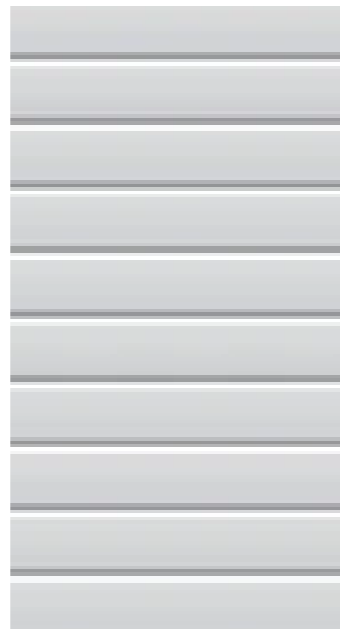


## 5.0 DESIGN PROPOSAL

### 5.4 MATERIALITY - PLANNING APPLICATION 2



WHITE  
WEATHERBOARDING



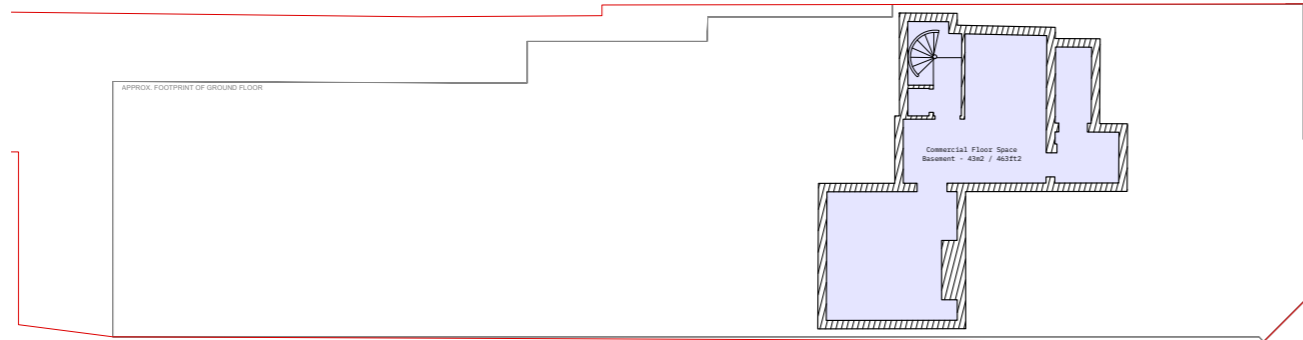
DARK GREY BRICK



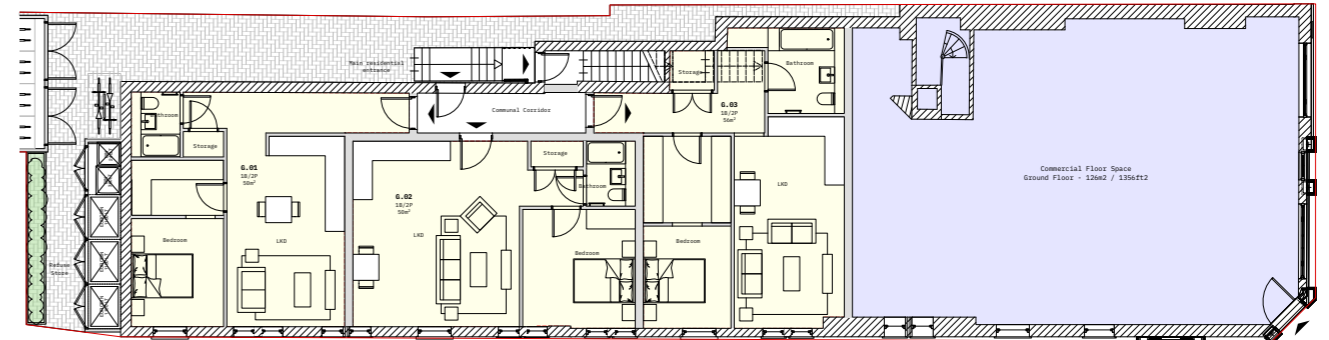
SLATE ROOF TILES

# 5.0 DESIGN PROPOSAL

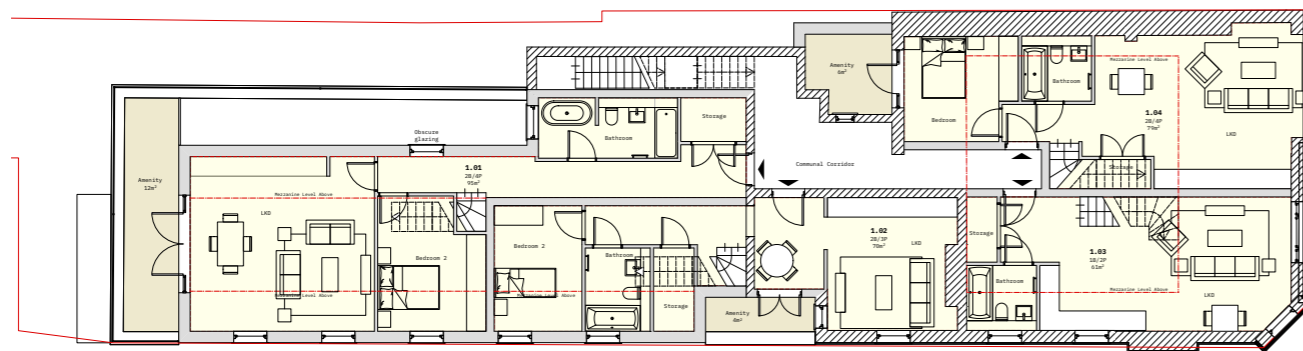
## 5.5 PROPOSED PLANS - PLANNING APPLICATION 1



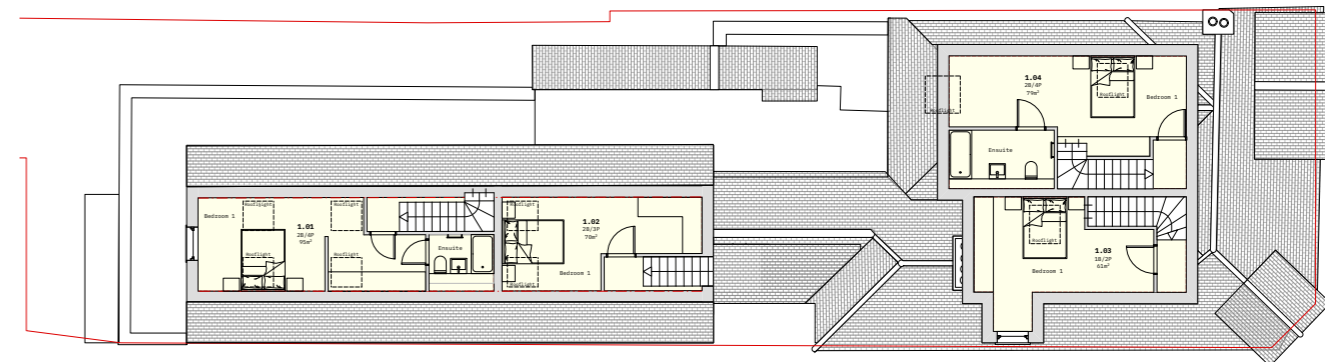
PROPOSED GROUND FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED ROOF PLAN

# 5.0 DESIGN PROPOSAL

## 5.6 PROPOSED ELEVATIONS - PLANNING APPLICATION 1



PROPOSED EAST & WEST ELEVATIONS

PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION

## 5.0 DESIGN PROPOSAL

### 5.7 PROPOSED SECTIONS - PLANNING APPLICATION 1



PROPOSED SECTIONS A & B

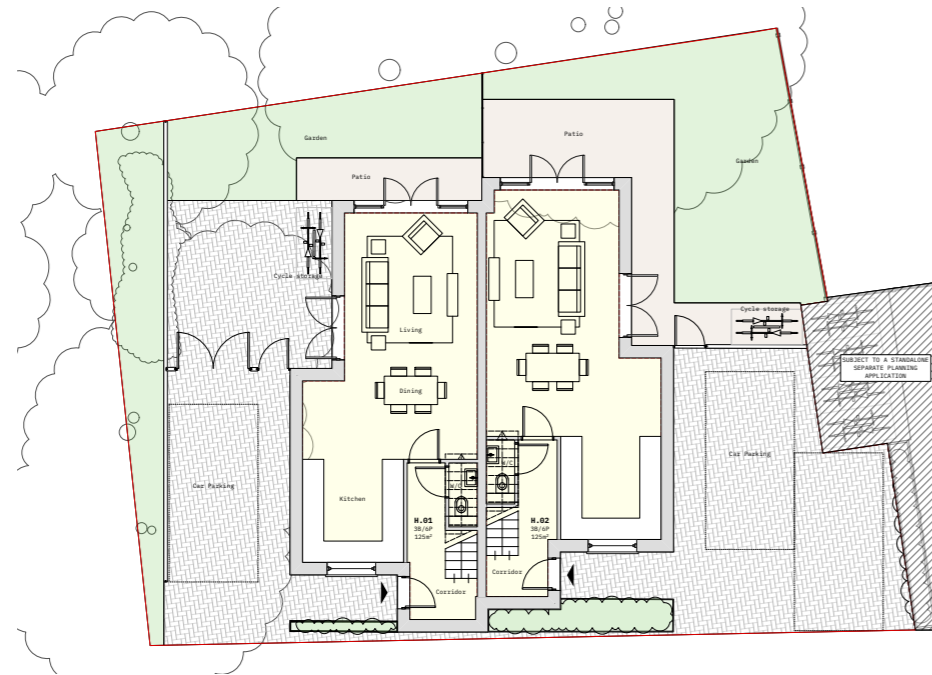


PROPOSED SECTION C

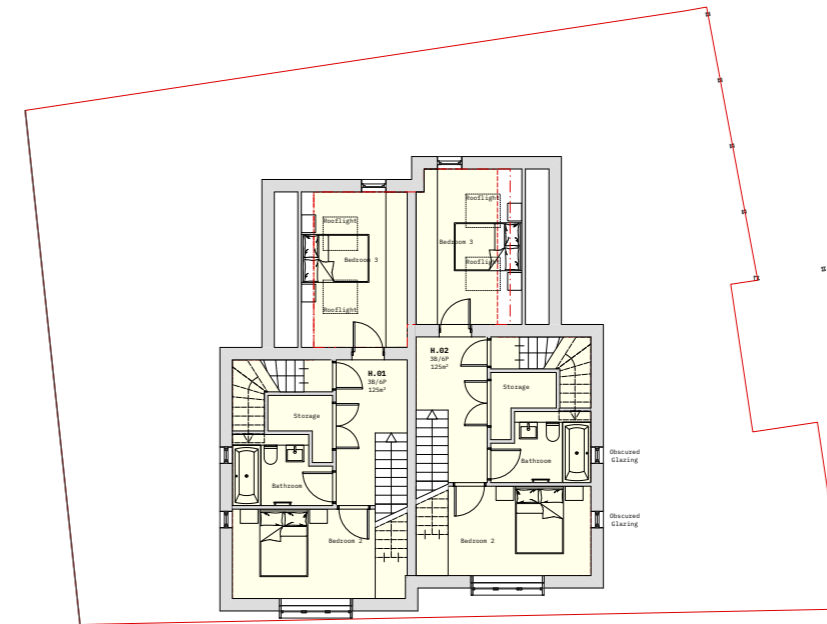
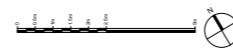


# 5.0 DESIGN PROPOSAL

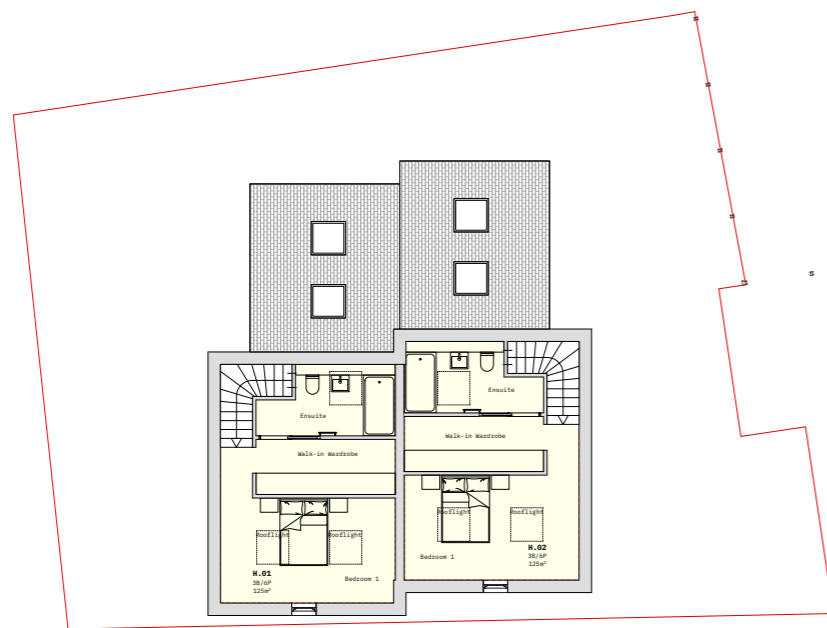
## 5.8 PROPOSED PLANS - PLANNING APPLICATION 2



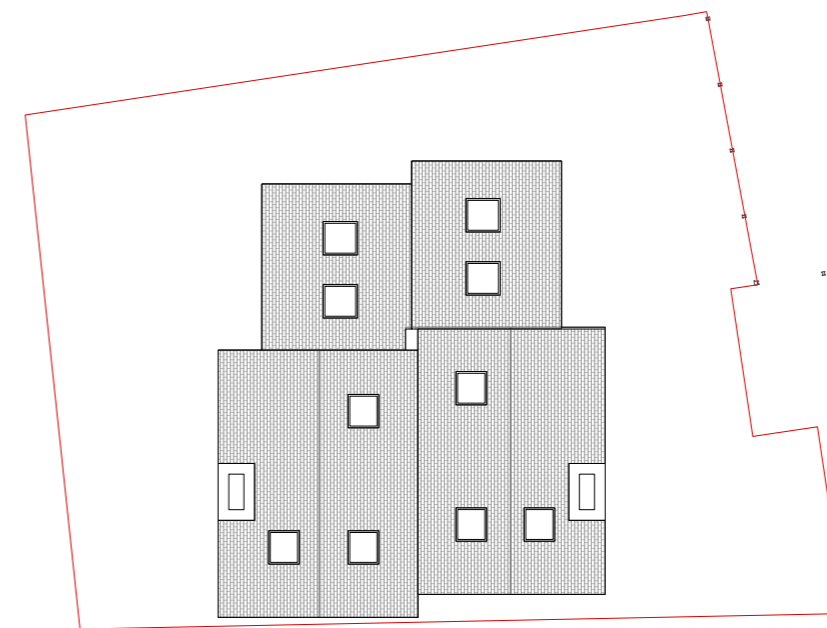
PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



PROPOSED ROOF PLAN



## 5.0 DESIGN PROPOSAL

### 5.9 PROPOSED ELEVATIONS - PLANNING APPLICATION 2



PROPOSED SOUTH & NORTH ELEVATIONS



PROPOSED EAST & WEST ELEVATIONS



## 5.0 DESIGN PROPOSAL

### 5.10 PROPOSED SECTIONS - PLANNING APPLICATION 2



PROPOSED SECTIONS A & B



## 5.0 DESIGN PROPOSAL

### 5.11 CONTEXT ELEVATIONS



APPLICATION SITES SOUTH ELEVATION

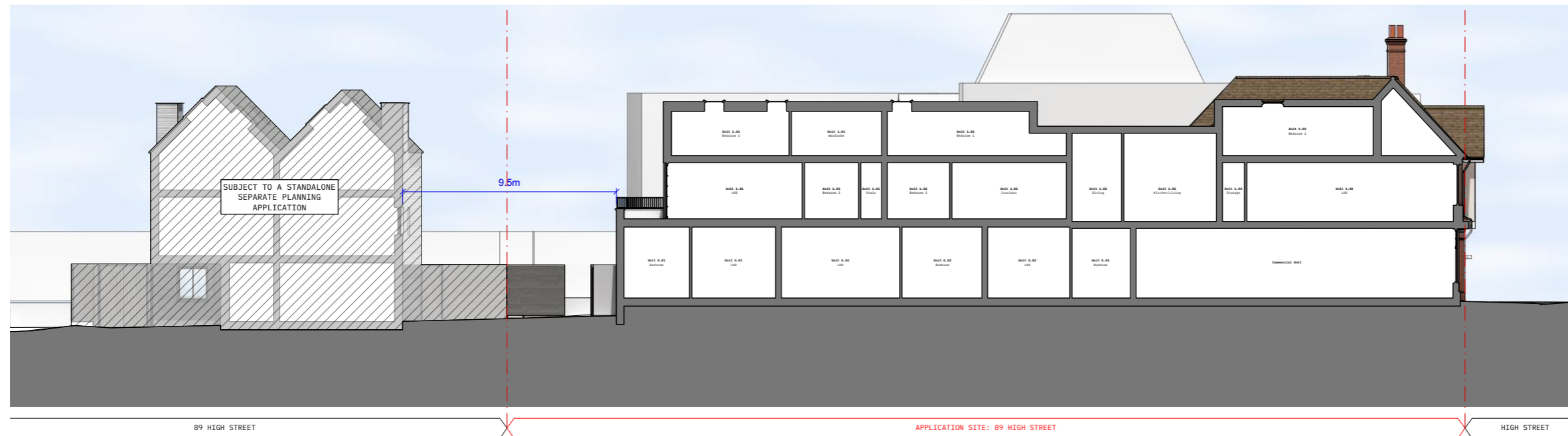


CONTEXT SOUTH ELEVATION



## 5.0 DESIGN PROPOSAL

### 5.12 OVERLOOKING & SEPARATION DISTANCES

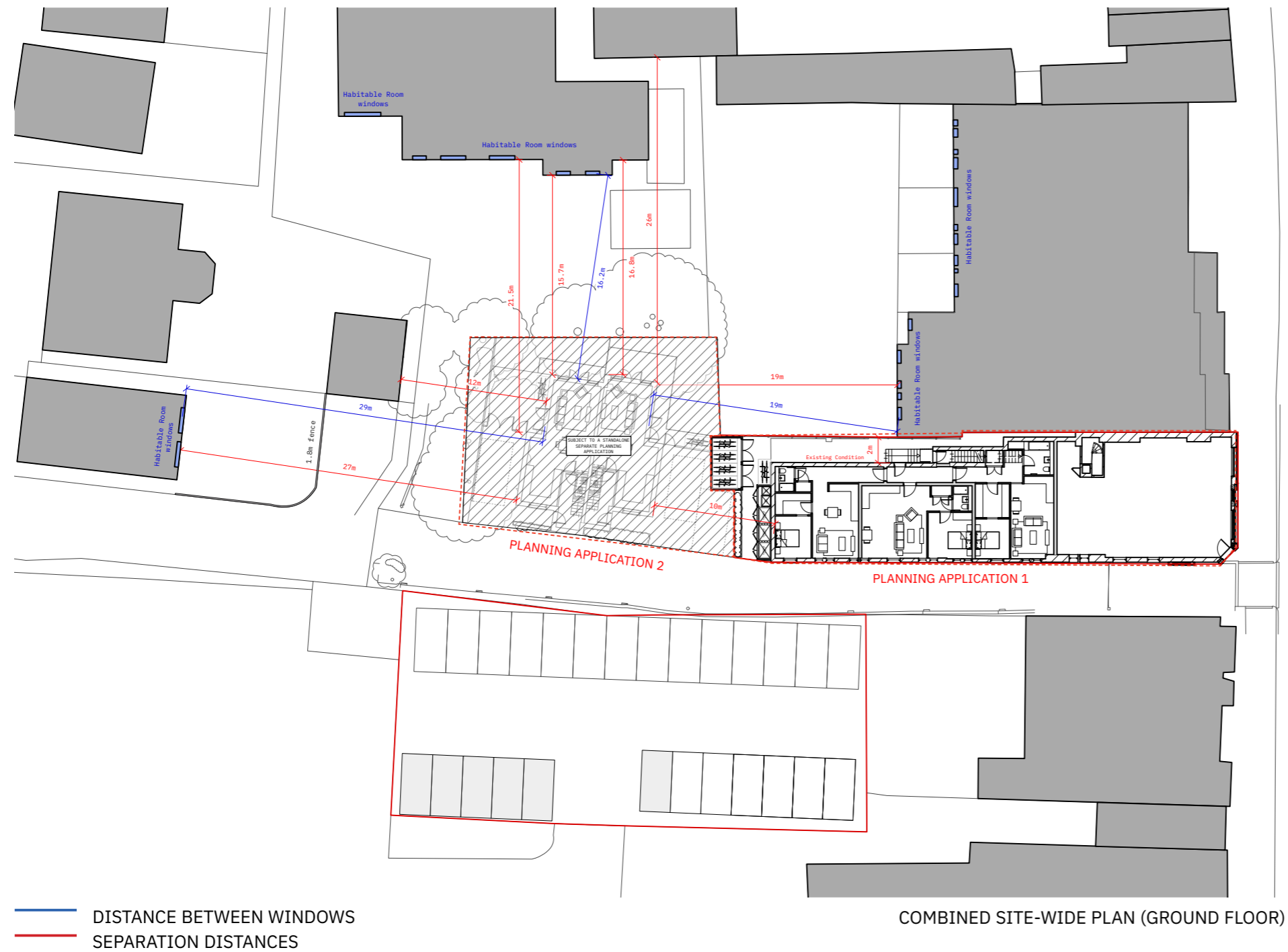


APPLICATION SITE SECTION WITH OVERLOOKING DISTANCE BETWEEN HOUSES & MAIN BUILDING



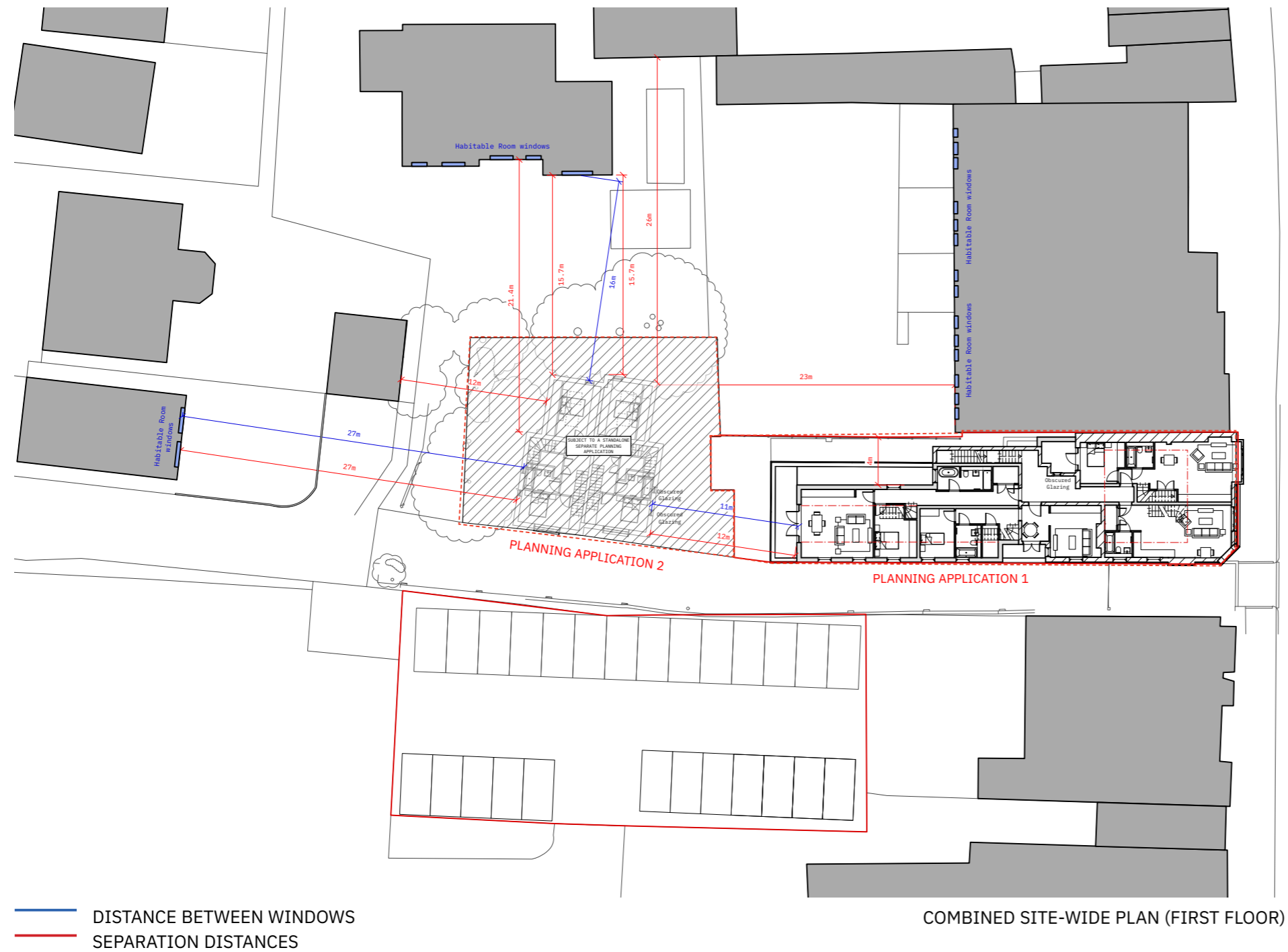
## 5.0 DESIGN PROPOSAL

### 5.12 OVERLOOKING & SEPARATION DISTANCES



## 5.0 DESIGN PROPOSAL

### 5.12 OVERLOOKING & SEPARATION DISTANCES



## 5.0 DESIGN PROPOSAL

### 5.13 PROPOSED DETAILED MASSING - COMPREHENSIVE SITE-WIDE STRATEGY



OVERHEAD - NORTH



OVERHEAD - SOUTH



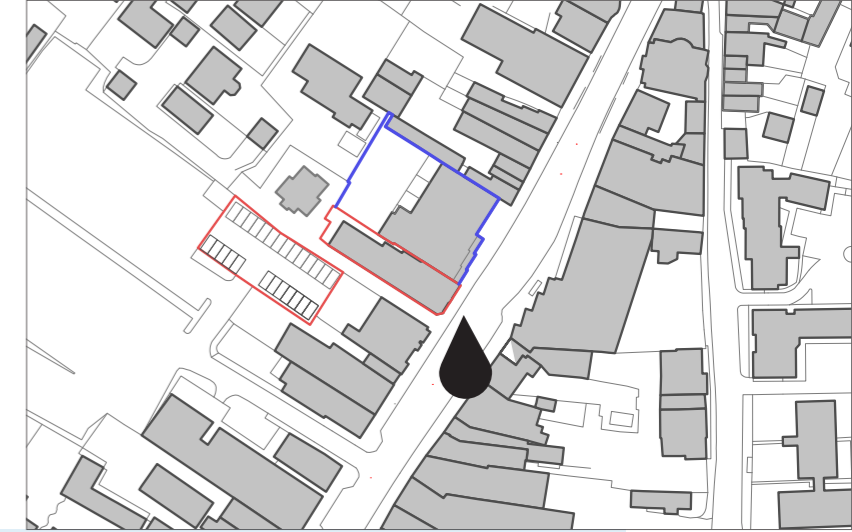
OVERHEAD - WEST



OVERHEAD - EAST

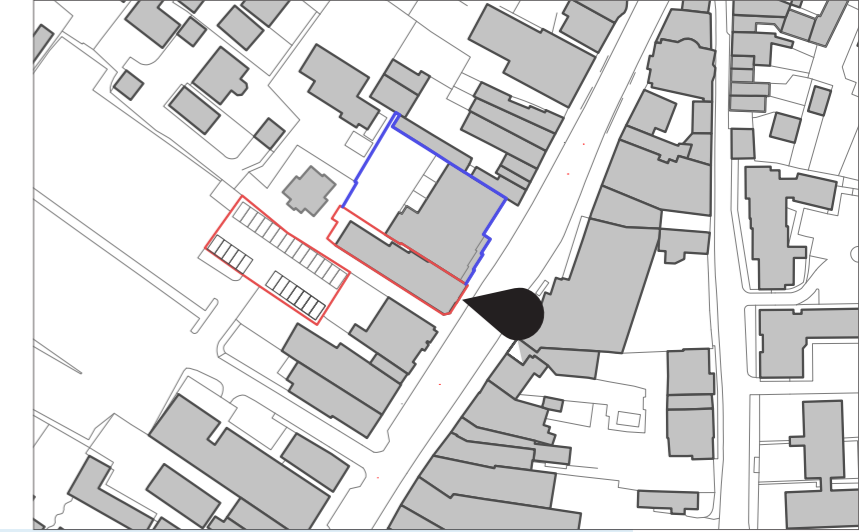
## 5.0 DESIGN PROPOSAL

### 5.14 STREET VIEW 1



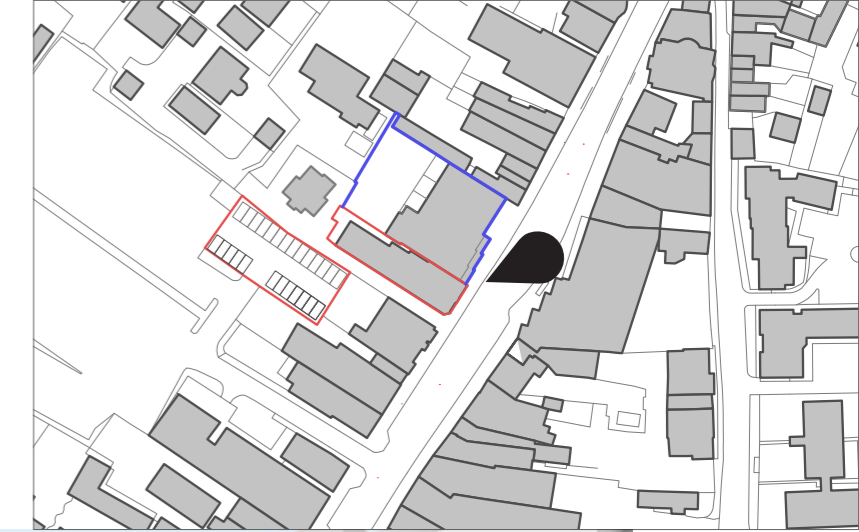
## 5.0 DESIGN PROPOSAL

### 5.14 STREET VIEW 2



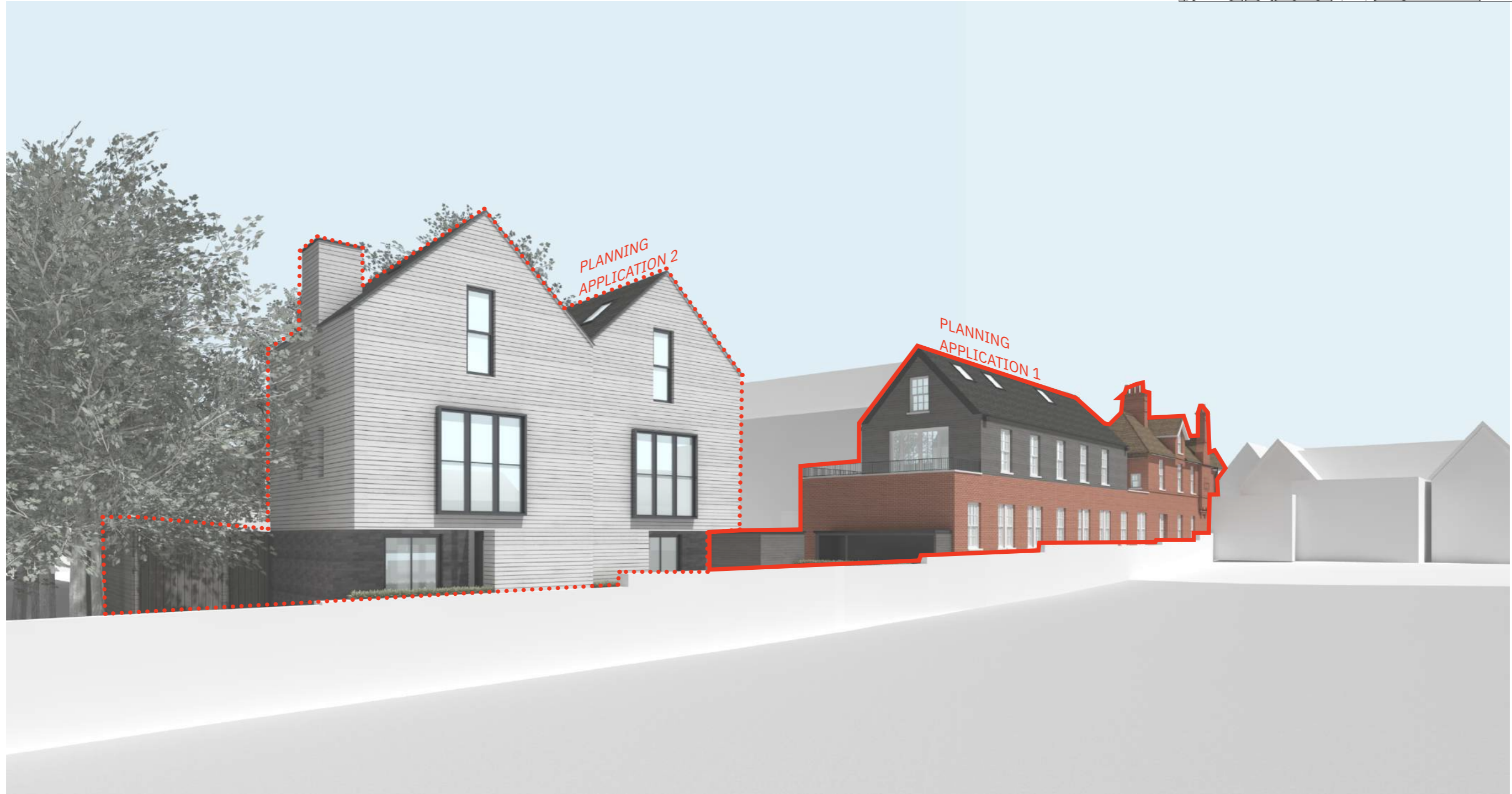
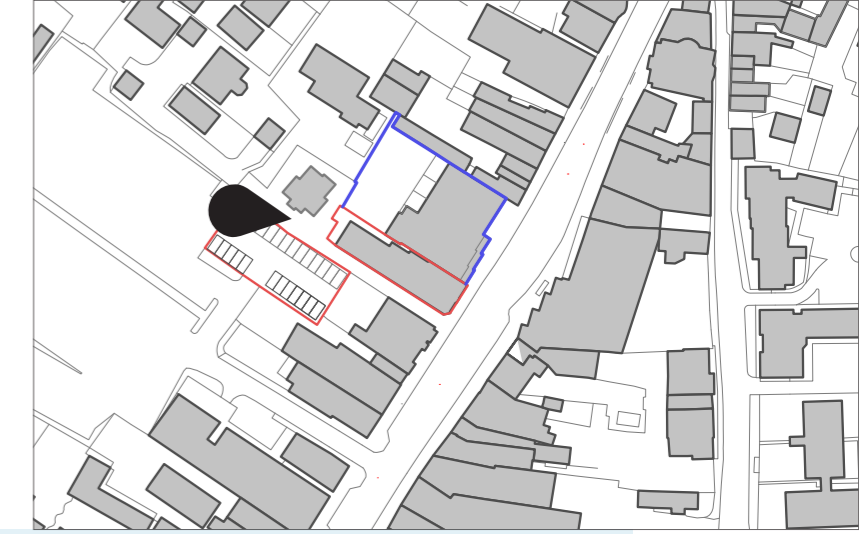
## 5.0 DESIGN PROPOSAL

### 5.14 STREET VIEW 3



## 5.0 DESIGN PROPOSAL

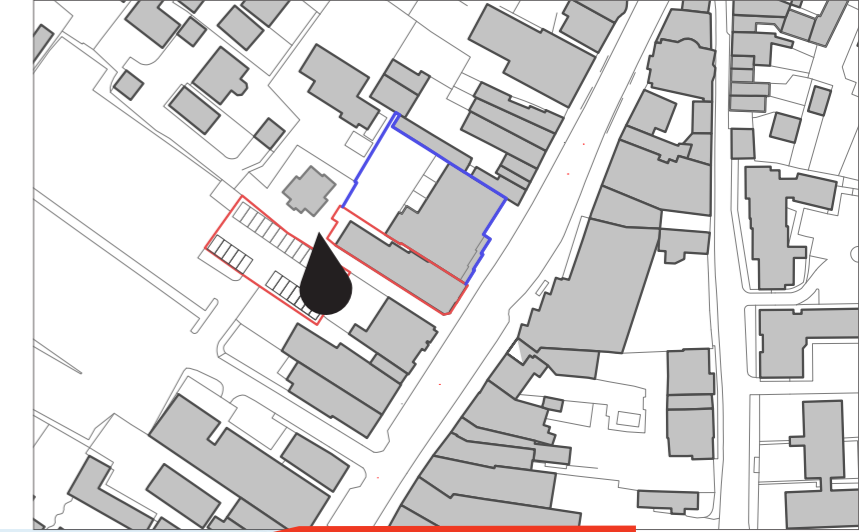
### 5.14 STREET VIEW 4





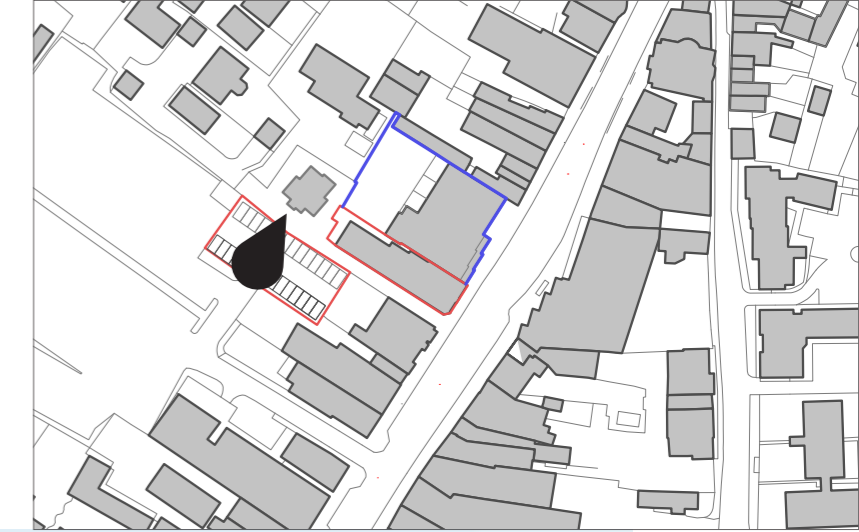
## 5.0 DESIGN PROPOSAL

### 5.14 STREET VIEW 5



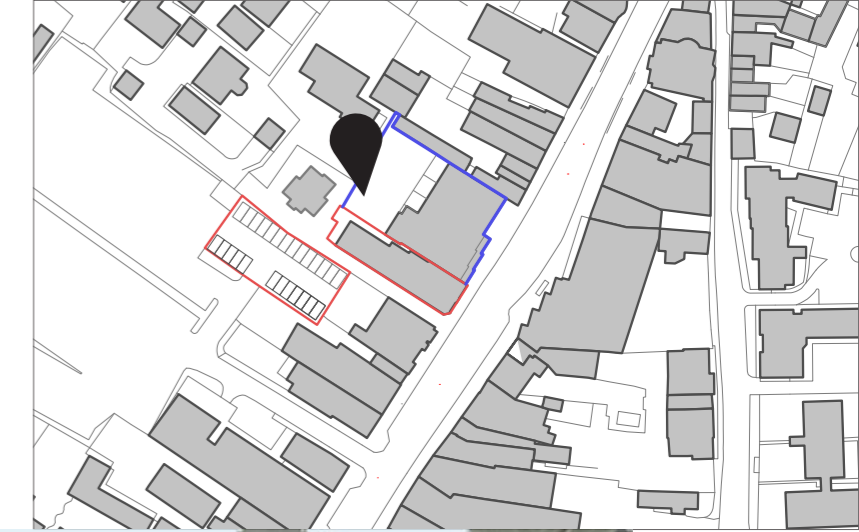
## 5.0 DESIGN PROPOSAL

### 5.14 STREET VIEW 6



## 5.0 DESIGN PROPOSAL

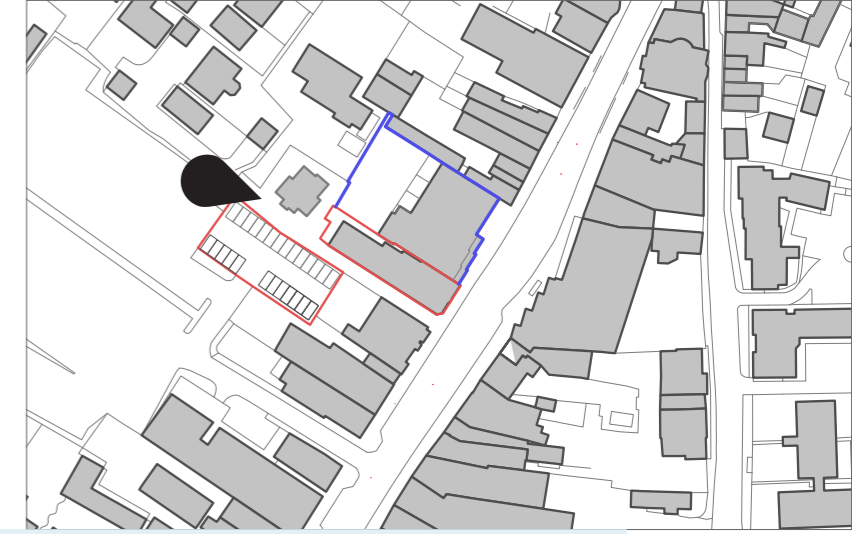
### 5.14 STREET VIEW 7



PLANNING APPLICATION 2

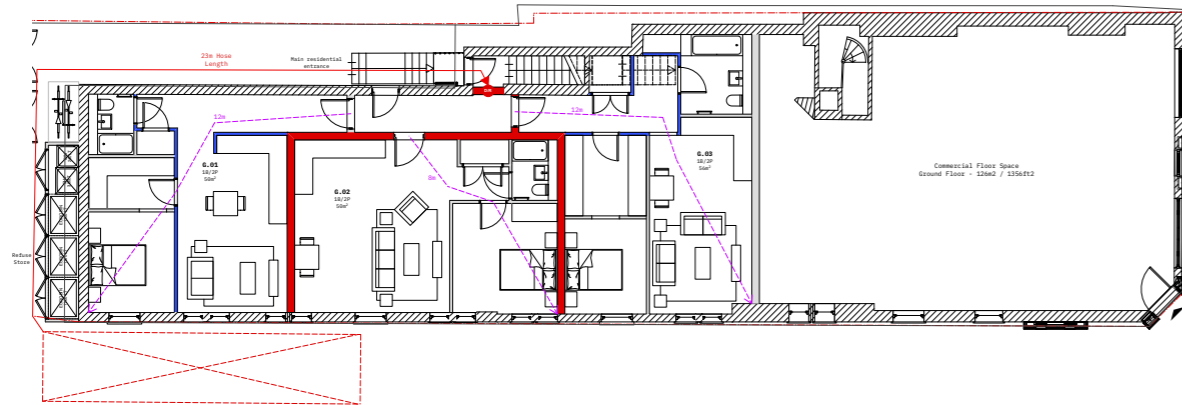
## 5.0 DESIGN PROPOSAL

### 5.14 STREET VIEW 8

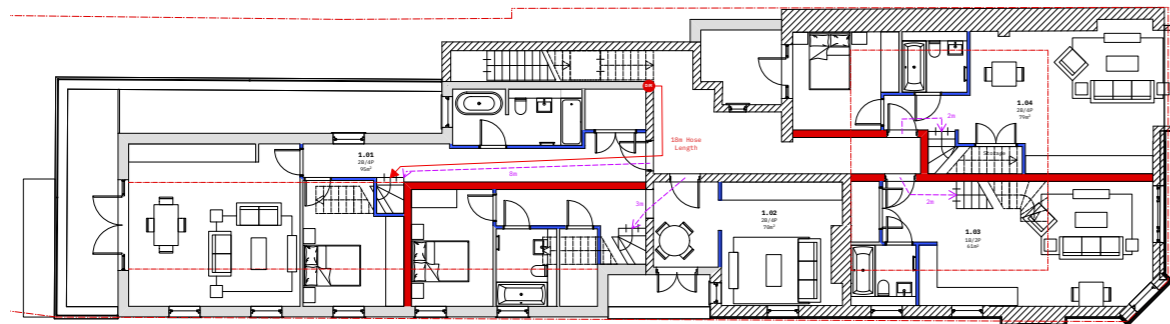


## 6.0 ACCESS

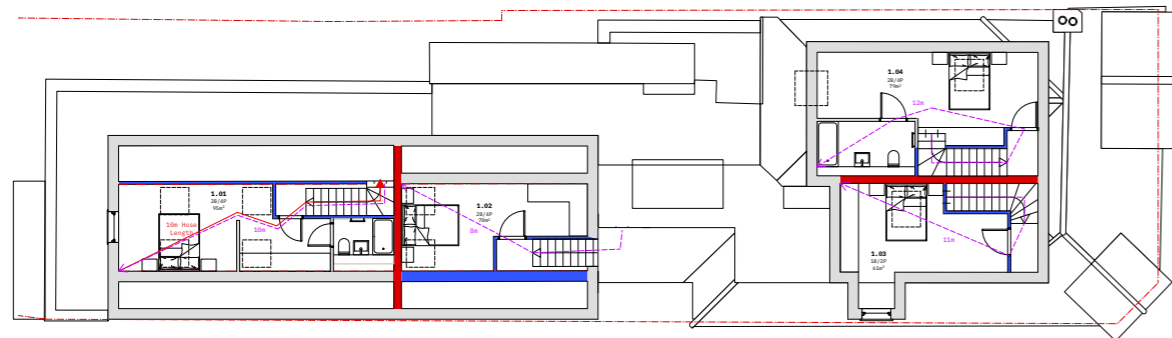
### 6.1 FIRE STRATEGY - PLANNING APPLICATION 1



GROUND FLOOR



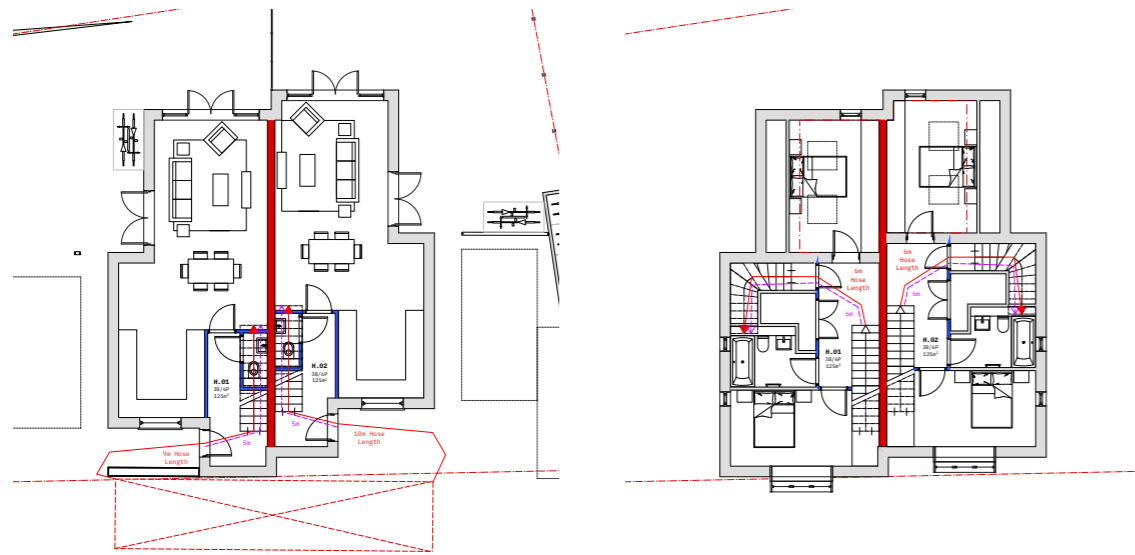
FIRST FLOOR



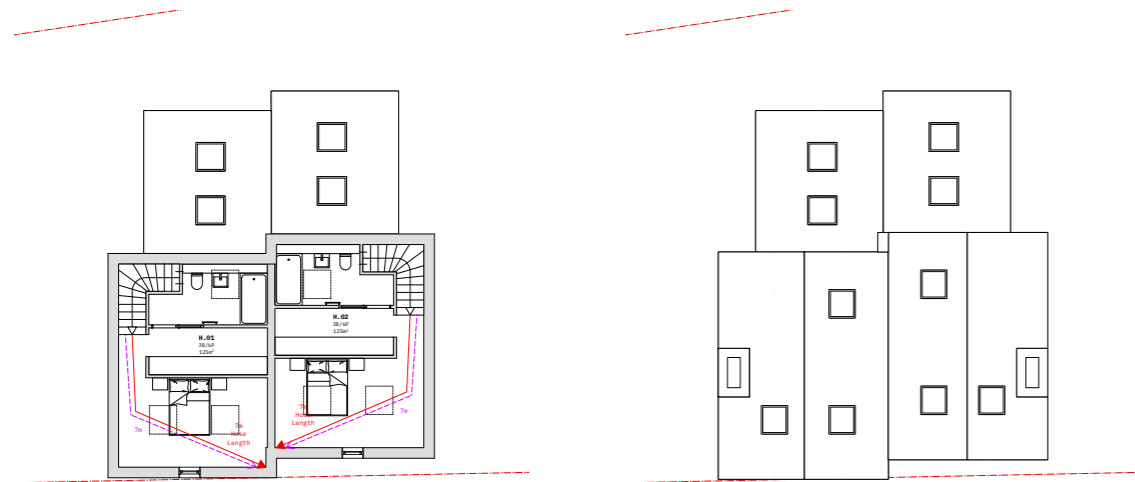
SECOND FLOOR

## 6.0 ACCESS

### 6.2 FIRE STRATEGY - PLANNING APPLICATION 2



### GROUND & FIRST FLOORS - HOUSES



### SECOND FLOOR - HOUSES

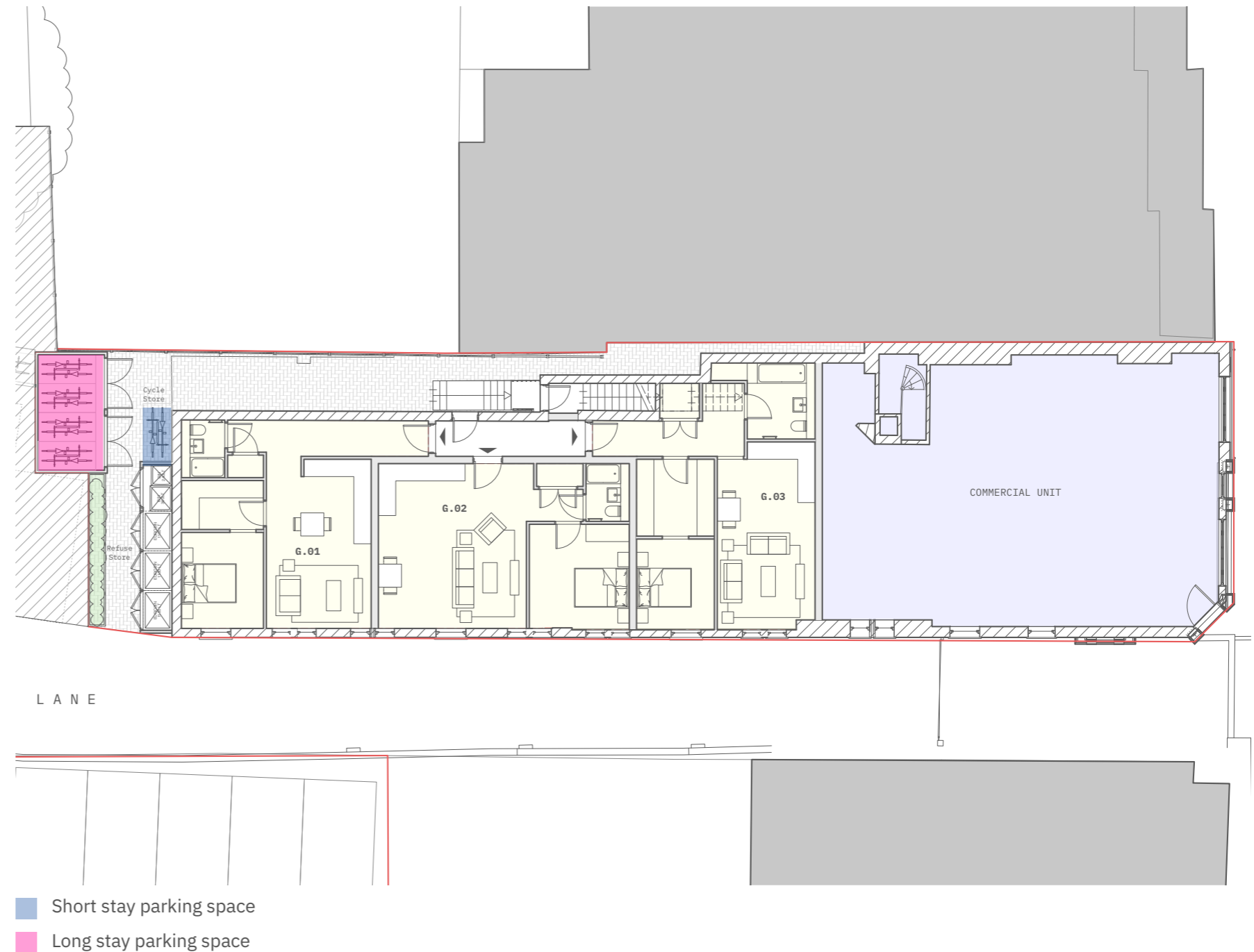
## 6.0 ACCESS

### 6.3 CYCLE STORE - PLANNING APPLICATION 1

- The refuse store is located to the rear of the existing building, situated as residents enter the building for ease of access and collection from the council.
- Commercial and residential uses will share refuse store. The store is accessed externally.
- In accordance with the residential cycle provision parking standards, the following is provided:
  - Long stay: 7 secure covered cycle spaces
  - Short stay: 1 cycle space
- The commercial unit will be provided 1 x long stay and 1 x short stay spaces.

### 6.4 REFUSE STORE - PLANNING APPLICATION 1

- According to Refuse and Recycling Advice Note for Developers provided by Basildon Council, the refuse for residential use is below:
  - 0-7 Properties with Shared Communal Areas:
    - 1 x 1100L Bin (General waste)
    - 1 x 1100 litre bin for Pink sacks, 1 x 240l bin for food, 1 x 360l bin for glass (Recycling waste)
- The above has been provided for the residential use, serving 7 units.
- The refuse store also provides 1 x 1100L Bin (General waste) for the commercial use.



## 6.0 ACCESS

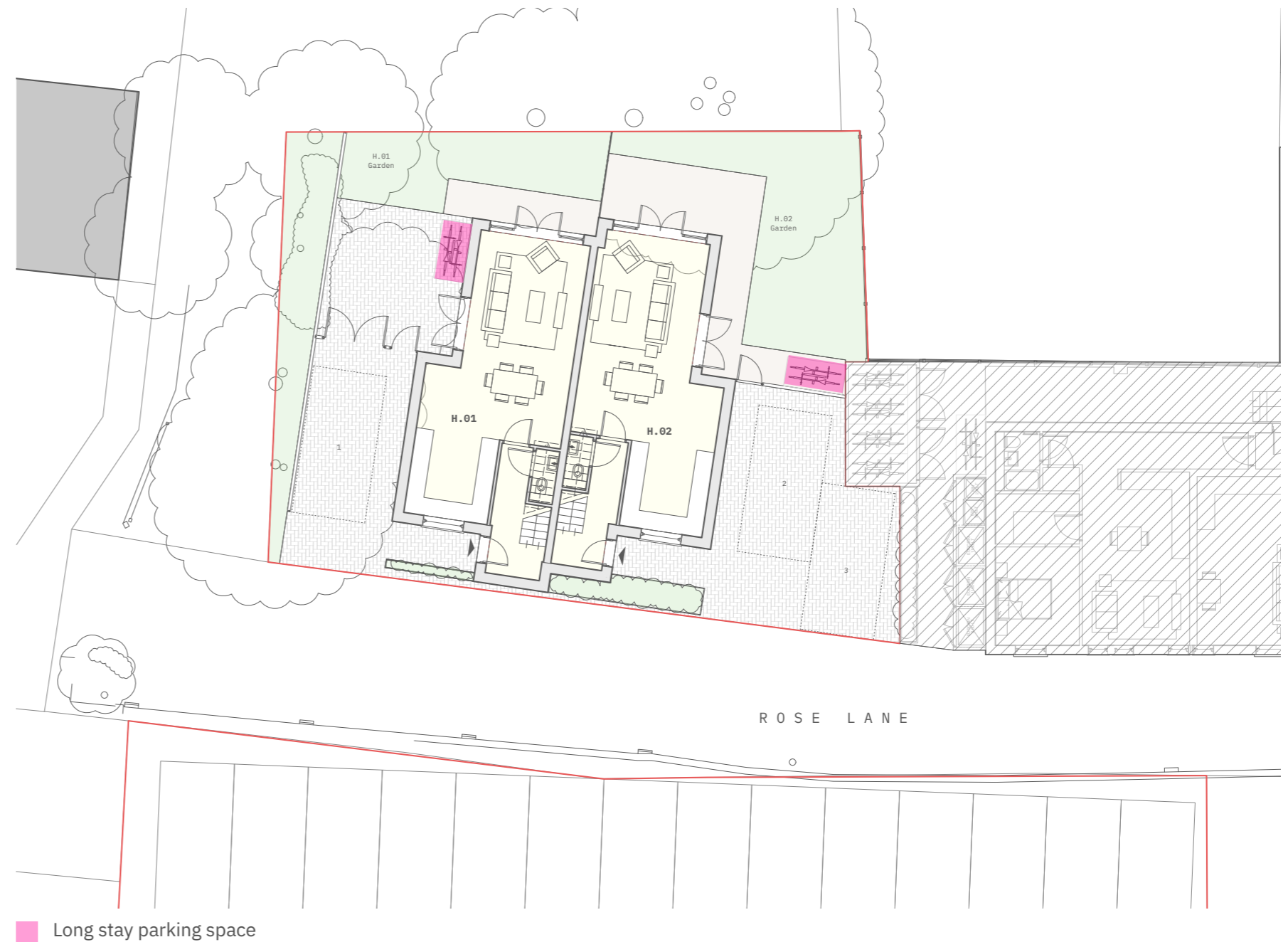
### 6.5 CYCLE STORE - PLANNING APPLICATION 2

The 2 houses at the rear of the site will be provided with 2 spaces each (4 total) within the curtilage of their gardens.

- The commercial unit will be provided 1 x long stay and 1 x short stay spaces.

### 6.6 REFUSE STORE - PLANNING APPLICATION 2

- The 2 houses are provided with 1 x general waste bin (770L), 1 x recycling waste bin (770L), 1 x orange box and 1 x internal caddy for each house.

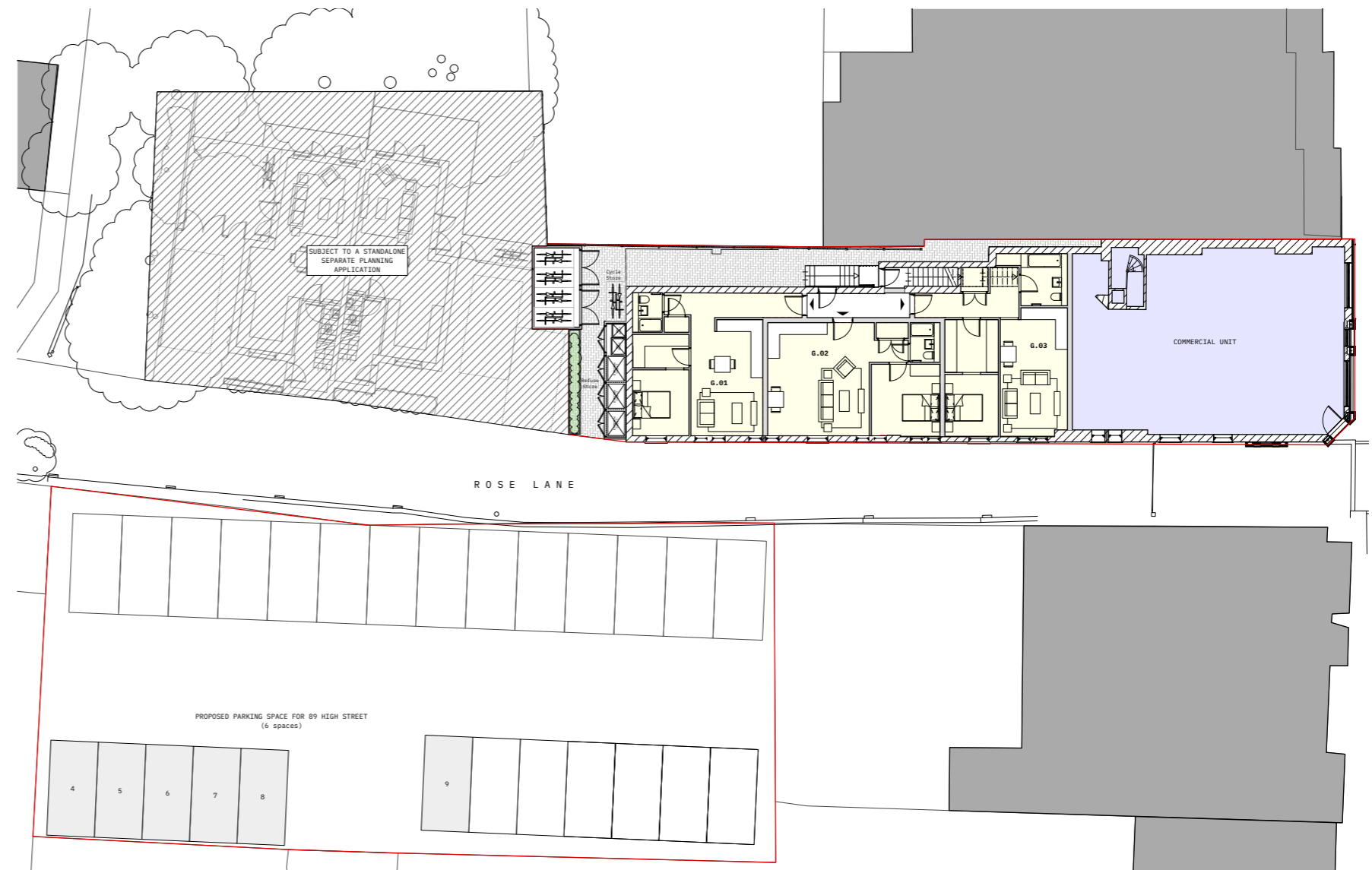




## 6.0 ACCESS

### 6.7 VEHICULAR PARKING PROVISION & SITE PLAN - PLANNING APPLICATION 1

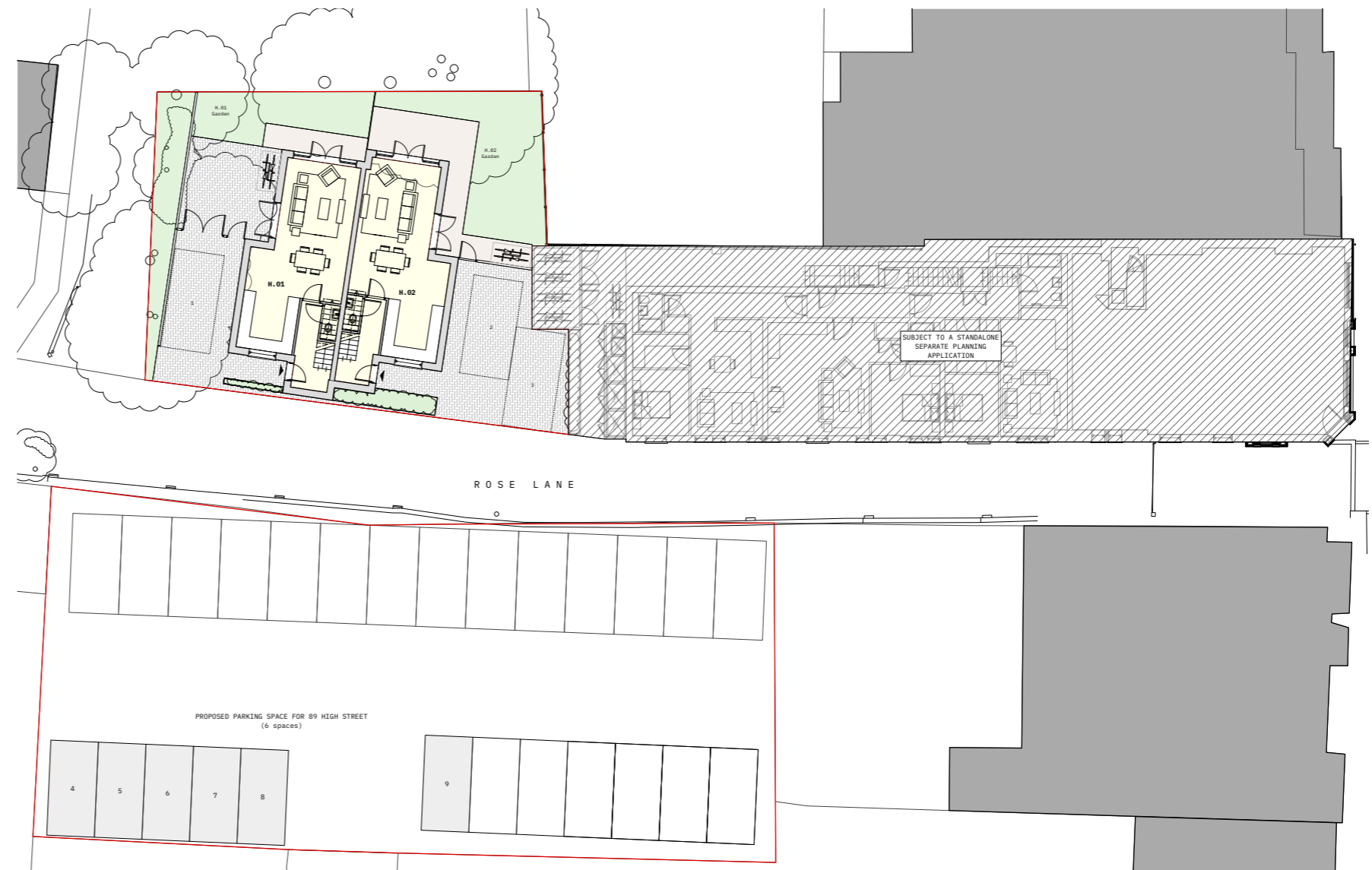
- Parking for the flatted scheme (Planning Application 1) will be located in the adjacent car park, also within the client's ownership and application curtilage.
- Across both applications, the combined site-wide provision will be 9 parking spaces.
- The remaining 20no. car parking spaces within the adjacent car park are allocated to residents of Squire House. Meaning there is currently 6no. spaces not allocated or being used to serve the two proposed developments.



## 6.0 ACCESS

### 6.8 VEHICULAR PARKING PROVISION & SITE PLAN - PLANNING APPLICATION 2

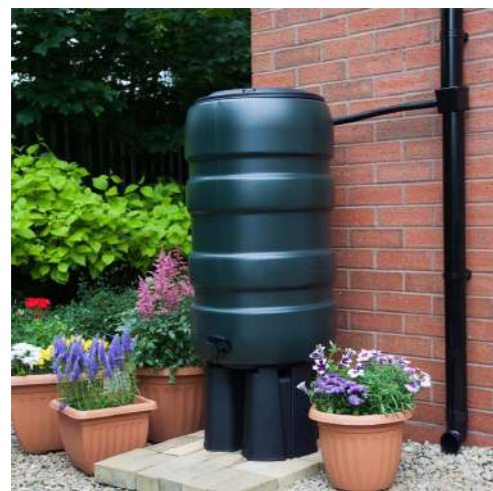
- Parking for the houses (Planning Application 2) will be located within the site boundary and in the adjacent car park, also within the client's ownership and application curtilage.
- Across both applications, the combined site-wide provision will be 9 parking spaces.
- The remaining 20no. car parking spaces within the adjacent car park are allocated to residents of Squire House. Meaning there is currently 6no. spaces not allocated or being used to serve the two proposed developments.



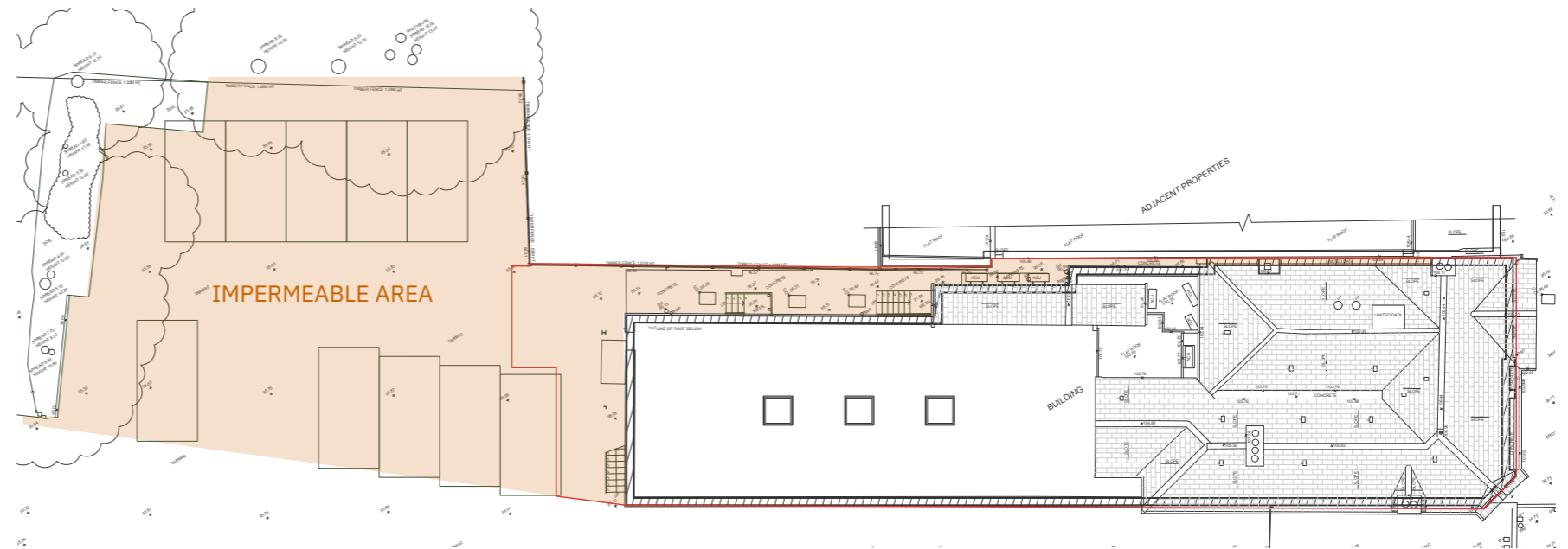
## 6.0 ACCESS

### 6.9 COMBINED SITE WIDE LANDSCAPING

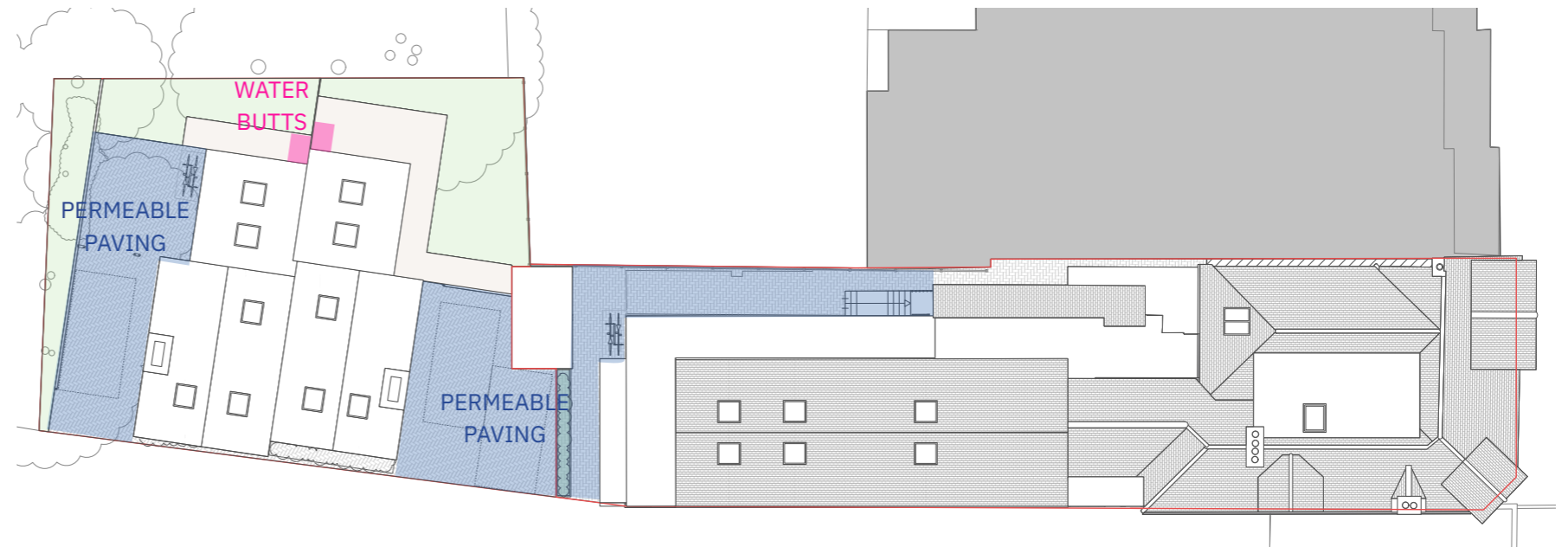
- Both applications have been designed to improve the current landscaping condition, to allow for better overall drainage and a positive solution for the future inhabitants.
- The existing combined site has 352m<sup>2</sup> of impermeable site area, where there is a tarmac car park.
- Both proposals combined will feature 144m<sup>2</sup> of permeable paving between the houses and the flatted scheme. There is also 73m<sup>2</sup> of grassed area proposed for the houses.
- The proposal will feature water butts, which collect rainwater to be reused. This sustainable approach allows the end users to adopt an eco-friendly solution to water usage.
- Given the site constraints associated with the flatted scheme (planning application 1), the majority of the landscape and permeability improvements will be delivered within the rear site as part of planning application 2. Notwithstanding, some of the existing hard standing within the flatted scheme will be replaced with permeable paving allowing for a betterment on both sites.



EXAMPLE OF A WATER BUTT



EXISTING SITE PLAN



INDICATIVE PROPOSED COMBINED SITE-WIDE LANDSCAPING PLAN

**T2S  
ARCHIT  
ECTURE  
LTD**