

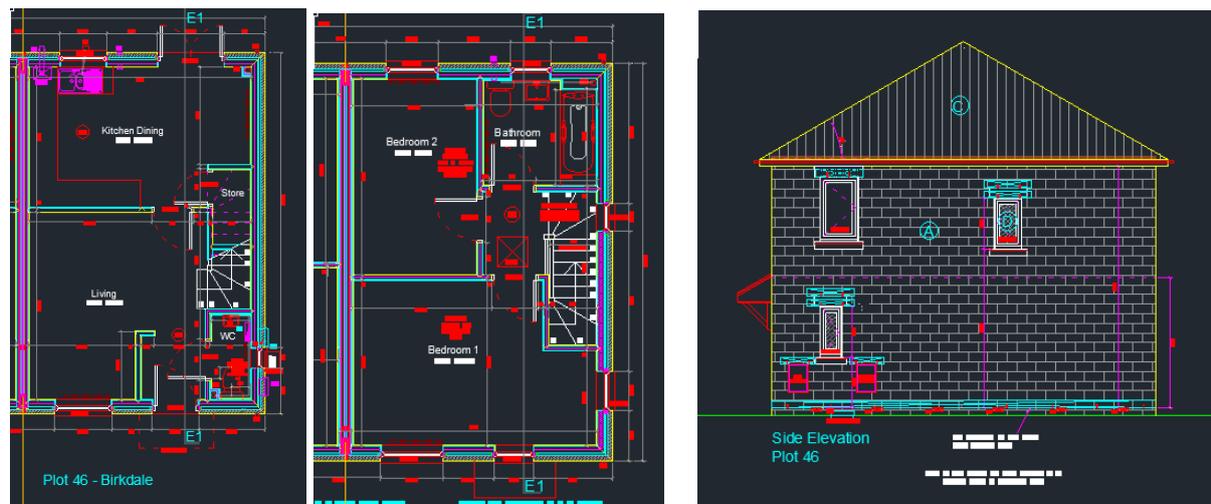
Broad Oak Farm

Changes to House Type Variants following Client's internal layout changes

Plot 46 – approved



Plot 46 – proposed revised

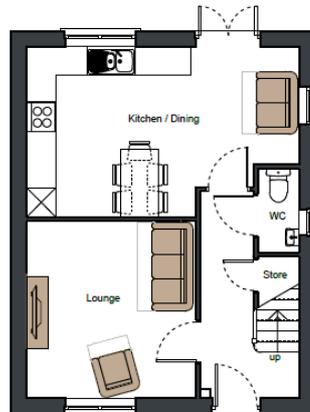


Comments – Revised standard gable elevation for this house type (as approved under NMA) has two windows - GF WC and FF stair. The design originally approved at planning for this plot had five windows in the gable plus one bank window to balance the arrangement, however the internal layout has now changed. The proposed new variant would introduce a further window to the bedroom, however it should be noted that this may compromise the use of the space (wardrobe locations etc). Other planning stage windows have been omitted because the one over the bath would not be appropriate (and as a result any window in kitchen would look odd). Also the window in GF store is not really appropriate.

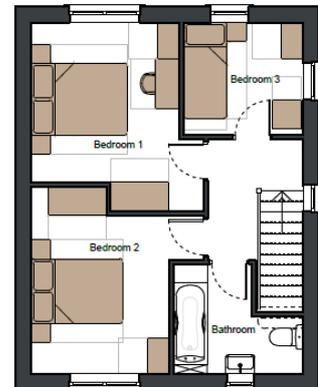
Plot 47 – approved



PLOT 47
STONSDALE



Ground Floor Plan
STONSDALE

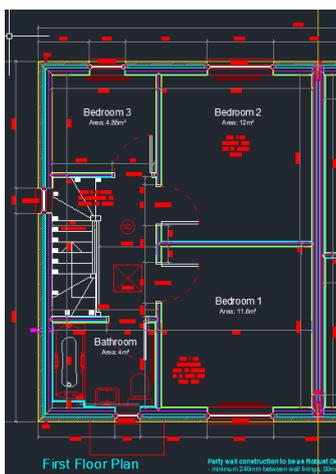


First Floor Plan

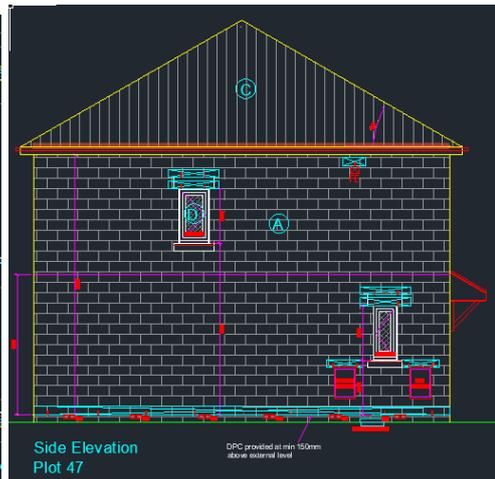
Plot 47 – proposed revised



Ground Floor Plan
Plot 47 - Stonsdale



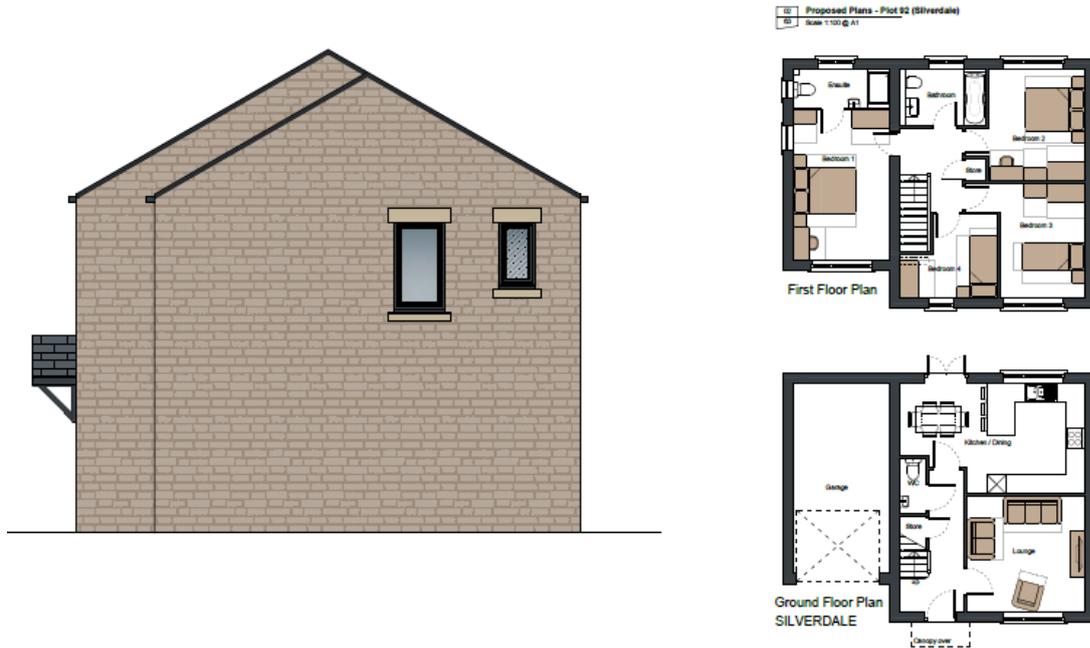
First Floor Plan



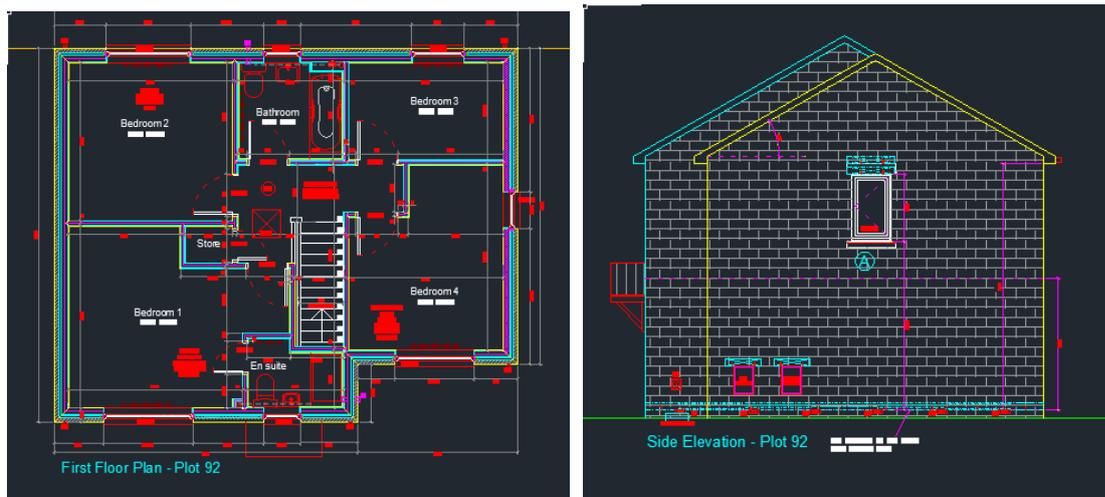
Side Elevation
Plot 47

Comments – the gable variant agreed at planning for this plot had four windows in the gable elevation, together with two window blanks. The four windows served the GF WC, kitchen, stair landing and back bedroom. The layout changes agreed by NMA mean that the positions of the WC and landing windows are now offset. It is also no longer possible to provide a window to the kitchen. A window could be provided to the back bedroom, but this may compromise furniture layouts. It would not be appropriate to provide a window over the bath. It is therefore proposed to leave this elevation with just two windows. In this respect it should be noted that the property gives onto a drainage route and that large parts of the side elevation will be concealed by a retaining wall and fence

Plot 92 – approved



Plot 92 – proposed revised

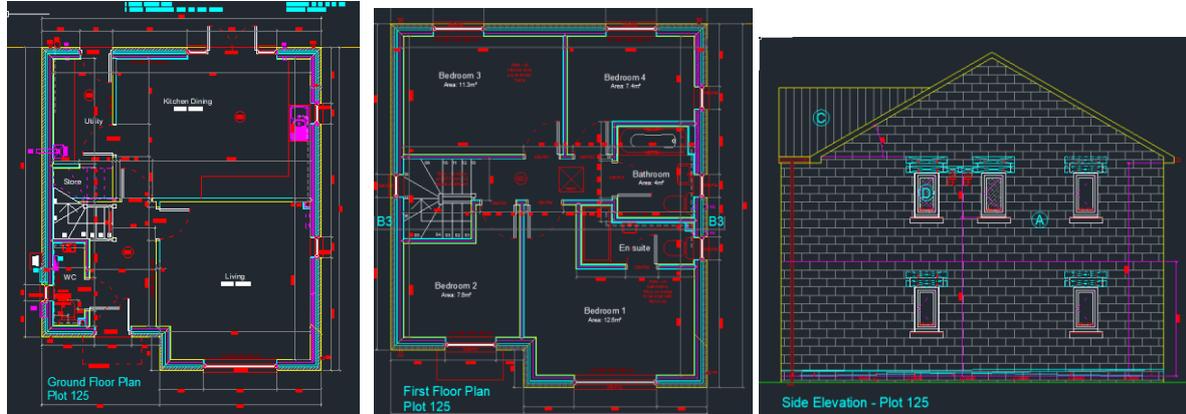


Comments – Standard gable for this house type has no windows. Two gable windows were proposed for this plot at planning (serving a bedroom and en suite). However the internal layout has now changed. It is suggested that the rear bedroom is small and a second window would limit the placement of furniture, therefore it is proposed that this be omitted

Plot 125 – approved



Plot 125 – proposed revised



Comments – the standard side elevation for this house type has two first floor windows serving the bathroom and ensuite. The variant originally agreed for this plot introduced three other windows, including a wide kitchen window aligned with the first floor windows above. Changes to the layout have meant that it is no longer possible to align the kitchen window with the upper floor windows (due to clashes with internal walls). Therefore a narrower kitchen window is proposed