



Halliford Studios - 17/01065/FUL.

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Planning Committee

18 October 2017



Application Nos.	17/01065/FUL		
Site Address	Halliford Studios Limited, Manygate Lane, Shepperton		
Proposal	Demolition of existing buildings and redevelopment of the site to provide 24 dwellings (5 no. 1-bed, 9 no. 2-bed, 6 no. 3-bed and 4 no. 4-bed), together with associated parking, access and landscaping.		
Applicant	Shanly Homes Limited		
Ward	Shepperton Town		
Call in details	Whilst Councillor Sider has requested this application be reported to the Planning Committee for consideration, an application of this size would automatically be reported to Committee if recommended for approval.		
Case Officer	Paul Tomson		
Application Dates	Valid: 30/06/2017	Expiry: 29/09/2017	Target: Extension of time agreed.
Executive Summary	<p>This application seeks the demolition of the existing buildings and the creation of a new housing scheme comprising 24 dwellings together with associated parking, access and landscaping.</p> <p>The site is located within the urban area and is not within a designated Employment Area. Consequently, the principle of demolishing the existing film studios and redeveloping the site for residential purposes is considered acceptable. The proposed houses and flats will be 2-storey in scale (some with 2nd floor accommodation within the roof space) and it is considered that the proposed design and appearance will have sufficient regard to the character of the area. The relationship with the neighbouring properties is considered acceptable. The proposed amenity space complies with the Council's minimum garden size standards. The proposed housing density is considered acceptable in this location. The proposed parking provision complies with the Council's minimum parking standards. The County Highway Authority raised no objection on highway safety grounds. The impact on the existing protected trees towards to the southern end of the site will be acceptable.</p> <p>Whilst a previous application for 28 units (16/02113/FUL) was refused planning permission in April 2017, the current scheme has 4 fewer units and an improved layout. Consequently, it is considered that the previous</p>		

	reasons for refusal have been overcome and that the proposal is considered acceptable.
Recommended Decisions	This planning application is recommended for approval, subject to the prior completion of a Section 106 agreement.

MAIN REPORT

1. Development Plan

1.1 The following policies in the Council's Core Strategy and Policies DPD 2009 are considered relevant to this proposal:

- LO1 (Flooding)
- HO3 (Affordable Housing)
- HO4 (Housing Size and Type)
- HO5 (Housing Density)
- EN1 (Design of New Development)
- EN3 (Air Quality)
- EN7 (Tree Protection)
- EN15 (Development on Land Affected by Contamination)
- CC1 (Renewable Energy, Energy Conservation and Sustainable Construction)
- CC2 (Sustainable Travel)
- CC3 (Parking Provision)

2. Relevant Planning History

16/02113/FUL	Redevelopment of the site to provide 28 residential units, 1 x 1 bed flat, 7 x 2 bed flats, 6 x 2 bedroom houses, 10 x 3 bedroom houses and 4 x 4 bedroom houses with a total number of 50 car parking spaces/garages, the provision of amenity space, landscaping and associated alterations.	Refused 06/04/2017. Appeal lodged
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2.1 The above planning application was refused for 5 separate reasons:

- 1) The proposal in terms of its layout, form, design and inadequate amenity space represented an overdevelopment of the site and would be harmful to the character of the area.

- 2) Secondly, the development was considered to have an unneighbourly and overbearing impact on the adjacent property of 35 Gordon Road resulting in a loss of light.
- 3) The proposal was considered not to have sufficient regard to, and would have an unacceptable impact on, the existing trees protected by a Tree Preservation Order.
- 4) The development failed to provide an adequate number of small dwellings to meet the Council's housing needs.
- 5) It had not been demonstrated by the applicant that matters concerning transportation, refuse and noise had been fully addressed in order to comply with the Council's relevant planning policies.

3. Description of Current Proposal

- 3.1 The application relates to Halliford Studios in Manygate Lane, Shepperton, which comprises a site of 0.52 hectares located on the eastern side of the road. The site includes the main Halliford Studios building together with some smaller ancillary buildings. The existing buildings amount to 2255 sqm of floorspace. There is a relatively high brick wall running along the western front boundary. There are several existing trees located in the southern part of the site that are protected by a Tree Preservation Order.
- 3.2 To the north of the site is a designated public footpath. Further to the north is Thamesmead School. To the south are the residential properties of 30 Manygate Lane and 55 – 65 Mulberry Trees. To the east is the cul-de-sac of Gordon Road. Nos. 35 and 76 Gordon Road immediately adjoin the application site. To the west, on the other side of Manygate Lane are the dwellings of Nos. 49 – 61 Manygate Lane. The site is located within the urban area and is essentially residential in character.
- 3.4 The proposal involves the demolition of the existing buildings and the creation of a new residential development comprising 24 dwellings (5 no. 1-bed, 9 no. 2-bed, 6 no. 3-bed and 4 no. 4-bed). A block of 8 flats will be erected in the south-western corner of the site, which will be 2-storey in scale but with a second floor within the roofspace served by dormers and roof lights. The remainder of the units will be semi-detached and terraced houses. The 6 no. houses fronting towards Manygate Lane will be 2-storey. The 10 no. houses situated towards the rear of the site will be 2-storey in scale but will contain second floor accommodation within the roofspace, served by dormers on their front elevations and roof lights on the rear. The existing access onto Manygate Lane will be modified and widened, and will serve a new access road and associated parking spaces serving the proposed units. 44 no. off-street parking spaces are to be provided. All of the units are to be occupied as market housing (no affordable housing).
- 3.5 The proposal differs from the previous refused scheme (16/02113) in that the number of units has been reduced by 4 (from 28 to 24). The proposed layout has been substantially altered with the block of flats moved from the north-western corner to the south-west. All of the new houses located towards the

rear of the site are now orientated in an east to west direction with their rear elevations facing towards Gordon Road. The layout has a more spacious appearance with the provision of a reasonable size communal amenity space provided for the flats in the southern part of the site. All of the units will now be privately owned (previously 2 no shared ownership units were proposed).

- 3.5 Copies of the proposed site layout and elevations are provided as an Appendix. Copies of the site layout and elevations of the refused scheme are also attached as an Appendix.

4. **Consultations**

- 4.1 The following table shows those bodies consulted and their response.

Consultee	Comment
County Highway Authority	No objection subject to conditions.
Thames Water	No objection on sewerage infrastructure capacity. Makes various comments in relation to surface water drainage and the location of the public sewers. Recommends that the applicant fits petrol/oil interceptors in all car parking spaces. This has been attached as an informative.
Surrey Wildlife Trust	No objection subject to conditions.
Environmental Health (Pollution)	No objection subject to conditions.
Sustainability Officer	No objection to the proposed renewable energy facilities (air source heat pumps).
Neighbourhood Services	No objection.
Tree Officer	No objection subject to a condition relating to tree protection measures.
Countryside Access Officer (Surrey County Council)	Any comments will be reported orally at the meeting.
Environmental Health (Noise)	No objection subject to conditions.
County Archaeologist	No objection subject to a condition.
Crime Prevention Officer	Has made various security related comments, which have been forwarded to the applicant. Recommends that a condition is imposed requiring the development achieves the Secured by Design award.
Local Lead Flood Authority (Surrey County Council)	No objection subject to conditions.
Environment Agency	Any comments will be reported orally at the meeting. Did not comment on the previous scheme.

5. Public Consultation

5.1 126 properties were notified of the planning application. A site notice was displayed and notice was provided in the local press. 24 letters of representation have been received, including 2 separate letters from the Shepperton Residents Association, letters from Thamesmead School, and Spelthorne Committee for Access Now (SCAN). Reasons for objecting include: -

- Highway safety issues on Manygate Lane. Parking restrictions should be imposed on this area of Manygate Lane. Concerns about the impact of Lorry traffic during the construction phase. Increase in traffic congestion. Concerns regarding the comments made in the transport documents.
- Insufficient car parking provision.
- Concern about noise and disturbance during the construction phase. Impact of this on pupils at Thamesmead School, particularly during exam times.
- Lack of affordable housing.
- Overdevelopment of the site.
- Out of character with the area. Poor design.
- Impact on existing trees
- The solid wall at the back of Plots 7 – 13 should be maintained to maintain privacy in relation to the properties in Gordon Road.
- Excessive housing density.
- Overlooking/loss of privacy.
- Loss of wildlife.
- Loss of light/overshadowing
- Concern about tree planting being carried out next to neighbouring properties.
- Concern about the future use of the piece of land to the rear of No. 35 Gordon Road, which was formerly used by Halliford Studios.
- Loss of existing employment land.
- Pressure on existing infrastructure.
- Concern that the submitted environmental report is based on 20 homes (instead of 24).
- Overbearing impact on neighbouring properties.
- The proposed units do not appear to be designed to be provide access for disabled people.

6. Planning Issues

- Principle
- Housing density
- Design and appearance
- Amenity space
- Impact on neighbouring properties
- Parking
- Highway matters
- Affordable Housing
- Dwelling mix
- Flooding
- Trees

7. Planning Considerations

Principle

- 7.1 The site is located within the urban area and is occupied by vacant commercial buildings. The site is not located within a designated Employment Area. The principle of demolishing the commercial buildings and replacing them with a new residential development is considered acceptable. Whilst most of the site is located within Flood Zone 2 (between 1 in 100 year and 1 in 1000 year chance of flooding), there is no objection to providing new residential development in this relatively low risk flood zone, particularly as a dry means of escape can be achieved from the site to an area entirely outside the flood plain.

Housing Density

- 7.2 Policy HO5 of the Core Strategy and Policies DPD 2009 (CS & P DPD) states that within existing residential areas that are characterised by predominantly family housing rather than flats, new development should generally be in the range of 35 to 55 dwellings per hectare (dph). Higher density development may be acceptable where it is demonstrated that the development complies with Policy EN1 on design, particularly in terms of its compatibility with the character of the area and is in a location that is accessible by non car-based modes of travel. The application site is some 0.52 hectares in area and the proposed density is 46 dwellings per hectare (dph), which complies with Policy HO5.

Design and Appearance

- 7.3 Policy EN1 of the CS & P DPD states that the Council will require a high standard in the design and layout of new development. Proposals for new development should demonstrate that they will create buildings and places that are attractive with their own distinct identity; they should respect and make a positive contribution to the street scene and the character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land.
- 7.4 This area of Manygate Lane is characterised by a mix of semi-detached and detached houses, blocks of flats, and a school. Most of the houses are 2-storey in scale, although the semi-detached houses of Glenwood and Mentmore located opposite the application site are 3-storey. To the south-west of the site are the 3-storey blocks of flats of 13 – 47 Manygate Lane. To the north are the substantial buildings associated with Thamesmead School. To the rear of the site are the chalet-style bungalows of Gordon Road.
- 7.5 It is considered that the proposed design and appearance will be in keeping with the character of the surrounding area and complies with the requirements of Policy EN1. The proposed houses and flats will be traditional in appearance and will respect the character of the area. Their two-storey scale, but with some units with 2nd floor accommodation within the roof space, will complement the existing houses opposite the site in Manygate Lane. It is also

considered acceptable when seen in context with the houses in Gordon Road and the wider area. The new buildings will be faced in a mix of brickwork, coloured render and roof tiles, and they will have design features such as entrance porches and gables. The front of the site will have space for landscaping. The front boundary wall will be reduced in height to 1 metre. Overall, it is considered that the proposal will make a positive contribution to the street scene and in this respect accords with Policy EN1.

Amenity Space

- 7.6 All of the private rear gardens for the houses will comply with the Council's minimum amenity space standards stipulated in the Supplementary Planning Document (SPD) on the Design of Residential Extensions and New Residential Development 2011. Furthermore, the proposed communal amenity space for the flatted building is well in excess of the minimum SPD amenity space standard of 205 sqm (the proposed communal garden is 723 sqm). Accordingly, the proposed amenity space is considered acceptable.

Impact on neighbouring properties

- 7.7 Policy EN1 of the CS & P DPD states that proposals for new development should demonstrate that they will achieve a satisfactory relationship to adjoining properties avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or overbearing effect due to bulk and proximity or outlook. Also of relevance is the Council's SPD on the Design of Residential Extensions and New Residential Development.
- 7.8 The proposed development is considered to have an acceptable relationship with existing residential properties and complies with the requirements of Policy EN1. The separation distances are set out in the SPD. The ten dwellings to the rear of the site are two-storey with dormer windows to the front. This means that the houses have a roof which is slightly higher than the average two-storey dwelling. However, all the relevant distances for two storey development set out in the SPD are exceeded by a reasonable amount. With regard to No. 35 Gordon Road, there will be a separation distance of at least 16.5 metres between its 2-storey western flank elevation and the proposed 2-storey rear elevations of Units 11 and 12. This is well in excess of the minimum 13.5 metre "back to flank" separation distance standard stipulated in the SPD. In addition, the separation distance between the proposed 2-storey rear elevations of Units 10 – 13 and the side boundary of the neighbouring property will be 13 metres, which is above the minimum 10.5 metres "back to boundary" separation distance standard in the SPD. With regard to 76 Gordon Road, there will be a gap of 16.5 metres between its 2-storey flank extension and the proposed 2-storey rear elevations of Units 5 and 6, which complies with the minimum 13.5 metres "back to flank" standard in the SPD. Likewise, the proposed "back to boundary" distance from the proposed 2-storey rear elevation of Units 4 – 6 will be above the minimum 10.5 metres SPD standard. There will also be a gap of at least 25 metres between the proposed southern flank elevation of Unit 13 and the rear elevations of the houses in Mulberry Trees, which is considered acceptable. Whilst it is recognised that the proposed houses situated towards the eastern end of the site will have a 2nd floor within the roof space, when they are

viewed from Gordon Road and Mulberry Trees they will appear 2-storey in scale. The SPD separation distance for 2-storey development has been applied in this particular case and all distances exceed the guidance by a reasonable distance.

- 7.9 With regard to 30 Manygate Lane, the proposed 2-storey southern flank elevation of the new flatted building will be set-in from the neighbouring side boundary by between 5.169 metres and 8 metres, which is considered acceptable. The gap between the proposed building and No. 30's 2-storey flank elevation will be at least 14 metres. There be one first floor window in the proposed southern flank elevation. However, as this will be a secondary window serving the kitchen/living room of Unit 17 it is considered that a condition can be imposed requiring the window to be obscure glazed and non-opening up to 1.7 metres above internal floor level, thereby preventing any overlooking towards the neighbouring property. The proposed roof lights at 2nd floor level will be positioned at a high level and due to their orientation will face towards the sky. It is also proposed to impose a condition requiring a privacy screen to be installed on the southern side of the proposed balcony of Unit 17 to ensure there is no adverse overlooking towards 30 Manygate Lane's rear garden.
- 7.10 It is noted that 3rd party representations have raised concerns about the impact of the proposed buildings fronting Manygate Lane causing loss of amenity to the existing dwellings on the other side of the road. Whilst these comments are noted, it is not considered that a refusal could be justified on this particular ground. The proposed buildings will be positioned at least 21 metres away from the 2-storey front elevations of the neighbouring properties. The proposed buildings will not break the 25 degree rule stipulated in the SPD and are therefore considered not to have an overbearing impact. Indeed all proposed dwellings meet the SPD 25 degree and 45 degree rules which assess the impact on surrounding dwellings.

Parking Provision

- 7.11 Policy CC3 (Parking Provision) of the CS & P DPD states that the Council will require appropriate provision to be made for off-street parking in development proposals in accordance with its maximum parking standards.
- 7.12 On 20 September 2011 the Council's Cabinet agreed a 'Position Statement' on how Policy CC3 should now be interpreted in the light of the Government's recent parking policy changes. The effect of this is that the Council will give little weight to the word 'maximum' in relation to residential development when applying Policy CC3 and its residential parking standards will generally be applied as minimum.
- 7.13 The Council's minimum parking standard for a scheme of this size is 44 parking spaces. The scheme has been amended since it was first submitted with an increase in the number of parking spaces on the site from 40 to 44. The proposed parking provision now complies with the Council's minimum parking standards and is acceptable.

Highway Matters

- 7.14 It is noted that the Council has received many letters of representation from local residents raising highway safety issues in Manygate Lane. This includes concerns regarding lorry traffic during the construction phase. The County Highway Authority was consulted and was made aware of these concerns raised by the third parties.
- 7.15 The County Highway Authority has raised no objection on highway safety grounds to the proposal subject to the imposition of conditions. One of the conditions to be attached to the planning permission requires the submission of a Construction Transport Management Plan to be complied with during the construction phase. This will require details of lorry deliveries and hours of operation and measures to ensure that construction vehicles can turn around within the site. There will also be a requirement that no heavy goods vehicle (HGVs) movements to or from the site shall take place no later than one hour before Thamesmead School opens in the morning and up to one hour after the school closes, and that no HGVs are parked on the highway during these times.
- 7.16 With regard to the proposed development, the existing access onto Manygate Lane is to be widened to ensure that larger vehicles (e.g. refuse lorries) can access and exit the site safely. The applicant has demonstrated that these types of vehicles can adequately access, turn around and exit the site in forward gear.
- 7.17 With regard to the submitted travel statement, the County Highway Authority is not satisfied that the details in it are adequate. They have therefore requested that a condition is imposed requiring a revised travel statement to be submitted to and approved in writing by the Local Planning Authority.
- 7.18 Subject to all of these measures being put in place to the satisfaction of the County Highway Authority it is considered that the impact on Manygate Lane and highway safety will be acceptable.

Affordable Housing

- 7.19 Policy HO3 of the CS & P DPD requires the Council, having regard to the circumstances of each site, to negotiate for a proportion of up to 50% of housing to be affordable where the development comprises 15 or more dwellings or the site is 0.5 ha. or larger irrespective of the number of dwellings. The Council will seek to maximise the contribution to affordable housing provision from each site having regard to the individual circumstances and viability, including the availability of any housing grant or other subsidy, of development on the site.
- 7.20 As mentioned in paragraph 3.4, all of the proposed units will be privately owned with no affordable housing provided on the site. The applicant has submitted an affordable housing viability report which sets out why they are not able to provide any affordable units in this particular scheme. The Council's valuation advisor has been consulted on the report and agrees that it is not viable to provide any on-site affordable housing in the scheme. However, she has recommended that the developer pays a financial

contribution of £14,911 towards off-site affordable housing in the Borough. This is to be paid upon the sale of the first residential unit on the site. The applicant has agreed to pay this sum. Accordingly, it is recommended that the applicant enters into a Section 106 Agreement (see paragraph 8.1) to secure the commuted sum.

Dwelling Mix

- 7.21 Policy HO4 of the Core Strategy and Policies DPD (2009) (CS and P DPD) sets out the mechanism for ensuring a range of housing sizes and types are delivered to meet community needs. It requires development that proposes four or more dwellings to include at least 80% of their total as one or two bedroom units. The policy's supporting text states that the only exception to the 80% requirement will be where requirements for affordable housing dictate a greater mix of larger dwellings. The Supplementary Planning Document (SPD) on Housing Size and Type (July 2012) introduces greater flexibility on the proportion of small units in areas characterised by family dwellings.
- 7.22 The proposal provides a total of 24 units of which 14 (some 58%) are to be 1 and 2 bed units, and 10 no. 3 and 4 bed units. The policy, at 80%, would require 19 smaller units. The SPD on Housing Size and Type, however, recognises that in areas where there is a predominance of larger dwellings, a mix with less than 80% small units may be appropriate – provided the small unit provision is still the majority within the scheme i.e. at least 50%. In this particular case it is evident that the site is surrounded by mainly family housing and therefore the provision of more 50% smaller units would be acceptable in this instance. The scheme provides 58% smaller units and therefore complies with the requirements of Policy HO4 and the SPD.

Flooding

- 7.23 The site is partly located within Flood Zone 2 (between 1 in 100 year and 1 in 1000 year chance of flooding) and partly within Zone 1 (less than 1 in 1000 year chance of flooding). The applicant has submitted a Flood Risk Assessment as is required by Policy LO1 of the CS & P DPD. This includes details of a sustainable drainage scheme (SuDS). It is relevant to note that the existing studios site is largely covered with hardstanding and buildings, and that the proposed housing development will lead to a significant increase in space for soft landscaping.
- 7.24 As mentioned previously, the principle of creating a new residential development in these relatively low risk flood zones is considered acceptable. Whilst the Environment Agency were consulted, they have not responded to the application (they also did not comment on the previous application for the 28 units and it did not form a reason for refusal). With regard to the SuDS, it is proposed to lay the parking and turning areas with permeable paving. The Local Lead Flood Authority (Surrey County Council) have raised no objection to this proposal subject to the imposition of conditions. Accordingly, the proposed impact in terms of flood risk is considered acceptable.

Need for Housing

- 7.25 In terms of the need for housing, it is relevant to have regard to paragraph 47 of the National Planning Policy Framework (NPPF) which states:
- “When considering planning applications for housing local planning authorities should have regard to the government’s requirement that they boost significantly the supply of housing and meet the full objectively assessed need for market and affordable housing in their housing area so far as is consistent with policies set out in the National Planning Policy Framework (NPPF) para 47.
- 7.26 The government also requires housing applications to be considered in the context of the presumption of sustainable development. Relevant policies for the supply of housing cannot be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable site (para 49 of NPPF).
- 7.27 The Council has embarked on a review of its Local Plan and accepts that the housing target in its Core Strategy and Policies DPD-Feb 2009 of 166 dwellings per annum is significantly short of its latest objectively assessed need of 552-757 dwellings per annum (Para 10.42 – Strategic Housing Market Assessment – Runnymede and Spelthorne – Nov 2015). On the basis of its objectively assessed housing need the Council is unable to demonstrate a five-year supply of deliverable sites.
- 7.28 Para 14 of the NPPF stresses the presumption in favour of sustainable development and that proposals which accord with a development plan should be approved without delay. When the development plan is absent, silent or relevant policies are out of date, permission should be granted unless *‘any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against policies in the Framework taken as a whole or specific policies in this Framework indicate development should be restricted.’* This application must be considered having regard to the above requirements of Para 14 of the NPPF. “
- 7.29 Having regard to the proposed development and taking into account the above and adopted policy HO1 which encourages new development, it is considered that particular weight should be given to the merits of this development.

Local Finance Considerations

- 7.30 Under S155 of the Housing and Planning Act 2016, Local Planning Authorities are now required to ensure that potential financial benefits of certain development proposals are made public when a Local Planning Authority is considering whether or not to grant planning permission for planning applications which are being determined by the Council’s Planning Committee. A financial benefit must be recorded regardless of whether it is material to the Local Planning Authority’s decision on a planning application,

but planning officers are required to indicate their opinion as to whether the benefit is material to the application or not.

- 7.31 In consideration of S155 of the Housing and Planning Act 2016, the proposal is a CIL chargeable development and will generate approximately £1,088 in CIL Payments. This will be at a rate of £160 per sq metre of new floorspace. This is a material consideration in the determination of this planning application. The proposal will also generate a New Homes Bonus and Council Tax payments which are not material considerations in the determination of this proposal.

Other Matters

- 7.32 The current scheme has been designed so that the new houses and flats are sited well away from the southern boundary, thereby giving sufficient space for the existing protected trees in this area. The Council's tree officer has raised no objection to the proposal and it is therefore considered that the impact on the existing trees will be acceptable.
- 7.33 The applicant has submitted an ecological appraisal. Furthermore, a bat survey has been carried out, which has identified the presence of bats roosting in one of the existing buildings on the site. As the building is to be demolished, the bat survey includes a set of mitigation measures to address this issue, which are to be controlled by the imposition of an appropriate condition. A further condition is to be attached to the planning permission requiring wildlife enhancement measures (i.e. bird and bat boxes on the site). The Surrey Wildlife Trust have been consulted on the ecological appraisal and bat survey and agrees with its recommendations. The applicant will have to separately apply for a licence from Natural England to remove the bat roost. Accordingly, it is considered that the ecological issues have been satisfactorily addressed subject to conditions.
- 7.34 The applicant has submitted a boundary treatment plan which clarifies the height of the boundary walls to be maintained or altered. With regard to the existing wall of the studio building backing onto Gordon Road, this is to be reduced in height to 2.4 metres, which is considered acceptable. The proposed reduction of the wall fronting Manygate Lane to 1 metre is also considered acceptable.
- 7.35 The floorspace of the proposed units comply with the minimum standards stipulated in the SPD.
- 7.36 The applicant is proposing to install air source heat pumps in order to achieve the minimum 10% renewable energy requirement stipulated in Policy CC1 of the CS & P DPD. A renewable energy report has been submitted with the application, which the Council's Sustainability Officer considers to be acceptable.
- 7.37 The Council's Group Head of Neighbourhood Services has raised no objection on refuse collection grounds. The proposed bin store for the block of flats is considered to be sufficient in size to accommodate the necessary bins.

- 7.38 It is noted that third party representations have raised concern about the future use of the piece of land located to the south-east of the application site (it current forms part of the Halliford Studios site). The applicant has stated that this triangular piece of land at the rear of 31 Gordon Road is not within the control of the applicant (i.e. Shanly Homes) and will not be altered by this proposal.
- 7.39 The existing public footpath located to the north of the site will be unaffected by the development. The existing brick boundary wall along the site's northern boundary is to be maintained at its current height.
- 7.40 With regard to the comments from SCAN regarding disabled access, the applicant states that their homes are usually built to generous internal standards and have potential capability for adaption for disabled occupants. The proposal will have to comply with the Building Regulations. No specific disabled parking bays are shown on the site layout plan. However there are a number of bays that are capable of being provided to allow disabled access.
- 7.41 The Council's Pollution Control Officer has raised no objection on air quality grounds.
- 7.42 With regard to the Crime Prevention Officer's comments, I do not consider it is appropriate to impose a condition, as requested, relating to "Secured by Design". Many of the requirements are very detailed (e.g. types of laminated glazing and window locks), elements which are not normally covered and enforced under the planning regulations. A condition is to be imposed requiring an external lighting scheme to be implemented, partly for security purposes. However, a copy of the officer's response has been forwarded to the applicant and it is proposed to add a relevant informative to the decision notice (see below).
- 7.43 All five reasons for refusal on the previous application 16/02113/FUL have been overcome with this proposal, and accordingly the application is recommended for approval.

8. Recommendation

- 8.1 (A) To GRANT PERMISSION for the planning application subject to the prior completion of a Section 106 Agreement respect of the following:
1. To provide a financial contribution of £14,911 towards off-site affordable housing, to be paid upon the sale of the first unit.

Non Compliance of S106 Agreement

In the event that the Section 106 agreement is not completed and the applicant does not agree an extension of time for the determination of the planning application, delegate to the Planning Development Manager in consultation with the Chairman of the Planning Committee the following: -

Refuse the planning application for the following reason:

- 1) The development fails to provide a satisfactory provision of affordable housing to meet the Borough's housing needs, contrary to Policy HO3 of the Core Strategy and Policies DPD 2009.

8.2 (B) GRANT subject to the following conditions: -

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:- This condition is required by Section 91 of the Town and Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and drawings:

1323/PLN/200; /202; /205; /206; /208; /209 received 30 June 2017.

1323/PLN/201 Rev. B; /203 Rev. A; /204 Rev. A; /207 Rev. B; /210 Rev. A; /211 Rev. B; /212; received 20 September 2017.

4.1 Rev. A; 4.3 Rev. A received 20 September 2017.

Reason:- For the avoidance of doubt and in the interest of proper planning

3. Prior to the construction of the building hereby permitted is first commenced details of the materials and detailing to be used for the external surfaces of the buildings and surface material for parking areas be submitted to and approved by the Local Planning Authority.

Reason:- To ensure that the proposed development does not prejudice the appearance of the development and the visual amenities and character of the locality, in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

4. No development shall take place until:-

(a) A comprehensive desk-top study, carried out to identify and evaluate all potential sources and impacts of land and/or groundwater contamination relevant to the site, has been submitted to and approved in writing by the Local Planning Authority.

(b) Where any such potential sources and impacts have been identified, a site investigation has been carried out to fully characterise the nature and extent of any land and/or groundwater contamination and its implications. The site investigation shall not be commenced until the extent and methodology of the site investigation have been agreed in writing with the Local Planning Authority.

(c) A written method statement for the remediation of land and/or groundwater contamination affecting the site shall be agreed in writing with the Local Planning Authority prior to the commencement of

remediation. The method statement shall include an implementation timetable and monitoring proposals, and a remediation verification methodology.

The site shall be remediated in accordance with the approved method statement, with no deviation from the statement without the express written agreement of the Local Planning Authority.

Reason:-

To protect the amenities of future residents and the environment from the effects of potentially harmful substances.

NOTE

The requirements of the above Condition must be carried out in accordance with current best practice. The applicant is therefore advised to contact Spelthorne's Pollution Control team on 01784 446251 for further advice and information before any work commences. An information sheet entitled "Land Affected By Contamination: Guidance to Help Developers Meet Planning Requirements" providing guidance can also be downloaded from Spelthorne's website at www.spelthorne.gov.uk.

In accordance with policies SP6 and EN15 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

5. Prior to the first use or occupation of the development, and on completion of the agreed contamination remediation works, a validation report that demonstrates the effectiveness of the remediation carried out shall be submitted to and agreed in writing by the Local Planning Authority.

Reason:- To protect the amenities of future residents and the environment from the effects of potentially harmful substances.

6. Prior to the construction of the building hereby permitted is first commenced a report shall be submitted to and agreed by the Local Planning Authority which includes details and drawings demonstrating how 10% of the energy requirements generated by the development as a whole will be achieved utilising renewable energy methods and showing in detail the estimated sizing of each of the contributing technologies to the overall percentage. The detailed report shall identify how renewable energy, passive energy and efficiency measures will be generated and utilised for each of the proposed buildings to meet collectively the requirement for the scheme. The agreed measures shall be implemented with the construction of the building and thereafter retained and maintained to the satisfaction of the Local Planning Authority unless otherwise agreed in writing.

Reason:- To ensure that the development is sustainable and complies with Policy SP7 and CC1 of the Spelthorne Development Plan Core Strategy and Policies DPD.

7. Prior to the construction of the building hereby permitted, a plan indicating the positions, design, materials and type of boundary treatment to be erected shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the building is occupied and thereafter maintained as approved.

Reason:- To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties and the appearance of the locality, in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

8. No new development shall be occupied until space has been laid out within the site in accordance with the approved plans for cars to be parked and for vehicles to turn so that they exit the site in forward gear. The parking area and access shall be used and retained exclusively for its designated purpose.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users.

9. No new development shall be occupied until space has been laid out within the site in accordance with the approved plans to provide secure, lit and covered cycle parking to the satisfaction of the Local Planning Authority and shall thereafter be permanently maintained

Reason:- The above condition is required in recognition of Section 4 (Promoting Sustainable Transport) of the NPPF

10. That within 3 months of the commencement of any part of the development permitted, or such longer period as may be approved by the Local Planning Authority, facilities shall be provided within the curtilage of the site for the storage of refuse and waste materials in accordance with the approved plans, and thereafter the approved facilities shall be maintained as approved.

Reason:- To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties and the appearance of the locality, in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

11. Prior to the occupation of the building hereby permitted details including a technical specification of all proposed external lighting shall be submitted to and approved in writing by the Local Planning Authority. The agreed external lighting shall be implemented prior to the occupation of the building and shall at all times accord with the approved details.

Reason:- To safeguard the amenity of neighbouring residential properties and in the interest of security.

12. No construction of the building hereby permitted shall take place until full details of both soft and hard landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The trees, shrubs and other associated proposals shall be planted on the site within a period of 12 months from the date on which the building hereby permitted is first commenced, or such longer period as may be approved by the Local Planning Authority, and that the planting so provided shall be maintained as approved for a period of 5 years, such maintenance to include the replacement in the current or next planting season whichever is the sooner, of any trees or shrubs that may die, are removed or become seriously damaged or diseased, with others of similar size and species, unless the Local Planning Authority gives written permission to any variation.

Reason:- To minimise the loss of visual amenity occasioned by the development and to enhance the proposed development.

13. The proposed tree surgery works, tree protection measures, demolition and construction works and timescales shall be carried out strictly in accordance with the recommendations in the ACD Environmental Arboricultural Impact Assessment & Method Statement Revision A-02.06.17 and its Tree Protection Plan SH20941-03A received 30 June 2017.

Reason:- To prevent damage to the trees in the interest of the visual amenities of the area, in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

14. The development hereby permitted shall not commence until the detailed design of the surface water drainage scheme have been submitted to and approved in writing by the planning authority. Those details shall include:

a) A design that satisfies the SuDS Hierarchy and follows the principles set out in the approved drainage strategy '*Flood Risk Assessment for the Proposed Development at Halliford Studios*'

b) Detailed drawings showing drainage layout, long or cross sections of each drainage element, pipe sizes and invert and cover levels.

c) Appropriate calculations to the elements above showing how the national SuDS standards have been met (if different from approved strategy).

d) Details of outline construction phasing and how surface water and any associated pollution risk will be dealt with during the construction of the development, and how any on site drainage systems will be protected and maintained.

e) Details of who will maintain the drainage elements and their associated maintenance regimes.

Reason: To ensure the design meets the technical stands for SuDS, does not increase flood risk on or off site and is suitable maintained throughout its lifetime.

15. Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority to demonstrate that the Sustainable Urban Drainage System has been constructed as per the agreed scheme.

Reason: To ensure the Sustainable Drainage System is designed to the technical standards

16. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the Planning Authority.

Reason: The site is capable of containing archaeological remains and it is important that the archaeological information should be preserved as a record before it is destroyed by the development.

17. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (or any Order revoking and re-enacting that Order), no extensions or outbuildings shall be erected to the residential development hereby permitted without the prior planning permission of the Local Planning Authority.

Reason:-To safeguard the amenity of neighbouring properties.

18. Prior to the commencement of construction, a scheme to provide bird boxes and bat boxes/tubes on the site shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented before the buildings are occupied and thereafter maintained.

Reason:- To encourage wildlife on the site.

19. The proposed demolition and development works shall be carried out strictly in accordance with the Recommendations set out in Section 6 of the ACD Environmental Ecological Impact Assessment dated October 2017.

Reason:- In the interest of preventing harm to wildlife.

20. Before the first occupation of any part of the development, a landscape management plan including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas

shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved.

Reason:- To minimise the loss of visual amenity occasioned by the development and to enhance the proposed development.

21. Notwithstanding the submitted plans numbered 4.1 Rev A and 4.3 Rev A, the development hereby approved shall not be occupied unless and until the existing vehicular access to Manygate Lane has been constructed and provided with dropped kerbs and tactile paving at the pedestrian crossings points across the access in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2012 and policy CC2 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

22. No development shall commence, including any demolition works, until a Construction Transport Management Plan, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding behind any visibility zones
- (f) HGV deliveries and hours of operation
- (g) measures to prevent the deposit of materials on the highway
- (h) no HGV movements to or from the site shall take place no later than one hour before Thamesmead School opens in the morning, up to one hour after Thamesmead School closes nor shall the contractor permit any HGVs associated with the development at the site to be laid up, waiting, in Manygate Lane, Russell Road or Green Lane during these times.

- (i) on-site turning for construction vehicles

Has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

23. Notwithstanding the submitted Residential Travel Statement dated June 2017 prior to the occupation of the development a revised travel statement shall be submitted for the written approval of the Local Planning Authority. The Residential Travel Statement shall include details of the locations of employment, education, retail and leisure land uses within 2km walking and 5 km cycling distance from the site. And then the approved travel statement shall be implemented upon occupation of the site and for each and every subsequent occupation of the development, thereafter maintain and develop the travel statement to the satisfaction of the Local Planning Authority.

Reason: The above condition is required in recognition of Section 4 (Promoting Sustainable Transport) of the NPPF.

24. Prior to the occupation of the development hereby permitted the first floor window on the southern elevation of the block of flats hereby approved shall be obscure glazed and be non-opening to a minimum height of 1.7 metres above internal floor level in accordance with details/samples of the type of glazing pattern to be submitted to and approved in writing by the Local Planning Authority. This window shall thereafter be permanently retained as installed.

Reason:- To safeguard the privacy of the adjoining property(ies), in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

25. Prior to the occupation of the development hereby permitted, details of a privacy screen to be installed on the southern flank of the first floor balcony of Unit 17 shall be submitted to and approved in writing by the Local Planning Authority. The approved privacy screen shall be installed before the occupation of Unit 17 and thereafter retained.

Reason:- To safeguard the privacy of the adjoining property(ies), in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

26. No new development shall be occupied until three parking spaces has been laid out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for five dual fast charging point for electric vehicles. The scheme shall include details of criteria for laying out of two additional adjacent spaces as a charging bays in the future. The charging points shall be retained exclusively for its designated purpose."

Reason: The above condition is required in recognition of Section 4 (Promoting Sustainable Transport) of the NPPF.

Informatives

1. Please note that this application is subject to the payment of Community Infrastructure Levy (CIL). Full details of the charge, how it has been calculated and what happens next are set out in the CIL Liability Notice which will be sent separately.

If you have not already done so an Assumption of Liability notice should be sent to the Council as soon as possible and before the commencement of development.

Further information on CIL and the stages which need to be followed is available on the Council's website. www.spelthorne.go.uk/CIL.

2. The applicant's attention is drawn to the ACPO/Home Office Secured by Design (SBD) award scheme, details of which can be viewed at www.securedbydesign.com.

3. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:

- A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;
- Site perimeter automated noise and dust monitoring;
- Engineering measures to eliminate or mitigate identified environmental impacts e.g. hoarding height and density, acoustic screening, sound insulation, dust control measures, emission reduction measures, location of specific activities on site, etc.;
- Arrangements for a direct and responsive site management contact for nearby occupiers during demolition and/or construction (signage on hoardings, newsletters, residents liaison meetings, etc.)
- A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme;
- To follow current best construction practice BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites',
- BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from ground borne vibration,
- BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting,
- Relevant EURO emission standards to comply with Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999,
- Relevant CIRIA practice notes, and
- BRE practice notes.
- Site traffic – Routing of in-bound and outbound site traffic, one-way site traffic arrangements on site, location of lay off areas, etc.;
- Site waste Management – Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations.
- Noise mitigation measures employed must be sufficient to ensure that the noise level criteria as outlined in BS8233:2014 and WHO guidelines is achieved.

4. The applicant is advised that Thames Water recommends that petrol/oil interceptors be fitted in all car parking spaces. Failure to enforce the effective use of petrol/oil interceptors could result in oil polluted discharges entering local watercourses.

5. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highways Service.

6. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-managementpermit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/floodingadvice.

7. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

8. The developer is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.

9. The applicant's attention is drawn to the ACPO/Home Office Secured by Design (SBD) award scheme, details of which can be viewed at www.securedbydesign.com.

10. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:

(a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;

(b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;

(c) Deliveries should only be received within the hours detailed in (a) above;

(d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;

(e) There should be no burning on site;

(f) Only minimal security lighting should be used outside the hours stated above; and

(g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit. In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme - www.ccscheme.org.uk/index.php/site-registration.

11. The applicant is advised that the essential requirements for an acceptable communication plan forming part of a Method of Construction Statement are viewed as:

- (a) how those likely to be affected by the site's activities are identified and how they will be informed about the project, site activities and programme;
- (b) how neighbours will be notified prior to any noisy/disruptive work or of any significant changes to site activity that may affect them;
- (c) the arrangements that will be in place to ensure a reasonable telephone response during working hours;
- (d) the name and contact details of the site manager who will be able to deal with complaints; and
- (e) how those who are interested in or affected will be routinely advised regarding the progress of the work. Registration and operation of the site to the standards set by the Considerate Constructors Scheme (<http://www.ccscheme.org.uk/>) would help fulfil these requirements.

12. The applicant is advised that they will need to obtain a European Protected Species (EPS) licence from Natural England following the receipt of planning permission and prior to any works which may affect bats.

The Town and Country Planning (Development Management Procedure) (England) Order 2015

Working in a positive/proactive manner

In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF. This included the following:-

- a) Provided pre-application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered;
- c) Have suggested/accepted/negotiated amendments to the scheme to resolve identified problems with the proposal and to seek to foster sustainable development.

- d) Have proactively communicated with the applicant through the process to advise progress, timescales or recommendation.

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Notes

A	Amendments	09.08.17
Rev.	Description	Date

Project

Proposed Redevelopment of
Halliford Studios Site
Manygate Lane
Shepperton

Drawing Title

Indicative Proposed
Street Scenes

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Scale: 1:200	A2
Drawing No. 1323/PLN/210	Revision A

Manygate Lane Street Scene



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Front Elevation



Side Elevation

Notes

*	***	*** **
Rev.	Description	Date

Project

Proposed Redevelopment of
Halliford Studios Site
Manygate Lane
Shepperton

Drawing Title

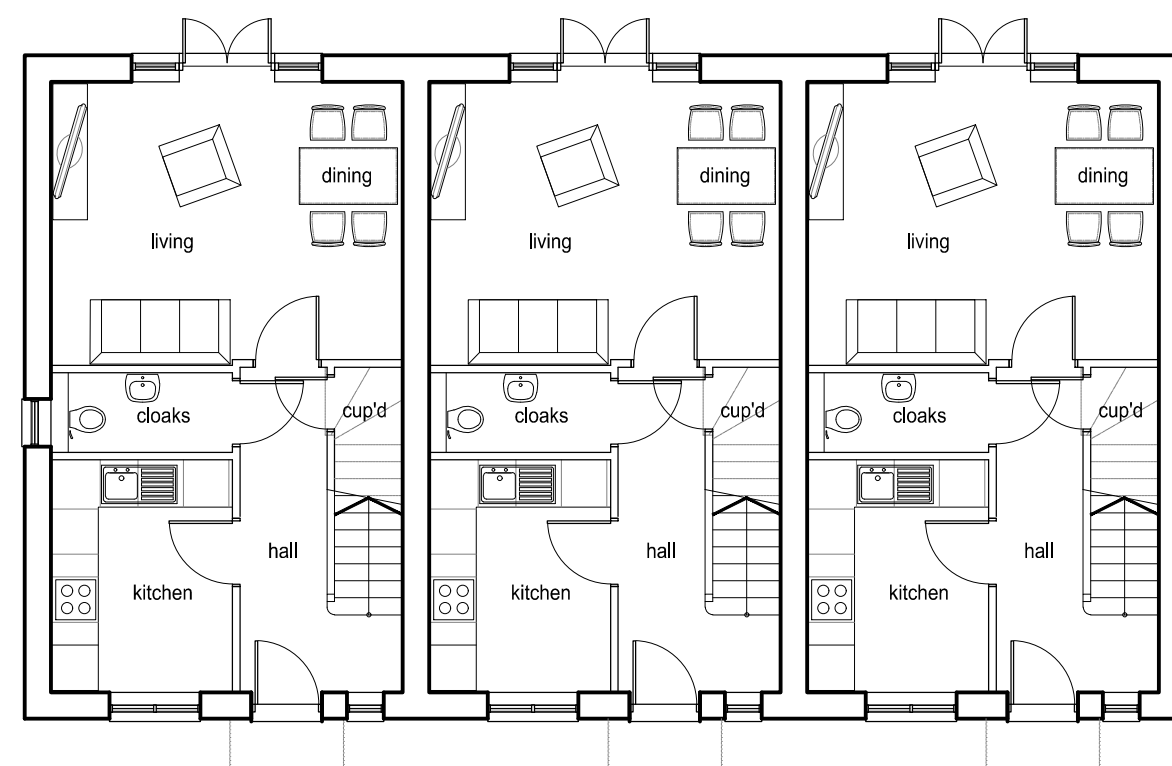
Proposed Floor Plans and Elevations (Plots 1-3)



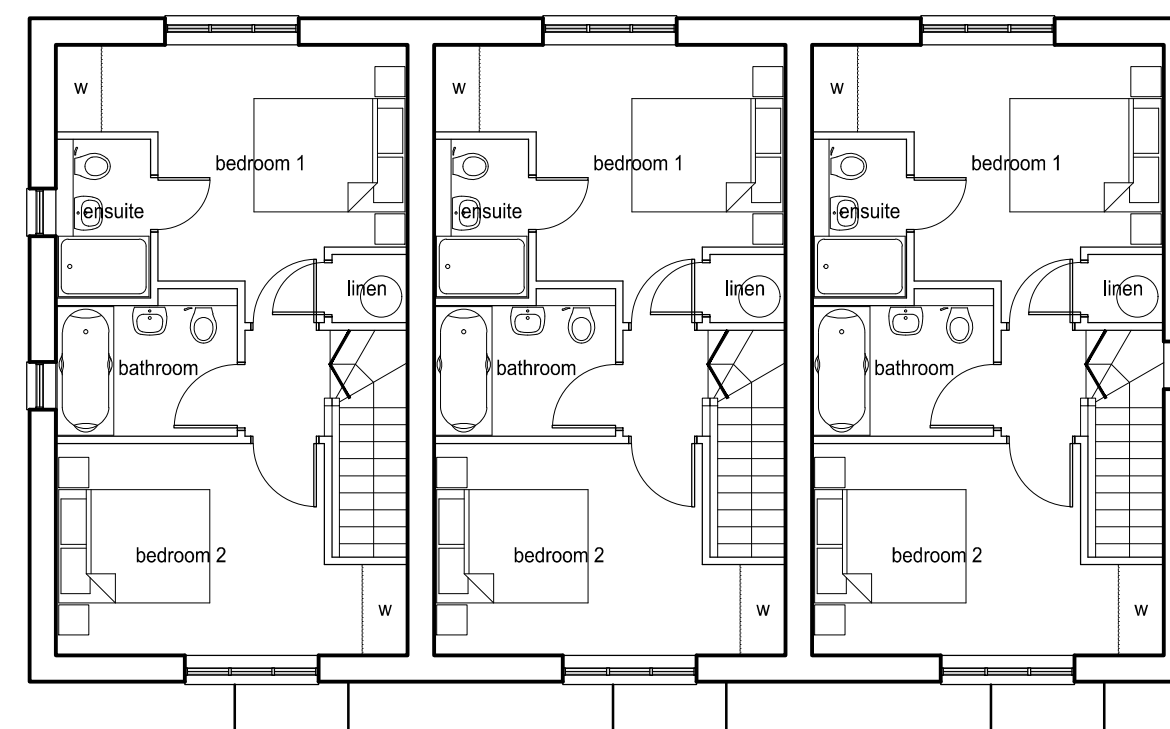
Rear Elevation



Side Elevation



Ground Floor Plan



First Floor Plan

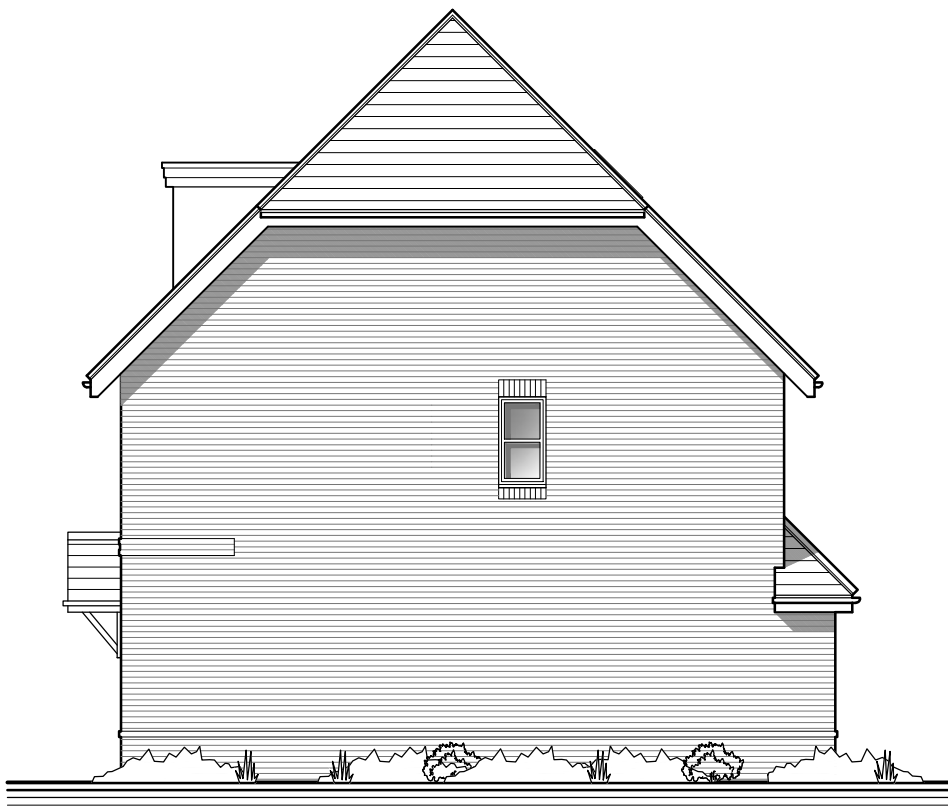


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Drawing No. 1323/PLN/202	Revision



Front Elevation



Side Elevation



Rear Elevation



Side Elevation



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Notes		
A	Amendments	18.07.17
Rev.	Description	Date

Project

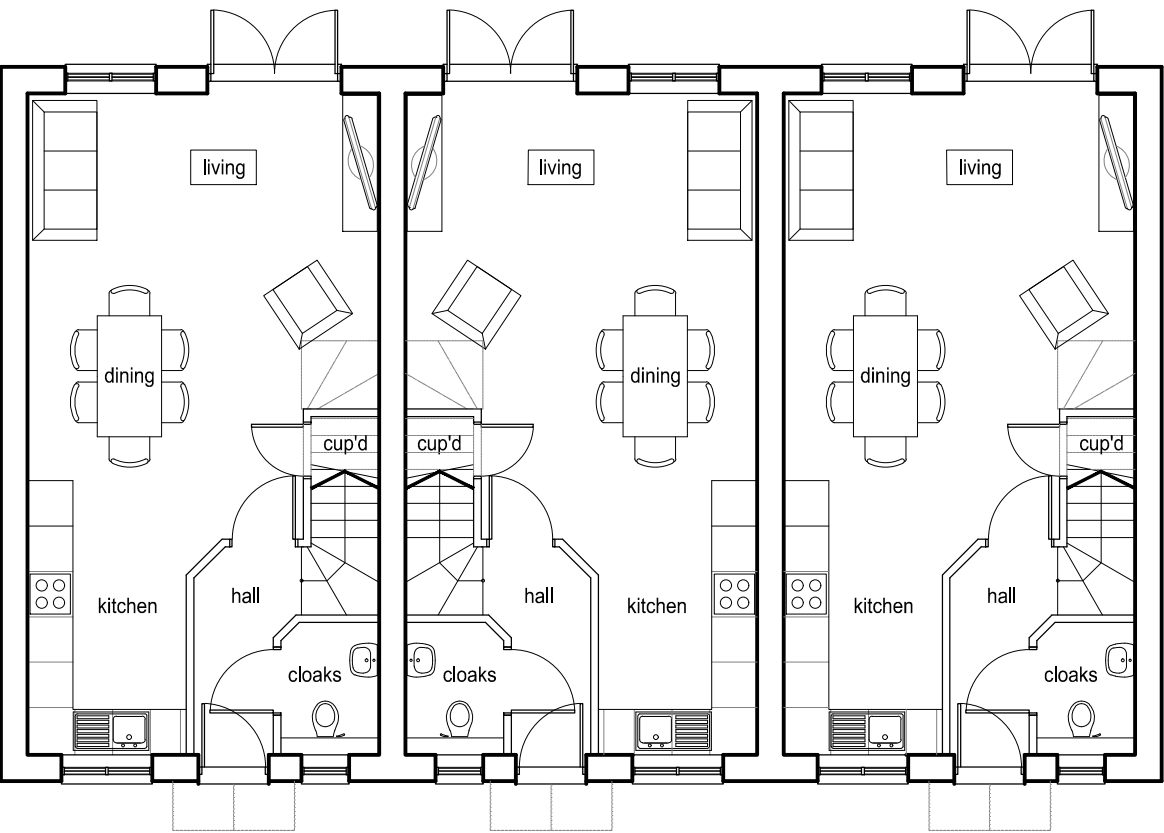
Proposed Redevelopment of
Halliford Studios Site
Manygate Lane
Shepperton

Drawing Title

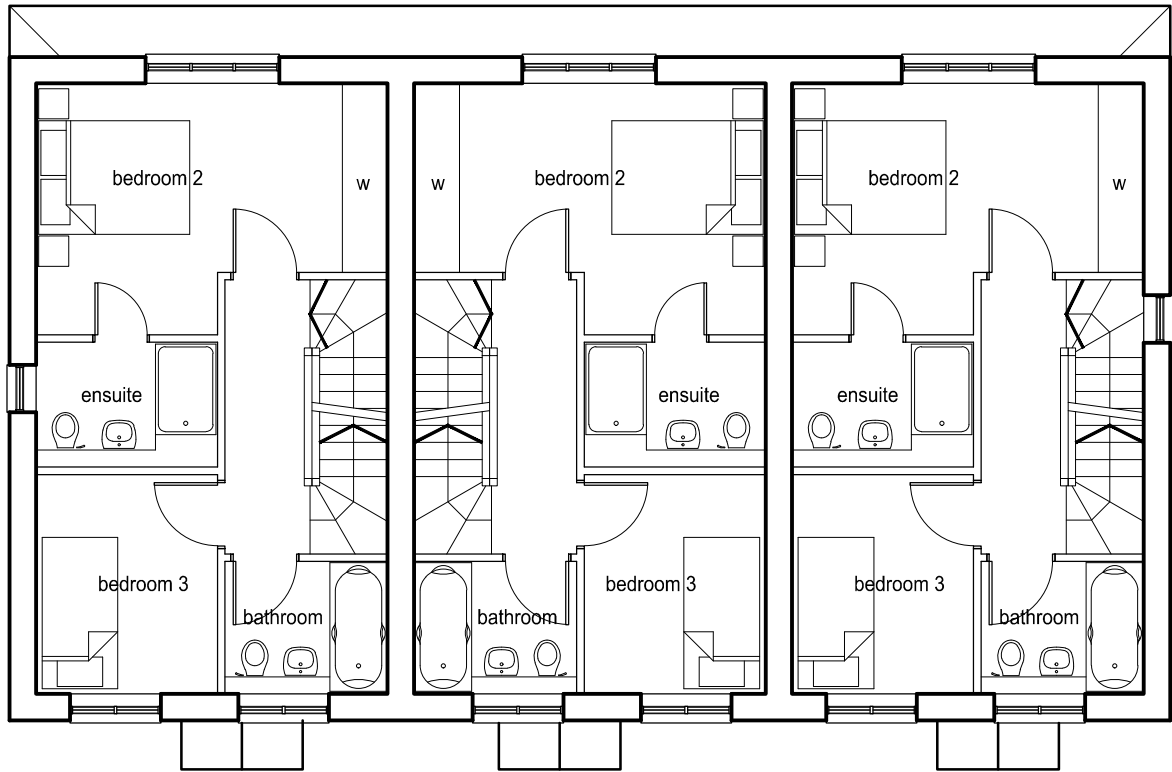
Proposed Floor Plans
and Elevations
(Plots 4-6)



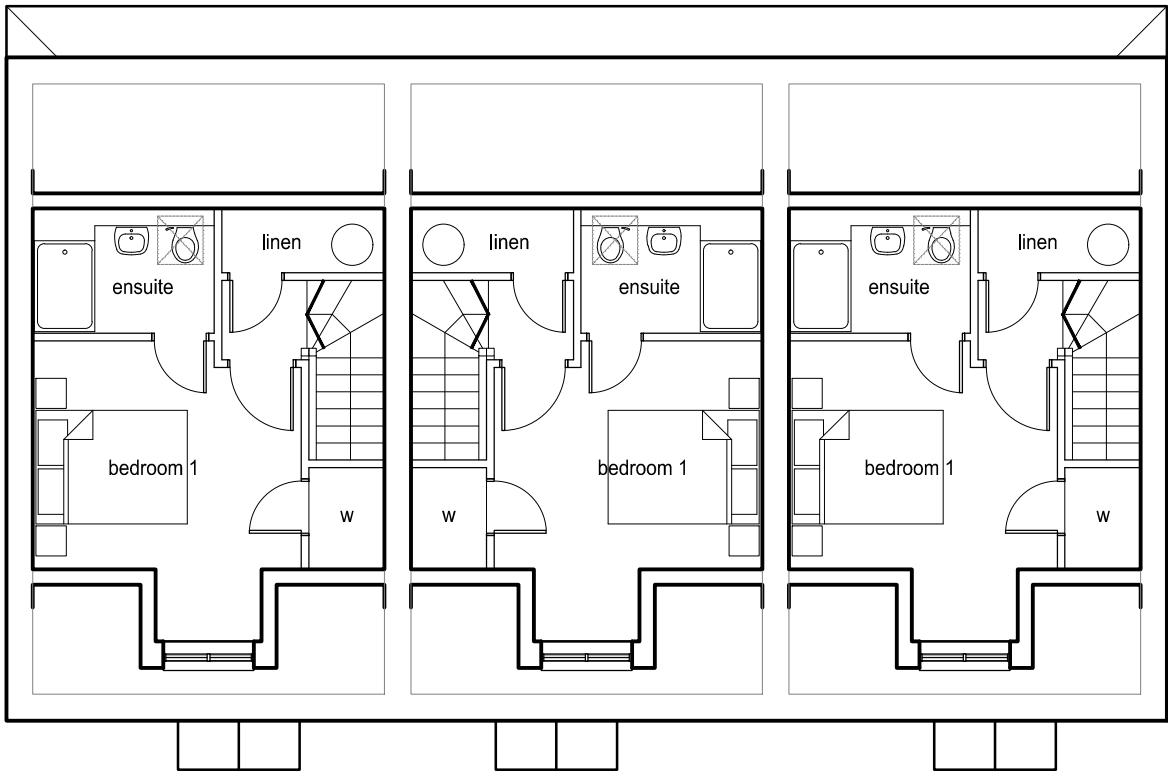
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Ground Floor Plan



First Floor Plan

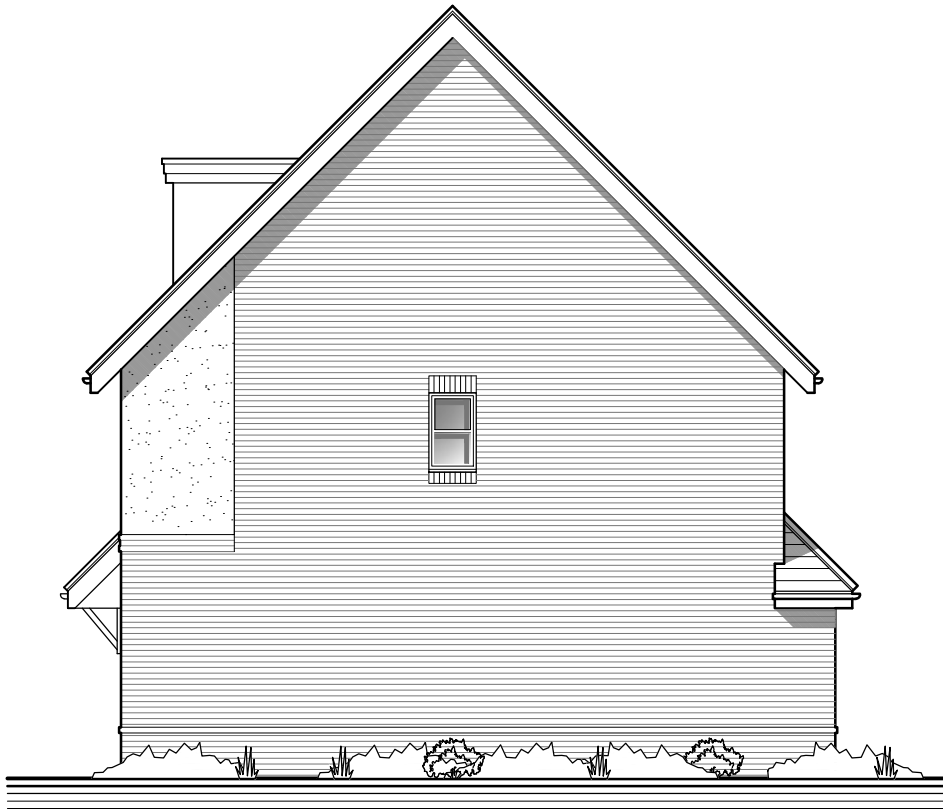


Second Floor Plan

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Drawing No. 1323/PLN/203	Revision A



Front Elevation



Side Elevation



Rear Elevation



Side Elevation

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Notes

A	Amendments	18.07.17
Rev.	Description	Date

Project

Proposed Redevelopment of
Halliford Studios Site
Manygate Lane
Shepperton

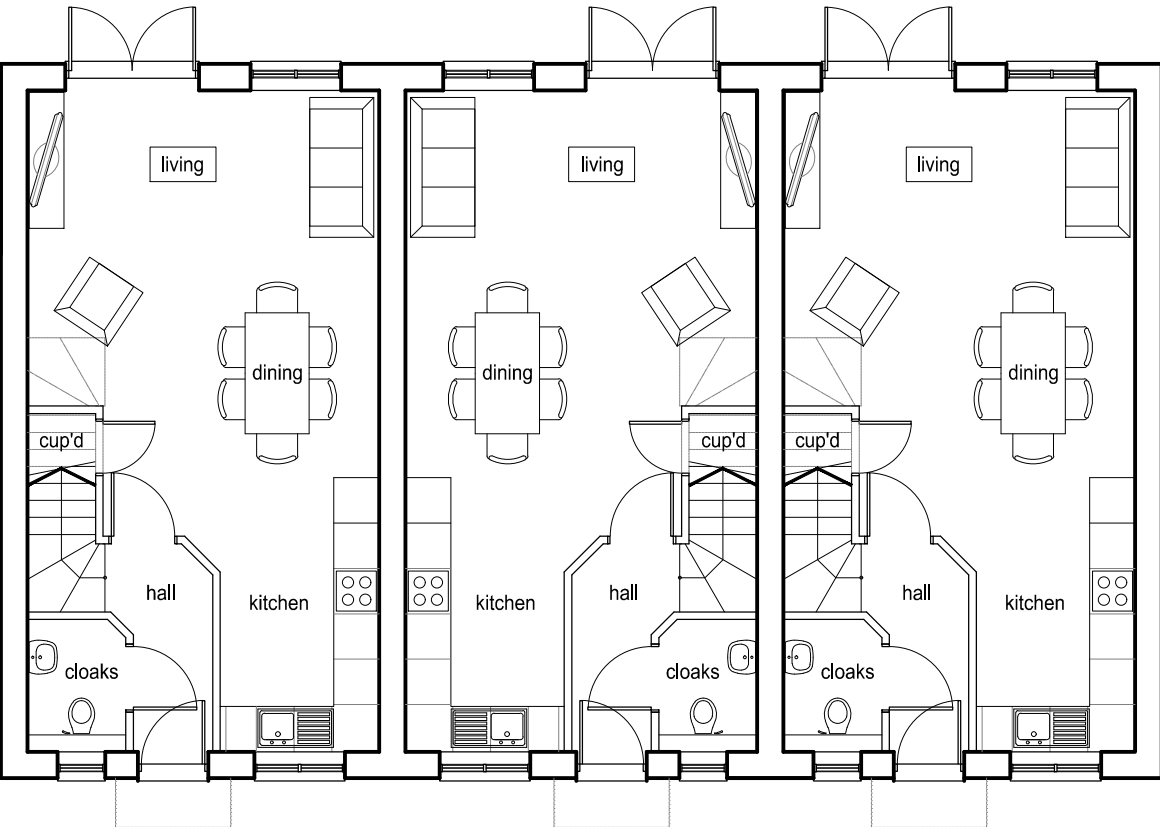
Drawing Title

Proposed Floor Plans
and Elevations
(Plots 7-9)

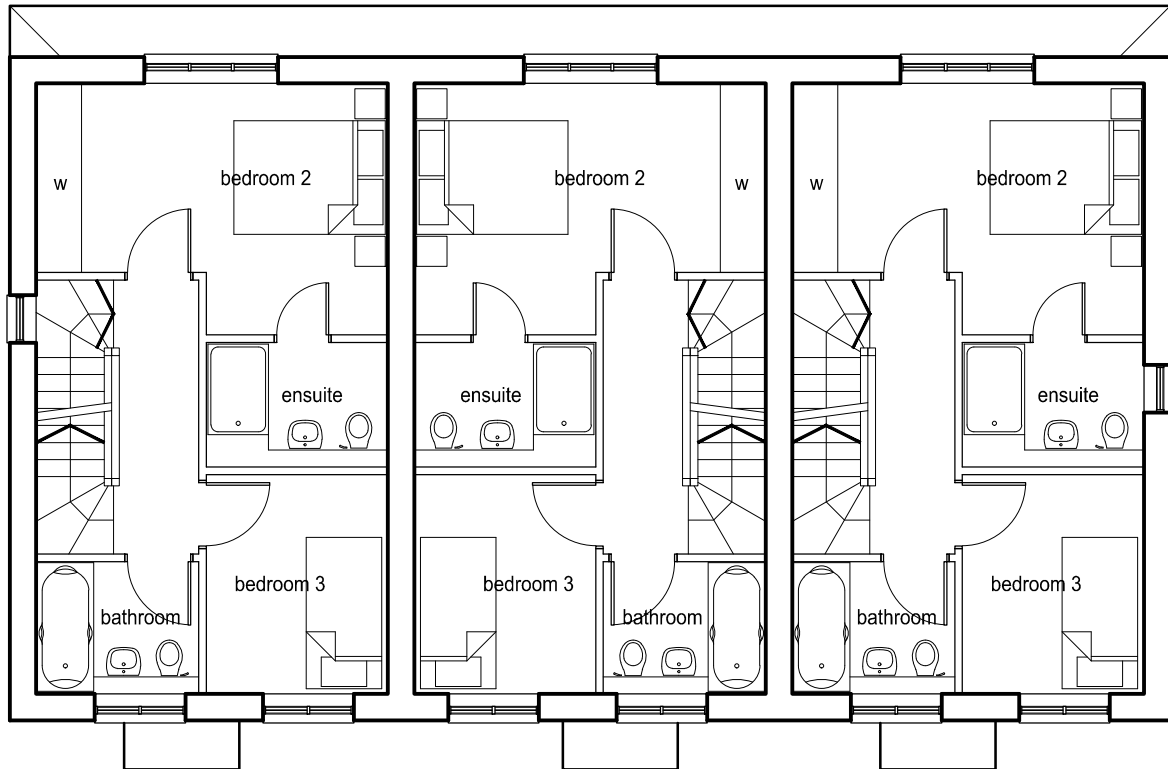
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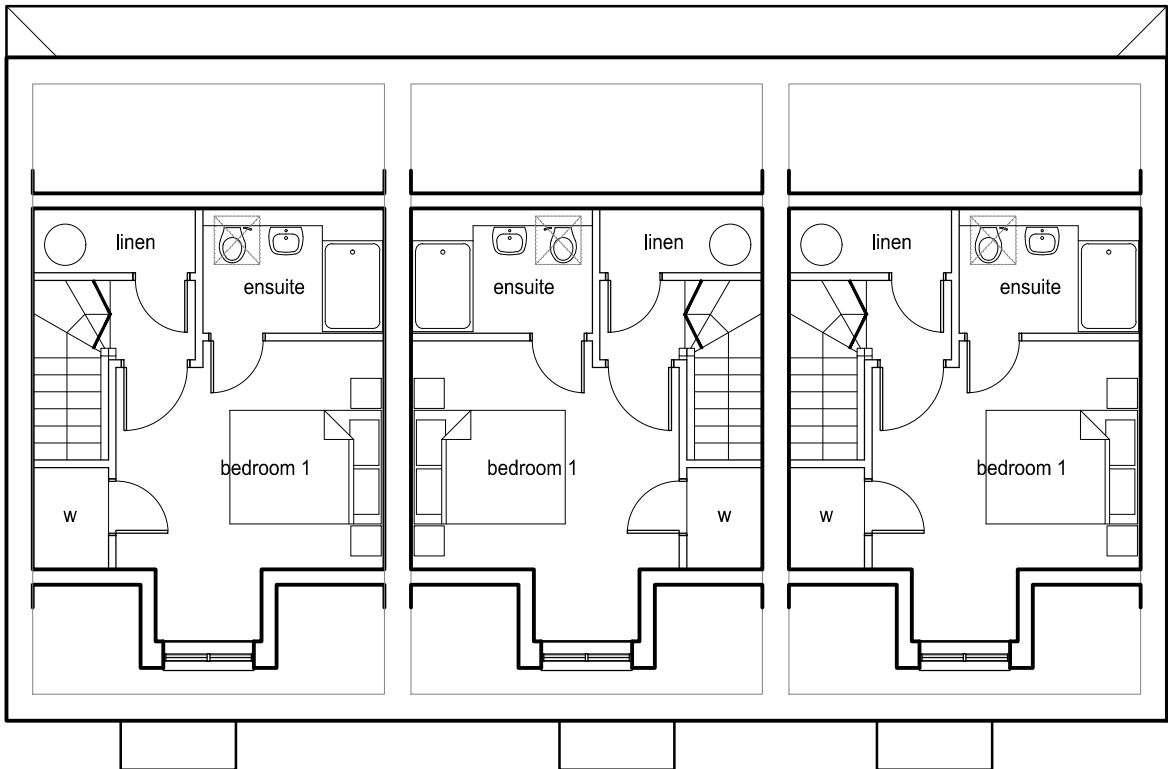
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Drawing No. 1323/PLN/204	Revision A



Ground Floor Plan



First Floor Plan



Second Floor Plan



Front Elevation



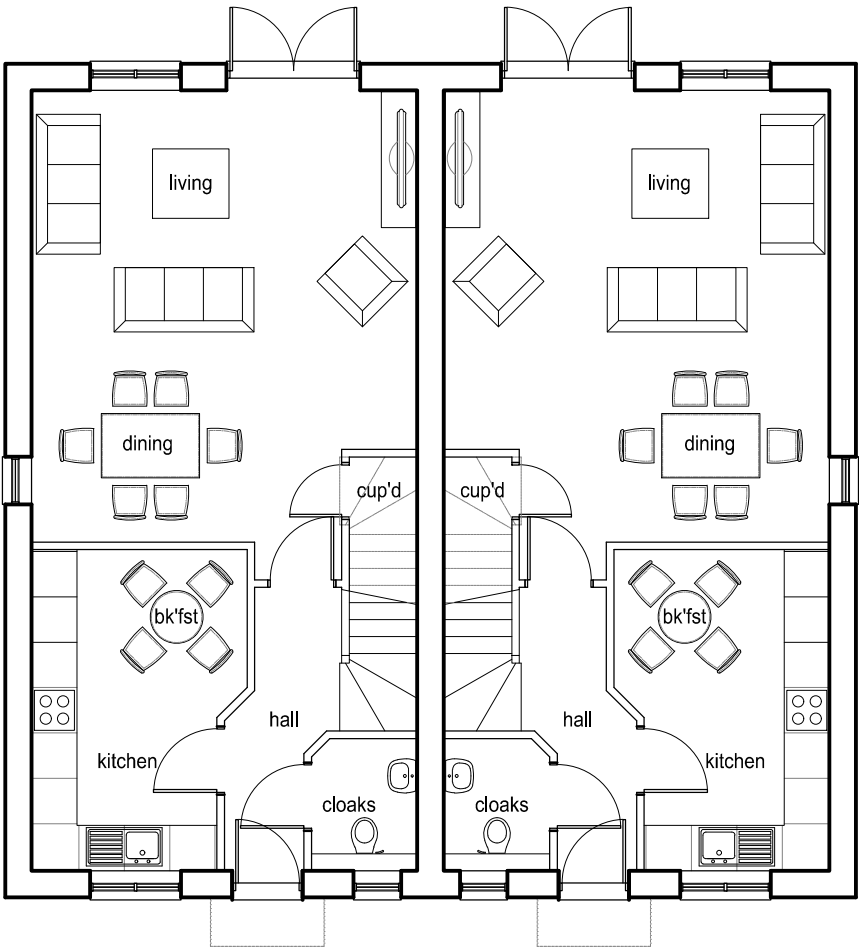
Side Elevation



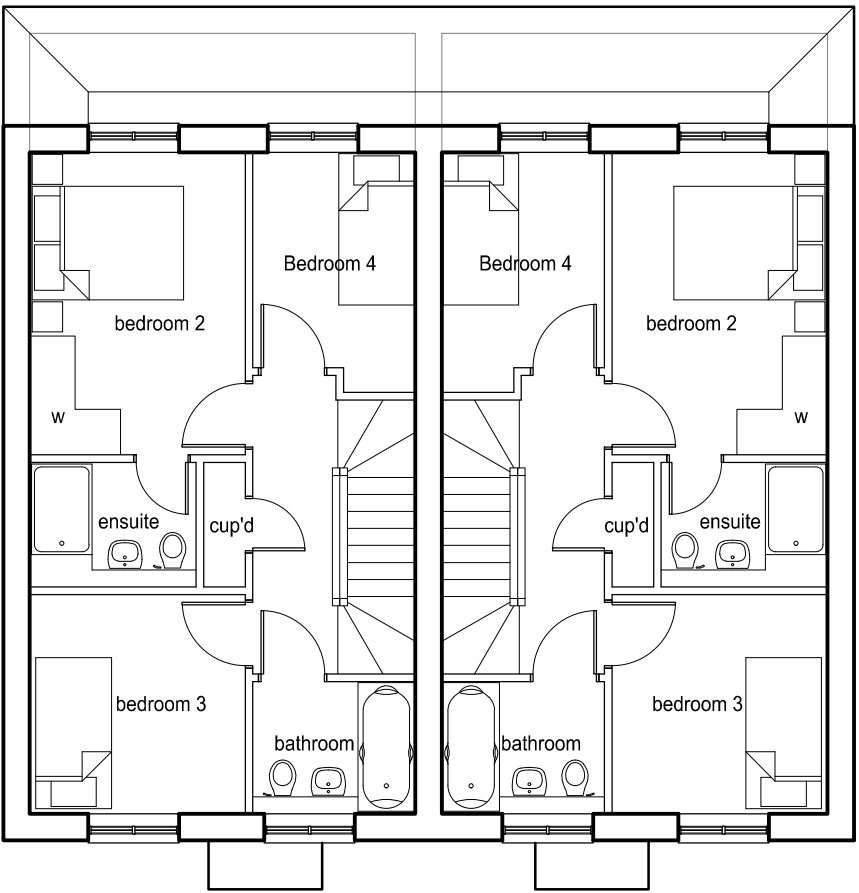
Rear Elevation



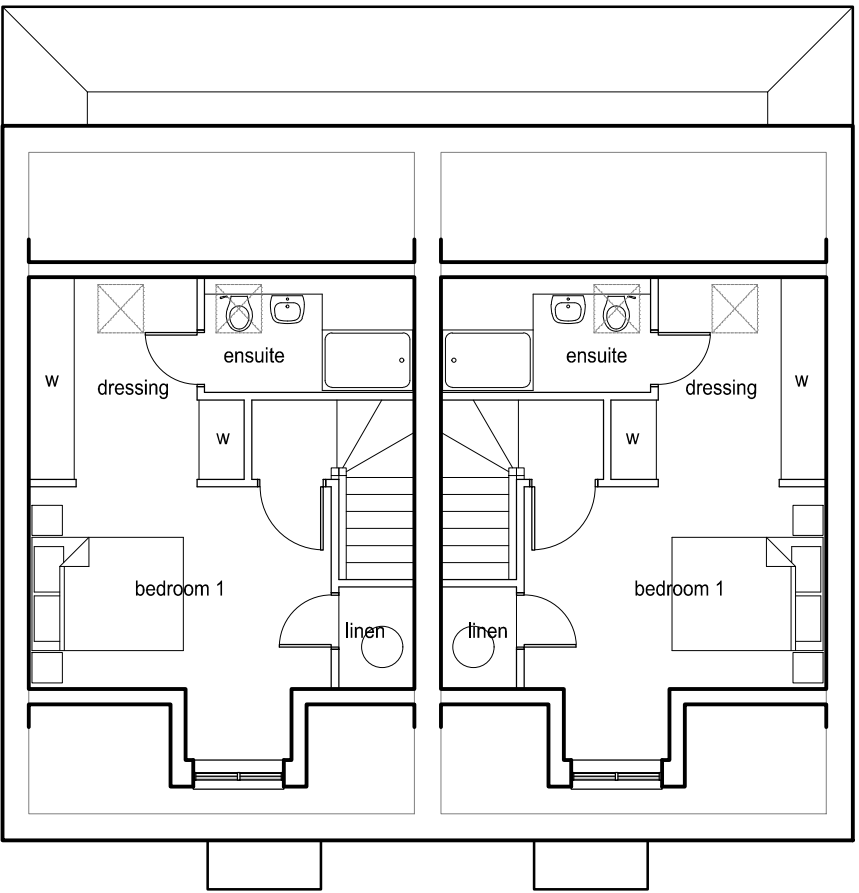
Side Elevation



Ground Floor Plan



First Floor Plan



Second Floor Plan

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Notes

Rev.	Description	Date
*	***	** ** *

Project

Proposed Redevelopment of
Halliford Studios Site
Manygate Lane
Shepperton

Drawing Title

Proposed Floor Plans
and Elevations
(Plots 10-11)

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Front Elevation



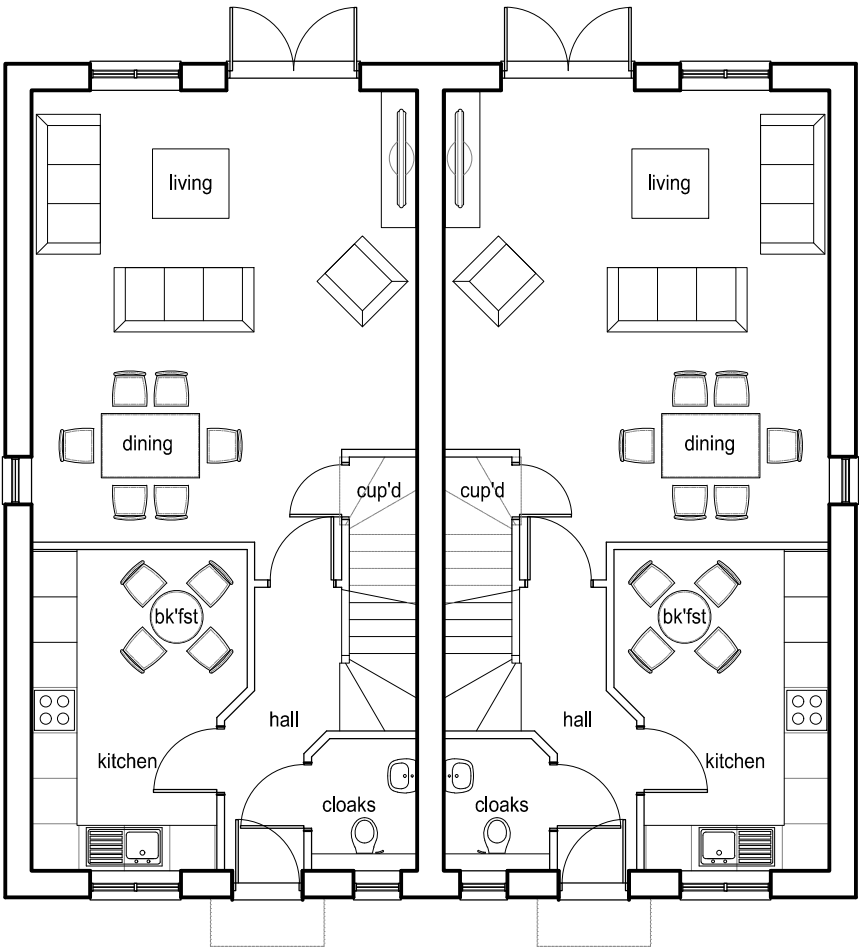
Side Elevation



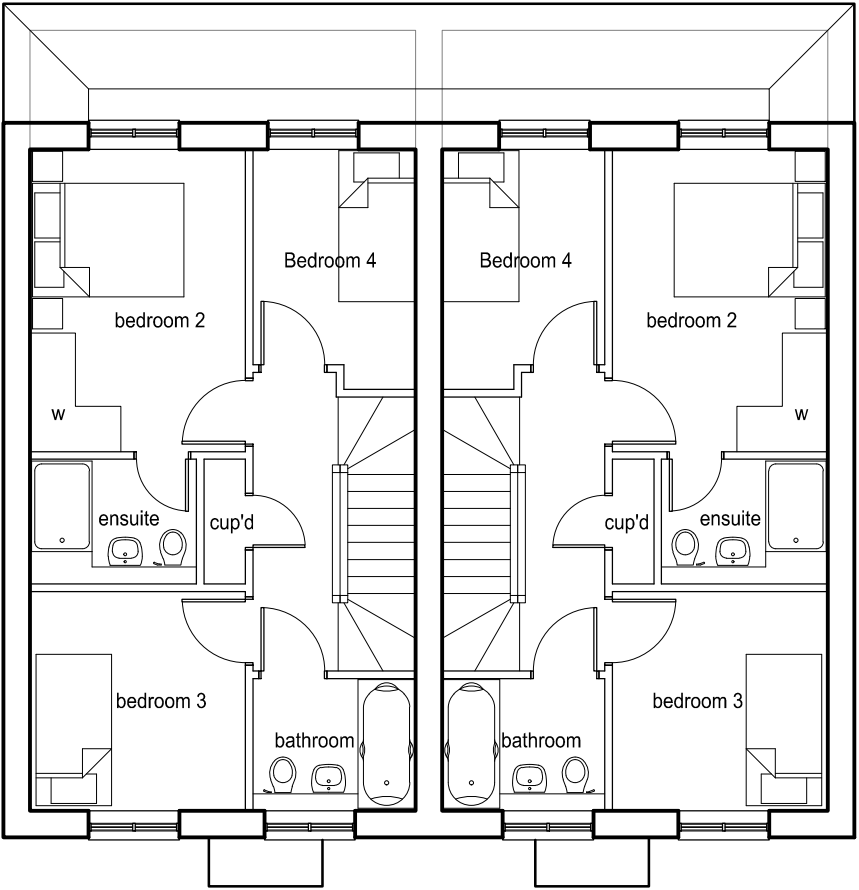
Rear Elevation



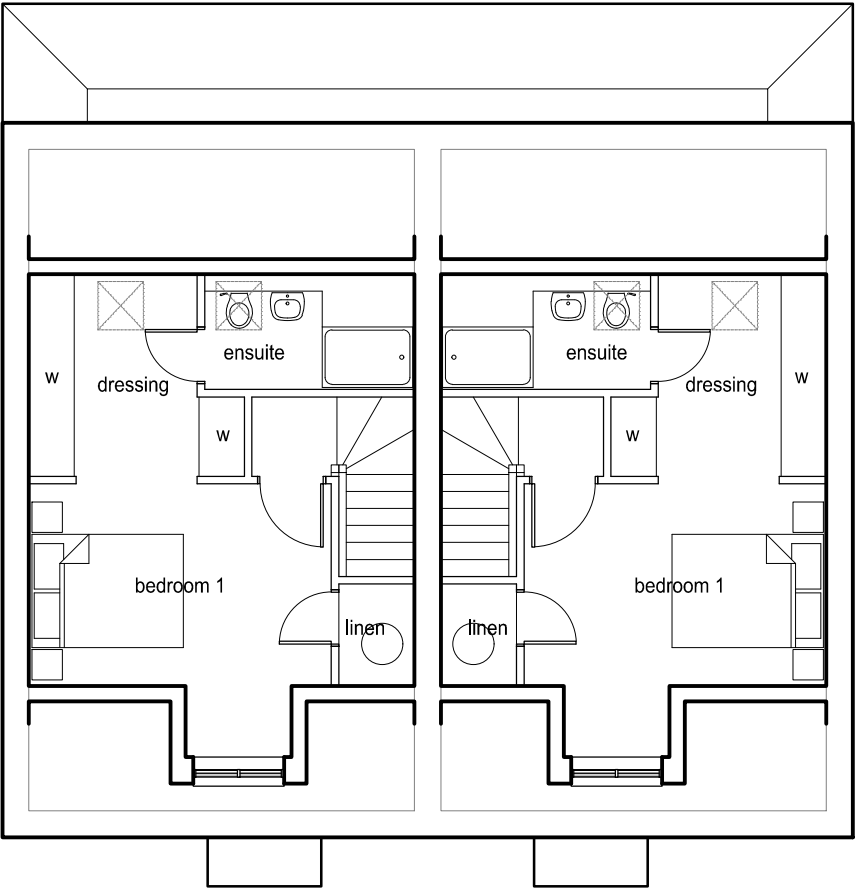
Side Elevation



Ground Floor Plan



First Floor Plan



Second Floor Plan

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Notes

Rev.	Description	Date
*	***	** ** *

Project

Proposed Redevelopment of
Halliford Studios Site
Manygate Lane
Shepperton

Drawing Title

Proposed Floor Plans
and Elevations
(Plots 12-13)

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Drawing No. 1323/PLN/206	Revision



East Elevation



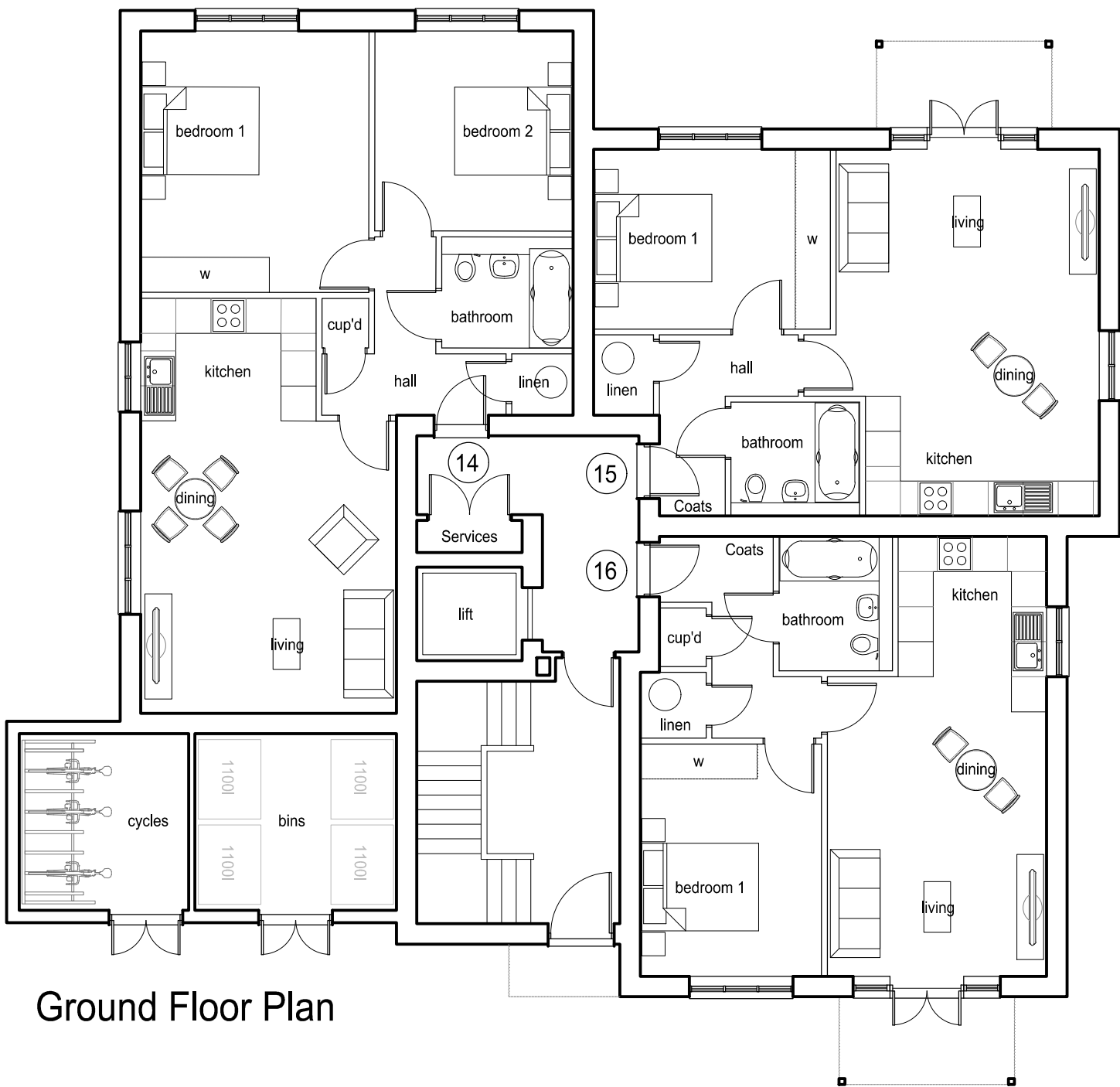
North Elevation



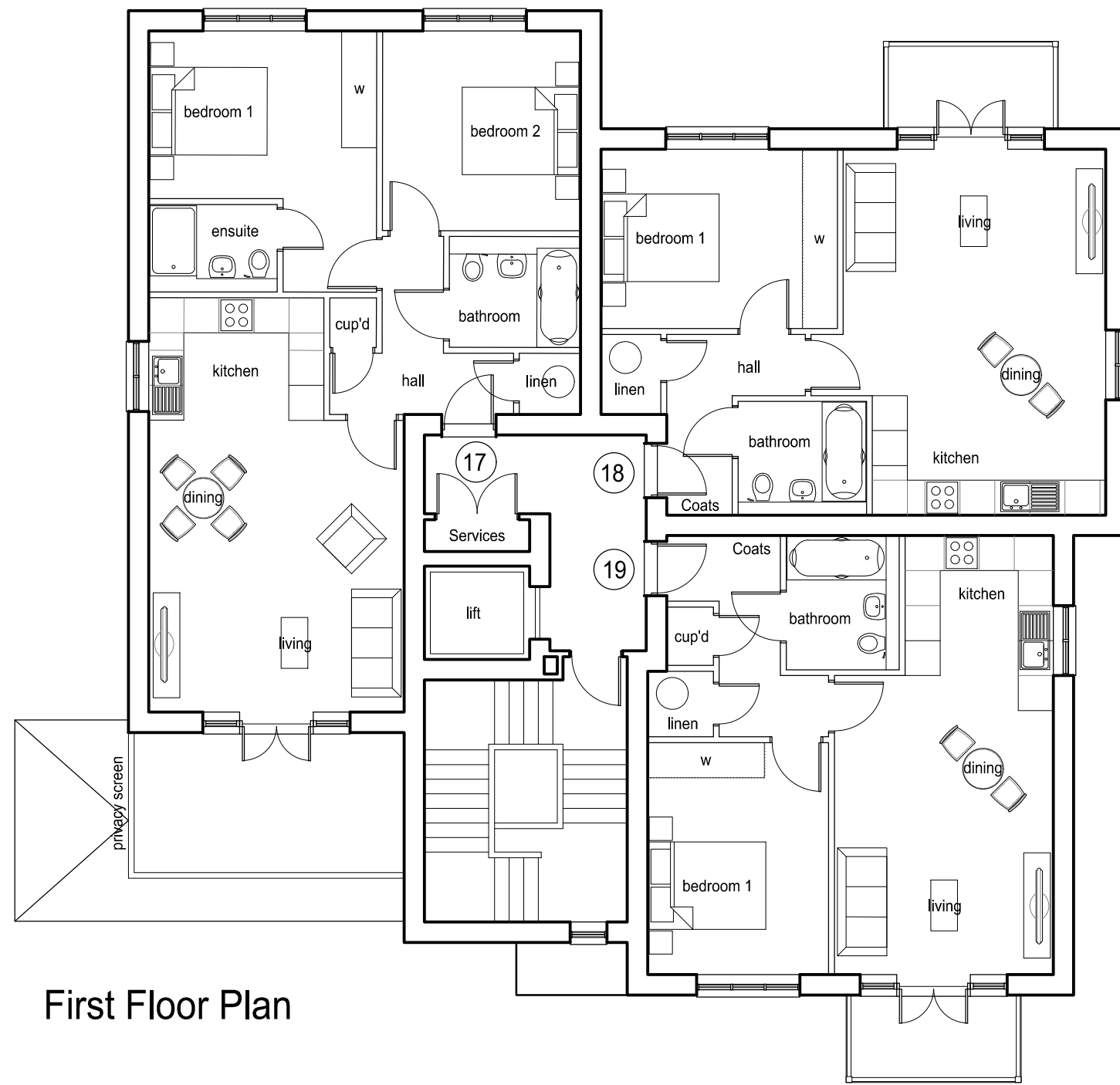
West Elevation (Manygate Lane)



South Elevation



Ground Floor Plan



First Floor Plan



Second Floor Plan

Consultant

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Notes

B	Amendments	09.08.17
A	Amendments	18.07.17
Rev.	Description	Date

Project

Proposed Redevelopment of
Halliford Studios Site
Manygate Lane
Shepperton

Drawing Title

Proposed Floor Plans
and Elevations
(Plots 14-21)

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Scale: 1:100	A1
Drawing No. 1323/PLN/207	Revision B

Notes

*	***	** ** *
Rev.	Description	Date

Project

Proposed Redevelopment of
Halliford Studios Site
Manygate Lane
Shepperton

Drawing Title

Proposed Floor Plans
and Elevations
(Plots 22-24)

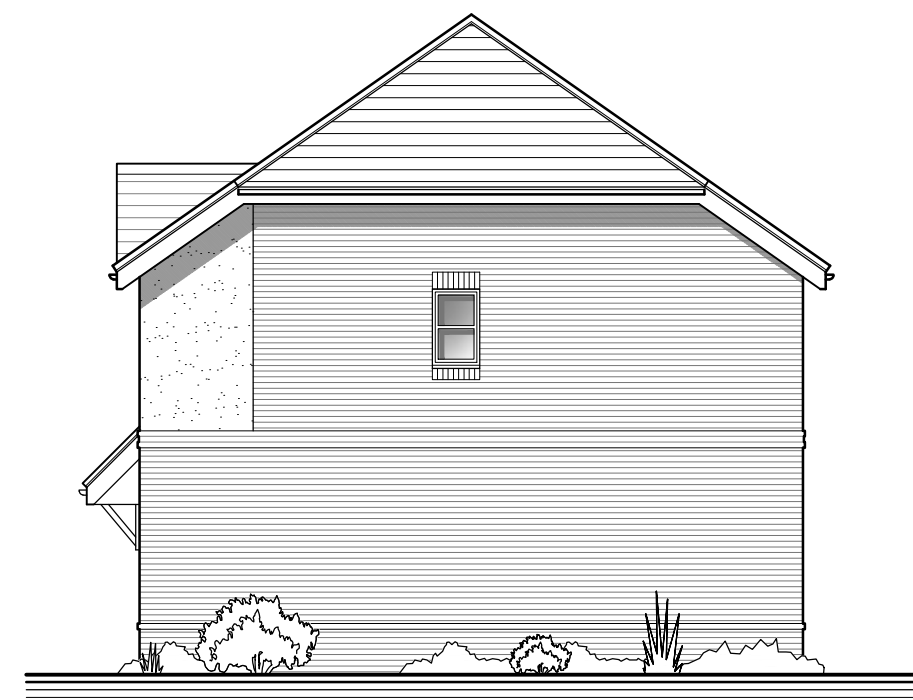


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Scale: 1:100	A2
Drawing No. 1323/PLN/208	Revision



Front Elevation



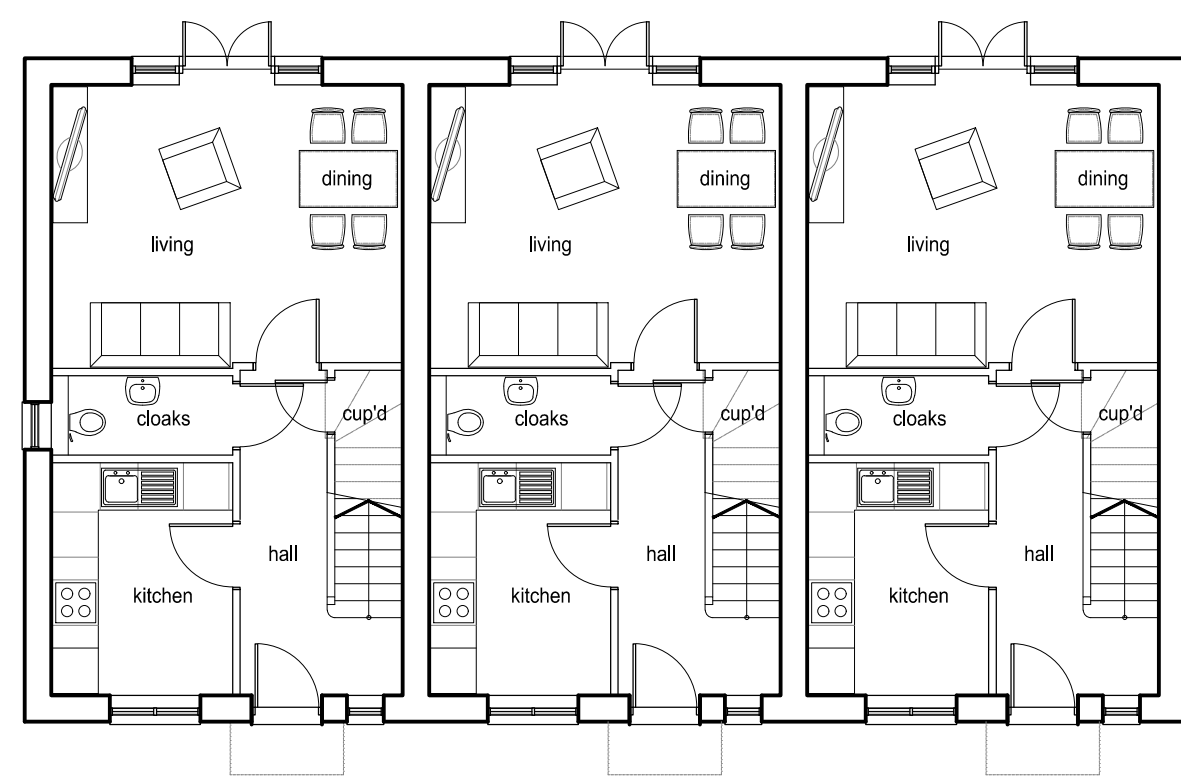
Side Elevation



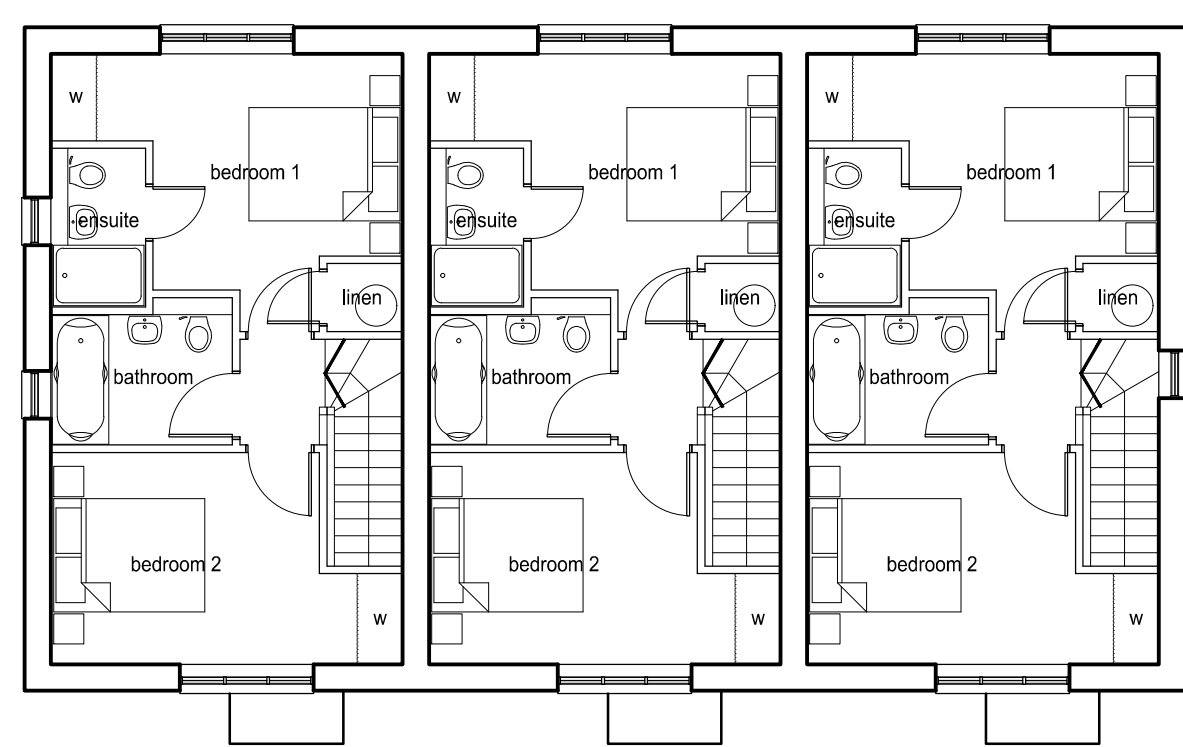
Rear Elevation



Side Elevation



Ground Floor Plan



First Floor Plan



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prior to construction

Notes

Rev.	Description	Date

Project
Proposed Redevelopment
of
Halliford Studio Site
Manygate Lane
Shepperton

Drawing Title
PROPOSED BLOCK PLAN
1 / 2 bed flats and
2, 3 and 4 bed houses

SHANLY
HOMES
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Drawn By: jd Date: 05.12.2016

Scale: 1/500 A3

Drawing No. 1323_PLN_101 Revision

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All dimensions and levels must be checked on site and verified prior to construction

Notes

Rev.	Description	Date

Project

Proposed Redevelopment
of
Halliford Studio Site
Manygate Lane
Shepperton

Drawing Title

Indicative Street Scenes

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Drawn By: jd	Date: 02.12.2016
Scale: 1/200	A2
Drawing No. 1323_PLN_110	Revision



Plots 9 - 11

Plots 12 - 15

Plots 19 - 21



Plots 1 - 8

Plots 26 - 28

Plots 22 - 25