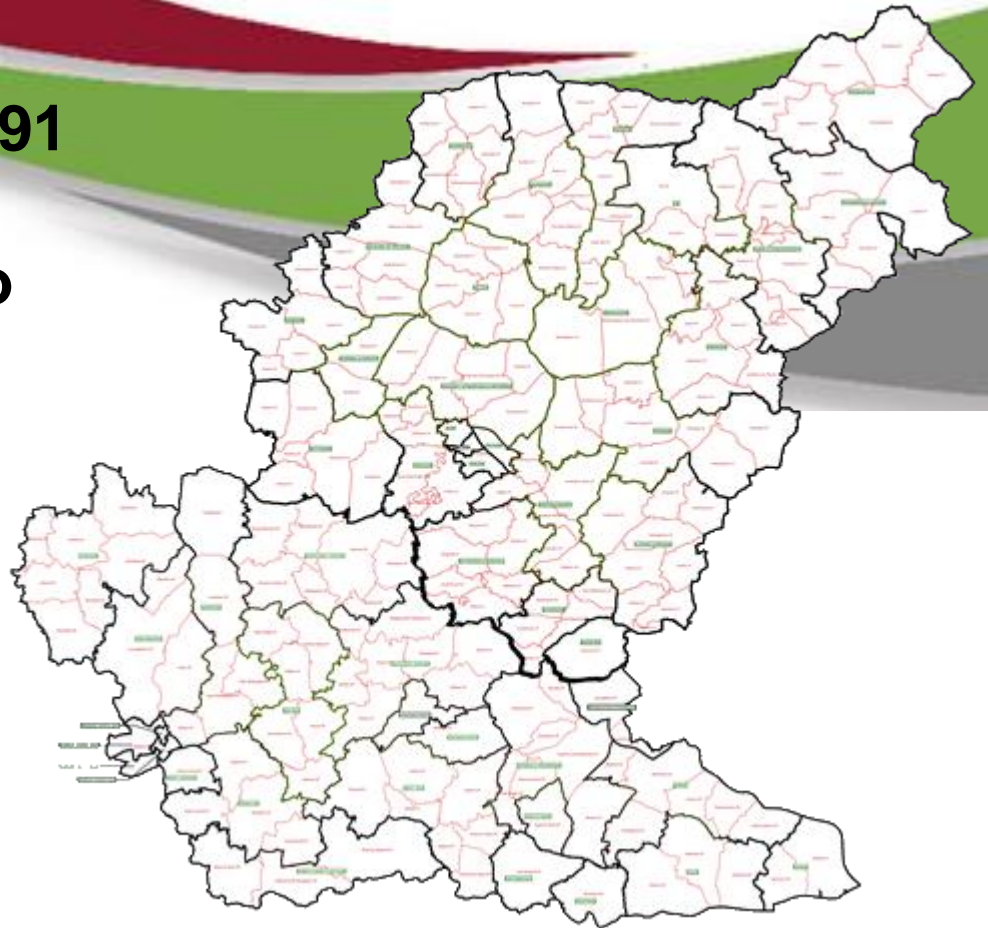


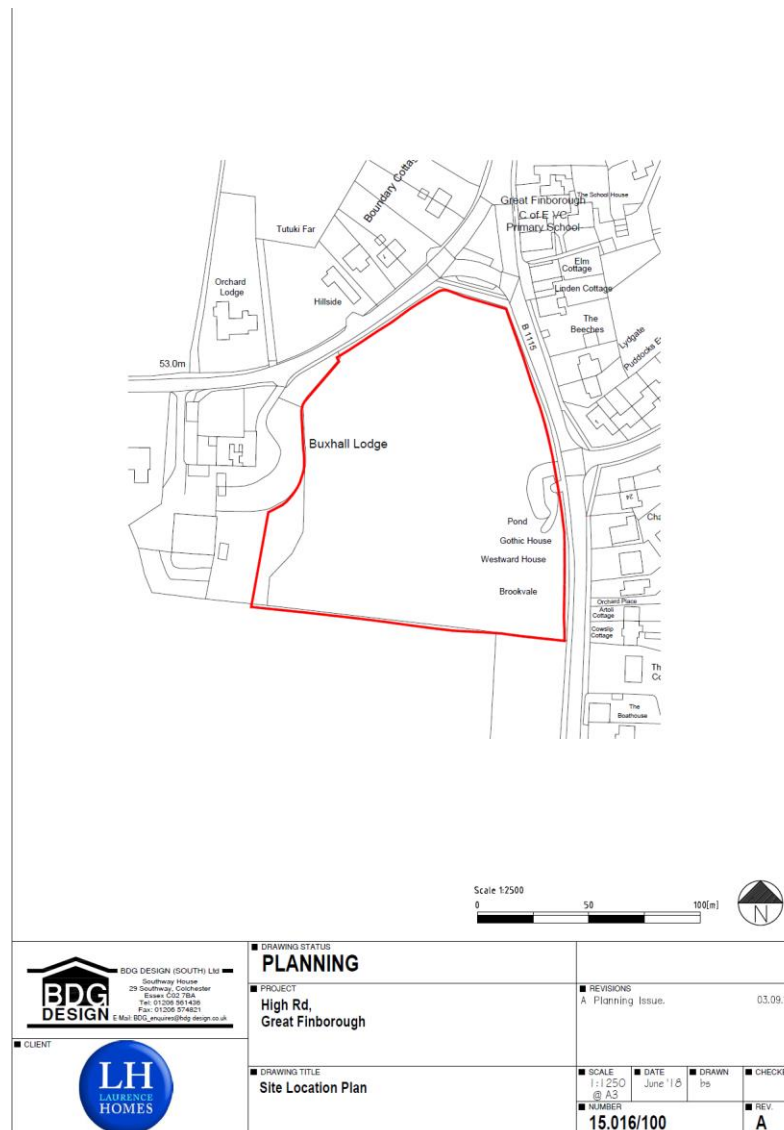
**Application No: DC/18/04491**

**Address: Land Adjacent to  
Buxhall Lodge Great  
Finborough**






# Site Location Plan

Slide 2



## Constraints Map

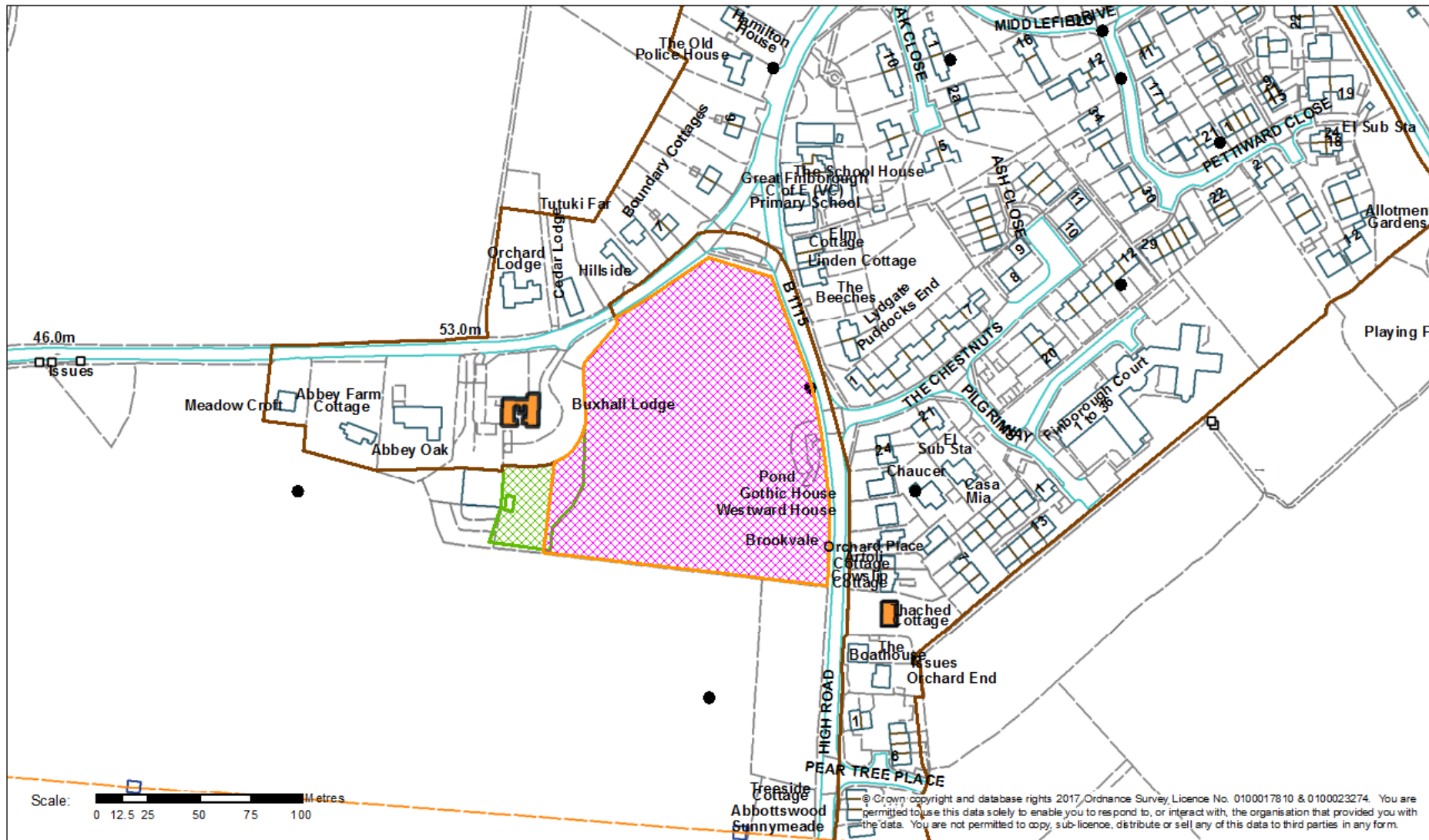
Within Wattisham Safeguarding Meteorological and Airfield Safeguarding areas and SSSI Impact Risk Zone

-  Built Up Area Boundaries
-  Biodiversity - 'Orchard on Current Mastermap'
-  Biodiversity - Protected/Notable Species - e.g. Tawny Owl

### Listed Buildings

-  Grade I
-  Grade II
-  Grade II\*

Slide 3







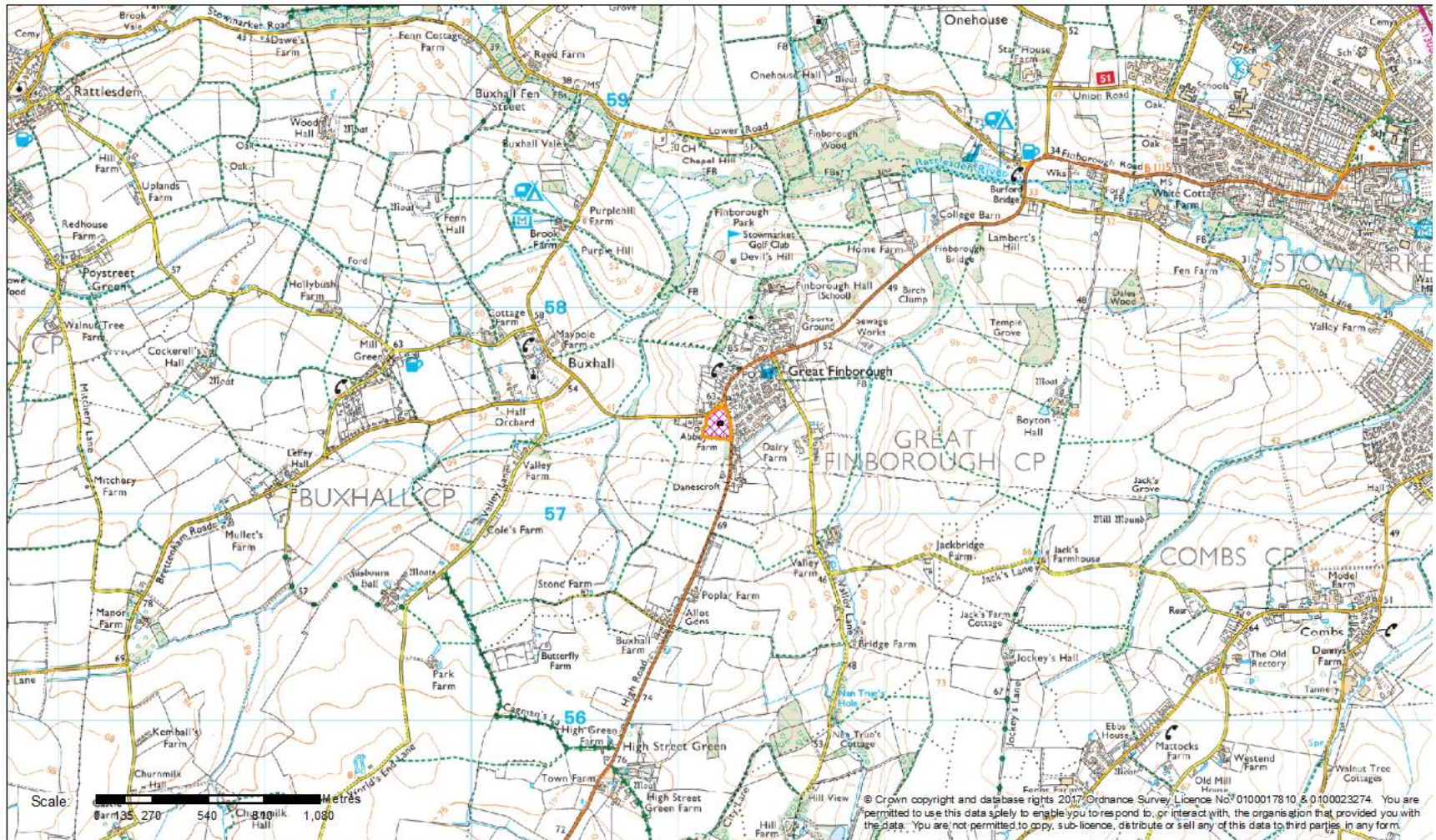






## Map

Slide 6







No dimensions are to be scaled from this drawing  
All written dimensions to be checked by the contractor  
and any discrepancies notified immediately to BDG

### ACCOMMODATION SCHEDULE

HA:			
1B Flat*	1B2P	(47m <sup>2</sup> )	2
2B Flat*	2B4P	(69m <sup>2</sup> )	2
2B *	2B4P House	(81m <sup>2</sup> )	2
209v1*	4B6P House	(112.3m <sup>2</sup> )	1
1B FOG*	1B2P	(60m <sup>2</sup> )	1
B*	3B5P	(82.5m <sup>2</sup> )	1

PRIVATE:

1B FOG	182P	(60m <sup>2</sup> )	1
207	4B6P	(100m <sup>2</sup> )	2
B	3B5P	(82.5m <sup>2</sup> )	2
3B.1	3B5P	(86m <sup>2</sup> )	2
3B	3B5P	(103m <sup>2</sup> )	3
D	4B7P House	(140m <sup>2</sup> )	2
E	4B7P House	(146m <sup>2</sup> )	3
F	5B9P House	(181m <sup>2</sup> )	3

Total	28
-------	----

Site Area: 2.205HA - 5.45Acre



Existing Trees to be Retained. (For condition and category see arboricultural report).



Existing vegetation and hedging to be removed or cut back.

- | ■ REVISIONS |   |          |
|-------------|---|----------|
| C           | Paths to site entrance revised - drop kerbs added, footpath to shared surface replaced with service strip; parking to plot 19 FOG revised; triple garage detached from plot 22 - new parking bay added. | 26.11    |
| D           | Plot 13 amended to show E house type in lieu of the 201v2 and plots 11 & 12 amended from type 204 to 207  | 07.02.20 |
| E           | Plots 18 to 20 amended to HA units and plots 2 & 3 have become private units.   | 07.02.20 |

■ DRAWING STATUS  
**PLANNING**



- ## PROJECT

■ DRAWING TITLE

### Site Layout

■ SCALE 1:500 @ A1    ■ DATE May 18    ■ DRAWN is    ■ CHECKED  
 ■ NUMBER 15.040/101    ■ REV E

# Elevations for Flats Plots 6-9

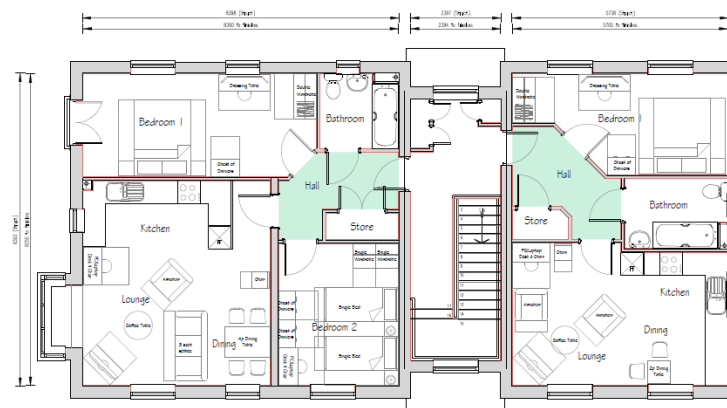
Slide 8



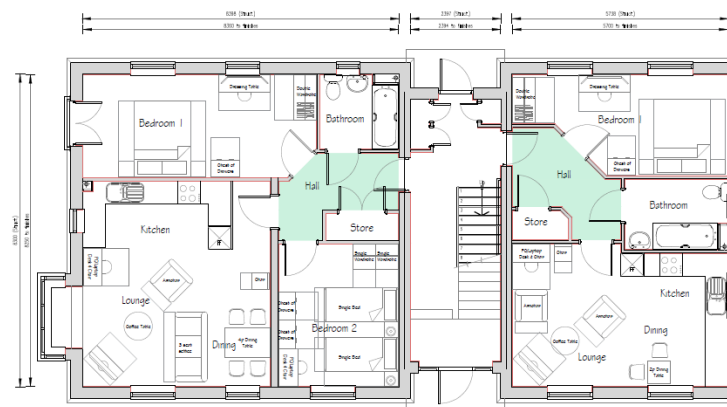


# Ground and First Floor Plans for the Flats

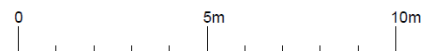
Slide 9



First Floor Plan



Ground Floor Plan



No dimensions are to be scaled from this drawing.  
All written dimensions to be checked by the contractor  
and any discrepancies notified immediately to BDG

Notes:  
Roof pitches and materials may vary. See street scenes.

1B2P Flat Affordable - 47m<sup>2</sup>  
2B4p Flat Affordable - 69m<sup>2</sup>  
Plots 6-9

■ REVISED  
A Plot 7 Issue: 08.08.19  
B Planning Issue: 02.05.19

■ DRAWING STATUS  
PLANNING



■ PROJECT  
Land at Great Finborough

■ DRAWING TITLE  
1B2P & 2B4P Flats - Affordable  
Plans  
Floor Area 47m<sup>2</sup> & 69m<sup>2</sup>

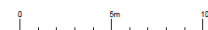
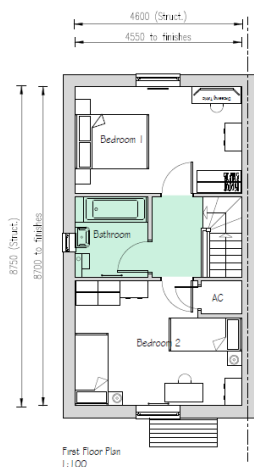
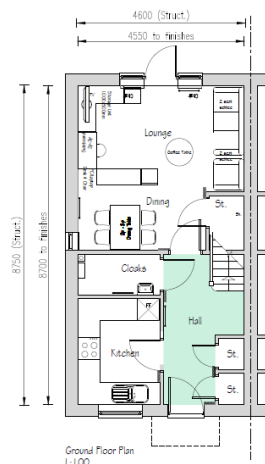
■ SCALE 1:100 1:200 @ A5 July 19 1a 104

■ NUMBER 15.040/303

■ SHEET B

# Plans and Elevations Affordable for Plots 2-3 and 4-5

Slide 10



No dimensions are to be scaled from this drawing.  
All written dimensions to be checked by the contractor  
and any discrepancies notified immediately to BDC

Note:  
Roof pitches and materials may vary. See detailed sources.

2B 4P House - 79m<sup>2</sup>  
Plots 2-3 & 4-5

■ Revision  
a. Plan Issue: 08.08.19  
b. Planning Issue: 03.08.19

## PLANNING



**BDC DESIGN**  
BDC DESIGN (SOUTH) LTD  
Southway House  
29 Southway, Colchester  
Essex CO2 7TA  
Tel: 01206 841425  
Fax: 01206 841425  
E-Mail: info@bdc-design.co.uk

■ Location  
Land at Great Finborough

■ Project Name  
2B 4P House (Affordable)  
Plans & Elevations  
Floor Area (79.16m<sup>2</sup> Finishes)

■ Scale: 1:100 (1:200 @ A4) ■ Date: July 19 ■ Phase: 1a ■ Control: B  
■ Revision: 15.04/302 ■ Rev: B



# Plans and Elevations Plot 1

Slide 11



# Plans and Elevations for plot 10, 23 and 24

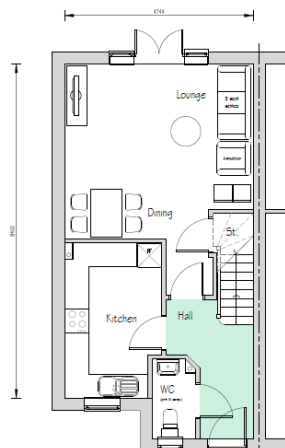
Slide 12



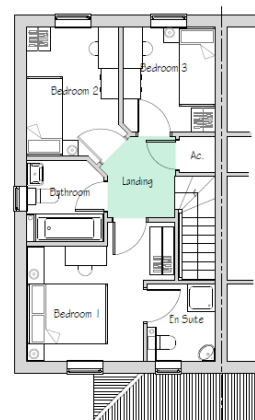


# Plans and Elevations for Plots 11 and 12

Slide 13



Ground Floor Plan



First Floor Plan

No dimensions are to be scaled from this drawing.  
All written dimensions to be checked by the contractor and any discrepancies notified immediately to BDG.

Note:  
Roof pitches and materials may vary. See street scenes.

3B 4P House Private - 82m<sup>2</sup>  
Plots 11 & 12

■ REVISIONS  
■ Plan: Issue: 08.08.19  
■ Planning: Issue: 03.08.19

■ DRAWING STATUS  
**PLANNING**



■ PROJECT  
Land at Great Finborough

■ DRAWING TITLE  
3B 4P House Type 204 (Private)  
Plans & Elevations  
Floor Area (82m<sup>2</sup> Finishes)

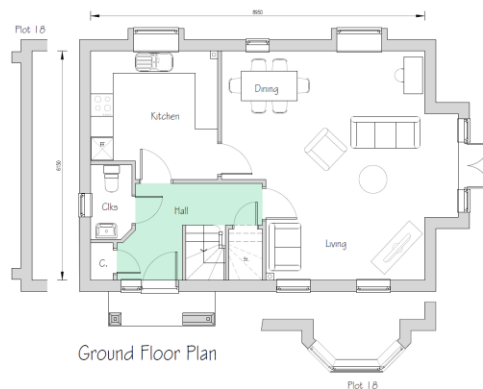
■ SCALE: 1:100 (1:200 @ A3) DATE: July 19  
■ DRAWN: 15.040/306  
■ CHECKED: B

0 5m 10m

0 5m 10m

# Plans and Elevations for plots 13 and 18

Slide 14



No dimensions are to be scaled from this drawing  
All written dimensions to be checked by the contractor  
and any discrepancies notified immediately to BDG

Note:  
Roof pitches and materials may vary. See street scenes.

4B 6P House Private - 112m<sup>2</sup>  
Plots 13 & 18

REVISIONS  
A First Issue 08.08.19  
B Planning Issue 05.09.19

DRAWING STATUS  
**PLANNING**



PROJECT  
Land at Great Finborough

DRAWING TITLE  
4B 6P House Type 209v2 (Private)  
Plans & Elevations  
Floor Area (112m<sup>2</sup> Finishes)

SCALE: 1:100, 1:200 @ A3 DATE: July 19 DRAWN: B CHECKED: JPD  
NUMBER: 15.040/307 REV: B



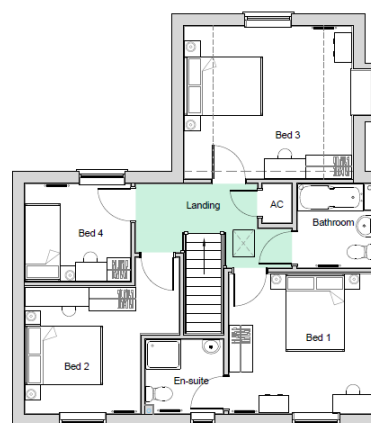
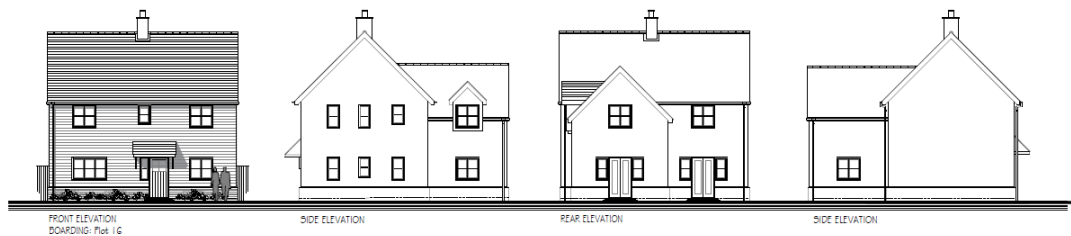
# Plans and Elevations Plots 14, 15 and 20

Slide 15



# Plans and Elevations Plot 16

Slide 16



No dimensions are to be scaled from this drawing.  
All written dimensions to be checked by the contractor  
and any discrepancies notified immediately to BDG

Note:  
Roof pitches and materials may vary. See street scenes.

4B7P Private - 140.4m<sup>2</sup>  
Plots 16

■ Revisions: 08.08.19  
A. Plan Issues: 01.08.19  
B. Planning Issues:

■ PRELIMINARY  
PLANNING



BDG DESIGN (SOUTH) LTD  
Southway House  
28 Southway, Colchester  
Essex CO1 2TA  
Tel: 01206 881436  
Fax: 01206 871421  
E-Mail: [info@bdg-design.co.uk](mailto:info@bdg-design.co.uk)

■ PRELIMINARY  
Land at Great Finborough

■ PRELIMINARY  
4B7P House Type D (Private)  
Plans & Elevations  
Floor Area (140.4m<sup>2</sup> Finishes)

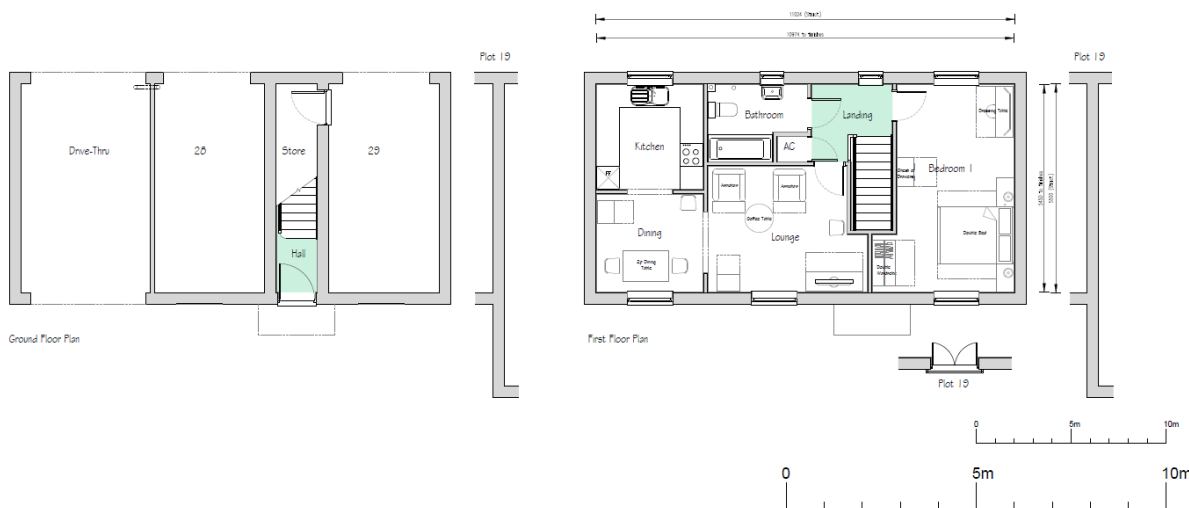
■ SCALE: 1:100, 1:200 @ A3 ■ DATE: July 19 ■ DRAWN: B ■ CHECKED: B  
15.040/301

# Plans and Elevations Plots 17 and 19

Slide 17



1B 2P FOG Affordable - 60m<sup>2</sup>  
Plot 17 & 19



REVISIONS

A Rev: Initial 08.08.19

B Planning: Final 03.09.19

PLANNING



PROJECT  
Land at Great Finborough

PROJECT TITLE  
1B 2P House Type (Private)  
Plans & Elevations  
Plot Area (60m<sup>2</sup> Finishes)

REVISIONS

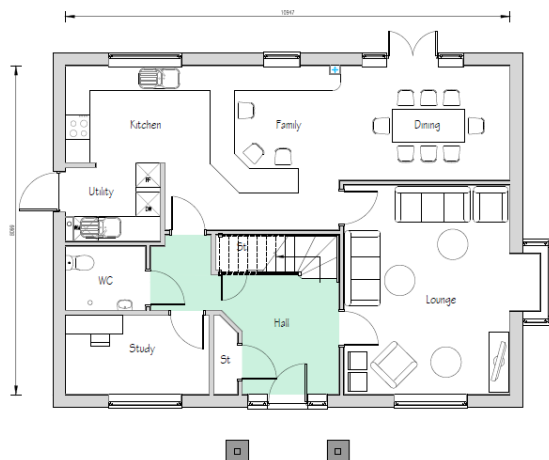
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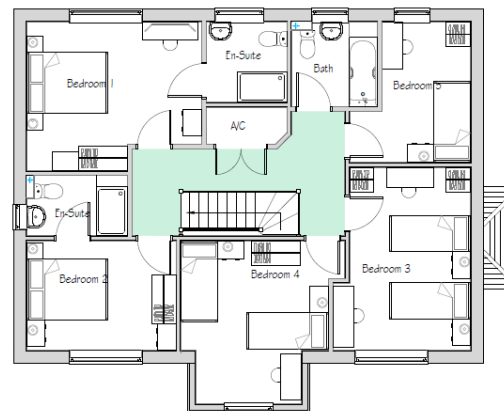


No dimensions are to be scaled from this drawing.  
All written dimensions to be checked by the contractor  
and any discrepancies notified immediately to BDC.

Note:  
Roof pitches and materials may vary. See street scenes.



Ground Floor Plan



First Floor Plan

5B 9P House Private - 181m<sup>2</sup>  
Plots 21 & 28

REVISIONS  
A First Issue: 08.06.19  
B Planning Issue: 03.06.19

DRAWING STATUS  
**PLANNING**



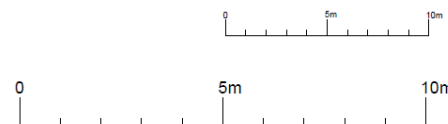
**BDC DESIGN**  
BDC DESIGN (SOUTH) LTD  
Southway House  
28 Southway, Colchester  
Essex, CO2 7BA  
Tel: 01206 841436  
E-Mail: csa@bdc-design.co.uk

PROJECT  
Land at Great Finborough

DRAWING TITLE  
5B 9P House Type F (Private)  
Plans & Elevations  
Floor Area (181m<sup>2</sup> Finishes)

SCALE: 1:100, 1:200, A3, July 19  
DATE: 19  
DESIGN: BDC  
CHECKED: BDC  
DRAWN: BDC  
REV: B

NUMBER  
15.040/310



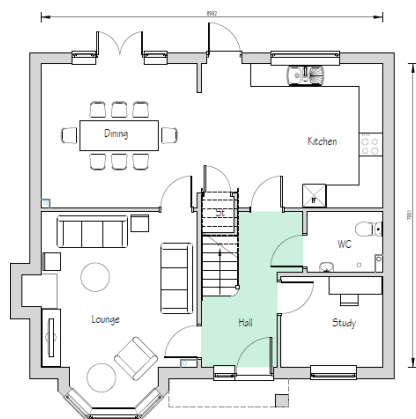


No dimensions are to be scaled from this drawing.  
All written dimensions to be checked by the contractor  
and any discrepancies notified immediately to BDG

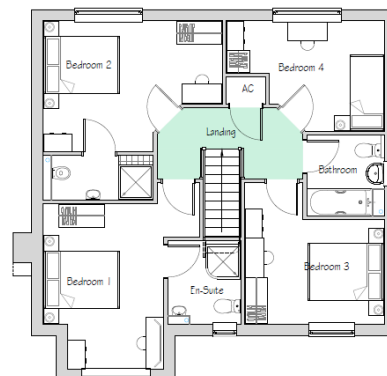
Note:  
Roof pitches and materials may vary. See street scenes.

4B 7P House Private - 148m<sup>2</sup>  
Plots 22 & 26

REVISIONS  
A First Issue 08.08.19  
B Working Issue 03.09.19



Ground Floor Plan



First Floor Plan

0 5m 10m

0 5m 10m

DRAWING STATUS  
**PLANNING**



PROJECT  
Land at Great Finborough

PROPOSED  
4B 7P House Type (Private)  
Plans & Elevations  
Floor Area (146.8m<sup>2</sup> Finishes)

SCALE 1:1000 / 2008A8 300/19  
REVISION 15.040/311  
DATE 08/19  
BY B  
CHECKED  
DATE 08/19  
BY B

# Plans and Elevations Plots 25 and 27

Slide 20







**KEY**

**Walls**

- BRICK 1 = BRICKWORK - WEINBERGER / TERCA - WAKERLEY MULTI STOCK FACING BRICK OR SIMILAR.
- BRICK 2 = BRICKWORK - WEINBERGER / TERCA - EATON BUFF FACING OR SIMILAR.
- 215MM THICK FEATURE BRICK WALL WITH 400MM SQ PIERS. (COLOUR TO BE AS HOST DWELLING) REMAINING BOUNDARIES TO BE CLOSED BOARD FENCE.
- RENDER - SMOOTH RENDER FINISH MONOCOUCHE COLOUR - IVORY.
- REDLAND FENLAND CONCRETE PANTILE THROUGH COLOUR FARMHOUSE RED 39.
- MARLEY RIVENDALE FIBRE-CEMENT ROOF SLATES. COLOUR BLUE-BLACK.
- REDLAND FENLAND CONCRETE PANTILE THROUGH COLOUR BLACK 63.

**Plinths**

- PROJECTING PLINTH (COLOUR RELATES TO WALLS KEY).

**Boarding**

- MIDNIGHT BLACK HORIZONTAL HARD-PLANK WEATHERBOARDING OR SIMILAR.

**FASCIA, SOFFITS AND BADGE BOARDS**

- WHITE UPVC

**RAINWATER GOODS**

- BLACK UPVC

**WINDOW AND FRENCH DOORS**

- WHITE UPVC

**Roof Finish**

**Wall Finish**

**Plinth Finish**



No dimensions are to be scaled from this drawing. All written dimensions to be checked by the contractor and any discrepancies notified immediately to BDG.

**REVISIONS**

A - Planning Issue. 03.09.19

**DRAWING STATUS**

**PLANNING**



**BDG DESIGN** BDG DESIGN (SOUTH) Ltd

Southway House  
29 Southway, Colchester  
Essex CO2 7BA  
Tel: 01206 561436  
Fax: 01206 574821  
E-Mail: cad@bdg-design.co.uk

**PROJECT**

**Proposed Residential Development At Great Finborough**

**DRAWING TITLE**

**Materials**

**SCALE** 1:500@A2 **DATE** July '19 **DRAWN** ks **CHECKED**

**NUMBER** 15.040/104 **REV.** A

# Hard and Soft Landscaping Plan

Slide 23

