



**T2S
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LTD**

89 High Street
Billericay
Essex
Klara 89 Limited
Design & Access Statement
133_Design & Access Statement _ Rev B

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ARCHITECT

T2S ARCHITECTURE LTD.
LMF.302, THE LEATHER MARKET
WESTON STREET,
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RIGHT OF LIGHT & DAYLIGHT CONSULTANT

RIGHT OF LIGHT CONSULTING
BURLEY HOUSE
15-17 HIGH STREET, RAYLEIGH
ESSEX SS6 7EW



BILLERICAY NATIONAL RAIL STATION



BOTH APPLICATIONS SITE:
89 HIGH STREET
BILLERICAY

2

1

ST MARY
MAGDALEN
CHURCH

BILLERICAY
TOWN COUNCIL

CATER
MUSEUM

HIGH STREET

CHAPEL STREET

HIGH STREET



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1.0 INTRODUCTION

1.1 EXECUTIVE SUMMARY

- 1.1.1 89 High Street is in a prominent location in Billericay Town Centre. The underutilised rear of the site provides excellent potential for the redevelopment of the residential use whilst maintaining the existing commercial use to the street frontage.
- 1.1.2 A full design team has also been assembled to ensure that the proposals are fully investigated, technically achievable and viable.

1.2 CONTENT OF THIS SUBMISSION

- 1.2.1 T2S Architecture Ltd has produced this Design and Access Statement on behalf of 'The applicant', Klara 89 Limited, to supplement a two standalone full planning applications for the development at 89 High Street.
- 1.2.2 This Design & Access Statement has been submitted in relation to two separate standalone application for development within the same curtilage comprising:

Planning Application 1:

- 7 x flats, comprising 4 x 1B/2P, 1 x 2B/3P and 2 x 2B/4P units, and a retained 167sqm Class E commercial unit.

Description of Development:

Proposed partial change of use of the existing building from Class E to Class C3, with works including infill loft extension, introduction of south facing dormer and a 1.5-storey rear and upward extension to create 7 x self-contained C3 residential units; plus façade amendments to incorporate new windows; removal of ATM and reinstatement of front façade window; alongside associated landscaping, parking, and refuse storage.

1.2.3 Planning Application 2:

- 2 x 3B/6P semi-detached houses.

Description of Development:

Proposed removal of surface car park to enable the erection of 2 x semi-detached houses alongside associated landscaping, parking, and refuse storage.

Both applications will be delivered simultaneously and together will comprise a comprehensive redevelopment of the vacant brownfield site.

Further commentary on the site location, historical context, and proposal information, is provided later in this document.

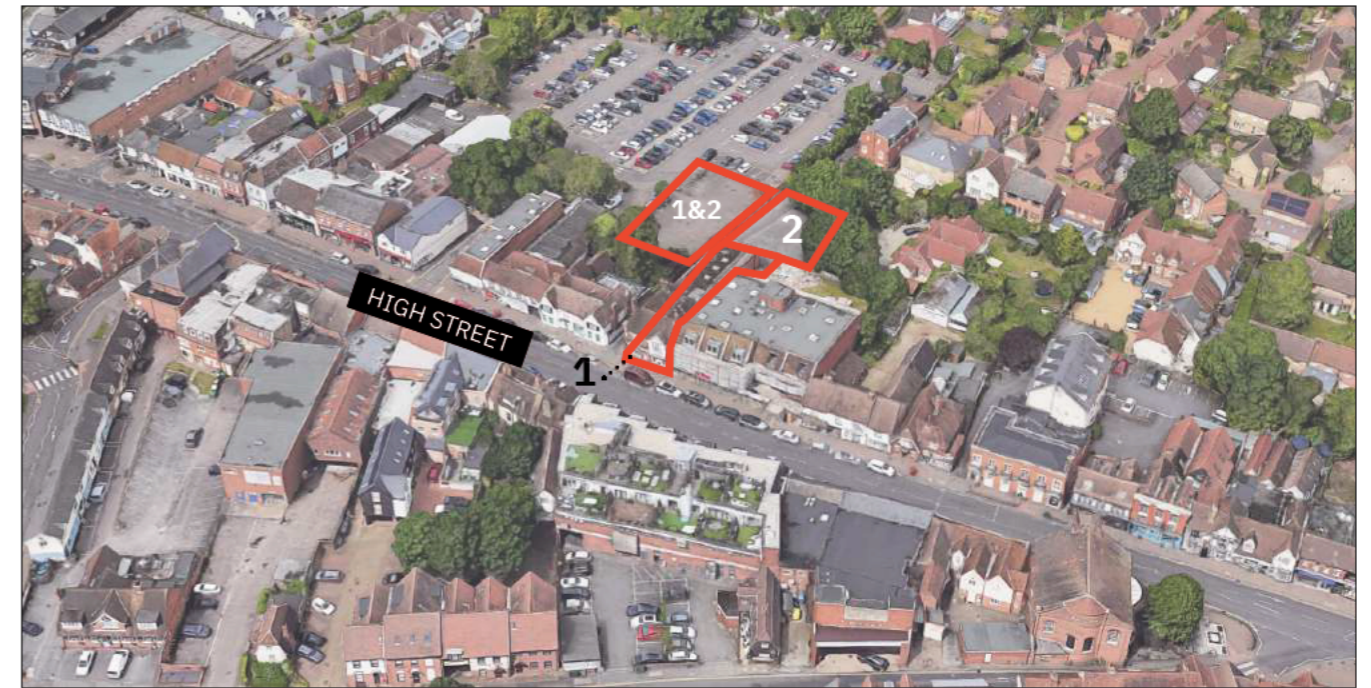


2.0 SITE DESCRIPTION

2.1 AERIAL VIEWS



NORTH VIEW



WEST VIEW



SOUTH VIEW



EAST VIEW

2.0 SITE DESCRIPTION

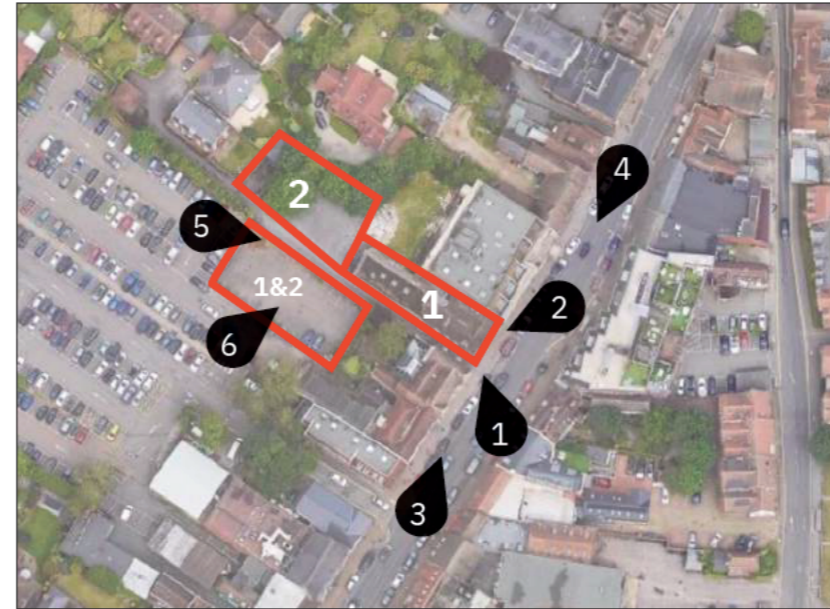
2.2 SITE LOCATION

- The address of the site is 89 High Street, Billericay, Essex, CM12 9AT.
- The site is situated within Billericay Town centre, on the high street serving the residents of Billericay, surrounded primarily by commercial uses along the street frontage, with residential to the rear. It is common for the commercial use at ground floor on the high street, to feature residential on floors above. The site is located within the Billericay High Street Conservation area and is not locally listed, but is identified as a building of Townscape Value that positively contributes to the character of the Conservation Area. The site is also not listed by Historic England.
- The entire site, roughly 727m², 0.07 ha, is currently unoccupied. The demise for planning application 1 is 409m² (0.04 ha), and 318m² (0.03 ha) for planning application 2.
- The building was last used as a Lloyds Bank, which closed in 2022. The class use of the building is Use Class E(c)i for Financial Services. The rear of the site was used as a car park and consists of an open tarmac area, providing 11 parking spaces. Both applications and their redlines also include the neighbouring surface car park to the rear of 91 High Street where 6 x un-utilised car parking spaces will be allocated to the proposed developments. The adjacent car park is also within the applicant's ownership.
- The development proposals comprise two separate standalone planning applications.

The first application comprises the extension of the existing building to improve the current usable area and to incorporate 7 residential units whilst maintaining the commercial use.

The second application comprises the erection of 2no. 3-bed houses in the rear of the site with associated parking and landscaping.

2.3 EXISTING STREET VIEWS



1



2



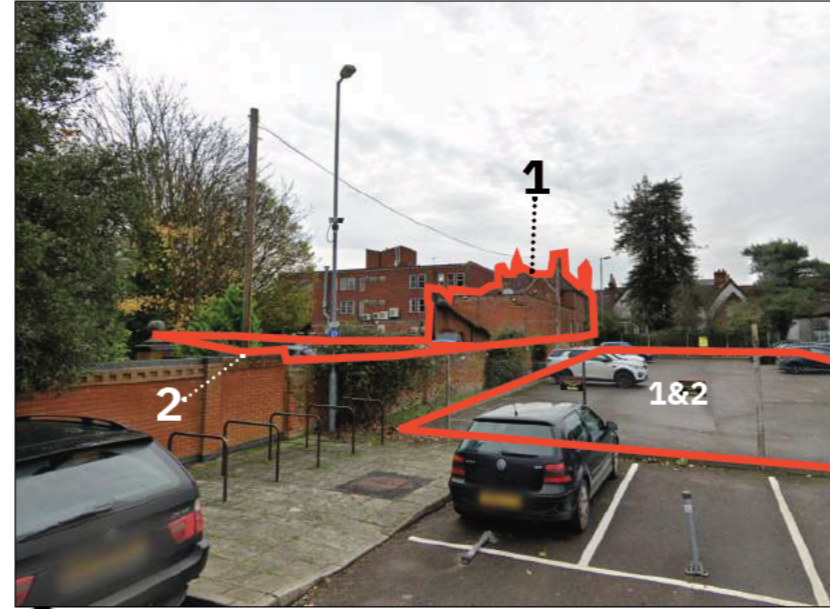
3

2.0 SITE DESCRIPTION

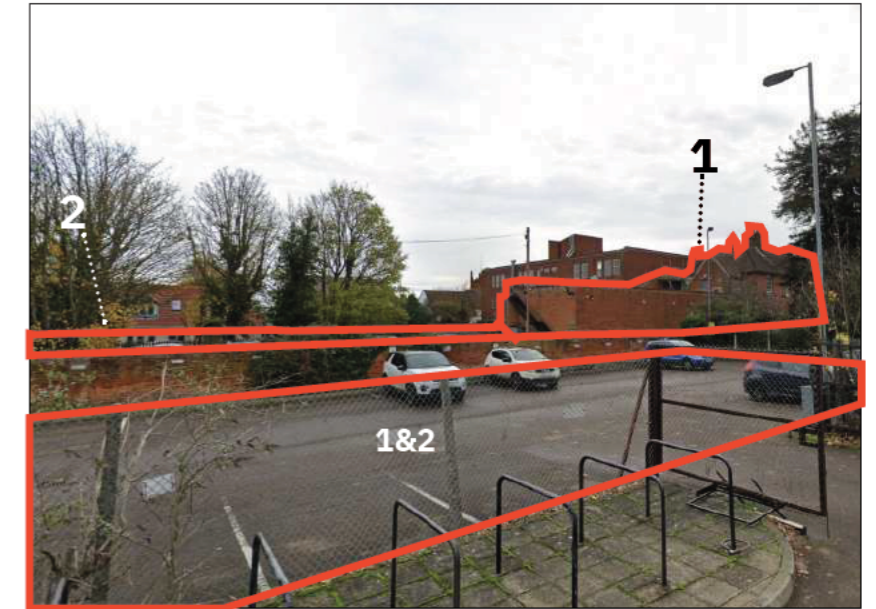
2.3 EXISTING STREET VIEWS



4



5



6

2.0 SITE DESCRIPTION

2.4 BILLERICAY HISTORY

- Whilst the origin of Billericay's name is unknown, there is recording of the town as 'Byllyrica' in 1291. There is evidence of occupation in the Bronze and Iron Ages, as well as Roman occupation.
- Billericay was a part of the hamlet of Great Burstead for centuries, prior to the Norman Conquest. The town established itself independently during the 13th and 14th centuries as travellers would stop overnight in the many inns, on their way to Canterbury.
- A chapel was built in 1342 to facilitate a priest that would not have to travel to Great Burstead. This later became the parish church of St Mary Magdalen.
- Billericay expanded during the Georgian period, with a lot of the existing buildings still reflecting features of the building from this time. The town now has 59 listed buildings to boast, which are represented publicly in the Cater Museum.



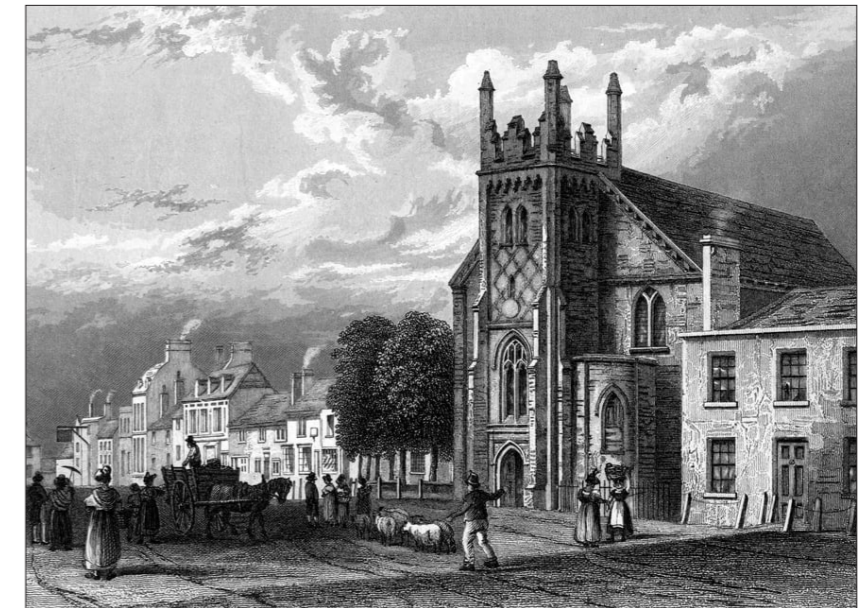
Historic Map of Billericay



Historic Map of Billericay



Chantry House, c.1960



St Mary Magdalen's Church, drawing, 1833

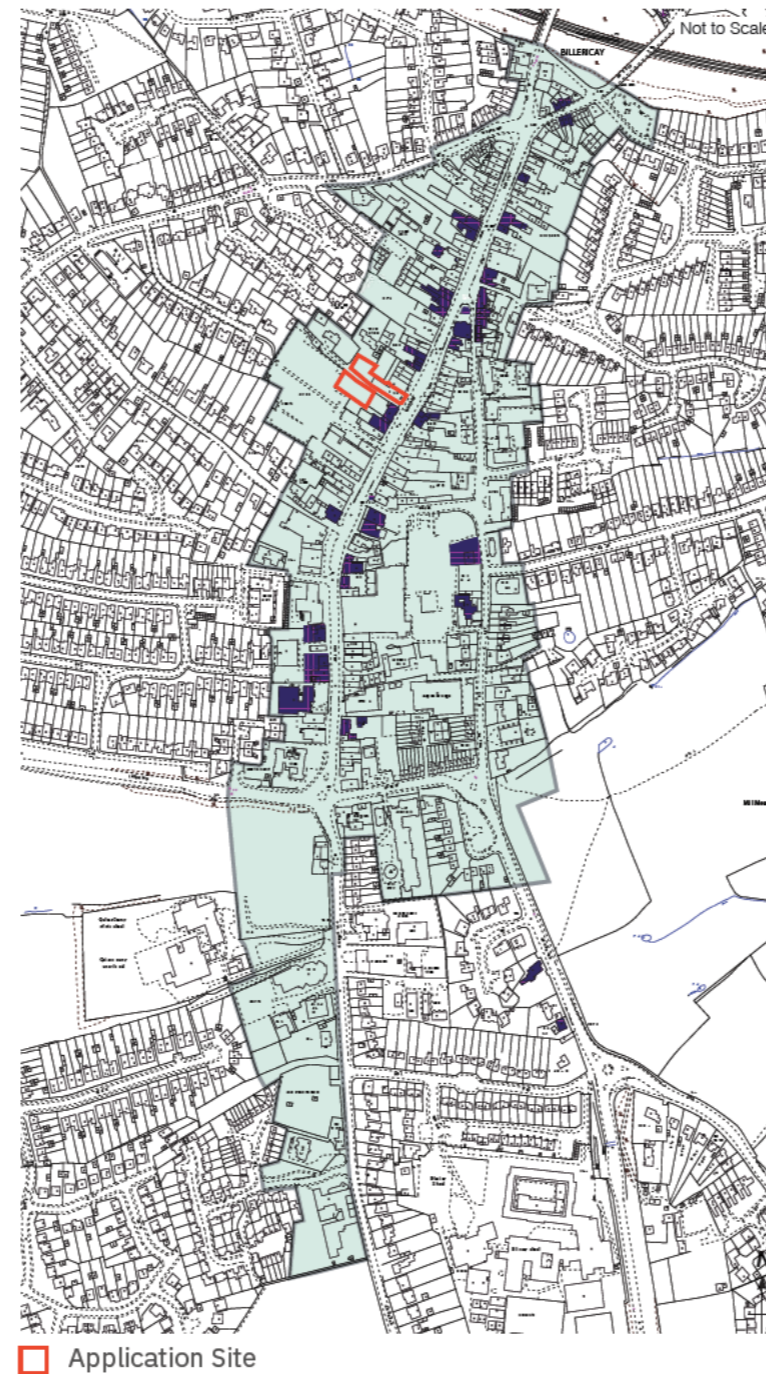
2.0 SITE DESCRIPTION

2.5 CONSERVATION AREA

- The site is situated within the Billericay Conservation Area, designated in 1969 in order to preserve the area including buildings of specific architectural and/or historic interest.
- Billericay is comprised of historically, a small Roman town, a medieval and post-medieval market town. Most of the original street layout is still apparent, from the development of the town throughout the Medieval period.
- The high street is sat at the highest point of the local area, with land sloping away on either side. Traditionally, the buildings are under 3 storeys, with features of timber frames with cross wings. Most of the buildings with these original features are listed.
- St Mary Magdalen Church is a prominent landmark within the conservation area, beginning a group of listed buildings featuring the Essex weatherboarding materiality.

BUILDING TYPOLOGY

- The oldest surviving buildings are timber framed and plastered. These buildings typically feature jettied cross wings, especially on the gable frontage to the high street, and feature a red tile.
- Red brick became prominent as a material choice in the 18th century. Form is maintained at mostly 2 storeys, with the attic space utilised for accommodation.
- Traditional sash windows, inset from the facade by 100mm are favoured, typically featuring narrow glazing bars splitting the window into six over six or eight over eight.
- Roofs are typically tiled in the conservation area, with Welsh slate becoming more common towards the end of the 18th century.



TYPICAL JETTIED TIMBER FRAME



63 HIGH STREET FEATURING 8X8 SASH WINDOWS AND RED BRICK TO FRONT ELEVATION

2.0 SITE DESCRIPTION

2.6 LISTED BUILDINGS IN CLOSE PROXIMITY

- There are two Grade II listed buildings in close proximity (within 20m from the front elevation) to the application site that require specific attention.
- The details are as follows:
 - Historic England List Entry No: 1338405
 - Date listed: 6th Jan 1975
 - Address: 93-95 High St, Billericay CM12 9AS
 - Details of the listing: GV II A C18 timber-framed and plastered building adjoining the south end of No 91. Altered in the C19 end later. Renovated in the C20. Two storeys. five window range, double-hmw sashes with glazing bars. The ground storey has a cart entrance at the north end and two C20 shop fronts. Roof tiled (C20).

Historic England List Entry No: 1122227
Date listed: 6th Jan 1975

Address: 75-79 High St, Billericay CM12 9AS
Details of the listing: A C18 timber-framed and plastered house with later alterations. Now faced with roughcast on the upper part and weatherboarding on the base. 2 storeys. 1:2:1 window range, casements with glazing bars. The centre part, of 2 window range is raised slightly and has a cart entrance. The wings have small C20 shops. Roof tiled (C20).



93-95 HIGH STREET (BLUE) & APPLICATION SITE (RED)



93-95 HIGH STREET (BLUE) & APPLICATION SITE (RED)



75-79 HIGH STREET (BLUE) & APPLICATION SITE (RED)



75-79 HIGH STREET (BLUE) & APPLICATION SITE (RED)

2.0 SITE DESCRIPTION

2.7 LISTED BUILDINGS ON THE HIGH STREET



46 HIGH STREET



ST MARY MAGDALEN CHURCH



72 HIGH STREET



74 HIGH STREET



75-79 HIGH STREET

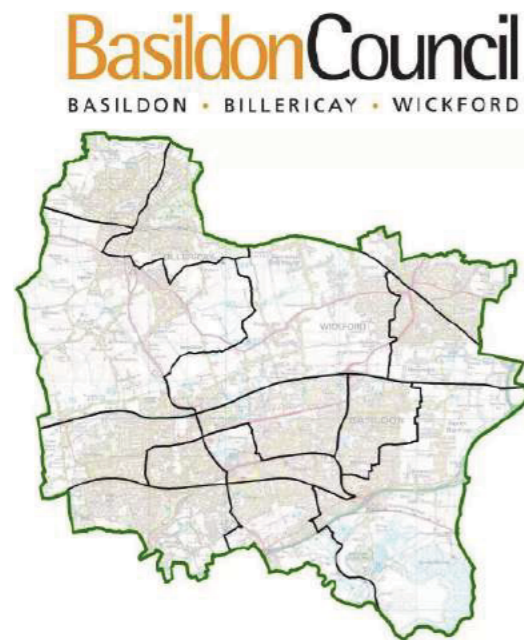


93 & 95 HIGH STREET

2.0 SITE DESCRIPTION

2.8 SITE CONTEXT

- The combined site is located within Basildon Council, in Essex.
- Basildon is bounded by Thurrock to the south, Castle Point to the east, Brentwood to the west and Chelmsford to the north.
- Within the Basildon Council, the site is located within the ward of Billericay East.



LONDON BOROUGH OF HACKNEY WARD MAP

2.9 TRANSPORT NETWORKS

- The proposed site is an 8 minute walk (0.3 miles) from Billericay National Rail Station, served by Greater Anglia railway. The station provides access into London Liverpool Street in 32 minutes, running every 20 minutes during the day. The station also provides access to Southend Victoria in 29 minutes, running every 20 minutes also.
- First Bus also provides the site with regular bus transportation. The closest bus stop is a 2 minute walk from the site. The high street is served by routes 9, 251, 256, 300, 561 and 625 by First Bus and 12, 45, 46, 50 by NIBS Services.



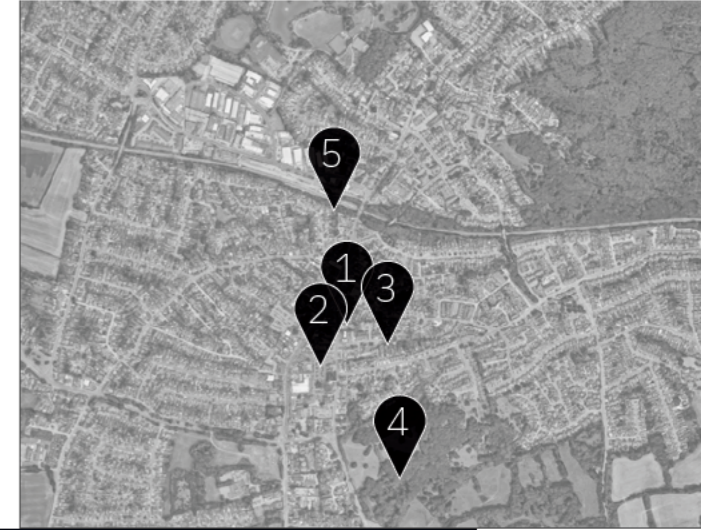
BILLERICAY RAIL STATION IS LOCATED ON THE GREATER ANGLIA ROUTE



BILLERICAY BUS ROUTES

2.0 SITE DESCRIPTION

2.10 AREAS OF LOCAL INTEREST



1 ST MARY MAGDALEN'S CHURCH



2 CATER MUSEUM



3 CHANTRY CENTRE AND TOWN COUNCIL



4 MILL MEADOWS NATURE RESERVE



5 BILLERICAY RAIL STATION

2.0 SITE DESCRIPTION

2.11 EXISTING MATERIALS OF SURROUNDING BUILDINGS



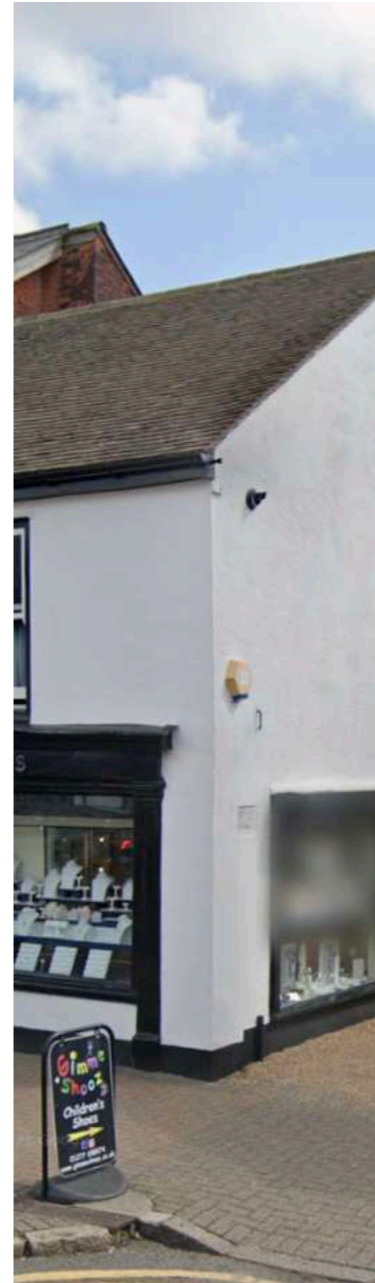
RED BRICK



SASH WINDOWS



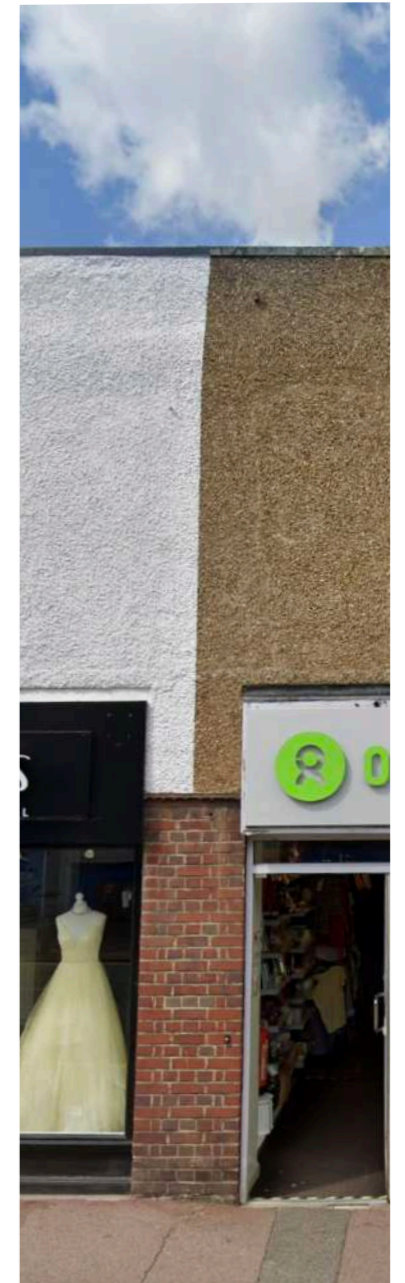
HORIZONTAL
WEATHERBOARDING



WHITE RENDER



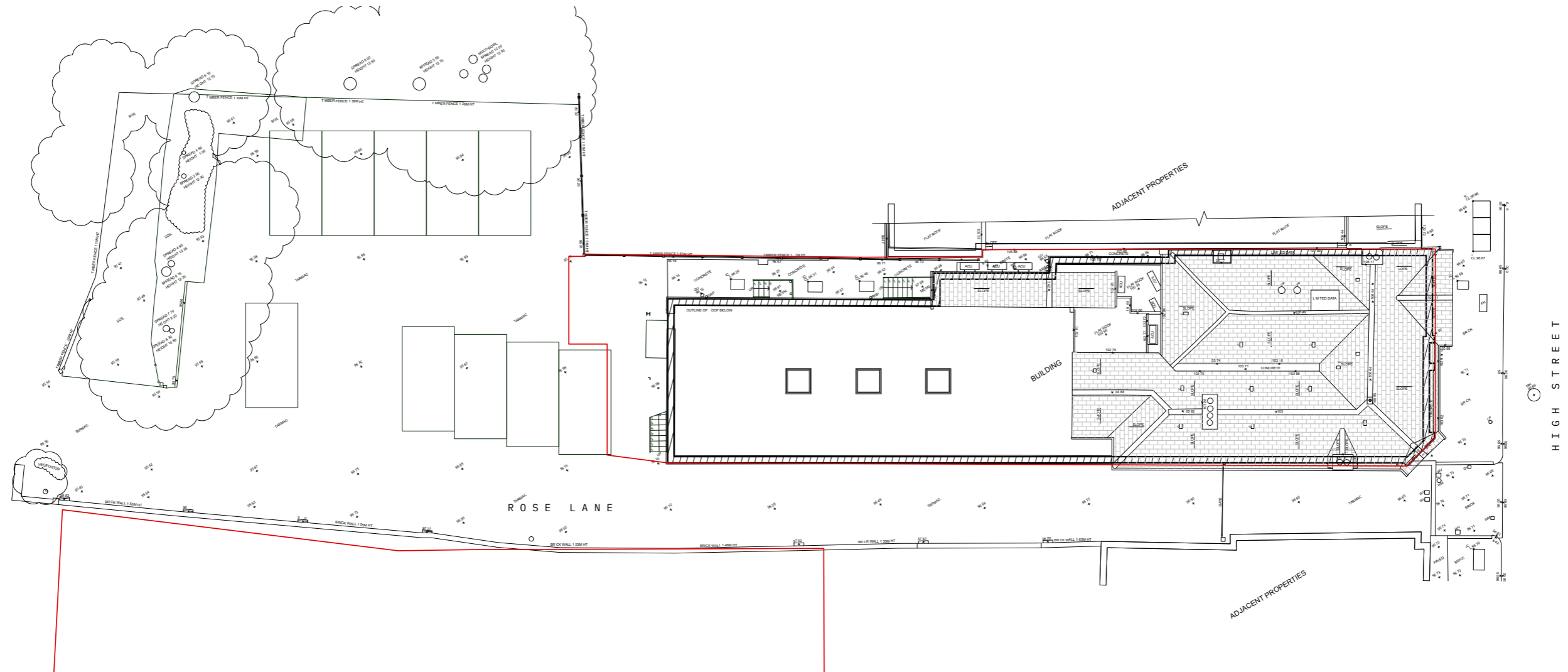
TUDOR BOARDING



PEBBLEDASH

2.0 SITE DESCRIPTION

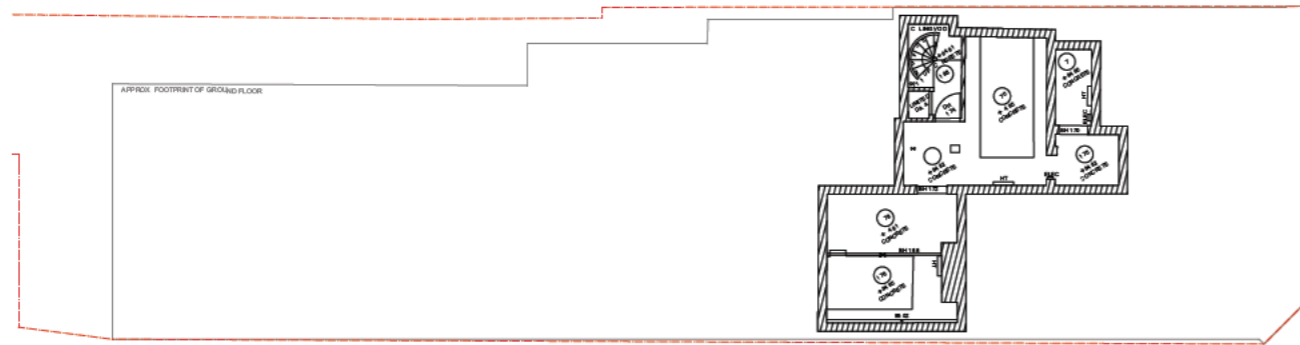
2.12 EXISTING SITE PLAN



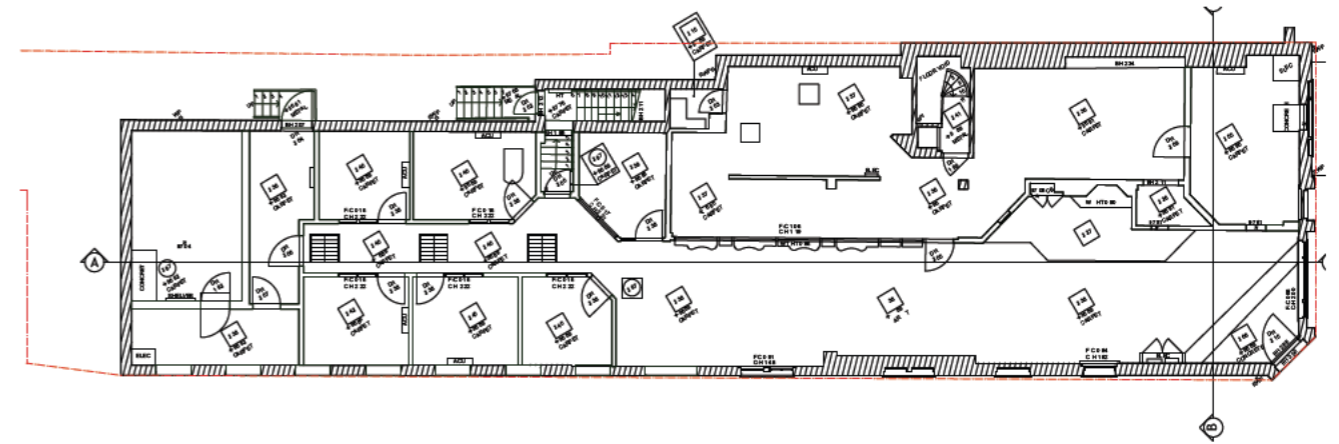
EXISTING BASEMENT PLAN

2.0 SITE DESCRIPTION

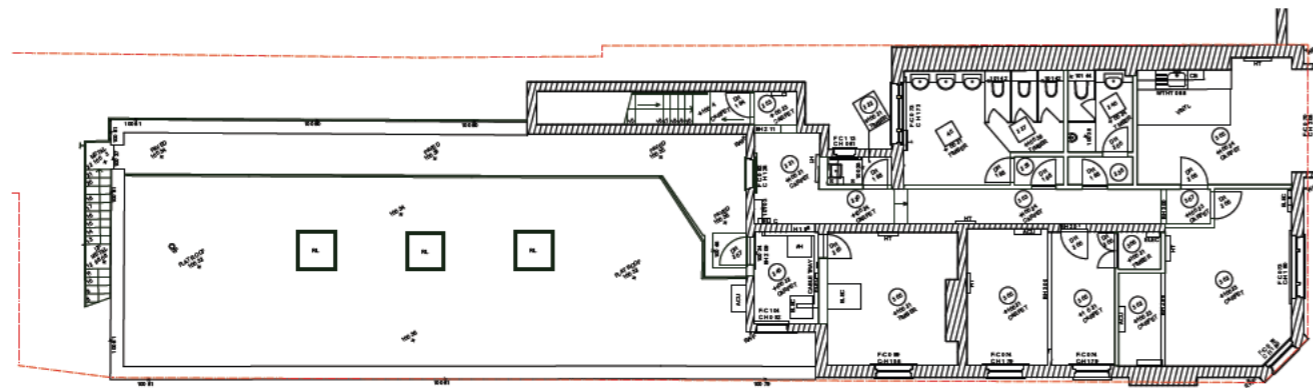
2.13 EXISTING PLANS



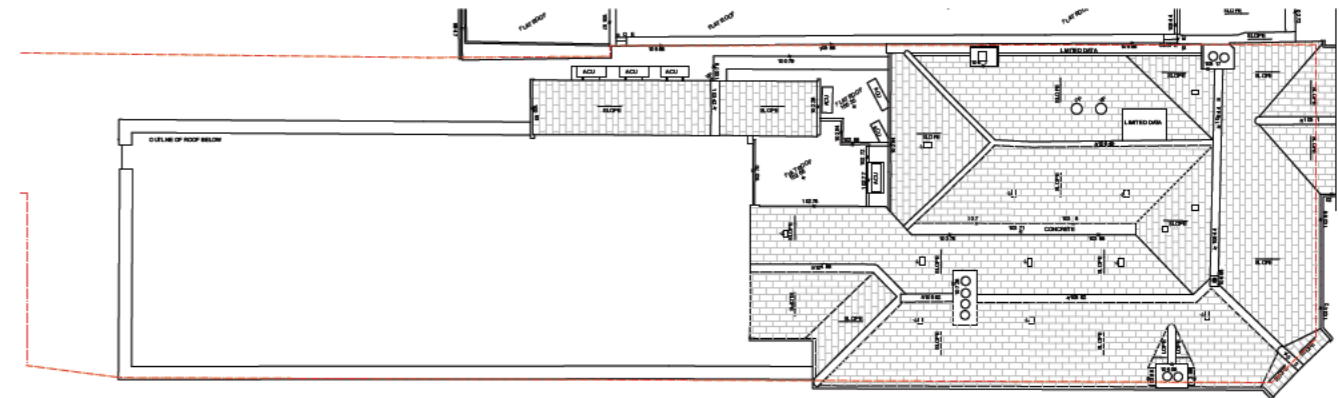
EXISTING BASEMENT PLAN



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING ROOF PLAN

2.0 SITE DESCRIPTION

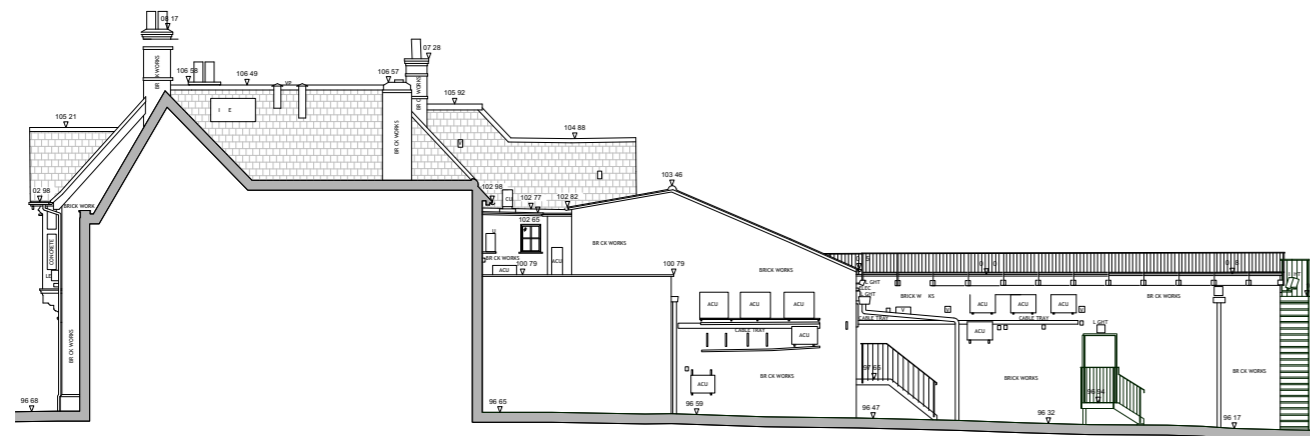
2.14 EXISTING ELEVATIONS



EXISTING EAST & WEST ELEVATIONS



EXISTING SOUTH ELEVATION

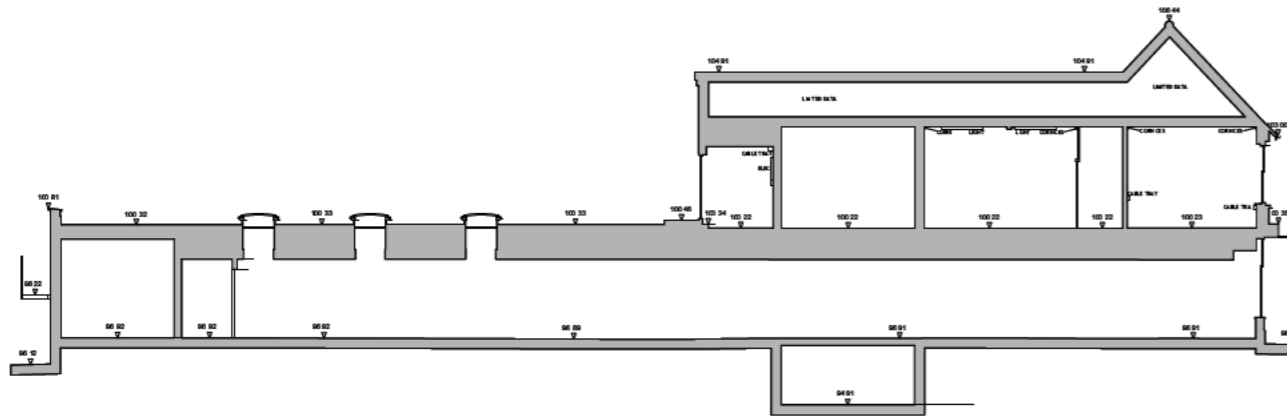


EXISTING NORTH ELEVATION

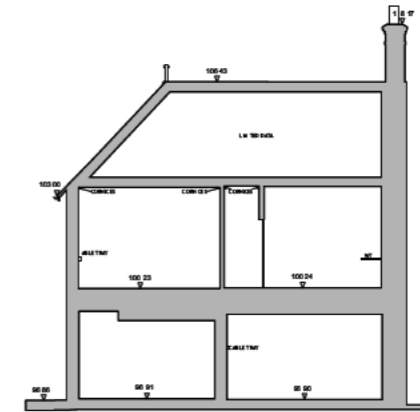


2.0 SITE DESCRIPTION

2.15 EXISTING SECTIONS



EXISTING SECTION A



EXISTING SECTION B



3.0 PLANNING HISTORY

3.1 LOCAL PLANNING APPLICATIONS

- The local area has been subject to a number of planning applications/permissions.

- The following are in local vicinity of the site, along Billericay High Street:

Ref: 22-00776-FULL

Address: Halifax, 110 High Street, Billericay, CM12 9BY

Description: Refurbish ground floor and insert new shop front for retail or office accommodation (Use classes E(c)(i), E(c)(ii), E(c)(iii), E(a), E(g)(i)), construct rear extension, remove second floor plant room and construct second floor in new roof to provide three 1 and 2 bedroom residential flats (C3(a) use)

Decision: Granted

Date: 22nd May 2023

Ref: 21-01029-FULL

Address: 111 High Street, Billericay, CM12 9AJ

Description: Construction of a first floor rear extension to existing flat roof at rear and the conversion of the first floor of the existing building, to provide 2 x 3-bedroom dwellings.

Decision: Granted

Date: 11th Jan 2022

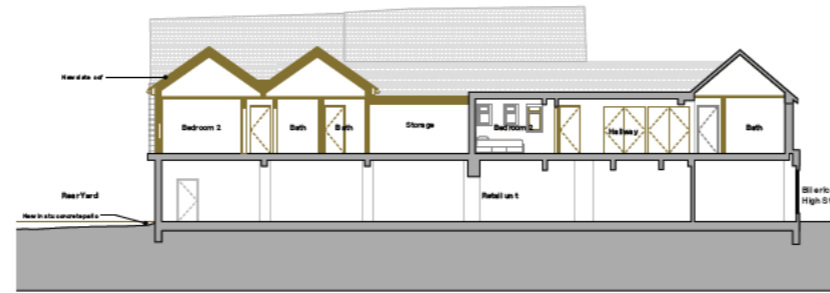
Ref: 22-00530-FULL & APP/V1505/W/22/3308132

Address: Squire House, 81-87 High Street, Billericay, CM12 9AS

Description: Front extension and facade upgrades to ground floor retail units plus partial change of use of rear parts of ground floor retail units (Class E) to provide 3 residential dwellings (2x1-bed and 1x2-bed)

Decision: Granted at Appeal

Date: 28th September 2023



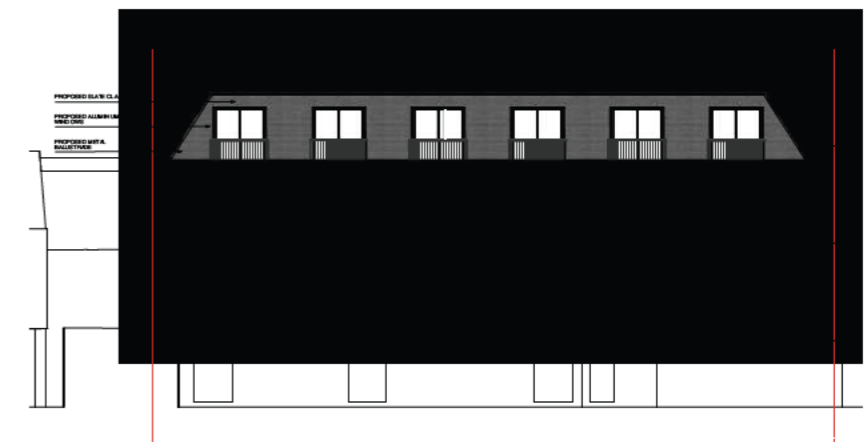
Ref: 22-00776-FULL. Proposed Section



Ref: 22-00530-FULL & APP/V1505/W/22/3308132. Proposed Front Elevation



Ref: 21-01029-FULL. Proposed Photo montage



Ref: 22-00530-FULL & APP/V1505/W/22/3308132. Proposed Rear Elevation

3.0 PLANNING HISTORY

3.2 PLANNING HISTORY OF THE SITE

The site has been subject to a few planning applications dating back to 2008. The applications have been minor in nature and refer to signage or alterations to the use to better the condition of the bank.

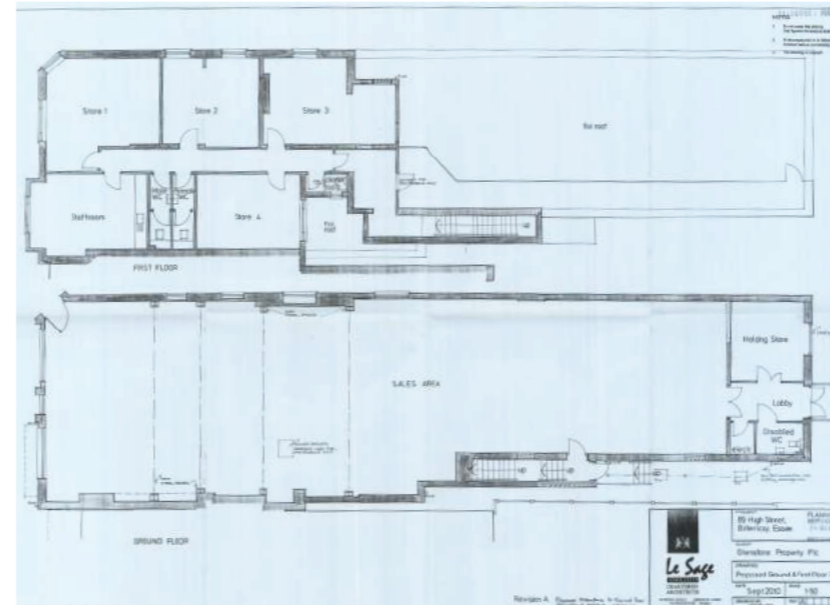
Applications are detailed as follows:

Ref 08/00683/ABAS
Replacement signage to bank
 Decision: Granted
 Date: 20th May 2008

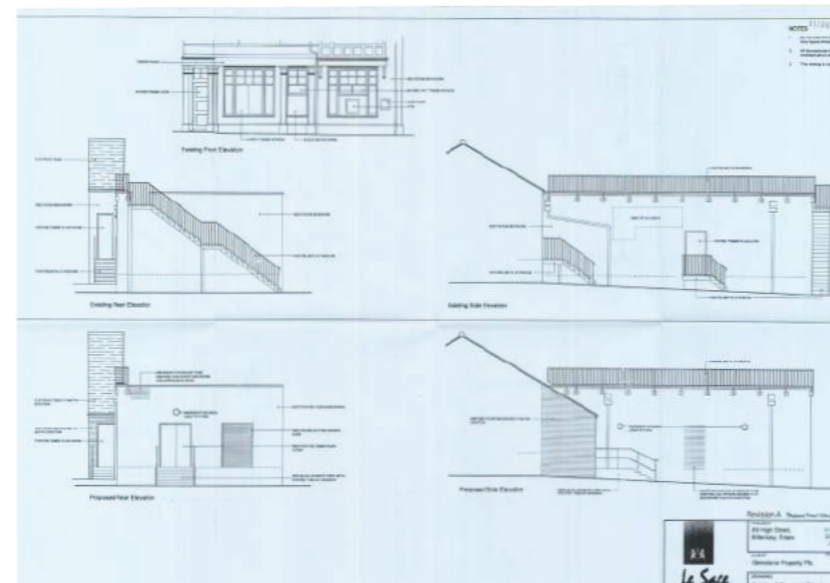
10/01162/FULL
Change of use to retail, new shopfront and single storey side/rear extension
 Decision: Refused
 Date: 30th December 2010

11/00002/FULL
Change of use to retail together with single storey rear extension and alterations
 Decision: Granted
 Date: 21st February 2011

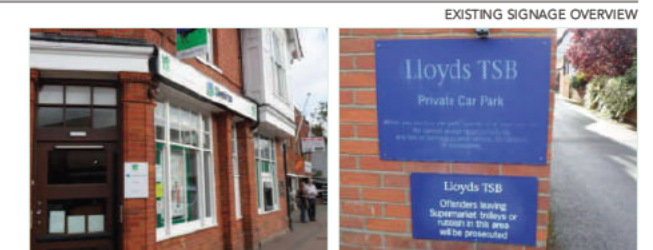
13/00225/ABAS
Replacement signage to include: Item: 1 Non illuminated built up letters (mounted shallow folded panel), Item: 2 Externally illuminated projecting sign, Item: 3 Non illuminated nameplate, Item: 4 Reverse applied vinyl, Item: 5 Non illuminated car park signage, Item: 6 Non illuminated car park signage, Item: 7 Non illuminated letter box signage
 Decision: Granted
 Date: 20th May 2013



Ref. 11/00002/FULL. Proposed Plans



Ref. 11/00002/FULL. Existing & Proposed Elevations



Ref. 13/00225/ABAS. Existing & Proposed Signage to Bank

3.0 PLANNING HISTORY

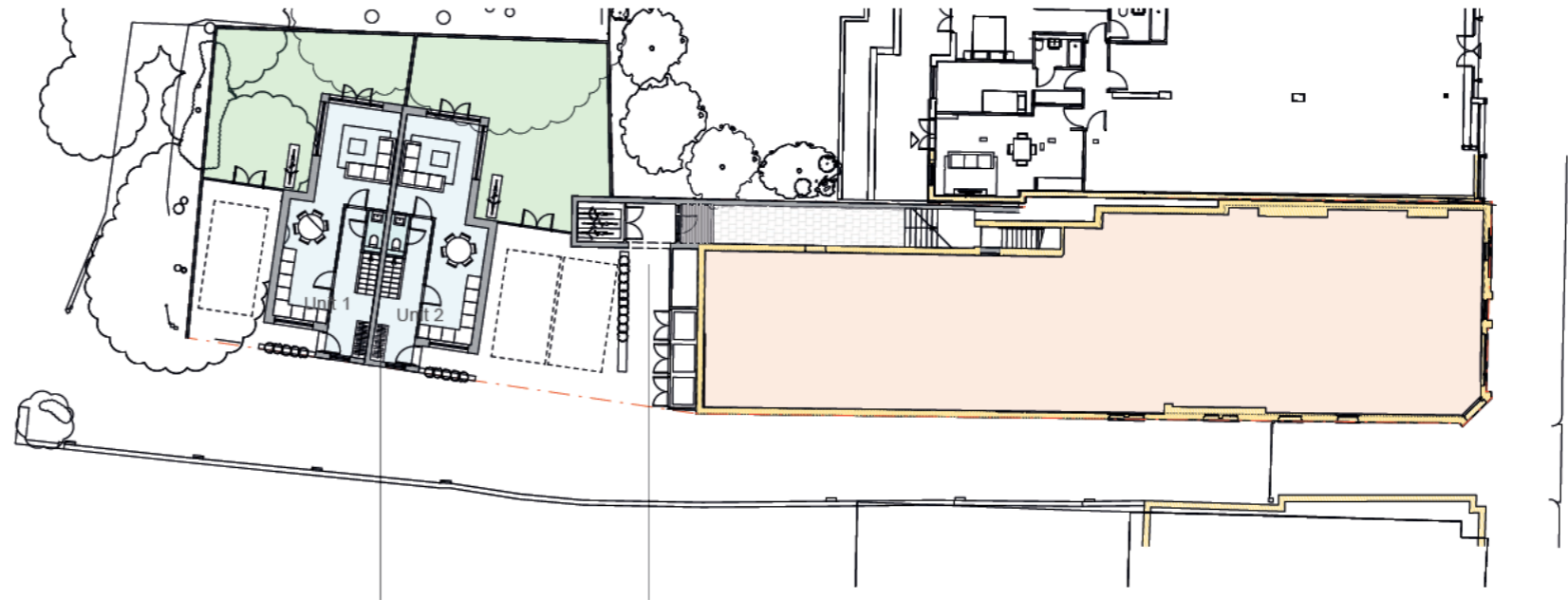
3.3 PRE-APPLICATION HISTORY

The client sought pre-application advice from the council in August 2023. There was a collaborative discussion between the officer and the client which resulted in the proposals to the right.

The scheme was generally deemed acceptable in terms of form, massing, scale and met local requirements. The officer deemed that further work would be required to the proposed materials prior to the submission of a full planning application.

Weatherboarding is characteristic of the nature of buildings in Billericay, alongside the use of brick. The officer was keen to link the representation of the materials between the main building and the houses at the rear, as emanated through their gabled frontages.

There was also attention drawn to the proposed window condition, with traditional sash windows preferred to the main building. Should a more modern window be proposed to the houses, the appearance can appear more traditional through the use of smaller panes of glass.



Pre-Application Ground Floor Plan



Local Precedents provided by Planning Officer



Pre-Application South Site Elevation

4.0 DESIGN STRATEGY

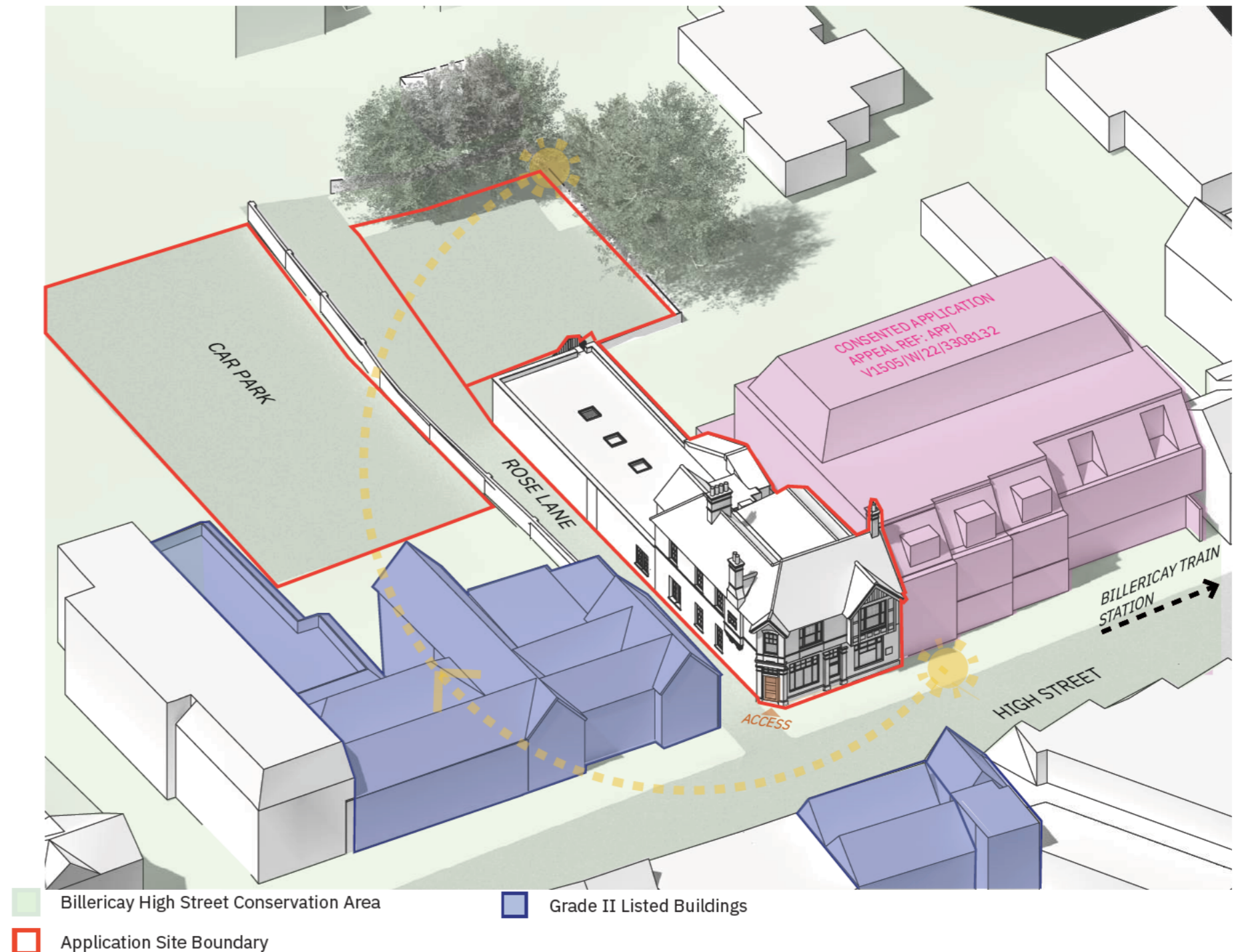
4.1 SITE OPPORTUNITIES & CONSTRAINTS

Opportunities:

- Optimum location to provide housing within town centre location in proximity to local goods and services.
- The site boasts sustainable travel options, within close proximity to the train station, with direct links to London.
- The rear of the site and building is currently under utilised.
- There is opportunity to adapt the vacant building to optimise the location and potential.
- The current layout provides an oversized ground floor commercial unit with disused ancillary space on the upper floors.
- Building of Townscape Merit should inform design strategy and principles for the proposals.
- The site can take advantage of the adjacent car park.
- The neighbouring site at Squire House, 81-87 High Street has benefited from planning consent at appeal in September 2023. The consent massing has been shown in this diagram.

Constraints:

- The site's proximity to listed buildings and conservation area, will require consideration of local heritage assets. There are a number of listed buildings in the immediate vicinity, listed below:
 - 72 High Street - Grade II Listed
 - 74A, 74 & 74B High Street - Grade II Listed
 - 93 & 95 High Street - Grade II Listed
- Protection of existing trees and vegetation at the rear of the site.
- Potential overlooking and daylight/sunlight considerations to be mitigated from neighbouring buildings.



4.0 DESIGN STRATEGY

4.2 BILLERICAY CONSERVATION AREA MANAGEMENT PLAN GUIDELINES

- The Billericay Conservation Area Management Plan guidelines have provided the scheme with important points to consider within the design strategy.
- The general guidelines are as follows:
 - Extensions should always relate well to the proportions, form, massing and character of the existing buildings.
 - Extensions should be subordinate and of high quality design, with good detailing and materials which harmonise with the existing building.
 - Reference to the local architectural tradition by way of materials and detailing.
 - Extensions which harm the design and symmetry of buildings and lose the architectural integrity of the composition should be resisted.
- Where new and old elements join it is good practice to slightly recess or set back the walls of the extension to avoid any awkward junctions in the new and existing materials, particularly in brickwork.
- Roof extensions can significantly impact on the appearance of a building. The number and size of dormers should be kept to a minimum to avoid the roof from looking cluttered and should be properly proportioned and traditionally detailed.
- Roof lights should be of a traditional 'Conservation' type with a central mullion and of a flush format which follows the plane of the roof rather than having a significant up stand. They should generally be avoided on elevations fronting a road.



New development featuring design guidelines (Waitrose)



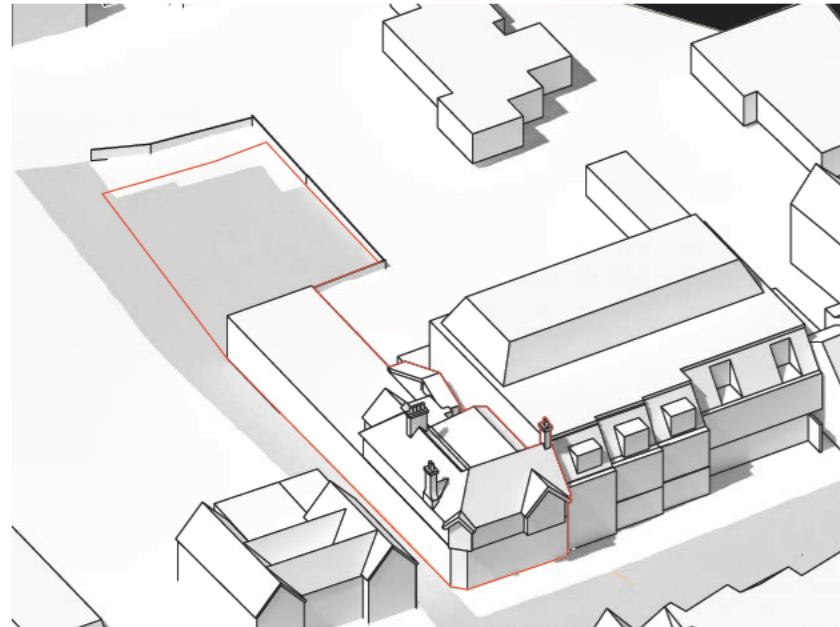
Favoured architectural style in Management Plan (Chapel Street)



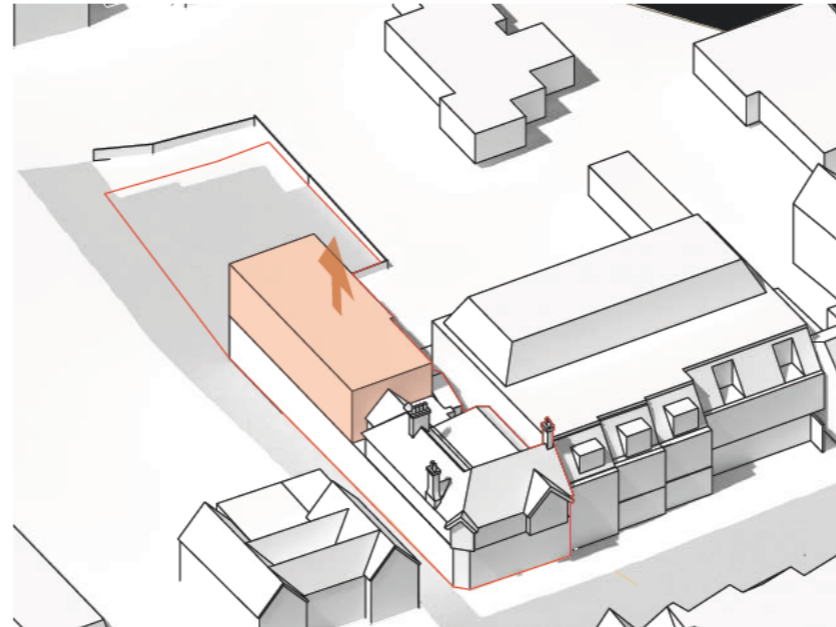
Favoured architectural style in Management Plan (High Street)

4.0 DESIGN STRATEGY

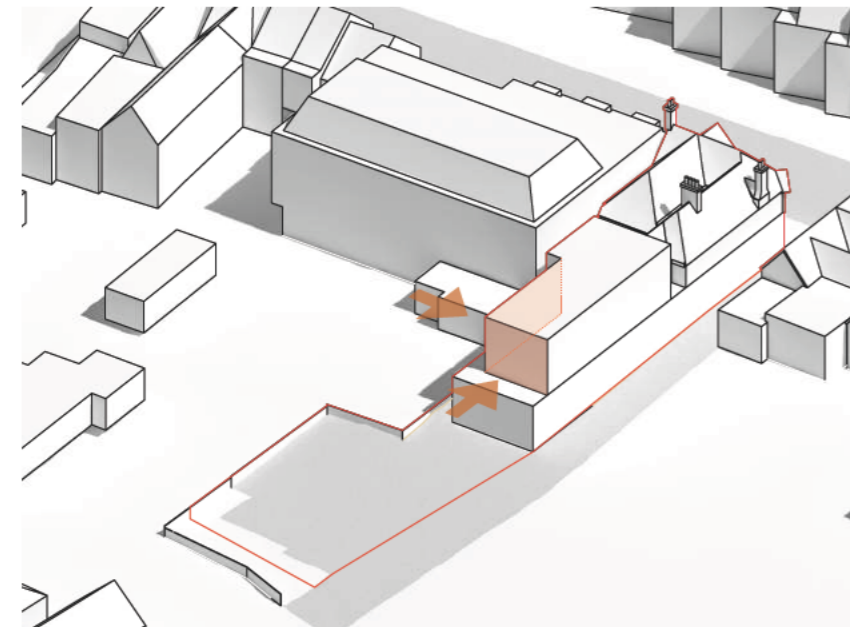
4.3 MASSING STRATEGY - PLANNING APPLICATION 1



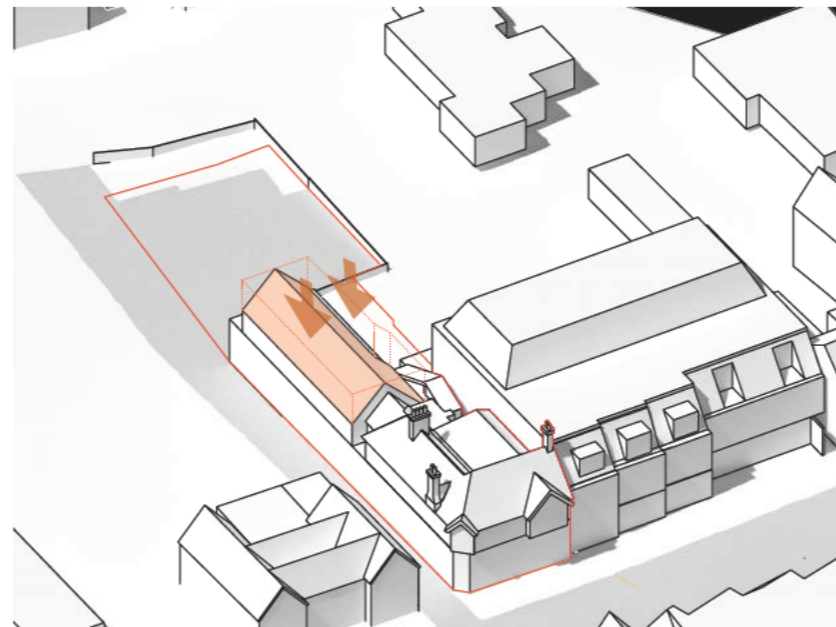
1. EXISTING



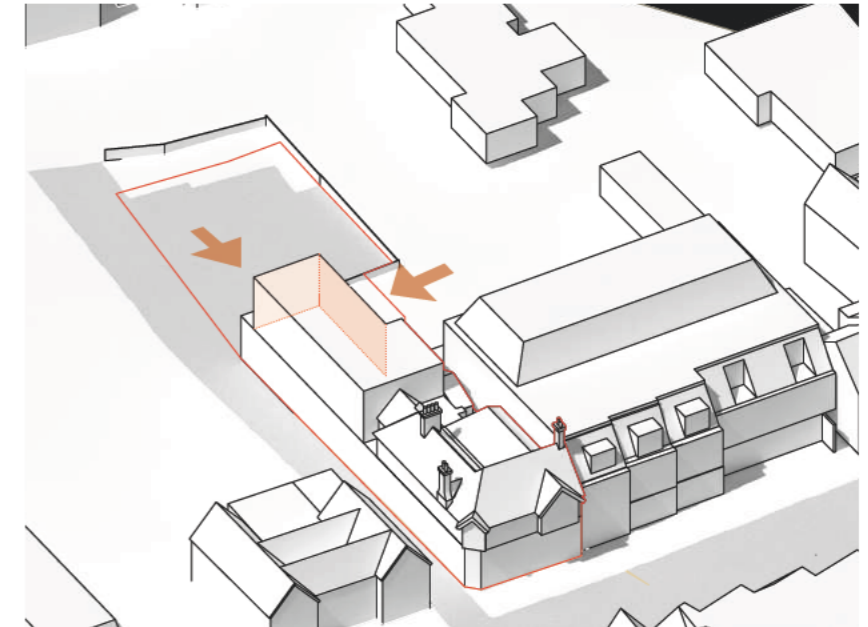
2. REAR FLAT ROOF EXTRUDED



4. REAR VIEW - MASSING RECESSED FOR AMENITY AND NEIGHBOURING DAYLIGHT/SUNLIGHT



5. ROOF PITCHED TO FOLLOW EXISTING FORM



3. FRONT VIEW - MASSING RECESSED FOR AMENITY

4.0 DESIGN STRATEGY

4.4 PRECEDENTS - PLANNING APPLICATION 1



76-78 HIGH STREET, BILLERICAY



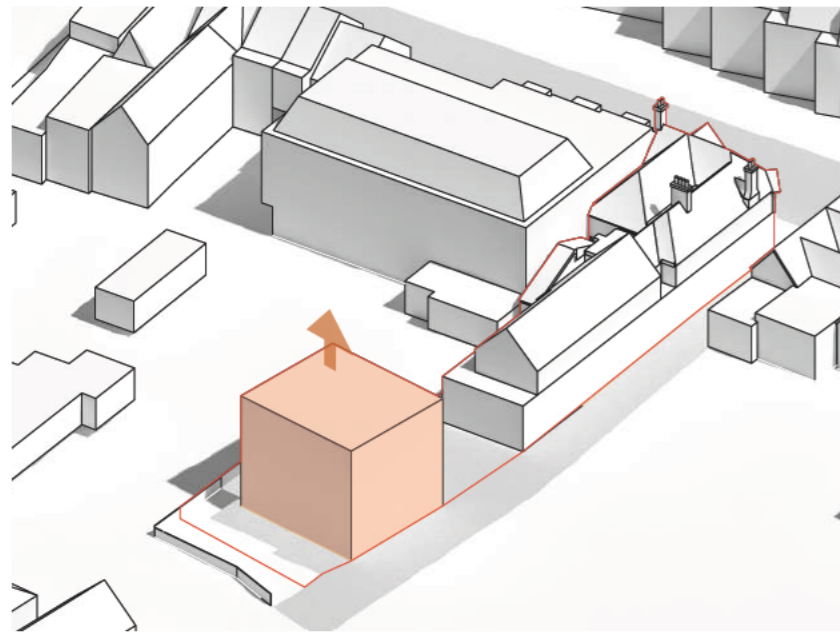
MATERIAL PRECEDENT - BLACK WEATHERBOARDING & RED BRICK



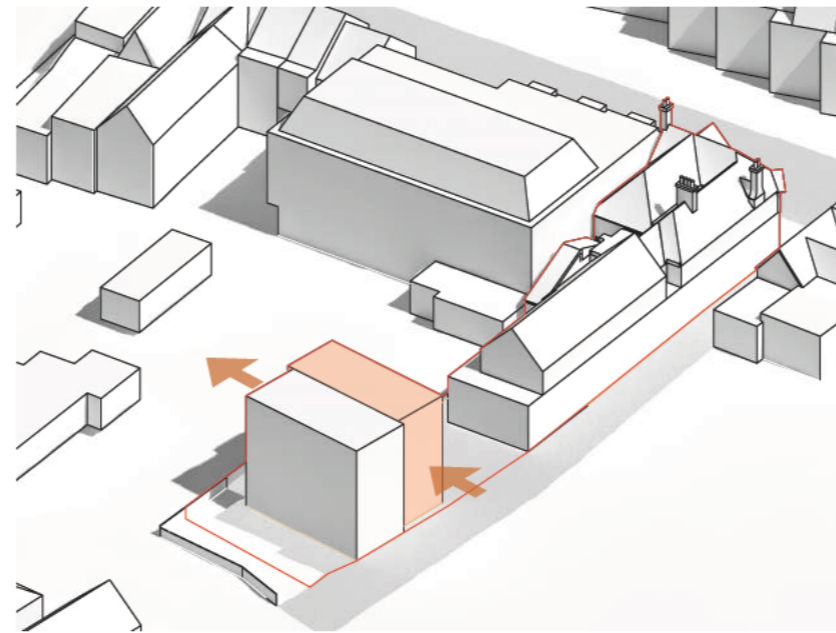
MATERIAL PRECEDENT - WEATHERBOARDING & SASH WINDOWS

4.0 DESIGN STRATEGY

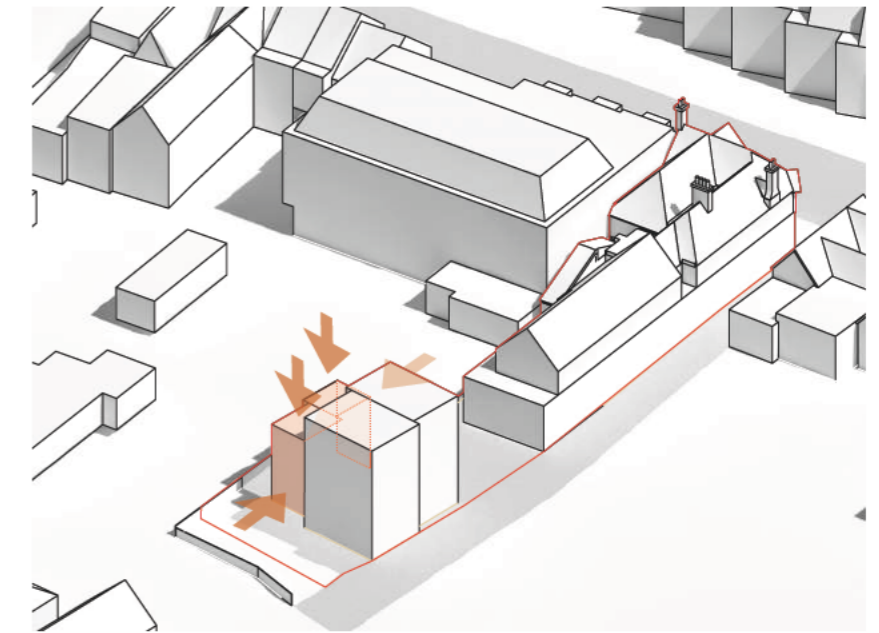
4.5 MASSING STRATEGY - PLANNING APPLICATION 2



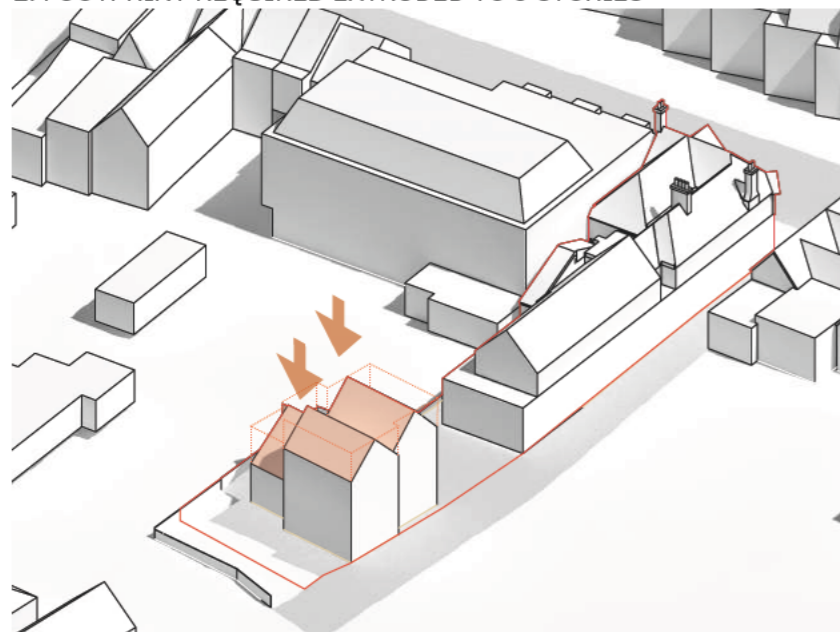
1. FOOTPRINT REQUIRED EXTRUDED TO 3 STORIES



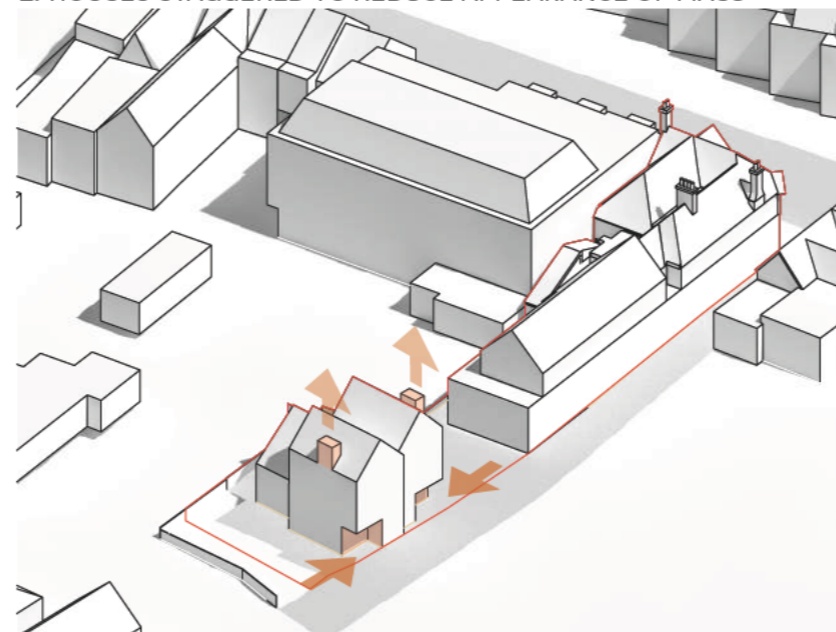
2. HOUSES STAGGERED TO REDUCE APPEARANCE OF MASS



3. MASS REDUCED AT REAR



4. ROOFS PITCHED TO LINK TO THE EXISTING



5. CHIMNEY'S ADDED AND PORCHES RECESSED

4.0 DESIGN STRATEGY

4.6 PRECEDENTS - PLANNING APPLICATION 2



FORM & MATERIALITY - RED BRICK



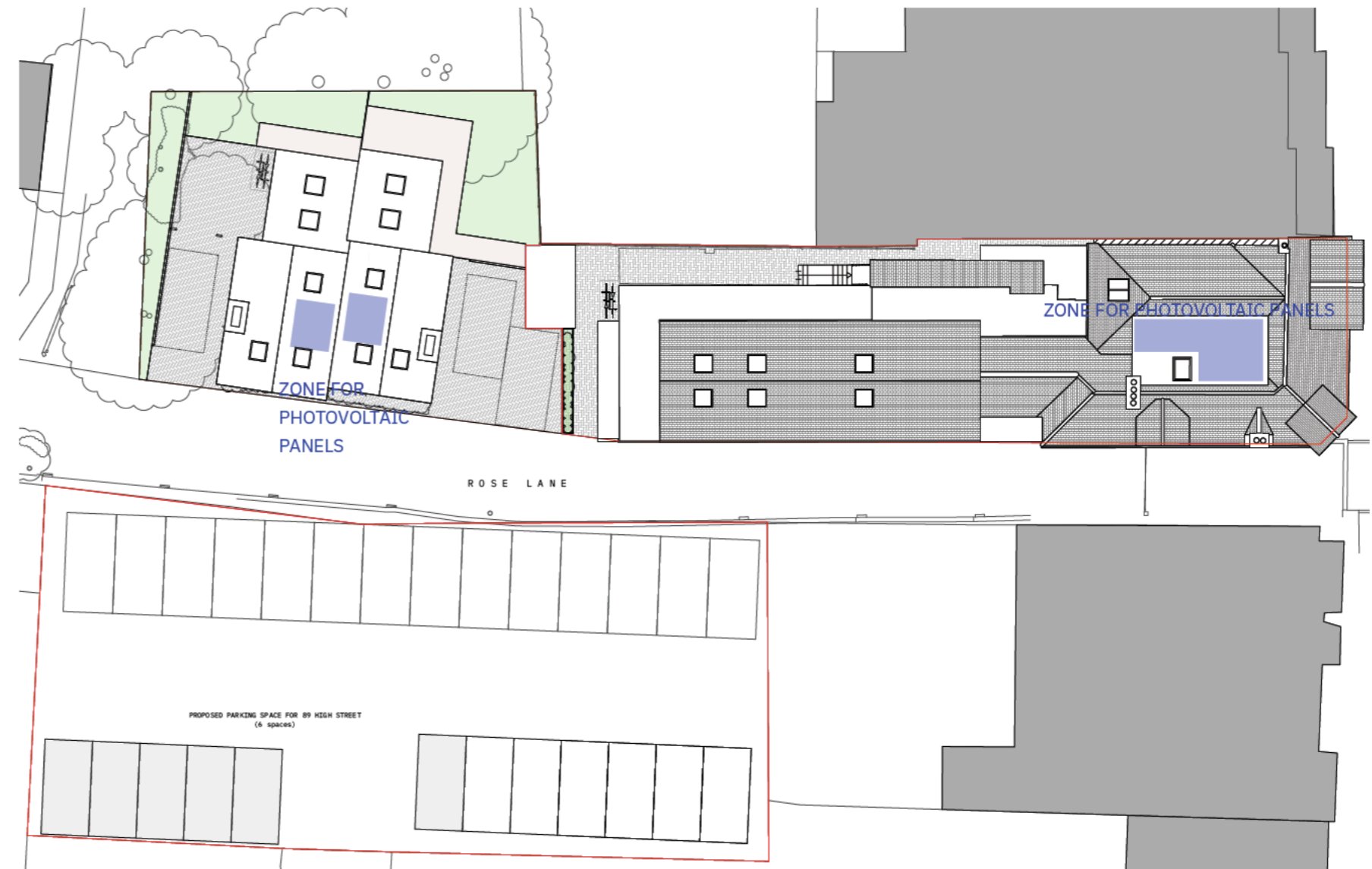
MATERIALITY - WEATHERBOARDING

4.0 DESIGN STRATEGY

4.7 SUSTAINABILITY CONSIDERATIONS

There is opportunity for the proposed developments to benefit from renewable energy sources.

- Photovoltaic panels have been proposed on both the main building and to the houses at the rear. The amount required for each size unit will require further consultation with a mechanical and electrical engineer.
- The zones specified are least likely to be visible from the high street, and from within the site.
- As part of the heating strategy, the scheme proposes the use of fully electric heating, providing a sustainable solution.



Site Roof Plan

4.0 DESIGN STRATEGY

4.8 SUSTAINABILITY CONSIDERATIONS - DEMOLITION ANALYSIS

- The reconfiguration of existing buildings provides a much more sustainable project in comparison to new buildings. The existing embodied energy of the building is maintained and will exert less energy in the construction than to demolish and fully re-build.
- In this strategy, the scheme has been designed to minimise demolition and maximise the existing envelope.
- As represented on this page, the demolition is under 3% on all elevations. Internal works will be required for demolition, but all structural members will also be retained.



South Elevation:

Total	250m ²
Demolish	25m ²
Retain	90%



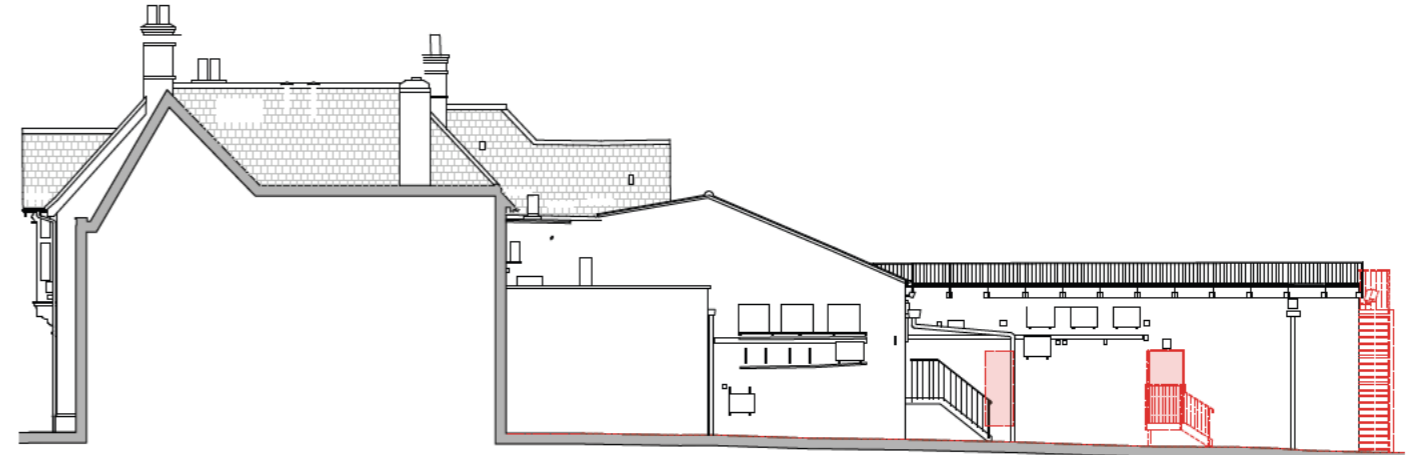
East Elevation:

Total	99m ²
Demolish	0m ²
Retain	100%



West Elevation:

Total	106m ²
Demolish	3m ²
Retain	97%



North Elevation:

Total	173m ²
Demolish	4m ²
Retain	98%

5.0 DESIGN PROPOSAL



5.0 DESIGN PROPOSAL

5.1 DESIGN OBJECTIVES

- To provide high quality residential units, that serve a varied range of sizes from one to three bedrooms.
- To optimise a currently disused and vacant site, which utilises the ideal location for the commercial use at ground floor and basement.
- To provide a scheme of high quality architectural design which conserves and enhances the setting of the Building of Townscape Merit, the Billericay Conservation Area and nearby listed buildings.
- To utilise Rose Lane to create new homes that are directly adjacent to the centre of town with vehicular access and parking.
- To provide a proposal that respects the scale of development on the High Street at 2 storeys, with accommodation within the roof space.
- To provide residential accommodation that is afforded with private amenity space.
- To design with residential quality in mind, focusing on user outlook, mitigate against overlooking and limiting impacts to neighbouring daylight/sunlight.
- To provide design that aligns with the values of the Billericay Conservation Area Management Plan and Essex Design Guide. Features that have been considered:
 - Conservation rooflights should be proposed where windows aren't possible
 - Sash windows to have deep reveals of at least 100mm
 - Extension to follow and respect massing, scale and form of existing building at roof level. Proportions to align with existing
 - Materiality to show distinction between existing and new, with inspiration to be taken from local vernacular on high street

5.2 AREA SCHEDULE

133_PL1_SA_00 - Area Schedule for Lloyds, 89 High Street								Rev_B 13.02.24
Existing Basement	Unit	Type	Area (NIA) sqm	Area (NIA) sqft	Area (GIA) sqm	Area (GIA) sqft	Area (GEA) sqm	Area (GEA) sqft
Existing Commercial Basement			42	452				
Existing Ground Floor	Unit	Type	Area (NIA) sqm	Area (NIA) sqft	Area (GIA) sqm	Area (GIA) sqft	Area (GEA) sqm	Area (GEA) sqft
Existing Commercial Ground Floor			300	3229				
Existing Commercial First Floor			145	1561				
Commercial (B1) Total			487	5242				
TOTAL			487	5242				

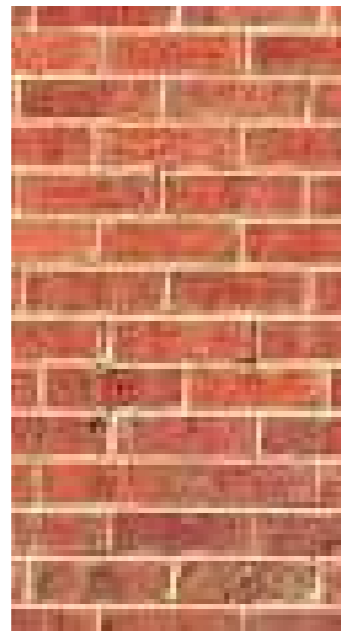
PLANNING APPLICATION 1									
Proposed Basement	Unit	Type	Area (NIA) sqm	Area (NIA) sqft	Area (GIA) sqm	Area (GIA) sqft	Area (GEA) sqm	Area (GEA) sqft	
Proposed Commercial Basement			0	42	452				
Basement Floor Sub Total			0	0	42	452			
Proposed Ground Floor	Unit	Type	Area (NIA) sqm	Area (NIA) sqft	Area (GIA) sqm	Area (GIA) sqft	Area (GEA) sqm	Area (GEA) sqft	
Proposed Ground Floor			151	1625	298	3208	334	3595	
Residential Ground Floor			3	151	173	1862	190	2045	
Commercial Use Ground Floor			0	0	125	1346	144	1550	
Refuse, Cycle Store & Plant			0	0	13	140	15	161	
Ground Floor Sub Total			151	1625	298	3208	334	3595	
Proposed First Floor	Unit	Type	Area (NIA) sqm	Area (NIA) sqft	Area (GIA) sqm	Area (GIA) sqft	Area (GEA) sqm	Area (GEA) sqft	
Proposed First Floor			4	204	2196	2322	290	3122	
Residential First Floor			4	204	2196	2322	290	3122	
First Floor Sub Total			4	204	2196	2322	290	3122	
Proposed Second Floor	Unit	Type	Area (NIA) sqm	Area (NIA) sqft	Area (GIA) sqm	Area (GIA) sqft	Area (GEA) sqm	Area (GEA) sqft	
Proposed Second Floor			4	84	904	97	1044	122	1313
Residential Second Floor			4	84	904	97	1044	122	1313
Second Floor Sub Total			4	84	904	97	1044	122	1313
Commercial (B1) Total			0	0	167	1798	144	1550	
Residential (C3) Total			439	4725	922	9619	602	6489	
APPLICATION 1 TOTAL (B & C3)			439	4725	689	7416	746	8030	

PLANNING APPLICATION 2									
Proposed Ground Floor	Unit	Type	Area (NIA) sqm	Area (NIA) sqft	Area (GIA) sqm	Area (GIA) sqft	Area (GEA) sqm	Area (GEA) sqft	
Proposed Ground Floor			88	947	94	1012	110	1184	
Residential Ground Floor			2	88	947	94	1012	110	1184
Ground Floor Sub Total			88	947	94	1012	110	1184	
Proposed First Floor	Unit	Type	Area (NIA) sqm	Area (NIA) sqft	Area (GIA) sqm	Area (GIA) sqft	Area (GEA) sqm	Area (GEA) sqft	
Proposed First Floor			2	78	840	93	1001	120	1292
Residential First Floor			2	78	840	93	1001	120	1292
First Floor Sub Total			2	78	840	93	1001	120	1292
Proposed Second Floor	Unit	Type	Area (NIA) sqm	Area (NIA) sqft	Area (GIA) sqm	Area (GIA) sqft	Area (GEA) sqm	Area (GEA) sqft	
Proposed Second Floor			2	58	624	68	732	80	861
Residential Second Floor			2	58	624	68	732	80	861
Second Floor Sub Total			2	58	624	68	732	80	861
Residential (C3) Total			224	2411	255	2745	310	3337	
APPLICATION 2 TOTAL (C3)			224	2411	255	2745	310	3337	

COMBINED SITE WIDE TOTALS								
Commercial (B1) Total			0	0	167	1798	144	1550
Residential (C3) Total			663	7137	777	8364	912	9817
COMBINED TOTAL (B & C3)			663	7137	944	10162	1056	11367
Combined Site-wide mix - Total								
1 Bed			4	3	2	9		
2 Bed			3	2	2	9		
3 Bed			2	2	2	9		
TOTAL			9	7	4	27		
1 Bed			44%	33%	22%	100.0%		

5.0 DESIGN PROPOSAL

5.3 MATERIALITY - PLANNING APPLICATION 1



RED BRICK



DARK GREY
WEATHERBOARDING



SLATE ROOF TILES



SASH WINDOWS -
6 OVER 6 FORMATION