



Westmead Road Sutton

Public Consultation

December 2019

The Site

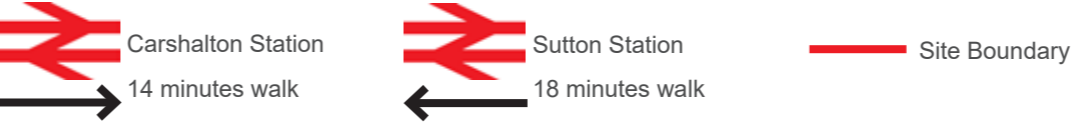
Site Details

Site Details

Site Area	0.18 Hectares
Existing Use	Commercial + Residential
Ward	Carshalton Central

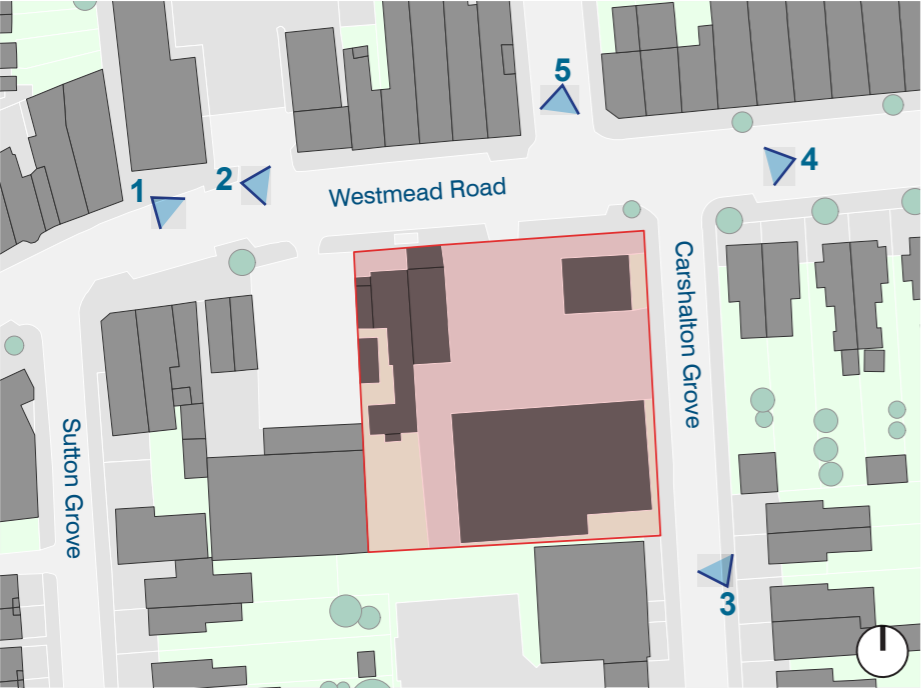
Planning Designations

Flood zone	No
Public Transport Accessibility Level (PTAL)	2
Area of Special Character	No
Green Belt/Metropolitan Open Land/Open Space	No
Listed Building/Conservation Area	No
Local Buildings of Merit	No
Designated Industrial Area	No
Local Centre	Yes



The Site

Views of the site



1 - Bird's eye view of the site



2 - Existing commercial units on site



3 - View of the rear of the merchant's warehouse on site



4 - View of the existing office units on site



5 - View of the existing office units and merchant's warehouse on site

Design Evolution

Public Consultation
APRIL 2019

Design Review Panel
MAY 2019

Pre-Application
JULY 2019

- 33 homes, 96 habitable rooms
- 2 family dwellings
- 500m² commercial
- 123m² shared ground floor amenity space
- 10 commercial car parking spaces
- 18 residential car parking spaces



- 31 homes, 84 habitable rooms
- 2 family dwellings
- 435m² commercial
- No shared amenity space
- 11 commercial car parking spaces
- 21 residential car parking spaces (1 car club space)



- 30 homes, 80 habitable rooms
- n.3 family dwellings
- 450m² commercial
- 181m² shared roof garden amenity space
- 11 commercial car parking spaces
- 21 residential car parking spaces (1 car club space)



- 28 homes, 81 habitable rooms
- 3 family dwellings
- 445m² commercial
- 181m² shared roof garden amenity space
- 11 commercial car parking spaces
- 21 residential car parking spaces (1 car club space)



- 34 homes, 97 habitable rooms
- 7 family dwellings
- No commercial space
- 200m² shared ground floor amenity space
- 21 residential car parking spaces (1 car club space)



- 35 homes, 97 habitable rooms
- 4 family dwellings
- 4th storey set back
- No commercial space
- 200m² shared ground floor amenity space
- 21 residential car parking spaces



Proposed scheme

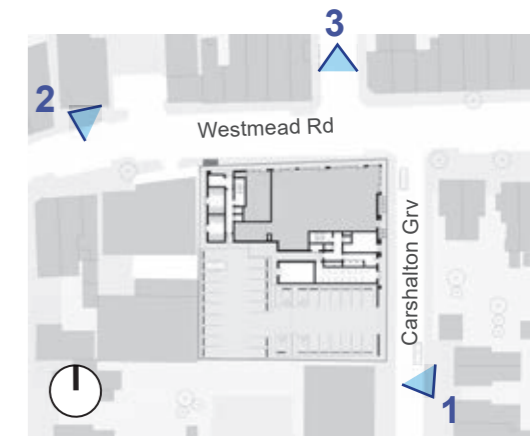
Unit mix - View from Westmead Road

Residential Typology	Unit no.	Hab Rooms no.	Hab Rooms mix
1B2P	15	30	31%
2B4P	15	45	46%
3B5P	5	22	23%
TOTAL	35	97	
Affordable	11	34	35%



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

Proposed scheme



1. View from Carshalton Grove

2. View from Westmead Road

3. View from Byron Road



Proposed scheme

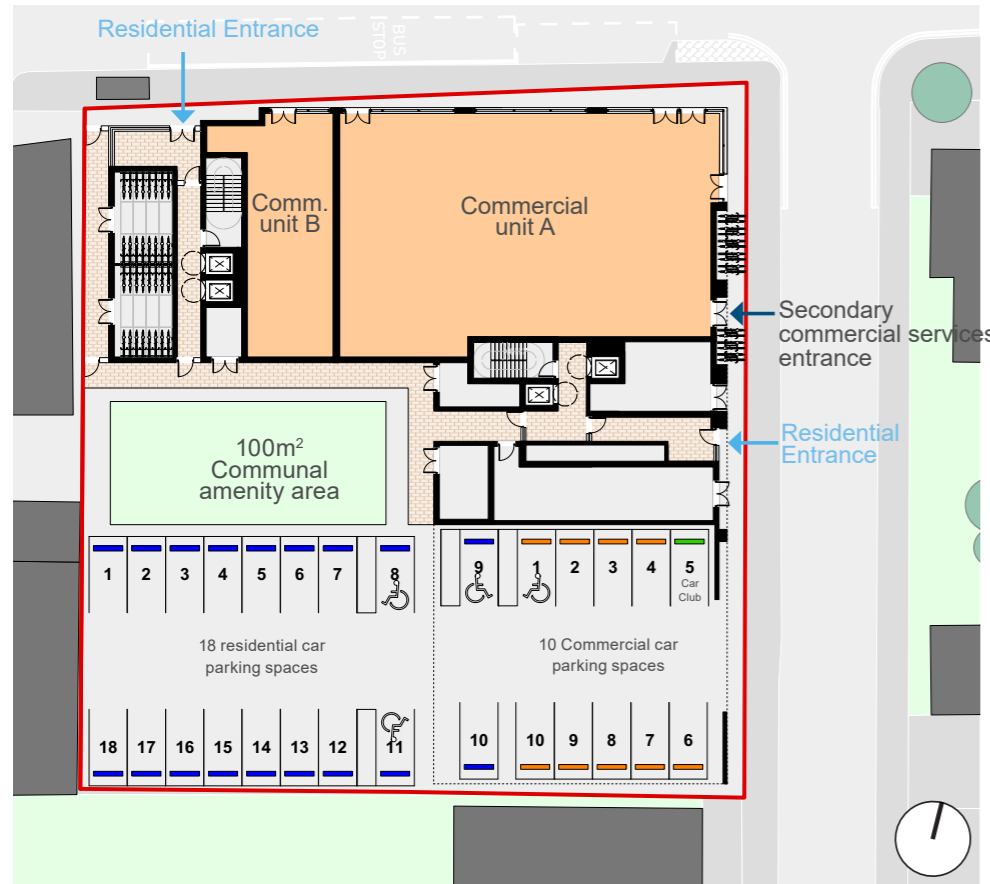
Ground Floor Plan

The proposed Ground Floor includes:

- 200m² Communal amenity - child play space
- 21 car parking spaces
- 3 Disable adaptable dwellings
- 64 Cycle parking spaces (in accordance to the London Plan requirements)



Previous Public Consultation scheme:



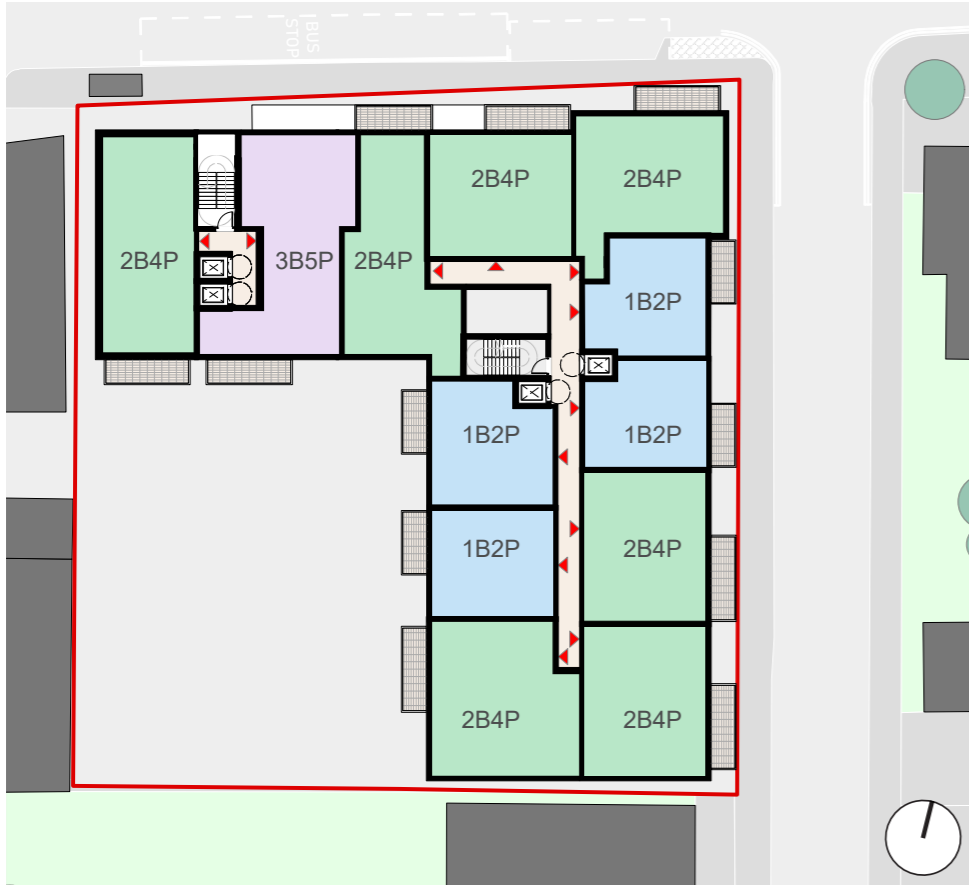
Proposed scheme

First & Second floor plan

The proposed First, Second and Third Floors include:

- A combination of 1, 2 and 3 Bedroom apartments
- Private external amenity area for each apartment
- Trellis to car park
- 18 of 35 double aspect units across the development (51%)

Previous Public Consultation scheme:



Proposed scheme

Third floor plan



8th May 2019, Public Consultation scheme:



- 1 Bed Flat
 - 2 Bed Flat
 - 3 Bed Flat
 - Building Services
- - - Building footprint at Pre-application 2



Proposed scheme

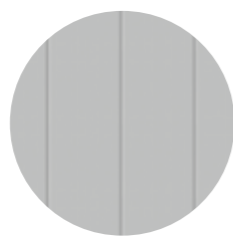
Elevations



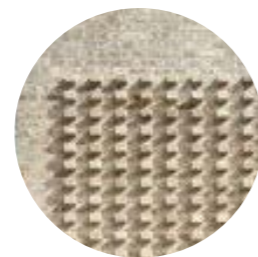
Proposed Elevation A



Light Brick



Coloured Metal



Brick Detailing



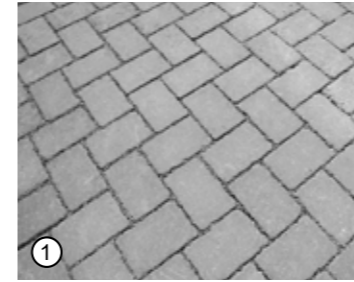
Glazed Brick



Solar Panels & brown roofs

Proposed scheme

Landscape design



1 Grey concrete block paving to vehicular areas/footpath



2 Buff concrete slab paving to private terraces



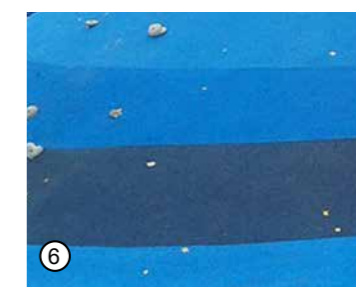
3 Dark grey concrete slab paving to entrance areas



4 Asphalt surface to tie in with footpath in public ownership



5 Sand surface



6 Bound rubber surfacing to play area



7 Timber trellis to car park



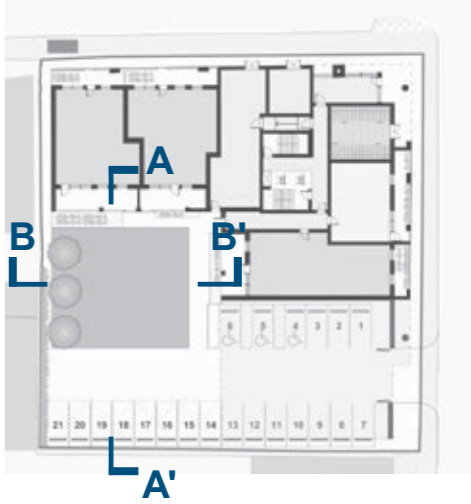
8 Timber seat



9 Flat top vertical bar railing to ground floor terraces and playground

Proposed scheme

Landscape design



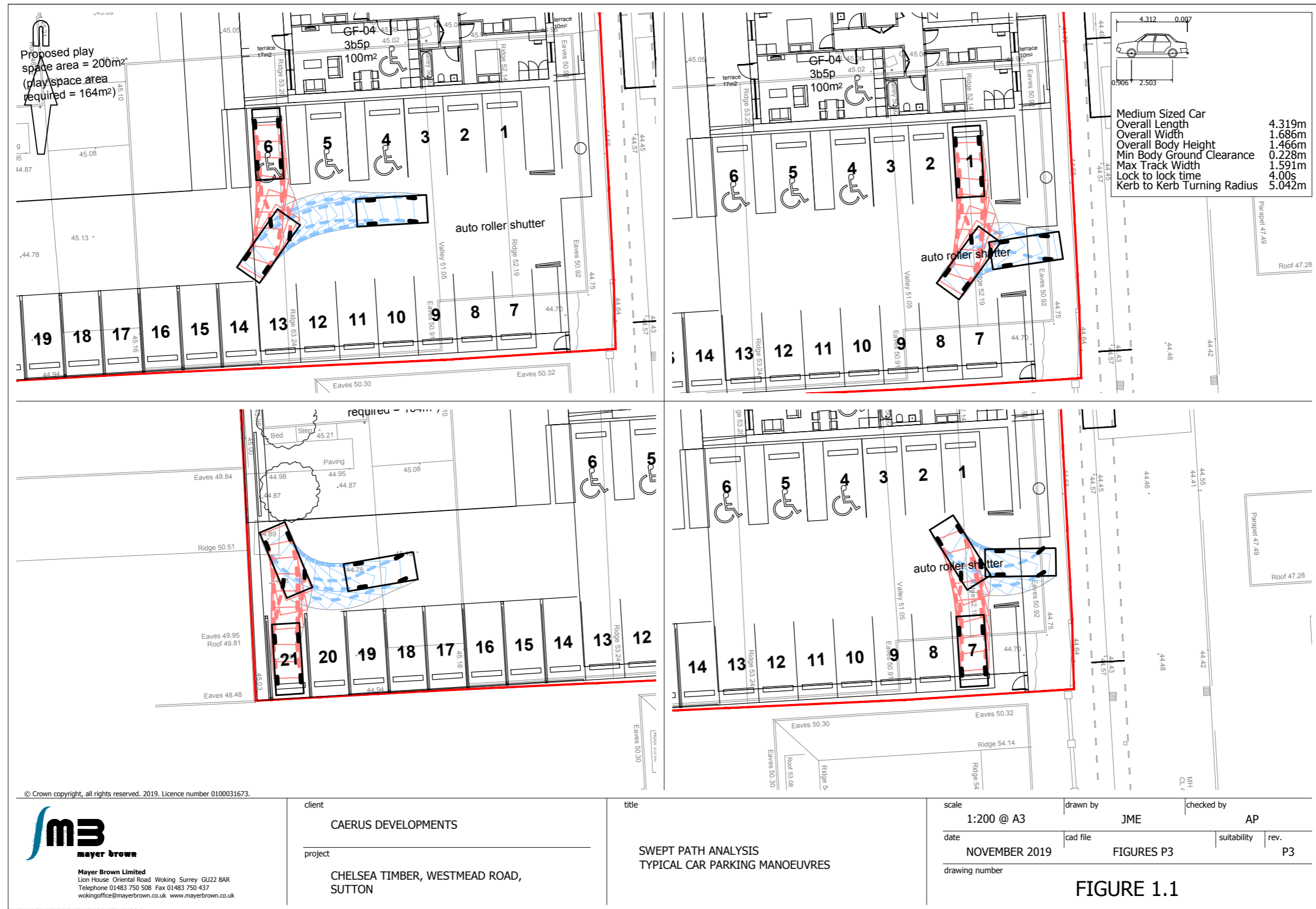
Sectional Elevation AA in spring

Scale 1:100@A3



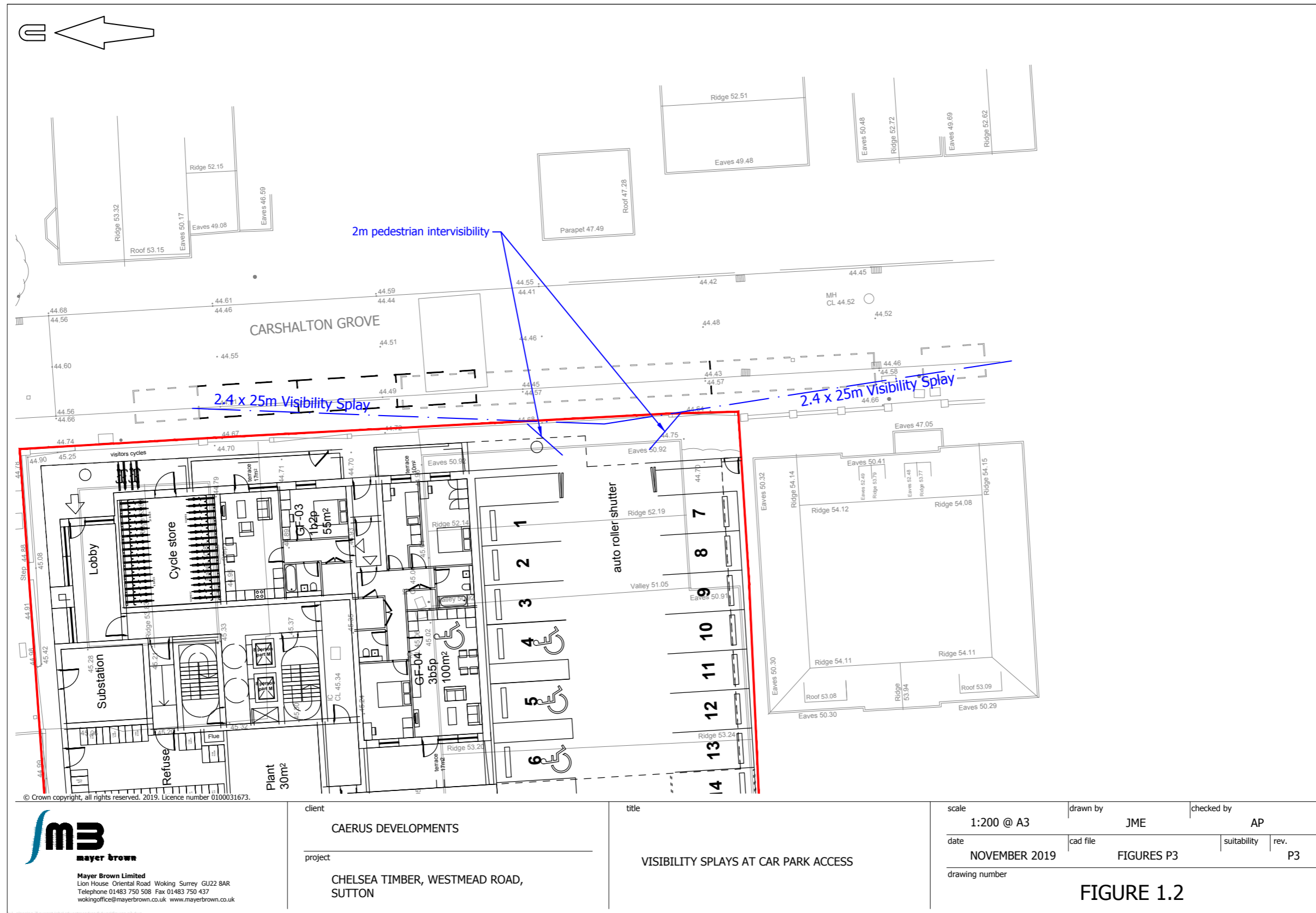
Proposed scheme

Transport analysis



Proposed scheme

Transport analysis



m3
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client
CAERUS DEVELOPMENTS

project
CHELSEA TIMBER, WESTMEAD ROAD, SUTTON

title
VISIBILITY SPLAYS AT CAR PARK ACCESS

scale 1:200 @ A3	drawn by JME	checked by AP
date NOVEMBER 2019	cad file FIGURES P3	suitability rev. P3
drawing number FIGURE 1.2		

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 winter 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
- Email your comments to joannac@curtinandco.com

Please let us have your comments by the 9th of December 2019



KEY BENEFITS:

- Redevelop an underused site and provide 35 high quality new homes, a percentage of which will be affordable.
- A sensitively designed building which will improve Westmead Road.

SUBMISSION OF APPLICATION
WINTER 2019

START ON SITE
AUTUMN 2020

COMPLETION DATE
WINTER 2021

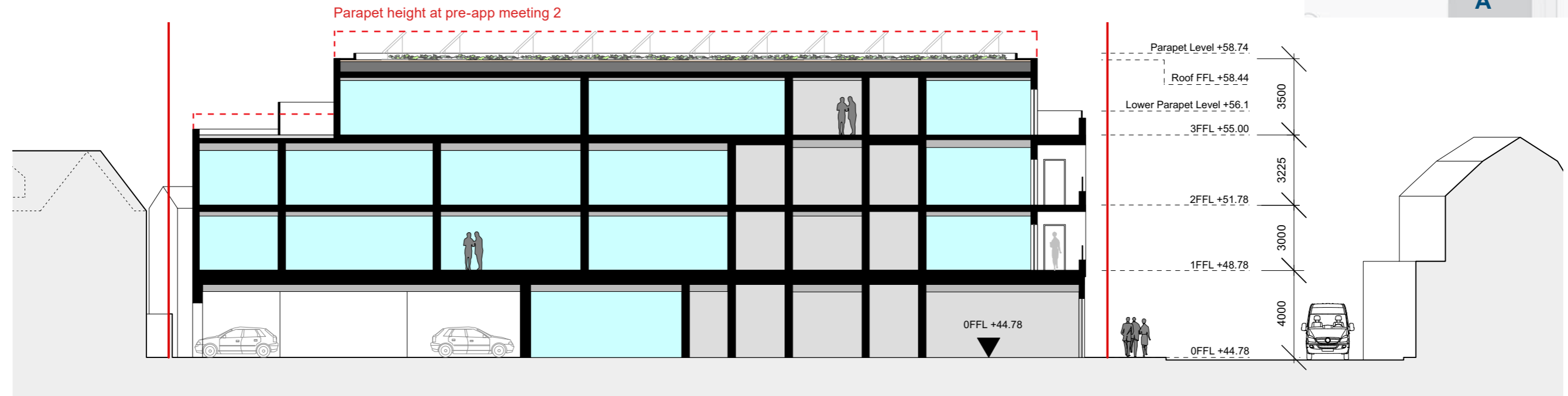
Westmead Road, Sutton
Appendix



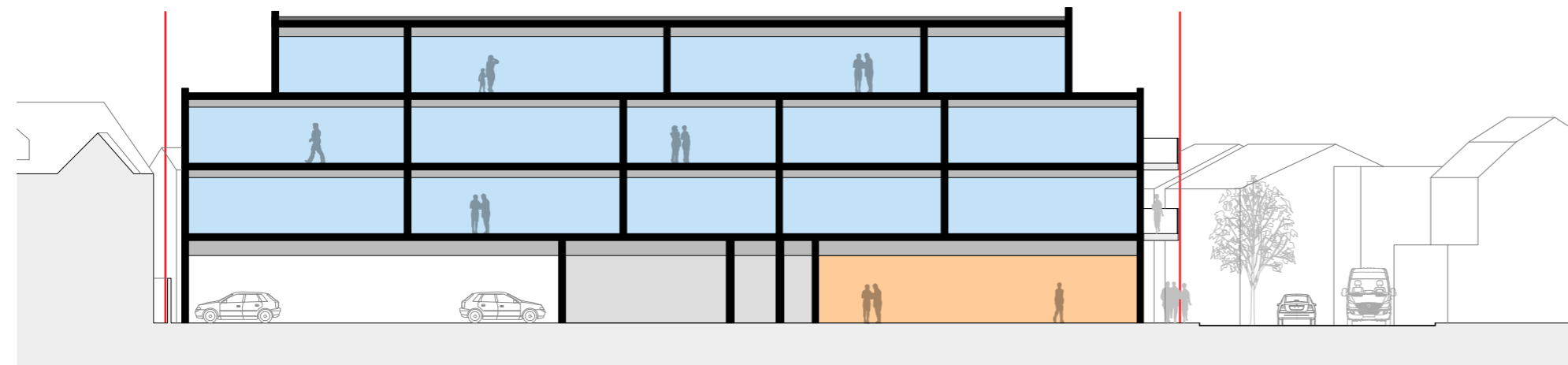
Proposed scheme

Sections

Proposed Section AA'



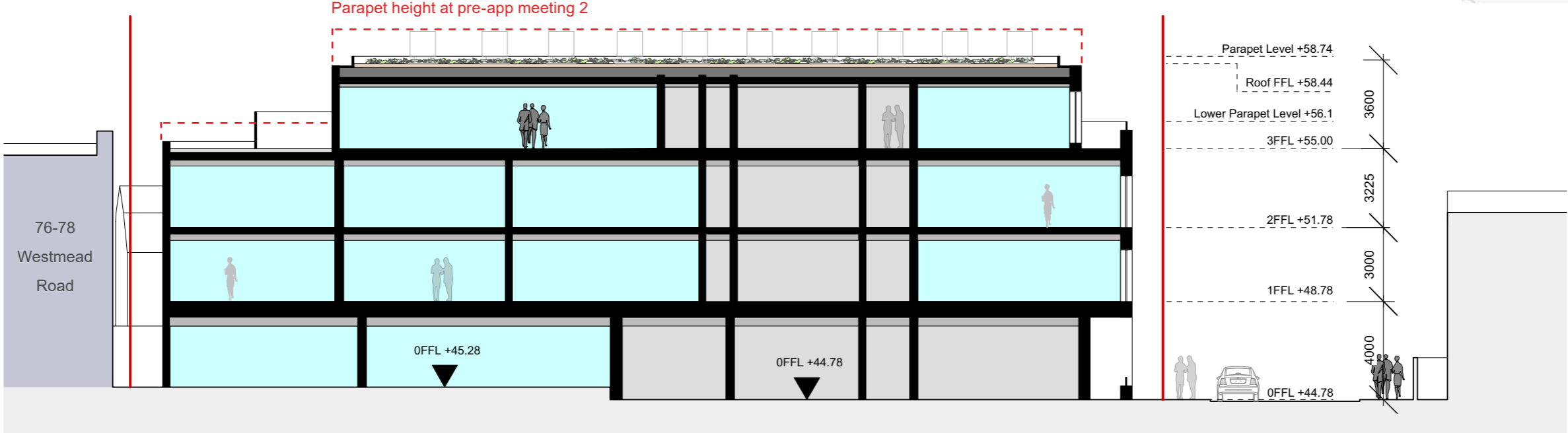
8th May 2019, Public Consultation scheme, section AA':



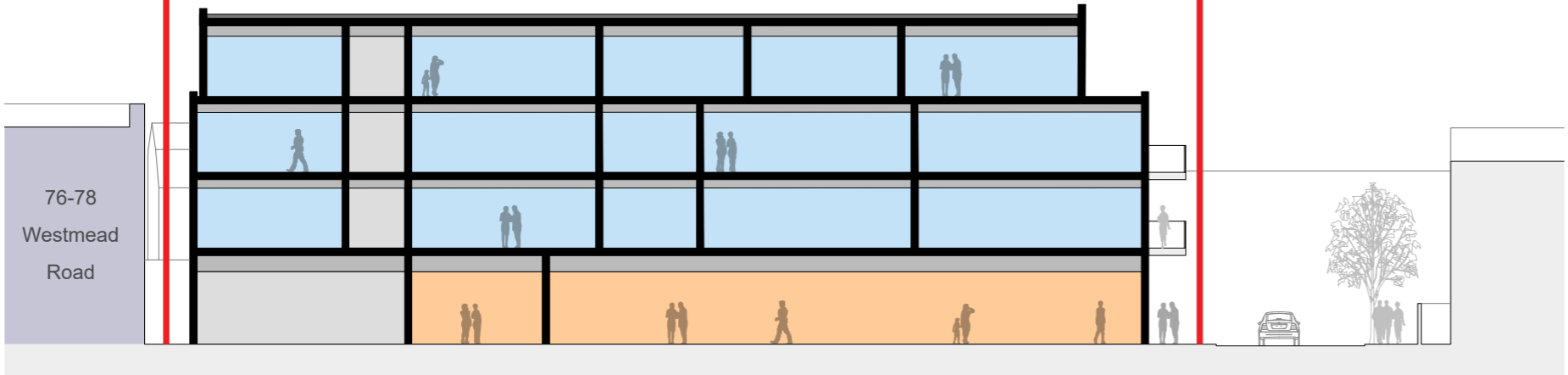
Proposed scheme

Sections

Proposed Section BB'

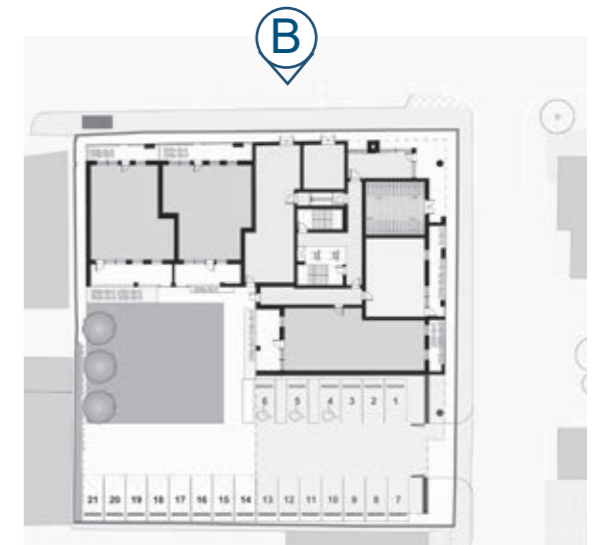


8th May 2019, Public Consultation scheme, section BB'

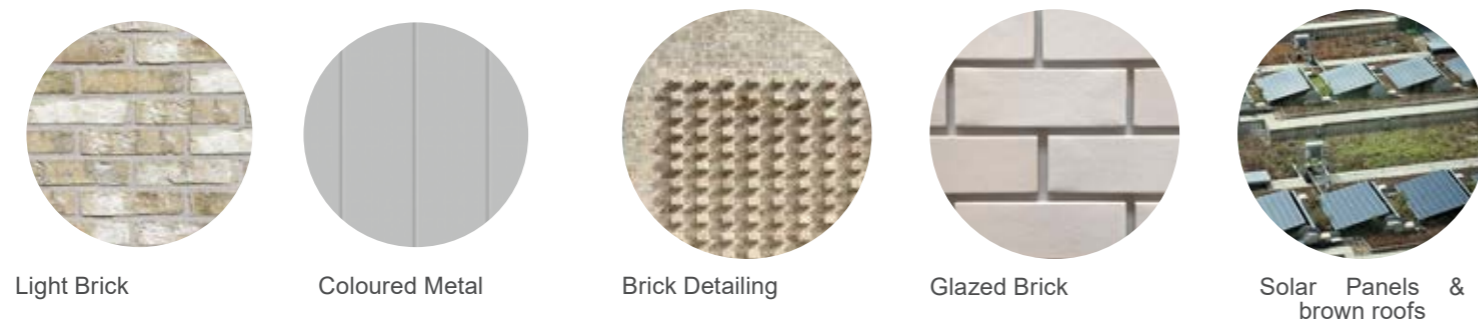


Proposed scheme

Elevations



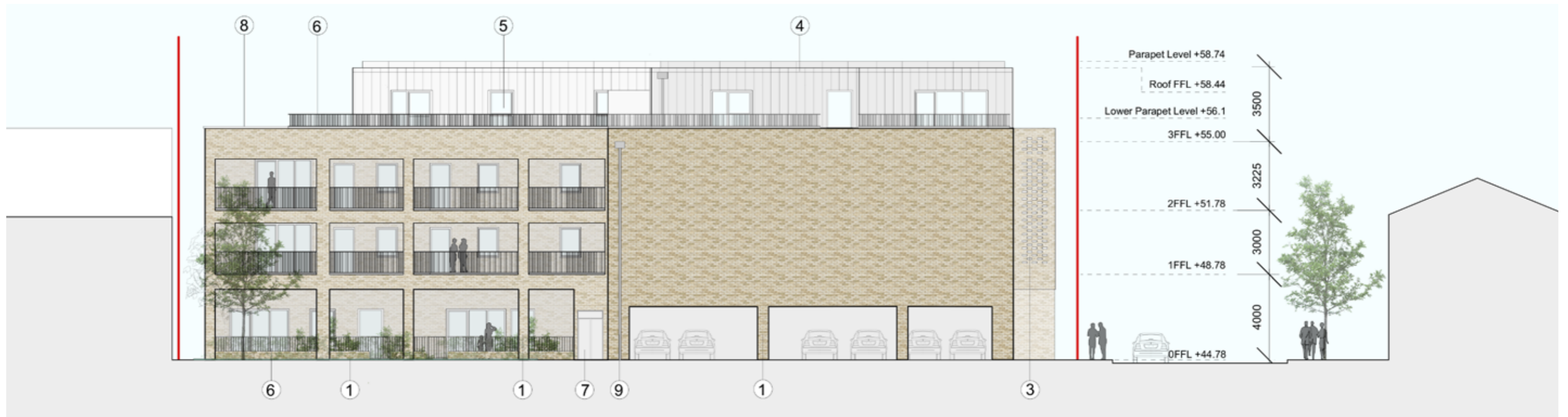
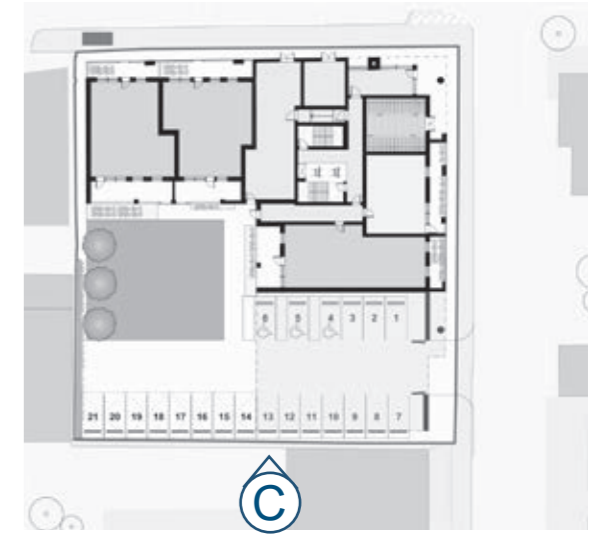
Proposed Elevation B



- 1. Brick - colour light buff
- 2. Recessed brick detail / soldier brick
- 3. Hit and miss detail
- 4. Powder coated aluminium rainscreen cladding - colour grey
- 5. UPVC double glazed window/door - colour grey
- 6. Painted steel railing balustrades - colour grey
- 7. Louvre door - colour grey
- 8. Metal coping - colour grey
- 9. Square section powder coated aluminium rwps - colour grey
- 10. Glazed tiles - colour white

Proposed scheme

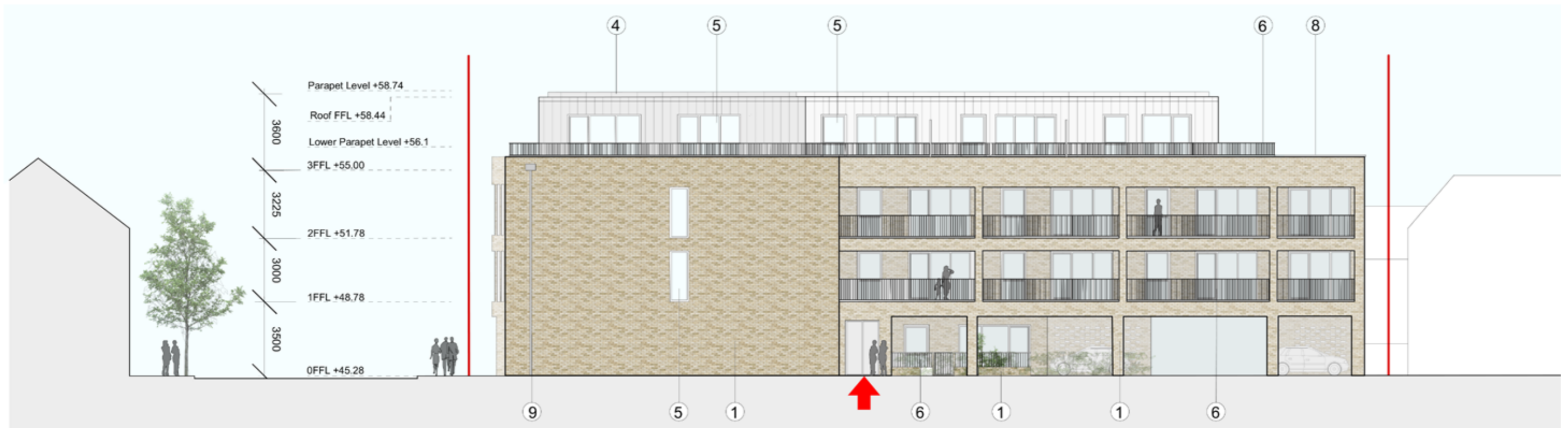
Elevations



Proposed Elevation C

Proposed scheme

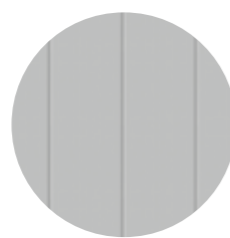
Elevations



Proposed Elevation D



Light Brick



Coloured Metal



Brick Detailing



Glazed Brick

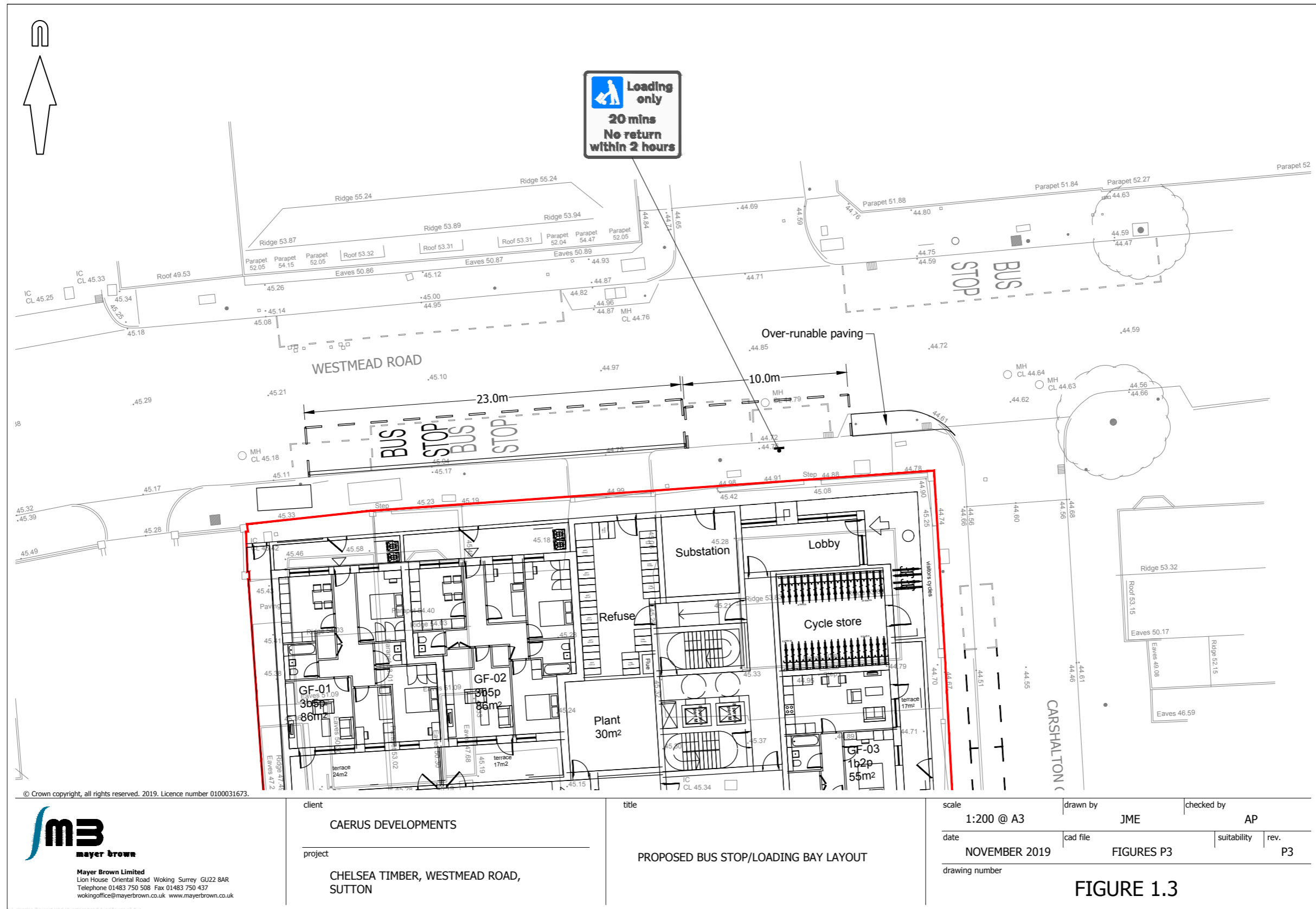


Solar Panels & brown roofs

1. Brick - colour light buff
2. Recessed brick detail / soldier brick
3. Hit and miss detail
4. Powder coated aluminium rainscreen cladding - colour grey
5. UPVC double glazed window/door - colour grey
6. Painted steel railing balustrades - colour grey
7. Louvre door - colour grey
8. Metal coping - colour grey
9. Square section powder coated aluminium rwps - colour grey
10. Glazed tiles - colour white

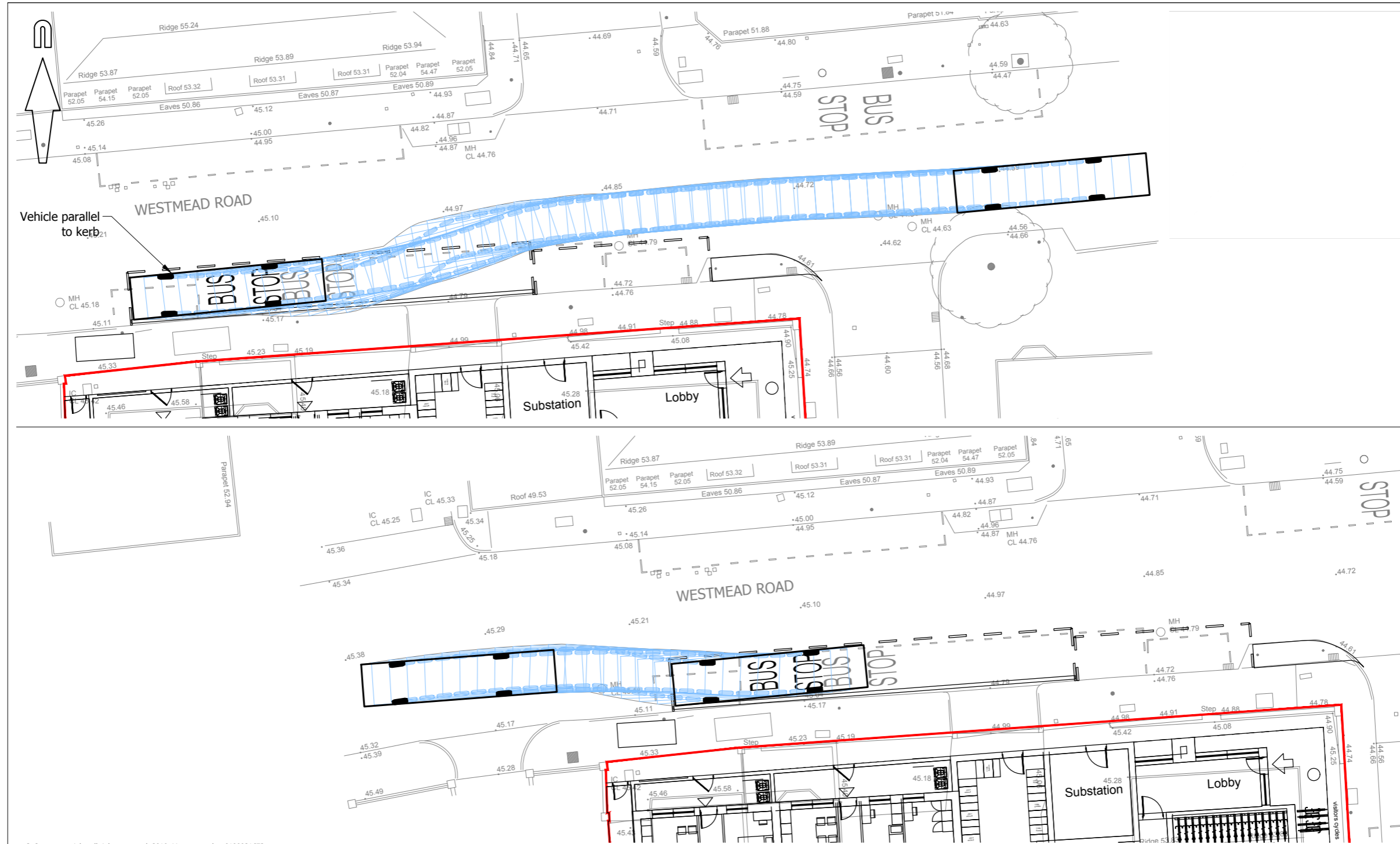
Proposed scheme

Transport analysis



Proposed scheme

Transport analysis



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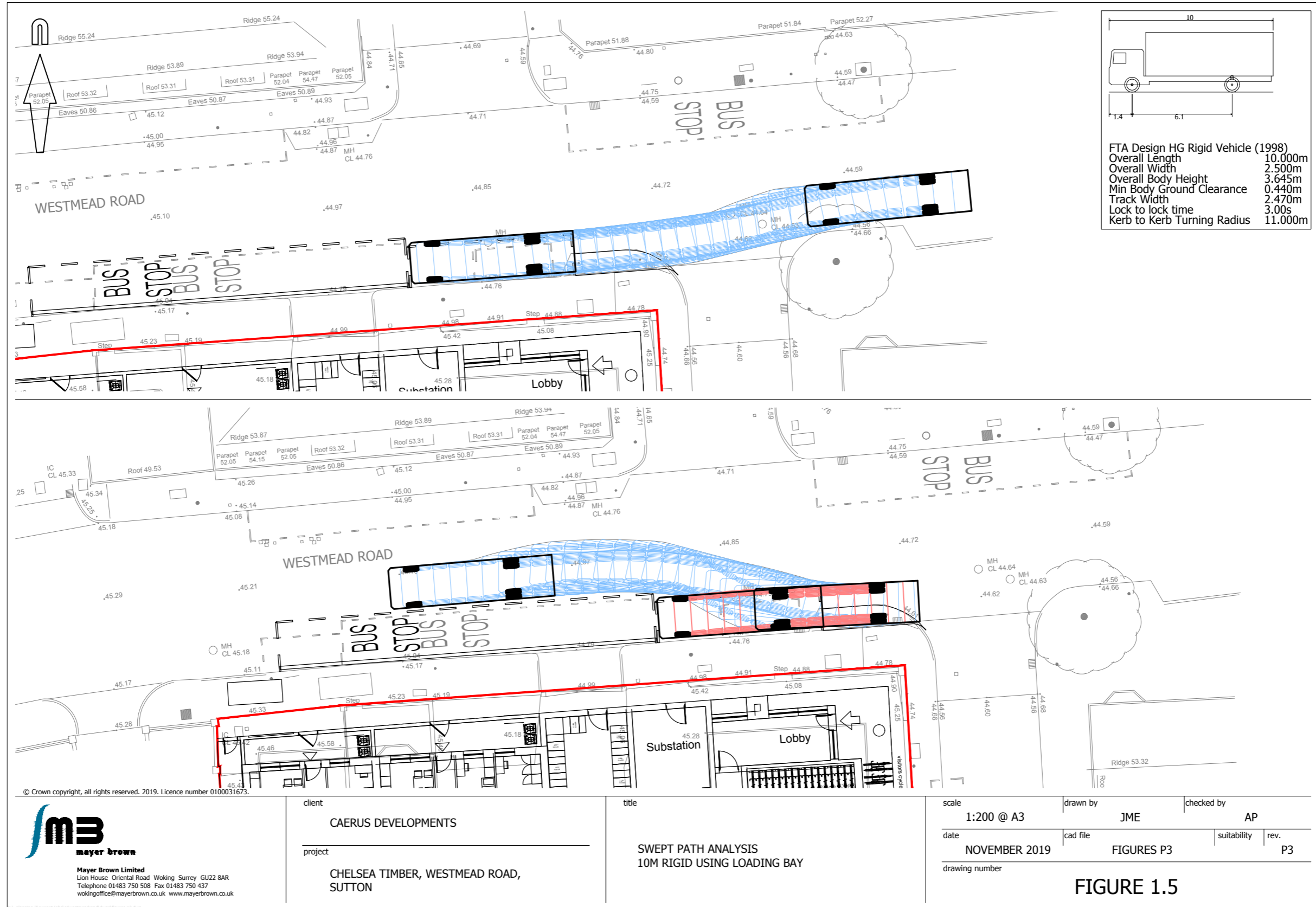
title
**SWEPT PATH ANALYSIS
11M BUS USING BUS STOP**

scale 1:200 @ A3	drawn by JME	checked by AP
date NOVEMBER 2019	cad file FIGURES P3	suitability rev. P3
drawing number		

FIGURE 1.4

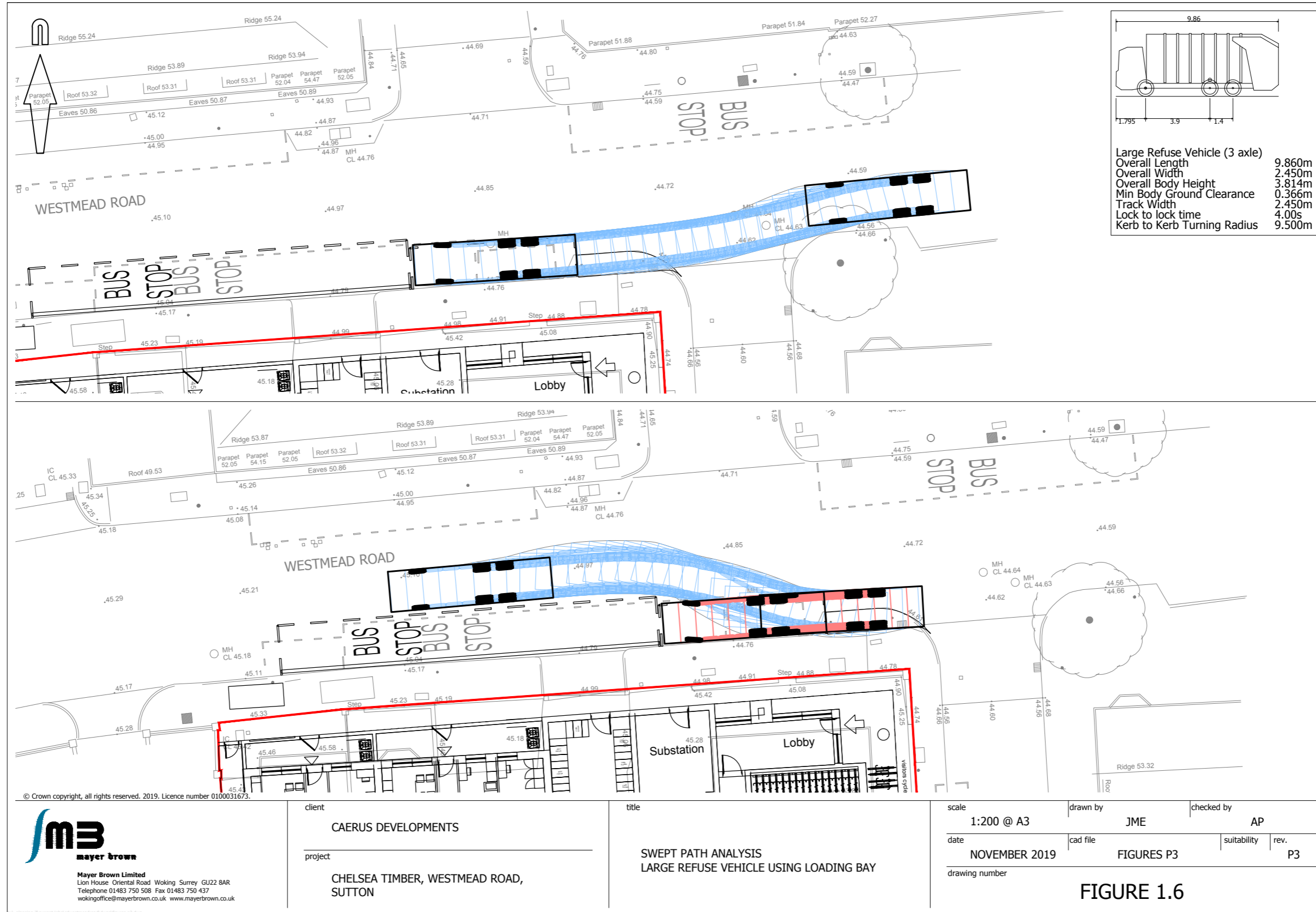
Proposed scheme

Transport analysis



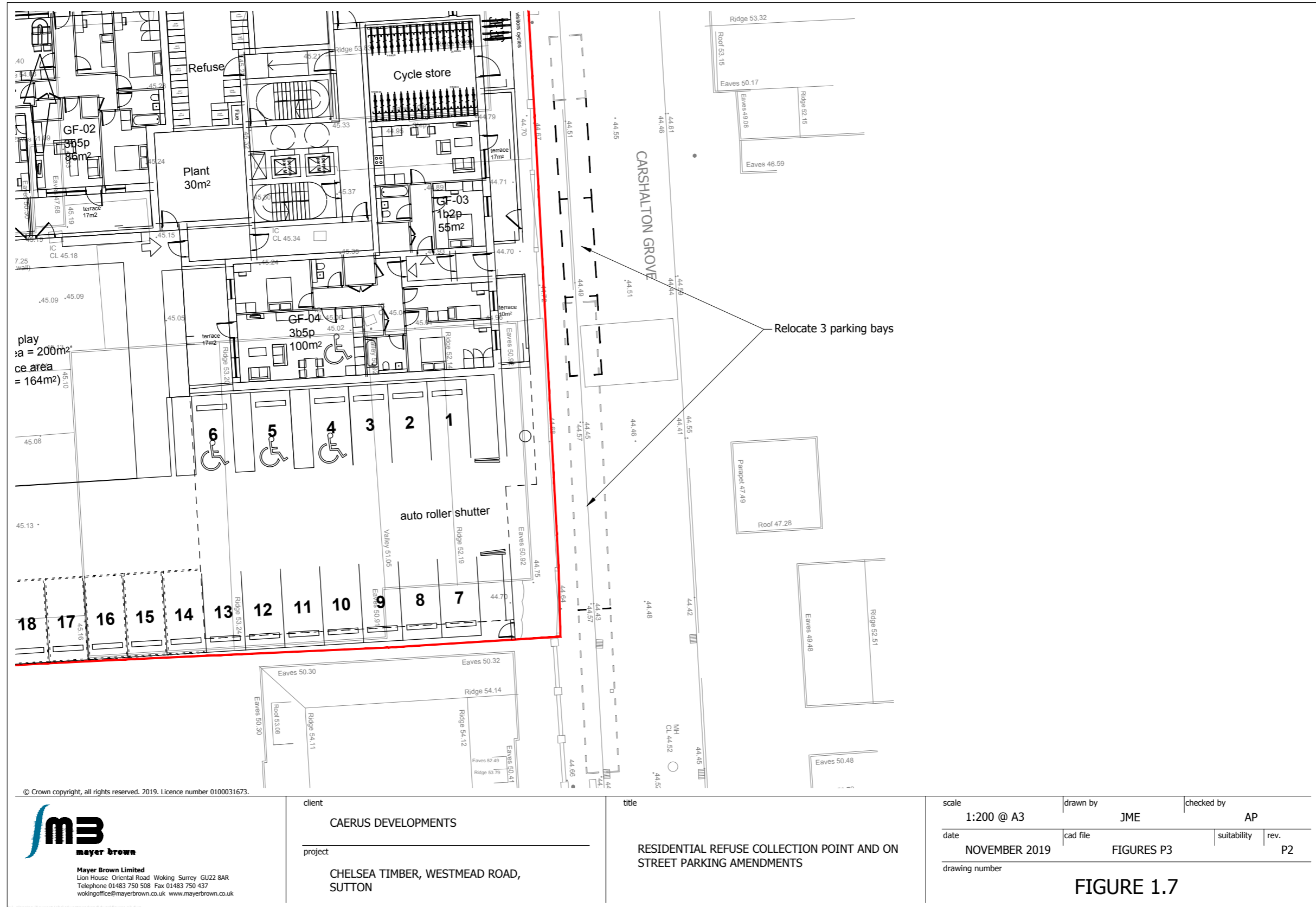
Proposed scheme

Transport analysis



Proposed scheme

Transport analysis



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client
CAERUS DEVELOPMENTS

project
CHELSEA TIMBER, WESTMEAD ROAD, SUTTON

title
RESIDENTIAL REFUSE COLLECTION POINT AND ON STREET PARKING AMENDMENTS

scale 1:200 @ A3	drawn by JME	checked by AP
date NOVEMBER 2019	cad file FIGURES P3	suitability rev. P2
drawing number FIGURE 1.7		

