



1:1,250

16/0021/FUL
The Bradbury Centre, 68 Manygate Lane,
Shepperton, TW17 9EE

(c) Crown Copyright and database rights 2015 Ordnance Survey 100024284.



Planning Committee

6 April 2016



Application No.	16/00021/FUL		
Site Address	The Bradbury Centre Nursing Home, 68 Manygate Lane, Shepperton		
Proposal	Erection of 2 storey 78 bedroom residential care home together with associated works including the provision of 23 car parking spaces, a refuse store and hard and soft landscaping. (Existing care home is to be demolished).		
Applicant	Churchgate Shepperton Ltd		
Ward	Shepperton Town		
Call in details	Called in by Cllr Sider due to concerns raised by residents although due to the size of the scheme it would in any case need to be determined by the Planning Committee if recommended for approval.		
Case Officer	Peter Brooks		
Application Dates	Valid: 07.01.16	Expiry: 07.04.16	Target: Under 13 weeks
Executive Summary	<p>The application site comprises a broadly rectangular plot of land located on the eastern side of Manygate Lane. The site is currently occupied by a single storey building last used as a care home for the elderly. The building has been unoccupied since 2014.</p> <p>The current building covers a large part of the site and is of an irregular layout. The building is set back from Manygate Lane and has a parking area to the front. The wider area is contains a mixture of buildings, which are broadly grouped together. To the north of site is an area of bungalows, to the east is the playing fields belonging to Thamesmead School, to the south the Jubilee Centre and Thamesmead School and to the west the 'Lyon' housing estate on the opposite side of Manygate lane and which is designated as a Conservation Area.</p> <p>The proposal would involve the demolition of the existing building (53 beds) on site, and the construction of a broadly 'horseshoe' shaped building to provide a 78 bedroom residential care home with a central courtyard. The building would be mainly two stories high, albeit the Manygate Lane frontage would be set down and use dormers to allow 2nd floor accommodation and at the northern boundary the building is reduced to generally single storey. The building would be built on broadly the same footprint as the existing building on site, and it would be no closer to Manygate Lane than the existing or closer to properties in Richmond Drive / Manygate Lane. The site would have car parking spaces to the front and on the northern side of the site.</p>		

Recommended Decision	This application is recommended for approval subject to conditions.
-----------------------------	---

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:

- EN1 - Design of New Development
- EN6 - Conservation Areas, Historic Landscapes, Parks and Gardens
- CO1 - Providing Community Facilities
- LO1 - Flooding
- CC3 - Parking Provision
- CC1 - Renewable Energy
- EN7 - Tree Protection

2 RELEVANT PLANNING HISTORY

2.1 The site has been used as a site of a care home for over 50 years. The most relevant applications are listed below. Some other smaller applications for minor extensions and tree works have not been included:

14/01924/FUL

Erection of 4 small single storey extensions, roof and fenestration alterations in connection with the refurbishment of the existing building and outside space.

Grant Conditional 23.12.2014

93/00296/FUL

Demolition of existing 30 bed home for the elderly and construction of a 50 bed home for physically and mentally frail elderly persons.

Grant Conditional 18.08.1993

SUN/FUL/4522K/1

Erection of a new residential home for 64 residents on the site in Manygate Lane, Shepperton.

Grant Unconditional 25.03.1959

SUN/FUL/4522/F

Land coloured blue - Education, land coloured yellow - Home for old people, land coloured grey - residential.

Grant Conditional 26.05.1954

3 DESCRIPTION OF CURRENT PROPOSAL

- 3.1 The application site comprises a broadly rectangular plot of land located on the eastern side of Manygate Lane, with its shortest edge abutting the road. The site is currently occupied by a single storey building which was last used as a care home, although this has been unoccupied since spring 2014. This existing building had a capacity of 53 bedrooms. The current building occupies a significant part of the rear two thirds of the site, and its footprint is irregular, which features many wings and projections. The wider area contains a mixture of buildings, which are broadly grouped together. To the north is a residential area comprising bungalows, to the east is the playing fields used by Thamesmead School, to the south is the Jubilee Centre and Thamesmead School and to the west is the 'Lyon' housing estate, which is designated as a conservation area. The estate has a mixture of 2 and 3 storey flat roofed dwellings. The current use of the site as a care home and the adjoining Jubilee Centre and Thamesmead School are long standing institutional / community uses in this section of Manygate Lane.
- 3.2 The proposal would involve the demolition of the existing building (53 beds) on site, and the construction of a broadly 'horseshoe' shaped building (78 beds) with a central courtyard. The building would be two stories high, albeit the Manygate Lane frontage would be set down and use dormers to allow 2nd floor accommodation and it would be single storey on the northern side closest to no. 70 Manygate Lane and properties in Richmond Drive. When comparing the existing and proposed separation distances it should be noted that the proposed wing to the front of the site is 30cm further away from the rear boundary to 70 Manygate Lane compared to existing and the proposed wing to the rear of the site is 1.5m away from the rear boundary to 22 Richmond Drive compared to the existing. The building would have a traditional appearance with red brick and pitched roofs over (although a flat area of roof would be provided it would not be visible from the streetscene). The existing soft landscaping on the site would be retained and improved to provide suitable screening. The building would be built on broadly the same footprint extent as the existing building on site, and it would be no closer to the street than the existing. The site would have 23 car parking spaces to the front and on the northern side of the site.
- 3.3 The building would provide 78 bedrooms (all with en-suite) to meet modern standards for care home accommodation. The care home would provide accommodation for low and medium grade dementia patients, and was described by the applicant as a low needs nursing home. The building would contain some limited second floor accommodation to be located within the roof space and would contain rooms ancillary to the care home use (kitchen, laundry room, staff rooms etc). The applicant advised that it was explored if the

existing building could be renovated, but its design and limitations made this academic. The creation of a new facility designed to meet modern standards would provide much needed care facility to serve people in the area, and assist in meeting the growing demand for this type of care home.

4 CONSULTATIONS

4.1 The following table shows those bodies consulted and their response

Consultee	Comment
County Highway Authority	No objection subject to imposition of conditions
The Council's Tree Officer	No objections
Local Lead Flood Authority (SUDS)	No objection subject to imposition of conditions
Councils Heritage Officer	No objections
The Council's Head of Streetscene	Development likely to use commercial waste contractor as SBC do not offer this service
Environmental Health - Pollution Control Officer (Contaminated Land)	No objection subject to imposition of conditions
Environmental Health - Pollution Control Officer (Odour)	No objections subject to conditions
Environmental Health - Pollution Control Officer (Air Quality)	No objections subject to conditions
Environmental Health - Pollution Control Officer (Noise)	Final comments to be reported orally to the Committee.
Thames Water	No objections
Environment Agency	No objections
Surrey Wildlife Trust	No objections subject to advice
Sustainability Officer (renewable energy)	Comments to be reported verbally

5 PUBLIC CONSULTATION

45 neighbour notification letters were sent, with 33 responses to date. These letters objected along similar grounds, which were:

- proposed two storey building out of scale and character with the surrounding area
- general over development of the site
- loss of privacy and light
- increase in traffic generation
- lack of onsite parking would impact parking in Manygate Lane
- harmful impact upon the adjacent conservation area.

6 PLANNING ISSUES

- Design, Appearance and Visual Impact
- Residential Amenity
- Providing Community Facilities
- Impact on Manygate Lane Conservation Area
- Flooding
- Parking
- Impact on existing trees
- Renewable Energy

7 PLANNING CONSIDERATIONS

Design, Appearance and Visual Impact

- 7.1 Policy EN1 seeks to attain high standards of design and layout of new development. The Proposed building would have a 'U' shaped footprint with a central north facing courtyard. It would be two storey, with the majority of the elevation fronting Manygate Lane being lower than the rest of the proposed building. This has been achieved by using dormers to accommodate the second storey whilst keeping a lower ridge height on this sensitive street frontage. The western and eastern wings have been designed to be lower on their northern ends which adjoining low rise residential properties, and the southern wing which adjoins the Jubilee Centre is higher, and is more comparable to its height.
- 7.2 The building on the Manygate Lane frontage would be lowest at its northern end with a single storey element, which is adjoining no. 70 Manygate Lane (a bungalow), then rises up slightly to a reduced two storey level, and the southernmost element of this frontage would be full two storey adjoining the Jubilee Centre. The existing building is single storey with a ridge height of 5.6m. The lowest element of the proposed building on this frontage would be 6.7m adjoining no. 70 Manygate Lane and is set back up to 5.2m away from the frontage compared to the existing situation. The central element is 7.6m high with the highest element adjoining the Jubilee Centre being 9.2m in height. This element is also set back 60cm from the frontage compared to existing. Whilst this is clearly higher than the existing, it is considered its staggered height would have an acceptable impact on the streetscene. When travelling south down Manygate Lane the building would be seen first in relation to the

existing bungalows, and then its height would progressively increase to then be of a similar scale to the Jubilee Centre and Thamesmead School. This site defines the change in character on this part of Manygate Lane from low rise bungalows to larger two storey community facilities. It is considered the proposed care home has been designed to respect this change in the streetscene. The southern and eastern element of the proposal would be no higher than 9.2m. It is considered due to their set back within the site, their distance from the street frontage would mean these elements would not have a harmful visual impact.

- 7.3 As outlined in paragraph 7.2 above, the proposed footprint of the building would not project further towards Manygate Lane than the existing building on site and is actually set back by between 60cm and 5.2m compared to the existing footprint. There would be a separation between the proposed building frontage and the site boundary of 14.6m at its closest point (the southernmost gable end adjoining the Jubilee Centre) and the majority of the buildings frontage would be over 20m from the site boundary. The proposed site layout would see car parking being located at the front of the site on the northern portion of the site. A small detached refuse store would be located within this northern parking area. The existing hardstanding on the northern part of the site would be retained.
- 7.4 The proposed eastern wing has been designed so that the element closest to the northern boundary would be lower, and then would increase in height further into the site. This design would mirror that of the Manygate Lane frontage.
- 7.5 The building has been designed with a pitched roof over, with a flat roof element in the centre of the roof which would be obscured from view, and as previously mentioned utilises dormers on the Manygate Lane frontage to be able to accommodate two stories of accommodation whilst having a reduced ridge height. These dormers would form part of smaller projecting gables on the main frontage, and it is considered these gable features, with symmetrical window openings and Juliette balconies add visual interest to this primary frontage. It is considered the design approach taken by the applicant to be acceptable, and to make a positive impact upon the streetscene, creating a feature building that would help make the transition between low rise bungalows to two storey community buildings.
- 7.6 The proposed courtyard area at the centre of the site would be enclosed and secure, and allow a sheltered outdoor area to be used by occupiers of the care home for leisure and recreation. This single area makes staff supervision simpler than the existing building, which with its myriad of enclosed courtyard areas makes supervision of vulnerable users difficult.
- 7.7 The proposed parking areas would be located to the front (west) and side (north) of the proposed building. They would include a total of 23 spaces, including 5 disabled spaces. It is considered the positions to the front and side of the building would be acceptable and would not lead to the parking area having a dominant appearance on the site. It should be noted the existing site had its car parking located at the front. The car park would be partially screened from the street by existing landscape planting, and further planting can be secured by condition.

Residential Amenity

- 7.8 The proposed building would have an acceptable impact upon the amenities of the adjoining neighbouring properties. The scheme would not have an overbearing impact and would not result in an unacceptable loss of light to the adjoining properties. The building would have residential properties on its northern and western boundary. The nearest existing residential property to the proposed building is no. 70 Manygate Lane, a detached bungalow to the north west of the site. There would be a separation of 12.7m between the flank of this property and the north west corner of the proposed building compared to 12.4m now. This closest portion of the building would be single storey. There would be a separation of 19.6m between no. 22 Richmond Drive and the northern end of the eastern wing, compared to the existing 18m. Turning to the separation between the proposed building and those dwellings on the opposite side of Manygate Lane, at its closest point there would be a distance of 35.2m (between the front entrance and no. 145 Manygate Lane). The distance between the main frontage of the building and the dwellings in Manygate Lane opposite would be almost 40m. There would be a separation of 41.2m between the southernmost gable projection and no. 109 Manygate Lane. The proposed building would comply with recommended separation distances between new development and existing dwellings as set out in the Councils design guidance.
- 7.9 The existing building, whilst being lower, is built roughly on the same footprint extent as the proposed building. The proposal would not infringe either a vertical or horizontal 45 degree line when measured from the closest windows serving habitable rooms of any adjoining dwellings. The 25 degree line would not be infringed from any front or rear elevations of any adjoining dwellings. The 45 and 25 degree lines are used as a guide to ensure that new development does not block light reaching the windows serving habitable rooms. The separation between the proposed building and the nearest residential properties mean that an unacceptable loss of light or outlook would not occur from these dwellings.
- 7.10 The proposed building would contain windows and Juliette balconies on the east, south and west external (ie facing out from the site) elevations at ground and first floor, and on the northern, eastern and western elevations which face into the central courtyard. The northern most two elevations which are closest to the property boundary would have windows at ground floor only to prevent overlooking to the closest adjoining properties. The windows would allow the maximum amount of natural light into habitable rooms for occupiers. It is considered due to the separation between the proposed building and the adjacent dwellings, which would exceed the Councils guidance, no unacceptable overlooking would occur. The Councils residential design SPD requires a minimum 'back to flank' separation distance of 13.5m, and the proposal would have a separation of 19.6m between its flank and no. 22 Richmond Drive compared to 18m now. The proposed building at this point is lower and set within the roof with no first floor windows facing no. 22 Richmond Drive. The minimum separation between buildings on their flank should be a minimum of 2m, and the nearest 'flank to flank' relationship between the building and no. 70 Manygate Lane is over 12m, marginally greater than the existing separation distance. The minimum 'front to front' separation is 21m, and at its closest point on the Manygate Lane frontage this would be 34.8m, and greater than this along the rest of the street frontage. It is acknowledged

that the existing building contains only ground floor window openings, but the introduction of openings at first floor level, due to their separation, would not lead to an unacceptable loss of privacy and overlooking. It is considered the proposed building would not have an overbearing impact on the adjoining residential properties due to its separation distance from them.

- 7.11 The proposed building would be closer to the Jubilee Centre but this building, is not residential and it is not considered that a loss of privacy would occur. In a similar vein, the south east corner of the site would face towards Thamesmead School playground, and the eastern elevation would face the Thamesmead School playing field, it is considered that due to the nature of the proposed occupiers, and the nature of the adjoining users, that an unacceptable loss of privacy would not occur.
- 7.12 Turning to the amenity of the proposed occupiers of the care home whilst it is not for the Committee to come to views about the operational judgements reflected in the functionality of the building, it is considered it would provide a good level of residential amenity. The rooms have been designed to meet modern care standards, and each room would have an en-suite bathroom. There are various dayrooms, dining rooms and other rooms for leisure activities, as well as a courtyard area to allow residents a safe, enclosed outside area. The rooms would be well provisioned with windows to allow natural light into rooms. Lifts will be included to allow those less able to move around the building. The proposed building has from the outset been designed as a care home, and it is considered this would provide a high standard of accommodation for all occupiers and users of the building.
- 7.13 The proposal would include a kitchen and other services such as laundry which could create a noise nuisance for adjoining properties. The Councils Environmental Health Section has requested additional information and any further comments will be reported orally to the Committee.

Providing Community Facilities

- 7.14 Policy CO1 seeks to provide community facilities to meet local needs. It seeks to do this by supporting the provision of new facilities which a need is identified in locations accessible to the community served. The site has been established historically as a care home for over 50 years and has not caused any planning problems. Its location is considered to be suitable for a new care home building.
- 7.15 This Council, in conjunction with Runnymede Borough Council, conducted a Strategic Housing Market Assessment (SHMA) which was published in November 2015. The purpose of the SHMA is to define the objectively assessed need for housing in the area. Part of this assessment focussed on the housing needs of older people within the borough. The over 55 population within Spelthorne is set to increase from 29.2% in 2013 to 41.5% in 2033, and the over 85 population will increase by 114%. Within that population estimates suggest the number of people suffering from dementia will increase by 76% and from mobility issues will increase by 63.1%. It is therefore clear that there will be a greater demand for care home facilities for the elderly within Spelthorne, which this scheme would go some way to fulfilling. The existing

care home has 53 bed spaces, and the proposed 78, which would represent a 47% increase.

- 7.16 The proposal would clearly provide an essential community facility, which would assist in meeting the current and future needs of the population of the borough, as established by the SHMA. With a general trend in increasing life expectancy more care facilities will be required and the proposed scheme would meet this identified need, in a sustainable, established location.

Impact on the adjoining Historic assets

- 7.17 Section 72 of the Listed Building Act 1990 requires a planning authority to pay 'special attention' to the desirability of preserving or enhancing the character or appearance of that area. The application site is opposite the Manygate Lane Conservation Area, which was designated in 2002. The area is summarised as follows within its enhancement plan: "*The Estate was built in 1964-65 by the Lyon Group and phases 1 and 2 and the north terrace in phase 3 are one of the few British experiments in modernist private sector estate housing. The modernist element of the Estate combines a stark simplicity of design and use of modern materials in the buildings that are set around traffic free shared open spaces with extensive landscaping. The remainder of phase 3 of the Estate departed from the "modernist" approach and followed the more general designs used by volume builders at the time.*" The buildings which comprise the conservation are of a distinctive design and appearance, especially those buildings directly opposite the site, which are rendered and painted white, including boundary walls which abut the footpath, and are viewed in distinct separation from the adjoining buildings within Manygate Lane, which at the northern end are a more traditional red brick buildings with pitched roofs over. The Jubilee Centre to the south of the site has a more contemporary design with its large pitch roof, glazed elements on the front and blue painted steel work, and the school building with red brick and a shallow pitched roof over.
- 7.18 Any design should demonstrate that it would preserve or enhance the character of the conservation area. The proposed building has been designed to be built broadly on the same footprint as the existing building, and it is considered the significant set back from the street frontage and separation from the properties on the opposite side of the street, would mean the proposal would preserve the setting and character of the Conservation Area. It is acknowledged the proposed building would be higher than the existing, but the set back and 'stepped' design on the Manygate Lane frontage and set back from the street would mean the proposed building would be viewed in clear separation to those within the Conservation Area. The new building will be marginally lower in height than the 3 storey elements of the estate. It is worth noting that the existing streetscene, includes the larger buildings of the Jubilee Centre and Thamesmead School which existed when the Conservation Area was designated. It is considered the proposal would not lead to a structure which causes harm to the Conservation Area, and would ensure its character is preserved.
- 7.19 The Councils Heritage and Conservation Area Officer has raised no objections to the proposal, and stated "*It was very apparent today that the bulk of the site is about 1 m lower than the Manygate Lane pavement, this tends to mitigate*

the unsatisfactory scale of the complex. The new scheme on its north west corner is now significantly lower on profile, height and bulk and now defers much more successfully to the nearest bungalow to the north, there is then the deep set back forming the inner court which further minimises the perceived bulk of the two northern projecting wings. The east elevation seem not to impact on adjacent land, neither does the south elevation although this is still the most unresolved elevation. The west or front elevation containing the main entrance is the shortest section of the building and thus cannot be said to dominate the main street. The subtle lowering of the north west corner allows the main emphasis to be of the main entrance feature. There may still be some concerns about height in some areas but overall there are meaningful improvements. It is vital that there is a robust soft planting scheme". The comments about the 'concern about height in some areas' are noted but it is considered, following detailed evaluation of distances, daylight/sunlight/outlook assessments and design character, that the scheme is acceptable and preserves the character of the Conservation Area. It is in particular important to note the Conservation Officer has not raised any concerns about the proposal and its impact upon the Conservation Area.

- 7.20 The properties directly adjoining the site (no's 141-149 Manygate Lane) are designated as Locally Listed buildings. These buildings are not protected to the same extent as Listed Buildings, but they nevertheless are important in local architectural and historical interest. Policy EN5 seeks to ensure that new development protects the character and setting of these buildings. It is considered due to the clear separation between these buildings of 34.8m (at its closest point) the proposed care home their setting and character would not be negatively impacted, and the proposal would have an acceptable impact upon them.

Flooding

- 7.21 The application site is located within the 1:1000 year flood event area, which is defined as an area of medium probability flood risk. A care home is classified as a 'more vulnerable' use. This 'more vulnerable' use is considered appropriate for the 1:1000 year flood event area, and would comply with national and local flooding policy. The existing use is identical, albeit with a lower number of beds, but the use in this location has been established as being acceptable. The proposed floor level of the building has been proposed to be 300mm above ground level to raise the occupied area further out of the flood zone. Manygate Lane itself lays outside an area liable to flood. The Environment Agency has raised no objections to the proposal.
- 7.22 The site would need to provide storm water drainage to accommodate surface water runoff within the site. It is proposed to utilise some existing soakaways, and to create one new soakaway in the central courtyard area and to create one swale at the rear of the site in order to provide suitable surface water drainage capacity, without causing adverse impacts to properties outside the site. The County Council in their role as the Lead Local Flood Authority on Sustainable Urban Drainage (SUDs) have raised no objections to the proposed surface water strategy subject to the imposition of suitable conditions.

Parking

- 7.23 The proposal would provide a total number of 23 off street parking spaces which would be located to the front and northern side of the building. This would exceed the minimum parking requirement for a development of this size and type as required by the Councils Parking Standards SPG. For special needs accommodation the Council requires 5 spaces for the first 10 residents and then 1 for each additional 5 residents. The proposal would therefore require 18.6 spaces on this basis (rounded up to 19) for 78 residents. The applicant has provided a total of 23 spaces (4 more than the minimum requirement) including 5 disabled bays for the development.
- 7.24 The over provision of on-site parking, as required by the Councils parking standards, is considered to be acceptable and would provide a suitable parking provision for the proposed development. It should be noted the existing care home provided 17 spaces, although anecdotal evidence suggested this provision was actually less due to a poor layout. The use as a care home would mean the parking would be for staff and visitors, and it is not expected residents would have their own cars at a facility of this nature. The staff would operate on three shifts (two day and one night) and whilst it would be expected that at times when shifts change there would be the greatest number of vehicles on site, they would still be able to be accommodated within the site. It should be noted that the following shift times are proposed:
- Morning: 06.00 – 14.00, Afternoon: 14.00 – 22.00, Night: 22.00 – 06.00
- It should be noted that these shift times would not directly coincide with the start and end times of the adjoining Thamesmead Secondary School (08.25 start and 14.30 finish).
- 7.25 The proposal would provide a total of 8 cycle parking spaces which would comply with the required 1 cycle space per 10 residents. It is expected in reality that these would most likely be used by staff and visitors.
- 7.26 The existing access is proposed to be widened, and the entrance drive to be widened to allow space for delivery and refuse vehicles to manoeuvre. The County Highway Engineer has been consulted on the proposal and raised no objections to the scheme.

Impact on existing trees

- 7.27 There is one tree at the front of the site which is covered by a Tree Preservation Order (TPO). The Blue Atlas Cedar located on the south west corner of the site and prominent within the streetscene. The Councils tree officer has raised no objections to the proposal and its impact upon this TPO tree or other existing trees on site subject to the imposition of a condition to ensure the trees are not damaged during construction. The proposal would require the installation of an enlarged soakaway at the rear of the site to deal with surface water. This would require the removal of the False Acacia at the rear of the site which is not covered by a TPO, and the tree officer considers its removal to be acceptable due to its low quality. He commented that replacement planting elsewhere can compensate for its loss.

- 7.28 The existing planting on the site boundaries is proposed to be retained, and a condition can be added to ensure a detailed soft landscaping scheme is submitted and approved to ensure the existing soft landscaped boundary is maintained and improved.

Renewable energy

- 7.29 A condition can be applied to ensure that the site produces at least 10% of the developments energy need from on site sources.

Conclusion

- 7.30 The proposed scheme would provide a required community facility for which there is a projected increasing demand and at an established location. The design and scale of the building, whilst being larger than the existing building would have an acceptable impact on the streetscene, the adjoining Conservation Area and the adjoining properties. The scheme would provide onsite parking in excess of the Council's minimum standards. The site would be an appropriate use within the flood zone applying to the site, and the proposed surface water drainage scheme would not result in an increased of surface water flooding to adjoining properties. The proposed care home would comply with national and local planning policy and would be of benefit to the local area.

8 RECOMMENDATION

- 8.1 The application is recommended for approval subject to the following conditions:

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. Before any work on the development hereby permitted is first commenced details of the materials and detailing to be used for the external surfaces of the building(s) 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.

3. No development shall take place until:-
 - (i) Further 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.

(ii) 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 in accordance with policies SP6 and EN15 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

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" proving guidance can also be downloaded from Spelthorne's website at www.spelthorne.gov.uk.

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

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" proving guidance can also be downloaded from Spelthorne's website at www.spelthorne.gov.uk.

5. No development shall commence 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

- (h) measures to prevent the deposit of materials on the highway
- (j) no HGV movements to or from the site shall take place according to Thames Mead School start and finish times nor shall the contractor permit any HGVs associated with the development at the site to be laid up outside the site during such times
- (k) 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.

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 (highway Safety) and CC3 (Parking) of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

6. Notwithstanding the submitted Travel Plan prior to the commencement of the development a revised Travel Plan shall be submitted for the written approval of the Local Planning Authority in accordance with the sustainable development aims and objectives of the National Planning Policy Framework, and Surrey County Council's "Travel Plans Good Practice Guide". And then the approved Travel Plan shall be implemented upon first occupation and for each and every subsequent occupation of the development, thereafter maintain and develop the Travel Plan to the satisfaction of 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 (highway Safety) and CC3 (Parking) of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

7. Prior to the commencement of the development hereby permitted:
 - a) Details of suitable ventilation and filtration equipment to be installed shall be submitted to and approved by the Local Planning Authority. This should comprise odour abatement and sound attenuation measures (so that the noise levels are 5 dBA below background).
 - b) The specific maintenance schedule for the approved abatement system shall be submitted to and approved by the Local Planning Authority. This must be based on the manufacturer's recommendations, taking food type and hours of cooking into account.
 - c) The approved details shall be installed prior to the occupation of the premises for the use hereby permitted. Proof of correct installation and correct function shall be submitted.

Reason:-. In the interests of the amenities of the area and the amenities of the occupiers of nearby premises.

8. The installed ventilation and filtration equipment shall thereafter be operated and maintained to the satisfaction of the Local Planning Authority. Maintenance records should be kept for a period of two years. These should include receipts for consumables, certificates of cleaning, and staff records of cleaning and changing filters.

Reason:-. In the interests of the amenities of the area and the amenities of the occupiers of nearby premises.

9. Any boiler installed within the development shall be rated <40 mgNO_x/kWh.

Reason:-.To ensure that air quality is maintained in the local area in accordance with policy EN3 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

10. The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the local planning authority. This scheme should fully meet the requirements of the Defra non--statutory technical standards (March 2015) for the 1 in 30 & 1 in 100 (+ appropriate allowance for climate change) critical rainfall events. If the existing soakaways are to be reused, their capacity should be tested and evidence of their appropriateness for use submitted to and approved by the local planning authority.

Reason:-. To ensure that the design fully meets the requirements of the national SuDS technical standards.

11. Prior to construction of the development hereby approved calculations and details of the complete drainage network need to be supplied for the 1 in 30 and 1 in 100 year rainfall events.

Reason:-. To ensure that the design fully meets the requirements of the national SuDS technical standards.

12. Prior to construction of the development hereby approved the following drawings need to be supplied to and approved by the local planning authority:
- a drainage layout detailing the exact location of SUDs elements, including finished floor levels
 - details of all SuDS elements and other drainage features, including long and cross sections, pipe diameters and respective levels.

Reason:-. To ensure that the design fully meets the requirements of the national SuDS technical standards.

13. Before the commencement of the construction of the development hereby approved, details of how the Sustainable Drainage System will cater for system failure or exceedance events, both on and offsite, must be submitted to and approved by the local planning authority.

Reason: To ensure that the proposal has fully considered system failure.

14. Before the commencement of the construction of the development hereby approved, details of how the Sustainable Drainage System will be protected and maintained during the construction of the development shall be submitted to and approved by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with those approved details.

Reason: To ensure that the construction works do not compromise the functioning of the agreed Sustainable Drainage System.

15. Prior to construction of the development hereby approved, details of the proposed maintenance regimes for each of the SuDS elements must be submitted to and approved by the local planning authority.

Reason: To ensure the drainage system is maintained throughout its life time to an acceptable standard.

16. Prior to occupation, 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 Drainage System has been constructed as per the agreed scheme.

Reason: To ensure the Sustainable Drainage System has been constructed as agreed.

17. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building is occupied. Development shall be carried out in accordance with the approved details and 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.

18. No development 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 and shrubs shall be planted on the site within a period of 12 months from the date on which development 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. In accordance with

policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

19. (a) No demolition, site clearance or building operations shall commence until protective fencing consisting of weld mesh panels on a scaffold framework as shown in Figure 2 of BS5837 2012 has been erected around each tree or tree group to be retained on the site in accordance with details to be submitted to and approved by the Local Planning Authority before any work on the development hereby permitted is first commenced, such details to include trenches, pipe runs for services and drains. Such fencing shall be maintained during the course of the development and no storage of materials or erection of buildings shall take place within the fenced area.
- (b) The destruction by burning of materials shall not take place within 6 m (19 ft 8 ins) of the canopy of any tree or tree group to be retained on the site or on land adjoining.

Reason:-. To prevent damage to the trees in the interest of the visual amenities of the area, in accordance with policies SP6 and EN7 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

20. No demolition, site clearance or building operations shall commence until an arboricultural method statement detailing, but not limited to, tree protection measures during construction and building material storage areas has been submitted to, and approved in writing by the Local Planning Authority.

Reason:-. To prevent damage to the trees in the interest of the visual amenities of the area, in accordance with policies SP6 and EN7 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

21. That the parking and turning, loading, and unloading space shown on the submitted plan be constructed within three months of the commencement of any part of the development permitted, or such longer period as may be approved by the Local Planning Authority, and thereafter the approved facilities together with the means of access thereto shall be maintained as approved, and be reserved for the benefit of the development hereby permitted.

Reason:-. To ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway(s) and to ensure that the facilities provided are reserved for the benefit of the development for which they are specifically required, in accordance with policy CC3 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

22. 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 details hereby approved, and thereafter 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.

23. That no further openings of any kind be formed in the northern elevations of the eastern and western wings of the development hereby permitted without the prior written consent of the Local Planning Authority.

Reason:-. To safeguard the amenity of neighbouring residential properties, in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

24. The development hereby permitted shall be carried out in accordance with the following approved plans CS1502/07B, CS1502 15A, CS1502 08B, CS1502 09B, CS1502 05G, CS1502 03F, CS1502 10B, CS1502 11B, CS1502 18, CS1502 13E, CS1502 16, CS1502 12C, CS1502 06G, CS1502 17 and E100 P1 all received 07.01.2016. CS1502 04J,CS1502 20A,CS1502 02G and CS1502 01H all received 22.02.2016.

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

25. No demolition, site clearance or building operations shall commence until a Demolition and Construction Method Statement, demonstrating that the works will not adversely affect the occupiers of neighbouring residential properties, has been submitted to, and approved in writing by, the local planning authority. The statement shall include measures to mitigate the impact of dust, noise and vibration. The statement shall include (unless otherwise agreed in writing by the Local Planning Authority):

- Provision of a 1.8m continuous close boarded fence around the site to be developed prior to works commencing;
- Noise mitigation;
- Demolition details;
- Pre demolition asbestos survey of the existing building and arrangements for safe removal and off-site disposal of any asbestos found;
- Working hours to be:
08:00 - 18:00 Monday to Friday
08:00 - 13:00 on Saturdays
No working on Sundays, Bank and Public Holidays.

Work shall proceed strictly in accordance with the approved Statement throughout the period of demolition, site clearance and construction.

Reason:-.In the interest of residential amenity.

INFORMATIVES TO APPLICANT

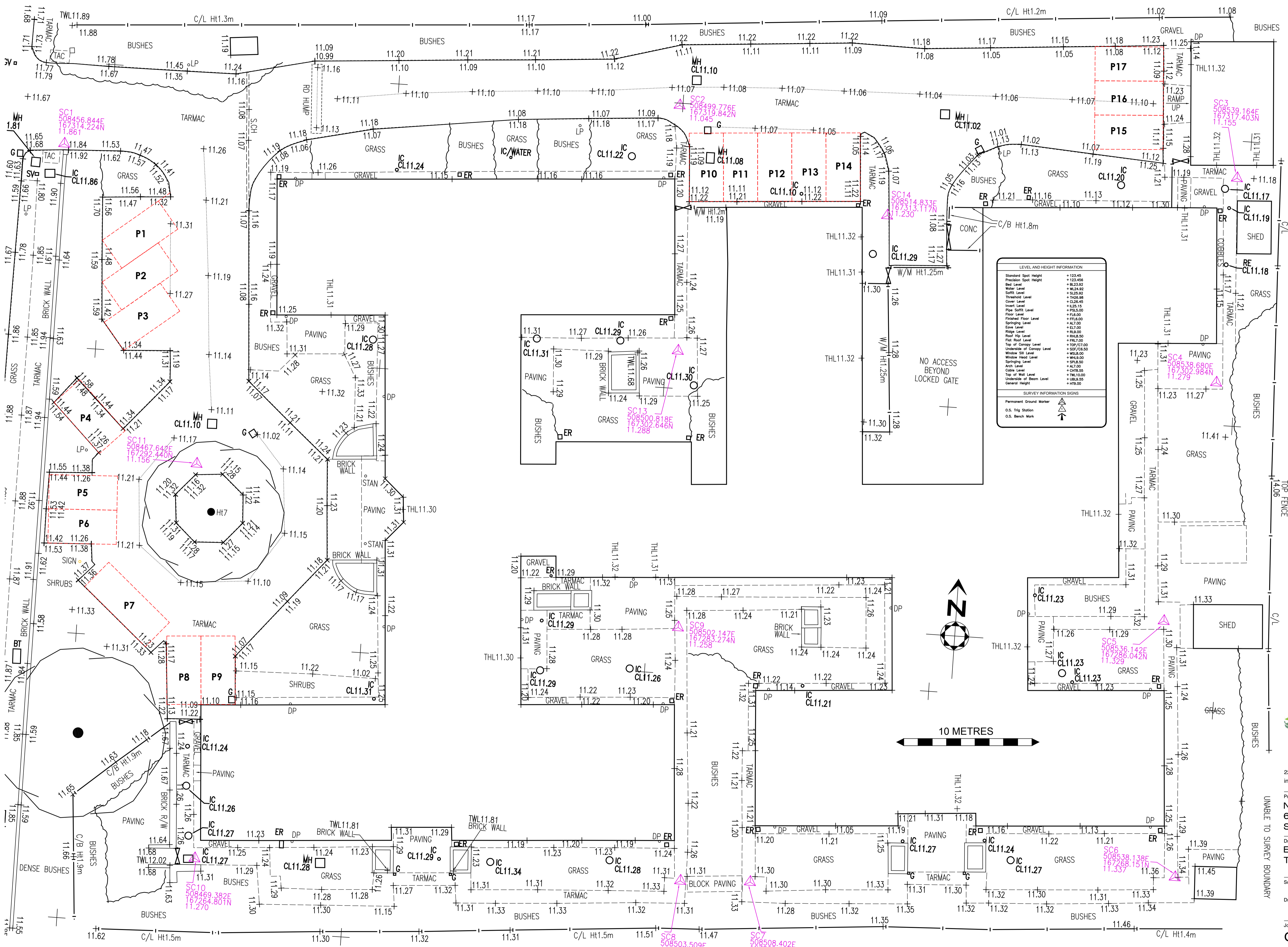
- 1 The applicant is advised that the details of the ventilation and filtration equipment to be submitted should include (but not limited to):

Dimensions of ducting; model and type of grease filtration and prefilters; model, type, and residence time of carbon filtration or other suitable odour suppressing technology; efflux velocity; type of food to be cooked, hours of cooking.

Receipts will be required for proof of installation; a flow check report will be required for proof of correct function.

For further advice and information, the applicant is advised to contact Environmental Health on 01784 446251. An information sheet "guidance on the control of odour and noise from commercial kitchen exhaust systems" can be downloaded from Spelthorne's website at www.spelthorne.gov.uk.

- 2 The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover or to install dropped kerbs. Please see www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs.
- 3 The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damages the highway from unclean 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).
- 4 When a temporary access is approved or an access is to be closed as a condition of planning permission an agreement with, or licence issued by, the Highway Authority Local Highways Service will require that the redundant dropped kerb be raised and any verge or footway crossing be reinstated to conform with the existing adjoining surfaces at the developers expense.



LEVEL AND HEIGHT INFORMATION

Standard Spot Height	+123.45
Precision Spot Height	+123.456
Bed Level	+82.32
Water Level	+82.32
Soil Level	+53.25
Threshold Level	+102.88
Cover Level	+126.45
Inset Level	+2.15
Pipe Soffit Level	+123.00
Floor Level	+118.00
Finished Floor Level	+118.00
Springing Level	+12.00
Eave Level	+12.00
Ridge Level	+12.00
Roof Top Level	+12.00
Flat Roof Level	+12.00
Top of Canopy Level	+12.00
Underneath of Canopy Level	+12.00
Window Sill Level	+12.00
Window Head Level	+12.00
Window Top Level	+12.00
Arch Level	+12.00
Cable Level	+12.00
Top of Wall Level	+12.00
Underneath of Beam Level	+12.00
General Height	+12.00

SURVEY INFORMATION SIGNS

Permitted Ground Marker	▲
O.S. Trig Station	▲
O.S. Bench Mark	▲

INSPECTION CHAMBERS AND PIPES

Inspection Cover (Duct)	IC
Manhole	IC
British Telecom Cover	BT
Inspection Cover (Comm)	IC
Cable TV	IC
Inspection Cover Traffic Signal	IC
Dully	D
Vert. Pipe	VP
Gas Pipe	GP
Rain Water Pipe	RWP
Soil Pipe	SP
Gas Pipe	GP
Unable to lift cover	UL
Stop Valve	SV
Lampole	L
Hydrant	H
Electric Rod	ER
Gas Valve	GV
Water Meter	WM
Washdown	WD
Rooftop	R

FENCE STYLES AND DESCRIPTIONS

Close Boarded	C/B
Corrugated Iron	C/I
Concrete Panel	C/P
Chainlink	C/L
Headstap	H/S
Interscreen	I/S
Iron Railings	I/R
Lattice	L
Macadamous	M
Paving	P
Post & Chain	P/C
Post & Rail	P/R
Post & Bored Wire	P/W
Wire mesh	W/M
Gate	G
Fence line/edge	FL

MALCOLM HUGHES
LAND SURVEYORS
 Chartered Land Surveyors
 65 Cross Street, Sale, Manchester
 M33 7HF, Tel: 0161 905 1265
 www.malcolmhughes.co.uk
 survey@mhsl.co.uk

Refer to Drawing CS1502 / 09 for Measured Building Survey

Notes
 Do not scale without prior approval. Use written dimensions where provided. Large scale drawings take preference over small scale drawings unless advised otherwise. This drawing is to be read in conjunction with all related drawings, schedules, and specifications. All component and assembly dimensions are to be checked on site prior to beginning the production of any shop drawing or off-site fabrication. Any discrepancies with drawn information are to be reported to Churchgate Services.
 © This drawing is the copyright of Whitberry Ltd

THIS IS AN A1 DRAWING

Rev	Date	Description	Initials
A	03.08.2015	North Point & Scale added.	ihd
B	30.10.2015	Title Block updated.	ihd

Churchgate Services
Your Partner in Healthcare
 227 LONDON ROAD • ROMFORD • ESSEX • RM7 9BQ
 info@churchgateservices.co.uk • TEL 01708 380940

Project
New 78 Bed Care Centre
 68 Manygate Lane
 Shepperton, TW17 9EE

Drawing Title
Existing Site
Topographical Survey

Scale 1:125 @ A1 Date 28.07.2014
 1:250 @ A3 Checked by

Job No. Drawing No. Rev.
CS1502 08 B

STATUS
Planning

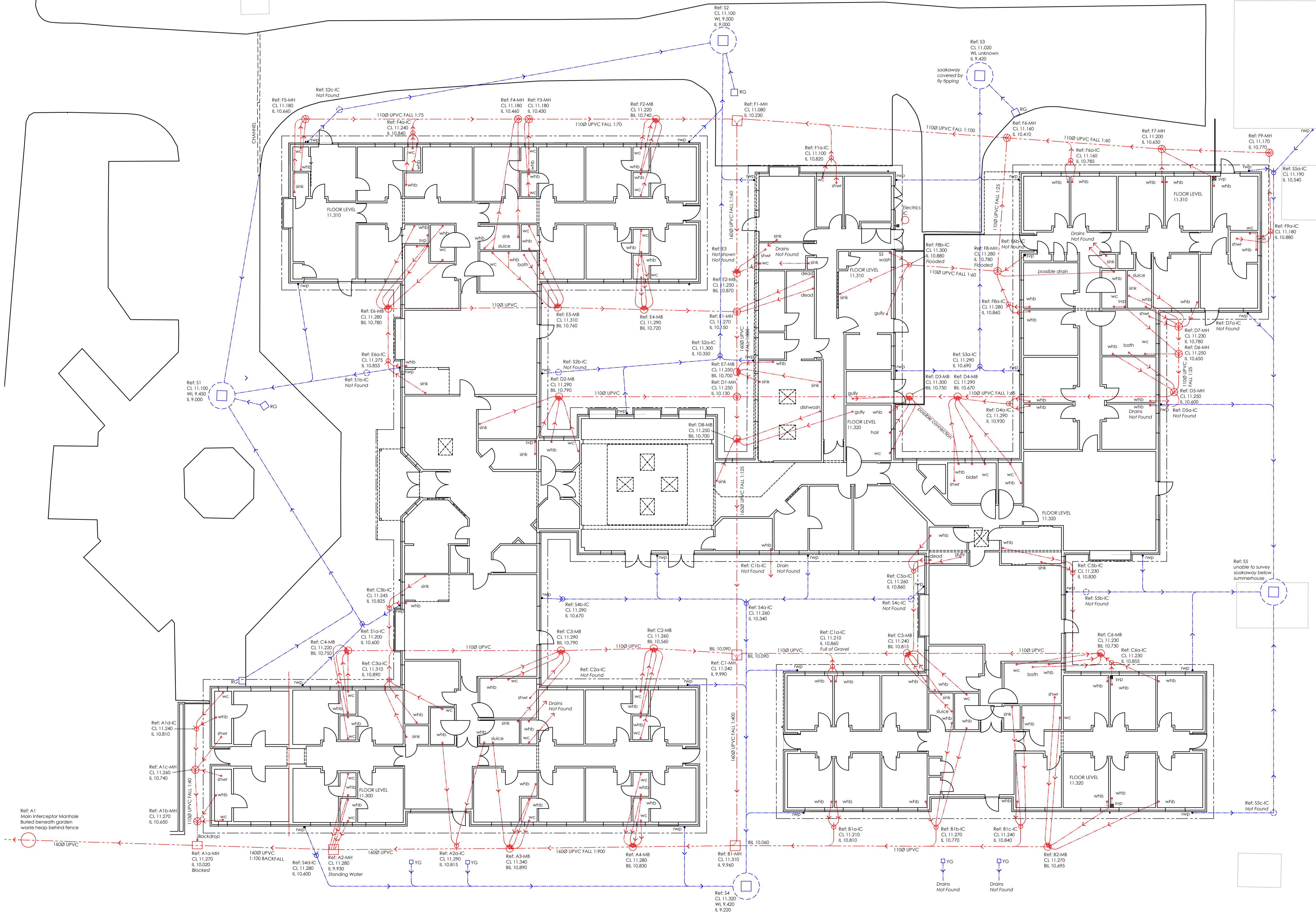
Notes
 Do not scale without prior approval, use written dimensions where provided. Large scale drawings take preference over small scale drawings unless advised otherwise. This drawing is to be read in conjunction with all related drawings, schedules, and specifications. All component and assembly dimensions are to be checked on site prior to beginning the production of any shop drawing or off-site fabrication. Any discrepancies with drawn information are to be reported to Churchgate Services.
 © This drawing is the copyright of Whitberry Ltd

THIS IS AN A1 DRAWING			
Rev	Date	Description	Initials
---	---	---	ihd

DRAINAGE KEY

- MH = Manhole
- IC = Inspection Chamber
- MB = Manhole (Vertical Bottom Outlet)
- CL = Cover Level
- IL = Invert Level
- WL = Water Level
- BL = Branch Invert Level
- RG = Road Gully
- YG = Yard Gully
- rwp = Rainwater Downpipe
- svp = Soil & Vent Pipe (Stack)
- ss = Sub Stack
- swd = Surface Water Drain
- awd = Above Ground Drain
- MBowl = Manhole Bowl
- CMH = Circular Manhole
- ICChamber = Inspection Chamber
- Soakaway = Soakaway

- SURVEY NOTES**
- Survey is based on Lacey Simmons Drawings 0193/01/10 & 0193/01/11.
 - Underground connections are assumed to be as shown on Lacey Simmons Drawings. No tracing has been performed.
 - The invert level of the main drain below Manhole A1 cannot be determined.
 - Chamber references are based on those provided on Lacey Simmons Drawings.
 - Ref: S1-S5 indicate Soakaways.
 - Inspection Chambers on Surface Water Drains are only 2000 rodding eyes.
 - The Main Four Drain is effectively without a fall. Manhole A1a installed on this run as part of the extension has created a backfall.
 - Manhole A1 which is the Main Interceptor Chamber before the public sewer has been buried beneath a gardener's waste heap.
 - Manhole A1a will have to be re-built to remove the backfall along with an indeterminate length of drain to each side.
 - The drains are currently blocked downstream from Manhole A1a and between Manholes F4 and F8. These sections of drain need jettling and a camera survey as a first priority.
 - A number of drains from within the building have not been used for some time and may be blocked internally.
 - The orientation of manholes is true and the sweat bends shown on connections can therefore be presumed to be accurate.



Churchgate Services
 Your Partner in Healthcare

227 LONDON ROAD • ROMFORD • ESSEX • RM7 9BQ
 info@churchgateservices.co.uk • TEL 01708 380940

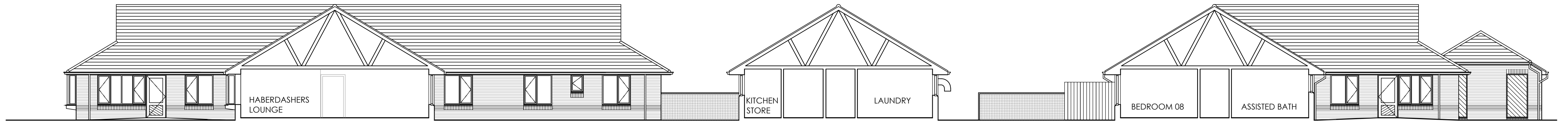
Project
New 78 Bed Care Centre
 68 Manygate Lane
 Shepperton, TW17 9EE

Drawing Title
Drainage Survey
 based on As Built Drawings
 and Ground Level Inspection

Scale 1:125 @ A1 Date 04.12.2015
 1:250 @ A3
 Drawn by ihd Checked by bvs

Job No. Drawing No. Rev.
CS1502 17 ---

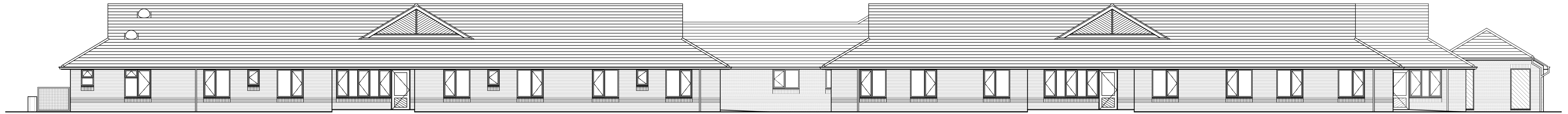
STATUS
Planning



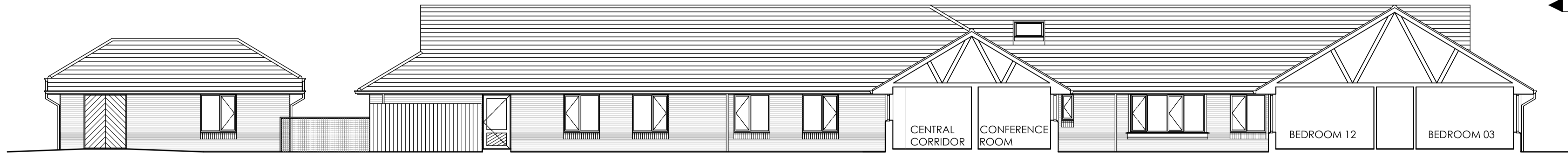
SOUTH ELEVATION THROUGH WEST & EAST COURTYARDS (S3)



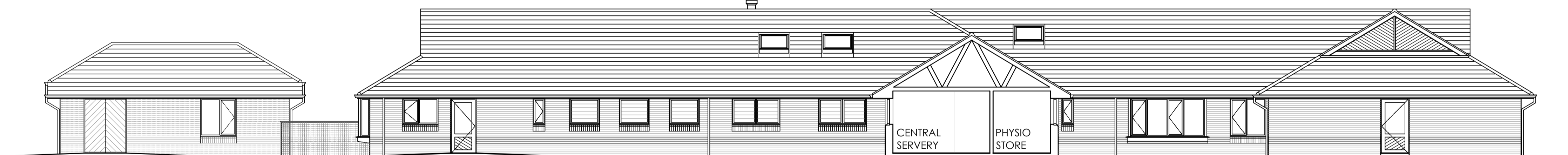
SOUTH ELEVATION THROUGH CENTRAL COURTYARD (S2)



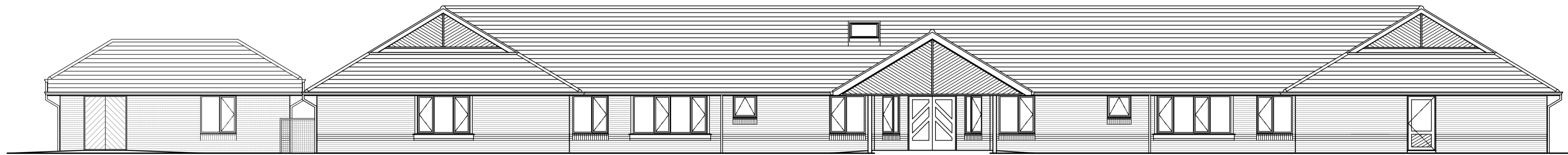
PRINCIPAL SOUTH ELEVATION (S1)



WEST ELEVATION THROUGH EAST COURTYARD (W3)



WEST ELEVATION THROUGH WEST COURTYARD (W2)



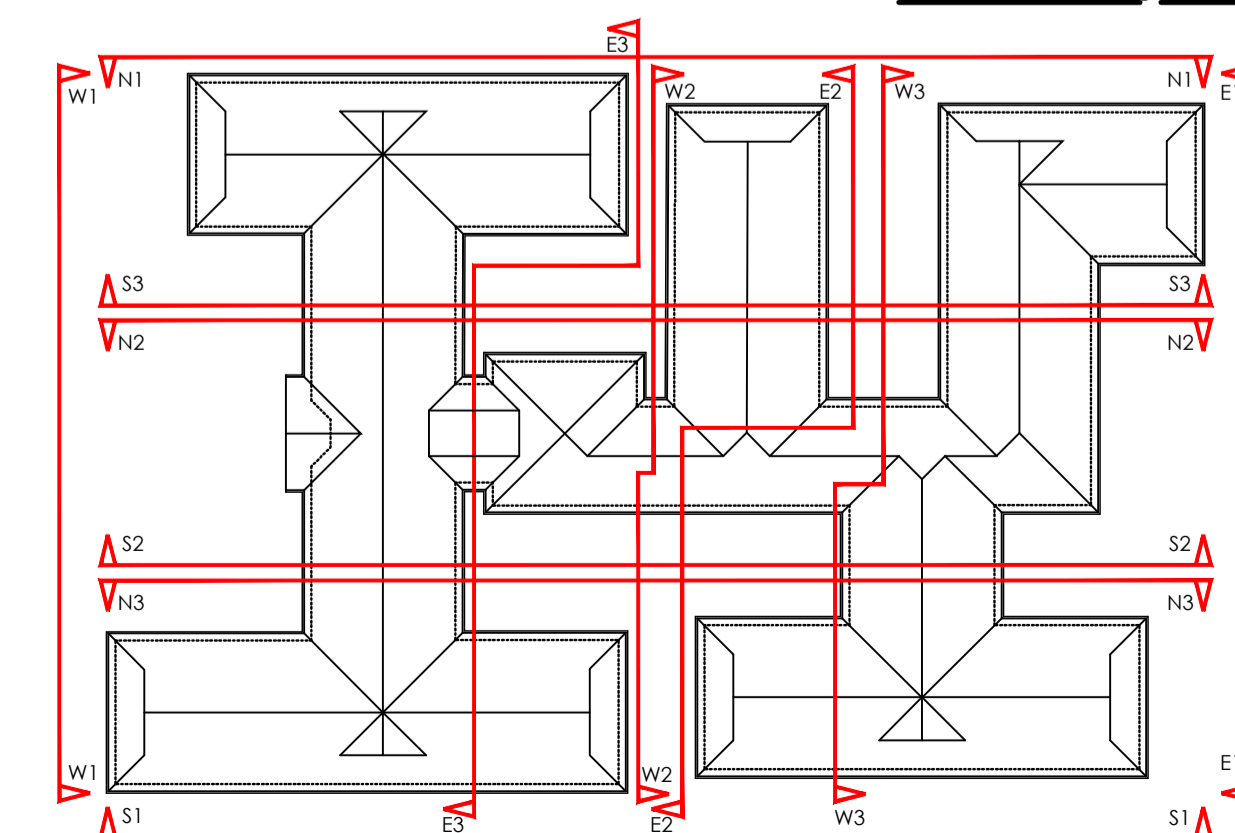
PRINCIPAL WEST ELEVATION (W1)

See Drawing CS1502 / 11
for North & East Elevations

Notes
Do not scale without prior approval. Use written dimensions where provided. Large scale drawings take preference over small scale drawings unless advised otherwise. This drawing is to be read in conjunction with all related drawings, schedules, and specifications. All component and assembly dimensions are to be checked on site prior to beginning the production of any shop drawing or off-site fabrication. Any discrepancies with drawn information are to be reported to Churchgate Services.
© This drawing is the copyright of Whitberry Ltd

THIS IS AN A1 DRAWING			
Rev	Date	Description	Initials
A	03.08.2015	Scale added.	ihd
B	16.11.2015	Title Block updated.	ihd

Elevation Key Plan



Churchgate Services
Your Partner in Healthcare

227 LONDON ROAD • ROMFORD • ESSEX • RM7 9BQ
info @ churchgateservices.co.uk • TEL 01708 380940

Project
New 78 Bed Care Centre
68 Manygate Lane
Shepperton, TW17 9EE

Drawing Title
Existing Elevations
Sheet 1
South & West

Scale 1:100 @ A1 Date 19.08.2014
1:200 @ A3
Drawn by ihd Checked by ---

Job No. Drawing No. Rev.
CS1502 10 B

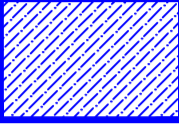
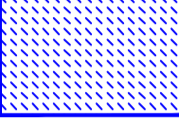
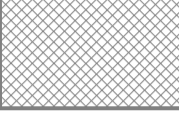

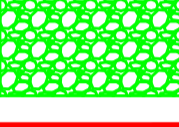

STATUS
Planning

Notes
Do not scale without prior approval, use written dimensions where provided. Large scale drawings take preference over small scale drawings unless advised otherwise. This drawing is to be read in conjunction with all related drawings, schedules, and specifications. All component and assembly dimensions are to be checked on site prior to beginning the production of any shop drawing or off-site fabrication. Any discrepancies with drawn information are to be reported to Churchgate Services.
© This drawing is the copyright of Whitberry Ltd

PROPOSED LAND USE

SITE AREA = 5,515.5m ²	CHANGE
NEW BUILDING AREA = 1,886.4m ²	- 35.4m ²
OUTBUILDING AREA = 67.2m ²	- 52.2m ²
IMPERMEABLE SURFACING = 1,006.2m ²	- 49.8m ²
PERMEABLE SURFACING = 762.0m ²	+278.0m ²
SOFT LANDSCAPING = 1,793.7m ²	- 140.6m ²

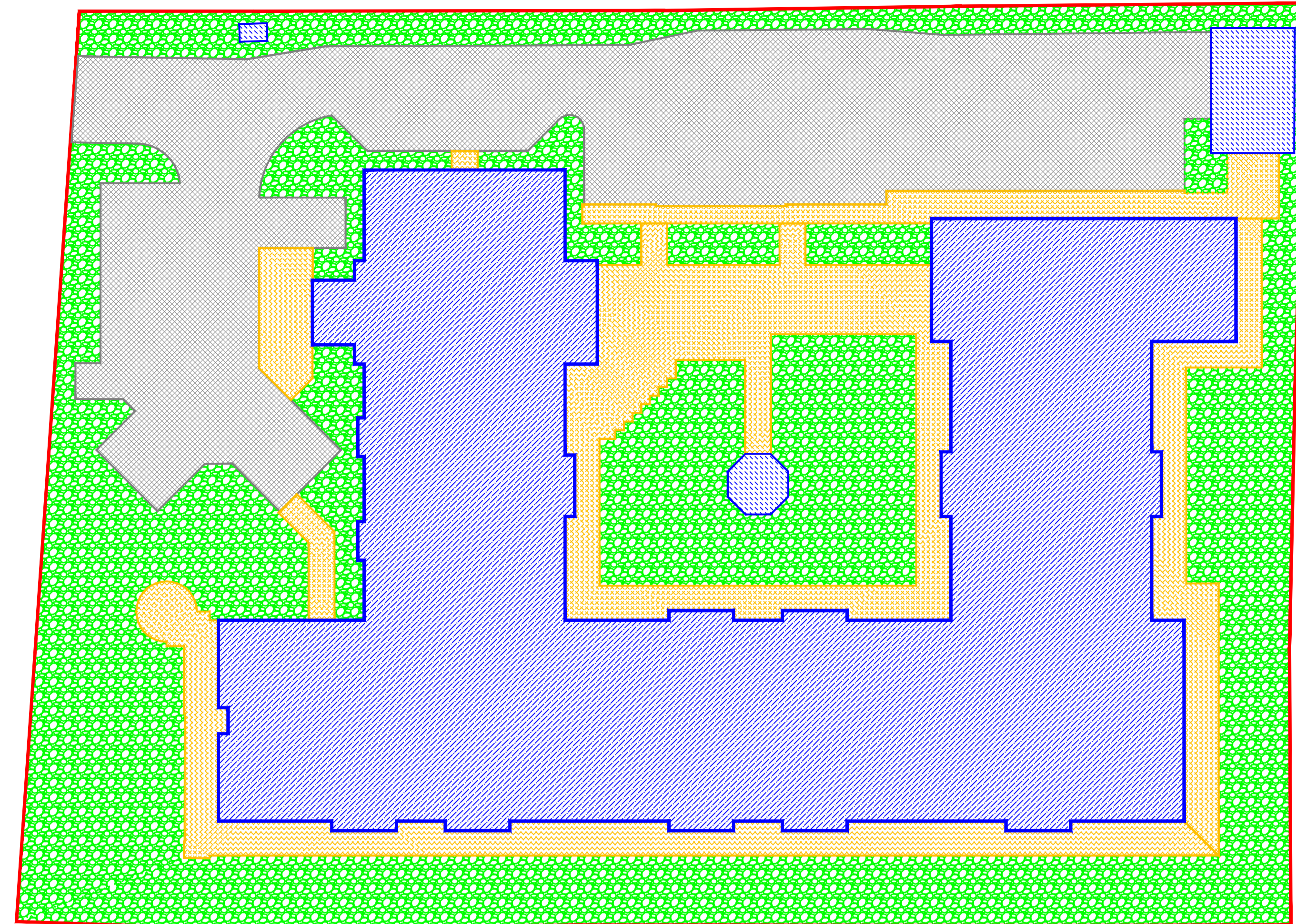
KEY

-  CARE HOME BUILDING FOOTPRINT
-  UNHEATED OUTBUILDINGS
-  IMPERMEABLE SURFACES
-  PERMEABLE PAVING
-  SOFT LANDSCAPED AREAS
-  SITE BOUNDARY

OCCUPANCY

EXISTING = 96 per hectare / 39 per acre
PROPOSED = 147 per hectare / 60 per acre

RECOMMENDED AVERAGE (SE Regional Strategy)
40 Dwellings or 150 Habitable Rooms per hectare
equates to 22 x 3 Bedroom Dwellings
or 83 Habitable Rooms on this site



THIS IS AN A1 DRAWING

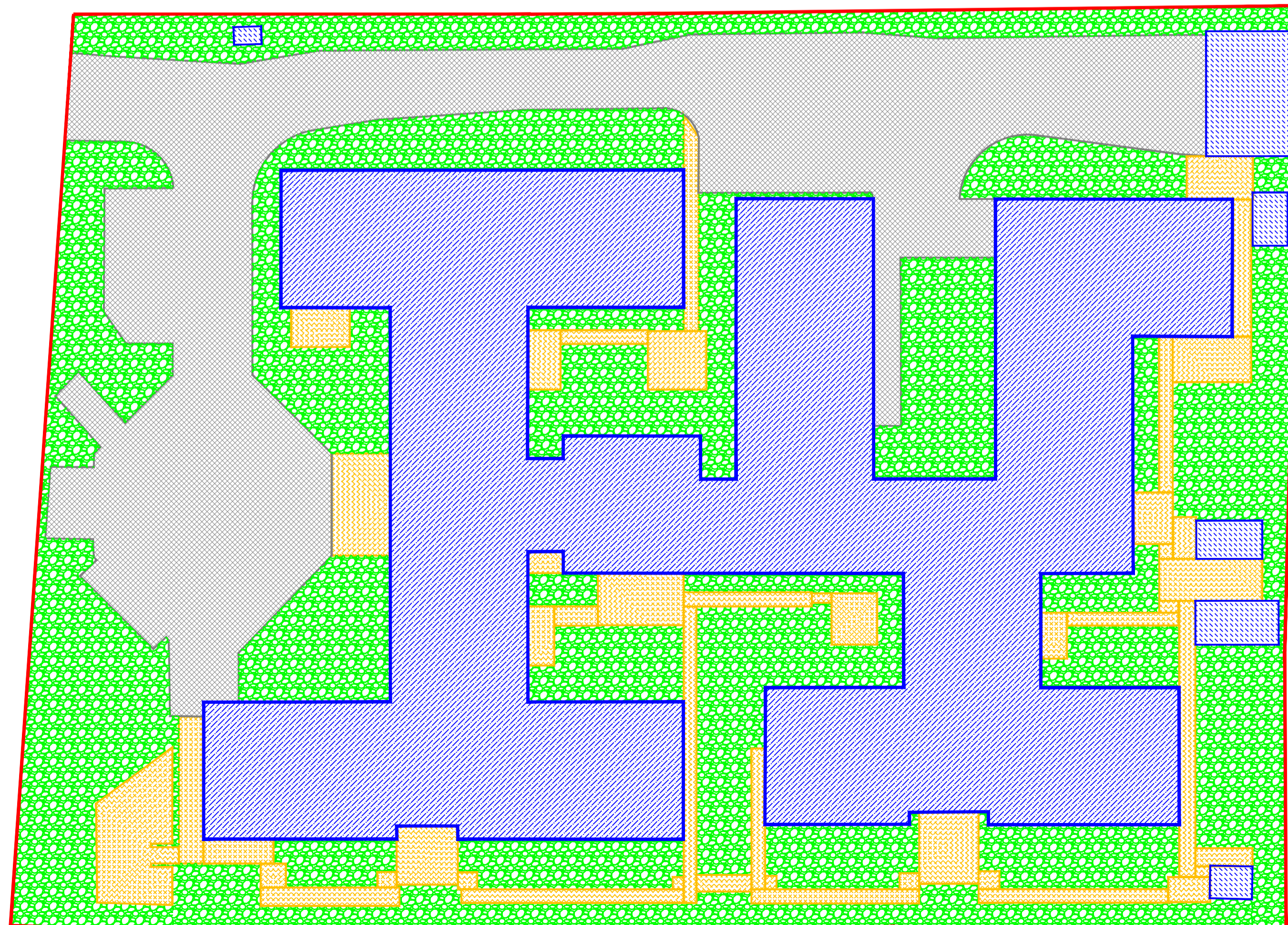
Rev	Date	Description	Initials
A	04.08.2015	Revised Proposals.	ihd
B	25.09.2015	Increase in area of hard surfacing.	ihd
C	30.10.2015	Title Block updated.	ihd

NOTES

- 1) Tarmac Paths under 2.4m wide with soft landscaping to both sides are treated as permeable surfaces for existing & proposed.
- 2) Gravel Margins and Mowing Strips are not included in the areas for either permeable or impermeable paving.
- 3) Fences, Walls and Raised Planting Beds are not identified separately from the type of surface on which they are built.
- 4) Covered Porches with walls to 3 sides are treated as part of the Building Footprint. Canopies open on 3 sides are treated as a paved area.
- 5) The Refuse Storage Areas for both existing and proposed are treated as an impermeable paved surface not a building.
- 6) The nature of Soft Landscaped Areas is not identified. This varies from areas in heavy shade beneath tree canopies to lawns, dense shrubberies, flower borders and hedges.

EXISTING LAND USE

SITE AREA = 5,515.5m ² (0.55 ha / 1.36 acres)
EXISTING BUILDING AREA = 1,921.8m ²
OUTBUILDING AREA = 119.4m ²
IMPERMEABLE SURFACING = 1,056.0m ²
PERMEABLE SURFACING = 484.0m ²
SOFT LANDSCAPING = 1,934.3m ²



227 LONDON ROAD • ROMFORD • ESSEX • RM7 9BQ
info@churchgateservices.co.uk • TEL 01708 380940

Project
New 78 Bed Care Centre
68 Marygate Lane
Shepperton, TW17 9EE

Drawing Title
Land Use Comparison
Existing & Proposed

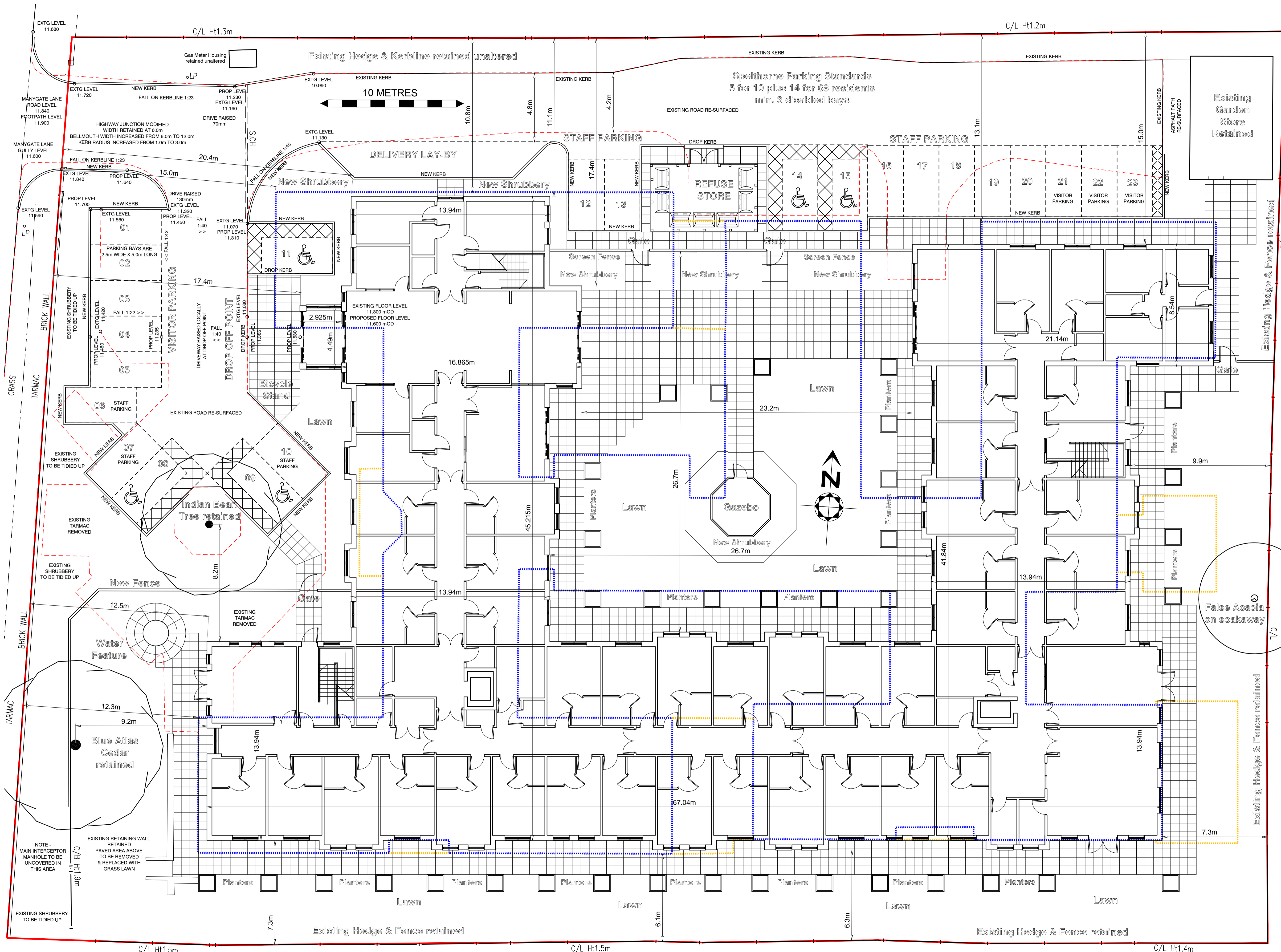
Scale	1:250 @ A1	Date	07.07.2015
	1:500 @ A3		
Drawn by	ihd	Checked by	bvs

Job No.	Drawing No.	Rev.
CS1502	12	C

STATUS
Planning

Notes
 Do not scale without prior approval, use written dimensions where provided. Large scale drawings take preference over small scale drawings unless advised otherwise. This drawing is to be read in conjunction with all related drawings, schedules, and specifications. All component and assembly dimensions are to be checked on site prior to beginning the production of any shop drawing or off-site fabrication. Any discrepancies with drawn information are to be reported to Churchgate Services.
 © This drawing is the copyright of Whitberry Ltd

THIS IS AN A1 DRAWING				
Rev	Date	Description	Initials	
A	09.06.2015	Blue Outline of Existing Building shown.	ihd	
B	28.07.2015	Building size reduced to suit planners. Existing Kerblines & Approved Extensions shown. Occupancy reduced from 80 to 78. Economic adjustments.	ihd	
C	28.07.2015	Revised following Community Consultation. Lay-by for Deliveries added.	ihd	
D	16.09.2015	Refuse Store moved to West. Junction with Highway redesigned. Visitor Site added. Path layout updated. Alternative Entrance with 3m radius shown. Title Block updated. False Acacia added. Indian Bean Tree.	ihd	
E	25.09.2015		ihd	
F	30.10.2015		ihd	
G	07.12.2015		ihd	



Key to Colour Coding

- Outline of Existing Building
- Outline of Approved Extensions
- Existing Kerblines
- Site Boundary

Churchgate Services
 Your Partner in Healthcare

227 LONDON ROAD • ROMFORD • ESSEX • RM7 9BQ
 info @ churchgateservices.co.uk • TEL 01708 380940

Project
New 78 Bed Care Centre
 68 Manygate Lane
 Shepperton, TW17 9EE

Drawing Title
Proposed Site Plan

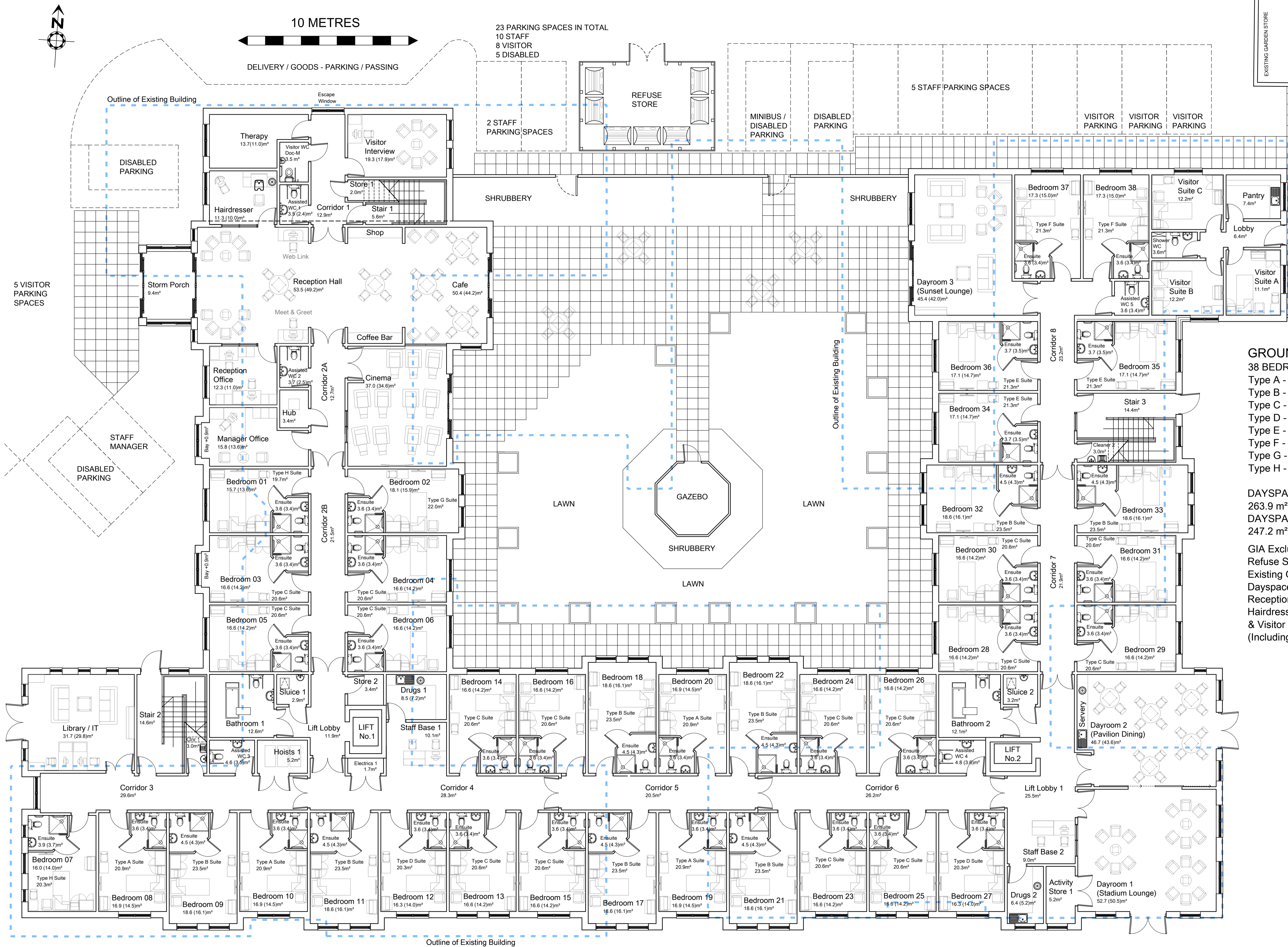
Scale 1:125 @ A1 Date 04.06.2015
 1:250 @ A3 Checked by
 Drawn by ihd bvs

Job No. Drawing No. Rev.
CS1502 06 G

STATUS
Planning

Notes
Do not scale without prior approval, use written dimensions where provided. Large scale drawings take preference over small scale drawings unless advised otherwise. This drawing is to be read in conjunction with all related drawings, schedules, and specifications. All component and assembly dimensions are to be checked on site prior to beginning the production of any shop drawing or off-site fabrication. Any discrepancies with drawn information are to be reported to Churchgate Services.
© This drawing is the copyright of Whitberry Ltd

THIS IS AN A1 DRAWING			
Rev	Date	Description	Initials
A	27.07.2015	Building size reduced to suit planners.	ihd
B	28.07.2015	Occupancy reduced from 80 to 78.	ihd
C	03.09.2015	Economic adjustments.	ihd
D	15.09.2015	Drafting errors corrected. Visitor Suites added. Ensuites reduced. Courtyard layout changed. Bedrooms 01 & 02 enlarged. Bedroom 07 & Library reduced.	ihd
E	23.09.2015	Goods lay-by added. Barrier Wall to centre of Cafe removed. Bedroom 01 reduced.	ihd
F	25.09.2015	Bays added to Manager & Bedroom 03.	ihd
G	28.10.2015	Lift 1 moved away from Marygate Lane. Dayspace & Staff Base layout revised.	ihd
H	14.02.2016	Title Block updated. Bedroom 07 outlook changed.	ihd



GROUND FLOOR GIA 1,773.5m²
38 BEDROOMS
 Type A - 4 Large Standard at 14.5 m²
 Type B - 8 Wheelchair Accessible at 16.1 m²
 Type C - 16 Standard at 14.2 m²
 Type D - 2 Small Standard at 14.0 m²
 Type E - 3 Large at 14.7 m²
 Type F - 2 Large at 15.0 m²
 Type G - 1 Extra Large at 15.9 m²
 Type H - 2 Small at 13.6 to 14.0 m²

DAYSPACE (gross internal area)
 263.9 m² (6.9 m² per Resident)
DAYSPACE (net registerable area)
 247.2 m² (6.5 m² per Resident)

GIA Excludes:
 Refuse Store, Gazebo &
 Existing Garden Store
Dayspace Excludes:
 Reception Hall,
 Hairdresser, Therapy,
 & Visitor Interview Room
 (Including above 361.7m²)

Churchgate Services
Your Partner in Healthcare

227 LONDON ROAD • ROMFORD • ESSEX • RM7 9BQ
 info @ churchgateservices.co.uk • TEL 01708 380940

Project
New 78 Bed Care Centre
 68 Marygate Lane
 Shepperton, TW17 9EE

Drawing Title
Ground Floor Plan

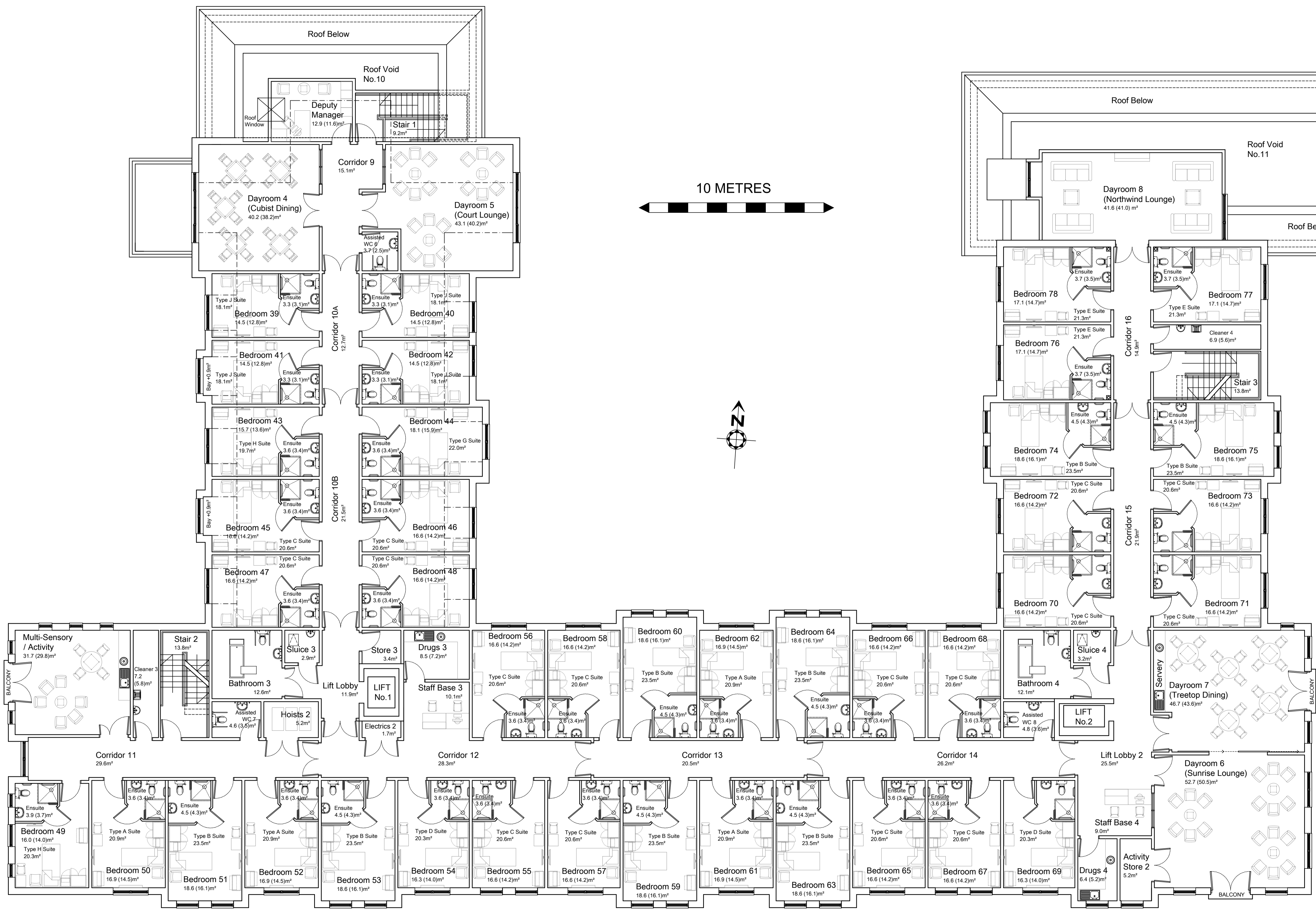
Scale 1:100 @ A1 Date 09.06.2015
 1:200 @ A3
 Drawn by ihd Checked by bvs

Job No. Drawing No. Rev.
CS1502 01 H

STATUS
Planning

Notes
Do not scale without prior approval, use written dimensions where provided. Large scale drawings take preference over small scale drawings unless advised otherwise. This drawing is to be read in conjunction with all related drawings, schedules, and specifications. All component and assembly dimensions are to be checked on site prior to beginning the production of any shop drawing or off-site fabrication. Any discrepancies with drawn information are to be reported to Churchgate Services.
© This drawing is the copyright of Whiberry Ltd

THIS IS AN A1 DRAWING			
Rev	Date	Description	Initials
A	27.07.2015	Building size reduced to suit planners.	ihd
B	03.08.2015	Occupancy reduced from 80 to 78.	ihd
C	17.09.2015	Drafting errors corrected. Bedroom 47 & Multi-Sensory reduced. Sunrise Lounge & Deputy Manager modified to suit lower roof pitch. Bedrooms 43 & 44 enlarged. Ensuite sizes reduced, lobbies enlarged.	ihd
D	23.09.2015	Bedrooms 43 reduced.	ihd
E	25.09.2015	Stairs added to Bedrooms 41 & 45.	ihd
F	28.10.2015	Lift 1 moved away from Marygate Lane. Dayspace & Staff Base layout revised. Title Block updated.	ihd
G	14.02.2016	Bedroom 49 outlook changed.	ihd



FIRST FLOOR GIA 1,588.9 m²
40 BEDROOMS
 Type A - 4 Large Standard at 14.5 m²
 Type B - 8 Wheelchair Accessible at 16.1 m²
 Type C - 16 Standard at 14.2 m²
 Type D - 2 Small Standard at 14.0 m²
 Type E - 3 Large at 14.7 m²
 Type G - 1 Extra Large at 15.9 m²
 Type H - 2 Small at 13.6 to 14.0 m²
 Type J - 4 Very Small at 12.8 m²

DAYSPACE (gross internal area)
 256.0 m² (6.4 m² per Resident)
DAYSPACE (net registerable area)
 245.8 m² (6.1 m² per Resident)

Churchgate Services
Your Partner in Healthcare

227 LONDON ROAD • ROMFORD • ESSEX • RM7 9BQ
 info@churchgateservices.co.uk • TEL 01708 380940

Project
New 78 Bed Care Centre
 68 Marygate Lane
 Shepperton, TW17 9EE

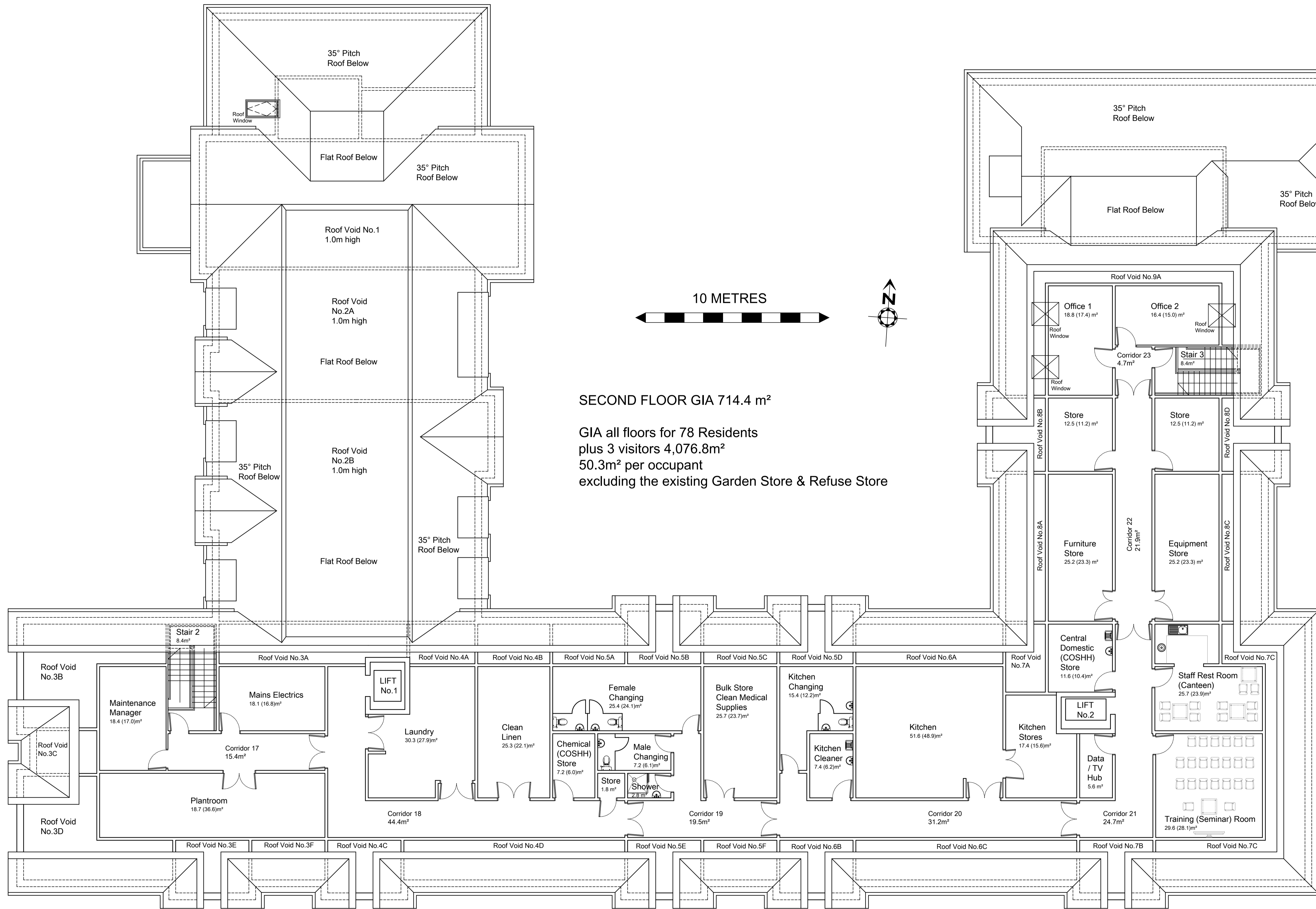
Drawing Title
First Floor Plan

Scale 1:100 @ A1 Date 09.06.2015
 1:200 @ A3 Checked by
 Drawn by ihd

Job No. Drawing No. Rev.
CS1502 02 G

STATUS
Planning

Notes
 Do not scale without prior approval, use written dimensions where provided. Large scale drawings take preference over small scale drawings unless advised otherwise. This drawing is to be read in conjunction with all related drawings, schedules, and specifications. All component and assembly dimensions are to be checked on site prior to beginning the production of any shop drawing or off-site fabrication. Any discrepancies with drawn information are to be reported to Churchgate Services.
 © This drawing is the copyright of Whittbery Ltd



THIS IS AN A1 DRAWING			
Rev	Date	Description	Initials
A	27.07.2015	Building size reduced to suit planners.	ihd
B	03.08.2015	Occupancy reduced from 80 to 78.	ihd
C	18.09.2015	GIA added for whole building. Roof to Visitor Suite added. Roof over West Wing modified. Roof over West Wing further modified. Offices replace Stores adjacent Stair 3. Gable projection at Roof Void 3 reduced.	ihd
D	24.09.2015	Roof over West Wing further modified.	ihd
E	25.09.2015	Lift 1 moved away from Marygate Lane.	ihd
F	02.11.2015	Title Block updated. Lift 1 moved South.	ihd

Churchgate Services
Your Partner in Healthcare
 227 LONDON ROAD • ROMFORD • ESSEX • RM7 9BQ
 info@churchgateservices.co.uk • TEL 01708 380940

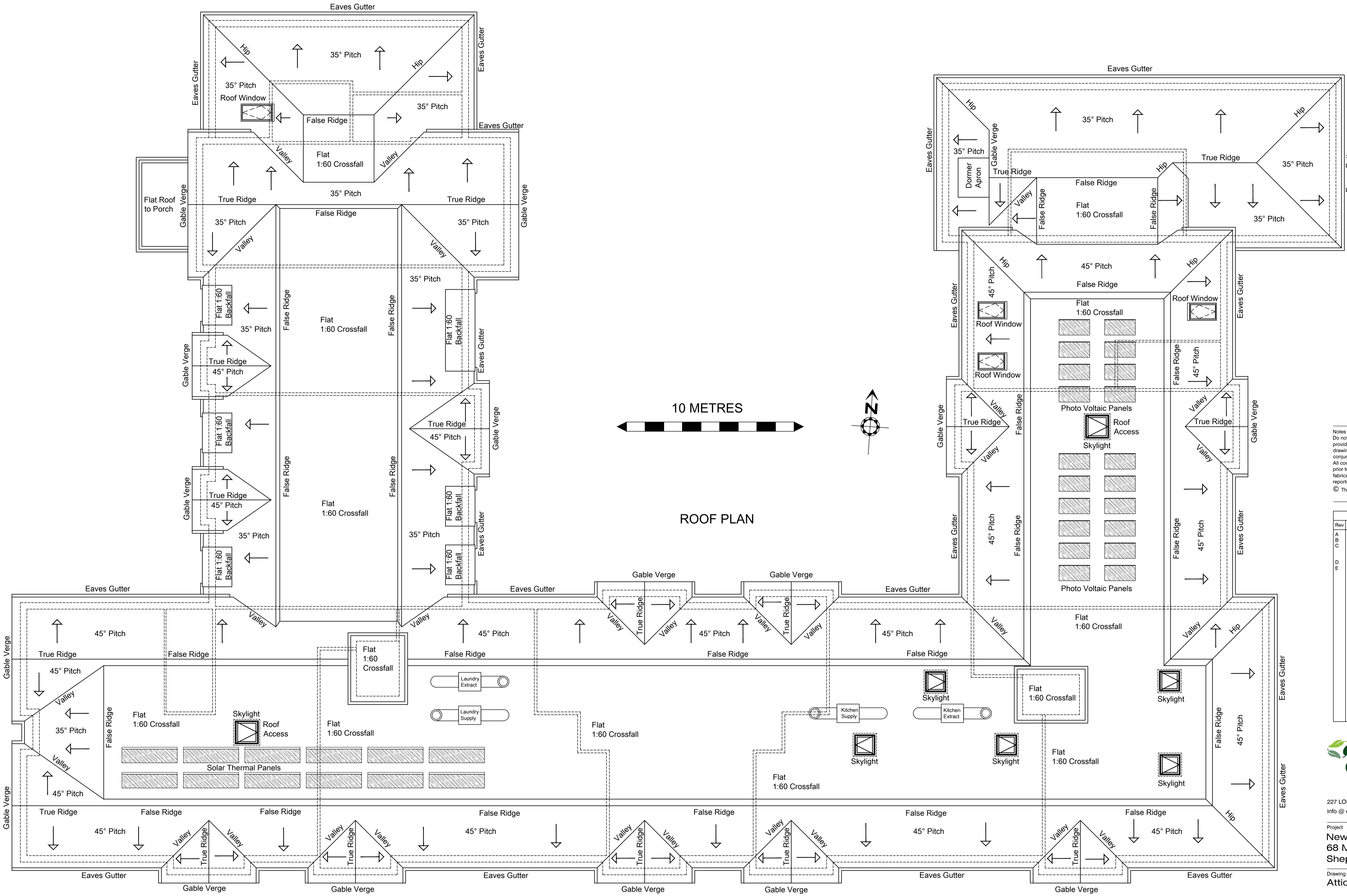
Project
New 78 Bed Care Centre
 68 Marygate Lane
 Shepperton, TW17 9EE

Drawing Title
Attic Plan

Scale 1:100 @ A1 Date 09.06.2015
 1:200 @ A3
 Drawn by ihd Checked by bvs

Job No. Drawing No. Rev.
CS1502 03 F

STATUS
Planning



10 METRES

ROOF PLAN

Notes
Do not scale without prior approval. Use written dimensions where provided. Large scale drawings take preference over small scale drawings unless advised otherwise. This drawing is to be read in conjunction with all related drawings, schedules, and specifications. All component and assembly dimensions are to be checked on site prior to beginning the production of any shop drawing or off-site fabrication. Any discrepancies with drawn information are to be reported to Churchgate Services.
© This drawing is the copyright of Whitberry Ltd

THIS IS AN A1 DRAWING			
Rev	Date	Description	Initials
A	28.07.2015	Economic adjustments.	ihd
B	03.08.2015	Drafting errors corrected.	ihd
C	24.09.2015	Roof to Visitor Suite added. Roof pitch of Single Storey reduced from 40° to 35°. Roof to West Wing lowered. Lift 1 moved away from Manygate Lane.	ihd
D	25.09.2015		ihd
E	17.11.2015	Title Block updated.	ihd

Churchgate Services
Your Partner in Healthcare

227 LONDON ROAD • ROMFORD • ESSEX • RM7 9BQ
info@churchgateservices.co.uk • TEL 01708 380940

Project
New 78 Bed Care Centre
68 Manygate Lane
Shepperton, TW17 9EE

Drawing Title
Attic Plan

Scale 1:100 @ A1 Date 27.07.2015
1:200 @ A3
Drawn by ihd Checked by bvs

Job No. Drawing No. Rev.
CS1502 13 E

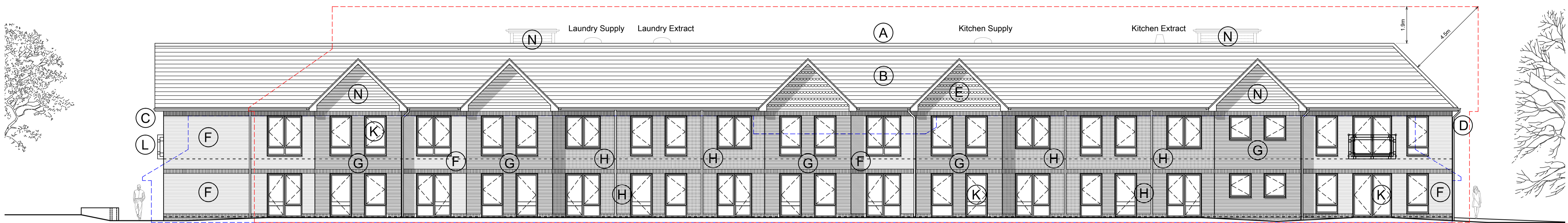
STATUS
Planning

Notes
Do not scale without prior approval, use written dimensions where provided. Large scale drawings take preference over small scale drawings unless advised otherwise. This drawing is to be read in conjunction with all related drawings, schedules, and specifications. All component and assembly dimensions are to be checked on site prior to beginning the production of any shop drawing or off-site fabrication. Any discrepancies with drawn information are to be reported to Churchgate Services.
© This drawing is the copyright of Whitberry Ltd

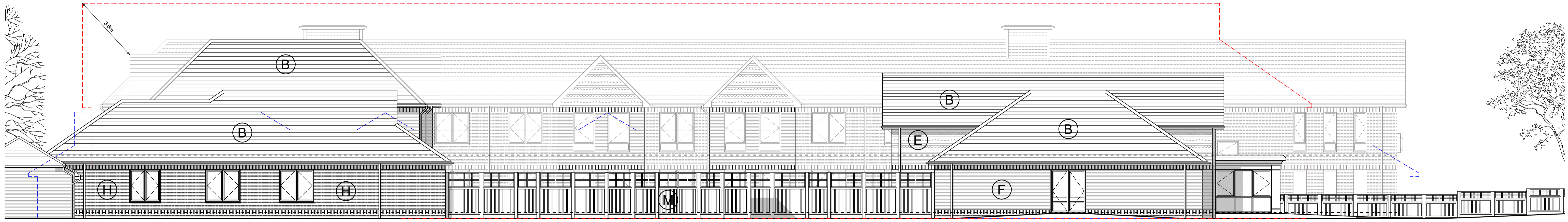
THIS IS AN A1 DRAWING			
Rev	Date	Description	Initials
A	09.06.2015	Existing Garden Store shown.	ihd
B	31.07.2015	Building size reduced to suit planners. Occupancy reduced from 80 to 78. Key & Title adjusted.	ihd
C	03.08.2015	Fully revised with lower roofs & no render.	ihd
D	21.09.2015	Window to North Elevation adjusted.	ihd
E	23.09.2015	East Elevation corrected.	ihd
F	25.09.2015	Lift 1 moved away from Marygate Lane.	ihd
G	18.11.2015	Shadows added. Other minor changes.	ihd
H	14.02.2016	Outlook to Bedrooms 07 & 48 changed.	ihd



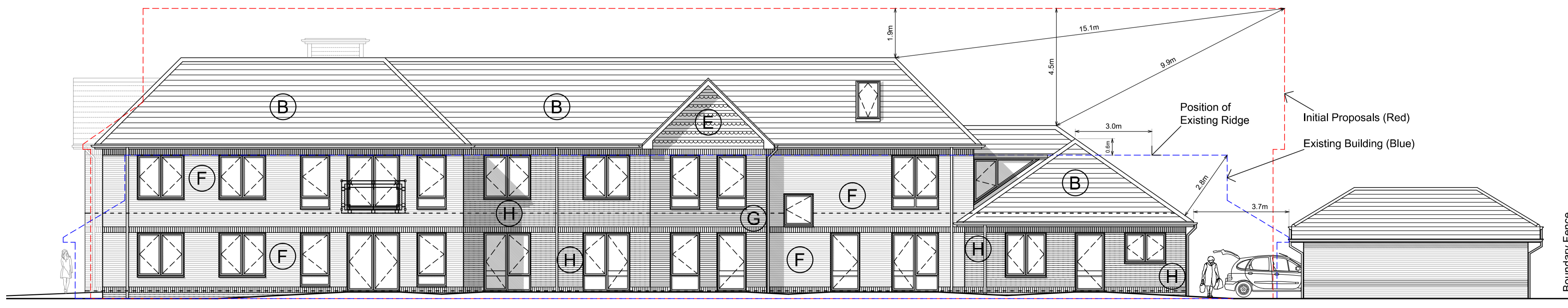
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION (with fencing)



EAST ELEVATION

- MATERIAL SCHEDULE**
- Roof -
 - (A) Blue Grey Ridge & Hip Tiles
 - Concrete Interlocking Roof Tiles:
 - (B) Either Marley Duo Modern, Old English Dark Red or Redland Mockbond Mini Stonewold, Farmhouse Red 39
 - (C) Bargeboards, Fascias & Soffits: White Cement Fibreboard
 - (D) Gutters & Downpipes: Either Marley Deepflow 150 in black or Marshall Tufflex Ogee System Plus in white
 - Walls -
 - (E) Vertical Tile Hanging: Marley Smooth Red Plain & Bullnose hung to pattern
 - (F) Buff Bricks: Either Istock Bradgate Golden Purple or Hanson Thoresby Buff Multi
 - (G) Red Multi Bricks: Either Istock Bradgate Claret or Hanson Lindum Cottage Red Multi
 - (H) Smooth Red Bricks: (includes Soldier Courses & below GFL) Istock Holbrook Smooth Red or Blockleys Hadley Smooth Red
 - (J) Artificial Stone Details / Porch Pillars: Buff Colour, Bath or Cotswold Stone depending on supplier
 - (K) Windows, Doors: White UPVC & Powder Coated Aluminium
 - (L) Wrought Iron Balconies painted black
 - (M) Timber Refuse Store & Fencing stained brown
 - (N) Shiplap Weatherboarding: White Cement Fibreboard

Churchgate Services
Your Partner in Healthcare

227 LONDON ROAD • ROMFORD • ESSEX • RM7 9BQ
info@churchgateservices.co.uk • TEL 01708 380940

Project
New 78 Bed Care Centre
68 Marygate Lane
Shepperton, TW17 9EE

Drawing Title
Elevations Sheet 1
External Elevations

Scale 1:100 @ A1 Date 09.06.2015
1:200 @ A3 Checked by bvs

Drawn by ihd
Job No. CS1502 Drawing No. 04 Rev. J

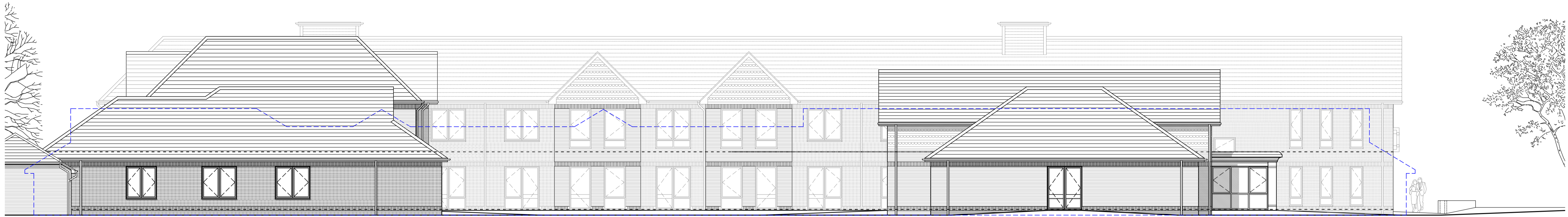
STATUS
Planning

Notes
Do not scale without prior approval, use written dimensions where provided. Large scale drawings take preference over small scale drawings unless advised otherwise. This drawing is to be read in conjunction with all related drawings, schedules, and specifications. All component and assembly dimensions are to be checked on site prior to beginning the production of any shop drawing or off-site fabrication. Any discrepancies with drawn information are to be reported to Churchgate Services.
© This drawing is the copyright of Whitberry Ltd

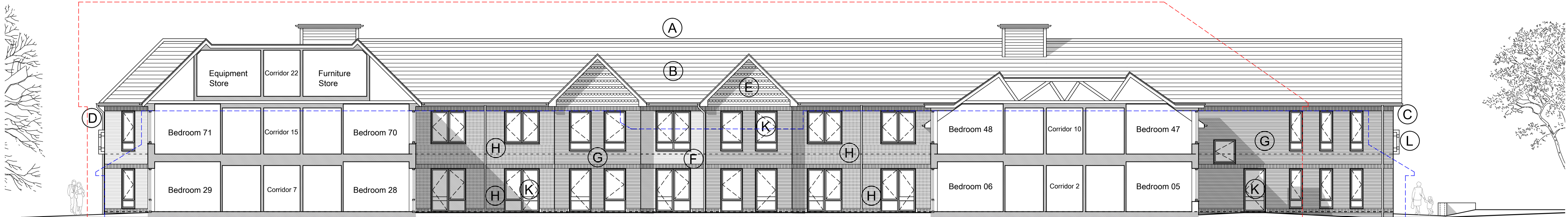


WEST ELEVATION TO COUTYARD

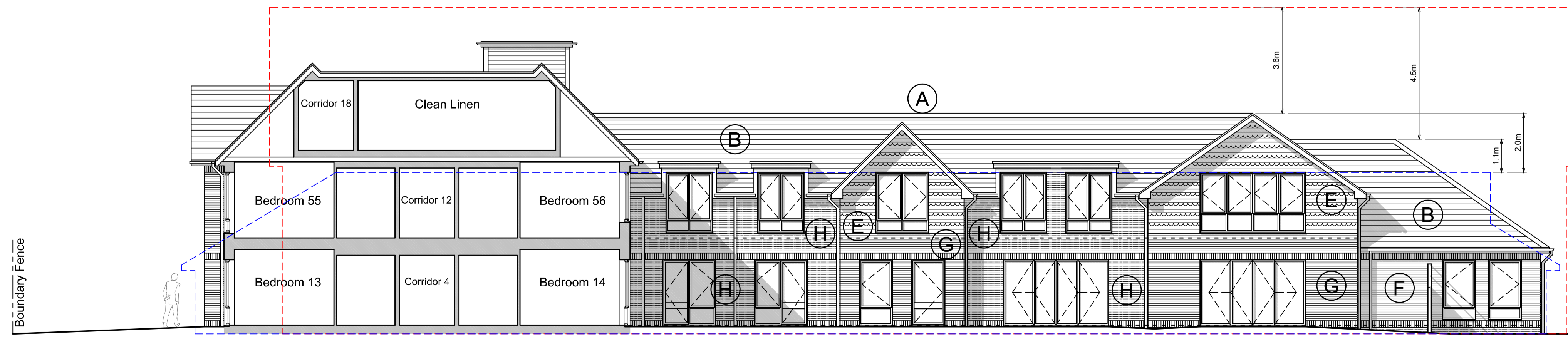
THIS IS AN A1 DRAWING			
Rev	Date	Description	Initials
A	09.06.2015	Existing Garden Store shown.	ihd
B	31.07.2015	Building size reduced to suit planners. Occupancy reduced from 80 to 78. Key & Title adjusted.	ihd
C	03.08.2015	Fully revised with lower roofs & no render.	ihd
D	23.09.2015	West Elevation corrected. Dims added.	ihd
E	25.09.2015	Lift 1 moved away from Manygate Lane.	ihd
F	25.09.2015	Shadows added. Other minor changes.	ihd
G	19.11.2015		ihd



NORTH ELEVATION (without fencing)



NORTH ELEVATION TO COURTYARD



EAST ELEVATION TO COUTYARD

- MATERIAL SCHEDULE**
- Roof -
 - (A) Blue Grey Ridge & Hip Tiles
 - Concrete Interlocking Roof Tiles:
 - (B) Either Marley Duo Modern, Old English Dark Red or Redland Mockbond Mini Stonewold, Farmhouse Red 39
 - Bargeboards, Fascias & Soffits:
 - (C) White Cement Fibreboard
 - Gutters & Downpipes:
 - (D) Either Marley Deepflow 150 in black or Marshall Tufflex Ogee System Plus in white
 - Walls -
 - (E) Vertical Tile Hanging: Marley Smooth Red Plain & Bullnose hung to pattern
 - Buff Bricks:
 - (F) Either Ibstock Bradgate Golden Purple or Hanson Thoresby Buff Multi
 - Red Multi Bricks:
 - (G) Either Ibstock Bradgate Claret or Hanson Lindum Cottage Red Multi
 - Smooth Red Bricks:
 - (H) (includes Soldier Courses & below GFL) Ibstock Holbrook Smooth Red or Blockleys Hadley Smooth Red
 - (J) Artificial Stone Details / Porch Pillars: Buff Colour, Bath or Cotswold Stone depending on supplier
 - (K) Windows, Doors: White
 - UPVC & Powder Coated Aluminium
 - (L) Wrought Iron Balconies painted black
 - (M) Timber Refuse Store & Fencing stained brown
 - (N) Shiplap Weatherboarding: White Cement Fibreboard

Churchgate Services
Your Partner in Healthcare

227 LONDON ROAD • ROMFORD • ESSEX • RM7 9BQ
info @ churchgateservices.co.uk • TEL 01708 380940

Project
New 78 Bed Care Centre
68 Manygate Lane
Shepperton, TW17 9EE

Drawing Title
Elevations Sheet 2
Courtyard Elevations

Scale 1:100 @ A1 Date 09.06.2015
1:200 @ A3 Checked by bvs

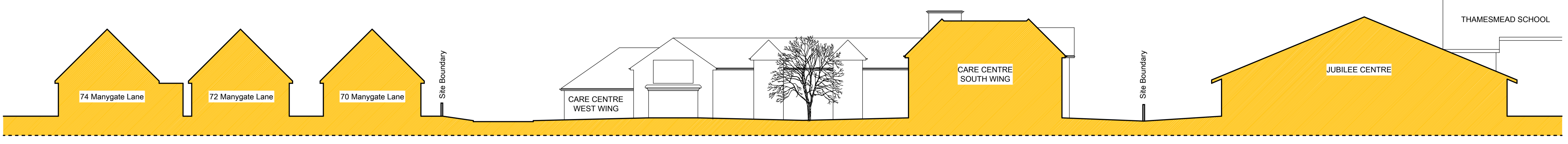
Drawn by ihd

Job No. CS1502 Drawing No. 05 Rev. G

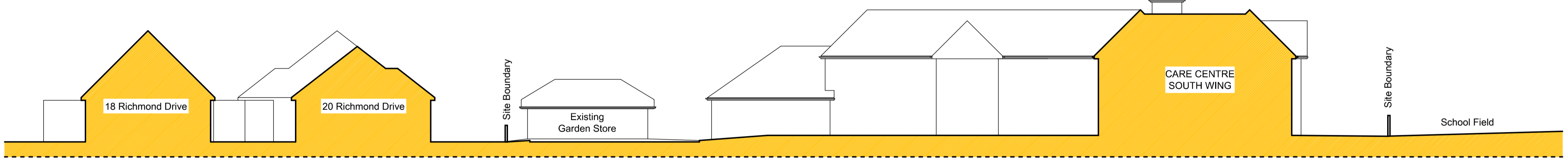
STATUS
Planning

Notes
 Do not scale without prior approval, use written dimensions where provided. Large scale drawings take preference over small scale drawings unless advised otherwise. This drawing is to be read in conjunction with all related drawings, schedules, and specifications. All component and assembly dimensions are to be checked on site prior to beginning the production of any shop drawing or off-site fabrication. Any discrepancies with drawn information are to be reported to Churchgate Services.
 © This drawing is the copyright of Whitberry Ltd

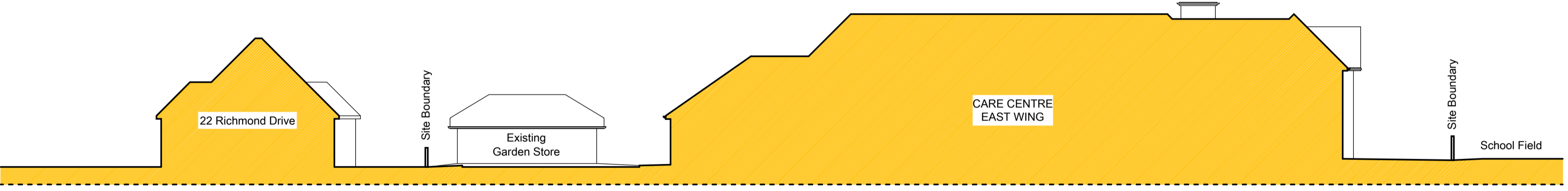
THIS IS AN A1 DRAWING			
Rev	Date	Description	Initials
---	---	---	ihd



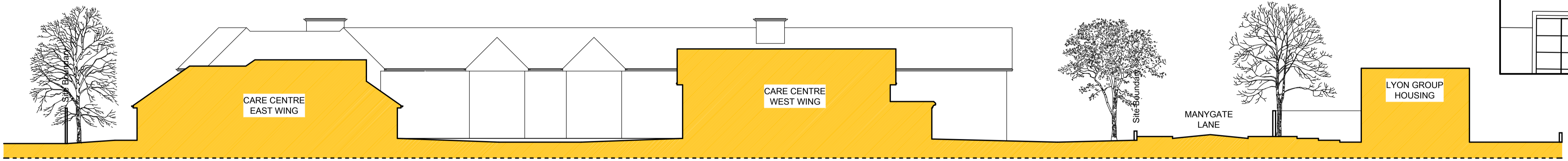
NORTH - SOUTH SECTION A - A



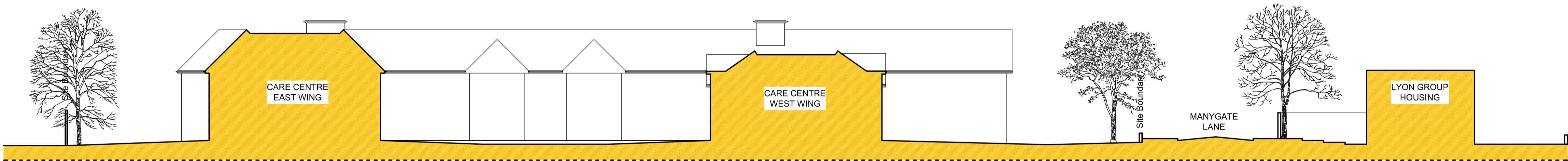
NORTH - SOUTH SECTION B - B



NORTH - SOUTH SECTION C - C : LENGTHWAYS THROUGH EAST WING



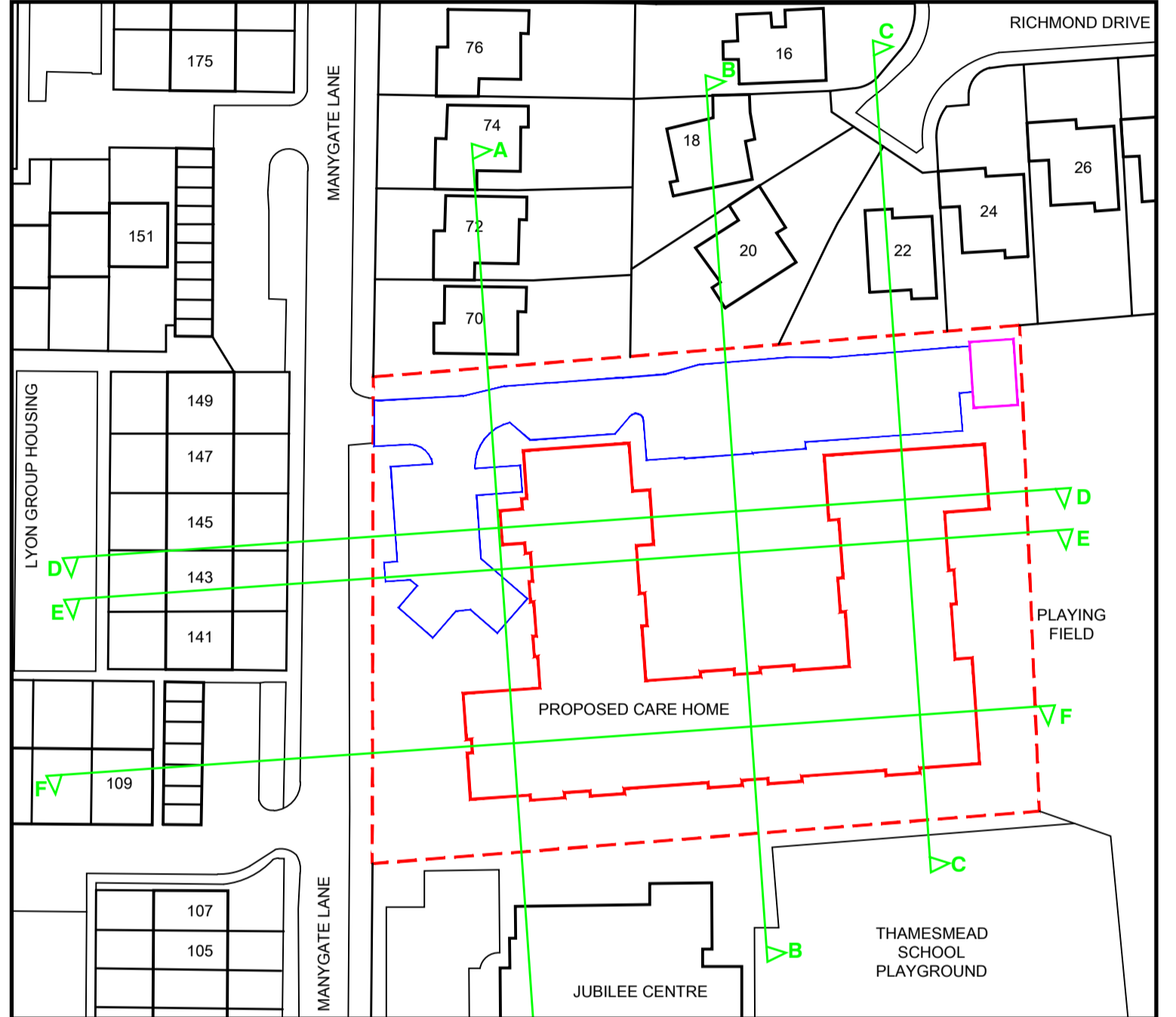
EAST - WEST SECTION D - D



EAST - WEST SECTION E - E



EAST - WEST SECTION F - F : LENGTHWAYS THROUGH SOUTH WING



Key Plan Scale 1:750 (1:1500 @ A3)

Churchgate Services
Your Partner in Healthcare

227 LONDON ROAD • ROMFORD • ESSEX • RM7 9BQ
 info@churchgateservices.co.uk • TEL 01708 380940

Project
New 78 Bed Care Centre
68 Manygate Lane
Shepperton, TW17 9EE

Drawing Title
Site Sections

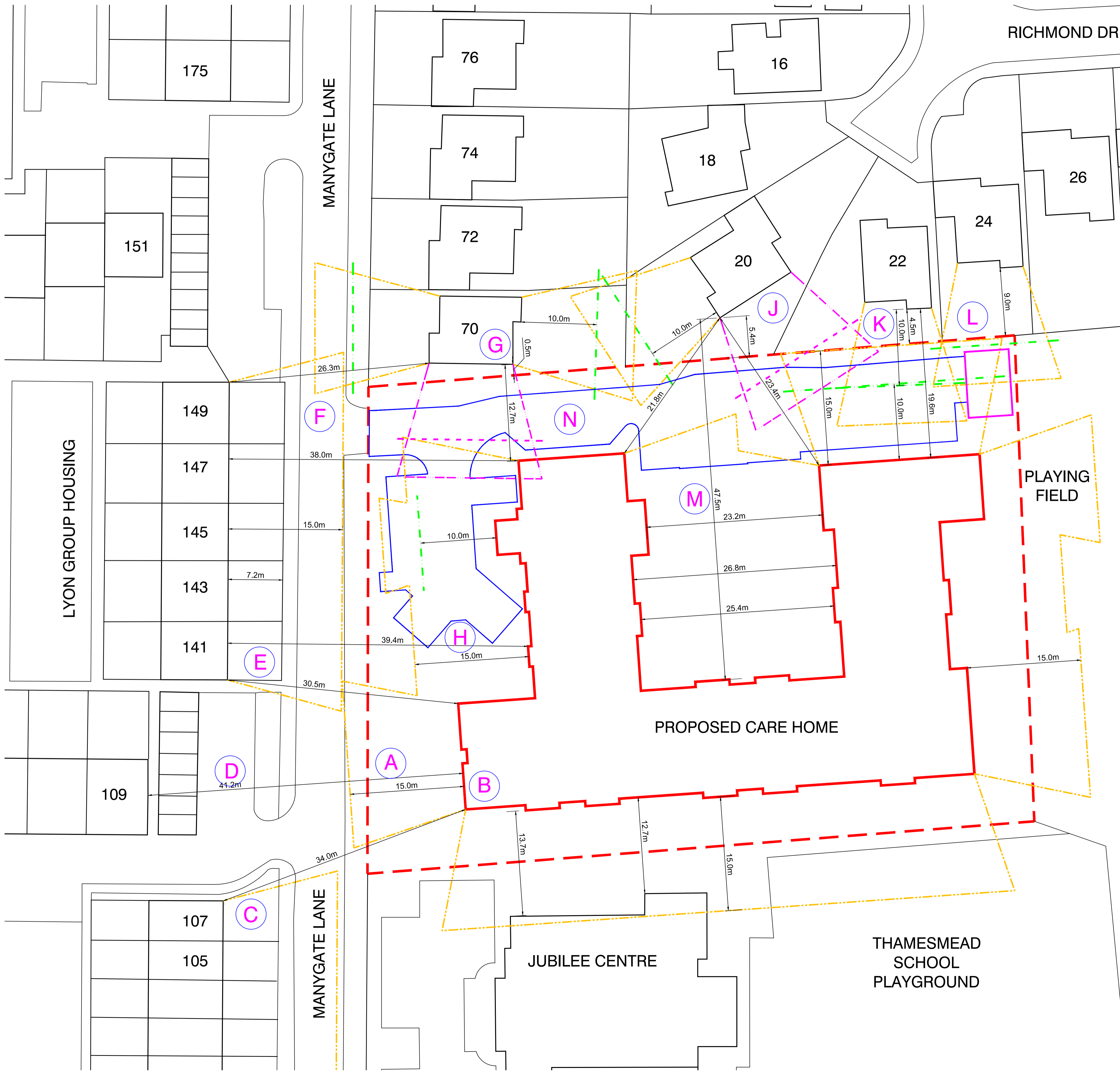
Scale 1:200 @ A1 Date 17.11.2015
 1:400 @ A3
 Drawn by ihd Checked by bvs

Job No. Drawing No. Rev.
CS1502 16 ---

STATUS
Planning

Notes
Do not scale without prior approval, use written dimensions where provided. Large scale drawings take preference over small scale drawings unless advised otherwise. This drawing is to be read in conjunction with all related drawings, schedules, and specifications. All component and assembly dimensions are to be checked on site prior to beginning the production of any shop drawing or off-site fabrication. Any discrepancies with drawn information are to be reported to Churchgate Services.
© This drawing is the copyright of Whitberry Ltd

THIS IS AN A1 DRAWING			
Rev	Date	Description	Initials
A	30.10.2015	Title Block updated, Planning status.	ihd



- KEY TO LINES**
- Site Boundary
 - Proposed Care Home Footprint
 - 15.0m Aspect to Two Storey Frontages
 - 10.0m Aspect to Single Storey Frontages
 - Side Aspect at 15.0m
 - Side Aspect at 10.0m
 - Proposed Car Park and Driveway

- KEY TO POINTS**
- A Protected Blue Atlas Cedar Tree
 - B Blank Gable Wall
 - C 107 Manygate Lane has a corner to corner relationship with a blank gable wall screened by a protected tree over a distance of 34.0m.
 - D The gable wall of 109 Manygate Lane is 41.2m from the gable walls of the care home with a row of garages between.
 - E 141 Manygate Lane has a corner to corner relationship with the projecting gable of the care home over 30.5m but the face to face distance to the main care home building is 39.4m with an intervening screen of trees and bushes.
 - F 147 & 149 Manygate Lane are 38.0m from the proposed single storey section of the care home but only 26.3m from the dormer bungalow at 70 Manygate Lane.
 - G The care home has no impact on the front and rear aspects of 70 Manygate Lane, despite the house being only 0.5m from the boundary.
 - H Tulip Tree to be retained as a screen between the new care home and the Lyon Group Housing conservation area.
 - J The care home has no impact on the front and rear aspects of 20 Richmond Drive, despite the house being only 5.4m from the boundary.
 - K 22 Richmond Drive is only 4.5m from the boundary facing directly onto the site. At the request of the planning officer, the proposed care home is set back 15.0m from the boundary, which is 1.5m behind the existing building line. Whereas the existing building has 5 occupied rooms facing 22 Richmond Drive at this point, there will be only 3 in the new development. The new building is also restricted to single storey in this location.
 - L 24 Richmond Drive is only 9.0m from the boundary but screened from the main care home building by the existing garden store. It will also benefit from the proposed care home being 1.5m further away from the boundary and there being fewer occupied rooms looking north at this point.
 - M The distance from the corner of 22 Richmond Drive to northward facing windows in the main 2 story block of the care home is 47.5m.
 - N The entrance to the site from Manygate Lane will be improved, with a wider driveway further into the site and increased parking to a higher standard. The kerb line on the northern boundary will remain unaltered.

Churchgate Services
Your Partner in Healthcare
227 LONDON ROAD • ROMFORD • ESSEX • RM7 9BQ
info@churchgateservices.co.uk • TEL 01708 380940

Project
New 78 Bed Care Centre
68 Manygate Lane
Shepperton, TW17 9EE

Drawing Title
Block Plan showing proximity to neighbours

Scale 1:250 @ A1 Date 28.09.2015
1:500 @ A3
Drawn by ihd Checked by bvs

Job No. Drawing No. Rev.
CS1502 15 A

STATUS
Planning