
Anyards Road, Cobham

Design and Access Statement
October 2023



About Us

Shanly Homes is an award-winning regional house builder operating throughout the southeast, which since its inception in 1969 has remained committed to developing high-specification, sustainable, architecturally innovative homes designed to complement the local environment and improve the quality of life for those who live there.

Shanly Homes has established a considerable track record in acquiring brownfield sites, working closely with landowners, local authorities, communities and other stakeholders to deliver high quality housing schemes that meet the aspirations of the local community.

Shanly Homes takes pride in building stunning homes in desirable locations, enhancing landscapes and building communities. The commitment to creating the best possible living environment does not stop at the design and building of the homes. A great deal of emphasis is placed on the wider environment and importance of creating a high quality, landscape-led setting to help longevity and legacy in the places Shanly Homes create.



SHANLY
HOMES



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1.0 Introduction

1.1 This Statement accompanies a planning application for the comprehensive redevelopment of the site consisting of the erection of 26 residential units with associated access, landscaping and parking at land adjacent to Anyards Road, Cobham.

1.2 This document assesses the development proposals and explains how the design responds to the local context of the site and its surrounding environment.

1.3 The planning application is accompanied by the following drawings

- 1409/Pln/100 Site Location Plan
- 1409/Pln/101 Site Layout
- 1409/Pln/102 Plots 1-2 Plans & Elevations
- 1409/Pln/103 Plots 3-4 Plans & Elevations
- 1409/Pln/104 Plots 5-6 Plans & Elevations
- 1409/Pln/105 Plots 7-8 Plans & Elevations
- 1409/Pln/106 Plots 9-12 Plans & Elevations
- 1409/Pln/107 Plots 13-17 Plans & Elevations
- 1409/Pln/108 Plot 18 Plans & Elevations
- 1409/Pln/109 Plots 19-26 Plans & Elevations
- 1409/Pln/110 Street Scenes
- 1409/Pln/111 Isometric Plan
- 1409/Pln/112 Block Plan
- 1409/Pln/113 Information Plan

1.4 The following technical reports are also provided in support of the application

- (i) Tree Survey & Arboricultural Impact Report
- (ii) Sustainability and Energy Statement
- (iii) Transport Statement
- (iv) Travel Plan
- (v) FRA and Drainage Strategy
- (vi) Landscaping Masterplan
- (vii) Planning Statement
- (viii) Phase 3 Ground Investigation
- (ix) Archaeological Evaluation
- (x) Bat Emergence Survey
- (xi) Preliminary Ecological Appraisal
- (xii) Biodiversity Net Gain Report
- (xiii) Character Area Assessment

2.0 Site Context

2.1 The site and surrounding area



Key

 Development Site

The application site currently comprises of a retail unit, two residential units and disused garages with associated hardstanding.

The site is broadly flat and covers an area of approx. 0.45ha

The site is allocated in the Elmbridge Local Plan for 35 residential units (gross).

The site is split into two sections with the northern part accessed via Anyards Road to the west and the southern section accessed via Copse Road to the south.

The site is surrounded on all four sides by a mixture of semi-detached and terraced houses which are predominantly 2 and 3 storeys in height.

Anyards Road Recreation Ground can be found to the north west of the proposed development.

2.0 Site Context

2.2 Site Photos



1. Access to Copse Road

2. North-Westerly View from Southern Edge of Site

3. South-Eastern Site Boundary showing neighbouring 3 storey properties

4. Piano Shop on North-Western Edge of Site

5. Access from Anyards Road

6. Existing Disused Garages

7. Access to Existing Bungalow on North-East of Site

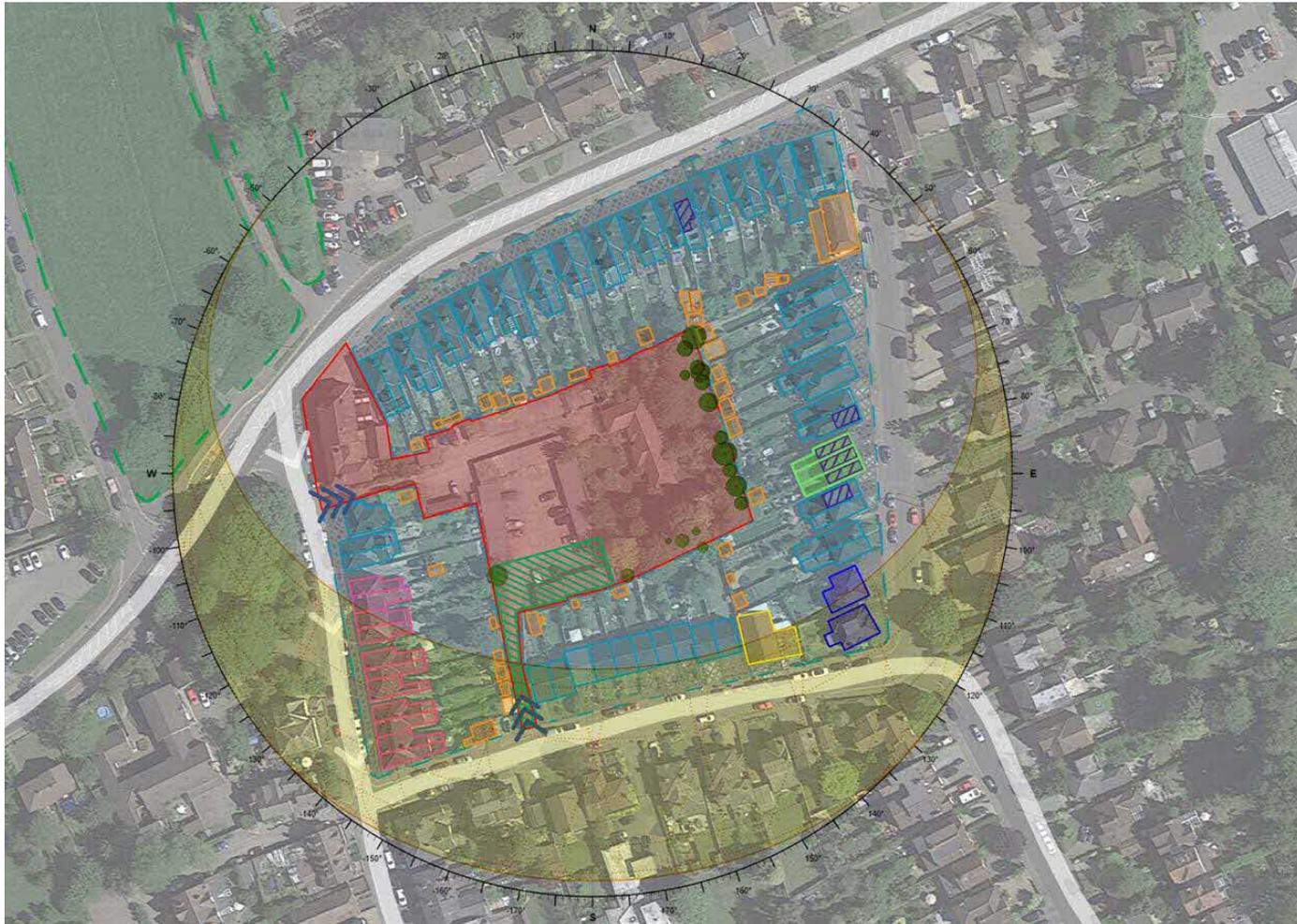
8. View of Site from North-East of Site

9. View of Site from North overlooking South-East



3.0 Constraints & Opportunities

3.1 Site Constraints



Much of the site is well screened by the surrounding houses apart for the north western corner which abuts both Portsmouth Road and Anyards Road and can be viewed from the surrounding area. Access to the site is via two vehicular driveways serving the existing garages and bungalow to the rear. There is a small amount of vegetation along the eastern boundary providing screening to properties to the east of the site.

Further constraints include:

- The site is in an area of flood zone 1
- A right of way for the houses fronting Copse Road should be retained.

Key

Public Green Space	3 Storey Terrace Houses	2 Storey Nursery
2-2.5 Storey Buildings	2 Storey Semi-Detached Houses	Dormers
Site	Single Storey Buildings and Sheds	Right of Way
Road	2 Storey Terrace Houses	Site Access Point
One Way	2 Storey Detached Houses	Existing Trees on Site
Driveway		

3.0 Constraints & Opportunities

3.2 Site Opportunities

Following the assessment of the existing site and context, and having an understanding of national and local planning and design guidance, the following opportunities have been identified for the development of the site:

- A focal point building can be provided at the junction of Portsmouth Road and Anyards Road.
- An improved vehicular access will be provided from Copse Road.
- The boundaries to the surrounding properties can be improved and enhanced with additional screen planting where appropriate.
- There is an opportunity to replace the current dilapidated garages and bungalow making efficient use of this brownfield site and providing much needed housing.



Key

- | | | | |
|---|--|---|---|
|  | Site |  | Focal Point |
|  | Right of Way |  | Key Views of Site To be Improved |
|  | Access to Copse Rd Retained & Enhanced |  | Improved Junction between Portsmouth Rd and Anyards Rd |
|  | Road |  | Existing Boundary between Site and Neighbouring Properties Improved |
|  | One Way Road |  | Existing Screening Retained and Enhanced |

4.0 Planning Policy Context

4.1 Planning Policy

The Application Site comprises land at 160 and to the rear of Anyards Road, Cobham, Surrey. Currently the Site includes a corner retail unit (Sheargold Piano Store) that fronts onto Anyards Road and Portsmouth Road with a residential unit above and at the ground floor. Alongside this is one of the two points of access that serves the core of the site including a single storey detached bungalow together with a number of garages and a large expansion of hard standing. The second point of access is via Copse Road to the south.

With a total area of approximately 0.45ha the Site is surrounded by existing residential development and comprises predominantly previously-developed land within the defined urban area of Cobham on the adopted Local Plan Proposals Map.

The Site is sustainably located close to the centre of Cobham being only 1km from the High Street to the south that contains a large number of shops, restaurants and other facilities. Access to public transport and in particular a regular bus service is achieved via bus stops located on the junction of Anyards Road and Portsmouth Road immediately opposite the Site.

This location is therefore ideal for a sustainable residential development that makes best use of underused previously-developed land.

The Council recognises the suitability and sustainability of the location for housing and has proposed, through the emerging Local Plan (Regulation 19 consultation draft –June 2022), to allocate the site (Site Allocation No. COS12) for 35 no. dwellings (gross).

The current Development Plan comprises the Core Strategy 2011 and the Development Management Plan 2019. It is accepted that the Development Plan is out-of-date by virtue of the fact that it is not in conformity with the current Framework 2021 and does not plan for the current housing requirement as calculated via the Government's Standard Method. Equally the Council cannot currently demonstrate a 5-year housing land supply as set out in the latest Annual Monitoring Report, which confirms a supply of 4.36 years as at 01 April 2022. In addition the latest Housing Delivery Test result for the Borough published in January 2022 (equating to 70%) confirms that the automatic presumption set out at footnote 8 of the Framework 2021 applies. The presumption, set out in Paragraph 11 of the Framework 2021 is also imported into the Development Plan (albeit in the context of the Framework 2012 that was in place at the time) within Policy DM1.

There is therefore an acute need for more housing within the Borough, particularly in sustainable locations such as this Application Site.

In terms of policy compliance, the following policies from the adopted Development Plan are of relevance to this draft Application proposal and are all fully capable of being complied with by the draft scheme presented in this submission:

Policy	Title
Policy CS1	Spatial Strategy
Policy CS2	Housing Provision, Location and Distribution
Policy CS10	Cobham, Oxshott, Stoke D'Abernon and Downside
Policy CS13	Thames Basin Heaths SPA
Policy CS14	Green Infrastructure
Policy CS15	Biodiversity
Policy CS17	Local Character, Density and Design
Policy CS19	Housing Type and Size
Policy CS21	Affordable Housing
Policy CS25	Travel and Accessibility
Policy CS26	Flooding
Policy CS27	Sustainable Buildings
Policy DM1	Presumption in Favour of Sustainable Development
Policy DM2	Design and Amenity
Policy DM4	Comprehensive Development
Policy DM5	Pollution
Policy DM6	Landscape and trees
Policy DM7	Access and Parking
Policy DM8	Refuse, recycling and external plant
Policy DM10	Housing
Policy DM21	Nature Conservation and Biodiversity

4.0 Planning Policy Context

4.1 Planning Policy Continued

In addition to the adopted Development Plan the Applicant's design team has also had regard to the emerging Regulation 19 consultation draft Plan and considers the draft scheme to be fully capable of complying with the relevant draft policies, namely:

Policy	Title
Policy SS1	Responding to the Climate Emergency
Policy SS2	Sustainable Place-Making
Policy SS3	Scale and Location of Good Growth
Policy CC1	Energy Efficiency, Renewable and Low Carbon Energy
Policy CC2	Minimising Waste and Promoting a Circular Economy
Policy CC3	Sustainable Design Standards
Policy CC4	Sustainable Transport
Policy CC5	Managing Flood Risk
Policy ENV1	Green and Blue Infrastructure
Policy ENV2	Landscape, Trees and Woodlands
Policy ENV5	Thames Basin Heaths SPA
Policy ENV6	Protecting, enhancing and Recovering Biodiversity
Policy ENV7	Environmental Quality
Policy ENV8	Air Quality
Policy ENV9	Urban Design Quality
Policy HOU1	Housing Delivery
Policy HOU2	Optimisation of Sites
Policy HOU3	Housing Mix
Policy HOU4	Affordable Housing
Policy HOU5	Housing Technical Standards
Policy INF1	Infrastructure Delivery
Policy INF3	Health and Wellbeing of Communities
Policy INF4	Play and Informal Recreation Space
Policy COS12	Site Allocation –Glenelm and 160 Anyards Road, Cobham, KT11 2LH

In addition to the adopted and emerging Development Plan the Applicant's design team have had full regard to the relevant Supplementary Planning Documents and Design Guidance published by the Council, the County Council and Nationally. The compliance of the scheme with this relevant guidance will be set out in the Design and Access Statement, Urban Design Statement and Planning Statement in due course as part of the Full Detailed Planning Application.

The Applicant therefore considers that the Application Site comprises an ideal location for a high quality sustainable residential development that makes best use of an underused previously-developed site in accordance with the relevant policies of both the adopted and emerging Development Plan and National policy.

5.0 Previous Applications, Pre App Advice & Public Consultation



5.1 Withdrawn Site Layout



An application for 25 apartments and houses along with a replacement commercial unit was submitted in 2021. This application was withdrawn due to a number of issues with the layout and design of the units.

The feedback from the officers at Elmbridge Borough Council included the below points:

- The footprints of the proposed dwellings are too large
- The layout is dominated by parking and hardstanding
- Height and massing of individual buildings does not relate to surrounding area
- The design of the buildings should have a more traditional feel.
- Roofs are too bulky and create houses that appear top heavy
- Material choices are not in character of the surrounding area
- Roof forms appear odd

Additional comments relating to Highways and Biodiversity were also made which will need to be considered through a revised application.

Officers were unable to assess the application in the form illustrated opposite and the decision was made by the applicant to withdraw the application and re-engage at pre application.

5.0 Previous Applications, Pre App Advice & Public Consultation

5.2 Pre App Layouts



Option 1



Option 2



Option 3

Following Shanly Homes acquisition of the site in Jan 23 a thorough review of the constraints and Opportunities was undertaken with a view to forming an improved scheme that better reflects the local context. Three different options were presented to the Local Authority via a Pre Application Advice submission.

The three new layouts all follow similar principles and include the following improvements from the withdrawn application.

- The main access is proposed via the south from Copse Road with a secondary access using the current Anyards Road cross over. This will allow for the retention of the existing junction from Portsmouth Road.
- The access road has been widened through the acquisition of No.53 Copse Road allowing for additional land to be used to improve the road width.
- The building on the corner of Anyards Road and Portsmouth Road will provide a focal point for an important gateway into Cobham Town Centre. The proportions of this building will allow for a design that reflects the local character of the area.
- Hardstanding reduced in the central area of the site.
- Houses along eastern boundary are now semi detached with hipped roofs which better reflects the local character.
- Parking areas broken up and areas of landscaping created around new buildings to soften the impact of the redevelopment of the site.
- Access from Anyards Road will be for a reduced number of cars. Service vehicles will all enter the site from the Copse Close access. This will allow for more landscaping in this area.

Overall, it is felt that the revised layouts all address the concerns raised on the previous proposals whilst still providing much needed housing through the redevelopment of this allocated site.

5.0 Previous Applications, Pre App Advice & Public Consultation

5.3 Pre App Feedback



Following the Pre App submission and following site meeting with the Local Planning Authority, the options were reviewed by the planning officers and the following feedback was provided.

- Option 2 (shown opposite) was assessed to be the preferred option of the three.
- The additional second vehicular access into the site is considered to be an improvement compared to the previously withdrawn proposal.
- Car barns were deemed to be inappropriate for the site and would need to be larger than a standard parking space, therefore taking up more room on site.
- Concerns were raised over the dominance of parking and hardstanding on the site. Green corridors should be introduced along the boundaries to help soften the areas of hardstanding.
- It was felt that a single 'L' shaped block of apartments with shared amenity space around it. This would increase the separation distances to the boundaries.
- The councils minimum rear garden depth is 11m. The semi detached houses appear to have shorter gardens than this.
- The flats on the corner of Portsmouth Road and Anyards should appear as a two storey building with rooms in the roof rather than a taller focal point building.

5.0 Previous Applications, Pre App Advice & Public Consultation



5.4 Public Consultation Feedback



Before the Pre Application advice was received, a public consultation event was held where the layout opposite was presented.

Feedback was sort from the attendees for consideration when the application is progressed further. The main comments received are as follows.

- A number of residents mentioned that the proposals where an improvement on the previous proposals.
- Traffic generation from the proposed development was a concern for a number of residents.
- Many of the residents were concerned that there wasn't enough parking provided on site and the local streets are already full.
- Flats in the main area of the site are not appropriate, houses would be much more in keeping.
- Too many units proposed for the site.
- Three storey high buildings within the main area of site is too high.
- Overlooking from second floor dormers of plots 1-8 will affect privacy to neighbouring properties.

6.0 Layout & Amount

6.1 Site Proposal



Following the Pre App and Public Consultation feedback a revised Site Layout was worked up for the planning submission. As the local residents and Planning Officers had differing views on how the central area of the site should be developed the proposed layout has been designed to make the most efficient use of the land whilst not being overly dominated by larger blocks of flats with dormer windows facing towards the boundaries.

The proposed is for the erection of 26 houses and apartments at a density of 55.3dph. Providing a mixture of one and two apartments and two and three bedroom houses.

The existing access from Anyards Road has been retained and improved to allow access to 15 parking spaces. The rest of the site will be access from Copse Road through the enhancement of the existing access adjacent to No.51.

The main area of the site now includes a mixture of houses and maisonettes which better reflects the existing housing surrounding the site whilst also providing an appropriate mix of dwelling sizes, therefore catering for the needs of the local population.

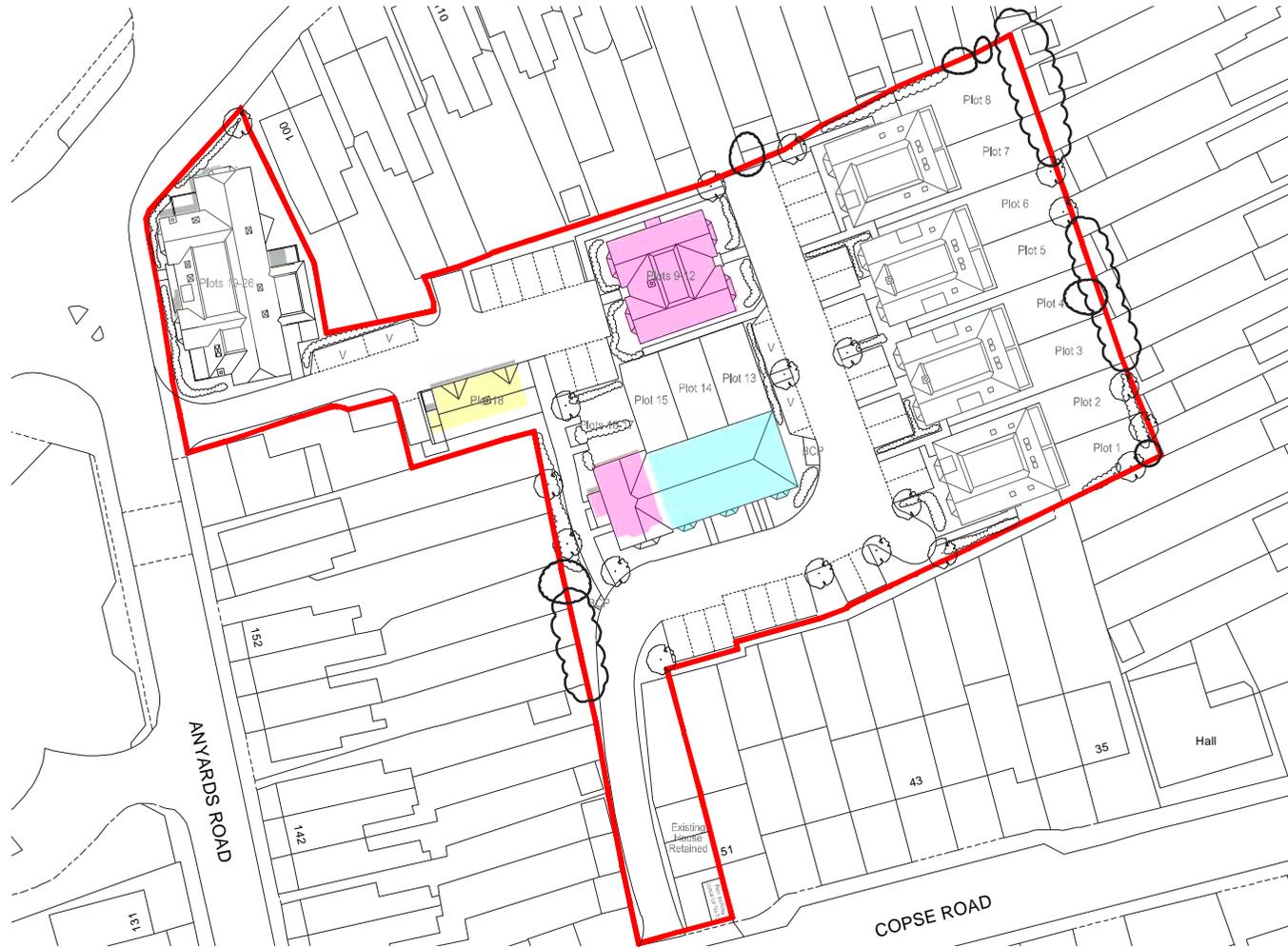
The layout allows for areas of soft landscaping to be provided within the site as well as along the boundaries to the neighbouring properties. The central garden area will improve the spaciousness of the development by opening up views between the proposed buildings.

The maisonettes within the centre of the site along with the FOG will provide surveillance to the car park as well as creating a focal point to the end of the access way.

The corner block of flats broadly follows the footprint of the existing building and will appear as a two storey building with roof accommodation so as to not appear to dominant within the street scene.

6.0 Layout & Amount

6.2 Dwelling Sizes



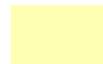
The proposal consists of 26 dwellings of a variety of sizes, including a mix of 1,2,3 bedroom houses and apartments that will suit the housing needs of the local population.

The breakdown of numbers for the proposed mix is:

- 11no. x 1-bedroom apartments
- 4no. x 2-bedroom apartments
- 3no. x 2-bedroom houses
- 8no. x 3-bedroom houses

The proposals seek to provide primarily smaller dwellings (1 & 2 bedroom apartments) with a smaller number of 3 bedroom semi detached houses. This reflects the districts needs for predominately smaller dwellings.

3 bed semi detached housing



One bedroom flat over garage

One & two bedroom apartments



One bedroom maisonettes



Two bedroom terraced houses

7.0 Scale, Appearance & Materials

7.1 Appearance



The indicative street scenes show how the proposed dwellings and detailing will compliment and enhance the buildings in the local area. Materials will predominantly be red or buff coloured facing brick with orange detailing along with small areas of vertical tile hanging and timber gable features.

The design will incorporate splayed bays, recessed front doors, chimneys and feature brick detailing which are all seen in the local area.

The building addressing the corner of Anyards Road and Portsmouth Road will provide a focal point on this important junction leading to the town centre whilst not appearing overly dominant within the street scene.



7.0 Scale, Appearance & Materials

7.2 Proposed Materials & Details



The appearance of the scheme will be reflective of the traditional vernacular of the site, incorporating detailing found on surrounding buildings.

Examples of the following details are common within the local area:

- Feature brick quoins and band coarsing
- Splayed bays
- Windows within gables on second floor
- Chimneys
- Hipped and gable ended roofs
- Recessed entrance doors
- Entrance doors on side elevations



The material palette will consist mainly of buff coloured facing bricks with orange feature brick detailing. There is also the opportunity to introduce a small number of rendered or tile hung buildings within the site. Roof tiling will be a mixture of slate or brown clay tiles.

This is a reflection of the materials found in the local area, particularly of those found on buildings surrounding the site.



7.0 Scale, Appearance & Materials

7.3 Scale



The proposals include a mixture of two storey properties and 2 storey with roof accommodation and dormer windows. This is in keeping with the surrounding area where a number of older properties have been extended into the roof and newer properties built with roof accommodation or as three storey properties.

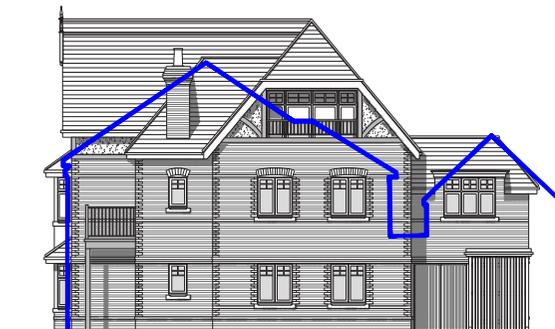
Although the houses on the eastern boundary will have rooms within the roof space, the only second floor windows will face into the site. The side and rear elevations facing existing properties will only contain high level roof lights. This will prevent any overlooking into neighbouring properties.

The block of flats on the corner of Portsmouth Road and Anyards Road will sit on broadly the same footprint as the original building, minimising the impact on the neighbouring property. There will be a small increase in height as shown in the comparison below, however due to the location of this building at an important junction leading to Cobham Town Centre it will provide a focal point whilst not being overly dominant to the existing housing.

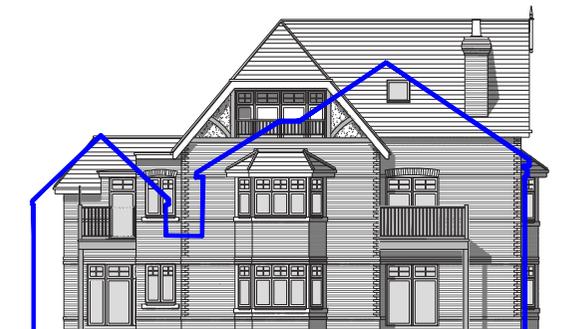
— Outline of existing building



Front Elevation



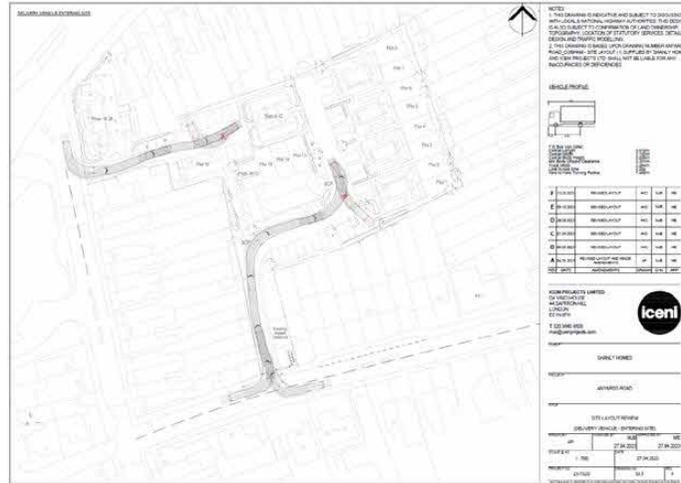
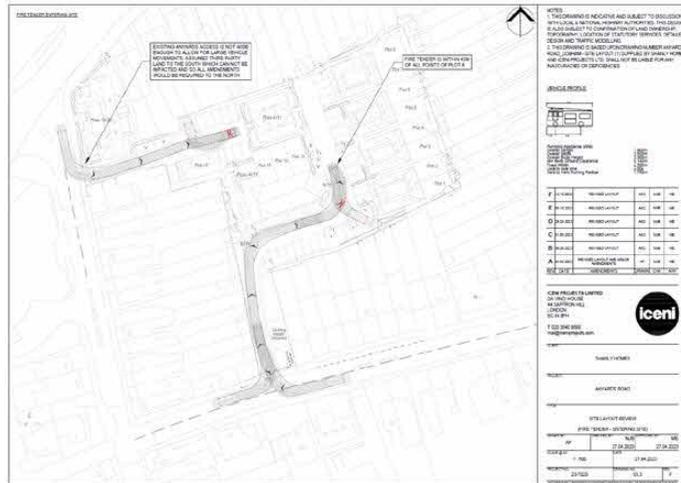
Side Elevation



Side Elevation

8.0 Access & Parking

8.1 Access & Servicing



The accompanying Transport Statement assesses the site in the context of the surrounding highway network and has provided an overview of the proposed development from a transport perspective.

Access points will be designed to ensure there are good provisions for pedestrians of all mobility levels and that cyclist safety is at the forefront of the design. The access will also be designed in a way to allow vehicles including refuse vehicles to be able to safely enter the site without negatively impacting on the surrounding highway network. The refuse vehicle will be able to turn within the site enabling it to enter and exit to and from Copse Road in forward gear.

The primary access to the site will be from Copse Road. This will utilise the existing access as well as land acquired from the purchase of No. 51 Copse Road to enable better visibility for pedestrians, cyclists and vehicles. The appropriate visibility splays for a 30mph road are in line with the required distances in the Surrey Design Guide.

A secondary vehicular access will also be provided onto Anyards Road for a small number of units, whilst also enabling permeability through the site to ensure that pedestrians and cyclists are able to take a direct route towards bus stops and other amenities in the north of Cobham.

8.0 Access & Parking

8.2 Vehicular Parking Plan



Allocated parking for houses



Unallocated visitor parking

Allocated parking for apartments



Repositioned parking for No. 53 Copse Road

Vehicular parking has been provided in line with the following standards;

- 1.0 allocated space per 1 & 2 bedroom dwellings
- 2.0 allocated space per 3 bedroom dwellings
- 1.0 visitors space for every 5 dwellings

There are 36 allocated parking spaces provided across the site with a further 4 unallocated visitor parking spaces, bringing the total number of parking spaces to 40.

The existing garage to the of No.53 Copse Road will be removed. This garage is too small to provide a parking space by current standards, however, an additional parking is proposed within the front garden area accessed from Copse Road. This is a common feature of other properties in the local area.

Given the level of car parking proposed within the development, no adverse effects are expected to parking availability within the surrounding area.

Cycle parking will be provided for each of the units within the Site. For the houses, storage will be provided within the garden as per the Surrey County Council guidance. Should a garden not be provided within the final design, there will be 1 cycle space provided per 1 and 2 bedroom unit and 2 spaces provided for units with 3 or more bedrooms.

9.0 Landscaping & Ecology

9.1 Landscaping & Ecology

9.2 Landscaping

A Landscaping Masterplan has been produced to accompany the application which includes attractive street planting in addition to improved boundary screening to break up views into the site and from the proposed dwellings. Key considerations of the Landscape Masterplan are as follows:

- Provide attractive street planting to break up areas of hardstanding and create a welcoming courtyard for the development
- Create defensible areas to ground floor apartments to create a more welcome environment for future occupiers.
- Provide enhanced screening around the periphery of the development to reinforce the existing retained planting.

9.3 Ecology

The baseline condition of habitats on site is considered to be low due to the low value vegetated garden and hardstanding.

The proposals would result in a 60% net gain to the biodiversity potential of the site through the planting of approximately 19 urban trees.

Additional recommended enhancements to achieve the required BNG include:

- Bird boxes hung on trees around the site
- Bat boxes on trees around the site
- Bee bricks integrated within the new buildings
- The use of hedgehog highways and tunnels



Item No.	Description	Quantity	Notes
1	Planting of 19 urban trees	19	See schedule for species and sizes
2	Planting of 19 hedgehog highways	19	See schedule for details
3	Planting of 19 bat boxes	19	See schedule for details
4	Planting of 19 bird boxes	19	See schedule for details
5	Planting of 19 bee bricks	19	See schedule for details
6	Planting of 19 hedgehog tunnels	19	See schedule for details

10.0 Drainage & Sustainability



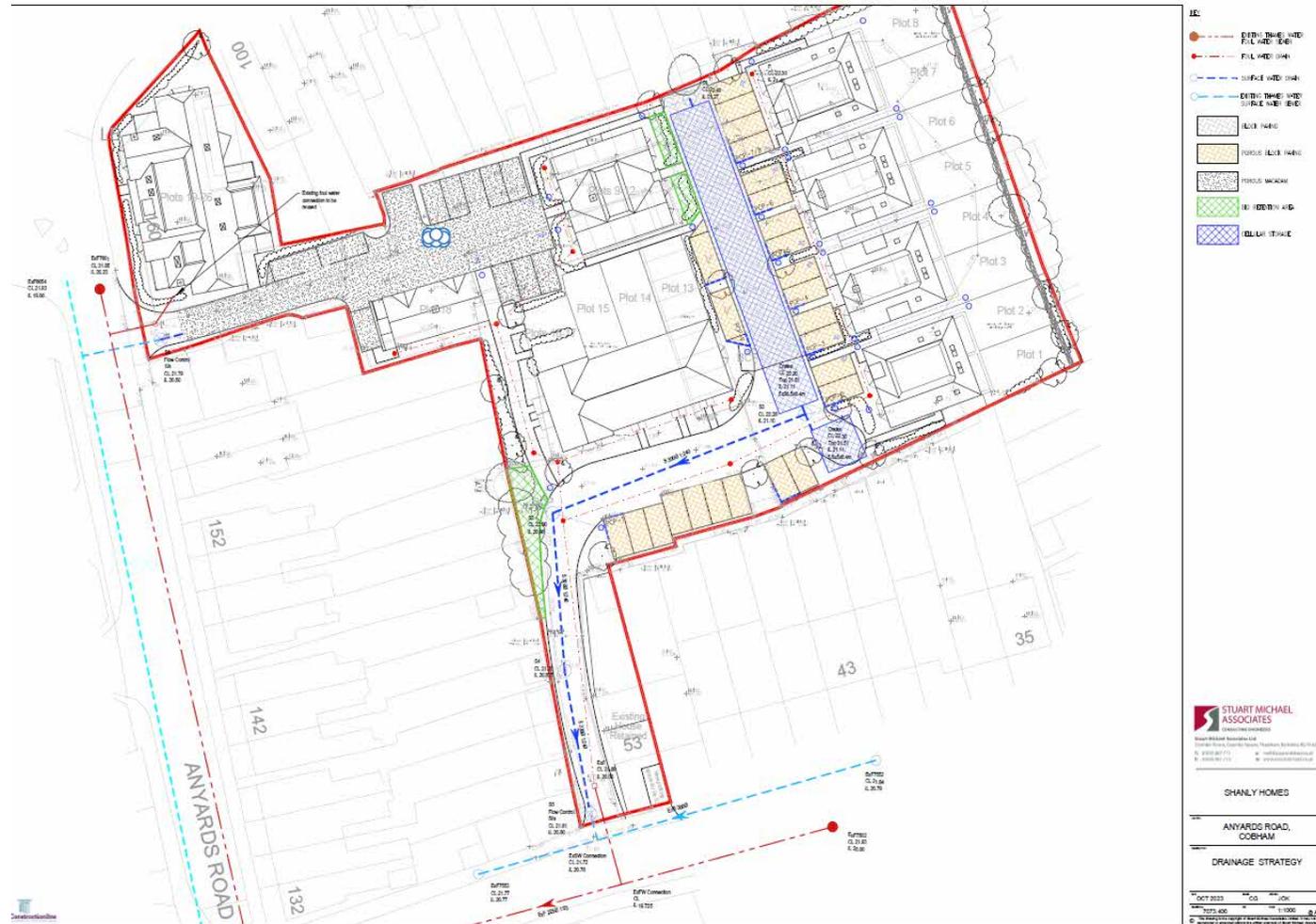
10.1 Key Principles

10.2 Drainage

A Flood Risk Assessment and Drainage Strategy has been submitted confirming that the proposal can be drained into the existing surface water sewer system. Water quality and flow rates can be controlled via porous paving and bioretention ponds within the site. Storage crates are also proposed underneath the road to create additional storage for the site.

10.3 Energy & Sustainability

A Sustainability & Energy Statement has been provided to accompany the application. This shows that through the use of sustainable technologies such as Air Source Heat Pumps and Heat Pump Hot Water Cylinders along with enhanced materials used within the fabric of the building the proposed dwellings would achieve a reduction in emission of approximately 59% from the current targets set out within the Building Regulations.



11.0 Conclusion

11.1 Key Benefits of Proposal

The proposed redevelopment of this currently under used brownfield site in an area in need of new homes will provide among many others the below key benefits.

- Comprehensive redevelopment and efficient use of a sustainable brownfield site.
- The delivery of much needed high quality homes within a broad mix to meet wider needs
- Commitment to creating a net biodiversity gain and enhancing the environmental attributes of the site.
- A bespoke design that reflects and makes a positive contribution to the surrounding character of the area.
- Sustainable location for residential development with extremely good access to public transport and social infrastructure.
- The facilitation of an improved access into the site via Copse Road whilst retaining limited access via Anyards Road.
- Opportunities to enhance screening of the site through improved landscape features.
- Economic benefits in both the short and long term relating the initial construction and then the future occupation of the new dwellings.

11.2 Conclusion

The proposed 26 new homes, including a mix of 1, 2 & 3 bedroom dwellings will make a positive contribution to the Local Authorities supply of housing and will meet the needs of the local population.

- The proposals are sympathetically designed, having regard to the local context of the site. The development will make efficient use of previously developed land with environmental and ecological benefits, resulting in a highly sustainable development.
- The proposed development has been prepared on a comprehensive basis with input from a multidisciplinary project team covering a wide range of technical matters. The scheme complies with all relevant requirements of the Elmbridge Local Plan, National Planning Policy Framework other SPD documents.
- This document should be read in conjunction with all other consultant reports and correspondence submitted with the application.



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