 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	18 October 2017
	REPORT OF:	HEAD OF PLACES & PLANNING
	AUTHOR:	Matthew Sheahan
	TELEPHONE:	01737 276514
	EMAIL:	Matthew.sheahan@reigate-banstead.gov.uk
AGENDA ITEM:	5	WARD: Nork

APPLICATION NUMBER:	17/00804/F	VALID:	31/08/2017
APPLICANT:	Denton Homes Ltd	AGENT:	
LOCATION:	LAND TO THE REAR OF 92-96 PARTRIDGE MEAD, BANSTEAD, SM7 1LP		
DESCRIPTION:	Construction of 2 semi-detached houses and 1 detached house, along with associated access, parking and landscaping. As amended on 22/06/2017 and on 31/08/2017.		
All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.			

SUMMARY

This is a full application for the construction of 2 semi-detached houses and 1 detached house located on land to the rears of 92-96 Partridge Mead located within a residential area to the north of the borough in Banstead. The area is typified by dwellings typical of the 1930s-1950s suburban style, consisting of a mix of semi-detached and detached dwellings, with a smaller number of chalet style bungalows. To the west of the site is Hornbeam Close, a new development consisting of detached and semi-detached dwellings.

The proposed dwellings have been designed in a traditional style, incorporating hipped roofs, and traditional plain tiles, tile hanging and render. This design style is considered to be appropriate and would be acceptable in terms of impact on the character of the area. They would be set within plots that reflect those found within the locality, particularly properties occupying Hornbeam Close.

Regarding impact on neighbouring residential amenity, it is considered that the separation distances and siting of the proposed dwellings would ensure that the presence of the development is not overbearing in nature, nor would it impact on light provision to neighbouring properties. Whilst it is acknowledged that there would be some overlooking allowed from front and rear windows over rear gardens of a number of Partridge Mead, it would not be to an extent that would be considered sufficiently harmful to warrant refused.

The scheme provides opportunity for landscaping to soften the harder design elements, particularly to the frontages. A condition would be attached to a grant of permission requiring further detail of a landscaping scheme to be submitted to the local planning authority prior to the commencement of development.

The Highway Authority has assessed the application and are satisfied that the development would not prejudice safety or the free flow of traffic on the adjoining highway network

In conclusion it is considered that the proposal would be acceptable in terms of the design, appearance and impact on the visual character of the area. The level of impact on the neighbouring residential amenity is deemed to be acceptable in this case. The proposal would therefore comply with policies Ho9, Ho13, Ho14, Ho16 and Ho18 of the Borough Local Plan.

RECOMMENDATION(S)

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 2nd May 2017. Following receipt of amended drawings further letters were sent 26th June 2017.

10 responses have been received raising the following issues:

Overbearing relationship	See paragraph 6.9-6.13
Out of character with the surrounding area	See paragraph 6.3-6.8
Overdevelopment	See paragraph 6.3-6.8
Overlooking and loss of privacy	See paragraph 6.9-6.13
Poor design	See paragraph 6.3-6.8
Loss of light/ and overshadowing	See paragraph 6.9-6.13
No need for the development	See paragraph 6.3-6.8
Loss of/ harm to trees	See paragraph 6.15
Loss of private view	See paragraph 6.9-6.13
Hazard to highway safety	See paragraph 6.14
Inadequate parking	See paragraph 6.14
Increased traffic congestion	See paragraph 6.14
Increased noise and disturbance	See paragraph 6.17-6.22
Conflict with a covenant	See paragraph 6.17-6.22
Harm to wildlife	See paragraph 6.17-6.22
Property values	See paragraph 6.17-6.22
Crime fears	See paragraph 6.17-6.22
Drainage capacity	See paragraph 6.17-6.22

1.0 Site and Character Appraisal

- 1.1 The application site consists of the rear gardens of 92-96 Partridge Mead, and is also located to the rear of the newly constructed development located at Hornbeam Close, sited to the west of Reigate Road. The area is residential in character, comprised predominantly of semi-detached dwelling houses set within quite long narrow plots along Partridge Mead to the west. A mix of detached and semi-detached dwellings defines Hornbeam Close, though Reigate Road is similar in character to those of Partridge Mead. Properties along Partridge Mead were largely constructed in the 1930s-50s, typical of the suburban style. The character and appearance of properties along both Partridge Mead and Reigate Road do vary, particularly in terms of facing materials, though there are common features, such as the hipped roof forms. The ground level decreases gradually from south to north.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: The applicant did not approach the Council for pre-application advice prior to the submission of the current planning application.
- 2.2 Improvements secured during the course of the application: Additional information has been received during the course of the application showing a street scene illustrating the three proposed properties in the wider context of the area. A further revised plan has been received with red line around the curtilage of the site reflected accurately. Additional landscaping incorporated.
- 2.3 Further improvements could be secured: Improvements to the scheme could be secured by way of suitably worded conditions.

3.0 Relevant Planning and Enforcement History

There is no planning or enforcement history relating to the proposed application site. Relevant planning applications within the wider area are listed below.

14/01307/F	Demolition of 377 Reigate Road, Epsom Downs and the erection of 10 dwellings with associated access and parking Amended via planning portal 22/07/2014 and 11/08/2014.	Approved with Conditions 10.02.15
14/00373/F	Demolition of 377 Reigate Road, Epsom Downs and the erection	Refused 05.06.14 Appeal Dismissed

of 15 dwellings with associated access and parking. Amended via the planning portal

14/01303/F

Demolition of 377 Reigate Road, Epsom Downs and the erection of 10 dwellings with associated access and parking. Amended via planning portal
11/8/2014

Refused 25.09.14
Appeal Dismissed

4.0 Proposal and Design Approach

- 4.1 This is a full application for the construction of 2 semi-detached dwellings and 1 detached dwelling House, on land to the rear gardens of 92-96 Partridge Mead.
- 4.2 The proposed semi-detached dwelling houses adopt a traditional appearance, with a hipped roof with projecting hipped roof gables to the principal elevation. Regarding materials, the ground floor would consist of facing brickwork, with vertical clay hanging tiles to the first floor. Plain tiles would be proposed for the roof.
- 4.3 The properties would have a maximum height of 8.5m, with an eaves height of approximately 5.3m. The front to the rear of the properties would measure a depth of 12.5m. Regarding separation distances they would be located 3.5m from number 8 Hornbeam Close to the east. They would also be positioned 2.8m from the additional detached dwelling to the east. Both properties would be afforded a garden space of approximately 130 sq. metres to the rear and partly to the side. Living space would be provided across the ground and first floor, providing 4 bedrooms with small ground floor elements to the rear. The ground level to the rear would decrease, with a small set of steps leading to the lower part of the garden. Two off-road parking spaces would be allocated to the front of both properties, separated by a small level of landscaping between the two properties. Both properties would be set within plots that have a similar width of approximately 7.4m.
- 4.4 The proposed detached dwelling to the west would be similar in terms of being a traditional style of property with hipped roofs, with a small hipped roof dormer to the principal elevation. Facing brickwork would feature to the ground floor, with white render to the first floor. It would have a maximum height of 8m. The depth of the property would be comparable to that of the two semis, being approximately 12m from front to rear. It would provide 3/4 bedrooms, and would include an integral garage to the east side of the property.

- 4.5 The northern, eastern and southern boundaries of the site would be defined by 1.8m high close boarded fencing, with semi-mature hedging positioned in front.
- 4.6 Vehicular access would be provided to the three properties via the existing vehicular access to Hornbeam Close, located to the west of the site, which in turn is accessed from Reigate Road. Space has been provided within each property for the storage of refuse and a small storage facility for bicycles.
- 4.7 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.
- 4.8 Evidence of the applicant’s design approach is set out below:

Assessment	The statement defines the surrounding area as being residential in character, reflecting the typical 1930s-1950s design style, comprising render and tile hanging. A mix of detached and semi-detached is identified, with a small number of chalet style bungalows interspersed throughout.
	No site features worthy of retention were identified.
Involvement	No community consultation is intimated as having taken place.
Evaluation	It is not indicated that alternative development options have been considered.
Design	The statement explains that the proposal has been designed to reflect the character of the surrounding area in terms of appearance, bulk and scale, by selecting forms and materials that ‘harmonise’ with the immediate area, particularly that of Hornbeam Close. It states that the general pattern and form of development found in the area has been maintained.

- 4.9 Further details of the development are as follows:

Site area	0.1134 hectares
Proposed use	C3 Dwelling House

Existing parking spaces	0
Proposed parking spaces	6
Parking standard	2 car parking spaces per three bedroom dwelling unit

5.0 Policy Context

5.1 Designation

Urban area

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)
CS10 (Sustainable Development),

5.3 Reigate & Banstead Borough Local Plan 2005

Housing Ho9, Ho13, Ho14, Ho16, Ho18

5.4 Other Material Considerations

National Planning Policy Framework
National Planning Practice Guidance
Supplementary Planning Guidance

Surrey Design
Local Distinctiveness Design Guide
A Parking Strategy for Surrey
Parking Standards for Development

Other Human Rights Act 1998
Community Infrastructure Levy
Regulations 2010

6.0 Assessment

6.1 The application seeks permission for a vehicular cross over.

6.2 The main issues to consider are:

- Design and Impact on the character of the area;
- Neighbour amenity;
- Highway Impact, Access and parking;
- Trees and landscaping;
- CIL

Design and Character

- 6.3 The properties have been designed to reflect the style that is typical of the 1930s-1950s suburban style found in this area. This is considered to be an appropriate design approach. The semi-detached properties would incorporate hipped roof forms of traditional plain tiles, brickwork to the ground floor. The fenestration would match the character of the dwelling.
- 6.4 The proposed detached dwelling would feature a hipped roof dormer to the principal elevation which, whilst slightly large with wide cheeks, would be acceptable and would not cause any harmful impact on the wider character of the area. The ground level moving in to the site increases from Hornbeam Close, resulting in staggered roof heights throughout the wider development, which would be acceptable.
- 6.5 The proposed plot sizes, whilst smaller than is typical of the majority of Partridge Mead, would reflect the plot sizes established by Hornbeam Close to the west. Policy Ho14 of the Local Plan requires new development within back garden land to conform to the general pattern and form of development within the area, and that plot sizes and spacing between dwellings is also reflective of that established within the wider area. It is considered that the proposed development would comply with these requirements and would be acceptable.
- 6.6 It is a fundamental objective of planning policy and stated within the National Planning Policy Framework that we provide high quality housing that is well designed and built to a high standard. The advice is amplified further by policies Ho9 and Ho18 of the Borough Local Plan which states that the environment created for residents of the proposed development must be satisfactory. Although policy does not specifically require that new dwellings/conversions be built to a specific minimum size, it is implicit in the advice mentioned above that they are of a size to provide adequate standards of living for the future residents. Government guidance exists in the form of technical standards regarding the appropriate size of new dwellings. It is considered that the standard of living space provided would be acceptable and consistent with that typical of a residential area of this kind, where there is something of a mix of property sizes. The level of outdoor amenity space provision would also be acceptable.
- 6.7 The proposed dwellings would allow for the off-road parking of two vehicles per dwelling. Again this would be reflective of development within the wider area, in particular that of Hornbeam Close. Landscaping would be provided to the front of each property to soften the appearance of what could be a car dominated frontage.
- 6.8 The proposal is therefore considered to be acceptable in terms of design and impact on the character of the wider area. The proposal would therefore comply with Policies Ho9, Ho13, Ho14 and Ho16 of the Borough Local Plan 2005 in this regard.

Impact on neighbouring amenity

- 6.9 The proposed dwelling occupying plot 1 would be sited approximately 3.5m from the side elevation of 8 Hornbeam Close. Two small upper floor side facing windows would face this property. These are proposed to serve bathrooms, and would by their nature be obscure glazed. In any case a condition would be applied to a grant of permission requiring these windows to be obscure glazed. The proposed dwelling would be sited 1m higher than 8 Hornbeam Close; however it is considered that the separation distance and the relatively modest height difference would be sufficient to ensure the development would be overbearing in nature.
- 6.10 A similar level of impact would occur between the pair of semis and the proposed detached dwelling, which is situated at a higher ground level again. There is a greater level of separation between these two and, given the height difference, the level of impact between the two would be acceptable. The detached dwelling would encroach beyond the rear of property 2; however this would be marginal and would not impact negatively in terms of loss of light and overshadowing.
- 6.11 Plot 1 would be sited 20m from the rear of 13 Hornbeam Close. Whilst the front facing window serving a bedroom would allow for some overlooking to the rear garden of this property, it is the view that this would constitute a level of overlooking that is typical of most residential areas. Numbers 6 and 8 Hornbeam Close, constructed as part of this earlier development, already overlooks these properties in a similar way.
- 6.12 Plot 3 would be located approximately 15m from the rear of 94 Partridge Mead, 24m from 92 Partridge Mead, and 23m from 96 Partridge Mead to the east of the site. First floor side facing windows proposed would not allow for overlooking as they would be obscure glazed. It is also considered that the significant separation distances would ensure the property is not overbearing in nature. New 1.8m high fencing with vegetation would ensure there is minimal opportunity for loss of privacy from the point of view of the garden. Front and rear windows would allow for some views across rear gardens of properties along Partridge Mead; however this would not be dissimilar to that already allowed for properties both along Partridge Mead and 6 and 8 Hornbeam Close. The proposed properties have been angled in such a way so as to avoid the possibility of direct or harmful views in to the rear windows of habitable rooms along Partridge Mead.
- 6.13 It is therefore considered that the proposal would comply with policies ho9, Ho13, Ho14 and Ho16 of the Borough Local Plan and the Householder Extensions and Alterations Supplementary Planning Guidance in regards to impact on neighbouring residential amenity.

Highway Impact, Access and parking

- 6.14 The Highway Authority has been consulted on the application and is 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 and the application would comply with policy Mo 7 of the Borough Local Plan in this regard. In their response the Highway Authority have clarified that the site is to be accessed via Hornbeam Close, which is a private road and does not form part of the public highway. Therefore it falls outside the County Highway Authority's jurisdiction. The County Highway Authority has considered the wider impact of the proposed development and considers that it would not prejudice highway safety or the free flow of traffic on the adjoining public highway network.

Trees and Landscaping

- 6.15 The Councils' Tree Officer has been consulted on the application in regards to any issues concerning tree impact and landscaping within the site. The Tree Officer has advised the existing tree stock is comprised of low value specimens, which have little amenity value and their removal would not affect the character of the area. The proposed layout of the site allows some replacement trees and vegetation to be planted but to ensure that decent specimens are planted which enhance the landscaping within the development. A condition would be attached to any grant of permission requiring the submission of a landscaping to be approved by the local planning authority prior to the commencement of development. A tree protection plan condition would also need to be submitted. The proposal would comply with policy Pc4 of the Borough Local Plan in this regard.

CIL

- 6.16 The Community Infrastructure Levy (CIL) is a fixed charge which the Council will be collecting from some new developments from 1 April 2016. It will raise money to help pay for a wide range of infrastructure including schools, roads, 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.
- 6.17 A number of issues have been raised within objections received which are addressed in the following sections;
- 6.18 Regarding inconvenience caused during construction and associated noise and disturbance, it is acknowledged that this can be harmful; however it is also acknowledged that this is a necessary and temporary inconvenience.
- 6.19 Regarding impact of the development on the existing drainage capacity within the area, this would be a matter for assessment by a building inspector during the building control phase of development.
- 6.20 An ecology report has been submitted in support of the application, in which it has been identified that the site is of relatively low value as regards to wildlife habitats, and no protected species have been identified as being found within

the site. In any case there is specific legislation in place to ensure that no harm is caused to any protected species within a development site.

- 6.21 As regards to impact on property values, this is not a material planning consideration that can be taken in to account during the assessment of a planning application.
- 6.22 Regarding crime fears, it is not considered that such a development would easily result in issues of crime. In any event this would be a matter for the police. Health concerns would not be matter for the local planning authority.

CONDITIONS

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

Plan Type	Reference	Version	Date Received
Site Layout Plan	DH045-02		04.04.2017
Elevation Plan	DH045-08		04.04.2017
Floor Plan	DH045-07		04.04.2017
Elevation Plan	DH045-06		04.04.2017
Floor Plan	DH045-05		04.04.2017
Location Plan	DH045-01	B	31.08.2017
Combined Plan	DH045-04	C	22.06.2017
Site Layout Plan	DH045-03	H	22.06.2017

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 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.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions permitted by Classes A, B and C of Part 1 of the Second Schedule of the 2015 Order shall be constructed.

Reason: To control any subsequent enlargements in the interests of the visual and residential amenities of the locality with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9, Ho13, and Ho16.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (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 properties by overlooking and to protect the visual amenities of the area in accordance with Reigate and Banstead.

6. 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.

7. No development shall commence on site until a scheme for the landscaping of the site including the retention of existing landscape features has been submitted to and approved in writing by the LPA. Landscaping schemes shall include details of hard and soft landscaping, including any tree removal/retention, 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 and management programme.

All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to occupation or within the first planting season following completion of the development hereby approved or in accordance with a programme agreed in writing with the local planning authority.

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, 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.

8. 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 and Arboricultural Method Statement compiled by ACS dated 20th March 2017, reference ha/aiams1/pm.

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.

INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.info.
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions.
3. 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.
4. 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.

5. The use of a suitably qualified arboricultural consultant is essential to provide acceptable supervision and monitoring in respect of the arboricultural issues in respect of the above condition. All works shall comply with the recommendations and guidelines contained within British Standard 5837.

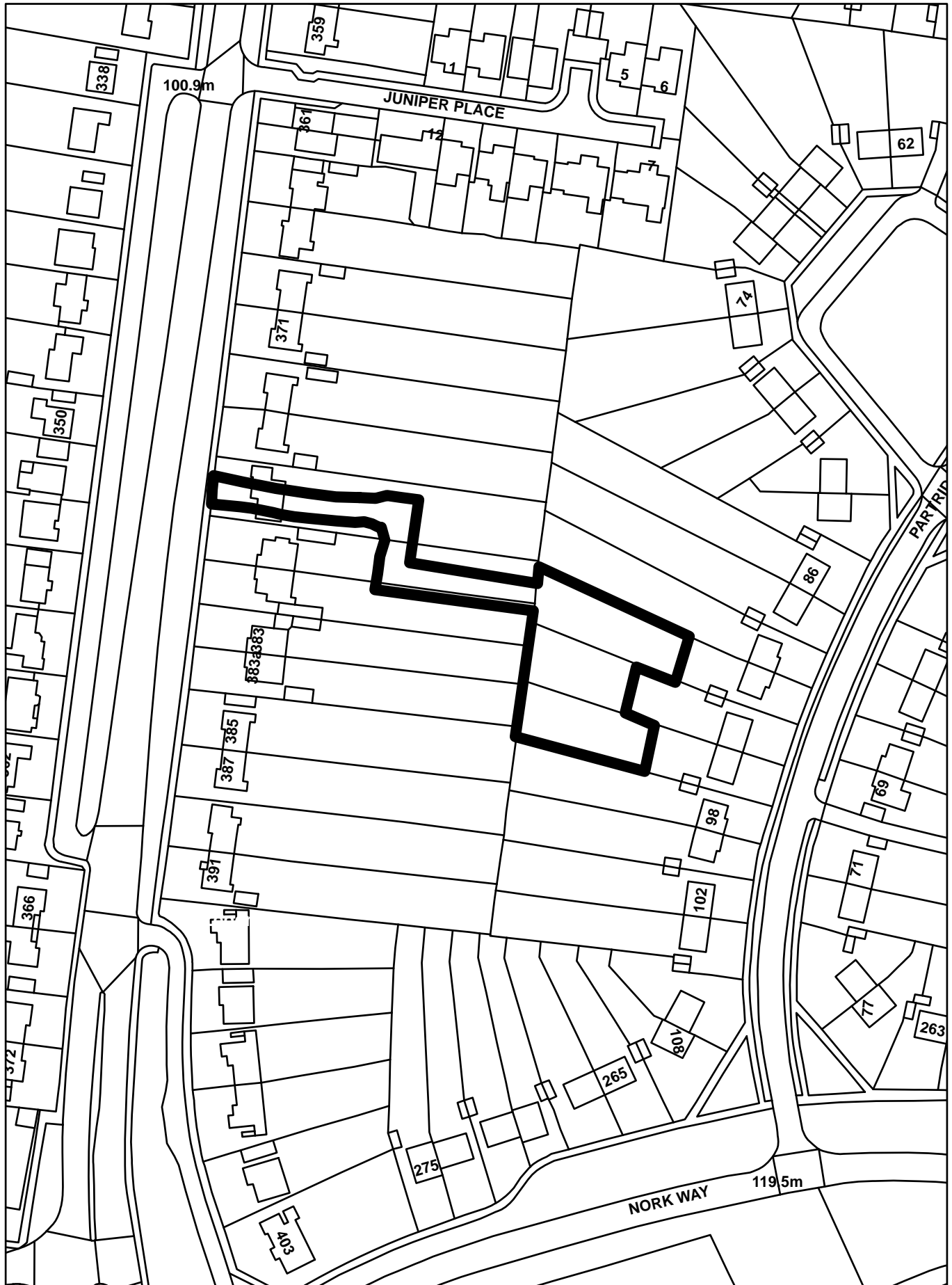
REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies Ho9, Ho13, Ho16 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.

17/00804/F - Land To Rear Of 92-96 Partridge Mead, Banstead





	Project LAND TO REAR OF 92 - 96 PARTRIDGE MEAD EPSOM DOWNS SURREY				
	Drawing Title PROPOSED SITE PLAN				
STATUS	Date	Scale	Job No.	Drawing no.	Rev
P	MAR 17	1:200	DH 045	03	H
DENTON HOMES LTD THE REAR BARN, THE MANOR FARM, 124 MANOR ROAD NORTH, THAMES DITTON, SURREY, KT7 0BH					
					48



FRONT ELEVATION



SIDE ELEVATION

obscured glass

HOUSE TYPE 1

Elevations to match adjoining houses in Holmes Place

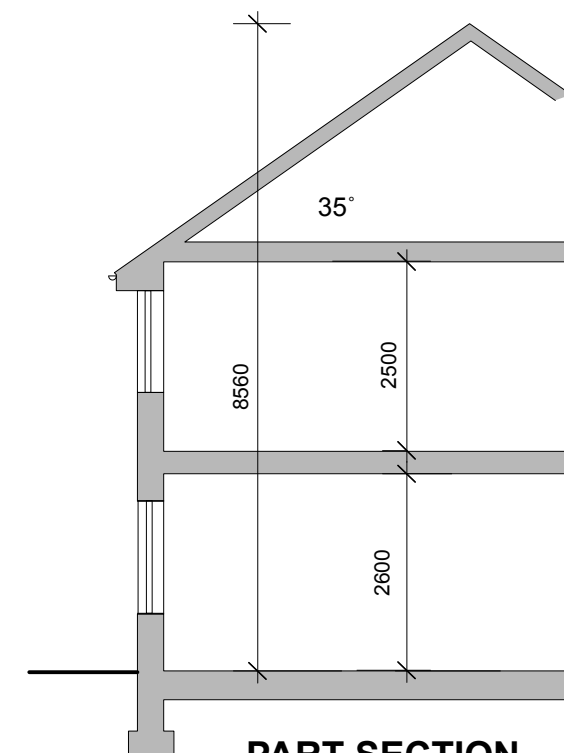


REAR ELEVATION



SIDE ELEVATION

obscured glass



PART SECTION



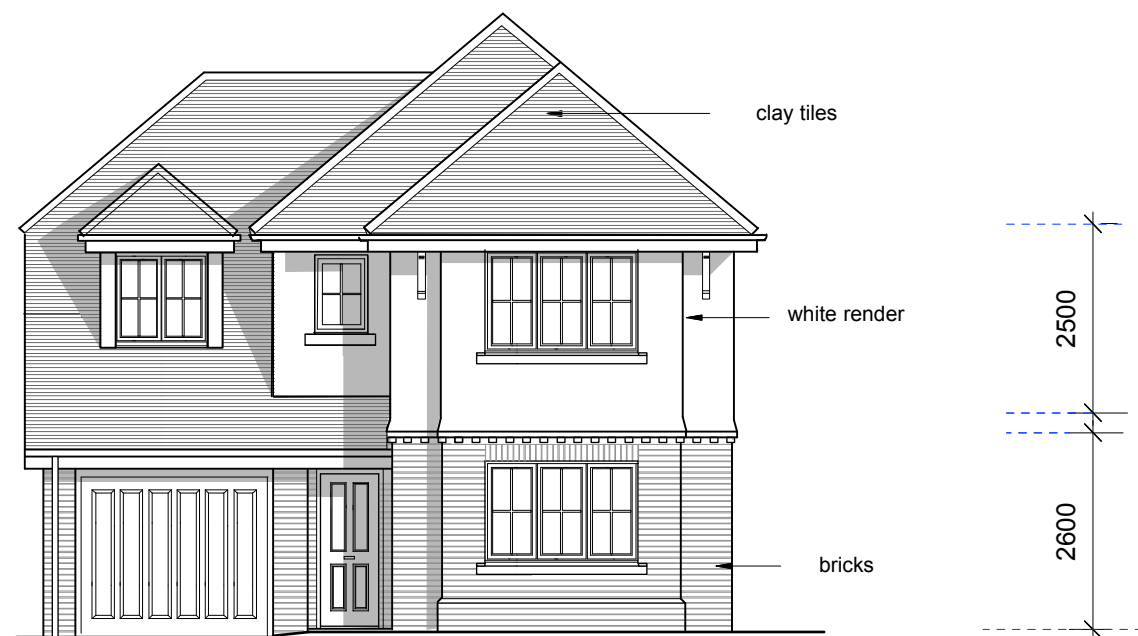
Project **LAND TO REAR OF
92 - 96 PARTRIDGE MEAD
EPSOM DOWNS SURREY**

Drawing Title **HOUSE TYPE 1 - ELEVATIONS**

- NOTES**
1. Constructional dimensions should not be scaled from this drawing.
 2. This drawing should be read with general arrangement drawings

STATUS	Date	Scale	Drawing number
P	MAR 2017	1:100	DH045- 06

DENTON HOMES LTD
THE REAR BARN, THE MANOR FARM, 124 MANOR ROAD NORTH
THAMES DITTON, SURREY KT7 0BH 49



FRONT ELEVATION

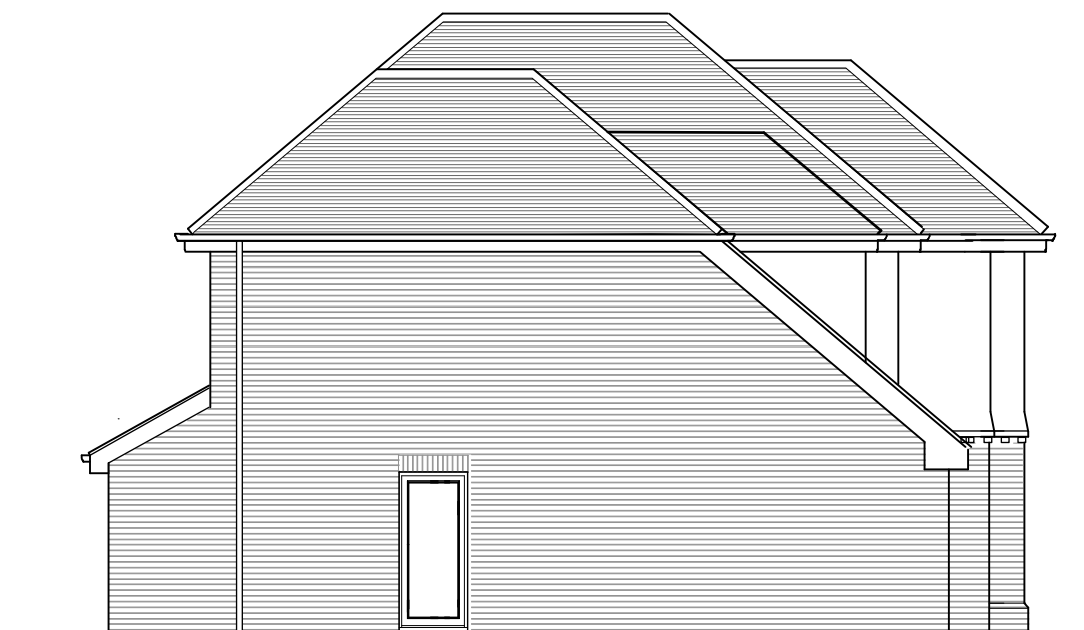


SIDE ELEVATION

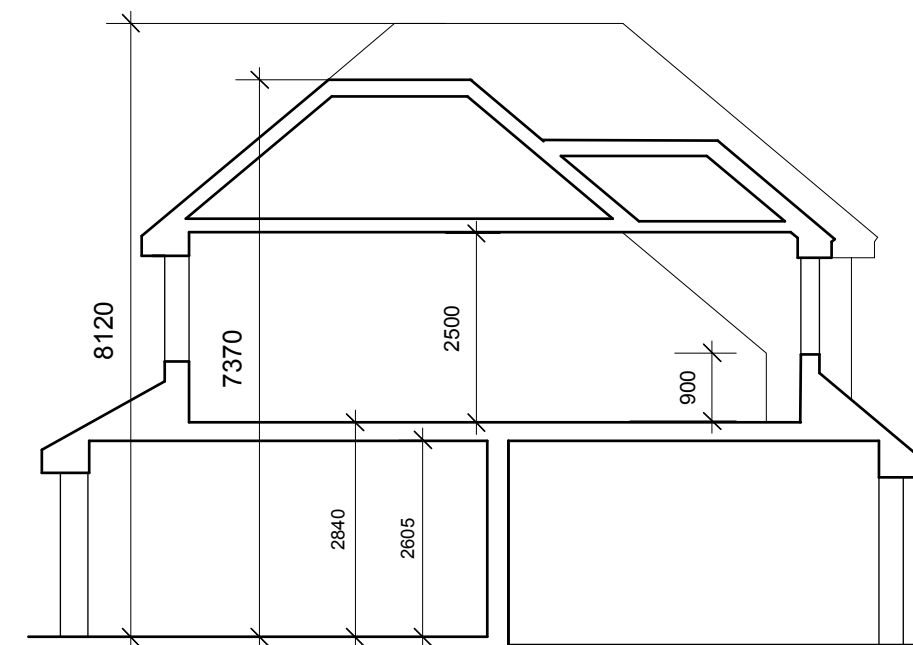
HOUSE TYPE 2



REAR ELEVATION



SIDE ELEVATION



SECTION



Project **LAND TO REAR OF
92 - 96 PARTRIDGE MEAD
EPSOM DOWNS SURREY**

Drawing Title **HOUSE TYPE 2 - ELEVATIONS**

- NOTES**
1. Constructional dimensions should not be scaled from this drawing.
 2. This drawing should be read with general arrangement drawings

STATUS	Date	Scale	Drawing number
P	MAR 2017	1:100	DH045-08

DENTON HOMES LTD
THE REAR BARN, THE MANOR FARM, 124 MANOR ROAD NORTH
THAMES DITTON, SURREY KT7 0BH 50




Temporary hoarding to new boundary (min 1.8m high) during construction works. To be replaced with new 1.8m high close boarded fence with trellis above once works complete

Temporary hoarding to new boundary (min 1.8m high) during construction works. To be replaced with new 1.8m high close boarded fence with trellis above once works complete

new levels shown in red
 existing levels shown in blue
 levels to be adjusted shown in brackets (0.00)

STREET SCENE

					
Project LAND TO REAR OF 92 - 96 PARTRIDGE MEAD EPSOM DOWNS SURREY					
Drawing Title PROPOSED SETTING OUT PLAN & STREET SCENE					
STATUS	Date	Scale	Job No.	Drawing no.	Rev
P	MAR 17	1:200	DH 045	04	c
DENTON HOMES LTD THE REAR BARN, THE MANOR FARM, 124 MANOR ROAD NORTH, THAMES DITTON, SURREY, KT7 0BH 51					

