

# TREE PROTECTION & PRUNING

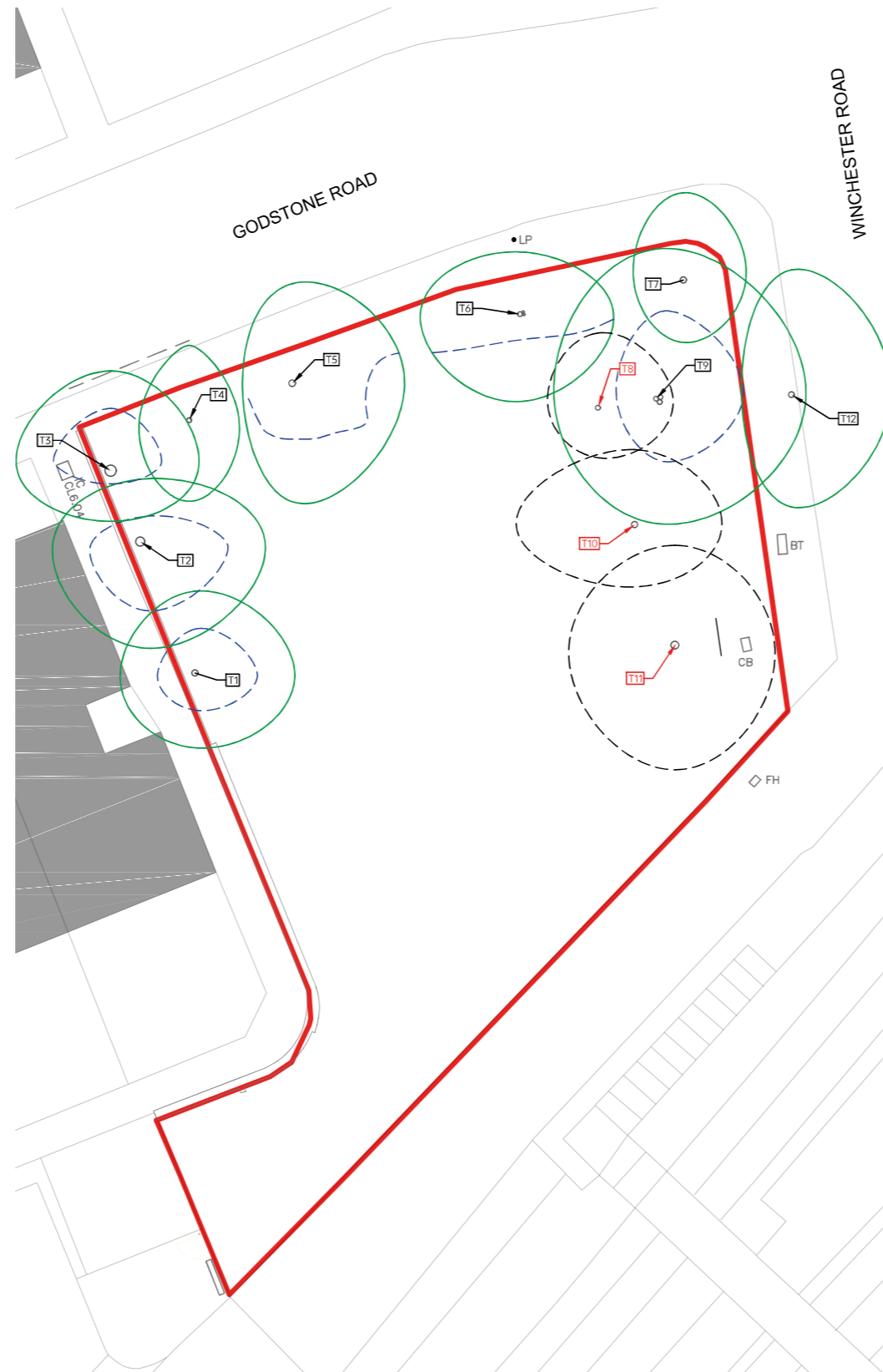
The three trees T8, T10 & T11 will be removed as they will be too close to the proposed houses. All other trees on the site will remain, ensuring that the visual amenity provided to Godstone Road and Winchester Road is maintained.

The trees that are considered to have some value as bat habitat, T1, T2 & T3 will all be retained.

The remaining trees will be pruned and a tree management plan put in place.

The integrity of the existing trees throughout construction will be maintained by tree protection barriers.

All existing shrubs, scrub and planting on the site will be removed. The ecological report states that the existing soft landscape provides no real habitats and supports a flora dominated by invasive species.



Trees to be removed



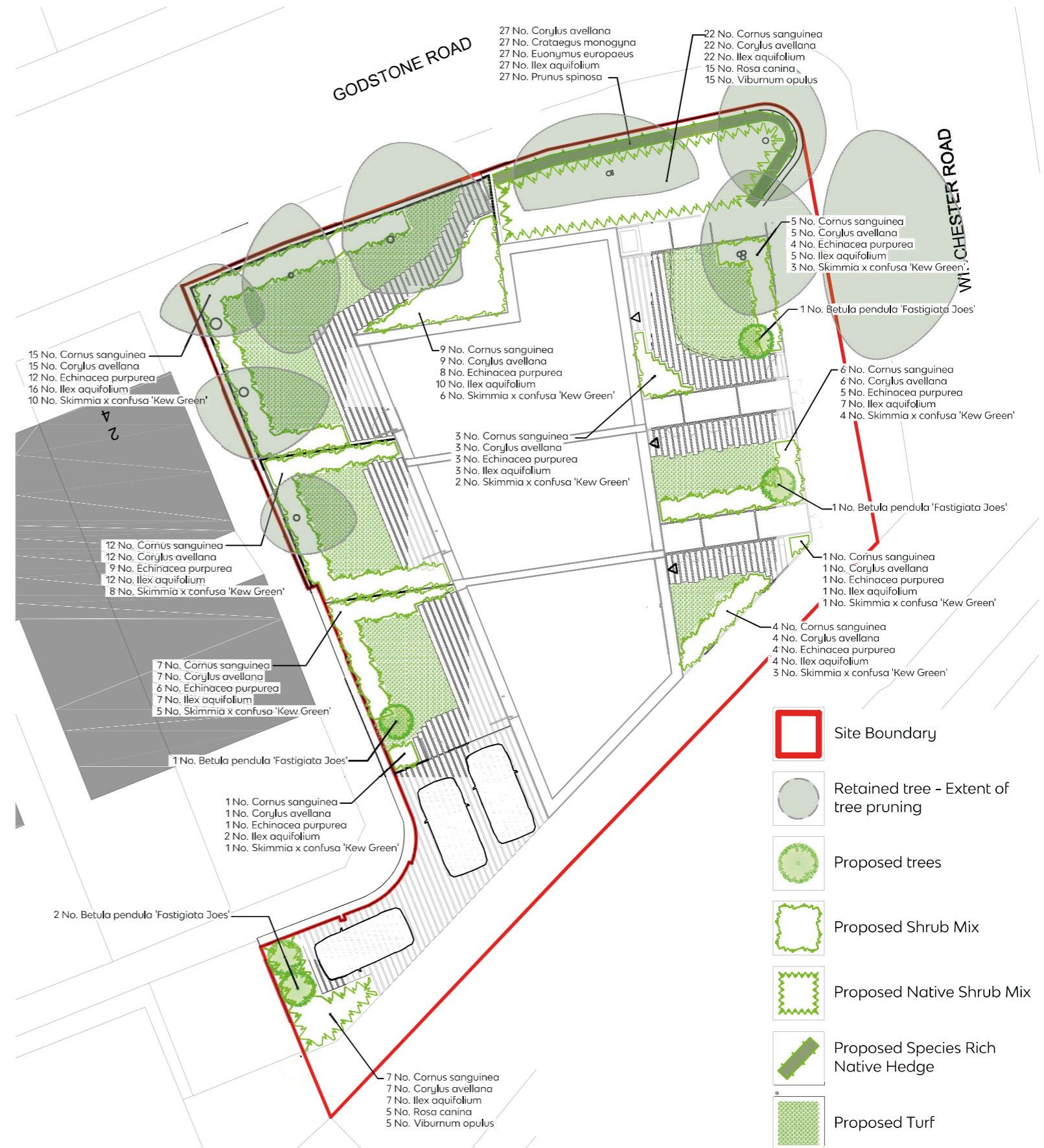
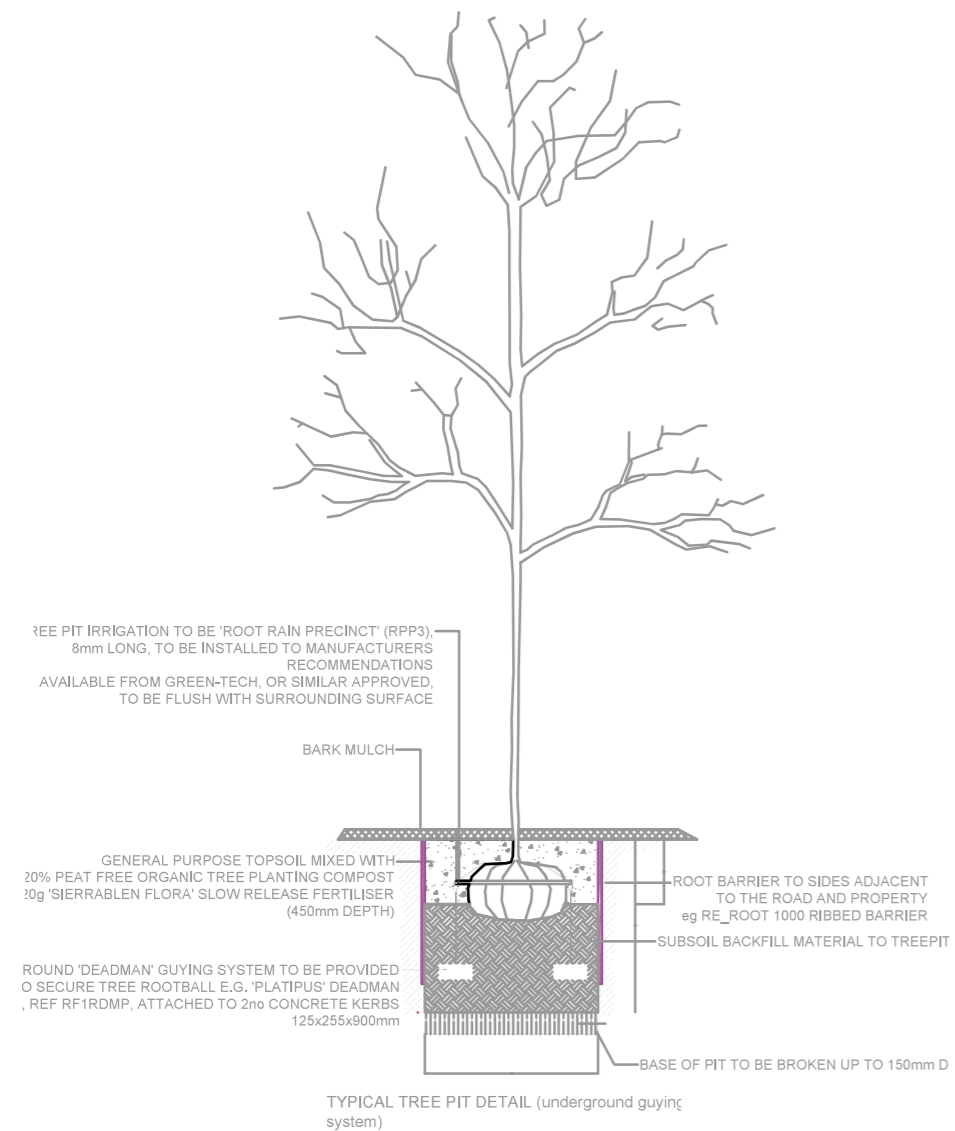
Tree protection and pruning plan

# ECOLOGICAL STRATEGY

The three removed trees will be replaced by five new trees. The adjacent planting plan shows that there will be two new trees along Winchester Road, one in the garden of the southern house and two on the boundary with the business park.

The below diagram shows the root barriers that will be installed to prevent the proposed trees causing issues with buried services or the proposed houses.

An ecologically minded landscaping plan is proposed that comprises of trees and native shrub planting. This will enhance the site biodiversity and provide habitat for protected species through the inclusion of nesting and roosting boxes, hedgehog houses, insect hotels and a range of native woody and shrubby species, to provide food sources all year round.



Proposed Root Barrier Detail

Proposed trees & soft landscaping



View From The Corner Of Godstone Road & Winchester Road

## 05. ACCESS

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# ACCESS

## PEDESTRIAN ACCESS, CAR PARKING

Each house will front onto Winchester Road and will have level access into the house via a front garden. The front gardens will have paved pathways to the front doors as indicated on the ground floor plan. All associated parking spaces will be level access.

Two houses, one at either end, will have direct access to their gardens via side gates.

Each house will have a single car parking space. All three parking spaces will be located to the rear of the site, closest to the business park entrance and out of sight of Winchester Road. This allows the existing trees along the perimeter of the site to be maintained and the visual amenity of the neighbours opposite maintained.

All three parking spaces will be equipped with electric vehicle charging points from occupation.



Parking spaces and entry points

## REFUSE STRATEGY, CYCLE STORAGE & AMENITY SPACE

Cycle storage for each house is located in the front garden, where two cycles per house (as per London plan requirements) can be securely locked within a bike store. The bike store will open onto the street in order to maximise the garden spaces.

Amenity space provision, which includes both front and rear gardens for each house, is equal to or greater than 50 sqm for all three houses.

Refuse containers will be housed within an enclosure in the front garden. The enclosure will obscure them from view. The maximum distance from the refuse containers to the refuse collection point will be 21m.

The below storage provisions comply with the LBRuT, "Refuse And Recycling Storage Requirements Supplementary Planning Document" with the exception of the dry recycling where it is recommended a communal bin be used for three houses. This would require an enclosure for the communal bins, which would be positioned on Godstone road and would be highly visible. We therefore have proposed individual recycling bins to ensure all refuse storage is well concealed within the curtilage of the development, as requested in the LBRuT pre-app feedback letter.

### Refuse Storage Capacity

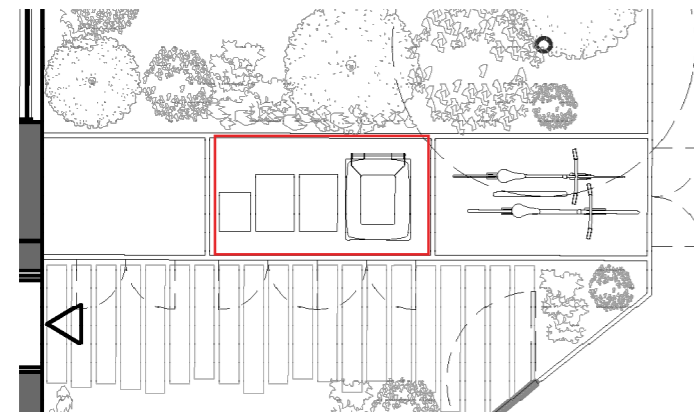
1 house with 240l per household with 3 bedrooms.  
2 houses with 360l that have more than 3 bedrooms.

### Dry Recycling Storage Capacity

All houses will have 2 x 55l recycling boxes.

### Food Waste Recycling Capacity

All houses will have 1 x 23l food waste container.



Refuse , Recycling & Food Waste Storage



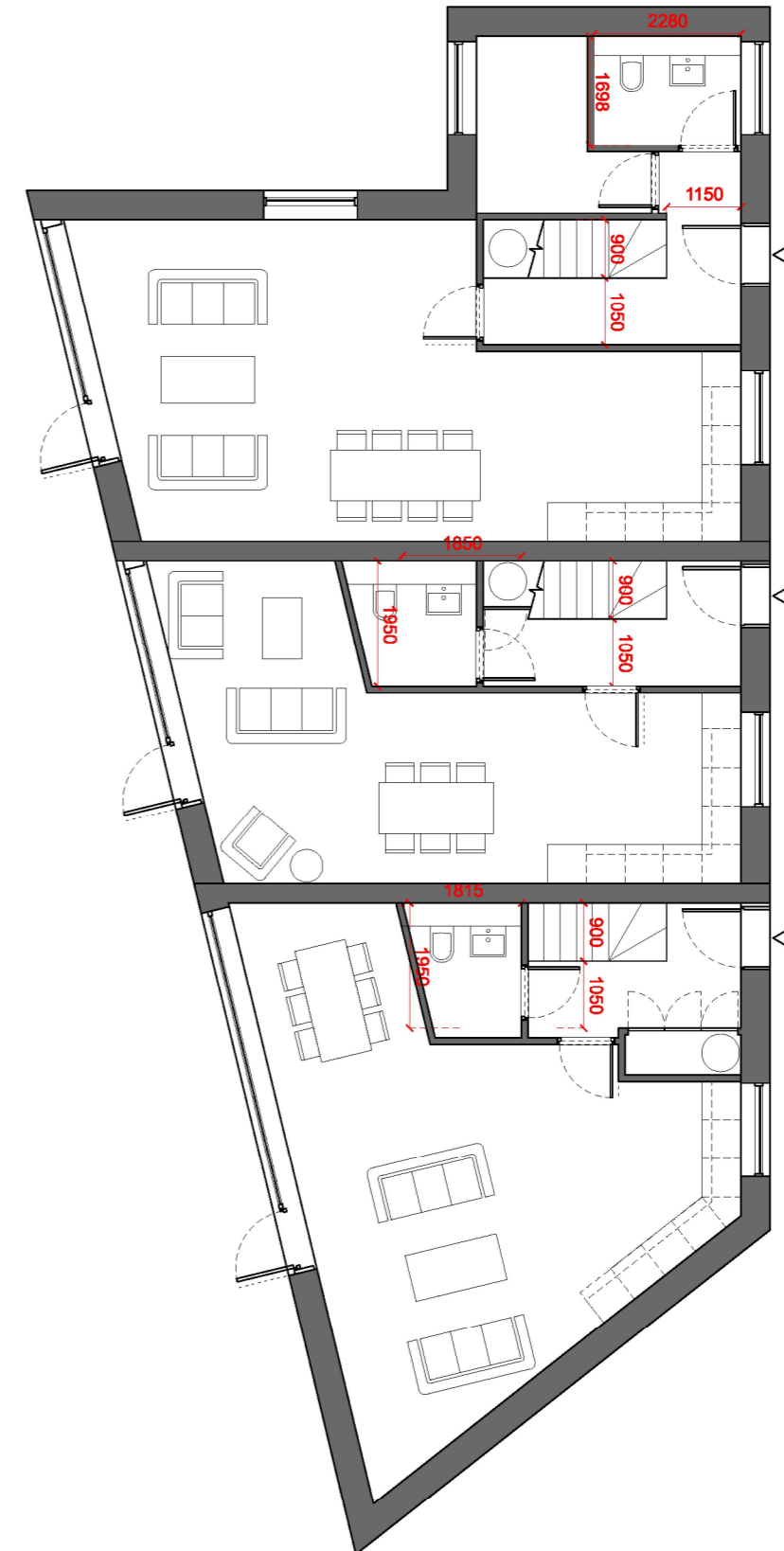
Amenity space, waste storage & waste collection point

# ACCESS

## M4(2) PLANS

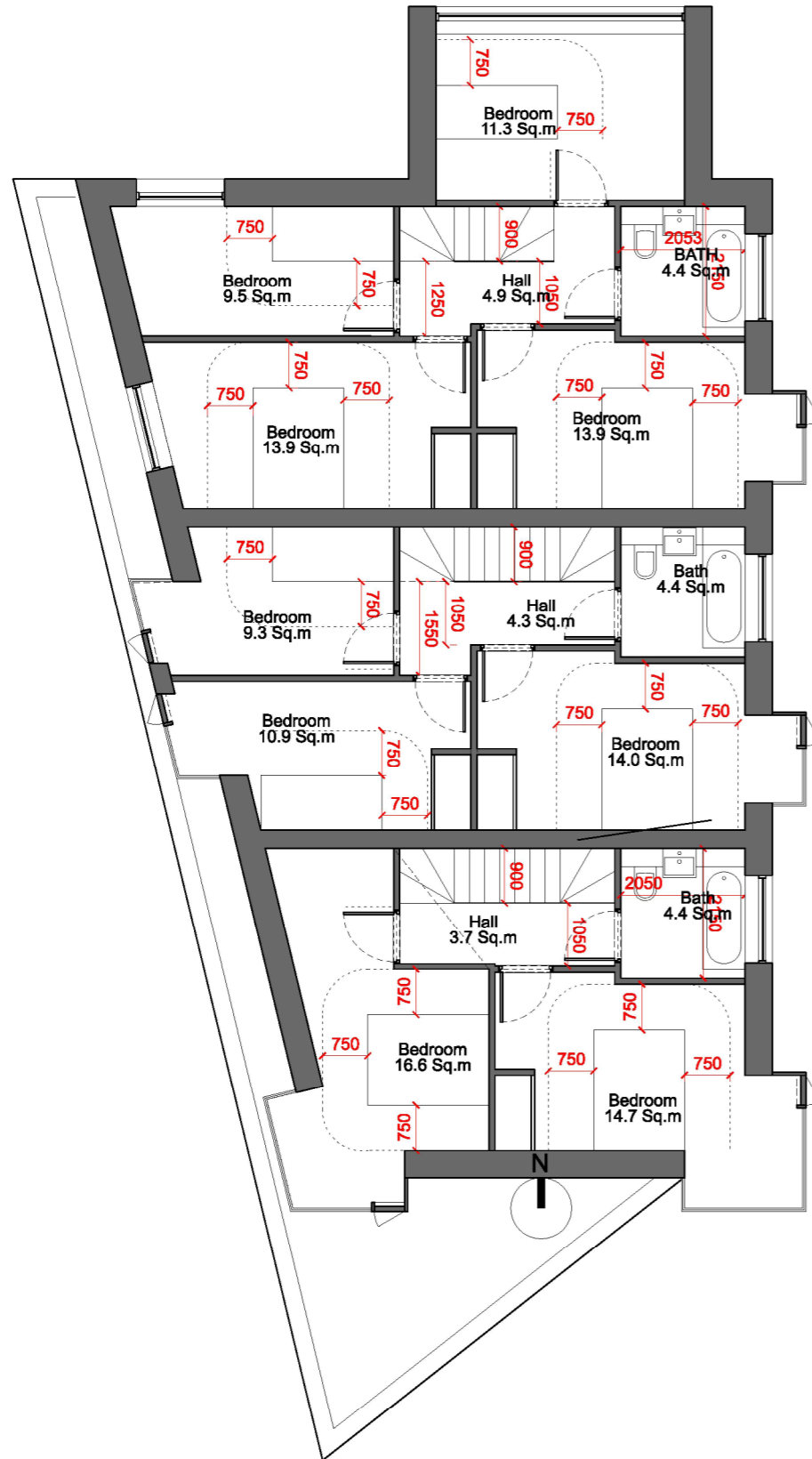
The proposed dwellings will meet M4 (2) accessible and adaptable dwelling standards. Including but not limited to the provision of:

- A step-free entrance and ground floor plan in each house.
- A step-free WC at the ground level of each dwelling, including sufficient space for adaptation for a future shower location.
- Stair flights will have a minimum width of 900mm.
- Entrance doorways at 850mm clear opening.
- All Internal doorways with a minimum 775mm clear opening.
- A 750mm clearance zone around all double beds and to one side and end of single beds.



Ground Floor Plan with Dimensions

# M4(2) PLANS



First Floor Plan with Dimensions

Second Floor Plan with Dimensions



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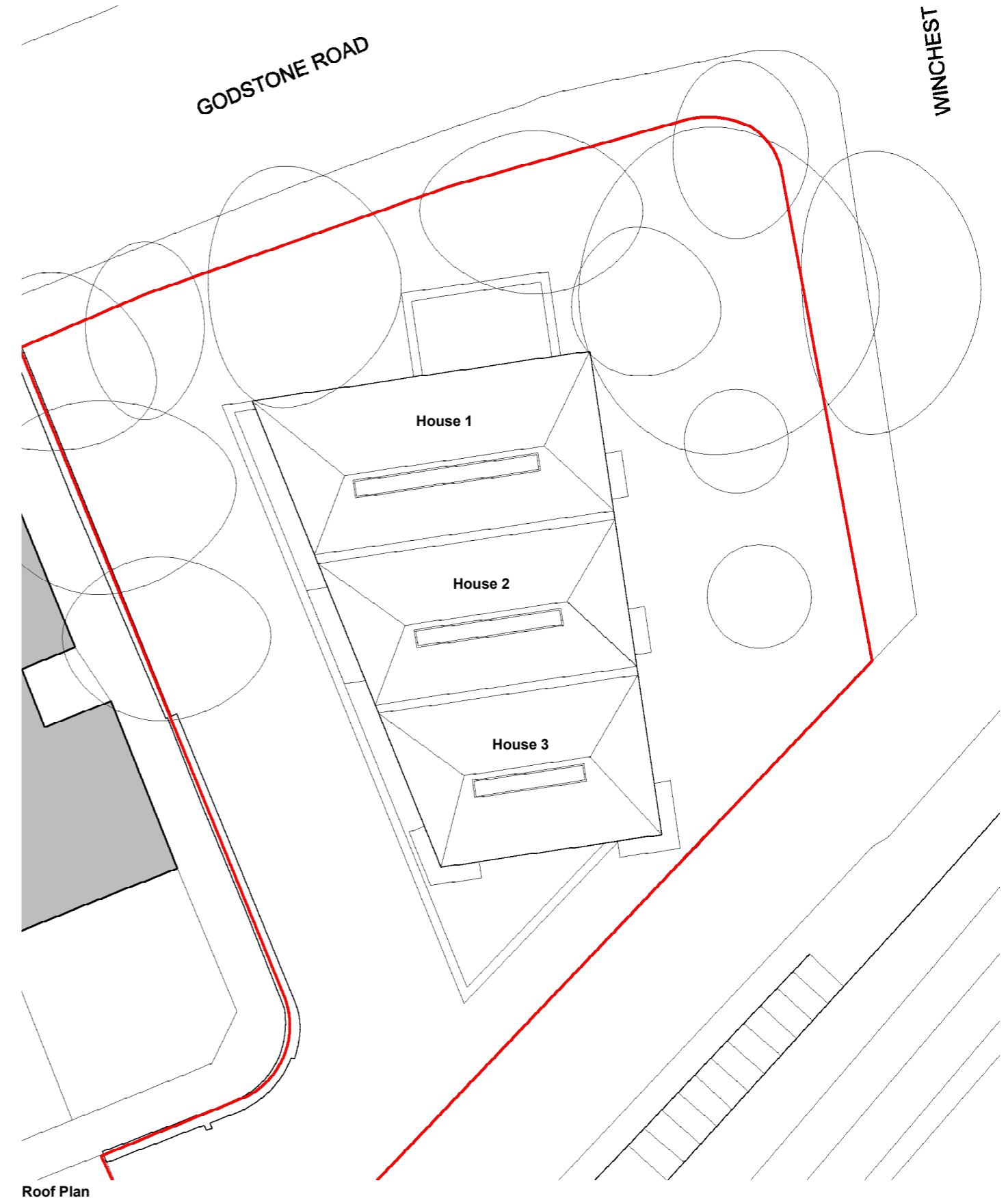
## AREA SCHEDULE

All of the houses, rooms, storage and internal ceiling heights will meet the Nationally Described Space standards. As can be seen below in the area schedule, the gross internal areas, measured to a minimum of 1.5m headroom, are above the requirements for their respective category.

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Areas in Sqm	House 1 5B 8P	House 2 4B 6P	House 3 3B 6P
<b>Ground</b>	<b>62</b>	<b>44</b>	<b>52</b>
<b>1st</b>	<b>62</b>	<b>47</b>	<b>41</b>
<b>2nd</b>	<b>49</b>	<b>43</b>	<b>37</b>
<b>Total</b>	<b>173</b>	<b>134</b>	<b>130</b>
<b>Minimum Required To Meet NDSS</b>	<b>134</b>	<b>112</b>	<b>108</b>



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