

3.0 Design Proposal

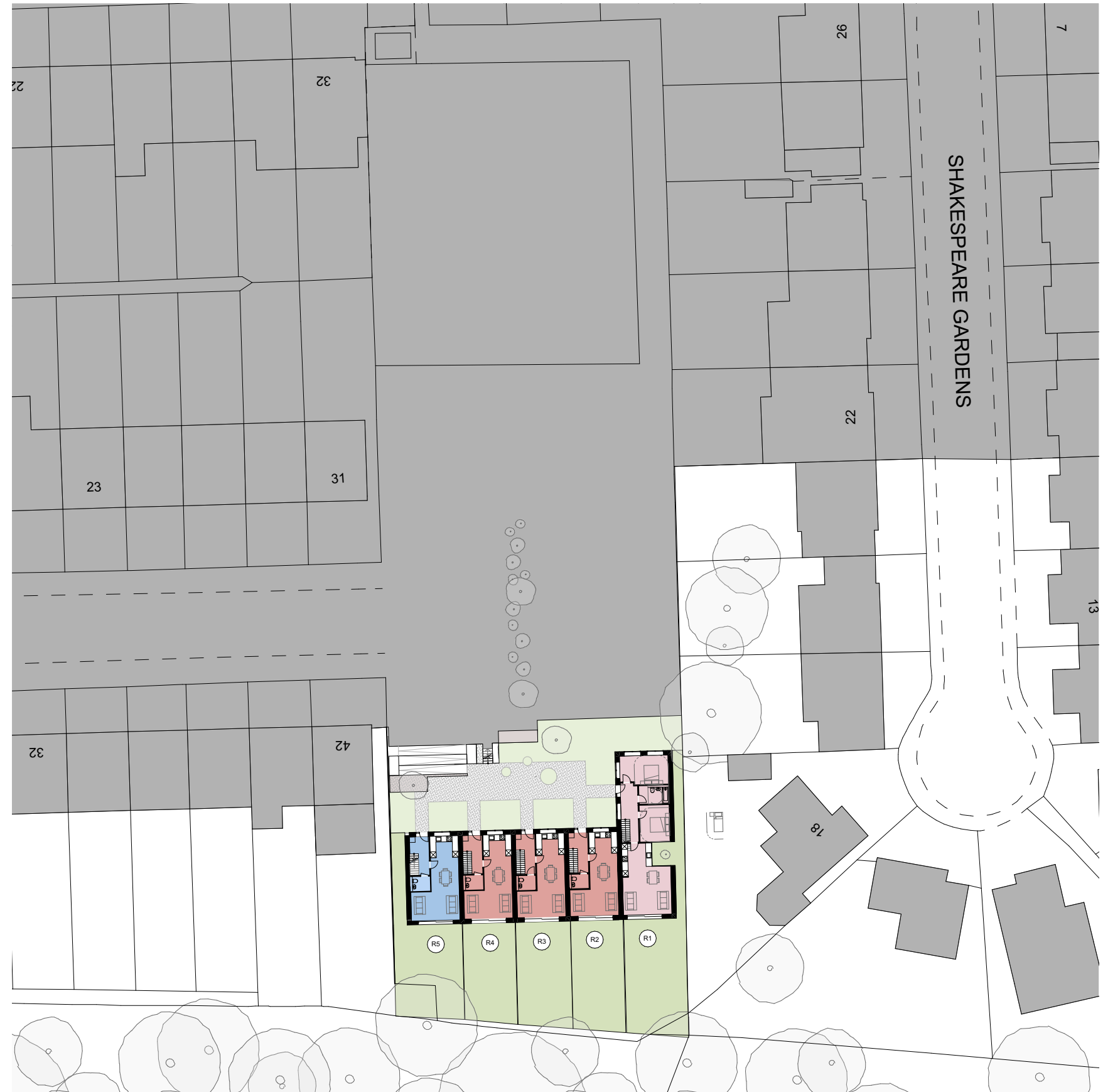
2.9 Proposed Upper Ground Floor Plan

- New tennis clubhouse to the middle of the site with views across the courts.
- Entrance core serving the apartments above.
- 5 Car parking spaces + external cycle store
- The entrance level to the houses to the south of the site will be circa 1.5m lower than street level, therefore a series of landscaped ramps & steps will lead down to the entrance level.
- Potential turning hammerhead for refuse truck



3.1 Proposed Lower Ground Floor Plan

- Generous living kitchen dining rooms sit at the lower ground floors to the terraces with large openings out to south facing gardens.
- A car free landscaped area to the front of the terraces encourages interaction and provides an informal area for families to meet and play.



3.2 Proposed First Floor Plan

- The northern mass is set on the building line of Cherry Tree Road, and chamfered at the rear so as not to overshadow number 31.
- Both apartments have terraces overlooking the tennis courts
- A first floor viewing deck can be accessed by the public during matches



3.3 Proposed Second Floor Plan

- The second floor apartment has a south facing living area with balcony overlooking the courts.
- The overall building height is lower than the neighbouring properties of Cherry Tree Road



3.4 Proposal Overview

- New tennis clubhouse / pavilion with viewing terrace
- New access to the tennis club from Cherry Tree Road
- Two tennis courts kept as existing and refurbished; and one new court installed adjacent to the proposed clubhouse
- 5 houses with private rear gardens and communal garden to the front
- 3 apartments (Two 1b2p apartments + one 3b5p apartment)
- 5 Car parking spaces

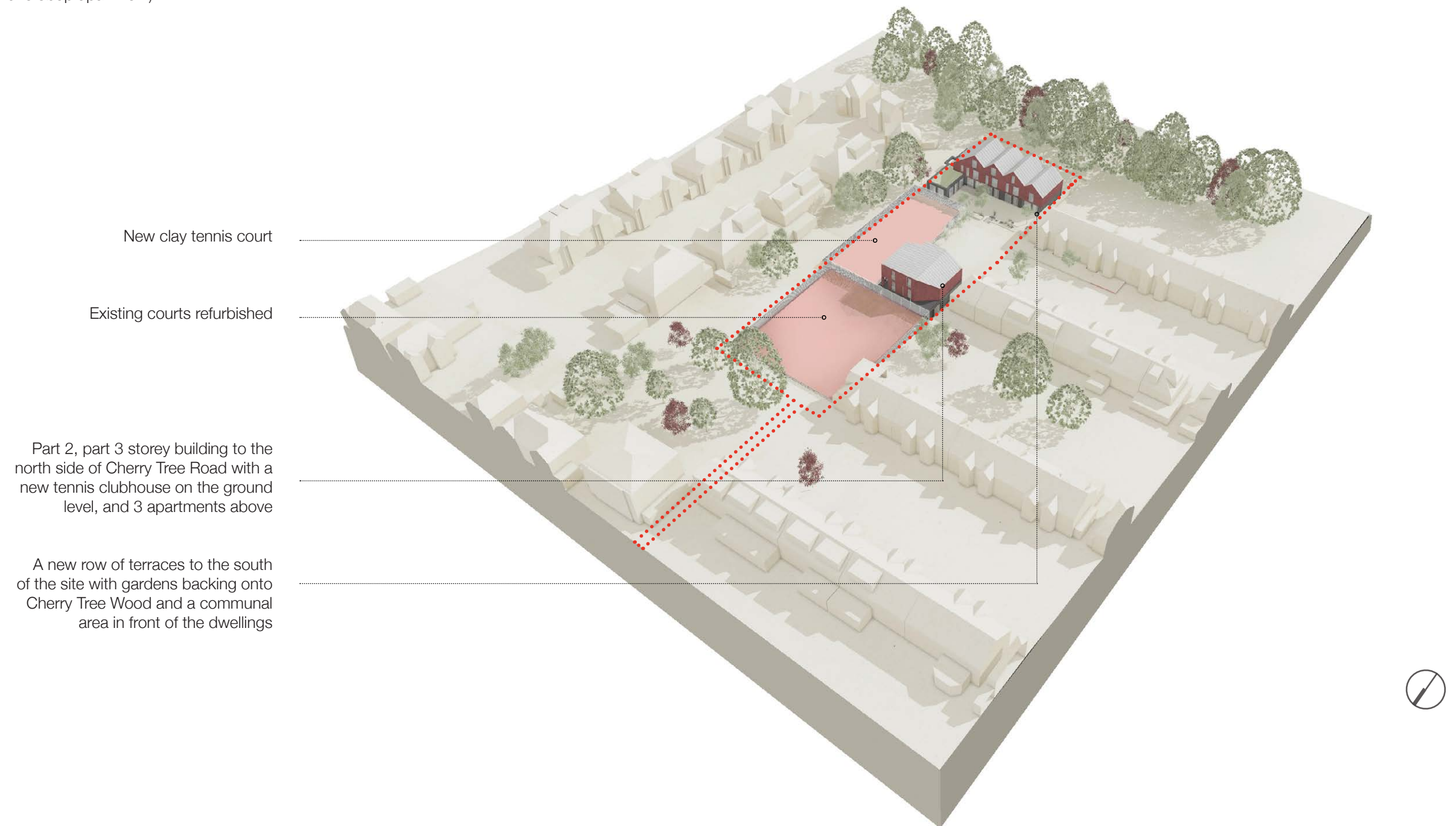


Fig.3.1 Axo view of the site with proposals

3.5 Site Sections

The site is sloped from north to south with approximately 6m of level change. Proposals have taken into account the levels to ensure minimal disruption to the existing landscape.

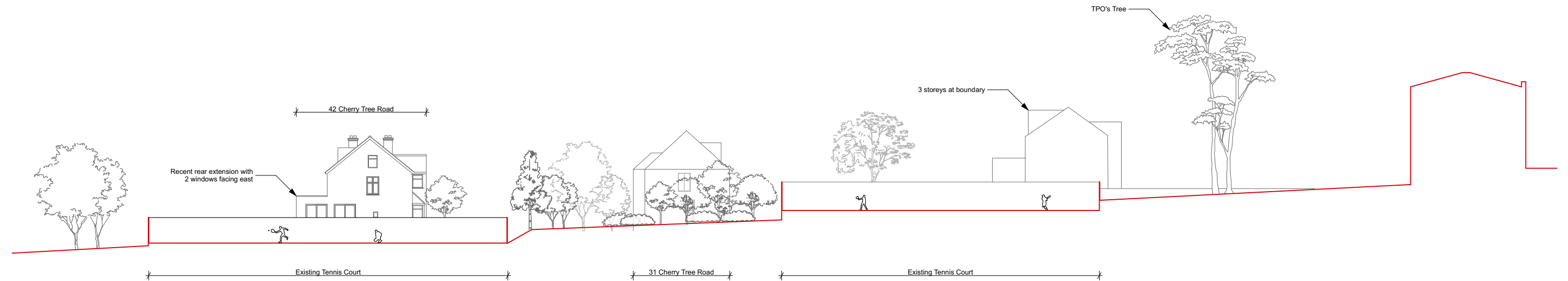


Fig.3.2 Existing Site Section - 1:400@A3

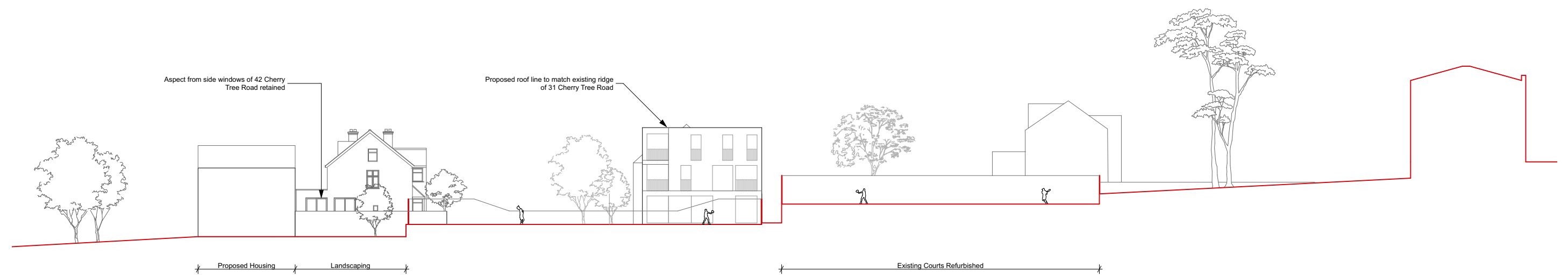


Fig.3.3 Proposed Site Section with Massing - 1:400@A3

3.6 Relationship with neighbouring properties to Cherry Tree Road

The proposals have been driven by the relationship to the neighbouring properties on Cherry Tree Road. The roof shape and massing has been designed to sit within an acceptable mass to ensure the quality of light is preserved and there will be no sense of overbearing.

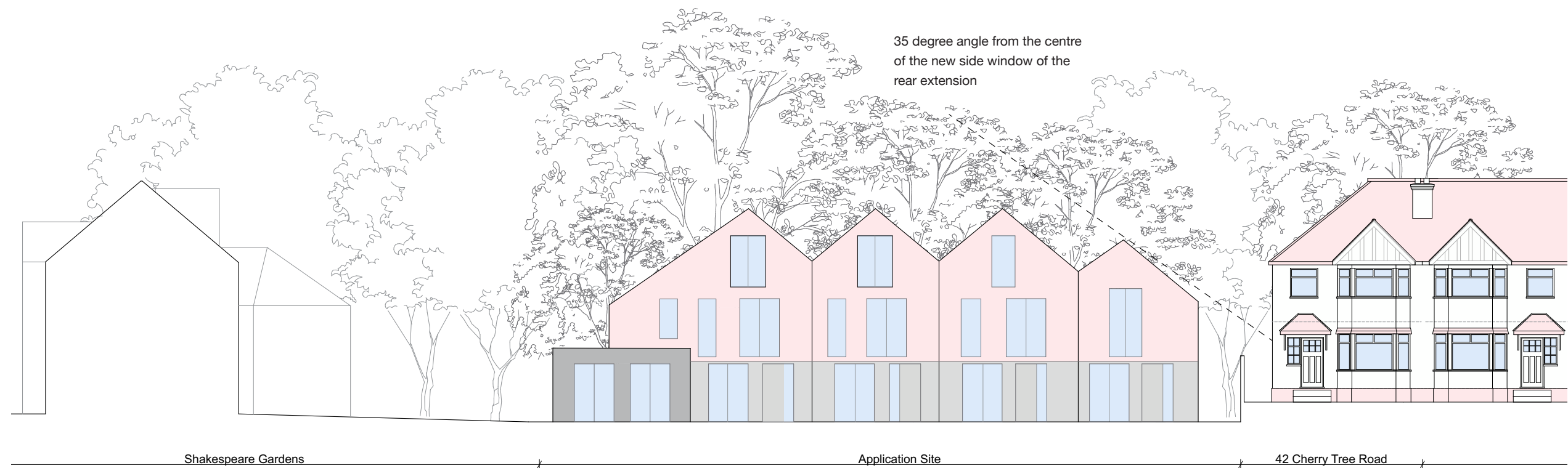


Fig.3.4 Proposed South Elevation - 1:200@ A3

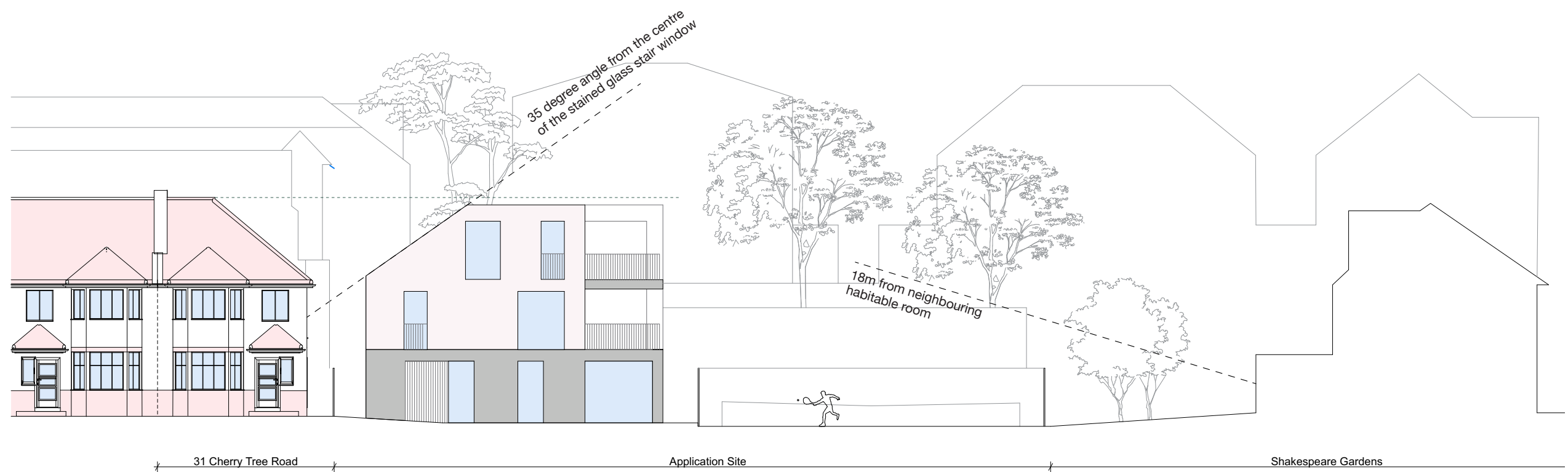


Fig.3.5 Proposed North Elevation - 1:200@ A3

3.7 View East From Cherry Tree Road

The proposed building follows the existing street line, with the second storey set back to be less dominant. The single storey viewing platform protrudes out in line with the pavement, reflecting the public nature of the club.

The terraces on the right are obscured from view from the majority of the street.

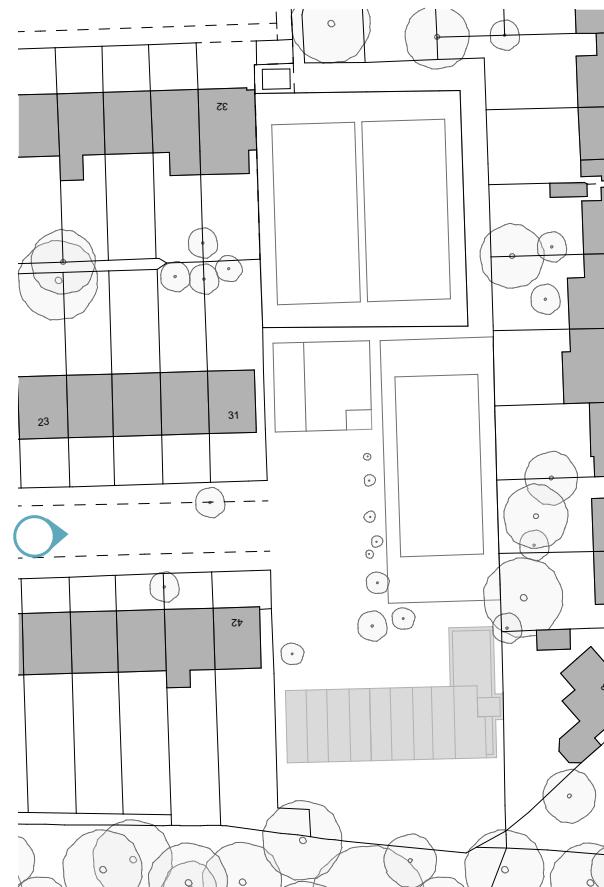


Fig.3.6 Key Plan



3.8 View Of Houses From Cherry Tree Road

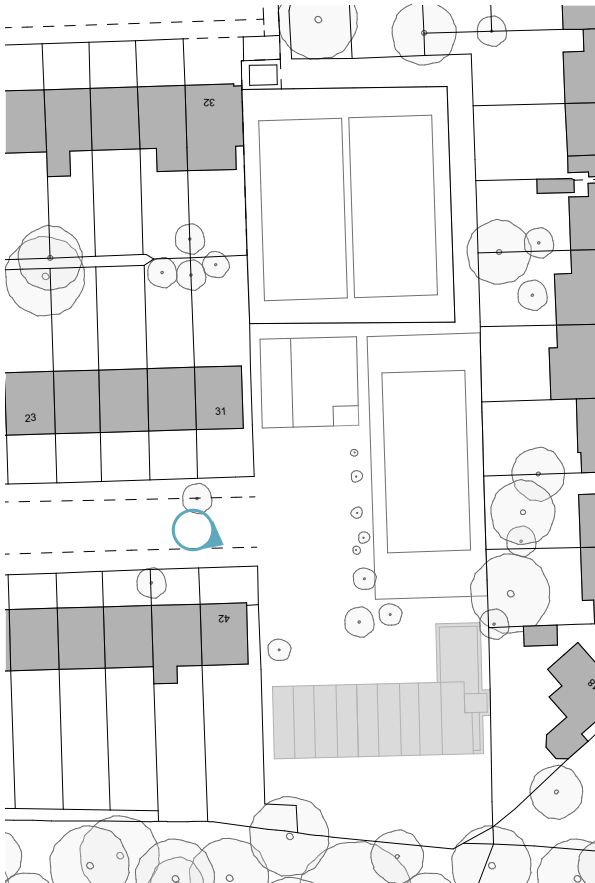


Fig.3.7 Key Plan



3.9 View North From New Court

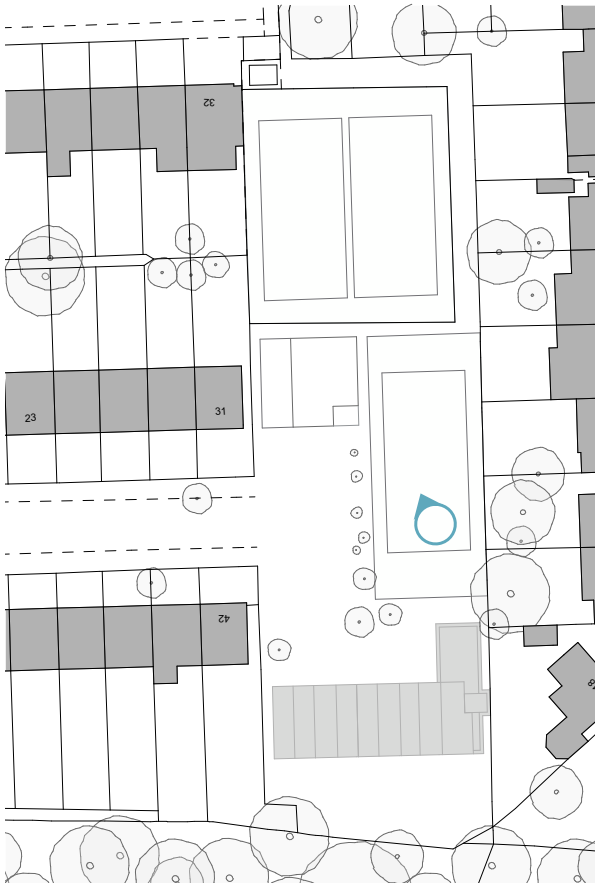


Fig.3.8 Key Plan



3.10 Area Schedule

Areas are approximate for pre-application purposes and are not based upon measured survey data

Unit	Use Class	GIA (m²)	Notes
Clubhouse	Commercial	100	Ground Floor not including refuge store
TOTAL		100m²	-

Residential Unit Number	Unity Type	Unit GIA (m²)	Minimum Standard (m²)	Amenity Area	Min Amenity Area	Notes
R1	2 bed 4 person	74	70	94	7	2 Storey House
R2	4 bed 6 person	118	108	61	10	3 Storey House
R3	4 bed 6 person	118	108	40	10	3 Storey House
R4	4 bed 6 person	118	108	55	10	3 Storey House
R5	3 bed 6 person	104	102	81	10	2 Storey House
R6	1 bed 2 person	50	50	9	5	Apartment
R7	1 bed 2 person	50	50	9	5	Apartment
R8	3 bed 5 person	89	86	9	6	Apartment
TOTAL	8 Units	721m²	682m²			-