

Planning application

Design, Access & Planning Statement

including the flood risk and sustainability statements RevA

New contemporary single family dwelling

Plot Adjacent to 1 Hawks Cottage, Silver Street, Reading

RG1 2SX

6th October 2025

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1. General location map



Figure 1: Birdseye View of the Site

Context

- 2.1. The plot is located adjacent to No.1 Hawks Cottage, in a residential area within the RBC Zone 2 Primary Core Area and falls within the boundary of Article 4 Direction (see EN1 H7). The site is a former garden to 1 Hawks Cottage that is now under separate ownership. It currently houses several small built structures that would be removed. As can be seen from the image this is a densely built area on the edge of the main urban centre.
- 2.2. The report addresses the comments received from the planning officer and subsequent conversations with him on the Pre-Application PL/25/0430.
- 2.3. This Design and Access Statement has been prepared by al3d to provide the local planning authority and others interested in the proposals an explanation of how the various constraints and opportunities, both physical and planning, have steered the design process. The principle, objectives and criteria on which the design is based are described within this document.
- 2.4. It is not a standalone document - it must be read with the plans which constitute the principal information.
- 2.5. This application is for the erection of a detached single storey, 2 bedroom dwelling with enclosed private amenity space.
- 2.6. This document considers planning policy criteria to confirm compliance with the LPA policies, and the National Planning Policy Framework December 2024.



Figure 2: view of the proposed house front facade from footpath

3. The architectural and historic context of the building

- 3.1. The new proposed property will sit adjacent the existing terrace of 3 cottages. The simple, 2 storey pitched roof all brick houses were likely built around the turn of the 20th century. It is surrounded by more recent high density residential developments along Silver Street (completed in 2004) and Iliffe Close which maximise the use of the land.
- 3.2. The proposed plot is to the eastern side of the terrace..
- 3.3. The site was subject to two recent planning applications (PL/14/0054 – Refused; PL/24/1731 FUL – Withdrawn) and a Pre-Application (PL/25/0430)
- 3.4. Silver Street has a heterogeneous mix of dwellings from turn of the century cottages to new-build contemporary blocks of flats and has seen continuous redevelopment over the last 100 years to a point where little historic architectural context remains (Fig. 3&4 on next page).
- 3.5. Brick in various colours & textures is the primary façade material (fig 3&4) in the neighbourhood followed by render finishes and slate, clay and concrete tile pitch roof forms the overwhelming majority of roof forms (fig 2).
- 3.6. Like most of the older properties in the vicinity, the terrace of 3 cottages has been altered repeatedly over the years, with modern U-PVC windows and doors and various rear extension.

3.7. In the previously withdrawn application, the architectural diversity was the theme around which a practical design approach was used for the design and character of the 3 adjoining cottages as the primary guidance, keeping the character of the unusual dwellings alive. That approach was not accepted by the LPA.

This proposal is based on comments received from the LPA on the previous scheme and how the plot could be developed in a more contemporary approach to address the protection of amenity. The proposal creates a unique 2 bedroom home.

3.8. The site is on a very private cul de sac access path which has historically served the 3 properties 1-5 Hawks Cottages and there is no reason for others to be using the path.



Figure 2: street view of Silver Street looking South showing the range of architectural history, styles and good use of land density



Figure 4: street view of Silver Street looking North showing the range of architectural history, styles and good use of land density

4. Vision, Design Objectives and Layout



Figure 5: view of the proposed house front facade from footpath

4.1. The principal aims of the design are:

- 4.1.1. To maximise the use of this inner-city vacant land ("make efficient use of land" NPPF paragraph 129) and provide a much needed additional family dwelling whilst adhering to Policy H11 and CC8;
- 4.1.2. to create a contemporary single storey, 2-bedroom, 3-person dwelling that provides a comfortable, private home in a densely developed neighbourhood, with adequate exterior amenity space and in accordance with the national space standards and in line with Policy H5 of the RBC Local Plan;
- 4.1.3. To use a high quality, contemporary design to conceal the new house behind a curved façade of contemporary materials

that is in contrast to, but visually

sympathetic with the neighbouring cottages, emphasising the outline of the site;

- 4.1.4. To use a single storey so that there is no impact on the neighbouring amenity with a distinct façade treatment which compliments the three cottages; and
- 4.1.5. to integrate seamlessly good private amenity space and sufficient secure bicycle storage on site to support the car free design.

4.2. The most prominent design element if this project is the sweeping curve of timber slats (figure 4) that singularly blends the whole front of the building along the length of the site. The initial design cue was the timber fencing that lined the path to the original cottages. Making use of the timber rain screen allows the 'concealment' of the single storey building, its doors and windows behind. The top of the treatment is aligned with the decorative brick band of the cottages. Spacing these timber slats apart introduces a sense of intrigue allowing glimpses of the building and its features behind as you walk past, whilst the gentle curve carries your eyeline towards the old cottages. The tall windows set into the wall behind the screen allow for plenty of daylight in, whilst the slats offer a high level of privacy, but still allow for a sense of life and animation along the footpath (see figure 5).

4.3. The height of the building is kept to a single storey to avoid any overbearing, with only a small portion of roof over the kitchen and living room raised slightly higher to create some interest and offer a more open, expansive feeling interior. Just like the primary



Figure 6: Light and animation of the facade at night

elevation, this raised portion of roof is also screened by timber slats, this time offering contrast by curving the other way.

4.4. The L-shape of the layout wraps around the internal south facing courtyard garden, shielding it from the view of the neighbouring flats to the east which are already visually separated by the existing fence and vegetation. The side wall of the proposal is set in from that boundary to allow access for maintenance.

4.5. To the south a taller, solid blockwork wall will be built on the boundary completely separating it from the adjacent Hieatt Close development.

4.6. To the west, a service alley separates the new dwelling from No1 Hawks Cottages – a typical approach in many developments allowing access to the rear garden.

4.7. The design was further influenced by the issues and concerns raised in the pre-application letter are noted below:

4.7.1. *“The proposed development would present an opportunity to provide additional dwellings as a windfall site to contribute toward Reading’s housing targets. However, the shortcomings with regard to policy CC8, CC7 and other policies relating to the proposal would not be able to be overcome through changes to the design”.* – To address these concerns, the dwelling is laid out on the site such that the building shields the amenity space from overlooking (CC8), forming an enclosed south facing inner garden with the primary windows overlooking this space, creating a quiet and pleasant environment for future residents without affecting the neighbouring properties (CC7)

4.7.2. *“Officers are of the opinion that the proposal would be a significant overdevelopment of the plot resulting in unacceptable harm to the living conditions of existing residents and future residents of the proposal, with a design that is overly large and cramped within the plot out of keeping with the character of the area.”* – To address this, the dwelling size is the minimum requirement under the ‘Technical housing standards – nationally described space standard – March 2015’ whilst still providing a very high-quality bright and private internal living experience. Being single storey, the visual impact on the neighbouring properties is kept to a

minimum, meeting the requirements of CC8. In fact, it is a little higher than a high ground level boundary.

- 4.8. Access to the dwelling will be off the same footpath as the other 3 cottages, and as mentioned earlier is a private cul-de-sac.
- 4.9. In accordance with H10, the proposal provides a high quality functional private open space. Whilst the square meterage provided falls below the LPA stated requirement for a dwelling of no less than the gross floor area, *section 4.4.87 (c) does acknowledge that in the centre of Reading this target may not be achieved.* To that end out of the total of 133m² site area, 76m² is required for the dwelling with the remaining 57m² given over for access, biodiversity and private outdoor amenity space. The addition of a green roof adds an additional 47m² of bio-diverse area, thereby almost doubling the existing provision.

- 4.10. The proposal complies with the various points of

H11: Development Of Private Residential Gardens: Proposals for new residential development that includes land within the curtilage, or the former curtilage of private residential gardens will be acceptable where:

The proposal makes a positive contribution to the character of the area in terms of:

- *The relationship of the existing built form and spaces around buildings within the surrounding area;* - This new dwelling underutilises the city centre brownfield site by blending into the streetscape in a contemporary manner which contrasts but complements the adjacent terrace.

- *Providing appropriate hard and soft landscaping, particularly at site boundaries. This includes features such as the variety of trees, hardstanding/lawns and hedges, etc;* - The proposed is a good size garden for the new dwelling whilst retaining the existing boundary treatments. It is a larger space than that given to some of the more recent flatted developments ground floor spaces and far exceeds the balconies many flats have at their upper levels in size and quality of the space.
 - *Compatibility with the general building height within the surrounding area;* - As discussed earlier the design concept addresses this matter.
 - *The materials and elevational detail. These should be high quality, and where appropriate distinctive and/ or complementary;* - The proposed development is a high quality, innovative contemporary design and while distinctly obvious it is also subtle through the congruous use of one material.
 - *The arrangement of doors, windows and other principal architectural features and their rhythm between buildings.* – The design concept on the main façade conceals the *doors, windows and other principal architectural features*, addressing the issues of overlooking and privacy, contributing to the high quality contemporary approach.
- 4.10.1. *The application site provides a site of adequate size and dimensions to accommodate the development proposed in terms of the setting and spacing around buildings, amenity space, landscaping and space for access roads and parking;* - all of these are provided as discussed later in this document, the physical

constraints of the existing cottages regarding access and parking negate the last two points.

4.10.2. *The proposal includes access, which meets appropriate highway standards;* - This utilises the same access as already provided to the existing 3 cottages.

4.10.3. *The proposal does not lead to tandem development;* - Whilst the development is to some degree landlocked and shares some similarities with tandem development when seen over the whole immediate neighbourhood, the term is nevertheless not applicable as it uses a plot of land to the side of existing dwellings directly bordering and accessed from the existing access path to those properties.

4.10.4. *The design and layout minimise exposure of existing private boundaries to public areas and avoids the need for additional physical security measures;* - the proposal retains all of the existing boundaries and does not add any further security issues.

4.10.5. *The proposal does not cause a significant detrimental impact to the amenity of adjacent and nearby occupants;* - This is one of the key design drivers of the development. It is a partially overlooked site in the centre of Reading, as most sites are, so it is designed to be inward looking using the built structure to shield its garden area from overlooking and intrusion of privacy. It poses no impact on the nearest residential buildings. To the east the neighbouring building is approx. 11m away and already separated at ground level by a high fence not much shorter than the proposed facade. The orientation of the building means that the garden is south facing.

4.10.6. There is no direct overlooking from the north

or south but plenty from the east where the blocks of flats lay. This is not uncommon with a tightly built neighbourhood such as the one the proposal sits in (Zone 2 of the RBC Zonal Scheme), where every dwelling's amenity space will inevitably have a high level of overlooking. With our design, this is reduced to well below norms. It will offer a small but satisfying and enjoyable oasis to any future residents, something that is rare in such a densely built environment.



Figure 7: View of the 3 Hawks Cottages

4.10.7. *The emphasis is on the provision of family-sized housing;* - by providing a 2 bed dwelling it will suit a small and growing family well, particularly one that is ecologically conscious and seeks to reduce their carbon footprint.

5. Materials

- 5.1. The choice of materials is simple and contemporary, distinguishing itself from the adjoining cottages.
- 5.2. The first thing element visible when approaching via the footpath from Silver Street, will be the tall timber slatted screen. Opening through the screen are subtly concealed in metal framed “doors” that allow access to the dwelling, the rear enclosed garden and the windows for cleaning and emergency egress. The design astutely integrates the bin & bicycle store at the front of the site for ease of access. A matching second, curved slatted timber screen sits at roof level, screening the edge of the raised roof portion.
- 5.3. Walls on the other facades will be a mixture of white painted render for a light, neutral background and timber cladding to soften the mass and provide a contrast between the two massing blocks that form the L-shape.
- 5.4. The main roof area will be a flat green roof to improve biodiversity and provide something of interest for the upper floor flats overlooking the site. The raised roof portion will have a sloping zinc roof that forms a projecting canopy to shade the full height glazed portions in the summer.
- 5.5. Windows and doors will be contemporary aluminium or composite frames.

6. Amenity – sun, light and overlooking.

- 6.1. The proposed building is designed with privacy of its residents in mind. The primary windows overlook the enclosed amenity space, restricting visibility into the dwelling from any of the neighbouring properties, whilst the windows to the north, facing the public foot path are protected by a tall curved slatted screen.
- 6.2. The outlook from within the dwelling is primarily of its own amenity space, a small oasis of calm in the centre of Reading.
- 6.3. The orientation of the building has been chosen to shield the amenity space from the overlooking flats, maximising the privacy of the residents and also maximising natural light gain via the full height glazing overlooking the enclosed amenity space.



Figure 8: View from within the private amenity space

- 6.4. There will be no loss of daylight or sunlight to any of the principal habitable rooms of any adjacent properties since the dwelling is at least 11m away to the East from the nearest window and only a single storey high, only slightly more than the existing boundary treatment.
- 6.5. The existing cottages all have rear gardens to the south which will be unaffected by the development, whilst the proposed dwelling will have a very private, enclosed south facing garden space.
- 6.6. Access to the proposed dwelling will be the same as the existing 3 cottages, off a shared foot path leading to Silver Street.

7. Boundary walls, fences, and railings

- 7.1. The existing boundary garden fence will be retained (repaired if necessary) along the eastern boundary facing the flats 1-9, whilst a new solid block wall will be constructed along the southern boundary to seal off the site from the adjoining communal bin store. The northern boundary along the pedestrian foot path will be formed by a tall, curved screen formed from timber slats, providing architectural interest and privacy to the new dwelling and gently leading the eye towards the existing cottages.
- 7.2. There is no shared party wall, as the new dwelling will form a new, independent wall alongside the existing flank wall of the No1 Hawks Cottage.

- 7.3. In keeping with policy EN14, the neighbouring trees and hedges will be protected from damage during the construction phase and after and the structural design will consider root networks that may be impacted.



Figure 9: View of the plot to the north of the development

8. Site access

- 8.1. The existing cottages only have an access via a footpath off of Silver Street, so regular vehicular access is not possible, which is the same for 1 to 5 Hawks Cottages. Only pedestrian and cycle



Figure 9: View of access foot path to cottages

traffic are feasible. As stated in the Pre-

Application response letter: *"Given the location of the development, a car free development would likely be considered acceptable."*

- 8.2. All construction work would be managed via this pedestrian access, with the route kept clear at all times, deliveries handled via the adjacent layby on Silver Street and waste and goods storage managed on site. It is accepted that a detailed Construction Management Plan will be requested as part of a consent.
- 8.3. The proposed dwelling will be a car-free development, with suitable provisions for secure cycle storage on the site.
- 8.4. The entrance to the proposed dwelling will be approx. 26m from the public highway (Silver Street) with the nearest point of the site boundary being 17m away.



Figure 10: short pedestrian route to the centre of Reading

9. Car Parking

- 9.1. The site lies within Zone 2 (Primary Core Area), just outside Zone 1 of the RBC Zonal Scheme with excellent public transport connections and easy walking and cycling distance, as the above aerial image shows. Walking distances are around 15mins to the town centre and under 20mins to Reading Station.
- 9.2. As noted in section 7, due to the restrictions of site access the proposed dwelling will need to be a car free development. This means that the standard parking provisions required for a 2 bed dwelling house, which would be 1 space as set out in the Reading Borough Local Development Framework Revised Parking

Standards Adopted 31st October 2011, would not be necessary for this dwelling. This position is reemphasised in the Pre-Application response letter, stating “*Given the location of the development, a car free development would likely be considered acceptable.*”

- 9.3. As a car free development, the proposed dwelling would also not be entitled to any residents parking permits, existing or any introduced in the future and the residents would be provided with a suitably approved alternative transport plan when they first occupy the property.
- 9.4. EN15: Air Quality states in paragraph 4.2.80 that. “*Other mitigation measures may also include travel plans, restrictions in car access or parking*”
- 9.5. The minimum cycle standard for C3 Dwelling House 2-bed is 2, however, to compensate for the lack of parking it is proposed to provide a secure bicycle store for at least 3 bicycles, one space for each resident. Space for a guest would also be available. The dwelling will be able to utilise its own garden access for any other cycle storage.

10. Environmental Sustainability

- 10.1. The proposed development will require Building Regulations approval and will be carried out in accordance with those regulations to meet or exceed the required high levels of thermal insulation. The client's intention is to exceed the minimum standards required by Building Regulations to maximise energy performance and water efficiency.

- 10.2. All materials will be selected for their appropriateness, sustainability, robustness and longevity and where possible will be obtained locally. The construction will be detailed to use contemporary sustainably sourced and local materials, such as timber studding for walls and premanufactured roof joists which are very sustainable.
- 10.3. Better daylighting will also reduce energy consumption and carbon emissions. The design maximises the use of natural light by providing ample energy-efficient glazed windows throughout the proposed scheme.
- 10.4. The UK Green Building Council advises that current evidence shows: design features, such as good daylight levels, good ventilation or the provision of open space, can have a simultaneous positive impact on mental wellbeing and physical health.
- 10.5. The proposal will connect into the existing drainage from the cottages, likely utilising the connection already created. The same will go for water supply and any other service provisions.
- 10.6. Water use within the new dwelling will utilise water efficiency measures.
- 10.7. The new roof area and all external hard landscaped areas will utilise permeable surfaces where feasible (subject to ground condition), and surface water fed into a soakaway in the garden (subject to site & ground conditions).
- 10.8. All lights will be low energy LED and operated with movement sensors and timers, where possible, helping to reduce the light pollution. Sufficient lighting will be used externally to ensure safety.
- 10.9. The proposed dwelling will allow for cross ventilation which can be supplemented with mechanical heat extraction ventilation.
- 10.10. As a car-free development, this proposal will significantly reduce the carbon footprint of future residents and encourage bicycle and public transport use.
- 10.11. The use of a green roof to the majority of roof area will improve surface water management, provide improved biodiversity and help improved the performance of the building's roof.
- 10.12. The predominant material used for the structure will be low embodied carbon materials like timber.

11. Air Quality

- 11.1. The property sits within the boundary of the Air Quality Management Area under policy EN15
- 11.2. There is no impact on the air quality of others as the use is solely as a dwelling.
- 11.3. No new emission sources will be added. All heating & cooking provisions will be zero emissions.
- 11.4. As noted in 9.4, to aid in tackling and mitigating air pollution the proposed dwelling will forgo vehicle parking as a car free development.
- 11.5. As a result, it is assessed that there is no impact on the air quality.

12. Fire statement

- 12.1. The proposal is development is not a High-Risk Building.
- 12.2. Fire brigade access will be the same as the existing cottages with direct access to the front and rear less than 45m from vehicular access.
- 12.3. The fire escape strategy is as follows:
 - 12.3.1. The dwelling is single storey, and all habitable rooms have an escape route both via openable windows or via the internal circulation space leading out through the main entrance door which is the final exit.
 - 12.3.2. Escape from the enclosed garden is via the side access path.

- 12.4. In conclusion, the proposed dwelling will meet all required regulations.

13. Biodiversity survey and report

- 13.1. The proposed dwelling will occupy a rarely available urban brownfield plot, close to the town centre that is already primarily covered in existing out buildings and hard surfaces, so there is very little if any significant biodiversity to be found. The proposed new amenity space ancillary to the proposed dwelling will have the opportunity to provide an improvement of at least 10% in line with national guidelines, and likely far exceed them. A detailed landscaping design can be provided as a conditional requirement post approval.
- 13.2. Within the area of the proposed works, there are no external indications of any variety of plant and animal life of a high level of interest which is usually considered to be important in this particular habitat. It is considered that there is not sufficient reasonable likelihood of any protected species to trigger a survey.

14. Contamination

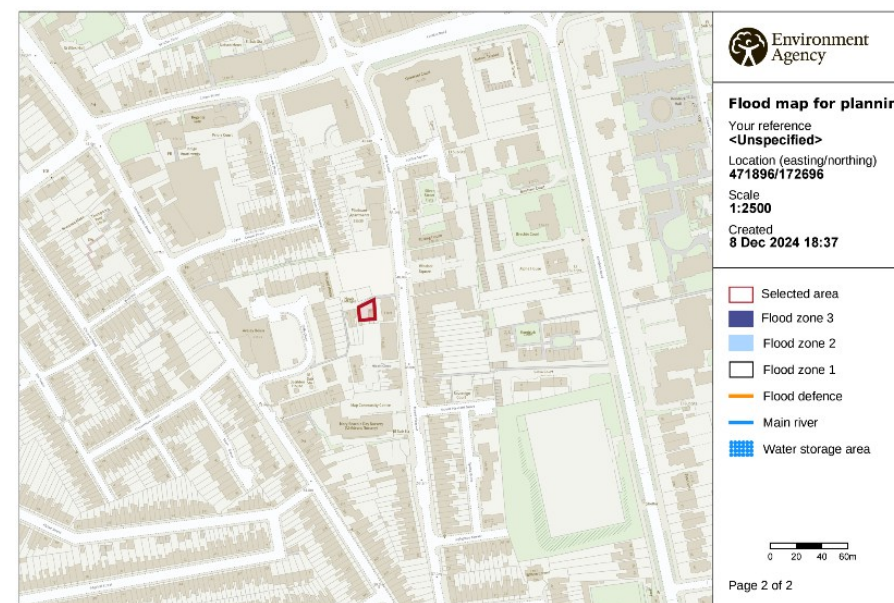
- 14.1. No contamination is expected within the plot.
- 14.2. The potential hazards from the adjacent communal bin store for the flats are mitigated by the erection of a 2.1m high solid blockwork wall that completely seals off the amenity space from the bin store.

15. Noise Assessment

- 15.1. The proposed development is residential in nature, next to an existing residential building within a residential neighbourhood and so will not have any undue noise impact on its surroundings.
- 15.2. As the proposed development is set behind existing buildings it will experience little to no traffic noise from the nearby roads
- 15.3. As residential units there will be no noise generated and the activities will be akin to a home, which is as the surrounding properties. There are no other external noises infiltrators such as bars, pubs, or industry nearby.
- 15.4. The primary external amenity space is fully enclosed on all sides to at least 2.1m height, further limiting the amount of noise that regular domestic use would impose on the neighbouring properties.
- 15.5. There are no window openings facing any of the existing properties, so noise from within the proposed dwelling will have no impact on the neighbouring properties. It is therefore assessed that the proposed new use will not have any impact on the surrounding properties. As the nature of the use is precisely the same as that of the surrounding properties. It is further assessed that the enjoyment of the residents within the new properties can be achieved using common, good construction techniques.

16. Flooding Risk assessment

- 16.1. The Environment Agency Flood map for planning indicates the site is in flood zone 1 which is a low flood risk. As this is a small domestic extension of less than 250m² in Flood Zone 1 it will not require a FRA.



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17. Previous Planning

- 17.1. A previous application for a dwelling within the proposed site was refused in 2014 under application 140054 and the appeal rejected under APP/E0345/A/14/2219723

- 17.2. A application for a development that formed an extension of the terrace of cottages was submitted under PL/24/1731 but was withdrawn.
- 17.3. Several applications have been made over the years for the plot of land to the north, previously occupied by 62-68 Silver Street, but the last application listed on the planning website, no. 171165, was withdrawn in March 2019. The application for prior notification of proposed demolition, application No 190242, was considered valid Feb 2019 with no decision date noted on the online planning portal, however the works have clearly been carried out with the plot now vacant.

18. Community Infrastructure Levy

- 18.1. The development is liable for CIL payment as it comprises:
- 18.1.1. A development that creates 1 new dwelling.

19. Affordable Housing Statement

- 19.1. As a development with less than 4 dwellings, the RBLP policy H3 requires “a financial contribution will be made that will enable the equivalent of 10% of the housing to be provided as affordable housing elsewhere in the Borough financial contribution of 10% may be required towards affordable housing”.
- 19.2. Given the small size of the dwelling the applicant reserves the right to make a viability consideration when assessing the required affordable housing contribution, as they cannot invest further until they know the scheme will receive permission.

20. Archaeology

- 20.1. The site has been in residential use for a very long time, and the likelihood of archaeological significance is non-existent archaeological significance is non-existent.

21. Planning policies – local and national

- 21.1. The proposal has been designed with regard to the various planning policies and guidance noted below and it is confirmed that it is entirely compliant with those relevant policies:
- National planning policies relevant to this application are:
 - National Planning Policy Framework (NPPF) - last updated 07 February 2025; and
 - National Planning Practice Guidance (NPPG) – last updated on February 26, 2025.
- 21.2. The relevant local policies from the Reading Borough Local Plan (Nov 2019):
- CC1 (Presumption in Favour of Sustainable Development)
 - CC2 (Sustainable Design and Construction)
 - CC3 (Adaptation to Climate Change)
 - CC5 (Waste Minimisation and Storage)
 - CC6 (Accessibility and the Intensity of Development)
 - CC7 (Design and the Public Realm)

- CC8 (Safeguarding Amenity)
- CC9 (Securing Infrastructure)
- EN12 (Biodiversity and the Green Network)
- EN14 (Trees, Hedges and Woodland)
- EN15 (Air Quality)
- EN16 (Pollution and Water Resources)
- H1 (Provision of Housing)
- H2 (Location, Accessibility, Density and Housing Mix)
- H3 (Affordable Housing)
- H5 (Standards for New Housing)
- H10 (Private and Communal Outdoor Space)
- H11 (Development of Private Residential Gardens)
- TR3 (Access, Traffic and Highway-Related Matters)
- TR5 (Car and Cycle Parking and Electric Vehicle Charging)

21.3. Supplementary Planning Guidance/Documents:

- Revised Parking standards and design (2011)
- Sustainable Design and Construction (2019)
- Affordable Housing Supplementary Planning Document (2021)
- Planning Obligations Under Section 106 (2015)
- Tree Strategy (March 2021)
- Local Transport Strategy 2040 (2024)

22. Other planning policy considerations

22.1. The site does not fall under any other policy designation / zone, and it is not within a site or policy area listed below or fall within the scope requirements;

- Heritage Statement
- Landscape Principles
- Vibration Impact Assessment
- Open Space Statement
- Town Centre Impact Assessment
- Tree Survey
- Vent/Flue & Ventilation Details
- Viability Appraisal & Report
- Visual Impact Assessment
- Wind & Microclimate Assessment
- World Heritage Sites; and
- has no Scheduled Monuments nearby

23. Submitted drawings.

23.1. The following is a list of the drawings submitted with the application.

<i>Drawing Name</i>	<i>Number</i>	<i>Revision</i>
Site & Location Plan	449-1-101	RevA
Proposed Site Plan	449-1-102	RevA
Proposed Ground Floor Plan	449-1-201	RevA
Proposed Roof Plan	449-1-202	RevA
Proposed & Existing Front Elevations	449-1-204	RevA
Proposed & Existing Rear Elevations	449-1-205	RevA
Proposed & Existing Side Elevations	449-1-206	RevA
Proposed Section	449-1-207	RevA
Overlooking	449-1-208	
Bio Diversity comparison plan	449-1-209	
Proposed Side Elevation	449-1-210	

Author / Prepared by	Approved for issue by	Issue date	Issue to	Version	Particular comments
al3d – P Reime	Aidan	15-09-2025	Client & Planning	0	