

PLANNING APPLICATIONS COMMITTEE 14 NOVEMBER 2019

<u>APPLICATION NO.</u>	<u>DATE VALID</u>
19/P1845	10/05/2019
Address/Site	Ravensbury Estate, Morden, CR4 4DT
Ward	Ravensbury
Proposal:	Application for approval of reserved matters (appearance & landscaping) for Phases 2 to 4 following outline permission 17/P1718 for the regeneration of the Ravensbury Estate (on land to the west of Ravensbury Grove) comprising the demolition of all existing buildings and structures; erection of new buildings ranging from 2 to 4 storeys providing up to 180 residential units (c3 use class); provision of replacement community centre (up to 160 sqm of use class d1 floorspace); provision of new public realm, landscaping works and new lighting; cycle parking spaces (including new visitor cycle parking) and car parking spaces, together with associated highways and utilities works. Landscaping works are also proposed to the east of Ravensbury grove and along Hengelo Gardens.
Drawing Nos	See Appendix A
Contact Officer:	Sam Lowther (0208 545 3693)

RECOMMENDATION

Grant approval of reserved matters and conditions.

CHECKLIST INFORMATION.

- Heads of Agreement: N/A
- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Statement been submitted: No
- Press notice: Yes
- Site notice: Yes
- Design Review Panel consulted: Yes
- Number of neighbours consulted: 633
- External consultations: Greater London Authority (GLA), Transport for London (TfL), Environment Agency (EA), Sport England (SE), Department of

Communities and Local Government (DCLG), Network Rail, Metropolitan Police, NHS England, Merton CCG, Historic England Greater London Archaeological Advisory Service, British Telecom, National Grid, Natural England, Thames Water, London Power Networks, Wimbledon Society, Wimbledon Park Residents Association, and Haydons Bridge Residents Association, Ravensbury Residents Association.

- Conservation Area: No, however adjoins the Coppermill Lane sub-area of the Wandle Valley Conservation Area
- Public Transport Accessibility Level (PTAL): Level 3 (moderate)/2 (poor) on the TfL Information Database (On a scale of 1a, 1b, and 2-5,6a, 6b where zone 6b has the greatest accessibility)

1. INTRODUCTION.

- 1.1. On March 8th 2018, outline planning permission was granted by PAC for the regeneration of the Ravensbury Estate Phases 2-4 including matters relating to scale, layout and access. Following PAC approval, the outline planning application was referred to the Mayor of London and the Secretary of State who subsequently recommended the application be determined by Merton Council.
- 1.2. The decision for the outline planning application was subject to a Section 106 Legal Agreement being signed and finalised. Officers can confirm that the s106 Legal Agreement between Clarion and Merton was signed on 29th April 2019. Following the signing of the s106 agreement, the Council issued the decision notice for the outline planning application on April 29th 2019.
- 1.3. This application now seeks approval of reserved matters relating to appearance and landscaping of phases 2-4 following the approval of outline planning permission.
- 1.4. The application is brought before PAC due to the number and content of representations. Officers also consider it is appropriate for the development to be determined by Committee due to the scale and complexity of the proposals which concern the Council's involvement in subsequent purchase notices being served.

2. SITE AND SURROUNDINGS.

- 2.1. The Ravensbury Estate covers a total area of 4.58 hectares (including the first phase which has secured a separate planning permission (ref: 16/P1968). The phase 2-4 application site comprises 3.21 hectares. The estate is situated alongside the River Wandle, between Morden Hall Park and Ravensbury Park with Morden Road wrapping around its western and northern perimeters.
- 2.2. The Phases 2-4 application site currently contains 97 residential units which are a mixture of two storey semi-detached and terraced family sized houses as well as flats.
- 2.3. There is an existing community room on the estate (within the outline application boundary), situated at ground floor level, along Ravensbury Grove

(western side). The community room provides approximately 84.5 sqm of floorspace. Surrounding the residential properties are areas of amenity grassland, informal planting beds, scattered semi-mature trees and hard standing consisting of pavements, roads and car parking.

- 2.4. The site has a PTAL rating of up to 3 providing a moderate level of access to public transport links. The site is located a short walking distance from a number of bus stops, which are served by multiple bus routes to a range of destinations. Belgrave Walk and Phipps Bridge Tramlink stops are also located within 500m walking distance. Morden Underground Station is a 15-minute walk from the site.
- 2.5 The Estate forms one of the three housing estates allocated for development in Merton's Estates Local Plan DPD. The LBM policies map shows that the site falls within an Archaeological Priority Zone and a small section of land that runs along the eastern part of the site is identified as being within the Wandle Valley Conservation Area. There are Grade II Listed Buildings in the vicinity of the site as well as locally listed buildings. The Grade II Listed White Cottage, Grade II Listed Morden Lodge and Grade II Registered Morden Hall Park lie across Morden road to the North and West of the site whilst the Grade II Listed Ravensbury Mill lies to the South West corner fronting Morden Road. Large areas of the site fall within Flood Zone 3 with a small area located within Flood Zone 2 at the bottom of Ravensbury Grove. To the south, there is a small area of designated Open Space (on the first phase site – outside the outline application boundary), and adjacent to the Estate to the south is a Green Chain, Metropolitan Open Land and the Wandle Valley Regional Park buffer. The area to the south and east of the Estate is designated Local Nature Reserve, Metropolitan Open Land, and Metropolitan Site of Importance for Nature Conservation, Open Space and Green Corridor.

3. CURRENT PROPOSAL

- 3.1 The outline permission (17/P1718) granted the principle of the development as well as matters relating to layout, scale and access. This reserved matters application seeks approval of appearance and landscaping matters in relation to:
- the demolition of all buildings and structures and the erection of buildings from two to four storeys to provide 179 residential units (C3 Use Class);
 - a new community centre comprising of 159 sq.m of use class D1 floorspace;
 - provision of new public realm;
 - 161 car parking spaces;
 - 311 cycle parking spaces;
 - provision of new lighting;
 - associated highway works, utility works and;
 - landscaping works.

3.2 The applicant was also required to submit strategies with the first reserved matters application following the approval of the outline permission (17/P1718) by relevant conditions. This is the first reserved matters application to be submitted and therefore satisfies these requirements. These strategies relate to:

- Housing Accommodation Schedule;
- Urban Design Strategy;
- Phasing Strategy;
- Noise and Vibration Strategy;
- Overarching Refuse Strategy;
- Transport Strategy;
- Accessibility Strategy;
- Electric Vehicle Charing Infrastructure Strategy;
- Overarching Lighting Strategy;
- Levels Plan;
- Overarching Energy & Sustainability Strategy;
- Overarching Surface Water & Foul Drainage Strategy;
- Overarching Arboricultural Method Statement;
- Tree Protection Plan.

3.3 The submission with respect to appearance comprises detailed plans and elevations and annotated to reveal indicative material types for all units. A draft schedule of materials has also been provided and demonstrated in the submitted design and access statement.

3.4 With respect to landscaping the submission comprises a landscape strategy plan and a detailed plan showing proposed tree and shrub locations to be provided within the development site. The landscape strategy submitted with the reserved matters application also shows the existing trees that are to be retained.

4. PLANNING HISTORY

4.1 The most significant planning applications relating to the Ravensbury Estate other than minor works are noted below;

4.2 19/P1841 – November 2019 - approval of non-material amendments to LBM outline permission (17/P1718) for the regeneration of the Ravensbury Estate (on land to the west of Ravensbury Grove) comprising the demolition of all existing buildings and structures; erection of new buildings ranging from 2 to 4 storeys providing up to 180 residential units (c3 use class); provision of replacement community centre (up to 160sqm of use class d1 floor space); provision of new public realm, landscaping works and new lighting; cycle parking spaces (including new visitor cycle parking) and car parking spaces, together with associated highways and utilities works. Landscaping works are also proposed to the east of Ravensbury Grove and along Hengelo Gardens.

The changes relate to:

Condition 3 Approved plans, and provide for rationalisation of and some minor amendments to houses types, highway adjustments, improvements and amendments to amenity spaces and replacement of three houses with a small flat block;

Condition 11 Flood risk assessment;

Condition 12 floodplain compensation scheme;

Condition 13 Finished floor levels; and

Condition 14 Flood warning and evacuation plan with the amended conditions incorporating/referencing an up to date addendum submitted by the applicant's flood risk specialists having been developed in consultation with both Council officers and the Environment Agency.

- 4.3 19/P2080 – August 2019 - Discharge of conditions 7 (energy & sustainability strategy) and 20 (refuse strategy) attached to LBM planning permission 17/p1718 relating to - Outline planning application (with layout, scale and access for approval, except in relation to parameter plans for height) for the regeneration of the Ravensbury Estate (on land to the west of Ravensbury Grove) comprising the demolition of all existing buildings and structures; erection of new buildings ranging from 2 to 4 storeys providing up to 180 residential units (C3 Use Class); provision of replacement community centre (up to 160 sqm of Use Class D1 floorspace); provision of new public realm, landscaping works and new lighting; cycle parking spaces (including new visitor cycle parking) and car parking spaces, together with associated highways and utilities works. Landscaping works are also proposed to the east of Ravensbury Grove and along Hengelo Gardens.
- 4.4 17/P1718 – April 2019 - Outline planning permission granted (with layout, scale and access for approval, except in relation to parameter plans for height) (and s106 completed) for the regeneration of the Ravensbury Estate (on land to the west of Ravensbury Grove) comprising the demolition of all existing buildings and structures; erection of new buildings ranging from 2 to 4 storeys providing up to 180 residential units (C3 Use Class); provision of replacement community centre (up to 160 sqm of Use Class D1 floorspace); provision of new public realm, landscaping works and new lighting; cycle parking spaces (including new visitor cycle parking) and car parking spaces, together with associated highways and utilities works. Landscaping works are also proposed to the east of Ravensbury Grove and along Hengelo Gardens.
- 4.5 16/P2354 - May 2017 - Full Planning Permission granted - Land at Ravensbury Grove Mitcham - provision of 36 temporary parking spaces on grass verges and land within the curtilage of numbers 2-18 and 36-50 Ravensbury Grove on either side of the road, with dropped kerbs, vehicular access and associated landscaping.
- 4.6 16/P1968 - May 2017 - Full Planning Permission granted (and S106 completed) - 64-70 Ravensbury Grove, Ravensbury Garages and adjacent Land Mitcham - demolition of garages on Ravensbury grove and existing flats at 64-70 Ravensbury Grove and the redevelopment of site to provide 21 residential units (c3 use) - comprising 14x flats and 7x dwellinghouses with the 14 flats split into 2 x part three, part four storey buildings. Provision of

associated vehicular access, parking, cycle and refuse storage and landscaping – Grant Permission subject to S106 and conditions - 09/05/2017

- 4.7 08/P2084 - October 2018 - Application withdrawn - Garages adjacent 11 Ravensbury Grove - outline planning application for the construction of 9 three storey houses (7 x 3 bedroom and 2 x four bedroom) on the site of disused garages (access layout and scale to be considered).

5. CONSULTATION

5.1 This Reserved Matters Planning Application was the subject of the following consultations;

- Conservation Area Consultation;
- (Majors) Reserved Matters Planning Application Consultation;
- (Majors) Advertised as a departure application for public consultation.
- Site and press notices.

Neighbour Consultees

5.2 633 neighbours were consulted on this application. 1 objection and 1 petition in total have been received.

5.3 1 objection was received during the consultation period. 1 petition was received with 92 responses objecting to the proposals and 8 supporting the proposals. These responses have been summarised below.

Objections received	Officers response
<p>The proposals would:</p> <ul style="list-style-type: none"> • strip the site of existing trees; • 13 trees along Morden Road are of amenity value and should be retained; • The landscaping proposals are generous and expensive to maintain in the long term. 	<p>The submitted plans confirm that 52 trees would be removed in order to facilitate the development and 120 new trees would be introduced throughout the site which would result in an uplift of 68. Given the proposals would significantly increase the amount of trees throughout the Estate, the proposal would enhance landscaping throughout the site. The Council’s Arboriculture Officer has reviewed this approach and is considered to be acceptable. Furthermore, condition 30 of the outline planning permission (17/P1718) ensures that a comprehensive landscaping strategy must be submitted to and approved by the Council prior to the commencement of each phase of development.</p> <p>A line of mature trees fronting Morden Road are categorised as B1 and are located within the frontages of existing properties along the North of the site. These are acknowledged to be of amenity value. Due to layout constraints and difficulties accessing the proposed</p>

	<p>driveways along Morden Road and the desire to deliver the maximum amount of homes, it has not been possible to retain these as part of the proposal. Through pre application discussions with the Councils Arboricultural Officer, it was recommended that these should be replaced with suitably sized, high quality Ginkgo Biloba Trees. This species of tree are considered to be of high amenity value. Given the existing trees would be replaced with suitably sized, high quality trees, the proposed removal and replacement of these trees would be acceptable.</p> <p>The proposed SUDs features and associated planting are required to be maintained in perpetuity by the owner at its own cost as agreed in the S106 Agreement.</p>
<p>Objection to the principle of the development and would instead be in favour of refurbishment of the existing buildings.</p>	<p>Outline planning permission was granted by PAC under application 17/P1718 on 8th March 2018. As such, the principle of the development cannot be revisited under this reserved matters application and relates solely to appearance and landscaping.</p>
<p>The proposed flatted blocks would be too high and have been increased.</p>	<p>Scale, layout and access matters have been secured under the PAC approved outline planning permission (17/P1718). The proposed heights of the flatted blocks have not been increased as part of these proposals and remain the same as those granted under the outline permission and subsequent non material amendment application. As such, the proposed heights of the blocks are acceptable for the purpose of this reserved matters application.</p>
<p>The proposals would increase flood risk.</p>	<p>The principle of the development has been secured under the PAC approved outline permission (17/P1718). Conditions 11 (Flood Risk Assessment), 12 (Floodplain Compensation Scheme), 13 (Finished Floor Levels) and 14 (Flood Warning and Evacuation Plan) were developed in consultation with the Councils Flood Risk Officer and Environment Agency and were approved under the outline planning permission in order to mitigate flood risk issues. The submitted floor levels relating to proposed properties would mitigate against flood risk as well as ensuring flood risk is not increased offsite.</p>

5.3 Statutory Consultees

Consultee	Comment
Environment Agency	The revised flood risk addendum and floor levels would ensure flood risk is mitigated throughout the site as well as ensuring flood risk is not increased offsite. As such the proposal in relation to appearance and landscaping matters would be acceptable.
Greater London Authority	No comments.
Historic England	No objections raised.
London Fire and Emergency Planning Authority	No comments.
Metropolitan Police (Crime Prevention)	<p>Issues are raised around inconsistencies in the locations of cycle parking. Cycle parking containers should be designed to be LPS1175 standard with adequate CCTV coverage and motorcycle parking should incorporate ground anchors. Communal entrances should incorporate an airlock system to prevent tailgating.</p> <p>Officer Response: The locations confirmed that cycle parking in the houses is located at the rear. Condition 39 (secured by design) of the outline planning permission (17/P1718) requires details of measures to minimise the risk of crime in a visually acceptable manner prior to commencement of above ground works. These details will be submitted to the Council and assessed in consultation with the Designing Out Crime Officer.</p>
Transport for London	No objections raised
Sport England	Have no objections to play space provisions at Ravensbury
National Trust	Raise no comments or objections to this proposed scheme.
Natural England	No objections raised.

5.4 Non-Statutory Consultees

Consultee	Comment
Network Rail	No comments received.
Thames Water	On the basis of information provided, Thames Water would advise that with regard to water network infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommends an informative (please see

	informatives).
Canals & Rivers Trust	The Trust does not own or manage the River Wandle, which we would expect to be in riparian ownership, therefore the Trust raises no objections to the proposal.

5.5 **Internal Consultees**

Consultee	Comment
Environmental Health - Noise and Land Contamination	No objections raised.
Environmental Health Waste	No objections raised.
Transport and Highways	No objections raised. The proposed appearance and location of cycle parking, car parking and car club spaces would be acceptable.
Tree Officer	The proposed landscaping proposals would be acceptable.
Open Space & Biodiversity	No objections raised.
Greenspaces	No objections raised.
Children's Play Space	No objections raised.
Economic Development	No objections raised.
Climate Change	The proposed Overarching Energy & Sustainability Strategy would be acceptable.
Conservation & Urban Design	No objections raised. The proposals would comply with the Urban Design Strategy and the approved Design Code
Street Works	No objections raised
Drainage & Flooding	The proposed Overarching Surface Water & Foul Drainage Strategy would be acceptable. A detailed strategy is required under condition 15 of planning permission 17/P1718/
Housing	No objections raised.
Public Health	No objections raised.

Design Review Panel:

- 5.6 The proposals were brought before the Council's Design Review Panel on 24th July 2018. The Panel were very impressed with the quality of the proposals and the effort made to ground them in the local context.
- 5.7 The Panel noted that there were no rear parking courts, which was welcomed, but were concerned that the streets had to be well designed to successfully accommodate the proposed car parking without them dominating the street scene. This required good management in the future. There was also discussion regarding the entrance to the buildings and whether there was sufficient and adequately designed bin storage.
- 5.8 There was a degree of discussion regarding the details, notably the bricks, mortar colour and window frames. It was suggested windows should be

timber on the inside and anodised aluminium on the outside for longevity. The Panel did show some concern regarding the lack of variation in the brown/grey general colour of the brick. There was concern, that some elevations had little variation in brick and there was scope to better delineate the stated differences in brick type. Otherwise the appearance of the development could appear bland and dull and not sufficiently break up the massing of buildings.

- 5.9 Although it was acknowledged there were subtle variations in this regard, as the appearance seemed to be sitting on the fence between wonderful and dreary and could go either way if not careful. Thus, the feeling was that there needed to be more character and delight applied to the blocks. This would also help with legibility around the estate and prevent the place from feeling too 'samey'.
- 5.10 A similar approach needed to be taken with the surface materials for the streets, with the relative importance of the streets reflected in their materials. This would aid legibility and avoid an over-use of the same material – such as block paving.
- 5.11 Overall, the Panel were very positive about the scheme, and felt it was well designed and well considered, particularly liking the creating of traditional streets. There was good contextual analysis and attention to detail but the applicant needed to ensure this all translated to the construction phase.

VERDICT: GREEN

5.12 Officer response:

The proposals have been further developed in consultation with Planning Officers to integrate facing brick throughout with red tones. Two types of blend would be used with a darker blend and lighter blend proposed. White bricks are also proposed around openings in order to provide legibility and definition along the elevations. The roofs of the development would vary in subtle green and red colouration to provide variation throughout the estate.

6. POLICY CONTEXT

The London Plan (2016)

6.1 The London Plan (2016) is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital for the next 20-25 years.

6.2 The policies relevant to this application are:

- 3.5 Quality and design of housing developments;
- 3.6 Children and young people's play and Informal Recreation Facilities;
- 3.7 Large residential developments;
- 3.8 Housing choice;
- 5.3 Sustainable design and construction;
- 7.3 Designing out Crime;

- 7.4 Local character;
- 7.5 Public realm;
- 7.6 Architecture;
- 7.8 Heritage Assets and Archaeology;
- 7.14 Improving air quality;

London Borough of Merton Estates Local Plan Adopted 2018

- 6.3 OEP 1 Vision
- OEP 2 Strategy
- OEP3 Urban Design Principles
- EP R1 Townscape.
- EP R2 Street network
- EP R3 Movement and access
- EP R4 Land use.
- EP R5 Open Space.
- EP R6 Environmental protection.
- EP R7 Landscape

London Borough of Merton LDF Core Planning Strategy (2011)

- 6.4 CS.8 Housing choice;
- CS.9 Housing provision;
- CS.11 Infrastructure;
- CS.14 Design;
- CS.16 Flood risk management;
- CS.18 Active transport;
- CS.19 Public transport;

London Borough of Merton Site and Policies Plan (2014)

- 6.5 DM H2 Housing mix
- DM C1Community facilities
- DM D1 Urban design and the public realm
- DM D2 Design considerations in all developments
- DM F1 Support for flood risk management
- DM F2 Sustainable urban drainage systems (SuDS) and; Wastewater and Water Infrastructure
- DM T3 Car parking and servicing standards
- DM T4 Transport infrastructure

Other documents and guidance.

- 6.6 London Borough of Merton 'Design SPG' 2004
- DCLG: Technical housing standards – nationally described space standards
- Mayor's SPG – Sustainable Design & Construction 2014
- Mayor's SPG – Character & Context 2014

7. MATERIAL PLANNING CONSIDERATIONS

Key Planning Considerations

- 7.1 The National Planning Practice Guidance states that reserved matters are aspects of a proposed development which an applicant can choose not to submit details of at an outline planning application stage, (i.e. they can be

'reserved' for later determination). These are defined in Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 as; Scale, Layout, Access, Appearance and Landscaping.

- 7.2 The outline planning application (17/P1718) with layout, scale and access for approval was granted by PAC for the erection of new buildings ranging from 2 to 4 storeys to provide up to 180 residential units, a replacement community centre (up to 160 sqm) new public realm, landscaping works, cycle parking spaces and car parking spaces, utility works and landscaping works. As such the principle of the development has already been established as well as all matters relating to layout, scale and access being accepted. As such matters relating solely to appearance and landscaping can be considered.
- 7.3 The outline planning permission and Section 106 agreement also assessed the quantum of affordable housing to be provided and has been accepted.
- 7.4 Members should also note that there will be some overlap between the reserved matters criteria and the assessment criteria. As such, the assessment criteria may not fit entirely into a unique reserved matter.
- 7.5 The main issues which shall be scrutinised within this report relate to the following:
- The acceptability of the scheme in terms of appearance;
 - The acceptability of the scheme in terms of landscaping;
- 7.6 Appearance and landscaping are defined under article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 as:

Appearance

The aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.

Landscaping

The treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features;

Appearance

- 7.7 Policy 7.4 (Local Character) requires development to provide a high quality design response having regard to the pattern and grain of existing spaces and streets; the urban structure and the surrounding historic environment. In relation to heritage assets, Policy 7.8 (Heritage Assets and Archaeology) outlines that where development affects a heritage asset and its setting, it should conserve that asset's significance by being sympathetic in terms of form, scale and materials.
- 7.8 Policy 7.6 (Architecture) states that new development should be of the highest architectural quality, whilst also being of an appropriate proportion and scale so as not to cause unacceptable harm to the amenity of surrounding land and buildings, especially where these are in residential use. The policy requires development to optimise the potential of sites.
- 7.9 Policy CS 14 (Design) of the Core Planning Strategy Seeks to promote high quality urban and suburban environment in Merton where development is well designed and contributes to the function and character of the borough. Policy DM D2 further states that all development should use appropriate architectural forms, language detailing and materials which complement and enhance the character of the wider setting.

Appearance - Materials

- 7.10 The Design Code for the Ravensbury Estate, approved under reference 19/P2075 sets out key principles and design parameters in relation to materials for the development. This states that materials should *'Take the local townscape, current and historical context into account, high quality facing brick should be the predominant material used across the elevations of the Ravensbury scheme, with special areas of high quality brick detailing used to add texture and depth'*. The development would integrate facing brick throughout with red tones. Two types of blend would be used with a darker blend and lighter blend proposed. The appearance and use of similar brick types throughout the development would help strengthen the character of the area as well respecting the existing townscape. White bricks are also proposed around openings in order to provide legibility and definition along the elevations. As such the use of these bricks would be acceptable in this context.
- 7.11 The roofs of the development would vary between subtle, soft green and red colours that provide variation throughout the estate. These would be constructed from a standing seam sheet metal which is considered to be a robust, malleable material which would be appropriate in this context. The dormer windows proposed on the homes located on secondary streets would be of the same material and be of a grey/green colour. This would ensure continuity throughout the estate.
- 7.12 The approved design code states that *'Metalwork, ... including balustrades and window frames are to be colour co-ordinated'*. Windows and balustrading throughout the estate are proposed to incorporate metal framing and be of a subtle green/olive appearance. This durable material would contribute

positively to the suburban appearance across the estate and would be acceptable.

- 7.13 It is also proposed to incorporate oriel projecting windows as well as glazed balconies at the rear of block F. This would be constructed reinforced glass. The use of the material is typical within this suburban setting and would be acceptable in this context.
- 7.14 It is recommended that samples of the external materials is reserved by condition prior to commencement in order to ensure all external materials would preserve or enhance the character and appearance of the existing streetscape.

Appearance – Morden Road

- 7.15 The proposals seek to remove the existing pre-fabricated concrete panel dwellings fronting Morden Road. These properties currently detract from the street scene and currently provide poor quality foreground when viewing the neighbouring Wandle Valley Conservation Area and neighbouring Grade II Listed White Cottage, Grade II Listed Morden Lodge and Grade II Registered Morden Hall Park. Townhouses would replace these along the western and northern edges of the site fronting Morden Road. These would be 3 storeys in height with a mixture of 3 and 4 bed homes which incorporate a distinct vertical rhythm with defined bottom, middle and top levels. This is a key ambition of the approved design code (ref 19/P2075) which states that *'3 storey townhouses and 4 storey flat blocks at key corners will provide a continuous frontage to Morden Road and bring a uniformity to the road edge that is currently lacking in this area'*. As such, this introduction of uniformity to the road edge would be acceptable
- 7.16 The proposed townhouses would introduce distinctive gable fronted pitched roofs. These would incorporate solar panels on either side of the pitch. These would protrude slightly from the roofline, however they would not appear as an incongruous addition and would be integrated within the design. The town houses that make up the street elevation juxtapose the distinct vertical emphasis of the Grade II listed White Cottage with the prominent tiled gables that make up the roofscape of the Surrey Arms. As such, the design of the roofs would preserve the character of the existing townscape as well as safeguarding views from the Wandle Valley Conservation Area (Morden Hall Park). At first floor level, oriel windows are proposed. These would project 300mm from the front face of the brickwork. The introduction of these would contribute positively to the distinctiveness of the buildings as well as creating interest on the front elevations which would be a welcome addition. The reveals of windows on the front elevation would be setback to further provide visual interest to the house. As such, officers consider the design of the proposed townhouses to be acceptable.
- 7.17 The proposal would introduce a flatted block (Block N) onto the corner of Morden Road. This would be 4 storeys in height with a mixture 1 and 2 bed flats. This would be located across the road from the Grade II Listed Morden

Hall Park and White Cottage. The 4th storey would set back from the front elevation. This would allow the top storey to appear subservient to the rest of the block as well as ensuring the front elevation does not appear overly dominant when viewed along Morden Road. The location of the building being setback from the road would further ensure there would be no visual harm to the setting of the Grade II Listed Morden Hall Park or the White Cottage. The front elevation would also introduce vertical, rhythmical recesses at 1st and 2nd floor level to incorporate balconies. These balconies would protrude between 0.3-0.6m from the elevation which would accord with the approved design code which recommends a protrusion of up to 1.5m. This would further break up the visual appearance of the front elevation and ensure the block does not appear bulky or incongruous within this suburban setting. The block would have a defined central and recessed communal entrance on the bend of Morden Road. This would help balance the building and give a symmetrical appearance that will still allow a vertical rhythm to be observed when viewed along the street. As such, officers consider the appearance of the flatted block to be acceptable.

- 7.18 Townhouses would also be located on the side of the proposed block. These would be 3 storeys in height and be of a similar appearance to the block. These would incorporate flat roofs. This would allow a logical transition between 3 and 4 storey to appear integrated with the rest of the building. As such these would have an acceptable appearance when viewed in the context of the development.
- 7.19 A “T” shaped flatted block (Block Q) would be introduced to the corner of Morden Road and Ravensbury Grove. This would be 4 storeys in height. Like block N this would incorporate a recessed 4th storey which allow the building to appear less dominant within the immediate streetscape as well as a clearly defined top, middle and bottom. Vertically proportioned windows would also allow the building to continue the rhythmical pattern into Ravensbury Grove. White brick string courses would wrap around the building at 1st and 3rd floor level. This would further define levels along the elevation. The building would incorporate two communal entrances which would also be lined with white feature bricks. This would ensure these entrances are legible and would be acceptable. As such, the appearance of the block would ensure the character of the existing townscape would be retained.

Appearance - Ravensbury Grove

- 7.20 The approved design code sets out the design principles for the blocks along Ravensbury Grove. It was established that these should be suburban blocks that frame proposed vistas through secondary streets. The proposal would introduce a flatted block (Block M). This would be 4 storeys in height and would contain 1 & 2 bedroom homes with the enlarged community centre located at ground floor. The 4th storey would be set back as previously described in blocks throughout the development in order to prevent the block appearing overly dominant. The building would use white feature bricks in order to denote communal entrances as well as defining levels on the elevations. The block would incorporate semi recessed balconies at 1st, 2nd

and 3rd floor level which would match those proposed through the development. The Northern section of the block would be clad in brick to match the rest of the development and openings would be framed in white brick with more intricate detailing. This would express the presence of the community centre as well as defining it at the heart of the development. The appearance of the block is therefore considered to be visually acceptable in the context of the existing streetscape.

- 7.21 The proposal would introduce a flatted block (Block F) to the South of Ravensbury Grove and adjacent to the junction of Hengelo Gardens. The block would be a mixture of 3 to 4 storeys in height with the 4th storey set back from the front and rear parapet rooflines. On the elevations fronting the street, semi recessed balconies would be introduced at 1st and 2nd floor level. These would match those proposed throughout the development and would visually acceptable in terms of appearance. The proposed block would include vertically aligned openings which would follow rhythmically along the front elevation. This would follow the rhythm of the street and would be acceptable. The block would follow design principles proposed in blocks throughout the development by including white feature bricks to denote communal entrances and white brick stringcourses to establish recognisable sections along the elevations. At the rear of the block, balconies are proposed at ground, 1st, 2nd and 3rd floor level which would view out over a communal garden. These would include clear glazed balustrading and would protrude slightly from the rear elevations. This visually modern appearance would be compatible architecturally with the rest of the rear façades and would be acceptable addition.

Appearance - Riverfront properties

- 7.22 New homes consisting of 2-3 storeys are proposed along the South of the site. These would contain a mixture of 3 & 4 bedroom homes. These would have a defined top middle and bottom with pitched roofs being introduced at the top with wider openings at ground floor level and white brick string courses further defining the ground floor. The townhouse would include semi recessed balconies which would protrude slightly from the front elevation. These would be located rhythmically along the street and would match those proposed throughout the development. As such, officers consider the introduction of these would be acceptable. The two homes that would be located adjacent to the secondary street would be framed with white saw toothed brick as well as introducing stepped access with railings that would match those seen on the balconies. Officers consider that they would appear harmonious with the architectural style of the development and would be acceptable.
- 7.23 A flatted block is proposed in the South West corner of the site (Block D). This would be 4 storeys in height and would include a mixture of 1 & 2 bedroom homes. Like blocks proposed throughout the site this would incorporate a recessed 4th storey which allow the building to appear less dominant within the immediate streetscape as well as a clearly defined top, middle and bottom. The proposed design of the elevations would correspond with the townhouses along Morden Road. The proposed block would incorporate semi recessed

balconies at 1st, 2nd and 3rd floor level which would match those proposed throughout the development. The location of the building being setback from the road as well as the elevations incorporating large areas of brick would further ensure no visual harm to the setting of the Grade II Listed Ravensbury Mills located across the Wandle River. Vertically proportioned windows would also allow the building to continue the rhythmical emphasis along Morden Road. White brick string courses would wrap around the building and further define levels along the elevation. The building would incorporate a communal entrances which would also be lined with white saw toothed feature bricks. This would ensure the entrance is clearly legible when viewed along Morden Road. The proposed appearance of the block would therefore preserve the character of the existing streetscape as well as not harming the setting of the adjacent Grade II Listed Building.

Appearance - Secondary streets

- 7.24 New homes would be introduced in the centre of the site. These would be a mixture of 2 & 3 bed family homes and would vary from 1 to 3 storeys in height. These would vary slightly from the rest of the development in terms of materials with a slightly lighter palette of brick proposed and a greener appearance to the roofs and dormer windows. This would result in a subtle character variation and would be a positive contribution to the character of the immediate streetscape. Homes proposed along the secondary streets would incorporate dormer windows at roof level. These have been designed to lower the eaves and overall massing of the buildings with the transition into quieter, suburban streets. These would contribute positively to the proposed suburban character of the development and would be acceptable.
- 7.25 The homes would introduce a stepped access with a raised floor level in order to mitigate against flood risk. This would include metal handrails as well as introducing lowered cills at ground floor level in order to maintain connection with the street. These would be repeated throughout the properties and would result in a uniform appearance that can followed along the street. This would result in a suburban character being maintained in the streetscape and would be acceptable
- 7.26 The Mews properties located at the centre of the development would be of an L shaped footprint. This would maintain the suburban nature of the proposal as well as facilitating the creation of on plot parking space. The Mews properties would incorporate pitched roofs which would match those proposed as well as properties in the existing townscape. Openings along the Mews would have deep reveals as wells a single flush framed window at first floor level. This would create contrast as well as interest from views along the street. As such, officers consider the design of these properties to be acceptable.

Appearance - Height parameters

- 7.27 The outline planning application (17/P1718) granted approval of all matters relating to the scale, bulk, massing and layout in relation to buildings proposed

throughout the estate. The proposed heights have not been increased as part of these proposals and remain the same as those granted under the outline permission and subsequent non-material amendment. As such, the proposed building heights raise no new issues and are acceptable for the purposes of this reserved matters application.

Standard of accommodation

- 7.28 The overall appearance of the proposed buildings, the reserved matter formally under consideration, is directly linked to the internal arrangements of the buildings. A review of the key elements that determine the quality of the accommodation and its impact both within and beyond the development is set out below.

Standard of accommodation - floorspace

- 7.29 The outline planning permission approved up to 180 new homes on the site. The reserved matters proposal comprises 179 new mixed tenure homes in total across Phases 2-4, through a mixture of 86 houses and 93 flats. Detailed floorplans have now been submitted to the Council which would allow an assessment of the standard of accommodation. The Department for Communities and Local Government sets out the nationally described space standards set out the minimum size for new dwellings. The submitted housing schedule demonstrates that the proposed 179 homes would all achieve at least the minimum internal space standards required including built in storage. This demonstrates that each unit would be appropriately sized in relation to internal amenity and would therefore comply with Policy CS14.

Standard of accommodation - Daylight and sunlight

- 7.30 Detailed elevations and internal layouts have been submitted for review in relation to daylight and sunlight. London Plan 2016 policy 7.6 states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Sites and Policies Plan 2014 Policy DM D2 titled 'Design Considerations in all developments' continues this approach and requires developments to ensure a high standard of privacy and amenity for its users and neighbours.
- 7.31 The applicant has submitted a daylight and sunlight report. This assessment has been carried out in accordance with BRE's guide 'Site Layout Planning for Sunlight and Daylight: A Guide to Good Practice', P J Littlefair (2011). The assessment has measured Average Daylight Factor (ADF) and the No-Sky Line in the proposed living spaces (kitchens, living rooms and bedrooms). The effect of the trees to the south of the proposed Phase 2 buildings has also been included to account for the difference in obstruction. All the proposed residential units have been analysed and assessed against the BRE standards. 98% of the rooms tested throughout the site passed the BRE criteria. The rooms that did not are open plan spaces and are located in close proximity to existing trees located along the River Wandle walkway. It was also found that 100% of the rooms tested met BRE requirements in relation to

no sky view. The applicant has also submitted a Sunlight Assessment using the BRE guidance of a 25-degree line, Annual Probable Sunlight Hours and Winter Probable Sunlight Hours. This assessment was undertaken for proposed south facing living room windows as recommended by BRE. It was found that 100% of windows passed the relevant test recommended by BRE.

- 7.32 The results of the assessment demonstrate that the scheme would provide future occupiers with satisfactory levels of daylight and in this context in accordance with Policy 7.7 of the London Plan (2016), Policy DM D2 of the SPP Local Plan 2014, Policy CS14 of the Core Planning Strategy 2011 and Policy EP R1 of the Adopted Estates Local Plan 2018. The appearance of the development, the reserved matter under consideration, is therefore suitably well designed so as to deliver a satisfactory internal environment for future occupiers.

Overlooking and privacy

- 7.33 The outline planning permission (17/P1718) granted aspects of the development relating to scale, access and layout and as such cannot be revisited under this reserved matters application. As such, overlooking must only be assessed in relation to appearance and landscaping. The reserved matters application includes floor plan layouts for the individual properties and therefore allows assessment of privacy and overlooking.
- 7.34 The proposed openings along front and rear elevations throughout the development have been logically designed to ensure direct views into neighbouring properties are obscured. Furthermore deep reveals incorporated into the design of the windows would further reduce any direct overlooking.
- 7.35 Balconies have been proposed throughout the development. These have been designed with adequate spacing to avoid any harmful views being created into proposed properties. Balconies have also been designed to be recessed and semi recessed in order to reduce this further. Furthermore, the balustrading proposed on most of the balconies has been designed to further diminish views and increase privacy. As such, the design of the proposed balconies would be acceptable.
- 7.36 The 3rd and 4th floor balconies and windows at the rear of the flatted blocks would create views along the rear of the riverfront properties and secondary streets. The proposed fences separating rear gardens would be over 2m in height. Given the height of proposed fences and the proposed separation distances, it is considered that these openings would not impact adversely on the privacy of future occupants of these properties and would not create harmful views into existing neighbouring properties.
- 7.37 Given the adequate separation distance between properties with setbacks in the layout of the buildings and terraces any, privacy and overlooking issues for assessment arise primarily from the upper floor windows of the proposed blocks and balconies towards the rear of the respective terraces and

neighbouring windows. The proposal would therefore comply with Policy DM M2 of the Sites and Policies Plan 2014.

- 7.38 The appearance of the development, the reserved matter under consideration, is therefore suitably well designed so as to deliver a satisfactory environment to ensure privacy and avoid overlooking.

Appearance of car parking

- 7.39 The outline planning permission (17/P1718) granted the principle of introducing up to 167 car parking spaces, 18 disabled parking and electric vehicle charging points across the site to London Plan Standards. The proposed appearance and locations of these off and on street would be suitably sized and logical placed throughout the site and would therefore be acceptable.

Appearance of cycle parking

- 7.40 The outline application (17/P1718) secured the principle of development in relation to cycle parking and the amount of spaces, however the location and appearance of spaces has now been confirmed by this reserved matters application.
- 7.41 Long stay cycle parking will be provided within the individual buildings with each residential house having its own individual secure covered cycle parking storage at the rear. Cycle storage for flats is provided within secure communal stores. The cycle parking in the site will be provided in accordance with current minimum cycle parking standards.
- 7.42 The Designing Out Crime Officer raised the issue of inconsistency on the location of cycle parking in the house. The submitted drawings confirmed that cycle parking in the houses is located at the rear of the properties. This is in accordance with the approved Design Code which states '*Secure cycle storage should be provided for individual dwellings in front or rear gardens*'. It was raised that containers should be designed to be LPS1175 standard with adequate CCTV coverage and motorcycle parking should incorporate ground anchors. Condition 39 (secured by design) of the outline planning permission (17/P1718) requires details of measures to minimise the risk of crime in a visually acceptable manner to be submitted and approved by the Council prior to commencement of above ground works. These details will also be assessed by the Designing Out Crime Officer. As such, the proposed cycle parking would be acceptable for the purpose of this reserved matters application.

Appearance of lighting

- 7.43 An Overarching Lighting Strategy has been submitted by the applicant. The strategy indicates that the new southern road adjacent to the River Wandle will be lit by LED street lighting that will be concealed to minimise light spill, which

is considered to be in line with the British Lighting Standards recommendations. This is only shown indicatively, and not in detail. Further details are required to be shown in the updated detailed Lighting Strategies submitted in accordance with Condition 19 of the outline planning permission. The strategy would therefore meet requirements of this reserved matters application and would be acceptable.

Appearance of refuse storage facilities

- 7.44 The outline planning application (17/P1718) secured the principle of the proposed waste strategy. Application 19/P2080 approved the detailed waste strategy for the site. The bin stores for the flatted block have been designed to have storage facilities integrated within each of the blocks. This waste storage would be for; general waste, recycling and food waste and has been designed for access by the Councils waste collection team on waste collection days. The proposed house would incorporate secure and enclosed refuse area on plot in the front gardens capable of holding: 240L wheeled bins for garden waste, black sack for residual Waste, 55L green box for mixed recycling and 23L food bin. Communal recycling would be picked up every Wednesday and communal rubbish would be picked up every Thursday. This has been reviewed by the Councils Waste Management Officer and is considered to be acceptable. The appearance of the refuse arrangements is considered acceptable for the purposes of assessing the reserved matters submission.

Appearance in relation to floor levels

- 7.45 The proposed floor levels have now been confirmed as part of this application for appearance and landscaping. The appearance of these directly relates to levels across the site and has therefore been assessed by the Council and the Environment Agency in relation to flood levels. The applicant has submitted a revised flood risk addendum as part of this application. The strategy demonstrates that the floor levels of proposed properties would mitigate against flood risk as well as ensuring flood levels are not increased offsite. As such, the floor levels of properties would be acceptable and would achieve a satisfactory appearance.

Appearance in relation to accessibility

- 7.46 In relation to access throughout the site, entrances would be illuminated and covered and have level access over the threshold. Entry systems such as video entry systems or similar would be located for use by all visitors and residents. All common stairs will have dimensions that suit ambulant disabled people and tonal contrast to aid people with impaired sight. Public spaces, shared surfaces and communal spaces would be level with the proposed site levels. Ramped access, where necessary would be of an acceptable appearance and meet accessibility objectives throughout the site.

Landscaping

Hard and soft landscaping

- 7.47 The Sites and Policies Plan 2014 Policy DM 01, requires development to protect open spaces to ensure development does not have a negative impact on the local environment. Policy DM D1 seeks to ensure high quality design of buildings and places are delivered in the Borough, this policy aims at ensuring new development proposals impact positively on the character and quality of the public realm. Policy DM D2 indicates the importance of also delivering high quality design and protection of amenity within the Borough.
- 7.48 The landscaping element of the reserved matters submission provides a detailed layout and schedules of trees, shrubs, and grassed areas for the development.
- 7.49 The proposals would include green buffers along Ravensbury Grove fronting the flatted blocks as well as the proposed community centre. A rose garden would be introduced adjacent to the existing Ravensbury Court as part of the landscaping improvements which would enhance the estates suburban setting. This has been developed in consultation with existing residents who expressed an interest in re-instating a rose garden within the greenspace on Ravensbury Grove. Existing green buffers along Hengelo Gardens as well as the section of grass to the South East corner of the site would be retained as part of the proposals. Areas of soft landscaping are also proposed to the North West corner and around Western parts of the site adjacent to Morden Road. These would provide an important buffer between the Morden Road and the entrances the proposed properties. These would enhance the appearance of the site and would complement the proposed buildings across the estate.
- 7.50 Doorstep play areas including a proposed swale are proposed adjacent to the frontage of properties along the secondary street in the centre of the development. These would provide further buffers between the street and the frontages of properties along this road. These would enhance the suburban setting and would be acceptable.
- 7.51 All the houses and mews would have the provision of a n d a c c e s s t o private amenity space. These spaces would be located at the rear of the proposed properties. The flatted blocks would have access to semi-private amenity space at the rear of the blocks. These are considered to be of an adequate size and would provide high quality amenity space for future occupants.
- 7.52 The proposed hard landscaping would incorporate a variety of paving designs throughout the estate. Dutch paving would be incorporated around the Rose Garden. This would differentiate from other hard landscaping materials proposed throughout the estate and would distinguish the garden in an aesthetically pleasing manner. Grey ASP paving would be used to create footways as well as block paving to create permeable parking bays and paved streets. 150mm wide granite kerbs would also be integrate between roads and walkways. These would preserve the appearance of the existing streetscape

and a condition is recommended in order provide external surfacing samples to the Council prior to commencement of above ground works.

Trees

- 7.53 Policy DM.O2 of the Sites and Policies Plan (2014) requires development to incorporate to protect trees, hedges and other landscape features of amenity value to secure suitable replacement in instances where their loss is justified. Furthermore proposals for new and replacement trees, hedges and landscape features should consist of appropriate species. The outline permission (17/P1718) secured the principle of the development, however the location, amount, size and species of proposed trees has been confirmed in this reserved matters application.
- 7.54 The proposal would remove 52 trees in order to facilitate the development and 120 new trees would be introduced throughout the site. The categorisation of trees in terms of quality and amenity value was assessed in line with British Standards BS583713. The trees to be removed range from Category U (poor value) to Category B (moderate value). No trees considered to be Category A (high value) are to be removed. 13 trees would be retained with 2 being categorised as A1, 8 being B1 and 3 being C3. Where trees would be removed in order to facilitate the development, new trees of similar size and quality would replace them. Officers have reviewed this approach and considers it to be acceptable. Given the above and the fact that the amount of trees would significantly increase as a result of the development, the proposal would enhance landscaping throughout the site.
- 7.55 A line of mature trees (horse chestnut, palm and whitebeam) categorised at category B1 are located within the frontages of existing properties along the North of the site along Morden Road. These are acknowledged to be of amenity value. Due to layout constraints and difficulties accessing the proposed driveways along Morden Road, it has not been possible to retain these as part of the proposal. Through pre application discussions with the Council's Arboricultural Officer, it was recommended that these should be replaced with semi mature, high quality Ginkgo Biloba Trees. This species of tree is considered to be of high amenity value. Given these trees along Morden Road would be replaced with suitably sized, high quality specimens, the proposed removal and replacement of these existing trees would be acceptable.

Play Space

- 7.56 The submitted design & access statement indicates that 3 new areas of publically accessible doorstep play space will be provided on site as well as 2 play areas located in communal courtyards. This would create at least 509sqm of play space which is considered suitable in principle. Condition 46 of the outline permission (17/P1718) requires the applicant to submit a comprehensive play strategy to the Council for approval which would show specific details and features of dedicated play space which

would meet minimum requirements. As such, the identified areas would be acceptable.

8. CONCLUSIONS

- 8.1 The proposals relating to appearance and landscaping matters are considered by officers to be acceptable. The proposed design and materials of homes throughout the estate are well considered and relate well to the surrounding local context. The locations of openings/windows along elevations would ensure good living conditions for future occupants and occupants of neighbouring properties. The location and appearance of parking, refuse and lighting are appropriate in this suburban setting with the submission of further details secured by conditions from the outline planning permission (17/P1718). The proposed floor levels of properties would mitigate against flood risk on and off site. Furthermore, approved conditions 11, 12, 13 and 14 attached to the outline permission are also in place to mitigate flood risk.
- 8.2 The proposed landscaping proposals would result in a net uplift of 68 trees throughout the site with removed trees being replaced with appropriately sized versions. The introduction of a swale, doorstep play, community rose garden and amenity grass would be appropriate in this context and would ensure on street parking does not dominate the streetscape. The proposed play space is considered acceptable in principle and Condition 46 of the outline permission would require the applicant to submit a comprehensive play strategy. As such, the landscaping proposals would be acceptable.

RECOMMENDATION

Grant approval of reserved matters subject to the following conditions:

Conditions

1. Prior to commencement of above ground works of each relevant phase (other than Enabling Works) details of particulars and samples of the materials to be used on all external faces of the relevant phase of development hereby permitted, including window frames and doors (notwithstanding any materials specified in the application form and/or the approved drawings) shall be submitted to and approved in writing by the Local Planning Authority. No works which are the subject of this condition shall be carried out until the details are approved, and the development shall be carried out in full accordance with the approved details.

Reason: To ensure a satisfactory appearance of the development and to comply with the following Development Plan policies for Merton: policy 7.6 of the London Plan 2016, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Polices Plan 2014.

2. Prior to commencement of above ground works of each relevant phase (other than Enabling Works) details and samples of hard landscaping (including any

parking, service areas, roads and footpaths) shall be submitted to and approved by the Local Planning Authority. No works that are the subject of this condition shall be carried out until the details are approved.

Reason: To ensure a satisfactory appearance of the development and to comply with the following Development Plan policies for Merton: policy 7.6 of the London Plan 2016, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Polices Plan 2014.

Informatives

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development. There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If the applicant is planning significant works near Thames Water mains (within 3m) the applicant needs to check that the development does not reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services Thames Water provides in any other way. The applicant is advised to read Thames Water's guide regarding working near or diverting their pipes.

Any works in under or over or within 8m of the River Wandle requires prior written permission from the Environment agency under the terms of the Environmental Permitting Regulations. For further information see:

<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>

Appendix A - Drawing Numbers

CAG-REM-200_HTA-A_XX_RP_0001 – Site Location Plan
CAG-REM-200_HTA-A_XX_RP_0032 - Accessibility Strategy,
CAG-REM-200_HTA-A_00_DR_0101 - Proposed Masterplan,
CAG-REM-200_HTA-A_00_DR_0103- Proposed Masterplan GF,
CAG-REM-200_HTA-A_00_DR_0111 - Proposed Unit Type Plan Proposed
Unit Type CAG-REM-200_HTA-A_00_DR_0112 - Proposed Tenure Plan
CAG-REM-200_HTA-A_00_DR_0113 - Proposed Levels Plan,
CAG-REM-200_HTA-A_00_DR_0114 - Proposed Open Spaces Plan,
CAG-REM-200_HTA-A_00_DR_0115 - Proposed Site Elevations,
CAG-REM-200_HTA-A_00_DR_0150 - Proposed Site Elevations,
CAG-REM-200_HTA-A_2D_DR_0200 - Plan Sheet 1 Block D,
CAG-REM-200_HTA-A_2F_DR_0210 - Plan Sheet 1 Block F,
CAG-REM-200_HTA-A_3M_DR_0220 - Plan Sheet 1 Block M,
CAG-REM-200_HTA-A_4N_DR_0230 - Plan Sheet 1 Block N,
CAG-REM-200_HTA-A_4Q_DR_0240 - Plan Sheet 1 Block Q,

CAG-REM-200_HTA-A_2C_DR_0250 - Phase 2 Block C Elevations
 CAG-REM-200_HTA-A_2D_DR_0252 - Phase 2 Block D Elevations,
 CAG-REM-200_HTA A_2E_DR_0254 - Phase 2 Block E Elevations,
 CAG-REM-200_HTA-A_2F_DR_0256 - Phase 2 Block F Elevations,
 CAG-REM-200_HTA-A_2G_DR_0258 - Phase 2 Block G Elevations,
 CAG-REM-200_HTA-A_3H_DR_0260 - Phase 3 Block H Elevations,
 CAG-REM-200_HTA-A_3I_DR_0262 - Phase 3 Block I Elevations,
 CAG-REM-200_HTA-A_3J_DR_0264 - Phase 3 Block J Elevations,
 CAG-REM-200_HTA-A_3KL_DR_0266 - Phase 3 Block KL Elevations
 CAG-REM-200_HTA-A_3M_DR_0270 - Phase 3 Block M Elevations,
 CAG-REM-200_HTA-A_4N_DR_0272 - Phase 4 Block N Elevations,
 CAG-REM-200_HTA-A_4O_DR_0274 - Phase 4 Block O Elevations,
 CAG-REM-200_HTA-A_4P_DR_0276 - Phase 4 Block P Elevations,
 CAG-REM-200_HTA-A_4Q_DR_0278 - Phase 4 Block Q Elevations,
 CAG-REM-200_HTA-A_4R_DR_0280 - Phase 4 Block R Elevations,
 CAG-REM-200_HTA-A_00_DR_0300 - House – Type 4 (2B4P Mews) & Type 5 (3B5P Courtyard)
 CAG-REM-200_HTA-A_00_DR_0301 - House – Type 7 (4B7P Riverfront) & Type 8 (3B5P Riverfront)
 CAG-REM-200_HTA-A_00 DR 0302 – House – Type 2 (3B5P Gable Townhouse)
 CAG-REM-200 HTA-A 00 DR 0303 - House – Type 3 (3B5P Dormer Townhouse)
 CAG-REM-200 HTA-A 00 DR 0304 - House – Type 3(P) (3B5P Dormer Townhouse)
 CAG-REM-200 HTA-A 00 DR 0305 - House – Type 1 (4B7P Townhouse)
 CAG-REM-200 HTA-A 00 DR 0306 - House – Type 1(P) (4B7P Townhouse)
 CAG-REM-200_HTA-A_00_DR_0320 Flat - 1B1P Type A
 CAG-REM-200_HTA-A_00_DR_0321 Flat - 1B2P Type A
 CAG-REM-200_HTA-A_00_DR_0322 - Flat - 1B2P Type B
 CAG-REM-200_HTA-A_00_DR_0323 - Flat - 1B2P Type C
 CAG-REM-200_HTA-A_00_DR_0324 - Flat - 1B2P Type D
 CAG-REM-200_HTA-A_00_DR_0325- Flat - 1B2P Type E
 CAG-REM-200_HTA-A_00_DR_0326 - Flat - 1B2P Type F
 CAG-REM-200_HTA-A_00_DR_0327 - Flat - 1B2P Type G
 CAG-REM-200_HTA-A_00_DR_0328 - Flat - 1B2P Type H
 CAG-REM-200_HTA-A_00_DR_0329 - Flat - 1B2P Type I
 CAG-REM-200_HTA-A_00_DR_0330- Flat - 1B2P Type J
 CAG-REM-200_HTA-A_00_DR_0331 - Flat - 1B2P Type K
 CAG-REM-200_HTA-A_00_DR_0332 - Flat - 1B2P Type L
 CAG-REM-200_HTA-A_00_DR_0333 - Flat - 1B2P Type M,
 CAG-REM-200_HTA-A_00_DR_0334 - Flat - 1B2P WCH Type A,
 CAG-REM-200_HTA-A_00_DR_0335 - Flat - 1B2P WCH Type B,
 CAG-REM-200_HTA-A_00_DR_0336 - Flat - 1B2P WCH Type C,
 CAG-REM-200_HTA-A_00_DR_0337 - Flat - 1B2P WCH Type D,
 CAG-REM-200_HTA-A_00_DR_0338 - Flat - 1B2P WCH Type E,
 CAG-REM-200_HTA-A_00_DR_0339 - Flat - 1B2P WCH Type F,
 CAG-REM-200_HTA-A_00_DR_0340 - Flat - 1B2P WCH Type G,
 CAG-REM-200_HTA-A_00_DR_0341 - Flat - 1B2P WCH Type H,
 CAG-REM-200_HTA-A_00_DR_0342 - Flat - 2B3P Type A,
 CAG-REM-200_HTA A_00_DR_0343 - Flat - 2B3P Type B,

CAG-REM-200_HTA-A_00_DR_0344 - Flat - 2B3P Type C,
CAG-REM-200_HTA-A_00_DR_0345 - Flat - 2B3P Type D,
CAG-REM-200_HTA-A_00_DR_0346 - Flat - 2B3P Type E,
CAG-REM-200_HTA-A_00_DR_0347 - Flat - 2B3P Type F,
CAG-REM-200_HTA-A_00_DR_0348 - Flat - 2B3P Type G,
CAG-REM-200_HTA-A_00_DR_0349 - Flat - 2B3P Type H,
CAG-REM-200_HTA-A_00_DR_0350 - Flat - 2B3P WCH Type A,
CAG-REM-200_HTA-A_00_DR_0351 - Flat - 2B3P WCH Type B,
CAG-REM-200_HTA-A_00_DR_0352 - Flat - 2B3P WCH Type C,
CAG-REM-200_HTA-A_00_DR_0353 - Flat - 2B3P WCH Type D,
CAG-REM-200_HTA-A_00_DR_0354 - Flat - 2B3P WCH Type E,
CAG-REM-200_HTA-A_00_DR_0355 - Flat - 2B4P Type A,
CAG-REM-200_HTA-A_00_DR_0356 - Flat - 2B4P Type B,
CAG-REM-200_HTA-A_00_DR_0357 - Flat - 2B4P Type C,
CAG-REM-200_HTA-A_00_DR_0358 - Flat - 2B4P Type D,
CAG-REM-200_HTA-A_00_DR_0359 - Flat - 2B4P Type E,
CAG-REM-200_HTA-A_00_DR_0360 - Flat - 2B4P Type F,
CAG-REM-200_HTA-A_00_DR_0361 - Flat - 2B4P WCH Type A,
CAG-REM-200_HTA-A_00_DR_0362 - Flat - 2B4P WCH Type B
CAG-REM-200_HTA-A_00_DR_0600 - Flat Block Part Sections / Elevations
Sheet 1, CAG-REM-200_HTA-A_00_DR_0601 - Flat Block Part Sections /
Elevations Sheet 2, CAG-REM-200_HTA-A_00_DR_0602 - Flat Block Part
Sections / Elevations Sheet 3, CAG-REM-200_HTA-A_00_DR_0603 Flat Block
Part Sections / Elevations Sheet 4, CAG-REM-200_HTA-A_00_DR_0610 -
House Type Part Sections / Elevations Sheet 1,
CAG-REM-200_HTA-A_00_DR_0611 - House Type Part Sections / Elevations
Sheet 2,
CAG-REM-200_HTA-L_00_DR_0900 - Illustrative Landscape Masterplan,
CAG-REM-200_HTA-L_00_DR_0901 - Landscape General Arrangement Plan,
CAG-REM-200_HTA-L_00_DR_0902 - Landscape Planting Plan,

[Click Here](#) for full plans and documents related to this application

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