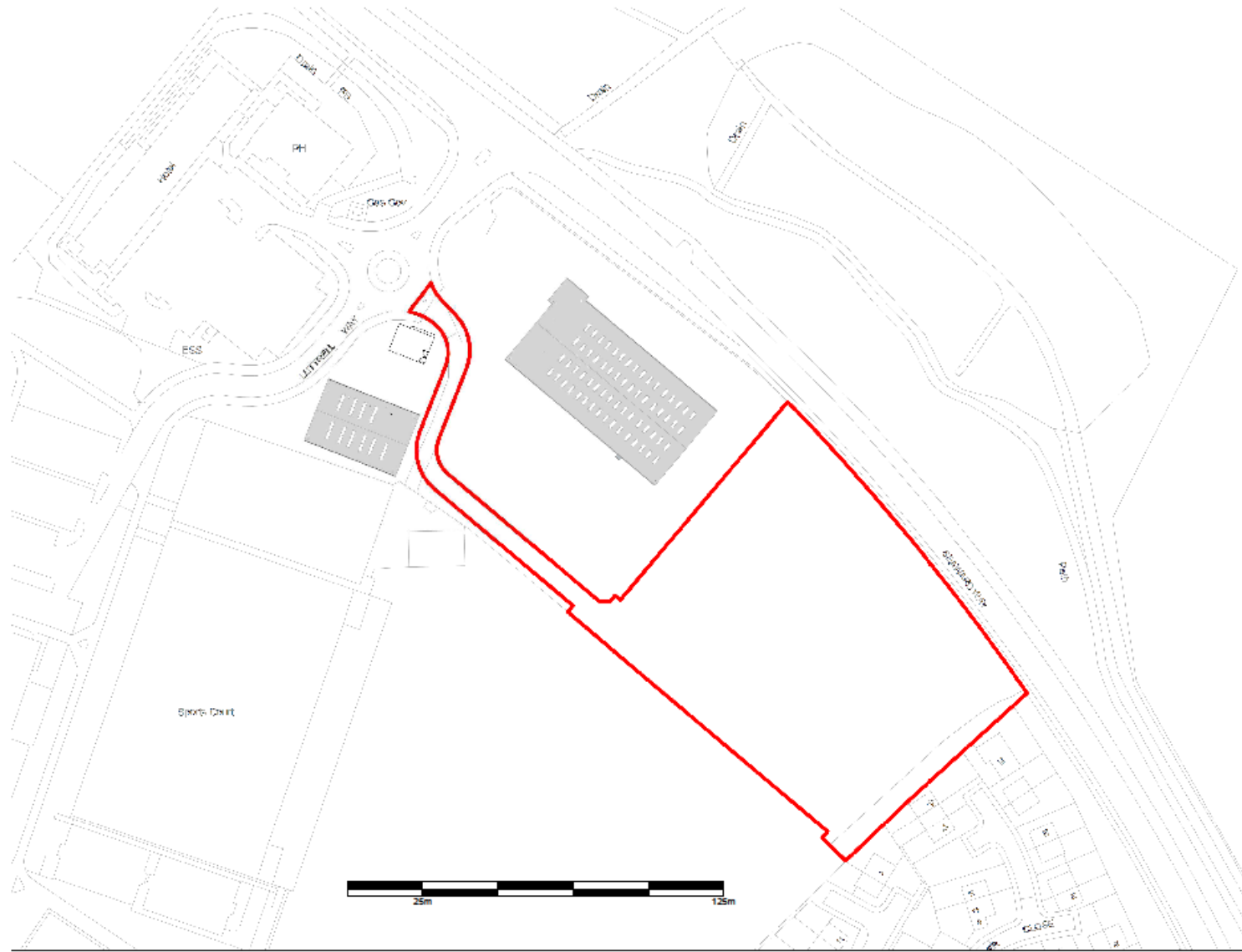




3/21/21/015

Erection of 54 low carbon affordable homes  
with associated works on land at Seaward  
Way, Minehead



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09.10.2020

Approver

Rev	Date	Description	By
P01	16.01.2021	Planning Submission	SW
P02	25.02.2021	Red-line revision	MAL




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 www.mitchellarchitects.co.uk

Project	Seaward Way Residential		
Client	SW&T		
Sheet	Site Location Plan		
2231-MAL-ZZ-ZZ-DR-A-100-000			
Drawn by: Author		Checked by: Checker	
Revision	Status	Scale & Size	
P02	FOR INFORMATION	1:1250 A3	
<small>All dimensions and levels to be checked on site and any discrepancies reported before work commences - if in doubt, ASK. This drawing is © Copyright Mitchell Architects</small>			



1 Overall Site Plan  
1:500

  <span>08.10.2020</span>		
 Approved		
Rev	Date	Notes
P01	08.10.2020	Initial issue
P02	25.11.2020	Client comments
P03	24.11.2020	Design modifications
P04	25.11.2020	Final design comments
P05	01.12.2020	Pre-application local
P06	10.01.2021	Planning Submission
P07	10.01.2021	Consultation comments

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Seaward Way Residential	
DWBT	
Site Plan Access	
2231-MAL-ZZ-ZZ-DR-A-100-005	
Drawn by: P01	Checked by: SA
Revision	Status
P07	WORK IN PROGRESS
Scale @ Size	
1:500 @ A1	
All dimensions and levels to be checked on site and any discrepancies reported before work commences - If in doubt, ASK. This drawing is © Copyright Mitchell Architects.	





Rev	Date	Detail Issue	By
001	05.11.2020	Initial Issue	PAW
002	05.11.2020	Client comments	PAW
003	05.11.2020	Block 08-09 update	PAW
004	05.11.2020	Rhyme modifications	PAW
005	05.11.2020	Final client comments	PAW
006	05.11.2020	Final Application Issue	PAW
007	05.11.2020	Final comments	PAW
008	05.11.2020	Final comments	PAW
009	05.11.2020	Final comments	PAW
010	05.11.2020	Final comments	PAW

0 Site Plan GFL  
1:200

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Seaward Way Residential

SWBT

Site Plan GFL

2231-MAL-ZZ-DR-A-100-010

Drawn by: PAW Checked by: SA

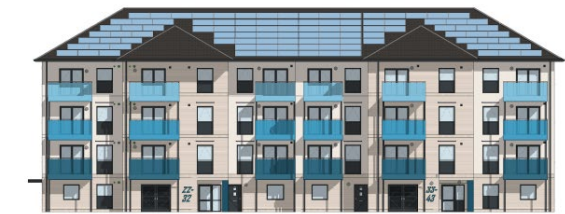
Revision: Status Scale: 1:200 @ A1

POB SP: MCHS N/PROGRESS

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# Elevations and Floor Plans



South East Elevation  
1:100

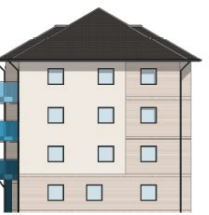


South West Elevation  
1:100

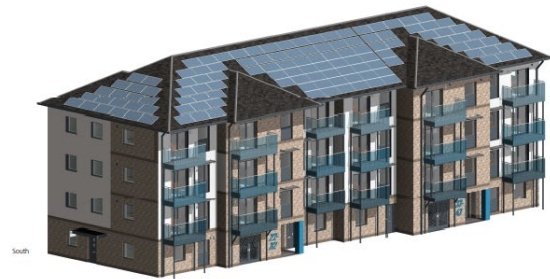
NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	2021		



North West Elevation  
1:100



North East Elevation  
1:100



South  
1:100



West  
1:100

<b>MITCHELL</b> <b>architects</b> <small>2231 Main Street, Suite 100, Portland, ME 04103          (207) 844-2222 • www.mitchellarchitects.com</small>	
<b>Seaside City Residential</b> 2231 Main Street, Suite 100, Portland, ME 04103 2231 Main Street, Suite 100, Portland, ME 04103	
2231	2231 Main Street, Suite 100, Portland, ME 04103
2231	2231 Main Street, Suite 100, Portland, ME 04103



Elevation 4 - Block Flats 22-43  
1:100

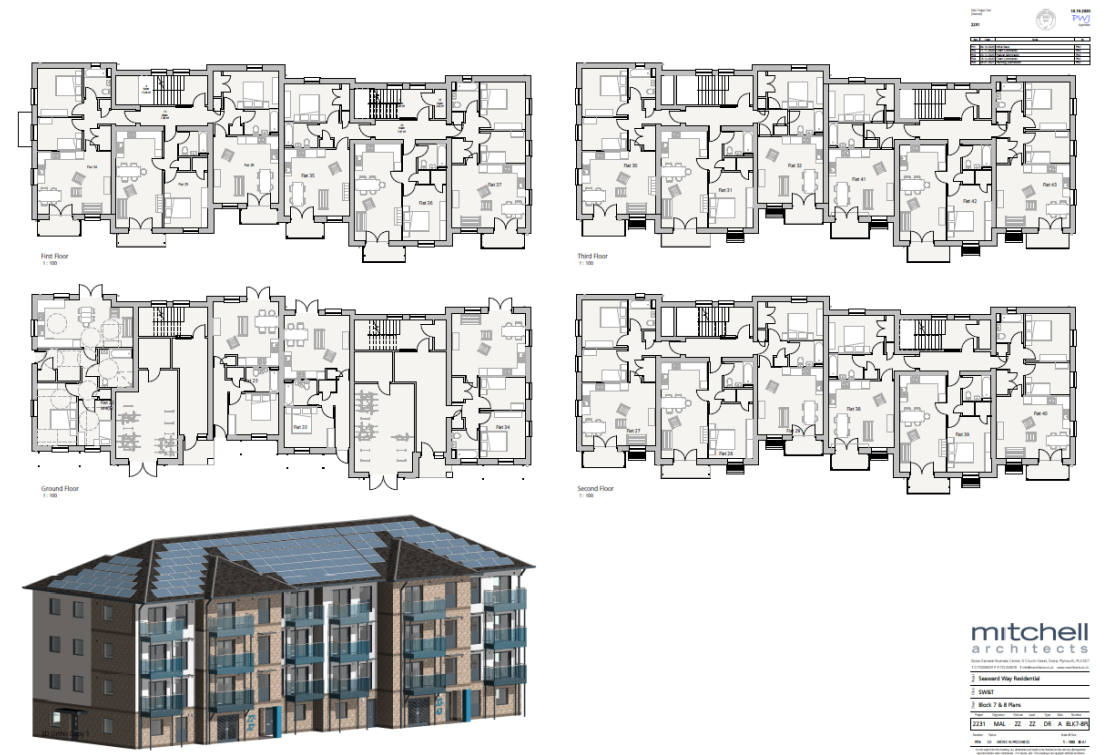


Elevation 5 - Block Flats 44-54  
1:100

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	2021		

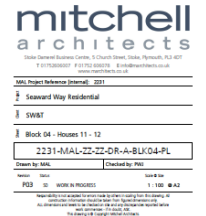
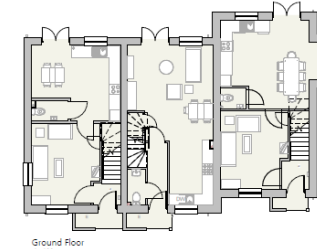
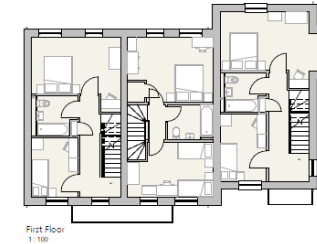
<b>MITCHELL</b> <b>architects</b> <small>2231 Main Street, Suite 100, Portland, ME 04103          (207) 844-2222 • www.mitchellarchitects.com</small>	
<b>Seaside City Residential</b> 2231 Main Street, Suite 100, Portland, ME 04103 2231 Main Street, Suite 100, Portland, ME 04103	
2231	2231 Main Street, Suite 100, Portland, ME 04103
2231	2231 Main Street, Suite 100, Portland, ME 04103

# ElevationsFloor Plans



# Elevations and Floor Plans

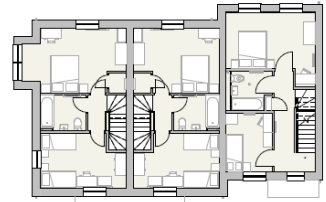




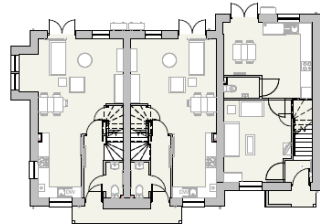
# Elevations and Floor Plans



Roof  
1:100



First Floor  
1:100



Ground Floor  
1:100



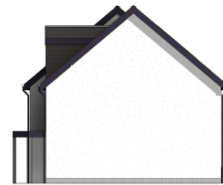
Second Floor  
1:100



South East  
1:100



North West  
1:100



South West  
1:100



North East  
1:100

Rev	Description	Date
1	Issue for Planning	08.10.2020
2	Issue for Construction	10.10.2020
3	Issue for Construction	10.10.2020
4	Issue for Construction	10.10.2020
5	Issue for Construction	10.10.2020
6	Issue for Construction	10.10.2020
7	Issue for Construction	10.10.2020
8	Issue for Construction	10.10.2020
9	Issue for Construction	10.10.2020
10	Issue for Construction	10.10.2020

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MAL Project Scheme (Internal) 2021

Seward Way Residential

SWR

Block 05 - Houses 14-16

2231-MAL-ZZ-ZZ-DR-A-BU-05-FL

Drawn by MAL

Checked by MAL

Scale 1:100

PS4 30 10/10/2021 1:100 A2

Notes: 1. All dimensions are in millimetres unless otherwise stated. 2. All dimensions are to the centre of the wall unless otherwise stated. 3. All dimensions are to the face of the wall unless otherwise stated. 4. All dimensions are to the face of the wall unless otherwise stated. 5. All dimensions are to the face of the wall unless otherwise stated. 6. All dimensions are to the face of the wall unless otherwise stated. 7. All dimensions are to the face of the wall unless otherwise stated. 8. All dimensions are to the face of the wall unless otherwise stated. 9. All dimensions are to the face of the wall unless otherwise stated. 10. All dimensions are to the face of the wall unless otherwise stated.



1 Elevation 1 - Block 6-7  
1:100



2 Elevation 2 - Block 4-5  
1:100



3 Elevation 3 - Block 1-3  
1:100

Rev	Description	Date
1	Issue for Planning	08.10.2020
2	Issue for Construction	10.10.2020
3	Issue for Construction	10.10.2020
4	Issue for Construction	10.10.2020
5	Issue for Construction	10.10.2020
6	Issue for Construction	10.10.2020
7	Issue for Construction	10.10.2020
8	Issue for Construction	10.10.2020
9	Issue for Construction	10.10.2020
10	Issue for Construction	10.10.2020

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MAL Project Scheme (Internal) 2021

Seward Way Residential

SWR

Block 05 - Houses 14-16

2231-MAL-ZZ-ZZ-DR-A-100-100

Drawn by MAL

Checked by MAL

Scale 1:100

PS4 30 10/10/2021 1:100 A2

Notes: 1. All dimensions are in millimetres unless otherwise stated. 2. All dimensions are to the centre of the wall unless otherwise stated. 3. All dimensions are to the face of the wall unless otherwise stated. 4. All dimensions are to the face of the wall unless otherwise stated. 5. All dimensions are to the face of the wall unless otherwise stated. 6. All dimensions are to the face of the wall unless otherwise stated. 7. All dimensions are to the face of the wall unless otherwise stated. 8. All dimensions are to the face of the wall unless otherwise stated. 9. All dimensions are to the face of the wall unless otherwise stated. 10. All dimensions are to the face of the wall unless otherwise stated.



# Key Issues

- 'Windfall' Site – Advertised as a Departure, but
- Principle of residential development established with previous 490 dwelling permission. 'Fall Back' consideration.
- Increase in numbers / density from 40 to 54, but includes flats
- Flood risk & emergency access
- Design & appearance
- New Council housing (100% affordable)
- Education and CCG contribution waiver / viability
- Impact on neighbours – cricket club use of school sports pitch



























# WEST SOMERSET LOCAL PLAN TO 2032 – ADOPTED NOVEMBER 2016

POLICY T/8: Residential Car Parking Car and cycle parking at residential sites shall be provided on the following basis:

- (i) Car parking at residential sites will be set at the level shown in Appendix 4, Table 4. This level may be reduced where it can be demonstrated that shared car parking, public transport or other means can reduce the need for visitor parking;
- (ii) Where a reduced level of car parking is appropriate the developer will instead be required to provide a contribution towards improving deficiencies in public transport, cycleways or pedestrian facilities associated with the development; and
- (iii) The developer will be required to provide secure and covered bicycle parking at the rate of one space per dwelling where no garages are provided with the dwelling



**Parking Provision Table 4: Residential Parking Guidelines**

Use Class*	Development Category	Maximum Provision for Residential Parking
<b>C 3 Dwellings</b>	Houses, Flats, Apartments, Maisonettes, Bed-sitting rooms and Single bedroom flats	2 car spaces (which could include a garage) per dwelling. This standard may be reduced for one-bedroom accommodation and bed-sits to 1 car space per dwelling plus one additional space for every three one-bedroom dwellings and/or bed-sits
	Elderly persons accommodation with Warden's accommodation	1 car space per four dwellings plus two car spaces for each Warden's unit, otherwise standards as above.
	Town centre dwellings	1 car space for each unit of accommodation. Standards may be varied depending upon the proximity of and demands for public car parking spaces and availability of public transport in the vicinity. Because of differences which exist in town centres, developers are advised to check with the Planning Authority before designing schemes for town centre residential development.
<b>Non-permanent Residential Accommodation</b>	Residential caravan sites	1 space per caravan, plus, 1 space per three caravans for visitors
	Holiday chalets	1 car space per chalet

\* H.M. Government; Town and Country Planning, England and Wales: The Town and Country Planning (Use Classes) Order 1987 (Statutory Instrument 1987 No. 764) (as amended); HMSO; 1987; ISBN 0 11 076764 0



