

Pavilion

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KENYNGTON DRIVE

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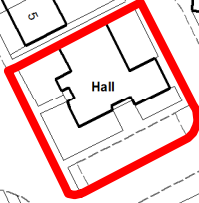
Beechwood Court  
1 to 41

CHURCHILL WAY

KENYNGTON DRIVE

School House

BEECHWOOD AVENUE



1:1,250

**16/02045/FUL**  
**Churchill Hall, Churchill Way,**  
**Sunbury-on-Thames, TW16 7RY**

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# Planning Committee

08 February 2017



<b>Application No.</b>	16/02045/FUL
<b>Site Address</b>	Churchill Hall, Churchill Way, Sunbury
<b>Applicant</b>	Spelthorne Borough Council
<b>Proposal</b>	Demolition of existing hall and replacement with 3 no. two storey terraced dwellings with car parking and amenity space.
<b>Ward</b>	Sunbury Common
<b>Called-in</b>	This application is being referred to Planning Committee as the applicant is Spelthorne Borough Council.

<b>Application Dates</b>	Valid: 20.12.2016	Expiry:14.02.2017	Target: Under 8 weeks
<b>Executive Summary</b>	<p>This application seeks the demolition of the existing hall and the erection of 3 no. two storey terraced dwellings with car parking and amenity space.</p> <p>The site is located within the urban area and the principle of demolishing the hall and replacing it with new residential development is considered acceptable. The proposed design and appearance is considered acceptable in accordance with Policy EN1 of the Core Strategy and &amp; Policies DPD 2009. Furthermore, the relationship with the neighbouring properties is considered satisfactory.</p>		
<b>Recommended Decision</b>	Approve the application subject to conditions set out at Paragraph 8 of the Report.		

## 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:

- CO1 (Provision of Community Facilities)
- EN1 (Design of New Development)
- CC1 (Renewable Energy, Energy Conservation and Sustainable Construction)
- HO3 (Affordable Housing)
- HO5 (Density of Housing Development)
- CC3 (Parking Provision)

### 2. Relevant Planning History

SUN/OUT/10170	Erection of a Home for Aged Persons comprising ten one-person units, eight two-person units and one five-person Wardens unit, together with a single-storey Day Centre of 975 sq ft (90.5 sq m) on 1.13 acres (0.45 hectare).	Grant Conditional 17.04.1972
SUN/FUL/10427	Erection of a Home for Aged Persons (AP), 6 No. A.P. Bungalows, 8 No. A.P. Flats, Day Centre, 22 Garages and Electricity Sub Station.	Grant Conditional 13.03.1973
SUN/FUL/10427/A	SUN/FUL/10427/A Erection of a home for aged persons containing 18 person units, 11x 2 person units and 1 wardens flat, 3 aged persons bungalows, 8 aged persons flats, an aged persons day centre, together with the erection of 24 garages, the construction of 27 parking spaces and an electricity	Grant Conditional 13.03.1973

sub-station.

PLAN  
C/DE4/76/352

Change of use from Day Centre to public hall plus the erection of a storage room at the side of the existing hall, measuring 17 ft. (5.2 m) by 11 ft. (3.4 m) to be used for purposes ancillary to the proposed use.

Grant Conditional  
09.08.1976

### 3. Description of Current Proposal

- 3.1 The application site relates to Churchill Hall, Sunbury which is located on the eastern side of Churchill Way. The site is currently occupied by a detached low profile building. The hall was built in 1973, as part of a home for the elderly, but was granted permission in 1976 to be used as a public hall. The original 'home' has subsequently been redeveloped as Beechwood Court (located to the rear of the application site); a self-contained extra care sheltered housing scheme. Churchill Hall was operated by the Council as a Day Centre for the elderly up until October 2010 when the day centre function was relocated to the then new Benwell Centre. The Day Centre use operated on weekdays from 9 to 4pm. Up until this point it was occasionally hired for children's parties etc. From around 2006 it was let to a company in the evenings and weekends who ran dance classes. From April 2011 to March 2016 that company took a lease of the entire premises. They have since re-provided much of their classes elsewhere. Any 'public' use of the premises ceased in March 2011.
- 3.2 There are 6 parking spaces located to the south of the site. To the east of the site is the Beechwood Court sheltered housing development, while to the north and south are two terraces of bungalows with low profile roofs. To the west of the site and further to the north the street scene is characterised by two storey terraced development.
- 3.3 The proposal is for the erection of 3 no. two storey terraced dwellings with pitched gable ended roofs. The dwellings each incorporate 1 parking space to the front and the development incorporated 6 further spaces to the south of the site, including 2 disabled parking spaces.
- 3.4 The completed houses will be under ownership of Knowle Green Estates Ltd which is a subsidiary company owned by the Council. The houses will be let to clients from the Councils housing register. Two of the parking spaces to the south will be required for the residential properties whilst the remainder (4) will be available for parking by local residents.
- 3.5 Copies of the proposed site layout and elevations are attached as an Appendix.

### 4. Consultations

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

Consultee	Comment
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<b>County Highway Authority</b>	No objection subject to conditions
<b>Environmental Health</b>	No objection subject to conditions relating to contaminated land and a method statement during demolition and construction.

## 5. Public Consultation

5.1 83 neighbouring properties were notified of the planning application. 2 letters of representation have been received making the following comments:

- Locating the houses in line with the existing bungalows will totally block out light to the side facing window in no.5 Churchill Way.
- The associated fencing and increased height of properties will 'plunge the rear garden of no.5 into almost permanent gloom, except for in the height of summer'.
- The main reason the hall wasn't used by the wider community was the failure by Spelthorne Council to advertise its availability to hire and it was leased to a dance school.
- The hall is for community use and should be retained as such.
- Access to and from the rear of Churchill Way via the existing double gate doors must be maintained throughout the build.
- Parking problems in the area will be made worse by the development.
- Worried about noise and disturbance resulting from the development

## 6. Planning Issues

- Design and Appearance
- Impact on amenity
- Parking
- Loss of community hall

## 7. Planning Considerations

### Design and Appearance

7.1 Policy EN1(a) of the CS & P DPD states that the Council will require a high standard of 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.

7.2 The proposal is for 3 terraced dwellings. There is a three storey sheltered housing development directly to the rear of the site and low profile, terraced bungalows either side of the application site. However, the character of the

area predominantly consists of uniform 2 storey terraced dwellings. Although there are also 3 storey flats further to the south east of the site. The proposed new dwellings reflect the style and design of the existing two storey dwellings incorporating a gable ended roofline. They are considered acceptable in appearance and would not appear out of character in the street scene.

- 7.3 The Councils Supplementary Planning Guidance on Parking requires no more than half the width of a dwellings front garden to be used for car parking, and the proposed layout would comply with this requirement. The layout also allows space for landscaping at the front of the dwellings and boundary treatment to soften the impact of the development. The parking area to the south of the site also incorporates areas for landscaping which would break up the appearance of the parking areas. Overall the proposal is considered to be acceptable in terms of impact on visual amenity.

#### Amenity

- 7.4 The Council has received a representation from the occupants of no.5 Churchill Way, raising objection on the grounds of loss of light to a side facing window in the south eastern elevation of the dwelling. The proposed new dwellings would be located in line with the front of the adjacent bungalows and 3m's from the side elevation of no.5. The dwellings would infringe a 45 degree vertical line taken from the face of the side window in question. However, paragraph 3.22 the SPD on Design states that any new dwelling must not break a 45 degree line from the main window to a habitable room. The window in question is a secondary source of light to the lounge, the main source of light being patio doors to the rear. It is therefore not considered that the Council could raise objection on the basis of loss of light to this window as it is not the main light source to the room.
- 7.5 The proposed dwellings would extend only slightly past the rear elevation of no.5 and would therefore not infringe a 45 degree line taken from the rear of the property. Furthermore, no.5 has a boundary wall of some 2.4m in height adjoining the rear of the property and extending some 5m in depth, which would provide some shielding from the development. Overall therefore it is considered that the proposal would not result in significant loss of light or overbearing impact to the rear of the property.
- 7.6 The amenity space provided would meet the requirements of the Councils Supplementary Planning Document on Design of Residential Dwellings (SPD). The floor space of the proposed new dwellings would exceed the required minimum floor spaces laid out in the SPD and the national technical standards.

#### Loss of Hall

- 7.7 Policy CO1 of the Councils Core Strategy and Policies DPD states that the Council will seek to ensure community facilities are provided to meet local need and will resist the loss of facilities, except where it is demonstrated the facility is no longer needed, or where it is established that the services provided by the existing facility can be provided in an alternative location, or in a manner that is equally accessible to the community served. The Council has received 2 representations objecting to the loss of a hall which is considered to provide a community facility.

- 7.8 As set out in paragraph 3.1 above the long standing public use of the hall as a day centre ceased in October 2010 when that function transferred to the new Benwell Centre. Such other public uses ceased at this time as well. The use by a dance company would not be regarded as a 'public amenity use'. The hall has not been in public use for some years and therefore in terms of policy there is no loss of community facilities to consider. The Council has no need for any additional public hall facilities as its needs are met at by its existing premises in the Borough. There is, therefore, no need to retain this building for a future community use.

#### Parking and highways

- 7.9 Policy CC3 of the Councils Core Strategy and Polices DPD requires appropriate provision to be made for off street parking.
- 7.10 The Council has consulted the SCC Highways Engineer on the proposal on highway safety grounds. Having assessed the application he has confirmed that he no objection. He notes that the Councils Parking Standards require developers to provide a minimum of 1.5 parking spaces per 2 bedroom unit, which equates to 5 parking spaces. The scheme would provide one undercroft parking space per dwelling, plus 6 more to the south. Two of the spaces to the south will be for the dwellings and therefore the parking requirements are met. The remaining four will be available for local residents to park, which is to be welcomed. The proposed parking provision is therefore considered to be acceptable.

#### Other matters

- 7.11 The proposed housing density is 50 dwellings per hectare which is considered to be acceptable in this location and accords with Policy H05 of the Core Strategy and Polices DPD.

### **8. Recommendation**

- 8.1 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: L2251/LP, L2251/04C, L2251/05C, P/GF/1B, B15/6684-01, 02A, 02B and 02C, Tree Survey.

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

3. 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 and the surface material for the 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:-

- (a) 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" proving guidance can also be downloaded from Spelthorne's website at [www.spelthorne.gov.uk](http://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. No development shall commence until a report has been 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 each 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. 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 buildings are 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.

8. 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

9. No demolition shall take place, including any works of demolition or site clearance, until a demolition method statement detailing the proposed methodology for demolishing the existing structures and the mitigation measures to be implemented has been submitted to and approved in writing by the Local Planning Authority. The DMS shall include submission of a Pre-Demolition Asbestos Survey. The agreed methodology and mitigation measures shall be implemented in accordance with the approved details.

Reason:- To safeguard the amenity of neighbouring properties

10. No development shall take place, including any works of demolition or site clearance, until a Construction Environmental Management Plan (CEMP) for the site has been submitted and approved by the Local Planning Authority. All of the demolition and construction work shall then be undertaken in strict accordance with this approved plan and relevant codes of practice, unless otherwise agreed in writing by the Local Planning Authority.

Reason:- To safeguard the amenity of neighbouring properties

11. The development hereby approved shall not be occupied unless and until the proposed vehicular access to Churchill Way has been constructed and provided with pedestrian visibility zones of 2 metres by 2 metres on the north side of each access in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter the visibility zones shall be kept permanently clear of any obstruction between 0.6 metres and 2.0 high above the ground.

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.

12. 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) provision of boundary hoarding behind any visibility zones
  - (h) measures to prevent the deposit of materials on the highwayhas 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 with the National Planning Policy Framework 2012 and policy CC2 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) 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.

14. That no further openings of any kind be formed in the north western elevation of plot 1 without the prior written consent of the Local Planning Authority.

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.

15. Prior to the occupation of the development hereby permitted the first floor window(s) on the north western elevation of plot 1 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. The(se) window(s) 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.

#### Informatives:

1. 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, carriage way, 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](http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs).

2. A pedestrian inter-visibility splay of 2m by 2m shall be provided on the north side of each access, the depth measured from the back of the footway and the widths outwards from the edges of the access. No fence, wall or other obstruction to visibility between 0.6m and 2m in height above ground level shall be erected within the area of such splays.

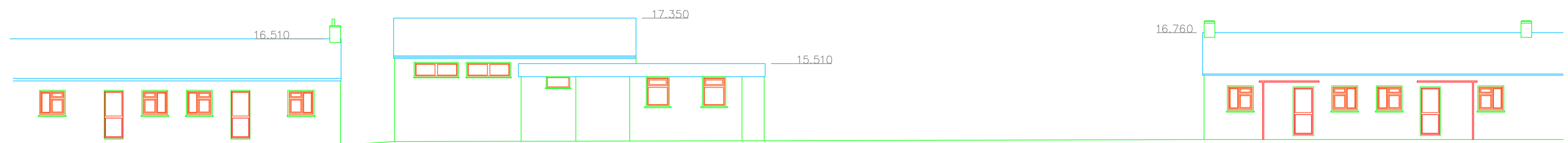
3. The developer is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges,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

4. Article 2 (3) Development Management Procedure (Amendment) 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 or made available 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;

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## ELEVATION 1

DATUM 5.00m

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Prelim	-	Preliminary - Not Complete	-
Rev	QA Check	Description	Date

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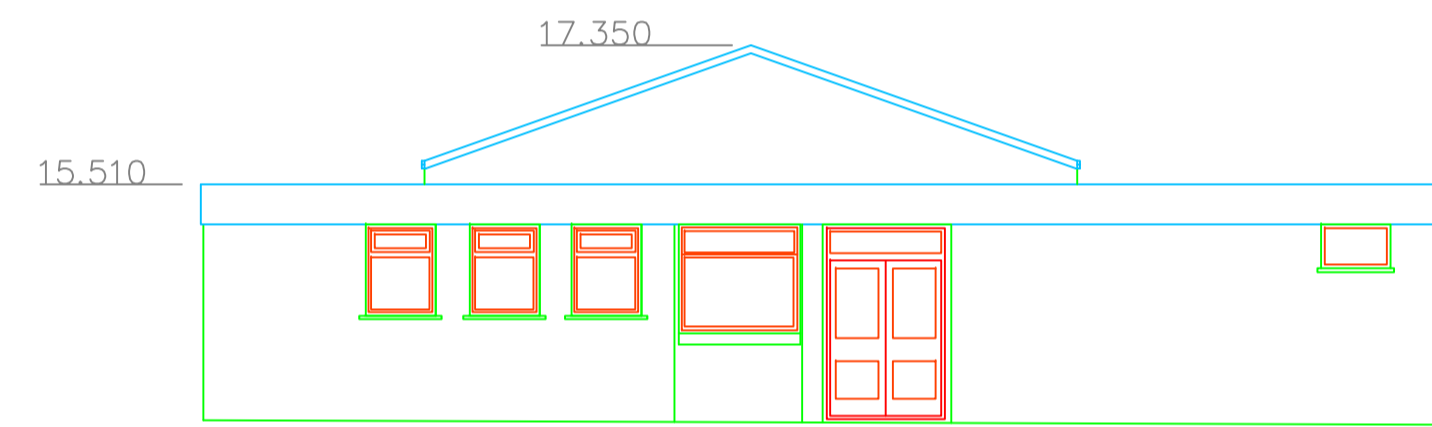
### ELEVATIONS

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**CHURCHILL VILLAGE HALL**  
**CHURCHILL WAY**  
**SUNBURY TW16 7RY**

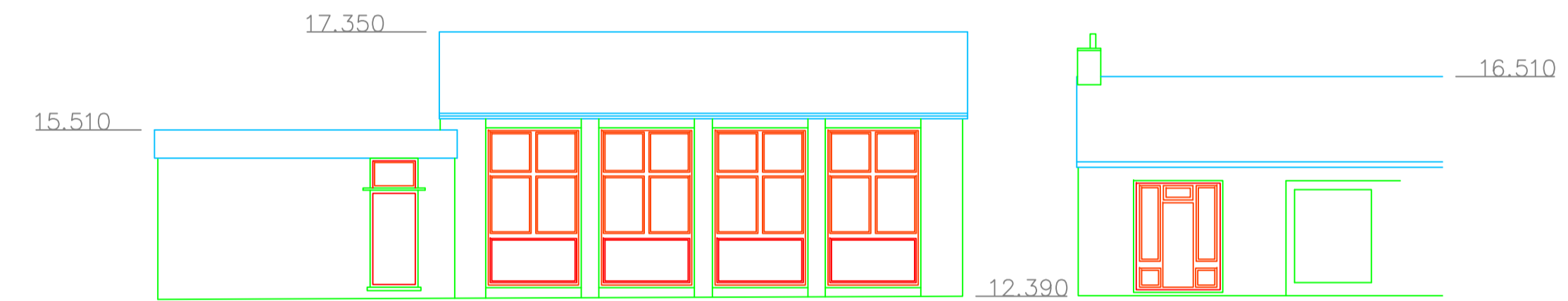
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ELEVATION 2



ELEVATION 3

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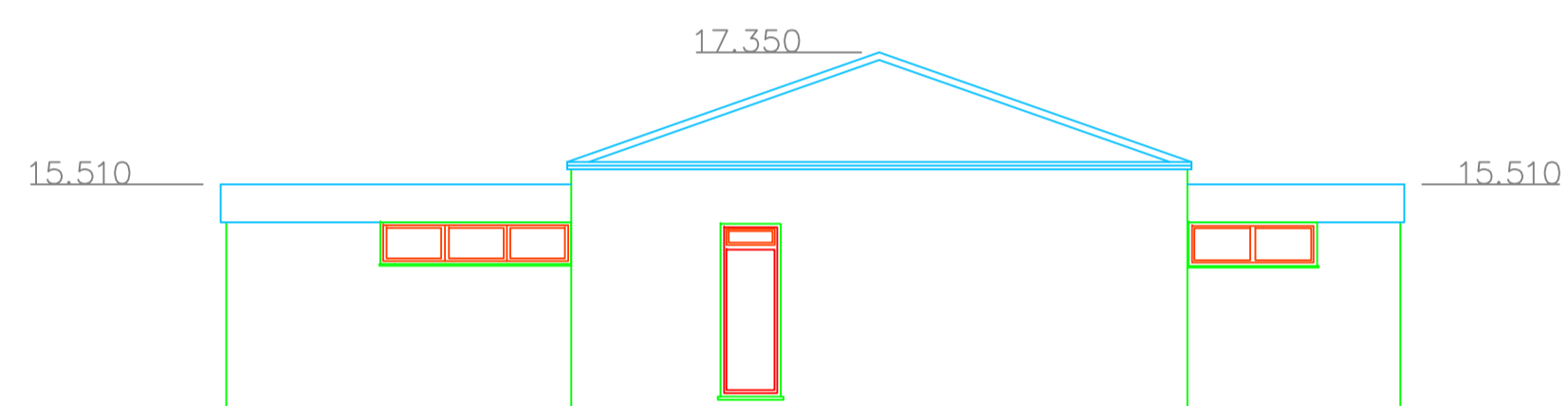
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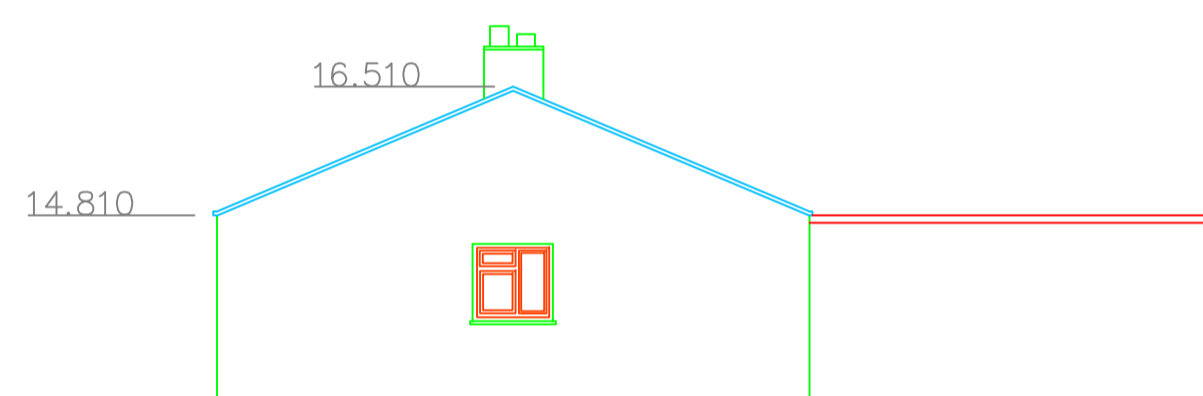
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**CHURCHILL WAY**  
**SUNBURY TW16 7RY**

JOB No	DRAWING NUMBER
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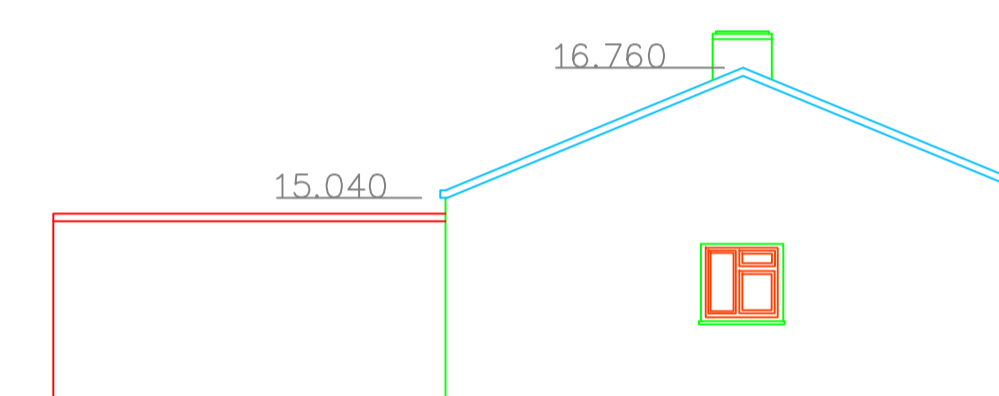
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ELEVATION 4



ELEVATION 5



ELEVATION 6

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Prelim	-	Preliminary - Not Complete	-
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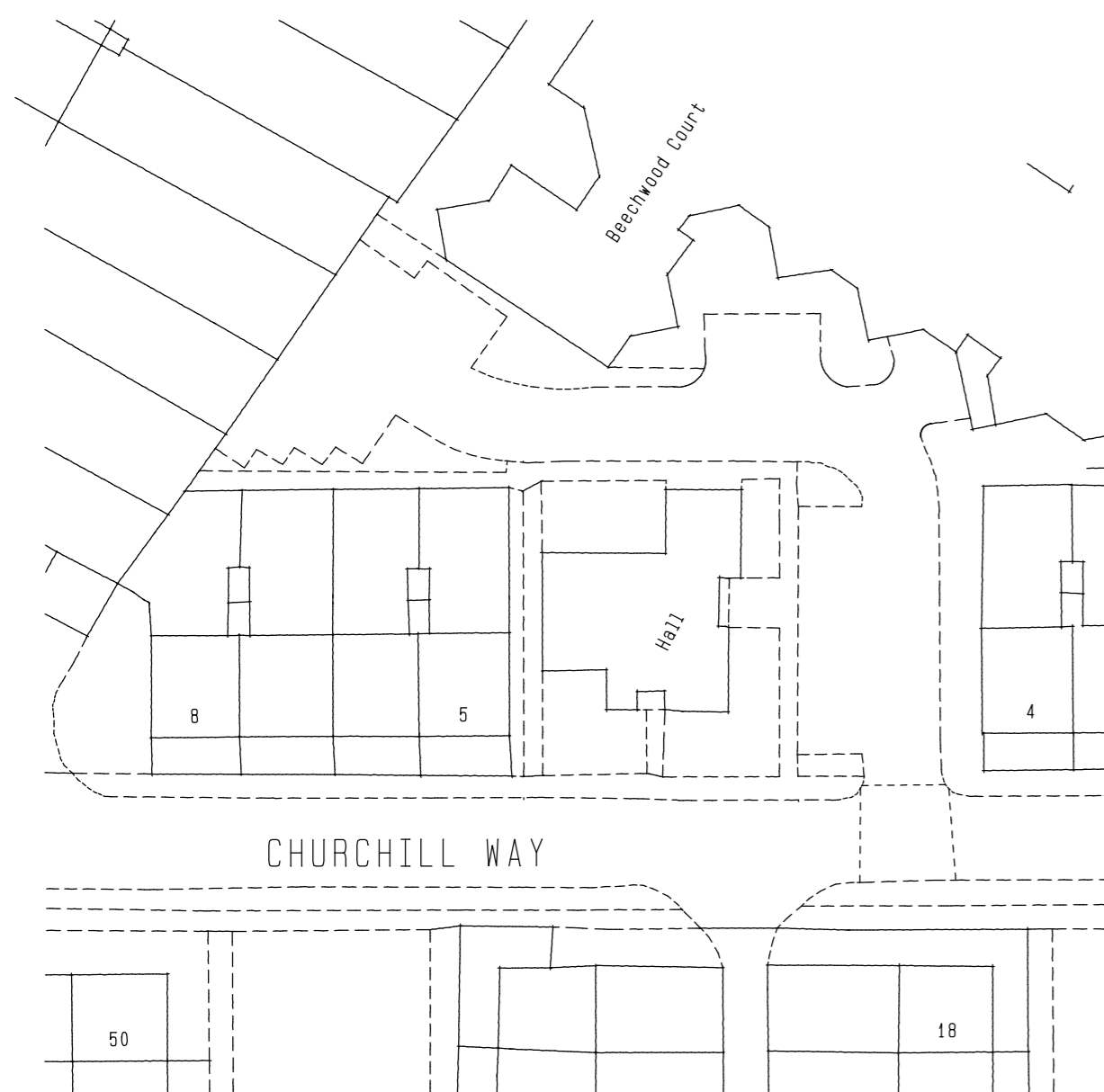
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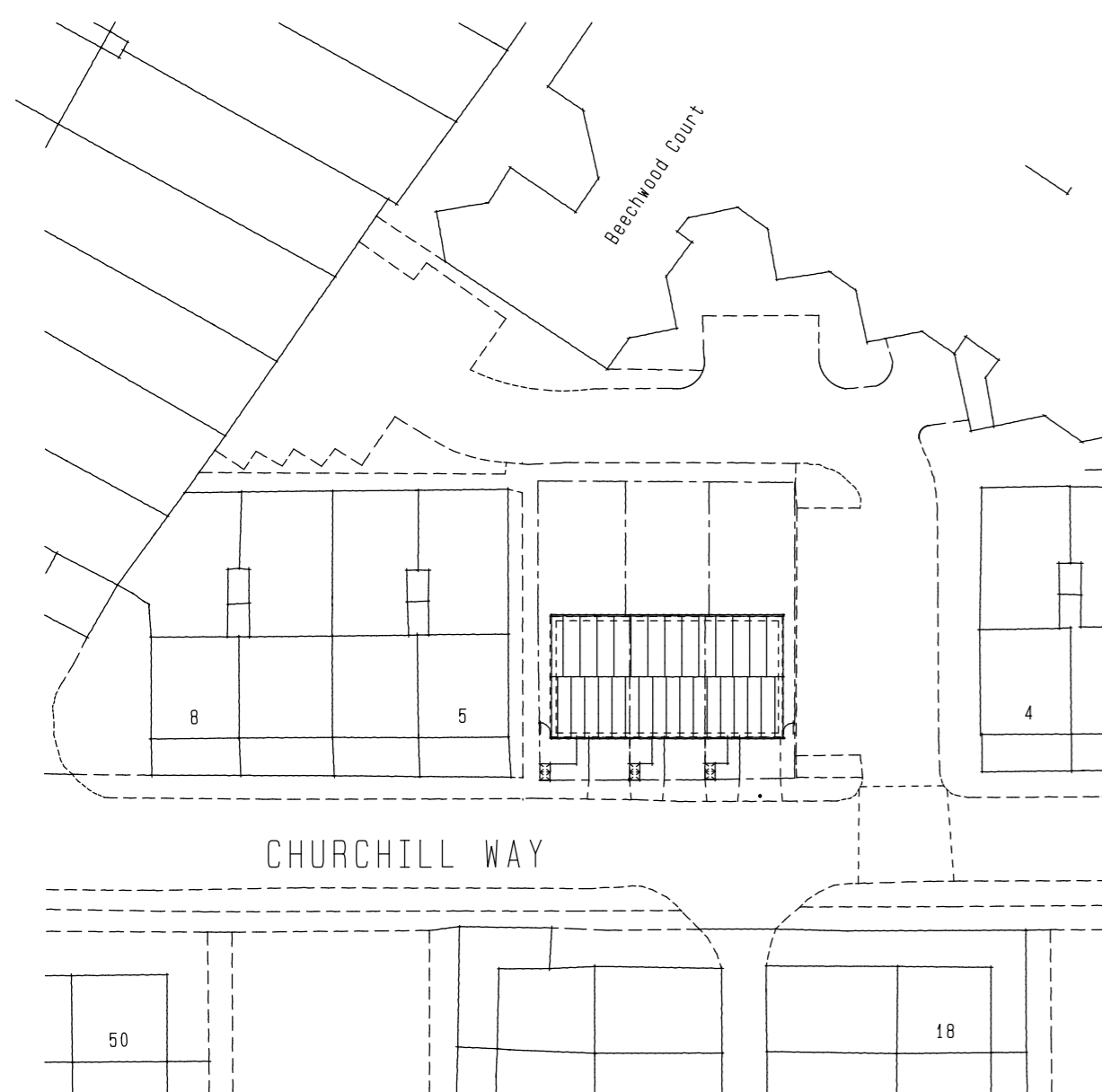
**ELEVATIONS**

ADDRESS:  
**CHURCHILL VILLAGE HALL**  
**CHURCHILL WAY**  
**SUNBURY TW16 7RY**

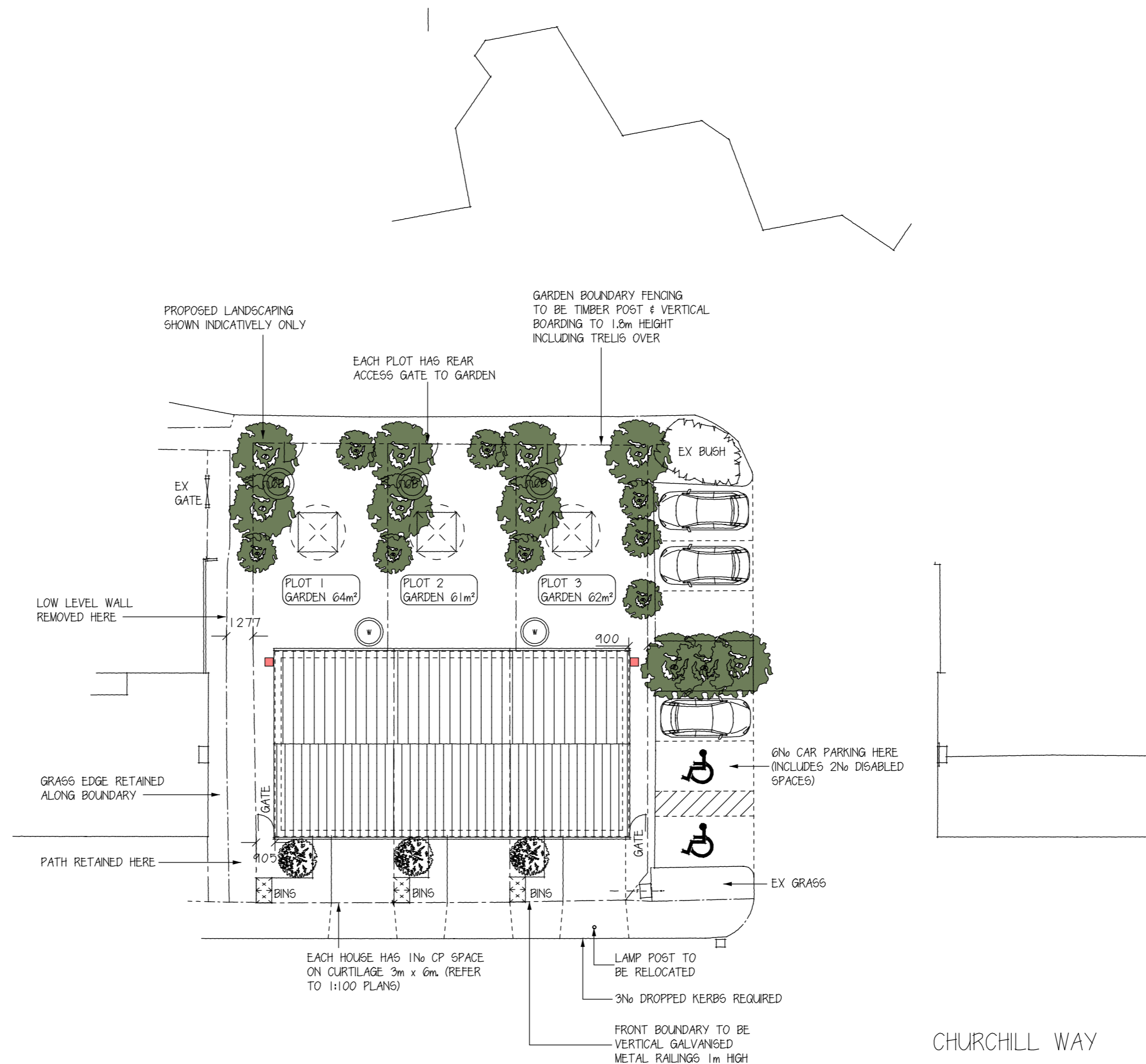
JOB No	DRAWING NUMBER
B15/684	B15/684-02C



EXISTING BLOCK PLAN 1:500



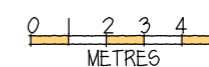
PROPOSED BLOCK PLAN 1:500



SITE LAYOUT 1:200

SCHEDULE OF ACCOMMODATION

- 3No X 2 BED/ 3 PERSON HOUSES  
EACH HOUSE TOTAL GIA 75m<sup>2</sup>
- GARDEN SPACE AS INDICATED
- CAR PARKING ON CURTILAGE 1No PROVIDED EACH STANDARD IS 1.5/ 2BED HOUSE THEREFORE A TOTAL OF 1.5 SPACES REQUIRED OFF CURTILAGE
- COVERED CYCLE RACK PROVIDED ADJACENT TO FRONT DOOR, VERTICAL TYPE 2No/ DWELLING



NOTES

- 1 THE CONTRACTOR IS RESPONSIBLE FOR ALL SETTING OUT AND MUST CHECK DIMENSIONS ON SITE BEFORE WORK IS PUT IN HAND
- 2 WRITTEN DIMENSIONS ONLY TO BE TAKEN THIS DRAWING MUST NOT BE SCALED
- 3 THE ARCHITECT IS TO BE IMMEDIATELY NOTIFIED OF SUSPECTED OMISSIONS OR DISCREPANCIES

LEGEND

- GENERAL PURPOSE (TT) BOX ATTACHED TO MATURE TREES OR TO BUILDING
- ⊙ CB COMPOST BIN 330L + INFO BOOKLET ACCESSIBLE TO DISABLED PEOPLE
- OTHER SUSTAINABLE FEATURES TO BE PROVIDED
- ⊙ W 210 LITRE WATER BUTT
- ⊙ 6m+ ROTARY WASHING LINE COMPLETE WITH GROUND SOCKET SET IN CONCRETE FOUNDATION, APPROX. 0.25m<sup>3</sup> BASE.

ACCESS PATHS TO BE PAVED WITH FALLS TO MEET BUILDING REGULATION AD PART M

BING FOR PROPOSED HOUSES  
2 No 240L COVERED BING PROVIDED BY LOCAL AUTHORITY. BIN ENCLOSURE BASE TO BE CONCRETE OR PAVING TO MATCH PATH. ACCESS FROM THE DWELLING AND TO THE FRONT BOUNDARY TO BE LEVEL. TRAVEL DISTANCE FROM THE FRONT DOOR TO BE NO MORE THAN 10M AND TO THE FRONT BOUNDARY AS SPECIFIED BY THE LOCAL AUTHORITY TO BE IN ACCORDANCE WITH AD H (PART H6) I.E. MAX 25M ENCLOSURE TO BE TIMBER POSTS WITH HORIZONTAL BATTENS STEPPED EITHER SIDE.

REVISION	CHECKED	DATE
REV C AMENDED TO PRE APP ADVICE		KMD 09/09/16
REV B TEXT CORRECTED		KMD 06/06/16
REV A AMENDED TO GUT ADDITIONAL SITE AREA		KMD 25/05/16



**ROBERT DAVIES JOHN WEST LIMITED**  
RIBA Chartered Practice

The Courtyard 59 Church Street  
Staines upon Thames Middx TW18 4XS  
Tel: 01784 459211 E-mail: info@rdjwlttd.com

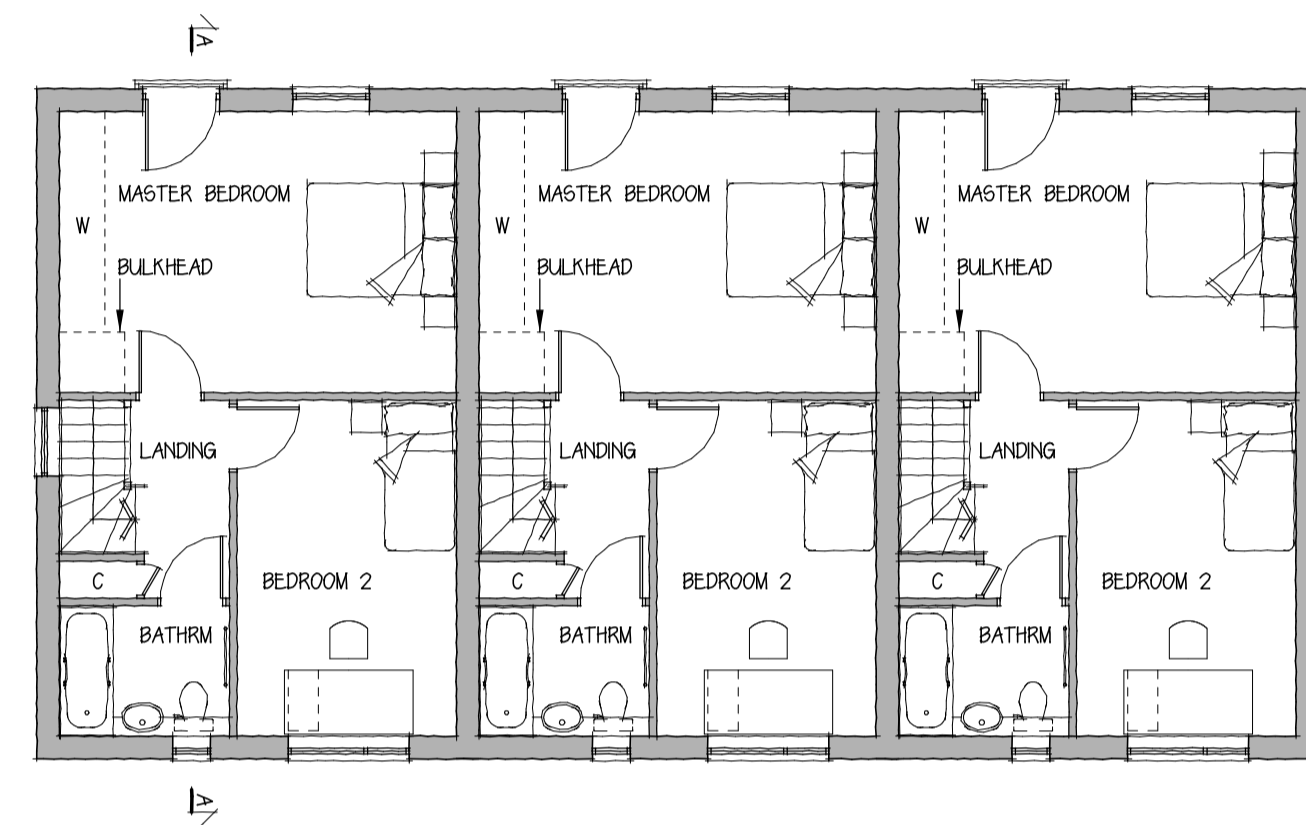
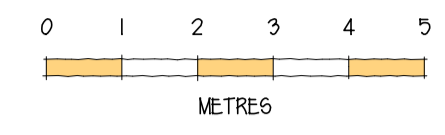
DATE	21/09/15	PROPOSED DEVELOPMENT, CHURCHILL HALL CHURCHILL WAY SUNBURY
SCALE	AS SHOWN	
DRAWN	KMD	
CHECKED	AJ	PROPOSED SITE LAYOUT/ EXISTING & PROPOSED BLOCK PLANS
DWG No	L2251/04	REV c





PROPOSED STREET SCENE

- NOTES
- 1 THE CONTRACTOR IS RESPONSIBLE FOR ALL GETTING OUT AND MUST CHECK DIMENSIONS ON SITE BEFORE WORK IS PUT IN HAND
  - 2 WRITTEN DIMENSIONS ONLY TO BE TAKEN THIS DRAWING MUST NOT BE SCALED
  - 3 THE ARCHITECT IS TO BE IMMEDIATELY NOTIFIED OF SUSPECTED OMISSIONS OR DISCREPANCIES



FIRST FLOOR PLAN  
FIRST FLOOR GROSS INTERNAL AREA 43.00m<sup>2</sup> (EACH HOUSE)

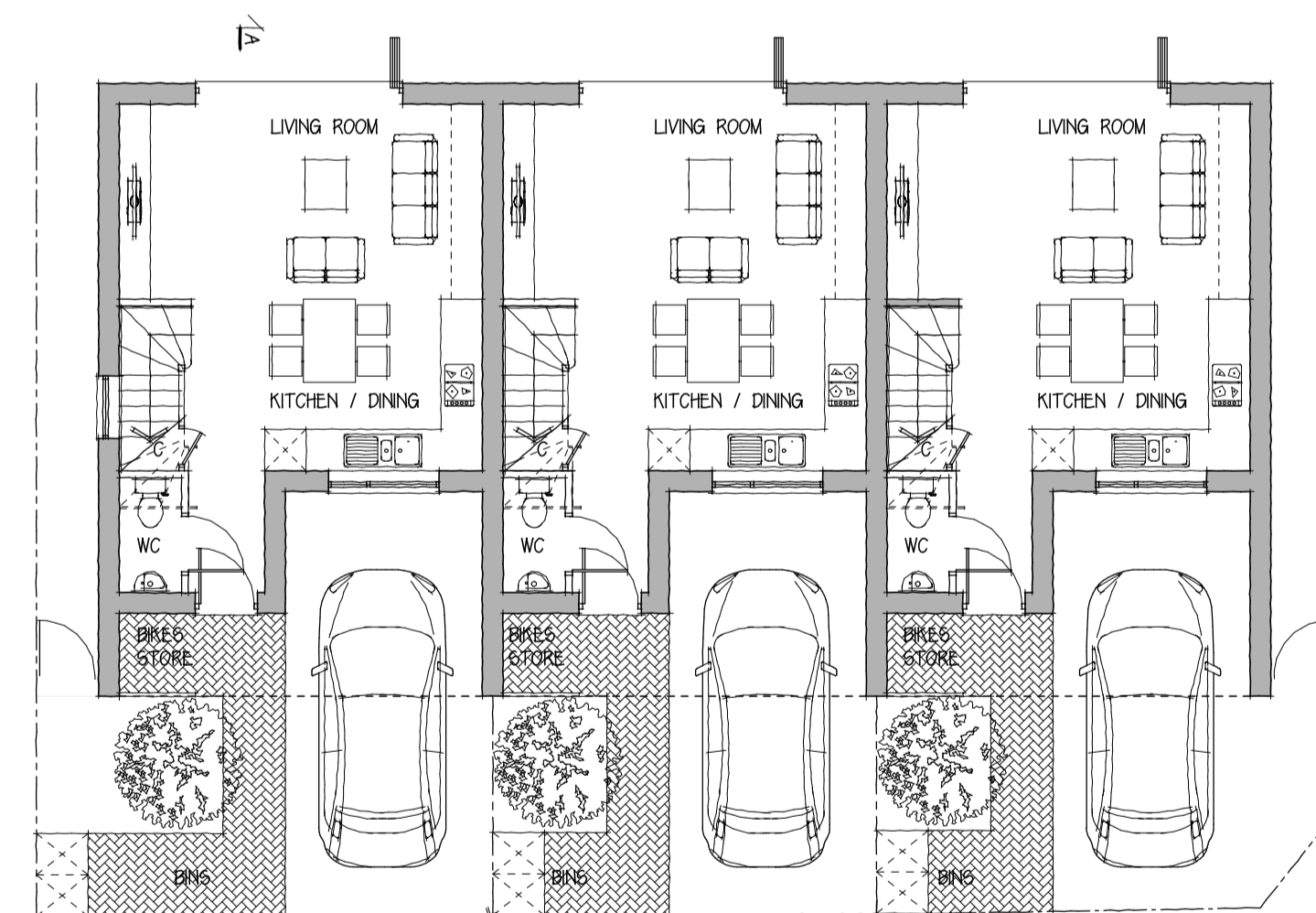


FRONT ELEVATION

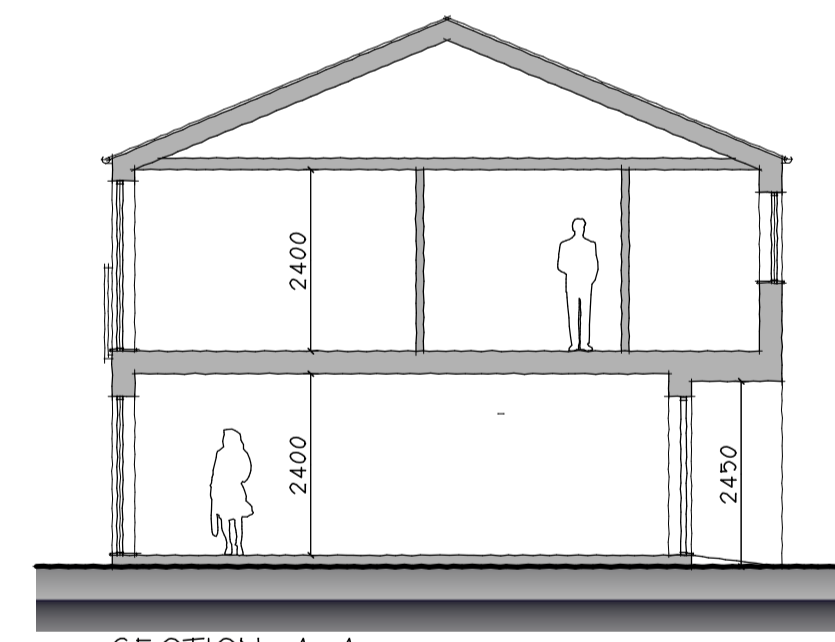


REAR ELEVATION

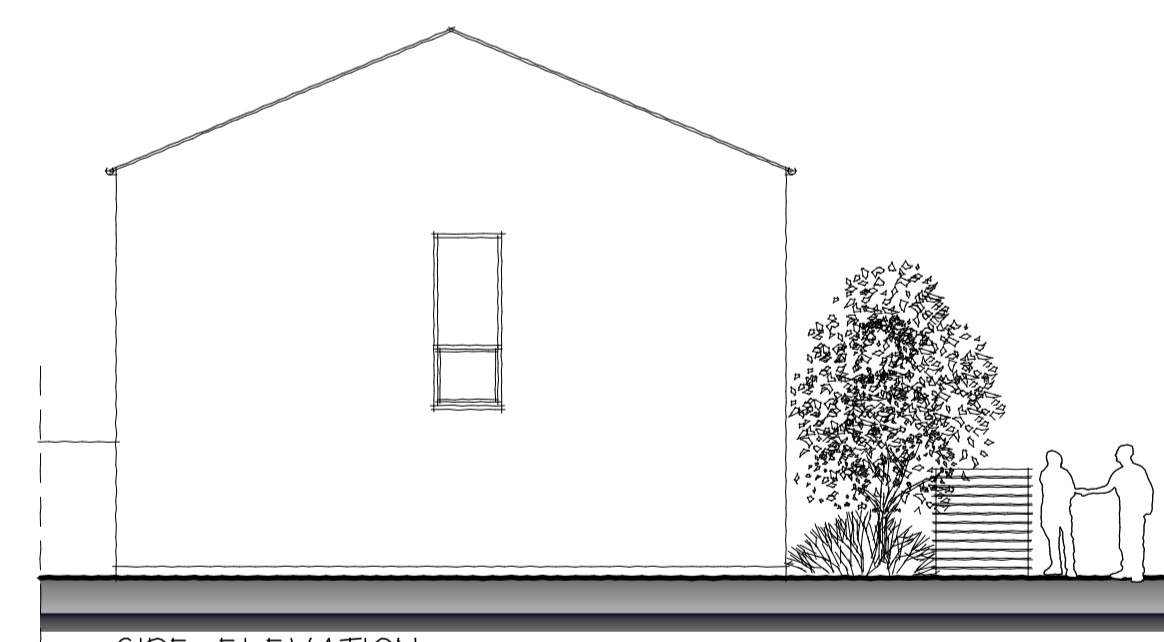
- EXTERNAL MATERIALS:
- ROOF - PITCHED 22.5° INTERLOCKING BROWN ROOF TILE BY MARLEY OE
  - DOWNPIPES & GUTTERS - GALVANISED LINDBAB OE
  - WALLS - CREAM RENDER
  - BRK STORE - TIMBER CLADDING
  - PLINTH - DARK GREY RENDER
  - WINDOWS AND DOORS - WHITE RECYCLED ALUMINIUM
  - BATHROOMS & ENSUITES TO BE OBTAINED GLAZING AS INDICATED
  - BALCONIES - TIMBER HANDRAIL AND GALVANISED VERTICAL BARS
  - OBTAINED GLAZING SHADED THIS



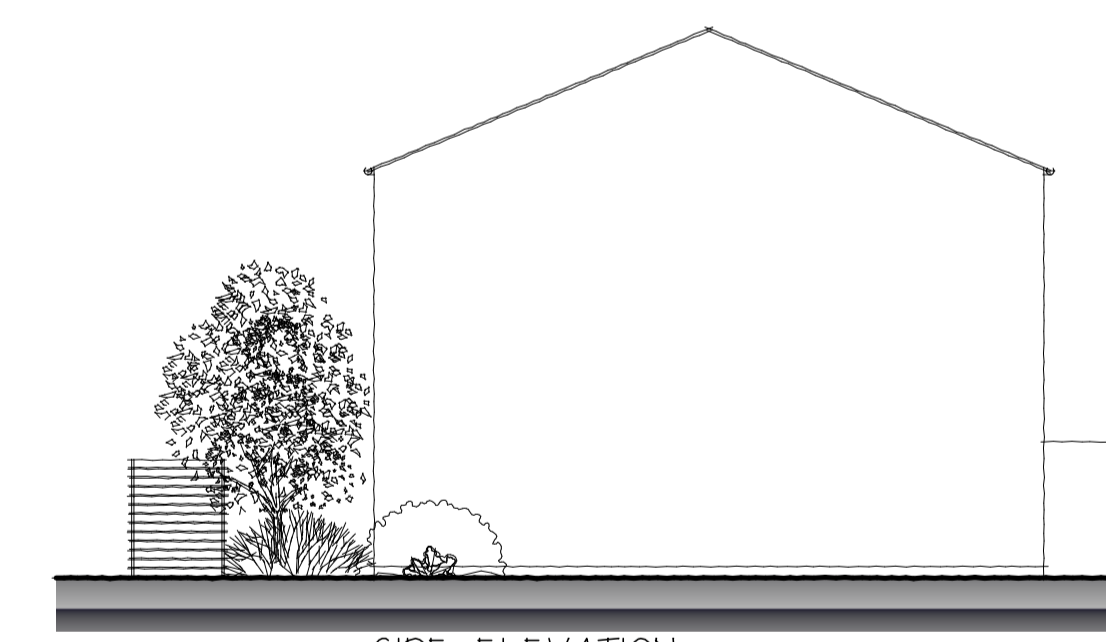
GROUND FLOOR PLAN  
GROUND FLOOR GROSS INTERNAL AREA 31.50m<sup>2</sup> (EACH HOUSE)  
TOTAL GROSS INTERNAL AREA 75m<sup>2</sup> (EACH HOUSE)  
MINIMUM REQUIRED 75m<sup>2</sup>



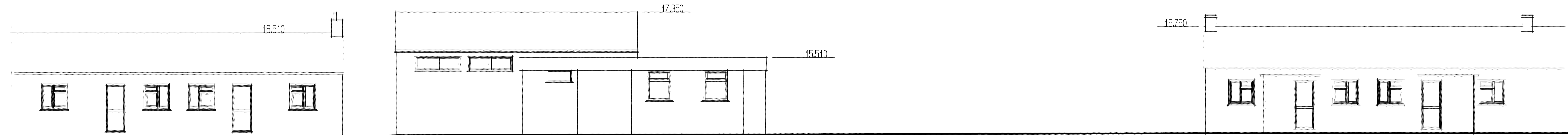
SECTION A-A



SIDE ELEVATION



SIDE ELEVATION



EXISTING STREET SCENE

REV C AMENDED TO PRE APP ADVICE KMD 09/09/16  
REV B TEXT CORRECTED KMD 06/06/16  
REV A AMENDED TO SUIT ADDITIONAL SITE AREA KMD 26/09/16  
REVISION CHECKED DATE

**ROBERT DAVIES JOHN WEST LIMITED**  
RIBA Chartered Practice

The Courtward 59 Church Street  
Staines upon Thames Middx TW18 4XS  
Tel: 01784 459211 E-mail: info@rdjwtd.com

DATE: 21/09/15  
SCALE: 1:100 @ A1  
DRAWN: AJ  
CHECKED: KMD  
DATE: 21/09/15  
PROPOSED DEVELOPMENT,  
CHURCHILL HALL  
CHURCHILL WAY GUNBURY  
PROPOSED PLANG,  
ELEVATIONS & SECTION A-A  
EXISTING & PROPOSED  
STREET SCENE  
DWG NO: **L2251/05** REV C