



# Profile

## Sophia Rainsford

### Associate

MTCP (First Class)  
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#### Areas of Expertise:

Sophia joined Quod in Spring 2012 as an Assistant planner after initially gaining experience working in the private sector. After graduating from the University of Manchester with a First Class degree in June 2011, Sophia now has over 6 years planning experience.

Sophia has experience in a wide range of planning related projects from residential and retail-led mixed through to commercial and retail schemes.

She has acted as lead consultant on many complex sites throughout London and is involved in all aspects of the planning process; from preparing representations on development plan documents, providing initial planning advice and site appraisals, preparing and submitting planning applications and project management of a range of projects.

#### Key Experience:

- **Garland Court, East Grinstead (Wellsborough Developments Limited)** – Sophia achieved planning permission in April 2014 for the demolition of an existing office building and erection of a single building comprising 47 residential units including no affordable housing and limited S106 contributions. Additionally, the scheme involved the preparation of commercial floorspace evidence to overcome policies aimed at retaining commercial space.
- **26 Bushey Road, Raynes Park (Wellsborough Developments Limited)** – Sophia successfully negotiated planning permission for the demolition of an existing disused petrol filling station and several small prefabricated units and garages to provide 17 residential units of which 3 were affordable tenure.

#### Key Clients:

Poundland  
Centreland  
London Square  
Barratt  
Balfour Beatty  
Wellsborough Development Limited  
Affinity Sutton  
S2 Estates

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### Mixed Use:

- **Trenchard House, London (Barratt & Balfour Beatty) –**  
Following the grant of planning permission in December 2012 for the demolition of the existing building formally used as a hostel associated with the Metropolitan Police Authority, and the erection of a single building comprising commercial floorspace and 78 residential units with 65 affording housing, Sophia continues to assist in advising on the site.
- **12-14 Wigmore Street, London (Centreland) –** Sophia coordinated the project team to submit a planning application for the erection of an extension at rear first, second, third, fourth and roof level in order to provide additional office (Class B1) and residential (Class C3) floorspace. This also included the installation of a replacement shopfront and a minor increase in retail (Class A1) floorspace.
- **Regeneration of Stonegrove and Spur Road Estate (Evolution Edgware) (Barratt) –** Sophia has been involved in helping to negotiate various reserved matters as well as the discharge of conditions to deliver the regeneration proposals which include providing 937 new homes along with a raft of new community facilities. Sophia recently coordinated the project team to submit the last remaining reserved matters application for 15 new homes including the re-provision of Saint Peter's Vicarage.
- **765 Finchley Road, London (Affinity Sutton) –** Following the grant of planning permission in July 2013 for the S73 material amendment to include the reduction in commercial floorspace from 1,402m<sup>2</sup> to 1110m<sup>2</sup> to facilitate the provision of a private residence gym, concierge and associated welfare facilities, Sophia continues to assist in advising on the site in respect to the discharge conditions.
- **Former Cane Hill Hospital Site, Croydon (Barratt) –** Sophia assisted in gaining planning permission for the redevelopment of a 80ha site in the Green Belt for 675 houses, 5,000 square metres of commercial floorspace and new landscaped park. GLA and Croydon Council. EIA Development. Permission was granted in 2014.
- **111 & 113 Upper Richmond Road, Putney (London Square) –**  
Following the grant of planning permission in May 2014 and March 2013 respectively for two new tall buildings, 113 units and 4,613 square metres commercial floorspace with 0% affordable housing from Wandsworth Council and GLA, Sophia continues to assist in advising on the site.

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### Retail:

- **Poundland** – Planning advisor to Poundland dealing with all planning matters associated with its UK wide acquisition programme.