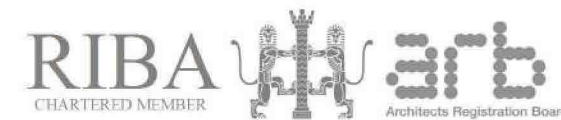


06



REFINE + RESOLVE ARCHITECTS

6.0 USE

The application has considered and responded to the surrounding spatial layouts of the neighbouring context and the requirement to deliver much needed market housing in this location. The proposed development is to create a single 1.5 storey detached dwelling.

A key driver has been to create a development that ties into the local context in terms of much needed dwelling sizes and type to reinforce the sense of community within the neighbourhood. It has been important to make best use of this site, with good infrastructure and transport links close by, the site represents an opportunity to improve the current housing stock within this area.

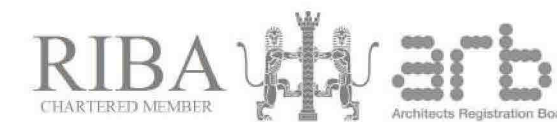
The proposed dwelling will be designed to meet the current national spaces standards in terms of size and internal arrangement. An important element in any new residential proposal is adaptability. The plan forms offer accommodation that can be adapted to have an entrance level that is wheelchair accessible at ground floor should the owner's requirements change as they progress in years and the ceilings and walls being of sufficient structural integrity to allow for hoists etc.

Amenity provision is a crucial element within the proposal and this is provided with a private rear garden and landscaped front entry spaces. The proposal will be easily read as being of a high quality that will sit comfortably within the setting of the surrounding area and the wider conservation area.

Given the existing use of the site and the residential setting, the proposal for a single dwelling will sit comfortably into the context and the organisation of the space will reinforce the pattern of the surrounding area whilst still being a reduction in density from the development pattern to the east.

The proposal will be in accordance with both national and local policies and the site layout makes efficient and best use of land to encourage regeneration and assist delivering economic growth and much needed high-quality housing in this well-connected area.

07



REFINE + RESOLVE ARCHITECTS

7.0 LAYOUTS

The early stages of the brief and design development as well as taking on board concerns raised within the recent refusal presented the applicant with a limited number of opportunities in relation to the overall approach to the scheme whilst still seeking to maximise the use of the site. The orientation and protection of neighbouring amenity in terms of privacy and outlook has remained a key factor in site layout as well as addressing the two public vantage points.

The proposal comprises of a single 1.5 storey dwelling house with 3no. bedrooms.

The proposed form has responded to the positions of the neighbouring properties as well as taking on board comments in relation to the conservation area and the listed asset, whilst still reflecting the pattern of development on adjacent sites. Therefore the essence of the street scape remains with a continuation of the linear built form which allows the new proposal to stitch into the fabric of the area.

The front has a low key impact on the streetscene with the design responding sensibly to area density and also being set back within the buiuld line.

The rear layout of the private garden is contextually appropriate whilst seeking to continue the existing boundary treatment to the side footpath.

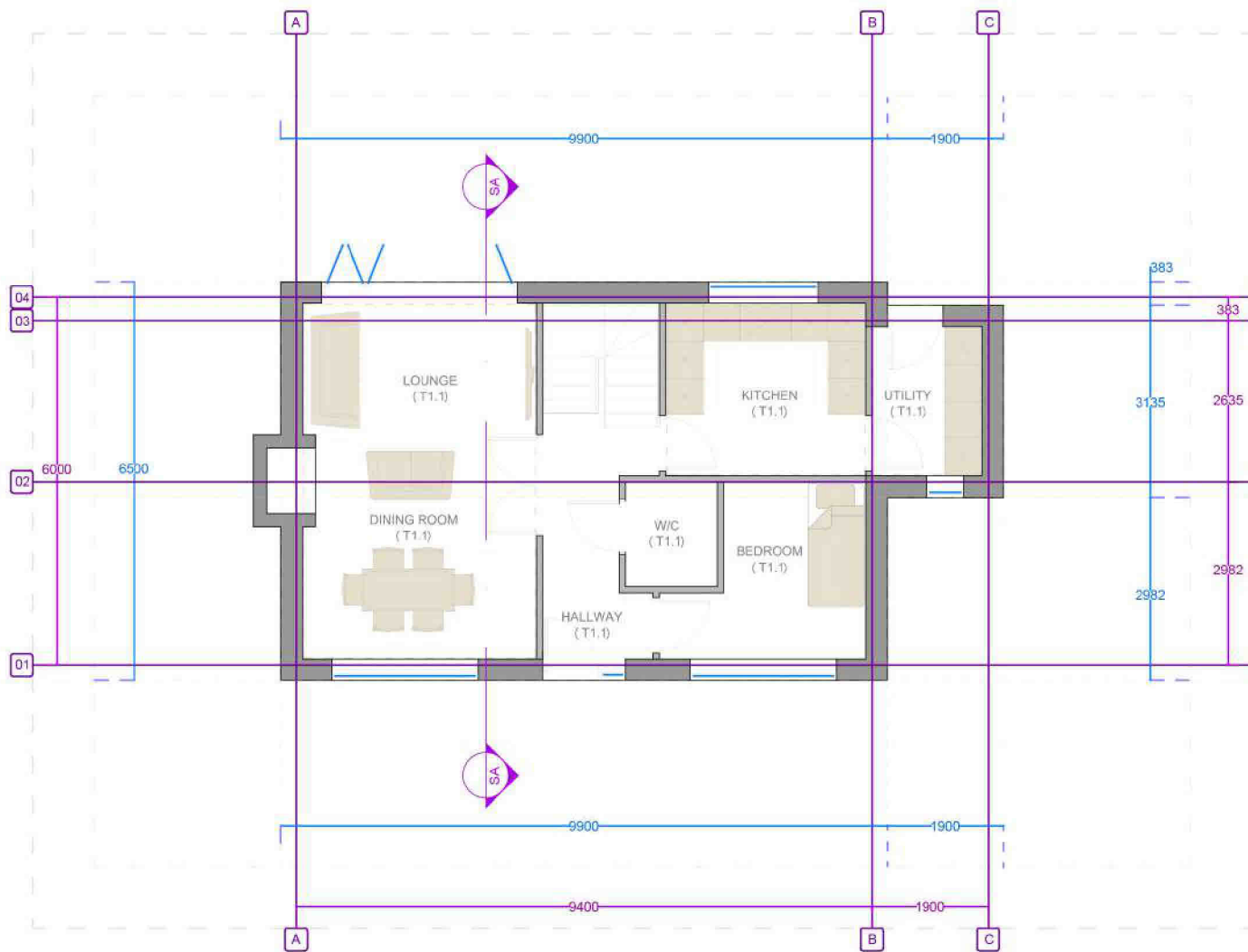
The spacing around the dwelling is reasonable and contextually appropriate in terms of the relationship with the neighbouring sites. The development creates no impact on the amenity of the surrounding context in terms of privacy, outlook and rights of light.

Further the existing poorly designed and presented single garage will be removed which will result in the listed asset being clearer from the public realm.

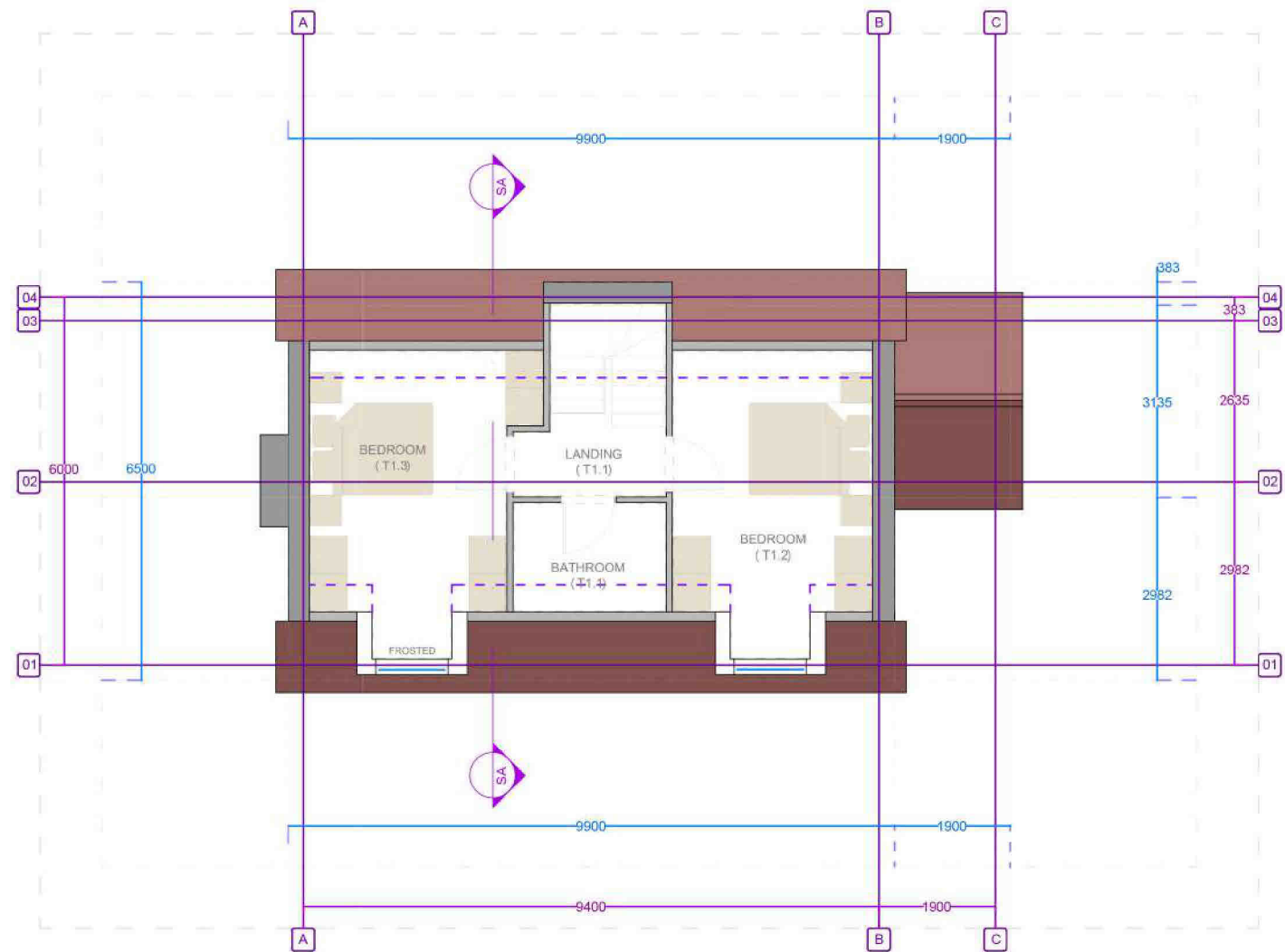
The ground floors comprise of large open plan living and dining area and a separate kitchen and utility with a ground floor bedroom, shower room and WC. There is a good sized entrance hallway leading onto all ground floor rooms and the staircase to access the first floor. Upstairs there are the two main bedrooms and a family bathroom.

The new dwelling is organised to meet all the current space standards and access regulations. The ground floor of the dwelling house can be converted and adapted to allow for it to be fully wheelchair accessible and allow for single entry level living.

Careful thought has gone into the layout of the proposal to produce a high-quality scheme that minimises the impact on the surrounding context. The buildings are arranged to give a strong presence at the back whilst a modest front and side impact to create a self-policing environment that offers the right mix of openness and privacy.



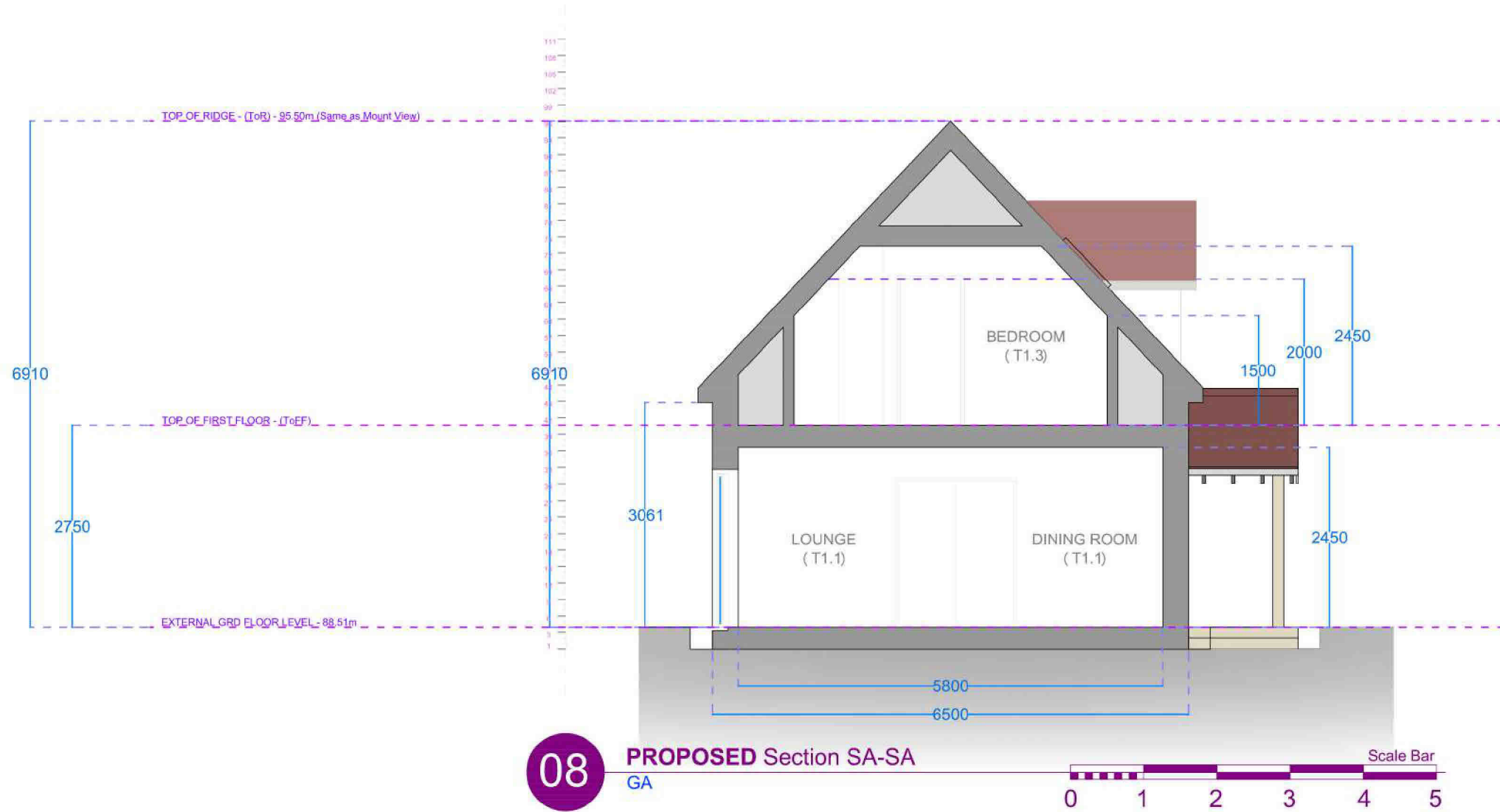
01 PROPOSED Ground Floor Plan
GA (PLOT 1 - 58sqm)
Level = TBC



02 PROPOSED First Floor Plan
GA (PLOT 1 - 42sqm)
Level = TBC

7.0 LAYOUTS

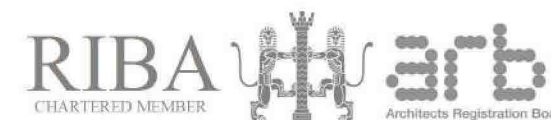
Dwelling layouts showing the floor plates that comply with National Space Standards as well as Part M
Drawing Scale NTS on A3



7.0 LAYOUTS

Dwelling Section to review levels and internal heights.
Drawing Scale 1:75 on A3

08



REFINE + RESOLVE ARCHITECTS

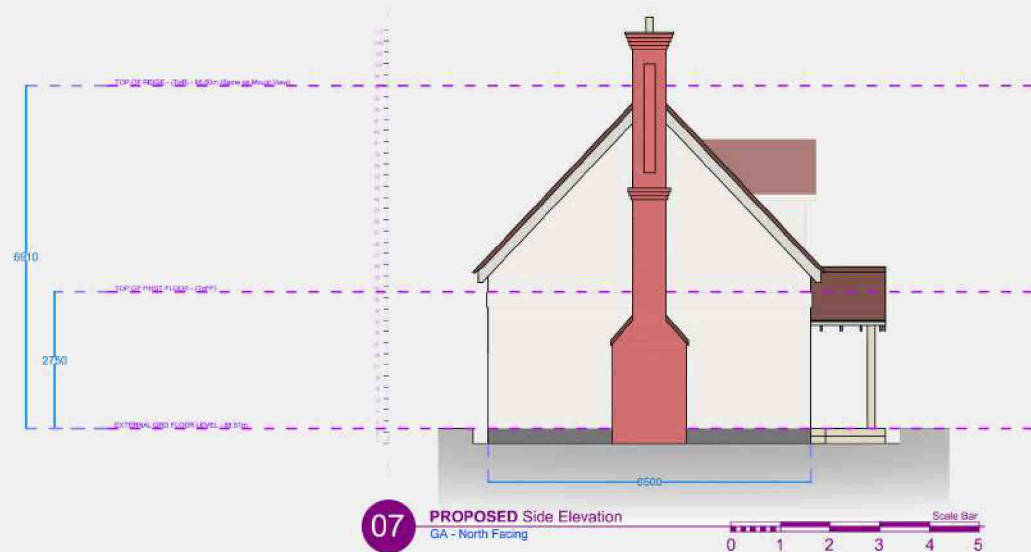
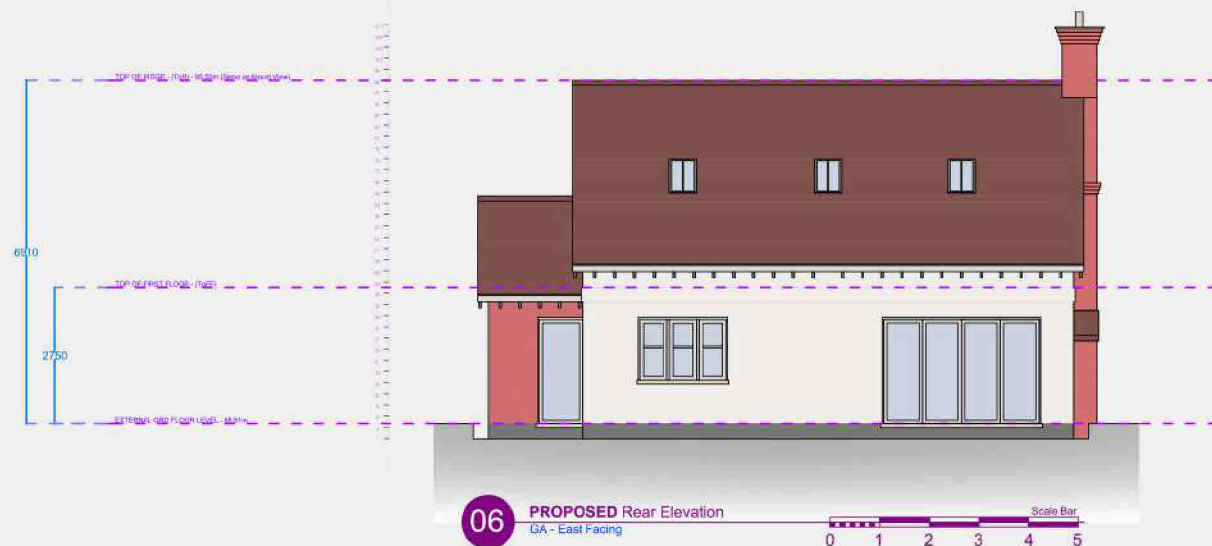


IMAGE 19.001

IMAGE 19.002

8.0 BUILT FORM & APPEARANCE

Through an extensive design development process, a proposal has been advanced that has considered and appropriately responded to the recent refusal, local conditions and the setting. The proposal has been analysed in the context of constraints and opportunities and has a built form and scale that respects its potential impact on the neighbouring sites and surroundings. The application has drawn reference from the surrounding area in terms of reinforcing the local character and respecting both the immediate and wider context as well as the conservation area.

In accordance with the National Planning Policy Framework the proposed scheme promotes a high-quality design enhancing the existing street and fabric with built form and with structural planting on the rear and side boundaries to create ecology and biodiversity gains.

The immediate context is a of a varied styles with the neighbouring sites being a mix of small cottages, chalet bungalows and family homes. The wider context is generally traditional in style with a variety of pitched roof forms and an array of heritage assets.

The proposed single new dwelling will have a full pitched roof with the ridges running side to side with further small roof forms to the front of the dwelling to create interest.

The overall mass of the family home is broken up with a canopy porch which also provides protection to the user. The simple and conservative entrance language forms a clear access point to the property.

The proposed dwelling relates in styling, form, scale and detailing to the recently approved house to the west which helps to provide a sense of rhythm through the aesthetics and arrangement within the immediate context

There is a strong order and organisation to the fenestration that is generated by the horizontal arrangement of key elements around the building.

The rear of the proposed property will have good sized glazed areas to create an interaction with the outside spaces. This allows for additional social space to be created within the proposal without creating excessive mass or overheating issues.

All the bedrooms benefit for good sized glazed apertures as part of the buildings fabric to provide both outlook and a good source of light.

8.0 BUILT FORM & APPEARANCE

The fabric of any building must consider and inform the aesthetic, technical performance, form of construction and future maintenance. A range of simple high quality traditional looking materials has been selected to provide a durable palette that responds to the surrounding context and allows for a degree of variation and detail within the elevational design.

An approach using dark multi red tiles for the roof have been chosen to demonstrate a high quality finish and to reference the colours of the newer dwellings to the east as well as the more rustic appearance of clay tile finishes on heritage assets locally.

The fenestration is framed with high quality treated hardwood window frames and will include high performance energy efficient double and triple glazing.

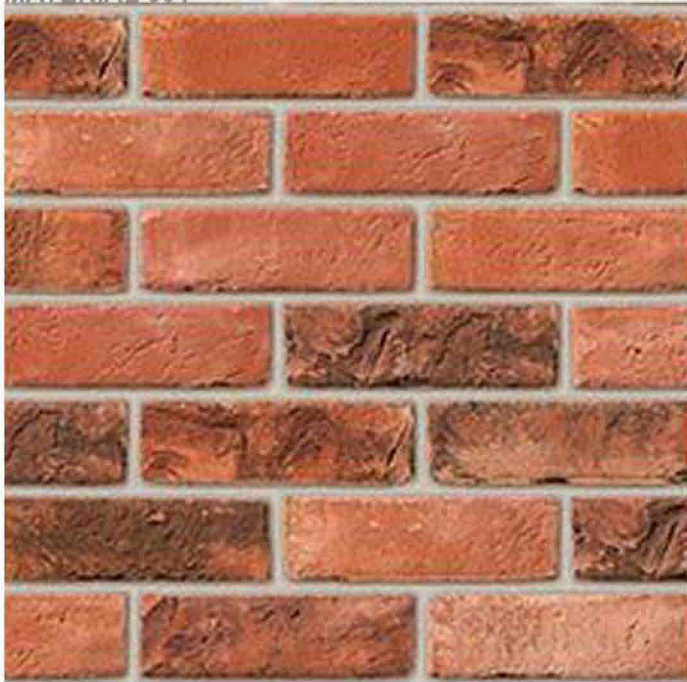
Decorative render detail has been introduced as well as a farmhouse house style multi brick to further demonstrate the quality of the scheme and to also provide rythm to the facade and to add detail and interest to the elevations that is reflective of the context.

The major materials proposal within the design are the rendered elements and the brickwork. The choice of using render has allowed for additional referencing of the neighbouring housing. The decorative birckwork is used on the chimney as well as on the side ground floor extension to highlight these elements of the build in a comfortable and reassuring manner.

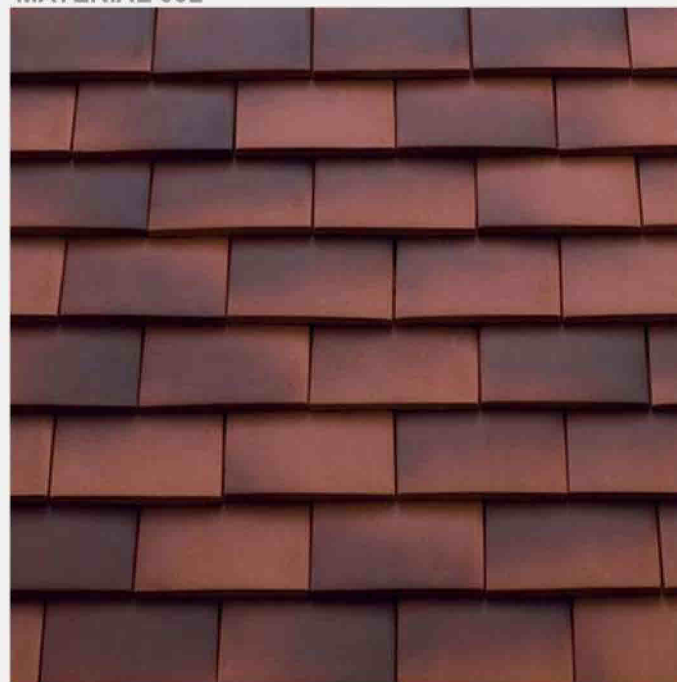
Each elevation within the design is responsive to its individual requirements. The north side gable elevation has no glazing in order to limit the impact on the neighbouring properties and to respect privacy. The rear and west facing roadside facade elevations maximises the engagement with the green spaces and make the most of the available outlook through the introduction of the strongly ordered fenestration, which intern creates a level of interest. The front elevation also ties into the approach landscaping to provide strong entrance language.

The overall design approach is one that is respectful of the surrounding domestic scale and responds in an appropriate way to create a proposal that balances both the maximising of the potential for the site, whilst minimising the impact on the neighbouring properties. The overall scale and mass is reduced through a combination of a considered material palette and careful modelling of the built form to create a well layered, well detailed high-quality proposal that sits comfortably within the street scene and the wider context whilst referencing the pattern of development to the east, whilst continuing the street scene along The Street.

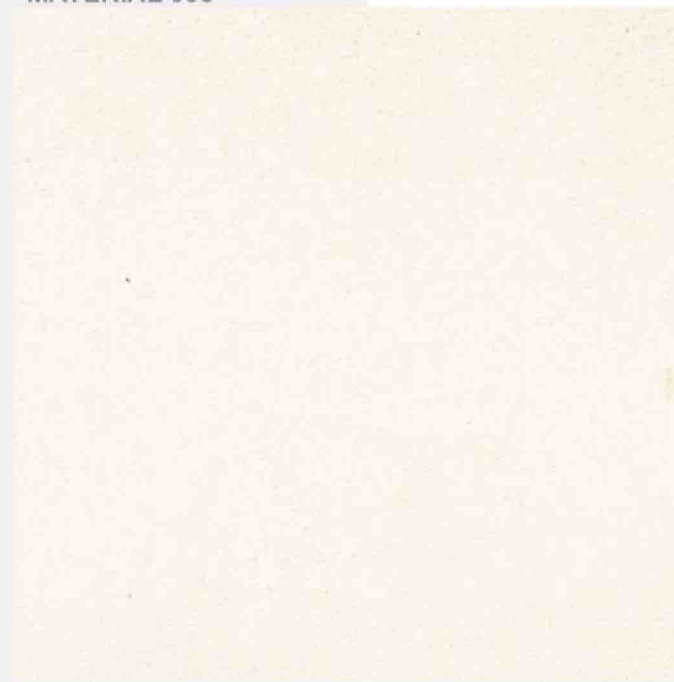
MATERIAL 001



MATERIAL 002



MATERIAL 003



8.0 BUILT FORM AND APPEARANCE

This sheet will outline the schedule of the proposed materials for the new dwelling.

MATERIAL 001 - Hampton Rural Blend Brickwork

MATERIAL 002 - Rustic double cambered clay tiles

MATERIAL 003 - Champagne Colour Silicone Render System

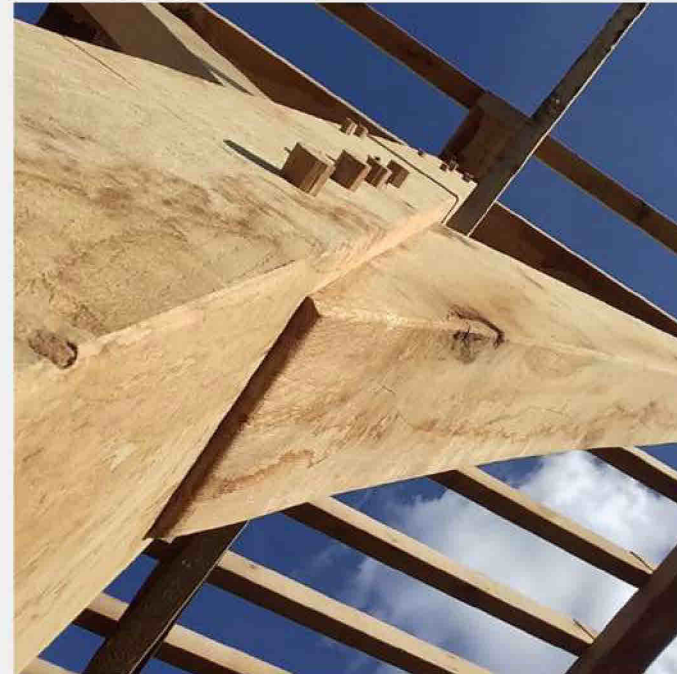
MATERIAL 004 - Fascia and window frames to be finished in RAL 7035

MATERIAL 005 - Exposed oak posts and joint details

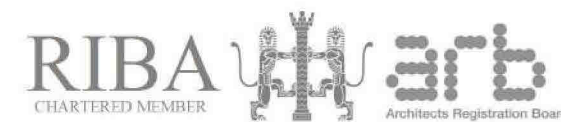
MATERIAL 004



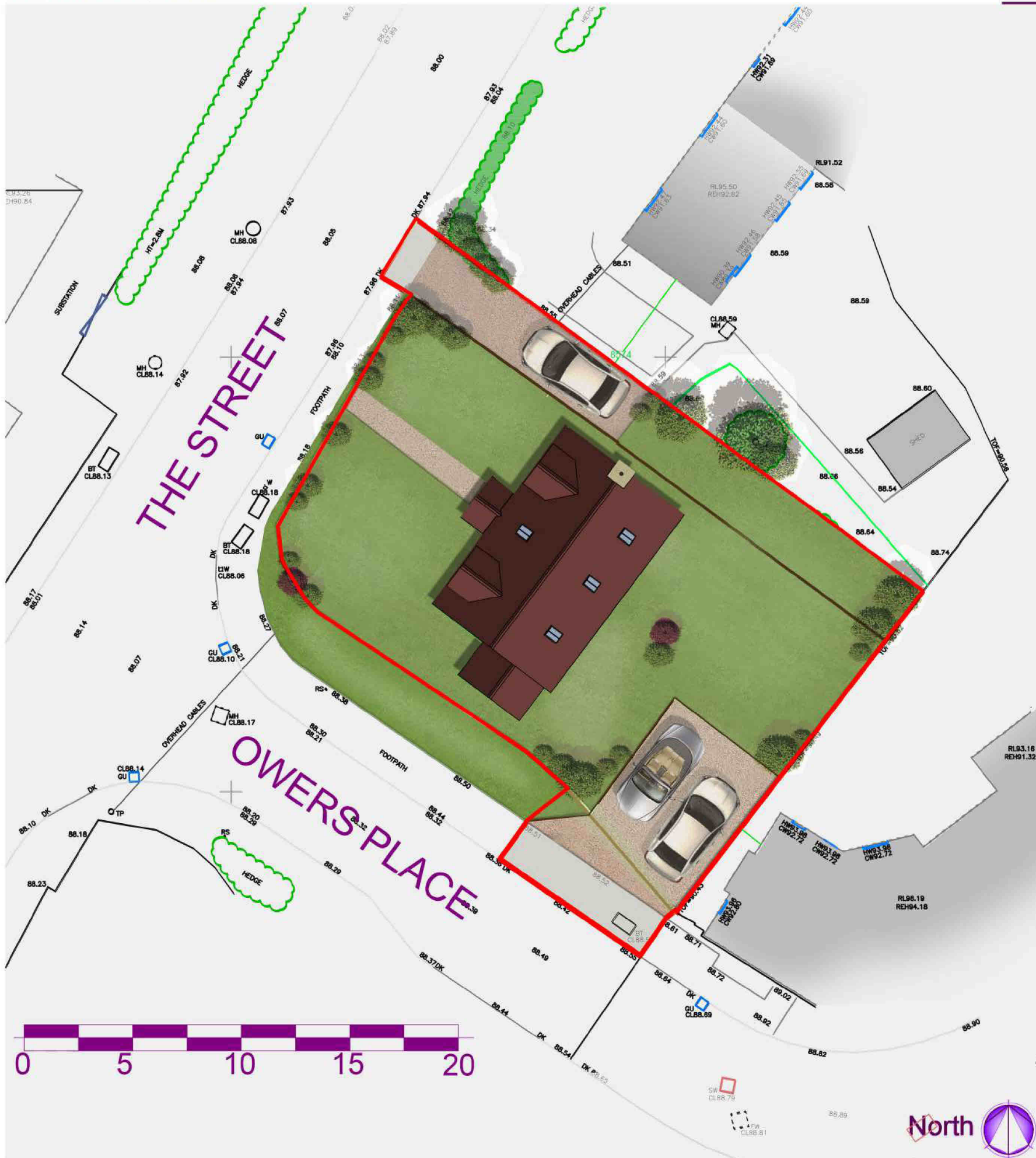
MATERIAL 005



09



REFINE + RESOLVE ARCHITECTS



9.0 LANDSCAPE - INDICATIVE (FINAL DESIGN SUBJECT TO CONDITIONS)

The landscape design is a critical component within the overall development proposal. All landscaping both soft and hard will provide overall coherence, softening of the appearance of the built forms, providing useable outdoor space for recreation and enhance the relationship of the building to its setting.

The proposed landscaping will create a green edge to all established road-side boundaries which will add a buffer and further layering to the boundary treatment.

The landscape will provide good quality amenity space with a mixture of traditional lawn areas, planted boundaries and patio area. It is important to provide a variety of spaces for different uses and this will have the potential for extending the use of these areas for a prolonged period of the year.

It is hoped the boundary planting will provide areas for biodiversity to flourish as well as offering social benefits.

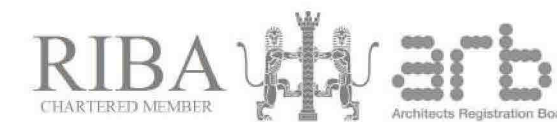
Areas of hard landscaping are to be constructed in permeable surface to limit surface water runoff. The surface material will be in permeables in bonding or regular block pavers in two colours to harmonize with the material palette of the main built form.

The boundary treatments will comprise of a mixture of dense planting, trees and close boarded fencing to the garden. This will provide privacy and security benefits whilst allowing for good levels of surveillance to the front and sides.

The careful and considered nature of the landscape design will aid in creating a sustainable and biodiverse scheme that ties into the local environment and relates well to the adjacent residential amenity spaces. It is critical that the landscape connects compliments the development.

This is our vision and aspiration for the landscaping and we would seek for this to be conditioned as part of a positive decision.

10



REFINE + RESOLVE ARCHITECTS

IMAGE 24.001

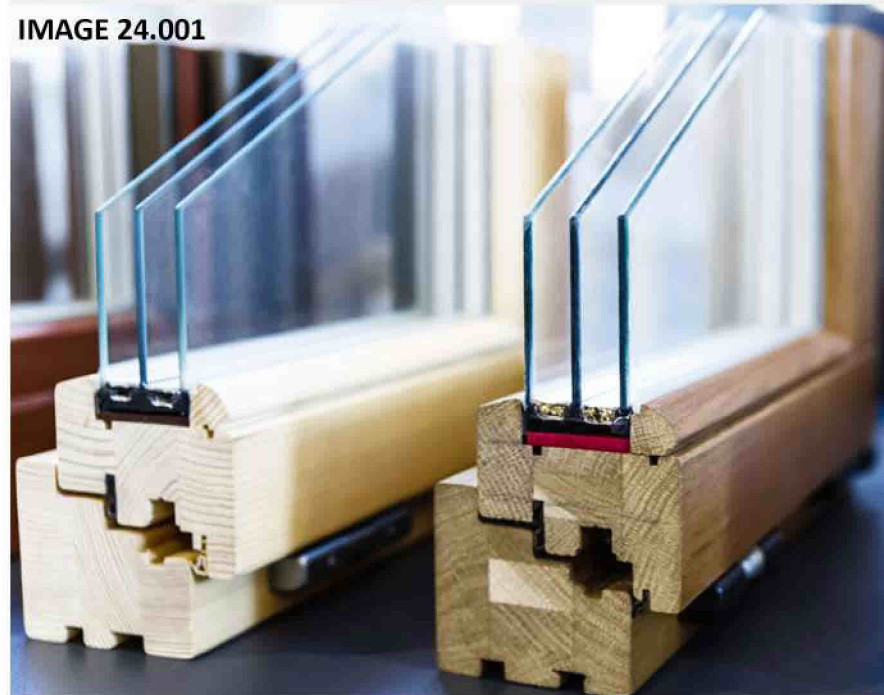


IMAGE 24.002

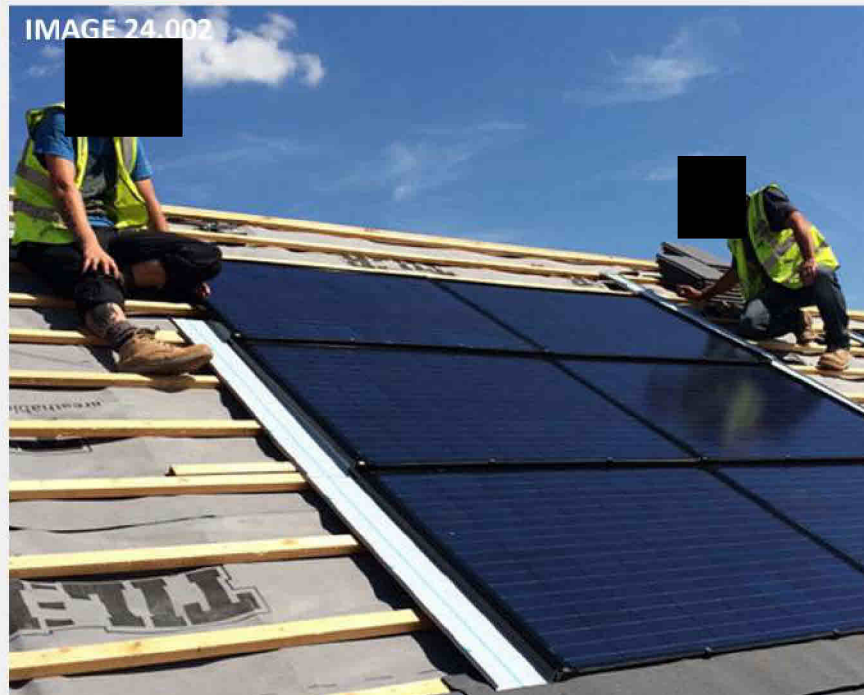


IMAGE 24.003



IMAGE 24.004



IMAGE 24.001 - High Performance Glazing Systems
IMAGE 24.002 - Inset PV panels
IMAGE 24.003 - ASHP
IMAGE 24.004 - SUDS Design and rainwater harvesting systems

10.0 SUSTAINABILITY

The NPPF has a presumption in favour of sustainable development. Key to the National Policy is the supply of housing to meet the needs of present and future generations, assist the delivery of economic growth and an enhancement of our natural and built environment. The three roles of sustainable development should not be considered in isolation, because they are mutually dependant.

This proposal represents a sustainable development that not only supports the broadening of the local economy and delivers a high quality detached dwelling, it will also be a good quality and safe environment for future generations to live and work. Therefore, in-line with the National Framework, the proposal offers a well designed residential unit to improve and enhance the character, local context and community of the area.

Sustainability begins with the development of an accessible site within close proximity to local services and amenities. The redevelopment of this site will make best use of the infrastructure and connectivity that is available in the area whilst also supporting the services within the village.

When considering the energy use of a building there are two tiers of action required to improve sustainability. The primary goal is to reduce the energy required and the proposal achieves this in a number of ways. The external fabric of the proposal will consist of a high U value external skin, good levels of glazing have been introduced to provide natural ventilation and increase daylight within the buildings. Features such as lightbulbs and ASHP's will be specified to be efficient low energy units to minimise the day to day energy usage. The secondary goal is to look to generate low carbon energy. This is achieved within the proposal with the inclusion of on-site renewables in the form of roof mounted photo-voltaic panels.

Construction materials and methods have been chosen that have sustainability in mind. Where possible these will be locally sourced and utilise local labour to reduce travel distances. A balance will be struck between the need for high performance products versus a desire to reduce the embodied energy in the material. Modern off-site construction techniques will be utilised to minimise waste and reduced the overall time and energy required onsite.

Water is an important factor in assessing the sustainability of any proposal and the developed design includes the use of water efficient measures such as restrictors on taps, dual flush toilets and water saving shower heads. The proposal will also include rainwater harvesting in the form of waterloc soakaways to allow for gardens to be irrigated without the need to use fresh water.

Resulting from the opportunity to enhance boundary planting and soft landscaping throughout the proposal, there will be gains in both ecology and bio-diversity across the site. This will further be enhanced with the introduction of bird and bat boxes.

All of the above will produce a refined new family dwelling that is as sustainable as is practically viable with an additional delivery and improvements to the housing stock and the site itself.

SUSTAINABILITY CHECKLIST

Is this application for residential or non-residential development? RESIDENTIAL

This checklist forms part of the sustainability statement for this application and is submitted with all stages of the application phases for new residential or commercial units

Has an Architect been instructed that has experience in designing and delivering sustainable buildings?

YES NO N/A

Is the site a historic building, listed building, within a conservation area or an area of archeological potential?

YES NO N/A

Have sustainable design principles been incorporated into the final planning proposal?

YES NO N/A

Sustainable Design Principles – To be Implemented

| | |
|-----------------------------------|-----|
| Landscape-Led Design | YES |
| Orientation and Form | YES |
| Energy Efficiency | YES |
| Renewable Technologies | YES |
| Fabric First Approach | YES |
| Indoor Air Quality | YES |
| Water Management | YES |
| Materials and Finishes | YES |
| Adaptable and Future-Proof Design | YES |
| Waste Management | YES |

Will the building seek to achieve an Energy Efficiency Rating of A (92+)

YES NO N/A

Will the building seek to achieve an Environmental Impact (CO2) Rating of A (92+)

YES NO N/A

Use Less Energy

The first step addresses reduction in energy use, through the adoption of sustainable design and construction measures.

In accordance with this strategy, this development will incorporate a range of energy efficiency measures.

Enhanced Building Fabric

The heat loss of different building elements is dependent upon their U-value. A building with low U-values provides better levels of insulation and reduced heating demand during the cooler months.

The new build elements will incorporate high levels of insulation and high performance glazing to exceed Part L1a 2013 targets and notional building specifications, in order to reduce the demand for space heating.

Air Tightness

Heat loss may also occur due to air infiltration. Although this cannot be eliminated altogether, good construction detailing and the use of best practice construction techniques can minimise the amount of air infiltration. To aid in this, the Accredited Construction Details will be adopted for the thermal bridging.

The proposed development will aim to achieve Part L Building Regulations (2013) target air permeability rate of 5m3/m2 at 50Pa through good detailing and draught proofing in each section of the development.

Supply Energy Efficiently

The second step takes into account the efficient supply of energy, by prioritising decentralised energy generation. The feasibility study showed that there are no existing district heating networks within close proximity of the site that are feasible for connection.

Use Renewable Energy

The third strategy covers the use of renewable technologies.

A feasibility study was carried out for this development and a range of renewable technologies were analysed. The analysis included a biomass heating system, ground source heat pumps, air-source heat pumps, photovoltaics, solar thermal and wind turbines.

The analysis identified individual solar photovoltaics and air source heat pumps as suitable technologies for inclusion in the proposed development.

Daylight

The development has been designed to maximise daylight in all habitable spaces as a way of improving the health and wellbeing of its occupants.

All of the habitable rooms, such as living area, will benefit from good size windows to increase the amount of daylight within the internal spaces.

The above are measures expected to substantially reduce the need for artificial lighting whilst delivering pleasant, healthy spaces for occupants.

High Efficacy Lighting

The development intends to incorporate low energy lighting fittings throughout the habitable spaces. All light fittings will be specified as low energy lighting, and will accommodate LED, compact fluorescent (CFLs) or fluorescent luminaries only.

Thermal Mass

During peak summer periods the thermal mass of the building will absorb and store excess heat. The building will release its heat in the cooler evenings to allowing for cooler internal spaces dampening the peak diurnal weather conditions.

Ventilation

In order to provide fresh air and the dissipation of heat in the habitable areas, it is proposed that each wet room will have an individual extractor fan installed. Passive ventilation of the dwelling will also be possible by providing openable windows that allow for cross ventilation, should occupants wish to use this.

Photovoltaic Panels

Four types of solar cells are available on the market at present and these are mono-crystalline, poly-crystalline, thin film and hybrid panels. Although mono-crystalline and hybrid cells are the most expensive, they are also the most efficient with an efficiency rate of 12-20%. Poly-crystalline cells are cheaper but they are less efficient (9-15%). Thin film cells are only 5-8% efficient but can be produced as thin and flexible sheets.

Photovoltaics are considered a suitable technology for this development for the following reasons:

- The development provides a large enough space for the installation of PV panels, giving the opportunity to locate them in an efficient position at this development.
- PV arrays are relatively easy to install when compared to other renewable systems.
- PV panels provide a significant amount of CO2 savings, and can be added to in the future.
- Based on the reasons above, photovoltaics would be a suitable renewable technology for the proposed development.

Location of Photovoltaic Panels

An appropriate location for the proposed photovoltaic panels was identified once the site constraints were taken into account. It is proposed that PV panels, laid on the south facing roof surface will allow for good electricity generation.

Air Source Heat Pumps (ASHP)

Air source heat pumps (ASHPs) employ the same technology as ground source heat pumps (GSHPs). However, instead of using heat exchangers buried in the ground, heat is extracted from the external ambient air.

ASHP is considered a suitable technology for the development for the following reasons:

- It is a high efficiency system for the proposed development.
- It requires less capital cost than GSHP and other renewable technologies.
- It also doesn't require a large section of land for installation unlike GSHPs.

The efficiency of heat pumps is highly dependent on the temperature difference between the heat source and the space required to be heated. As a result ASHPs tend to have a lower COP than GSHPs. This is due to the varying levels of air temperature throughout the year when compared to the relatively stable ground temperature. The lower the difference between internal and external air temperature, the more efficient the system.

Based on the reasons above, ASHP is considered suitable for the proposed development.

The Location of the Development and Sustainable Travel

How will this development encourage occupiers to use other means of transport than their private car?

| | |
|--|---------|
| Safe cycle and pedestrian routes around the site and to local facilities | NO |
| Close to local schools, shops and services | IN PART |
| Close to frequent bus routes | YES |
| Secure cycle storage provisions | YES |
| Minimising car parking | YES |
| Other (Please specify) | |

Working with Nature - Enhancing Biodiversity

What measures will be taken to enhance ecological value of the site?

| | |
|----------------------------|-----|
| Planting of native species | YES |
| Installing bird/bat boxes | YES |
| Green/brown roofs | NO |
| Pond(s) | NO |
| Other (Please specify) | |

Managing Surface Water runoff

What measures will be taken to reduce surface water runoff?

| | |
|--|-----|
| Green/brown roofs | NO |
| Rainwater harvesting including water butts | YES |
| Minimise paved areas | YES |
| Permeable hard surfaces | YES |
| Filter strips and swales | NO |
| Other | |

Reducing Energy Demand and Carbon Dioxide Emission

How will we reduce the energy demand of your development?

| | |
|---|-----|
| Building design making best use of solar energy | YES |
| Site layout minimising potential for passive solar gain | YES |
| Reducing air leakage and limiting thermal bridging | YES |
| Insulating above Building Regulation requirements | YES |
| Energy efficient lighting | YES |
| Light sensors | YES |
| Passive ventilation | YES |
| ASHPs and white goods | YES |
| Landscaped/plants to provide wind shelter and avoid overshadowing | YES |
| Other (Please specify) | |

Selecting Construction Materials with Low Environmental Impact

It is our target that the development utilises a minimum of 20% sustainable, re-used or recycled building materials in the construction. How will you reduce the environmental impact of the construction materials used in this development?

It is intended that the proposed development will make use of off-site and preformed construction modules with the timber coming from an approved sustainable source. There is also a consideration to reuse waste concrete materials within the development networks

The new building will also offer PV displays as well as air source heat pumps and rainwater harvesting systems.

Managing Construction Site Pollution and Waste

10) Do we intend to have the site or your company registered with the Considerate Contractors Scheme (www.ccscheme.org.uk)

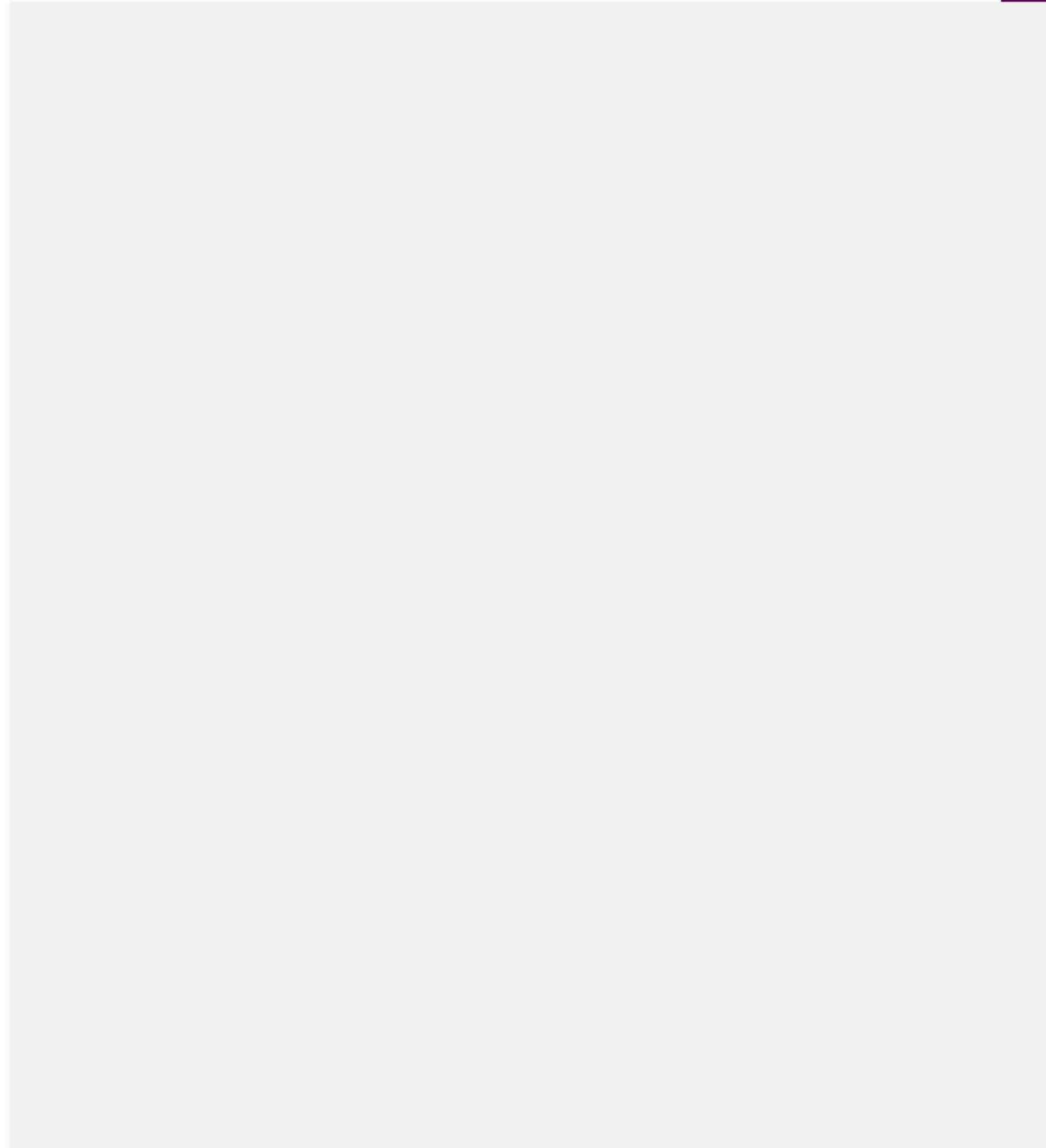
YES NO N/A

What measures are you taking to minimise waste?

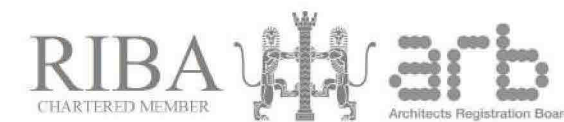
All buildings will be manufactured off site in a controlled environment. All existing materials on site will be reused within the development.

What measures are you taking to minimise air, water and noise pollution from the construction site

As above all manufacturing will be off site and hours of operation will not be during unsociable hours.



11



REFINE + RESOLVE ARCHITECTS

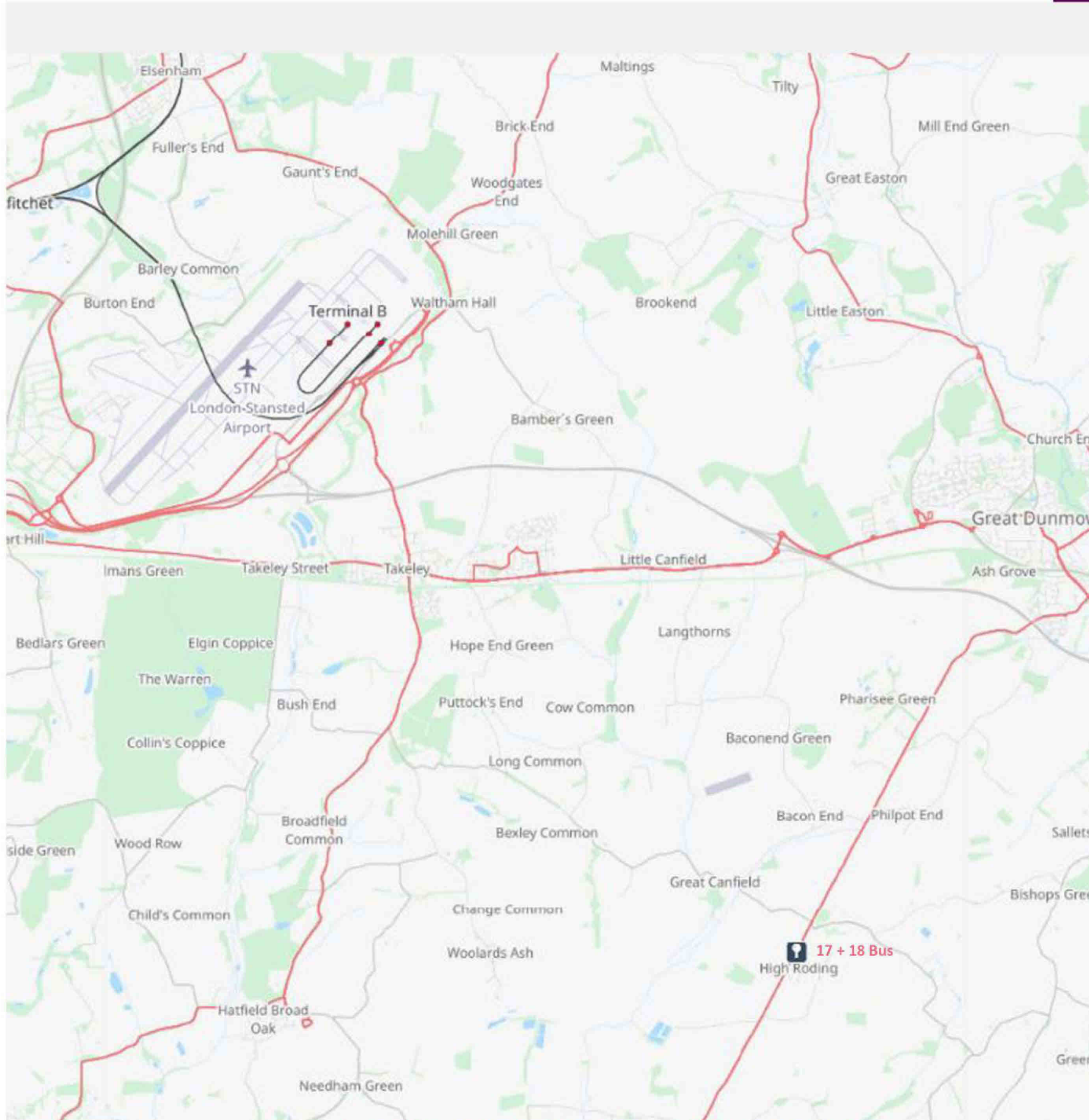


IMAGE TAKEN FROM PLOT A ROUTE - 1 minute 20 seconds (avg) walk to the nearest direction bus stop for journeys and just under 4 minutes for the opposite direction. This times factors in worse case incline impact.

11.0 ACCESS

LEFT: Image to show the access options available via the nearest bus stop. This will provide connections to Great Dunmow and beyond without the need for a private vehicle. It is considered that the short walking distance of 1 minute 20 seconds to the nearest bus stop is achievable by all age groups.

The proposed development proposes to introduce a pedestrian access from The Street and has good access to transport nodes via bus (subject to a number of changes this includes Stansted Airport and a main line train station at Bishop Stortford) and therefore benefits from having good connectivity into the local villages, towns and the wider area beyond. The nearby A120 forms part of the major transport corridor providing direct access to Stansted Airport as well and on to major motorways to link up with local cities as well route out nationally.

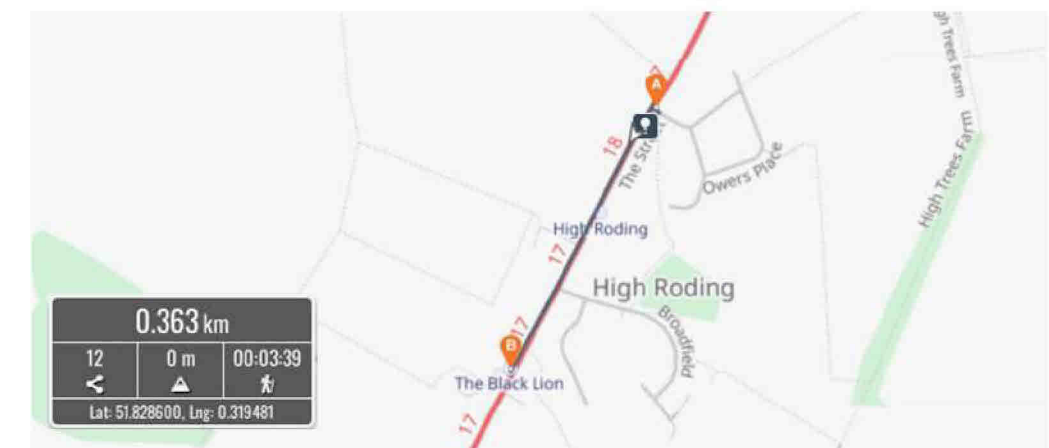
The site is designed to meet all highway and access standards and off-street bike and car parking spaces have been accommodated. The proposed dwelling will also have space for a secure cycle storage area.

Parking sizes and clear distances are design to comply with the LA highways requirements.

Strong entrance language has been designed on the front facade of the new dwelling with clear landscaping in place to reinforce its location. The layout of the new dwelling is designed so that there are appropriate levels of transparency to directly view the frontage and main access points which provides visibility and security. The design of the landscaping, access, circulation spaces, parking and private amenity ensures adequate provision has been made to make the scheme inclusive for people with disabilities and those less able bodied.

The new dwelling is classified as accessible and adaptable. It can facilitate an entry level wheel - chair useable space to provide complete inclusion of accessibility. The access and movement both to and from and within the home has been carefully considered to adopt all relevant policies and standards. Through the application of these standards and policies the proposal will be provided with ramped access, additional dropped curbs where required and clear access through the proposed family home.

There are suitable access arrangements for emergency vehicles and refuse collection including storage, recycling, separation and collection.



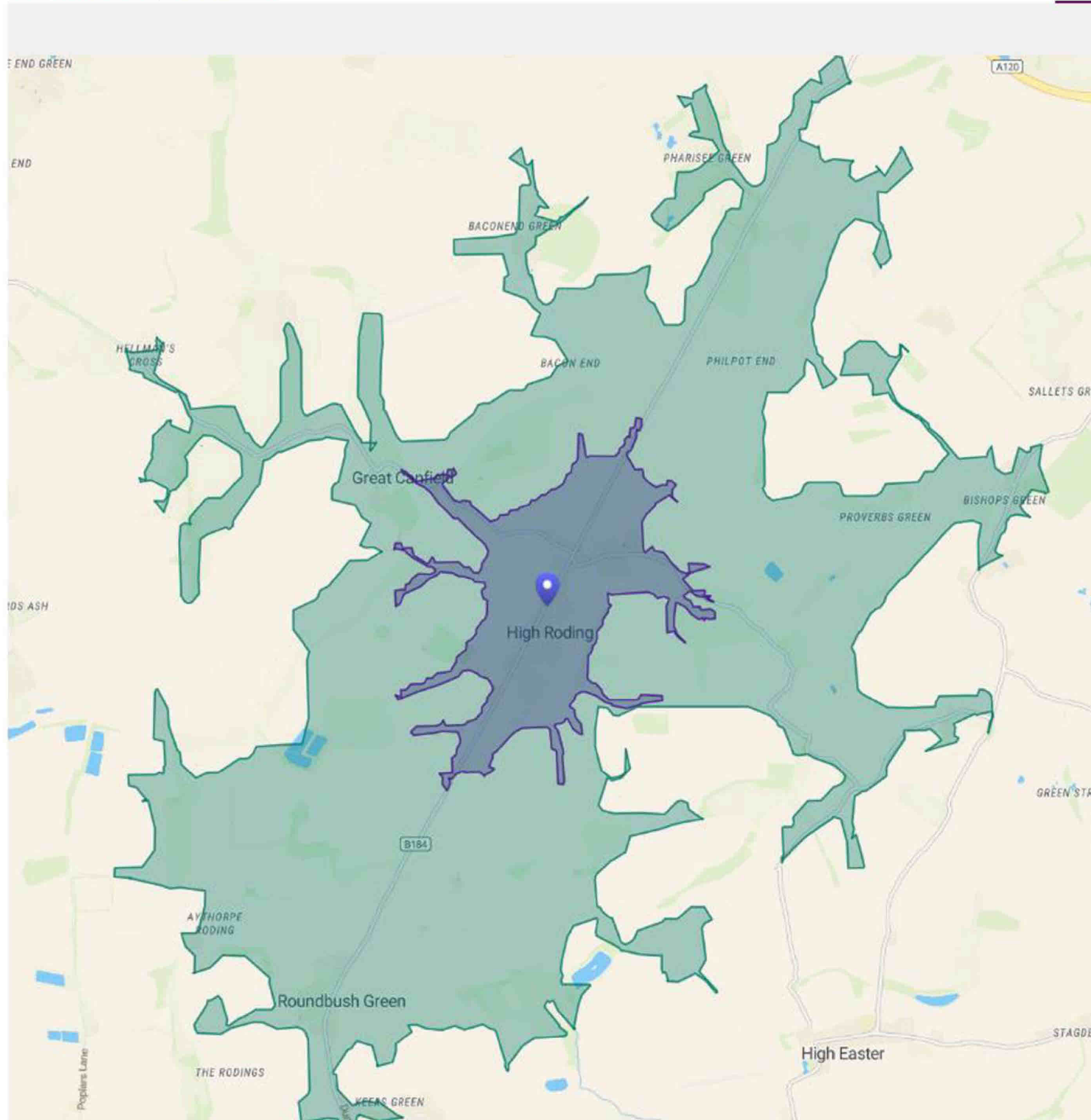


IMAGE TAKEN FROM SMAPPEN - Walking and cycling coverage within 15 minutes of the site

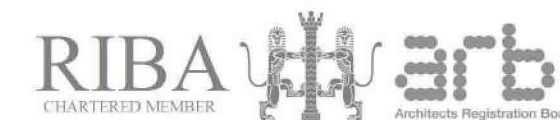
● 15 min CM6 1NP,
● 15 min CM6 1NP,

11.0 ACCESS

LEFT: Image to show the achievable coverage for both walking and cycle for a duration of 15 minutes from the site.

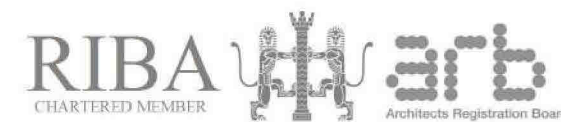
Notably Roundbush Green and Leaden Roding can be reached, when cycling, within that time allocation for access to schools, community halls, services and recreational space with some additional employment opportunities also within the coverage as well.

It is agreed that the site is not highly sustainable as a location, however it will support services and opportunities in neighbouring villages.



REFINE + RESOLVE ARCHITECTS

12



REFINE + RESOLVE ARCHITECTS



12.0 SECURITY

Images 28.001 to 28.004 are examples of PAS24 systems and hardware.

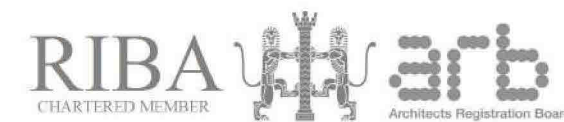
The proposed development will improve security on the site by increasing the occupancy.

The proposal has been designed with layouts and levels of glazing that enable policing of the area.

Private driveways to have low level lighting which will be provided to keep and create a safe and open environmental with good visibility.

All windows, doors and security mechanisms will be compliant with Part Q of the Approved Building Regulations Document.

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REFINE + RESOLVE ARCHITECTS

13.0 CONCLUSION

Throughout this Design and Access statement and along with the associated drawings, documents and reports, we believe that we have identified our case and highlighted the positive effect this application can have. An extensive design development process has been undertaken over the last year and the proposal has evolved following a further assessment against planning policy in response to the initial refusal, further consideration of the surrounding context and an extended developed design brief. This extensive process has helped shape and guide the subsequent application for a single dwelling.

This proposal, in accordance with the NPPF, seeks support from the LPA to build a single modest family home. The proposal will deliver a much needed housing type in an appealing and accessible location, whilst also focusing on providing enhance greenspace, to acheive further ecology and biodiversity gains. There is a substantial demand and pressure for housing within the District of Uttlesford and this application will increasing housing density as well as improving the housing stock.

It has responded to the local need and a scheme has been developed that offers a single well designed and good quality family home that is reflective of the types of dwelling provision highlighted to be in need in the surrounding context as informed by market guidance.

The development offers a flexible and adaptable dwelling in order to accommodate modern living habits and trends. The proposal will result in an inclusive dwelling that allows for single level accessible living, within the ground floor, with the proposal being set in a landscaped setting.

The area and the site have seen approvals for developments of a similar nature and this scheme will follow the precedent that has been set by the LPA

The proposal has a traditional style with subtle traditional detailed elements, that are reflective of the local character and are appropriately designed to add interest, rhythm and layering within the site. The dwelling is to be constructed from a simple, traditional and referential material palette that will offer enough variation and detail to create a proposal that ties into the areas shared identity.

Overall the proposal for a new family dwelling on this site has been considered in detail and is reflected in the intention to deliver a sustainable application within the conservation area. In light of the above, it is our view that the local area can support the proposal through the opportunities highlighted within the design and access statement, and on this basis the applicant respectfully requests the Local Planning Authority support this application.

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