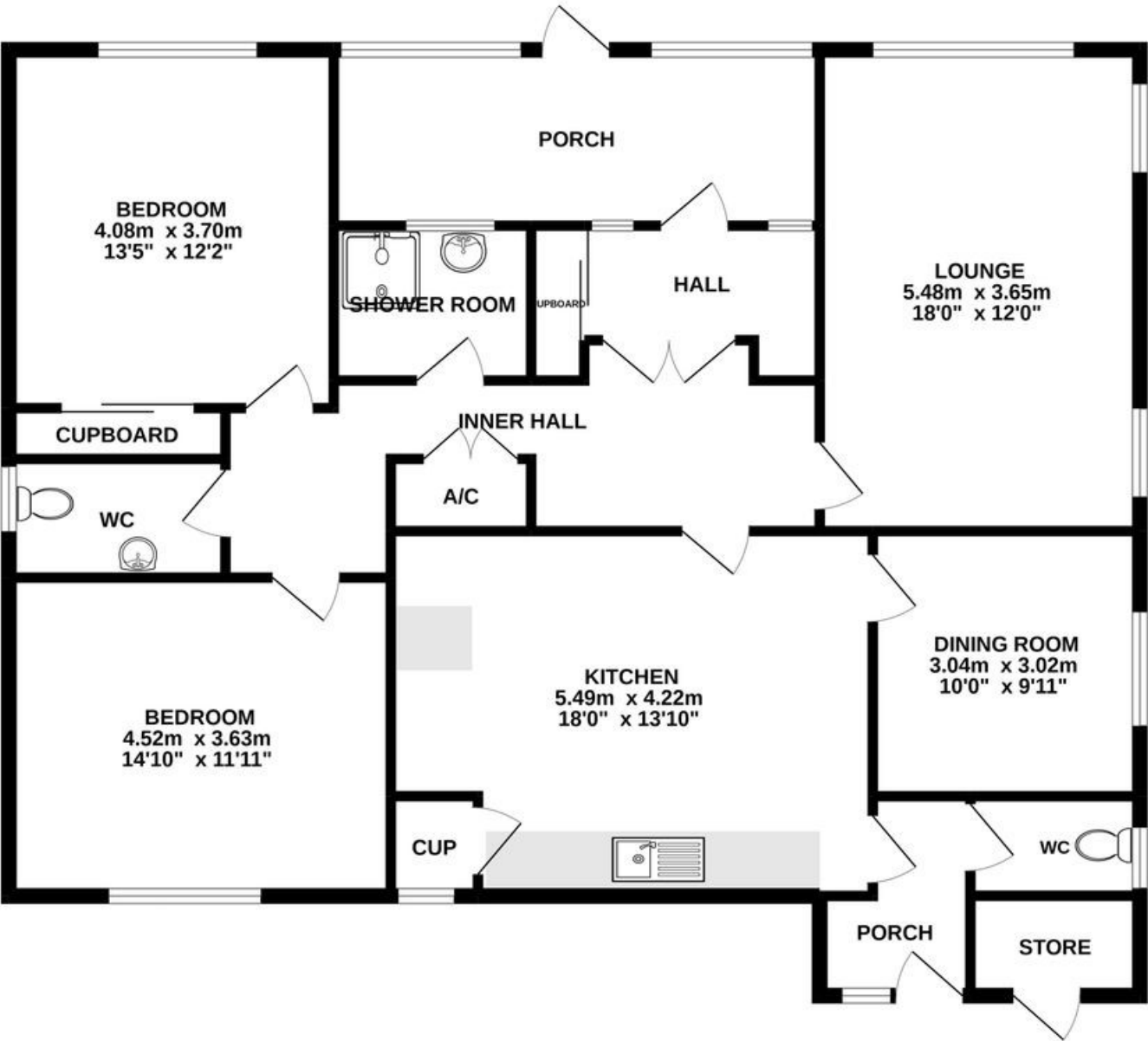
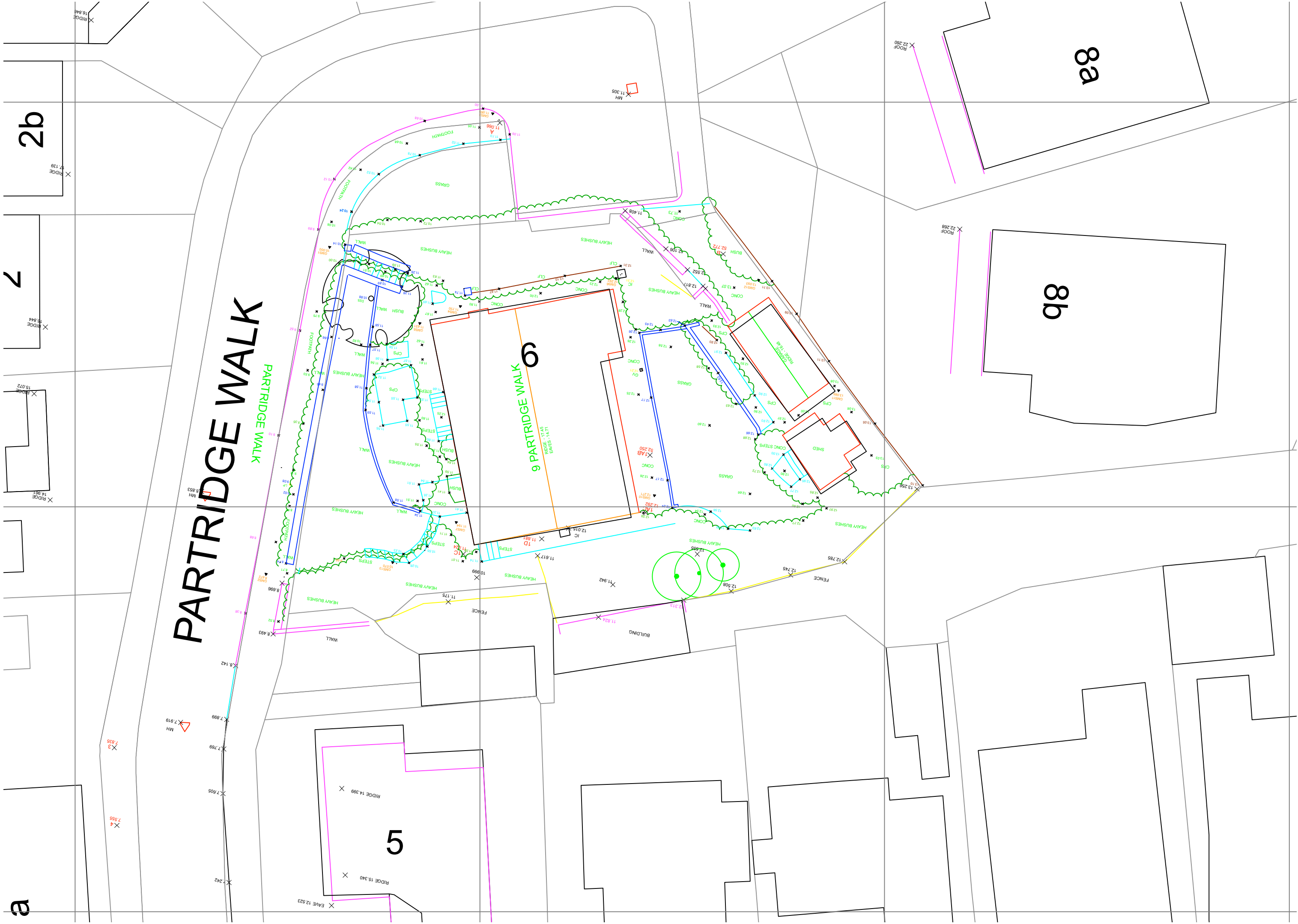


GROUND FLOOR
128.2 sq.m. (1380 sq.ft.) approx.



TOTAL FLOOR AREA : 128.2 sq.m. (1380 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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APPROVED PLOT SUBDIVISION
APP/19/00389/F



SITE PRIOR TO APPROVED SUBDIVISION :1138sqm

AVERAGE PLOT SIZE: 379sqm

APPLICATION SITE: 768 sqm

AVERAGE PLOT SIZE: 384sqm

THE AVERAGE PLOT SIZE AT THE APPLICATION SITE IS LARGER THAN THOSE APPROVED AT 2-3 PARTRIDGE WALK. THE PROPOSED SITE SUBDIVISION WILL THEREFORE NOT CREATE PLOT SIZES THAT ARE OUT OF CHARACTER WITH THE AREA.

PARTRIDGE WALK

10m

SITE PLAN SHOWING FIRST FLOORS OF PROPOSED | SCALE 1:200 @ A2 | 2309 02 | 9 PARTRIDGE WALK

MARLOW ARCHITECTS

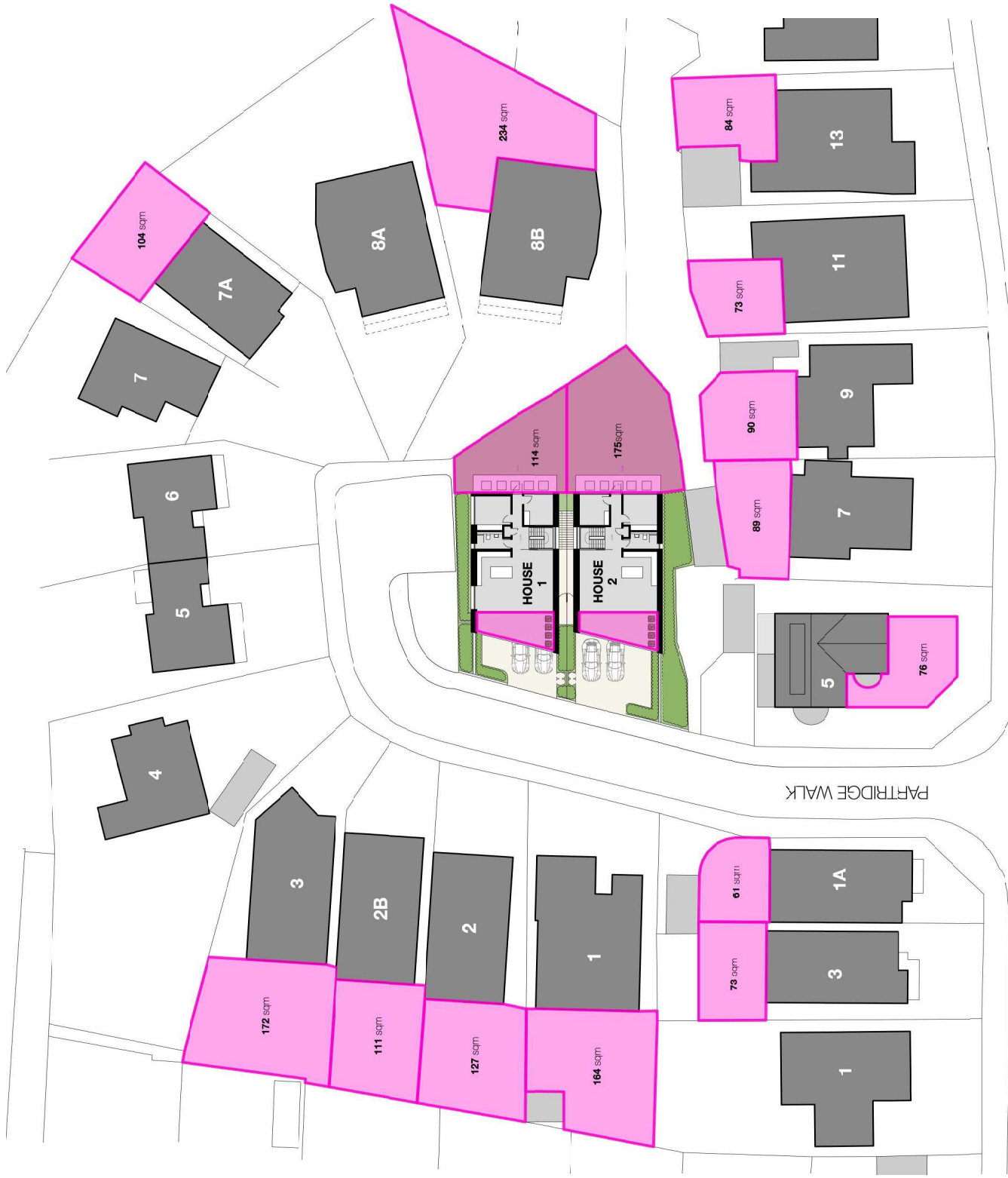
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PRIVATE AMENITY / GARDEN SPACE

OF THE 13 EXAMPLE PLOTS SURROUNDING THE APPLICATION SITE, HOUSE 1 HAS A LARGER AMOUNT OF AMENITY SPACE THAN 10 OF THEM AND HOUSE 2 HAS MORE AMENITY SPACE THAN 12 OF THEM.

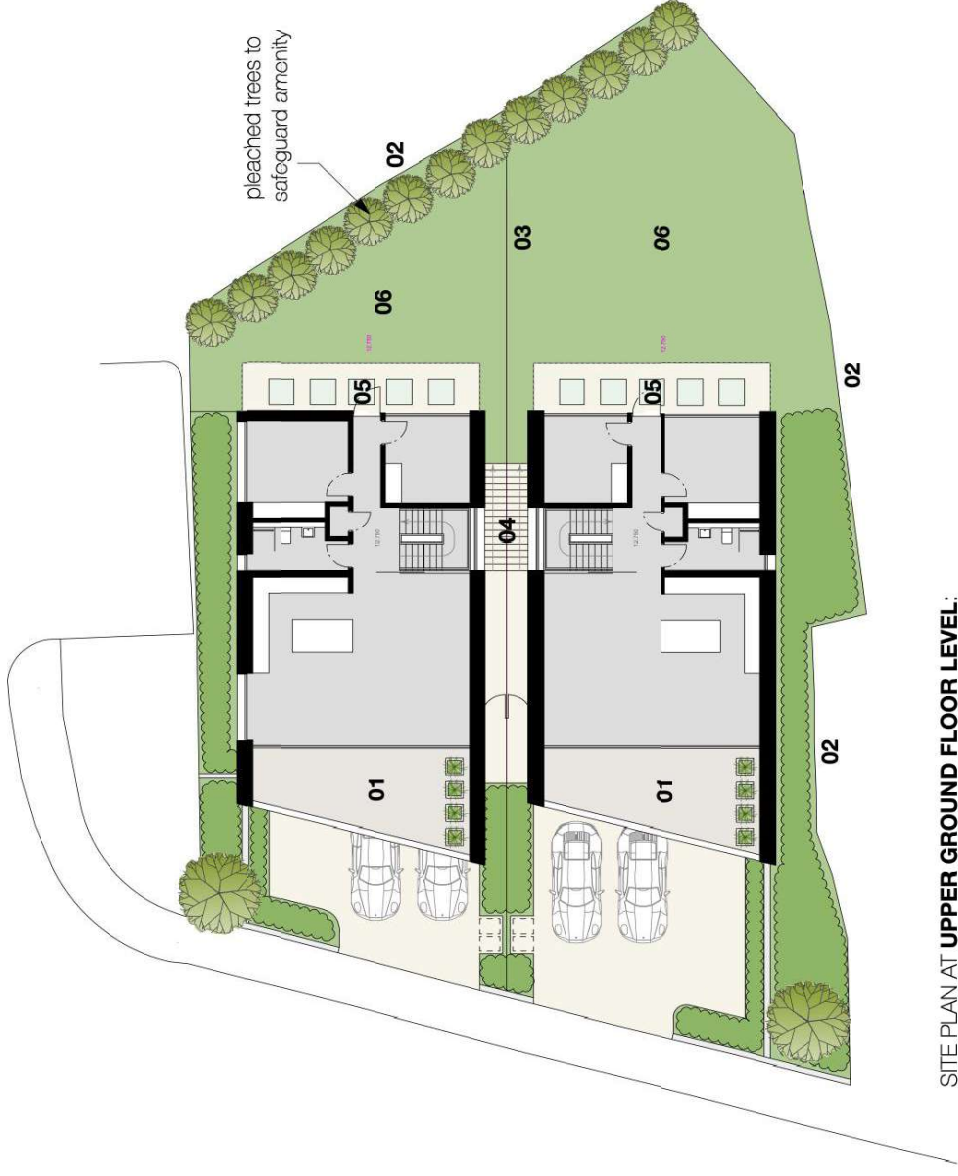
THE APPLICATION AND PROPOSED SUBDIVISION ASSEMBLES SUFFICIENT LAND IN ORDER TO CREATE 2 PLOTS THAT HAVE ADEQUATE AMENITY SPACE AND OVERALL PLOTS THAT ARE COMMENSURATE WITH THE CHARACTER OF THE AREA.





SITE PLAN AT **LOWER GROUND FLOOR LEVEL**:

- 01:** 600mm HIGH BRICK WALL
- 02:** PLANTING MAINTAINED AT 600mm HIGH FRONT BOUNDARY TO ACT AS VISIBILITY SPLAY
- 03:** RAISED PLANTERS
- 04:** TALL HEDGE PLANTING
- 05:** BIN STORAGE
- 06:** ELECTRIC VEHICLE CHARGING POINT
- 07:** GARAGE / CYCLE STORE

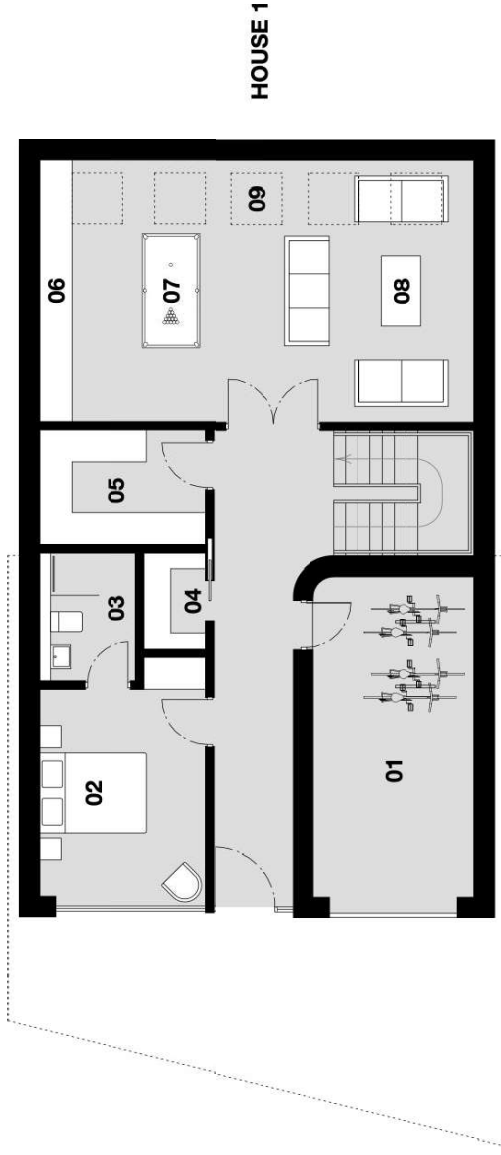


SITE PLAN AT **UPPER GROUND FLOOR LEVEL**:

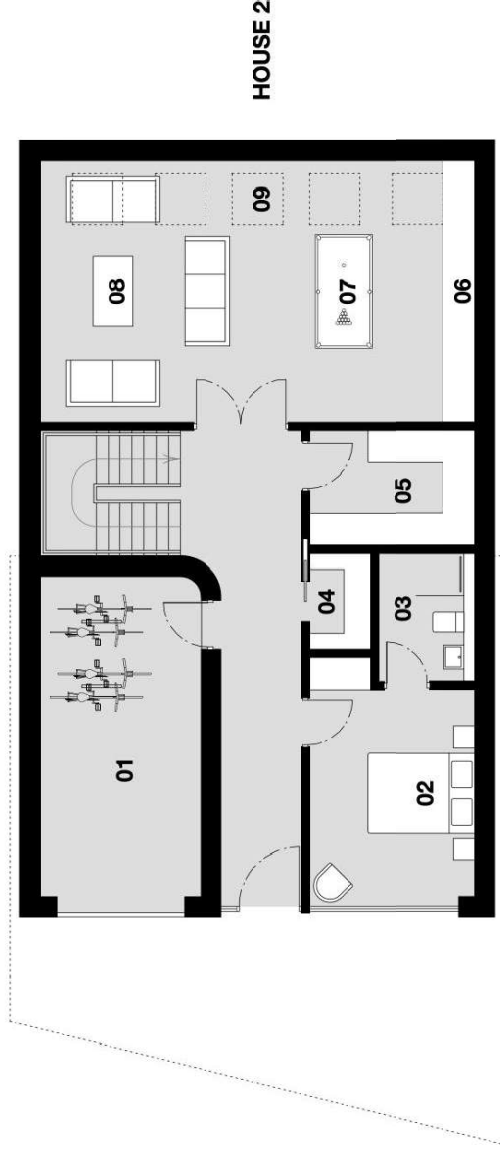
- 01:** TERRACE
- 02:** 2.4m HIGH TIMBER FENCE
- 03:** 1.8m HIGH TIMBER FENCE
- 04:** STEPPED ACCESS TO REAR GARDENS
- 05:** WALK ON GLASS ROOF LIGHTS
- 06:** GARDENS



0 1 2 3 4 5 10m



HOUSE 1

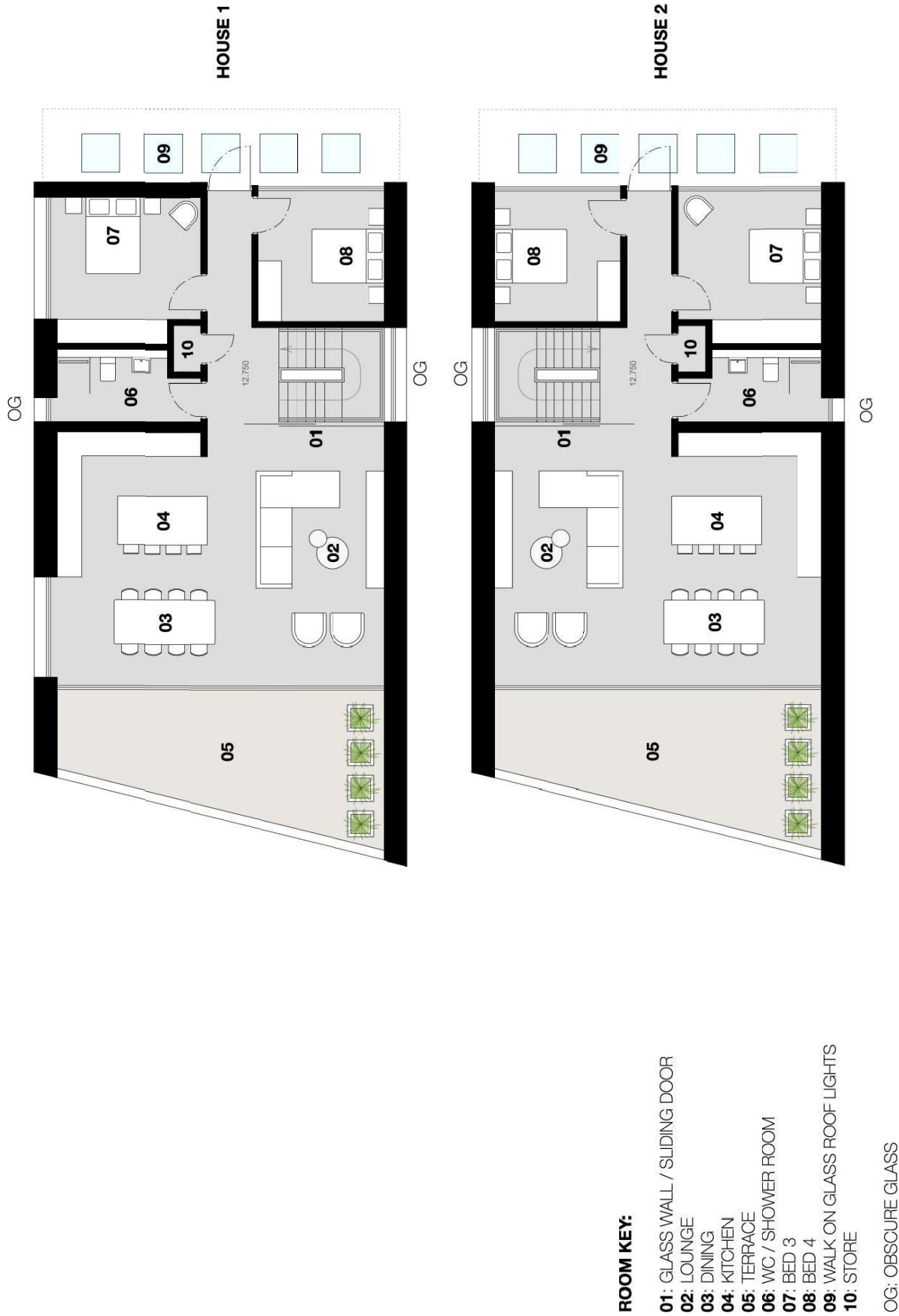


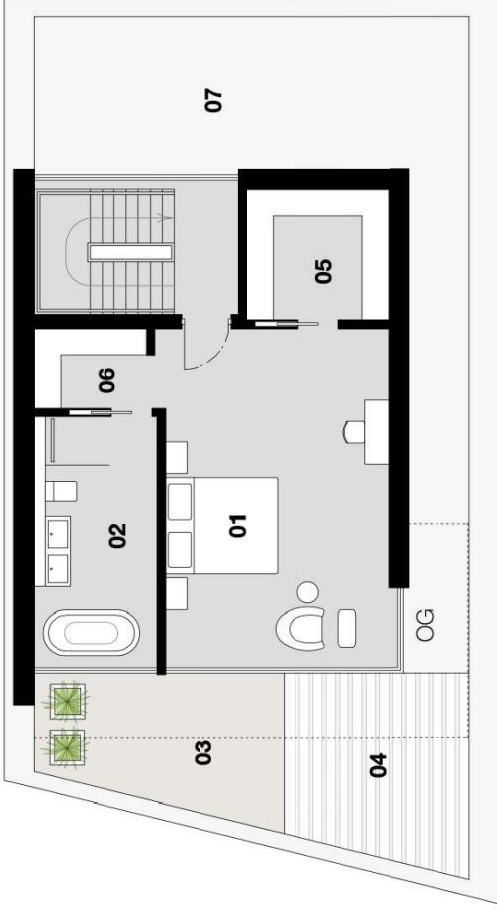
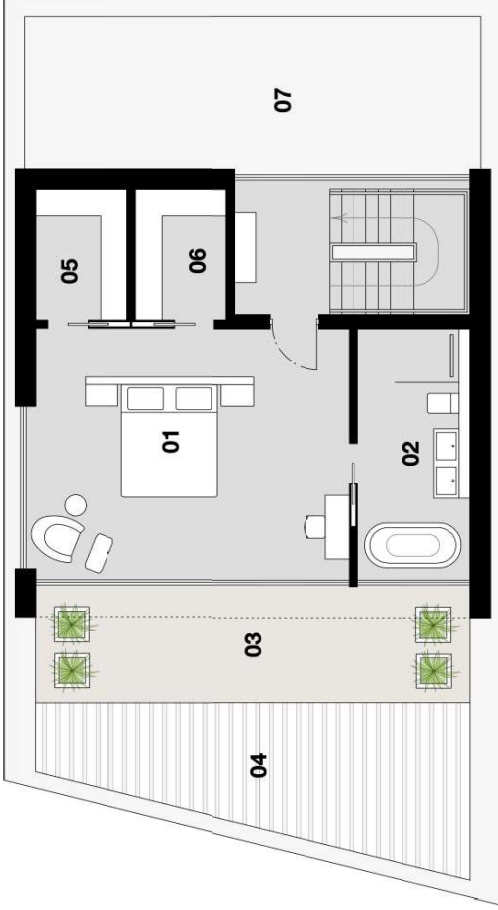
HOUSE 2

ROOM KEY:

- 01: GARAGE
- 02: BED 2
- 03: ENSUITE
- 04: COATS
- 05: UTILITY ROOM
- 06: BAR
- 07: GAMES AREA
- 08: CINEMA / LOUNGE AREA
- 09: ROOF LIGHTS ABOVE

HOUSE 1: 2944 sqft
HOUSE 2: 2936 sqft





ROOM KEY:

- 01: MASTER BEDROOM
- 02: ENSUITE
- 03: TERRACE
- 04: LOUVERS
- 05: DRESSING ROOM 1
- 06: DRESSING ROOM 2
- 07: FLAT ROOF, ACCESS FOR MAINTENANCE ONLY

OG: OBSCURE GLASS

8A PARTRIDGE WALK

8B PARTRIDGE WALK



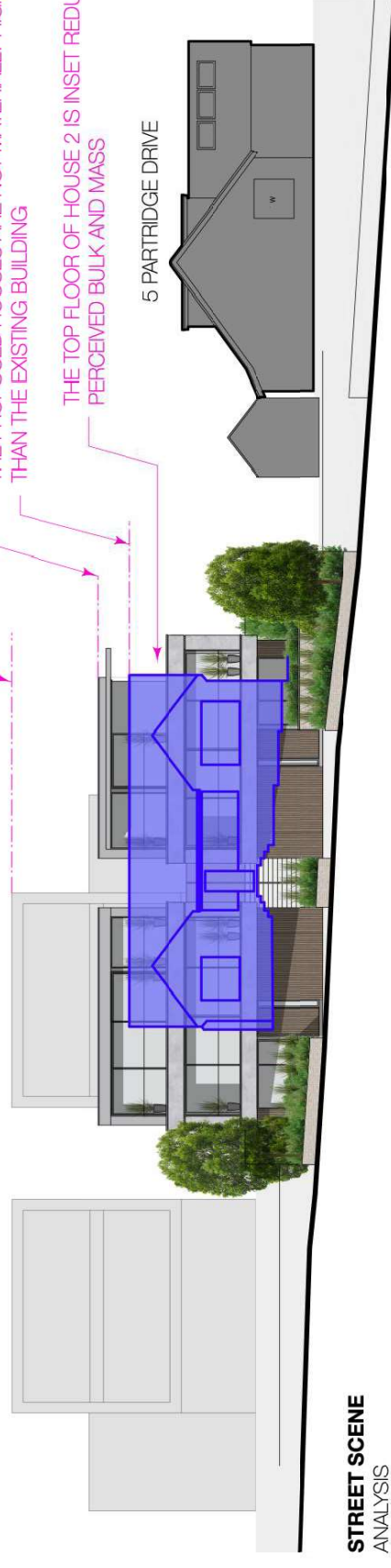
STREET SCENE

FACING FRONT OF PROPERTIES

8A & 8B PARTRIDGE WALK ARE A FULL STOREY HIGHER THAN THE PROPOSED DEVELOPMENT AND WILL REMAIN THE DOMINANT BULK / MASS IN THE STREET SCENE

8B PARTRIDGE WALK

8A PARTRIDGE WALK



STREET SCENE

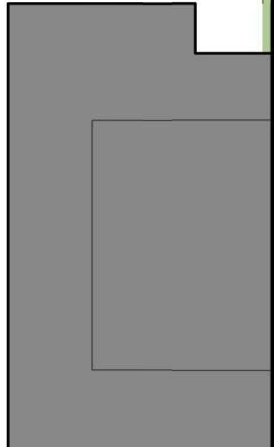
ANALYSIS

THE PROPOSED HOUSES ARE NOT MATERIALLY HIGHER THAN THE EXISTING BUILDING

THE TOP FLOOR OF HOUSE 2 IS INSET REDUCING THE PERCEIVED BULK AND MASS

OUTLINE OF EXISTING HOUSE

8A PARTRIDGE WALK



STREET SCENE
FACING SIDE OF HOUSE 1

2B PARTRIDGE WALK

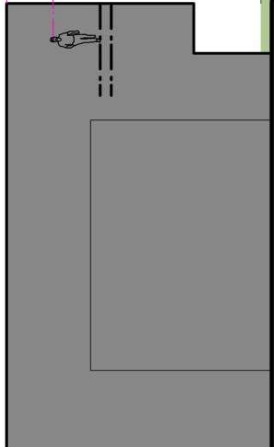


8A AND 8B PARTRIDGE WALK ARE
SIGNIFICANTLY HIGHER THAN THE
PROPOSED DEVELOPMENT

THE VIEW FROM 8A AND 8B
WILL BE RETAINED.

THE PROPOSED DEVELOPMENT IS SIGNIFICANTLY LOWER THAN 8A AND
8B LOCATED TO THE REAR AND ONLY CIRCA HALF A STOREY HIGHER
THAN 2B PARTRIDGE WALK. THIS IS APPROPRIATE GIVEN THAT THE
APPLICATION SITE SITS ON HIGH GROUND COMPARED TO PROPERTIES
ON THE WEST SIDE OF PARTRIDGE WALK, INCLUSIVE OF 2B

8A PARTRIDGE WALK



2B PARTRIDGE WALK



STREET SCENE
ANALYSIS



FRONT ELEVATIONS



REAR ELEVATIONS

* : WINDOWS SERVING STAIRS / CIRCULATION

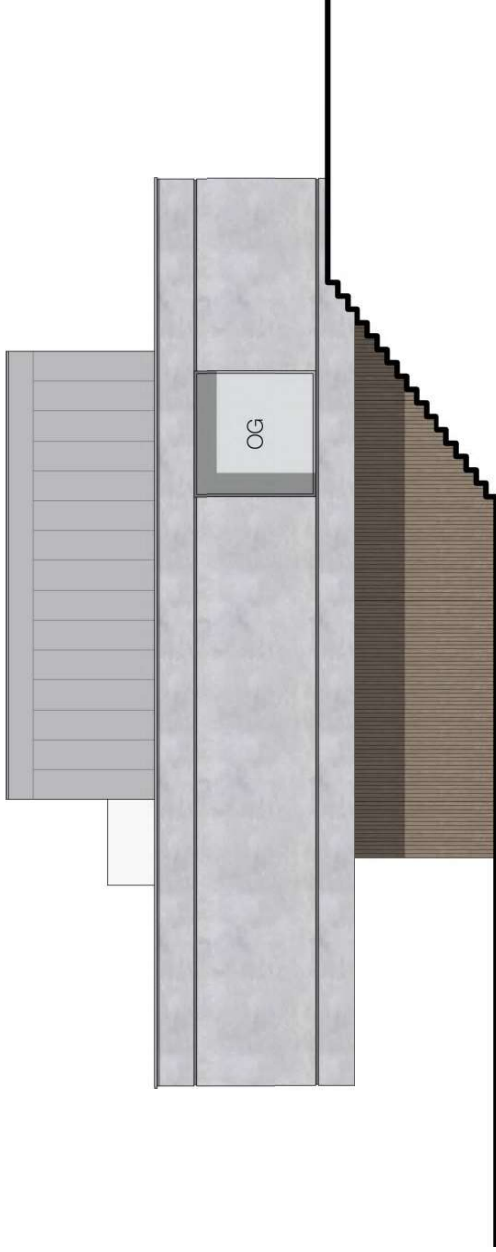
0 1 2 3 4 5 10m

MARLOW ARCHITECTS

FRONT AND REAR ELEVATIONS | SCALE 1:100 @ A3 | 2309 10A | 9 PARTRIDGE WALK

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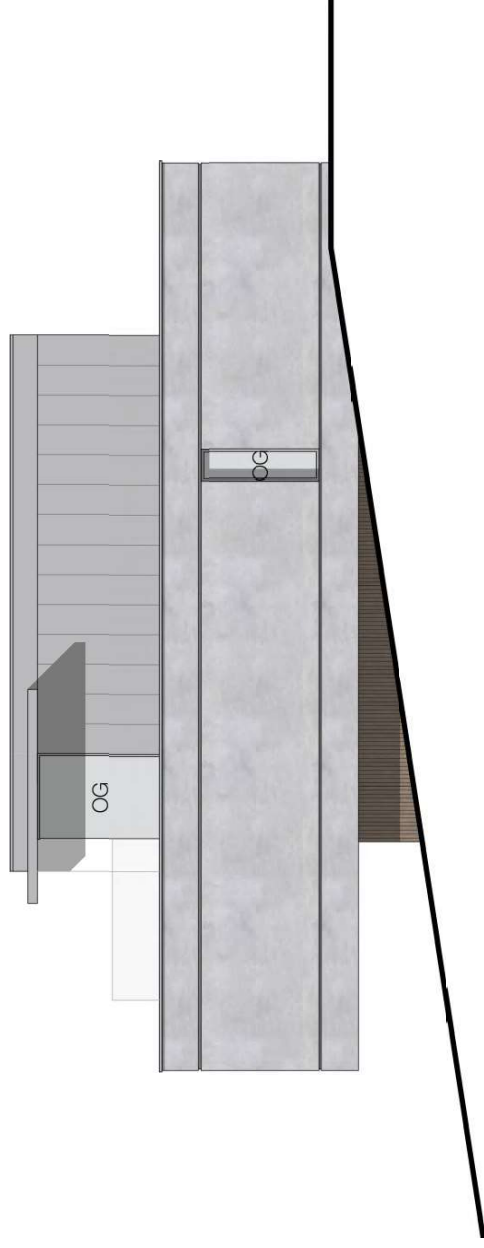


HOUSE ONE:
SIDE / SOUTH FACING ELEVATION



HOUSE ONE:
SIDE / NORTH FACING ELEVATION

OG: OBSCURE GLASS

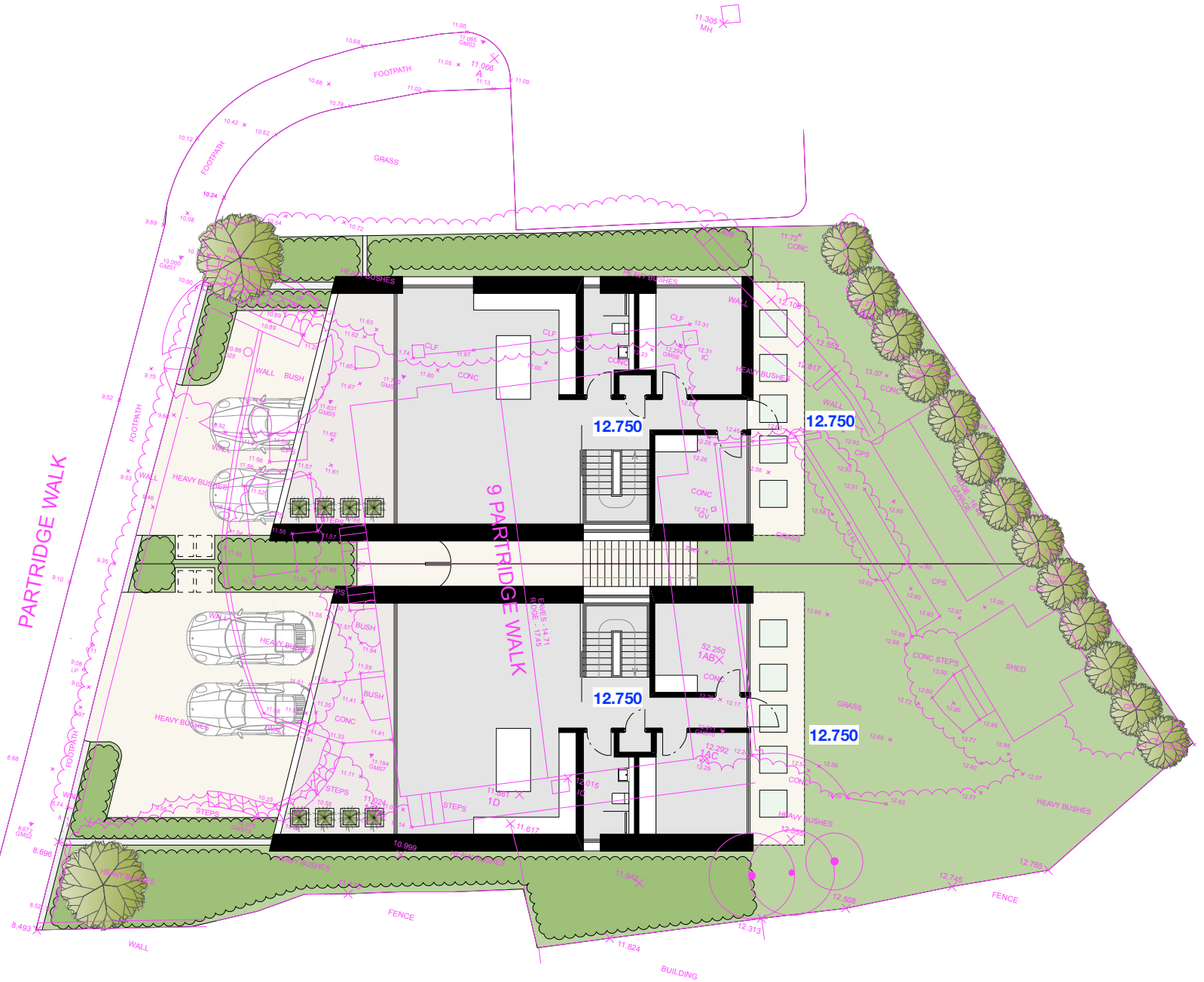


HOUSE TWO:
SIDE / SOUTH FACING ELEVATION



HOUSE TWO:
SIDE / NORTH FACING ELEVATION

OG: OBSCURE GLASS



KEY:

xx.xxx PROPOSED LEVELS

xxxxx EXISTING LEVELS



0 1 2 3 4 5 10m