 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	19 December 2012
	REPORT OF:	HEAD OF POLICY, DEVELOPMENT AND PROPERTY
	AUTHOR:	Natalia Achilleos
	TELEPHONE:	01737 276285
	EMAIL:	natalia.achilleos@reigate-banstead.gov.uk
AGENDA ITEM:	10	WARD: Kingswood and Burgh Heath

APPLICATION NUMBER:	12/01915/F	VALID:	2 November 2012
APPLICANT:	Shanly Homes Ltd	AGENT:	N/A
LOCATION:	FORMER GARDEN FARMHOUSE, COPT HILL LANE, KINGSWOOD, SURREY		
DESCRIPTION:	Erection of four detached two storey dwellings.		
DRAWING NUMBERS:	1197/PLN/100B, 101B, 102A, 103A, 104B, 105B, 110B, 115B, SH18114-03A, 1197/LOC-CH		

SUMMARY

The proposed development seeks permission for the erection of four detached dwellinghouses which would replace a single dwelling and outbuildings, which have been demolished prior to the redevelopment of the site. The proposed dwellings would be sited in tandem formation, with a pair at the front (plots 1 and 2) and at the rear (plots 3 and 4). A new access would be provided through the middle of the site in order to serve the rear properties. A traditional design approach has been adopted encompassing hipped roofs, gable features and dormer windows. There is an extant planning permission for a block of 8 flats on the site which is a material consideration, as a fallback position.

This application also follows a previous proposal for four dwellings on the site, which was almost identical and was refused on issues of tree harm - notably to two beech trees on the western boundary - and overlooking, and is currently at appeal. The reason for refusal relating to overlooking is not being pursued by the Council at appeal as, due to a printing error with the plans, the separation distance measured between the proposed dwelling was incorrect. The correct relationship has since been reviewed and is felt to be acceptable. With regards to the trees, since the determination of the application, a site meeting with the tree officer, developer and an arboriculturalist was undertaken, and revised information has been submitted identifying the two beech trees - which formed the basis of the refusal - as having structural defects and harm to the root protection areas. As such, the trees are dangerous and must be removed. The previous two reasons for refusal can therefore

no longer be sustained by the Council. Should this application be refused now, on different matters from previously then there is a significant risk that this would be deemed inconsistent and unreasonable by an appeal Inspector, leading to an award of costs against the Council.

The proposed development differs from that previously considered, by slightly reducing the footprint of plots 3 and 4, and re-siting plots 2 and 3 away from the front and side boundaries. The tree officer has assessed the revised scheme and has no objection to it as, subject to the removal of the existing damaged trees, the proposal would result in no loss of trees on the site. As such, the proposed development would maintain the Arcadian character of the site and locality and would be acceptable.

The dwellings would be two storey, with rooms in the roof, and in terms of height, would be similar to the adjacent property, Long Orchards and almost identical to the extant permission on the site for a block of eight flats and associated garage blocks, which was allowed on appeal. Generous separation distances between dwellings and boundaries would be retained and the plot sizes would be acceptable.

The proposed development would result in fewer units on the site than the extant scheme, provide views into the site, and the retention of a more spacious character. As such, the density and scale of the proposed development would achieve an appropriate transition to the countryside and is preferable to the extant flatted scheme.

The design of the dwellings would be in character with the locality and the separation distances would ensure that no overlooking or loss of privacy would occur to neighbouring properties. The proposal would cause no harm to the design and character of the locality and would be acceptable.

RECOMMENDATION

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

Consultations:

Highway Authority: The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements.

Representations:

Letters were sent to neighbouring properties on 8 November 2012 and a site notice was posted 29 September 2012. Two responses have been received raising the following issues:

Issue	Number	Response
Disturbance from proposed access	2	See paragraph 6.10
Increase in traffic and congestion	2	See paragraph 6.11
Noise & disturbance	2	See paragraph 6.10
Inconvenience during construction	1	See informative 3
Overshadowing	1	See paragraph 6.8
Loss of privacy/overlooking	1	See paragraph 6.8 & 6.9

1.0 Site and Character Appraisal

- 1.1 The site is located on the south side of Copt Hill Lane and previously housed a detached two-storey dwelling set in a spacious plot, with a number of outbuildings. The house has been demolished in preparation to redevelop the site. Land levels fall towards the north and to the east and the boundaries comprise mature trees and vegetation. The site contains a number of mature trees and groups of trees that are the subject of Tree Preservation Order RE850.
- 1.2 The neighbouring properties comprise a mix of detached single and two-storey dwellings, set in predominantly smaller plots than the application site. The adjoining site at Long Orchards contains a large apartment building containing ten flats and two covered parking wings resembling stable blocks to the front for garaging.
- 1.3 The site is on the periphery of Kingswood and is adjacent to the A217 dual carriageway (Brighton Road). The A217 and a mature, dense belt of trees between it and the application site lie within the Metropolitan Green Belt. The western boundary of the site is the point at which the urban area and the green belt meet. Within the site, boundaries are predominantly marked by mature trees and shrubs. Consequently the character of the area is one where the landscape dominates the built form, which has an Arcadian character.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: This is nearly identical to the previously refused application 12/01027/F. Pre application advice was sought with the tree officer in order to agree the removal of existing trees on the site which formed the basis of the reason for refusal of the previous application, due to their condition.
- 2.2 Further improvements could be secured: A condition will be placed on the grant of permission regarding the submission of materials.

3.0 Relevant Planning and Enforcement History

- | | | | |
|-----|--------------|--|--|
| 3.1 | 10/00232/F | Demolition of house and outbuildings and replacement with new building of 8 No. 2 bedroom flats with garages set within garden site. | Refused
4 June 2010
Allowed on appeal
24 March 2011 |
| 3.2 | 12/00754/DED | Proposed demolition of existing dwelling in advance of a forthcoming planning application for the redevelopment of the site. | No objection
22 May 2012 |
| 3.3 | 12/01027/F | Erection of 4 detached houses | Refused
10 August 2012
Appeal pending |
- 3.4 The previous application (12/01027/F) was refused due to the impact of the proposed development on adjacent trees, notably a pair of beech trees on the western boundary, and concern that the proximity of the dwellings to each other would result in significant overlooking. An appeal against the refusal has been lodged and is due to be heard at a hearing in January 2013.
- 3.5 The Council is not pursuing the reason for refusal relating to overlooking, as due to a printing error the separation distance measured between the proposed dwelling was incorrect. The relationship has since been reviewed and is felt to be acceptable. With regards to the previous tree reason for refusal, a recent site meeting and revised tree assessment highlighted that the pair of beech trees (T13 and T15) on the western boundary, which form the basis of the refusal, need to be removed. T13 has significant structural defects with a burification on the main stem, which is unstable; and T15 has suffered significant root damage as a result of soil level changes. T15 has since been removed from the site as agreed by the Council's tree officer and

T13 will also need to be removed in due course. As a result of this, the tree reason for refusal is also unable to be sustained.

4.0 Proposal and Design Approach

4.1 This is a full application for the erection of 4 dwellinghouses, which would replace the existing dwellinghouse which has been demolished on the site. The proposed dwellings would be set in tandem, with a pair of detached properties to the rear and two at the front of the site. A new access would be provided through the middle of the site in order to serve the rear properties.

4.2 The dwellings would be two storey with rooms in the roof and have traditional design features encompassing hipped roofs, gable features and dormer windows. The proposed dwellings would have integral garages, with plots 2 and 3 including a one and a half storey front projection with first floor accommodation and a garage at ground floor level.

4.3 The proposal differs from that previously proposed under application 12/01027/F by amending the siting and scale of the dwellings. These amendments include:

- Plot 2 - moving the proposed dwelling 0.5 metres from the front boundary
- Plot 3 - reducing the size of the dwelling and moving it a metre to the east, further away from the western boundary
- Plot 4 - reduce the size of the dwelling

4.4 Circular 01/06 confirms that a design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:

- Assessment;
- Involvement;
- Evaluation; and
- Design.

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

Assessment	The character of the surrounding area is assessed as residential with a mix of detached and two storey dwellings set in predominantly smaller plots. The site is identified as containing a number of mature trees, some of which have tree protection orders, and as adjacent to the metropolitan green belt.
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	Site features meriting retention are listed as the mature and protected trees.
Involvement	No community views were sought prior to the submission of this application, however consultation was undertaken on the previous application with the Kingswood Residents Association. In response they stated that a development of 4 houses would be more acceptable than the extant permission for a block of flats.
Evaluation	The statement does not include any evidence of other development options being considered.
Design	The statement outlines that four dwellings on the site would be preferable to the extant permission for a block of flats, as it is of a lower density, and less intensive form of development that disperses built form on the site. As such the applicant considers it would be more sensitive to the openness of the adjacent green belt. The scale of built form is also identified as being informed by the adjacent property and extant permission on the site. The ridge height would be lower than the existing dwellinghouse on the site.

4.4 Further details of the development are as follows:

Site area	0.28 of a hectare
Existing parking spaces	4
Proposed parking spaces	8
Parking standard	8 (maximum)
Net increase in dwellings	3
Existing site density	4 per hectare
Proposed site density	14 per hectare
Density of the surrounding area	13 dwellings per hectare [Long Orchards, Tudor House, Surrey Lodge and Copt Gilders]

5.0 Policy Context

5.1 Designation

Urban Area
Tree Protection Order RE850

Adjacent to Metropolitan Green Belt
Adjacent to Common Land

5.2 The South East Plan 2009

Spatial Strategy	SP3
Cross-Cutting Policies	CC4, CC6, CC7
Housing	H5
Transport	T4
Natural Resource Management	NRM11
Management of the Built Environment	BE1
London Fringe	LF5, LF10

5.3 Reigate & Banstead Borough Local Plan 2005

Landscape & Nature Conservation	Pc4
Housing	Ho3, Ho9, Ho9A, Ho13, Ho14, Ho16
Recreation	Re6
Movement	Mo5, Mo6, Mo7

5.4 Other Material Considerations

National Planning Policy Framework	
Supplementary Planning Guidance	Surrey Design Local Distinctiveness Design Guide A Parking Strategy for Surrey Parking Standards for Development Planning Obligations and Infrastructure SPD
Other	Human Rights Act 1998 Community Infrastructure Levy Regulations 2010

6.0 Assessment

6.1 The application site is situated within the urban area where there is a presumption in favour of sustainable development. The residential redevelopment of the site has been considered acceptable at appeal as per the extant permission on the site (10/00232/F). As such, the principle of redevelopment of the site is acceptable.

6.2 The main issues to consider are:

- Impact on local character
- Neighbour amenity

- Access and parking
- Infrastructure contributions

Impact on local character

- 6.3 The proposed development seeks permission for the subdivision of the site and erection of four detached dwellinghouses. The proposed dwellings would be two storey with accommodation within the roof. The ridge height of the dwellings would be almost identical to the previously approved flatted scheme on the site, and is similar to the adjacent property, Long Orchard. As such, the scale of built form is considered to be in character with the locality.
- 6.4 The proposed dwellings would be set back within the plot and would retain adequate separation distances to the side boundaries. The plot sizes proposed are of an adequate size, as the application site is not situated within a Residential Area of Special Character where larger plot sizes are retained.
- 6.5 There is currently an extant planning permission on the site for the erection of a building that would house eight, two bedroom flats, including the provision of two garage buildings situated at the front of the site. The proposed development would result in less units on the site, would provide views into the site, and the retention of a more spacious character than that previously approved. As such, the density and scale of the proposed development would achieve an appropriate transition to the countryside.
- 6.6 The tree protection plan submitted with the application outlines that two trees would be removed (Beech T13 and T15) adjacent to the site, due to structural defects and damage to the root protection areas. The tree officer has no objection to this, as the proposed development would cause no harm to the existing trees on the site.
- 6.7 The design of the dwellings would be acceptable with hipped roofs, gable features and dormer windows. The overall scale of the built form would be acceptable and would cause no harm to the design and character of the locality.

Neighbour amenity

- 6.8 The distances proposed between the first floor windows of the dwellings proposed at the front of the site (plots 1 and 2) and those proposed at the rear (plots 3 and 4) would be approximately 21 and 22 metres. This would be sufficient to ensure that no overlooking occurs between the properties, and would also ensure that no overshadowing occurs. The separation distances between the dwellings and adjacent property, Long Orchards, would also ensure that no loss of light occurs to this property.

- 6.9 There would be first floor side facing windows on plots 2 and 3 which would overlook part of the front gardens of the properties 1 and 4. Although some overlooking would occur, due to the oblique angle, the loss of privacy that would occur would not be significant to warrant refusal of the application. Other first floor side facing windows are proposed as part of the proposed development, these will be conditioned to be obscure glazed.
- 6.10 Concern has been raised from neighbouring properties regarding noise and disturbance from the proposed development and access. Although some noise and disturbance may result, it would not be significant enough to warrant refusal of the application. Furthermore the proposed development is also a less intensive form of development compared to the extant permission on the site, and as such, would be acceptable. The proposed development would cause no harm to the amenity of neighbouring properties and would be acceptable.

Access and parking

- 6.11 Surrey County Council Highways have also assessed the proposed development with regards to the net traffic generation, access arrangements, highway safety and parking provision. They are satisfied that the proposed development would not have a material impact on the safety and operation of the adjoining public highway. As such, the proposed development is considered acceptable in this regard.

Infrastructure Contributions

- 6.12 The Community Infrastructure Levy (CIL) Regulations were introduced in April 2010 which state that it is unlawful to take a planning obligation into account unless its requirements are (i) relevant to planning; (ii) necessary to make the proposed development acceptable in planning terms; and (iii) directly related to the proposed development.
- 6.13 As such only contributions that are directly required as a consequence of development can be requested and such requests must be fully justified with evidence including costed spending plans to demonstrate what the money requested would be spent on. It is therefore the responsibility of the service providers to demonstrate the infrastructure needs directly resulting from a development and make requests for such to the Local Planning Authority. In this case, none of the service providers have been able to demonstrate the impact on infrastructure that this specific development would have. Accordingly, any request for an infrastructure contribution would be contrary to CIL Regulation 122.

CONDITIONS

1. 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.

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

Plan Type	Reference	Version	Date Received
Site Layout Plan Arb/Tree Protection Plan	1197/PLN/100 SH18114-03A	B	02.11.2012
Location Plan	1197/LOC-CH		02.11.2012
Proposed plans	1197/PLN/102	A	02.11.2012
Proposed plans	1197/PLN/103	A	02.11.2012
Proposed plans	1197/PLN/104	B	02.11.2012
Proposed plans	1197/PLN/105	B	02.11.2012
Street Scene	1197/PLN/110	B	02.11.2012
Site Layout Plan	1197/PLN/101	B	02.11.2012
Elevation Plan	1197/PLN/115		02.11.2012

Reason:

In accordance with "Greater Flexibility for Planning Permissions Guidance" (DCLG) 2010.

3. No development shall commence on site until a scheme for the 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.

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 Pc4, Ho9 of the Reigate and Banstead Borough Local Plan 2005 and the recommendations within British Standard 5837.

4. 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 Pc4, Ho9 of the Reigate and Banstead Borough Local Plan 2005 and the recommendations within British Standard 5837.

5. No development shall commence including groundworks preparation and demolition until all related arboricultural matters, including arboricultural supervision, monitoring and tree protection measures are implemented in strict accordance with the approved details contained in the Tree Protection Plan drawing number SH18114-03a and the Arboricultural Method Statement compiled by ACD dated 24th October 2012

Reason:

To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with policy Pc4 of the Reigate and Banstead Borough Local Plan 2005 and the recommendations within British Standard 5837.

6. No development shall take place until samples 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 Borough Local Plan 2005 policies Ho9 and Ho13.

7. No development shall commence on site until a Method of Construction Statement, 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) A programme of works (including measures for traffic management); and
 - (e) Provision of boundary hoarding behind any visibility splays; and

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

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to nearby occupiers or other highway users with regard to Reigate and Banstead Borough Local Plan 2005 policy Ho9 and Mo7.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), no first floor windows, dormer windows or rooflights other than those expressly authorised by this permission shall be constructed.

Reason:

To ensure that the development does not affect the amenity of the neighbouring property by overlooking and to protect the visual amenities of the area in accordance with Reigate and Banstead Borough Local Plan 2005 policy Ho9.

9. The first floor windows in the side elevations of the development hereby permitted shall be glazed with obscured glass which shall be fixed shut, apart from a top hung opening fanlight whose cill height shall not be less than 1.7 metres above internal floor level, 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 Borough Local Plan 2005 policy Ho9.

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 advised that prior to the initial occupation of any individual dwelling hereby permitted, a 140 litre wheeled bin conforming to British Standard BSEN840 and a 60 litre recycling box should be provided for the exclusive use of the occupants of that dwelling. Prior to the initial occupation of any communal dwellings or flats, wheeled refuse bins conforming to British Standard BSEN840, separate recycling bins for paper/card and mixed cans, and storage facilities for the bins should be installed by the developer prior to the initial occupation of any dwelling hereby permitted. Further details on the required number and specification of wheeled bins and recycling boxes is available from the Council's Neighbourhood Services on 01737 276501 or 01737 276097, or on the Council's website at www.reigate-

banstead.gov.uk. Bins and boxes meeting the specification may be purchased from any appropriate source, including the Council's Neighbourhood Services Unit on 01737 276775.

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. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions.
5. The applicant is advised that the essential requirements for an acceptable communication plan forming part of a Method of Construction Statement are viewed as: (i) how those likely to be affected by the site's activities are identified and how they will be informed about the project, site activities and programme; (ii) how neighbours will be notified prior to any noisy/disruptive work or of any significant changes to site activity that may affect them; (iii) the arrangements that will be in place to ensure a reasonable telephone response during working hours; (iv) the name and contact details of the site manager who will be able to deal with complaints; and (v) how those who are interested in or affected will be routinely advised regarding the progress of the work. Registration and operation of the site to the

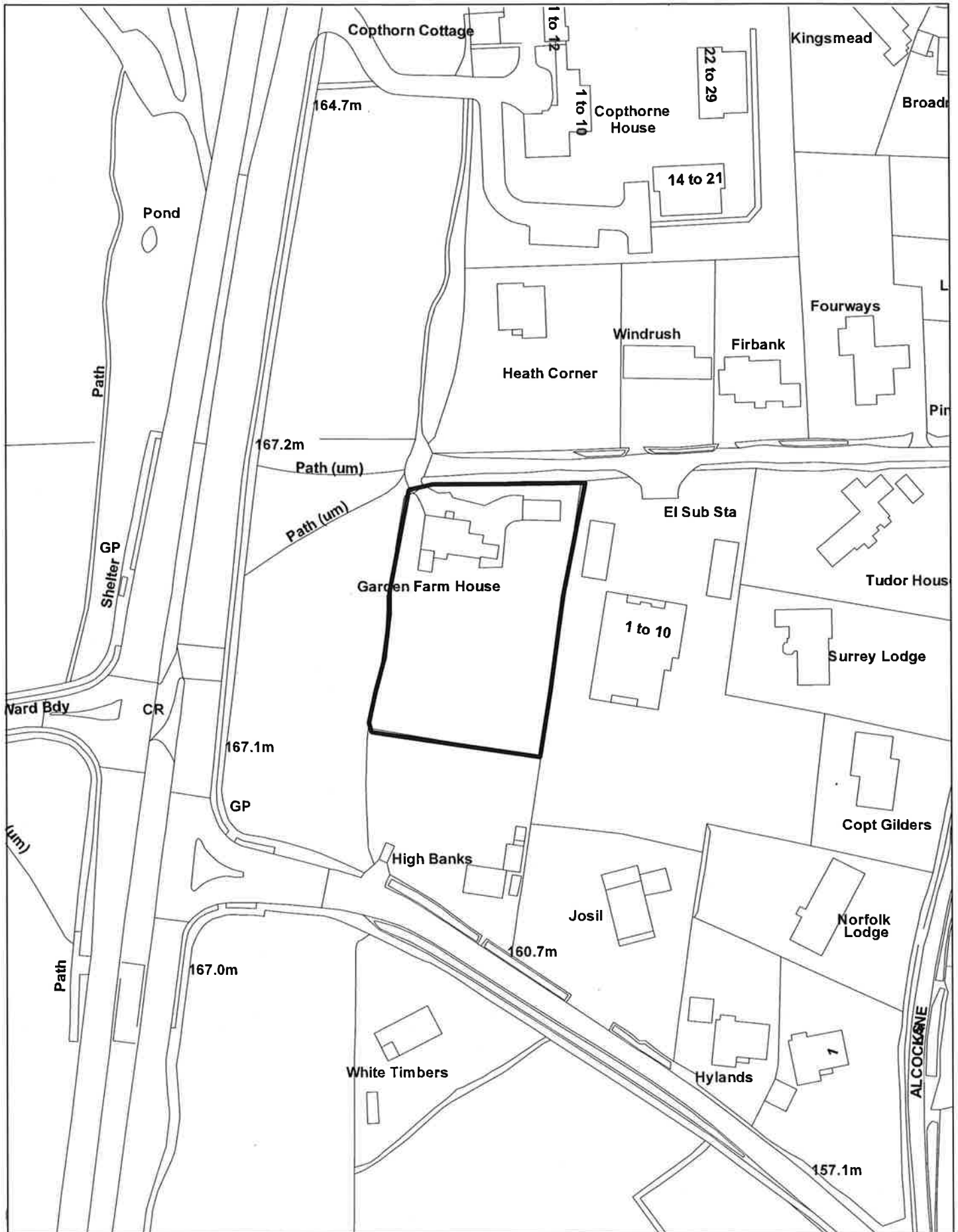
standards set by the Considerate Constructors Scheme (<http://www.ccscheme.org.uk/>) would help fulfil these requirements.

6. The use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant conditions. Replacement planting of trees and shrubs shall be in keeping with the character and appearance of the locality. There is an opportunity to incorporate structural tree planting within the scheme to provide for future amenity and long term continued structural tree cover in this locality. It is expected that the replacement structural landscape trees will be of Advanced Nursery Stock size with initial planting heights of not less than 4.5m, with girth measurements at 1m above ground level in excess of 16/18cm.

REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies Ho3, Ho9, Ho9A, Ho13, Ho14, Ho16, Pc4, Re6, Mo5, Mo6, Mo7, 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.

12/01915/F - FORMER GARDEN FARMHOUSE, COPT HILL LANE, KINGSWOOD



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 All dimensions and levels must be checked on site and verified
 prior to construction

Notes

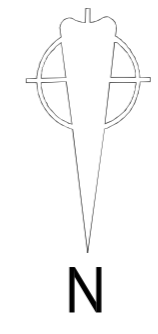
Rev.	Description	Date
B	plots 3 & 4 reduced in size as shown	10/08/12
A	minor amendments as shown	25/05/12

Project
**Proposed Development at
 Garden Farm House,
 Copt Hill Road,
 Kingswood,
 Surrey.**

Drawing Title
Site Layout
PLANNING

**SHANLY
 HOMES**
 'Sorbon', Aylesbury End, Beaconsfield,
 Buckinghamshire. HP9 1LW
 Tel: 01494 671331
 Fax: 01494 676417
 DX 34507 Beaconsfield

Drawn By: prs	Date: May 2012
Scale: 1:200	A2
Drawing No. 1197/PLN/101	Revision B



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Notes

Rev.	Description	Date
B	plots 3 & 4 reduced in size as shown	10/08/12
A	minor amendments as shown	25/05/12

Project
**Proposed Development at
 Garden Farm House,
 Copt Hill Road,
 Kingswood,
 Surrey.**

Drawing Title
**Site Layout
 Roof Plan**
PLANNING

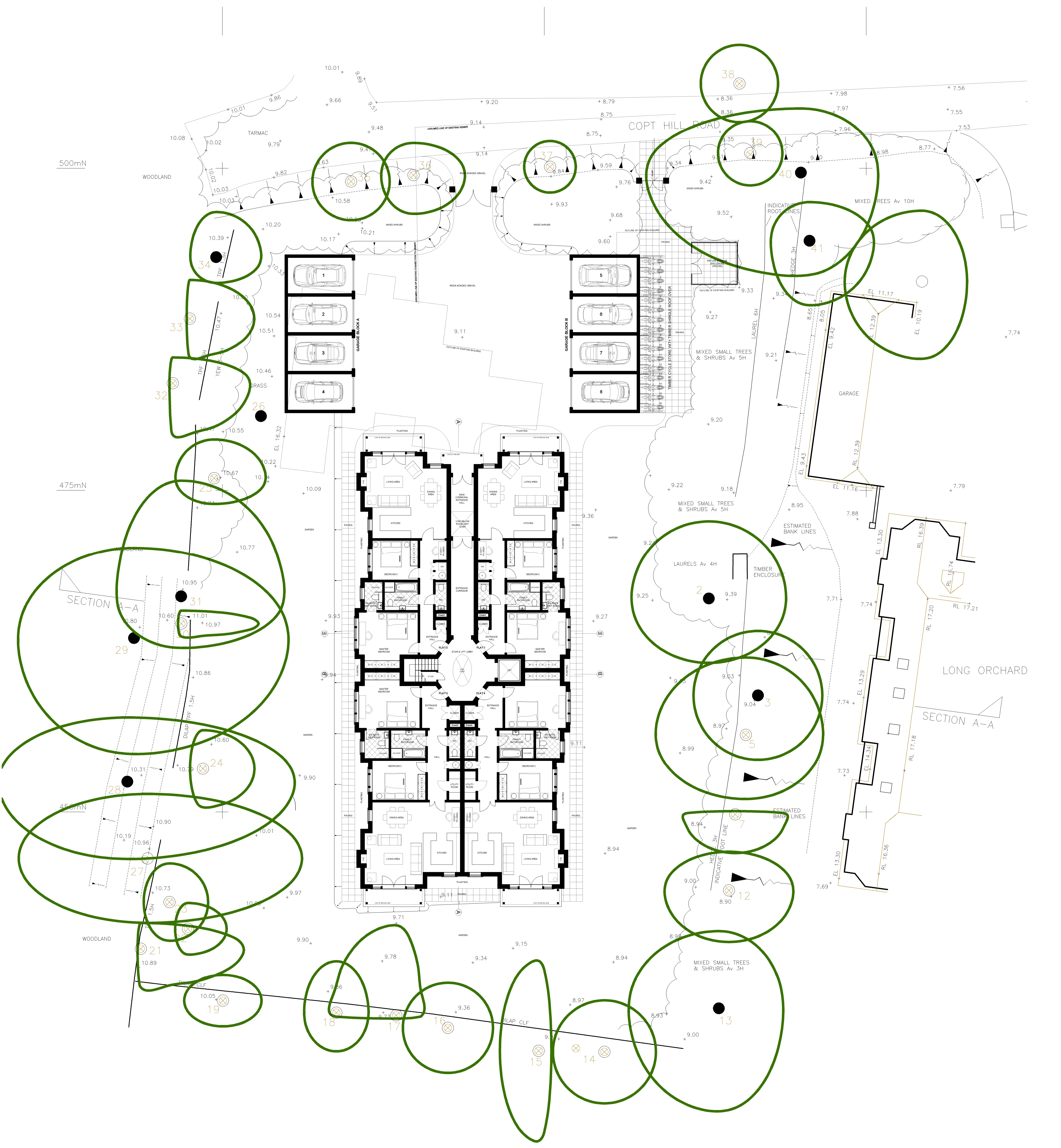


'Sorbon', Aylesbury End, Beaconsfield,
 Buckinghamshire. HP9 1LW
 Tel: 01494 671331
 Fax: 01494 676417
 DX 34507 Beaconsfield

Drawn By: prs	Date: May 2012
Scale: 1:200	A2
Drawing No. 1197/PLN/100	Revision B



Note
 Use figured dimensions only. All dimensions are to be checked on site and any discrepancies, errors or omissions are to be reported to the architect prior to commencement of works.



SCHEME DESIGN SUBJECT TO STRUCTURAL ENGINEER SERVICES ENGINEER, & PLANNERS COMMENT

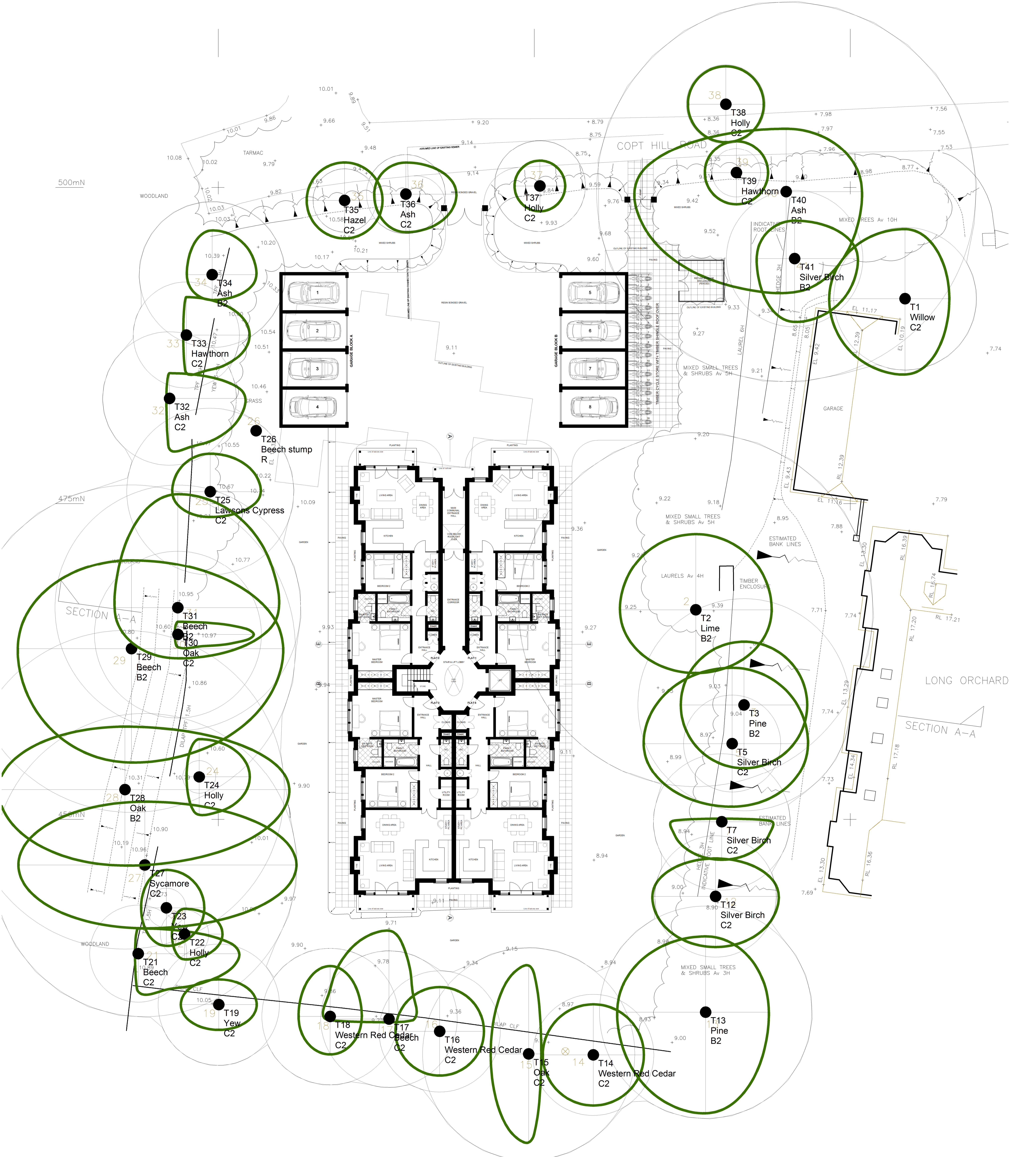
PLANNING

BB PARTNERSHIP LTD
 CHARTERED ARCHITECTS
 THE TRAFALGAR, 17 KINGSTON STREET, LONDON SE1 8JF
 TEL: 020 7336 8555 FAX: 020 7336 8777
 E-MAIL: architect@bbpartnership.co.uk

client	Nick Farries		
project	Garden Farm House Copt Hill Lane Kingswood Surrey		
drawing	Proposed Site Plan		
date	scale	drawn by	
Feb 2010	1:100@A0	MM	
drp.no.	EOU_10	rev.	A B C

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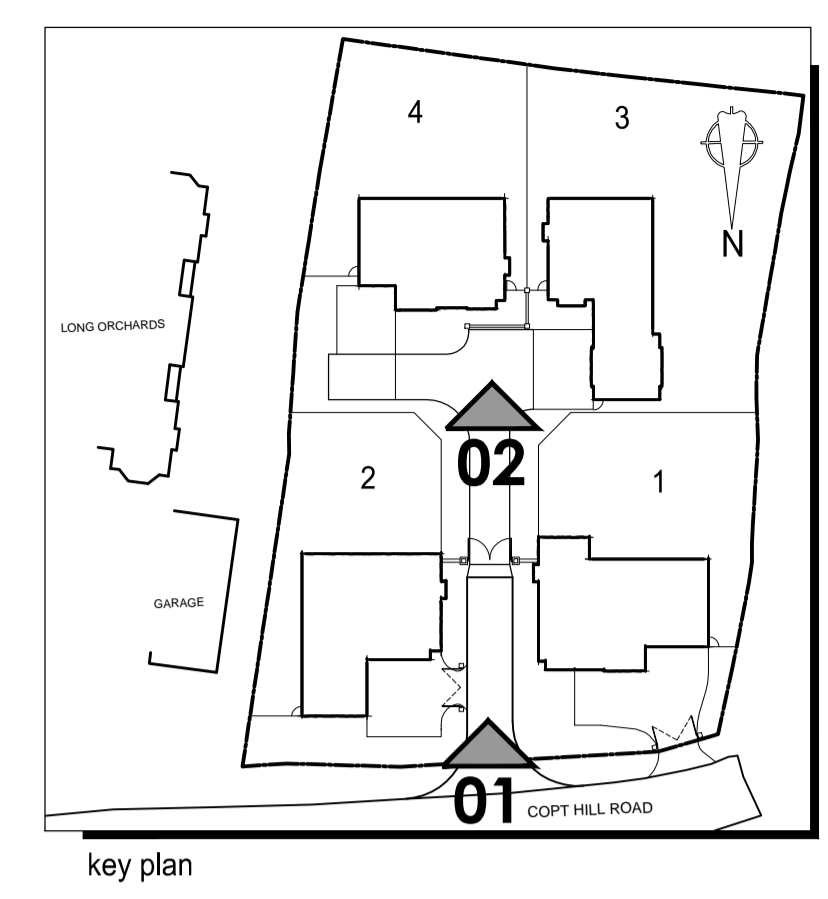
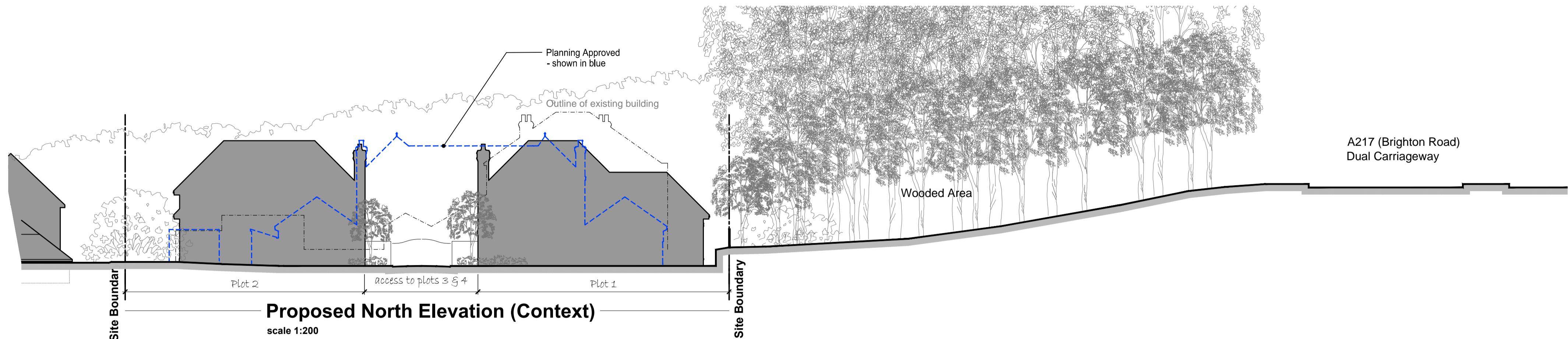
SCHEME DESIGN SUBJECT TO STRUCTURAL ENGINEER SERVICES ENGINEER, & PLANNERS COMMENT

PLANNING

BB PARTNERSHIP LTD
 CHARTERED ARCHITECTS
 THE TRAFALGAR, 17 NEWINGTON STREET, LONDON SE1 4NY
 TEL: 020 7336 8555 FAX: 020 7336 8777
 E-MAIL: architect@bbpartnership.co.uk

client	Nick Farries		
project	Garden Farm House Copt Hill Lane Kingswood Surrey		
drawing	Proposed Site Plan Showing RPA's		
date	scale	drawn by	
Feb 2010	1:100@A0	MM	
drp.no.	EOU_11	rev.	A B C

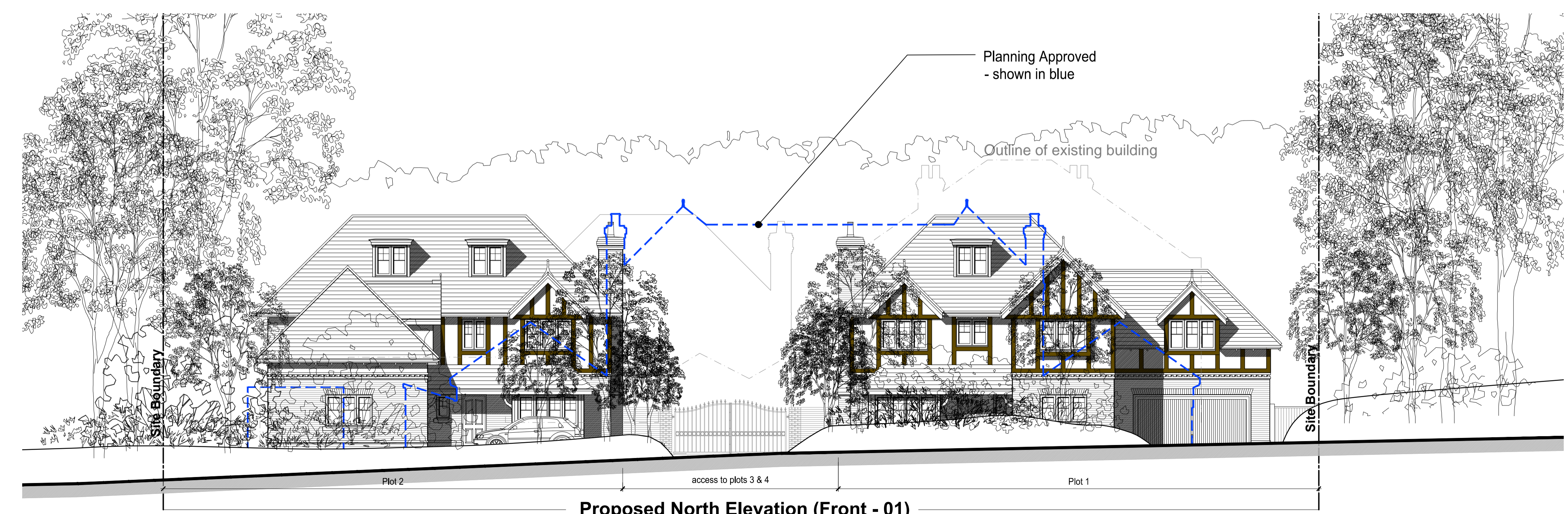
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Proposed North Elevation (Context)
scale 1:200



Proposed North Elevation (Front - 02)
scale 1:100



Proposed North Elevation (Front - 01)
View from road - scale 1:100

Consultant

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Notes

B	plots 3 & 4 reduced in size as shown	10/08/12
A	minor amendments as shown	25/05/12
Rev.	Description	Date

Project
**Proposed Development at
Garden Farm House,
Copt Hill Road
Kingswood,
Surrey.**

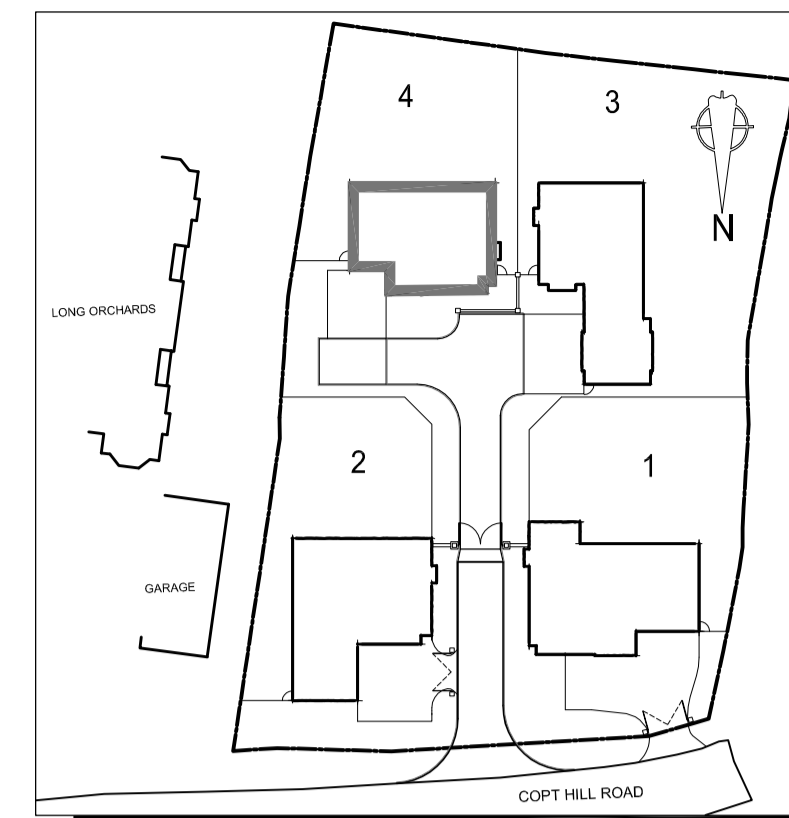
Drawing Title
Indicative Street Elevations

PLANNING

SHANLY HOMES

"Sorbon", Aylesbury End, Beaconsfield,
Buckinghamshire, HP9 1LW
Tel: 01494 671331
Fax: 01494 676417
DX 34507 Beaconsfield

Drawn By: prs	Date: May 2012
Scale: 1:100 & 1:200	A1
Drawing No. 1197/PLN/110	Revision B



key plan

Consultant

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All dimensions and levels must be checked on site and verified prior to construction

Notes

Rev.	Description	Date
B	plots 3 & 4 reduced in size as shown	10/08/12
A	minor amendments as shown	25/05/12

Project
Proposed Development at
Garden Farm House,
Copt Hill Road,
Kingswood,
Surrey.

Drawing Title

Plot 4
Floor Plans and Elevations

PLANNING

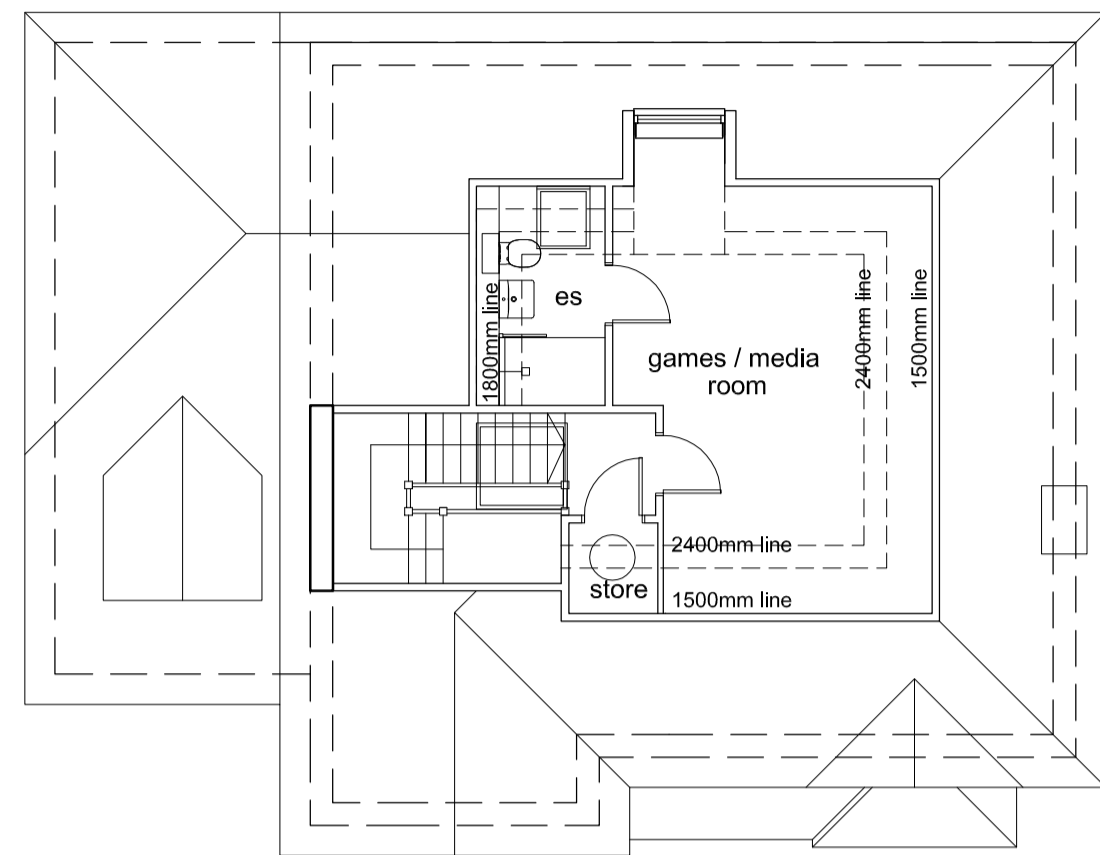
SHANLY
HOMES

'Sorbon', Aylesbury End, Beaconsfield,
Buckinghamshire. HP9 1LW
Tel: 01494 671331
Fax: 01494 676417
DX 34507 Beaconsfield

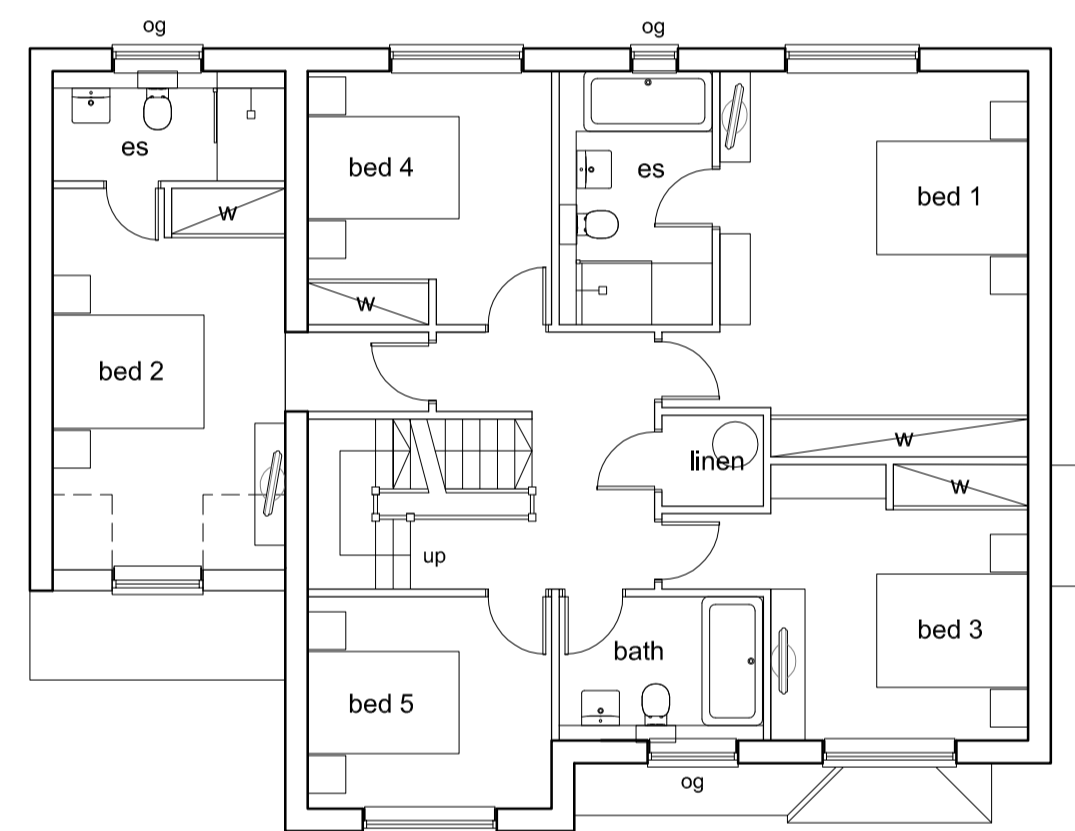
Drawn By: prs Date: May 2012

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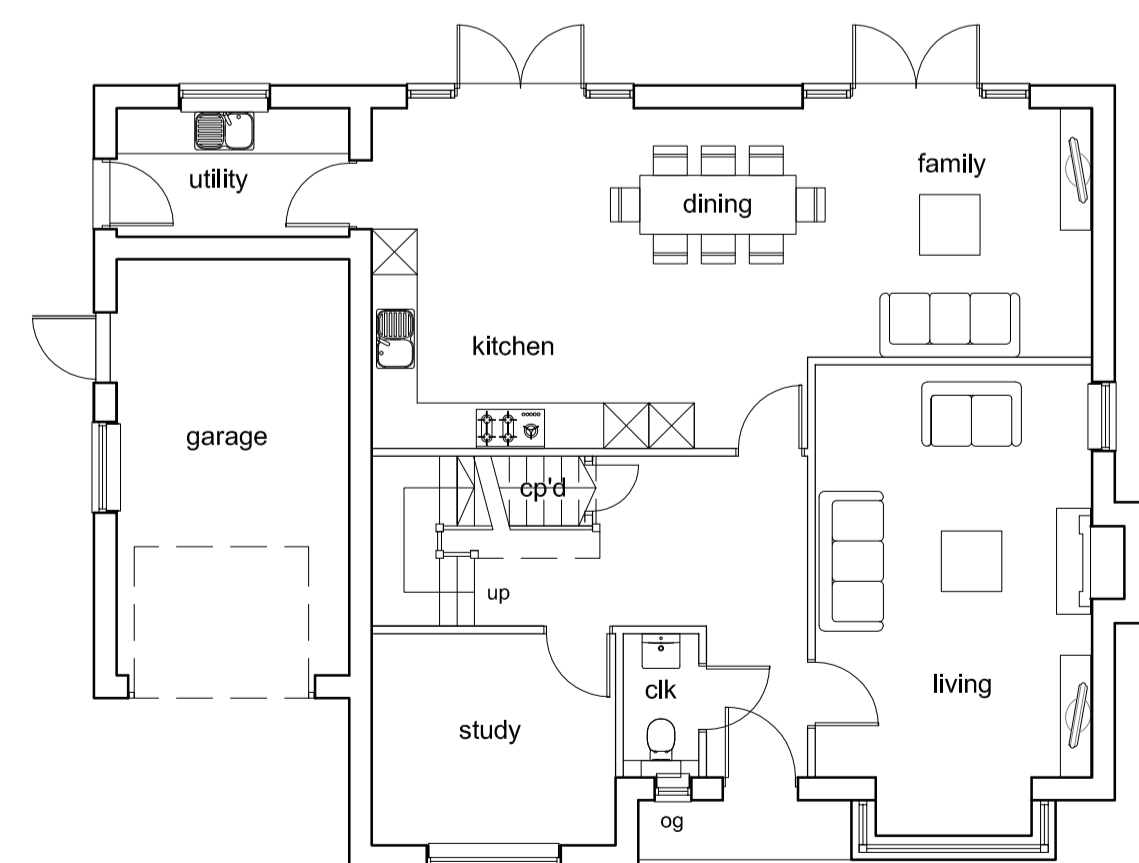
Drawing No. 1197/PLN/105 Revision B



Second Floor



First Floor



Ground Floor



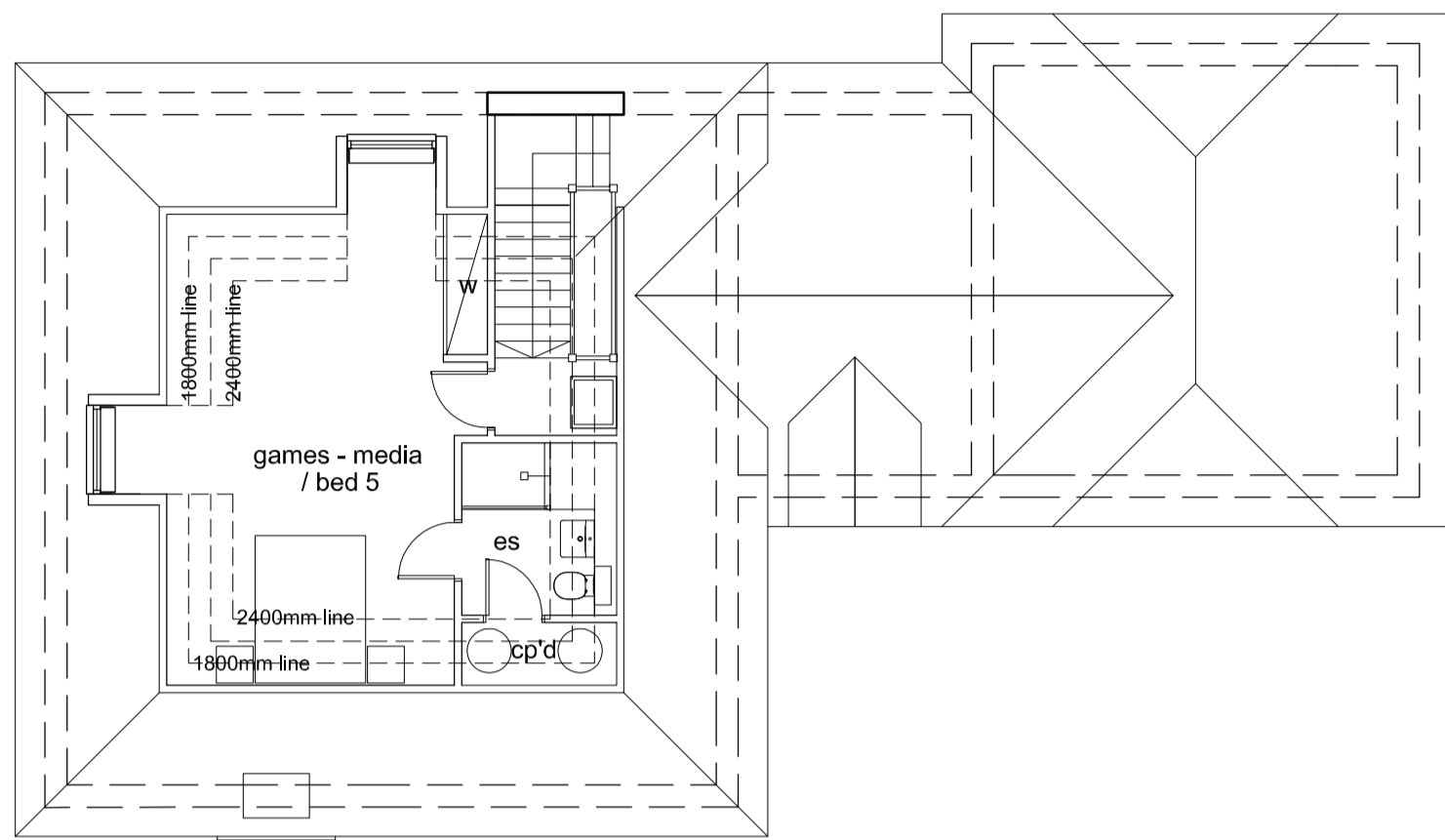
Front - North Elevation

Side - West Elevation

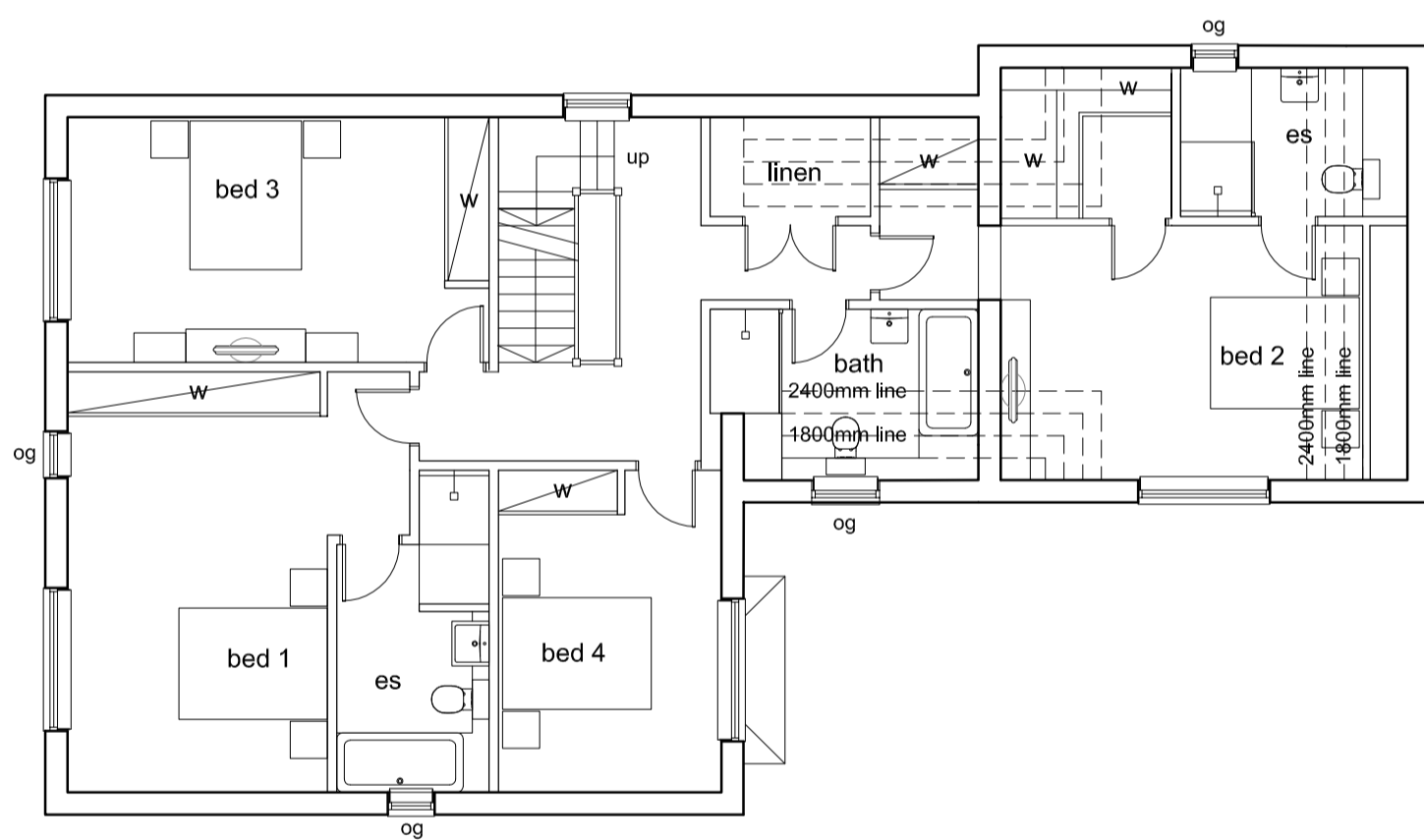


Rear - South Elevation

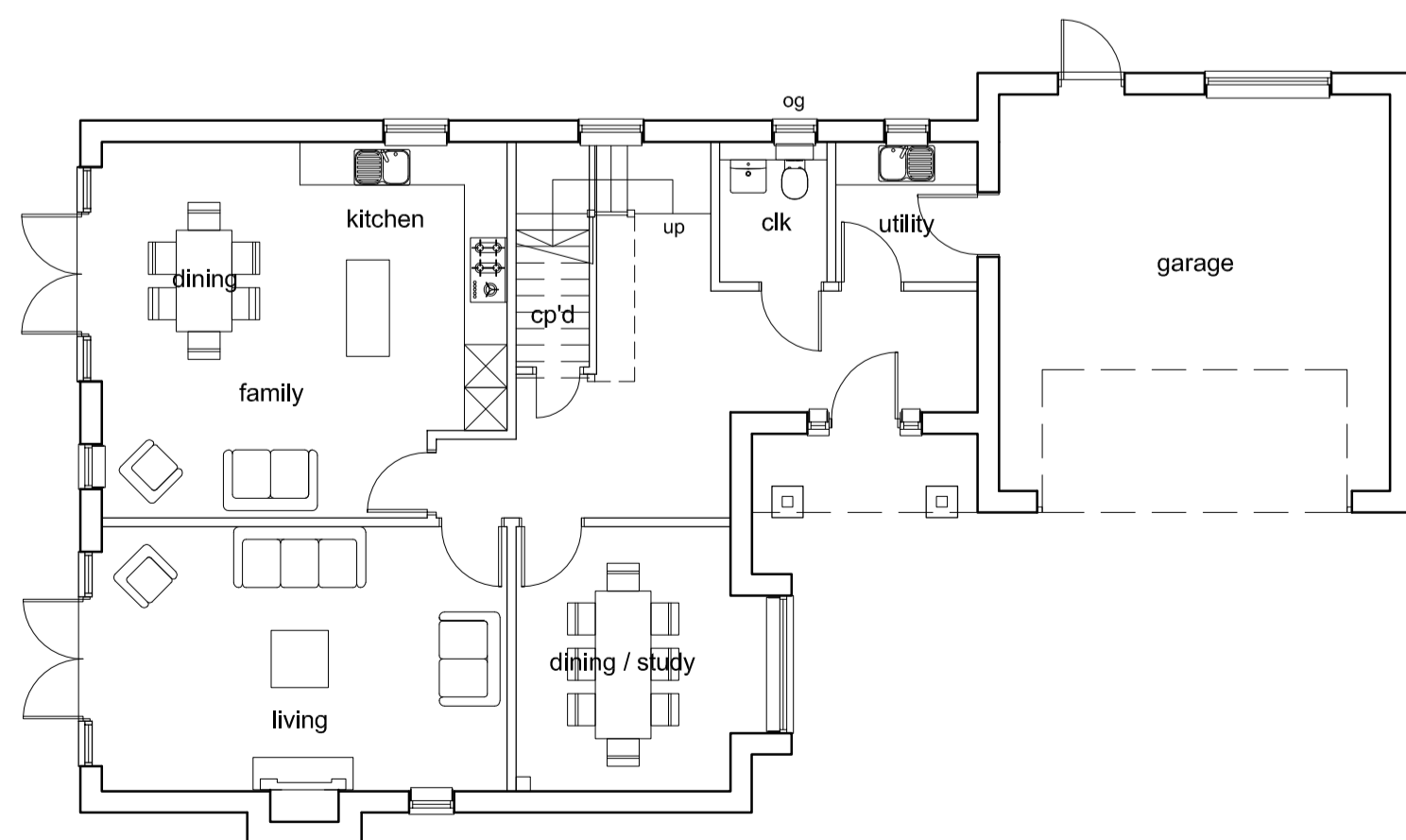
Side - East Elevation



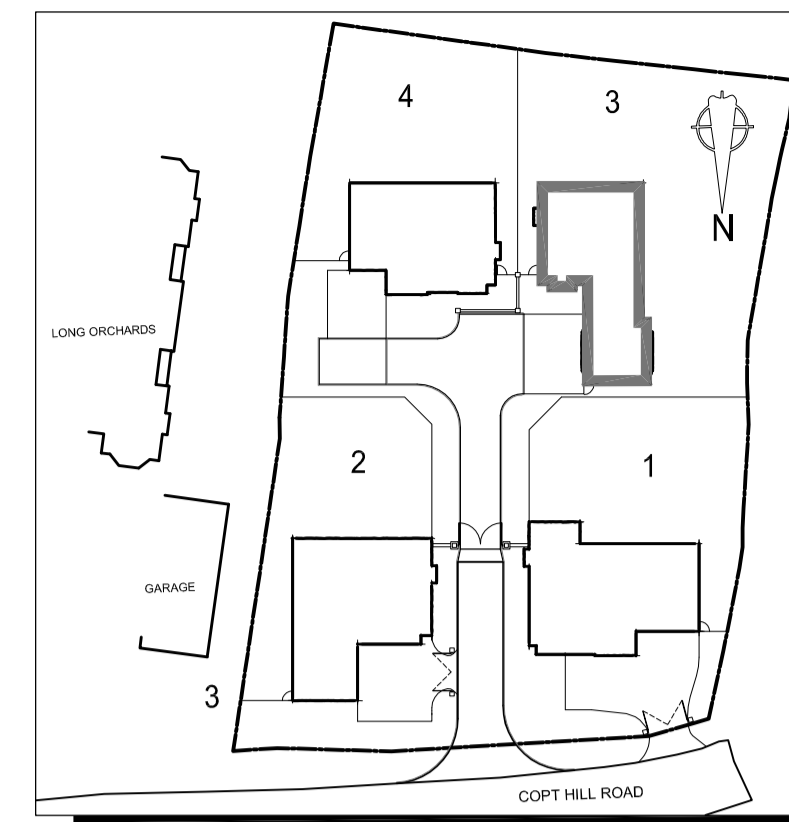
Second Floor



First Floor



Ground Floor



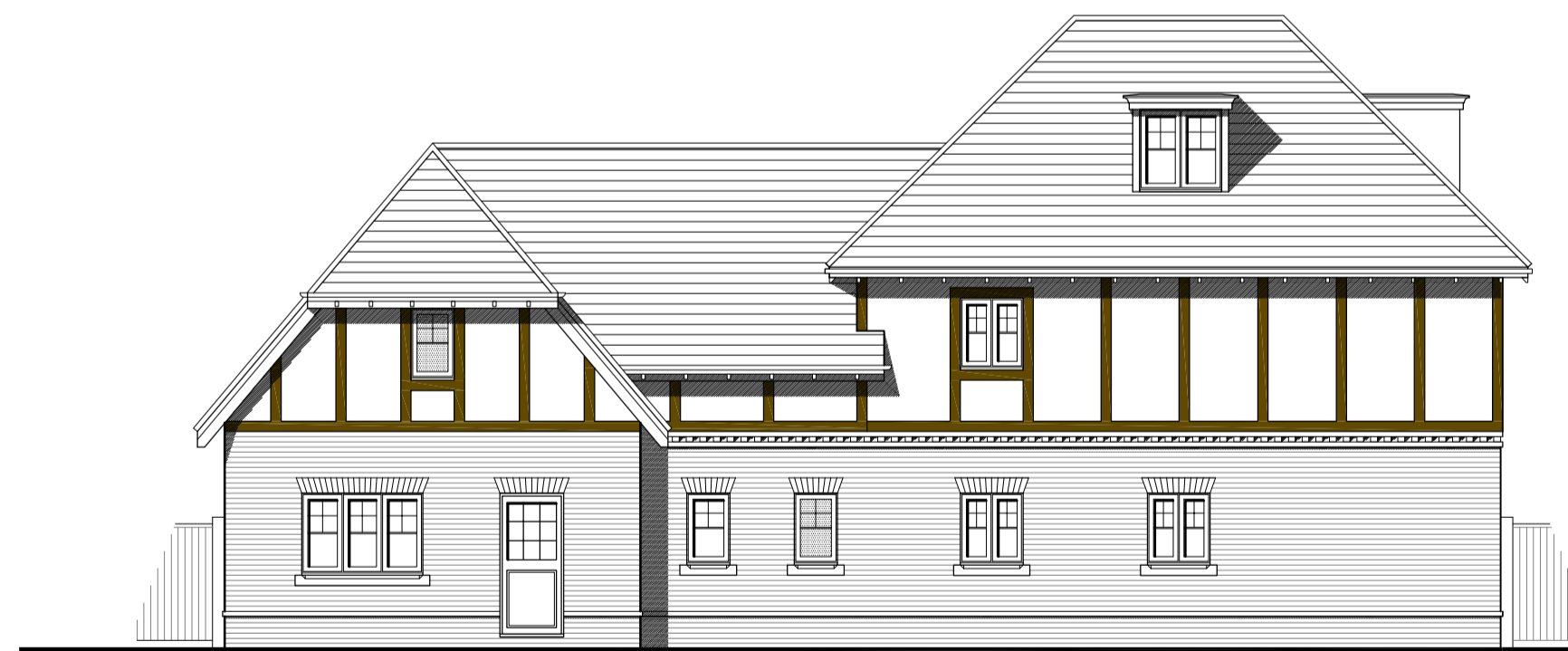
key plan



Front - East Elevation



Side - North Elevation



Rear - West Elevation



Side - South Elevation

Consultant

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Notes

Rev.	Description	Date
B	plots 3 & 4 reduced in size as shown	10/08/12
A	minor amendments as shown	25/05/12

Project

Proposed Development at
Garden Farm House,
Copt Hill Road,
Kingswood,
Surrey.

Drawing Title

Plot 3
Floor Plans and Elevations

PLANNING

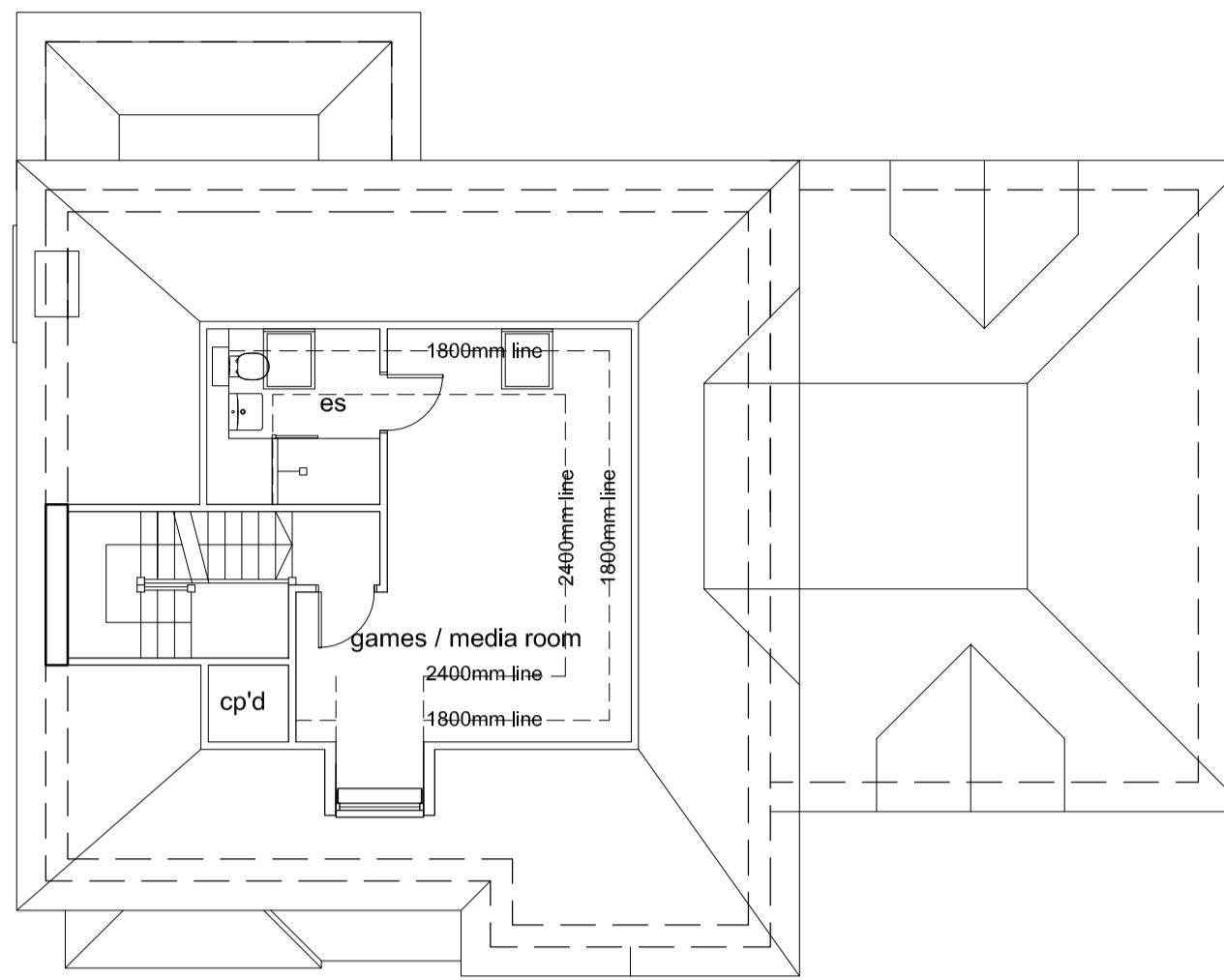
SHANLY
HOMES

'Sorbon', Aylesbury End, Beaconsfield,
Buckinghamshire. HP9 1LW
Tel: 01494 671331
Fax: 01494 676417
DX 34507 Beaconsfield

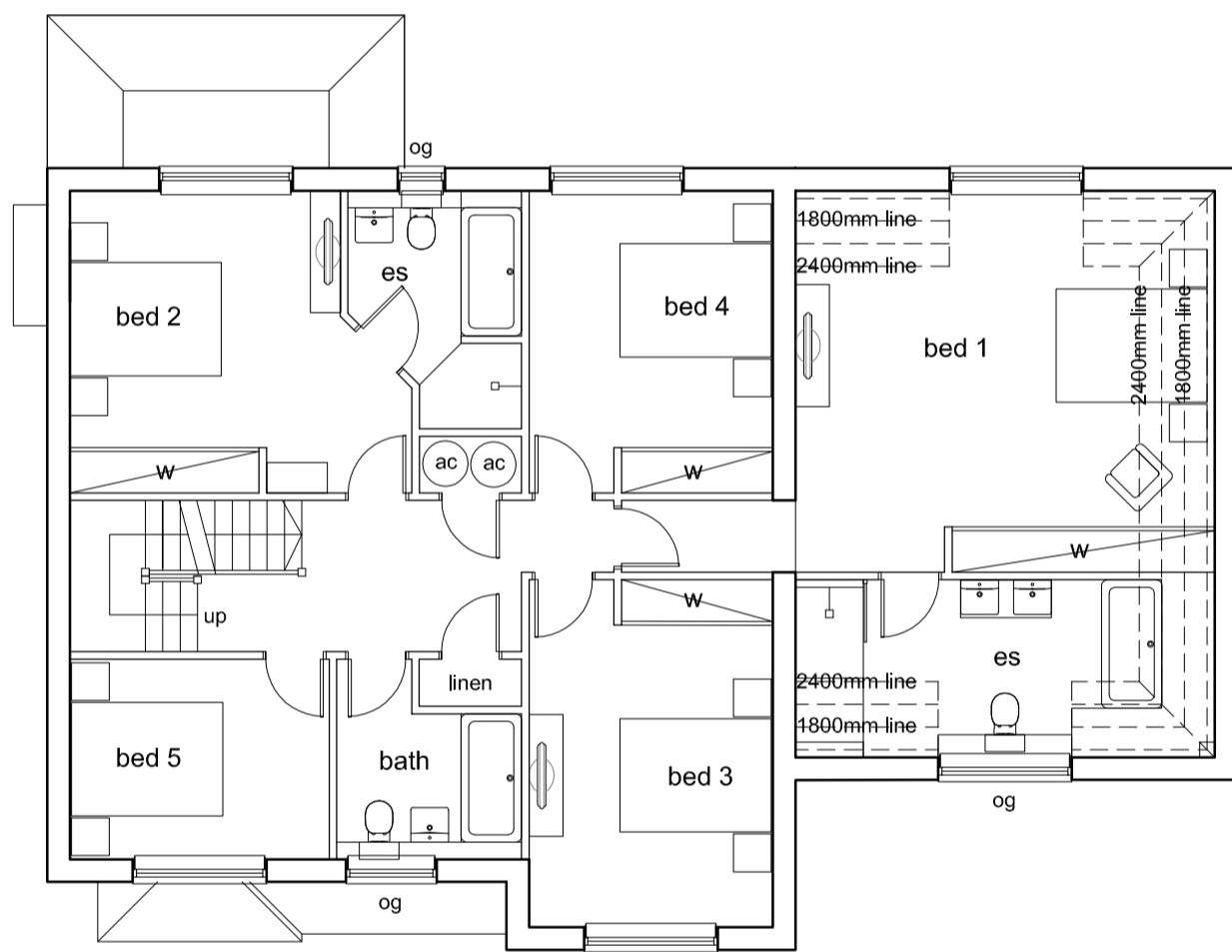
Drawn By: prs Date: May 2012

Scale: 1:100 A1

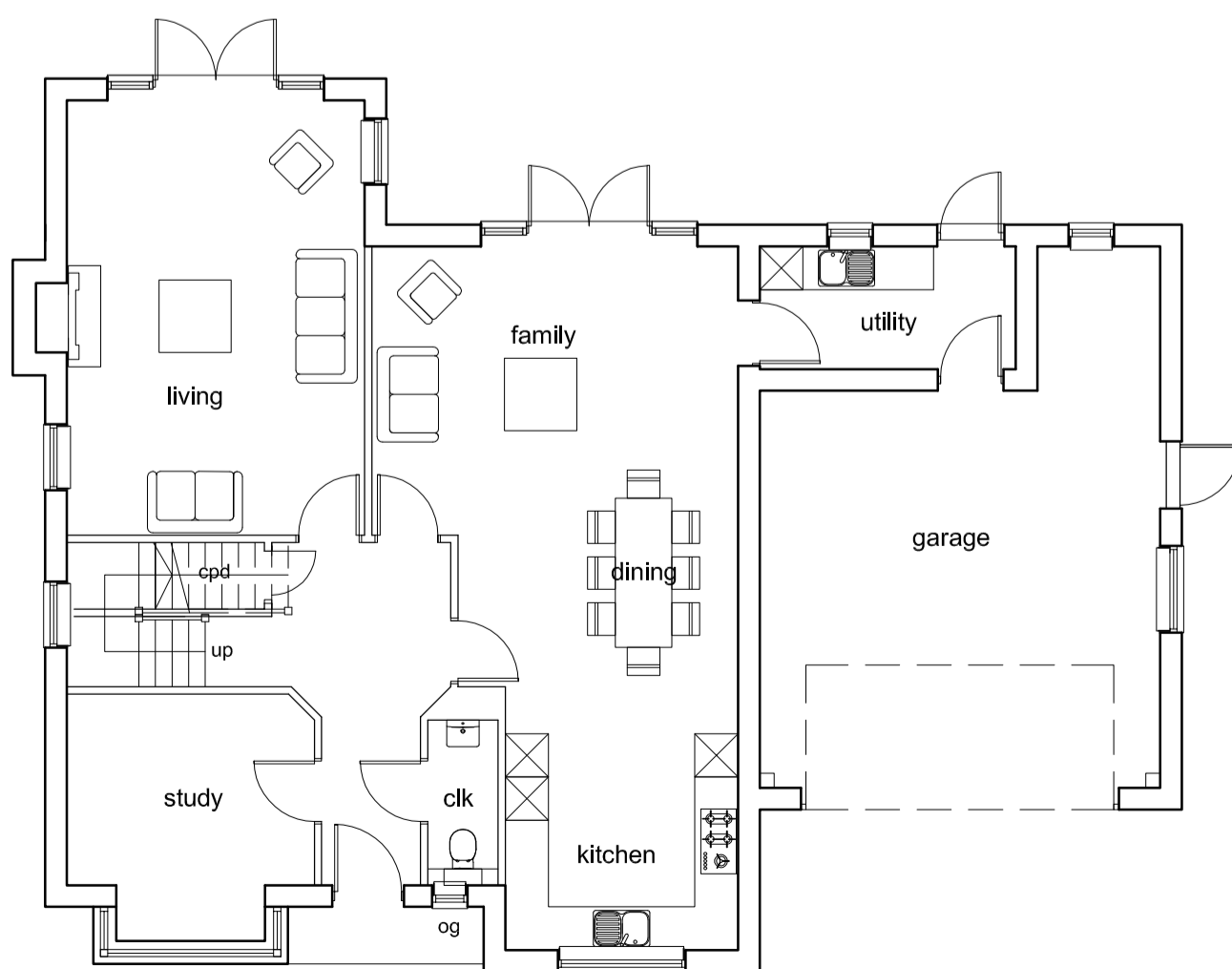
Drawing No. 1197/PLN/104 Revision B



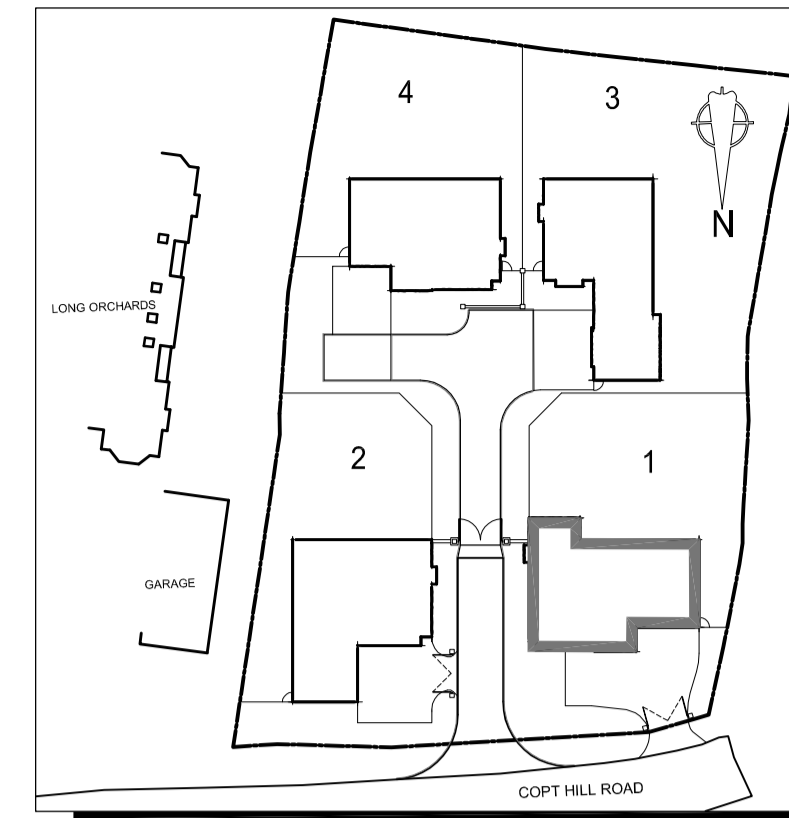
Second Floor



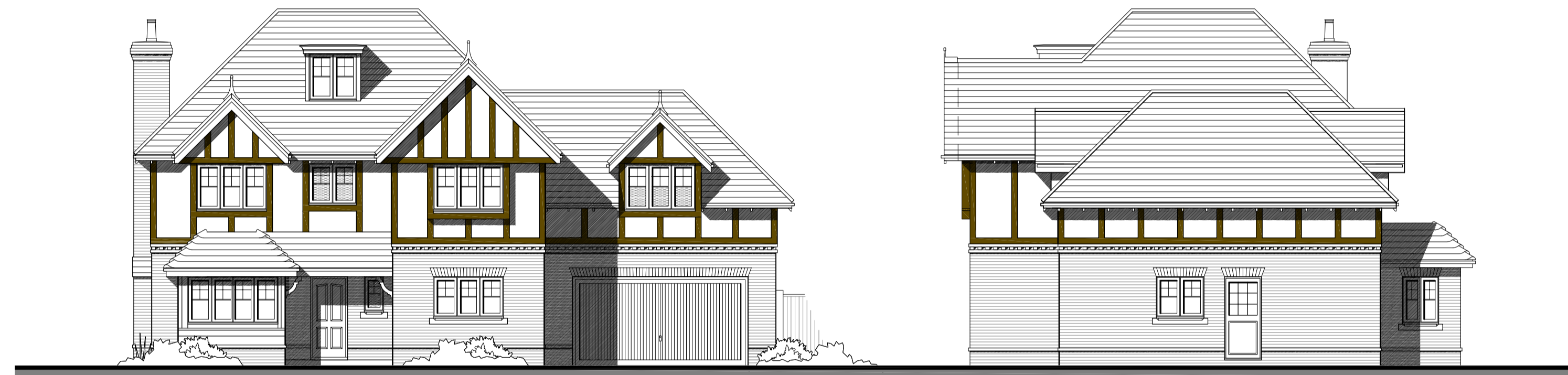
First Floor



Ground Floor



key plan



Front - North Elevation

Side - West Elevation



Rear - South Elevation

Side - East Elevation

Consultant

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Notes

Rev.	Description	Date
A	minor amendments as shown	25/05/12

Project
Proposed Development at
Garden Farm House,
Copt Hill Road,
Kingswood,
Surrey.

Drawing Title

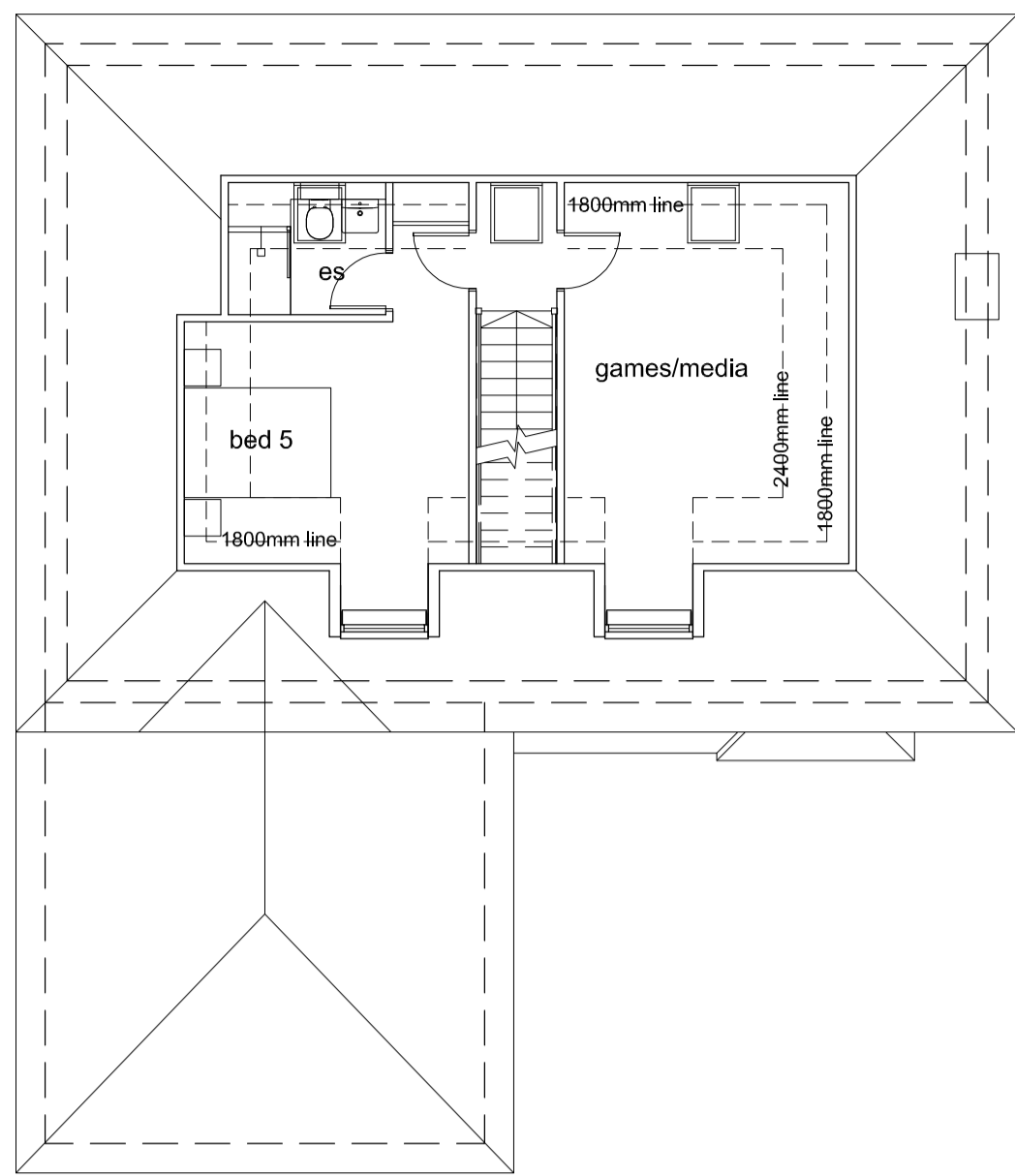
Plot 1
Floor Plans and Elevations

PLANNING

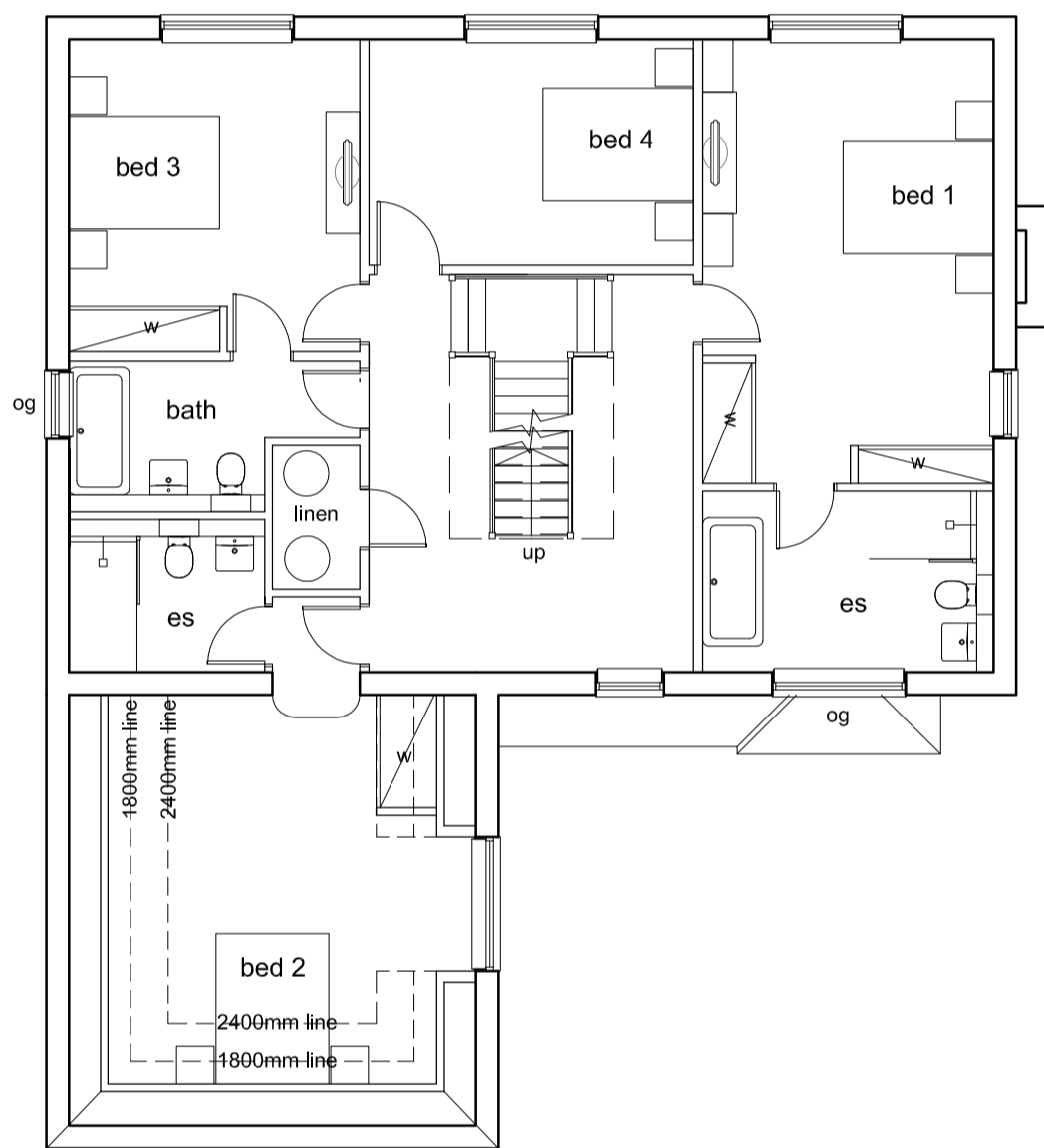
SHANLY HOMES

'Sorbon', Aylesbury End, Beaconsfield,
Buckinghamshire. HP9 1LW
Tel: 01494 671331
Fax: 01494 676417
DX 34507 Beaconsfield

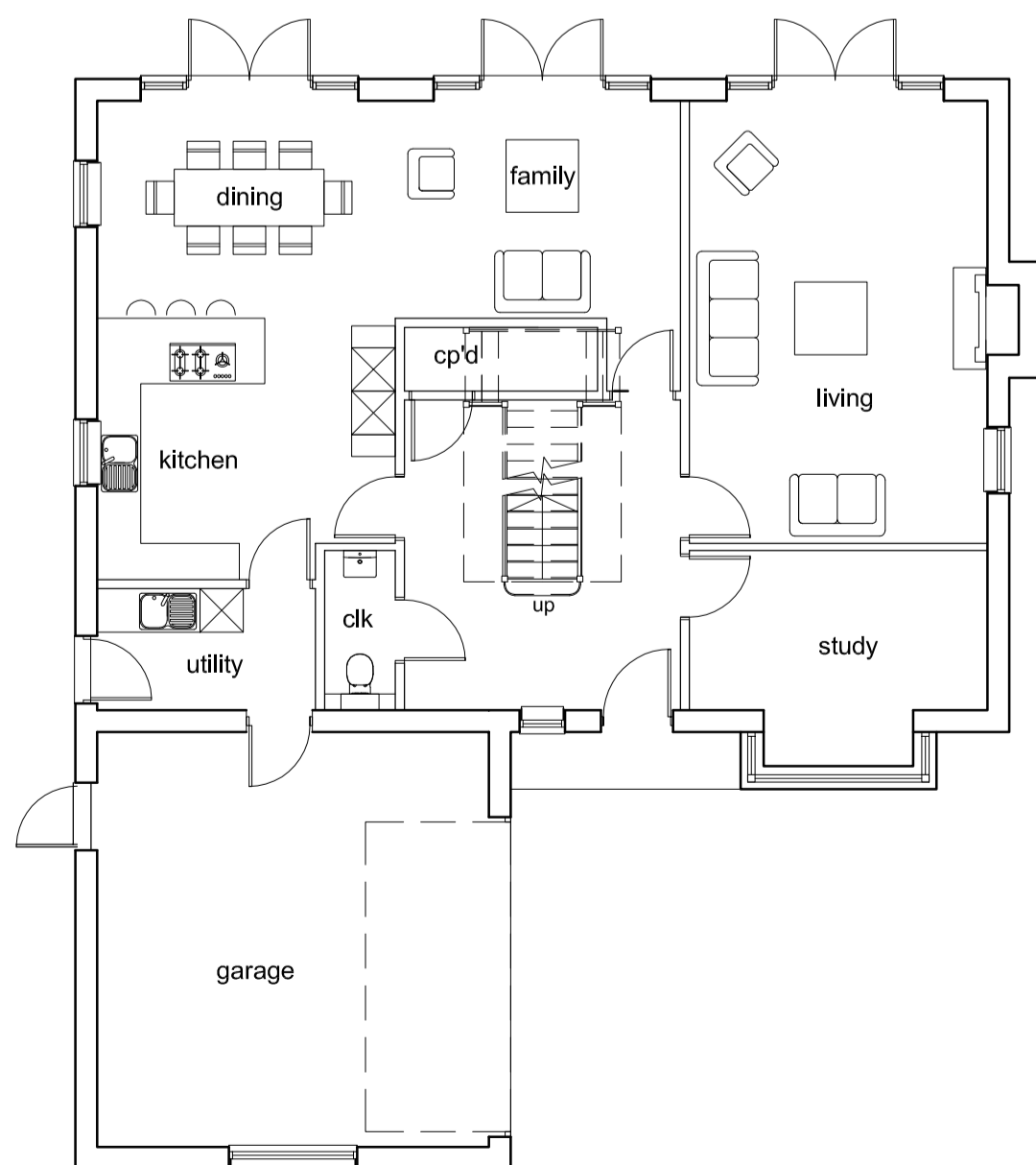
Drawn By: prs	Date: May 2012
Scale: 1:100	A1
Drawing No. 1197/PLN/102	Revision A



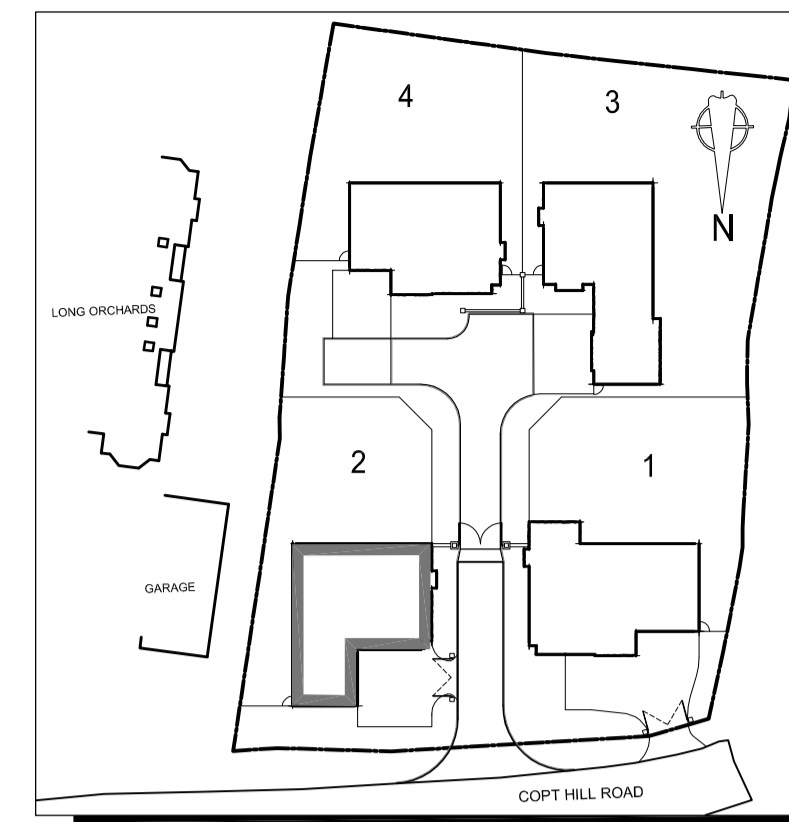
Second Floor



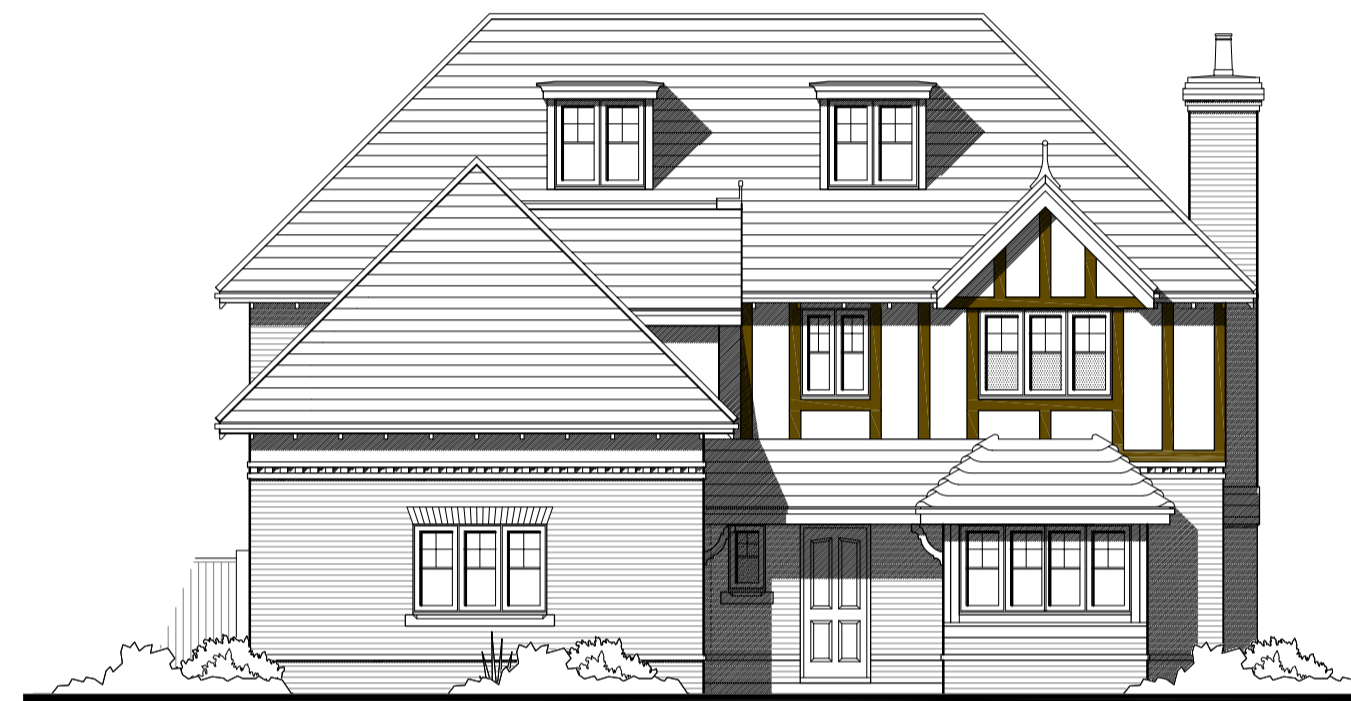
First Floor



Ground Floor



key plan



Front - North Elevation



Side - West Elevation



Rear - South Elevation



Side - East Elevation

Consultant

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Notes

Rev.	Description	Date
A	minor amendments as shown	25/05/12

Project
Proposed Development at
Garden Farm House,
Copt Hill Road,
Kingswood,
Surrey.

Drawing Title

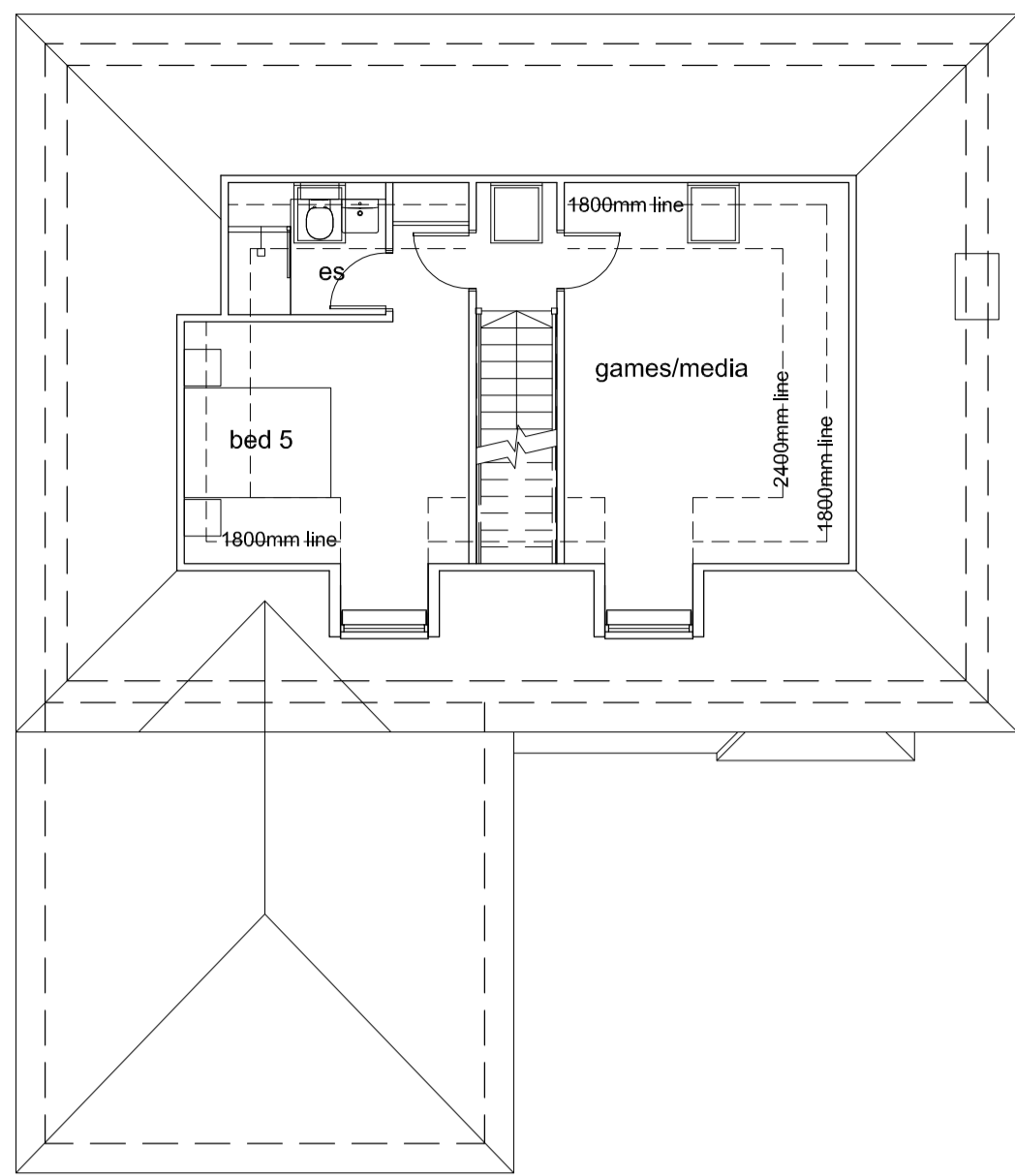
Plot 2
Floor Plans and Elevations

PLANNING

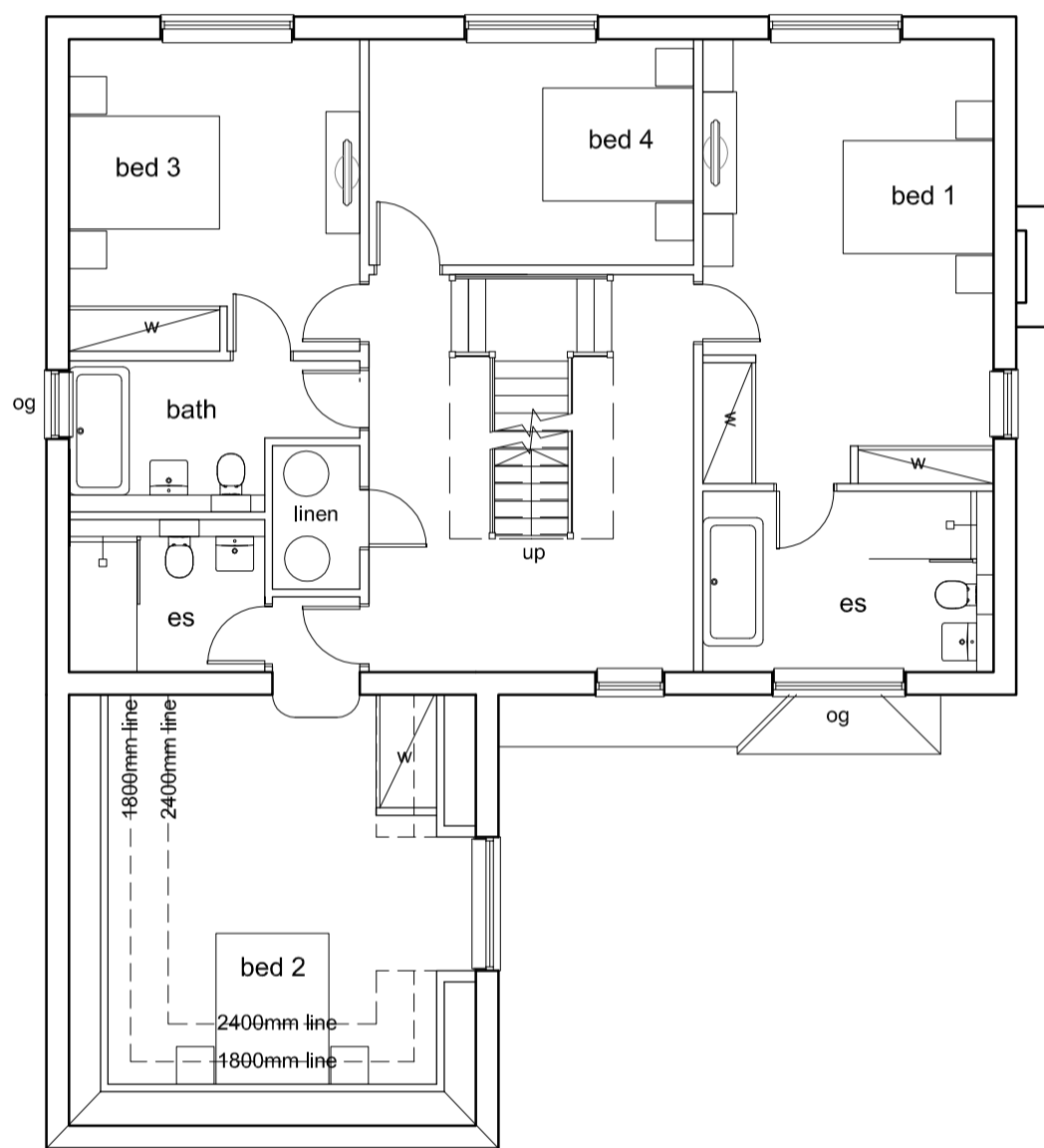
SHANLY HOMES

'Sorbon', Aylesbury End, Beaconsfield,
Buckinghamshire. HP9 1LW
Tel: 01494 671331
Fax: 01494 676417
DX 34507 Beaconsfield

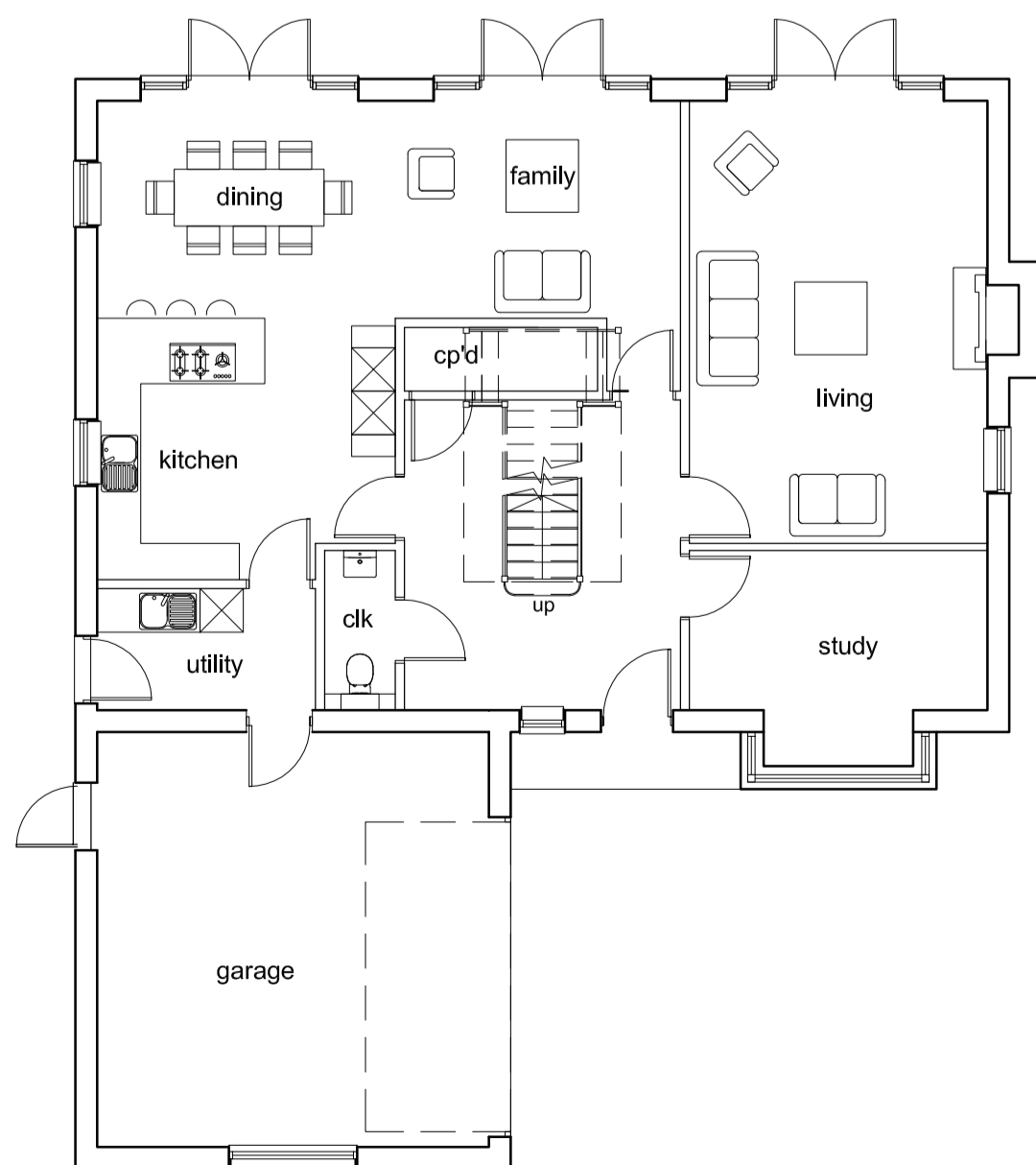
Drawn By: prs	Date: May 2012
Scale: 1:100	A1
Drawing No. 1197/PLN/103	Revision A



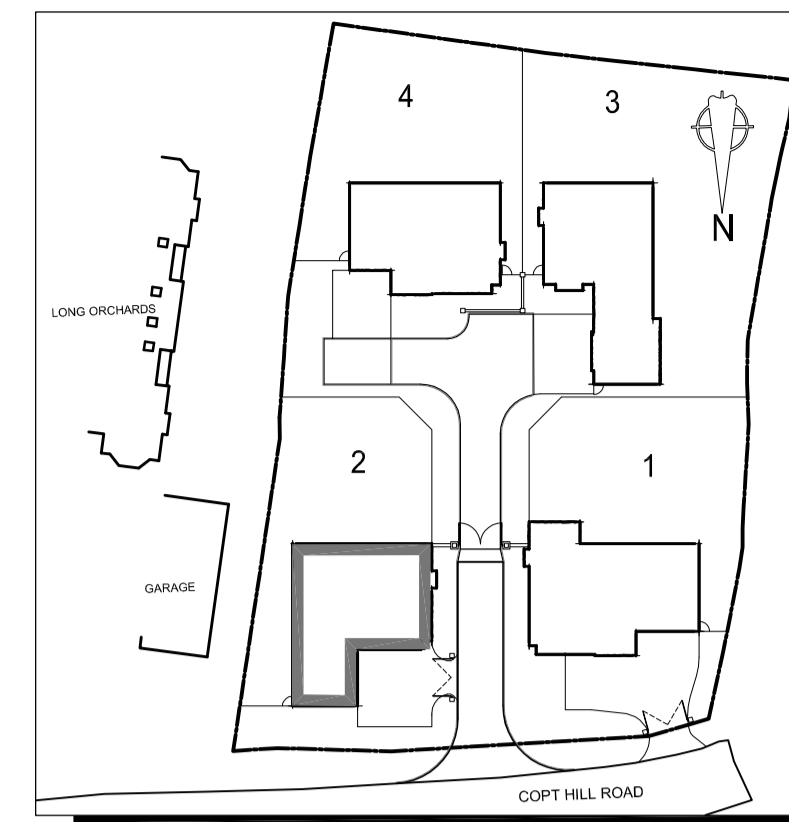
Second Floor



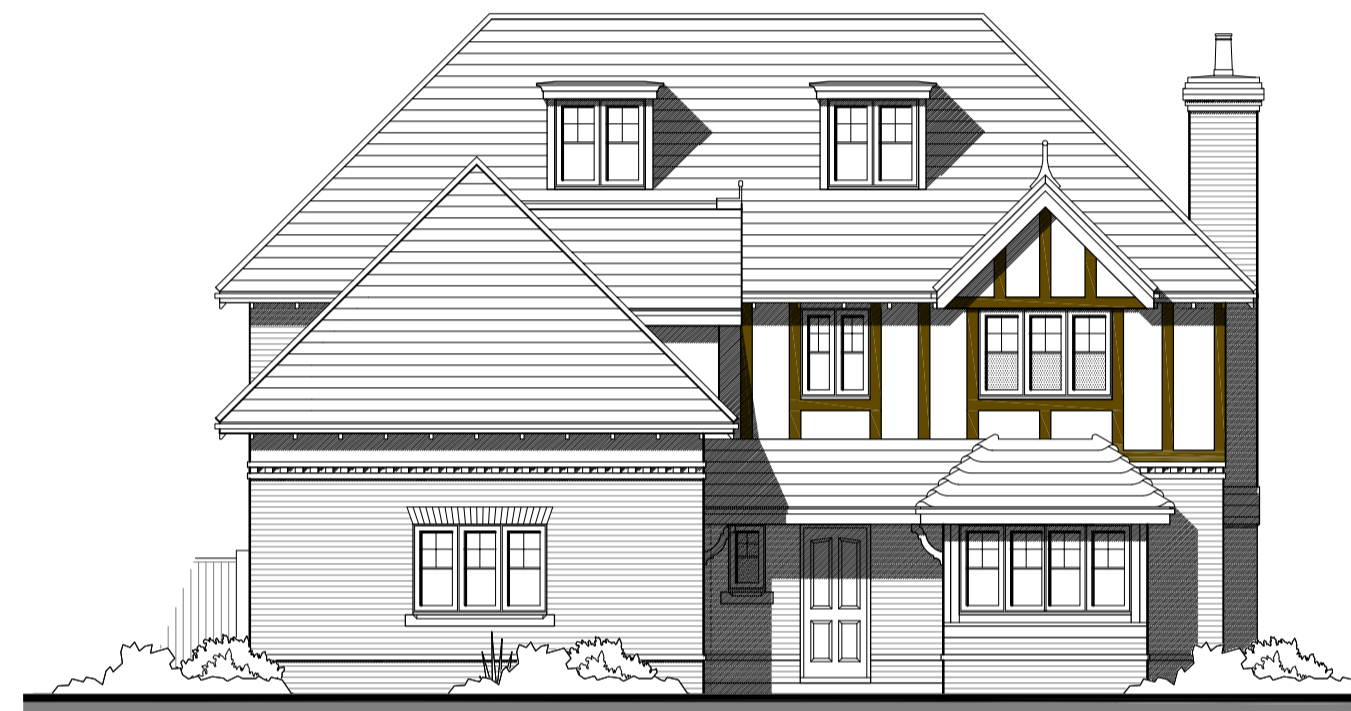
First Floor



Ground Floor



key plan



Front - North Elevation



Side - West Elevation



Rear - South Elevation



Side - East Elevation

Consultant

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Notes

Rev.	Description	Date
A	minor amendments as shown	25/05/12

Project
Proposed Development at
Garden Farm House,
Copt Hill Road,
Kingswood,
Surrey.

Drawing Title

Plot 2
Floor Plans and Elevations

PLANNING

SHANLY HOMES

'Sorbon', Aylesbury End, Beaconsfield,
Buckinghamshire. HP9 1LW
Tel: 01494 671331
Fax: 01494 676417
DX 34507 Beaconsfield

Drawn By: prs	Date: May 2012
Scale: 1:100	A1
Drawing No. 1197/PLN/103	Revision A