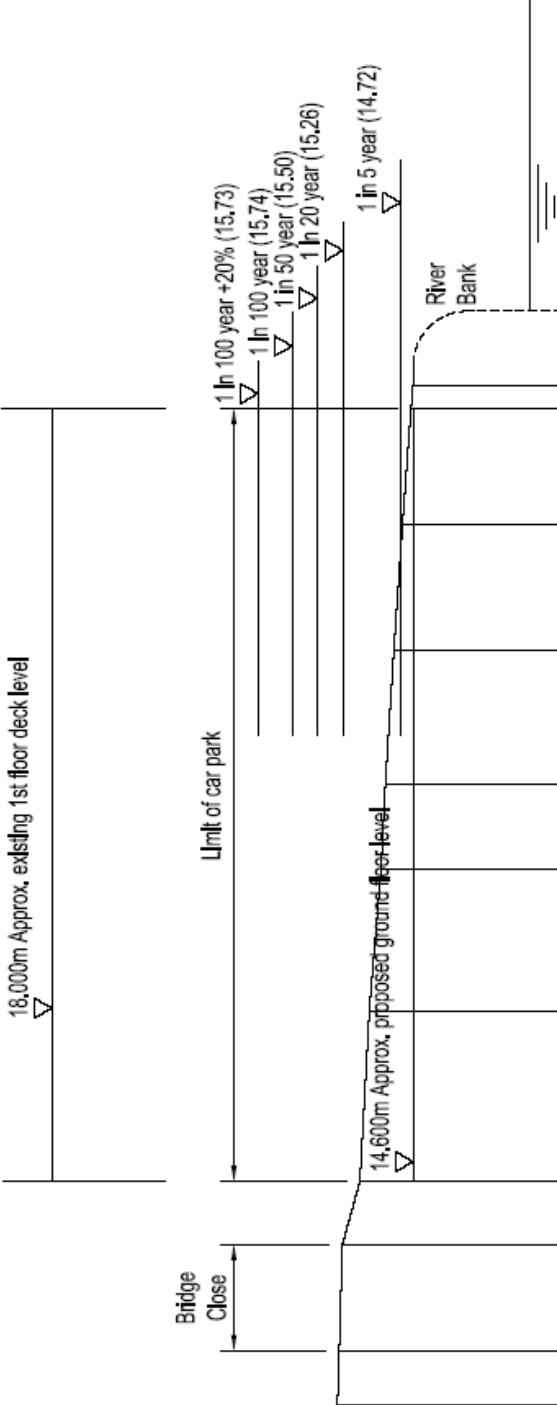


APPENDIX B: DRAWINGS



10,000

| EXISTING GROUND LEVEL (m) | CHAINAGE (m) | 15,311 | 15,294 | 15,100 | 21,042 | 15,100 | 15,265 | 15,100 | 37,142 | 15,010 | 50,492 | 14,900 | 58,492 | 14,860 | 71,092 | 14,780 | 82,827 | 14,700 | 93,827 | 14,620 | 96,000 | 14,600 | 103,000 |
|---------------------------|--------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------|
|---------------------------|--------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------|

NOTE:
Flood levels are provided by the
Environment Agency April 2005.

SECTION XX

Scale H=1:500, V=1:50

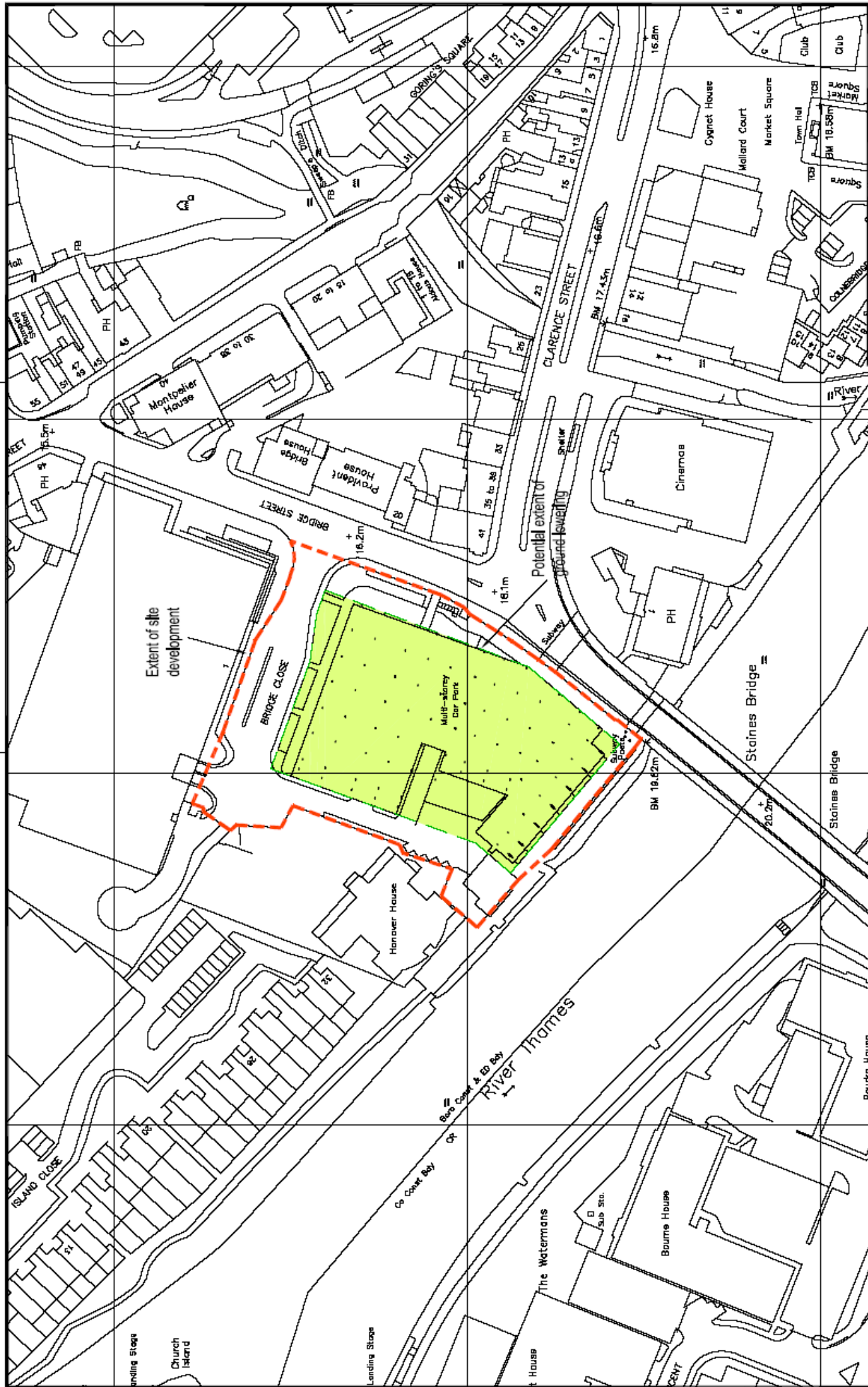
Note: The scale ratios defined in this drawing
apply when printed at A3-size only

BRIDGE STREET CAR PARK FRA

SECTION THROUGH CAR PARK

BLACK & VEATCH
Drawing no. 3/02/002 P2

| Rev. | Title | Drawn | Check | Review | Date | Reviewed | Check | Review | Date | Drawn | Check | Review | Date | Drawn | Check | Review | Date |
|------|------------------------------------|-------|-------|--------|--------|----------|-------|--------|--------|-------|-------|--------|--------|-------|-------|--------|--------|
| P2 | TITLE BLOCK REV. EVENT LEVELS REV. | MD | IKS | IKS | FEB'06 | IKS | IKS | IKS | MAY'04 | MD | IKS | IKS | FEB'06 | MD | IKS | IKS | MAY'04 |
| P1 | INITIAL PRELIMINARY ISSUE | MD | IKS | IKS | MAY'04 | IKS | IKS | IKS | MAY'04 | MD | IKS | IKS | MAY'04 | MD | IKS | IKS | MAY'04 |
| Rev. | Nature of revision | | | | | | | | | | | | | | | | |



BRIDGE STREET CAR PARK FRA

DEVELOPMENT BOUNDARY AND EXTENT OF POTENTIAL GROUND LOWERING

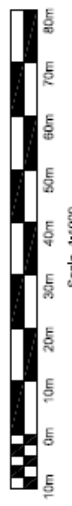
BLACK & VEATCH Black & Veatch Limited

Drawing no. 3092/003 P2

| Name | Date |
|------|--------|
| MD | MAY'04 |
| IKS | MAY'04 |
| IKS | MAY'04 |

| Drawn: | Check: | Review: | Date |
|--------|--------|---------|--------|
| MD | IKS | IKS | MAY'04 |
| JR | IKS | IKS | FEB'06 |

| Rev. | Nature of revision | Drawn: | Check: | Review: | Date |
|------|---------------------------|--------|--------|---------|--------|
| P2 | TITLE BLOCK REV. | MD | IKS | IKS | FEB'06 |
| P1 | INITIAL PRELIMINARY ISSUE | MD | IKS | IKS | MAY'04 |
| Rev. | | | | | |



Scale 1:1000

Note: The scale ratios defined in this drawing apply when printed at A3-size only

| REV | DATE | BY | CHKD | DESCRIPTION |
|-----|------------|----|------|-----------------------------|
| 1 | 14/03/2018 | JL | JL | ISSUED FOR TENDERS |
| 2 | 14/03/2018 | JL | JL | REVISED TO REFLECT COMMENTS |
| 3 | 14/03/2018 | JL | JL | REVISED TO REFLECT COMMENTS |
| 4 | 14/03/2018 | JL | JL | REVISED TO REFLECT COMMENTS |
| 5 | 14/03/2018 | JL | JL | REVISED TO REFLECT COMMENTS |
| 6 | 14/03/2018 | JL | JL | REVISED TO REFLECT COMMENTS |
| 7 | 14/03/2018 | JL | JL | REVISED TO REFLECT COMMENTS |
| 8 | 14/03/2018 | JL | JL | REVISED TO REFLECT COMMENTS |
| 9 | 14/03/2018 | JL | JL | REVISED TO REFLECT COMMENTS |
| 10 | 14/03/2018 | JL | JL | REVISED TO REFLECT COMMENTS |

ALL LEVELS ARE METRES ABOVE DRAINAGE DATUM.
 PROPOSED AREAS OF DEVELOPMENT:

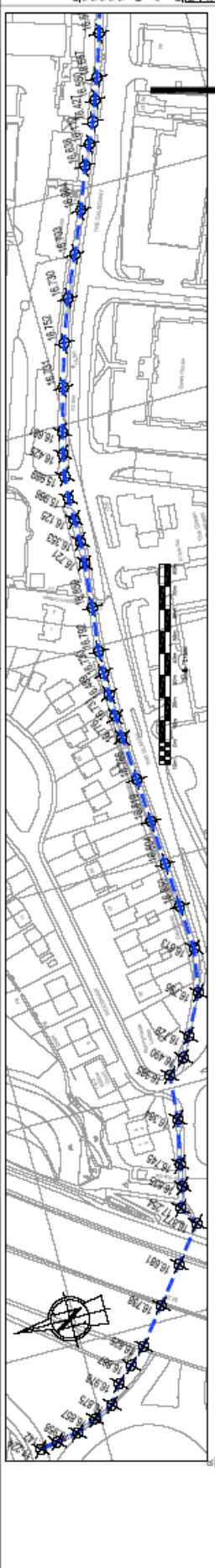
- 10 YEARS MODELLED FAL
- 15 YEARS MODELLED FAL
- 30 YEARS MODELLED FAL
- 10 YEARS MODELLED FAL
- 15 YEARS MODELLED FAL
- 30 YEARS MODELLED FAL

| REV | DATE | BY | CHKD | DESCRIPTION |
|-----|------------|----|------|-----------------------------|
| 1 | 14/03/2018 | JL | JL | ISSUED FOR TENDERS |
| 2 | 14/03/2018 | JL | JL | REVISED TO REFLECT COMMENTS |
| 3 | 14/03/2018 | JL | JL | REVISED TO REFLECT COMMENTS |
| 4 | 14/03/2018 | JL | JL | REVISED TO REFLECT COMMENTS |
| 5 | 14/03/2018 | JL | JL | REVISED TO REFLECT COMMENTS |
| 6 | 14/03/2018 | JL | JL | REVISED TO REFLECT COMMENTS |
| 7 | 14/03/2018 | JL | JL | REVISED TO REFLECT COMMENTS |
| 8 | 14/03/2018 | JL | JL | REVISED TO REFLECT COMMENTS |
| 9 | 14/03/2018 | JL | JL | REVISED TO REFLECT COMMENTS |
| 10 | 14/03/2018 | JL | JL | REVISED TO REFLECT COMMENTS |

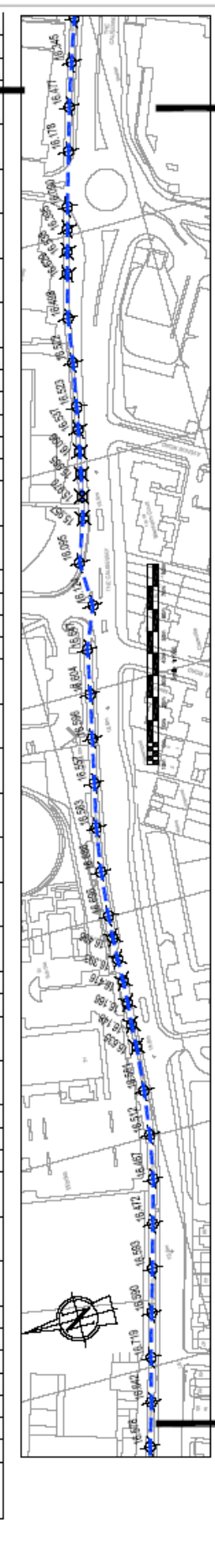
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|-----|------------|----|------|-----------------------------|
| 1 | 14/03/2018 | JL | JL | ISSUED FOR TENDERS |
| 2 | 14/03/2018 | JL | JL | REVISED TO REFLECT COMMENTS |
| 3 | 14/03/2018 | JL | JL | REVISED TO REFLECT COMMENTS |
| 4 | 14/03/2018 | JL | JL | REVISED TO REFLECT COMMENTS |
| 5 | 14/03/2018 | JL | JL | REVISED TO REFLECT COMMENTS |
| 6 | 14/03/2018 | JL | JL | REVISED TO REFLECT COMMENTS |
| 7 | 14/03/2018 | JL | JL | REVISED TO REFLECT COMMENTS |
| 8 | 14/03/2018 | JL | JL | REVISED TO REFLECT COMMENTS |
| 9 | 14/03/2018 | JL | JL | REVISED TO REFLECT COMMENTS |
| 10 | 14/03/2018 | JL | JL | REVISED TO REFLECT COMMENTS |

BLACK & VEATCH
 CONSULTING ENGINEERS
 BRIDGE STREET CARPARK
 FLOOD RISK ASSESSMENT
 PLAN AND SECTION OF
 DRY ESCAPE ROUTE

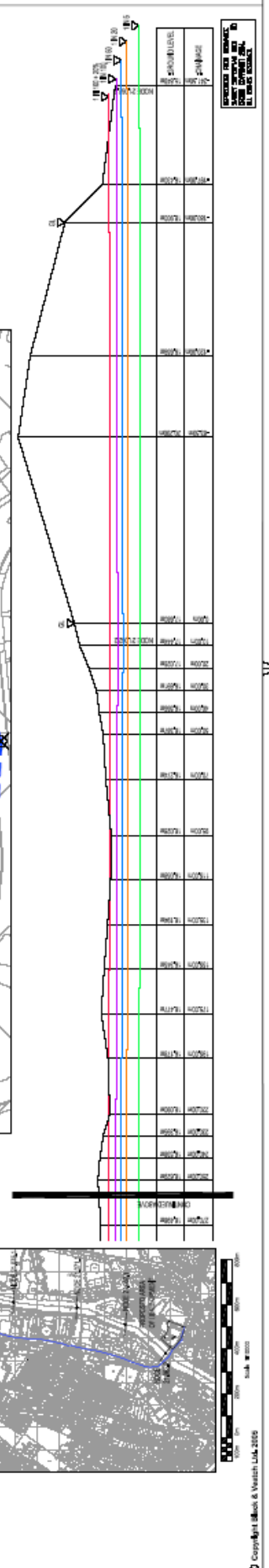
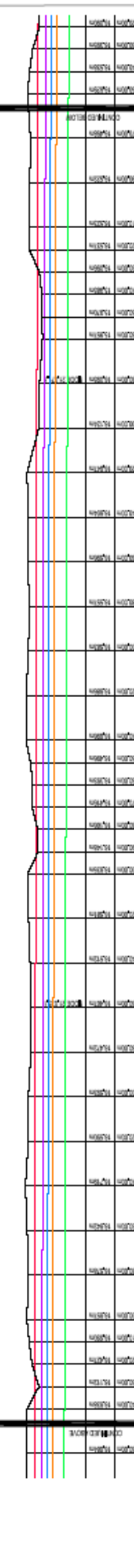
DRAWING NO: 35524-000-0005
 DATE: 14/03/2018
 PROJECT: BRIDGE STREET CARPARK
 CLIENT: SPELTHORNE BOROUGH COUNCIL



| REV | DATE | BY | CHKD | DESCRIPTION |
|-----|------------|----|------|-----------------------------|
| 1 | 14/03/2018 | JL | JL | ISSUED FOR TENDERS |
| 2 | 14/03/2018 | JL | JL | REVISED TO REFLECT COMMENTS |
| 3 | 14/03/2018 | JL | JL | REVISED TO REFLECT COMMENTS |
| 4 | 14/03/2018 | JL | JL | REVISED TO REFLECT COMMENTS |
| 5 | 14/03/2018 | JL | JL | REVISED TO REFLECT COMMENTS |
| 6 | 14/03/2018 | JL | JL | REVISED TO REFLECT COMMENTS |
| 7 | 14/03/2018 | JL | JL | REVISED TO REFLECT COMMENTS |
| 8 | 14/03/2018 | JL | JL | REVISED TO REFLECT COMMENTS |
| 9 | 14/03/2018 | JL | JL | REVISED TO REFLECT COMMENTS |
| 10 | 14/03/2018 | JL | JL | REVISED TO REFLECT COMMENTS |



| REV | DATE | BY | CHKD | DESCRIPTION |
|-----|------------|----|------|-----------------------------|
| 1 | 14/03/2018 | JL | JL | ISSUED FOR TENDERS |
| 2 | 14/03/2018 | JL | JL | REVISED TO REFLECT COMMENTS |
| 3 | 14/03/2018 | JL | JL | REVISED TO REFLECT COMMENTS |
| 4 | 14/03/2018 | JL | JL | REVISED TO REFLECT COMMENTS |
| 5 | 14/03/2018 | JL | JL | REVISED TO REFLECT COMMENTS |
| 6 | 14/03/2018 | JL | JL | REVISED TO REFLECT COMMENTS |
| 7 | 14/03/2018 | JL | JL | REVISED TO REFLECT COMMENTS |
| 8 | 14/03/2018 | JL | JL | REVISED TO REFLECT COMMENTS |
| 9 | 14/03/2018 | JL | JL | REVISED TO REFLECT COMMENTS |
| 10 | 14/03/2018 | JL | JL | REVISED TO REFLECT COMMENTS |



Appendix 2: Council's guidance on Design Statements

GUIDANCE ON PREPARING DESIGN STATEMENTS

Introduction

Good design is essential to ensure that new development contributes positively to the character of an area.

Design statements are the end product of a design process and provide a formal mechanism to explain how that process has considered the characteristics of a site, adjoining buildings and the wider locality in preparing a scheme. It will in this way demonstrate how the particular design approach has been arrived at and why it is the most appropriate. The Government commends the preparation of such statements in Appendix A of Planning Policy Guidance Note No. 1 'General Policy and Principles' www.planning.odpm.gov.uk/ppg/ppg1/index.htm

A good statement will enable the local authority, neighbours and the general public to quickly understand the reasoning for a development and its design and help in early identification of any matters requiring clarification. Good design statements will also assist us generally in making quicker decisions.

This leaflet explains when design statements need to be submitted with planning applications and what they should include.

When is a Design Statement Required?

A design statement is needed for all applications except developments that do not involve new buildings or engineering works.

For extensions to residential property and minor extensions to commercial premises most of the relevant information to assess the proposal and understand its wider impact can usually be shown on the submitted plans, and supplemented as necessary by photographs and a covering letter. It will be important that the plans show the relationship of the development to adjoining buildings and spaces so a proper assessment of the developments impact and therefore suitability of the design is demonstrated.

The content of statements will depend on the nature of the site and the scale of the development proposed but should be as succinct as possible. In the case of outline planning applications it is accepted that the information required in section (b) and (c) below will be of a more general nature but should still be sufficient to establish that a development is acceptable in principle.

Before design work is started it is important to check that the principle of the proposed use of a site is consistent with the Council's adopted Local Plan and other Supplementary Planning Guidance. Good design (with or without a design statement) will not overcome planning policy objections to the principle of a particular use or development.

Content of a Design Statement

a. Identifying the Character of an Area

Design statements should begin with an analysis of the character of the area in which the development is proposed, and of the site itself, including any existing buildings to be retained. This section will, therefore, include an assessment of the following matters which will establish both the immediate and broader context into which the development is being introduced:

1. prevailing architectural character and development pattern of the area;
2. important views and vistas;
3. nature and character of adjoining buildings and spaces;
4. slope and levels of the site which might affect visibility and overlooking;
5. height, mass and orientation in relation to the sun of existing buildings;
6. assessment of existing trees and other features worthy of retention including canopy spread.

b. The design approach

The statement should outline the objectives and features of the development itself in terms of both the client's requirements and how the character of the area and other factors have been taken into account or safeguarded. This includes such issues as:

1. position/siting of the development and associated facilities e.g. car parking;
2. layout, density, and site coverage;
3. vehicular and pedestrian access;
4. scale, height, shape/proportions and massing of the building or extension;
5. materials to be used including details of finishes and colour;
6. the needs of those with disabilities; and
7. sustainability, energy efficiency and energy conservation; and
8. lifetime homes standards.

c. Assessment of any impacts

The statement should then provide an objective assessment of any impacts of the development on the character of the area including the way in which it has been taken into account in the design. This will include how adverse impacts on adjoining properties have been avoided and how the development has contributed to improving the character of the wider area.

d. Special Planning Considerations

Finally, the statement will explain how any special planning designations/protections and policies have been taken into account in the design. Such designations include Conservation Areas, areas liable to flood, and the River Thames Area of Special Character. All special planning designations are set out on the Local Plan Proposals Map and are explained in the text of the Plan. These matters should be inspected at an early stage in the design process. Special regard must be had to 'listed' buildings in the Borough for which the Council has published a complete list.

e. Accessibility

Finally, the statement should explain how accessibility issues have been taken into account in the design of the development. It should comment on whether or not the development meets current 'Lifetime Homes standards', and if not, give reasons for this.

More Information

If you require further advice on when to prepare a design statement or what should be included, please contact the planning duty officer - 01784 446361/446558.

You may find some of the following documents helpful in assessing a site and preparing a design statement (web addresses are shown where they are available on this form).

"Spelthorne Borough Local Plan" - April 2001

Supplementary Planning Guidance - "The Design of New Residential Development and Extensions" - Borough of Spelthorne - April 1999

"Listed Buildings in Spelthorne" - Borough of Spelthorne - November 2003

"Surrey Design: A Strategic Guide for Quality Built Environments" - Surrey County Council - Jan 2002
www.surreycc.gov.uk

"By Design: Urban Design in the Planning System: Towards Better Practice" - DETR - May 2000

Better Places to Live by Design" - DETR/CABE - Sep 2001

The above two documents are both available on <http://www.planning.odpm.gov.uk/advice.htm>