

Planning Committee

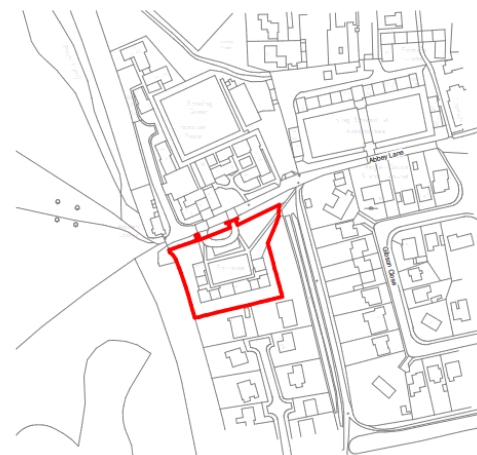
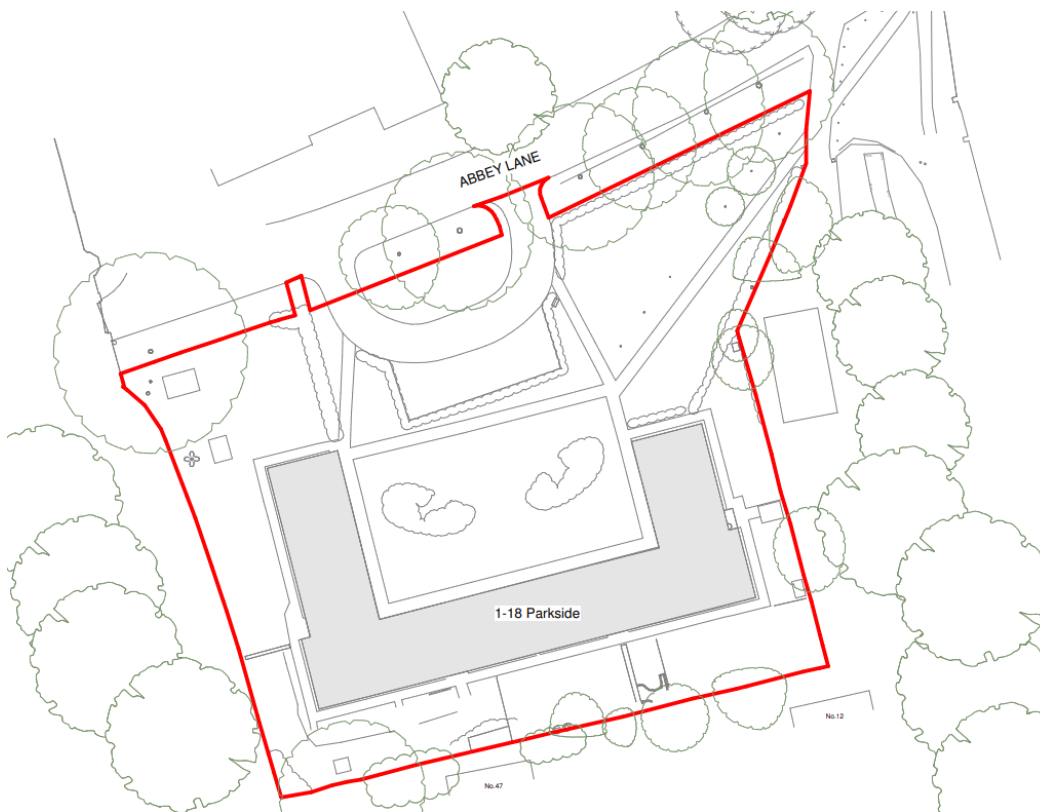
Wednesday 21st JUNE 2023

UTT/22/2208/FUL

Parkside, Abbey Lane

SAFFRON WALDEN

Location Plan



Existing Location Plan
1 : 1250



Site Photos



North/ front elevation of the existing building and parking area.



North/ front elevation of the existing building and front garden area.



View from 1st floor, with views of Abbey Lane and the existing building.



Walden Lodge (Grade II Listed) to the front of the existing building.

Site Photos



Rear elevation of the existing building and southern boundary of the site.



West elevation of the building, wall boundary of the park.



North east elevation of the building, windows facing the eastern boundary of the site.



Eastern boundary of site, existing building of 12 Saxon Way.

Proposed Layout Plan



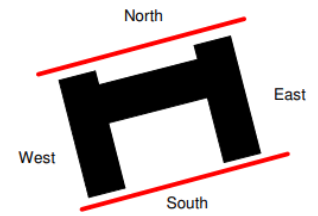
Proposed North and South Elevations



North
1 : 100



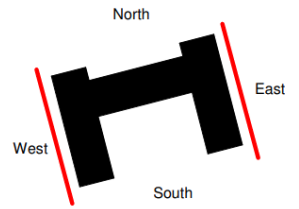
South
1 : 100



Proposed West and East Elevations



West
1 : 100



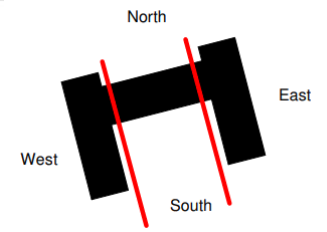
Proposed Inner East and West Elevations



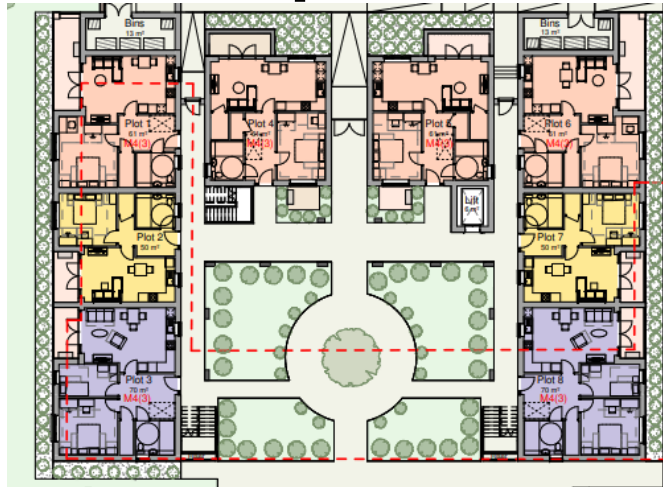
Inner East Wing
1 : 100



Inner West Wing
1 : 100

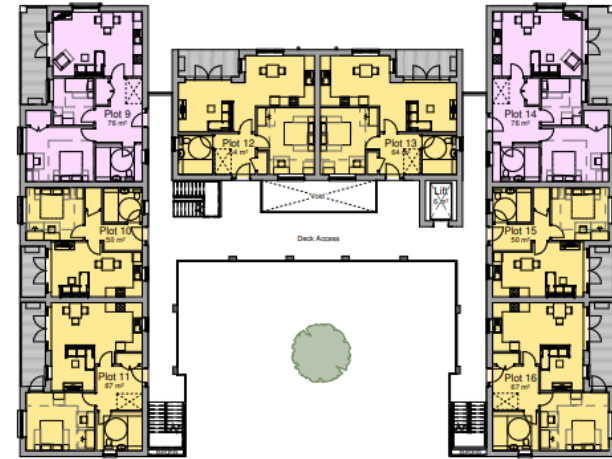


Proposed Floor Plans



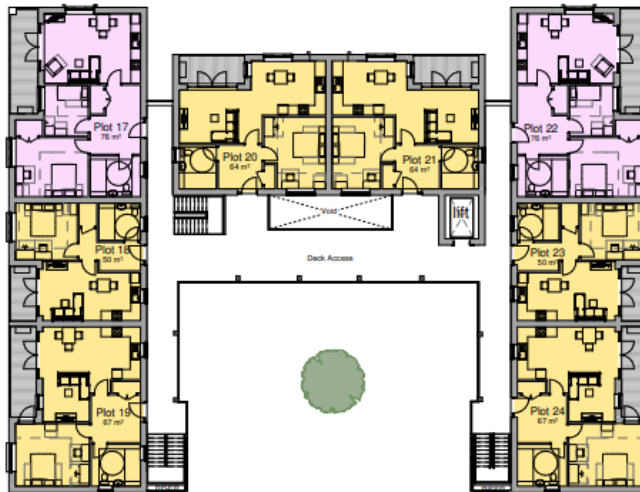
Ground Floor-6 x 1 Bedroom Apartments

2 x 2 Bedroom Apartment



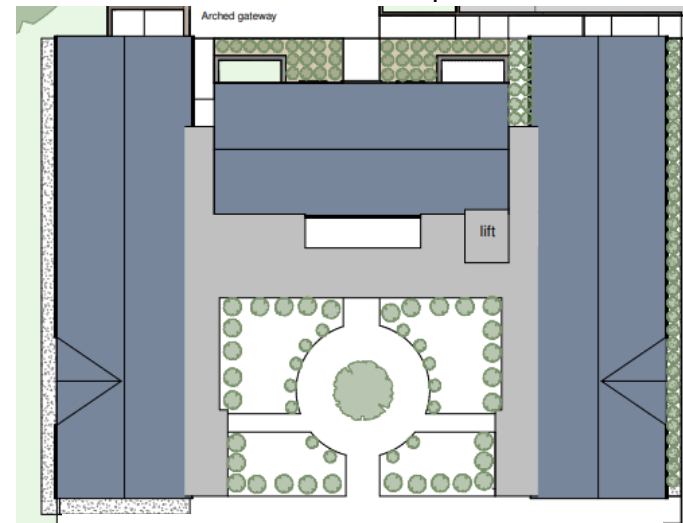
First Floor - 6 x 1 Bedroom Apartments

2 x 2 Bedroom Apartment



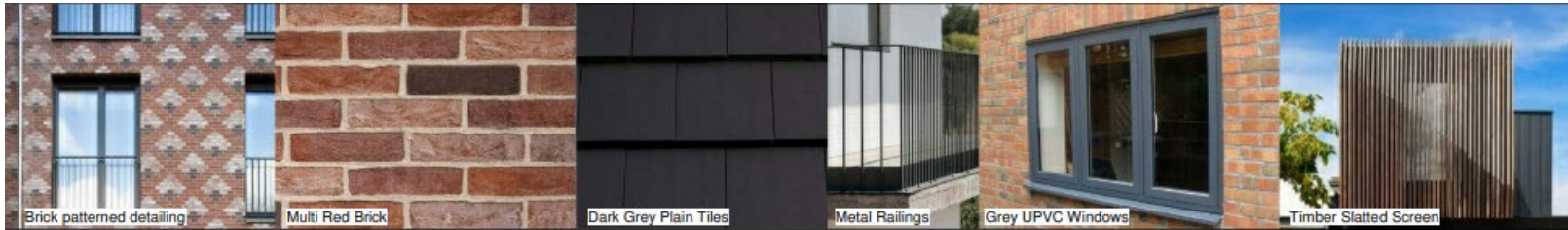
Second Floor-6 x 1 Bedroom Apartments

2 x 2 Bedroom Apartment



Roof Plan

3D Visuals and Materials



Comparison Plans



3rd Party Image.



Verified photomontage manipulated to similar proportions to 3rd party image.

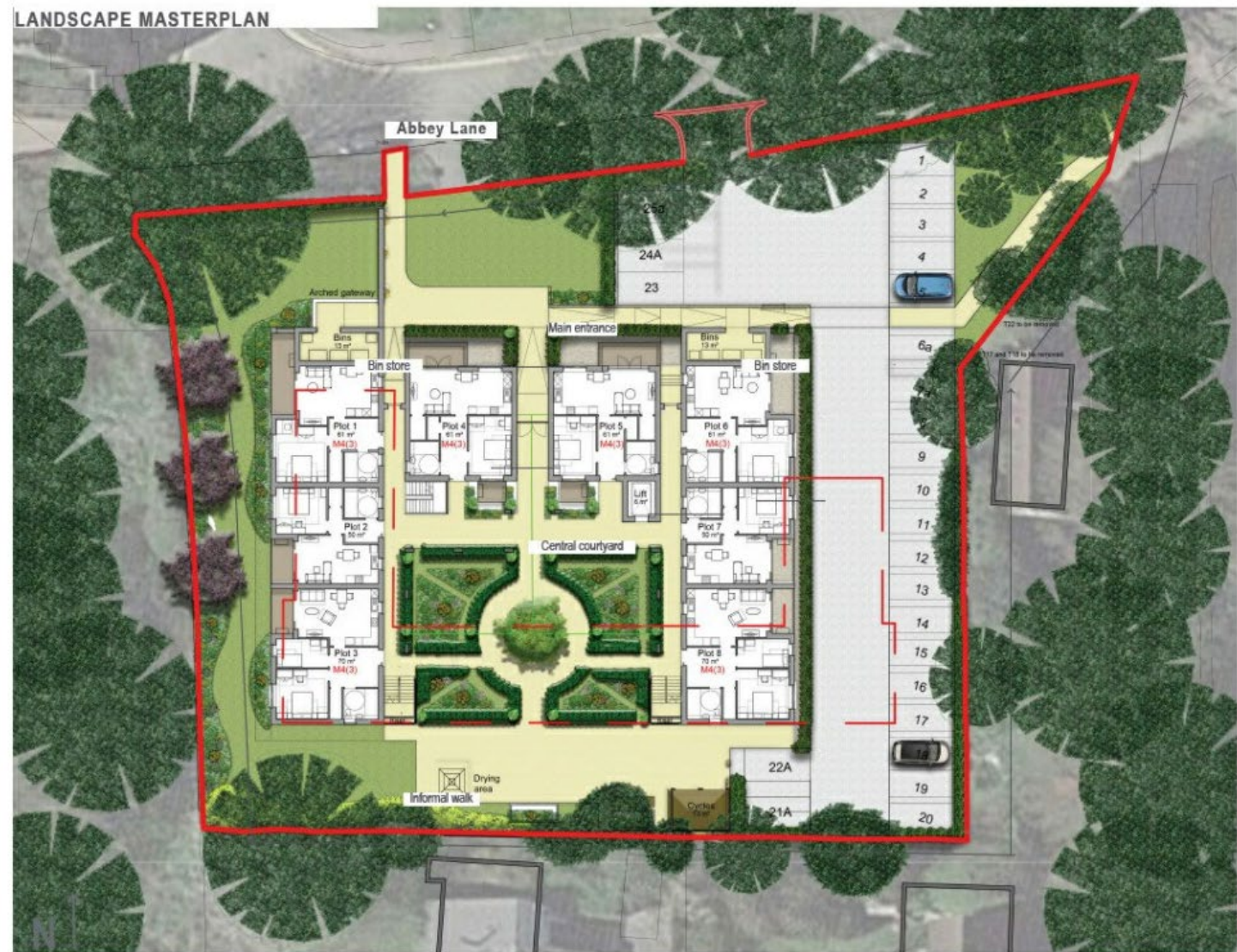


3rd Party Image.



Verified photomontage manipulated to similar proportions to 3rd party image.

Landscaping Plan



UTT/23/0414/FUL

**Land Behind Old Cement Works,
Thaxted Road
SAFFRON WALDEN**

Location Plan



Approved and Proposed Conditions

Approved Condition 8

The eaves and ridge heights of the permitted dwellings relative to each other and to existing buildings must be constructed as shown on the following drawings:

- Drawing No. 90416.40
- **Drawing No. 90416.26 Rev A**

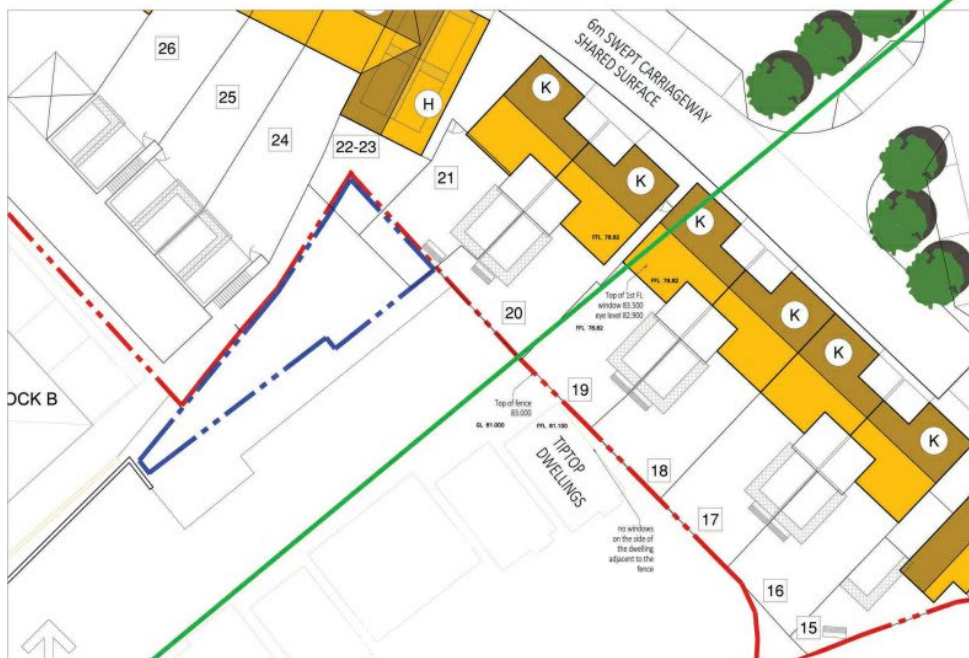
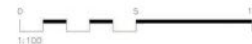
Proposed Condition 8

The eaves and ridge heights of the permitted dwellings relative to each other and to existing buildings must be constructed as shown on the following drawings:

- Drawing No. 90416.40
- **Drawing No. BRD/22/029/010-A**

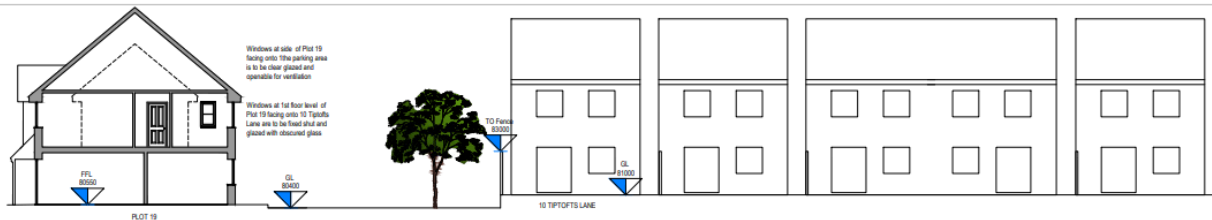
REASON: To clarify the height and visual relationship between existing and permitted buildings, in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.

Previously Approved Plan 90416.26A

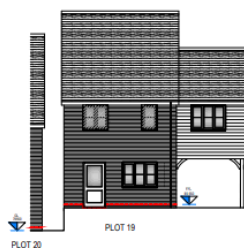


Proposed Plan

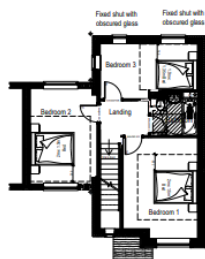
BRD/22/029/010 A



PROPOSED SECTION



PROPOSED REAR ELEVATION



PROPOSED FIRST FLOOR PLAN



SITE PLAN
1:200

UTT/23/0114/FUL

**Land Behind Old Cement Works,
Thaxted Road
SAFFRON WALDEN**

Location Plan



Approved and Proposed Condition

Approved Condition 14

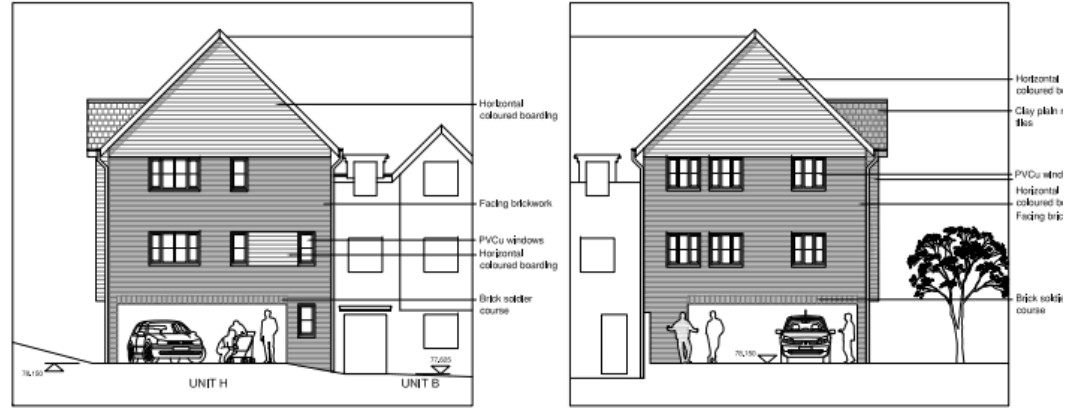
The dwellings hereby approved shall be built to Category 2: Accessible and adaptable dwellings M4(2) of the Building Regulations 2010 Approved Document M, Volume 1 2015 edition

Proposed Condition 14:

Excluding Plots 22-23, 24-26 and 33-34, The dwellings hereby approved shall be built to Category 2: Accessible and adaptable dwellings M4(2) of the Building Regulations 2010 Approved Document M, Volume 1 2015 edition”

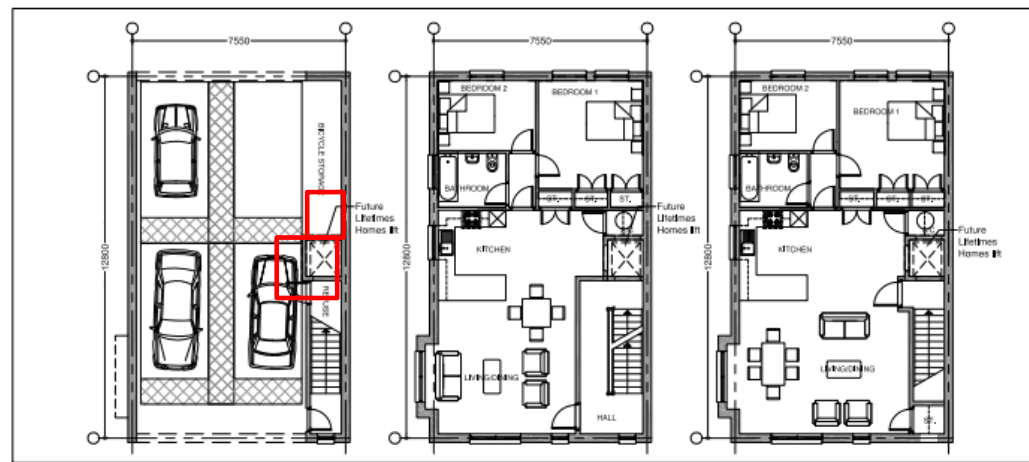
REASON: To ensure a high standard of accessibility, in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005), the SPD entitled 'Accessible Homes and Playspace' and the Planning Practice Guidance.

Plots 22-23 Approved (Including Lift)



FRONT ELEVATION

REAR ELEVATION

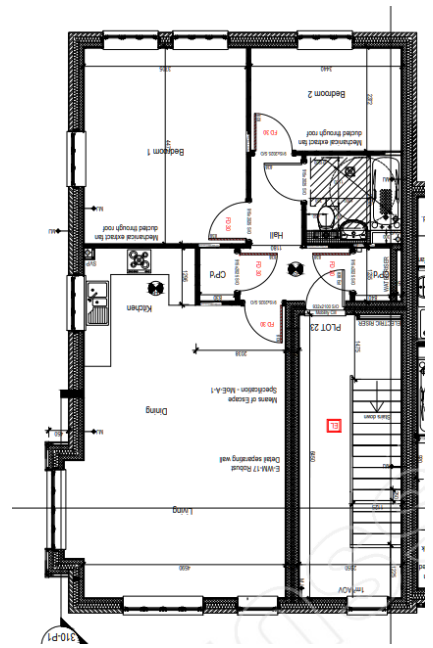
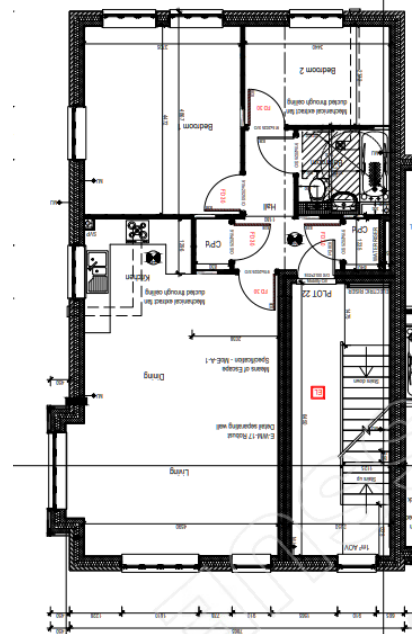
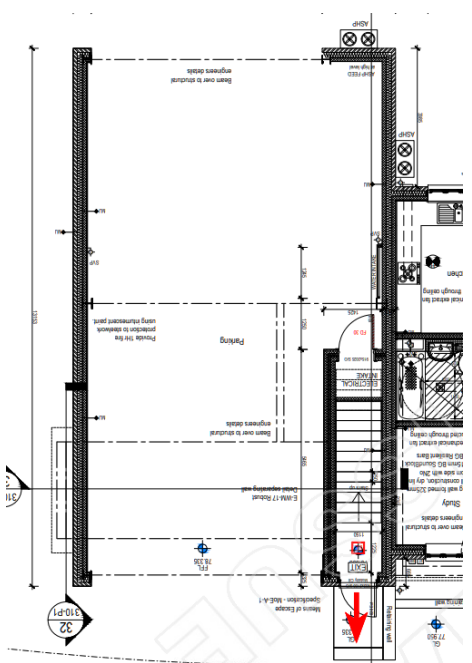


GROUND FLOOR PLAN

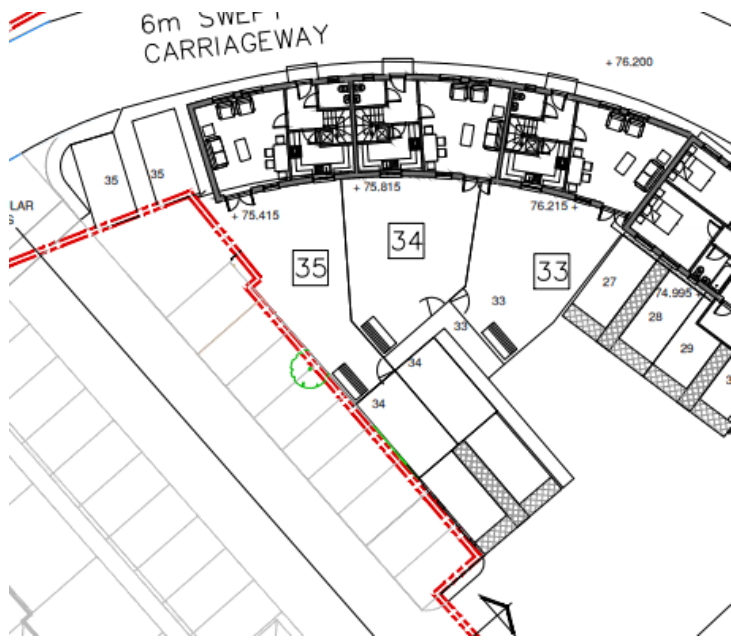
FIRST FLOOR PLAN

SECOND FLOOR PLAN

Proposed Plots 22-23 (Lift Removed)



Plots 33-34

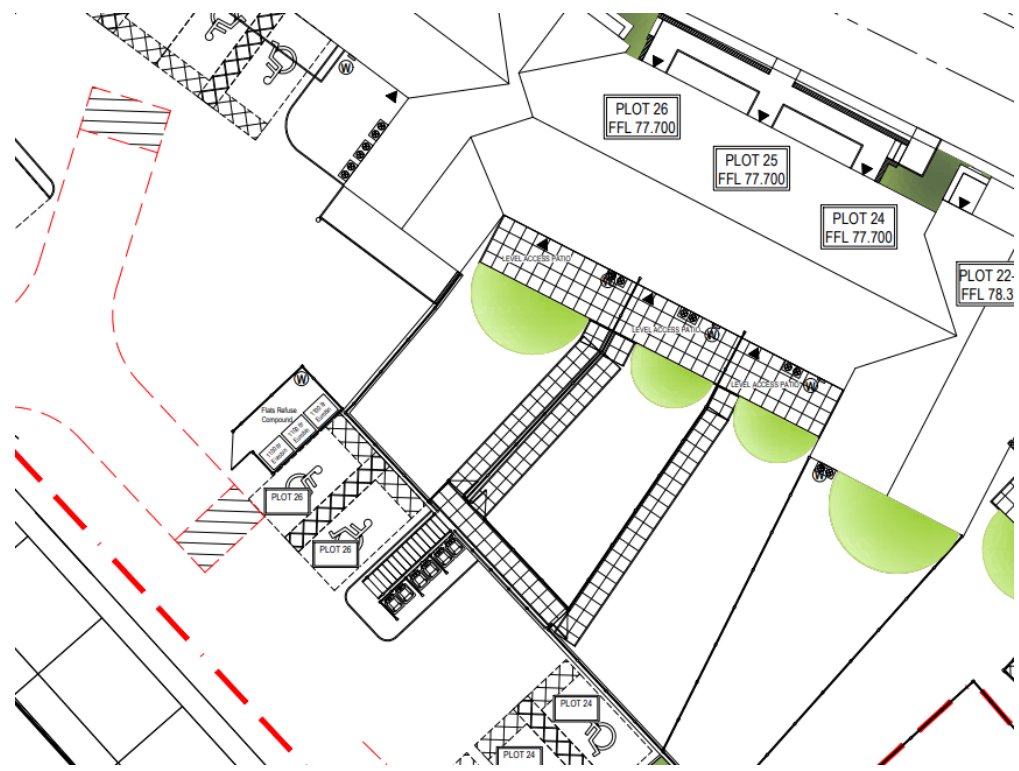


Previously approved – non stepped access.



Proposed stepped access to rear of property.

Plots 24-26



Rear stepped access, non M4(2) compliant.

UTT/23/0475/OP

Land South of Braintree Road
GREAT DUNMOW

Site Photos



Proposed Site Location Plan



Illustrative Layout Plan

Ferns Group



NOTES:
Do Not Scale.
Report of discrepancies, errors and omissions.
Verify all dimensions on site before commencing any work on site or preparing shop drawings.
All materials, components and workmanship are to comply with the relevant British Standards. Codes of practice and applicable manufacturer's recommendations shall be used to the extent they apply.
For all specialist work, see relevant drawings.
This drawing and design are copyright of Clague LLP Registration number 00203848.

Rev	Date	Description
A	February 2022	Updated Site Plan

Project Title
Proposed Residential Development
Land to the South of Braintree Road
Dunmow

Drawing Description
Illustrative Site Layout Plan

Scale	1:500@A1	Drawn by	DVO
Date	May 2022	Checked by	TWM

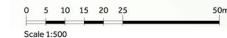
CLAGUE ARCHITECTS

62 Burgate, Canterbury
Kent CT1 2BJ
3 Kingsbourne Court, Luton Road,
Harpending, Hertfordshire AL8 3BL
8, Denny Street
London SE15 1JF

01227 769260
01582 755102
0203 597 6112

CANTERBURY LONDON HARPENDEN

Drawing Number	Revision
30229A / 10	A



Proposed Residential Development, Land to the South of Braintree Road, Great Dunmow

UTT/23/0574/FUL

**Land west of Stortford Road
CLAVERING**

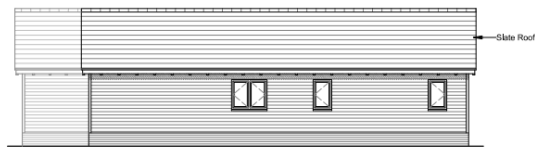
Location Plan



Approved Plots 7 and 15



1:100 Front Elevation
0 1 2 3 4 5m
Scale Bar



Side Elevation



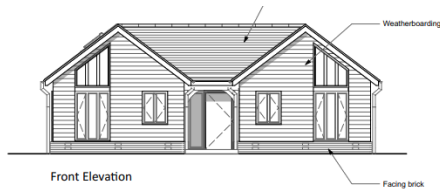
Rear Elevation



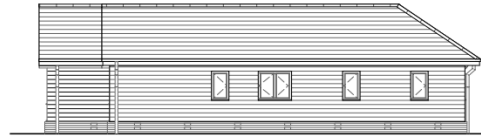
Side Elevation



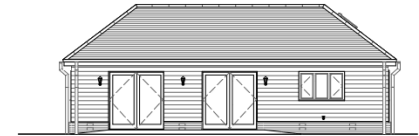
Proposed Plots 7 and 15



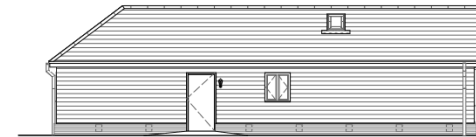
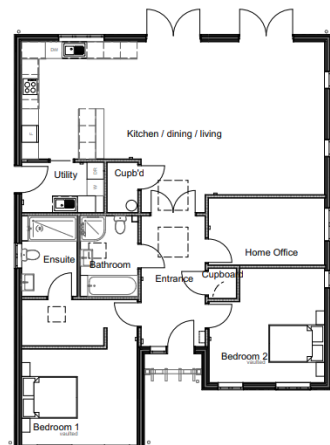
Front Elevation



Side Elevation



Rear Elevation

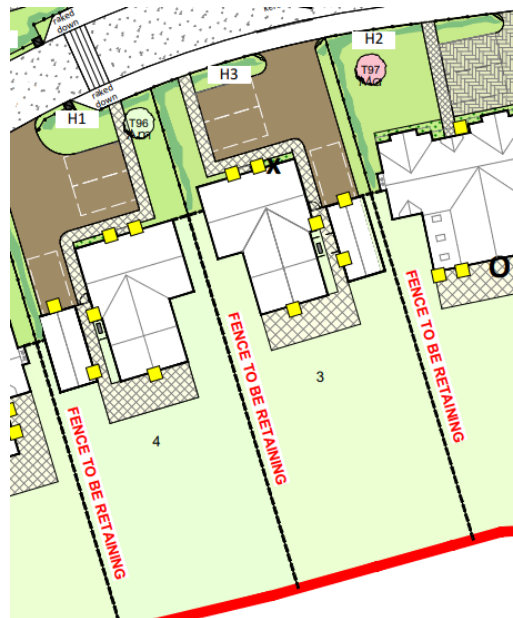


Side Elevation

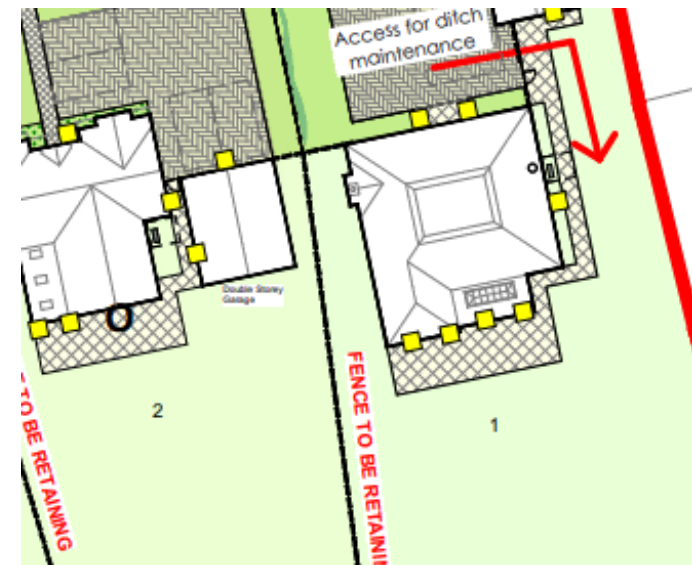
Proposals Include

- Hipped Roof- reduction of visual mass,
- Infill of small area to the rear of the dwelling,
- Doors replacing rear windows,
- Changes to side windows

Proposed Layout Changes



Plots 3 and 4 – garages repositioned 500mm closer to their respective boundaries to allow adequate space for the air source heat pump.



Plot 1 repositioned 500mm away from the eastern boundary and closer to plot 2.

