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INTRODUCTION

The purpose of this Addendum to the Design and Access Statement is to support the application for the proposed development at 265 Burlington Road, New Malden, KT3 4NH and Land to the south forming the surface car park of the Tesco Store, in the London Borough of Merton (the 'Site'), and provide information outlining the development of the scheme.

This Addendum clarifies and illustrates the amendments that are proposed as a result of comments made on the application by Raynes Park High School, which neighbours the site to the north. The school does not object to the principle of development on the site, but raised concerns on several points, particularly in relation to the location of the proposed tallest building bordering their premises and the potential for overlooking and overshadowing of the school property.

The outcome of this process has resulted in the following changes to the application, which form part of this submission:

- Redistribution of height within the scheme to reduce the height of the tallest building (building A), closest to the school, from 14 to 12 storeys of residential;
- Increasing the height of building E, which now becomes the tallest building within the development, from 13 to 14 storeys of residential;
- Increasing the height of building F from seven to eight storeys of residential;
- Introducing privacy screens on the side of the balconies that have their primary aspect to the east on building A to reduce opportunities for overlooking towards the school; and

- Increasing the height of the railing of the balconies facing the school on building A to reduce opportunities for overlooking, particularly from within the associated unit.

The following pages illustrate the comparative amendments between the original submission in June 2019 and the revised submission of December 2019.

ORIGINAL SUBMISSION



Building A (14 storeys of residential)

Building B (10 storeys of residential)

Building E (13 storeys of residential)

Building F (7 storeys of residential)

Building G (8 storeys of residential)

Proposed roofscape and building heights

REVISED SUBMISSION



Building A (12 storeys of residential)

Building B (10 storeys of residential)

Building E (14 storeys of residential)

Building F (8 storeys of residential)

Building G (8 storeys of residential)

Proposed roofscape and building heights

265 Burlington Road																										05/12/2019				
New Malden																														
Revision P5																														
Accommodation Schedule by Core																														
		Core A				Core B				Core C				Core D				Core E				Core F				Core G				
		(Affordable Rent)				(Intermediate to level 6)																								
		1B2P	2B3P	2B4P	3B5P	1B2P	2B3P	2B4P	3B5P	1B2P	2B3P	2B4P	3B5P	1B2P	2B3P	2B4P	3B5P	1B2P	2B3P	2B4P	3B5P	1B2P	2B3P	2B4P	3B5P	1B2P	2B3P	2B4P	3B5P	
G																														
1			4	2		2		6		2	1	3		4	2	2			2	3		3	2	1		3	1	2	1	
2			5	3		2		7		2	2	3		4	2	3		2	2	3		2	3	1		3	2	2	1	
3			5	3		2		7		2	2	3		4	2	3		2	2	3		2	3	1		3	2	2	1	
4			5	3		2		7		2	2	3		4	2	3		2	2	3		2	3	1		3	2	2	1	
5			5	3		2		7		2	2	3		4	2	3		2	2	3		2	3	1		3	2	2	1	
6			5	3		2		7		2	2	3			2	4		2	2	3		2	3	1		3	2	2	1	
7			5	3		2	1	4		2	2	3			2	3		2	2	3		2	2	1		2	2	2		
8			5	3		2	1	4										2	2	3		1	2			2	2	2		
9			5	3		2		4										2	2	3										
10			4	2		3		2										2	2	3										
11			3	3														2	2	3										
12				3														2	2	3										
13																				2	2		2							
14																		2		2										
15																														
Total		0	0	51	34	21	2	55	0	14	13	23	0	20	12	18	0	24	24	40	2	16	0	21	7	22	15	16	6	
Total per core		85				78				50				50				90				44				59				
Refuse Bins			51	85			64	85																						
Cycles		170				156				100				100				180				88				118				

Private by unit		
Private	Units	Percentage
1b	105	34%
2b	193	62%
3b	15	5%
TOTAL	313	69%

Affordable by unit		
Intermediate by Unit		41%
1b	12	21%
2b	46	79%
3b		0%
TOTAL	58	13%

Affordable Rented by Unit		
		59%
1b		0%
2b	51	60%
3b	34	40%
TOTAL	85	19%
TOTAL	143	31%

Total Development		
1b	117	26%
2b	290	64%
3b	49	11%
TOTAL	456	100%

- Private Apartments
- Intermediate Apartments
- Affordable Rented

Habitable Rooms	Number	(%)
Private	849	65%
Intermediate	162	12.5%
Affordable Rented	289	22.2%
TOTAL	1300	100%

SUMMARY

Building	Planning Height	Apartments	Revised Planning Heights	Apartments	Difference Storeys	Difference Apartments
Core A	14 Storeys	98	12 Storeys	85	-2 Storeys	-13
Core E	13 Storeys	83	14 Storeys	90	+1 Storeys	+7
Core F	7 Storeys	38	8 Storeys	44	+1 Storeys	+6

Planning	Apartments	Percentage %	Revised Planning	Apartments	Percentage %	Difference Apartments
1 Bed	114	25%	1 Bed	117	26%	+3
2 Bed	290	64%	2 Bed	290	64%	0
3 Bed	52	11%	3 Bed	49	10%	-3
TOTAL	456	100%	TOTAL	456	100%	0



CGI view from the A3 looking east



TESCO
Extra

Amended CGI view from the A3 looking east



CGI view from Burlington Road looking West



Amended CGI view from Burlington Road looking West



CGI view from Claremont Avenue looking north west



Amended CGI view from Claremont Avenue looking north west



CGI view from the Building C looking south across the landscaped podium



Amended CGI view from the Building C looking south across the landscaped podium



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P1 26.05.19 Revised F1a Planning J1 15B
 No. Date Comment Drawn: CHS
 Checked:

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Project:
**265 Burlington Road
 New Malden**

Drawing Title:
**Proposed East Elevation
 Buildings A & B**

Drawn: JH	Date: March 2019	Scale: 1:100	Alt. Plot: -
Drawing Number: P1		Drawing Number: D 1300	



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Fig. 18 - 23 Updated for Construction 13/10/2019
 No. 1 Date: 13/10/2019
 Author: JH
 Checked: JH
 Drawn: JH

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Page:
265 Burlington Road
New Malden

 Drawing Title:
Proposed East Elevation
Buildings A & B

 Drawn: JH Date: 13/10/2019 Scale: 1:200
 Checked: JH Date: 13/10/2019
 Drawing Number: E1180 Drawing Number: D 1300 No: P2

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P1 20.05.19 Issued For Planning J1 JB
 M1 Date Comment D101 David
 Revision

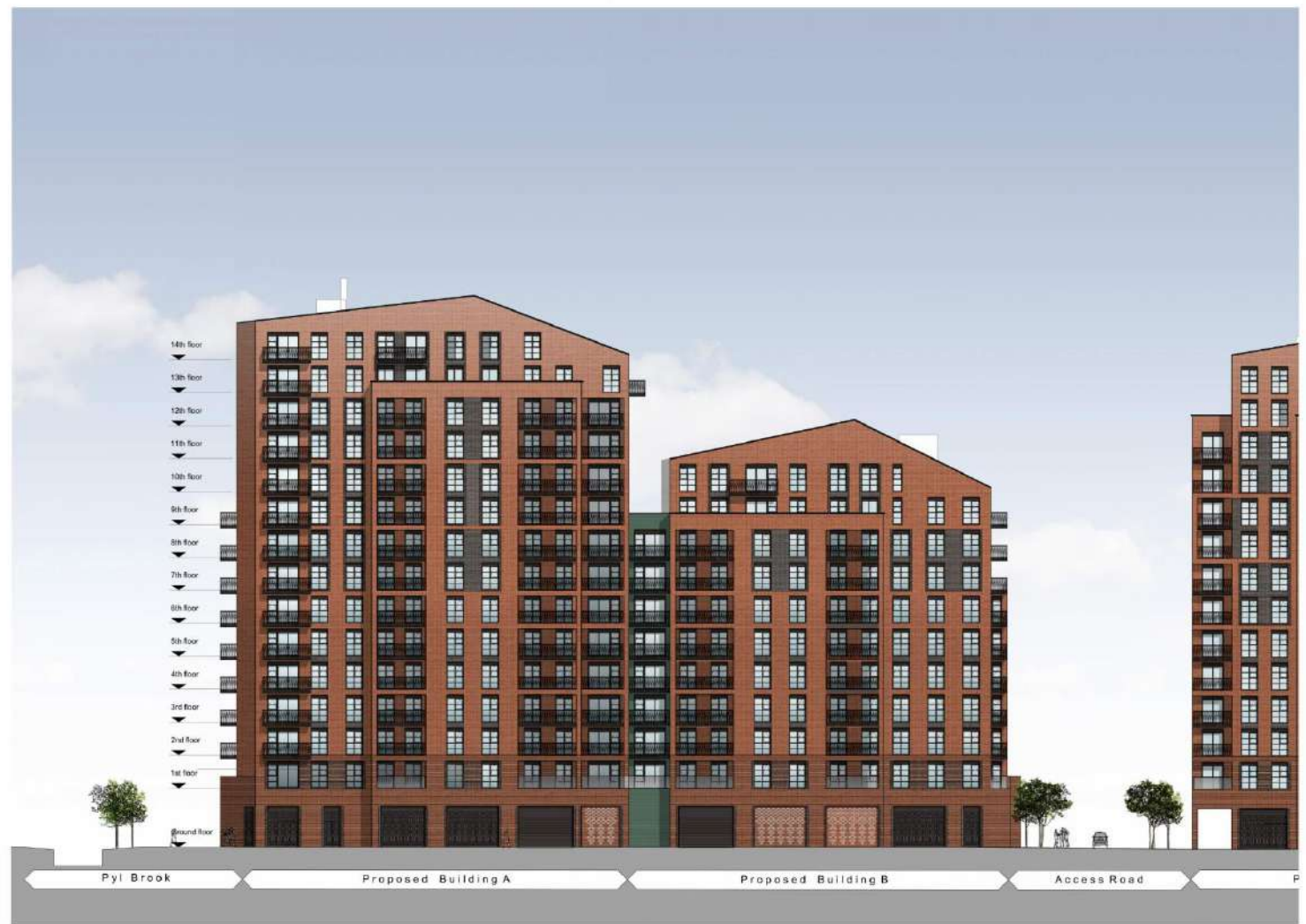
Issue Stage
PLANNING
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Project
 265 Burlington Road
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Drawing Title
 Proposed West Elevation
 Buildings A & B

Drawn Date Scale @ P1 A4 Ref.
 J11 March 2019 1:500 -

Sheet/Print No. Drawing Number Rev
 E1180 D 1301 P1





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PL 03 12 19 Updated for December 19 Planning Issues	JH	SB
PL 20 02 19 Issue For Review	JH	SB
By: J. Sisk	Drawn:	Drawn: CHS
Checked:		

Issue Data

PLANNING

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Project
265 Burlington Road
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Drawing Title
**Proposed West Elevation
Buildings A & B**

Client	Date	Scale	AL: N/A
Doyle March Ltd	MARCH 2019	1:200	
© Bennett Project Ltd	Drawing Number	No.	
E1180	D 1301	P2	



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P1	2023.12	Issued For Planning	JM	5/6
Rev	01	01/01/2024	DM	1/01/2024

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Project:
265 Burlington Road
New Malden

Project Title:
Proposed North Elevations
Buildings A & C

Drawn	DM	Checked	JM	As Issued
P1	12/01/2024	P1	12/01/2024	

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E1180 D 1303 P1



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P2: 05.12.19 Updated the Overview 1:50 Planning Issue JM SE
 P1: 29.05.19 Saved For Planning JM SE
 By: JM SE
 Checked: JM SE
 Date: 05/12/19

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Project
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 New Malden


Working Title
 Proposed North Elevations
 Buildings A & C

Drawn	Scale	Scale @ A1	At: 1/4"
JM	1:200	1:200	1:200

Drawing Number
E1180 D 1303 P2



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J11 20.05.19 Issued For Planning		J11	S18
Ag.	Site	Content	Drawn: DWJ
Revision			
Issue Status			
PLANNING			
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Project			
265 Burlington Road New Malden			
Drawing Title			
Proposed East Elevation Buildings E & F			
Drawn: DWJ Date: March 2019 Scale: 1:500 A3: 564			
Checked: J11			
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E1180		D 2300	
		P1	

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12/02/2018 Updated for December 18 Planning Issue	J1	09
11/02/2018 Issue for Planning	J1	08
10/02/2018 Issue - Current	J1	07
Revisions:		

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Project:
**265 Burlington Road
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Drawing Title:
**Proposed East Elevation
 Buildings E & F**

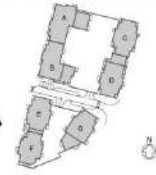
Drawn J1	Site March 2018	Scale @ A1 1:200	As Issued
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PT 20-05-18 Issued For Planning 01 GB
 No. Date Comment (Draw) Date
 Revision

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Project:
**265 Burlington Road
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Drawing Title:
**Proposed West Elevation
 Buildings E & F**

Date: 04/03/2019 Scale: 1:500
 No. 04 Date: 04/03/2019 Scale: 1:500

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E1180 D 2301 P1

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P2 29.12.19 Updated for December 19 Planning issue JPL 5/6
 P1 29.05.19 Issued For Planning JPL 6/3
 JPL Date Location Drawn Date
 Revision

New Title
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Project
 265 Burlington Road
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 Surrey
 Drawing Title
 Proposed West Elevation
 Buildings E & F
 Drawing No.
 E1180
 Date
 March 2019
 Scale @ 1:200
 Drawing/Author
 D 2301
 JPL/KAL
 Rev
 P2





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PL 20.05.19 Issued For Planning	JM	SK
Ag. / Site / Context	Drawn	DWG
Revision		

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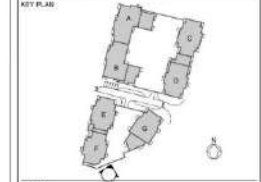
Project
**265 Burlington Road
 New Maiden**

Drawing Title
**Proposed South Elevations
 Buildings F & G**

Drawn	DWG	Issue 03 of 1	At. Rev
JM	March 2019	1.000	-

to Related Project No.	Drawing Number	Rev
E1180	D 2303	P1

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02_20.12.18 Updated for December 18 Planning Issue	J1	09
01_20.05.18 Revised for Planning	J1	08
00_11.04.18 Correct	J1	07
00_01.04.18	J1	06

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Project
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 New Maiden

Drawing Title
 Proposed South Elevations
 Buildings F & G

Drawn J1	Site March 2019	Scale 1:500	Date 18 Jul
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Sheet No. E1180	Drawing Number D 2303	Date P2
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