

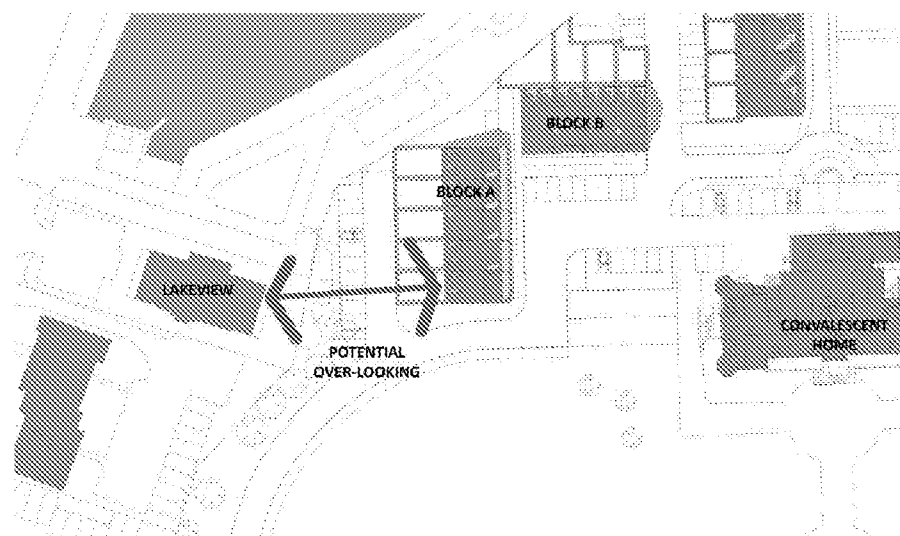


FIG. 48 - CONSENTED MASTERPLAN LAYOUT

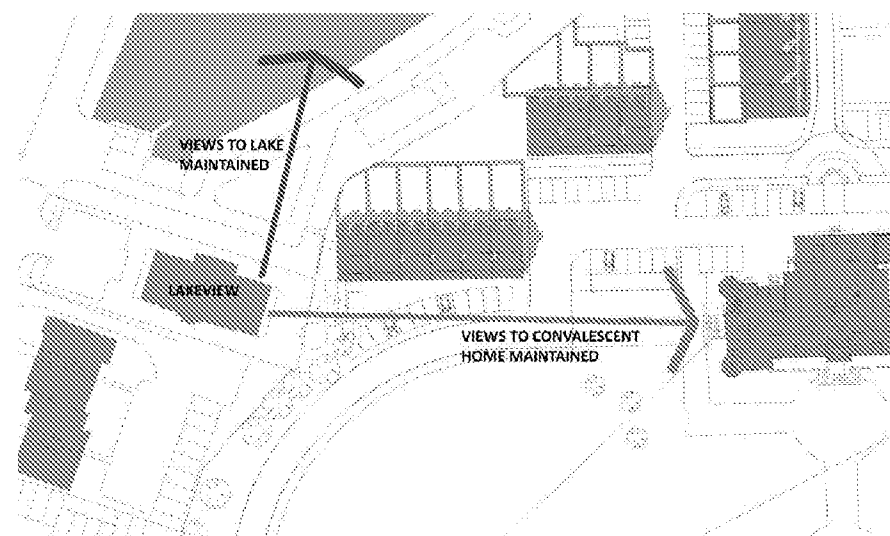


FIG. 49 - PROPOSED MASTERPLAN SHOWING BLOCK A ROTATED 90 DEGREES

4.0 PROPOSED DEVELOPMENT

PRINCIPAL CHANGES:

- 4.2 Block A rotated 90 degrees to face south and 1 house added to this block.

The orientation of the consented block means that the rear windows of the new houses face the existing adjacent Lakeview apartment building (see Fig. 48). This was noted as a reason for objection by some of the residents due to loss of privacy.

The diagrams here show that rotating the block removes this conflict, provides clearer views of the convalescent Home (as Lakeview residents currently enjoy) and does not impact on views of the boating lake to the north. (See Fig 49).

It is the intention to screen views of the south-facing frontage of Block A from Sea Road by supplementing the existing mature landscape on the front garden area of the Convalescent Home.

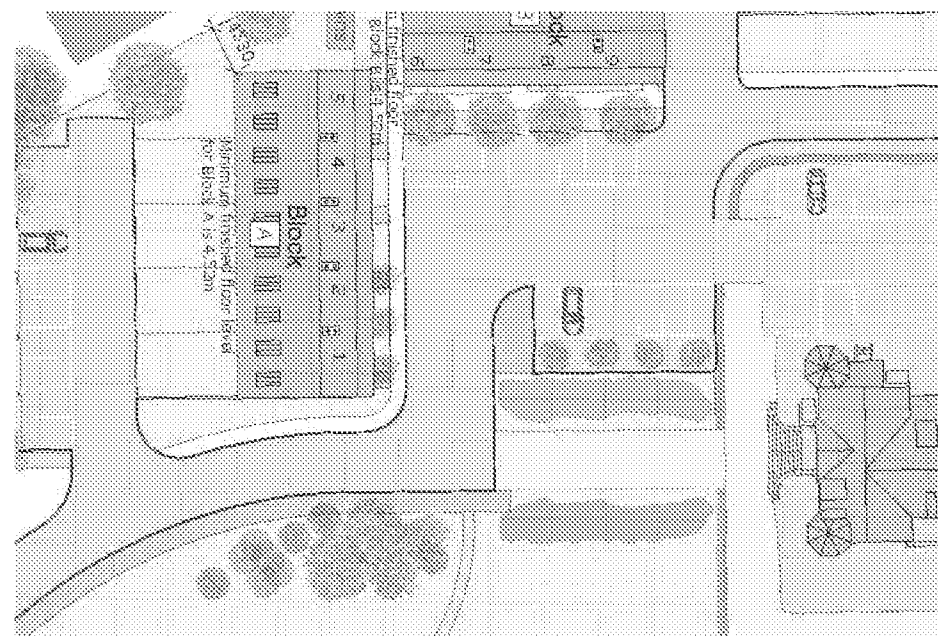


FIG. 50 - CONSENTED ROAD JUNCTION



FIG. 51 - PROPOSED AMENDMENT TO ROAD JUNCTIONS

- 4.3 Road layout on West side of Convalescent Home amended.

The consented road junction giving access to parking at the rear of the Convalescent Home and to other areas of the new development consists of a sequence of 4 right angle bends (see Fig. 50). This creates some unusual road spaces and provides for very difficult manoeuvres for refuse lorries and other large vehicles.

The proposed amendment simplifies this arrangement making it easier for all road users to understand and avoids potential pedestrian/vehicle conflicts through provision of additional footways but still creates a chicane feature to reduce vehicle speeds (see Fig 51).

Note the proposed sub-station location at the rear of the parking spaces to the west of the Convalescent Home. This position will be screened by the existing retained shrubs here and will be sufficiently far from the surrounding buildings not to have a noise impact requiring mitigation.

4.0 PROPOSED DEVELOPMENT

4.4 1 House added to the North end of Block C

There is ample space for an additional house in this location and its impact is minimal. It does not affect any existing houses nearby or provide any detrimental impacts within the development. It provides a better sense of enclosure to the west side of the formal green space in the middle of the plan.

Fig. 52 shows the consented block arrangement and Fig. 53 shows the proposed.

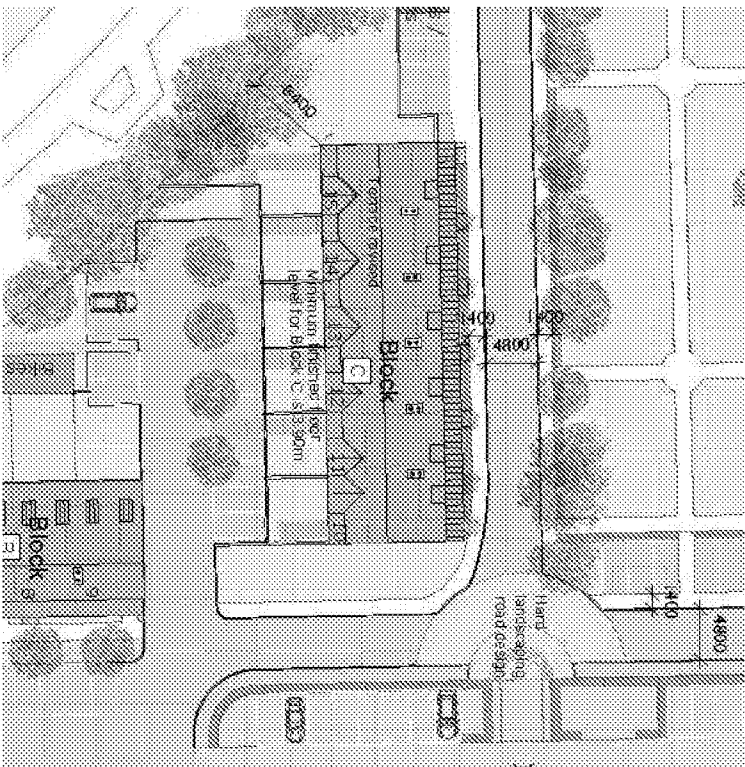


FIG . 52 - CONSENTED BLOCK C

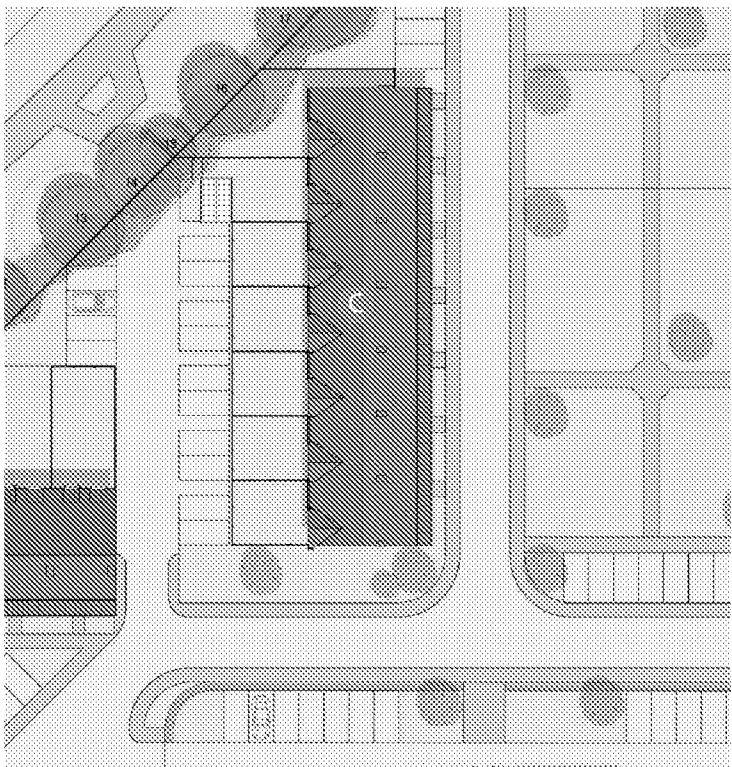


FIG . 53 - PROPOSED BLOCK C

4.5 1 house added to the south end of Block D and block moved 1.5m west, away from the site boundary

The consented plan (Fig. 54) includes a communal bin store at the south end of this block- this cannot be used for this purpose as a number of the houses would be too far from this store to comply with Building Regulations (Approved Document H6 para. 1.8). For this reason we propose to provide individual bin stores to houses (as purchasers would normally expect) so this bin store becomes redundant. (Refer to item 4.7 below for further detail).

Providing a house here instead creates a better entrance to this area of the development- the house forms a visual stop to the access road running from west to east at the south end of the formal garden. The block is of sufficient distance from the Convalescent Home that it would not impact on its setting.

The repositioning of the block provides some mitigation of the very small gardens to these houses. It is accepted that they benefit from the formal gardens in front of them but this additional space will make the more saleable. This repositioning also has the benefit of moving the houses further from the existing houses of the Martlets, where residents have objected to the proximity of the new buildings.

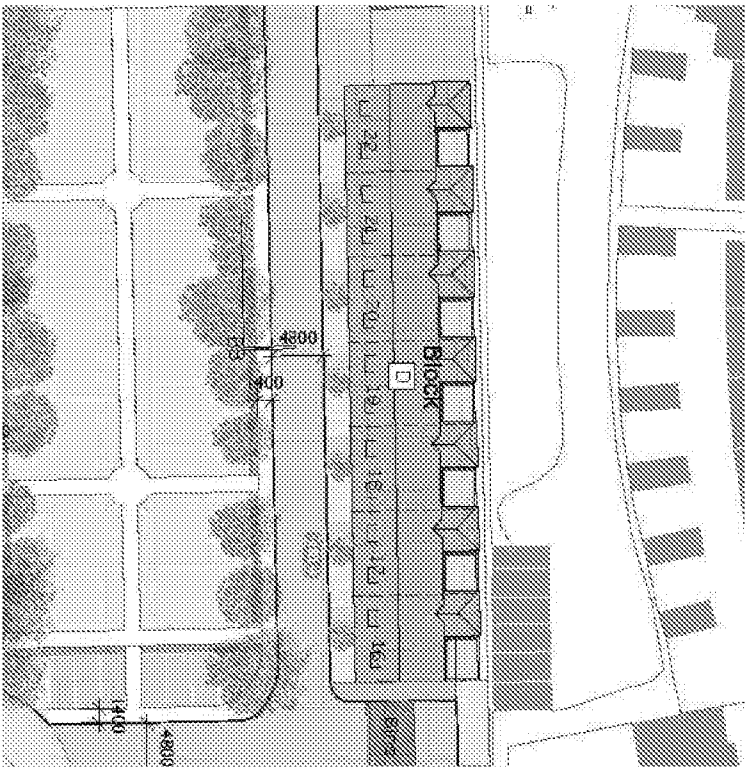


FIG . 54 - CONSENTED BLOCK D

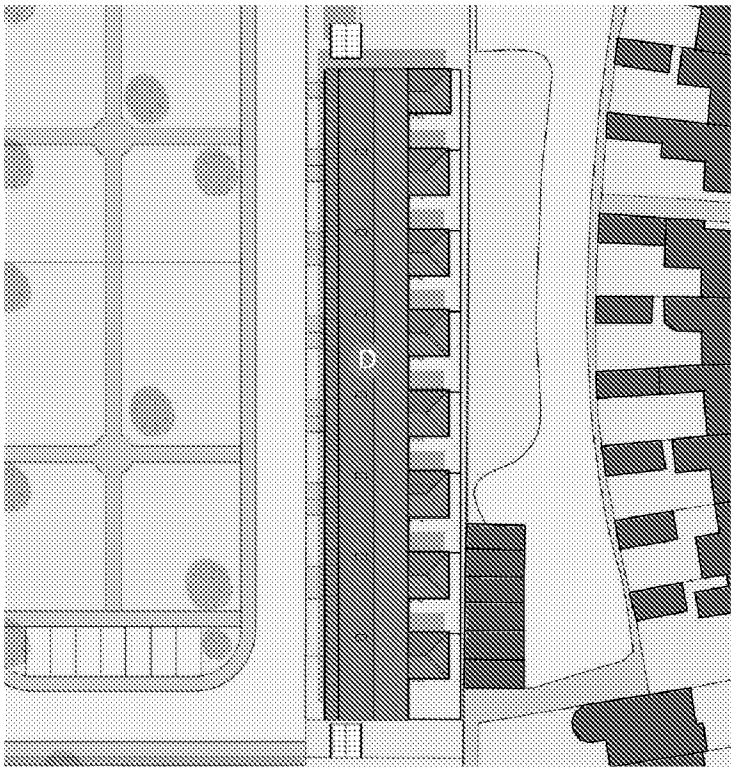


FIG . 55 - PROPOSED BLOCK D

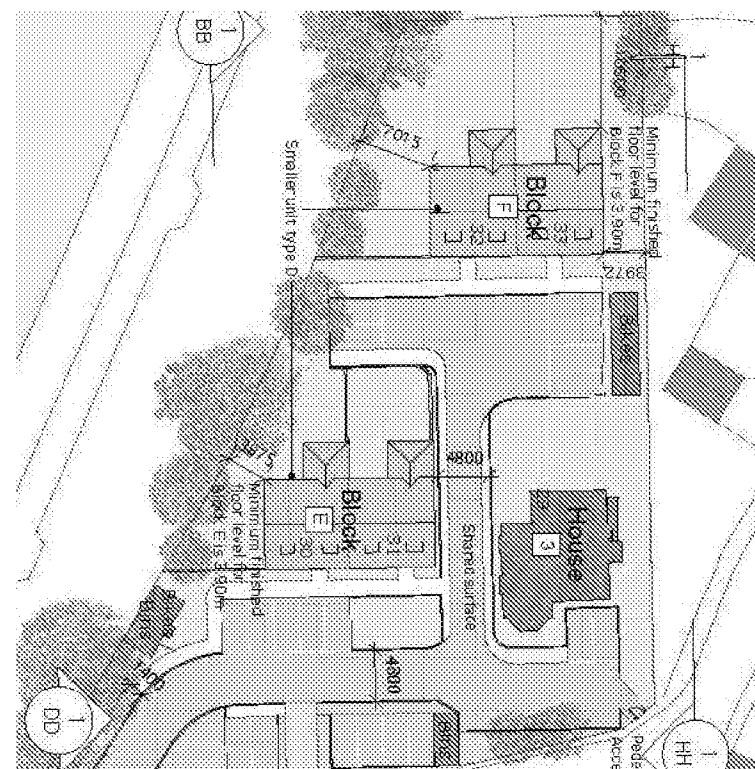


FIG. 56 - CONSENTED BLOCK E AND F

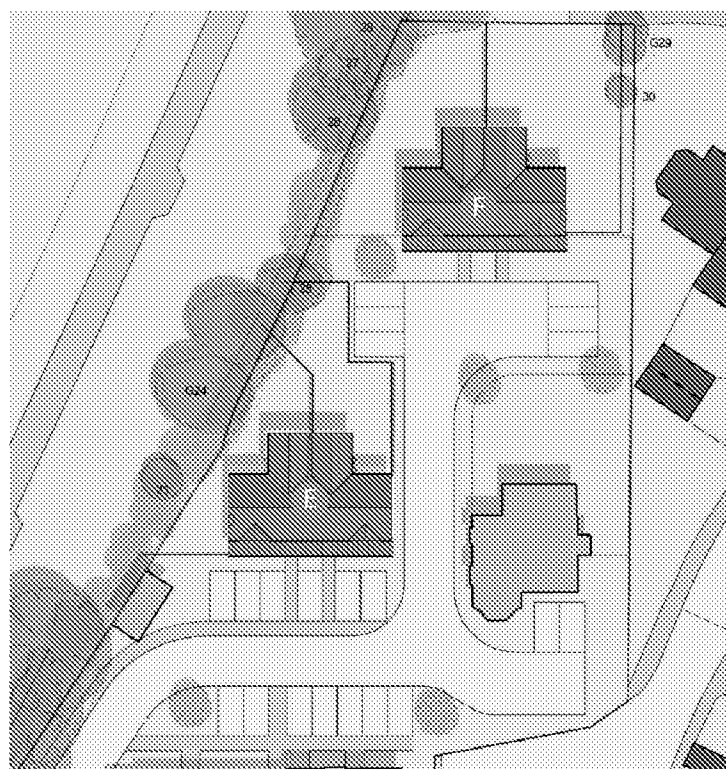


FIG. 57 - PROPOSED BLOCK E AND F

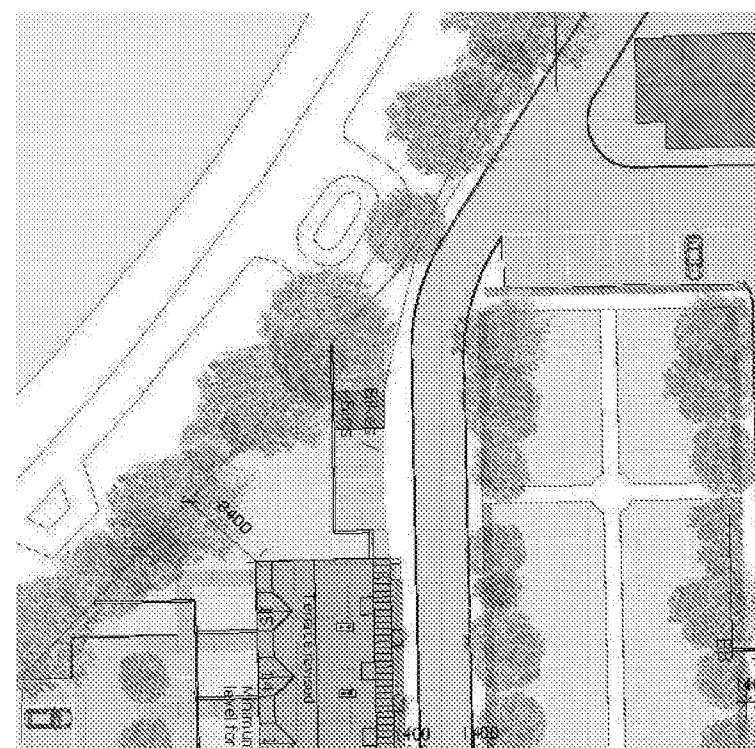


FIG. 58 - CONSENTED - EXAMPLE COMMUNAL BIN STORE

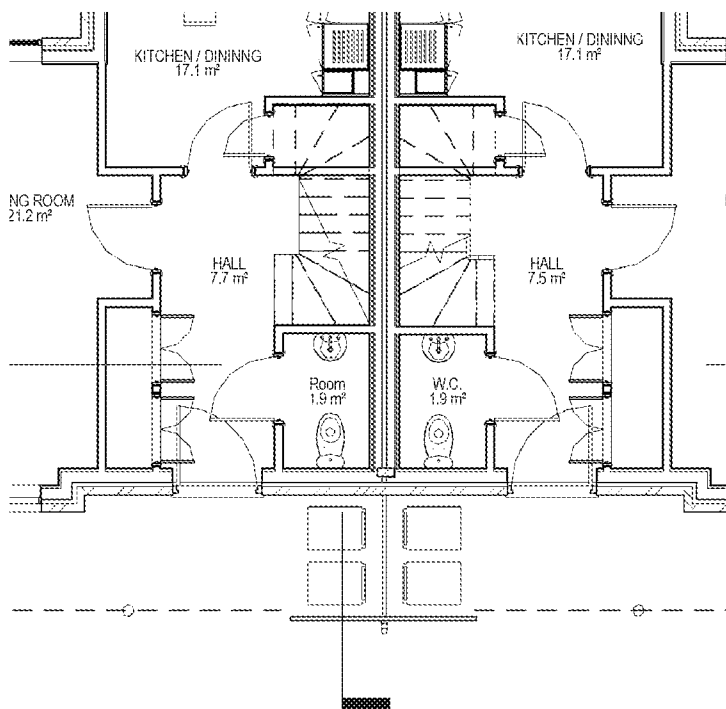


FIG. 59 - EXAMPLE BIN STORES TO FRONT OF BLOCK E

4.0 PROPOSED DEVELOPMENT

- 4.6 Blocks E and F paired to create semi-detached houses and increased in size to 3 bed houses.

The consented layout (Fig. 56) shows that these two blocks are effectively terraces of 2 houses (ie repeated rather than handed). This is an unusual typology and we believe that mirroring them to make them into pairs of semi-detached houses is more in keeping with the suburban aesthetic (Fig. 57).

This also ensures that both houses in a pair have good relationships with their gardens – the living/dining spaces look outwards rather than one type looking into an enclosed courtyard

These houses have very generous gardens and have a close relationship to the family houses in the Martlets immediately adjacent. For these reasons we believe these should be 3 bedroom family houses rather than the 2 bedroom house types as consented. This increased size is achieved by adding a room above the kitchen projection at the rear, which has little impact on the neighbours. This change to Blocks E and F will make them more saleable and achieve higher values.

- 4.7 Amendment to Waste strategy by removal of communal refuse stores to houses.

The consented scheme includes a number of communal refuse stores for the blocks of houses. It is usual for houses to have refuse storage within their own curtilage so we have proposed to remove the communal refuse storage from all but the flats. Instead refuse storage is in a purpose-designed space next to the front door of each house, protected by the canopy at the front.

A vertical timber wall to the front screens the bin stores from the street and gives a uniform appearance. (The screen could be used for house numbering or postal addresses). Behind this screen a standard bin store will be used to fully enclose the waste and recycling bins. The space above the bin store up to the canopy ceiling will be open where appropriate so that there is still a good level of light around the front door. (Refer to section 4.18 below for further detail of storage and collection strategies).

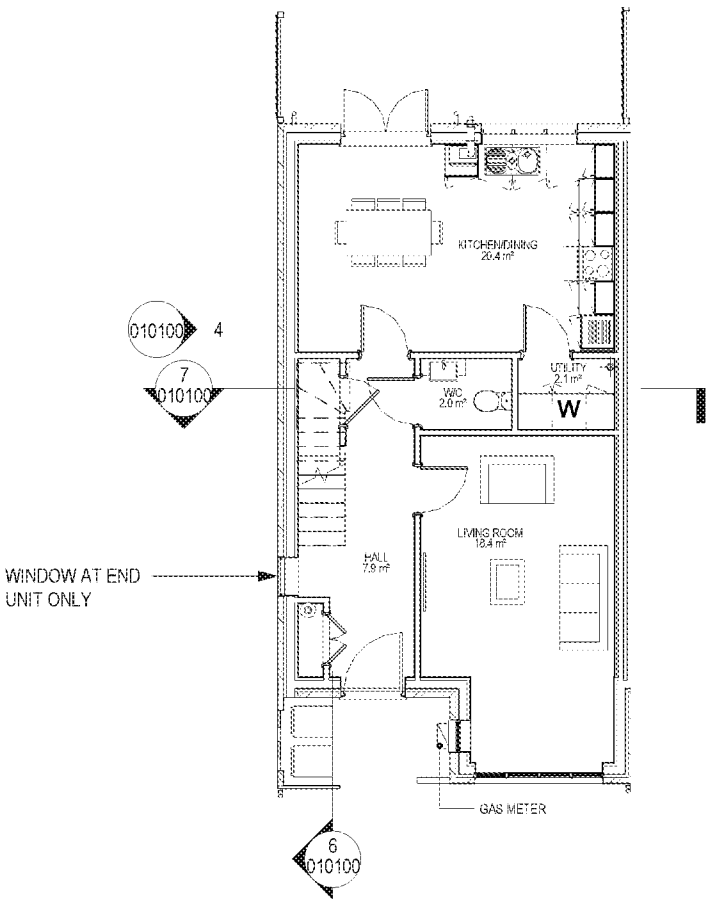
4.0 PROPOSED DEVELOPMENT

4.8 HOUSE TYPE 1 - BLOCKS A & B

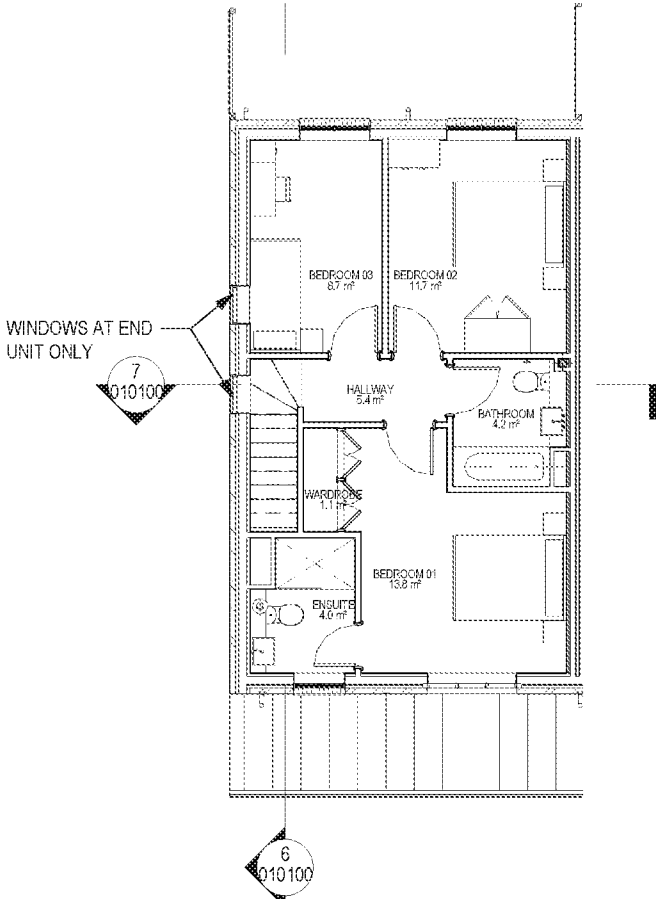
The proposed house types in Blocks A and B are externally identical. Internally however we propose to make Block B slightly different on ground floor. The small amendment allows these houses to be wheel-chair adaptable homes complying with Approved Document M4(2) - Category 2 Accessible and Adaptable Dwellings.

The proposed scheme for A & B include:

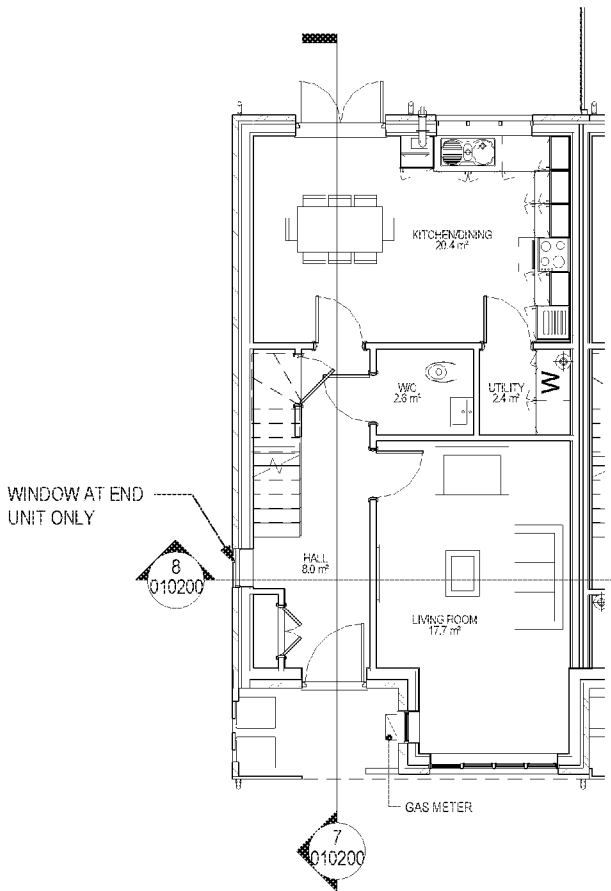
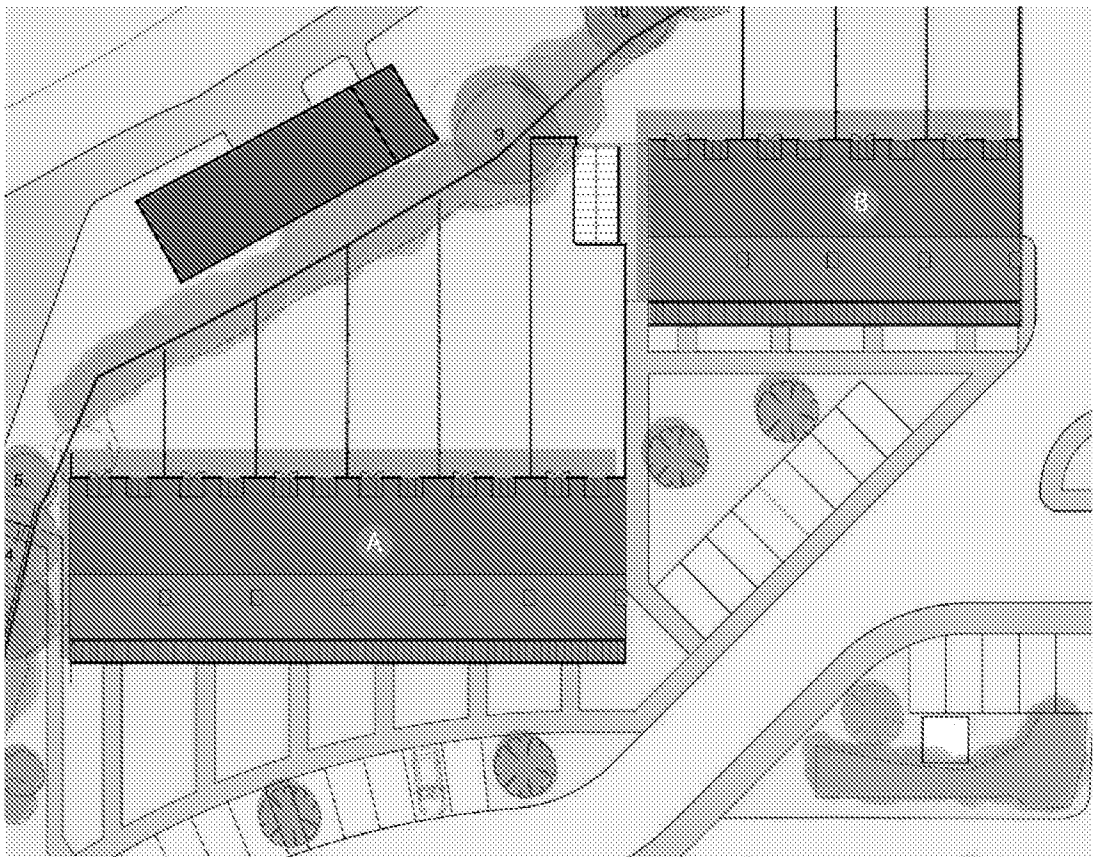
- Reduction in ground floor area.
- Raising the eaves height to allow for a larger, more use-able first floor plan, while retaining the building height proposed on the consented scheme.
- Additional bay window to allow more natural light into the living room, but also to create a more varied depth and form to the frontage.
- Brick detailing to create texture and reference the historic setting.



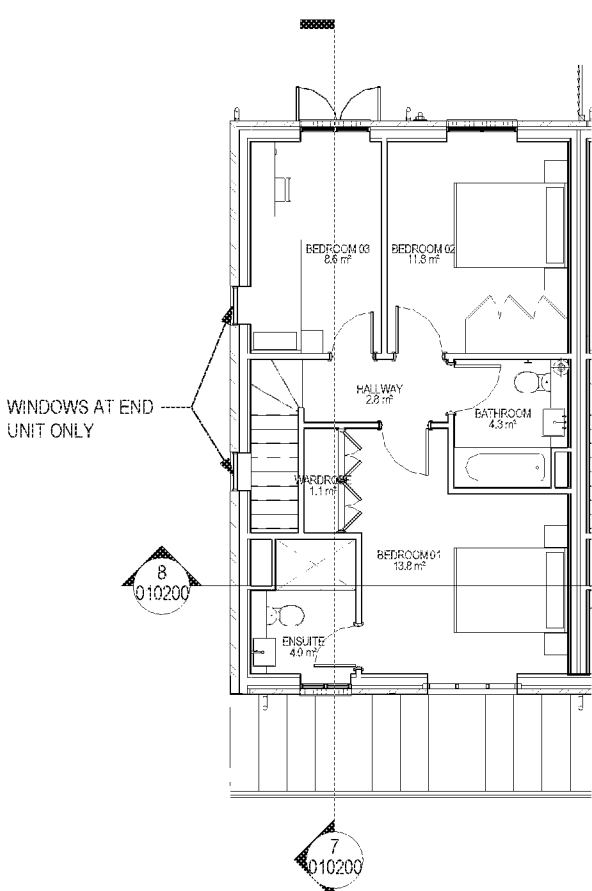
00 - Block A - Ground Floor Plan
Scale: 1 : 100



10 - Block A - First Floor Plan
Scale: 1 : 100



00 - Block B - Ground Floor Plan
Scale: 1 : 100



10 - Block B - First Floor Plan
Scale: 1 : 100

4.0 PROPOSED DEVELOPMENT

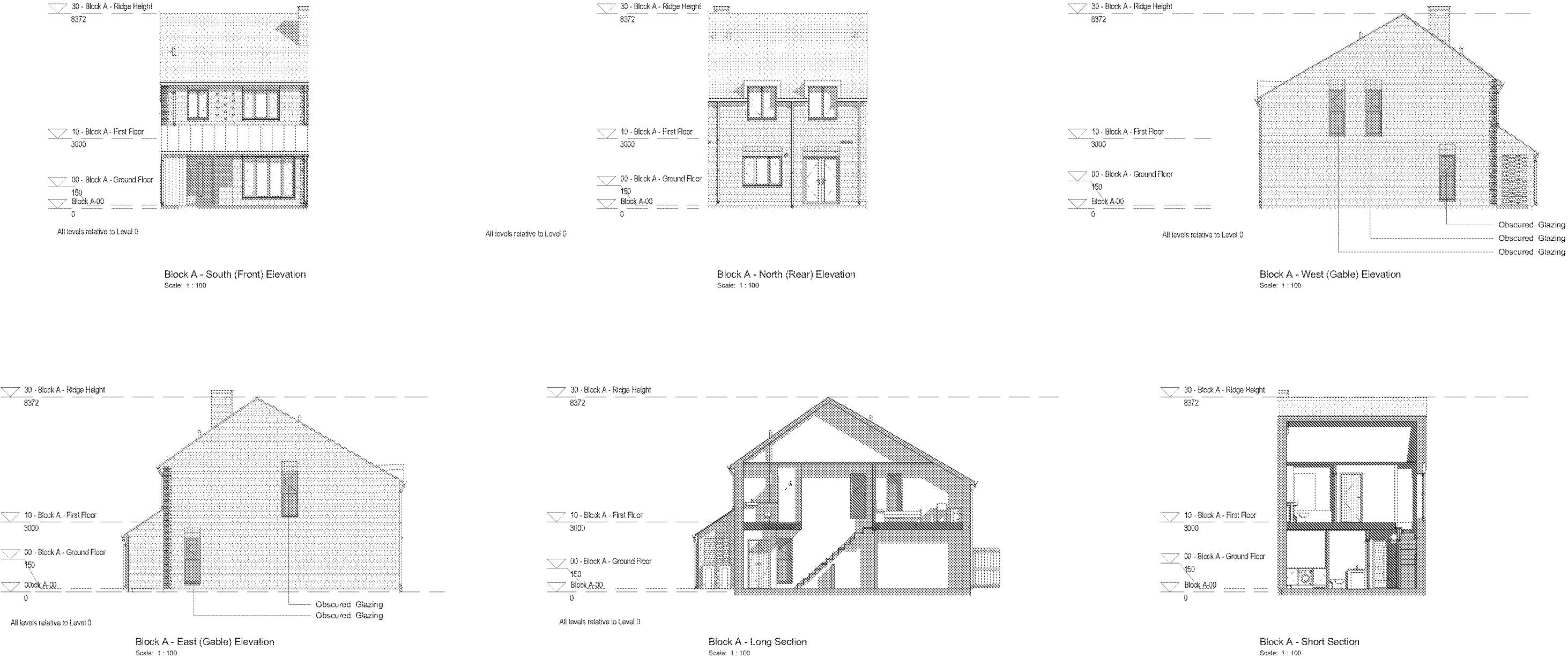


FIG . 60 - BLOCKS A AND B - TYPOLOGY ELEVATIONS AND SECTIONS

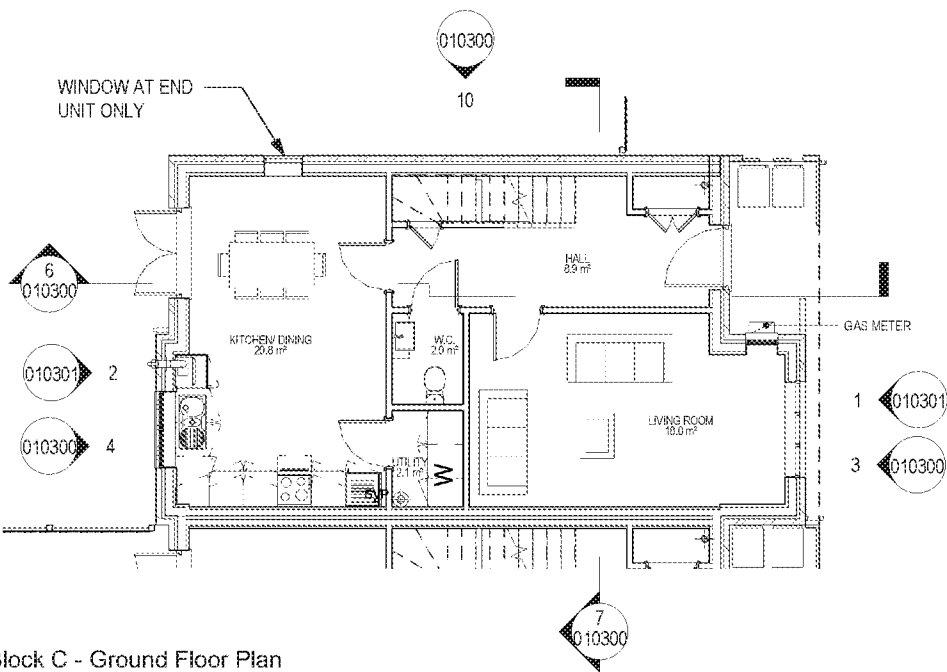
4.0 PROPOSED DEVELOPMENT

4.9 HOUSE TYPE 2 - BLOCK C

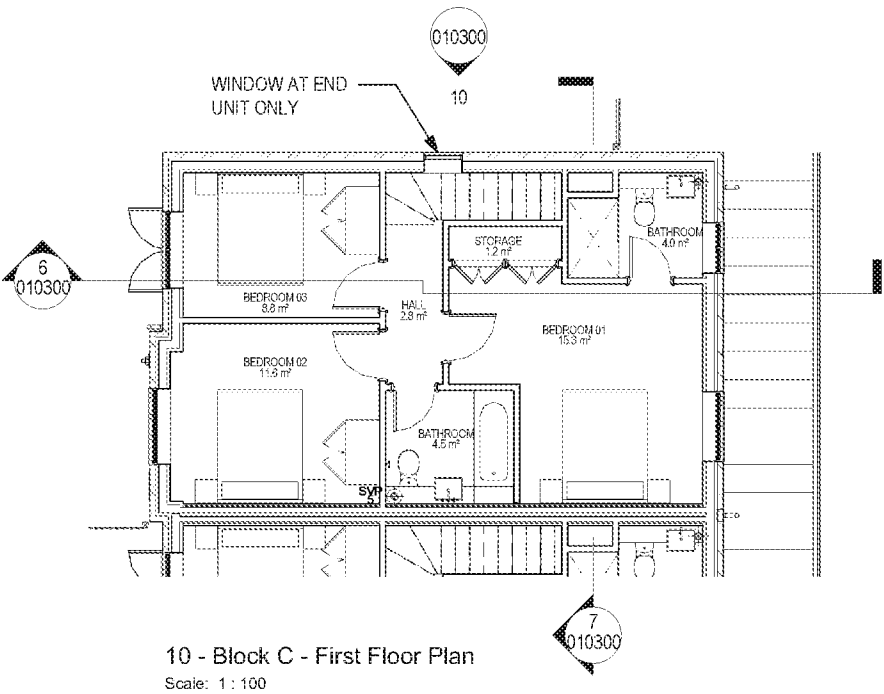
The proposed house type in Block C is similar to Blocks A and to B in that it provides 3 bedrooms. C has been rationalised on the ground floor to create a reduced floor area, allowing the whole block to be reduced. This reduction has not only improved upon the consented schemes layout efficiency but has also allowed an additional unit to be added to the block of homes. As previously discussed, this will increase the viability of the scheme.

In summary house type C changes are:

- Reduction in ground floor area and therefore, overall mass of block C
- Raising the eaves height and reducing roof pitch to allow for a larger use-able first floor area
- Bay window added to allow more natural light into the single-aspect living room, also giving more varied form to the frontage.
- Brick detailing to create texture and reference the historic setting.
- Additional unit added to the block.



00 - Block C - Ground Floor Plan
Scale: 1:100



10 - Block C - First Floor Plan
Scale: 1:100



4.0 PROPOSED DEVELOPMENT



FIG . 61 - BLOCK C - TYPOLOGY ELEVATIONS AND SECTIONS

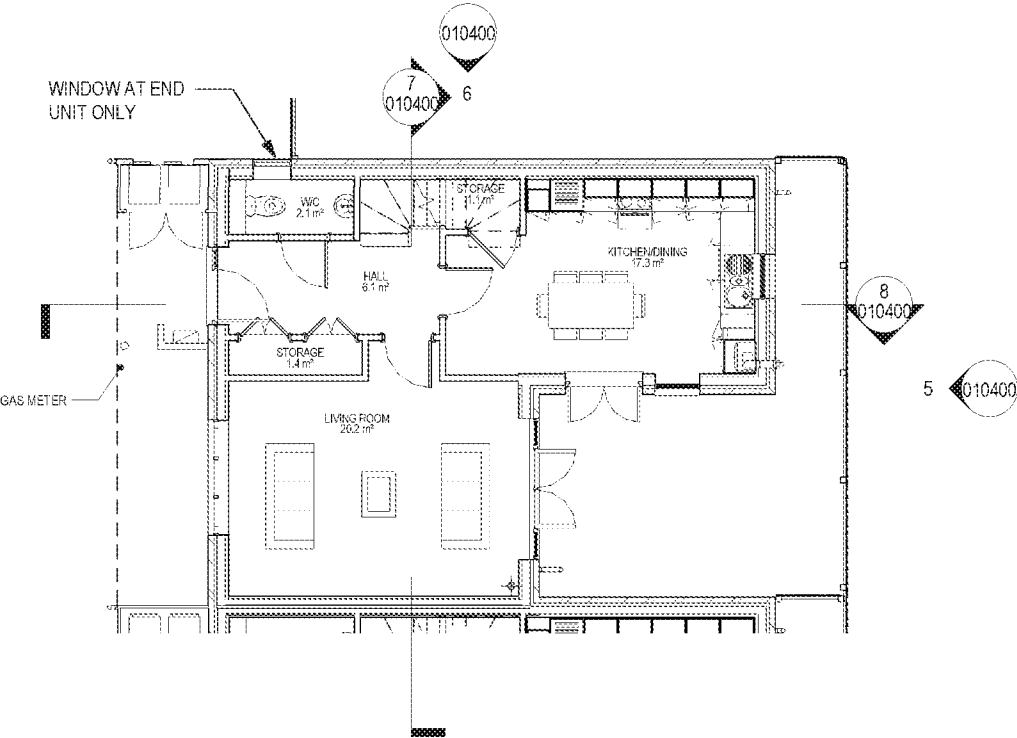
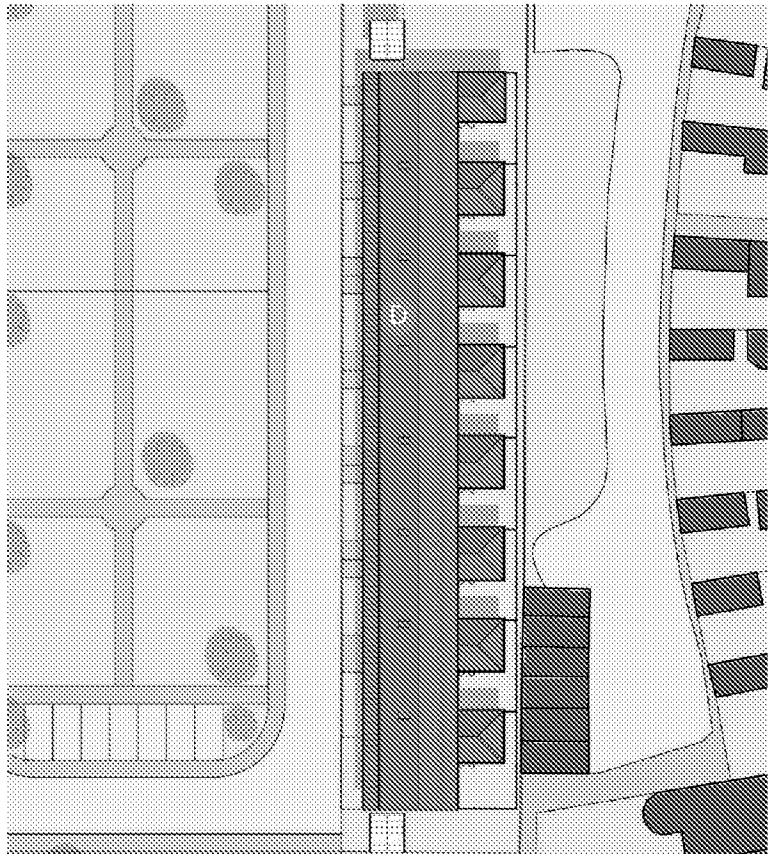
4.0 PROPOSED DEVELOPMENT

4.10 HOUSE TYPE 3 - BLOCK D

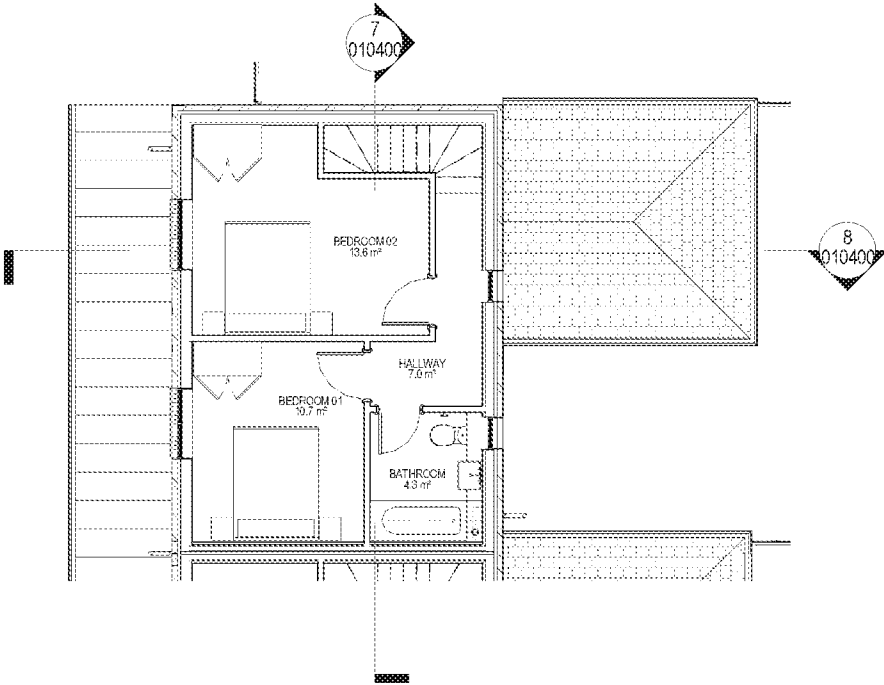
The proposed house type Block D has also been rationalised to allow an overall reduction in the mass of the block and an additional unit has been added. The biggest concern with the consented block D was the distance between the building, the boundary and its neighbours. To mitigate some of this, we have moved block D 1.5m west, from the boundary to create more distance between them. This has also increased the garden size from 11.7m² to 19m².

In summary house type D changes are:

- Offsetting the block from boundary and block D by increasing the distance by 2.2m, to mitigate the overhanging eaves.
- Increased garden size.
- Reduction in ground floor area and therefore, overall mass of block D.
- Additional unit added to the block.
- Brick detailing to create texture and reference the historic setting.
- Raising the eaves height and reducing roof pitch to allow for a larger use-able first floor area
- Reducing the size of the windows facing the neighbours and making the one in the bathroom obscure to improve privacy



00 - Block D - Ground Floor Plan
Scale: 1 : 100



10 - Block D - First Floor Plan
Scale: 1 : 100