

 <p>Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate</p>	TO:	PLANNING COMMITTEE
	DATE:	09 March 2022
	REPORT OF:	HEAD OF PLANNING
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AGENDA ITEM:	7	WARD: <i>Hooley, Merstham and Netherne</i>

APPLICATION NUMBER:	21/02145/F	VALID:	05/08/2021
APPLICANT:	Calm Homes Ltd	AGENT:	Accord Architecture Ltd
LOCATION:	HEYSHAM CHURCH LANE HOOLEY COULSDON SURREY CR5 3RD		
DESCRIPTION:	Demolition of existing substantial 1.5 Storey dwelling and replacement with 4 x new dwellings with associated car parking and private amenity space. As amended on 20/09/2021, 23/09/2021, 21/10/2021, 13/12/2021, 31/12/2021, 19/01/22, 21/01/2022, 08/02/2022 and on 18/02/2022.		
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SUMMARY

This is a full planning application for the erection of four semi-detached 3-bedroom dwellings with associated parking and landscaping following the demolition of the existing detached dwelling.

The site comprises a relatively modest detached bungalow with outbuildings on a substantial plot on the northern side of Church Lane, approximately 50m to the east of the junction of Church Lane and Church Lane Avenue and approximately 60m to the west of the junction of Church Lane and Brighton Road. The site is broadly rectangular in shape and contains a number of trees and planting typical of a mature domestic property. The front boundary to Church Lane, is vegetated and screens the site from public view.

The area around the site is in residential use. There are a range of architectural styles and sizes of dwelling in the vicinity. Church Lane is characterised by detached houses in relatively spacious plots, whilst dwellings in Church Lane Avenue and Brighton Road are closer together and on narrower plots. To the south of the site is Broad Walk/Garden Walk, a private road containing spacious detached houses. Church Lane itself the road retains predominantly the appearance and character of a rural lane.

The dwellings would be in the form of two pairs of two storey semi-detached dwellings located at the northern end of the site. All four properties would be 3-bedroom units. The properties would be served by one access with parking provided around a circular parking area. A total of 10 parking spaces are proposed, 2 for each dwelling and 2 visitor spaces.

The two pairs of semi-detached units would have a relatively contemporary design whilst retaining a traditional form with a mix of gabled and half hipped roofs. The materials would be a relatively simple palette of clay roof tiles and facing brickwork – a multi brick and feature buff brick, and grey coloured windows.

Overall, it is considered that the proposed development would be of appropriate scale and design and would be in keeping with the street scene of Church Lane and the character of the wider locality and would provide an acceptable level of amenity for future occupants.

The proposal would not have a significant adverse effect upon existing neighbouring properties. The proposal would provide parking in excess of the DMP parking standards and would, subject to conditions, be acceptable with regard to the impact on trees, ecology and sustainable construction.

The proposals would make efficient use of this previously developed site for new housing without harming the amenities of neighbouring properties and are considered acceptable.

RECOMMENDATION

Planning permission is **GRANTED** subject to conditions.

Consultations:

Highway Authority: the County Highway Authority has assessed the application on safety, capacity and policy grounds and has raised no objection subject to conditions.

Tree Officer: no objection subject to conditions.

Neighbourhood Services: advise that a bin presentation point will be needed adjacent to Church Lane to allow refuse collection.

Representations:

To date 8 representations have been received raising the following issues:

Issue	Response
Covenant Conflict	Not a material planning consideration
Crime fears	See paragraph 6.40
Drainage/sewerage capacity	See paragraph 6.41
Harm to Conservation Area	This site is not within a Conservation Area
Harm to Green Belt/countryside	This site is in the designated Urban Area
Harm to wildlife habitat	See paragraph 6.35 to 6.36
Hazard to highway safety	See paragraph 6.22 to 6.27
Health fears	See paragraph 6.15 to 6.21&6.42
Inadequate parking	See paragraph 6.22 to 6.27
Inconvenience during construction	See paragraph 6.42
Increase in traffic and congestion	See paragraph 6.22 to 6.27
Increase in pollution	See paragraph 6.20
Loss of/harm to trees	See paragraph 6.28 to 6.34
Loss of private view	Not a material planning consideration
No need for development	See paragraph 6.1
Noise and disturbance	See paragraph 6.20 & 6.42

Out of character with surrounding area	See paragraph 6.3 to 6.14
Overdevelopment	See paragraph 6.3 to 6.14
Overlooking and loss of privacy	See paragraph 6.15 to 6.21
Overshadowing	See paragraph 6.15 to 6.21
Poor design	See paragraph 6.3 to 6.14
Property devalue	This is not a material planning consideration

1.0 Site and Character Appraisal

- 1.1 The site comprises a relatively modest detached single storey dwelling with outbuildings on a substantial plot on the northern side of Church Lane, approximately 50m to the east of the junction of Church Lane and Church Lane Avenue and approximately 60m to the west of the junction of Church Lane and Brighton Road. The site is broadly rectangular in shape and contains a number of trees and planting typical of a mature domestic property. The front boundary to Church Lane, is vegetated and screens the site from public view.
- 1.2 The area around the site is in residential use. There are a range of architectural styles and sizes of dwelling in the vicinity. Church Lane is characterised by detached houses in relatively spacious plots, whilst dwellings in Church Lane Avenue and Brighton Road are closer together and on narrower plots. To the south of the site is Broad Walk/Garden Walk, a private road containing spacious detached houses. Church Lane itself the road retains predominantly the appearance and character of a rural lane. The land slope down across the site from west to east.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: Pre-application advice was provided under application PAM/21/00238. Concerns were raised regarding scale of development and potential impact on neighbouring properties
- 2.2 Improvements secured during the course of the application: Officers requested and secured the following alterations;
- Removal of the 5th unit to the front of the site. Proposal now reduced to four dwelling.
 - Amendment to design to reduce amount of flat roof and reduce bulk
 - Changes to the access arrangements to address Surrey County Council comments.
 - Submission of arboricultural information

- 2.3 Further improvements to be secured through conditions or legal agreement:
The following conditions are recommended to be attached to the permission:
- Materials and design measures
 - Tree Protection
 - Landscaping
 - Ecology
 - Sustainability measures
 - Highway conditions

3.0 Relevant Planning and Enforcement History

None

4.0 Proposal and Design Approach

- 4.1 This is a full application for the demolition of existing substantial 1.5 Storey dwelling and replacement with four new dwellings with associated car parking and private amenity space.
- 4.2 The dwellings would be in the form of two pairs of two storey semi-detached dwellings located at the northern end of the site. All four properties would be 3-bedroom units. The properties would be served by one access with parking provided around a circular parking area. A total of 10 parking spaces are proposed, 2 for each dwelling and 2 visitor spaces.
- 4.3 The two pairs of semi-detached units would have a relatively contemporary design whilst retaining a traditional form with a mix of gabled and half hipped roofs. The materials would be a relatively simple palette of clay roof tiles and facing brickwork – a multi brick and feature buff brick, and grey coloured windows.
- 4.4 A design and access statement (D&A) 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	Section 2.0 provides site analysis including details of site location and context and site considerations in terms of building line, traffic routes, existing trees and size of surrounding dwellings, character appraisal of surrounding properties and details of existing dwelling on site
Involvement	No evidence is provided that community consultation took

	place but details of the pre-application proposals are provided (Section 3.0). This was a proposal of 8 dwellings
Evaluation	The D&A does include details of the previous pre-app (Section 3.0) and Section 4.0 and 5.0 details how the proposal evolved to the submission proposal, taking in to account the pre-application comments
Design	<p>Section 5.0 page 19 states: The scheme proposed in this planning application has considered the above Pre-app Advice and brings forward a design basis that works to create a scheme which is reduced in density and height, and maintains the existing semi-rural, 'green' aesthetic of the site and of Church Lane itself.</p> <p>The reviewed plan and siting of the scheme pulls the proposed dwellings back both from Church Lane and from the rear of the site which lessens their impact on the streetscene and surrounding buildings. Additionally, the decreased massing also reduces the scheme's impact while creating a building design which is more in keeping with the surrounding context.</p> <p>The elevational treatment blends contemporary elements with traditional forms and materials to complement the existing, eclectic context of Church Lane and other surrounding buildings."</p>

4.6 Further details of the development are as follows:

Site area	0.18ha
Existing use	Residential (1 dwelling)
Proposed use	Residential (4 x 3 bed semi-detached dwellings)
Existing parking spaces	3
Proposed parking spaces	10
Parking standard	8
Net increase in dwellings	3
Proposed site density	22 dph
Density of the surrounding area	<p>11 dph (Church Road, north-west of Heysham up to Lacre)</p> <p>15 dph (Church Lane Avenue and Church Lane Drive)</p> <p>31 dph (western side of Brighton Road from Church Road to Star Lane junction)</p>

5.0 Policy Context

5.1 Designation

Urban Area

5.2 Reigate and Banstead Core Strategy

CS1 (Sustainable Development)
CS2 (Valued Landscapes and Natural Environment)
CS5 (Valued People/Economic Development),
CS10 (Sustainable Development),
CS11 (Sustainable Construction),
CS12 (Infrastructure Delivery),
CS13 (Housing Delivery)
CS14 (Housing Needs)
CS17 (Travel Options and accessibility)

5.3 Reigate and Banstead Development Management Plan 2019

DES1 (Design of New development)
DES2 (Residential garden land development)
DES4 (Housing Mix)
DES5 (Delivering High Quality Homes)
DES8 (Construction Management)
DES9 (Pollution and Contaminated Land)
TAP1 (Access, Parking and Servicing)
CCF1 (Climate Change Mitigation)
CCF2 (Flood Risk)
NHE2 (Protecting and enhancing biodiversity)
NHE3 (Protecting trees, woodland areas and natural habitats)
INF3 (Electronic communication networks)

5.4 Other Material Considerations

National Planning Policy Framework

National Planning Practice Guidance

Supplementary Planning Guidance

Surrey Design 2002
Local Distinctiveness Design Guide
2004
Local Character & Distinctiveness
Design Guide SPD 2021
Climate Change and Sustainable
Construction SPD 2021
SCC Vehicle and Cycle Parking
Guidance 2018
SCC Transportation Development
Planning Good Practice Guide 2016

Other

Human Rights Act 1998
Community Infrastructure
Regulations 2010

6.0 Assessment

6.1 The application site is within the urban area, where there is a presumption in favour of sustainable development and where the principle of residential development is acceptable. There are, however, a number of issues that any application would have to address, including design and character, highways issues including car parking, neighbour amenity, impact on trees and ecology and sustainable construction.

6.2 The main issues to consider are:

- Design appraisal
- Neighbour amenity
- Highway matters
- Impact on trees
- Impact on ecology
- Sustainable Construction
- Community Infrastructure Levy

Design appraisal

6.3 DMP Policy DES1 relates to the Design of New Development and requires new development to be of a high quality design that makes a positive contribution to the character and appearance of its surroundings. New development should promote and reinforce local distinctiveness and should respect the character of the surrounding area. The policy states that new development will be expected to use high quality materials, landscaping and building detailing and have due regard to the layout, density, plot sizes, building siting, scale, massing, height, and roofscapes of the surrounding area, the relationship to neighbouring buildings, and important views into and out of the site.

6.4 Policy DES2 of the Reigate and Banstead Development Management Plan 2019 relates to the development of residential garden land, including infilling schemes and development on back garden land. It states that development should be designed to respect the scale, form and external materials of existing buildings in the locality to reinforce local distinctiveness and be of a height, bulk, mass, and siting to ensure the development is in keeping with the existing street scene. For infilling, development should incorporate plot widths, front garden depths, building orientation and spacing between buildings in keeping with the prevailing layout in the locality and provide well-designed access roads, with space for suitable landscaping and maintain separation to neighbouring properties. The policy states that development should retain mature trees and hedges, and other significant existing

landscape features, and include grass verges and street planting that supports wildlife and maintains green corridors and demonstrate they have been carefully designed to ensure a good standard of amenity for all existing and future occupants; and not create an undue disruption to the character and appearance of an existing street frontage, particularly where the form and rhythm of development within the existing street frontage is uniform.

- 6.5 The site comprises a detached bungalow. The dwelling itself has limited architectural value and is set well back in to the site so that it is not a prominent feature of the area. The main amenity value of the site being the openness to the front of the site. The dwelling on the site is not listed and the site is not located in conservation area. As such the demolition of the existing dwelling would not be resisted.
- 6.6 The proposal would result in the creation of two pairs of semi-detached properties which would clearly alter the appearance of the site from the existing bungalow. However this plot is one of the larger plots on this side of Church Lane and therefore even with two reasonably large buildings the dwellings would retain good spacing to the side and rear boundaries and they would follow the building line of the dwellings to the west ensuring that the front of the site retains the spacious character of the existing site and which is a characteristic of this part of Church Lane. A number of frontage trees would be removed and vegetation removed to allow for the access sight lines but they would be replaced with a greater number of trees and a good quality landscape scheme would ensure that the treed and verdant character of the existing site is not lost. This would be secured by condition.
- 6.7 Whilst semi-detached properties are not common in this part of Church Road there are plenty of examples on Church Lane Drive and Brighton Road. The scale and bulk of the buildings would be in keeping with the two storey scale and form of the buildings along Church Road and wider area with the streetscene demonstrating that they would sit comfortably below the height of the neighbouring property Romany and not significantly above the dwellings to the east. The semi-detached properties due to their mix of gable and hipped roof form and the open plan of the front of the site would ensure that they read more as detached properties than two pairs of detached properties. The buildings would also still retain good spacing to the boundaries and so would not appear cramped within this large plot. Given all these factors it is considered that the proposal would adequately respect the layout and character of the surrounding area and would not appear at odds with the immediate surroundings and would meet the overall aims of policy DES2.
- 6.8 In terms of the design, form and materials of the buildings the surrounding area has a variety of architectural styles with examples of gabled, hipped and half hipped roofs and a mix of materials including render, facing brickwork and tiles. The proposed dwellings would have a relatively contemporary style but would include gabled and hipped roof forms which are common in the area and the materials would reflect the prevailing materials in the borough with a predominantly multi-brick elevation and clay roof tiles. The development should incorporate plot widths, front garden depths

commensurate with the surroundings. A condition is recommended to secure the details of the exact brick and roof tile.

- 6.9 The submitted plans show that the front of the site would remain open with no fencing or other boundary treatments shown. Clearly some will be required along the boundaries and between plots but it would be important to limit the amount of fencing. A condition is therefore recommended to secured further details prior to occupation.
- 6.10 Given the above factors it is considered that the proposal would not result in unacceptable harm to the character and scale of the site and surrounding area and is considered therefore that the proposals comply with the provisions of DMP Policy DES1.
- 6.11 DMP Policy DES4 relates to Housing Mix and states that all new residential developments should provide homes of an appropriate type, size, and tenure to meet the needs of the local community. The proposed housing mix must on sites of up to 20 homes, at least 20% of market housing should be provided as smaller (one and two bedroom) homes. In this case, each house would be provided with 3 bedrooms. In this case, where only 3 houses are proposed, it would not be practical, nor possible for the proposal to provide accommodation which accords in full with the policy. Given that the site is located in an area which is characterised by a mixture of detached and semi-detached bungalow and two storey dwellings which contain between 3 bedrooms plus, it is considered that the development would be in keeping with the character of the surrounding area.
- 6.12 DMP Policy DES5 relates to the delivery of high quality homes and requires, *inter alia*, that as a minimum, all new residential development (including conversions) must meet the relevant nationally described space standard for each individual units except where the Council accepts that an exception to this should be made in order to provide an innovative type of affordable housing that does not meet these standards. In addition, the policy also requires all new development to be arranged to ensure primary habitable rooms have an acceptable outlook and where possible receive direct sunlight.
- 6.13 Each dwelling would have a floor area which accords with the relevant standard in the Nationally Described Space Standards. The proposed garden and main living areas would be north facing however all of the living rooms for the proposed dwelling would have dual aspect and the garden sizes are such that even with north facing gardens they would still receive sunlight. As such the units would provide good levels of sunlight and daylight to the main habitable rooms and garden areas.
- 6.14 Overall, it is considered that the proposed development would be of appropriate scale and design and would not be unduly detrimental to the street scene of London Road or the character of the wider locality and would provide an acceptable level of amenity for future occupants. It therefore complies with policies DES1, DES2, DES4 and DES5 in this respect.

Neighbour amenity

- 6.15 In addition to the comments noted above DMP Policy DES1 also requires 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.
- 6.16 To the south is Church Lane and some distance beyond are the properties in Garden Walk which are screened by trees. Given the distance away from the proposed dwelling there would be no material impact on any of the properties to the south of the site.
- 6.17 To the north are the rear gardens of the properties on the eastern side of Church Lane Avenue. The rear to side boundary relationship between the proposed dwellings and these gardens would be very similar to the other properties located along Church Lane. The separation distance from first floor to rear boundary would be no less than approximately 17.4m. This relationship is considered acceptable in this urban location and context and would result in an unacceptable level of overlooking or loss of privacy, or result in an unacceptable loss of light or overbearing impact.
- 6.18 To the west is the detached dwelling Romany. Romany is a full two storey property which sits at a higher ground level to the application site. The cross section drawing shows that the proposed Unit 1 and 2 building would have eaves that sit at a lower height and the proposed ridge would also be at a lower height than Romany. The proposed front and rear elevation of Unit 1 and 2 would be roughly in line with the front and rear of Romany. The proposed rear single storey element would only extend approximately 1.5m beyond the rear elevation of Romany. The separation distance between Unit 1 and Romany would be approximately 3.4 metres. Taking all these factors in to account, whilst it is acknowledged that there would be a degree of change in the relationship between the buildings the proposed scheme would not adversely affect the amenity of neighbouring properties with regard to overbearing impact and loss of light. In terms of overlooking and loss of privacy the only side facing windows would be high level and would serve bathrooms and as such would not allow direct overlooking. A condition is recommended to obscure glaze the windows.
- 6.19 To the east are the two dwellings that front Church Lane, Homecroft and Monisa and the dwelling which front on to Brighton Road. These properties are a mixture of bungalow and two storey buildings and they sit at a lower ground level to the application site. Clearly the proposed buildings would result in a change in the relationship with these neighbouring properties however when you consider the separation distances to these properties, a minimum of approximately 25.5m and the roof design of the unit 3 and 4 building, which has a roof which slopes away from the boundary it is considered that the proposed scheme would not adversely affect the amenity of neighbouring properties with regard to overbearing impact and loss of light. In terms of overlooking and loss of privacy the only side facing windows

would be high level and would serve bathrooms and as such would not allow direct overlooking. A condition is recommended to obscure glaze the windows.

- 6.20 In terms of the proposal and potential noise, disturbance and pollution. There would be an increase in the activity at the site given the net gain of three dwellings however the increase is relatively small and the use would remain residential in line with the nature of the surrounding area. There is therefore no reason to believe that the proposed units would cause an unacceptable level of noise, pollution or disturbance in the area once occupied. A condition is included to ensure that the houses are provided with electric car charging points and cycle storage to help mitigate against the increase in houses.
- 6.21 In conclusion, the proposal would not have a significant adverse effect upon existing neighbouring properties and would accord with the provisions of DMP Policy DES1.

Highway matters

- 6.22 The proposed development has been reviewed by the County Highway Authority, with regard to highway safety, capacity and policy matters. The CHA initially raised concerns regarding the scheme due to the sight lines of the access and lack of a speed survey. The applicant has subsequently submitted additional information and amended plans in relation to the proposed access, the achievable sight lines and speed survey. The CHA has provided the following comments:
- 6.23 “The developer has carried out a speed survey that shows sight lines of 28.3 metres should be provided. The developer can achieve sight lines of 28.3 metres to a point 1.8 into the carriageway from the near side carriageway edge. The improvement in sight lines can be achieved by removing the raised bank of land and vegetation and trees up to a height of one metres high above the carriageway. If the trees are within the highway then their removal may incur a CAVAT fee which can be calculated and charged to the developer as part of Section 278 works for the access.
- 6.24 The proposed development is likely to result in the equivalent of 1.5 more vehicle movements in the morning peak and 1.5 more vehicle movements in the afternoon peak. There is no accident record from neighbouring accesses who also have similar sight line issues. Given the absence of an accident record, the small increase in vehicle movements, and the improvement in sight lines, the proposed development is unlikely to result in danger on the highway.” The CHA therefore raise no objections subject to the imposition of a number of conditions.
- 6.25 The site is located in an area which is assessed as having a low accessibility rating. In such areas, the Council’s adopted parking standards require the provision of 2 spaces for each of the 3 bedroom dwellings. Thus, a total of 8 spaces would be required. In this case, a total of 10 spaces are proposed with two spaces per dwelling and two visitor spaces. Therefore the proposal

is providing above the minimum requirements for parking. Cycle storage is not shown on the submitted plans but each dwelling has rear garden access and ample space for cycle storage which can be secured by condition.

- 6.26 In terms of refuse collection the Council's Neighbourhood Services Team has advised that refuse collection would need to be made from the access point at kerbside. Therefore a bin presentation area would be required where residents can place their bins on collection day. There is adequate space at the front of the site for such an area. Further details of this can be secured by condition.
- 6.27 Accordingly, it is considered that the proposals are acceptable from a highway point of view and accord with the provisions of DMP Policy TAP1.

Impact on Trees

- 6.28 The Council's Tree Officer made the following initial comments with regard to the current application:
- 6.29 "The site appears to have a mature trees that contribute to the character of the local landscape, and any development should be accompanied by detailed arboricultural information demonstrating how the trees of quality can be incorporated into the scheme ensuring the character of the local area is not affected by this scheme. Failure to provide the relevant information at this stage may well result in the loss of established trees that have the long term potential that will benefit the local canopy cover."
- 6.30 The applicant subsequently submitted an Arboricultural Method Statement and Arboricultural Impact Assessment. The Tree Report identifies 16 trees within the site, two Grade B (moderate quality), 12 Grade C (poor quality) and 2 U Grade (trees which should be removed). The proposal would retain 7 of these trees (1 x B Grade and 6 C Grade). The trees to be protected are predominantly to the rear of the site with the trees along the side and front removed to enable the development and visibility for the access point. The report shows that no trees within the surrounding area will be impacted by the proposal.
- 6.31 To compensate for the loss the report shows the planting of approximately 10 trees to the side and front of the site. A mix of oak, field maple and hawthorn are proposed. This would result in a net gain of trees within the site. At this stage the planting is indicative, further details could be secured by condition were the application approved.
- 6.32 The report summarises that the arboricultural impact is considered to be relatively minor given that the majority of trees to be removed are low quality. The space for new landscaping at the front also gives an opportunity to improve the age class distribution and species diversity on the site and will adequately compensate the lost trees.

- 6.33 The Council's Tree Officer has considered the submitted report and has advised that "The arboricultural report is acceptable and therefore I raise no objection" subject to condition to secure the tree protection measures.
- 6.34 Based on the Tree Officer's comments it is considered that the application would comply with NHE3 subject to compliance with the recommended pre-commencement condition in relation to tree protection and the recommended landscaping condition.

Ecology

- 6.35 The site is located within the urban area. The garden is maintained and the existing bungalow is not in poor condition and the majority of the roof space has been converted to bedroom space. It is therefore considered that the site is of low ecological value and the proposal is unlikely to result in harm to protected species. It is also important to note that in the unlikely event that protected species are present on the site they are protected under separate legislation,
- 6.36 There is however the opportunity for the proposal to provide biodiversity enhancement measures in line with policy NHE2. Were the application approved a condition is recommended to secure further details and implementation.

Sustainable Construction

- 6.37 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. No evidence has been submitted to demonstrate that that the proposed development can achieve either of the two requirements. However, in the event that planning permission is to be granted, a condition could be imposed to seek such information and its implementation prior to the first occupation of development. In this regard, there would be no conflict with DMP Policy CCF1.
- 6.38 A condition is also recommended to ensure that each dwelling is fitted with access to fast broadband services.

Community Infrastructure Levy (CIL)

- 6.39 The Community Infrastructure Levy (CIL) is a fixed charge which the Council will be collecting from some new developments from 1 April 2016. It raises money to help pay for a wide range of infrastructure including schools, road, public transport and community facilities which are needed to support new development. This development would be CIL liable, although the exact amount would be determined and collected after the grant of planning permission.

Other Matters

- 6.40 The development is not considered to cause an increase in crime issues. Due to the siting and orientation of the proposed dwellings the majority of the site to the south of the dwellings would remain open and would have natural surveillance from the new dwellings and those to the west and east. The rear of the site would be secured by the proposed garden fencing.
- 6.41 The site is not located within flood zone 2 and 3. As such no concern is raised with regard to fluvial flooding. The sewage capacity for the site would be assessed at building control stage. In terms of drainage, no drainage information has been provided at the application stage. In order to meet the requirements of policy CCF2 a condition is recommended to secure further drainage details.
- 6.42 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.

CONDITIONS

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

Plan Type	Reference	Version	Date
Street Scene	PL1415	A	21.01.2022
Site Layout Plan	PL1110	B	19.01.2022
Floor Plan	PL1210	A	19.01.2022
Floor Plan	PL1211	A	19.01.2022
Elevation Plan	PL1310	B	19.01.2022
Elevation Plan	PL1311	A	19.01.2022
Street Scene	1410	A	19.01.2022
Location Plan	PL1000		05.08.2021
Site Layout Plan	PL1100		05.08.2021
Floor Plan	PL1200		05.08.2021
Floor Plan	PL1201		05.08.2021
Elevation Plan	PL1300		05.08.2021
Elevation Plan	PL1301		05.08.2021
Block Plan	MBSK220222-01	P1	23.02.2022

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 take place until the developer obtains the Local Planning Authority's written approval of details of proposed ground levels and the proposed finished ground floor levels of the buildings. The development shall be carried out in accordance with the approved levels.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and its relationship with adjoining development and to safeguard the visual amenities of the locality with regard to Reigate and Banstead Development Management Plan 2019 policy DES1. A pre-commencement condition is considered necessary because adequate site levels go to the heart of the planning permission.

4. No development shall commence until a Construction Management Statement, 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.

5. No development 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.

6. 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 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 2019 policy DES1.

7. 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 Tree Protection Plan compiled by JB Arboricultural Method Statement and Arboricultural Impact Assessment

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.

8. 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. Landscaping schemes shall include details of hard landscaping, 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.

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.

9. 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 boundary hoarding behind any visibility zones
 - (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
 - (k) 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: 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 2019 and Policy TAP1 Parking, access, and Servicing and DES8 Construction Management of the Reigate and Banstead Local Plan Development Management Plan September 2019 and Reigate and Banstead Core Strategy 2014 Policy CS17.

10. Prior to the first occupation of the development hereby approved details in relation to refuse, including details of bin storage for each dwelling and a bin presentation point at the access to site, shall be submitted to and agreed in writing by the Local Planning Authority. The bin presentation point and refuse storage for each dwelling shall be constructed and made ready for use in accordance with the approved details prior to the first occupation of the development.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and its relationship with adjoining development and to safeguard the visual amenities of the locality with regard to Reigate and Banstead Development Management Plan 2019 policy DES1.

11. No The development shall not be commenced until the proposed vehicular access to Church Lane has been provided with a sight line of 28.3 metres to the west in accordance with the approved plan MBSK220222-01 Rev P1, all to be permanently retained with no obstructions to sight lines between 2.0 metres and 1.00 metres high above the level of the carriageway.

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 2019 and Policy TAP1 Access, Parking, and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019.

12. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with approved plan numbered 1528 PL1110 Rev B 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 2019 and Policy TAP1 Access, Parking, and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019.

13. Prior to the first occupation of the development details of covered and secure cycle storage for each dwelling shall be submitted to and agreed in writing by the Local Planning Authority and provided/installed ready for use in accordance with the agreed details. Thereafter the cycle parking/storage shall be retained and maintained for its designated purpose.

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.

14. The development hereby approved shall not be occupied unless and until each of the proposed dwellings 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) 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.

15. The development shall not be occupied until a plan indicating the positions, design, materials and type of boundary treatment to be erected, both around and within the site, has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the first occupation of the development hereby permitted.

Reason: To preserve the visual amenity of the area and protect neighbouring residential amenities with regard to the policy DES1 of the Reigate and Banstead Development Management Plan 2019.

16. The development hereby approved shall not be first occupied unless and until an Energy and 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
 - b) 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

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.

17. All dwellings within the development hereby approved shall be provided with the necessary infrastructure to facilitate connection to a high speed broadband. Unless otherwise agreed in writing with the Local Planning Authority, this shall include as a minimum:
- a) A broadband connection accessed directly from the nearest exchange or cabinet
 - b) Cabling and associated installations which enable easy access for future repair, replacement or upgrading.

Reason: To ensure that the development promotes access to, and the expansion of, a high quality electronic communications network in accordance with Policy INF3 of the Reigate & Banstead Development Management Plan 2019.

18. No development above ground level shall commence until a scheme to provide positive biodiversity benefits, informed by the submitted preliminary ecology appraisal, has been submitted to and approved in writing by the local planning authority (LPA). This should be designed alongside the soft landscaping proposals for the site. The biodiversity enhancement measures approved shall be carried out and maintained in strict accordance with these details or as otherwise agreed in writing by the LPA, and before occupation of this development.

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

19. The first floor windows in the east and west elevations of the development hereby permitted shall be glazed with obscured glass and shall be non-opening unless the parts of the window which can be opened are more than

1.7 metres above the floor of the room in which the window is installed, and shall be maintained as such at all times.

Reason: To ensure that the development does not affect the amenity of the neighbouring property by overlooking with regard to Reigate and Banstead 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.org.uk.
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. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, to contact the Council's Neighbourhood Services team to confirm the number and specification of recycling and refuse bins that are required to be supplied by the developer. The Council's Neighbourhood Services team can be contacted on 01737 276292 or via the Council's website at http://www.reigate-banstead.gov.uk/info/20085/planning_applications/147/recycling_and_waste_developers_guidance
4. You are advised that the Council will expect the following measures to be included and considered as part of the required Construction Management Statement (CMS) details 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.

5. The applicant is advised that the Borough Council is the street naming and numbering authority and you will need to apply for addresses. This can be done by contacting the Address and Gazetteer Officer prior to construction commencing. You will need to complete the relevant application form and upload supporting documents such as site and floor layout plans in order that official street naming and numbering can be allocated as appropriate. If no application is received the Council has the authority to allocate an address. This also applies to replacement dwellings. If you are building a scheme of more than 5 units please also supply a CAD file (back saved to 2010) of the development based on OS Grid References. Full details of how to apply for addresses can be found http://www.reigatebanstead.gov.uk/info/20277/street_naming_and_numbering
6. 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/flooding-advice.
7. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highways Service.
8. The developer is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.

9. 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).
10. 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.
11. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.
12. In The developer is advised that trees within the highway may have a CAVAT value. If the trees that require removal to establish vehicle access sight lines of 28.3 metres are within the highway then a charge would be made to the developer during the Section 278 process that the developer would need to enter into to construct the access.
13. Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.
14. The use of a suitably qualified arboricultural consultant is essential to provide acceptable submissions in respect of the arboricultural tree condition above. All works shall comply with the recommendations and guidelines contained within British Standard 5837.
15. The use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above landscaping condition. Replacement planting of trees and native hedging shall be in keeping with the character and appearance of the locality. There is an opportunity to incorporate structural landscape trees into the scheme to provide for future amenity and long term continued structural tree cover in this area. It is expected that the replacement structural landscape trees will be of Advanced Nursery Stock sizes with initial planting heights of not less than 4.5m with girth measurements at 1m above ground level in excess of 16/18cm.
16. Biodiversity enhancements – with regard to condition 18 the Council expects the applicant to provide an appropriately detailed document to demonstrate that a measurable net gain (not just compensation), secure for the life time of

the development, is achievable. The applicant may wish to use an appropriate metric such as the DEFRA Biodiversity Metric 2.0 to demonstrate how the site will provide biodiversity net gain. The applicant would need to justify why this is not achievable as part of the submission.

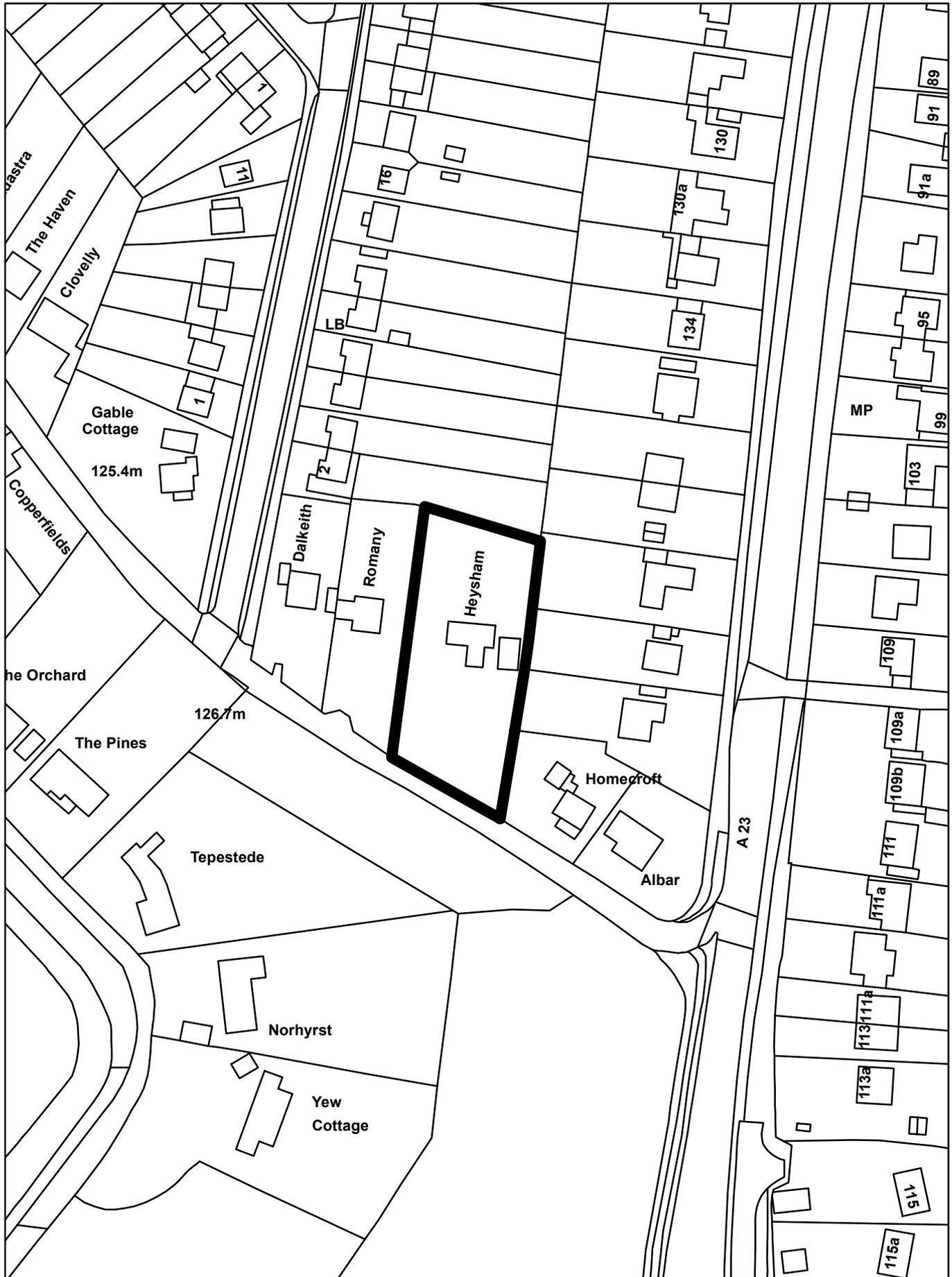
REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies CS1, CS2, CS5, CS10, CS11, CS12, CS13, CS14, CS17, DES1, DES4, DES5, DES8, DES9, TAP1, CCF1, CCF2, NHE2, NHE3, INF3 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.

21/02145/F - Heysham, Church Lane, Hooley, Coulsdon



 Application Boundary



CHURCH LANE

17.12.21	GG	AT	Layout amended to LPA discussion
23.09.21	GG	AT	Location of proposed trees adjusted
Rev Date	Drn	Chkd	Description

Purpose of Issue:
PLANNING APPLICATION

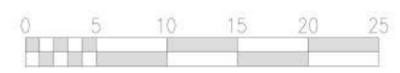
Client:
Calm Homes Ltd

Project:
Heysham, Church Lane, Coulsdon

Drawing Title:
Proposed Site Plan

scale at A3:	date:	drawn by:	checked by:
1:500	Jul 2021	GG	AT
drawing number:			revision:
1528 - PL1110			B

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NOTES

Use figured dimensions only. Scale drawing only when a scale bar is present. All dimensions to be checked by user and any discrepancies, error or omissions to be reported to the architect before work commences. Read this drawing with all relevant materials.



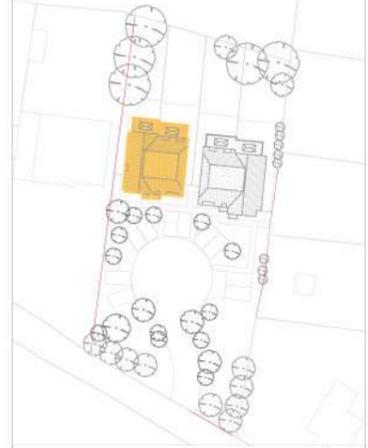
Proposed Front Elevation

Scale 1:100@A3



Proposed Side Elevation (East)

Scale 1:100@A3



Key Plan

Scale 1:1250@A3



Proposed Rear Elevation

Scale 1:100@A3



Proposed Side Elevation (West)

Scale 1:100@A3

17.12.21 GG AT Elevations amended to LPA discussion
Rev Date Dm Chkd Description

Purpose of issue:
PLANNING APPLICATION

client:
Calm Homes Ltd

project:
Heysham, Church Lane, Coulsdon

drawing title:
**Proposed Elevations
Units 1 & 2**

scale of A3: 1:100 date: Jul 2021 drawn by: GG checked by: AT

drawing number: 1528 - PL1310 revision: B

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Proposed Front Elevation
Scale 1:100@A3



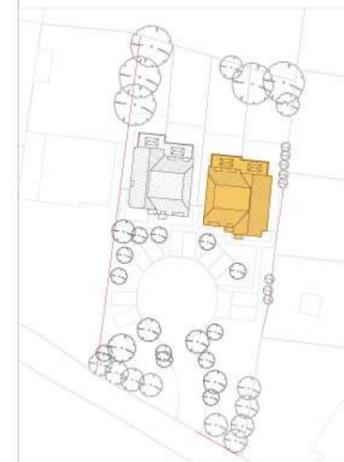
Proposed Side Elevation (East)
Scale 1:100@A3



Proposed Rear Elevation
Scale 1:100@A3



Proposed Side Elevation (West)
Scale 1:100@A3



Key Plan
Scale 1:1250@A3



17.12.21 GG AT Elevations amended to LPA discussion
Rev Date: 17.12.21 Rev Description: GG AT

Purpose of Issue:
PLANNING APPLICATION

client:
Calm Homes Ltd

project:
Heysham, Church Lane, Coulsdon

drawing title:
**Proposed Elevations
Units 3&4**

scale of A3: 1:100 date: Jul 2021 drawn by: GG checked by: AT

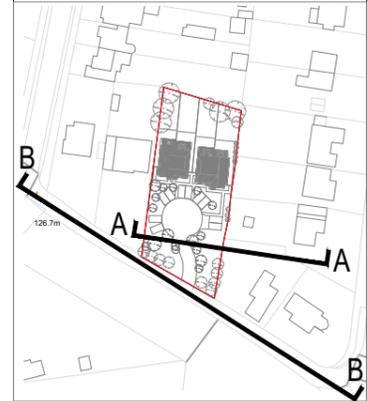
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Key Plan

Scale 1:2000@A3



Proposed Cross Section [A-A]

Scale 1:200@A3



Proposed Church Lane Streetscene Cut-Through [B-B]

Scale 1:500@A3

17.12.21 GG AT Elevations amended to LPA discussion
Rev Date Dm Chkd Description

Purpose of Issue:
PLANNING APPLICATION

client:
Calm Homes Ltd
Project:
Heysham, Church Lane, Coulsdon
drawing title:
Proposed Streetscene Cross Section

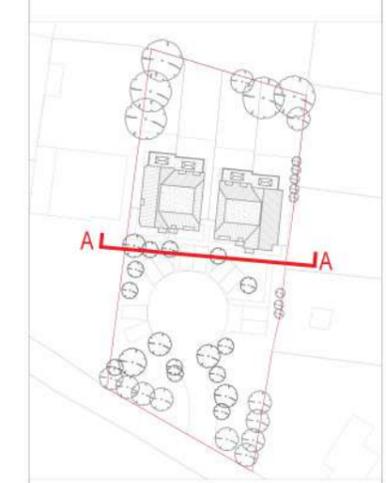
scale at A3: 1:200 / 1:500 date: Oct 2021 drawn by: GG checked by: AT
drawing number: 1528 - PL1415 revision: A

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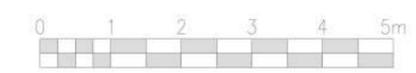


Key Plan
Scale 1:1250@A3



Proposed Streetscene A-A

Scale 1:100@A3



17.12.21 GG AT Elevations amended to LPA discussion
Rev Date Utn Chgd Description

Purpose of Issue:
PLANNING APPLICATION

client:
Calm Homes Ltd
project:
Heysham, Church Lane, Coulsdon
drawing title:
Proposed Streetscene

scale of A3: 1:100 date: Jul 2021 drawn by: GG checked by: AT
drawing number: 1528 - PL1410 revision: A

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