



Comparison Summary	Existing Site	First-Stage Pre-App (June/July 2021)	Second-Stage Pre-App (November 2021)	Comparison: Viking Close	Comparison: The Causeway	Comparison: Hayter Close	Comparison: Spicers Close
Site Area (full residential curtilage):	0.715ha	0.715ha	0.715ha	0.7ha	0.9ha	1.45ha	0.95ha
Development Density:	14uph	14uph	12.6uph	8.6uph	7.8uph	12.5uph	7.4uph
From street to rear building line:	106m	106m	100m	66m	98m	90m	120m
Total building footprint:	1,095m ²	1,550m ²	1,085m ²	1,110m ²	1,220m ²	2010m ²	1,185m ²
Amount of site occupied by buildings:	15%	21.7%	15%	16%	13.6%	14%	12.5%
Total building & hardstanding footprint (excluding rear garden terraces):	3,150m ²	3,030m ²	2,240m ²	1,995m ²	2,745m ²	3,900m ²	2,320m ²
Amount of site occupied by buildings and hardstanding:	44%	42.4%	31.5%	28.5%	30.5%	27.9%	24.5%

Density & Figure/Ground Comparison Study comparing the proposal with other local areas of 'Development in Depth'

Note: All plans are based on OS and accurate site survey information and are drawn to the same scale (1:750 @ A1).

The study compares the proposal to other local development patterns where development in depth extends beyond the main street frontage. In considering how these patterns relate to the main streets, each example includes the frontage properties (some modern, others more historic) between which the relative entrance is taken to development beyond.

Key

- Area of site comprising 'Development in Depth', including integral site frontage
- Buildings within the site / zone being considered.
- Relationship of surrounding buildings.
- Significant tree & hedge screening

Contractor is responsible for all setting out and must check dimensions on site before work is put in hand. Written dimensions only to be taken, this drawing must not be scaled. JAP Architects to be immediately notified of suspected omissions or discrepancies. ©

Revisions		

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RIBA

Project Proposed development at Borehams yard, West Wrattling.

Title **Second-Stage pre-App Submission: Local Context Comparison Study**

Scale NTS Date November 2021 Revisions

Drawing No. **20039-08**