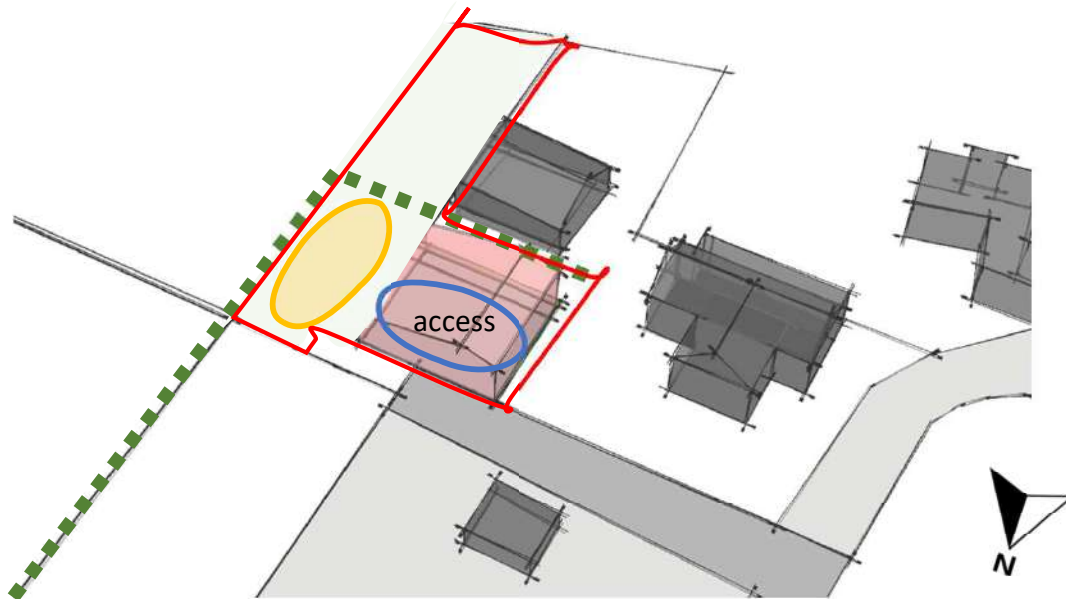


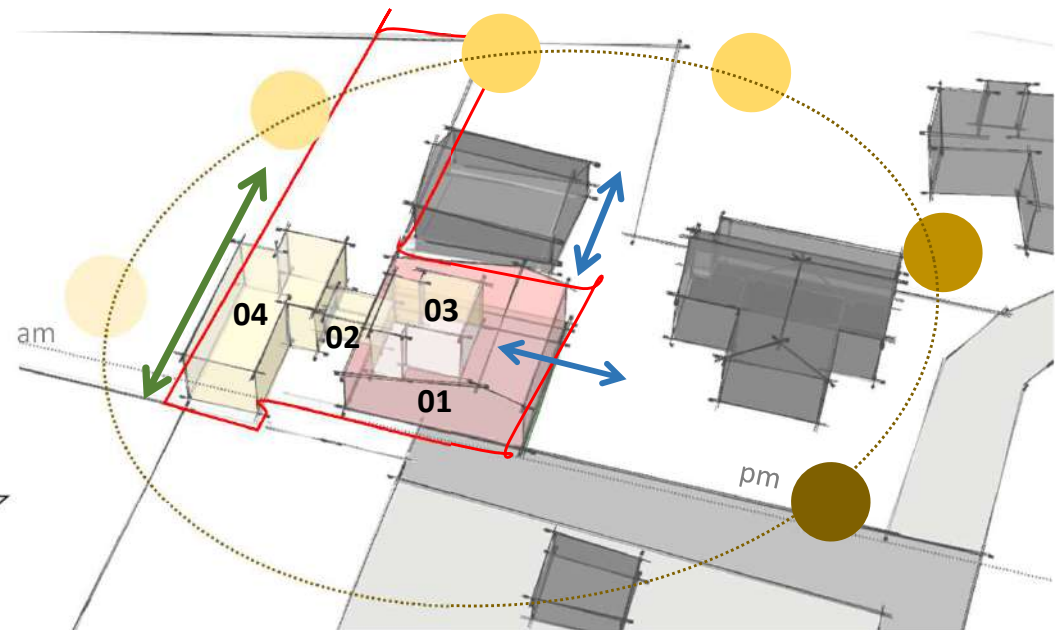
Site Appraisal – Context Analysis



- Development site
- Neighbouring properties
- Agricultural shed (demolished as part of planning process)
- Site access / boundary impact
- Low impact location
- ■ ■ ■ Approved development line



Sun orientation - illustrate no overshadowing of adjoining properties
— proposed development



- **01 Access & Boundary:** demolition of the shed building significantly reduce massing and impact on the surrounding area. Proposed access and footprint is located to reduce boundary impact by moving the development towards the East.
- **02 Central entrance link:** reduce massing by separating garage volume (**03**) and main building.
- **04 Main volume:** Located to minimise any impact and form a firm settlement boundary (↔)

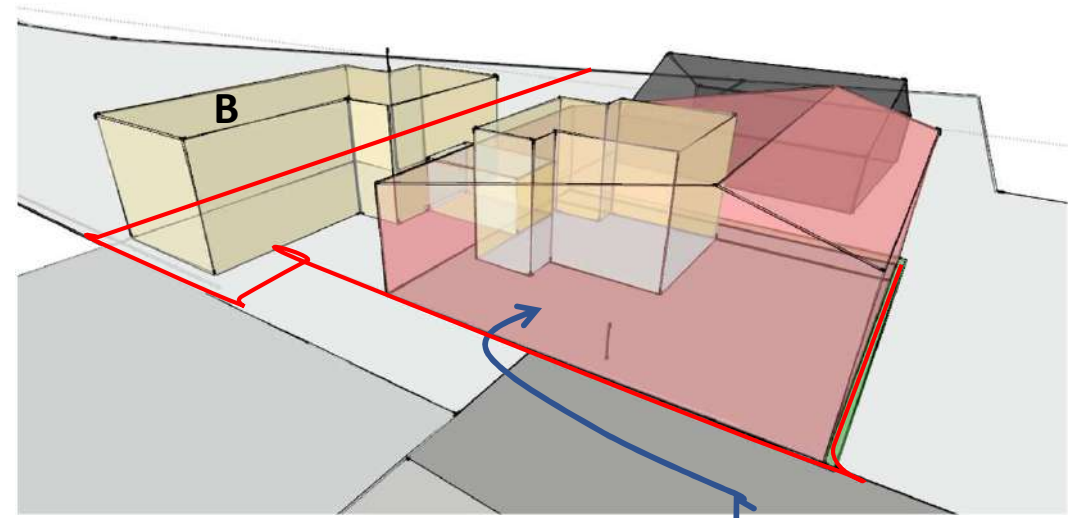
Site Appraisal – Impact Assessment



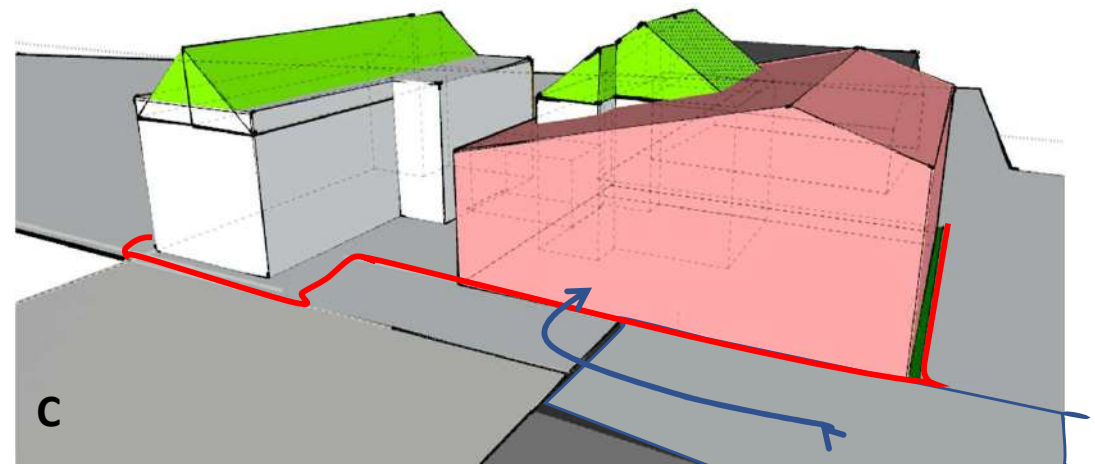
- Development site
- Neighbouring properties
- Agricultural shed (demolished as part of planning process)
- Site access / boundary impact
- Low impact development location
- Increased volume / impact –
(1 ¾ storey with 30% pitched roof)

A Proposed high-quality sustainable contemporary design detail and material specification (refer to - L(-4)1001-102). Structural simplicity that reduce impact and volume. Supporting a neat design solution for renewables / solar panels to be mounted hidden of sight **B**.

■ Showing volume of agricultural shed – removed to be replaced by residential development.



A



C

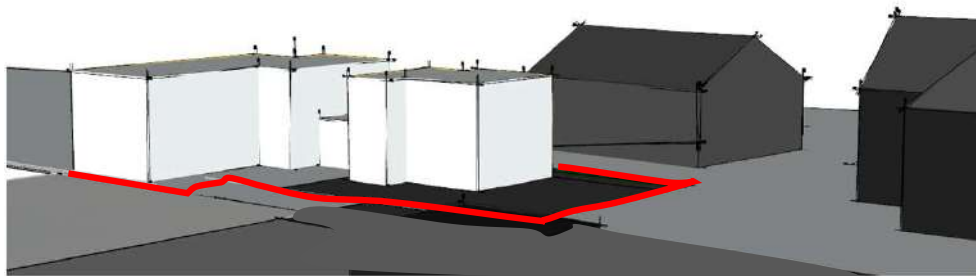
C Illustration showing increased impact of a pitched roof development.

Site Appraisal – Massing

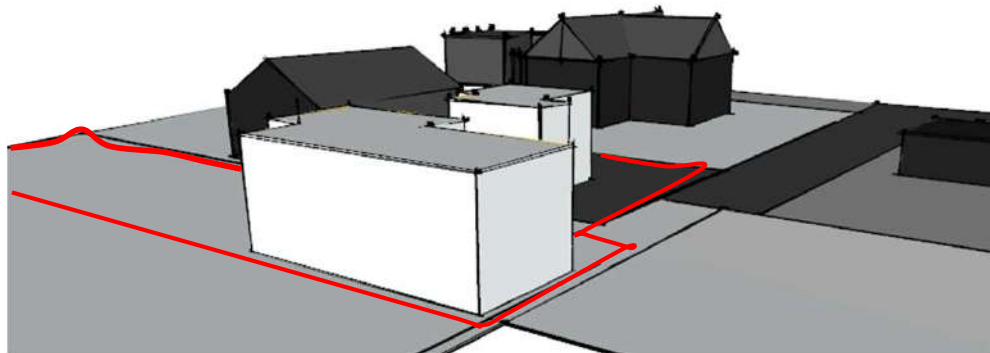


- Development site
- Neighbouring properties
- Increased volume / impact (1 ¾ storey with 30% pitched roof)

Proposed development – reduced massing / low impact

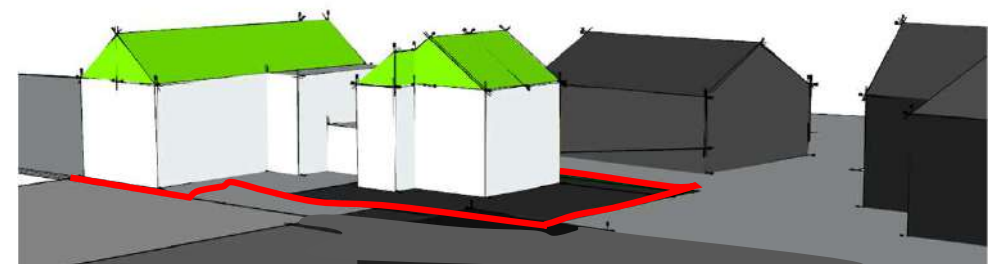


North

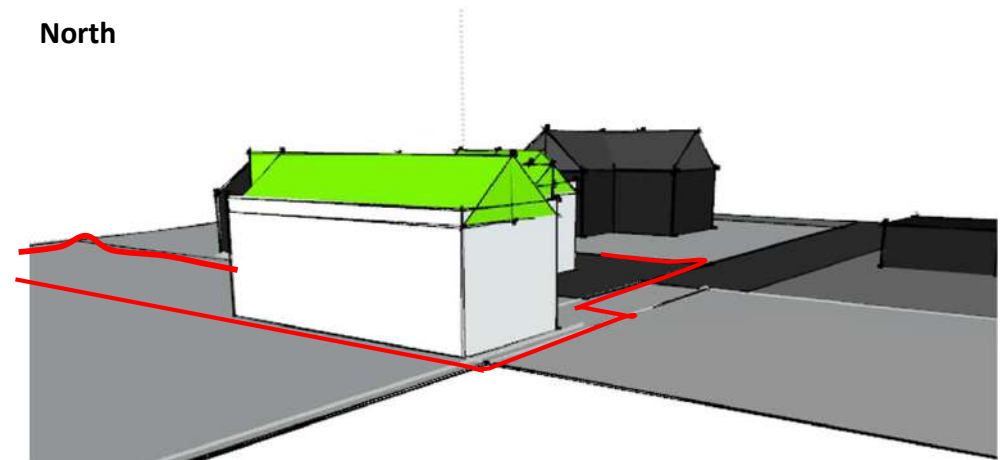


East

Illustration showing increased impact of a pitched roof development.



North

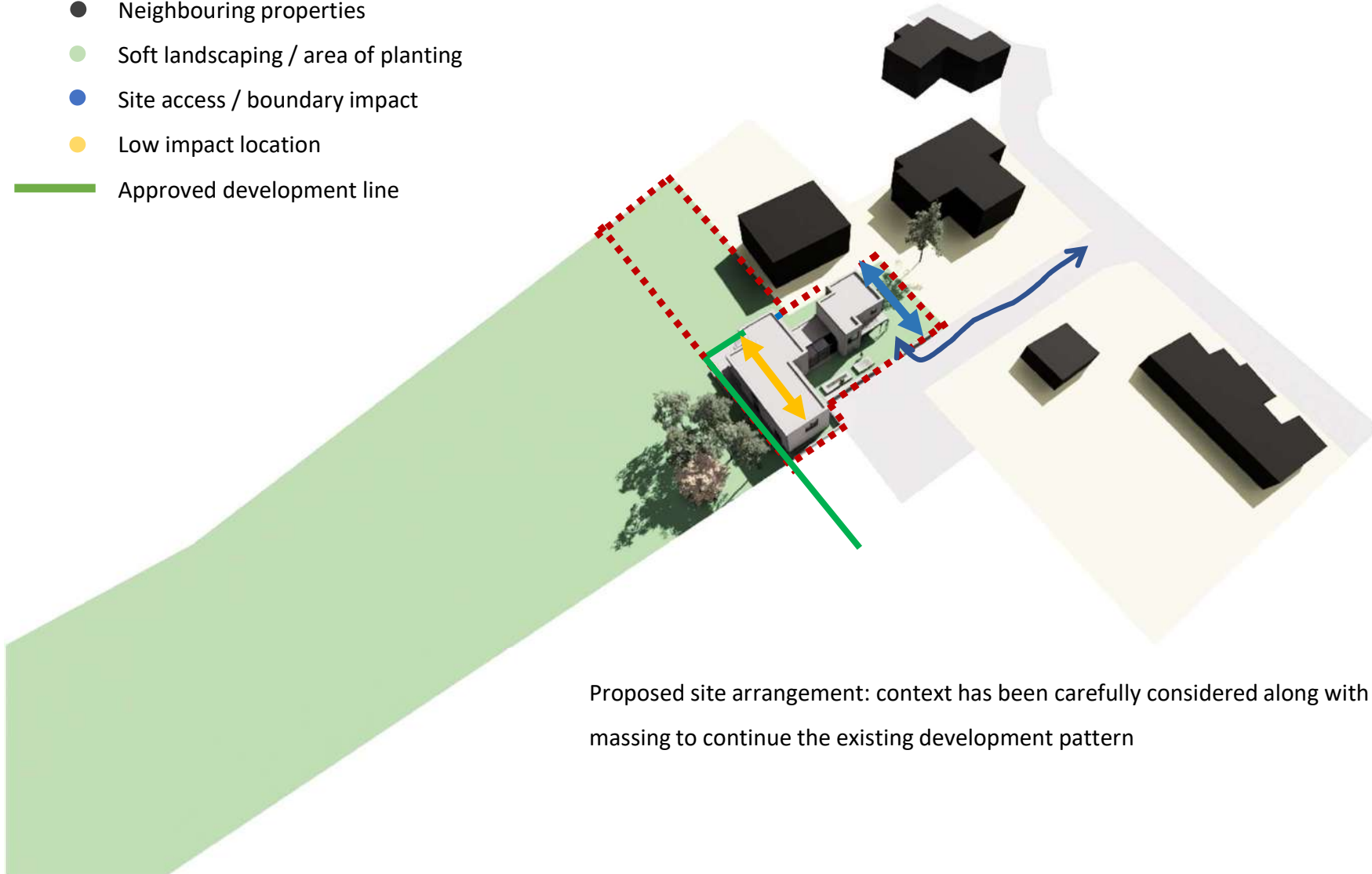


East

Site Appraisal – Development Pattern

AT

- Development site
- Neighbouring properties
- Soft landscaping / area of planting
- Site access / boundary impact
- Low impact location
- Approved development line



Proposed site arrangement: context has been carefully considered along with massing to continue the existing development pattern