



BARRACK HOUSE

THE PARADE GROUND | DORCHESTER

AMENDMENTS TO APPROVED SCHEME | JUNE 2021

INTRODUCTION

APPROVED LAYOUT (WD/D/17/002723)

Full planning approval was granted on 9th October 2018 for the erection of a building comprising 9 self-contained apartments (2 and 3 storey) together with 11 parking spaces on land north of Community House, Barrack Road, Dorchester.

The approved design indicates allocated and visitor parking spaces for Barrack House to be accommodated within a clearly defined area fronting Little Keep, a Grade II listed building which formed part of the former military barracks and parade ground.

This document is divided in the following sections which illustrate minor amendments to the design of Barrack House

1



REVISED LAYOUT: amendments to comply with Building Regulations

2



REVISED DESIGN: amendments to the design of Barrack House to comply with Building Regulations.



APPROVED LAYOUT - OCTOBER 2018

— SITE BOUNDARY

REVISED LAYOUT

The approved layout has been revised to incorporate the architectural changes to the balconies and external stairs to Barrack House only, to suit Building regulations.

The access remains as the consented scheme, allowing access for service and emergency vehicles.

MAIN MATERIALS



1-Existing gravel.



2- Low key indication of parking bays done with cobble sets.



3- Marshalls Wildwood Pine garden paving patio slabs.



4- Ocher coloured tarmac.



5- Granite cobble plying.



6- Edging detail to tarmac.

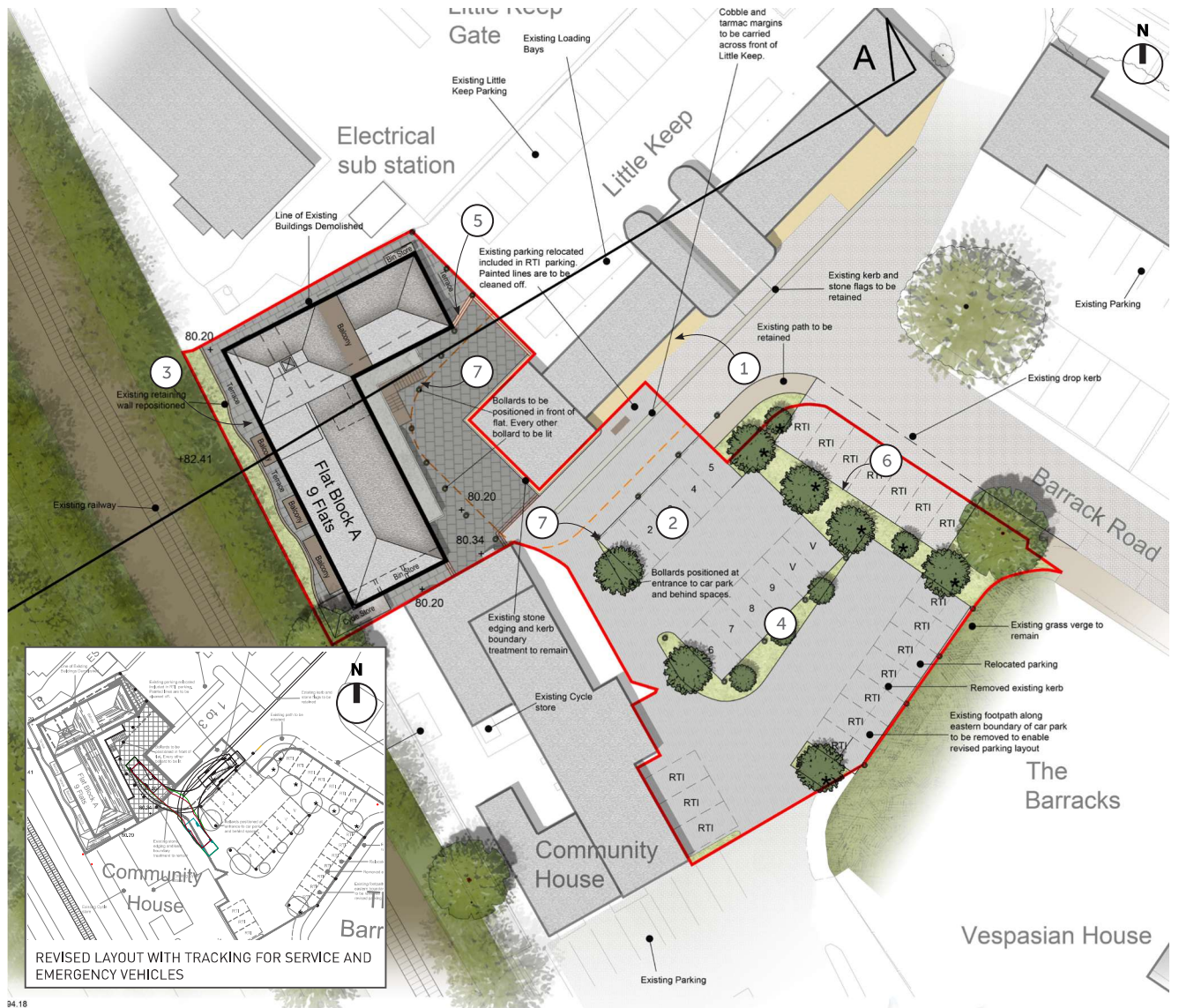
STREET FURNITURE



7- Blueton Illuminated Cast Bollards



8- Simple metal design bench.



94.18

REVISED LAYOUT - JULY 2020

— SITE BOUNDARY

REVISED DESIGN - ELEVATIONS

The design for Barrack House has been amended to comply with Buildings Regulations in regards to the access stairways.

The elevations below compare the previously submitted scheme with the revised design.

The design of the elevations is similar to the submitted application but takes into account the requirement for a wider staircase of 1200mm to meet Approved Document B Volume 2 and classification of an access stairway.

The balcony and stair details have been detailed further to incorporate this change. For the stairs and covered balcony to be accommodated, two windows at ground and first floor on the rendered wall to the south elevation have been moved further east. Further rainwater goods details have been incorporated to suit this design.

The bin store openings have been reduced to 2 no. doors to further meet Building Regulation requirements

Windows and doors to the rear and north elevations, have been changed to uPVC. The remainder of the windows have been retained as timber.

Please refer to revised submitted elevations for locations.

APPROVED DESIGN
(OCTOBER 2018)



FRONT ELEVATION - APPROVED DESIGN

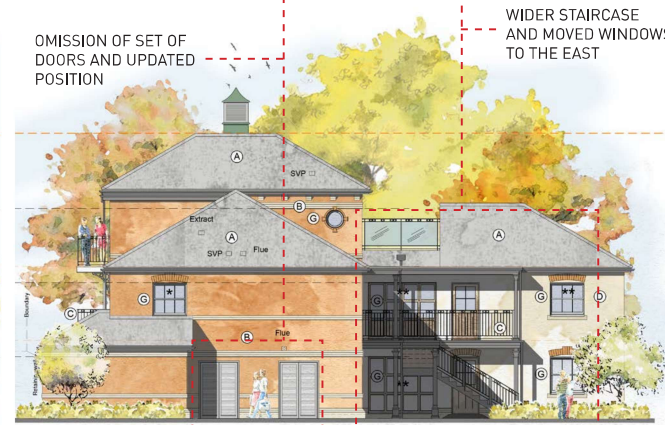


SOUTH ELEVATION - APPROVED DESIGN

REVISED DESIGN
(JULY 2020)



FRONT ELEVATION - REVISED DESIGN



SOUTH ELEVATION - REVISED DESIGN

WIDER STAIRCASE

OMISSION OF SET OF DOORS AND UPDATED POSITION

WIDER STAIRCASE AND MOVED WINDOWS TO THE EAST

APPROVED DESIGN
(OCTOBER 2018)



REAR ELEVATION - APPROVED DESIGN



NORTH ELEVATION - APPROVED DESIGN

MOVED WINDOWS TO
REFLECT INTERNAL
LAYOUT

REVISED DESIGN
(JULY 2020)



REAR ELEVATION - REVISED DESIGN

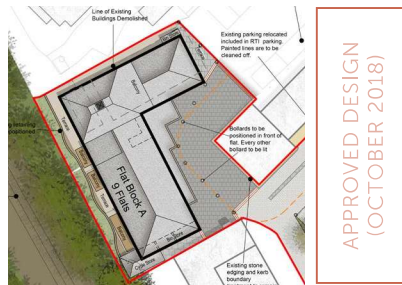


NORTH ELEVATION - REVISED DESIGN

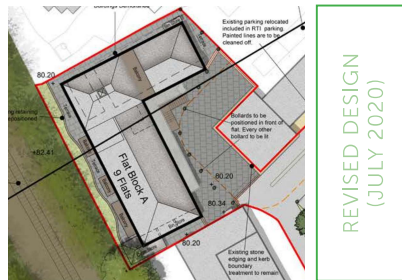
REVISED DESIGN - FLOOR PLANS

The internal layout of the apartments has also been updated to comply with Buildings Regulations and to improve internal comfort.

The revised internal floorplans reflect the minor amendments illustrated on the revised elevations.



GROUND FLOOR - APPROVED DESIGN



GROUND FLOOR - REVISED DESIGN

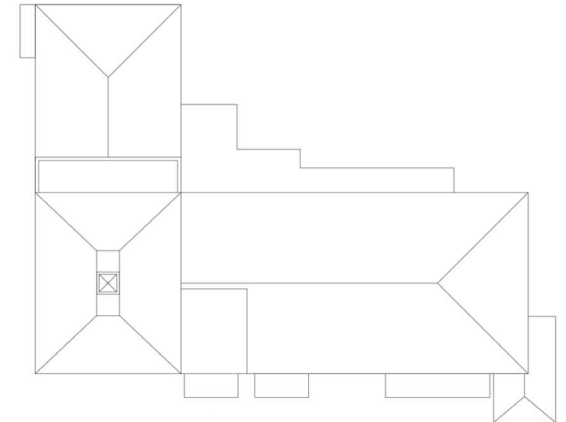
APPROVED DESIGN
(OCTOBER 2018)



FIRST FLOOR - APPROVED DESIGN

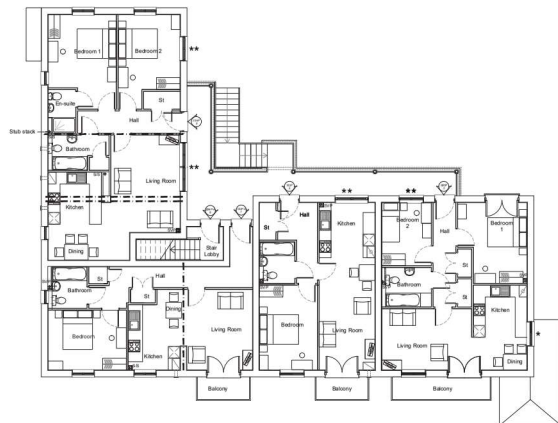


SECOND FLOOR - APPROVED DESIGN

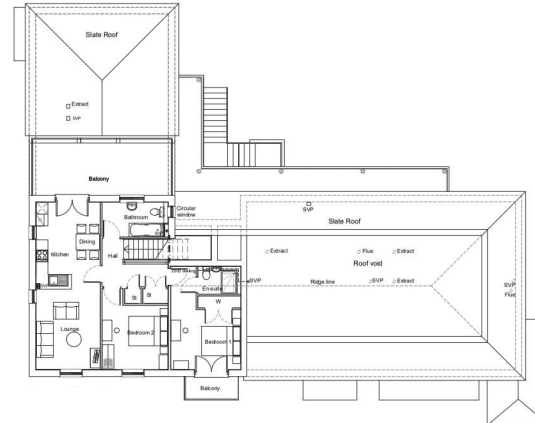


THIRD FLOOR - APPROVED DESIGN

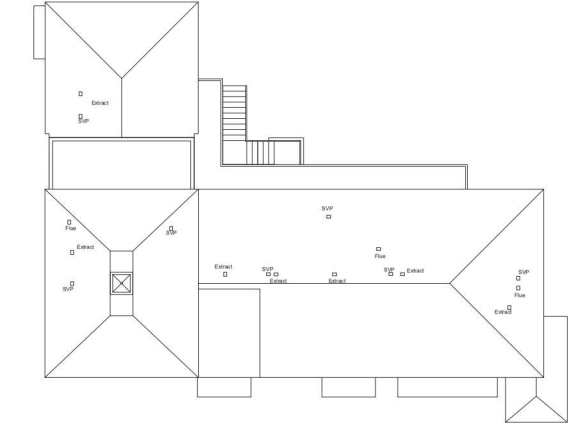
REVISED DESIGN
(JULY 2020)



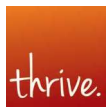
FIRST FLOOR - REVISED DESIGN



SECOND FLOOR - REVISED DESIGN



THIRD FLOOR - REVISED DESIGN



Thrive Architects
Building 300
The Grange
Romsey Road
Michelmersh
Romsey
SO51 0AE
Tel: 01794 367703
Fax: 01794 367276
www.thrivearchitects.co.uk