 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	24 th January 2018
	REPORT OF:	HEAD OF PLACES & PLANNING
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AGENDA ITEM:	5	WARD: Kingswood with Burgh Heath

APPLICATION NUMBER:	17/02188/F	VALID:	10 th October 2017
APPLICANT:	Weldin Construction	AGENT:	Paul Wiggins Architects
LOCATION:	WINSCOMBE NURSING HOME, FURZE HILL, KINGSWOOD		
DESCRIPTION:	Demolition of existing building, erection of 2 no. 2 Storey buildings with accommodation in roof space comprising total of 14 two bed apartments & 28 parking spaces.		
All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.			

SUMMARY

This is a full application for the demolition of the former nursing home at Winscombe and the erection of two separate, three storey buildings comprising 14 apartments in total. To the front of the site a parking forecourt served by a single central access point would be provided, incorporating areas of soft landscaping and new planting.

This application follows two previously refused applications, the most recent of which was dismissed at appeal due to harm to neighbour amenity due to the depth, height and proximity of the building in relation to "Littlethorpe" and the size and siting of the rear second floor terraces. No harm was identified by the Inspector in respect of the character of the area.

The current scheme seeks to overcome the single identified issue of impact on neighbour amenity. In terms of the relationship with Littlethorpe, the current scheme amends the footprint of Building 1 to significantly increase the separation between the rear portion of the proposed building and the boundary with this neighbour such that., whilst the height and depth would remain the same, it is no longer felt to be overbearing or unduly dominant on this neighbour. Changes in the internal layout have also allowed for side facing windows towards Littlethorpe to be obscure glazed so as to overcome the overlooking concerns previously identified by the Inspector.

The previous Inspector also raised concerns regarding the overlooking impact of the proposed second floor rear terrace balconies. Whilst these terraces have been retained in the current application, they are proposed to be much smaller (c.21sqm rather than 43sqm previously), set more deeply into the roof plane and with angled sides such that sideways

views which were previously considered to be harmful by the Inspector would now be very limited, if possible at all. With the material changes made, whilst there would be a degree of change experienced by the neighbours, there would no longer be an unacceptable harmful impact on their amenity and living conditions.

The design and appearance of the proposed buildings and general layout of the site would remain similar to the scheme which was considered at appeal. The two detached buildings would be 2.5 storey and would have an asymmetric composition reflective of the Arts and Crafts style which is typical of the area and would employ a palette of materials (such as tile hinging, timber inlaid gables, brickwork and render) which reflects those prevalent in the street scene. The design, form and appearance of the buildings would be largely identical to those before the previous appeal Inspector who concluded that the scheme would be of a high quality design that would contribute to the area's distinctiveness.

At the front of the site, a parking forecourt for 28 cars is proposed (equivalent to 2 per unit). This forecourt would be set behind existing dense front boundary hedging which would provide an adequate screen and would be interspersed with areas of new planting. In light of the extensive hardstanding to the front of the existing building, this arrangement is considered to be acceptable and it is noted that the Inspector in the previous scheme felt this front parking court to be acceptable in terms of appearance and visual impact.

The County Highway Authority response notes that, as the proposal would likely lead to a reduction in daily vehicle movements compared to the existing use, the development would not have a material impact on the highway. They therefore raise no objection to the proposals.

Under Core Strategy policy, the development should provide a financial contribution towards affordable housing. The contribution due in this case – taking account of the vacant building credit – is £168,175. The applicant has agreed to provide this figure and this will be secured through a legal agreement.

RECOMMENDATION(S)

Subject to the completion of all documentation required to create a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended) to secure:

- (i) A contribution of £168,175 towards affordable housing;
- (ii) The Council's legal costs in preparing the agreement;

Planning permission is GRANTED subject to conditions.

In the event that a satisfactorily completed obligation is not received by 31 May 2018 or such longer period as may be agreed, the Head of Places and Planning be authorised to refuse permission for the following reason:

The proposal fails to provide an agreed contribution to fund affordable housing provision within the Borough of Reigate & Banstead, and is therefore contrary to policy CS15 of the Reigate and Banstead Core Strategy 2014.

Consultations:

Highway Authority: The County Highway Authority has assessed the application on safety, capacity and policy grounds and raises no objection subject to conditions. Makes the following comments:

The applicant has previously carried out a TRICS assessment of the likely traffic generation associated with the existing care home and the proposed residential apartments. The results of this assessment indicated that the proposed development would lead to a reduction in daily vehicular trips to and from the site when compared with the existing use. On this basis, the County Highway Authority considers that the proposed development would not have a material impact on the surrounding highway network.

Tree Officer: No objection subject to conditions. Response includes the following comments:

The arboricultural report (ACS Consulting eb/ms1/WCH15, dated 20th November 2015) refers to the previous scheme refers to the previous scheme, reference 15/02328/F which was refused, the appeal was also dismissed. The layout is similar to the previous scheme and therefore the impact on the existing trees will be similar, however it will be necessary for an updated tree protection plan to be supplied but this can be secured by way of a suitably worded condition.

The proposed landscape scheme, ref 15/03(PR)10 rev C, dated 11/12/17 demonstrates the layout will support a meaningful landscape scheme but the information does not include an implementation and management plan which will ensure the scheme is successful and therefore enhance the local area, again this information can be provided by condition.

SCC SUDS Team: No objection subject to conditions.

Kingswood Residents' Association: Objects on the basis of harm to the amenity of neighbouring properties by virtue of scale, siting of building 1 and overlooking. Does not consider Inspectors concerns have been overcome. Objects to amended plans also.

UK Power Networks: No objection

Representations:

Letters were sent to neighbouring properties on 16th October 2017, a site notice was posted 23rd October 2017 and the application was advertised in local press on 26th October 2017.

Neighbours were notified of the amended plans by letter on 18th December 2017.

56 responses were received on the originally submitted plans, raising the following main issues as set out below. A further three responses were received on the amended plans. These responses note that the amended plans do not address previous concerns and therefore maintain original objections. It should be clarified that this is the assumed position in any case.

Issue	Response
Overdevelopment	See paragraph 6.3-6.8
Out of character with surrounding area	See paragraph 6.3-6.8 and conditions 3, 5, 6 and 13
Poor design	See paragraph 6.3-6.8
Overlooking and loss of privacy	See paragraph 6.12-6.14 and conditions 13, 14 and 15
Overshadowing	See paragraphs 6.9-6.14
Overbearing relationship	See paragraphs 6.9-6.14
Noise and disturbance	See paragraph 6.14-6.15 and condition 7
Increase in traffic and congestion	See paragraph 6.17-6.20
Inadequate parking	See paragraph 6.17-6.20 and conditions 11 and 12
Hazard to highway safety	See paragraph 6.17-6.20 and conditions 7 and 11
Loss of/harm to trees	See paragraph 6.21-6.26 and conditions 4 and 6
No need for development	See paragraph 6.31
Loss of private view	This is not a material planning consideration
Conflict with a covenant	Covenant not specified – not a material planning consideration
Property devaluation	This is not a material planning consideration

1.0 Site and Character Appraisal

- 1.1 The site is a wedge shaped piece of land, located at the corner of Furze Hill and St Monica's Road in Kingswood. The site comprises the vacant former nursing home – Winscombe Care Home – a predominantly single storey building with part two storey elements to the front arranged in four "wings" forming a cross shape around a central quadrant courtyard. The building is of hipped roof form.
- 1.2 The site is accessed from Furze Hill, with an existing parking area to the front of the building and gardens to the rear and side. The frontage of the site onto Furze Hill is characterised by a mature, established hedge. Although some trees have previously been removed, there remain a number of trees within the site, particularly in the southern corner of the site fronting Furze Hill.
- 1.3 The surrounding area is characterised predominantly by low density suburban residential development of detached dwellings set within generous landscaped plots. There are some instances of modern apartment buildings in the locality, including to the south on Furze Hill and St Monica's Road, as well as the large (recently listed) Legal & General campus which is predominantly in the Green Belt, which are distinct from the prevailing low density character described above. Buildings are typically 2 storeys, although sometimes 2.5/3 storeys and set back deeply from the road, with frontage landscaping providing a soft appearance and screening of the buildings in behind. Architectural styles in the locality are varied but

a number of characteristics of Arts and Crafts vernacular including steep roof pitches, asymmetry, gabled forms and limited fenestration/high solid to void ratios.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: At pre application stage the applicant was advised of the need to address the concerns of the Inspector in relation to impact on neighbouring properties.
- 2.2 Improvements secured during the course of the application: Amendments were secured to the footprint of Building 1 to move the rear elements of the building further from the boundary with Littlethorpe (increasing separation to c.7.5m to 8m at the rear of the building). Changes to internal layout to allow for the side facing windows towards Littlethorpe to be obscure glazed were also secured.
- 2.2 Further improvements could be secured: Conditions would be applied to the grant of permission regarding materials, landscaping, tree protection etc, to ensure the proposed development caused no harm to the character of the area.

3.0 Relevant Planning and Enforcement History

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|-----|------------|---|---|
| 3.1 | 15/02328/F | Demolition of existing building, erection of 2 no. 2 Storey buildings with accommodation in roofspace comprising total of 14 two bed apartments & 28 parking spaces. | Refused
Appeal dismissed
12 June 2017 |
| 3.2 | 14/02609/F | Demolition of existing building and erection of a 2 storey building with accommodation within the roof space containing 14 two bedroom apartments & 28 parking spaces | Refused
23 April 2015 |
- 3.3 Application 15/02328/F was refused as the design, form, massing and parking dominated frontage proposed was considered harmful to the character of the area and due to concerns that the scheme would have a dominant and overbearing impact on neighbouring properties and would cause harm due to the proposed balconies/terraces.
- 3.4 In considering the appeal, the Inspector concluded that the proposals would not cause unacceptable harm to the character of the area noting that he was *“satisfied that the details of the scheme put forward do properly take into account the architectural factors that contribute to this area’s distinctiveness, and the RASC without mimicking existing development in the area. The proposed scheme would achieve this much better than the existing development, notwithstanding its dilapidation, and the proposal amounts to a visual enhancement of the area.”* However, the Inspector did find there to be unacceptable harm to neighbour amenity, noting two main points. Firstly, the Inspector concluded that *“that the height and length of the building bulk and its proximity to the party boundary would result in it having a dominant and overbearing effect on this existing property”* and that furthermore, *“there would be a material degree of overlooking from windows at*

first floor level towards the house and its garden which would result in a loss of privacy for the occupiers of this property.” Secondly in relation to amenity, the Inspector considered that the inverted second floor dormers “would be of a scale that the occupiers of the flats would be able to congregate and socialise there and the users would be likely to have unrestricted views sideways towards the gardens of neighbouring houses” and that they would be likely to result in “substantial overlooking”.

4.0 Proposal and Design Approach

- 4.1 This is a full application for the demolition of the existing buildings on the site and the erection of a two detached blocks comprising 24 flats.
- 4.2 The proposed buildings would be three storeys, although the second floor accommodation would be set within the roof, which would be served by a combination of dormer and rooflights. The proposed building would follow the building line of Littlethorpe to the south west. The buildings would have a largely traditional design approach in terms of building form, roof forms, architectural features and materials.
- 4.3 The existing vehicular access serving the site would be maintained and a parking forecourt for 28 cars laid out to the front of the buildings and landscaped communal gardens to the rear.
- 4.4 This current application follows two previously refused applications on the site, the latest of which was dismissed at appeal by the Inspector who concluded that the proposals would cause harm to neighbour amenity. This current proposal seeks to overcome these reasons by resiting and amending the footprint of Building 1 to increase separation to the neighbour at Littlethorpe and revisions to the design and form of the rear second floor balconies/terraces.
- 4.5 A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:
Assessment;
Involvement;
Evaluation; and
Design.
- 4.6 Evidence of the applicant’s design approach is set out below:

Assessment	The site is located on the northern side of Furze Hill at the junction with St Monicas Road. Furze Hill itself comprises mainly 2-3 storey large detached residential dwellings, some classically proportioned dwellings, which are set within large plots, well-spaced and with mature landscaping. Furze Hill and St Monicas Road also comprise a number of large apartment developments, these occupy a number of sites to the south of
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	<p>the application site towards Kingswood Local Centre. The houses in this location are very reminiscent of the Arts and Crafts era.</p> <p>Key to the design process has been to ensure that the building fits into the existing landscape/street scene and in particular the existing screen hedge to the front of the site.</p>
Involvement	No community consultation took place in relation to the current application; however, the submission notes that the previous plans were shown and discussed with adjoining owners and Kingswood Residents Association. This proposal seeks to respond to the concerns identified through the previous appeal.
Evaluation	The design and access statement submitted with the application and associated plans outline how the proposed scheme has evolved following the previously dismissed appeal. This includes the further improvements that have been proposed as part of this application in relation to the amendments to Building 1 in particular.
Design	The design of the new development has evolved from a detailed analysis of the surrounding residential and apartment style developments along Furze Hill and St Monicas Road. As such, the design incorporates features such as; pairs of gable bays at 2 storeys in height, hip end roof styles, sliding sash windows, dormer windows, tall chimney stacks and floor to ceiling height windows at the rear elevation.

4.7 Further details of the development are as follows:

Site area	0.46ha
Existing use	Residential care home (vacant)
Proposed use	Residential (flats)
Net increase in dwellings	14
Proposed site density	30dph
Density of the surrounding area	Furze Hill – 7dph St Monicas Road – 32dph
Proposed parking spaces	28
Parking standard	BLP 2005 – 21 maximum (1.5 per 2 bed unit)
Estimated CIL contribution	c.£290,000
Affordable housing contribution	£168,175

5.0 Policy Context

5.1 Designation

Urban Area

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable development)
CS4 (Valued townscapes and historic environment)
CS10 (Sustainable development)
CS12 (Infrastructure delivery)
CS13 (Housing delivery)
CS14 (Housing needs)
CS15 (Affordable housing)
CS17 (Travel options and accessibility)

5.3 Reigate & Banstead Borough Local Plan 2005

Landscape & Nature Conservation	Pc4
Housing	Ho9, Ho13, Ho16
Movement	Mo5, Mo7

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 Householder Extensions and Alterations Affordable Housing Outdoor Playing Space Provision
Other	Human Rights Act 1998 Community Infrastructure Levy Regulations 2010

6.0 Assessment

6.1 The application site is situated in the urban area where there is a presumption in favour of sustainable development and where the principle of such residential development is acceptable in land use terms. No in principle objection was also made against the previous applications on the site which are a material consideration in the assessment of this application. Although the nearby Legal & General building has been listed since determination of the appeal, the proposal is considered sufficiently distant so as not to affect its setting.

6.2 The main issues to consider are:

- Design and impact on the character of the area
- Effect on neighbour amenity
- Access and parking
- Trees and landscaping
- Community Infrastructure Levy (CIL), infrastructure contributions and affordable housing
- CIL

Design and impact on the character of the area

- 6.3 As described above, the proposals would introduce two detached apartment blocks onto the site, with frontage car parking court and landscaped gardens to the rear.
- 6.4 The development, in terms of its broad layout and the scale, height, form, massing and appearance of the buildings follows that which was considered by the Inspector in the previous appeal. In that case, the Inspector concluded that the buildings “*do properly take into account the architectural factors that contribute to the area’s distinctiveness and the RASC without mimicking existing development in the area*”. The Inspector also considered the proposed buildings would fit with the character of the area better than the existing building and “*amounts to a visual enhancement of the area*”. This is a significant material consideration in this case; particularly given there have been no material changes in local character or circumstances since that appeal decision.
- 6.5 Whilst the buildings would be large, and larger than the one they would replace, there are instances of larger footprint blocks of flats in the immediate locality such that they would not appear alien or out of scale with development in the area. In terms of height and spacing, they would read comfortably within the street scene and townscape alongside the neighbouring buildings of Littlethorpe and Woodcote.
- 6.6 The apartment blocks would be three storeys, with the second floor of accommodation set within the hipped roof of the building. The buildings would have a traditional appearance, drawing influence from the Arts & Crafts vernacular which typifies the locality through the use of asymmetrical composition, overall building proportions and design elements such as gabled projections and bays, chimney stacks and sash windows. Whilst some aspects of the detailed design, including the composition of the rear elevation, are less successful than others, overall these are not considered to detract from the overall appearance to such a degree that it would be harmful to the character of the area. The Inspector in the previous case reached a similar view.
- 6.7 The proposed parking forecourt would result in a reasonable degree of hardstanding to the front of the properties; however, this parking area would be broken up by new areas of soft landscaping and planting and furthermore, the dense tall hedgerow along the front boundary would be retained. With the proposed landscaping and retained hedge, it is not considered that the parking area would be uncharacteristic or visually harmful, particularly when compared to the existing

barren and hardstanding dominated frontage of the existing care home. The Inspector in the appeal scheme similarly concluded that the design and landscaping would *“ensure that these [the parking areas] will not be an unattractive feature in the public realm and prominent on the corner”*.

- 6.8 Overall, and taking account of the previous appeal Inspectors findings, it is considered that the scheme would be of an acceptable design and would not be out of keeping with, nor give rise to harm to, the spacious character of the area. As such, the proposed development is considered to comply with policies Ho9, Ho13 and Ho16 of the Borough Local Plan, policy CS4 of the Core Strategy, the Local Distinctiveness Design Guide and the provisions of the Framework in relation to “Requiring Good Design”.

Effect on neighbour amenity

- 6.9 The proposed development has been assessed with regards to its impact on the amenity of neighbouring properties.
- 6.10 The previous Inspector found that the appeal scheme would cause harm to the neighbour at Littlethorpe in two respects. Firstly, he concluded that the *“height and length of the building bulk and its proximity to the party boundary would result in it having a dominant and overbearing effect on this existing property”*.
- 6.11 To overcome this, Building 1 (the proposed building closest to Littlethorpe) has been revisited and amended compared to the appeal scheme. The building has been moved forward by approximately 2.5m and the footprint has been revised to shift the rear portion of the building northwards. As a result, whilst the building would remain the same height and depth as that before the appeal Inspector previously, the deeper projecting parts of the building would be significantly further from the boundary with Littlethorpe at between 8m and 8.4m. These separation distances would be significantly greater than in the appeal (which was c.2.5-3m at the same points) and would be practically identical to the separation to the neighbour at Woodcote to the north which the Inspector did not consider to give rise to a harmful or overbearing relationship in the previous appeal. On the basis of the revised footprint and materially greater separation, it is no longer felt that there would be an overbearing relationship with Littlethorpe and thus this issue has been overcome. The proposed revised siting would also allow for greater landscaping to be retained and introduced along this boundary.
- 6.12 The previous Inspector also raised concerns that *“there would be a material degree of overlooking from windows at first floor level towards the house [Littlethorpe] and its garden which would result in a loss of privacy for the occupiers of this property.”* In this current application, the front element of Building 1 has been internally reconfigured at first floor enabling one of the first floor windows looking towards Littlethorpe to be removed and the other to be obscure glazed (as it is now secondary to a living room rather than a primary bedroom window in the previous application). The only other side facing windows towards Littlethorpe above ground floor are a window serving an en-suite at the rear of the building (which could be conditioned to be obscure glazed) rooflights in the catslide roof at high level (over 2m above finished floor level), or serving rooflights en-suite (and thus which are

proposed to be conditioned to be obscure glazed and fitted with opening restrictions).

- 6.13 The final concern raised by the Inspector related to the second floor rear balconies/terraces which he considered *“would be of a scale that the occupiers of the flats would be able to congregate and socialise there and the users would be likely to have unrestricted views sideways towards the gardens of neighbouring houses”* and therefore likely to cause a loss of privacy. In this case, whilst the second floor balconies are retained, they are significantly smaller in size (around half size of previous scheme) such that they would be less likely to give rise to large congregations of people. Furthermore, the balconies are now designed so that they have been set deeper into the roof plane, with a deep “shelf” and angled sides which would have the effect of significantly limiting (and even preventing entirely) sideways views over neighbouring gardens. On this basis, it is considered that the second floor terraces now proposed would not give rise to unrestricted views towards neighbours and thus would not cause a serious or harmful loss of privacy. Views towards neighbours to the rear were not identified as an issue previously by the Inspector: separation distances to rear neighbours are very generous (in excess of 30m) and would be screened by existing and proposed landscaping. Whilst it is noted that the rear elevations are extensively glazed, this is the same as the previous scheme and this was not raised as an amenity issue by the Inspector in that case.
- 6.14 Other than those points discussed above, which are now considered to be resolved, the previous Inspector did not identify or raise any other concerns in relation to neighbour amenity. There is not considered to be any justification to deviate from this conclusion in this case.
- 6.15 Whilst some disturbance might arise during the construction process, this would by its nature be a temporary impact. Other environmental and statutory nuisance legislation exists to protect neighbours and the public should any particular issues arise. A condition requiring a Construction Transport Management Plan will assist in ensuring impacts of movements, parking and transport activity associated with the development are considered.
- 6.16 Taking the above into account, whilst there would be some change in relationship for neighbouring properties, it is concluded that the scheme overcomes the concerns previously identified and would not give rise to a serious detrimental or harmful effect on the amenities of neighbouring properties. It therefore complies with Borough Local Plan policies Ho9, Ho13 and Ho16 in respect of neighbour amenity.

Access and parking

- 6.17 The development would utilise the existing access to the site from Furze Hill, serving a front parking forecourt with 28 car parking spaces (equivalent to 2 spaces per flat).
- 6.18 The County Highway Authority has reviewed the application and raised no objection subject to conditions. Whilst concerns have been raised in representations

regarding traffic volumes, the CHA notes in their response that the proposed use would be likely to result in a reduction in daily vehicle movements compared to the existing care home use and – as such – they do not consider it would give rise to a material impact on the surrounding highways. Reasonable visibility could be achieved at the access subject to the boundary hedging being appropriately maintained and managed.

- 6.19 Concerns have also been raised regarding parking provision. The parking provision in this case (28 spaces) would be identical to that proposed in the previous case and which the Inspector felt to be adequate. The parking standards in the Local Plan would require 21 spaces (1.5 for each of the two bed flats); hence the proposal would provide ample parking – including potential for visitor parking. It is not therefore felt that displacement parking would arise (and at any rate, Furze Hill and St Monica's Road are both subject to on-street parking restrictions).
- 6.20 In light of the above, the scheme is considered to comply with the requirements of policies Ho9, Mo5 and Mo7 of the Local Plan in respect of highways and parking.

Trees and landscaping

- 6.21 The site presently has a relatively landscape dominated character, including mature tall hedge planting along the frontage with Furze Hill (which is an important part of the character of the area) as well as a number of trees within the site. There are also a number of off-site trees subject to preservation orders (TPO RE754) within the adjoining property "Woodcote".
- 6.22 The application was accompanied by an Arboricultural Implications Assessment (AIA) and Tree Protection Plan. It is noted that some felling of trees was carried out historically prior to earlier applications on the site; however, as in the previous application, the Tree Officer has confirmed that this was not unduly detrimental to the character of the area.
- 6.23 The AIA and TPP submitted with the application sets out that a number of trees would be removed, including a small number of Grade B specimens; however, these would be subject to replacement tree planting. More minor management and pruning works would be carried out to other trees (crowing lifting and cutting back) to facilitate the development).
- 6.24 The Tree Officer has reviewed the arboricultural submissions. He notes that the submissions relate to the previous application; however, as the layout proposed in this case is similar to previous (in fact it moves Building 1 further from trees along the shared boundary with Littlethorpe) he confirms that they are adequate to demonstrate that the scheme can be achieved without undue harm to the tree stock. To ensure that final implemented tree protection measures are adequate, the Tree Officer recommends a condition requiring a final updated TPP and method statement reflecting the revised layout and any final construction details (e.g. service routings). Such a condition is considered reasonable and necessary.
- 6.25 A landscaping scheme was submitted with the application. This shows proposed planting within the site and the Tree Officer has confirmed that the proposals

demonstrate that a meaningful landscaping scheme could be implemented within the site. However, the landscaping scheme is lacking in detail, particularly in respect of the establishment and maintenance scheme which is usually expected. A further condition is therefore recommended to ensure that a high quality, successful landscaping scheme is achieved.

- 6.26 Taking the above into account, it is considered that the scheme would be acceptable in terms of impact on trees and that the landscaping proposals would both enhance the landscape character of the area and soften views of the building. Subject to conditions, it therefore complies with policies Pc4 and Ho9 of the Local Plan in this respect.

Community Infrastructure Levy (CIL), infrastructure contributions and affordable housing

- 6.27 As the proposals involve the creation of new dwellings, the development would be CIL liable. The exact amount of liability would be determined and collected after the grant of planning permission; however, based on the information provided by the applicant to date, it is estimated that CIL liability in this case would be approximately £290,000 (although this would depend on whether the existing floorspace is demonstrated to be “in-use”).
- 6.28 In terms of other contributions and planning obligations, the Community Infrastructure Levy (CIL) Regulations which were introduced in April 2010 which states 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. As such only contributions, works or other obligations that are directly required as a consequence of development can be requested and such requests must be fully justified with evidence. In this case, no such contributions or requirements have been requested or identified.
- 6.29 Core Strategy Policy CS15 and the Council’s Affordable Housing SPD sets out that, on schemes of 10-15 units, the Council will expect a financial contribution towards affordable housing. In this case, the contribution would be required is approximately £168,175. The applicant has provided a signed and executed legal agreement to secure these contributions: this has been checked and confirmed to be acceptable by the Council’s legal team.
- 6.30 On this basis, the scheme is considered to comply with Policy CS15 of the Core Strategy in respect of affordable housing.

Other matters

- 6.31 The proposal would make a positive contribution towards meeting the housing requirements of the borough and would provide homes in a reasonably sustainable location for which there is a clear local need, with consequent social, economic and financial benefits. This is considered to add further, albeit modest, weight in favour of the proposal.

- 6.32 The site is within Flood Zone 1 according to the Environment Agency flood maps: it is therefore at low risk of flooding. The site has some areas identified as being potentially liable to surface water flooding according to the EA mapping. The application has been supported by an initial drainage strategy which proposes a system of run-off basis and permeable paving to allow for infiltration. Some additional information was sought by SCC regarding groundwater levels and the proximity of elements of the SuDS system to the proposed buildings; however, following a response from the applicant on these points, SCC has confirmed they have no objection subject to conditions.

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
Location Plan	15-03(OS)01		21.09.2017
Proposed Plan	15-03(PR)12		21.09.2017
Site Layout Plan	15-03(PR)01	F	13.12.2017
Floor Plan	15-03(PR)02	D	13.12.2017
Floor Plan	15-03(PR)03	J	13.12.2017
Floor Plan	15-03(PR)04	J	13.12.2017
Floor Plan	15-03(PR)05	G	13.12.2017
Roof Plan	15-03(PR)06	F	13.12.2017
Combined Plan	15-03(PR)07	E	13.12.2017
Elevation Plan	15-03(PR)08	I	13.12.2017
Landscaping Plan	15-03(PR)10	C	13.12.2017
Site Layout Plan	15-03(EX)01		21.09.2017
Elevation Plan	15-03(EX)02		21.09.2017
Proposed Plan	15-03(PR)09	B	21.09.2017

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.

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

3. No development shall take commence the developer obtains the Local Planning Authority's written approval of details of both existing and 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 Borough Local Plan 2005 policy Ho9.

4. No development shall commence, including demolition or any groundworks preparation, until a scaled finalised Tree Protection Plan (TPP) and the related finalised Arboricultural Method Statement (AMS) is submitted to and approved in writing by the Local Planning Authority (LPA). These shall include details of the specification and location of exclusion fencing, ground protection and any construction activity that may take place within the Root Protection Areas of trees (RPA) shown to scale on the TPP, including the installation of any service routings. The AMS shall also include provision for a pre commencement meeting with the LPA, supervisory regime for implementation and monitoring with an agreed reporting process to the LPA which shall be agreed at the pre commencement meeting. All works shall be carried out in strict accordance with these details when approved.

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 Pc4 and Ho9 of the Reigate and Banstead Borough Local Plan.

5. No above ground construction or superstructure works to the residential dwellings shall take place 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 Borough Local Plan 2005 policy Ho9 and Ho13.

6. No development shall commence on site until a final 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. Such a landscaping scheme should be in broad accordance with the proposals shown on drawing number 15-03(PR)10 Rev C but 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 the approved scheme which are removed, die or become damaged or diseased within five years of planting shall be replaced within the next planting season by trees, shrubs of the same size, species and in the same location.

Reason:

To ensure good landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies Pc4 and Ho9 of the Reigate and Banstead Borough Local Plan 2005 and the recommendations within British Standard 5837.

7. The construction of the development shall be carried out in strict accordance with the approved Construction Method Statement and Construction Method Plan.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2012.

8. The development shall be carried out in strict accordance with the drainage scheme set out in the approved Surface Water Drainage Statement by Robert Bray Associates (Rev D dated 06.09.17) and the plans and drawings contained therein.

The system shall be installed and fully operational prior to first occupation of the dwellings hereby approved. Thereafter, the system should be maintained in accordance with the maintenance regime, tasks and frequencies set out in the Robert Bray Surface Water Drainage Statement.

Reason:

To ensure that the development would not give rise to increased risk of flooding in the locality, both on and off site, with regards to policy Ut4 of the Reigate and Banstead Local Plan 2005 and policy CS10 of the Reigate and Banstead Core Strategy.

9. The development hereby approved shall not be first occupied unless and until a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority to demonstrate that the Sustainable Drainage System has been constructed as per the agreed scheme.

Reason:

To ensure that the development would not give rise to increased risk of flooding in the locality, both on and off site, with regards to policy Ut4 of the Reigate and Banstead Local Plan 2005 and policy CS10 of the Reigate and Banstead Core Strategy.

10. The development hereby approved shall not be first occupied unless and until the proposed bin store has been provided in accordance with the approved plans. The bin store shall thereafter be retained and maintained for its designated purpose.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2012.

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

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2012.

12. The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with the approved plans for:
(a) The secure parking of 14 bicycles within the development site, and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason:

To encourage the use of sustainable modes of transport with regards to policy CS17 of the Reigate and Banstead Core Strategy and the provisions of the NPPF.

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

Reason:

To preserve the visual amenity of the area and protect neighbouring residential amenities with regard to the Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Pc4.

14. Notwithstanding the approved plans, the second floor rooflights in the south side elevation of Building 1 (shown on approved plan 15-03(PR)05 G to serve an en-suite bathroom to Apartment 1G) shall be glazed with obscured glass which and shall be fitted with restrictors limiting opening to 100mm or less unless the cill height would be greater than 1.7 metres above internal floor level of the room which they serve, 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 and Ho13.

15. Notwithstanding the approved plans, the first floor side facing windows in the south side elevation of Building 1 (shown on approved plan 15-03(PR)03 J to serve a living room to Apartment 1G and an en-suite to Apartment 1E) 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 and Ho13.

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 occupation of the development, adequate provision should be made for waste storage and collection. You are advised to contact the Council's Recycling and Cleansing team to discuss the required number and specification of wheeled bins on rc@reigate-banstead.gov.uk or on the Council's website at http://www.reigate-banstead.gov.uk/downloads/file/2579/making_space_for_waste.
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 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).

5. 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
6. The use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above landscaping conditions. The planting of trees and shrubs shall be in keeping with the character and appearance of the locality. There is an opportunity to incorporate substantial sized 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 Extra Heavy Standard size with initial planting heights of not less than 4m with girth measurements at 1m above ground level in excess of 14/16cm
7. The applicant is advised to use the 'Secured by Design' scheme to design out crime by the use of effective crime prevention and security standards.

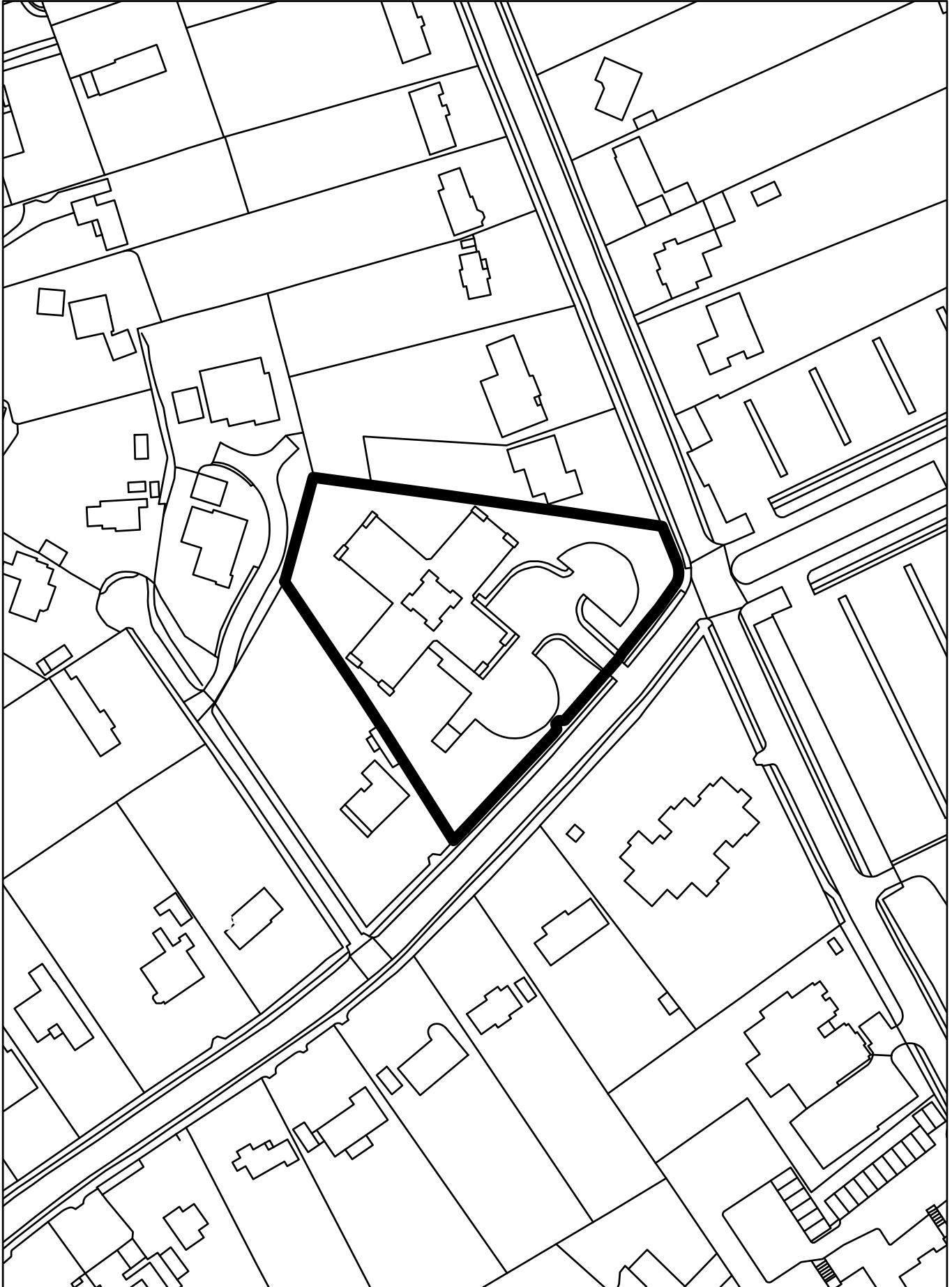
REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies Pc4, Ho9, Ho13, Ho16, Mo5, Mo7, CS1, CS4, CS10, CS12, CS13, CS14, CS15 and CS17 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.

17/02188/F - Winscombe Nursing Home, Furze Hill,
Kingswood



LEGEND

TREES

TREES CODE		GIRTH
A.	Amelanchier lamarckii	1.5m
B.	Crataegus Lavevigata 'Paul's Scarlet'	18-20cm
C.	Prunus Cerasiferu Nigra	14-16cm
D.	Prunus Incisa (Fuji Cherry)	14-16cm
E.	Prunus Hokusai syn.p. Uzuzakura	14-16cm
F.	Crataegus Laciniata syn.c. Orientalis	14-16cm
G.	Prunus 'Pink Perfection'	14-16cm
H.	Prunus Maackii	14-16cm

HEDGING

HEDGING CODE		
1.	Carpinus Betulus	3 Per Metre Staggered
1A.	Pleached Carpinus Betulus	1 Per 2 Metre A.N.S
2.	Taxus Baccata	3 Per Metre
3.	Pyracantha Teton	2 Per Metre
4.	Ligistrum Ovalifolium	4 Per Metre

TOPIARY

TOPIARY CODE		
6.	Buxus Semperivius	Ball
7.	Ilex	Standard
8.	Buxus Rotundifolia	Half Standard

SHRUMBS / CLIMBERS

SHRUMBS / CLIMBERS CODE		
9.	Abelia X Grandiflora 'Confetti'	30-40cm
10.	Rosa The Fairy	20-30cm
11.	Hebe Marjorie	30-40cm
12.	Spiraea Japonica 'Little Princess'	20-30cm
13.	Euonymus Fortunei 'Silver Queen'	40-60cm
14.	Spiraea Japonica 'Candle Light'	30-40cm
15.	Hypericum Locke	30-40cm
16.	Rosa Dublin Bay	30-40cm
17.	Rosa Golden Shower	20-30cm 4 Per SQM
18.	Hebe 'Blue Clouds'	40-60cm
19.	Lavendula 'Hidcote'	60-80cm
20.	Choisya 'Gold Fingers'	20-30cm
21.	Ceanothus 'Gloire de Versailles'	60-80cm
22.	Caryopteris 'Kew Blue'	80-100cm
23.	Hydrangea Petiolaris	60-80cm
24.	Choisya Ternata	80-100cm
25.	Contract / Planting (Seasonal)	60-80cm
26.	Pyracantha Soleil d'Or	60-80cm
27.	Skimmia Japonica	60-80cm
28.	Hypericum 'Hidcote'	20-30cm 4 Per SQM
29.	Lavendula 'Hidcote' Pink	

ALL TREES AND PLANTS SUPPLIED BY NCS NURSERY SCHEME
STOCK TO CONFORM TO BS 5936
PLANTING TO BS 4428. SEASONAL TIES APPLY WHERE NECESSARY.
PLANTING TO TAKE PLACE AFTER BUILDING COMPLETION

	Retained trees.
	Proposed New Trees.
	Compact Bredden Gravel Pathway and Terrace
	Portland Stone used for Patios
	Gravel Drive



Rev	Date	Amendment
A	03.05.16	REVISED/ALTERED LANDSCAPING AND BUILDING FOOTPRINT

PAUL WIGGINS ARCHITECTS
26 Richmond Park Road, East Shorn, London SW14 6JF
Tel: 020 8816 4800
E: info@paulwigginsarchitects.com

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- Any discrepancies shall be immediately reported to the architect. All work shall be carried out in accordance with the latest edition of Building Regulations / British Standards / Codes of Practice.
- All electrical and gas works shall be carried out by qualified persons and in accordance with IEE, GasSafe and Part P Regulations as necessary.
- All roof timbers to be pressure treated with preservative and any cut ends liberally sealed in preservative prior to fitting.
- ALWAYS CONSULT STRUCTURAL ENGINEERS DRAWINGS FOR CONFIRMATION OF TIMBER, STEEL, CONCRETE AND ALL STRUCTURAL ELEMENTS.

Project
PROPOSED DEVELOPMENT AT
WINDSCOME NURSING HOME,
FURZE HILL, KINGSWOOD,
SURREY, KT20 6EP

Drawing Title
Proposed Landscape and Planting

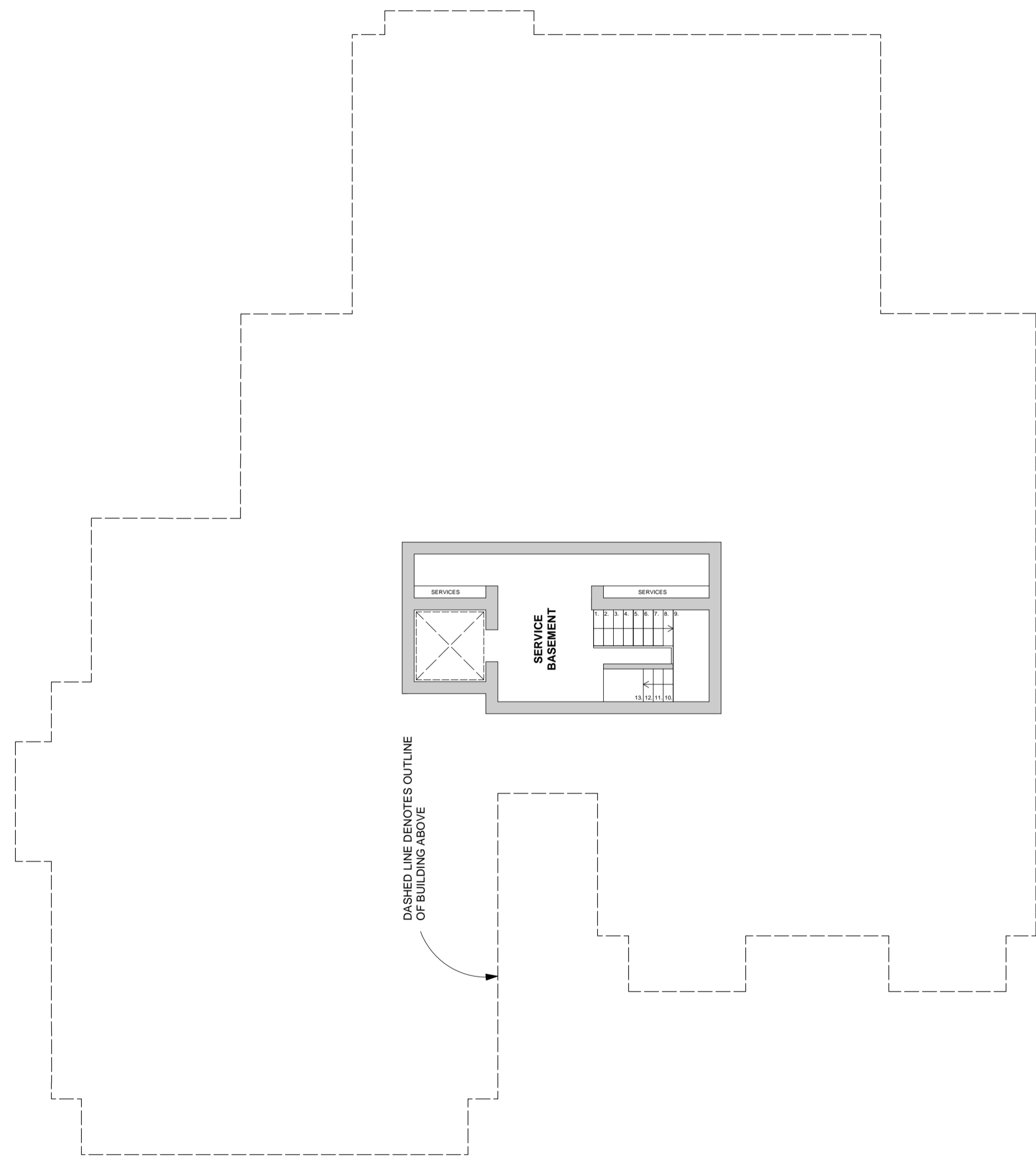
Date	Scale	Dwg No.	Rev.
11.12.17	1:200 @A1	15-03(PR)10	C



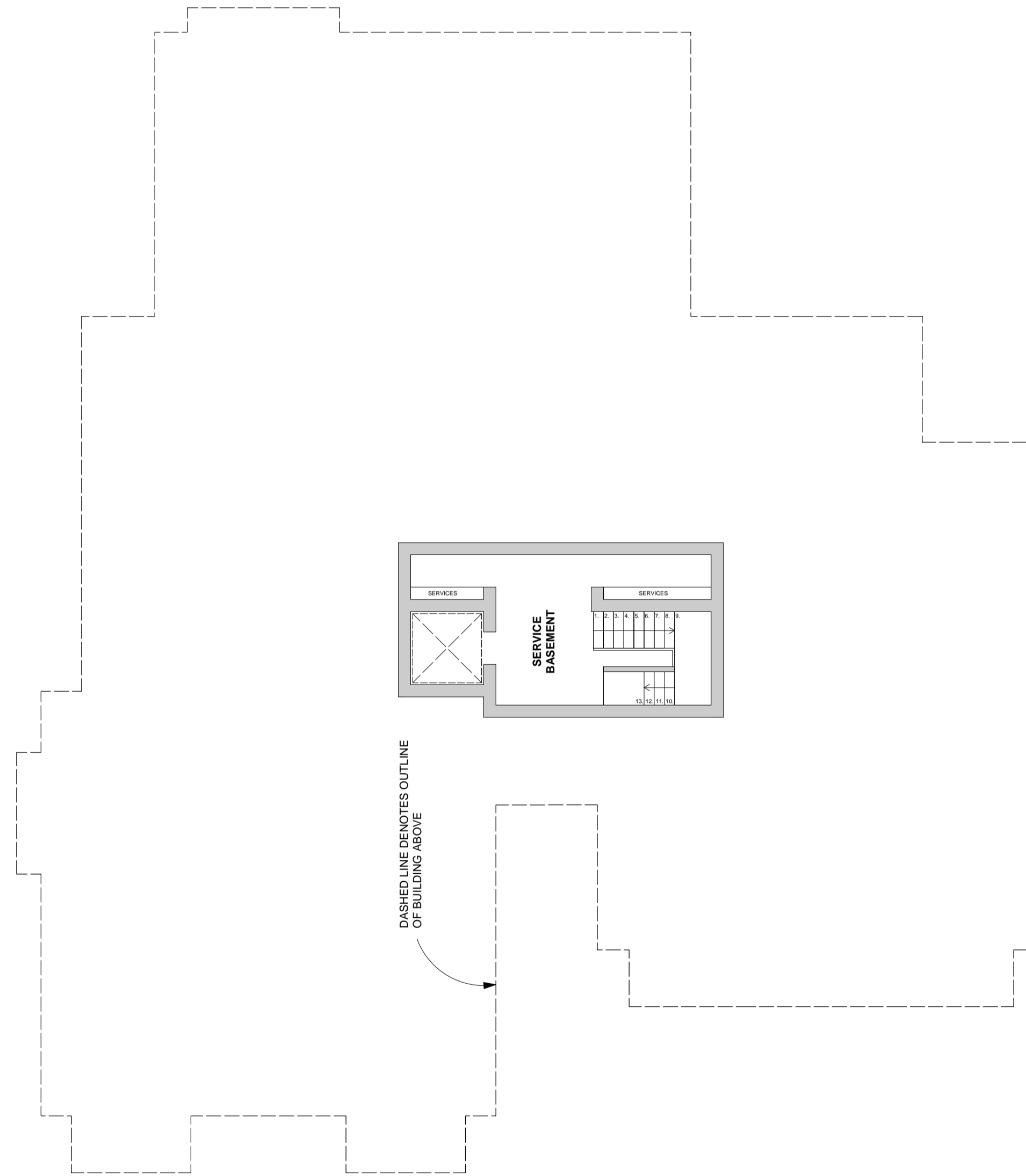
RED LINE DENOTES OUTLINE OF EXISTING BUILDING & GARAGE

BLUE LINE DENOTES OUTLINE OF BUILDING ONE IN THE APPEAL APPLICATION

Rev	Date	Amendment	
B	03.05.16	REVISED/ALTERED LANDSCAPING REVISED/ALTERED BUILDING FOOTPRINT	
PAUL WIGGINS ARCHITECTS <small>26 Richmond Park Road, East Shorn, London SW14 8JF Tel: 020 8878 8800 E: info@paulwigginsarchitects.com</small>			
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<p>Project PROPOSED DEVELOPMENT AT WINGSOME NURSING HOME, FURZE HILL, KINGSWOOD, SURREY, KT20 6EP</p>			
<p>Drawing Title Proposed Site Plan</p>			
Date	Scale	Dwg No.	Rev.
30.11.17	1:200 @A1	15-03(PR)01	F



PROPOSED BASEMENT FLOOR PLAN (BUILDING ONE), SCALE 1:100

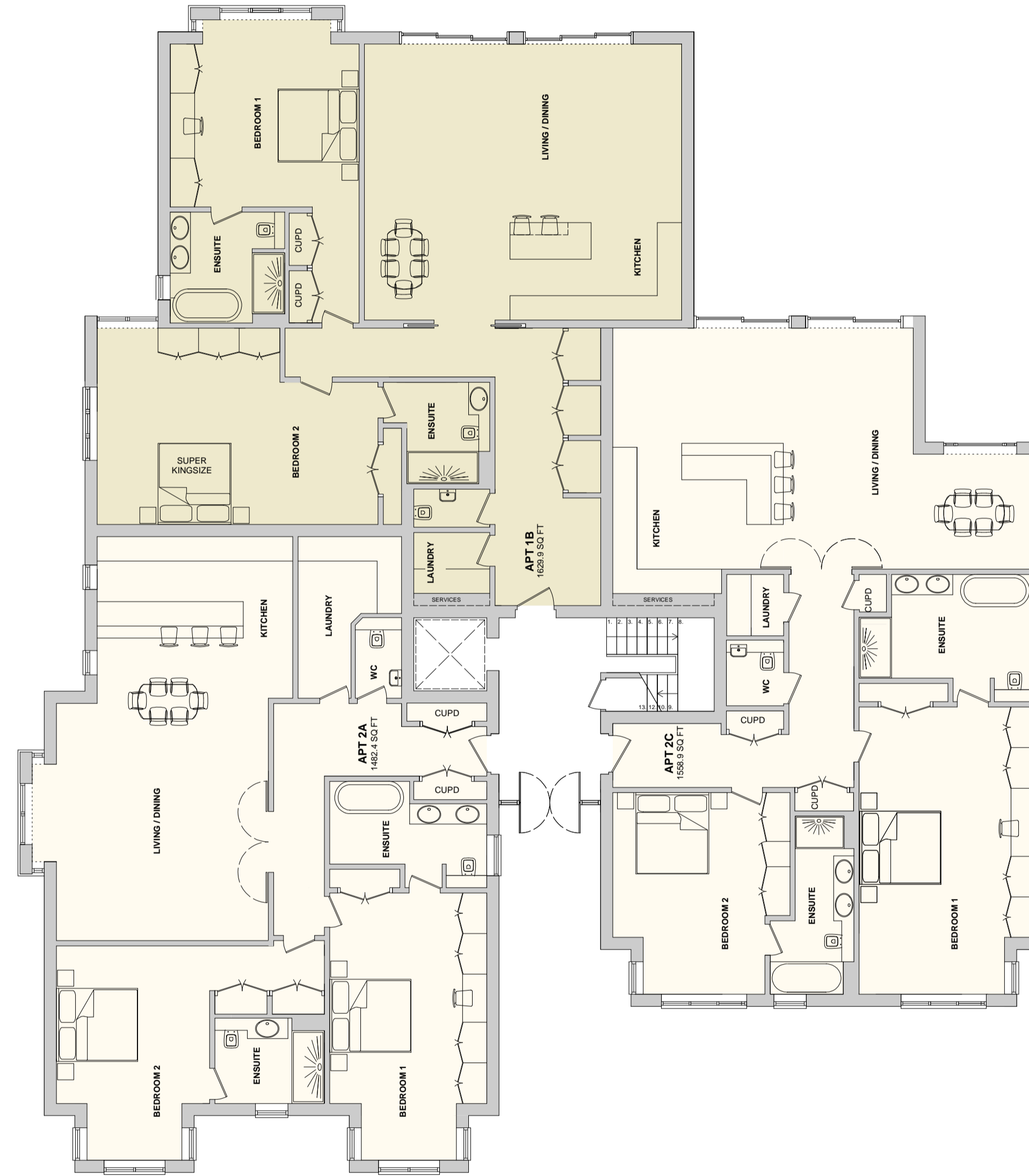


PROPOSED BASEMENT FLOOR PLAN (BUILDING TWO), SCALE 1:100

A	03.05.16	REVISED/ALTERED BUILDING FOOTPRINT	
Rev	Date	Amendment	
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Project PROPOSED DEVELOPMENT AT WISCOMBE NURSING HOME, FURZE HILL, KINGSWOOD, SURREY, KT20 8EP			
Drawing Title Proposed Basement Floor Plans			
Date	Scale	Dwg No.	Rev.
21.11.17	1:100 @A1	15-03(PR)02	D



PROPOSED GROUND FLOOR PLAN (BUILDING ONE), SCALE 1:100



PROPOSED GROUND FLOOR PLAN (BUILDING TWO), SCALE 1:100

Rev	Date	Amendment
A	03.05.16	REVISED/ALTERED FLOOR PLAN
PAUL WIGGINS ARCHITECTS <small>26 Richmond Park Road, East Saxon, London, SW14 6JF Tel: 020 8876 8800 E: info@paulwigginsarchitects.com</small>		
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<small>Project PROPOSED DEVELOPMENT AT WISCOMBE NURSING HOME, FURZE HILL, KINGSWOOD, SURREY, KT20 8EP</small>		
<small>Drawing Title Proposed Ground Floor Plans</small>		
Date	Scale	Dwg No.
11.12.17	1:100 @A1	15-03(PR)03
Rev.	J	

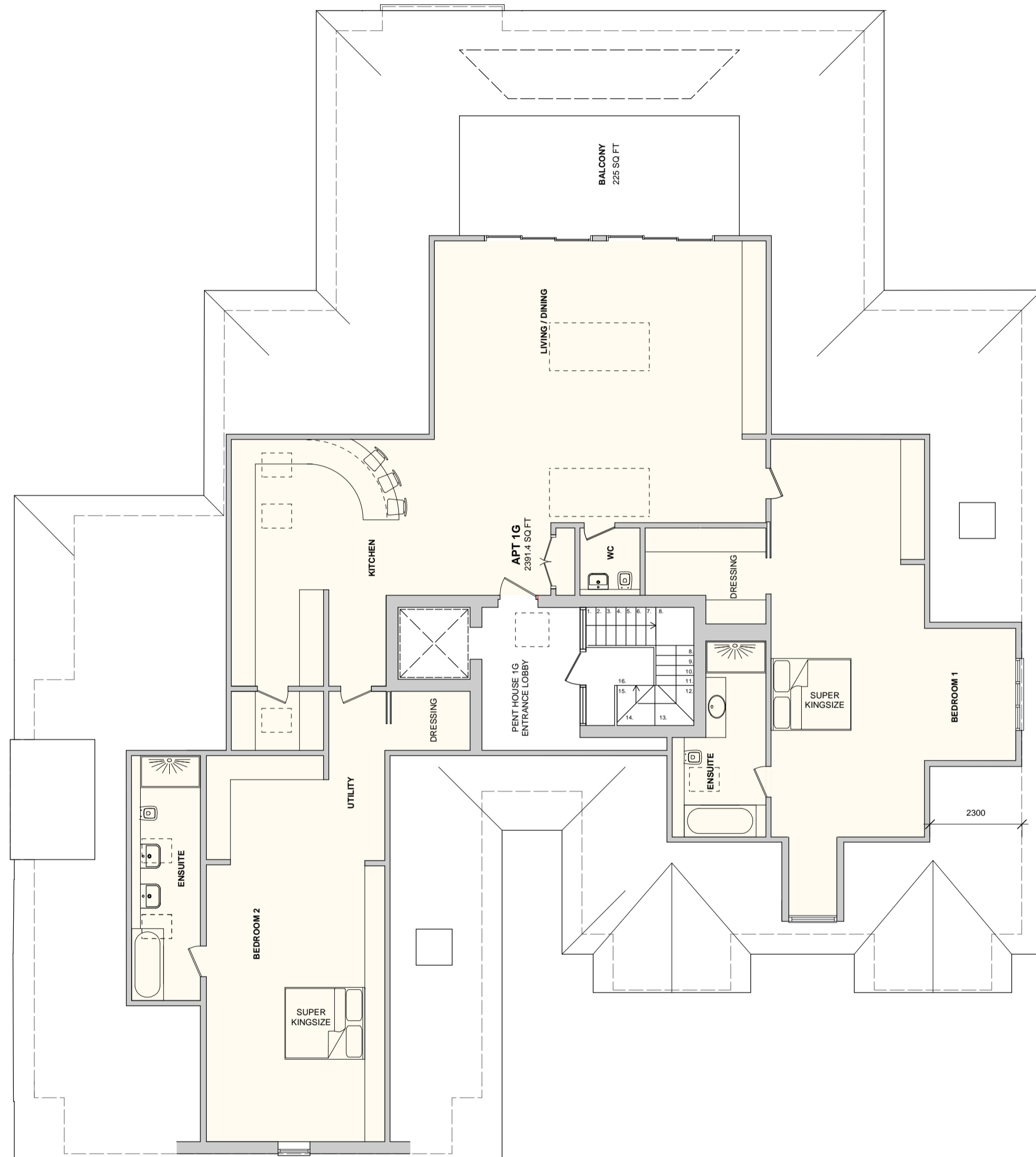


PROPOSED FIRST FLOOR PLAN (BUILDING ONE), SCALE 1:100

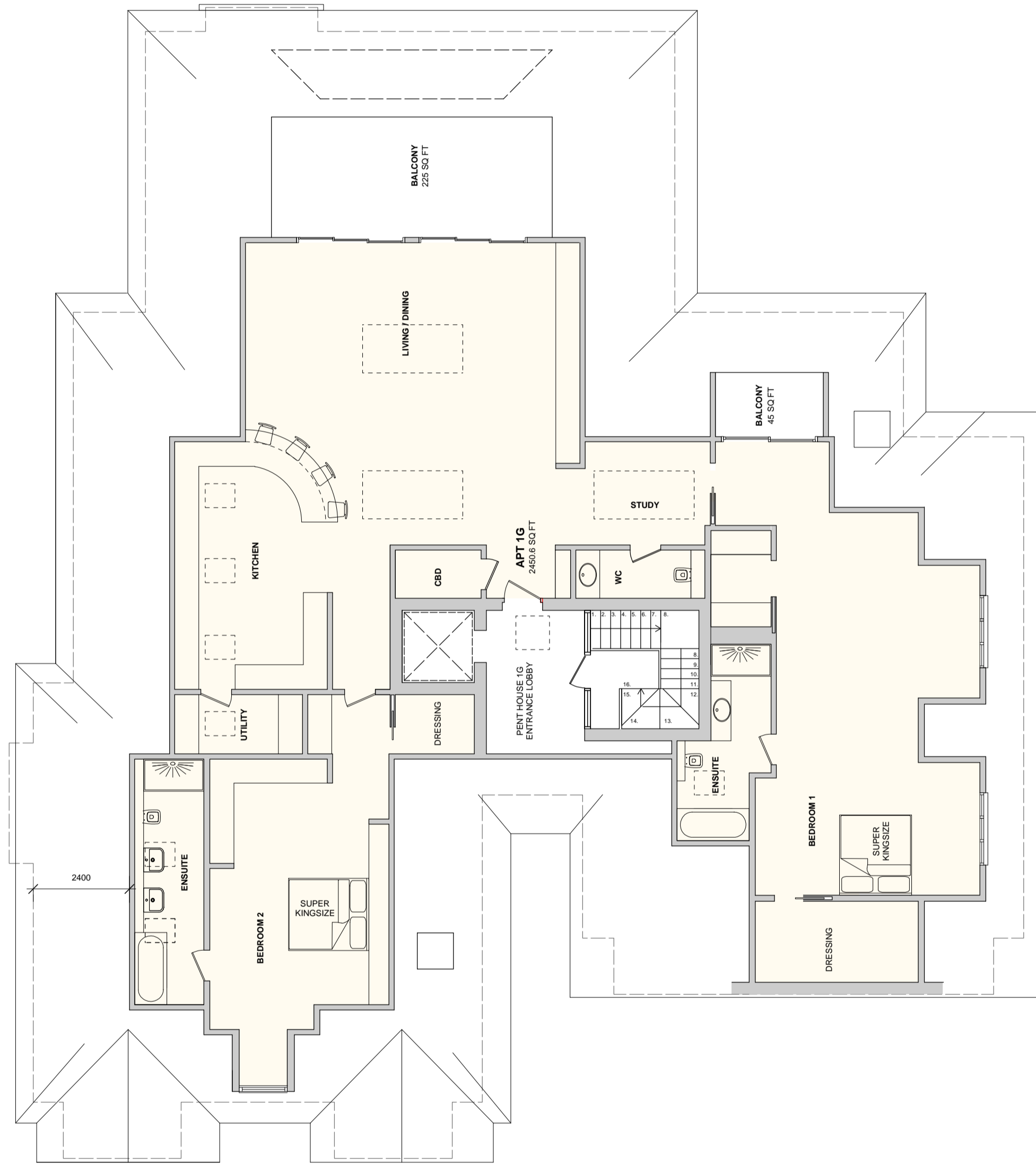


PROPOSED FIRST FLOOR PLAN (BUILDING TWO), SCALE 1:100

Rev	Date	Amendment	
A	03.05.16	REVISED/ALTERED FLOOR PLAN	
<p>PAUL WIGGINS ARCHITECTS</p> <p>26 Richmond Park Road, East Street, London SW14 8JF Tel: 020 8878 8800 E: info@paulwigginsarchitects.com</p>			
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<p>Project PROPOSED DEVELOPMENT AT WISCOMBE NURSING HOME, FURZE HILL, KINGSWOOD, SURREY, KT20 8EP</p>			
<p>Drawing Title Proposed First Floor Plans</p>			
Date	Scale	Dwg No.	Rev.
11.12.17	1:100 @A1	15-03(PR)04	J

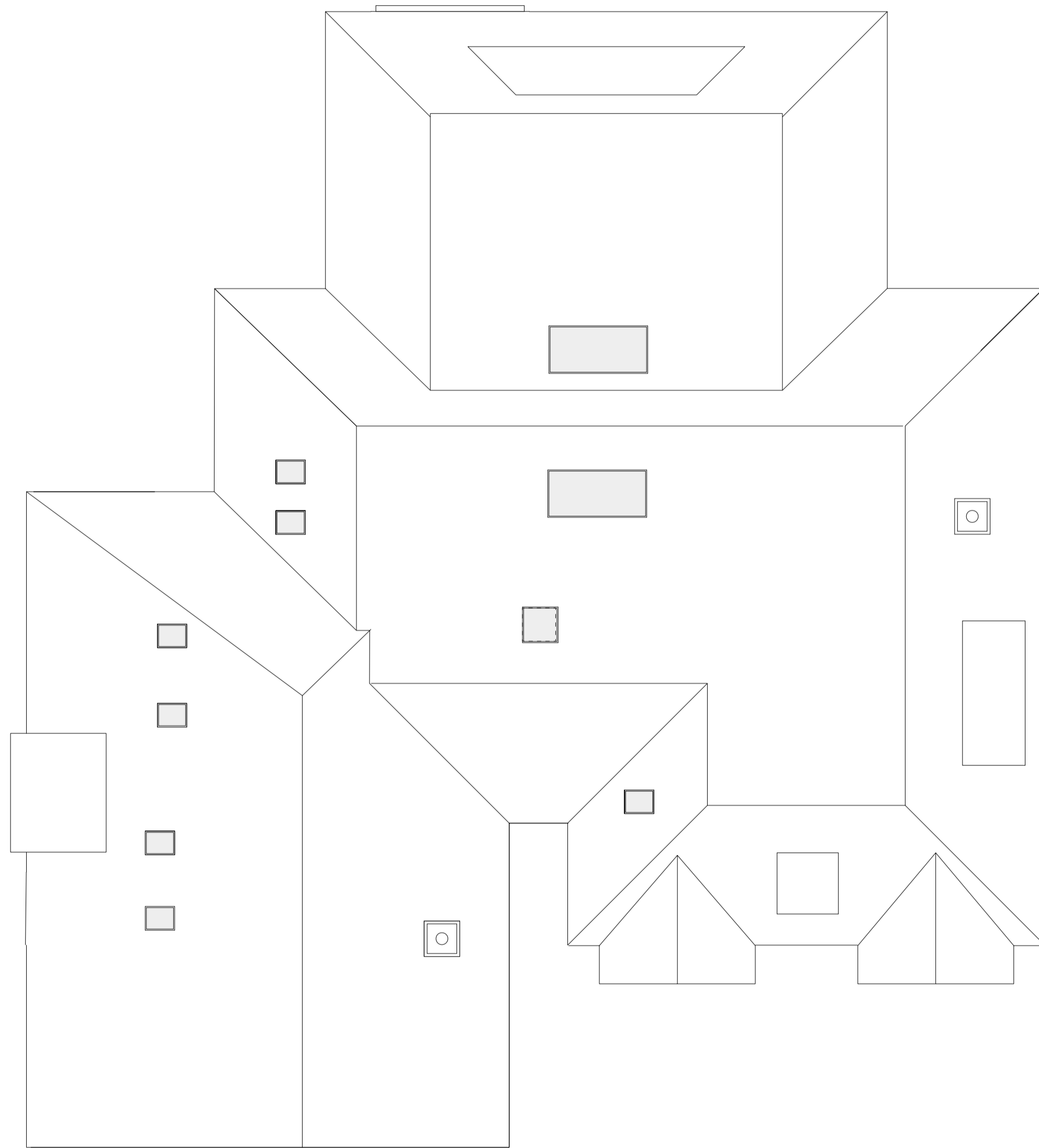


PROPOSED SECOND FLOOR PLAN (BUILDING ONE), SCALE 1:100

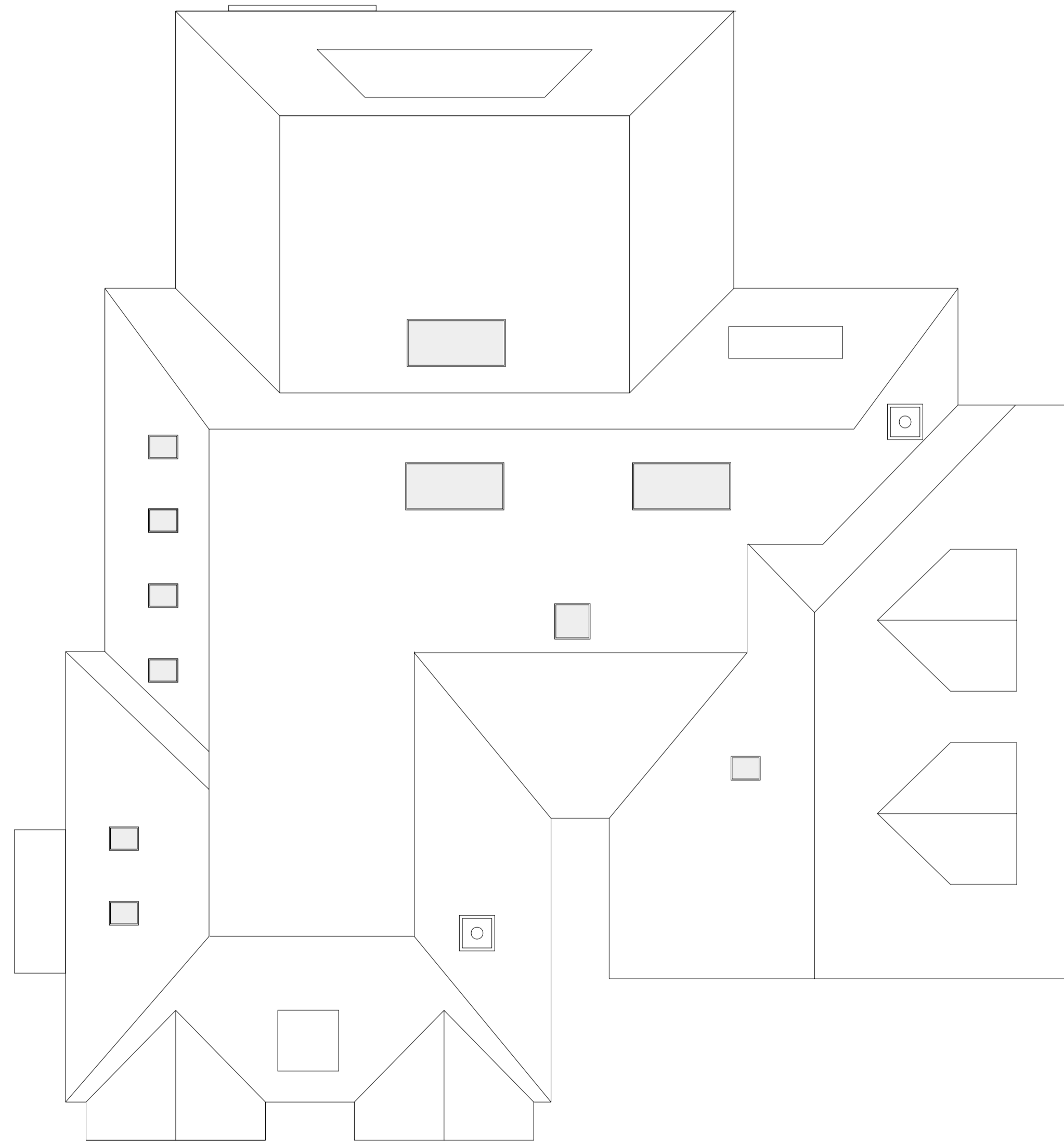


PROPOSED SECOND FLOOR PLAN (BUILDING TWO), SCALE 1:100

Rev	Date	Amendment
A	03.05.16	REVISED/ALTERED FLOOR PLAN
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<p>Project PROPOSED DEVELOPMENT AT WISCOMBE NURSING HOME, FURZE HILL, KINGSWOOD, SURREY, KT20 8EP</p>		
<p>Drawing Title Proposed Second Floor Plans</p>		
Date	Scale	Dwg No.
21.11.17	1:100 @A1	15-03(PR)05
Rev.	G	

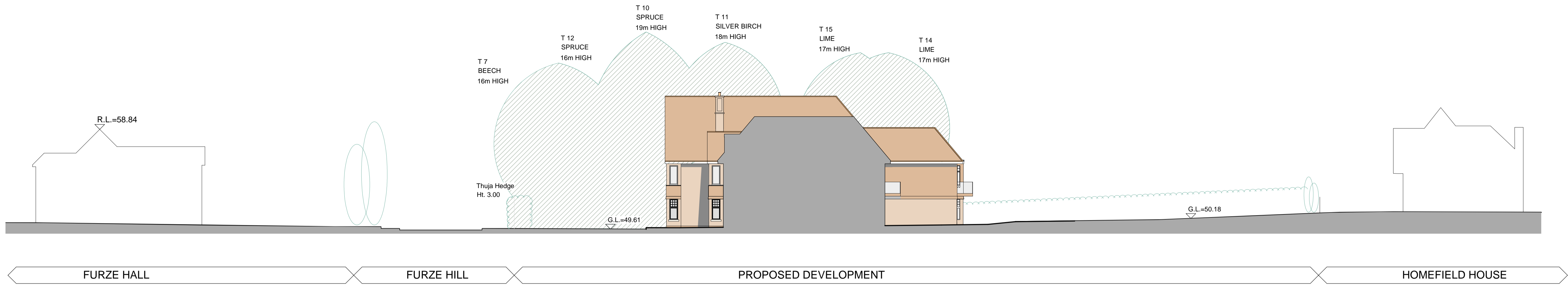


PROPOSED ROOF PLAN (BUILDING ONE), SCALE 1:100



PROPOSED ROOF PLAN (BUILDING TWO), SCALE 1:100

A	03.05.16	REVISED/ALTERED ROOF PLAN
Rev	Date	Amendment
PAUL WIGGINS ARCHITECTS		
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<p>Project PROPOSED DEVELOPMENT AT WINSOME NURSING HOME, FURZE HILL, KINGSWOOD, SURREY, KT20 6EP</p>		
<p>Drawing Title Proposed Roof Plans</p>		
Date	Scale	Dwg No.
11.12.17	1:100 @A1	15-03(PR)06
Rev.	F	



SITE SECTION, SCALE 1:200



STREET SCENE FRONT ELEVATION, SCALE 1:200



STREET SCENE REAR ELEVATION, SCALE 1:200

Rev	Date	Amendment
A	03.05.16	REVISED/ALTERED ELEVATIONS
PAUL WIGGINS ARCHITECTS <small>28 Richmond Park Road, East Street, London SW14 6BT Tel: 020 8818 8800 E: info@paulwigginsarchitects.com</small>		
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<small>Project PROPOSED DEVELOPMENT AT WINDSCOME NURSING HOME, FURZE HILL, KINGSWOOD, SURREY, KT20 6EP</small>		
<small>Drawing Title Proposed Site Section & Street Scene Elevations</small>		
Date	Scale	Dwg No.
11.12.17	1:200 @A1	15-03(PR)07
Rev.	E	



PROPOSED FRONT ELEVATION, SCALE 1:100

BUILDING 1



BUILDING 2



PROPOSED REAR ELEVATION, SCALE 1:100

BUILDING 2



BUILDING 1



PROPOSED SIDE ELEVATION, SCALE 1:100

BUILDING 1

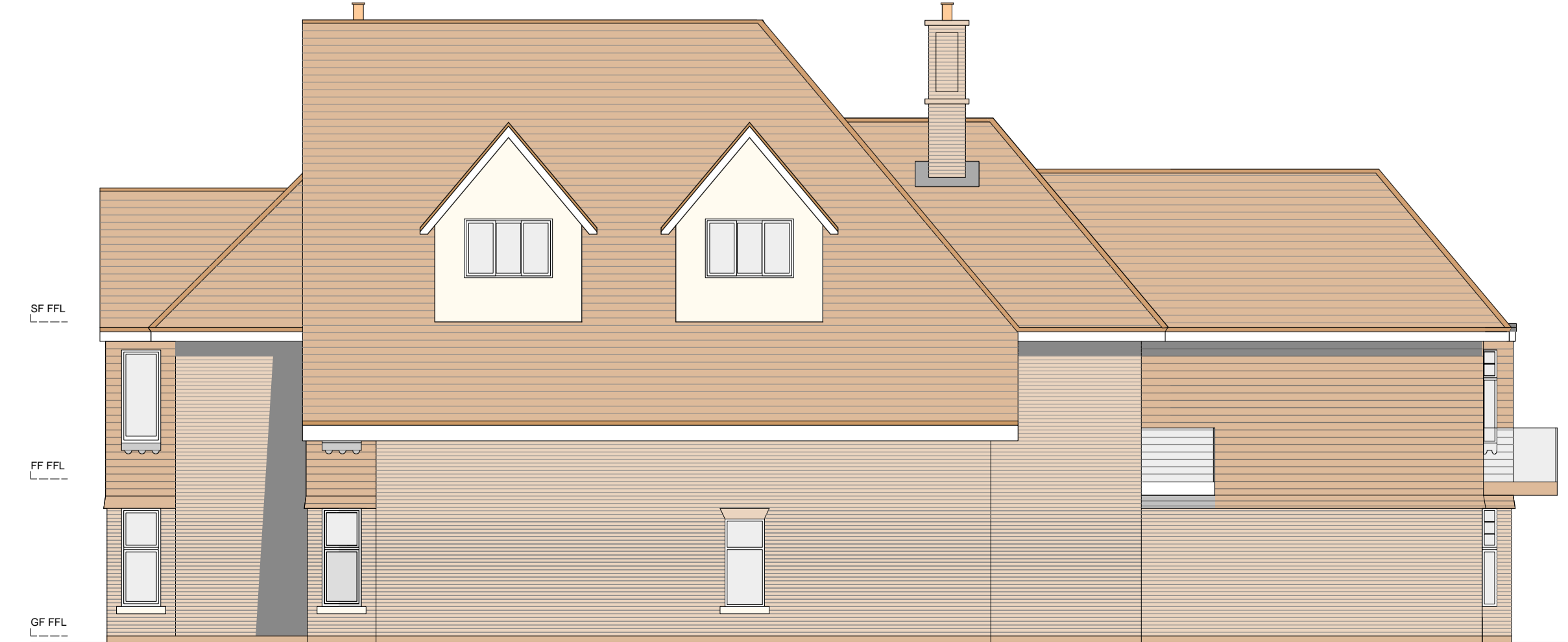


BUILDING 2



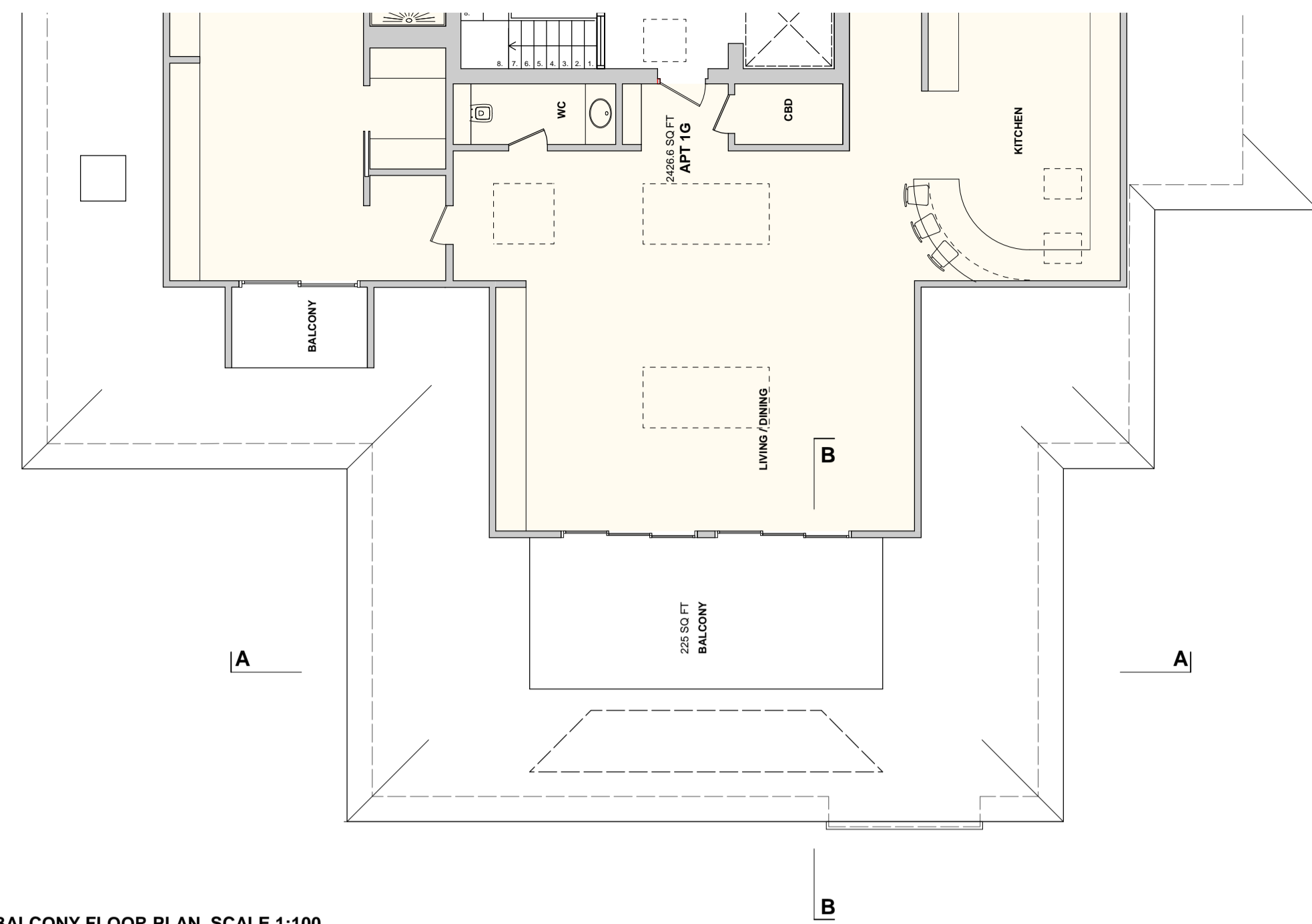
PROPOSED SIDE ELEVATION, SCALE 1:100

BUILDING 1

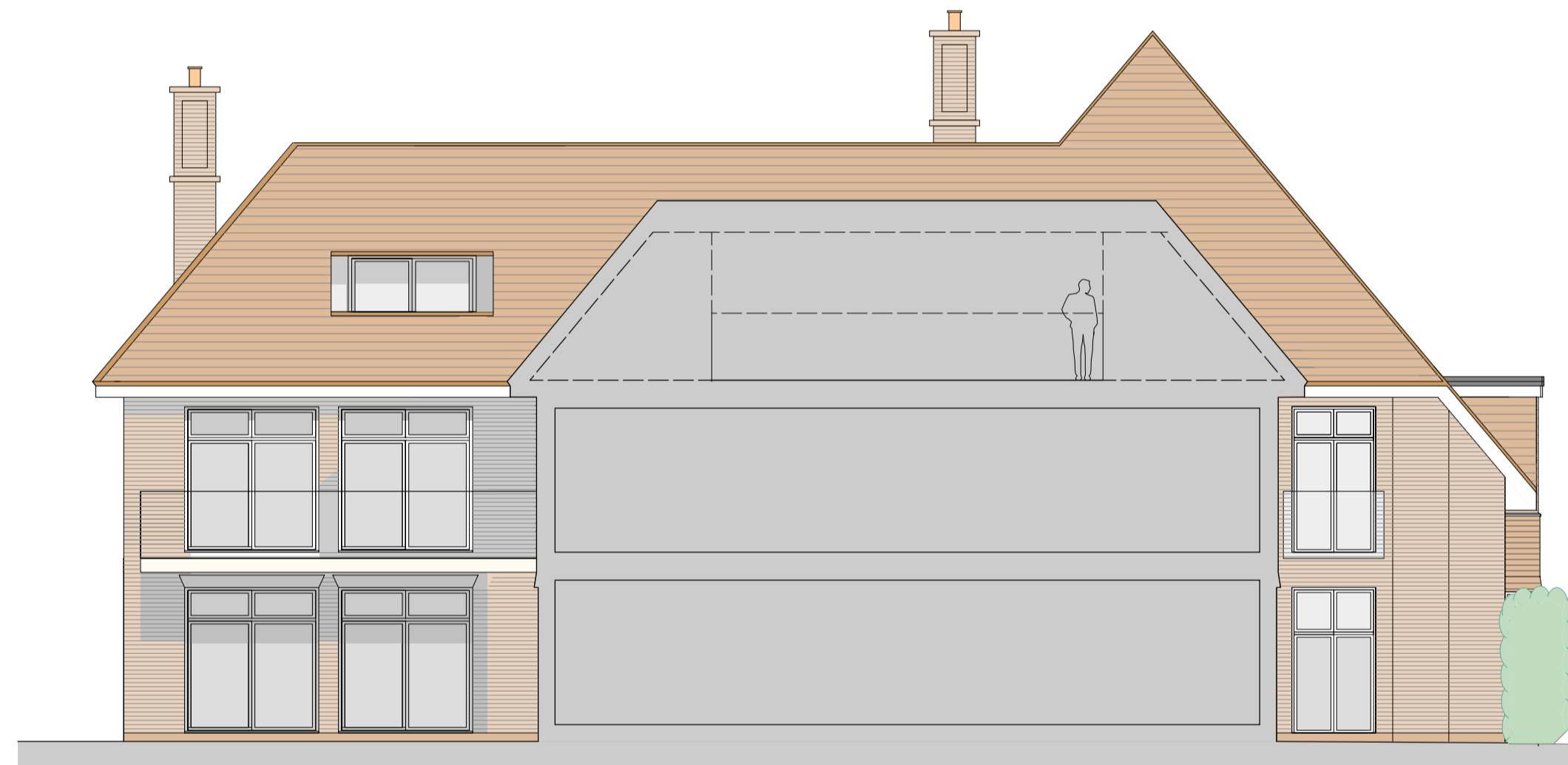


BUILDING 2

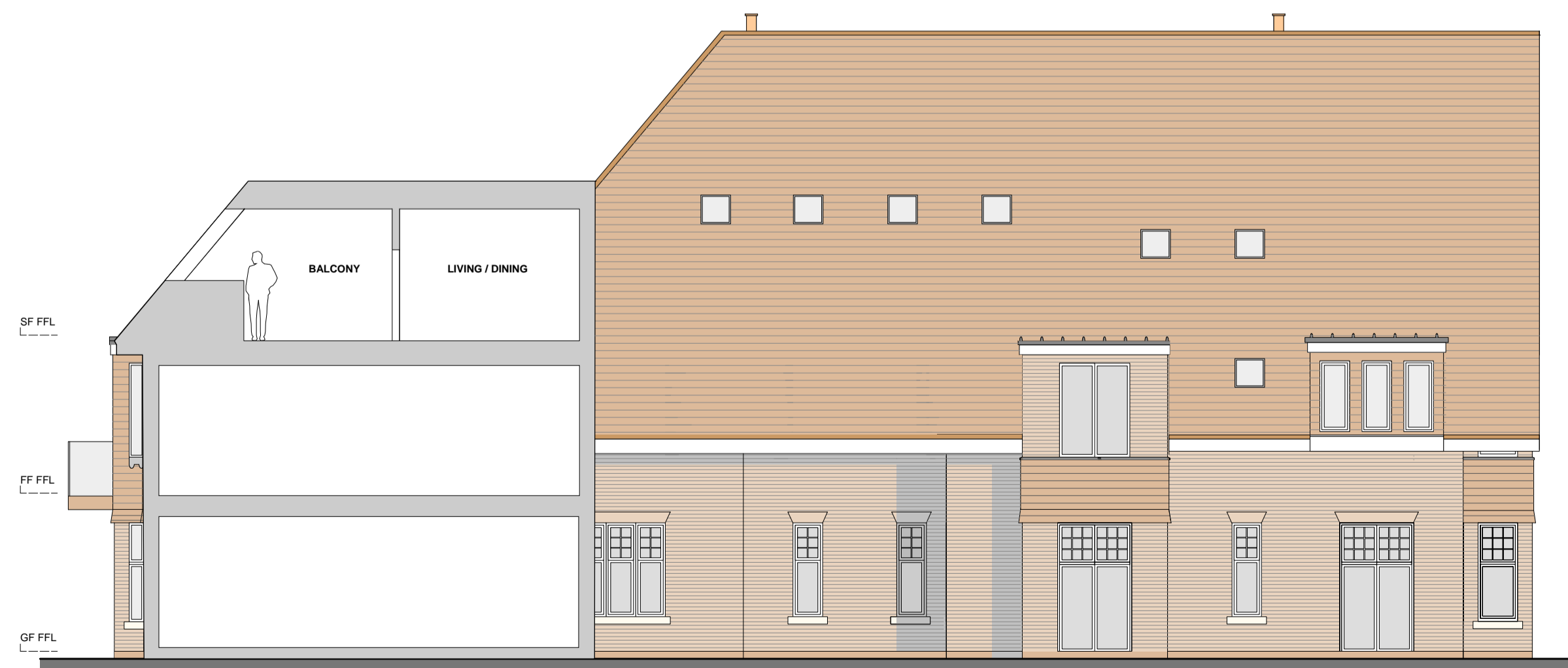
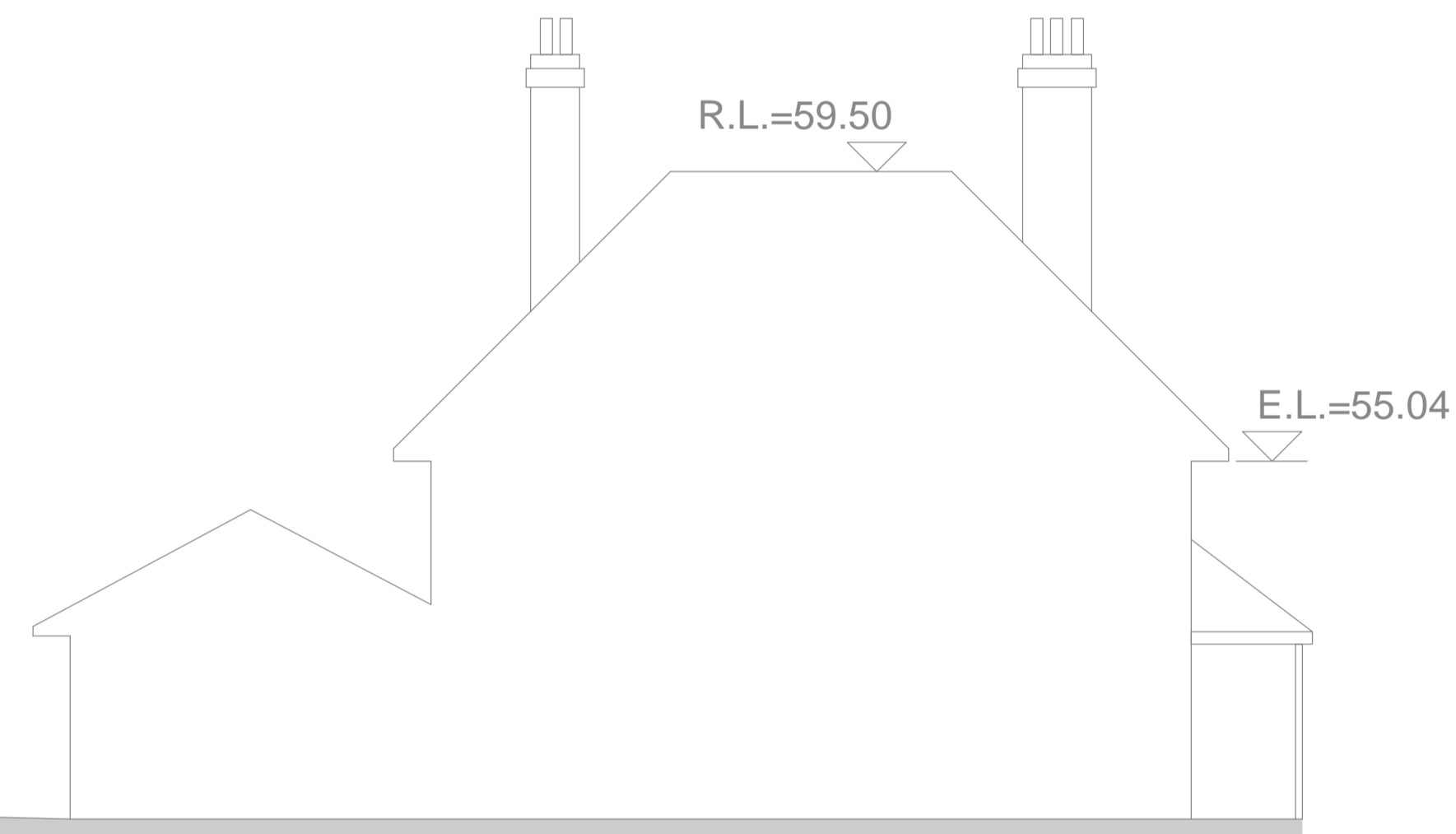
0	03.05.16	REVISED/ALTERED ELEVATIONS
Rev	Date	Amendment
PAUL WIGGINS ARCHITECTS		
<small>28 Richmond Park Road, East Shorn, London SW14 6BT Tel: 020 8818 4800 E: info@paulwigginsarchitects.com</small>		
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Project PROPOSED DEVELOPMENT AT WINDSOME NURSING HOME, FURZE HILL, KINGSWOOD, SURREY, KT20 6EP		
Drawing Title Proposed Elevations		
Date	Scale	Dwg No.
11.12.17	1:100 @A1	15-03(PR)08
Rev.	I	



PROPOSED APARTMENT 1G BALCONY FLOOR PLAN, SCALE 1:100



PROPOSED APARTMENT 1G BALCONY SECTION A-A, SCALE 1:100



PROPOSED APARTMENT 1G BALCONY SECTION B-B, SCALE 1:100

Rev	Date	Amendment
A	03.05.16	REVISED/ALTERED LANDSCAPING AND BUILDING FOOTPRINT
PAUL WIGGINS ARCHITECTS <small>26 Richmond Park Road, East Shorn, London SW14 6JF Tel: 020 8816 4800 E: info@paulwigginsarchitects.com</small>		
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<small>Project PROPOSED DEVELOPMENT AT WINDSCOME NURSING HOME, FURZE HILL, KINGSWOOD, SURREY, KT20 6EP</small>		
<small>Drawing Title Proposed Apartment 1G Balcony Sections</small>		
Date	Scale	Dwg No.
09.08.17	1:100 @A1	15-03(PR)12
Rev.		
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