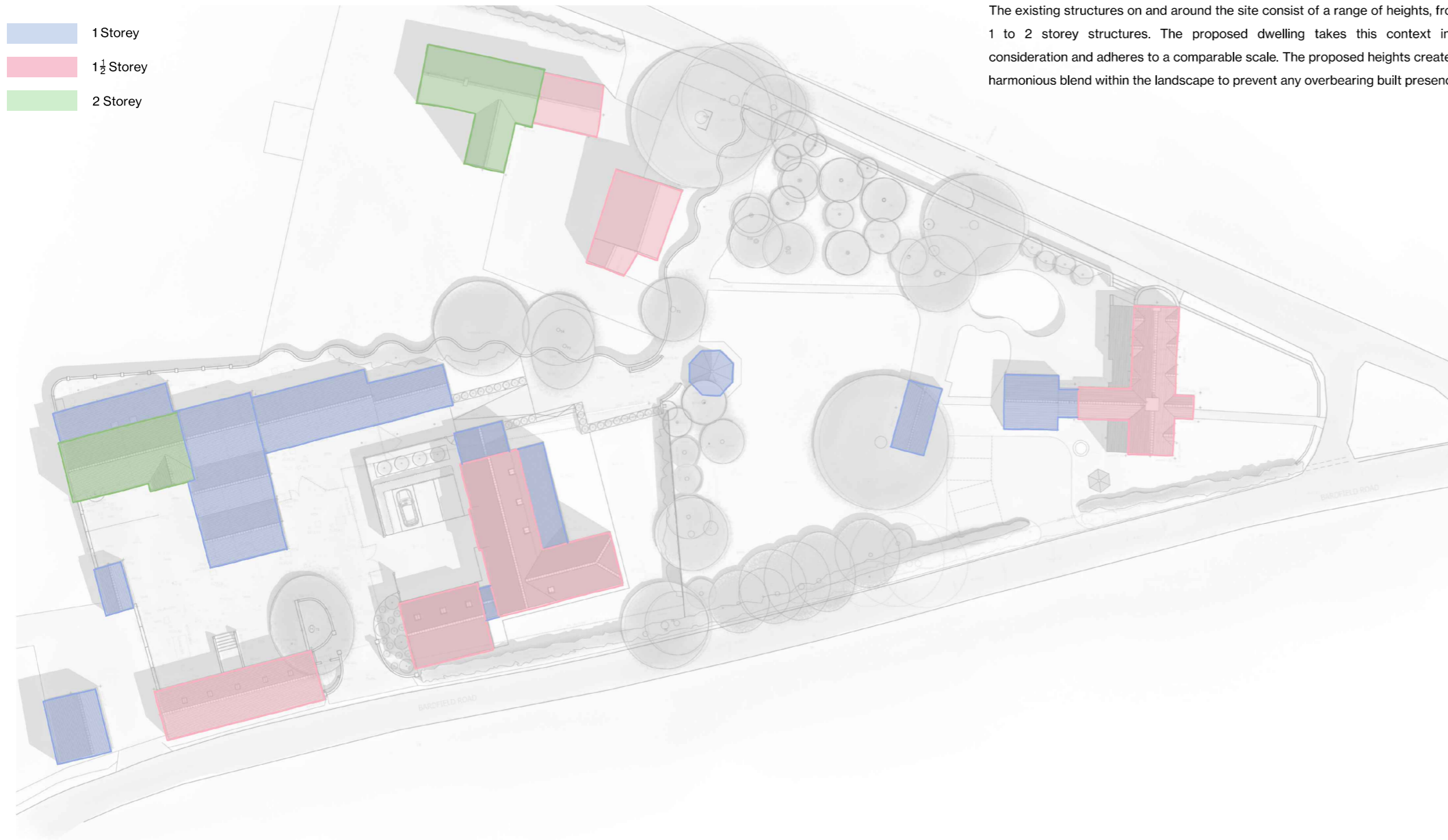


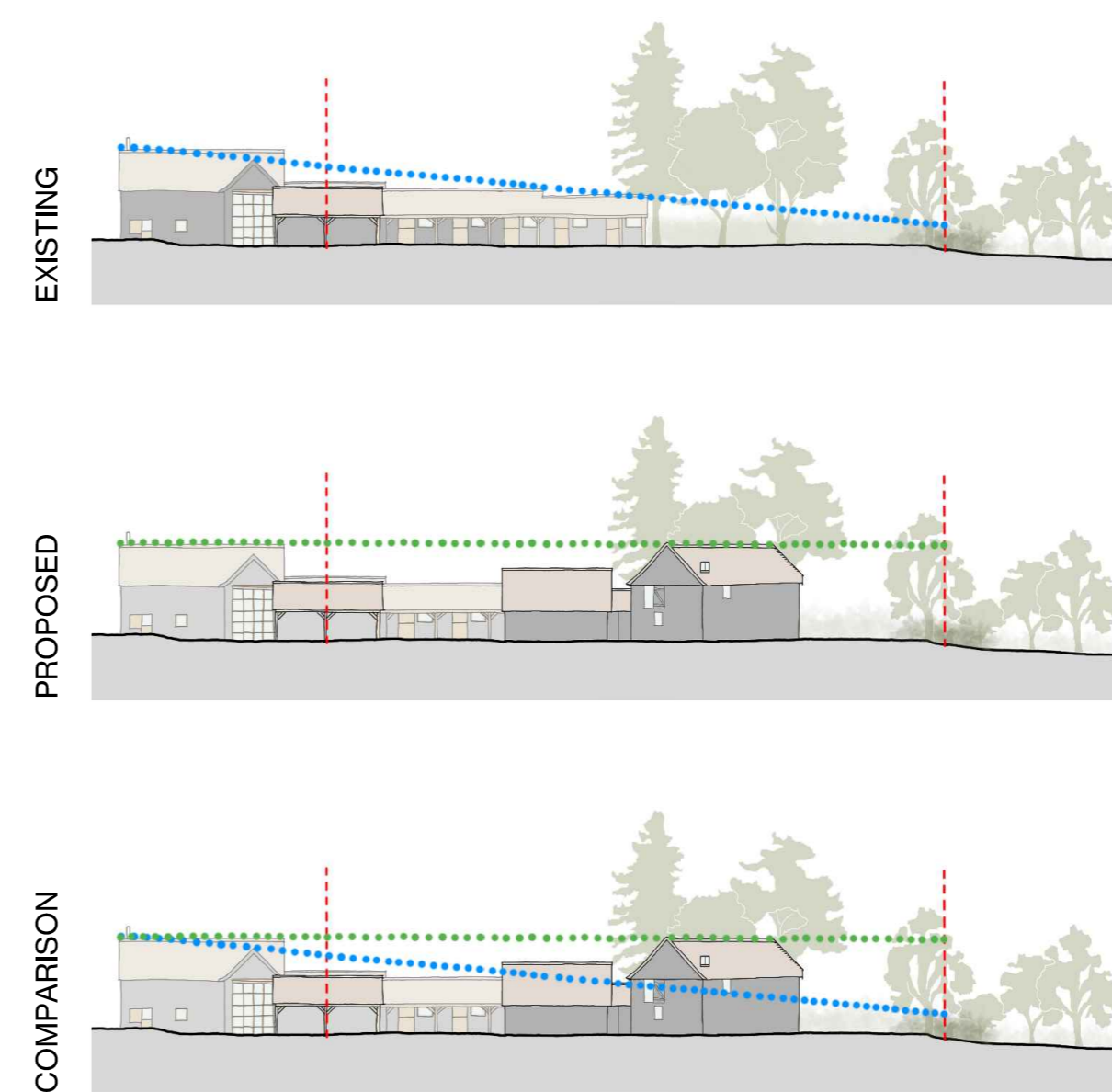
BUILDING HEIGHTS AND SCALE - SITE PLAN

- 1 Storey
- 1½ Storey
- 2 Storey



The existing structures on and around the site consist of a range of heights, from 1 to 2 storey structures. The proposed dwelling takes this context into consideration and adheres to a comparable scale. The proposed heights create a harmonious blend within the landscape to prevent any overbearing built presence.

BUILDING HEIGHTS AND SCALE - SITE SECTION

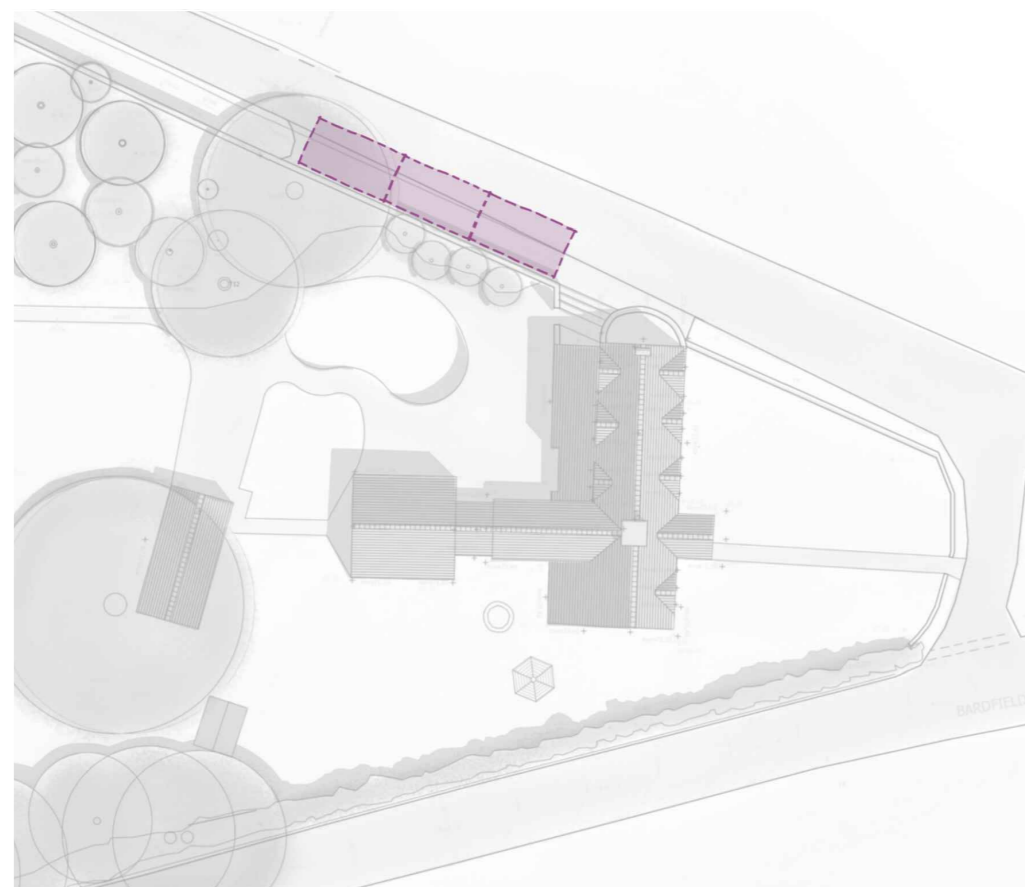


As demonstrated by the site section sketches, there is a significant decrease in the existing building line and ridge heights, which is disproportionate compared to the gradual slope of the ground towards the Chequers listed building.

The proposal seeks to provide a balance in the overall building height levels and better complement the gradual drop in the site ground levels.

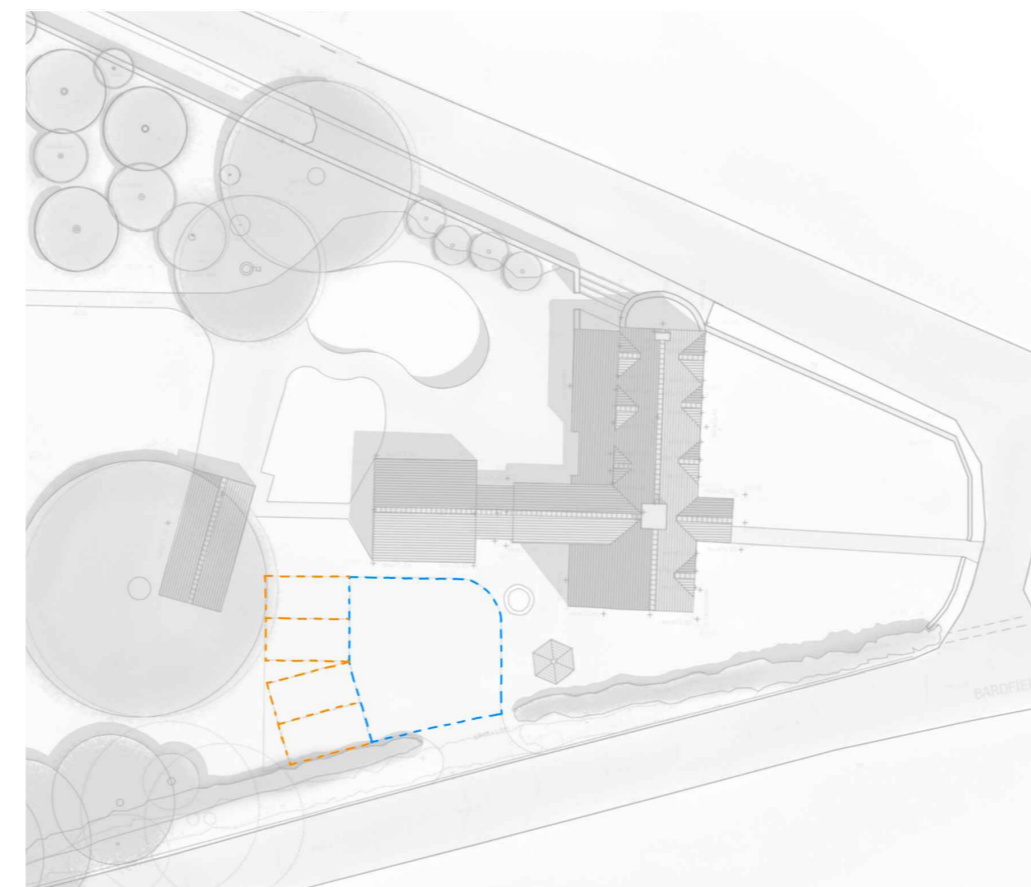
PARKING ANALYSIS

EXISTING



5.5m x 2.9m bay size

PROPOSED



Proposed 5.0m x 2.5m bay size
 Proposed turning area

By referring to the design guidance documents on the Uttlesford Council website, the preferred bay sizes for parking are 5.5m x 2.9m. This standard has been applied to the existing parking area for Chequers, which sits in an area outside of the site boundary so is within highways ownership, and shows that it does not accord with the requirements. The narrow parking strip along the north boundary, which is next to a 60mph country lane road, does not have sufficient space to accommodate a modern day car in a parallel park formation.

The alternate reduced bay size of 5.0m x 2.5m, which is the minimum acceptable parking bay size, was also applied to the existing parking which shows it will still not accord with this minimum requirement. The existing space results in cars partly parked on the active highway, which not only causes a visual detriment to the setting of the listed building, but it also causes unnecessary hazards for drivers when having to overtake the parked cars.

The proposals recognises the issues and provides a solution by introducing an enclosed parking area to the south of the site. A total of 4 parking spaces are proposed at the minimum bay size standard to allow for sufficient space for the applicant to accommodate his vehicles.

The minimal harm caused to the setting of this heritage asset is outweighed by improving the highway safety and ensuring that the parking is compliant with the standards as set out in the design guides.

KEY

REVISION / DATE / DESCRIPTION

A - 23/10/2023 - Parking to Chequers revised following arboriculture comments
 B - 16/11/2023 - Parking to Chequers revised following updated topographical survey

ADDRESS Chequers, Little Bardfield, CM7 4TW
CLIENT Mr & Mrs Noble
TITLE Analysis of Proposals
PROJECT DESCRIPTION Proposed New Build Dwelling

DATE Sept 2023
SCALE @ A2 NTS
PROJECT NO 12301
DRAWING NO / REV 17B