

24/8034 Primus House



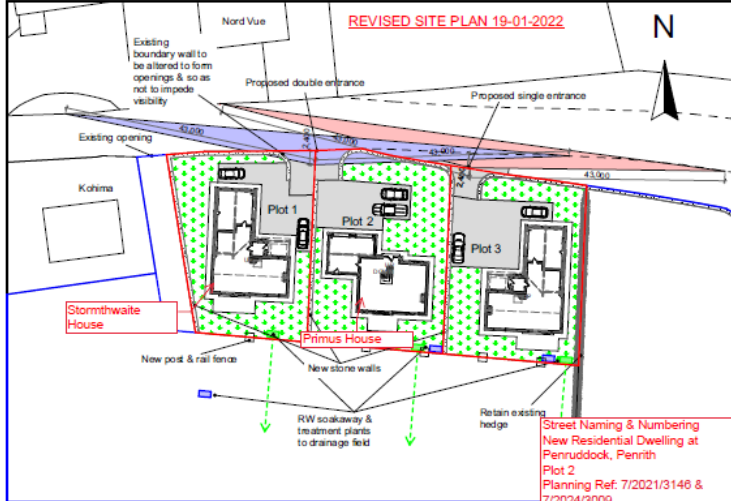
Roadside Elevation

1:200

In addition to the technical details, the design content is detailed on the client's website. It is intended for clients to be able to see the design and type of development, including, where appropriate, an appropriate verbal statement.

Scale: 1:200

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Site Plan 1:500

Proposed development land adjacent to Kohima

Site area, 0.22 ha.

This application seeks approval of reserved matters following outline approval ref 7/2019/095.

Permission is sought for 3 new, 3 bedroom detached dwellings.

Consideration has been given to the design and mass of the dwellings ensuring they nestle into the site and have minimal visual impact.

Plot 3 occupies the most elevated position. The dwelling is orientated in a manner that the single storey garage is seen first. Ceiling heights have been kept to a minimum and the overhanging roof and dormer give this property the impression of being a dormer bungalow.

Plot 2 occupies a slightly lower elevation. The outside roof over the garage reduces the visual impact of the property.

Plot one uses the same design as Plot 3 and sits well next to Kohima being a bungalow.

All elevations facing the road will be faced with local stone, all other elevations will be off white render.

Roofs will be covered with grey/green slates laid in diminishing courses; black rainwaters goods.

Windows and doors will be light oak UPVC units with sandstone heads and sills.

Access via 2 new entrances, each with visibility splay providing clear visibility of 43 metres x 2.4 metres measured down the centre of the access road and the nearside channel line of the major road provided at the junction of the access road with the county highway.

Boundary wall to be reduced to 1.05m max. height, no trees, bushes or other plants shall be planted or be permitted to grow within the visibility splay which obstruct the visibility splay.

The first five metres of the access drive, measured from the highway boundary, shall be hard surfaced with bound material before the access is brought into use in connection with the development. Drainage channel and gully to be installed ensuring no surface water drains onto the highway.

Parking for a minimum of 2 vehicles per dwelling. All hardstandings/paths to be of permeable paving or compacted stone chippings, grey/brown in colour.

Existing hedge on eastern boundary to be retained. New 1.2m high tanalised post and rail fence to be erected on southern boundary. Drystone wall on northern boundary to be retained but altered allowing for the new entrances. Reduced in height where required so as not to impede visibility. New traditional dry stone wall to be erected marking the western boundary and also separating the individual plots.

Percolation tests conclude the ground is suitable for soakaway drainage of surface water. Soakaways will be located within the adjoining field (Plot 1) and garden areas (Plots 2 & 3), 5m from highways and buildings in accordance with BS8301. Detailed design to be provided at Building Regs stage.

Soak drainage will be provided by individual Klugester Biofilter 1 (6 person) packaged sewage treatment plants located within the plots with approx 16m drainage field within 900m wide bench. Detailed design to be provided at Building Regs stage.

Street Naming & Numbering
New Residential Dwelling at
Penruddock, Penrith
Plot 2
Planning Ref: 7/2021/3146 &
7/2024/3009
SNN Ref: 24/8034

Primus House
Penruddock
Penrith
CA11 0RD

Scale @ A3 1:500, 1:200
Rev C
Date 19/01/2022

Development
Land adj to Kohima
Penruddock
Penrith
CA11 0RD

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APPROVED