

An aerial photograph of a residential neighborhood, showing streets, houses, and trees. The entire image is covered with a semi-transparent red overlay. The text is positioned in the upper right corner.

ROSE HILL

102 AND 104

ROSE HILL

SUTTON SM1 3HB

Design and Access Statement to Accompany
a Pre-Application Advice Enquiry Submission

Exel Construction Ltd

Job No. 5283

August 2021



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1.0 Introduction

This Design and Access Statement has been prepared to support a pre-application enquiry for a new residential building with sixteen dwellings on an abandoned site at 102 and 104 Rose Hill, Sutton SM1 3HB within the London Borough of Sutton. See *Figure 1.1 – Aerial view of the site*.

It will replace the existing buildings on the site and comprise the following:

- 4 three bedroomed flats
- 4 two bedroomed flats
- 8 one bedroomed flats
- Bicycle and bin storage
- 12 parking spaces with one being for disabled access

The application site is within the Rosehill District Centre and an Area of Potential Intensification. It is not within a Conservation Area.

This submission follows approval of planning application reference DM2018/02165 and aims to make better use of the site by proposing a high quality contemporary building.

As an introduction to the proposal, this document will examine the following:

- Assessment - analysing the impact and character of the site and surrounding area
- Evaluation - development of the design as a result of analysis of the site and discussions with the local authority.
- Design – use, amount, scale and massing, layout, appearance, bicycle and refuse storage, landscaping and parking.

Bin stores and cycle parking will be incorporated into the building with car parking located at the rear of the site where it will not dominate the development.

The proposed building will be an improvement over the approved scheme and we look forward to discussing it with officers.



Figure 1.1 - Aerial view of the site

2.0 Assessment

2.1 The Site

The site is rectangular in shape and approximately 922m². At its maximum, it measures approximately 46m (east to west) by 22m (north to south). See *Figure 2.1 – Site location plan*.

The site currently comprises two abandoned detached buildings; a two storey tiled roof property with mock-Tudor detailing at first floor level (No. 104) and a two storey flat roofed property finished in white render and red brick (No. 102). The two properties are vacant but No. 104 was previously used as a shop at ground floor level with residential above. No. 102 was used as a builder's yard. Both properties are now vacant and the site is surrounded by hoarding. The buildings are in poor condition and the yard to the rear is unkempt and strewn with litter and waste.

The existing buildings on the application site are of poor quality and generally unattractive in appearance.

The western boundary of the site is currently boarded up to the pavement and main road. A crude boarded timber fence continues along the southern boundary and runs adjacent to a public footpath in Rose Hill Park East. On the eastern boundary, a corrugated steel fence separates the site from a narrow road used to access single storey garages to the rear of the houses in Rosehill Avenue. The northern boundary is formed by a brick wall which is approximately 1550mm high with a timber fence above. This separates the site from Renaissance Court; a residential building containing flats.

See *Figure 2.2 – Bird's eye photograph*.

The surrounding area has a mixed character being located within Rosehill District Centre. Opposite the site are residential dwellings in flat developments. To the north of the site is Renaissance Court which is a building of flats. Whilst being within the district centre, the site is not located on a shopping frontage.

As stated above, the site is located off the north western corner of Rose Hill Park East on Rose Hill within the London Borough of Sutton. It is bounded by Renaissance Court to the north, the rear gardens and garages of Rosehill Avenue to the east, a public footpath to the south and Rose Hill Park East beyond. The site access opens direct onto the road and footpath of Rose Hill to the west.

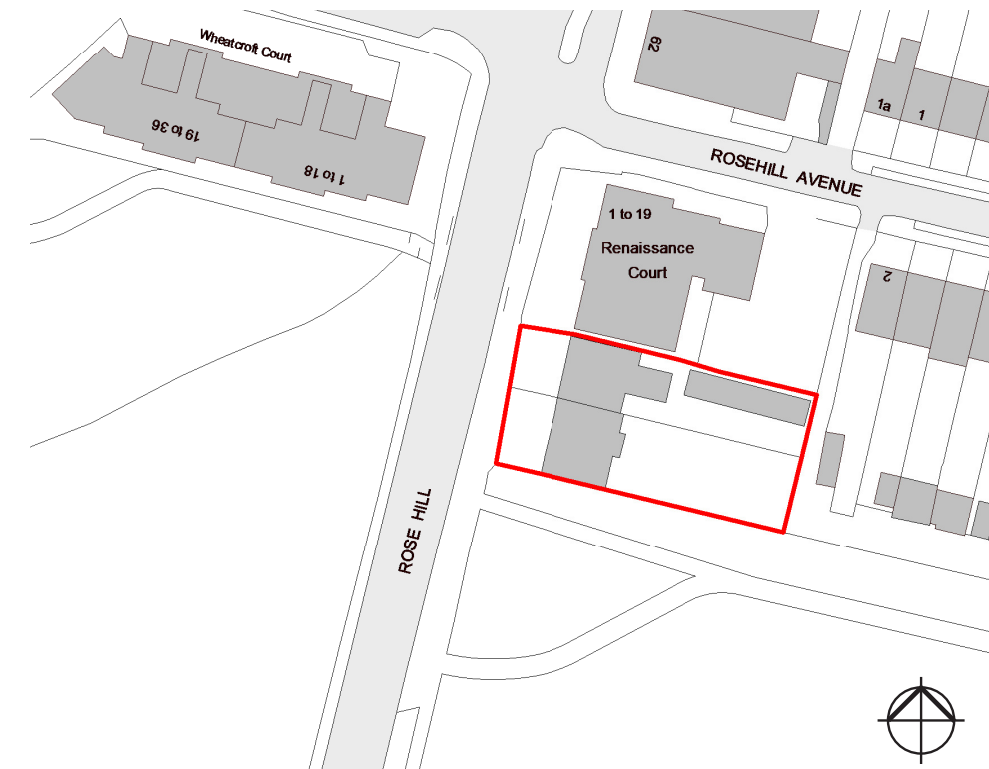


Figure 2.1 - Site location plan



Figure 2.2 - Bird's eye photograph

Photographs of The Site



1. View looking west towards the site from Rose Hill



2. View of Renaissance Court from the site looking north



3. View of the site looking north from Rose Hill Park East



4. View of Rose Hill Park East path facing east along the southern side of the site



5. View looking north east from Rose Hill with Renaissance Court in the distance on the other side of the site



6. View looking west over the entirety of the site



7. View looking north over the middle of the site



8. The site viewed across Rose Hill looking north east



9. Aerial view facing north



10. Aerial view facing west



11. Aerial view facing east



12. Aerial view facing south

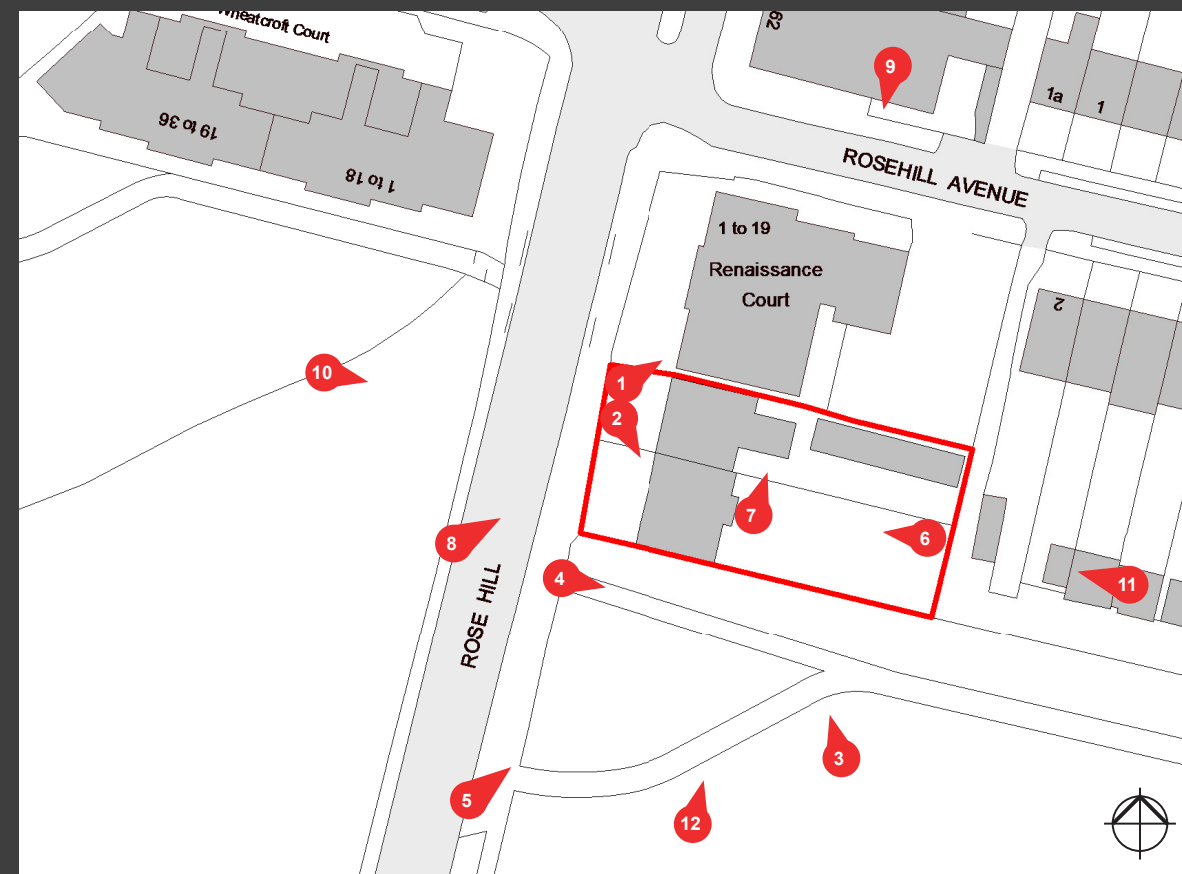


Figure 2.3 - Photograph key

2.2 The Surrounding Area

The site is located to the south of Rosehill centre on the eastern side of Rose Hill, north of Rose Hill Park East. It is within the Rosehill District Centre boundary (see *Figure 2.4*) and an Area of Potential Intensification. (See *Figure 2.5*).

The site is directly adjacent to Rose Hill Park East to the south. Rose Hill Park West is to the western side of Rose Hill and extends north to run in front of the site. Together the two parks form a large open green space which is predominantly grass with large trees lining the edges and Rose Hill. To the east of the site is an area of woodland. Both parks are designated as Metropolitan Green Chains, Metropolitan Open Land and Public Open Space and are part of the Wandle Valley Regional Park.

A footpath runs along the northern side of Rose Hill Park East close to the site. There are a number of trees close to the site boundary including two Hybrid Black Poplars which are both over 20m tall and a common Lime that is 17.5m tall. The root protection areas of both Black Poplars extend into the site. There are also several other smaller trees.

Rose Hill itself runs in front of the site and slopes up to the north and down to the south.

Directly to the north is Renaissance Court. This is a residential building containing flats which is four storeys high with a pitched roof. As a result of the sloping road, its ground floor is approximately 1.2m above site level. The southern part of the building closest to the site drops to three storeys. The elevations comprise red brickwork, white render and areas of grey curtain wall panels. There is a green space between the building and Rose Hill with a number of tall Silver Birch trees. To the rear is a tarmac car park.

Beyond Rosehill Avenue is a parade of shops with residential accommodation above.

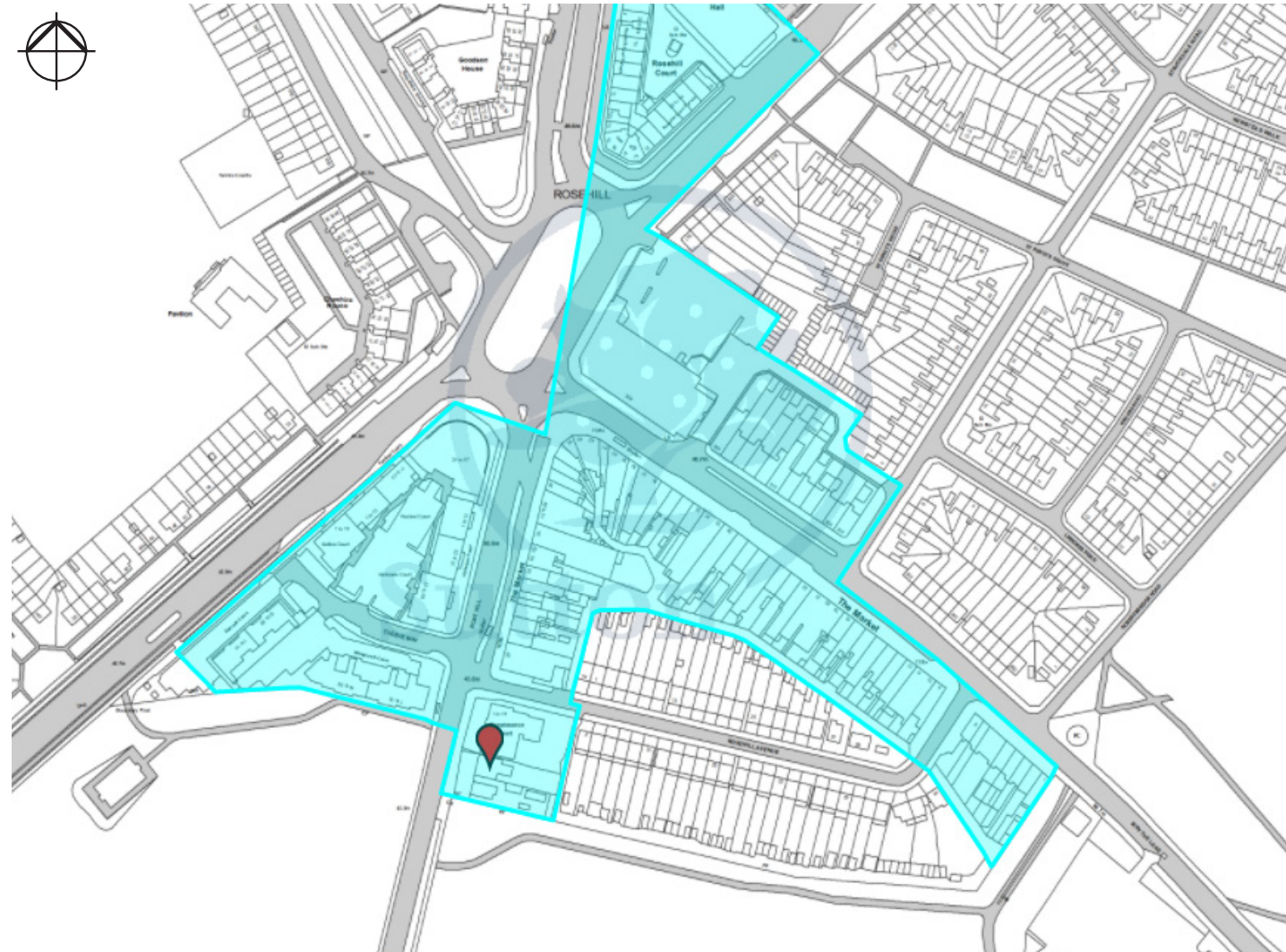


Figure 2.4 - Rosehill District Centre map

To the east of the site are the ends of the gardens of houses in Rosehill Avenue. Between the first house and the site boundary is a driveway which leads to garages at the ends of the house gardens. The houses are two storeys high with pitched roofs; many have loft and rear extensions. They are terraced and have red brick ground storeys and rendered first floors. The roofs are formed of brown clay tiles.

Opposite Renaissance Court is an estate of four storey buildings of flats with pitched roofs. The block closest to the site is very close to the edge of Rose Hill Park West. These buildings have red brickwork to the ground, first and second floors punctuated by projecting elements rendered in blue. The fourth floors are clad in pale grey panels and the roofs are corrugated metal.

Rose Hill slopes up towards Rose Hill roundabout to the north; the recognised centre of the Rosehill area. The Rosehill urban centre surrounds the roundabout, incorporating a supermarket, fast food outlets and general convenience and service stores and a number of medium/large scale apartment blocks. This roundabout connects the A297 with the A217 heading north-south which is locally known as Reigate Avenue (this leads south to become Brighton Road and intersects with the M25 approximately 8-10 miles to the south) and the B278 running north west to south east between Morden and Carshalton. As such, the main roads effectively 'bypass' the predominantly residential areas around the site.

The site has a PTAL of 3 and is close to seven bus routes. Sutton Common Station to the south is approximately a 0.9 mile walk away whilst St Helier Station (a 0.7 mile walk away) is to the west. Both stations are served by Thameslink services which run to Sutton to the south and up through Wimbledon and Central London to St Albans in the north.

The site is not in a flood risk area. There are no Listed Buildings closeby and it is not in a Conservation Area.

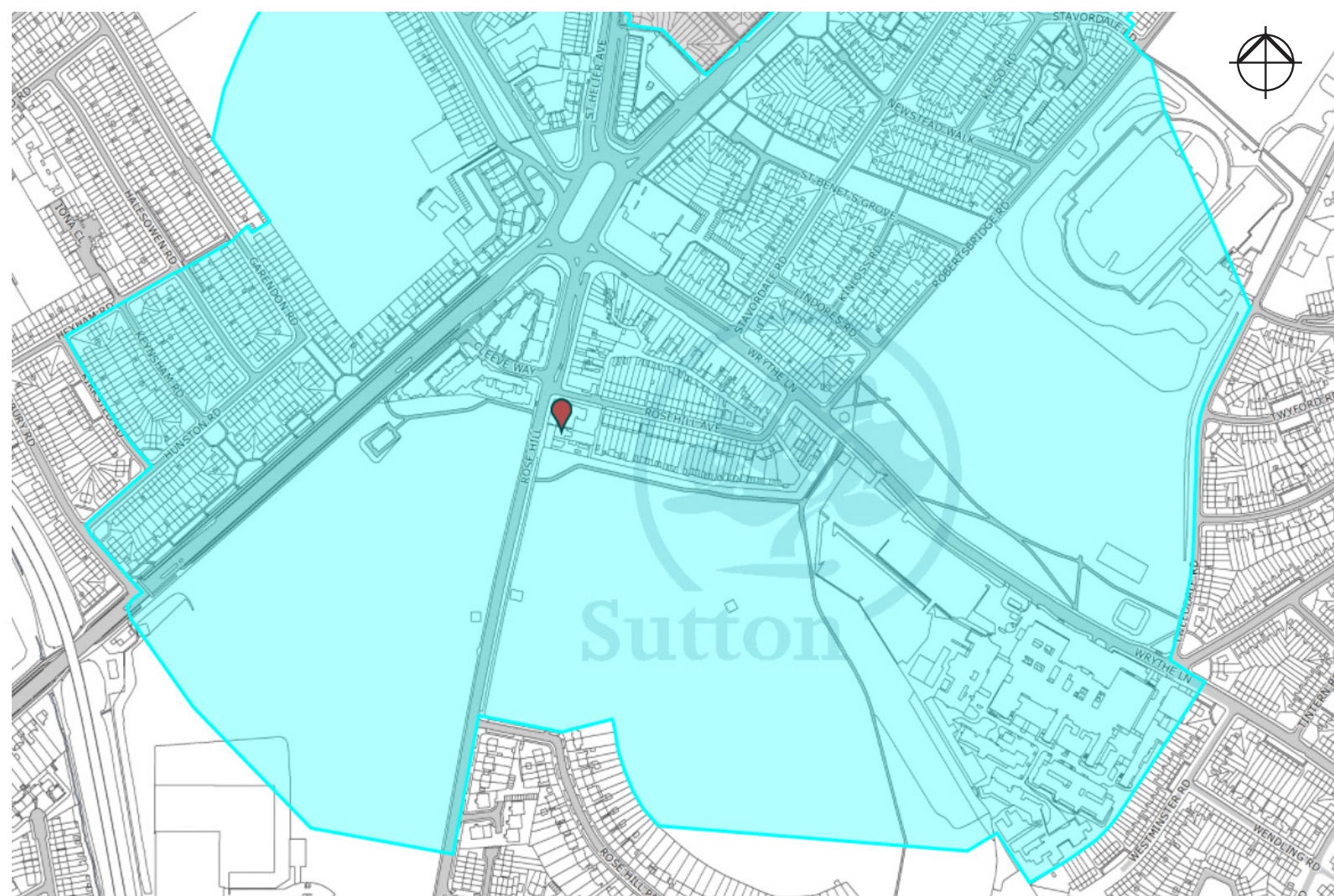


Figure 2.5 - Area of Potential Intensification map

Photographs of The Surrounding Area



1. Rosehill Court viewed from the north of Rose Hill roundabout



2. Lidl viewed from the east of Rose Hill roundabout



3. Rear of Damask Court and Harkness Court, Cleeve Way viewed from Rose Hill



4. 55-60 The Market viewed from The Market, adjacent to Rose Hill with Renaissance Court in the background



5. View across Rose Hill Park East looking south away from the site



6. View from Rose Hill Park West looking north east towards the site on Rose Hill



7. View of Damask Court, Cleeve Way from Rose Hill Park West



8. View of Damask Court, Cleeve Way looking west from Rose Hill



9. Rear of Damask Court and Gallica Court, Cleeve Way viewed from Reigate Avenue



10. View looking north towards the site on Rose Hill

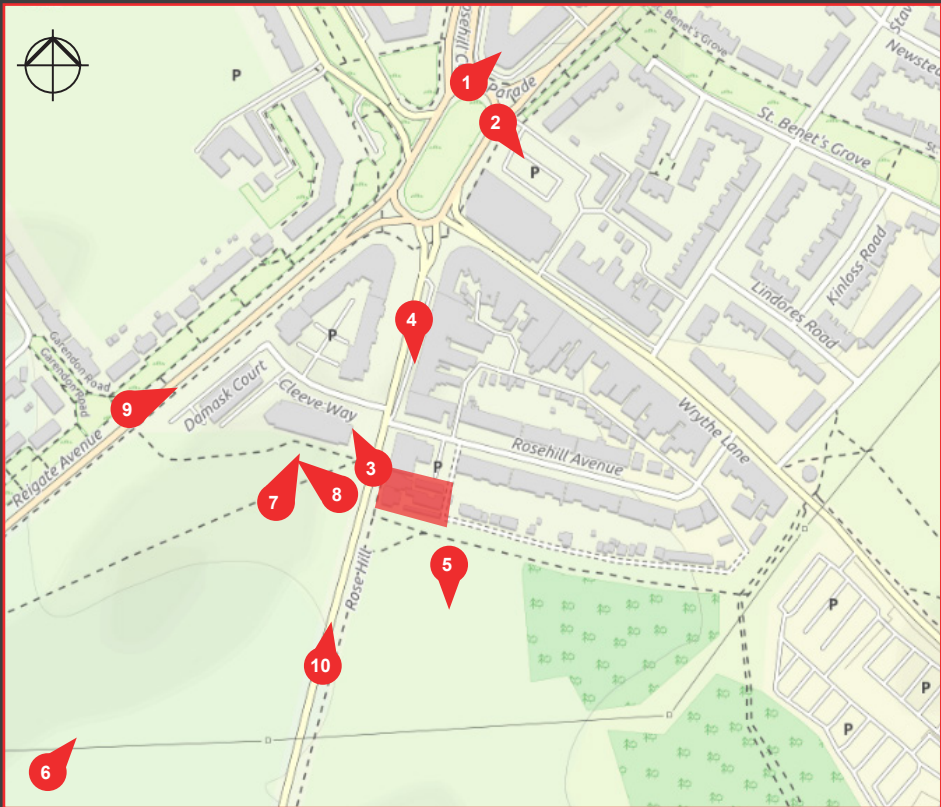


Figure 2.6 - Photograph key plan

3.0 Analysis

The site has been vacant for a number of years and is surrounded by hoardings. The existing buildings are in a poor state of repair and generally downgrade the appearance of the area around the site. It is in need of redevelopment.

Planning permission reference DM2018/02165 was granted for the site in May 2020. The approved scheme comprised 14 flats with the following description:

“Demolition of existing buildings and erection of a part two, part three and part four storey building containing 10 x 2 bedroom and 4 x 1 bedroom flats along with parking, cycle/refuse stores and hard and soft landscaping.”

See Figure 3.1 for the ground floor and elevation drawings. The proposed building was of similar appearance as the adjacent Renaissance Court and stepped down to both the south and east at the rear. The rear wing of the building was curved and formed from a triple mansard roof. Both features would lead to awkwardly shaped compromised rooms which would be difficult to furnish.

The Sutton Local Plan 2016 – 2031 has a number of policies relevant to the site as follows:

Policy 7: Housing Density

The site is located in the Rosehill District Centre and an Area of Potential Intensification. The Local Plan identifies the area as urban and that a density of between 45 and 170 units per hectare would be appropriate.

Policy 9: Housing Sizes and Standards

This policy identifies a pressing need for larger properties (two and three bedroomed). The approved scheme contained 10 two bedroomed flats but no three bed flats. It also notes that schemes should comply with London Plan Space Standards (now superseded by the nationally described space standards) and 90% of dwellings should be M4(2) compliant with the remaining 10% meeting M4(3).

Private amenity space standards will be assessed on a case by case basis with London Plan minimum standards as a starting point. If this is the case, the site is immediately adjacent to a large public park, therefore compliance with minimum standards would be appropriate.

Policy 28: Character and Design

Policy 28 sets out a number of criteria that new developments should meet as follows:

- a Is attractive, designed to the highest standard, especially with regard to architectural detailing, and uses high-quality materials.*
- b Respects the local context and responds to local character and heritage assets.*
- c Is of a suitable scale, massing and height to the setting of the site and/or townscape.*
- d Seeks to improve an area of poor character.*
- e Makes a positive contribution to the street frontage, street scene and / or public realm, such as using railings and low walls where practicable.*
- f Is inclusive and accessible for all and improves movement through areas with direct, accessible and easily recognisable routes.*
- g Is secure and designed to minimise crime and anti-social behaviour.*
- h Is robust and flexible in use.*
- i Responds to natural features and retains trees, hedges and other landscape features and spaces of amenity value, where possible.*
- j Is not dominated by car and cycle parking.*
- k Creates attractive, functional and clearly defined public and private space.*
- l Protects any important local views and creates new ones wherever possible.*
- m Carefully integrates building services equipment and, in industrial areas, operating equipment.*
- n Maintains the setting and visual amenity of the Green Belt, Metropolitan Open Land, Public Open Space and Urban Green Space.*



Figure 3.1 - Approved scheme's ground floor and elevation drawings

The proposed development should follow these principals.

Figure 3.2 shows the relationship of the site to the Rose Hill Parks and the footpaths within them. It is noted that the buildings on the site and those adjacent that run along the northern side of Rose Hill Park East either turn their backs or sides to it and have a poor relationship with the open space, ignoring its presence to a large degree. In contrast, the buildings on the northern side of Rose Hill Park West are four storey and define the edges of the park on Rose Hill and Reigate Avenue. These buildings face the park and address rather than ignore it, resulting in a more positive relationship with it. This is beneficial in townscape terms and provides natural surveillance of the park.

The existing buildings on the site step down to the park, as does the building proposed in the planning approval. However, the site is on a corner between a footpath in the park and Rose Hill. There is an opportunity to enhance this rather than ignore it and to clearly mark the edge of the built townscape against the open space.

Figure 3.3 shows the heights of the surrounding buildings.

Figure 3.4 shows the uses around the site and indicates clearly that it is within a residential zone away from the mixed use centre. This diagram also shows the sun paths at the winter and summer solstice.

Figure 3.5 shows the location of bus stops and train stations and indicates areas that can be reached within 5 and 15 minutes' walks.

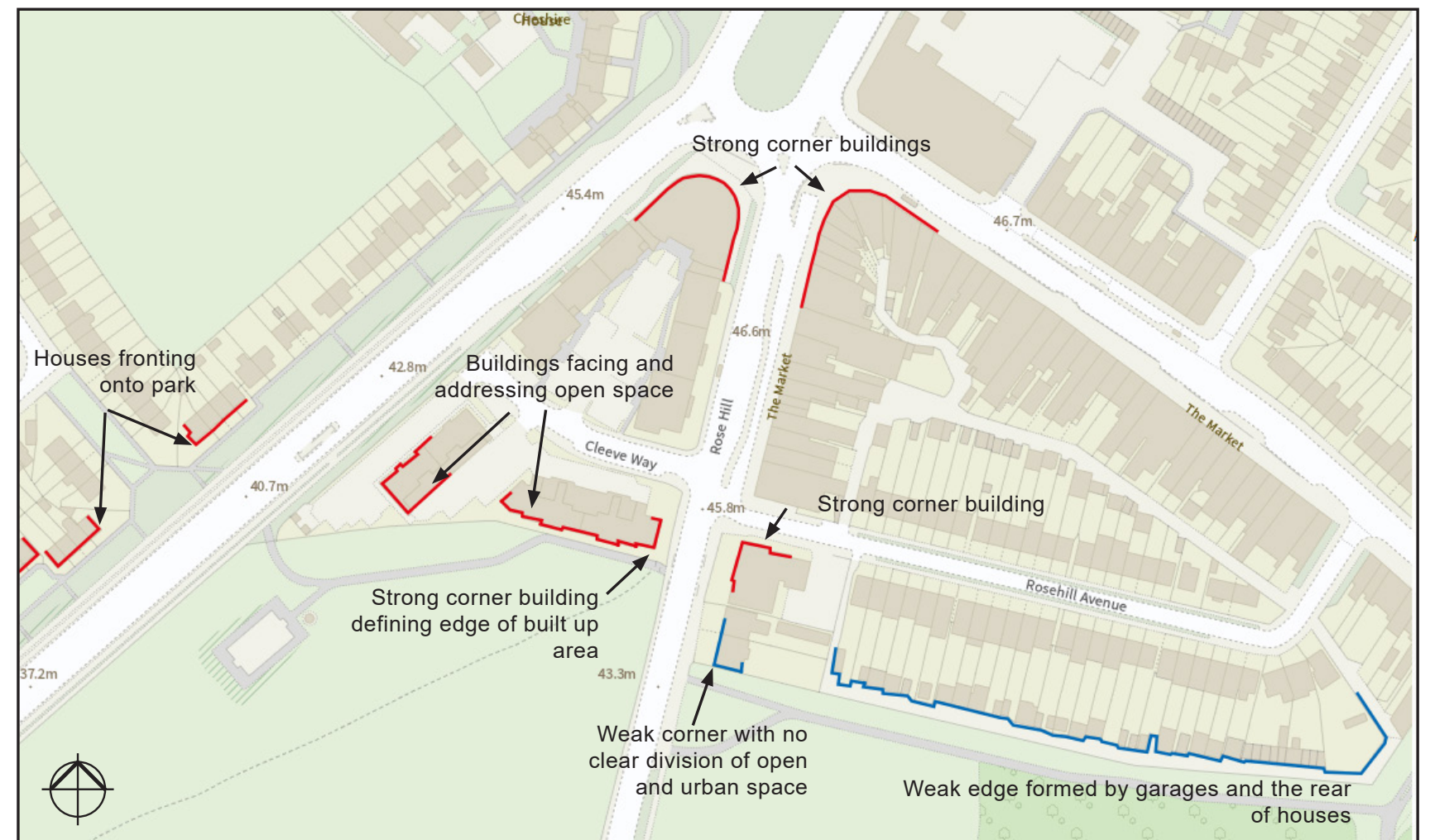
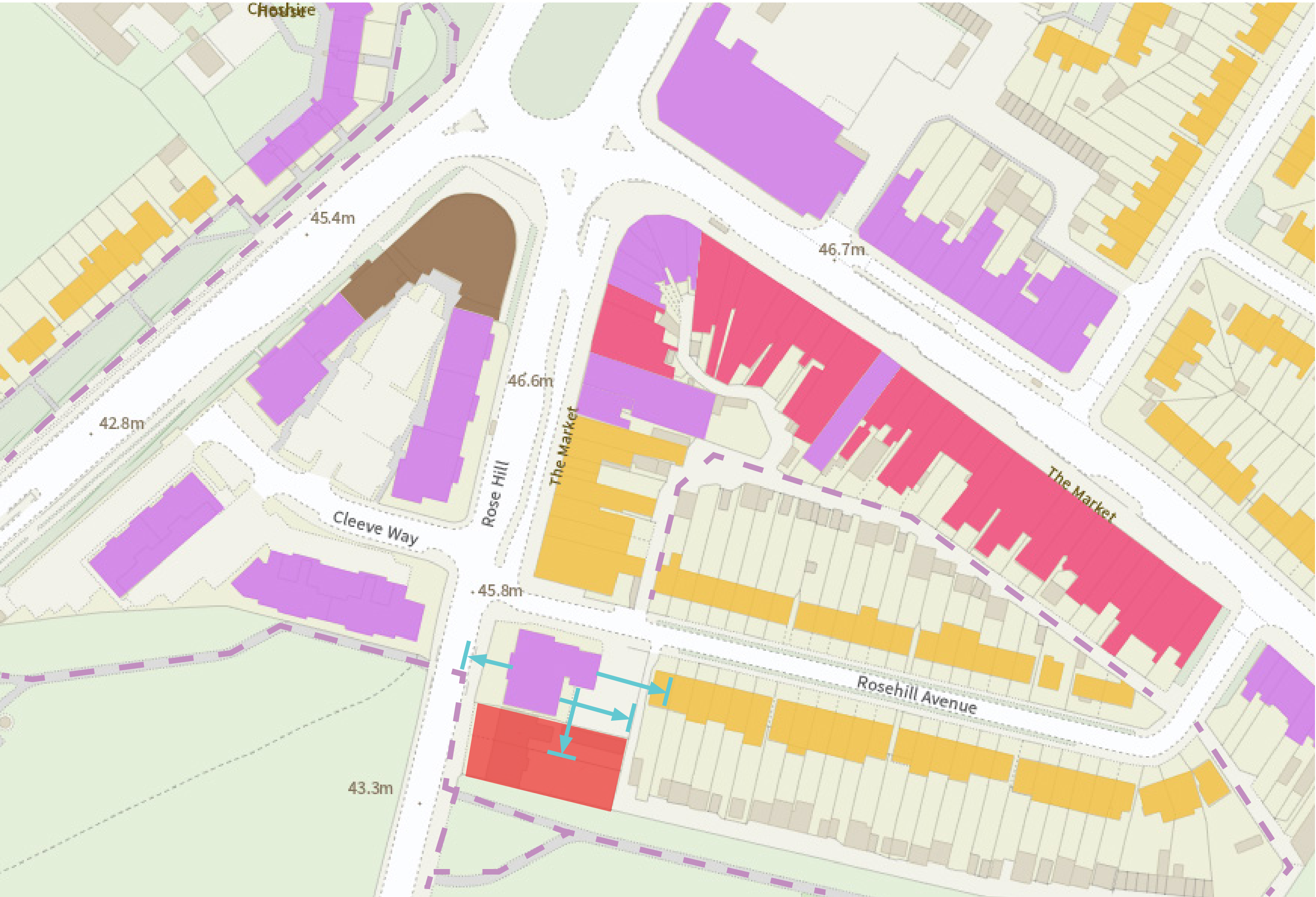


Figure 3.2 - Relationship of the site to Rose Hill Park West and Rose Hill Park East



- | | | | |
|----------------------|----------------------|-----------------------------|----------------------------------|
| <div></div> 2 storey | <div></div> 4 storey | <div></div> Private gardens | <div></div> Overlooking distance |
| <div></div> 3 storey | <div></div> 5 storey | <div></div> Site location | <div></div> Public footpath |

Figure 3.3 - Heights of surrounding buildings



Figure 3.4 - Building uses and sun path diagram

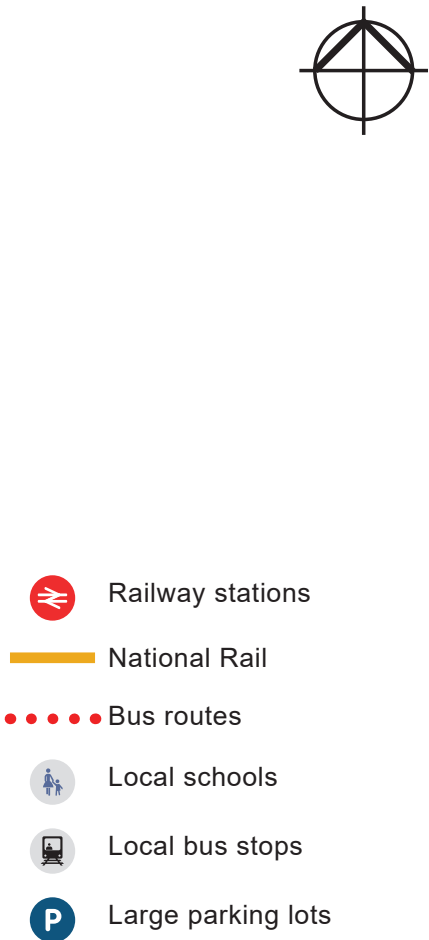


Figure 3.5 - Wider context map

4.0 Involvement

As noted above, the site is the subject of current planning approval reference DM2018/02165. The officer's report for the application noted the following relevant points:

- A fully residential development is acceptable
- The density range at 155 units per hectare is acceptable and within the range set out in the Local Plan
- The scheme was decreased in mass at the rear to reduce its impact on the Metropolitan Open Land
- The Sunlight and Daylight Report for the application confirmed that there would not be any adverse impact on surrounding dwellings and no material harm in outlook
- Amenity space in the form of balconies was acceptable given the proximity to the Rose Hill Parks
- Car parking was considered to be acceptable at 12 spaces for 14 dwellings

Any full planning application as a result of this current pre-application submission would be supported by the following reports:

- Fire Statement
- Energy Strategy
- Viability Assessment
- Landscaping design including a maintenance schedule
- Transport Statement
- Arboricultural Assessment

5.0 Evaluation

The site is currently vacant and in a poor state of repair. The existing buildings are derelict and the perimeter has hoarding around it. It is in need of redevelopment and currently has planning consent for 14 flats. This approval follows the style of the adjacent Renaissance Court and has triple mansard roofs on the rear wing. There is an opportunity to improve on this with a high quality contemporary building that will maximise the potential of the site and enhance the townscape on the edge of Rose Hill Park East. This revised scheme should provide a higher standard of accommodation and include accessible flats.

The existing buildings on the site and those to the east of it make no reference to Rose Hill Park East with their sides or back facing it. In contrast, the buildings of flats to the west address Rose Hill Park West, overlooking it and providing a defined edge between the open space and the urban area.

There is a diversity of styles around the site with each building reflecting the period in which it was built. The current proposal should follow this character.

6.0 Design

6.1 Use

It is proposed that the site be fully residential as the previous planning approval DM2018/02165.

6.2 Amount

The development will comprise 16 flats with a total residential floorspace of approximately 487m². See *Figure 6.1 – Schedule of accommodation*. There will be 4 three bedroomed flats, 4 two bedroomed flats and 8 one bedroomed flats.

This equates to a density of 165 units per hectare which is lower than the maximum 170 permitted in the Sutton Local Plan.

All of the flats will meet the minimum areas required by the nationally described space standards and have amenity spaces in the form of gardens or balconies which will meet the minimum standards set out in the current London Plan. As noted in the officer’s report for the previous application, the site is adjacent to a large park which will provide extensive amenity and play space for the development.

Number	Area m ²	Beds	Persons
00 - Ground Floor			
Flat 1	50.0	1	2
Flat 2	50.0	1	2
01 - First Floor			
Flat 3	68.6	2	3
Flat 4	91.6	3	5
Flat 5	51.3	1	2
Flat 6	50.0	1	2
Flat 7	50.0	1	2
02 - Second Floor			
Flat 8	68.5	2	3
Flat 9	91.6	3	5
Flat 10	51.3	1	2
Flat 11	50.0	1	2
03 - Third Floor			
Flat 12	68.5	2	3
Flat 13	91.6	3	5
Flat 14	77.2	2	4
04 - Fourth Floor			
Flat 15	50.4	1	2
Flat 16	91.5	3	5
Total	1052.0 m ²	28	45

Figure 6.1 - Schedule of accommodation

All areas are approximate

6.3 Scale and Massing

Figures 6.2–6.5 show how the mass of the building was developed with a simple four storey 'L' shaped building as the starting point. This was defined by the building line in Rose Hill, the root protection areas and the prevailing height of the surrounding buildings. However, as noted earlier, Rose Hill slopes down to the south, making a four storey building which would be significantly lower than the adjacent Renaissance Court and the buildings of flats opposite.

To this basic form, mass was added to the key corner between Rose Hill and the park to give definition and clearly mark the end of the built up area. As noted above, this is lacking on the northern side of Rose Hill Park East where open and urban spaces bleed together. In contrast, the northern side of Rose Hill Park West is clearly defined. A further storey was added to enhance the corner and was set back to the north to link with the adjacent building.

The rear massing was then reduced to open up the site, ensuring the building is not overbearing on adjacent dwellings and preserving the existing gap in townscape when viewed from the park.

Once the main massing was designed, elevational features were added including additional modelling, recessed and projecting balconies. Parking was also included to the rear of the site partially in an undercroft with landscaped areas added.

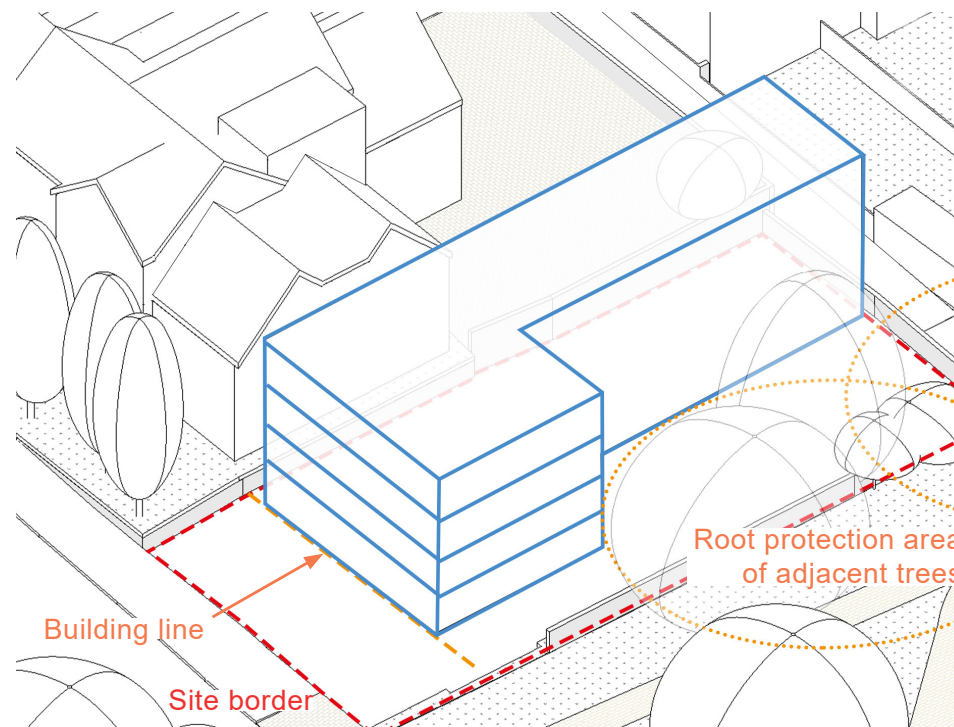


Figure 6.2 - Basic mass

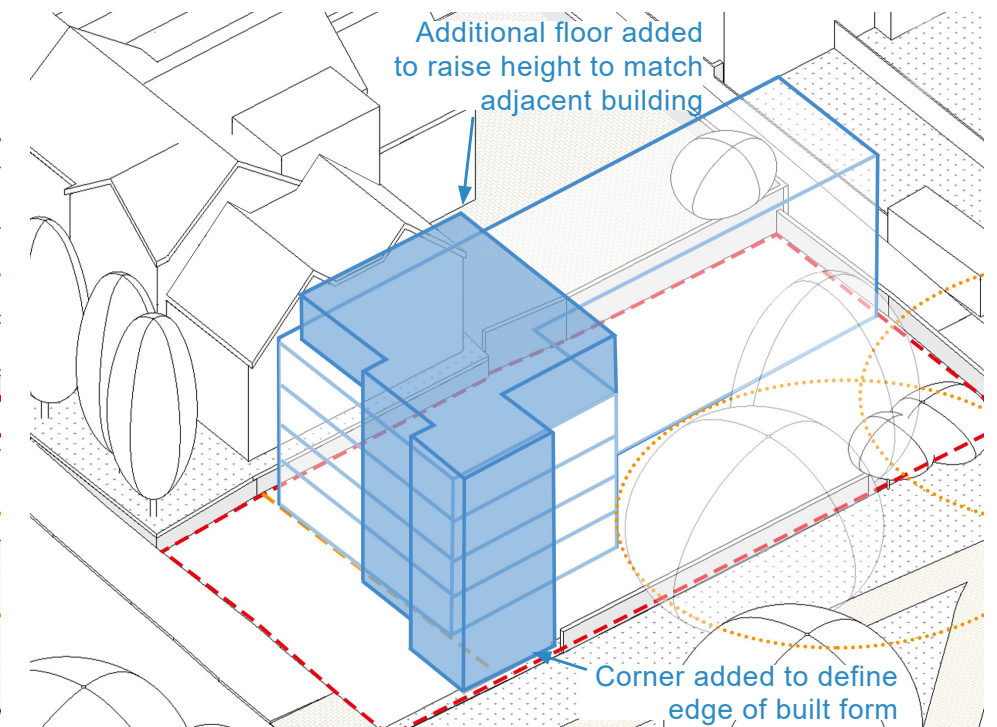


Figure 6.3 - Massing facade to match site context

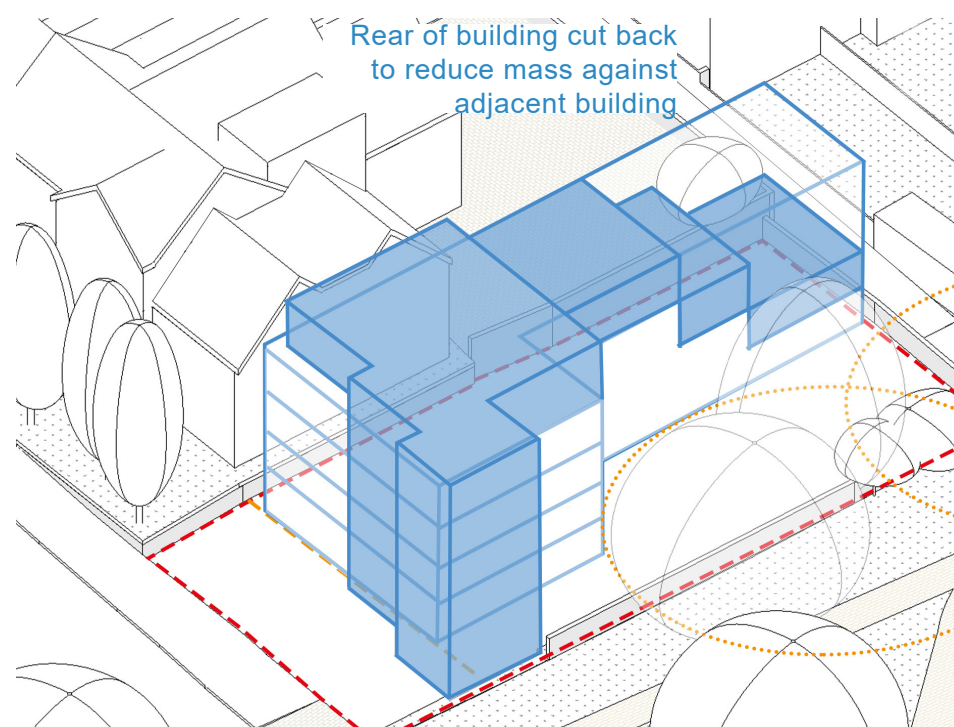


Figure 6.4 - Mass reduction to the rear

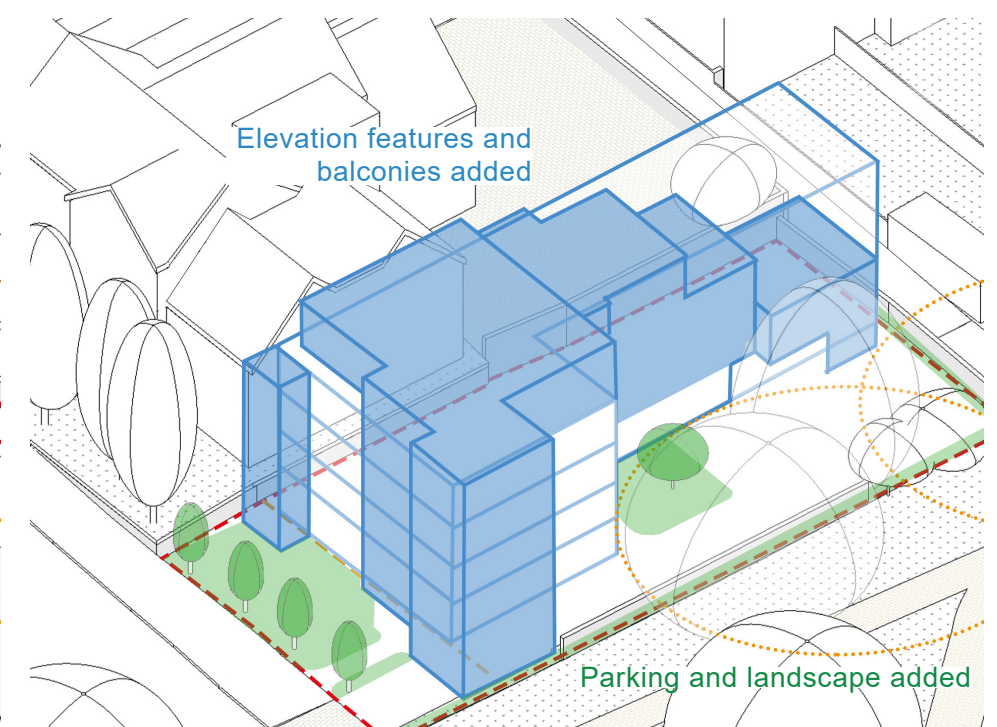


Figure 6.5 - Detailing mass

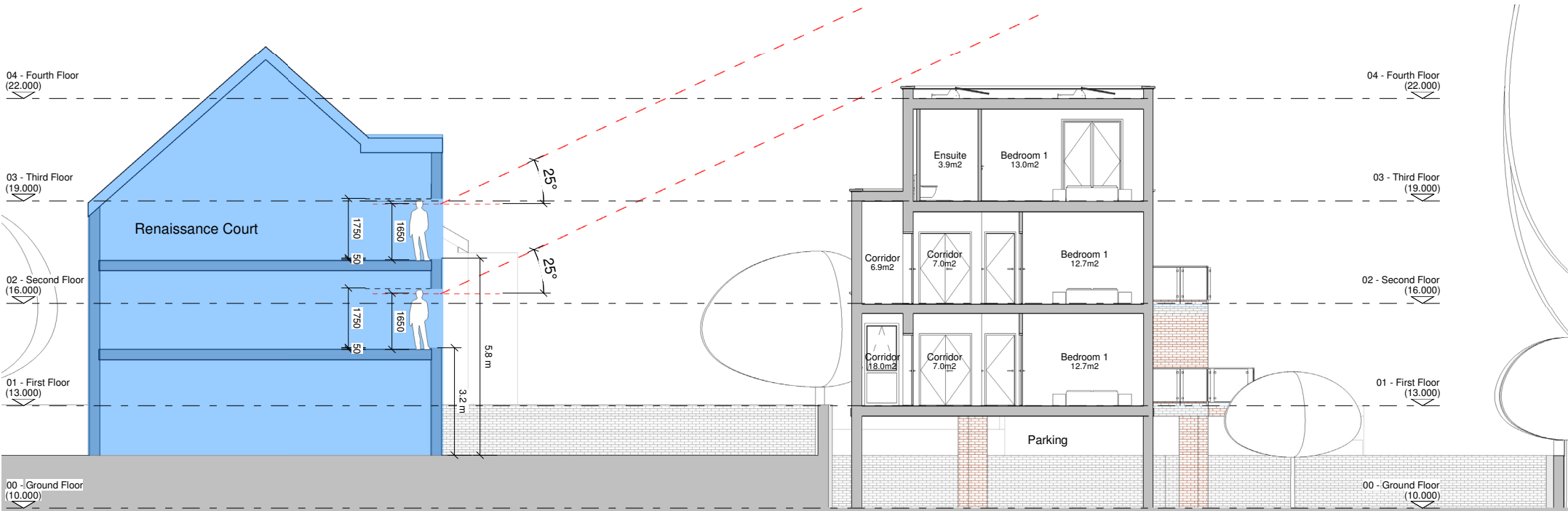


Figure 6.6 - Line of sight from Renaissance Court towards the proposal

The relationship with the windows in Renaissance Court, in particular those that face the site was carefully considered. Figure 6.6 shows these windows and the proposed building mass on the site with the 25 degree daylight angle defined by the BRE publication Site Layout Planning for Daylight and Sunlight.

6.4 Layout

The site will be laid out in a similar way to the approved scheme with the front section following the building line in Rose Hill and a rear wing that runs along the northern boundary. A car park will be located at the rear, partially under the building, with an access driveway running along the southern boundary. This will be wide enough for cars to pass, therefore there will not be the need for a traffic light system as the approved scheme.

The ground floor will have a main entrance fronting the street with a secondary entrance to the rear from the car park. There will be a single central staircase and lift providing access to the upper storeys of the building. Two 1 bed flats will front Rose Hill and a bin store, cycle store and locker room will be located behind the stair core.

The upper floors will be arranged around the central stair core with two flats fronting Rose Hill at all levels with three flats at the rear on the first floor, two on the second and one on the third. The fourth floor will only have two flats fronting the road.

The flats on the corner of the site at the junction of the road and the park will be dual aspect with windows and balconies fronting both the road and the park.

All of the flats have been designed to meet the minimum sizes required by the nationally described space standards and Part M4(2) of the Building Regulations. In addition, two of the flats have been designed to Part M4(3), providing fully wheelchair accessible dwellings.

All of the flats will have private balconies facing either Rose Hill or the park which will meet the minimum size standards set out in the London Plan.



Figure 6.7 - Ground floor

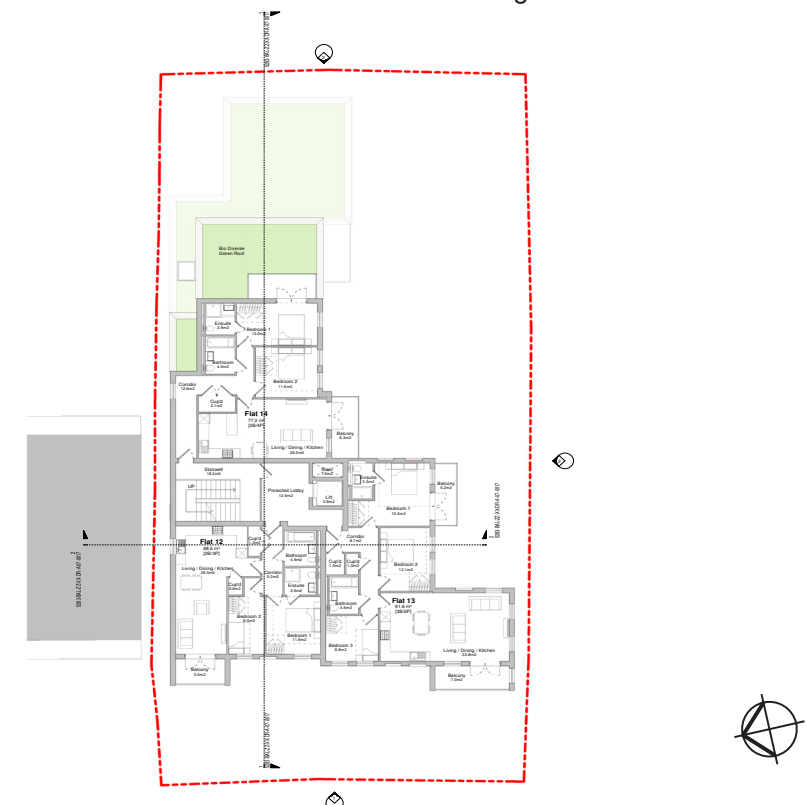


Figure 6.8 - Typical upper floor layout

6.5 Appearance

As detailed above, the area surrounding the site has no coherent architectural style with buildings generally reflecting that prevailing when they were constructed. The proposed building has followed this character and will have a contemporary appearance with projecting bays accommodating the balconies on the front elevation, full height windows and recessed panels.

The elevations will be constructed from two colours of brick; a red which will reflect the predominant material of the surrounding buildings and a blue or grey feature brick to the main corner feature and to break up the rear wing.

The roofs will be flat, reflecting one of the existing buildings on the site. They will be 'green' roofs and will accommodate PV solar panels. This will maximise biodiversity on the site and provide renewable energy for the building.



Figure 6.9 - Side elevation (north east)



Figure 6.10 - Front elevation (east)

6.6 Bicycle and Refuse Storage

Refuse and bicycle stores will be located on the ground floor within the building.

28 cycle spaces are required to meet the requirements of the London Plan. These will be provided by a mixture of double stacking racks and Sheffield stands. See Figure 6.11.

The refuse store will be accessible from inside the building and will accommodate 5 1100l Eurobins or a mixture of smaller bins if required.

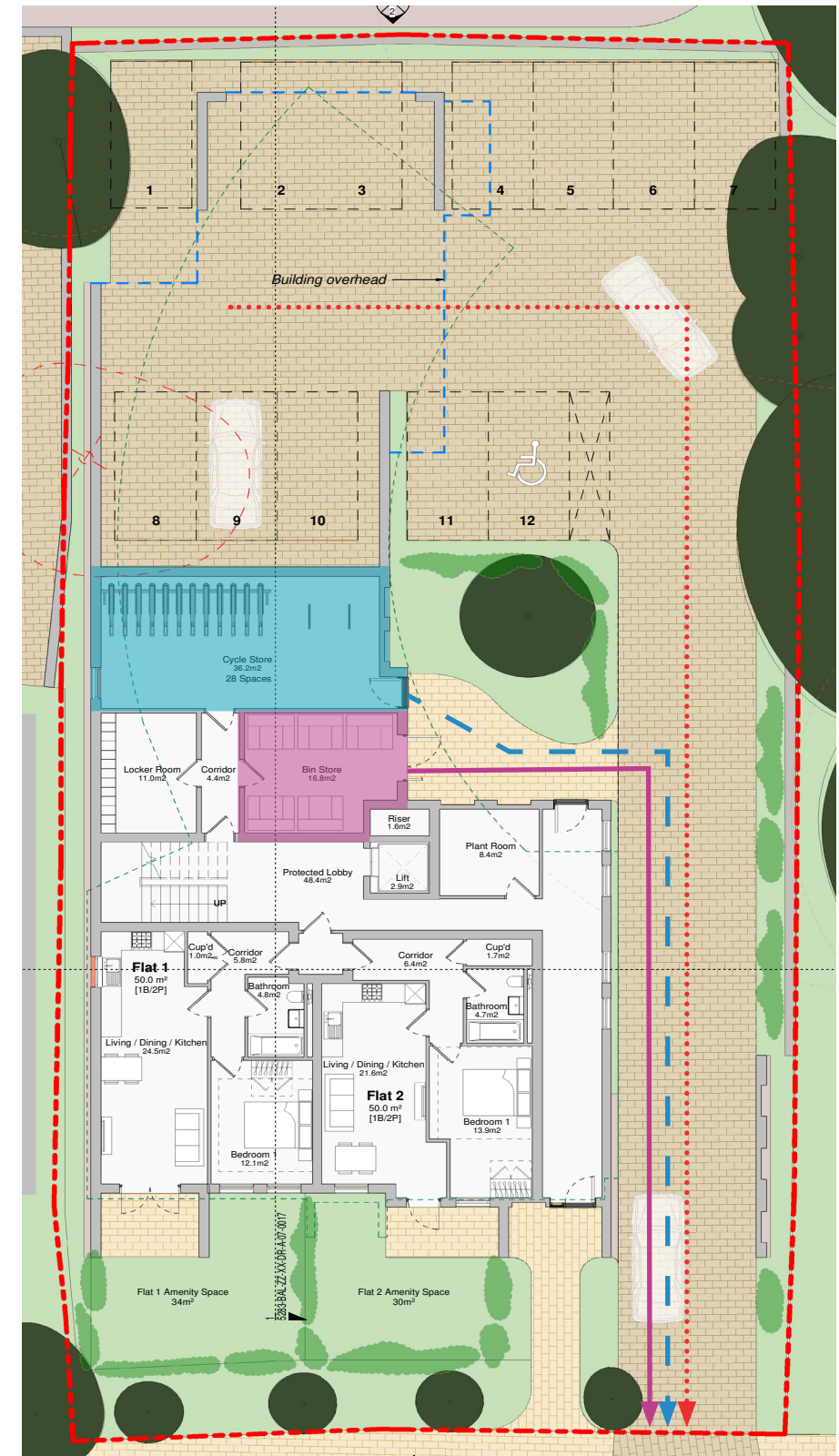


Figure 6.11 - Proposed parking, bicycle store and waste storage layout

6.7 Landscaping

In line with the approved scheme, an area of soft landscaping will be provided at the front of the site. This will provide private amenity space for the ground floor flats and will include borders and hedging to divide the space. Trees will be planted along the front boundary as the adjacent Renaissance Court.

There will be a further area of soft landscaping around the rear entrance door with space for a small tree.

All of the flat roofs will be biodiverse ‘green’ roofs.

Figure 6.13 shows the urban greening factor calculation for the site and that an approximate score of 0.41 will be achieved.

6.8 Parking

12 car parking spaces will be provided at the rear of the site including two accessible spaces; one for each of the Part M4(3) flats.

The London Plan permits up to a maximum of one space for a three bedroomed flat and 0.75 of a space for one and two bedroomed flats for an outer London site with a PTAL of 3. This equates to 13 spaces, however, this is a maximum standard.



Figure 6.12 - Urban greening factor masterplan

Urban Greening Factor Calculator				
Surface Cover Type	Factor	Area (m²)	Contribution	Surface Cover Type
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1		0	
Wetland or open water (semi-natural; not chlorinated) maintained or established	1		0	
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0.8		0	
Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree.	0.8	8	6.4	
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014.	0.7	352	246.4	
Flower-rich perennial planting.	0.7	90.7	63.49	
Rain gardens and other vegetated sustainable drainage elements.	0.7		0	
Hedges (line of mature shrubs one or two shrubs wide).	0.6	27.3	16.38	
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6		0	
Green wall –modular system or climbers rooted in soil.	0.6	12	7.2	
Groundcover planting.	0.5		0	
Amenity grassland (species-poor, regularly mown lawn).	0.4		0	
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014.	0.3		0	
Water features (chlorinated) or unplanted detention basins.	0.2		0	
Permeable paving.	0.1	335.7	33.57	
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0		0	
Total contribution			373.44	
Total site area (m²)			922	
Urban Greening Factor			0.405032538	

Figure 6.13 - Urban greening factor calculation

7.0 Conclusion

The proposed scheme of 16 flats will maximise the use of the site and provide a high quality contemporary style building. It will improve the townscape at the edge of Rose Hill, clearly marking the end of the urban development and enhancing the corner between Rose Hill and Rose Hill Park East.

The proposed dwellings will provide a better standard of accommodation than the approved scheme with more regular shaped flats and rooms without sloping walls. It will include 4 three bedroomed and 2 wheelchair accessible dwellings.

The appearance of the building and proposed landscaping will ensure that it will make a positive contribution to the street and will add landscaping and trees to the public footpath edge where there were previously hardstanding forecourts.

Flats will be arranged to overlook the park, providing natural surveillance and therefore increasing safety without affecting the openness of the Metropolitan Open Land.

Bin stores and cycle parking will be incorporated into the building with car parking located at the rear of the site where it will not dominate the development.

The proposed building will be an improvement over the approved scheme and we look forward to discussing it with officers.



Figure 7.1 - 3D view across Rose Hill looking north east

Appendix A

Reduced Set of Pre - Application Advice Enquiry Drawings





Do not scale from this drawing

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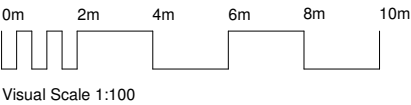
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Area Schedule			
Number	Area sqm	Beds	Persons
Flat 1	50.0	1	2
Flat 2	50.0	1	2
Flat 3	68.6	2	3
Flat 4	91.6	3	5
Flat 5	51.3	1	2
Flat 6	50.0	1	2
Flat 7	50.0	1	2
Flat 8	68.5	2	3
Flat 9	91.6	3	5
Flat 10	51.3	1	2
Flat 11	50.0	1	2
Flat 12	68.5	2	3
Flat 13	91.6	3	5
Flat 14	77.2	2	4
Flat 15	50.4	1	2
Flat 16	91.5	3	5
1052.0 sqm			

All areas are approximate



PRELIMINARY			
Rev	Status	Description	Issued
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Client	Exel Construction
Project No.	5283
Project	102-104 Rose Hill Sutton SM1 3HB
Drawing	PROPOSED Ground Floor Plan
Scale	1 : 100@A1
Date	Aug 21
Drawn	DM
Checked	IF

Brookes Architects

Upstairs at The Grange
Bark Lane, London SW15 5JT
T 020 8487 1223
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5283-BAL-ZZ-00-DR-A-07-0010	Revision
	Status

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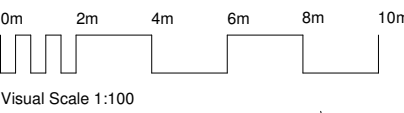
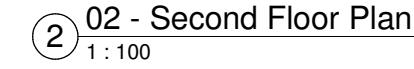
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[illegible]

Exel Construction

Project No.
5283

Project
102-104 Rose Hill
Sutton
SM1 3HB

Drawing

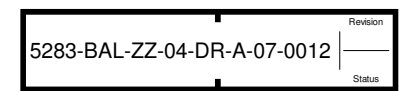
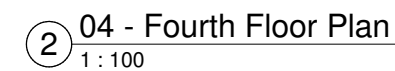
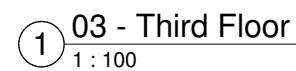
PROPOSED
First & Second Floor Plan

Scale	Date	Drawn	Checked
1 : 100@A1	Aug 21	DM	IF

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[illegible]

Rev	Status	Description	Issued	Dwn/Chg
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Project No.

Project

SM1 3HB

Drawing

Scale 1 : 100@A1	Date Aug 21	Drawn DM	Checked IF
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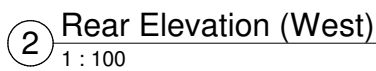
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5283-BAL-ZZ-XX-DR-A-07-0015	Revision
	Status

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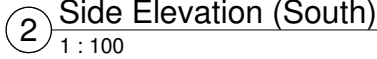
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1 : 100



1 : 100

[illegible]

Rev	Status	Description	Issued	Dwn/C
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Exel Construction

Project No.
5283

Project

102-104 Rose Hill

Sutton

SM1 3HB

Drawing

PROPOSED

Side Elevations

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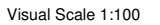
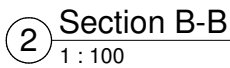
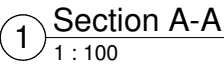
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[illegible]

Project No. _____

Project
100-101-D-1111

Sutton

Drawing

Scale	Date	Drawn	Checked
1 : 100@A1	Aug 21	DM	IF

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5283-BAL-ZZ-XX-DR-A-07-0017 | Revision

Status



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