

LANDSCAPING

All external works are indicative. The client will complete the landscaping works and hard paving areas. These will be completed outside of the main building contract works. Client to provide plants, etc. and turf for soft landscaping.

PARKING

The scheme proposes a replacement dwelling with similar parking requirements. Given that there is sufficient parking already within the grounds of the existing site, road safety will not be compromised. Therefore, the proposal is considered acceptable from a Highways Agency point of view.



The replacement dwelling would fit comfortably on the plot and would be compatible with the character and building pattern of the area. The footprint will stay largely the same as shown on the proposed site plan, with an increase in accommodation provided at first flood level.

- - - Existing building footprint
- Existing Trees (ALL TO BE RETAINED)

For details of Biodiversity Mitigation & Enhancement Plan, refer to ecologist report by **HT ECOLOGY**

1. PROPOSED SITE PLAN (1:200 SCALE)



The replacement dwelling will occupy the same footprint as the existing building, with an increase in accommodation provided at first flood level.

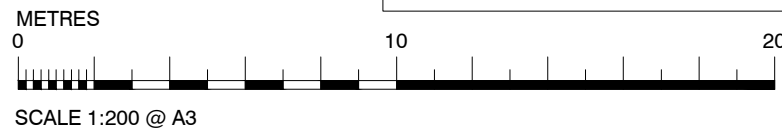
This new house boasts a low environmental impact, using sustainable technology that reduces its carbon footprint. By including super-insulation and fantastic airtightness levels, it requires 90% less energy to heat than an average home.

Existing gravel drive retained and enlarged - new access gates added

Garage to be extended by 3 meters north west of the existing footprint.

The proposed layout has been carefully designed to retain mature landscaping, which will assimilate the development in its environment. The retention of mature landscaping plays a dual role in mitigating any landscape impact and providing habitat for wildlife..

PLANNING DRAWINGS ONLY
This status indicates that the drawings are design intentions for planning approvals only.



NOTES

It is considered important to the client that the design and construction of the proposed building incorporates sustainable measures. The new development not only provides a high standard of design, but also incorporates the client's vision of building a low carbon house integrating sustainable construction measures. Consideration is given to the implementation of renewable energy opportunities. Such measures are to include

- Natural lighting and ventilation.
- Incorporation or utilisation of recycled building materials from the existing house.
- Low carbon materials such as zinc and timber frame, of which have already reduced CO2 emission from the environment. The materials can also later be recycled if necessary.
- solar PV (photovoltaic) panels incorporating a Hybrid System with Battery
- an air source heat pump

HIGH QUALITY DESIGN

The development represents design excellence that will deliver a high-quality dwelling, which responds to its context, surrounding built form, and landscape qualities of the area.

The proposal will provide a modernized and improved family home for our clients, which celebrates the local views.

The proposed development is consistent with the thrust of national and local planning policy, whilst meeting the needs of the applicant.

Given the scale, siting and distances between the application site and the nearest properties it is considered that the amenities of the nearby residents would not be adversely affected by the proposal.

The proposal is therefore compliant with Policy D1 – Design and Local Distinctiveness and Strategy 46 – Landscape Conservation and Enhancement and AONBs).



Dandelion Seeds is a registered practice of the Royal Institute of British Architects
Tel: 07401 352392. Email: Phil@dseeds.co.uk

Client
Josie & Chris

Project Title
Kenwood Seaview Road
Woodhouse Hill, Uplyme
DT7 3SL

Copyright reserved to Dandelion Seeds Architects. This drawing is not to be used or reproduced in any manner without prior consent from Dandelion Seeds Architects.

GENERAL NOTES :
1. Do not scale this drawing, use only figured dimensions.
2. We accept no responsibility for the consequences of this document being relied upon by any other party, or being used for any other purpose, or containing any error or omission which is due to an error or omission in data supplied to us by others.

3. All dimensions are given in millimeters, levels are given in metres.
4. DO NOT SCALE from this drawing (printed or electronic versions) other than for planning purposes.
5. This drawing shall be read in conjunction with all other relevant drawings, specifications and documents issued in connection to this drawing
6. This document is issued for the party which commissioned it and for specific purposes connected with the project detailed below in the project title.
7. This original document is issued for the purpose indicated below and contains information of confidential nature.

8. Any discrepancies between the drawing and site conditions must be brought to the attention of the architect for resolution prior to conducting any construction work in that location or placement of orders or items relating to that location.
9. All work shall comply with the current Building Regulations requirements of the Local Authority and relevant British Standards.
10. All dimensions and conditions shall be verified on site before commencing any work or making any shop drawings
11. GIA'S have been measured in accordance with RICS Property Measurement - 2nd Edition (2018)

Rev.	By	Description	Date

Drawing Title
Proposed Site Plan

Date	Proj.	File
Sept 23	064	
Scale 1:200	Drawn PAB	

Drawing Number
064 - 12