

TABLE OF LEVELS.	KEY: .	NOTES OF DESIGN CONSIDERATIONS.
Mini Roundabout Level: 50.86 TBM REF: N024 Curven Close, Ridge Level: 56.76 Eaves Level 54.48 Finish Floor Level 50.00	EXISTING GROUND LEVEL PRE DEVELOPMENT. NEIGHBOURS COMBINED DRIVEWAY.	The site was excavated prior to purchase by applicant to accommodate a previous application (2018/0096). The design aims to make the best use of the now existing topography. Careful consideration has been given to ensure the synergy of existing and more recent house designs within the street scene when approached through Curven Close artery
REF: PROPOSED DWELLINGS Ridge Level: 56.12 Eaves Level 53.39 Finish Floor Level 50.94 Ground Finish Floor Level 50.94 Lower G	PROPOSED REAR GARDEN LEVEL.	The site was excavated prior to purchase by applicant to accommodate a previous application (2018/0096). The design aims to make the best use of the now existing topography. Careful consideration has been given to ensure the synergy of existing and more recent house designs within the street scene when approached through Curven Close artery Roof and eaves level have been designed to be lower than both long established Terrace (N024) and recently constructed Dormer (P2019/5552). This to minimise impact of the proposed development with particular regard to Light and privacy
NEWLY CONSTRUCTED DORMER P2019/5552. Ridge Level: 55.82 Eaves Level 51.77 Finish Floor Level 49.05		A retaining wall is an essential component of any design developed on this infill site due to the existing topography. The applicant considered that this structure needed to be minimally visible. Care and consideration was given to its impact. The siting of the proposed dwelling takes into context the requirement to provide 3 parking bays per dwelling, whilst keeping a fluent building line of the established layout within the Close. Careful consideration was given to scale and mass so as not to encroach on the privacy of neighbours to the North, South and West of the site. Including chosen FFL, and obscure gazing. The landscape design also incorporates Biodiversity by means of species chosen, but also increased screening between properties The siting scale and mass are also major factors in providing a achievable SuDs design which again enhances Biodiversity and improves the environment.

