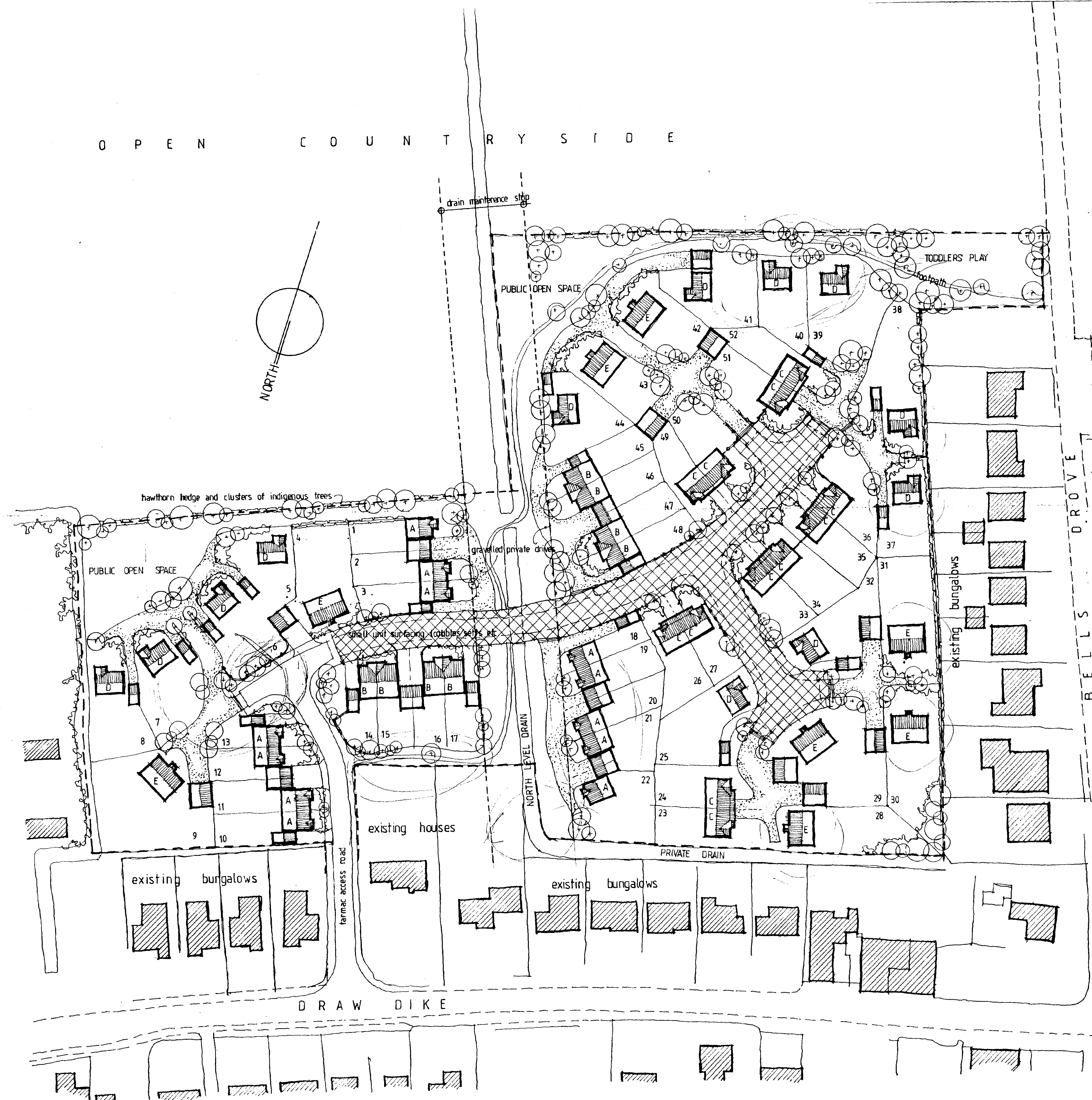


O P E N C O U N T R Y S I D E

| DWELLING | MIX                                             |               |
|----------|-------------------------------------------------|---------------|
| Type A   | 2bed 4person s.det. house + linked              | garages 12no. |
| Type B   | 3bed 5person s.det. house + linked              | garages 8 no. |
| Type C   | 3bed 5person s.det. house + integral            | garage 12no.  |
| Type D   | 3bed 5person det. house + det. garage           | 12 no.        |
| Type E   | 4bed 6/7 person det. house + double det. garage | 8 no.         |

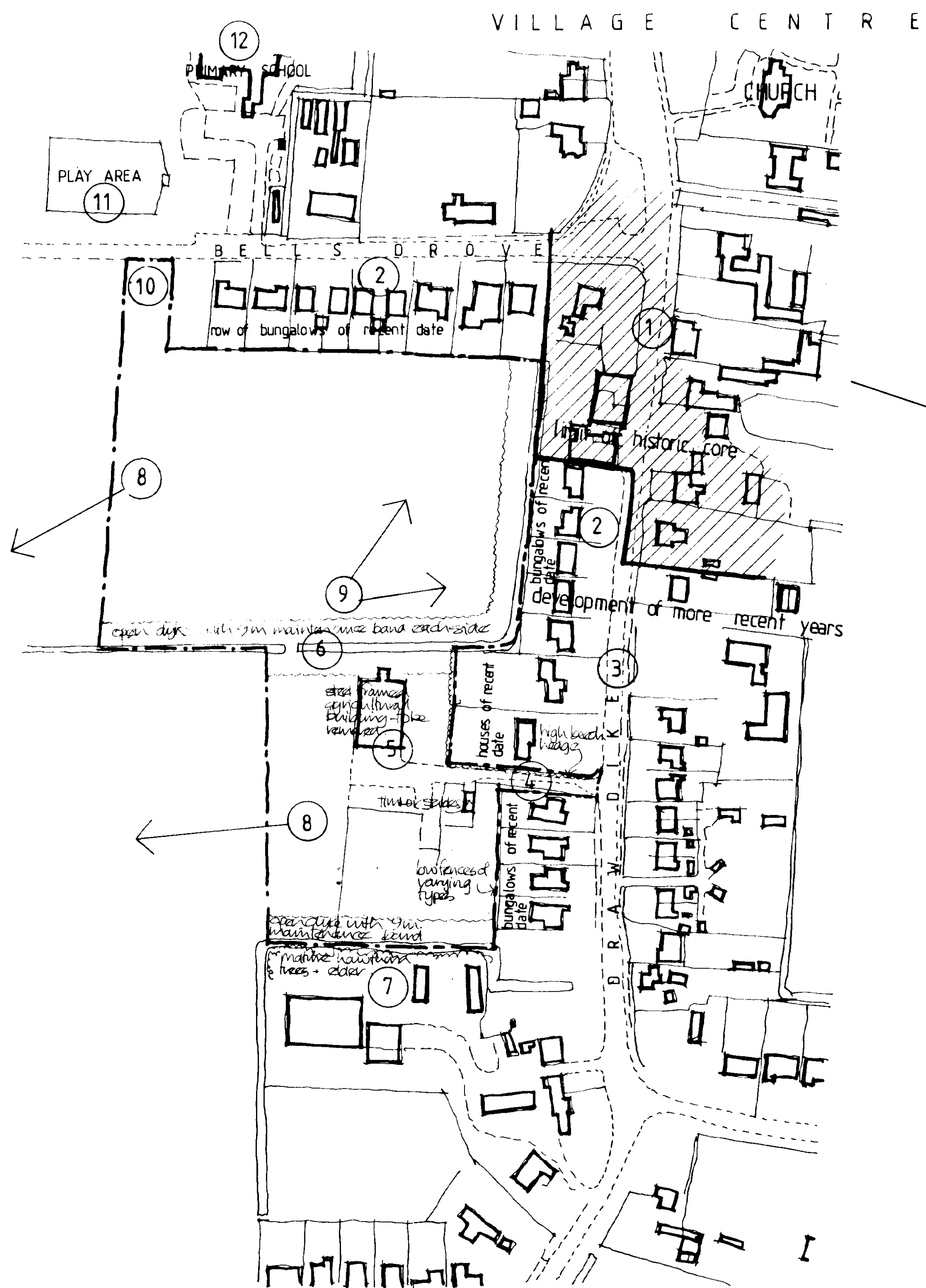


**TREVOR A CLAY R.I.B.A.**  
**CHARTERED ARCHITECT**  
14 OLD FENDIKE ROAD  
WESTON HILLS  
SPALDING  
LINCOLNSHIRE PE12 6DD

Project:  
PROPOSED RESIDENTIAL DEVELOPMENT  
AT DRAW DIKE / BELL'S DROVE  
SUTTON ST JAMES FOR MR A GENT

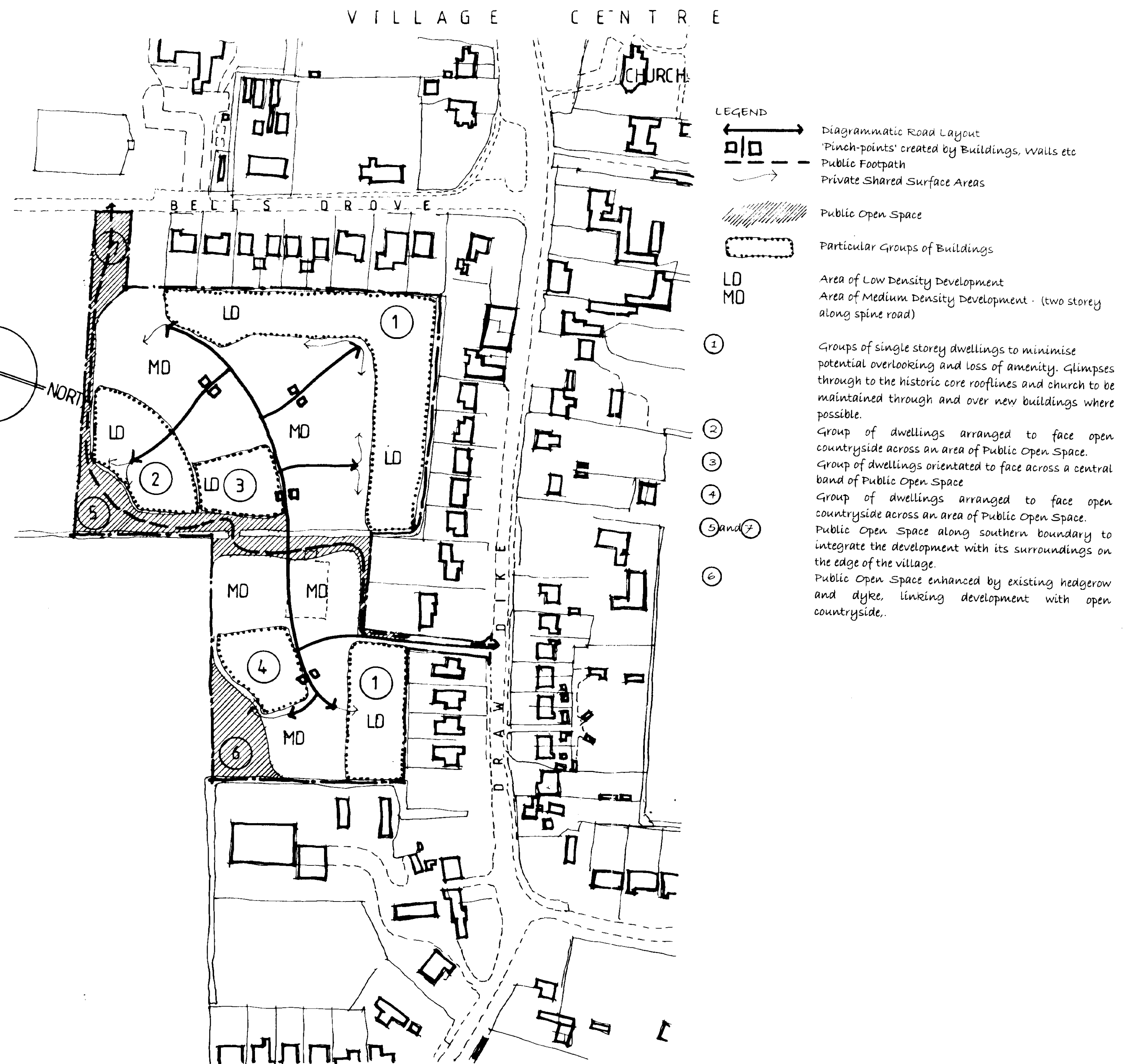
Drawing:  
PRELIMINARY SKETCH SITE LAYOUT

Date: 05 June 00      Proj No: 00/060/PA



#### SITE ANALYSIS

- ① Outer area of historic core of village before more recent ribbon development begins
- ② Rows of small bungalows along site boundaries. Rear gardens bounded by low fences. Care to be taken to minimise overlooking in both directions. Consideration to be given to improving boundary alongside dyke.
- ③ Ribbon development of recent date. Informal landscaping increases sense of rural location.
- ④ 'Pinch-point' at site access, bounded on west side by mature beech or hornbeam hedge. This feature might be well used throughout the proposed development to increase senses of identity within particular areas of the site.
- ⑤ Existing farm building which is of no merit to a residential development. This, and the nearby timber stable building should be removed from the site.
- ⑥ Board controlled open drain with nine metre maintenance bands either side. This occurs at a narrowing of the site and might contribute to a pleasant area of open space separating two main sections of the development.
- ⑦ Board controlled open drain with nine-metre maintenance band within the site. This dyke has attractive dense hawthorn and elder along its eastern brink and forms a soft barrier to the adjoining non residential site.
- ⑧ Open views over fenland countryside towards the south. This is restricted in the middle distance by hedgerows, but retains an open-ness to benefit from countryside views and evening sunsets.
- ⑨ Attractive glimpses through the site to the buildings within the historic core, particularly to the old stone church and its separate, ivy-clad clock tower.
- ⑩ Access to and from the site by means of Bell's Drove. This must be pedestrian only, since Bell's Drove cannot support additional traffic. A pedestrian route to the school and play area beyond however, would be invaluable.
- ⑪ A pleasant, grassed play area with swings has replaced a bowling green, and would be a very good facility for children from the proposed development.
- ⑫ The village primary school is within easy walking distance from the site, avoiding the need to walk through the busier central area of the village. A supervised crossing over Bell's Drove would allow children to walk to and from school alone in relative safety.



#### DESIGN APPRAISAL

Generally, the aims are to create an interesting and varied development with a village character. The road system will reduce through the hierarchy from the major access road to a minor access spine road, and thence to secondary minor access roads with differing surface treatments, and on to small shared surface 'private drives'. The intention is to create places of interest and identity. Building materials are intended to be mainly red-brick and slate / pantiled roofs to blend with the historic core, although this will be a main theme, varied within those parameters throughout the site. Buildings will be orientated in a varied manner to avoid monotonous street-side repetition, and will make use of boundary walls / fences to modulate and articulate the street scene.

It is intended to provide 'pinch-points' to create areas of identity, utilising garages, gable ends walls and trees. The development will recognise the impact on adjoining properties, and will also make use of the fact that the southern aspect looks over open fields.

Public Open Space parcels are included along the southern boundary and link through to a central band of open space alongside the dyke that divides the site into two parts. A public footpath is included along this route, and extends through the complete site from Draw Dike to Bell's Drove. This route would provide a safe and attractive means of taking children to school, or the play area adjacent, in addition to providing a peaceful 'village lane' walk. A central footbridge over the dyke would be a pleasant rural feature.

- LEGEND**
- Diagrammatic Road Layout
  - 'Pinch-points' created by Buildings, Walls etc
  - Public Footpath
  - Private Shared Surface Areas
  - Public Open Space
  - Particular Groups of Buildings
  - LD  
MD
  - Area of Low Density Development
  - Area of Medium Density Development - (two storey along spine road)
  - ① Groups of single storey dwellings to minimise potential overlooking and loss of amenity. Glimpses through to the historic core rooflines and church to be maintained through and over new buildings where possible.
  - ② Group of dwellings arranged to face open countryside across an area of Public Open Space.
  - ③ Group of dwellings orientated to face across a central band of Public Open Space
  - ④ Group of dwellings arranged to face open countryside across an area of Public Open Space.
  - ⑤ Public Open Space along southern boundary to integrate the development with its surroundings on the edge of the village.
  - ⑥ Public Open Space enhanced by existing hedgerow and dyke, linking development with open countryside.

**TREVOR A CLAY R.I.B.A.**

**CHARTERED ARCHITECT**

**14 OLD FENDIKE ROAD**

**WESTON HILLS**

**SPALDING**

**LINCOLNSHIRE PE12 6DD**

**Tel 01456 380027**

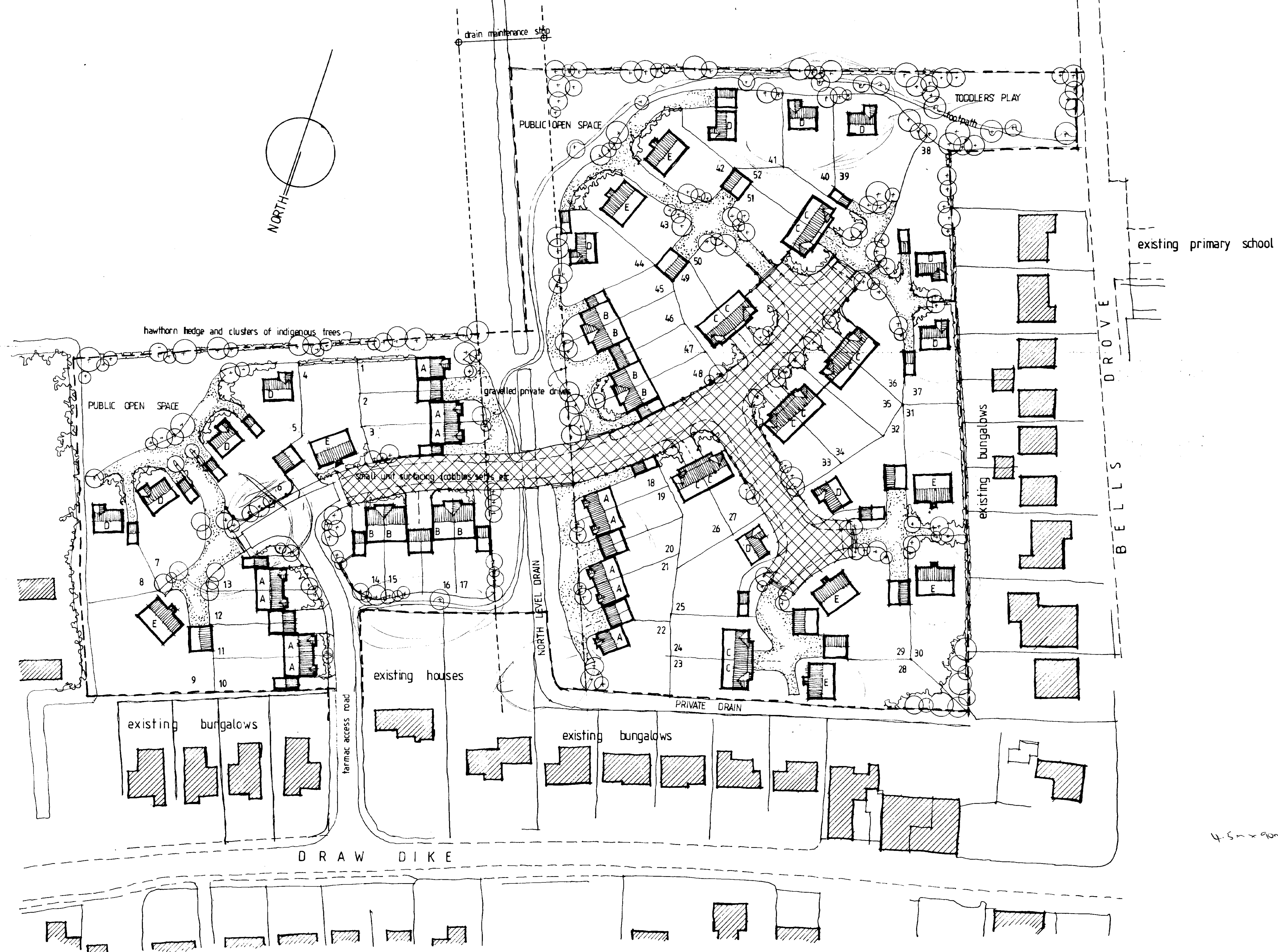
**Project:**  
**PROPOSED RESIDENTIAL DEVELOPMENT**  
**AT DRAW DIKE / BELL'S DROVE**  
**SUTTON ST JAMES FOR MR A GENT**

**Drawing:**  
**SITE ANALYSIS AND DESIGN APPRAISAL**

|                |                    |
|----------------|--------------------|
| Date: 16May 00 | Proj No: 00/060/PA |
| Scale: 1:1250  | Drg. No: 001 Rev:  |

O P E N C O U N T R Y S I D E

| DWELLING | MIX                                            |        |
|----------|------------------------------------------------|--------|
| Type A   | 2bed 4person sdet house + linked garages       | 12no.  |
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Drawing:  
 PRELIMINARY SKETCH SITE LAYOUT

Date: 05 June 00 Proj No: 00/060/PA  
 Scale: 1:500 Drg. No: 002 Rev: