

NOTES

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KEY

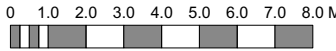
- Site Boundary
- Internal Area
- External Area
- Neighbouring Buildings
- Red brick wall
- Existing Acer Tree Retained
- Proposed planting

Net Internal Area = 100sqm

Site Area = 245sqm



Scale Bar @ 1:200



Rev	Date	Description
B	15.11.21	Scheme amended in line with planning officer comments.
A	23/08/21	Site Area Corrected

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e | [REDACTED]

title	Proposed Site Plan		
project	Redcliffe, Gloucester, GL2 0QJ		
client	Mr Mark Shorting		
date	May 2021	scale	1:200 @ A3
drawn	LMM	status	stat auth
checked	-	number	2012 PL03



PROPOSED SITE PLAN | Scale 1:200 @ A3

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TIMBER SCREEN ADDITION
FOR
REDCLIFFE COURT, GLOUCESTER, GL2 0QJ



Contents

- 1.0 Introduction
- 2.0 Proposals
- 3.0 Detailing
- 4.0 Justification

1.0 Introduction

- 1.1 The following document comprises information with detailing for the projected dormer windows proposed to Redcliffe Court.
- 1.2 Redcliffe Court is owned by MR & JM Investments Ltd and whom are also the applicants for the land to the east of the site.
- 1.3 This statement supports the alterations to the windows at Redcliffe Court.

2.0 Proposals

- 2.1 The existing elevation is red brick with plain glazed white uPVC windows.



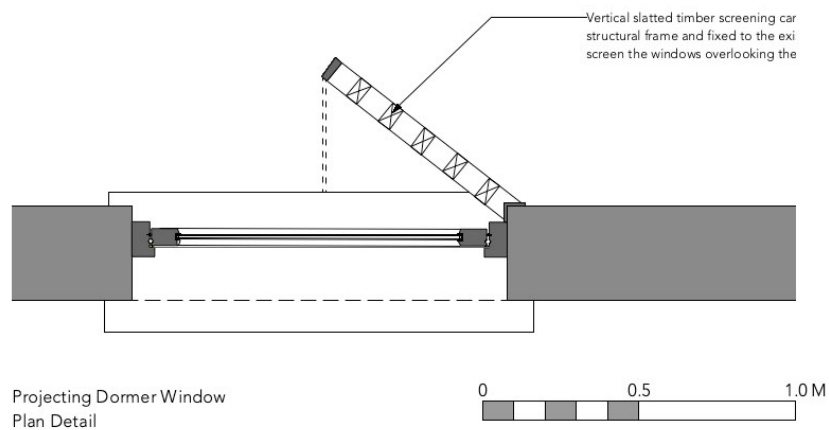
- 2.2 Redcliffe Court was purpose built as flats and comprises 6 flats in total, 3 to the ground and 3 to the first floor. 4 Cheltenham Road was converted into 7 flats in the late C20.
- 2.3 The proposed alterations will provide hoods over the existing openings but direct an angled view towards Cheltenham Road to avoid overlooking on the site to the East of the development. The first floor flats to Redcliffe Court are 2 Bedroom flats and existing rooms which will be affected by this amendment are bedrooms.



- 2.4 These proposals will improve the elevation of Redcliffe Court by adding a projection of contemporary style.

3.0 Detailing

- 3.1 The proposed projecting timber screens will be constructed with vertical timber sections, finished with an anthracite grey flashing to the edging of the frame. The dormers will be manufactured off site by a specialist company and brought to site for fitting to ensure fitting can be completed with minimal impact on the occupants of the flats.
- 3.2 Refer to drawings below for the detailing of the projecting screens.



4.0 Concept Images



5.0 Justification

- 4.1 In our assessment of the site, we feel this solution is the optimal compromise for the occupants of Redcliffe Court and the occupiers of the new dwelling. It ensures privacy for all persons and improves the façade of the building. We hope these proposals are considered as a positive intervention and are judged in this manner.

END OF STATEMENT

Date: Revision A 15th November 2021

Ref: 2012WINDOWSTATE

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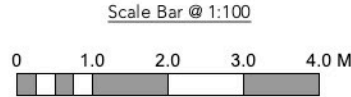
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KEY	
	Site Boundary
	Internal Area
	External Area
	Neighbouring Buildings
	Red brick wall
	Existing Acer Tree Retained
	Proposed planting
	Wienberger Kemply Antique or similar approved.

PROPOSED NORTH ELEVATION | Scale 1:100 @ A3



Rev	Date	Description
B	15.11.21	Scheme amended in line with planning officer comments.
A	11.8.21	Brick material amended in line with Conservation Officer comments.

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PROPOSED SOUTH ELEVATION | Scale 1:100 @ A3

title	Proposed North South Elevations		
project	Redcliffe, Gloucester, GL2 0JQ		
client	Mr Mark Shorting		
date	May 2021	scale	1:100 @ A3
drawn	LMM	status	stat auth
checked	-	number	2012 PL05

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KEY

Site Boundary

Internal Area

External Area

Neighbouring Buildings

Red brick wall

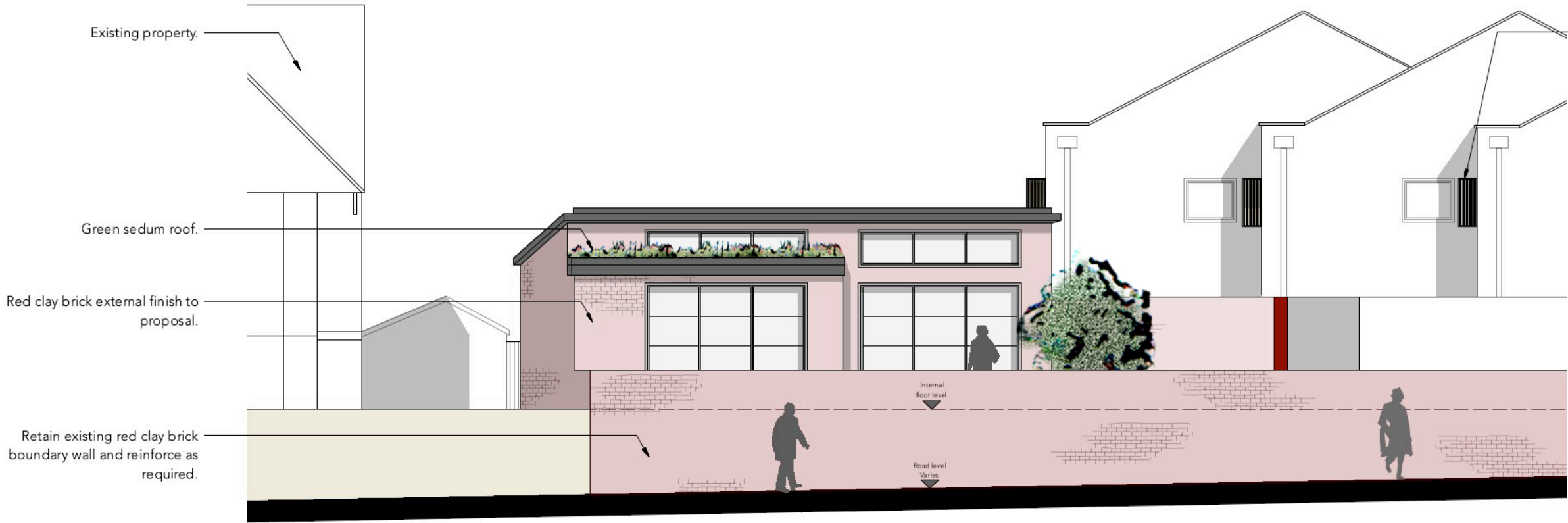
Existing Acer Tree Retained

Proposed planting

Wienberger Kemply
Antique or similar
approved.

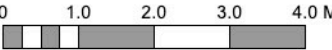


PROPOSED EAST ELEVATION | Scale 1:100 @ A3



Timber screens over windows as privacy screening to Redcliffe Court.

Scale Bar @ 1:100



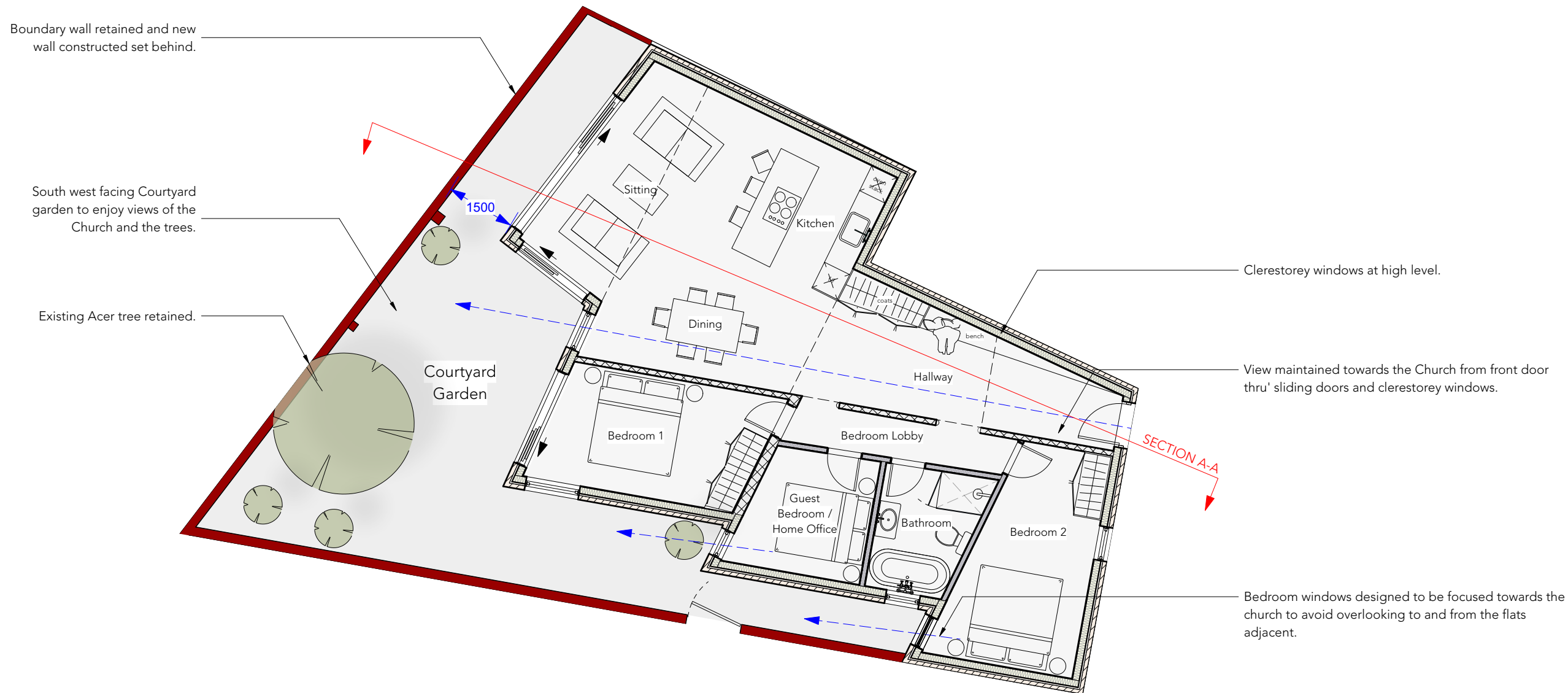
B	15.11.21	Scheme amended in line with planning officer comments.
A	11.8.21	Brick material amended in line with Conservation Officer comments.
Rev	Date	Description

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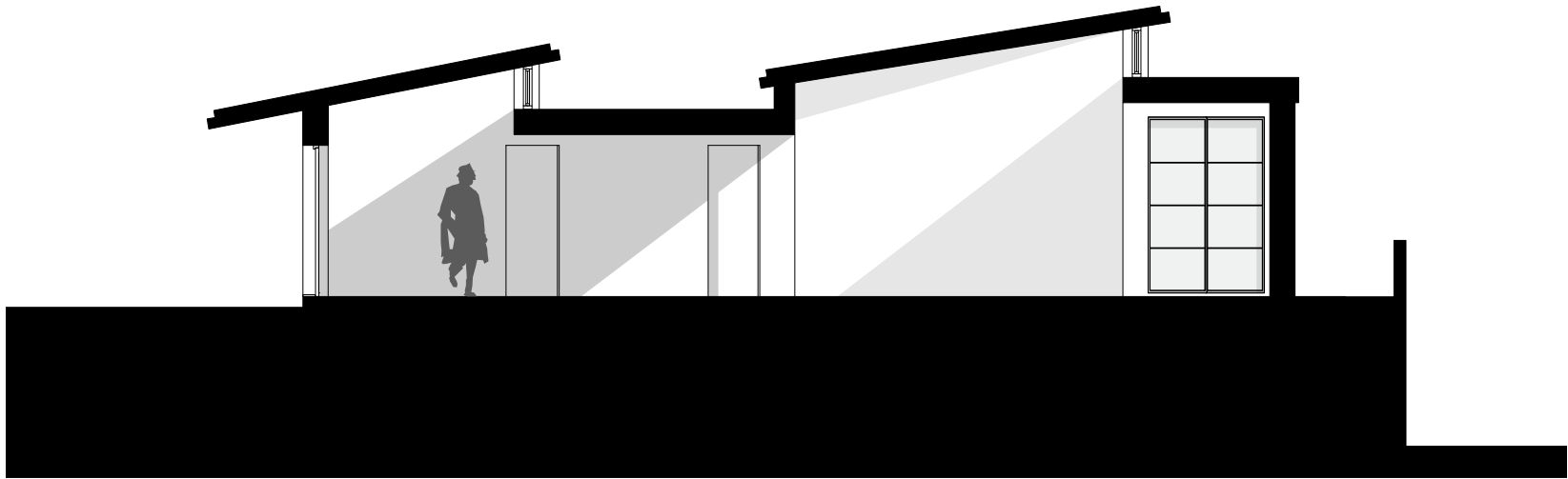
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e |

PROPOSED WEST ELEVATION | Scale 1:100 @ A3

title	Proposed East West Elevations		
project	Redcliffe, Gloucester, GL2 0QJ		
client	Mr Mark Shorting		
date	May 2021	scale	1:100 @ A3
drawn	LMM	status	stat auth
checked	-	number	2012 PL06



PROPOSED FLOOR PLAN | Scale 1:100 @ A3



PROPOSED SECTION A-A | Scale 1:100 @ A3

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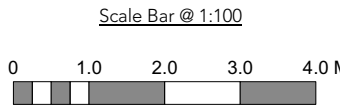
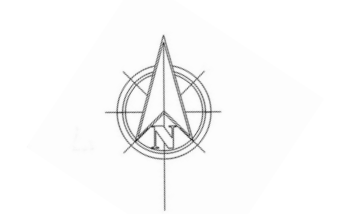
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KEY

- Site Boundary
- Internal Area
- External Area
- Neighbouring Buildings
- Red brick wall
- Existing Acer Tree Retained
- Proposed planting

Net Internal Area = 100sqm

Site Area = 234 sqm



Rev	Date	Description
A	15.11.21	Scheme amended in line with planning officer comments.

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e | [REDACTED]

title	Proposed Floor Plan & Section		
project	Redcliffe, Gloucester, GL2 0QJ		
client	Mr Mark Shorting		
date	May 2021	scale	1:100 @ A3
drawn	LMM	status	stat auth
checked	-	number	2012 PL04