

London Borough of
Sutton

Social Housing
Phase 2c

30-32 Beddington Lane
S73 Appendix

3025-APLB-XX-XX-RP-A-1003



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London Borough of Sutton - Social Housing Phase 2c
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S73 Appendix

Document Number
3025-APLB-XX-XX-RP-A-1003

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Please note this document is designed to be printed double-sided on A3 paper.

1.0 Introduction

1.1 Purpose of Document

This document has been prepared in support of a Section 73 Application and should be read in conjunction with all other S73 application documents and drawings.

1.2 Planning Background

Full planning consent was granted for application DM2022/00267 on 30 Nov 2022, under the following description:

30 - 32 Beddington Lane Beddington CR0 4TB
Demolition of the existing two storey buildings and redevelopment of the site including the erection of 5 two storey terraced houses with accommodation in the roofspace, erection of a detached two storey building to provide 4 self contained residential units, replacement of an existing store fronting onto Richmond Road, provision of detached cycle and refuse stores, provision of shared amenity space, private gardens, resident car parking spaces and associated hard and soft landscaping.

Consent was subsequently granted on 16th Feb 2023 for a non-material amendment 'to allow the overall building height to be reduced, eaves level reduced, pole top luminaires revised, alterations to balcony screens and removal of some rooflights, ventilation louvres and rainwater pipes.'

Whilst the development has been started, this has been confined to site clearance and demolition, no building works have yet taken place.

1.3 Section 73 Application

The S73 application seeks consent for minor material amendments to the layout of the terrace on Beddington Lane (Block A) to facilitate retaining the current location of the sewer, originally proposed to be diverted. We are therefore seeking consent to vary Planning Condition 1, with the revisions shown on the following revised drawings:

3025-APLB-BL00-DR-A-2000-P26-Beddington Lane Proposed Ground Floor Plan
3025-APLB-BL01-DR-A-2001-P20-Beddington Lane Proposed First Floor Plan
3025-APLB-BL02-DR-A-2002-P16-Beddington Lane Proposed Second Floor Plan
3025-APLB-BL03-DR-A-2003-P14-Beddington Lane Proposed Roof Plan
3025-APLB-XX-XX-DR-A-3010-P10-Beddington Lane Proposed Elevations Sheet 1 of 2
3025-APLB-XX-XX-DR-A-3014-P07-Beddington Lane Proposed Elevations Sheet 2 of 2
New DAS page 33: 3025-APLB-XX-XX-RP-A-1002_P07_DAS BL p33
0590-PLI-BE-XX-RP-L0002-P08 Stage 5 Landscape- Current Consented & Proposed Revised Layouts

1.4 Reasons for the S73 amendments

The original design of the development required the diversion of a Thames Water main sewer pipe. Feedback from Thames Water confirmed that their default position would be not to divert any infrastructure but for the developer to 'build around'.

The applicant has received Thames Water permission, however the final designs agreed by Thames Water would lead to Beddington Lane being closed in both directions for a minimum period of three weeks. These road closures would also have to be agreed by TfL as Beddington Lane, being a red route, is under their jurisdiction.

Due to the potential road closure issues consequent on the sewer diversion, the applicant has looked at other options which would allow completion of the construction without having to divert the existing Thames Water sewer. The applicant has reached a solution which still enables the delivery of the same number of dwellings based on moving the existing houses as little as possible so that units would not be lost, while working within Thames Water's constraints for building near the sewer.

1.5 Description of the S73 amendments

The amendments, which are highlighted within this document, can be summarised as follows:

1. The terrace (Block A) is relocated back from Beddington Lane by approximately 2.5m and slightly angled, with the southernmost two houses stepped back further, in order to satisfy Thames Water's build over constraints adjacent to the sewer and inspection chamber maintenance access requirements.
2. The landscape scheme has been adapted in line with the revised footprint of Block A.
3. Secure cycle and bin storage is relocated to suit the revised layout.

1.6 Daylight and Sunlight Assessment

A revised daylight and sunlight report has been prepared to demonstrate that the new layout still complies, and this has been submitted as part of this application.

1.7 Other supporting documents

The proposed amendments to the layout do not affect any of the other supporting documents to the approved scheme.

2.0 Proposed Amendments

Consented Ground Floor Plan

- Application Site Boundary
- Existing trees to be retained
- Existing trees to be removed
- Proposed new trees
- Proposed extent of tree pruning (refer to Aspect drawing 05643 TPP.AIA 08.12.21 for detail)



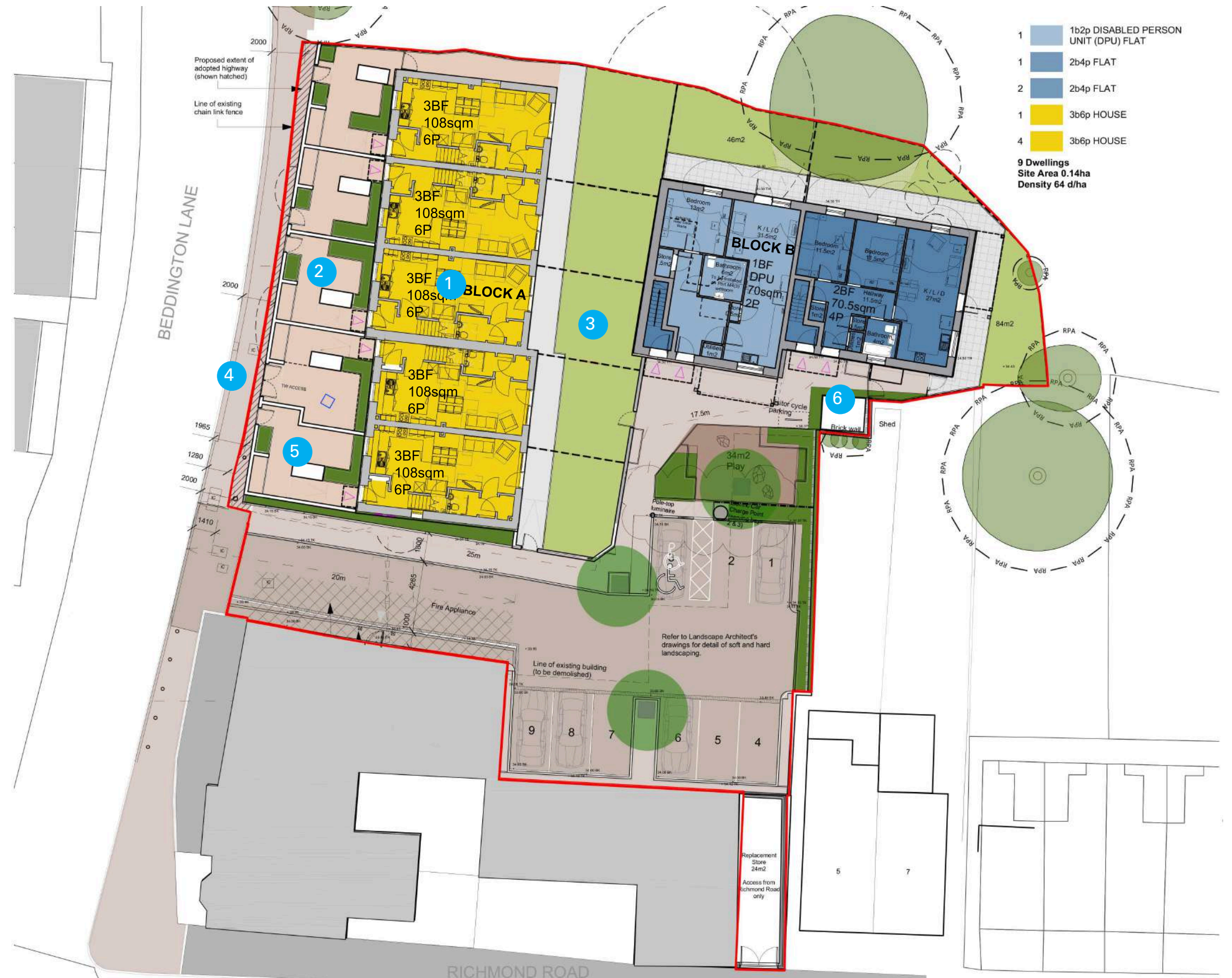
- 1 1b2p DISABLED PERSON UNIT (DPU) FLAT
 - 1 2b4p FLAT
 - 2 2b4p FLAT
 - 1 3b6p HOUSE
 - 4 3b6p HOUSE
- 9 Dwellings**
Site Area 0.14ha
Density 64 d/ha

2.0 Proposed Amendments

Amended Ground Floor Plan

Amendments:

1. Revised building footprint
2. Revised front garden areas
3. Revised back gardens
NB: all at 34m² or over, refer to amended landscape scheme
4. Double gate maintenance access provided for Thames Water
5. Bike stores located in front garden areas for 1-2 bikes
6. Shared bin/bike store (3 bikes)



2.0 Proposed Amendments

Consented First Floor Plan



2.0 Proposed Amendments

Proposed First Floor Plan

Amendments:

1. Revised building footprint



2.0 Proposed Amendments

Consented Second Floor Plan

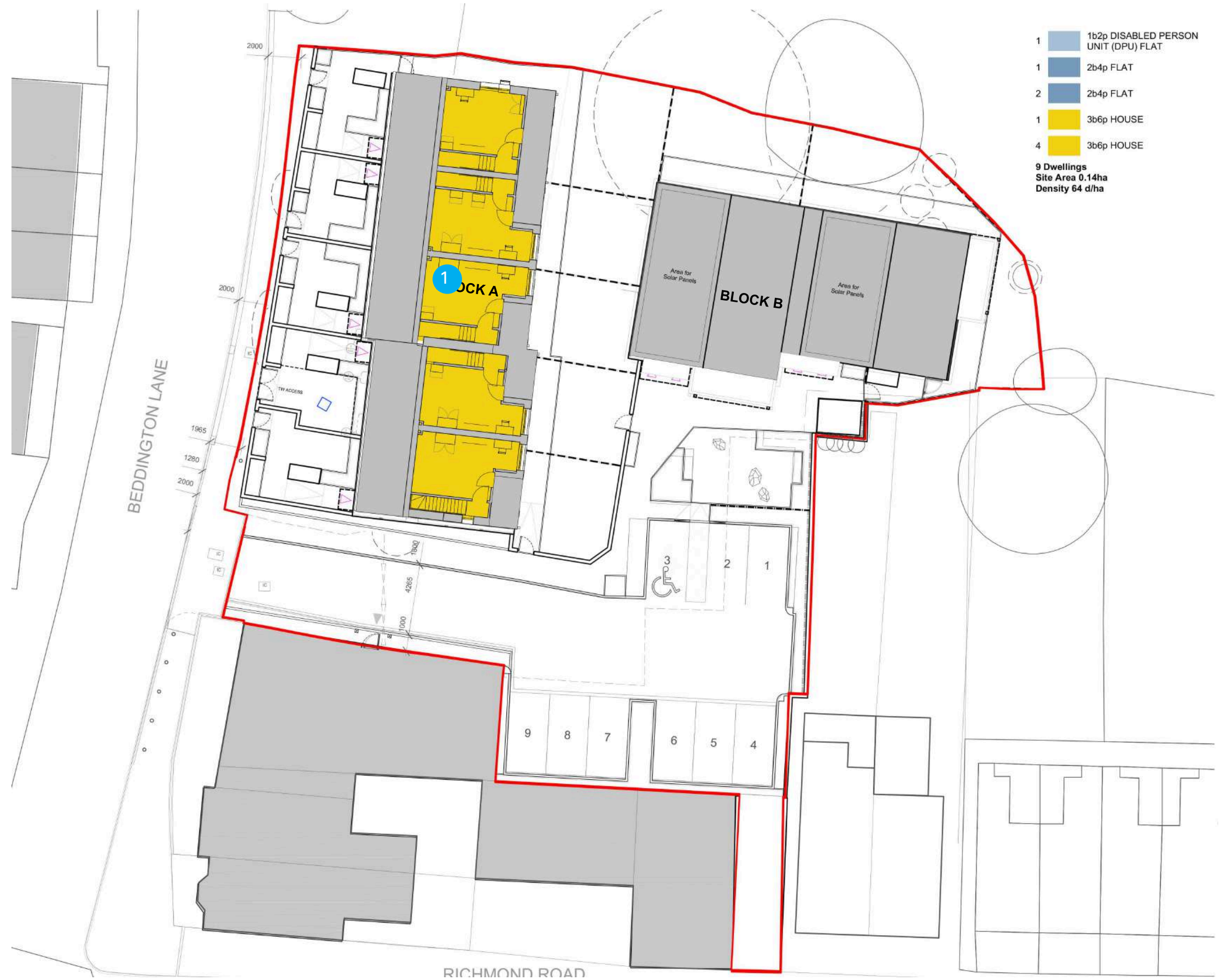


2.0 Proposed Amendments

Amended Second Floor Plan

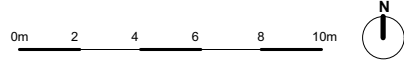
Amendments:

1. Revised building footprint



2.0 Proposed Amendments

Consented Roof Plan



2.0 Proposed Amendments

Amended Roof Plan

Amendments:

1. Revised building footprint



2.0 Proposed Amendments

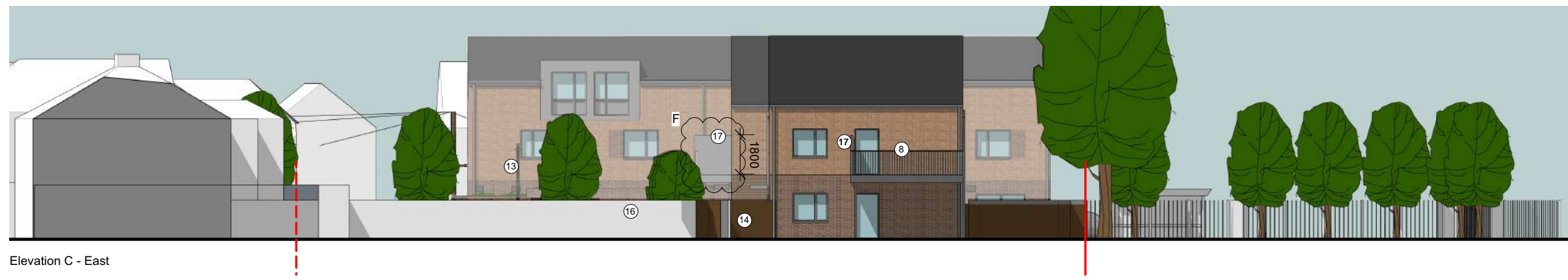
Consented Elevations



Elevation A - West-View from Beddington Lane



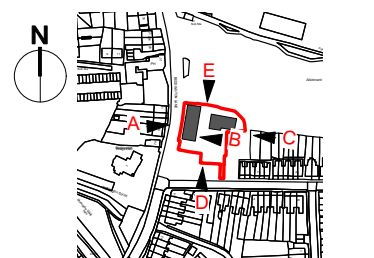
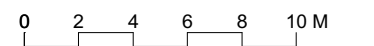
Elevation B - East- Rear of front terrace



Elevation C - East- Proposed flats in foreground

Key:

- 1 Facing brickwork type 1
- 2 Facing brickwork type 2
- 3 Dark grey aluminium window. Clear glazed unless otherwise stated.
- 4 Dark grey fascia boards
- 5 Dark grey aluminium rainwater goods
- 6 Dark grey zinc dormer surrounds
- 7 Ventilation louvres, colour matched to windows
- 8 Dark grey metal vertical bar balustrade
- 9 Inlet and extract vents serving ventilation and heating units
- 10 Dark grey aluminium entrance door with dark grey metal clad canopy over and adjacent wall-mounted light
- 11 Fixed rooflight
- 12 Flat tiles and PV panels
- 13 Pole-top luminaires
- 14 Timber gate to private garden
- 15 Hit and miss brickwork detail
- 16 Retained and lowered boundary wall
- 17 Perforated metal screen colour matched to balcony metalwork
- 18 Windows fitted with obscure glass



2.0 Proposed Amendments

Amended Elevations

Amendments:

1. Revised building footprint- step in plan
2. Gated Thames Water access

Habitat Enhancement Measures (refer to *Biodiversity And Enhancement Management Plan* by Ecology & Land Management (Dec 2022))

- Bird Brick Houses starling box
 - Woodstone insect nesting box
 - Bird Brick Houses sparrow box
 - Hedgehog fence/gate gap
- Please note bird and bat boxes should be covered up during the construction period until Practical Completion to mitigate the risk of early occupation.



Elevation A - West-View from Beddington Lane



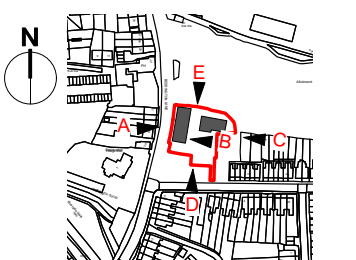
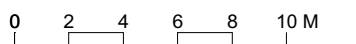
Elevation B - East- Rear of front terrace



Elevation C - East- Proposed flats in foreground

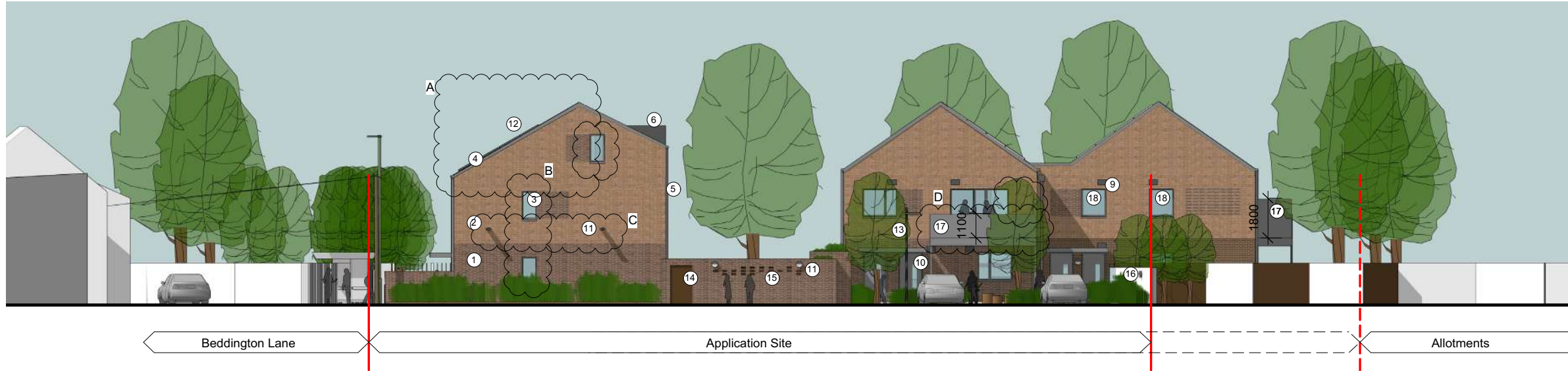
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2.0 Proposed Amendments

Consented Elevations



Elevation A - West-View from Beddington Lane



Elevation B - East- Rear of front terrace

Key:

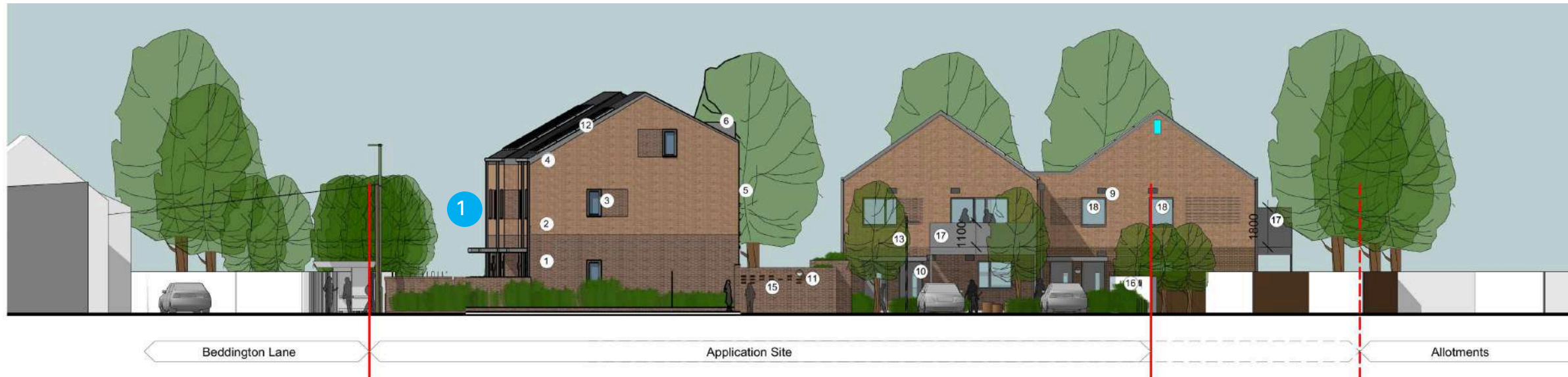
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- 16 Retained and lowered boundary wall
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- 18 Windows fitted with obscure glass

2.0 Proposed Amendments

Amended Elevations

Amendments:

1. Revised building footprint- step in plan and slight rotation of terrace



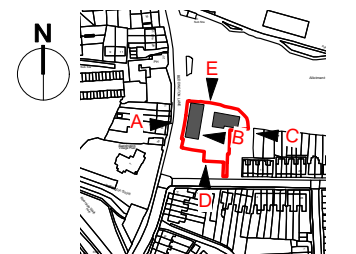
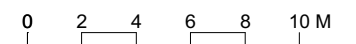
Elevation A - West-View from Beddington Lane



Elevation B - East- Rear of front terrace

Key:

- 1 Facing brickwork type 1
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- 16 Retained and lowered boundary wall
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2.0 Proposed Amendments

Consented Views

View from south along Beddington Lane, with Richmond Road to right



View from south-west across Beddington Lane



View along Beddington Lane from north



View from north across allotments

2.0 Proposed Amendments

Amended Views

View from south along Beddington Lane, with Richmond Road to right



View from south-west across Beddington Lane



View along Beddington Lane from north



View from north across allotments

3.0 Landscape Amendments

Consented Landscape Scheme

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		











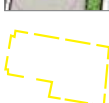


3.0 Landscape Amendments

Proposed Amendments to Landscape Scheme

Amendments:

1. Revised front garden areas in line with revised footprint
2. Double gate maintenance access provided for Thames Water
3. Revised back gardens
4. Bin and cycle store relocated
5. Combined communal bin/cycle store

KEY			
	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





