

Riaz, Ahtisham

From: Transportationplanning
Sent: 12 October 2017 15:54
To: Robert Naylor
Subject: Observations on application number 17/03563/PRE
Attachments: ufm2.rtf

Please see attached observations regarding 11 Briton Hill Road South Croydon
CR2 0JG
To robert.naylor@croydon.gov.uk

Riaz, Ahtisham

From: TreeOBS
Sent: 27 September 2017 11:56
To: Robert Naylor
Subject: Observations on application number 17/03563/PRE
Attachments: ufm2.rtf

Please see attached observations regarding 11 Briton Hill Road South Croydon
CR2 0JG
To robert.naylor@croydon.gov.uk

Riaz, Ahtisham

From: [REDACTED]@aventier.com>
Sent: 15 September 2017 09:31
To: Robert Naylor
Cc: Rafael Porzycki; Joey Macedo
Subject: FW: Site Visits for 21A Green Lane & 11 Briton Hill Road

Hi Rob,

I hope you are keeping well – just back from leave aren't you?

It will be tricky for Rafa but I can meet you at 8.30am on Thursday.

I assume you will need me to arrange site access with the homeowners too?

Let me know and also which property you would prefer to meet at first.

Kind regards

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]@aventier.com
aventier.com



Confidentiality note: The information contained in this message is legally privileged and confidential information intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any use, dissemination, distribution or copying of this message is strictly prohibited. If you have received this message in error, please notify us immediately on (0)203 318 3831 and return the original message to us by email to info@aventier.com. Thank you.

From: Robert Naylor <robert.naylor@croydon.gov.uk>
Sent: Friday, September 15, 2017 10:57 AM
Subject: Site Visits for 21A Green Lane & 11 Briton Hill Road
To: Rafael Porzycki [REDACTED]@aventier.com>

Rafael,

Would it be possible for me to arrange a site visit at the above sites with you?

I am free next week at the following times to pop along to the sites:

- Wed 20th at 10.00am or after 17.00
- Thus 21st anytime after 08:30am

Many thanks

Rob

ROBERT NAYLOR

Deputy Team Leader – South Area Team

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www.croydon.gov.uk | for Croydon

Development Management (South Area Team)

Place Department

6th Floor, Zone B

Bernard Weatherill House

8 Mint Walk

Croydon

CR0 1EA

Tel: 0208 726 6800

Did you know that many planning services are available online? Visit...
<http://www.croydon.gov.uk/planningandregeneration/> and find out more!



Council services, online, 24/7 www.croydon.gov.uk/myaccount Download our new free My Croydon app for a faster, smarter and better way to report local [issueswww.croydon.gov.uk/app](http://www.croydon.gov.uk/app) From 1 October 2015, it is a legal requirement for all privately rented properties in Croydon to be licensed. Landlords without a licence could face fines of up to £20,000. For more information and to apply for a licence visit www.croydon.gov.uk/betterplacetorent Please use this web site address to view the council's e-mail disclaimer -<http://www.croydon.gov.uk/email-disclaimer>

Riaz, Ahtisham

From: Hagan, Frank
Sent: 12 October 2017 15:38
To: Robert Naylor
Subject: 11 Briton Hill road Croydon CR2 0JG - Transport comments
Attachments: 11 Briton Hill Road , South Croydon , CR2 0JG 17 03563 PRE.docx

Rob,
Please find attached Strategic Transport's comments on the pre-application for your attention and action.
Regards
Frank Hagan
Senior Transport Planner

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London Borough of Croydon
Strategic Transport
Planning and Strategic Transport
Place Department
Floor 6 Zone B
Bernard Weatherill House, 8 Mint Walk, Croydon, CRO 1EA
0208 726 6000

To: Robert Naylor (Case Planning Officer)

From: Frank Hagan (Senior Planning Officer)

Date: 12/10/17

Application: 17/03563/PRE

Town and Country Planning Act 1990-Pre-application requirements for transport assessments

Location: 11 Briton Hill Road South Croydon, CR2, OJG

Proposal: Demolishing of existing dwelling and replacing with single block of apartments which contains 9 flats. Proposal is associated with access, parking spaces for 9 cars, integrated cycle storage and refuse store.

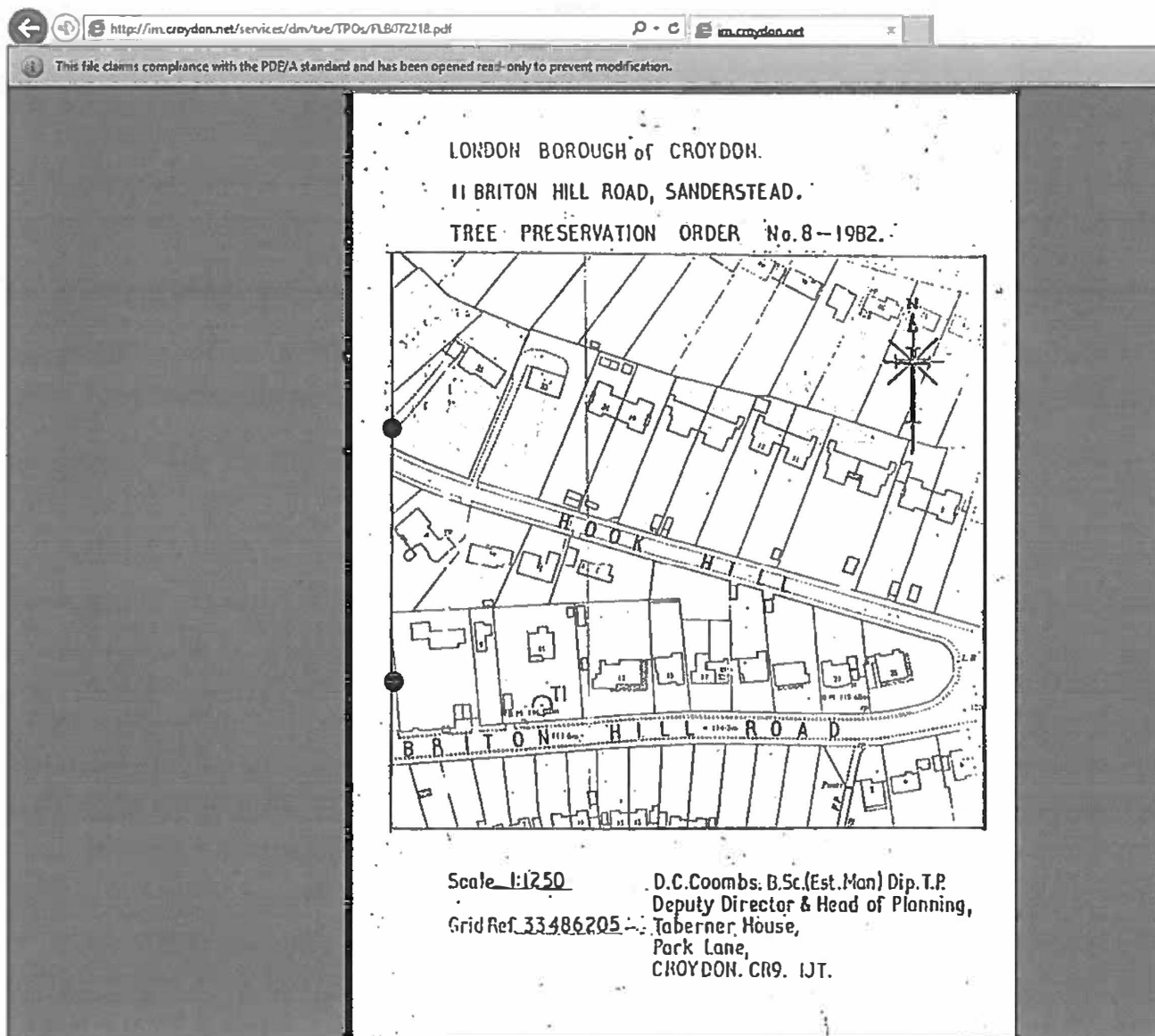
Observations

Strategic Transport has reviewed the documents in support of this pre- application and confirms that Public Transport Accessibility Level for the development site is 1b which very poor, however it is about 4.5minutes walk away from bus Route 403. The proposed 9 apartments would comprise 4x3 bedroom units 4x2 bedroom unit and 1x1 bedroom unit. The applicants are proposing to provide 9 off street parking bays for the Residents. In order to facilitate the assessment of the proposal by Strategic Transport application stage the Applicant would be required to address the following:-

- The submission of a Transport Assessment document or Statement in accordance with TfL guidelines for the residential proposal. The statement would be expected to cover the estimated generated trips for the proposal and the traffic impacts on the surrounding road network
- Details of access arrangement in compliance with current Highway Engineering Standards backed by scaled drawings. Drawings should conform to visibility splay standards. Other should depict swept paths of the various vehicles accessing or exiting site with other associated manoeuvres by servicing vehicles.
- Details of Car parking arrangements (supported by a scaled parking layout plan, Cycling storage details - in compliance with the Councils standards and the London Plan will be needed.
- Details of Refuse storage/collection and recycling arrangements should be submitted.
- A Demolition / Construction Logistic Plan (including a Construction Management Plan compliant with Chapter 8 of the Road Signs Manual for temporary Works) will be required - should the LPA be minded to approve the application and prior to construction).
- And a Delivery Service Plan.
- Provision of both passive and active Electric Vehicle Charging points and accessories.

Informative

Should the lamp column fronting the property require relocation because of the revised access proposal, details has to be approved with the Council's Highway Officers and works paid for by the Applicant.



Regards

Robert Goode
Tree Officer
Phone: 0208 726 6000

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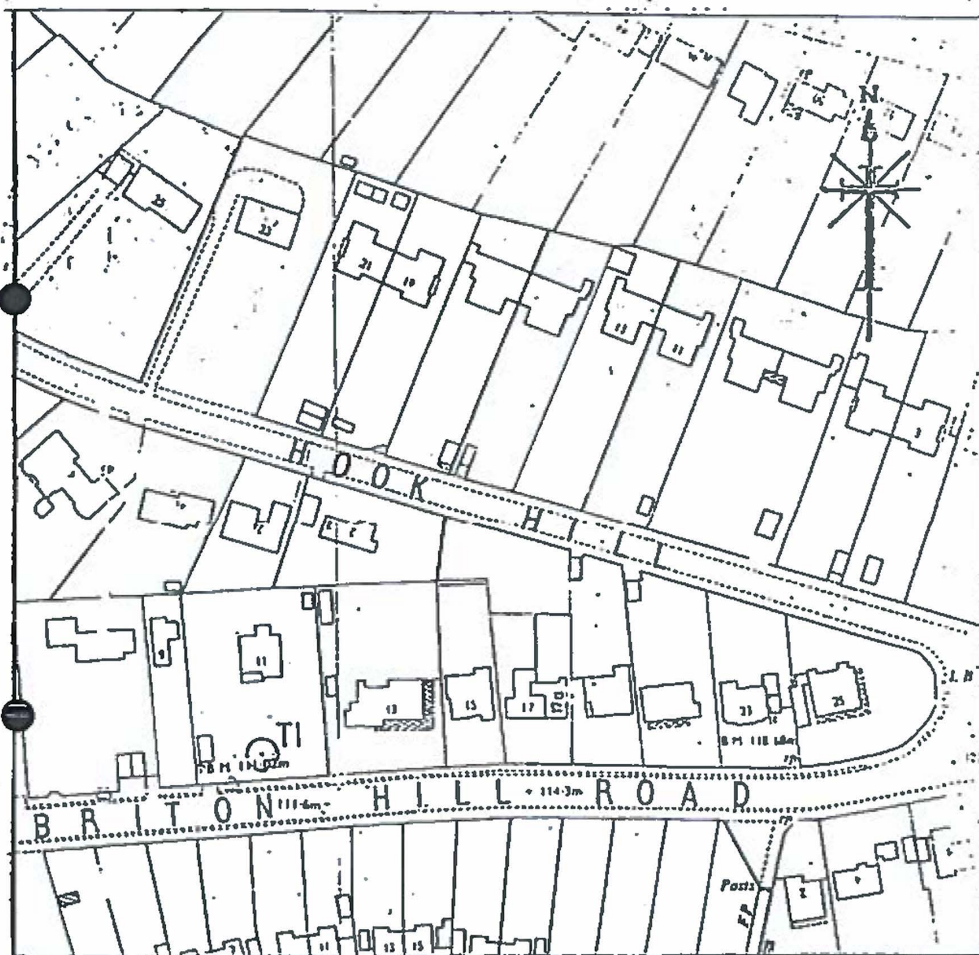
Place Department
Development Management
Bernard Weatherill House
6th Floor, Zones A & B
8 Mint Walk
Croydon
CR0 1EA

From: Goode, Robert
Sent: 27 September 2017 11:45
To: Robert Naylor <Robert.Naylor@croydon.gov.uk>
Subject:

LONDON BOROUGH of CROYDON.

11 BRITON HILL ROAD, SANDERSTEAD.

TREE PRESERVATION ORDER No.8-1982.



Scale 1:1250

Grid Ref. 33486205

D.C.Coombs: B.Sc.(Est.Man) Dip.T.P.
Deputy Director & Head of Planning,
Taberner House,
Park Lane,
CROYDON. CR9. 1JT.

Regards

Robert Goode
Tree Officer
Phone: 0208 726 6000

Place Department.
Development Management
Bernard Weatherill House
6th Floor, Zones A & B
8 Mint Walk
Croydon
CR0 1EA

Development Management
Place Department
6th Floor, Zone B,
Bernard Weatherill House,
8 Mint Walk,
Croydon
CR0 1EA

Mr Rafael Porzycki
Aventier Landbank Ltd
Unit 7, 7 Mulberry Place
Pinnel Road
London
SE9 6AR

Please ask for/reply to: Robert Naylor
Tel/Typetalk: 020-8726-6800
Minicom: 020-8760-5797
E-mail: Robert.Naylor@croydon.gov.uk

Our ref: 17/03563/PRE
Date: 13th October 2017

Without Prejudice

Dear Mr Rafael Porzycki,

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Site: 11 Briton Hill Road, South Croydon CR2 0JG

Proposal: Demolishing of existing dwelling and replacing with single block of apartments which is containing 9 flats. Proposal is associated with access, parking spaces for 9 cars, integrated cycle storage and refuse store

I write in response to your pre-application enquiry, submitted drawings and our meeting at Bernard Weatherill House on Wednesday 4th October 2017. Comments have been provided on the basis of the plans initially submitted.

The pre-application site is a two storey detached dwelling located on the north side of Briton Hill Road located in the Sanderstead ward. The property sits in a fairly generous plot and has residential properties located at the rear and adjoining the site to the east and the west and is surrounded by well-established and dense vegetation.

Part of the site is located within an area susceptible to surface water flooding, although the site is located within the EA Flood Zone 1. There is also a TPO placed on a beech tree at the front of the site (see point 6 below). There are no other planning designations on the site and the immediate surrounding area is residential in character and the site has a PTAL of 1a.

In terms of recent planning history associated with this site the following is relevant to the site:

- Planning permission (Ref: 93/01039/P) was granted in July 1993 for the erection of a conservatory.

National Policy

At the national level any application would be considered under the National Planning Policy Framework (March 2012). I have no doubt you are fully cognoscente with the NPPF so will not go into further detail here.

Regional Policy

At the regional level the London Plan consolidated with alterations since 2011 (March 2016) is relevant and you should address any requirements as part of your submission.

Key policies relevant to your submission are employment (policies 2.17, 4.4), transport (policies 6.3, 6.11, 6.12, 6.13 and 6.14), design (policies 7.4, 7.5 and 7.6), flooding (policies 5.12 and 5.13), sustainability (policies 5.1, 5.2 and 5.3) and air quality (policies 7.14 and 7.15).

Local Policy

Croydon Local Plan: Strategic Policies (CLP1)

CLP1 was adopted by the Council on 22 April 2013. The plan seeks to provide the basis for the development of Croydon up to 2031, with particular reference to new homes and jobs together with the overall environment. The significant changes proposed in Croydon over the next 20 years will require additional infrastructure such as new/expanded schools, an increase in health facilities, enhanced public transport and flood amelioration measures.

A detailed schedule of infrastructure requirements, entitled the "Infrastructure Delivery Plan", has been produced alongside the CLP1 which identifies the physical, social and green infrastructure needed to support and underpin Croydon's growth through to 2031.

Key policies relevant to your submission are homes (SP2), urban design and local character (SP4), environment and climate change (SP6) and transport (SP8).

UDP Saved Policies

Upon its adoption the CLP1 replaced some of the saved policies in the Unitary Development Plan. However, those that have been not been replaced also remain relevant for consideration of development proposals and include; UD2 (layout & siting), UD3 (scale & design), UD6 (safety & security), UD7 (inclusive design), UD8 (protecting residential amenity), UD15 (refuse storage), T2 (traffic generation), T4 (cycling), T8 (parking), H2 (housing) and EP1 (control of potentially polluting uses).

CLP1.1 and Croydon Local Plan: Detailed Policies and Proposals (CLP2)

As you should be aware, CLP1.1 (partial review of CLP1) and CLP2 are nearing formal adoption and the weight to be attributed to the policies will increase. The public examination took place between 16th May and 31st May 2017. We have now (23rd August) opened consultation on the Main Modifications, changes which the Inspector considers are necessary to make the plan sound for adoption. We are expecting the Inspectors decision letter in late autumn of this year.

Policies of most relevance to your submission in CLP2 are DM11 (design and character), DM14 (refuse), DM24 (development and construction), DM25 (contamination), DM26 (SuDS and flood risk), DM30 (sustainable transport and reducing congestion) and DM31 (car/cycle parking).

Planning considerations:

The main issues associated with this pre-application enquiry are as follows: 1) The principle of the development; 2) Impacts of the proposal on the character and appearance of the surrounding area; 3) Impacts on the residential amenities of the adjoining properties; 4) Housing, mix and standards; 5) Parking and highway issues; 6) Trees and landscaping impacts; 7) Surface water issues; 8) Sustainability issues; and 9) CIL requirements. These shall be dealt with in turn:

1. Principle:

The site is currently occupied by a large unit and would not result in the loss of smaller family units which the Council has a presumption against losing and would be seeking to protect in accordance with Policy H11 of the UDP saved policies 2013.

As such there would be no objection to the principle of the provision of residential units at the site as the proposal would see the provision of additional dwellings on the site, within an established residential area. There would be no loss of protected uses on the site and the existing dwelling is not subject to any statutory protection. Therefore the principle can be acceptable, subject to more detailed consideration of the other material planning considerations.

2. Character and appearance:

The current proposal appears slightly bulky in terms despite its central position within the site. With the provision of the nine units at this site in my opinion this is pushing the boundaries of the envelope and in terms of density (see point 4 below) should be reduced in order for the scheme not to be considered an overdevelopment. As mentioned at the meeting there are concerns in respect the impacts on the adjoining residents (see point 3 below) and ideally the scheme should be brought forward towards road slightly.

As discussed, it is not recommended to provide rear balconies on the upper storeys. There was reference to an alternative design through the incorporation of a brick base and obscure glazing above. This would be considered as substandard outdoor space, and as an alternative you should incorporate the use of Juliet balconies instead, which

may also mitigate overlooking issues of the rear 1st and 2nd floor balconies by proposing Juliette doors.

In regard to the front elevation the left double gable end is not encouraged, and you are encouraged to match this side with the right side of the front elevation, creating a symmetrical front elevation with balconies on both sides. The additional front door on unit 3 should also be removed from this elevation as it detracts from the main front entrance. Furthermore the front entrance should be increased in prominence to make it more of a focal point. Whilst it is acknowledged that this would be used to access the private garden this may be better served on the flank elevation in order not to compete with the front door for the other units.

The location of the refuse and cycle storage within the host property is again supported in general, however these should be swapped with the refuse facility to be closer to the front elevation

There was an issue in terms of the internal layout in particular at the second floor (Unit 9) has no main bathroom with all occupants having the use the en-suite on the master bedroom, you will need to providing a main accessible bathroom for the remaining bedrooms. Window reveals are to be encouraged and again slim frame windows are supported. Ideally there should be larger windows (glass area) are supported to enable more natural light into a property.

In respect to the current materials proposed the composition of tile and brick on the elevations appear acceptable. Brick detailing such as lintels and patterning are positive regarding site context. Such materials are encouraged to be of high quality and durability and all the materials must be specified at full planning application stage. Samples can be requested in doubt of material quality.

As with some of the other schemes proposed further integration of soft landscaping and vegetation into the car park area was agreed. You should have some regard to integrating sustainable drainage into the car park area, also in relation to the flood risk area south east of the site (see point 7 below).

The collaboration with a landscape architect, or similar, for the development of the landscape design is supported to expand on interesting spaces and variation of plant/tree species for the outdoor amenity space. This includes the boundary treatments and the detail of how the subdivided plots of gardens space will function successfully with the communal areas.

The footpath leading to cycle and refuse storage (west elevation) may be less enclosed by a hedge treatment. A more permeable application of vegetation could be applied here to create a more open experience of space. It is advised that a landscape statement specifying tree/plant species, hard landscaping materials and external furniture is provided at full planning stage.

3. Residential amenities of adjoining occupiers:

Generally the proposal is well sited within the middle of the plot providing a good degree of space between the adjoining properties on Britton Hill Road and the rear of

the properties in Hook Hill. Nevertheless, the increase in the bulk of the development is a concern in respect to the visual impact on the surrounding properties, with specific regard to number 13 Briton Hill.

Whilst it is noted that the front building line is similar to that of 13 Briton Hill Road (and this should be maintained as far as possible), it is advised that the building could be pushed forward to mitigate the visual impacts of the bulk to the rear, providing that the scheme is sufficiently set back from the road, similar to the other properties along Briton Hill Road. Although this could have implications on the parking provision at the site currently located at the front of the property.

In regard to the property at number 9, this has a bedroom window at the first floor level and this is a single aspect window. Whilst it acknowledged that there are no windows in the flank elevations, there are balconies to the rear of the site, which could provide actual and perceived levels of overlooking in this locality at this site. Furthermore, given the proximity to the rear of the property in Hook Hill it is proposed that these elements are removed from the scheme, as stated above these could be replaced with simple Juliet balcony.

In general terms where windows are positioned facing existing properties these should ideally not serve habitable rooms and should be positioned in excess of 20m from these properties, it appears that this has been achieved between the proposed block and the properties located at the rear in Hook Hill albeit that they are located further up in terms of topography and as such this could be acceptable.

You should note that the increase in the overlooking of the gardens and indeed a perception of overlooking which would both be material considerations of a future planning application. However, the retention of the existing and well established vegetation could mitigate the loss of privacy experienced at these properties, and the proposed landscaping provision could further enhance this.

The LPA seeks to protect the residents from loss of amenity in terms of noise and light pollution. It is recognised that the additional units will have an increased pattern of activity and noise generation when compared to the existing residential use at the site. It is considered that subject to suitable conditions that there would not be significant detrimental impacts upon the living conditions of surrounding residents.

4. Housing, mix and standards:

I note that the development contains a number of three 3 bed units which could provide family accommodation that the Council is looking to provide. However, the London Plan currently suggests that a density of between 150-200 hr/ha would be applicable in a suburban environment with a low PTAL rating. Currently the density is 240 hr/ha and this is considered an overdevelopment of the site. The mix and/or number of units provided on site would need to be reduced.

The LPA would be seeking all new housing to meet the nationally described space standard (NDSS) from a review of the units proposed it would appear that these meet the required standards (see below).

Unit Numbers	Size	Area (sqm)	NDSS (sqm)	Complies
Unit 1	3B 4P	75	74	Yes
Unit 2	3B 4P	74	74	Yes
Unit 3	3B 4P	74	74	Yes
Unit 4	3B 4P	78	74	Yes
Unit 5	2B 3P	66	61	Yes
Unit 6	3B 4P	71	74	Yes
Unit 7	2B 3P	67	61	Yes
Unit 8	2B 3P	64	61	Yes
Unit 9	2B 3P	63	61	Yes

The LPA would be seeking all new housing to meet the nationally described space standard (NDSS) and the scheme should meet with the technical requirements in terms of internal requirements and should incorporate a minimum ceiling height of 2.5m for at least 75% of the gross internal area is strongly encouraged to address overheating and ensure appropriate ventilation and daylight.

Any further scheme should also meet with the Building Regulation Requirement M4 (2) 'accessible and adaptable dwellings', in order that this scheme would be consistent with policy SP2.5 of the CLP1.

5. Parking and highways:

The scheme is located in an area with PTAL 1a of which is very poor however, there is an off street provision for cars on a 1:1 ratio would be acceptable and in line with the Councils sustainable transport requirements. The plans should provide a disable space and this should be located close to the entrance and ideally the provision for an electric vehicle charge point should be incorporated.

The Strategic Transport team have indicated that the access appears to be shown as 4.2m narrow as such it would be helpful if the width of the access route is confirmed by the applicant as part of any application. Also you will need to demonstrate how the operation of the access route would be improved for the purposes of access and egress vehicular movements as a result of the intensification of use by vehicles associated with the new residential dwellings. This should ideally be shown on its own plan highlighting this as a swept path.

The following documents should be provided to assist Strategic Transport in its future assessment of the above application:-

- Scaled drawings detailing the Cycle storage facilities
- Details of Refuse storage, collection and recycling arrangements for the residential development.
- To- scale and dimensioned parking layout and access drawings. The drawings should demonstrate the capability of the car park to accommodate parking manoeuvres of all vehicles that may use it.
- The site access should comply with Highway design and visibility splay standards for all vehicles, which must access and exit the site in forward gear.

- A Demolition / Construction Logistic Plan (including a Construction Traffic Management Plan compliant with Chapter 8 of the Road Signs Manual for temporary Works)

The incorporation of the refuse and cycling storage within the property is supported, however further information on how refuse and recycling material will be presented be necessary as part of any planning application. Overall, Strategic Transport has no objection in principle to the above pre-application provided the above issues are addressed.

6. Trees and landscaping:

There are no arboriculture objections to the proposed development. However, it appears that there is a TPO (ref; 8, 1982) registered to the property, but I can confirm the tree is not situated in the ground anymore. The records suggest that it was identified as having a spilt trunk in 1990. It appears that no replacement was planted, as such the LPA will arrange for the TPO to be revoked.

However it is recommended that 2 x new trees be included within the landscaping scheme to help soften the approach of the new build. Should an application be submitted it is expected that a full landscaping scheme, tree survey and a tree removal and retention plan be provided.

7. Surface Water Drainage Issues

Part of the site is located within an area susceptible to surface water flooding, in order to validate the application the development will require incorporation of sustainable urban drainage systems (SUDs) which must be specified in any submission. These are to achieve Greenfield run-off rates and ensure surface water management and should include, but not limited to, addressing the following issues in order of preference:

- Discharge surface run-off into the ground
- To a surface water body
- To a surface water sewer, highway drain or another drainage system
- To a combined sewer

You are advised to consider using permeable paving where appropriate and to incorporate green roofs / living walls wherever possible so as to reduce the impact from surface water runoff. I have enclosed a copy of the Lead Local Flood Authority general flood advice for your records

8. Sustainability:

Any proposed development should make the fullest contribution to minimising carbon dioxide emissions in accordance with the London Plan energy hierarchy (Be Lean; Be Clean; Be Green). You are required to demonstrate that sustainable design standards

are integral to the proposal, including construction and operation, and ensure that they are considered at the beginning of the design process. Residential schemes require:

- 19% reduction in CO2 emissions over 2013 Building Regulations. Prior to first occupation we require a copy of the EPC certificate(s) as evidence that the target has been met.
- The scheme shall be designed and built so mains water consumption would meet a target of 110 litres or less per head per day

9. Community Infrastructure Levy:

In accordance with London Plan Policy 8.3, the Mayor of London has introduced a London wide Community Infrastructure Levy (CIL), to be paid on the commencement of new development in Greater London in relation to planning applications determined. The charge for Croydon is currently £25.94 per square metre of additional floorspace.

In addition to the Mayoral CIL development proposals would also be subject to Croydon's Community Infrastructure Levy (CIL). The charge is currently £150.91 per square metre of additional floor space. Further information is available at:

<http://www.croydon.gov.uk/planningandregeneration/croydons-planning-policy-framework/community-levy/>

Summary:

Overall, the scheme to provide additional residential units at the location would be acceptable in principle. Subject to the alterations to the scheme suggested at the pre-application meeting and in the letter above there would be scope for a development of this type here. At this stage, it is considered that the proposal would be detrimental to the character area given the slightly bulky and overdeveloped nature of the proposal which should be reduced if the scheme is to receive officer's support. Thus as it currently stands the scheme would not receive a favourable decision.

However, subject to the amendments and alteration suggested at the meeting and highlighted above these concerns could be mitigated. Given that there are a number of alterations sought as part of this pre-application scheme, it may be prudent to submit a further pre-application submission prior to any full application. This would be encouraged to ensure that any application submitted can be supported; we will not entertain amendments and dialogue during the course of a formal planning application. We would strongly advise that any application submitted is in the form of a full planning application rather than an outline scheme.

Any given advice by Council Officers from pre-application enquiries does not constitute a formal response or decision of the Council with regard to future planning consents. Any views or opinions expressed are given in good faith and to the best of ability without prejudice to formal consideration of any planning application, which was

subject to public consultation and ultimately decided by the Council. You should therefore be aware that officers cannot give guarantees about the final form or decision that will be made on your planning or related applications.

Should you wish to proceed, planning application forms are available from the Council's website or from Bernard Weatherhill House, and these should be completed and submitted together with relevant detailed drawings and any other appropriate information necessary for the Council to determine the application. It normally takes approximately 13 weeks for a decision to be made for a Major development application and 8 weeks for all other applications. If you wish to pursue this proposal further, then it is imperative that the following information is submitted with any planning application, in addition to detailed, scaled, drawings of the development that should also show the relationship with adjoining properties:-

- 1) Completed application forms
- 2) Ownership certificate and notice
- 3) Agricultural holdings certificate
- 4) Site location plan (outlined in red)
- 5) Full plans and elevations including contextual street scene information
- 6) Hard and soft landscaping plan
- 7) Tree Survey
- 8) Design & Access Statement
- 9) Transport Statement
- 10) SUDs details (for validation purposes)
- 11) The appropriate fee

I trust this gives you sufficient information to consider further. You will nevertheless appreciate that the above comments are an informal officer opinion only and made without prejudice to any final decision that the Council may wish to take in respect of any formal planning application that may be submitted.

In the meanwhile should you have any further concerns or enquiries please do not hesitate in contacting me.

Yours Sincerely,

Mr Robert Naylor
Deputy Team Leader

Enc.

Riaz, Ahtisham

From: [REDACTED]
Sent: 06 October 2017 18:08
To: Robert Naylor
Cc: Lacovara, Vincent
Subject: Briton Hill Road 11
Attachments: Briton Hill Rd 11.docx

Hi Rob,
Please see attached comments for:
Application Number: 17/03563/PRE
Location: 11 Briton Hill Road, South Croydon, CR2 0JG

Kind regards,

[REDACTED]
[REDACTED]
CROYDON

www.croydon.gov.uk

Spatial Planning Service
Placemaking Department
6th Floor, Zone B
Bernard Weatherill House
8 Mint Walk
Croydon
CR0 1EA
Tel: 020 8726 6000

[REDACTED]@croydon.gov.uk



Application Number: 17/03563/PRE

Location: 11 Briton Hill Road, South Croydon, CR2 0JG

Description: Demolishing of existing dwelling and replacing with single block of apartments which is containing 9 flats. Proposal is associated with access, parking spaces for 9 cars, integrated cycle storage and refuse store

Landscape

- Further integration of soft landscaping and vegetation into the car park area was agreed.
- Consider integrating sustainable drainage into the car park area, also in relation to the flood risk area south east of the site.
- The collaboration with a landscape architect, or similar, for the development of the landscape design is supported to expand on interesting spaces and variation of plant/tree species for the outdoor amenity space. This includes the boundary treatments and the detail of how the subdivided plots of gardens space will function successfully with the communal areas.
- The footpath leading to cycle and refuse storage (west elevation) may be less enclosed by a hedge treatment. A more permeable application of vegetation could be applied here to create a more open experience of space.
- It is advised that a landscape statement specifying tree/plant species, hard landscaping materials and external furniture is provided at full planning stage.

Amenity space

- It is not recommended to provide rear balconies on the upper storeys, with a brick base and obscure glazing. This would be considered as substandard outdoor amenity space.
- Consider resolving the overlooking issues of the rear 1st and 2nd floor balconies by proposing Juliette doors.

Windows

- Window reveals are encouraged.
- Slim frame windows are supported.
- Large windows (glass area) are supported to enable more natural light into a property.
- Consider adding windows to the ground floor east elevation of the building to introduce more light and potential air circulation.

Front elevation

- The left double gable end is not encouraged. Consider matching this side with the right side of the front elevation. Creating a symmetrical front elevation with balconies on both sides.

Materials

- The composition of tile and brick on the elevations appear acceptable.
- Brick detailing such as lintels and patterning are positive regarding site context.
- Such materials are encouraged to be of high quality and durability.
- All materials must be specified at full planning application stage. Samples can be requested in doubt of material quality.

Internal layout

- o 2nd floor - flat 09 has no main bathroom. Consider providing a main accessible bathroom for the remaining bedroom.

Application Number: 17/03563/PRE

Location: 11 Briton Hill Road, South Croydon, CR2 0JG

Description: Demolishing of existing dwelling and replacing with single block of apartments which is containing 9 flats. Proposal is associated with access, parking spaces for 9 cars, integrated cycle storage and refuse store

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- Large windows (glass area) are supported to enable more natural light into a property.
- Consider adding windows to the ground floor east elevation of the building to introduce more light and potential air circulation.

Front elevation

- The left double gable end is not encouraged. Consider matching this side with the right side of the front elevation. Creating a symmetrical front elevation with balconies on both sides.

Materials

- The composition of tile and brick on the elevations appear acceptable.
- Brick detailing such as lintels and patterning are positive regarding site context.
- Such materials are encouraged to be of high quality and durability.
- All materials must be specified at full planning application stage. Samples can be requested in doubt of material quality.

Internal layout

- 2nd floor - flat 09 has no main bathroom. Consider providing a main accessible bathroom for the remaining bedroom.

From: Goode, Robert
Sent: 26 September 2017 16:02
To: Robert Naylor <Robert.Naylor@croydon.gov.uk>
Subject: 17/03563/PRE 11 Briton Hill

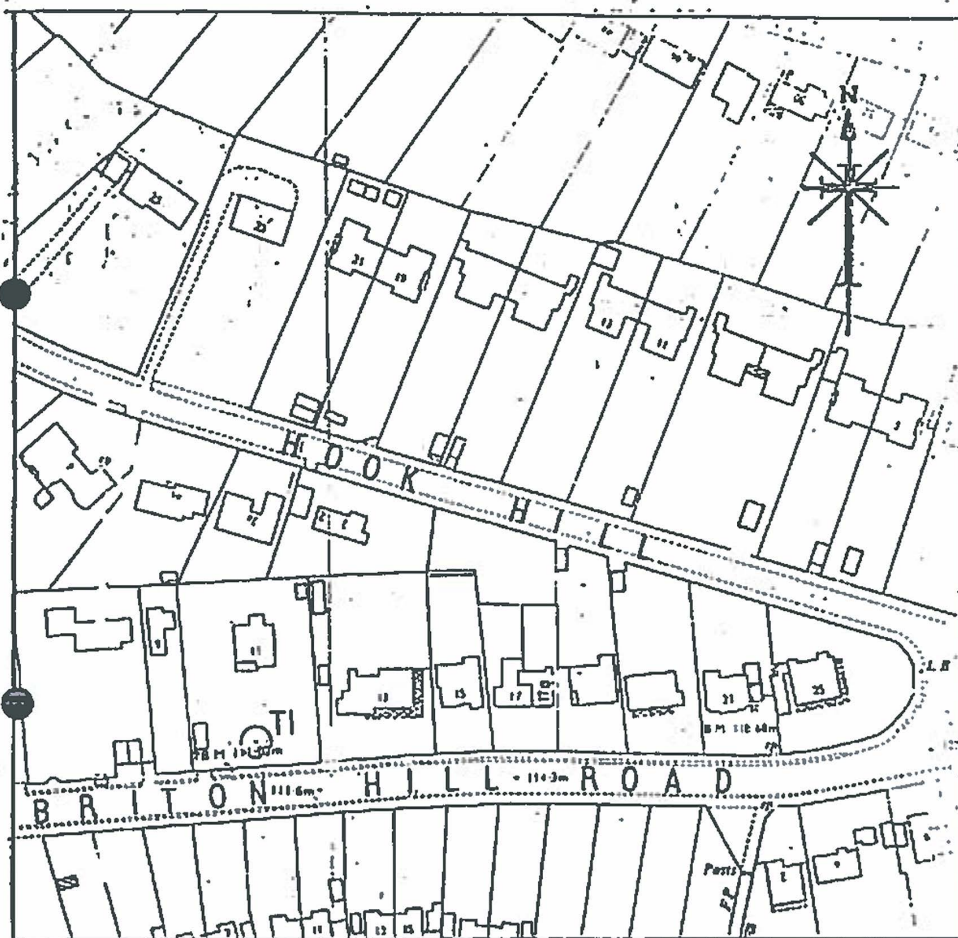
Rob

I haven't been to site with this one yet, but it appears to have a Protected Beech at the front TPO no. 8, 1982. But nothing is mentioned in the attached docs on uniform.

LONDON BOROUGH of CROYDON.

11 BRITON HILL ROAD, SANDERSTEAD.

TREE PRESERVATION ORDER No.8-1982.



Scale 1:1250

Grid Ref. 33486205

D.C.Coombs. B.Sc.(Est.Man) Dip.T.P.
Deputy Director & Head of Planning,
Taberner House,
Park Lane,
CROYDON. CR9. 1JT.

Regards

Robert Goode
Tree Officer
Phone: 0208 726 6000

Place Department.
Development Management
Bernard Weatherill House
6th Floor, Zones A & B
8 Mint Walk
Croydon
CR0 1EA