

# 1 WELCOME



Welcome to the exhibition for the proposed redevelopment of 71-75 Westmead Road.

The exhibition illustrates the current proposals; we would welcome your comments and feedback so that we can refine our plans in advance of a planning application.

## VISION

- Redevelop an underused site.
- Provide much-needed, high quality homes.
- Improve commercial space with increased employment opportunities.



Birds' eye view of the site

## 2 ABOUT CAERUS DEVELOPMENTS

### ABOUT US

Caerus Developments is an independently owned property company specialising in the delivery of well-designed residential developments. We have over 50 years' experience redeveloping sites across London and the South East. Examples of some of our projects are shown here.



Canning Crescent, London Borough of Haringey - Built.  
19 units (18 apartments + 1 four bedroom house)



Forest Hill, London Borough of Lewisham - Planning ongoing.  
22 apartments above approx. 5 000 sqft of commercial space



Romford, London Borough of Havering - Works to begin in 2020.  
35 Apartments above approx. 700 sqft of commercial space



Fulham, London Borough of Hammersmith and Fulham - Planning ongoing.  
36 Apartments above 25 000 sqft of commercial space



Mitcham, London Borough of Merton - Under construction.  
14 apartments

## 3 WHY CARSHALTON NEEDS NEW HOMES

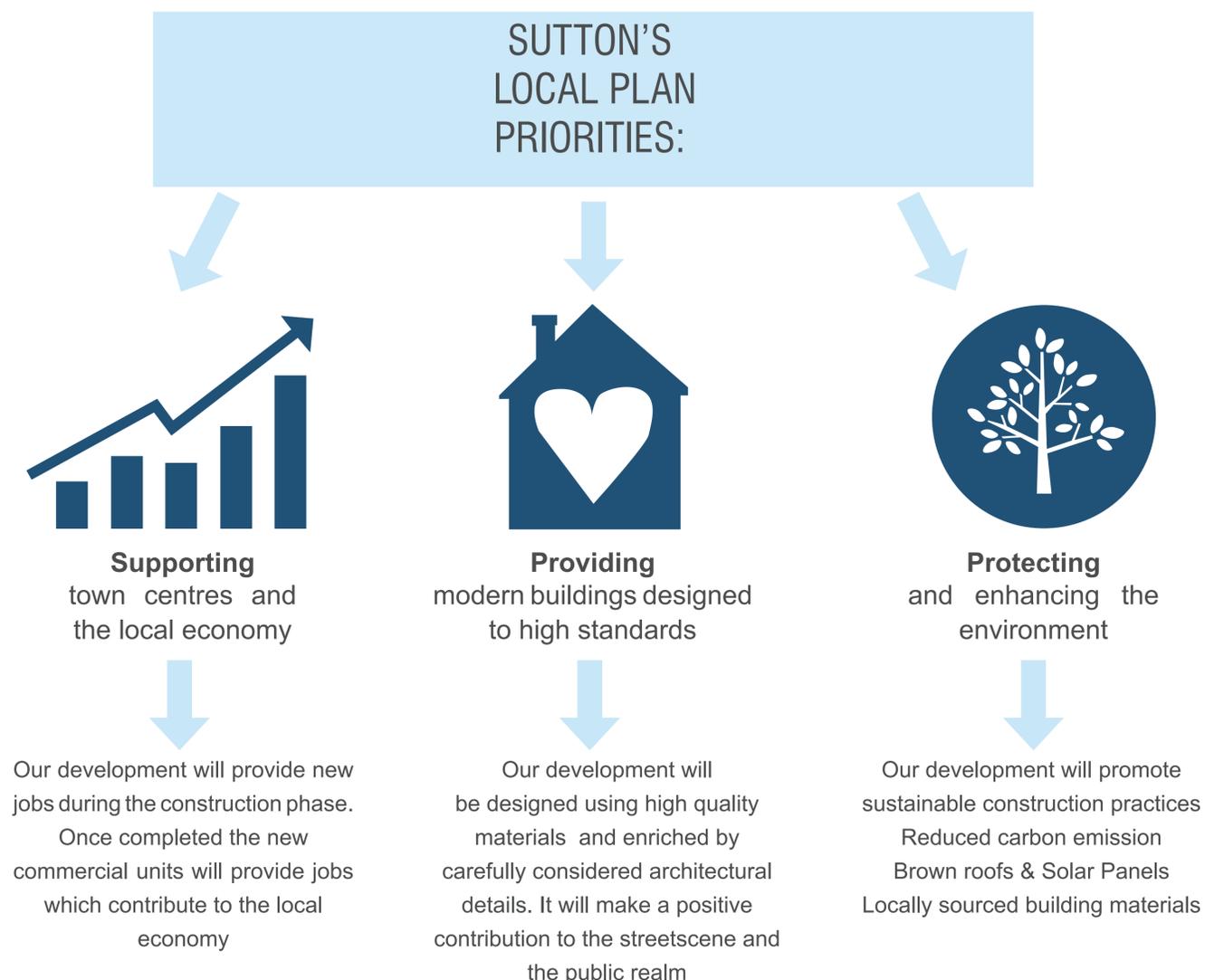
### The Context: London:

The Mayor of London has published his Draft London Plan which sets out the overall strategic plan for the Capital.

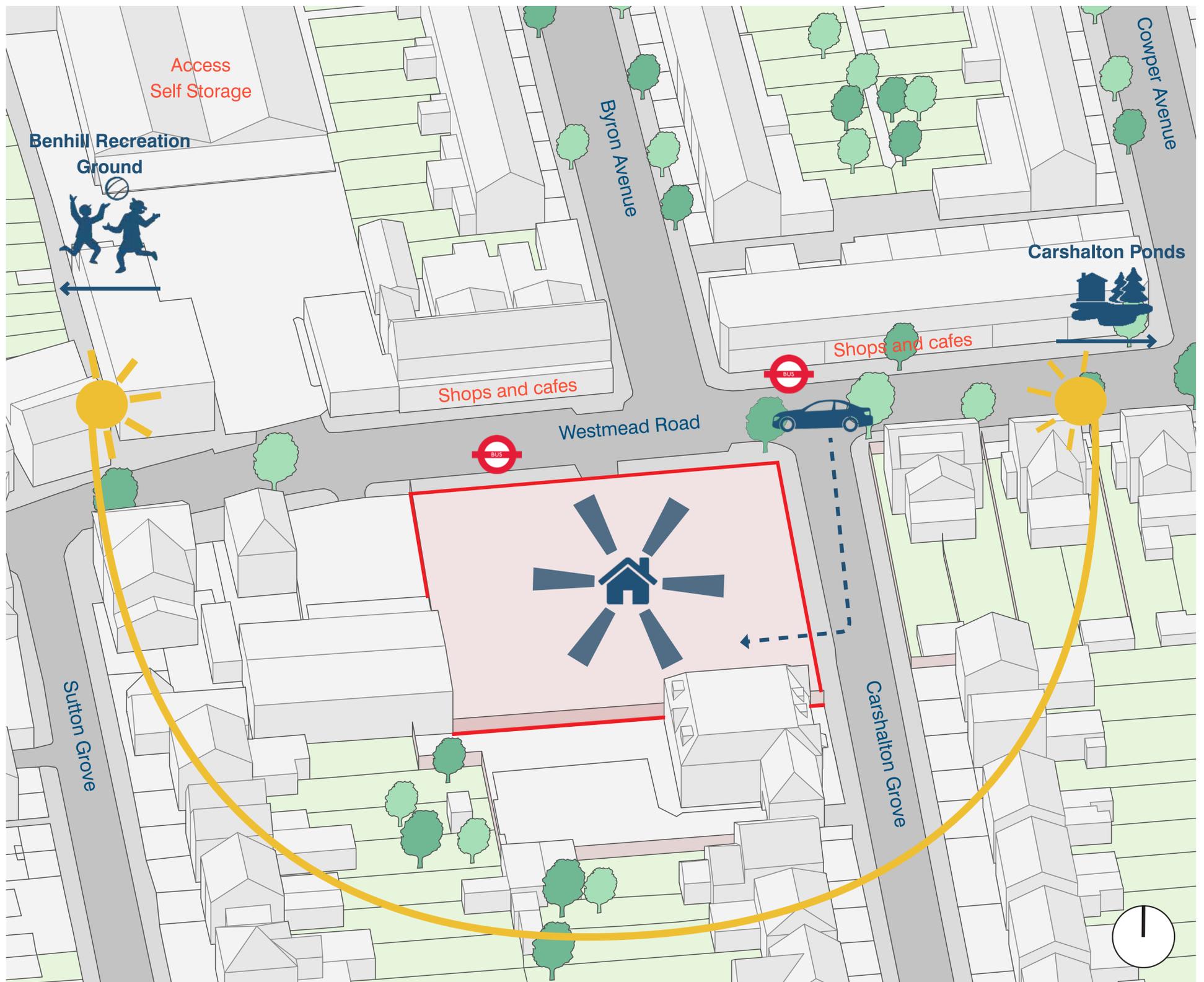
### The Context: Sutton:

The Plan sets house building targets for each local authority with the London Borough of Sutton expected to build 9,390 homes over the next ten years - 939 homes a year.

71-75 Westmead Road would develop housing on a brownfield site thereby protecting the Green Belt and greenfield land. The development will provide both private and affordable homes and supports other crucial policies within the London Borough of Sutton's own Local Plan, including:



## 4 THE SITE & OPPORTUNITY



The redevelopment of the site is an opportunity to deliver a high quality commercial space on the ground floor and up to 33 new homes, including 1, 2 and 3-bedroom properties on the upper floors. Our carefully designed development will complement the existing local commercial provision and enhance Westmead Road and Carshalton Grove, regenerating an underused and unattractive brownfield site.

The removal of the timber yard will result in fewer lorry movements, and vehicular access will be restricted to Carshalton Grove. The bus stop on Westmead Road is proposed to be repositioned 2 meters to the west to accommodate the lay-by for commercial loading and unloading.

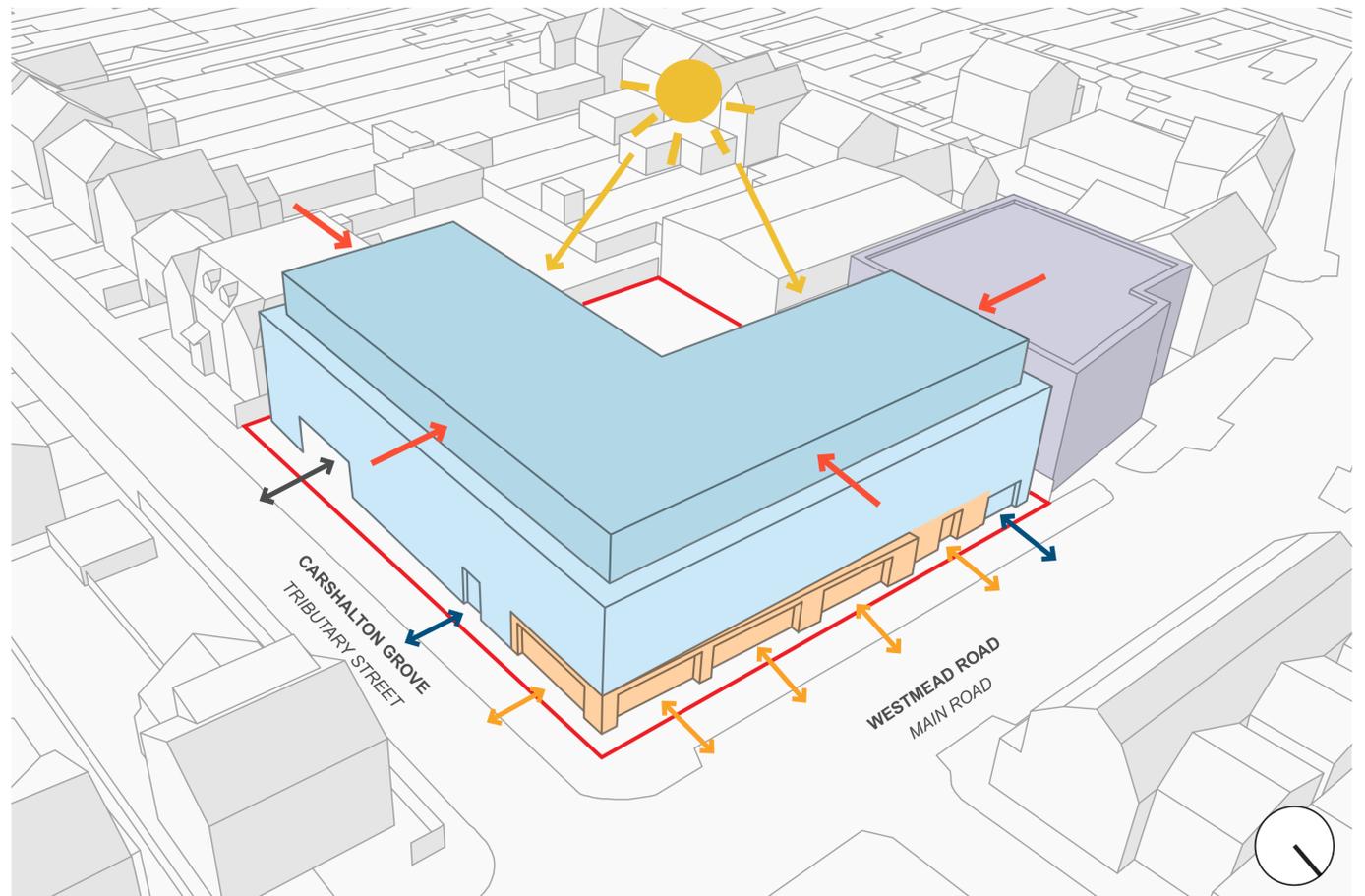
The site is in walking distance of a number of local amenities such as Benhill Recreation Ground which has children's play facilities and Carshalton Ponds, making it an attractive place to live.



# 5 THE BUILDING DESIGN

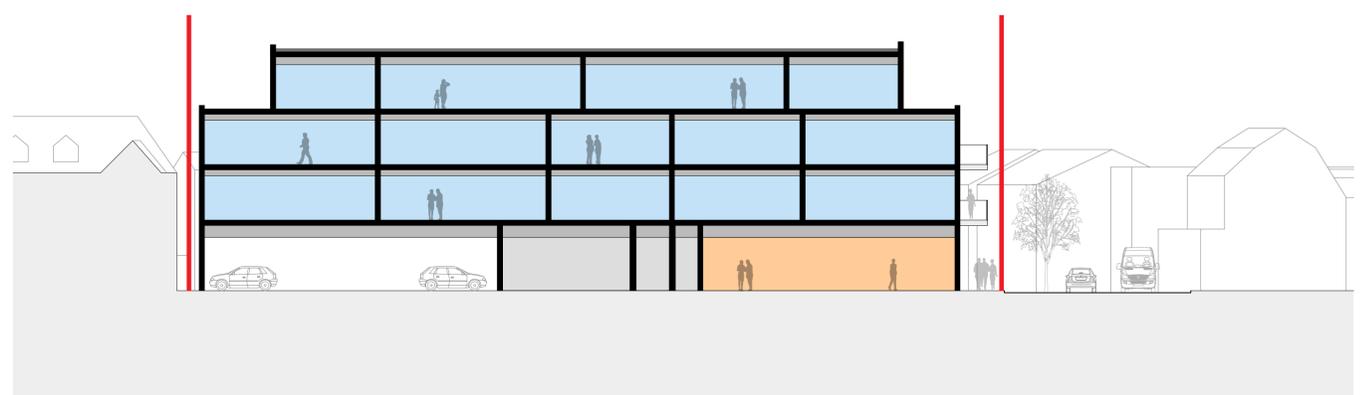
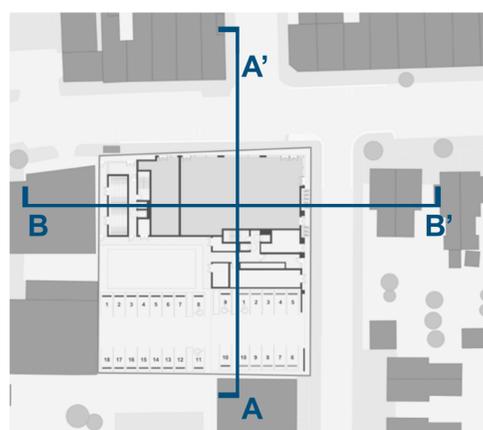
## Building massing and height

- The building is positioned along the street frontages and leaves open space to the South-West allowing sunlight into the site.
- The ground floor frontage along Westmead Road will provide commercial units, which also wrap around into Carshalton Grove.
- The upper floors of the development will provide exclusively residential accommodation.
- Westmead Road is suitable for commercial deliveries whilst Carshalton Grove is best suited as the location for car access.
- The site has a prominent corner position. Using the neighbouring building heights as a guide, the development height is proposed at four storeys with the fourth floor set back to be less visible from the street.



 Residential	 Commercial/Retail & Ancillary	 Active Frontage
 Residential Recess	 76-78 Westmead Road. Consented 3 storey development	 Residential Entrance
		 Car Park Entrance

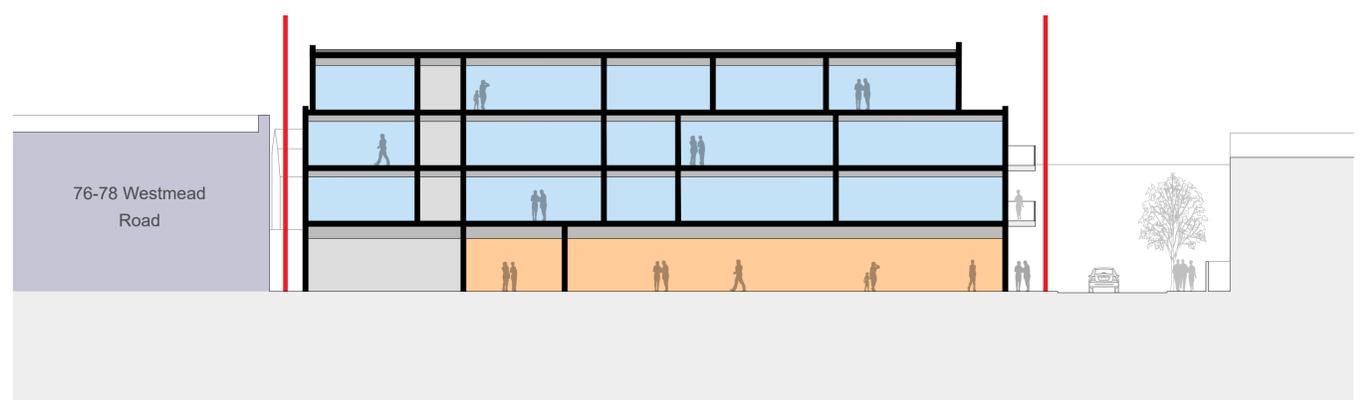
## Building Sections



Section AA'



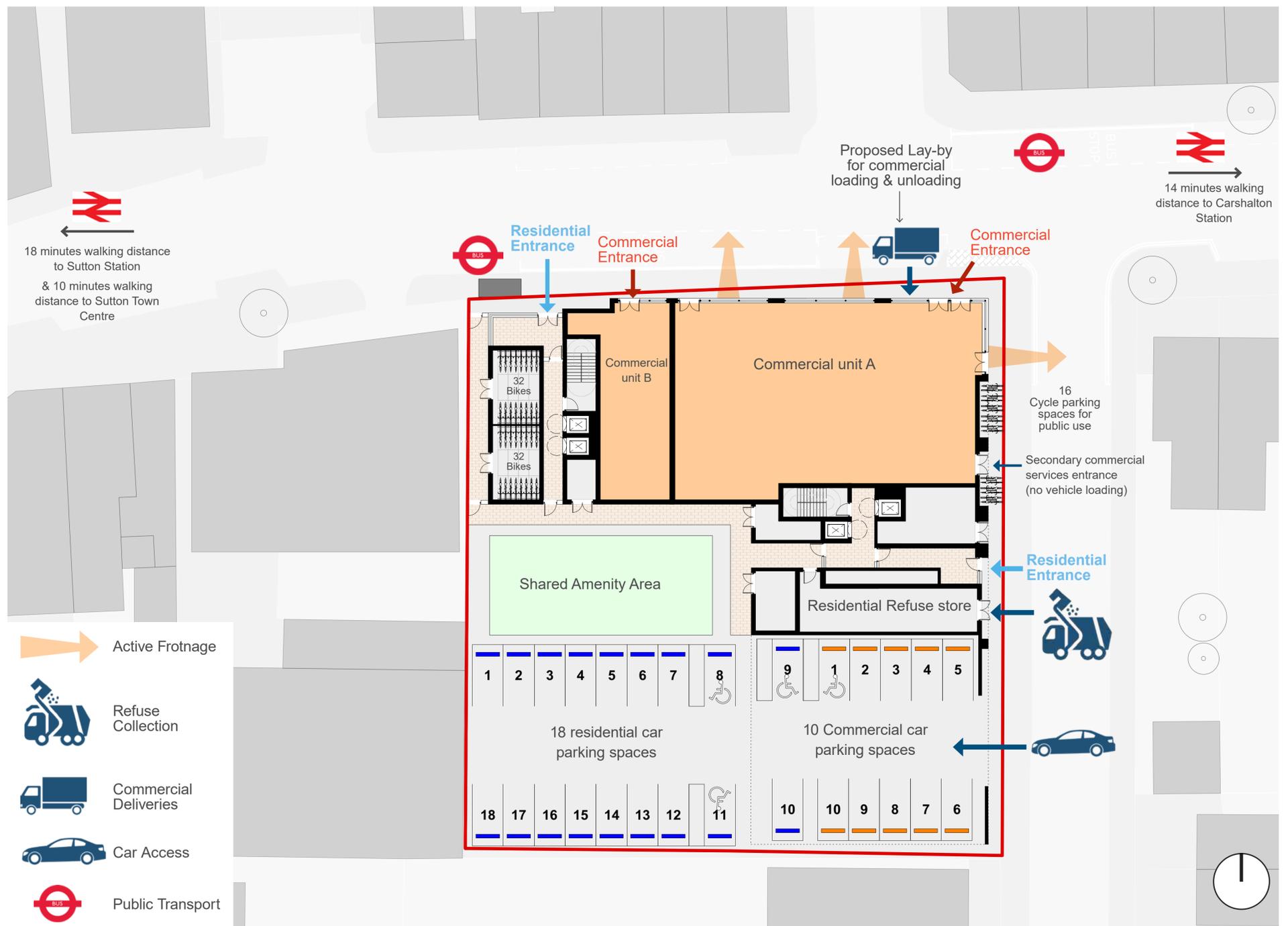
76-78 Westmead Road. Visualisation of the development consented under planning application number DM 201800790



Section BB'

# 6 PROPOSED FLOOR PLANS

## Ground Floor Plan



# 7 TRANSPORT

The site is near public transport links such as Sutton and Carshalton railway stations with direct links to Central London. Bus routes in close proximity to the site serve Morden and West Croydon.

Public transport is complemented by on-site private and public car parking. At present the development allows for 10 car parking spaces for the customers of the commercial units and 18 private car parking spaces for the new residents of the development.

To enhance sustainable transport, the development follows the Draft London Plan guidelines providing on-site cycle parking spaces.

The Draft London Plan promotes residential schemes with low or no car parking to encourage sustainable transport like cycling and the train

71-75 Westmead Road follows these guidelines and provides 78 cycle parking spaces for private and public use

## 6 PROPOSED FLOOR PLANS

### First & Second Floor Plan

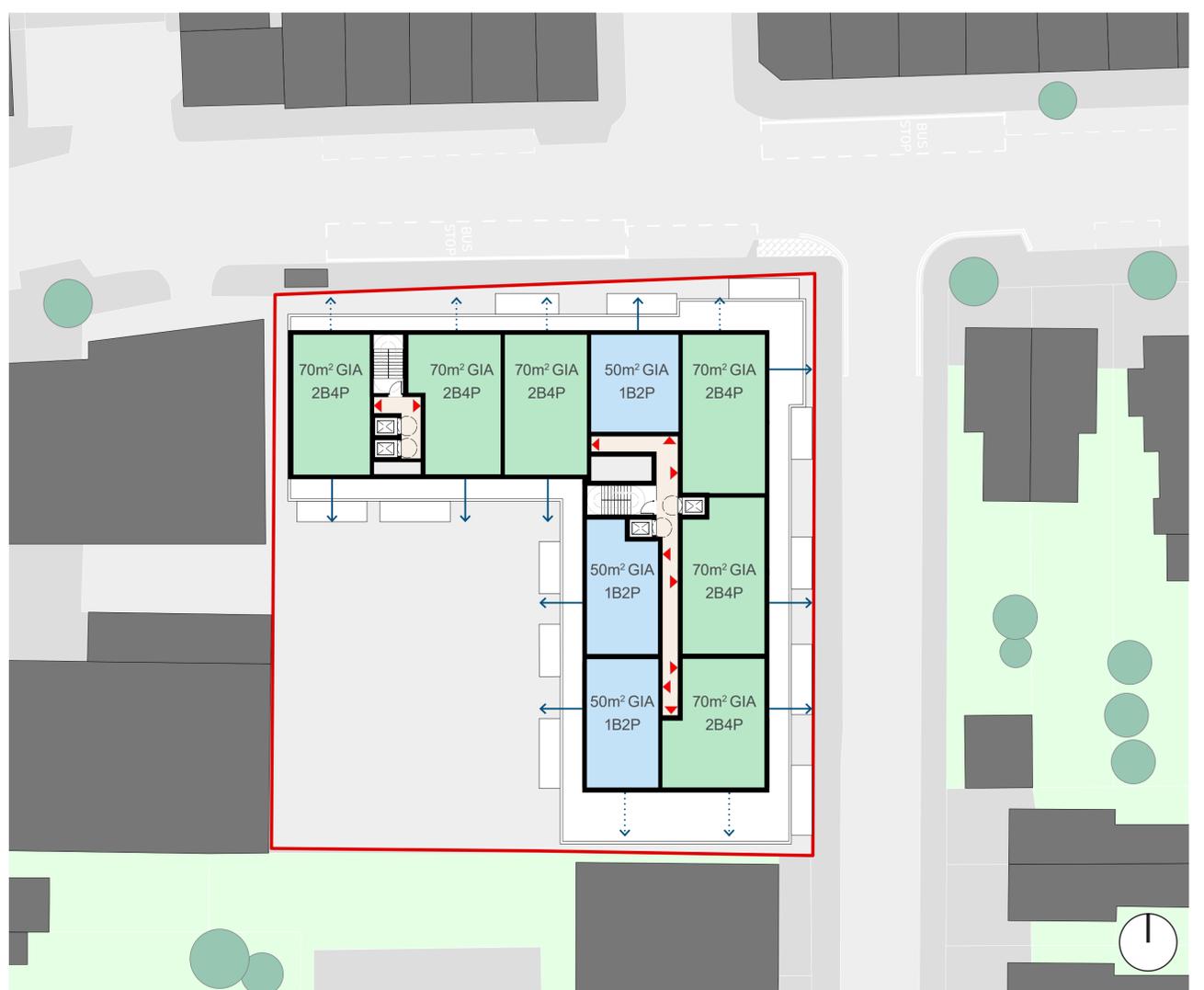
The scheme will provide both affordable and private market homes and will include wheelchair adaptable properties on the first and second floors. There will be a mix of one, two, and three bedroom flats, arranged to maximise dual aspect properties and limit north facing only properties.

All flats will have direct access to a private outdoor balcony.



### Third Floor Plan

The third floor is set back and therefore it is less visible from street level. The floor comprises one and two bedroom flats, most of which are dual aspect to provide good levels of natural light to the flats.

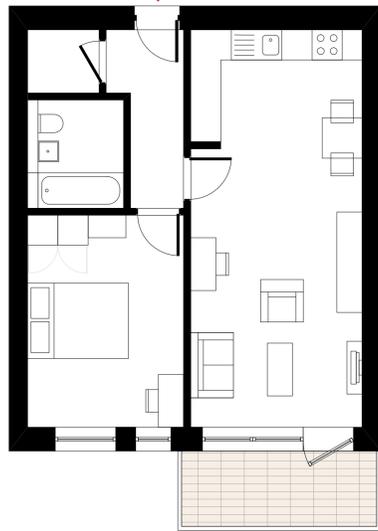


## 8 WHAT WILL THE HOMES BE LIKE?

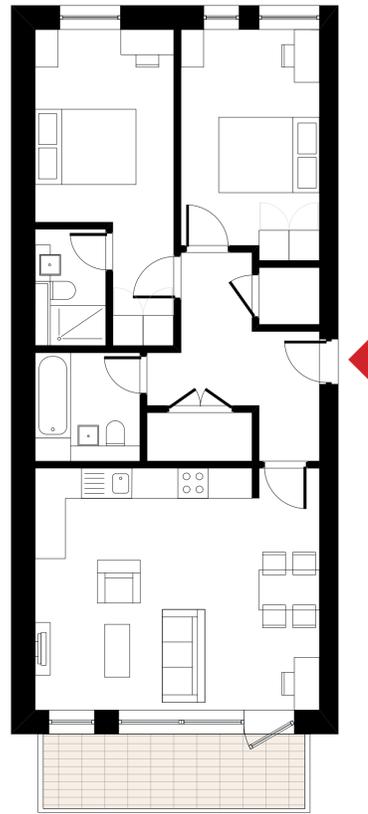
The flats will comply with London housing space standards:

- 1 Bedroom homes will be a minimum of 50m<sup>2</sup> with an additional external area of at least 5m<sup>2</sup>.
- 2 Bedroom homes will be a minimum of 70m<sup>2</sup> with an additional external area of at least 7m<sup>2</sup>.
- 3 Bedroom homes will be a minimum of 86m<sup>2</sup> with an additional external area of at least 8m<sup>2</sup>.
- Wheelchair adaptable units will be at least 10% bigger than standard units.

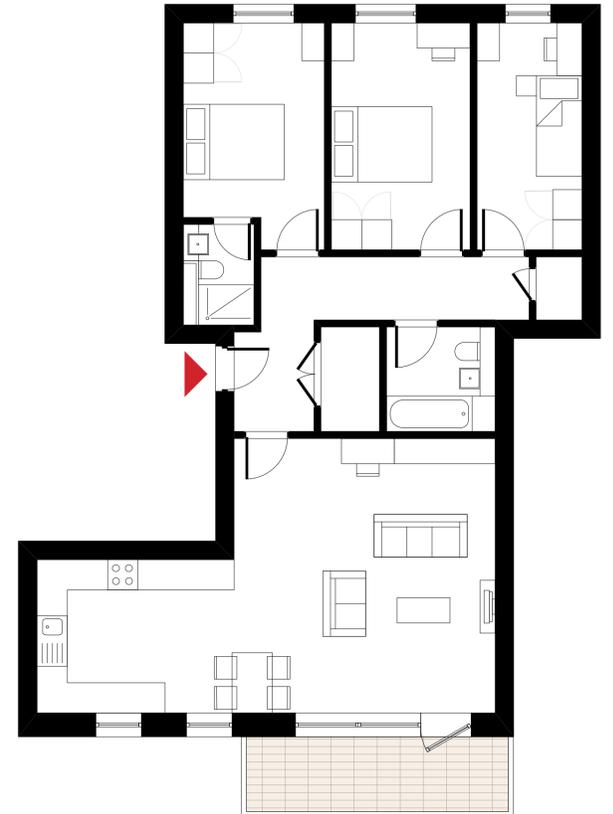
EXAMPLE OF A ONE BEDROOM HOME



EXAMPLE OF A TWO BEDROOM HOME



EXAMPLE OF A THREE BEDROOM HOME



## 9 EXAMPLES & MATERIALS

The proposed development will be sensitively designed, providing high quality new homes. The following images demonstrate materials and design elements which are being considered:

- Brick will be the main facing material, coupled with well-proportioned framed windows. Careful consideration will be given to the brick colour, detailing and textures.
- Projected balconies and handrails will complement the brick and window frames to create a simple, uncluttered appearance.
- The recessed top floor will be clad with a coloured metal.
- Carefully detailed glazed and perforated brick walls will emphasise areas of the development of particular importance such as the main residential entrances.



Example of a four-storey residential development



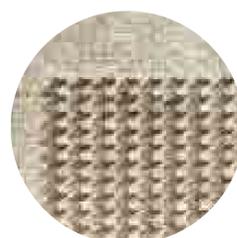
Example of a residential development



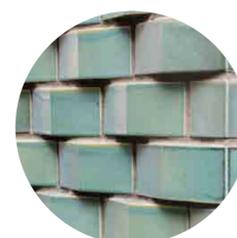
Light Brick



Coloured Metal



Brick Detailing



Glazed Brick



Solar Panels & brown roofs

# 10 VIEWS OF THE PROPOSAL

Approach from Westmead Road



Birds' eye view



76-78 Westmead Road. Development consented under planning application number DM 201800790

## 11 NEXT STEPS



Thank you for taking the time to view our proposals for the development at 71-75 Westmead Road, Carshalton.

Any feedback that you submit to us on the proposals will be considered, and used to inform our planning application, which we aim to submit in summer 2019.



### PLEASE TELL US TODAY...

- Fill in a feedback form on an iPad or on paper
- Take a form away and use a Freepost envelope to tell us in your own time.
- Fill in a 'keep in touch' card
- Email your comments to [joannac@curtinandco.com](mailto:joannac@curtinandco.com)

**Please let us have your comments by 29<sup>th</sup> April 2019**

### KEY BENEFITS:

- Redevelop an underused site and provide 33 high quality new homes, a percentage of which will be affordable.
- A sensitively designed building which will improve Westmead Road.
- Improved and modern commercial space with new employment opportunities.

SUBMISSION OF APPLICATION  
SUMMER 2019

START ON SITE  
SPRING 2020

COMPLETION DATE  
AUTUMN 2021