

LOCATION PLAN
Scale 1:1250 @ A3

REV_A_03.01.2024 OUTLINES UPDATED TO SHOW APPROVED APPLICATIONS

LOCATION PLAN

SCALE 1:1250 @ A3

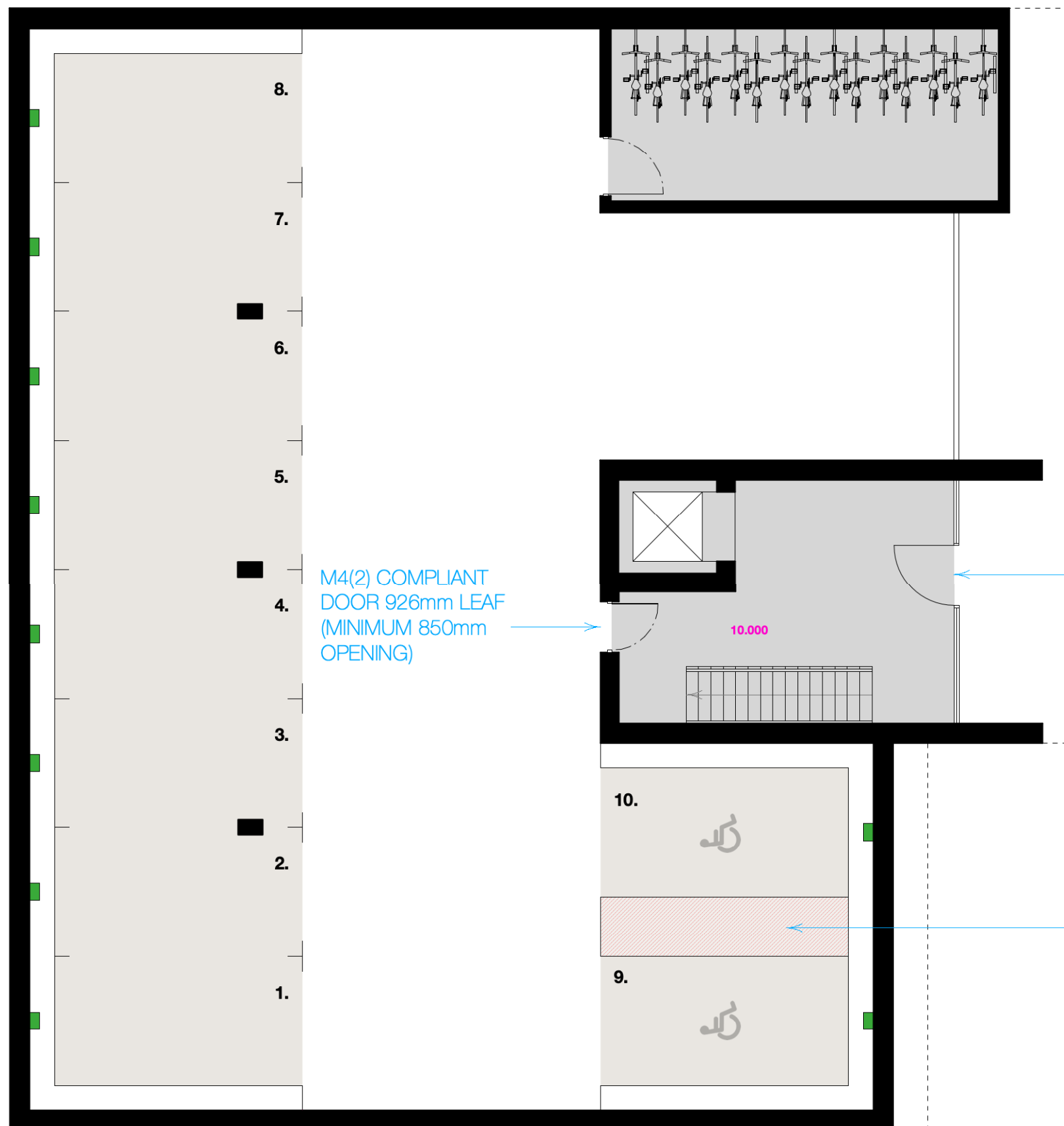
2340 01A

39 BRUDENELL AVENUE, POOLE

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M4(2) COMPLIANT
DOOR 926mm LEAF
(MINIMUM 850mm
OPENING)

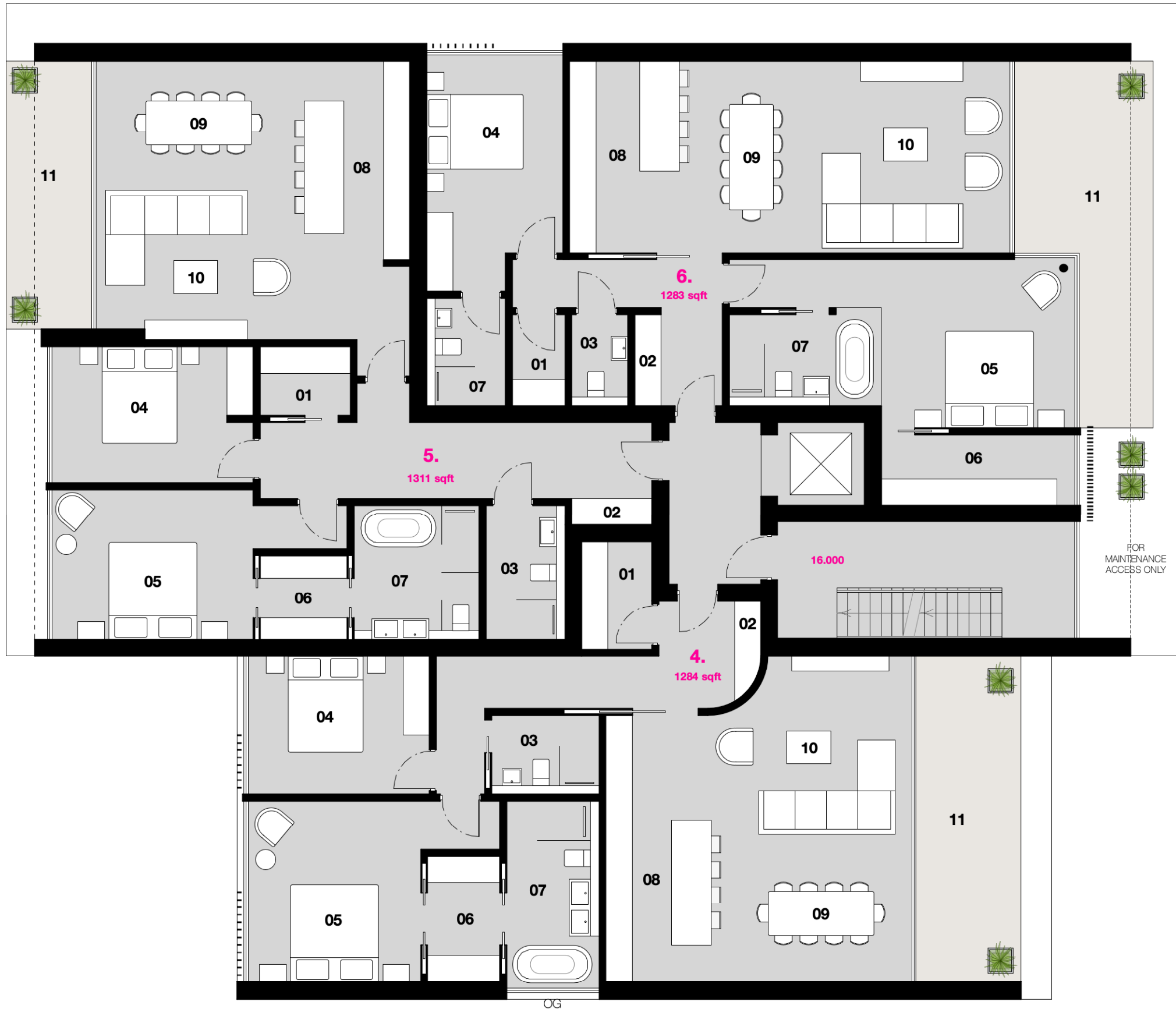
M4(2) COMPLIANT ENTRANCE DOOR
926mm LEAF (MINIMUM 850mm OPENING) WITH
300mm LEADING EDGE - ACCESSED BY 1:20
GRADIENT FROM SITE ACCESS

M4(2) COMPLIANT PARKING SPACES

SITE SCHEDULE

Parking Spaces : 14 (2 per flat) - all to have EV charging
Bicycle Spaces : 15 (1 per bedroom)
Bins : 2 x 1280l DMR / 1 x 1280l GW

0 1 2 3 4 5 10m



ROOM KEY:

- 01: UTILITY
- 02: COATS
- 03: FAMILY BATHROOM / WC
- 04: BED 2
- 05: MASTER BED
- 06: MASTER DRESSING
- 07: ENSUITE
- 08: KITCHEN
- 09: DINING
- 10: LIVING
- 11: TERRACE

REV_A_11_03.2024 UPDATED FOR 20% M4(2) COMPLIANCE

PROPOSED FIRST FLOOR PLAN | 1:100 @ A3

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PROPOSED FRONT ELEVATION - WEST

0 1 2 3 4 5 10m



ROOM KEY:

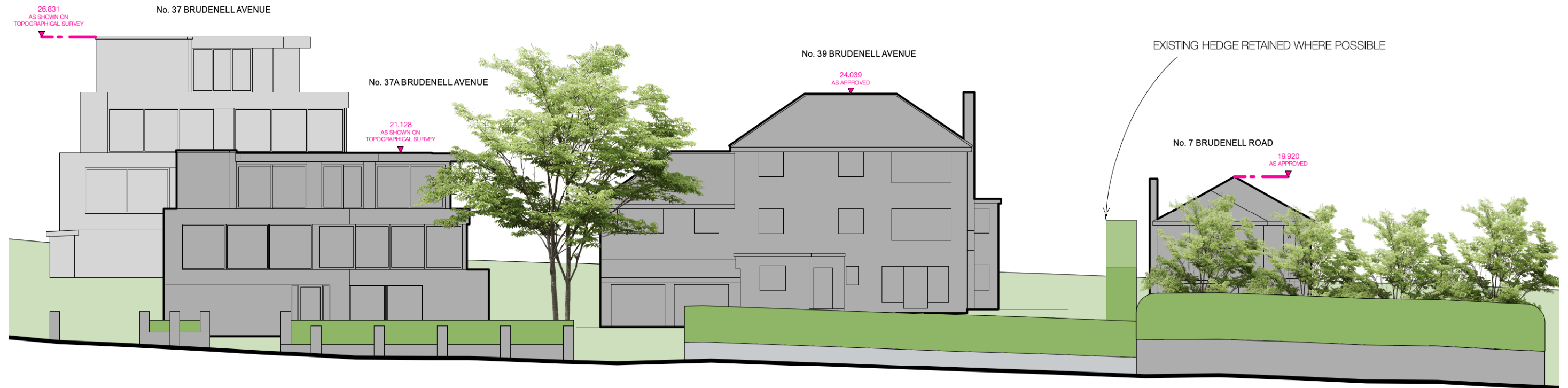
- 01: UTILITY
- 02: COATS
- 03: FAMILY BATHROOM / WC
- 04: BED 2
- 05: MASTER BED
- 06: MASTER DRESSING
- 07: ENSUITE
- 08: KITCHEN
- 09: DINING
- 10: LIVING
- 11: TERRACE

M4(2) COMPLIANT FLAT

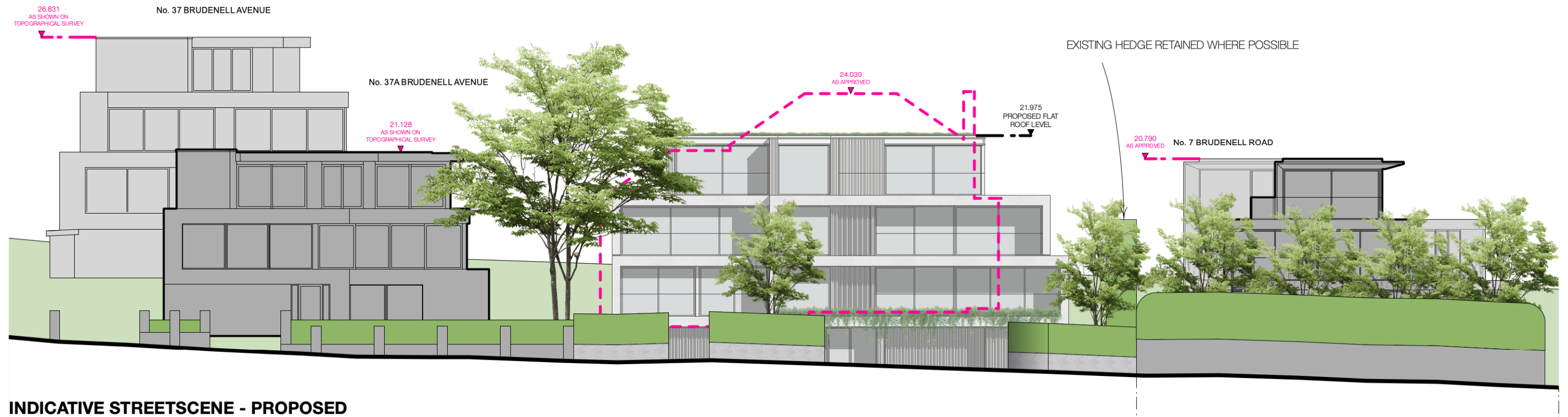
*NOTE : FLATS 1 & 2 TO BE M4(2) COMPLIANT. FLATS HAVE BEEN AMENDED TO REACH M4(2) COMPLIANCE ON : ACCESS TO, PARKING, ENTRANCE, CIRCULATION, BEDROOMS, SANITARY FACILITIES & BATHROOMS

TO BE RECHECKED AT DETAILED DESIGN

0 1 2 3 4 5 10m



INDICATIVE STREETSCENE - SHOWING APPROVED PRIOR APPROVAL APP/23/01117/PA



**INDICATIVE STREETSCENE - PROPOSED
SHOWING OUTLINE OF APPROVED PRIOR APPROVAL APP/23/01117/PA**

**OUTLINE OF APPROVED APPLICATION
APP/23/00736/F**

0 1 2 3 4 5 10m



PROPOSED REAR ELEVATION - EAST

0 1 2 3 4 5 10m

ROOM KEY:

- 01: UTILITY
- 02: COATS
- 03: FAMILY BATHROOM
- 04: WC
- 05: BED 2
- 06: BED 3
- 07: MASTER BED
- 08: MASTER DRESSING
- 09: ENSUITE
- 10: KITCHEN
- 11: DINING
- 12: LIVING
- 13: TERRACE



0 1 2 3 4 5 10m

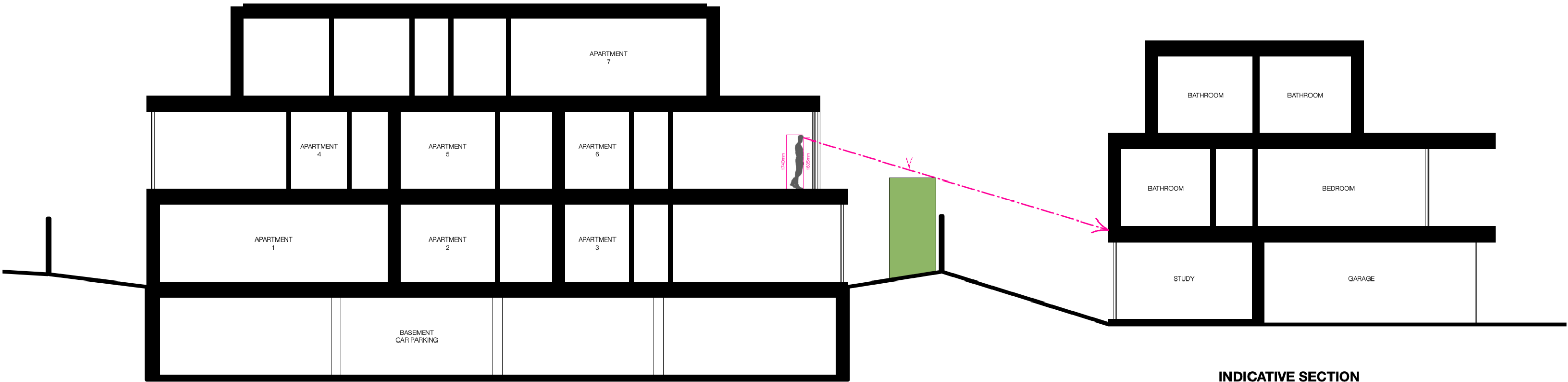


PLAN FOR REFERENCE ONLY, SCALE INDICATIVE



PLAN FOR REFERENCE ONLY, SCALE INDICATIVE

WITH THE RETENTION OF THE EXISTING HEDGE AND THE FLOOR LEVELS OF THE PROPOSED FLATS AND THE APPROVED HOUSE NEXT DOOR, THERE WILL BE NO OVERLOOKING BETWEEN THE BEDROOM OF FLAT 6 AND THE STUDY OF THE APPROVED HOUSE. THE PROPOSED LOUVRES ON FLAT 6 ALSO ANGLE THE VIEWS AWAY FROM THE STUDY AT NUMBER 7, AS SHOWN IN THE FLOOR PLAN ABOVE



INDICATIVE SITE SECTION - SHOWING RELATIONSHIP TO NO. 7

INDICATIVE SECTION
OF APPROVED APPLICATION
APP/23/00736/F

0 1 2 3 4 5 10m



PROPOSED SIDE ELEVATION - NORTH

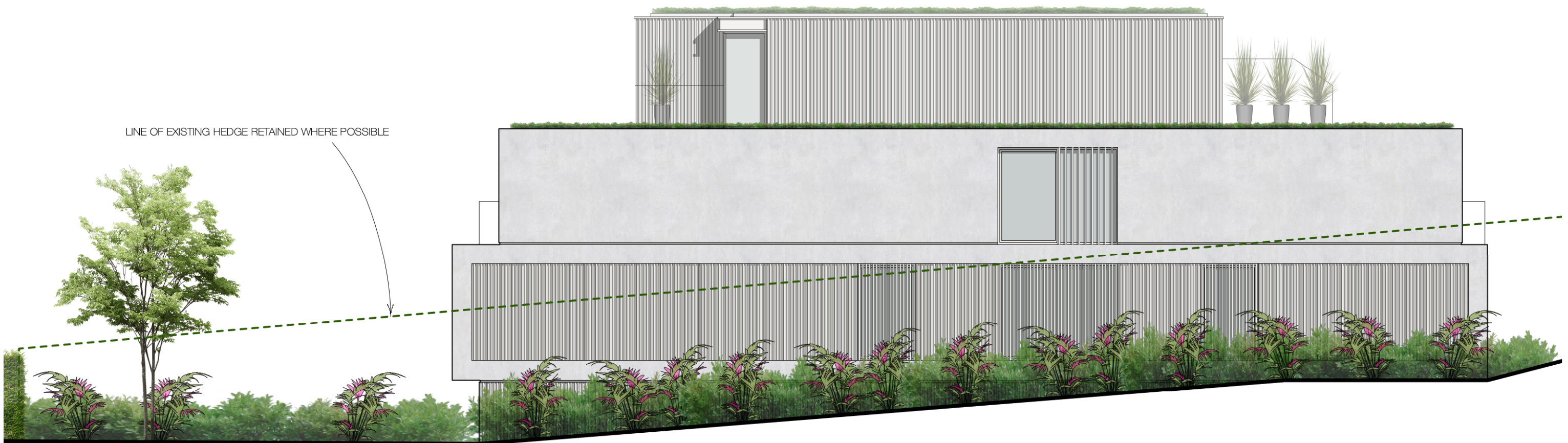
0 1 2 3 4 5 10m

MARLOW ARCHITECTS

PROPOSED ELEVATIONS | 1:100 @ A3 | 2340 12 | 39 BRUDENELL AVENUE, POOLE

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PROPOSED SIDE ELEVATION - SOUTH

0 1 2 3 4 5 10m

SITE SCHEDULE

Parking Spaces : 14 (2 per flat) - all to have EV charging
Bicycle Spaces : 15 (1 per bedroom)
Bins : 2 x 1280l DMR / 1 x 1280l GW



SITE PLAN KEY

- 1. NEW VEHICULAR ACCESS WITH 2x2m VISIBILITY SPLAYS
- 2. NEW PEDESTRIAN ACCESS
- 3. NEW 900mm WALL WITH NEW HIGH QUALITY HEDGE BEHIND
- 4. NEW TREES
- 5. BIN STORE **ON EXISTING HARDSTANDING**
- 6. BIKE STORE
- 7. REAR LEVELS IN RPA AS EXISTING

REV_A 23.01.2024 OUTLINES UPDATED TO SHOW APPROVED APPLICATIONS
SHEPHERD STOWS ADDED TO SITE PLAN FOR MOTOR BIKES
REV_B 12.03.2024 ARTIFICIAL GRASS PARKING INTRODUCED FOLLOWING L.A COMMENTS
REV_C 12.04.2024 REAL GRASS PARKING INTRODUCED FOLLOWING L.A COMMENTS
REV_D 16.04.2024 NOTE ADDED TO SHOW GRASS FOLLOWING L.A COMMENTS

PROPOSED SITE PLAN - SHOWING BASEMENT FLOOR PLAN

SCALE 1:250 @ A2

2340 05D

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