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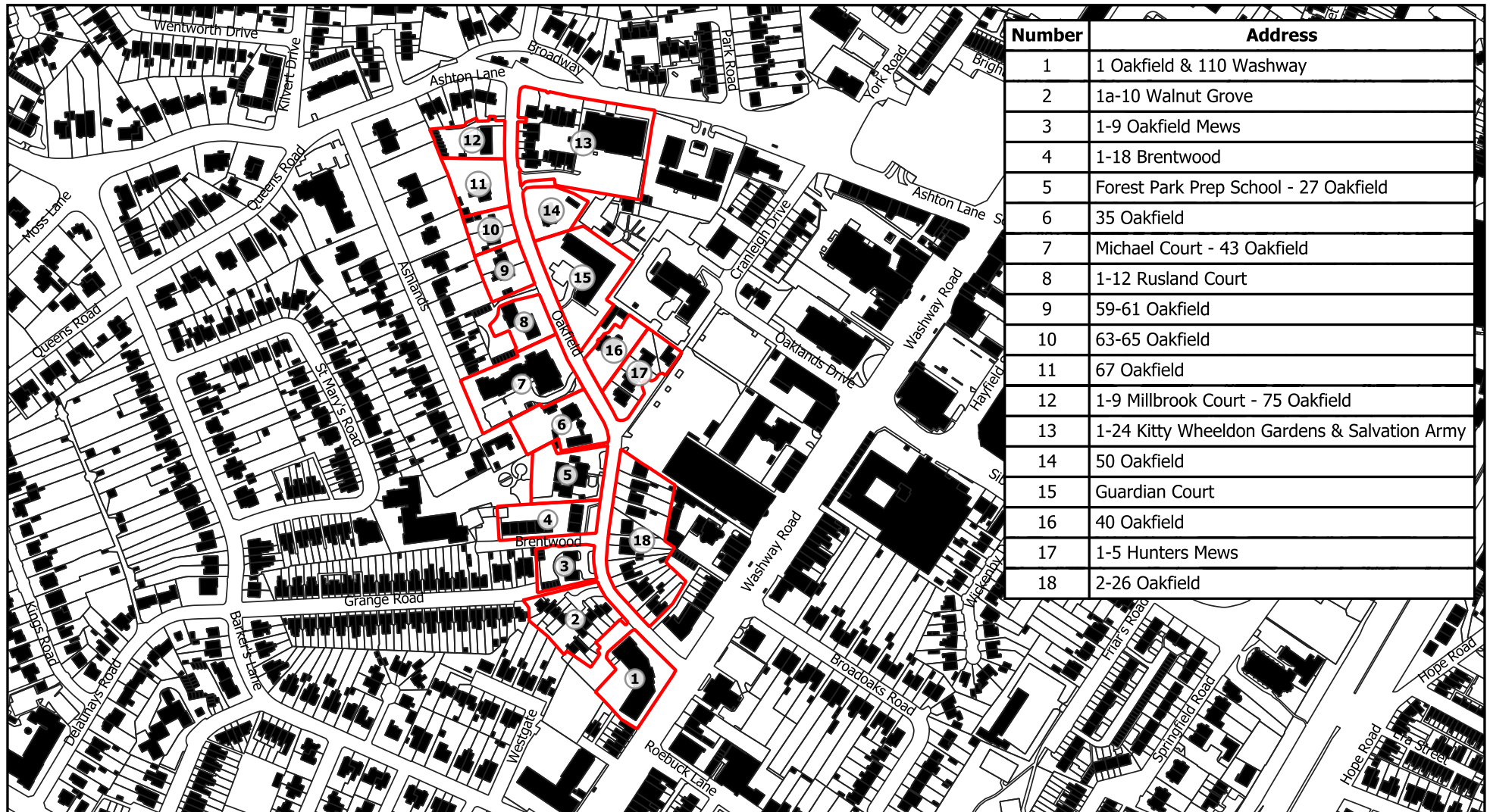
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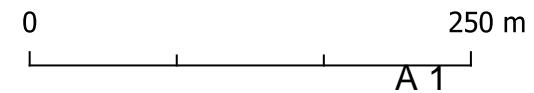
A. Appendix 1

Appendix 1



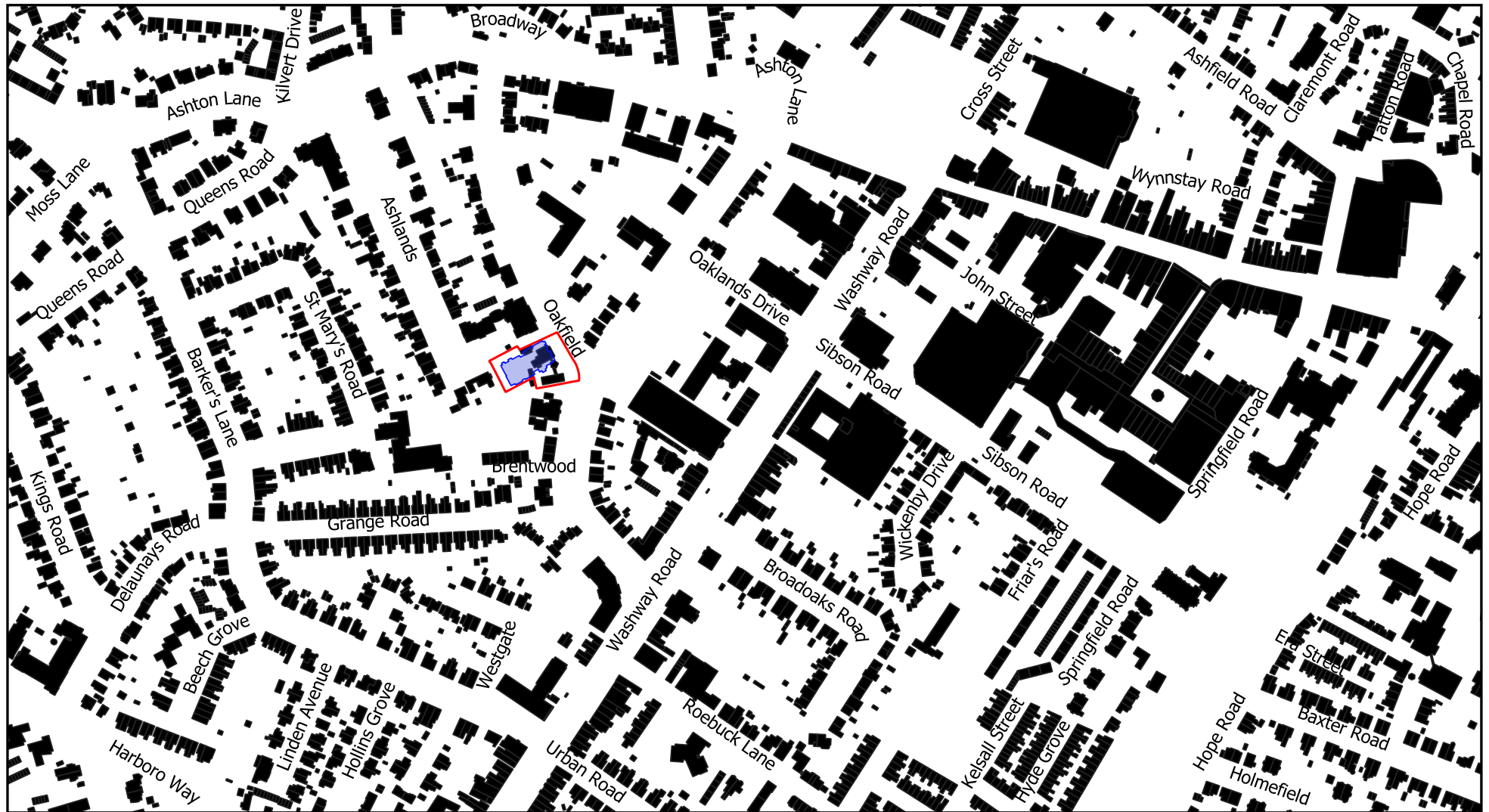
Number	Address
1	1 Oakfield & 110 Washway
2	1a-10 Walnut Grove
3	1-9 Oakfield Mews
4	1-18 Brentwood
5	Forest Park Prep School - 27 Oakfield
6	35 Oakfield
7	Michael Court - 43 Oakfield
8	1-12 Rusland Court
9	59-61 Oakfield
10	63-65 Oakfield
11	67 Oakfield
12	1-9 Millbrook Court - 75 Oakfield
13	1-24 Kitty Wheeldon Gardens & Salvation Army
14	50 Oakfield
15	Guardian Court
16	40 Oakfield
17	1-5 Hunters Mews
18	2-26 Oakfield

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B. Appendix 2

Appendix 2

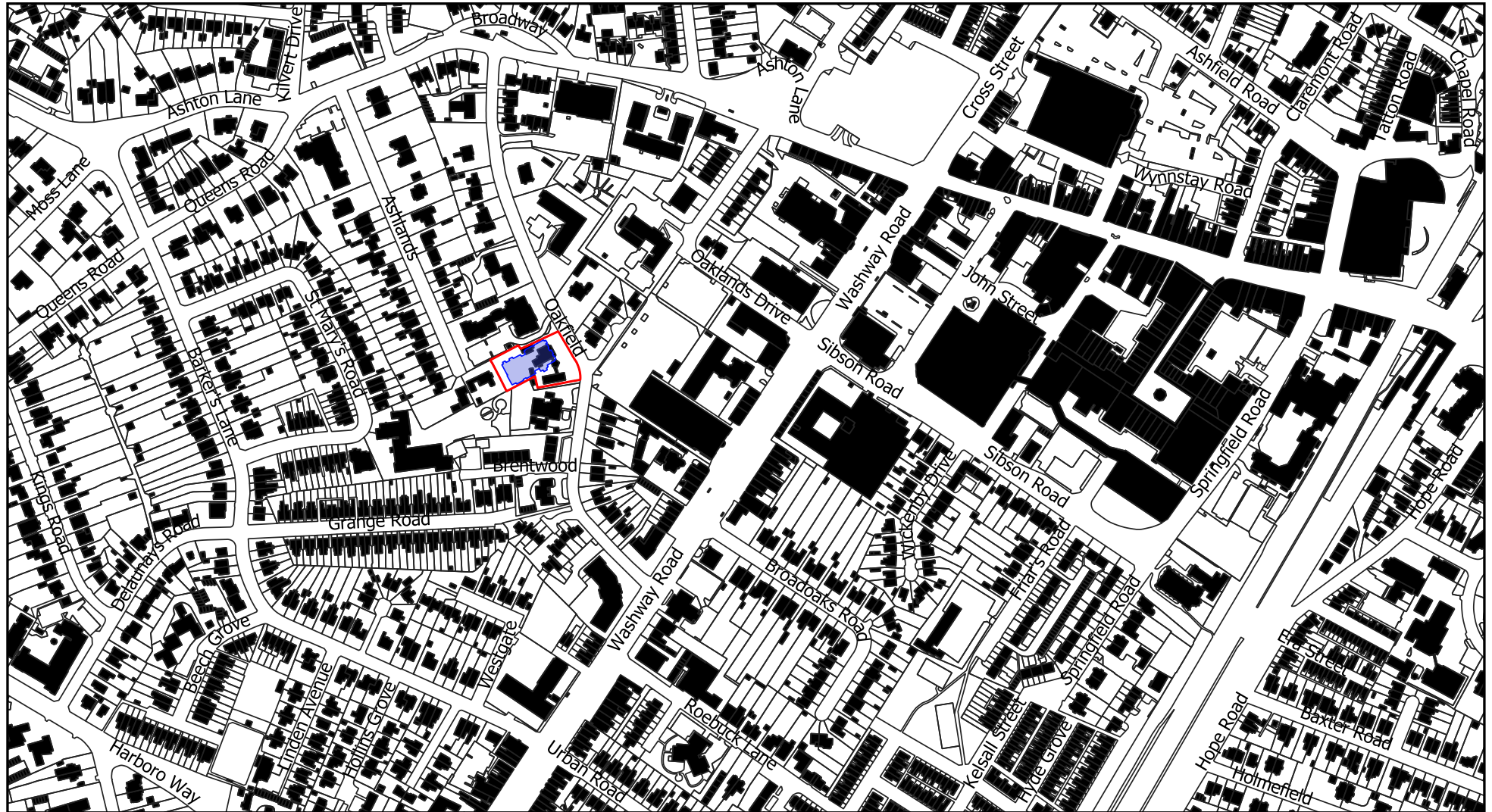


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C. Appendix 3

Appendix 3



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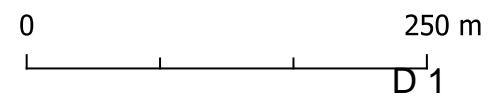


D. Appendix 4

Appendix 4



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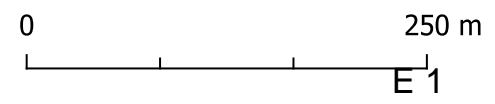


E. Appendix 5

Appendix 5



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F. Appendix 6

	POLICY	COMPLY	COMMENT
Landscape and Nature			
1.1	LNL 1 Trees	No	Apartments should provide one tree per unit. Nine trees proposed to be planted (6 x small, 3 x medium) whilst 15 trees to be removed.
1.2	LNL 2 Boundaries and Edges	No	<p>Boundaries and edges must reflect their context. The proposed boundary treatments of this appeal scheme do not respond to the site context, which is dominated by brick walls with stone coping.</p> <p>The appeal scheme would result in the loss of approximately 11 metres of existing wall to accommodate a new wider and relocated northern access/egress point. The 4m wide southern access/egress point is proposed to be filled in with a new wall.</p> <p>No justification for the relocated larger access point has been provided and the proposed boundary treatment along the site frontage is not considered to be acceptable.</p> <p>The wider access point provides views through the site to the proposed new side boundary treatment bounding Michael Court. A 1.85m close boarded fence is proposed along the north western boundary. This would replace a brick wall.</p> <p>The appeal scheme proposes the development of new gate piers as part of a remodelled access to the site. The new gate piers would be 1.7m high with concrete copings. Typically gate piers within the setting of this site are lower at around 1.5m high. The proposed taller gate piers are not in keeping with the traditional context of the site. It is noted that no gates are proposed as part of the appeal scheme.</p>
1.3	LNL 3 Protecting Existing Landscape	No	A successful design will accommodate and safeguard worthy existing landscape features. The appeal scheme proposes the removal of existing landscape features of merit, i.e. removal T31 and existing landscaping to front and side boundaries.
1.4	LNL 4 Drainage and SuDS	Unknown	<p>It is noted that the drainage strategy does not correspond to the landscaping plan and includes trees and tree pits that are not proposed as part of the scheme, nor is it possible to plant them within the site.</p> <p>The drainage strategy does not assess the potential for 'natural' drainage solutions to be accommodated within the site and the appeal scheme relies on a soakaway tank and permeable paving solution.</p>
1.6	LNL 6 Gardens and small spaces	No	A landscape led approach is required to the design of developments, including the design of gardens and small spaces.

			<p>The landscaping plan refers to two areas of 'Communal garden', however only one of these areas can be considered a garden. The area of soft landscaping surrounding the building would be more accurately described as a soft landscaped buffer. The 'Communal garden' adjacent to the residents lounge is simple in design and provides little in terms of interest planting other than shrub planting.</p> <p>Opportunities for the delivery of interesting for features such as ponds, wildflowers, bulb planting etc. are not taken.</p>
1.7	LNL 7 Management and Maintenance	Unknown	No information is provided on management and maintenance of soft landscaping.
Residential Sites			
2.1	RSRL 1 Landscape led	No	Residential layouts must be landscape led and designed around open spaces with existing landscape features protected. The appeal scheme is quantum led and does not reflect the local design or landscape context.
2.2	RSRL 2 Context and Identity	No	Appeal scheme does not have a positive or coherent identity that positively integrates into its surroundings. The layout and design does not reflect or reinforce the character or urban grain of the area.
2.3	RSRL 3 SuDS	Unknown	<p>It is noted that the drainage strategy does not correspond to the landscaping plan and includes trees and tree pits that are not proposed as part of the scheme, nor are they achievable within the site.</p> <p>The drainage strategy does not assess the potential for 'natural' drainage solutions to be accommodated within the site and the appeal scheme relies on a soakaway tank and permeable paving solution.</p>
2.4	RSRL 5 Urban Greening Factor	No	Brownfield residential sites should deliver a UGF of 0.4. This scheme delivers a UGF of 0.16.
2.5	RSRL 7 Vehicle Parking	No	The appeal scheme will result in vehicles dominating the streetscene as a result of the removal of existing landscaping, the lack of replacement landscaping and increased views into the site as a result of the new, wider and relocated access/egress point.
Apartments			
3.1	AFP 1 Scale, form and context	No	<p>The submitted context appraisal within the DAS doesn't comprehensively assess the scale, form, massing or setting of the appeal site or its surroundings.</p> <p>The scale and form of the appeal scheme does not reflect the forms of the surrounding site context with the built development of the site exceeding that of surrounding sites, resulting in a development that is inappropriate development within its context.</p>

3.2	AFP 2 Roof form	No	<p>The roof form of the appeal scheme is contrived. The roof is exceptionally dominating through the length of the site reducing in height from 14.9 m to 10.6m along a length of 40m. Due to the sheer scale of the roof it is not possible to clearly describe the roof as it comprises a mix of dual pitch roofs, gables and dormers. The rear elevation is a diminishing cascade of two dual pitch roof forms.</p> <p>The roof design attempts to reflect the roof profile of surrounding development with the integration of gable details, but fails to deliver a convincing scheme with the pitches of the gable ends being inconsistent with each other and at odds with the traditional roof pitch profile of existing villas along Oakfield.</p>
3.3	AFP 4 Daylight, sunlight and over-shadowing	No	<p>The site layout has not been designed to maximise daylight or sunlight penetration into the building or amenity spaces. The appeal scheme is so big it is in shadow the majority of the time. June is the only time the southern elevation is not in shade on the submitted shadow studies.</p> <p>March – existing TPO trees shadow the communal garden and building shadows entire northern area.</p> <p>June – small glimpses of sunlight to a changing area of communal garden throughout day. Northern elevation generally in shade.</p> <p>September – communal garden generally in shade all day with exception of small shafts of sunlight. Northern elevation generally in shade.</p> <p>December – whole site in shade all day.</p>
3.4	APL 1 Siting	No	<p>The appeal scheme does not reflect the urban grain of the local area. Insufficient space has been set aside to allow for the delivery of a scheme that sits well within its plot with well landscaped amenity spaces and circulation routes with appropriate tree planting.</p>
3.5	APL 3 Apartments per core	Partially	<p>The appeal scheme provides eight units per floor / core, however the site fails to deliver an appropriate number of dual aspect units. Only three units are dual aspect. Due to the close proximity of the appeal scheme to existing buildings, it is not possible to deliver dual aspect schemes that would deliver acceptable levels of amenity.</p>
3.6	APL 4 Aspect	No	<p>Three units are dual aspect. Due to the close proximity of the appeal scheme to existing boundaries, it is not possible to deliver additional dual aspect units that would deliver acceptable levels of amenity to neighbours or occupiers.</p>
3.7	APL 5 Internal living environment	No	<p>Dual aspect units should be maximised, with single aspect northerly facing units minimised. Ten units are north east facing, three north west facing, three dual</p>

			<p>aspect units facing north east and south east. The remaining nine units face south east.</p> <p>The shadow study demonstrates that the majority of units are in shade all day throughout the year.</p> <p>The outlook for most units is poor overlooking either boundary treatments at close proximity, a car park or a school playground.</p> <p>The levels of privacy achieved on site are acceptable in terms of overlooking, however the ground floor units will be afforded little privacy due to the siting of the communal garden and pathway around the site.</p> <p>Cross ventilation is poor due to the single aspect nature of units.</p> <p>Living spaces are separated therefore noise transmission is unlikely to be a problem.</p>
3.8	APL 6 Active Frontages	No	<p>No attempt has been made to deliver an active frontage. The ground floor frontage is dominated by a poorly detailed bin store entrance and scooter store entrance.</p>
3.9	APL 8 Floor to ceiling heights	No	<p>The typical sections drawing shows a cross section of development and this indicates that floor to ceiling heights at ground floor level would be 2.1 m and 2.35 at first floor level. This will result in rooms feeling dark and gloomy and cramped. This feeling will be exacerbated as units will generally be single aspect, in shade for much of the day for much of the year with a large proportion of units also north facing.</p>
3.10	APL 10 Amenity space	No	<p>All apartments must be provided with private amenity spaces as well as communal gardens.</p> <p>All apartments are provided with either a balcony or terrace and these vary in size. As detailed below in 3.23, many fail to meet the size requirements of ABT 2.</p> <p>No two hour sun on ground study has been provided to demonstrate that the communal amenity space will provide an acceptable minimum level of daylight or sunlight, although the submitted shadow study indicates the majority of the site is in shade for much of the year.</p> <p>The communal amenity space provision is poor in terms of size, siting and environment.</p>
3.11	APL 11 Landscape strategy	No	<p>The appeal scheme does not appear to have been designed in accordance with a landscape led strategy. No landscape strategy has been provided.</p>
3.12	APL 12 Habitable room privacy	Yes	<p>The level of privacy for future occupiers is acceptable.</p>

3.13	AA 1 Accessibility	Unknown	The DAS advises that the development would be compliant with Building Regulations Part M, but does not confirm which category.
3.14	AA 2 Accessible external areas	Unknown	Insufficient details provided.
3.15	AA 3 Accessible parking	Partially	One accessible parking bay has been provided adjacent to the main entrance. This level of provision is unlikely to be sufficient given the target age range of the development, although the design of the space is compliant.
3.16	AA 4 Accessible lifts	Yes	The DAS confirms that a Building Regulations Part M compliant lift will be installed in the development.
3.17	AEP 1 Surrounding context	No	The scale (height, width, length and massing) of development must reflect the surrounding context. The scale of the appeal scheme is at odds with the surrounding context in terms of layout, form, scale, appearance and landscaping. The surrounding context is dominated by development with a much finer urban grain.
3.18	AEP 2 Coherent appearance	No	The appeal scheme elevations do not deliver the appearance of a coherent scheme. There is no consistent rhythm to the appearance of the appeal scheme and the scheme fails to deliver balanced proportions on any elevation.
3.19	AEP 3 Articulation	No	The appeal scheme is poorly articulated. The principal façade is flat and featureless with the exception of bolt on style balconies and a projecting canopy. There is little relief to the side elevations resulting in a large unrelenting mass which is poorly detailed with incoherent window layouts, dimensions and designs. The use of render to add detail to the scheme is arbitrary. The elevation treatment does not reference the positive elements of development within the context of the site.
3.20	AEP 4 Separation distances (existing areas)	Yes	The site separation distances accord with APL 4.
3.21	AEP 6 Communal entrances	No	The communal entrance to the site is articulated by a bolt on glazed canopy which is not integral to the design of the building. The entrance does not stand out as being legible and is sited on a façade which hosts three additional doorways into the building.

			<p>The front entrance is accessible from the main highway by foot, albeit through a car park with no dedicated pedestrian route or entrance leading from the highway.</p> <p>The DAS indicates that the entrance will be lit and provided with intercoms although no details have been provided.</p>
3.22	ABT 1 Design	No	<p>Well-designed schemes include balconies and terraces that are integral to the design of the building.</p> <p>The design of the appeal scheme incorporates balconies that are bolt on metal structures and typical of many of the appellants' schemes. Their design is not integral to the architecture of the building and does not reflect the surrounding context.</p> <p>The balconies do not compromise privacy.</p>
3.23	ABT 2 Size	No	<p>Balconies and terraces should have a minimum area of 5 m² and depth of 1.5 m and ensure that they provide usable space.</p> <p>The appeal scheme delivers an assortment of balcony/terrace sizes ranging from 3.7 to 10 m². 16 balcony/terraces exceed the minimum 5m² threshold, whilst 9 fail to achieve the minimum 5m².</p> <p>Most balconies/terraces have a depth that exceeds 1.5 m, apart from unit no. RL21SB16, which has a depth of 1.1m.</p> <p>The design of the appeal scheme incorporates outward opening patio doors from each unit, which extend 0.6m into the balcony space. This reduces the size of the useable space available, making the spaces impractical and unsuitable to accommodate outdoor furniture, such as table and chairs,</p>
3.24	AMD 1 Materials	Partially	<p>Materials must reference the dominant materials in the surrounding context. The appeal scheme proposes the use of red brick, render and grey roof tiles. The principle of the use of these materials is acceptable, however the specific details of materials have not been provided and would need to be approved. The manner in which render is proposed to be used in the appeal scheme is however considered to be arbitrary, inappropriate and too dominant in this context.</p>
3.25	AMD 2 Roof materials and details	Unknown	<p>No details of roof components such as soffits, eaves, verges, and ridges have been provided and it is not possible to determine whether the proposed roof material and detailing is acceptable.</p> <p>The appeal scheme proposes to use grey roof tiles, whilst acceptable in principle, no specification has been provided.</p>

3.26	AMD 3	No	The appeal scheme would provide window and door set-backs of 75mm. AMD 3 requires set-backs of at least 215mm to assist in the creation of depth and articulation of facades. Whilst 215mm would be excessive on a building of this scale, a reveal deeper than 75mm and closer to 100mm is expected.
3.27	ABSP 1 Boundary treatments	No	<p>Where traditional boundary treatments remain on infill development sites schemes should demonstrate how these will be retained and repaired, with any mature landscaping, including hedges, behind them.</p> <p>The appeal scheme would result in the loss of approximately 11m of existing wall to accommodate a new wider and relocated northern access/egress point. The 4m wide southern access/egress point is proposed to be filled in with a new wall. It isn't clear from the proposed boundary treatment plan whether stone coping is proposed as part of the new wall as is present on the existing historic brick wall, with the exception of the brick wall either side of the northern access/egress point.</p> <p>The wider access point will result in more prominent views into and through the site to the proposed new side boundary treatment bounding Michael Court. A 1.85m close boarded fence is proposed along the north western boundary. This would replace a brick wall.</p> <p>No justification for the relocated wider access point has been provided and the alterations to the proposed boundary treatment along the site frontage and boundary with Michael Court are not considered to be acceptable.</p>
3.28	ABSP 2 Gates	No	<p>The appeal scheme proposes the development of new gate piers as part of a remodelled access to the site. The new gate piers would be 1.7m high with concrete copings. Typically gate piers within the setting of this site are lower at around 1.5m high.</p> <p>The proposed taller gate piers are not in keeping with the traditional context of the site and the use of concrete coping is not appropriate. It is noted that no gates are proposed as part of the appeal scheme.</p>
3.29	ABSP 3 Historic boundary treatments	No	Where traditional boundary treatments remain on an infill development site, applicants should demonstrate how these will be retained and repaired, with any mature landscaping, including hedges, behind them. As noted above, the appeal scheme will result in the loss of approximately 11 metres of historic fabric.
3.30	ABSP 5 Servicing	Yes	The refuse store can be serviced from within the site.
3.31	ABSP 6 Substations	Unknown	It is not known whether a substation is required on site to support the appeal scheme.
3.32	ABSP 7 Bin storage	Partially	The bin store is located within the building, whilst this is a positive design point, the location and design of the bin

			store doors are not appropriate due to their prominent location on the principal elevation of the appeal scheme.
3.33	APG 1 Courtyard parking	No	<p>Courtyard parking arrangements must be well designed with high quality hard and soft landscaping and also be well lit, secure and provided with direct and clear pedestrian access to all dwellings using the facility.</p> <p>The appeal scheme does not provide a well landscaped parking area. The front courtyard car park is dominated by tarmac with minimal soft landscaping to boundaries and no soft landscaping provided to break up the car parking spaces.</p> <p>Not information has been provided regarding lighting and pedestrians share the vehicle access/egress point with no dedicated pathway leading to the building. This may result in conflict between users.</p>