

Agenda Item 7

PLANNING APPLICATIONS COMMITTEE 16th January 2014

Item No:

UPRN

APPLICATION NO.

DATE VALID

13/P1038

02/04/2013

Address/Site:

7 – 9 Darlaston Road, West Wimbledon, SW19 4LF

(Ward)

Hillside

Proposal:

Demolition of Existing Building and Erection of a New Four-Storey (Maximum) Building Comprising 19 x 2-bed and 1 x 1-bed Age Restricted (Over 55s) Flats with Communal Garden and Basement Parking.

Drawing Nos:

APL001, APL002, APL008(C), APL009, APL010(G),
APL011(H), APL012(J), APL013(P), APL014(K),
APL015(B), APL016, APL017(B), APL018(B),
APL019(A), APL020(A), APL021(A), APL022 &
CBA10125.01.

Contact Officer:

David Gardener (0208 545 3115)

RECOMMENDATION

Grant Planning Permission subject to conditions and the completion of a Section 106 Obligation.

CHECKLIST INFORMATION

- Heads of agreement: Affordable Housing, Permit Free
- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Impact Assessment been submitted: No
- Press notice: No
- Site notice: Yes
- Design Review Panel consulted: No
- Number of neighbours consulted: 260
- External consultations: None
- Number of jobs created: N/A

1. INTRODUCTION

1.1 The application has been brought before the Planning Applications

Committee due to the number of objections received and the requirement for a Section 106 agreement with regards to the above heads of terms.

2. SITE AND SURROUNDINGS

- 2.1 The application site comprises a detached building, which is located on the southwest side of Darlaston Road, close to the junction with Worple Road. Darlaston Road is located on a hill, which means the site slopes downwards from north to south.
- 2.2 The surrounding area is predominantly residential in character, comprising a mixture of detached houses, with some having been converted into flats, as well as blocks of purpose built flats.
- 2.3 The existing building was erected in the late 1960s/early 1970s and is a maximum of four storeys in height. The building was extended at the rear in the early 1990s, with a part single/part-two storey extension. The building contains 38 single occupancy bedsits for the elderly, which are now fully vacated.
- 2.4 The site itself is not located within a Conservation Area, but does adjoin the Merton (Wimbledon West) Conservation Area, which is located to the north and west of the site.
- 2.5 The site has a PTAL rating of 2 and is located in Controlled Parking Zone.

3. CURRENT PROPOSAL

- 3.1 The application as originally submitted proposed the demolition of the existing building, with the erection of a new detached building comprising 21 x 2 bedroom flats. The plans have since been amended with the third and fourth floors reconfigured with one flat removed and another flat reduced to one bedroom. The proposed building will now comprise 19 x 2-bed and 1 x 1-bed self-contained flats, which will be marketed to the over 55s. It is proposed that five (25%) of the flats will be affordable in the form of Equity Sale.
- 3.2 The building will comprise residential accommodation arranged over a maximum of four floors above ground level. The building would step down from the front to between one and two storeys at the rear. A basement level with access ramp will provide 21 off-street car parking spaces. In total 11 Sheffield Stands will provide a minimum of one bicycle space per flat.
- 3.3 The building will have a contemporary appearance, with the front part of the building, featuring a double gabled roof, which addresses the street, whilst the rear element features 'green' flat roofs, with Solar PV panels. Splayed windows will feature on its side elevations. With regards to facing materials the bulk of the building will feature Wrekin Berkshire Red Brick, with the section of the front elevation between the two forward projecting gables, and sections featuring the splayed windows featuring Rheinzink Clad walls. The proposed roof will comprise slate tile, and the windows will be grey powder coated aluminium.

- 3.4 Private amenity space will be provided for the 19 flats in the form of balconies, terraces or patios. A communal garden would be located at the rear. Other communal elements including a foyer lounge and garden lounge will be provided at ground floor level.
- 3.5 A full landscaping plan has been submitted with new trees planted along the front, rear and side boundaries. Two trees (2 x Class C1 Common Lime), which are located close to the side boundary with No.11, and two trees (1 x Class C1 Pear & 1 x Class U Purple Leaved Plum) located close to the rear boundary will be removed.

4. PLANNING HISTORY

The following planning history is relevant:

- 4.1 MER557/69(D) – Detailed plans for old peoples home. Granted, 19/02/1970.
- 4.2 MER186/79 - Conversion of offices into 6 bed sit flats for the elderly. Granted, 27/09/1979.
- 4.3 MER580/84 – Single storey extension at the rear. Granted, 07/08/1984.
- 4.4 MER857/86 - Single storey rear extension. Granted, 06/10/1986.
- 4.5 MER434/86 - Erection of single storey side extension to form a laundry room together with a store room. Granted, 17/06/1986.
- 4.6 86/P0857 - Alterations to and erection of a single storey conservatory/lounge extension at rear of elderly persons home. Granted, 06/10/1986.
- 4.7 92/P0316 - Erection of a part single part two storey extension at rear of property used as sheltered bedsitter accommodation to provide a health exercise therapy and lounge area at ground level with staff flat on first floor involving demolition of existing staff flat at rear and two outbuildings to southeast of existing building. Granted, 23/07/1992.
- 4.8 In November 2012 a pre-application meeting (LBM Ref: 12/P2881/NEW) was held between the applicant and Council officers.

5. POLICY CONTEXT

The relevant policies in the Adopted Unitary Development Plan (October 2003) are:

- 5.1 BE.15 (New Buildings and Extensions; Daylight, Sunlight, Privacy, Visual Intrusion and Noise), BE.22 (Design of New Development), BE.23 (Alterations and New Extensions), F.2 (Planning Obligations), HS.1 (Housing Layout and Amenity), RN3 (Vehicular Access)
- 5.2 The relevant policies in the Adopted Core Strategy (July 2011) are:

CS.8 (Housing Choice), CS.9 (Housing Provision) CS.14 (Design), CS.15 (Climate Change), CS.20 (Parking, Servicing and Delivery)

- 5.3 The relevant policies in the London Plan (July 2011) are:
3.3 (Increasing Housing Supply), 3.5 (Quality and Design of Housing Developments), 3.8 (Housing Choice), 5.3 (Sustainable Design and Construction).
- 5.4 The following Merton Supplementary Planning Guidance (SPG) is also relevant:
New Residential Development (September 1999)

6. CONSULTATION

- 6.1 The application has been publicised by means of a site notice and letters to neighbouring occupiers. In response, six letters of objection (including one letter of objection from the Wimbledon Society) have been received on the following grounds:

- Overdevelopment of site
- Larger than existing building and out of scale with other buildings in surrounding area
- Poor precedent given its excessive depth
- Loss of sunlight/daylight
- Loss of privacy
- Out of character/not in keeping with surrounding area and adjacent Conservation Area
- Loss of outlook and overbearing impact
- No arboricultural assessment and loss of trees
- Insufficient parking and impact on traffic
- Nothing to prevent flats been used in future for general rental

6.2 Wimbledon Society

Have raised a number of concerns with regards to the number of single aspect flats proposed and the large size of the rear element of the building and its proximity to the boundary with No.5. Concerns have also been raised regarding the front building line being too far forward, and the building not being Code Level 5.

6.3 Transport Planning – No objections

- 6.4 Housing Needs – Support the scheme as it meets a strategic need for providing support and care services to promote early interventions. This would help delay or prevent the need for higher level support.

7. PLANNING CONSIDERATIONS

The main issues to be considered are the design of the proposed building, standard of accommodation to be provided, and its impact on residential amenity, traffic and parking, and trees.

7.1 Visual Amenity

7.11 Policy BE.22 of the UDP requires proposals for new development to achieve the following:

- (i) Respect for the siting, rhythm, scale, density, proportions, height, materials and massing of surrounding buildings, and
- (ii) High standard of design that will complement the character and local distinctiveness of the adjoining townscape and/or landscape, or a high standard of design that will enhance the character of the area, where local distinctiveness or attractiveness is lacking.

In addition, Policy CS.14 of the Core Planning Strategy requires development that improves Merton's overall design standard, whilst Policy BE.3 requires development that is located adjacent to a Conservation Area to preserve or enhance its setting and not detract from views into or out of the area.

7.12 The existing building, which was erected in the late 1960s/early 1970s, is considered to be of little architectural merit and rather ugly, particularly given its built form and poor quality materials, which are badly weathered. Given its unsatisfactory appearance it is considered that the existing building has a detrimental impact on the Darlaston Road street scene, the wider setting and the adjacent Merton (Wimbledon West) conservation area, which is located immediately to the northwest and southwest of the application site.

7.13 There is an eclectic mix of building styles along this part of Darlaston Road, with modern purpose built flats located closest to the junction with Worple Road, whilst traditional Victorian buildings are generally located further along the road into the Conservation Area. Other than the existing building the only modern building on the same side of the road as the application site is Brunswick Court, which is located at the junction with Worple Road. Although Brunswick Court is a modern purpose built block of flats it has been designed in a traditional manner so that it integrates sympathetically with the Victorian buildings along this part of the road, with for example the roof designed with three gables addressing Darlaston Road, which are of the same proportions as the gabled roof of No.5.

7.14 The proposed building, which will offer a contemporary take on a traditional Victorian streetscene, and is considered to be of a high quality design that will complement the character and local distinctiveness of the adjoining townscape. In terms of its appearance, it is considered that the principal elevation will provide significant improvement to the streetscene. This element will have a more traditional form, with contemporary detailing. Similar to Brunswick Court, the front of the building will also feature two gables, which address the street, which will complement the gabled roof forms featured on Victorian buildings further along the road, including those at both adjoining properties Nos. 5 & 11. The rear of the building will be more contemporary in terms of its form, with flat roofs, which step down towards the rear of the site. This part of the building cannot be seen from the public realm or the wider

conservation area and as such there is more scope for this type of approach.

- 7.15 It is considered that the proposed building is acceptable in terms of its height with the ridge and eaves height of the front element lower than No.11 but higher than No.5, reflecting the gradient of the road. The building will have four floors above ground at the front, which will step down to between one and two storeys at the rear. The buildings footprint is only slightly larger than existing, with for example the flank wall of the rear element located closer to the side boundary with No.11. This is considered acceptable and would not result in an overdevelopment of the site, given there would only be a small increase in the overall footprint, and there is more than adequate space leftover for landscaping. It should also be noted that the southeast facing flank wall at ground floor level is located further from the side boundary with No.5 than existing. Concerns were raised by Council Planning Officers regarding the bulk and massing of the building when the application was first submitted. These concerns have however been addressed by reducing the depth of the second and third floors and omitting one of the flats.
- 7.16 Overall, it is considered that the proposal would accord with policies BE.3 and BE.22 of the UDP and CS.14 of the Core Planning Strategy, as it would respect the scale, density, proportions, height and materials of surrounding properties, whilst being of a high standard of design that would complement the character and local distinctiveness of the adjoining townscape and would preserve or enhance the character and appearance of the conservation area.

7.2 Residential Amenity

- 7.21 Policy BE.15 of the UDP requires new buildings to protect amenities from visual intrusion and ensure good levels of privacy for occupiers of adjoining properties. In addition Policy BE.15 requires new buildings to provide for levels of sunlight and daylight to adjoining buildings and land to ensure proper living conditions of all residents and enjoyment of amenity spaces.
- 7.22 It should be noted that the main part of the existing building, which fronts Darlaston Road, is four storeys in height, and then tapers down towards the rear with the bulk of the building located to the front (east) and south part of the site. No.5 Darlaston Road, which is located to the south, has been converted into eight flats, whilst No.11 to the north remains in use as a single house.
- 7.23 No.5 Darlaston Road
Given the gradient of the road, No.5 is located on lower ground than the application site. This property has been converted into eight flats with much of the rear garden used for car parking, with a row of garages sited along part of the side boundary with the application site. It is considered that the proposed building would not be visually intrusive or overbearing when viewed from No.5 as it would be a similar depth to the existing building at ground floor level with its first floor stepped in from the ground floor flank wall. The first floor would also be stepped in further towards the rear of the building. The second floor would only project slightly further back than the second floor of the existing

building and the third floor is stepped in further to reduce any visual impact. It is also considered that the proposal would not have a detrimental impact on levels of privacy or on levels of daylight/sunlight received at this property given the habitable room windows would be splayed, no balconies are located on the southeast facing flank elevation, and the building would sit northwest of No.5.

7.24 No.11 Darlaston Road

Given the gradient of the road, No.11 is located on higher ground than the application site. When viewed from this property, the rear element of the proposed building would be a similar depth in depth at ground floor level, but would extend approx. 15.5m further back at first floor level. The rear element would project approx. 7m further back at second floor and 8.5m further back at third floor level in comparison to existing. It should also be noted that the flank wall of the rear element of the building would be sited approx. 5.5m closer to the side boundary with No.11.

7.25 It is considered that the proposed building would not be too visually intrusive or overbearing when viewed from No.11. The second and third floors have been amended at the request of Council Officers to address concerns about the visual impact of these floors when viewed from No.11. The second and third floors have now been reduced in depth with the second floor stepped in at the rear. It is considered that although the northwest facing flank wall is located closer to the side boundary with No.11 and the first floor is deeper than existing, the much lower ground level at the application site will reduce its massing when viewed from this property to an acceptable level. It is also considered that the proposal would not have a detrimental impact on privacy levels at No.11 as the proposed balconies will feature 1.8m higher privacy screens and there would not be any windows at second and third floor levels facing the side boundary with No.11. At first floor level a number of windows are splayed with only a small number of windows facing the side boundary. Given the much lower ground level at the application site and the gap between these windows and the side boundary, this is considered to be acceptable in this instance.

7.26 Overall, it is considered that the proposal would not have a detrimental impact on residential amenity and as such accords with policy BE.15 of the UDP.

7.3 Standard of Accommodation

7.31 The London Plan was published in July 2011 and sets out a minimum gross internal area standard for new homes as part of policy 3.5. Previously, details on Merton's space standards for residential development were set out in Merton's New Residential Development SPG 1999. As the London Plan is part of Merton's development plan and is more up to date, the most appropriate minimum space standards for Merton are now found in the London Plan (July 2011), policy 3.5.

7.32 In addition, adopted policy CS.14 of the Core Strategy and HS.1 of the UDP encourages well designed housing in the borough by ensuring that all

residential development complies with the most appropriate minimum space standards and provides functional internal spaces that are fit for purpose. New residential development should safeguard the amenities of occupiers by providing appropriate levels of sunlight & daylight and privacy for occupiers of adjacent properties and for future occupiers of proposed dwellings. The living conditions of existing and future residents should not be diminished by increased noise or disturbance.

- 7.33 The proposed building comprises nineteen two-bedroom and one, one-bedroom self-contained flats arranged over four floors. The London Plan requires one bedroom (2 person) flats are 50sq.m, two-bedroom (3 person) flats are 61sq.m and two-bedroom (4 person) flats are 70sq.m. The flats will range in size from 64.1sq.m to 123.9sq.m and as such meet the minimum size requirements set out in the London Plan. The proposed flats would also have a good stacking arrangement and circulation with the majority double aspect. Although some of the flats are single aspect it should be noted that the applicant has provided a daylight/sunlight analysis, which confirms that all the proposed flats will receive adequate levels of natural daylight and sunlight.
- 7.34 Policy HS.1 of the UDP requires a minimum of 10 square metres of private or communal amenity space is provided, per habitable room. A large communal area for all the flats will be provided at the rear, and all but one of the flats will have access to a private balcony, terrace or patio. Overall, the amount of private and communal space would comfortably exceed the minimum of 10 square metres per habitable room.

7.4 Parking and Traffic Issues

- 7.41 The application site is located in a controlled parking zone (CPZ W6) and has a PTAL rating of 2, which indicates that it has poor access to public transport services. However, it should be noted that the site is located very close to Worple Road, which is a main route located in Wimbledon, which leads to the Beverley Way (A3) and Kingston to the west. Although the site has a poor PTAL rating of 2, there are regular bus services, which run along Worple Road, providing services to Wimbledon Town Centre, Raynes Park etc.
- 7.42 Car parking is currently accommodated outside the front of the existing building. The proposal would provide 21 basement car parking spaces, including four disabled spaces, which would be accessed via a single ramp. This is considered acceptable as it would provide one space per flat and is designed so that car drivers safely able to manoeuvre. The site is within a Controlled Parking Zone and it is recommended that any permission for this site should be 'permit free'.

7.5 Refuse and Cycle Storage

- 7.51 With regards to cycle storage, eleven Sheffield stands are provided at the front of the building, which would provide 22 cycle parking spaces. This is adequate given there are 20 flats proposed, which means there would be one cycle space per flat. This complies with Policy 6.9 of the London Plan, which seeks a minimum of one cycle space per one or two-bedroom unit.

7.52 Adequate provision for refuse storage for each of the flats is provided via an integral bin store, which accessed from the northwest side of the building.

7.6 Trees and Landscaping

7.61 Policy NE.11 of the UDP states that development will not be permitted if it would damage or destroy one or more trees, which are protected by a tree preservation order, is within a conservation area, or have significant amenity value as perceived from the public domain unless: removal of one or more trees is necessary in the interest of good arboricultural practice, or the reason of the development outweighs the amenity of the trees.

7.62 The application site is not within a conservation area, and there are not any trees on site, which are protected by a Tree Preservation Order. It is also considered that none of the trees, given only a few small trees are located at the front of the site have any significant amenity value when viewed from the public domain. However, there are a number of trees located in the rear of the site, particularly those close to the side boundary with No.11, which are considered to have some amenity value to occupiers of surrounding properties.

7.63 The applicant has submitted a tree survey, which shows that there are five Category 'B' trees (moderate quality) located at the rear of the site, with the remainder being Category 'C' (low quality) or lower. The applicant has submitted a landscape plan, which proposes the removal of only three Class 'C' trees (two close to the boundary with No.11 and the other close to the rear boundary) and one Class 'U' tree. This is considered acceptable given the low quality of the trees and the proposal to plant a number of new trees in their place. In addition, it should be noted that the existing front boundary edge is rather poor quality, with little foliage. The applicant proposes to plant new trees along the front boundary edge, which would offer significant amenity value. It is therefore considered that the proposal would accord with policy NE.11 of the UDP.

8. SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS

8.1 The application does not constitute Schedule 1 or Schedule 2 development. Accordingly, there are no requirements in terms of EIA submission.

9. LOCAL FINANCIAL CONSIDERATIONS

9.1 The proposed development would result in a net gain in gross floor space and as such will be liable to pay the Mayoral Community Infrastructure Levy, the funds for which will be applied by the Mayor towards Crossrail.

10. SECTION 106 LEGAL AGREEMENT

10.1 Affordable Housing

10.11 The National Planning Policy Framework (2012) makes a specific comment on the viability and deliverability of sites. Paragraph 173 states:

“Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking....To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.”

10.12 The proposal in its current form would result in a net increase of 20 self-contained residential units. Policy CS.8 of the Core Strategy aims for a borough wide affordable housing target of 40% (60% Social Rented and 40% Intermediate), which is required on-site for developments of 10 or more units, subject to viability. This means the proposal would be expected to provide eight affordable units (5 x Social rented and 3 x Intermediate).

10.13 The applicant has however provided evidence in the form of a viability assessment, which states that the scheme is not able to support eight affordable units (40%) but is able to provide 25% Affordable Housing, in the form of Equity Sale for older people. The proposal for the Equity Sale units is that a 75% tranche is sold and the remainder of the equity is retained in perpetuity.

10.14 The Council has independently assessed the viability appraisal provided by the applicant. The independent assessment confirms that the scheme viability will not support more than five shared equity flats. It should also be noted that the Council’s Housing Needs department support the application as it meets a strategic need for providing support and care services to promote early interventions and as such would help delay or prevent the need for higher level support.

10.2 Permit Free

10.21 The development is to be ‘permit free’ in line with the policies of the UDP and Core Strategy, which seek to reduce reliance on private motor vehicles in locations with good access to public transport facilities.

10.4 Further information in respect of the above, including details of supplementary research carried out in justification of the S106 requirements, can be viewed here:

<http://www.merton.gov.uk/environment/planning/s106-agreements.htm>

11. CONCLUSION

- 11.1 It is considered that the proposed building, which will offer a contemporary take on a traditional Victorian streetscene, would be of a high quality design that will complement the character and local distinctiveness of the adjoining townscape, without being excessive in terms of its size or overdeveloping the site.
- 11.2 It is considered that the proposed building will not be that visually intrusive or overbearing when viewed from Nos.5 and 11 given it steps down from four storeys at the front to between one and two storeys at the rear. It should be noted that No.5 is converted into flats with much of the rear garden used for car parking with garages located on the side boundary, whereas No.11 is a house located on higher ground, which means the visual impact of the building would be reduced. It is also considered that the proposal will not have a detrimental impact on privacy or daylight/sunlight given that the building will feature splayed windows and balconies with privacy screens.
- 11.3 The flats will meet the minimum size requirements set out in the London Plan and have a good stacking arrangement and circulation with the majority being double aspect. The applicant has provided a daylight/sunlight analysis, which confirms that all the proposed flats will receive adequate levels of natural daylight and sunlight. Amenity, which will be provided through a communal garden and private balconies, terraces and patios, is also satisfactory in terms of its size and standard.
- 11.4 The proposed car/bicycle parking is considered acceptable as it will provide one car and bicycle space per flat. The site is within a Controlled Parking Zone and it is recommended that any permission for this site should be 'permit free'. The proposed removal of trees is also considered acceptable given these are of low quality. New trees will be planted at the rear of the property and along the front boundary, which will significantly improve the appearance of the application site when viewed from the street.
- 11.5 Overall, it is considered that the proposal will accord with the relevant policies within the Adopted Unitary Development Plan (2003), Core Planning Strategy (2011) and the London Plan (2011).

RECOMMENDATION

GRANT PLANNING PERMISSION

Subject to the completion of a Section 106 Agreement covering the following heads of terms:

1. That the residential units are 'Permit Free';
2. The developer agreeing to meet the Council's costs of preparing, drafting and monitoring the Section 106 Agreement.

And subject to the following conditions:

1. A.1 (Commencement of development (full application))
2. B.1 (External Materials to be Approved)
3. B.4 (Details of Site/Surface Treatment)
4. B.5 (Details of Walls and Fences)
5. C.2 (No Permitted Development (Windows and Doors))
6. C.7 (Refuse and Recycling (Implementation))
7. C.8 (No Use of Flat Roof)
8. C.9 (Balcony/Terrace (Screening))
9. C.10 (Hours of Construction)
10. F.2 (Landscaping (Implementation))
11. F.4 (Tree Survey Approved)
12. F.5 (Tree Protection)
13. F.8 (Site Supervision)
14. H.7 (Cycle Parking to be Implemented)
15. L.2 (Code for Sustainable Homes (Level 4) – Pre-Commencement (New Build Residential))
16. L.3 (Code for Sustainable Homes (Level 4) – Pre-Occupation (New Build Residential))
17. Prior to the commencement of the development details of the provision to accommodate all site operatives, visitors and construction vehicles and loading / unloading arrangements during the construction process shall be submitted and approved in writing with the Local Planning Authority. The approved details must be implemented and complied with for the duration of the construction process.

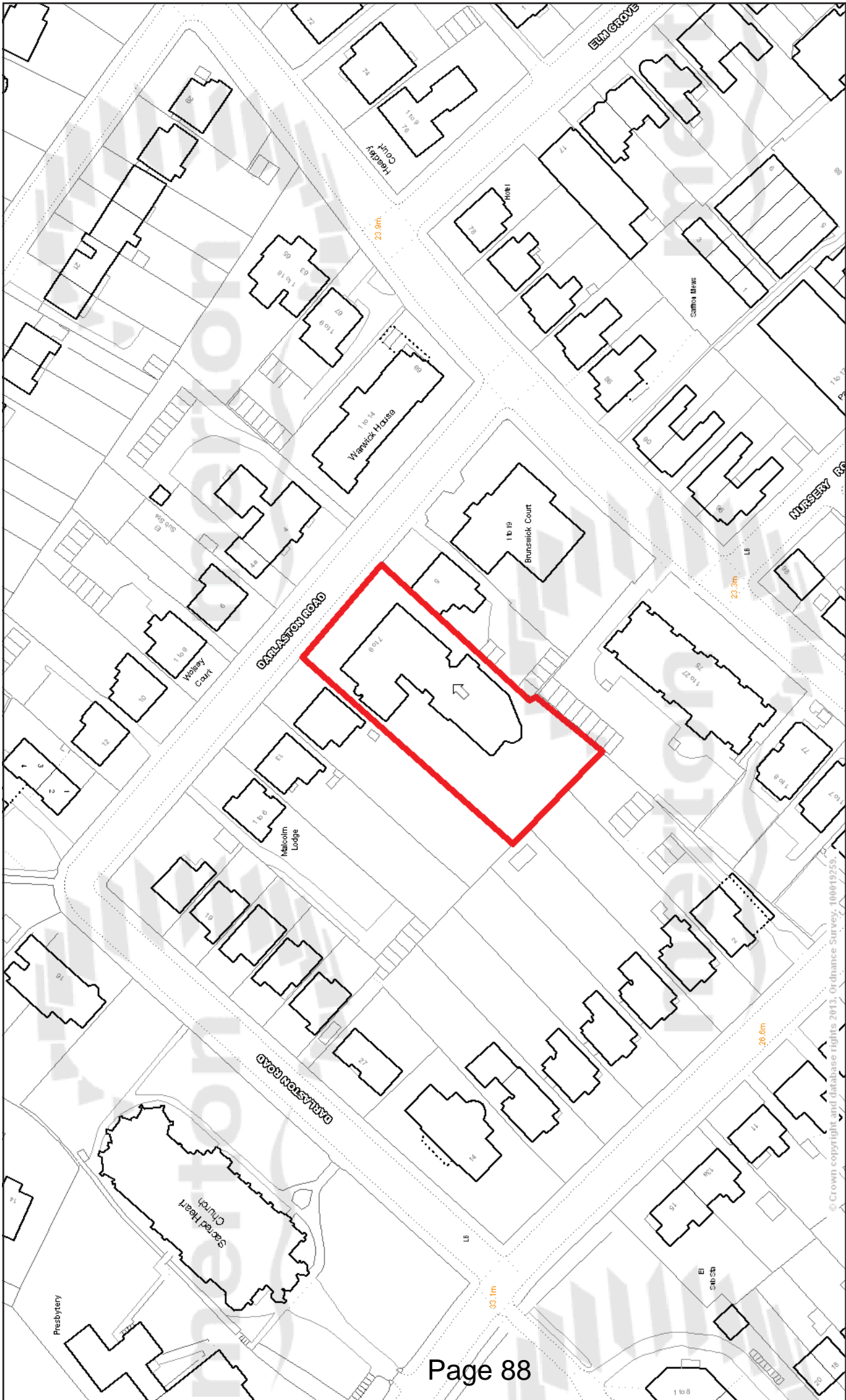
Reason: To safeguard the amenities of the occupiers of neighbouring properties.
18. J.1 (Lifetime Homes)
19. INF.27 (Community Infrastructure Levy)
20. In accordance with paragraphs 186 and 187 of the NPPF, The London Borough of Merton (LBM) takes a positive and proactive approach to

development proposals focused on solutions. LBM works with applicants/agents in a positive and proactive manner by:

- Offering a pre-application advice and duty desk service.
- Where possible, suggesting solutions to secure a successful outcome.
- As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance:

- The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.



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

Scale 1/1250

Date 26/11/2013

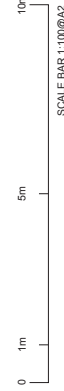
7-9 Darlaston Road

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DEVELOPMENT CONTROL



Proposed First Floor Plan 1:100@A2

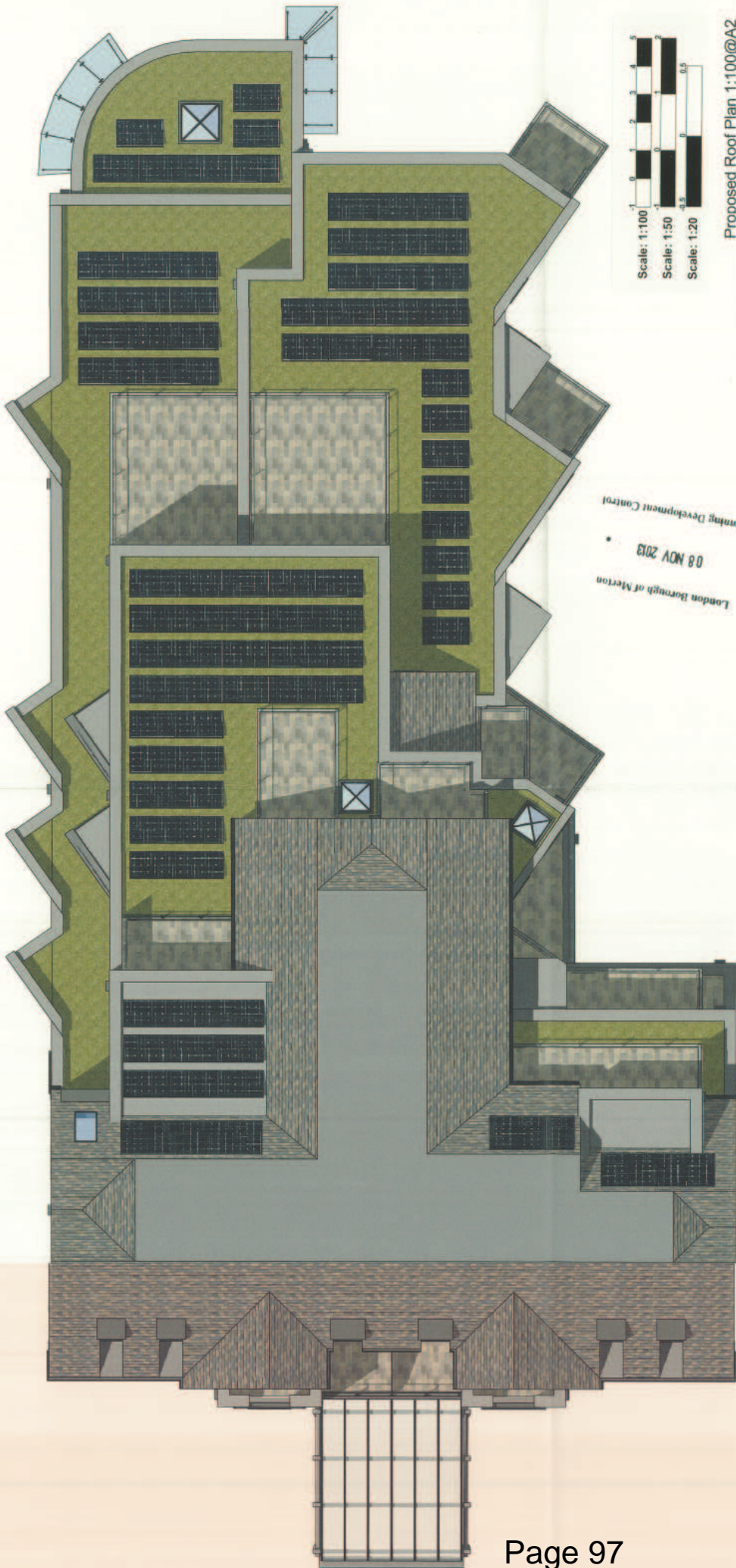


SCHEDULE OF ACCOMMODATION	
Floor	2-Bed
Basement	00
Ground Floor	07
First Floor	06
Second Floor	05
Third Floor	03
TOTAL:	21 Apt
	3,176.1 sqm
	(2,360.6 sqm excl basement)
Total Apartments:	21 (2-bed@6 - 130sqm)
SITE AREA:	224m ²
PARKINGS:	21 spaces @ 1 space per apartment
Note: Apartment Areas shown on plan	

COLOUR KEY	
	- Reception Lobby / Garden Lounge
	- 1-Bed Apartment
	- 2-Bed Apartment
	- Office / Reception
	- Service Staff
	- Circulation
	- Stair / Lifts
	- Resident Utilities

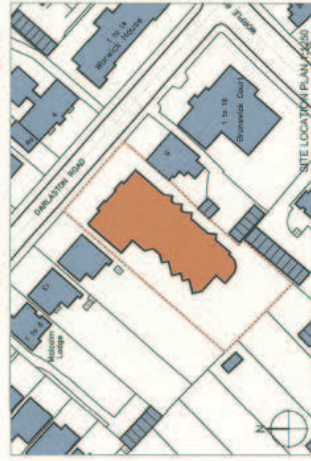
SCHEDULE OF APARTMENT AREAS (sqm)	
GROUND	491.10 SQM
FIRST	481.10 SQM
SECOND	488.99 SQM
THIRD	432.20 SQM
TOTAL NET FLOOR AREA: 1,664.10 SQM	
NET TO GROSS @ 70.5% (excludes basement)	

Revision: G 27/03/13 EC Issued for planning.
 project name: DE VERE HOUSE, WIMBLEDON OVER 55S
 drawing reference: FIRST FLOOR PLAN
 job number: MB644
 drawing number: APL012
 revision: G
 status: PLANNING
 coord ref: M8844_APL012_G_First Floor Plan_De Vere_1-100@A2.dwg
 scale: 1:100@A2
 sheet: MAR 2013
 date: 1:100@A2
 drawn: EC
 checked: JW
 26-28 Hammermill Grove
 London W10 7HU
 T 020 827 8200
 F 020 827 8201
 m@hunters.co.uk
 www.hunters.co.uk



Scale: 1:100
 Scale: 1:50
 Scale: 1:20

Proposed Roof Plan 1:100@A2



0m 5m 10m
 SCALE BAR 1:100@A2

08 NOV 2013
 London Borough of Merton
 Planning Development Control

SCHEDULE OF ACCOMMODATION

Floor	1-Bed	2-Bed	Area sqm
Basement	00	00	815.3 sqm
Ground Floor	00	07	845.7 sqm
First Floor	00	08	841.4 sqm
Second Floor	00	04	483.7 sqm
Third Floor	01	02	287.5 sqm
Sub-Totals	01	15	3,263.6 sqm (3,203.2 sqm and basement)
TOTAL	01	20	4,247

Total Apartments: 21 (162 bed/855 + 130sqm)
 SITE AREA: 2280sqm
 PROPOSED: 20 spaces @ 2 spaces per apartment
 Note: Apartment Areas shown in plan

COLOR KEY

	- Reception Lobby / Garden Lounge		- Staircase / Staff
	- 1-Bed Apartment		- Circulation
	- 2-Bed Apartment		- Stair / Lifts
	- Office / Reception		- Resident Lifts

SCHEDULE OF APARTMENT AREAS (sqm)

GROUND	FIRST	SECOND	THIRD
AP101 - 71 sqm	AP102 - 76 sqm	AP114 - 76 sqm	AP115 - 83 sqm
AP103 - 76 sqm	AP104 - 80 sqm	AP116 - 76 sqm	AP117 - 84 sqm
AP105 - 80 sqm	AP106 - 80 sqm	AP118 - 76 sqm	AP119 - 83 sqm
AP107 - 80 sqm	AP110 - 88 sqm	AP120 - 76 sqm	AP121 - 83 sqm
AP109 - 80 sqm	AP112 - 88 sqm	AP122 - 76 sqm	AP123 - 83 sqm
AP111 - 80 sqm	AP113 - 111 sqm	AP124 - 76 sqm	AP125 - 83 sqm
AP113 - 80 sqm	AP115 - 111 sqm	AP126 - 76 sqm	AP127 - 83 sqm
AP117 - 80 sqm	AP119 - 111 sqm	AP128 - 76 sqm	AP129 - 83 sqm
AP121 - 80 sqm	AP123 - 111 sqm	AP130 - 76 sqm	AP131 - 83 sqm
AP125 - 80 sqm	AP127 - 111 sqm	AP132 - 76 sqm	AP133 - 83 sqm
AP129 - 80 sqm	AP131 - 111 sqm	AP134 - 76 sqm	AP135 - 83 sqm
AP133 - 80 sqm	AP135 - 111 sqm	AP136 - 76 sqm	AP137 - 83 sqm
AP137 - 80 sqm	AP139 - 111 sqm	AP138 - 76 sqm	AP139 - 83 sqm
AP141 - 80 sqm	AP143 - 111 sqm	AP140 - 76 sqm	AP141 - 83 sqm
AP145 - 80 sqm	AP147 - 111 sqm	AP142 - 76 sqm	AP143 - 83 sqm
AP149 - 80 sqm	AP151 - 111 sqm	AP144 - 76 sqm	AP145 - 83 sqm
AP153 - 80 sqm	AP155 - 111 sqm	AP146 - 76 sqm	AP147 - 83 sqm
AP157 - 80 sqm	AP159 - 111 sqm	AP148 - 76 sqm	AP149 - 83 sqm
AP161 - 80 sqm	AP163 - 111 sqm	AP150 - 76 sqm	AP151 - 83 sqm
AP165 - 80 sqm	AP167 - 111 sqm	AP152 - 76 sqm	AP153 - 83 sqm
AP169 - 80 sqm	AP171 - 111 sqm	AP154 - 76 sqm	AP155 - 83 sqm
AP173 - 80 sqm	AP175 - 111 sqm	AP156 - 76 sqm	AP157 - 83 sqm
AP177 - 80 sqm	AP179 - 111 sqm	AP158 - 76 sqm	AP159 - 83 sqm
AP181 - 80 sqm	AP183 - 111 sqm	AP160 - 76 sqm	AP161 - 83 sqm
AP185 - 80 sqm	AP187 - 111 sqm	AP162 - 76 sqm	AP163 - 83 sqm
AP189 - 80 sqm	AP191 - 111 sqm	AP164 - 76 sqm	AP165 - 83 sqm
AP193 - 80 sqm	AP195 - 111 sqm	AP166 - 76 sqm	AP167 - 83 sqm
AP197 - 80 sqm	AP199 - 111 sqm	AP168 - 76 sqm	AP169 - 83 sqm
AP201 - 80 sqm	AP203 - 111 sqm	AP170 - 76 sqm	AP171 - 83 sqm
AP205 - 80 sqm	AP207 - 111 sqm	AP172 - 76 sqm	AP173 - 83 sqm
AP209 - 80 sqm	AP211 - 111 sqm	AP174 - 76 sqm	AP175 - 83 sqm
AP213 - 80 sqm	AP215 - 111 sqm	AP176 - 76 sqm	AP177 - 83 sqm
AP217 - 80 sqm	AP219 - 111 sqm	AP178 - 76 sqm	AP179 - 83 sqm
AP221 - 80 sqm	AP223 - 111 sqm	AP180 - 76 sqm	AP181 - 83 sqm
AP225 - 80 sqm	AP227 - 111 sqm	AP182 - 76 sqm	AP183 - 83 sqm
AP229 - 80 sqm	AP231 - 111 sqm	AP184 - 76 sqm	AP185 - 83 sqm
AP233 - 80 sqm	AP235 - 111 sqm	AP186 - 76 sqm	AP187 - 83 sqm
AP237 - 80 sqm	AP239 - 111 sqm	AP188 - 76 sqm	AP189 - 83 sqm
AP241 - 80 sqm	AP243 - 111 sqm	AP190 - 76 sqm	AP191 - 83 sqm
AP245 - 80 sqm	AP247 - 111 sqm	AP192 - 76 sqm	AP193 - 83 sqm
AP249 - 80 sqm	AP251 - 111 sqm	AP194 - 76 sqm	AP195 - 83 sqm
AP253 - 80 sqm	AP255 - 111 sqm	AP196 - 76 sqm	AP197 - 83 sqm
AP257 - 80 sqm	AP259 - 111 sqm	AP198 - 76 sqm	AP199 - 83 sqm
AP261 - 80 sqm	AP263 - 111 sqm	AP199 - 76 sqm	AP200 - 83 sqm
AP265 - 80 sqm	AP267 - 111 sqm	AP200 - 76 sqm	AP201 - 83 sqm
AP269 - 80 sqm	AP271 - 111 sqm	AP201 - 76 sqm	AP202 - 83 sqm
AP273 - 80 sqm	AP275 - 111 sqm	AP202 - 76 sqm	AP203 - 83 sqm
AP277 - 80 sqm	AP279 - 111 sqm	AP203 - 76 sqm	AP204 - 83 sqm
AP281 - 80 sqm	AP283 - 111 sqm	AP204 - 76 sqm	AP205 - 83 sqm
AP285 - 80 sqm	AP287 - 111 sqm	AP205 - 76 sqm	AP206 - 83 sqm
AP289 - 80 sqm	AP291 - 111 sqm	AP206 - 76 sqm	AP207 - 83 sqm
AP293 - 80 sqm	AP295 - 111 sqm	AP207 - 76 sqm	AP208 - 83 sqm
AP297 - 80 sqm	AP299 - 111 sqm	AP208 - 76 sqm	AP209 - 83 sqm
AP301 - 80 sqm	AP303 - 111 sqm	AP209 - 76 sqm	AP210 - 83 sqm
AP305 - 80 sqm	AP307 - 111 sqm	AP210 - 76 sqm	AP211 - 83 sqm
AP309 - 80 sqm	AP311 - 111 sqm	AP211 - 76 sqm	AP212 - 83 sqm
AP313 - 80 sqm	AP315 - 111 sqm	AP212 - 76 sqm	AP213 - 83 sqm
AP317 - 80 sqm	AP319 - 111 sqm	AP213 - 76 sqm	AP214 - 83 sqm
AP321 - 80 sqm	AP323 - 111 sqm	AP214 - 76 sqm	AP215 - 83 sqm
AP325 - 80 sqm	AP327 - 111 sqm	AP215 - 76 sqm	AP216 - 83 sqm
AP329 - 80 sqm	AP331 - 111 sqm	AP216 - 76 sqm	AP217 - 83 sqm
AP333 - 80 sqm	AP335 - 111 sqm	AP217 - 76 sqm	AP218 - 83 sqm
AP337 - 80 sqm	AP339 - 111 sqm	AP218 - 76 sqm	AP219 - 83 sqm
AP341 - 80 sqm	AP343 - 111 sqm	AP219 - 76 sqm	AP220 - 83 sqm
AP345 - 80 sqm	AP347 - 111 sqm	AP220 - 76 sqm	AP221 - 83 sqm
AP349 - 80 sqm	AP351 - 111 sqm	AP221 - 76 sqm	AP222 - 83 sqm
AP353 - 80 sqm	AP355 - 111 sqm	AP222 - 76 sqm	AP223 - 83 sqm
AP357 - 80 sqm	AP359 - 111 sqm	AP223 - 76 sqm	AP224 - 83 sqm
AP361 - 80 sqm	AP363 - 111 sqm	AP224 - 76 sqm	AP225 - 83 sqm
AP365 - 80 sqm	AP367 - 111 sqm	AP225 - 76 sqm	AP226 - 83 sqm
AP369 - 80 sqm	AP371 - 111 sqm	AP226 - 76 sqm	AP227 - 83 sqm
AP373 - 80 sqm	AP375 - 111 sqm	AP227 - 76 sqm	AP228 - 83 sqm
AP377 - 80 sqm	AP379 - 111 sqm	AP228 - 76 sqm	AP229 - 83 sqm
AP381 - 80 sqm	AP383 - 111 sqm	AP229 - 76 sqm	AP230 - 83 sqm
AP385 - 80 sqm	AP387 - 111 sqm	AP230 - 76 sqm	AP231 - 83 sqm
AP389 - 80 sqm	AP391 - 111 sqm	AP231 - 76 sqm	AP232 - 83 sqm
AP393 - 80 sqm	AP395 - 111 sqm	AP232 - 76 sqm	AP233 - 83 sqm
AP397 - 80 sqm	AP399 - 111 sqm	AP233 - 76 sqm	AP234 - 83 sqm
AP401 - 80 sqm	AP403 - 111 sqm	AP234 - 76 sqm	AP235 - 83 sqm
AP405 - 80 sqm	AP407 - 111 sqm	AP235 - 76 sqm	AP236 - 83 sqm
AP409 - 80 sqm	AP411 - 111 sqm	AP236 - 76 sqm	AP237 - 83 sqm
AP413 - 80 sqm	AP415 - 111 sqm	AP237 - 76 sqm	AP238 - 83 sqm
AP417 - 80 sqm	AP419 - 111 sqm	AP238 - 76 sqm	AP239 - 83 sqm
AP421 - 80 sqm	AP423 - 111 sqm	AP239 - 76 sqm	AP240 - 83 sqm
AP425 - 80 sqm	AP427 - 111 sqm	AP240 - 76 sqm	AP241 - 83 sqm
AP429 - 80 sqm	AP431 - 111 sqm	AP241 - 76 sqm	AP242 - 83 sqm
AP433 - 80 sqm	AP435 - 111 sqm	AP242 - 76 sqm	AP243 - 83 sqm
AP437 - 80 sqm	AP439 - 111 sqm	AP243 - 76 sqm	AP244 - 83 sqm
AP441 - 80 sqm	AP443 - 111 sqm	AP244 - 76 sqm	AP245 - 83 sqm
AP445 - 80 sqm	AP447 - 111 sqm	AP245 - 76 sqm	AP246 - 83 sqm
AP449 - 80 sqm	AP451 - 111 sqm	AP246 - 76 sqm	AP247 - 83 sqm
AP453 - 80 sqm	AP455 - 111 sqm	AP247 - 76 sqm	AP248 - 83 sqm
AP457 - 80 sqm	AP459 - 111 sqm	AP248 - 76 sqm	AP249 - 83 sqm
AP461 - 80 sqm	AP463 - 111 sqm	AP249 - 76 sqm	AP250 - 83 sqm
AP465 - 80 sqm	AP467 - 111 sqm	AP250 - 76 sqm	AP251 - 83 sqm
AP469 - 80 sqm	AP471 - 111 sqm	AP251 - 76 sqm	AP252 - 83 sqm
AP473 - 80 sqm	AP475 - 111 sqm	AP252 - 76 sqm	AP253 - 83 sqm
AP477 - 80 sqm	AP479 - 111 sqm	AP253 - 76 sqm	AP254 - 83 sqm
AP481 - 80 sqm	AP483 - 111 sqm	AP254 - 76 sqm	AP255 - 83 sqm
AP485 - 80 sqm	AP487 - 111 sqm	AP255 - 76 sqm	AP256 - 83 sqm
AP489 - 80 sqm	AP491 - 111 sqm	AP256 - 76 sqm	AP257 - 83 sqm
AP493 - 80 sqm	AP495 - 111 sqm	AP257 - 76 sqm	AP258 - 83 sqm
AP497 - 80 sqm	AP499 - 111 sqm	AP258 - 76 sqm	AP259 - 83 sqm
AP501 - 80 sqm	AP503 - 111 sqm	AP259 - 76 sqm	AP260 - 83 sqm
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AP509 - 80 sqm	AP511 - 111 sqm	AP261 - 76 sqm	AP262 - 83 sqm
AP513 - 80 sqm	AP515 - 111 sqm	AP262 - 76 sqm	AP263 - 83 sqm
AP517 - 80 sqm	AP519 - 111 sqm	AP263 - 76 sqm	AP264 - 83 sqm
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AP525 - 80 sqm	AP527 - 111 sqm	AP265 - 76 sqm	AP266 - 83 sqm
AP529 - 80 sqm	AP531 - 111 sqm	AP266 - 76 sqm	AP267 - 83 sqm
AP533 - 80 sqm	AP535 - 111 sqm	AP267 - 76 sqm	AP268 - 83 sqm
AP537 - 80 sqm	AP539 - 111 sqm	AP268 - 76 sqm	AP269 - 83 sqm
AP541 - 80 sqm	AP543 - 111 sqm	AP269 - 76 sqm	AP270 - 83 sqm
AP545 - 80 sqm	AP547 - 111 sqm	AP270 - 76 sqm	AP271 - 83 sqm
AP549 - 80 sqm	AP551 - 111 sqm	AP271 - 76 sqm	AP272 - 83 sqm
AP553 - 80 sqm	AP555 - 111 sqm	AP272 - 76 sqm	AP273 - 83 sqm
AP557 - 80 sqm	AP559 - 111 sqm	AP273 - 76 sqm	AP274 - 83 sqm
AP561 - 80 sqm	AP563 - 111 sqm	AP274 - 76 sqm	AP275 - 83 sqm
AP565 - 80 sqm	AP567 - 111 sqm	AP275 - 76 sqm	AP276 - 83 sqm
AP569 - 80 sqm	AP571 - 111 sqm	AP276 - 76 sqm	AP277 - 83 sqm
AP573 - 80 sqm	AP575 - 111 sqm	AP277 - 76 sqm	AP278 - 83 sqm
AP577 - 80 sqm	AP579 - 111 sqm	AP278 - 76 sqm	AP279 - 83 sqm
AP581 - 80 sqm	AP583 - 111 sqm	AP279 - 76 sqm	AP280 - 83 sqm
AP585 - 80 sqm	AP587 - 111 sqm	AP280 - 76 sqm	AP281 - 83 sqm
AP589 - 80 sqm	AP591 - 111 sqm	AP281 - 76 sqm	AP282 - 83 sqm
AP593 - 80 sqm	AP595 - 111 sqm	AP282 - 76 sqm	AP283 - 83 sqm
AP597 - 80 sqm	AP599 - 111 sqm	AP283 - 76 sqm	AP284 - 83 sqm
AP601 - 80 sqm	AP603 - 111 sqm	AP284 - 76 sqm	AP285 - 83 sqm
AP605 - 80 sqm	AP607 - 111 sqm	AP285 - 76 sqm	AP286 - 83 sqm
AP609 - 80 sqm	AP611 - 111 sqm	AP286 - 76 sqm	AP287 - 83 sqm
AP613 - 80 sqm	AP615 - 111 sqm	AP287 - 76 sqm	AP288 - 83 sqm
AP617 - 80 sqm	AP619 - 111 sqm	AP288 - 76 sqm	AP289 - 83 sqm
AP621 - 80 sqm	AP623 - 111 sqm	AP289 - 76 sqm	AP290 - 83 sqm
AP625 - 80 sqm	AP627 - 111 sqm	AP290 - 76 sqm	AP291 - 83 sqm
AP629 - 80 sqm	AP631 - 111 sqm	AP291 - 76 sqm	AP292 - 83 sqm
AP633 - 80 sqm	AP635 - 111 sqm	AP292 - 76 sqm	AP293 - 83 sqm
AP637 - 80 sqm	AP639 - 111 sqm	AP293 - 76 sqm	AP294 - 83 sqm
AP641 - 80 sqm	AP643 - 111 sqm	AP294 - 76 sqm	AP295 - 83 sqm
AP645 - 80 sqm	AP647 - 111 sqm	AP295 - 76 sqm	AP296 - 83 sqm
AP649 - 80 sqm	AP651 - 111 sqm	AP296 - 76 sqm	AP297 - 83 sqm
AP653 - 80 sqm	AP655 - 111 sqm	AP297 - 76 sqm	AP298 - 83 sqm
AP657 - 80 sqm	AP659 - 111 sqm	AP298 - 76 sqm	AP299 - 83 sqm
AP661 - 80 sqm	AP663 - 111 sqm	AP299 - 76 sqm	AP300 - 83 sqm
AP665 - 80 sqm	AP667 - 111 sqm	AP300 - 76 sqm	AP301 - 83 sqm
AP669 - 80 sqm	AP671 - 111 sqm	AP301 - 76 sqm	AP302 - 83 sqm
AP673 - 80 sqm	AP675 - 111 sqm	AP302 - 76 sqm	AP303 - 83 sqm
AP677 - 80 sqm	AP679 - 111 sqm	AP303 - 76 sqm	AP304 - 83 sqm
AP681 - 80 sqm	AP683 - 111 sqm	AP304 - 76 sqm	AP305 - 83 sqm
AP685 - 80 sqm	AP687 - 111 sqm	AP305 - 76 sqm	AP306 - 83 sqm
AP689 - 80 sqm	AP691 - 111 sqm	AP306 - 76 sqm	AP307 - 83 sqm
AP693 - 80 sqm	AP695 - 111 sqm	AP307 - 76 sqm	AP308 - 83 sqm
AP697 - 80 sqm	AP699 - 111 sqm	AP308 - 76 sqm	AP309 - 83 sqm
AP701 - 80 sqm	AP703 - 111 sqm	AP309 - 76 sqm	AP310 - 83 sqm
AP705 - 80 sqm	AP		

SCHEDULE OF MATERIAL

1. Roof: Marley Eternit; Rivendale Fibre Cement Slate roofing tile
2. Walls: Red Brick; Wrekin Berkshire by Blockleys
3. Feature Brick Band: Wrekin Berkshire by Blockleys (to match facing brickwork)
4. Wall Cladding: Rheindink; Flat Lock Tiles; Colour: Graphite Grey
5. Copings: Profiled aluminium powder coated; Colour RAL 7015
6. Windows and Doors: High performance combination windows; Powder coated aluminium external finish RAL 7015
7. Window Boxes: Powder coated aluminium; Colour RAL 7015
8. Fascia's and Soffits: Masterboard, colour white
9. Privacy Screens: Textured glass by Pilkington (Highest Privacy Level 5)
10. Balconies: Stainless steel posts and handrails, with clear structural glass frameless panels
11. Juliet Balconies: Stainless steel fixings, with clear structural glass frameless panels
12. Gutters, Downpipes and Hopper outlets: Square profiled powder coated aluminium; Colour RAL 7015
13. Front Canopy: Steel structural element coloured RAL 7015, Self-Cleaning Frameless structural glass
14. Dormer Surrounds: Powder coated aluminium; Colour RAL 7015
15. Bird / Bat Boxes: Schwegler Cavity Bat Box and Swallow Box (wall access)
16. Dwarf Wall and Railings: Facing Brickwork: Red Brick; Wrekin Berkshire by Blockleys, Reconstituted Stone Coping, galvanised and Powder Coated finish Steel Balustrade, Colour Black
17. Blinstore Doors: Louvered powder coated aluminium external finish RAL 7015
18. Solar Panels



Scale Bar 1:100 @ A2

Rear Elevation 1:100 @ A2

03-09-13 EC Stair 2 omitted on third floor level. A2 20 set back by 3.5m any parapet around lift core. A2 18 omitted on second floor level.
 08/11/13 MJP: Windows amended to reflect changes to approx. 1.5m. A2 15, look by 1m on second floor level.
 08/11/13 MJP: Windows amended to reflect changes to approx. 1.5m. A2 15, look by 1m on second floor level.

London Borough of Merton
 08 NOV 2013
 Planning Development Control



Site Location Plan: 1:1250



Bird's Eye View 3

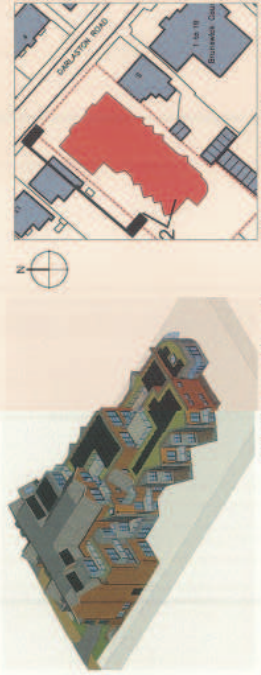


DE VERE HOUSE, WIMBLETON OVER 55s
 REAR ELEVATION
 sheet: 1:150 @ A2
 date: MAR 2013
 revision: JY
 drawing number: APL015
 title: PLANNING
 MBB&L_ARCH_A_Rear Elevation_De Vere_1:100@A2.dwg

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SCHEDULE OF MATERIAL

1. Roof: Hawley Eternal; Rivendale Fibre Cement Slate roofing tile
2. Walls: Red Brick: Wrekin Berkshire by Blockleys
3. Feature Brick Band: Wrekin Berkshire by Blockleys (to match facing brickwork)
4. Wall Cladding: Finespark; Flat Lock Tiles; Colour: Graphite Grey
5. Cladding: Prim Powder concrete; Colour RAL 7015
6. Windows: High external finish RAL 7015
7. Window Boxes: Powder coated aluminium; Colour RAL 7015
8. Fascia's and Soffits: Masterboard, colour white
9. Privacy Screens: Textured glass by Pilkington (Highest Privacy Level 5)
10. Balconies: Stainless steel posts and handrails, with clear structural glass frameless panels
11. Juliet Balconies: Stainless steel fixings, with clear structural glass frameless panels
12. Gutters, Downpipes and Hopper outlets: Square profiled powder coated aluminium; Colour RAL 7015
13. Front Canopy: Steel structural element coloured RAL 7015, Self-Cleaning Frameless structural glass
14. Dormer Surrounds: Powder coated aluminium; Colour RAL 7015
15. Bird / Bat Boxes: Schwegler Cavity Bat Box and Swallow Box (wall access)
16. Dwarf Wall and Railings: Facing Brickwork: Red Brick: Wrekin Berkshire by Blockleys, Reconstituted Stone Coping, galvanised and Powder Coated finish Steel Balustrade, Colour Black
17. Blinstore Doors: Louvered powder coated aluminium external finish RAL 7015
18. Solar Panels



Bird's Eye View 2

Site Location Plan: 1:1250



Scale Bar 1:100 @ A2

Side Elevation 1 1:100 @ A2

London Borough of Merton
 08 NOV 2013
 Planning Development Control

project name:	DE VERE HOUSE, WIMBLESON OVER 555
drawing reference:	SIDE ELEVATION 1
date:	MAR 2013
scale:	1:100 @ A2
sheet:	sheet 1/1
client:	EC
architect:	hunters
address:	25-29 Hammersmith Green London W6 7JL
tel:	020 837 8000
fax:	020 837 8001
email:	info@hunters.co.uk
website:	www.hunters.co.uk

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revision:	
A	08-09-13 EC: Stage 2 omitted on third floor level, Apr 20 set back by 5.3m and wraps around lift core. Not 18 omitted on second floor level.
B	08-11-13 JHP: ACP15 omitted around stair 2 and set back by 3.7m; stair 2 set back by 7m on second floor level. Ground Floor Reconstitution windows omitted.
C	08-11-13 JHP: Elevation omitted to illustrate apartment 16 and 17's amendments. Released for planning.
D	
E	
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V	
W	
X	
Y	
Z	

drawing number: APL017
 address: B
 planning: PLANNING
 HBS4_APL017_A_Side Elevation 1_Dr View_1-100@A2.dwg

SCHEDULE OF MATERIAL

1. Roof: Marley Elermit; Rivendale Fibre Cement Slate roofing tile
2. Walls: Red Brick; Wrekin Berkshire by Blockleys
3. Feature Brick Band: Wrekin Berkshire by Blockleys (to match facing brickwork)
4. Wall Cladding: Rhinohink; Flat Lock Tiles; Colour: Graphite Grey
5. Copings: Profiled aluminium powder coated; Colour RAL 7015
6. Windows and Doors: High performance combination windows; Powder coated aluminium external finish RAL 7015
7. Window Boxes: Powder coated aluminium; Colour RAL 7015
8. Fascia's and Soffits: Masterboard; colour white
9. Privacy Screens: Textured glass by Pilkington (Highest Privacy Level 5)
10. Balconies: Stainless steel posts and handrails, with clear structural glass frameless panels
11. Juliet Balconies: Stainless steel fixings, with clear structural glass frameless panels
12. Gutters, Downpipes and Hopper outlets: Square profiled powder coated aluminium; Colour RAL 7015
13. Front Canopy: Steel structural element coloured RAL 7015; Self-Cleaning Frameless structural glass
14. Dormer Surrounds: Powder coated aluminium; Colour RAL 7015
15. Bird / Bat Boxes: Schwelger Cavity Bat Box and Swallow Box (wall access)
16. Dwarf Wall and Railings: Facing Brickwork: Red Brick; Wrekin Berkshire by Blockleys, Reconstituted Stone Coping, galvanised and Powder Coated finish Steel Balustrade, Colour Black
17. Binstore Doors: Louvered powder coated aluminium external finish RAL 7015
18. Solar Panels



Bird's Eye View 4

Site Location Plan: 1:1250



1m 5m 10m
Scale Bar 1:100 @ A2

Scale: 1:100
Scale: 1:50
Scale: 1:20

Side Elevation 2 1:100 @ A2

project name: DE VERE HOUSE, WIMBLEDON OVER 55s
 drawing reference: SIDE ELEVATION 2
 date: MAR 2013
 sheet: 1:100 @ A2
 author: JPH
 checker: JPH
 drawing number: APL/US
 revision: A
 drawing title: PLANNING
 drawing path: MBEH_APL/US_A_01a1a_Elevation_2_Dr_Vis_1:100@A2.dwg

08 NOV 2013
 London Borough of Merton
 Planning Department Control

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Look Sheet description only. All beds and elevations to be checked on site. This drawing is to be used in conjunction with the approved planning application. It is not to be used for construction purposes. All rights reserved.

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