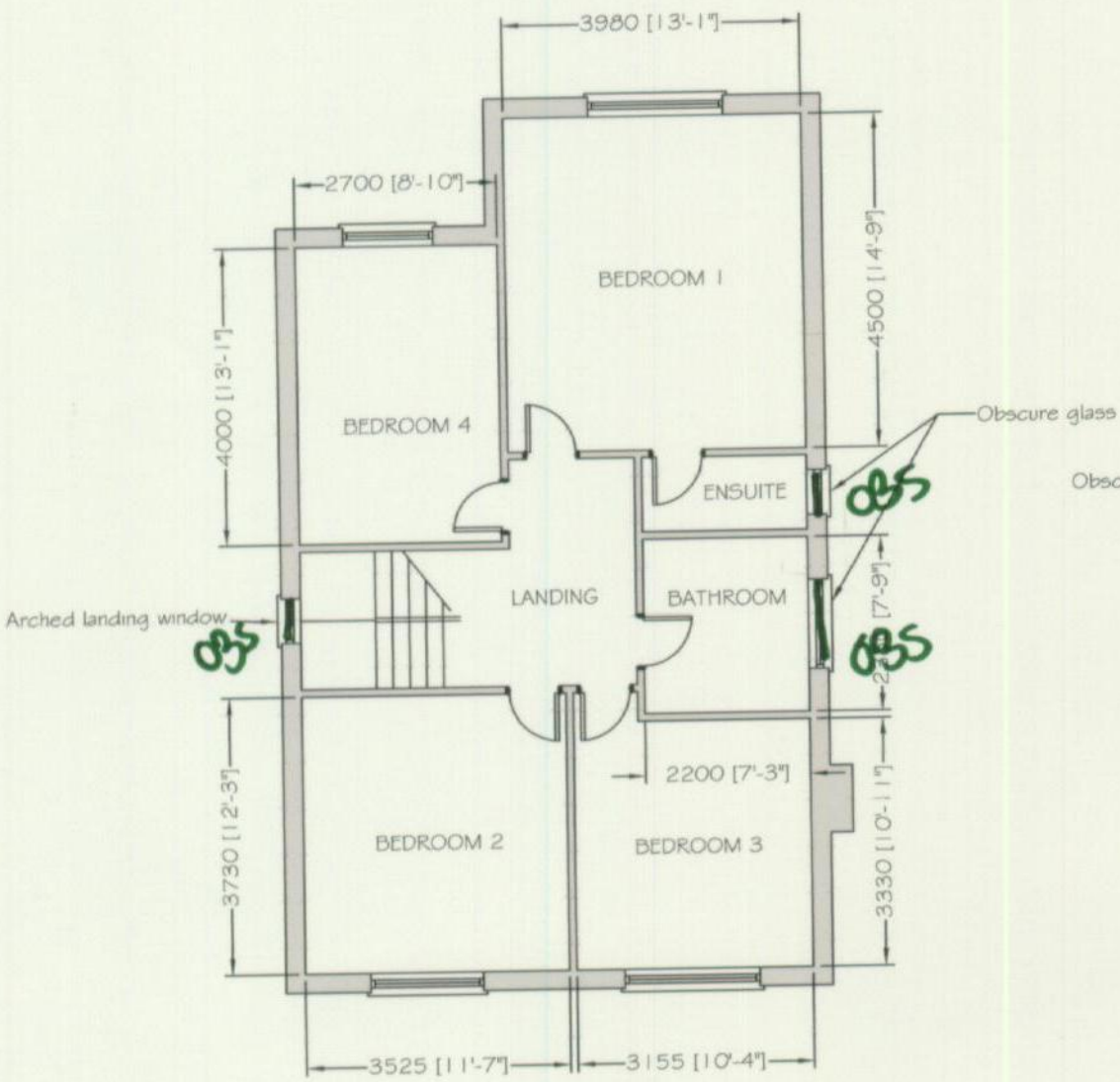
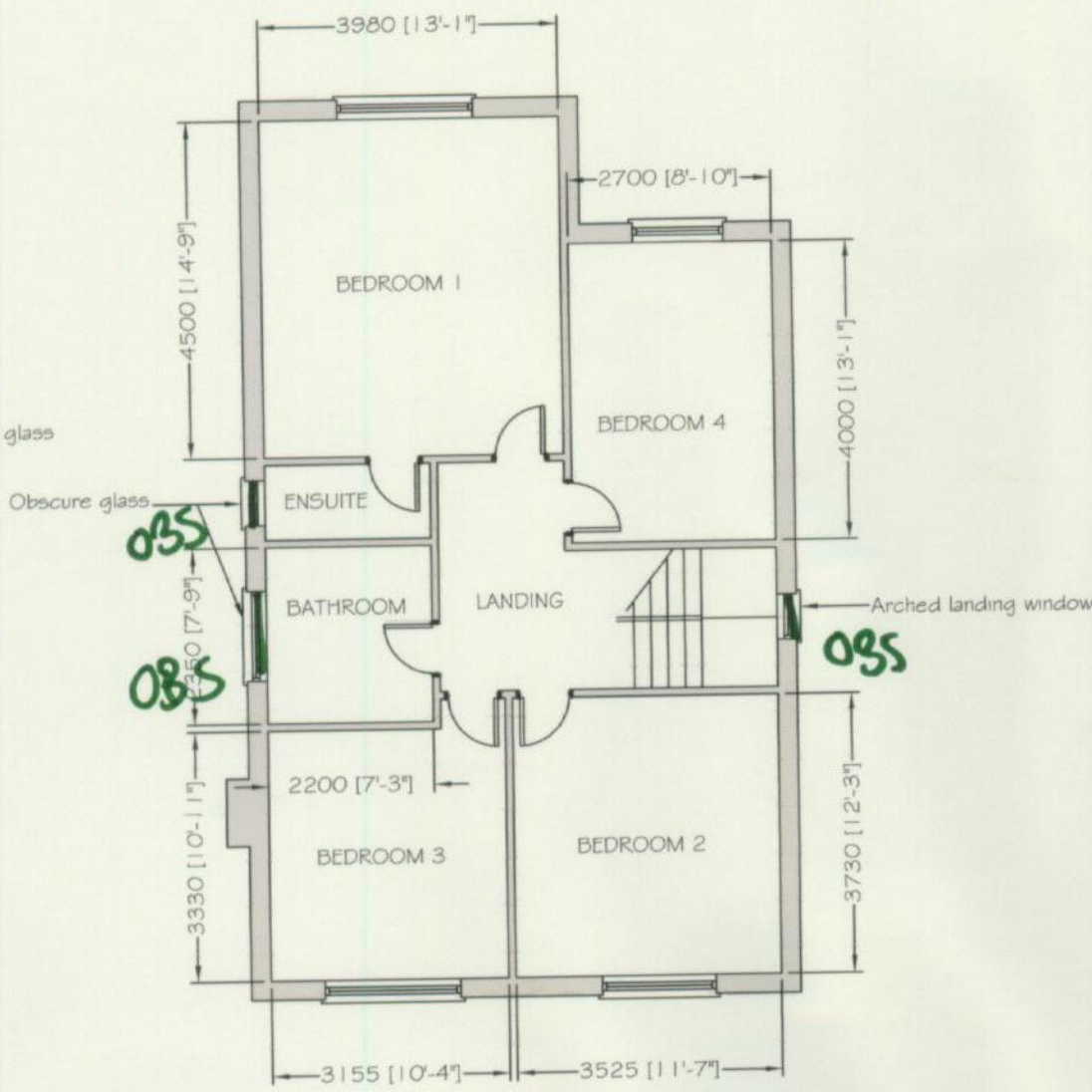


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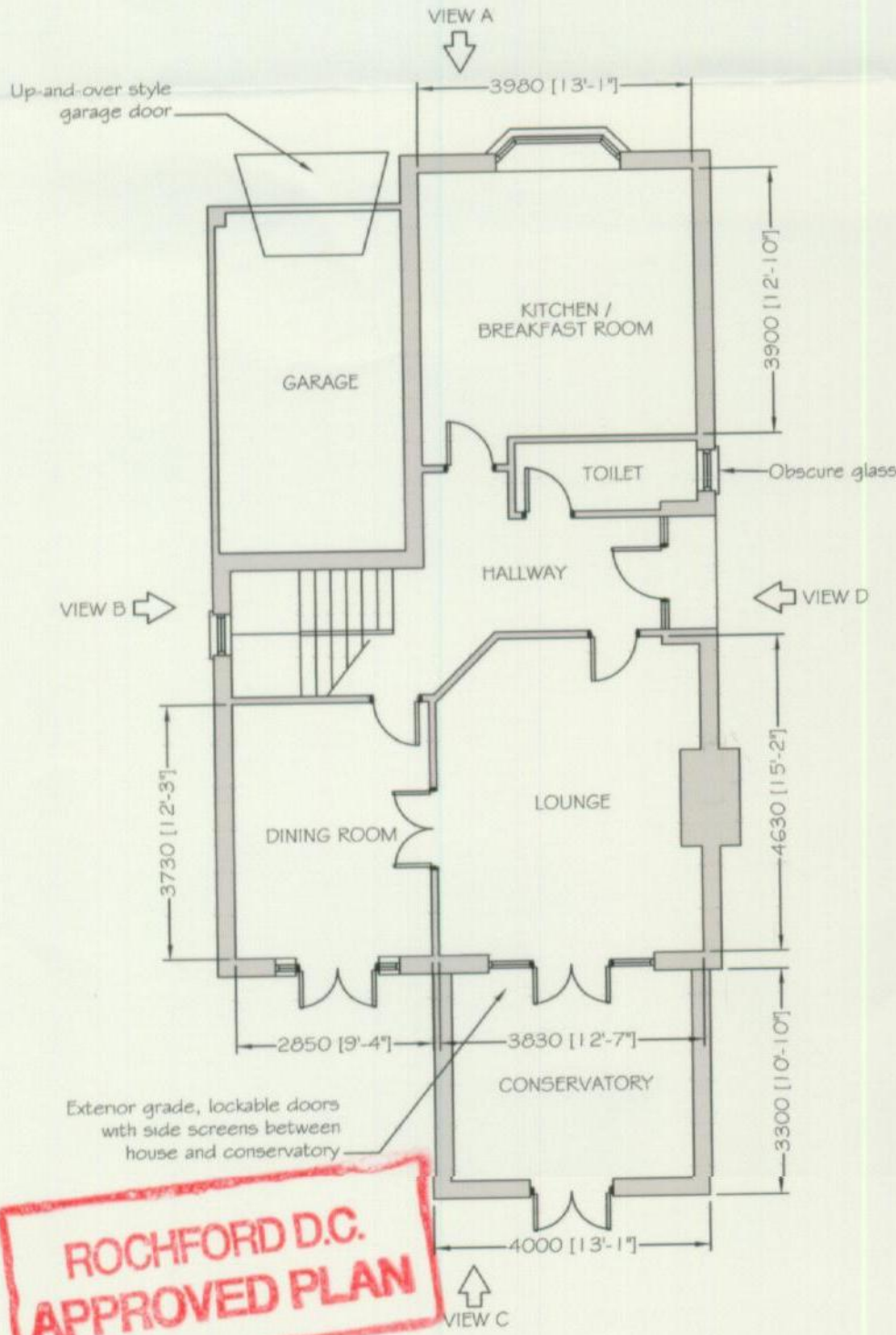
FIRST FLOOR PLAN (PLOT 1) SCALED 1:100



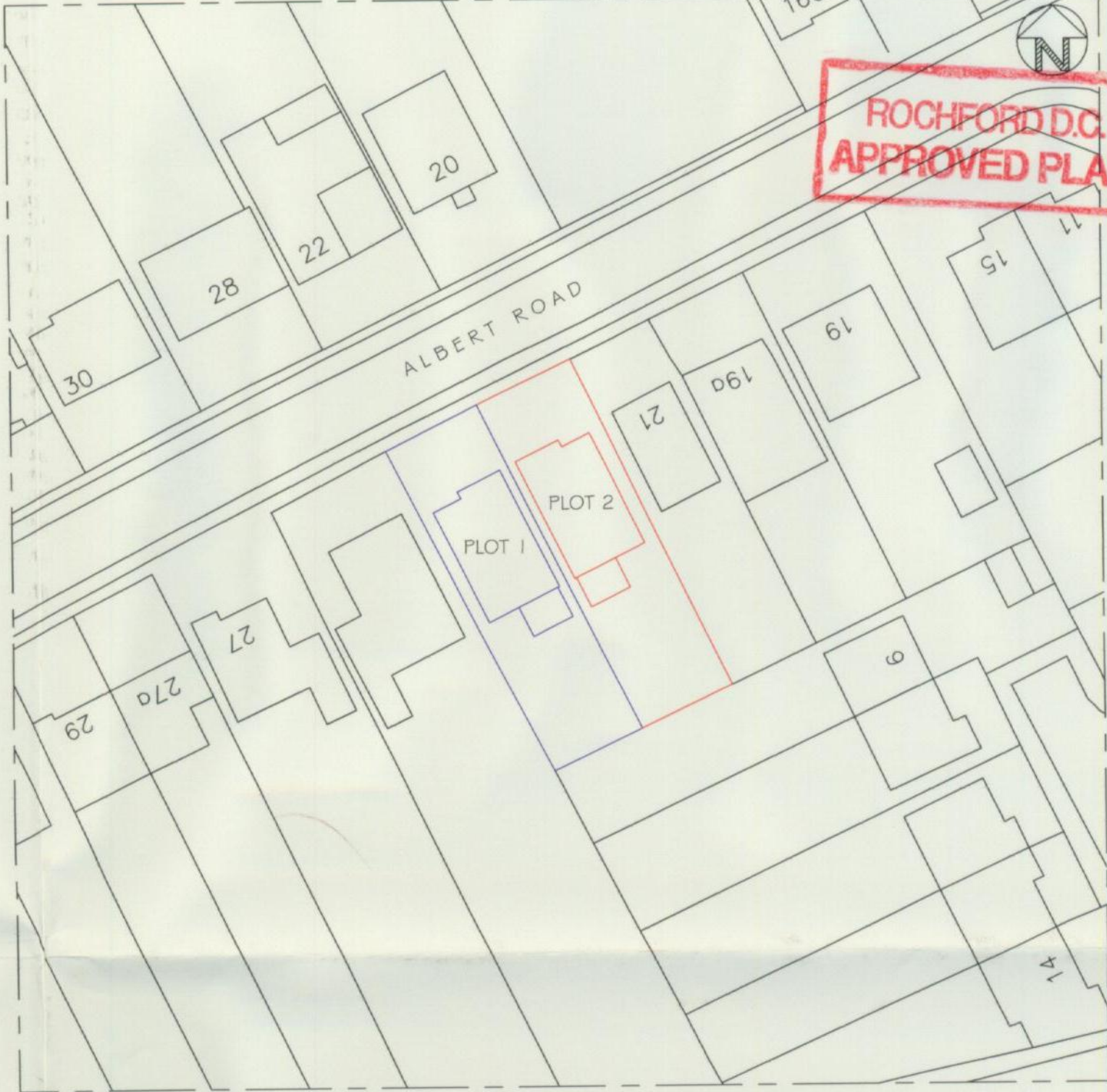
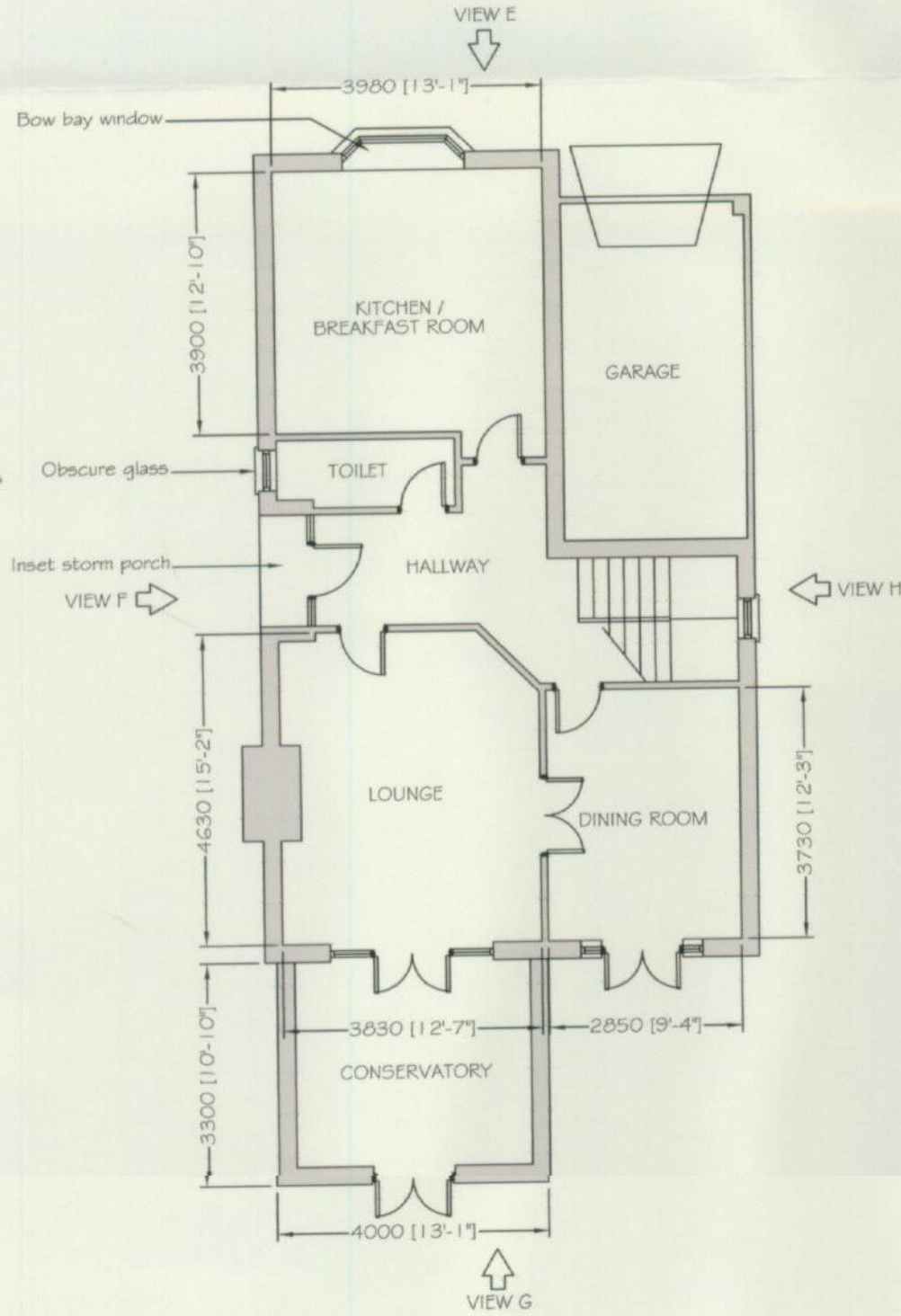
FIRST FLOOR PLAN (PLOT 2) SCALED 1:100



GROUND FLOOR PLAN (PLOT 1) SCALED 1:100



GROUND FLOOR PLAN (PLOT 2) SCALED 1:100



SITE PLAN SCALED 1:500

NOTES

All notes apply to both new properties

GENERAL PROPOSAL

It is proposed to demolish the existing detached chalet style property to the centre of the site, and construct two new four bedroom detached properties. The street scene is mixed, with a detached house to the left of the site, and a chalet to the right. Albert Road in general has no particular dominant style of design, with intermixed houses, chalets and bungalows. It is proposed that the new properties will be sympathetic to the general street scene, with the pair being mirrored versions of each other. The front doors of both properties will face each other, with the garages set on the side of the existing neighbouring properties. This should ensure maximum privacy and minimum loss of light to existing neighbours. A minimum side way of 1m will be maintained to both sides of each new house. 7m frontage is to be maintained in front of the garages for additional off-road parking of one vehicle, with a further hardstanding area for an additional vehicle (overall off-road parking for 3 vehicles to each new house. The rear gardens will back onto other residential gardens

MATERIALS AND CONSTRUCTION

All external walls will be in cavity work with face brickwork outer leaf (style and colour of brickwork to be agreed prior to commencement of construction). Roofs to be pitched at approximately 30 degrees and tiled with pan tiles (colour to be agreed). All windows and doors to be high quality double glazed sealed units in white uPVC. Rear conservatories to be in white uPVC with opaque polycarbonate roof panels. Conservatories will be separated from the house with exterior grade, lockable doors and side screens

EXTERNAL

Front aspects to be partly block-paved over hardstanding areas, with turf and planting. A brick wall of maximum height 1m to be built along the front boundary line

SERVICES

Drainage system to be confirmed after outline approval, following full drainage and level survey of the site

REVISIONS

ISS.	DATE	DETAIL
02	29/08/06	FIRST FLOOR WALL EXTENDED FURTHER OVER GARAGE
A	20/04/06	INITIAL DRAFT FOR REVIEW

CLIENT MR B NOAD
SITE 23 ALBERT ROAD
ROCHFORD
ESSEX



PROPOSAL		DEMOLISH EXISTING PROPERTY AND CONSTRUCT 2 No. DETACHED 4 BEDROOM DWELLINGS					
TITLE		OUTLINE PLANNING APPLICATION					
DRN	RSP	CHK	RSP	DATE	20/04/06	REF.	RP/BN
DRAWING NO.		BVW-PP058-2		SCALE		ISSUE	02

All dimensions in millimetres (mm) unless otherwise stated

ROCHFORD D.C.
APPROVED PLAN