



July 2026
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23036 STAND GOLF CLUB
SITE A: APARTMENTS - INTERFACE STATEMENT
Residential Development, Replacement Clubhouse & Associated Works

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Document Title	Site A: Apartments - Interface Statement
Drawing Number	23036-PJA-XX-XX-RP-A-9504
Description	Residential Development, Replacement Clubhouse & Associated Works
Date of Preparation	July 2026
Applicant	Westshield Ltd & Stand Golf Club Ltd
Agent	Paddock Johnson

Relationship with Existing Industrial Premises

The proposed apartment building has been carefully designed having regard to the site's topography and its relationship with the existing industrial building occupied by James Halstead PLC (Polyflor).

Whilst the Council's Residential Design Guidance identifies separation distances between habitable room windows serving neighbouring residential properties, the building opposite comprises an industrial premises and contains no habitable room windows facing the proposed development. Accordingly, the Council's standard 20 metre separation distance between opposing habitable room windows is not directly applicable. Nevertheless, the proposal has been designed having regard to the underlying principles of the guidance and achieves an interface distance of approximately 20 metres to the neighbouring industrial building.

The apartment building is positioned on an elevated plateau and is separated from the neighbouring industrial building by the proposed site boundary, a tree-lined Public Right of Way, existing and proposed landscaping, and the intervening change in levels. The nearest part of the apartment building is approximately 6.6 metres from the site boundary, whilst the closest interface distance to the neighbouring industrial building is approximately 20 metres. Importantly, a significant proportion of this intervening distance comprises landscaped public realm associated with the tree-lined Public Right of Way, creating a visual buffer between the apartment building and the neighbouring industrial premises.

The neighbouring industrial building has a maximum ridgeline level of approximately +113.500m AOD at its highest point. However, the roofscape varies in both height and form, with the ridgeline stepping by up to approximately 2 metres across the elevation. As a result, the building does not present a continuous vertical mass when viewed from the proposed apartments. Furthermore, the pitched roof form creates visual breaks between roof slopes, allowing views through the roof valleys and reducing the perceived scale and sense of enclosure.

Whilst the lower ground floor apartments are positioned below the ridgeline of the neighbouring



industrial building, the relationship remains consistent with the principles of the Council's guidance in terms of interface. Their outlook is softened by retained trees, proposed landscaping and intervening level changes, all of which reduce the visual prominence of the neighbouring industrial building. Conversely, the upper floors sit above the neighbouring roofline and therefore benefit from open views beyond the adjacent roofscape.

The submitted sections and elevations [23036-PJA-01-ZZ-DR-A-2405] further demonstrate that the neighbouring industrial building angles away from the proposed apartment building in two directions (refer to Elevation A, highlighted red, and Elevation B, highlighted blue). This arrangement further reduces the perception of enclosure, improves outward views from the proposed apartments and creates a relationship materially different from that of two directly opposing buildings.

One lower ground floor apartment (Apartment -1E, as identified on the submitted drawing) contains habitable room windows facing towards the neighbouring industrial building. Whilst this relationship results in a more contained outlook than elsewhere within the development, the submitted drawings demonstrate that an appropriate interface has been achieved. The industrial nature of the neighbouring premises, the absence of directly opposing habitable room windows, the approximately 20 metre interface distance, intervening landscaping and changes in level collectively ensure that Apartment -1E retains an acceptable outlook and a high-quality living environment, whilst maintaining an appropriate standard of privacy and residential amenity.

It should also be noted that the development provides a high standard of residential amenity for future occupants. In addition to private internal accommodation, residents will benefit from a substantial communal roof terrace at third floor level, together with an additional communal terrace at ground floor level. These spaces provide opportunities for recreation, social interaction and enjoyment of views across the golf course and surrounding landscape, further enhancing the quality of the living environment for future residents.

Having regard to the site's constraints, surrounding context and the Council's Residential Design Guidance, it is considered that the proposed relationship between the apartment building and the neighbouring industrial premises is appropriate. The submitted design mitigates the potential effects on outlook and enclosure through careful siting, level changes, landscaping and the interface achieved between the buildings, whilst delivering a high standard of residential amenity for future occupiers. Furthermore, the proposal has been designed to coexist with the continued lawful operation of the neighbouring industrial use, ensuring that neither the amenity of future residents nor the operation of the existing business would be prejudiced.

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