New Dwelling at infill land off Rollestone Road, near Jasmine Cottage, Shrewton.

Planning, Design and Access statement

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Planning application for new dwelling at:

**Infill land off Rollestone Road,
near Jasmine Cottage,
Shrewton**

Mr and Mrs Higton

Planning, Design & Access Statement
August 2023

0338-02-001

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1.0 Introduction

1.1 Credits and Drawing schedule

This Planning, Design & Access Statement is to be read in conjunction with:

All plans and elevations prepared by Birch Architects.

This document is intended to be a positive and helpful tool for Wiltshire Council and invested third parties and demonstrates how the design proposals have evolved, having regard to site opportunities and constraints. The proposal has taken into account national, regional and local planning guidance.

This Design & Access statement has been prepared by Birch Architects on the behalf of Mr and Mrs Higton to accompany a planning application for the development of a high quality residential development within the settlement boundary of Shrewton and on land off Rollestone Road to the North of Jasmine Cottage. The document will highlight the design considerations of the surrounding site and context.

Applicant:	**Mr and Mrs Higton.**
Architect:	**Birch Architects Ltd** The Studio, Lambourne, Redlynch, Salisbury, Wilts, SP5 2NR
Planning Consultant:	**Benchmark Planning ,** Richard Greenwood, 3 Harnwood Rd, Salisbury, SP2 8DD
Tree consultant:	**Hellis Solutions Ltd:** Nick Hellis Castleton Steps, The Old Pump House, Oborne Rd, Sherborne DT9 3RX
Heritage:	**Forum Heritage ,** Bob Edwards Forum Heritage Services Ltd. Dorset House, 1 Church Street, Wimborne DOrset BH21 1JH

DRAWING SCHEDULE

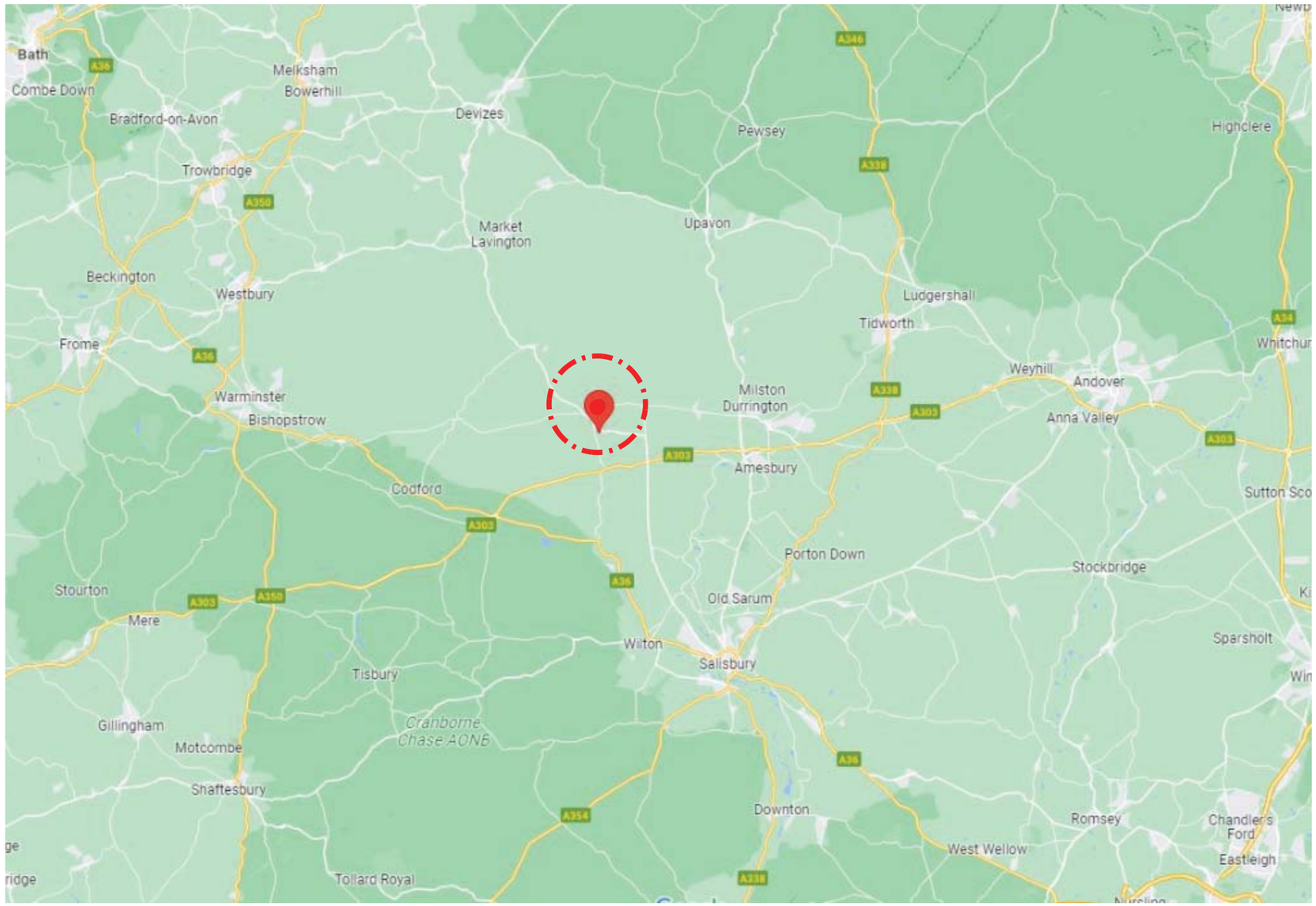
0338-02-001	Location & Block Plan
0338-02-002	Topographical survey
0338-02-003	Proposed Location Plan
0338-02-004	Existing site sections
0338-02-005	Proposed Site Plan
0338-02-006	Ground Floor Plan
0338-02-007	Elevations
0338-02-008	Elevations
0338-02-009	Garage
0338-02-010	Proposed site sections

1.0 Introduction

1.2 Site Location

SITE LOCATION

The site is located in Shrewton on Salisbury Plain in Wiltshire. It is located approximately 6 miles west of Amesbury and 14 miles north of Salisbury. Shrewton lies on the A360 road between Stonehenge and Tilshead, and has good access to the A303 which is located approximately 2 miles south.



1.0 Introduction

1.3 Site Description

SITE DESCRIPTION

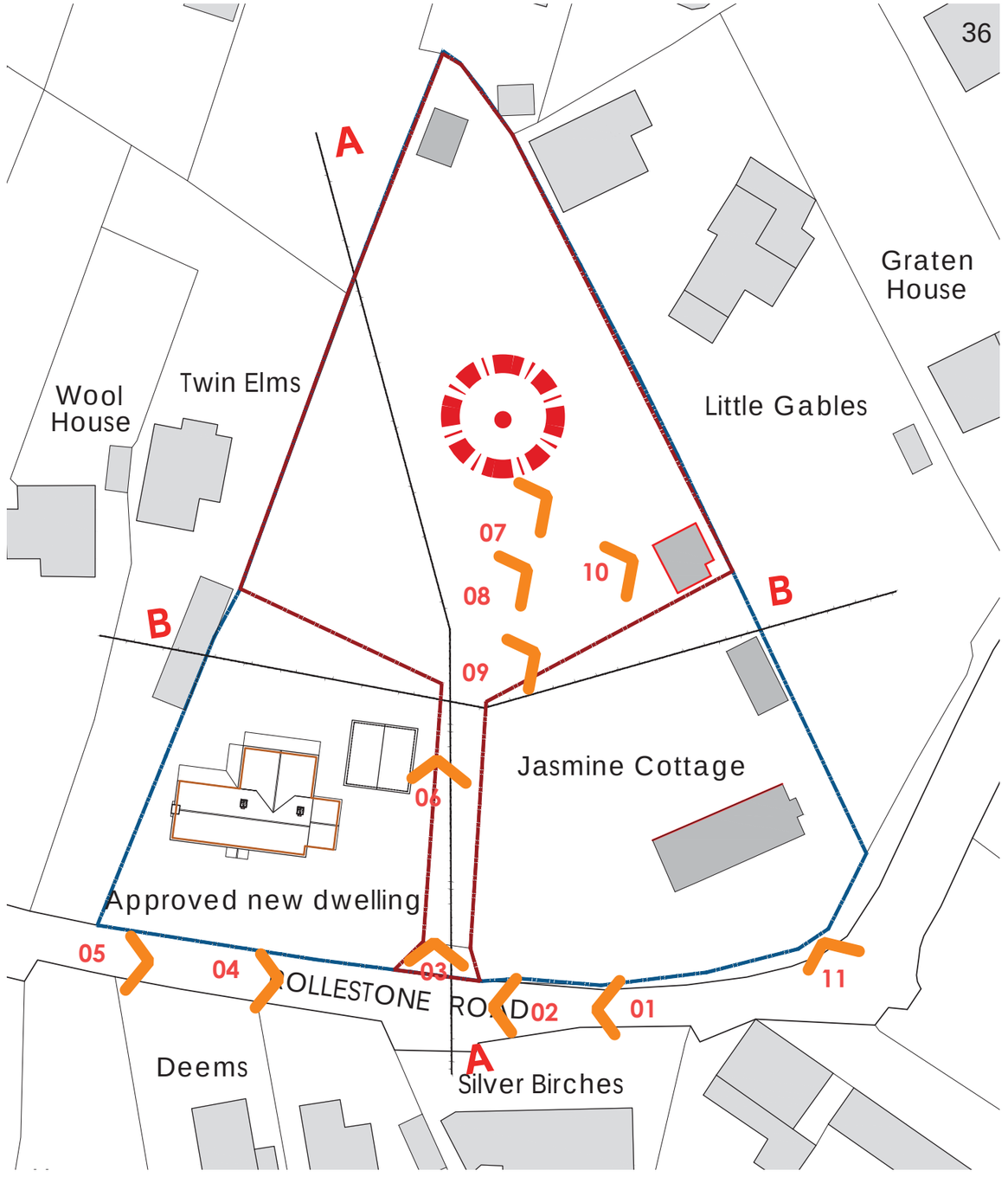
The site is located within the southern edges of Shrewton and is accessed from Rollestone Road, an unmade road. The proposal site is located in a residential area, and on a 0.5 ha site that includes Jasmine Cottage, a Grade II listed building. Forum Heritage has produced a detailed heritage report on this listed building in the context of this 'old' part of Shrewton.
The cottage lies to the south east corner of the site, with the rest of the plot used as private amenity space. There is a change in level of approximately 5m between the north and south of the site, with Jasmine Cottage sitting in the lowest area. Numerous trees are located throughout the site, varying in species and scale. The south west boundary to Rollestone Road is heavily screened by trees and vegetation, with the western boundary of the site screened from the neighbouring property by a 5m tall hedge.
Access to the site can be made to the east of the Jasmine Cottage and via a gate located roughly in the middle of the southern boundary with Rollestone Road.

There is an existing approval on the site for a new detached 4 bed dwelling - **20/03801/FUL**.

PROPOSAL OUTLINE

The proposal is to add a new detached family dwelling to the rear of the plot.

Note:
Red numbers relate to site photos below



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1.0 Introduction

1.4 Site Views



View 01



View 02



View 03



View 04

1.0 Introduction

1.5 Site Views



View 05



View 06



View 07



View 08

1.0 Introduction

1.6 Site Views



View 09



View10



View 11

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2.0 Site Context

2.1 Site Analysis

Site Boundary line

Sunpath

Existing Green Boundaries

Entrance points from street

Existing mature trees on plot

Pedestrian movement

Approved new dwelling location

Proposed parking area

Views

new dwelling location



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3.0 Development

3.1 Planning Statement and History

STATEMENT

- Please refer to planning statement by Benchmark Planning ltd
- Please refer to heritage statement by Forum Heritage ltd

4.0 Proposal

4.1 Proposal Description

Proposal Description:

This document supports an application for a new detached dwelling.

Design:

The proposal is for a new 'barn conversion' style detached dwelling. This will fit in with the existing listed building and recently approved new dwelling and sit further up into the site screened from Rollestone Road.

At ground floor all rooms will be accessed from the main entrance and hall space. There is a kitchen/dining/family room, a living room, a study and a WC cloakroom and utility space.

The kitchen will include all the usual specifications you would expect in a family house. We are also proposing a functional utility and lobby space with a back door which can house boots, washing etc. and does not need so much natural light - this will be a very practical space. Alongside this there will be a WC cloakroom.

The staircase is accessed from the hall and leads up to the first floor area. The first floor space will be vaulted to maximise space and light. In the landing area, a rooflight over the stairs will bring natural daylight into the circulation space.

All the bedrooms at first floor will have vaulted ceilings and rooflights. The master bedroom will have an ensuite and there is a family bathroom

The windows are smaller to emphasise the agricultural nature of the home. There is also 'cat slide' roof over the living room typical of barn conversions and the rafter feet are exposed from the clay roof.

Design Principles:

The proposed dwelling has been developed in accordance with the following principles:

- To be in keeping with and respectful of surrounding properties, in particular Grade 2 listed Jasmine Cottage. Bob Edwards from Forum Heritage has helped establish the character of the area and this has helped inform the design concept.
- Retain the existing mature trees around the site and position the new dwelling to avoid impacting the root and canopy areas. The trees will continue to provide significant year round natural screening to the site when viewed from Rollestone Road.
- To preserve and enhance the character of Rollestone Road.
- To provide a high-quality residential development.
- To make optimal use of under-used land within the settlement boundary and meet local housing need.
- To provide a scale of development appropriate to the locality, reflecting both scale and density found in the surrounding area.
- To introduce both sympathetic and modern design which respects the grain, scale and mass of the area.
- To preserve the visibility provided by the site onto the track whilst avoiding overlooking and maintaining privacy.
- Location of the new home on the site to maximise the sunpath with patio and garden space facing south with evening sun onto the patio area.
- Rooflights at first floor level to avoid any direct overlooking, maintain the 'barn' concept and provide means of escape.
- Location of the new dwelling on the site to sit within the existing landscape, working with level changes and existing trees.

The constraints of the site are an important element that needs to be understood when considering development. As such a review of the site and its surroundings were undertaken, with specialist input on ecology, trees and heritage, to inform the design process. The constraints and opportunities are as follows:

Layout constraints:

- Existing building envelope size.
- Existing structure within site boundary that will be removed or renovated as part of the application.
- The principles of Building Regulations for new dwellings.
- Ensuring adequate amenity space for dwellings.
- Provision of adequate parking whilst maximising area able to be landscaped.

Layout opportunities:

- Enhancement of site and surroundings creating a low density site with a high quality dwelling;
- Opportunity to provide a property that relates to the surrounding context;
- More effective land use whilst providing a new home to contribute to the housing need;
- Views afforded from the site onto amenity space avoiding overlooking of other plots.

Aesthetics:

Forum heritage have helped with advice on the design. The dwelling has been designed with the local agricultural vernacular in mind, with inspiration taken from the area. The design concept is that the dwelling appears as a barn conversion and sits comfortably within the plot. We have taken care with the material pallet to reflect typical features of barn typology: clay roof, long vertical windows, deep window reveals, exposed rafter feet, no dormers, cat slide roof and horizontal timber cladding.

Sustainability

The proposed dwelling is located further into the site and will result in more effective and sustainable land use. The dwelling will also incorporate a number of features which will allow for a good environmental performance. These will include:

- Quality windows and doors with high U-Values.
- High performance heating system - potentially using air source heat pumps and MVHR.
- High levels of insulation to create air tightness and low levels of heat loss.

Landscape Trees and Ecology:

There are no landscape features which will be lost due to development. The new dwelling has been located amongst the existing trees to create natural screening from Rollestone Road. The proposal seeks to provide opportunity to further enhance the site through the use of hard and soft landscaping. There will be a new retaining wall to the rear to create entrance space with steps and ramp leading up to the entrance. There will be new areas of planting, hedgerow and trees which will all enhance and encourage greater biodiversity on the site. See detailed (separate) ecology tree information submitted.

Flood:

The site is not located in a Flood Zone, nor will its development result in flooding elsewhere.

Access:

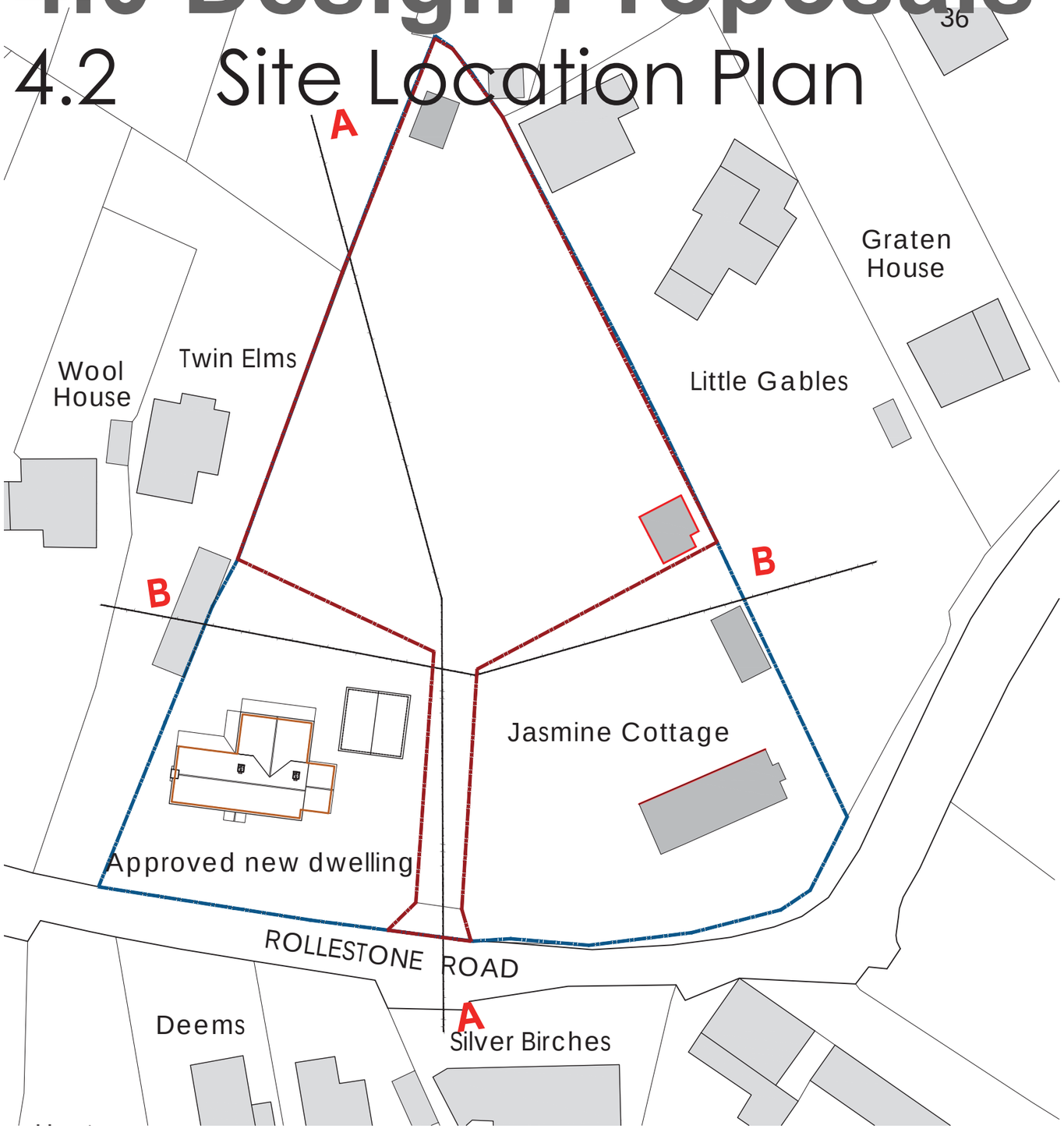
The track is suitable for bin lorry access and fire tender. There is a bin and bike store located off the drive with a collection point at the main gate. Level access leads from the parking area to the main entrance and the utility door. The new bi-fold doors in the rear elevation will open onto a level patio space. All internal doors are sized to allow for 'Lifetime Homes' principles (door sizes of 838mm) and avoid level changes at ground floor. Windows and rooflights to bedroom and habitable spaces are sized to act as means of escape in an emergency.

Conclusion:

As set out in this Planning, Design and Access statement, we believe the proposals provide high quality, well designed and sustainable accommodation, whilst seeking to enhance and add further to the character of the area. They do not cause any material harm or undue impact on the surroundings and will create a great, sustainable family home.

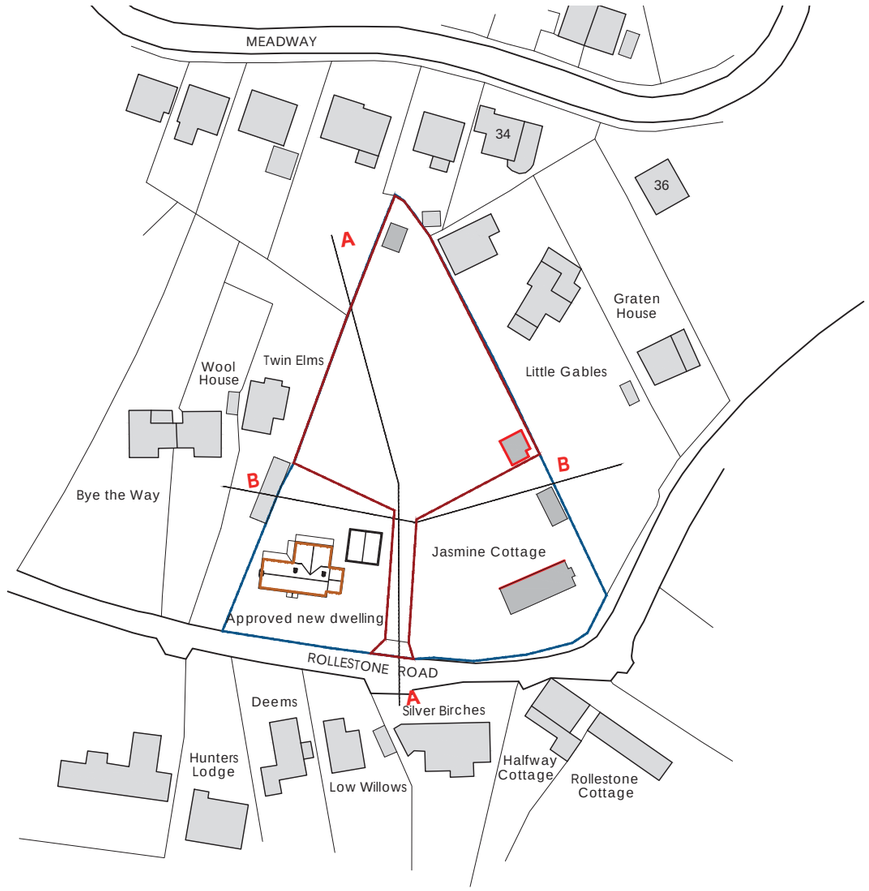
4.0 Design Proposals

4.2 Site Location Plan



Site Plan 1:500

(License No - LIG0810)



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Location Plan 1:1250

0 5 10 15 20 25

0 5 10 15 20 25 30 35 40 45 50 55 60

Rev -

Client: Mr Higton		**Planning**	
Project: Proposed New dwelling, Rollestone Road, Shrewton, SP3 4HG		Drawing No: **338-02-001**	Revision:
Title: Existing Site location plan	Drawn: nb / Check:	Scale: 1:500/1250 @a3	First Issue: May 2023

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4.0 Design Proposals

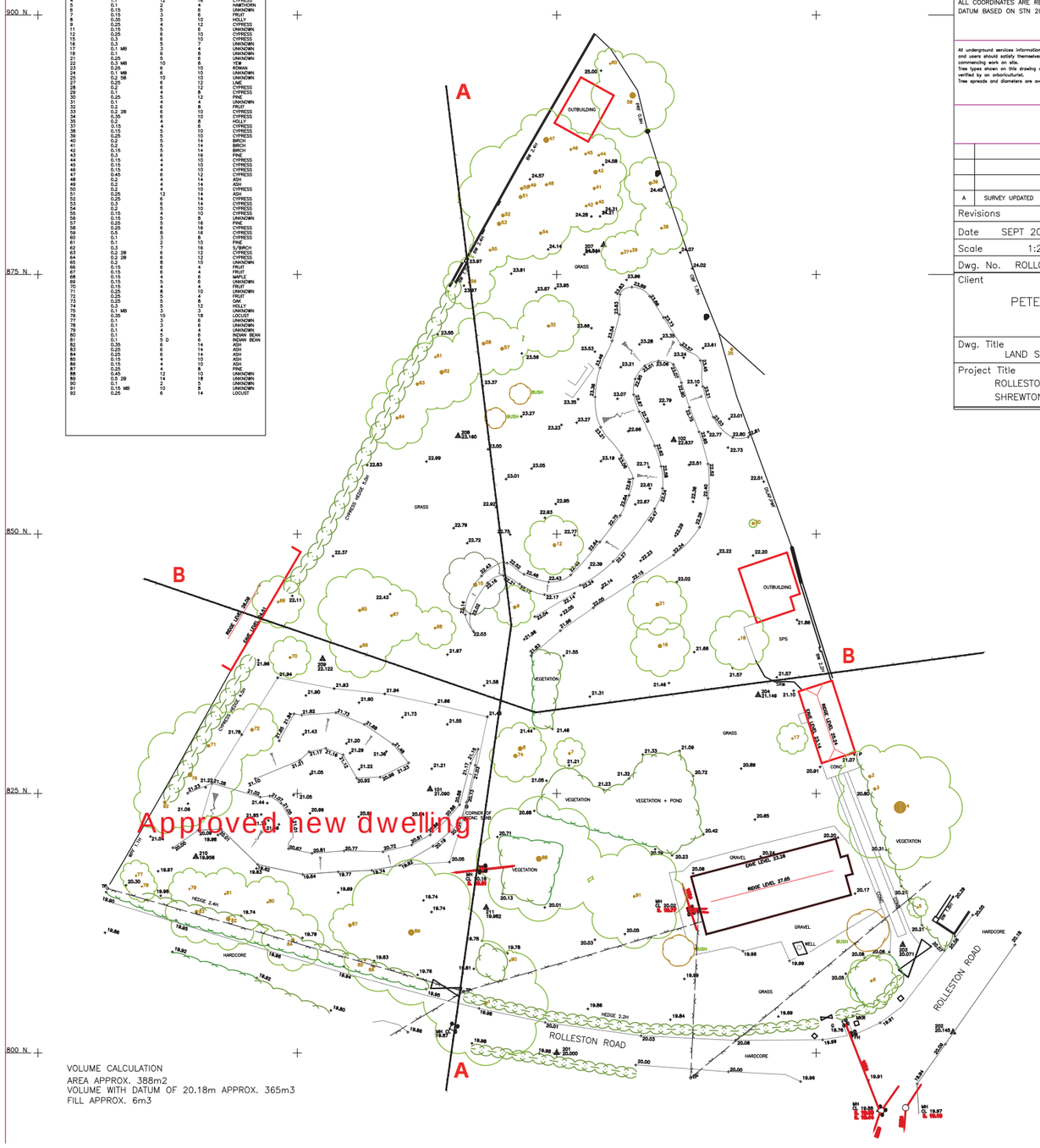
4.3

COORDINATE SCHEDULE

STN	EASTINGS	NORTHINGS	LEVEL
101	497.759	825.285	21.090
102	511.087	859.060	22.637
201	500.000	800.000	20.000
202	538.195	802.022	20.145
203	530.746	834.480	21.146
204	519.416	834.480	21.149
205	512.870	848.237	22.253
206	506.271	864.576	23.471
207	504.527	877.957	24.044
208	503.160	877.957	23.160
209	477.439	837.960	22.122
210	465.226	818.898	19.958
211	493.200	814.002	19.982

TREE SCHEDULE

TREE	DIAMETER	SPREAD	HEIGHT	TYP
1	0.25 2B	12	16	BEECH
2	0.2	6	8	HOLLY
3	0.1	2	4	UNKNOWN
4	1.1	12	16	CYPRESS
5	0.1	2	4	HAWTHORN
6	0.15	5	6	UNKNOWN
7	0.15	3	6	FRUIT
8	0.25	5	10	HOLLY
9	0.25	6	10	CYPRESS
11	0.15	5	6	UNKNOWN
12	0.25	6	10	CYPRESS
15	0.3	6	10	CYPRESS
16	0.3	5	7	UNKNOWN
17	0.1 MB	3	4	UNKNOWN
18	0.1	3	4	UNKNOWN
21	0.25	5	6	UNKNOWN
22	0.3 MB	10	6	YEW
23	0.25	6	10	ROWAN
24	0.1 MB	6	10	UNKNOWN
26	0.3 SB	10	10	UNKNOWN
27	0.25	8	12	LIME
28	0.2	6	12	CYPRESS
29	0.1	4	8	CYPRESS
30	0.25	5	12	PINE
31	0.2	4	8	UNKNOWN
32	0.2	6	8	FRUIT
33	0.2, 2B	6	10	CYPRESS
34	0.35	6	10	CYPRESS
35	0.2	4	8	HOLLY
36	0.15	4	6	CYPRESS
37	0.13	4	10	CYPRESS
39	0.25	5	10	CYPRESS
40	0.2	5	14	BIRCH
41	0.2	5	14	BIRCH
42	0.15	5	14	BIRCH
43	0.3	6	10	CYPRESS
44	0.15	4	10	CYPRESS
45	0.15	4	10	CYPRESS
46	0.15	4	10	CYPRESS
47	0.45	6	12	CYPRESS
48	0.2	4	14	ASH
49	0.2	4	14	ASH
50	0.2	4	10	CYPRESS
51	0.25	12	14	ASH
52	0.25	6	14	CYPRESS
53	0.3	6	16	CYPRESS
54	0.3	6	16	CYPRESS
55	0.15	4	10	CYPRESS
56	0.15	5	6	UNKNOWN
57	0.25	6	18	CYPRESS
58	0.25	6	18	CYPRESS
59	0.3	6	18	CYPRESS
60	0.1	2	10	PINE
61	0.1	2	10	PINE
62	0.3	7	18	S/BIRCH
63	0.2 2B	6	12	CYPRESS
64	0.2 2B	6	12	CYPRESS
65	0.2	6	10	UNKNOWN
66	0.15	4	6	FRUIT
67	0.15	4	6	FRUIT
68	0.15	4	6	MAPLE
69	0.15	5	6	UNKNOWN
70	0.15	4	4	FRUIT
71	0.15	4	10	UNKNOWN
72	0.25	5	6	FRUIT
73	0.25	5	6	OAK
74	0.3	5	12	HOLLY
75	0.3 MB	3	3	UNKNOWN
76	0.35	10	18	UNKNOWN
77	0.3	6	6	UNKNOWN
78	0.1	3	6	UNKNOWN
79	0.1	4	6	UNKNOWN
80	0.1	5	6	INDIAN BEAN
81	0.15	5 D	6	INDIAN BEAN
82	0.25	6	14	ASH
83	0.25	6	14	ASH
84	0.25	6	14	ASH
85	0.15	4	10	ASH
86	0.15	4	10	ASH
87	0.25	4	6	UNKNOWN
88	0.5 2B	12	18	UNKNOWN
89	0.5 2B	14	18	UNKNOWN
90	0.1	2	5	UNKNOWN
91	0.15 MB	10	6	UNKNOWN
92	0.25	6	14	LOCUST



Site Plan 1:500

(License No - LIG0810)

EMB Embankment ECB Electricity Control Box R Render
SD Storm Drain ELEC Electricity RAD Radiator
SH Shrubbery or Beam Height EP Electricity Pole RE Rodding Eye
SL Shed Level FB Flower Bed RG Rough Ground
SMP Brick Paviors FH Fire Hydrant RS Road Sign
SPS Sewage Pumping Well FL Floor Level RSJ Rest Steel Joist
SS Stop Sign G Gully RWP Rain Water Pipe
ST British Telecom GV Gas Valve S Spread or Stone
STCB BT Control Box H Height in Metres SC Stop Cock
SW Brick Wall H Window Head Height SL Soffit Level or Skylight
SWF Steel Palisade Fence HC Hydrant Cover SPH Arch Springer Height
TBM Benchmark TP Telephone Cover SPS Septic Tank Stone
CB Control Box IL Invert Level SW Stone Wall
CBF Close Boarded Fence IRF Iron Railing Fence TCCV Traffic Control
CBM Concrete Block Wall IWF Interwoven Fence T Top Heights
CCB Cable TV Control Box KO Kerb Outlet TS Traffic Lights
CF Corrugated Iron Fence L Light TD Telephone Pole
CH Ceiling Height LP Lamp Post TSPS Temporary Parking Stake
CLF Chain Link Fence MH Manhole UTL Unable To Lift
CLSF Chain Link Security Fence MKR Marker V Vent
CPF Concrete Panel Fence OV Over Flow Pipe VP Vent Pipe
CPS Concrete Posting Slabs O/H Overhead W Width
CR Concrete Retaining OHL Overhead Lines WL Water Level
CRW Concrete Retaining Wall PALF Palisade Fence WM Water Meter
CSU Ceiling Slopes Up PF Picket Fence WMF Wire Mesh Fence
CTV Cable Television PIT Stut Pit WPF Wooden Panel Fence
CW Concrete Wall PL Pavement Light WV Water Valve
D Diameter or Doors PM Parking Meter # Diameter

Top / Banks / Bottom

Drop Kerbs
Overhead Detail
Change In Elevation
Fence
Overhead Cables
Change In Surface
Edge of Vegetation

Floor to Ceiling Height
False Ceiling Height
Gate
Survey Station
Foul Water Sewer
Surface Water Sewer
Combined Sewer

ALL COORDINATES ARE RELATED TO ARBITRARY GRID AND DATUM BASED ON STN 201. ARBITRARY LEVEL 20.00m

All underground services information shown on this plan cannot be guaranteed and users should satisfy themselves of the type, size and route before commencing work on site.
Tree types shown on this drawing cannot be guaranteed and if critical should be verified by an arboriculturist.
Tree spreads and diameters are averages unless otherwise indicated.

A	SURVEY UPDATED	NOV 2022
Revisions		Date

Date	SEPT 2017	Drawn	DTT
Scale	1:200	Checked	DTT
Dwg. No.	ROLL001	Job No.	ROLL

Client
PETER HIGTON

Dwg. Title
LAND SURVEY

Project Title
ROLLESTON ROAD
SHREWTON

0 5 10 15 20 25

Rev -

Client: Mr Higton	**Planning**	
Project: Proposed New dwelling, Rollestone Road, Shrewton, SP3 4HG	Drawing No: **338-02-91-001**	Revision:
Title: Existing Site location plan	Drawn: nb / Check:	Scale: 1:500 @a3
		First Issue: May 2023

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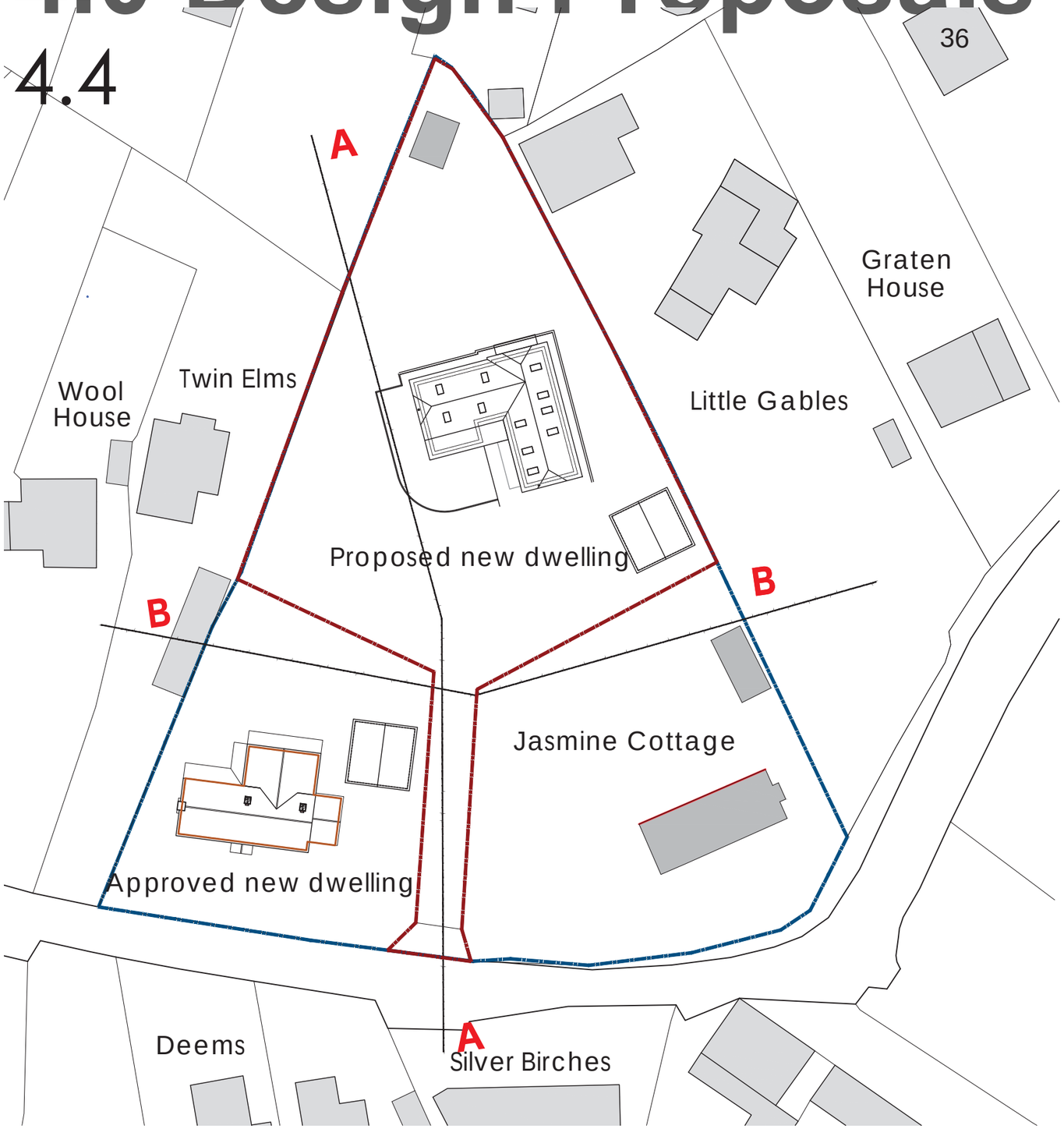
4.0 Design Proposals

4.4



Proposed Site Plan 1:500

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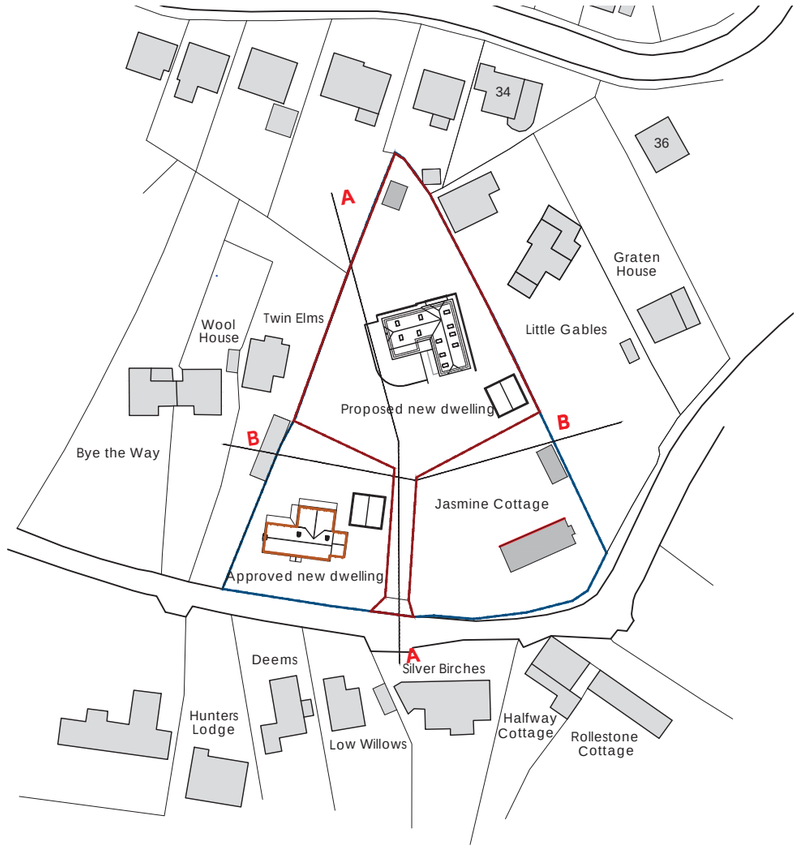

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Location Plan 1:1250

0 5 10 15 20 25

0 5 10 15 20 25 30 35 40 45 50 55 60

Rev -

Client: Mr Higton		**Planning**	
Project: Proposed New dwelling, Rollestone Road, Shrewton, SP3 4HG		Drawing No: **338-02-002**	Revision:
Title: Proposed Site location plan	Drawn: nb / Check:	Scale: 1:500/1250 @a3	First Issue: May 2023

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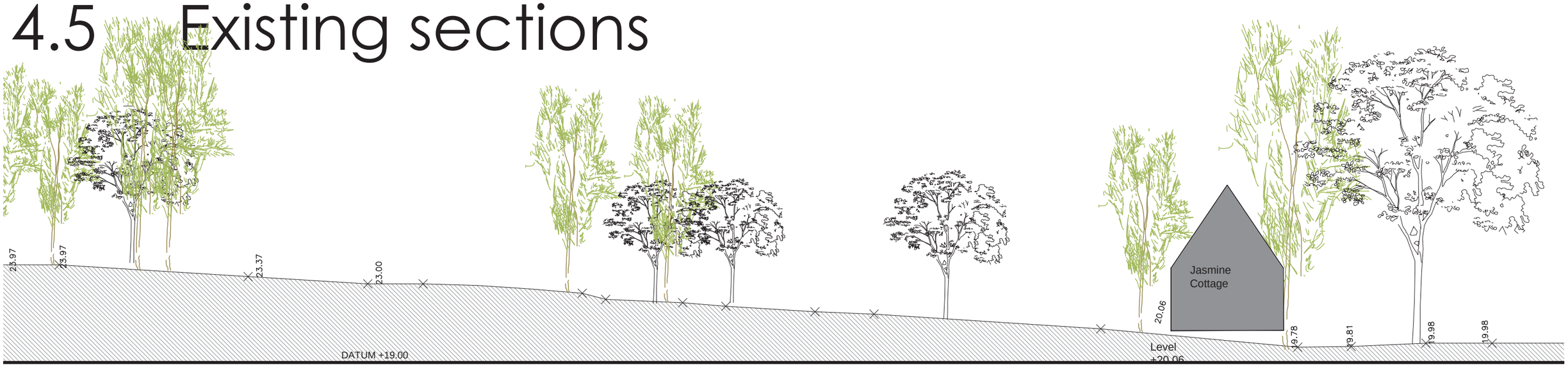
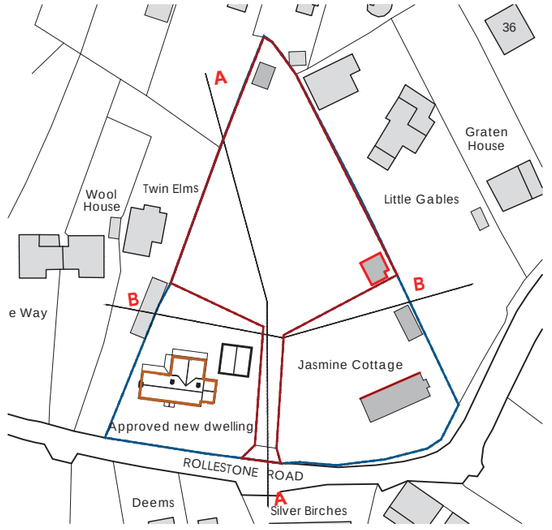
4.0 Design Proposals

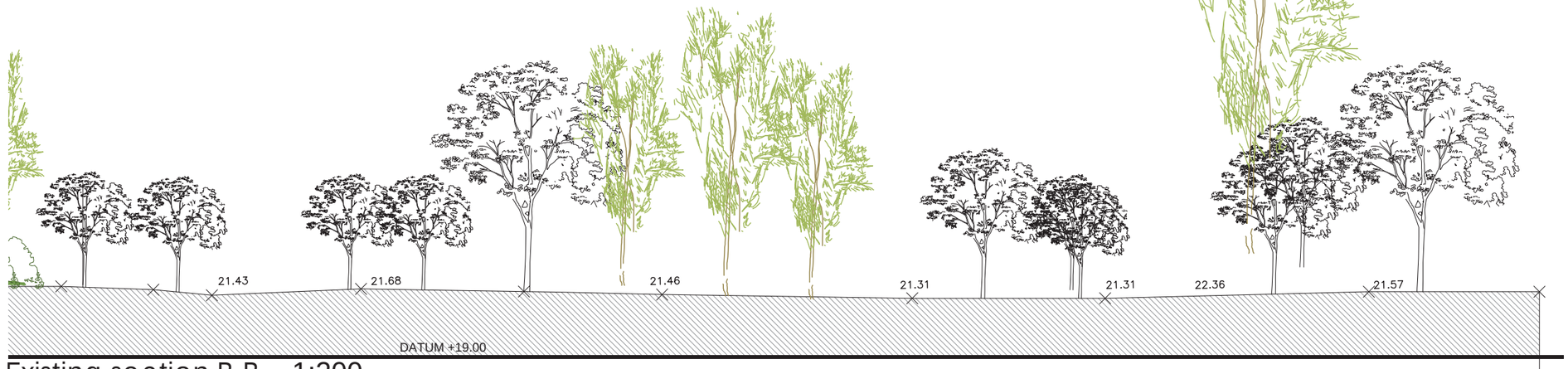
4.5 Existing sections



Existing section A-A - 1:200



Key plan NTS



Existing section B-B - 1:200

1:200 0 1 2 3 4 5 6 7 8 9 10

Rev -

Client: Mr Higton		**Planning**	
Project: Proposed New dwelling, Rollestone Road, Shrewton, SP3 4HG		Drawing No: **338-02-003**	Revision:
Title: Existing Site sections	Drawn: nb / Check:	Scale: 1:200 @a3	First Issue: May 2023

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4.0 Design Proposals

4.6 Site



Site Plan 1:250

low level seasonal planting

low level native species (hawthorn and blackthorn) hedge to front boundary - 1m

new trees - suggest Ash and Hazel

1.8m high close boarded fence and native hedging planted 60-80cm centres.

grass to rear garden

Parking for the dwelling. Gravel finish with gravel board edging.

marshalls block paving

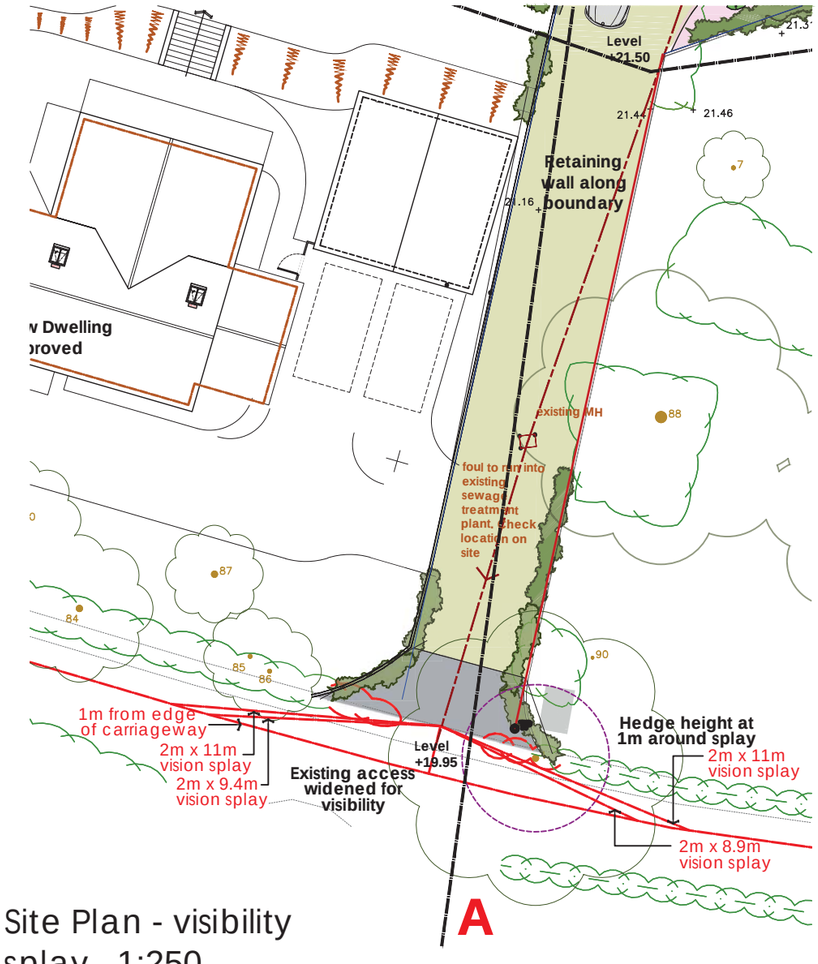
self retaining bank

path and patio paving

Crate system for soakaway

Seed at least a 1 metre wide area around the boundary of the garden space with Emorsgate EL1 - Flowering Lawn Mixture, to improve plant diversity and allow this grassland to grow long.

Bat and swift nest boxes to new buildings. Refer to ecology report.



Site Plan - visibility splay 1:250

1:250

0 1 2 3 4 5 6 7 8 9 10 11 12

Client: Mr Higton		**Planning**	
Project: Proposed New dwelling, Rollestone Road, Shrewton, SP3 4HG		Drawing No: **307-02-004**	Revision: /
Title: Proposed Site plan	Drawn: nb / Check:	Scale: 1:250@a3	First Issue: May 2023

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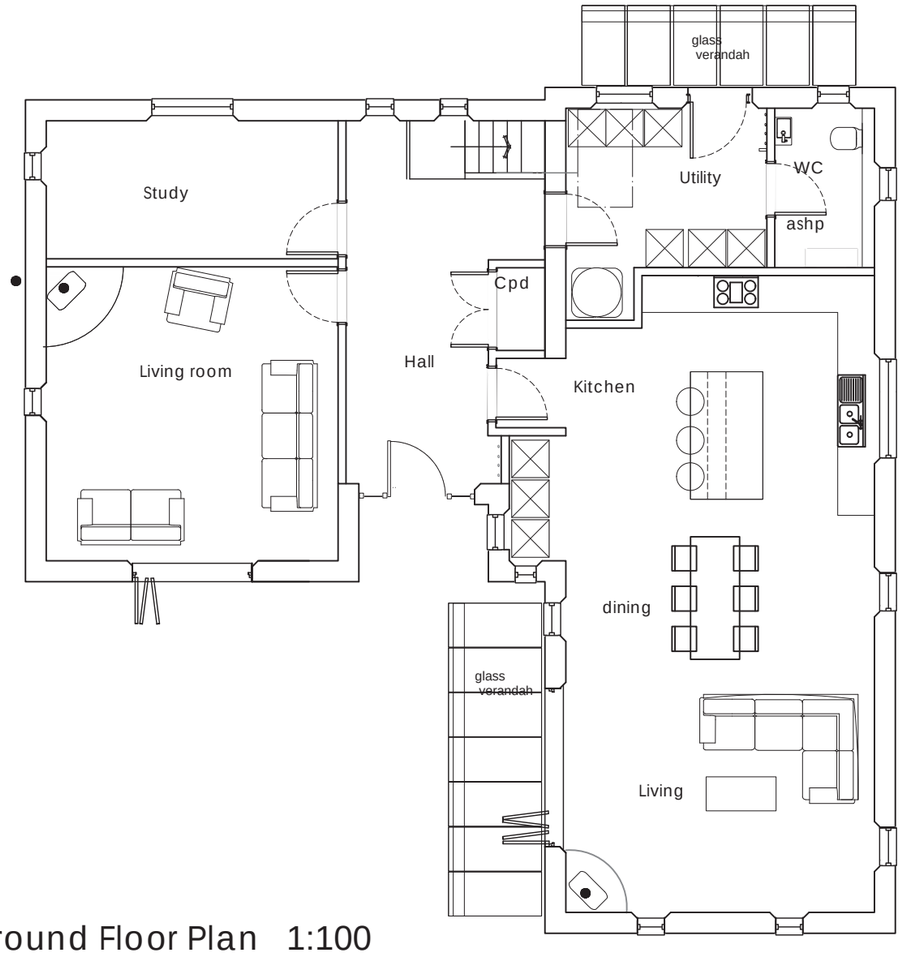
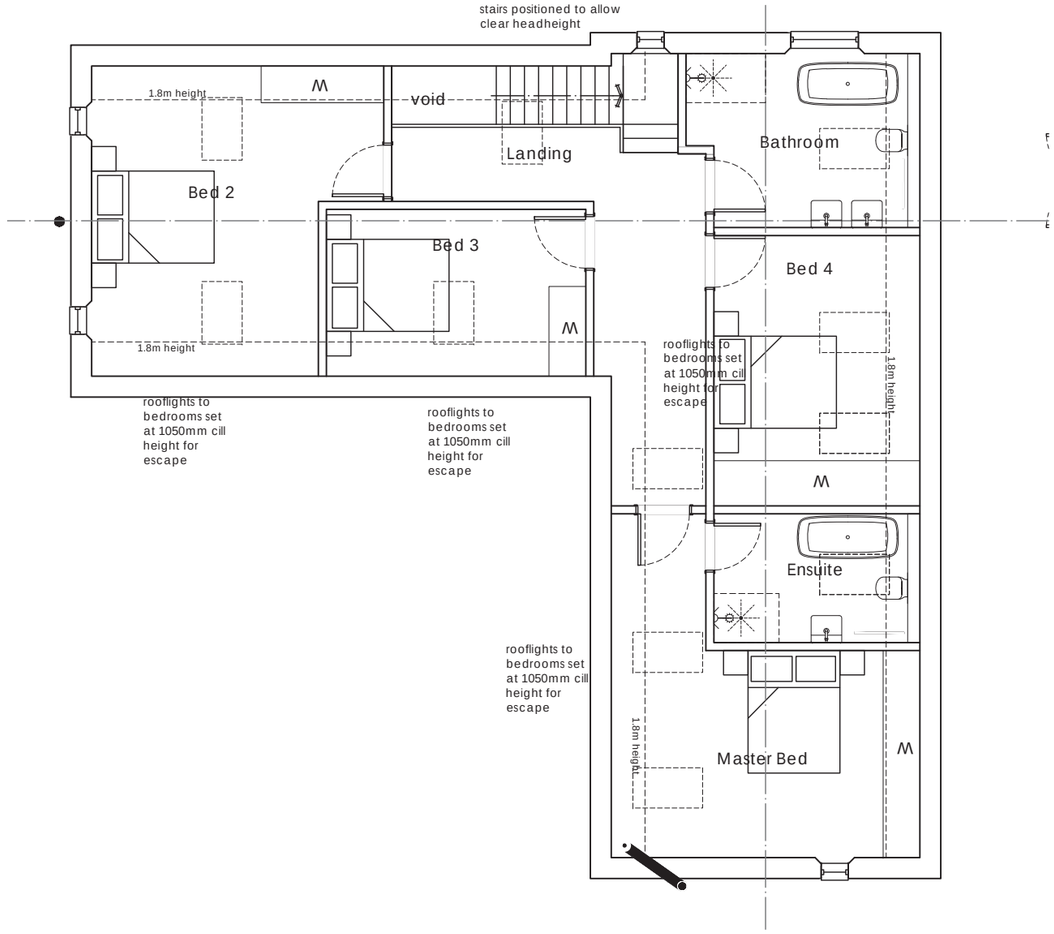
4.0 Design Proposals

4.7 Plans



Ground Floor Plan 1:100



First Floor Plan 1:100

Total 227sqm
excludes voids and porch



Area Key NTS

0 1 2 3 4 5

Client: Mr Higton		**Planning**
Project: Proposed New dwelling, Rollestone Road, Shrewton, SP3 4HG		Drawing No: **307-02-005** / Revision: /
Title: Proposed Plans	Drawn: nb / Check:	Scale: 1:100@a3 / First Issue: May 2023

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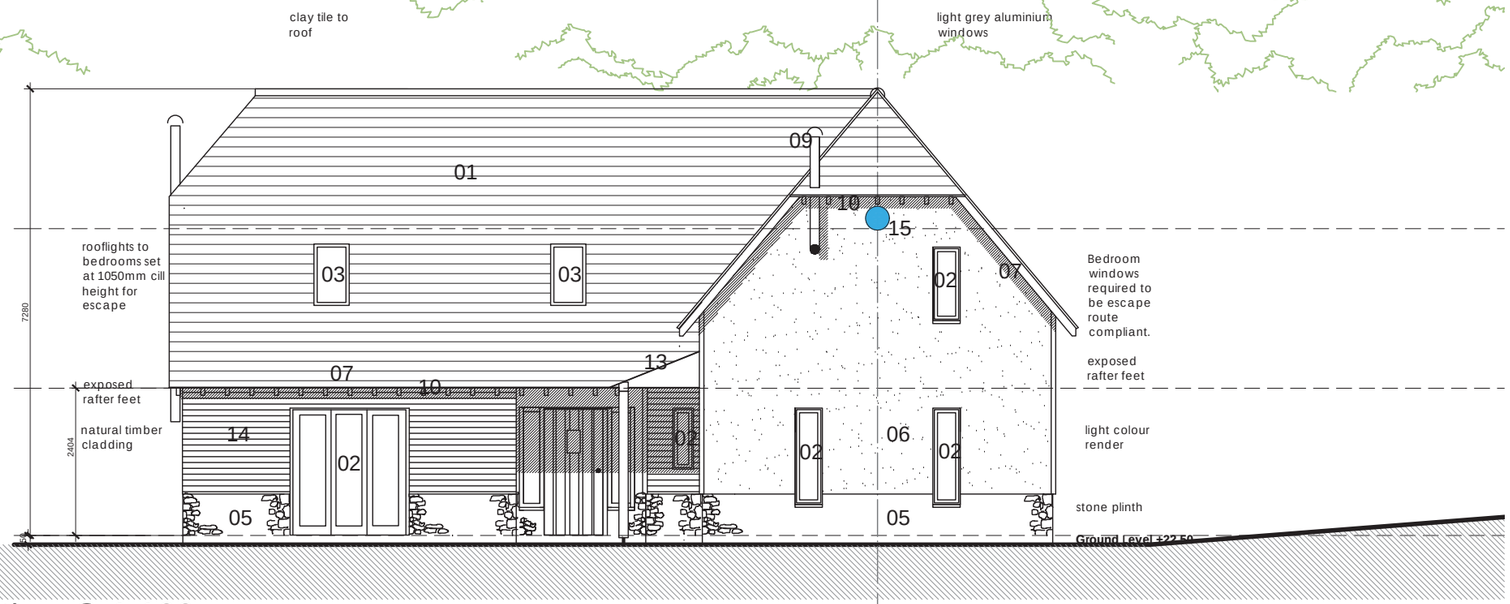
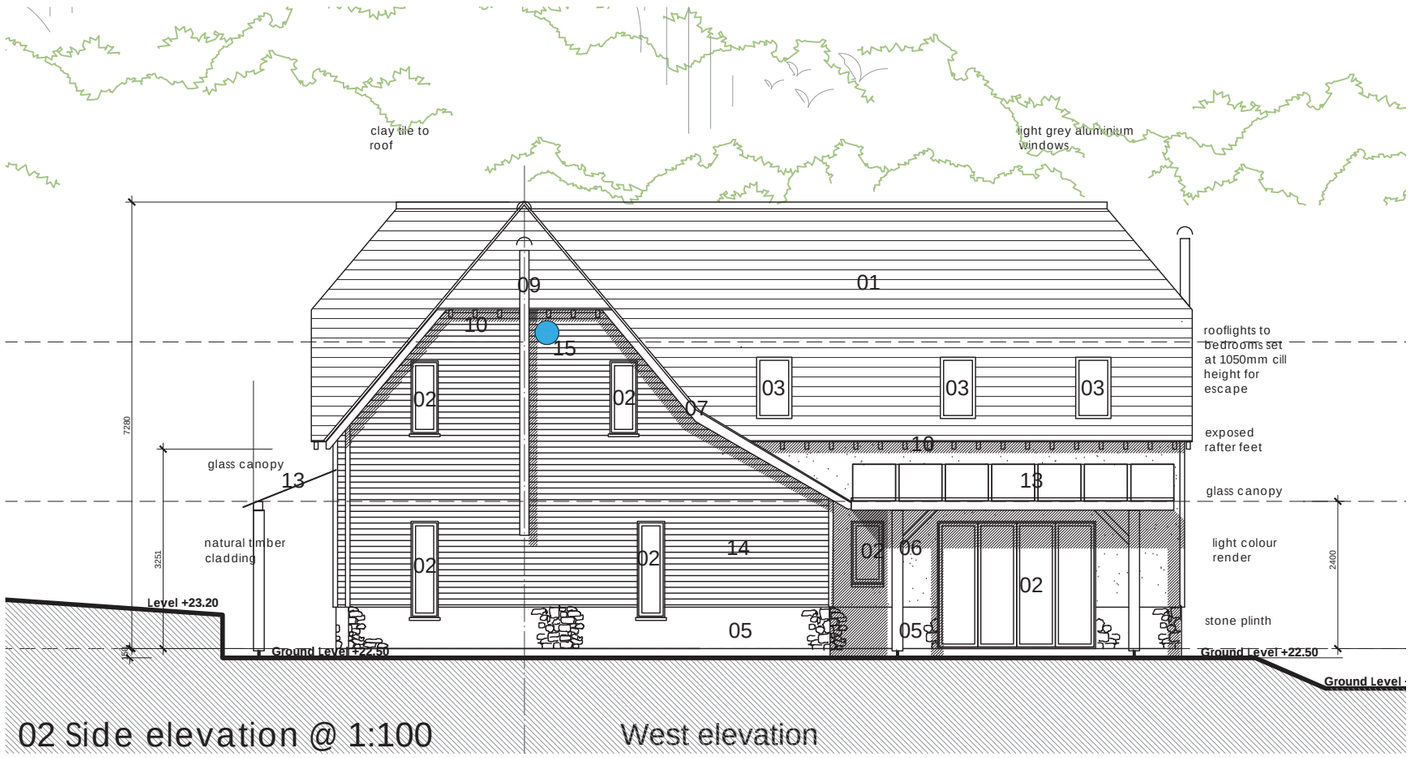
4.0 Design Proposals

4.8 Proposed elevations



01 Front elevation @ 1:100

South elevation

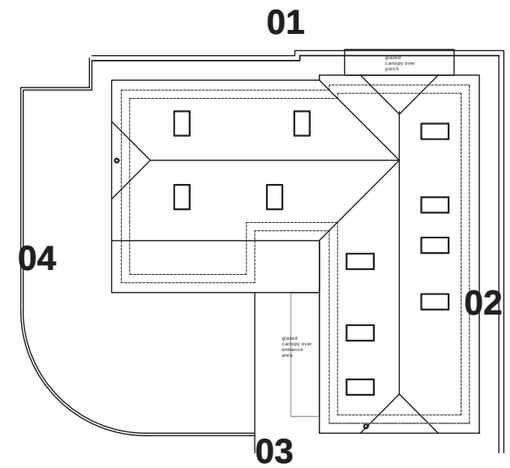


02 Side elevation @ 1:100

West elevation

Material Key:

1. Roof - clay tiles.
2. windows - grey aluminium.
3. Rooflights.
4. Aluminium folding Doors grey.
5. Walls - stone.
6. Walls - light render.
7. fascias and soffits - grey
8. Utility door - grey aluminium
9. Wood burner flue.
10. Exposed rafter feet.
11. garage door - timber.
12. Garage walls - timber cladding.
13. glass canopy.
14. Walls - Timber cladding.
15. Bat and swift boxes.



key plan

0 1 2 3 4 5

Client: Mr Higton		**Planning**	
Project: Proposed New dwelling, Rollestone Road, Shrewton, SP3 4HG		Drawing No: **307-02-006**	Revision: /
Title: Proposed elevations	Drawn: nb Check:	Scale: 1:100@a3	First Issue: May 2023

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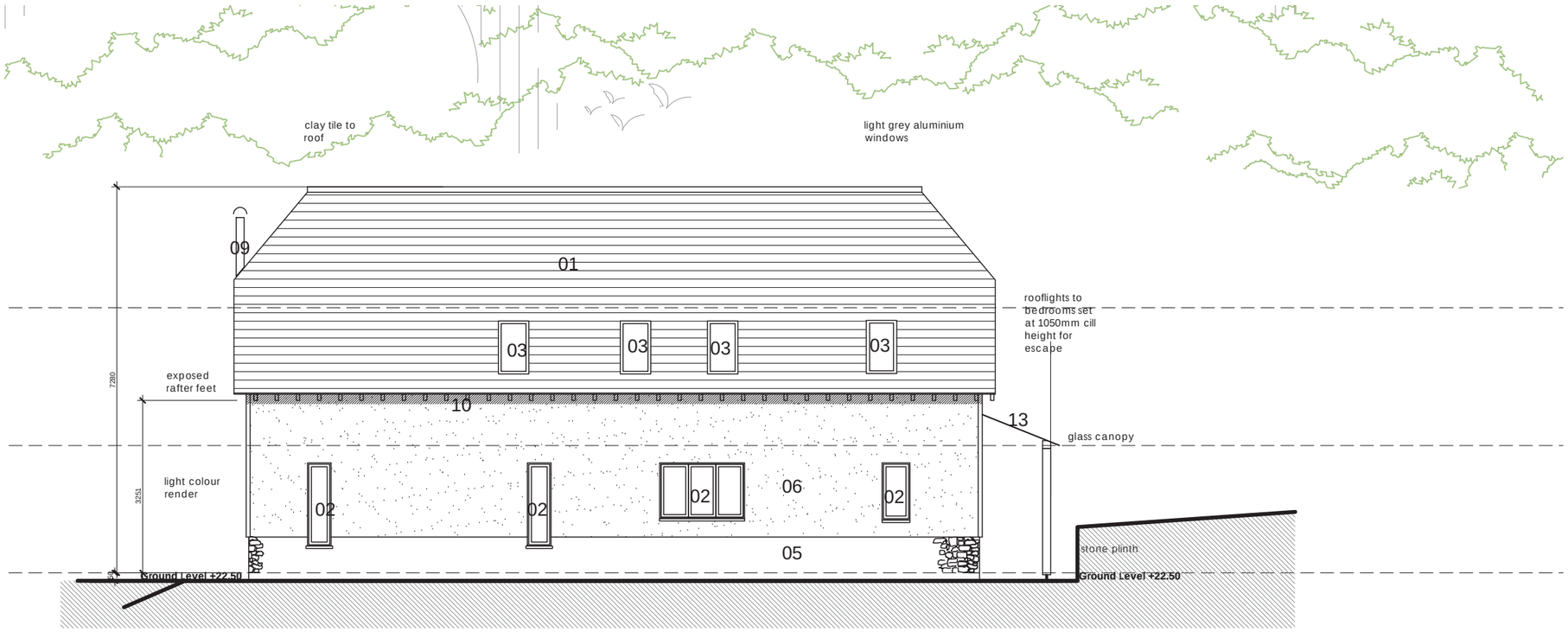
4.0 Design Proposals

4.9 Proposed elevations



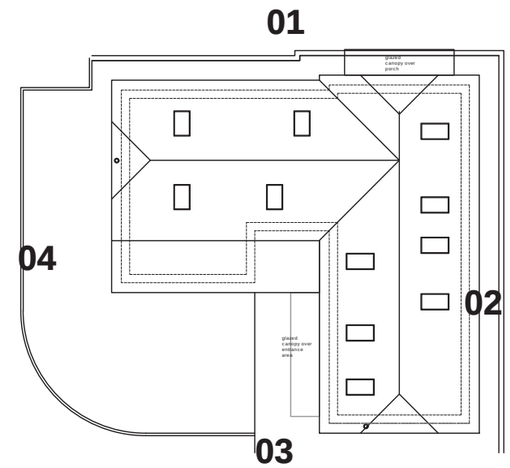
03 Rear elevation @ 1:100 North elevation



04 Side elevation @ 1:100 East elevation

Material Key:

1. Roof - clay tiles.
2. windows - grey aluminium.
3. Rooflights.
4. Aluminium folding Doors grey.
5. Walls - stone.
6. Walls - light render.
7. fascias and soffits - grey
8. Utility door - grey aluminium
9. Wood burner flue.
10. Exposed rafter feet.
11. garage door - timber.
12. Garage walls - timber cladding.
13. glass canopy.
14. Walls - Timber cladding.
15. Bat and swift boxes.



key plan

0 1 2 3 4 5

Client: Mr Higton		**Planning**	
Project: Proposed New dwelling, Rollestone Road, Shrewton, SP3 4HG		Drawing No: **307-02-007**	Revision: /
Title: Proposed elevations	Drawn: nb / Check:	Scale: 1:100@a3	First Issue: May 2023

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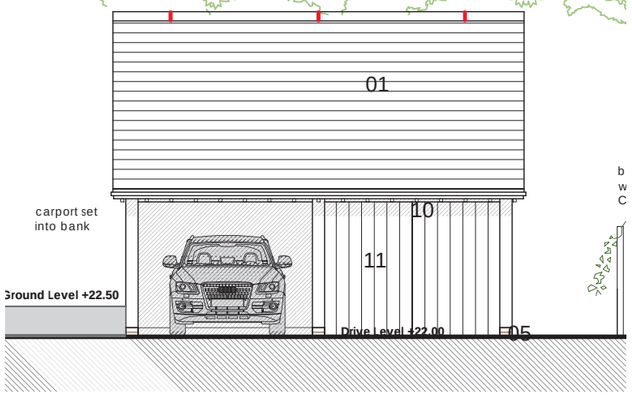
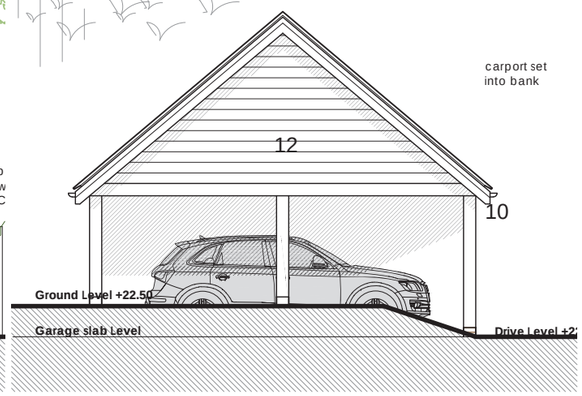
4.0 Design Proposals

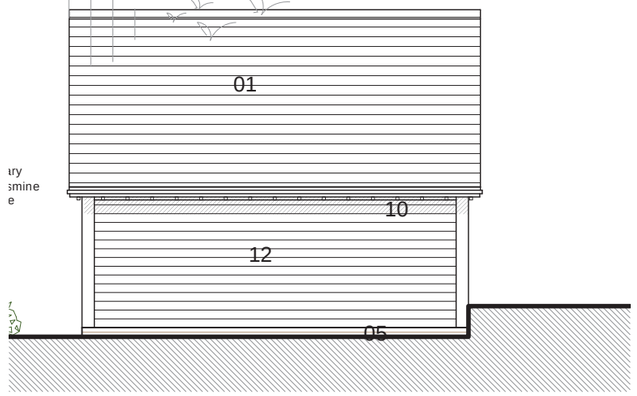
4.10 Proposed garage



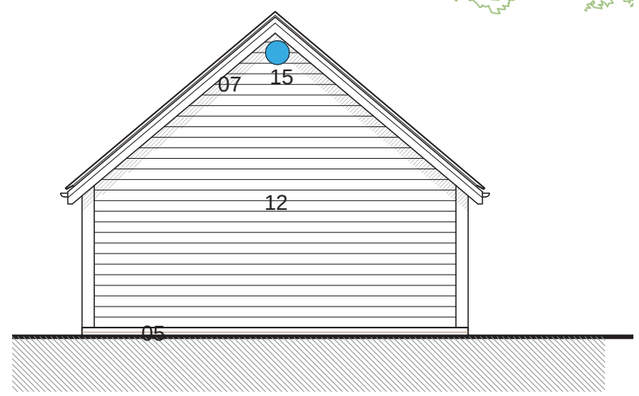
01 Front elevation @ 1:100



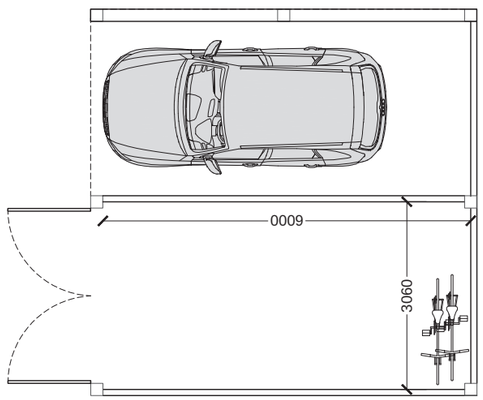
02 Side elevation @ 1:100



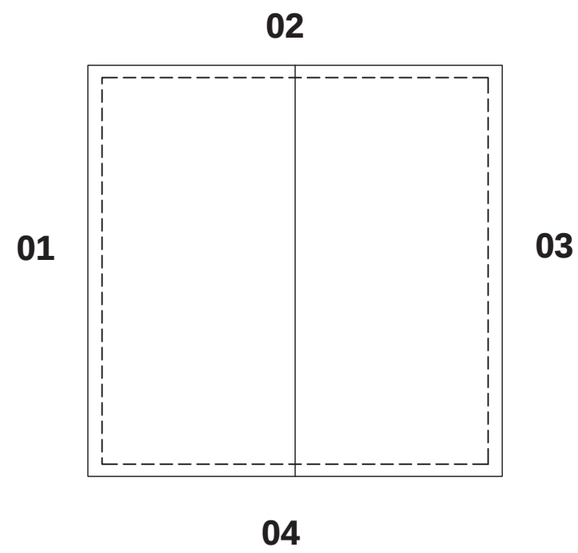
03 Rear elevation @ 1:100



04 Side elevation @ 1:100



Ground plan @ 1:100



Roof plan @ 1:100

Material Key:

1. Roof - clay tiles.
2. windows - grey aluminium.
3. Rooflights.
4. Aluminium folding Doors grey.
5. Walls - stone.
6. Walls - light render.
7. fascias and soffits - grey
8. Utility door - grey aluminium
9. Wood burner flue.
10. Exposed rafter feet.
11. garage door - timber.
12. Garage walls - timber cladding.
13. glass canopy.
14. Walls - Timber cladding.
15. Bat and swift boxes.

0 1 2 3 4 5

Client: Mr Higton		**Planning**	
Project: Proposed New dwelling, Rollestone Road, Shrewton, SP3 4HG		Drawing No: **307-02-008**	Revision: /
Title: Proposed garage	Drawn: nb Check:	Scale: 1:100@a3	First Issue: March 2023

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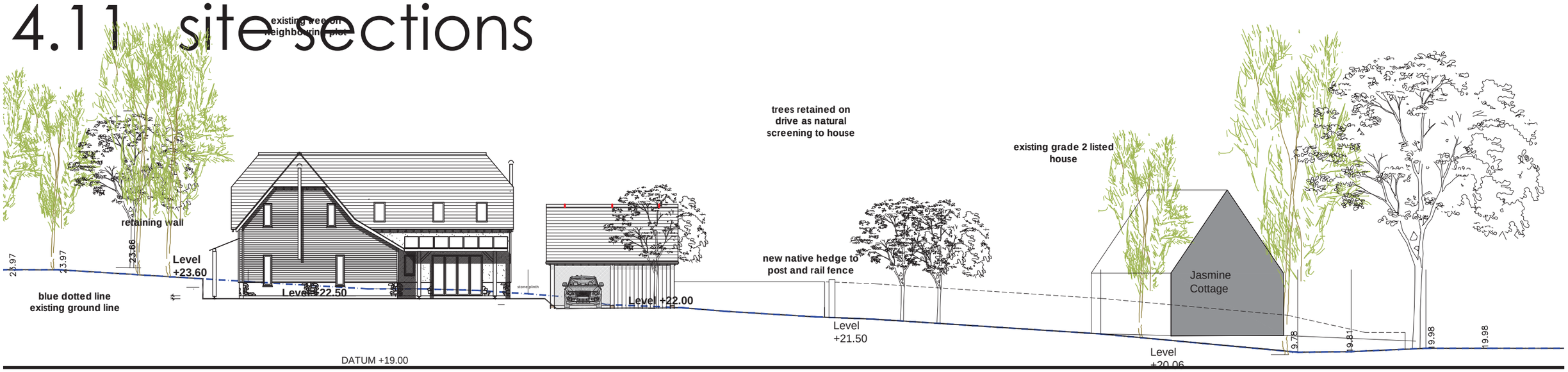
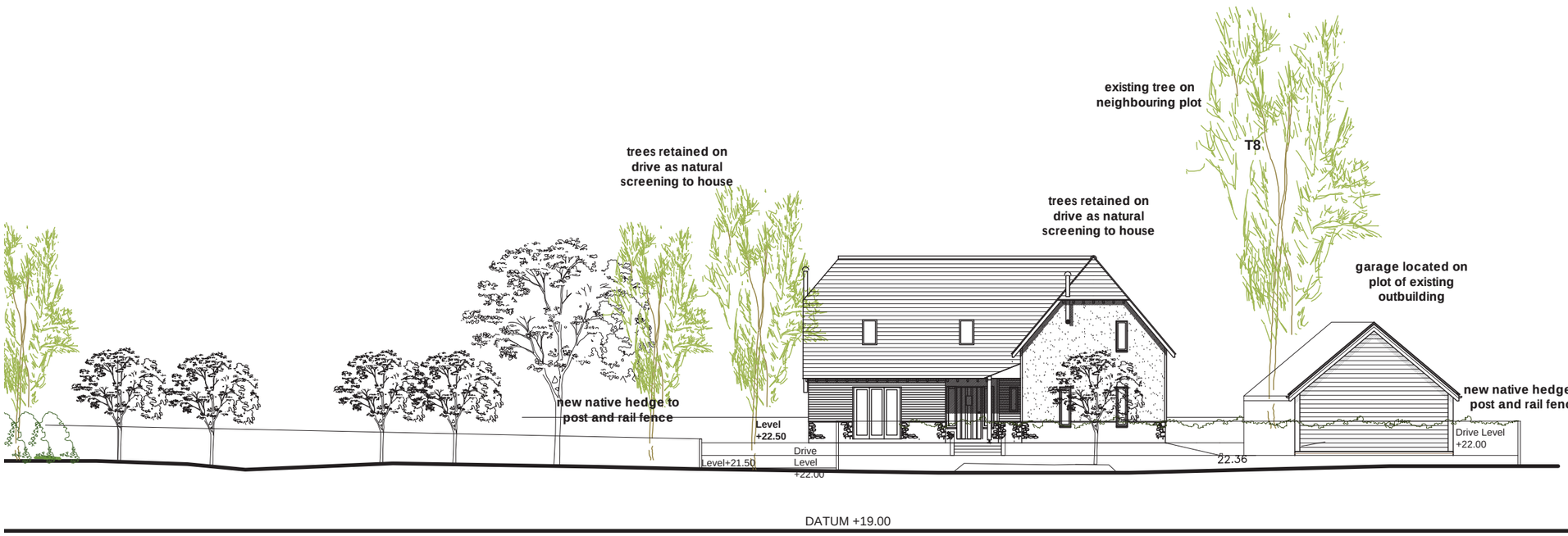
4.0 Design Proposals

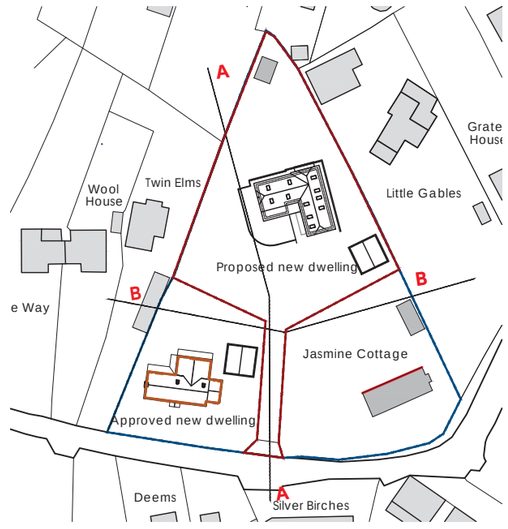
4.11 site sections



Existing section A-A - 1:200



Existing section B-B - 1:200



Key plan NTS

1:200

0 1 2 3 4 5 6 7 8 9 10

Rev -

Client: Mr Higton		**Planning**	
Project: Proposed New dwelling, Rollestone Road, Shrewton, SP3 4HG		Drawing No: **338-02-009**	Revision:
Title: Proposed Site sections	Drawn: nb / Check:	Scale: 1:200 @a3	First Issue: May 2023

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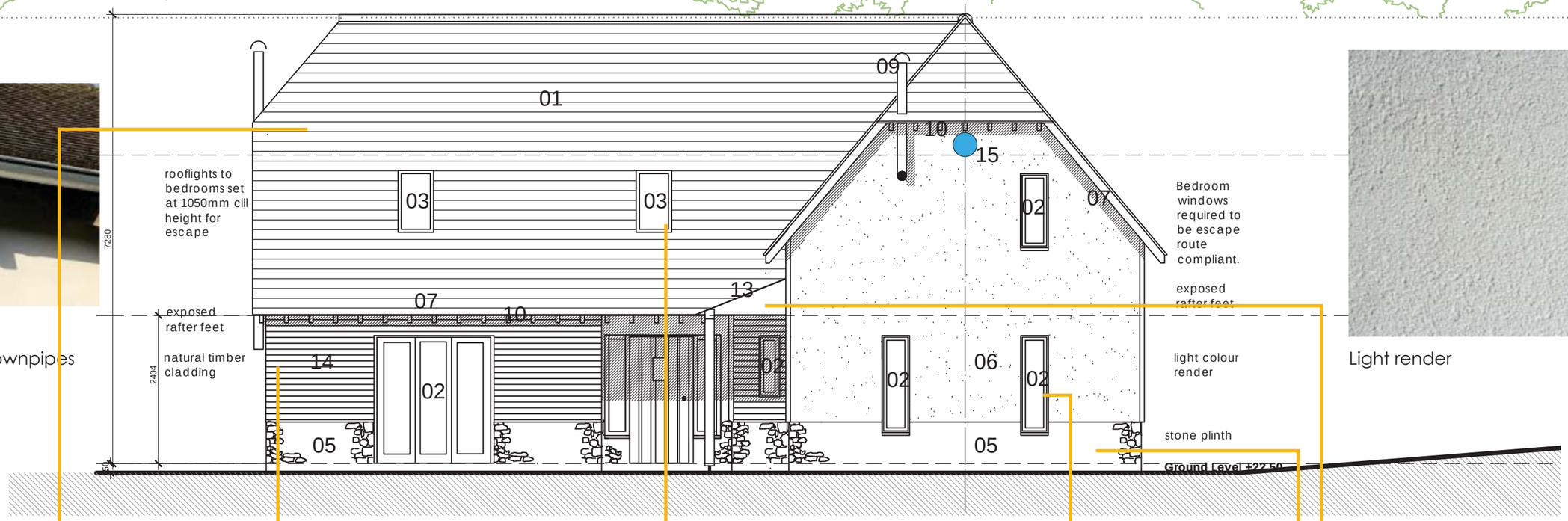
4.0 Design Proposals

4.12 Materials



Galv gutters and downpipes



Light render



Clay roof tiles



Horizontal timber cladding



Rooflight



Grey Aluminium windows and sliding doors



Glass canopy and local stone plinth

4.0 Design Proposals

4.13 Visual 01



4.0 Design Proposals

4.14 Visual 02



4.0 Design Proposals

4.15 Visual 03



5.0 Access Strategy

5.1 Overview & Accessibility

VEHICULAR ACCESS

Vehicular access for the site is accessed from the existing entrance off Rollestone Road. .

BICYCLE ACCESS

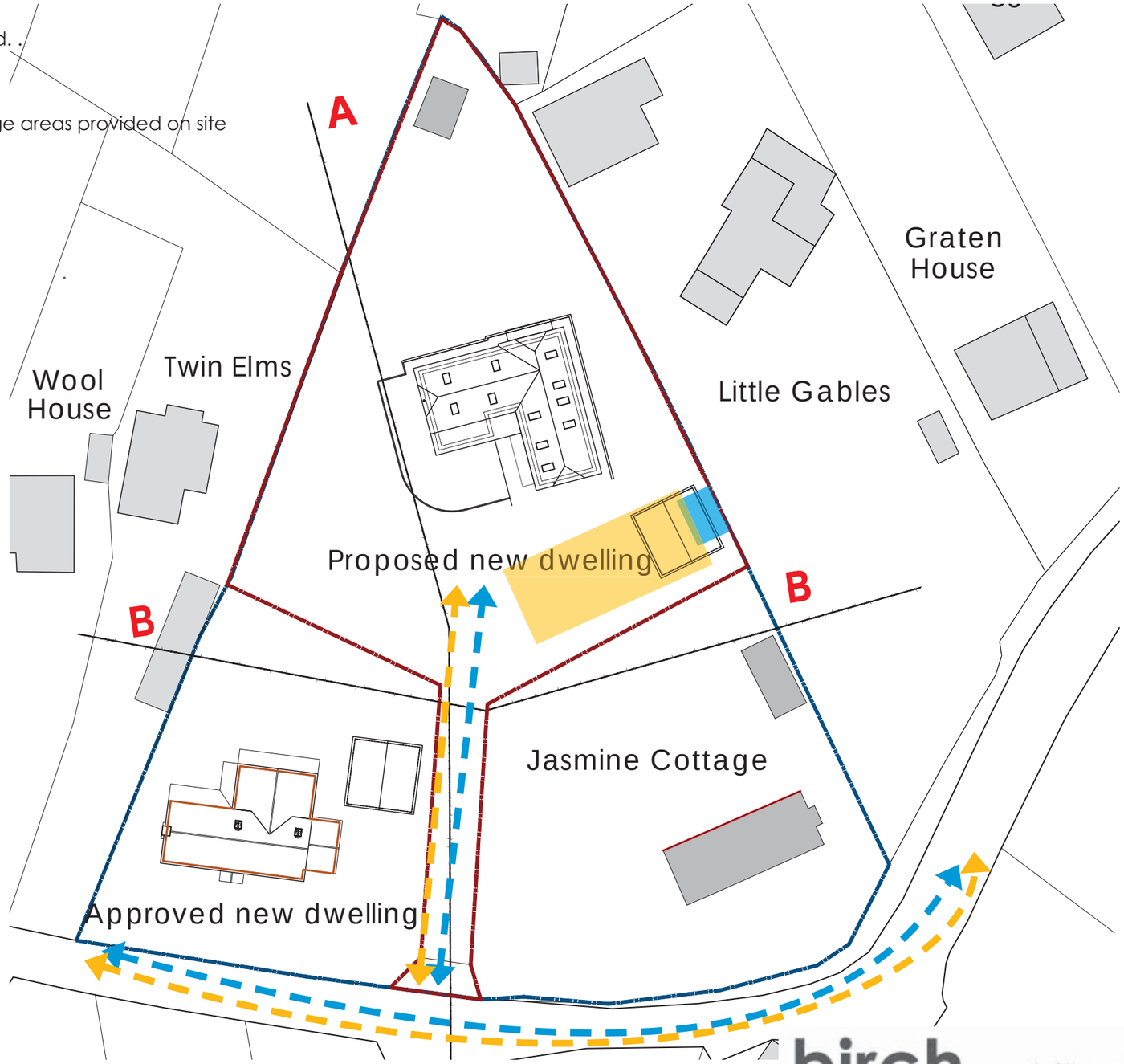
Access for bicycles is provided along the vehicular access routes with individual storage areas provided on site

Vehicular

Pedestrian & Bicycle

Bicycle storage Area

Parking



5.0 Access Strategy

5.2 Refuse

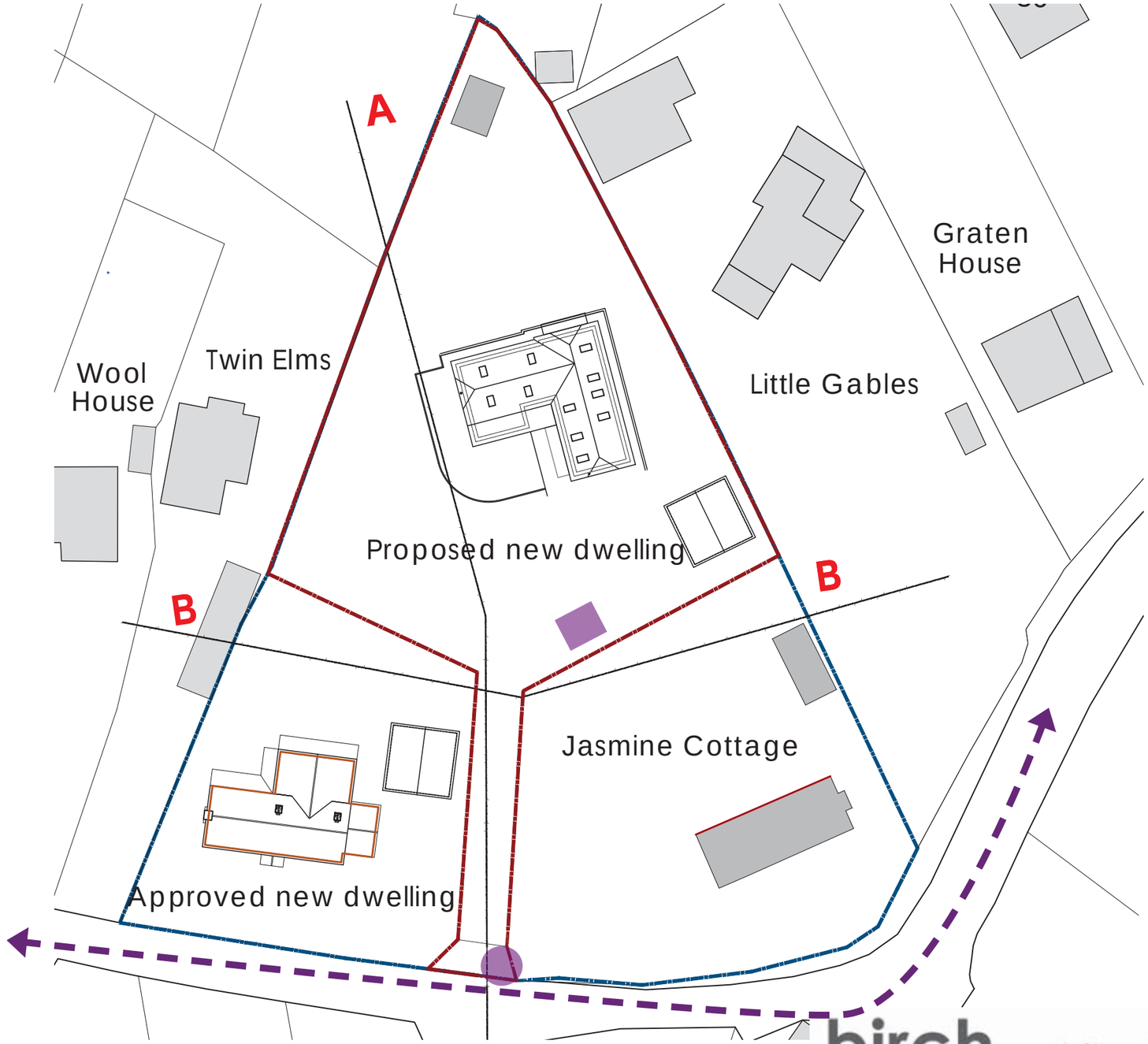
REFUSE

Refuse collection for both dwellings is from the roadside, with provisions for refuse storage provided on site in a dedicated storage area

Refuse Collection Access

Refuse Collection Point

Refuse Storage



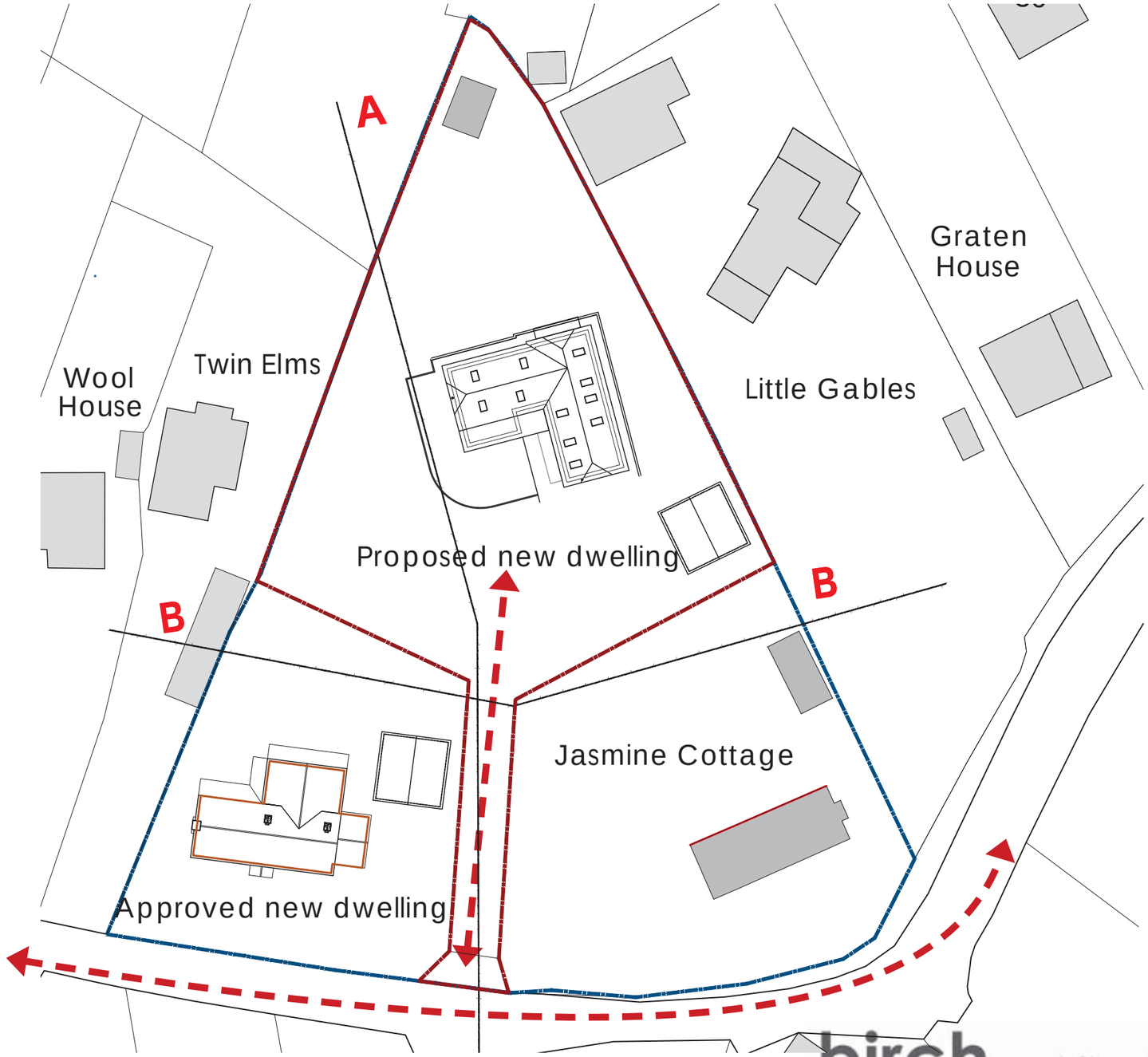
5.0 Access Strategy

5.3 Fire

FIRE

In the event of fire the new dwelling is easily accessible from the existing track

Emergency Access



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