
Sutton Housing Phase 2c

30-32a Beddington Lane

**Stage 5 Landscape
Current Consented & Proposed Revised Layouts**

Client	Sutton London Borough Council
Job no.	0590
Document ref.	0590-PLI-BE-XX-RP-L-0002
Revision	P08
Date	16.02.24



1.1 Landscape Concept

Pedestrian and vehicular circulation routes are separated where possible to create safer, quieter areas adjacent to dwellings.

Loss of existing low value trees is compensated for by planting of new, healthy trees.

Locally characteristic boundary treatments of low brick walls, timber gates and planted borders form robust and attractive perimeters to private areas.

Hard surfaces are permeable to assist with sustainable surface water management.

Informal social area doorstep play equipment and seating are incorporated within a local square.

Communal gardens feature a combination of pollinator-friendly flowering grassland and shrub planting.

Green roofs are incorporated into bin and cycle storage.

KEY			
	1. Existing retained trees		7. Private lawn
	2. Existing removed trees		8. Vehicle access
	3. Proposed trees		9. Pedestrian access
	4. Shrubs (communal)		10. Private patio
	5. Shrubs (private)		11. Seating / play
	6. Green roofs		



Illustrative Masterplan - 1:250 at A3

2.1 Landscape Concept

Pedestrian and vehicular circulation routes are separated where possible to create safer, quieter areas adjacent to dwellings.

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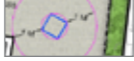

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KEY

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|---|----------------------------|---|--|
|  | 1. Existing retained trees |  | 8. Vehicle access |
|  | 2. Existing removed trees |  | 9. Pedestrian access |
|  | 3. Proposed trees |  | 10. Private patio |
|  | 4. Shrubs (communal) |  | 11. Seating / play |
|  | 5. Shrubs (private) |  | 12. Cycle store (1-2nr spaces each) |
|  | 6. Green roofs |  | 13. Combined communal bin / cycle store (3nr spaces) |
|  | 7. Private lawn |  | 14. Bin store (private) |
| | |  | 15. FWS manhole |
| | |  | Thames Water Access |



Illustrative Masterplan - 1:250 at A3

3.1 Private Garden Area Comparison Table

Unit	Front garden area			Rear garden area		
	Consented (m2)	Proposed (m2)	Variance (m2)	Consented (m2)	Proposed (m2)	Variance (m2)
1	20	30	10	60	48	-12
2	17	25	8	42	35	-7
3	17	27	10	42	34	-8
4	17	33	16	40	34	-6
5	18	31	13	37	34	-3
6	0	0	0	0	0	0
7	0	0	0	46	46	0
8	0	0	0	0	0	0
9	0	0	0	84	84	0

Unit	Total Private Amenity Space		
	Consented (m2)	Proposed (m2)	Variance (m2)
1	80	78	-2
2	59	60	1
3	59	61	2
4	57	67	10
5	55	65	10
6	0	0	0
7	46	46	0
8	0	0	0
9	84	84	0

Doc ref: 0590-PLI-BE-XX-RP-L-0002					
Date	Revision no.	Status	Amendments	Prepared	Approved
27.09.23	P01	Stage 5 - Planning	First issue	GW	CB
28.09.23	P02	Stage 5 - Planning	Client comments incorporated	GW	CB
04.10.23	P03	Stage 5 - Planning	Proposed layout	GW	CB
06.10.23	P04	Stage 5 - Planning	PAS Totals added	GW	CB
23.10.23	P05	Stage 5 - Planning	Amended layout	PA	GW
24.10.23	P06	Stage 5 - Planning	Incorporated units numbers and setback	PA	GW
08.01.24	P07	Stage 5 - Planning	Consented rear garden boundaries boldened	PA	GW
16.02.24	P08	Stage 5 - Planning	Amended layout, TW Access shown with 1.8m c/o double gate	PA	GW