

Design

We have attached detailed plans and imagery to provide clarity around the proposals. These include proposed materials, additional elevational images and views of the proposals from the rear gardens of properties at Ellenbridge Way.

The dwellings are setback a minimum of 21m from the windows of the residential properties at 31-49 Elmfield Way and 45m from the properties on Ellenbridge Way. Due to the topography of the site, the gardens and ground floor levels of the proposals will be set approximately 4.5m lower than the ground level at the rear gardens of the adjacent Ellenbridge Way residences.

The proposed dwellings will comply with the Nationally Described Space Standards, which includes provisions for minimum overall floor areas as well as bedroom sizes. This will also be assessed by Croydon Council.

Housing Mix

The proposed development does not include a provision for affordable housing. Croydon Council's policy for providing affordable housing is for developments where 10 or more dwellings are proposed.

Access and Parking

The proposed access road will be 5.5m wide and capable of accommodating emergency service vehicles and refuse collection. The road will be a one-way traffic system. It is proposed that the access road will be a shared surface i.e. pedestrian, vehicles and bicycles, due to the limited amount of traffic the road will experience.

In line with Croydon Council's parking policies, one parking space per dwelling will be provided. Cycle storage for each dwelling will be located in the rear gardens of each property.

Our planning application will be supported by a Transport Assessment, which will demonstrate the proposed access and parking arrangements will be safe and practical for the proposed development.

Refuse

Individual enclosed refuse storage will be accommodated within the forecourt areas of each dwelling.

Drainage

We note the concerns raised in relation to the existing drainage conditions. We have appointed drainage consultants to review the existing capacity of the sewers. We will be seeking to utilise Sustainable Urban Drainage methods to appropriately discharge surface water and, if required, will include attenuation on site which will slowly release surface water into the existing infrastructure to avoid inundating the existing infrastructure. This will form part of our full planning submission and will be assessed by Croydon Council's drainage officers.

Construction

Hours of construction are set and enforced by Croydon Council. Their code of practice limits noisy works to Monday to Friday 8am to 6pm, Saturday 8am to 1pm and no noisy activities on Sundays and Bank Holiday. More information on this can be found here

<https://www.croydon.gov.uk/environment/pollution/noisecontrol/constucsite>

The applicant will be required to submit a Construction Traffic Management Plan, which Croydon Council will need to review and approve before construction of the development can commence. This document will detail the logistics of how construction will be carried out. Disruptions to gas and power supplies will be avoided at all costs.

Trees

A total of 12 trees and 2.5 tree groups will be removed to accommodate the development. The scheme has been designed to ensure all trees on adjacent land will be retained as part of the development. We attach a copy of the proposed Tree Retention Plan, which details the trees proposed to be removed/retained.

Covenants

We note the concerns raised in relation to the existing covenants that affect the application site. Appropriate legal requests have been made to ensure the development does not breach these.

Next Steps

We intend to submit the full planning application to Croydon Council shortly. You will be able to view all the submitted documents via the Council's website and will be afforded the opportunity to submit your comments to them for consideration in their assessment.