

Sheerwater Woking, Surrey

Low Rise Residential – Board Presentation



Revisions:

Draft Issue 25th January 2018 Draft 1

Draft Issue 29th January 2018 Draft 2



Canal Side - Looking East at Junction with Neighbourhood Mews

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Overview

Phase 1c – 93 units – Non material amendment application and outline application

- Phase 1c has detailed planning consent which was granted as part of the original hybrid application by HTA on behalf New Vision Homes.
- We have been appointed by Thamesway to prepare detailed drawings and detailed NBS specifications for Phase 1c and 1e.
- A selection of detailed drawings – plans, sections, elevations and details - for a typical house type, which is in both Phase 1c and 1e is included in this presentation.
- The design of Phase 1c has been refined since the planning consent was granted, so we are also preparing a Non Material Amendment application pack of information to substitute the consented drawings with the revised drawings.
- A summary schedule of the original and proposed drawings with a list of amendments made is included in this presentation.
- An outline application will be submitted for one additional unit.

Phase 1e – 47 units – Reserved Matters Application

- Phase 1e has outline consent which was granted as part of the original hybrid application by HTA on behalf New Vision Homes.
- We have been appointed by Thamesway to prepare a Reserved Matters application for Phase 1e.
- As part of the design development we have reworked the site layout to include an additional 3 no. homes, including 2 no. wheelchair accessible units which comply with Building regulations Part M4 category 3.
- We have revised the house types included in the original planning application to bring them in line with current building regulations and other adjustments requested by Woking council (no single occupancy rooms in affordable units).
- We now have 19 house types which will be repeated across each phase in varying configurations in relation to the site context and character area.
- The DAS for Phase 1e is included as part of this presentation which demonstrates the design development.

Phase 2b – 70 units – New detailed planning application (part of hybrid)

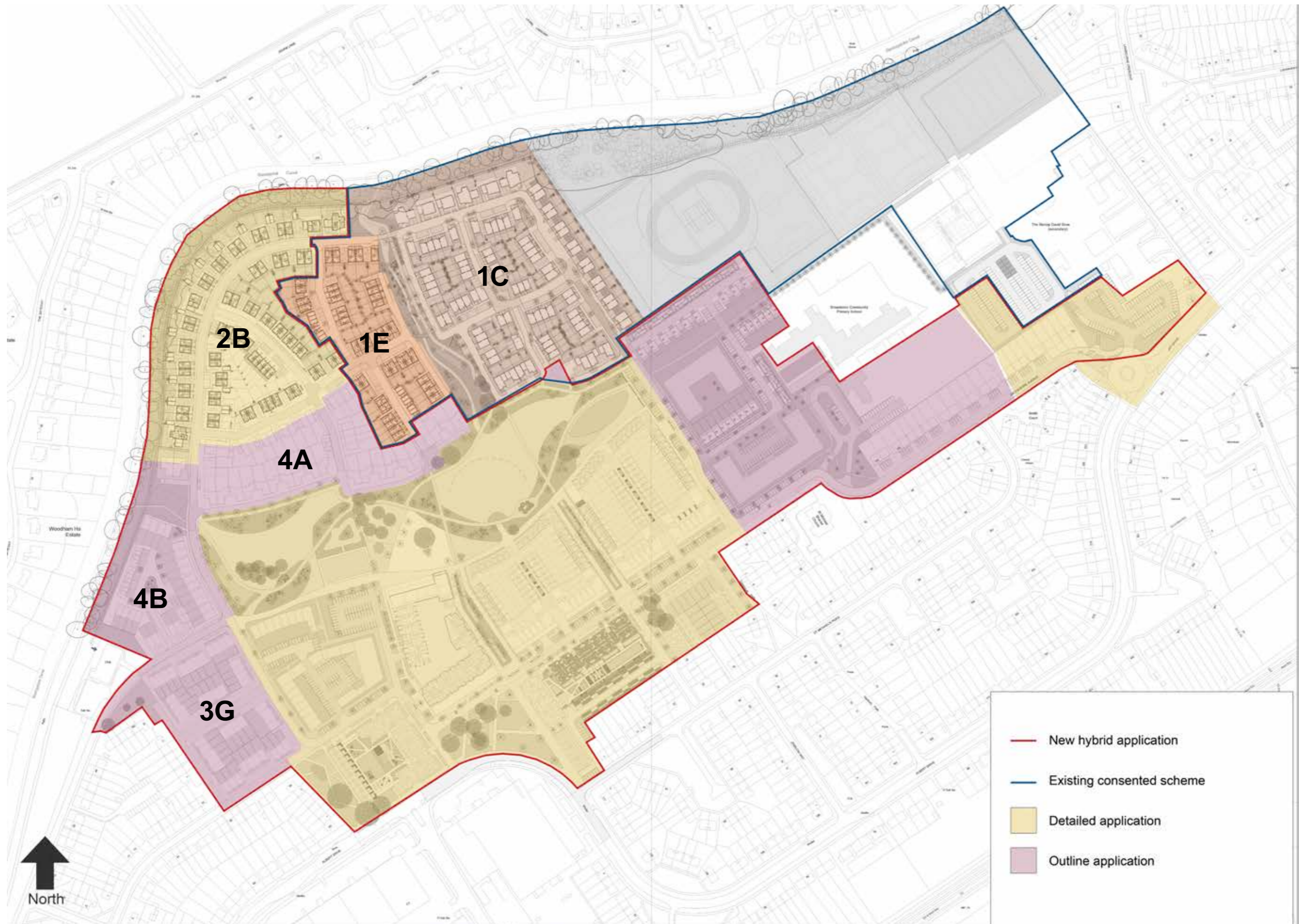
- Phase 2b has outline consent as part of the original hybrid application by HTA on behalf of New Vision Homes.
- We are preparing a new detailed application for Phase 2b as part of the new hybrid application.
- Phase 2b now comprises 70 units. The outline consent was for 51 units.
- The DAS for Phase 2b is included as part of this presentation which demonstrates the design development.

Phases 3g (47 units), 4a (43 units) and 4b (27 units) – New Outline application (part of hybrid)

- Phases 3g, 4a and 4b have outline consent as part of the original hybrid application by HTA on behalf of New Vision Homes.
- We have been appointed to submit a new outline application for these phases as part of the new hybrid planning application.
- We have reconfigured the arrangement of the units in these phases to respond to the revised context such as the expansion of the open space/park area and other site adjustments.

Low-Rise Residential Accommodation Schedule

Phase	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	Grand Total
1C		11	39	40	3	93
1E	3	10	25	9		47
2B		11	13	44	2	70
3G			43	4		47
4A		1	16	26		43
4B	2	7	8	10		27
Grand Total	5	40	144	133	5	327



House Types

There are 19 house types distributed across the low-rise residential phases of the development. The location of the house types has been considered in relation to the existing context, character area and mix required.

The house types are:

Type A	2b 4p
Type B	2b 5p
Type C	3b 5p
Type D	3b 6p
Type E	3b 6p
Type F	4b 7p
Type G	4b 7p
Type H	4b 7p
Type J	4b 7p
Type K	4b 8p
Type L	5b 10p
Type M	2b 4p – A
Type N	3b 5p – A
Type P	1b 2p (FOG)
Type Q & Q2	2b 3p (FOG)
Type R	1b 2p (FOG)
Type T	3b 6p – A
Type U	2b 4p – A (w.acc)

A detailed breakdown of the plot numbers, house types, planning phase and gross internal areas for each can be found in the Broadway Malyan Master Residential Accommodation Schedule.

KEY:

■	1B x 5
■	2B x 29
■	3B x 105
■	4B x 93
■	5B x 2



House Type diagram showing phases 1e, 2b, 3g, 4a and 4b





Neighbourhood Avenue - Looking East towards Phase 1e & Linear Park

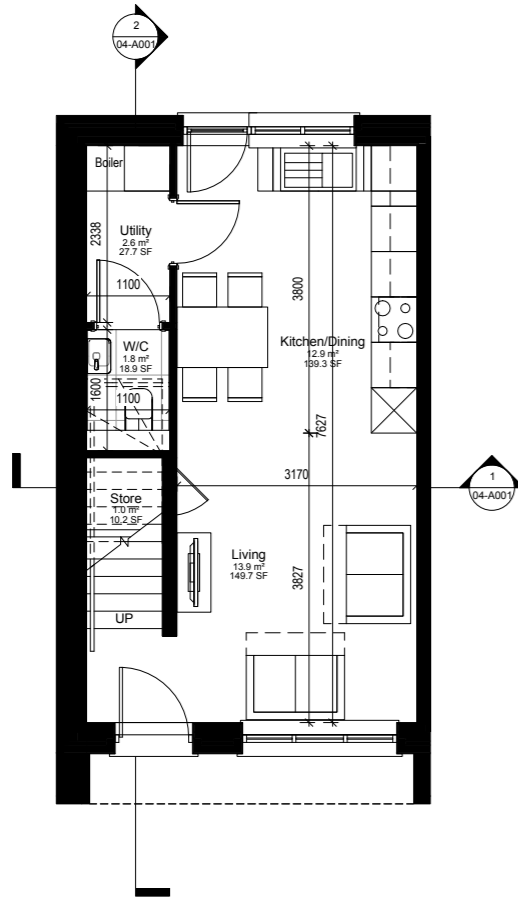
Sheerwater | Low-Rise Residential House Types

Sample Tender Drawings Set

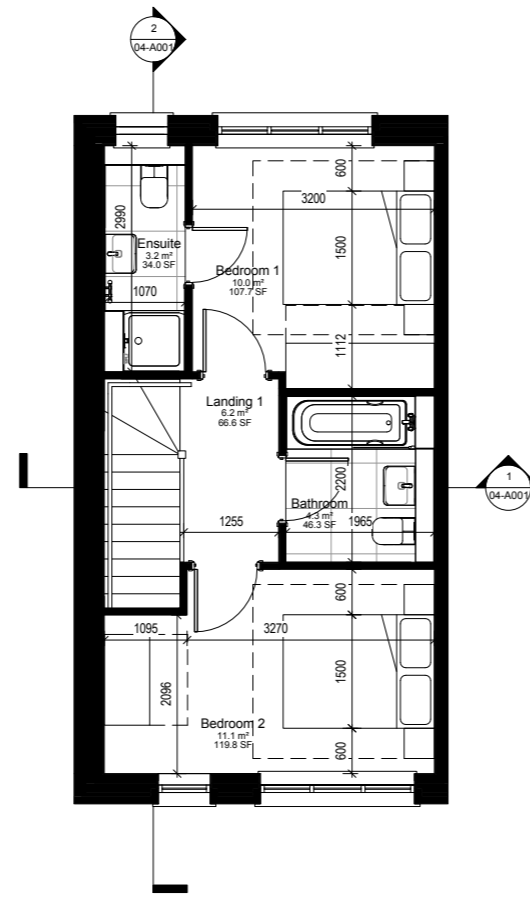
Contractors and consultants are not to scale dimensions from this drawing

Refer to accommodation schedule for plot locations and handing.

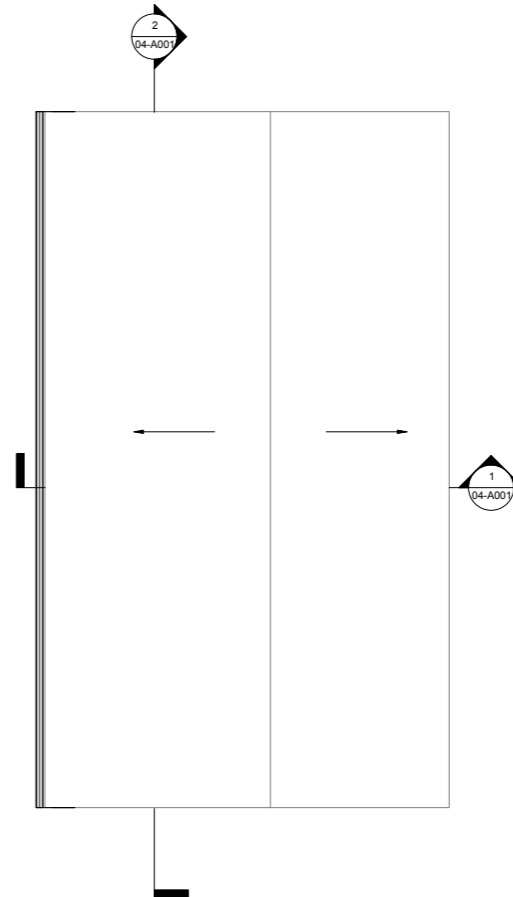
Refer to block drawings for party walls.



1 Proposed Ground Floor Plan
1 : 50



2 Proposed First Floor Plan
1 : 50



3 Proposed Roof Plan
1 : 50

P7	20/10/17	Design Development
P6	27/10/17	Tender Issue
P5	12/10/17	Design Development
P4	05/10/17	Design Development
P3	25/09/17	Design Development
P2	12/09/17	Design Development
P1	13/09/17	First Issue
Revision	Date	Description

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Client
Thamesway Developments Limited
Project
32712 Sheerwater, Woking
Description
Proposed House Type A - GA Floor Plans

Status
TENDER
Scale Drawn Date Revision
1 : 50 SRJ Oct17 P7

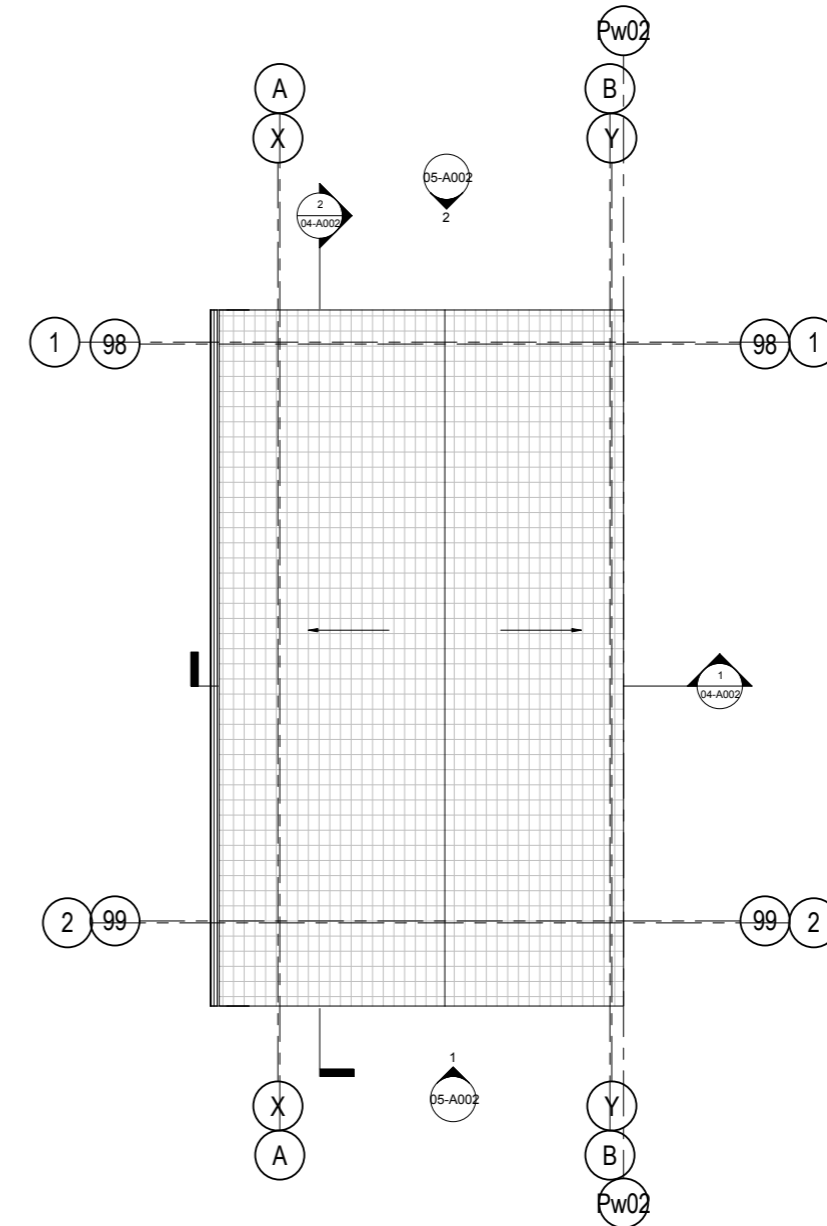
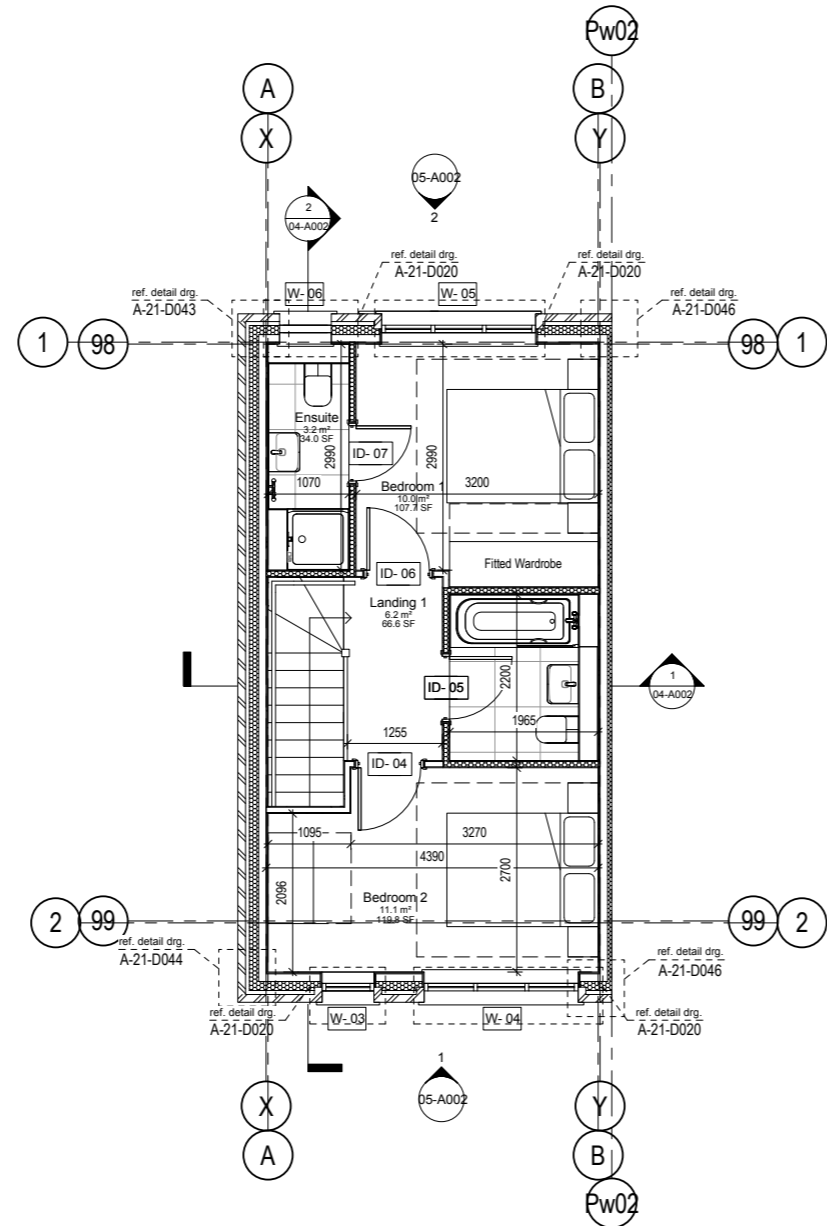
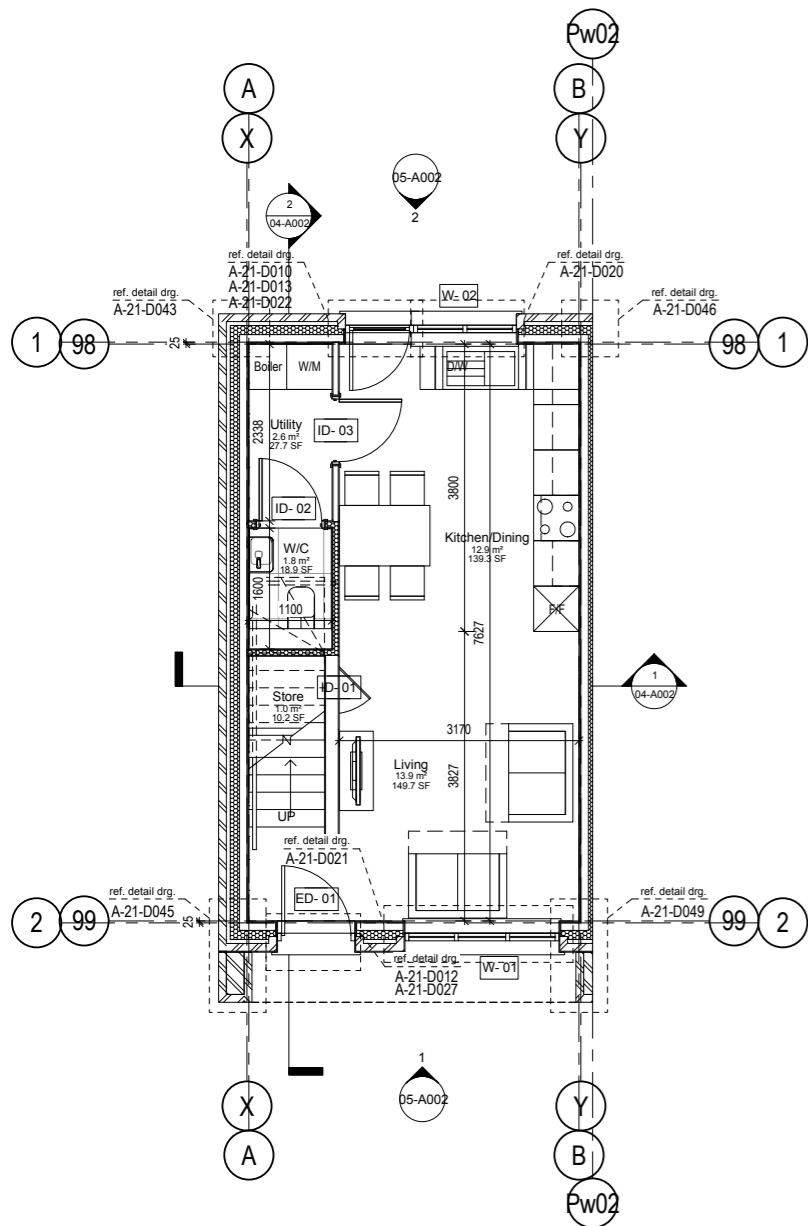
Drawing number
SHE-BMA-20-XX-XX-A-03-A001

Original size 100mm@A1 Copyright Broadway Malyan Limited

Contractors and consultants are not to scale dimensions from this drawing

Refer to accommodation schedule for plot locations and handing.

Refer to block drawings for party walls.



1 Proposed Ground Floor Plan
1:50

2 Proposed First Floor Plan
1:50

3 Proposed Roof Plan
1:50

Revision	Date	Description
P2	30/11/17	Design Development
P1	27/10/17	Tender Issue

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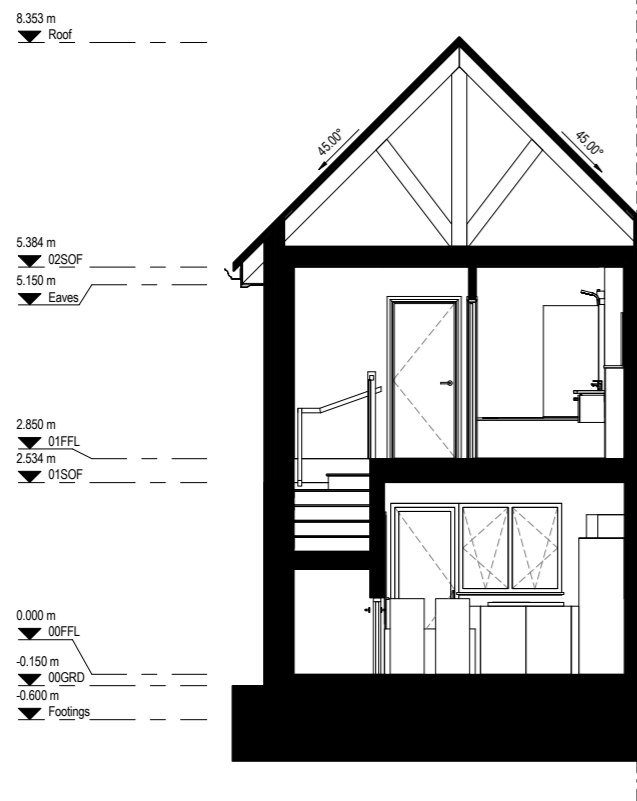
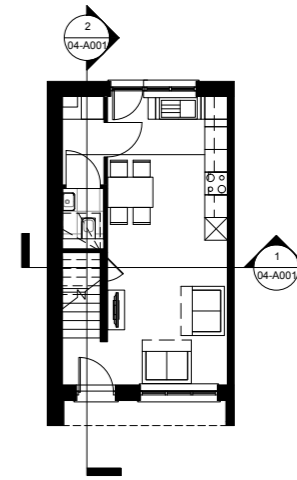
Client
Thamesway Developments Limited
Project
32712 Sheerwater, Woking
Description
Proposed House Type A - Detailed Plans

Status
TENDER
Scale 1:50 Drawn SRJ Date Oct17 Revision P2

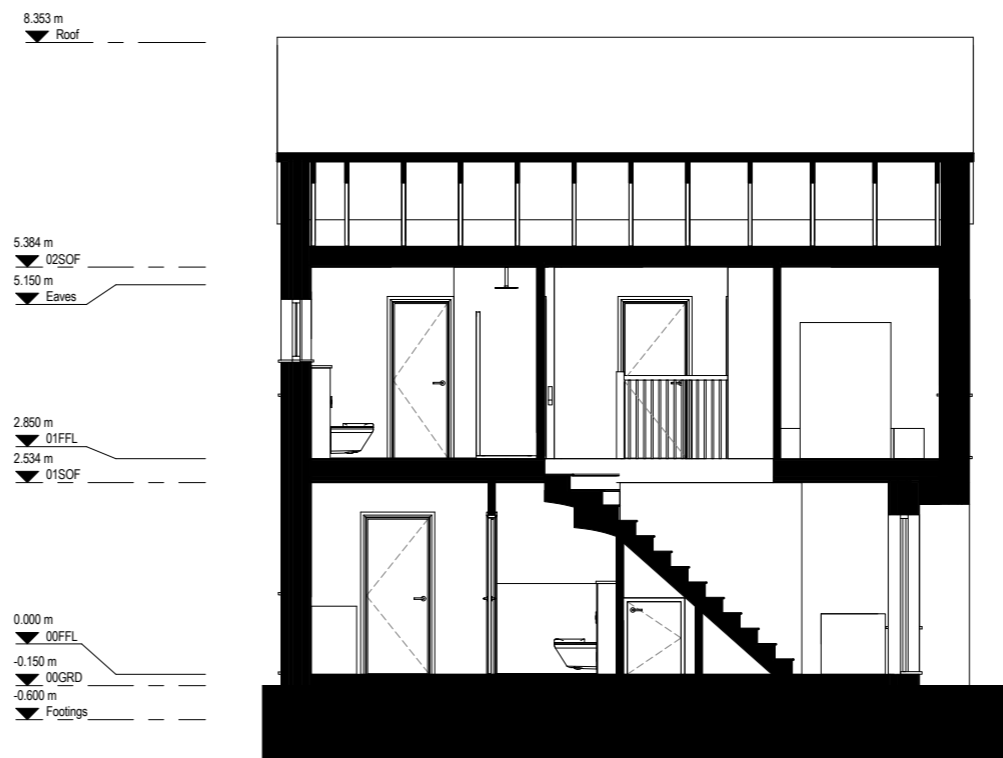
Contractors and consultants are not to scale dimensions from this drawing

Refer to accommodation schedule for plot locations and handing.

Refer to block drawings for party walls.



1 Proposed Section A
1 : 50



2 Proposed Section B
1 : 50

Revision	Date	Description
PS	30/11/17	Design Development
P4	27/10/17	Tender Issue
P3	22/09/17	Design Development
P2	12/09/17	Design Development
P1	18/09/17	First Issue

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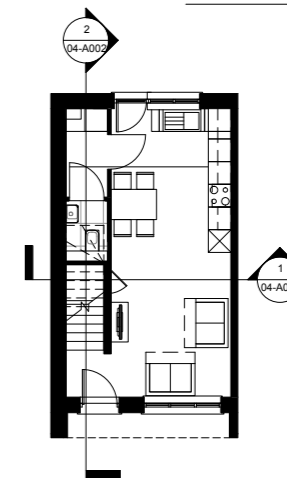
Description
Proposed House Type A - Typical Sections

Status
TENDER

Scale As indicated Drawn SRJ Date Oct17 Revision P5

Drawing number
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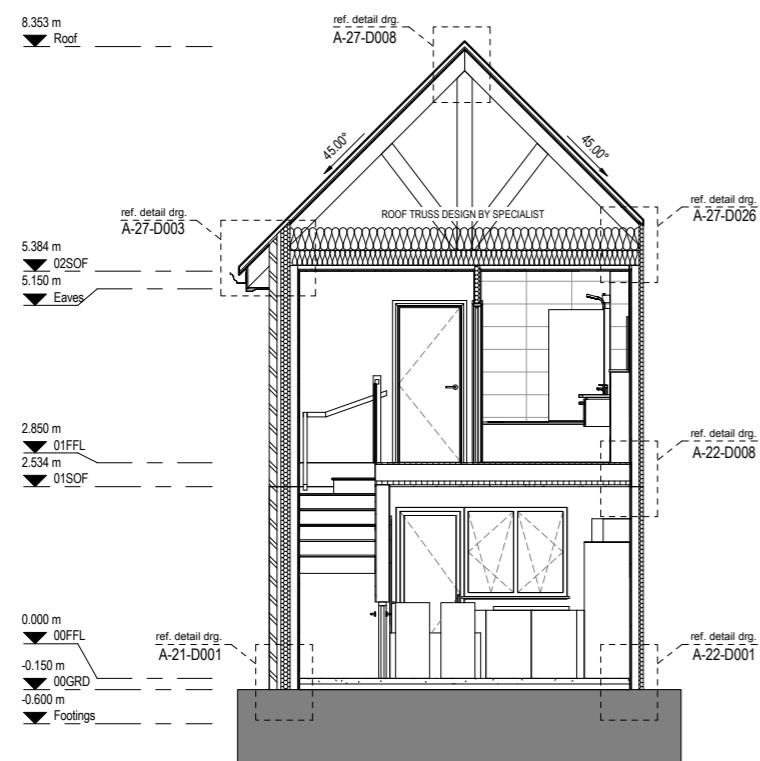
Original size 100mm@A1 Copyright Broadway Malyan Limited



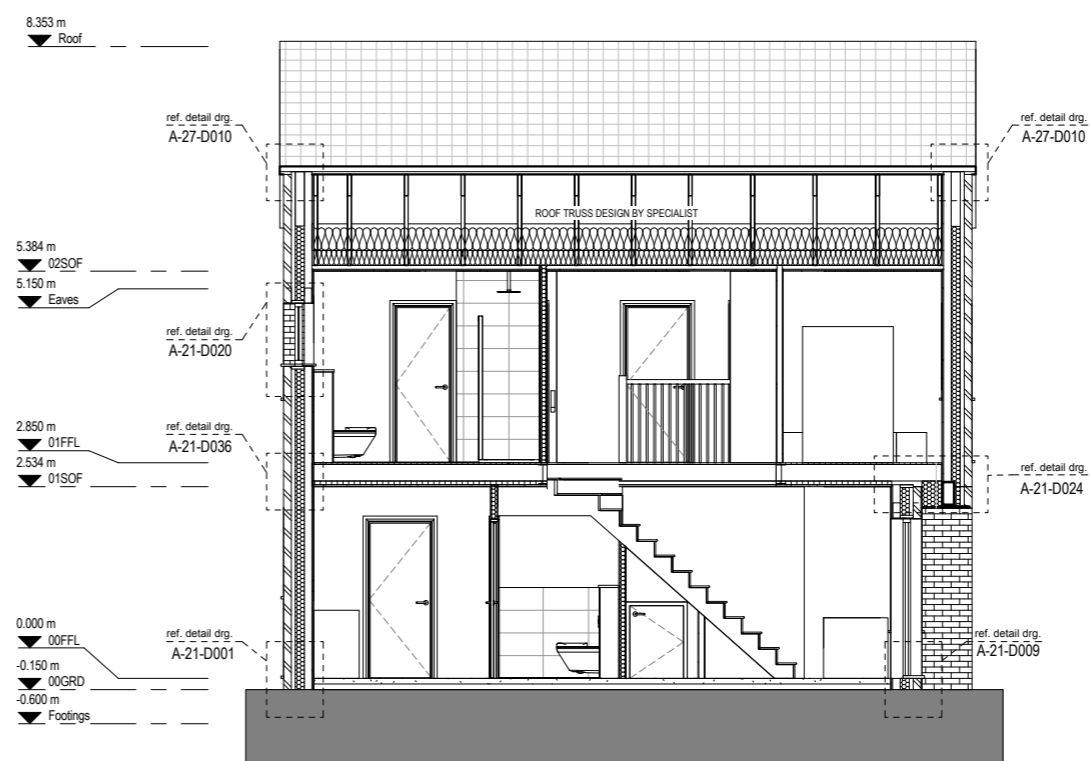
Contractors and consultants are not to scale dimensions from this drawing

Refer to accommodation schedule for plot locations and handing.

Refer to block drawings for party walls.



1 Proposed Section A
1 : 50



2 Proposed Section B
1 : 50

P2	30/11/17	Design Development
P1	23/10/17	Tender Issue
Revision	Date	Description

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Client
Thamesway Developments Limited

Project
32712 Sheerwater, Woking

Description
Proposed House Type A - Detailed Sections

Status
TENDER

Scale As indicated Drawn NF Date Oct17 Revision P2

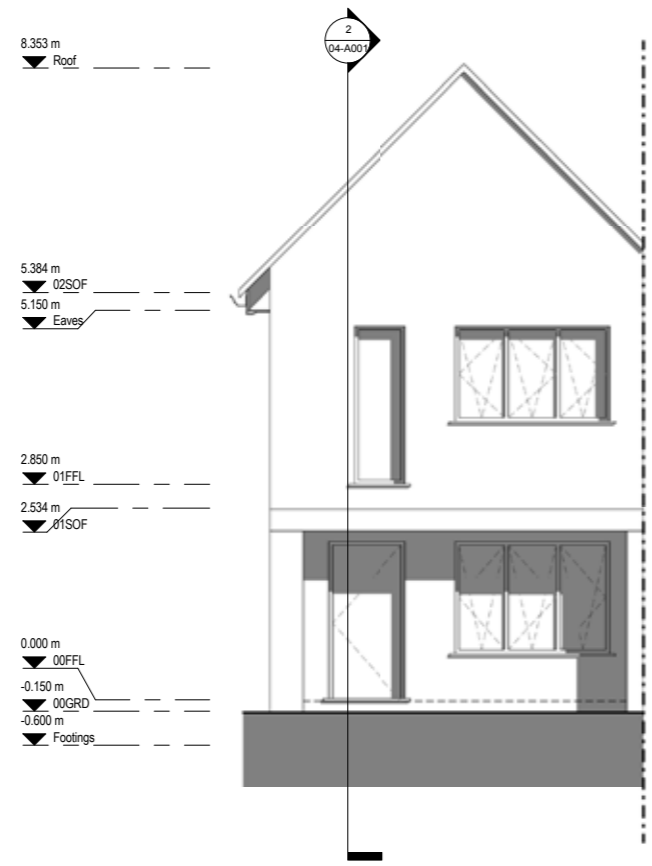
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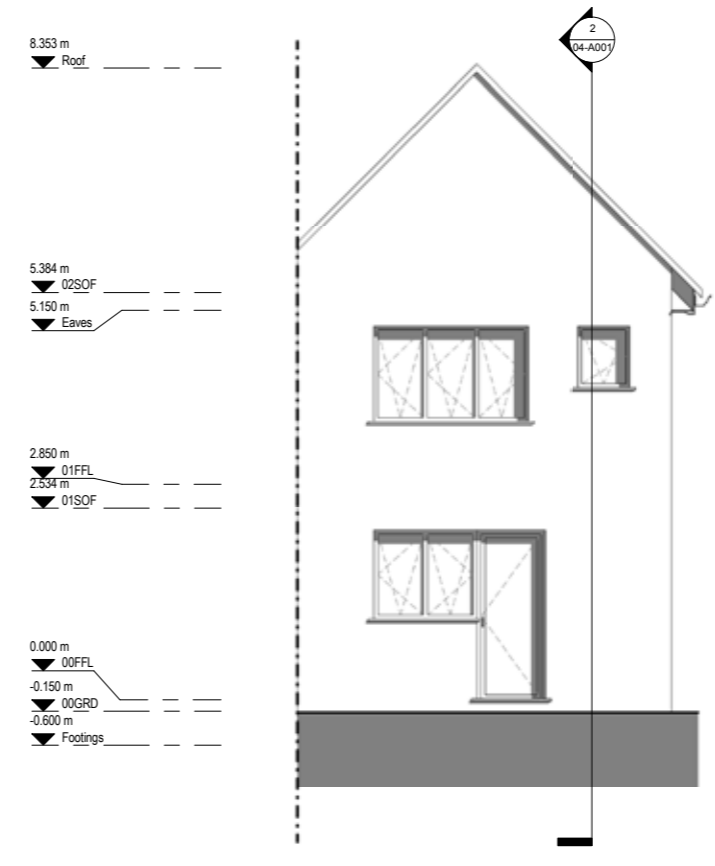
Contractors and consultants are not to scale dimensions from this drawing

Refer to accommodation schedule for plot locations and handing.

Refer to block drawings for party walls.



1 Proposed Front Elevation
1:50



2 Proposed Rear Elevation
1:50

PS	30/11/17	Design Development
PS	27/10/17	Tender Issue
PS	12/10/17	Design Development
PS	25/09/17	Design Development
PS	12/09/17	Design Development
PI	18/09/17	First Issue
Revision	Date	Description

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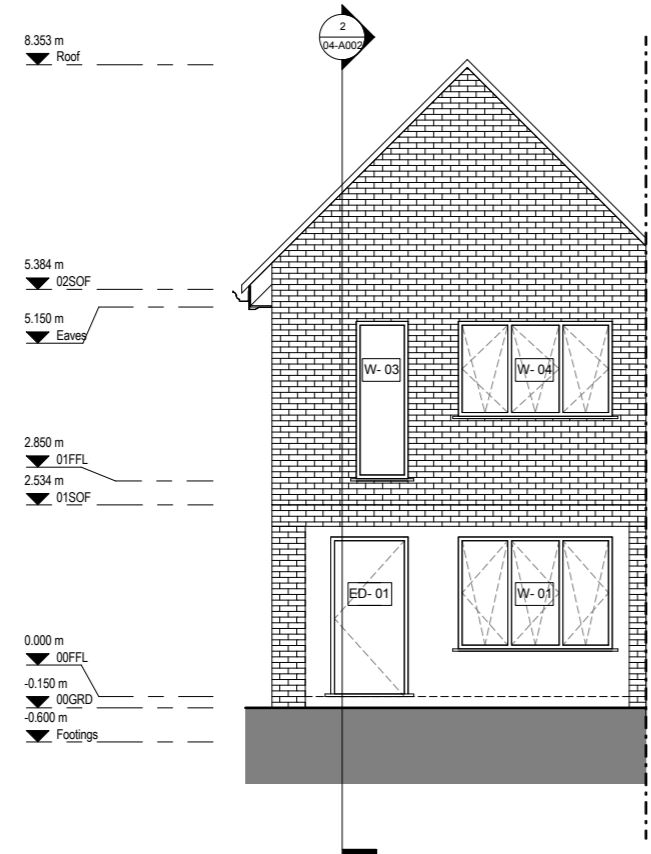
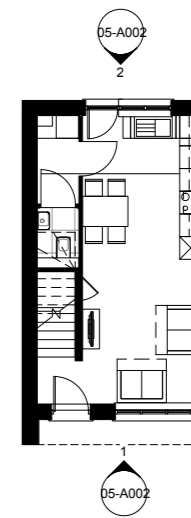
Client
Thamesway Developments Limited
Project
32712 Sheerwater, Woking
Description
Proposed House Type A - GA Elevations

Status
TENDER
Scale As indicated Drawn SRJ Date Oct17 Revision P6
Drawing number
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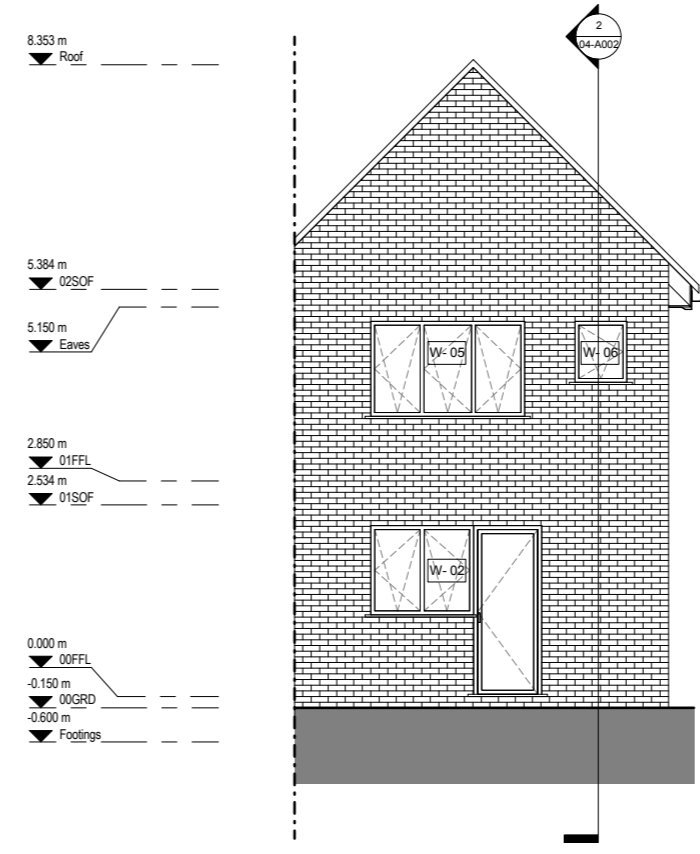
Contractors and consultants are not to scale dimensions from this drawing

Refer to accommodation schedule for plot locations and handing.

Refer to block drawings for party walls.



1 Proposed Front Elevation
1:50



2 Proposed Rear Elevation
1:50

P2	30/11/17	Design Development
P1	27/10/17	Tender Issue
Revision	Date	Description

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Client
Thamesway Developments Limited
Project
32712 Sheerwater, Woking
Description
Proposed House Type A - Detailed Elevations

Status
TENDER
Scale Drawn Date Revision
As indicated SRJ Oct17 P2

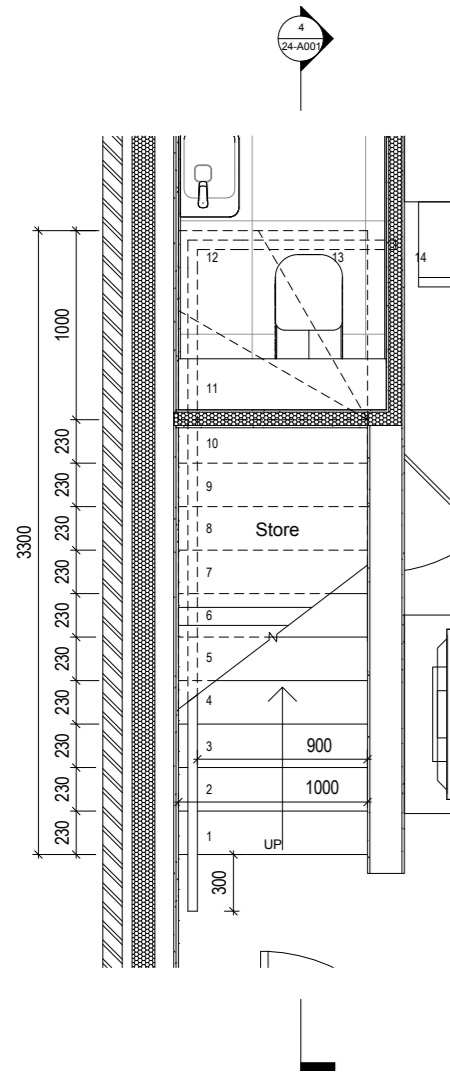
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Refer to accommodation schedule for plot locations and handing.

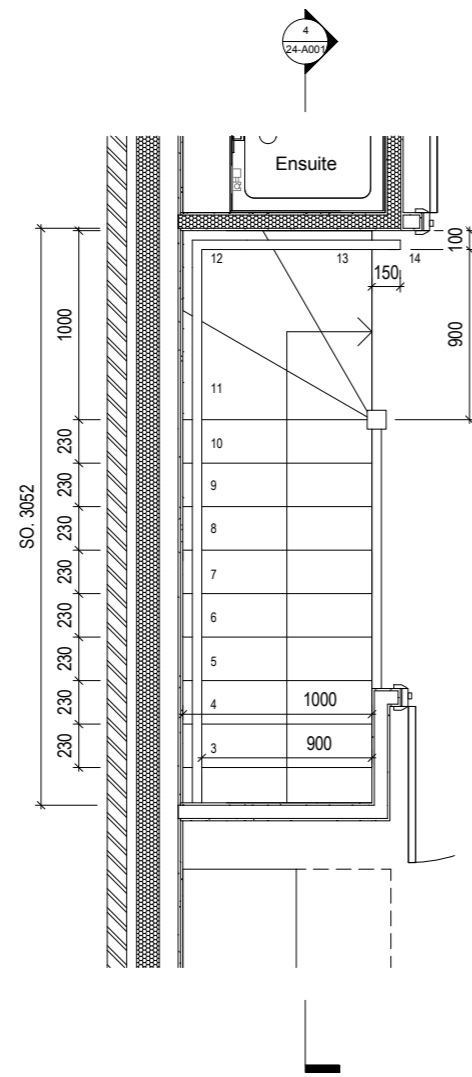
Refer to block drawings for party walls.

SITE CHECK DIMENSIONS PRIOR TO FABRICATION

Stairs to be designed in accordance with NBS L30/230 and 510

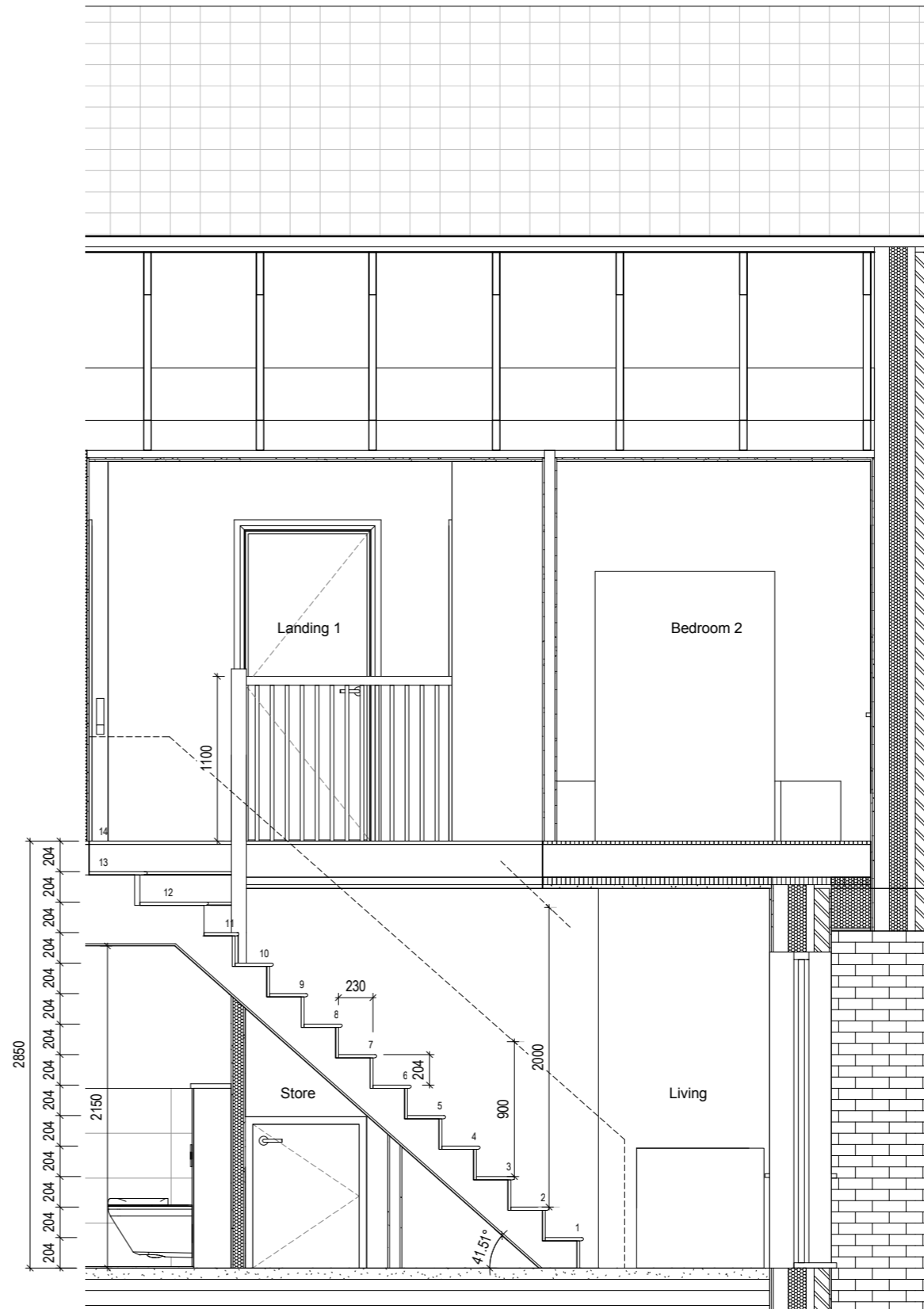


House Type A - Ground Floor
Staircase Type 1



House Type A - First Floor

Floor to floor 2850mm
14 Risers per Flight @ 204mm per riser
Stairs to specialist Details and Specification



4 Typical Staircase Section for House Type A
1:20
Staircase Type 1

Revision	Date	Description
P2	30/11/17	Design Development
P1	23/10/17	Tender Issue

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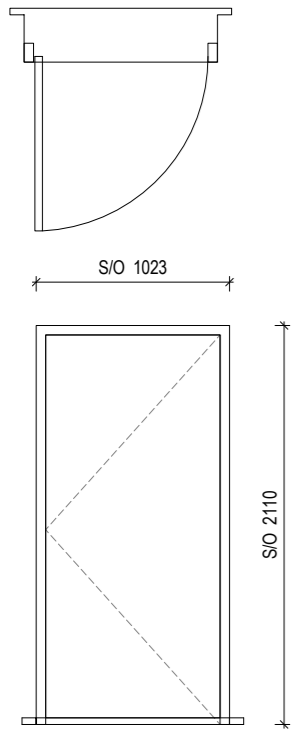
Client
Thamesway Developments Limited
Project
32712 Sheerwater, Woking

Description
Proposed House Type A -
Staircase Detail

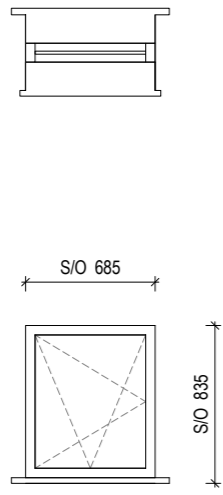
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Drawn SD
Date Oct17
Revision P2

Drawing number
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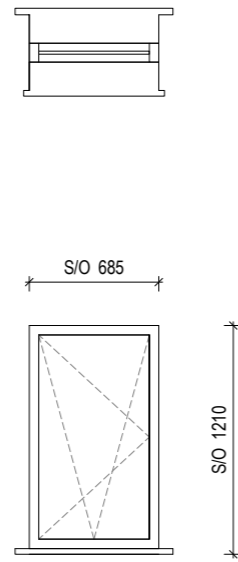
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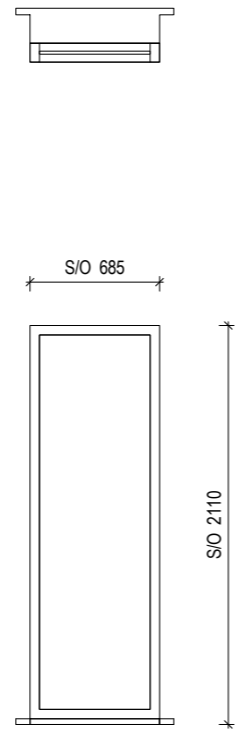
Door
Type A1
(Composite Front Doors)
- NBS Ref: L20/370



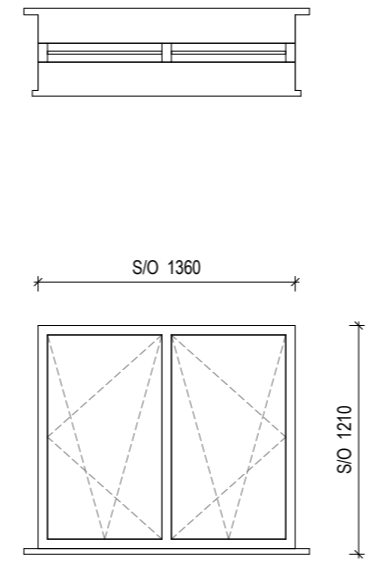
Window
Type A1



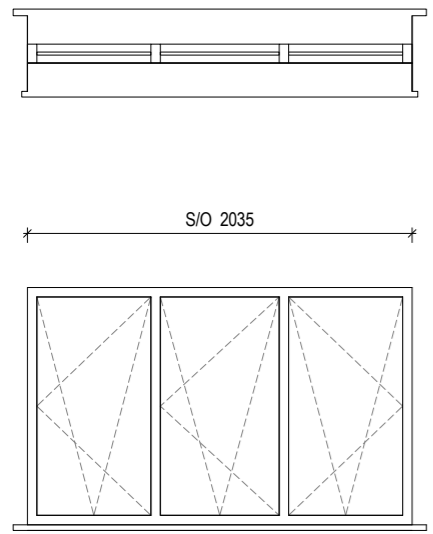
Window
Type A3



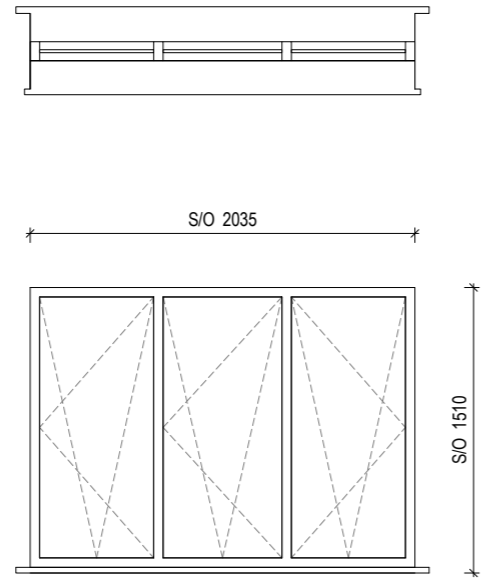
Window
Type A9



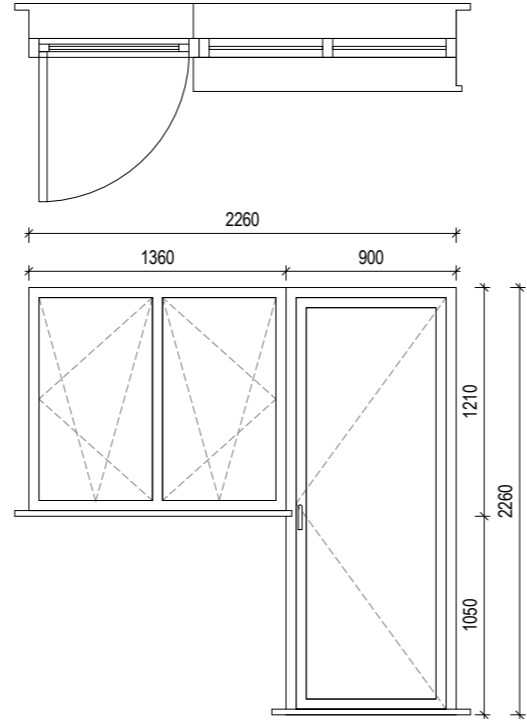
Window
Type B2



Window
Type C2



Window
Type C3



Window
Type E4

31 - Type A - External Doors Schedule						
Level	Door no	Type	Location	S/O Height	S/O Width	Combined Door/Window
00FFL	ED-01	Type A1	Living	2110.00	1022.50	No

31 - Type A - Windows Schedule						
Level	Window no	Type	Location	S/O Height	S/O Width	Combined Window/Door
00FFL	W-01	Type C3	Living	1510.00	2035.00	No
00FFL	W-02	Type E4	Kitchen/Dining	2260.00	2260.00	Yes
01FFL	W-03	Type A9	Bedroom 2	2110.00	685.00	No
01FFL	W-04	Type C2	Bedroom 2	1285.00	2035.00	No
01FFL	W-05	Type C2	Bedroom 1	1285.00	2035.00	No
01FFL	W-06	Type A1	Ensuite	835.00	685.00	No

31 - Type A2 - Windows Schedule						
Level	Window no	Type	Location	S/O Height	S/O Width	Combined Window/Door
00FFL	W-01	Type C3	Living	1510.00	2035.00	No
00FFL	W-02	Type E4	Kitchen/Dining	2260.00	2260.00	Yes
01FFL	W-03	Type A9	Bedroom 2	2110.00	685.00	No
01FFL	W-04	Type C2	Bedroom 2	1285.00	2035.00	No
01FFL	W-05	Type C2	Bedroom 1	1285.00	2035.00	No
01FFL	W-06	Type A1	Ensuite	835.00	685.00	No

31 - Type A3 - Windows Schedule						
Level	Window no	Type	Location	S/O Height	S/O Width	Combined Window/Door
00FFL	W-01	Type C3	Living	1510.00	2035.00	No
00FFL	W-02	Type B2	Living	1210.00	1360.00	No
00FFL	W-03	Type A3	Kitchen/Dining	1210.00	685.00	No
00FFL	W-04	Type E4	Kitchen/Dining	2260.00	2260.00	Yes
01FFL	W-05	Type A9	Bedroom 2	2110.00	685.00	No
01FFL	W-06	Type C2	Bedroom 2	1285.00	2035.00	No
01FFL	W-07	Type A1	Bathroom	835.00	685.00	No
01FFL	W-08	Type A1	Bedroom 1	835.00	685.00	No
01FFL	W-10	Type A1	Ensuite	835.00	685.00	No
01FFL	W-12	Type C2	Bedroom 1	1285.00	2035.00	No

Contractors and consultants are not to scale dimensions from this drawing

Refer to accommodation schedule for plot locations and handing.

Refer to block drawings for party walls.

For specification of windows please refer to NBS section L10.

For specification of doors please refer to NBS section L20.

Revision	Date	Description
P2	30/11/17	Design Development
P1	23/10/17	Tender Issue

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Client
Thamesway Developments Limited
 Project
32712 Sheerwater, Woking
 Description
Proposed House Type A - External Wall Openings

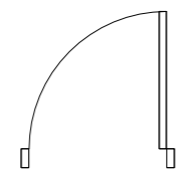
Status
TENDER
 Scale 1 : 20 Drawn SRJ Date Oct17 Revision P2

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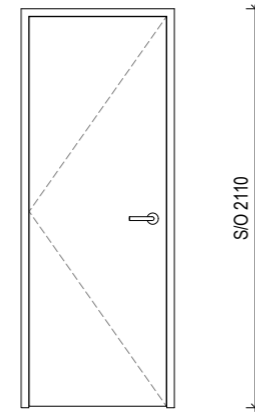
Refer to accommodation schedule for plot locations and handing.

Refer to block drawings for party walls.

For specification of doors please refer to NBS section L20.

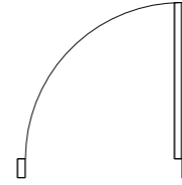


S/O 810

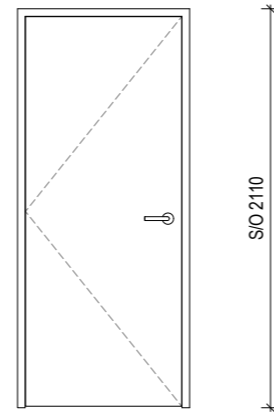


S/O 2110

Door Type D1

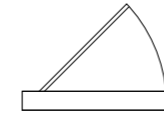


S/O 910

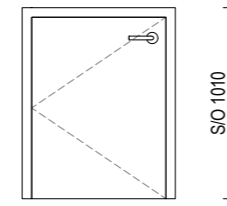


S/O 2110

Door Type D2



S/O 810



S/O 1010

Door Type F5

32 - Type A - Internal Doors Schedule					
Level	Door no	Door Type	Location	S/O Height	S/O Width
00FFL	ID-01	Type F5	Store	1010.00	810.00
00FFL	ID-02	Type D2	W/C	2110.00	910.00
00FFL	ID-03	Type D2	Utility	2110.00	910.00
01FFL	ID-04	Type D2	Bedroom 2	2110.00	910.00
01FFL	ID-05	Type D2	Bathroom	2110.00	910.00
01FFL	ID-06	Type D2	Bedroom 1	2110.00	910.00
01FFL	ID-07	Type D1	Ensuite	2110.00	810.00

Revision	Date	Description
P2	30/11/17	Design Development
P1	23/10/17	Tender Issue

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Client
Thamesway Developments Limited
Project
32712 Sheerwater, Woking
Description
Proposed House Type A - Internal Wall Openings

Status
TENDER
Scale 1 : 20 Drawn SRJ Date Oct17 Revision P2

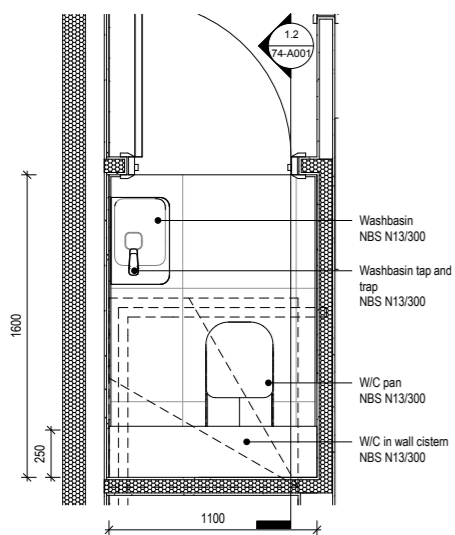
Drawing number
SHE-BMA-20-XX-XX-A-32-A001

Original size 100mm@A1 Copyright Broadway Malyan Limited

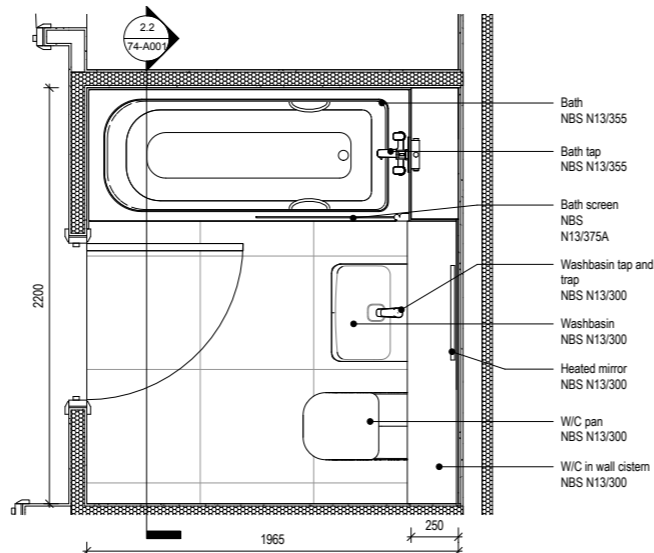
Contractors and consultants are not to scale dimensions from this drawing

Refer to accommodation schedule for plot locations and handing.

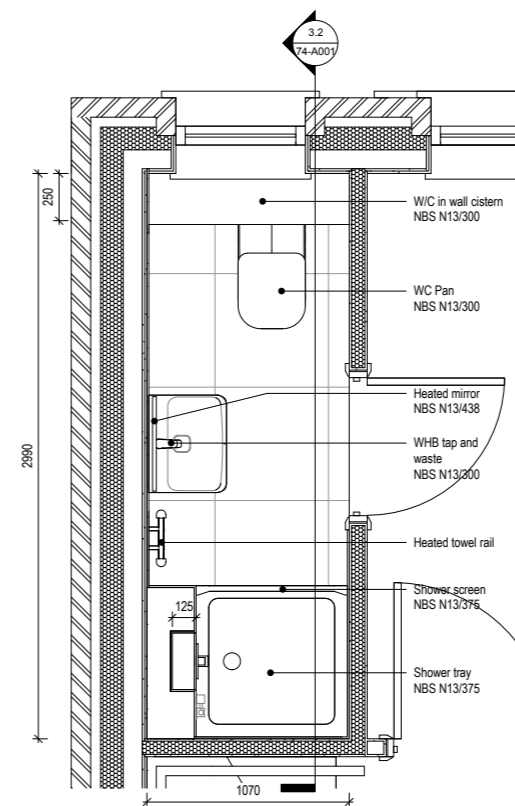
Refer to block drawings for party walls.



1 WC Type 02 Ground Floor
1 : 20

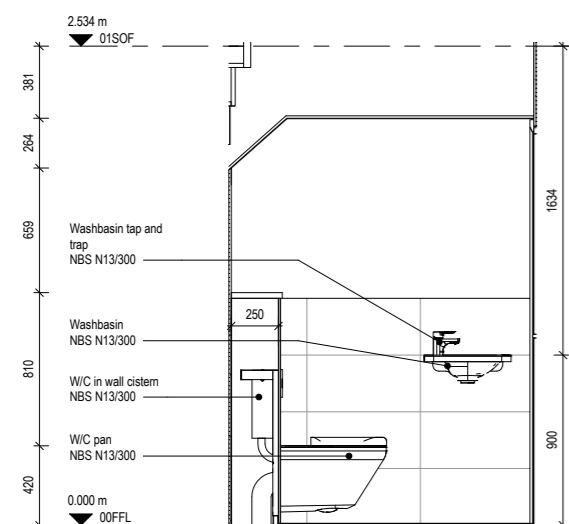


2.1 Bathroom Type 01 First Floor
1 : 20

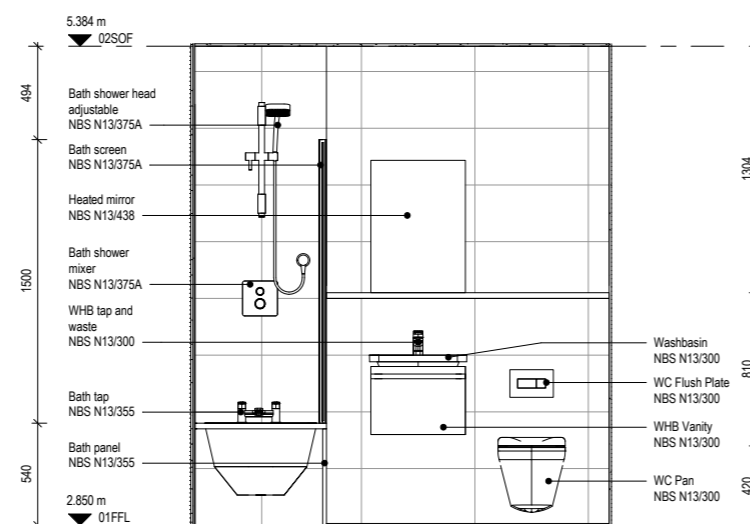


3.1 Ensuite Type 02 First Floor
1 : 20

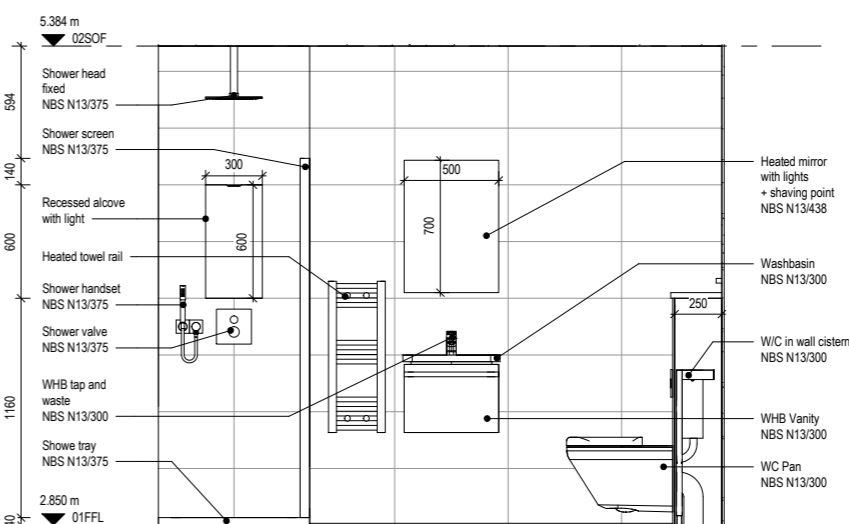
74 - Type A - Sanitary Schedule		
Item	NBS Ref.	Count
Bath	NBS N13/355	1
Bath Panel	NBS N13/355	1
Bath Screen	NBS N13/375A	1
Bath shower head adjustable	NBS N13/375A	2
Bath shower mixer	NBS N13/375A	1
Bath tap	NBS N13/355	1
Heated mirror	NBS N13/438	2
Heated towel rail	NBS N13/	1
Shower handset	NBS N13/375	1
Shower handset holder	NBS N13/375	2
Shower handset spray	NBS N13/375	1
Shower head fixed	NBS N13/375	1
Shower Screen	NBS N13/375	1
Shower Tray	NBS N13/375	1
Shower valve	NBS N13/300	1
W/C concealed frame	NBS N13/300	3
W/C flush plate	NBS N13/300	3
W/C in wall cistern	NBS N13/300	3
W/C in wall flush pipes	NBS N13/300	3
W/C pan	NBS N13/300	1
W/C pan 2	NBS N13/300	2
W/C seat & cover 2	NBS N13/300	3
Washbasin 2	NBS N13/300	2
Washbasin small	NBS N13/300	1
WHB Tap and Waste	NBS N13/300	1
WHB Tap and Waste 2	NBS N13/300	2
WHB Tap	NBS N13/300	2
WHB Vanity	NBS N13/300	2



1.2 WC Type 02 Elevation
1 : 20



2.2 Bathroom Type 01 Elevation
1 : 20



3.2 Ensuite Type 02 Elevation
1 : 20

P2	30/11/17	Design Development
P1	27/10/17	Tender Issue
Revision	Date	Description

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Client
Thamesway Developments Limited
Project
32712 Sheerwater, Woking
Description
Proposed House Type A - Sanitary Layout

Status
TENDER
Scale 1 : 20 Drawn SK Date Oct17 Revision P2

Drawing number
SHE-BMA-20-XX-XX-A-74-A001

Original size 100mm@A1 Copyright Broadway Malyan Limited



Sheerwater | Low-Rise Residential: Phase 1c

Non Material Amendment Information

NMA Detailed Application

APPROVED PLAN DRAWING NUMBER	NEW PLAN DRAWING NUMBER	PROPOSED CHANGE
HTA-A_P1-XX-DR_0101 Rev 3 Location Plan Application Boundary Phase 1A, B & C		
HTA-A_P1-XX-DR_0110 Rev 6 Site Plan	SHE-BMA-20-1C-PL-A-02-002	General updates to building blocks, roads, landscaping, and parking.
HTA-A_P1-XX-DR_0111 Rev 4 Roof Plan	SHE-BMA-20-1C-PL-A-02-003	General updates to building blocks, roads, landscaping, and parking.
HTA-A_P1-XX-DR_0120 Rev 4 Housing Distribution Plan		
HTA-A_P1-XX-DR_0125 Rev 4 Tenure Plan		
HTA-A_P1-XX-DR_0140 Rev 5 Refuse Strategy		
HTA-A_P1-XX-DR_0150 Rev 4 Parking Strategy Phase 1C		
HTA-L_P1-00-DR_9110 Rev 8 External Works GA Plan	Checked by other consultants	
HTA-L_P1-00-DR_9111 Rev 5 Tree Retention / Removal Plan		
HTA-A_P1-E1-DR_0160 Rev 5 Site Elevation AA/BB/CC	New drawing, drawing number TBC	Minor window changes, Linked block (Plots 29-62) split to 3 blocks, buff colour brick changed specs
HTA-A_P1-E2-DR_0161 Rev 4 Site Elevation DD/EE/FF	New drawing, drawing number TBC	Minor window changes, buff colour brick changed specs
HTA-A_P1-E3-DR_0162 Rev 2 Site Elevation GG/HH	New drawing, drawing number TBC	Minor window changes, buff colour brick changed specs
HTA-A_P1-E4-DR_0163 Rev 4 Site Elevation JJ/KK	New drawing, drawing number TBC	Minor window changes, Plot 46 moved to the left by 2m, buff colour brick changed specs
HTA-A_P1-XX-VI_0001 Park View 1 Visualisation	Drawing omitted	
HTA-A_P1-XX-VI_0002 Mews Visualisation	Drawing omitted	
HTA-A_P1-XX-VI_0003 Park View 2 Visualisation	Drawing omitted	
HTA-A_P1-XX-VI_0004 Avenue Visualisation	Drawing omitted	
HTA-A_P1-XX-VI_0005 Canal View Visualisation	Drawing omitted	
RESIDENTIAL UNIT PLANS - PRIVATE		
A_XX-ZZ-DR_0300 Rev 4 House Type Q - 2Bed 4Person FOG - Private	SHE-BMA-20-XX-XX-A-03-Q001 Rev P7	Minor internal layout modifications including addition of kitchen door.
A_XX-ZZ-DR_0350 Rev 2 House Type Q - 2Bed 4Person FOG - Private	SHE-BMA-20-XX-XX-A-03-Q2001 Rev P4	Minor internal layout modifications including addition of kitchen door.
A_XX-ZZ-DR_0301 Rev 4 House Type A - 2Bed 4Person House - Private	SHE-BMA-20-XX-XX-A-03-A001 Rev P7	Unit handed. Minor internal layout modifications including door swing change and door omission. Patio, front yard including bin store referring to site layout.
A_XX-ZZ-DR_0351 Rev 2 House Type A - 2Bed 4Person House - Private	Add Revit design option drawing, drawing number TBC	Ditto
A_XX-ZZ-DR_0302 Rev 4 House Type B - 3Bed 5Person House - Private	SHE-BMA-20-XX-XX-A-03-B001 Rev P7	Minor internal layout modifications including door swing change, provision of cylinder cupboard. Patio, front yard including bin store referring to site layout.
A_XX-ZZ-DR_0352 Rev 2 House Type B - 3Bed 5Person House - Private	Add Revit design option drawing, drawing number TBC	Ditto
A_XX-ZZ-DR_0303 Rev 5 House Type C - 3Bed 5Person House - Private	SHE-BMA-20-XX-XX-A-03-C001 Rev P6	Minor internal layout modifications including door swing change, partition adjustment due to staircase headroom constrain, omission of utility room window for structural reasons. Patio, front yard including bin store referring to site layout.
A_XX-ZZ-DR_0353 Rev 2 House Type C - 3Bed 5Person House - Private	Drawing omitted	
A_XX-ZZ-DR_0393 Rev 2 House Type C - 3Bed 5Person House - Private	Add Revit design option drawing, drawing number TBC	Ditto
A_XX-ZZ-DR_0304 Rev 4 House Type D - 3Bed 6Person House - Private	SHE-BMA-20-XX-XX-A-03-D001 Rev P6	Internal layout modifications including door swing change, provision of study, swap position of living room and kitchen. Patio, front yard including bin store referring to site layout.
A_XX-ZZ-DR_0354 Rev 2 House Type D - 3Bed 6Person House - Private	Add Revit design option drawing, drawing number TBC	Ditto
A_XX-ZZ-DR_0305 Rev 5 House Type E - 3Bed 6Person House - Private	SHE-BMA-20-XX-XX-A-03-E001 Rev P6	Internal layout modifications including door swing change, door type change, swap position of family bathroom and en-suite. Patio, room partition change on second floor, front yard including bin store referring to site layout.

CHANGED / COMPLETED
 NO CHANGE
 CHANGED / NOT FINISHED
 OTHER CONSULTANT
 OMITTED

A_XX-ZZ-DR_0345 Rev 2 House Type E - 3Bed 6Person House - Private	Drawing omitted	House unit referring to SHE-BMA-20-XX-XX-A-03-E001 Rev P6. Carport referring to site layout.
A_XX-ZZ-DR_0355 Rev 2 House Type E - 3Bed 6Person House - Private	Add Revit design option drawing, drawing number TBC	Ditto
A_XX-ZZ-DR_0395 Rev 2 House Type E - 3Bed 6Person House - Private	Add Revit design option drawing, drawing number TBC	Ditto
A_XX-ZZ-DR_0306 Rev 5 House Type F - 4Bed 7Person House - Private	SHE-BMA-20-XX-XX-A-03-F001 Rev P7	Unit handed. Minor internal layout modifications including door swing change, partition adjustment. Patio, front yard including bin store referring to site layout.
A_XX-ZZ-DR_0356 Rev 2 House Type F - 4Bed 7Person House - Private	Add Revit design option drawing, drawing number TBC	Ditto
A_XX-ZZ-DR_0396 Rev 2 House Type F - 4Bed 7Person House - Private	Drawing omitted	House unit referring to SHE-BMA-20-XX-XX-A-03-E001 Rev P6. Carport referring to site layout.
A_XX-ZZ-DR_0307 Rev 5 House Type G - 4Bed 7Person House - Private	SHE-BMA-20-XX-XX-A-03-G001 Rev P7 / G002 Rev P7	Unit handed. Internal layout modifications including door change, partition adjustment, relocation of en-suite and WC, provision of study, swap position of living room and kitchen. Patio, front yard referring to site layout.
A_XX-ZZ-DR_0308 Rev 4 House Type H - 4Bed 7Person House - Private	SHE-BMA-20-XX-XX-A-03-H001 Rev P7 / H002 Rev P7 (might be revised soon)	Unit handed. Internal layout modifications including door change, partition adjustment, relocation of WC, swap position of living room and kitchen. Patio, front yard referring to site layout.
A_XX-ZZ-DR_0309 Rev 5 House Type J - 4Bed 7Person House - Private	SHE-BMA-20-XX-XX-A-03-J001 Rev P8 / G002 Rev P8	Unit handed. Internal layout modifications including door change, partition adjustment, relocation of en-suite and WC, provision of study, swap position of living room and kitchen. Patio, front yard referring to site layout.
A_XX-ZZ-DR_0359 Rev 2 House Type J - 4Bed 7Person House - Private	Add Revit design option drawing, drawing number TBC	Ditto
A_XX-ZZ-DR_0399 Rev 2 House Type J - 4Bed 7Person House - Private	Add Revit design option drawing, drawing number TBC	Ditto
A_XX-ZZ-DR_0310 Rev 4 House Type K - 4Bed 8Person House - Private	SHE-BMA-20-XX-XX-A-03-K001 Rev P7 / K002 Rev P7	Internal layout modifications including door change, partition adjustment, relocation of dressing room. Patio referring to site layout.
A_XX-ZZ-DR_0313 Rev 4 House Type L - 5Bed 10Person House - Private	SHE-BMA-20-XX-XX-A-03-L001 Rev P7 / L002 Rev P7	Minor internal layout modifications including door change, partition adjustment. Patio referring to site layout.
A_XX-ZZ-DR_0314 Rev 4 House Type L - 5Bed 10Person House - Private	SHE-BMA-20-XX-XX-A-03-L003 Rev P7	Minor internal layout modifications including addition of dressing room door.
RESIDENTIAL UNIT PLANS - AFFORDABLE		
A_XX-ZZ-DR_0320 Rev 4House Type M - 2Bed 4Person House - Affordable	SHE-BMA-20-XX-XX-A-03-M001 Rev P7	Unit handed. Minor internal layout modifications including door change, partition adjustment. Patio, front yard including bin store referring to site layout.
A_XX-ZZ-DR_0370 Rev 2House Type M - 2Bed 4Person House - Affordable		
A_XX-ZZ-DR_0321 Rev 4House Type N - 3Bed 5Person House - Affordable	SHE-BMA-20-XX-XX-A-03-N001 Rev P7	Unit handed. Internal layout modifications including door change, partition adjustment, staircase directly exist to front door, swap position of living room and kitchen. Patio, front yard including bin store referring to site layout.
A_XX-ZZ-DR_0371 Rev 2House Type N - 3Bed 5Person House - Affordable		
RESIDENTIAL UNIT ELEVATIONS - PRIVATE		
A_XX-ZZ-DR_0400 Rev 4 House Type Q - 2Bed 4Person FOG - Private	SHE-BMA-20-XX-XX-A-05-Q002 Rev P2	Balcony shortened for structural reasons, buff colour brick changed specs.
A_XX-ZZ-DR_0450 Rev 2 House Type Q - 2Bed 4Person FOG - Private	SHE-BMA-20-XX-XX-A-05-Q2002 Rev P2	Balcony shortened for structural reasons, buff colour brick changed specs.
A_XX-ZZ-DR_0401 Rev 4 House Type A - 2Bed 4Person House - Private	SHE-BMA-20-XX-XX-A-05-A002 Rev P2	Smaller bathroom window to accommodate sanitary ware. Bin store omitted, referring bin store drawing and site layout. Elevation at party wall position reflecting the actual building situation, buff colour brick changed specs.

CHANGED / COMPLETED

NO CHANGE

CHANGED / NOT FINISHED

OTHER CONSULTANT

OMITTED

A_XX-ZZ-DR_0451 Rev 2 House Type A - 2Bed 4Person House - Private	Add Revit design option drawing, drawing number TBC	Ditto
A_XX-ZZ-DR_0402 Rev 4 House Type B - 3Bed 5Person House - Private	SHE-BMA-20-XX-XX-A-05-B002 Rev P2	Smaller bathroom window to accommodate sanitary ware. Bin store omitted, referring bin store drawing and site layout. Elevation at party wall position reflecting the actual building situation, buff colour brick changed specs.
A_XX-ZZ-DR_0452 Rev 2 House Type B - 3Bed 5Person House - Private	Add Revit design option drawing, drawing number TBC	Ditto
A_XX-ZZ-DR_0403 Rev 5 House Type C - 3Bed 5Person House - Private	SHE-BMA-20-XX-XX-A-05-C002 Rev P2	Smaller bathroom window to accommodate sanitary ware. Utility room window omitted, kitchen window and door combined for structural reasons. Bin store omitted, referring bin store drawing and site layout. Elevation at party wall position reflecting the actual building situation.
A_XX-ZZ-DR_0453 Rev 2 House Type C - 3Bed 5Person House - Private	Add Revit design option drawing, drawing number TBC	Ditto, buff colour brick changed specs
A_XX-ZZ-DR_0493 Rev 3 House Type C - 3Bed 5Person House - Private	Add Revit design option drawing, drawing number TBC	Ditto
A_XX-ZZ-DR_0404 Rev 4 House Type D - 3Bed 6Person House - Private	SHE-BMA-20-XX-XX-A-05-D002 Rev P2	Smaller bathroom window to accommodate sanitary ware. Utility room window omitted, kitchen window and door combined for structural reasons. Bin store omitted, referring bin store drawing and site layout.
A_XX-ZZ-DR_0454 Rev 2 House Type D - 3Bed 6Person House - Private	Add Revit design option drawing, drawing number TBC	Ditto
A_XX-ZZ-DR_0405 Rev 5 House Type E - 3Bed 6Person House - Private	SHE-BMA-20-XX-XX-A-05-E002 Rev P2	Utility room window and staircase window on second floor omitted, kitchen window and door combined for structural reasons. Elevation at party wall position reflecting the actual building situation.
A_XX-ZZ-DR_0445 Rev 2 House Type E - 3Bed 6Person House - Private	Add Revit design option drawing, drawing number TBC	Ditto
A_XX-ZZ-DR_0455 Rev 2 House Type E - 3Bed 6Person House - Private	Add Revit design option drawing, drawing number TBC	Ditto
A_XX-ZZ-DR_0495 Rev 2 House Type E - 3Bed 6Person House - Private	Add Revit design option drawing, drawing number TBC	Ditto
A_XX-ZZ-DR_0406 Rev 5 House Type F - 4Bed 7Person House - Private	SHE-BMA-20-XX-XX-A-05-F002 Rev P2	Smaller bathroom window to accommodate sanitary ware. Bin store omitted, referring bin store drawing and site layout.
A_XX-ZZ-DR_0456 Rev 1 House Type F - 4Bed 7Person House - Private	Drawing omitted	
A_XX-ZZ-DR_0496 Rev 2 House Type F - 4Bed 7Person House - Private	Add Revit design option drawing, drawing number TBC	Ditto
A_XX-ZZ-DR_0407 Rev 5 House Type G - 4Bed 7Person House - Private	SHE-BMA-20-XX-XX-A-05-G003 Rev P2 / G004 Rev P2	Smaller bathroom window on first floor to accommodate sanitary ware. Smaller bathroom and dressing room windows on second floor for consistency. Garage dormer window omitted. Shallow pitch roof changed to zinc roof due to the pitch angle.
A_XX-ZZ-DR_0408 Rev 4 House Type H - 4Bed 7Person House - Private	SHE-BMA-20-XX-XX-A-05-H003 Rev P2 / H004 Rev P2	Smaller bathroom windows to accommodate sanitary ware. Ground floor windows moved to suit the internal layout. Garage dormer window omitted. Rear elevation ground floor doors changed to combined window and door to accommodate kitchen units. Shallow pitch roof changed to zinc roof due to the pitch angle.
A_XX-ZZ-DR_0409 Rev 6 House Type J - 4Bed 7Person House - Private	Add Revit design option drawing, drawing number TBC	Smaller bathroom window on first floor to accommodate sanitary ware. Smaller bathroom and dressing room windows on second floor for consistency. Shallow pitch roof changed to zinc roof due to the pitch angle.
A_XX-ZZ-DR_0459 Rev 2 House Type J - 4Bed 7Person House - Private	SHE-BMA-20-XX-XX-A-05-J003 Rev P2 / J004 Rev P2	Ditto
A_XX-ZZ-DR_0499 Rev 2 House Type J - 4Bed 7Person House - Private	Add Revit design option drawing, drawing number TBC	Ditto
A_XX-ZZ-DR_0410 Rev 4 House Type K - 4Bed 8Person House - Private	SHE-BMA-20-XX-XX-A-05-K003 Rev P2 / K004 Rev P2	Smaller bathroom window on first floor to accommodate sanitary ware. Smaller bathroom and dressing room windows on second floor for consistency. Garage dormer window omitted.
A_XX-ZZ-DR_0413 Rev 4 House Type L - 5Bed 10Person House - Private	SHE-BMA-20-XX-XX-A-05-L003 Rev P2 / L004 Rev P2	Smaller bathroom window on first floor to accommodate sanitary ware. Smaller bathroom and dressing room windows on second floor for consistency. Garage dormer window omitted. Missing kitchen window on the original planning drawing added. Roof light omitted.
A_XX-ZZ-DR_0414 Rev 4 House Type L - 5Bed 10Person House - Private	SHE-BMA-20-XX-XX-A-05-L003 Rev P2 / L004 Rev P2	Ditto

CHANGED / COMPLETED

NO CHANGE

CHANGED / NOT FINISHED

OTHER CONSULTANT

OMITTED

RESIDENTIAL UNIT ELEVATIONS - AFFORDABLE		
A_XX-ZZ-DR_0420 Rev 3 House Type M - 2Bed 4Person House - Affordable	SHE-BMA-20-XX-XX-A-05-M002 Rev P2	Rear elevation ground floor doors changed to combined window and door to accommodate kitchen units. Bin store omitted, referring bin store drawing and site layout. Elevation at party wall position reflecting the actual building situation, buff colour brick changed specs.
A_XX-ZZ-DR_0470 Rev 2 House Type M - 2Bed 4Person House - Affordable	Add Revit design option drawing, drawing number TBC	Ditto
A_XX-ZZ-DR_0421 Rev 3 House Type N - 3Bed 5Person House - Affordable	SHE-BMA-20-XX-XX-A-05-N002 Rev P2	Windows and back door changed due to layout change. Bin store omitted, referring bin store drawing and site layout. Elevation at party wall position reflecting the actual building situation, buff colour brick changed specs.
A_XX-ZZ-DR_0471 Rec 2 House Type N - 3Bed 5Person House - Affordable	Add Revit design option drawing, drawing number TBC	Ditto
SHE-AL-(9)160205-SK-01 Perimeter fence to public area		
HTA- A_SK_160215_1 Revised Unit Boundary Treatment Illustration		
HTA- A_SK_160215 Rev A Illustration of Bin Storage		
11418-T018 Rev D2 Refuse Vehicle swept Path Analysis	Checked by other consultants	
HTA-A_P1-XX-SK_0010 Reduced Front Garden Sketch		
11418_C100_025 Rev D2 Proposed Temporary Road Layout	Checked by other consultants	
11418_C100_026 Rev D2 Alternative Road Layout	Checked by other consultants	
11418_C100_020 Rev D4 Proposed Road Design Layout Sheet 1 of 3	Checked by other consultants	
11418_C100_021 Rev D4 Proposed Road Design Layout Sheet 2 of 3	Checked by other consultants	
11418_C100_022 Rev D4 Proposed Road Design Layout Sheet 3 of 3	Checked by other consultants	
11418_C600_011 Rev D3 Proposed Road Long Sections Sheet 1 of 12	Checked by other consultants	
11418_C600_012 Rev D3 Proposed Road Long Sections Sheet 2 of 12	Checked by other consultants	
11418_C500-030 Rev D8 Drainage Layout Sheet 1 of 3	Checked by other consultants	
11418_C500-031 Rev D9 Drainage Layout Sheet 2 of 3	Checked by other consultants	
11418_C500-033 Rev D5 Drainage Layout Sheet 3 of 3	Checked by other consultants	
11418_C500-050 Rev D2 Temporary Drainage Phase 1C	Checked by other consultants	
Accommodation schedule - detailed application		

CHANGED / COMPLETED

NO CHANGE

CHANGED / NOT FINISHED

OTHER CONSULTANT

OMITTED

Phase 1c [92 homes] : Site Plan Adjustments To Date

- Refine / clarify the kerb positions.
- Terrace blocks overall length adjusted due to reduced party wall thickness, garden walls / fences and adjacent green areas adjusted accordingly.
- Shallow pitch material changed.
- Parking spaces position adjusted between Plots 24 and 41, garden wall to Plot 41 and adjacent green area adjusted to provide better access to driveways of Plots 25 and 40.
- Bin stores to Plots 3, 15, 18, 20, 23, 31, 33, 34, 36, 42, 45, 47, 50, 55 and 58 moved from garden to front.
- Rear garage door introduced to plots 1, 11, 12, 59 to 62 to provide garden access to garages.
- Parking arrangement for Life Time Home units adjusted to comply with LTH criterion.
- Plot 46 pulled away from Plot 45 by approx. 2m to provide on-plot parking for Plot 46, creating two extra parking spaces. Green spaces and rear garden minor adjustment accordingly.
- Visitor parking adjacent to Plot 6 extended to 6m (required for parallel parking), losing one parking space.
- Overall parking spaces +1 as a result of the two above amendments.
- Dormer windows on garages omitted.
- Kerb and green area adjusted around and opposite to Plot 9 to provide better access to Plot 9 and 6m clear space in front of garages

Phase 1c [92 homes] : Site Plan Adjustments To Date



- Refine / clarify the kerb positions.

----- Road boundary with kerb
 Building GF FFL = 150mm + 1:60 slope up from road side channel to building entrance

----- Road boundary with draw wall
 Building GF FFL = 100mm + road side channel level

----- Road boundary with headge behind kerb
 Building GF FFL = 100mm + road side channel level

----- Dropped kerb
 For driveway only

- Terrace and semi-detached blocks overall length adjusted due to reduced party wall thickness, garden walls / fences and adjacent green areas adjusted accordingly.

Phase 1c [92 homes] : Site Plan Adjustments To Date



- Dormer windows on garages omitted.
- Shallow pitch material changed.
- Bin stores to Plots 3, 15, 18, 20, 23, 31, 33, 34, 36, 42, 45, 47, 50, 55 and 58 moved from garden to front.
- Rear garage door introduced to plots 1, 11, 12, 59 to 62 to provide garden access to garages.



Phase 1c [92 homes] : Omission of Dormers over Garages



Site Elevation AA



Site Elevation HH



Phase 1c [92 homes] : Site Plan Adjustments To Date

- Parking arrangement for Life Time Home units adjusted to comply with LTH criterion.



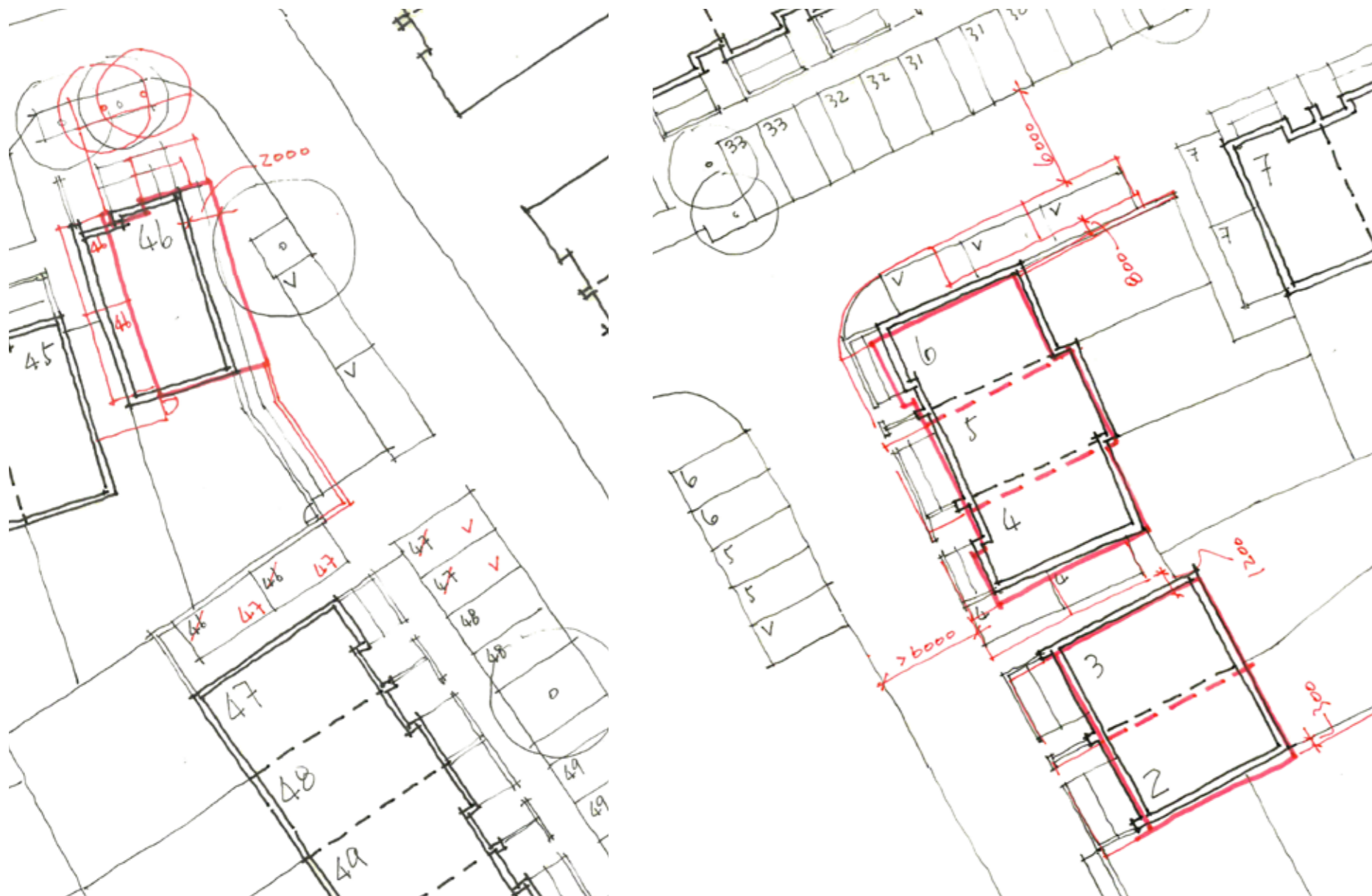
Before



After

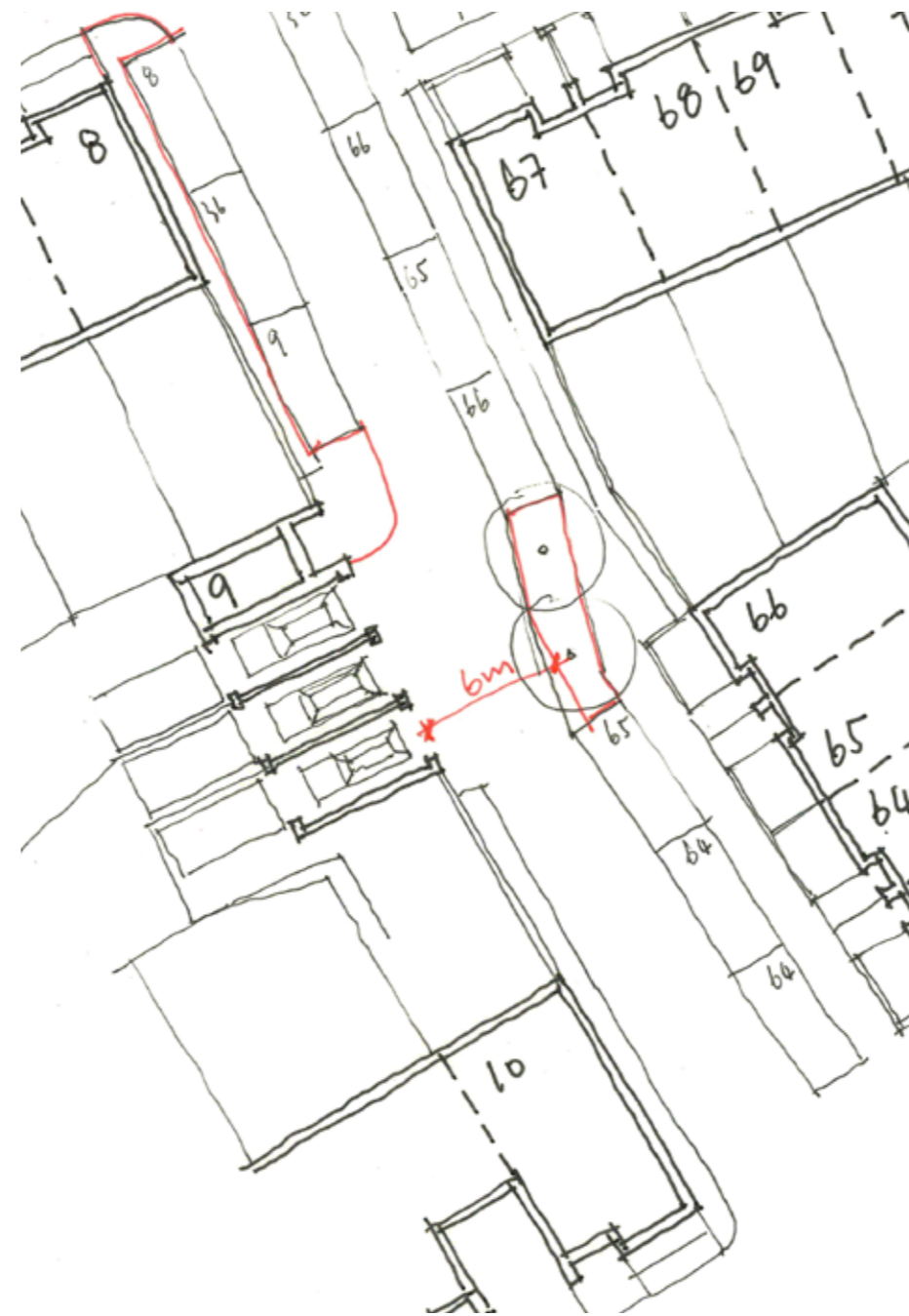
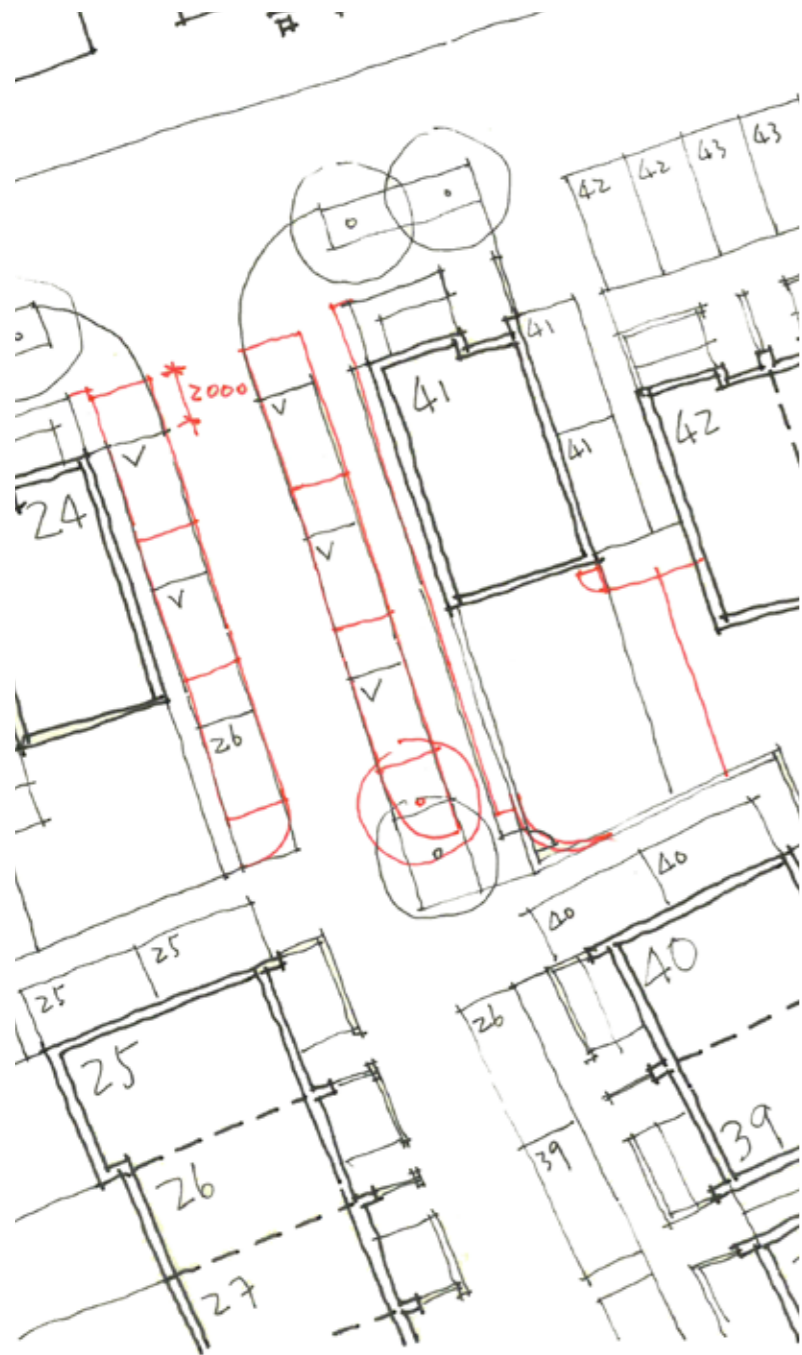
Phase 1c [92 homes] : Site Plan Adjustments To Date

- Plot 46 pulled away from Plot 45 by approx. 2m to provide on-plot parking for Plot 46, creating two extra parking spaces. Green spaces and rear garden minor adjustment accordingly.
- Visitor parking adjacent to Plot 6 extended to 6m (required for parallel parking), losing one parking space.
- Overall parking spaces +1 as a result of the two above amendments.



Phase 1c [92 homes] : Site Plan Adjustments To Date

- Parking spaces position adjusted between Plots 24 and 41, garden wall to Plot 41 and adjacent green area adjusted to provide better access to driveways of Plots 25 and 40.
- Kerb and green area adjusted around and opposite to Plot 9 to provide better access to Plot 9 and 6m clear space in front of garages.



Phase 1c [92 homes] : Site Plan Adjustments To Date

- Split between Plots 59/60 and 61/62 to turn the whole block into two detached houses and a pair of semi-detached houses. All four houses now have direct access to the rear gardens.



Phase 1c [92 homes] : Site

Summary of Progress

We have reviewed the planning stated areas against the detailed drawings floor areas on a house type by housetype basis (please see schedule to the right).

We have captured the key overall changes below:

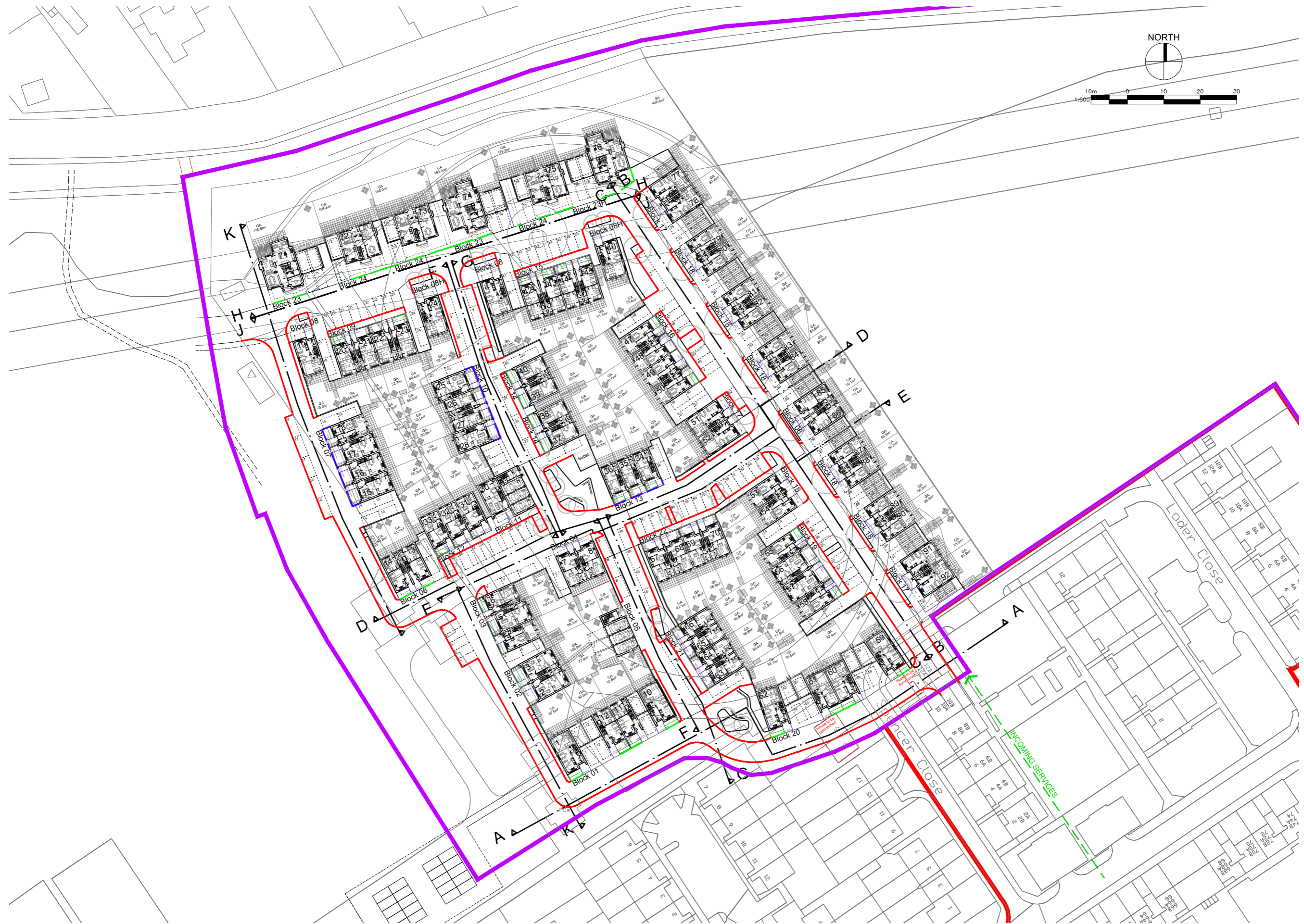
House Type	Outline	Current RM	Difference
2 Bed	11 [12%]	11 [12%]	0
3 Bed	39 [42.5%]	39 [42.5%]	0
4 Bed	39 [42.5%]	39 [42.5%]	0
5 Bed	3 [3%]	3 [3%]	0
Total	92 [100%]	92 [100%]	0

	Outline	Current RM	Difference
Homes	92	92	0
Net floorspace	111,940 sq.ft	113,053 sq.ft	1,113 sq.ft
Affordable	13 [14%]	13 [14%]	0
Open Market	79 [86%]	79 [86%]	0

Design Standards	Affordable	Private
Design and Quality Standards (DQS)	Yes	No, unless achieved by default.
Housing Quality Indicators (HQI)	Yes	No, unless achieved by default.
Lifetime Homes	Yes	No, unless achieved by default
Secure By Design Section 2	Yes	Yes
Habinteg Wheelchair Accessible Design Guidance	Percentages of fully wheelchair accessible units to be discussed with the Local Authority at each Reserved Matters application stage	No

Design Standards
Schedule from
Design & Access
Statement





Proposed Phase 1C Site Plan



Sheerwater | Low-Rise Residential Phase 1e

**Supporting Information for Phase 1e
Reserved Matters Application**

Introduction

Sheerwater

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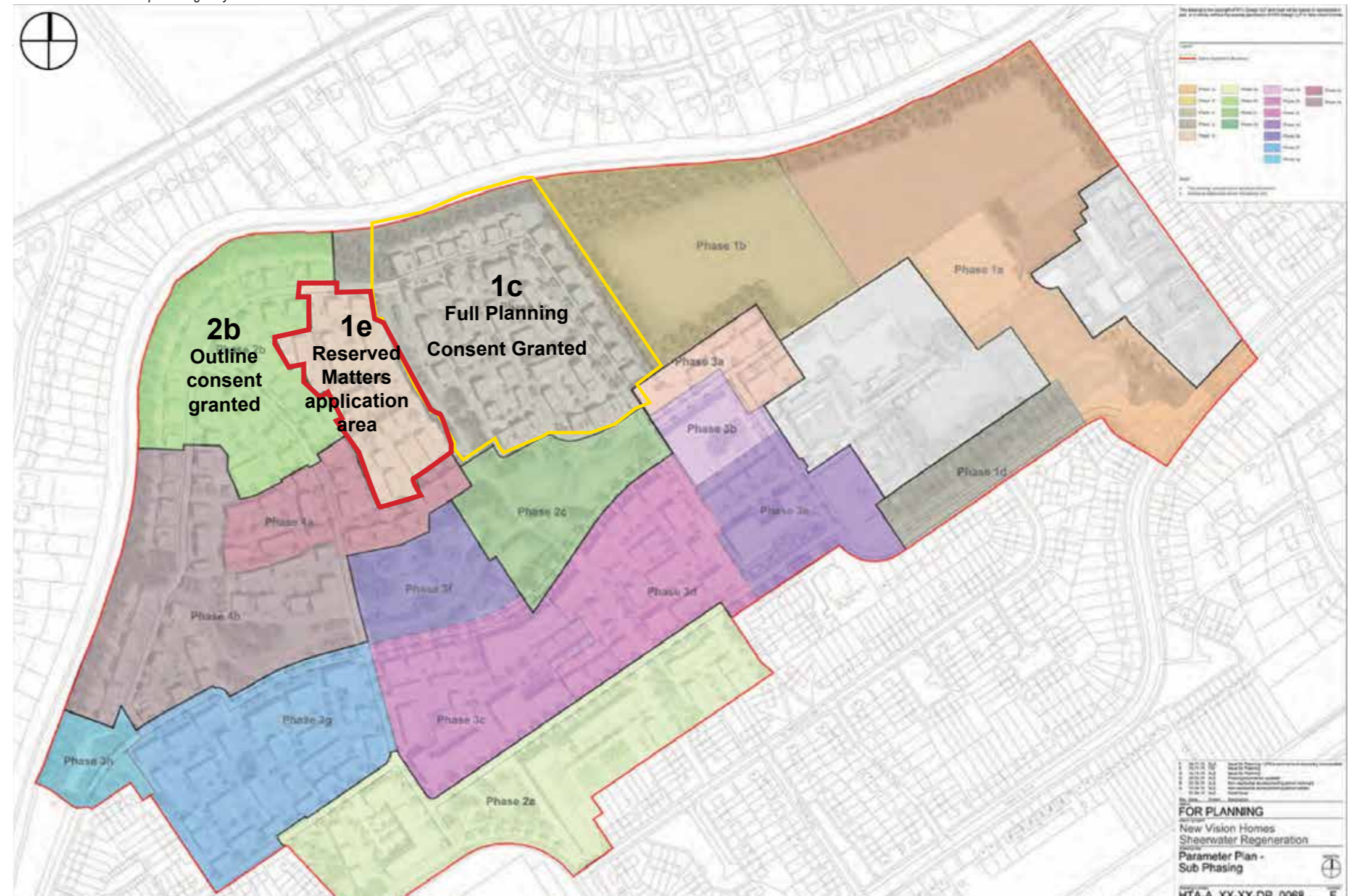
This Design and Access Statement has been prepared on behalf of Thamesway for the Reserved Matters Planning Application for Sheerwater mixed use development at Sheerwater Estate, Albert Drive, Sheerwater, Woking.

This reserved matters application is for Phase 1E only, which comprises of low rise residential units.

The planning consent granted:

'It is pursuant to the outline planning consent reference PLAN/2015/1260 granted on 27th July 2016. This consent was for a Hybrid planning application (part outline, part full planning application): for the demolition of 576 residential units, existing non-residential buildings and sports facilities and redevelopment of the site to be implemented in phases with the associated engineering works to provide a mixed-use development comprising: up to 922 residential units (Class C3), 62 units (Class C2), up to 1,110sqm community/youth centre and up to 600sqm nursery/children's centre (Class D1), up to 5,478sqm Leisure Centre (Class D2), 1,650sqm retail (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5), up to 416sqm health centre (Class D1), an artificial grass pitch (AGP), with spectator seating, erection of sports amenity lighting, improvements to Bishop David Brown School playing fields, a new substation, formation of car park including bus/coach drop-off area, hard and soft landscaping and open space with a multi-use games area (MUGAs) and a skate park, reconfigured and new vehicular and pedestrian accesses and works to the public highway and associated works; including full planning application for detailed first phase comprising: demolition of 5 residential units, 903sqm of ancillary buildings at Bishop David Brown School and existing athletics track and construction of 92 residential units (11no. 2-bed units, 39no. 3-bed units, 39no. 4-bed units and 3no. 5-bed units), 5,478sqm Leisure Centre (Class D2), an artificial grass pitch (AGP) with spectator seating, erection of sports amenity lighting, improvements to Bishop David Brown School playing fields, a new substation,

formation of car park including bus/coach drop off area, with hard and soft landscaping and open space, reconfigured and new vehicular and pedestrian access and works to the public highway.'



Planning consultation on Phase 1E:

Following the outline application approval a series of pre-application meetings were held for the outline planning submission pre-application meeting was held on the 28th September 2017 to discuss the proposals for the Reserved matters for phases 1e & 2b (note - phase 2b is not part of this reserved matters application). Phases of the low rise residential scheme, which highlighted the following:

- LPA highlighted need to undertake a tracking exercise for refuse to review layout, particular relating to the area of the southern corner of parcel 1e & 2b;
- LPA particularly interested in approach to car parking, particularly the area in the southern corner of parcel 1e & 2b. LPA highlighted that where car parking is located in the back garden the preference would be to introduce a secondary 'back/front' door and paths as this is likely to be the primary route for families when return from shopping etc.;
- LPA stated evidence will need to be provided to support the change to the housing mix as part of any submission;
- LPA does not foresee the increase in units to be an issue but highlighted it will need to demonstrate how the units satisfy other planning aspects e.g. refuse, parking, amenity space.
- LPA keen to particularly understand the type of amenity space offered to those units backing onto the canal edge. Whilst the LPA appreciates the quantitative analysis the LPA also needs to understand the qualitative position. For example the LPA are particularly interested in the depth of the amenity space and usability of the garden space immediately adjacent to the rear building line. LPA prioritise the quality of the amenity space over quantum. LPA highlighted the tree shadowing particularly combined with the north facing gardens requires this qualitative assessment to show that the amenity space proposed remains useable;
- LPA noted that lowering the ridge line below that of the consented parameter plan is a positive and could increase the usability of the rear amenity space;
- HTA highlighted the emerging designs assume some land take in the area identified as open space in the parameter plan and confirmed it does not impact trees. HTA indicated this would be viewed in regard with the increase of the open space in the central park and highlighted one of the reasons to increase the number of units in phase 2b 1e is to enable some of the development parcel of a later phase to become open space. LPA advice that condition 7 does allow for the parameter plans to be updated where can demonstrate it will not have a material impact on ES. LPA advised could be picked up at point of submission with reserved matters and relevant conditions relating to open space.



The Site

Sheerwater

Site

Sheerwater is located between Woking town centre to the south east and West Byfleet to the West.

The northern edge of the site is bordered by a mature tree belt and the Basingstoke canal. To the east of the site is the existing Broadmere Community Primary School and Bishop David Brown School and their associated playing fields. The southern and western edges are bordered by existing residential neighbourhoods.

Location & Context

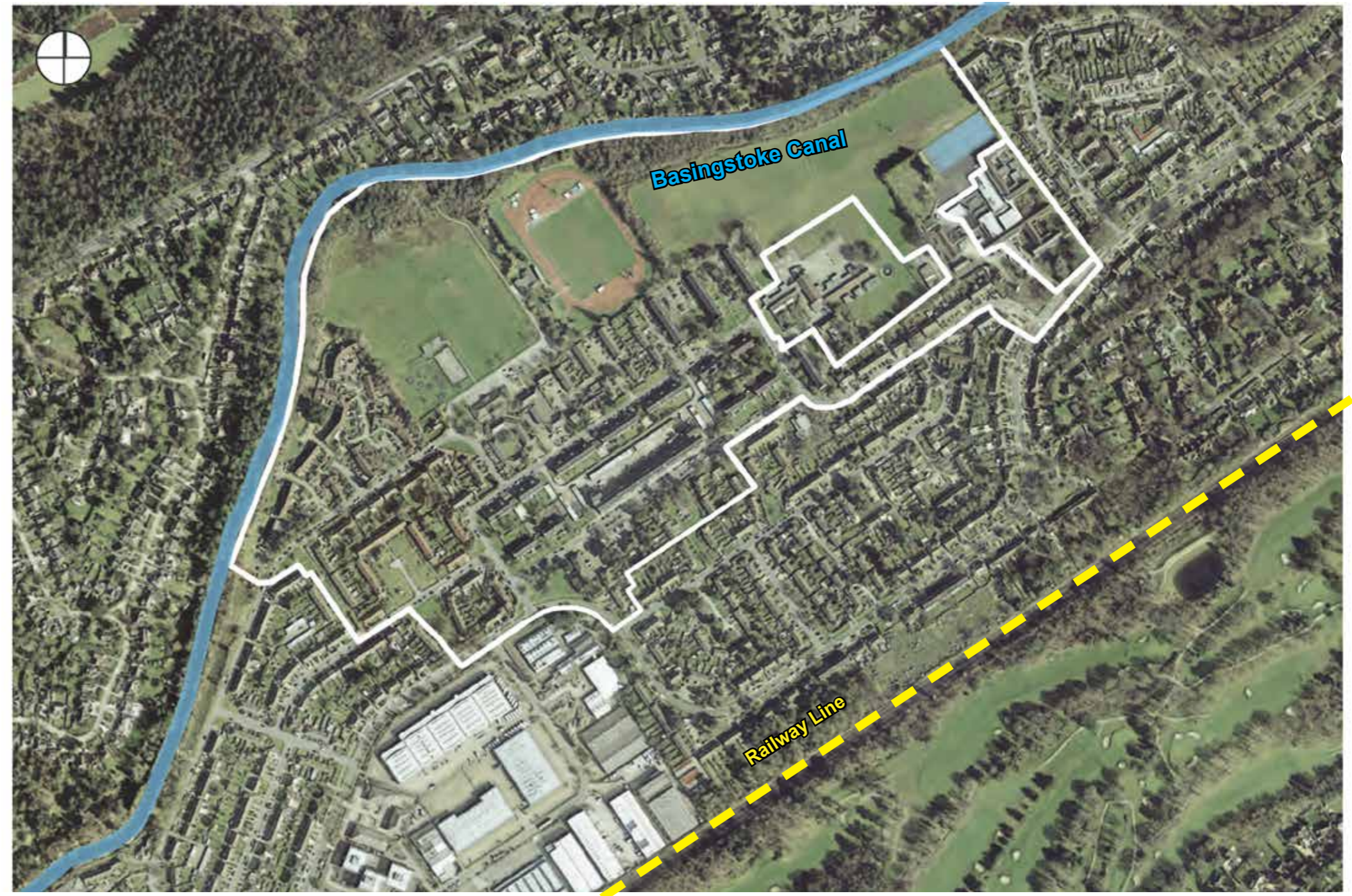
Woking is the main town within the Borough, but in reality it forms part of a continuous urban area that extends from Byfleet to Knaphill. Woking Borough is located in the north west of Surrey and is approximately 40km west of London. It benefits from excellent transport links - the M25 motorway passes through the eastern part of the Borough whilst the London to Southampton railway provides frequent services to and from London Waterloo and Guildford. Both of London's principal airports are less than an hour away.

The Basingstoke Canal runs through the centre of Woking, connecting Basingstoke to the River Wey east of Woking. Outside of the urban area, 60% of the Borough is designated as greenbelt.

Access and Connectivity

Two main physical constraints of the Sheerwater site are the Basingstoke Canal to the north and the mainline railway to the south. Albert Road is the primary vehicular route connecting Sheerwater to Woking town centre to the southeast and West Byfleet to the west.

There are two further minor vehicular access points to the west of the site - Bunyard Drive and Blackmore Crescent. There are no vehicular access points along the northern and southern boundaries of the site.



Boundaries of the site created by the canal and railway line

Introduction

Sheerwater

Proposed site plan

This reserved matters application is for **Phase 1e** only. The following diagrams show the similarities of the current scheme to the outline, and the compliance with the parameter plans.

Appearance

The overall appearance of the Masterplan is influenced by a number of site-wide strategies and detailed design decisions, to allow the site to be legible as a whole, and for it to contain distinct areas which help to create individual neighbourhoods and a sense of belonging.

Phase 1e consists primarily of the Park Edge and Mews character areas, described in detail further in the document.



Proposed site plan

Introduction

Sheerwater

Planning parameters

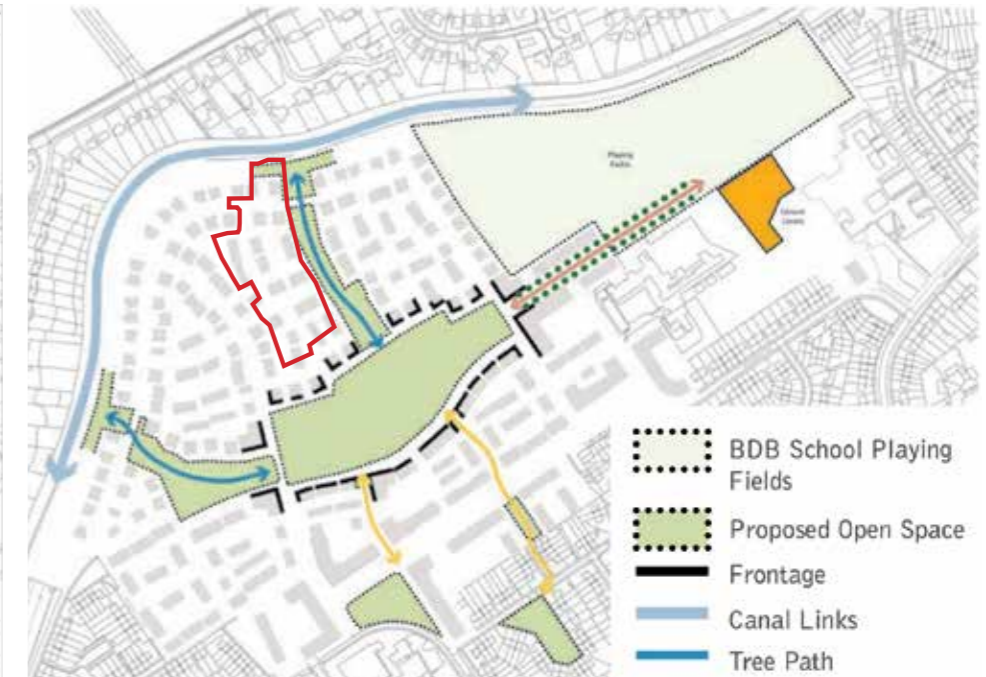
This reserved matters application is for **Phase 1e** only. The following diagrams show the parameter plans and the similarities of the proposed plans.

Open Space

The open space comparison between the parameter plan & the proposed plan shows the Linear Park situated on the Eastern boundary of Phase 1E. This is a key feature incorporating a landscaped ribbon linking to the Northern canal edge part of the site. This landscaped band links Phase 1E with 1C. This landscaped band is retained on the boundary of Phase 1E.



Planning parameter open space strategy diagram



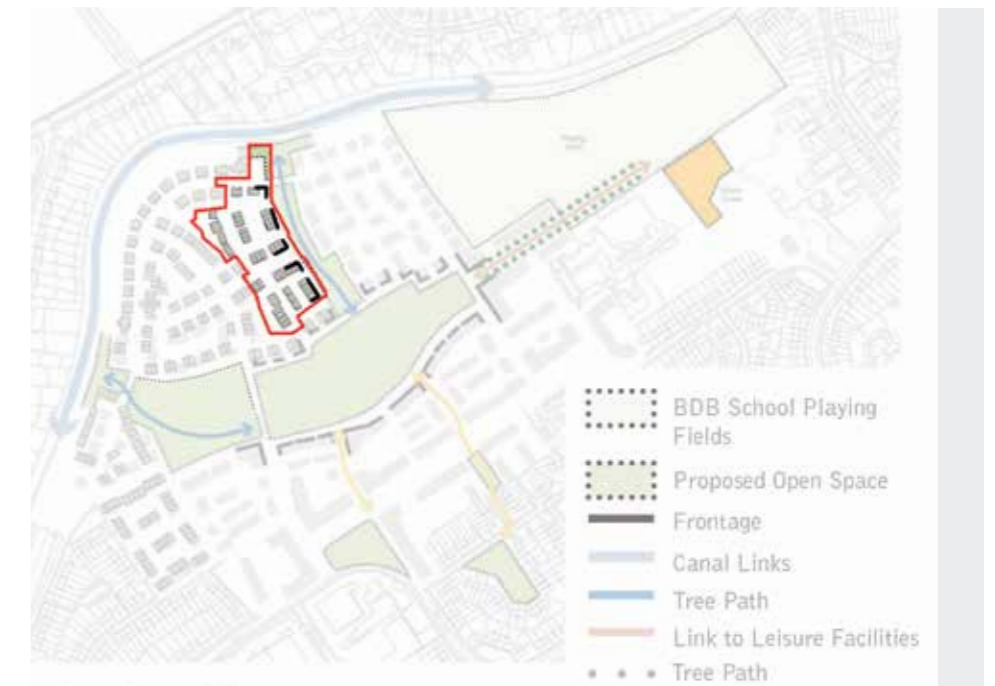
Planning parameter linear park frontages diagram.

Frontages

The parameter plan shows key frontages facing on to the central park area. The same strategy is being incorporated into the frontages overlooking the linear park to the East of Phase 1E. The properties overlooking the park create a strong visual edge, being two to two and a half storeys while providing passive surveillance.



Proposed open space strategy diagram



Central linear park frontages diagram

Townscape

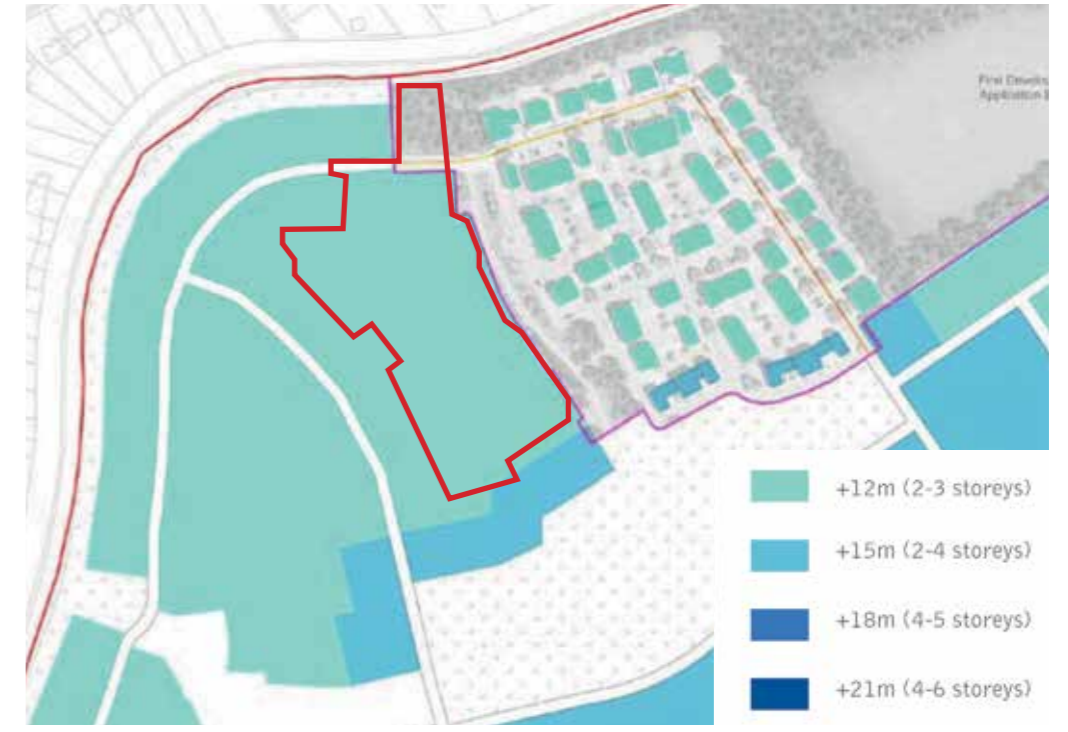
The townscape parameter plan shows the primary & secondary frontages across the site. The edges of Phase 1E are predominantly secondary frontages facing the Linear park and canal edge. The Secondary frontage design is less formal than the Primary frontage and has more variety in frontage, with staggered building lines.

Storey heights

The parameter storey height plan shows the area of Phase 1E as having 2-3 storey high building. It can be seen that Phase 1E complies with all the homes being 2-3 storeys high.



Planning parameter townscape diagram



Planning parameter building heights diagram

- Primary frontage / streets
Buildings and streets designed with formal qualities, including consistent patterns of building line, rhythm and street trees.
- Secondary frontage
Buildings and streets designed with informal qualities, including articulated facades, staggered building lines, and variety in street trees planting and boundary treatments.
- - - Primary pedestrian-only routes
- Open Space
- Nodal space
- Retained woodland tree belt screening the regeneration area



Proposed townscape diagram for Phase 1e



Proposed building heights diagram for Phase 1e

Building Typologies

The parameter building typology plan shows where the detached, semi detached, FoGs and townhouses are located across the site.

The adjacent plans show the marked similarities between the parameters plan & the proposed plan for the locations of these buildings. The FoGs/coach houses are located in the mews areas, which are the inner areas of the site, while the semi detached/terrace houses make up the remainder of the site, in accordance with the parameters plan.

Surface treatment

The shared surface parameters plan shows the shared surfaces in the mews areas, the proposed site layout proposes to extend the shared surface to the Park edge, to soften this area of the site and create a softer pedestrian friendly boundary on the park edge.

Density of Dwellings

Phase 1E has a proposed density of dph



Planning parameter housing distribution diagram



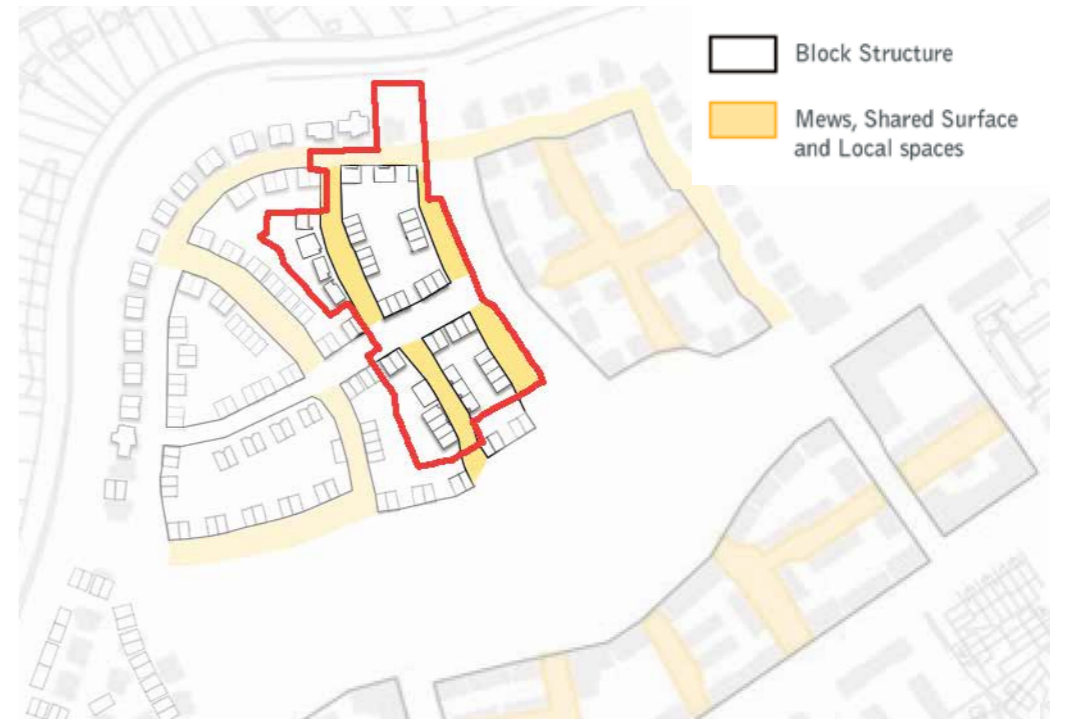
Planning parameter shared surface diagram



Extract from Design code showing density of dwellings



Proposed housing distribution diagram for Phase 1e & 2b



Proposed shared surface diagram

The Site

Character areas & Context

The character areas (as set out in the Design Code and Phase 1C detailed planning information) relate to the existing retained context and are designed to provide differentiation across the site.

The diagram below shows the locations of the character areas & the table to the right sets out the parameters for the appearance, height, parking and building typologies for each character area.



Character Area diagram - extract from Design Code

	Neighbourhood Spine	The Neighbourhood	Park Edge	Canal Side	Leisure & Recreation
Street Type	Primary Transport Primary Secondary	Primary Secondary Tertiary	Primary Secondary	Secondary	N/A
Land Use	Residential Retail Convenience Store Restaurant/ Pub Health Centre	Residential	Residential Assisted Living Nursery Community Centre Youth Centre	Residential	Leisure Centre Playing Fields
Density Range	Medium to High 30 - 70 DPH	Low to Medium 15 - 45 DPH	Medium 30 - 45 DPH	Low to Medium 15 - 45 DPH	N/A
Building Typologies	Mixed Use Apartments Stacked Maisonettes Houses Terraced Houses	Houses Terraced Houses Semi-Detached Houses Coach Houses Courtyard Houses	Mixed Use Apartments Stacked Maisonettes Houses Terraced Houses Semi-Detached Houses Detached Houses	Houses Terraced Houses Semi-Detached Houses Detached Houses Large Detached Houses	Mixed Use
Building Height	2 - 6 Storeys	2 - 3 Storeys	2 - 4 Storeys	2 - 3 Storeys	2 - 3 Storeys
Building Line	Formal	Informal	Semi Formal	Informal	N/A
Building Plot	Apartment Blocks Linear Terraces	Single Paired Linear Terraces	Single Paired Linear Terraces	Single Paired Short Linear Terraces	N/A
Boundaries	Mid-height brick wall or railings with planted hedges	Mid-height brick wall or railings with planted hedges	Predominantly planted, low brick walls	Planted hedges on north side, mid-height brick wall or railings with planted hedges	N/A
Car Parking	On Street Perpendicular Under Podium Parking Court	On Street Perpendicular Parallel On Plot Driveway	On Street Perpendicular Parking Court On Plot Driveway Garage	On Street On Plot Driveway Garage	Parking Court
Private Amenity	Private Balconies Private Rear Gardens Shared Communal Gardens	Private Balconies Private Rear Gardens	Private Balconies Private Rear Gardens Shared Communal Gardens	Private Balconies Private Rear Gardens	N/A
Open Spaces, Play Areas	Neighbourhood Greens LAP	Neighbourhood Greens LAP and LEAP	Central Park NEAP, LAP and LEAP	Neighbourhood Greens	Playing Fields

Extract from the Design Code

(A) Appearance Character Areas



(A) Appearance

Character Area Strategy

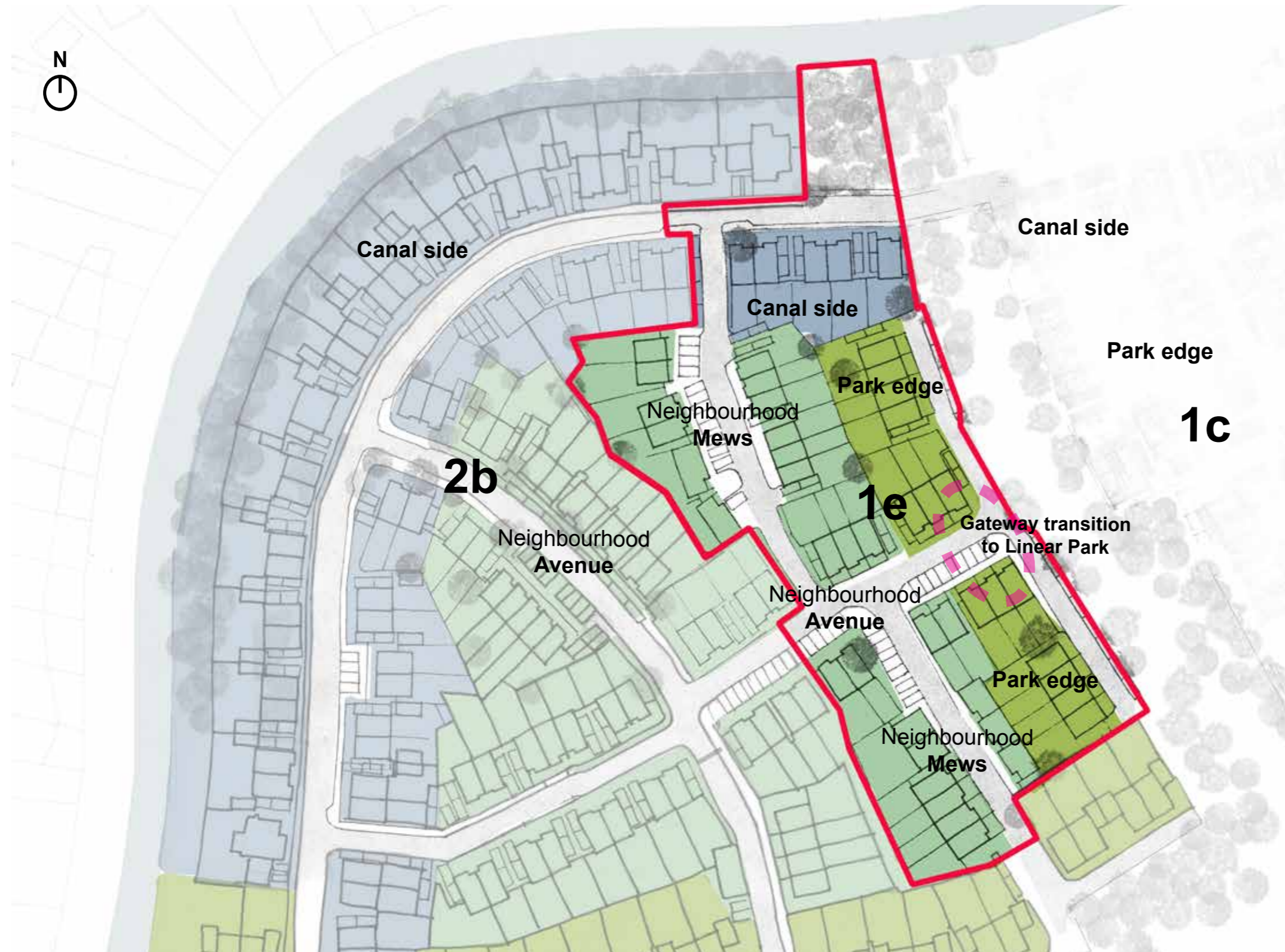


Diagram showing the character areas

A key aim of the Sheerwater masterplan is to create a place which is legible with its own identity and sense of character.

Distinct character areas have emerged during the development of the Hybrid Application that respond to the existing features of the site, the surrounding context, as well as key structuring elements of the masterplan including gateways, route hierarchy and open spaces.

Existing features include natural characteristics such as mature trees and vegetation and the proximity to the Basingstoke canal, as well as built characteristics including the local schools, the new ASDA superstore and surrounding residential neighbourhoods.

The character areas provide the organising theme for public realm design, housing density, height, roof form, materiality and detailing. All design decisions for these aspects are related to the character area. This is to assist in creating a legible, organised and coherent variation across the development.

KEY:

- Canal Side
- The Neighbourhood (Mews & Avenue)
- Park Edge

(A) Appearance

Park Edge | Linear Park

Street Type	Primary Secondary
Land Use	Residential Assisted Living Nursery Community Centre Youth Centre
Density Range	Medium 30 - 45 DPH
Building Typologies	Mixed Use Apartments Stacked Maisonettes Houses <i>Terraced Houses</i> <i>Semi-Detached Houses</i> <i>Detached Houses</i>
Building Height	2 - 4 Storeys
Building Line	Semi Formal
Building Plot	Single Paired Linear Terraces
Boundaries	Predominantly planted, low brick walls
Car Parking	On Street <i>Perpendicular</i> Parking Court On Plot <i>Driveway</i> <i>Garage</i>
Private Amenity	Private Balconies Private Rear Gardens Shared Communal Gardens
Open Spaces, Play Areas	Central Park NEAP, LAP and LEAP

Extract from the Design Code

Key Character Area - Park Edge | Linear Park

The Park Edge character area follows the edge of the new central open space and the adjoining northern and western linear parks. It is characterised by the interaction between buildings and the central open space, affording attractive views over safe and well overlooked park land.

The landscape proposal will generate much of the character of the central open space, including retention of large mature trees and a new water feature.

Buildings surrounding the central open space will reinforce a “sense of place” creating enclosure and definition.

The homes within the main Park Edge character area will be formal and create a strong, identifiable rhythm, typically be three and four storeys high to capitalise on views out and provide enclosure and definition. They will have a vertical emphasis and seek to maximise overlooking of the open spaces through their elevation composition and internal layout. As the park edge in this location refers to the linear park, the height of the houses is proposed to be two to three storeys.



Diagram showing the Park Edge | Linear Park character area



Diagram showing the outline layout of the Park Edge | Linear Park character area



Diagram showing the proposed layout of the Park Edge | Linear Park character area

Roof Form

Eaves frontages help to create enclosure and definition of the park.

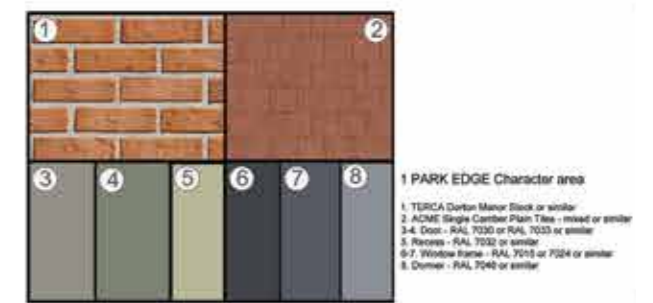
Elevations, windows and articulation

Window sizes and proportions to homes adjacent to the open space respond to the proximity and visual benefits of the proximity to the open space. The windows are arranged to make the most of the attractive views outwards across the park, allow an abundance of natural light into the internal spaces of the homes and create passive surveillance and overlooking the public realm.

Materials and colours

The properties overlooking the Linear Park are defined by contemporary architecture. Park facing homes are predominantly brick (light red), with red roof tiles. Recessed entrances are denoted with a splash of colour.

Materials palette



Brick



Multi red brick

Red plain roof tiles



ACME Single Camber Plain roof tiles



Park Edge | Linear Park character area street elevation A-A



Park Edge | Linear Park character area street elevation from across the park in Phase 1C, which has detailed planning consent

(A) Appearance

Park Edge | Linear Park



Streetscene Elevation - Avenue



Streetscene Elevation - Park Edge



(A) Appearance

The Neighbourhood | Mews

Street Type	Primary Secondary Tertiary
Land Use	Residential
Density Range	Low to Medium 15 - 45 DPH
Building Typologies	Houses Terraced Houses Semi-Detached Houses Coach Houses Courtyard Houses
Building Height	2 - 3 Storeys
Building Line	Informal
Building Plot	Single Paired Linear Terraces
Boundaries	Mid-height brick wall or railings with planted hedges
Car Parking	On Street Perpendicular Parallel On Plot Driveway
Private Amenity	Private Balconies Private Rear Gardens
Open Spaces, Play Areas	Neighbourhood Greens LAP and LEAP

Extract from the Design Code

Key Character Area - The Neighbourhood | Mews

Calm and leafy residential streets with shared surface principles, prioritising pedestrians and cyclists over vehicles, providing a safe and attractive environment to live. These streets are as “homezone” areas, with an informal, local feel and include smaller social spaces to allow residents and visitors space to interact with friends, family and neighbours.

The use of tertiary/mews road typology enables streets to be modelled to respond to existing features such as mature trees, and aids the creation of focal points or incidental landscaped spaces, all contributing to character and identity.

A variety of different plot configurations is present - small terraces, semi detached houses and some detached homes and FoG's to create richness and interest within the streetscape. Strong edges to streets positively relate to the street, adjacent buildings and spaces, forming a protective perimeter volume around the central mews.

The blocks are residential in scale and respond to the urban grain found within the surrounding context. Along tertiary streets, less formal arrangements of public and private spaces are encouraged to create a sense of place and variety in public spaces.



Diagram showing the Neighbourhood | Mews character area



Diagram showing the outline layout of the Neighbourhood | Mews character area



Diagram showing the proposed layout of the Neighbourhood | Mews character area

Roof Form

Dormer windows are fully integrated within the building form and elevation, and are used as a device to create rhythm across the roofline. A mixture of eaves fronted and gable fronted houses.

Materials and colours

Properties in this area have a modern look. Buff brick façades have a form of “rustification” through the corbelling of brickwork in key areas. Recessed entrances are emphasized with splashes of colour and a brick boundary treatment, sensitively incorporating bicycle and bin storage. Shared surface streets have structured planting in the form of street trees to provide relief in the streetscape and create parking areas.

Building Heights

The homes in the central mews area are two storey to reinforce the low, close community aesthetic in the

Materials palette



Buff brick



TBS Olde English

Buff Multi



Terca Springfield

Slate roof tiles



Slate roof tiles



Elevation A - The Neighbourhood | Mews character area street elevation A-A



Elevation B - The Neighbourhood | Mews character area street elevation B-B

(A) Appearance

Mews



Streetscene Elevation - Avenue



Streetscene Elevation - Avenue



(A) Appearance

The Neighbourhood | Avenue

Street Type	Primary Secondary Tertiary
Land Use	Residential
Density Range	Low to Medium 15 - 45 DPH
Building Typologies	Houses Terraced Houses Semi-Detached Houses Coach Houses Courtyard Houses
Building Height	2 - 3 Storeys
Building Line	Informal
Building Plot	Single Paired Linear Terraces
Boundaries	Mid-height brick wall or railings with planted hedges
Car Parking	On Street Perpendicular Parallel On Plot Driveway
Private Amenity	Private Balconies Private Rear Gardens
Open Spaces, Play Areas	Neighbourhood Greens LAP and LEAP

Key Character Area - The Neighbourhood | Avenue

The use of tertiary road typology enables streets to be moduled to respond to existing features such as mature trees, and aids the creation of focal points or incidental landscaped spaces, all contributing to character and identity.

A variety of different plot configurations is present - small terraces, semi detached houses and some detached homes to create richness and interest within the streetscape. Strong edges to streets positively relate to the street and adjacent buildings and spaces.

The blocks are residential in scale and respond to the urban grain found within the surrounding context. Along tertiary streets, less formal arrangements of public and private spaces are encouraged to create a sense of place and variety in public spaces.



Diagram showing the Neighbourhood | Avenue character area

Extract from the Design Code



Diagram showing the outline layout of the Neighbourhood | Avenue character area



Diagram showing the proposed layout of the Neighbourhood | Avenue character area

Roof Form

The houses are tall, gable ended townhouses, giving rhythm and regularity to what is a major route through the site.

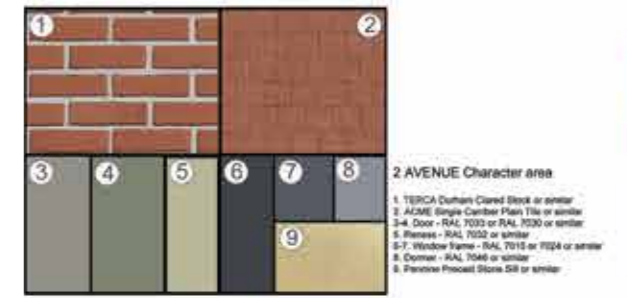
Elevations, windows and articulation

The properties are gable ended, to accentuate the townhouse characteristic, and they all look onto the road.

Materials and colours

The architectural language of this area is more urban, focusing on robustness and longevity through brick facades.

Materials palette



Brick



Terca Durham
Clared Stock

Red plain roof tiles



ACME Single Camber Plain
roof tiles



The Neighbourhood | Avenue character area street elevation A-A



The Neighbourhood | Avenue character area street elevation B-B

(A) Appearance

Avenue





(A) Appearance

Canal Side

Street Type	Secondary
Land Use	Residential
Density Range	Low to Medium 15 - 45 DPH
Building Typologies	Houses Terraced Houses Semi-Detached Houses Detached Houses Large Detached Houses
Building Height	2 - 3 Storeys
Building Line	Informal
Building Plot	Single Paired Short Linear Terraces
Boundaries	Planted hedges on north side, mid-height brick wall or railings with planted hedges
Car Parking	On Street On Plot Driveway Garage
Private Amenity	Private Balconies Private Rear Gardens
Open Spaces, Play Areas	Neighbourhood Greens

Extract from the Design Code

Key Character Area - Canal Side

The Canal Side Character area stretches across the northern area of the masterplan, following the curve of the Basingstoke Canal.

It is a street driven character area, which responds to the established urban grain of existing dwellings to the north across the canal and creates new connections to the Basingstoke Canal path, integrating it with the Sheerwater development.

The character area is derived from a more traditional street pattern consisting of the close-knit and repetitive use of smaller building plots, and high quality building and landscape materials reflecting the wider Arts and Crafts Surrey Style. The form, treatment and articulation of the new homes draws upon the style, creating a traditional and familiar streetscape with a strong sense of character.



Diagram showing the Canal Side character area



Diagram showing the outline layout of the Canal Side character area



Diagram showing the proposed layout of the Canal Side character area

Roof Form

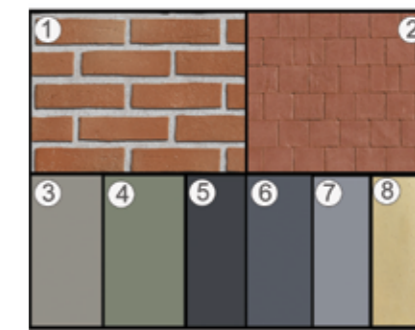
A mixture of key local vernacular design features, such as dormer roof windows, chimneys and varied roofscape.

Elevations, windows and articulation

Materials and colours

The properties located adjacent to the Basingstoke Canal reflect the local Surrey Arts and Crafts vernacular. Varied brick colours and patterns, used with hanging tiles on façades and window openings supports integration of these houses with the old Arcadian properties found within Surrey. Mature planting ensures the development blends into the green character of the canal corridor.

Materials palette



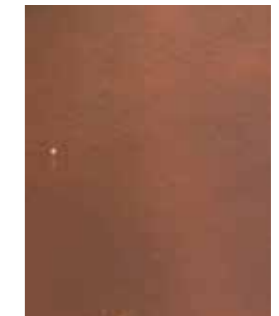
- 3 CANAL Character area
- 1. WEST Hoathley Medium Multi Stock or similar
 - 2. ACME Single Camber Plain Tiles or similar
 - 3-4. Door - RAL 7033 or RAL 7030 or similar
 - 5-6. Window frame - RAL 7015 or 7024 or similar
 - 7. Dormer - RAL 7046 or similar
 - 8. Porvire Precast Stone Gilt or similar

Brick



West Hoathley

Red plain roof tiles



ACME Single Camber Plain roof tiles



Canal Side character area street elevation a-a

Phase 1c

Phase 1e



Canal Side character area street elevation

Phase 2b

Phase 1c

(A) Appearance

Canal Side



Streetscene Elevation - Canal Side North West








Streetscene Elevation - Canal Side South East



(A) Appearance

Exterior Facade Materials



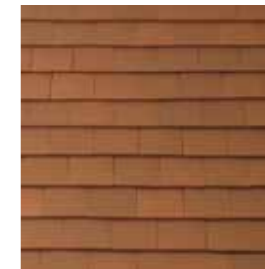
■		Terca Durham Clared Stock Avenue
■		West Hoathely Medium multi stock Canal Side
■		Multi red brick Ibstock Dorking multi Park Edge
■		Buff brick Terca Springfield Yellow Mews
		TBS Olde English Buff Multi Mews

(A) Appearance

Roof Materials

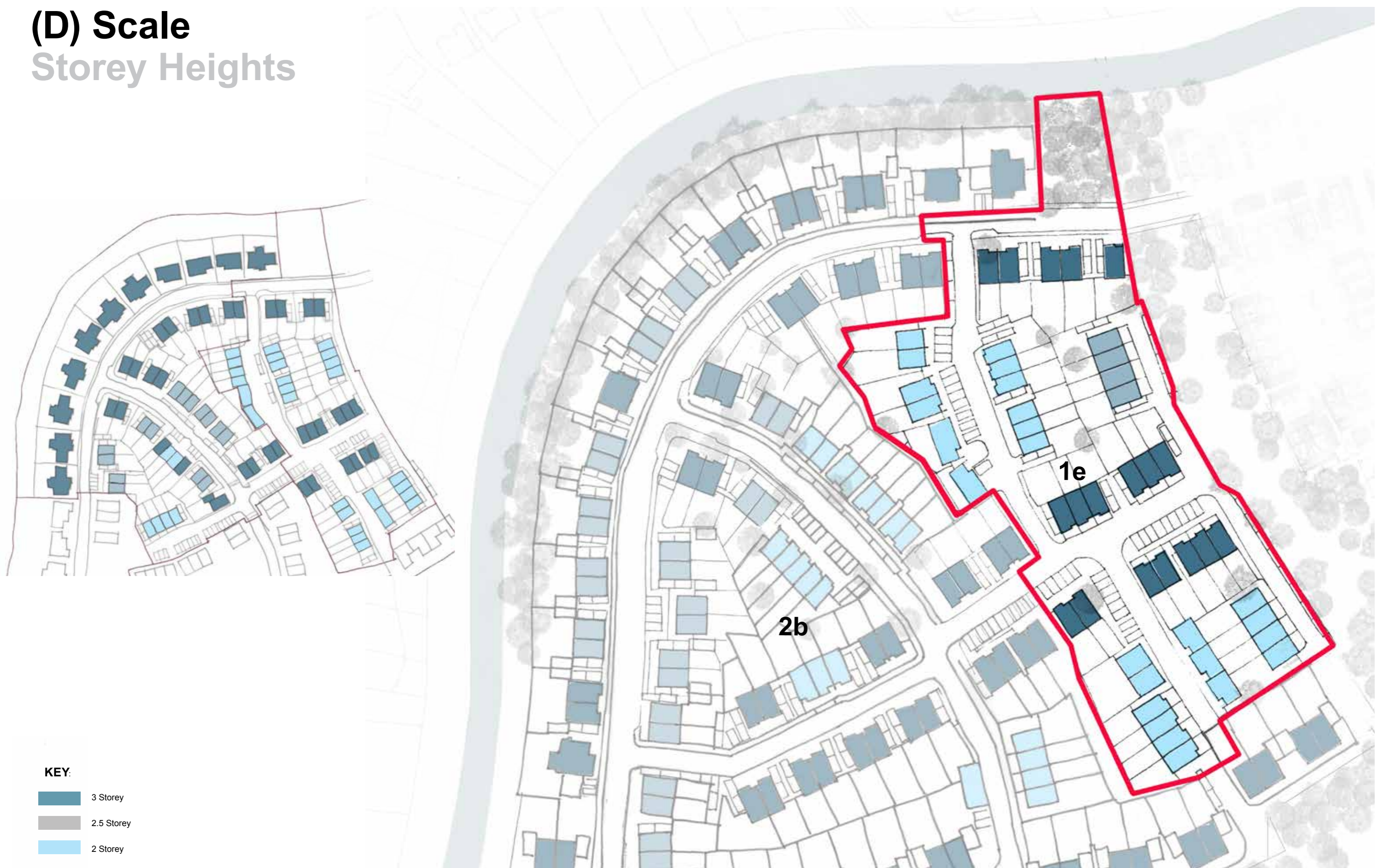


Slate roof tiles
Marley Eternit Garsdale blue/black
Located in The Neighbourhood -
Mews



Red plain roof tiles
ACME Single Camber Plain roof
tiles

(D) Scale Storey Heights



(C) Layout

Housing Distribution



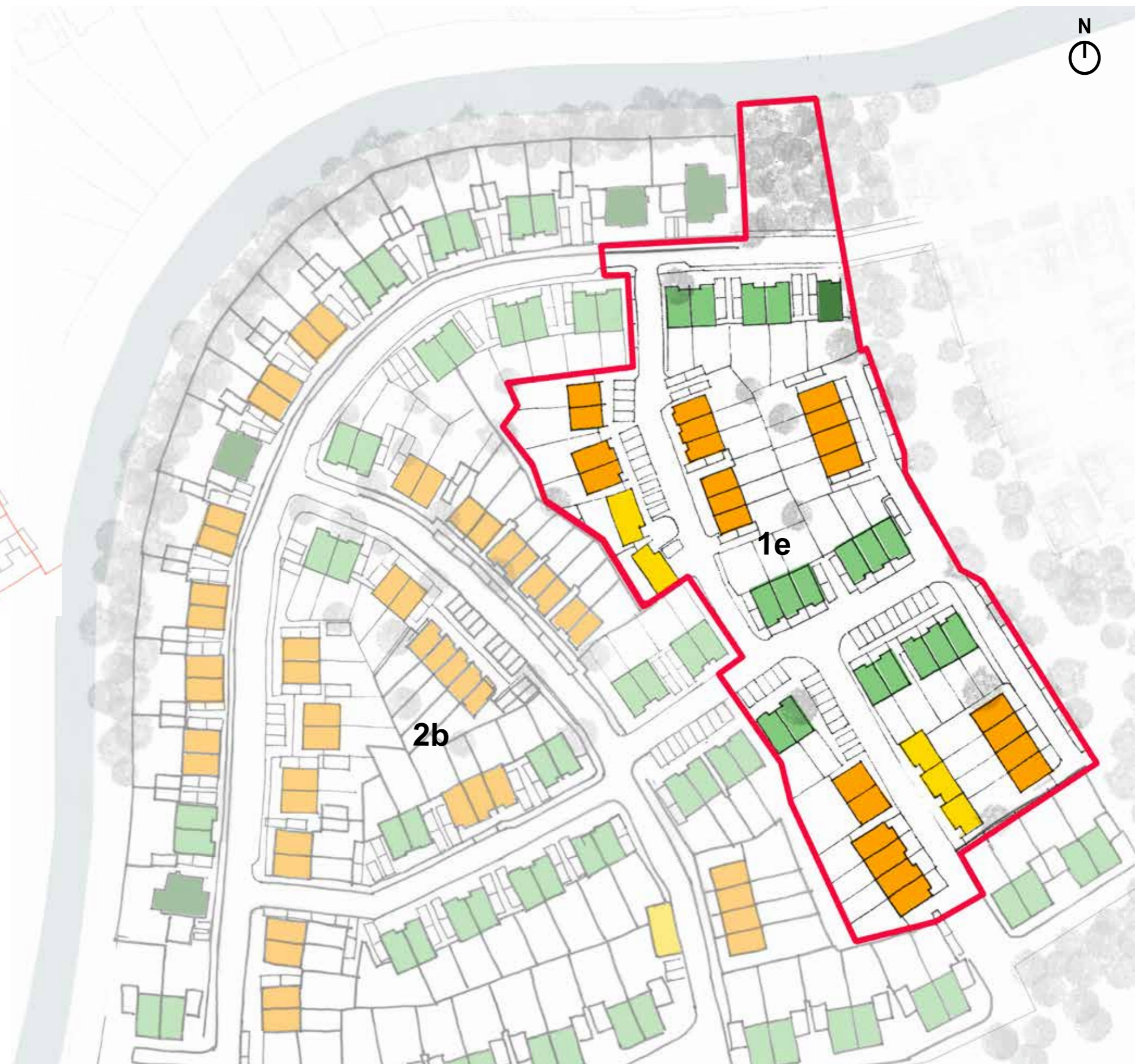
Outline consented building typologies plan

Outline Layout Typologies Commentary

1. Large detached houses are located primarily along the Canal Side area of the site layout creating an imposing frontage in this area
2. Townhouses are located on the Southern side of the Canal Side area & on both sides along the central East to West route
3. The central neighbourhood consists primarily of houses with coach houses in mews area

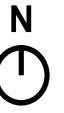
KEY:

- Large Detached Houses
- Townhouses
- Houses
- Mews/Coach Houses







Proposed building typologies plan

(C) Layout House Type Plan

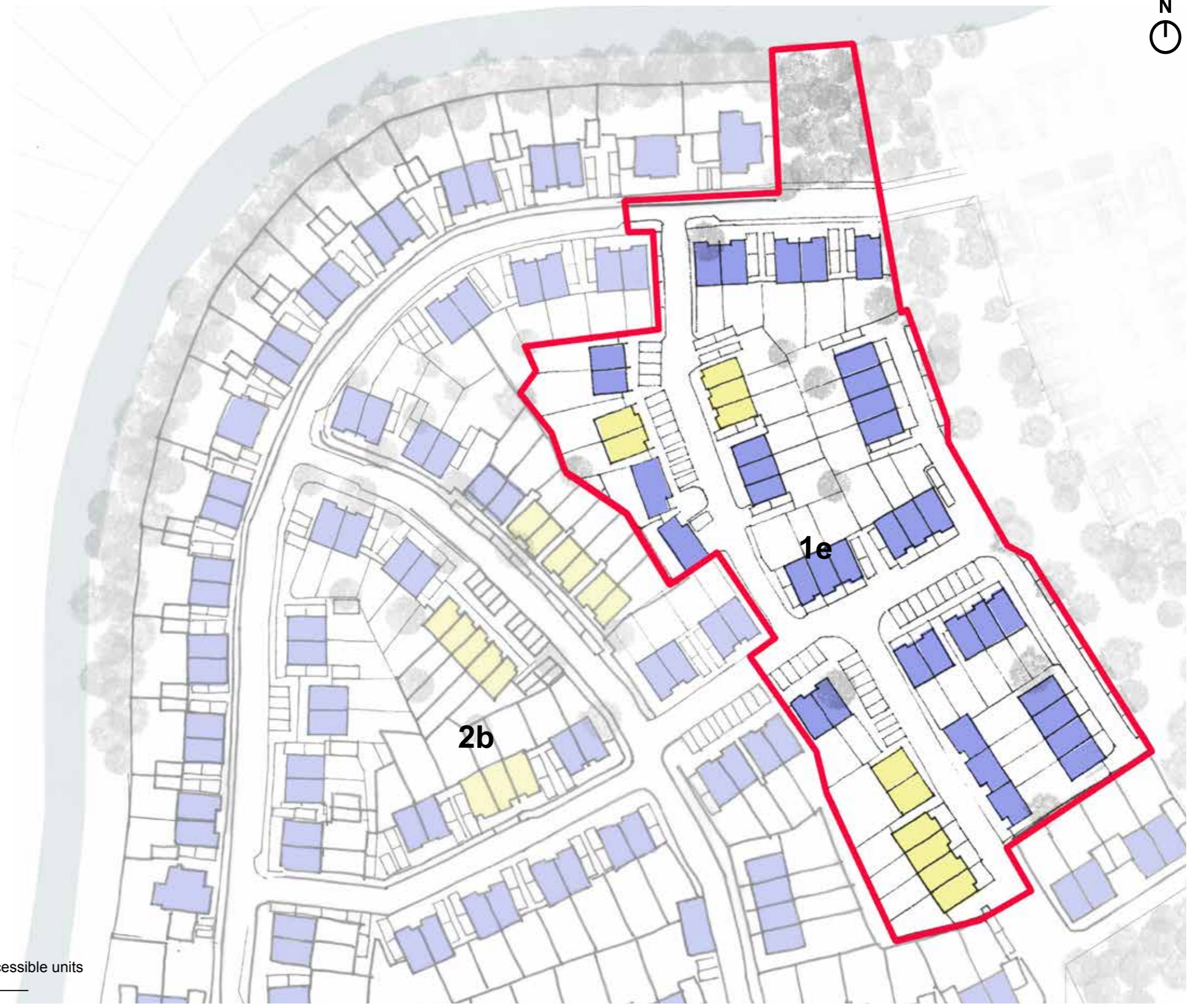
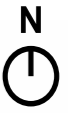


KEY:



-  1B x 3
-  2B x 10
-  3B x 25
-  4B x 8

 Wheelchair accessible units
compliant with building
regulations M4(3)

(C) Layout Tenure

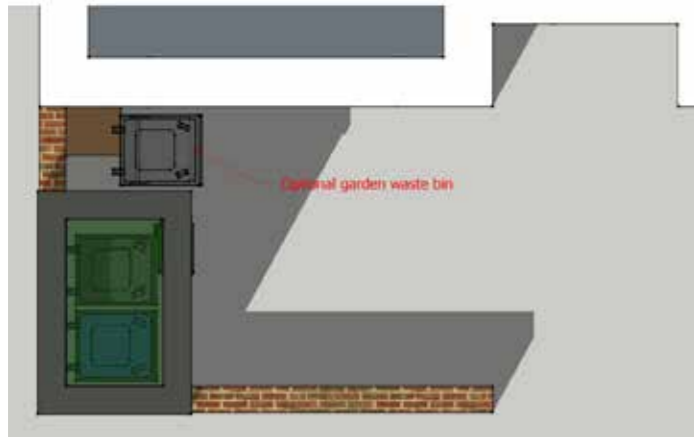


KEY:

	Open Market	x36	(76%)
	Affordable	x11	(24%) incl. 2no. wheelchair accessible units
		<hr/>	
		47	(100%)



(C) Layout

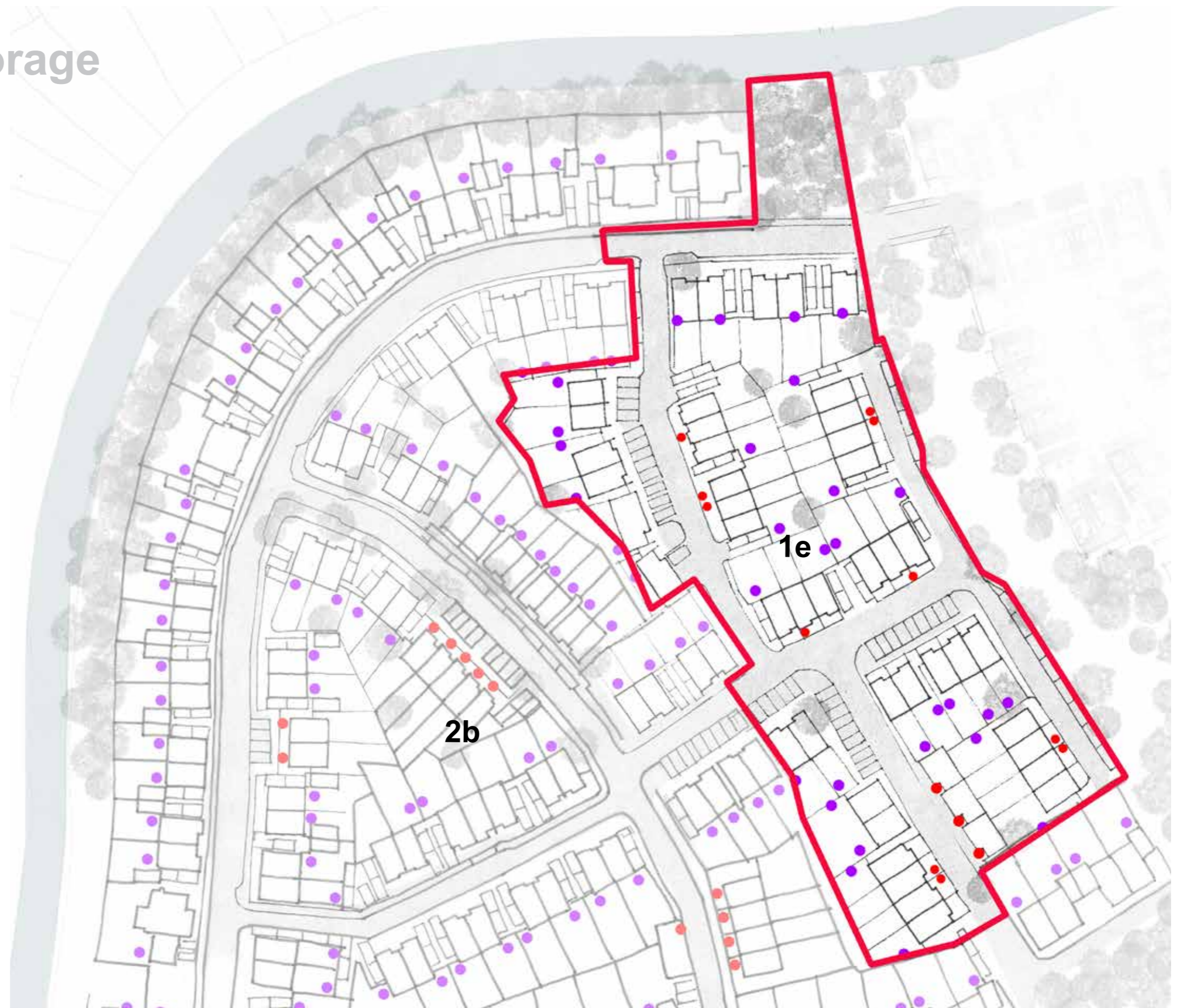
Refuse & Cycle Storage



Bin store in integrated enclosure with sedum roof positioned at the front of some properties

KEY:

-  Bins accommodated in integrated bin stores in front of house.
-  Bins in rear gardens.



(C) Layout Parking Strategy

Summary Table

Phase 1e

- Number of units	47
- Total number of parking spaces	93
- On plot Parking Spaces	60

The number of parking spaces exceeds the amount stipulated in the current (2006) Parking Standards SPD. The current standards state a maximum average of 1.5 spaces per dwelling, which would amount to 69 parking spaces.

Phase 1E achieves an average of 2 parking spaces per dwelling, totalling 92 spaces.

If the emerging parking standards were applied to this Phase of the site, 93.5 parking spaces would be required as a minimum.





Sheerwater | Low-Rise Residential: Phase 2b

Design & Access Statement for Phase 2b Detailed Application

Building Typologies

The parameter building typology plan shows where the detached, semi detached, FoGs and townhouses are located across the site.

The adjacent plans show the marked similarities between the parameters plan & the proposed plan for the locations of these buildings.

Surface treatment

The shared surface parameters plan shows the shared surfaces in the mews areas, the proposed site layout proposes to extend the shared surface to the mews area/ Avenue which is no longer a primary route.

Legend:

- Houses
- Coach Houses (flats over garages)
- Detached Houses
- Maisonettes
- Apartments



Planning parameter housing distribution diagram



Planning parameter shared surface diagram



Extract from Design code showing density of dwellings



Proposed housing distribution diagram for Phase 2b



Proposed shared surface diagram

The Site

Character areas & Context

The character areas (as set out in the Design Code and Phase 1C detailed planning information) relate to the existing retained context and are designed to provide differentiation across the site.

The diagram below shows the locations of the character areas & the table to the right sets out the parameters for the appearance, height, parking and building typologies for each character area.



Character Area diagram - extract from Design Code

	Neighbourhood Spine	The Neighbourhood	Park Edge	Canal Side	Leisure & Recreation
Street Type	Primary Transport Primary Secondary	Primary Secondary Tertiary	Primary Secondary	Secondary	N/A
Land Use	Residential Retail Convenience Store Restaurant/ Pub Health Centre	Residential	Residential Assisted Living Nursery Community Centre Youth Centre	Residential	Leisure Centre Playing Fields
Density Range	Medium to High 30 - 70 DPH	Low to Medium 15 - 45 DPH	Medium 30 - 45 DPH	Low to Medium 15 - 45 DPH	N/A
Building Typologies	Mixed Use Apartments Stacked Maisonettes Houses Terraced Houses	Houses Terraced Houses Semi-Detached Houses Coach Houses Courtyard Houses	Mixed Use Apartments Stacked Maisonettes Houses Terraced Houses Semi-Detached Houses Detached Houses	Houses Terraced Houses Semi-Detached Houses Detached Houses Large Detached Houses	Mixed Use
Building Height	2 - 6 Storeys	2 - 3 Storeys	2 - 4 Storeys	2 - 3 Storeys	2 - 3 Storeys
Building Line	Formal	Informal	Semi Formal	Informal	N/A
Building Plot	Apartment Blocks Linear Terraces	Single Paired Linear Terraces	Single Paired Linear Terraces	Single Paired Short Linear Terraces	N/A
Boundaries	Mid-height brick wall or railings with planted hedges	Mid-height brick wall or railings with planted hedges	Predominantly planted, low brick walls	Planted hedges on north side, mid-height brick wall or railings with planted hedges	N/A
Car Parking	On Street Perpendicular Under Podium Parking Court	On Street Perpendicular Parallel On Plot Driveway	On Street Perpendicular Parking Court On Plot Driveway Garage	On Street On Plot Driveway Garage	Parking Court
Private Amenity	Private Balconies Private Rear Gardens Shared Communal Gardens	Private Balconies Private Rear Gardens	Private Balconies Private Rear Gardens Shared Communal Gardens	Private Balconies Private Rear Gardens	N/A
Open Spaces, Play Areas	Neighbourhood Greens LAP	Neighbourhood Greens LAP and LEAP	Central Park NEAP, LAP and LEAP	Neighbourhood Greens	Playing Fields

Extract from the Design Code

(A) Appearance Character Areas



(A) Appearance

Character Area Strategy

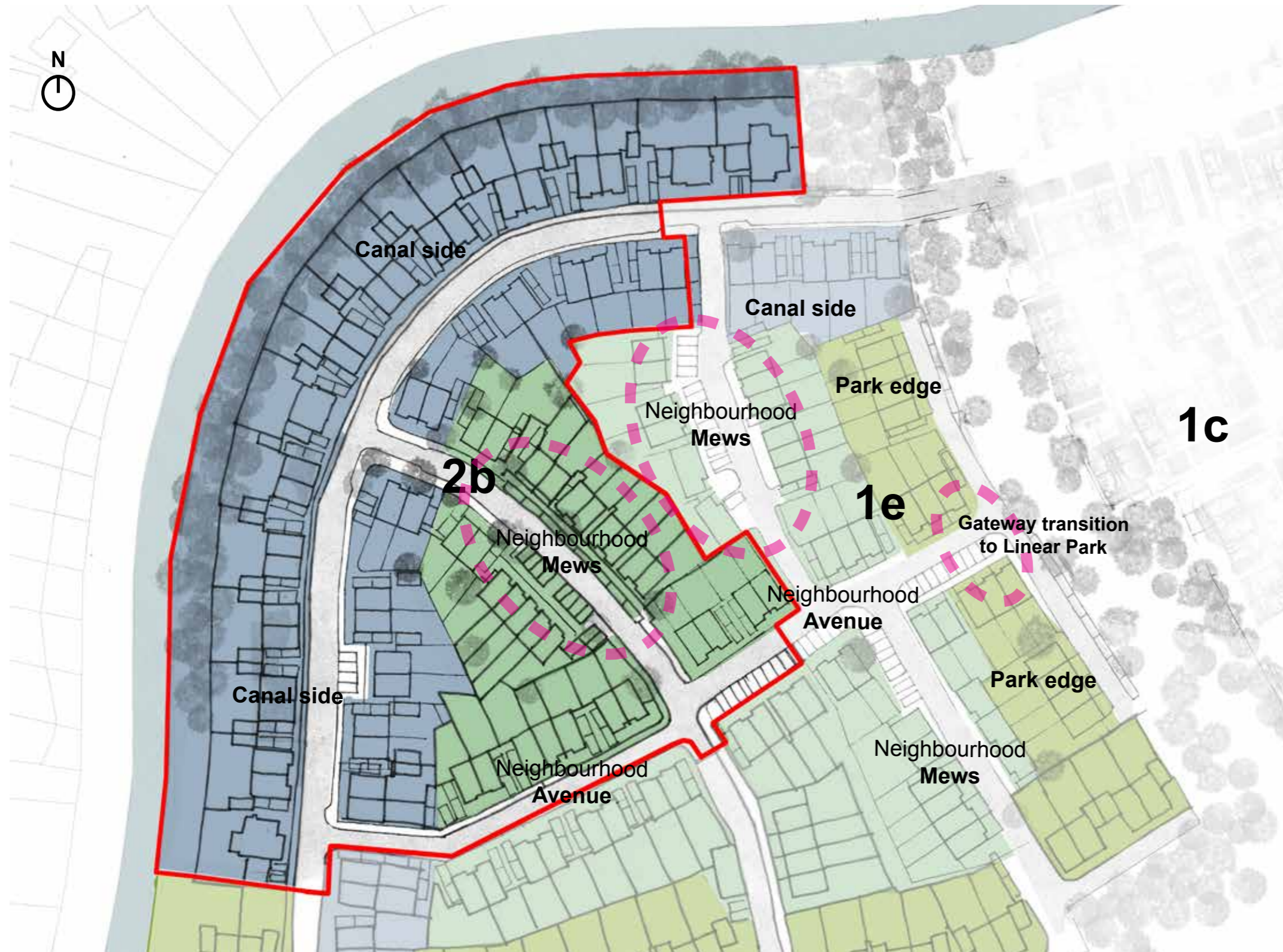


Diagram showing the character areas

A key aim of the Sheerwater masterplan is to create a place that is legible with its own identity and sense of character.

Distinct character areas have emerged during the development of the Hybrid Application that respond to the existing features of the site, the surrounding context, as well as key structuring elements of the masterplan including gateways, route hierarchy and open spaces.

Existing features include natural characteristics such as mature trees and vegetation and the proximity to the Basingstoke canal, as well as built characteristics including the local schools, the new ASDA superstore and surrounding residential neighbourhoods.

The character areas provide the organising theme for public realm design, housing density, height, roof form, materiality and detailing. All design decisions for these aspects are related to the character area. This is to assist in creating a legible, organised and coherent variation across the development.

KEY:

- Canal Side
- Neighbourhood Mews | Avenue
- Park Edge

(A) Appearance

The Neighbourhood | Avenue

Street Type	Primary Secondary Tertiary
Land Use	Residential
Density Range	Low to Medium 15 - 45 DPH
Building Typologies	Houses Terraced Houses Semi-Detached Houses Coach Houses Courtyard Houses
Building Height	2 - 3 Storeys
Building Line	Informal
Building Plot	Single Paired Linear Terraces
Boundaries	Mid-height brick wall or railings with planted hedges
Car Parking	On Street Perpendicular Parallel On Plot Driveway
Private Amenity	Private Balconies Private Rear Gardens
Open Spaces, Play Areas	Neighbourhood Greens LAP and LEAP

Key Character Area - The Neighbourhood | Avenue

The use of tertiary road typology enables streets to be moduled to respond to existing features such as mature trees, and aids the creation of focal points or incidental landscaped spaces, all contributing to character and identity.

Strong edges to streets positively relate to the street and adjacent buildings and spaces. The neighbourhood Avenue is proposed to be a tree lined street which runs East to West from the Canal side to the Linear Park. This avenue has a strong urban aesthetic with townhouses and on street parking.

The blocks are residential in scale and respond to the urban grain found within the surrounding context. Along tertiary streets, less formal arrangements of public and private spaces are encouraged to create a sense of place and variety in public spaces.



Diagram showing the Neighbourhood | Avenue character area

Extract from the Design Code



Diagram showing the outline layout of the Neighbourhood | Avenue character area



Diagram showing the proposed layout of the Neighbourhood | Avenue character area

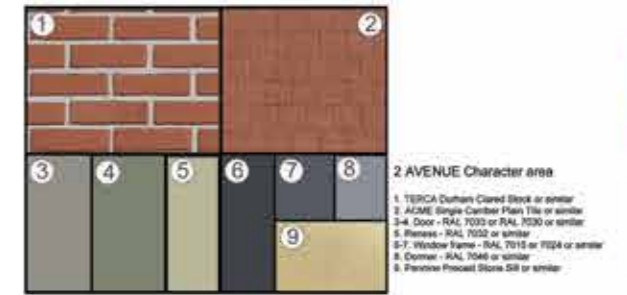
Materials and colours

This area continues the Arts and Crafts approach found within the Canal side character area.

The material palette focuses on robustness and longevity. Predominantly brick façades interspersed with tile hanging façades reflect the local vernacular.

Varied boundary treatments are influenced by the landscape and parking arrangements.

Materials palette



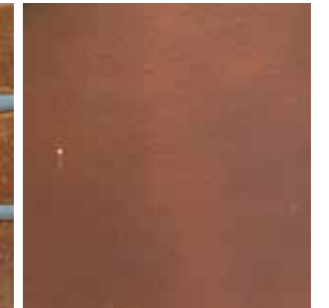
- 2 AVENUE Character area**
- 1. TERCA Durham Clared Stock or similar
 - 2. ACME Single Camber Plain Tile or similar
 - 3-4. Door - RAL 7033 or RAL 7030 or similar
 - 5. Window - RAL 7033 or similar
 - 6-7. Window frame - RAL 7018 or F224 or similar
 - 8. Downspout - RAL 7046 or similar
 - 9. Porcelain Floor Stone 600 or similar

Brick



Terca Durham
Clared Stock

Red plain roof tiles



ACME Single Camber Plain
roof tiles



The Neighbourhood | Avenue character area street elevation



The Neighbourhood | Avenue character area street elevation

(A) Appearance

The Neighbourhood | Avenue



Streetscene Elevation - The Avenue South West



Streetscene Elevation - The Avenue North East



(A) Appearance

The Neighbourhood | Mews

Street Type	Primary Secondary Tertiary
Land Use	Residential
Density Range	Low to Medium 15 - 45 DPH
Building Typologies	Houses Terraced Houses Semi-Detached Houses Coach Houses Courtyard Houses
Building Height	2 - 3 Storeys
Building Line	Informal
Building Plot	Single Paired Linear Terraces
Boundaries	Mid-height brick wall or railings with planted hedges
Car Parking	On Street Perpendicular Parallel On Plot Driveway
Private Amenity	Private Balconies Private Rear Gardens
Open Spaces, Play Areas	Neighbourhood Greens LAP and LEAP

Extract from the Design Code

Key Character Area - The Neighbourhood | Mews

Calm and leafy residential streets with shared surface principles, prioritising pedestrians and cyclists over vehicles, providing a safe and attractive environment to live. These streets are as “homezone” areas, with an informal, local feel and include smaller social spaces to allow residents and visitors space to interact with friends, family and neighbours.

The use of tertiary/mews road typology enables streets to be modelled to respond to existing features such as mature trees, and aids the creation of focal points or incidental landscaped spaces, all contributing to character and identity.

A variety of different plot configurations is present - small terraces, semi detached houses and some detached homes to create richness and interest within the streetscape. Strong edges to streets positively relate to the street and adjacent buildings and spaces.

The blocks are residential in scale and respond to the urban grain found within the surrounding context. along tertiary streets, less formal arrangements of public and private spaces are encouraged to create a sense of place and variety in public spaces.



Diagram showing the Neighbourhood | Mews character area





Diagram showing consented outline masterplan



Diagram showing the proposed area for phase 2b

Roof Form

Dormer windows are fully integrated within the building form and elevation, and are used as a device to create rhythm across the roofline. A mixture of eaves fronted and gable fronted houses.

Materials and colours

Properties in this area have a modern look. Buff brick façades have a form of "rustification" through the corbelling of brickwork in key areas. Recessed entrances are emphasized with splashes of colour and a brick boundary treatment, sensitively incorporating bicycle and bin storage.

Materials palette



Buff brick

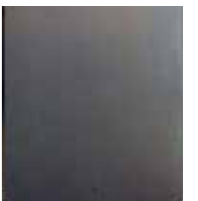


TBS Olde English
Buff Multi



Terca Springfield

Slate roof tiles



Slate roof tiles



Elevation A - The Neighbourhood | Mews character area street elevation



Elevation B - The Neighbourhood | Mews character area street elevation

(A) Appearance

The Neighbourhood | Mews



Streetscene Elevation - The Avenue South West



Streetscene Elevation - The Avenue North East



(A) Appearance

Canal Side

Street Type	Secondary
Land Use	Residential
Density Range	Low to Medium 15 - 45 DPH
Building Typologies	Houses Terraced Houses Semi-Detached Houses Detached Houses Large Detached Houses
Building Height	2 - 3 Storeys
Building Line	Informal
Building Plot	Single Paired Short Linear Terraces
Boundaries	Planted hedges on north side, mid-height brick wall or railings with planted hedges
Car Parking	On Street On Plot Driveway Garage
Private Amenity	Private Balconies Private Rear Gardens
Open Spaces, Play Areas	Neighbourhood Greens

Extract from the Design Code

Key Character Area - Canal Side

The Canal Side Character area stretches across the northern area of the masterplan, following the curve of the Basingstoke Canal.

It is a street driven character area, which responds to the established urban grain of existing dwellings to the north across the canal and creates new connections to the Basingstoke Canal path, integrating it with the Sheerwater development.

The character area is derived from a more traditional street pattern consisting of the close-knit and repetitive use of smaller building plots, and high quality building and landscape materials reflecting the wider Arts and Crafts Surrey Style. The form, treatment and articulation of the new homes draws upon the style, creating a traditional and familiar streetscape with a strong sense of character.



Diagram showing the Canal Side character area





Diagram showing consented outline masterplan



Diagram showing the proposed layout of the Canal Side character area

Roof Form

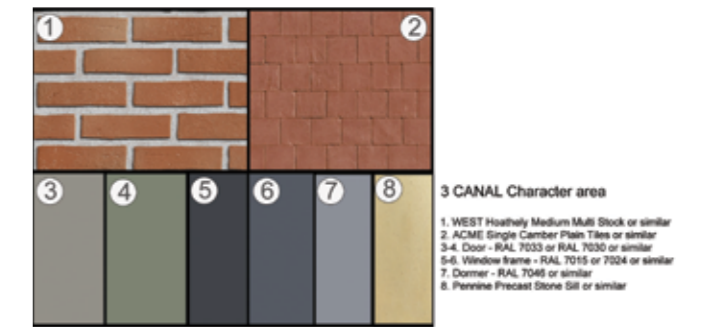
A mixture of key local vernacular design features, such as dormer roof windows, chimneys and varied roofscape.

Materials and colours

The properties located adjacent to the Basingstoke Canal reflect the local Surrey Arts and Crafts vernacular.

Varied brick colours and patterns, used with hanging tiles on façades and window openings supports integration of these houses with the old Arcadian properties found within Surrey. Mature planting ensures the development blends into the green character of the canal corridor.

Materials palette



Brick



West Hoathley

Red plain roof tiles



ACME Single Camber Plain roof tiles



Canal Side character area street elevation



Canal Side character area street elevation

(A) Appearance

Canal Side



Streetscene Elevation - Canal Side North West



Streetscene Elevation - Canal Side South East



(A) Appearance Views



Canal Side - Looking East at Junction with Neighbourhood Mews



Neighbourhood Mews - Looking North towards Canal Side

(A) Appearance Views



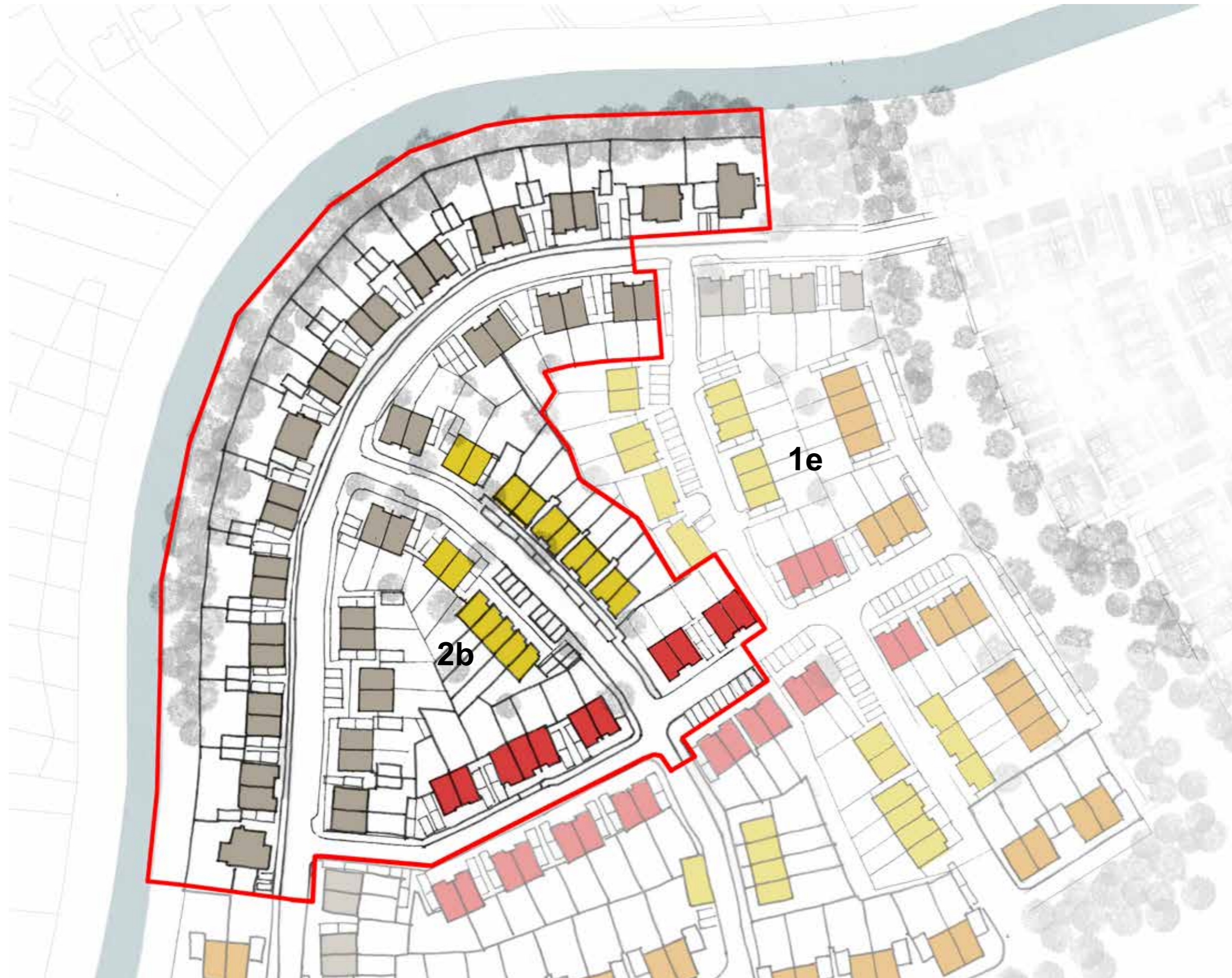
Aerial View looking South East



Neighbourhood Avenue - Looking East towards Phase 1e & Linear Park

(A) Appearance

Exterior Facade Materials



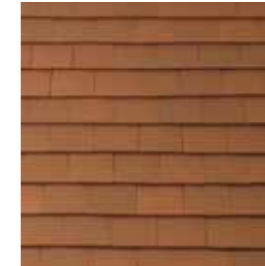
■		Terca Durham Clared Stock Avenue
■		West Hoathely Medium multi stock Canal Side
■		Multi red brick Ibstock Dorking multi Park Edge
■		Buff brick Terca Springfield Yellow Mews
		TBS Olde English Buff Multi Mews

(A) Appearance

Roof Materials



Slate roof tiles
Marley Eternit Garsdale blue/black
Located in The Neighbourhood -
Mews



Red plain roof tiles
ACME Single Camber Plain roof
tiles

(D) Scale Storey Heights



(C) Layout

Housing Distribution



Outline consented building typologies plan

Outline Layout Typologies Commentary

1. Large detached houses are located primarily along the Canal Side area of the site layout creating an imposing frontage in this area
2. Townhouses are located on the Southern side of the Canal Side area & on both sides along the central East to West route
3. The central neighbourhood consists primarily of houses with coach houses in a mews area

KEY:

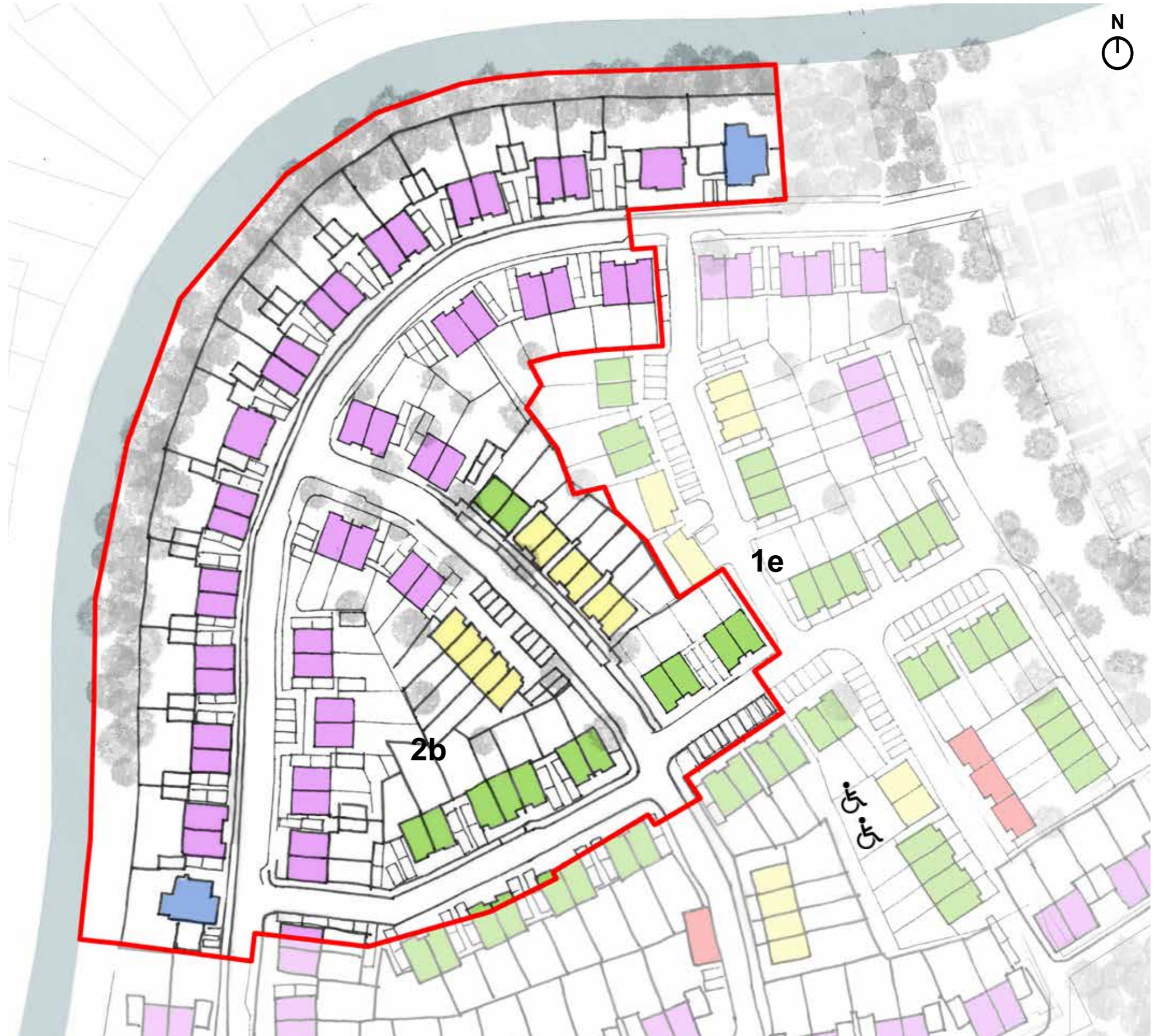
- Large Detached Houses
- Townhouses
- Houses
- Mews/Coach Houses







Proposed building typologies plan

(C) Layout

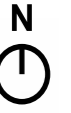
House Type Plan



KEY:

	2B x 11
	3B x 13
	4B x 44
	5B x 2

(C) Layout Tenure



KEY:

	Open Market	x35	(76%)
	Affordable	x11	(24%)
		46	(100%)



(C) Layout

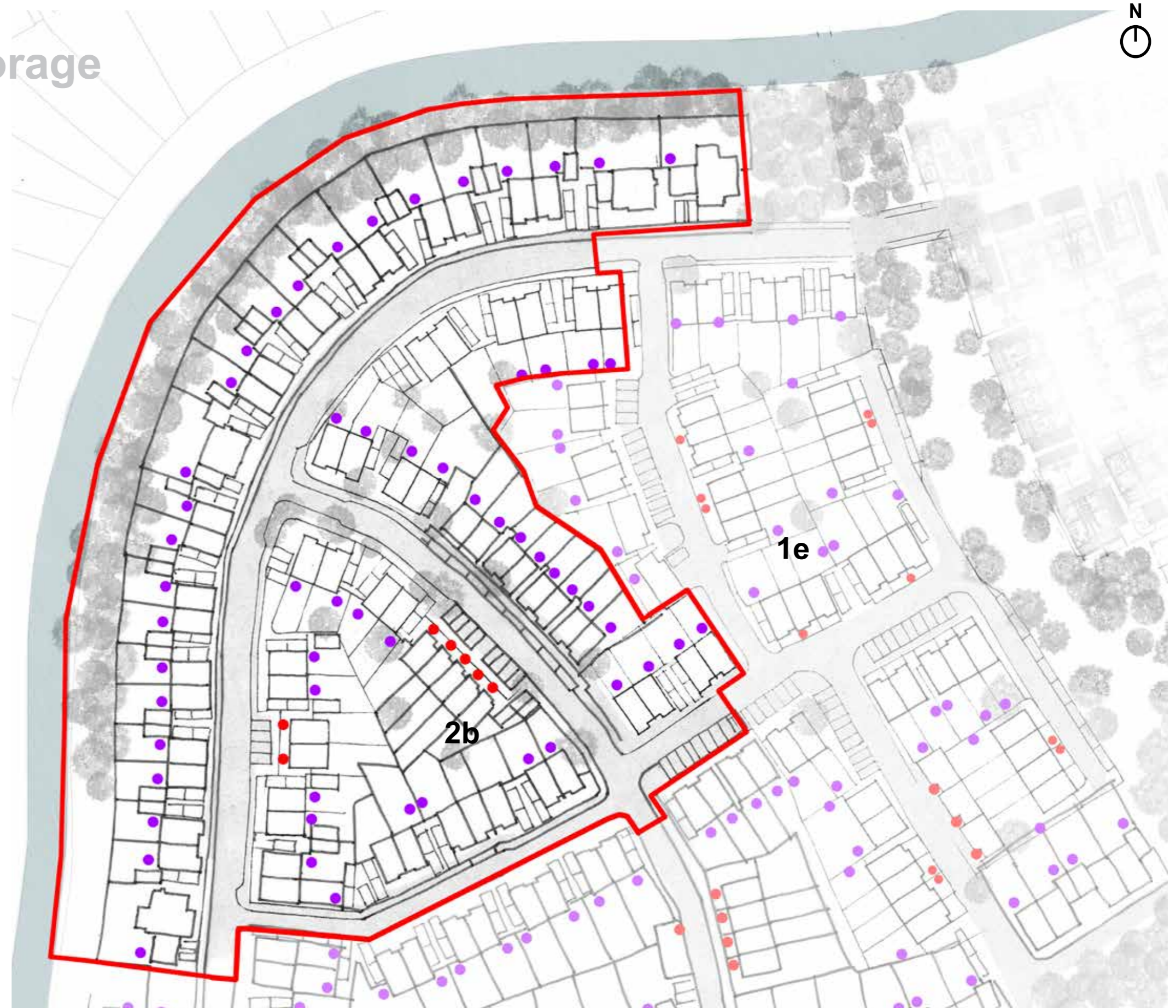
Refuse & Cycle Storage



Bin store in integrated enclosure with sedum roof positioned at the front of some properties

KEY:

-  Bins accommodated in integrated bin stores in front of house.
-  Bins in rear gardens.



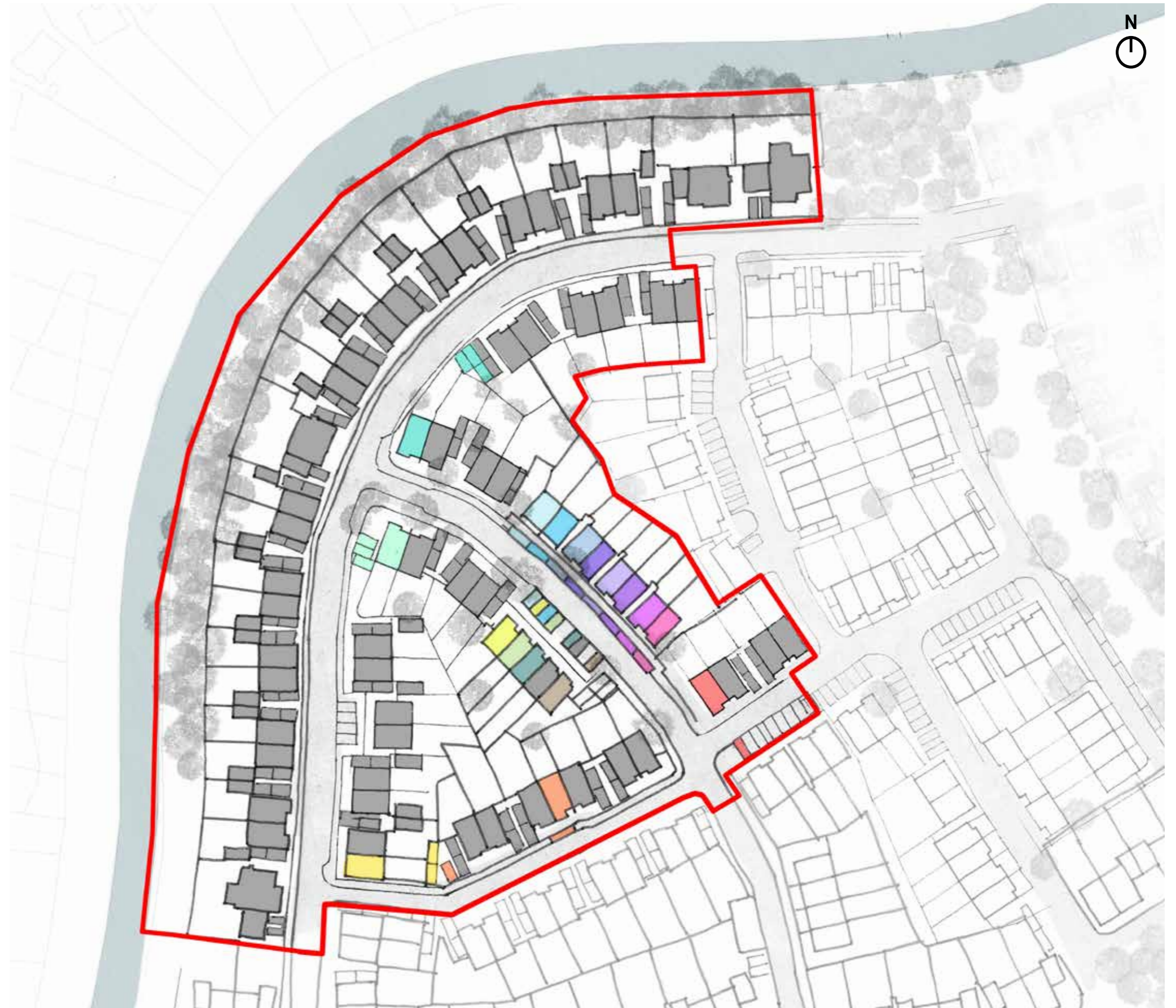
(C) Layout Parking Strategy

Summary Table

Phase 2b

- Number of units	66
- Total number of parking spaces (incl. garages)	166
- On plot Parking Spaces	146

Phase 2B achieves an average of 2.5 parking spaces per dwelling, totalling 166 spaces. Garages are counted as 1 space





Neighbourhood Mews - Looking North towards Canal Side

Sheerwater | Low-Rise Residential

Technical Information

Services & Energy Principles

- GAS
- WATER
- ELECTRICAL
- SUSTAINABILITY
- HEATING
- VENTILATION
- COOLING
- HEATING

HOT WATER GENERATION

3-bed and larger dwellings will be provided with unvented hot water storage cylinders. The hot water cylinders are heated primarily via the solar hot water system, topping up by the condensing boiler during periods where the required hot water demand cannot be met by the solar hot water system. For 2-bed dwellings, hot water will be generated instantaneously via the boiler.

BOILERS

Gas-fired, low NOx and high efficiency condensing boilers (minimum SEDBUK rating of A) will generate heating energy for the dwellings.

INCOMING UTILITIES

Incoming utilities serving each dwelling will be connected off the site-wide infrastructure for the redevelopment. Each dwelling will have dedicated water, gas and electrical supplies, with the meters located externally. Telecommunications for the dwellings are also provided via external cable boxes.

ELECTRICAL DISTRIBUTION

Low Voltage (LV) circuits from the dwelling's Mains Consumer Unit (MCU) will be distributed throughout the dwelling to serve light fittings, white goods and equipment.

PV PANELS

Photovoltaic cells mounted on the roof provide clean and sustainable energy for the dwellings

EXTRACT FANS

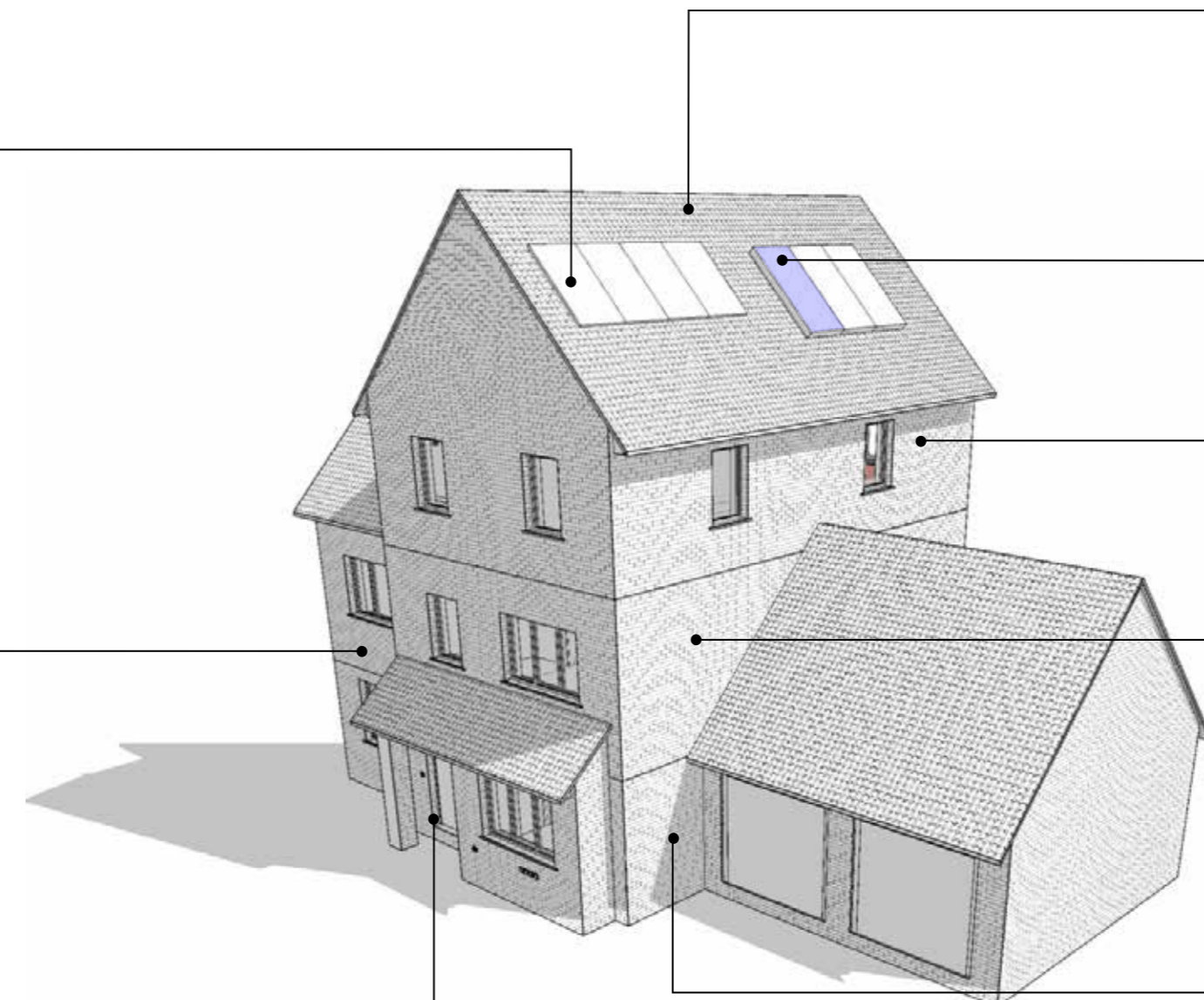
All dwellings will be provided with separate high efficiency extract fans in WCs, bathrooms and utility rooms

SPACE HEATING

Low temperature hot water (LTHW) generated by the boiler provide space heating for the dwelling via underfloor heating on the ground floor and radiators on the upper floors. Bathrooms and en-suites will be served by 'dual-fuel' towel rails.

EV CHARGING POINT

Electric Vehicle charging points will be provided on the exterior of the building



Utilities Principles

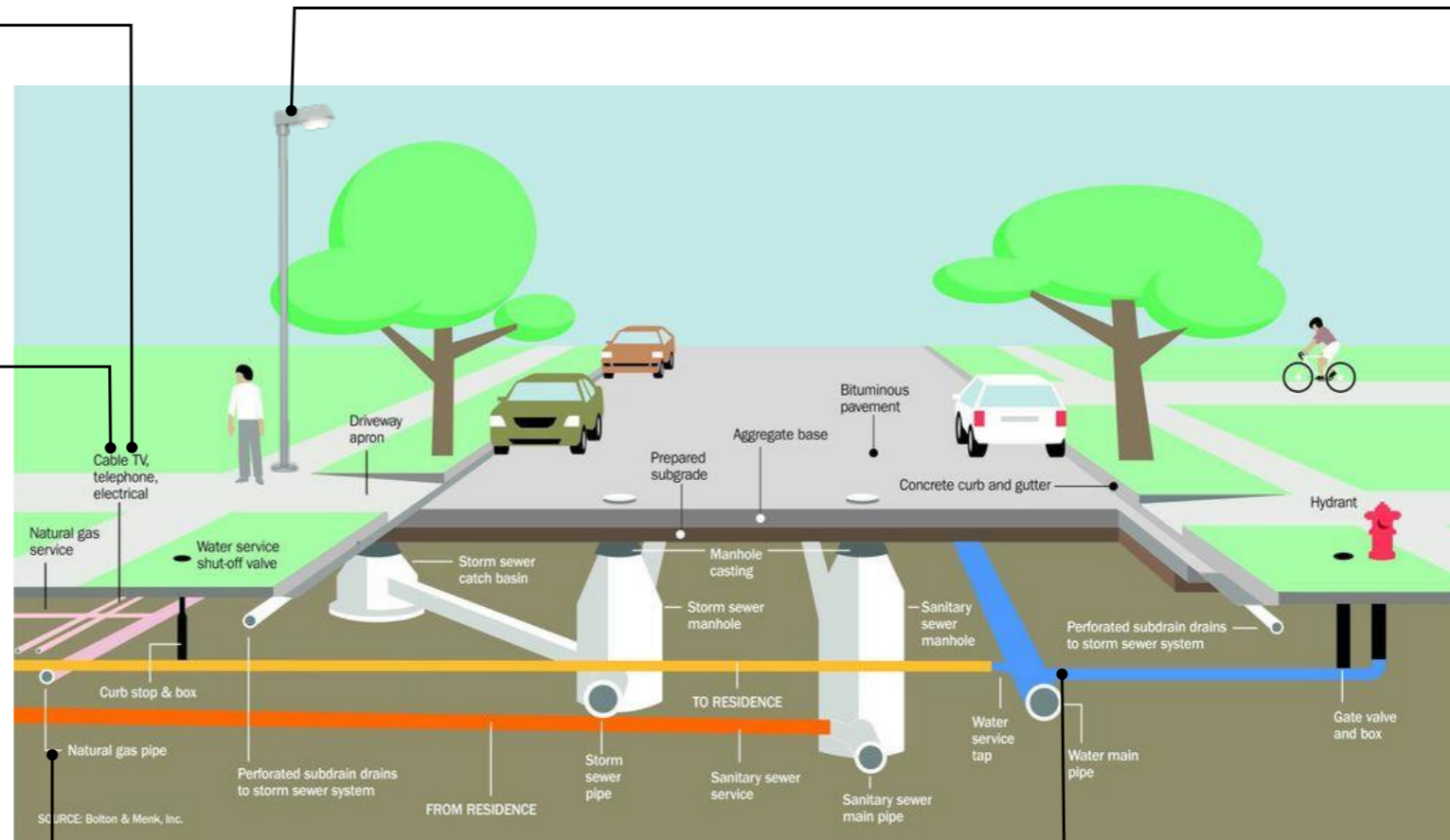
- GAS
- WATER
- ELECTRICITY
- SUSTAINABILITY
- HEATING
- VENTILATION
- STREETLIGHTING

TELECOMMUNICATIONS

The development will be provided with a site wide communications network, which will consist of 3no. supplies from BT Openreach, Virgin Media and a third party. Each dwelling will be connected off the site-wide infrastructure.

ELECTRICAL SUPPLY

4 no. of UK Power Networks substations will be strategically installed in the development to provide power to the development. Underground low voltage cables will supply all dwellings, commercial units and community areas.



GAS SUPPLY

Gas supplies to branch off the low pressure (LP) mains pipework within road and route to serve individual dwellings. Gas meters for each dwelling to be located within semi-recessed enclosures at the front of each property.

MAINS COLD WATER SUPPLY

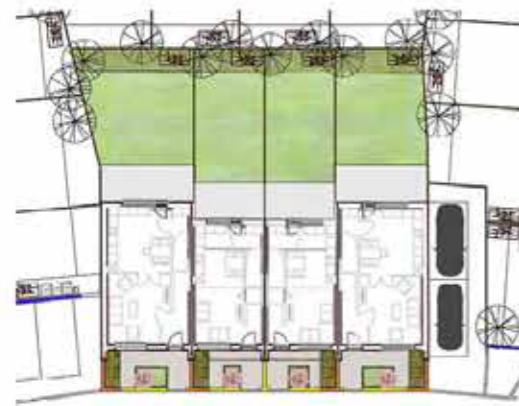
1 no. mains cold water supply (MCWS) pipework to route within pavement and branch off to serve each dwelling/ apartment block. Additional MCWS branches to be provided for each commercial area. Individual meters to be provided for each branch off the mains and to be located within the pavement.

STREETLIGHTING

Streetlighting in accordance with Surrey County Council standards will be provided to main highways and park areas footpaths.

Landscape Principles – Typical Plot

NEIGHBOURHOOD



Within the neighbourhood, the plot landscaping is designed to encourage daily interactions between residents. Raised beds to the front of the properties allow for both ornamental and vegetable growing and a small fruit tree within each plot adds a signature to the street aesthetic. Larger trees provide shading and substance to the wider street-scape. To the rear, permeable flags make up the terrace and drain to the lawn areas. A strip of wildflower turf under small native trees creates a corridor for wildlife both on the ground and above.

PARK EDGE



The park edge frontages are paved with permeable block paving with generous raised beds filled with perennials to echo the character of the area and street. Railings provide park-edge character which looks out over the linear park and main park dependant on location. Green roof bin stores blend the natural and the built and provide wildlife interest and food for pollinators.

CANALSIDE



The larger canalside homes use a mix of permeable paving for the car parking bays and natural stone slabs to surround the building and terrace area. Mixed hedging fronts the road with planting beds immediately behind. To the rear native tree species are planted on the boundary fencing to re-inforce the canalside woodland. They will add a sense of privacy and maturity over time along with strengthening the key wildlife corridor of the canal and it's trees.

PRIMARY STREET



The frontages use hedging to buffer the busier road and provide a continuity to the street-scape. The front of the building is paved with permeable block paving. As are the parking bays. To the rear permeable flags drain to the lawn. A strip of wildflower turf runs along the rear fence underneath small species native trees. These are to add to privacy and offer migration routes and food sources for wildlife moving through the site. Access to the rear gardens directly is through the parking bays to the sides of the houses.

SOFT LANDSCAPE



HARD LANDSCAPE



ECOLOGY

Three key strands have been looked at for Ecology.

- 1) **FOOD** - A mix of native and near native plants have been specified in SHE-BDP-2A-XX-QT-L-90-0021. These are to provide multi-species benefits over the longest period available. A bottom up approach has been taken in this case, by offering insect pollinators and primary consumers food sources through the seasons. In turn this drives higher trophic level species diversity and potential abundance.
- 2) **SHELTER** - Native tree species are known to offer a greater opportunity for species diversity. Not only through forage, but also shelter created in barks as well as evolved elements of evasion such as camouflage and deterrents.
- 3) **MOVEMENT** - All fencing panels are to be equipped with wildlife friendly openings to allow for the free flow of mammals and birds. It is recommended that bird boxes are also installed at regular intervals across the site.

Landscape Principles – Applied to Site



OVERVIEW

The overarching landscape principle is to draw on the character of the heathland and woodland to the north of the site. The new developments effectively nestle into a canalside/heathland landscape amongst native trees, heathland species and a series of parks. Heart spaces are located within the neighbourhoods to offer gathering, community and growing opportunities. This creates a continuous character which is to be employed throughout the low rise parcels.

ECOLOGY


By creating garden themed streets the ecological capacity of the area has a good chance of being robust post completion. Tree lined streets aid in wildlife movement and offer food and shelter. A strong use of native trees enhances this. The strong connection from the canal to the main park via the linear park is the strongest green infrastructure link and allows unimpeded capacity for wildlife to move freely between these areas. Planting of native species grassland and heath within green street spaces also strengthens the street offering.

Structural Principles – Typical Plot

ROOF STRUCTURE


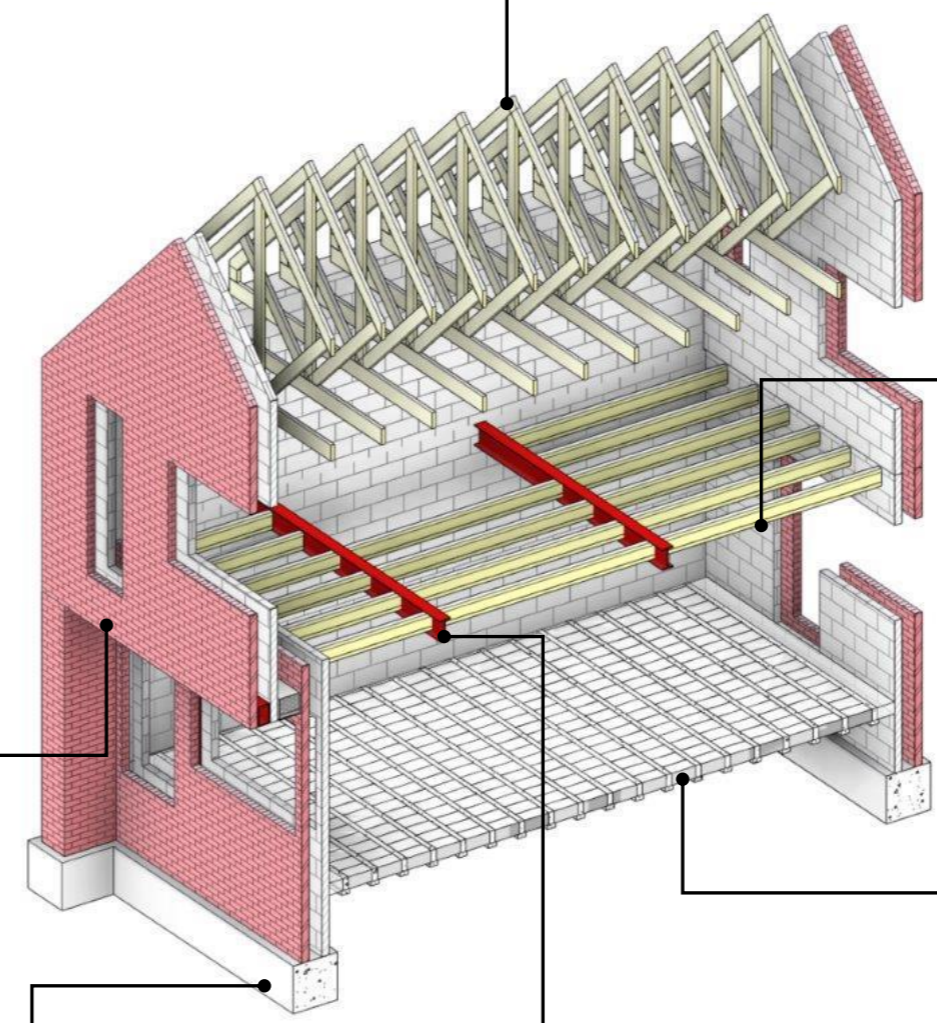
Roof construction will generally be using pre-fabricated timber roof trusses at typical 600mm centres supporting the roof tiles.

Where ceiling ties are omitted to achieve higher headroom height, steel portal frames are provided, supporting loose timber rafters as shown below.



FLOOR CONSTRUCTION – UPPER FLOORS

Timber floor is typically used in all houses. Proprietary timber floor system such as Easi joists are preferred as they provide flexibility in services running through the trusses joists rather than under the timber floor. Floor to floor high is therefore increased which is a valuable benefit. Easi joists to be used running between supports are shown in the figure below.

EXTERNAL WALL CONSTRUCTION

Brickwork and blockwork are forming the cavity external loadbearing walls with the blockwork supporting floor and roof structures.

Lintels in each leaf over windows are provided to support masonry over.

Windposts positioned within the cavity are provided to resist lateral forces.

Where the façade does not lines throughout, the masonry is supported with a steel beam and a steel bottom plate holding both the block and the brick leaves.

Wall ties and straps are also provided according to relevant codes.

FOUNDATIONS

Mass concrete shallow spread foundations, typically 600mm wide are proposed to support walls and columns. Foundations are generally cast at sufficient depth on natural ground.

During excavation works, a degree of de-watering will be required to temporary lower the groundwater level.

STEEL TRIMMER BEAMS

Easi joists generally span up to 4.5 metres to maintain floor vibration to an allowable level. Therefore steel trimmer beams are used where spans exceed 4.5 metres.

GROUND FLOOR STRUCTURE – BEAM AND BLOCK

Beam and block are considered the quickest ground floor construction for the houses. These thus span between load bearing walls and foundations.

INTERNAL PARTITIONS

Generally all internal partitions will be non-loadbearing metal studs construction.

Civil Principles

Plot Drainage
The proposed plot storm and foul water drainage networks will be offered up for adoption to Thames Water and designed in accordance with Thames Water Standards

Foul water drains from each plot connect to either a 225mm diameter or 450mm x 450mm non-man accessible inspection chamber for maintenance purposes.

Foul water from each plot is collected below ground by a series of 100mm pipes

Rodding access points are provided in some cases for maintenance purposes

Permeable pavements are used in private parking bays – These provide water retention and water quality improvement before discharge to the drainage network

Gullies and permeable pavements will be used to drain private gardens

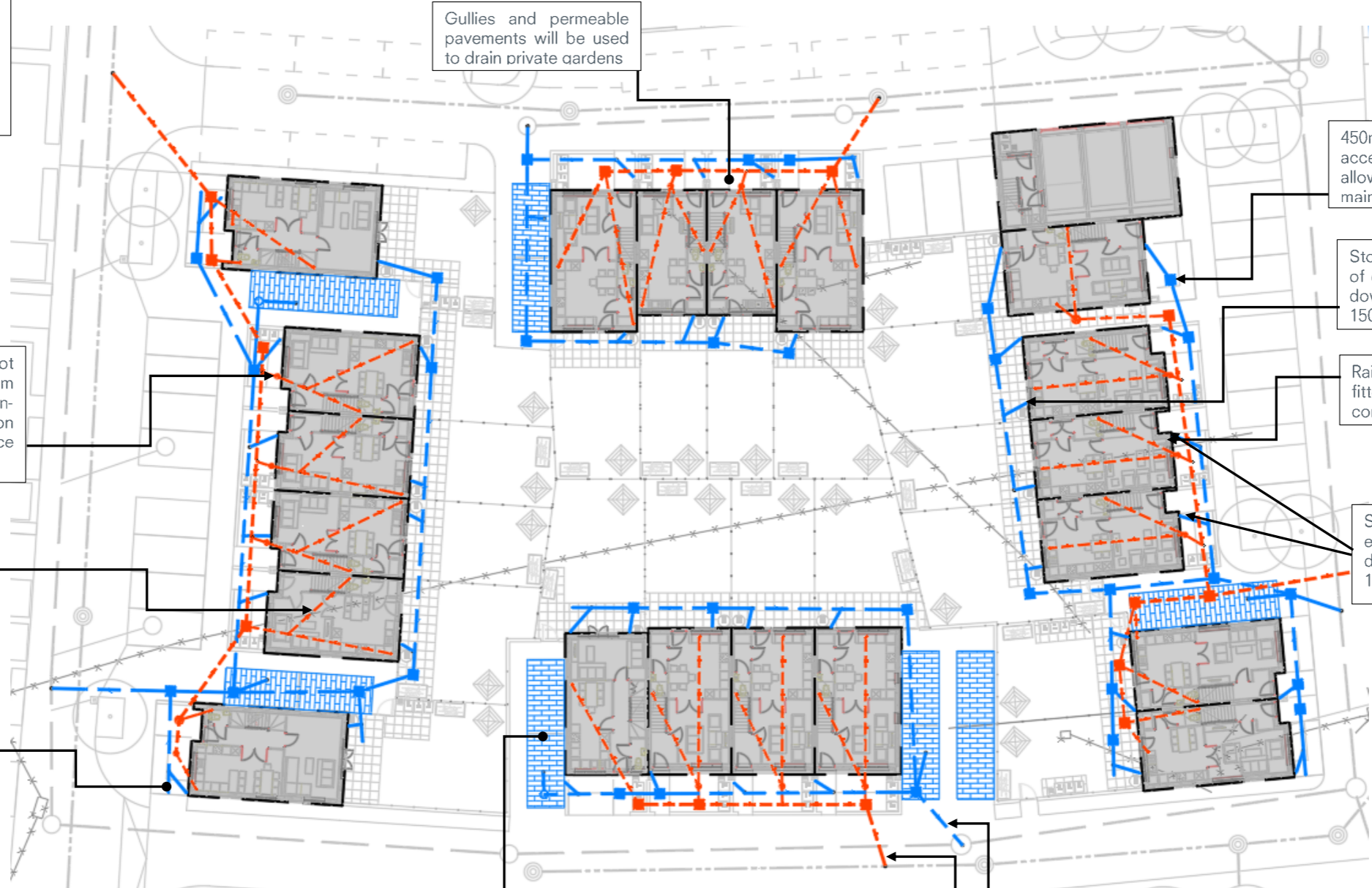
450mm x 450mm non-man accessible chambers allow for access for maintenance purposes

Storm water from the rear roof of each house is collected by downpipes and connect to a 150mm storm water drain

Rainwater downpipes to be fitted with rodding access or connected to back-inlet gullies

Storm water from front roof of each property is collected by downpipes and connect to a 150mm storm water drain

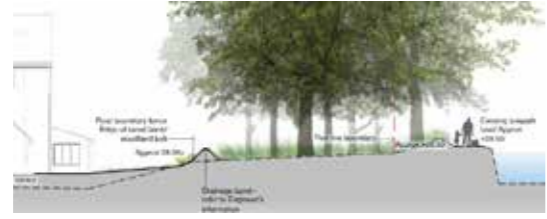
Cumulative storm and foul water flows from each block of houses discharge to the main sewers beneath the roads



Drainage Principles

Bund

A bund has been proposed around the boundary of the site in order to protect the houses in the unlikely event of the Basingstoke Canal flooding.



Swale

A swale will run through the linear park. This will take overland flows during extreme storm events, and will also direct any flood water from the canal into the central park.



Rain gardens

A number of rain gardens will be constructed along the road side on the main north to south road. These will act like gullies draining the road and provide surface water storage.



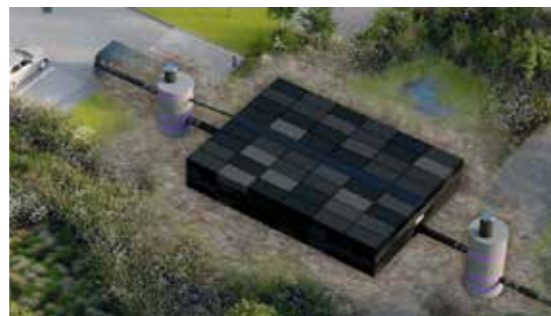
Permeable Pavement

Tertiary roads will be constructed with permeable paving. The permeable pavement will treat surface water run-off before it enters the public sewer network and the sub-base will provide storage.



Attenuation Tank

Attenuation tanks, which are geocellular modular plastic units, will be utilised to provide temporary surface water storage below ground. These provide large amounts of storage as they have a 95% void ratio.



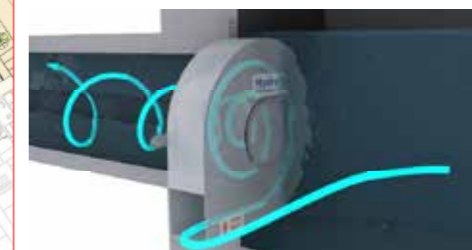
Sewer Adoption

The proposed surface and foul water drainage network will connect to the existing on-site public sewers. They will be offered to Thames Water for Adoption.



Hydro-brake

Hydro-brakes will be utilised to restrict the peak surface-water discharge rate to the public sewer. Flow rates will be restricted to a minimum of 50% of the pre-development 1 in 100 year storm peak run-off rate as agreed by Campbell Reith with Woking Borough Council during the previous planning application submission.



Highways & Parking Principles

The proposed Highway design will be an integrated and well-connected network which will support permeability through the site for all end-users including pedestrian and cyclists. The site's road network will be comprised of primary, secondary and tertiary routes and will be designed in accordance with Surrey Highway's Technical Standards.

Primary routes will form the main point of access for the development and connect the scheme with the wider Sheerwater area.



Secondary routes will predominantly be residential in character and form a transition from the Primary Routes to the residential phases



Tertiary routes will be designed mainly as shared surfaces and will create people friendly streets and areas for people to enjoy and live.



Traffic calming will be an important consideration within the Highway network from the outset. The key aim of the proposed measures will be to ensure suitable design speeds in order to foster a safe and pedestrian-friendly environment throughout the scheme. The measures will endeavour to avoid the use of speed bumps and rib road markings.

Public Transport will be considered with Dartmouth Avenue improved to allow buses into the new development. The introduction of these services will be subject to discussions with the bus operators closer to the time.

Walk and Cycle

The masterplan has been designed to provide a comprehensive and attractive network of routes to encourage walking and cycling (active travel). For example:

- Routes connecting the Canal Gateways to the Linear Park
- Routes through the Linear Park connecting the residential areas to the local schools and new Leisure Centre and the wider network
- Green Streets connecting the areas south of Dartmouth Avenue with the Linear Park
- Routes to the community centre and retail units

Street Hierarchy

The main principles of the highway network serving the development remain as approved. In developing the scheme the opportunity has been taken to reduce the impact of roads on the residential areas and linear park in accordance with published guidance and particularly, Manual for Streets.

The key improvements are therefore:

- All roads are designed to 20 mph or less by the integration of landscaping and speed management features
- A clear hierarchy of streets has been developed with many shared spaces giving pedestrians priority over cars
- A reduction in roads fronting the linear park is proposed to soften the residential edge of the park.
- Introduction of fully pedestrian streets
- Removal of the western primary road crossing the linear park resulting in the removal of traffic across the park and around the community centre / nursery buildings

Car Parking Strategy

The consented scheme was based on Woking Borough Council parking standards published in July 2006 providing an average of 1.5 spaces per dwelling. Since that scheme was approved in July 2016, Woking Borough Council has consulted on new draft parking standards (March 2017). While these standards have not yet been adopted by the Council they reflect national policy regarding local car ownership levels to ensure that sufficient parking is provided to meet the needs of residents.

In consultation with the Council we have taken the opportunity to reflect these standards in the developed scheme.

It is recognised that excessive parking along the edges of the Linear Park would reduce the environmental quality of the park. A car park is thus proposed adjacent to the community building and nursery. This will also be available to serve the needs of visitors to the park and nearby retail units.

