

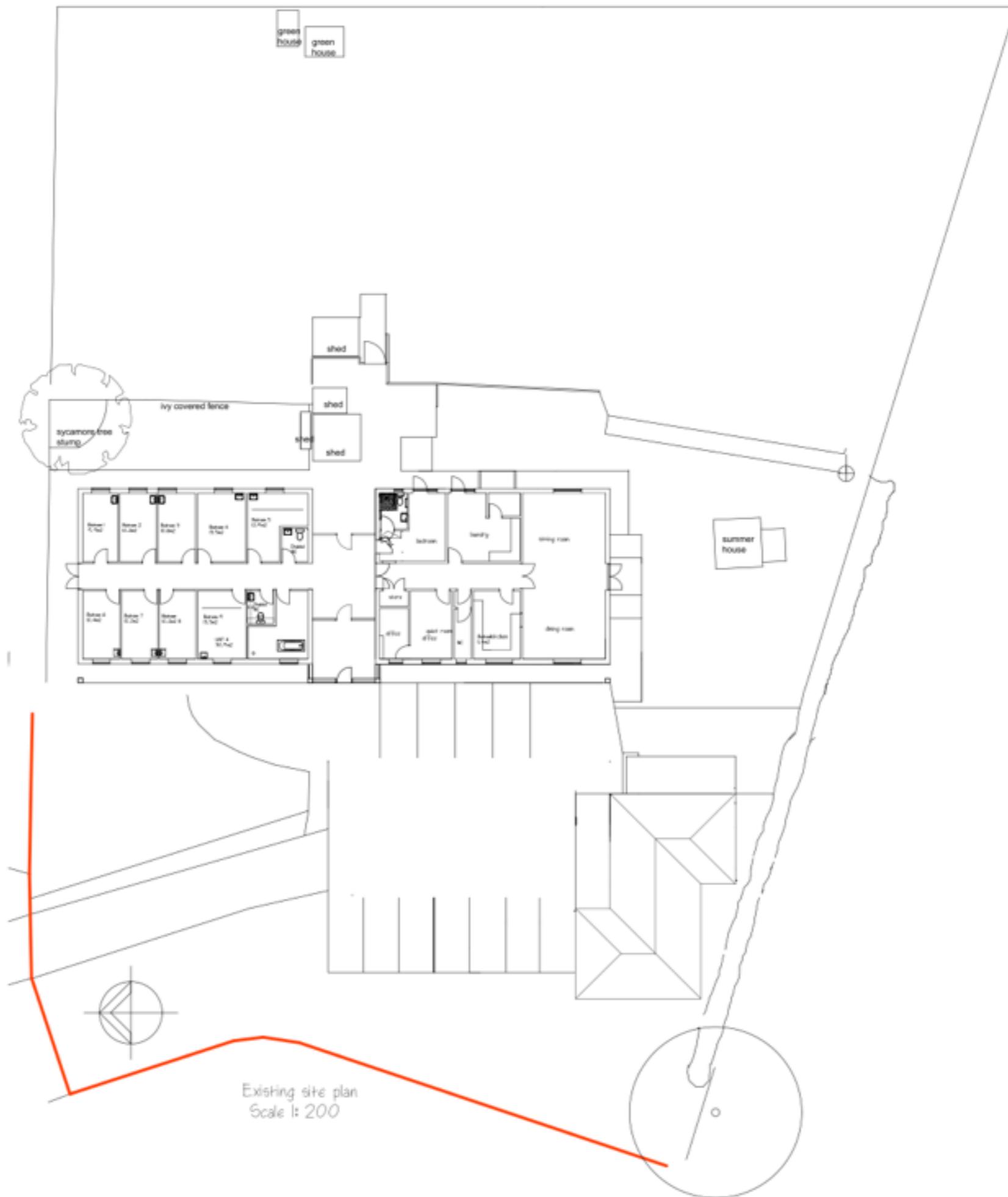
RHCT

Site Area  
Location



E: 486779.38

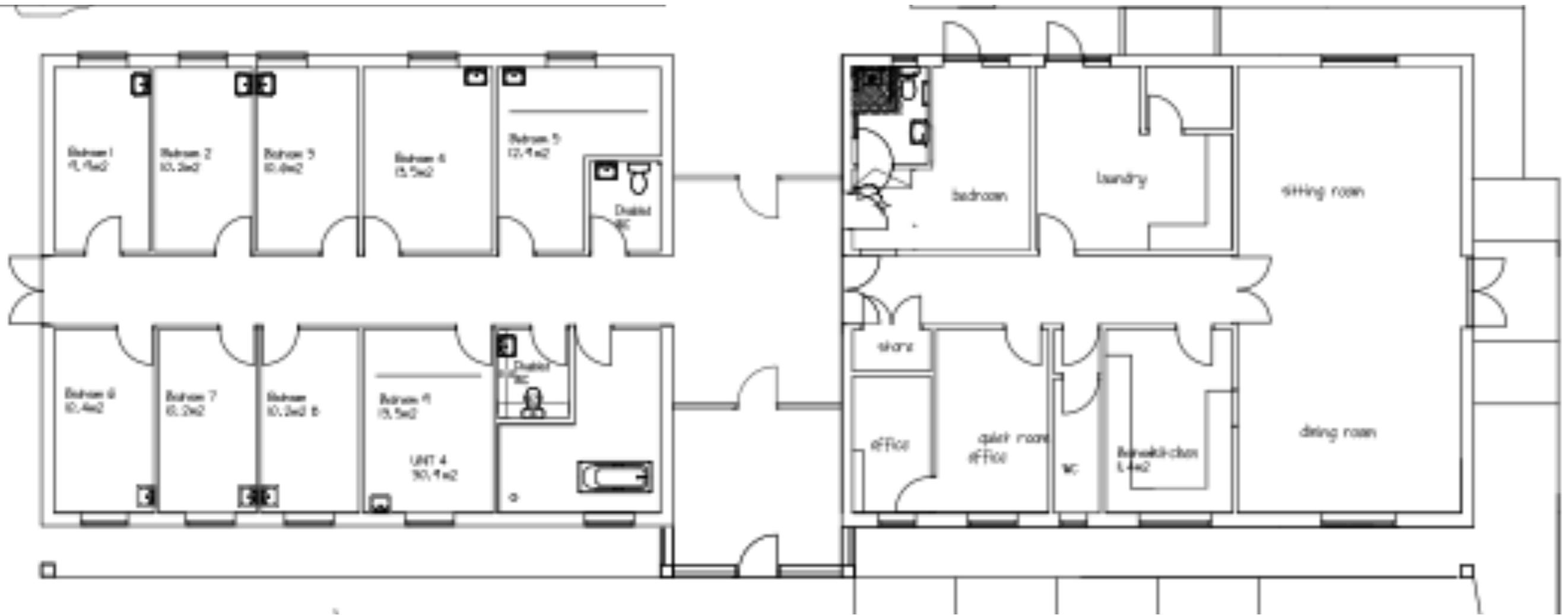
# Site Area Current Layout



Existing site plan  
Scale 1: 200

# Existing Building Plan

# Current Accommodation



# Proposed Accommodation



# Existing Building Plans Compared

# Current Accommodation



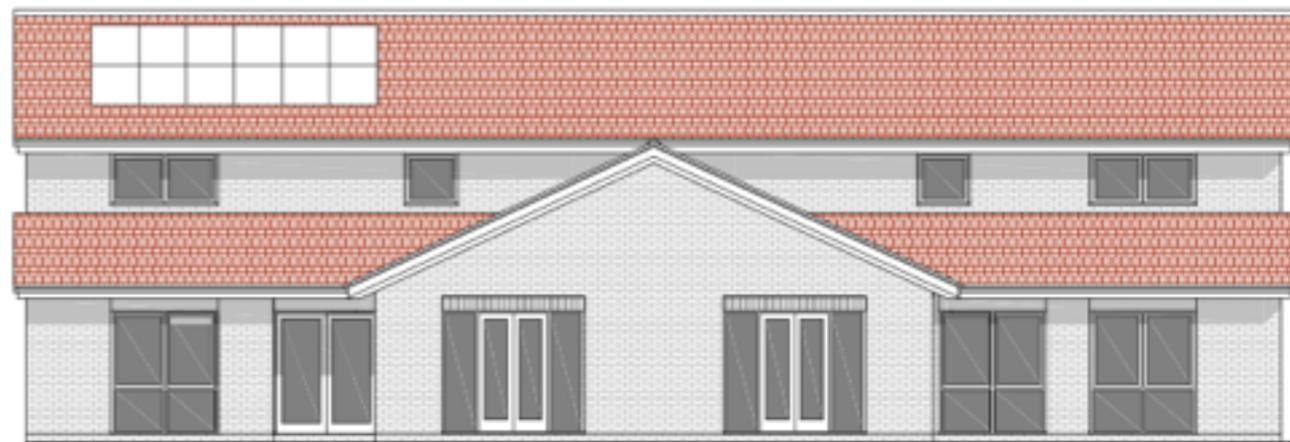
# Proposed Accommodation



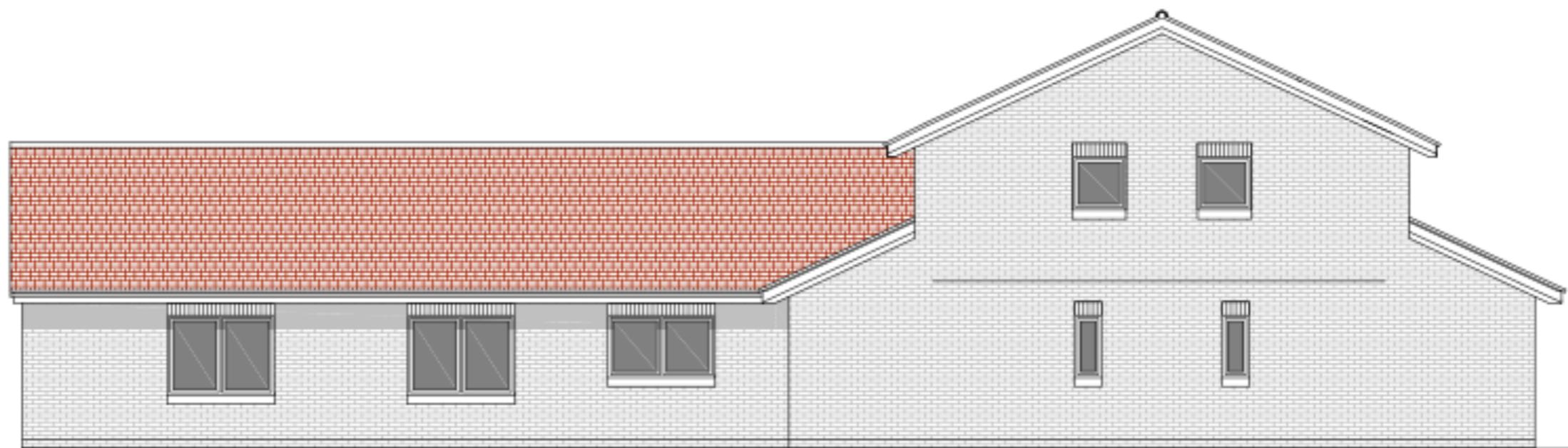
Site Area  
Proposed New Build



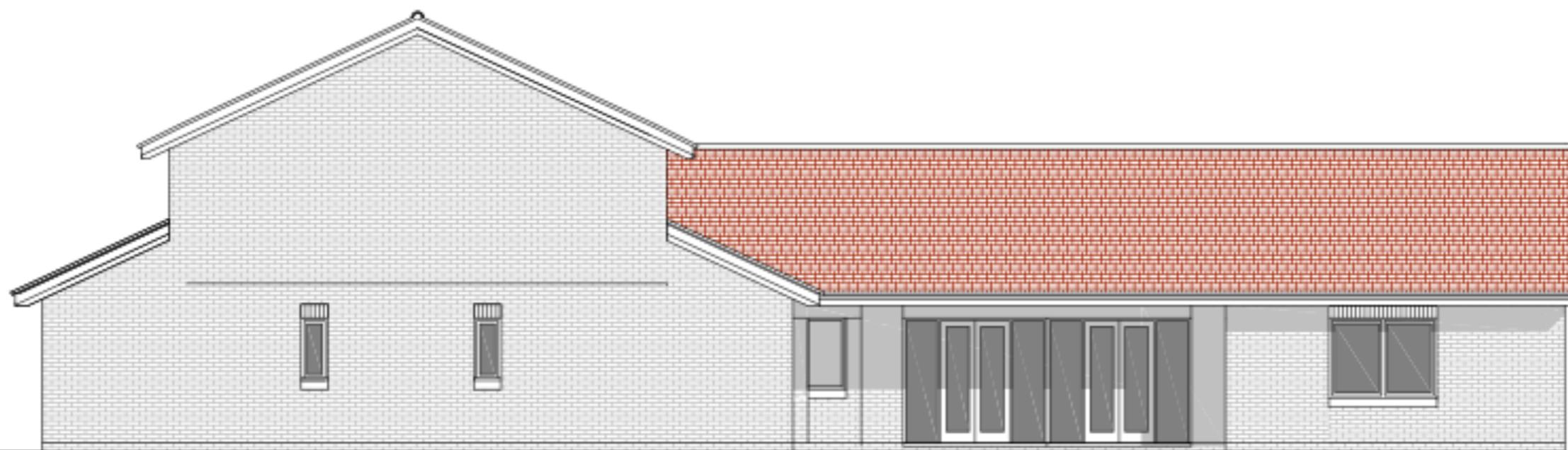
north elevation



south elevation



east elevation



west elevation



site plan  
scale 1:20

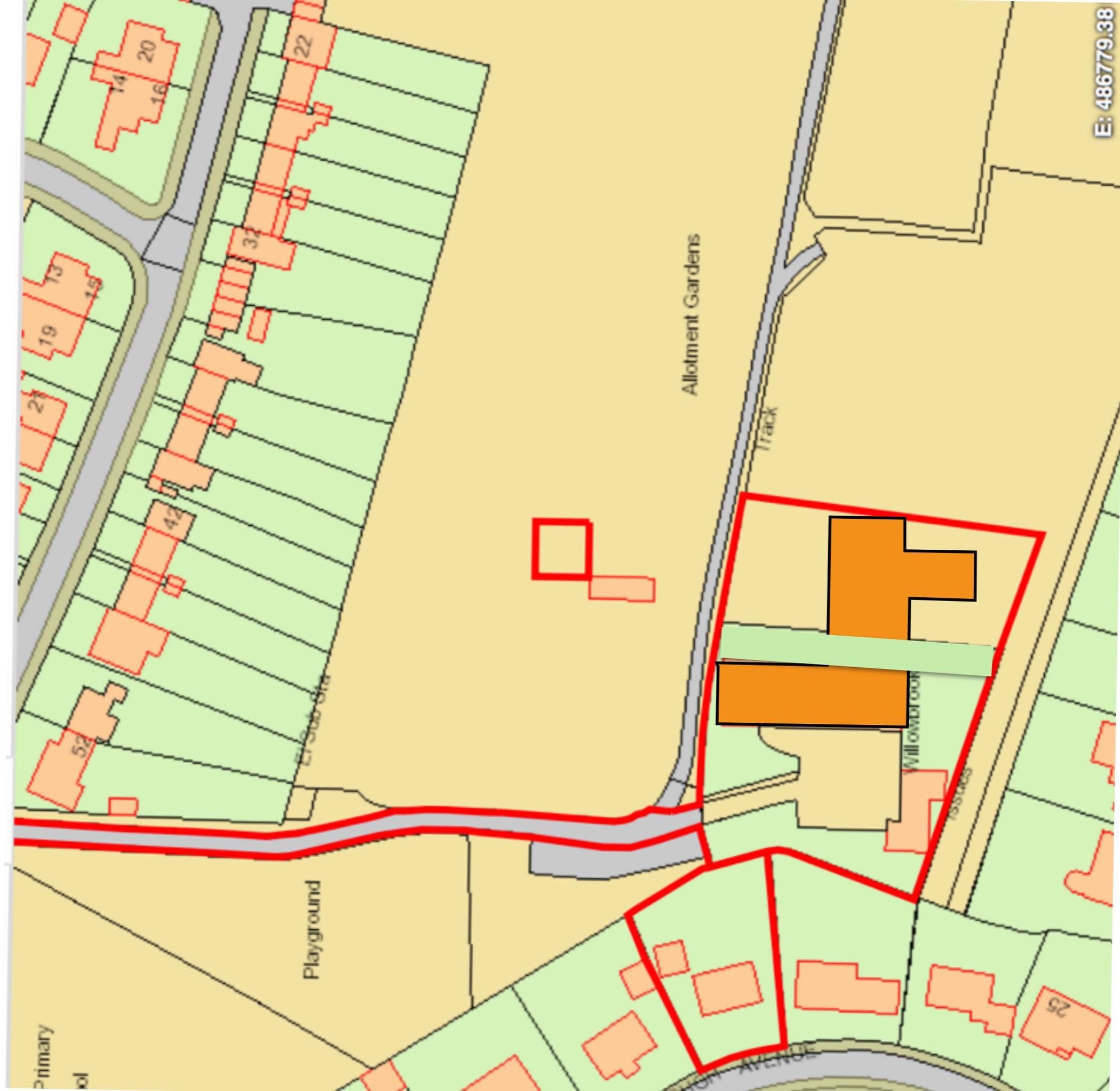
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**McCombie Smith Architects**  
 71 Main Street - Grotham - Rutland, LE15 7NJ  
 Tel 01572 812808

Proposed replacement  
 Willowbrook  
 Willow Crescent  
 Oakham  
 Sketch proposals

SCALE 1:100 on A1  
 DATE Apr 2018  
 DRAWN KM

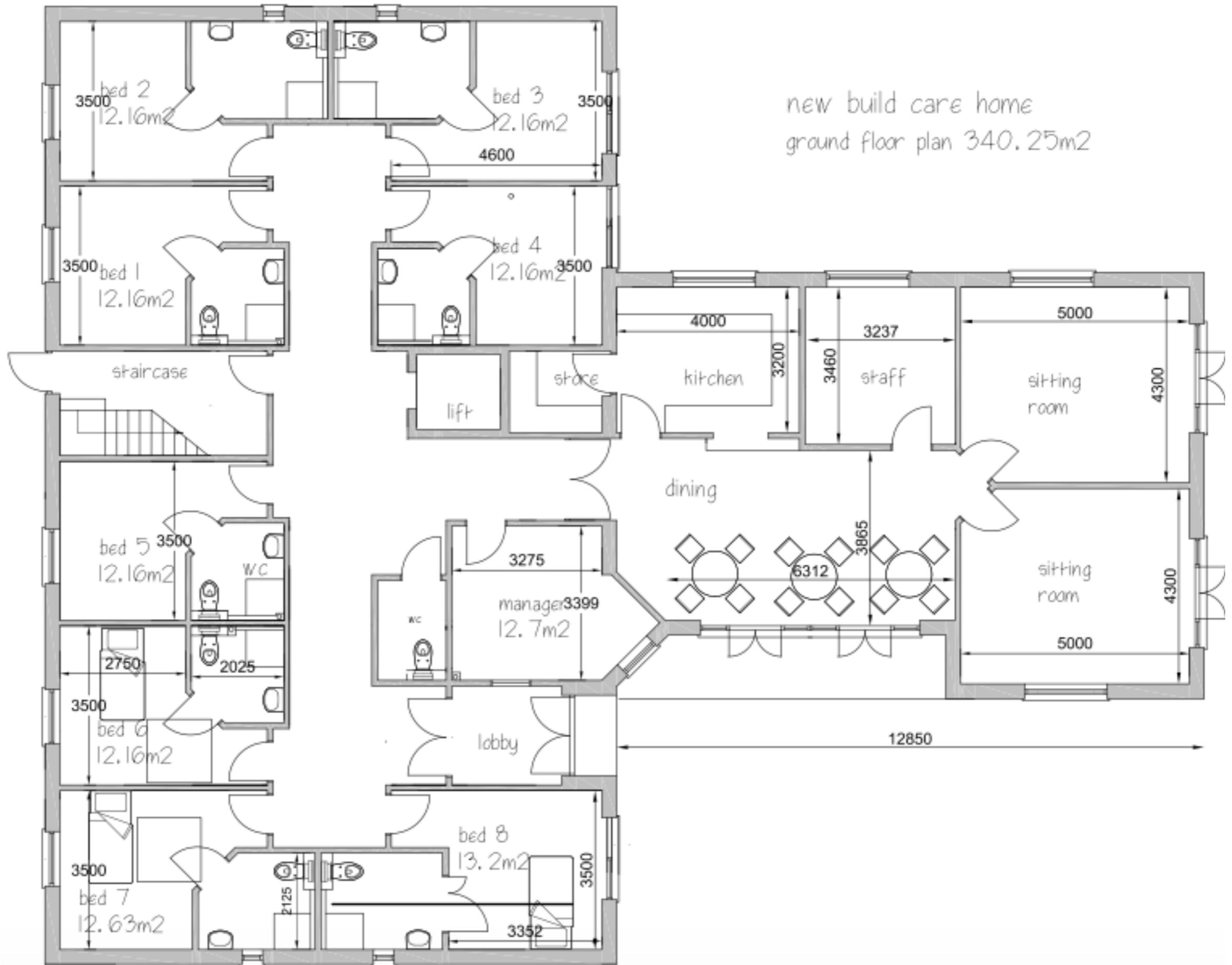
787/17/5A



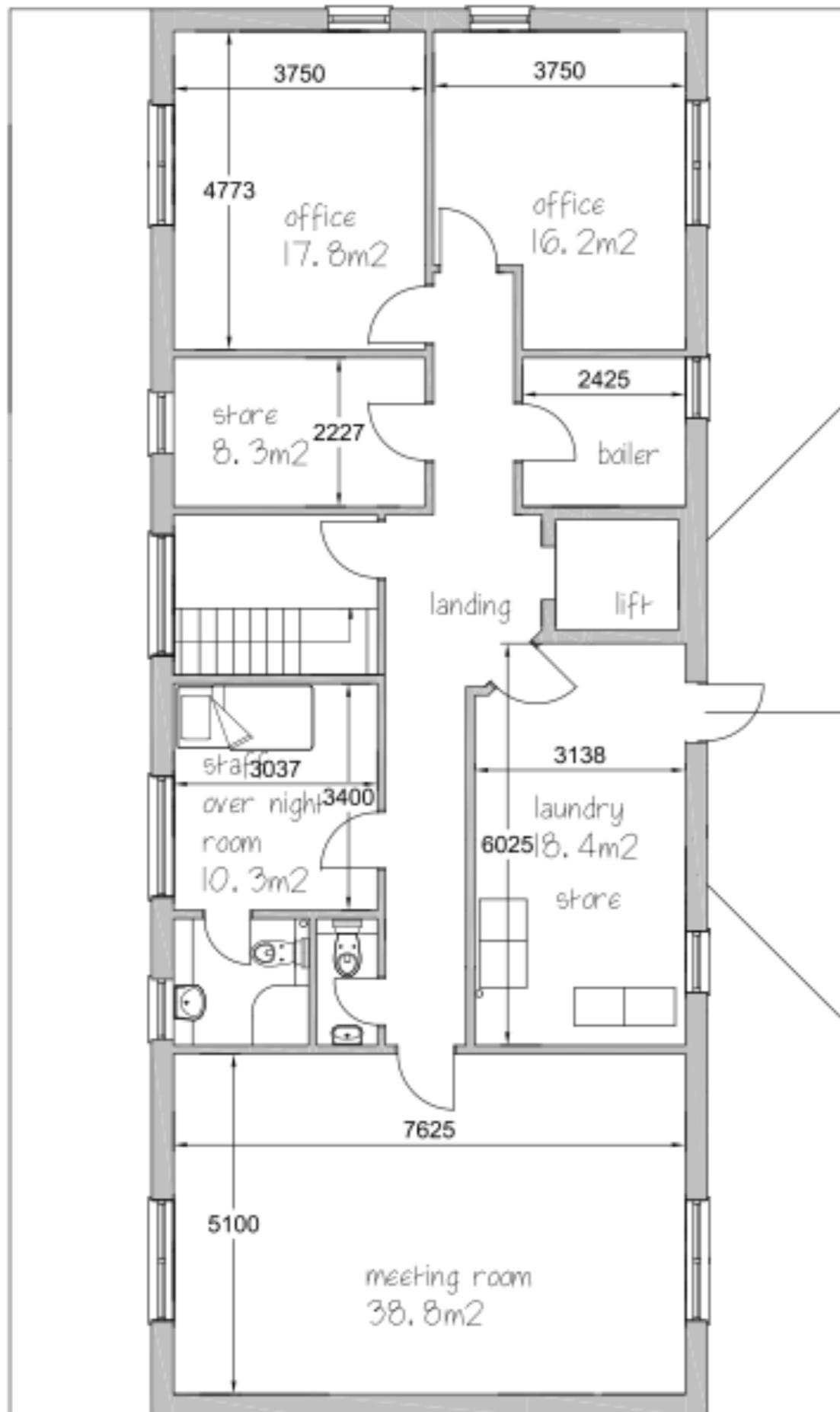
E: 486779.38

# Proposed New Build Accommodation Layout

new build care home  
ground floor plan 340.25m<sup>2</sup>



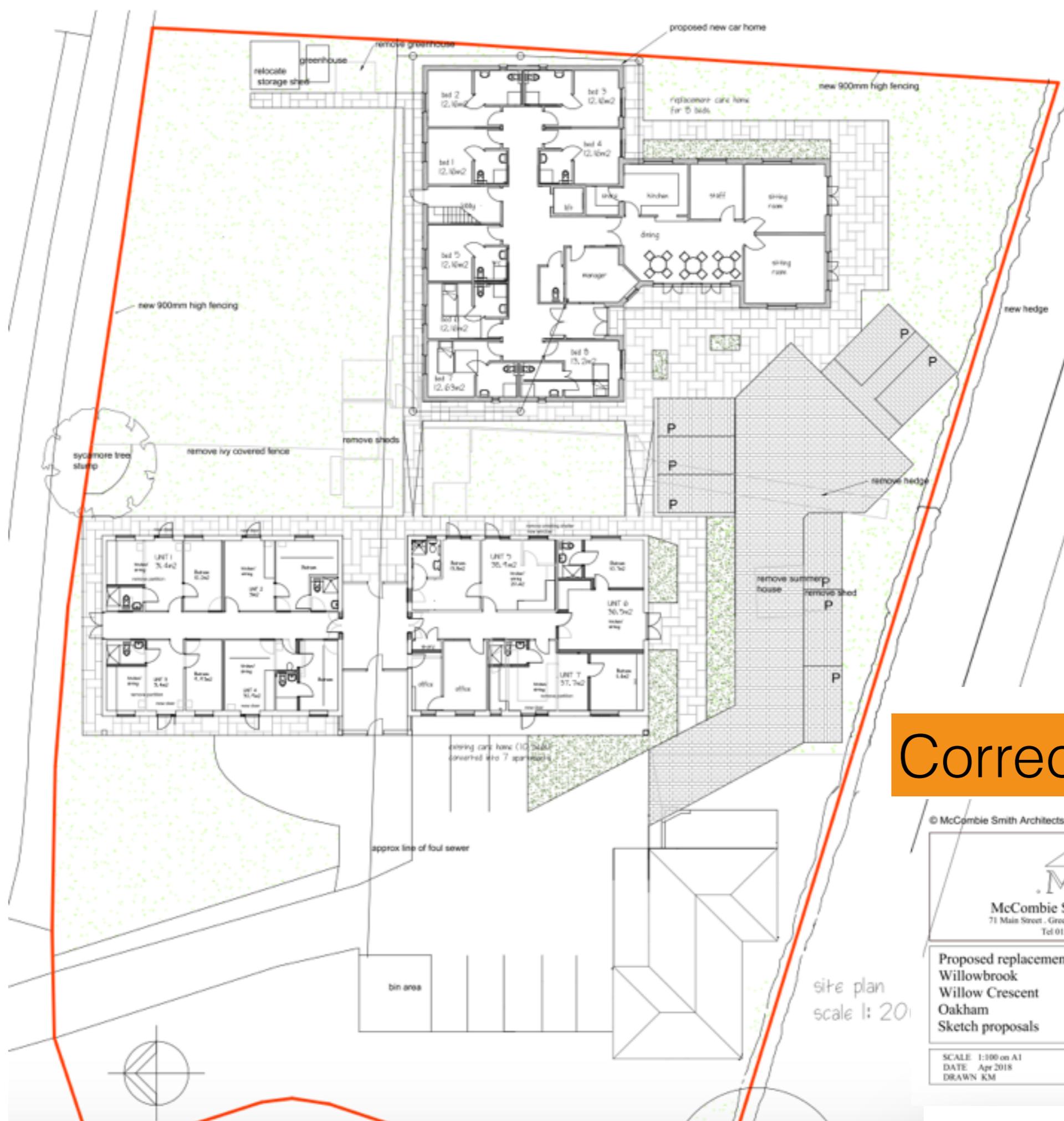
materials  
walling: facing brick  
roofing: interlocking tile to match existing



first floor plan 155.74m<sup>2</sup>  
gross area 174m<sup>2</sup>

# Discussion Points

- a) Correct Information Plans
- b) Loss of Allotment Land
- c) Lease - Can We Build
- d) Over Development
- e) Recreation Area for the Residents
- f) Residents Concerns Addressed
- g) Building Disruption
- h) Ground Rent - Reviewed by Solicitor once decisions are made



# Correct Plans

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787/17/5A

site plan  
 scale 1: 20

# Discussion Points

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# Allotments



E: 486779.38

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# Over Development

An amount of development (for example, the quantity of buildings or intensity of use) that is excessive in terms of demands on infrastructure and services, or impact on local amenity and character.

## Planning Considerations

- Overlooking/loss of privacy
- Loss of light or overshadowing
- Parking
- Highway safety
- Traffic
- Noise
- Effect on listed building and conservation area
- Layout and density of building
- Design, appearance and materials
- Government policy
- Disabled persons' access
- Proposals in the Development Plan
- Previous planning decisions (including appeal decisions)
- Nature conservation

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## Planning Considerations

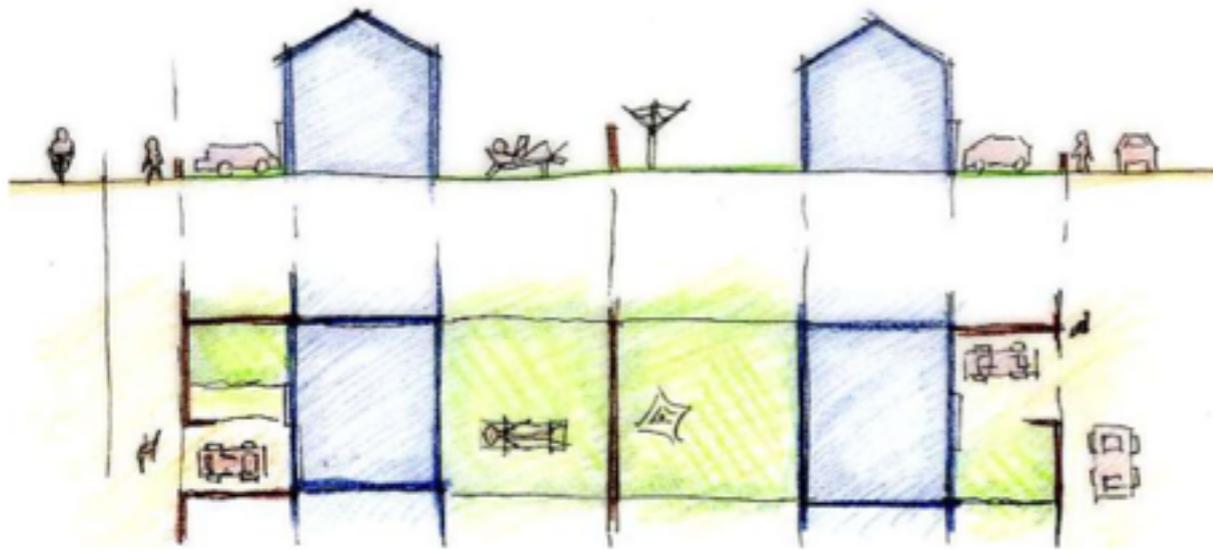
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However, issues such as loss of view, or negative effect on the value of properties are not material considerations.

# Discussion Points

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# Recreation / Amenity Space



Amenity – something that contributes to an area’s environmental, social, economic or cultural needs. The term’s meaning is a matter for the exercise of planners’ discretion, rather than being defined in law.\*

Quality – n. and adj. 1 A degree of excellence. British Standard 4778, published in 1987, states that quality should be seen as ‘the totality of features and characteristics of a product or service that bear on its ability to satisfy stated or implied needs

Allotment available for the residents



site plan  
scale 1:20

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END

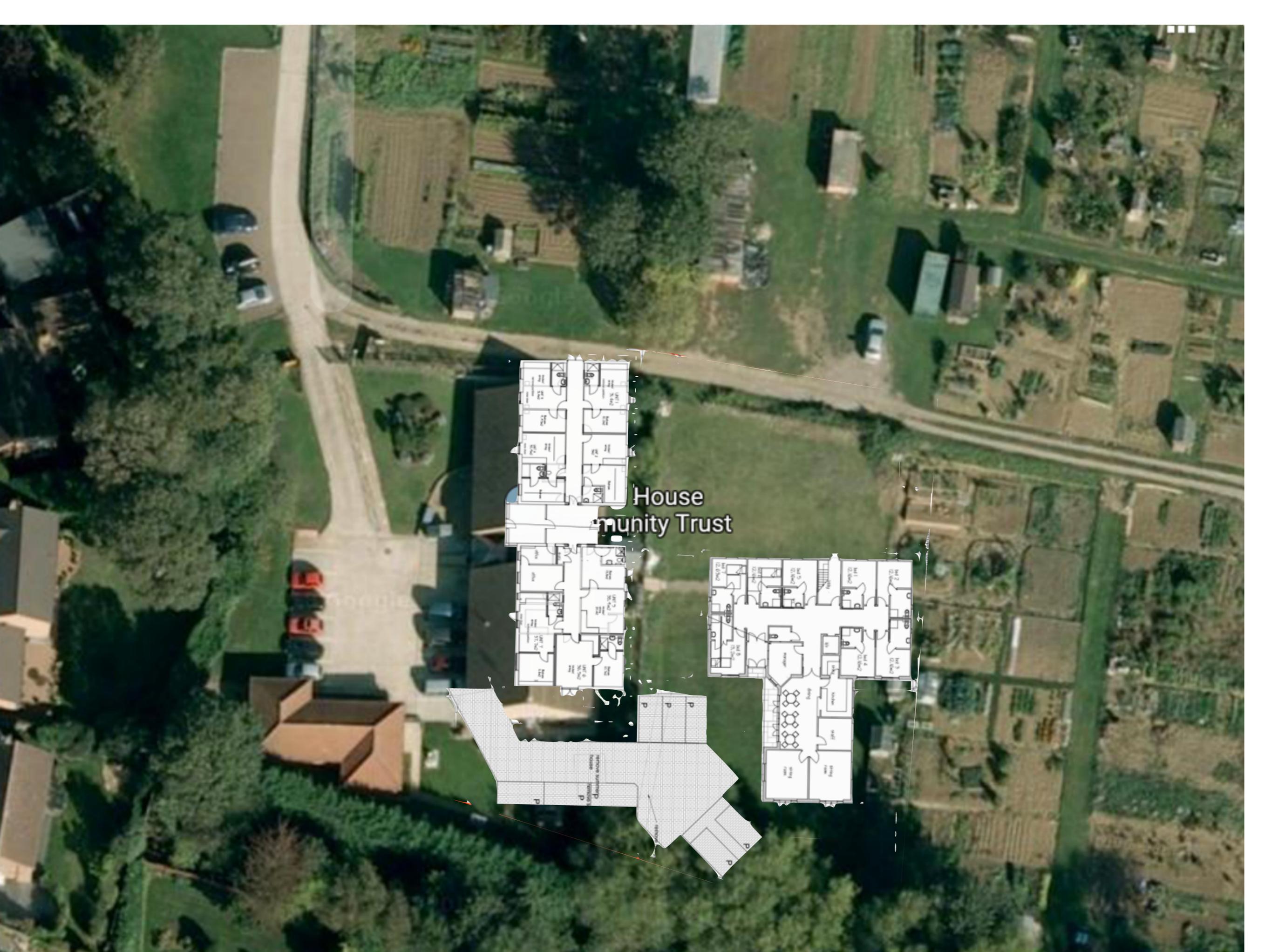
PICTURES











House  
Community Trust



modio

AOB

END