 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:		PLANNING COMMITTEE
	DATE:		20 January 2021
	REPORT OF:		HEAD OF PLACES AND PLANNING
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AGENDA ITEM:	8	WARD:	Lower Kingswood, Tadworth and Walton

APPLICATION NUMBER:		20/01989/F	VALID:	17 September 2020
APPLICANT:	Wessex Garage Doors		AGENT:	WS Planning & Architecture
LOCATION:	WAREHOUSE, REAR OF CORNWALLS, THE COTTAGE, BRIGHTON ROAD, LOWER KINGSWOOD			
DESCRIPTION:	Demolition of existing warehouse and replaced by a new warehouse with an office mezzanine and staff car park.			
All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.				

SUMMARY

This is a full application for the demolition of an existing warehouse/storage building and its replacement with a two storey mixed use office and warehouse/distribution building. The design of the building is simple and functional, as is the one it replaces and given its siting, set back within the site and current appearance of the site, it would not be harmful to the character of the area.

The proposal follows a similar building which was approved by the Planning Committee in 2017.

The proposed building has been amended through the course of the application to reduce its eaves and is now considered to have an acceptable impact on the amenities of adjacent occupiers. The proposal would provide sufficient parking, to accord with current DMP standards and is acceptable in its highway access arrangements..

RECOMMENDATION

Planning permission is GRANTED subject to conditions.

Consultations:

Highway Authority: The proposed development has been considered by the county highway authority in terms of the likely net additional traffic generation, access arrangements and parking provision and recommends that conditions relating to the vehicular access, space laid out for parking, and the provision of a Construction Transport Management Plan are added.

Contaminated Land: no objection subject to conditions

Environment Agency: Originally objected to the scheme due to the potential impact on an underground aquifer. Following further information received, they have no objections subject to conditions.

Representations:

Letters were sent to neighbouring properties on 07 October 2020. Four representations have been received with the following issues raised:

Issue	Number	Response
Hazard to highway safety	2	See paragraph 6.17
Inconvenience during construction	1	A proposed construction transport management plan condition is proposed to mitigate against inconvenience during construction.
Inadequate parking	3	See paragraph 6.16
Increase in traffic and congestion	2	See paragraph 6.17
Overlooking and loss of privacy	3	See paragraph 6.13
Overbearing	2	See paragraph 6.10-6.12
Out of character	2	See paragraph 6.4

1.0 Site and Character Appraisal

- 1.1 The site comprises a single storey sales and office building on the west side of Brighton Road (A217). The site is an elongated plot with a dilapidated but functioning storage building to the rear. The rear of the site is occupied by a garage door company, who use the site for storage and distribution
- 1.2 There is a car parking area between the two buildings on the site. The boundary treatments at the rear comprise wooden fencing and other vegetation.
- 1.3 To the north of the site is a Local Shopping Centre as designated in the Development Management Plan. In the locality, there is a mixture of residential dwellings, retail units and other business premises.

- 1.4 There is a hedge along the front of the existing storage building and a tree along the side boundary with The Bungalow. The site decreases in level from south to north.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: None, as no pre-application advice was sought.
- 2.2 Further improvements could be secured: Conditions will be placed on the grant of permission in regard to the materials used, construction management plan, parking, contaminated land conditions, conditions from the environment agency

3.0 Relevant Planning and Enforcement History

- | | | | |
|-----|------------|--|--------------------------|
| 3.1 | 15/02948/F | Demolition of existing warehouse and replaced by a new warehouse with an office mezzanine and staff car park for 9 cars. | Granted
04 July 2017 |
| 3.2 | 11/00305/F | Renewal of 08/00578/F for a steel framed warehouse building for storing doors. | Granted
24 April 2011 |
| 3.3 | 08/00578/F | A steel framed warehouse building for storing doors | Granted
09 June 2008 |

4.0 Proposal and Design Approach

- 4.1 This is a full application for the demolition of an existing warehouse/storage building and its replacement with a two-storey mixed use office and warehouse/distribution

Site Area	0.09 hectares
Floorspace of existing building	248 square metres
Floorspace of proposed building	349 square metres
Existing parking	3
Proposed parking	10
Parking standard	3-10 spaces (maximum)

- 4.2 The design of the building is simple commercial appearance with a mezzanine level within the roof space. The facing material of the building would be a mixture of timber cedar cladding and charcoal metal sheet cladding and roof.
- 4.3 The building would have access doors serving a ground floor warehouse and the mezzanine level would be lit by roof lights. Car parking would be located to the front of the building within the service yard.

4.4 10 parking spaces are proposed along with three secure bicycle lockers and these would be to the front of the site.

4.5 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.

4.6 Evidence of the applicant's design approach is set out below:

Assessment	This proposal seeks the demolition of an existing warehouse/storage building and the erection of a replacement warehouse/distribution building. This application follows on from approvals in 2008 and 2016. The design of the proposal is not dissimilar to those previously approved.
Involvement	No community consultation took place.
Evaluation	The statement does not include any evidence of other development options being considered.
Design	The external finishes proposed are a combination of Surrey red blend brickwork with Cedar/composite cladding on charcoal metal sheeting. The combination of materials provides the building with a contemporary and high-quality appearance. The front elevation is partly screened from the road, but the intention is to create an appealing façade at the angles where the building could be viewed from the street edge. The dark colour of the metal sheeting allows the design to break away from the typical palettes of a warehouse structure and assist the building to be more sympathetic in context than the current building.

5.0 Policy Context

5.1 Designation

Urban Area

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)

CS4 (Valued Townscapes and Historic Environment)

CS10 (Sustainable Development),
CS11 (Sustainable Construction),

5.2 Reigate & Banstead Development Management Plan 2019

Design, Character, and amenity	DES1, DES8
Employment	EMP3
Transport, Access, and parking	TAP1

5.3 Other Material Considerations

National Planning Policy Framework

Other	Human Rights Act 1998
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6.0 Assessment

6.1 There is no objection in principle to a redevelopment of the site to replace the existing commercial building with and associated parking with a mixed use office and warehousing.

6.2 The main issues to consider are:

- Design and character
- Neighbour amenity
- Highway and parking matters
- Ground contamination

Design and Character

6.3 The proposal is located within the urban area would retain and enhance an existing employment use upon the site. The NPPF directs that when assessing applications for office development outside of town centres, local planning authorities should require an impact assessment if the development is over a proportionate locally set threshold, or 2,500 sqm if there is no locally set threshold. In this case the development is well below the 2,500 sqm. The level of commercial floor space would not exceed the relevant threshold.

6.4 The building would be heavily set back into the site over the footprint of the existing storage building. The frontage building is a former residential bungalow which is presently in use as offices. The site is accessed via a track running down the side of the Bungalow and flanked by dwellings on either side. The site is typical of the immediate area of Brighton Road in this part of Lower Kingswood, retaining a mix of residential and commercial presence and appearance.

6.5 The design is for a building that would be the same height as the building previously permitted under 15/02948/F on site and incorporates a mezzanine floor and would represent a modest increase in height and massing above the

existing. Following amended plans, the eaves height of the proposed warehouse has been lowered and the bulk and massing of the building therefore reduced.

- 6.6 The building would be of a typical warehouse design and the appearance of the building would be functional and given the context of the site, its set back siting and lack of frontage, subject to acceptable material and finishes the building is considered acceptable. However, it has more articulation and detailing than the previously approved scheme on the site.
- 6.7 A scheme of landscaping to soften the parking, hard standing, building and maintain appropriate screening is proposed to be secured by planning conditions.
- 6.8 Given the appearance of the site, its continued relationship with the A217 and limited view from the highway being set back well into the site, the proposal is not considered unduly harmful to the character and appearance of the area and the proposal complies in this regard with DES1 and EMP3.

Neighbour amenity

- 6.9 The development would increase the presence, scale and height of the development over that approved and existing, although the spacing and relationship between the adjacent buildings would not be diminished, the site would be more densely developed and used.
- 6.10 The design includes a pitched roof, the bulk of which has been reduced during the course of the application and a mezzanine floor. This presents a minor increase in height and massing, compared to the previous approval on the site, the effect of which is considered acceptable in this case.
- 6.11 The building would remain acceptably spaced from the building and dwellings located to the front of the site that face onto Brighton Road. The separation distances to these dwellings would not be materially increased and given the low key commercial design, the presence of the building in respect of these and further away in Josephine Avenue would remain acceptable.
- 6.12 The nearest and perhaps most affected dwelling is that of the adjacent dwelling (Hamari) which is also set back deeply into the neighbouring plot. The garage building presently tightly abuts the side boundary and flank elevation of the building. The footprint is slightly deeper than the existing and such would marginally increase in presence. Given the siting of the garage and spacing the proposal would not seriously affect the light and outlook of the occupier of Hamari. Whilst giving rise to greater degree of presence and change in relationship the impact on outlook and privacy is not considered duly harmful in this case.
- 6.13 In terms of overlooking to the properties to the north and the south, the proposed windows at first floor level have been removed and the mezzanine level would have windows only to the front, overlooking the car park for the

site. The mezzanine would be served by roof lights within the roof-slope which would not overlook the properties to either side of the proposal due to their height in the roof scape.

- 6.14 The proposal would increase activity upon the site. The building at present is underused and does not appear to be permanently staffed. However, the existing use and possible staffing level of such a facility should be given consideration. The expectation of the replacement building is that it would be staffed permanently, despite this the commercial use is extant and the continued use for employment even with greater staffing levels is considered reasonable in this case and could occur irrespective of planning. Notwithstanding, there is an expectation of reasonable hours of use and activity and planning conditions to control this are recommended.

Highway matters

- 6.15 The proposed development has been considered by the county highway authority in terms of the likely net additional traffic generation, access arrangements and parking provision and recommends that conditions relating to the cycle parking, space laid out for parking, and the provision of a Construction Transport Management Plan are added.
- 6.16 10 car parking spaces are proposed and this is compliant with Annex 4 of the Council's DMP which states that there should be 1 parking space per 100m² of storage space and 1 car parking space per 30m² of office space.
- 6.17 Concern has been raised from local residents in regard to harm to highway safety due to the ingress and egress of vehicles from the site. The site has an established storage use and whilst there may be increased traffic from this location, it has not been raised as a concern by Surrey Highways and the increase in traffic is considered acceptable. A method of construction statement would be required by condition to mitigate any construction nuisance.

Ground contamination

- 6.18 Concern was originally raised by the Environment Agency in regard to potential contamination of an underground aquifer. Following additional information received, they removed their objection and have recommended conditions relating to ground contamination. In addition, the Council's contaminated land officer has also recommended a number of conditions due to the presence of a landfill within 250m of the site.

CONDITIONS

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

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.

Note: Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations or Section 73 of the Act for minor material alterations. An application must be made using the standard application forms and you should consult with us, to establish the correct type of application to be made.

Plan Type	Reference	Version	Date Received
Existing Plans	J003513/DD09	A	21.12.2020
Floor Plan	J003513/DD08	A	21.12.2020
Site Layout Plan	J003513/DD07	A	21.12.2020
Elevation Plan	J003513/DD10	A	21.12.2020
Site Layout Plan	J003513/DD03		17.09.2020
Block Plan	J003513/DD06		17.09.2020
Floor Plan	J003513/DD04		17.09.2020
Elevation Plan	J003513/DD05		17.09.2020
Block Plan	J003513/DD02		17.09.2020
Location Plan	J003513/DD01		17.09.2020

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 above slab level shall take place until details of the materials to be used in the construction of the external surfaces, including fenestration and roof, 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 with regard to Reigate and Banstead Development Management Plan policy DES1.

4. The development shall not be occupied until details of hard and soft landscaping is submitted to and approved in writing by the Local Planning Authority (LPA). These shall include frontage tree and hedge planting and any other existing or proposed, soft or hard, landscaping in the front garden area, or adjacent to boundaries where appropriate. The soft landscape details shall include an establishment maintenance schedule for a minimum of 2 years, full planting specifications, planting sizes & densities. Upon implementation of the approved development all the landscaping works shall be carried out in strict accordance with the landscape details as approved, and these shall be completed, before building completion, occupation or use of the approved

development whichever is the earliest, or as otherwise agreed in writing by the LPA.

If any of the new or existing tree/s or hedge/s, detailed and approved under this condition, are removed, die, or become significantly damaged or diseased within 5 years of completion, it/they shall be replaced before the expiry of one calendar year, to a planting specification agreed in writing by the Local Planning Authority. The hedges detailed shall be retained at a minimum height of 1 metre, or if new, once grown to this height thereafter.

Reason: To ensure good landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies DES1 and NHE3 of the Development Management Plan 2019.

5. The development hereby approved shall not be first opened for trading unless and until space has been laid out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for ten (10) vehicles to be parked and for the loading and unloading of vehicles, and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking / loading and unloading / turning areas shall be retained and maintained for their designated purposes.

Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users, and to satisfy policy TAP1 of the Reigate and Banstead Local Plan Development Plan (2019), and the objectives of the National Planning Policy Framework 2018.

6. 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) HGV deliveries and hours of operation;
 - (f) Measures to prevent the deposit of materials on the highway; and
 - (g) On-site turning for construction vehicles
 - (h) construction hours

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

7. The development hereby approved shall not be first opened for trading] unless and until the following facilities have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for: -
 - (a) The secure parking of four (4) bicycles within the development site;

- (b) Facilities within the development site for cyclist to change into and out of cyclist equipment / shower; and
- (c) Information to be provided to staff regarding the availability of and whereabouts of local public transport / walking / cycling / car sharing clubs. And thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason: The above condition is required in recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework (NPPF) (2018), in order to meet the objectives of the NPPF (2018); and to satisfy TAP1 of the Reigate and Banstead Local Plan Development Plan 2019, and policies CS17 of the Core Strategy (2014).

8. Prior to commencement of the development, a scheme detailing appropriate gas mitigation/protection measures to be incorporated into the development shall be submitted to and approved by the Local Planning Authority in writing. This shall also include details on how the scheme will be tested/verified. Any scheme should have regard to the Building Research Establishment document "BR414 Protective Measures for Housing on Gas Contaminated Land and CIRIA Report C735 Good practice on the testing and verification of protection systems for buildings against hazardous ground gases.

Reason: To ensure that the proposed development will not cause harm to human health with regard to the Reigate and Banstead Local Plan Development Management Plan 2019 (Policy DES9 Pollution and contaminated Land) and the NPPF.

9. Prior to occupation, a suitably detailed ground gas verification report shall be submitted and approved in writing by the Local Planning Authority prior to occupation. The verification report should include but not be limited to photographic evidence demonstrating the quality of works undertaken and be able to demonstrate the gas mitigation/protection measures have been installed and validated by a suitably qualified person(s).

Reason: To ensure that the proposed development will not cause harm to human health with regard to the Reigate and Banstead Local Plan Development Management Plan 2019 (Policy DES9 Pollution and contaminated Land) and the NPPF.

10. If, prior to or during development, ground contamination is suspected or manifests itself then no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until the developer has submitted an appropriate remediation strategy to the Local Planning Authority and the written approval of the Local Planning Authority has been received. The strategy should detail how the contamination shall be managed.

The remediation strategy shall be implemented in accordance with such details as may be approved and a remediation validation report shall be required to be submitted to Local Planning Authority to demonstrate the agreed strategy has been complied with.

Should no ground contamination be readily identified during the development, confirmation of this should be provided in writing to the Local Planning Authority.

Reason: To comply with the Reigate and Banstead Local Plan Development Management Plan 2019 (Policy DES9 Pollution and contaminated Land) and the NPPF.

11. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the Local Planning Authority.

Reason: There is always the potential for unexpected contamination to be identified during development groundworks. We should be consulted should any contamination be identified that could present an unacceptable risk to Controlled Waters (the site is located above a Principal Aquifer and within SPZ3).

12. Whilst the principles and installation of sustainable drainage schemes are to be encouraged, no drainage systems for the infiltration of surface water drainage into the ground are permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to Controlled Waters. The development shall be carried out in accordance with the approval details.

Reason: To protect the underlying groundwater from the risk of pollution. Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater.

13. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters. We recommend that where soil contamination is present, a risk assessment is carried out in accordance with our guidance 'Piling into Contaminated Sites'. We will not permit piling activities on parts of a site where an unacceptable risk is posed to Controlled Waters.

14. No machinery shall be operated, no process shall be carried out and no deliveries taken or despatched from the site outside the following times 08.00hrs - 17.00 Monday to Friday, and not at any time on Saturdays, Sundays, Bank or Public Holidays.

Reason: In order to maintain the amenities of the area and, in particular, the amenities enjoyed by the residential properties in the vicinity with regard to Reigate and Banstead Development Management Plan policy DES1.

15. The office use hereby permitted shall only be carried out between 09.00hrs-17.00hrs Monday to Friday and not at any time on Saturdays, Sundays, Bank or Public Holidays.

Reason: In order to maintain the amenities of the area and, in particular, the amenities enjoyed by the residential properties in the vicinity with regard to Reigate and Banstead Development Management Plan policy DES1.

16. The Warehousing use hereby permitted shall only be carried out between 07.30hrs-17.00hrs Monday to Friday and not at any time on Saturdays, Sundays, Bank or Public Holidays.

Reason: In order to maintain the amenities of the area and, in particular, the amenities enjoyed by the residential properties in the vicinity with regard to Reigate and Banstead Development Management Plan 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 emission
3. You are advised that the Council will expect the following measures to be taken during any building operations 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. Details of the highway requirements necessary for inclusion in any application seeking approval of reserved matters may be obtained from the Transportation Development Planning Division of Surrey County Council.
5. 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).
6. In seeking to address and discharge the "contamination remediation" condition above, the applicant's attention is drawn to the fact that the application site is situated on or in close proximity to land that could be potentially contaminated by virtue of previous historical uses of the land.

Visual and olfactory evidence of contamination can take many forms including hydrocarbon or solvent odours, ash and clinker, buried wastes, burnt wastes/objects, metallic objects, staining and discolouration of soils, oily sheen on ground water and fragments of asbestos containing materials (ACMs) (Note: this list is intended to be used as a guide to some common types of contamination and is not exhaustive).

In seeking to address the condition a photographic record of works should be incorporated within the validation report. Should no ground contamination be identified then a brief comment to this effect shall be required to be provided in writing to the Local Planning Authority.

The Local Planning Authority cannot confirm that the condition has been fully discharged until any validation report has been agreed.

REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies DES1, EMP3, NHE3, TAP1, 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.

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.

20/01989/F - Warehouse Rear Of Cornwalls The Cottage, Brighton Road, Lower Kingswood

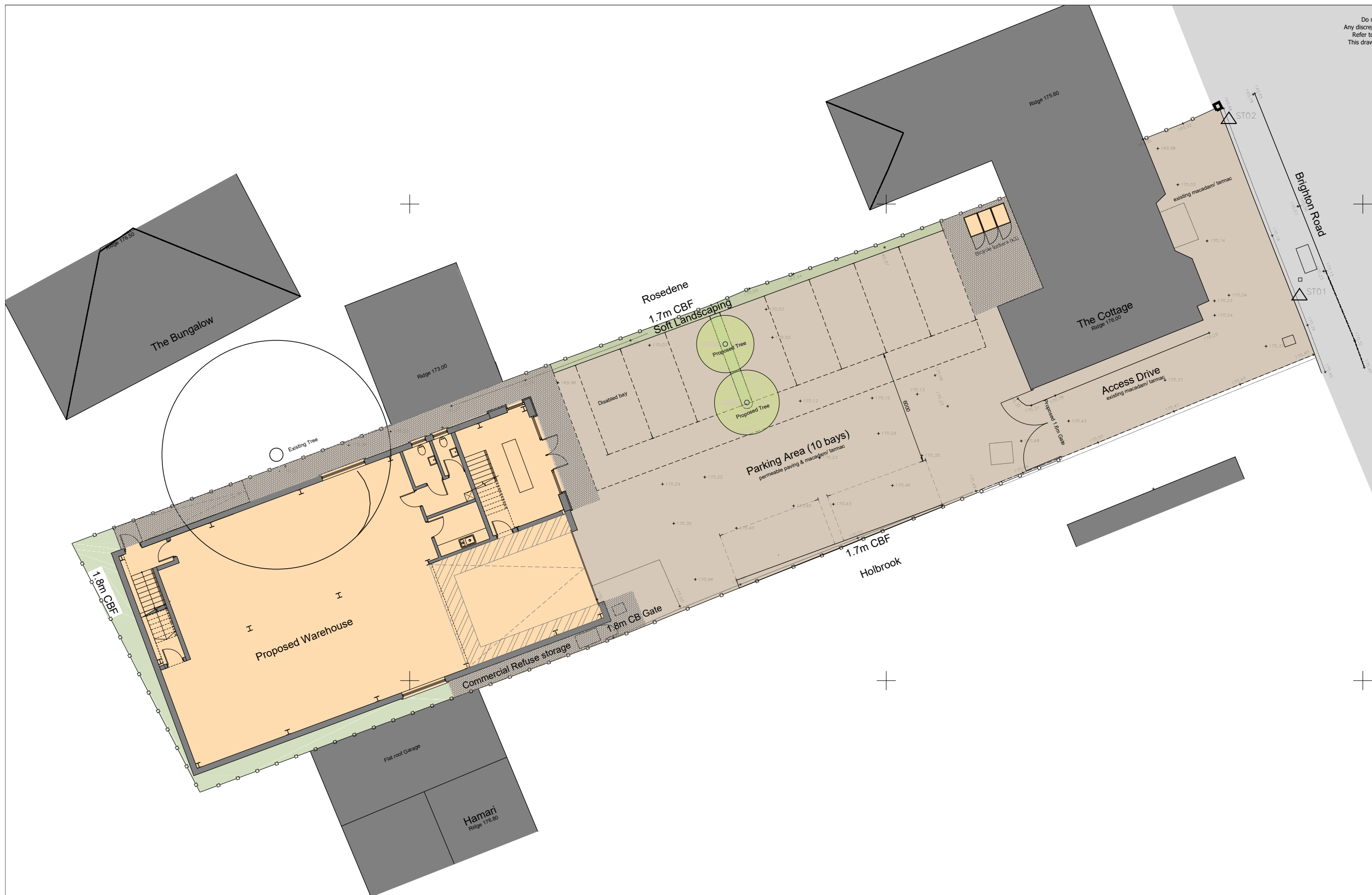


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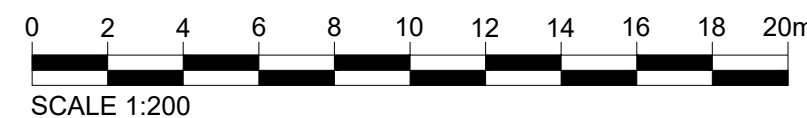


Plan Legend

- As Existing Buildings
- As Proposed Buildings
- Hardstanding
- Highways
- Soft Landscaping
- Proposed trees



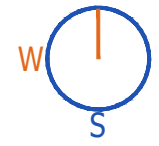
As Proposed Site Plan



A	12-2020	Fire escape moved
Rev	Date	Description
 Europe House Bancroft Road, Reigate Surrey, RH2 7RP T. 01737 225711 F. 01737 226311 www.wspla.co.uk		
Date	December 2020	Drawn By RB
Scale	1:200@A3	Checked LB
Client	Wessex Garage Doors	
Project	The Cottage, Brighton Rd Lower Kingswood KT20 6SY	
Title	As Proposed Site Plan	
Drawing No.	J003513/DD07	Rev. A



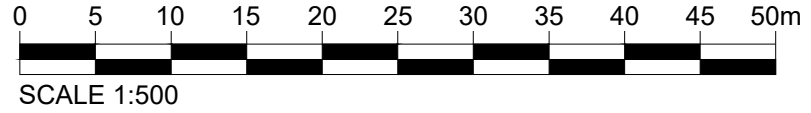
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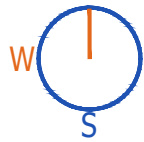
Plan Legend

- Buildings
- Hardstanding
- Highways
- Landscaping

As Proposed Site Block Plan



Rev	Date	Description
<div> <div> Europe House Bancroft Road, Reigate Surrey, RH2 7RP </div> <div> T. 01737 225711 F. 01737 226311 www.wspa.co.uk </div> </div>		
Date	July 2020	Drawn By RB
Scale	1:500@A3	Checked LB
Client Wessex Garage Doors		
Project The Cottage, Brighton Rd Lower Kingswood KT20 6SY		
Title As Proposed Site Block Plan		
Drawing No. J003513/DD06		Rev.



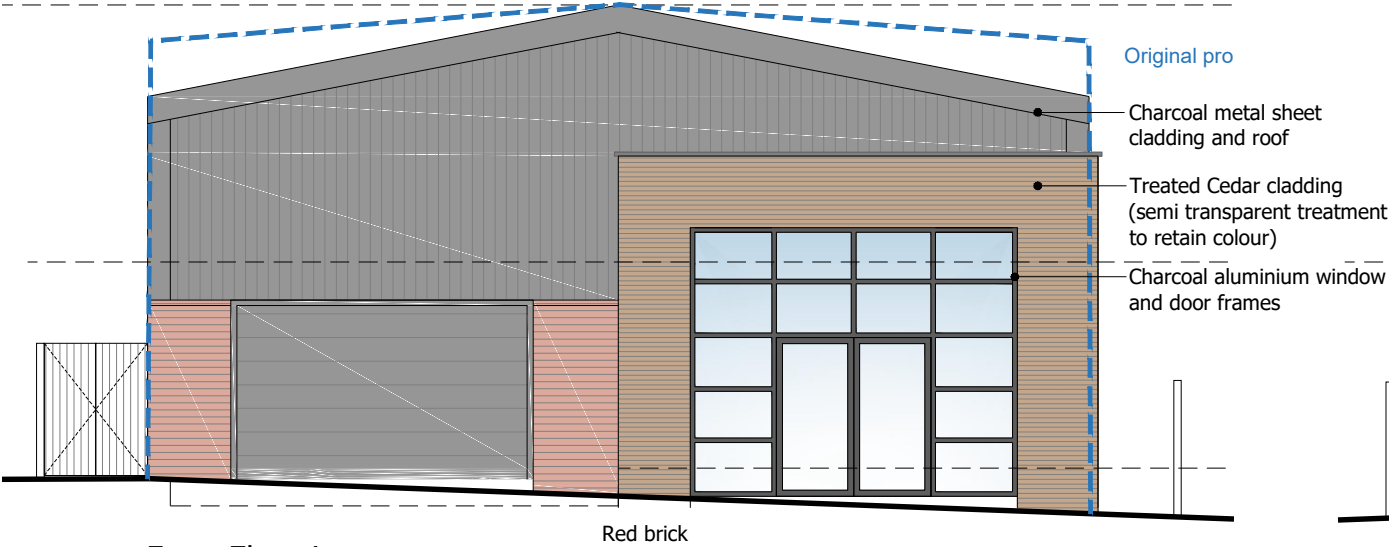
Plan Legend

- As Existing Buildings
- As Existing Hardstanding
- As Existing Highways
- As Existing Landscaping

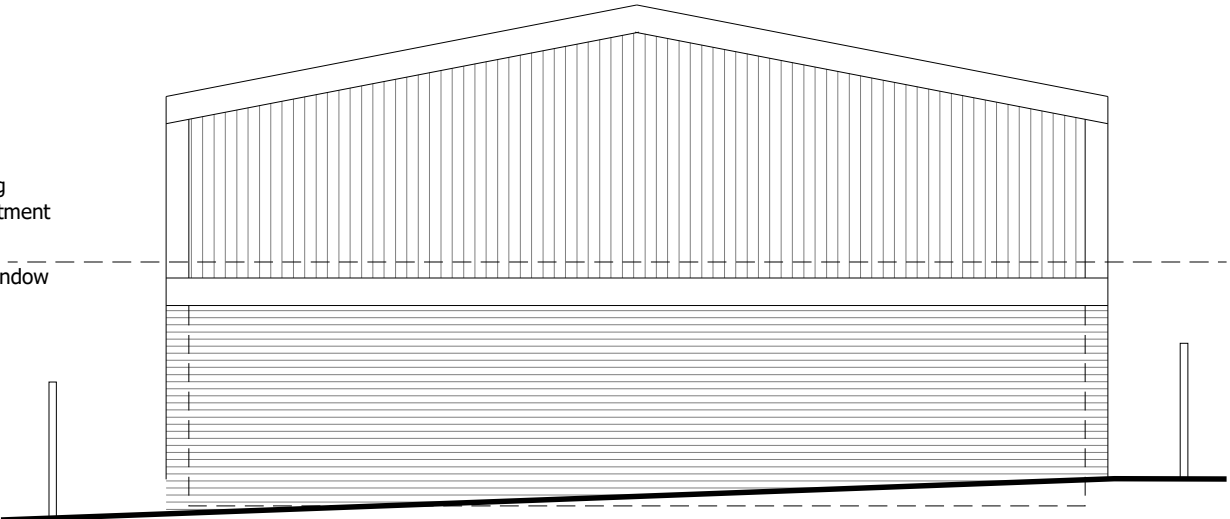


As Existing Site Block Plan

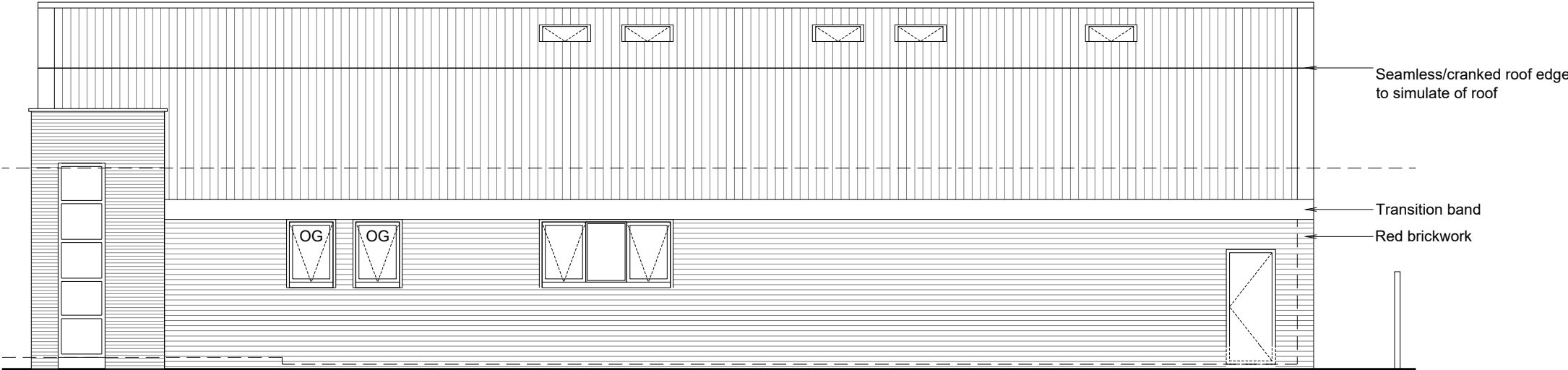
Rev	Date	Description
<div><div><div>WS</div><div>WS PLANNING & ARCHITECTURE</div></div><div><div>Europe House Bancroft Road, Reigate Surrey, RH2 7RP</div><div>T. 01737 225711 F. 01737 226311 www.wspa.co.uk</div></div></div>		
Date	July 2020	Drawn By RB
Scale	1:500@A3	Checked LB
Client Wessex Garage Doors		
Project The Cottage, Brighton Rd Lower Kingswood KT20 6SY		
Title As Existing Site Block Plan		
Drawing No. J003513/DD02		Rev.



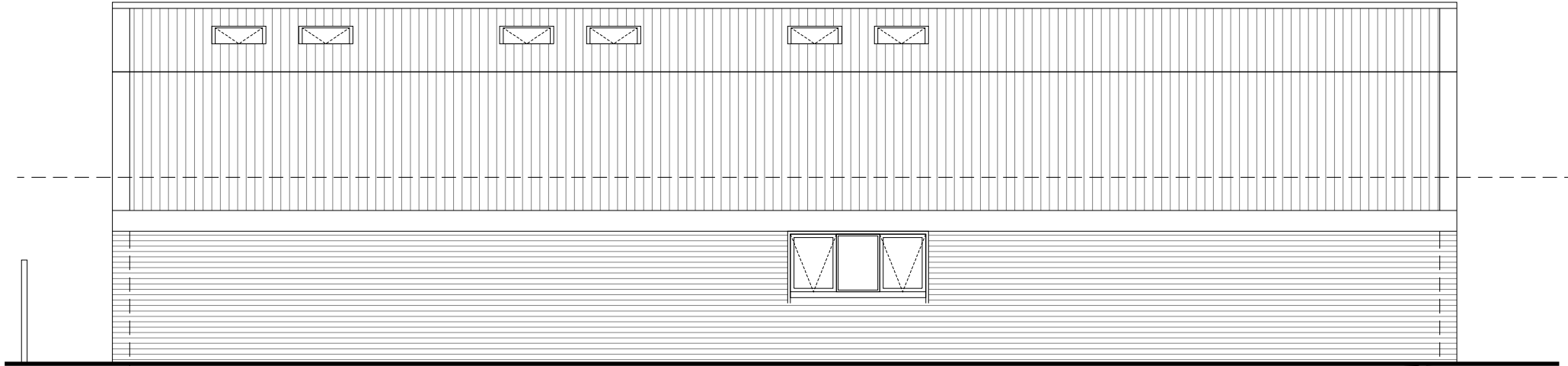
Front Elevation



Rear Elevation

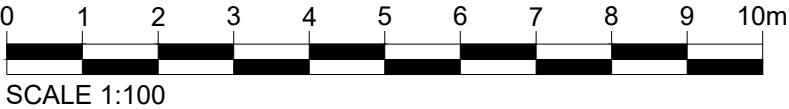


Side Elevation



Side Elevation

As Proposed Elevations



A	10.12.20	lowered eaves level
Rev	Date	Description
 WS PLANNING & ARCHITECTURE Europe House Bancroft Road, Reigate Surrey, RH2 7RP T. 01737 225711 F. 01737 226311 www.wspla.co.uk		
Date	July 2020	Drawn By RB
Scale	1:100@A3	Checked LB
Client Wessex Garage Doors		
Project The Cottage, Brighton Rd Lower Kingswood KT20 6SY		
Title As Proposed Elevations		
Drawing No. J003513/DD10		Rev. A