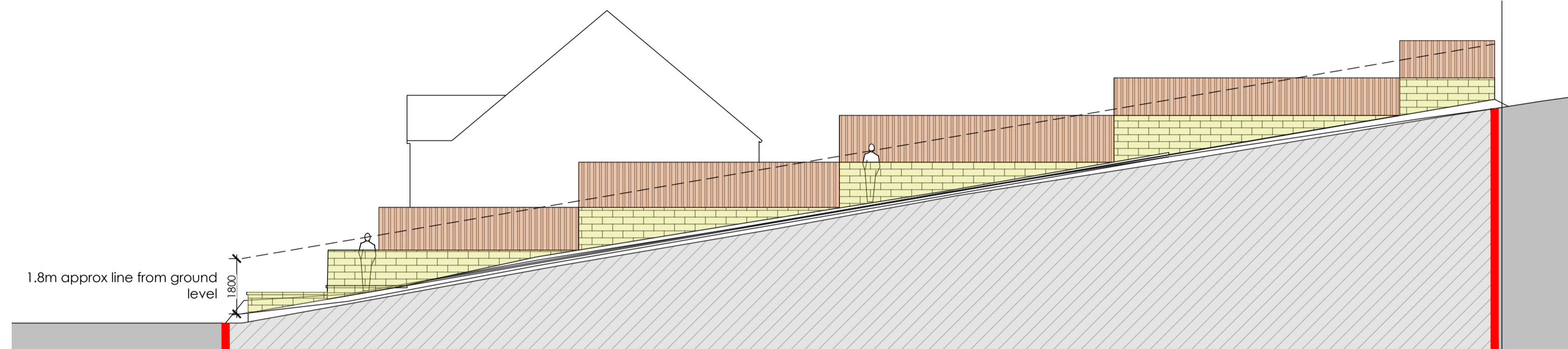
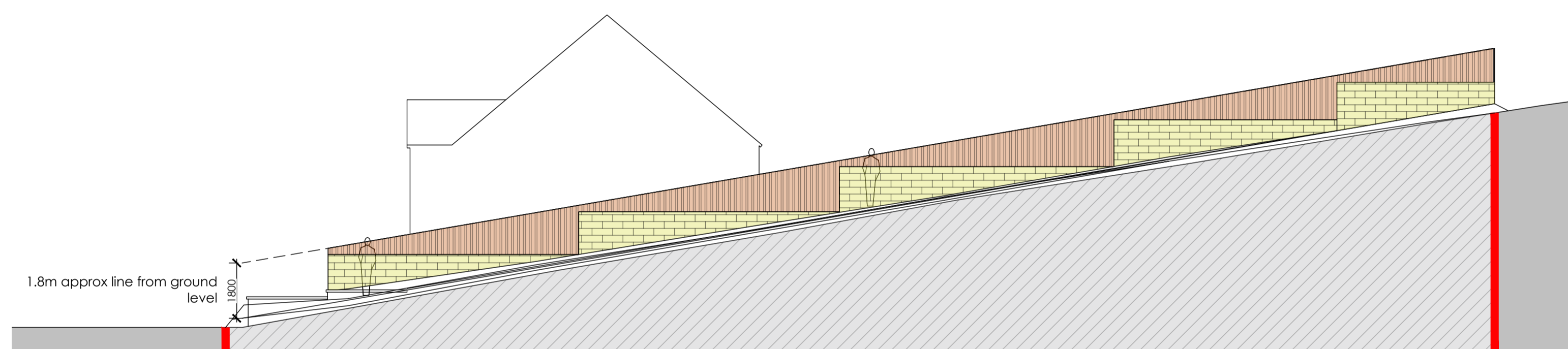


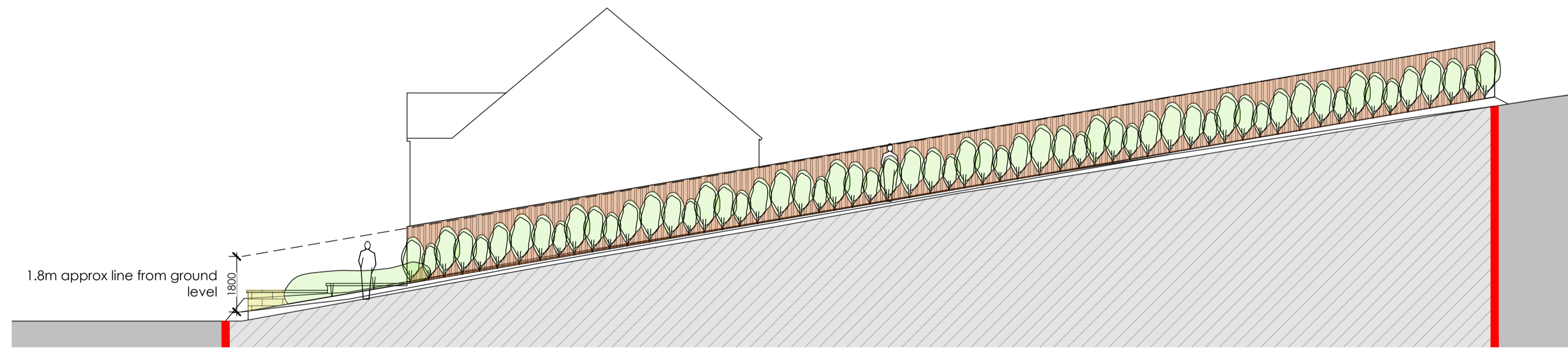
SITE ELEVATION C (OPTION 1) - (EASTERN STREET SCENE ELEVATION) SCALE 1:125
 this shows how the street scene elevation would look if the stone wall was stepped to reflect the planning approved drawing. this option would not be appropriate.



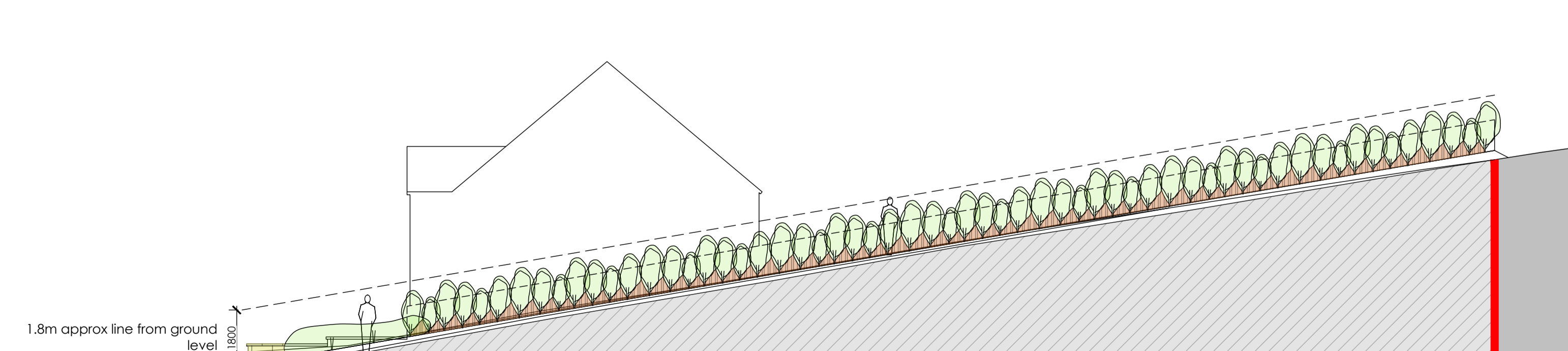
SITE ELEVATION C (OPTION 2) - (EASTERN STREET SCENE ELEVATION) SCALE 1:125
 this shows how the street scene elevation could look if the stone wall had more steps to closer reflect the wall height shown on planning approved drawing. with the inclusion of the fence above the wall this still creates a wall that is over 2.5m which will look oppressive. if the timber fence is removed privacy into the back gardens will be compromised. if the fence is stepped to reduce its height this will look too 'busy' and privacy will still be compromised albeit to a much lesser degree. we feel that developing any of these options would not be appropriate for the site. the highways dept require a continuous 1.15m high masonry wall along this elevation, this option cannot be adopted.



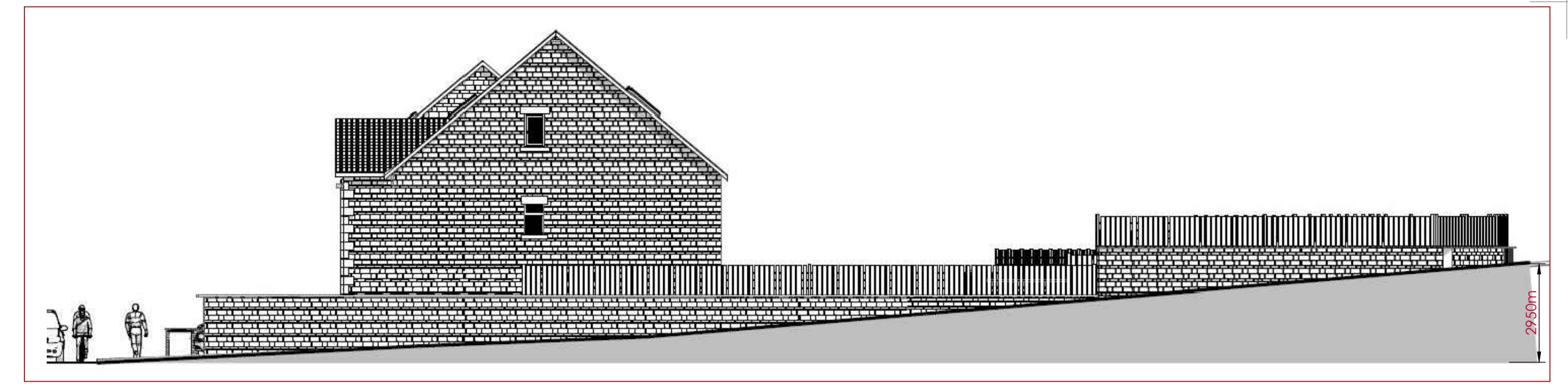
SITE ELEVATION C (OPTION 3) - (EASTERN STREET SCENE ELEVATION) SCALE 1:125
 this option shows how the street scene elevation could look if the stone wall had more steps to closer reflect the wall height shown on planning approved drawing but with a pitched timber fence to limit the overall fence height to 1.8m. we feel that this option is more subtle than the previous 2 options but would look a little incongruous in its setting. NB: the highways dept require a continuous 1.15m high masonry wall along this elevation, this option cannot be adopted.



SITE ELEVATION C (OPTION 4) - (EASTERN STREET SCENE ELEVATION) SCALE 1:125
 this option shows a timber fence (1.8m high) with planting in front to soften the appearance of the timber fencing. we feel that this option is a lot more subtle than the previous 3 options but the planning dept have raised concerns about the timber fencing height not being in keeping with the surroundings. NB: the highways dept require a masonry wall along this elevation, this option cannot be adopted.



SITE ELEVATION C (OPTION 5) - (EASTERN STREET SCENE ELEVATION) SCALE 1:125
 this option shows a lower timber fence (1.1m high) with planting in front to soften the appearance of the timber fencing. we feel that this option is a lot more subtle than the previous options and also addresses the planning dept concerns about the 1.8m high timber fencing not being in keeping with the surroundings. NB: the highways dept require a masonry wall along this elevation, this option cannot be adopted.

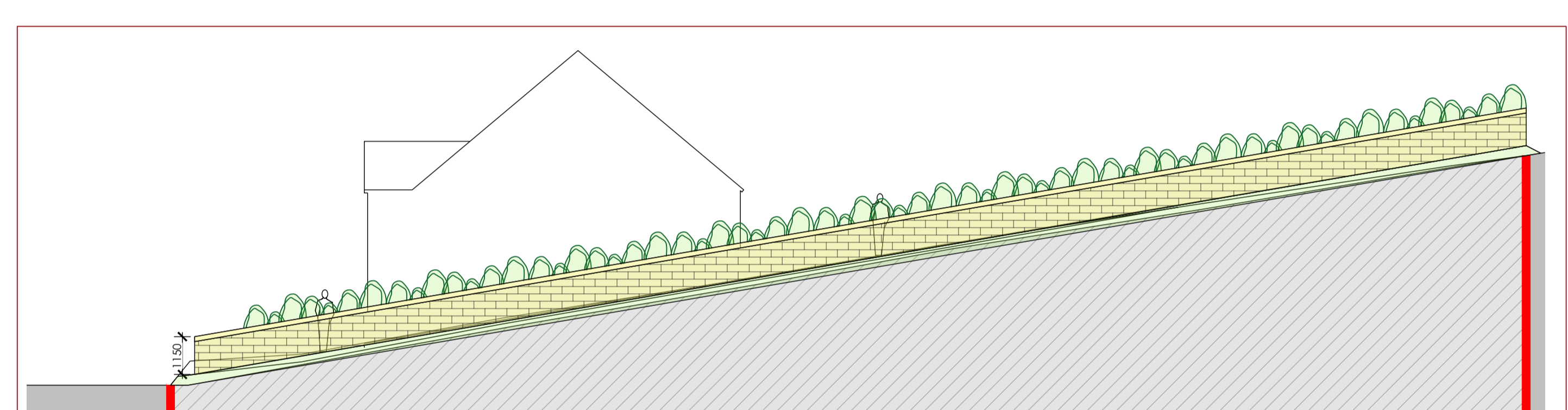


PLANNING APPROVED SITE ELEVATION - (EASTERN STREET SCENE ELEVATION) SCALE 1:125
 elevation taken from planning approved drawing 2021-92062/E1 (Elevations) prepared by Alan Robinson Architects who prepared & submitted the planning application.

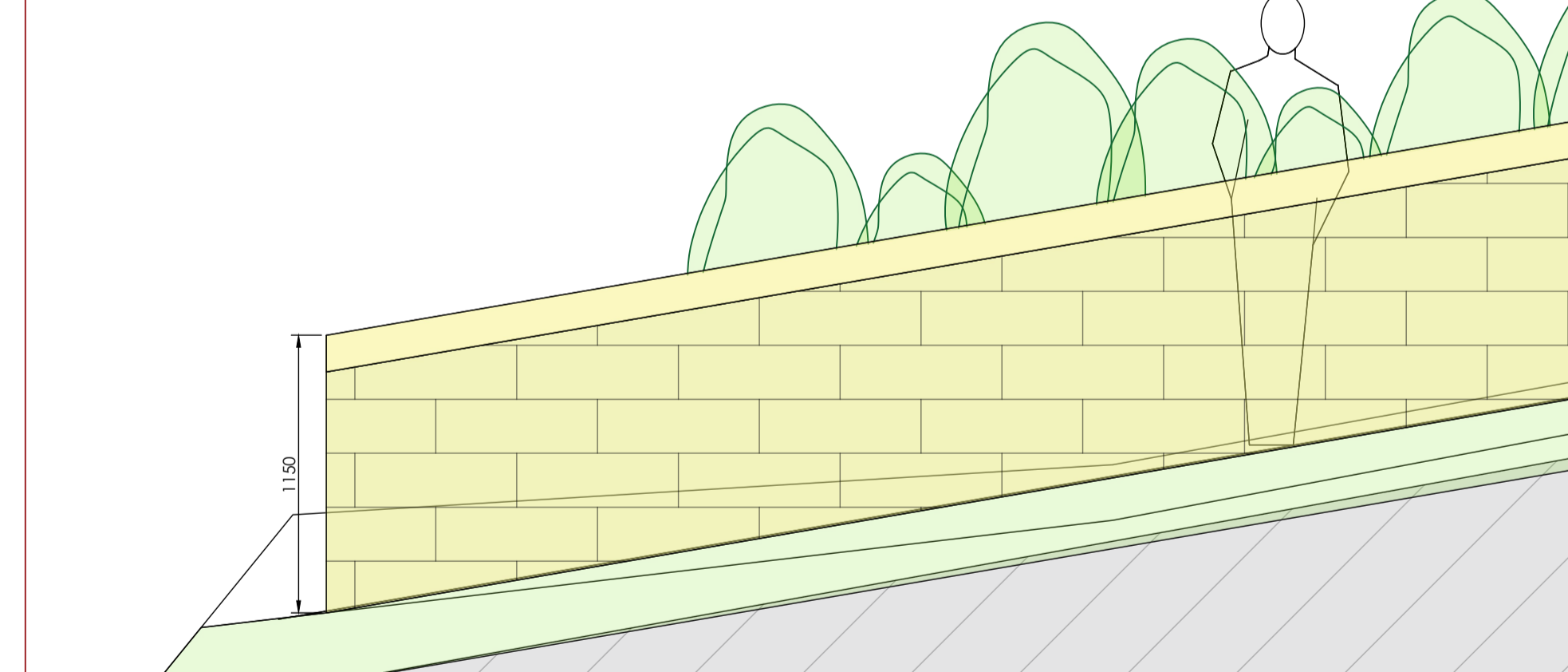


PHOTO - (EASTERN STREET SCENE)
 photos shows existing situation

COMMENTS
 The existing site levels depicted on the original planning site elevation differ from the actual site levels. the above section shows an approx 3m level difference across the site whereas the actual elevation difference is circa 7m which creates a very different aesthetic to the planning approved boundary elevation. this drawing looks to highlight the issues associated with adhering to the planning approved drawing and how this is best addressed and overcome.



SITE ELEVATION C (OPTION 6) - (EASTERN STREET SCENE ELEVATION) SCALE 1:125
 this option shows the agreed AIP/highways dept 1.15m high stonework wall with planting to the rear to soften the overall appearance along the wall. we feel that this option is a lot more subtle than the previous options



OPTION 6 - DEVELOPER PREFERRED OPTION SCALE 1:25

| | | | | |
|-----------------------------|----------|---|-------|---------|
| B | 04.12.25 | SCALE BAR ADDED | - | - |
| A | 20.08.25 | details updated to reflect AIP agreement with highways dept | - | - |
| Rev | Date | Details | Drawn | Checked |
| Issued For: PLANNING | | | | |
| Project/Client: | | Project No: 23-035 | | |
| Residential Development | | Dwg No: 105 | | |
| Land at Britannia Road | | Rev: B | | |
| Golcar, HD3 4QB | | Scale: A.S. @A1 | | |
| Drawing: | | Eastern Boundary Analysis options | | |
| Drawn By: RJ | | Date: 20/11/24 | | |
| Checked By: SC | | Date: | | |

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 Registered Office: The Studio, Flockton Chapel, Barnsley Road, Flockton, WF4 4DP Registered Number: 12000597
 STANDARD NOTES:
 • Contractor must verify all dimensions on site before commencing any work or shop drawings.
 • If this drawing exceeds quarters taken in any view, the building department are to be informed before work is started.
 • Only figured dimensions to be taken from this drawing. Do not scale off this drawing.
 • Drawing based on Ordnance Survey and/or existing record drawings - design and drawing content subject to site survey, structure survey, site investigations, planning and building requirements and approvals.