



4.01 Aerial visual of proposed scheme



4.02. Streetscene visuals from Central Road. The proposed rear development will not be visible from this view and no changes are proposed to the front elevation.

The new development is located towards the rear (southern) edge of the site. The existing commercial ground floor unit is retained, as are the first floor flats above. These existing flats can be accessed by a first floor courtyard. The existing facade onto Central Road is retained, to maintain continuity of the streetscene and to preserve the character of the area.

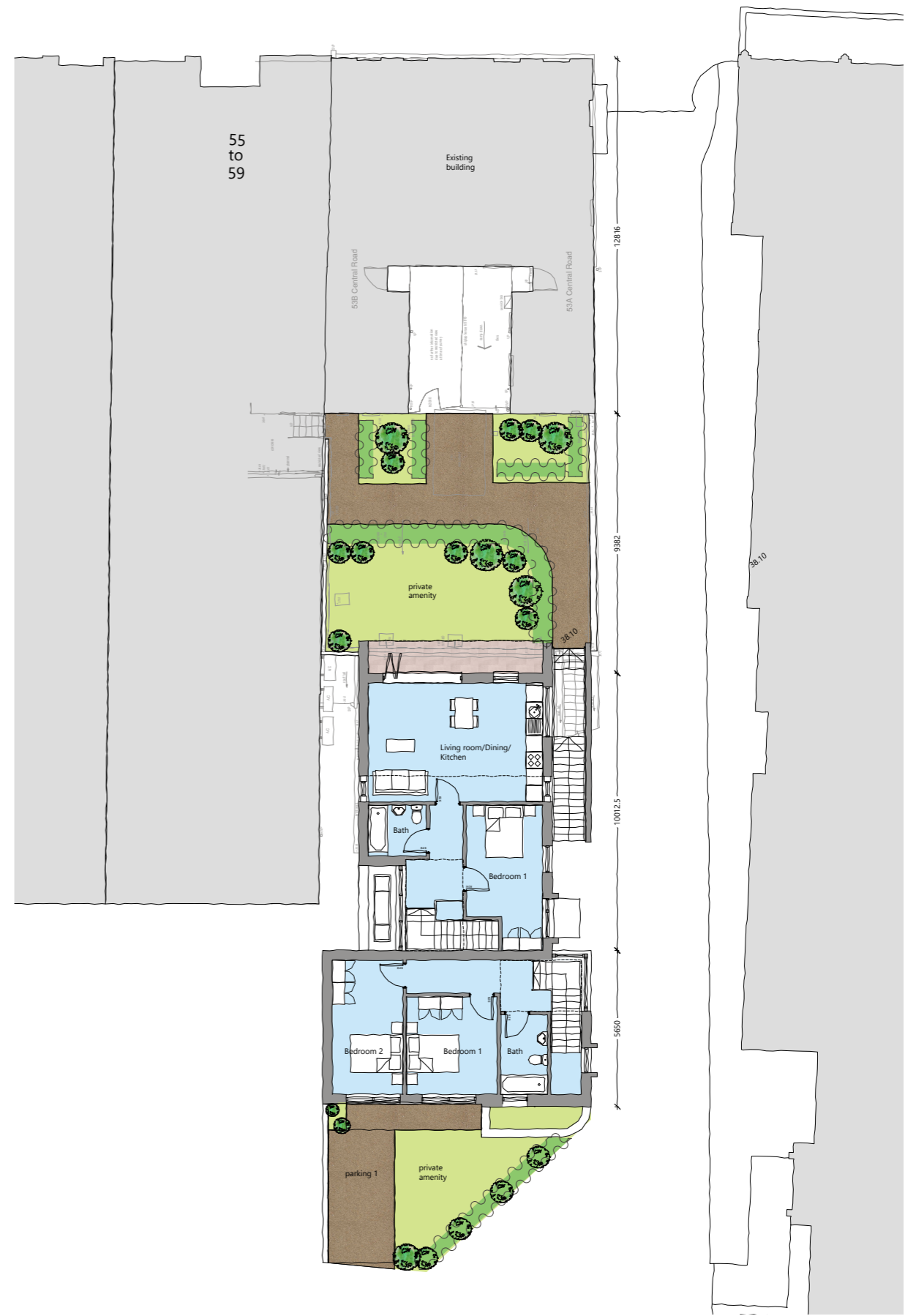
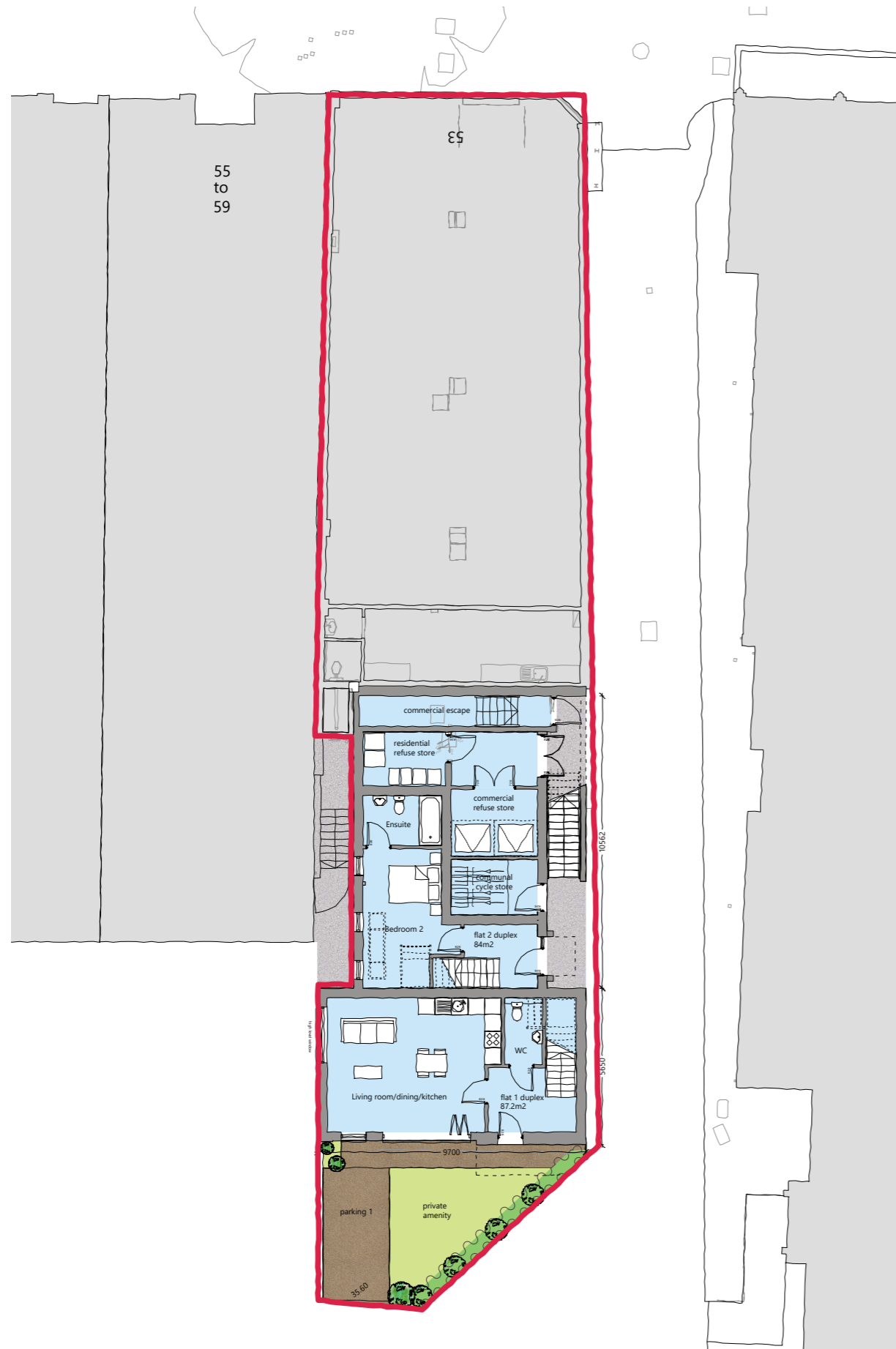
The existing commercial unit retains its important street frontage and pedestrian access off Central Road. A new dedicated bin store for the commercial premises is included, alongside separate escape stairs. The condensing of the commercial unit's 'back of house' area and refuse store is considered to be a much more efficient use of space, allowing freed up area to be better utilised for residential dwellings.

To the rear of the site is the proposed two storey residential block, which comprises of two residential units, both duplexes. The building's massing has been carefully sculpted to ensure it is not overly dominant in this sensitive and constrained area. Windows have been orientated to remove overlooking or impacts on neighbour privacy and amenity, whilst large glazed 'lanterns' provide high levels of natural light to the proposed units. Both apartments feature their own private garden space.

The new residential units are serviced by shared, communal cycle and bins stores. These have been located on the ground floor, making efficient use of areas where natural daylighting would have been lower. 1 car parking space is provided for unit 1.



4.03. Proposed side elevation.



4.04 - 4.06 Proposed floor plans

## 4.0 schedule of accommodation



Under local planning policies, all new developments should be designed to a high quality. All units have been designed to comply with Nationally Described Space Standards published in 2015 by the Department of Communities and Local Government.

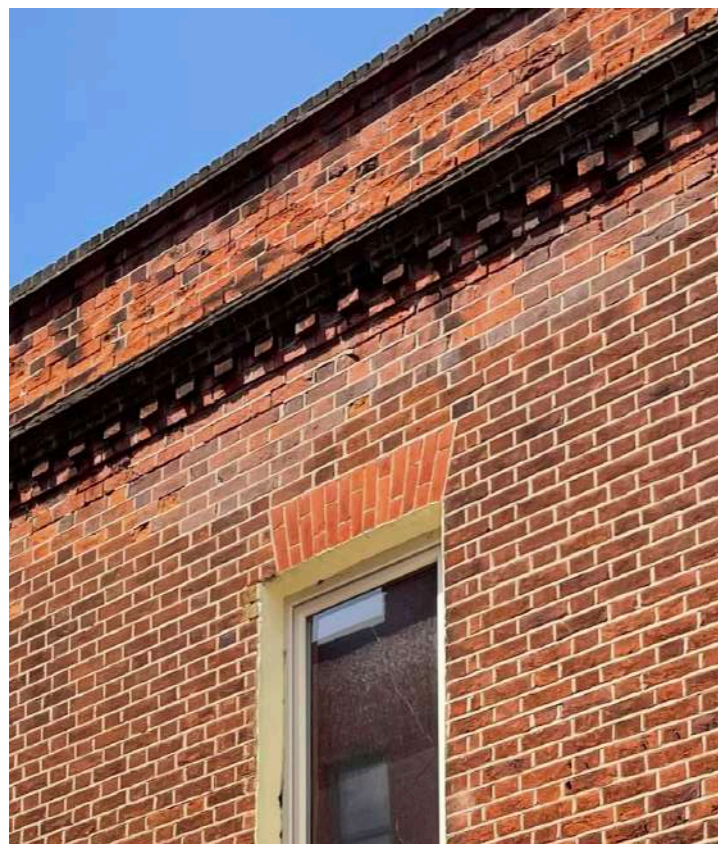
Both units are two bedroomed and exceed the minimum gross internal floor area of 79m<sup>2</sup>, as required by the Nationally Described Space Standards for a 2 storey 2 bedroom, 4 person unit.

The two proposed units are as detailed below:

Flat	Unit Type	m <sup>2</sup>
1 (duplex)	2 bedroom, 4 person	87.2
2 (duplex)	2 bedroom, 4 person	84.0

It is important to note that due regard has been given to policy 9 of Sutton Local Plan, which puts a focus on larger family dwellings unless unviable or unsuitable. 3 bedroom units were considered for the scheme, but given the constrained site and the particular need to ensure adequate daylighting to units, the need to carefully manage privacy, overlooking and overshadowing, alongside the existing local context of smaller bedroomed units, this was not considered viable or suitable.

The reduction in units, scale and height from the previous planning submission demonstrates a clear intent to maximise the potential of the site, whilst being mindful of the local context and streetscenes. The proposed two storey building reflects surrounding building heights and is not considered to be overly dominant in appearance.



4.07 Material selection - red brick

Central Road has a predominance of red brick, with the front facade and first floor side elevation of the existing no. 53 featuring this material. This will be retained under the proposals to ensure no large impact on the existing streetscene. Red brick has also been utilised on the proposed building to ensure consistency with the local context. Areas of feature brickwork have also been used to provide visual interest and complexity to the façades.



4.08 Material selection - render

The rear elevation of no. 53 features white/cream render. For consistency, the same approach has been taken in the proposals, with feature areas of render proposed to the rear and side elevation in a light grey colour.



4.09 Building set backs

Building set backs have been carefully used in the scheme to help delineate between the two residential blocks or different types of space and to provide visual interest. In some case these also serve a dual purpose, such as to duplex unit 2, where a recess on the first floor adjacent to the communal external staircase helps to provide additional privacy to the residential living space.



4.10 Lightwells

Lightwells increase the amount of daylight to proposed spaces, without impacting on neighbouring privacy or overlooking. The lightwells also contribute to the overall contemporary aesthetic of the scheme and provide visual interest.



4.11 Soft landscaping

The proposals will lead to an increase in soft planting on the site, with both private amenity space and a small communal area adjacent to the existing first floor flats above the commercial unit. Hedges and planting are also used as natural screening, to provide privacy to private gardens.

The proposed development makes good use of materials found on the existing site and in the local context, namely red brick and render. This ties the development into the local context and streetscenes.

To provide variety and interest, areas of feature brickwork, recesses and lightwells have been incorporated in the scheme. The introduction of detail and interest will improve the outlook for neighbouring residential properties which look towards the site.

The proposed lightwells are key design features, which improve daylighting to the units without impacting privacy or overlooking to neighbouring dwellings.

The scheme also includes private amenity space for both dwellings. These provide valuable areas for soft planting which the current site is severely lacking. The existing site is characterised by a large area of hard standing and the development is considered to offer a valuable opportunity to improve biodiversity on the site and provide new habitats and greenery.

Privacy to amenity space is provided by the use of soft planting and hedgerows, which provides a clear demarcation between public and private space. This also helps to soften the external appearance of the buildings.



4.12 Proposed elevations



Courtyard Elevation 01  
SCALE 1:100 @ A1

### 4.13 Proposed elevation and courtyard section

Access to the site is to remain as existing, via a small access road off Central Road. This provides both vehicular and pedestrian access along the south-east boundary bordering Brabham Court.

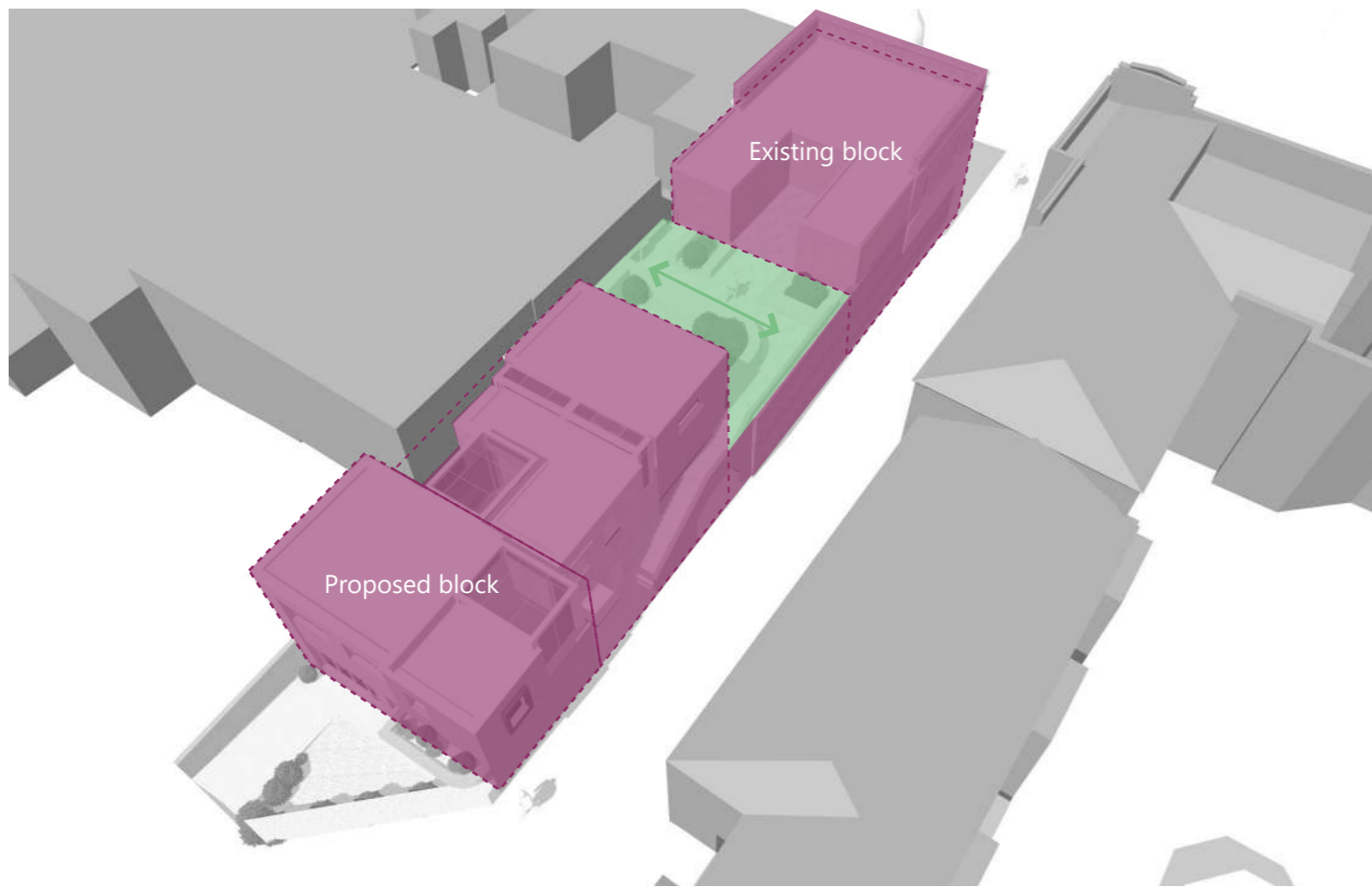
To the rear of the retained existing commercial unit, a space has been utilised on the ground floor plan to provide secure parking, cycle storage and refuse stores. Locating these uses within one area reduces visual clutter on the site. Set backs to this area have been limited to ensure good natural surveillance of the entrance and to increase safety.

The proposed scheme provides 1 car parking space and cycle parking suitable for 2 bicycles per unit. As detailed in the Local Plan, town centre locations with limited parking are to be favourably considered. This is further supported by advice received during the pre-application process, which was positive towards the provision of 1 parking space. It is therefore argued that an adequate number of parking spaces is provided for this well served site which has good accessibility to nearby public transport.

Access to flat 1 is achieved directly from the East access road of the site. The building and entrance is set back slightly from the road to ensure a safe waiting area outside the unit entrance. Access to the other residential unit is achieved from the rear of the site.

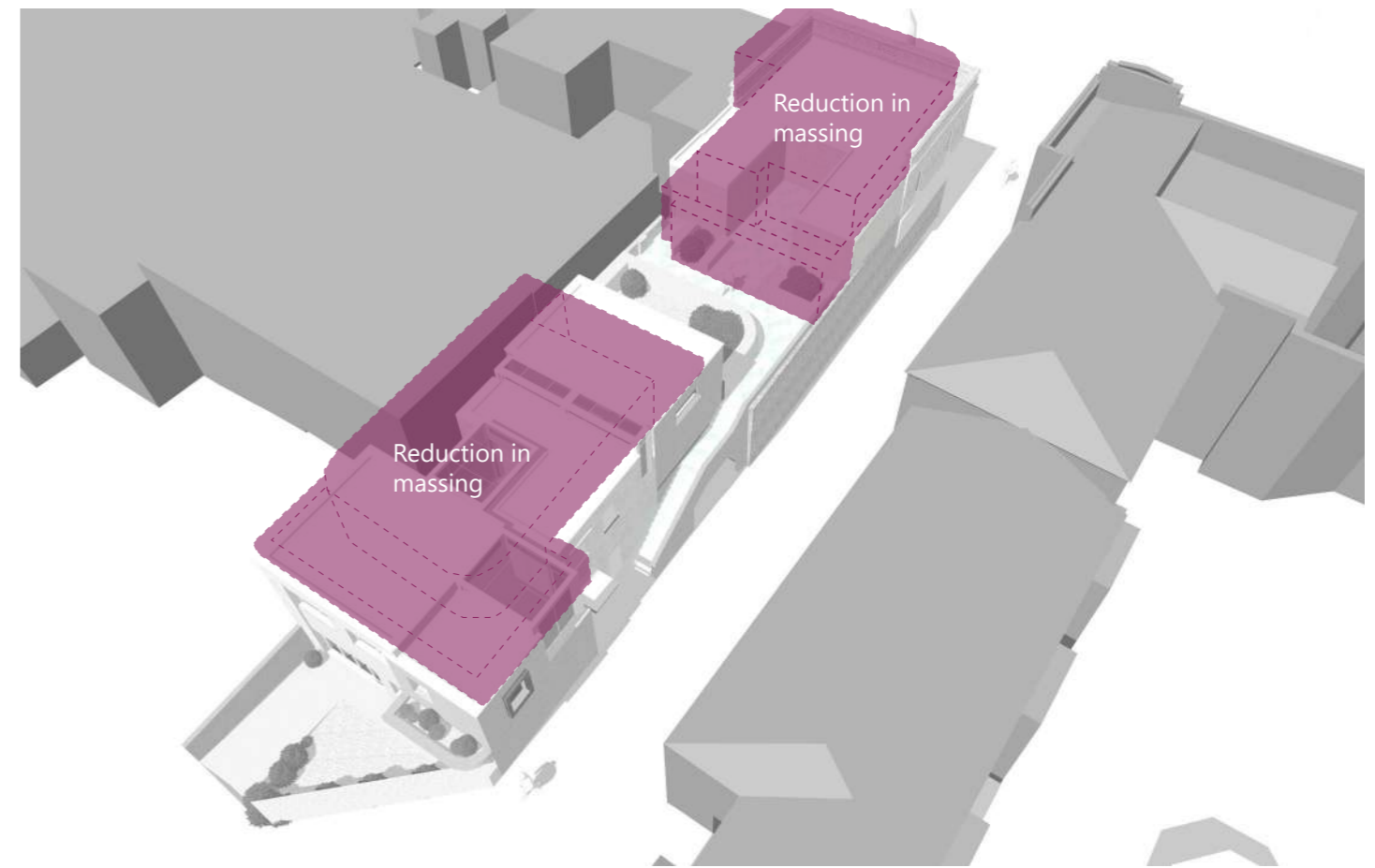
The existing first floor flats retained above the existing commercial premises can be accessed by a central stair. A small communal space is provided on the first floor courtyard area, adjacent to proposed duplex 2's private amenity space.





5.01 Massing

The proposed massing simply comprises two main blocks - the existing building to the north and the proposed development to the south. The central courtyard helps to separate the massing into two distinct forms, which reduces impact and perceived scale. The building is stepped in at the transition between the two duplex units, to subtly indicate the division of the block into two separate residential units.



5.02 Reduction compared to previous planning scheme

The current proposal represents a reduction in built form, bulk and massing in comparison to the previously submitted scheme under DM2022/00047.

During the development of this proposal and throughout the evolution of the scheme during the pre-application discussions, several key areas have been reviewed and considered. Key areas are as follows:

- Height, bulk and massing
- Internal space provision
- Daylighting
- Privacy and overlooking
- Amenity space provision

### Height and massing

As a result of feedback received and pre-application discussions, the scheme's height and massing has been reduced from that submitted under DM2022/00047. The number of proposed units has been reduced to 2, which has allowed for the development's bulk and massing to be largely reduced from the previously submitted scheme. This has also reduced visual appearance and impact on the local context.

A key decision in development of this scheme was the retention of a courtyard space where access at first floor level is required to existing flats. By positioning the amenity space for duplex unit 2 in this space, there is an increased distance between the proposed new building and the existing commercial unit and first floor flats. This creates a visual break in development and reduces the impact of bulk and massing.

The latest pre-application advice confirmed that, *"Following from a previous pre-application submission, this application presents alterations to the design of the proposed two units which have addressed the concerns raised in the previous application."*

### Internal space provision

As outlined in section 4.0, all dwellings meet the nationally described space standards. It is therefore considered that adequate space is provided within all dwellings.



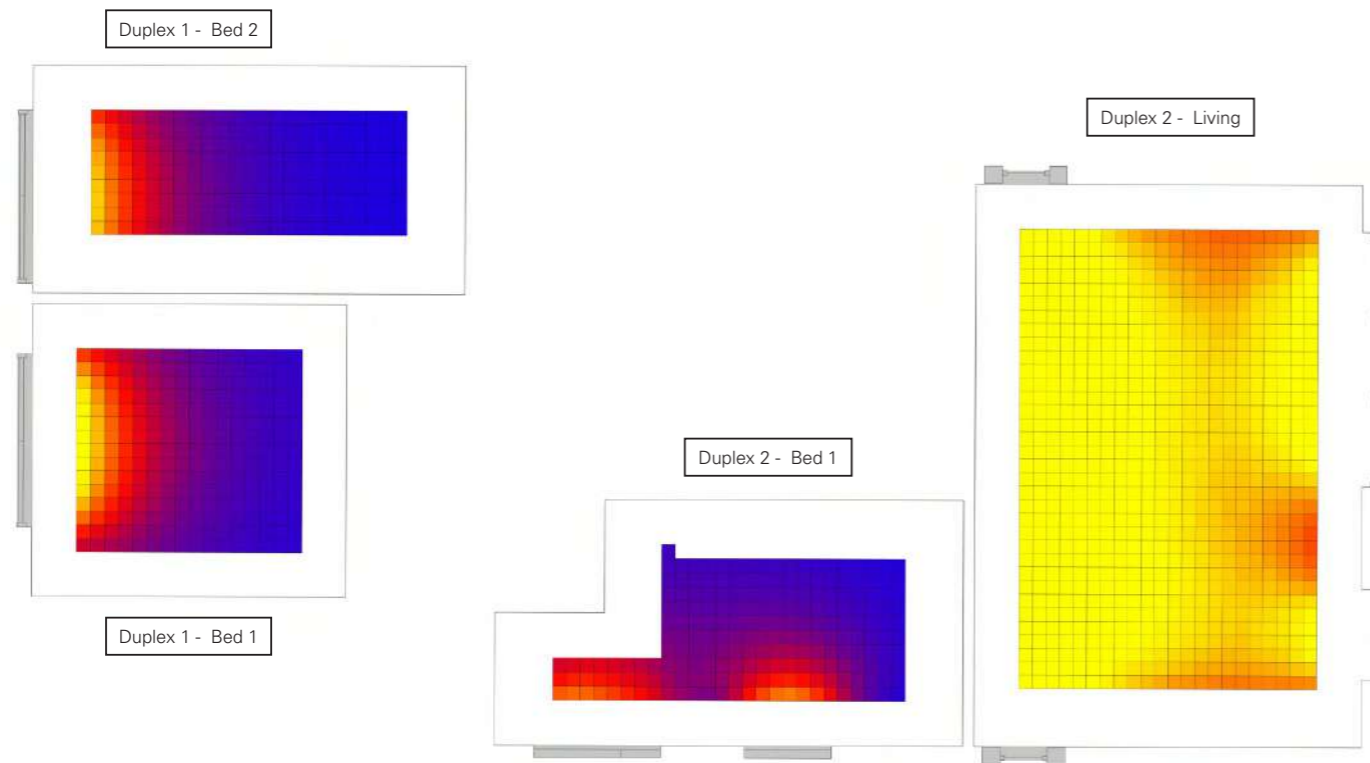
5.03 Daylighting - lightwells and large windows to end elevations



5.04 Daylighting - stepped in plan

Lightwells have been proposed to the first floor, to increase daylighting without impacting adjacent properties by overlooking. Large windows have been provided to the end elevations, to increase daylighting and to avoid the need for large numbers of windows along the side elevation, facing the neighbouring property. The amount of daylight provided has been assessed in the accompanying daylight study provided by Fine Science, to ensure windows and lightwells have been suitably sized.

A step in the plan at first floor has been incorporated to increase daylighting to the ground floor bedroom space on the west side of the plot.



5.05 Daylight factor distribution plan - extract from Fine Science report

The above image shows result of the Daylight Factor analysis produced by Fine Science. The modelling utilised a 3d sketchup model which contained modelled details for adjacent buildings, the proposed layout and accurate sizes and locations of windows, glazed doors and rooflights.

## Daylighting

A daylight study has been commissioned as part of these proposals to help guide the design.

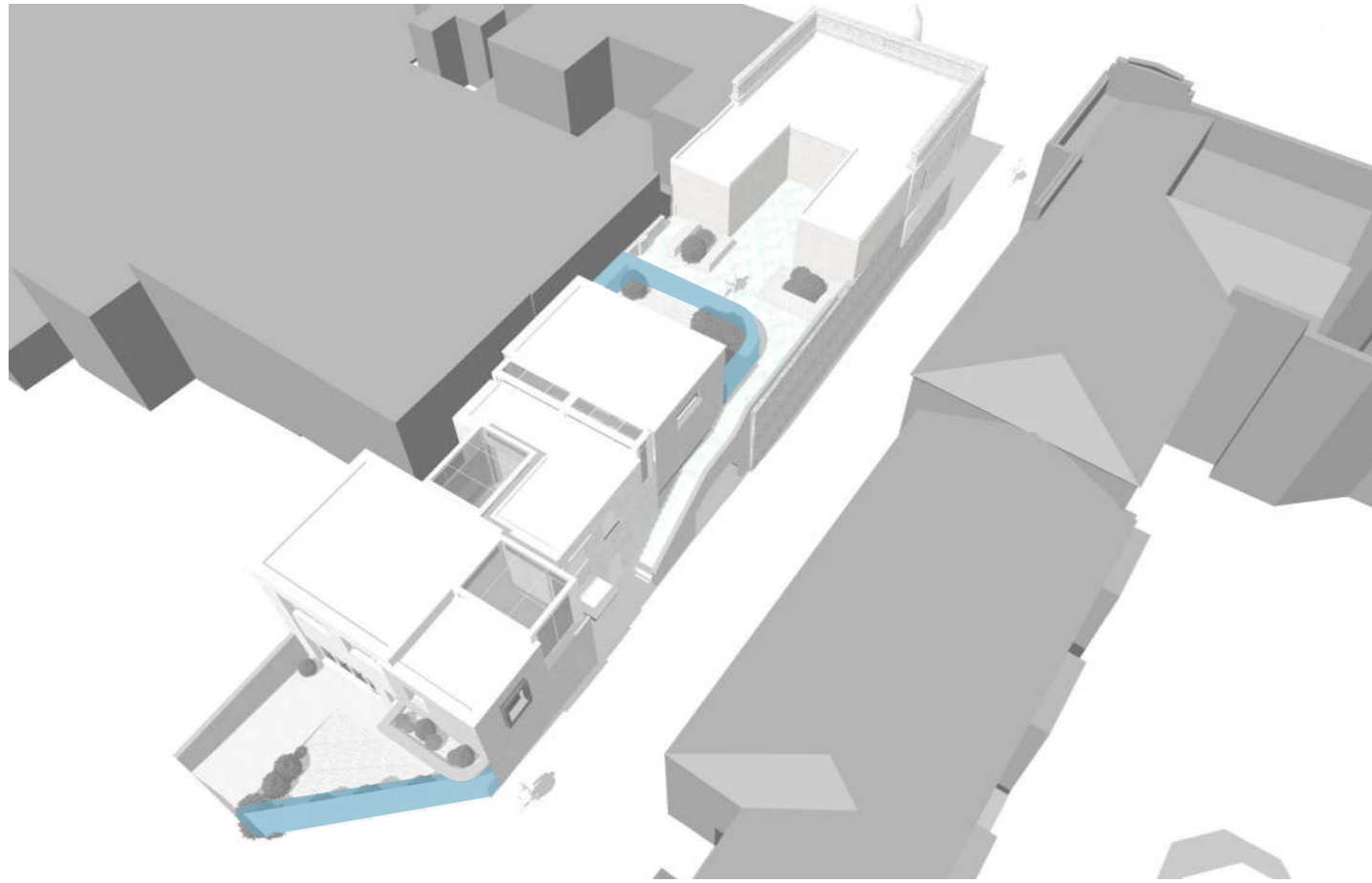
A sketch-up model of the proposal was developed and analysed by Fine Science Ltd during the production of their accompanying 'Daylight and Overshadowing Study'.

Lytle Associates worked collaboratively with Fine Science to iteratively refine and improve the proposed building layout, alongside the sizing and positioning of windows to fully optimise the design for natural daylight.

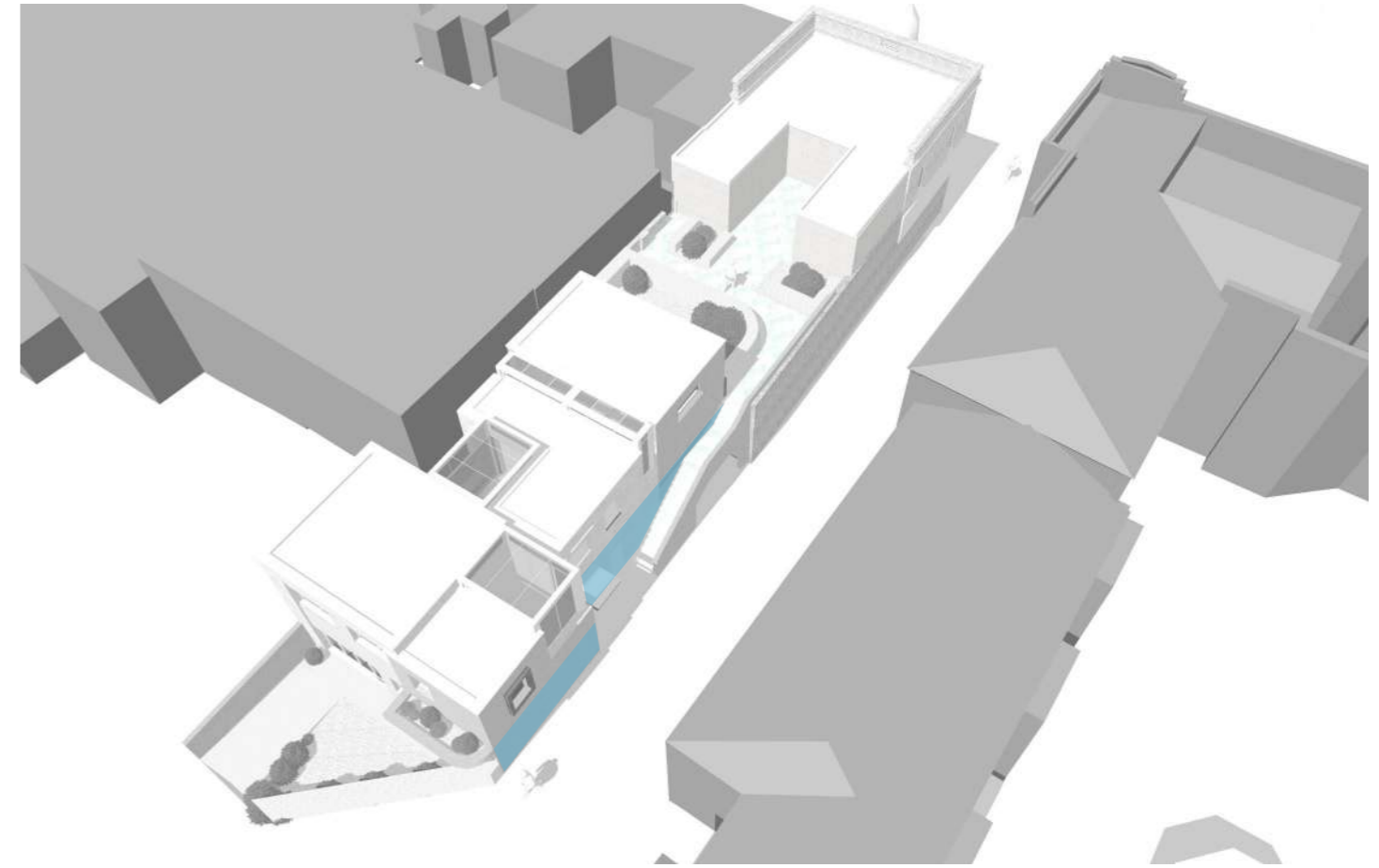
Following several rounds of design changes, a scheme was finalised which offers good quality internal spaces and lighting, whilst still addressing other important constraints such as overlooking and privacy.

To summarise the conclusions of the report, the proposals were found to offer adequate levels of daylighting for all proposed units. Daylight factor calculations were run in accordance with BS:EN 17037:2018 and both the bedroom and living spaces for all flats were found to meet the minimum recommendations for Daylight Factor (DF).

Overshadowing was also assessed as part of the study. The report found that 2 of 28 windows assessed in the adjacent Brabham Court demonstrated a noticeable reduction in skylight. However, it was noted that neither of these windows are believed to be the sole source of natural light to a living space. This is also a large improvement over the previously submitted scheme proposal under DM2022/00047.



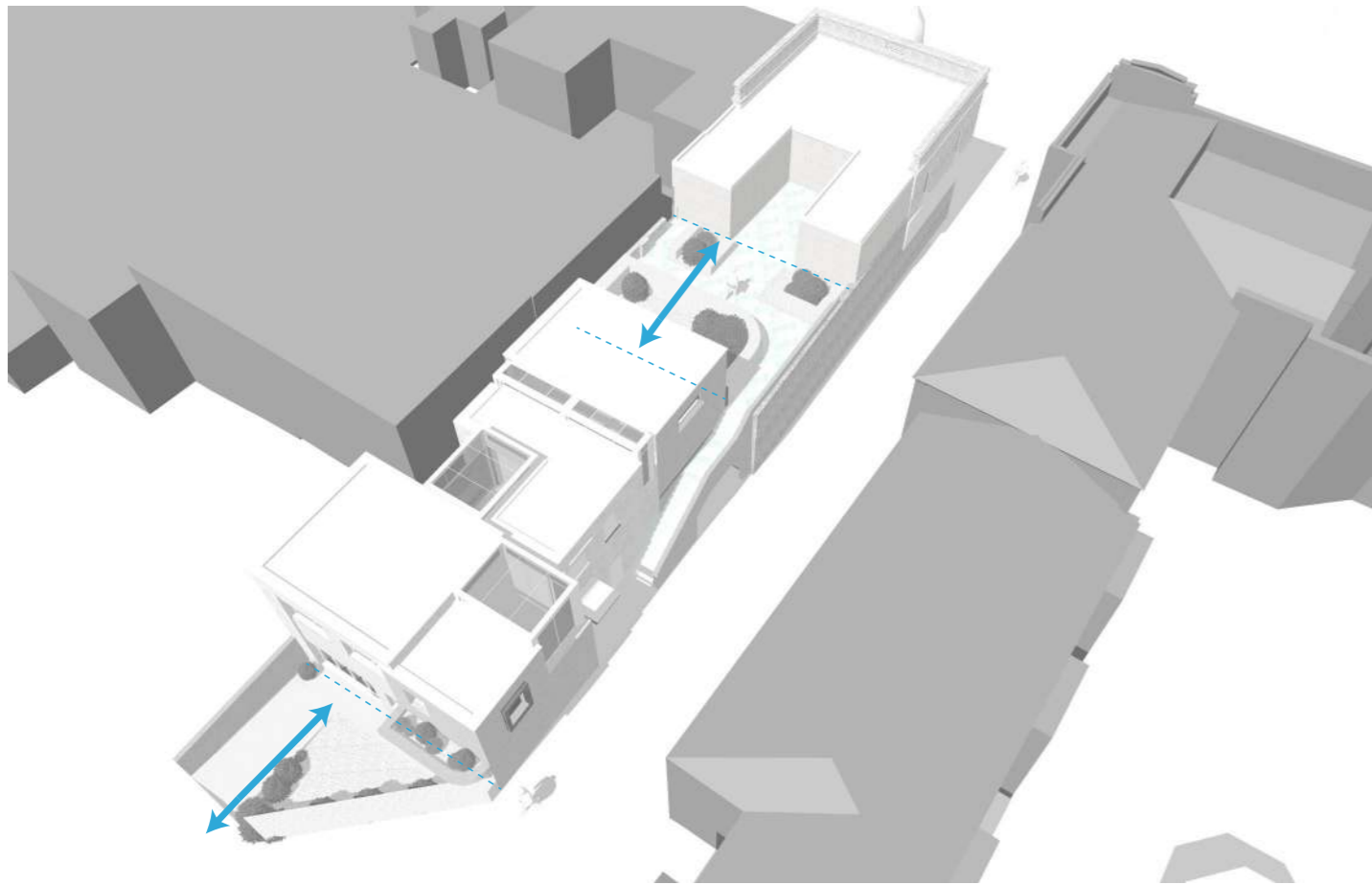
5.06 Enclosure



5.07 Privacy

Planting is used at ground floor level to block close range public views into the living spaces of new flats and to provide a sense of enclosure to amenity spaces. Soft planting also helps to demarcate public and private boundaries.

Limited windows are proposed at ground floor level along the East elevation, to ensure no loss of privacy from passers-by to occupants of the new residential units. As part of the pre-application discussions, a bedroom located on the ground floor of unit 2 was moved to the West side of the building, to reduce any potential privacy issues from the external staircase.



5.08 Separation between buildings to provide good levels of privacy

Living spaces and larger windows are located on the ends of the development, to minimise overlooking to properties in the adjacent Brabham Court. Separation distances to other residential units facing these living spaces has been carefully considered to ensure privacy to future occupants of the development. During

### Privacy and overlooking

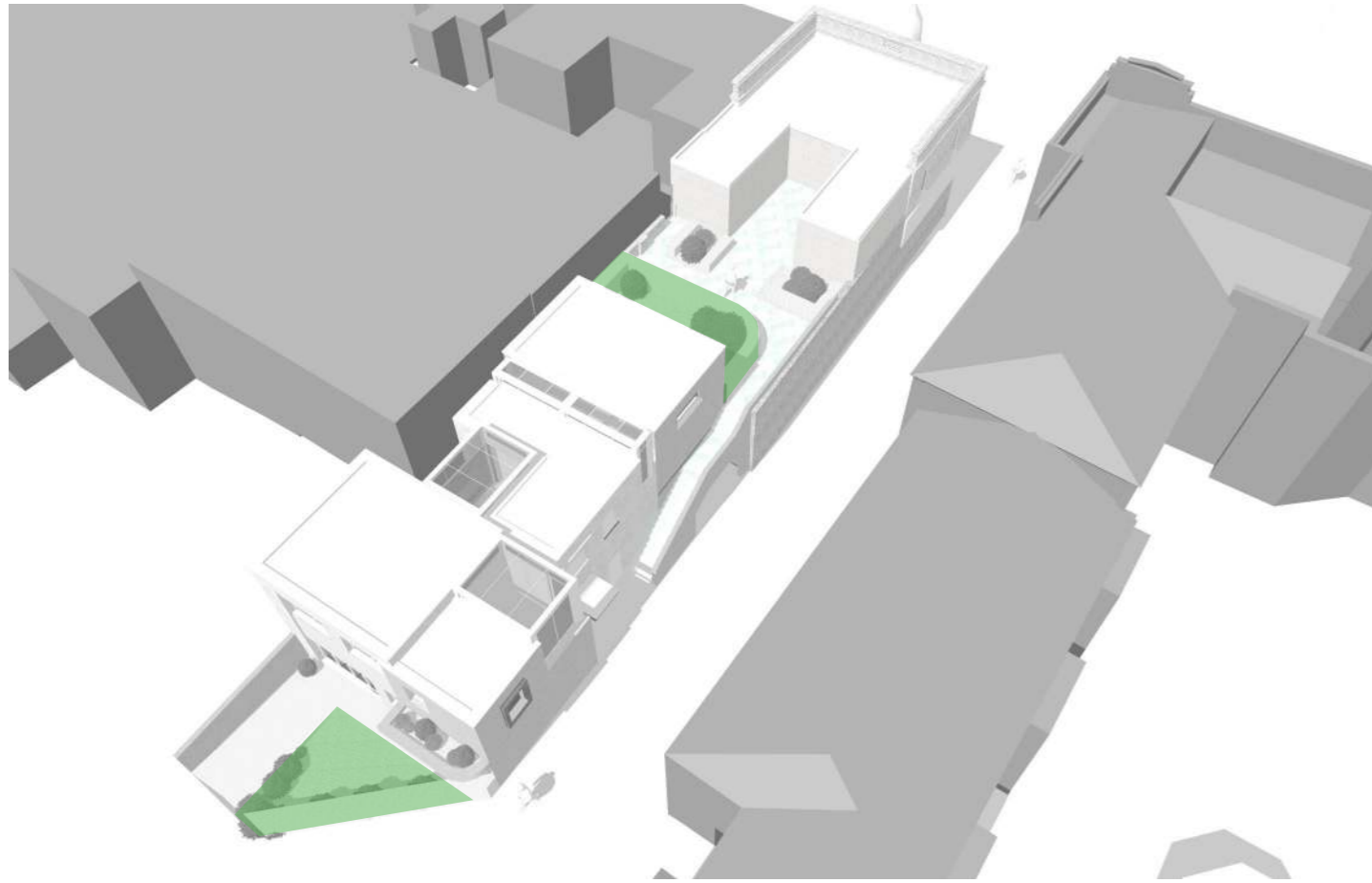
The previously submitted scheme DM2022/00047 raised some concerns with regards to impacts on privacy and overlooking. During the design process for this submission, careful thought has been given to mitigate/avoid these potential impacts.

The number of windows and doors facing towards nearby residential buildings has been reduced and some high level glazing introduced. The ground floor bedroom to unit 2 has been positioned to face west, rather than fronting the East access road. This is as a result of advice received during the pre-application and avoids impacts on privacy to the occupants of the proposed unit 2.

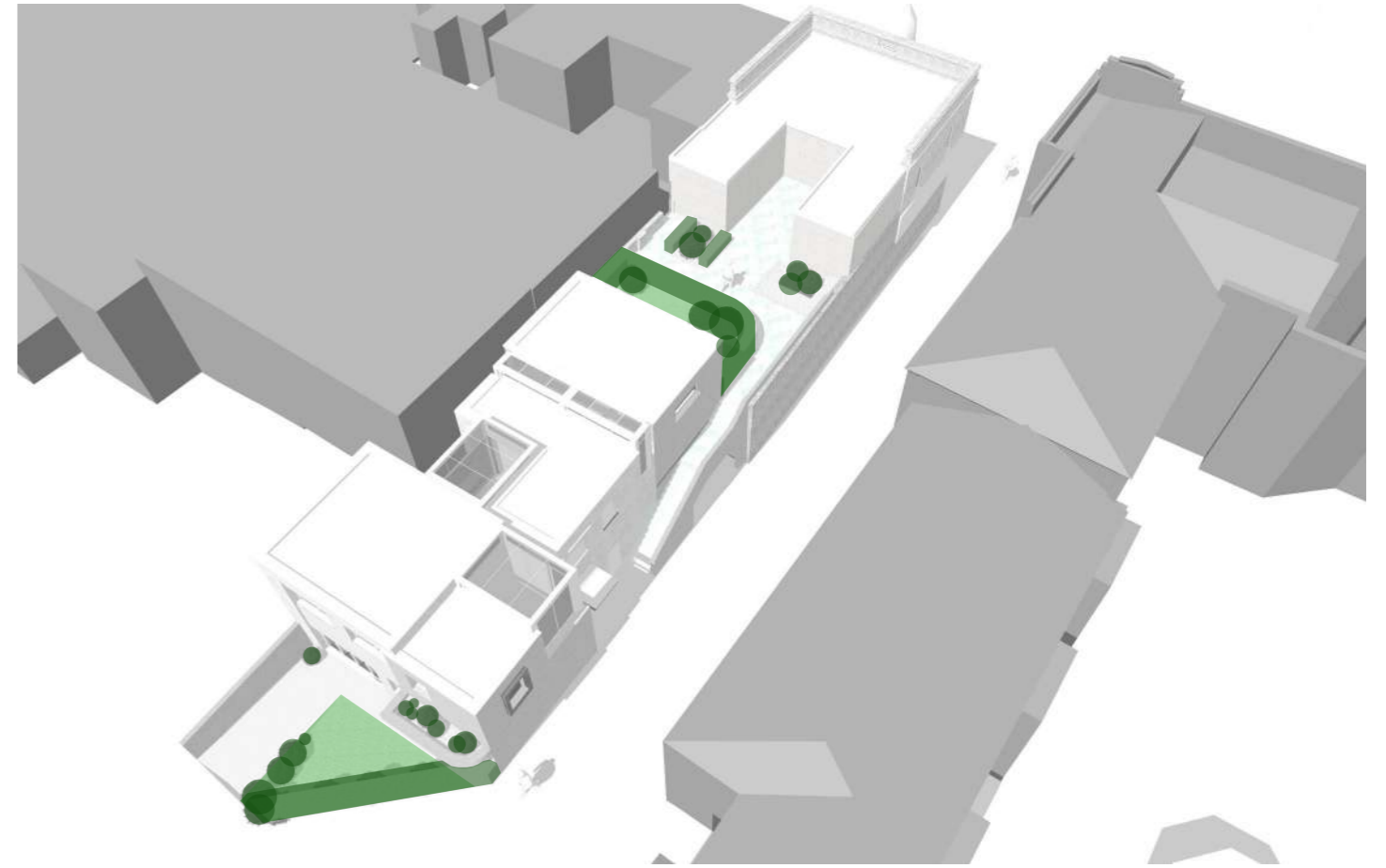
The reduction in scale of this proposal in comparison to DM2022/00047, means that any potential impact on the gardens of properties on Hamptons Road has been reduced. Private amenity space for unit 1 has been located at ground floor and there are no terraces or balconies provided to this unit. This therefore removes potential for overlooking from upper level amenity space.

Within the development, privacy is provided to proposed unit 2, by soft planting and hedging which encloses a private garden space. This blocks public views into private living spaces. During the pre-application the amenity space was enlarged, to ensure increased separation distances between the residential unit and communal space used to access other existing flats.

Finally, it is also important to note that following the latest pre-application changes, the advice received stated, *"Given the modest nature of the two units and the window configuration, the proposal is not considered to result in an unacceptable impact on the amenities enjoyed by the surrounding properties."* This submission contains only minor amendments to windows since the pre-application and no changes that would impact on neighbour privacy or overlooking. It is therefore argued that the scheme is in compliance with policy 29.



5.09 Amenity Space



5.10 Soft planting

All dwellings feature private amenity space in the form of private gardens. These are located at either end of the development and are directly accessible from the living spaces of the proposed units. All proposed flats have amenity space in excess of the minimum amenity space requirements under the Mayor of London's Housing SPG.

The proposed courtyard space and private gardens offer potential for areas of soft planting. This could increase the site's biodiversity as the existing site is severely lacking in trees or soft landscaping.



5.11 Aerial view showing proposed unit 2 private garden

Private amenity spaces are provided with privacy by the planting of natural screening. This also helps to delineate the boundary between public and private space.

Amenity Space

Planning policy, as discussed in section 3.0 outlines the minimum amount of private amenity space required per dwelling. The proposals exceed the minimum recommendations of Policy D6 of the London Plan for all units. The council’s Urban Design Guide SPD sets a higher recommended target however it is accepted that particularly in areas of potential intensification this may not be viable or appropriate. It is therefore argued that this proposal is compliant with policy 29.

The amount of amenity space provided for each unit is detailed below, alongside the requirement from the London Plan 2021.

Flat	Amenity space (m <sup>2</sup> )	Min. amenity space req. (m <sup>2</sup> )
1	20.0	7
2	41.3	7

Following pre-application advice, careful consideration has been given to the positioning of the garden spaces, to ensure suitable outlook and privacy. The proposed spaces have an open outlook and good separation to other nearby buildings. Planting is proposed to create natural screening and to provide good levels of privacy.





5.12 Ecological enhancements - there is potential to explore an option for built in bird boxes



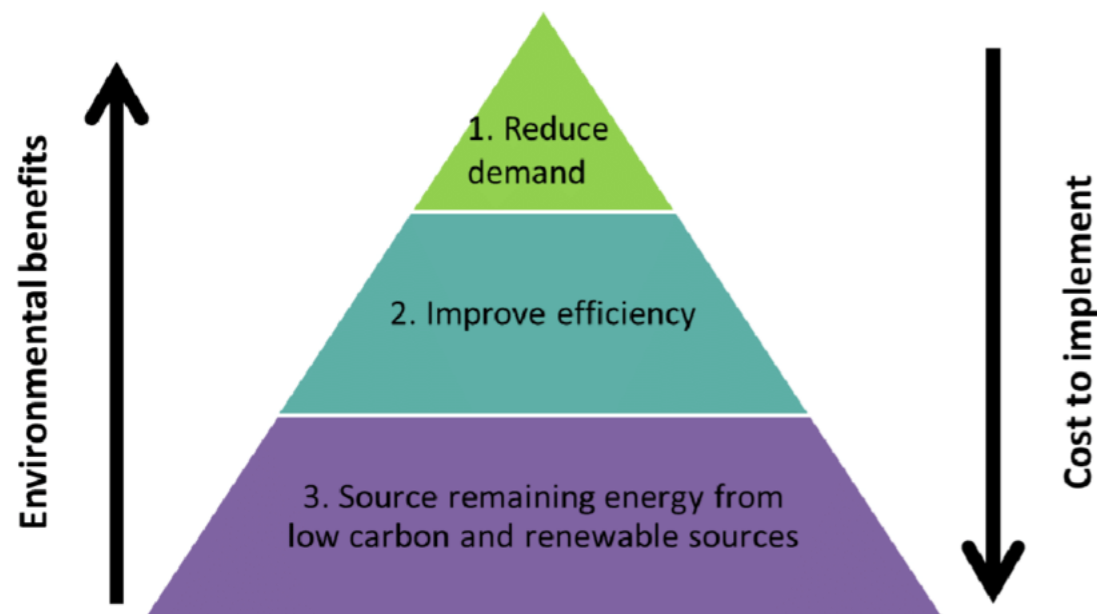
5.13 Soft planting is used to provide natural screening to private garden spaces and demarcation of public/private zones



5.14 All residents will have access to cycle storage within the development



5.15 All dwellings are afforded good natural daylighting to reduce energy demands for lighting



5.16: The energy hierarchy. These principles have been used in the development of the proposals

Ecology

A full ecological impact assessment was completed under application DM2022/00047. This report found that the site is largely dominated by existing buildings and hardstanding with a low ecological potential. There is some suitability for commuting bats and breeding birds, however there was no evidence found for any other protected species.

Mitigation measures recommended in the report are proposed, to ensure no adverse impacts on ecology.

Given the lack of soft planting and trees on the existing site, it is considered that the proposals give opportunity to improve biodiversity on the site with new areas of planting in amenity spaces.

Sustainability

Both the Sutton Local Plan and the London Plan require new developments to consider sustainability. A full Sustainable Design and Construction Statement produced by eb7 is included as part of this application. Key highlights of the scheme include;

- The dwellings have been designed to provide good levels of natural daylighting to reduce energy demands for lighting.
- Both units have been designed with dual aspect to help promote cross ventilation.
- The site is well located for a number of amenities, with residents being able to utilise sustainable means of travel such as walking and cycling to access these facilities. Cycle storage is provided in accordance with best practice and local policy requirements.
- Storage for the recycling of waste is available within all units in the development.
- The existing development is lacking in trees and natural habitat space. The new proposals provide opportunity to enhance biodiversity with areas suitable for new planting.



5.17 The application site is well located for amenities on Central Road



5.18. The site is within close proximity of local public transport links (such as the bus stop pictured).



5.19. Shops and services available within walking distance of the site (application site pictured right).

- High efficiency heating systems to be specified
- Energy and water efficient appliances are to be specified, with water meters installed where appropriate.
- Demanding wall, floor and roof U-values are to be considered at detailed design stage. Construction detailing which minimises thermal bridging is to be adopted.
- As outlined within the accompanying sustainability report, air source heat pumps and PV arrays are currently proposed to be provided to both flats and will be located at roof level.
- Where possible, materials should be accredited to a recognised environmental standard.
- Pollution as a result of construction will be mitigated against through the use of sustainable methods of best practice in construction.

### Flood Risk and SuDS

The site is located in flood zone 1 and is in an area of very low risk for surface water flooding. The site is also not within an area at risk of groundwater flooding.

### Car parking

The proposed scheme provides 1 car parking space and 4 cycle spaces. It is considered that the proposed provision is sufficient for the development, given its good accessibility. Advice received at pre-application stage also concurred with the suitability of the provision of 1 car parking space.



6.01 Proposed visual showing the side elevation



6.02 Aerial view of proposed development

### Philosophy & approach

The requirements of Building Regulations Part M, 2010 now reflect to a much greater extent the notion that peoples' abilities are not uni-dimensional and change over time and with family and personal circumstances. The aim is to make buildings accessible to, and usable by, everyone including people with disabilities. It advises that an Access Statement should be provided at the start of, and during the building control process, and should accompany deposited plans. This should help building control bodies to make a judgment on whether proposals make "reasonable provision" for access.

To address the Equality Act 2010, consideration should be given at the design stage to ensuring disabled people are able to carry out normal day to day activities. The design philosophy is to reduce social exclusion and make the scheme accessible for people with all forms of disability, including people with sensory disabilities.

### Key access issues of the design

This development seeks to comply with the guidelines of Part M of the Building Regulations. This is achieved by ensuring reasonable provision is made for people with disabilities at entrances to and within new dwellings and the examples provided within Part M shall be used as guidance. Where examples are not provided in the Approved Document, interpretation and extrapolation may be required and solutions agreed with the Local Authority Building Control department, at the detailed design stage.

The existing flats are accessed by an external stair. Due to the constrained site and level changes external step access is retained to these existing flats. The proposed units are duplex in nature, however level access at ground floor is provided. Where new door openings are proposed these have been sized to ensure adequate circulation for wheelchair users. Any new switches and socket outlets for lighting and other equipment in habitable rooms are to be positioned at an appropriate height of between 450mm and 1200mm from finished floor.



7.01 Proposed aerial visual of scheme



7.02 Proposed aerial visual of scheme



7.03 Proposed visual of scheme - rear and side elevation

The site appraisal has provided an understanding of the key criteria and context from which a robust proposal has been fully developed. In conclusion:

- The proposals respect the local site context and character. Scale and height is in keeping with the local context and is a modest two storeys in height.
- The proposals are sympathetic to the existing streetscene and achieve this by retaining the existing front elevation and locating proposed development to the rear of the site.
- The proposals utilise high quality materials common to the area and with detailing to provide visual interest and variation.
- The proposals are supported by a detailed accompaniment of consultant reports. Information from design professionals have guided the proposals from an early stage to ensure a high quality and sustainable proposal. Design considerations such as daylighting have led to multiple iterations of design to ensure only the optimum proposal is presented.
- The proposals have demonstrated compliance with relevant local and national design policy.
- The proposals have been developed alongside detailed discussions with the local authority, by two separate pre-applications which have refined the proposals.
- Overall the proposals offer an exciting and well considered solution to redevelop the existing site. The proposals greatly improve the visual aesthetics of the site, provide much needed residential housing and a better, more efficient use of space.



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