

Item No 04:-

19/03646/FUL

**Church Farm
Little Rissington
Cheltenham
Gloucestershire
GL54 2ND**

Item No 04:-

Conversion of barn to four dwellings and all associated works at Church Farm Little Rissington Cheltenham Gloucestershire GL54 2ND

Full Application 19/03646/FUL	
Applicant:	Mr & Mrs B Firth
Agent:	Oakwood Planning Limited
Case Officer:	Andrew Moody
Ward Member(s):	Councillor Andrew Maclean
Committee Date:	10th June 2020
RECOMMENDATION:	PERMIT

Main Issues:

- (a) Principle of Residential Development
- (b) Design and Impact on the Character and Appearance of Cotswolds Area of Outstanding Natural Beauty
- (c) Residential Amenity
- (d) Parking, Access and Highway Safety
- (e) Biodiversity
- (f) CIL

Reasons for Referral:

The application has been referred to Committee at the request of the Ward Member, Cllr Andrew Maclean for the following reasons:

'I note that the passing places, footpath, and signage were all agreed for the first barn conversion and that nothing extra is proposed for these 4 more houses. At present the lane only serves 3 properties but there are potentially 14 properties that will be using the lane in addition to the Church access (which can also be surprisingly busy on some specific days due to the RAF graveyard there).

This is quite a significant development in the context of a small village like Little Rissington, especially when the second modern barn conversion is factored in giving a total of 8 new houses. Given the junction onto the high street is on a 90 degree bend, the narrowness of the lane and the number of walkers, riders, and cars that will be using it, I do think there is a need for demanding some further improvements to the lane as a condition of the planning approval.'

1. Site Description:

This application relates to an existing agricultural building located on land to the north of the village of Little Rissington. The building has an external floor area of 490 sq. metres, and is rectangular in form, being constructed from concrete blockwork and timber boarding to the outer walls, and fibre cement sheeting to the roof. Vehicular access to the site is via a gap in the hedgerow in its western boundary to the north of the site.

A single dwelling (Church Farm) lies approximately 50m to the east of the application site. The western boundary of the site runs alongside a single carriageway lane.

The site is located outside any Development Boundary as designated in the Cotswold District Local Plan 2011-2031, and is within the Cotswolds Area of Outstanding Natural Beauty.

2. Relevant Planning History:

18/01282/FUL: Proposed change of use and conversion of two detached agricultural outbuildings to form four residential dwellings including associated works. Withdrawn 26.07.2018

3. Planning Policies:

TNPPF The National Planning Policy Framework
EC5 Rural Diversification
EC6 Conversion of Rural Buildings
EN1 Built, Natural & Historic Environment
EN2 Design of Built & Natural Environment
EN4 The Wider Natural & Historic Landscape
EN5 Cotswolds AONB
EN8 Bio & Geo: Features Habitats & Species
EN10 HE: Designated Heritage Assets
EN11 HE: DHA - Conservation Areas
EN14 Managing Flood Risk
EN15 Pollution & Contaminated Land
INF4 Highway Safety
INF5 Parking Provision
DS4 Open Market Housing o/s Principal/non-Pr

4. Observations of Consultees:

Landscape Officer: No objection subject to conditions

Biodiversity Officer: No objection subject to a condition

Highway Authority: No objection subject to conditions

Drainage Engineer: No objection subject to a condition

5. View of Town/Parish Council:

Little Rissington Parish Council has a continuing concern about the traffic management on this narrow lane. It has been consistent in its feedback on all developments along that stretch of road and objects on the grounds of Highways. The application would double the number of units on that road. There has been a significant increase in the amount of traffic around that junction of Rissington Road and Church Lane. The Parish Council has asked if the application can include a solution to mitigate the impact of increased traffic.

6. Other Representations:

None received

7. Applicant's Supporting Information:

Planning and Heritage Statement
Landscape and Visual Appraisal
Surface Water Drainage Strategy
Supporting Agricultural Appraisal
Transport Statement
Structural Engineers Report
Protected Species Survey
Proposed plans

8. Officer's Assessment:

(a) Principle of Residential Development

The site is approximately 110 metres from the residential development within Little Rissington, therefore whilst Policy DS3 would be applicable for a proposal in closer proximity to the village, it is considered that due to the separation from the village, the proposal must be considered against Policy DS4 of the Local Plan.

This states that 'New-build open market housing will not be permitted outside Principal and Non-Principal Settlements unless it is in accordance with other policies that expressly deal with residential development in such locations.' The exceptions listed at paragraph 6.4.3 include the conversion of rural buildings, and cross references to Policy EC6 of the Local Plan.

With regard to the NPPF, paragraph 79 allows for residential development in open countryside in limited circumstances, including at criterion c) 'the development would re-use redundant or disused buildings and enhance its immediate setting'.

Policy EC6 states: -

'The conversion of rural buildings to alternative uses will be permitted provided:

- a. The building is structurally sound, suitable for and capable of conversion to the proposed use without substantial alteration, extension or re-building;
- b. It would not cause conflict with existing farming operations, including severance or disruption to the holding that would prejudice its continued viable operation; and
- c. The development proposals are compatible with extant uses on the site and existing and planned uses in close proximity to the site.'

Policy EC6 can be supportive of the conversion of rural buildings to a residential use. However, such buildings should be 'structurally sound, suitable and capable of conversion to the proposed use without substantial alteration'.

In the case of this proposal, a structural report has been provided following a visual inspection of the building. This states that the frame of the building is in sound condition, whilst the blockwork and timber cladding are in acceptable condition and can be retained. The report concludes that the building can be converted to residential use without significant alteration or enhancement, and is the proposal therefore is considered to be acceptable having regard to Policy EC6.

Policy EC5 also allows for rural diversification, subject to the following criteria: -

Development that relates to the diversification of an existing farm, agricultural estate, or other land-based rural business will be permitted provided that:

- a. the proposal will not cause conflict with the existing farming operation including severance or disruption to the agricultural holding that would prejudice its continued viable operation;
- b. existing buildings are reused wherever possible; and
- c. the scale and design of the development contributes positively to the character and appearance of the area.

The applicant's agent has stated that the existing cattle herd can be accommodated at existing farm buildings at Lower Marsh Farm, where fodder is also stored, whilst their pig enterprise are accommodated within the fields within moveable arcs. In addition, the building subject to this application cannot be used to house livestock by virtue of a condition attached to planning permission 19/00188/FUL for the conversion to residential use of the adjacent building to the north.

- Respect traditional position of agricultural buildings and their relationship to the surrounding land.

The proposal is to convert the existing barn into four new residential dwellings. The site is sensitive to change given the edge of village AONB location and it is essential that development of this site can be suitably integrated into the surroundings.

The purpose of conversion is to re-use the building, in a manner that preserves its character, and respects its form and features. The proposed conversion will require minimal alteration to the body of the structure and it should retain its functional character and appearance. The barn will retain its original form with no extensions and the placement of windows is sympathetic. The north western and south western elevations are the most prominent in public views as they are oriented towards the lane and are located on elevated landform that descends to the west. No glazing is proposed on the north western orientation and a small amount of glazing is proposed to the south western orientation which is welcomed.

The traditional position of agricultural buildings and their relationship to the surrounding land is a key aspect of their agricultural character. Therefore maintaining appropriate landscaping around the barn is of great importance. The domestic curtilage should aim to avoid obvious domestication and should minimise the impact of garden uses, and associated planting and paraphernalia. It is recommended that a traditional native hedgerow supplemented with a post and rail fence is implemented along the south eastern elevation to soften the appearance of the built form and the domestic curtilage in views from this orientation and from the neighbouring PRow, which can be included within a landscaping scheme.

In conclusion there are no objections to the proposal and the scheme provides a development which reflects the rural character of the site and the surrounding working agricultural landscape. The scheme utilises high quality traditional materials which reference the local character and therefore the proposals are not considered to have an adverse impact on the character of the Cotswolds AONB landscape and conforms to the Cotswold Design Code. As such the proposal, subject to conditions, complies with Section 85 of the CROW act 2000, Cotswold District Local Plan Policies EN2, EN4 and EN5 and NPPF paragraph 170 and 172.

(c) Residential Amenity

Paragraph 127(f) of the NPPF refers to planning policies and decisions ensuring that developments create places that are safe, with a high standard of amenity for existing and future users.

Appendix D of the Local Plan, which states that proposals should respect the amenity of dwellings, giving due consideration to issues of garden space, privacy, daylight and overbearing effect.

The building is currently used for agricultural machinery storage, although the building to the north has previously been used to house livestock. In order to protect the amenities of future occupants of this building, a condition is recommended to prevent livestock being house in the adjacent building. Whilst that also has permission for conversion to residential use, should approval be granted for this conversion, and the other building be retained in agricultural use, the restriction upon its future use is considered to be necessary. Subject to this, the proposal is considered to accord with Policy EN15 of the Local Plan.

(d) Parking, Access and Highway Safety

The proposed development would provide each of the four units with two on-site parking spaces and on-site turning space, in addition to a total of eight visitor parking spaces. The level of parking is considered commensurate with the size of the proposed dwelling and acceptable having regard to Policy INF5 of the Local Plan.

The site is accessed by way of Church Lane, a class '5' highway subject to a sign posted limit of 30mph, with access points to sustainable means of transport. The submitted information states that the proposed conversion will give rise to additional vehicular movements through this lane through an average of approximately 27 trips per day in accordance with TRICS database which would generate a potential dispersion of 3 no. trips in the morning peak (08:00 - 09:00) and 2 no. trips in the afternoon peak (17:00 - 18:00). Such instances are perceived to generate an increase of movements through this lane when compared to the existing farm use.

Notwithstanding that there are other approved schemes along the lane, for example the conversion of the building to the north into four dwellings, following the submission of a video survey to show the actual usage of the junction of the lane with the Rissington Road, the Highway Authority has concluded that there is no objection to the proposed conversion.

The access road serves additional diversified development of residential and agricultural nature, with informal passing places along the lane due to regular vehicular use. The approval for the adjacent development included the provision of two additional passing places as well as minor improvements works to the footway at the bell mouth of Church Lane and the provision of road signage to advise motorists in both directions on Rissington Road of the location of the access junction of Church Lane. It is proposed that these are repeated, such that if this proposal were to be implemented first, these conditions would still be imposed.

Therefore, it is considered that the use of the building to provide four dwellings would be considered to generate a level of traffic that would not be harmful to highway safety, or to have a 'severe' impact having regard to paragraph 109 of the NPPF.

The concerns raised by the Parish Council are noted, however each application must be considered upon its own merits. Notwithstanding the other developments granted along Church Lane, the level of traffic generated by this proposal would not be considered to be harmful to highway safety. In addition, the access onto Rissington Road is on the outside of the sharp bend, and considering that the road is subject to a 20 mph speed limit at this point, visibility in both directions is considered to be acceptable, as well as for vehicles turning into Church Lane considering the properties already accessed off this lane and the use by larger agricultural vehicles accessing the farmyards and surrounding agricultural land.

Therefore, it is considered that the proposal accords with Local Plan Policies INF4 and INF5, in addition to Section 9 of the NPPF.

(e) Impact on Protected Species

A bat survey report has been submitted with the application. The report confirms that there was no evidence of bats roosting within the building at the time of the site survey. Notwithstanding this, a wren's nest and a swallow's nest were identified in the building. The report recommends that any future building works should take place outside of the period between April and September unless it can be demonstrated that nesting birds are absent from the building. The provision of bird and bat boxes is also recommended.

The Council's Biodiversity Officer has examined the proposal and confirms that the scheme could be acceptable subject to suitable conditions covering the timing of works outside nesting seasons and the introduction of bat and bird boxes on the building. It is considered that the proposed development could be undertaken without having an adverse impact on protected species in accordance with Local Plan Policy EN8.

(f) CIL

This application is CIL liable and there will be a CIL charge payable. Section 143 of the Localism Act 2011 states that any financial sum that an authority has received, will, or could receive, in payment of CIL is a material 'local finance consideration' in planning decisions.

9. Conclusion:

The proposal is considered to accord with the policies in the Development Plan and NPPF, which are not outweighed by other material planning considerations.

The recommendation is for planning permission to be granted.

10. Proposed conditions:

1. The development shall be started by 3 years from the date of this decision notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in accordance with the following drawing numbers: 6778-18a; 19a; 21a; 22a; 23 and 24b.

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with the National Planning Policy Framework.

3. Prior to the construction of any external wall of the development hereby approved, samples of the proposed walling and roofing materials shall be approved in writing by the Local Planning Authority and only the approved materials shall be used.

Reason: To ensure that, in accordance with Cotswold District Local Plan Policy EN2, the development will be constructed of materials of a type, colour, texture and quality that will be appropriate to the site and its surroundings.

4. The timber weatherboarding shall not be treated in any way and shall be left to weather and silver naturally and shall be permanently retained as such thereafter.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy EN2.

5. All windows and doors shall be of timber construction and shall be permanently retained as such thereafter.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy EN2.

6. Prior to the first occupation of the development hereby permitted, the windows and doors shall be finished in a colour to be first submitted to and approved in writing by the Local Planning Authority and shall thereafter be permanently retained in the approved colour unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy EN2.

7. All door and window frames shall be recessed a minimum of 75mm into the external walls of the building and shall be permanently retained as such thereafter.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy EN2.

8. The new rooflights shall be of a design which, when installed, shall not project forward of the roof slope in which the rooflights are located and shall be permanently retained as such thereafter.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy EN2.

9. No bargeboards or eaves fascia shall be used in the proposed development.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy EN2.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any other statutory instrument amending or replacing it, no extensions, structures, hardstandings, openings, buildings, fences, walls or other means of enclosure shall be erected, constructed or inserted in the building the subject of this permission, other than those permitted by this Decision Notice.

Reason: The site or building has a distinct and attractive character and appearance which should be maintained. In order to protect these qualities, it is essential for the Local Planning Authority to maintain control over the types of development listed above, in accordance with Cotswold District Local Plan Policy EN2 and the NPPF.

11. Prior to the first use/occupation of the development hereby approved, a comprehensive landscape scheme shall be approved in writing by the Local Planning Authority. The scheme must show the location, size and condition of all existing trees and hedgerows on and adjoining the land and identify those to be retained, together with measures for their protection during construction work. It must show details of all planting areas, tree and plant species, numbers and planting sizes. The proposed means of enclosure and screening should also be included, together with details of any mounding, walls and fences and hard surface materials to be used throughout the proposed development.

Reason: To ensure the development is completed in a manner that is sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy EN2.

12. The entire landscaping scheme shall be completed by the end of the planting season immediately following the completion of the development or the site being brought into use, whichever is the sooner.

Reason: To ensure that the landscaping is carried out and to enable the planting to begin to become established at the earliest stage practical and thereby achieving the objective of Cotswold District Local Plan Policy EN4.

13. Any trees or plants shown on the approved landscaping scheme to be planted or retained which die, are removed, are damaged or become diseased, or grassed areas which become eroded or damaged, within 5 years of the completion of the approved landscaping scheme, shall be replaced by the end of the next planting season. Replacement trees and plants shall be of the same size and species as those lost, unless the Local Planning Authority approves alternatives in writing.

Reason: To ensure that the planting becomes established and thereby achieves the objective of Cotswold District Local Plan Policy EN2.

17. The development hereby permitted shall not be occupied until two passing bays and improvement works to the footway at the junction of Church Lane with Rissington Road have been completed in accordance with details to be agreed in advance by the Local Planning Authority.

Reason: To reduce potential highway safety impact by ensuring that a safe and suitable access is laid out and constructed that minimises the conflict between pedestrians, cyclists and vehicles in accordance with paragraph 108 and 110 of the National Planning Policy Framework and Policy INF4 of the Cotswold District Local Plan.

18. Prior to occupation of the development hereby permitted, details of signing to advise motorists in both directions on Rissington Road of the location of the access junction of Church Lane shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: To reduce potential highway safety impact by ensuring that a safe and suitable access is laid out and constructed that minimises the conflict between pedestrians, cyclists and vehicles in accordance with paragraph 108 and 110 of the National Planning Policy Framework, and Policy INF4 of the Cotswold District Local Plan.

19. Throughout the construction period of the development hereby permitted provision shall be within the site that is sufficient to accommodate the likely demand generated for the following:

- i. parking of vehicles of site operatives and visitors;
- ii. loading and unloading of plant and materials;
- iii. storage of plant and materials used in constructing the development;
- iv. provide for wheel washing facilities; and
- v. construction traffic routing strategy.

Reason: To reduce the potential impact on the public highway and accommodate the efficient delivery of goods in accordance with paragraph 110 of the National Planning Policy Framework and Policy INF4 of the Cotswold District Local Plan.

20. The development shall not be occupied or brought into use until vehicle parking has been provided in accordance with the approved plans and that area shall not thereafter be used for any purpose other than the parking of vehicles.

Reason: To ensure that adequate off-road parking is provided, in accordance with Cotswold District Local Plan Policy INF4.

21. Prior to the occupation of the development hereby permitted, the proposed car parking spaces shall be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

Reason: To ensure that the development incorporates facilities for charging plug-in and other ultra-low emission vehicles in accordance with paragraph 110 of the National Planning Policy Framework.

22. Prior to its installation, a scheme shall be submitted to and agreed in writing by the Local Planning Authority which specifies the provisions to be made for the level of illumination of the site and the control of light pollution. The scheme shall be implemented and maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent light pollution in accordance in accordance with Cotswold District Local Plan Policy EN15.

Informatives:

The Surface Water Drainage scheme should, where possible, incorporate Sustainable Drainage Techniques in order to ensure compliance with;

- Flood and Water Management Act 2010 (Part 1 - Clause 27 (1))
- Code for sustainable homes - A step-change in sustainable home building practice
- The local flood risk management strategy published by Gloucestershire County Council, as per the Flood and Water
- Management Act 2010 (Part 1 - Clause 9 (1))
- CIRIA C753 SuDS Manual 2015

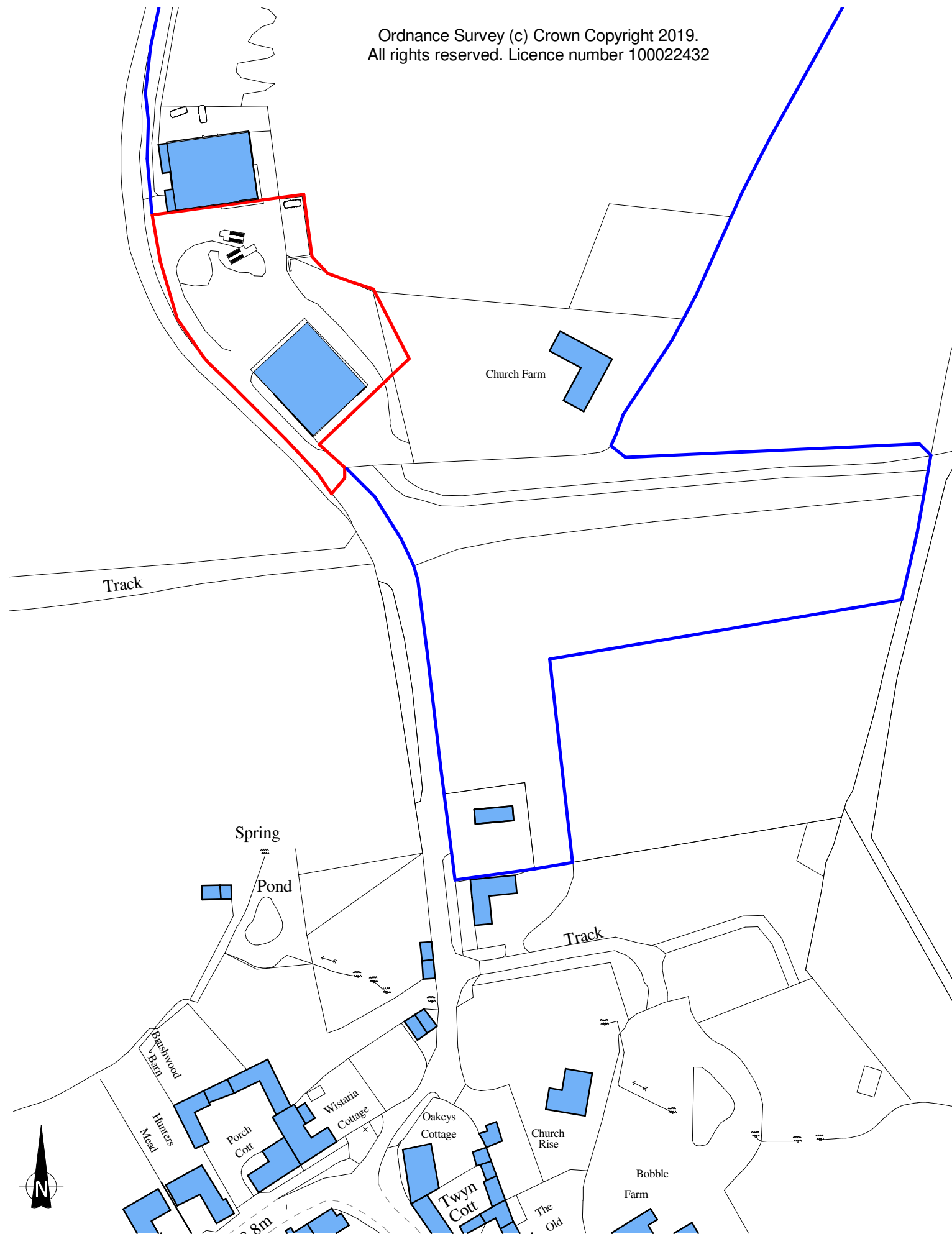
With regard to the condition for bat and bird boxes, it is recommended that at least 2 no. bat boxes or other roosting features are installed onto/into the southeast elevation and 3 no. bird boxes or other features (e.g. bespoke swallow nesting box) onto the northwest elevation of the converted building. The barn owl box should either be attached to one of the buildings in a quiet and undisturbed part of the site or installed as a free-standing pole mounted box in accordance with the specification on the Barn Owl Trust website.

Please note that this permission does not override the statutory protection afforded to species protected under the terms of the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017, including barn owls, other nesting birds and bats. Further information can be found at the Cotswold District Council website: <http://www.cotswold.gov.uk/residents/planning-building/wildlife-biodiversity/biodiversity-development-management/>

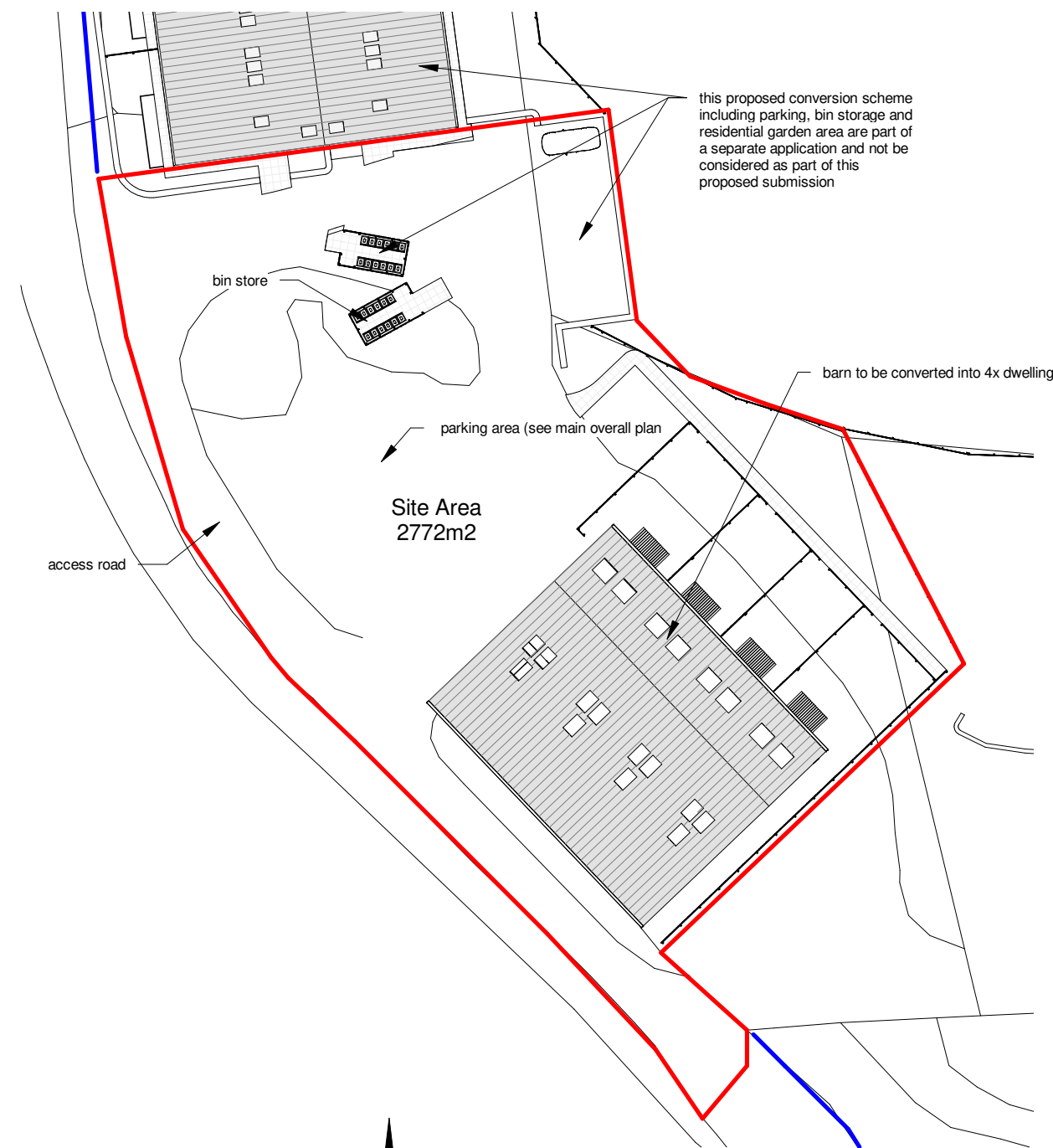
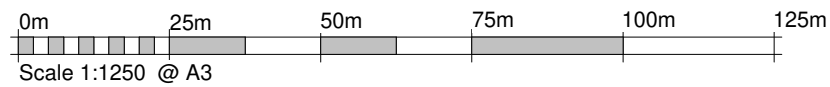
It is advised that bird and bat boxes are not installed in close proximity to or immediately above doors and windows to avoid accumulations of droppings.

Please note that the proposed development set out in this application is liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended). A CIL Liability Notice will be sent to the applicant, and any other person who has an interest in the land, under separate cover. The Liability Notice will contain details of the chargeable amount and how to claim exemption or relief, if appropriate. There are further details on this process on the Council's website at www.cotswold.gov.uk/CIL

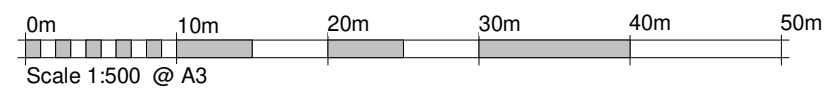
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Location Plan
1 : 1250



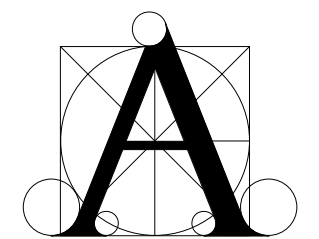
Block Plan
1 : 500



Revision "a" - reduction in number of rooflights in each unit over the staircase area 15/11/2019

Barn 2
Church Farm
Little Rissington

Proposed Location Plans



**STABLE
ARCHITECTURE**

Mr & Mrs. Firth
Church Farm
Little Rissington

Drawing No:	Date	Scale
6778-22a	12/8/2019	As indicated@A3

- General Notes:
1. Stable Architecture retain full copyright of the design and of the content of this drawing.
 2. Do not scale drawings: Dimensions govern.
 3. All dimensions are in millimetres unless noted otherwise.
 4. All dimensions shall be verified on site before proceeding with the work.
 5. Stable Architecture shall be notified in writing of any discrepancies.
 6. Contractor/builder to carry out their own survey work prior to quantification and construction.



Lighting Key

Down Light

Wall mounted down lights (outside of building)

Bollard

Bollard lights (parking and path areas)

All external lighting to be down lighting only and to be motion activated

Landscaping and Lighting notes

This drawing sheet has been provided to create a combined soft and hard external landscaping plan along with external lighting details.

Hard landscaping:

Access and Turning:
The main access and turning area is to be laid as a porous tarmac surface, this service is to be self draining with no further drain aspects required.
The surface finish thickness is to be between 6mm and 10mm and must be laid with a suitable sub-base aggregate offering a complete permeable solution.

Parking:
Individual parking areas are to be created in the locations as shown these are to be constructed with a suitable sub-base and finished using Tobemore, Roma Rustic Heather block pavers or some such similar rustic block paving material which are to be laid with a sand bedding and sand pointing allowing the parking area to be permeable.

Paths:
Areas to be laid out as footpaths are to be constructed with a suitable sub-base and finished with a smooth stone paving slab hard finish, this is suggested to be Indian mint sandstone or some such similar natural stone paving. It must be installed with an anti-slip surface and fall leading away from the building and must be suitable for disabled/wheelchair access purposes.

Soft landscaping:

Grass:
All land area as shown within the site confines not noted as being hard surface is to be laid as grass seed to create grass areas around the site and lawn areas within the domestic residential garden.

Shrubs and Bushes:
To the area noted as shrubs and bushes, this is to be planted with a series of native low level shrubs and bushes, to act as a soft buffer. No specific species is required to be planted, this is to be at the discretion of the site owner and is considered a non-planning related low-level planting area.

Hedge:
The existing hedgerow is to remain, the existing vehicle access is to be blocked off and the existing hedgerow to be extended across this previous highway opening is to be planted with a mix of 50% Hawthorn, 15% Hazel, 15% Acer campestre, 10% Holly and 10% Viburnum to be planted at 6 plants per linear metre in a double staggered row and inter-planted with standard native trees to continue the specification from hedgerow 1.

Trees:
A series of new trees are to be planted in the approximate locations as shown and indicated, each new tree position is annotated with a number ie 'T1' the following list confirms the species and size of the proposed tree to be planted in each location:-

Number	species	latin name	size	
T1	field maple	Acer campestre	2.0-2.5m high,	120-160mm girth
T2	field maple	Acer campestre	2.0-2.5m high,	120-160mm girth
T3	field maple	Acer campestre	2.0-2.5m high,	120-160mm girth
T4	field maple	Acer campestre	2.0-2.5m high,	120-160mm girth
T5	field maple	Acer campestre	2.0-2.5m high,	120-160mm girth
T6	lime	Tilia cordata	2.0m high,	140-160mm girth
T7	hornbeam	Carpinus betulus	2.0m high,	140-160mm girth
T8	lime	Tilia cordata	2.0m high,	140-160mm girth
T9	hornbeam	Carpinus betulus	2.0m high,	140-160mm girth
T10	field maple	Acer campestre	2.0-2.5m high,	120-160mm girth

Lighting:

Propose external lighting to be in the form of either wall mounted lighting fixed to the buildings, or floor mounted lighting to designate the parking areas and allow safe access to the proposed dwellings

Wall mounted lighting:
Exterior wall lights to be "Atlantis, wall, down light, IP65, 316 stainless steel, 35w GU10" or some such similar product. A photographic example is included under the lighting key description on this drawing sheet. The approximate positions of these light fittings is as indicated.
<https://www.exteriorlightsuk.co.uk/product/atlantis-ip65-35w-gu10-or-led-gu10>

Floor mounted lighting:
Exterior ground lights to be "Atto 60 Bollard Light - Stainless Steel IP44 600mm" or some such similar product. A photographic example is included under the lighting key description on this drawing sheet. The approximate positions of these light fittings is as indicated.
<https://www.exteriorlightsuk.co.uk/product/atto-60-bollard-light-stainless-steel-ip44-600mm>
These exterior bollards are to be installed to allow safe entry to the proposed dwellings from the parking area.

Revision "b" - further revision to the small symbol used for the lighting at request of planning officer 15/11/2019
Revision "a" - up lighting symbol revised to just show down lighting reduction in rooflights in each unit over the staircase area 15/11/2019

Rev.	Date	Revision Notes

Landscaping and External Lighting

STABLE ARCHITECTURE
JEREMY DUNN
17 FIR TREE CLOSE
OXON OX16 1JS
MOBILE: (07710) 461860
TELEPHONE: (01295) 270565
EMAIL: Jeremy.Dunn@virgin.net

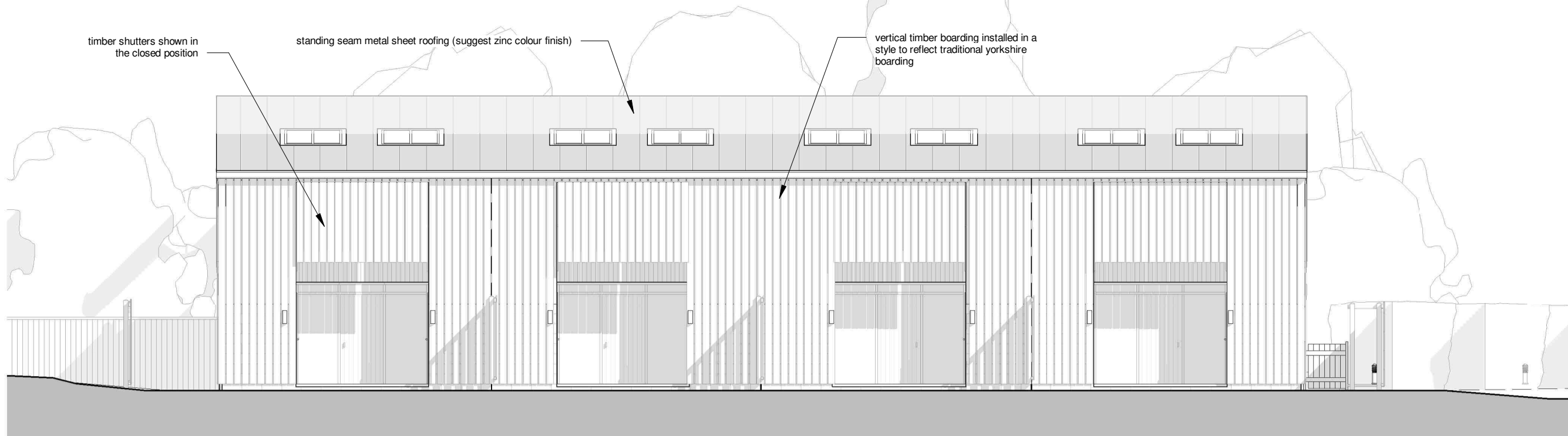
Job: Church Farm Little Rissington

Client: Mr & Mrs. Firth Church Farm Little Rissington

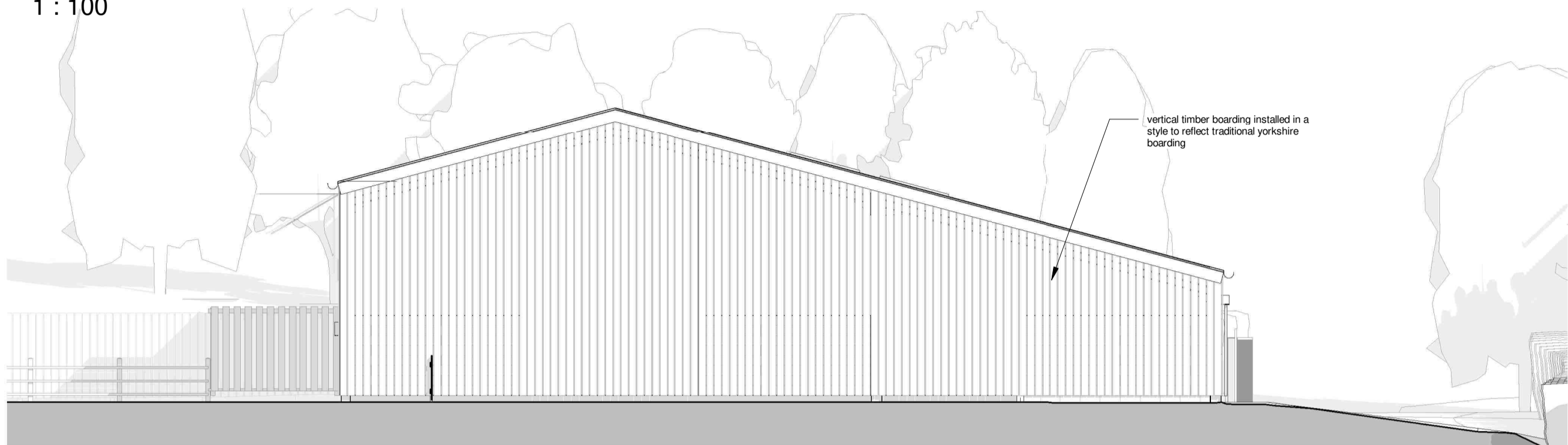
Drawing No: 6778-24b Date: 12/8/2019 Scale: 1:100@A1

Landscaping and External Lighting Layout
1:100

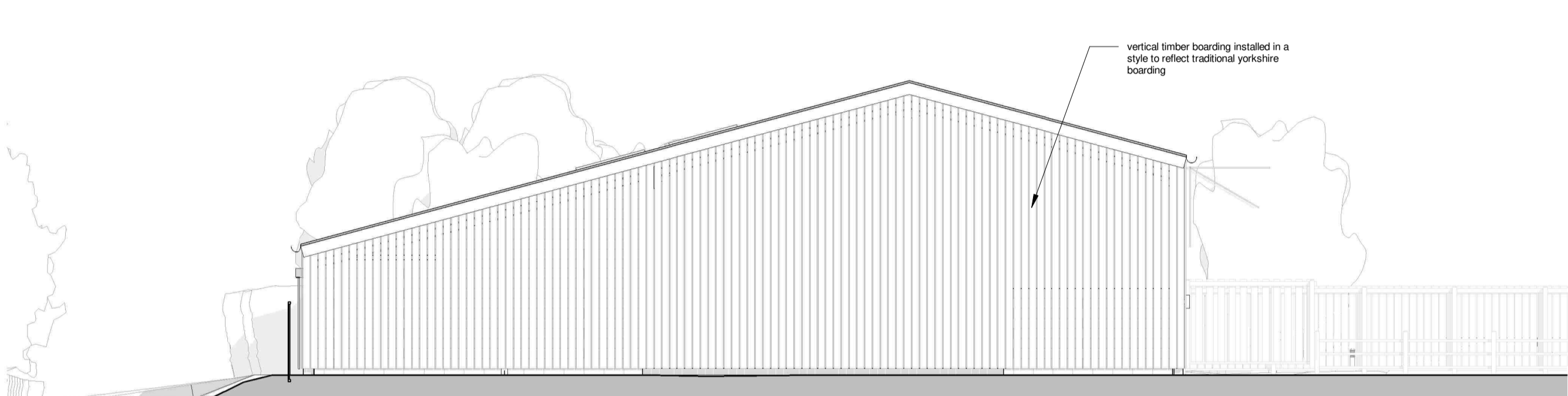
Scale 1:100 @ A1



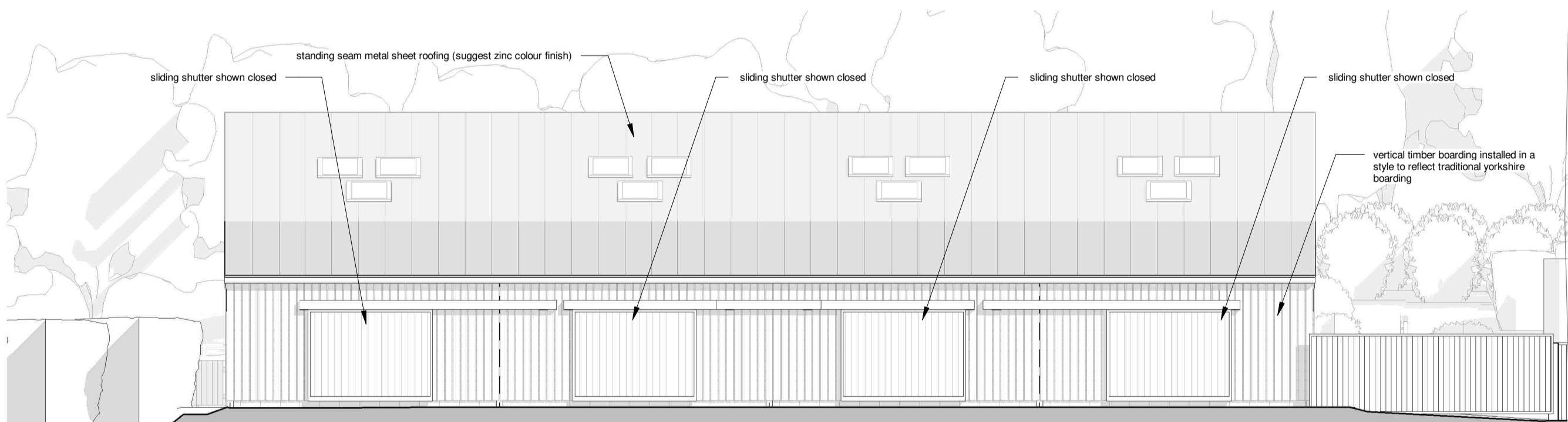
North East Elevation
1 : 100



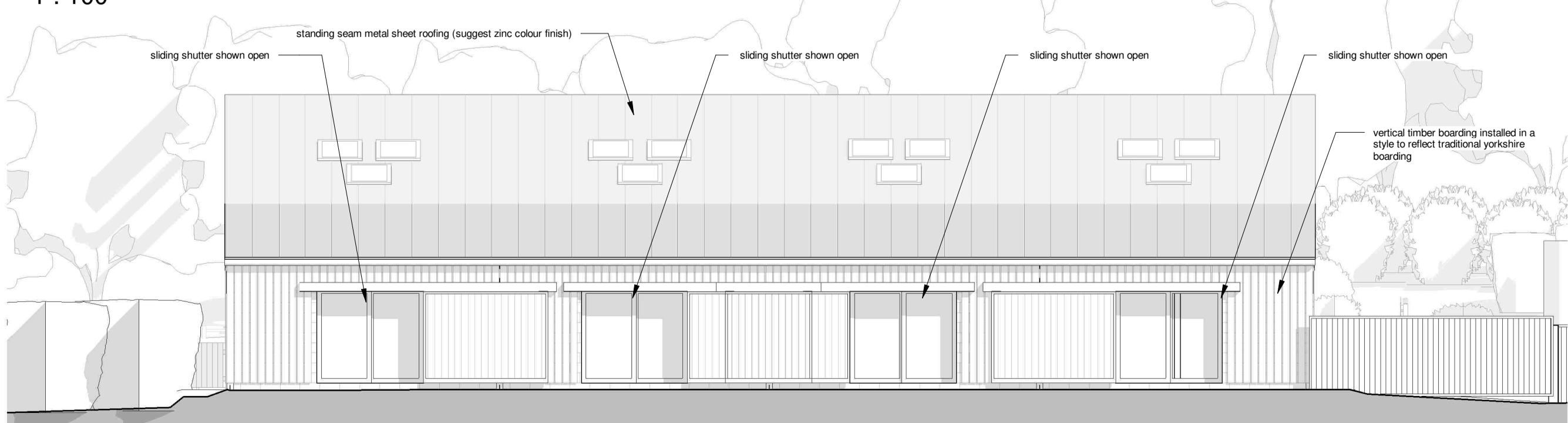
North West Elevation
1 : 100



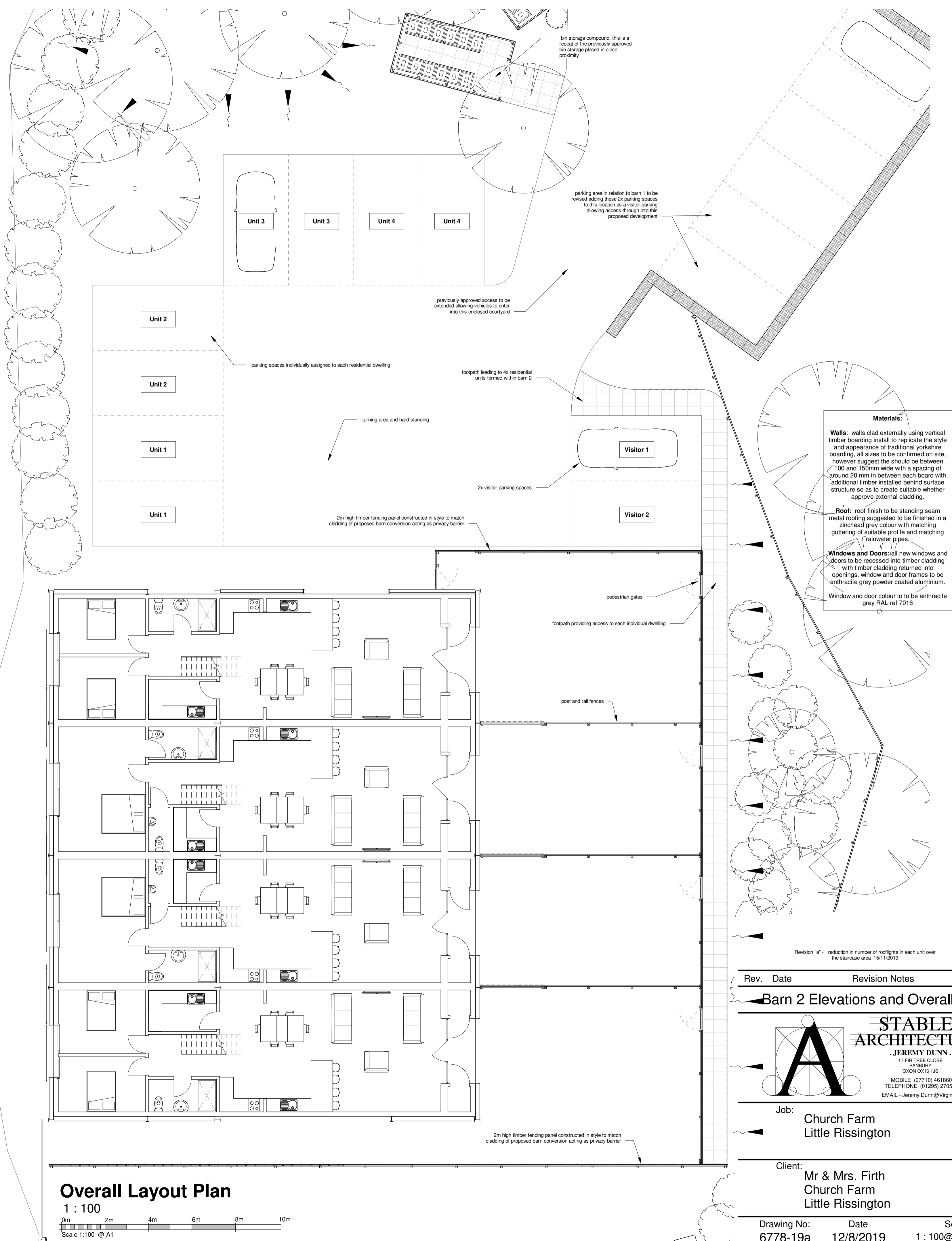
South East Elevation
1 : 100



South West Elevation this elevation shows the external sliding shutters in the **closed** position
1 : 100



South West Elevation this elevation shows the external sliding shutters in the **open** position
1 : 100



Materials:
Walls: walls clad externally using vertical timber boarding install to replicate the style and appearance of traditional yorkshire boarding, all sizes to be confirmed on site, however suggest the should be between 100 and 150mm wide with a spacing of around 20 mm in between each board with additional timber installed behind surface structure so as to create suitable whether approve external cladding.
Roof: roof finish to be standing seam metal roofing suggested to be finished in a zinc/lead grey colour with matching guttering of suitable profile and matching rainwater pipes.
Windows and Doors: all new windows and doors to be recessed into timber cladding with timber cladding returned into openings. window and door frames to be anthracite grey powder coated aluminium.
 Window and door colour to be anthracite grey RAL ref 7016

Overall Layout Plan

1 : 100
 Scale 1:100 @ A1

Revision "a" - reduction in number of rooflights in each unit over the site area 15/11/2019

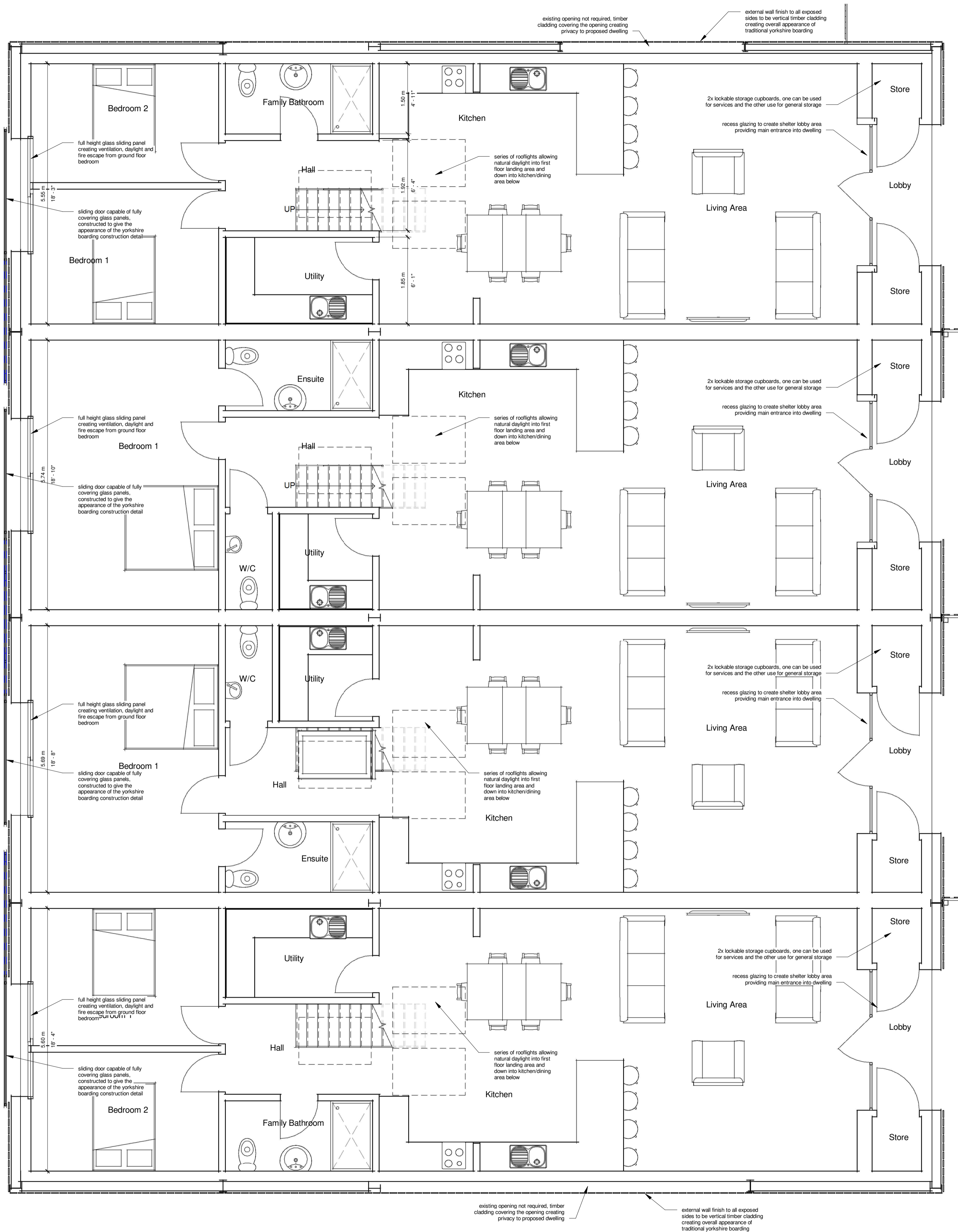
Rev.	Date	Revision Notes
		Barn 2 Elevations and Overall

STABLE ARCHITECTURE
 JEREMY DUNN .
 17 FIR TREE CLOSE
 BANBURY
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Job: Church Farm Little Rissington

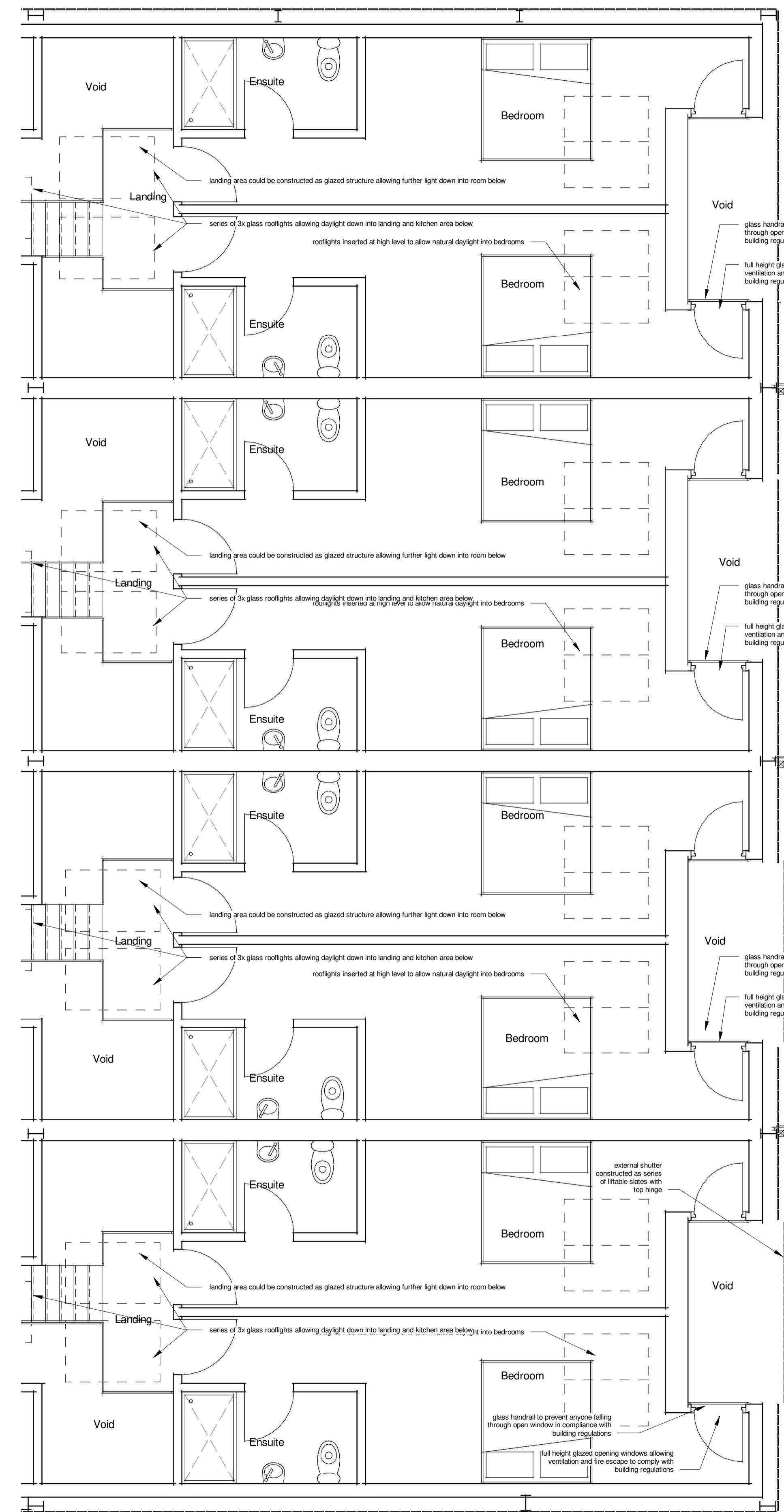
Client: Mr & Mrs. Firth Church Farm Little Rissington

Drawing No: 6778-19a Date: 12/8/2019 Scale: 1 : 100@ A1



Ground Floor Plan

1 : 50



First Floor Plan

1 : 50

- General Notes:
1. Stable Architecture retain full copyright of the design and the content of this drawing.
 2. Do not scale drawings. Dimensions govern.
 3. All dimensions are in millimetres unless noted otherwise.
 4. All dimensions shall be verified on site before proceeding with the work.
 5. Stable Architecture shall be notified in writing of any discrepancies.
 6. Contractor/builder to carry out their own survey work prior to quantification and construction.

Materials:

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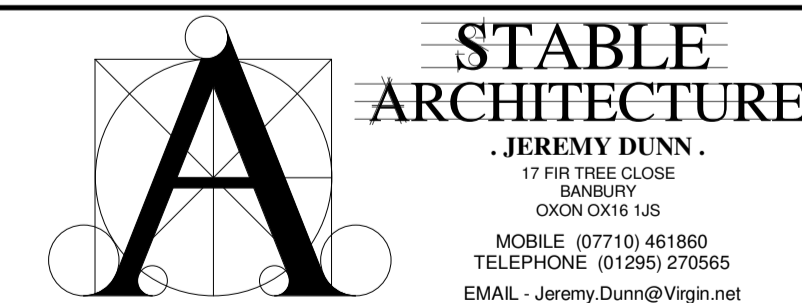
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Window and door colour to be anthracite grey RAL ref 7016

Revision "a" - reduction in number of rooflights in each unit over the site area 15/11/2019

Rev.	Date	Revision Notes

Barn 2 Plans



Job: Church Farm Little Rissington

Client: Mr & Mrs. Firth Church Farm Little Rissington

Drawing No:	Date	Scale
6778-18a	12/8/2019	1 : 50@A1



PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5