



## Maitland Lodge, Billerica - Design Changes

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Revision	Date	Edited by	Checked by
First Issue	30.11.2023	RK	AH
A	01.12.2023	LM	RK



# Introduction

Application 21/01687/FULL was approved by appeal on the 11th November 2022. This document states the changes made to housetypes, their appearance and the general arrangement of the site.

Each page focuses on a specific area of the site, noting each individual change, plot by plot. This proposal seeks to increase the mix of weather boarded units and reduce the amount of render as originally approved. The housetypes proposed have been developed to suit the Essex vernacular and increase the architectural interest of the site.

The overall bedroom mix is as follows:

1 Bedroom	6 units
2 Bedroom	9 units
3 Bedroom	17 units
4+ Bedroom	15 units
<b>Total Units</b>	<b>47 Units</b>





# Proposed Amendments

As Approved Site Plan



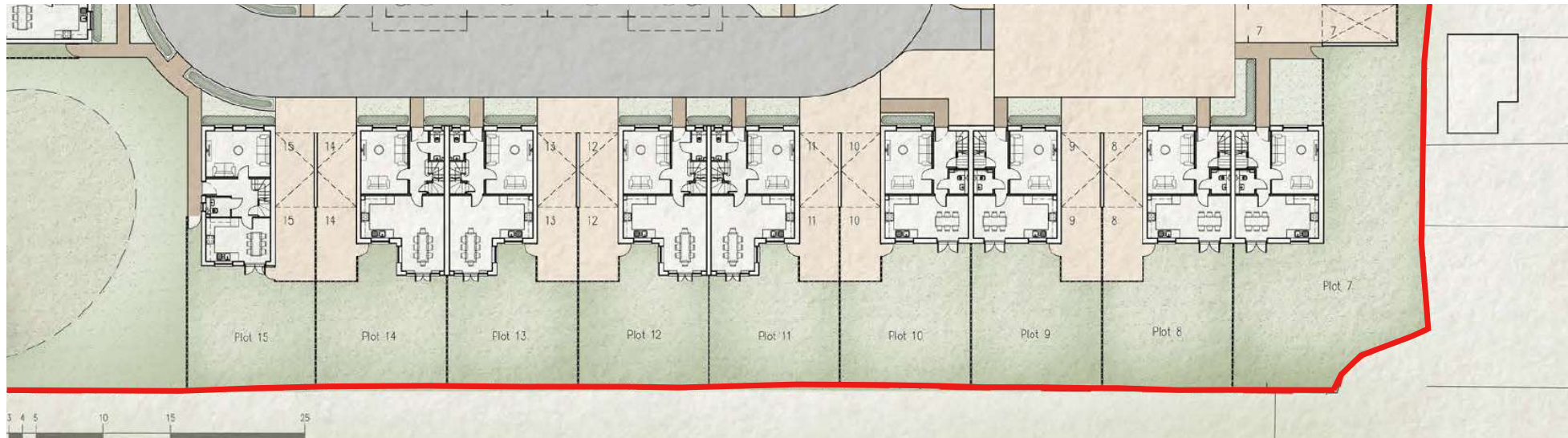
As Proposed Site Plan



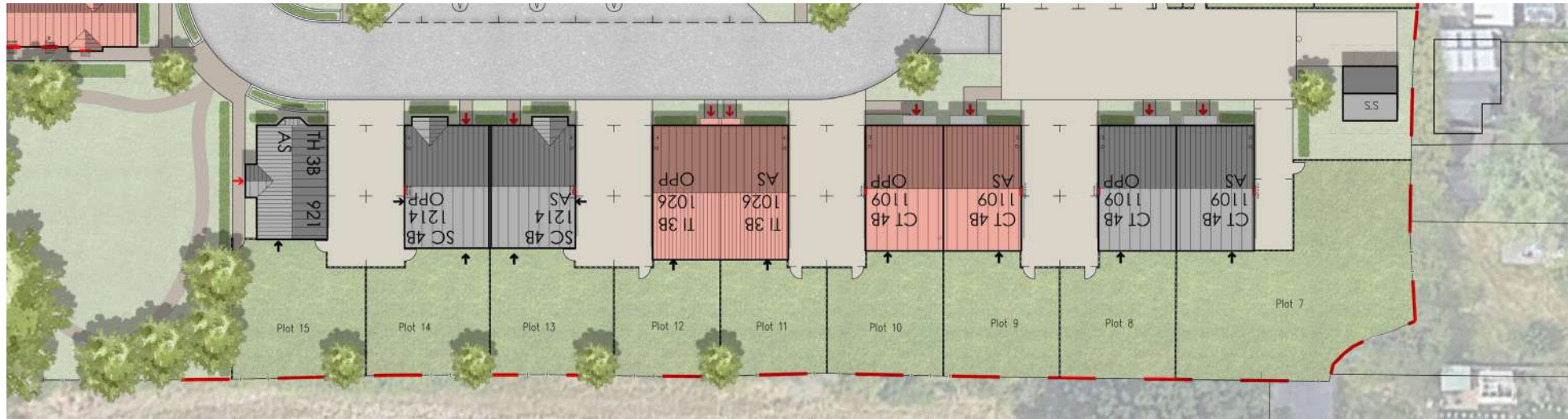


# Proposed Amendments

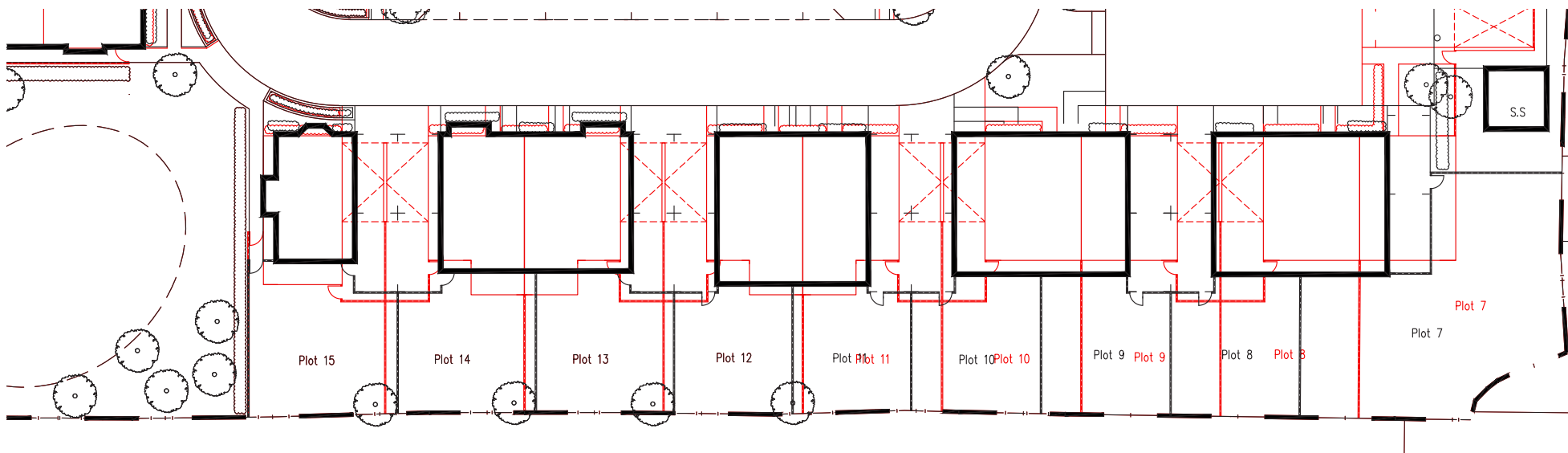
As Approved



As Proposed



Overlay



## Changes to the approved layout

In order to demonstrate the changes proposed for the site, we have shown sections of the approved and proposed site plans, along with an overlay of both schemes, as shown to the left.

The main variation between the two proposals is the housetypes used. Housetype plans and elevations have been revised to suit the developers portfolio, yet have been chosen to provide similar sized units to the approved layout. Each housetype has been chosen to ensure a limited amount of changes have occurred to the site layout from that previously approved.

As well as housetype changes, along this stretch of the site, a substation has been added outside plot 7. This is a necessity for the site and would have been required as part of the approved scheme also.

Car ports across within this section, and across the rest of the site have been removed.

Over the following pages, changes in each area of the site are indicated and housetype front elevation changes for each plot are addressed and shown in comparison to the previously approved.

# Proposed Amendments

PLOTS 7-10

PLOTS 11-12

PLOTS 13-14

PLOT 15



As Approved - Front Elevation

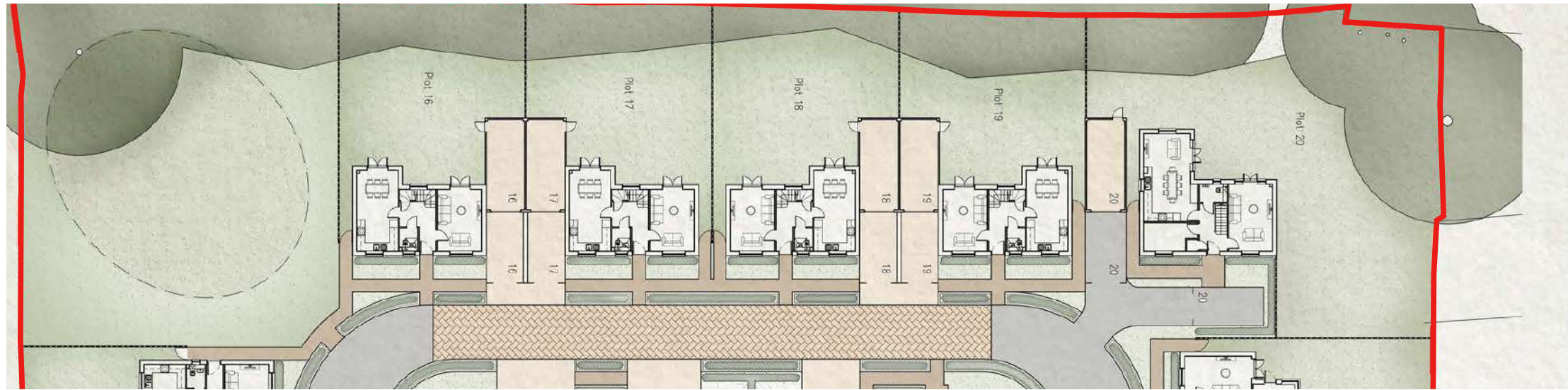


As Proposed - Front Elevation



# Proposed Amendments

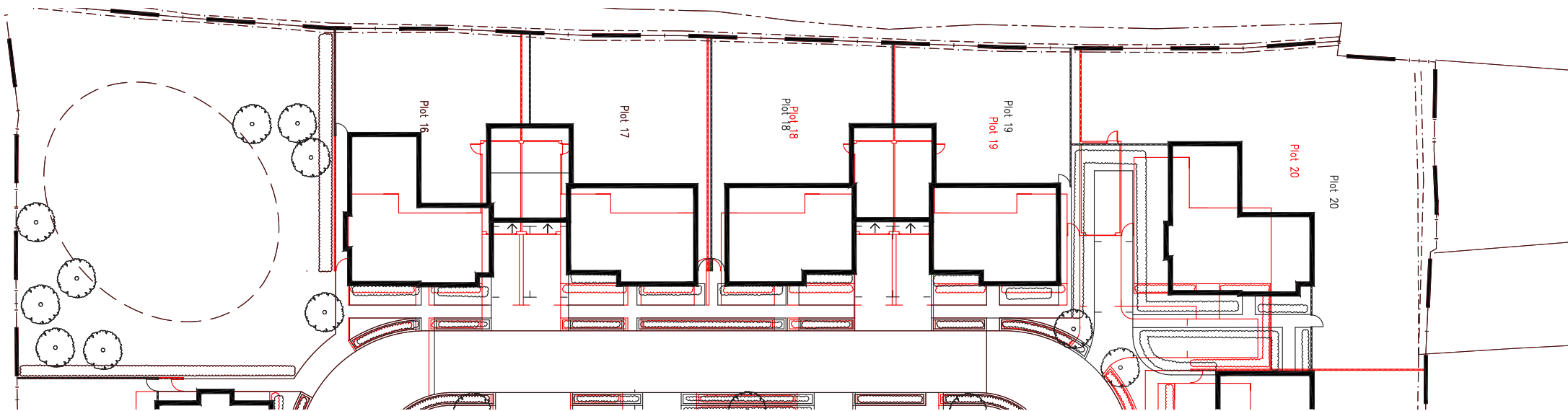
As Approved



As Proposed



Overlay





# Proposed Amendments

PLOTS 16 & 19



As Approved - Front Elevation

PLOTS 17-18



PLOT 20



PLOTS 16 & 20



As Proposed - Front Elevation

PLOTS 17-18



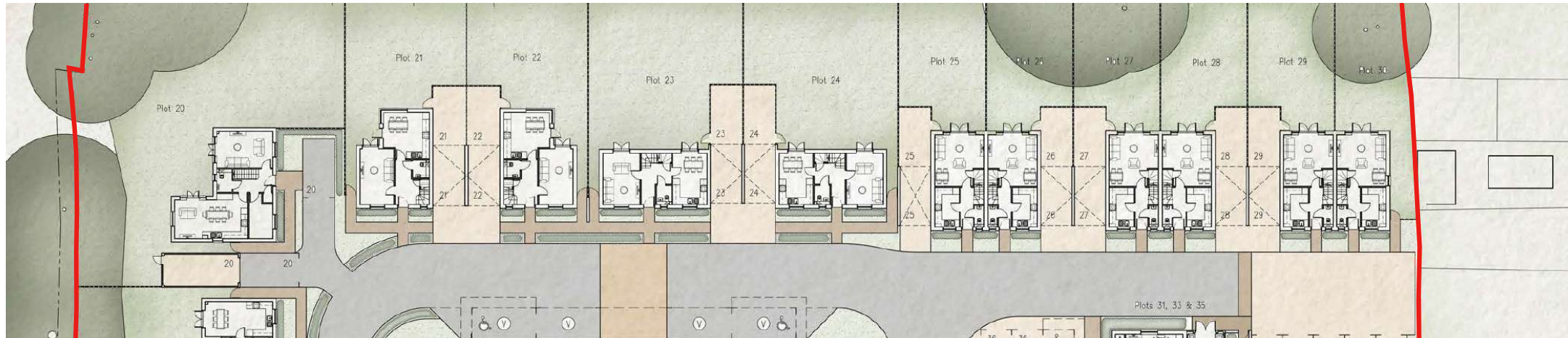
PLOT 19





# Proposed Amendments

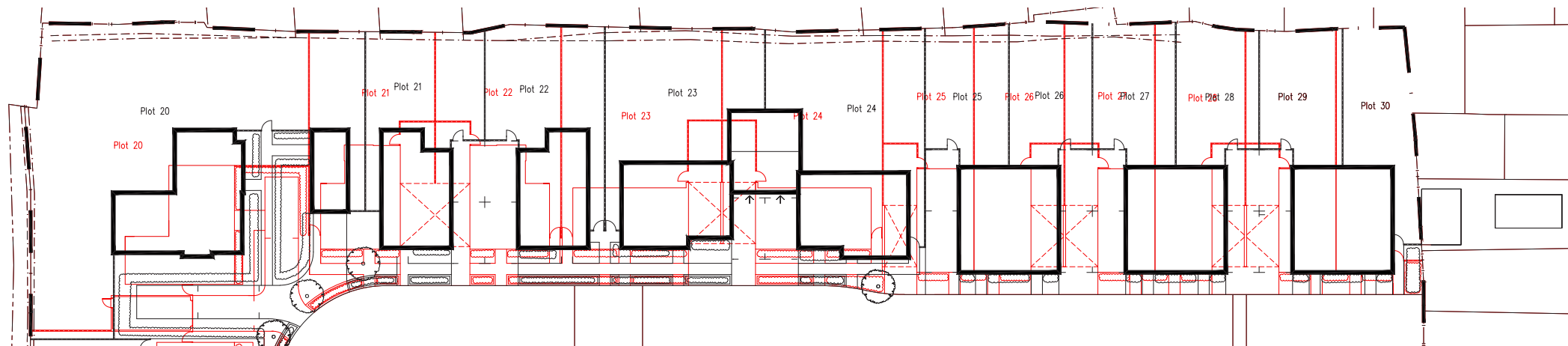
As Approved



As Proposed



Overlay





# Proposed Amendments

PLOTS 21-22



PLOTS 23-24



PLOTS 25-26 & 29 - PLOTS 27-28



PLOT 30



As Approved - Front Elevation

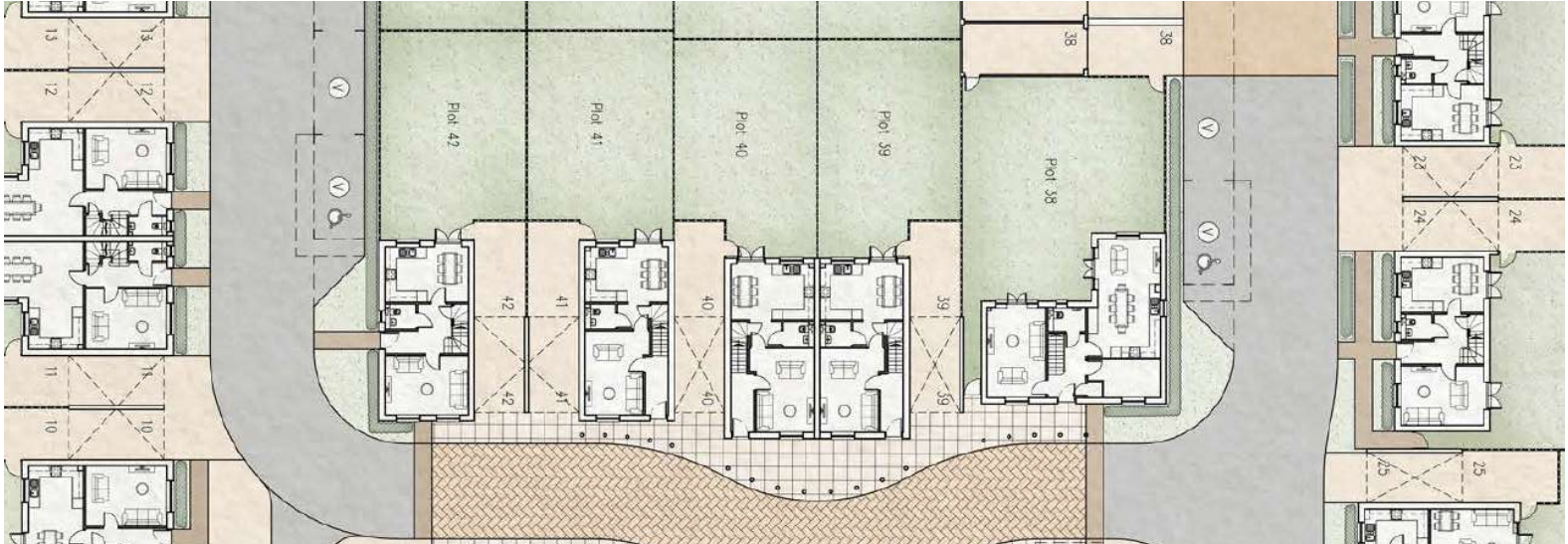


As Proposed - Front Elevation

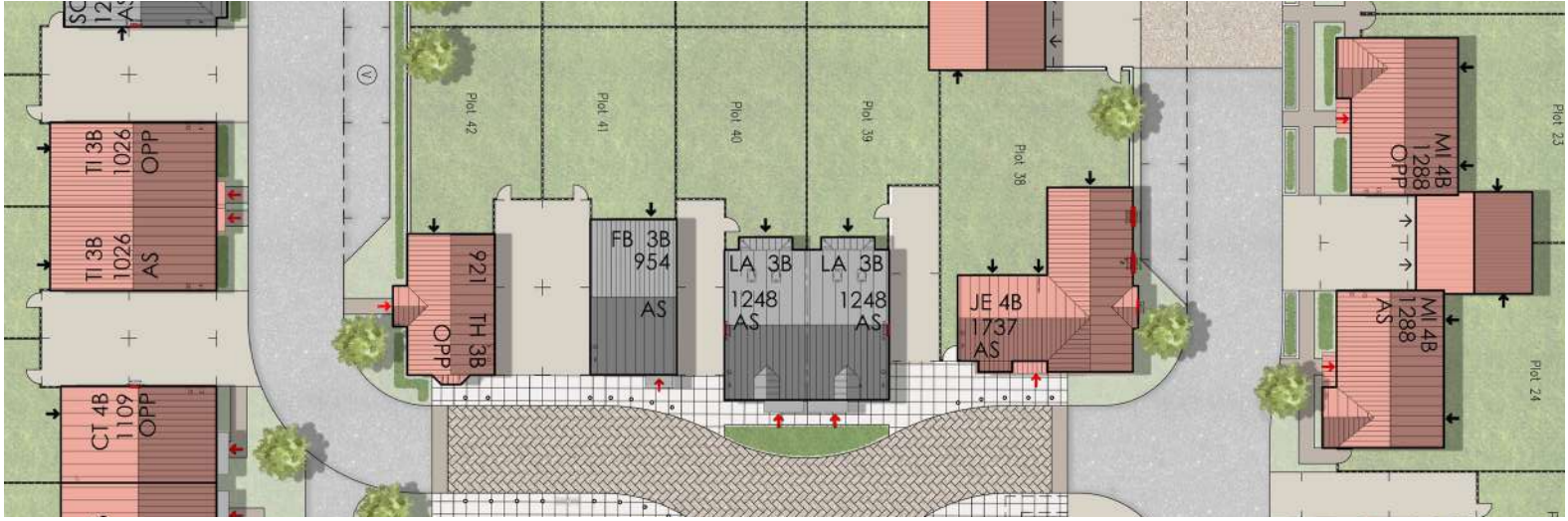


Proposed Amendments

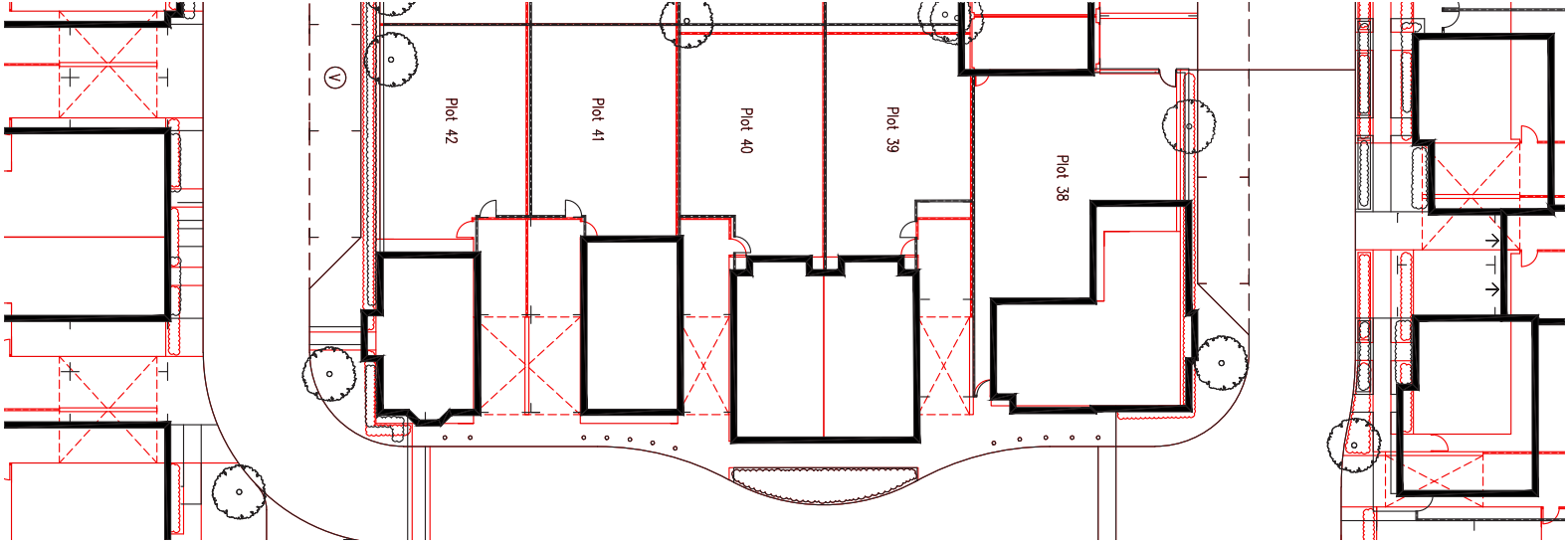
As Approved



As Proposed



Overlay





# Proposed Amendments

PLOT 38



PLOTS 39-4



PLOT 41



PLOT 42



As Approved - Front Elevation

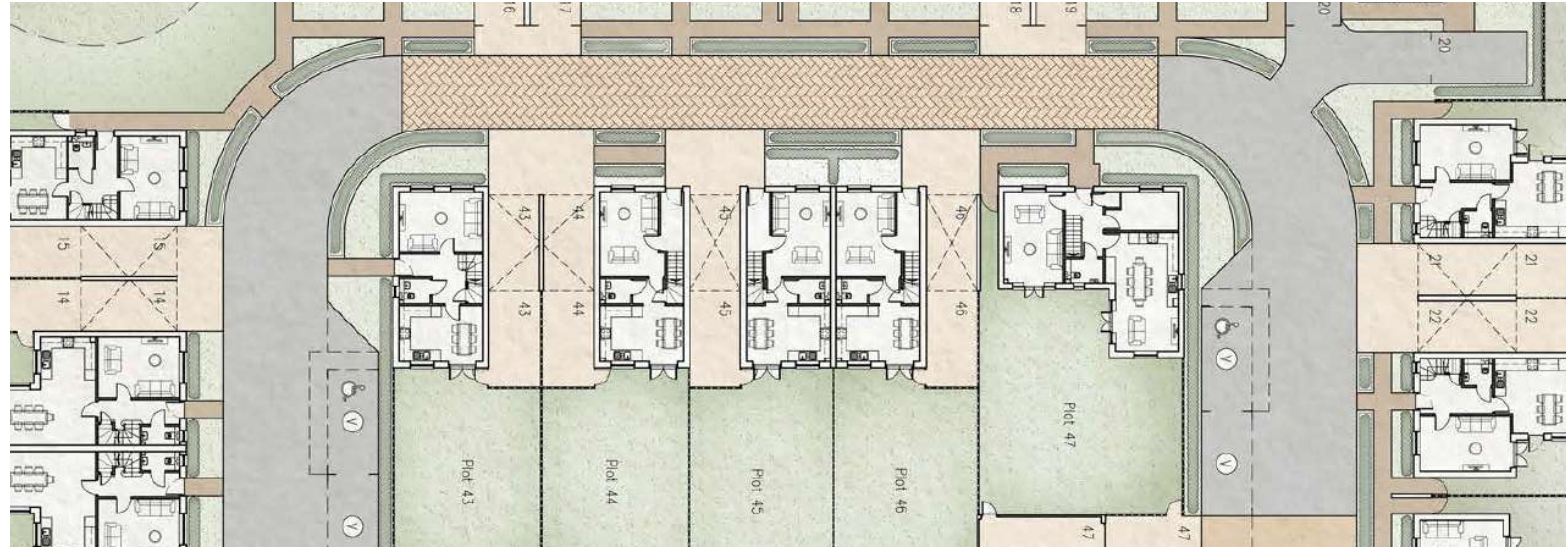


As Proposed - Front Elevation



# Proposed Amendments

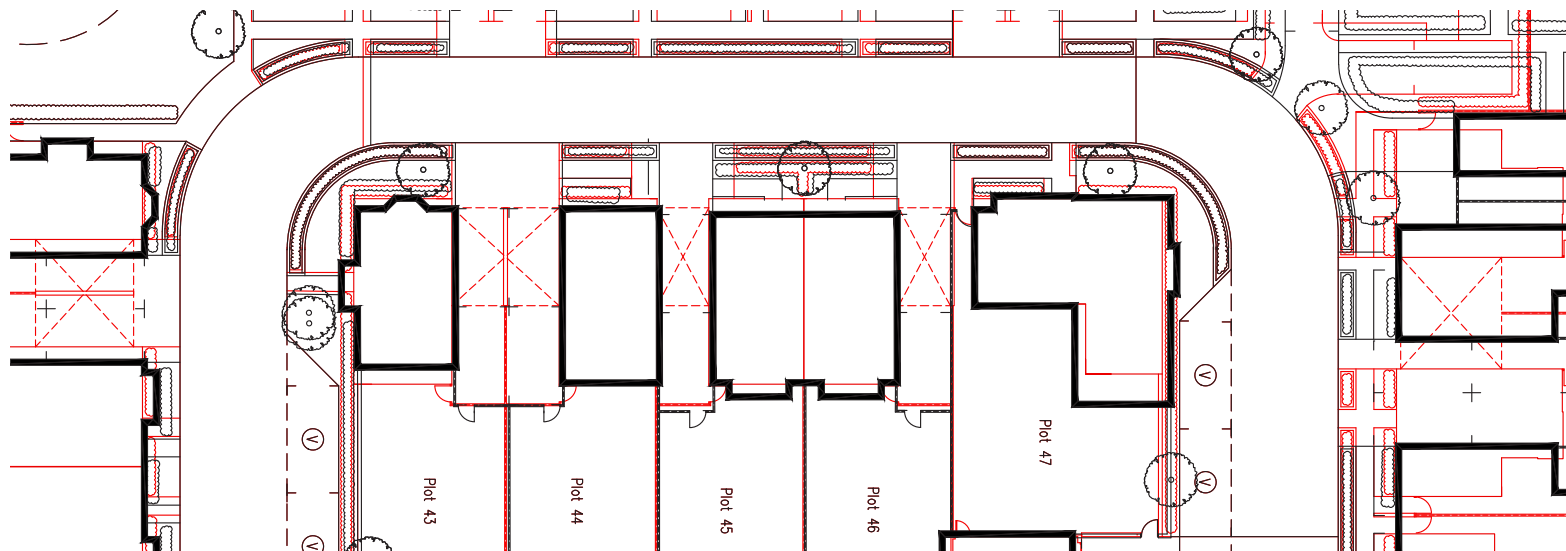
As Approved



As Proposed



Overlay





# Proposed Amendments

PLOT 43



PLOT 44



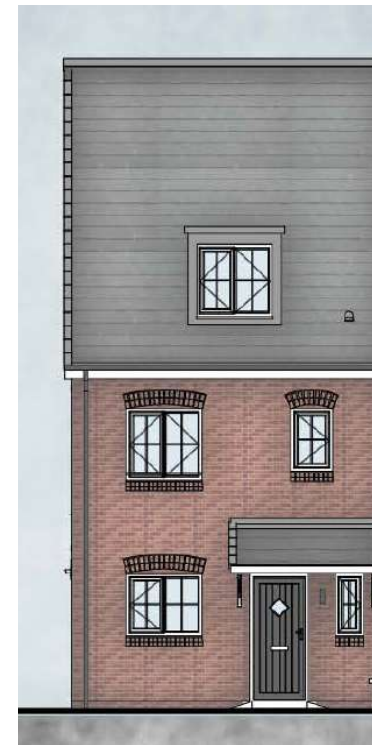
PLOTS 45-46



PLOT 47



As Approved - Front Elevation

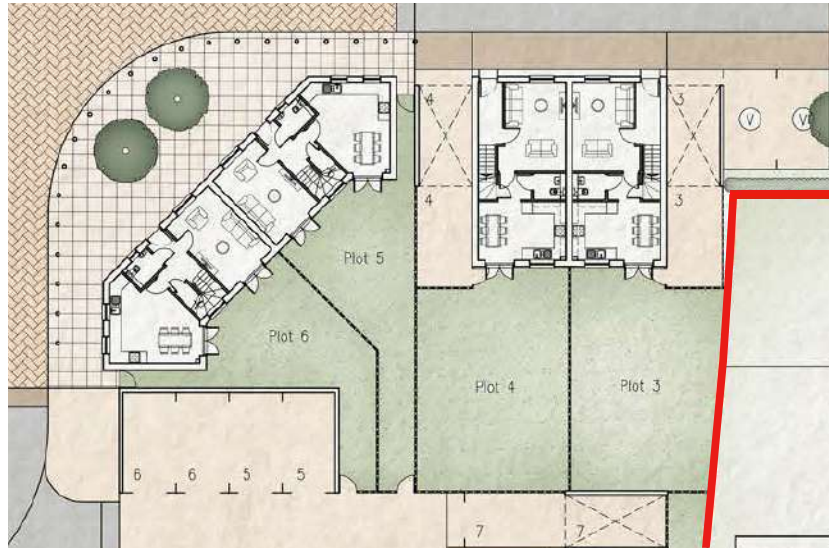


As Proposed - Front Elevation

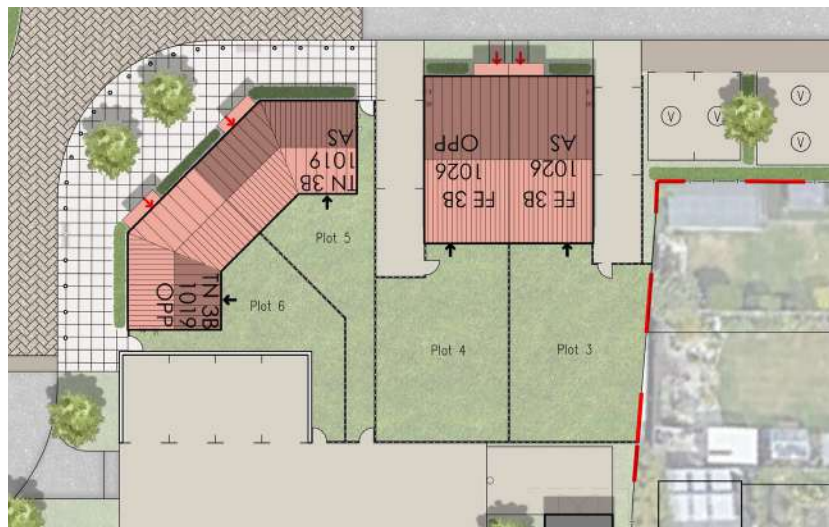


# Proposed Amendments

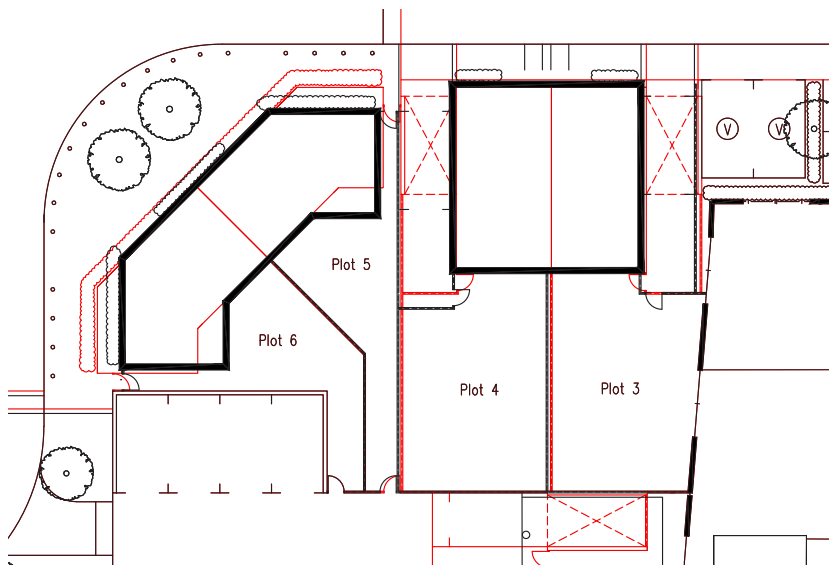
As Approved



As Proposed



Overlay



PLOTS 3-4



As Approved - Front Elevation



As Proposed - Front Elevation

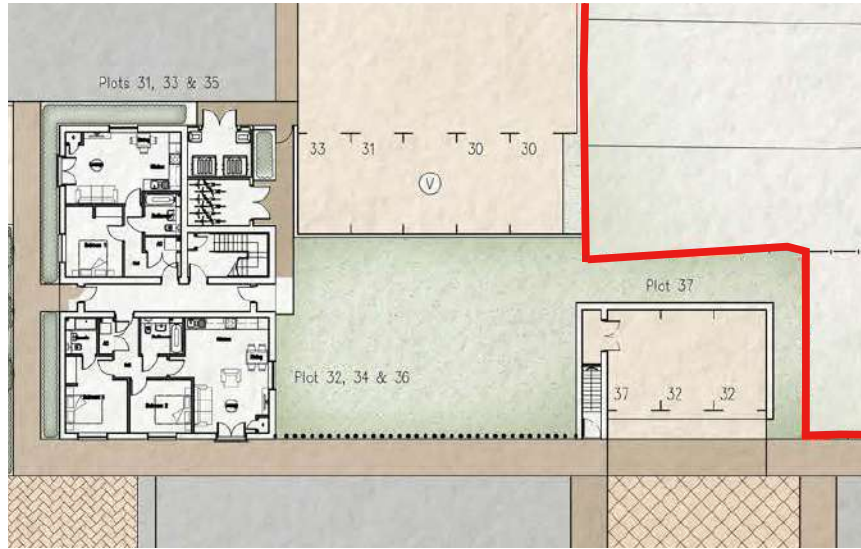
PLOTS 5-6





# Proposed Amendments

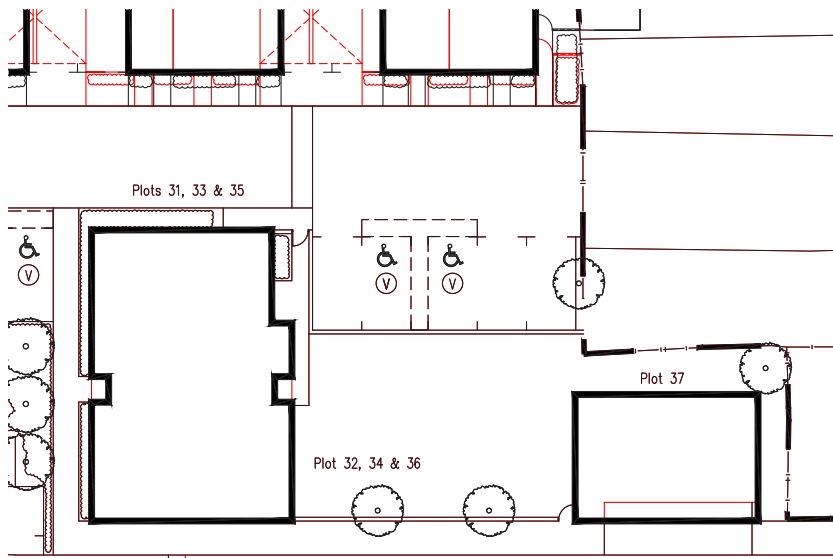
As Approved



As Proposed



Overlay



PLOTS 31-36



As Approved - Front Elevation

PLOTS 37



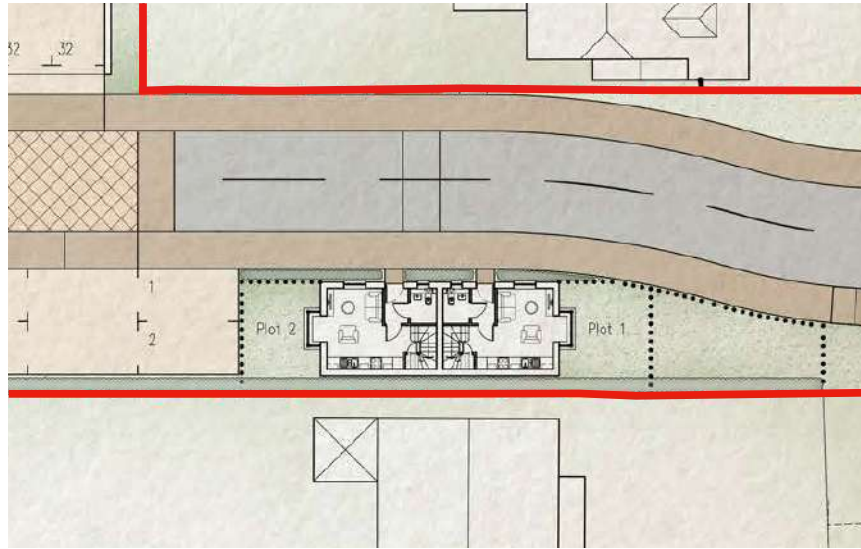
As Proposed - Front Elevation (as approved)



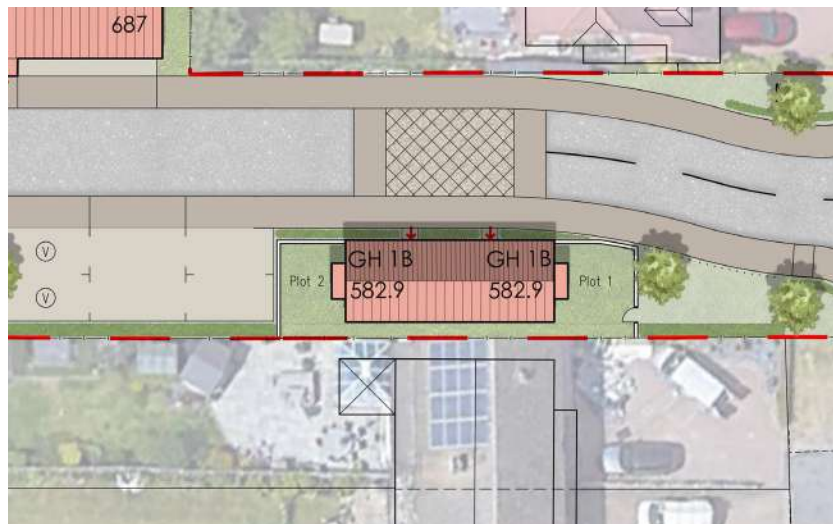


# Proposed Amendments

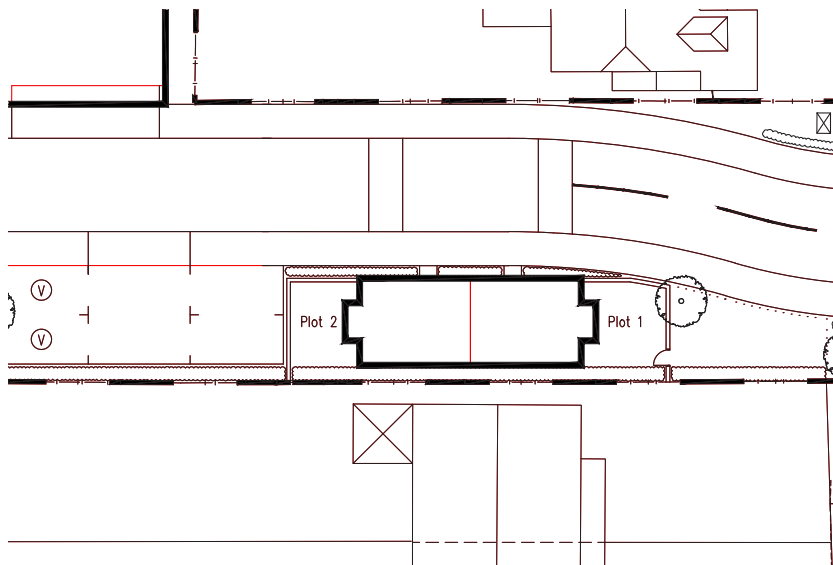
As Approved



As Proposed



Overlay



PLOTS 1&2



As Approved - Front Elevation



As Proposed - Front Elevation (as approved)