

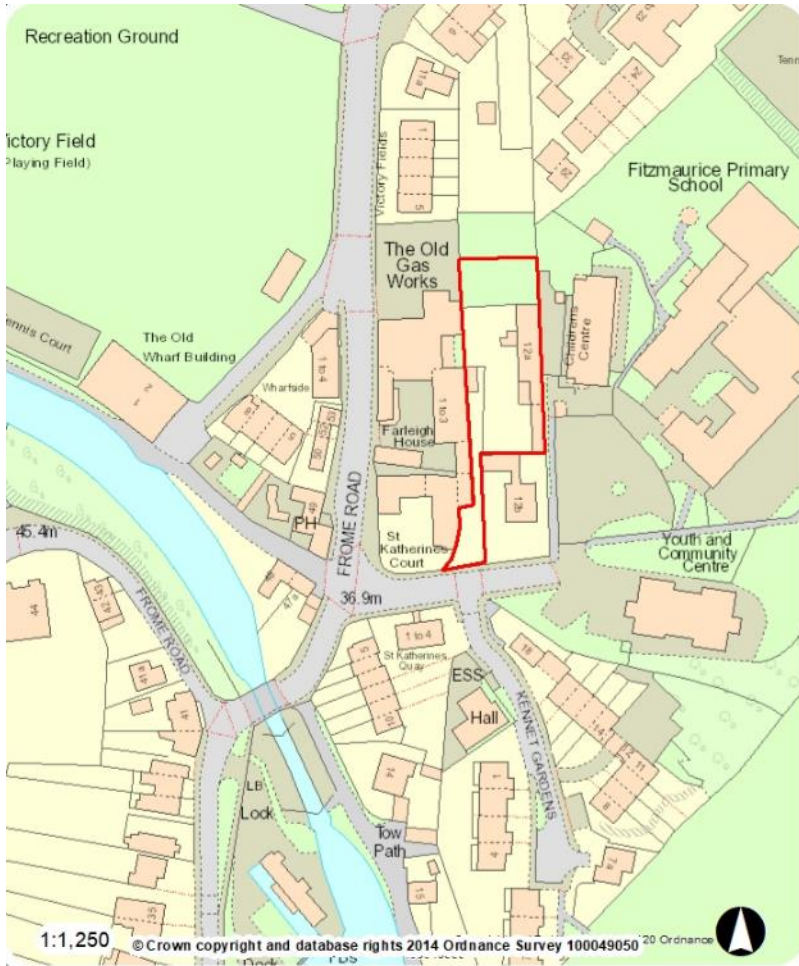
Western Area Planning Committee

22nd July 2020

7a) 19/09800/FUL - 12A Frome Road, Bradford On Avon, Wiltshire, BA15 1LE

Demolition of the existing dwelling and outbuilding and replacement with 5 residential dwellings as well as alterations to the existing boundary wall to accommodate a widened vehicular access.

Recommendation: Approve with Conditions



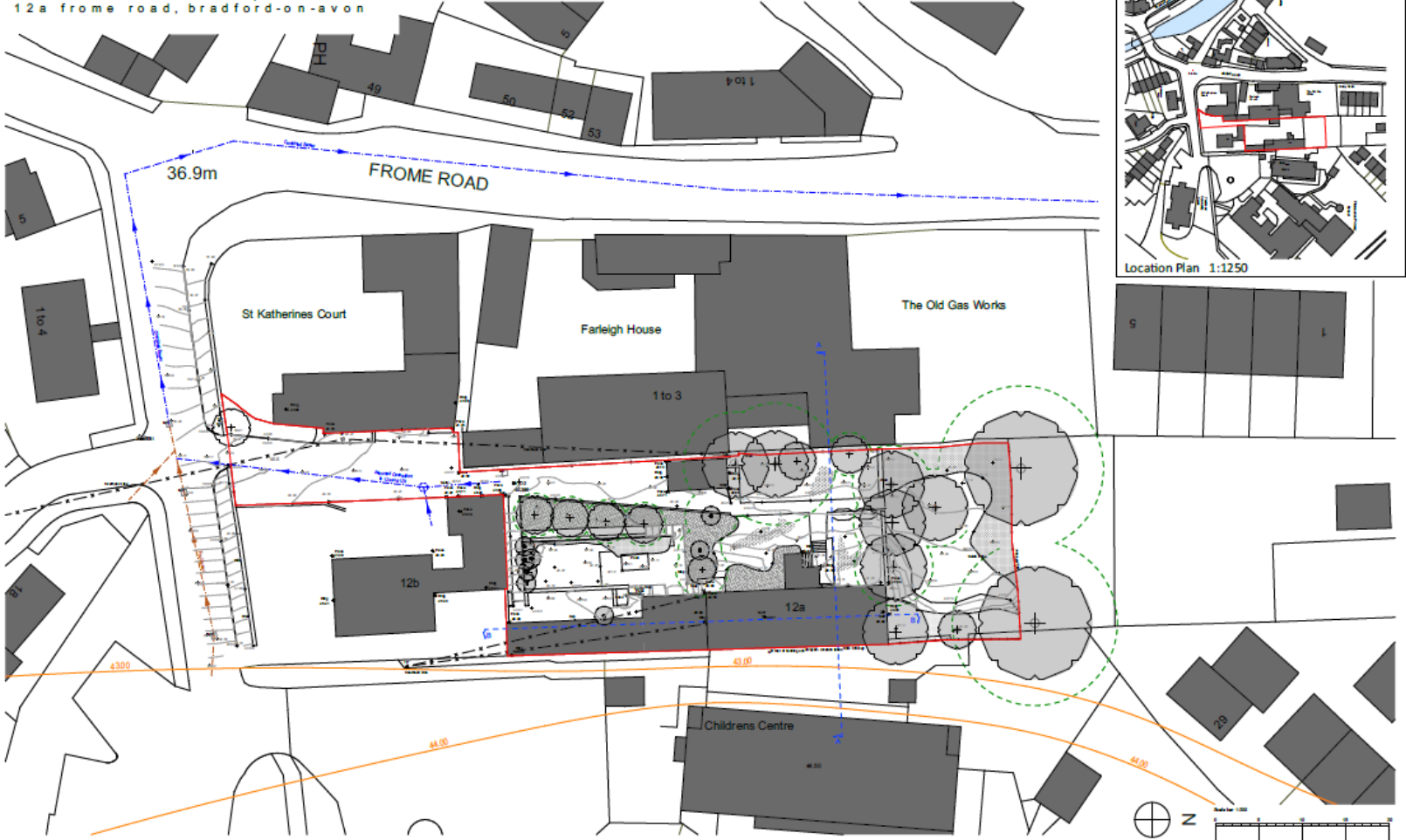
Site Location Plan



Aerial Photography

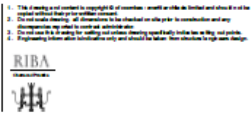
Existing Site Plan

new residential development
12a frome road, bradford-on-avon



coombes : evertt architects limited
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Cheltenham
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GL53 7LE
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www.ce-architects.co.uk

- Preliminary
- Feasibility
- Planning
- Building Regulations
- Tender
- Construction Issue
- As Built



1. The drawing is not to be interpreted as a contract, and it is not to be used as such. It is a preliminary drawing and is subject to change without notice. It is not to be used for any other purpose without the written consent of the architect. It is not to be used for any other purpose without the written consent of the architect.

Drawing No: Existing Block and Site Location Plans
Client: Avonvale Developments
Drawn by: JS Checked: TC
Project No: 19.20.006

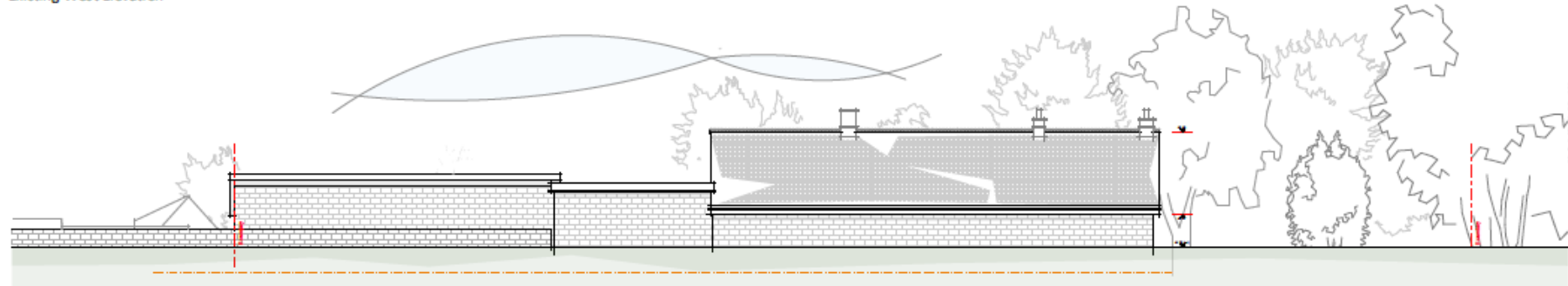
Project: 12a Frome Road, Bradford-on-Avon
Scale: 1:1250 & 1:300 @ A1
Date: August 2019
Project / Drawing No: PL001

Existing elevations

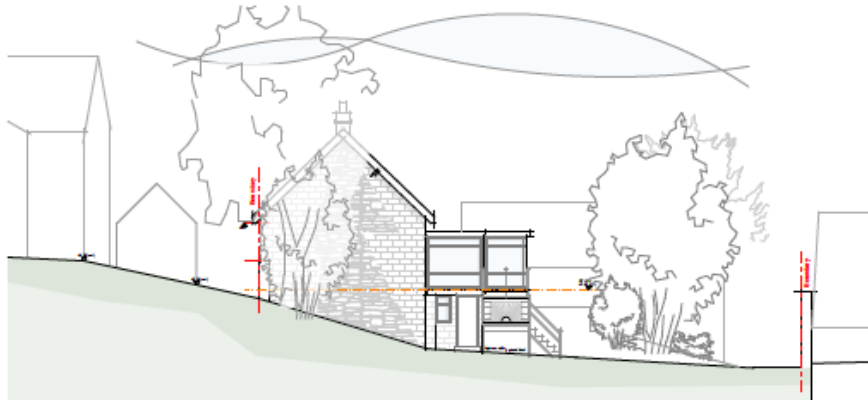
new residential development
12a frome road, bradford-on-avon



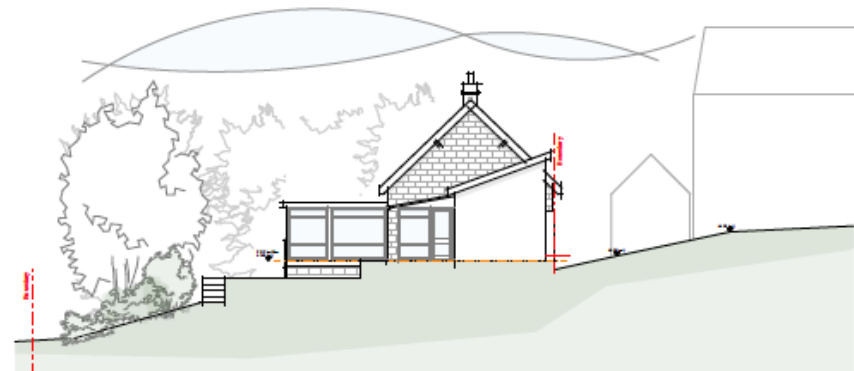
Existing West Elevation



Existing East Elevation



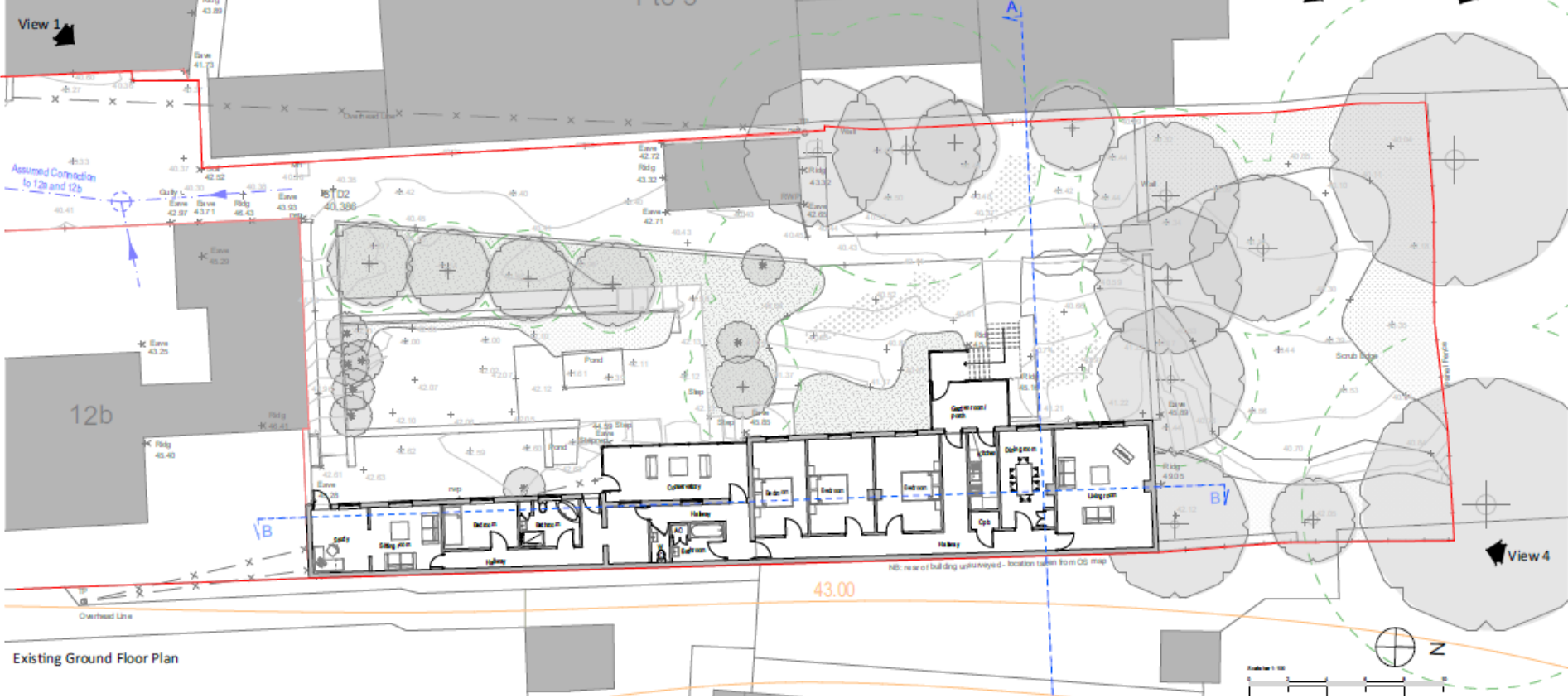
Existing North Elevation



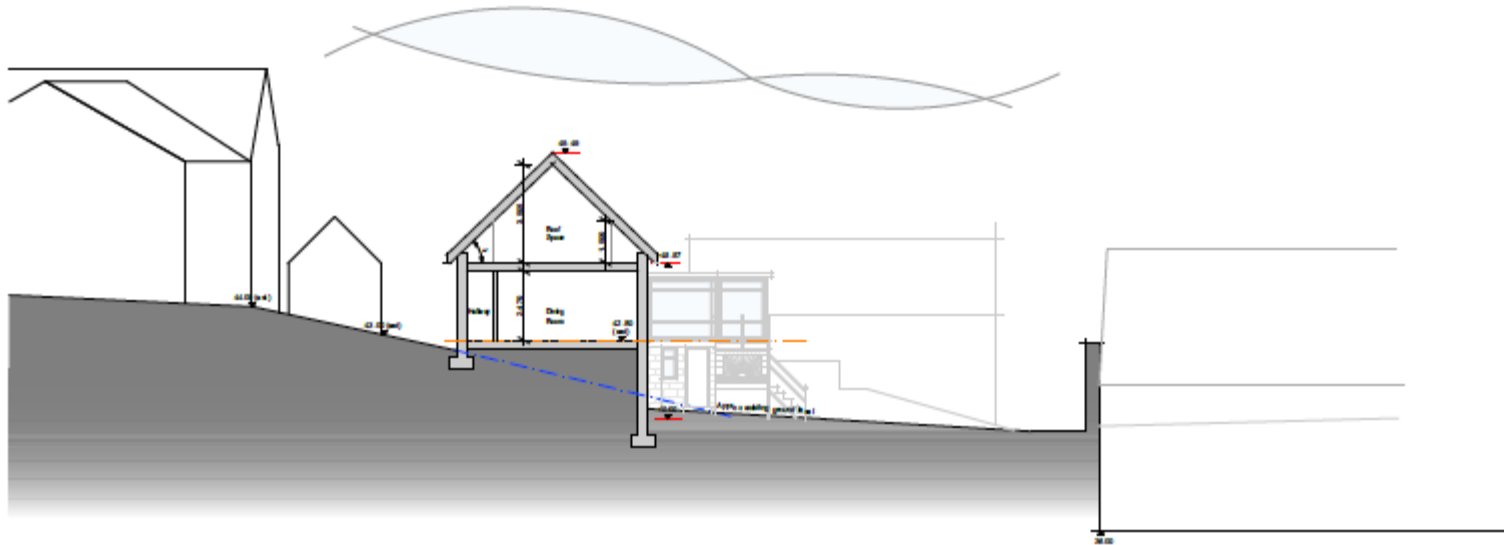
Existing South Elevation

Existing floor plans

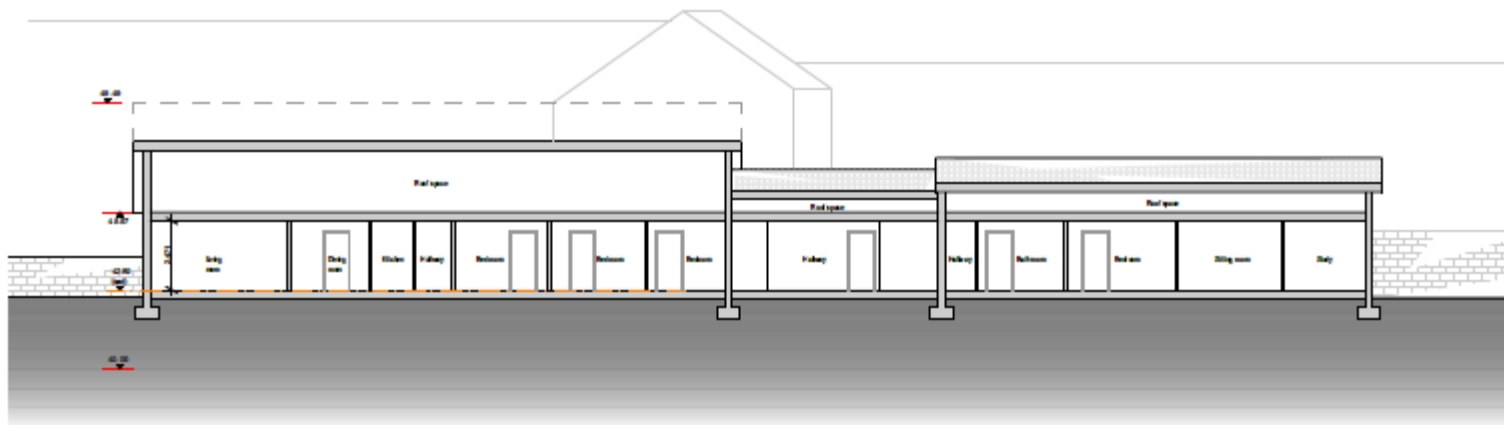
new residential development
12a frome road, bradford-on-avon



Existing site section



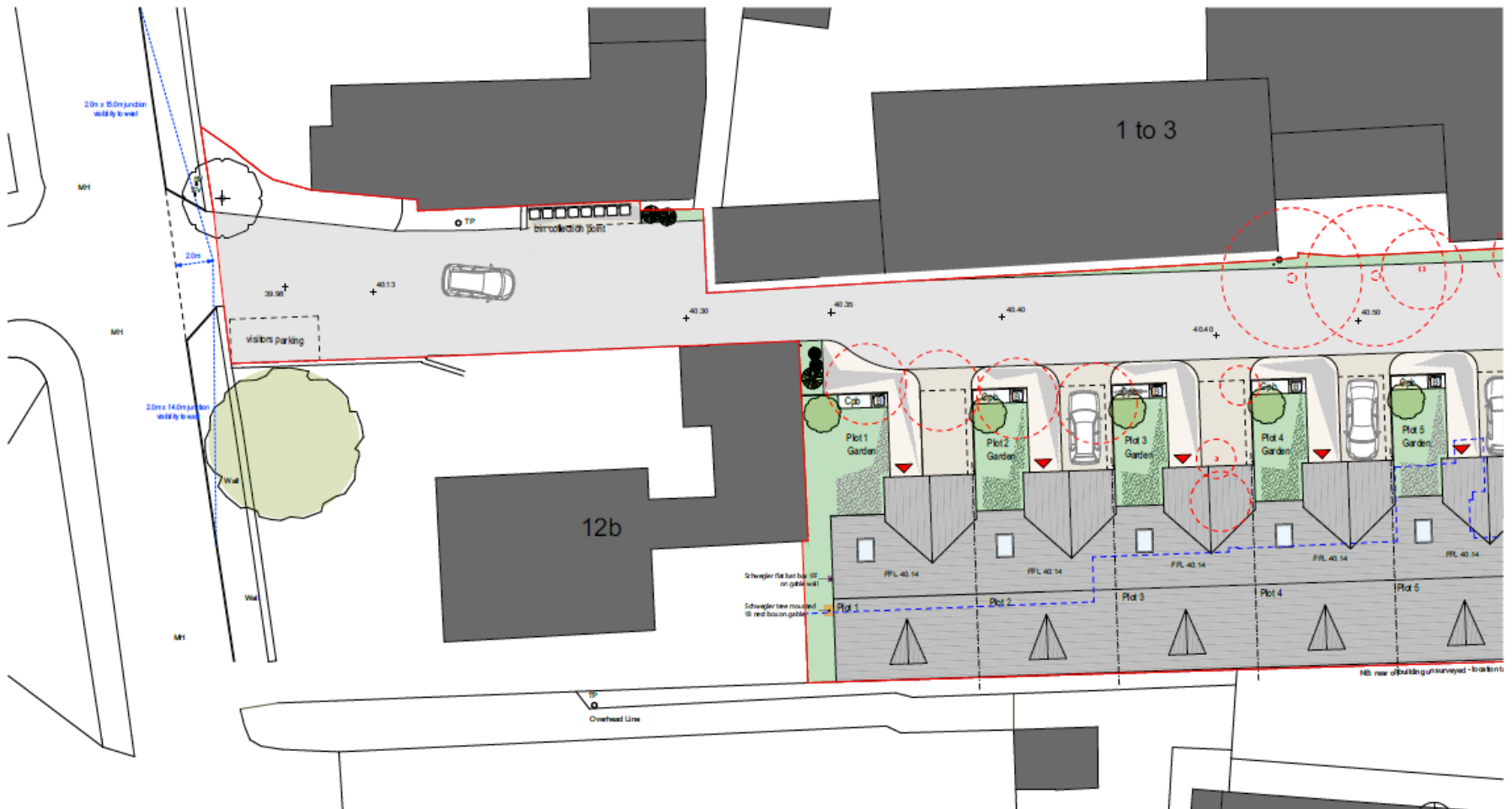
Existing Section A-A



Existing Section B-B

Proposed site plan showing access & visitor space

new residential development
12a frome road, bradford-on-avon



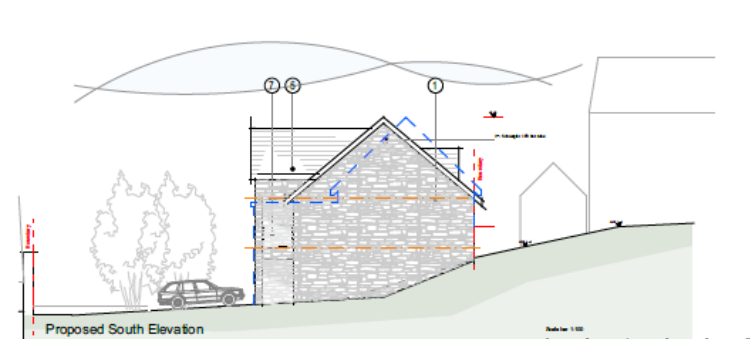
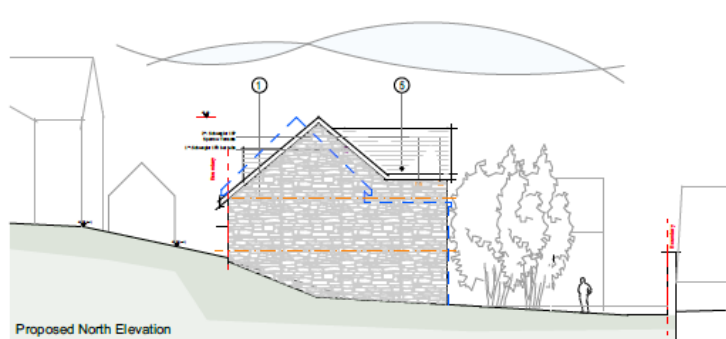
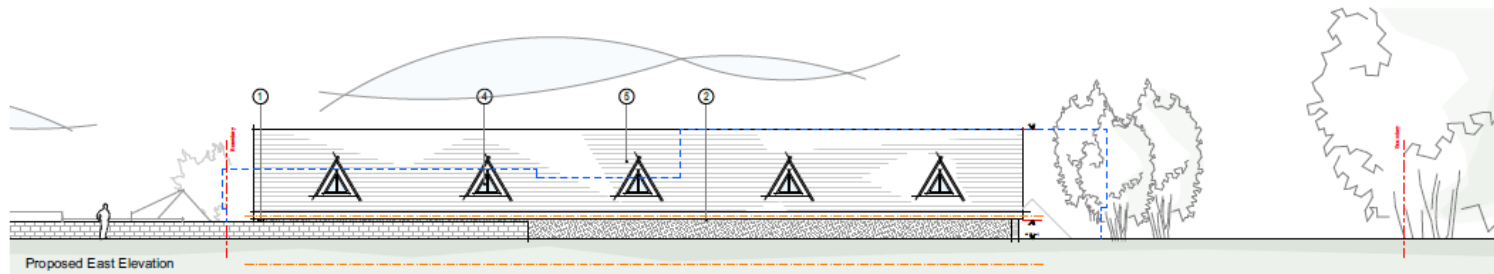
Proposed site plan showing dwellings, shared open space & turning head

new residential development
12a frame road, bradford-on-avon



Proposed elevations

new residential development
12a frome road, bradford-on-avon



coombes : everitt architects limited 105-107 Bath Road Chalfont St Giles Bucks HP8 4NL t: 01294 807727 f: 0845 3575833 e: info@coombes-architects.co.uk www.coombes-architects.co.uk	<input type="checkbox"/> Preliminary <input type="checkbox"/> Feasibility <input checked="" type="checkbox"/> Planning <input type="checkbox"/> Building Regulations <input type="checkbox"/> Tender <input type="checkbox"/> Construction Issue <input type="checkbox"/> As Built	1. The drawing and contents are copyright of the author. No part may be reproduced or stored in a retrieval system without the prior written consent of the author. 2. This drawing is a design and not a contract. It is subject to the terms and conditions of the contract. 3. The author is not responsible for any errors or omissions in this drawing and does not accept liability for any loss or damage caused by its use. 4. The author is not responsible for any loss or damage caused by its use.	REV A - E - 10.09.2019 window set added, hatch to flooring REV B - E - 16.09.2019 bar and bird boxes added	Drawing Title: Proposed Elevations Client: Avonvale Developments Drawn by: JS Checked: TC Project No: 19.20.006	Project: 12a Frome Road, Bradford-on-Avon Scale: 1:100 @ A1 Date: August 2019 Project / Drawing No: PLO12 B
	RIBA Registered Architect		coombes : everitt architects		

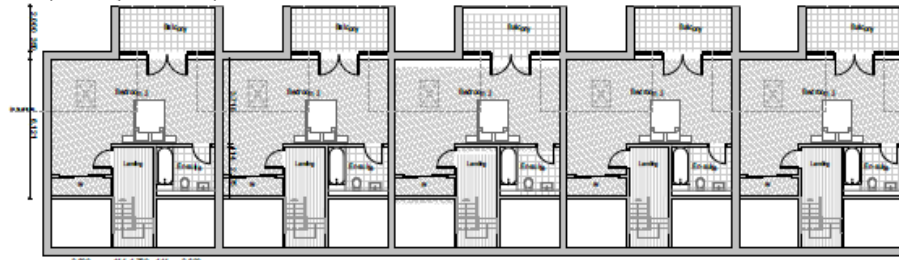
Blue dotted line shows the height and location of the existing building on site

Proposed ground floor plan



Proposed first and second floor plans

new residential development
12a frome road, bradford-on-avon



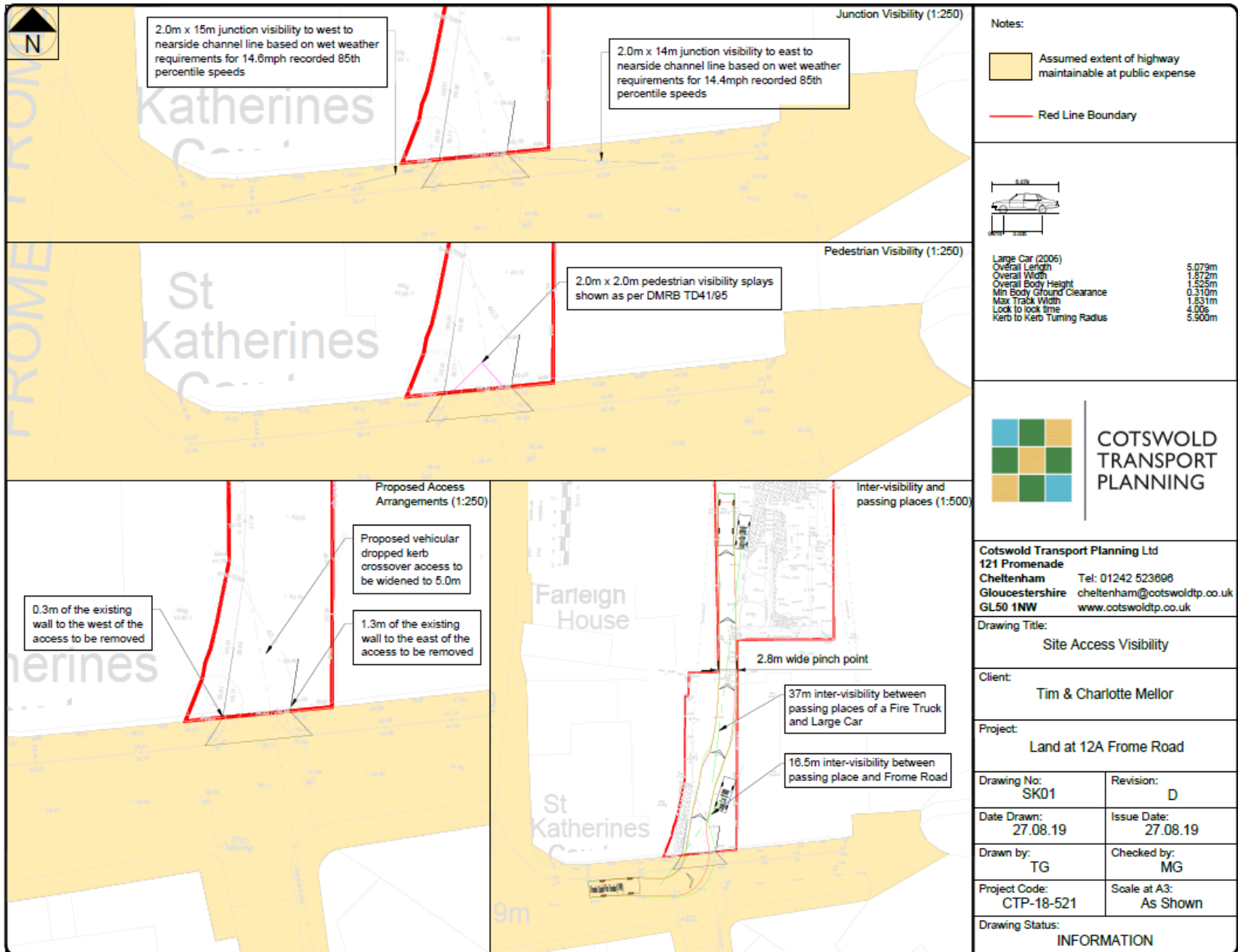
Proposed Second Floor Plan



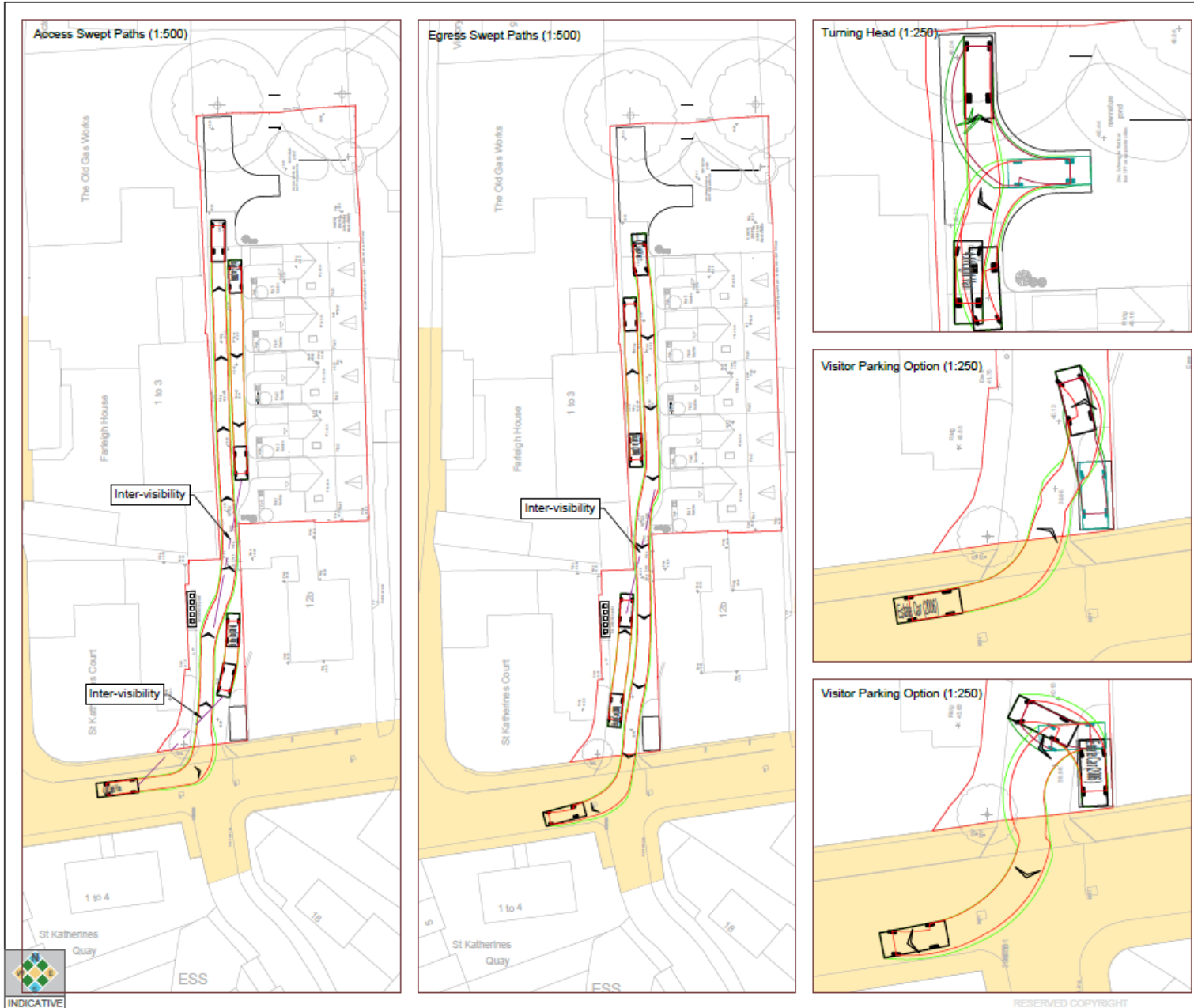
Proposed First Floor Plan

Arch No 110

Proposed access



Swept path analysis for site including the visitor space





Left: the B3109 with the junction of Kennet Gardens



Right: Kennet Gardens when viewed from B3109

Existing entrance towards the site. Photo shows neighbouring dwelling (12B)





Access to the site adjacent to neighbouring dwelling 12B

Existing dwelling



Existing dwelling with school building to the rear





End elevation of existing dwelling with school building to the rear



Existing garden pictures
where area of shared
garden will be located



Right: View from the corner of
the site to the existing modern
buildings that front the B3109



children leaving school towards
Trowbridge Road.



Pedestrian traffic using Kennet
Gardens

NB: All photos taken on a Thursday (15:20) prior to the COVID19 lockdown

View from B3109 – you can just see the existing school building with the solar panels to the rear of the picture and the roof line of the existing dwelling

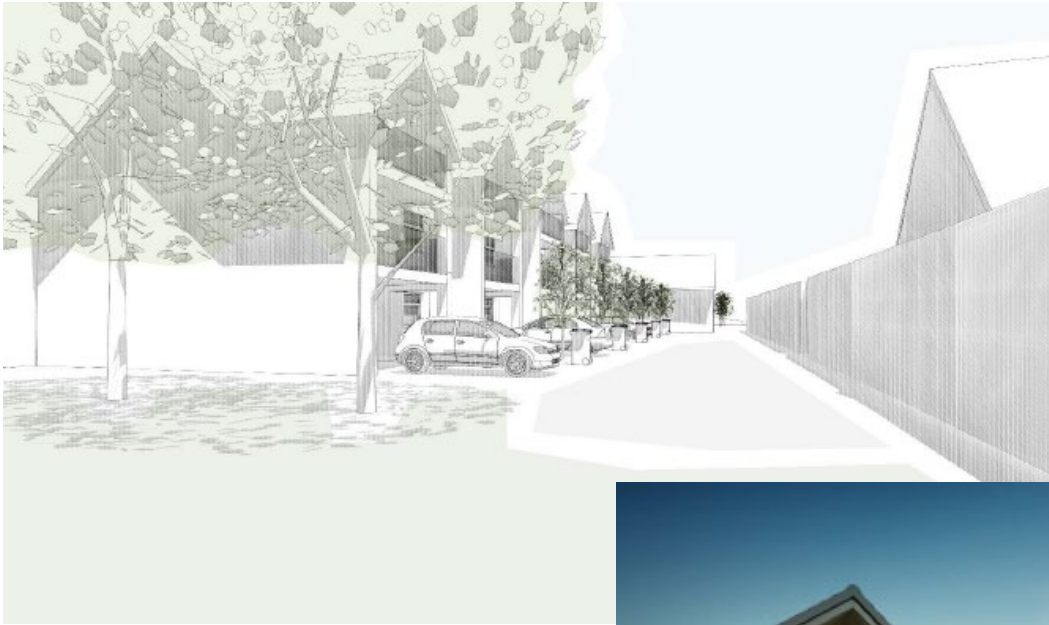


Existing modern dwellings that face onto B3109





View of the existing dwelling
from the school premises



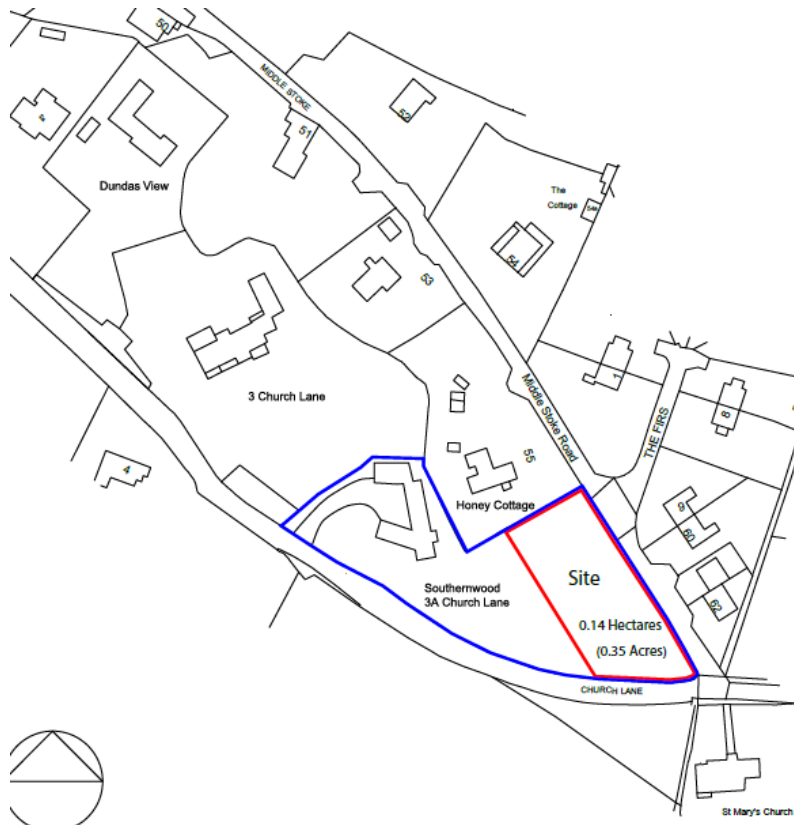
3D illustrations



7b) 19/10471/FUL – No. 3A Church Lane, Limpley Stoke BA2 7GH

Erection of 2 No. dwellings and associated landscaping and access work (amended design)

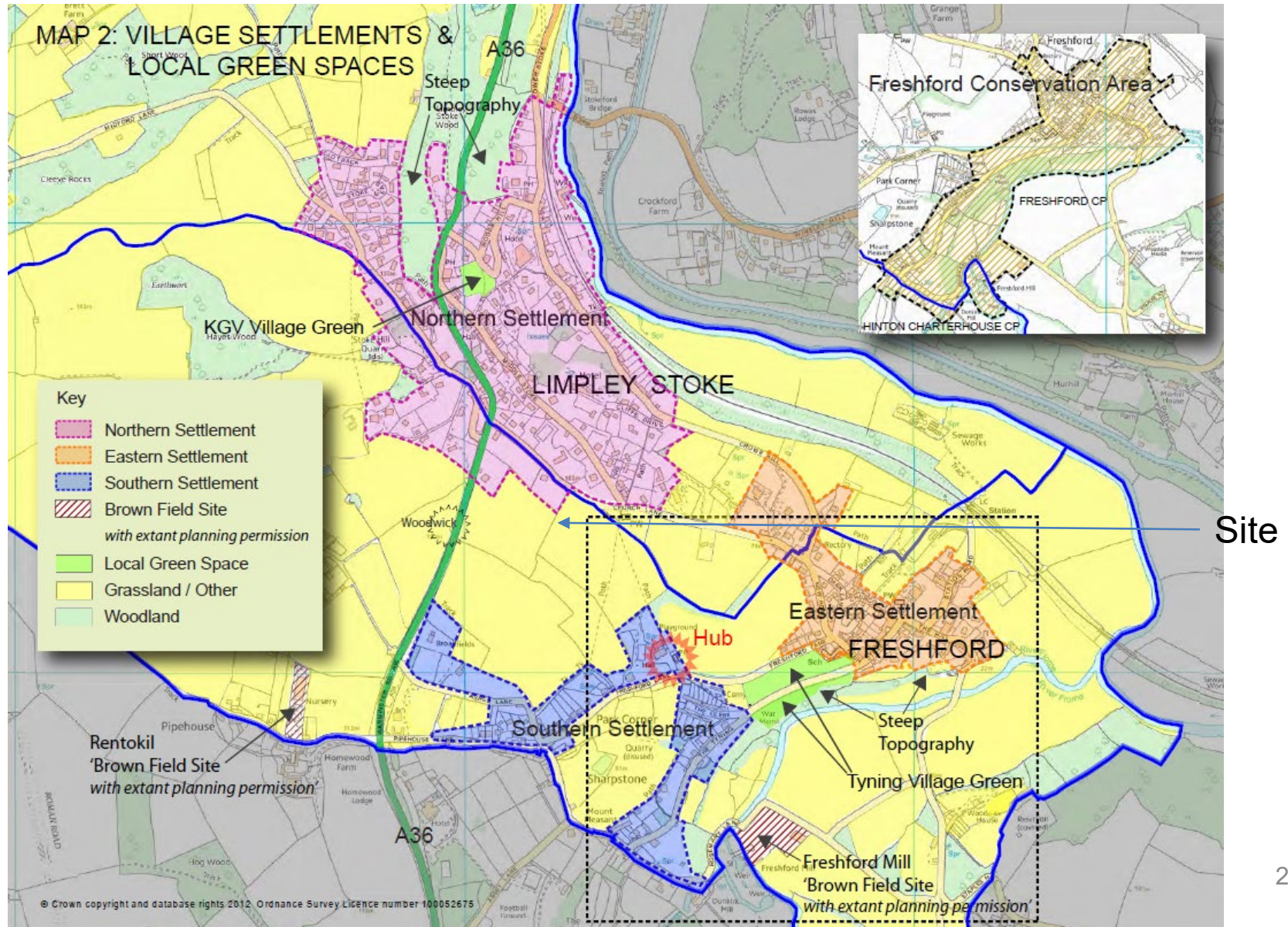
Recommendation: Approve with Conditions

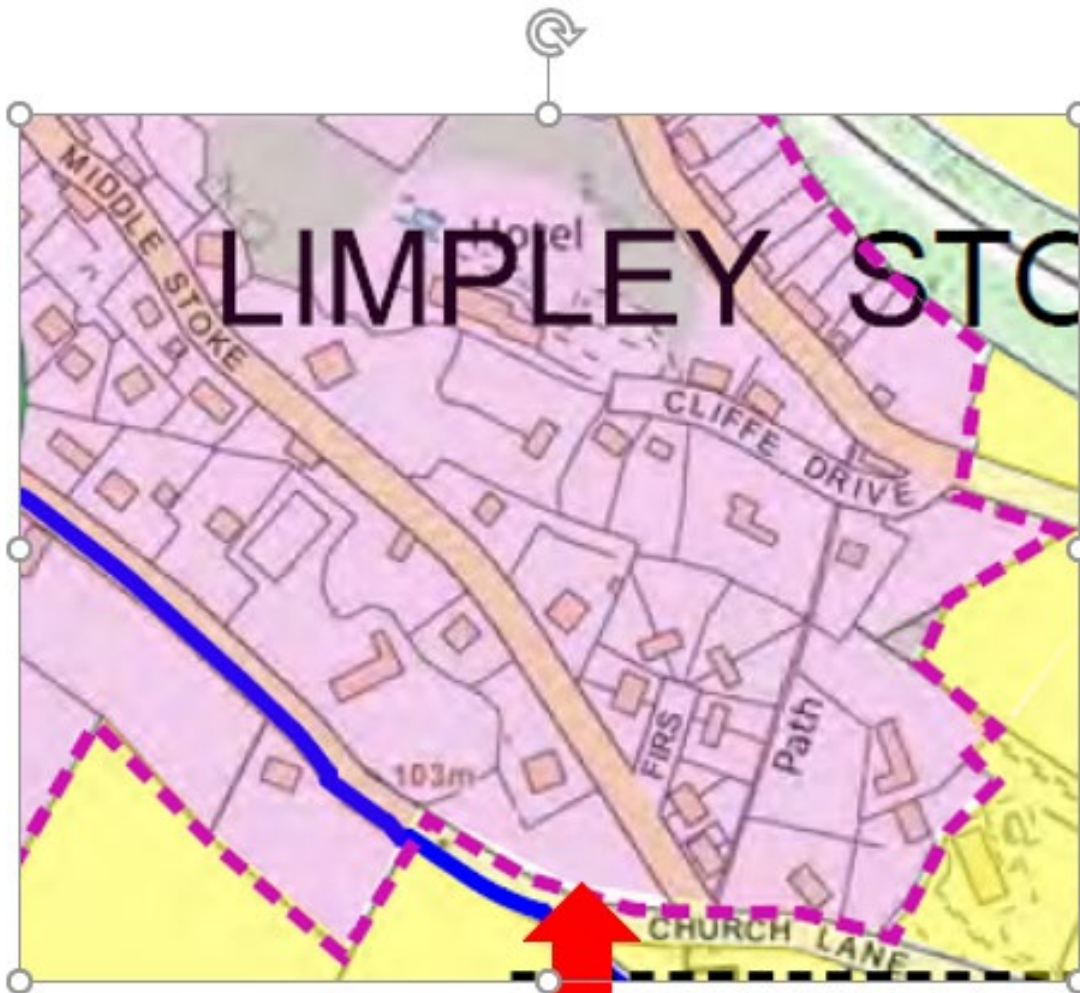


Site Location Plan

Aerial Photography

The Freshford and Limpley Stoke 'made' Neighbourhood Plan - Village Settlement Plan





Snippet from Freshford and Limpley Stoke NP showing the site is within the northern settlement (shown in pink)

The site subject of this application

Proposed Site Plan



Proposed Front and Rear Elevations



Unit A

Unit B

East, Street Elevation

- Materials**
- Rubble stone to front and sides.
 - Through colour render to rear elevation
 - Metal rainwater goods
 - Natural slate roof
 - Painted timber windows
 - Timber front door
 - Timber single storey 'extensions' with shallow metal roofs



Unit B

Unit A

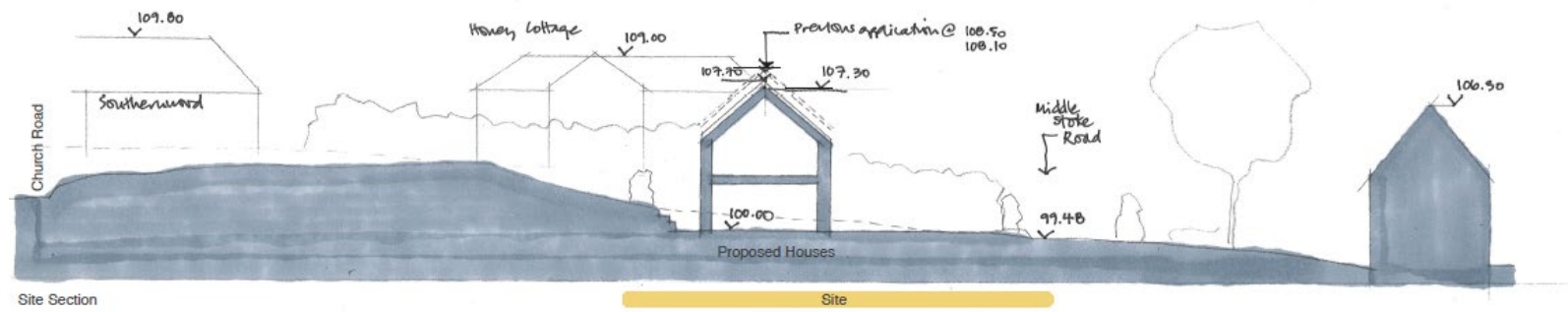
West, Rear Elevation



Proposed Side Elevations and Cross Section



0 1 2 3 4 5m 1:100



0 2 4 6 8 10m 1:200



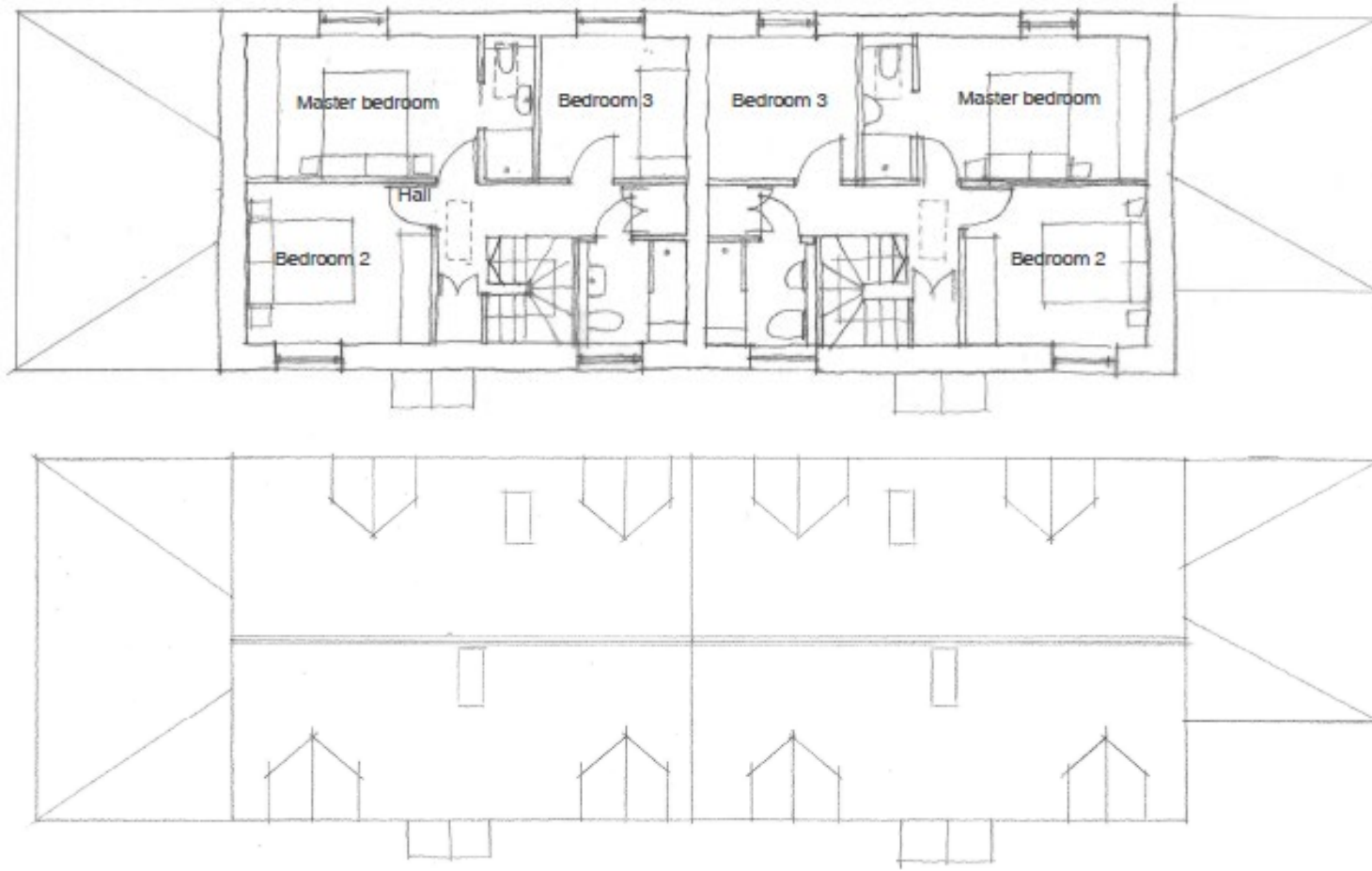
Land at Southernwood, Limpley Stoke
 Proposed Long Section and Elevations : North and South

Scale	Issues	Date	Project	Originator	Drawing No	Revision
1:100@A3	DL	March 2020	19071	NP	006	4

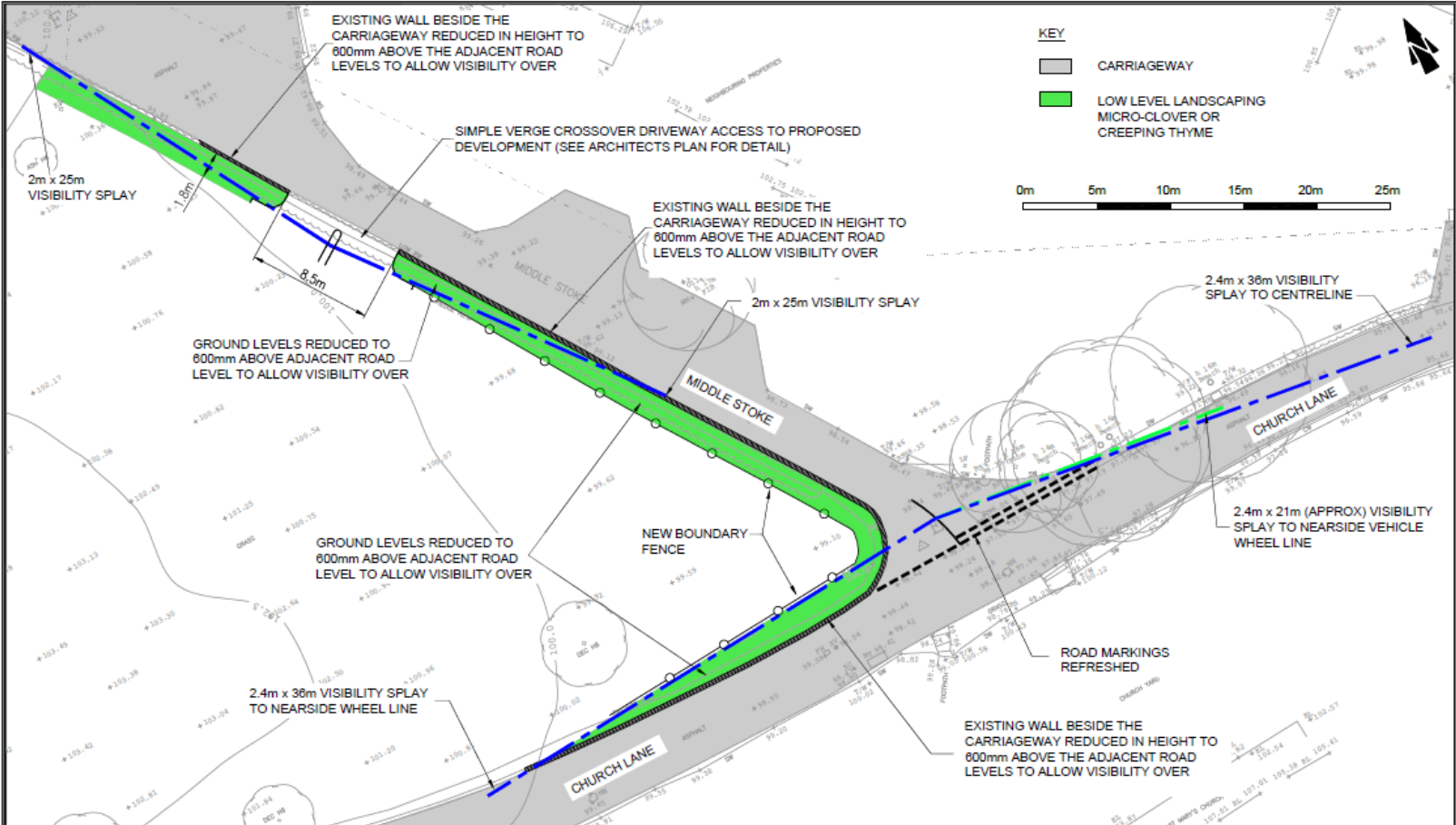
Proposed Ground Floor Plan



Proposed First Floor and Roof Plans



Proposed Junction Improvements Plan



REV A B Minor amendments Site Access relocated		DRAWN SLW SLW	CHECKED CDM CDM	DATE 21.02.19 15.10.19	NOTES: 1. Do not scale from this drawing. 2. This drawing is for illustrative purposes only and not for construction. 3. This drawing is to be read and printed in colour.	PROJECT: LAND AT SOUTHERNWOOD, LIMPLEY STOKE	CLIENT: MR & MRS HOLDOWAY	
DRAWING TITLE: PROPOSED JUNCTION IMPROVEMENTS AND ACCESS ARRANGEMENTS						MILES WHITE TRANSPORT		
DRAWN: SLW		CHECKED: CDM		DATE: 17.01.2019	SCALE: 1:250	SHEET SIZE: A3	DRAWING NUMBER: 18086-SK01	REVISION: B

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Proposed Landscaping Plan



Proposed Site Sections



Section AA through proposed upper house



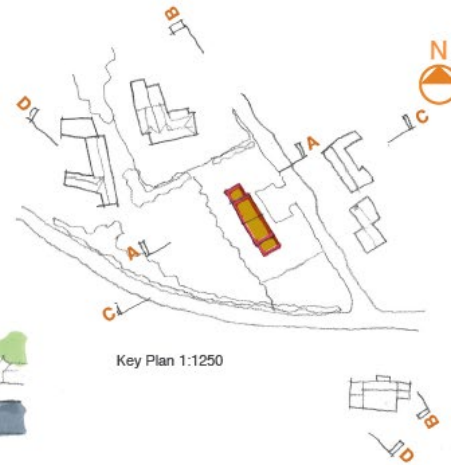
Section BB through Middle Stoke road



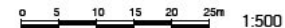
Section CC through lower house



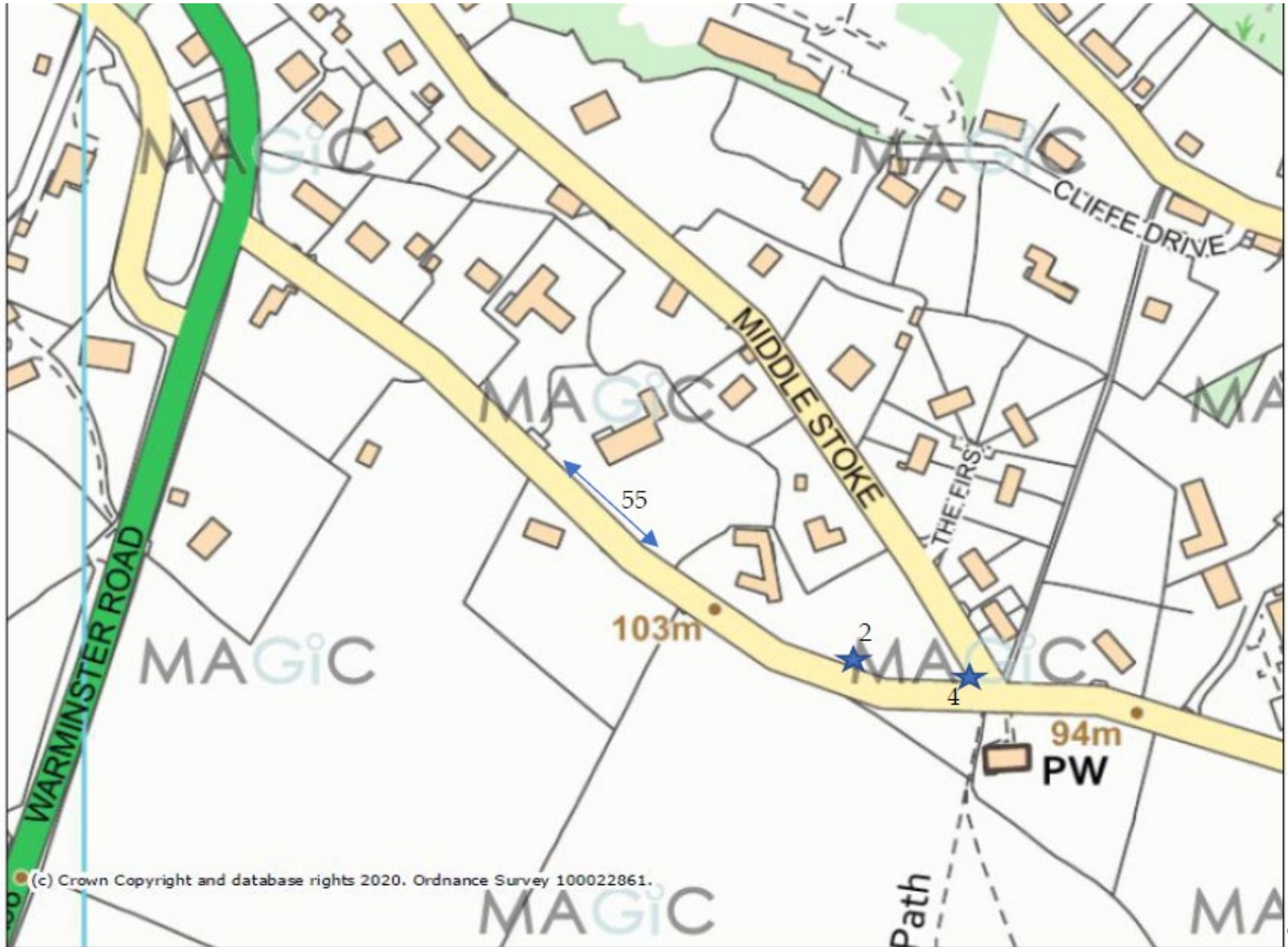
Section DD from the west



Key Plan 1:1250



Plan showing locations of bath asparagus



View of site with The Firs in the background and Honey Cottage to the far left



View towards the church from within the site



View towards church along Middle Stoke Rd – the site is on right



Existing junction of the Firs and Middle Stoke Road



Photo taken over the existing hedge showing the distance between Honeywell Cottage and their boundary to the site



The application site as viewed from Church Lane. Honeywell Cottage is to the left and the existing dwellings located along The Firs and Middle Stoke are to the right.



Middle Stoke Road with existing dwellings set back from the road – application site is beyond the hedge on the left side of the road.



Existing junction of Middle Stoke and Church Lane



7c) 19/12153/VAR – McDonalds Restaurant – 235 Bradley Road, Trowbridge BA14 0AZ

Variation of Condition 3 of W/96/00587/FUL to modify the opening hours to 06:00 – 23:00 Monday - Saturday

Recommendation: Approve with Conditions



Site Location Plan



Aerial Photography









7d) 20/01219/FUL & 20/02055/LBC - Manvers House, 3 Kingston Road Bradford On Avon BA15 1AB
Alterations and extensions to existing office building including erection of mansard roof on north wing to accommodate additional B1 office floor space and the change of use of central building and southern wing from B1 offices to form 2 dwellings (C3).

Recommendation: Approve subject to conditions

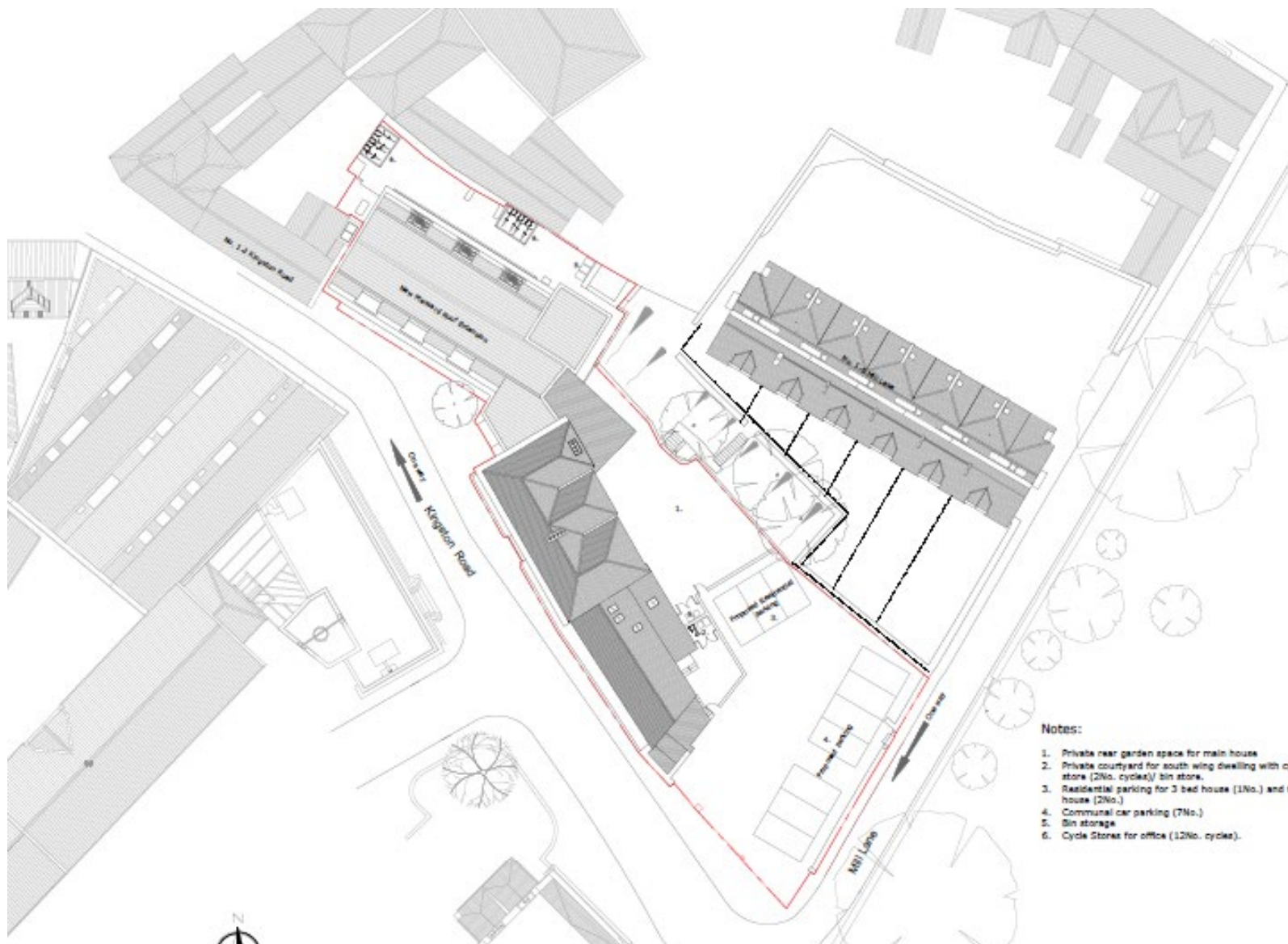


Site Location Plan



Aerial Photography

Proposed Site Plan



Notes:

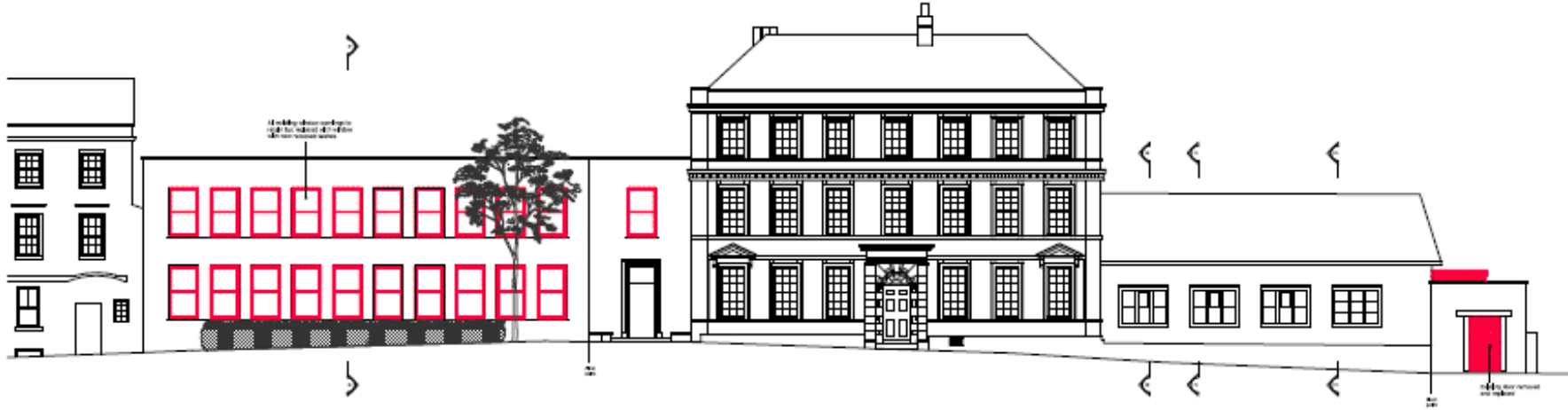
1. Private rear garden space for main house
2. Private courtyard for south wing dwelling with cycle storage (2No. cycles)/ bin store.
3. Residential parking for 3 bed house (1No.) and 4 house (2No.)
4. Communal car parking (7No.)
5. Bin storage
6. Cycle Storage for office (12No. cycles).

Southwest Elevation



Proposed Street Elevation

1:100
Proposed



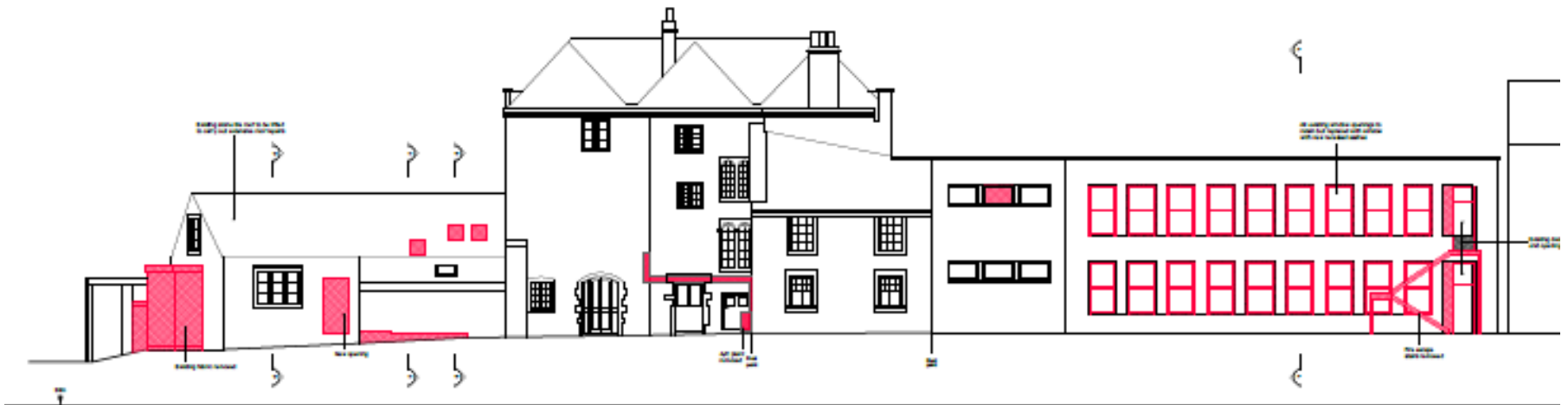
Existing Street Elevation

1:100
Existing

Northeast Elevation



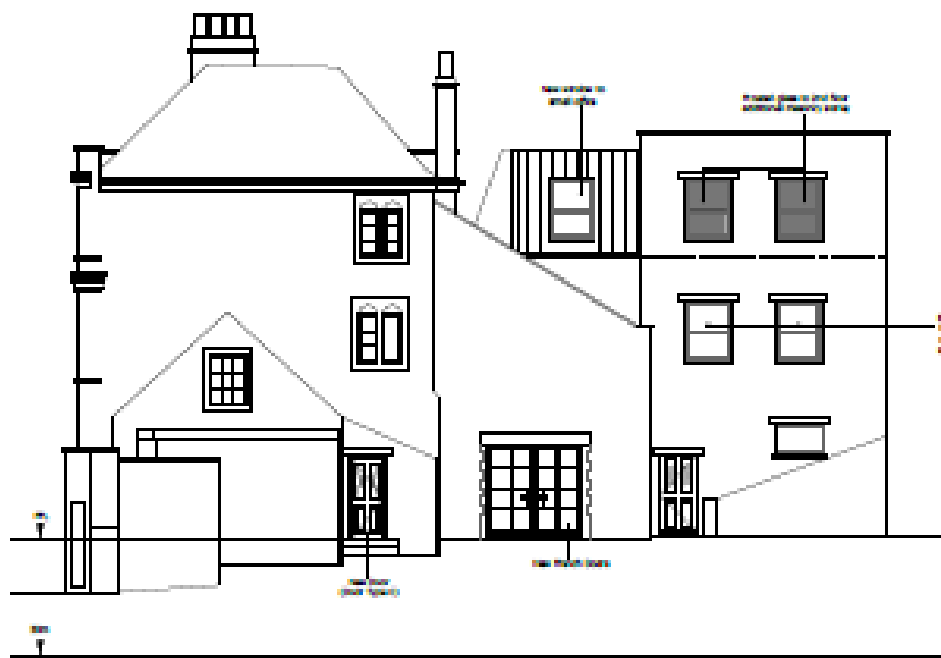
Proposed Rear Elevation



Existing

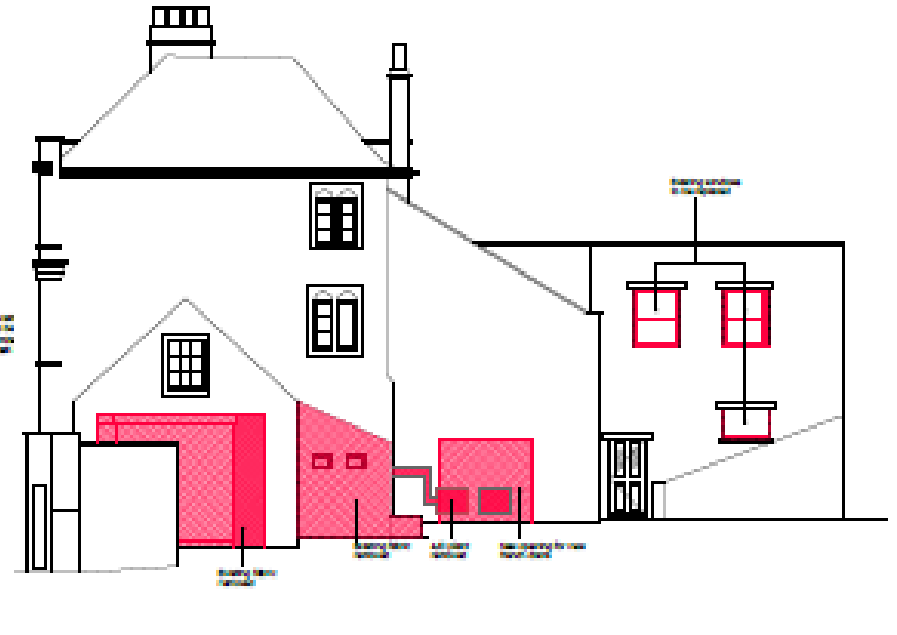
Existing Rear Elevation

Southeast Elevation Proposed and Existing



Proposed SE Elevation

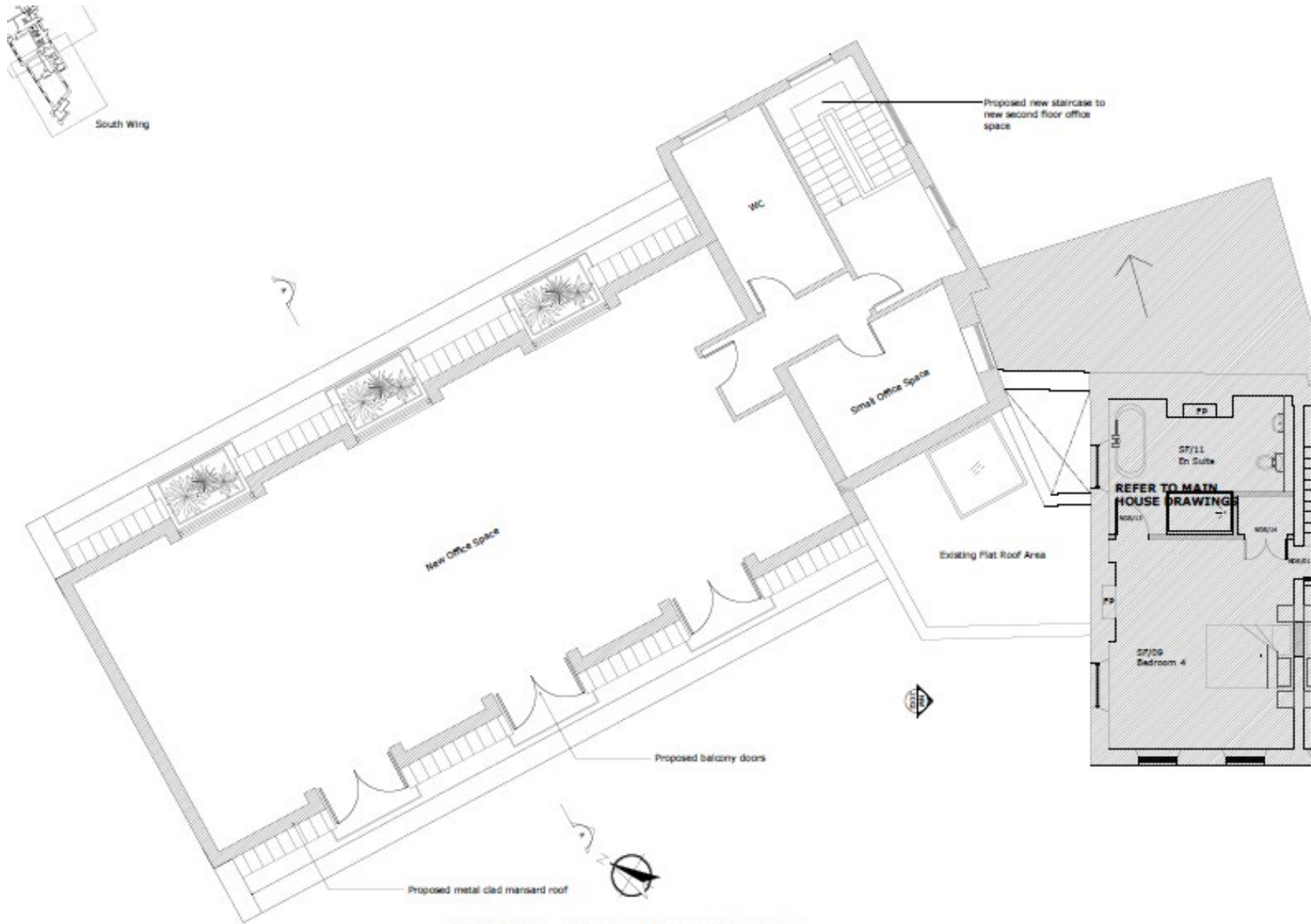
1:100



Existing SE Elevation

1:100

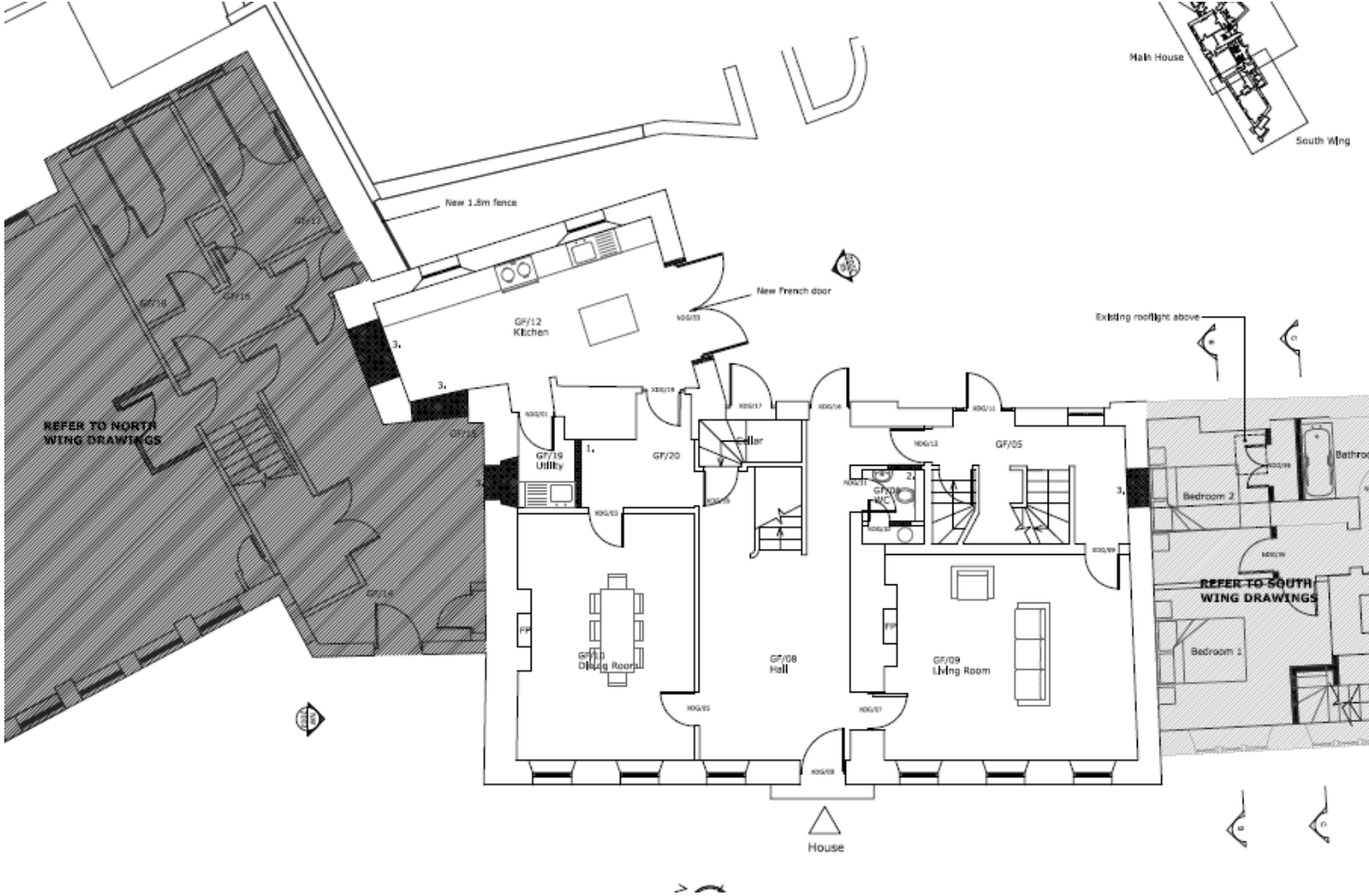
Proposed Plan: New Second Floor to North Block



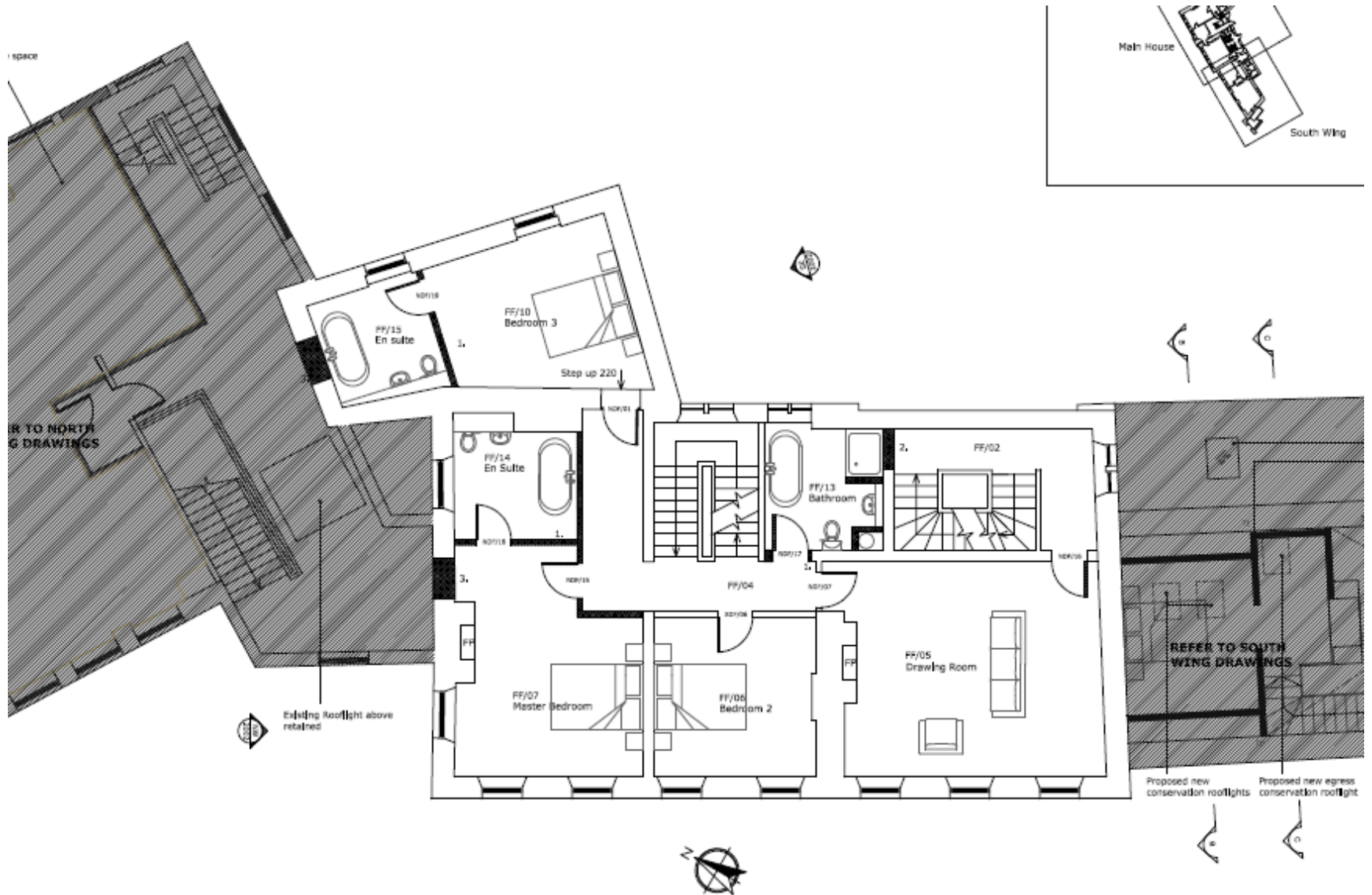
North Wing - Proposed Second Floor Plan

1:50

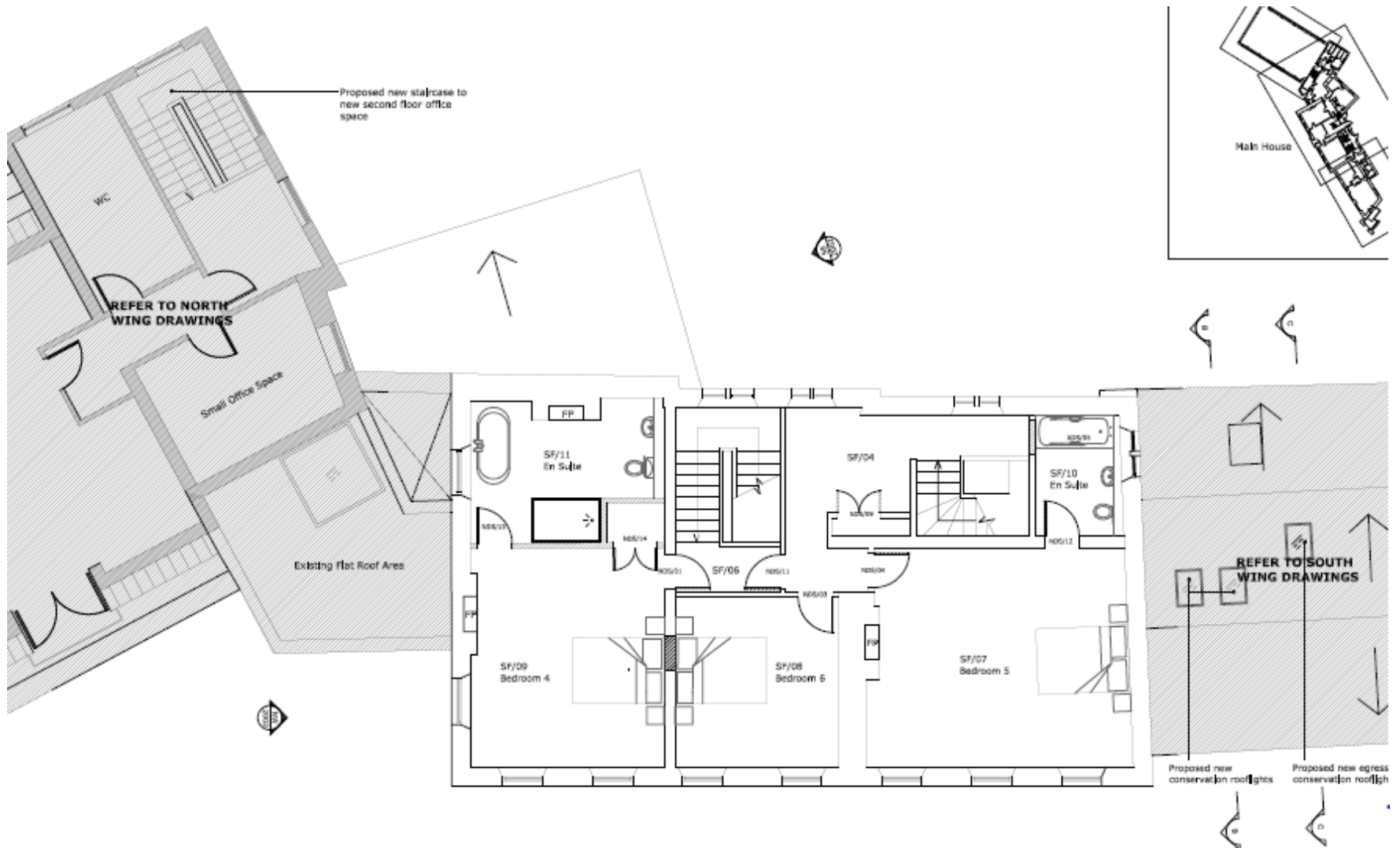
Proposed Plan: Ground Floor Main Block



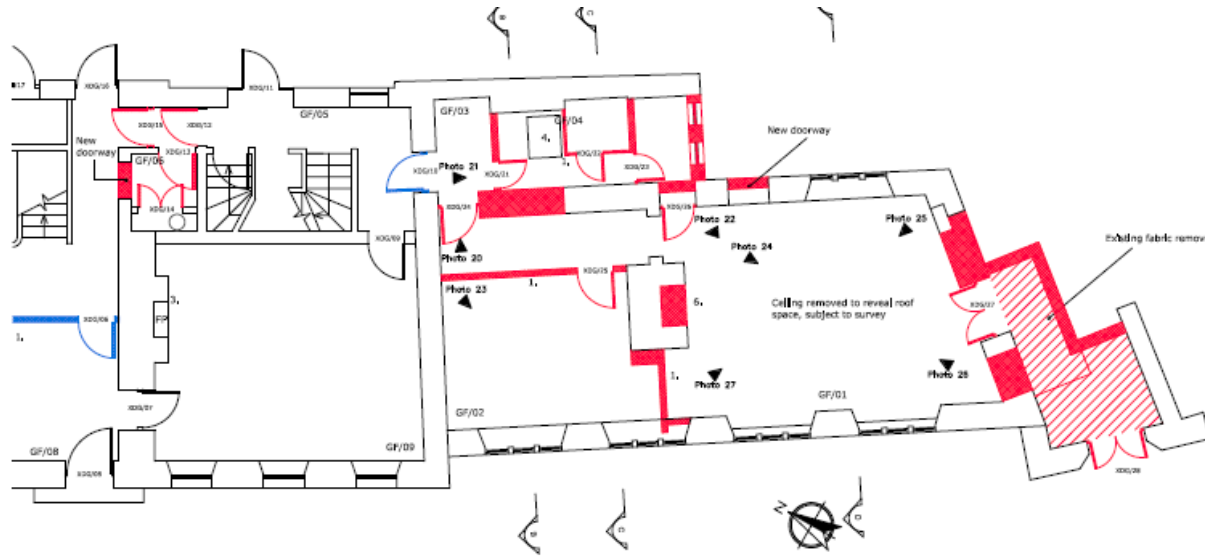
Proposed Plan: First Floor Main Block



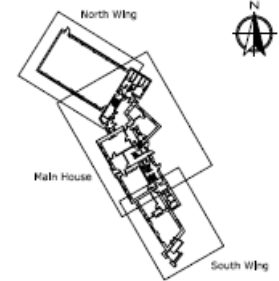
Proposed Plan: Second Floor Main Block










Proposed Plan: Ground Floor South Wing



South Wing - Existing Ground Floor Plan
1:50

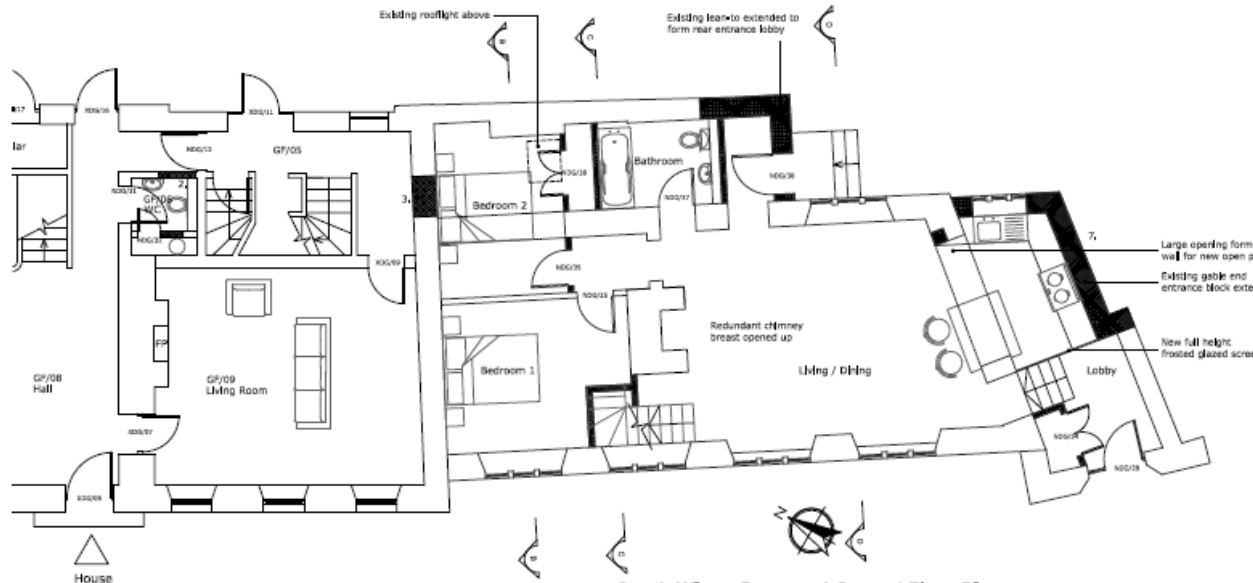


Key:

-  Secondary walls removed
-  Original fire place opened up to expose recesses
-  Existing fire place
-  Existing door removed
-  Existing walls
-  Fabric to be removed
-  Fabric to be removed - Consented under application 1804559/LBC

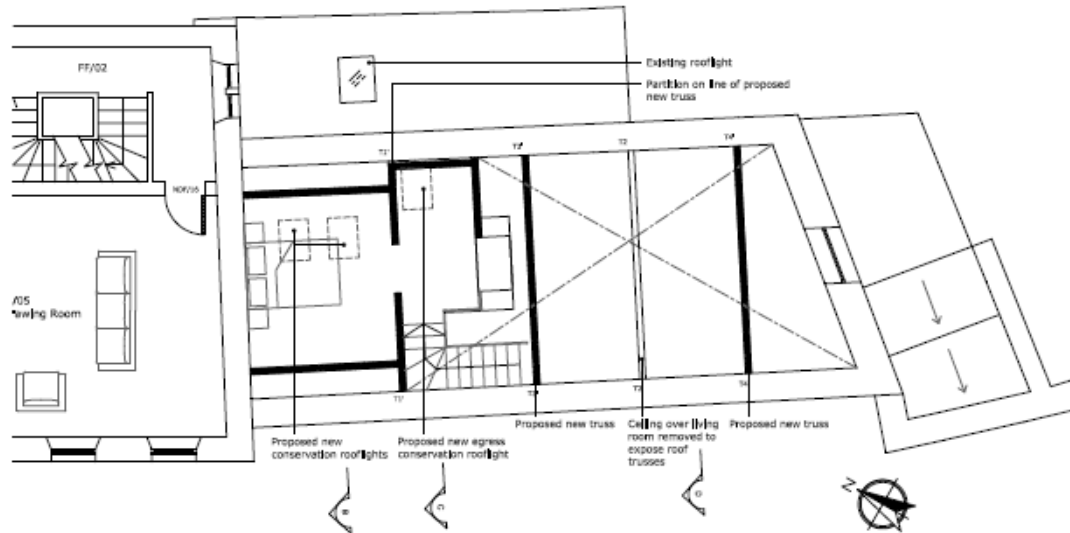
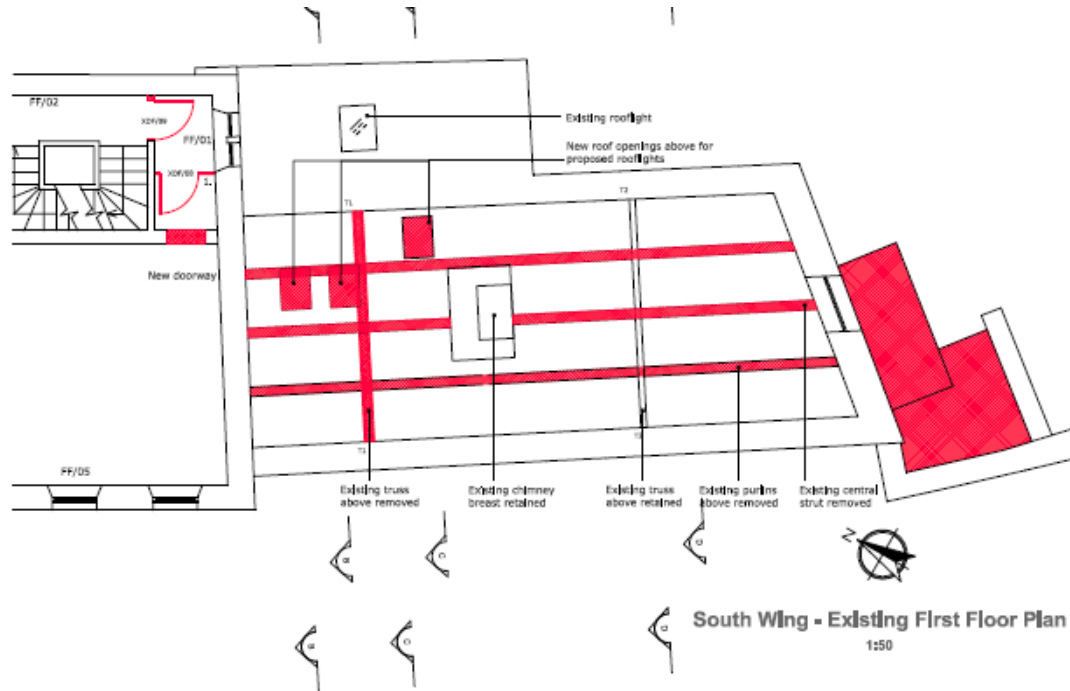
Notes:

1. Existing partitions removed
2. New full height partitions
3. Opening blocked up
4. Rooflight above
5. New masonry wall
6. Fireplace opened up subject to investigations work
7. New masonry wall



South Wing - Proposed Ground Floor Plan
1:50

Proposed Plan: First Floor South Wing



Photos: North Block, Main Block and South Wing of Manvers House viewed from Kingston Road



Photos



Car Park off Kingston Road



Rear of 1-6 Mill Lane

Photos

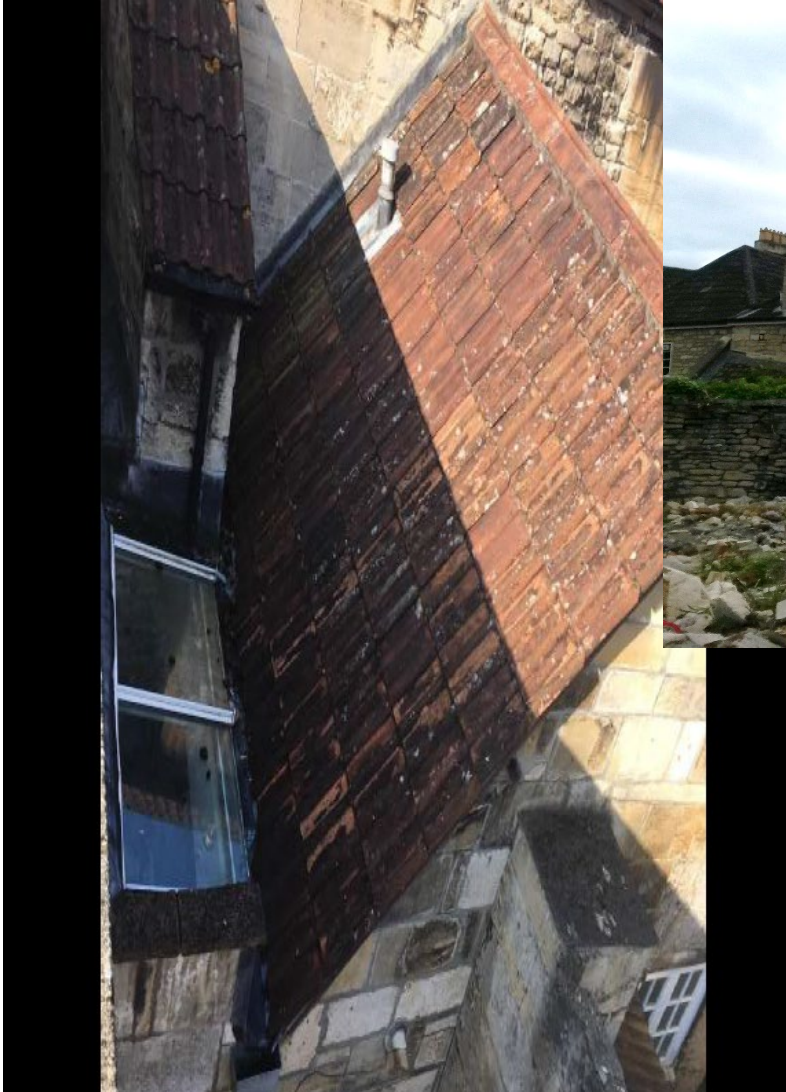


Rear of Manvers House from car park



Rear No. 6 Mill Lane looking towards rear of Main Block and NE elevation

Photos

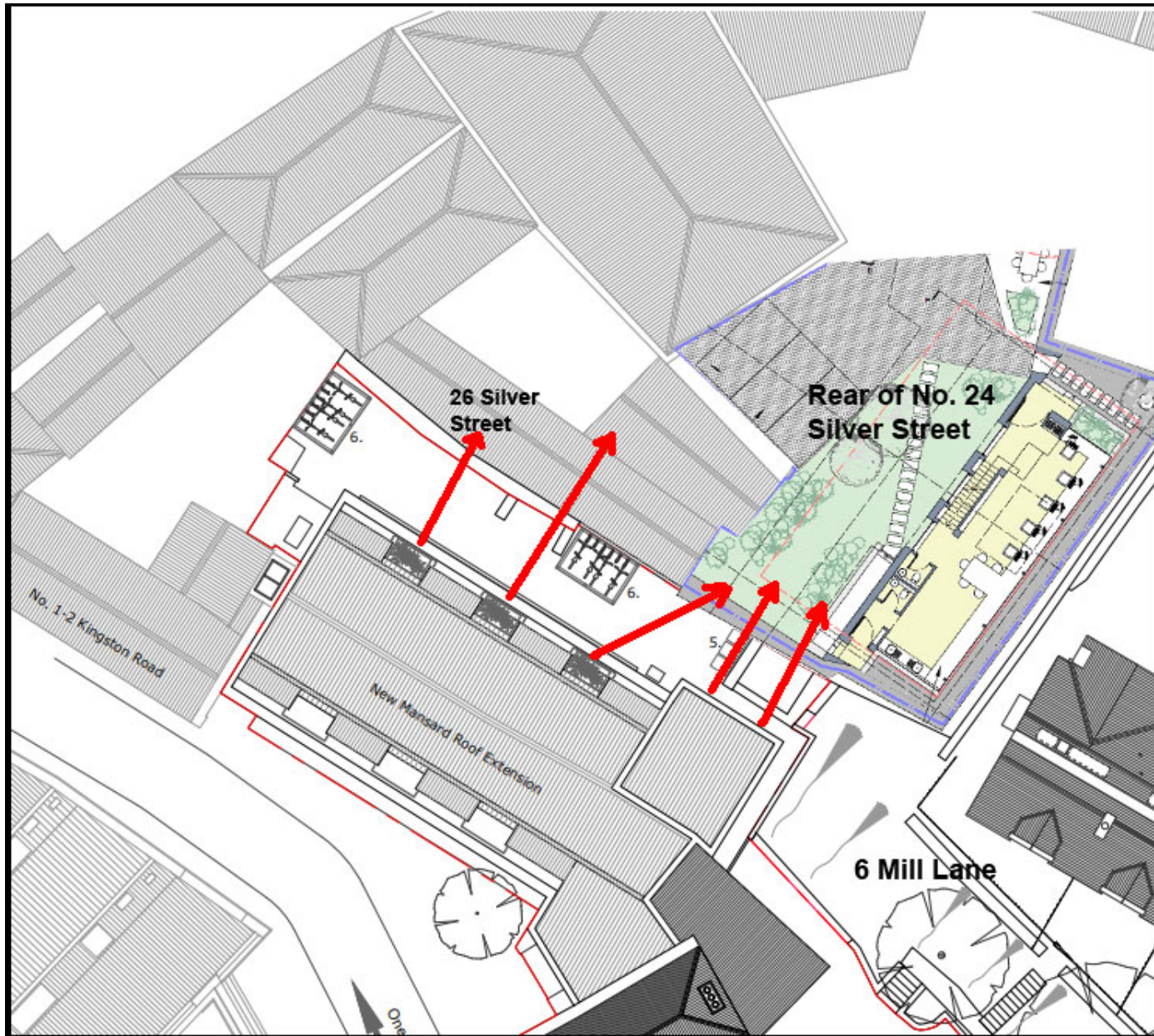


Rear rooflight to 1-2 Kingston Road

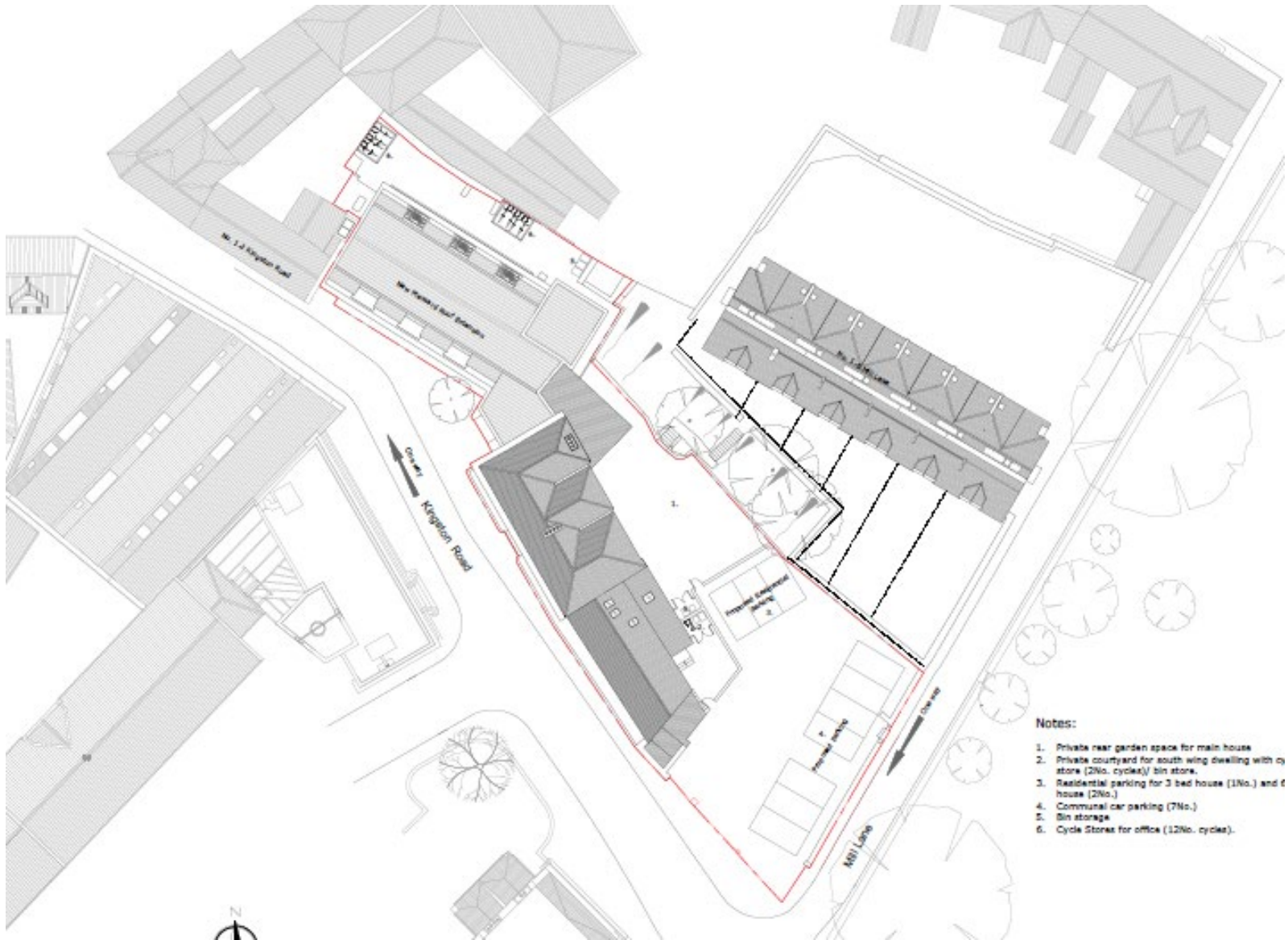


View of rear of North Block from No. 24
Silver Street

Proposed new roof to North Block and impact on adjacent residents including overlay of development at rear No. 24 Silver Street



Proposed Site Plan



Notes:

1. Private rear garden space for main house
2. Private courtyard for south wing dwelling with cycle store (2No. cycles)/ bin store.
3. Residential parking for 3 bed house (1No.) and 4 house (2No.)
4. Communal car parking (7No.)
5. Bin storage
6. Cycle Stores for office (12No. cycles).

Item 7e) 20/03166/FUL - 45 Seymour Road Trowbridge BA14 8LX

Proposed new dwelling

Recommendation: Approve subject to conditions

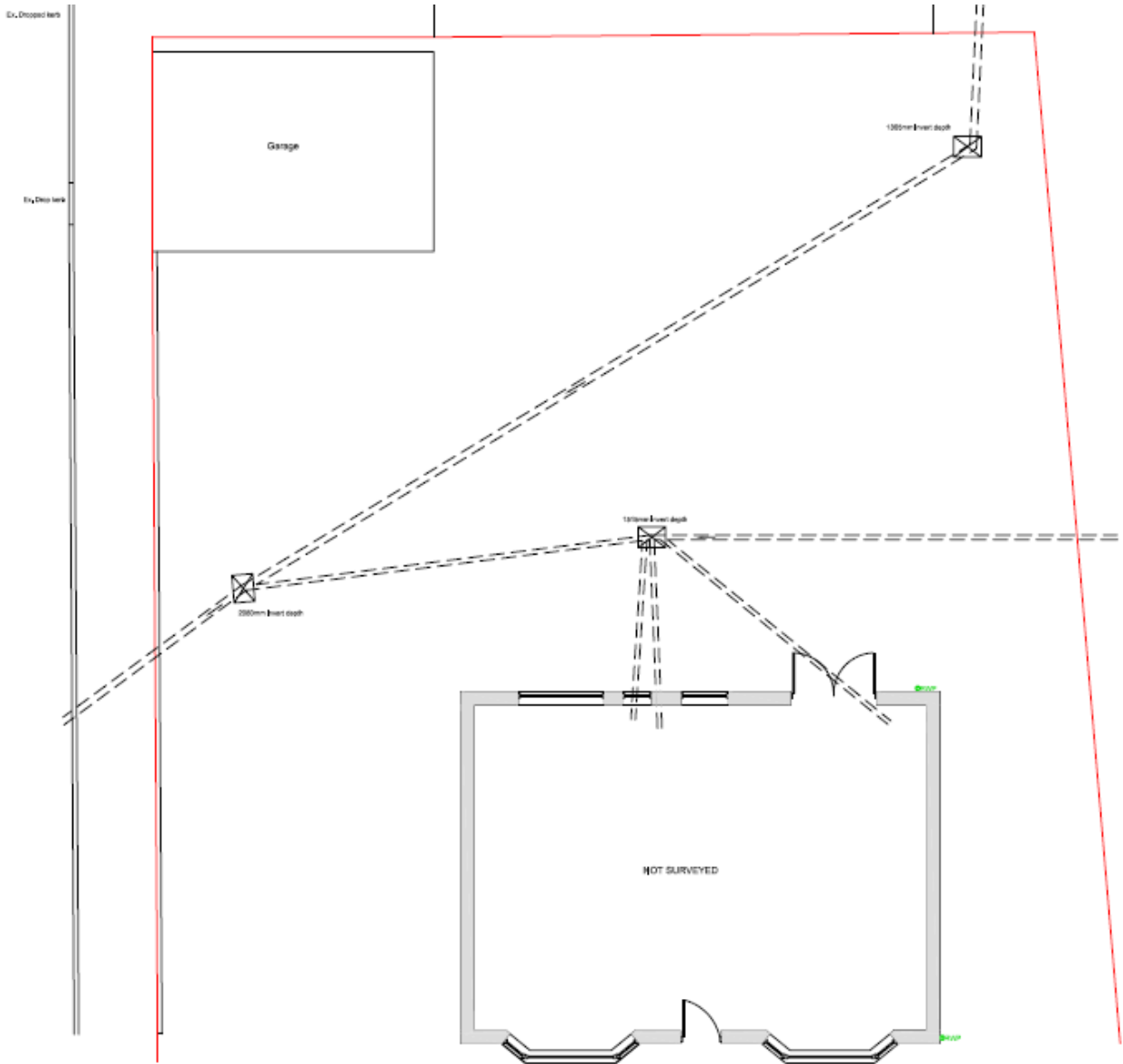


Site Location Plan



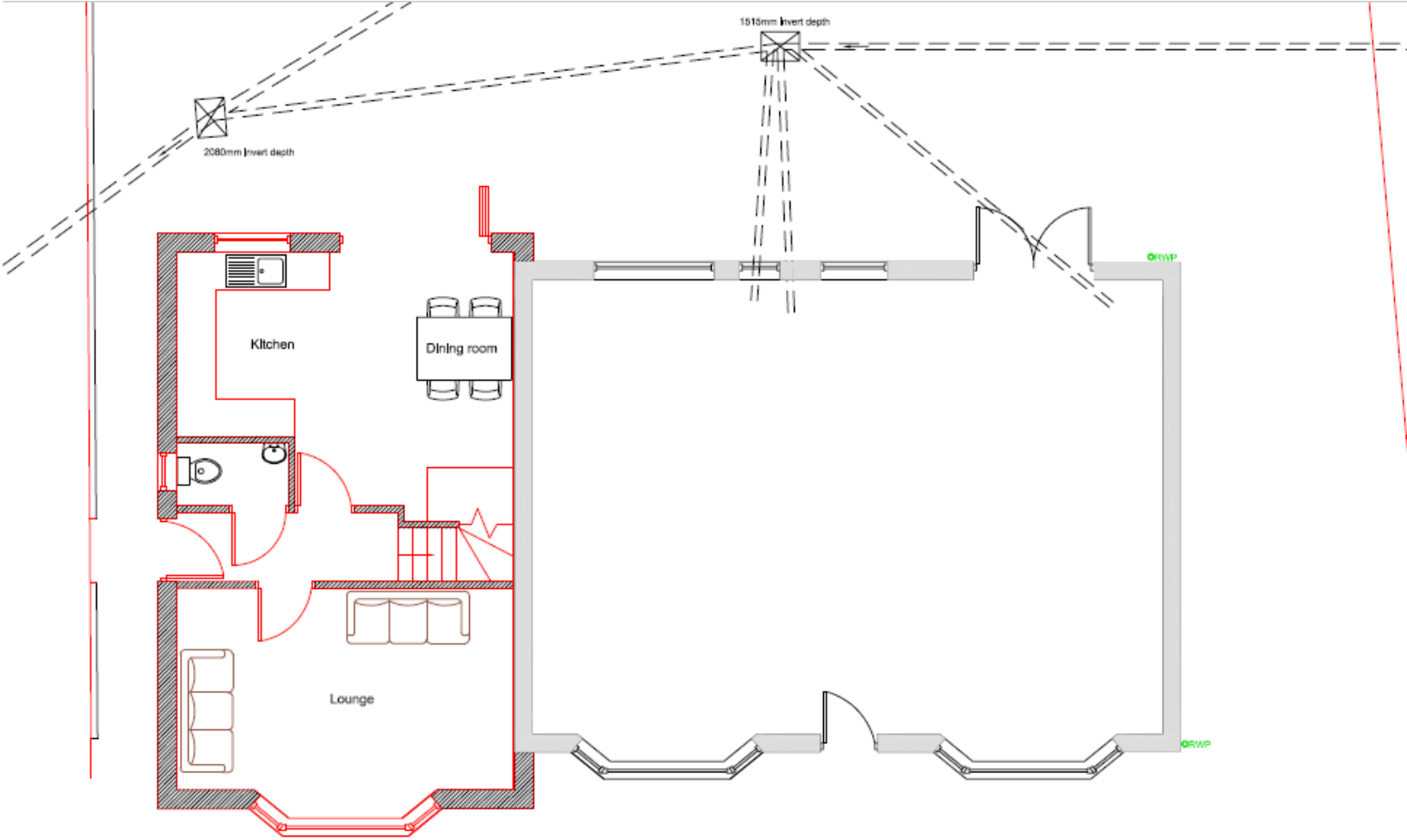
Aerial Photography

Existing Layout of Site



Existing Ground Floor Plan 1:80

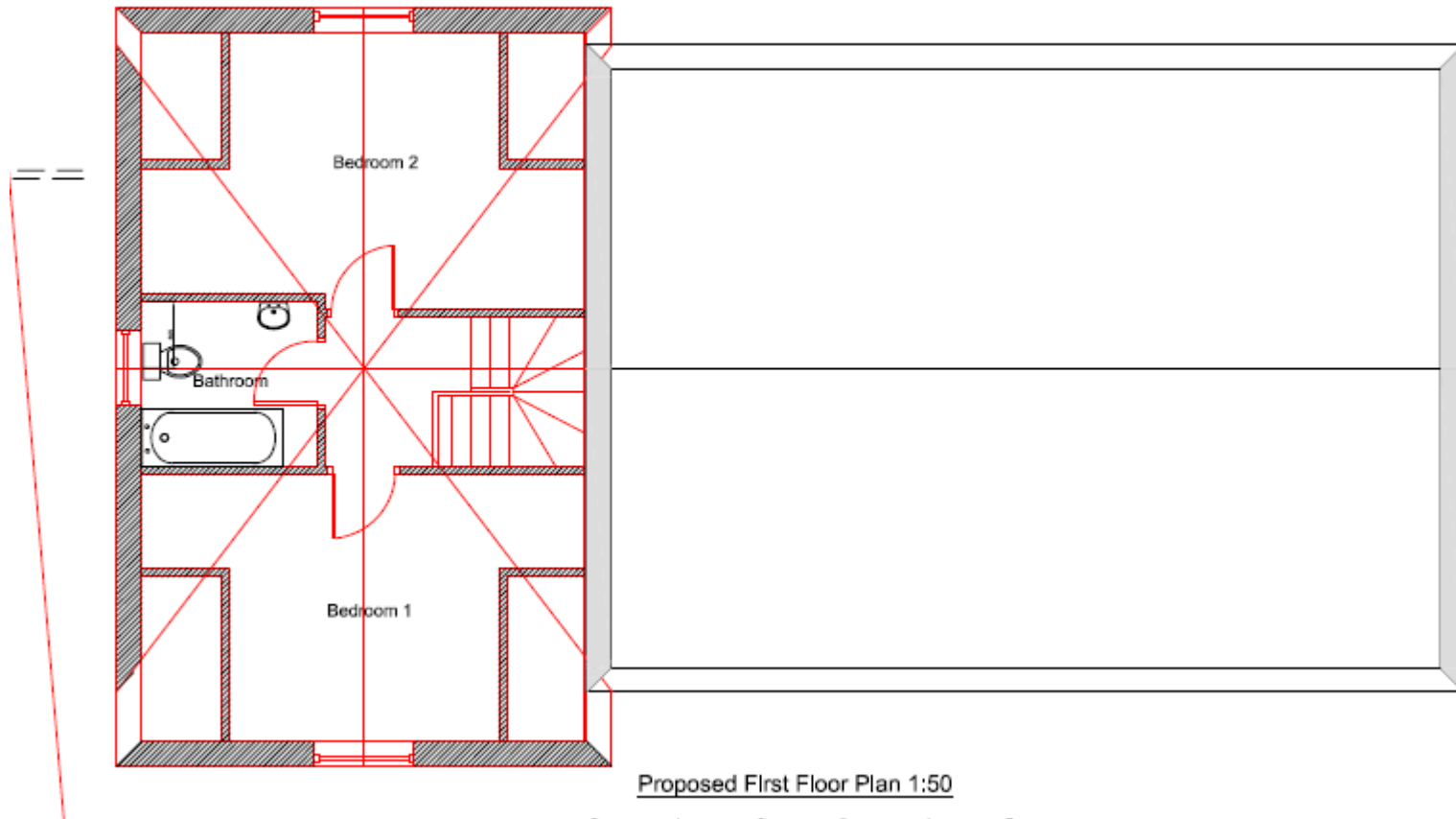
Proposed Ground Floor Plan



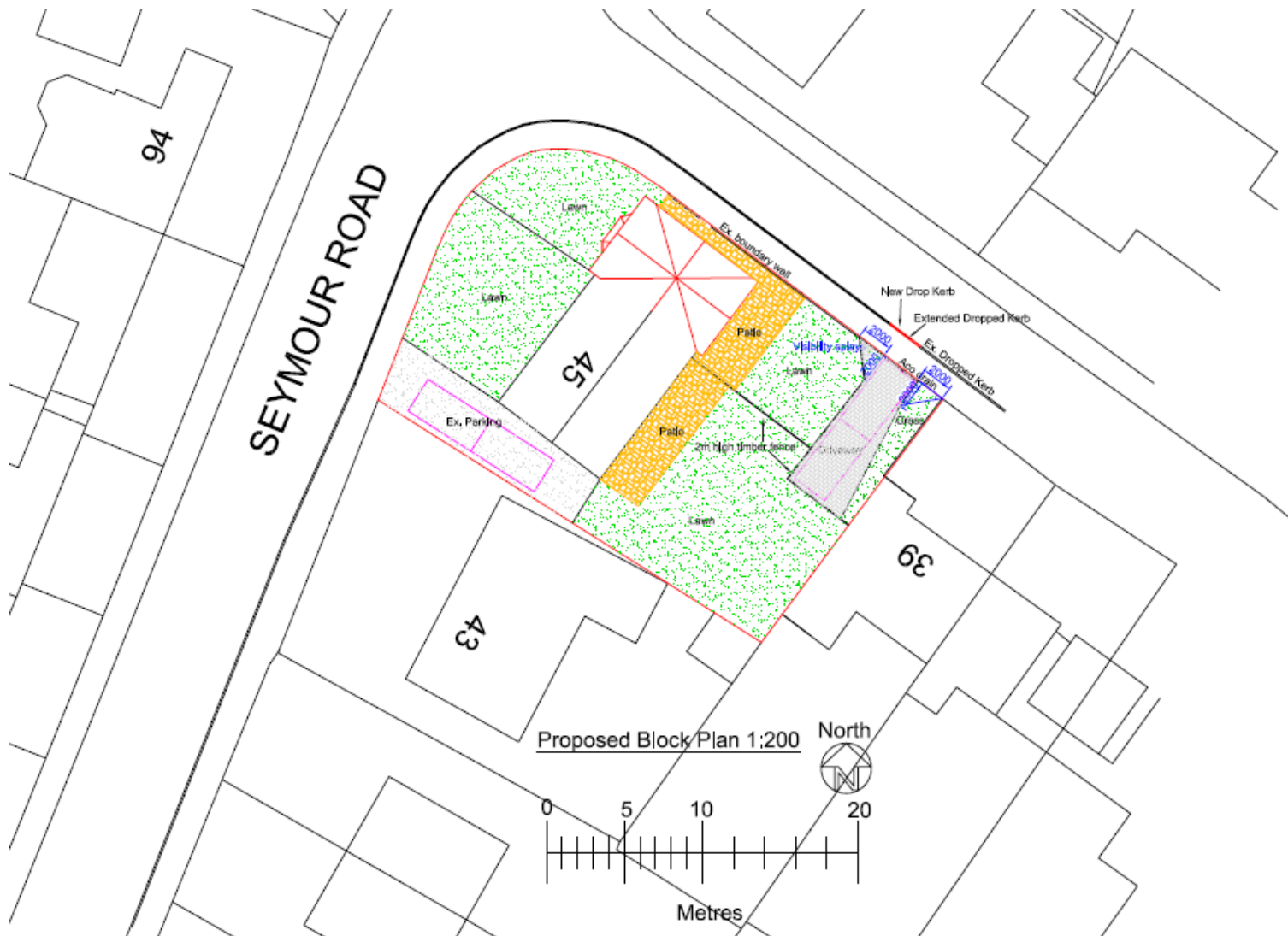
Proposed Ground Floor Plan 1:50

0 1 2 3 4 5

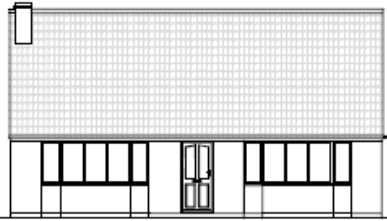
Proposed First Floor Plan



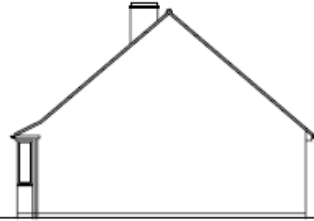
Proposed Block Plan



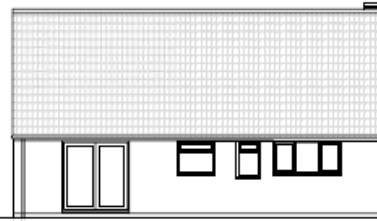
Existing and Proposed Elevations



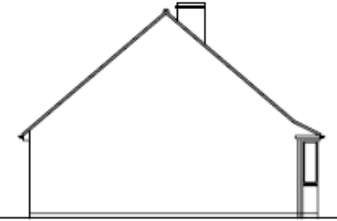
Existing Front (North-West) Elevation 1:100



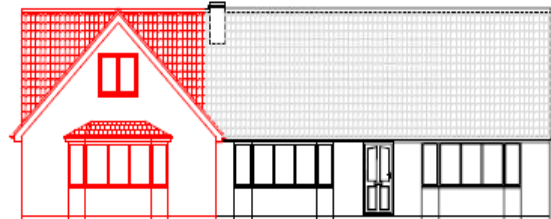
Existing Side (South-West) Elevation 1:100



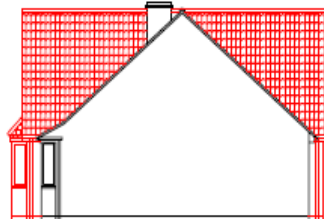
Existing Rear (South-East) Elevation 1:100



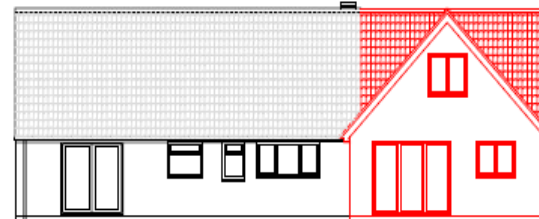
Existing Side (North-East) Elevation 1:100



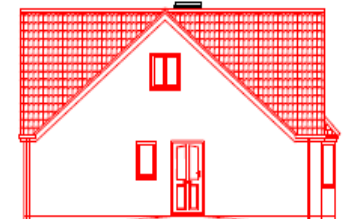
Proposed Front (North-West) Elevation 1:100



Proposed Side (South-West) Elevation 1:100



Proposed Rear (South-East) Elevation 1:100



Proposed Side (North-East) Elevation 1:100











Western Area Planning Committee

22nd July 2020