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# Former James Brother's Site, Station Road

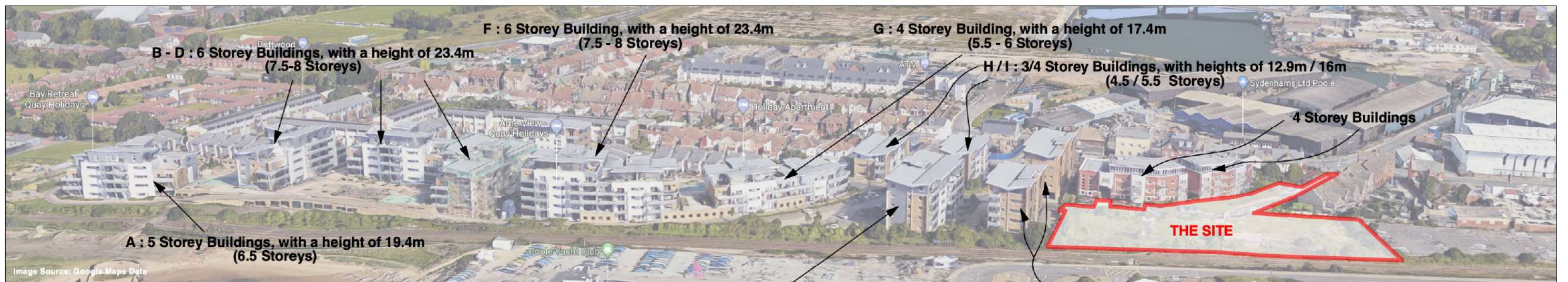
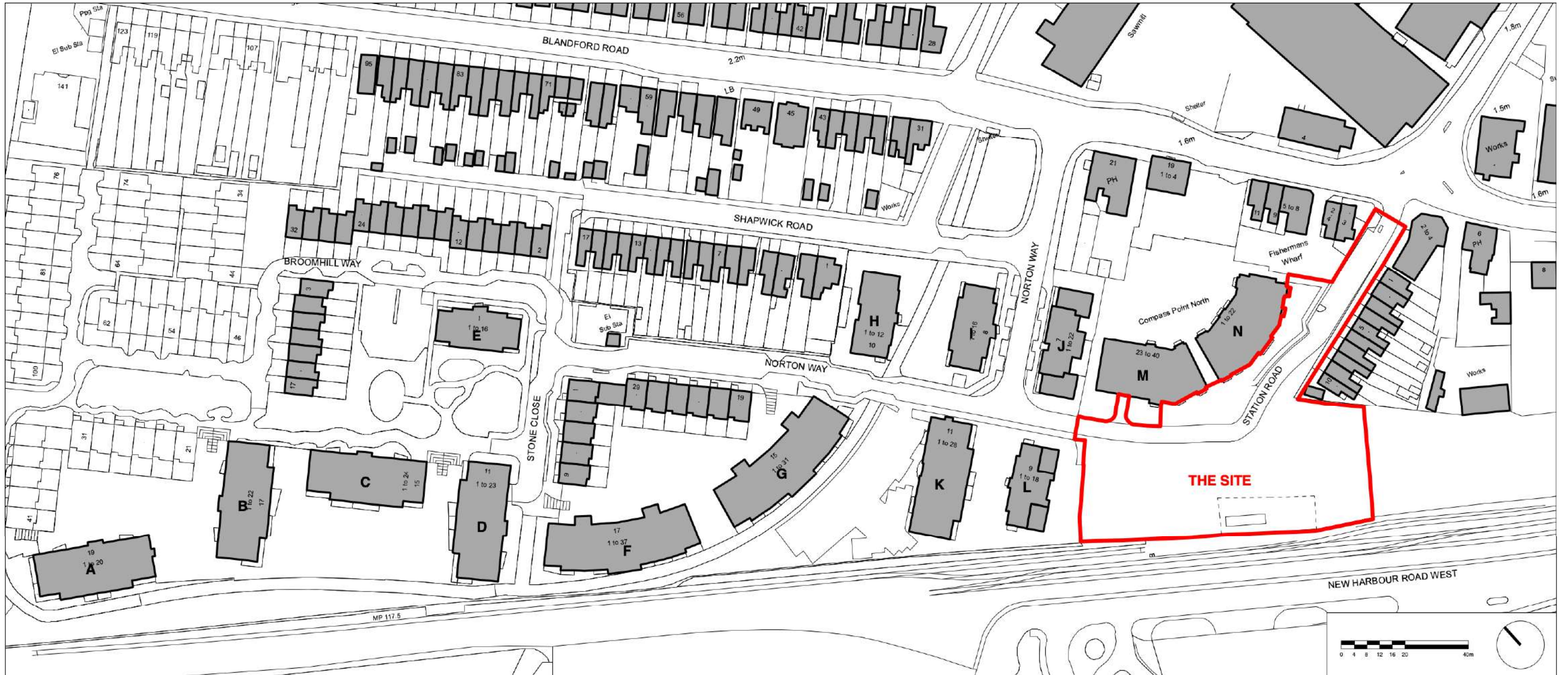
Client: Reefdene Ltd. | March 2024

Planning Application

PLANNING APPLICATION

**davidjames architects**  
& partners ltd

David James Architects & Partners Ltd  
5 Wolterton Road, Branksome, Poole, BH12 1LR  
tel: 01202 755633 fax: 01202 755622  
office@davidjamesarchitects.co.uk  
www.davidjamesarchitects.co.uk



Drawn By : AW    Checked By : DJ



**Block Plan**  
Scale 1:500

Outline of existing building to be demolished

Drawn By : AW    Checked By : DJ

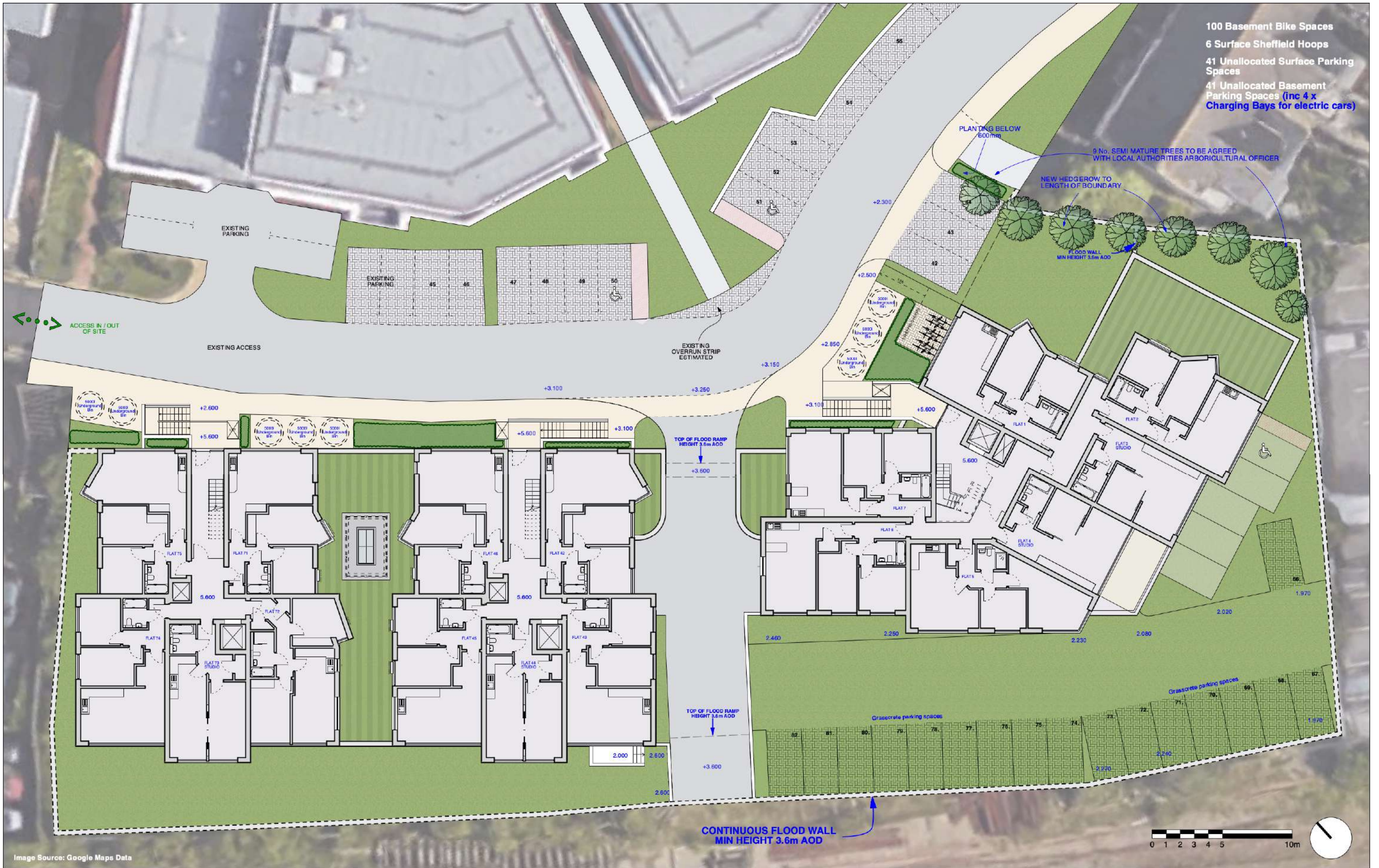




Image Source: Google Maps Data

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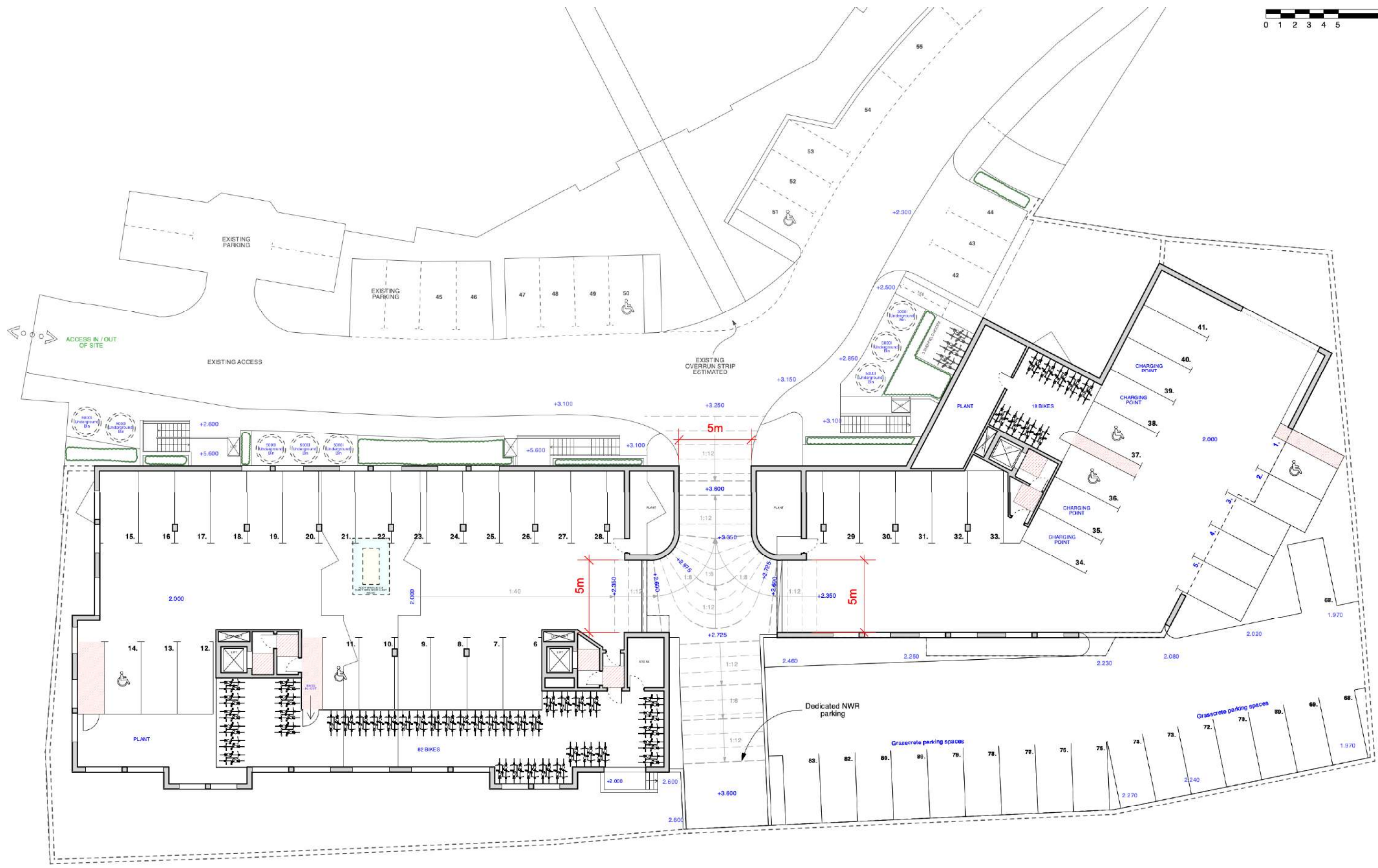
- 100 Basement Bike Spaces
- 6 Surface Sheffield Hoops
- 41 Unallocated Surface Parking Spaces
- 41 Unallocated Basement Parking Spaces (inc 4 x Charging Bays for electric cars)

Image Source: Google Maps Data

Drawn By : AW    Checked By : DJ

Revisions:

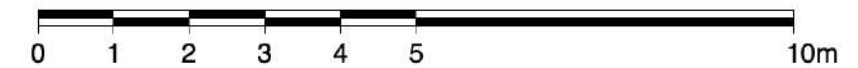
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Revisions:

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Drawn By : AW    Checked By : DJ

# BLOCK A

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Drawn By : AW Checked By : DJ

# BLOCK A

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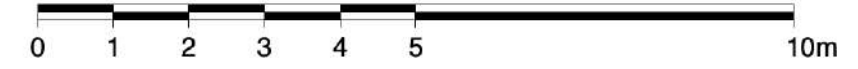




Drawn By : AW    Checked By : DJ

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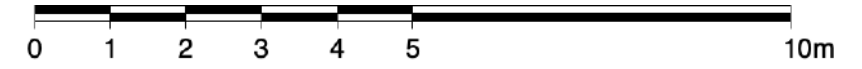
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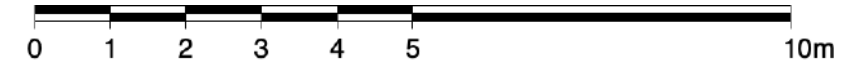
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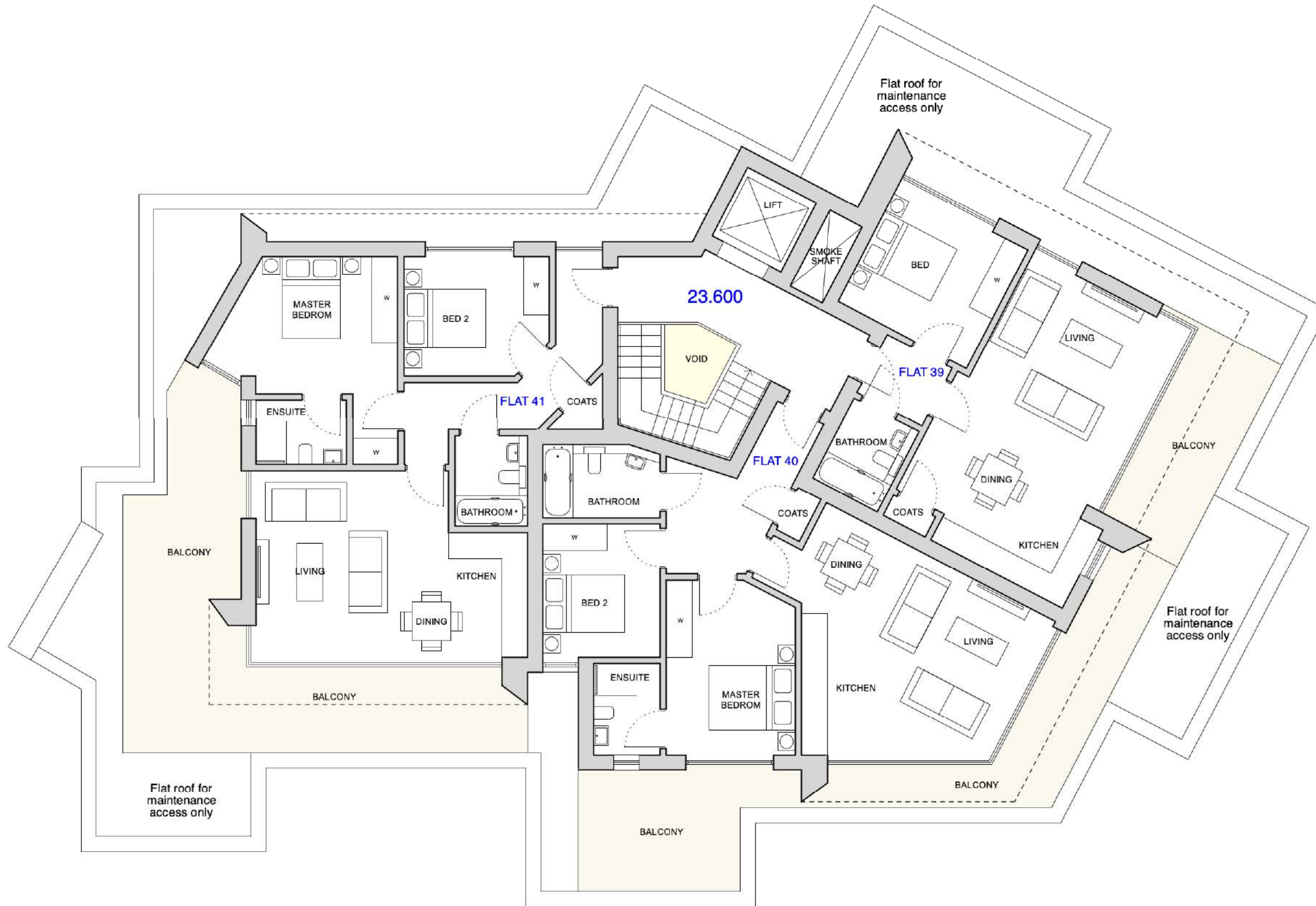
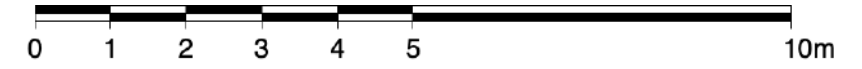
Drawn By : AW Checked By : DJ

# BLOCK A



Drawn By : AW Checked By : DJ


# BLOCK A

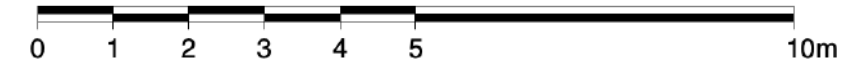


Drawn By : AW Checked By : DJ

# BLOCK A

**MATERIALS KEY**

-  Light grey aluminium / zinc doors, windows, facias & cladding
-  Light grey large format tile cladding
-  Coloured large format tile cladding
-  Dark brick cladding
-  Timber effect doors, cladding & louvres




**Front Elevation (North East)**  
Scale 1:200 @ A3

Drawn By : AW    Checked By : DJ

**BLOCK A**

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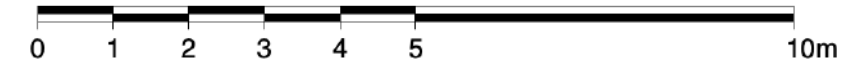
**Rear Elevation (South West)**  
Scale 1:200 @ A3

Drawn By : AW    Checked By : DJ

**BLOCK A**

**MATERIALS KEY**

-  Light grey aluminium / zinc doors, windows, facias & cladding
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-  Timber effect doors, cladding & louvres



CONTINUOUS FLOOD WALL  
MIN. 3.6m AOD






**Side Elevation (South East)**  
Scale 1:200 @ A3

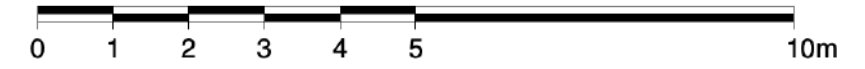
Drawn By :	AW	Checked By :	DJ
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**BLOCK A**



**MATERIALS KEY**

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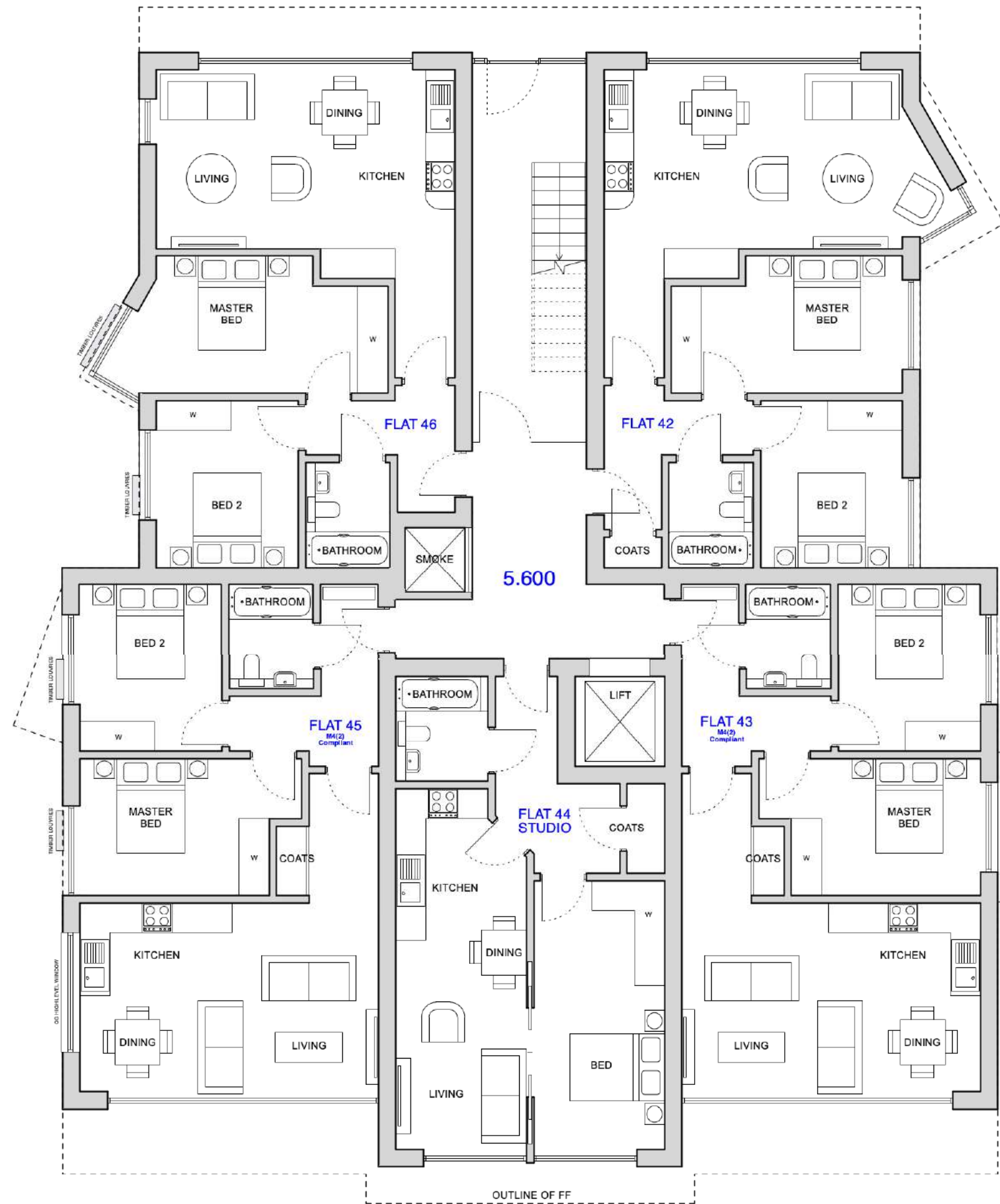
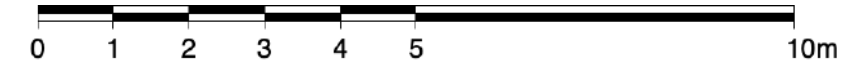
CONTINUOUS FLOOD WALL  
MIN. 3.6m AOD

**Side Elevation (North West)**  
Scale 1:200 @ A3

Drawn By :	AW	Checked By :	DJ
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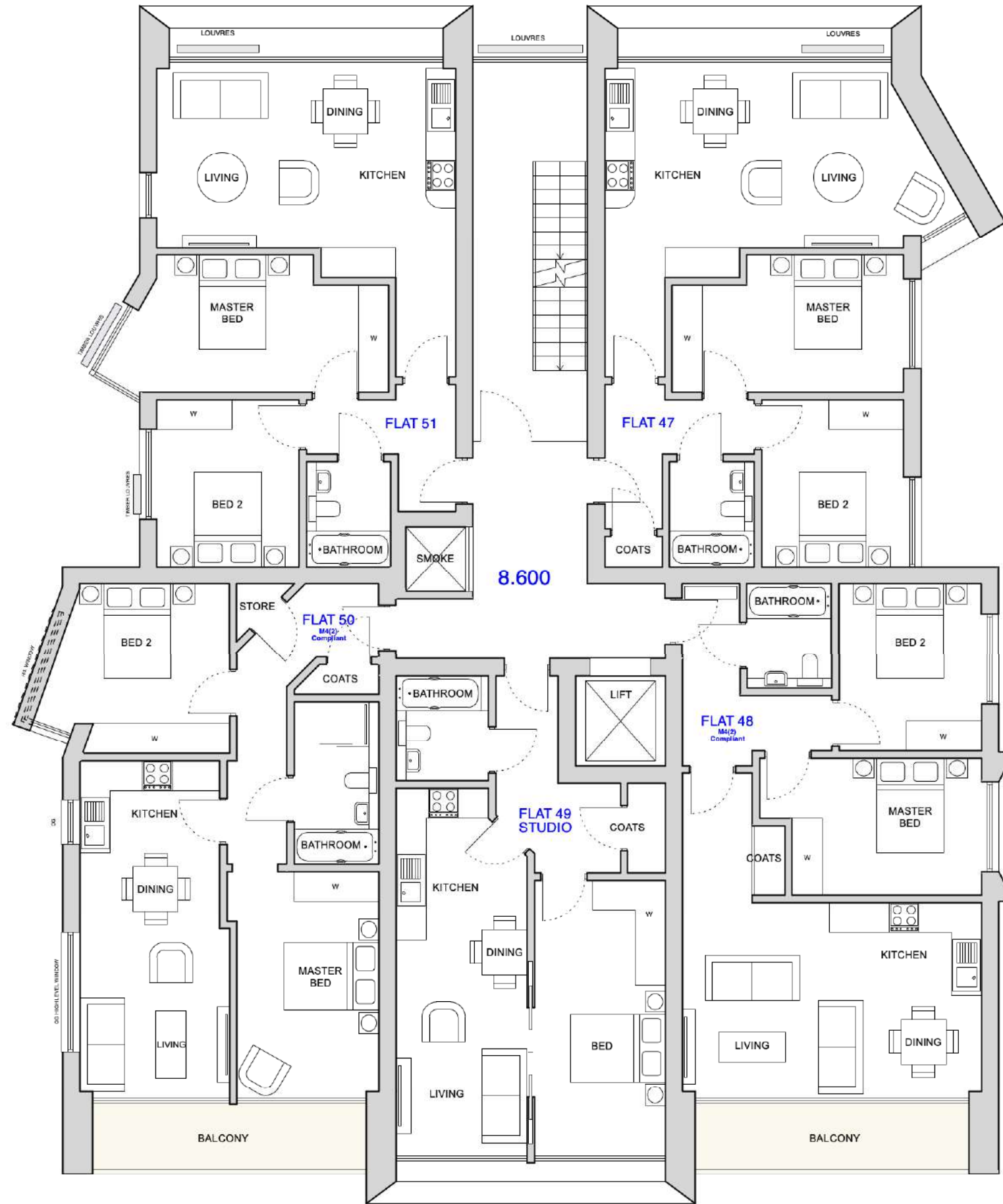
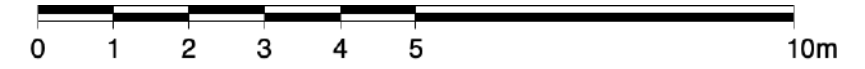
**BLOCK A**

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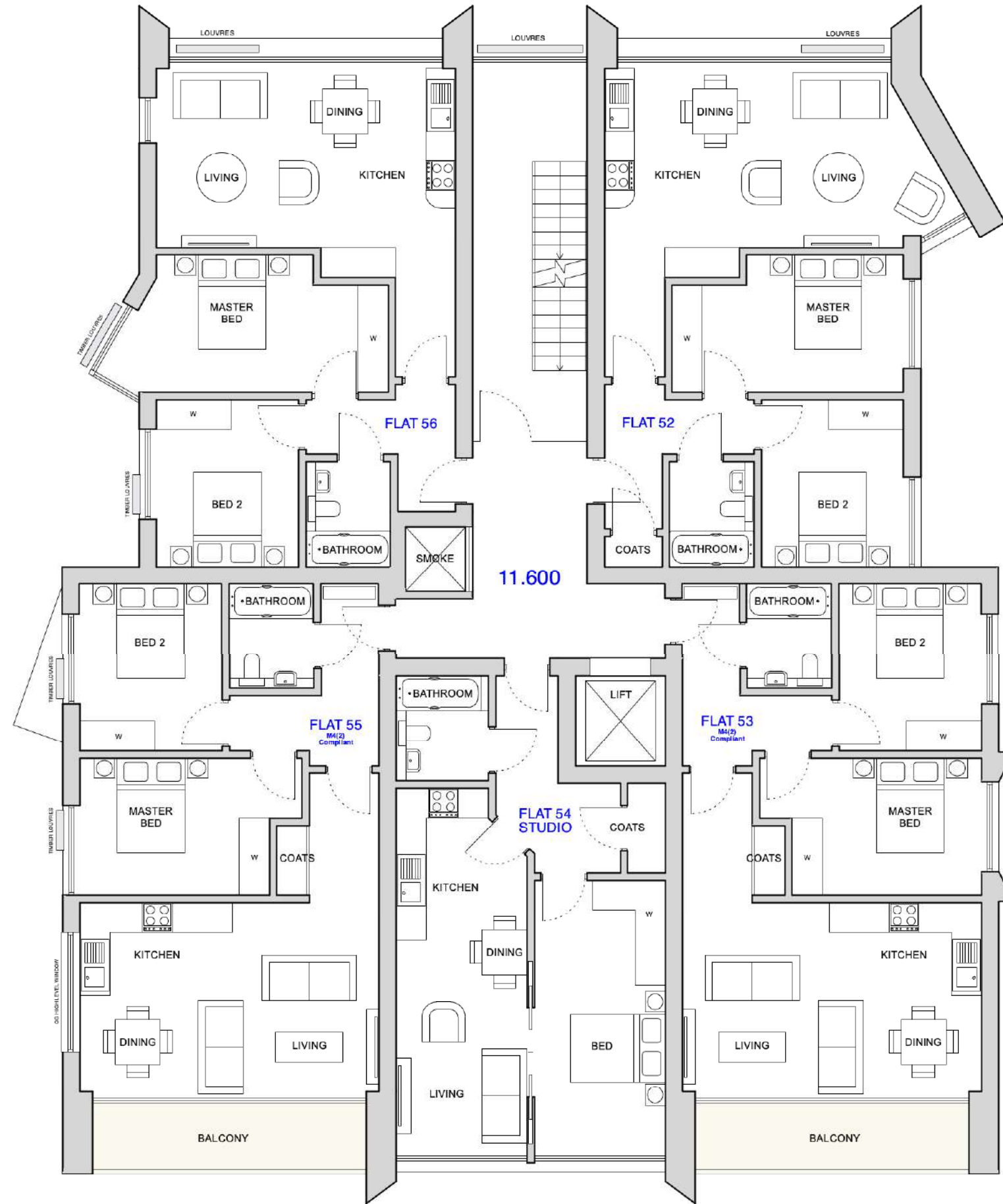
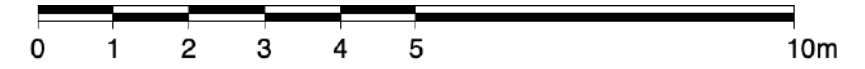
Drawn By : AW Checked By : DJ

# BLOCK B



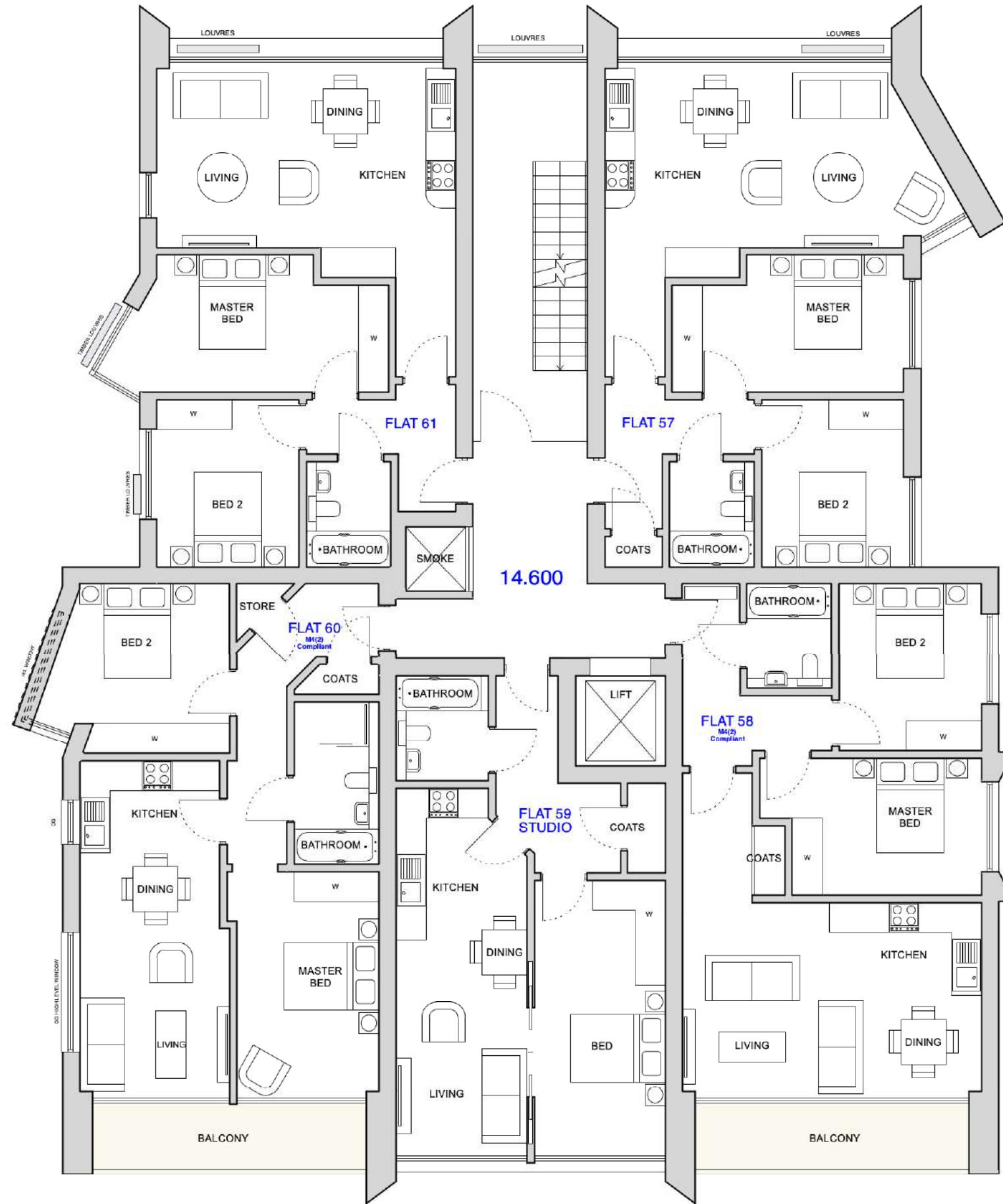
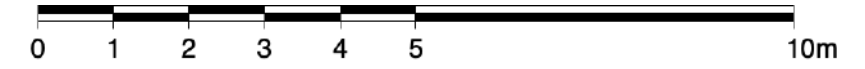
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BLOCK B



Drawn By : AW Checked By : DJ

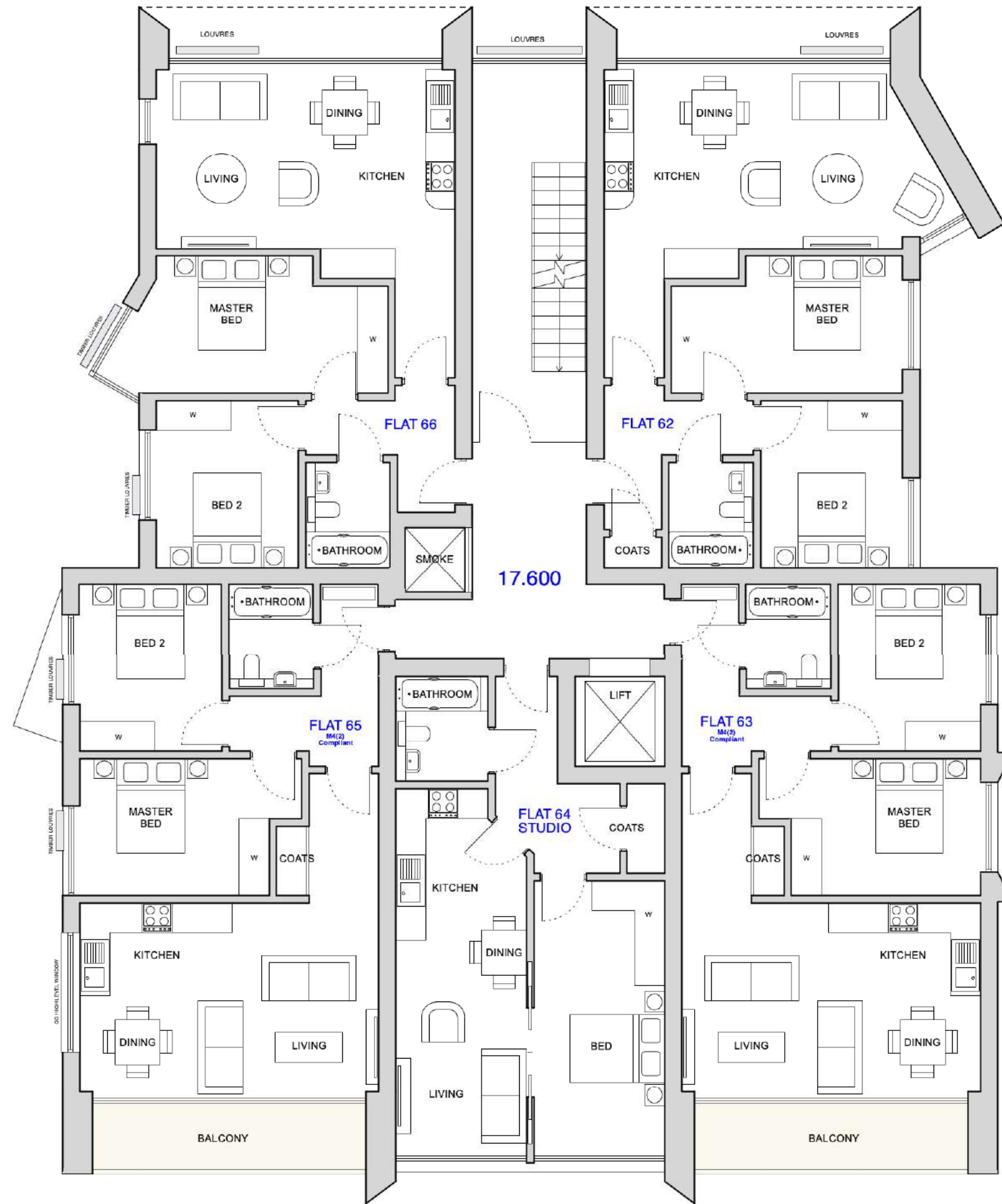
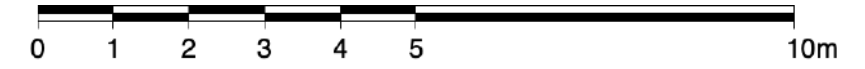
BLOCK B



14.600

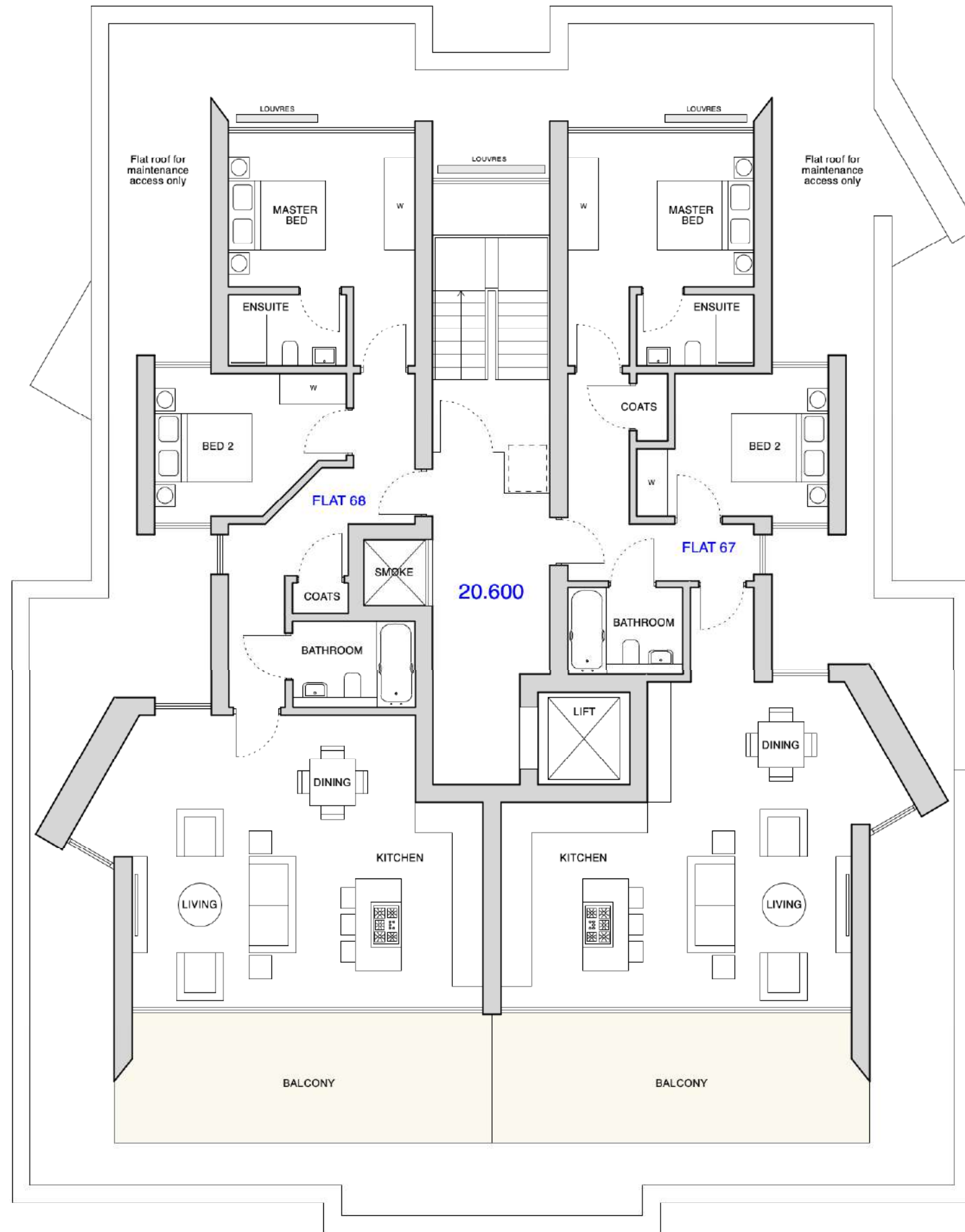
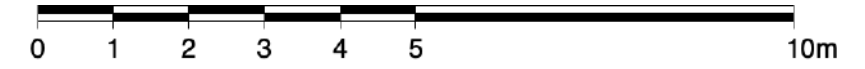
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BLOCK B



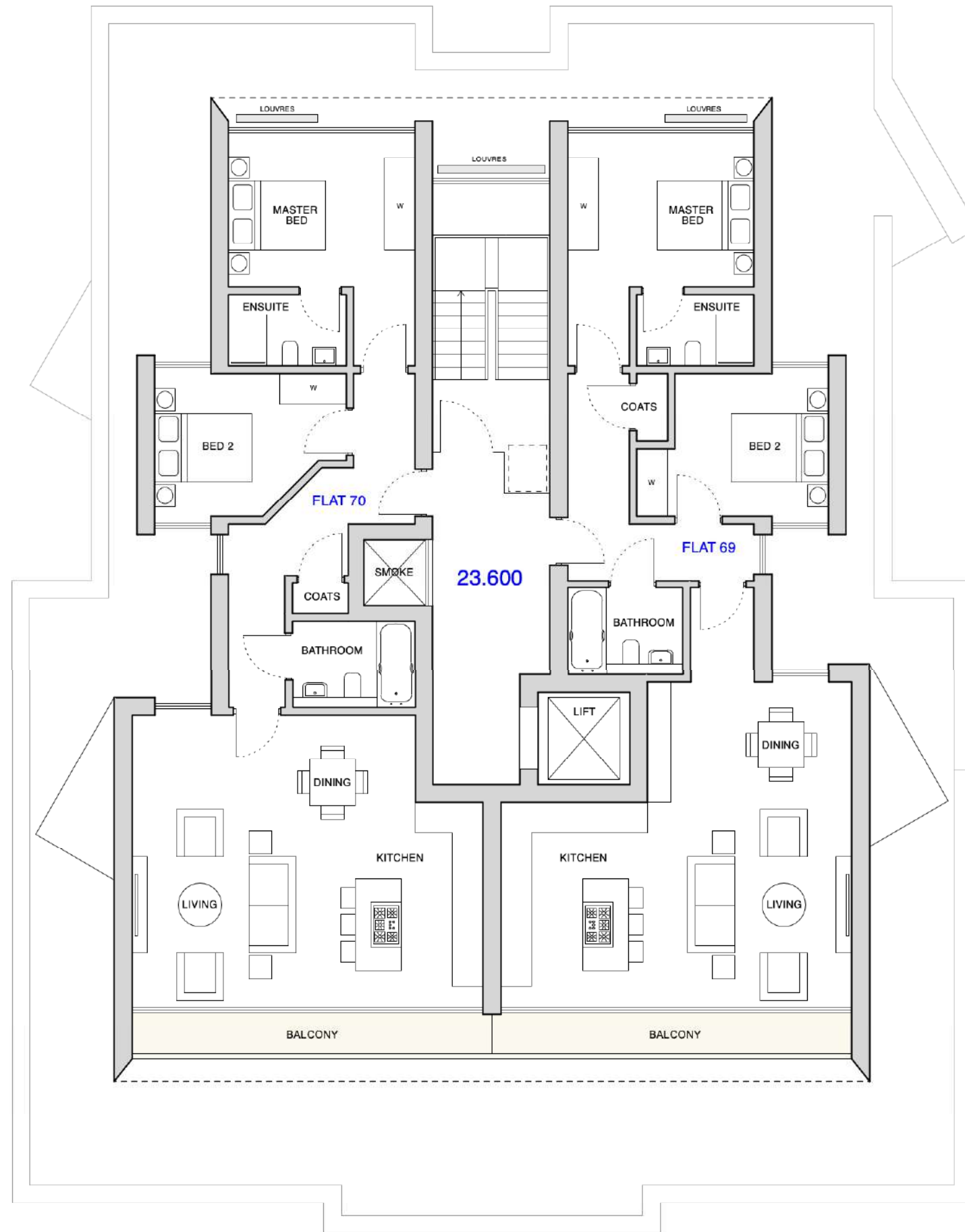
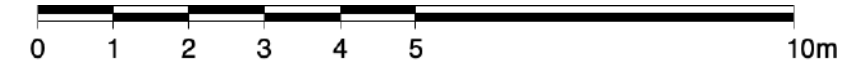
Drawn By : AW Checked By : DJ

BLOCK B



Drawn By : AW    Checked By : DJ

**BLOCK B**




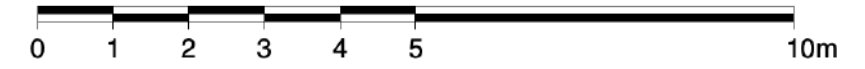
Drawn By : AW    Checked By : DJ

BLOCK B



**MATERIALS KEY**

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-  Light grey large format tile cladding
-  Coloured large format tile cladding
-  Dark brick cladding
-  Timber effect doors, cladding & louvres


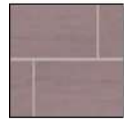


**Front Elevation (North East)**  
Scale 1:200 @ A3

Drawn By : AW    Checked By : DJ

**BLOCK B**

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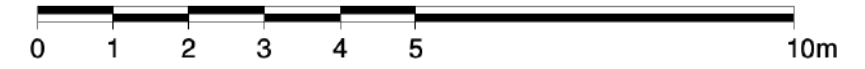
**Rear Elevation (South West)**  
Scale 1:200 @ A3

Drawn By :	AW	Checked By :	DJ
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**BLOCK B**

**MATERIALS KEY**

-  Light grey aluminium / zinc doors, windows, facias & cladding
-  Light grey large format tile cladding
-  Coloured large format tile cladding
-  Dark brick cladding
-  Timber effect doors, cladding & louvres



**Side Elevation (South East)**  
Scale 1:200 @ A3

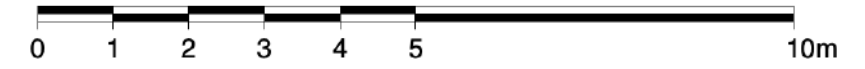
Drawn By :	AW	Checked By :	DJ
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**BLOCK B**

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**MATERIALS KEY**

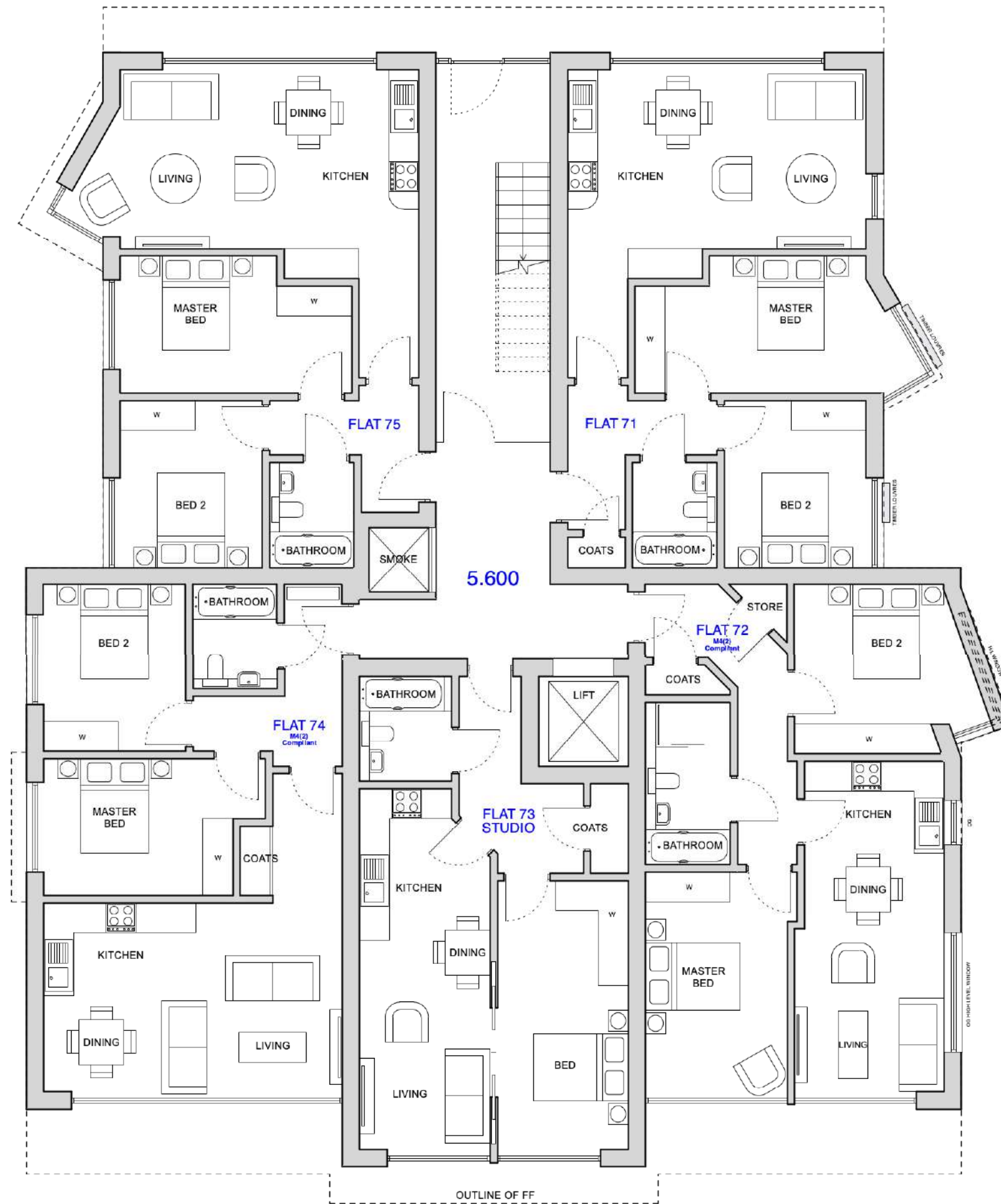
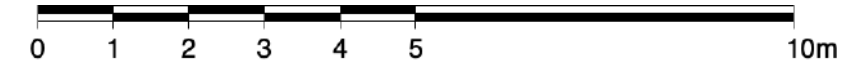
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-  Timber effect doors, cladding & louvres



**Side Elevation (North West)**  
Scale 1:200 @ A3

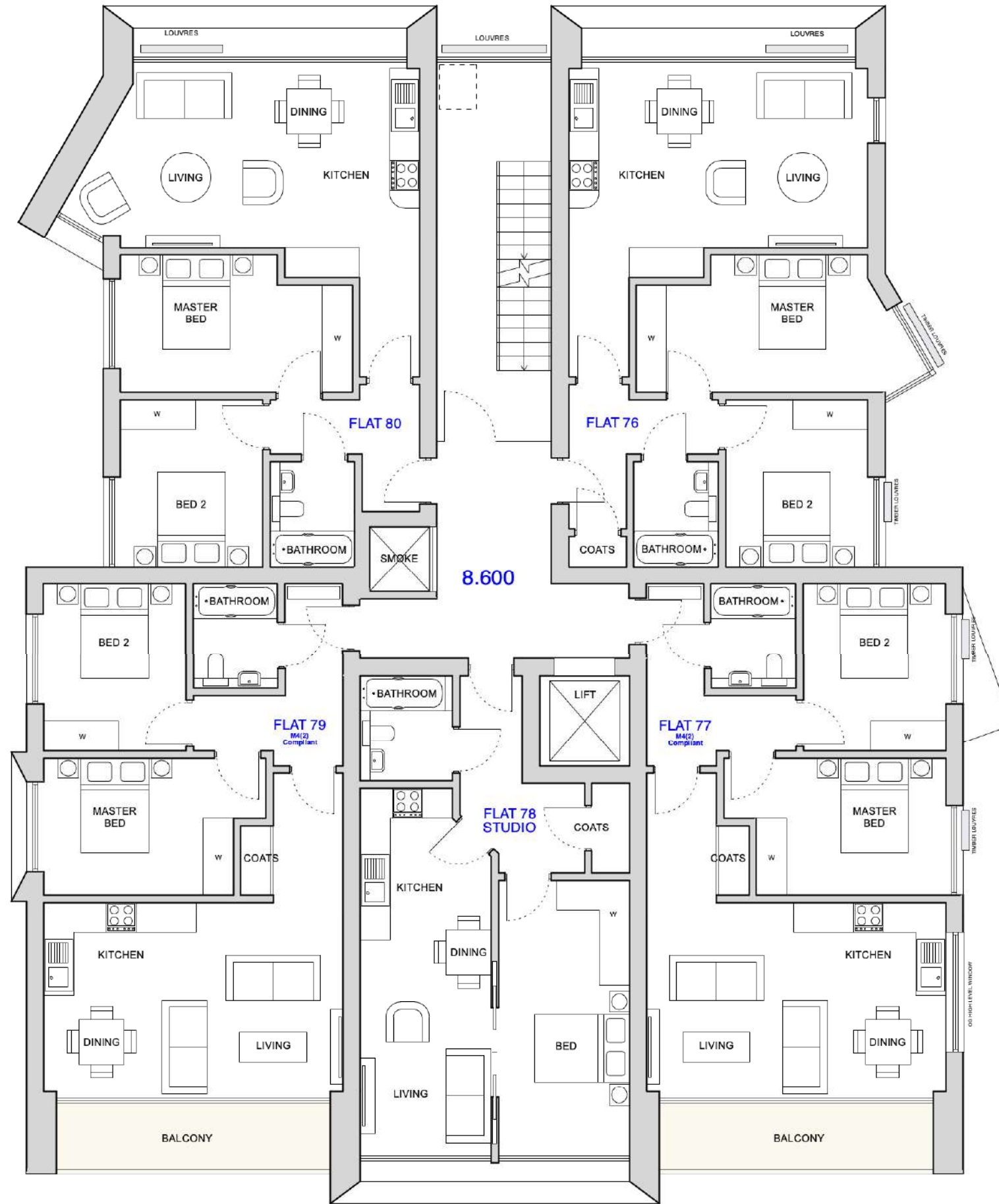
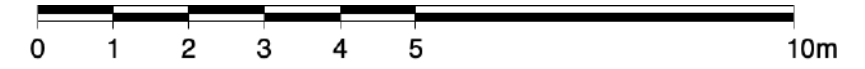
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**BLOCK B**



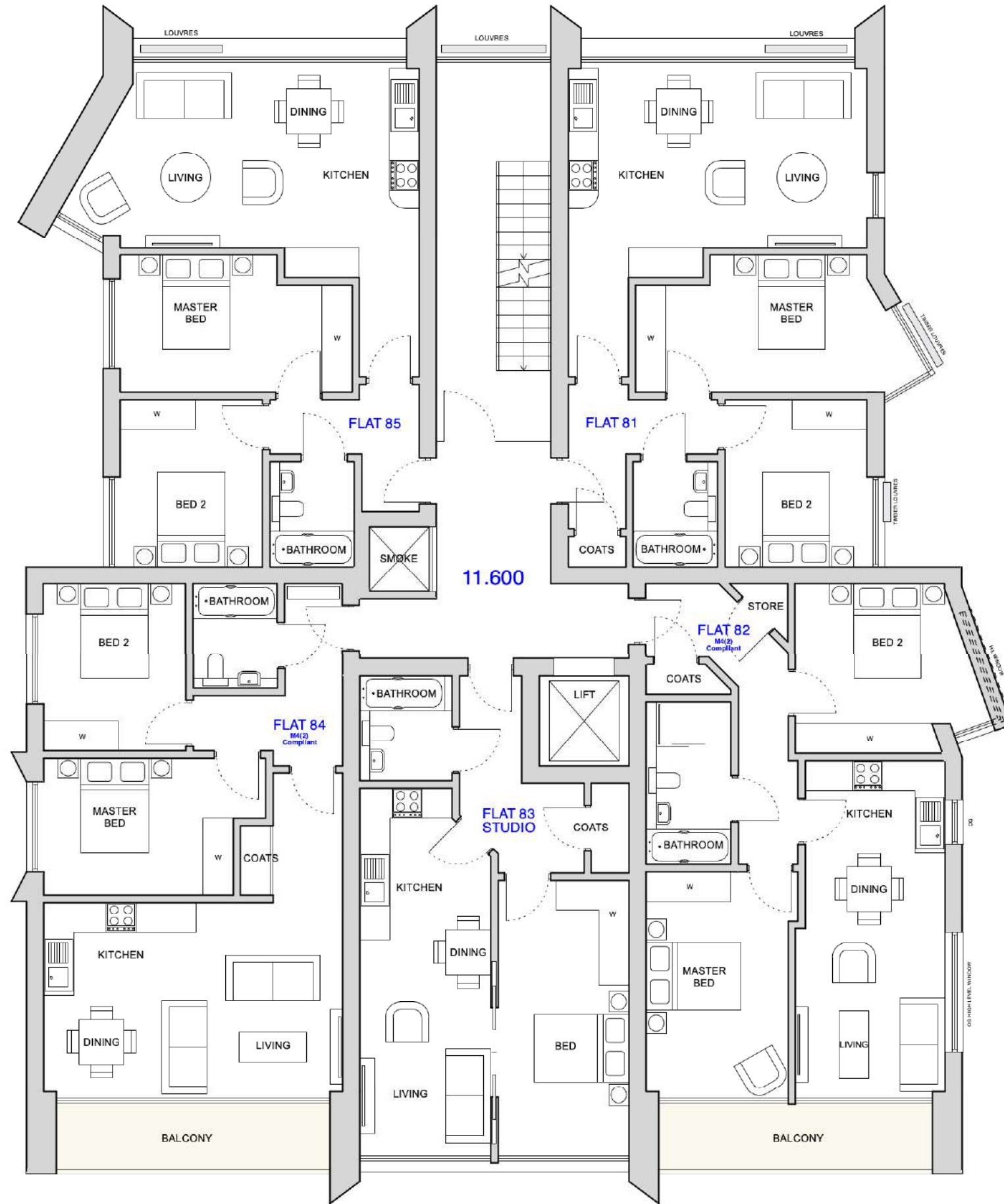
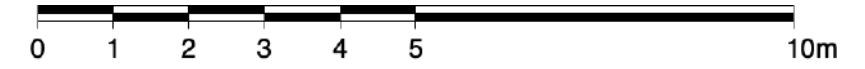
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# BLOCK C



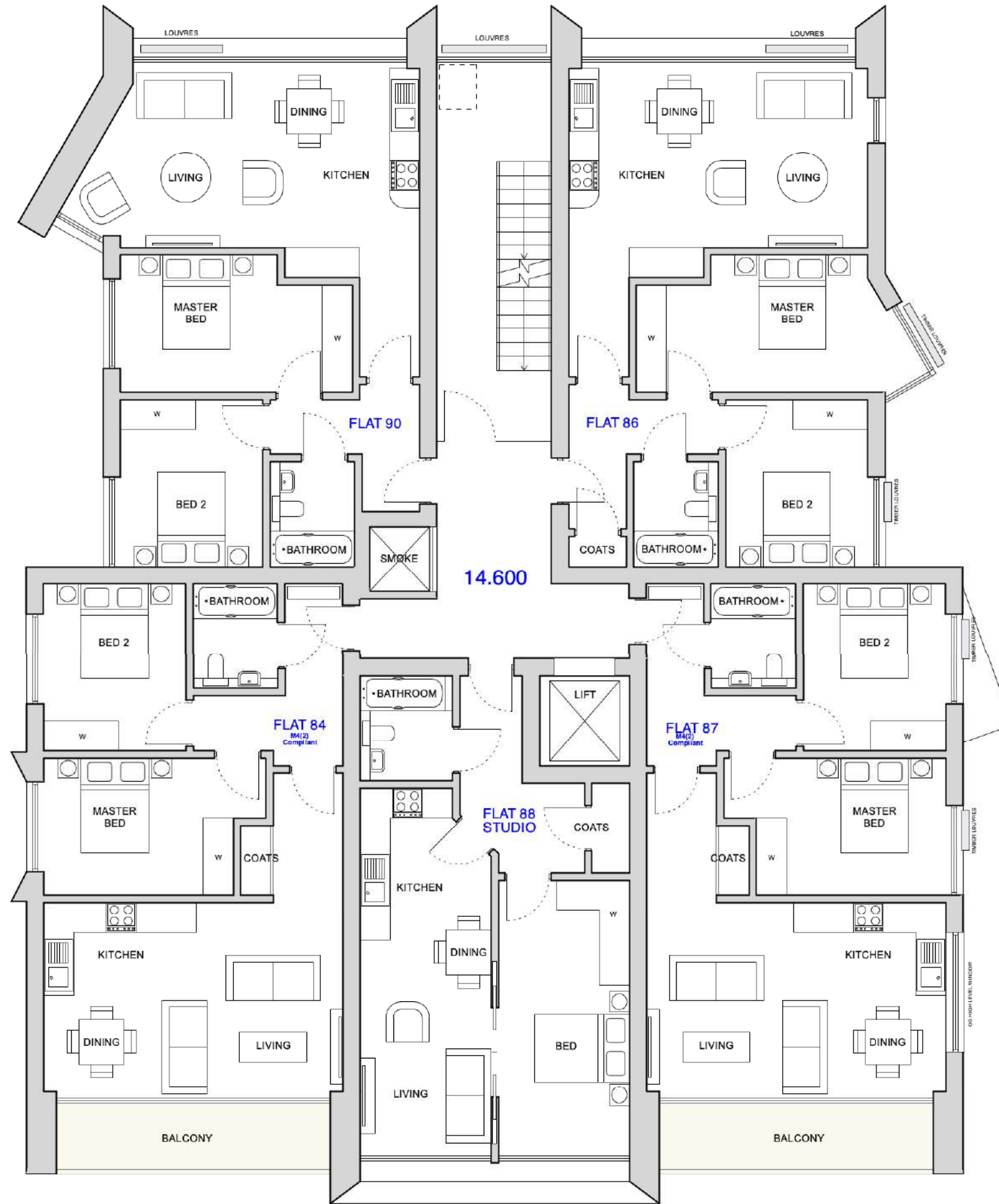
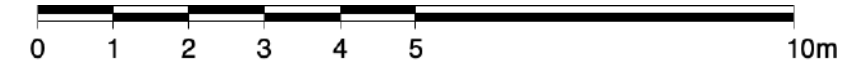
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BLOCK C



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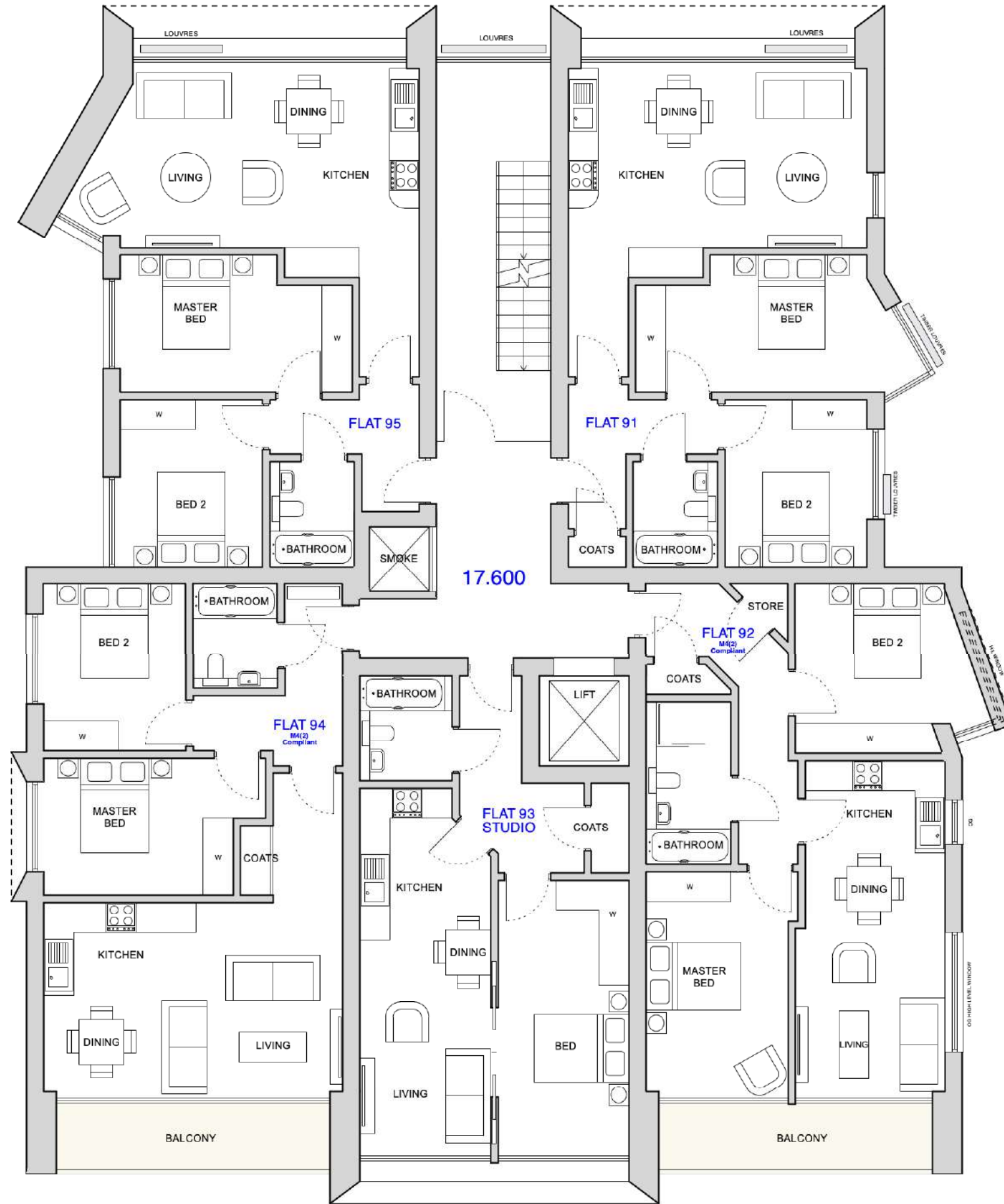
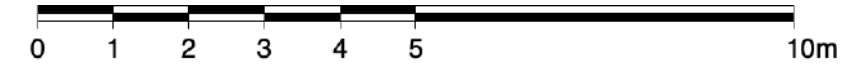
BLOCK C



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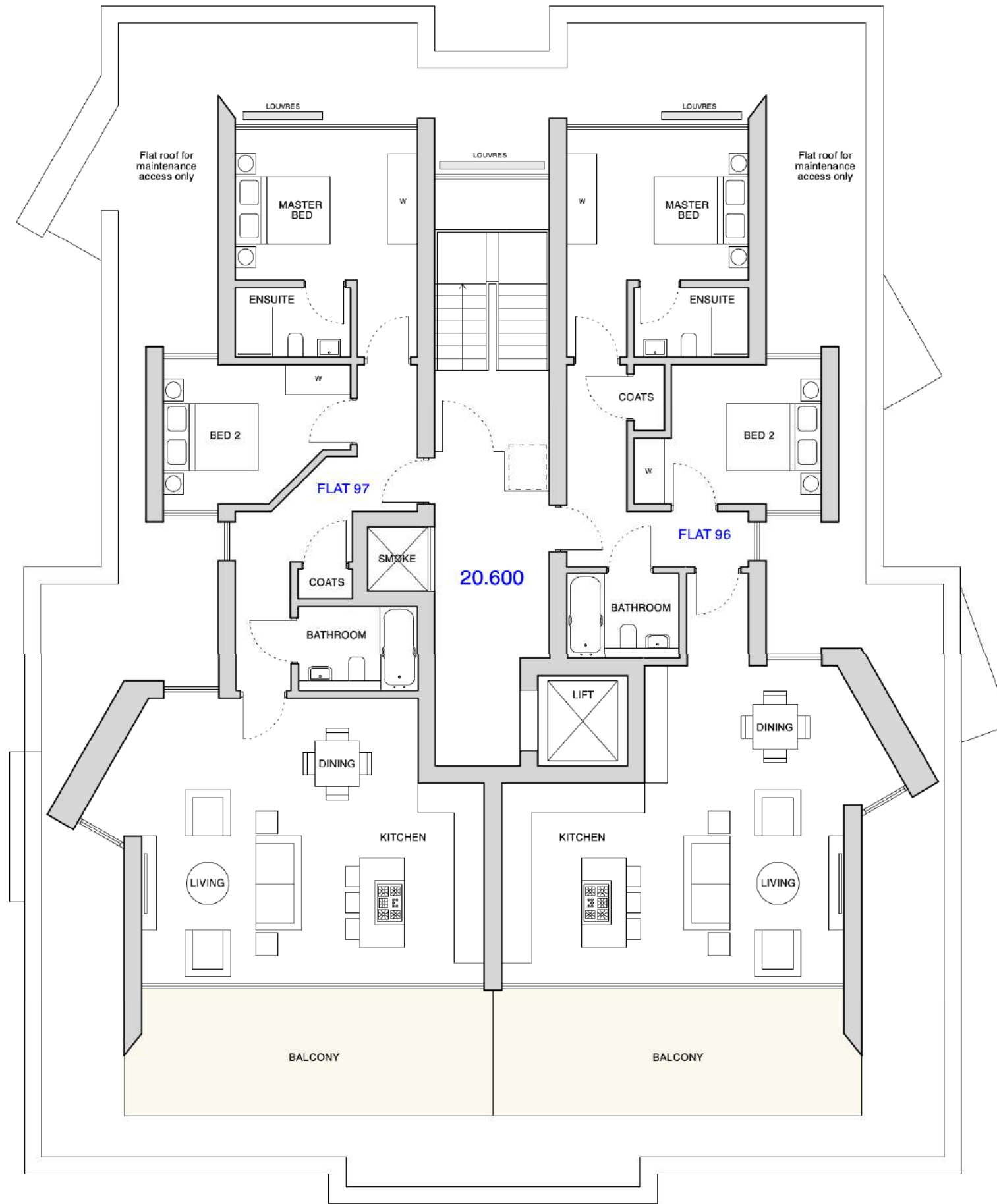
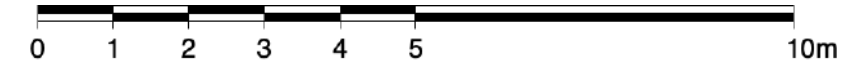
BLOCK C





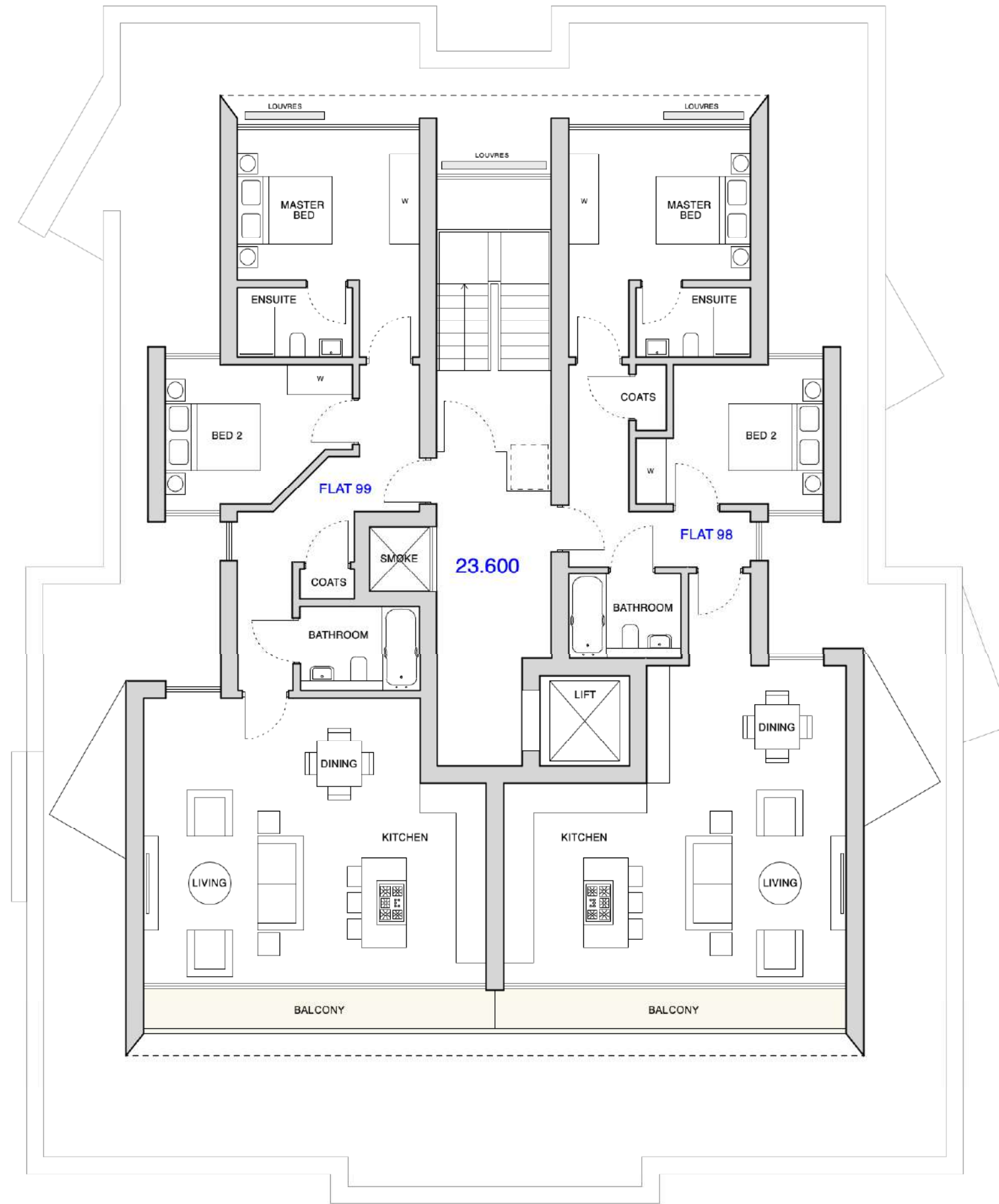
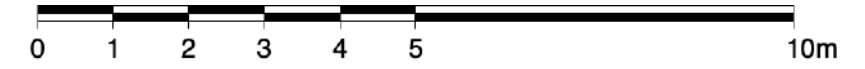
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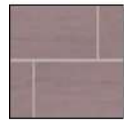


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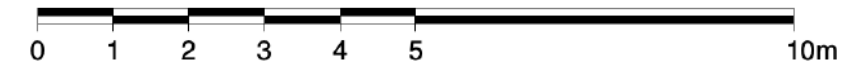


Drawn By : AW Checked By : DJ

BLOCK C

**MATERIALS KEY**

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-  Light grey large format tile cladding
-  Coloured large format tile cladding
-  Dark brick cladding
-  Timber effect doors, cladding & louvres



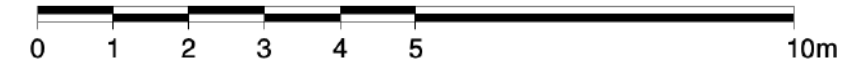
**Front Elevation (North East)**  
Scale 1:200 @ A3

Drawn By : AW    Checked By : DJ

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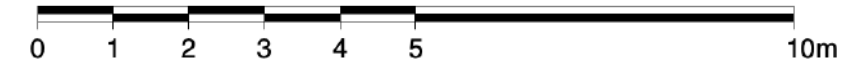
**Rear Elevation (South West)**  
Scale 1:200 @ A3

Drawn By : AW    Checked By : DJ

**BLOCK C**

**MATERIALS KEY**

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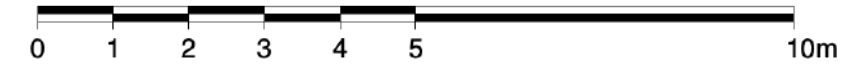
**Side Elevation (South East)**  
Scale 1:200 @ A3

Drawn By :	AW	Checked By :	DJ
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**BLOCK C**

**MATERIALS KEY**

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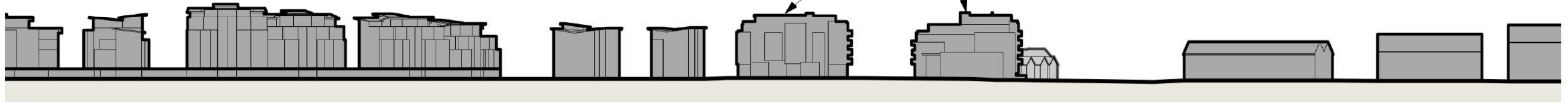
**Side Elevation (North West)**  
Scale 1:200 @ A3

Drawn By :	AW	Checked By :	DJ
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**BLOCK C**

EXTANT APPROVAL FOR 2 BLOCKS OF FLATS  
CONTAINING 60 APARTMENTS AND  
ASSOCIATED BASEMENT PARKING  
APP/15/00126/F

THE EXTANT APPROVAL PROVIDES A LARGE GAP  
BETWEEN THE BUILDINGS PROPOSED, BUT IS HEAVILY  
OVERBEARING ON THE HOUSES TO THE WEST OF THE  
SITE, AS HIGHLIGHTED ON DRAWING 1805 40

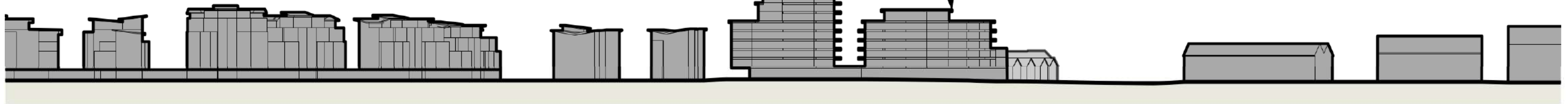


Indicative Harbour View  
Scale 1:1250

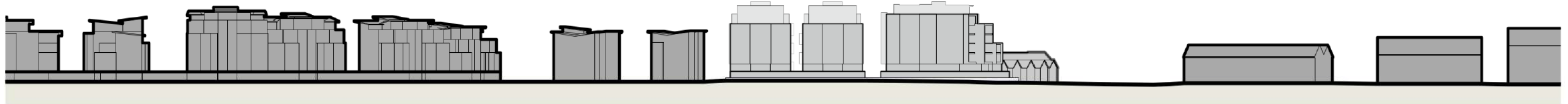


OUTLINE OF APPLICATION AS AGREED AT  
PLANNING COMMITTEE OF 2 BLOCKS  
CONTAINING 96 APARTMENTS AND  
ASSOCIATED DOUBLE BASEMENT PARKING  
APP/17/00236/P

APPROVAL AS AGREED AT PLANNING COMMITTEE HAS  
2 BUILDINGS CONTAINING 96 APARTMENTS, WITH A GAP  
PROVIDED BETWEEN THE PROPOSED. THE APPROVAL  
DOMINATES THE EXISTING SKYLINE RISING 11 STORIES  
TO THE WESTERN SIDE OF THE SITE



Indicative Harbour View  
Scale 1:1250



Indicative Harbour View  
Scale 1:1250



PROPOSED BUILDINGS PROVIDE GAPS MORE IN KEEPING WITH THE SURROUNDING AREA, AND ARE LESS DOMINANT ON THE  
EXISTING SKYLINE THAN THE APPLICATION AS AGREED AT COMMITTEE. THE PROPOSED BUILDING ALSO PROVIDE A FAR  
BETTER RELATIONSHIP TO THE HOUSES TO THE EAST OF THE SITE, WITH LESS OVERBEARING AND OVERLOOKING THAN THE  
EXTANT APPROVAL, AS HIGHLIGHTED ON DRAWING 1805 40

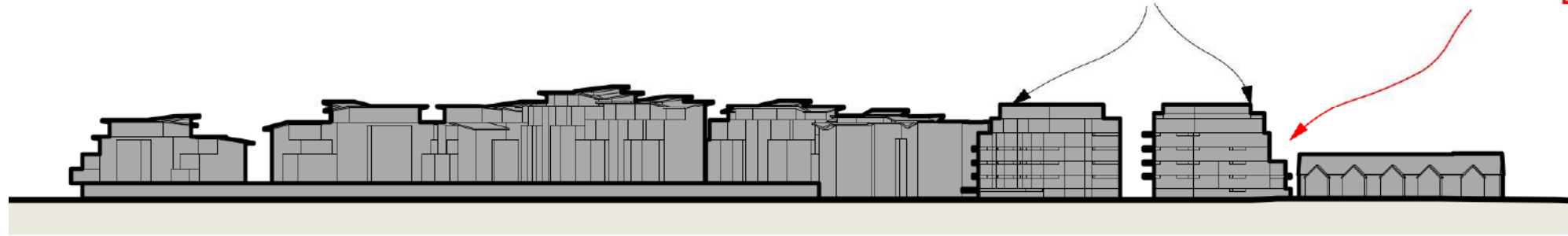
All Surrounding ridge heights  
estimated and indicative only

Drawn By : AW Checked By : DJ



EXTANT APPROVAL FOR 2 BLOCKS OF FLATS  
CONTAINING 60 APARTMENTS AND  
ASSOCIATED BASEMENT PARKING  
APP/15/00126/F

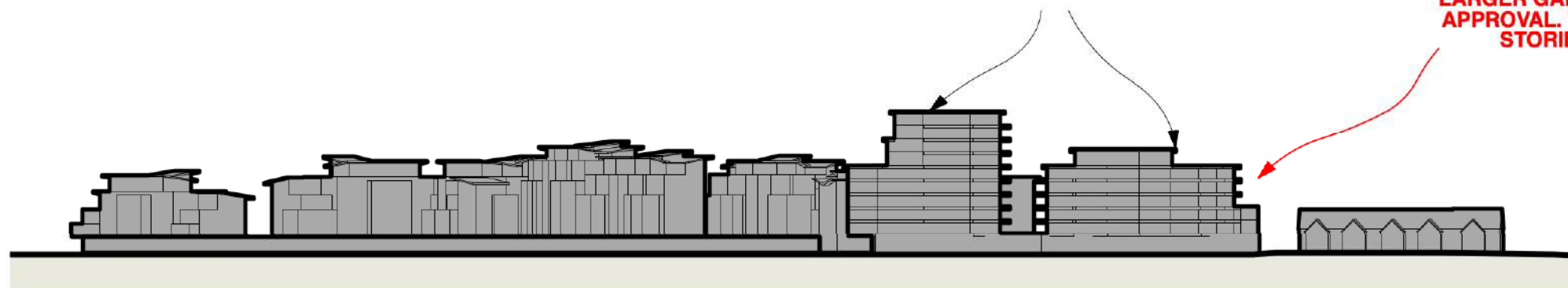
EXTANT APPROVAL HAS THREE STORIES (INC  
PODIUM BASEMENT) WITHIN 1.2m OF THE  
BOUNDARY TO THE ROW OF HOUSES TO THE  
EAST OF THE SITE



Indicative Harbour View  
Scale 1:1250

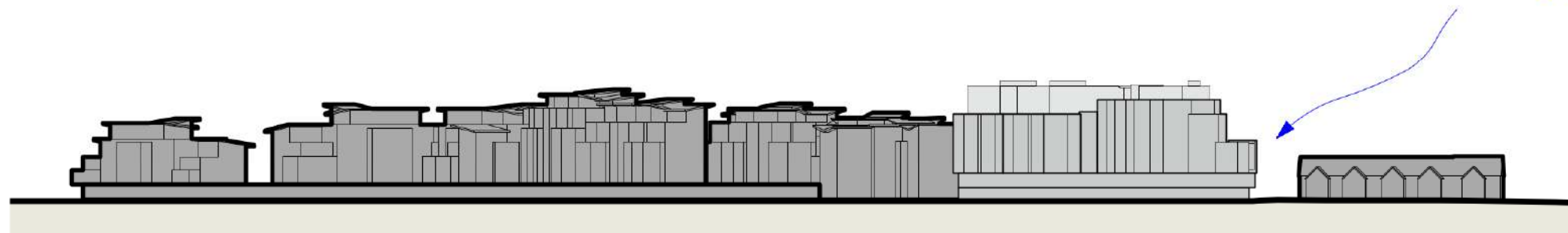
OUTLINE OF APPLICATION AS AGREED AT  
PLANNING COMMITTEE OF 2 BLOCKS  
CONTAINING 96 APARTMENTS AND  
ASSOCIATED DOUBLE BASEMENT PARKING  
APP/17/00236/P

APPROVAL AS AGREED AT PLANNING  
COMMITTEE HAS THREE STORIES (INC PODIUM  
BASEMENT), HIGHER THAN THE RIDGE HEIGHT  
OF THE HOUSES TO THE EAST OF THE SITE. A  
LARGER GAP IS PROVIDED THAN THE EXTANT  
APPROVAL. THREE FURTHER STEPPED BACK  
STORIES RISE AT THIS BOUNDARY



Indicative Harbour View  
Scale 1:1250

PROPOSED BUILDING PROVIDES BOTH A GAP TO THE  
NEIGHBOURING HOUSES, AS WELL AS STEPPING FURTHER AWAY  
PER FLOOR TO REDUCE OVERBEARING AND OVERLOOKING ALL  
WINDOWS FACING THE HOUSES HAVE BEEN SHOWN EITHER TO  
HAVE OBSCURE GLAZING AND / OR TIMBER LOUVRES TO REDUCE  
OVERLOOKING



Indicative Harbour View  
Scale 1:1250

Drawn By : AW Checked By : DJ

All Surrounding ridge heights  
estimated and indicative only

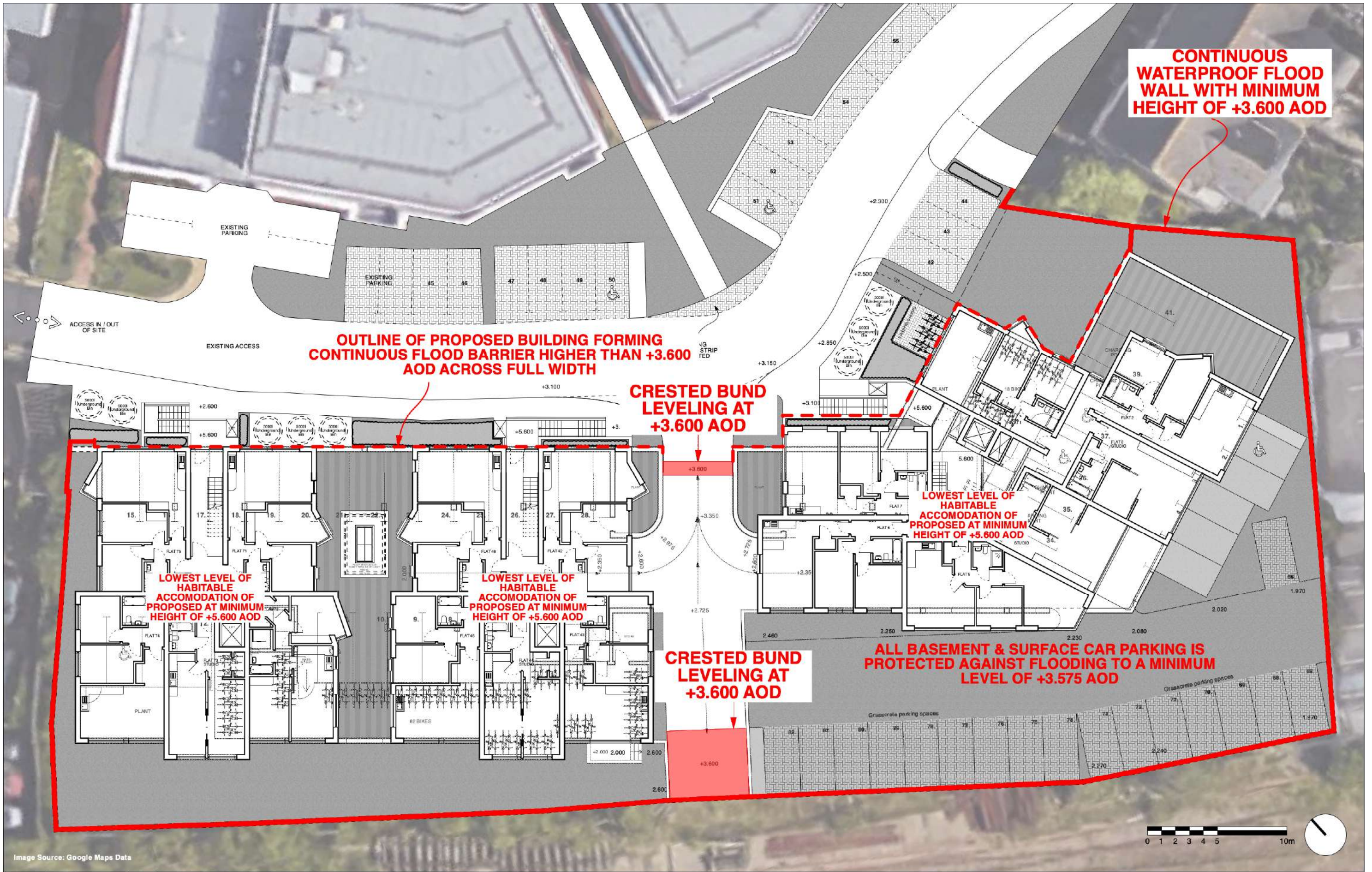
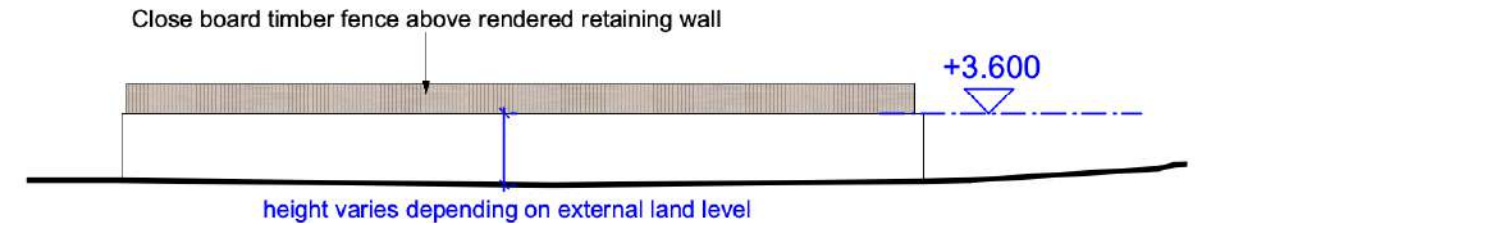


Image Source: Google Maps Data

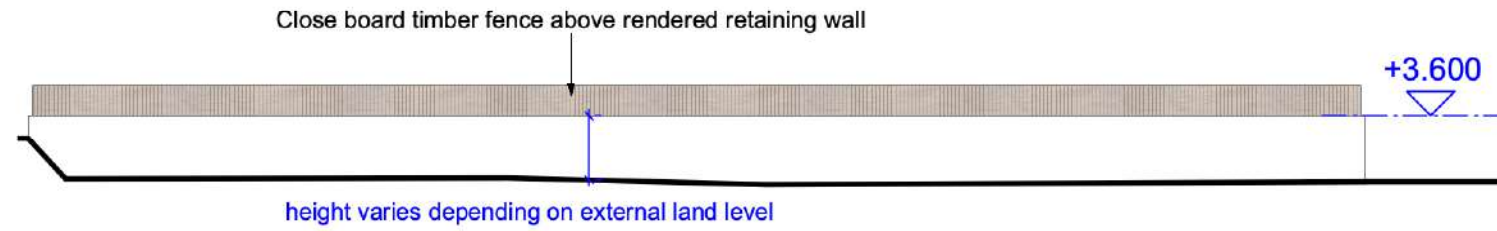
Drawn By : AW    Checked By : DJ



**Site Plan (with boundary elevation references)**  
Scale 1:500 @ A3



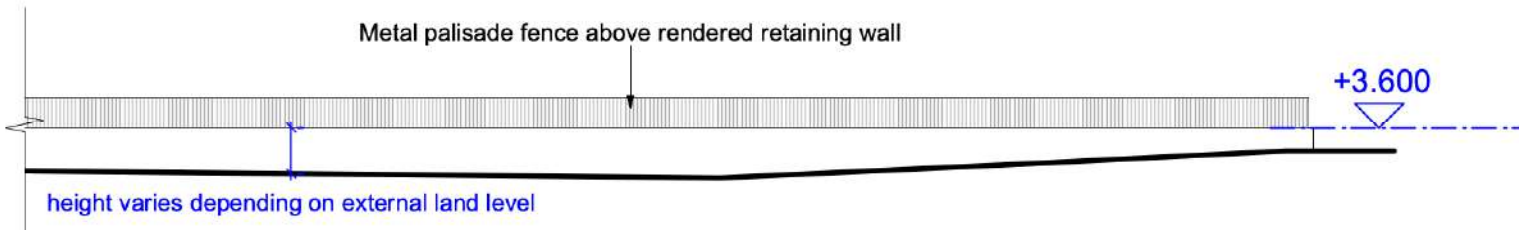
**Boundary Elevation 1 (North-East)**  
Scale 1:200 @ A3



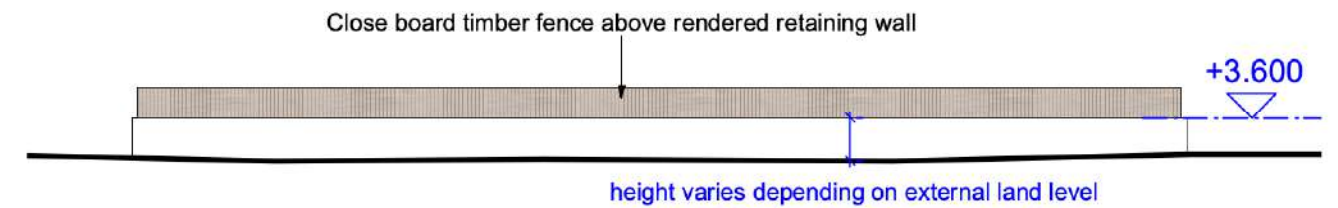
**Boundary Elevation 2 (South-East)**  
Scale 1:200 @ A3



**Boundary Elevation 3 (South-West)**  
Scale 1:200 @ A3



**Boundary Elevation 3 (South-West) (continued)**  
Scale 1:200 @ A3

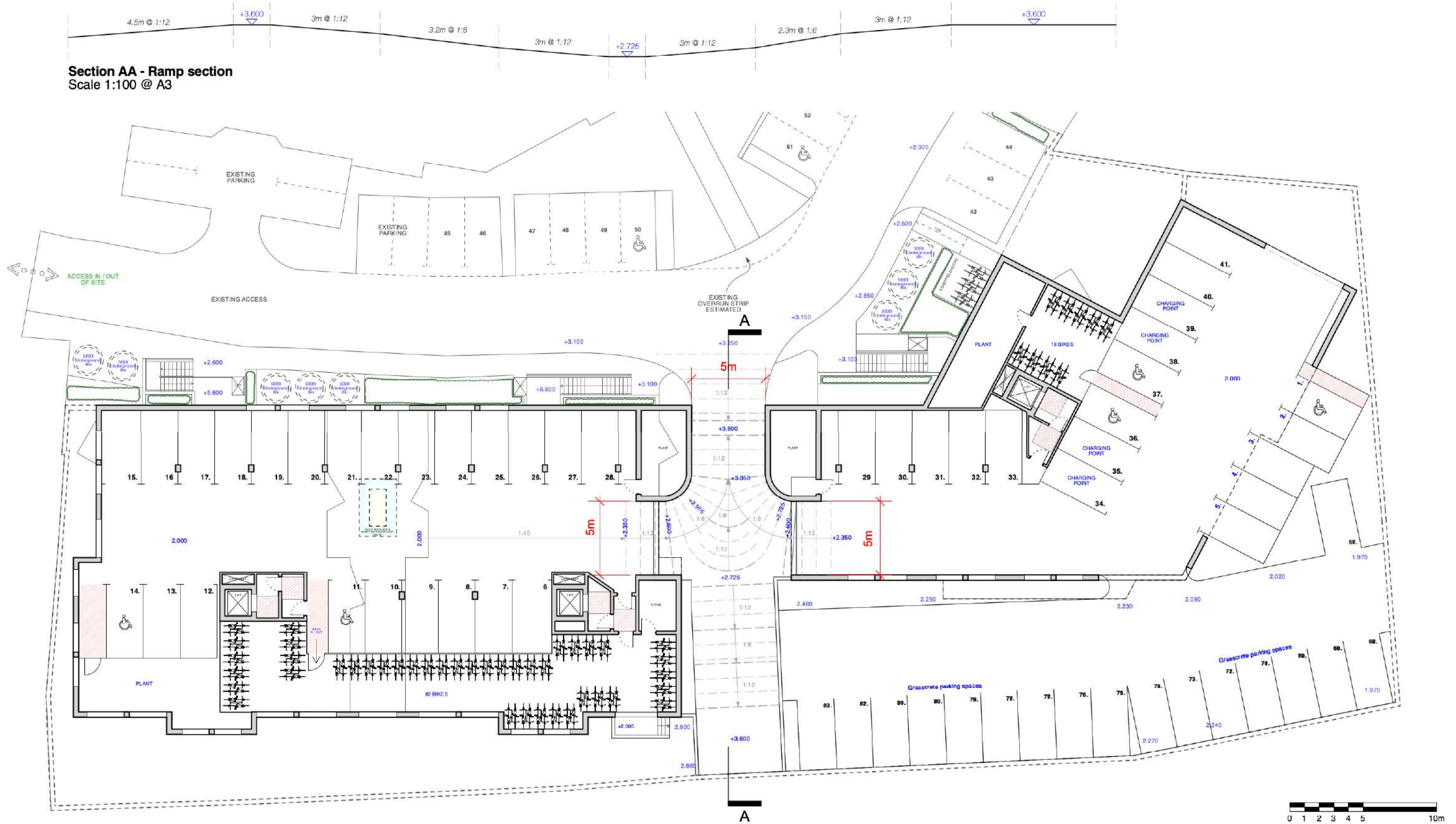


**Boundary Elevation 4 (North-West)**  
Scale 1:200 @ A3

Drawn By : AW Checked By : DJ



**Section AA - Ramp section**  
Scale 1:100 @ A3



Revisions:

Drawn By :	AW	Checked By :	DJ
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