

Item: 4

DC/21/0615/FUL

Change of Use from former water tower to  
dwelling and extension

Water Tower  
Tuddenham Lane  
Rushmere St Andrew



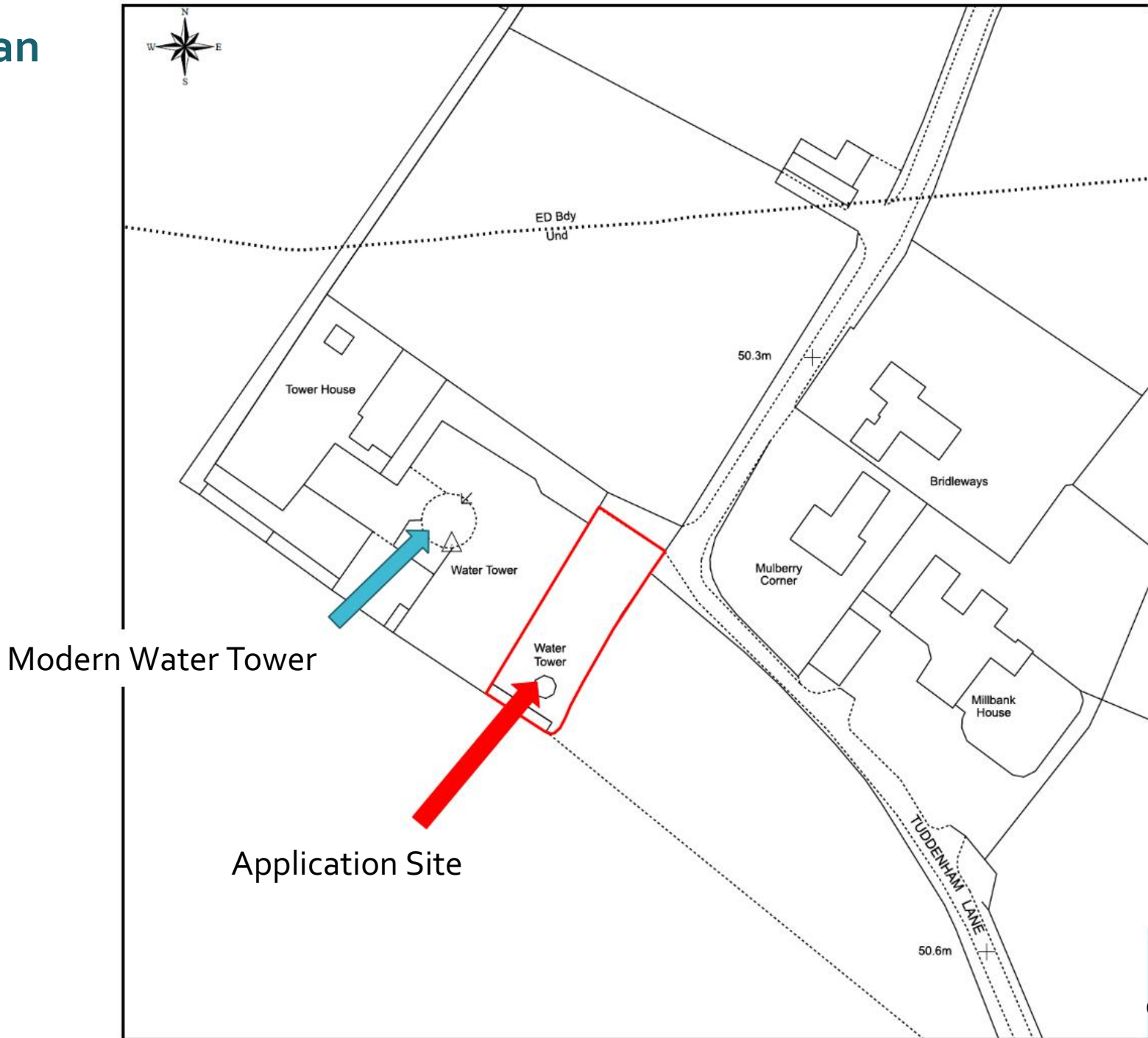


## Application Site



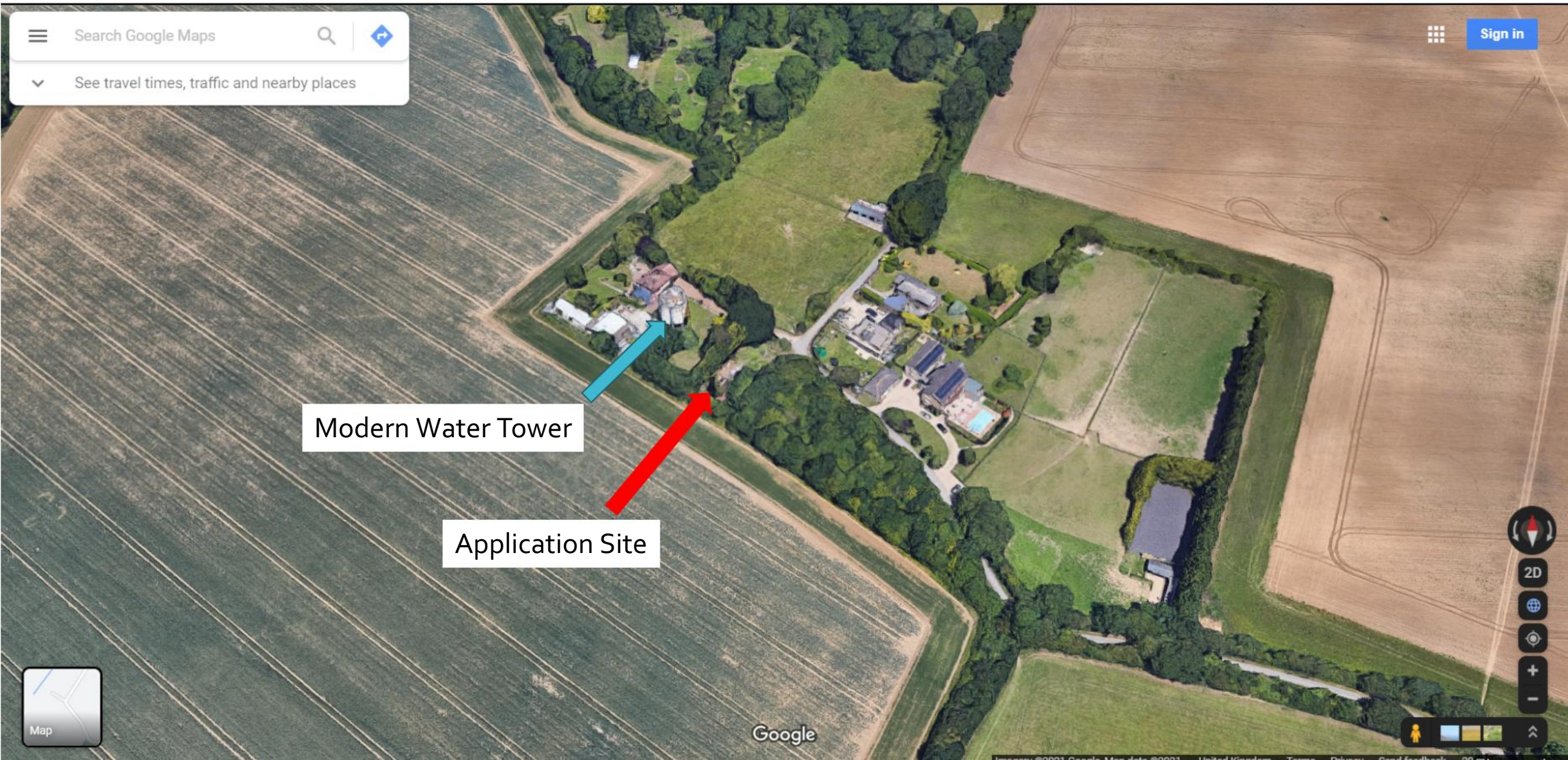


# Site Location Plan





# Aerial Photograph





# Application Site

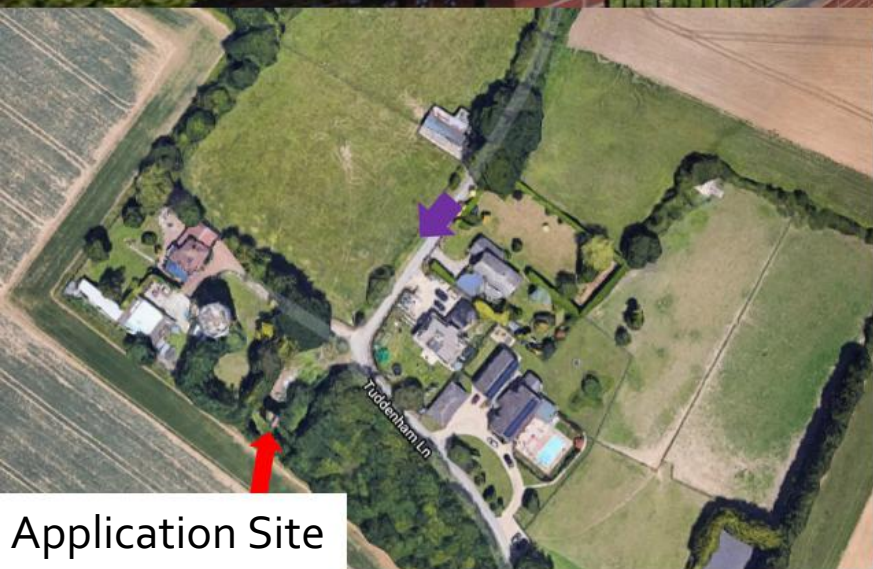


Application Site







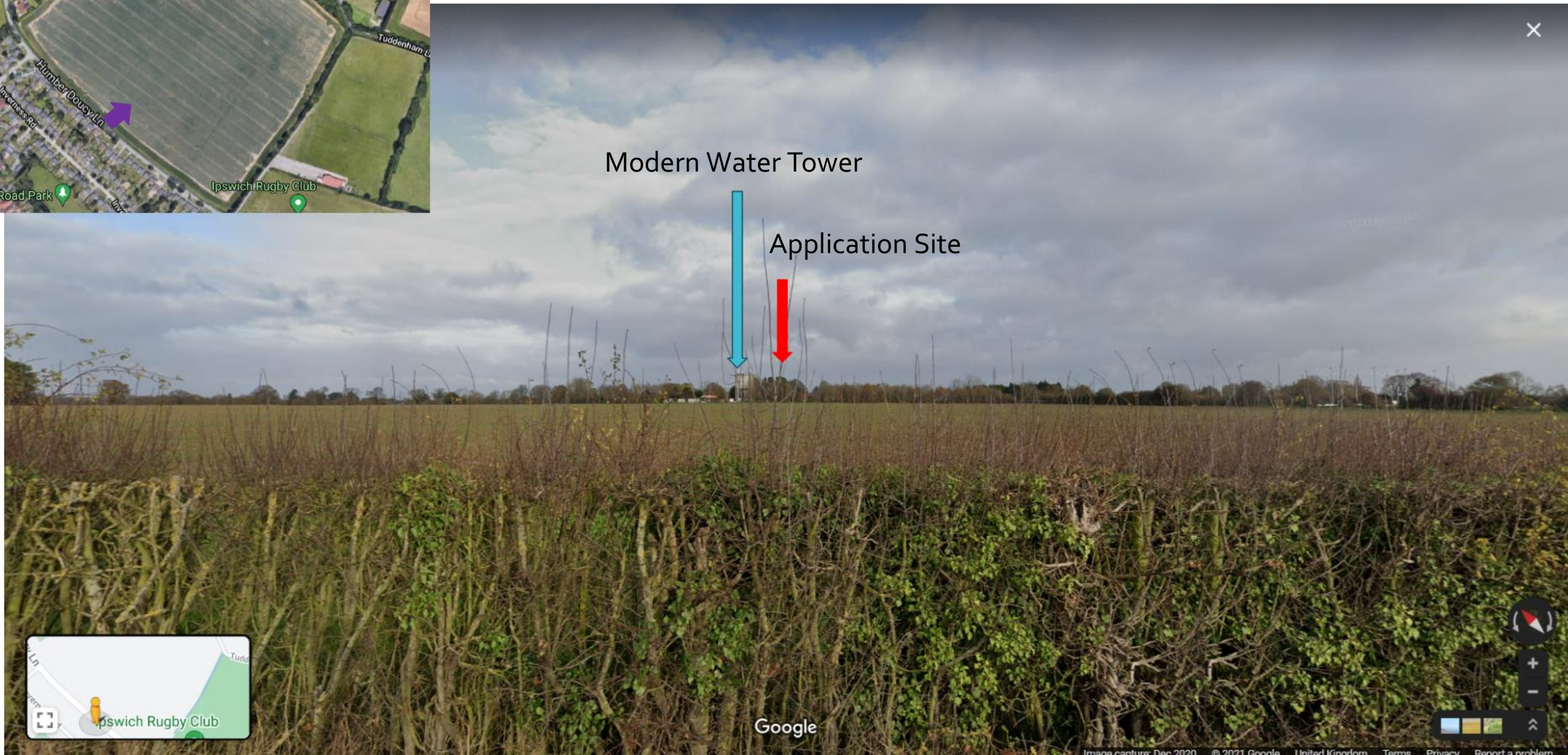






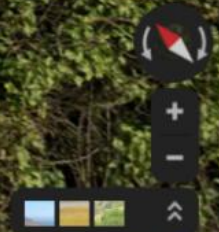
# View from Humber Doucy Lane

Application Site



Modern Water Tower

Application Site



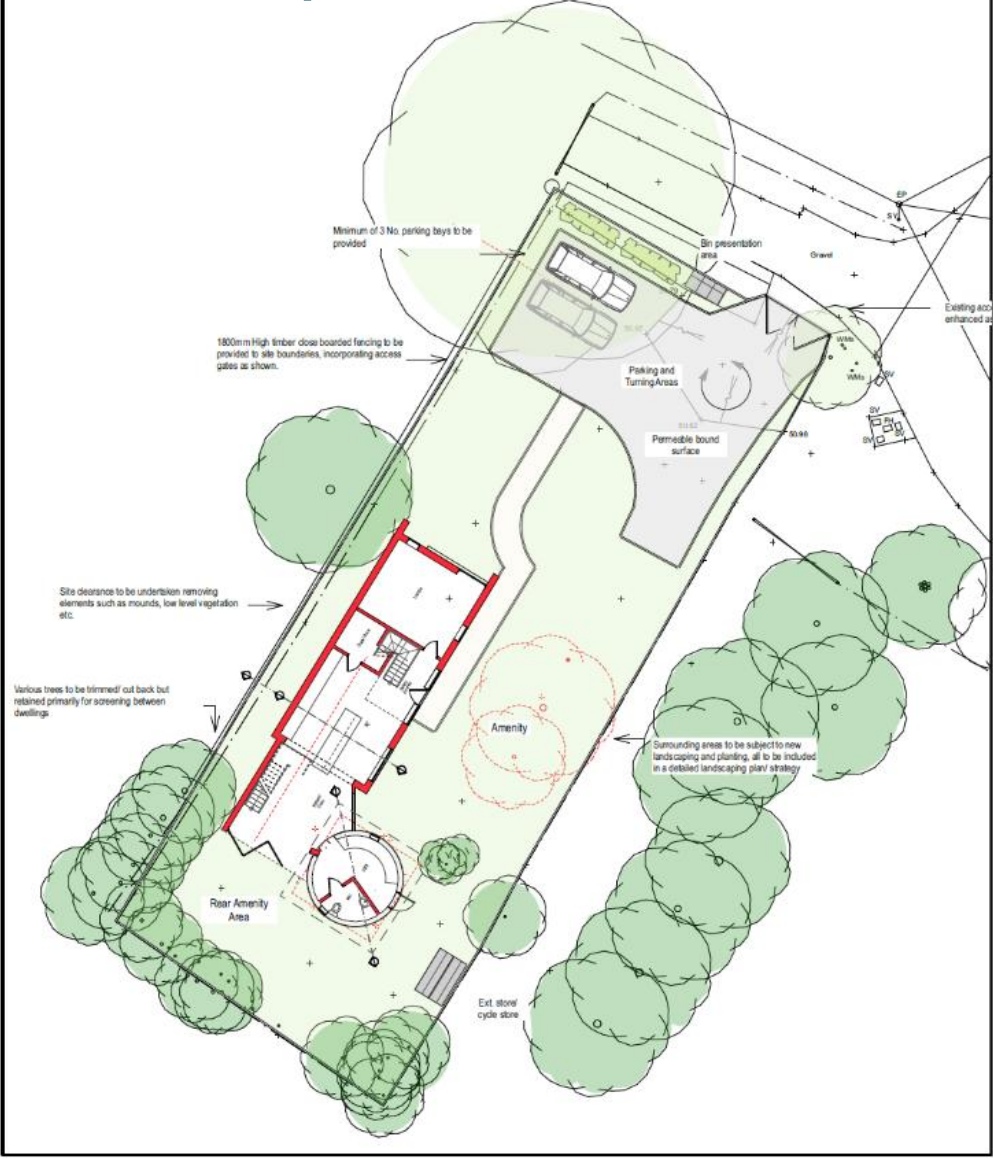
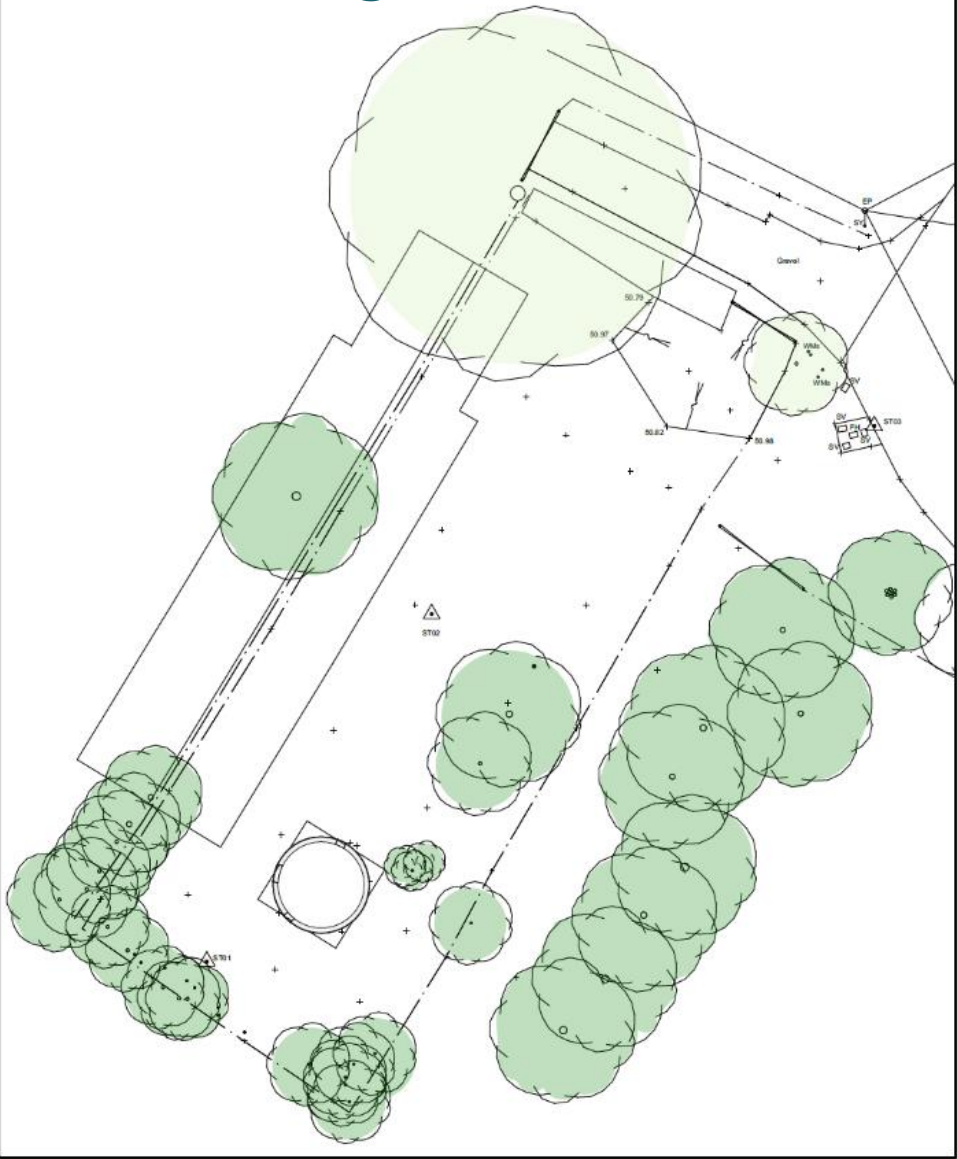






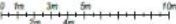
Existing Block Plan

Proposed Block Plan



Existing Site Plan

Scale: 1:250



Proposed Site Plan

Scale: 1:250



Amendments



Site Location: Water Tower at Tuddenham Lane, Rushmere, Ipswich

Job Title: Conversion and extension of water tower to residential dwelling

Client: Mr Willis

Drawing Name: EXISTING & PROPOSED SITE PLAN

PLANNING

Drawn by: AL Date: 17.09.20

Drawing Scale: 1:250 At A2 Size

Layout ID: 20-061A-PL-03 Status: Revision



# Proposed Floor Plans

The image displays three architectural floor plans for a building, arranged horizontally. Each plan is a detailed line drawing with dimensions and room labels.

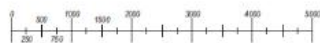
- Proposed GF Layout (Scale: 1:50):** This is the ground floor plan. It shows a large rectangular space with a central corridor. Rooms include a Lounge, Kitchen/Diner, and a circular area labeled 'WC' and 'Utility'. A staircase is located near the center. Dimensions are provided along the walls and for the central corridor.
- Proposed FF Layout (Scale: 1:50):** This is the first floor plan. It shows a similar rectangular space with a central corridor. Rooms include a Master Bedroom, Bedroom 2, and a Landing. A staircase is located near the center. Dimensions are provided along the walls and for the central corridor.
- Proposed SF Layout (Scale: 1:50):** This is the second floor plan. It shows a rectangular space with a central corridor. Rooms include a Study Office and a staircase. Dimensions are provided along the walls and for the central corridor.

Each plan includes a north arrow pointing towards the top right of the page. The plans are drawn in black lines on a white background.

Scale: 1:50

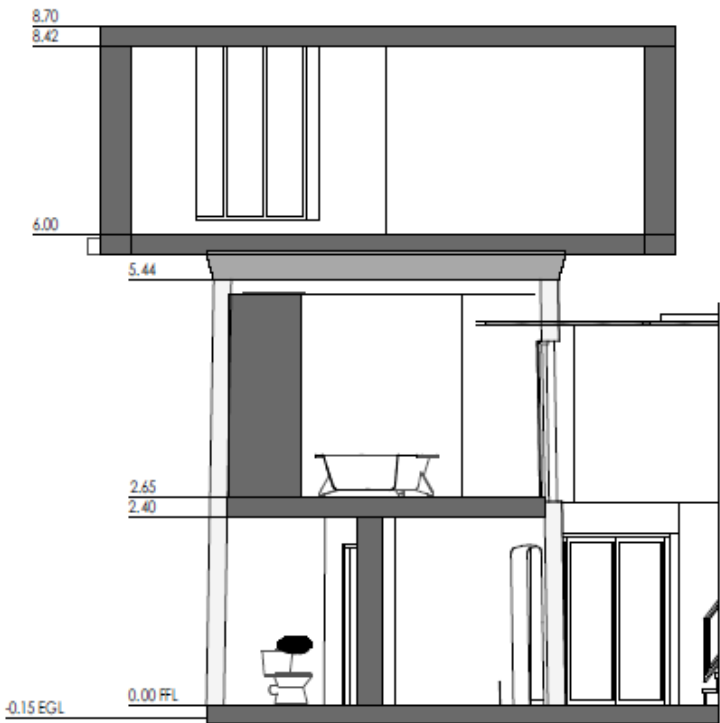
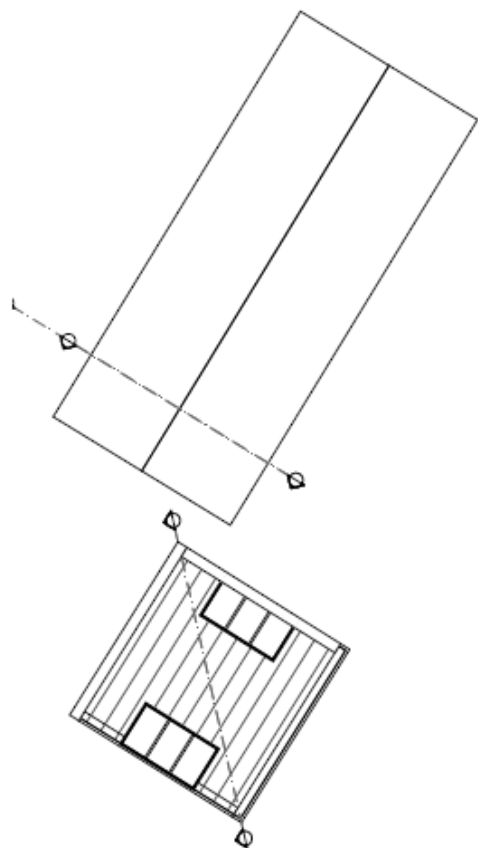
Scale: 1:50

Scale: 1:50

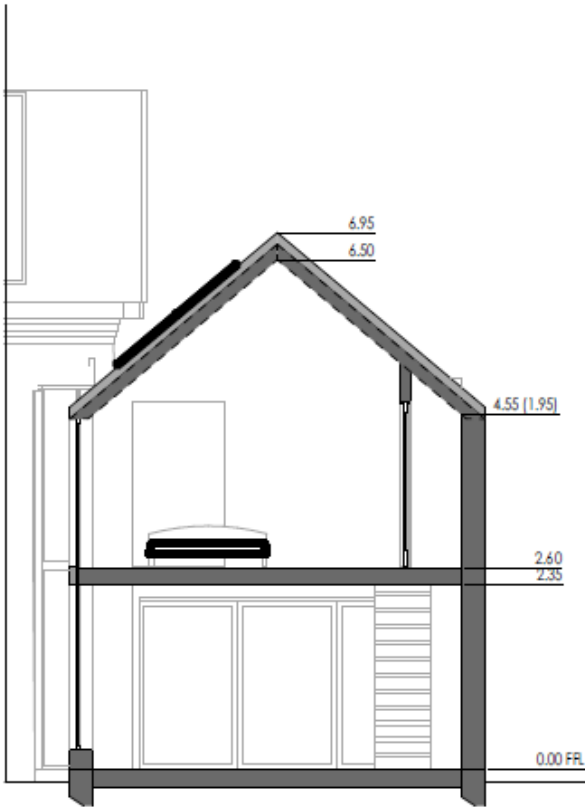
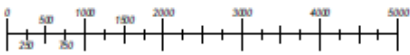




# Proposed Cross- Sections



Section A  
Scale: 1:50



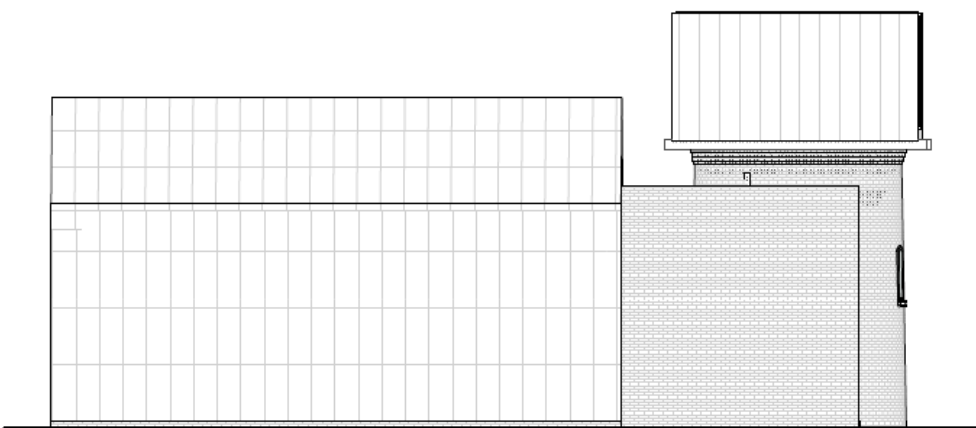
Section B  
Scale: 1:50



# Proposed Elevations



South West Elevation



South East Elevation



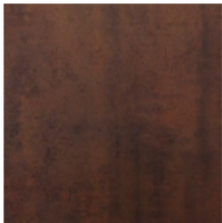
North East Elevation



North West Elevation



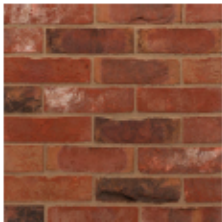
# Proposed materials/ finishes



'Corten Steel' cladding affixed to manufacturers instructions



Zinc cladding applied to water tower structure with rolled joints.



Bricks, Weinerberger, Athena blend, lime based mortar joints

Visual 1  
Scale: NTS



Visual 2  
Scale: NTS




Visual 3  
Scale: NTS





# Material Planning Considerations and Key Issues

- Principle of Development (redundant building in the countryside)
  - Design and Heritage
  - Residential Amenity
  - Highway Safety
  - Habitats /off-site Ecology
  - On site Ecology
- 
- A teal-colored decorative shape, resembling a stylized hill or a wave, is positioned at the bottom right of the slide.



# Recommendatio

n Authority to Determine with approval being granted subject to no objections being raised by the Highways Authority that have not been previously considered. Otherwise, to refuse as necessary on highway safety grounds. Approval to be subject to controlling conditions including those summarised below:

- 1) Standard 3 year time limit for implementation
- 2) Drawings/Plans
- 3) Schedule of Repairs for water tower
- 4) Materials and detailing
- 5) Heritage Impact Assessment to be deposited with SCC Historic Environment Record
- 6) Compliance with Phase 1 contamination Assessment
- 7) Unidentified contamination
- 8) Compliance with Arboricultural Method Statement
- 9) Compliance with Ecological avoidance, mitigation and compensation and enhancement measures.
- 10) No removal of vegetation in bird nesting season unless site checked by ecologist
- 11) No external lighting without prior agreement
- 12) Method statement for Great Crested Newts and Barn Owls
- 13) Licence from Natural England











