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Grosvenor Court

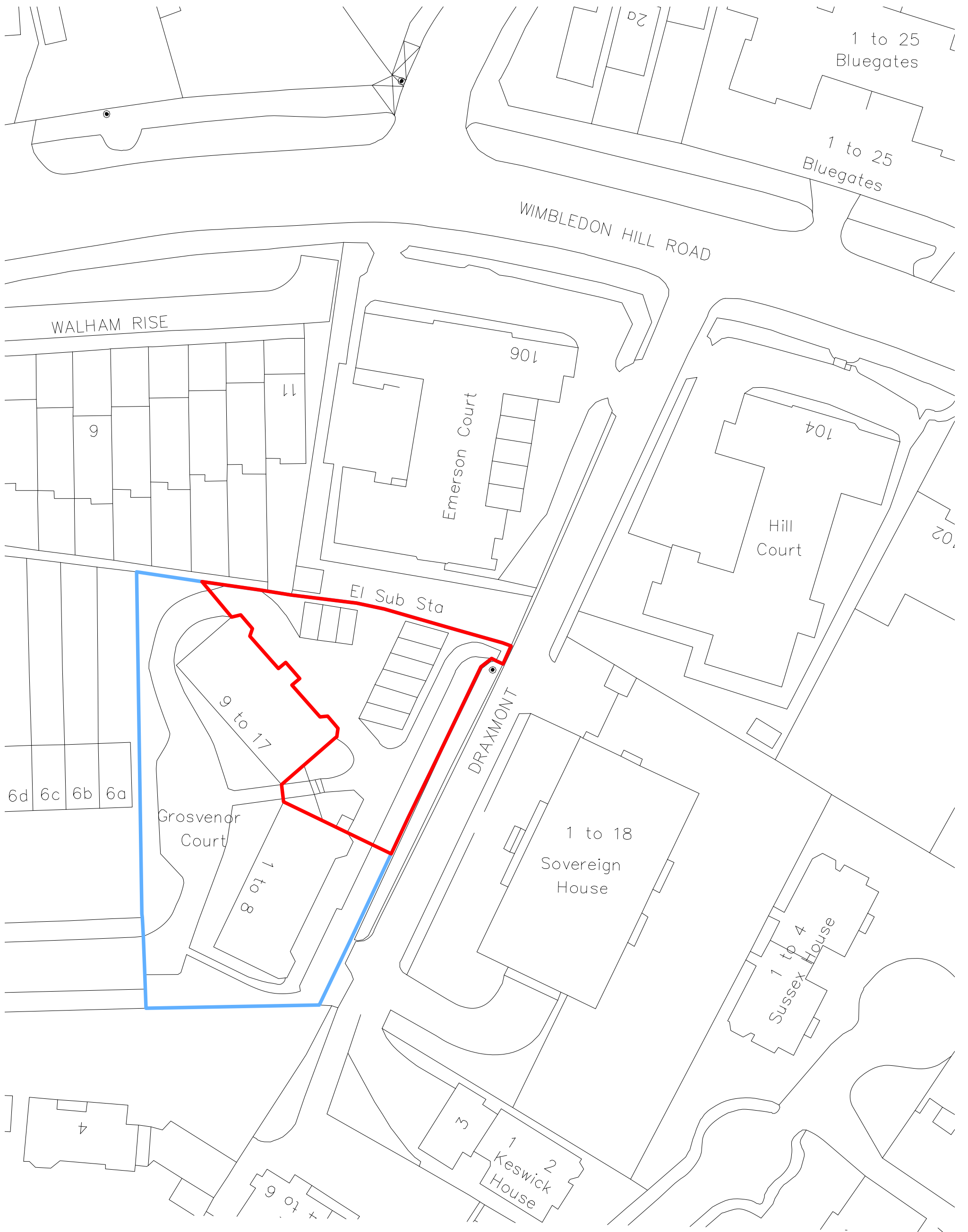
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Date 5/1/2016

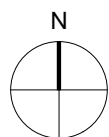
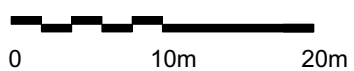
London Borough of Merton
 100 London Road
 Morden
 Surrey
 SM4 5DX

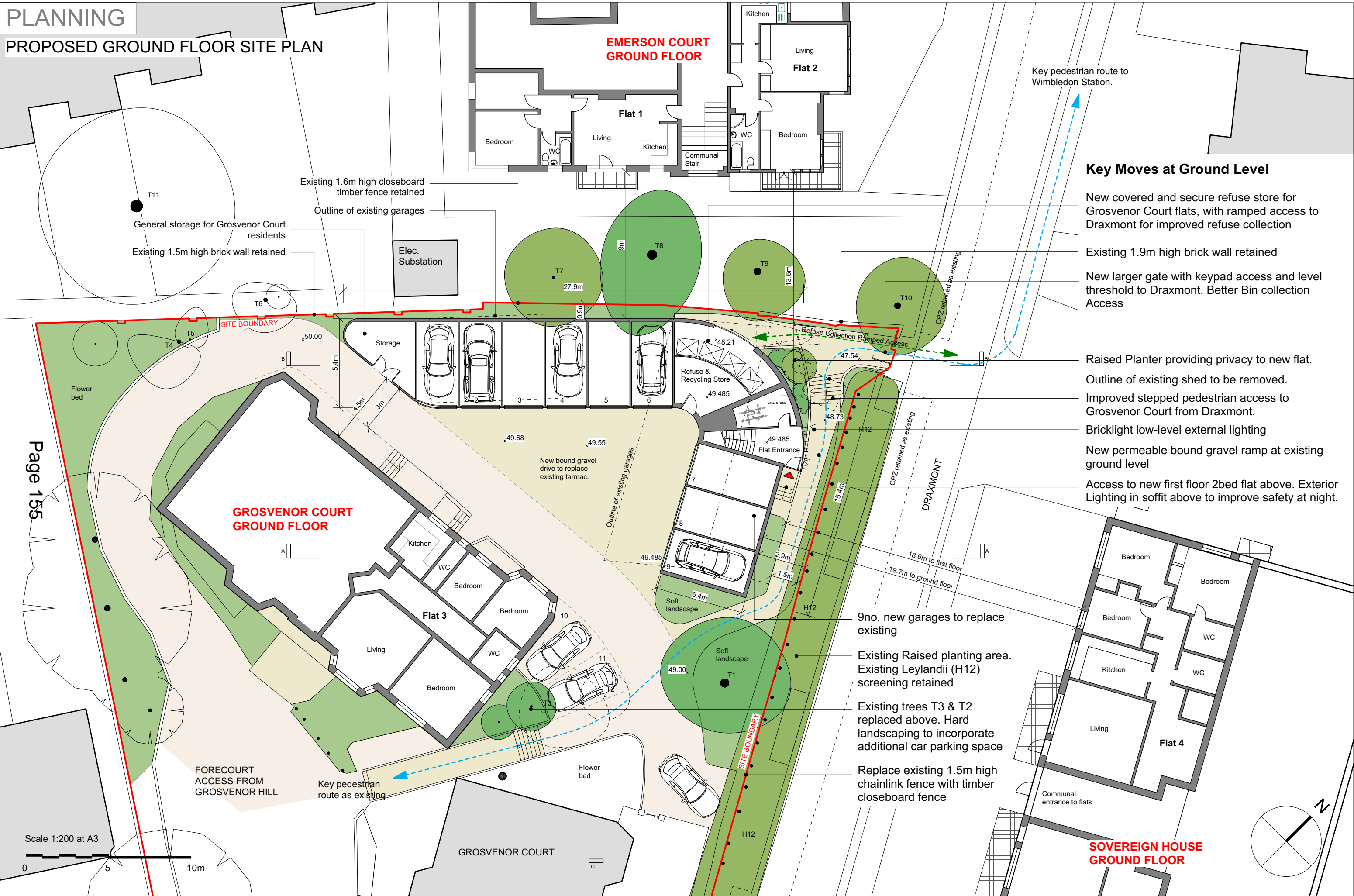


DEVELOPMENT CONTROL



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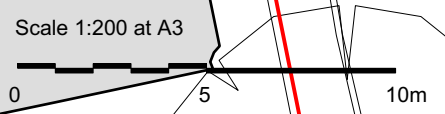




Key Moves at Ground Level

- New covered and secure refuse store for Grosvenor Court flats, with ramped access to Draxmont for improved refuse collection
- Existing 1.9m high brick wall retained
- New larger gate with keypad access and level threshold to Draxmont. Better Bin collection Access
- Raised Planter providing privacy to new flat.
- Outline of existing shed to be removed.
- Improved stepped pedestrian access to Grosvenor Court from Draxmont.
- Bricklight low-level external lighting
- New permeable bound gravel ramp at existing ground level
- Access to new first floor 2bed flat above. Exterior Lighting in soffit above to improve safety at night.

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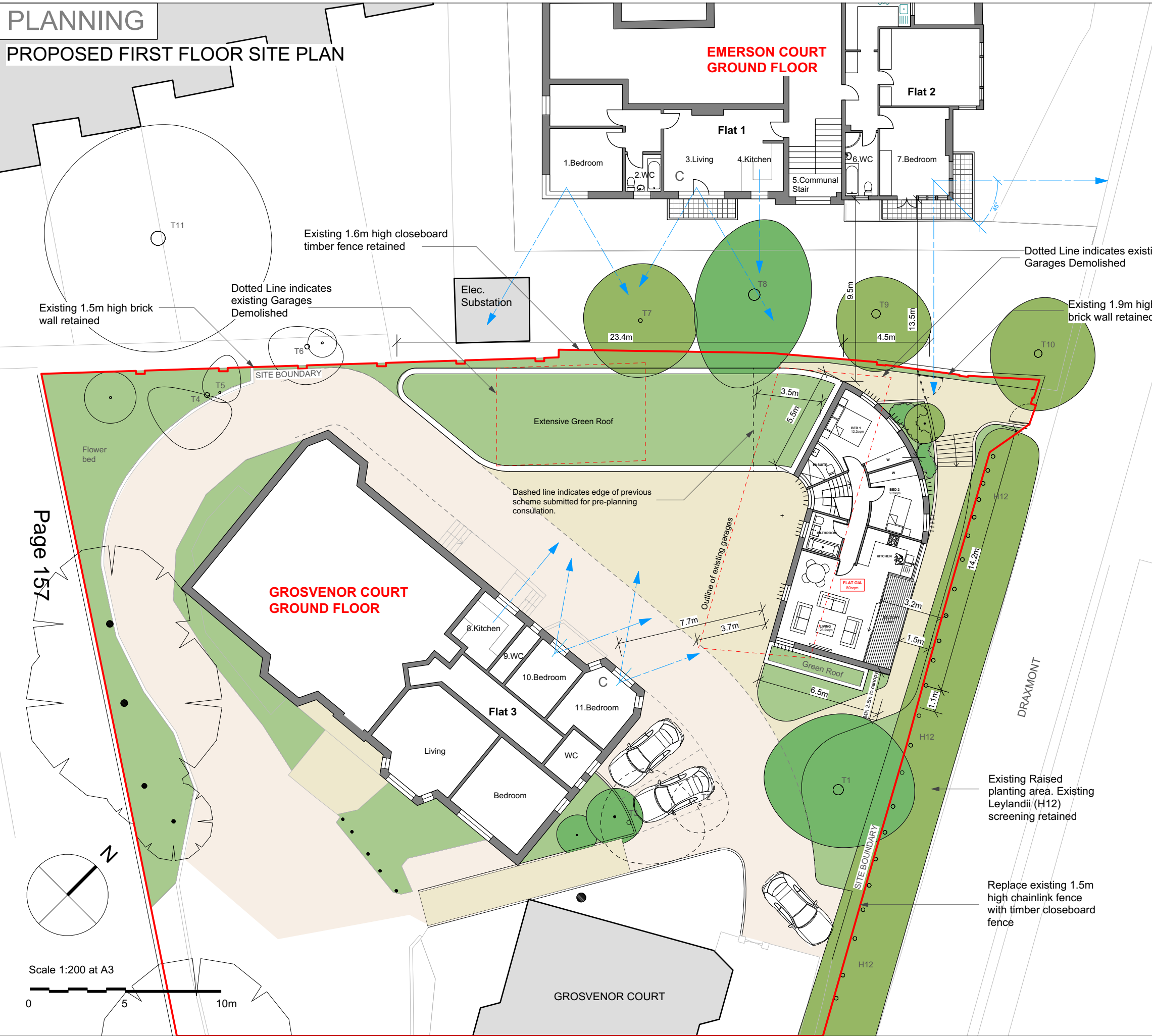
PLANNING

PROPOSED GROUND FLOOR PLAN



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Scale 1:100 at A3
 0 5m



Visual Amenity Impact Assessment: - Outlook From Existing Adjacent Habitable Rooms At Upper Ground Floor Level
See also Design & Access Statement

GENERAL NOTES
 Both Grosvenor Court and Emmerson Court have Raised Ground Floor Levels approximately 1/2 level above Ground floor level of proposal.

Parapets of existing Garages are up to 350mm above proposed single Storey Garages. So in most cases aspect is improved.

Proposed garages have Green Roofs. Currently No Green space to Car Parking Area.

Boundary to Emmerson Court and Draxmont are well obscured with mature Trees. Cedar Timber Walls and Green Roof are more sensitive to outlook from adjacent flats than existing garages.

EMMERSON COURT

- Flat 1**
- 1. Bedroom - Proposed single storey garages lower than existing garages. Better Aspect to Green roof.
 - 2. WC. Obscured Glass. No Aspect.
 - 3. Living - Proposed single storey garages lower than existing garages. Better Aspect to Green roof.
 - 4. Kitchen - Proposed single storey garages lower than existing garages. Better Aspect to Green roof. Oblique view to 1st floor of Proposed Flat. Scheme cut back further away to improve aspect. (Note - further away than existing gareges).

Communal

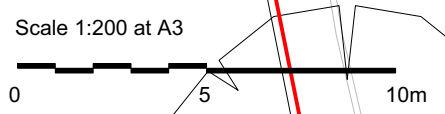
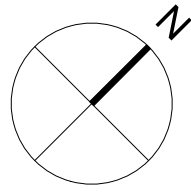
- 5. Communal Stair. Non-Habitable Space.

- Flat 2**
- 6. WC. Obscured Glass. No Aspect.
 - 7. Bedroom. Corner window with Oblique view to 1st floor of Proposed Flat. Principal view to Draxmont.

GROSVENOR COURT
Note Grosvenor Court 1.5m above Finished Ground Level. ie raised above proposal.

- Flat 3**
- 8. Kitchen - Proposed single storey garages lower than existing garages. Better Aspect over Green roof.
 - 9. WC. Obscured Glass. No Aspect.
 - 10. Bedroom - Proposed single storey garages lower than existing garages. Better Aspect to Green roof.
 - 11. Bedroom - Proposed single storey garages lower than existing garages. Better Aspect to Green roof. Oblique view to 1st floor of Proposed Flat. Scheme cut back further away to improve aspect. (Note - further away than existing gareges).

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PLANNING

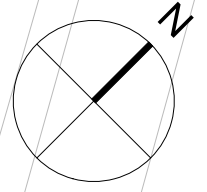
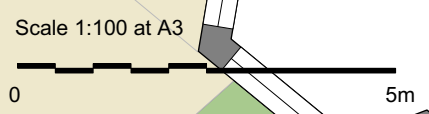
PROPOSED FIRST FLOOR PLAN



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GROSVENOR COURT

DRAXMONT



ELEC. SUBSTATION



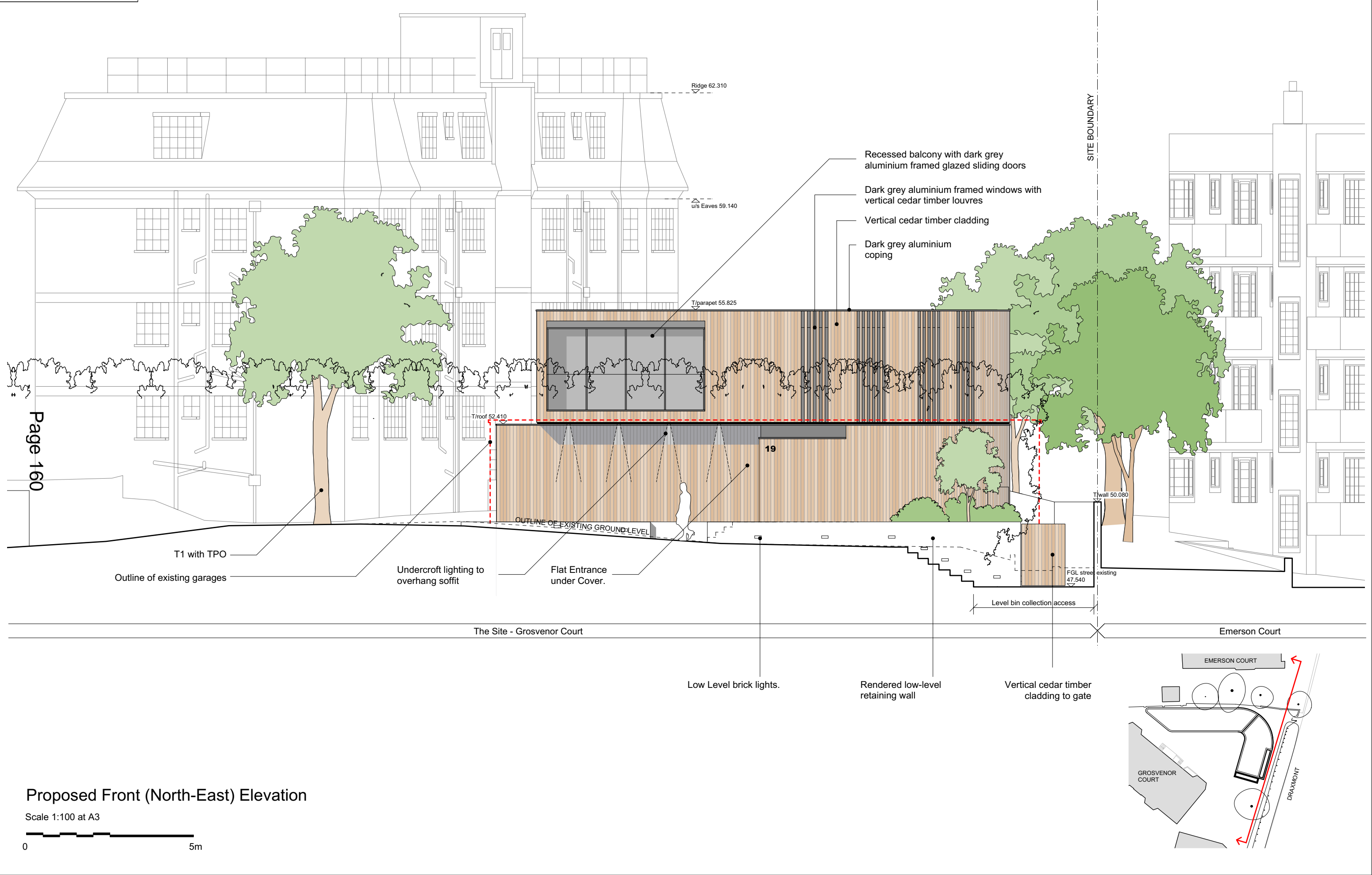
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GROSVENOR COURT

DRAXMONT

Scale 1:100 at A3

0 5m



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Proposed Front (North-East) Elevation

Scale 1:100 at A3

