

Mr John Barkham  
John Collins Associates  
127 Beulah Road  
Thornton Heath  
CR7 8JJ

D2011/64240/RPA

The Council of the London Borough of Sutton as Local Planning Authority under the provisions of Part III of the Town and Country Planning Act 1990, DO HEREBY GRANT permission for the development specified in the First Schedule hereto, subject to the conditions (if any) specified in the Second Schedule.

**WARNING:** It is in your interests to ensure you obtain the approval of the Local Planning Authority, where the conditions require that to occur. Failure to comply with the following conditions may lead to enforcement action to secure compliance.

#### FIRST SCHEDULE

The development specified in the application for planning permission received valid on 07/04/2011 namely:

Wallington Court STANLEY PARK ROAD WALLINGTON SM6 0HG

Application for a replacement planning permission to extend the time limit for implementation of application number D2008/59080/FUL: Erection of an additional floor within the roof space and extension at second floor level to provide six 1-bedroomed and seven 2-bedroomed self contained flats and provision of associated refuse & cycle storage.

#### SECOND SCHEDULE

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

(2) The type and treatment of the materials to be used on the exterior of the building(s) shall be submitted to and approved in writing by the Local Planning Authority prior to the development being carried out. The approved materials shall be used in the construction of the development hereby approved and completed prior to its occupation/use and retained thereafter.

Reason: To safeguard the visual amenities of the area and to ensure compliance with Policies BE1 and BE2 of the Sutton Unitary Development Plan which seek to ensure buildings are of a high standard of design and where applicable compatible with existing townscape.

(3) The development hereby permitted shall not be occupied until bicycle storage facilities have been provided in accordance with a scheme which shall have been agreed in writing by the Local Planning Authority. Such storage provision shall thereafter be kept for the use of the occupants of the development hereby approved.

Reason: To ensure compliance with Policy TR28 of the Unitary Development Plan which seeks to ensure that provision is made as part of new development.

(4) The residential units hereby approved shall not be used or occupied until a scheme of sound insulation between the proposed development and the residential properties below has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior occupation of the units and thereafter retained.

Reason: To safeguard the amenities currently enjoyed by occupants of adjoining premises and/or dwellings.

(5) All building operations in connection with the construction of external walls, roof, and foundations; site excavation or other external site works; works involving the use of plant or machinery; the erection of scaffolding; the delivery of materials; the removal of materials and spoil from the site, and the playing of amplified music or speech shall only take place between the hours of 8.00am and 6.00pm Monday to Friday, and between 8.00 am and 1.00pm on Saturdays and not at all on Sundays, Public and Bank Holidays.

Reason: To safeguard the amenity of the occupiers of adjacent premises and the area generally during the building construction process.

(6) The development shall not begin until a Construction Method statement/Environmental Statement, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding, behind any visibility zones
- (f) construction traffic routing.
- (g) hours of operation <<planning related and usually specified by Case Officer>>.
- (h) means to control dust <<planning related and usually specified by Case Officer>>.
- (i) means to control noise <<planning related and usually specified by Case Officer>>.
- (j) Officer>>.

(k) means to prevent deposition of mud on the highway.  
has been submitted to and approved by the Local Planning Authority. The development shall be constructed in accordance with the approved statement.

Reason: To ensure that the proposed development does not interfere with the free flow of traffic and conditions of safety on the public highway.

(7) The method of refuse storage shall be the subject of a detailed scheme to be submitted to and approved in writing by the Local Planning Authority. The approved refuse storage shall be provided prior to the occupation of the units hereby permitted and thereafter retained.

Reason: To ensure that this facility is provided in a satisfactory manner to ensure compliance with Policy BE1 of the Sutton Unitary Development Plan.

(8) A scheme of (a) photovoltaic and/or solar heating shall be submitted in writing for the approval of the Local Planning Authority prior to the development commencing. The approved scheme shall be provided prior to the development being occupied and shall be retained thereafter.

Reason: To ensure that a satisfactory standard of development is provided to accord with the sustainability objectives of the Local Planning Authority.

(9) No occupation shall take place until a scheme showing the screenign of the balcony on the south elevation is submitted to and approved in writing by the Local Planning Authority. The sapproved scheme shall be implemented prior to occupation and retained therefter.

Reason: To prevent overlooking to the neighbouring properties.

(10) No soakaways shall be constructed such that they penetrate the water table and shall not in any event exceed 3 metres in depth below existing ground level and one metres above the highest seasonal water table.

Reason: To prevent pollution of groundwater

(11) No soakaways shall be constructed in contaminated ground.

Reason: To prevent pollution of groundwater.

(12) The development hereby permitted shall be carried out in accordance with the following approved plans: 4449-1, 4449-3, 4449-4b, 4449-5b, 4449-6a, 01/909/01b, 01/909/13, 01/909/10, 01/909/11 and 01/909/12.

Reason: For the avoidance of doubt and in the interests of proper planning.

#### INFORMATIVES.

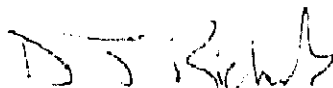
(1) This approval only grants permission under section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 6263 or 6325 before proceeding with the work.

(2) This application has been assessed against the relevant policies of the Sutton Unitary Development Plan. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.

(3) NAMING AND NUMBERING. This permission creates one or more new units which will require a correct postal address. Contact the Street Naming & Numbering

Section at 24 Denmark Road, Carshalton, Surrey SM5 2JG, telephone 020 8770 6369 or e-mail [street.naming@sutton.gov.uk](mailto:street.naming@sutton.gov.uk).

**I would draw your attention to the need to discharge the condition(s) attached to the consent, in some instances before work commences on site. Site visits relating to the construction are a matter for Building Control not planning. Their telephone number(s) are 020 8770 6263/6325/6312.**



Executive Head of Planning and  
Transportation

Date: 29 March 2012

(LBSDCNGTD)



LONDON BOROUGH OF SUTTON  
APPENDIX TO PLANNING DECISION NOTICES  
NOTES TO APPLICANTS

**APPEALS.**

If the **applicant** does not agree with the decision of the Council **they alone** may appeal in accordance with sections 78 and 79 of the Town and Country Planning Act 1990

- (a) against a refusal of permission or
- (b) against the imposition of one or more conditions

within 6 months from the date of the decision notice. Before you decide to appeal you may wish to consider amending your proposal to meet the Council's reasons for refusing permission. The Council's planning staff are always prepared to discuss with you ways to avoid an appeal by submitting an alternative application.

If you decide to appeal you must get the correct form from the Secretary of State for the Environment, at The Planning Inspectorate, Room 3/03 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PB (Tel: 0117-372 6372). When you have completed the form you should send copies to the following:

- (a) Director of Environmental Services, 24 Denmark Road, Carshalton, Surrey SM5 2JG
- (b) The Secretary of State for the Environment (address as above).

Remember to keep a copy for your own records. The Secretary of State can allow a longer period for you to give notice of an appeal but only in special circumstances.

There are certain cases where the Secretary of State will not entertain an appeal. Further details are available from Bristol.

**PURCHASE NOTICES.**

Part VI of the Town and Country Planning Act 1990 deals with cases where planning permission is refused or granted subject to conditions and the owner of the land claims that the land is incapable of "reasonably beneficial use". A Purchase Notice can be served on the Council requiring the owners interest in the land to be purchased.

**CLAIMS FOR COSTS.**

In certain circumstances following an appeal decision a claim may be made against the Local Planning Authority for compensation. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

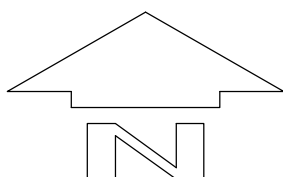
**DISCHARGING CONDITIONS.**

Where a condition needs written approval of the materials, landscaping etc. the Local Planning Authority has 8 weeks to give you a decision. You may appeal to the Secretary of State if a decision has not been made within the 8 weeks or a refusal of permission in writing has been given.



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## NOTES



TITLE:

**LOCATION PLAN**

**JOHN COLLINS ASSOCIATES**

CHARTERED SURVEYORS

TOWN PLANNERS

127 Beulah Road, Thornton Heath, Surrey CR7 8JJ

Tel: 020 8771 3721 Fax: 020 8771 9384 Email: mail@jcasurveyors.co.uk

PROJECT:

**WALLINGTON COURT**

SCALE:

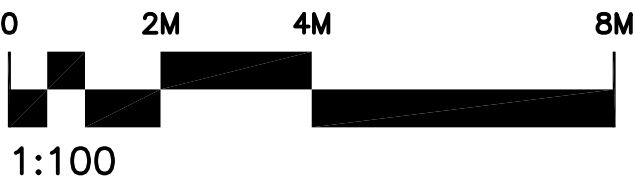
**1 : 1250**

DATE:

**AUG 2007**

DWG NO:

**4449-1**



SOUTH ELEVATION



NORTH ELEVATION

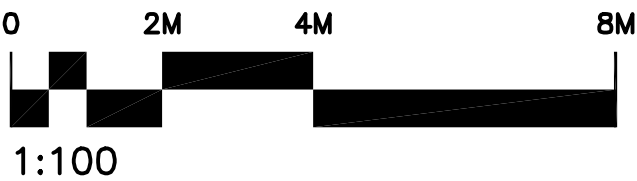


EAST ELEVATION



WEST ELEVATION

NOTES <small>DO NOT SCALE. DRAWINGS ARE COPYRIGHT</small>	REVISIONS <small>Rev Date Description</small>	APPLICANT STONEGATE PROP. LTD	DATE NOV 2007	SHEET A1	TITLE EXISTING ELEVATIONS	
		PROJECT WALLINGTON COURT STANLEY PARK ROAD WALLINGTON	STATUS OUTLINE DESIGN	SCALE 1 : 100	DWG NO	REV
				4449-3		



BLACK PAINTED STEEL  
RAILINGS TO NEW BALCONY  
TO MATCH EXISTING AT  
FIRST FLOOR LEVEL BELOW

SOUTH ELEVATION



NEW FLAIN CLAY TILES WITH  
SPROCKET EAVES  
LEAD GLAD DORMERS WITH  
WHITE PLASTIC DOUBLE  
GLAZING TO MATCH  
EXISTING REPLACEMENT  
GLAZING  
CONSERVATION GRADE  
DOUBLE GLAZED ROOF  
LIGHT WITH INTERMEDIATE  
GLAZING BAR  
CEMENT RENDER WALLS TO  
MATCH EXISTING TO SIDE  
ELEVATIONS

NORTH ELEVATION



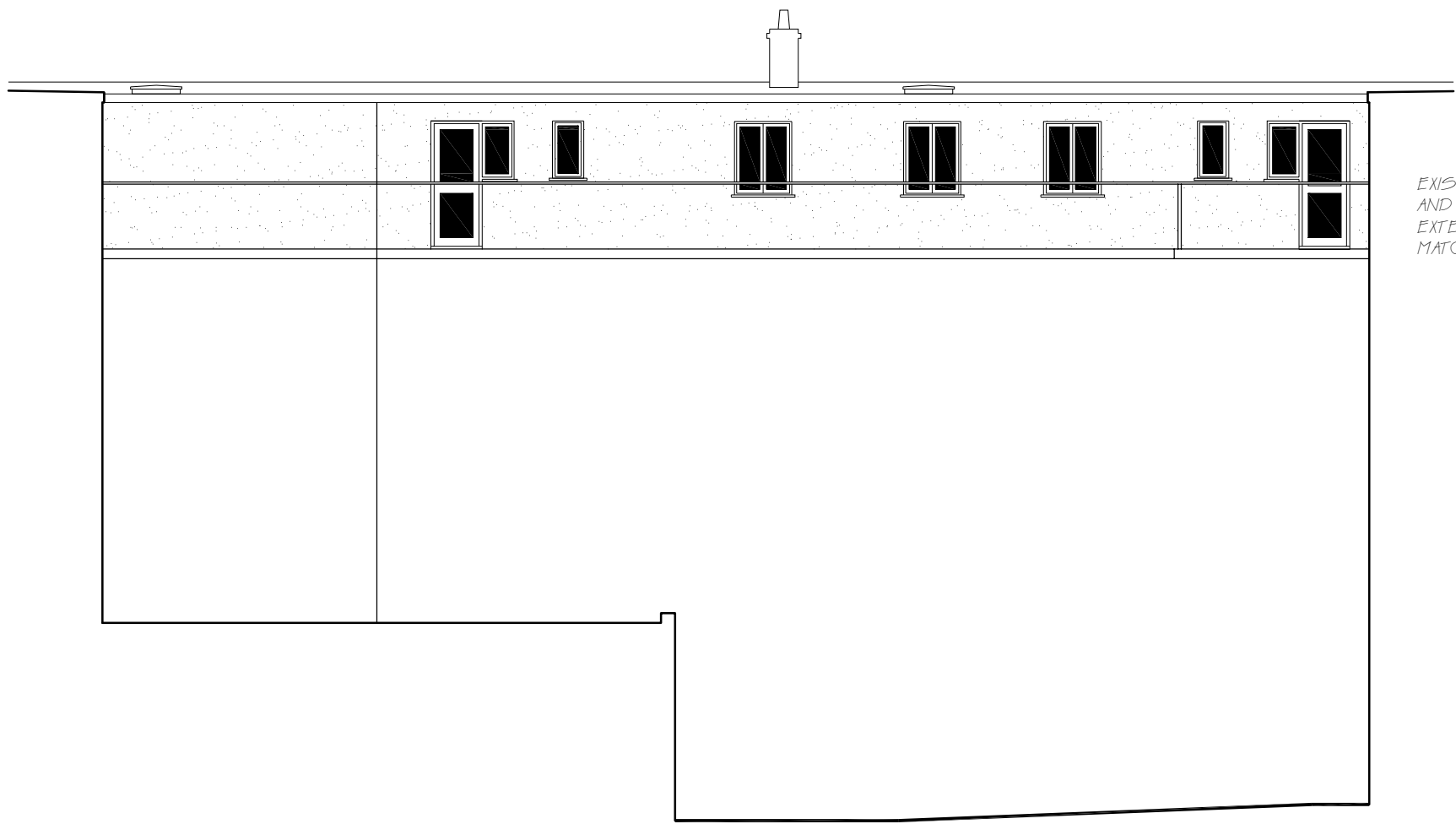
BLACK PAINTED STEEL  
HANDRAIL TO BALCONY TO  
MATCH BALCONIES BELOW

EAST ELEVATION

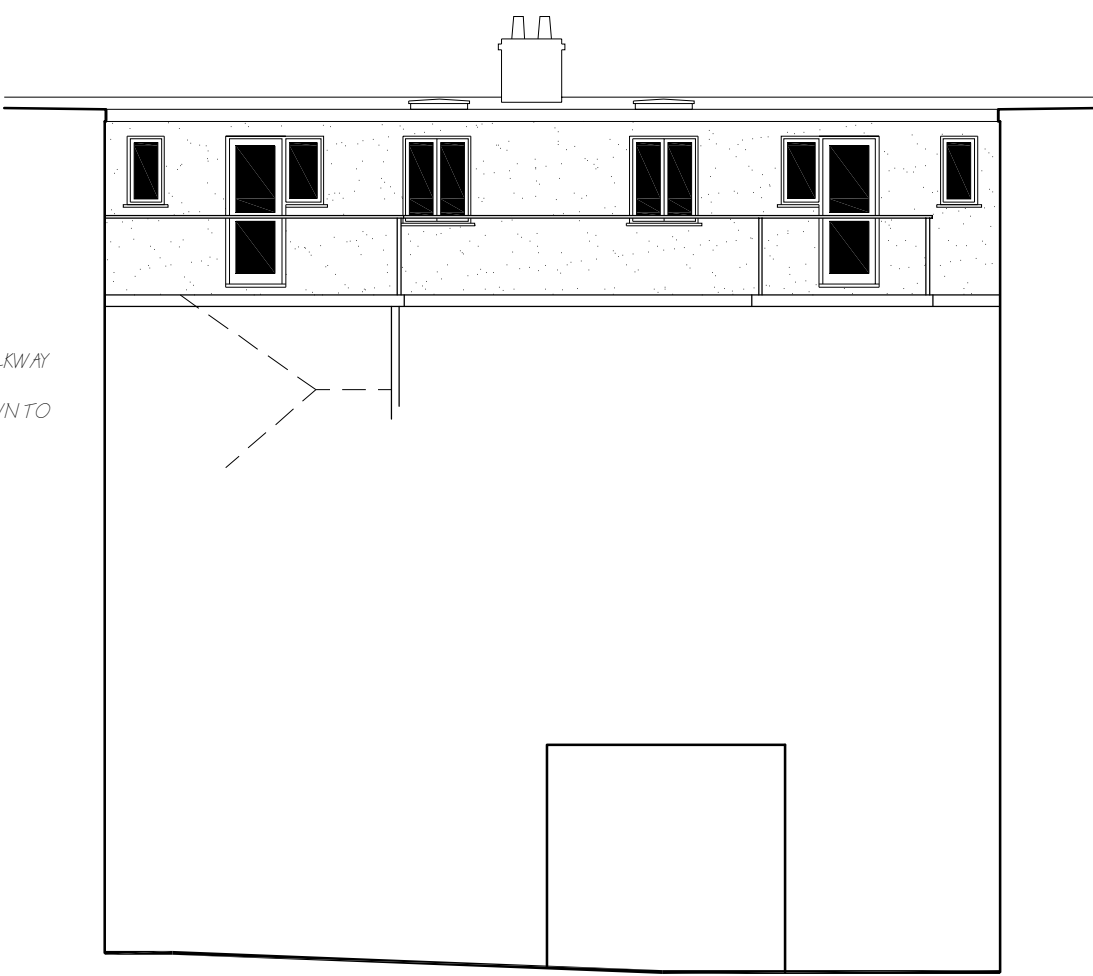


WEST ELEVATION

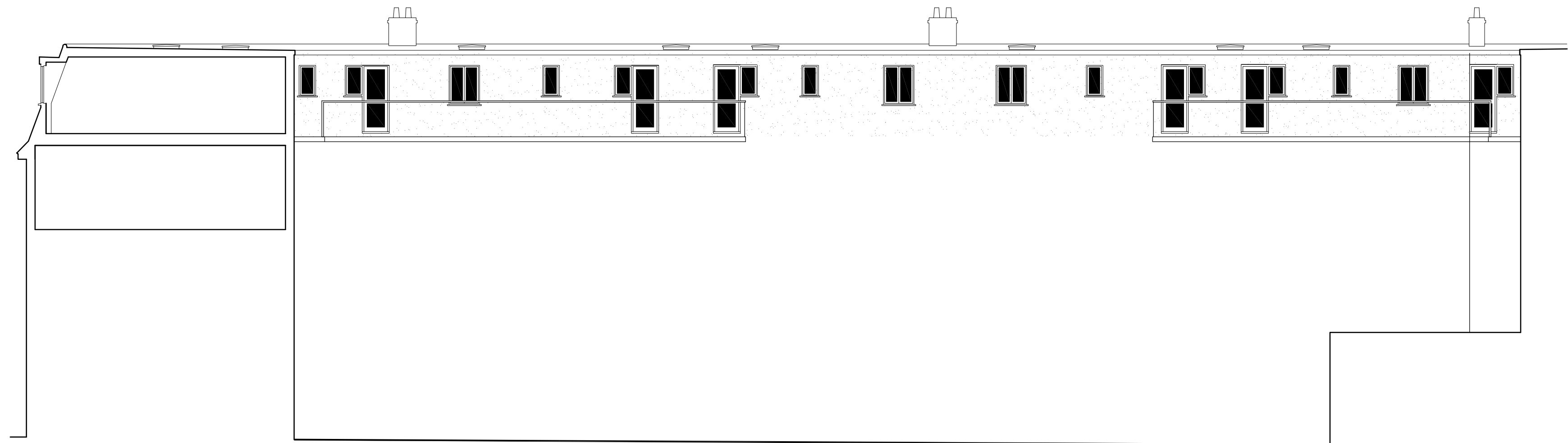
NOTES DO NOT SCALE. DRAWINGS ARE COPYRIGHT	REVISIONS Rev. Date Description A 04/01/08 SPROCKETTED EAVES B 20/02/08 DORMERS	APPLICANT STONEGATE PROP. LTD	DATE NOV 2007	SHEET A1	TITLE PROPOSED ELEVATIONS	
		PROJECT WALLINGTON COURT STANLEY PARK ROAD WALLINGTON	STATUS OUTLINE DESIGN	SCALE 1:100	DWG NO. 4449-4	REV b



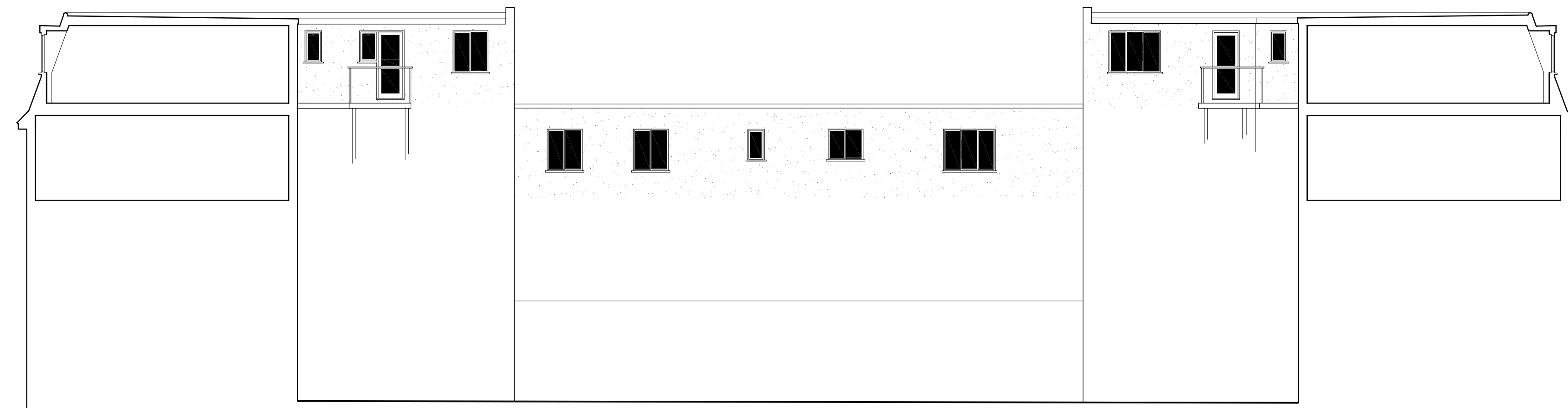
EAST ELEVATION - COURTYARD



WEST ELEVATION - COURTYARD



NORTH ELEVATION - COURTYARD



SOUTH ELEVATION - COURTYARD

DISCONTINUOUS FELT ROOF  
WITH MINERALISED GREEN  
CAP SHEET

WHITE PLASTIC  
DOUBLE-GLAZED WINDOWS  
AND ALUMINIUM ROOF  
LIGHTS

WHITE PAINTED SMOOTH  
CEMENT RENDER TO WALLS

EXISTING METAL WALKWAY  
AND PALUSTRADING  
EXTENDED AS SHOWN TO  
MATCH EXISTING

DISCONTINUOUS FELT ROOF  
WITH MINERALISED GREEN  
CAP SHEET AND ALUMINIUM  
FRAMED ROOF LIGHTS TO  
INTERNAL STARWELLS

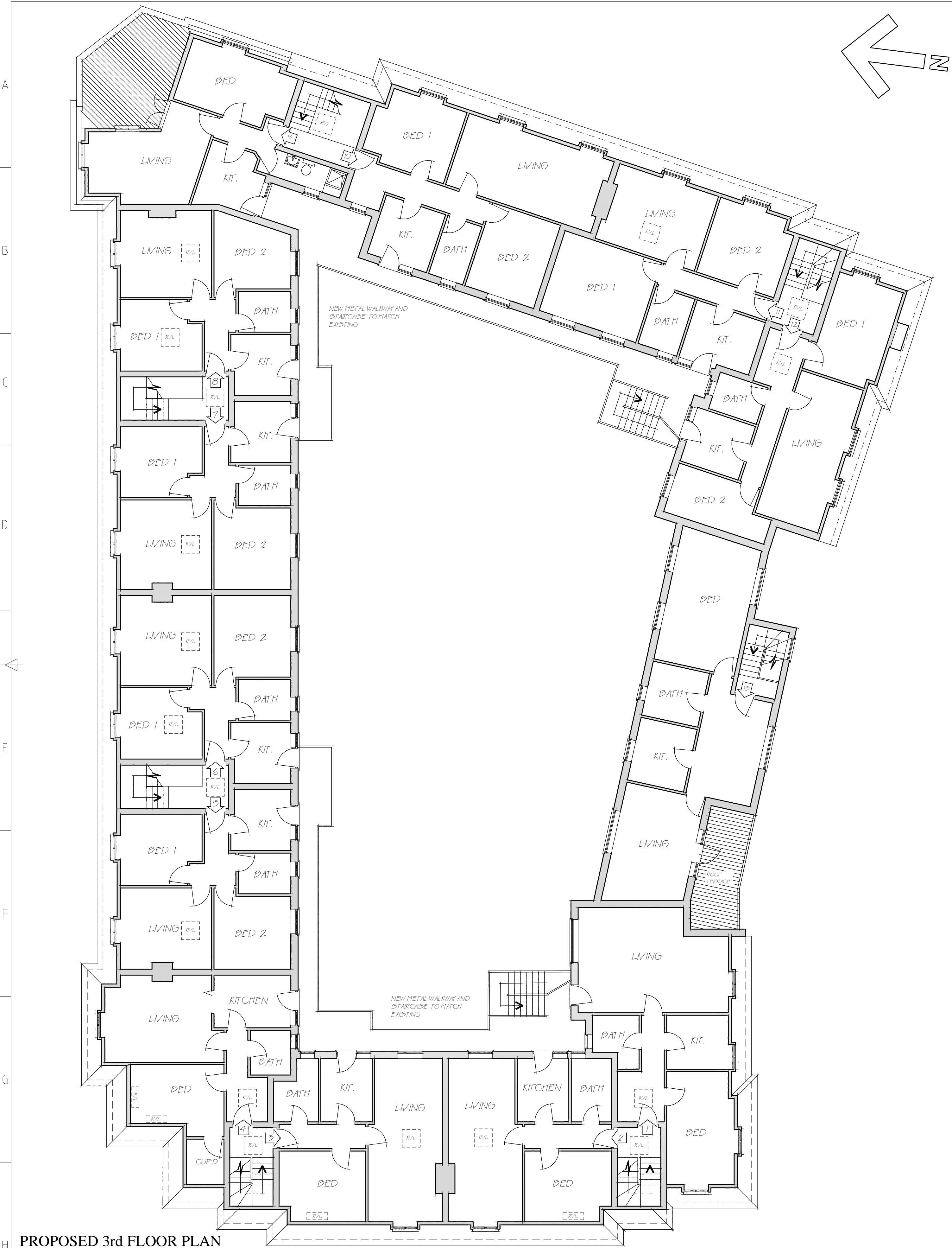
WHITE PLASTIC  
DOUBLE-GLAZED WINDOWS  
AND ALUMINIUM ROOF  
LIGHTS

WHITE PAINTED SMOOTH  
CEMENT RENDER TO WALLS

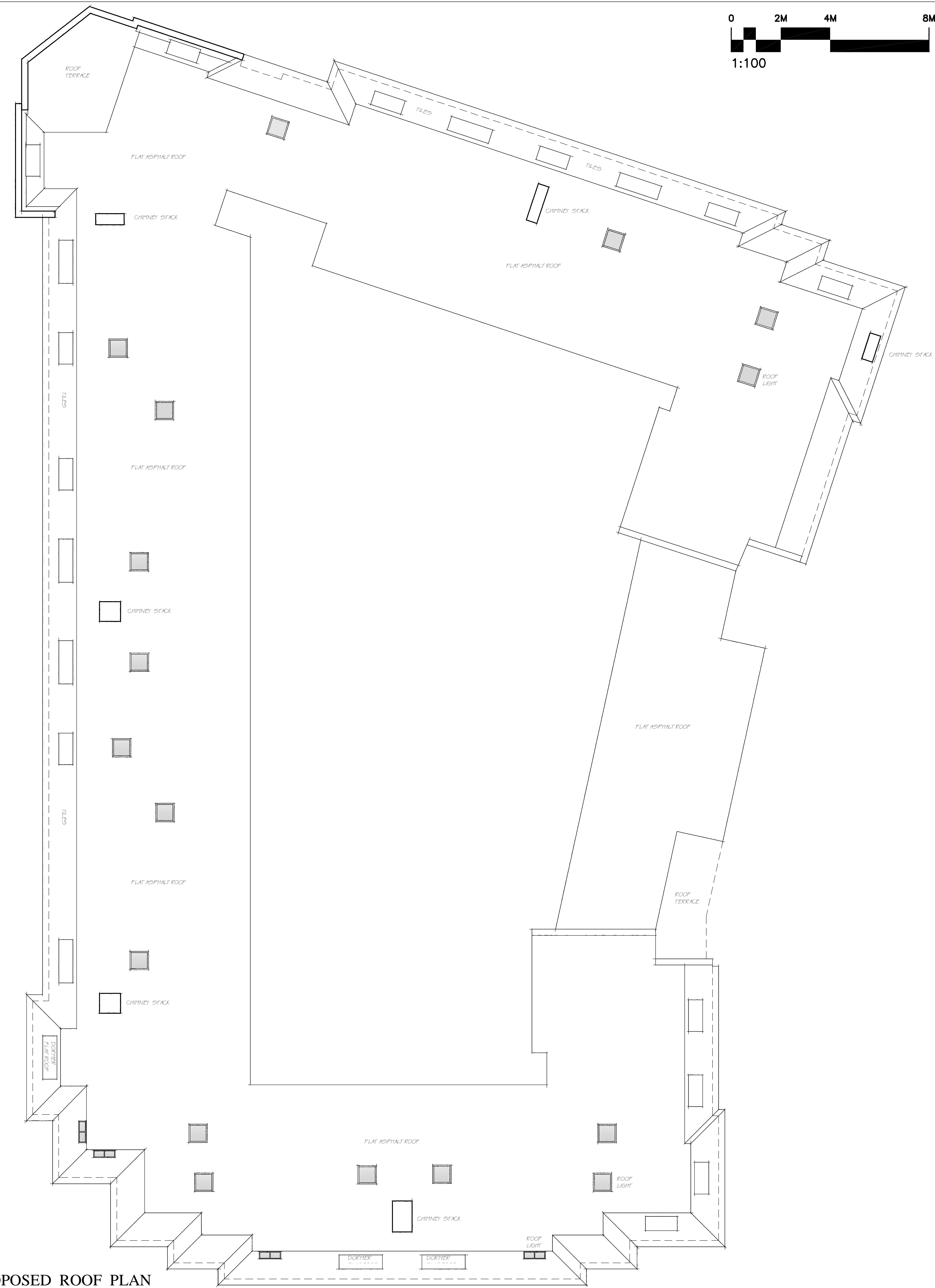
EXISTING METAL WALKWAY AND  
PALUSTRADING EXTENDED AS  
SHOWN TO MATCH EXISTING

NOTES  DO NOT SCALE. DRAWINGS ARE COPYRIGHT	REVISIONS  Rev Date Description A 040108 SPROCKETTED EAVES B 200208 ROOF LIGHTS	APPLICANT	DATE	SIZE	TITLE
		STONEGATE PROP. LTD	NOV 2007	A1	PROPOSED ELEVATIONS: COURTYARD
PROJECT  WALLINGTON COURT STANLEY PARK ROAD WALLINGTON		STATUS  OUTLINE DESIGN	DWG NO  4449-5		REV  b
SCALES  1 : 100					

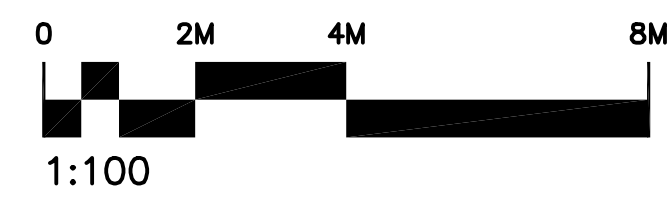




PROPOSED 3rd FLOOR PLAN



PROPOSED ROOF PLAN



NOTES DO NOT SCALE. DRAWINGS ARE COPYRIGHT © 2008/09 STONEGATE PROP. LTD	REVISIONS Rev. Date Description A 30/08/09 CORRECTED & REDESIGNED		APPLICANT STONEGATE PROP. LTD	DATE JAN 2008	SIZE A1	TITLE PROPOSED 3rd FLOOR & ROOF PLANS	
	PROJECT WALLINGTON COURT STANLEY PARK ROAD WALLINGTON		STATUS OUTLINE DESIGN		DWG NO 4449-6		REV
	SCALES 1 : 100						a

Woodcote Road.

Stanley Park Road.

4 NO EXISTING  
REFUSE STORAGE  
CONTAINERS

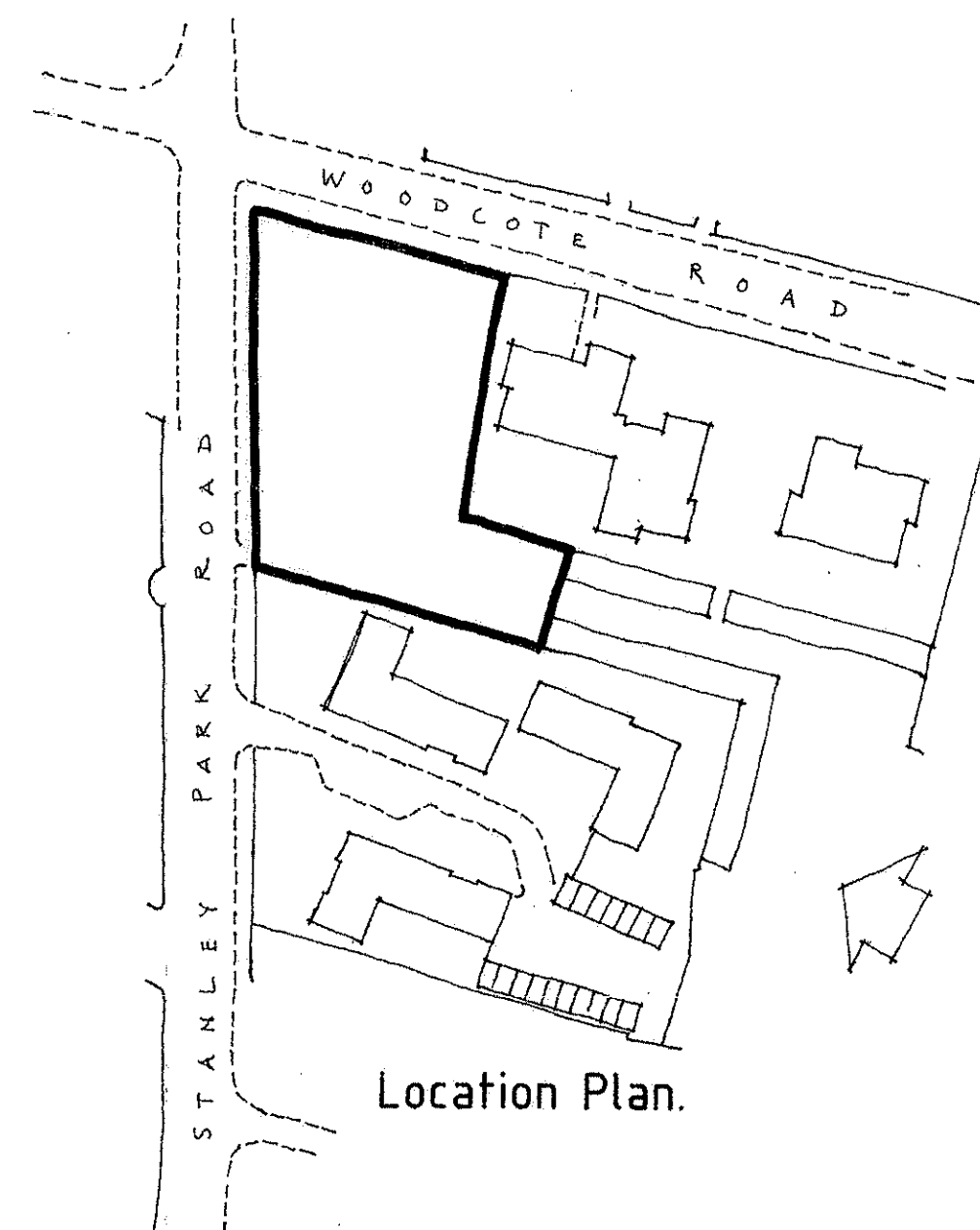
**Site Layout.**

1 : 200

ALTERNATIVE POSITION  
FOR ADDITIONAL REFUSE  
STORAGE CONTAINERS

SECURE LOCKABLE  
CYCLE STORAGE  
13 NO CYCLES  
DESIGN TO BE AGREED  
PROVISIONAL FOOTPRINT  
11700 x 1200 MM

2 NO ADDITIONAL REFUSE  
STORAGE CONTAINERS  
985 x 1580 MM EACH



Location Plan.

REVISIONS

- A 26/9/07 CYCLE & REFUSE STORAGE
- B 07/01/08 ON IT ALLOCATED PARKING SPACES

**MEL DESIGN ASSOCIATES**  
ARCHITECTURE SURVEYING TOWN PLANNING

Rosemere Cottage, Outwood Lane, Chipstead, Surrey, CR5 3NG  
Tel - 01737 558123

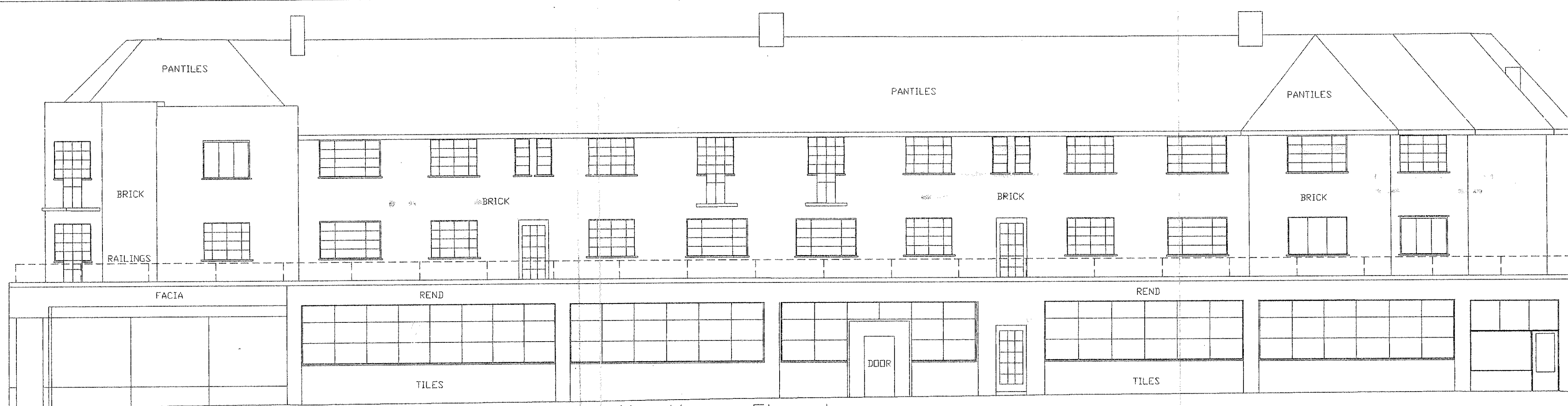
WALLINGTON COURT.  
Woodcote Road, Wallington. project

SITE LAYOUT. - PROPOSED title

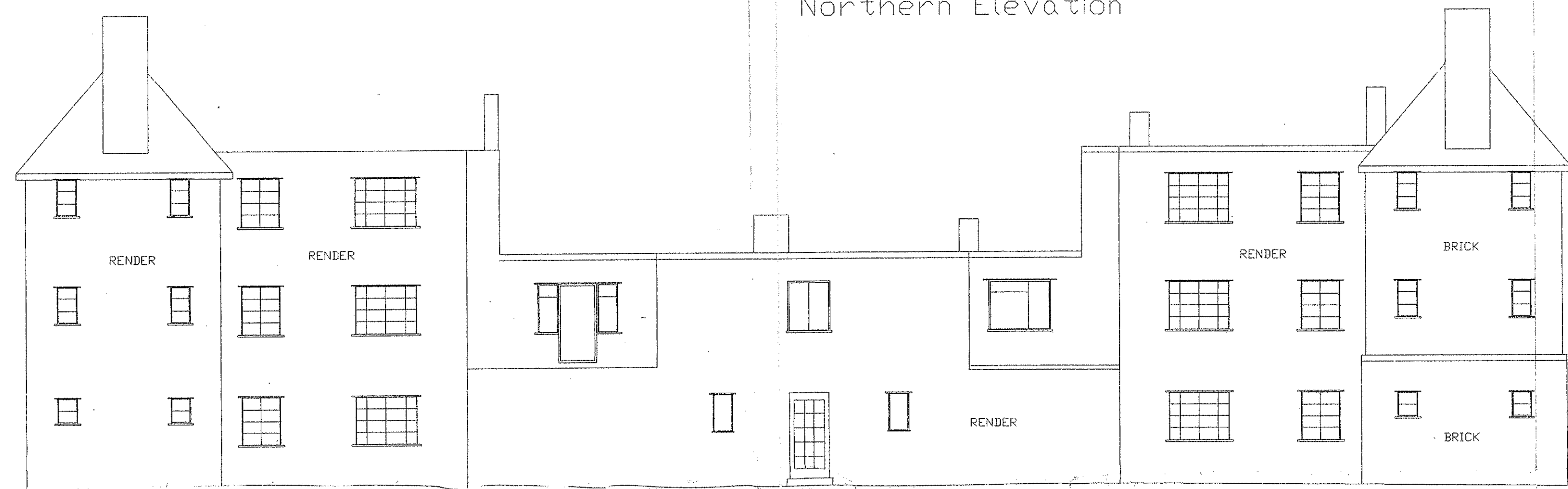
As shown. scale

30 August 2001 date

01/909/01 B drawing number



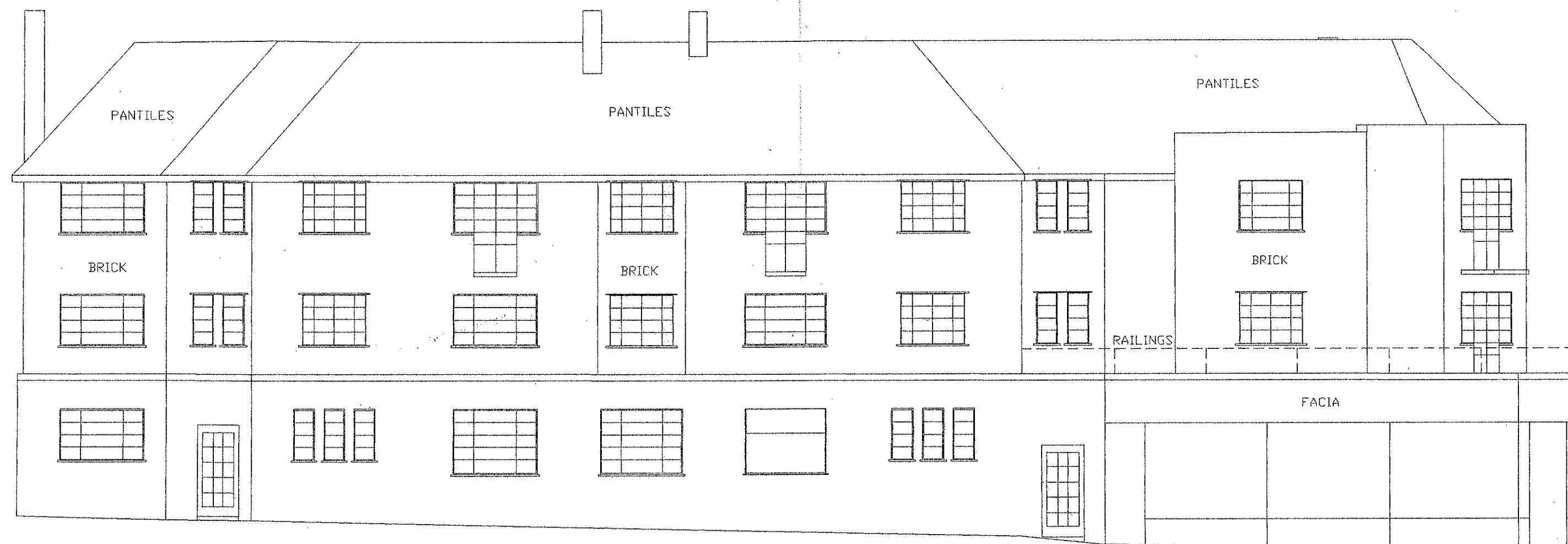
Northern Elevation



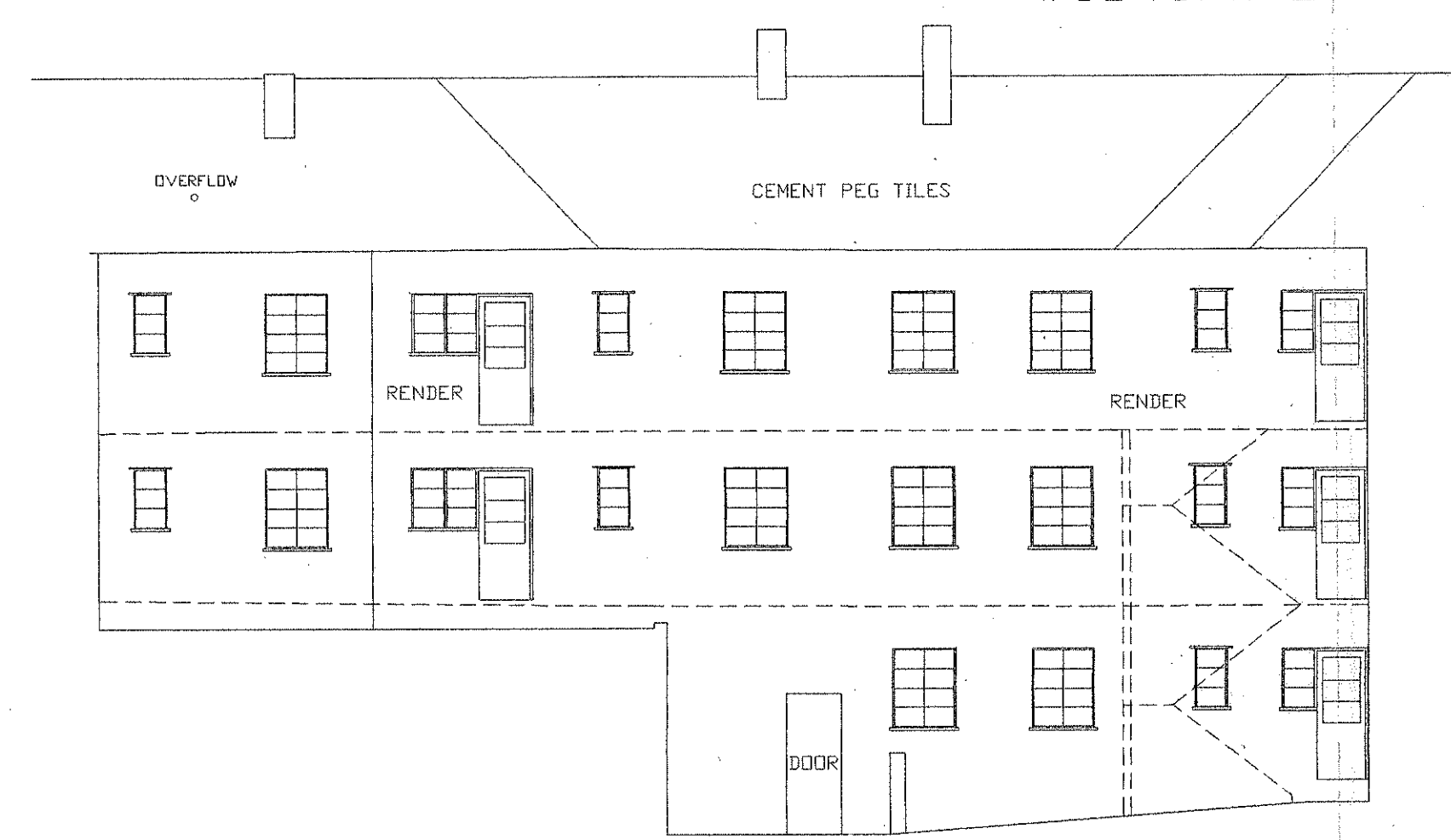
Southern Elevation



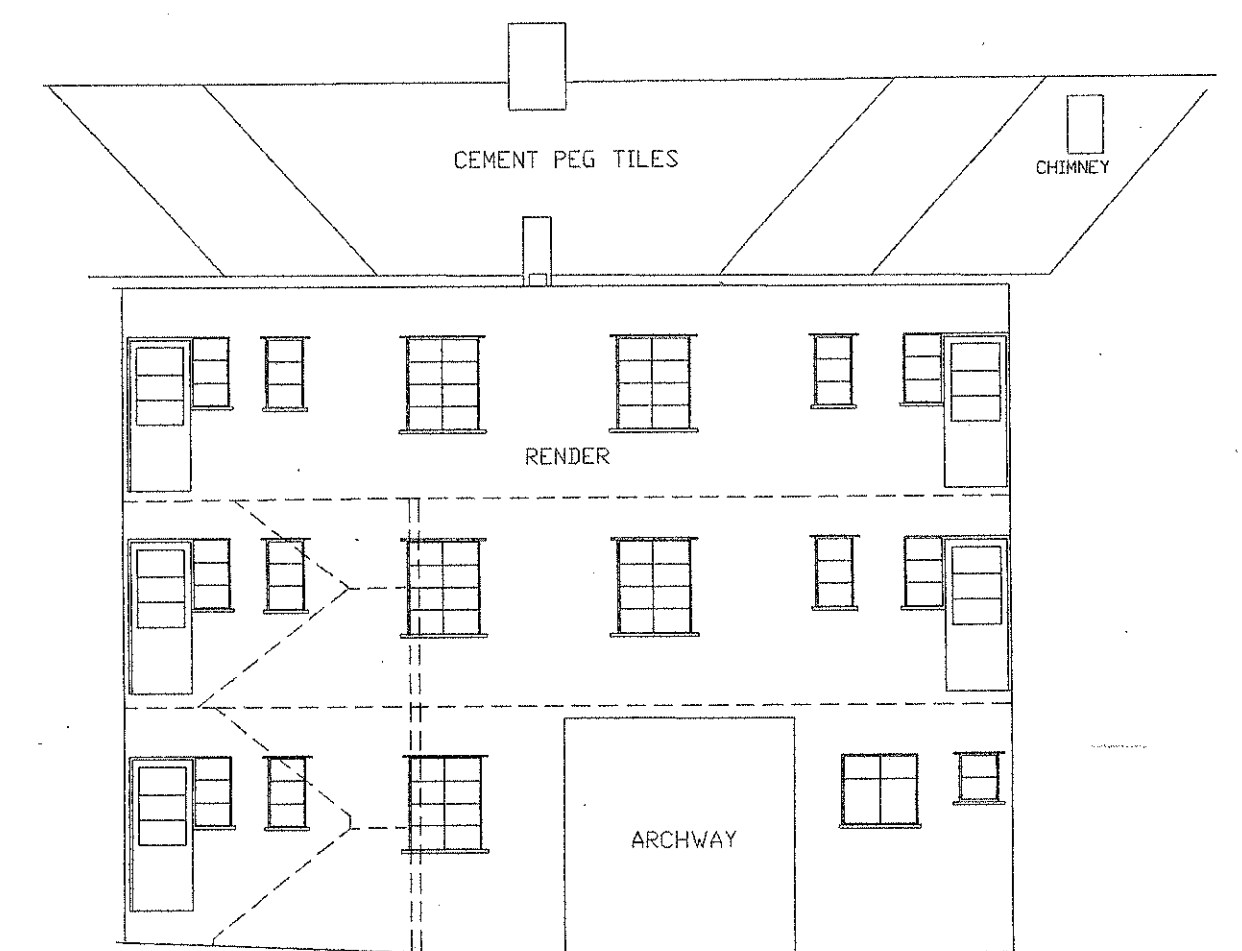
Western Elevation



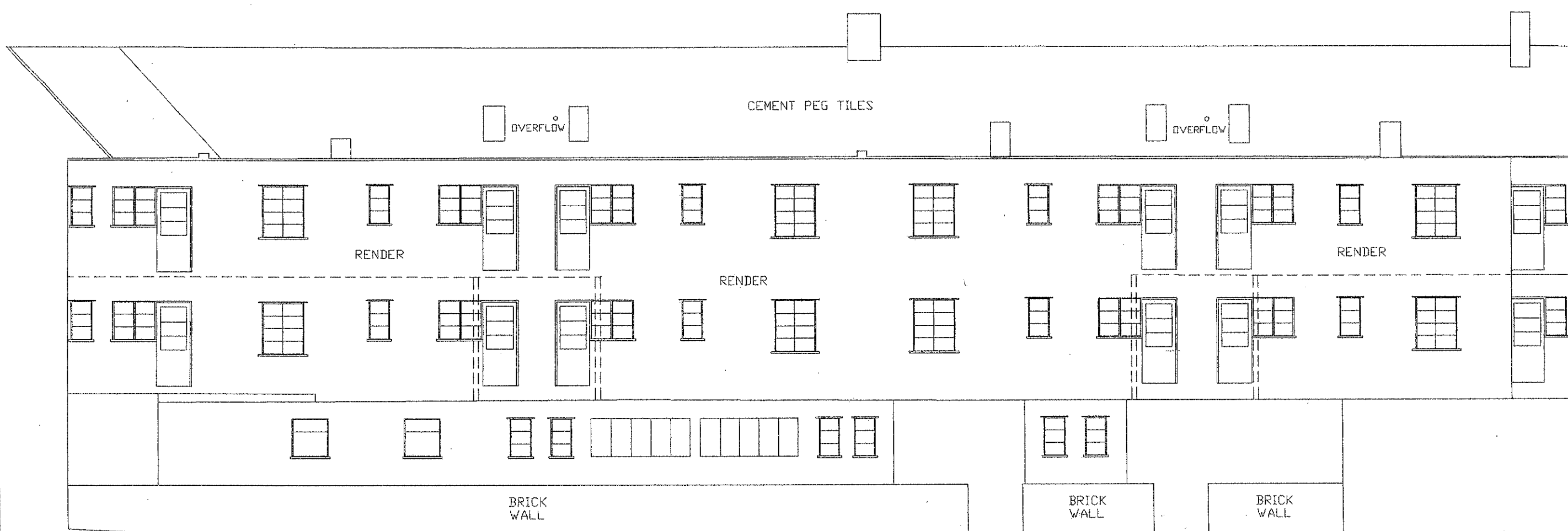
Eastern Elevation



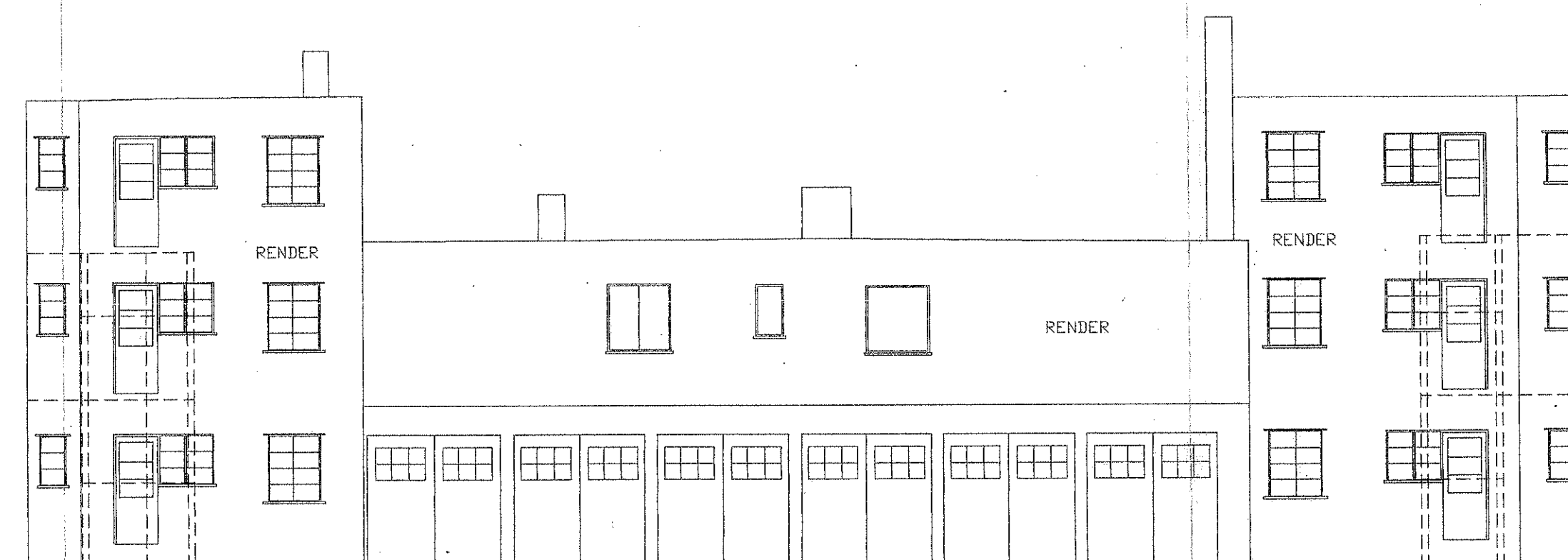
Courtyard Eastern Elevation



Courtyard Western Elevation



Courtyard Northern Elevation



Courtyard Southern Elevation

MEL DESIGN ASSOCIATES  
ARCHITECTURE QUANTITY SURVEYING  
Rosemere Cottage, Outwood Lane, Chipstead, Surrey, CR5 3NG  
Tel - 01737 558123

WALLINGTON COURT.  
Woodcote Road, Wallington.

Existing Elevations.

1 : 100

30 August 2001

01/909/13

project

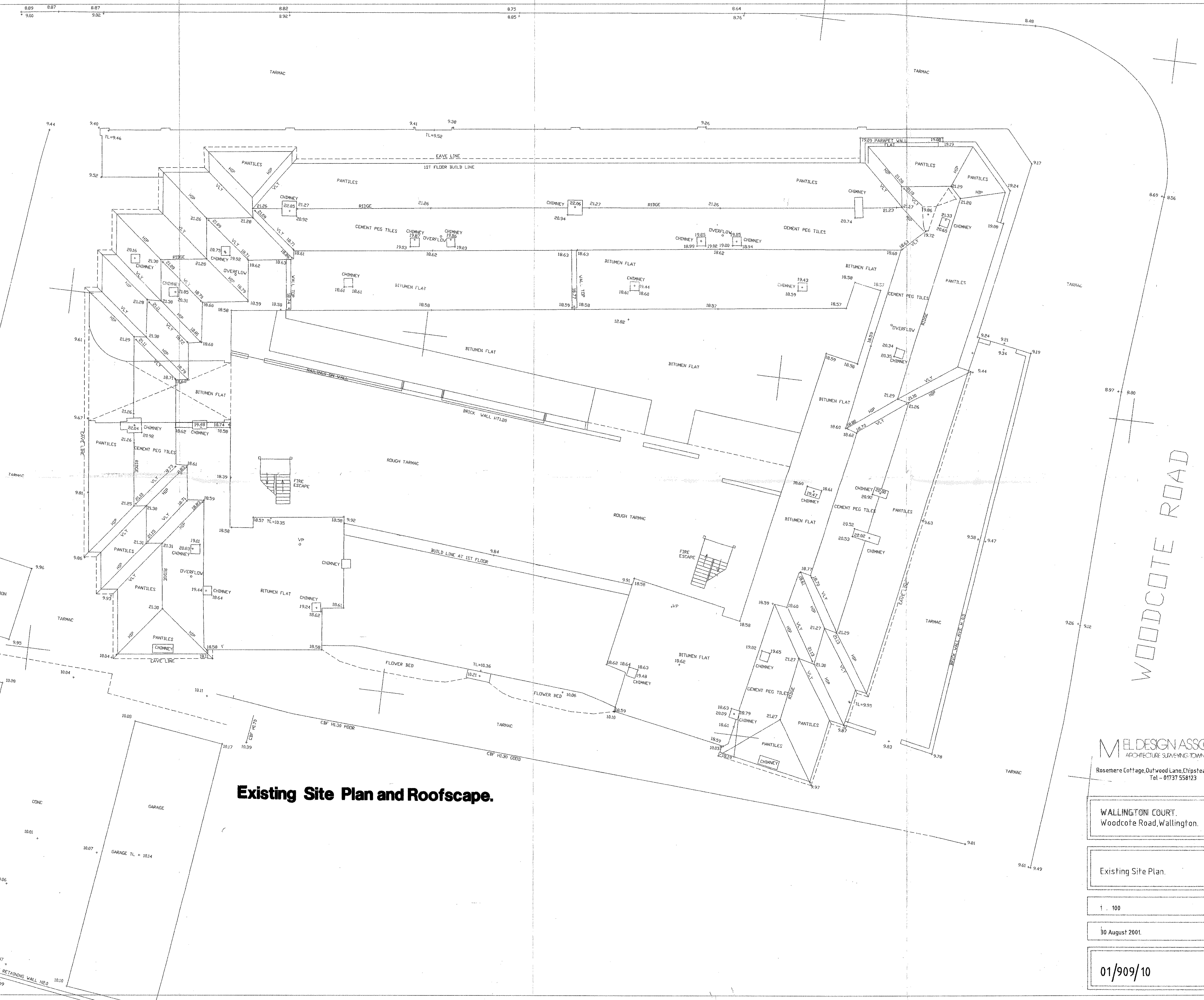
title

scale

date

drawing number





Existing Site Plan and Roofscape.

MEL DESIGN ASSOCIATES  
ARCHITECTURE SURVEYING TOWN PLANNING  
Rosemere Cottage, Outwood Lane, Chipstead, Surrey, CR5 3NG  
Tel - 01737 558123

WALLINGTON COURT.  
Woodcote Road, Wallington.

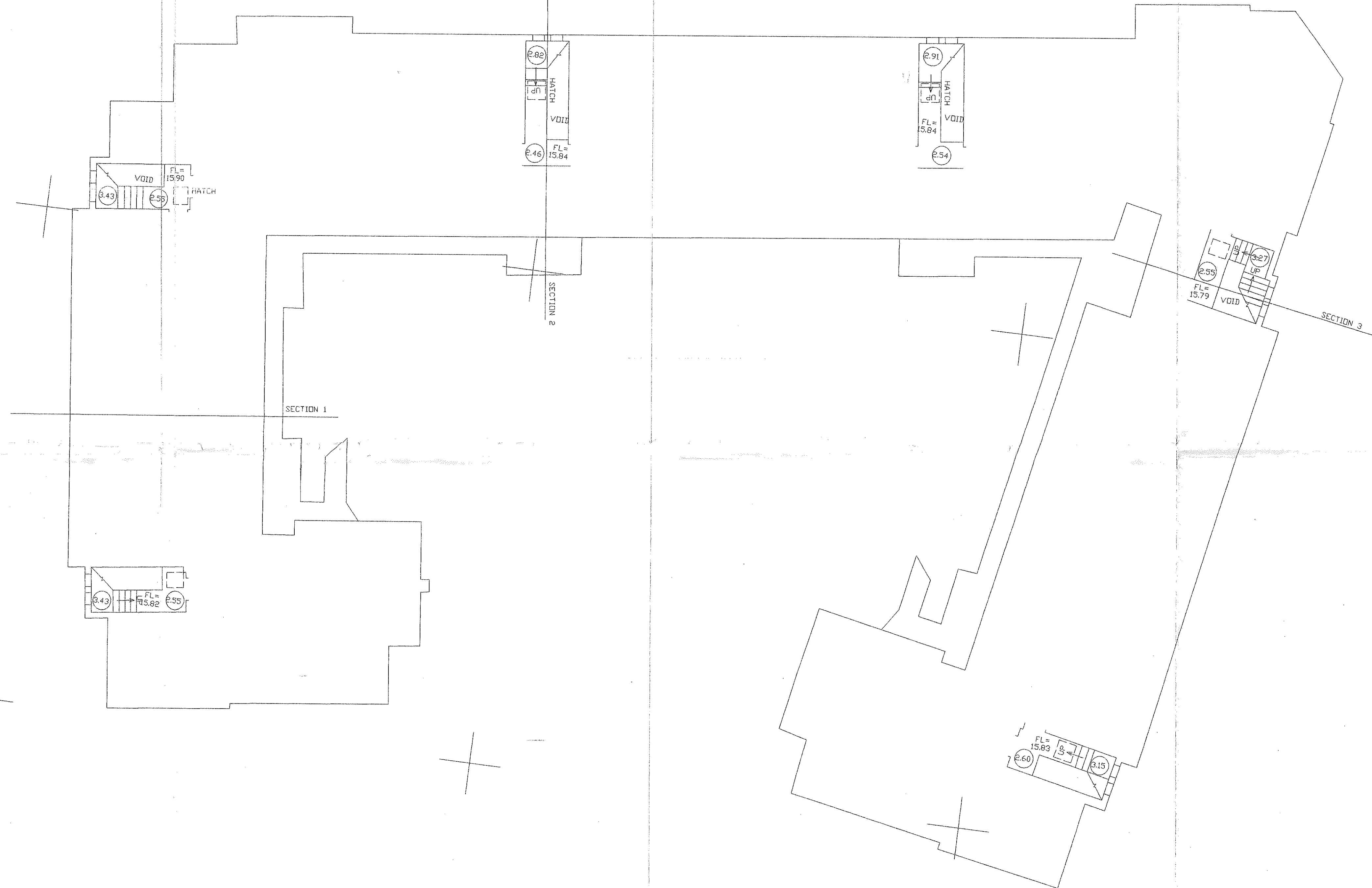
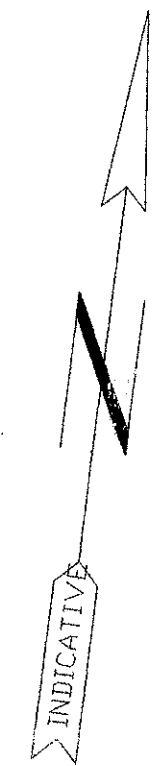
Existing Site Plan.

1 : 100

30 August 2001.

01/909/10

STANLEY PARK ROAD



WOODCOTE ROAD

MEL DESIGN ASSOCIATES  
ARCHITECTURE SURVEYING TOWN PLANNING  
Rosemere Cottage, Outwood Lane, Chipstead, Surrey, CR5 3NG  
Tel - 01737 558123

WALLINGTON COURT.  
Woodcote Road, Wallington

Existing Staircase Locations.

1 : 100

30 August 2001.

01/909/11

MEL DESIGN ASSOCIATES  
ARCHITECTURE SURVEYING TOWN PLANNING

Rosemere Cottage, Outwood Lane, Chipstead, Surrey, CR5 3NG  
Tel - 01737 558123

WALLINGTON COURT.  
Woodcote Road, Wallington.

Existing Second Floor Plans.	title
------------------------------	-------

1 . 100 scale

30 August 2001. date

01/909/12

# London Borough of Sutton



Environment & Neighbourhoods Directorate –  
Executive Head for Economic Development, Planning and Sustainability  
– Eleanor Purser  
Development Services

Your Ref:

My Ref: D2014/1164/CLC

Email: developmentcontrol@sutton.gov.uk

Date: 22 December 2014

Mr Barkham,  
John Collins Associates  
127 Beulah Road  
Thornton Heath  
Surrey  
CR7 8JJ

**London Borough  
of Sutton**  
24 Denmark Road  
CARSHALTON  
Surrey SM5 2JG

*Strategic Director  
Environment &  
Neighbourhoods*  
**Mary Morrissey**

*Chief Executive*  
**Niall Bolger**

Dear Mr Barkham,

## **Town & Country Planning Act 1990**

**Site: D2011/64240 – Wallington Court Stanley Park Road, Wallington, SM6 0HG.**

I refer to your application to approve conditions, regarding the above site. The conditions which are to be approved are listed below together with the details which have been submitted to formally approve the conditions.

### **Acceptable details have been submitted in order to approve the following conditions –**

*2 – The type and treatment of the materials to be used on the exterior of the building(s) shall be submitted to and approved in writing by the Local Planning Authority prior to the development being carried out. The approved materials shall be used in the construction of the development hereby approved and completed prior to its occupation/use and retained thereafter.*

### **Document submitted – Planning Statement External Facing Materials 5116.**

*3 - The development hereby permitted shall not be occupied until bicycle storage facilities have been provided in accordance with a scheme which shall have been agreed in writing by the Local Planning Authority. Such storage provision shall thereafter be kept for the use of the occupants of the development hereby approved.*

### **Documents submitted – Sheffield Horizontal Cycle Locker Broxap 5116 and Sheffield Vertical Cycle Locker Broxap 5116.**

*6 – The development shall not begin until a Construction Method statement/Environmental Statement, to include details of:*

- (a) parking for vehicles of site personnel, operatives and visitors*
- (b) loading and unloading of plant and materials*
- (c) storage of plant and materials*

- (d) programme of works (including measures for traffic management)
  - (e) provision of boundary hoarding, behind any visibility zones
  - (f) construction traffic routing.
  - (g) hours of operation <<planning related and usually specified by Case Officer>>.
  - (h) means to control dust <<planning related and usually specified by Case Officer>>.
  - (i) means to control noise <<planning related and usually specified by Case Officer>>.
  - (j) means to prevent deposition of mud on the highway.
- has been submitted to and approved by the Local Planning Authority. The development shall be constructed in accordance with the approved statement.

**Documents submitted – Planning Statement Conditions 5116 and email from John Barkman of JCA dated 23 December 2014.**

**7 –** *The method of refuse storage shall be the subject of a detailed scheme to be submitted to and approved in writing by the Local Planning Authority. The approved refuse storage shall be provided prior to the occupation of the units hereby permitted and thereafter retained.*

**Documents submitted – Planning Statement Conditions 5116.**

**8 –** *A scheme of (a) photovoltaic and/or solar heating shall be submitted in writing for the approval of the Local Planning Authority prior to the development commencing. The approved scheme shall be provided prior to the development being occupied and shall be retained thereafter.*

**Documents submitted – Baxi Solarflo Brochure and Planning Statement Conditions 5116,**

**9 –** *No occupation shall take place until a scheme showing the screening of the balcony on the south elevation is submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to occupation and retained thereafter.*

**Documents submitted – Drawing number 4449-7.**

The details set out in the documents and plans referred to above are acceptable and are approved.

**Conditions Approved:**

- (2) Materials**
- (3) Cycle Storage**
- (6) Construction Management Statement**
- (7) Refuse**
- (8) Photovoltaic / Solar Heating**
- (9) Privacy Screens.**

**Conditions yet to be submitted:**

- (4) Sound Insulation**

**Advice Notes:**


Please note that once details have been submitted by you and approved by the Council, you still need to ensure that those approved details are implemented on-site.

The remaining conditions, 1, 5, 10, 11 and 12 listed in the original consent must be complied with, though compliance is not dependent on the submission of details for approval by the Local Planning Authority.

I trust this has been of some assistance to you. Should you have any further queries, in the meantime, please do not hesitate to contact me on the above number.

Yours sincerely,



 Richard Green  
Planning Manager

# SCHEDULE OF EXTERNAL FACING MATERIALS

7<sup>th</sup> November 2014

LPA Ref: D2011/64240/RPA  
 Site Address: Wallington Court, Stanley Park Road, Wallington, Surrey SM6 0HG  
 Project type: Erection of an additional storey to create 13 flats

Supplier	Product	Colour	Notes
<b>Quasi-mansard roof – pitched slopes to street elevations</b>			
Monier Redland	Rosemary Clay Classic tile	Russet Mix 94	Plain non-interlocking tile
Monier Redland	'Plain tile' 35°–50° hip	Red	
Generic	Dormers: lead sheet cladding and flashings to cheeks and roof		
Swish Building Products	20mm uPVC fascia boards and 9mm vented soffit boards.	White	Square edge fascias and 2-panel plain soffits of similar pattern to existing.
Generic	uPVC half round eaves gutters and circular downpipes	Black	Or re-use existing uPVC half round gutters and downpipes
<b>Quasi-mansard roof – flat roofs to courtyard and rear elevation</b>			
Generic	High performance bituminous felt	Mineralised green	
Swish Building Products	20mm uPVC fascia boards and 9mm vented soffit boards.	White	As before described
Generic	uPVC half round eaves gutters and circular downpipes	Black	As before described
<b>Walls</b>			
Generic	Smooth cement render to new walls	White	
<b>Fenestration</b>			
Generic	uPVC casement windows and panelled doors to match existing uPVC replacement windows and doors	White	Horizontal glazing bars to street elevations to match existing replacements
Velux	Rooflights (pitched roofs): GPL conservation grade traditional roof light	Black	Intermediate vertical glazing bar
Generic	Rooflights (flat roofs): domed double-glazing with lead or alloy weatherings	Aluminium, anodised or uPVC, white	
<b>External staircases &amp; balconies</b>			
Generic	Courtyard Staircases: steel frame, steel chequer plate treads and landings, steel balustrading	Black gloss paint	
Generic	Handrail (Roof Terrace, Flat 9): steel	Black gloss paint	To match existing walkway at 1 <sup>st</sup> floor level
Generic	Privacy Screen (Roof Terrace, Flat 13): stainless steel frame and glazed panels	Stainless steel and opaque glass	See drawing 4449-7
Generic	Roof Terraces (paving): plain concrete pre-cast paving slabs, 600 x 600mm <sup>2</sup>		



**JOHN COLLINS ASSOCIATES**

Chartered Surveyors Town Planners

127 Beulah Road, Thornton Heath, Surrey CR7 8JJ

T: 020 8771 3721

E: mail@jcasurveyors.co.uk

W: www.jcasurveyors.co.uk





[Home](#)[Shelters](#)[Cycle Shelters & Storage](#)[Cycle Lockers](#)

Sheffield Horizontal Cycle Lockers



6 images

## Sheffield Horizontal Cycle Lockers

### BXMW/SLH

Our most popular cycle security locker is robust and practical with an apex roof to disperse rainwater easily. Also available in the Sheffield Horizontal Double.

**£479.00** ex-vat.

#### Locking Mechanism

Hasp & Staple

#### Finish

Galvanised & Polyester Powder Coated

#### Configuration

-- Please Select --

Qty:  [Add to basket](#) or [Add to Quote](#)

[Description](#) [Diagram](#) [Delivery](#)

#### Features:

- Apex roof to disperse rainwater easily
- The door has an integral belongings hook, heavy-duty full length piano hinge and three point locking mechanism
- The cycle is loaded horizontally via a trough guide

#### Construction:

- Constructed of robust hot dipped galvanized steel framework
- Apex roof and cladding
- Flat steel sheeting

#### Optional (EPOA):

- A variety of door colours are available
- Symbols and numbers can be added to door and sides
- Adjustable feet
- Double sided and other configurations available

[Download spec sheet](#)

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### Also consider



BXMW/MET

**Metropolitan High Security Cycle Locker**



BXMW/DK

**Birkdale Visibility Cycle Locker**



BXMW/LEE

**Leeds Cycle Locker**

1 of 1

### Recently Viewed Products



BXMW/SLV

**Sheffield Vertical Cycle Locker**



BXMW/BloX/C

**BloX C Secure Cycle Store/Compound**





5 images

## Sheffield Vertical Cycle Locker

### BXMW/SLV

The Sheffield Vertical Cycle Locker is robust and practical with an apex roof to disperse rainwater easily. The door has an integral belongings hook, heavy-duty full length piano hinge with a three point locking mechanism.

### POA

Qty:  [Add to Quote](#)

[Description](#) [Diagram](#) [Delivery](#)

#### Features

- Cycle is loaded vertically via a trough guide
- Supplied fully assembled with adjustable feet for accurate levelling
- Apex roof and cladding
- Vision panels to the side
- Non perforated panels as standard

#### Construction:

- Constructed of robust hot dipped galvanised steel framework

#### Optional Extras:

- A variety of alternative cladding
- Alternative locking mechanisms
- Adjustable feet
- Create a bank of lockers by bolting multiples together
- Symbols and numbers can be added to door and sides
- Various run sizes available

#### Side Cladding Options:

- Perforated steel sheeting
- Fully welded 5mm mesh steel sheet
- Colorcoat flat sheet
- Colorcoat profile sheet

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### Also consider



BXMW/DRUM  
[Cycle Drum](#)



BXMW/MET  
[Metropolitan High Security Cycle Locker](#)



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1 of 1

### Recently Viewed Products



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# PLANNING STATEMENT

## Approval of Details Reserved by Conditions 2, 3, 6, 7, 8 & 9

Site Address: **Wallington Court, Stanley Park Road, Wallington, Surrey SM6 0HG**

Development: Erection of an additional floor within the roof space and extension at second floor level to provide six 1-bedroomed and seven 2-bedroomed self contained flats. Provision of refuse and cycle storage

LPA ref: D2011/64240/RPA

Date: 7<sup>th</sup> November 2014

Status: **FINAL**

### 1. Preambles

- 1.1. This development scheme received planning permission in April 2008 (D2008/59080/FUL), subject to a Section 106 legal agreement.
- 1.2. An application to replace the time-limited permission was subsequently submitted in April 2011. The Council accepted that the re-imposition of a Section 106 agreement would impose significant financial impositions on this development and make it economically unsustainable. The justification is, in part, due to additional site specific building costs associated with the existing building (such as scaffolding, access requirements, existing occupiers, refurbishment of existing building, etc). Accordingly, planning permission was granted in March 2012 without the imposition of a Section 106 obligation.
- 1.3. The applicant has now decided to request approval of details reserved by conditions in order to give the option to lawfully commence works before the planning permission expires. It should be noted that the applicant has made no decision to commencement works, given the fact that the project's financial viability remains extremely sensitive.

### 2. Condition 2: External Facing Materials

- 2.1. The relevant planning condition states:

*(2) The type and treatment of the materials to be used on the exterior of the building(s) shall be submitted to and approved in writing by the Local Planning Authority prior to the development being carried out. The approved materials shall be used in the construction of the development hereby approved and completed prior to its occupation/use and retained thereafter.*

*Reason: To safeguard the visual amenities of the area and to ensure compliance with Policies BE1 and BE2 of the Sutton Unitary Development Plan which seek to ensure buildings are of a high standard of design and where applicable compatible with existing townscape.*

- 2.2. Proposed materials are listed in the attached Schedule of External Facing Materials.
- 2.3. The selection of plain clay tiles is in accordance with the observations expressed by the Council's Conservation Advisor, Murphy Associates (13/3/2008). In the event that plain, non-interlocking, concrete tiles (rather than clay) are considered acceptable to the Council, we would be pleased to amend the proposed details. Locally, adjoining properties have a diverse mix of roofing materials, including concrete tiles. The use of plain concrete tiles would potentially improve the viability of this scheme and thereby encourage the provision of new housing in a town centre location with any significant detriment to the street scene.

### 3. Condition 3: Cycle Parking

- 3.1. The relevant planning condition states:

*(3) The development hereby permitted shall not be occupied until bicycle storage facilities have been provided in accordance with a scheme which shall have been agreed in writing by the Local Planning Authority. Such storage provision shall thereafter be kept for the use of the occupants of the development hereby approved.*

*Reason: To ensure compliance with Policy TR28 of the Unitary Development Plan which seeks to ensure that provision is made as part of new development.*

---

- 3.2. Thirteen secure and covered cycle parking spaces are proposed, to comprise “Sheffield” vertical cycle parking lockers. Please see attached brochure from the manufacturer, Boxap.
- 3.3. The location of the lockers is shown on the approved site plan (Dwg No 01/909/01B). Access is via the existing external walkway around the building, which also leads to the external entrance of Flat 30 and the shared garage block.

## 4. Condition 6: Working Method Statement (Highways)

- 4.1. The relevant planning condition states:

*(6) The development shall not begin until a Construction Method statement/Environmental Statement, to include details of:*

- (a) parking for vehicles of site personnel, operatives and visitors*
- (b) loading and unloading of plant and materials*
- (c) storage of plant and materials*
- (d) programme of works (including measures for traffic management)*
- (e) provision of boundary hoarding, behind any visibility zones*
- (f) construction traffic routing.*
- (g) hours of operation <<planning related and usually specified by Case Officer>>.*
- (h) means to control dust <<planning related and usually specified by Case Officer>>.*
- (i) means to control noise <<planning related and usually specified by Case*
- (j) Officer>>*
- (k) means to prevent deposition of mud on the highway.*

*has been submitted to and approved by the Local Planning Authority. The development shall be constructed in accordance with the approved statement.*

*Reason: To ensure that the proposed development does not interfere with the free flow of traffic and conditions of safety on the public highway.*

### 4.2. Construction Method Statement

- 4.2.1. The site currently comprises 30 flats, with 18 garages (6 integral in the courtyard and 12 in a garage block to the rear of site). All are occupied. There is also a gymnasium to the ground storey. No customer car parking is provided: gymnasium users will typically arrive by public transport, foot or bicycle.
- 4.2.2. There is little additional space on this urban site capable of being used for site parking.
- 4.2.3. As this is a relatively small-scale development, there should not be a high number of vehicles arriving or leaving the site at any one time.
- 4.2.4. Given the inherent site restrictions, construction personnel shall be encouraged to drop their tools and materials on site at their first visit and use public transport or cycle for future visits. The employment of local tradesmen would also be encouraged. When the opportunity arises, tradesmen would be encouraged to share their vehicles for the journey to work.
- 4.2.5. The existing vehicle access point from Stanley Park Road shall be used for deliveries. There is space in front of an electricity sub-station in the access drive for a delivery lorry to load and unload materials within the boundaries of the development site. Deliveries shall be managed and so that they bring full loads, therefore cutting down the number of deliveries required. Deliveries shall only take place after 8.00am and before 6.00pm, Monday to Fridays and after 8.00am and before 1.00pm on Saturdays. There shall be no working or deliveries at other times or on Sundays or Bank Holidays. Kerb side deliveries shall be avoided unless completely necessary. They will only be allowed if it is safe to do so and it does not interfere with any aspect of road or pedestrian safety.
- 4.2.6. There would be a dry store located within the courtyard for most materials and tools. This should reduce the number of small deliveries to site. Larger items such as bricks and blocks would be stored either in the courtyard or adjacent to the footpath along the southern boundary of the site. A site operatives' cabin would be located in either the courtyard or stacked above the electricity sub-station.

- 4.2.7. As the site is occupied, the use of hoardings is not envisaged; there would be no impact on existing visibility splays.
- 4.2.8. The nature of this “airspace” development means that the need for excavation is very limited. Excavation would be undertaken with a mini-digger or by hand, for example to lay new service mains. In the event that a mini-digger is used, a high pressure jet washer shall be made available to clean down any dirty wheels before they leave the site.
- 4.2.9. Demolition activities would largely involve stripping the existing tile roofs and removing the timber frame to enable construction of the new quasi-mansard roof storey. Demolition by hand is envisaged. A refuse-shute would be provided on scaffold to a covered skip positioned either at the east or western ends of the site. There should therefore be little potential for any associated dust or noise to have an impact on highway safety.

## 5. Condition 7: Refuse Storage

- 5.1. The relevant planning condition states:

*(7) The method of refuse storage shall be the subject of a detailed scheme to be submitted to and approved by the Local Planning Authority. The approved refuse storage shall be provided prior to the occupation of the units hereby permitted and thereafter retained.*

*Reason: To ensure that this facility is provided in a satisfactory manner to ensure compliance with Policy BE1 of the Sutton Unitary Development Plan.*

- 5.2. Refuse storage for the existing flats is provided by three metal bins for general refuse and two “Eurobins” for recyclable waste. These bins are located in the access drive, adjacent to the electricity sub-station. They are therefore within close walking distance for collection in Stanley Park Road.
- 5.3. EDF Energy requires vehicle access to the electricity sub-station to be maintained for both maintenance and emergencies (for example, to unload a swap-over transformer). There is, however, sufficient space available alongside the existing refuse bins to provide two additional containers (one 1280 litre bin for general waste and one 1100 litre bin for dry recyclable material) to serve the new development.
- 5.4. The containers have been sized in accordance with the following calculation:
- Proposed development of 7 No. two bedroom flats and 6 No. one bedroom flats = 20 bedrooms
  - 60 litre storage per bedroom = 1200 litres
  - Therefore, 1 No. 1280 litre bin, size 985 x 1380 x 1480mm high
  - Additional 40% provision storage capacity for dry recyclable material. Therefore, 1 No. 1100 litre bin, size 985 x 1380 x 1370mm high

## 6. Condition 8: Renewable Energies

- 6.1. The relevant planning condition states:

*(8) A scheme of (a) photovoltaic and/or solar heating shall be submitted in writing for the approval of the Local Planning Authority prior to the development commencing. The approved scheme shall be provided prior to the development being occupied and shall be retained thereafter.*

*Reason: To ensure that a satisfactory standard of development is provided to accord with the sustainability objectives of the Local Planning Authority.*

- 6.2. A solar hot water system is proposed. The system is “Solarflo” by Baxi and the manufacturers’ brochure is attached. The installation would comprise a series of flat solar collector plates, each 2m<sup>2</sup> in area. The collector plates would be mounted on an “A” frame fixed to the flat roof section of the new quasi-mansard roof and orientated to face south.

Approximately 2 collector plates would be required for each flat. Pipework would be routed along the roof surface in order to supplement the domestic hot water storage tank located within each flat.

- 6.3. This proposal is considered to be the only practical and viable option to introduce renewable energy for this modest development of small flats. Other technologies are considered either impractical to retro-fit in an extension of an existing building or prohibitive in terms of cost that would affect viability (such as photovoltaic panels).
- 6.4. It is noted that the planning condition is worded to give the applicant the option of installing solar heating without photovoltaic. As mentioned in the preambles above, the development's viability is already an issue.
- 6.5. It is therefore requested that the Council accept that the proposal is a practical renewable technology in keeping with the size, type and particular circumstances of this development.

## 7. Condition 9: Privacy Screen

- 7.1. The relevant planning condition states:

*(9) No occupation shall take place until a scheme showing the screenign of the balcony on the south elevation is submitted and approved in writing by the Local Planning Authority. The sapproved scheme shall be implemented prior to occupation and retainined thereafter.*

*Reason: To prevent overlooking to the neighbouring properties.*

- 7.2. Details of a proposed privacy screen are shown on the attached drawing number 4449-7.



### JOHN COLLINS ASSOCIATES

Chartered Surveyors Town Planners

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**John Barkham**

---

**From:** "John Barkham" <john.barkham@jcasurveyors.co.uk>  
**To:** "Jody Williams" <jody.williams@sutton.gov.uk>  
**Sent:** 23 December 2014 10:26  
**Subject:** Re: Wallington Court, Stanley Park Road, Wallington D2014-1164

Dear Mr Williams,

Thank you for your email.

I confirm that the guidance has been referred to and the applicant proposes to implement relevant mitigation measures.

I understand the above is sufficient for your purposes in order to discharge the condition (Condition 6).

Kind regards,  
John Barkham BSc FRICS  
John Collins Associates  
Chartered Surveyors  
127 Beulah Road  
Thornton Heath  
Surrey CR7 8JJ

T: 020 8771 3721

E: [john.barkham@jcasurveyors.co.uk](mailto:john.barkham@jcasurveyors.co.uk)

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On 22/12/2014 15:40, Jody Williams wrote:

Dear Mr Barkman,

Although some information on dust control measures and travel planning have been provided, the Supplementary Planning Guidance issued by the GLA on the control of dust from Demolition and Construction should be referred to.

[GLA SPG on Controlling Dust from Demolition and Construction](#)

The development is small scale but, owing to the proximity of receptors, there is a high sensitivity.

Environmental Health have asked that all relevant mitigation measures that are detailed in the SPG for a low risk site are implemented. I would refer the applicant to Chapter 5 of the guidance

and, in particular, to the following points:

5.6

5.7

5.18

5.20

5.25

5.26

5.30

5.31 and

5.34

Can you confirm by email that the to the guidance has been referred to and all such relevant mitigation measures will be implemented. Once this is received this will be sufficient to discharge the condition.

Yours sincerely,

**Jody Williams**

Planning Officer

London Borough of Sutton

Development Management

[developmentcontrol@sutton.gov.uk](mailto:developmentcontrol@sutton.gov.uk)

0208-7705070 (option 5)

website- [www.sutton.gov.uk](http://www.sutton.gov.uk)

London Borough of Suttton

Development Management

24 Denmark Road

Carshalton

Surrey

SM5 2JG

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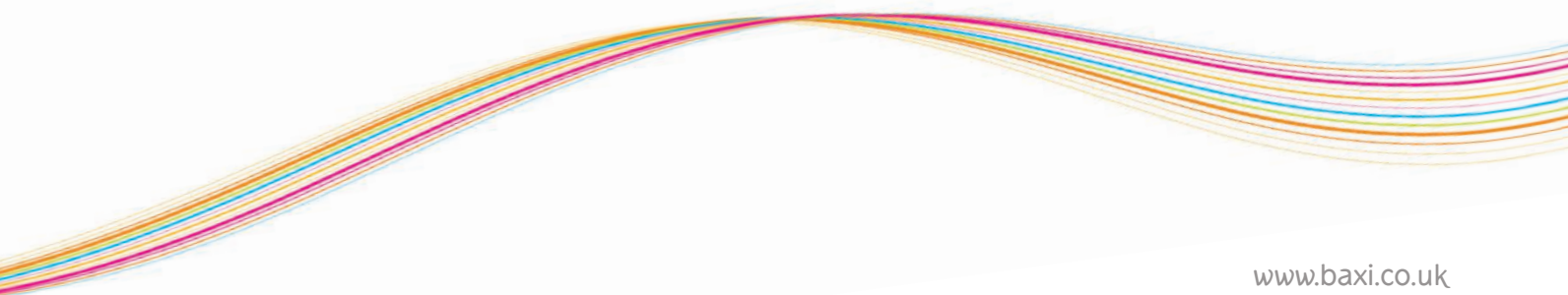
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12/22/14



# BAXI

## SOLARFLO™

Solar thermal domestic hot water system



## Innovators in heating technology

For over 150 years, Baxi has led the way with new and pioneering heating solutions. We are proud that we still manufacture boilers in the UK, close to the site where Richard Baxendale first established the business, in Preston, Lancashire.

Today, our dedication to innovation is greater than ever as we develop new ways to heat homes. We are committed to delivering sustainable heating and hot water solutions that minimise energy usage, cut carbon emissions and deliver maximum value for you and your customers.

Above all, we want to be at the heart of the home, bring warmth to people's lives and protect the planet for future generations.

All our products are backed by **heateam**, our award-winning dedicated UK service centre and a national network of 270 Gas Safe registered engineers, who are on hand to offer expert help and advice.

Here are just some of the many heating solutions we offer that can be tailored to suit your needs:

- High efficiency boilers
- Solar energy
- Ground source heat pumps
- Micro-CHP technology
- Biomass solutions
- Vented and unvented cylinders
- Flue gas heat recovery systems





Everywhere we look we are being urged to consider energy efficient options for our homes. As customers become more 'green' and governments encourage the use of renewable energy sources, solar energy is becoming more popular and the demand for it is increasing.

## Solar energy in the UK

The Sun has been heating our bodies and drying our clothes for thousands of years but here in the UK we have not been using its potential to provide us with hot water. This begs the question would solar power work here? The fact is, solar power is greater than most people imagine with enough energy hitting the earth in one minute to meet our demands for a whole year – if only we could harness it properly. The technology in a Baxi Solarflo™ system can utilise enough solar power to effectively heat 90% of a family's hot water in the summer and an average of around 55% of it annually making the investment into solar hot water systems worthwhile.

## Why use Solar?

### Savings for customers mean opportunities for installers

Real savings can be made over the medium to long term when homeowners switch to renewable energy sources. As the world's supply of gas diminishes, we must use this resource more efficiently and find other ways of meeting our hot water requirements. A Baxi Solarflo™ system gives customers a sustainable energy source which is free and natural, so it's becoming an attractive addition for customers and developers with an eye on the future. Thanks to the superb design and the training we offer, Baxi Solarflo™ systems are also easy for installers to fit.





Solar thermal water heating devices make use of free energy from the most abundant source we have – the Sun

Flat plate collector panels or evacuated tubes, either fitted onto existing roofs or built into the roof structure of new build properties, absorb energy from the Sun and heat water in a specially designed water storage cylinder such as the Megaflo Eco Solar® or the Megalife Solar® from Heatrae Sadia.

In the summer, this system can supply up to 90% of a home's hot water and even on dull days some hot water can be produced. Over the year, a well designed solar package provides approximately 55% of the annual domestic hot water demand, and can substantially reduce carbon emissions.

## How Baxi Solarflo™ works

The collector panels work by transferring heat into a fluid that is circulated to a solar coil in the base of the hot water storage cylinder. Here, the heat is transferred into the stored domestic hot water. The cooled fluid is then circulated back to the solar collectors to be re-heated, and the cycle is repeated.





## Baxi Solarflo™ key features & benefits:

- On-roof, in-roof and flat roof portrait or landscape solar collector panel packages available (1, 2 or 3 panels) to enable installation to most roof styles
- Evacuated tube packages also available (20 or 30 tubes)
- Provides approximately 55% of a home's annual domestic hot water needs
- The package consists of solar collector panel(s), a hydraulic pump station, controller and all the components required for safe operation
- Compatible with Heatrae Sadia's Megaflo Eco solar range of cylinders
- Control of boiler hot water schedule to maximise solar efficiency
- Compatible with majority of existing UK heating systems
- 150mm lead skirt on in-roof flashing to aid fitting to any tile profile
- Quick fit brackets supplied for on-roof kit to aid speedy installation
- Tool free hydraulic fittings to aid speedy installation and less time spent on the roof
- 3.2mm tempered low Iron glass cover to aid absorption of solar irradiation in cloudy conditions to improve efficiency
- 10 year warranty\*
- SAP compliant\*\* and MCS certified

\* Subject to registration and an annual service.

\*\* If maximum property size is not exceeded.



ON-ROOF



IN-ROOF



EVACUATED TUBES

# BAXI Types of Solarflo™ collectors

Introducing a complete range of panel options to meet individual needs, tastes and requirements. Baxi solar panels are high quality. They carry the Solar Keymark certification are MCS certified and are suitable for a range of different installations including on-roof, in-roof or flat roof applications with portrait or landscape collector options to effectively and efficiently harness natural energy from the Sun.

## Features

- Flat plate aluminium frame collector
- MCS certified collector range
- Solar Keymark certified
- 10 year warranty\*
- Portrait or landscape options
- Tool-free collector hydraulic connections
- Ultrasonic welded to withstand high temperatures
- Fast fit roof brackets

## 2.0m<sup>2</sup> Collectors

2.0m<sup>2</sup> 1,2 & 3 portrait or landscape collectors - on-roof, in-roof or A-frame.

### Portrait Collectors

#### Performance 2.0m<sup>2</sup>

Aperture Area		1.89m <sup>2</sup>
Optical efficiency	η <sub>0</sub>	0.794
Heat loss co-efficient	a <sub>1</sub>	4.31W/m <sup>2</sup> K
Heat loss co-efficient	a <sub>2</sub>	0.012W/m <sup>2</sup> K

#### Technical Data

Gross area	2.01m <sup>2</sup>
Height	1753mm
Width	1147mm
Depth	87mm
Weight	34.3kg
Maximum pressure	10bar
Shutdown temperature	213°C



### Landscape Collectors

#### Performance 2.0m<sup>2</sup>

Aperture Area		1.89m <sup>2</sup>
Optical efficiency	η <sub>0</sub>	0.801
Heat loss co-efficient	a <sub>1</sub>	3.81W/m <sup>2</sup> K
Heat loss co-efficient	a <sub>2</sub>	0.018W/m <sup>2</sup> K

#### Technical Data

Gross area	2.01m <sup>2</sup>
Height	1147mm
Width	1753mm
Depth	87mm
Weight	35kg
Maximum pressure	10bar
Shutdown temperature	211°C



## 2.5m<sup>2</sup> Collectors

2.5m<sup>2</sup> 1 or 2 portrait collectors - in-roof only.

### Portrait Collectors

#### Performance 2.5m<sup>2</sup>

Aperture Area		2.37m <sup>2</sup>
Optical efficiency	η <sub>0</sub>	0.814
Heat loss co-efficient	a <sub>1</sub>	3.639W/m <sup>2</sup> K
Heat loss co-efficient	a <sub>2</sub>	0.009W/m <sup>2</sup> K

#### Technical Data

Gross area	2.51m <sup>2</sup>
Height	2187mm
Width	1147mm
Depth	87mm
Weight	47kg
Maximum pressure	10bar
Shutdown temperature	198.1°C



\* Subject to registration and an annual service.

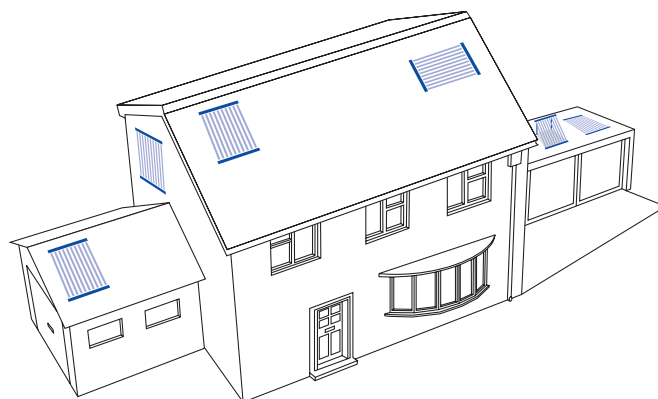


## On-roof Evacuated Tube Collector

The Baxi evacuated tubes package is ideal for installation on new build developments and existing buildings. The collector is for on-roof application with the manifold and tubes sitting on top of the roof tiles/slate. The system is adaptable with both horizontal and vertical installations making it suitable for flat roof and façade applications. An A-frame option is also available for flat roof applications.

### Features

- Gross absorber area 2m<sup>2</sup> & 3m<sup>2</sup>
- On roof 20 or 30 tube sets
- Solar Keymark certified - MCS scheme acceptable
- 10 year warranty\*
- Copper absorber, resistant to thermal shocks
- Sectional collectors, reduced lift weight
- Tool-free collector connection
- Combined tile, thin tile and slate roof mounting brackets sets as standard



### Technical Data

No. of Tubes	10**	20	30
Height	1996mm	1996mm	1996mm
Width	709mm	1418mm	2127mm
Depth	97mm	97mm	97mm
Weight	25kg	55kg	81kg
Maximum pressure	8bar	8bar	8bar
Shutdown temperature	286°C	286°C	286°C

### Performance

10 tube**	Aperture Area
Area	1.07m <sup>2</sup>
Zero loss co-efficient $\eta_0$	0.781
Heat loss co-efficient a1	1.44W/m <sup>2</sup> K
Heat loss co-efficient a2	0.0062W/m <sup>2</sup> K

### Performance

20 tube	Aperture Area
Area	2.15m <sup>2</sup>
Zero loss co-efficient $\eta_0$	0.773
Heat loss co-efficient a1	1.43W/m <sup>2</sup> K
Heat loss co-efficient a2	0.0059W/m <sup>2</sup> K

### Performance

30 tube	Aperture Area
Area	3.23m <sup>2</sup>
Zero loss co-efficient $\eta_0$	0.779
Heat loss co-efficient a1	1.07W/m <sup>2</sup> K
Heat loss co-efficient a2	0.0135W/m <sup>2</sup> K

\* Subject to registration and an annual service.

\*\* 10 tube package is available as an accessory, see page 14 for details.

Baxi provides complete solar packages which enable the installer to easily fit the whole system. Additional solar accessories can be easily obtained to support Baxi solar packages (refer to the accessories section on page 14 for further details). All the components are covered by a 2 year parts and labour warranty subject to registration and an annual service.

To complete the system, add a Heatrae Sadia solar cylinder (refer to pages 15 and 16 for further details).

## Solar Hydraulic Pump Station

The pump station is compact and incorporates all hydraulic functions in a neat package to ensure thermal safety.

### Features

- Solar pump
- Service isolation valves fitted as standard
- Large, easy to read temperature and pressure gauges fitted as standard
- Optional relay to control immersion heater back up
- Fully insulated
- Fill and drain points
- Air separator
- Auxiliary heating re-heat sensor



### Technical Data

Height	375mm
Width	250mm
Depth	190mm
Max continuous working temperature	120°C
Max short term temperature	160°C
Pressure relief valve setting	6 bar
Check valve operating pressure	20mbar

## Solar Controller

The solar controller has a pictorial display making it easy to operate. It can control up to two collector fields e.g East/West array.

### Features

- Simple menu driven programming
- Adjustable temperature differential regulation
- Battery back up stores set values
- Fitted into pump station as standard to simplify installation
- Can be easily removed and remotely fitted elsewhere in the home
- Supplied with temperature sensors for solar control, solar gain and auxiliary reheat
- Large clear multi-function LCD display with backlight
- Ability to control auxiliary heat source
- Advanced control functions
- System status and fault finding
- Can control up to two collector fields (e.g. East/West array)
- Can control up to two solar cylinders
- Can display solar gain



### Technical Data

Height	134mm
Width	175mm
Depth	56mm
Fault display functions	Yes
Auxiliary heat control	Yes
Solar gain measurement	Yes





### Primary System Fluid

- 20 litres supplied as standard with each package (pre-mixed water/glycol solution protects to -21°C)
- Fernox S1 Solar
- Fluid is supplied with both flat plate and evacuated tube variants



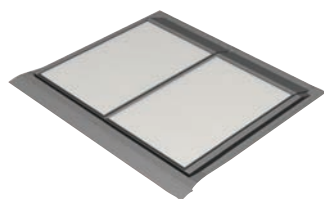
### Solar Expansion Vessel

- 24 litre expansion vessel
- Special high temperature membrane
- Mounting bracket and flexible hose with self-sealing shut off valve



### Mounting Brackets/A-frame (for on-roof application)

To ensure ease of installation we provide the mounting brackets, which have been specifically developed for all types of roofing situations and an A-frame option for flat roofs.



### Flashing Kit (for all in-roof applications)

A bespoke flashing kit for either slate or tile roofs, giving a neat finish to the installation and ensuring the roof remains watertight.



### 1m Flexible Pipe Kit

Whether your installation is on-roof or in-roof this pipe kit provides easy connection from the collector panels into the roof space.

# BAXI What system to use?

For solar hot water systems, the number of solar panels required is generally dependant on the size of the solar hot water cylinder and the size of the cylinder depends on the size of the house, number of bathrooms and people living in the property.

For guidance on the size of Baxi Solarflo™ package you need, simply take a look at the tables shown.

## CUSTOMER CURRENTLY HAS A GAS BOILER (Indirect application)+

						Volume characteristics						
							On-roof	In-roof	Tube			
House	Max occupancy	2.0m²	2.5m²	Tube	Cylinder volume (l)	Dedicated solar (l)*	l / m²	l / m²	l / m²	Max property size (m²)	Auxiliary volume	Cylinder heat loss (kWh/24h)
1 bed 1 bath or 1 shower	2	1		20	190	70	38	31	35	60	120	1.56
2 bed 1 bath or 1 shower	2	1	1	20	210	90	49	39	45	95	120	1.62
3 bed 1 bath or 1 shower	3	2	2	20	250	105	29	46	53	123	145	1.89
3 bed 1 bath and 1 ensuite shower	4	2	2	20	250	105	29	23	53	123	145	1.89
4 bed 1 bath or 1 shower	4 or 5	3		20	300	125	34	27	42	164	175	2.13
4 bed 2 bath or 1 bath and 1 shower	4 or 5	3		30	300	125	23	27	42	164	175	2.13
4/5 bed 2 bath or 1 bath and 1 shower	5	3		30	300	125	23	27	42	164	175	2.13

All cylinders are SAP compliant provided that the maximum property size is not exceeded.

\* Dedicated solar volume in accordance with SAP requirements, please refer to 2006 Building Regulations Part L 1a



Megaflo Eco Solar® Unvented  
Cylinder (indirect)



Megalife Solar® Cylinder  
(indirect)



## CUSTOMER CURRENTLY HAS AN IMMERSION HEATER (Direct application)++

House	Max occupancy	2.0m <sup>2</sup>	2.5m <sup>2</sup>	Tube	Cylinder volume (l)	Volume characteristics						
						Dedicated solar (l)*	On-roof l / m <sup>2</sup>	In-roof l / m <sup>2</sup>	Tube l / m <sup>2</sup>	Max property size (m <sup>2</sup> )	Auxiliary volume	Cylinder heat loss (kWh/24h)
1 bed 1 shower	1	1		-	170	70	38	31	70	60	100	1.38
1 bed 1 bath 1 shower	2	1	1	20	210	70	38	31	35	60	140	1.62
2 bed 1 bath 1 shower	3	2	1	20	210	70	19	31	35	60	140	1.62
2 bed 1 bath 1 shower	4	2	2	20	260	90	24	20	45	60	170	1.92
3 bed 1 bath 1 shower	4	2	2	20	260	90	24	20	45	95	170	1.92
3 bed 2 bath 1 shower	4	3		30	300	100	18	22	33	95	200	2.13
4 bed 2 bath 1 shower	5	3		30	300	100	18	22	33	113	200	2.13

All cylinders are SAP compliant provided that the maximum property size is not exceeded.

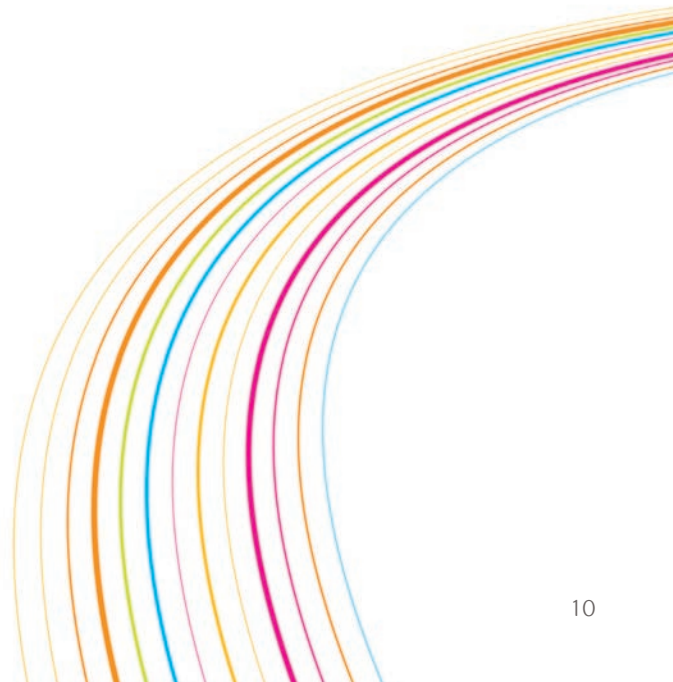
\* Dedicated solar volume in accordance with SAP requirements, please refer to 2006 Building Regulations Part L 1a



MegaFlo Eco Solar®  
Unvented Cylinder (direct)



Megalife Solar® Cylinder  
(direct)



## Mounting Options – Sales Codes

### On-roof

#### Baxi Slate & Tile On-roof System

##### Includes

- 1, 2 or 3 panels
- Solar controller
- Mounting rail and brackets
- Portrait or landscape options
- Solar fluid

##### Codes portrait

1 panel	720670401
2 panel	720670601
3 panel	720670801

##### Codes landscape

1 panel	720671701
2 panel	720671901
3 panel	720672101



#### Baxi Flat Roof A-frame System

##### Includes

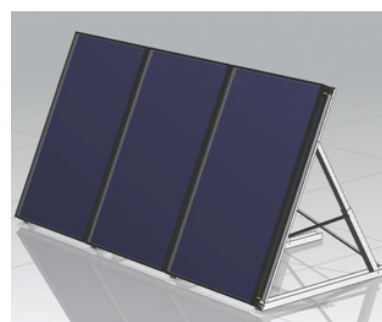
- 1, 2 or 3 panels
- Solar controller
- A-frame
- Portrait or landscape options
- Solar fluid

##### Codes portrait

1 panel	720675301
2 panel	720675501
3 panel	720675701

##### Codes landscape

1 panel	720676501
2 panel	720676701
3 panel	720676901



### In-roof

#### Baxi Slate In-roof System

##### Includes

- 1, 2 or 3 panels 2.0m<sup>2</sup> or 1 or 2 panels 2.5m<sup>2</sup>
- Solar controller
- Mounting rail and brackets
- Solar fluid
- Portrait or landscape\* options
- Slate flashing kit

##### Codes portrait 2.0m<sup>2</sup>

1 panel	720762501
2 panel	720763101
3 panel	720763501

##### Codes landscape 2.0m<sup>2</sup>

1 panel	720764701
2 panel	720765101
3 panel	720765401

##### Codes portrait 2.5m<sup>2</sup>

1 panel	720763801
2 panel	720764201



#### Baxi Tile In-roof System

##### Includes

- 1, 2 or 3 panels 2.0m<sup>2</sup> or 1 or 2 panels 2.5m<sup>2</sup>
- Solar controller
- Mounting rail and brackets
- Solar fluid
- Portrait or landscape\* options
- Tile flashing kit

##### Codes portrait 2.0m<sup>2</sup>

1 panel	720672901
2 panel	720673101
3 panel	720673301

##### Codes landscape 2.0m<sup>2</sup>

1 panel	720674101
2 panel	720674301
3 panel	720674501

##### Codes portrait 2.5m<sup>2</sup>

1 panel	720673501
2 panel	720673701



# Evacuated tube

## Baxi Evacuated Tubes for Slate or Tile Pitched Roof

### Includes

- 20 or 30 tubes
- Solar controller
- Mounting rail and brackets
- Solar fluid
- 30m flexible stainless steel pipe kit
- Hydraulic Pump Station
- Expansion vessel
- Manifold

### Codes

20 tube*	5130214
30 tube	5130215



\* Evacuated tubes can be orientated portrait of landscape to suit application. The 20 tube kit is also compatible with an additional separate 10 evacuated tube collector for flexibility of siting where roof obstructions might prevent siting of a 30 tube kit.

## Baxi Evacuated Tubes for Flat Roof

### Includes

- 20 or 30 tubes
- Solar controller
- A-frame
- Solar fluid
- 30m flexible stainless steel pipe kit
- Hydraulic Pump Station
- Manifold

### Codes

20 tube	5130216
30 tube	5130217



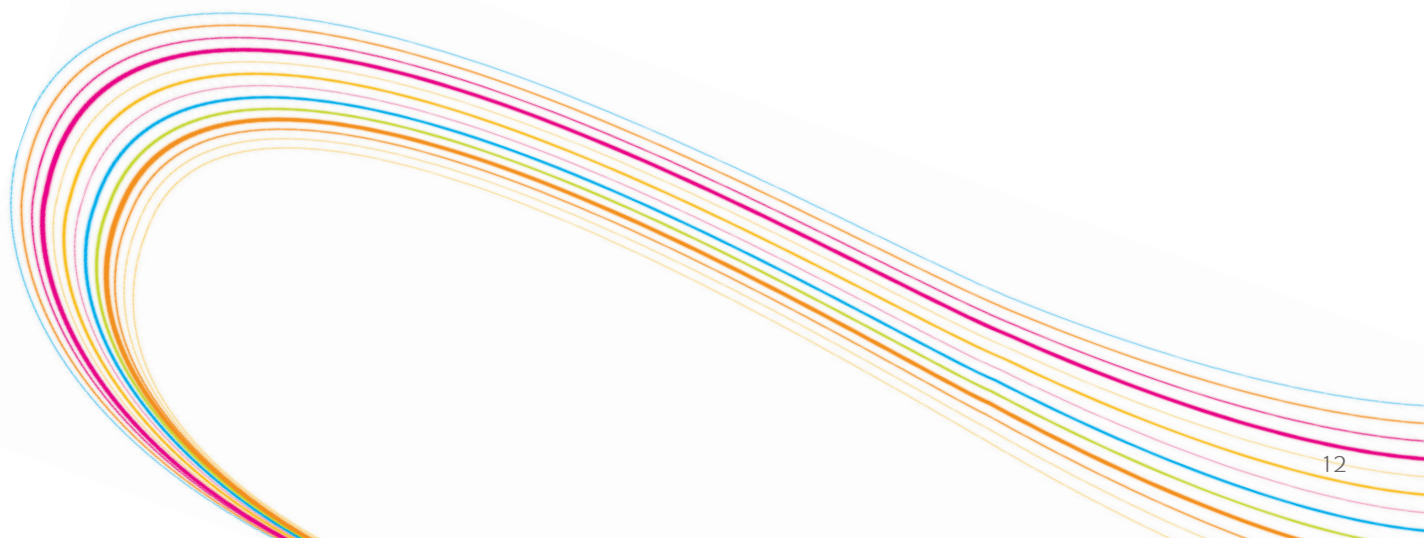
## Baxi Evacuated Tubes for Building Façade

### Includes

- 20 or 30 tubes
- Solar Controller
- Mounting rail and brackets
- Solar fluid
- 30m flexible stainless steel pipe kit
- Hydraulic Pump Station
- Expansion vessel
- Manifold

### Codes

20 tube	5130232
30 tube	5130233



# BAXI East/West array kits

The East/West array package is perfect for roof orientations which are not south facing. The kit enables collectors to be fitted on either side of the roof structure with one panel facing east and one facing west.

East/West array kits enable solar gain around the building throughout the day.

The solar controller supplied with the main hydraulic pump station (see Installation Guide on [www.baxi.co.uk](http://www.baxi.co.uk)) already has the facility built in to control an East/West array.

A Baxi Solarflo™ 2 panel in-roof flat plate package, 2 panel on-roof flat plate package or Baxi evacuated tubes (20 or 30 tube kits) can be transformed into an East West arrangement by adding the appropriate kit from below:

Multifit Solar™ – 1 panel in-roof portrait 2.5m² East/West array tile	720835801
Multifit Solar™ – 1 panel in-roof portrait 2.5m² East/West array slate	720888401
Multifit Solar™ – 1 panel in-roof landscape 2.0m² East/West array slate	720888201
Multifit Solar™ – 1 panel in-roof portrait 2.0m² East/West array slate	720888001
Multifit Solar™ – 1 panel in-roof landscape 2.0m² East/West array tile	720835601
Multifit Solar™ – 1 panel in-roof portrait 2.0m² East/West array tile	720835401
Multifit Solar™ – 1 panel on-roof landscape 2.0m² East/West array slate and tile	720835201
Multifit Solar™ – 1 panel on-roof portrait 2.0m² East/West array slate and tile	720835001
Multifit Solar™ – Evacuated tube East/West array kit slate and tile*	5129980

\* The Baxi evacuated tube East/West array kit (5129980) contains a suitably sized 10 tube collector for mounting on the East face, to be added to the standard 20 or 30 tube kits installed on the West face.

## Multifit Solar™ - In-roof 2.5m² collectors

- 1 m flexible pipe kit
- 13m solar sensor wire
- 1 panel slate/tile flashing kit
- Hydraulic pump station
- Solar panel sensor
- 2 x 22mm Tee compression fittings

## Multifit Solar™ - In-roof tile 2.0m² collectors

- 1 m flexible pipe kit
- 13m solar sensor wire
- 1 panel tile flashing kit
- Hydraulic pump station
- Solar panel sensor
- 2 x 22mm Tee compression fittings

## Multifit Solar™ - In-roof slate 2.0m² collectors

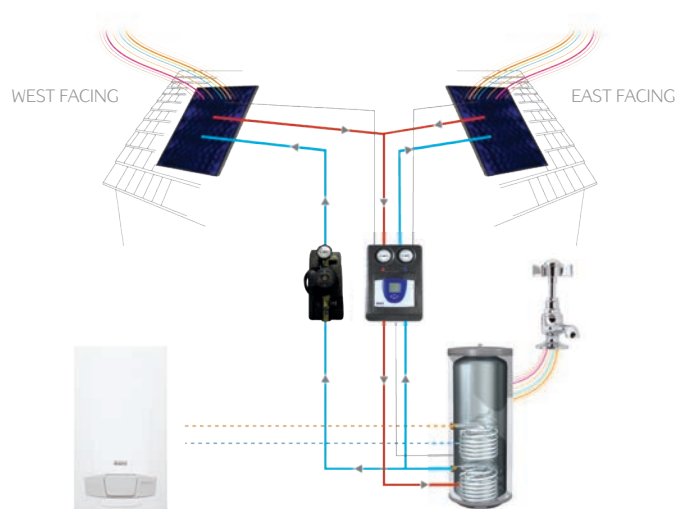
- 1 m flexible pipe kit
- 13m solar sensor wire
- 1 panel slate flashing kit
- Hydraulic pump station
- Solar panel sensor
- 2 x 22mm Tee compression fittings

## Multifit Solar™ - On-roof 2.0m² collectors

- 1 m flexible pipe kit
- 13m solar sensor wire
- 1 panel slate and tile roof mounting kit
- Hydraulic pump station
- Solar panel sensor
- 2 x 22mm Tee compression fittings

## Multifit Solar™ - Evacuated tube kit (5129980)

- 10 tubes
- 2m flexible pipe kit
- 13m solar sensor wire
- Slate and tile roof mounting kit
- Hydraulic pump station
- Solar panel sensor
- 2 x 22mm Tee compression fittings







## Fittings

Multifit Solar™ – 6 x 22mm Pipe Compression fittings - MALE	High temperature compression fittings	5122762
Multifit Solar™ – 6 x 22mm Pipe Compression fittings - FEMALE	High temperature compression fittings	5122763
Multifit Solar™ – 2 x 22mm Pipe Compression fittings - TEE	High temperature compression fittings	5122764
Multifit Solar™ – 30m Flexible Stainless Steel Pipe Kit	To enable simpler pipework/reduce joints	5122238

## Solar Fluid

Fernox S1 Solar Fluid	Can be used to fill either panel or tube collectors	5119549
Multifit Solar™ – Electric Fluid Filling Pump	Fill and pressurise system with the provided solar fluid	5130234
Multifit Solar™ – Hand Fluid Filling Pump	Fill and pressurise system with the provided solar fluid	5122761

## Accessories

Multifit Solar™ – 13m Solar Sensor Wire	Collector sensor wire 13m extension	5122237
Relay – Direct heating	Relay required to enable immersion heater control	5122765
Multifit Solar™ – Refractometer Antifreeze Test Kit	Enables checking of viscosity of glycol in system	5119559
Multifit Solar™ – Thermostatic blending valve for cylinder outlet	High temperature valve to deliver a regulated water supply	720223301
Multifit Solar™ – Mechanical flowmeter	Provides accurate measurement of solar gain in kWh	84515064
Multifit Solar™ – Solar safety valve discharge vessel	Provides a safe vessel for the collection of any fluid discharge	720294601

## Evacuated Tube Accessory

Additional 10 evacuated tube collector for slate/tile	Only for use with the 20 tube slate/tile pitched roof kit* 5130243
---	--

\* 20 tube slate/tile pitched roof kit code: 5130214



# BAXI Cylinder specifications

Megaflo Eco Solar® and Megalife Solar® storage cylinders from Heatrae Sadia are perfect for use with the Baxi Solarflo™ packages.

Megaflo Eco Solar® unvented and Megalife Solar® vented cylinders have a specifically designed solar heating coil at the base of the cylinder to ensure maximum heat input and efficiency from the solar energy - unlike some other 'twin coil' cylinders which simply use heating coils designed for traditional boiler heated cylinders.

Direct versions are available with a dedicated solar coil and electric immersion heater (auxiliary heat input) in capacities of 170, 210, 260 and 300 litres. Indirect versions are available with a dedicated solar coil and a secondary coil for gas, oil or electric boiler (auxiliary heat input) in capacities of 190, 210, 250 and 300 litres.

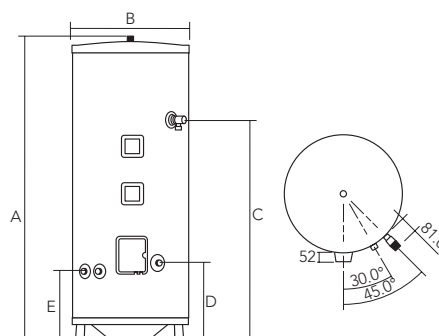
Megaflo Eco Solar® and Megalife Solar® cylinders provide a dedicated solar volume as required in the Domestic Heating Compliance Guide of Part L of the Building Regulations 2006 (SAP compliant).

## Megaflo Eco Solar® Unvented Cylinder

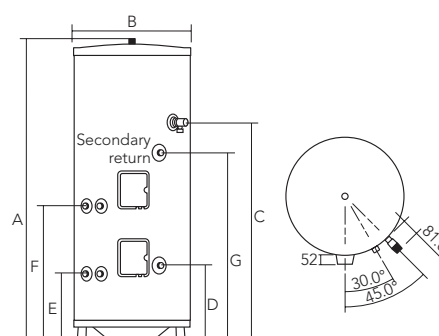
Megaflo Eco Solar® cylinders are unvented, utilising mains water supply that can provide a superior domestic hot water flow rate.

- Megaflo Eco Solar® cylinders based on market-leading Megaflo HE cylinder
- Direct or indirect auxiliary heating
- SAP compliant\*
- Mains pressure unvented domestic hot water up to 72l/min
- Large 1.1m<sup>2</sup> solar coil to maximise solar gain
- Designed for compatibility with Baxi Solarflo™ thermal system
- Duplex stainless steel cylinder for long life
- Secondary return boss in cylinder to maximise solar efficiency (indirect units only)
- No anode required
- Built-in feet for easy floor standing
- External expansion vessel
- Quick reheat times
- Low heat loss with 50mm thick insulation
- Auxiliary 3kW back-up immersion heater
- Easy installation with all connections within 45° radius
- KIWA approved
- 25 year transferable inner-container warranty\*\*
- 2 year transferable warranty on controls, immersion heater and all other parts\*\*

**Direct** - a solar cylinder that has a solar coil only



**Indirect** - a solar cylinder that has a heating coil and a solar coil (i.e. twin coil)



### Dimensions

Model	Dimensions (mm)						
	A	B	C	D	E	F	G
Megaflo Eco 190 indirect	1401	552	1137	412	370	732	1017
Megaflo Eco 210 indirect	1502	552	1181	412	370	892	1054
Megaflo Eco 250 indirect	1760	552	1376	412	370	1140	1256
Megaflo Eco 300 indirect	2067	552	1692	412	370	1438	1571
Megaflo Eco 170 direct	1245	552	925	412	370	-	-
Megaflo Eco 210 direct	1502	552	1181	412	370	-	-
Megaflo Eco 260 direct	1795	552	1411	412	370	-	-
Megaflo Eco 300 direct	2067	552	1692	412	370	-	-





## Megalife Solar® Cylinder

Megalife Solar® cylinders are vented, utilising a water supply that is open to atmosphere and is ideal if a header tank is retained.

Megalife Solar® cylinders are ideal for upgrading traditional vented hot water systems to solar.

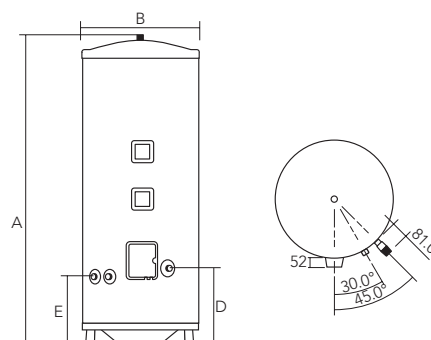
- Cistern fed (vented cylinder)
- Direct or indirect auxiliary heating
- SAP compliant\*
- Large 1.1 m<sup>2</sup> solar coil to maximise solar gain
- Designed for compatibility with Baxi Solarflo™ thermal system
- Duplex stainless steel cylinder for long life
- Secondary return boss in cylinder to maximise solar efficiency (indirect units only)
- No anode required
- Built-in feet for easy floor standing
- Quick reheat times
- Low heat loss with 50mm thick insulation
- Auxiliary 3kW back-up immersion heater
- Easy installation with all connections within 45° radius
- KIWA approved
- 25 year transferable inner-container warranty\*\*
- 2 year transferable warranty on controls, immersion heater and all other parts\*\*

\* If maximum property size is not exceeded.

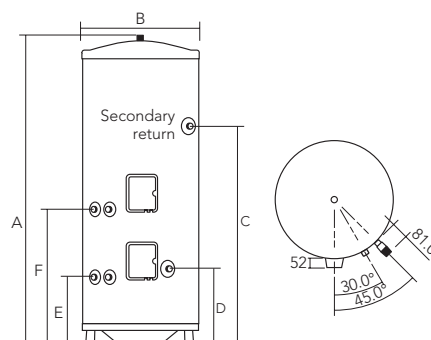
\*\* Subject to registration and an annual service.

For further details on the range of cylinders available from Heatrae Sadia, please call 01603 420 220 or email [specifier@heatraesadia.com](mailto:specifier@heatraesadia.com)

Direct - a solar cylinder that has a solar coil only



Indirect - a solar cylinder that has a heating coil and a solar coil (i.e. twin coil)



### Dimensions

Model	Dimensions (mm)					
	A	B	C	D	E	F
Megalife 190 indirect	1401	552	1137	412	370	732
Megalife 210 indirect	1502	552	1181	412	370	892
Megalife 250 indirect	1760	552	1376	412	370	1140
Megalife 300 indirect	2067	552	1692	412	370	1438
Megalife 170 direct	1245	552	-	412	370	-
Megalife 210 direct	1502	552	-	412	370	-
Megalife 260 direct	1795	552	-	412	370	-
Megalife 300 direct	2067	552	-	412	370	-

## Training to the highest standards

Baxi offers a range of solar training courses for installers to help keep you informed of the latest industry developments and provide you with the relevant product knowledge and skills to ensure best practice.

To enable national coverage, we have three training centres based in Dartford, Warrington and Warwick. Our training centres are fully equipped with lecture facilities, hands-on bays and spacious workshops for effective learning.

---

### Solar Appreciation Course - Duration: 1 day. Dartford, Warrington and Warwick

#### What is covered?

In response to the Government's CO<sub>2</sub> reduction targets and their effect on building regulations, this course aims to give installers, heating engineers and maintenance engineers an appreciation of all aspects of the installation and commissioning of Baxi solar thermal water heating systems plus an overview of ground source heat pumps.

- Solar systems
- Why solar?
- Types of solar system
- Types of solar collector
- Baxi solar packages
- Installation of solar systems
- Commissioning
- Operation

---

### Solar Thermal Domestic Hot Water Course (BPec Certification) – Duration: 2 days. Dartford, Warrington and Warwick

#### What is covered?

The course and assessment will cover the most common domestic solar hot water systems installed in the UK. Successful candidates will receive BPec Certification.

The following systems are covered:

- Fully filled sealed systems
- Drain back systems
- Flat plate collectors
- Evacuated tube collectors
- Direct flow evacuated tube collectors

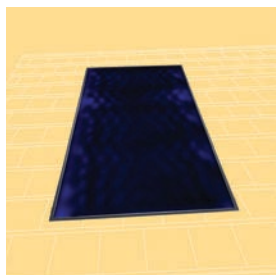
#### Candidates must hold:

A G3 Unvented Hot Water Systems certificate and a recognised qualification in a conventional fuel (Gas Safe, Oftec, Hetas) or an NVQ 2 or equivalent plumbing qualification.

For further details on training courses, please visit [www.bdrthermatraining.co.uk](http://www.bdrthermatraining.co.uk) or call 0845 600 7402



## From Solar heating to microgeneration heating technology,



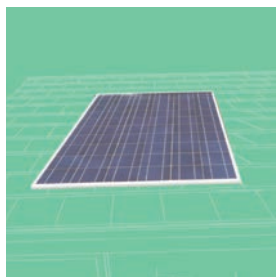
Baxi Solarflo™



Baxi Geoflo™



Baxi Bioflo™



Baxi Solargen™



Baxi DACHS mini-CHP



Baxi Ecogen™

Baxi is fast becoming one of the UK's leaders in the arena of renewable energy. In addition to Baxi Solarflo™, Baxi has one of the largest ranges of renewable products available including; Biomass, Micro-CHP, Ground source heat pumps and Solar PV. Don't forget our extensive range of GA boilers. With their impressive energy efficient ratings, you'll find a model to suit all situations.



## Contact us

For all enquiries, please call

**0844 871 1525**

Email: [info@baxi.co.uk](mailto:info@baxi.co.uk)

Visit: [www.baxi.co.uk](http://www.baxi.co.uk)

Open Monday - Friday, 8am - 6pm

Saturdays & Bank Holidays, 8.30am - 2pm

We are closed on Christmas Day & New Year's Day

To book a training course please call 0845 600 7402

Open Monday - Thursday, 8.30am - 5pm

Friday, 8.30am - 4.30pm

or visit [www.bdrthermeatraining.co.uk](http://www.bdrthermeatraining.co.uk)

Please note calls may be monitored or recorded

## PART OF BDR THERMEA

Baxi, Brooks House, Coventry Road, Warwick CV34 4LL

[www.baxi.co.uk](http://www.baxi.co.uk)

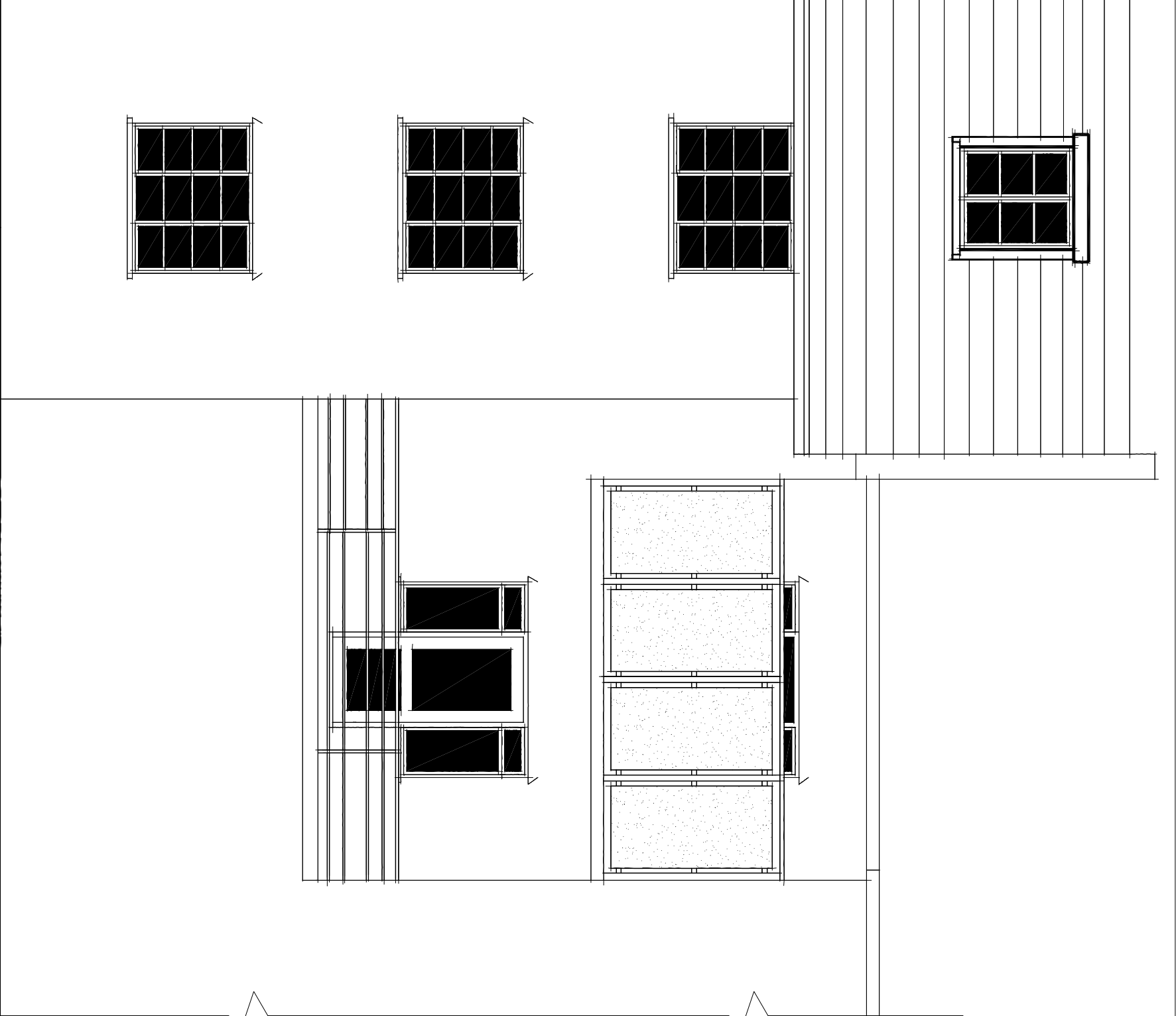


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350622-09





PROPOSED ROOF TERRACE TO ADDITIONAL  
STOREY WITH 1.8m HIGH PRIVACY SCREEN  
COMPRISING 10mm TOUGHENED GLASS  
PANELS WITH A SANDBLAST TINT GIVING AN  
OPAQUE FINISH. PANELS FIXED TO  
STAINLESS STEEL TUBULAR POSTS AND  
HEAD RAIL.

EXISTING BALCONY AT 1st FLOOR LEVEL  
COMPRISING STEEL TUBULAR RAILINGS WITH  
BLACK PAINTED FINISH

## SOUTH ELEVATION (PART)

<b>NOTES</b> DO NOT SCALE. DRAWINGS ARE COPYRIGHT						<b>REVISIONS</b> <small>Rev</small> <small>Date</small> <small>Description</small>		<small>APPLICANT</small> STONEGATE PROP. LTD		<small>DATE</small> NOV 2014	<small>SIZE</small> A3	<small>TITLE</small> PRIVACY SCREEN DETAIL	
						<small>PROJECT</small> WALLINGTON COURT STANLEY PARK ROAD WALLINGTON		<small>STATUS</small> DESIGN		<small>DWG NO</small> 4449-7		<small>REV</small>	
						<small>SCALES</small> 1 : 50							



Mr John Barkham  
127 Beulah Road  
Thornton Heath  
Surrey  
CR7 8JJ



D2014/71011/CPU

**Town and Country Planning Act 1990 Section 192 (as amended by  
Section 10 of the Planning and Compensation Act 1991)  
Town and Country Planning (Development Management  
Procedure)(England) Order 2010: Article 35**

**Certificate of Lawful Use or Development (Proposed)**

**First Schedule**

Application to determine whether the construction of cycle storage constitutes lawful commencement of previously approved application reference D2011/64240/RPA.

**Second Schedule**

**At:**Wallington Court STANLEY PARK ROAD Wallington SM6 0HG

The Council of the London Borough of Sutton, being the Local Planning Authority, hereby certify that on 24/12/2014 the operations described in the First Schedule in respect of the land specified in the Second Schedule to this certificate and edged on the plan attached to this certificate, would have been lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended) for the following reason(s):

(1) It is considered that, on the balance of probability, if the cycle storage units are erected on site prior to 29th March 2015, in accordance with the condition discharge information agreed under D2014/1164, it would represent a material commencement of the development permitted under D2011/64240/RPA pursuant to Sections 56 and 192 of the Town and Country Planning Act 1990 (as amended).

**INFORMATIVES.**

(1) The drawing nos. relating to this decision are: 4449-1a and 01/909/01B.



Executive Head of Economic Development,  
Planning and Sustainability.

Date: 19 February 2015

(LBSDNHCPUG)

**Notes:**

1. This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the matter(s) specified in the First Schedule taking place on the land specified in the Second Schedule would have been lawful on the specified date and thus was not liable to enforcement action under Section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the matter(s) described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any matters which are materially different from those described or which relate to other land may render the owner or occupier liable to enforcement action.
4. The effect of the Certificate is also qualified by the proviso in Section 192(4) of the 1990 Act (as amended), which states that the lawfulness of the described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.



Our Ref: JVB/ab/5116/spm  
Date: 24<sup>th</sup> March 2015

Mr S Cook  
Stonegate Properties Ltd  
Stansfield House  
2 Queensmead  
Stokesheath Road  
Oxshott  
Surrey KT22 0PQ



**JOHN COLLINS  
ASSOCIATES**

*Chartered Surveyors  
Town Planners*

**VIA EMAIL ONLY**

Dear Stephen

**Re: Commencement of Development – D2011/64240/RPA  
Conversion of roof space and roof extension to form 13 additional flats  
Wallington Court, Stanley Park Road, Wallington, Surrey SM6 0HG**

**127 Beulah Road  
Thornton Heath  
Surrey CR7 8JJ**

T: 020 8771 3721  
mail@jcasurveyors.co.uk  
www.jcasurveyors.co.uk

As you know, the 2012 planning permission was subject to a condition that the 13 new flats would not be occupied until bicycle storage facilities were provided in accordance with details approved by the Local Planning Authority.

Details of two locker types have been submitted to the Council for consideration, namely “*Sheffield Horizontal Cycle Locker Broxap 5116*” and “*Sheffield Vertical Cycle Locker 5116*”. Approved details are attached as Appendix 1.

On 22<sup>nd</sup> December 2014, the Council approved the submitted details. The application number is D2014/1164/CLC and the approval letter is attached as Appendix 2.

On 19<sup>th</sup> February 2015, the Council issued a determination as to whether the erection of cycle lockers would constitute a lawful commencement of the development before the planning permission becomes time barred after the 28th March 2015. The Certificate of Lawful Use or Development (Proposed) is attached as Appendix 3, together with drawing numbers 4449-1a and 01/909/01B. The latter drawing is an A1 size drawing and has been reduced in scale to A4.

Attached as Appendix 4 is an email from the Council clarifying that approval relates to either the vertical or horizontal stands (namely the cycle lockers).

As discussed, I carried out a site visit on 19<sup>th</sup> March 2015 and confirm that 13 horizontal cycle lockers from Broxap have now been erected on site. I attach a photograph from my visit (Appendix 5).

Yours sincerely

John Barkham

Encl.



Est. 1977

Principal:  
**John Barkham** BSc FRICS

Consultants:  
**John Collins** FRICS  
**Marek Glowinski** BSc CEng  
MIStructE MConsE  
**John Parker** PhD DipArch DipTP  
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**Terry Williams** FRICS  
**Kevin Wright** BSc MSc CEnv  
CEng AMIStructE FICE FRICS

Practice Manager:  
**Sharon Molla**

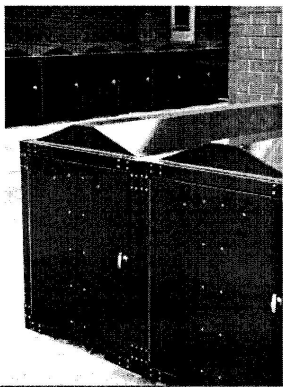



**Regulated by RICS**

## Appendix 1 – Cycle Lockers

Sheffield Horizontal Cycle Lockers | Broxap

<http://www.broxap.com/shelters/cycle-shelters-cycle-storage/cycle-loc...>

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[Cycle Shelters & Storage](#)
[Cycle Lockers](#)
[Sheffield Horizontal Cycle Lockers](#)

6 images

### Sheffield Horizontal Cycle Lockers

**BXMW/SLH**

Our most popular cycle security locker is robust and practical with an apex roof to disperse rainwater easily. Also available in the Sheffield Horizontal Double.

**£479.00** ex-vat.


**Locking Mechanism**  
Hasp & Staple

**Finish**  
Galvanised & Polyester Powder Coated


**Configuration**  
— Please Select —

Qty: 1 [Add to basket](#) or [Add to Quote](#)


**Also consider**



**BXMW/MET**  
Metropolitan High Security Cycle Locker



**BXMW/DK**  
Birkdale Visibility Cycle Locker



**BXMW/LEE**  
Leeds Cycle Locker

**Description** **Diagram** **Delivery**

**Features:**

- Apex roof to disperse rainwater easily
- The door has an integral belongings hook, heavy-duty full length piano hinge and three point locking mechanism
- The cycle is loaded horizontally via a trough guide

**Construction:**

- Constructed of robust hot dipped galvanized steel framework
- Apex roof and cladding
- Flat steel sheeting


**Optional (EPOA):**

- A variety of door colours are available
- Symbols and numbers can be added to door and sides
- Adjustable feet
- Double sided and other configurations available


[Download spec sheet](#)

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[Like](#) 0

### Recently Viewed Products



**BXMW/SLV**  
Sheffield Vertical Cycle Locker



**BXMW/BioX/C**  
BioX C Secure Cycle Store/Compound

1 of 1

04/11/2014 15:50

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## Sheffield Vertical Cycle Locker

**BXMW/SLV**

The Sheffield Vertical Cycle Locker is robust and practical with an apex roof to disperse rainwater easily. The door has an integral belongings hook, heavy-duty full length piano hinge with a three point locking mechanism.

### POA

Qty: 1 [Add to Quote](#)

[Description](#) [Diagram](#) [Delivery](#)

#### Features

- Cycle is loaded vertically via a trough guide
- Supplied fully assembled with adjustable feet for accurate levelling
- Apex roof and cladding
- Vision panels to the side
- Non perforated panels as standard

#### Construction:

- Constructed of robust hot dipped galvanised steel framework

#### Optional Extras:

- A variety of alternative cladding
- Alternative locking mechanisms
- Adjustable feet
- Create a bank of lockers by bolting multiples together
- Symbols and numbers can be added to door and sides
- Various run sizes available

#### Side Cladding Options:

- Perforated steel sheeting
- Fully welded 5mm mesh steel sheet
- Colorcoat flat sheet
- Colorcoat profile sheet

[Download spec sheet](#)

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### Also consider



**BXMW/DRUM**  
Cycle Drum

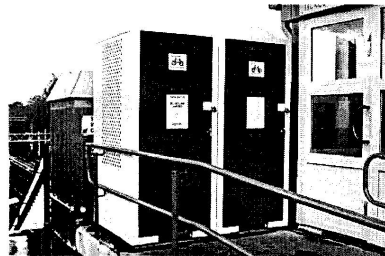


**BXMW/MET**  
Metropolitan High  
Security Cycle Locker



**BXMW/SLH**  
Sheffield Horizontal  
Cycle Lockers

1 of 1



5 images

### Recently Viewed Products



**BXMW/SLH**  
Sheffield Horizontal  
Cycle Lockers



**BXMW/BloX/C**  
BloX C Secure Cycle  
Store/Compound

## Appendix 2 –Conditions Approval and Discharge

---

### London Borough of Sutton



Environment & Neighbourhoods Directorate –  
Executive Head for Economic Development, Planning and Sustainability  
– Eleanor Purser  
Development Services

Your Ref:

My Ref: D2014/1164/CLC

Email: developmentcontrol@sutton.gov.uk

Date: 22 December 2014

Mr Barkham,  
John Collins Associates  
127 Beulah Road  
Thornton Heath  
Surrey  
CR7 8JJ

London Borough  
of Sutton  
24 Denmark Road  
CARSHALTON  
Surrey SM5 2JG

Strategic Director  
Environment &  
Neighbourhoods  
**Mary Morrissey**

Chief Executive  
**Niall Bolger**

Dear Mr Barkham,

#### Town & Country Planning Act 1990

Site: D2011/64240 – Wallington Court Stanley Park Road, Wallington, SM6 0HG.

I refer to your application to approve conditions, regarding the above site. The conditions which are to be approved are listed below together with the details which have been submitted to formally approve the conditions.

**Acceptable details have been submitted in order to approve the following conditions –**

*2 – The type and treatment of the materials to be used on the exterior of the building(s) shall be submitted to and approved in writing by the Local Planning Authority prior to the development being carried out. The approved materials shall be used in the construction of the development hereby approved and completed prior to its occupation/use and retained thereafter.*

**Document submitted – Planning Statement External Facing Materials 5116.**

*3 - The development hereby permitted shall not be occupied until bicycle storage facilities have been provided in accordance with a scheme which shall have been agreed in writing by the Local Planning Authority. Such storage provision shall thereafter be kept for the use of the occupants of the development hereby approved.*

**Documents submitted – Sheffield Horizontal Cycle Locker Broxap 5116 and Sheffield Vertical Cycle Locker Broxap 5116.**

*6 – The development shall not begin until a Construction Method statement/Environmental Statement, to include details of:*

- (a) parking for vehicles of site personnel, operatives and visitors*
- (b) loading and unloading of plant and materials*
- (c) storage of plant and materials*

- (d) programme of works (including measures for traffic management)
  - (e) provision of boundary hoarding, behind any visibility zones
  - (f) construction traffic routing.
  - (g) hours of operation <<planning related and usually specified by Case Officer>>.
  - (h) means to control dust <<planning related and usually specified by Case Officer>>.
  - (i) means to control noise <<planning related and usually specified by Case Officer>>.
  - (j) means to prevent deposition of mud on the highway.
- has been submitted to and approved by the Local Planning Authority. The development shall be constructed in accordance with the approved statement.

**Documents submitted – Planning Statement Conditions 5116 and email from John Barkman of JCA dated 23 December 2014.**

**7 – The method of refuse storage shall be the subject of a detailed scheme to be submitted to and approved in writing by the Local Planning Authority. The approved refuse storage shall be provided prior to the occupation of the units hereby permitted and thereafter retained.**

**Documents submitted – Planning Statement Conditions 5116.**

**8 – A scheme of (a) photovoltaic and/or solar heating shall be submitted in writing for the approval of the Local Planning Authority prior to the development commencing. The approved scheme shall be provided prior to the development being occupied and shall be retained thereafter.**

**Documents submitted – Baxi Solarflo Brochure and Planning Statement Conditions 5116,**

**9 – No occupation shall take place until a scheme showing the screening of the balcony on the south elevation is submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to occupation and retained thereafter.**

**Documents submitted – Drawing number 4449-7.**

The details set out in the documents and plans referred to above are acceptable and are approved.

**Conditions Approved:**

- (2) Materials**
- (3) Cycle Storage**
- (6) Construction Management Statement**
- (7) Refuse**
- (8) Photovoltaic / Solar Heating**
- (9) Privacy Screens.**

**Conditions yet to be submitted:**

- (4) Sound Insulation**

**Advice Notes:**

Please note that once details have been submitted by you and approved by the Council, you still need to ensure that those approved details are implemented on-site.

The remaining conditions, 1, 5, 10, 11 and 12 listed in the original consent must be complied with, though compliance is not dependent on the submission of details for approval by the Local Planning Authority.

I trust this has been of some assistance to you. Should you have any further queries, in the meantime, please do not hesitate to contact me on the above number.

Yours sincerely,

  
 Richard Green  
Planning Manager

## Appendix 3 – Section 192 Determination



Mr John Barkham  
127 Beulah Road  
Thornton Heath  
Surrey  
CR7 8JJ



D2014/71011/CPU

**Town and Country Planning Act 1990 Section 192 (as amended by  
Section 10 of the Planning and Compensation Act 1991)  
Town and Country Planning (Development Management  
Procedure)(England) Order 2010: Article 35**

**Certificate of Lawful Use or Development (Proposed)**

**First Schedule**

Application to determine whether the construction of cycle storage constitutes lawful commencement of previously approved application reference D2011/64240/RPA.

**Second Schedule**

At: Wallington Court STANLEY PARK ROAD Wallington SM6 0HG


The Council of the London Borough of Sutton, being the Local Planning Authority, hereby certify that on 24/12/2014 the operations described in the First Schedule in respect of the land specified in the Second Schedule to this certificate and edged on the plan attached to this certificate, would have been lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended) for the following reason(s):

(1) It is considered that, on the balance of probability, if the cycle storage units are erected on site prior to 29th March 2015, in accordance with the condition discharge information agreed under D2014/1164, it would represent a material commencement of the development permitted under D2011/64240/RPA pursuant to Sections 56 and 192 of the Town and Country Planning Act 1990 (as amended).

**INFORMATIVES.**

(1) The drawing nos. relating to this decision are: 4449-1a and 01/909/01B.





Executive Head of Economic Development,  
Planning and Sustainability.

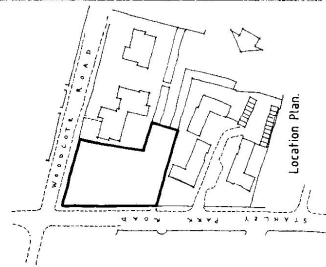
Date: 19 February 2015

(LBSDNHCPUG)

**Notes:**

1. This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the matter(s) specified in the First Schedule taking place on the land specified in the Second Schedule would have been lawful on the specified date and thus was not liable to enforcement action under Section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the matter(s) described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any matters which are materially different from those described or which relate to other land may render the owner or occupier liable to enforcement action.
4. The effect of the Certificate is also qualified by the proviso in Section 192(4) of the 1990 Act (as amended), which states that the lawfulness of the described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.





## Appendix 4 –Correspondence from Council

Wallington Court

**Subject:** Wallington Court  
**From:** Tim Lipscomb <tim.lipscomb@sutton.gov.uk>  
**Date:** 26/02/2015 13:36  
**To:** John Barkham <john.barkham@jcasurveyors.co.uk>

Dear John,

Please accept this email as confirmation that either the vertical or horizontal stands could be used, in any mix/proportion, provided that they appear in the locations agreed on the agreed plan.

Best Regards

**Tim Lipscomb**

**Senior Planning Officer**

+44 (0)20 8770 5070

**tim.lipscomb@sutton.gov.uk**

Planning Department

24 Denmark Road

Carshalton

Surrey

SM5 2JG

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Although the London Borough of Sutton operates anti-virus programmes, it does not accept any responsibility for any damage whatsoever that is caused by viruses being passed.

This message has been scanned for malware.

## Appendix 5 – Photograph



*Cycle lockers at Wallington Court - 19<sup>th</sup> March 2015*