

0 2 4 10 20m

- 1. Do not scale from this drawing. Use figured dimensions only.
- 2. This drawing may not be based on survey drawings and areas are therefore subject to change as part of the general design process and/or the obtention of a survey drawing study.

**Legend:**

- - - Site boundary
- - - Existing right of way
- - - Potential curtilage

**Plot A - 6 units**

- A1 - 3B6p 165sqm (single storey)
- A2 - 3B6p 210sqm
- A3 - 2B4-5p 140sqm
- A4 - 4B8p 235sqm
- A5 - 4B8p 230sqm
- A6 - 2B4-5p 130sqm

**Plot A - Parking**

- 2 visitors space
- 3 space per 4B+ dwellings
- 2 space per 2B & 3B dwellings

**Rainwater:**

Landscape level is indicative (based on landscape consultant drawings) and aim to generally provide units with at least 300mm above surrounding ground level where possible.

**Decking/terraces:**

Deck designs to be coordinated with landscape and drainage during detailed design stage. Deck railings to meet Building Regulations Part K are shown on plan drawings only for clarity.

**Landscape:**

Landscape is indicative (based on landscape consultant drawings). For details on landscape, please refer to the landscape consultant package

Rev.	Date	Description
A	18/12/24	Red line amended



Planning Application



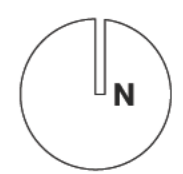
**Stebbing development**  
 Land adjacent to Stebbing, Dunmow, Essex  
 Plot 1a CM6 3SH/ Plot 1b CM6 3RA

PROJECT NO.	DWG NO.	REV.
21202	DR_0190A	A

TITLE  
 Proposed Site plan - Plot A

DATE	SCALE
18/12/2024	1:200 @ A0 / 1:400 @ A2

Alistair Downie studio, Home ground, Gible Farm, Great Risington, Cheltenham, Glouce, GL54 2UH  
 T: +44 1292 154540 E: studio@alisterdownie.com W: www.alisterdownie.com  
 All sizes in millimetres unless otherwise stated. Do not scale this drawing. © Alistair Downie studio, 2019



0 2 4 10 20m

1. Do not scale from this drawing. Use figured dimensions only.
2. This drawing may not be based on survey drawings and areas are therefore subject to change as part of the general design process and/or the obtention of a survey drawing study.

**Legend:**

- - - Site boundary
- - - Existing right of way
- - - Potential curtilage

**Plot A - 6 units**

- A1 - 3B6p 165sqm (single storey)
- A2 - 3B6p 210sqm
- A3 - 2B4-5p 140sqm
- A4 - 4B8p 235sqm
- A5 - 4B8p 230sqm
- A6 - 2B4-5p 130sqm

**Plot A - Parking**

- 2 visitors space
- 3 space per 4B+ dwellings
- 2 space per 2B & 3B dwellings



**Rainwater:**

Landscape level is indicative (based on landscape consultant drawings) and aim to generally provide units with at least 300mm above surrounding ground level where possible.

**Landscape:**

Landscape is indicative (based on landscape consultant drawings). For details on landscape, please refer to the landscape consultant package

Rev.	Date	Description
A	18/12/24	Red line amended

Planning Application



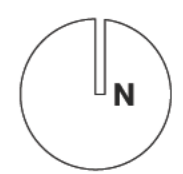
**Stebbing development**  
 Land adjacent to Stebbing, Dunmow, Essex  
 Plot 1a CM6 3SH/ Plot 1b CM6 3RA

PROJECT NO.	DWG NO.	REV.
21202	DR_0200A	A

TITLE  
 Proposed Ground floor - Plot A

DATE	SCALE
18/12/2024	1:200 @ A0 / 1:400 @ A2

Alistair Downie studio, Home ground, Gleebe Farm, Great Risington, Cheltenham, Glouce, GL54 2UH  
 T: +44 1292 154540; E: studio@alisterdownie.com W: www.alisterdownie.com  
 All sizes in millimetres unless otherwise stated. Do not scale this drawing. © Alistair Downie studio, 2019



0 2 4 10 20m

- 1. Do not scale from this drawing. Use figured dimensions only.
- 2. This drawing may not be based on survey drawings and areas are therefore subject to change as part of the general design process and/or the obtention of a survey drawing study.

**Legend:**

- - - Site boundary
- - - Existing right of way
- - - Potential curtilage

**Plot A - 6 units**

- A1 - 3B6p 165sqm (single storey)
- A2 - 3B6p 210sqm
- A3 - 2B4-5p 140sqm
- A4 - 4B8p 235sqm
- A5 - 4B8p 230sqm
- A6 - 2B4-5p 130sqm

**Plot A - Parking**

- 2 visitors space
- 3 space per 4B+ dwellings
- 2 space per 2B & 3B dwellings



**Rainwater:**

Landscape level is indicative (based on landscape consultant drawings) and aim to generally provide units with at least 300mm above surrounding ground level where possible.

**Landscape:**

Landscape is indicative (based on landscape consultant drawings). For details on landscape, please refer to the landscape consultant package

Rev.	Date	Description
A	18/12/24	Red line amended

Planning Application



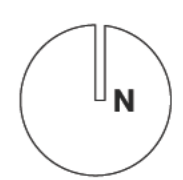
**Stebbing development**  
 Land adjacent to Stebbing, Dunmow, Essex  
 Plot 1a CM6 3SH/ Plot 1b CM6 3RA

PROJECT NO.	DWG NO.	REV.
21202	DR_0201A	A

TITLE  
 Proposed First floor - Plot A

DATE	SCALE
18/12/2024	1:200 @ A0 / 1:400 @ A2

Alistair Downie studio, Home ground, Gleebe Farm, Great Risington, Cheltenham, Glouce, GL54 2UH  
 T: +44 1292 154540; E: studio@alisdowndownie.com; W: www.alisdowndownie.com  
 All sizes in millimetres unless otherwise stated. Do not scale this drawing. © Alistair Downie studio, 2019



0 2 4 10 20m

- 1. Do not scale from this drawing. Use figured dimensions only.
- 2. This drawing may not be based on survey drawings and areas are therefore subject to change as part of the general design process and/or the obtention of a survey drawing study.

**Legend:**

- - - Site boundary
- - - Existing right of way
- - - Potential curtilage

**Plot B - 5 units**

- B1 - 2b4p/(3B5p) 140sqm
- B2 - 2b4-5p 130sqm
- B3 - 4b8p 230sqm
- B4 - 2b4p/(3B5p) 140sqm
- B5 - 3b6p 140sqm

**Plot B - Parking**

- 2 visitors space
- 2 space per 2B & 3B dwellings
- 3 space per 4B+ dwellings

**Rainwater:**

Landscape level is indicative (based on landscape consultant drawings) and aim to generally provide units with at least 300mm above surrounding ground level where possible.

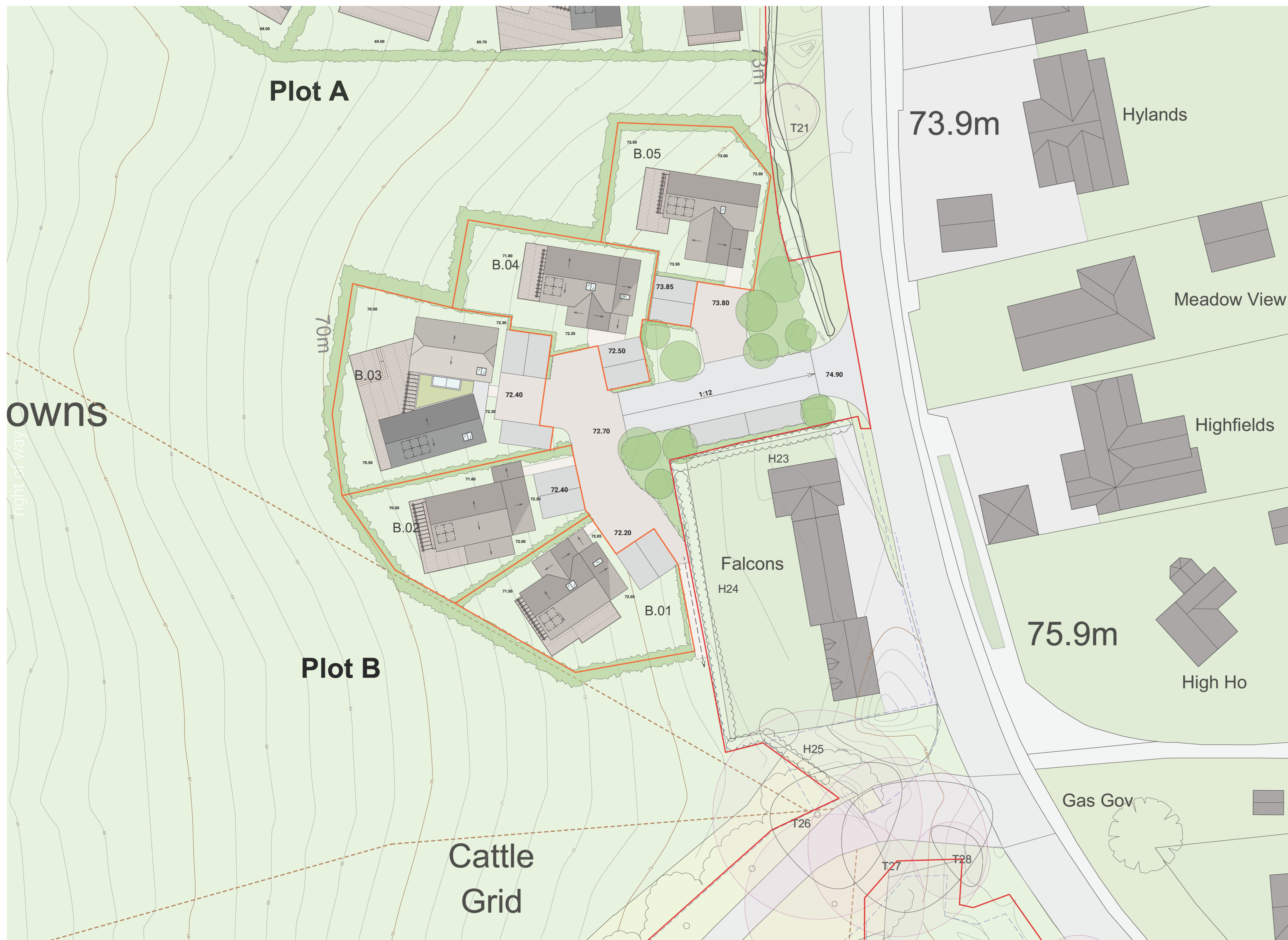
**Decking/terraces:**

Deck designs to be coordinated with landscape and drainage during detailed design stage. Deck railings to meet Building Regulations Part K are shown on plan drawings only for clarity.

**Landscape:**

Landscape is indicative (based on landscape consultant drawings). For details on landscape, please refer to the landscape consultant package

Rev.	Date	Description
A	18/12/24	Red line amended



Planning Application



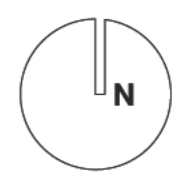
**Stebbing development**  
Land adjacent to Stebbing, Dunmow, Essex  
Plot 1a CM6 3SH/ Plot 1b CM6 3RA

PROJECT NO.	DWG NO.	REV.
21202	DR_0190B	A

TITLE  
Proposed Site plan - Plot B

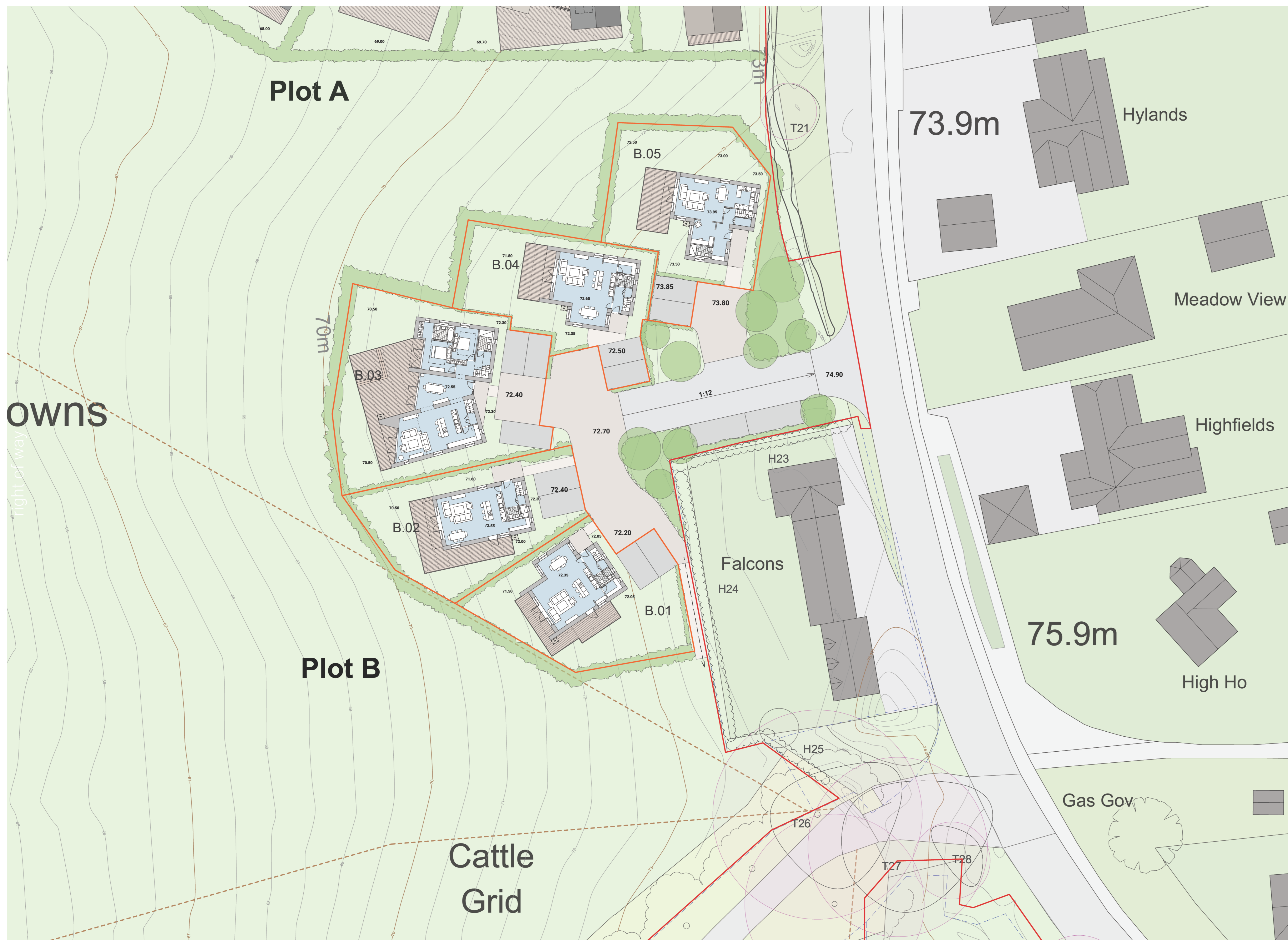
DATE	SCALE
18/12/2024	1:200 @ A0 / 1:400 @ A2

Alistair Downie studio, Home ground, Glebe Farm, Great Risington, Cheltenham, Glouce, GL54 2UH  
T: +44 1273 154540; E: studio@alastairdownie.com; W: www.alastairdownie.com  
All sizes in millimetres unless otherwise stated. Do not scale this drawing. © Alistair Downie studio, 2019



0 2 4 10 20m

- 1. Do not scale from this drawing. Use figured dimensions only.
- 2. This drawing may not be based on survey drawings and areas are therefore subject to change as part of the general design process and/or the obtention of a survey drawing study.



**Legend:**

- - - Site boundary
- - - Existing right of way
- - - Potential curtilage

**Plot B - 5 units**

- B1 - 2b4p/(3B5p) 140sqm
- B2 - 2b4-5p 130sqm
- B3 - 4b8p 230sqm
- B4 - 2b4p/(3B5p) 140sqm
- B5 - 3b6p 140sqm

**Plot B - Parking**

- 2 visitors space
- 2 space per 2B & 3B dwellings
- 3 space per 4B+ dwellings

**Rainwater:**

Landscape level is indicative (based on landscape consultant drawings) and aim to generally provide units with at least 300mm above surrounding ground level where possible.

**Landscape:**

Landscape is indicative (based on landscape consultant drawings). For details on landscape, please refer to the landscape consultant package

Rev.	Date	Description
A	18/12/24	Red line amended



Planning Application

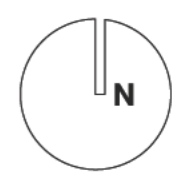
**Stepping development**  
Land adjacent to Stebbing, Dunmow, Essex  
Plot 1a CM6 3SH/ Plot 1b CM6 3RA

PROJECT NO.	DWG NO.	REV.
21202	DR_0200B	A

TITLE  
Proposed Ground floor - Plot B

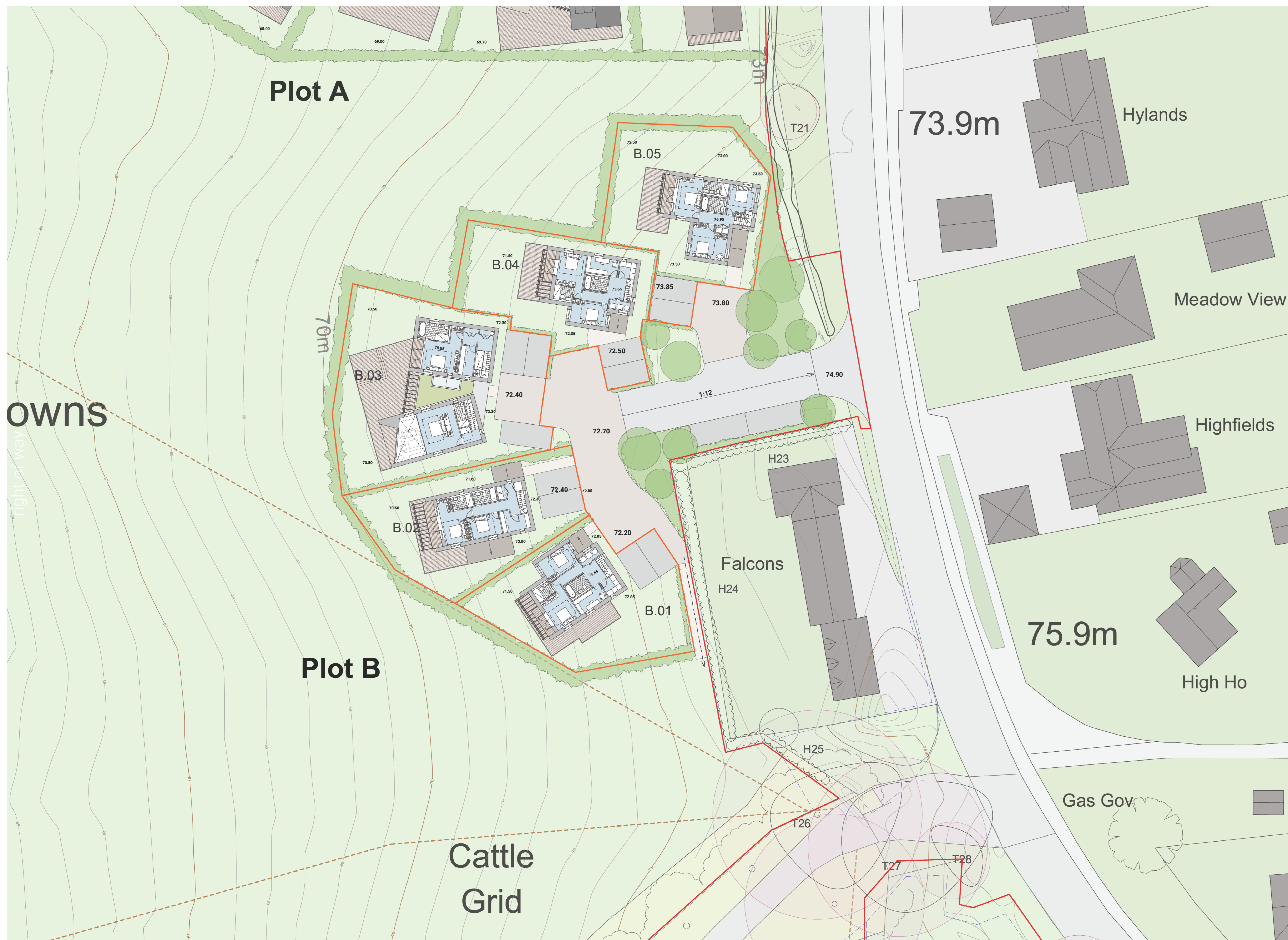
DATE	SCALE
18/12/2024	1:200 @ A0 / 1:400 @ A2

Alistair Downie studio, Home ground, Gible Farm, Great Risington, Cheltenham, Glouce, GL54 2UH  
T: +44 1292 154540 E: studio@alastairdownie.com W: www.alastairdownie.com  
All sizes in millimetres unless otherwise stated. Do not scale this drawing. © Alistair Downie studio, 2019



0 2 4 10 20m

- 1. Do not scale from this drawing. Use figured dimensions only.
- 2. This drawing may not be based on survey drawings and areas are therefore subject to change as part of the general design process and/or the obtention of a survey drawing study.



**Legend:**

- - - Site boundary
- - - Existing right of way
- - - Potential curtilage

**Plot B - 5 units**

- B1 - 2b4p/(3B5p) 140sqm
- B2 - 2b4-5p 130sqm
- B3 - 4b8p 230sqm
- B4 - 2b4p/(3B5p) 140sqm
- B5 - 3b6p 140sqm

**Plot B - Parking**

- 2 visitors space
- 2 space per 2B & 3B dwellings
- 3 space per 4B+ dwellings

**Rainwater:**

Landscape level is indicative (based on landscape consultant drawings) and aim to generally provide units with at least 300mm above surrounding ground level where possible.

**Landscape:**

Landscape is indicative (based on landscape consultant drawings). For details on landscape, please refer to the landscape consultant package

Rev.	Date	Description
A	18/12/24	Red line amended

Planning Application



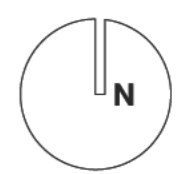
**Stebbing development**  
 Land adjacent to Stebbing, Dunmow, Essex  
 Plot 1a CM6 3SH/ Plot 1b CM6 3RA

PROJECT NO.	DWG NO.	REV.
21202	DR_0201B	A

TITLE  
 Proposed First floor - Plot B

DATE	SCALE
18/12/2024	1:200 @ A0 / 1:400 @ A2

Alistair Downie studio, Home ground, Gible Farm, Great Risington, Cheltenham, Glouce, GL54 2UH  
 T: +44 1292 154540 E: studio@alastairdownie.com W: www.alastairdownie.com  
 All sizes in millimetres unless otherwise stated. Do not scale this drawing. © Alistair Downie studio, 2019



0 2 4 10 20m

- 1. Do not scale from this drawing. Use figured dimensions only.
- 2. This drawing may not be based on survey drawings and areas are therefore subject to change as part of the general design process and/or the obtention of a survey drawing study.

**Legend:**

- Site boundary
- Existing right of way
- Potential curtilage

**Plot C - 3 units (Self-build)**

- C1 - 3b6p 140sqm
- C2 - 3b6p 140sqm
- C3 - 2b4-5p 140sqm

**Plot C - Parking**

2 space per 2B & 3B dwellings

**Rainwater:**

Landscape level is indicative (based on landscape consultant drawings) and aim to generally provide units with at least 300mm above surrounding ground level where possible.

**Decking/terraces:**

Deck designs to be coordinated with landscape and drainage during detailed design stage. Deck railings to meet Building Regulations Part K are shown on plan drawings only for clarity.

**Landscape:**

Landscape is indicative (based on landscape consultant drawings). For details on landscape, please refer to the landscape consultant package

Rev.	Date	Description
A	18/12/24	Red line amended



Planning Application

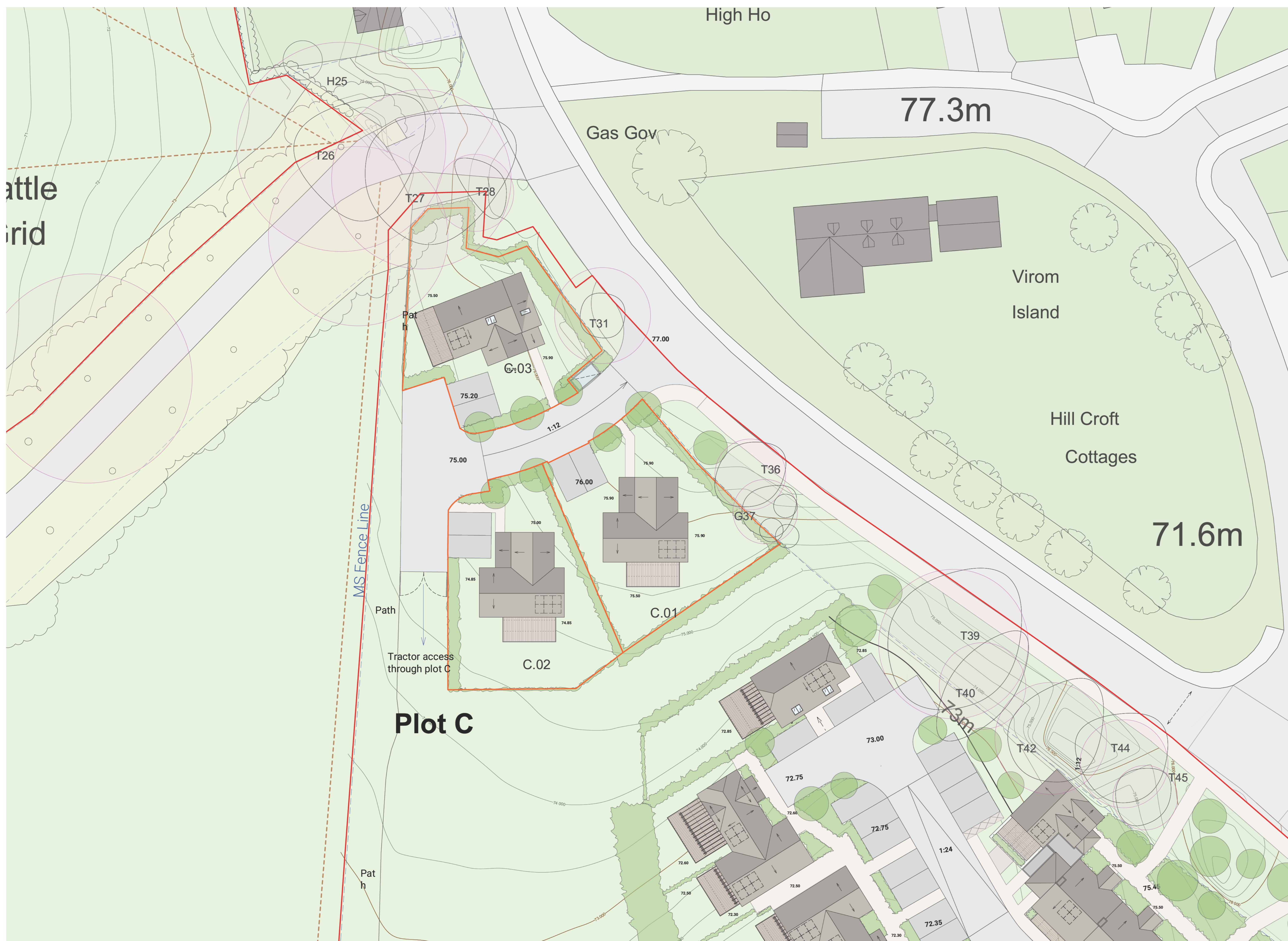
**Stepping development**  
Land adjacent to Stebbing, Dunmow, Essex  
Plot 1a CM6 3SH/ Plot 1b CM6 3RA

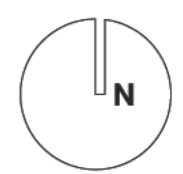
PROJECT NO.	DWG NO.	REV.
21202	DR_190C	A

TITLE  
Proposed Site plan - Plot C

DATE	SCALE
18/12/2024	1:200 @ A0 / 1:400 @ A2

Alistair Downie studio, Home ground, Gible Farm, Great Risington, Cheltenham, Glouce, GL54 2UH  
T: +44 1753 154540; E: studio@alstairdownie.com; W: www.alstairdownie.com  
All sizes in millimetres unless otherwise stated. Do not scale this drawing. © Alistair Downie studio, 2019





0 2 4 10 20m

- 1. Do not scale from this drawing. Use figured dimensions only.
- 2. This drawing may not be based on survey drawings and areas are therefore subject to change as part of the general design process and/or the obtention of a survey drawing study.

**Legend:**

- - - Site boundary
- - - Existing right of way
- - - Potential curtilage

**Plot C - 3 units (Self-build)**

- C1 - 3b6p 140sqm
- C2 - 3b6p 140sqm
- C3 - 2b4-5p 140sqm

**Plot C - Parking**

2 space per 2B & 3B dwellings



**Rainwater:**  
Landscape level is indicative (based on landscape consultant drawings) and aim to generally provide units with at least 300mm above surrounding ground level where possible.

**Landscape:**  
Landscape is indicative (based on landscape consultant drawings). For details on landscape, please refer to the landscape consultant package

Rev.	Date	Description
A	18/12/24	Red line amended

Planning Application



**Stepping development**  
Land adjacent to Stebbing, Dunmow, Essex  
Plot 1a CM6 3SH/ Plot 1b CM6 3RA

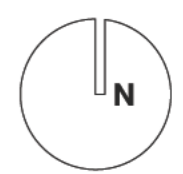
PROJECT NO.	DWG NO.	REV.
21202	DR_200C	A

TITLE  
Proposed Ground floor - Plot C

DATE	SCALE
18/12/2024	1:200 @ A0 / 1:400 @ A2

Alistair Downie studio, Home ground, Gible Farm, Great Risington, Cheltenham, Glouce, GL54 2UH  
T: +44 1973 154540; E: studio@alastairdownie.com W: www.alastairdownie.com  
All sizes in millimetres unless otherwise stated. Do not scale this drawing. © Alistair Downie studio, 2019





0 2 4 10 20m

1. Do not scale from this drawing. Use figured dimensions only.
2. This drawing may not be based on survey drawings and areas are therefore subject to change as part of the general design process and/or the obtention of a survey drawing study.

**Legend:**

- Site boundary
- Existing right of way
- Potential curtilage

**Plot C - 3 units (Self-build)**

- C1 - 3b6p 140sqm
- C2 - 3b6p 140sqm
- C3 - 2b4-5p 140sqm

**Plot C - Parking**

2 space per 2B & 3B dwellings



**Rainwater:**  
Landscape level is indicative (based on landscape consultant drawings) and aim to generally provide units with at least 300mm above surrounding ground level where possible.

**Landscape:**  
Landscape is indicative (based on landscape consultant drawings). For details on landscape, please refer to the landscape consultant package

Rev.	Date	Description
A	18/12/24	Red line amended

Planning Application



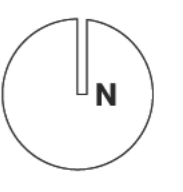
**Stepping development**  
Land adjacent to Stebbing, Dunmow, Essex  
Plot 1a CM6 3SH/ Plot 1b CM6 3RA

PROJECT NO.	DWG NO.	REV.
21202	DR_201C	A

TITLE  
Proposed First floor - Plot C

DATE	SCALE
18/12/2024	1:200 @ A0 / 1:400 @ A2

Alistair Downie studio, Home ground, Gible Farm, Great Risington, Cheltenham, Glouce, GL54 2UH  
T: +44 1273 154540; E: studio@alastairdownie.com W: www.alastairdownie.com  
All sizes in millimetres unless otherwise stated. Do not scale this drawing. © Alistair Downie studio, 2019



0 2 4 10 20m

- 1. Do not scale from this drawing. Use figured dimensions only.
- 2. This drawing may not be based on survey drawings and areas are therefore subject to change as part of the general design process and/or the obtention of a survey drawing study.

**Legend:**

- Site boundary
- Existing right of way
- Potential curtilage
- First home
- Shared ownership
- Affordable rent
- Affordable rent - Wheelchair accessible

**Plot D - 14 units**

**Alms houses (Affordable rent)**

- 5no. units - inc. wheelchair accessible
- D1 - 1b2p / 54sqm AR
- D2 - 2b4p W / 72sqm AR
- D3 - 1b2p W / 54sqm AR
- D4 - 2b4p W / 72sqm AR
- D5 - 1b2p / 54sqm AR

**West houses (3 affordable rent/3 shared ownership & 3 first home)**

- 9no. units
- D6 - 1b2p / 53sqm FH
- D7 - 1b2p / 53sqm FH
- D8 - 2b4p / 79sqm AR
- D9 - 1b2p / 52sqm FH
- D10 - 2b4p / 82sqm AR
- D11 - 3b5p / 96sqm AR
- D12 - 3b5p / 96sqm SO
- D13 - 2b4p / 82sqm SO
- D14 - 3b5p / 102sqm SO

**Plot D - Parking**

- 23 parking space for visitors/school
- 4 specific visitors space
- 2 space per 2B & 3B dwellings
- 1 space per 1B dwellings



**Plot D**

**Rainwater:**

Landscape level is indicative (based on landscape consultant drawings) and aim to generally provide units with at least 300mm above surrounding ground level where possible.

**Decking/terraces:**

Deck designs to be coordinated with landscape and drainage during detailed design stage. Deck railings to meet Building Regulations Part K are shown on plan drawings only for clarity.

**Landscape:**

Landscape is indicative (based on landscape consultant drawings). For details on landscape, please refer to the landscape consultant package

Rev.	Date	Description
A	05/10/23	Red line amended
B	18/12/24	Red line amended

**Planning Application**

**Stepping development**  
Land adjacent to Stebbing, Dunmow, Essex  
Plot 1a CM6 3SH/ Plot 1b CM6 3RA

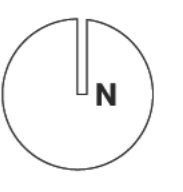
PROJECT NO.	DWG NO.	REV.
21202	DR_0190D	B

TITLE  
Proposed Site plan - Plot D

DATE	SCALE
18/12/2024	1:200 @ A0 / 1:400 @ A2

Alistair Downie studio, Home ground, Gible Farm, Great Risington, Cheltenham, Glouce, GL54 2JH  
T: +44 1272 154540 E: studio@alastairdownie.com W: www.alastairdownie.com  
All sizes in millimetres unless otherwise stated. Do not scale this drawing. © Alistair Downie studio, 2019





0 2 4 10 20m

1. Do not scale from this drawing. Use figured dimensions only.  
2. This drawing may not be based on survey drawings and areas are therefore subject to change as part of the general design process and/or the obtention of a survey drawing study.

**Legend:**

- Site boundary
- Existing right of way
- Potential curtilage
- First home
- Shared ownership
- Affordable rent
- Affordable rent - Wheelchair accessible

**Plot D - 14 units**

**Alms houses (Affordable rent)**

- 5no. units - inc. wheelchair accessible
- D1 - 1b2p / 54sqm AR
- D2 - 2b4p W / 72sqm AR
- D3 - 1b2p W / 54sqm AR
- D4 - 2b4p W / 72sqm AR
- D5 - 1b2p / 54sqm AR

**West houses (3 affordable rent/3 shared ownership & 3 first home)**

- 9no. units
- D6 - 1b2p / 53sqm FH
- D7 - 1b2p / 53sqm FH
- D8 - 2b4p / 79sqm AR
- D9 - 1b2p / 52sqm FH
- D10 - 2b4p / 82sqm AR
- D11 - 3b5p / 96sqm AR
- D12 - 3b5p / 96sqm SO
- D13 - 2b4p / 82sqm SO
- D14 - 3b5p / 102sqm SO

**Plot D - Parking**

- 23 parking space for visitors/school
- 4 specific visitors space
- 2 space per 2B & 3B dwellings
- 1 space per 1B dwellings



**Rainwater:**

Landscape level is indicative (based on landscape consultant drawings) and aim to generally provide units with at least 300mm above surrounding ground level where possible.

**Landscape:**

Landscape is indicative (based on landscape consultant drawings). For details on landscape, please refer to the landscape consultant package

Rev.	Date	Description
A	05/10/23	Red line amended
B	18/12/24	Red line amended

**Planning Application**



**Stepping development**

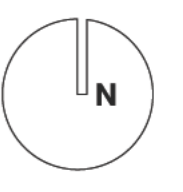
Land adjacent to Stebbing, Dunmow, Essex  
Plot 1a CM6 3SH/ Plot 1b CM6 3RA

PROJECT NO.	DWG NO.	REV.
21202	DR_0199D	B

TITLE  
Proposed Lower floor - Plot D

DATE	SCALE
18/12/2024	1:200 @ A0 / 1:400 @ A2

Alistair Downie studio, Home ground, Gible Farm, Great Risington, Cheltenham, Glouce, GL54 2JH  
T +44 1292 154540 E studio@alastairdownie.com W www.alastairdownie.com  
All sizes in millimetres unless otherwise stated. Do not scale this drawing. © Alistair Downie studio, 2019



0 2 4 10 20m

1. Do not scale from this drawing. Use figured dimensions only.  
2. This drawing may not be based on survey drawings and areas are therefore subject to change as part of the general design process and/or the obtention of a survey drawing study.

**Legend:**

- Site boundary
- Existing right of way
- Potential curtilage
- First home
- Shared ownership
- Affordable rent
- Affordable rent - Wheelchair accessible

**Plot D - 14 units**

**Alms houses (Affordable rent)**

- 5no. units - inc. wheelchair accessible
- D1 - 1b2p / 54sqm AR
- D2 - 2b4p W / 72sqm AR
- D3 - 1b2p W / 54sqm AR
- D4 - 2b4p W / 72sqm AR
- D5 - 1b2p / 54sqm AR

**West houses (3 affordable rent/3 shared ownership & 3 first home)**

- 9no. units
- D6 - 1b2p / 53sqm FH
- D7 - 1b2p / 53sqm FH
- D8 - 2b4p / 79sqm AR
- D9 - 1b2p / 52sqm FH
- D10 - 2b4p / 82sqm AR
- D11 - 3b5p / 96sqm AR
- D12 - 3b5p / 96sqm SO
- D13 - 2b4p / 82sqm SO
- D14 - 3b5p / 102sqm SO

**Plot D - Parking**

- 23 parking space for visitors/school
- 4 specific visitors space
- 2 space per 2B & 3B dwellings
- 1 space per 1B dwellings



**Plot D**

**Rainwater:**

Landscape level is indicative (based on landscape consultant drawings) and aim to generally provide units with at least 300mm above surrounding ground level where possible.

**Landscape:**

Landscape is indicative (based on landscape consultant drawings). For details on landscape, please refer to the landscape consultant package

Rev.	Date	Description
A	05/10/23	Red line amended
B	18/12/24	Red line amended

Planning Application



**Stebbing development**  
Land adjacent to Stebbing, Dunmow, Essex  
Plot 1a CM6 3SH/ Plot 1b CM6 3RA

PROJECT NO.	DWG NO.	REV.
21202	DR_0200D	B

TITLE  
Proposed Ground floor - Plot D

DATE	SCALE
18/12/2024	1:200 @ A0 / 1:400 @ A2

Alistair Downie studio, Home ground, Gible Farm, Great Risington, Cheltenham, Glouce, GL54 2JH  
T: +44 1292 154540 E: studio@alastairdownie.com W: www.alastairdownie.com  
All sizes in millimetres unless otherwise stated. Do not scale this drawing. © Alistair Downie studio, 2019