



## Public Document Pack

# Uttlesford District Council

Chief Executive: Peter Holt

## SUPPLEMENTARY PACK

### Planning Committee

**Date:** Wednesday, 13th April, 2022

**Time:** 12.00 pm

**Venue:** Council Chamber - Council Offices, London Road, Saffron Walden,  
CB11 4ER

**Chairman:** Councillor S Merifield

**Members:** Councillors G Bagnall, J Emanuel, P Fairhurst, R Freeman,  
G LeCount, M Lemon (Vice-Chair), J Loughlin, R Pavitt, N Reeve  
and M Sutton

### ITEMS WITH SUPPLEMENTARY INFORMATION PART 1

**Open to Public and Press**

**12 Planning Committee Presentations**

**3 - 101**



# Uttlesford District Council

Chief Executive: Peter Holt

**For information about this meeting please contact Democratic Services**

Telephone: 01799 510369, 510410 or 510548

Email: [Committee@uttlesford.gov.uk](mailto:Committee@uttlesford.gov.uk)

## **General Enquiries**

Council Offices, London Road, Saffron Walden, CB11 4ER

Telephone: 01799 510510

Fax: 01799 510550

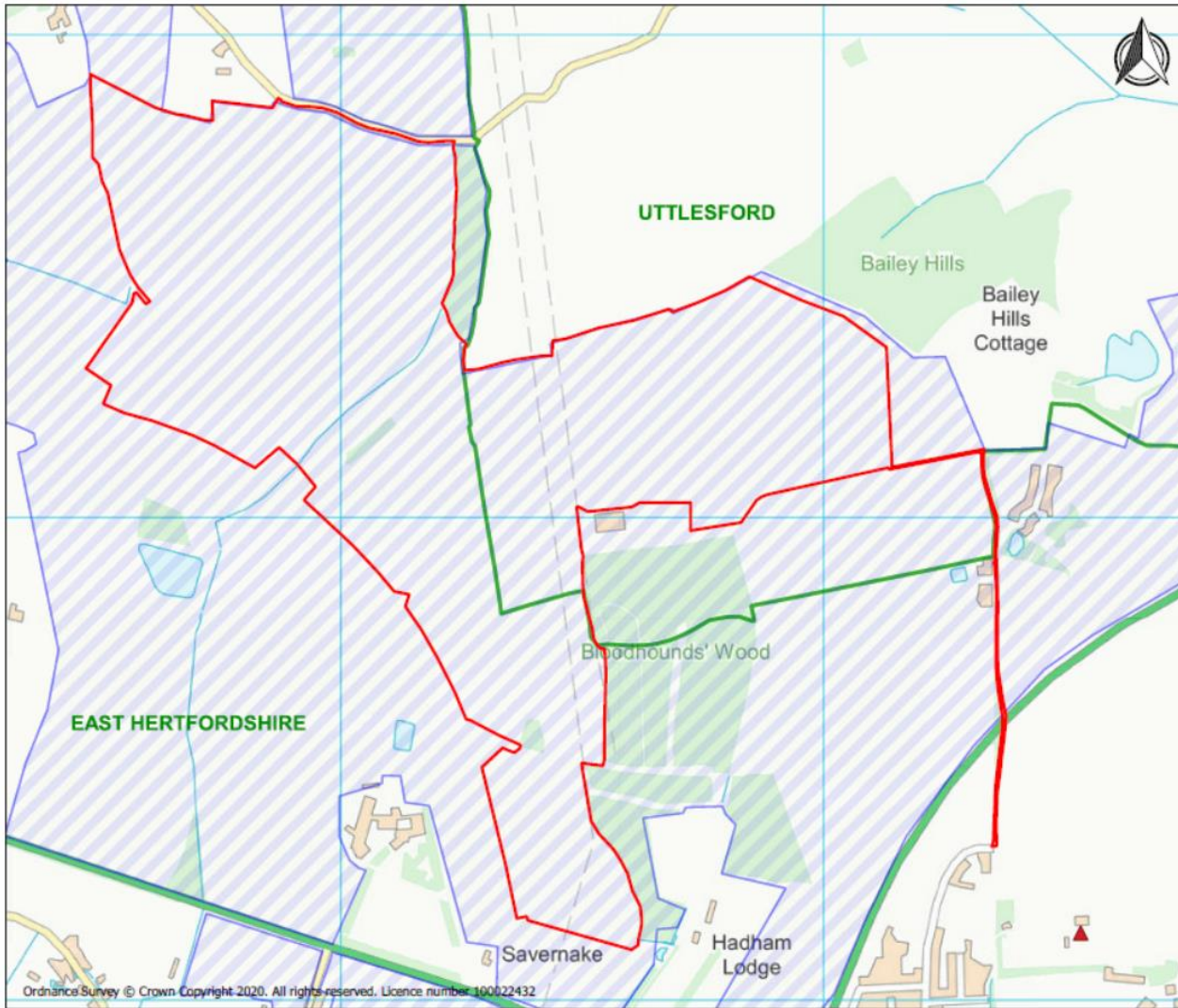
Email: [uconnect@uttlesford.gov.uk](mailto:uconnect@uttlesford.gov.uk)

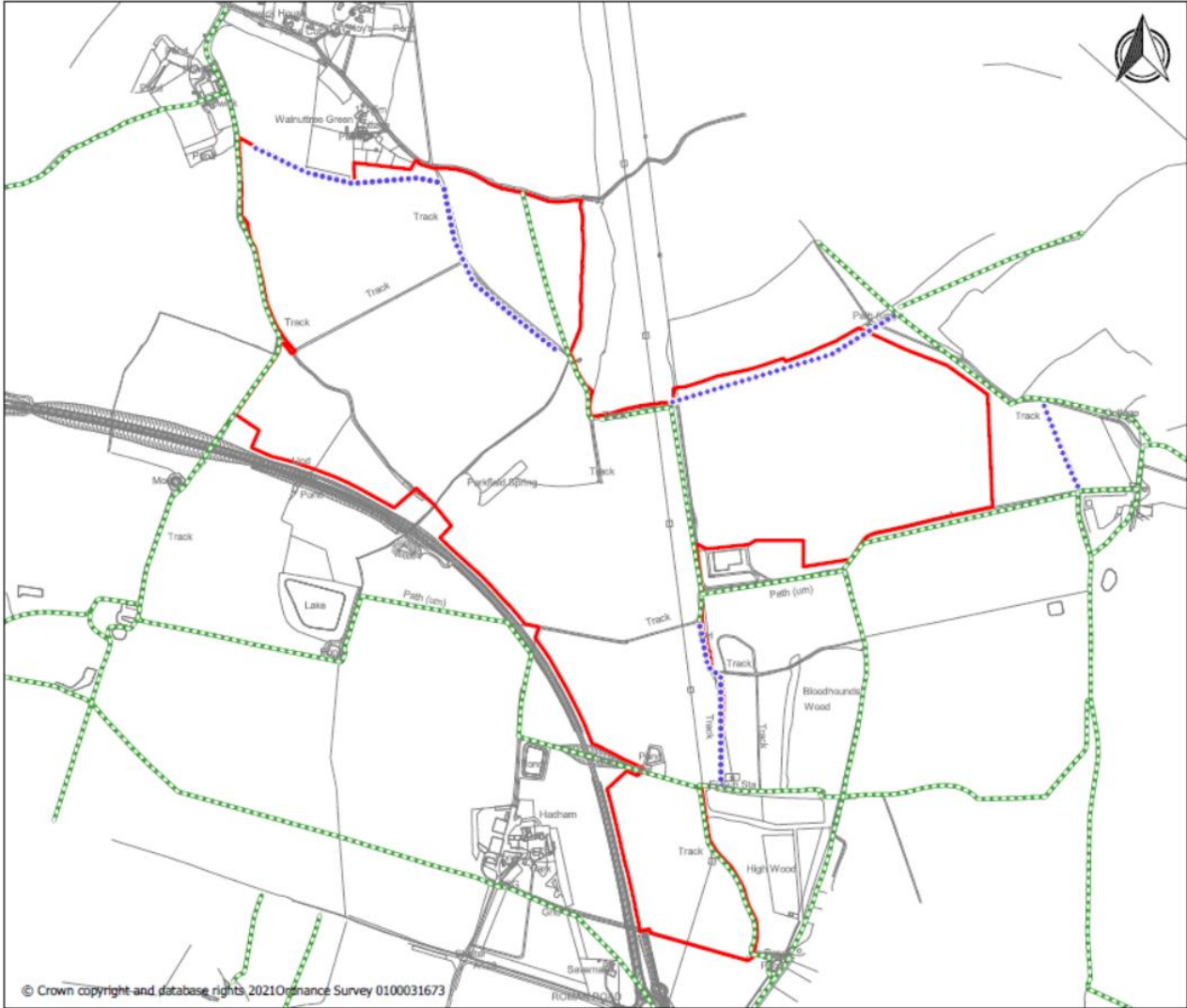
Website: [www.uttlesford.gov.uk](http://www.uttlesford.gov.uk)

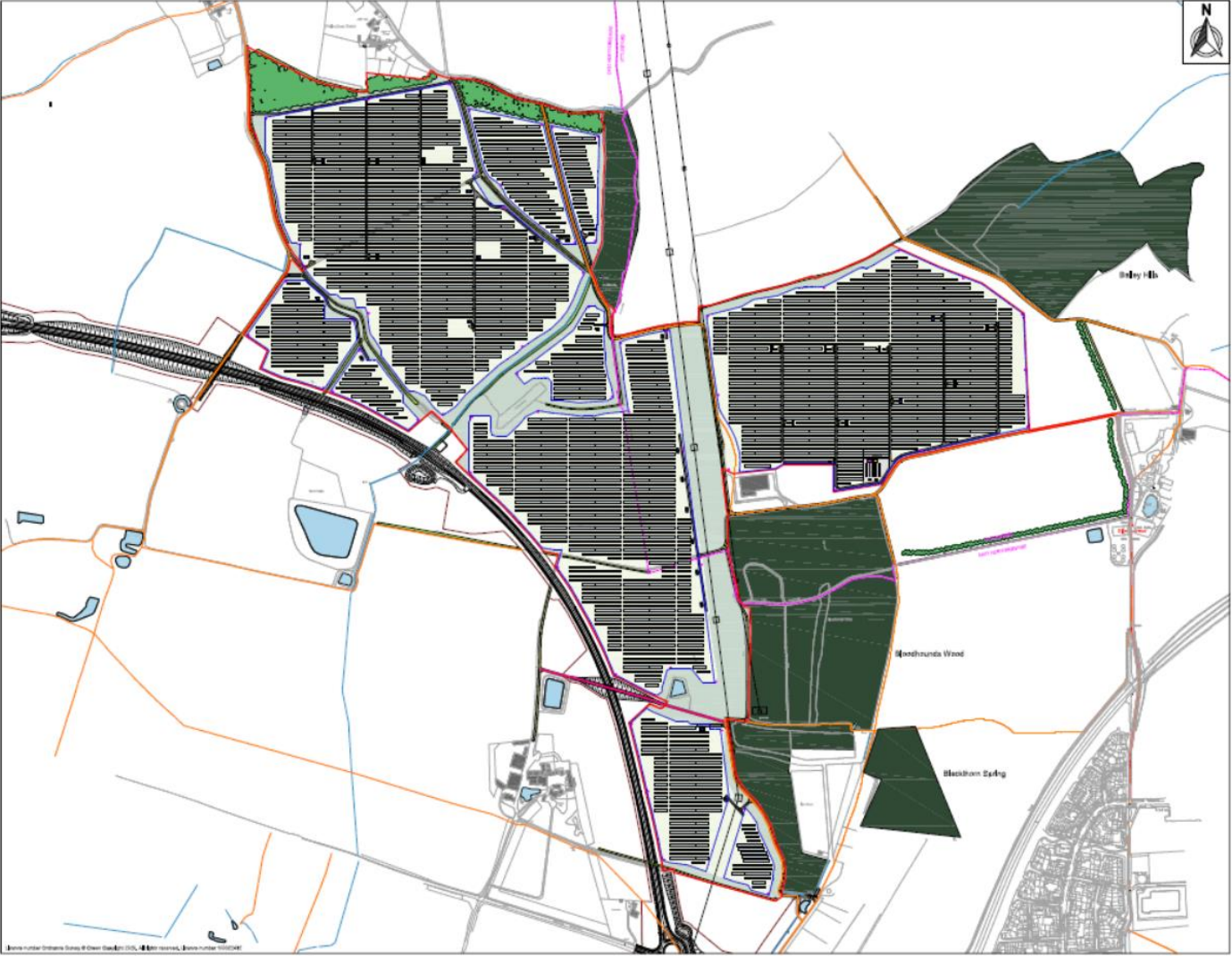
UTT/21/3108/FUL

Land To The North-West Of Bishops  
Stortford  
Farnham Road  
Farnham





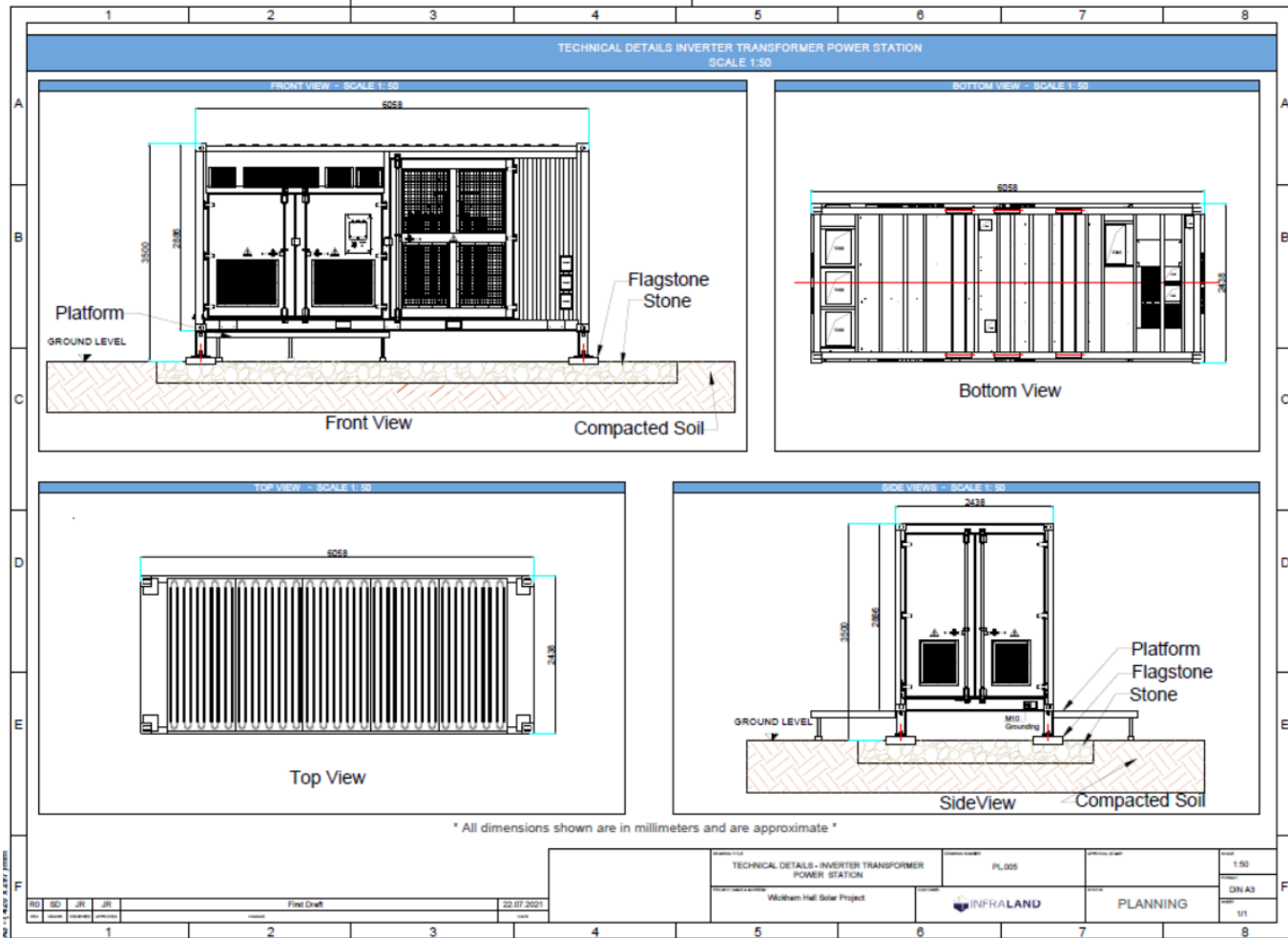


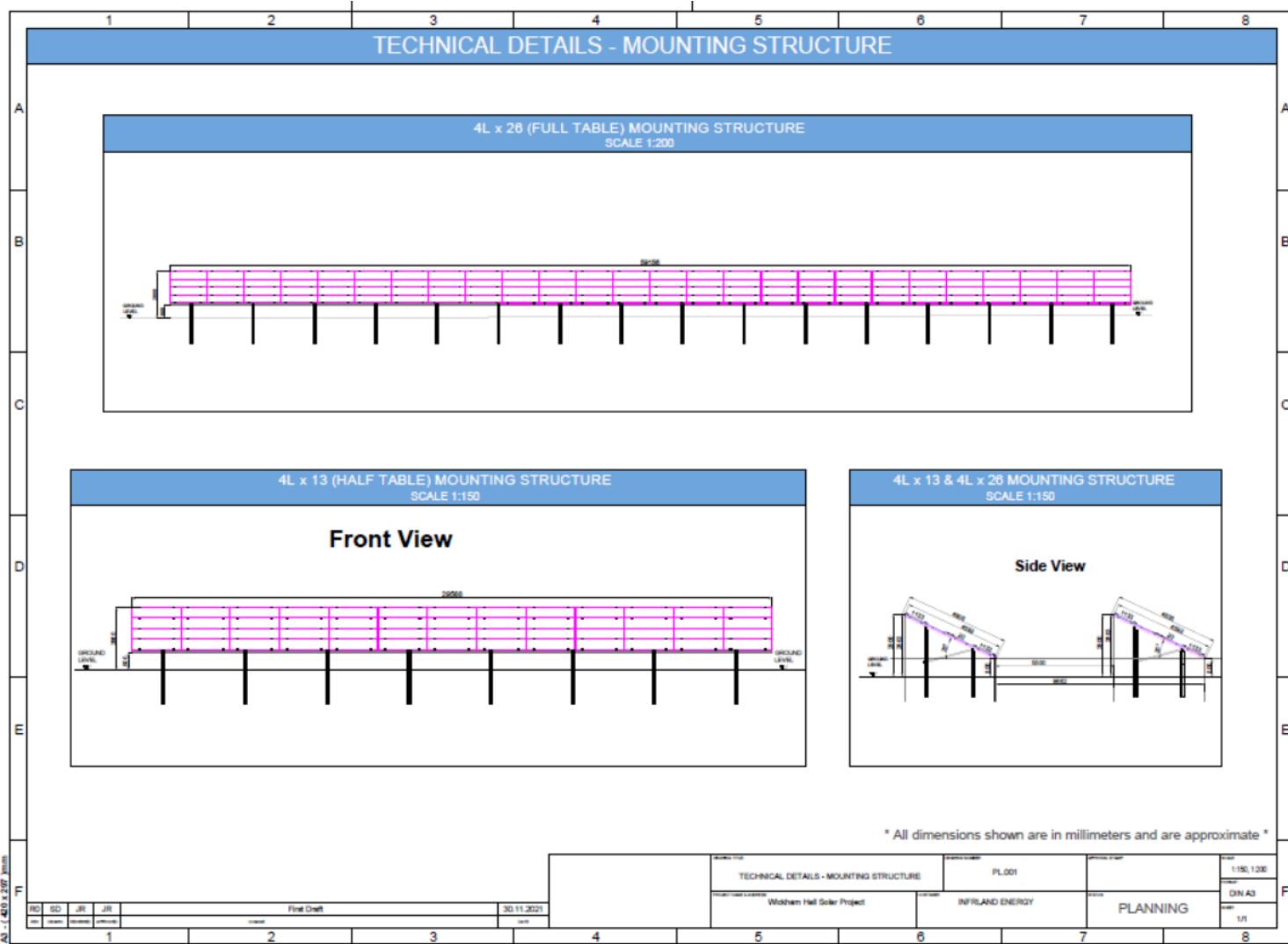






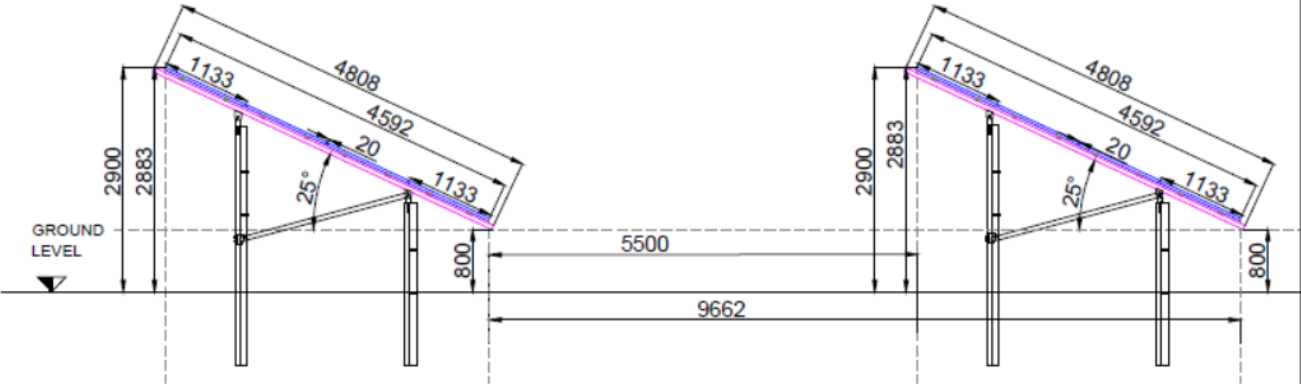
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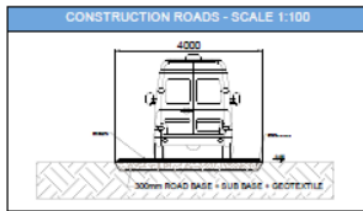
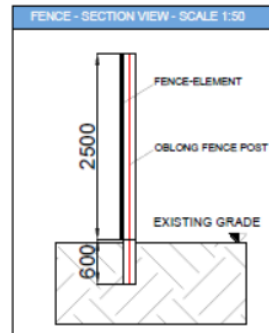
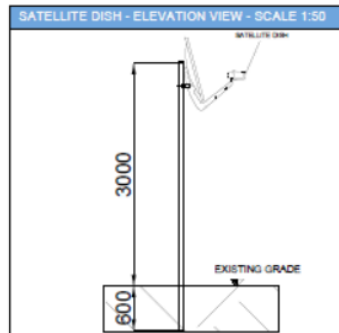
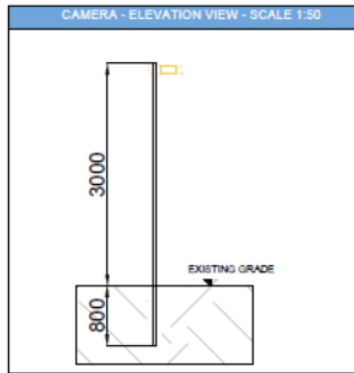
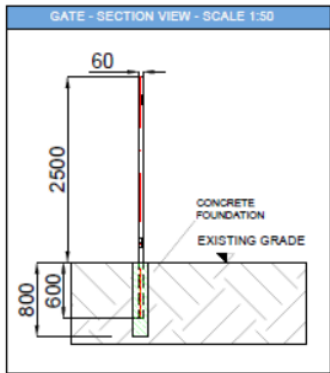
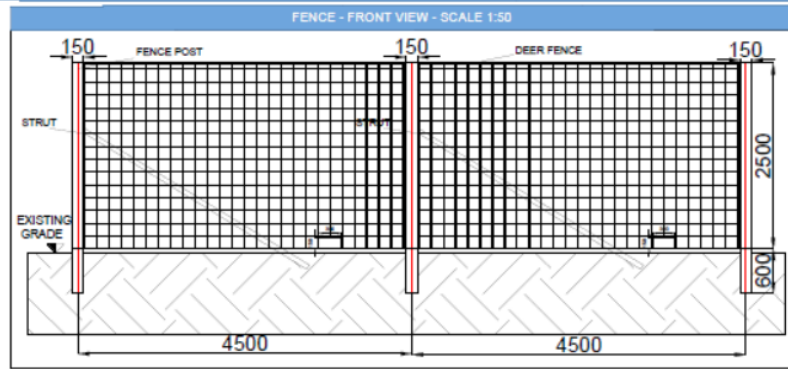
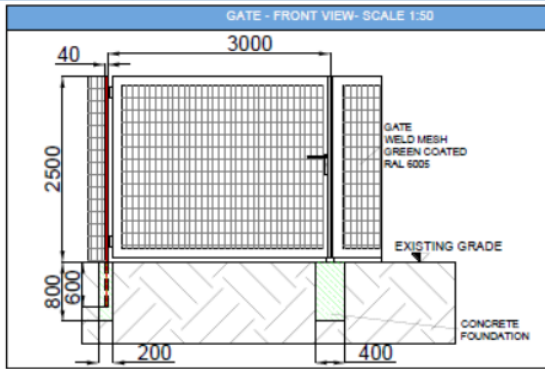


4L x 13 & 4L x 26 MOUNTING STRUCTURE  
SCALE 1:150

Side View



# TECHNICAL DETAILS



RD	SD	JR	JR	First Draft	30.11.2021
REV	DESIGN	REVISOR	APPROVED	CHANGE	DATE
DRAWING TITLE TECHNICAL DETAILS 1 _ Gate-Fence-Construction Road, Camera,Satellite Dish					DRAWING NUMBER PL.007
PROJECT NAME & ADDRESS Wickham Hall Solar Project				CUSTOMER INFRALAND ENERGY	
SPEC					STATUS <b>PLANNING</b>
SCALE 1:50 & 1:100			FORMAT DIN A3	SHEET 1/1	

View looking across the site taken from the south western corner



View looking across the site taken from the north wester corner

Page 14



View looking across the site taken from the south easter corner.



UTT/21/3095/FUL

Falaise & Montjoy, The Street, Takeley,  
BISHOPS Stortford, CM22 6QP



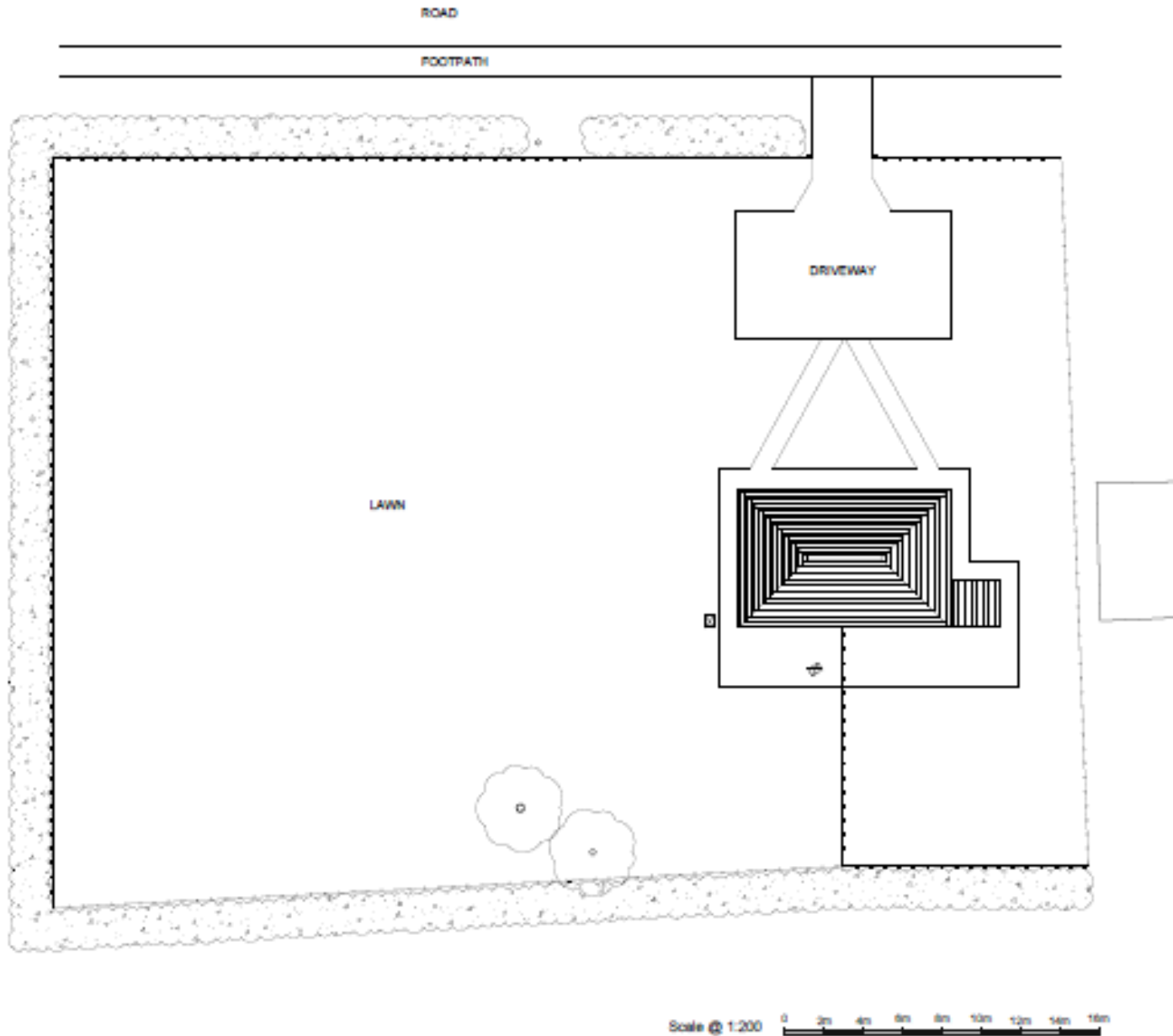
# Location Plan



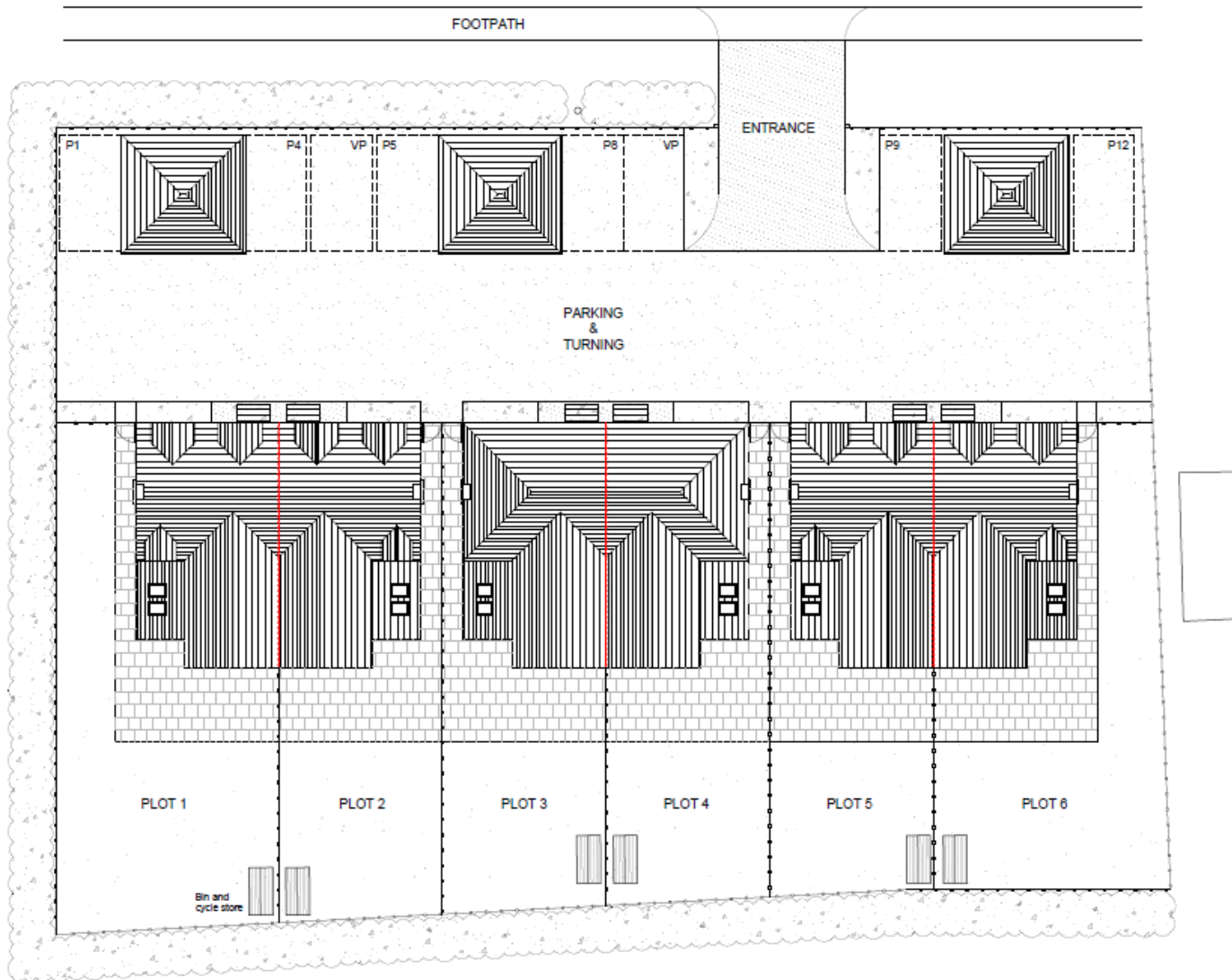
# Aerial View



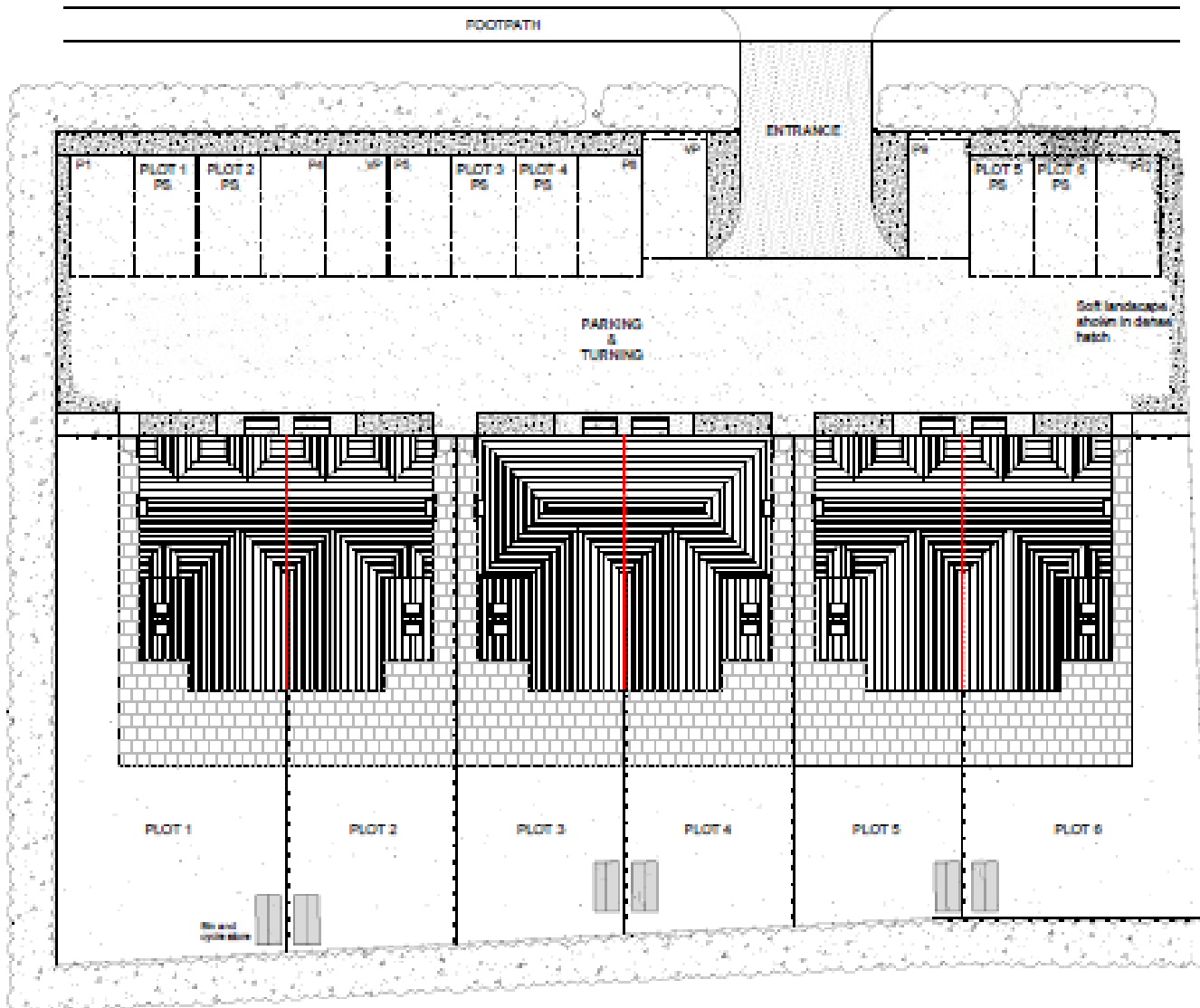
# Existing block Plan



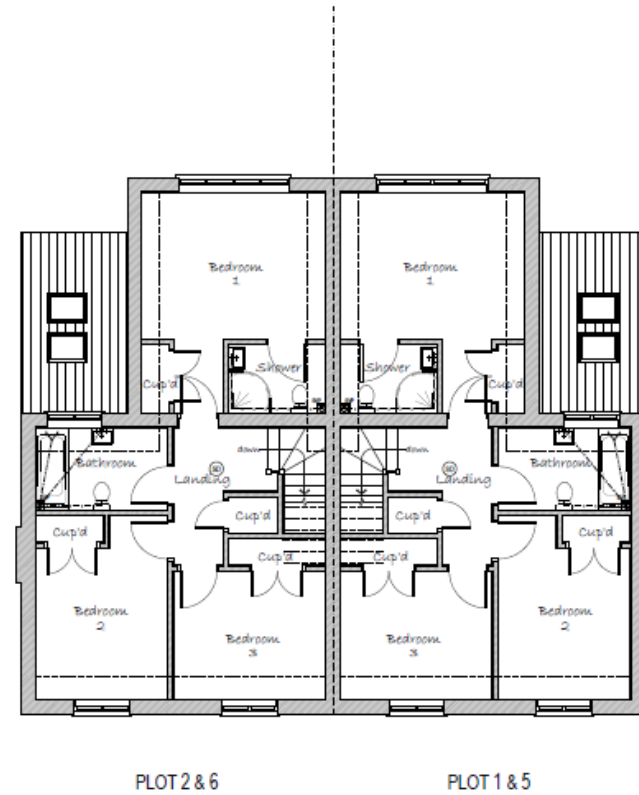
# Superseded Proposed Block Plan



# Revised Block Plan



# Plots 1,2,5 & 6 Floor Plans



# Plots 1,2,5 & 6 Proposed Elevations



Proposed Front Elevation  
1:100



Proposed Side Elevation  
1:100

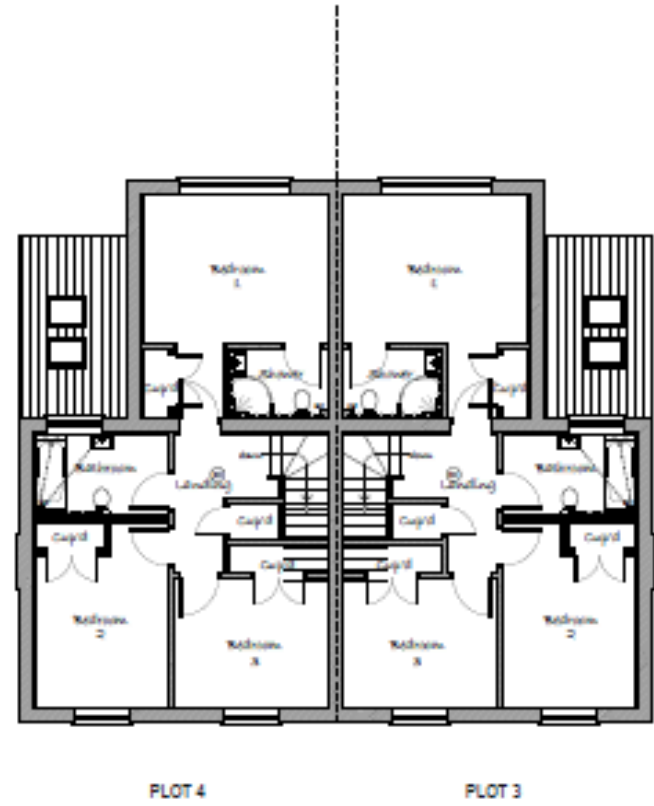
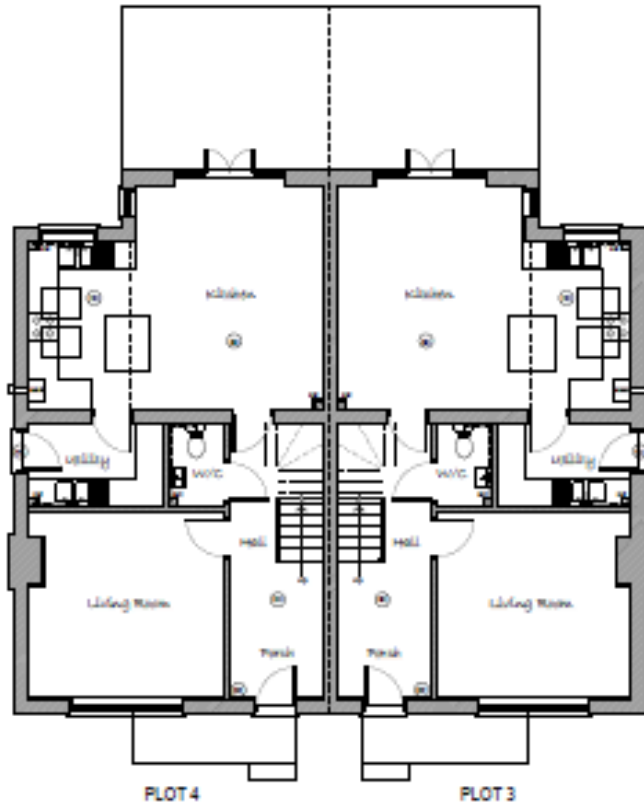


Proposed Rear Elevation  
1:100



Proposed Side Elevation  
1:100

# Plots 3 and 4 Proposed Floor Plans





# Plots 3 and 4 Proposed Elevations



Proposed front elevation.  
1:100



Proposed side elevation.  
1:100

Page 25



Proposed rear elevation.  
1:100



Proposed side elevation.  
1:100

Photos



Page 26

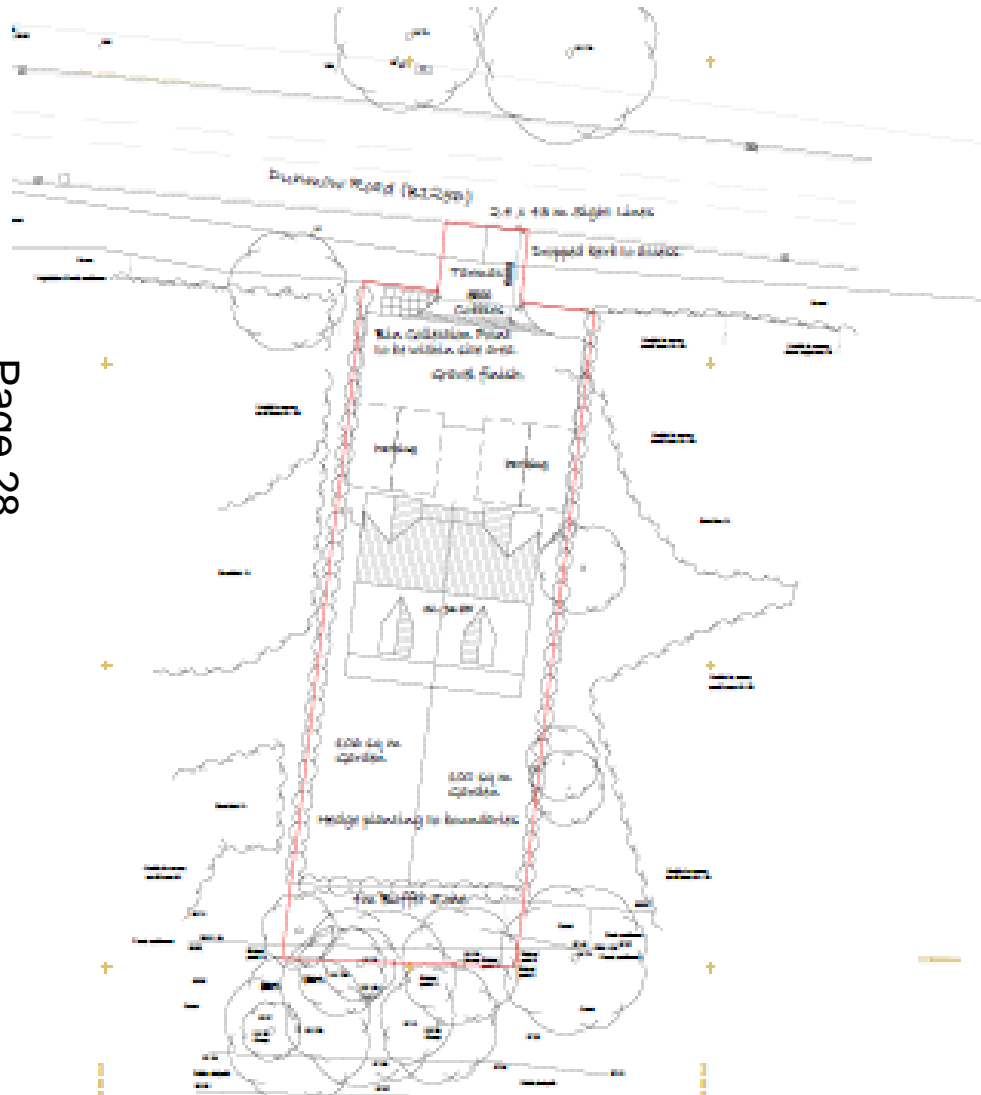


Photos

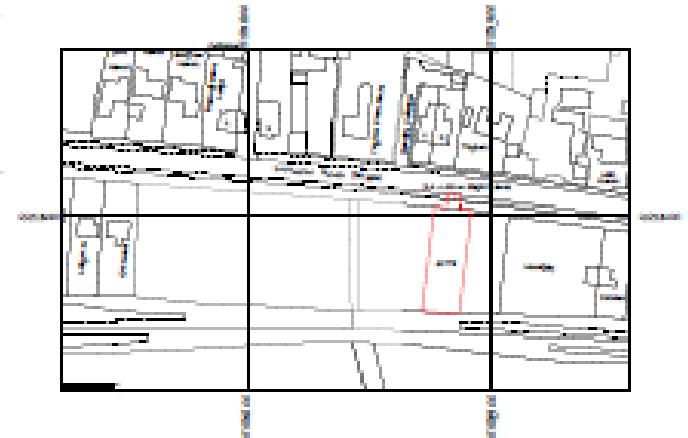


# Planning application UTT/21/1577/FUL

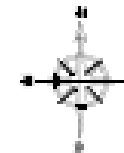
Page 28



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Location Plan Scale 1:1250

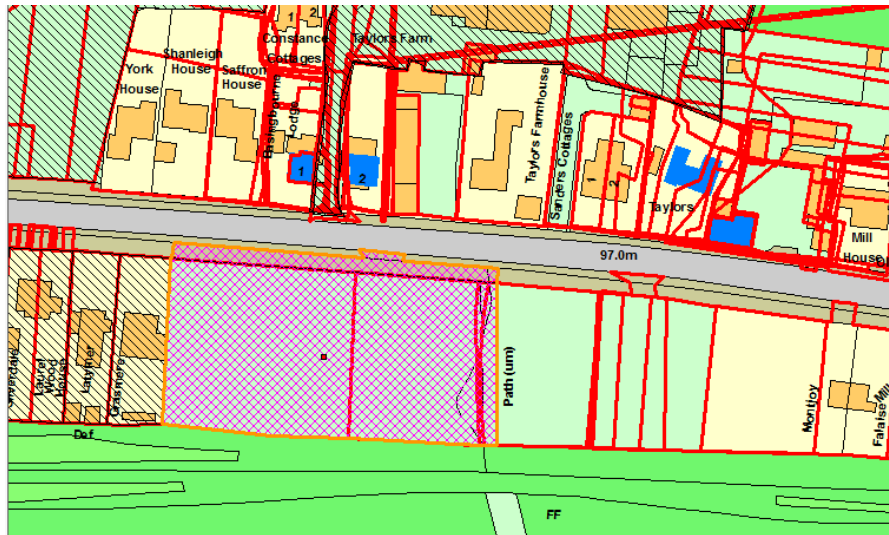


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<p><b>Three Squares Design, Ltd</b> Architectural Designers</p>	
<p>4 The Granary, St James Street, Lisbon Road, Sligo, Co. SLigo, N16 Tel: 071 919 1111 Email: <a href="mailto:info@threesquaresdesign.com">info@threesquaresdesign.com</a></p>	
Project	Proposed Development Dunrobin Road Tisbury, Sligo, Co. SLigo
Drawing	Site and Location Plans
Date	March 2021

# Planning Application UTT/18/2049/FUL



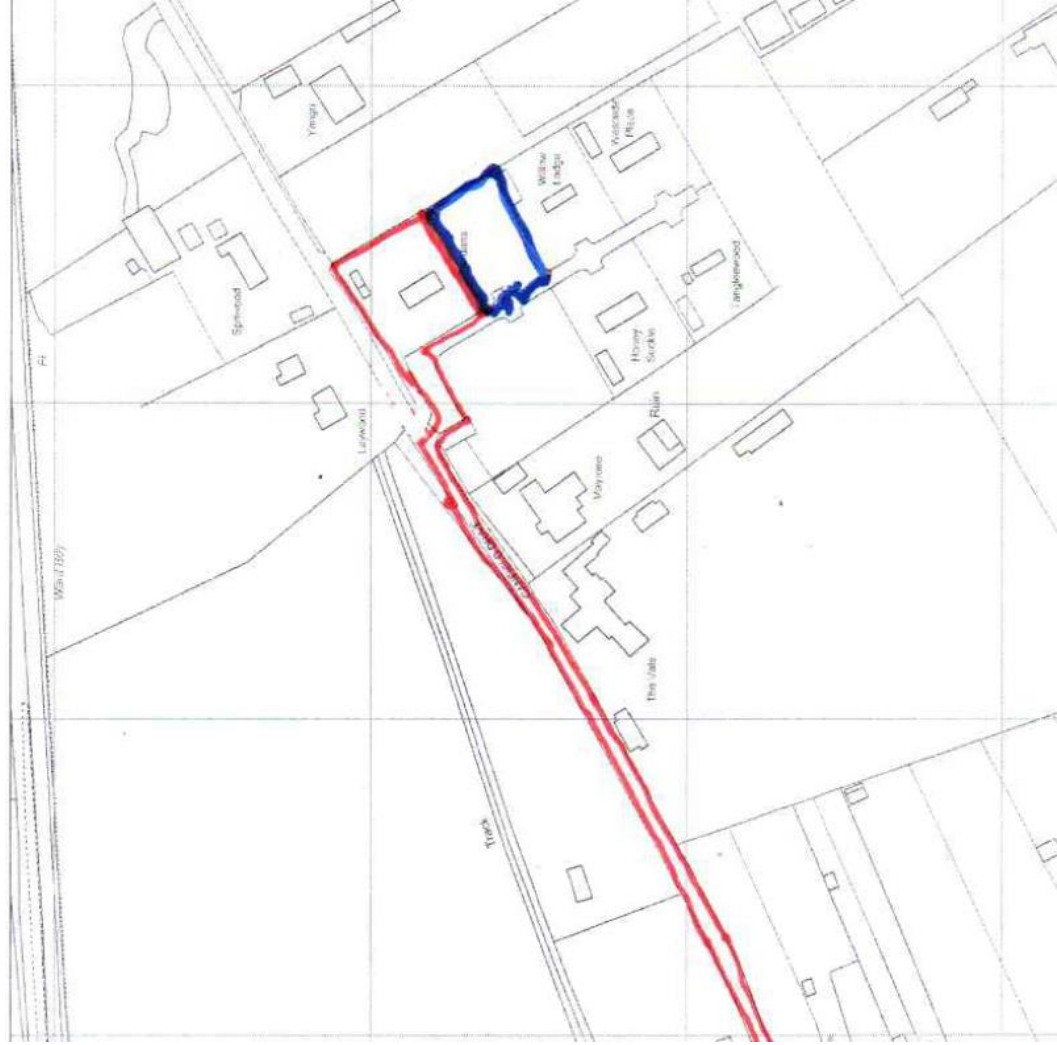
Page 29



UTT/21/3204/FUL

Tandans, Great Canfield Road, Great  
Canfield

# Location Plan



# Existing Block Plan





# Proposed Elevations



Proposed Front Elevation

- High quality clay roof tiles
- High quality face brickwork
- Clay tiles to dormer cheeks and gables
- Black uPVC guttering and downpipes
- White uPVC fascias and Sopalux soffits
- High performance windows and doors to client's choice

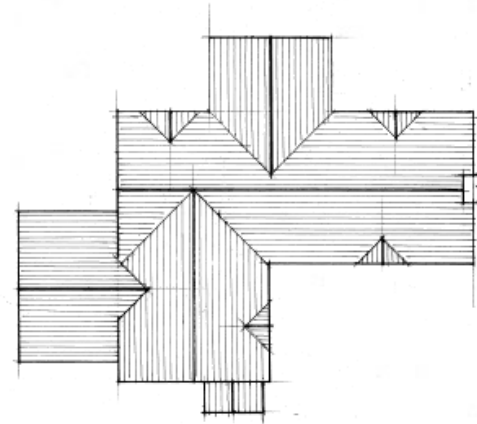
.aywood



Proposed Rear Elevation



Proposed North West Elevation



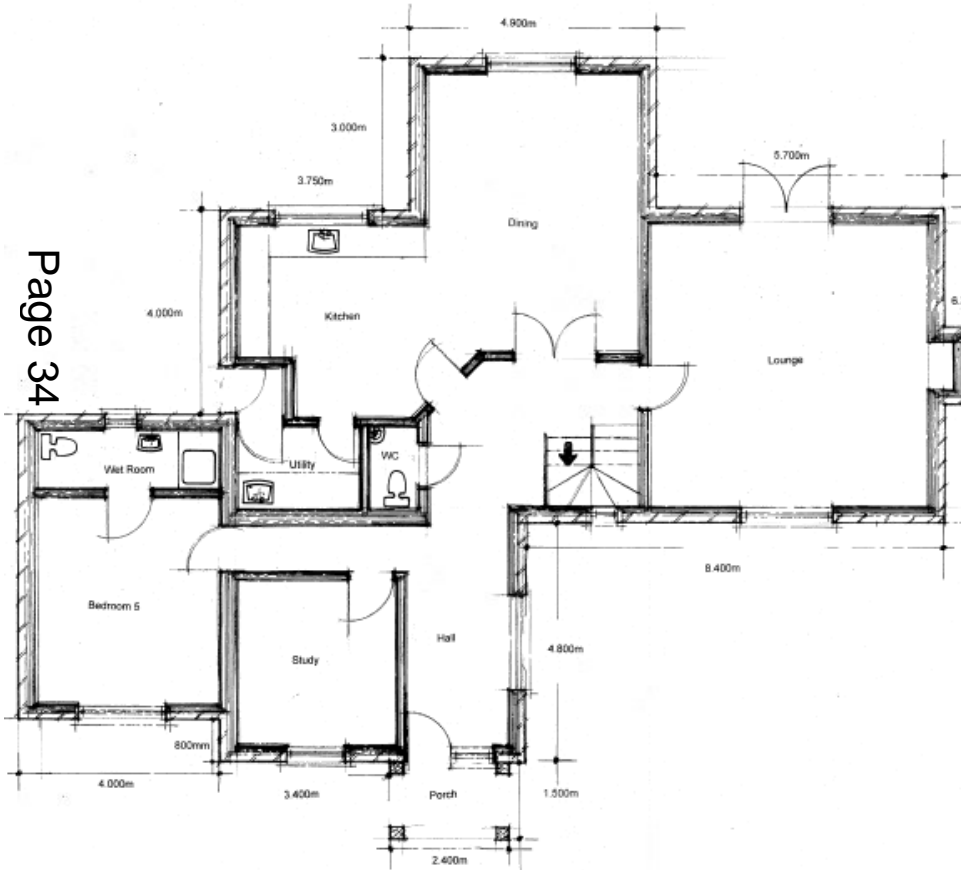
Roof Plan



Proposed South East Elevation

# Proposed Floor Plans

Page 34

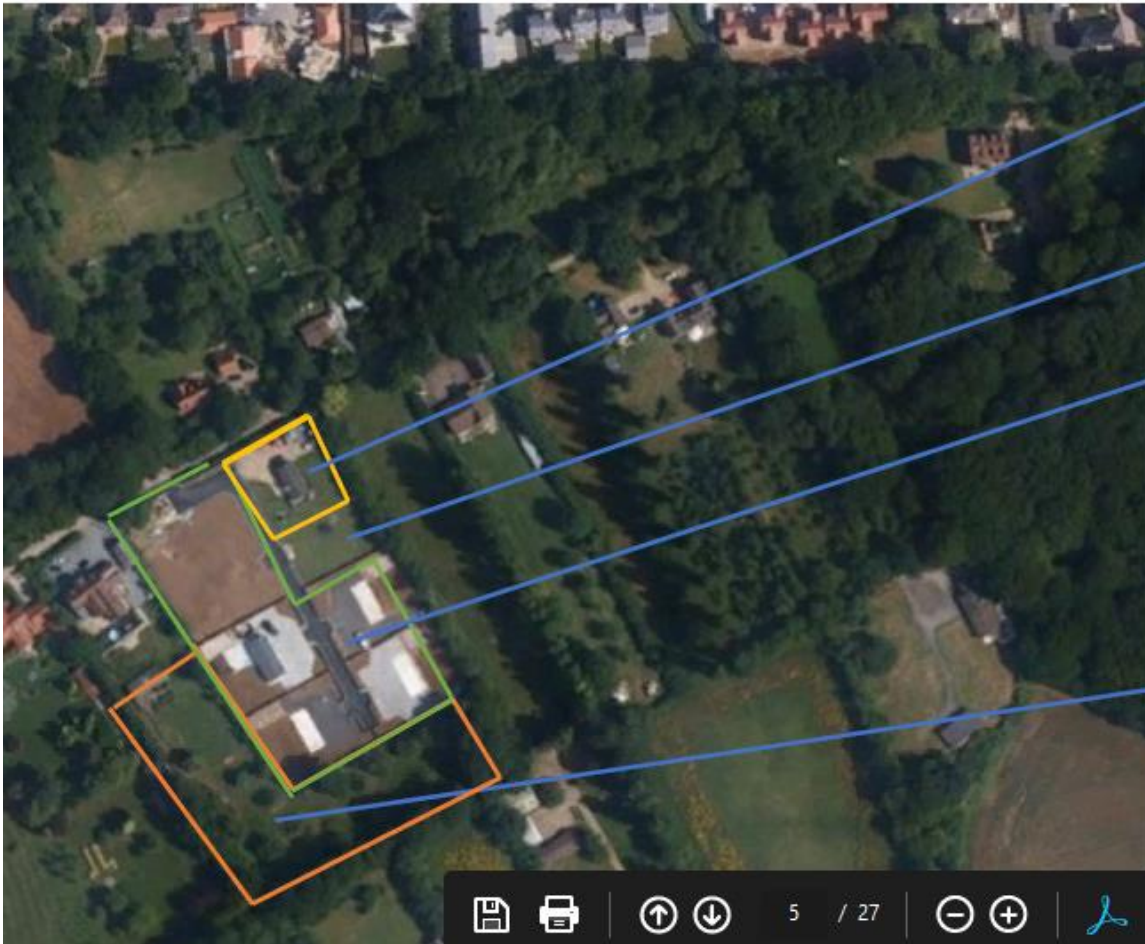


Proposed Ground Floor Plan



Proposed First Floor Plan

# Recent Applications Approved



The current application site.

The retained pitch.

The application site,  
UTT/21/0507/FUL

The recent appeal site,  
UTT/18/2993/FUL.

# Existing



Rear of Existing



# Approved Dwelling under UTT/22/0025/FUL









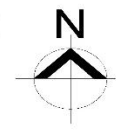
UTT/21/2719/FUL

Land North Of  
Braintree Road  
Dunmow

# Proposed Site Location Plan



# Proposed Block Plan



# Proposed Site Sections



Land North of Braintree Road, Great Dunmow, Essex

**PLANNING**

NO.	DESCRIPTION	DATE	BY



Project: 666 - Land North of Braintree Road			
Drawing: Site Section Location Plan			
Client: NTS	Date: 03/05/2021	Scale: 1:500	3500
Drawn: A. Pajon	Drawn: CLM		
Please note that this drawing is for information only and is not to be used for construction purposes.			

# Proposed Floorplans and Elevations – Plots 4 and 6



FRONT ELEVATION

1:100 ELEVATIONS

Scale: 1:100



FLANK ELEVATION



REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



1:100 FLOOR PLANS

Scale: 1:100



FIRST FLOOR PLAN

### LIFETIME HOMES:

1. Car parking spaces adjacent to the dwellings are not less than 3.3m wide.
2. Parking within each site is in close proximity to the dwellings.
3. Slopes to the front doors will not exceed gradient of 1:12.
4. Accessible thresholds, level and fit to each dwelling.
5. Width of doors and hallways to a low wheelchair access.
6.  Turning circle for wheelchairs is illustrated on the plans and shows compliance.
7. Living rooms are on entrance level.
8. Living room space on ground floor can be changed to a bedroom.
9. The ground floor W.C.'s are wheelchair accessible with opportunity for a shower later.
10. Walls in bathrooms and toilets capable of taking adaptations.
11. Stairs will have a clear width of 900mm between wall and handrails.
12.  Square indicates possible position of through floor lift.
13. The timber in the ceiling and roof will be able to support a hoist.
14. All switches, sockets, ventilation and service controls are positioned between 450mm & 1200mm from FFL.

Page 45

**PLANNING**

**PLOTS 4 and 6**

ISSUE	DESCRIPTION	DATE	BY



**Petham Structures**  
LIMITED

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Project: 565 - Land North of Braintree Road,		
Description: Plots 4 and 6		
Scale: 1:100	Site: 565/01/01	Drawn: JAW
Rev: 00	Scale: 1:100	Plot No: 0400
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# Proposed Floorplans and Elevations – Plots 7 and 27



Front Elevation



Flank Elevation



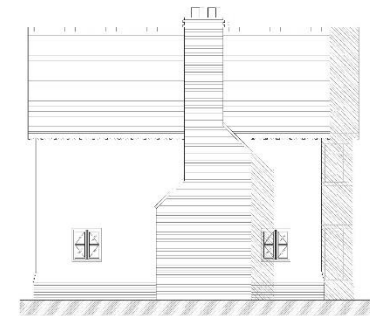
Rear Elevation



Ground Floor Plan



First Floor Plan



Flank Elevation

Page 46

1. Car parking spaces adjacent to the dwellings are not less than 3.3m wide.
2. Parking within each site is in close proximity to the dwellings.
3. Slopes to the front doors will not exceed gradient of 1:12.
4. Accessible thresholds, level and fit to each dwelling.
5. Width of doors and hallways to allow wheelchair access.
6. Turning circle for wheelchairs is illustrated on the plans and shows compliance.
7. Living rooms are an entrance level.
8. Living room space on ground floor can be changed to a bedroom.
9. The ground floor w.c's are wheelchair accessible with opportunity for a shower later.
10. Walls in bathrooms and toilets capable of taking adaptations.
11. Stairs will have a clear width of 900mm between wall and handrails.
  - Square indicates possible position of through floor lift.
12. The timber in the ceiling and roof will be able to support a hoist.
13. All switches, sockets, ventilation and service controls are positioned between 450mm & 1200mm from FFL.

PLOTS 7 and 27

PLANNING

ISSUE	DESCRIPTION	DATE	BY



PROJECT: 565 - Land North of Braintree Road,			
PLOTS 7 and 27			
DATE: 10/01/2017	REV: 2017/02	DRAWING NO: 0700	
BY: A2/PJW	SCALE: 1:14		

1:100 - PROPOSED FLOOR PLANS AND ELEVATIONS PLOTS

Land North of Braintree Road, Great Dunmow, Essex

# Proposed Floorplans and Elevations – Plots 14, 15 and 16



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



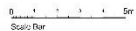
SIDE ELEVATION

1:100 - PROPOSED ELEVATIONS

Page 47



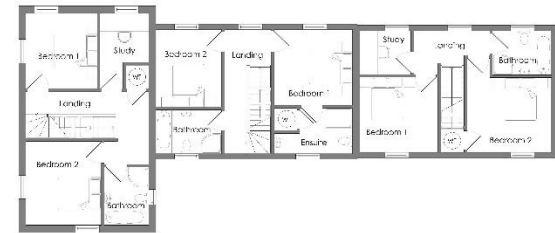
GROUND FLOOR



1:100 - PROPOSED FLOOR PLANS

**LET TIME HOMES:**

1. Car parking spaces adjacent to the dwellings will not be less than 3.3m wide.
2. Parking within each site is in close proximity to the dwellings.
3. Slopes to the front doors will not exceed a gradient of 1:12.
4. Accessible thresholds level and 110 mm high.
5. Width of doors and pathways to allow wheelchair access.
6. Turning circle for wheelchair to manoeuvre on the site and show compliance.
7. Living rooms to an entrance level.
8. Dining room space on ground floor can be changed to a bedroom.
9. The ground floor was one wheelchair accessible with a door for a shower basin.
10. Walls in bathrooms and halls capable of taking a shower.
11. Stairs will have a clear width of 900mm between walls and handrails.
12. The floor in the ceiling and roof will be able to support a hoist.
13. All electrical, gas, ventilation and service controls are positioned between 450mm A & 1200mm from RL.



FIRST FLOOR

1:100 - PROPOSED FLOOR PLANS AND ELEVATIONS PLOTS

Land North of Braintree Road, Great Dunmow, Essex

PLOTS 14 15 16

**PLANNING**

DATE	BY



Proposed: 565 - Land North of Braintree Road,  
 Location: Plots 14 15 16  
 Date: 15/02/2022  
 Project: 1400  
 Drawn by: CUI  
 Checked by: CUI

# Site Photos – Looking West (Existing road layout)

Page 48





Site Photos – Looking North (Point of Proposed New Access onto Braintree Road)



Site Photos – Looking North (Point of Proposed New Access into the site)



Site Photos – Looking South (across the proposed site)



# Site Photos – Looking North-West at Phase 1

Page 52



Site Photos – Looking North-East into adjacent Phase 1 site



Site Photos – Example of housing palette taken from adjacent Phase 1 site

Page 54



Site Photos – Example of housing palette taken from adjacent Phase 1 site



Page 55

Site Photos – Example of housing palette taken from adjacent Phase 1 site





Site Photos – Example of housing palette taken from adjacent Phase 1 site

Page 57



Site Photos – Example of housing palette taken from adjacent Phase 1 site

Page 58



# Site Photos – Example of renewable technology taken from adjacent Phase 1 site



Page 59



# Proposed Floorplans and Elevations – Plots 1, 2, 10, 11, 12 and 13



FRONT ELEVATION

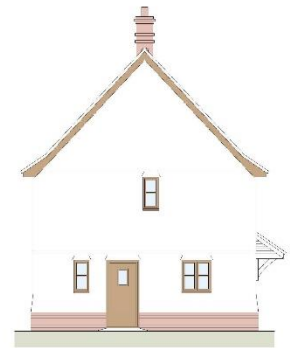
1:100 ELEVATIONS



SIDE ELEVATION



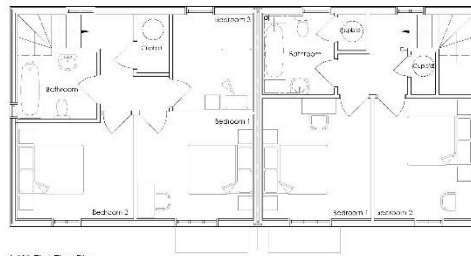
REAR ELEVATION





SIDE ELEVATION



1:100 Ground Floor Plan



1:100 First Floor Plan

1. Car parking spaces adjacent to the dwellings are not less than 3.3m wide.
2. Parking within each site is in close proximity to the dwellings.
3. Slopes to the front doors will not exceed gradient of 1:12.
4. Accessible thresholds, level lift to each dwelling.
5. Width of doors and hallways to allow wheelchair access.
6.  Turning circle for wheelchairs is illustrated on the plans and shows compliance.
7. Living rooms are on entrance level.
8. Living room space on ground floor can be changed to a bedroom.
9. The ground floor w.c.s are wheelchair accessible with opportunity for a shower later.
10. Walls in bathrooms and toilets capable of taking adaptations.
11. Stairs will have a clear width of 900mm between wall and handrails.  Square indicates possible position of through floor lift.
12. The timber in the ceiling and roof will be able to support a hoist.
13. All switches, sockets, ventilation and service controls are positioned between 450mm & 1200mm from FFL.

**PLANNING**

PLOTS 1, 2, 10, 11, 12, 13

NO. #	DESCRIPTION	DATE	BY



Pelham Structures Limited 565 - Land North of Braintree Road, Plots 1, 2, 10, 11, 12, 13			
Scale:	1:100	Drawn:	0100
Rev:	A2 Paper	Encl:	013

1:100 - PROPOSED FLOOR PLANS AND ELEVATIONS PLOTS

Land North of Braintree Road, Great Dunmow, Essex

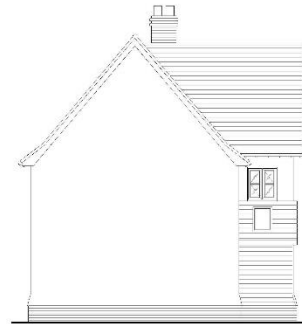
# Proposed Floorplans and Elevations – Plots 3, 8 and 22



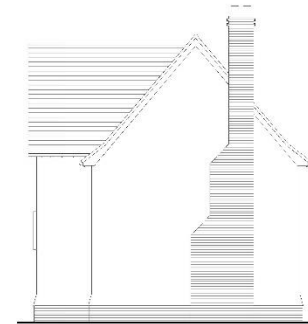
FRONT ELEVATION  
1:100 ELEVATIONS



REAR ELEVATION

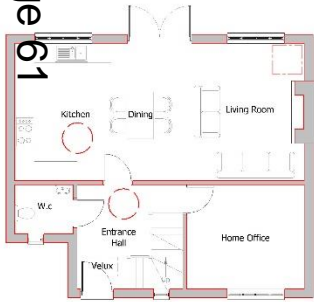


SIDE ELEVATION

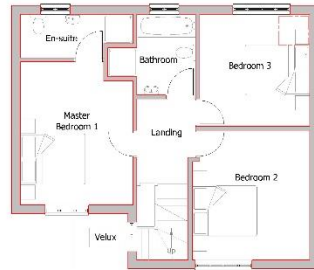


SIDE ELEVATION

Page 61



GROUND FLOOR PLAN  
1:100 FLOOR PLANS



FIRST FLOOR PLAN

1. Car parking spaces adjacent to the dwellings are not less than 3.3m wide.
  2. Parking within each site is in close proximity to the dwellings.
  3. Slopes to the front doors will not exceed gradient of 1:12.
  4. Accessible thresholds, level and lift to each dwelling.
  5. Width of doors and hallways to allow wheelchair access.
  6. Turning circle for wheelchairs is illustrated on the plans and shows compliance.
  7. Living rooms are on entrance level.
  8. Living room space on ground floor can be changed to a bedroom.
  9. The ground floor w.c.s are wheelchair accessible with opportunity for a shower later. (Part M standard)
  10. Walls in bathrooms and toilets capable of taking adaptations.
  11. Stairs will have a clear width of 900mm between wall and handrails.
- Square indicates possible position of through floor lift.
12. The timber in the ceiling and roof will be able to support a hoist.
  13. All switches, sockets, ventilation and service controls are positioned between 450mm & 1200mm from FFL.

PLOTS 3 8 and 22

**PLANNING**

ISSUE	DESCRIPTION	DATE	BY



PROJECT		565 - Land North of Braintree Road,	
DRAWING NO.		Plots 3 8 and 22	
SCALE	DATE	PROJECT NO.	
1:100	1999/04		
DATE	BY		
10/10/99	CJB		
PROJECT NO.		0300	

1:100 - PROPOSED FLOOR PLANS AND ELEVATIONS

Land North of Braintree Road, Great Dunmow, Essex

# Proposed Floorplans and Elevations – Plots 4 and 6



FRONT ELEVATION

1:100 ELEVATIONS

1:100 ELEVATIONS



FLANK ELEVATION



REAR ELEVATION



SIDE ELEVATION

Page 62



GROUND FLOOR PLAN



1:100 FLOOR PLANS

1:100 FLOOR PLANS



FIRST FLOOR PLAN

**LIFETIME HOMES:**

1. Car parking spaces adjacent to the dwellings are not less than 3.3m wide.
2. Parking within each site is in close proximity to the dwellings.
3. Slopes to the front doors will not exceed gradient of 1:12.
4. Accessible thresholds, level and fit to each dwelling.
5. Width of doors and hallways to a low wheelchair access.
6.  Turning circle for wheelchairs is illustrated on the plans and shows compliance.
7. Living rooms are on entrance level.
8. Living room space on ground floor can be changed to a bedroom.
9. The ground floor w.c.'s are wheelchair accessible with opportunity for a shower later.
10. Walls in bathrooms and toilets capable of taking adaptations.
11. Stairs will have a clear width of 900mm between wall and handrails.
12.  Square indicates possible position of through floor lift.
13. The timber in the ceiling and roof will be able to support a hoist.
14. All switches, sockets, ventilation and service controls are positioned between 450mm & 1200mm from FFL.


1:100 - PROPOSED FLOOR PLANS AND ELEVATIONS PLOTS

Land North of Braintree Road, Great Dunmow, Essex

**PLANNING**

**PLOTS 4 and 6**

DATE	DESCRIPTION	DATE	BY



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565 - Land North of Braintree Road,		
Plots 4 and 6		
DATE	BY	PROJECT
1:100	JR	0400
NO	DATE	BY
01	10/10/2023	JR

027800001001 1:100 FLOOR PLANS AND ELEVATIONS PLOTS 4 AND 6  
 027800001001 1:100 FLOOR PLANS AND ELEVATIONS PLOTS 4 AND 6

# Proposed Floorplans and Elevations – Plots 5 and 28



Front Elevation



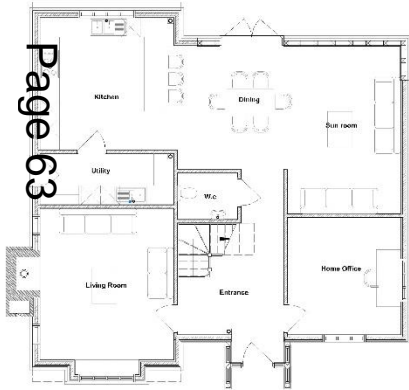
1:100 - PROPOSED ELEVATIONS



Flank Elevation



Flank Elevation



Ground Floor Plan



1:100 - PROPOSED FLOOR PLANS



Page 63




Rear Elevation

1:100 - PROPOSED FLOOR PLANS AND ELEVATIONS PLOTS

Land North of Braintree Road, Great Dunmow, Essex

**PLOTS 5 and 28** **PLANNING**

NO.	DESCRIPTION	DATE	BY



*Polham Structures*  
LIMITED

1001, 10th Floor, Braintree Road, Braintree, Essex, UK  
01276 553333 - www.polhamstructures.com

Project: <b>565 - Land North of Braintree Road,</b>			
Plot: <b>Plots 5 and 28</b>			
Scale: <b>1:100</b>	Date: <b>28/01/20</b>	Drawing No: <b>0500</b>	
Notes: <small>Always use in conjunction with other drawings. Do not scale from this drawing. If it is to be used.</small>			

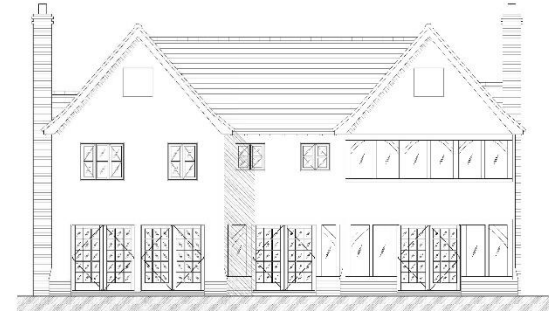
# Proposed Floorplans and Elevations – Plots 7 and 27



Front Elevation



Flank Elevation



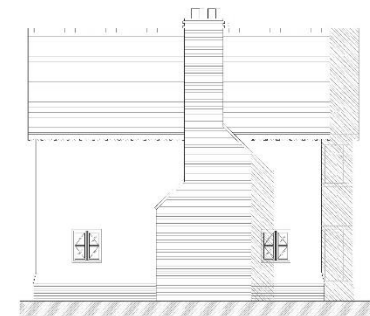
Rear Elevation



Ground Floor Plan





First Floor Plan



Flank Elevation

Page 64

1. Car parking spaces adjacent to the dwellings are not less than 3.3m wide.
2. Parking within each site is in close proximity to the dwellings.
3. Slopes to the front doors will not exceed gradient of 1:12.
4. Accessible thresholds, level and fit to each dwelling.
5. Width of doors and hallways to allow wheelchair access.
6.  Turning circle for wheelchairs is illustrated on the plans and shows compliance.
7. Living rooms are an entrance level.
8. Living room space on ground floor can be changed to a bedroom.
9. The ground floor w.c's are wheelchair accessible with opportunity for a shower later.
10. Walls in bathrooms and toilets capable of taking adaptations.
11. Stairs will have a clear width of 900mm between wall and handrails.   
  Square indicates possible position of through floor lift.
12. The timber in the ceiling and roof will be able to support a hoist.
13. All switches, sockets, ventilation and service controls are positioned between 450mm & 1200mm from FFL.

## PLOTS 7 and 27 PLANNING

ISSUE	DESCRIPTION	DATE	BY



PROJECT: 565 - Land North of Braintree Road,			
PLOTS 7 and 27			
DATE: 10/06/2017	FILE: 2017/2	DRAWING NO: 0700	
DATE: 02/07/2017	FILE: 01/14		

1:100 - PROPOSED FLOOR PLANS AND ELEVATIONS PLOTS

Land North of Braintree Road, Great Dunmow, Essex



# Proposed Floorplans and Elevations – Plot 9



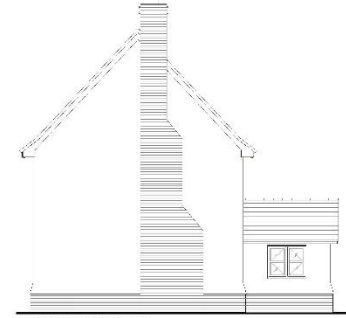
FRONT ELEVATION 1:100



SIDE ELEVATION 1:100



REAR ELEVATION 1:100

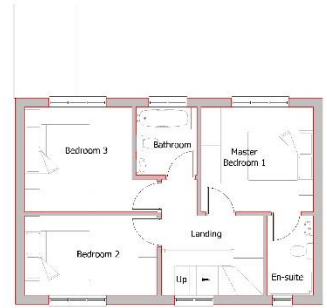


SIDE ELEVATION 1:100

Page 65



GROUND FLOOR PLAN 1:100



FIRST FLOOR PLAN 1:100



1. Car parking spaces adjacent to the dwellings are not less than 3.3m wide.
2. Parking within each site is in close proximity to the dwellings.
3. Slopes to the front doors will not exceed gradient of 1:12.
4. Accessible thresholds, level and lift to each dwelling.
5. Width of doors and hallways to allow wheelchair access.
6. Turning circle for wheelchairs is illustrated on the plans and shows compliance.
7. Living rooms are on entrance level.
8. Living room space on ground floor can be changed to a bedroom.
9. The ground floor w.c's are wheelchair accessible with opportunity for a shower later.
10. Walls in bathrooms and toilets capable of taking adaptations.
11. Stairs will have a clear width of 900mm between wall and handrails.
12. The timber in the ceiling and roof will be able to support a hoist.
13. All switches, sockets, ventilation and service controls are positioned between 450mm & 1200mm from FFL.

1:100 - PROPOSED FLOOR PLANS AND ELEVATIONS PLOTS

Land North of Braintree Road, Great Dunmow, Essex

PLANNING

GROUP DESCRIPTION	DATE	BY

*Felham Structures*  
LIMITED

100% NEW AND REINFORCED CONCRETE STRUCTURES LTD  
100% REINFORCED CONCRETE (RCC) BUILDING CONTRACTORS

PLOT NO: 565 - Land North of Braintree Road,			
SCALE: 1:100			
DATE: 14/10	APP: PLOT/01	DRAWING NO: 0900	
BY: A.J. PAPER	DRW: GILL		

Dissemination of all plans, reports and drawings, please refer to the drawing file for details.

# Proposed Floorplans and Elevations – Plots 14, 15 and 16



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

1:100 - PROPOSED ELEVATIONS



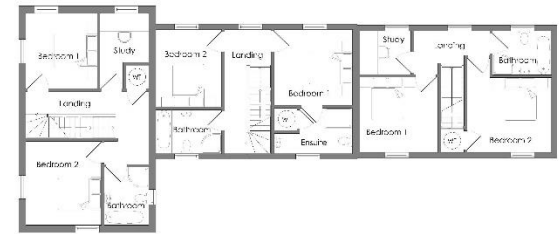
GROUND FLOOR



1:100 - PROPOSED FLOOR PLANS

**LET TIME HOMES:**

1. Car parking spaces adjacent to the dwellings will not be less than 3.3m wide.
2. Parking within each site is in close proximity to the dwellings.
3. Sites to the front doors will be raised at least 11/12.
4. Accessible thresholds level and 11 to each dwelling.
5. Width of doors and pathways to allow wheelchair access.
6. Turning circle for wheelchair to manoeuvre on the site and show compliance.
7. Living rooms sit on an entrance level.
8. Dining room space on ground floor can be changed to a bedroom.
9. The ground floor was one wheelchair accessible with a door for a shower basin.
10. Walls in bathrooms and halls capable of taking a shower.
11. Sites will have a clear width of 900mm between walls and handrails.
12. Square the access available position of through floor lift.
13. The floor in the ceiling and roof will be able to support a hoist.
12. All electrical, gas, ventilation and service controls are positioned between 450mm & 1200mm from RL.



FIRST FLOOR

1:100 - PROPOSED FLOOR PLANS AND ELEVATIONS PLOTS

Land North of Braintree Road, Great Dunmow, Essex

**PLOTS 14 15 16**

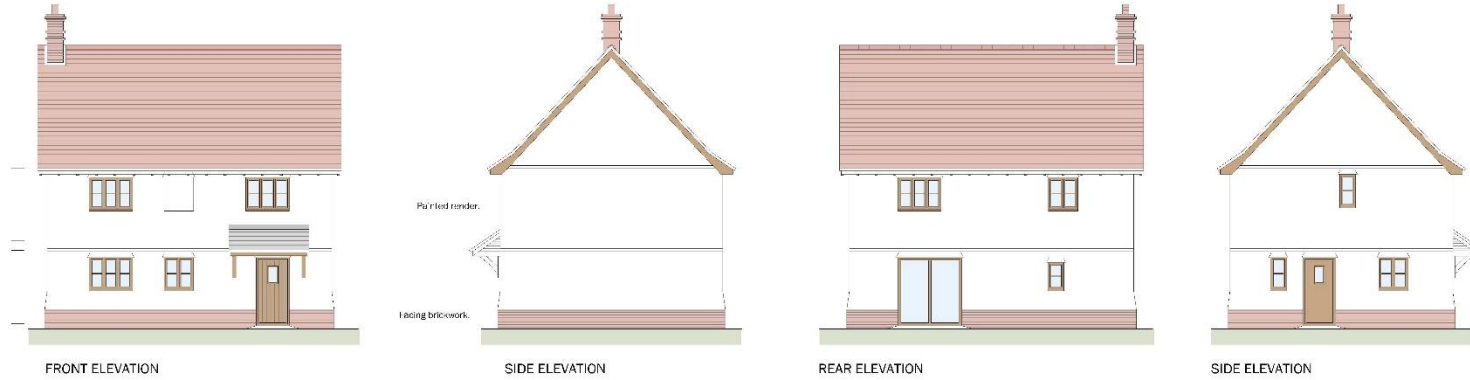
**PLANNING**

DATE	BY



Proposed by: **565 - Land North of Braintree Road, Plots 14 15 16**  
 Date: **15/02/2022**  
 Project: **1400**  
 Drawing: **011**

# Proposed Floorplans and Elevations – Plots 17, 18 and 21



FRONT ELEVATION

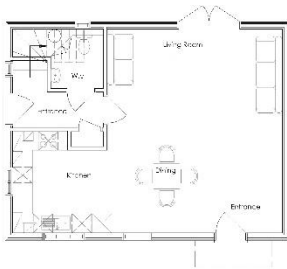
SIDE ELEVATION

REAR ELEVATION

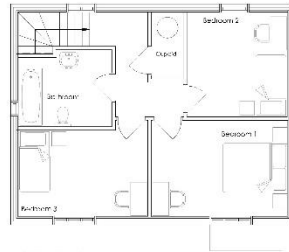
SIDE ELEVATION

1:100 ELEVATIONS

Page 67





1:100 Ground Floor Plan



1:100 First Floor Plan

## LIFETIME HOMES:-

1. Car parking spaces adjacent to the dwellings are not less than 3.3m wide.
2. Parking within each site is in close proximity to the dwellings.
3. Slopes to the front doors will not exceed gradient of 1:12.
4. Accessible thresholds, level and fit to each dwelling.
5. Width of doors and hallways to allow wheel chair access.
6.  Turning circle for wheelchairs is illustrated on the plans and shows compliance.
7. Living rooms are on entrance level.
8. Living room space on ground floor can be changed to a bedroom.
9. The ground floor w.c's are wheelchair accessible with opportunity for a shower later.
10. Walls in bathrooms and toilets capable of taking adaptors.
11. Stairs will have a clear width of 900mm between wall and handrails.
12.  Square indicates possible position of through floor lift.
13. The timber in the ceiling and roof will be able to support a hoist.
14. All switches, sockets, ventilation and service controls are positioned between 450mm & 1200mm from FFL.

1:100 - PROPOSED FLOOR PLANS AND ELEVATIONS PLOTS

Land North of Braintree Road, Great Dunmow, Essex

PLOTS 17 18 21

**PLANNING**

ISSUE	DESCRIPTION	DATE	BY



565 - Land North of Braintree Road,			
Plots 17 18 21			
DATE	NO	SCALE	STATUS
11/23	1	A300/21	1700
NO	NO	NO	NO
A3 Paper	CM		

# Proposed Floorplans and Elevations – Plots 19, 20 and 23



Front Elevation



Side Elevation



Rear Elevation



Side Elevation

## 1:100 ELEVATIONS

Scale: 1:100

Page 68



Ground Floor Plan



First Floor Plan

## 1:100 FLOOR PLANS

Scale: 1:100

1:100 - PROPOSED FLOOR PLANS AND ELEVATIONS PLOTS

Land North of Braintree Road, Great Dunmow, Essex

PLOTS 19 20 23

PLANNING

LOCAL AUTHORITY	DATE	BY

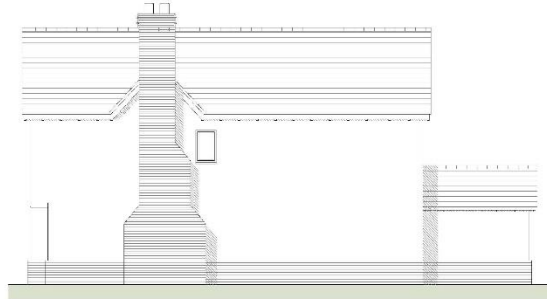


Address	565 - Land North of Braintree Road,		
Project	Plots 19, 20, 23		
Scale	1:100	Date	25/01/21
Drawn	SB/Poppy	Checked	CLP
Project No.	1900		

# Proposed Floorplans and Elevations – Plots 24 and 26



Front Elevation



Side Elevation



Rear Elevation

**1:100 ELEVATIONS**

Page 69

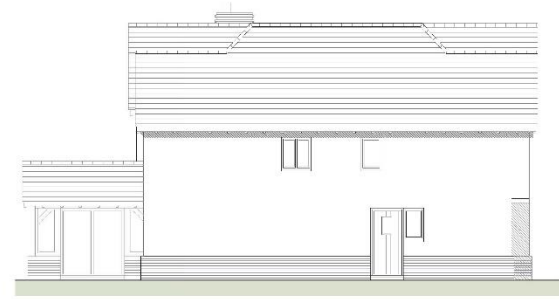


Ground Floor Plan

**1:100 FLOOR PLANS**



First Floor Plan



Side Elevation

1. Car parking spaces adjacent to the dwellings are not less than 3.3m wide.
2. Parking within each site is in close proximity to the dwellings.
3. Slopes to the front doors will not exceed gradient of 1:12.
4. Accessible thresholds, level and lift to each dwelling.
5. Width of doors and hallways to allow wheelchair access.
6. Turning circle for wheelchair is illustrated on the plans and shows compliance.
7. Living rooms are on entrance level.
8. Living room space on ground floor can be changed to a bedroom.
9. The ground floor w.c.s are wheelchair accessible with opportunity for a shower later.
10. Walls in bathrooms and toilets capable of taking adaptations.
11. Stairs will have a clear width of 900mm between wall and handrails.
12. The timber in the ceiling and roof will be able to support a hoist.
13. All switches, sockets, ventilation and service controls are positioned between 450mm & 1200mm from FFL.

**PLOTS 24 and 26**

**PLANNING**

DATE	DESCRIPTION	DATE	BY

*Pelham Structures*  
LIMITED

A L I C E D O U G H T Y A R C H I T E C T S A N D I N T E R I O R D E S I G N E R S  
11, WOODMERE DRIVE, HAYWARDS, ESSEX SS16 5LQ

Project No: 565 - Land North of Braintree Road,			
Client: Plots 24 and 26			
Scale: 1:100	Date: 28/02/11	Project No:	2400
Drawn: A.J. PATER	Check: L.H.		

www.pelhamstructures.com/01276340000 Fax: 01276340000 info@pelham.com

1:100 - PROPOSED FLOOR PLANS AND ELEVATIONS PLOTS

Land North of Braintree Road, Great Dunmow, Essex

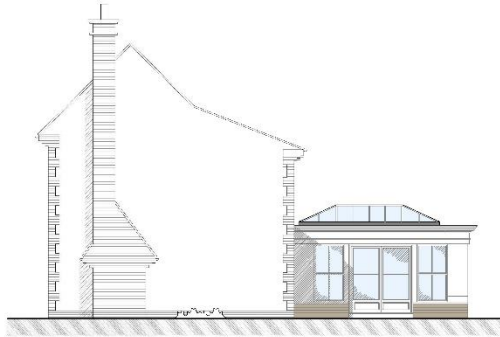
# Proposed Floorplans and Elevations – Plot 25



Front Elevation



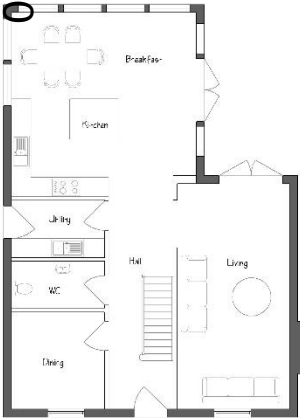
Side Elevation



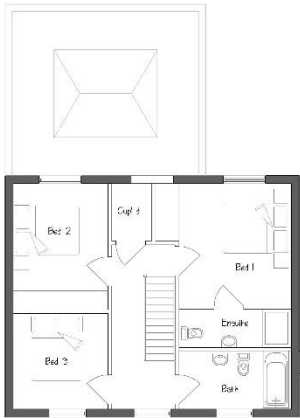
Rear Elevation

1:100 - PROPOSED ELEVATIONS

Page 70



Ground Floor Plan



First Floor Plan



Rear Elevation

1:100 - PROPOSED FLOOR PLANS AND ELEVATIONS PLOTS

Land North of Braintree Road, Great Dunmow, Essex

**PLANNING**

APP. #	DESCRIPTION OF	DATE	BY



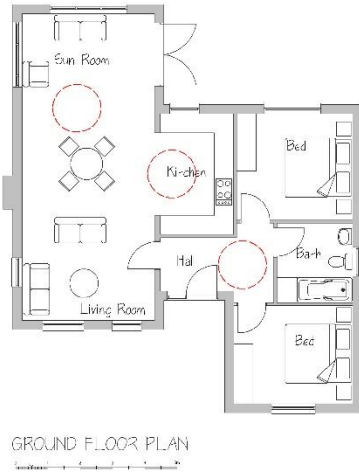
Plot No: 585 - Land North of Braintree Road,			
Plot 25			
Scale: 1:100	Date: 28/12/18	Sheet No: 2500	
Proj: A2/P207	Draw: LJA	Date: 28/12/18	

# Proposed Floorplans and Elevations – Plots 29 and 30

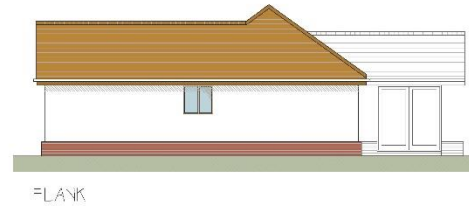



1:100 - PROPOSED ELEVATIONS

Page 71



1:100 - PROPOSED FLOOR PLANS AND ELEVATIONS PLOTS



1. Car parking spaces adjacent to the dwellings are not less than 3.3m wide.
2. Parking within each site is in close proximity to the dwellings.
3. Slopes to the front doors will not exceed gradient of 1:12.
4. Accessible thresholds, level and lit to each dwelling.
5. Width of doors and hallways to allow wheelchair access.
6.  Turning circle for wheelchairs is illustrated on the plans and shows compliance.
7. Living rooms are on entrance level.
8. Living room space on ground floor can be changed to a bedroom.
9. The ground floor w.c.'s are wheelchair accessible with opportunity for a shower later. (Part M standard)
10. Walls in bathrooms and toilets capable of taking adaptations.
11. Stairs will have a clear width of 800mm between wall and handrails.
  - Square indicates possible position of through floor lift.
12. The timber in the ceiling and roof will be able to support a hoist.
13. All switches, sockets, ventilation and service controls are positioned between 450mm & 1200mm from FFL.

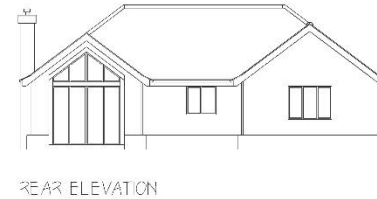
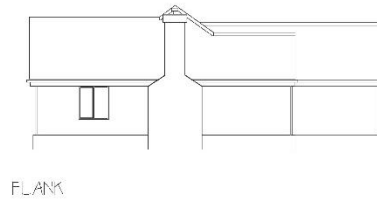
PLOTS 29 and 30 **PLANNING**

DATE	DESCRIPTION	DATE	BY



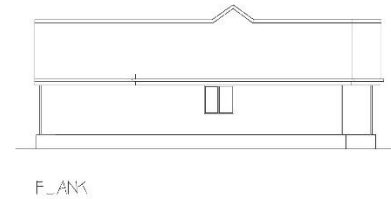
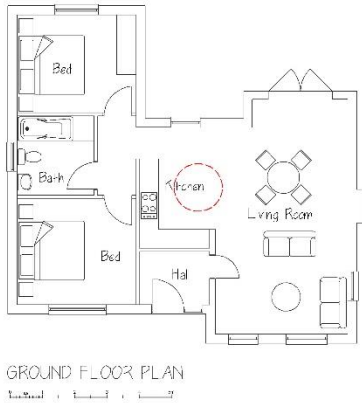
565 - Land North of Braintree Road,			
Plots 29 and 30			
Scale: 1:100	Date: 28/4/21	Drawing No: 2900	
Author: A2 Phase	Client: CSM		


# Proposed Floorplans and Elevations – Plot 31



1:100 - PROPOSED ELEVATIONS

Page 72



1. Car parking spaces adjacent to the dwellings are not less than 3.3m wide.
2. Parking within each site is in close proximity to the dwellings.
3. Slopes to the front doors will not exceed gradient of 1:12.
4. Accessible thresholds, level and lit to each dwelling.
5. Width of doors and hallways to allow wheelchair access.
6.  Turning circle for wheelchairs is illustrated on the plans and shows compliance.
7. Living rooms are on entrance level.
8. Living room space on ground floor can be changed to a bedroom.
9. The ground floor w.c.'s are wheelchair accessible with opportunity for a shower later. (Part M standard)
10. Walls in bathrooms and toilets capable of taking adaptations.
11. Stairs will have a clear width of 800mm between wall and handrails.
  - Square indicates possible position of through floor lift.
12. The timber in the ceiling and roof will be able to support a hoist.
13. All switches, sockets, ventilation and service controls are positioned between 450mm & 1200mm from FFL.

1:100 - PROPOSED FLOOR PLANS AND ELEVATIONS PLOTS

Land North of Braintree Road, Great Dunmow, Essex

PLANNING

REV	DESCRIPTION	DATE	BY

*Pelham Structures*  
LIMITED

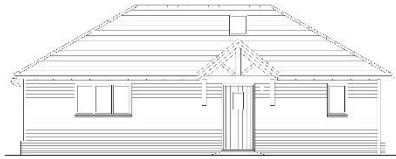
151-153, High Road, Braintree, Essex, S10 1JL  
Tel: 01276 512222 Fax: 01276 512223 Email: info@pelhamstructures.com

Plot No: 565 - Land North of Braintree Road,	
Plot No: 31	
Scale: 1:100	Draw: 28/12/17
Proj: AD 89000	Rev: 001
Client: CAM	3100

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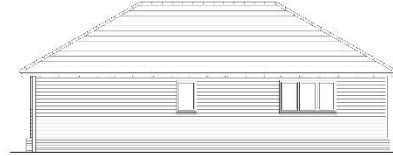
# Proposed Floorplans and Elevations – Plot 32



Front Elevation  
1:100



Side Elevation



Rear Elevation



Side Elevation

1:100 - PROPOSED ELEVATIONS

Page 73



1:100

1:100 - PROPOSED FLOOR PLANS

1:100 - PROPOSED FLOOR PLANS AND ELEVATIONS PLOTS

Land North of Braintree Road, Great Dunmow, Essex

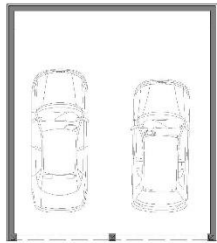
PLOTS 32		PLANNING	
SUB	DESCRIPTION	DATE	BY

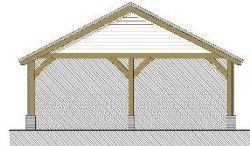
<i>Pellham Structures</i> LIMITED			
<small>111-113, BRAINTREE ROAD, GREAT DUNMOW, ESSEX, S.S.16 3JH Tel: 01279 511111 Fax: 01279 511112</small>			
Project:	565 - Land North of Braintree Road,		
Drawn by:	PLOTS 32		
Scale:	1:100	Date:	28/10/11
Plot:	32 PLOTS	Area:	0.24
			<b>3200</b>
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# Proposed Floorplans and Elevations – Garages

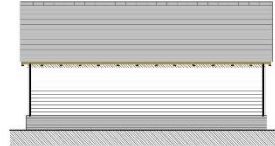
SINGLE GARAGE - PLOTS 3 4 8 17 18 19 20 21 22 23 29 30  
 DOUBLE GARAGE - PLOTS 5 6 7 24 26 27 28 31 and 32



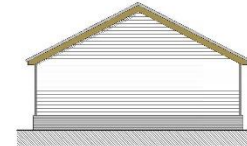
1:100 FLOOR PLAN



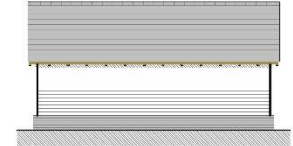
1:100 FRONT ELEVATION



SIDE ELEVATION

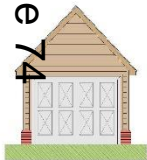


REAR ELEVATION



SIDE ELEVATION

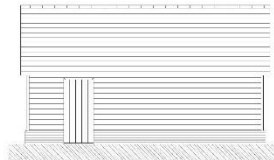
Page 74



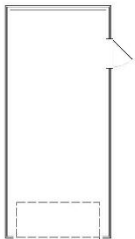
1:100 FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



1:100 FLOOR PLAN



REAR ELEVATION

1:100 - PROPOSED FLOOR PLANS AND ELEVATIONS GARAGES

Land North of Braintree Road, Great Dunmow, Essex

**PLANNING**

NO.	DESCRIPTION	DATE	BY



Project: 565 - Land North of Braintree Road,			
Description: Garage Details			
Date:	Scale:	Plot No:	
Sheet: A2 Paper	Sheet:		3300
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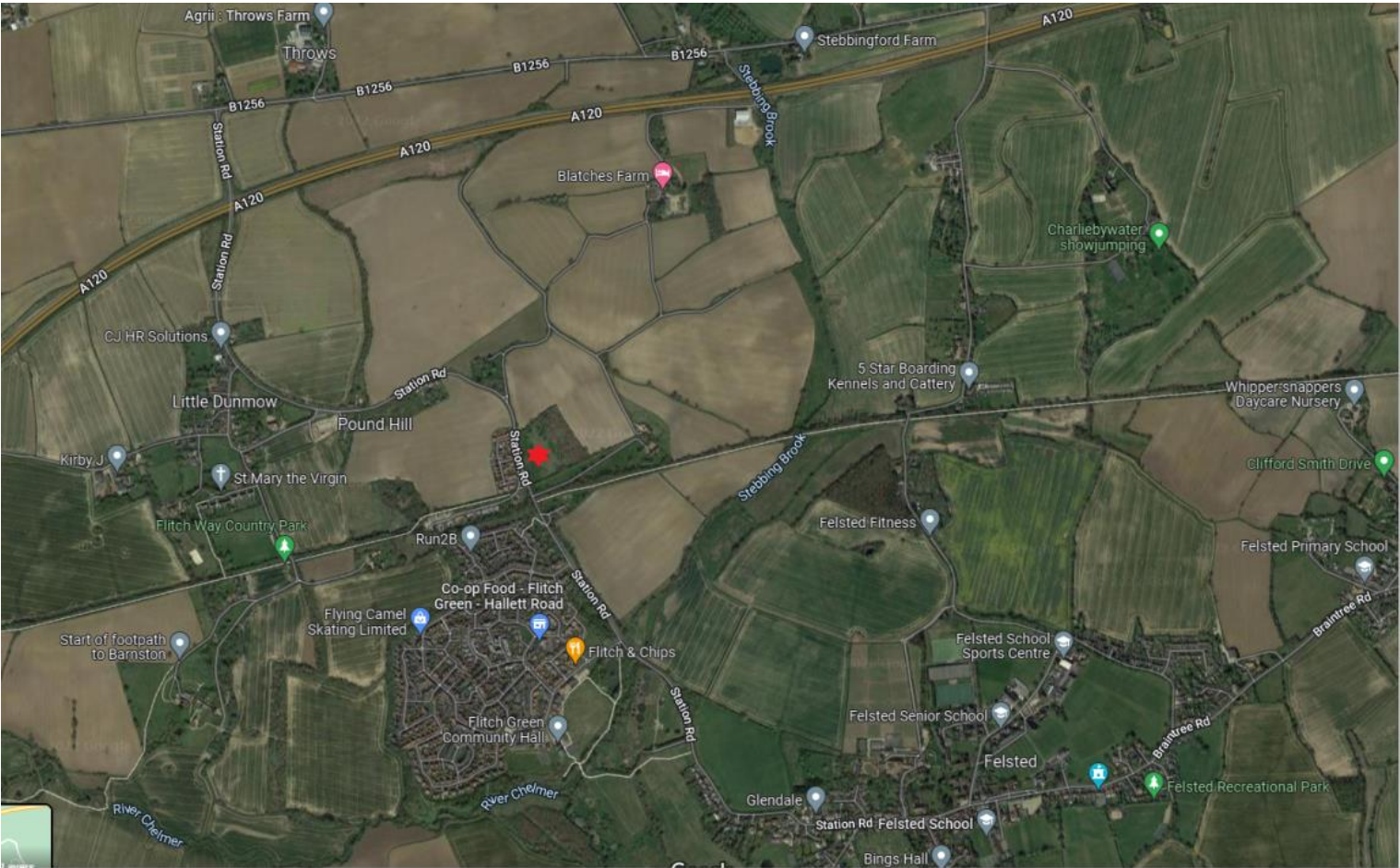
UTT/21/3182/FUL

Land To The East Of  
Station Road  
Little Dunmow



# Aerial View

Page 77



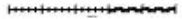
# Aerial view



# Approved Outline Indicative Plan



SITE LOCATION PLAN 1:2500



INDICATIVE SITE PLAN 1:500



# Proposed site plan



NO.	REVISION	DATE	BY
001	ISSUE FOR PERMIT	2024	A
002	ISSUE FOR SALE	2024	A

CLIENT NAME	STATION ROAD DEVELOPMENT	CLIENT ADDRESS	Station Road, Limer Down
PROJECT NAME	Proposed Detailed Site Plan	PROJECT NO.	ESR06-24-010
DESIGNER	PA - SR - 101	DATE	2024
SCALE	1:500	DRAWN BY	SR
CHECKED BY	SR	DATE	2024
APPROVED BY	SR	DATE	2024



# Proposed site plan - reorientated



# Elevations - plot 1

Page 82



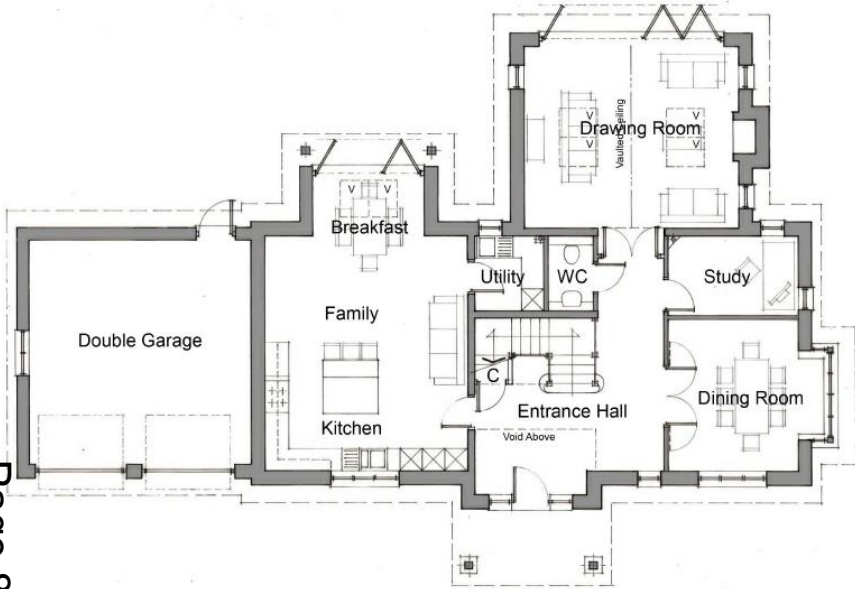
Front Elevation



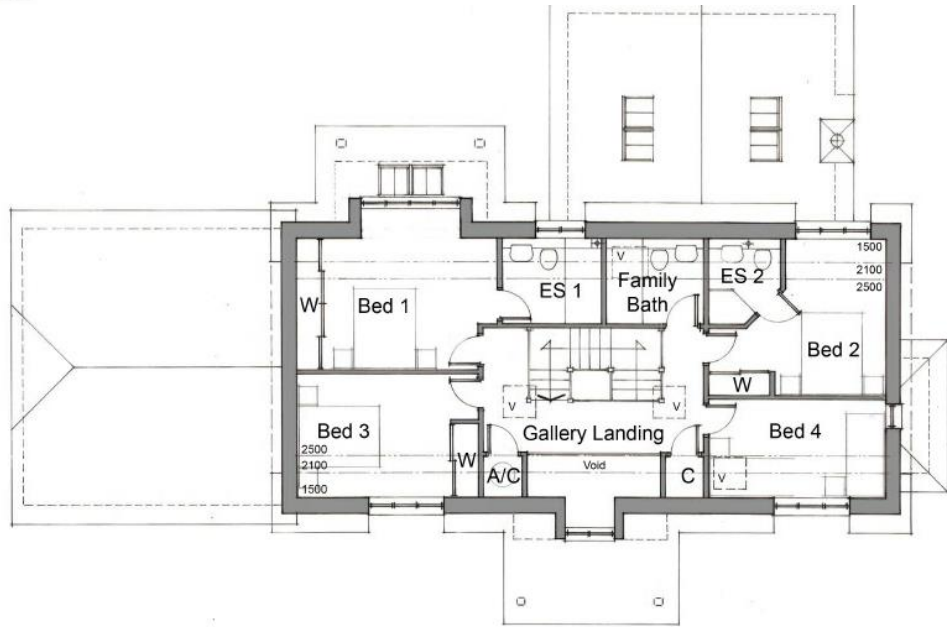
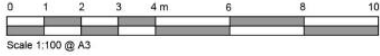
Rear Elevation

# Ground & first floor plans – plot 1

Page 83



Ground Floor Plan



First Floor Plan







# Proposed Streetscene



Page 86

STATION ROAD ELEVATION

1:250 @ A1

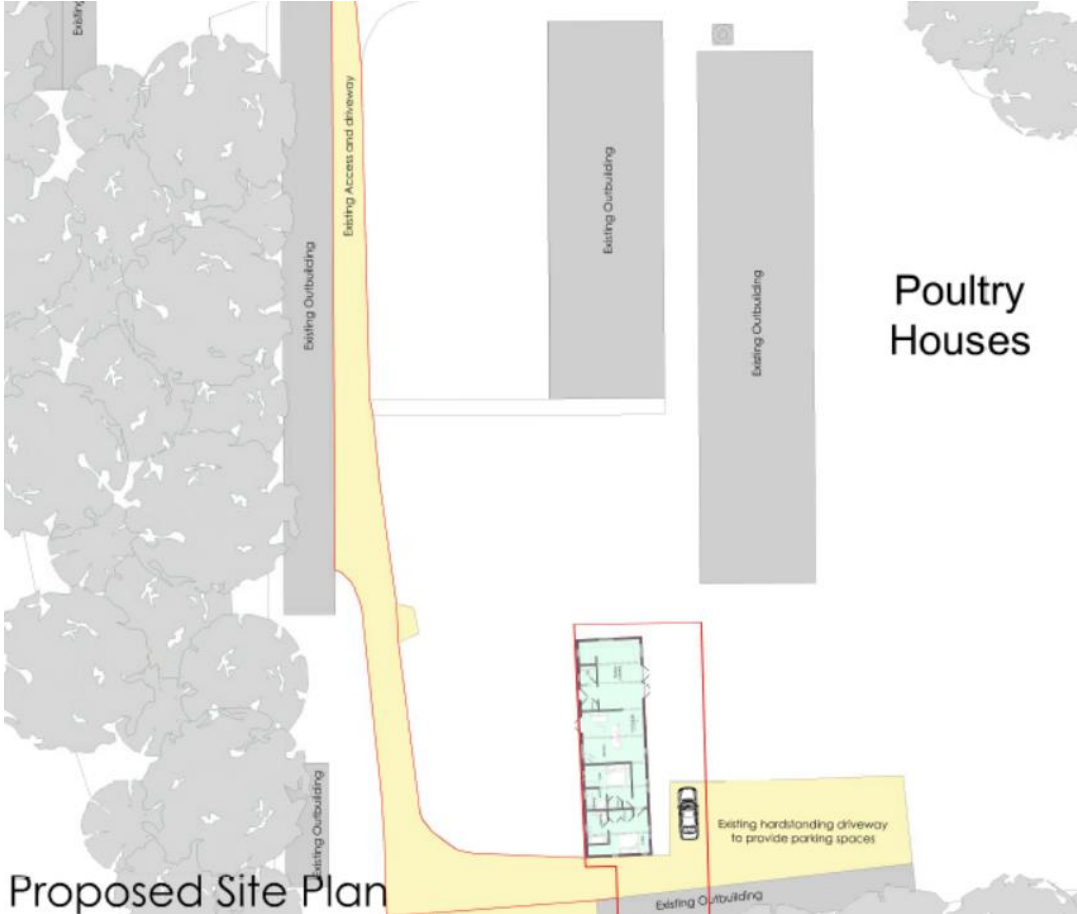
UTT/21/2649/FUL

Land Rear Of Malt Place  
Cornells Lane  
Widdington





Application Ref: UTT/20/0876/FUL granted consent 11<sup>th</sup> June 2020



Proposed Site Plan

Application Ref: UTT/20/3016 granted 16<sup>th</sup> April 2021



Application Ref: UTT/20/2154/FUL granted 15<sup>th</sup> June 2021

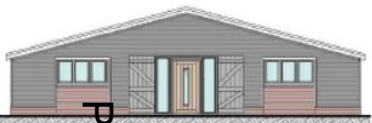




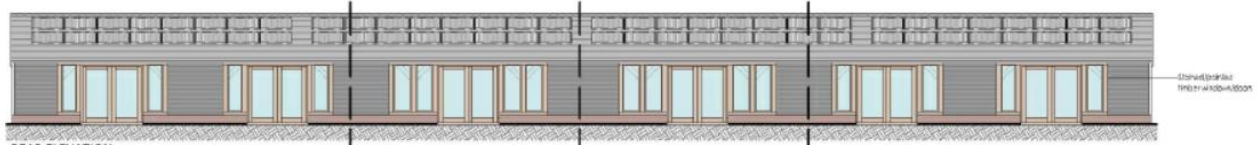
FRONT ELEVATION - Note all glazing to this elevation to be obscured



FLANK ELEVATION



FLANK ELEVATION



REAR ELEVATION



1:200 PROPOSED FLOOR PLANS UNITS 1 - 4



Page 92



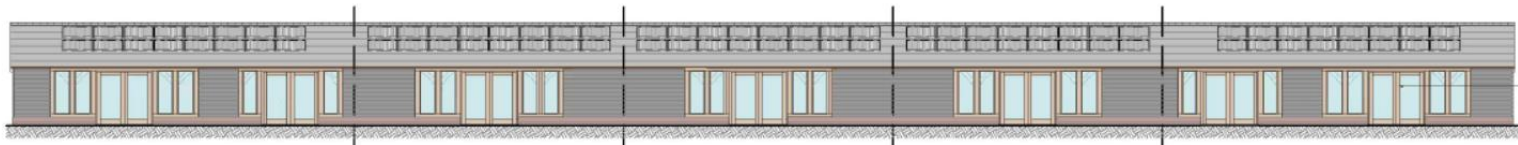
FRONT ELEVATION - Note all glazing to this elevation to be obscured



FLANK ELEVATION



FLANK ELEVATION



REAR ELEVATION



Page 93

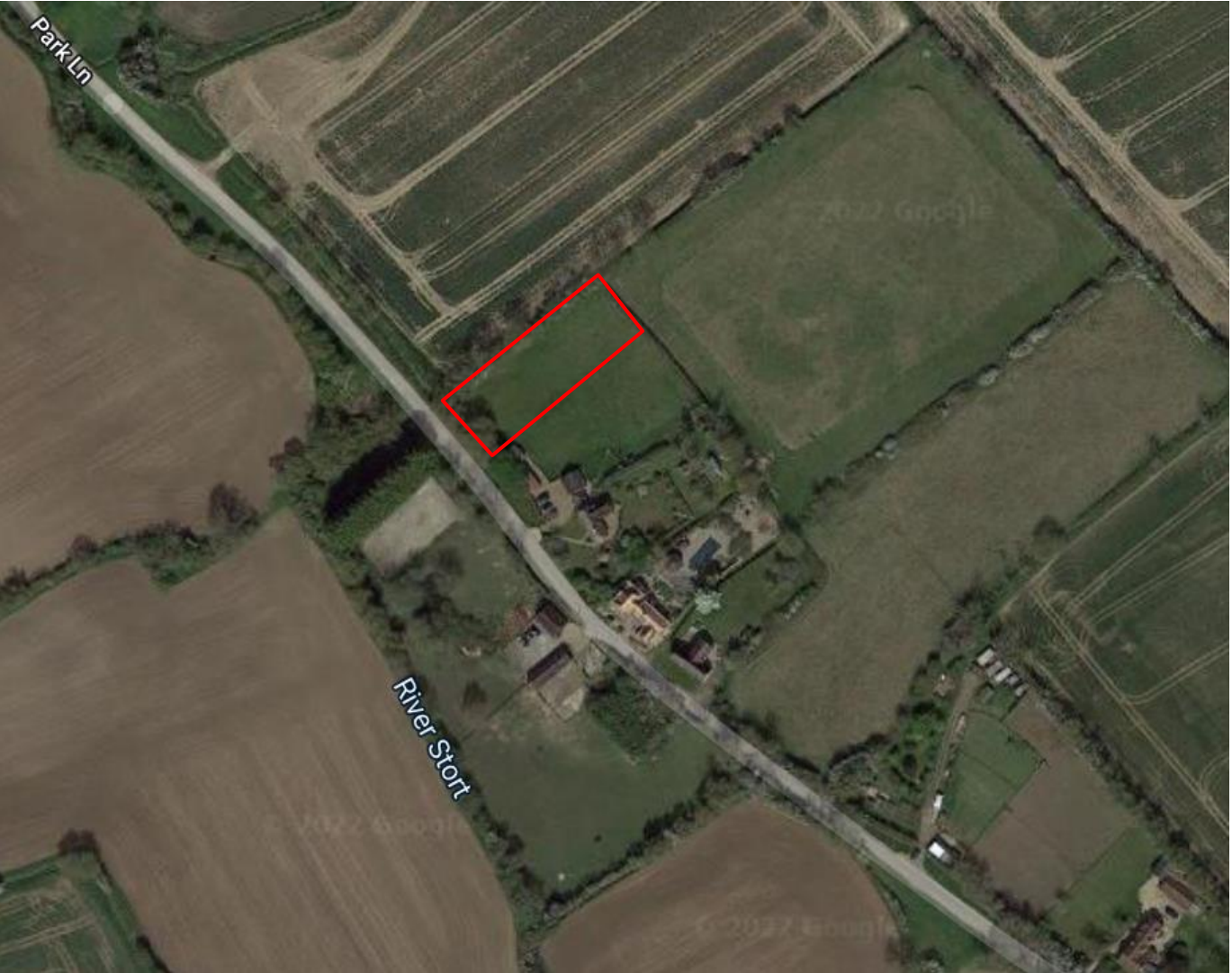
1:200 PROPOSED FLOOR PLANS UNITS 5 - 9



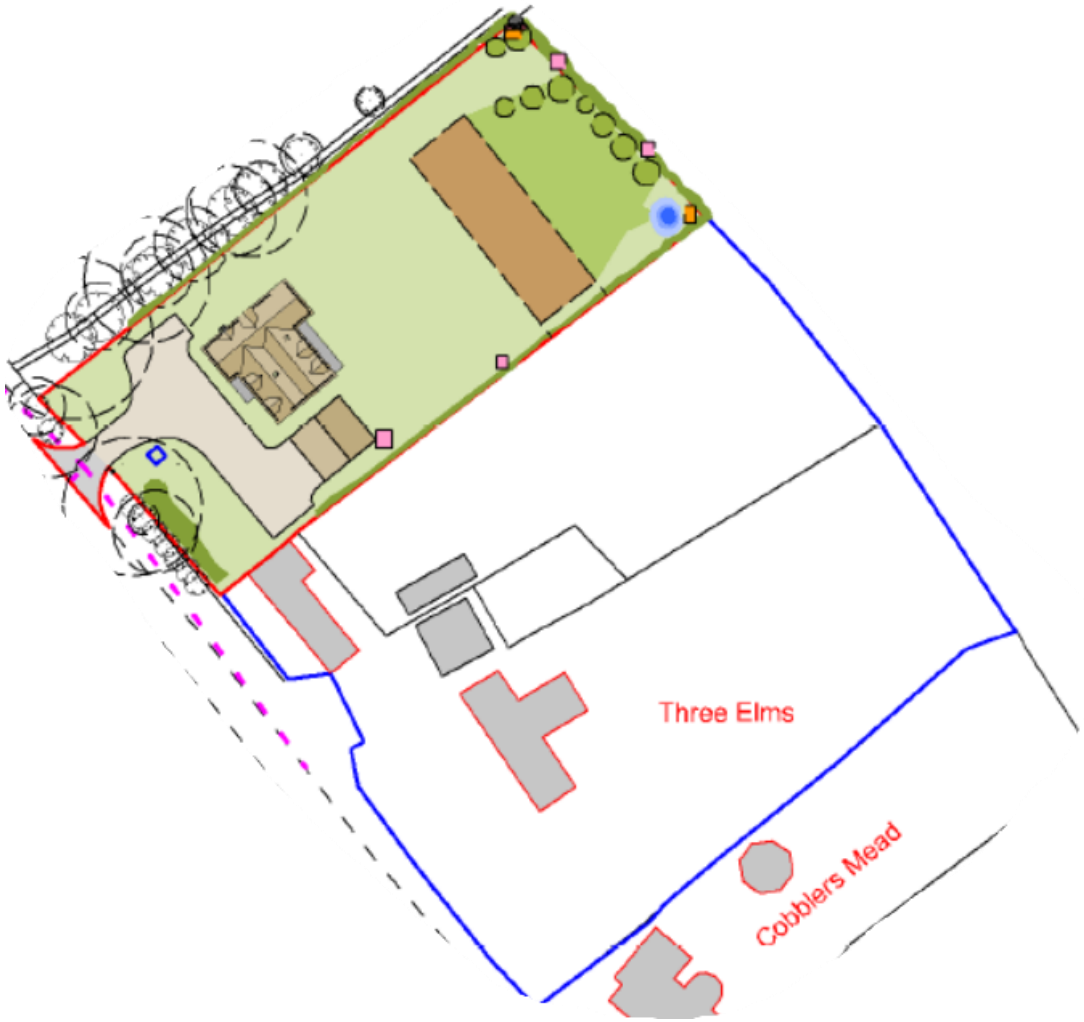
1:200 PROPOSED FLOOR PLANS 10

UTT/22/0086/FUL

Three Elms Cottage  
Langley Lower Green  
Langley









1:50 Front Elevation



Scale Bar



Rear Elevation



Side Elevation



Side Elevation

# 1:100 Proposed Elevations

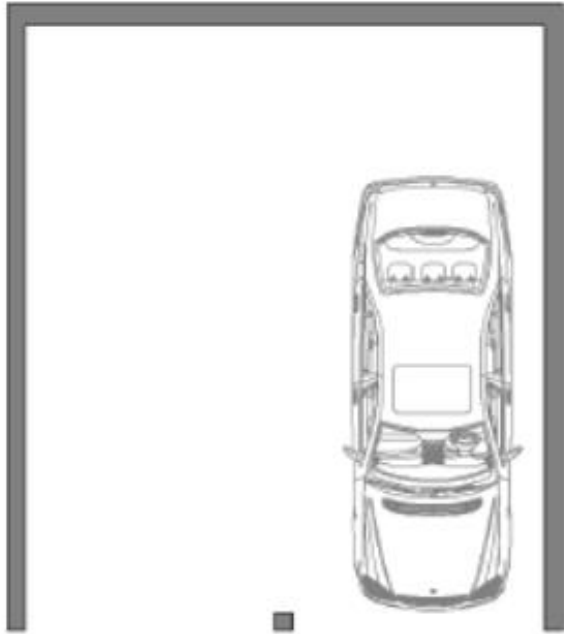


1:50 Ground Floor  
0 1 2 3 4 5m  
Scale Bar

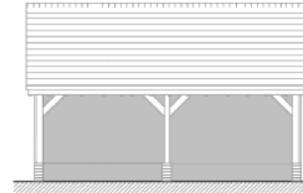


1:50 First Floor

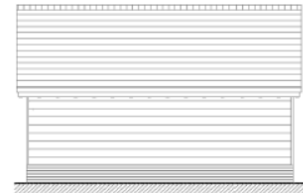
Secure cycle storage  
to rear of garage



1:100 Proposed Floor Plans



Front Elevation



Rear Elevation





Page 101

Proposed Street Scene