

Schedule of Floor Areas:

Plot	Scale	Bedrooms	m ²	ft ²
1	1 storey	1	51	550
2	2 storey	4	144	1,550
3	2 storey	4	148	1,595
4	2 storey	3	97	1,045
5	1 storey	2	70	755
Total		14	510	5,495

Site Area: 0.19ha
Development Density: 26uph

Parking:
Required Parking Provision by standards:
11No. resident's spaces + 2No. visitor's spaces
Proposed Parking Provision:
11No. resident's spaces + 3No. visitor's spaces

Note: Parking provision has been calculated on a dwelling-by-dwelling bases and summarised above.

Foul water connection to existing main drain (assumed line shown, based on known location of manhole). Final drainage design and relevant upgrading to be agreed.

For detailed information on trees, refer to separate Arboricultural Impact Assessment, prepared by Skilled Ecology

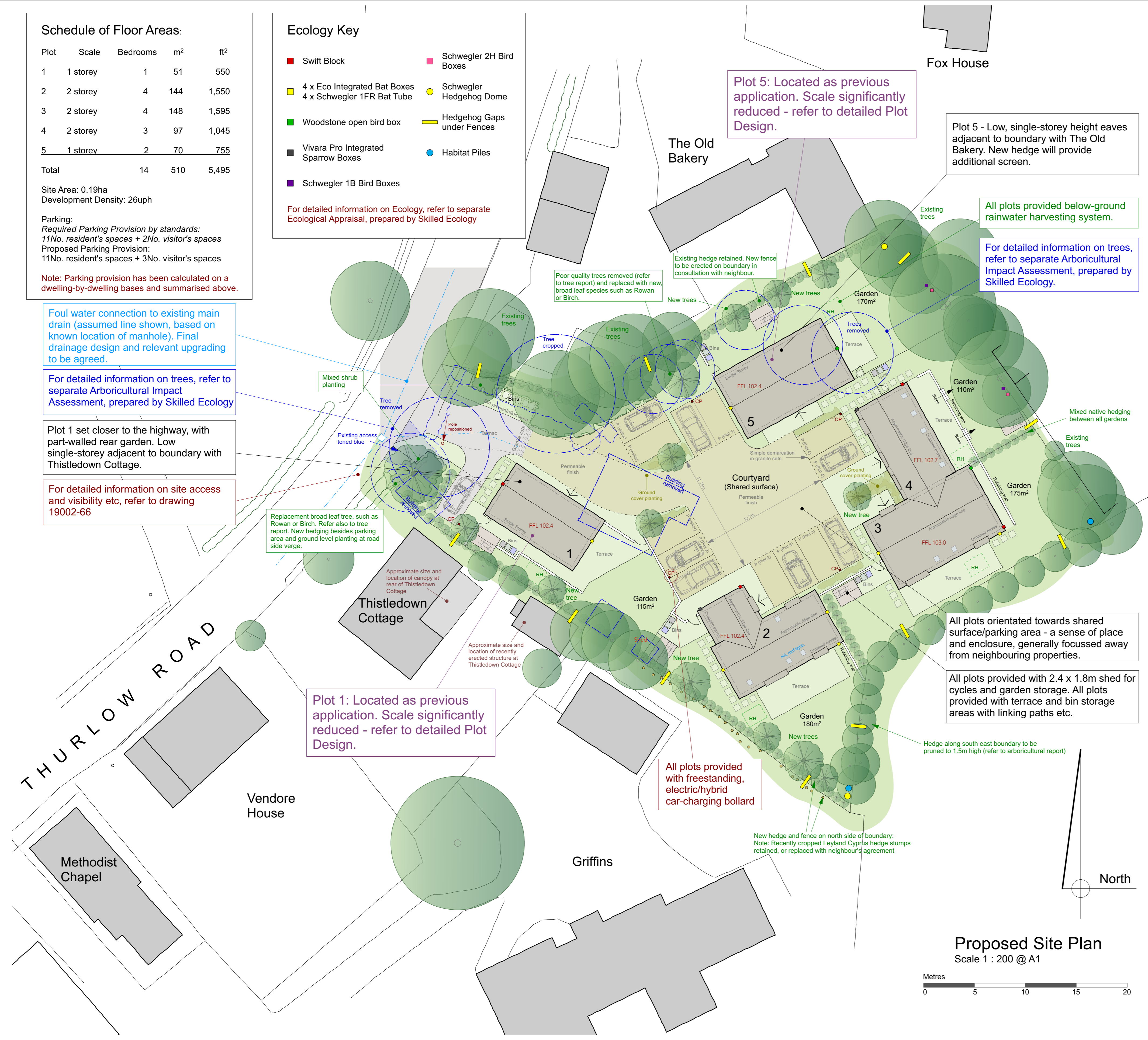
Plot 1 set closer to the highway, with part-walled rear garden. Low single-storey adjacent to boundary with Thistledown Cottage.

For detailed information on site access and visibility etc, refer to drawing 19002-66

Ecology Key

- Swift Block
- Schwegler 2H Bird Boxes
- 4 x Eco Integrated Bat Boxes
4 x Schwegler 1FR Bat Tube
- Schwegler Hedgehog Dome
- Woodstone open bird box
- Hedgehog Gaps under Fences
- Vivara Pro Integrated Sparrow Boxes
- Habitat Piles
- Schwegler 1B Bird Boxes

For detailed information on Ecology, refer to separate Ecological Appraisal, prepared by Skilled Ecology



Plot 5: Located as previous application. Scale significantly reduced - refer to detailed Plot Design.

Plot 5 - Low, single-storey height eaves adjacent to boundary with The Old Bakery. New hedge will provide additional screen.

All plots provided below-ground rainwater harvesting system.

For detailed information on trees, refer to separate Arboricultural Impact Assessment, prepared by Skilled Ecology.

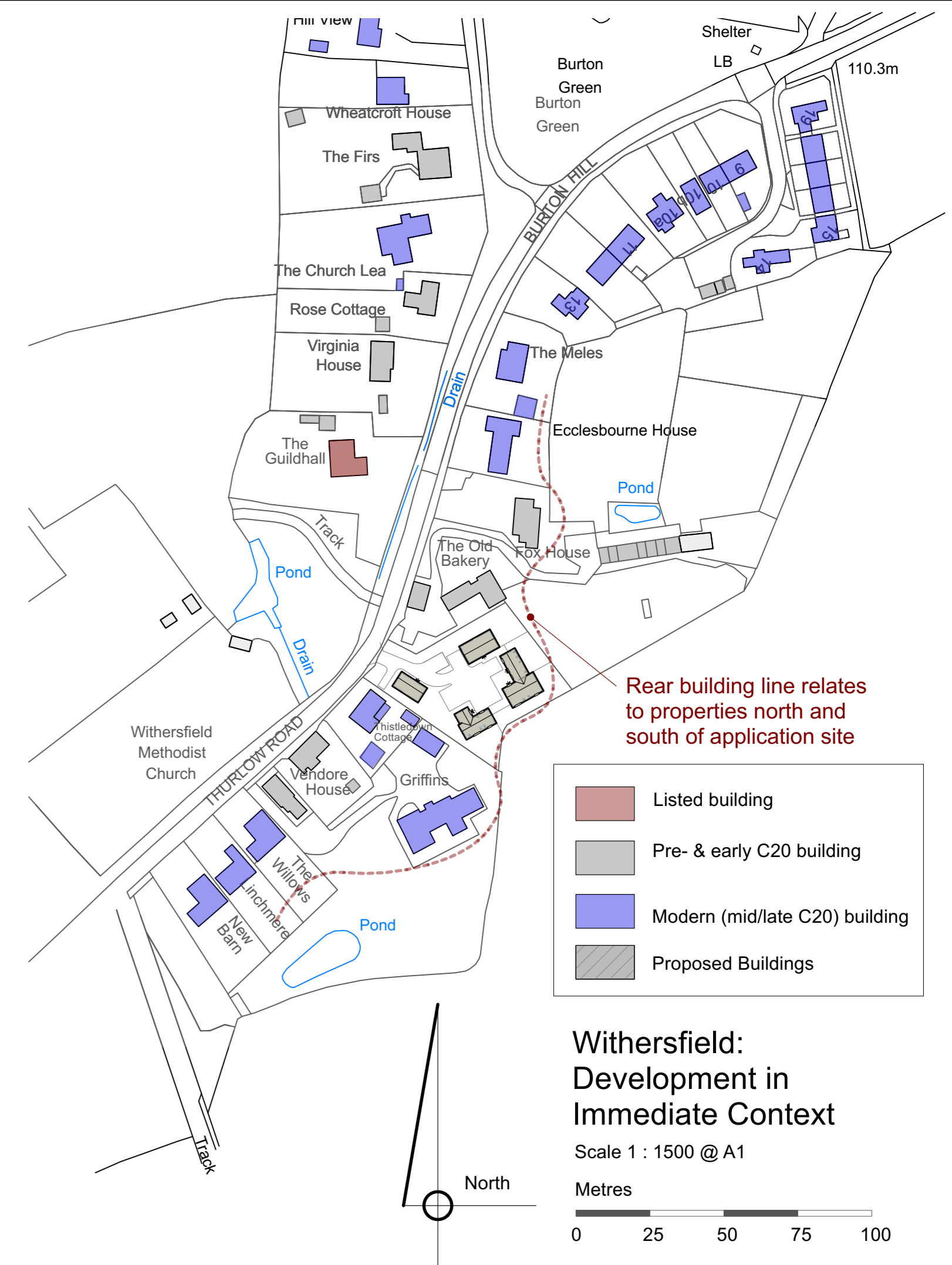
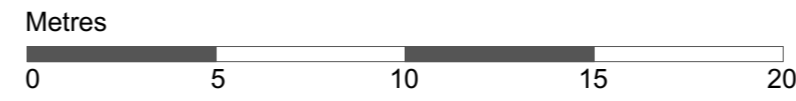
All plots orientated towards shared surface/parking area - a sense of place and enclosure, generally focussed away from neighbouring properties.

All plots provided with 2.4 x 1.8m shed for cycles and garden storage. All plots provided with terrace and bin storage areas with linking paths etc.

All plots provided with freestanding, electric/hybrid car-charging bollard

Plot 1: Located as previous application. Scale significantly reduced - refer to detailed Plot Design.

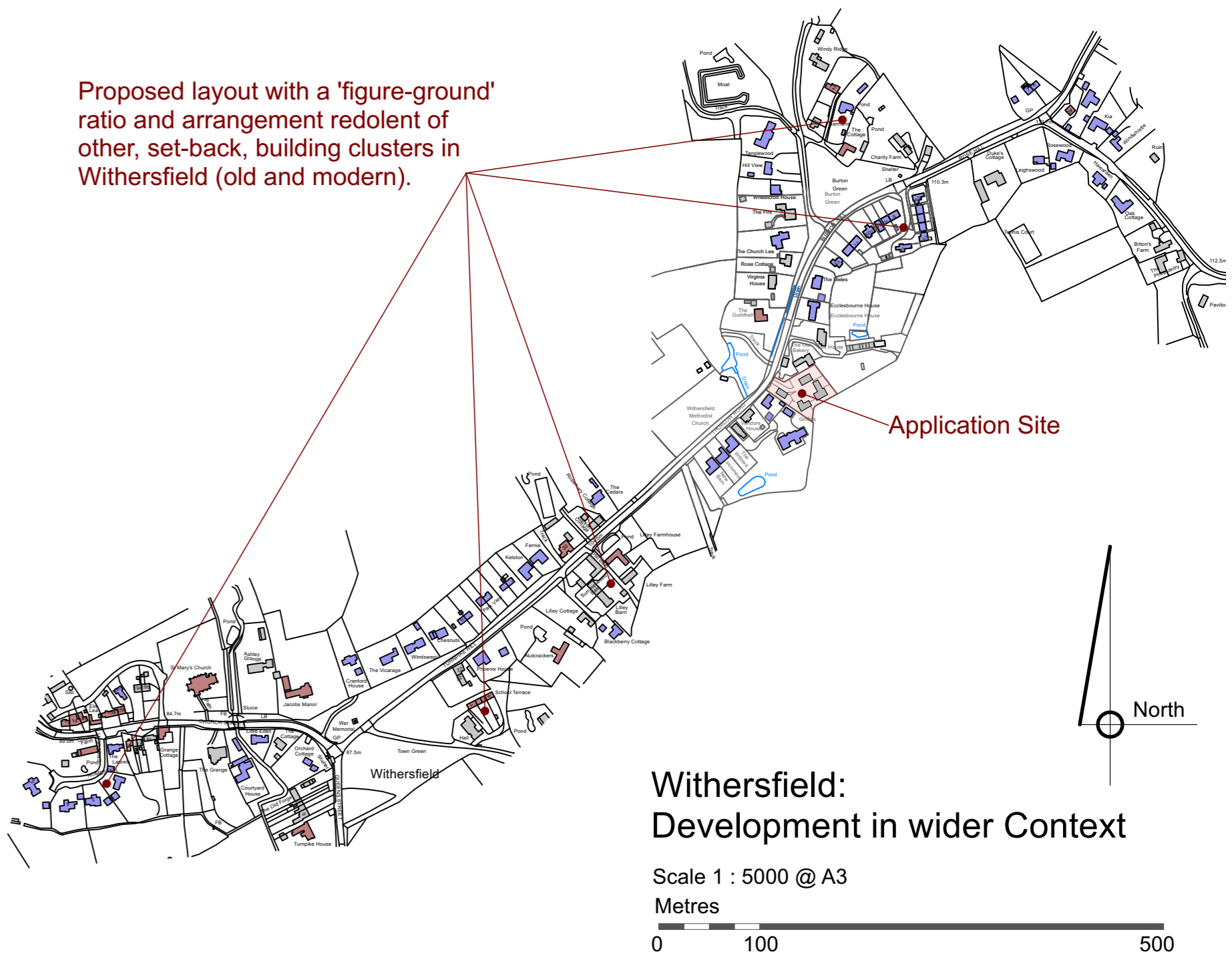
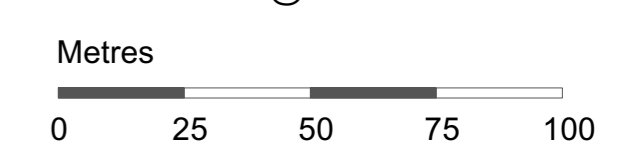
Proposed Site Plan
Scale 1 : 200 @ A1



Rear building line relates to properties north and south of application site

- Listed building
- Pre- & early C20 building
- Modern (mid/late C20) building
- Proposed Buildings

Withersfield: Development in Immediate Context
Scale 1 : 1500 @ A1



Proposed layout with a 'figure-ground' ratio and arrangement redolent of other, set-back, building clusters in Withersfield (old and modern).

Withersfield: Development in wider Context
Scale 1 : 5000 @ A3



Contractor is responsible for all setting out and must check dimensions on site before work is put in hand. Written dimensions only to be taken, this drawing must not be scaled. JAP Architects to be immediately notified of suspected omissions or discrepancies. ©

Revisions		
A	Plot 1 Repositioned.	17.05.23

Revisions		

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Project	Proposed Residential Development at Milton House, Withersfield for Mr P Daniels and Associates		
Title	Proposed Site Layout		
Scale	1 : 200/1500 @ A1	Date	December 2022
Drawing No.	19002 - 50		Revisions
	A		