

SCHEDULE A: Applications with Recommendation

21/0622

Item No: 05

Date of Committee: 10/09/2021

Appn Ref No:
21/0622

Applicant:
Mr Graham Weir

Parish:
St Cuthbert Without

Agent:
Architects Plus (UK) Ltd

Ward:
Dalston & Burgh

Location: Broadfield, Carleton, Carlisle, CA1 3DZ

Proposal: Erection Of 1no. Dwelling & Associated External Work

Date of Receipt:
23/06/2021

Statutory Expiry Date
18/08/2021

26 Week Determination
13/09/2021

REPORT

Case Officer: Stephen Daniel

1. Recommendation

- 1.1 It is recommended that this application is approved with conditions.

2. Main Issues

- 2.1 Whether The Proposal Is Acceptable In Principle
- 2.2 Whether The Scale And Design Of The Proposal Are Acceptable
- 2.3 Impact Of The Proposal On The Living Conditions Of The Occupiers Of Any Neighbouring Properties
- 2.4 Impact Of The Proposal On The Setting Of Listed Buildings
- 2.5 Biodiversity/ Trees
- 2.6 Other Matters

3. Application Details

The Site

- 3.1 The site, which measures 0.23 ha, is elevated above the adjacent A6 and rises steeply from south to north. It previously contained a dormer bungalow, a garage and a series of outbuildings, which were located towards the northern end of the site but these have all been demolished. The bungalow that previously occupied the site was finished in render under

a slate roof. It had a large flat roof dormer window, which was clad in white horizontal panels, in the south facing roofslope.

- 3.2 The site contains a number of mature trees towards the southern site boundary. Other trees are located along the eastern site boundary and these help to screen the site. The site is accessed from a driveway that adjoins the A6 near to the southern site boundary and which slopes steeply uphill.
- 3.3 Residential properties adjoin the site to the north, with other dwellings being located to the east of the site on the opposite side of the A6. Two of the dwellings and an outbuilding to the east of the site are Grade II Listed Buildings.
- 3.4 An office building, with a parking area to the front, and a residential property adjoin the site to the south. Fields adjoin the site to the west, with the River Petteril being located approximately 150m to the west of the site. A hedge separates the site from the adjacent field.

The Proposal

- 3.5 The proposal is seeking to erect a replacement part two-storey dwelling part single-storey dwelling on the site and to re-grade and widen the existing access.
- 3.6 The dwelling would have a linear form and run from north to south on the site. The dwelling has been designed to make the most of the views towards the River Petteril to the west and would be orientated so that the main elevations face east and west. It would be of contemporary design and would be clad in scorched timber with a flat roof and it would meet high standards of design and sustainability
- 3.7 The ground floor would contain two en-suite bedrooms, a storage area and a double garage. The first floor, which would be larger than the ground floor, would contain a master bedroom with an en-suite bathroom and a dressing room, an open plan kitchen/ dining area/ living area, a media room, an office, a utility room, a w.c. and storage areas.
- 3.8 The site contains a number of trees. The three pine trees and large oak tree at the southern end of the site would be removed with other trees on the site being retained. The hedge along the western boundary would be retained with other hedges on the site largely being retained. Additional landscaping would be provided, with a number of new trees proposed to be planted along the eastern site boundary to provide a better quality of landscaping.
- 3.9 The existing driveway, which is narrow and steep (1 in 4 in places), would be regraded so that it is less steep (1 in 10) and it would be widened from 2.5m to 4m. This would provide access to the integral double garage and an adjacent parking area that would be located to the rear of the dwelling.

4. Summary of Representations

- 4.1 This application has been advertised by means of site and press notices as well as notification letters sent to twelve neighbouring properties. In response, three letters of objection and two letters of support (from one household) have been received.
- 4.2 The letters of objection raise the following concerns:
- there were quite a number of mature trees growing on the site around the bungalow (that has now been demolished). In the first planning application for this site some 2 to 3 years ago, it was deemed necessary that in order to build the replacement dwelling that it was necessary to fell most of the mature trees growing there which included a magnificent specimen of a Cedar of Lebanon. There is now only a clump of 3 Scots Pines and 1 oak tree shown on the site and these are to be felled. Two pink flowering cherry trees are growing on the site I fear the future of these - object to the further felling of these beautiful established trees;
 - the heritage aspect of this application is the most crucial - this site is surrounded by no less than 8 separate Grade 2 listed buildings. To the south of the site only 10 or 15 yards away is Orchard House. Directly across the road are The Beeches Farm, adjacent to that is a long 16th/17th century "Cumbrian longhouse", adjacent to this is The Cottage and two houses further up the hill towards Carlisle are 1 & 2 Petteril Villas then Croft House and finally three houses further up the hill 5 Brisco View. This proposed new development will severely impact on this surrounding cluster of listed buildings and in all aspects should be clearly sympathetic to the historic heritage of the area;
 - the proposal would completely rip away the historic value of the village;
 - the dwelling's design, dimensions, and building materials just violently jar with its surroundings. With absolutely no consideration to the heritage of this area of the village;
 - object most strongly to the size, shape, and materials of this proposed building in this location;
 - the proposed modular dwelling which in all honesty resembles a dark industrial unit is totally contrary to the aesthetics and heritage of this pretty historic village;
 - there are modern farm buildings at The Beeches but none of these buildings can be seen from the road they are hidden from view by the old existing 18th/19th-century farm buildings;
 - a person driving into Carlisle from the south on the A6 will see pleasing heritage-listed buildings on one side of the road and a large oblong-shaped box resembling an industrial unit on the other side of the road;
 - any proposed planting to shield the property from view will take many years to get fully established;
- 4.3 The letters of support make the following points:
- as the owner/ occupier of the neighbouring property, fully support the planning application in its current form;
 - feel the proposal will fit in and enhance the area.

5. Summary of Consultation Responses

St Cuthberts Without Parish Council: - objects to the application. The objection is the setting for this proposed development which is an important part of Carlisle's heritage. The development site is surrounded by a cluster of seven architecturally important Grade 2 listed houses in what historically was the rural village of Carleton. The proposed design pays no regard to its historic setting. It is very big (three stories) and modern in design and will not be appropriate. It will detract from an important historic entry point into the City. It will dominate that part of Carleton and change it significantly. If approved, it will lead to the further felling by the applicant of mature trees (3 large Scotch Pines and a Mature Oak Tree) on that site which would have an adverse effect on wildlife and birds;

Northern Gas Networks: - no objections.

6. Officer's Report

Assessment

- 6.1 Section 70(2) of the Town and Country Planning Act 1990/Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that an application for planning permission is determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.
- 6.2 The relevant planning policies against which the application is required to be assessed are Policies SP1, SP6, HO6, HE3, IP3, IP6, CC5, GI3 and GI6 of the Carlisle District Local Plan 2015-2030. The council's Supplementary Planning Documents (SPD) "Achieving Well Designed Housing" and "Trees and Development" are also material planning considerations.
- 6.3 The proposals raise the following planning issues:
 1. Whether The Proposal Is Acceptable In Principle
- 6.4 The proposal is seeking to erect a new dwelling in Carleton on the site of a former bungalow. Planning permission has previously been granted for a replacement dwelling on this site and this proposal is seeking to amend the design of the replacement dwelling. The erection of a new dwelling on the site would, therefore, be acceptable in principle, subject to the scale and design being appropriate.
 2. Whether The Scale And Design Of The Proposal Are Acceptable
- 6.4 In September 2017, planning permission was granted at committee for the erection of a replacement dwelling with a contemporary design. The dwelling had a footprint of 324 sq m and consisted of three blocks that would be linked by lower, recessed, glazed sections. It had a flat roof and was to be constructed of stone to the ground floor, with the first floor being finished in

timber effect cladding with large areas of glazing.

- 6.5 This proposal is seeking to amend the design of the replacement dwelling. The dwelling would have a linear form and would run from north to south on the site and would be orientated so that the main elevations face east and west. It would be of contemporary design and would be clad in scorched timber with a flat roof and it would meet high standards of design and sustainability.
- 6.6 The ground floor would contain two en-suite bedrooms, a storage area and a double garage. The first floor, which would be larger than the ground floor, would contain a master bedroom with an en-suite bathroom and a dressing room, an open plan kitchen/ dining area/ living area, a media room, an office, a utility room, a w.c. and storage areas.
- 6.7 The three pine trees and large oak tree at the southern end of the site would be removed with other trees on the site being retained. The hedge along the western boundary would be retained with other hedges on the site being largely retained. Additional landscaping would be provided, with a number of new trees proposed to be planted along the eastern site boundary to provide a better quality of landscaping.
- 6.8 The existing driveway, which is narrow and steep (1 in 4 in places), would be regraded so that it is less steep (1 in 10) and it would be widened from 2.5m to 4m. This would provide access to the integral double garage and an adjacent parking area that would be located to the rear of the dwelling.
- 6.9 The Parish Council and three objectors have raised concerns about the design of the dwelling, which: would be sited near a cluster of seven architecturally important Grade 2 listed houses in what historically was the rural village of Carleton; the proposed design pays no regard to its historic setting; it is very big and modern in design and would not be appropriate to the setting; and, it would detract from an important historic entry point into the City and would dominate that part of Carleton and change it significantly.
- 6.10 Planning permission has previously been granted for the erection of a contemporary building on this site which was larger than the dwelling currently proposed (342m² compared to the current 218m²). Whilst the proposed dwelling is still partly two-storey the height of the building is similar to the ridge of the previous bungalow and remains lower than the eaves height of the neighbouring building to the north.
- 6.11 The previous dwelling on the site was a 20th century dormer bungalow which had low townscape quality. The proposed dwelling would sit on an elevated site above the A6 and given the size of the plot and the existing and proposed landscaping it would not be viewed in conjunction with any neighbouring properties. The Council's Heritage Officer/ Urban Designer has been consulted on the application and he has raised no objections to the contemporary design of the new dwelling. Whilst modern materials are being used, these are considered to be appropriate for the contemporary design of

the dwelling and the choice of timber cladding would help the dwelling integrate into the landscape. The use of more traditional materials would detract from the contemporary design concept.

- 6.12 In light of the above, the scale and design of the proposed dwelling would be acceptable.

3. Impact Of The Proposal On The Living Conditions Of The Occupiers Of Any Neighbouring Properties

- 6.13 The nearest residential property lies 20m to the north of the proposed dwelling. The dwelling has been designed so that a single-storey blank elevation faces this property.
- 6.14 The dwelling has been designed so that the main living areas and main garden areas would face the open fields to the west. The dwellings to the east (The Elms and Yew Tree House) would have front elevations 30m and 37m away from the east elevation of the proposed dwelling. The proposed landscaping along this boundary would help to reduce overlooking.
- 6.15 The nearest building to the south would be over 39m away from the south elevation of the proposed dwelling and would be partially screened by the existing landscaping along the southern site boundary, some of which is to be retained.
- 6.16 In light of the above, the proposal would not have an adverse impact on the living conditions of the occupiers of any neighbouring properties through loss of light, loss of privacy or over-dominance.

4. Impact Of The Proposal On The Setting Of Listed Buildings

- 6.17 Two dwellings (The Beeches and The Cottage) and an outbuilding that lies between the two dwellings are all Grade II Listed.
- 6.18 For the Beeches the Listing reads as follows:

Farmhouse. 1830-40. Flemish bond brickwork, stone quoins and surrounds, graduated slate roof, brick end chimney stacks. 2 stories, 3 bays. V-jointed stone quoins. 2 canted bay windows, flank entrance of Tuscan columns supporting open pediment with pilasters behind and round headed arch: moulded stone surrounds to windows. Panelled door with patterned fanlight. Sash windows in bays have single glazing bars, all others with glazing bars. Decorative cast-iron gutter brackets below eaves. Behind and at right angles to the house, but joined to it, is the earlier farmhouse with Stone lintel dated 1706 and initials R.R.S. Sandstone rubble walls, slate roof. 2 storeys, 3 bays. Original entrance with lintel, now a window: C19 replacement window surrounds with shutter hinge brackets and one wall shutter retaining catch, windows all C20 casements. Sneaked ashlar quoins. Listing includes 2 storey extension to rear of English bond brickwork, slang roof and brick chimney stack: sash windows with glazing bars and C20 door. Listing does not include further extension which is

extensively altered with C20 garage doors.

- 6.19 For the Cottage the Listing reads as follows:

Late C18. Whitewashed rendered walls, graduated slate roof, rendered chimney stacks. 2 storeys, 2 bays. Entrance has 3 steps up, plain surround with rounded moulded head and false keystone. Plain surrounds to windows, 2-pane sashes, 6-panel door with patterned fanlight. No C20 external wooden shutters to each window.

- 6.20 For the outbuilding that lies between the Cottage and the Beeches the Listing reads as follows:

Store and outbuilding, originally a house and integral barn, now divided between the two named properties. Early C18, datestone eroded with alterations. Set at right angles to The Cottage. Sandstone rubble part rendered, slate roof. 2 storeys, 5 bays. Plain surrounds to plank door, and to sash windows with glazing bars, in former barn section (The Beeches property), meanwhile converted to house and now reverted to store. Also an arched cart entrance with reeded ashlar surround. East part (The Cottage property) originally the house, has blocked door with inscribed lintel up short flight of steps, stone mullioned and chamfered window (mullion removed) at right and other windows blocked or partly blocked. Included partly for group considerations.

- 6.21 Section 66 (1) of the Planning (Listed Building and Conservation Areas) Act 1990 highlights the statutory duties of Local Planning Authorities whilst exercising of their powers in respect of listed buildings. The aforementioned section states that:

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

- 6.22 Paragraph 201 of the NPPF states that where a proposed development will lead to substantial harm (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss or the proposal meets a four specified criteria. In paragraph 202, the NPPF goes on to say that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. Policy HE3 (Listed Buildings) of the adopted Local Plan states that listed buildings and their settings will be preserved and enhanced.

- 6.23 The proposed dwelling would be 30m from the nearest of these listed buildings, which would lie on the opposite side of the A6. The site previously

contained a relatively modern dormer bungalow which was of low aesthetic value and planning permission has been granted for a contemporary replacement dwelling on this site. The current proposal is also for by a contemporary building, which would be separated from the listed buildings by the A6 and would be significantly screened from the listed buildings by proposed landscaping.

- 6.24 In light of the above, the setting of the listed buildings would not be materially affected by the proposal.

5. Biodiversity/ Trees

- 6.25 There are three pines trees at the southern end of the site that are in poor condition. They were identified in the previous application as Category C, Trees of Low Quality. These are noted as 'unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.' These trees are to be removed as part of this proposal. An oak tree, which is overhanging the adjacent property to the south, is also to be removed.
- 6.26 Whilst some of the trees within the site would be removed, a number of trees would be retained, with a number of new replacement trees being planted. The hedge that runs along the western site boundary, which has over 80% native species and which would be categorised as a UKBAP Priority Habitat, would be retained.
- 6.27 In light of the above, the proposal would not have an adverse impact on biodiversity.

Conclusion

- 6.28 In overall terms, the proposal is acceptable in principle. The scale and design of the replacement dwelling would be acceptable and it would not have an adverse impact on the living conditions of the occupiers of any neighbouring properties through loss of light, loss of privacy or over-dominance. The proposal would not have an adverse impact on the setting of any Listed Buildings or on biodiversity. The proposed access and parking would be acceptable. Drainage will be dealt with through the Building Control process. In all aspects, the proposal is compliant with the relevant policies contained within the adopted Local Plan.

7. Planning History

- 4.1 In September 2017, planning permission was granted for the demolition of existing bungalow and outbuildings and for the erection of a two-storey dwelling (17/0599).

8. Recommendation: Grant Permission

1. The development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:

1. the submitted planning application form, received 20th June 2021;
2. Site Location Plan (Dwg 18008-001 Rev A), received 20th June 2021;
3. Existing & Proposed Block Plan (Dwg 18008-AP-004 Rev A), received 20th June 2021;
4. Site Plan - Ground Floor Level (Dwg 18008-AP-005 Rev B), received 20th June 2021;
5. Site Plan - First Floor Level (Dwg 18008-AP-006 Rev A), received 20th June 2021;
6. Proposed Floor Plans (Dwg 18008-AP-010 Rev A), received 20th June 2021;
7. Proposed Elevations (Dwg 18008-AP-009 Rev A), received 20th June 2021;
8. Proposed Site Sections (Dwg 18008-AP-008 Rev A), received 20th June 2021;
9. Design & Access Statement, received 20th June 2021;
10. Heritage Assessment Statement, received 20th June 2021;
11. the Notice of Decision;
12. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

3. Samples or full details of all materials to be used on the exterior shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced.

Reason: To ensure that the proposed materials are acceptable and to ensure compliance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

4. No development shall commence until details of any walls, gates, fences and other means of permanent enclosure and/or boundary treatment to be erected have been submitted to and approved, in writing, by the Local

Planning Authority. The development shall then be undertaken in strict accordance with the approved details.

Reason: To ensure the design and materials to be used are appropriate and to ensure compliance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

5. No development shall take place until full details of hard and soft landscape works, including a phased programme of works, have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the occupation of any part of the development or in accordance with the programme agreed by the Local Planning Authority. Any trees or other plants which die or are removed within the first five years following the implementation of the landscaping scheme shall be replaced during the next planting season.

Reason: To ensure that a satisfactory landscaping scheme is prepared and to ensure compliance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

6. Other than those trees identified for removal on the approved plan, no tree or hedgerow existing on the site shall be felled, lopped, uprooted or layered without the prior consent in writing of the Local Planning Authority and the protection of all such trees and hedgerows during construction shall be ensured by a detailed scheme to be agreed with the Local Planning Authority.

Reason: The Local Planning Authority wishes to see existing hedgerows/trees incorporated into the new development where possible and to ensure compliance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

7. The access drive shall be surfaced in bituminous or cement bound materials, or otherwise bound and shall be constructed and completed before the development is brought into use. This surfacing shall extend for a distance of at least 5 metres inside the site, as measured from the carriageway edge of the adjacent highway. The access also needs to be a minimum of 3.7m wide.

Reason: In the interests of highway safety and to support Local Transport Plan Policies LD5, LD7 & LD8.

8. Details of all measures to be taken by the applicant/developer to prevent surface water discharging onto or off the highway shall be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.

Reason: In the interests of highway safety and environmental

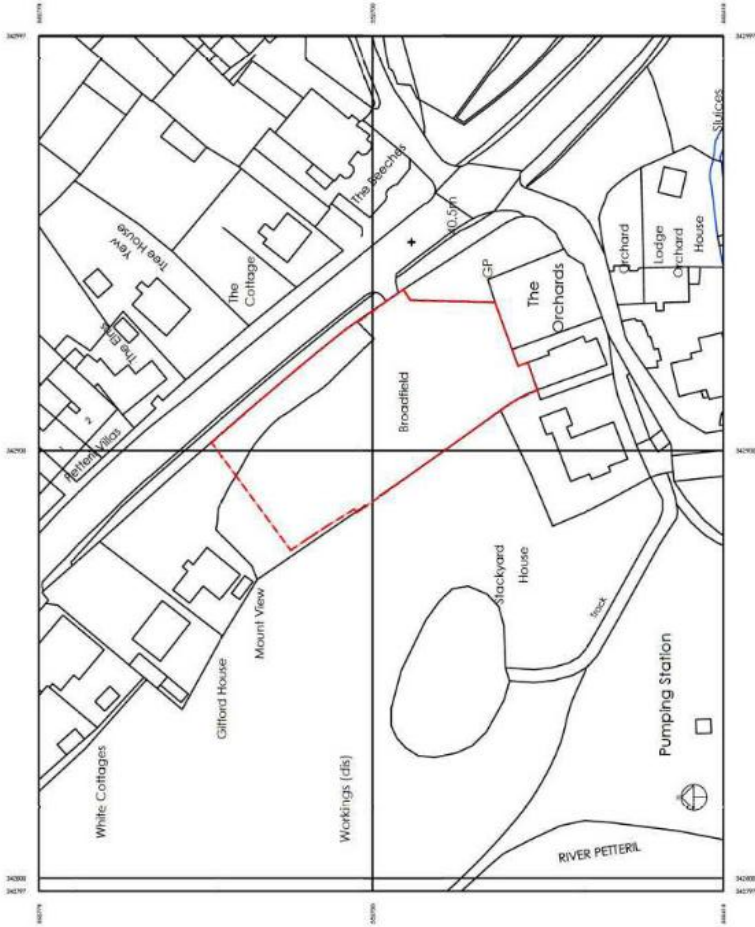
management and to support Local Transport Plan Policies LD7 & LD8.

9. The vehicular crossing over the footway, including the lowering of kerbs, shall be carried out to the specification of the Local Planning Authority in consultation with the Highway Authority.

Reason: To ensure a suitable standard of crossing for pedestrian safety and to support Local Transport Plan Policies LD5, LD7 & LD8.

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Rev.	Date	Description	Revised by
A	14.06.21	PLANNING ISSUE	VW



SITE LOCATION PLAN 1:1250

PLANNING

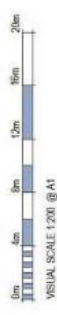
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Project	New Dwelling
Client	Caleton Road, Carlisle
Drawings	Graham and Dullio
Existing Plans	Site Location Plan
Scale	1:1250
Date	18.09.18
Drawn	VW
Checked	EX01
Number	18008-001 A
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Existing Site Plan

New Dwelling on London Road



Project	Author	Date	Version
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New Dwelling on London Road
Graham Weir and Dulcie Barbosa

Existing Site Plan

Project	Author	Date	Version
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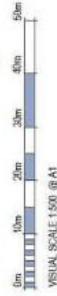
1 Existing Block Plan
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2 Proposed Block Plan
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Existing and Proposed Block Plans

New Dwelling on London Road



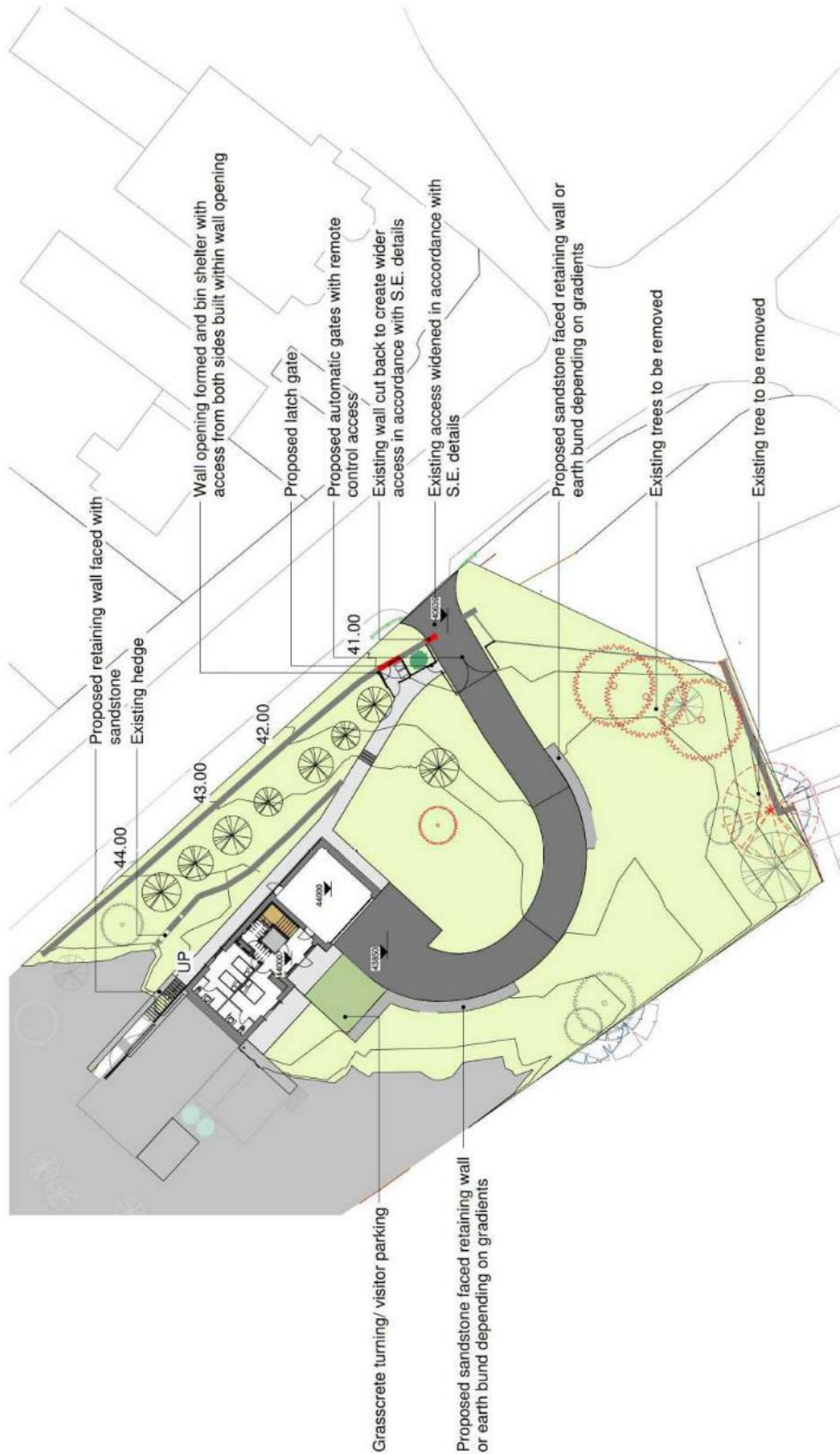
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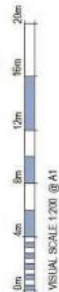
New Dwelling on London Road
Graham Weir and Dulio Barbosa

Existing and Proposed Block Plans	
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1 : 500	180008-AP-004
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Site Plan - GF Level

New Dwelling on London Road



Project	Client	Architect	Engineer	Surveyor	Photographer
3 - PLANNING	ARCHITECTS PLUS	ARCHITECTS PLUS	ARCHITECTS PLUS	ARCHITECTS PLUS	ARCHITECTS PLUS

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Site Plan - GF Level

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Site Plan - FF Level

New Dwelling on London Road



revision	description	date	drawn
A	PLANNING ISSUE	14.06.21	VN

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New Dwelling on London Road

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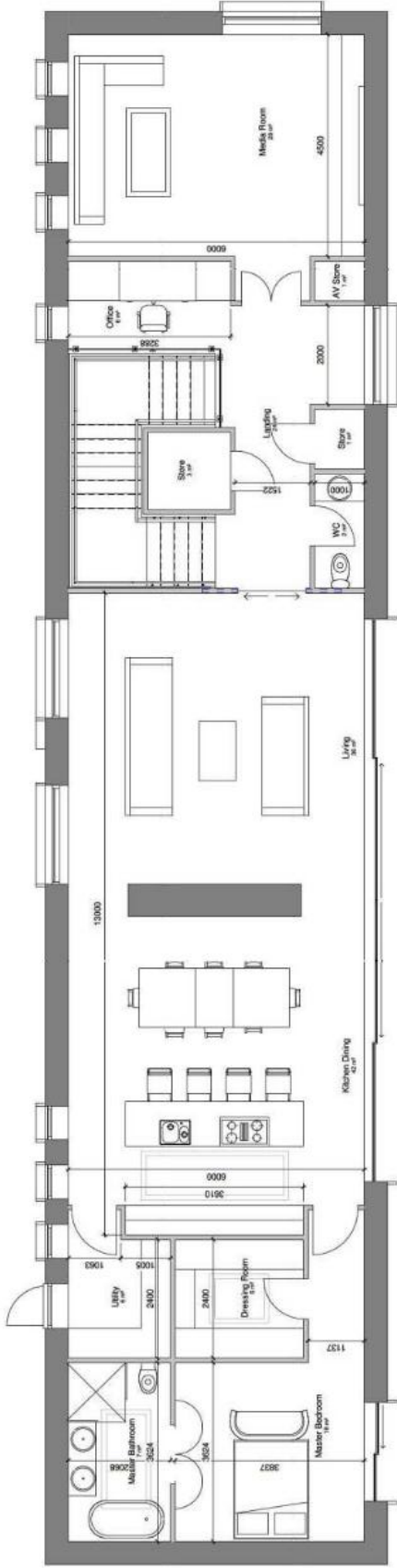
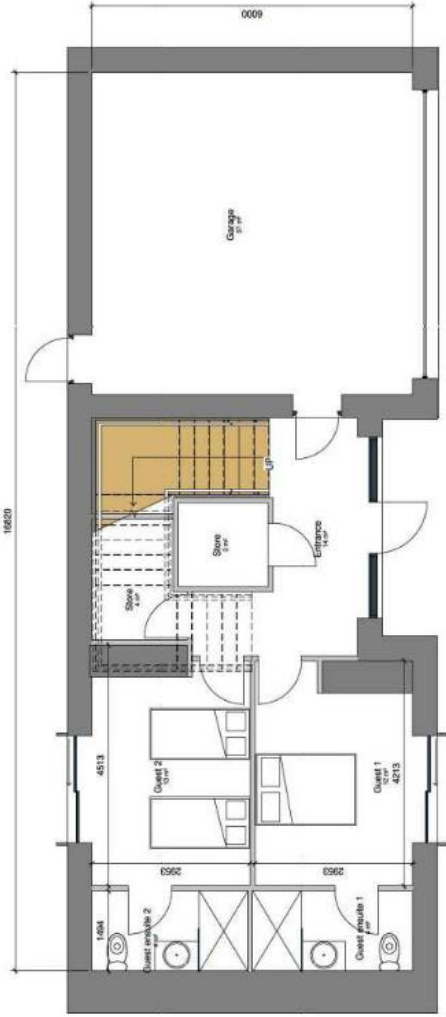
Site Plan - FF Level

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Room Schedule			
Number	Name	Area	Level
1	Store	3 m ²	Level 0
2	Garage	37 m ²	Level 0
3	Entrance	14 m ²	Level 0
4	Store	4 m ²	Level 0
5	Guest 1	12 m ²	Level 0
6	Guest ensuite 1	4 m ²	Level 0
7	Guest 2	13 m ²	Level 0
8	Guest ensuite 2	4 m ²	Level 0
9	Landing	24 m ²	Level 0
10	Office	6 m ²	Level 1
11	WC	2 m ²	Level 1
12	Media Room	28 m ²	Level 1
13	Living	38 m ²	Level 1
14	Kitchen Dining	42 m ²	Level 1
15	Master Bedroom	18 m ²	Level 1
16	Dressing Room	6 m ²	Level 1
17	Master Bathroom	7 m ²	Level 1
18	Utility	6 m ²	Level 1
19	Store	3 m ²	Level 1
20	AV Store	1 m ²	Level 1
21	Store	1 m ²	Level 1
22	Store	1 m ²	Level 1
23	Store	1 m ²	Level 1

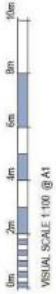
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Proposed Plans

New House at Carleton



A PLANNING FILE
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New House at Carleton

Graham Weir and Dulcie Barbosa

Proposed Plans

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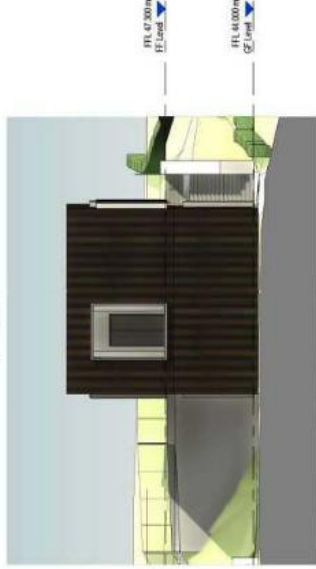
1 North East Elevation
1 : 100



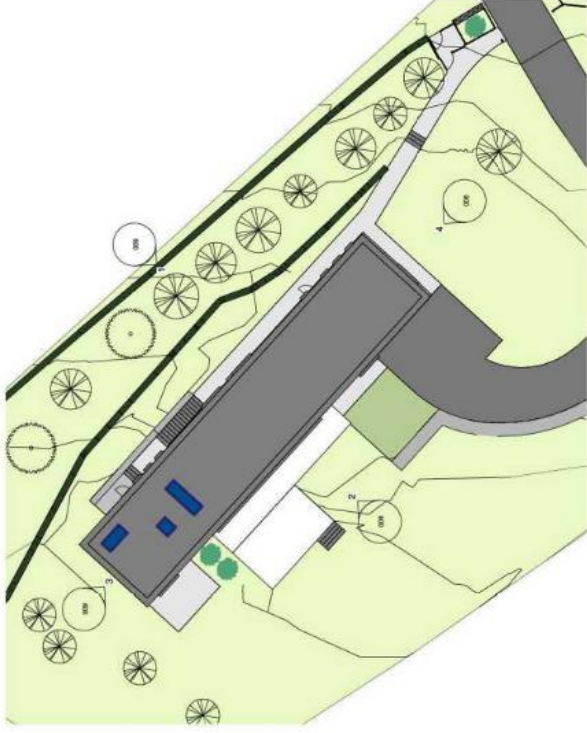
2 South West Elevation
1 : 100



3 North West
1 : 100



4 South East Elevation
1 : 100



5 Elevation Key
1 : 200

A PLANNING ISSUE
15/06/21 VW
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32 - Issue

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New Dwelling on London Road

Graham Weir and Dulio Barbosa

Proposed Elevations

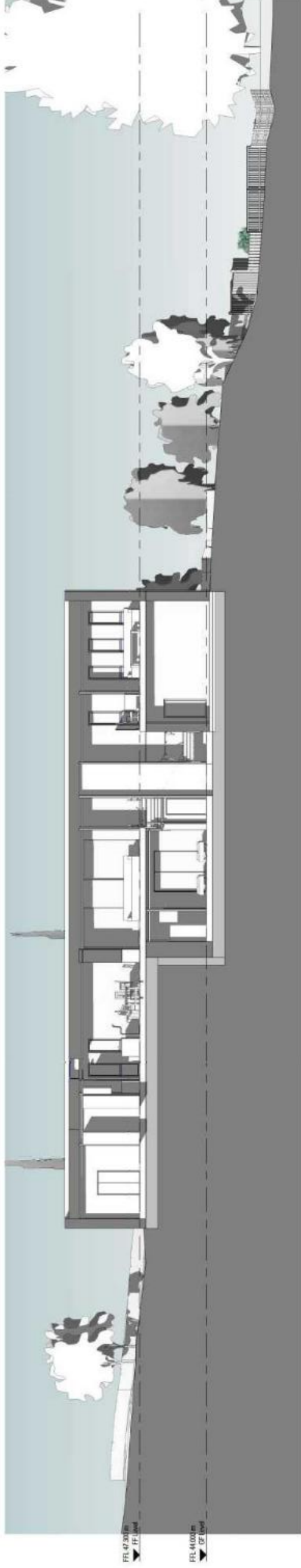
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As indicated

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1 Site Section 1
1 : 100



2 Site Section 2
1 : 100



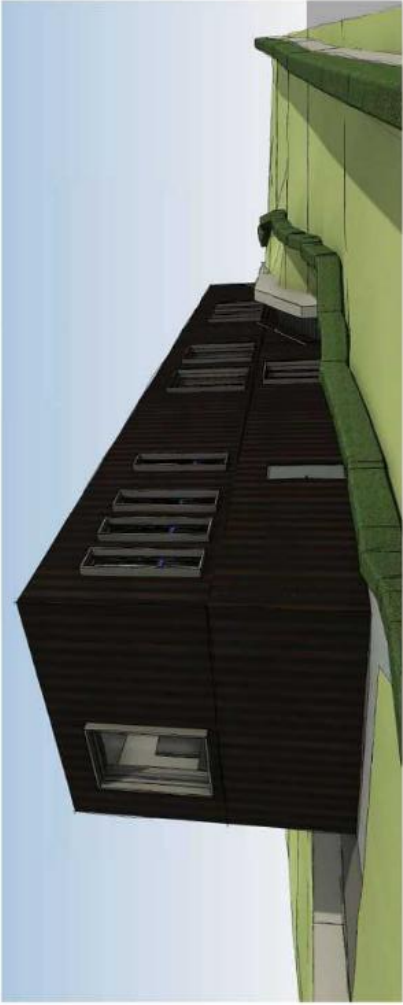
3 Site Section 3
1 : 100



4 Site Section 4
1 : 100

Proposed Site Sections New Dwelling on London Road





① 3D View 1 - No Planting



③ 3D View from Site Entrance



② 3D View 1 - With Proposed Planting



④ 3D View from Building Entrance

Proposed 3D Views New Dwelling on London Road