

New Boundary Wall at: The Old Vicarage, The Street, Badwell Ash, IP31 3DH



1.0 Executive Summary

This document has been developed to assist a Householder Planning Application for new boundary wall to The Old Vicarage. The new wall will encompass the property, and provide a slightly adjusted location for the entrance gates. The entrance from/ to the Highway will not be affected.

The wall will be constructed with red brick and flint, which will mirror the aesthetic of the existing house and boundary features.

2.0 Design Components

2.1 Existing Site & Planning History

The Old Vicarage is a detached property of Victorian heritage. It is situated in the popular village of Badwell Ash, off a private driveway from Old Vicarage Dr, from The Street. The site comprises approximately a third of an acre and once would have been much more, probably extending to the church further down The Street. The house is of flint stone build with red brick detailing. A generous driveway leads around to a double cart lodge with workshop.

The property is not within the curtilage of a listed building, nor conservation area.

The below images show map and aerial views with a red circle denoting the site.

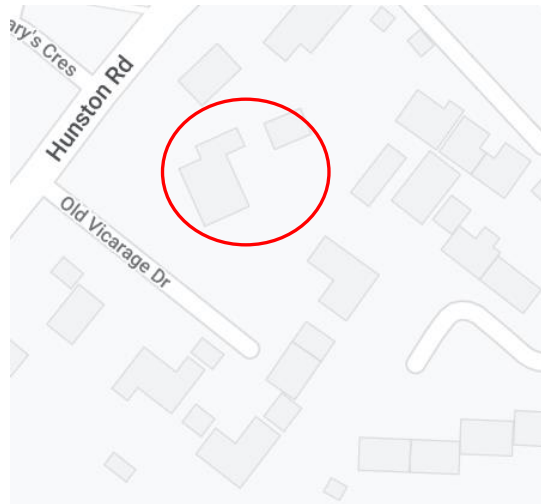


Figure 1 –
Map View

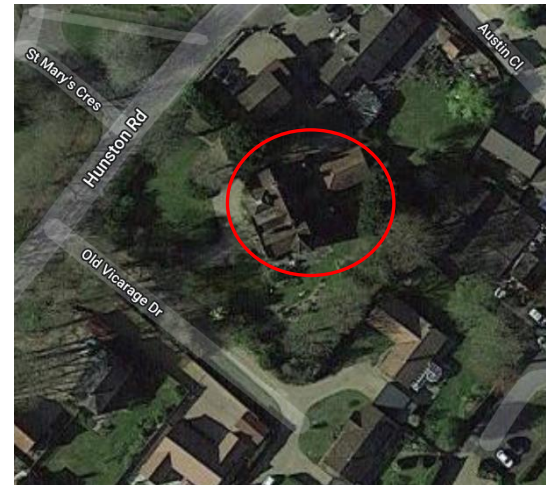


Figure 2 –
Aerial View

4.0 Access

Access to the dwelling is via an established private driveway from Old Vicarage Drive, off The Street. The access road runs into a private gated driveway, and into a large driveway and double cart lodge. The driveway is large enough to comfortably park 10 cars, before utilising the cart lodge.

The proposal will not affect parking or the access of neighbours.

The site and its main features, seen in plan view are highlighted on the adjacent map. A street view looking into the site from The Street can be seen in the image below.

1. Dwelling
2. Private driveway
3. Cart lodge
4. Church



Figure 5 –
Street
view



Figure 6 -
map