

Item No 16:-

16/01998/OUT (CD.2610/A)

**The Orchard
Gasworks Lane
Bourton on the Water
Gloucestershire**

Item No 16:-

Outline application for one dwelling (with appearance, landscaping and scale reserved for subsequent consideration) at The Orchard Gasworks Lane Bourton-On-The-Water Gloucestershire

Outline Application 16/01998/OUT (CD.2610/A)	
Applicant:	Messrs Gilbert & Horn
Agent:	Tyack Architects
Case Officer:	Joe Seymour
Ward Member(s):	Councillor Len Wilkins
Committee Date:	10th August 2016
RECOMMENDATION:	REQUEST FOR DELEGATED AUTHORITY TO PERMIT (subject to subsequent submission of a satisfactory amended ecological appraisal)

Main Issues:

- (a) Principle of Development
- (b) Access/ Highway Safety
- (c) Residential Amenity
- (d) Ecology
- (e) Impact on Trees
- (f) Impact on Character and Appearance of the Cotswolds AONB
- (g) Impact on the Setting of the Conservation Area
- (h) Flood Risk
- (i) Other Matters

Reasons for Referral:

Cllr Wilkins has referred this application to be determined the Planning and Licensing Committee due to the considerable local concern that has been expressed at the proposal.

1. Site Description:

The Orchard is a rectangular parcel of land approximately 65 metres in length and 32 metres in width, which is located in the village of Bourton-on-the-Water. The site contains a number of fruit trees and is currently used to keep poultry.

The site is located within the Cotswolds Area of Outstanding Natural Beauty (AONB) and it lies adjacent to, but outside, the Bourton-on-the-Water Conservation Area.

The Orchard is located towards the southern end of Bourton-on-the-Water and its boundaries are well defined. The northern and western boundaries of the site are delineated with a strong line of trees which provide separation from the houses of Clapton Row and Broadlands Court, respectively. Broadlands Court is further separated by another rectangular parcel of land outside of the application site. The eastern boundary of the site adjacent to the access track serving Lyncroft Farm is defined by a hedgerow. Undeveloped fields lie beyond the site to the south and this boundary is marked by a timber and wire fence.

The site is accessed via a private agricultural track at the end of Gasworks Lane, which in turn, is accessed from Clapton Row. The track runs past the seven dwellings that comprise the southern section of Broadlands Court (numbers 10-16) at the end of their respective rear gardens.

2. Relevant Planning History:

None.

3. Planning Policies:

NPPF National Planning Policy Framework
 LPR09 Biodiversity, Geology and Geomorphology
 LPR10 Trees, Woodlands and Hedgerows
 LPR15 Conservation Areas
 LPR19 Develop outside Development Boundaries
 LPR38 Accessibility to & within New Develop
 LPR42 Cotswold Design Code
 LPR45 Landscaping in New Development
 LPR46 Privacy & Gardens in Residential Deve

4. Observations of Consultees:

Biodiversity Officer : Objection on the grounds that the applicant's Ecological Appraisal has failed to demonstrate that all ecological interests have been properly considered and can be maintained (if necessary through measures of avoidance, mitigation and compensation) in accordance with relevant NPPF guidance. Comments incorporated into Officer's Assessment.

Tree Officer: No objection, subject to a condition requesting the submission of an arboricultural method statement and tree protection plan. Comments incorporated into Officer's Assessment.

5. View of Parish Council:

The Council objects to the application on the following grounds:

Unwarranted and unsuitable development outside the existing Development Boundary:
 The new Local Plan 2011-2031 provides for a total of 300 new homes to be constructed in Bourton during the life of the Plan. These numbers have presumably been set with careful reference to planning policy, local infrastructure levels and land suitability; accordingly, those sites most suitable for development have been identified and included within the Plan and others discounted, for good reason. Since 2011, just over 300 new homes have already been built in the village or are currently under construction. A developer has also notified the Parish Council that it will shortly seek permission to increase a local development already underway by circa 50 homes. Accordingly, with some 15 years left before the Plan is due to expire (or is even in place) more new homes will already have been built in Bourton than have been provided for over the entire life of the Plan. The breaching of the existing Development Boundary in order to deliver one dwelling on a marginal site with many obstacles to overcome, and which was considered unsuitable during the preparation of the SHLAA document, is therefore unnecessary and totally disproportionate to the planning gain achieved. Given all sites identified in the SHLAA are now already developed or under construction, any further development will inevitably focus on the remaining marginal locations, such as the application site, which have already been discounted for a number of planning reasons. A rigorous application of the Development Boundary is therefore required to prevent unsuitable, marginal sites from being brought into consideration as a result of the early fulfilment of the Local Plan development levels. The marginality of this site is demonstrated through the following reasons.

Flooding:

This low lying land designated Flood Zone 3a by the Environment Agency is subject to regular water-logging as evidenced by neighbouring resident comments. This space and the adjacent fields are at the lowest point of the steep hills to the immediate south, where heavy rainfall drains downwards onto this area, causing regular flooding. The entire area therefore acts as a natural flood plain, the loss of which would have a significant impact on the flood risk to the village centre.

Access:

The proposed access is via an unadopted road where vehicles park on both sides, and an unadopted, unmade track, both of which are in very poor condition. The track which connects Gasworks Lane to the application site is extremely narrow and large vehicles passing along this track have previously damaged adjacent boundary walls. The track surface is completely unsuitable and the applicant themselves acknowledge within the D&A Statement, section 3.3 that the existing surface would require considerable attention and that the new surface would also increase road noise considerably for neighbouring residents.

Loss of rural land:

The land is currently a traditional orchard, which is increasingly rare in rural communities. In CDC's Local Plan consultation document, section 2.1 (Development Strategy - Policy DS1) it states that "Open spaces, gardens, gaps and "green wedges and corridors" all make important contributions to the built environment ...Cotswold settlements derive much of their character from open spaces and it is important that they are protected from inappropriate development". To sacrifice one of the few remaining local rural orchards to deliver one new home is surely the very definition of inappropriate. In every respect, there are obstacles to overcome in order to deliver one additional new home. The Council therefore urges rejection of the application. In the event that this is not rejected by the Planning Officer the Council would seek a site visit by the Planning Committee prior to a decision being made, given the multiple objections on various grounds, and the significance that permitting development outside the existing Boundary and effectively creating a new boundary will have for the surrounding area.

6. Other Representations:

30 letters of objection to the proposal have been received which raise the following issues:

- i. Development outside development boundary
- ii. Housing requirements in Bourton-on-the-Water have already been met
- iii. Site deemed 'unachievable' in SHLAA
- iv. Access/ highway safety
- v. Impact on the Conservation Area
- vi. Impact on the AONB
- vii. Residential Amenity
- viii. Ecology/ impact on wildlife
- ix. Noise and disturbance during construction
- x. Age and health of local residents

7. Applicant's Supporting Information:

Design and Access Statement
 Preliminary Ecological Appraisal
 Planning Statement
 Transport Statement
 Tree Survey Assessment

8. Officer's Assessment:

(a) Principle of Development

The application site is located just outside of the Bourton-on-the-Water Development Boundary as designated in the Cotswold District Local Plan. Development on the site is therefore primarily subject to Policy 19: Development Outside Development Boundaries of the Cotswold District Local Plan 2001-2011. Policy 19 has a general presumption against the erection of new build open market housing (other than that which would help to meet the social and economic needs of those living in rural areas in locations outside designated Development Boundaries, e.g. an agricultural worker's dwelling). The provision of the open market dwellings proposed in this instance would therefore typically contravene the guidelines set out in Policy 19. Notwithstanding this, the Council must also have regard to national policy and guidance when reaching its decision.

At a recent appeal for up to 15 dwellings in Honeybourne in Worcestershire (APP/H1840/A/13/2205247) the Planning Inspector stated "the fact that the Council do currently have a 5-year supply [the current figure is 7.54 years] is not in itself a reason to prevent other housing sites being approved, particularly in light of the Framework's attempt to boost significantly the supply of housing".

It is also evident that the continuing supply of housing land will only be achieved, prior to the adoption of the new Local Plan, through the planning application process. Allocated sites in the current Local Plan have essentially been exhausted. In order to meet its requirement to provide an on-going supply of housing land there will remain a continuing need to release suitable sites outside Development Boundaries for residential development. If the Council does not continue to release such sites the land supply will be in deficit and the criteria set out in Paragraph 14 of the NPPF will apply. It is considered that the need to release suitable sites for residential development represents a significant material consideration that must be taken fully into account during the decision making process.

Consequently, notwithstanding the current land supply surplus and the wording of Policy 19, the principle of erecting a dwelling in this location is considered to be acceptable. This is because it is considered to be a sustainable form of development due to many day-to-day services that are available in Bourton-on-the-Water being reasonably accessible from the site by walking or cycling, which reduces the reliance on private car journeys.

The Development Strategy and Site Allocations document (January 2015) describes Bourton-on-the-Water as: "the fifth most populous settlement in the District, and, in terms of its social and economic sustainability, ranks 2nd in the District after Cirencester, alongside Moreton-in-Marsh. This is due to its healthy range of services and facilities, sound employment base, and good access to other centres".

It is evident that the ability of Bourton-on-the-Water to accommodate new residential development has been assessed as part of the emerging Local Plan process. The Development Strategy and Site Allocations paper recognises that the town is able to offer a range of services and amenities which can meet many of the day to day needs of the community. Moreover, it also supports a reasonable growth in the settlement's population to help sustain existing facilities and maintain the town's role as a local service centre. Bourton-on-the-Water has therefore been recognised as a sustainable location for new residential development in terms of accessibility to services, facilities and amenities. Thus, the principle of the development is accepted and the proposal is deemed to be sustainable as defined in the NPPF.

(b) Access/ Highway Safety

The site is accessed via a private agricultural track at the end of Gasworks Lane, which in turn, is accessed from Clapton Row. The track runs past the seven dwellings that comprise the southern section of Broadlands Court (numbers 10-16) at the end of their respective rear gardens.

Many residents have commented on the quality and suitability, or lack thereof, of both Gasworks Lane and the private track as the means of access into the site. Gasworks Lane is a narrow tarmac road with no pavement and no road markings (except for double yellow lines at the intersection with Clapton Row). Gasworks Lane is too narrow in places, e.g. where there is a telegraph pole, for two vehicles to pass each other and the sporadic nature in which residents park their cars also exacerbates the accessibility issue.

Nevertheless, Gasworks Lane and the private track are pre-existing vehicular accesses and the applicant can currently utilise both of them to access their site by car if they so wish. An assessment therefore has to be made as to whether the proposal for one dwelling would result in a material increase in vehicle movements compared to the site's existing use that would be sufficiently severe to render the development unacceptable.

Some of the comments made by residents have reflected an assessment made in the SHLAA of the fields immediately to the south of the application site (referred to in the SHLAA as 'Land at Broadlands' or B_53). The Orchard was not put forward for assessment for the SHLAA. The B_53 site was deemed unachievable for numerous reasons, but principally because intensification of the use of Gasworks Lane would be unsuitable for a large number of dwellings.

The B_53 site has an area of approximately 3.5 hectares, which is large enough, in theory depending on the density, to realistically accommodate up to 100 dwellings. A residential development of this magnitude would generate a significantly high number of increased vehicle journeys that would result in an unsuitable intensification of Gasworks Lane.

The proposed development however is for one dwelling only. The applicant has submitted a Transport Statement which contains a response from Gloucestershire County Council (Highways). The Highways response states the impact caused from the increase of access use would not be severe, therefore one additional dwelling would not have detrimental effects on the local highway network.

The proposal is therefore considered to be in accordance with Gloucestershire Manual for Streets, Local Plan Policy 38 and NPPF paragraph 32.

(c) Residential Amenity

The application site comprises a large parcel of land for a single dwelling. The site benefits from well-defined boundaries, which would help to retain mutual privacy between existing dwellings and the proposed dwelling. The northern and western boundaries of the site are delineated with a strong line of trees which provide separation from the houses of Clapton Row and Broadlands Court, respectively. Broadlands Court is further separated by another rectangular parcel of land outside of the application site. The eastern boundary of the site adjacent to the access track serving Lyncroft Farm is defined by a hedgerow.

Site layout is one of the matters for which approval is sought. The proposed site layout plan shows a 30-metre distance between the proposed dwelling and the rear of the dwellings on Clapton Row; 25 metres separate the proposed dwelling with Broadlands Court and 25 metres would also be the distance between the proposed dwelling and the outbuildings of Lyncroft Farm.

Due to the significant distances between the proposed dwelling and the existing dwellings in the vicinity, coupled with the strong boundary treatments that are in place, it is considered that there is a strong possibility that the development can be carried out without causing harm to residential amenity. This complies with the guidance contained within Local Plan Policy 46 and NPPF paragraph 17 (point 4).

(d) Ecology

Officers are of the opinion that there is currently insufficient ecological information accompanying the application to justify the conclusion given in the Preliminary Ecological Appraisal (section 4.1 Site Evaluation) of the site having 'limited wildlife interest'. Consequently planning approval could be challenged on ecological grounds under the Habitats Regulations 2010, the Wildlife and Countryside Act 1981, Local Plan Policy 9 and guidance contained within the NPPF.

A key issue is that the site appears to support traditional orchard habitat which is a Biodiversity Action Plan Habitat (habitat listed in UK Post-2010 Biodiversity Framework). Traditional orchards can in turn support a variety of notable mammals, insects, plants and fungi. This is not properly addressed in the report.

The Biodiversity Officer has indicated that once these issues have been properly addressed in the ecological appraisal the application can be recommended for permission, subject to the development being carried out in accordance with such an amended appraisal.

(e) Impact on Trees

The site includes several relatively small apple trees that are ivy clad and not in particularly good condition. They are not considered to be of any significant age or individual merit. The trees along the west boundary are Leyland cypress with a few deciduous trees between. The Leyland cypresses form a strong visual screen but are poorly suited to long term retention and would be best removed and replaced with more appropriate planting in any development. The deciduous trees amongst the cypresses are poorly structured due to weak forks or severe competition for light, and they would not be suitable for retention if the cypresses are removed. Any trees to be retained would need to be properly protected during site works and new tree planting should be considered as part of a landscaping scheme in accordance with Local Plan Policies 10 and 45.

(f) Impact on Character and Appearance of the Cotswolds AONB

The application site is located within the Cotswolds AONB; the Council therefore has to give great weight to conserving its landscape and scenic beauty.

The Orchard sits in a parcel of land that has been developed to the north, west and east, with open fields to the south. It is considered that the development will be seen in the context of the dwellings at Broadlands Court and the outbuildings of Lyncroft Farm on the edge of village. The proposal would not result in a noticeable encroachment of development in to the surrounding countryside.

There are two public footpaths from which the site can be viewed. One of these is effectively a pedestrian continuation of Gasworks Lane heading south-west. Another public footpath takes pedestrians through Lyncroft Farm in a southerly direction. Looking back northwards towards the site from either of these footpaths, pedestrians would see a single dwelling set amongst the much more densely constructed Broadlands Court. In fact, 19 of the 20 dwellings that comprise Broadlands Court have been constructed in approximately the same space (0.2 hectares) as the application site, in which only one dwelling is sought.

The proposed dwelling, in landscape impact terms, is considered to be an acceptable rounding off of this southern edge of Bourton-on-the-Water and is not deemed to be harmful to the scenic beauty of the Cotswolds AONB. In this context, the proposal is judged to be in accordance with the guidance contained within paragraph 115 of the NPPF.

Paragraph 116 of the NPPF states that major development within an AONB should be refused except in exceptional circumstances and where it can be demonstrated they are in the public interest. Therefore, because the site is within an AONB, an assessment needs to be made to determine whether the proposal is deemed to be major development. No definition of major

development is provided within the NPPF or any other guidance, an assessment to determine whether a development is considered 'major' must be made in each individual case.

The proposed development is for one dwelling on the edge of an existing village. The application site is bordered by developed land on three of its four boundaries as previously discussed. The application site is very much considered to be within the confines of the existing village and does not involve an encroachment of any significance into the wider countryside.

0.2 hectares is considered to be a large plot for one dwelling, however this area of land is a very small proportion of Bourton-on-the-Water's total land area. One additional dwelling would represent a diminutive increase in the total number of houses in the village. In this context, the development is not judged to be major development and the requirements of NPPF paragraph 116 are considered not to be applicable for this application.

(g) Impact on the Setting of the Conservation Area

The site lies outside of the Bourton-on-the-Water Conservation Area, although the northern boundary of the site is adjacent to the Conservation Area boundary. Pursuant to NPPF paragraph 129 an assessment needs to be made regarding the impact of the proposal on the setting of the Conservation Area as a designated heritage asset.

The northern boundary of the site that separates it from the Conservation Area is delineated by large trees. There are no views available of the Conservation Area from the application site and vice versa. As previously discussed above, the access to the site is gained via Gasworks Lane and a private track, thus there is no direct interaction between the application site and the Conservation Area. It is therefore considered the proposed development would have a very limited impact on the setting of the Conservation Area to the extent that its character and appearance would be preserved in accordance with the guidance contained within Local Plan Policy 15 and NPPF Section 12.

The appearance of the dwelling is a reserved matter approval for which has not been sought. However, the size and proportion of the proposed dwelling according to the site layout plan and sketch elevation is considered to be appropriate for a site on the edge of a village and on the edge of a Conservation Area. Appropriate building materials that reflect the character of the nearby Conservation Area would be secured by condition at the reserved matters stage.

(h) Flood Risk

The Environment Agency's Flood Map shows The Orchard to be within flood zone 1, which is the lowest risk category for flooding. The nearest part of the site (the north-east corner) to an area of Bourton-on-the-Water that is categorised as flood zone 2 is approximately 5 metres and the nearest distance to a flood zone 3 area (the highest risk category) is approximately 30 metres. Given the close proximity of the site to flood zone 2, it is wise to assess the proposal as if it were actually within flood zone 2.

The Environment Agency categorises different land uses based on their vulnerability to flooding. Examples of the highest risk land uses which are highly vulnerable include essential transport links (including mass evacuation routes) which have no choice but to cross flood zones, buildings for emergency services which must remain operational during a flood, and basement dwellings. Examples of the lowest risk land uses are water-compatible developments such as docks, marinas, pumping stations, coastguard stations and other buildings that one would expect to be located close to water.

A dwelling house such as the one proposed at The Orchard is considered to be a 'more vulnerable' land use, the third highest out of five categories for flood risk. However, the Environment Agency's Flood 'risk vulnerability and flood zone compatibility' table advises that a dwelling house is an appropriate use to be introduced into an area categorised as flood zone 2.

Only in flood zone 3 could it be deemed inappropriate and even in these circumstances a dwelling house could be permitted potentially if sufficient flood risk mitigation strategies were proposed.

Concluding on this issue, the application is in flood zone 1 which is the lowest category for flood risk. Part of the site is within 5 metres of flood zone 2, however a dwelling house is still considered to be an appropriate use within flood zone 2 without the need for a sequential test (the need to prioritise sites elsewhere). Consequently, the proposal is considered to be compliant with the Environment Agency's guidance, which is a strong indication that the proposed development would not be at risk to flooding.

(i) Other Matters

The other issues raised by local residents which have not already been addressed in this report are the noise and disturbance created during construction and the age and health of local residents.

Noise levels and disturbances that occur during construction are generally controlled by separate environmental health legislation, instead of planning legislation. The Local Planning Authority can however restrict working hours of construction workers to ensure that surrounding residents are not unduly affected during the construction of new development, if Members feel this is necessary.

It is acknowledged that many of the nearby residents are of retirement age. However, the age of local residents, or any other aspects of their demographic, cannot be considered in the determination of a planning application.

9. Conclusion:

The principle of erecting one dwelling at the application site is considered to be acceptable because it is a sustainable location from which a range of services can be accessed without relying on a private car. It is acknowledged that there is a continuing need to boost housing supply in sustainable locations despite the fact the site lies outside of a development boundary and that the Council can currently demonstrate a five-year housing land supply surplus.

Access and layout are matters for which approval is sought at this outline stage. It is considered that the proposal for one dwelling would not result in a severe intensification of the use of the private track leading off Gasworks Lane compared to its existing use. The proposed layout of the dwelling is unlikely to cause any issues with regard to the impact it would have on the amenity of residents in neighbouring dwellings within the vicinity of the site. The distances between neighbouring dwellings and proposed dwellings and the existing boundary treatments at the site are considered to be sufficient for mutual privacy to be retained.

The impact the proposal would have on the natural and historic environment is considered to be low; the proposal is not judged to be major development within the AONB. The site is located within Flood Zone 1, which is the lowest risk category for flooding. The site includes several relatively small apple trees that are ivy clad and not in particularly good condition; they are not considered to be of any significant age or individual merit.

Subject to the submission and agreement of an amended ecological appraisal, the proposed development is recommended for approval. The proposal is considered to be compliant with Cotswold District Local Plan Policies 10, 15, 38, 42, 45 and 46 in addition to the guidance contained within the National Planning Policy Framework.

10. Conditions:

Application for the approval of the reserved matters shall be made to the Local Planning Authority by three years from the date of this decision notice.

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended).

The development shall be started by 2 years from the date that the last of the reserved matters is approved.

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended).

The development shall not be started before approval of the details relating to appearance, landscaping, and scale has been given in writing by the Local Planning Authority.

Reason: These are "reserved matters" and were listed in the application for later approval. This is only an outline planning permission and these matters require further consideration by the Local Planning Authority. This condition is imposed to comply with the requirements of the Town and Country Planning Act 1990 as amended.

The development hereby approved shall be implemented in accordance with the following drawing numbers: 2609/003 REV 1, 2609/001 and 2609/002.

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with paragraphs 203 and 206 of the National Planning Policy Framework.

Notwithstanding the provisions of Condition 4 above, the dwelling hereby permitted shall have no more than two storeys.

Reason: To ensure that in accordance with Cotswold District Local Plan Policy 42 and Section 7 of the National Planning Policy Framework that the scale and proportions of the building will be appropriate to the site and its surroundings. It is important to protect and maintain the character and appearance of the area in which this development is located.

The development shall not start before a comprehensive landscape scheme has been 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 the National Planning Policy Framework and Cotswold District Local Plan Policy 45.

A detailed arboricultural method statement (AMS) and tree protection plan (TPP) shall be submitted to the Local Planning Authority with any reserved matters application. The AMS and TPP shall be in accordance with the guidance in BS 5837:2012 "Trees in relation to design, demolition and construction. Recommendations" and shall include details of:

- Defined root protection areas of all retained trees
- The timing of all tree protection measures
- Details of proposed finished ground levels and any retaining structures within the defined root protection areas of all retained trees

- Details of tree protection fencing and excluded activities
- Details of temporary ground protection measures where access and working space is needed outside the tree protection fencing but within the root protection area of any tree
- Details of any underground services within the root protection areas of any retained trees and how they will be installed.
- Details of method of construction of any surface which is to be of a 'no dig' construction method, in accordance with the current industry best practice.
- Details of how the tree protection measures will be monitored by the site manager

Reason: To safeguard the retained/protected tree(s) in accordance with Cotswold District Local Plan Policies 10 and 45.

No development, or site works, shall take place until a protected species mitigation strategy has been submitted to and approved in writing by the Local Planning Authority. The Strategy thereby approved shall be implemented in full prior to occupation or the buildings being brought into use and/or if outlined in the Strategy, following commencement of use.

Reason: To ensure that the biodiversity of the site is protected and enhanced in accordance with the Wildlife and Countryside Act 1981 as amended and The Conservation of Habitats & Species Regulation 2010. It is important that these details are agreed prior to the commencement of development in order to ensure the proper management and protection of protected species at the site both during and following the construction of the approved development.

**The Orchard, Gasworks Lane,
Bourton-On-The-Water**
16/01998/OUT CD.2610/A

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**APPLICATION
SITE**

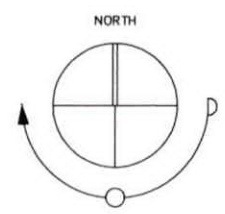
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16/01958/007

Notes:
 Use figured dimensions, do not scale.
 This drawing to be read in conjunction with separate Building Regs Notes or Specification.
 All drawings, notes, details and dimensions are to be checked prior to starting work and any discrepancies are to be reported immediately to Tysack Architects Ltd.
 IF IN DOUBT ASK!
 No:withstanding the representations on this drawing, all foundations and structural members are to be designed to comply in all respects with the Construction and Building Acts, and all their amendments. This drawing is subject to advice from a structural consultant before implementation.
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 Scale 1:1250

1	Red line update	08/07/16	hl
revision	description	date	by



drawing status: Location Plan

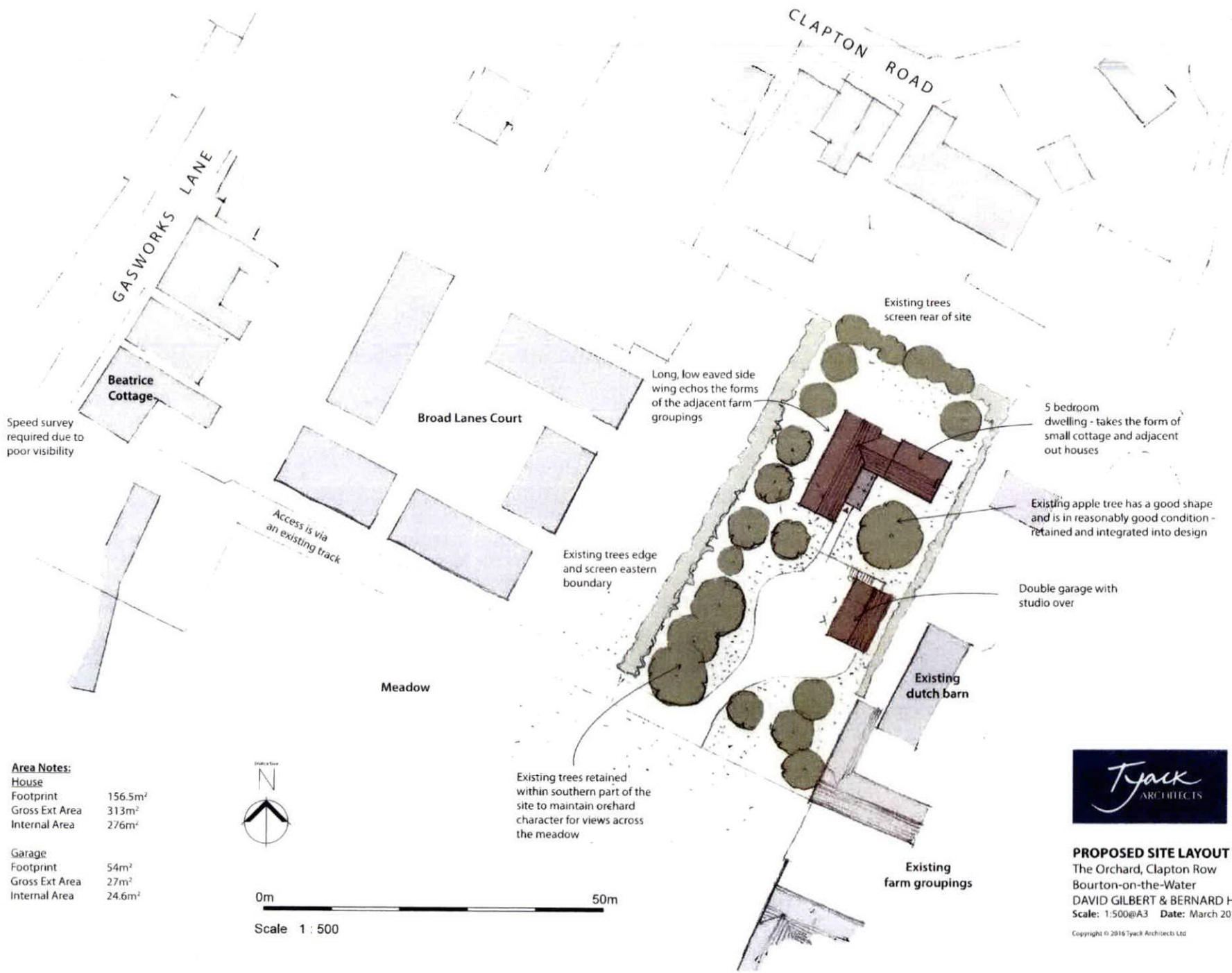
title: The Orchard - Bourton on the Water

client: Bernard Horn & David Gilbert

date: 04.16 scale: 1:1250 @ A3

drawn: hl

checked: hl number: 2609/003 Rev 1
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Area Notes:

House
 Footprint 156.5m²
 Gross Ext Area 313m²
 Internal Area 276m²

Garage
 Footprint 54m²
 Gross Ext Area 27m²
 Internal Area 24.6m²



0m 50m

Scale 1 : 500

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PROPOSED SITE LAYOUT PLAN

The Orchard, Clapton Road
 Bourton-on-the-Water
 DAVID GILBERT & BERNARD HORN
 Scale: 1:500@A3 Date: March 2016 Drg No: 2609-001

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