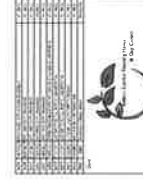
PROPOSED WORK
 2255-01-NA-ZZ-DR-A-1201

GMA Existing Area Schedule			
Room No.	Room Name	Area (sqm)	Volume (cu m)
101	RECEPTION	110.00	330.00
102	OFFICE	150.00	450.00
103	CONFERENCE	120.00	360.00
104	WAITING AREA	200.00	600.00
105	RECEPTION	110.00	330.00
106	OFFICE	150.00	450.00
107	CONFERENCE	120.00	360.00
108	WAITING AREA	200.00	600.00
109	RECEPTION	110.00	330.00
110	OFFICE	150.00	450.00
111	CONFERENCE	120.00	360.00
112	WAITING AREA	200.00	600.00
113	RECEPTION	110.00	330.00
114	OFFICE	150.00	450.00
115	CONFERENCE	120.00	360.00
116	WAITING AREA	200.00	600.00
117	RECEPTION	110.00	330.00
118	OFFICE	150.00	450.00
119	CONFERENCE	120.00	360.00
120	WAITING AREA	200.00	600.00
121	RECEPTION	110.00	330.00
122	OFFICE	150.00	450.00
123	CONFERENCE	120.00	360.00
124	WAITING AREA	200.00	600.00
125	RECEPTION	110.00	330.00
126	OFFICE	150.00	450.00
127	CONFERENCE	120.00	360.00
128	WAITING AREA	200.00	600.00
129	RECEPTION	110.00	330.00
130	OFFICE	150.00	450.00
131	CONFERENCE	120.00	360.00
132	WAITING AREA	200.00	600.00
133	RECEPTION	110.00	330.00
134	OFFICE	150.00	450.00
135	CONFERENCE	120.00	360.00
136	WAITING AREA	200.00	600.00
137	RECEPTION	110.00	330.00
138	OFFICE	150.00	450.00
139	CONFERENCE	120.00	360.00
140	WAITING AREA	200.00	600.00

GMA Proposed Area Schedule			
Room No.	Room Name	Area (sqm)	Volume (cu m)
101	RECEPTION	110.00	330.00
102	OFFICE	150.00	450.00
103	CONFERENCE	120.00	360.00
104	WAITING AREA	200.00	600.00
105	RECEPTION	110.00	330.00
106	OFFICE	150.00	450.00
107	CONFERENCE	120.00	360.00
108	WAITING AREA	200.00	600.00
109	RECEPTION	110.00	330.00
110	OFFICE	150.00	450.00
111	CONFERENCE	120.00	360.00
112	WAITING AREA	200.00	600.00
113	RECEPTION	110.00	330.00
114	OFFICE	150.00	450.00
115	CONFERENCE	120.00	360.00
116	WAITING AREA	200.00	600.00
117	RECEPTION	110.00	330.00
118	OFFICE	150.00	450.00
119	CONFERENCE	120.00	360.00
120	WAITING AREA	200.00	600.00
121	RECEPTION	110.00	330.00
122	OFFICE	150.00	450.00
123	CONFERENCE	120.00	360.00
124	WAITING AREA	200.00	600.00
125	RECEPTION	110.00	330.00
126	OFFICE	150.00	450.00
127	CONFERENCE	120.00	360.00
128	WAITING AREA	200.00	600.00
129	RECEPTION	110.00	330.00
130	OFFICE	150.00	450.00
131	CONFERENCE	120.00	360.00
132	WAITING AREA	200.00	600.00
133	RECEPTION	110.00	330.00
134	OFFICE	150.00	450.00
135	CONFERENCE	120.00	360.00
136	WAITING AREA	200.00	600.00
137	RECEPTION	110.00	330.00
138	OFFICE	150.00	450.00
139	CONFERENCE	120.00	360.00
140	WAITING AREA	200.00	600.00

CAPACITY EXISTING			
Room No.	Room Name	Capacity	Notes
101	RECEPTION	10	
102	OFFICE	15	
103	CONFERENCE	12	
104	WAITING AREA	20	
105	RECEPTION	10	
106	OFFICE	15	
107	CONFERENCE	12	
108	WAITING AREA	20	
109	RECEPTION	10	
110	OFFICE	15	
111	CONFERENCE	12	
112	WAITING AREA	20	
113	RECEPTION	10	
114	OFFICE	15	
115	CONFERENCE	12	
116	WAITING AREA	20	
117	RECEPTION	10	
118	OFFICE	15	
119	CONFERENCE	12	
120	WAITING AREA	20	
121	RECEPTION	10	
122	OFFICE	15	
123	CONFERENCE	12	
124	WAITING AREA	20	
125	RECEPTION	10	
126	OFFICE	15	
127	CONFERENCE	12	
128	WAITING AREA	20	
129	RECEPTION	10	
130	OFFICE	15	
131	CONFERENCE	12	
132	WAITING AREA	20	
133	RECEPTION	10	
134	OFFICE	15	
135	CONFERENCE	12	
136	WAITING AREA	20	
137	RECEPTION	10	
138	OFFICE	15	
139	CONFERENCE	12	
140	WAITING AREA	20	

CAPACITY PROPOSED			
Room No.	Room Name	Capacity	Notes
101	RECEPTION	10	
102	OFFICE	15	
103	CONFERENCE	12	
104	WAITING AREA	20	
105	RECEPTION	10	
106	OFFICE	15	
107	CONFERENCE	12	
108	WAITING AREA	20	
109	RECEPTION	10	
110	OFFICE	15	
111	CONFERENCE	12	
112	WAITING AREA	20	
113	RECEPTION	10	
114	OFFICE	15	
115	CONFERENCE	12	
116	WAITING AREA	20	
117	RECEPTION	10	
118	OFFICE	15	
119	CONFERENCE	12	
120	WAITING AREA	20	
121	RECEPTION	10	
122	OFFICE	15	
123	CONFERENCE	12	
124	WAITING AREA	20	
125	RECEPTION	10	
126	OFFICE	15	
127	CONFERENCE	12	
128	WAITING AREA	20	
129	RECEPTION	10	
130	OFFICE	15	
131	CONFERENCE	12	
132	WAITING AREA	20	
133	RECEPTION	10	
134	OFFICE	15	
135	CONFERENCE	12	
136	WAITING AREA	20	
137	RECEPTION	10	
138	OFFICE	15	
139	CONFERENCE	12	
140	WAITING AREA	20	

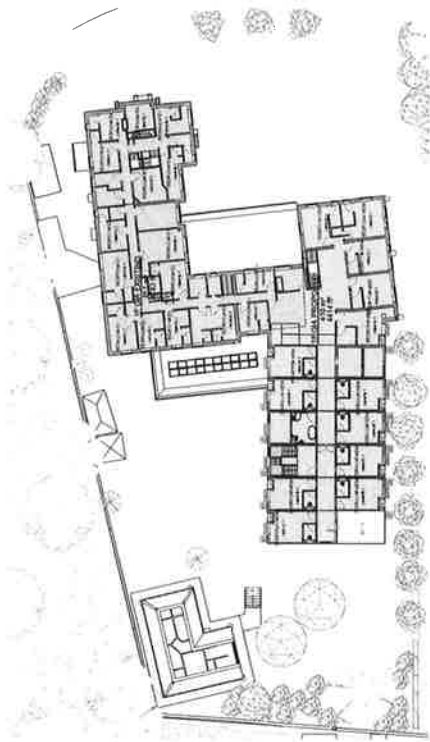


IDA ARCHITECTURE
 IDA ARCHITECTURE
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BOLTERS CORNER CARE HOME
 BANSTEAD, UK, SM7 2AB

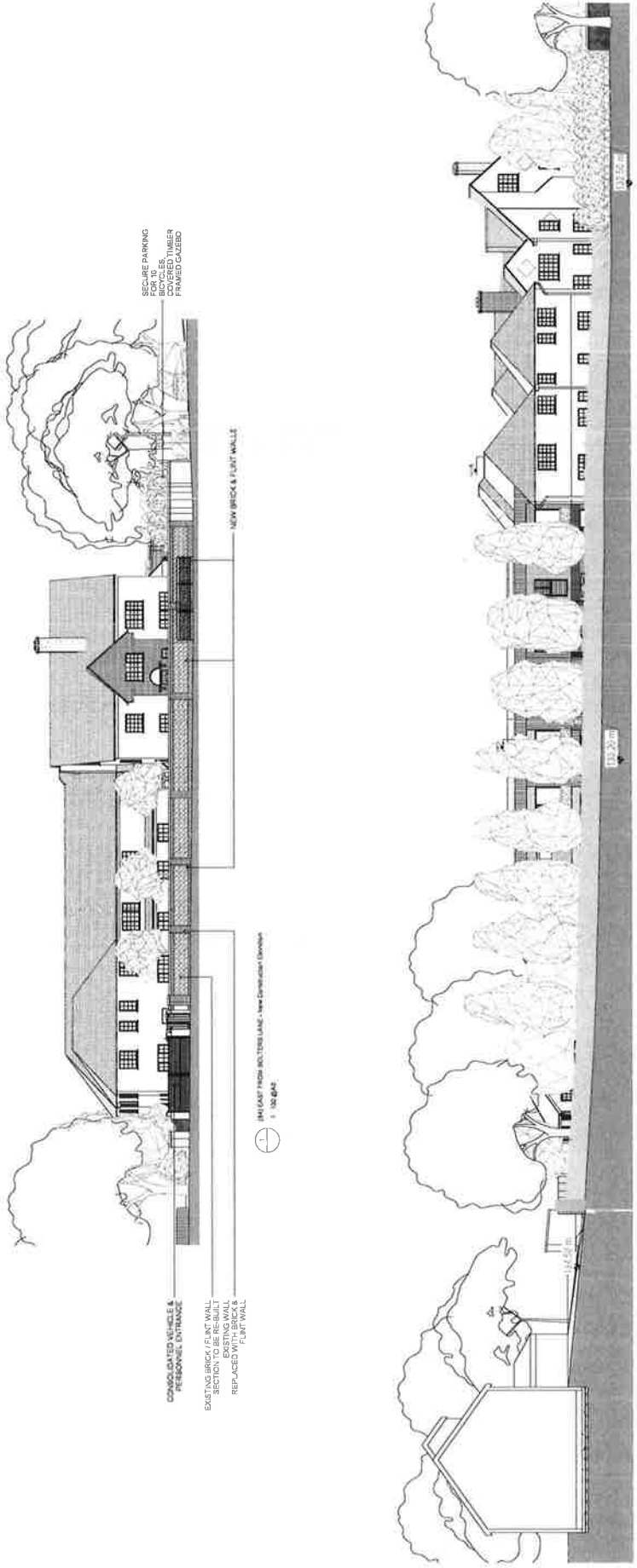
EXISTING & PROPOSED AREAS &
 BEDROOM SCHEDULES

Scale: 1:250
 Date: 17/05/2023
 Drawing No: 2255-01-NA-ZZ-DR-A-1201 [1-4/8]
 LOCAL AUTHORITY

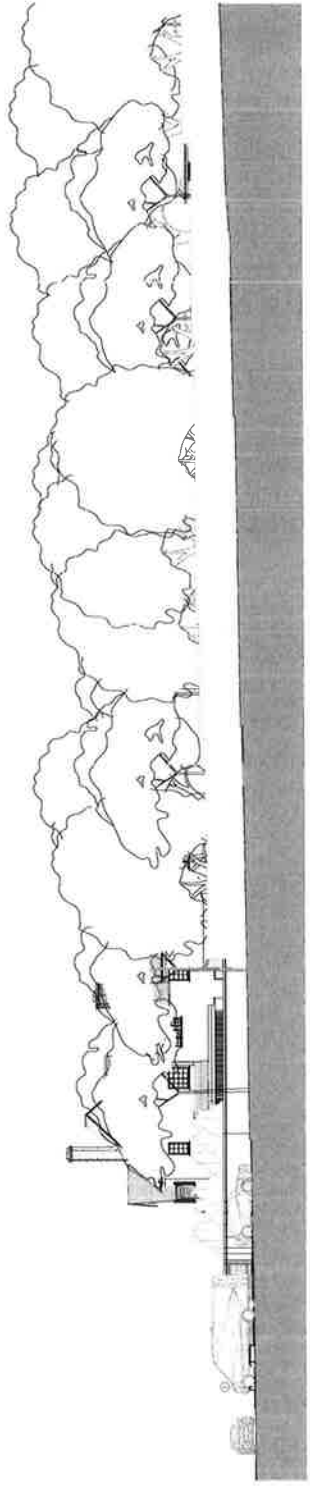


NOTES

1. ALL WORK TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010.
2. ALL WORK TO BE IN ACCORDANCE WITH THE PLANNING ACT 2008.
3. ALL WORK TO BE IN ACCORDANCE WITH THE ENVIRONMENTAL ACT 1996.
4. ALL WORK TO BE IN ACCORDANCE WITH THE NATURE CONSERVATION ACT 1984.
5. ALL WORK TO BE IN ACCORDANCE WITH THE WILDLIFE AND COUNTRYSIDE ACT 1981.
6. ALL WORK TO BE IN ACCORDANCE WITH THE ANTI-CORRUPTION ACT 2003.
7. ALL WORK TO BE IN ACCORDANCE WITH THE FREEDOM OF INFORMATION ACT 2000.
8. ALL WORK TO BE IN ACCORDANCE WITH THE DATA PROTECTION ACT 1998.
9. ALL WORK TO BE IN ACCORDANCE WITH THE EQUAL OPPORTUNITIES ACT 2010.
10. ALL WORK TO BE IN ACCORDANCE WITH THE EMPLOYMENT EQUITY ACT 2002.
11. ALL WORK TO BE IN ACCORDANCE WITH THE HEALTH AND SAFETY AT WORK ACT 1974.
12. ALL WORK TO BE IN ACCORDANCE WITH THE MENTAL HEALTH ACT 1983.
13. ALL WORK TO BE IN ACCORDANCE WITH THE CHILDREN ACT 1989.
14. ALL WORK TO BE IN ACCORDANCE WITH THE EDUCATION ACT 1996.
15. ALL WORK TO BE IN ACCORDANCE WITH THE HUMAN RIGHTS ACT 1998.
16. ALL WORK TO BE IN ACCORDANCE WITH THE CONSUMER PROTECTION ACT 2008.
17. ALL WORK TO BE IN ACCORDANCE WITH THE COMPANIES ACT 2006.
18. ALL WORK TO BE IN ACCORDANCE WITH THE PARTNERSHIP ACT 2014.
19. ALL WORK TO BE IN ACCORDANCE WITH THE LIMITED LIABILITY PARTNERSHIPS ACT 2007.
20. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITABLE GIVING ACT 2006.
21. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT 2003.
22. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT 1993.
23. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT 1960.
24. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT 1939.
25. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT 1909.
26. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT 1891.
27. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT 1853.
28. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT 1801.
29. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT 1760.
30. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT 1709.
31. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT 1660.
32. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT 1601.
33. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT 1534.
34. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT 1484.
35. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT 1413.
36. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT 1352.
37. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT 1283.
38. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT 1213.
39. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT 1143.
40. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT 1073.
41. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT 1003.
42. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT 933.
43. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT 863.
44. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT 793.
45. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT 723.
46. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT 653.
47. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT 583.
48. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT 513.
49. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT 443.
50. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT 373.
51. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT 303.
52. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT 233.
53. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT 163.
54. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT 93.
55. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT 23.
56. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT -37.
57. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT -107.
58. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT -177.
59. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT -247.
60. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT -317.
61. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT -387.
62. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT -457.
63. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT -527.
64. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT -597.
65. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT -667.
66. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT -737.
67. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT -807.
68. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT -877.
69. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT -947.
70. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT -1017.
71. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT -1087.
72. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT -1157.
73. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT -1227.
74. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT -1297.
75. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT -1367.
76. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT -1437.
77. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT -1507.
78. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT -1577.
79. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT -1647.
80. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT -1717.
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86. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT -2137.
87. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT -2207.
88. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT -2277.
89. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT -2347.
90. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT -2417.
91. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT -2487.
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98. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT -2977.
99. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT -3047.
100. ALL WORK TO BE IN ACCORDANCE WITH THE CHARITIES ACT -3117.



(N) SOUTH-FACING ELEVATION - New Construction (Garage)
1:100 (A2)



(N) SOUTH-FACING ELEVATION - New Construction (Garage)
1:100 (A2)

DLA ARCHITECTURE

100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

BOLTERS CORNER CARE HOME
BOLTERS CORNER CARE HOME
BANSTEAD, UK, SM7 2AB

PROPOSED ELEVATIONS FROM OFF SITE

21/2023
11/2023
11/2023

225-DL-NAE2-DM-A-0002 [3-17]

LOCAL AUTHORITY