

Redhill

Former Eugene Bann Tennis Centre

Design and Access Statement
March 2019



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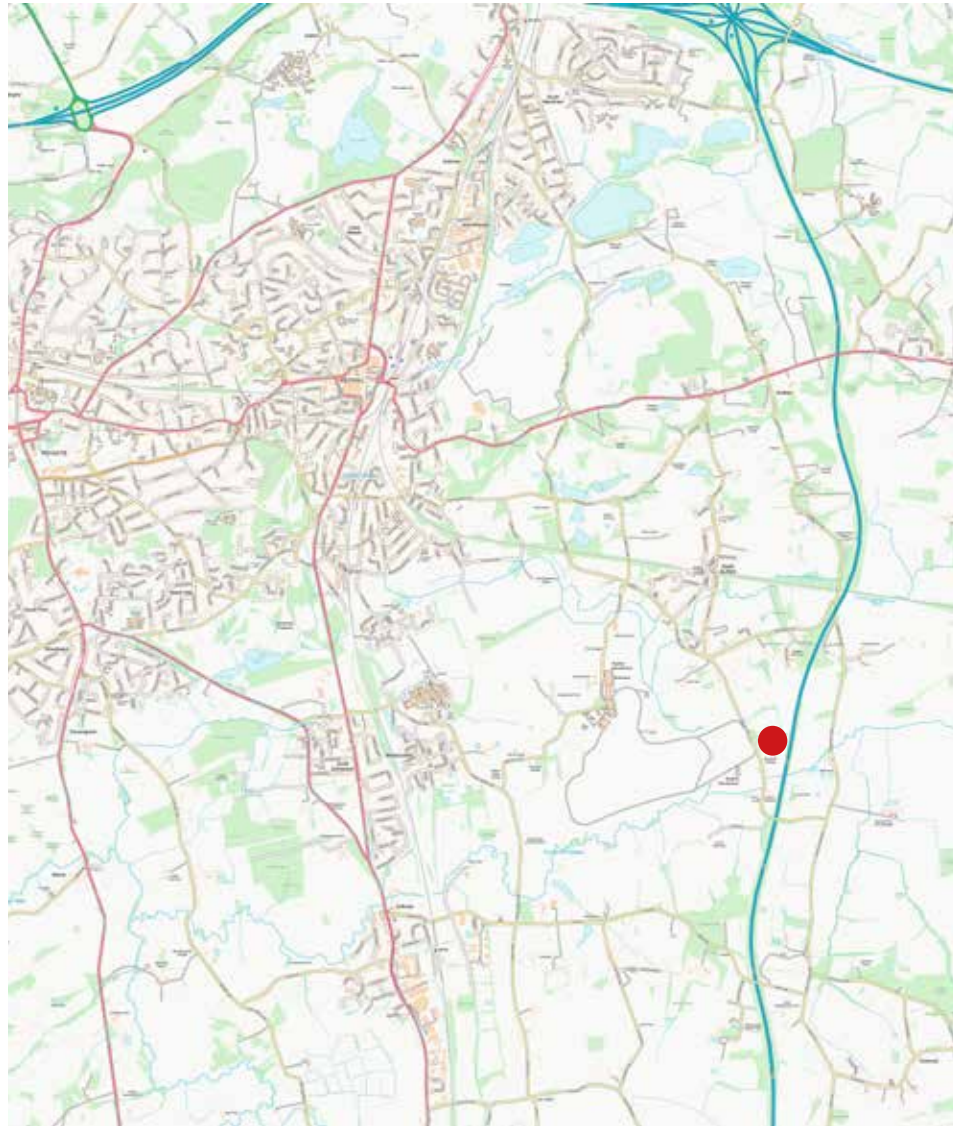
- 6.1 Benefits of the Scheme

Introduction

1.1 Introduction

This Design and Access Statement has been prepared in support of a planning application for the development of the site at Former Eugene Bann Tennis Centre, Redhill.

The proposed development of 23 dwellings with public open space and landscaping will serve to regenerate and complement this area.



1.2 Scheme Description

Planning permission is sought for the demolition of the existing buildings and the development of 23 residential apartments and associated vehicular access, car parking and landscaping.

1.3 The Purpose of this Document

This Design and Access Statement explains the design principles and concepts that have informed the current proposals for the development of the site.

The objective of the statement is to demonstrate that:

- The application represents a well-considered proposal, incorporating high quality design principles which have been developed from our original vision for the site.
- The proposals make good use of the site without resulting in harm to the character of the area and amenities of occupiers of neighbouring properties.
- The proposals make significant provision for inclusive design and access.

The document structure and form follows best practice as set out in the Commission for Architecture and the Built Environment (CABE) (now Design Council for England) Guidance.

1.4 Design Objectives

This document aims to explain the design rationale underpinning the proposals described within. The key design objectives are to;

- Achieve a high quality environment with good amenity space.
- Be an efficient use of land.
- Be design led.
- Create a distinct character.
- Create a good mix of accommodation in accordance with the local requirements.
- Create a sense of place where people want to live.
- Provide a safe and secure environment achieved by the layout and design of the scheme.
- Create a sustainable place to live.
- Consider the relationship between existing adjacent dwellings and proposed dwellings.
- Create appropriate and varied spaces between buildings.

Introduction

1.5 The Structure of this Document

This document has been designed to be read in conjunction with the Planning Statement and other detailed technical reports and plans submitted in support of the application and is structured as follows:

1.0 Introduction

An introduction to the proposals contained within this application.

2.0 Site Analysis

Explores the physical context and local surroundings of the site as well as the planning context on a local and national level. Details the specifics of the site itself and explaining how the physical analysis of the site has been undertaken.

3.0 Proposals

A more detailed exploration of the design proposals.

4.0 Technical

Detailing the access strategy and transport assessment for the site.

5.0 Sustainability

Demonstrating how the proposed development will create a cohesive and sustainable community.







02

Site Analysis

Site Analysis

2.1 Site Location & Description

The existing site is currently used as an indoor and outdoor tennis centre and is located 1.5km south of South Nutfield, Redhill. The site area measures approximately 0.7 hectares.

Located in a semi-rural location in the London commuter belt between Crawley and Reigate, the site is a redevelopment of the former Eugene Bann Indoor Tennis Centre. There are a number of good travel links around the site, including Gatwick Airport, the M23 and mainline rail links into London Bridge (32 mins) and London Victoria (38 mins) available from Redhill station which is 3 miles from the site. Alternatively, services from South Nutfield Station (located 0.9 miles from the site) to London are also available via Redhill, which adds around 20 minutes to the journey time.

Access to the site is currently available via a narrow road which runs perpendicular to Crab Hill Lane. This continues for approximately 80 metres before opening out onto the main site. The existing indoor tennis centre is located to the south western part of the main site area, with the external tennis courts covering most of the eastern half of the site.

The site is bordered to the east by the M23 - with the site boundary only around 50 metres from the motorway - and it is therefore important to consider the retention of the existing tree line in order to provide a visual and acoustic buffer.



Site Analysis

2.2 Local Amenities & Connections

Alongside the aforementioned road and rail links, there are also a number of bus stops located within a 10-15 minute walk from the site which provide services to Redhill, Reigate, Oxted, Earlswood and Dormansland.

The site is also located within close proximity to a small selection of restaurants and public houses.



Nutfield Train Station



Crab Hill Lane



Amenities Plan

KEY

- Primary Roads
- Secondary Roads
- Railway
- M23

- Train Station
- Bus Stop
- Church
- Shops/Restaurants

- Medical Services
- Aerodrome

5 Minutes Walking Distance

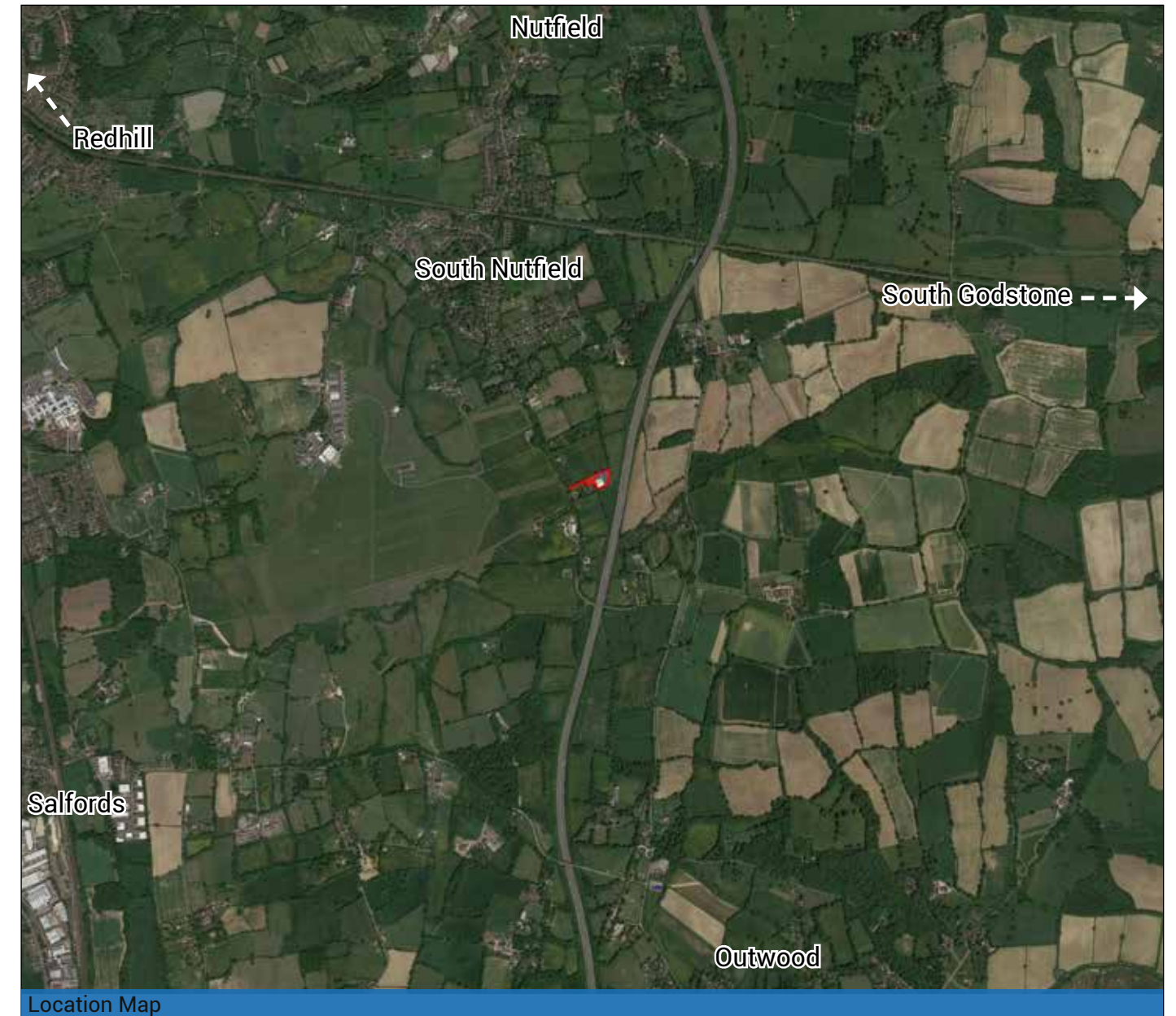
Site Analysis

2.3 Local Character

The historic farming village of Nutfield, located to the north of the site, features a number of predominantly detached, brick houses with features such as tile hanging, gables and stonework.

Alongside its selection of Victorian buildings, Redhill has a significant number of contemporary developments which utilise a lot of brick and tile hanging elements across a range of housetypes and apartment buildings.

Outwood is a small village located to the south of the site which features a number of styles of character properties with features ranging from wood-boarding to tile-hanging and white render.



Site Analysis



6

A25, South Nutfield



7

The Avenue, South Nutfield



8

Cooper's Hill Road, South Nutfield



9

Church Hill, South Nutfield



10

Nutfield Road, Redhill



11

Cooper's Hill Road, South Nutfield



12

Cooper's Hill Road, South Nutfield



13

Mid Street, South Nutfield



14

Cooper's Hill Road, South Nutfield



15

Cooper's Hill Road, Nutfield

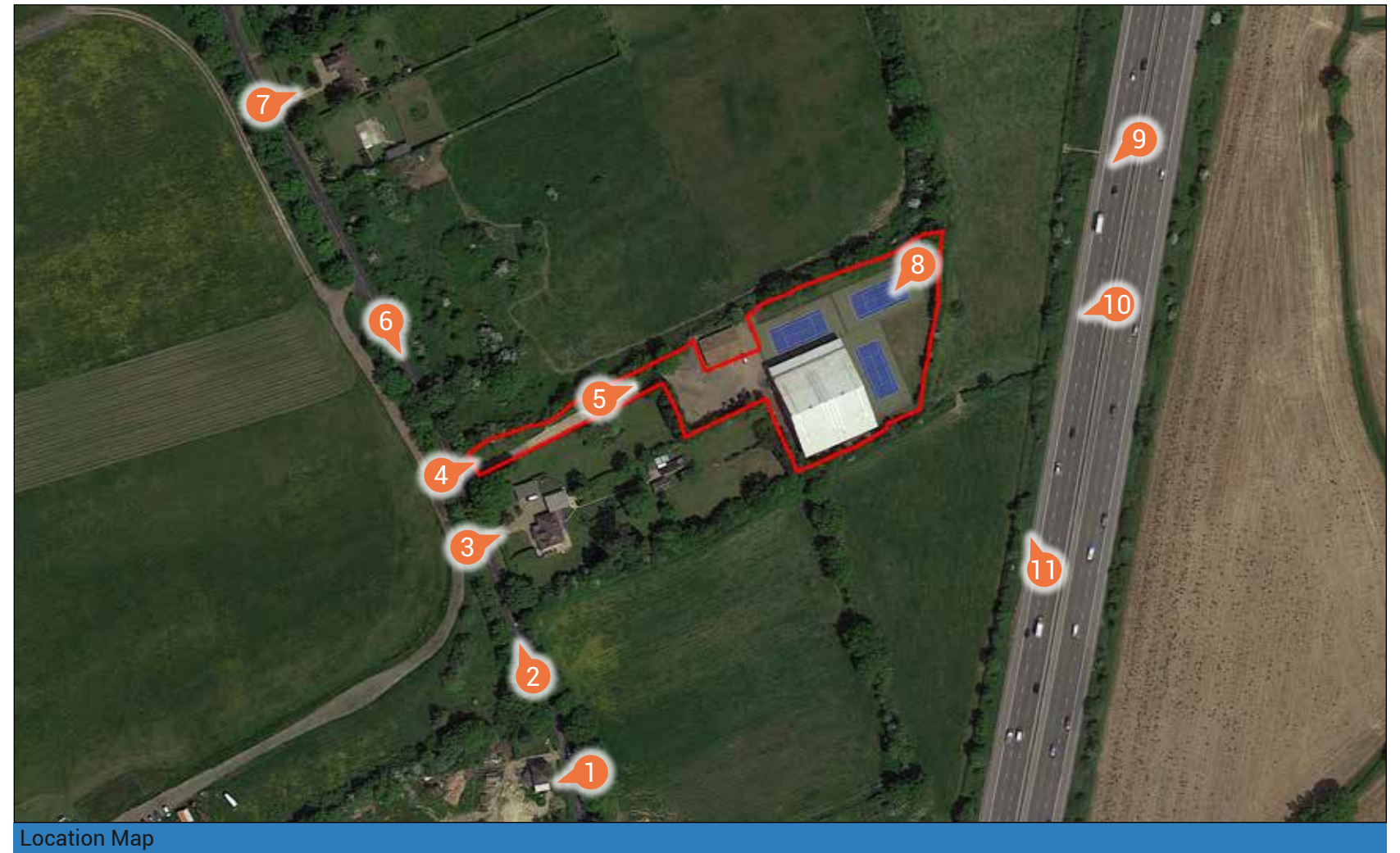
Site Analysis

2.4 Site & Surroundings

The site is located off Crab Hill Lane and is a former tennis centre with a large indoor tennis building and three outdoor tennis courts currently situated on site.

Crab Hill Lane is a predominantly rural road with a small number of detached properties within 1km of the site. There is also an existing one-storey house which sits on the north boundary of the site.

To the North and South of the site are open fields with existing trees and vegetation. To the East of the site is the M23 motorway and to the West of the site are a small number of detached dwellings and associated private gardens.



Location Map



Site Analysis



Site Analysis

2.5 Site Constraints

Following the analysis shown in this document, the constraints plan shown opposite was prepared.

The plan highlights the following key constraints:

- Relationship with neighbouring properties
- Existing site access
- Noise from the M23
- Views from Crab Hill Lane
- Retention of existing house
- Existing trees and vegetation



Site access road



Site entrance from Crab Hill Lane

KEY

-  SITE BOUNDARY
-  PRIMARY ROAD
-  SITE ACCESS POINT
-  NOISE FROM M23
-  3 STOREY TENNIS CENTRE
-  1 STOREY HOUSE TO BE RETAINED
-  RELATIONSHIP WITH EXISTING HOUSE
-  NEIGHBOURING PROPERTIES (1.5 STOREY)
-  EXISTING TREES
-  EXISTING VEGETATION
-  SUN PATH
-  VIEWS FROM ROAD
-  VIEWS FROM NEIGHBOURING PROPERTIES



Existing structures on site

Site Analysis



Constraints Plan

Site Analysis

2.6 Opportunities

Key opportunities presented by this site have been identified below:

- Green buffer zones between the scheme and the M23, and neighbouring properties
- Views to the north and south of the site overlooking open fields
- Integration with the existing house that directly borders the northern boundary of the site
- Green space to match the rural context
- Buildings that replace existing structures/ hardscape on the site

KEY



Development cells



Views to countryside



Green buffer



Integration of existing house



Route through the site



Green space



Access



Sun path



Existing hardscape/building area

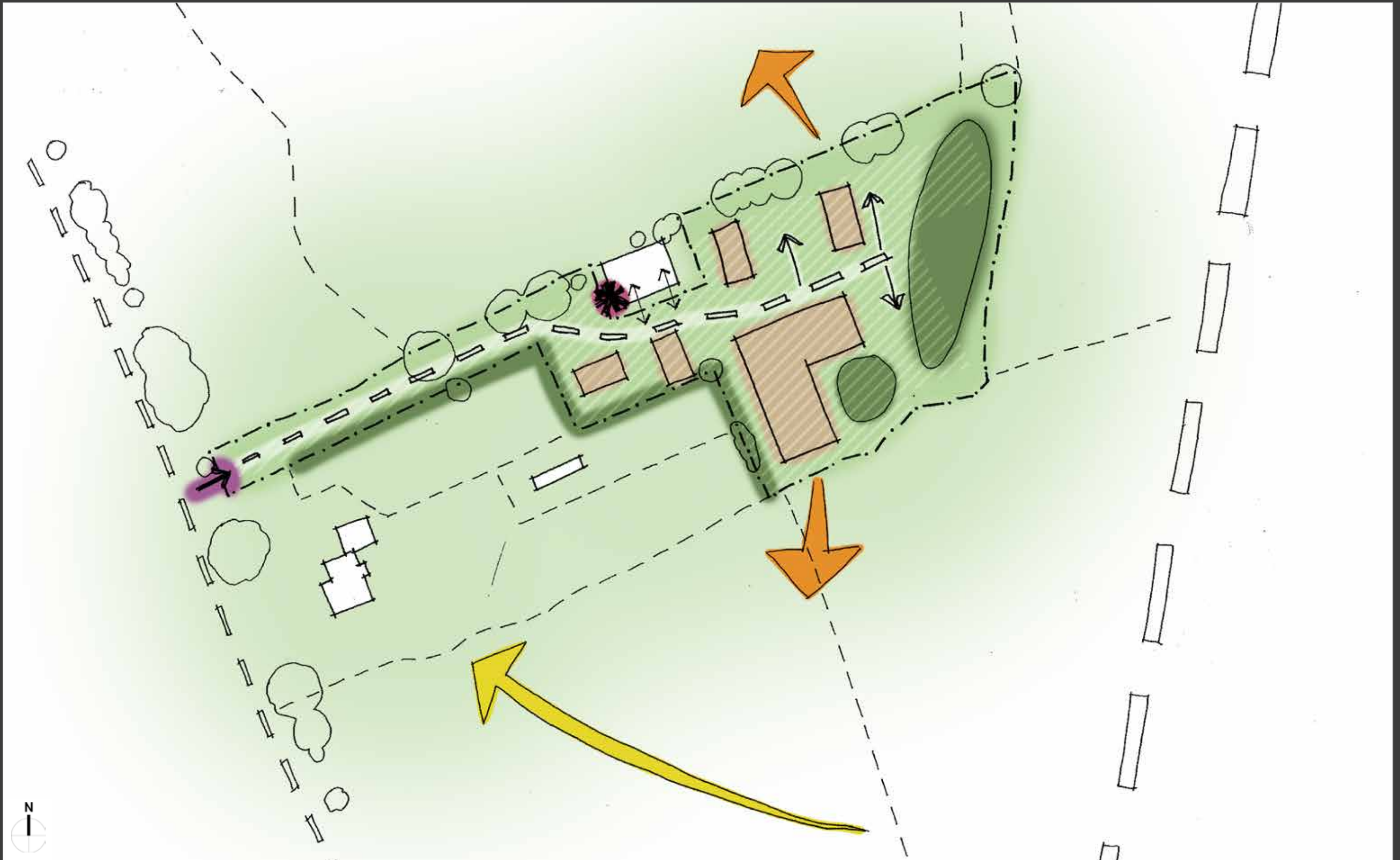


View of the site from the M23



View of site access road on Crab Hill Lane

Site Analysis







03

Proposals

Proposals

3.1 Design Development



Previous Proposed Site Layout

Previous Scheme Evaluation

One of the initial steps within the design development process was to perform a comprehensive evaluation and assessment of a previously submitted residential development scheme for the site that failed to gain planning consent.

The previous scheme (shown on this page) was designed by mba (matchbox architects) and sought planning permission for creation of a contemporary style development consisting of a 3-storey block of 32 apartments, 2 semi-detached houses and 4 terraced houses. The previous submitted scheme was refused planning permission in September 2018.



Previous Proposed Site Section



Previous Proposed Site Section

Facing Page - Design Evaluation of Previous Scheme Apartment Block

Proposals

Overall massing of the apartment building takes the form of a singular large 3-storey mass. Whilst the overall conceptual intent of replacement of the singular large form and volume of the indoor tennis courts makes sense for redevelopment of a green field site, the interpretation and design implementation of the previous scheme proves to be both overbearing and inappropriate within the local context.

Building height is a uniform 3-storeys with no variation in storey height or roof material and form beyond contemporary dormer windows and projecting gables that only serve to increase the mass. The gables are used prominently with non-uniform positions and projections in an attempt to reduce the visual impact of the building and whilst this does assist in allowing the building to be read as a series of buildings, the overarching effect does little to reduce the mass with the end result being a large building that feels more typical of high-density suburban development.



The use of varying timber cladding, yellow brick and a uniform slate roof are cited as an attempt to give the appearance of a local converted agricultural structure, however the materiality is not particularly typical of the local area and the wider Surrey rural vernacular, resulting in a scheme that feels distinctly more converted urban-industrial than rural-agricultural.

Large contemporary-style windows and openings with dark grey aluminium frames, panels and boxed surrounds define the building as fundamentally contemporary and are out of keeping with the locations rural surroundings and the local vernacular.

Design Development

3.1 Design Development

Having reviewed the scheme proposed by the previous architects for the site, the following conclusions were reached:

- The design and layout of the proposed development should demonstrate an appropriateness of form that fully reflects the rural character of the site and the surrounding area.
- The proposed development should be shown to be fully sustainable with an appropriate provision of accommodation for a redeveloped green belt site.
- Building heights and the positioning of the built form should not have an adverse impact upon the openness of the green belt or impede existing views through the green belt.



Initial Concept Sketch

3.2 Consultation

Following consultation and a site visit with local planning officers the application was amended with the overall number of units reduced and located within a single apartment building, decreasing the overall amount of hardstanding and increasing the amount of green amenity space.

3.3 Proposed Site Layout

The Site Masterplan submitted with this planning application is reproduced here and submitted separately as drawing 2759-C-1005-H.

This layout has followed the previously described design principles and parameters defined through the site appraisal and analysis with some amendments and improvements following comments from the pre-application process.

Key Aspects of the Layout

- 1 Entrance road to scheme
- 2 Change in road surface
- 3 Existing house
- 4 Apartment building
- 5 Amenity space
- 6 Existing trees retained at boundary
- 7 Green buffer between scheme and M23
- 8 Proposed trees
- 9 Parking



Proposals

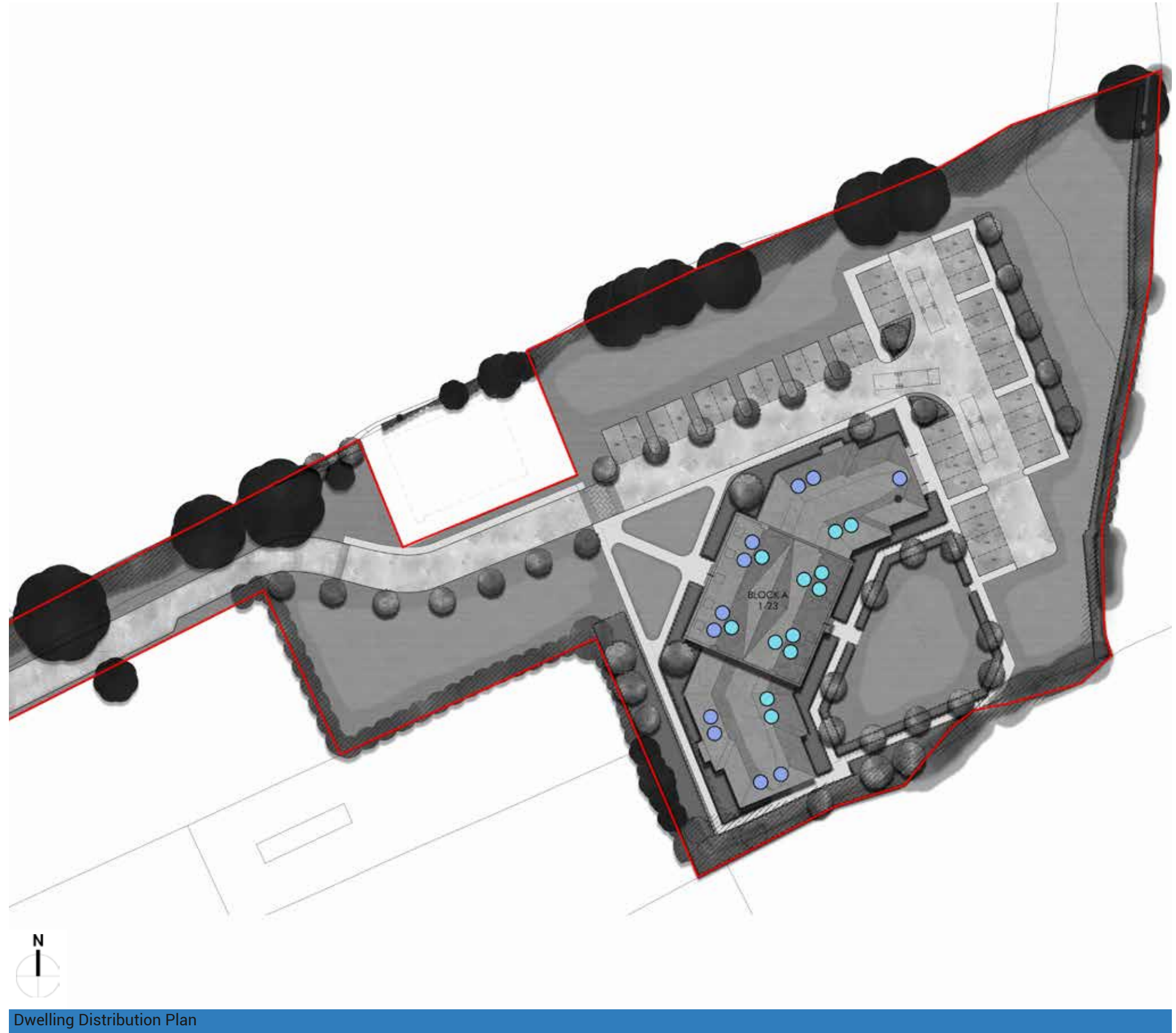
3.4 Amount

The proposed development provides 23 residential dwellings. The mix of units provided is considered to be appropriate for the area taking into account prevailing densities, unit types and demand in accordance with local policy.

The amount is considered to be suitable for the site when assessing against amenity space, separation distances and required parking provision and ensuring the efficient use of the land.

- 2 Bed Apartment
- 1 Bed Apartment

Housing Mix / Tenure	
1 Bed Apartment	12
2 Bed Apartment	11
Total	23



Proposals

3.4 Amount



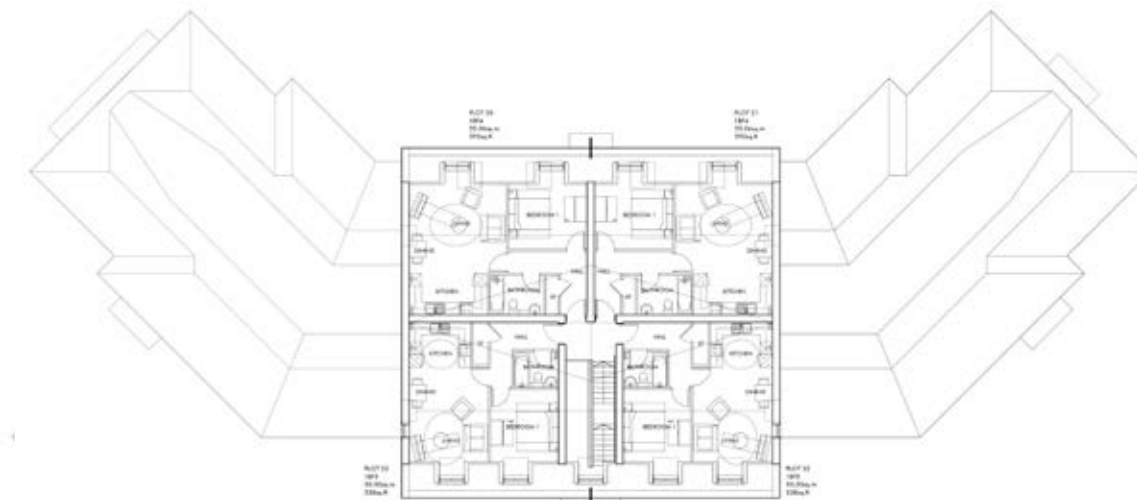
Units 3-25 Elevation



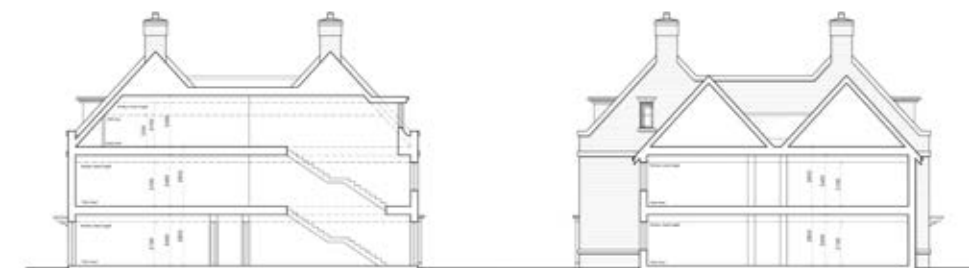
FIRST FLOOR PLAN



GROUND FLOOR PLAN



SECOND FLOOR PLAN



SECTION AA

SECTION BB



Units 3-25 Plans

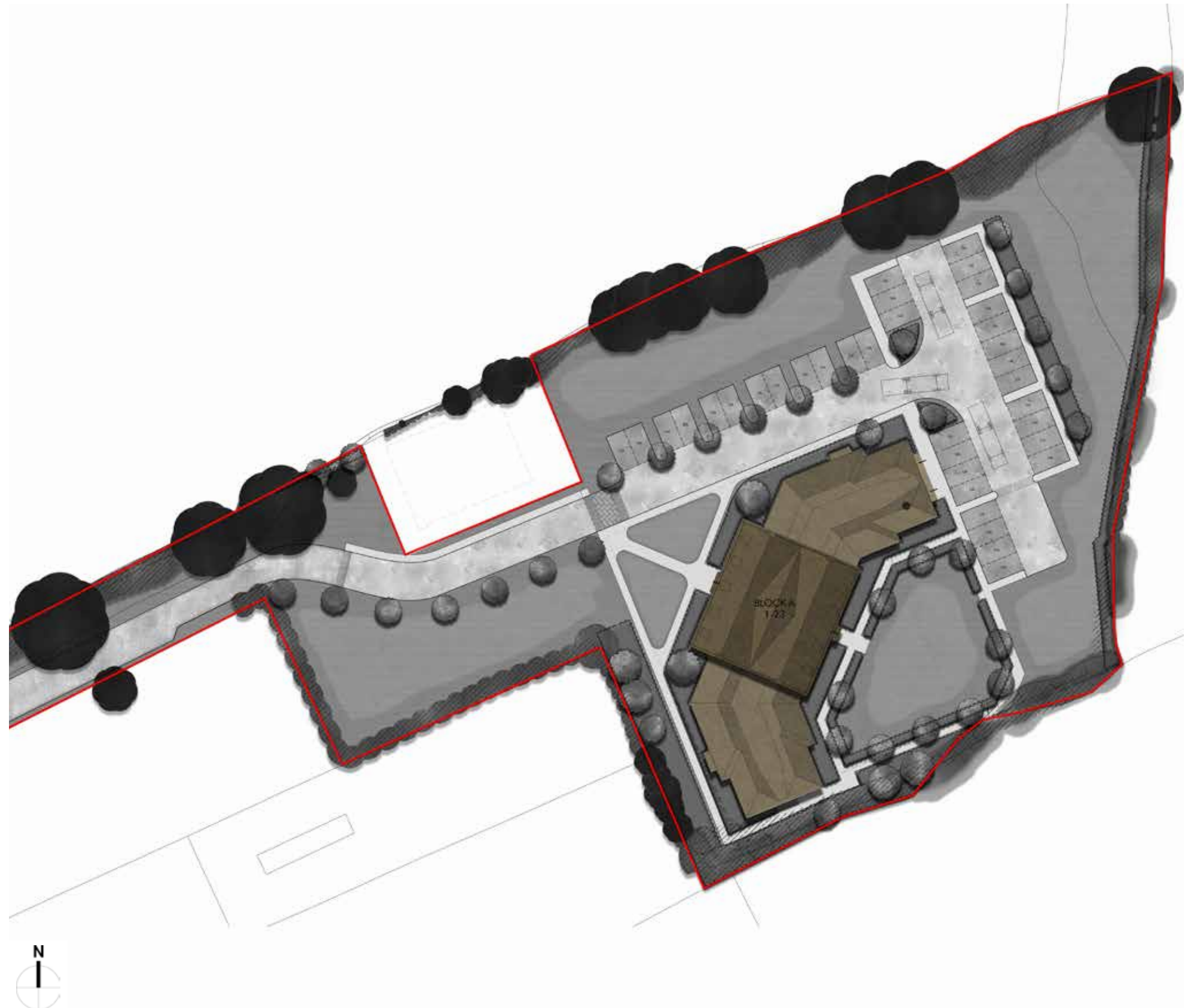
Proposals

3.5 Scale

Building height and massing have been developed with careful consideration to the surrounding context as well as the scale of buildings that are currently on the site.

Buildings that surround the site are between 1 to 2 storeys and with this in mind, the scale of the apartment building has been staggered to ensure the proposed units integrate well into the surrounding context. The site of the apartment building replaces the existing indoor tennis centre whose height is equivalent to 3 storeys.

-  2 storey
-  2.5 storey



Scale and Massing Plan

Proposals

3.5 Scale



Streetscene Section A-A



Streetscene Section B-B

Proposals

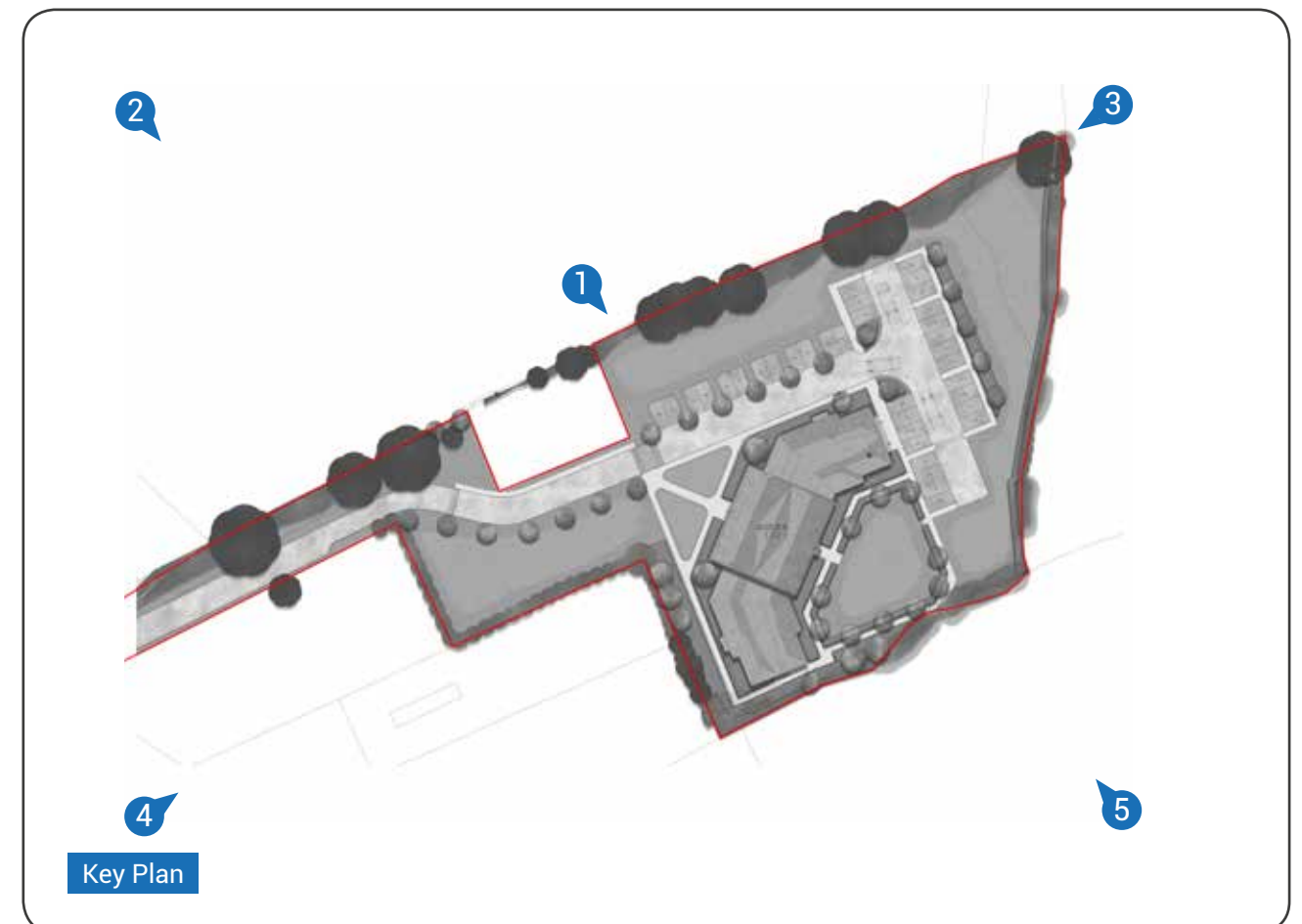
3.6 Bulk & Massing

The images in this section have been taken from a basic 3D model which was prepared to explore the potential scale and massing of the development in relation to its surrounding context.

The intention of these images is to indicate how the proposed scheme sits successfully within the prevailing character, scale and massing of the area.

Chosen Viewpoints

- 1 Street view: Looking south from Crab Hill Lane
- 2 Aerial view: Looking south from Crab Hill Lane
- 3 Aerial View: Looking south from the M23
- 4 Aerial View: Looking north from Crab Hill Lane
- 5 Aerial View: Looking north from the M23



Proposals

3.6 Bulk & Massing



Proposals

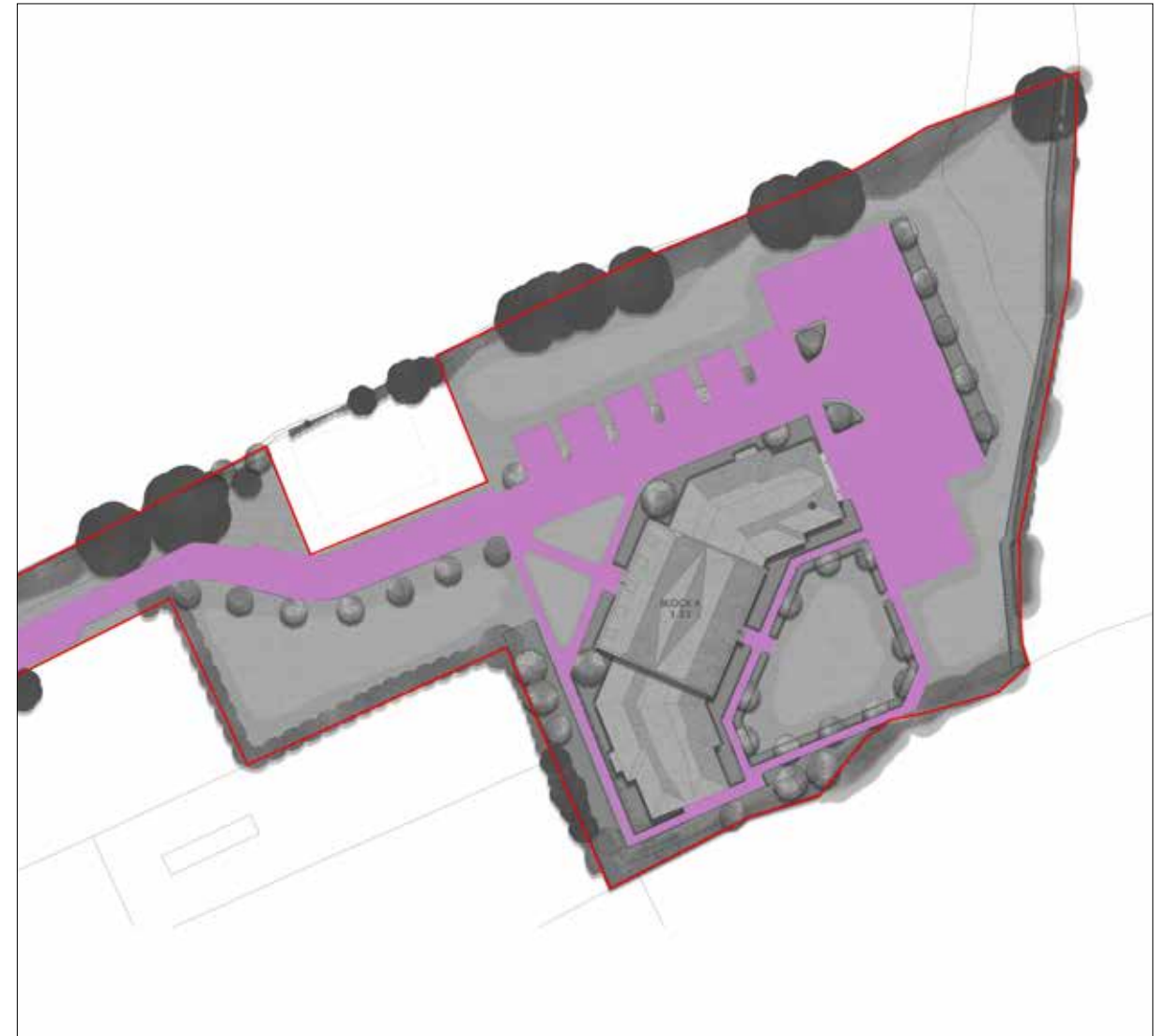
3.7 Comparison: Hardstanding

The diagrams on the following pages examine the comparative differences between the existing condition of the site and the proposed development.

Existing



Proposed



 Hardstanding

Proposals

3.8 Comparison: Green Space

Existing



Proposed

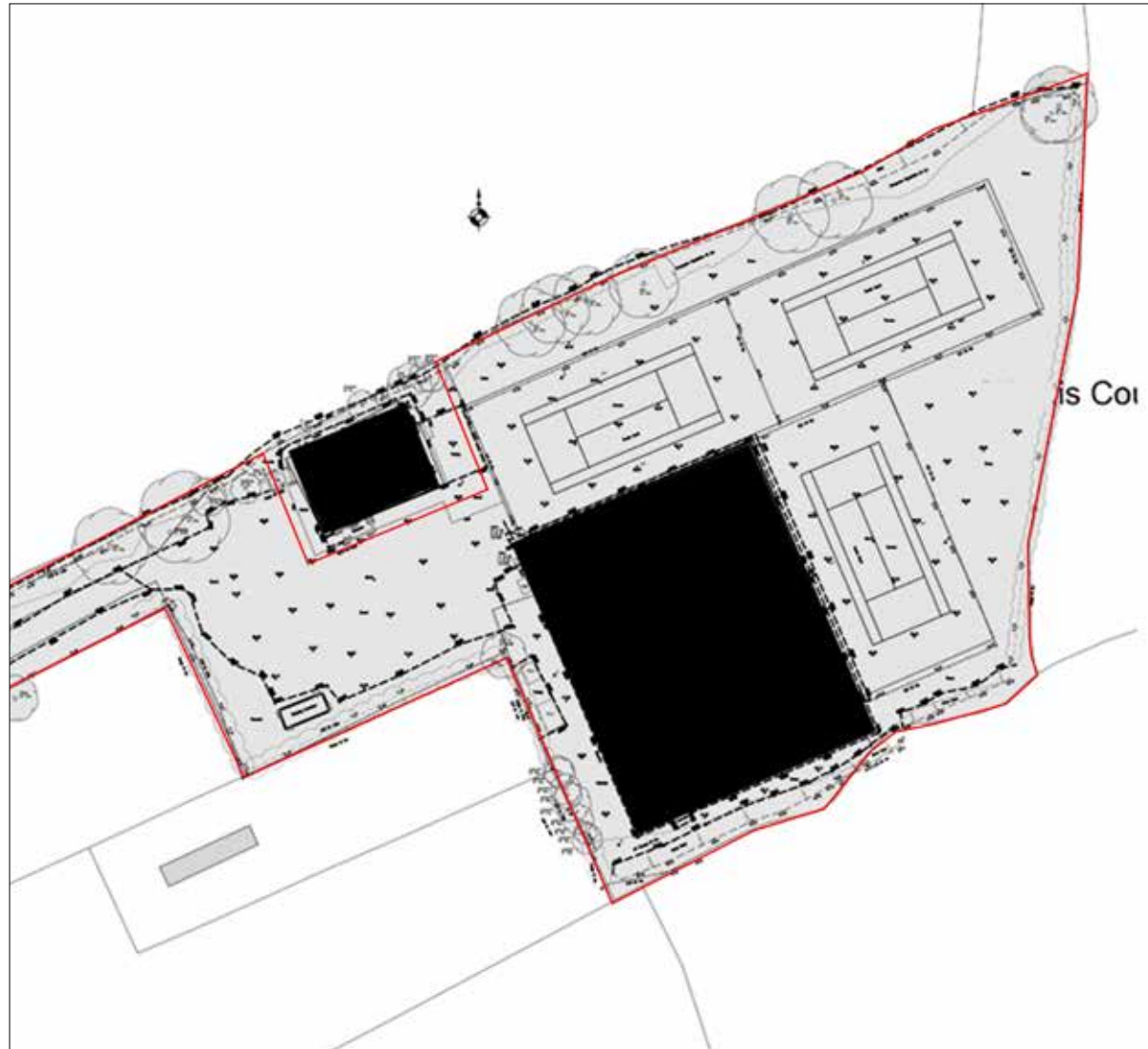


 Green space

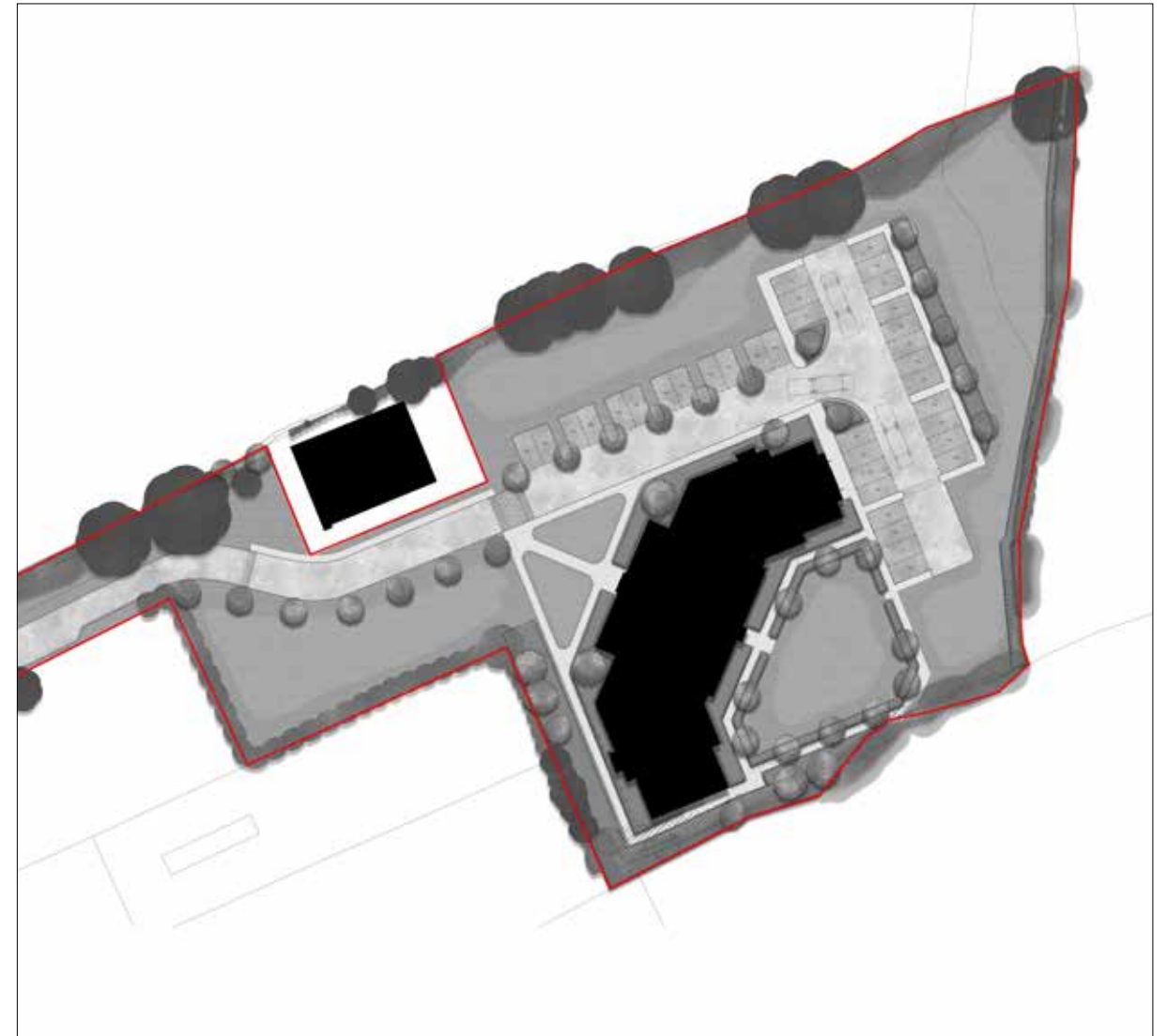
Proposals

3.9 Comparison: Footprint

Existing



Proposed



 Building footprint

Proposals

3.10 Comparison: Volume

Existing



Total volume: 13,030m³

Proposed



Total volume: 6,030m³

Proposals

3.11 Comparison: Height



Existing Building Outline



Previous Scheme Outline

Proposals

3.12 Comparison: Summary

The table shown on this page demonstrates how the proposed scheme achieves reductions in height, area and volume whilst substantially increasing the amount of green space.

The previous scheme discussed in section 3.1 is also included with these figures for comparison.

It should be noted that whilst the given building ridge height figure for the proposed scheme is slightly higher than that of the previous scheme, the proposed scheme features variable roof and storey heights whereas the previous scheme had a uniform building height across both houses and apartments, subsequently the proposed scheme features a broad reduction in building height from the previous submitted scheme.

<div>—</div> <div>Building Ridge Height (Maximum):</div> <div>Building Footprints:</div> <div>Area of Hardstanding:</div> <div>Total Volume:</div>	Existing	Previous Scheme	Proposed	Reduction between Existing and Proposed
	12.18m	9.42m	10.35m	-1.83m [-15%]
	1,553m ²	1,483m ²	768m ²	-785m ² [-51%]
	5,205m ²	3,995m ²	2,046m ²	-3159m ² [-61%]
	13,030m ³	10,972m ³	6,030m ³	-7000m ³ [-54%]
<div>+</div> <div>Green Space:</div>	Existing	Previous Scheme	Proposed	Increase between Existing and Proposed
	793m ²	2073m ²	4737m ²	+3944m ² [+597%]

Proposals

3.13 Proposed Materials

The images opposite show proposed street scenes which display the materials and details currently proposed for the new development. A varied palette of materials has been proposed to allow the scheme to fit within its context while enhancing the visual impact of the street scene and breaking up the massing of one singular material. Local references, as shown below, have been considered when creating the material palette for the scheme.

Material Palette



Local References



Proposals

3.14 Appearance



Streetscene Section C-C




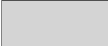







Streetscene Section D-D

Proposals

3.15 Landscape Strategy

The proposed Landscape Strategy Plan is reproduced adjacently and demonstrates how the retention and enhancement of boundary planting has been utilised together with structured landscaping to create a sense of place entirely in keeping with the site and its surroundings.

KEY

-  Site Boundary
-  Proposed Buildings
-  Existing Vegetation (retained)
-  Amenity Open Space
-  Boundary Enhancement Planting
-  Internal Views
-  Structure Tree Planting (Defining residential area)
-  Specimen / Parkland Trees (soft edge to the wider countryside)
-  Vehicular Route



Proposals







04

Technical

Technical

4.1 Access

The proposal benefits from an existing access road from Crab Hill Lane which will connect to a new shared road through the development.

The proposed access arrangements and associated visibility splays are shown adjacently and are detailed within the Transport Statement included with the application.

This road will provide access for both vehicular and pedestrian routes through the site, though due to its rural location it is not predicted that there will be a great deal of foot traffic moving through the site. Changes in road surface will signify the arrival to the site as well as indicate key pedestrian crossing places to drivers.

Pedestrianised routes linking the car park and apartment building have been provided to ensure a safe car free link between the two areas. Parking spaces for houses are located either in front of or adjacent to the properties.



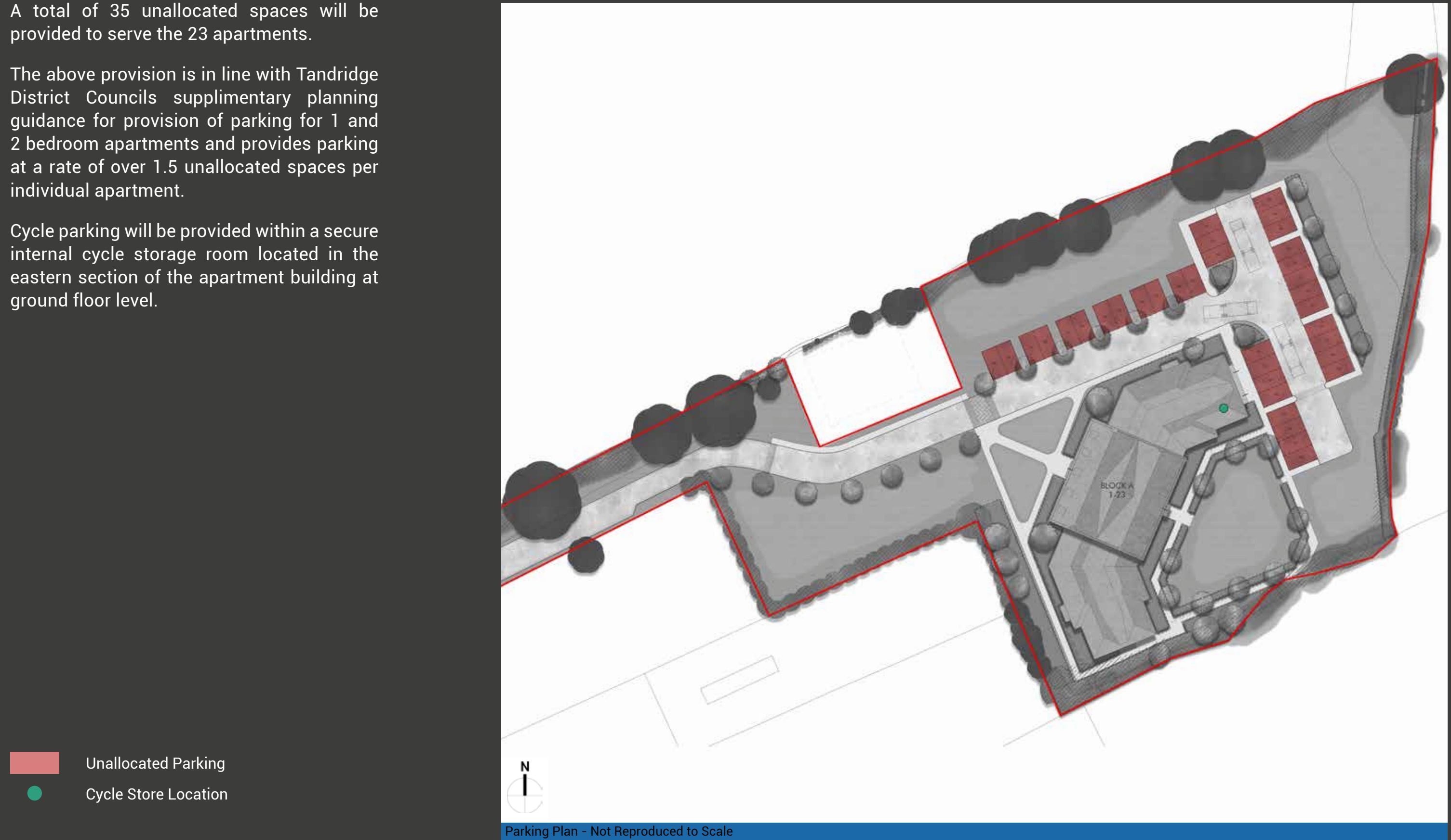
Technical

4.2 Parking

A total of 35 unallocated spaces will be provided to serve the 23 apartments.

The above provision is in line with Tandridge District Councils supplementary planning guidance for provision of parking for 1 and 2 bedroom apartments and provides parking at a rate of over 1.5 unallocated spaces per individual apartment.

Cycle parking will be provided within a secure internal cycle storage room located in the eastern section of the apartment building at ground floor level.



Technical

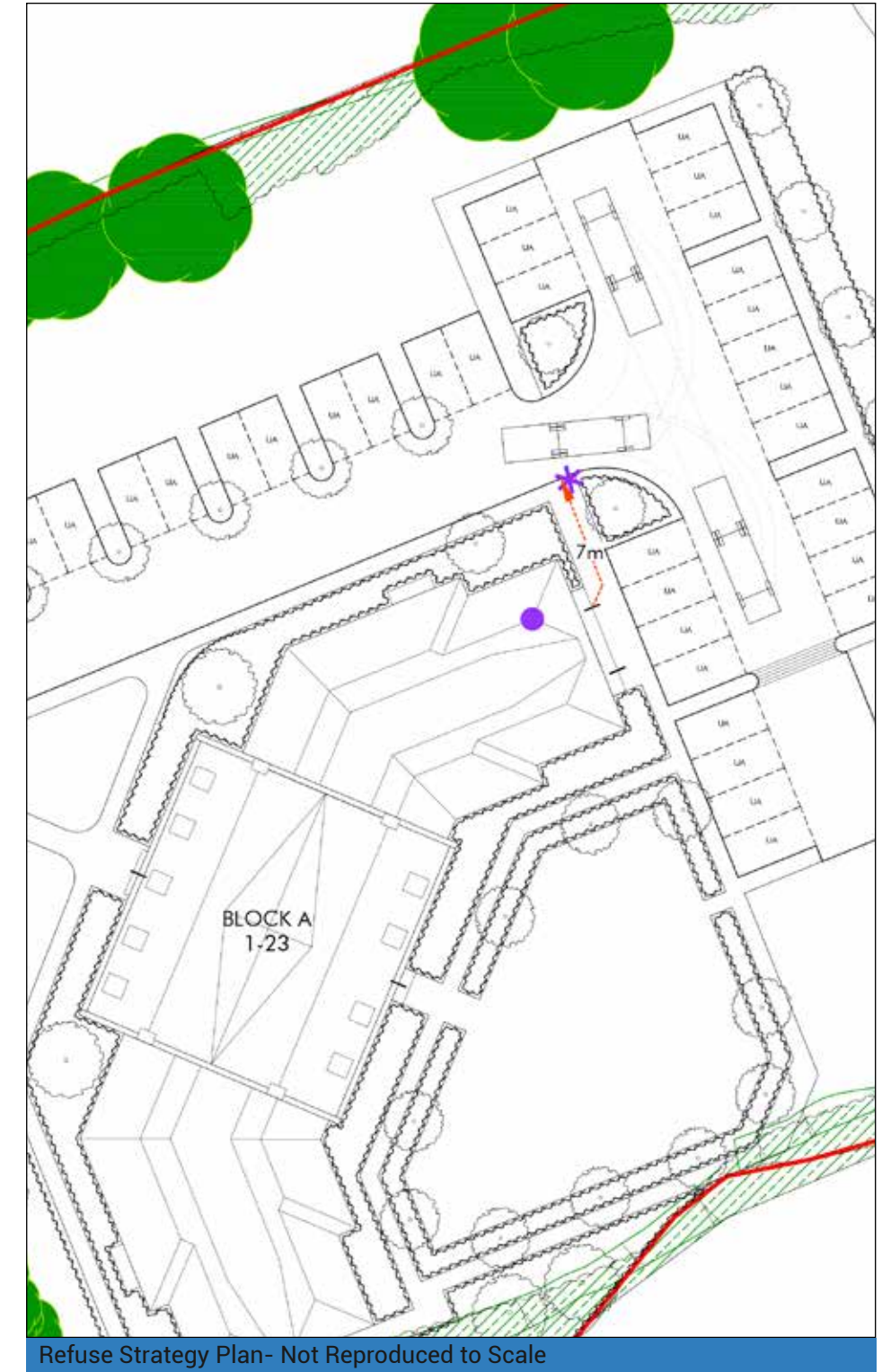
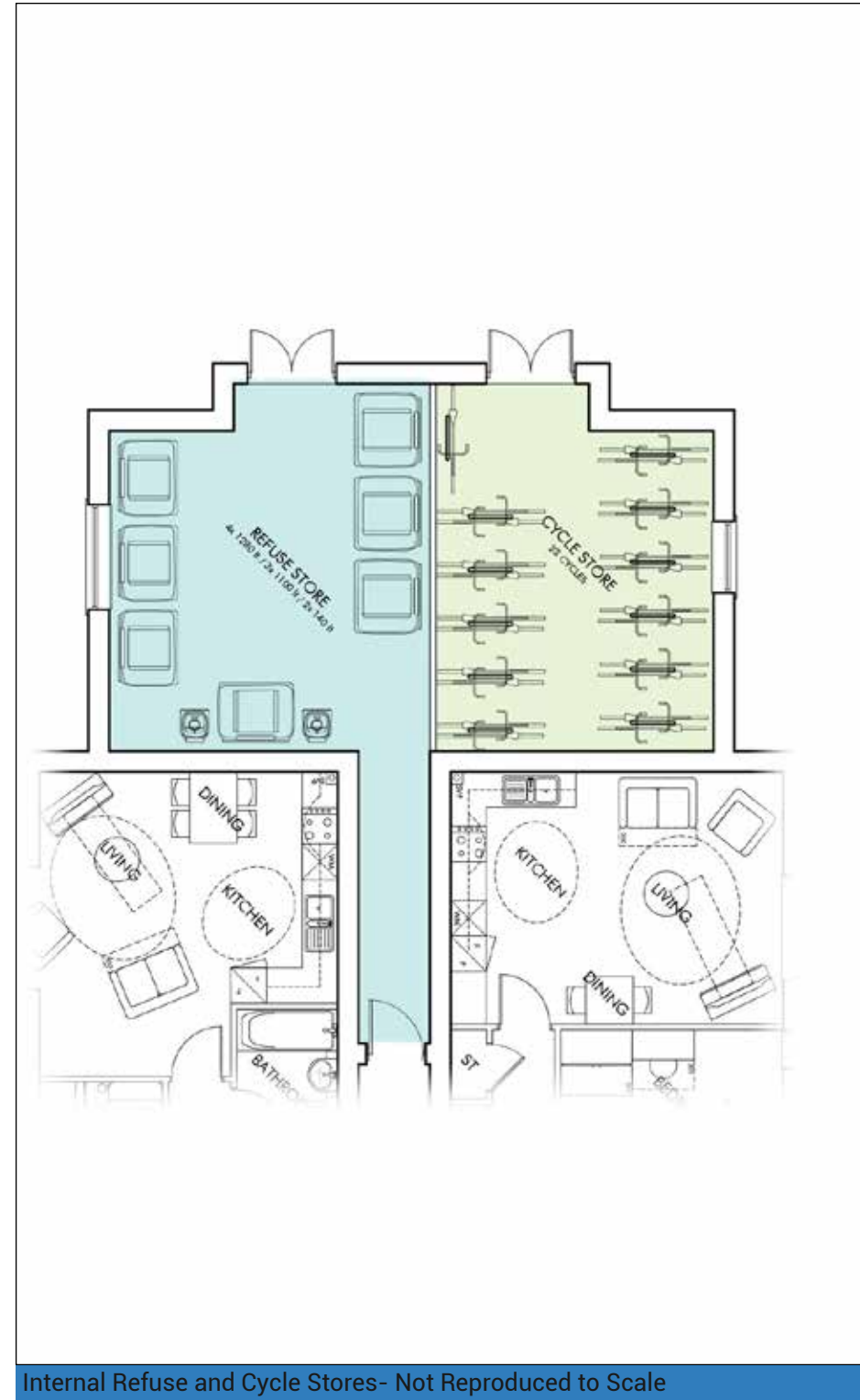
4.3 Servicing and Refuse

An internal refuse store is located within the eastern section of the apartment at ground floor level and can be accessed from both the building interior and exterior.

Swept path analysis demonstrates the ability of a refuse vehicle to enter the site access, turn and exit onto Crab Hill Lane in a forward gear.

The external entrance to the refuse store is located under 10 metres from the refuse collection point. The store has sufficient storage capacity for 4×1280 litre recycling bins, 3×1100 litre general refuse bins, 2×140 litre food waste bins and a 0.75m² clear area for WEEE/Textiles/Batteries.

In this regard, it is considered appropriate provision is made for refuse collection based upon consultation with the council's waste management team.



Technical

4.4 Biodiversity

Following a Biodiversity Survey Report it has been concluded that the proposed works have been sensitively designed to avoid ecological impacts to the Site, and are largely restricted to habitats of low ecological value.

The proposals include provisions for planting along the northern and southern borders of the Site which would enrich the existing high value habitats present and enhance ecological connectivity both across the Site and to the wider area. Ornamental planting and the amenity grassland recreational area could provide further foraging, commuting and sheltering opportunities for local wildlife.

Given the sensitive scheme design and retention of habitats of ecological value, it would be expected that the scheme would provide a net biodiversity gain. The design scheme proposes to reduce the amount of hard landscaping present, and in its place plant additional trees and shrubs and an open green space. The scheme also looks to extend and enhance the high value neutral grassland habitat which would benefit local species populations, in particular reptiles and invertebrates. Further planting has been proposed along the northern and southern boundaries which would enrich the retained high value features, but provide further foraging, sheltering and commuting opportunities for local wildlife and improve ecological connectivity to the wider area.



Technical

4.5 Drainage

The proposed development site is located within Flood Zone 2 (medium probability).

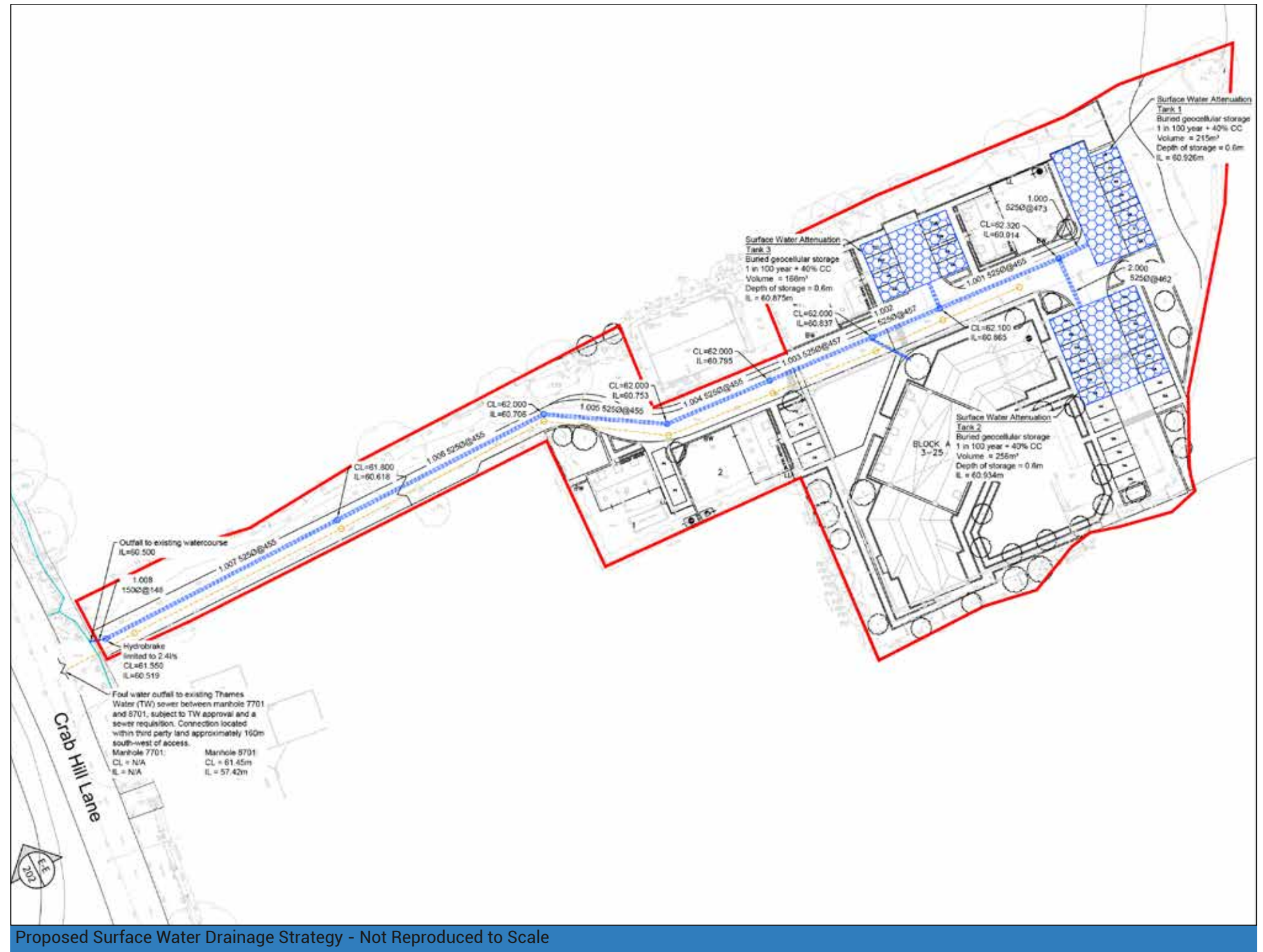
The site is generally shown to be at a very low and low risk of flooding from surface water with a small area of the site at medium and high risk. The site is shown to be at a low risk of flooding from groundwater, sewers and artificial sources such as reservoirs.

The proposed drainage strategy will comprise a piped network with an outfall to the watercourse located along the east of Crab Hill Lane to the west of the site.

Attenuation will be provided in three buried geocellular storage beneath the car parking areas of the development site to accommodate a 1 in 100 year event plus an allowance of 40% for climate change.

Thames Water have been contacted with regard to discharging foul water to their existing sewer network.

The surface water drainage from this site, post development, is such that the surface water will be managed and disposed of within the site boundary, thus complying with the Planning Practice Guidance for 'Flood Risk and Climate Change' to the National Planning Policy Framework.



Technical

4.6 Daylight and Sunlight

The site has been carefully considered and elements have been incorporated within the designs to maximise ambient daylighting potential. These include light internal finishes, dual aspect rooms and roof lights where appropriate.

The proposed accommodation generally meets the BRE criteria for daylight, including the Average Daylight Factor criteria, being the principal assessment for determining daylight availability, as set out in BS8206, part 2.

Regarding Average Daylight Factor, being the principle daylight potential assessment, the results show that all habitable rooms will be comfortably meet the minimum ADF values as set out in BS8206, part 2.

Regarding the Room Depth assessment, all rooms comfortably meet the BRE guidelines. Regarding Daylight Distribution, all rooms, save for a few bedrooms will comfortably meet the BRE guidelines, i.e. sky visibility over 80% of the room at working plane level.







05

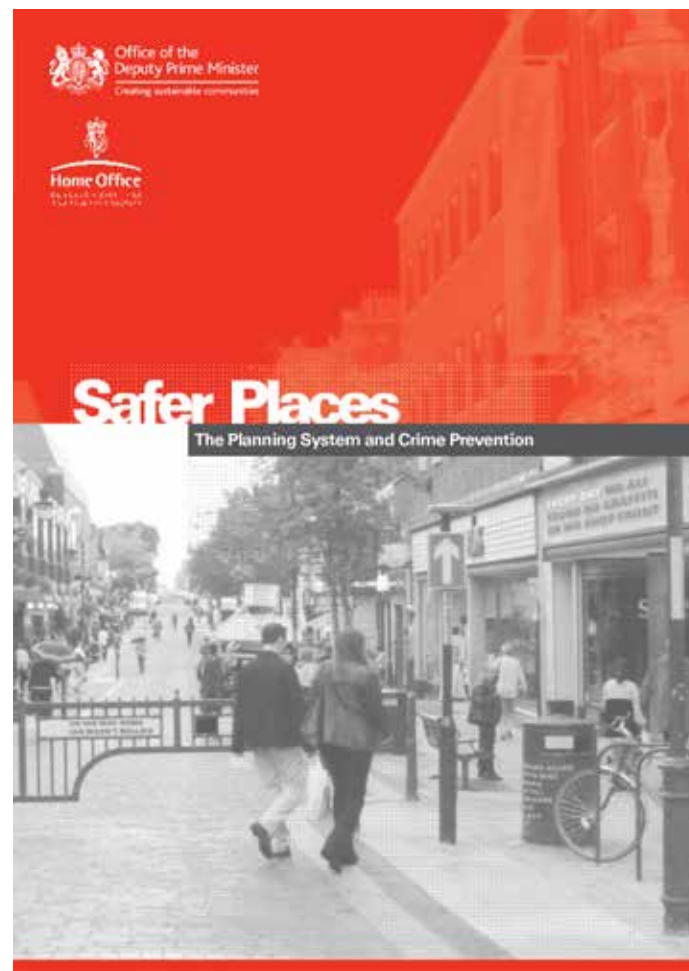
Sustainability

Sustainability

5.1 Secure by Design

The utilisation of Secured by Design principles as a fundamental part of the design process ensures that the proposals meet best practice for crime prevention.

The proposals will be submitted to the local Crime Prevention Design Adviser during the application process to understand thoughts on the layout and 'macro' issues regarding community safety around the site, such as active frontage, natural surveillance, boundary treatments.



National Guidance

The attributes of sustainable communities are identified which are of particular relevance to crime prevention within Safer Places: The Planning System and Crime Prevention. These attributes and how the development of the site responds are set out as follows:

• Access and Movement

The development will achieve safer access and movement by ensuring that primary routes for pedestrians, cyclists and vehicles are direct and lead to where people want to go, with as little segregation as possible. Where footpaths are required, they are as straight and wide as possible and overlooked by surrounding buildings.

The movement framework is based upon a pattern of streets and shared spaces, removing the need for underused alleyways, shortcuts, footpaths and a large number of minor access points that can become vulnerable to, or facilitate crime.

• Structure

The development is structured so that different uses do not cause conflict, and careful consideration has been considered regarding the relationship of the existing dwellings with the proposed new houses.

As few as possible sides of the buildings will be exposed to the public realm. Active frontages will be provided onto streets a movement framework that focuses people and vehicles on to well defined routes. Defensible space will be provided by private or communal gardens that can only be accessed from the surrounding buildings.

Continuous frontages will also reduce the opportunities for graffiti on blank façades, such as gable ends.

• Surveillance

Spaces will be overlooked by buildings or uses, with windows and doors facing onto the street where possible to create an active frontage with surveillance.

• Ownership

A clear distinction will be provided between public, semiprivate/ communal and private spaces. This is achieved using appropriate demarcation such as fences walls or hedges. Careful selection of these demarcations is proposed in order to achieve the appropriate aesthetic and feel for an area.

High fences, walls and landscape treatment that actively impede access are most appropriate in places that are vulnerable to crime, such as the back of dwellings, and have been provided accordingly. Railings and hedges will be used to signify the public / private divide.

• Physical Protection

These security measures will be installed without compromising the quality of the local environment. Crime prevention measures that adversely affect the way a place looks and feels can undermine the aim of safe and sustainable communities.

Measures, such as grilles and barbed wire, are often unattractive and increase the fear of crime by suggesting that an area is unsafe. The main aim for the development is to plan in security from the outset.

• Activity

The public realm will be designed to be enjoyed by different cultural or age groups at the same time and care will be taken to ensure that the mixed uses are compatible.

Sustainability

5.2 Accessibility

The scheme has been designed to allow for access for all, in line with the Approved Document (AD) Part M of the Building Regulations 2015.

Within the site, road and footpath levels have been designed to meet required standards regarding maximum gradients. Access between footpaths and parking spaces to access doors will be in full accordance with AD Part M (where possible). All external spaces serving the dwellings will be designed to accommodate ambulant disabled and wheelchair access.

Internally, all dwellings have been designed to meet AD Part M4(1) of the Building Regulations 2015.

5.3 Sustainability

The Sustainability and Renewable Energy Statements that are included with this application consider the sustainability issues relating to the proposed development and set out the commitments of the applicants to the site and the targets to be applied to the development.

The proposed new building has been carefully designed and orientated to maximise the amount of daylight received and will utilise certified materials with a low environmental impact.

The proposed water specifications for the dwellings will limit the daily consumption to 105 litres per person, exceeding Tandridge District Council's water target.

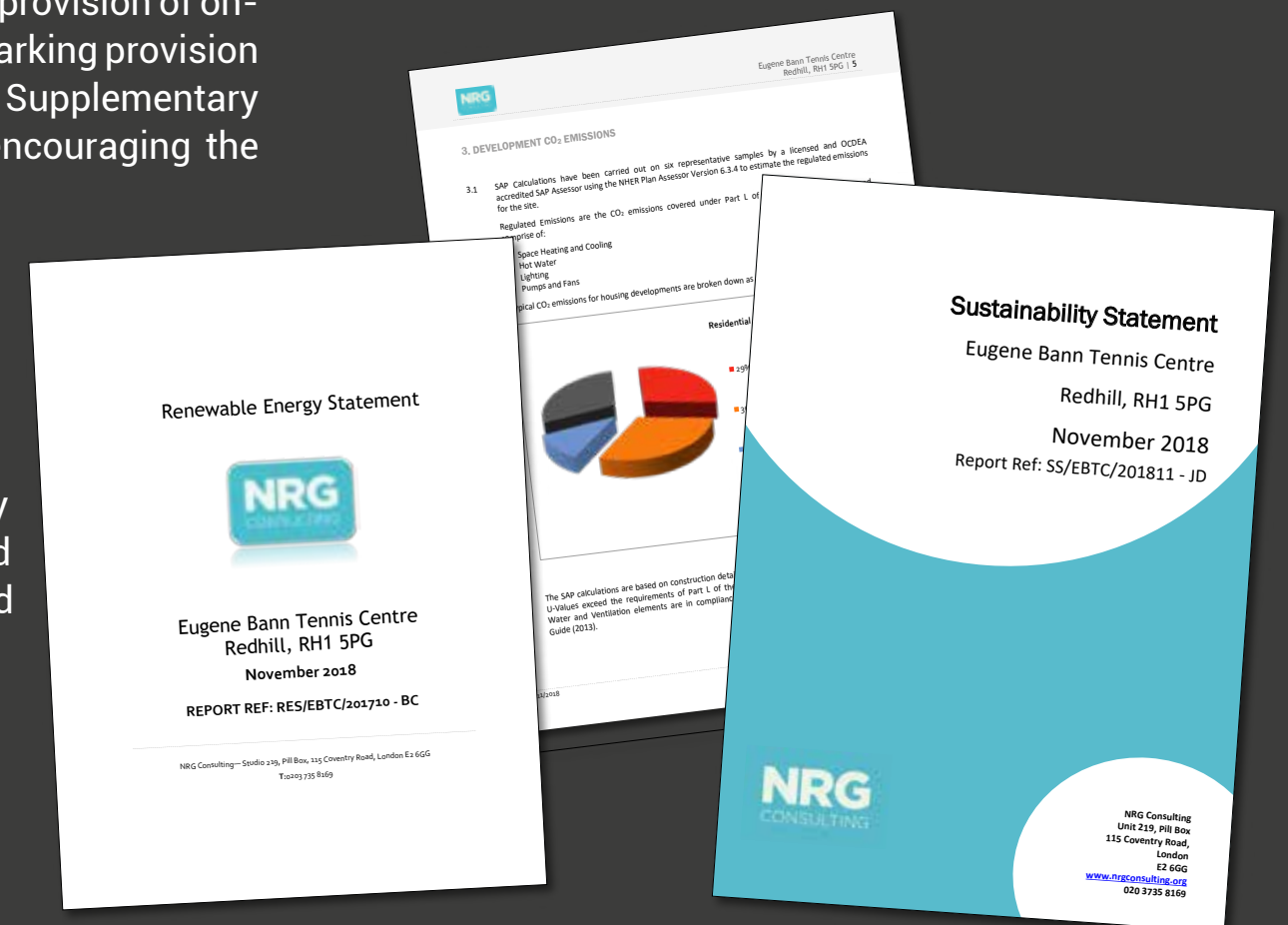
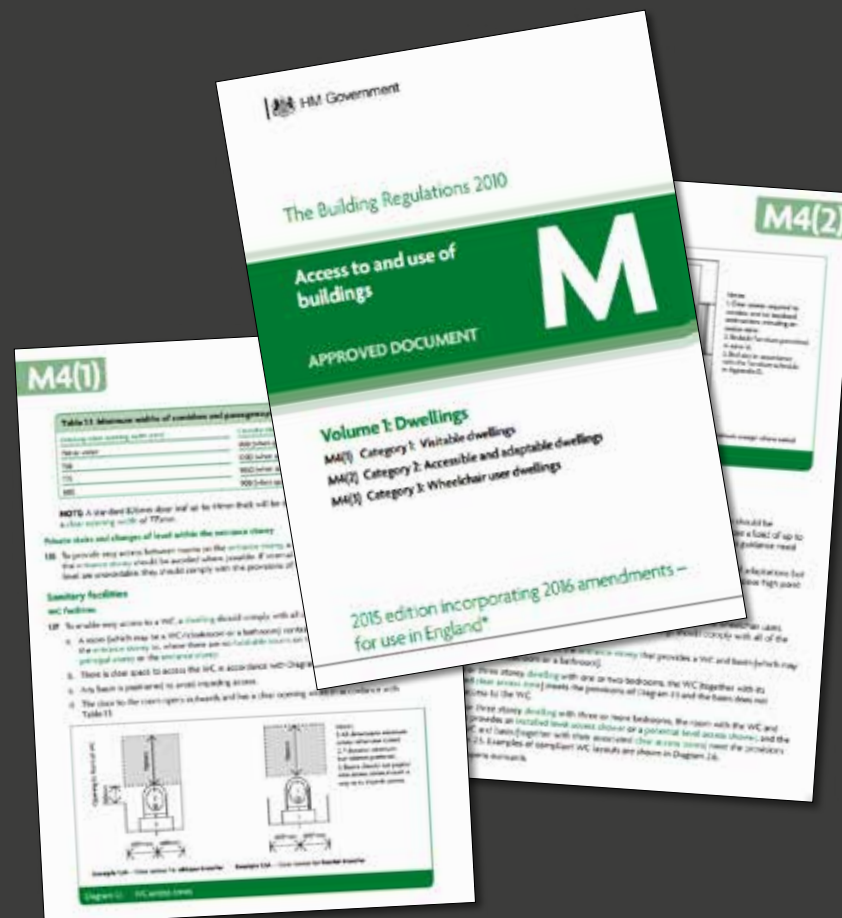
The development meets requirements for provision of on-site cycle storage and minimises the car parking provision in line with Tandridge Parking Standards Supplementary Planning Document appendix 1 and 2, encouraging the use of walking and cycling.

A full Site Waste Management Plan will be carried out as part of the development with all requisite recycling and waste facilities provided.

The development will not result in any adverse impact upon any of the protected species or ecology features on and around the site.

Some of the key additional measures that are proposed for the development, in order to promote sustainability are:

- Photovoltaic Panels
- Double-Glazed Windows
- Weather Compensators
- Modern Thermostats
- Low Air Permeability
- LED Lighting



Conclusion

6.1 Benefits of the Scheme

Having analysed the site and its surroundings in detail, a scheme has been developed which responds positively to its surroundings in terms of scale, massing, amount and detailing.

Careful consideration has been taken to help create a development which would provide a strong sense of place and identity whilst respecting and integrating with the surrounding area and successfully demonstrates the following:

- A comprehensive period of assessment and consultation has been successfully undertaken which shows that the fundamental principle of redevelopment as it pertains to the site can be considered appropriate, achievable and fully deliverable.
- Through comprehensive flood risk assessment, a proposed drainage strategy has been developed that utilises the removal of existing hardstanding and replacement with green amenity space and permeable paving which will improve surface water run-off.
- The proposals make full consideration of the sites location and actively seek to ensure that there is no adverse impact upon the openness of the Green Belt as a result of redevelopment.
- A considered approach has been applied to the amount of new housing with an appropriate mix of one and two bedroom apartments ensuring that the quantum of development is reflective of the locale whilst serving to meet local need.
- The development proposals show a successful approach to crime prevention and risk reduction through considered design and fundamental utilisation and incorporation of Secured by Design principles.
- The development proposals represent a high quality approach to design that fully acknowledge the rural nature of the site and its surroundings and through the use of carefully defined traditional building forms and open space, successfully and sensitively achieve a sense of integration with the surrounding landscape.
- A lasting commitment to protection and enhancement of the existing rural landscape character and biodiversity through the retention, enhancement and strengthening of existing trees, vegetation and planting.







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