

**Item No 01:-**

**20/02359/FUL**

**Old Quarry Farm  
Moreton Road  
Stow-On-The-Wold  
Cheltenham  
Gloucestershire  
GL54 1EG**

## Item No 01:-

### Replacement of existing rural workers dwelling and site office at Old Quarry Farm Moreton Road Stow-On-The-Wold Gloucestershire GL54 1EG

<b>Full Application 20/02359/FUL</b>	
Applicant:	E Gilder
Agent:	Moule & Co Ltd
Case Officer:	Andrew Moody
Ward Member(s):	Councillor Julian Beale
Committee Date:	13th January 2021
<b>RECOMMENDATION:</b>	<b>PERMIT</b>

#### **Main Issues:**

- (a) Background and the principle of the development
- (b) Landscape impact
- (c) Residential amenity
- (d) CIL
- (e) Other matters

#### **Reasons for Referral:**

The application has been referred to the Planning and Licensing Committee at the request of the Ward Member, Councillor Beale, for the following reasons:

'Thank you for this Report and Recommendation. The site remains contentious and, as you have seen, there are considerable concerns expressed by local residents and the Parish Council. I would therefore be more comfortable with a decision being exercised by the Planning and Licensing Committee and would appreciate your support in Referring this Application, specific reasons being:-

A) I see no response to the contention that the Applicant may be claiming ownership at the extreme northern tip of land which properly belongs to Highways?

B) The new House is proposed to be positioned so that it encroaches on a neighbouring property and would give no space for the Applicant to plant screening.

C) The Appeal in '18 Permitted a Rural Worker's Dwelling. This Application for a two storey house offers no justification for a building twice the size of that deemed fit for purpose less than two years ago which risks to dominate a landscape which we are committed to protect.

One other point. I suggest the Location on your Report is incorrect. The established name for this property is simply 'The Old Quarry'. It has never been a Farm and it is not in Stow on the Wold but rather, in the Parish of Broadwell.'

#### **1. Site Description:**

The application site is located to the eastern side of the A429 Fosse Way, and is accessed via a sloping entrance. To the north, east and south the site is surrounded by wooded areas

and open countryside. The site benefits from planning permission to be used as a lairage (a place where cattle and sheep may be rested on their way to market or slaughter) in association with the applicant's haulage business, and for the siting of a permanent dwellinghouse.

The site is within open countryside and the Cotswold Area of Outstanding Natural Beauty (AONB). The Broadwell Conservation Area is located approximately 750 metres to the east.

## **2. Relevant Planning History:**

12/01922/FUL: Retention of residential caravan for overnight accommodation for stockperson and erection of lairage building. Granted 17.07.2012

15/00984/FUL: Improved access (part retrospective). Granted 13.07.2015

15/00289/FUL: (Retrospective) Erection of an agricultural muck store. Granted 09.12.2015

15/03075/FUL: Erection of general purpose building for use as agricultural lairage and associated fodder storage. Granted 09.12.2015

15/03100/FUL: Retention of residential caravan for overnight accommodation for stockperson. Granted 12.08.2016

15/03931/FUL: Proposed permanent rural workers dwelling. Refused 12.08.2016; appeal Allowed 23.11.2018

19/01620/FUL: Siting of an office structure, storage shed and water tank in connection with the existing site use (Retrospective). Granted 07.06.2019

20/02794/FUL: Construction of storage building. Pending consideration

## **3. Planning Policies:**

TNPPF The National Planning Policy Framework  
DS4 Open Market Housing o/s Principal/non-Pr  
H5 Dwellings-Rural Workers o/s Settlements  
EN1 Built, Natural & Historic Environment  
EN2 Design of Built & Natural Environment  
EN4 The Wider Natural & Historic Landscape  
EN5 Cotswolds AONB  
EN15 Pollution & Contaminated Land  
INF4 Highway Safety  
INF5 Parking Provision

## **4. Observations of Consultees:**

Landscape Officer: No objection, response incorporated into the report

Biodiversity Officer: No objection subject to conditions

## **5. View of Town/Parish Council:**

The Parish Council object to the proposals on the following grounds: -

Several concerns were raised about this planning application. This site is in an isolated rural area and on the ridge line in an AONB. Planning was recently granted at appeal explicitly for a simple, single storey linear design that would not harm the environment. It is felt that the proposed building would contravene this for several reasons:

- It is considerably higher and therefore more visible than the existing building;
- The building is positioned on, or possibly over, the boundary of the site so does not allow any room for the planting of trees for screening;
- The number and size of the windows and the viewing platform are not considered to be in the Cotswold vernacular and have been designed to take advantage of the view rather than be discreet within it; and
- Due to its prominent position, as well the extra storey and more complex shape, the glazing is a concern for both reflection of light during the day and for light pollution at night.

Several concerns were also raised about the positioning of the boundaries on the map, both in relation to the boundary where the building is proposed (three parishioners felt that the boundary encroached the neighbouring land) and also on the spur to the north of the site, where the boundary as shown protrudes to the north of the plot and appears to encroach on, or suggest access to, the highway.

Concerns were also raised about the need for a stone office building and whether this might be paving the way for additional residential development of the site at a later date. This was associated with a desire to absolutely stress the agricultural use of the site and structures thereon, and to actively discourage any creep towards suburbanisation within the context of open countryside within the AONB.

## **6. Other Representations:**

4 objections have been received, raising the following matters:

- no mention of the house being for a rural worker
- no longer temporary accommodation
- impact upon AONB
- no room for screening
- overlooks a Grade II\* listed building
- prominent in the landscape
- house should be handed
- objection to balconies and the amount of glazing
- applicant relies on trees outside his control for screening

## **7. Applicant's Supporting Information:**

Planning, Design and Access Statement  
Landscape and Visual Impact Assessment  
Protected Species Survey  
Proposed Plans

## **8. Officer's Assessment:**

### **Background and the Principle of Development**

Policy H5 (Dwellings for Rural Workers Outside Settlements) within the Local Plan states that:

'Outside settlements, new dwellings for rural workers will be permitted where:

- a. it is demonstrated that there is an essential need for a worker to live permanently at or near their place of occupation in the countryside;
- b. a financial test is submitted to demonstrate the viability of the business proposed or as proposed to be expanded;
- c. a new dwelling cannot be provided by adapting an existing building on the holding;
- d. a suitable alternative dwelling to meet the essential need is not available on a defined development site within the 17 Principal Settlements or within a village or hamlet;
- e. the proposed dwelling is located within or adjacent to the existing enterprise or other buildings on the holding;
- f. the size of the proposed dwelling is proportionate to its essential need; and
- g. occupancy is limited by way of a planning condition or obligation.'

Section 12 of the National Planning Policy Framework requires good design. Paragraph 127 states that policies and decisions should ensure that developments:

- function well and add to the overall quality of an area;
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- are sympathetic to local character and history, including the surrounding built environment and landscape setting;

Policy EN2 states that:

- Development will be permitted which accords with the Cotswold Design Code (Appendix D). Proposals should be of design quality that respects the character and distinctive appearance of the locality.

There are no policies within the Cotswold District Local Plan for replacement dwellings and each application is taken on its own merits.

The existing dwelling upon the site was allowed on appeal following the refusal of planning application 15/03931/FUL. The existing dwelling upon the site has been allowed on a permanent basis, and is to be occupied by a rural worker. The current proposal is for the erection of a two storey dwelling to replace that currently upon the site, in addition to the erection of a replacement site office. Having regard to Policy H5, criterion f. 'the size of the proposed dwelling is proportionate to its essential need', is relevant to the consideration of this proposal.

The existing property is single storey, and has a net internal area of 113 sq. metres floor space containing 4 bedrooms and an open plan.

The proposed dwelling would be 'L-shaped', and provide accommodation on two floors including 4 bedrooms. The external materials are stated to be natural stone with slate tiled roofing, in addition to timber windows and doors and painted metal rainwater goods.

Having regard to Policy H5 f., it has been confirmed on behalf of the applicant that:

*'In terms of business operations, since the appeal decision, there have been no major changes to the nature of the business, although throughput has increased to 35,000 head of livestock per annum, which is some 3,500 more than evidenced within the appeal process. This is due to additional livestock numbers passing through the site, which would equate to 6.8 average loads of sheep and 2 average loads of cattle.'*

*In addition, the site has since obtained planning permission for an additional storage building, which when complete, will facilitate further increased capacity and more efficient use of the site. The storage element of the existing lairage building will be fully utilised for the lairage of livestock with separate facilities for storage of associated machinery equipment and animal feed.*

*The business is also in talks with the relevant government department in relation to obtaining 'trusted partner' status and becoming a border control post for livestock departing the UK as new customs checks are introduced post Brexit. Existing border control posts do not have facilities to cater for livestock. The application site is already the closest approved lairage/control post to the major ferry route to/from Dover and an EU approved centre, with government vets operating from the site for export. The border control status talks demonstrate that the business continues to seek progression and is an instrumental service in the UK livestock industry.'*

It has also been confirmed by the applicant's accountants that the business can support the investment needed to complete the proposed dwelling as well as servicing any borrowing that may be required.

An independent assessment of this information has been sought from the Council's agricultural/rural business consultant. The response received notes that the use of the lairage site

has intensified and it is becoming a facility of greater importance than previously. The response continues by stating:

*Regardless of this, there is already established an essential need for a permanent dwelling on site for a rural worker which just so happens to be the applicant.*

*I see that there has been some debate with regard the scale of the development having in mind Policy H5 and the requirement for the size of the proposed dwelling to be "proportionate to its essential need".*

*What limit should be put on the size of a rural workers dwelling, is of course subjective, and there will be examples of dwellings permitted, which would seem much too large, and examples of where the size of a dwelling is restricted to the bare necessity. Issues with applications mainly arise when the proposal appears to be excessive.*

*Since 1995 I have always considered that the measurement should be the Gross Internal Accommodation/Area which should be internal living area plus any garaging and other incidental accommodation. When making measurement I have always included the internal walling as part of the GIA.*

*Policy H5 reflects the wording in Annex A of PPS7 which referred to a dwelling size that was "commensurate with the established functional requirement".*

*Annex A also stated that it is the "It is the requirements of the enterprise rather than those of the owner or occupier that are relevant in determining the size of dwelling that is appropriate to a particular holding".*

*In the absence of detailed guidance, it would therefore appear reasonable to these matters into account when assessing whether proposed dwelling's design and scale is commensurate, unless there are exceptional circumstances which might suggest otherwise.*

*Within the last 10 - 15 years, a dwelling with a gross internal area of 150 - 160m<sup>2</sup>, was a frequently accepted size limit for a new rural worker's dwelling, based on the primary functional requirement for animal welfare management.*

*This equates to a reasonably sized 3-bedroom house with room for a small office and downstairs WC. The assumption was that the worker might well have a family with two children of either sex.*

*Applications will always push boundaries, but there will be special cases for a bigger house and examples of this would include a child with special needs, or a rural business where the provision of 'guest' accommodation is essential. I am also aware of cases where larger than usual houses have been granted permission where the applicant has say 4 or more young children, and where this need is going to be ongoing for a number of years.*

*This is not an exact science but it appears that the accepted size has crept up towards the 200m<sup>2</sup> mark especially if the need is for management level as opposed to say a general worker.*

*Currently it is my view that anything that exceeds 190m<sup>2</sup> GIA would be considered excessive without there being any special circumstances.*

*Aside of this the background reason for limiting a rural workers dwelling's size to its functional role, other than restricting unnecessary development in the open countryside, is future affordability to other qualifying persons in the future. A house larger than considered commensurate might be beyond the reach of the majority of qualifying candidates in the future.*

*Considering the scale of the operation, I have no reason to doubt that the business can fund the proposed development.'*

The Gross Internal Area for the proposed dwelling, in this instance, is 167m<sup>2</sup>, and is therefore considered to be acceptable.

With respect to concerns raised by the Landscape Officer, the design has been amended to reduce the amount of glazing on the upper floor, and to introduce a timber brise soleil to reduce the prominence of glazing.

Subject to these amendments, the design of the property is considered to be acceptable. The supporting statement submitted with the application states that the new dwelling would provide an additional 39 sq. metres net internal floor, and therefore the scale of the property is considered acceptable. A condition limiting the use to a rural worker is recommended.

With regard to the replacement site office, the existing is located to the north of the entrance and is a modular structure. The replacement would be in the same position, and built from stone with a pitched slate roof, including an office space, office/meeting room, reception, tea making area and toilet. The new building would have a floor area 9 sq. metres larger. There is no objection to either the design or scale of this building.

Therefore, the principle of erecting a replacement dwelling and site office is considered acceptable, in accordance with Policy EN2 of the Local Plan.

## **(b) Landscape Impact**

The site is located within the Cotswolds Area of Outstanding Natural Beauty (AONB). Section 85 of the Countryside and Rights of Way (CROW) Act 2000 states that relevant authorities have a statutory duty to conserve and enhance the natural beauty of the AONB.

Policy EN2 of the Local Plan states that development will be permitted which accords with the Design Code (Appendix D). Proposals should be of a design quality that respects the character and distinctive appearance of the locality.

Policy EN4 of the Local Plan states that development will be permitted where it does not have a significant detrimental impact on the natural and historic landscape (including the tranquillity of the countryside) of the Cotswold District or neighbouring areas. This policy requires that proposals will take account of landscape and historic landscape character, visual quality and local distinctiveness. They will be expected to enhance, restore and better manage the natural and historic landscape, and any significant landscape features and elements, including key views, settlement patterns and heritage assets.

Policy EN5 of the Local Plan states that in determining development proposals within the AONB or its setting, the conservation and enhancement of the natural beauty of the landscape, its character and special qualities will be given great weight.

Paragraph 170 of the National Planning Policy Framework requires the planning system to recognise the intrinsic character and beauty of the countryside.

Paragraph 172 of the National Planning Policy Framework states that great weight should be given to conserving the landscape and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty.

Regarding published landscape character, the site is located within Landscape Character Type (LCT) 15: Farmed Slopes and Landscape Character Area (LCA) 15B: Vale of Moreton Farmed Slopes of the Cotswolds AONB Landscape Strategy and Guidelines (June 2016). Section 15.2 of the assessment provides a number of potential landscape implications related to isolated development such as new single dwellings that might compromise rural landscape character and views to and from the Farmed Slopes. Those of relevance to this application are set out below:

- Visual intrusions introduced to the landscape;
- Introduction of 'lit' elements to characteristically dark Farmed Slopes landscapes, forming a dark backdrop to the Pastoral Lowland Vale;
- Potential for glint from buildings;
- Erosion of distinctive dispersed settlement character of the Farmed Slopes;
- Suburbanisation and domestication of agricultural landscape by the introduction of gardens e.g. ornamental garden plants and boundary features, garden sheds, gateways, parking areas and conversion of tracks to manicured drives and ornamental gateways;
- Appearance of 'mini parklands' out of context with the surrounding landscape; and
- Loss of tranquillity and seclusion.

The site lies within the Cotswolds AONB, wherein the Local Planning Authority is statutorily required to have regard to the purpose of conserving and enhancing the natural beauty of the landscape. The principle of a permanent rural worker's dwelling within the site has been established on appeal, with built form upon the site comprised of agricultural and residential built development.



As stated above, there was concern regarding the amount of glazing on the north east and south east elevations, in particular the large apertures and gable glazing on the first floor. The proposal has been amended to remove the glazing in the apex of the rear gable, and to introduce a brise soleil to reduce glare and light pollution, such that the amended design is considered acceptable in landscape terms.

Concern was also expressed regarding the proximity of the dwelling to the proposed native hedgerow and tree. However, additional information has been provided to demonstrate that there should be no impact upon this planting from the erection of the dwelling.

No objection is raised with regard to the design of the replacement site office to be appropriate in landscape and visual terms.

Therefore, the proposal as amended is considered to accord with Policies EN2, EN4 and EN5 of the Local Plan, and paragraphs 170 and 172 of the NPPF.

### **(c) Residential Amenity**

Policy EN2 and the Cotswold Design Code require consideration of the impact of development in terms of residential amenity, which is also referred to within paragraph 127 (f) of the NPPF.

Given the distance from the site to the nearest residential property, approximately 750 metres away, no adverse impacts resulting from the proposed development have been identified. The application is therefore considered to be acceptable with regard to residential amenity.

The dwelling is also subject to an occupancy condition, as a replacement for the permanent rural workers dwelling allowed on the site, therefore there is no objection with regard to the amenities of occupants of the proposed dwelling.

### **(d) 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.

### **(e) Other matters**

Representations received have referred to the impact upon the Grade II\* Broadwell Manor House; however this property is approximately 750 metres from the application site, and it is not considered that the erection of the proposed replacement dwelling would impact upon its setting.

The proposal therefore accords with Policies EN10 and EN11 (Conservation Areas) of the Local Plan, and Section 16 of the NPPF.

In addition, comment has been made regarding the boundary between the application site and the adjoining landowner. These concerns are noted, however the applicant's agent has re-stated that they are satisfied that the red line upon the plans show the extent of the application site.

## 9. Conclusion:

The erection of a replacement rural workers dwelling is considered to accord with the policies in the Development Plan together with the 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: 3131 P(2) 00; 03 Rev. A; 04; 06; and 19162.101 Rev. A

**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. 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 EN2, 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.

5. No bargeboards or eaves fascias 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.

6. New rainwater goods shall be of cast iron construction or a substitute which has been approved in writing by the Local Planning Authority 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.

7. 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 extensions, windows or other openings, structure or means of enclosure shall be erected, constructed or sited within the site other than those permitted by this Decision Notice.

**Reason:** To safeguard the character of the development and its setting in accordance with Cotswold District Local Plan Policy EN2.

8. The occupation of the dwelling shall be limited to a person solely or mainly employed or last employed in the lairage business on the site, or to any dependents, widow, widower or surviving civil partner.

**Reason:** In accordance with Cotswold District Local Plan Policy H5 the site is not in an area intended for general development. Permission is granted only because the dwelling is required to house a rural worker.

9. The development shall be completed in accordance with the recommendations in Section 4 (pages 17-18) of the Protected Species Survey Report dated 1st January 2020 (ref. 3507-CWS-01 Version 02) prepared by Cotswold Wildlife Surveys, as submitted with the planning application. All the recommendations shall be implemented in full according to the specified timescales, unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To ensure that bats, nesting birds and hedgerows are protected in accordance with The Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 as amended, Policy EN8 of the Cotswold District Local Plan 2011-2031, Circular 06/2005, paragraphs 170 to 175 of the National Planning Policy Framework and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

10. Before the erection of any external walls of the buildings hereby permitted, details of the provision of at least 1 no. integrated bat box and 1 no. integrated bird box (i.e. built-in box types) into the walls of the new dwelling, hedgehog access points through/beneath fencing and 1 no. hedgehog box at a suitable location (close to existing hedgerow) shall be submitted to the local planning authority for approval. The details shall include a technical drawing showing the types of features, their location(s) within the site and their positions on the elevations of the buildings, and a timetable for their provision. The development shall be completed fully in accordance with the approved details and the approved features shall be retained in accordance with the approved details thereafter.

**Reason:** To provide additional roosting for bats and nesting birds as a biodiversity enhancement, in accordance with the EC Wild Birds Directive, Policies EN1, EN2, EN7, EN8 and EN9 of the Cotswold District Local Plan 2011-2031, paragraphs 170 to 175 of the National Planning Policy Framework and Section 40 of the Natural Environment and Rural Communities Act 2006.

11. 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.

12. 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.

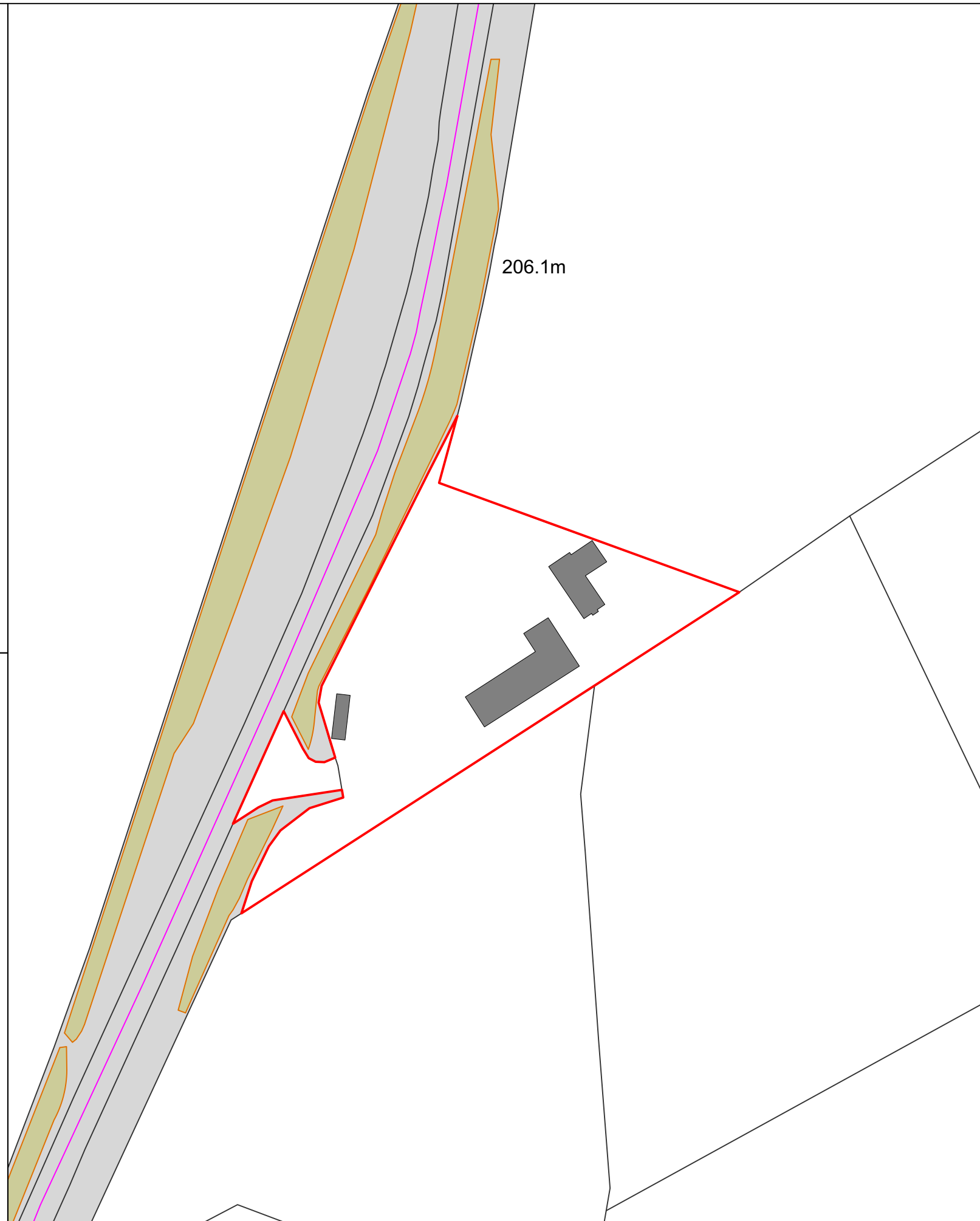
**Reason:** To ensure that the planting becomes established and thereby achieves the objective of Cotswold District Local Plan Policy EN2.



**1** **AERIAL VIEW**  
Not to scale



**2** **LOCATION PLAN**  
1:2500 @ A3



**3** **PROPOSED SITE BLOCK PLAN**  
1:1000 @ A3

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Revision	Description	Date	Check	Rev
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Client :  
Mr Gilder C/O Moule & Co

Project :  
The Old Quarry, Fosseway,  
Broadwell

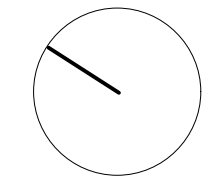
Drawing Title :  
Site Location & Proposed Block Plan

Status	Date	Drawn By
Planning	July 2020	OS
Drawing No.	Revision	Scale
3131 P(0) 01	-	As Stated



U6.1m

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Revision	Description	Date	Check	Rev



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Client :  
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Project :  
 The Old Quarry, Fosseway, Broadwell

Drawing Title :  
**Proposed Site Layout Plan**

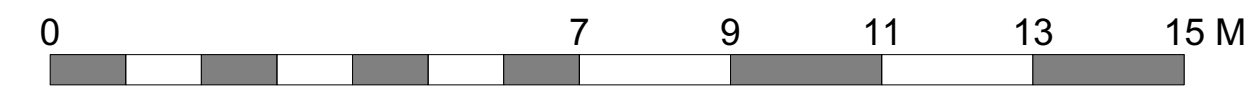
Status	Date	Drawn By
Planning	July 2020	OS

Drawing No.	Revision	Scale
3131 P(2) 00	-	-

# 1 PROPOSED SITE PLAN

1:50 @ A1 / 1:100 @ A3





# PLANNING ISSUE

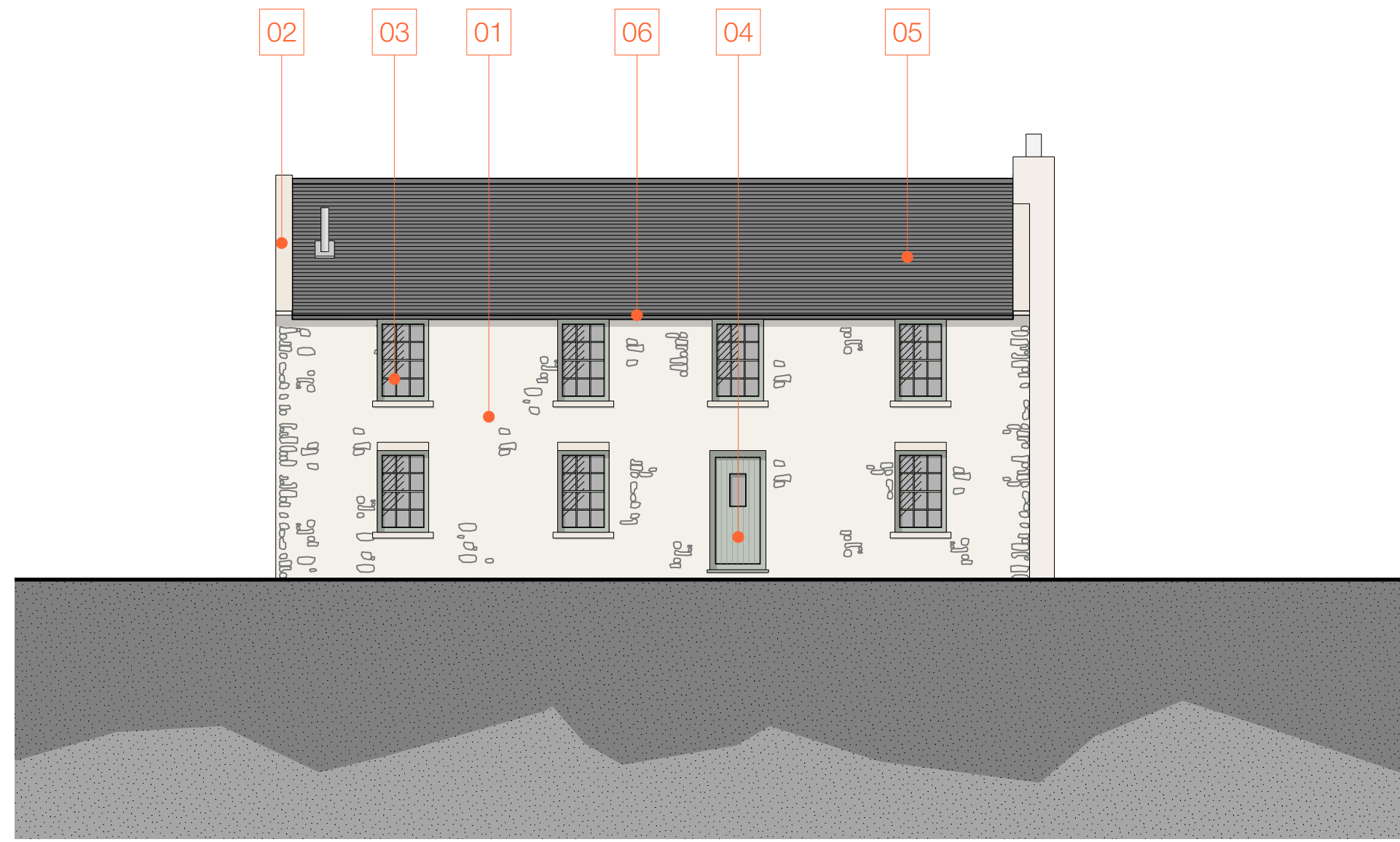
STRUCTURAL INFORMATION INDICATIVE ONLY SHOWN FOR CO-ORDINATION PURPOSES

PLEASE REFER TO STRUCTURAL ENGINEERS SPECIFICATION

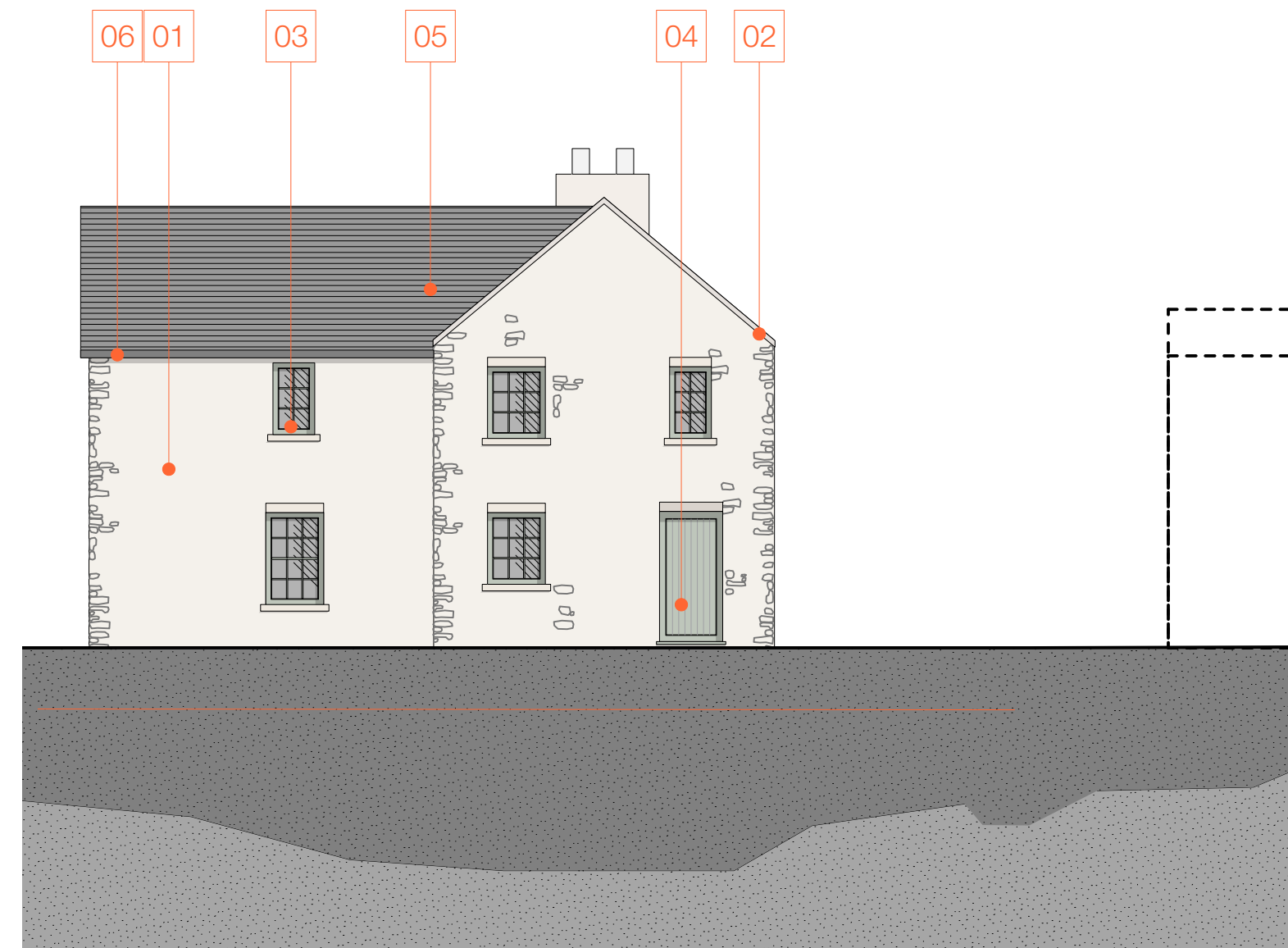
PLEASE NOTE NO MANHOLES WERE LIFTED THROUGH SURVEYING THE PROPERTY. CONTRACTOR IS REQUIRED TO INSPECT DRAINAGE SYSTEM TO CHECK THEY WORK PRIOR TO COMMENCEMENT

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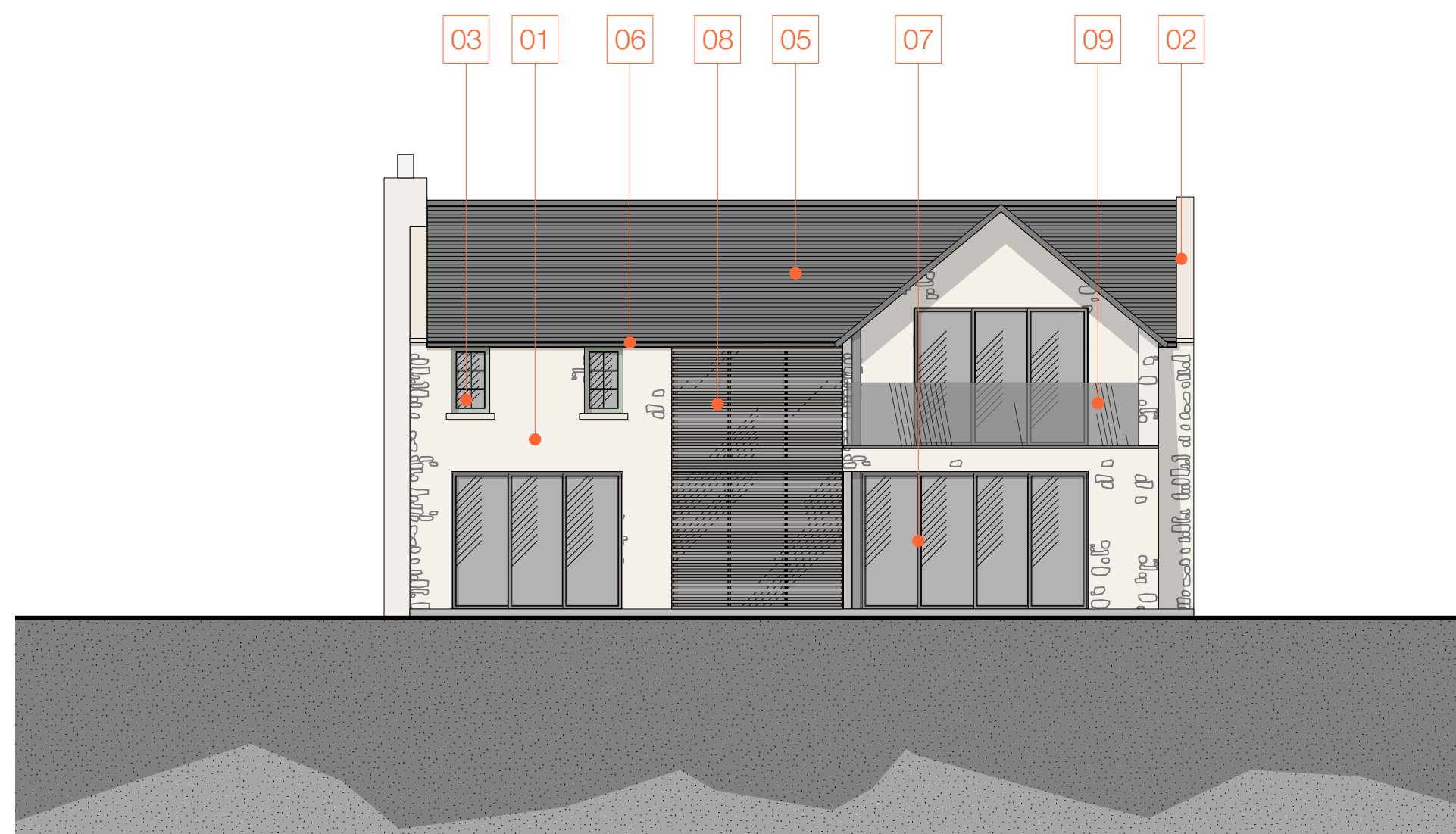
- 01 COTSWOLD STONEMARK
- 02 COPING STONE WITH DRIP DETAILS TO MATCH STONEMARK
- 03 PAINTED TIMBER FENESTRATION
- 04 TIMBER DOOR TO MATCH FENESTRATION
- 05 SLATE ROOF TILES
- 06 PAINTED METAL RAINWATER GOODS
- 07 POWDER COATED ALUMINIUM DOORS
- 08 TIMBER BRISE SOLIEL
- 09 GLASS BALUSTRADE
- 10 SOLAR PANELS TO SPECIALIST DESIGN



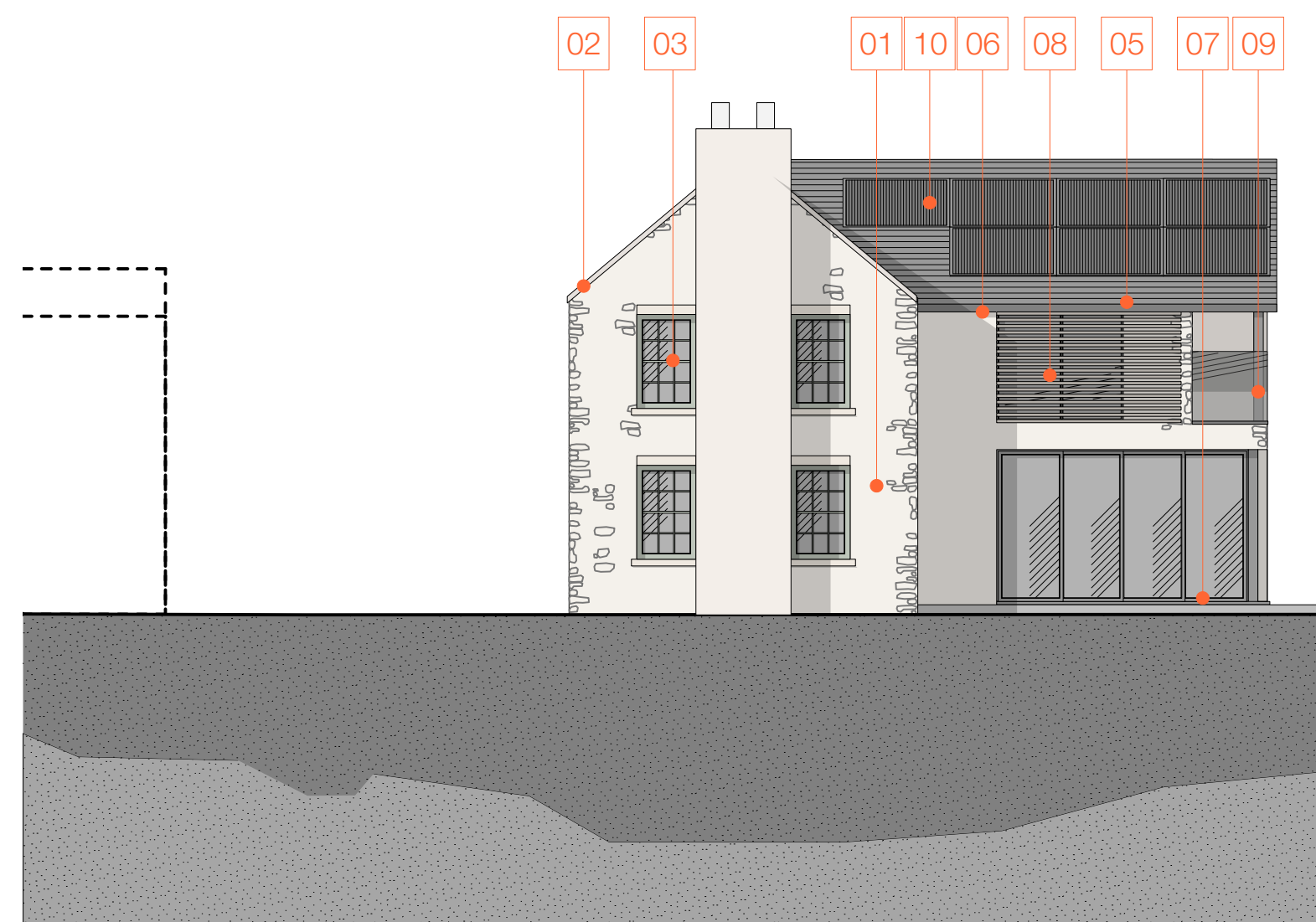
**3 PROPOSED SOUTHWEST ELEVATION**  
1:100 @ A1 / 1:200 @ A3



**4 PROPOSED NORTHWEST ELEVATION**  
1:100 @ A1 / 1:200 @ A3



**1 PROPOSED NORTHEAST ELEVATION**  
1:100 @ A1 / 1:200 @ A3



**2 PROPOSED SOUTHEAST ELEVATION**  
1:100 @ A1 / 1:200 @ A3

Amendments inline with landscape officers comments 20/08/20 24/08/20 MP A

Revision Description	Date	Check	Rev



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Client :  
Mr Gilder c/o Moule & Co  
Project :  
The Old Quarry, Fosseyway, Broadwell

Drawing Title :  
**Proposed Elevations**

Status	Date	Drawn By
Planning	AUGUST 2020	OS
Drawing No.	Revision	Scale
3131 P(2) 03	A	-



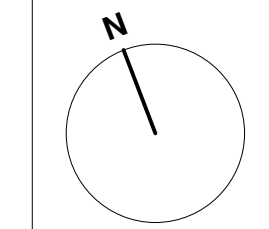
# PLANNING ISSUE

STRUCTURAL INFORMATION INDICATIVE ONLY SHOWN FOR CO-ORDINATION PURPOSES

PLEASE REFER TO STRUCTURAL ENGINEERS SPECIFICATION

PLEASE NOTE NO MANHOLES WERE LIFTED THROUGH SURVEYING THE PROPERTY. CONTRACTOR IS REQUIRED TO INSPECT DRAINAGE SYSTEM TO CHECK THEY WORK PRIOR TO COMMENCEMENT

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**SITE AREA:** 4006.062 SQ M  
**EXISTING FOOT PRINT:** 133 SQ M  
**PROPOSED:**  
**FOOTPRINT:** 106 SQM  
**FLOOR AREA:** 152 SQM

Revision	Description	Date	Check	Rev



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Client :  
 Mr Gilder c/o Moule & Co  
 Project :  
 The Old Quarry, Fosseyway, Broadwell

Drawing Title :  
**Proposed Ground & First Floor General Arrangement Plans**

Status	Date	Drawn By
Local Authority	July 2020	OS
Drawing No.	Revision	Scale
3131 P(2) 04	-	-

## 2 PROPOSED FIRST FLOOR PLAN

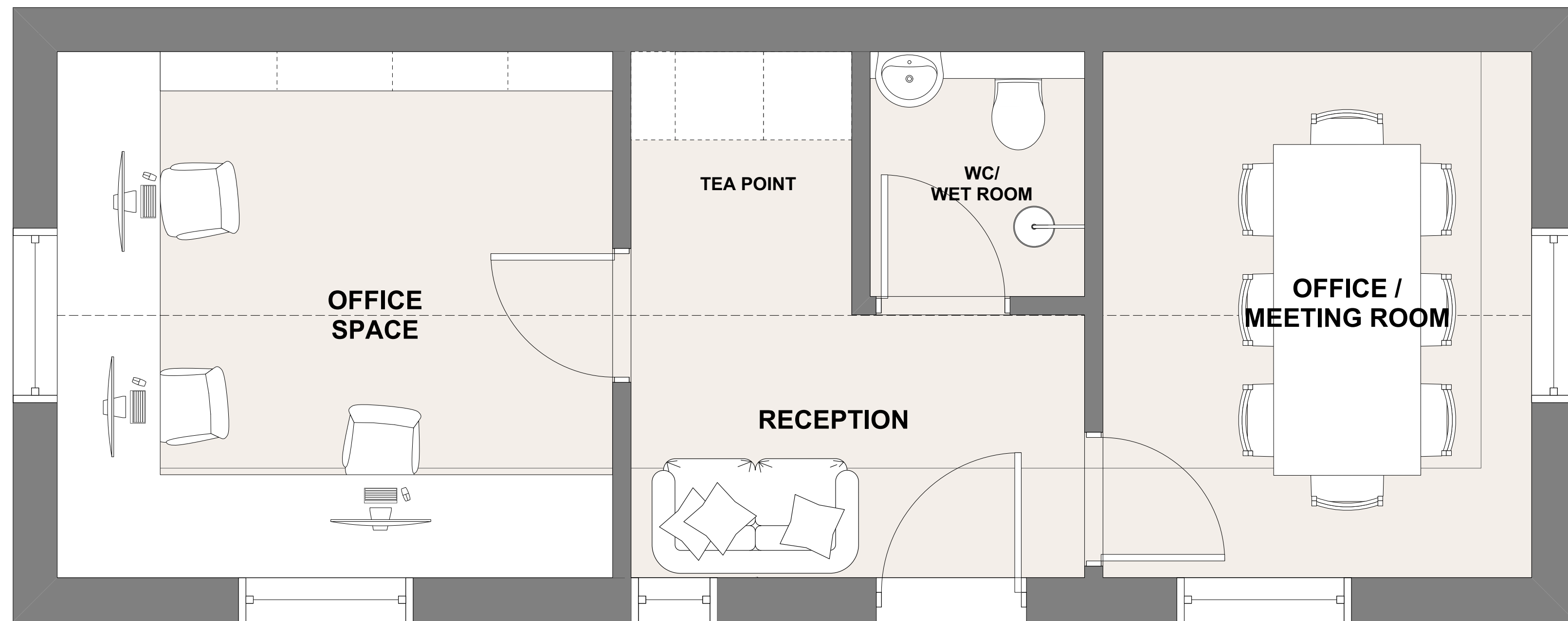
1:50 @ A1 / 1:100 @ A3



## 1 PROPOSED GROUND FLOOR PLAN

1:50 @ A1 / 1:100 @ A3





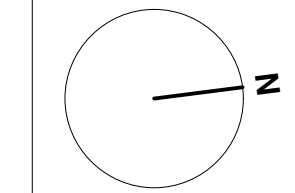
# PLANNING ISSUE

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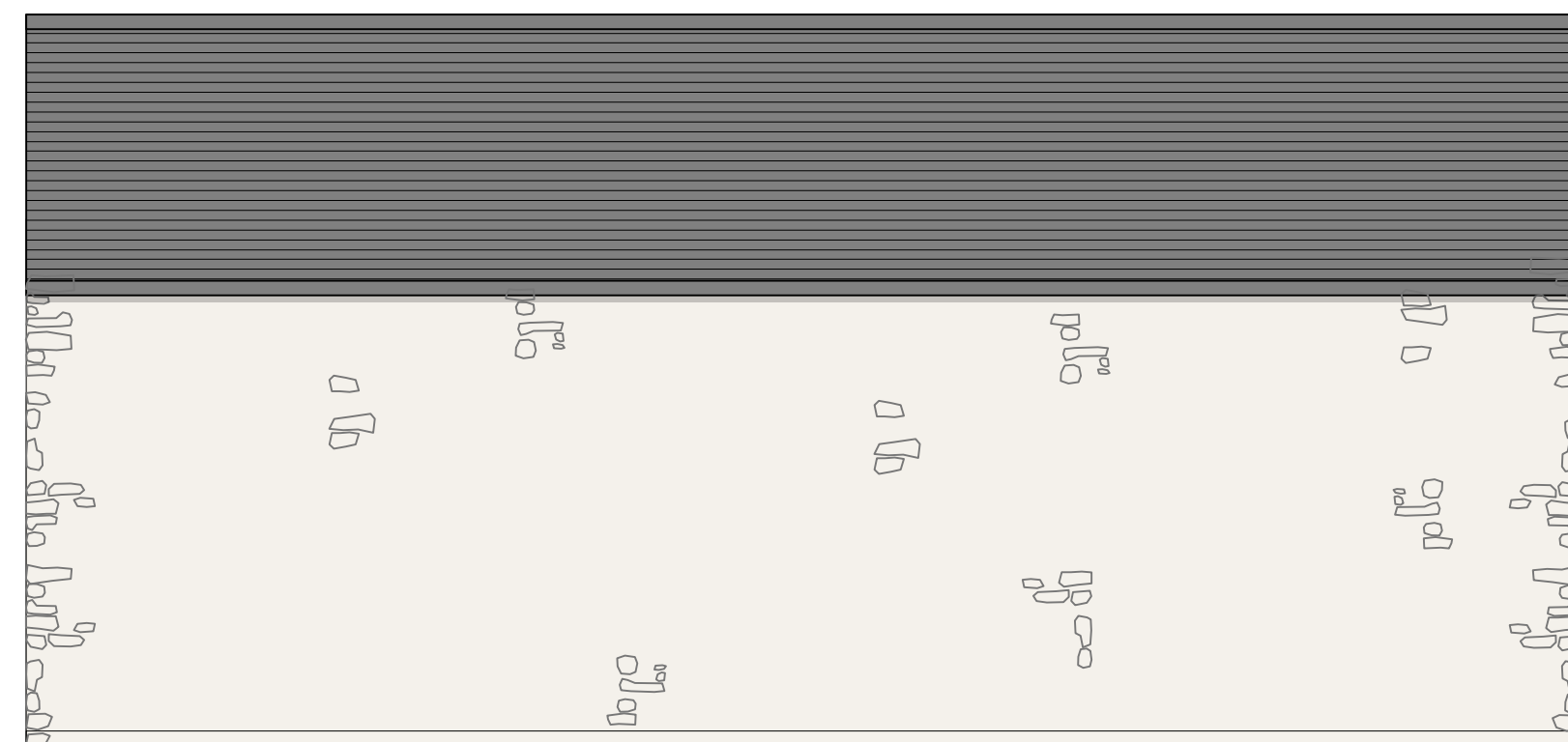
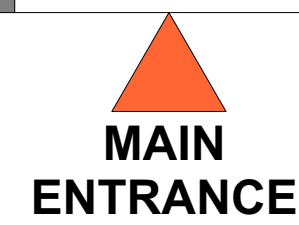
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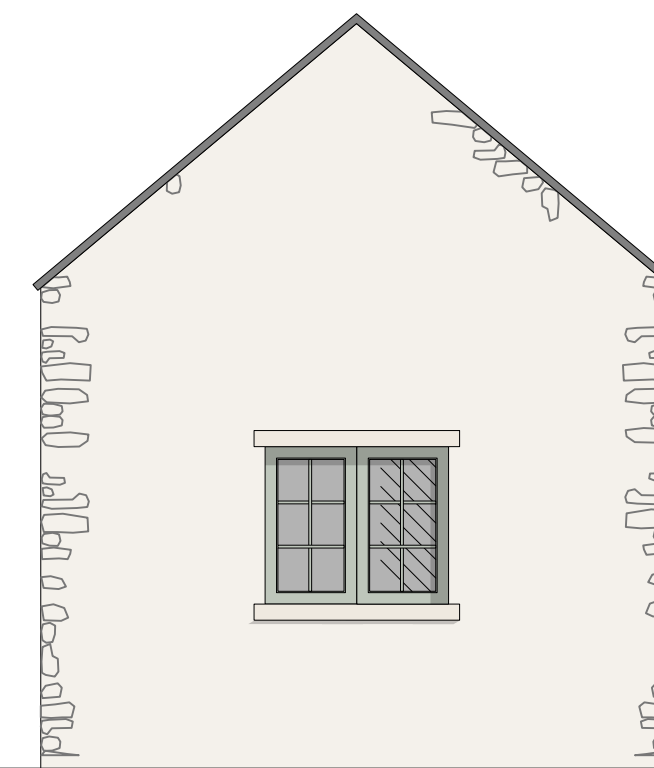


**SITE AREA:** 4006.062 SQ M  
**EXISTING FOOT PRINT:** 26.7 SQ M  
**PROPOSED:**  
**FOOTPRINT:** 44 SQM  
**FLOOR AREA:** 35 SQM

**1 PROPOSED OFFICE PLAN**  
 1:50 @ A1 / 1:100 @ A3



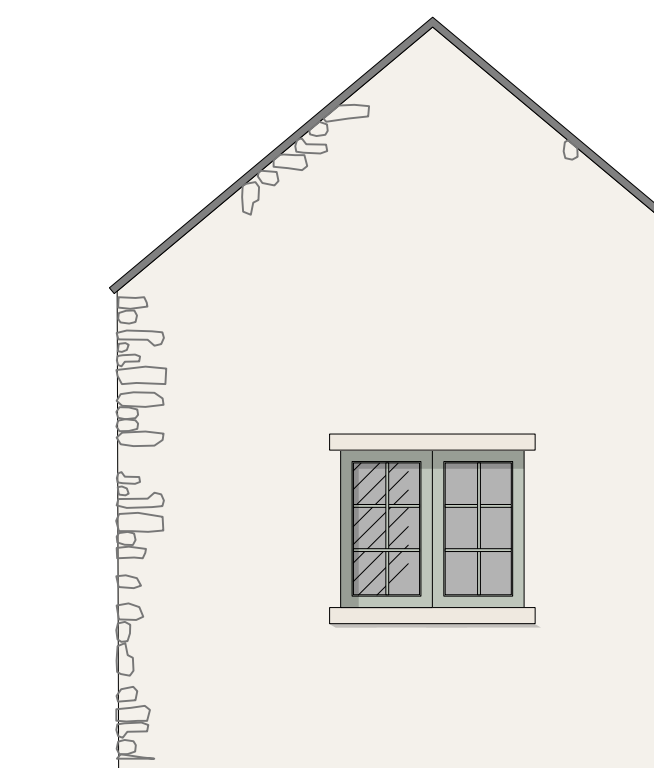
**4 PROPOSED EAST ELEVATION**  
 1:50 @ A1 / 1:100 @ A3



**5 PROPOSED SOUTH ELEVATION**  
 1:50 @ A1 / 1:100 @ A3



**2 PROPOSED EAST ELEVATION**  
 1:50 @ A1 / 1:100 @ A3



**3 PROPOSED SOUTH ELEVATION**  
 1:50 @ A1 / 1:100 @ A3

Revision	Description	Date	Check	Rev



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Client :  
 Mr Gilder c/o Moule & Co  
 Project :  
 The Old Quarry, Fosseyway, Broadwell

Drawing Title :  
**Proposed Office General Arrangement  
 General Arrangement Plans &  
 Elevations**

Status Planning	Date July 2020	Drawn By OS
Drawing No. 3131 P(2) 06	Revision -	Scale -



