



Residential
Developments



UNLOCKING
POTENTIAL



A message from our Managing Director

"Thank you for choosing WS. We are an award-winning practice of Chartered Planners, Chartered Architects, Architectural Technologists and Heritage Consultants with a passion for helping our clients meet their objectives.

I firmly believe that our success is down to effective negotiation and the hard work and enthusiasm of the Team as a whole. Our Planning, Architectural and Heritage teams work extremely well together and offer our clients a truly unique service that I am immensely proud of.

The values of the Practice focus on Relationships, Professionalism and Community. Everything we do as a Practice stems from these values to ensure we consolidate our position as the 'go to' Planning, Architectural and Heritage Practice in the South East.

We have built a trusted network of Preferred Partners that work alongside the Practice to help meet our clients' needs. Our Four Stage Planning & Design process is at the core of everything we do to ensure the best possible chance of success for our clients. We also work closely with our local communities to improve the world around us".

Brian Woods BA (TP) MRTPI

Managing Director

Our Mission

To unlock potential for our clients, the WS Team, and the local community. Creating value, achieving our full potential, and improving lives and places.

Our Approach

We have a proven track record of delivering successful solutions for a wide range of clients throughout the UK. By utilising our Four Stage Planning & Design Process, WS work on behalf of private individuals, home-builders, developers and local authorities.

By pooling the expertise of our highly qualified planners, architects and technical team in-house we provide design solutions that unlock the true potential of your land or home.

Our Preferred Partners initiative ensures that specialist advice required through the Planning and Design process can be dealt with quickly and efficiently to provide the best possible chance of success.

As the only practice in the South East to offer this unique approach, we are best placed to advise our clients from the start to the finish of their project.

Our Values

Our values concentrate on the three key components that we consider essential to our clients, to the WS Team and to the local community.

Relationships - Our relationships with clients and suppliers are based on principles of mutual respect and mutual benefit. We aim to develop profitable and lasting relationships. We want to build on what we do well and to provide the best possible service.

Professionalism - We value our team as the foundation of our practice. We respect the experience and skills of our people and value the contribution that every person makes to the WS team. We recognise that pride and enjoyment in the job comes from commitment, leadership by example and accomplishment.

We work together to train, develop and reward our team in ways that acknowledge performance, teamwork and individual abilities

Community - We aim to improve the community around us through our work with local charities and community groups. Whether we are assisting with a regeneration project or providing work experience for young people, we take pride in helping others.

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Planning Services

The planning team provide essential planning advice and strategy for all aspects of the planning system.

Whether you are looking to find sites for new development, require appraisals on potential new land, extend your property or looking to protect your own interests, we can provide effective, expert advice from the outset to the completion of your project.

As well as working alongside our in-house architectural team, we also provide planning advice for a vast array of external architects, surveyors and agents.

The majority of Planning Applications follow a Four Stage Planning & Design Process that dovetails the service offered by our architectural team or working with external surveyors or architects to ensure the best possible chance of success at Planning stage.

Our range of services includes the following areas:

- Appraisals
- Applications
- Appeals
- Certificates of Lawful Development
- Enforcement cases
- Local Government consultancy

- Appearing as expert witnesses at Hearings, Public Local Inquiries, Court Cases (with, where necessary, direct access to the Planning Bar)
- Community Consultation & Engagement
- Objections to planning applications
- Policy: Strategic Land, Local Plan Representations, Local Plan Monitoring, Housing Needs Surveys
- EIA: Environmental Impact Assessments, Scoping Reports
- Development Economics: Site Searches and Referral Services, S106 Negotiations
- Seminars & Training: We carry out planning-related seminars and are available to provide training on planning related topics



Architecture Services

Established in 2010 the architectural arm of our practice has gone from strength to strength, achieving RIBA Chartered Practice recognition for 2018 and beyond.

Combining the expertise of our Chartered Architects, Architectural Assistants and Architectural Technologists we provide a full architectural service including the following:

- Feasibilities
- Planning proposals
- Building Control applications
- Urban design advice
- Masterplanning
- Working drawings
- Contract Administration

We follow our Four Stage Planning & Design Process that utilises the combined knowledge of our planning and architectural teams.



Heritage Services

WS Heritage is a UK wide heritage consultancy specialising in Listed Buildings, Conservation Areas, Scheduled Monuments, Locally Listed Buildings & Non-Designated Heritage Assets.

Heritage consultants to private, public and third sector clientele, WS Heritage offer expert advice and services with respect to:

- Planning permission
- Listed Building Consent
- Scheduled Monument Consent
- De-Listing
- Rebuttal
- Townscape & Character Appraisal
- Visual Impact Assessment
- Archaeological Building Recording
- Objection
- Appeal & Expert Witness

Independent guidance and support are provided from feasibility, concept and pre-planning stages, through to full planning and the discharge of conditions or appeal.





Est. 1992



WS PLANNING &
ARCHITECTURE

Over 30 Years of unlocking potential

Four Stage Planning & Design Process

We passionately believe that following our Four Stage Planning & Design Process provides a greater chance of achieving planning permission at a local level.

It sets out a clear step by step route to ensuring the best possible chance of success for your project.

In creating our Four Stage Planning & Design Process we have adapted the RIBA Plan of Work to simplify the planning and design process. It provides a clear understanding of key stages and sets out a framework to co-ordinate the many facets of the planning and design process.

It ensures we dovetail the services offered by our planning and architectural teams and Preferred Partners to deliver the client's brief.

Our scope of service and fee proposals are set out following the same Four Stage Planning & Design Process and are tailored to each project depending on when we become involved in the process.

Clients are not obliged to use all of the services we offer. We are more than happy to assist other planners, architects or surveyors on projects and have a successful track record of doing so.

The Four Stage Planning & Design process wouldn't be complete without the expert guidance of our Preferred Partners network.





Preparation & Briefing



Concept Design & Pre-Application



Creating a clear, agreed Brief is essential to the success of the project. We work closely with our clients to shape a clear design Brief from the outset of each project. Our Design Brief Template provides a useful starting point to ensuring that we fully understand the nature and objections of each project.

Involves: Client meeting; Site visit; Design briefing; Planning policy review

Results in: An agreed design brief; Identifying site constraints and opportunities; Scope of service; Feasibility drawings; Fee quote(s)

We work closely with our clients to shape a clear design brief from the outset of each project.

Involves: Client meeting; Site visit; Planning policy review.

Results in: An agreed design brief either prepared in house or with your own surveyor or architect; Identifying site constraints and opportunities; Scope of service; Fee quote(s) (including Preferred Partners or other external consultants as required).

Specialist external advice is often required to address site constraints and Policy for planning applications. Seeking advice on topography, highways, heritage, noise, trees, ecology etc. at an early stage increases the likelihood of obtaining permission and successful project completion. While external consultants may not be necessary for all applications, front-loading the process with sufficient information reduces delays caused by pre-commencement planning conditions after permission is granted. Our approach involves liaising with Preferred Partners or external consultants at an early stage to obtain necessary fee proposals.

The Concept Design covers the outline proposals for the project leading to a pre-application enquiry submission to the Local Planning Authority here required. While projects vary, this stage ensures that the Design Brief can be met before moving on to the Spatial Coordination stage.

Involves: Concept Design drawings; addressing planning policy and site constraints

Results in: Client approval and/or Pre-Application submission (Usually involves a meeting with and written response from the Local Planning Authority)

National Planning Policy Framework encourages pre-application engagement and front loading applications for efficient and effective planning. Though Local Planning Authorities should prioritise solutions, some adopt pre-application processes for smoother transitions. Not all applications need this process. Smaller householder inquiries may resolve via written exchange, but larger submissions require on-site meetings resulting in written responses on a without prejudice basis. Timescales and costs vary between Authorities.

Same as above but also involves liaising with Preferred Partners or external consultants and addressing planning policy and site constraints with the necessary information.

Architecture

Planning

Preferred Partners



Spatial Coordination & Planning Application



Technical Design & Planning Conditions



Using feedback from the client and/or pre-application enquiry process the spatial coordination can be undertaken. We work closely with our referred Partners and/or external consultants to ensure that the site constraints and relevant planning policies have been addressed in order to progress with a planning application.

Involves: Planning application drawings; Planning Statement (PS) and Design & Access Statement (DDAS)

Results in: Planning application submission; monitoring application through to decision.

For major developments, it takes 13 weeks for the Local Planning Authority to make a determination from submission. Authorities can ask for more time to address any issues that may arise. Architects and external consultants assist in resolving technical issues related to Highways, Trees, Ecology and Noise. The process involves submitting planning application drawings, a Planning Design & Access Statement (PDAS), and other reports to address site constraints. It may also require attending Planning Committee and speaking in support of the proposal. If an application is refused, or not determined within the correct timeframe, an appeal may be necessary.

We collaborate with Preferred Partners and consultants to address site constraints and planning policies for successful planning applications. This includes reports on trees, highways, Ecology and Energy. Architectural Visualisation is also used to showcase the proposal's impact on the area's character. Some Local Planning Authorities require these visuals for Planning Committee presentations. Our process involves liaising with Preferred Partners to ensure all identified constraints are covered in the submission and responding to internal consultee comments. We monitor the application process from submission to decision.

Following receipt of the planning approval there may be the need to discharge planning conditions as well as handling the detailed Technical Design before construction can commence. Our services include Building Regulations drawings and submissions.

Involves: Assessing planning conditions; Co-ordinating external consultants; Building Regulations drawings.

Results in: Releasing pre-commencement Planning Conditions; Building Regulations Plans approval.

To obtain planning permission, submitting a formal Condition Application may be necessary when further details are needed by the Authority. This may include input from architects, Preferred Partners, or external consultants to address various issues such as materials, landscaping, tree protection, construction method, land contamination and archaeology. The process involves assessing planning conditions and coordinating external consultants, with determination taking up to 8 weeks from submission. While it may increase initial costs, providing information from the outset saves time in the long run and results in the release of pre-commencement conditions.

Our Preferred Partners and/or external consultants will provide specialist reports to aid the discharge or conditions and provide technical information such as Structural Calculations for Buildings Regulations as well as advice from Quantity Surveyors on build costs.

Our Preferred Partners

Building the right team for your project.

We have built a network of trusted specialist professionals who make up our Preferred Partners.

This service ensures that almost any specialist advice required through the Four Stage Planning & Design Process can be dealt with quickly and efficiently to provide the best possible chance of success. Our Preferred Partners work with the WS teams to provide the necessary technical support required to address site constraints and issues that may arise from local residents through

to the statutory consultees that assess the application after submission. Our fee proposal will set out our Preferred Partners' involvement. Projects will typically require a Topographical Survey, Party Wall advice and sustainability solutions. Our professional Photography partners showcase completed projects with still & drone images.

Arboriculture



connicktreecare.co.uk

Arboriculture



davidarcherassociates.co.uk

Biodiversity Solutions



natureimpact.world

Chartered Surveyors



briangalesurveyors.com

Daylight & Sunlight



right-of-light.co.uk

Ecology



ecologypartnership.com

Energy, Daylight & Sunlight



baseenergy.co.uk

Flood Risk & Drainage



flumeconsultants.com

Highways, Flood Risk & Drainage



motion.co.uk

Highways



ttc-tp.com

Landscape



draffinassoc.co.uk

Landscape



petrow-harley.com

Noise



dbaacoustics.co.uk

Photography, Drone & Video Production



solentskyservices.co.uk

Structural & Civil Engineers



gearedpartnerships.com

Topographical Surveys



hooksurvey.com

Gold



Contractor



houseofbuilding.co.uk

Flood Risk & Drainage



nimbusengineering.co.uk

Noise



adnitt.com

Topographical Surveys



spatial-dimensions.co.uk

Silver



Our SILVER Members also cover services that are integral to the Planning & Design Process but offer more niche areas that are not covered by our GOLD Members.

Bespoke Architectural Glazing & Doors



festa-system.co.uk

Electronic Installation Services



avinnovation.co.uk

Electronic Installation Services



meshsystems.co.uk

Environmental Consultancy Services



cogan-ec.com

Garden Design



houseofstewartgardens.com

Insurance Brokers



greeninsurance.co.uk

Renewable Energy Installers



ravenrenewables.co.uk

For further details about our Preferred Partners and contact information, visit www.wspa.co.uk/preferredpartners.



Our Projects

Minor residential projects are defined in planning terms as being two to nine dwellings. We handle many minor residential applications for landowners and developers. Most of these projects are found within urban areas where there is a need to make the best use of urban land. In the countryside or Green Belt these proposals usually involve the redevelopment of previously developed (“brownfield”) land.

Most minor applications have additional “validation” requirements which may include Tree Reports, Flood Risk, Landscaping, Noise, and Heritage.

We have secured planning permission for minor residential developments across the UK. Several of our developments in Surrey have been recognised at the Surrey Property Awards, with completed developments winning Best Luxury Property.

Major residential projects are defined in Planning terms as being 10 or more dwellings. We handle several major residential applications for landowners and developers. Most of these projects are found within urban areas where there is a need to make the best use of urban land.

Major applications require a significant level of specialist surveys and reports to support each proposal. All major applications have additional “validation” requirements which may include Sustainable Urban Drainage (SUDS), Flood Risk, Landscaping, Noise, Heritage and Affordable Housing.

CASE STUDY 1 // 17

Alexandra Gate, West Street in Reigate, Surrey



Project Outline

This project had been subject to a long planning history with 4 previous attempts by Try Homes and Berkeley Group to secure housing on the site. The development has now been successfully constructed to a high standard having been subject of a pre-application submission to the Council which confirmed the principle of residential development on the site. During the application, several revisions were made to satisfy the concerns of local members and residents.

This development won Best New Luxury Property at the Surrey Property Awards.

Our Involvement

Planning & Architecture.

Preferred Partner Involvement

Draffin Associates (Landscape)

Adnitt Acoustics (Noise)

Comments

The successful construction of this award-winning development in Reigate showcases architectural excellence, featuring four impeccably designed detached houses complete with their own garages. This remarkable achievement stands as a testament to our commitment to creating exceptional living spaces that seamlessly blends style, functionality and careful consideration for its surrounds.

CASE STUDY 2 // 17

The Roost, Paynes Green in Ockley, Surrey



Project Outline

Planning permission was originally granted for the conversion of a barn in commercial use to 2 residential properties. Due to the condition of the building, it was deemed preferable to replace the building rather than proceed with the conversion.

WS Planning & Architecture handled the revised application, building regulations and conditions submissions for the proposed project.

The pair of dwellings have been finished to a very high standard using reclaimed beams from the original building and high-quality materials.

Our Involvement

Planning & Architecture.

Preferred Partner Involvement

David Archer Associates (Arboriculture)

Petrow Harley (Landscape)

Comments

Barn conversions present exciting opportunities to unlock the potential in former agricultural or commercial buildings. They extend the life of buildings and can provide a useful way of preserving the past for future generations. The condition of buildings invariably means that the conversion process is very difficult particularly when working with listed buildings. Early advice from Structural Engineers as well as our highly skilled Architectural team can identify constraints at an early stage in the process that can save time and money.

CASE STUDY 3 // 17

Cedar Ridge in Woking, Surrey



Project Outline

The proposal was submitted following a previous approval and amended via Section 73 to improve the layouts and design. The external layout was also amended to improve the respective driveways as well as amended garage designs.

Finished to a very high specification these properties make a significant improvement to the character of the area as well as raising the density of development to help boost the supply of housing.

Our Involvement

Planning & Architecture.

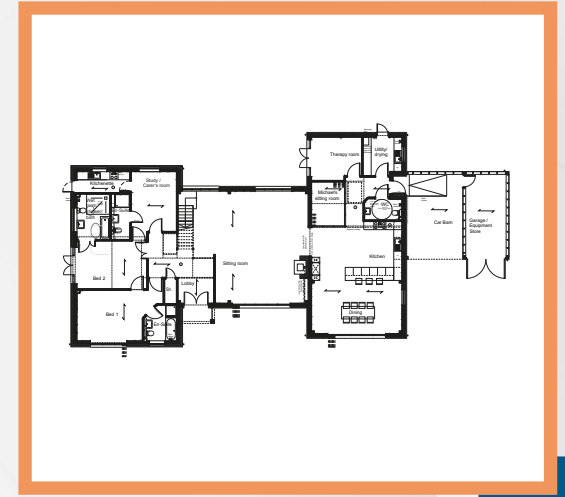
Comments

Winner of The Best New Luxury Property at the Surrey Property Awards 2019.

This was an extraordinary achievement that highlights the exceptional architectural vision, meticulous craftsmanship, and uncompromising dedication to creating a truly remarkable living experience. This prestigious recognition not only distinguishes the winning property as an unparalleled epitome of luxury but also establishes it as an iconic landmark within the architectural landscape, setting standards of innovation and sophistication. The award serves as a testament to architectural excellence, placing the project to the forefront of the industry and cementing its status as a coveted symbol of refined living.

CASE STUDY 4 // 17

Lodge Farm Mews in Reigate, Surrey



Project Outline

Pre-Application discussions with the Planning Officer's resulted in agreement to the principle of 3 dwellings on the site in a traditional 'barn style' design.

The scale and bulk of the buildings were designed to propose single storey dwellings with varying ridge heights, together with garaging.

Throughout the process of design, emphasis was placed on the improvements to the site that could be gained from an attractive scheme that retained the openness of the Green Belt.

Our Involvement

Planning & Architecture.

Preferred Partner Involvement

Draffin Associates (Landscape)

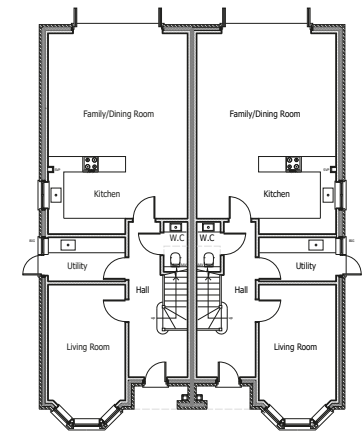
Comments

Proposals for new dwellings in the Green Belt are notoriously difficult permissions to obtain, especially at local level.

The presentation of the case was key to our argument that the proposal would improve the site and increase the openness of the Green Belt, whilst at the same time respecting the setting within the Area of Outstanding Natural Beauty (AONB).

CASE STUDY 5 // 17

Portmore Park Road in Weybridge, Surrey



Project Outline

This project required the demolition of an existing building to make space for a high-end development that improves the character of the area and helps raise the housing supply. It comprises a detached two-storey house and a pair of semi-detached, two storey houses with rooms in the roof space with dormer windows.

The proposal was submitted following a previous approval and amended via Section 73 to improve the layouts and design. The external layout was also amended to remove the in & out driveway and provide the detached dwelling with its own private parking area leaving a shared driveway for the pair or semi-detached dwellings.

Our Involvement

Planning & Architecture.

Preferred Partner Involvement

David Archer Associates (Arboriculture)

Comments

The successful build of this development harmoniously blends elegance and functionality, boasting a detached two-storey house and a pair of semi-detached homes, epitomising considerate architectural design and thoughtful living spaces.

This well-crafted ensemble stands as a testament to our commitment to creating exceptional homes that seamlessly blend in integrate with their surroundings.

CASE STUDY 6 // 17

West End Cottages in Ripley, Surrey



Project Outline

The successful granting of this application within the Green Belt and Ripley Conservation Area signifies a significant achievement. Despite the limited scope for residential development in the Green Belt, the proposal was deemed appropriate due to its nature as limited infilling. The initial application for larger dwellings was revised after the Council's concerns regarding scale and bulk, showcasing a commitment to compromise and adherence to local regulations.

The Council's support for the design of the proposal is commendable, as it respects the aesthetics of the neighbouring terraced cottages and preserves the overall appearance and character of the Ripley Conservation Area. This outcome highlights the careful consideration given to architectural harmony and the preservation of the area's unique ambiance, ensuring a successful integration of the new development into its surroundings.

Our Involvement

Planning & Architecture.

Preferred Partner Involvement

David Archer Associates (Arboriculture)

Comments

Development proposals in the Green Belt need to apply to strict policy guidance within the National Planning Policy Framework. When coupled with the Conservation Area designation this adds further complexity to the case and requires a great deal of negotiation with the Council to achieve a positive outcome.

Working with our Preferred Partners and the combined skillset of our Planning and Architectural teams we successfully unlocked the potential of this parcel of land.

CASE STUDY 7 // 17

De Clare Court, Outwood Lane in Bletchingley, Surrey



Project Outline

The proposal sought to make the best use of underutilised land in the centre of Bletchingley, a defined village within the Green Belt where the principle of infill development is acceptable.

However, the site was also located within the Conservation Area. A substantial level of supporting information was required to justify the proposal including a Heritage Report, Archaeological Evaluation Report and Tree Report. The Planning Team at WS handled the planning application and supported the proposal with a Planning, Design & Access Statement drawing together the specialist advice obtained for the project and demonstrated full compliance with all relevant planning policy.

Following approval of the proposal the WS Architectural Team handled the Building Regulations submission and working drawings.

Our Involvement

Planning & Architecture.

Preferred Partner Involvement

David Archer Associates (Arboriculture)

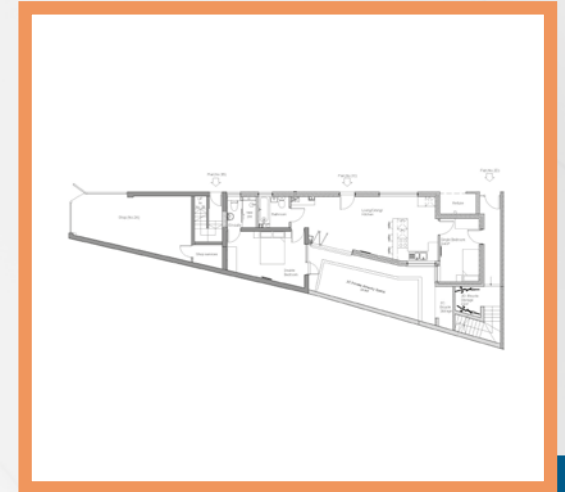
Comments

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Working with our Preferred Partners and the combined skillset of our Planning and Architectural teams we successfully unlocked the potential of this parcel of land.

CASE STUDY 8 // 17

Green Lane in Thornton Heath, Croydon



Project Outline

The proposal sought for the alteration of the permitted ground floor 1 x 2-bedroom flat (16/04271/FUL) and the erection of a first-floor extension to comprise a 1 x 1-bedroom flat.

The site was under construction following the permitted application under planning reference 16/04271/FUL but was stopped for the new application. According to the Croydon Local Plan proposals map, the application site lies within a shopping parade without further designation. The surrounding area is varied in character, with a mix of commercial retail and business uses on Green Lane reflecting its busy location near the suburban centres of Thornton Heath and Norbury, which offer a range of amenities and services.

Our Involvement

Planning & Architecture.

Preferred Partner Involvement

Petrow Harley (Landscape)

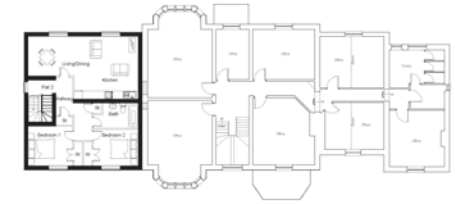
Base Energy (Energy)

Comments

The proposed development posed many challenges and constraints, which our architectural team resolved by efficiently utilising left-over space, while providing sufficient amenities, acceptable degrees of privacy, and ease of access. The design process resulted in a subtle juxtaposition of old and new through a differentiation of architectural language but conformity of scale and mass. Our Planners took this into consideration by research planning permissions in the local area together with the site constraints and policy guidance, to ensure that the proposed development made the best use of the land.

CASE STUDY 9 // 17

Ringley Park House in Reigate, Surrey



Project Outline

Originally built in 1850 as a family home this large property, located close to Reigate town centre, was converted and used as office space for a number of years.

This project saw the conversion back into residential use, divided into five carefully planned spacious apartments. Each unit comprises two bedrooms, two bathrooms, reception and kitchen.

They offer a private terrace area accessed via French doors from kitchen and a generous communal terraced area to the side of the property.

Planning permission was also granted on appeal for a two-storey side extension to provide three additional apartments.

Our Involvement

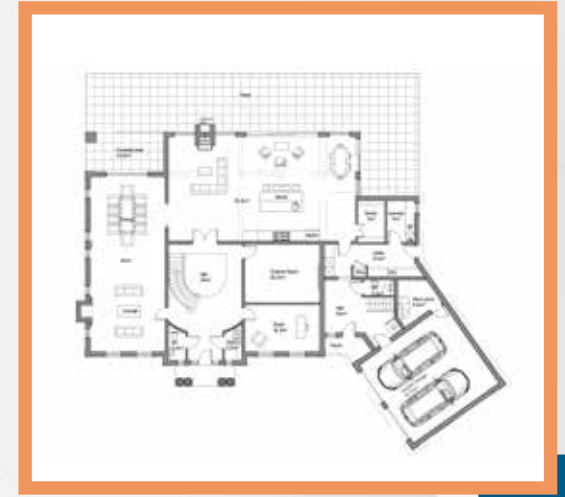
Planning & Architecture.

Comments

Careful consideration had to be made to maintain the original character of the property like its high ceilings with ornate Victorian cornice while offering a modern and comfortable living space.

CASE STUDY 10 // 17

Holly Close in Brockham, Surrey



Project Outline

For this project, WS were tasked with planning the demolition of an existing dwelling and replacing it with 6 new properties: two pairs of semi-detached houses and two detached. With concerns about the increased number of vehicles along the bridle path and the effect that would have on pedestrians, the project went to appeal.

With subsequent improvements to the layout of the site and concerns regarding highway safety the case was successfully defended, and the appeal was allowed, subject to conditions.

Our Involvement

Planning & Architecture.

Preferred Partner Involvement

David Archer Associates (Arboriculture)

Petrow Harley (Landscape)

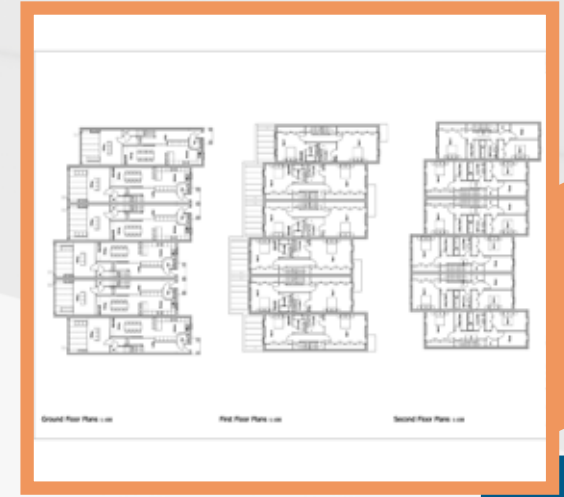
Comments

We were delighted to get this project approved and subsequently built by our client.

This was another team effort drawing on the expertise of our Planning and Architecture departments resulting in a satisfactory outcome for our client.

CASE STUDY 11 // 17

Park Road in London Borough of Bromley



Project Outline

This project one carried out on behalf of Croudace Portland and sought the erection of 6 town houses in a single terrace. Following a pre-application submission, it was clear that the traditional Georgian design proposed would complement the existing townscape.

However, consent had previously been obtained for two detached blocks on the site rather than one and the Council stipulated that the design and submission prepared in support of the application would need to provide clear justification for the change in design rationale. The façade of the building was stepped to add visual interest which worked well with the chosen materials and overall detailing identified at application stage.

Our Involvement

Planning & Architecture.

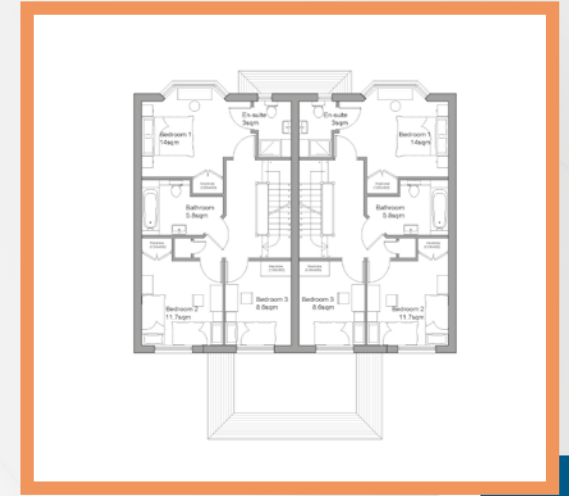
Comments

The clearly presented supporting information including drawings and Design & Access statement prepared in-house were key factors in the success at local level.

The architectural visualisation prepared by the applicants also played a key role in highlighting the successful design approach.

CASE STUDY 12 // 17

The Thickets in Pollards Hill South, London SW16



Project Outline

The irregular shape the site located in a residential area comprising detached and semi-detached dwellings provided an opportunity to create a small urban development to the rear of the site, as well as maximising the size of the building on the street scene.

The scheme went through a pre-application process, as well as two planning applications, the latter to achieve permission for the house at the front to four apartments. As it is often the case, the WS team liaised regularly with the Local Authorities, particularly to overcome the concerns with the undercroft and the fire brigade.

The scheme was approved for its subtle modifications to the street scene. Ultimately this traditional approach responding to the local vernacular and with the spatial layout, was seen by the council as a positive addition to the local area hence the two approvals of the applications.

Our Involvement

Planning & Architecture.

Comments

An interesting site with plenty of potential that was maximised by the WS team, it provided a precedent to the local area as potential development to infill large deep plots, whilst delivering a high quality of housing with reasonable amenity area and greenery.

CASE STUDY 13 // 17

Bluebird House in Hookwood, Surrey



Project Outline

Working with Dedman Properties, both Planning and Architecture Teams WS Planning & Architecture worked hard to achieve an Outline Application for the demolition of existing commercial buildings, and erection of 9 dwellings.

With the site changing hands, Upright continued to use WS' services, and planning permission for the Reserved Matters was granted. WS also dealt with the Conditions Applications, and a further Non-Material Amendment Application which sought minor changes to the internal layouts and window placements of the dwellings.

Our Involvement

Planning & Architecture.

Preferred Partner Involvement

Draffin Associates (Landscape)

Base Energy (Energy)

Comments

Another example of the WS team working in unison with our Preferred Partners to unlock this site's potential.

CASE STUDY 14 // 17

50 Croham Road in South Croydon



Project Outline

The site, near South Croydon Station, has strong Victorian and Edwardian characteristics, including 2 Local Heritage Areas. Considerations for practicality, space standards, and blending modern aesthetics with tradition were key.

The design emphasizes gable ends, following the street scene and scale. Brick detailing on corners, windows, and balconies maintains the Victorian character. The Principal Designer role ensured liaison with consultants, clients, and contractors, overseeing Pre-Construction Information and site visits for CDM Regulations compliance.

Our Involvement

Planning & Architecture.

Preferred Partner Involvement

Base Energy (Daylight & Sunlight)

Comments

Carrying out a Principal Designer role highlights the importance of involving the architect during the Technical Design and Construction Stages.

Whether WS are engaged as Principal Designer, the client's agent or Contract Administrator, the client will be able to reduce the risk of events going wrong on site and acquire professional advice from WS until completion of the project.

CASE STUDY 15 // 17

Wellington Court, Waterhouse Lane in Kingswood, Surrey



Project Outline

We were delighted that Whiteoak Developments Ltd commissioned us to design and obtain permission for this prestigious development in Kingswood, Surrey. Planning permission was granted for the erection of 9 x 2 bedroomed apartments by the Development Control Committee at Reigate & Banstead Borough Council. Having originally obtained permission for a pair of detached dwellings on the same site the applicant recognised the sustainable location, combined with the size of the site meant that the land could be put to better use for apartments. Recognising a local need for residents to downsize to large apartments rather than leave the area was also a key driver. The split-level Arts & Crafts design was created to address the topography of the site as well as break up the massing that is usually associated with larger apartments in the Borough. The application site lies within a Residential Area of Special Character and directly opposite the Kingswood Conservation Area. The protected trees within the site and access arrangements required specialist expert advice throughout the process. Technical issues relating to landscape, highways & heritage were expertly handled by our Preferred Partners.

Our Involvement

Planning & Architecture.

Preferred Partner Involvement

Petrow Harley (Landscape)

WS Heritage (Heritage)

Solent Sky Services (Drone Photography)

Comments

Another triumph of patience in the face of adversity for the applicants who set a clear brief for the development of this site and had the faith to trust the designs proposed despite requiring lengthy pre-application, application and appeal processes to reach the positive end result. Put simply, without appealing the original decisions the Council would not allow a viable proposal or make the best use of the land. Whilst speaking at committee on behalf of the applicants we cited a Government White Paper "Fixing our Broken Housing Market" which recognises the role played by small to medium sized developers who are keen to get the housing market moving and build out their permissions in good time to provide a boost for the sector.

CASE STUDY 16 // 17

The Oaks in Haywards Heath, West Sussex



Project Outline

This project concerns the demolition of existing buildings comprising of 5 apartments for the erection of a 14-unit apartment building with associated car parking. WS Planning & Architecture provided both planning and architectural services for this major residential development in the Conditions and Building Regulation stage of the application.

WS Planning & Architecture ensured all the Conditions were discharged at the appropriate stage of development which has recently been completed. As this was a major residential development, there were a number of conditions that needed to be discharged a different stage of the process. Therefore, acting as the Planning Agent WS Planning & Architecture had to ensure all the conditions were discharged at the correct stage of development process.

Our Involvement

Planning & Architecture.

Comments

Conditions application is a type of planning permission that requires additional details on specific parts of the development that was not fully described in the original planning application. It is essential conditions are discharged for the development to be completed.

CASE STUDY 17 // 17

Shelvers Way, Tadworth, Surrey



Project Outline

The Planning and Architectural teams worked together to achieve an outline planning permission for a site in Tadworth for the demolition of the existing building, and erection of four detached dwellings.

WS then worked on behalf of Bruckland Developments to achieve the Reserved Matters permission, with the Planning Team working on a further Section 73 application on the site. Both Planning and Architectural Teams were instrumental in the delivery of four high quality four-bedroom houses, with accommodation across two and a half storeys.

Our Involvement

Planning & Architecture

Preferred Partner Involvement

Petrow Harley (Landscape)

David Archer Associates (Arboriculture)

Comments

Tadworth is a popular area within the Reigate and Banstead Borough for new development as many of the older properties have expansive and under-utilised gardens, ready for their potential to be unlocked.

Design Brief

The design brief will help you with your project. It forms the very beginning of the process and the more information you can share with us, the more effective the decision making and problem solving will be.

It's important to remember that your initial ideas don't need to be concrete but will help shape the vision for your project. What is most helpful is that you communicate your priorities and what you hope to achieve from the finished project. The information you send us is treated as confidential until you give us your approval to proceed. We then use the information with the required consultants and outside agencies.



Describe your current home

- What do you like and dislike about it?
- What is missing, and what would you change?
- What kind of ideas do you have about design and / or materials?
- Do you have any images from magazines/internet that show us a style that you like?
- Are there any particular design features that are important to you?
- What kind of style do you want for the project? e.g. contemporary, traditional, industrial, bold, elegant, minimal etc.
- Do you have specific time requirements for the project to be complete?
- Do you have any specific accessibility requirements, for example is anyone in your family disabled or do you have any regular visitors that would have special needs?
- Do you have any specific considerations toward sustainability and energy efficiency? Is there a particular system you would like to use: i.e., solar panels etc.

About the site

- Is there anything about the site that you particularly like or dislike?
- Are there any views within the site that are particularly important to you?

About the occupants

- How many people will be living in the new home?
- Do you foresee new additions to the home?
- Are there any pets that will need to be accommodated?

About the lifestyle

- Describe your lifestyle and the kind of spaces that you need? For example, work from home, entertain often, etc.
- How much time do you spend in the different areas of your home (indoors and outdoors)?
- What type of storage do you require?
- Specific hobbies that require lots of storage space?
- Large wardrobe space?

Indoor spaces

- Number of floors / rooms / spaces and use for each?
- Are there any particular areas that are to be more private than others?
- Or particular rooms that you would like to be connected?
- Do you have any preferred room layouts/relationships or orientations? – a south facing kitchen for example.

Outdoor spaces

- Do you have any specific ideas or plans for the outside spaces that you would like us to consider?



Find Out More

The Party Wall Etc. Act 1996

What does the Act do?

The Act came into force on 1 July 1997 and applies throughout England and Wales. It provides a framework for preventing or resolving disputes in relation to party walls, party structures, boundary walls and excavations near neighbouring buildings. Anyone intending to carry out work (anywhere in England and Wales) of the kinds described in the Act must give Adjoining Owners notice of their intentions. The Act applies even to Crown, government and local authority owned property. Where the intended work is to an existing party wall (section 2 of the Act) a notice must be given even where the work will not extend beyond the centre line of a party wall. Adjoining Owners can agree with the Building Owner's proposals or reach agreement with the Building Owner on changes in the way the works are to be carried out, in their timing and manner. It is always best to have any agreement with your adjoining owner in writing. Where a dispute arises in relation to a new party wall or party fence wall under section 1, or works to an existing party wall under section 2 or an excavation under section 6, if written consent has not been given by the Adjoining Owner within fourteen days of receiving a written notice served under the Act, the Act provides for the matter to be resolved by a surveyor or surveyors in a procedure for the resolution of disputes under section 10 of the Act.

What does the Act cover?

Various work that is going to be carried out directly to an existing party wall or party structure New building at or astride the boundary line between properties Excavation within 3 or 6 metres of a neighbouring building(s) or structure(s), depending on the depth of the hole or proposed. Work may fall within more than one of the above categories and involve different types of buildings and structures for example, houses, garages and office buildings.

Why is the Party Wall Etc. Act important?

By law, anyone intending to carry out work on or astride the boundary or on a party wall or undertake certain excavations adjacent to an adjoining neighbours' buildings or structures must give adjoining owners notice of their plans. This applies as much to private property as it does government or local authority owned property. Owners are considered to be joint owners of the entirety of a party wall rather than sole owner of part of the wall. If work starts without a notice being given, an adjoining owner can seek to stop the work through a court injunction or seek other legal redress. If you are not sure whether the Act applies to the work that you are planning, you may wish to seek professional advice from a Party Wall Surveyor. Please contact us for details.



For detailed information about any issues arising from the Party Wall Act 1996, or to discuss your specific requirements please contact our Preferred Partner:



Brian Gale Surveyors
Contact:
Sean Steer, Director
sean@briangalesurveyors.com
01737 245947
www.briangalesurveyors.com

The WS Team

We are an award winning practice of Chartered Planners, Architects and Heritage Consultants with a passion for helping our clients meet a wide range of objectives. Our Planning, Architectural and Heritage Teams are supported by our Preferred Partner network to ensure that all site constraints can be addressed throughout the Four Stage Planning & Design Process.

WS PLANNING & ARCHITECTURE

Established in 1992, WS Planning & Architecture have offices in London and Surrey. From day one it has been our belief that effective negotiation is key to success. We pride ourselves in giving honest, comprehensive and sound planning advice which is perfectly complemented by our highly skilled architectural team.

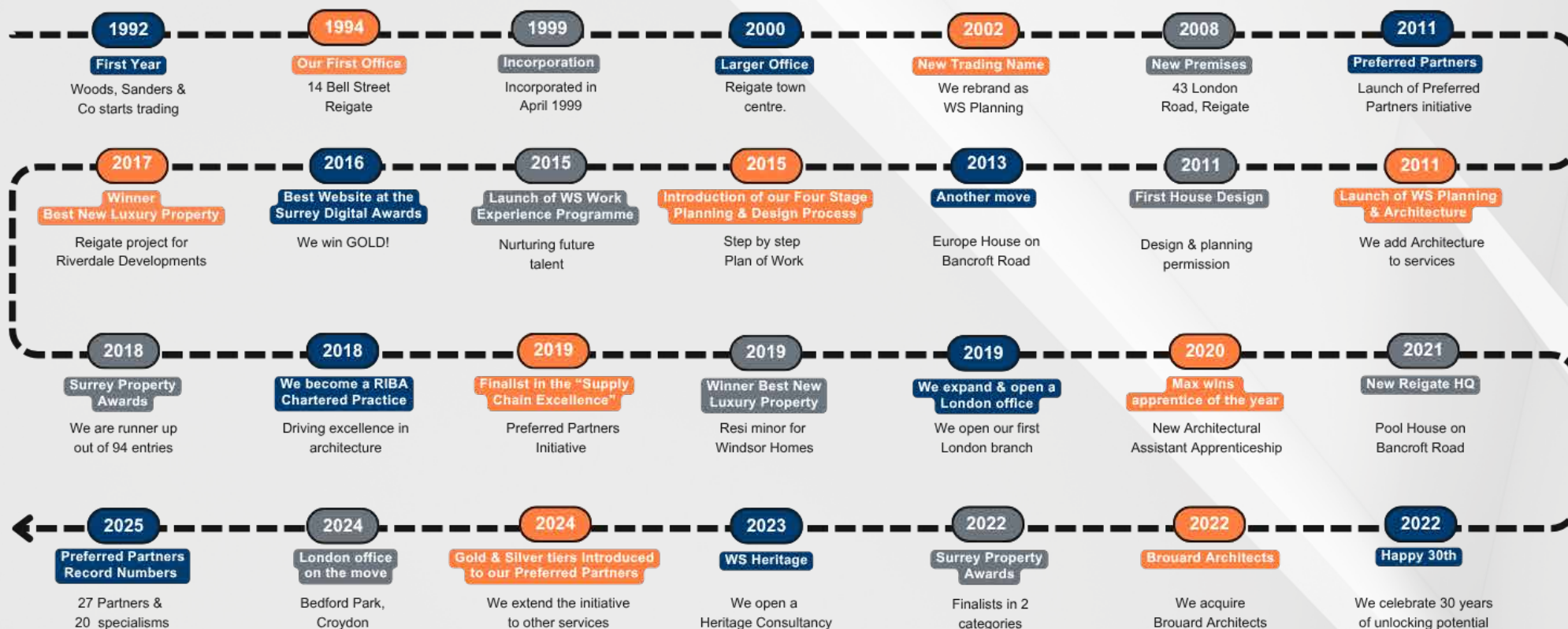
WS HERITAGE

Established in 2023, WS Heritage provides a bespoke Heritage consultancy specialising in Listed Buildings, Conservation Areas, Scheduled Monuments, Locally Listed Buildings and Non Designated Heritage Assets.

BROUARDARCHITECTS

In 2022 we acquired Brouard Architects, which became our Kent office. Brouard Architects has an excellent reputation in a variety of sectors including residential, education, health care and commercial.

Our Timeline



Client Testimonials

"WS Planning & Architecture have been Lee Savell Properties' preferred architectural partner for a number of years. The communication and service provided by Lee and his team has been consistently excellent and we look forward to continuing to utilise their services for our future projects. We would have no hesitation in recommending their services."

Stuart Williams, Director
Lee Savell Properties Ltd

"Novo-land.co.uk has worked with WS Planning & Architecture for a number of years now so feel well placed to be able to review the services provided. Lee, Max & Rob provide consistently high levels of quality design work with problem-solving and creative thinking at the forefront of every response. On the planning side, the experience of the team is second to none. We will continue to use WSPA and would recommend them to anyone."

Martin McFadden, Director
Novo Land & Development

"We have been working with WSPA since Quantum Homes began in 2014 and we could not be happier with the service provided over the years. The team's professionalism, unmatched knowledge, creativity, and friendly nature make working with WSPA a real pleasure. The team have worked on some very tough planning applications for us and has always dealt with any issues proactively and efficiently. We have celebrated and had many planning successes in the past together and look forward to many more to come."

Alastair Morris, Managing Director
Quantum Homes

"I recommend WS Planning & Architecture to all our clients whether it be for extensions, loft conversions or full-scale redevelopment. The broad skill base within their team and can-do attitude makes them leading planners and architects within Surrey."

Matt Lewis
Lewis White Estate Agents

"WS Planning & Architecture provided Epsom and Ewell Borough Council with consultancy support. This involved the outsourcing of a proportion of the planning casework. Planning applications have been assessed and reports were prepared. This helped to provide resilience to the Council's Planning service and the longevity of the arrangement reflects the Council's satisfaction with their work. WS Planning & Architecture were responsive and reliable at all times and provided a professional competent and cost-efficient service. I would not hesitate to recommend them to other local authorities considering a similar arrangement."

Justin Turvey, Head of Place Development
Epsom & Ewell Borough Council

"Silverleaf Group have used WS Planning & Architecture for all our planning consultancy requirements over the past 5 years. They have always provided a first-class service even when under pressure to respond within tight deadlines. They are very well informed on all the latest policy making sure that any opportunity is assessed quickly and accurately from the outset whilst providing the ongoing support needed throughout the planning process. We will continue to use WS Planning & Architecture for the foreseeable future and would highly recommend them as a company to anyone seeking planning consultancy."

Justin Owens, Managing Partner
Silverleaf Group

"We are extremely impressed with the skill and assistance that WS Planning & Architecture have provided to ourselves over the last 6 years. Their knowledge and enthusiasm are appreciated during the build process."

Cindy Westbrook
Whiteoak Developments

"WS Planning & Architecture handled with great success a personal application for me many years ago when the general consensus was exceedingly doubtful. Since then, I have had no hesitation in recommending them to our clients, whether they are private individuals considering an extension, developers looking at a new scheme or simply an owner looking for a change of use."

Robert Leech FNAEA
Robert Leech Residential Sales & Lettings

We are an Award winning Planning, Architecture and Heritage practice focused on designing high quality buildings and spaces that shape the world around us. Whether you are seeking to extend or replace your property, uplift the value of land or buildings or contemplating a purchase, we can provide that early expert guidance where so much can be at stake.

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