

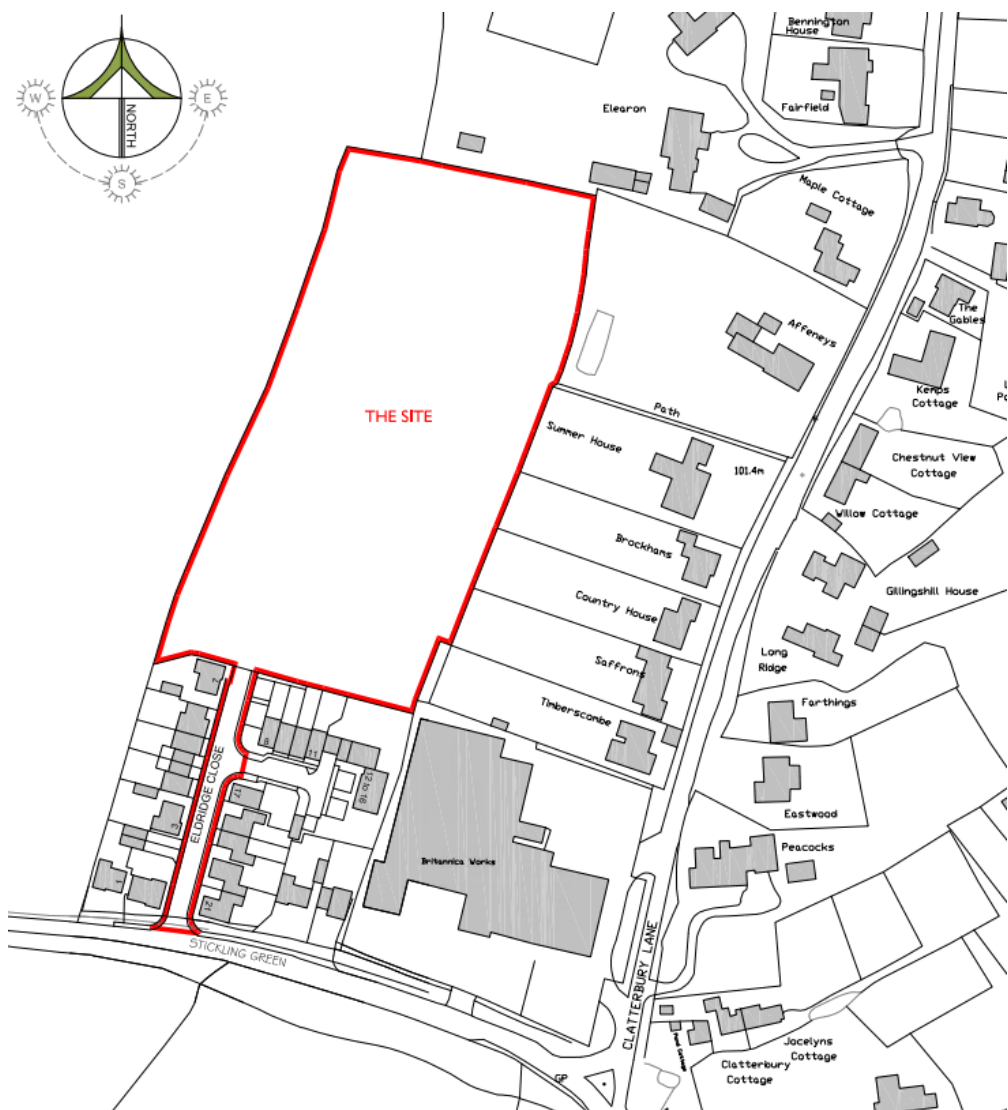
Planning Committee

2nd August 2023

UTT/22/1578/OP

Land To The North Of
Eldridge Close
Clavering

Location Plan



Site Photos



Indicative Layout Plan



Indicative Street Scene



ILLUSTRATIVE STREET SCENE



Additional Information

Access:

Eldridge Close measures 5.5m across and has footpaths to each side.

Weston Homes currently have submitted a Section 38 / 278 application with Essex County Council Highways for the road to be adopted.

Landscaping:

UDC Landscape Officer confirms the development with the introduction of built forms would have a major adverse impact on the existing rural character of the site itself

The proposed development would have medium/low impact on the wider landscape.

Sustainability:

Although no public transport provisions are provided the Planning Inspector considered future residents are likely to be by private vehicle, however, journeys to more local facilities and services would be relatively short and provision can be made to encourage the use of more sustainable vehicles, walking and cycling.

Sewage:

In regard to foul drainage at outline stage a detailed foul drainage has not been fully designed and would be more appropriate at the reserved matters stage.

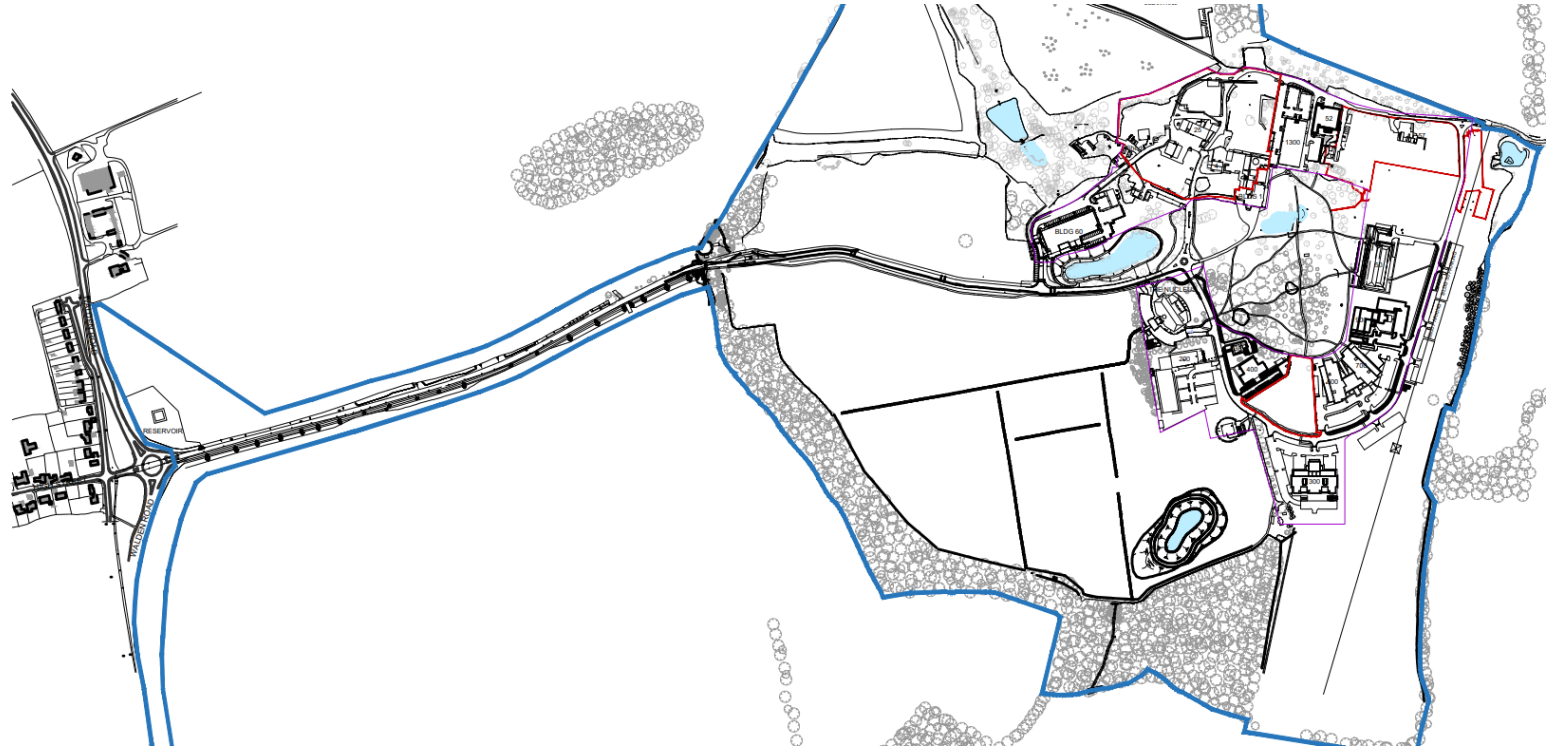
Ecology:

An ecology report was submitted with the application, the Council's Ecology Consultant has considered this and subject to conditions it is unlikely that the development would have significant adverse effects on any protected species or valuable habitat.

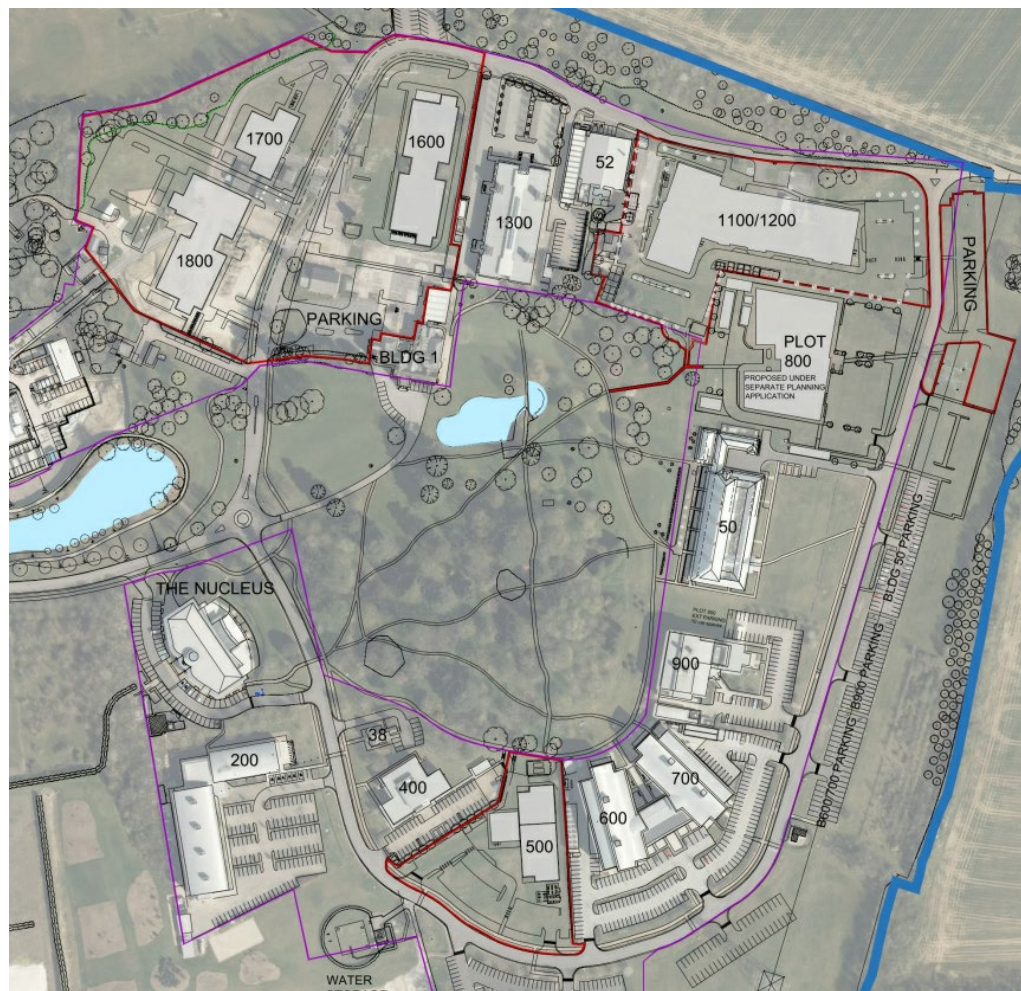
UTT/23/0456/OP

**Chesterford Research Park
Little Chesterford**

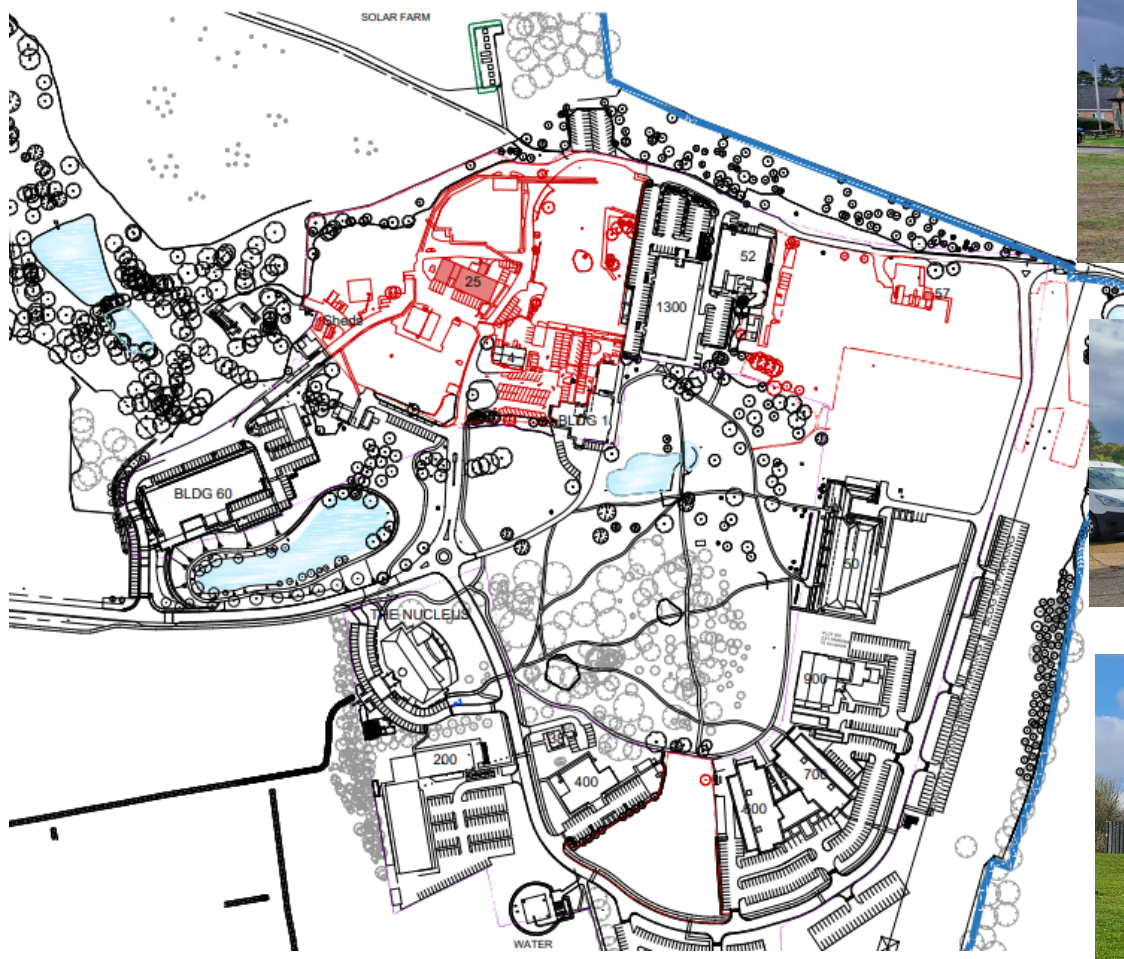
Location Plan



Site Layout Plan



Demolition Plan



Plots 1100/1200 Elevations



NORTH ELEVATION - To Access Road and Main Entrance North



NORTH ELEVATION - West Wing (True)



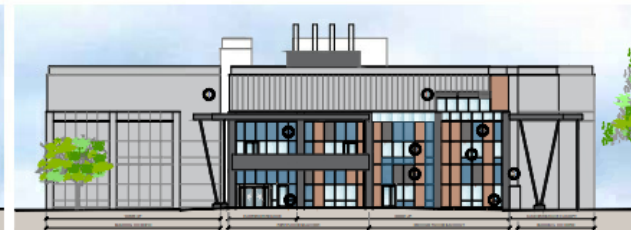
SOUTH ELEVATION - West Wing (True)



SOUTH ELEVATION - To Arboretum & Building 800



WEST ELEVATION - To Car Park and Building 52



EAST ELEVATION - To Car Park and Pond

DO NOT SCALE THIS DRAWING - USE DIMENSIONS
The Contractor is to check and verify all dimensions on site before starting work and report any variance to us.
This drawing is to be used in conjunction with all relevant construction documents and specifications.

No liability is accepted.

This drawing is provided for your use and you are not to use it for any other purpose. Distribution to any other party is not the responsibility of the architect. Access to drawings that may be present and no permission is given to be for any other purpose.

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Client

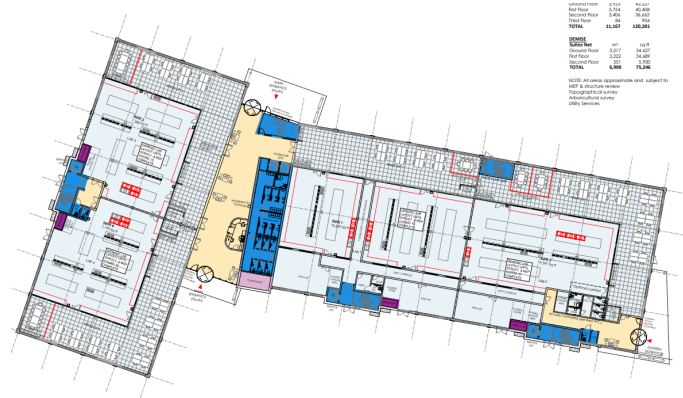
Cherwell Park (General Partner) Limited

Project

Plot 1100-1200

CHERTSFORD RESEARCH PARK

Proposed Floor and Roof Plan



Ground Floor	3,754	40,495
First Floor	3,424	36,452
Second Floor	3,424	36,452
Roof	58	624
TOTAL	13,660	143,023

GA	107	1075
Ground Floor	3,754	40,495
First Floor	3,424	36,452
Second Floor	3,424	36,452
Roof	58	624
TOTAL	13,667	143,021

NOTE: All areas approximate and subject to MEP & structure to be agreed with relevant engineering services and utility services.



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SECOND FLOOR

Plots 1100/1200 Proposed Visuals



Plots 1100/1200 Proposed Visuals



Proposed Landscaping



Location of Plots 1100/1200



Site Photos



Plot 500



Plot 1800



Plots 1400/ 1500 /1600



Plot 1700

UTT/23/0414/FUL

**Land Behind
The 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**

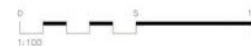
Proposed Condition 8

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:

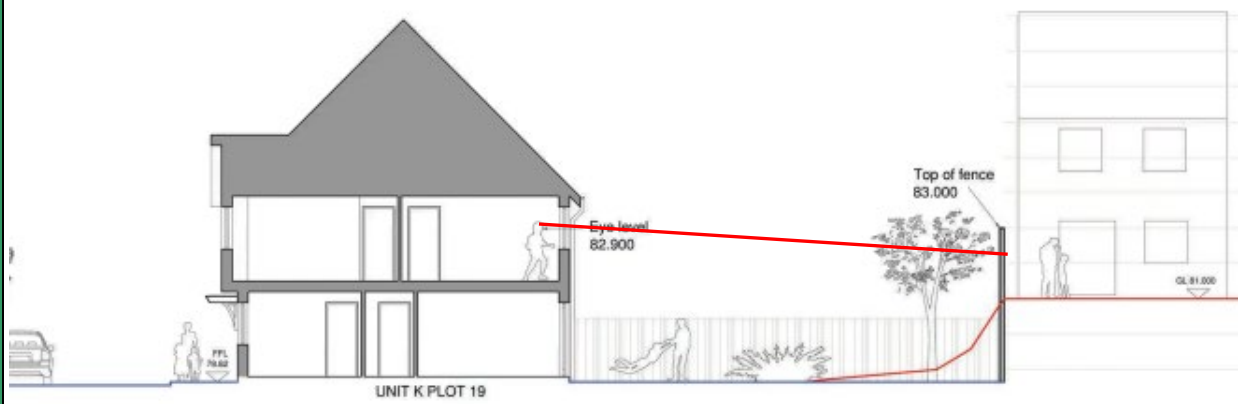
- Drawing No. 90416.40
- **Drawing No. BRD/22/029/010-B**

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.

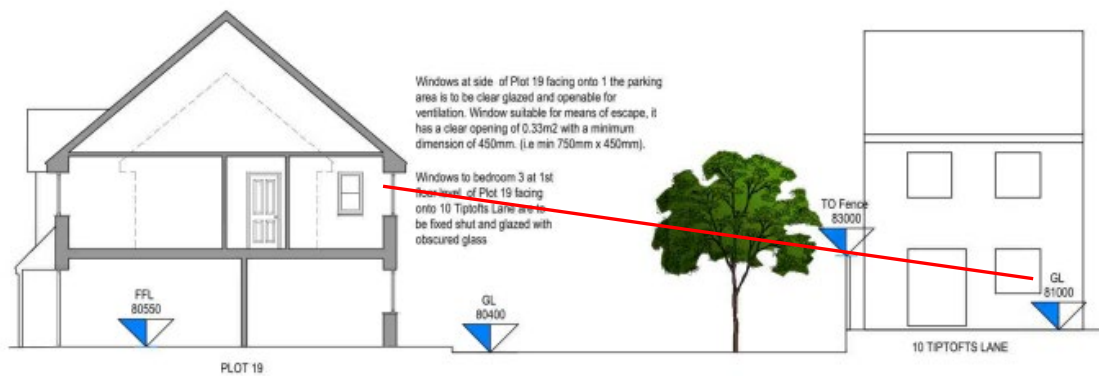
Previously Approved Plan 90416.26A



Site Level Change



TYPICAL SECTION - PROPOSED



PROPOSED SECTION

Proposed Plan

BRD/22/029/010 B



PROPOSED SECTION



PROPOSED REAR ELEVATION



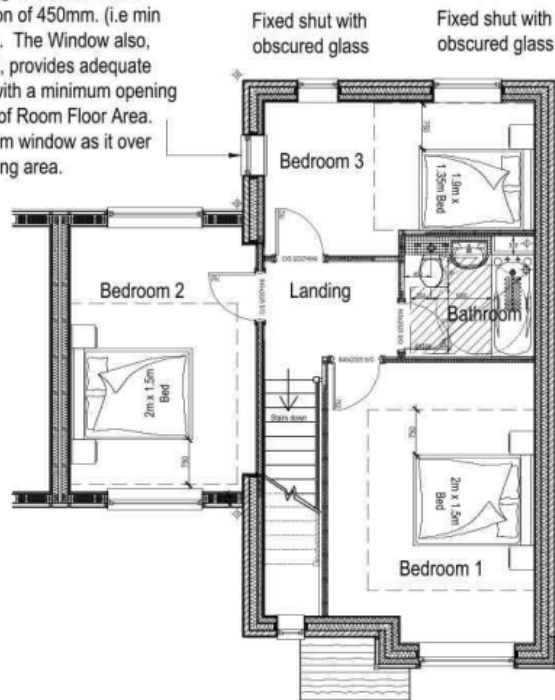
PROPOSED FIRST FLOOR PLAN



Proposed Plan

BRD/22/029/010 B

Window suitable for means of escape, it has a clear opening of 0.33m² with a minimum dimension of 450mm. (i.e min 750mm x 450mm). The Window also, when fully opened, provides adequate purge ventilation with a minimum opening area size of 1/20 of Room Floor Area. No overlooking from window as it overlooks the car parking area.



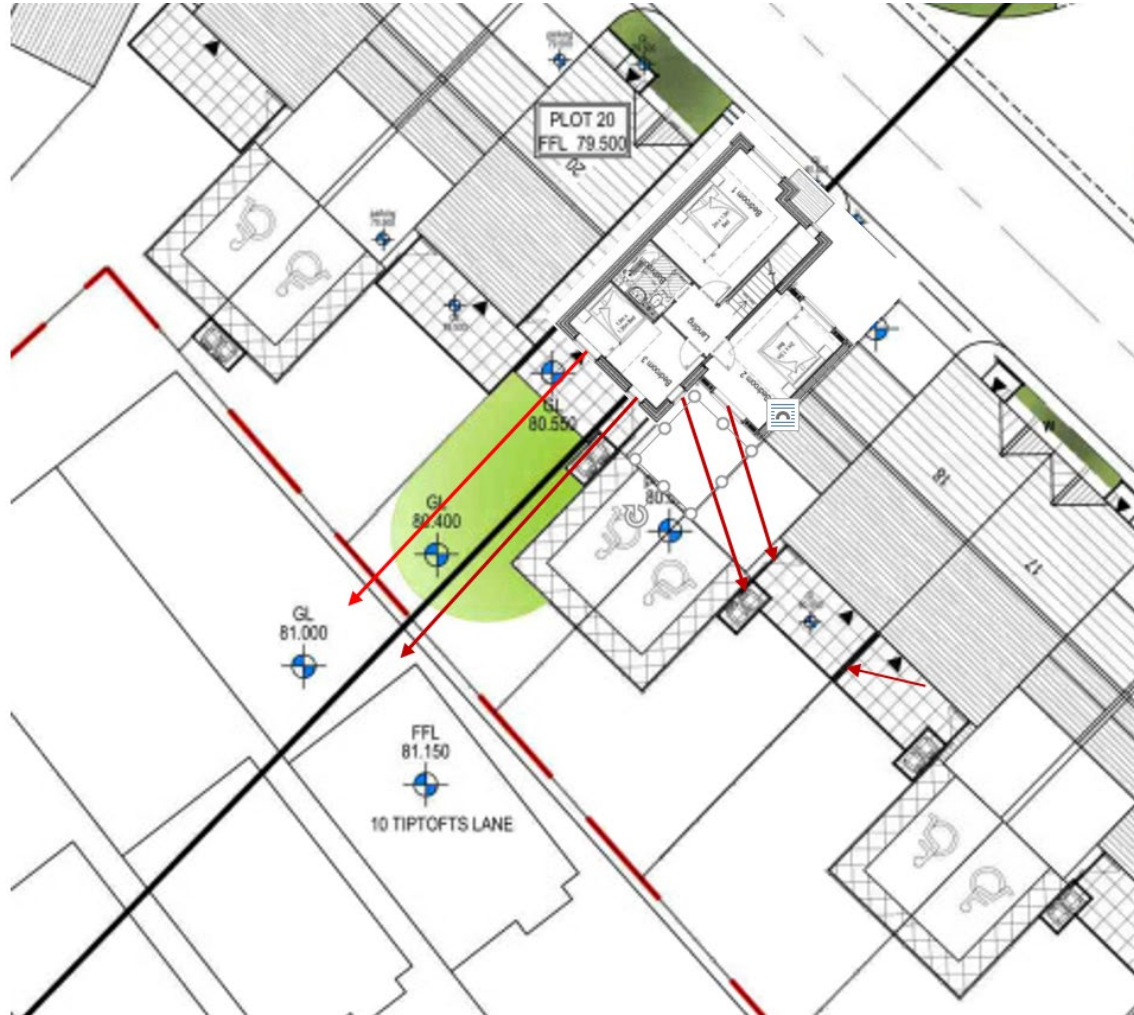
Mechanical Ventilation with Heat Recovery (MVHR) is to be installed, which is a continuous source of ventilation that extracts stale, moisture-laden air from a building and re-supplies fresh, filtered air back in.



Windows to bedroom 3 at 1st floor level of the two storey element to Plot 19 facing onto 10 Tiptofts Lane are to be fixed shut and glazed with obscured glass

PROPOSED FIRST FLOOR PLAN

Plot 19



UTT/23/1311/FUL

**Chalk Farm
Chalk Farm Lane
Newport**



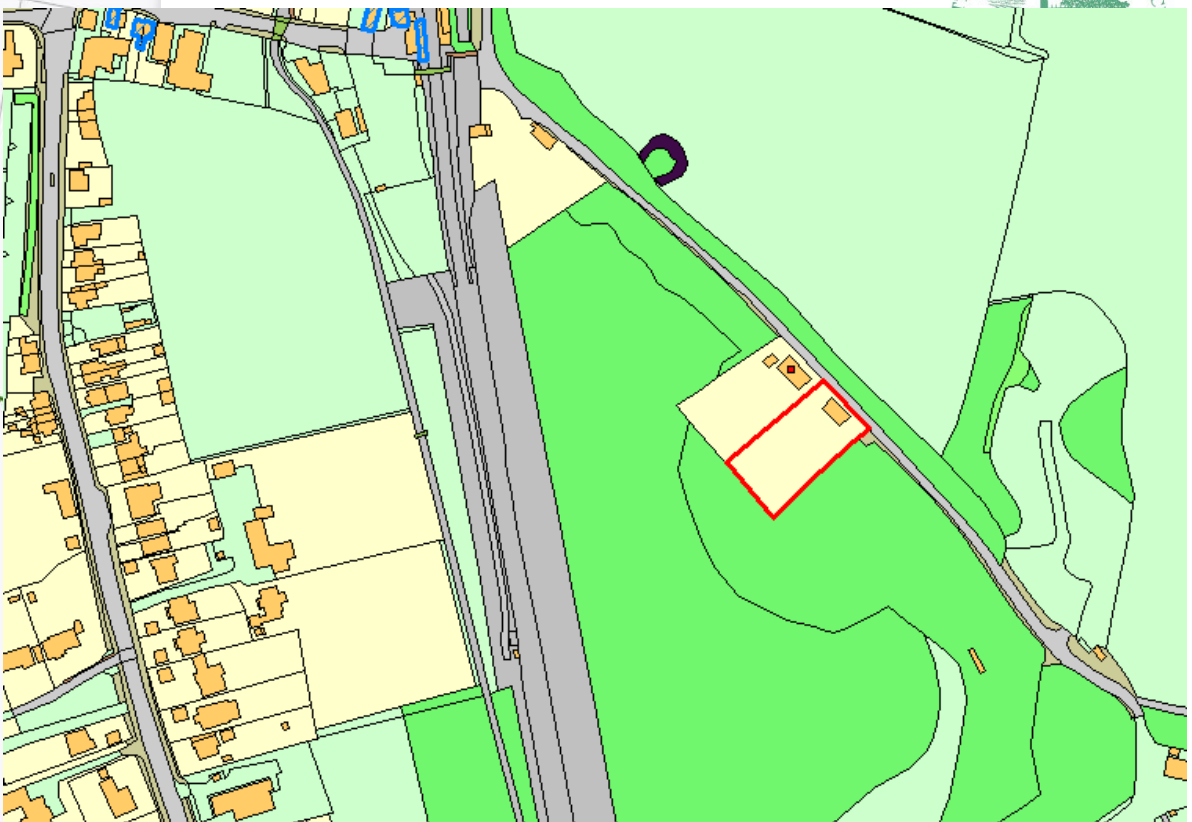
chalk farm, chalk farm lane, newj X Q
Εμφάνιση αποτελεσμάτων αναζήτη...



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552.453,617 233.774,479 Μέτρα

Ordnance Survey data

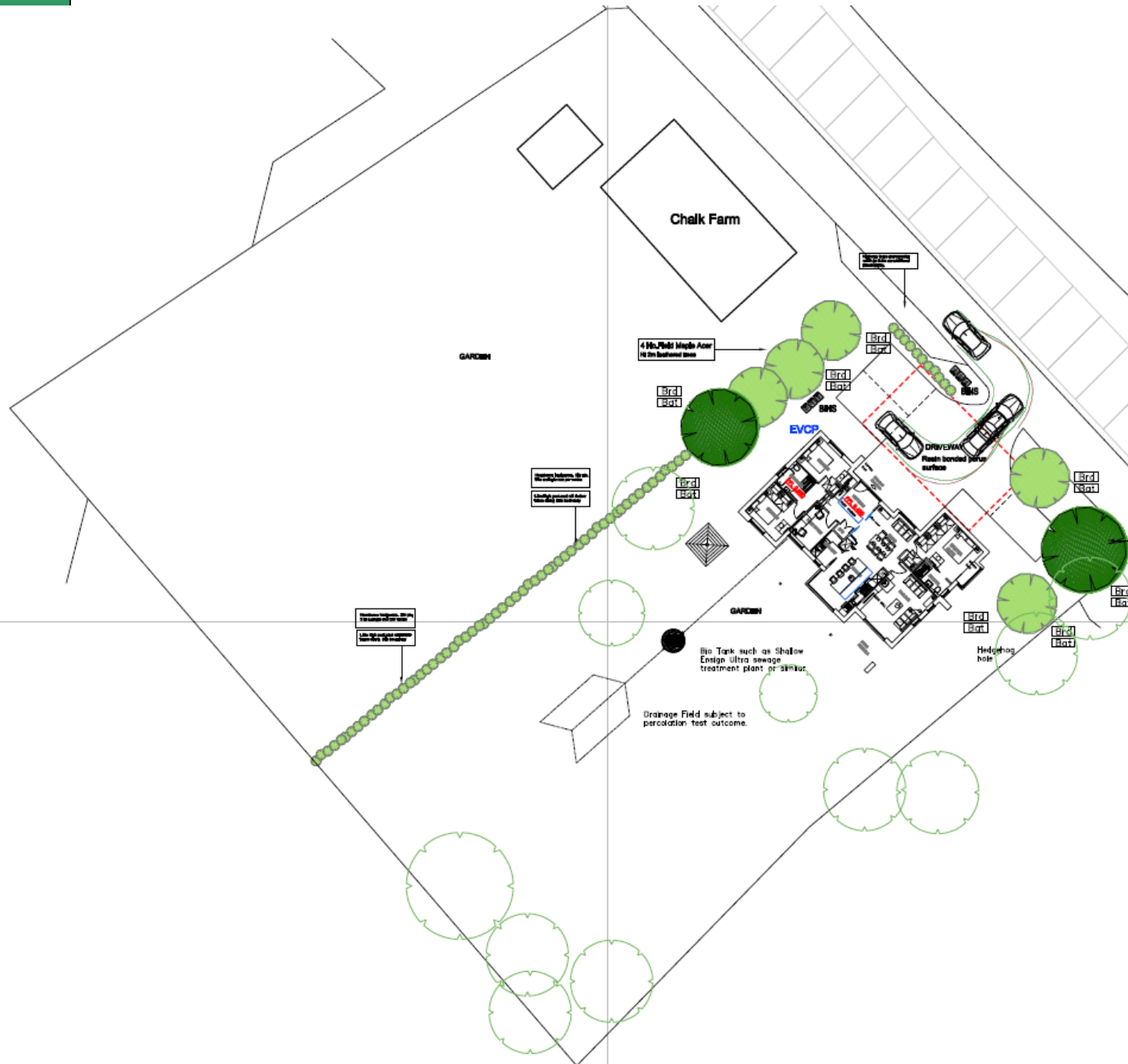
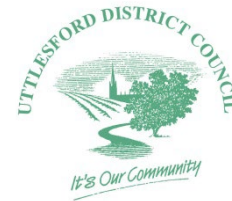


Application site

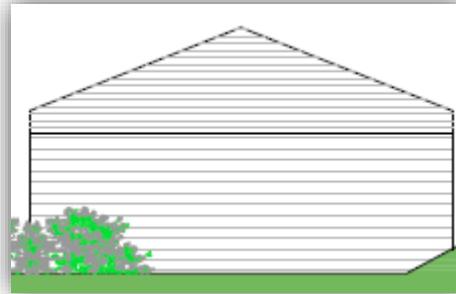
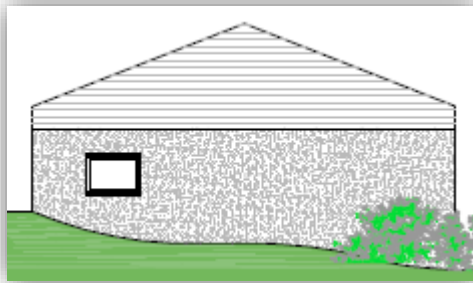
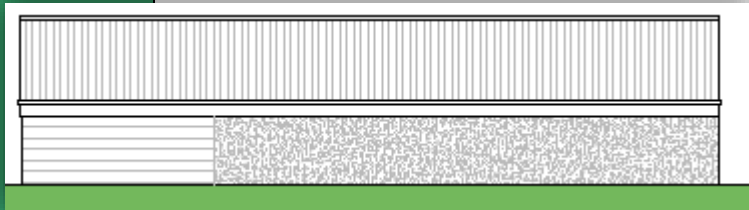
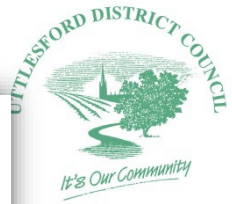


Constraints

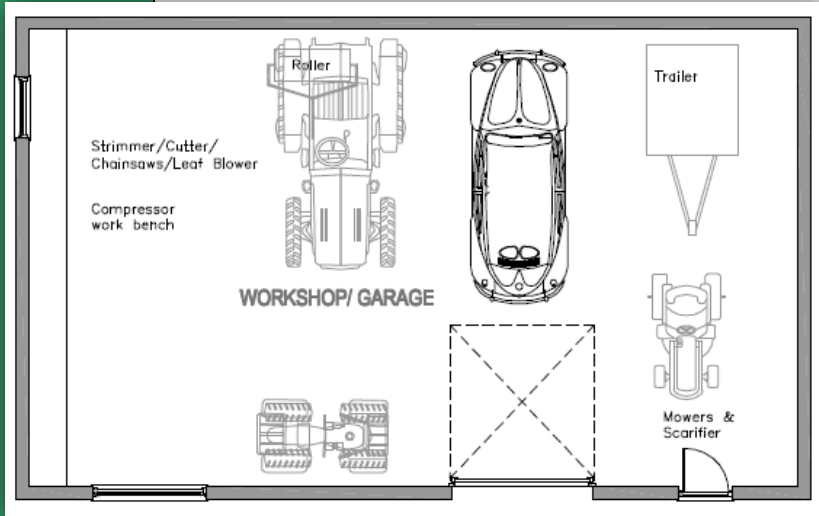
Proposed Block Plan



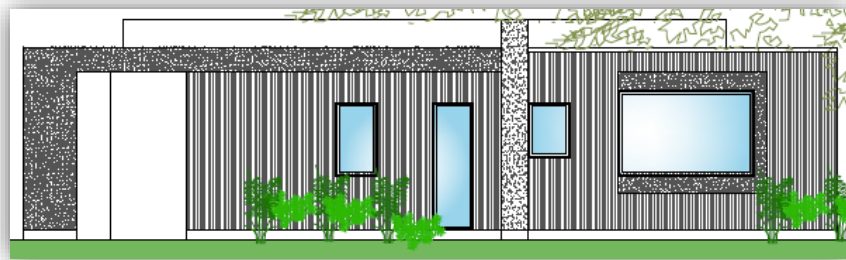
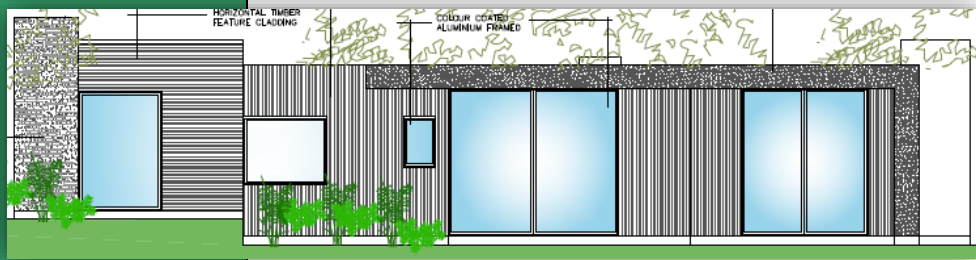
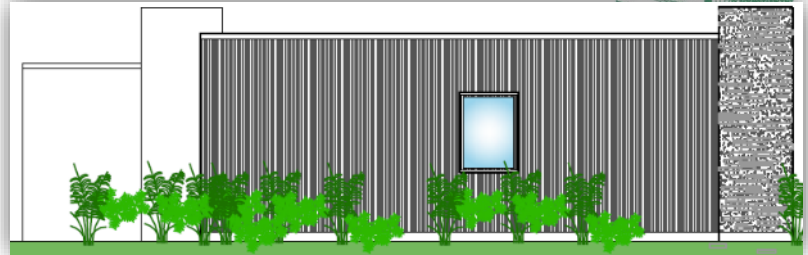
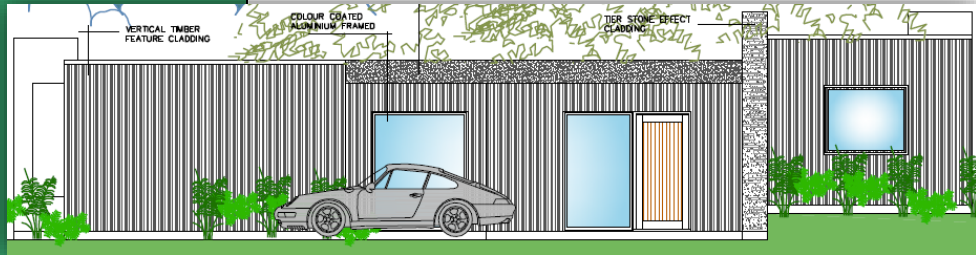
Existing elevations



Existing plan

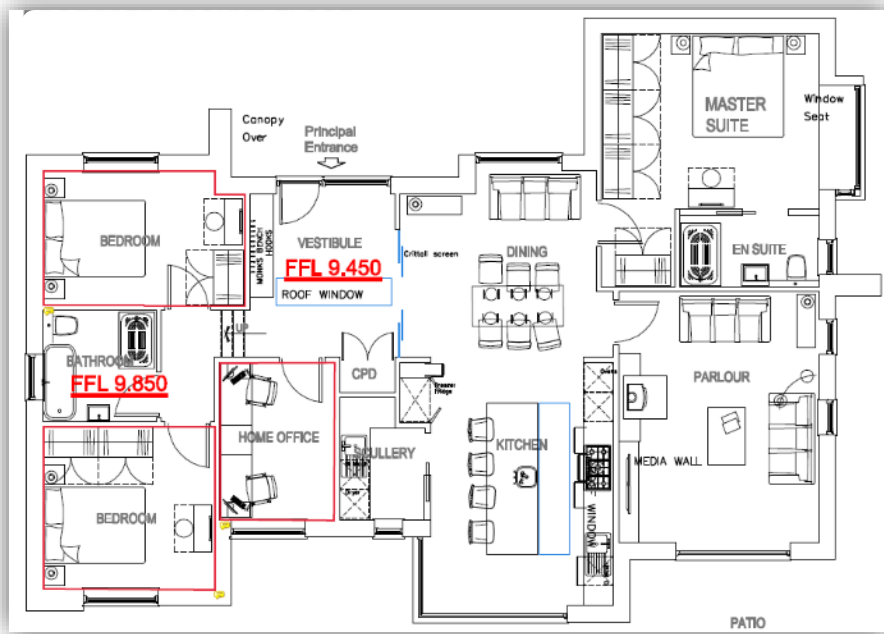


Proposed elevations



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Proposed plans





UTT/23/0945/FUL

**Land Opposite To Nos 1-5
Debden Drive
Wimbish**



Application site



Constraints

Condition 6 of UTT/22/2982/FUL:

All external illumination within the site shall only take place between 9am and 6pm only when the site is attended unless there is an emergency. A **timer switch** shall be installed to ensure compliance with these hours.

REASON: To safeguard residential amenities and to preserve the character and appearance of the area, in accordance with the adopted Uttlesford Local Plan Policies S7, GEN2, GEN4, GEN5, paragraph 3.15 of the Local Plan, and the National Planning Policy Framework (2021).

Proposed variation:

All external illumination within the site shall only take place between 9am and 6pm only when the site is attended unless there is an emergency. A **standard manual switch** shall be installed.

REASON: To safeguard residential amenities and to preserve the character and appearance of the area, in accordance with the adopted Uttlesford Local Plan Policies S7, GEN2, GEN4, GEN5, paragraph 3.15 of the Local Plan, and the National Planning Policy Framework (2021).

Recommended variation:

All external illumination within the site shall only take place between 9am and 6pm **on any day** only when the site is attended unless there is an emergency.

REASON: To safeguard residential amenities and to preserve the character and appearance of the area, in accordance with the adopted Uttlesford Local Plan Policies S7, GEN2, GEN4, GEN5, paragraph 3.15 of the Local Plan, and the National Planning Policy Framework (2021).