

Item No 06:-

17/03755/REM

**Land Adjacent To 55 Down Ampney
Cirencester
Gloucestershire
GL7 5QW**

Erection of 2 dwellings with detached garages and associated infrastructure (Reserved Matters application) at Land Adjacent To 55 Down Ampney Cirencester Gloucestershire GL7 5QW

Approval of Reserved Matters 17/03755/REM	
Applicant:	
Agent:	Mr Duncan Lloyd Jones
Case Officer:	Martin Perks
Ward Member(s):	Councillor David Fowles
Committee Date:	13th December 2017
RECOMMENDATION:	PERMIT

Main Issues:

- (a) Appearance
- (b) Landscaping

Reasons for Referral:

This application has been referred to Planning and Licensing Committee at the request of Cllr Fowles for the following reason;

'Just to reconfirm that I would like this application to go to committee for determination. The devil is in the detail and my reasons for referral is based on the concerns raised by both the Parish Council and neighbours.

1. Site Description:

This application relates to a parcel of garden land measuring approximately 0.1 hectares in size located within the village of Down Ampney. The site is located on the western edge of the village. It occupies a roadside position and is situated between two dwellings (55 and 56 Down Ampney). The front (south west boundary) of the site abuts a lane that extends from the main road leading through the village to the village church (Church of All Saints) which is located approximately 420m to the south of the application site. The north western edge of the site is occupied by a semi-detached dwelling (55 Down Ampney). The south eastern boundary adjoins the garden/side boundary of a semi-detached dwelling (56 Down Ampney). The rear (north eastern) boundary adjoins the residential garden of 54 Down Ampney and a shared parking/turning area. A section of the north eastern boundary measuring approximately 5m in length abuts an agricultural field.

The site is located outside a Development Boundary as designated in the Cotswold District Local Plan 2001-2011. However, the site is proposed for inclusion in a new village Development Boundary in emerging Local Plan documents.

The application site is located outside the Cotswolds Area of Outstanding Natural Beauty and Down Ampney Conservation Area. The site lies approximately 215m to the northern of the conservation area.

The site is located within a Flood Zone 1 as designated by the Environment Agency.

The site is occupied by a yew tree which is subject to a Tree Preservation Order.

- 150

The Grade II listed 'Cross on Green at West End' is situated on the village green to the south west of the application site. It is located approximately 17m from the south western boundary of the application site.

A Public Right of Way (BDA3) runs in north south direction approximately 115m to the east of the application site.

2. Relevant Planning History:

Application Site

CT.7709 New access to property : Vehicular access to 54/55 Down Ampney with the provision of turning area, off-street parking facility - Granted 1997

17/00155/OUT Erection of up to 2 houses with detached garages including garage for 55 Down Ampney and all associated infrastructure (Outline application). Granted March 2017

Land at 54 Down Ampney

CT.7707/B Erection of rear extensions to existing dwelling and detached cart store. Granted 2003

3. Planning Policies:

NPPF National Planning Policy Framework
LPR10 Trees, Woodlands and Hedgerows
LPR19 Develop outside Development Boundaries
LPR38 Accessibility to & within New Develop
LPR39 Parking Provision
LPR42 Cotswold Design Code
LPR45 Landscaping in New Development
LPR46 Privacy & Gardens in Residential Deve

4. Observations of Consultees:

None

5. View of Town/Parish Council:

General comments;

Although DAPC cannot object to this application on planning grounds, we do have a number of serious concerns and comments on the plans:

1. This site is extremely sensitive visually: it is the first part of the village to be seen when approaching from the west and the backdrop of trees and shrubs behind the memorial was very attractive (until removed). The façade of two semi-detached houses immediately behind the green will appear very 'dominant' and for the site to accommodate both houses requires them to be very close to the road, and not set back to the same depth as other properties in the area. The village green is a historical feature and is on the approach to the only conservation area in the village. We still consider this to be over-development and oppose this layout. We therefore believe that if building is to be permitted then it should be for ONE house of modest size and similar design. This would allow a 'softer' development, set further back and with more garden and parking space.

2. The materials used MUST be in keeping with the existing properties on the site.

3. The roof lights are not in keeping with other similar 'estate' properties, and although we accept the windows are not ugly, their inclusion on the west side should be reconsidered.

4. The front door of the property should be set at the rear of the porch and not at the front of the porch to ensure it is consistent with other properties in Down Ampney and specifically with no 55, Down Ampney.
5. It should be an essential pre-condition that all works' vehicles and machinery must be kept to within the boundaries of the housing development.
6. It should be a further essential pre-condition that the verges and the village green be restored to their pre-existing condition after the work has been completed.
7. The plan MUST accommodate sufficient off-road parking for the residents of the properties and any visitors they may have. It is extremely important; both in terms of junction safety and appearance at this visually sensitive part of the village, that residents' cars are not parked on the road by the memorial.
8. Further to this point we note that an amendment was made previously to the layout, which has involved widening the access track with the removal of one parking space. We oppose this change and would propose retaining the prior layout with a narrower access track and re-installing the additional parking space within the development.
9. Beech hedges look good in Cotswold settings but only when they are properly maintained. The laurel that has been planted has grown well but it is not in keeping with Down Ampney. We therefore approve of the new planting but only along the pavement-garden boundary, towards the church, and the internal boundary between gardens. There is not room for a proper hedge at the front of the houses as they are already too close to the road and a good hedge will either be almost up against the windows OR obstructing the narrow pavement, depending on its growth and maintenance.

6. Other Representations:

Objections from four properties and two general comments received.

Main grounds of objection are;

- i) Object to inclusion of rooflights in front elevation as they do not relate to the village vernacular and there are no similar examples on any road frontage in Down Ampney.
- ii) Object to the porchway front door being at the front rather than the rear of the porch as all cottages with porches have doors to the back of the porch.
- iii) Object to side windows in the proposed porch as there are no such windows in any porch in Down Ampney.
- iv) Object to the pitch of the roof of the proposed garages. Both 54 and 56 Down Ampney, when applying for planning consent for a garage were forced to accept different roof slopes so as to reduce height.
- v) Concern about parking arrangements and visitors parking on the verge adjacent to the proposed dwellings, thus restricting access/egress to Church Lane. This is now self-evident by contractors parking their vehicles on the corner to the main Down Ampney road.
- vi) Two sky lights and a porch not in-keeping with the distinct vernacular of the village. I would ask you to reconsider these changes and make a decision which, despite these houses being, in my view, a blight on this part of the village, the impact is minimised as far as is possible by ensuring that they look integrated with current housing stock.
- vii) The major issue on this (to be) overdeveloped high profile site, given that permission has already been granted is the outrageous vernacular change in design. This pays no heed to the existing guidelines according to the Down Ampney Statement. The skylights on the front elevation are simply out of order given that not a single property in the village has any front facing skylight as far as I'm aware. Additionally, the lack of a 'porch'; a given feature throughout the village is an absurd attempt at gaining more footprint. As for the rear elevation I am simply lost for words. Are we now allowing the type of modern 'Swindon' look to invade our Cotswold villages. It is somewhat of a mess with too many windows, following no design course, seemingly randomly placed and of differing sizes.
- viii) The application is a departure from the development plan. Additionally, it conflicts with the village design plan which identifies open spaces within the village as a feature to maintain. This application seeks to fill the garden with two houses plus detached garages leaving very little open space.

- ix) Any new build might struggle to compliment the mature Cotswold features which present themselves at the west approach to the village. The site has space for one quality build set back from the boundary Cotswold stone wall and with more distinctive local features attached to so as to form part of an iconic heritage location.
- x) I believe the area available has insufficient space for two houses.
- xi) Insufficient parking space for more than one vehicle per household on site.
- xii) Increasing the drive width will reduce the sight line to main road. It will bring vehicles in near contact with edge of village green. Proposal will increase the traffic hazard for main road traffic entering a blind corner or Church Lane traffic entering the main road.
- xiii) Neighbouring four properties have mullion window frames whilst the plan shows only stone lintels and cill to the front.
- xiv) Roof tiles are indicated as being of a red tone. The only red roof in Down Ampney has been completely re-tiled with grey tiles.

General comments;

- i) Given the nature of the village (lack of public transport or amenities) it is likely that there will be 2 vehicles per household. The corner bend where the properties will be built is already a dangerous corner with vehicles turning into Church Lane at speed from the Down Ampney Road heading West. We live opposite the proposed development and have young children and I fear that residents and visitors to the properties will park on the grass verge and pavement areas because of the under allocation of parking for the properties. This will obstruct pedestrians and also cause a significant risk of accident as drivers turn into the Church Lane these parked vehicles will be upon them almost immediately. Furthermore the fabric and aesthetics of the pretty village green area will be adversely affected by cars parking on the grass verge & pavements because of insufficient parking allocation.
- ii) The current plans and elevations show the front door flush with the outside of the porch. The typical porch arrangement of this type of house nearby in the village has the front door set back to the main house line. This is what was indicated on the previous massing drawing in the outline planning permission.

7. Applicant's Supporting Information:

None

8. Officer's Assessment:

Background and Proposed Development

Outline planning permission was granted in March 2017 (17/00155/OUT) for the 'Erection of up to 2 houses with detached garages including garage for 55 Down Ampney and all associated infrastructure (Outline application)'. Matters relating to Access, Layout and Scale were agreed at the Outline stage. This application is therefore seeking Reserved Matters approval for details relating to Appearance and Landscaping. The principle of erecting two dwellings on the site was established by the approval of the Outline application.

The Outline permission granted approval for two dwellings and three garages on the site. Two of the approved garages were to serve the new dwellings. The third garage was to serve 55 Down Ampney. The current application is seeking approval for the two dwellings and their associated garages. The garage serving 55 Down Ampney does not form part of this application. A further Reserved Matters application would need to be submitted for the aforementioned garage.

The proposed residential development will comprise a pair of semi-detached three bed dwellings. The proposed dwellings will front onto the lane. They will be set back 3-4m from the lane. The frontage of the dwellings will measure approximately 20.5m in width, the dwellings will have a gable depth of approximately 7.1m. The ridgeline of the proposed dwellings will measure 7.9m and the eaves height will be 4.4m. The proposed dwellings will incorporate eaves gables and have a 1.5 storey appearance.

The proposed garages will take the form of a single linear garage block containing two garage spaces. The proposed building will measure approximately 6.4m wide by 6.2m deep by 4.3m high. The proposed garages will be located to the rear of the proposed dwellings. They will be located in the same position as that shown at the Outline stage.

The external walls of the proposed dwellings and garages will be constructed in natural stone. The roofs of the development will be covered with a clay tile.

The layout and scale of the proposed development matches that approved at the Outline stage.

Vehicular access will also be via an existing driveway as approved by the Outline permission. The Outline permission requires the driveway to be widened from 3.5m to 5.2m to enable two cars to pass one another along the driveway. The driveway is currently shared with 54 Down Ampney. The widening of the driveway is considered to represent a betterment in terms of access. Two off street parking spaces will be provided for each of the proposed dwellings. Two off street parking spaces will also continue to be available for 55 Down Ampney.

(a) Appearance

The application site lies adjacent to a lane and fronts onto a grassed area which acts as a gateway feature when entering the village from the west. The grassed area is occupied by the Grade II listed 'Cross on Green at West End'. The cross dates from 1878. Two Grade II listed dwellings (51 and 52 Down Ampney) are located approximately 55m to the north east of the application site. The Grade I listed Church of All Saints is located approximately 420m to the south of the application site. The application site is located approximately 215m from the northern edge of Down Ampney Conservation Area.

Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 states that when considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Considerable weight and importance must be given to the aforementioned legislation.

Paragraph 132 states that 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.'

Paragraph 134 states that 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.'

Paragraph 009 of the Planning Practice Guidance (PPG) states that 'heritage assets may be affected by direct physical change or by change in their setting.'

Paragraph 013 of the PPG states 'Setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.'

Local Plan Policy 42 advises that 'Development should be environmentally sustainable and designed in a manner that respects the character, appearance and local distinctiveness of Cotswold District with regard to style, setting, harmony, street scene, proportion, simplicity, materials and craftsmanship'

The village of Down Ampney is subject to a village design statement entitled 'Design in Down Ampney' which was published in 1995. The statement was prepared by Cotswold District Council in association with the residents of Down Ampney.

The village design statement states that 'developments of new housing should be predominantly cottage sized, paired dwellings. Ideally they should be of one and a half storeys in height: that is the roof line descends below the level of the first floor ceilings'. With regard to garages the design statement states that 'garages should be built to the rear of the property'.

The applicant is proposing to erect a pair of semi-detached 1.5 storey dwellings together with 2 garages to their rear. The front of the proposed dwellings will address the lane/green to their south west. This is consistent with other dwellings in the area which front onto the public realm. The proposed garages will be erected to the rear of the proposed dwellings. The form and arrangement of the proposed development therefore accords with the guidance set out in the village design statement. The erection of a pair of 1.5 storey workers' cottages is particularly redolent of the traditional development seen elsewhere in the village. The use of natural stone is consistent with other properties in the area. Clay roof tiles will also match those use in 54 and 55 Down Ampney.

In response to the comments of local residents, the applicant has agreed to remove the windows in the side elevations of the front porches. In addition, the single rooflights proposed for the front roofslope of each of the dwellings have also been amended to flush conservation style rooflights rather than standard rooflights which would protrude above the plane of the roofslope. In light of the modest size of the roofslopes, their flush appearance and their limited number it is considered that it would not be possible to sustain an objection to their introduction. The site is not located within a conservation area or an Area of Outstanding Natural Beauty and as such is not afforded the additional protection that accompanies development in such areas.

With regard to the position of the doors in the porches, it is of note that a couple of porches in the area (2 Down Ampney and 53 Down Ampney) have either a door or a window at the front of the porch rather than set back in line with the front elevation of the dwelling. The village design statement also has a section on porches. It does not mention that doors should be set back into the porch. Moreover, the porch illustrations in the design statement appear to show doors at the front of the porches. It is considered that it would not be possible to sustain an objection to the position of the porch doors as currently shown.

In addition to the above, it must be noted that rooflights or porch doors could be installed/alterd under permitted developments rights once the development is substantially complete. The only means of preventing such works in the future would be to attach a condition removing permitted development rights for the respective alterations. However, such conditions should only be attached in exceptional circumstances. Paragraph 017 of the Government's Planning Practice Guidance Use of Planning Conditions states that 'Conditions restricting the future use of permitted development rights or changes of use will rarely pass the test of necessity and should only be used in exceptional circumstances'. In this case, given the site's location outside a Conservation Area or Area of Outstanding Natural Beauty it is considered that a condition removing permitted development rights for rooflights or the re-positioning of a porch door would not meet the relevant tests.

With regard to comments concerning the fenestration in the rear of the proposed dwellings, the windows are of a size and number commensurate with the size of the dwellings. The first floor windows are smaller than ground floor openings which is a traditional arrangement. The rear elevation will face towards the proposed and existing garage buildings to the rear of the site and will not be readily visible from public view. The window arrangement is considered to accord with Local Plan Policy 42.

With regard to the proposed garages, the aforementioned buildings will be 4.3m in height. The existing garage at 54 Down Ampney is approximately 3.9m in height whilst the garage at 56 Down Ampney measures approximately 4m in height. In response to comments about the

neighbouring garages being reduced in height, the Case Officer can advise that the garage at 54 Down Ampney was approved in 2003 under permission CT.7707/B. The proposed garage was not amended during the course of the application. With regard to the garage at 56 Down Ampney, permission was refused in 2003 (CT.7709/D) for the erection of a 7m high garage building. In 2013 the application gained permission for the erection of the existing 4m high building (13/04519/FUL). The proposed garages are consistent in size with neighbours' garages. Moreover, the scale of the garages now proposed was also approved at the Outline stage. The consideration of the current application is therefore restricted to matters of appearance and landscaping. In terms of appearance, the proposed garages will be constructed in natural stone and will have timber doors. Roofing will match existing buildings in the area. The proposed garages will appear subsidiary to existing development and are consistent in appearance with village outbuildings. It is considered that the appearance of the garages is acceptable.

With regard to the setting of the listed cross the existing designated asset sits in the centre of a triangular grassed area that is bordered on all sides by roads. The proposed development will not alter this situation. When approaching from the west the cross is seen in context with edge of village development. Existing residential development, in the form of dwellings and outbuildings, creates a backdrop to the cross. The introduction of the dwellings will be consistent in character with existing development. Residential development fronting onto village greens is also a common feature across the Cotswolds and as such the introduction of the dwellings is considered not to represent an incongruous or unsympathetic form of development in this particular instance. It is considered that the setting of the cross will not be adversely affected by the proposed development. Its setting within the centre of a green on the edge of a village will be retained thereby preserving its special interest.

Overall, it is considered that the proposal accords with S66(1) of the 1990 Act, Local Plan Policy 42 and guidance in Sections 7 and 12 of the NPPF.

(b) Landscaping

The existing application occupies part of the rear garden serving 55 Down Ampney. The garden lies adjacent to a lane. The roadside boundary of the site is defined by a low level stone wall with a recently planted laurel hedge to its rear. The applicant is proposing to introduce a beech hedge in place of the laurel hedge along the roadside and driveway boundaries. A 1m high timber post and rail fence will be erected between 55 Down Ampney and the western elevation of the proposed dwellings. The applicant has agreed to use a post and rail fence in place of a close boarded fence. It is considered that the proposed landscaping is sympathetic to the character and appearance of the location and accords with Local Plan Policy 45.

Other Matters

The proposed dwellings will be provided with a level of outdoor amenity space commensurate with their size. The proposed development will also not have an adverse impact on the privacy or amenity of existing residents or result in an unacceptable level of amenity for future occupants of the proposed dwellings. The proposal is considered to accord with Local Plan Policy 46.

The layout and position of the proposed development is consistent with that approved at the Outline stage. The current proposal will not encroach further towards the protected yew tree than previously agreed. A condition requiring tree protection and an Arboricultural Method Statement was attached to the Outline planning permission. The aforementioned condition will therefore ensure that the tree is protected during the course of construction work in accordance with Local Plan Policy 10.

9. Conclusion:

It is recommended that the application is approved.

10. Proposed conditions:

The development hereby approved shall be carried out in accordance with the following drawing number(s): 1414 L001a, DA/P01 B, DA/P02 B, DA/P03 B.

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

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 42, the development will be constructed of materials of a type, colour, texture and quality that will be appropriate to the site and its surroundings.

Prior to the construction of any external wall of the development hereby approved, a sample panel of walling of at least one metre square in size showing the proposed stone colour, coursing, bonding, treatment of corners, method of pointing and mix and colour of mortar shall be erected on the site and subsequently approved in writing by the Local Planning Authority and the walls shall be constructed only in the same way as the approved panel. The panel shall be retained on site until the completion of the development.

Reason: To ensure that in accordance with Cotswold District Local Plan Policy 42, the development will be constructed of materials of a type, colour, texture and quality and in a manner appropriate to the site and its surroundings. Retention of the sample panel on site during the work will help to ensure consistency.

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 42.

No windows, external doors or garage doors shall be installed/inserted/constructed in the development hereby approved, until their design and details have been submitted to and approved in writing by the Local Planning Authority.

The design and details shall be accompanied by drawings to a minimum scale of 1:10 with full size moulding cross section profiles, elevations and sections. The development shall only be carried out in accordance with the approved details and retained as such at all times.

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 42.

Prior to the first occupation of the development hereby permitted, the windows and external doors shall be finished in their entirety in a colour that has first been submitted to and approved in writing by the Local Planning Authority and they shall thereafter be permanently retained in the approved colour.

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 42.

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 42.

The entire landscaping scheme shall be completed by the end of the first planting season (1st October to 31st March the following year) following the first occupation of the development hereby permitted.

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 45.

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 45.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any other statutory instrument amending or replacing it, no fences, walls, gates, gate piers or other means of enclosure shall be erected, constructed or sited in the application site, other than those permitted by this Decision Notice.

Reason: In order to protect the rural character of the site which lies in a prominent location adjacent to the entrance in to the village, in accordance with Cotswold District Local Plan Policy 42.



LAND ADJACENT TO 55 DOWN AMPNEY

Scale: 1:2500

Organisation: Cotswold District Council

Department:




Date: 29/11/2017

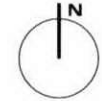
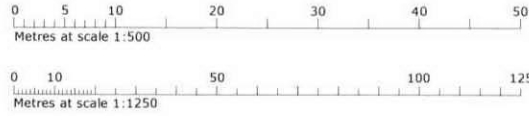


COTSWOLD
DISTRICT COUNCIL

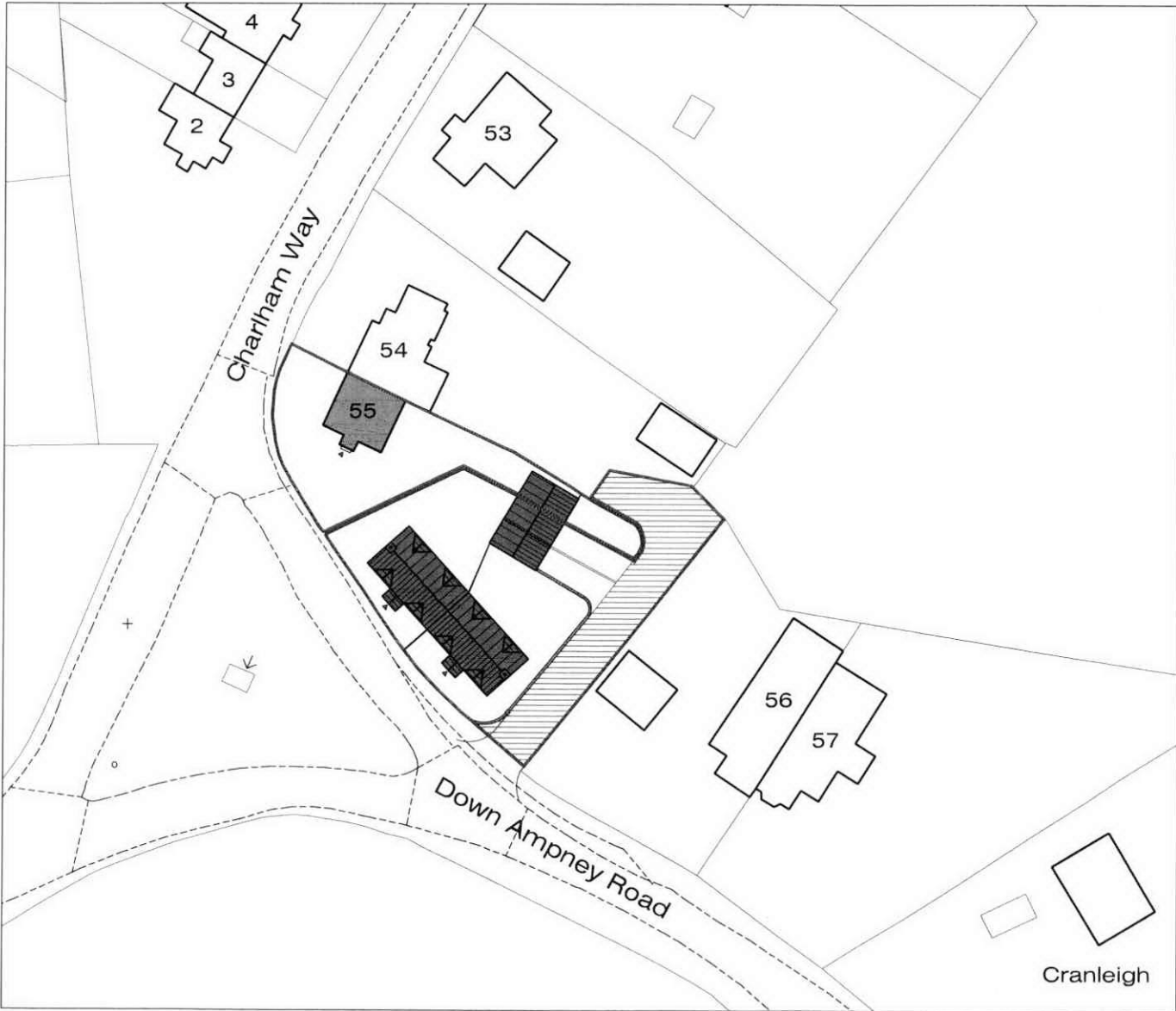


DRAWING KEY

 Plot A boundary
  Plot B boundary
  Retained Right of Way



Sketch proposals are for illustrative purposes only & as such are subject to detailed site investigation including ground conditions / contaminants, drainage, design & planning/identity negotiations. Sketch proposals may be based upon enlargements of OS sheets & visual estimations of existing site features, accuracy will therefore need to be verified by survey. Sketch proposals have not been considered in respect of CDM Regulations.



Site Plan 1:500@A3

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Location Plan 1:1250@A3

REV: A - 30/05/17 - Revised as per client's comments(boundary line amend & right of way)- SA

JOB: Down Ampney Cottage, COOP

LEGAL DRAWING

STANIFORTH architects ltd

The Warehouse
1A Stamford Street
Leicester LE1 6NL

t 0116 2853775
f 0116 2853778
e mail@stanifortharchitects.co.uk
w www.stanifortharchitects.co.uk

SCALE: As Stated@A3
DATE: 15/05/2017

1414 L001a

171637551/REM

PLANNING APPLICATION REFERENCE NO. 17/00155/OUT
 THE PLANNING ACT 2008 (AS AMENDED) AND THE PLANNING (LISTED BUILDINGS) REGULATIONS 2017
 THIS PLAN IS VALID FOR THE PERIOD OF 3 MONTHS FROM THE DATE OF ISSUE
 THE PLANNING OFFICER'S OFFICE IS AT: 100, BUCKINGHAM PALACE ROAD, BRISTOL, AVON, BS1 6AA

Outline Application Ref No:
 17/00155/OUT

1. Applicant: [Name]
 2. Site: [Address]
 3. Date: [Date]

PLANNING ISSUE

1. Description of the proposed development
 2. Details of the proposed development
 3. Details of the proposed development
 4. Details of the proposed development
 5. Details of the proposed development



Ground Floor Plan

Schedule of Materials / Finishes
 External walls - Cavity Wall Construction with Natural Stone - cut and tumbled (Colswold Hill)
 Grounds surround to windows and building corners
 Stone finish and stone sill to front Elevations only
 Windows and doors - painted quality timber (finished by Design Decorex)
 Chimney Stack - Natural Stone (same as walls) with painted stones
 Roof Covering - Rosemary Clay Classic High Tile Medium Mixed Bundle
 Rooflight - Conservation rooflight

Scale: 1:50
 Beech Hedge set behind low height dry stone wall

NOTES:
 Do Not Scale, only written dimensions to be followed. All dimensions in millimetres.
 All health & safety requirements to be fully adhered to on site.
 This drawing is copyright and may not be copied or reproduced in any form.



Front Elevation (South West Elevation)



Side Elevation (South East Elevation)



Rear Elevation (North East Elevation)



Side Elevation (North West Elevation)

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Schedule of Materials / Finishes

External walls - Cavity Wall Construction with Natural stone - cut and tumbled (Cotswold Hill)
 Gabled surrounds to windows and building corners
 Stone lintels and stone sills to front Elevations only.

Windows and door - painted quality timber (Secured by Design doorsets)
 Rainwater Goods - Painted metal
 Chimney Stack - Natural Stone (same as walls) with gabled stones.
 Roof Covering - Rosemary Clay Classic Plain Tile Medium Mixed Binnacle
 Rooflight - Conservation rooflight

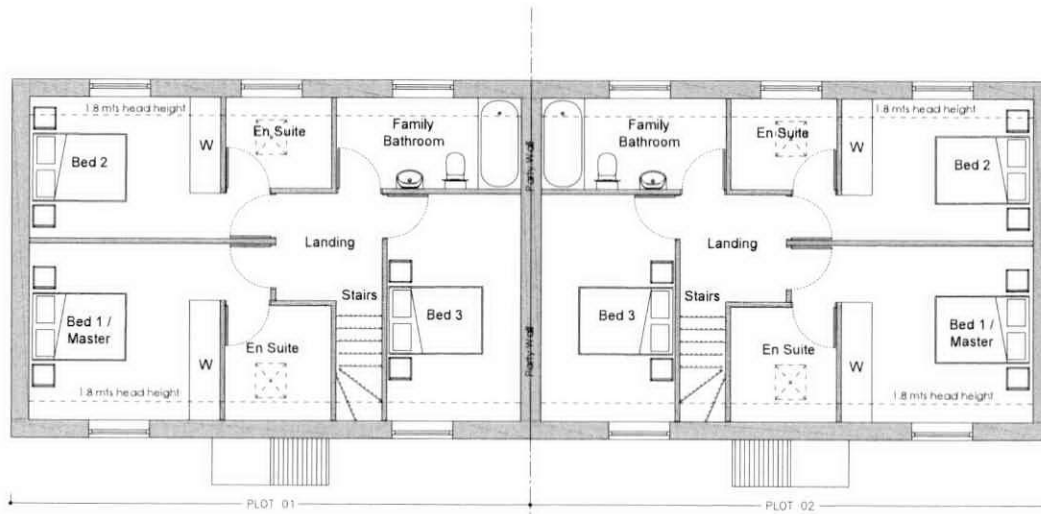
Rev	Date	By	Check
1	05/12/17	DM	DM
2	09/11/17	DM	DM

Outline Application Ref No:
 17/00155/OUT

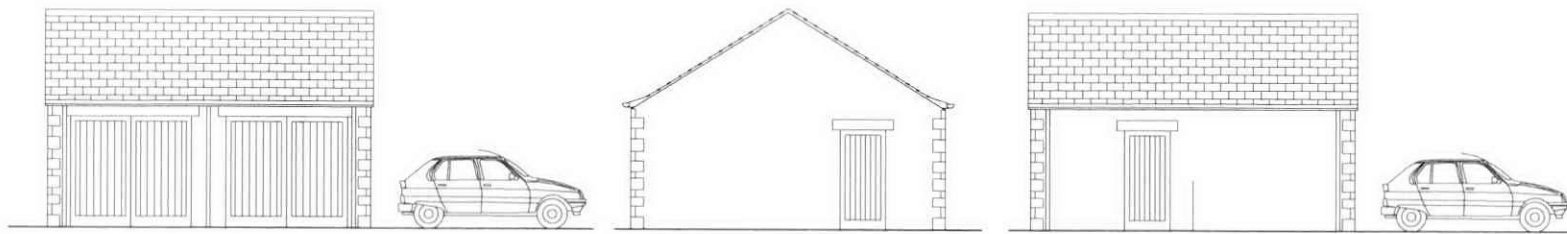
PLANNING ISSUE

Date	Author	Check
05/12/17	DM	DM
09/11/17	DM	DM

NOTE:
 Do not build on the yellow dimensions to be followed. All dimensions are in millimetres.
 All heights & levels refer to the datum unless stated to the contrary.
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First Floor Plan



Front Elevation (South East)

Side Elevation (South West)

Rear Elevation (North West)

Garage Elevations



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Schedule of Materials / Finishes

- External walls - Cavity Wall Construction with Natural stone - cut and tumbled (Cotswold Hill)
- Quoined surrounds to windows and building corners
- Stone lintels and stone sills to front elevations only
- Windows and door - painted quality timber (Secured by Design doorsets)
- Rainwater Goods - Painted metal
- Chimney Stack - Natural Stone (same as walls) with quoined stones
- Roof Covering - Rosemary Clay Classic Plain Tile Medium Mixed Brinck
- Rooflight - Conservation rooflight

No.	Notes	Date
1	Issue for information only	01/01/17
2	Issue for information only	01/01/17

Outline Application Ref No:
 17/00155/OUT

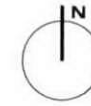
PLANNING ISSUE

Date	Issue	By
01/01/17	Issue for information only	01/01/17
01/01/17	Issue for information only	01/01/17



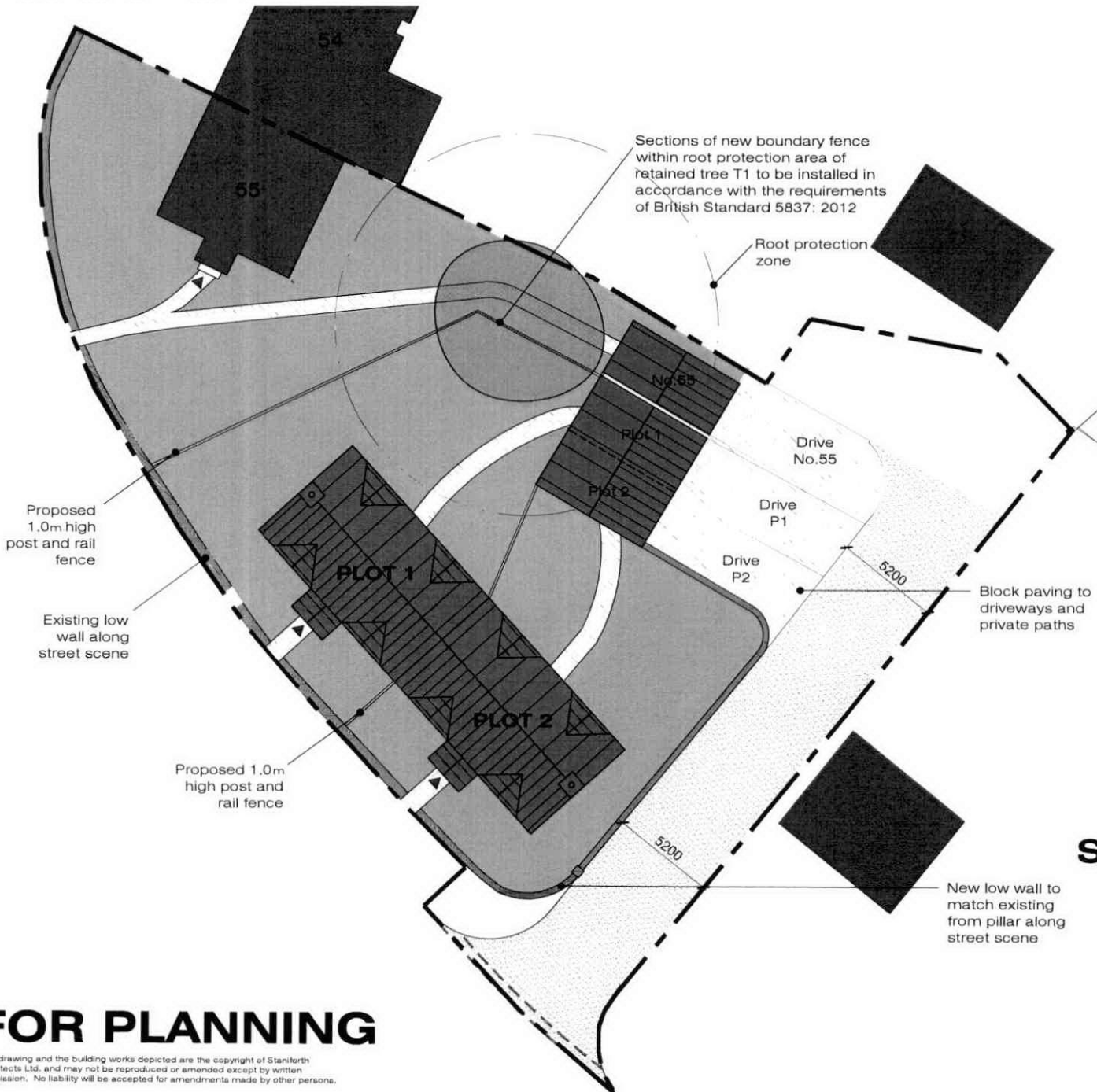
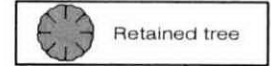
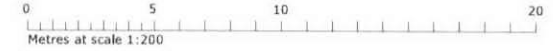


PROPOSED



Sketch proposals are for illustrative purposes only & as such are subject to detailed site investigation including ground conditions / contaminants, drainage, design & planning/identity negotiations. Sketch proposals may be based upon enlargements of OS sheets & visual estimations of existing site features, accuracy will therefore need to be verified by survey. Sketch proposals have not been considered in respect of CDM Regulations.

To be read in conjunction with Cheshire Woodland's drawing 'CW/8168-P-CA'



REV: D - Boundary revision - 09/03/17

C - Houses to become attached pair and moved 1m SE as per planner's comments - 17.02.17

B - Layout revised to incorporate 5.2m access road. Plot 2 garden wall relocated and plot 2 parking space removed - 09.2.17

A - Revision to layout - 26.10.16

JOB: Down Ampney Cottage, COOP

STANIFORTH architects Ltd

The Warehouse
1A Stamford Street
Leicester LE1 6NL

t 0116 2853775
f 0116 2853778
e mail@stanifortharchitects.co.uk
w www.stanifortharchitects.co.uk

SCALE: 1:200@A3
DATE: 31/10/2016

1414 P03d

165
OUTLINE
APPROVAL
17/10/16
10/17

FOR PLANNING

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PROPOSED



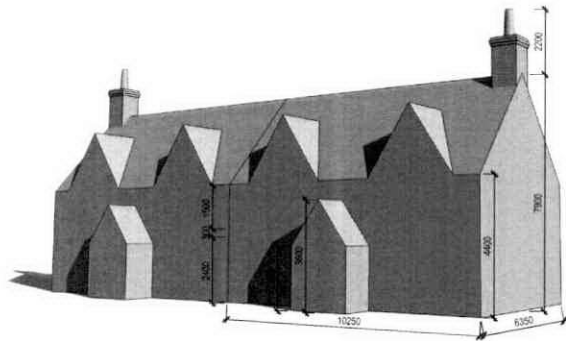
Indicative view of plots 1 and 2 (front elevations) in context



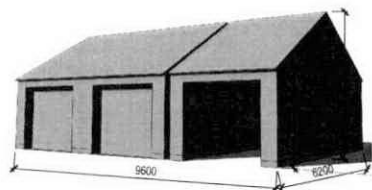
Sketch proposals are for illustrative purposes only & as such are subject to detailed site investigation including ground conditions / contaminants, drainage, design, design & planning regulations. Sketch proposals may be based upon enlargements of OS sheets & visual estimations of existing site features. Accuracy will therefore need to be verified by survey. Sketch proposals have not been considered in respect of CDM Regulations.

166

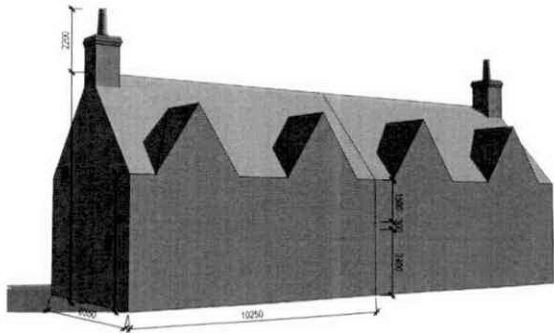
OUTLINE
1 APR Review
17/001551 outc



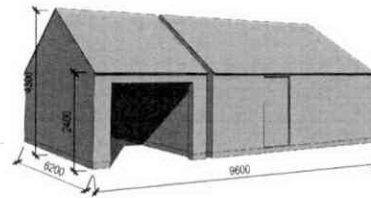
Massing model house plots 1 and 2 (handed) (front)



Massing model garages and carport p1, p2 + No.55 (front view)

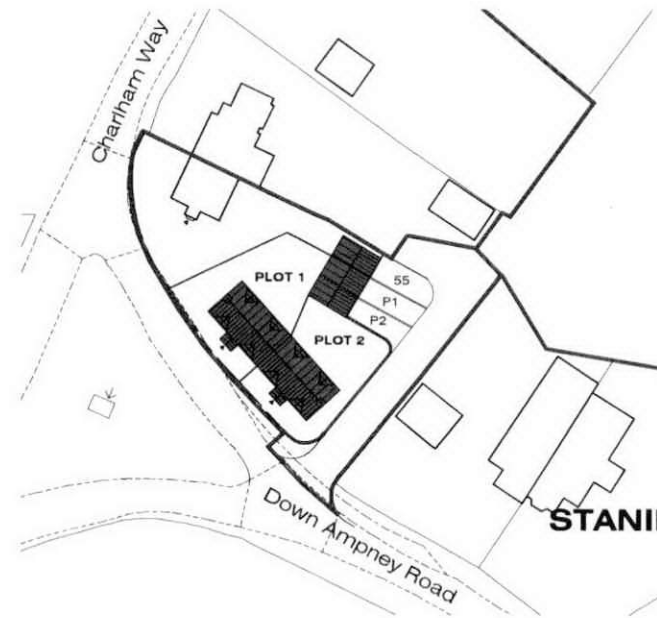


Massing model house plots 1 and 2 (handed) (rear)



Massing model garages and carport p1, p2 + No.55 (rear view)

0 5 10 20 30 40 50
Metres at scale 1:500



Proposed plan key 1:500 @ A3

- REV:**
- C - Redline boundary revision - 09/03/17
 - B - Houses to become attached pair and moved 1m SE as per planner's comments - 17.02.17
 - A - Massing details updated - 13.12.16

JOB: Down Ampney Cottage, COOP

PROPOSED SITE MASSING DETAILS

STANIFORTH architects ltd

The Warehouse
1A Stamford Street
Leicester LE1 6NL
t 0116 2853775
f 0116 2853778
e mail@stanifortharchitects.co.uk
w www.stanifortharchitects.co.uk

SCALE: as stated @ A2
DATE: 31/10/2016

1414 P04c

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