

baron + baron architects

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planning_revised scheme

54 austin avenue, poole

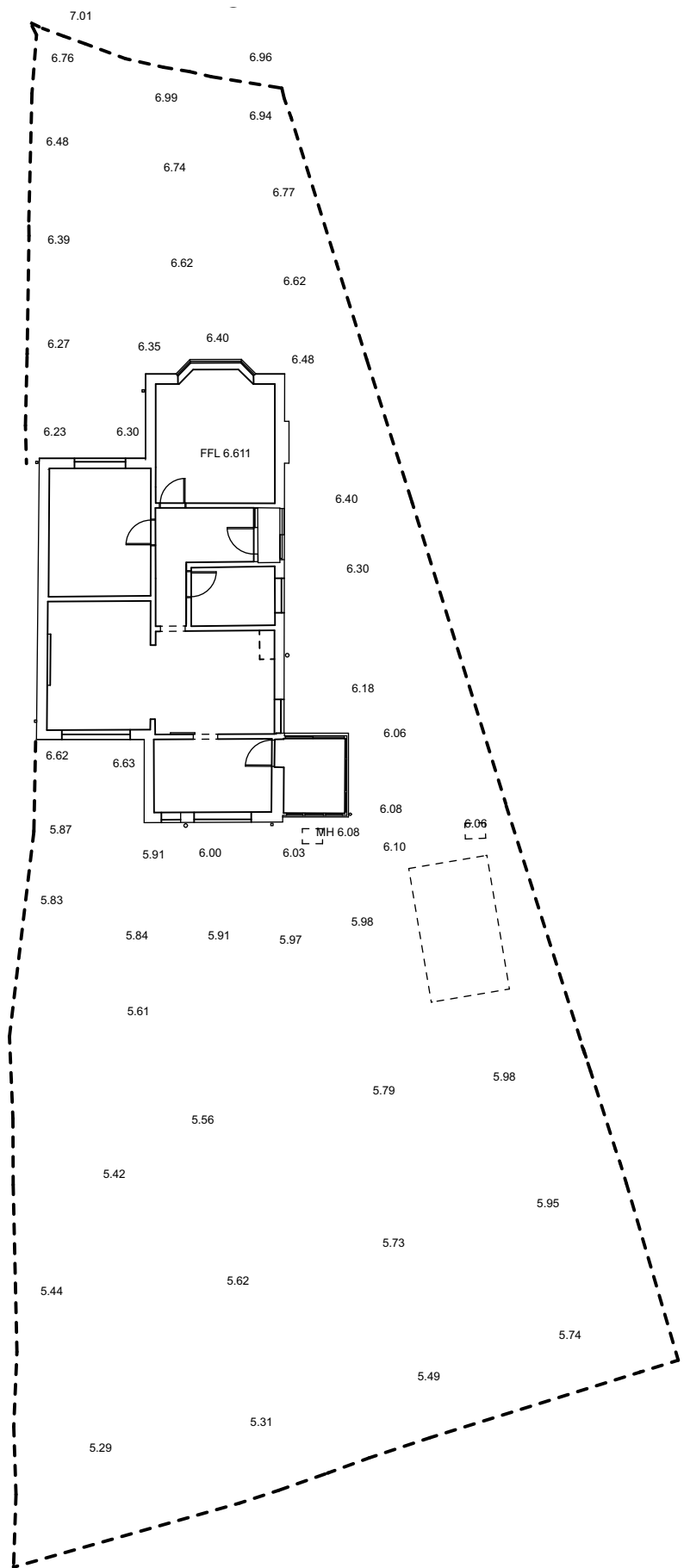


site location plan 1_1250 @a3

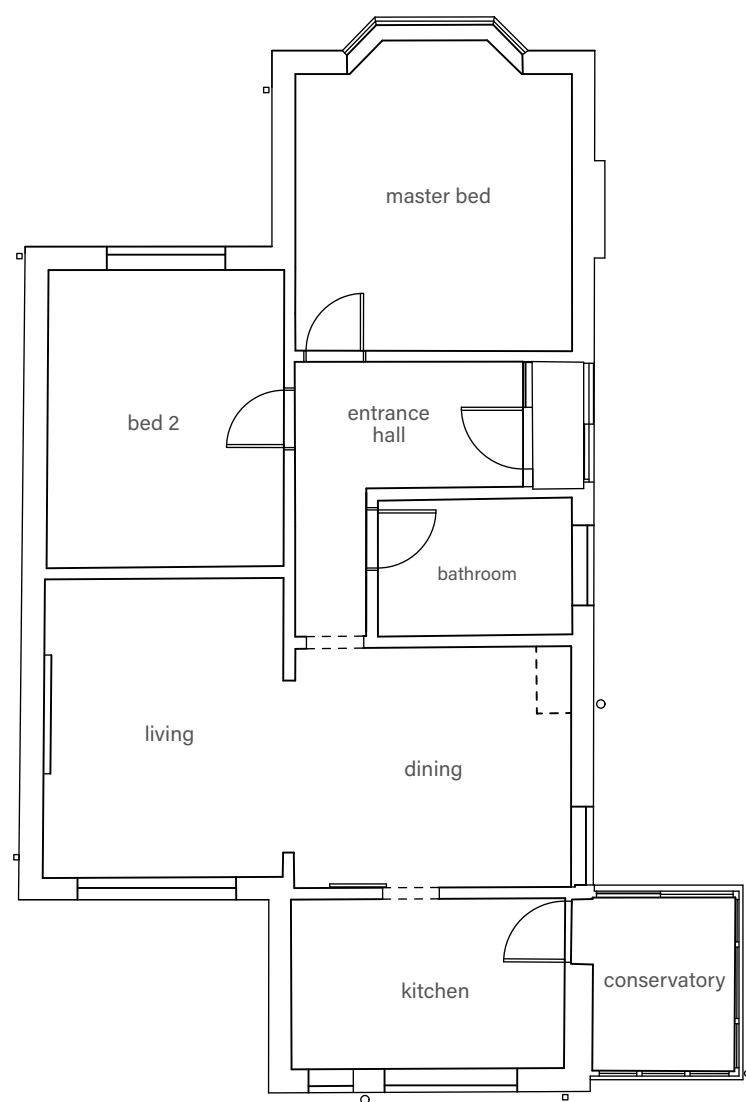


site block plan 1_500 @a3

key
□ planning application area

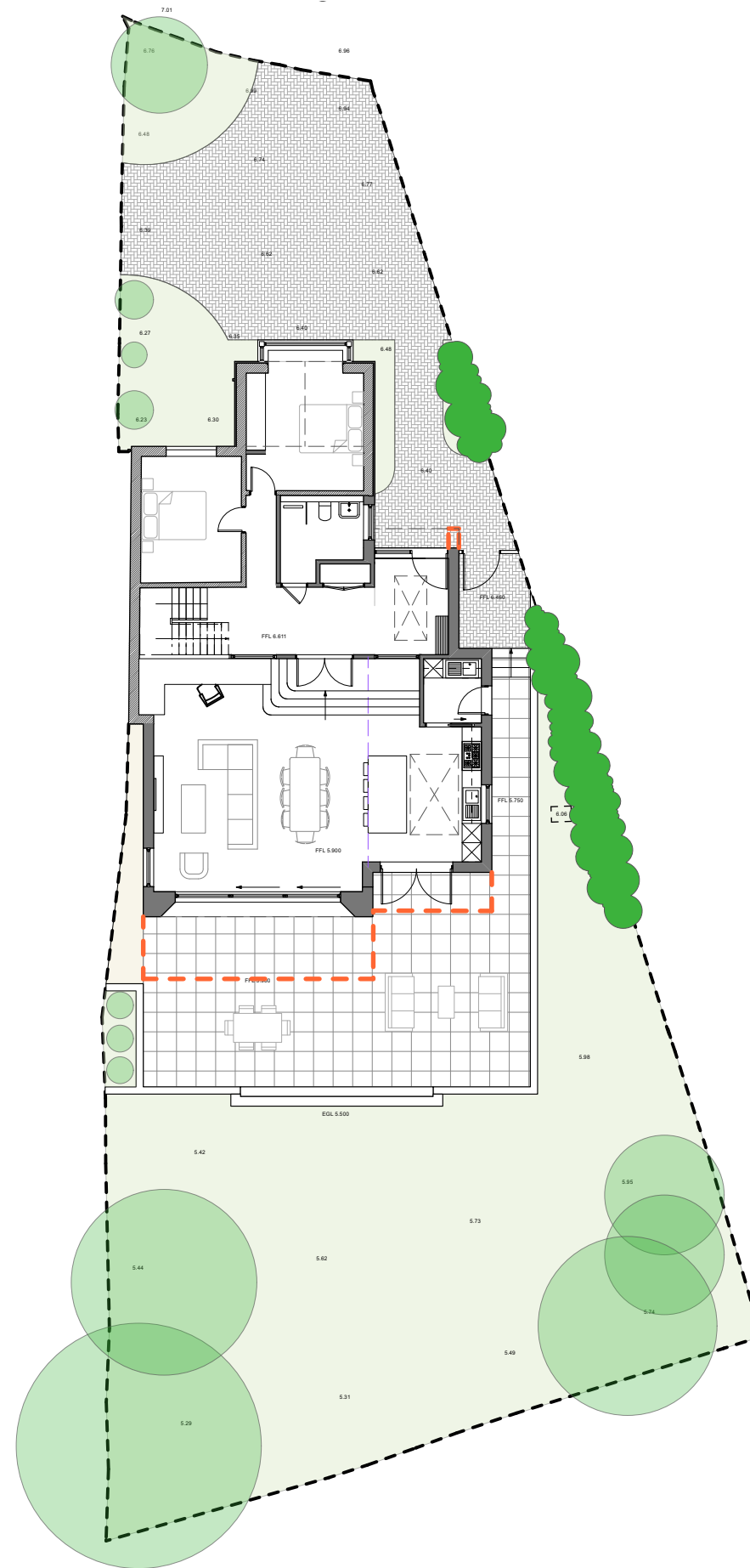



existing site plan 1_200@a3



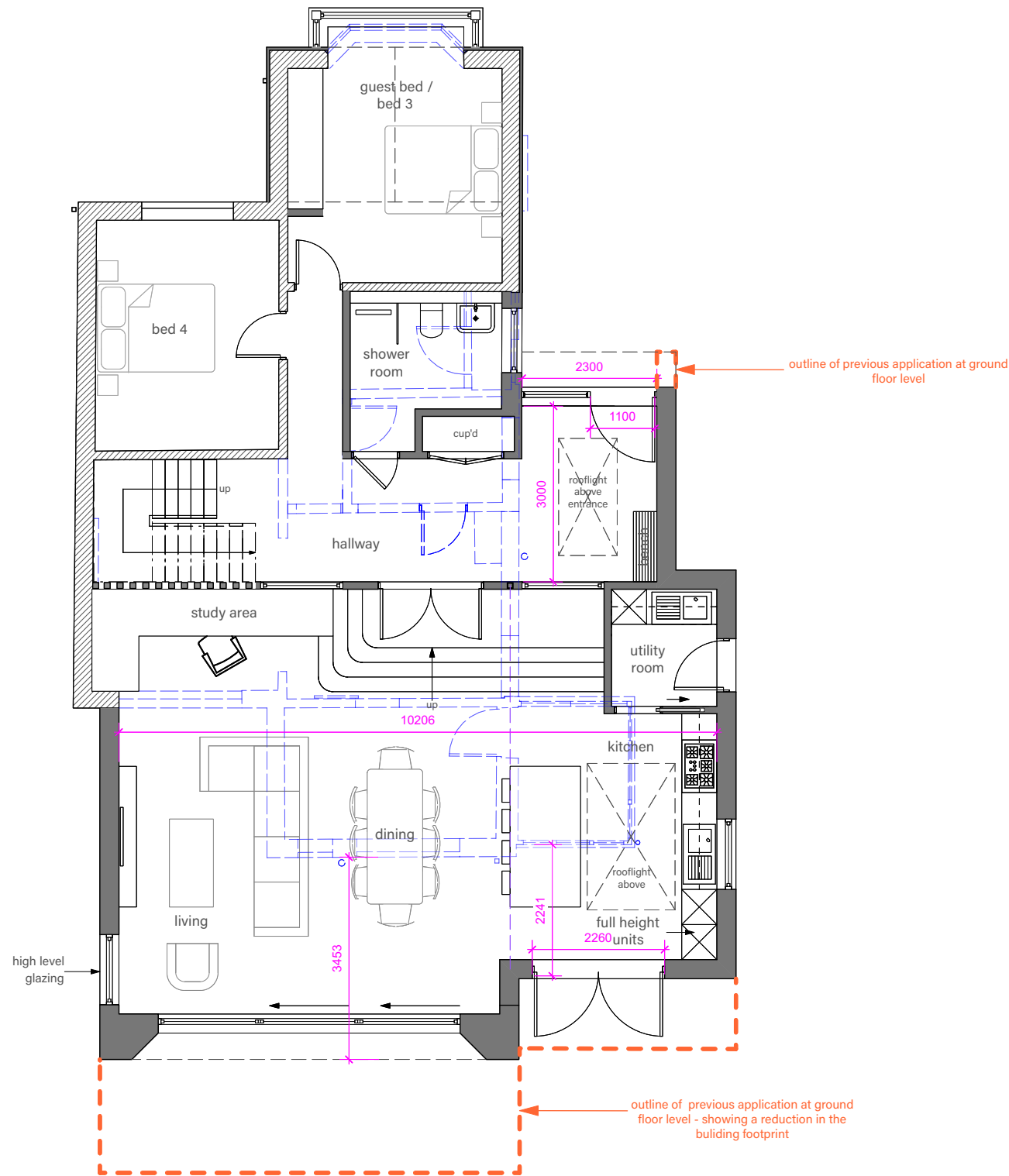
existing ground floor plan 1_100@a3

key
 indicative site boundary

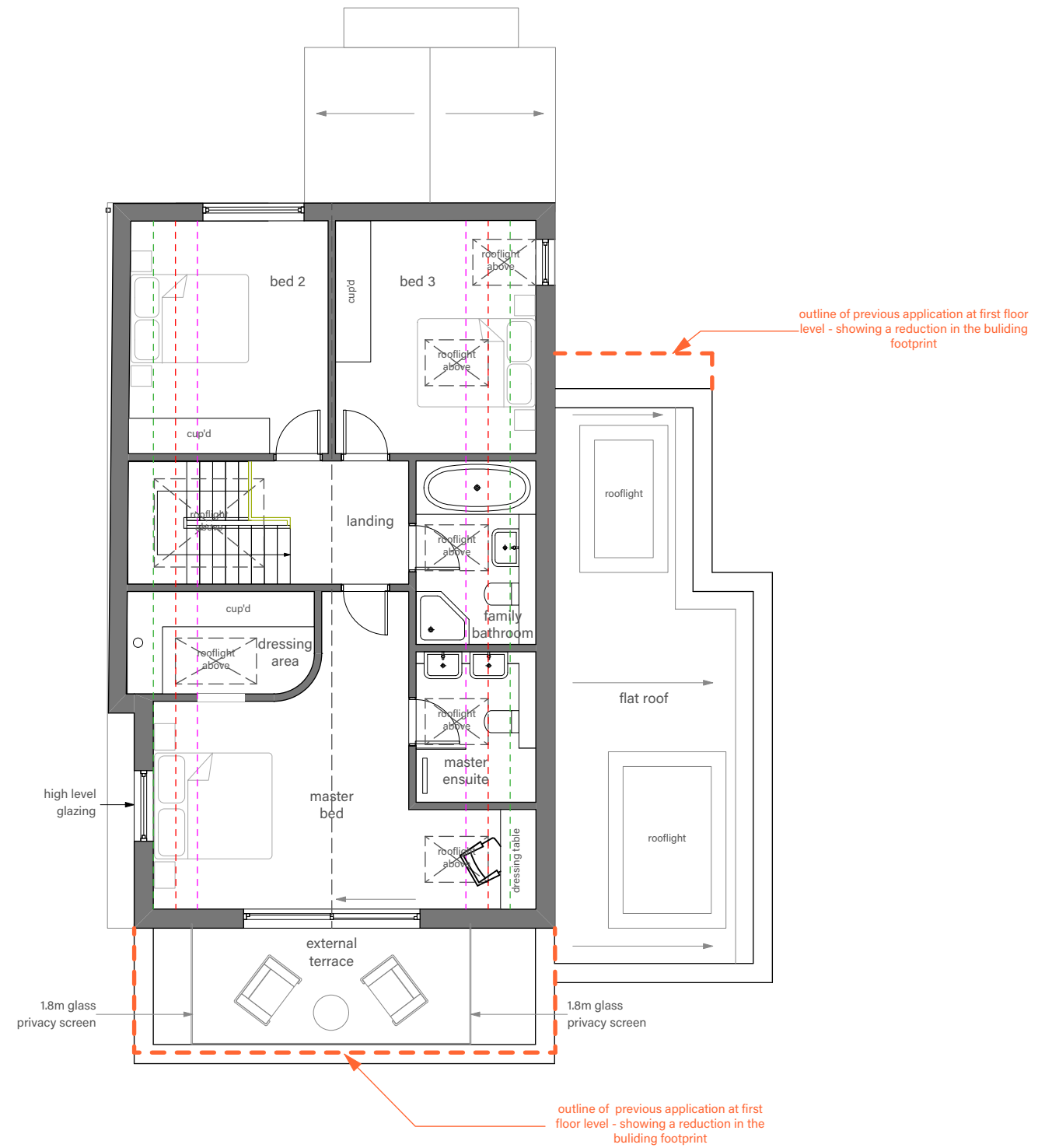


key
 indicative site boundary

18.03.24_rev e _ minor design changes at client request.
 06.03.24_rev d _ dimensions added at client request.
 06.03.24_rev c _ scheme reduced in size and minor design changes at client request.
 30.05.2022_rev b _ front elevation updated following client feedback.
 23.05.2022_rev a _ layout updated following client feedback.



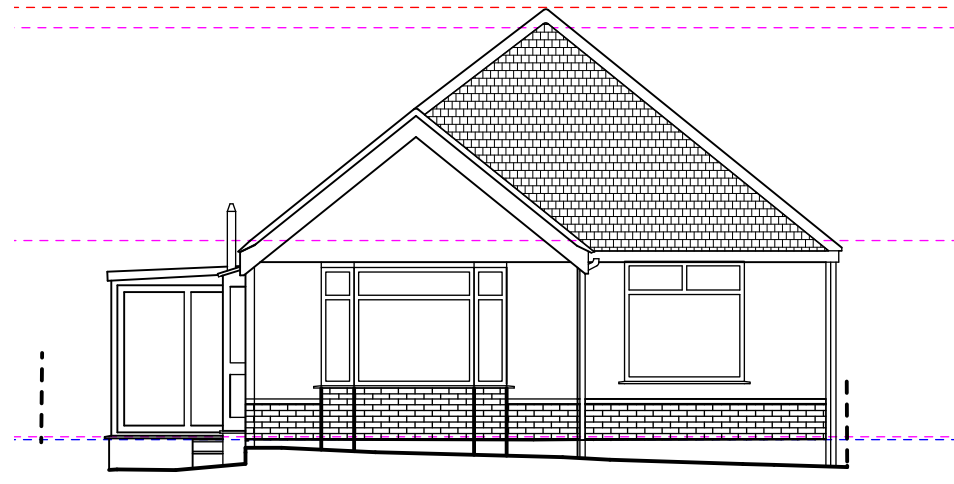
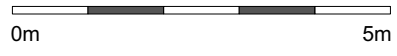
proposed ground floor plan 1_100@a3



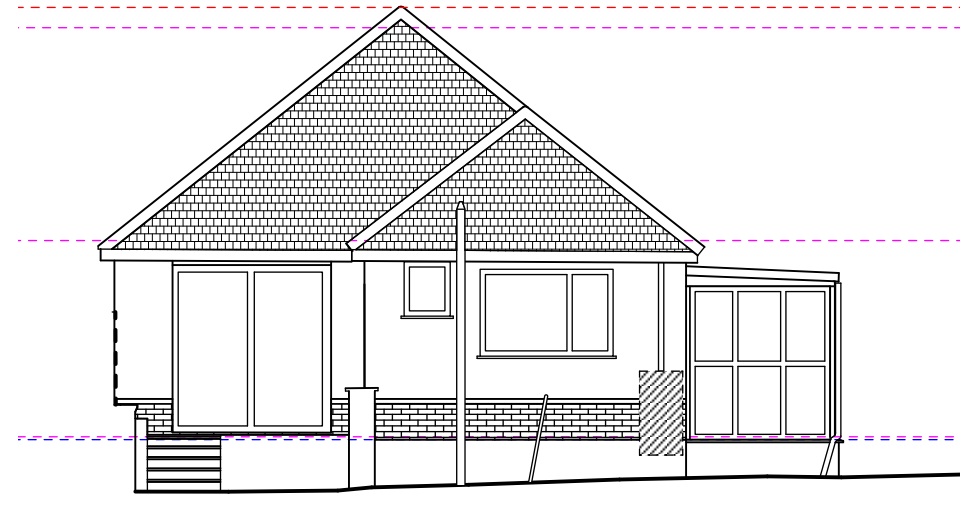
proposed first floor plan 1_100@a3

- key**
- 1.5m skeling line
 - 1.8m skeling line
 - 2.1m skeling line
 - to be demolished
 - proposed construction

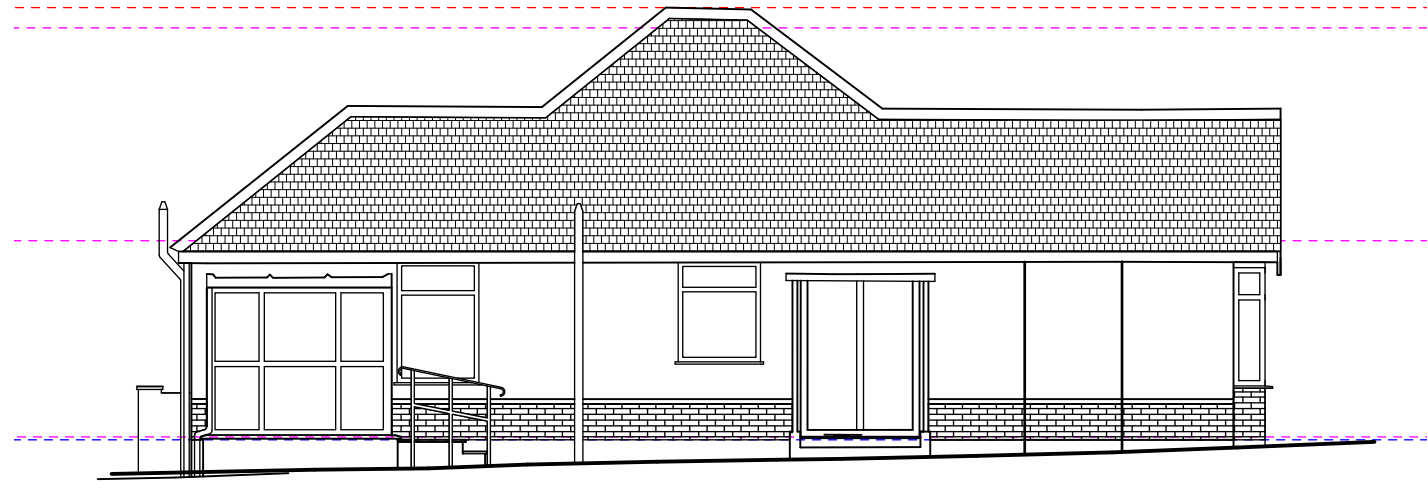
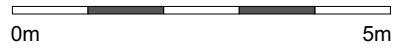
18.03.24_rev e _ minor design changes at client request.
 11.03.24_rev d _ dimensions added at client request.
 06.03.24_rev c _ scheme reduced in size and minor design changes at client request.
 10.10.2022_rev b _ layout updated to include master dressing space.
 23.05.2022_rev a _ layout updated following client feedback.



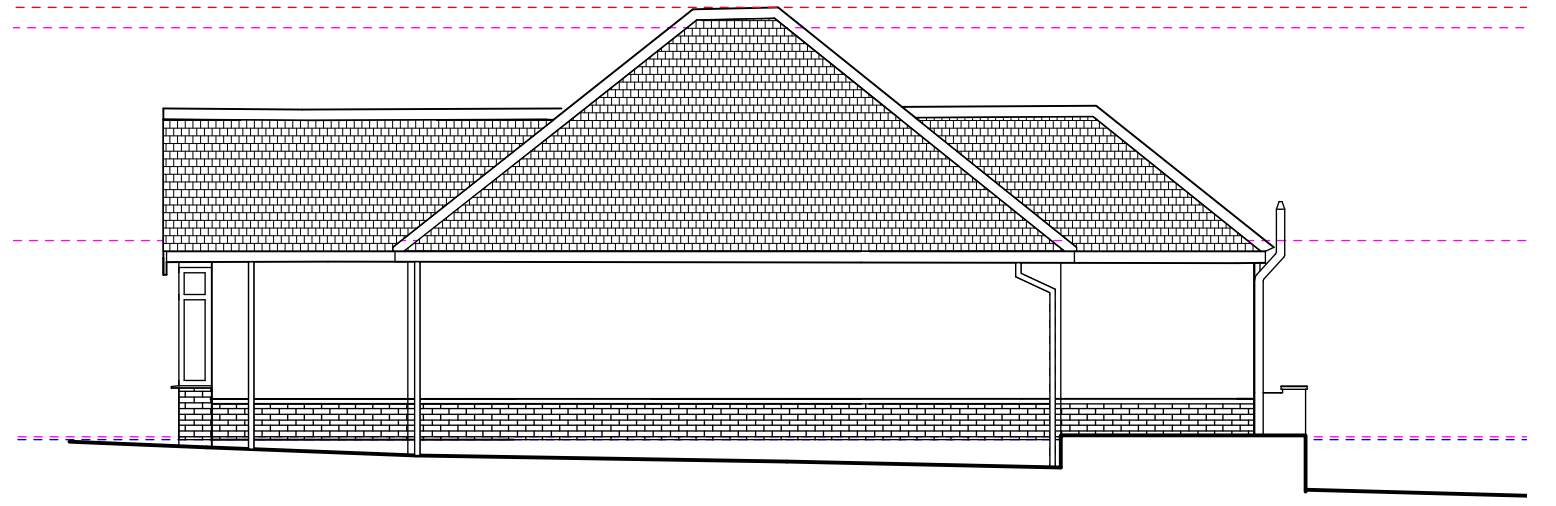
existing front (east) elevation 1_100@a3



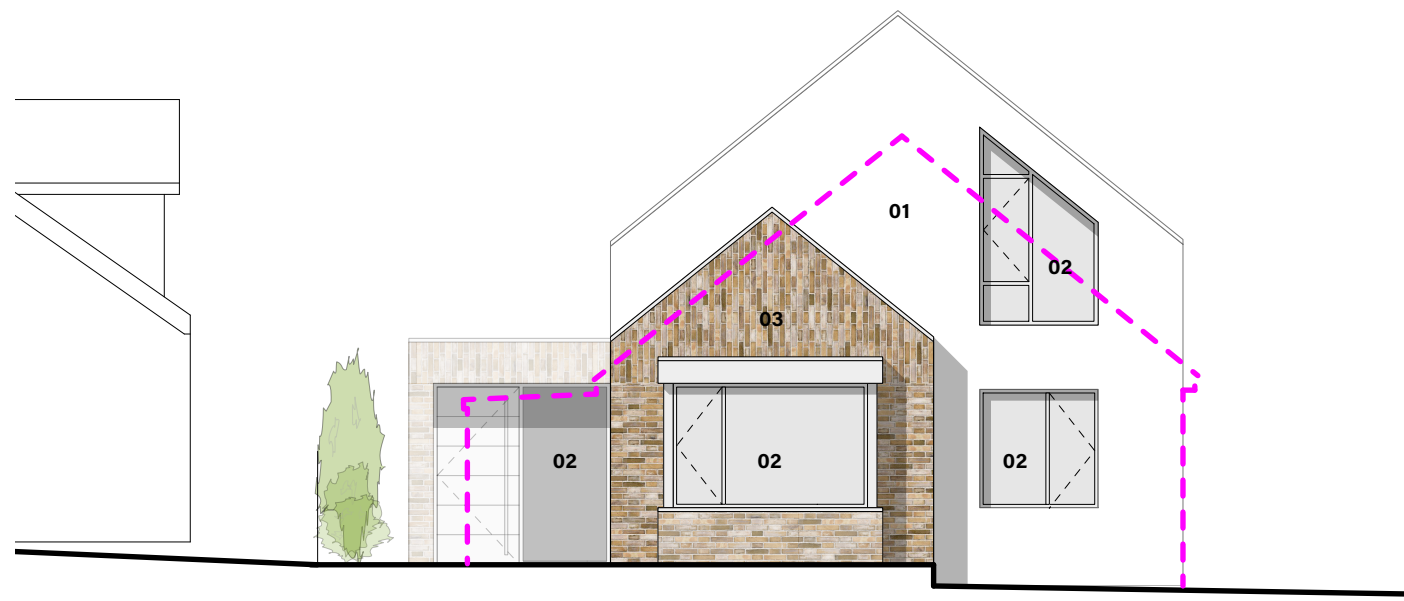
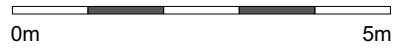
existing rear (west) elevation 1_100@a3



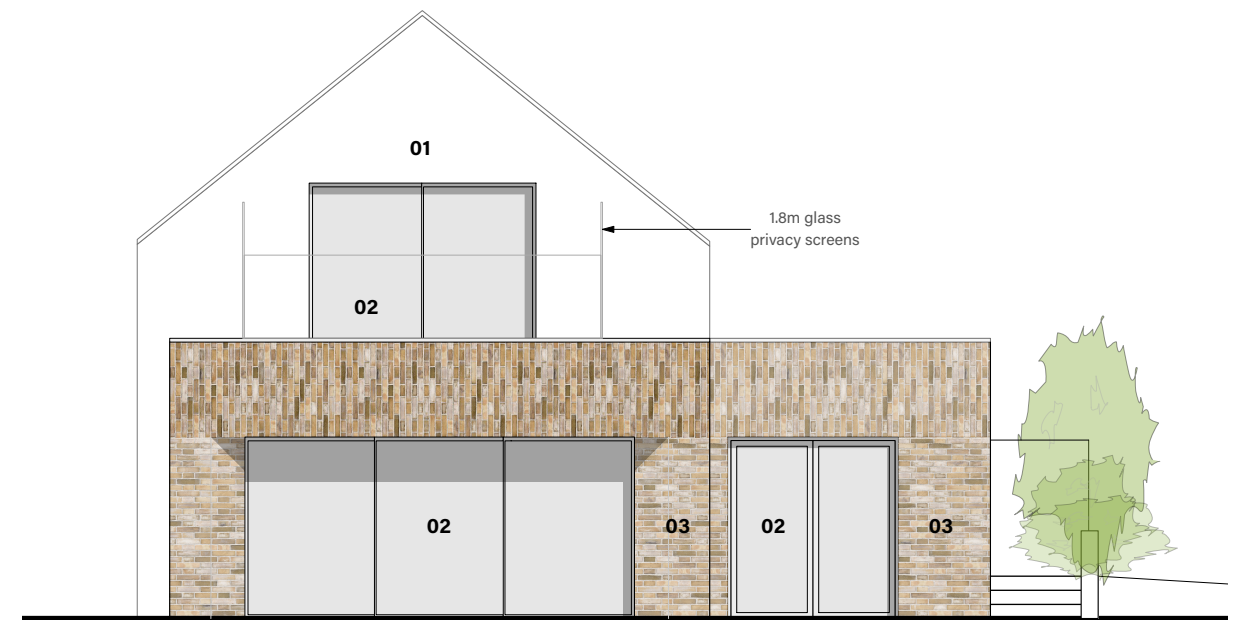
existing side (south) elevation 1_100@a3



existing north elevation 1_100@a3



proposed front (east) elevation 1_100@a3



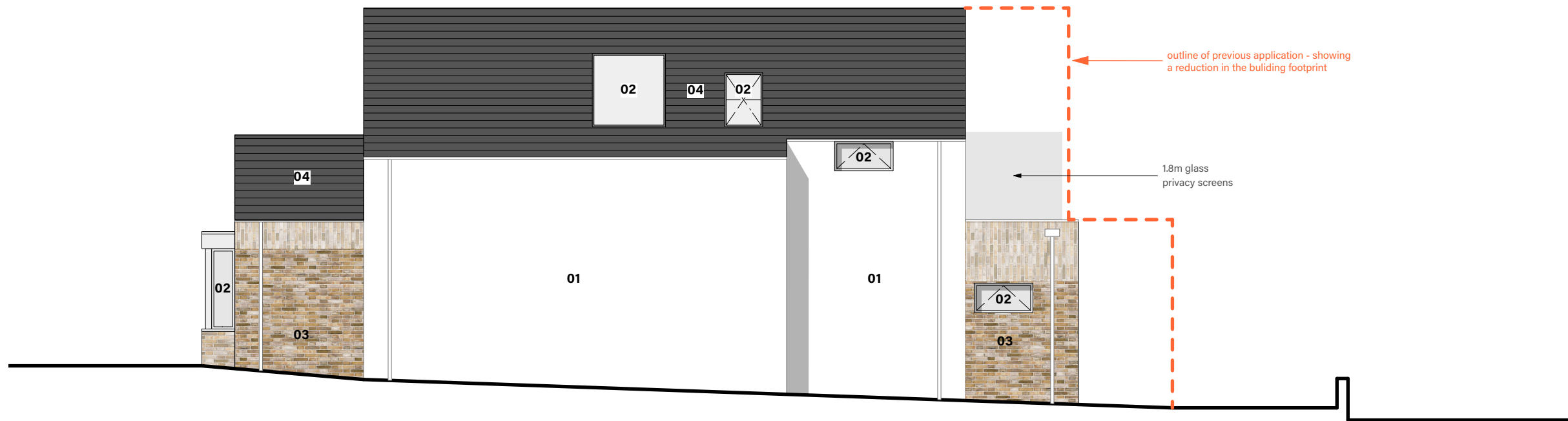
proposed rear (west) elevation 1_100@a3

key

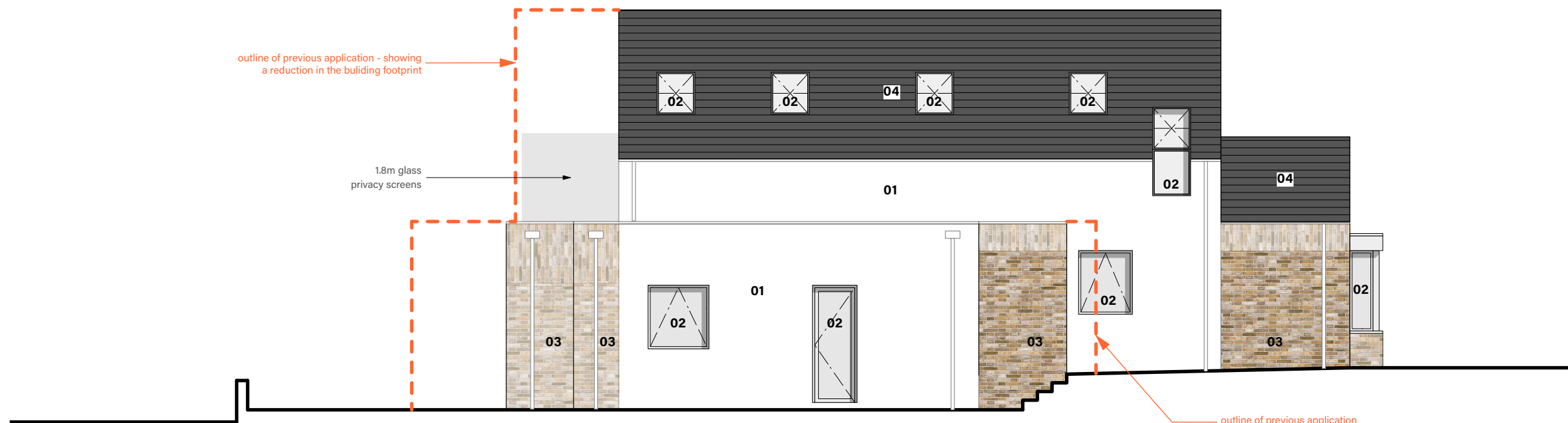
- 01 proprietary through coloured silicone render system (white)
- 02 new double glazed windows and doors
- 03 buff multi stock facing brickwork (brick slip cladding to be used on existing walls)
- 04 artificial slate roofing tiles
- [] outline of existing property

06.03.24_rev e _ scheme reduced in size and minor design changes at client request.
 25.10.2022_rev d _ level markers provided.
 14.10.2022_rev c _ 1.8m high privacy screen annotation added at request of LPA.
 30.05.2022_rev b _ front elevation updated following client feedback.
 23.05.2022_rev a _ front elevation updated following client feedback.

0m 5m



proposed side (north) elevation 1_100@a3

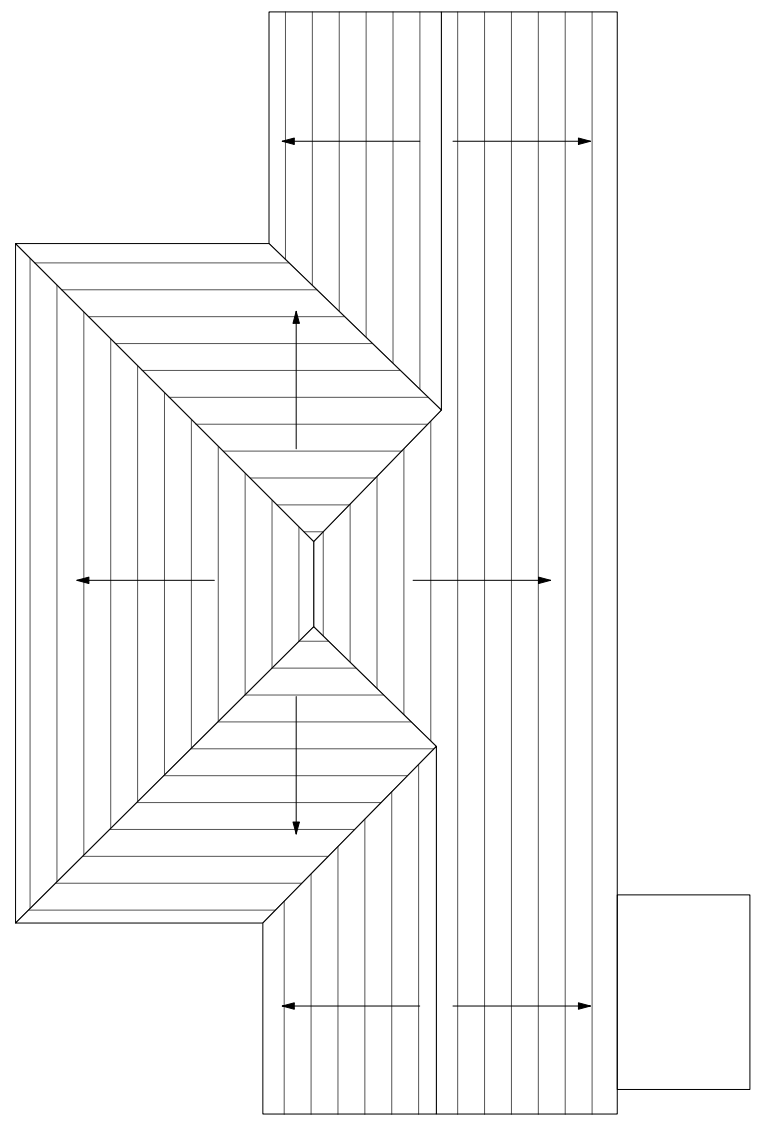


proposed side (south) elevation 1_100@a3

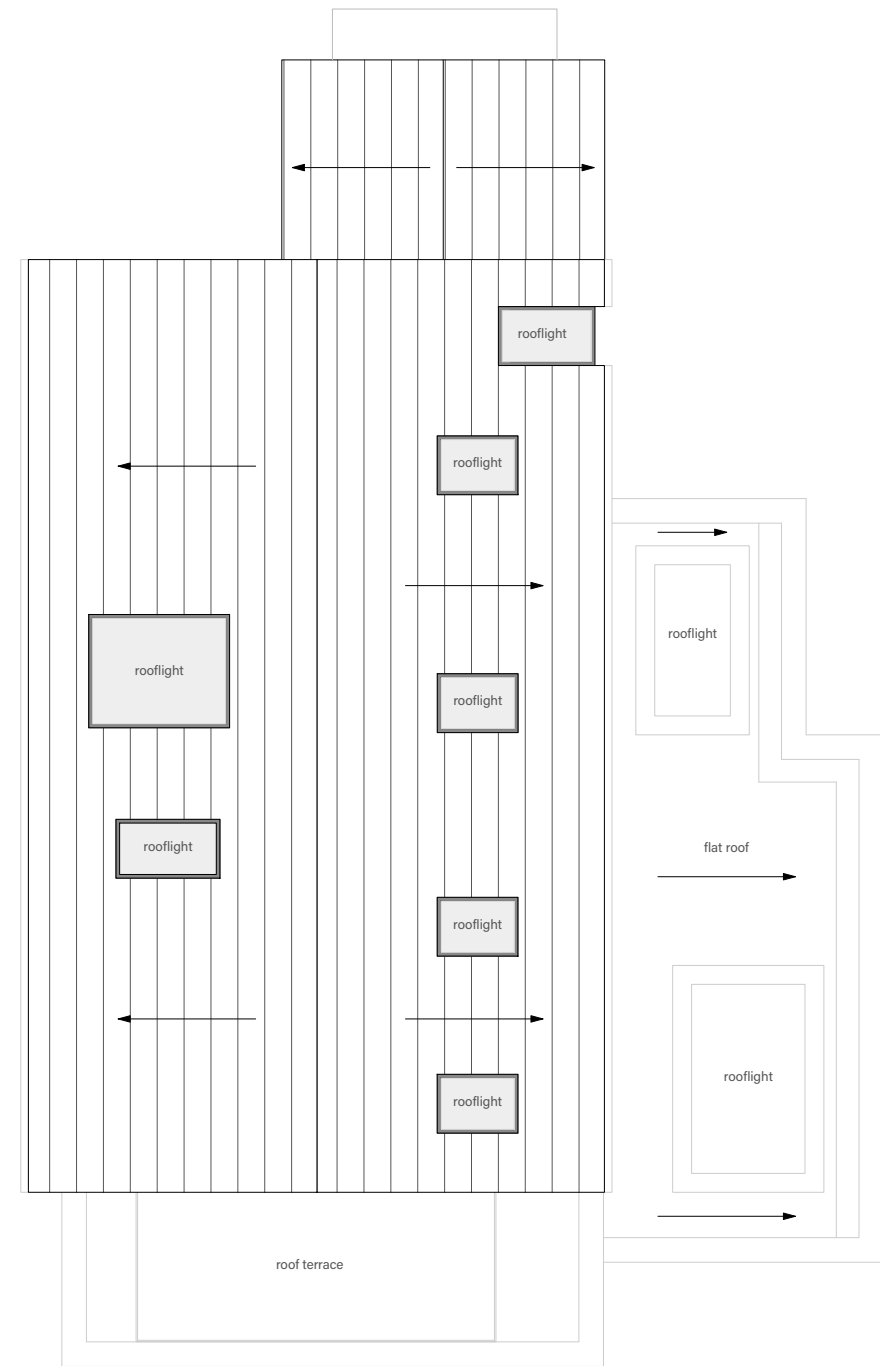
key

- 01 proprietary through coloured silicone render system (white)
- 02 new double glazed windows and doors
- 03 buff multi stock facing brickwork (brick slip cladding to be used on existing walls)
- 04 artificial slate roofing tiles

18.03.24_rev g _ minor design changes at client request.
 06.03.24_rev f _ scheme reduced in size and minor design changes at client request.
 25.10.2022_rev e _ level markers provided.
 14.10.2022_rev d _ 1.8m high privacy screen annotation added at request of LPA.
 04.07.2022_rev c _ front elevation updated following client feedback.
 30.05.2022_rev b _ front elevation updated following client feedback.
 23.05.2022_rev a _ south elevation updated following client feedback.



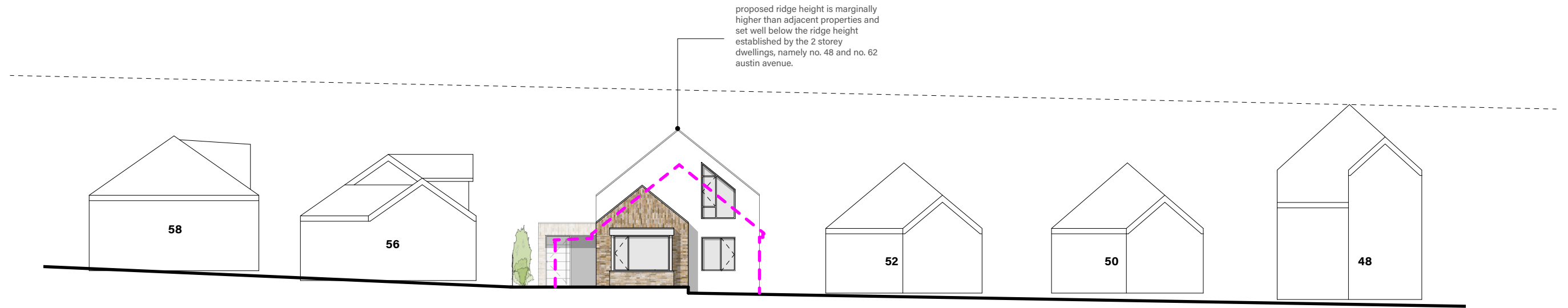
existing roof plan 1_100@a3



proposed roof plan 1_100@a3



neighbouring properties shown
indicatively only and based on ordnance
survey information.



proposed streetscene elevation 1_200@a3

key
[] outline of existing property

0m 10m

neighbouring properties shown
indicatively only and based on ordnance
survey information.



proposed kitchen window faces
rear garden of neighbouring
property 56 austin avenue. no
overlooking possible due to
existing boundary treatment which
is to be retained.

photo showing existing boundary treatment along eastern boundary.



18.03.24_rev b _ minor design changes at client request.

06.03.24_rev a _ scheme reduced in size and minor design changes at client request.