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DESIGN & ACCESS STATEMENT AND PLANNING STATEMENT

Planning Application Document
Acorn Farm
Coggins Mill Lane, Mayfield, TN20 6UT

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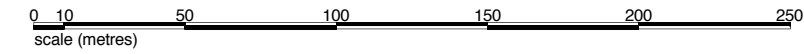
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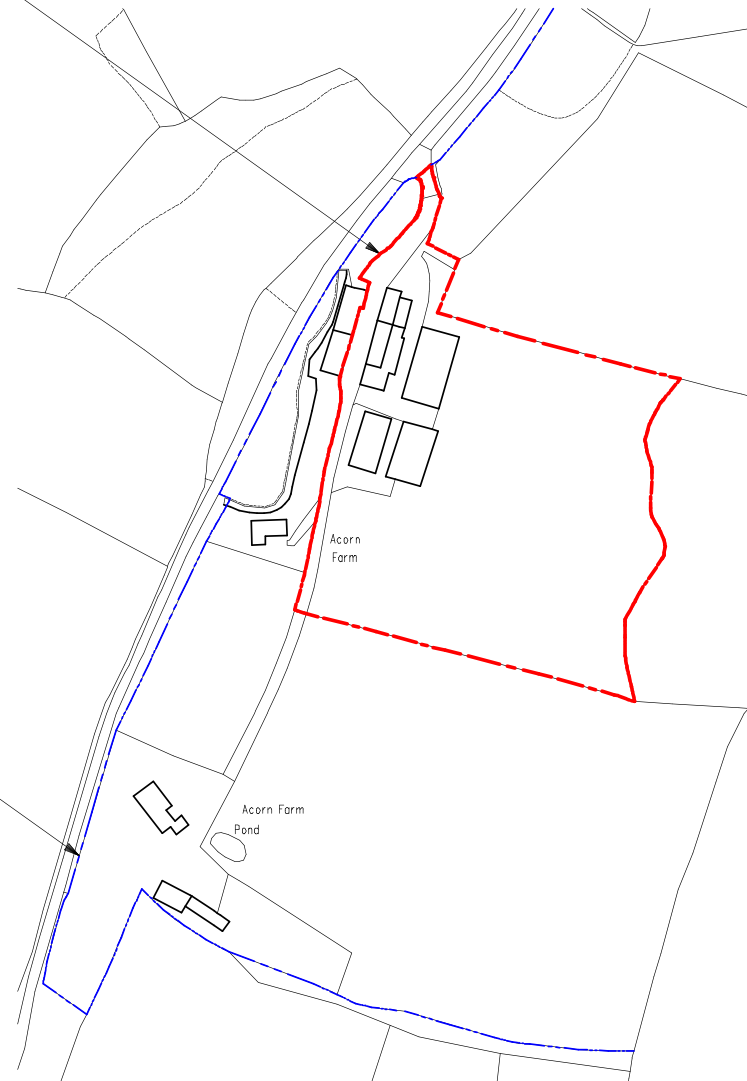
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land in same ownership shown in blue



An aerial photograph of a rural landscape. A road, labeled 'Tidebrook Rd', runs diagonally from the bottom left towards the top right. To the left of the road, there is a large, rectangular, light-brown field. To the right of the road, there are several green fields and a large, dark green wooded area. A building with a grey roof is visible on the right side of the road. In the top left corner, there is a small cluster of buildings, one of which is labeled 'ojo Vitality' with a brown circular icon next to it. The word 'Google' is visible in the bottom right corner of the image.

Aerial View

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11/09/17	Planning Issue	DT	SM	P	1	

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		Drawing: Location Plan	Date: July 2017	Scale: 1:2500 @ A3		
			Drawn: DRT	Checked: SM		

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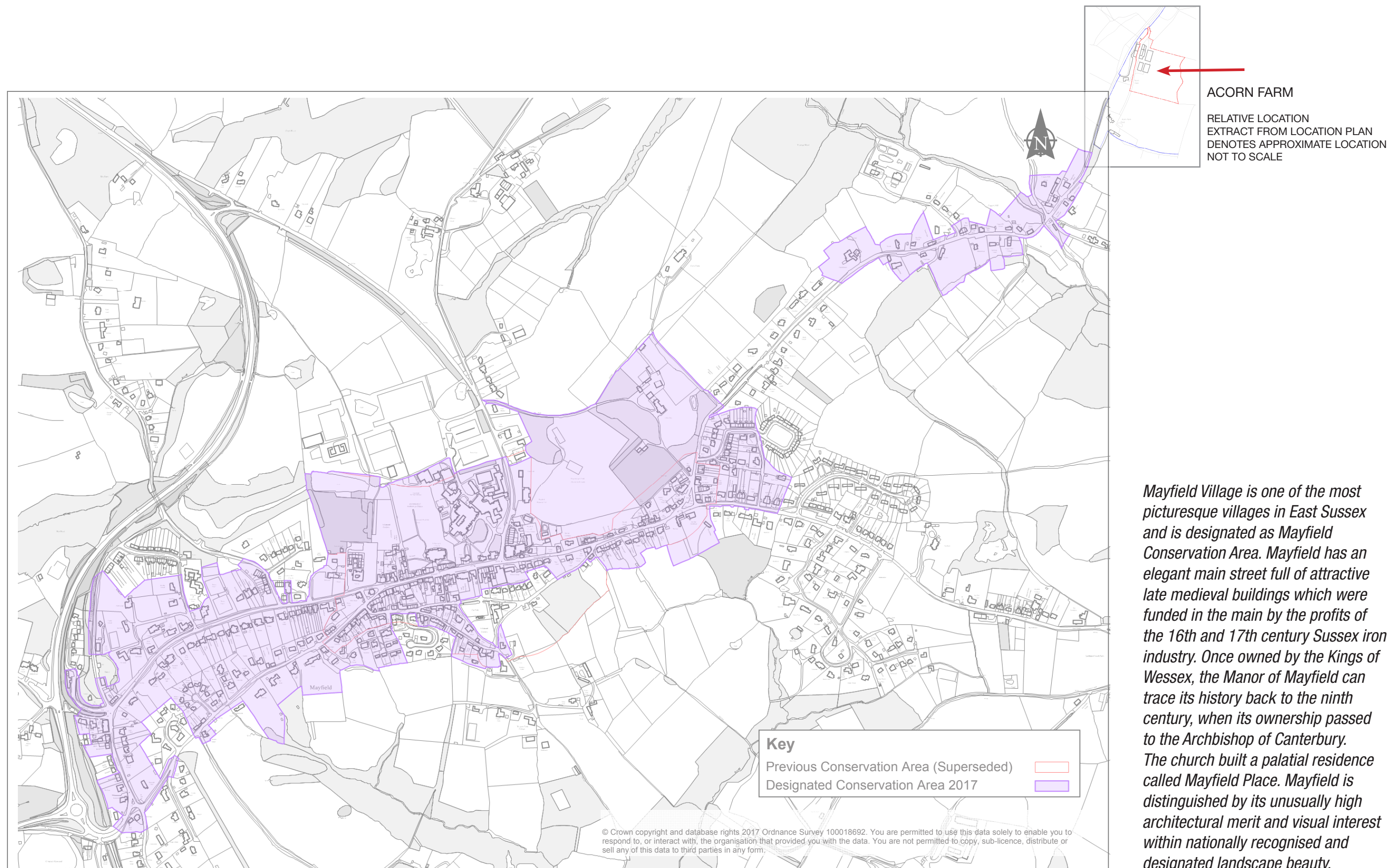
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Conservation Area Map
with Location Plan, shown top right.

Introduction

Proposal: Redevelopment of Agricultural Farm Yard buildings to include two new dwellings at Acorn Farm, Coggins Mill Lane, Mayfield, TN20 6UT.

Acorn Farm is situated on the East side of Coggins Mill Road. The site is just over 200 metres north of the Mayfield Conservation Area in the High Weald Area of Outstanding Natural Beauty.

Acorn Farm has been in the Waller family since the 1980s. It has been worked by the Waller Family for approaching 40 years' but has not turned a profit within that time. It has not been an active Farm for the last 12 years', due the BSE crisis when the Waller family stopped keeping cows.

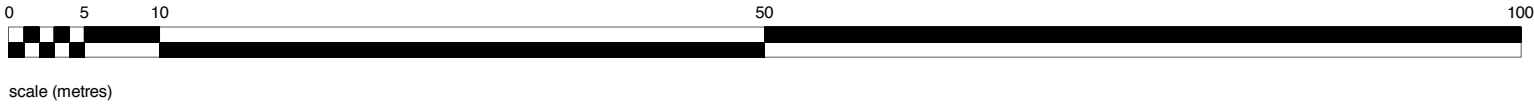
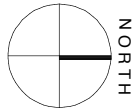
It is a small Farm consisting of 18 acres of land, 3 acres are woodland.

Due to the gradient of the land it is not suitable for crop farming, and due to its size it is only suitable for grazing. Given its acreage the Farm is too small to be self-supporting or independently viable. The buildings that form the basis of the application are redundant, occasionally used for small scale personal storage by the family. As the Farm is not viable the buildings can't therefore be used as Farm buildings and other uses area sought. Had the Farm been a viable unit the applicant would have sold it as such, however this is not an option thus other options have to be considered.

Barns 1, 2, and 3 were added to the Farm in the 1980s and 90s, the other barns were present when the Farm was bought. Barns 4, 5 and 6 are proposed to be kept. Barns 5 and 6 are proposed to be kept as stables. Barn 4 has bats present, these will not be disturbed of affected by the proposals.

It should be noted that there is no change of use being applied for the agricultural land and they can still be rented out to others by maintaining the current access to the fields.





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		Drawing:	Existing Site Survey	Date:	August 2017	Scale:	1:500 @ A3				
				Drawn:	DRT	Checked:	SM				

Planning Statement

A Pre-App enquiry was submitted in May 2017, PE/2017/0120/E. The formal response letter from the Planning Officer Mr A Battams dated 4th July 2017 is attached at Appendix 1.

The proposals in this planning application take care to respond to the feedback received from Case Officers and relevant planning policy.

Local and National Planning Policy

The site is in a countryside location and is outside any established development boundary within the High Weald Area of Outstanding Natural Beauty.

Wealden Local Plan

Wealden Councils Development Management Briefing Note (DMDN)

Ashdown Forest Special Area of Conservation

National Planning Policy Framework paras 14, 17 and 55.

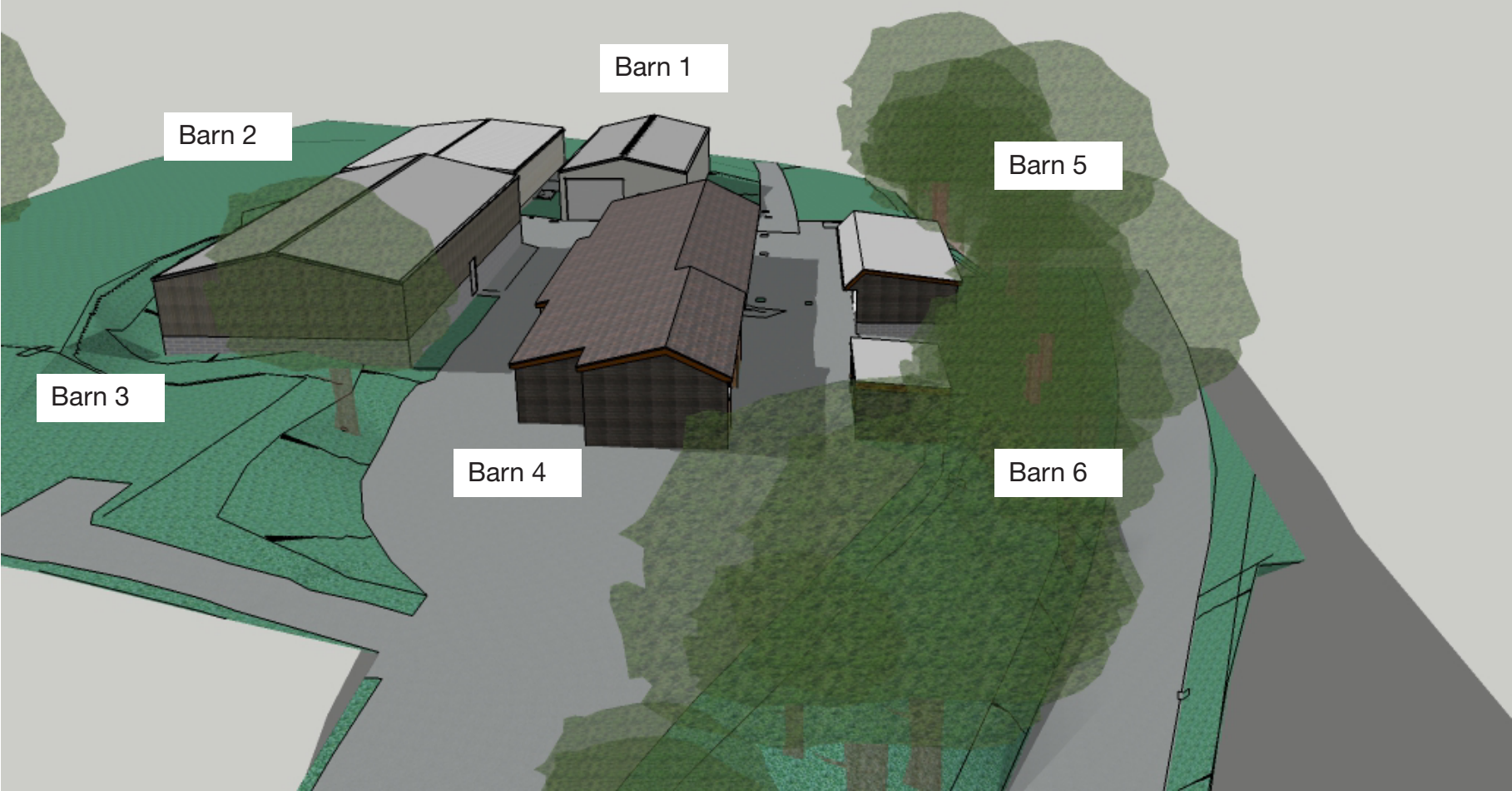
Site Ecology and Ashdown Forest Area of Conservation:

Ecology: In line with the advice given in the Pre-App Response letter dated the 4th July 2017 this application is accompanied by a Phase 1 Ecology Report by Corylus Ecology. The Ecology survey has revealed the presence of three species of bat, in the barn that is proposed to be retained but none in the structures that are proposed to be removed. No other flora or fauna were found, although recommendations for the promotion of habitats have been included.

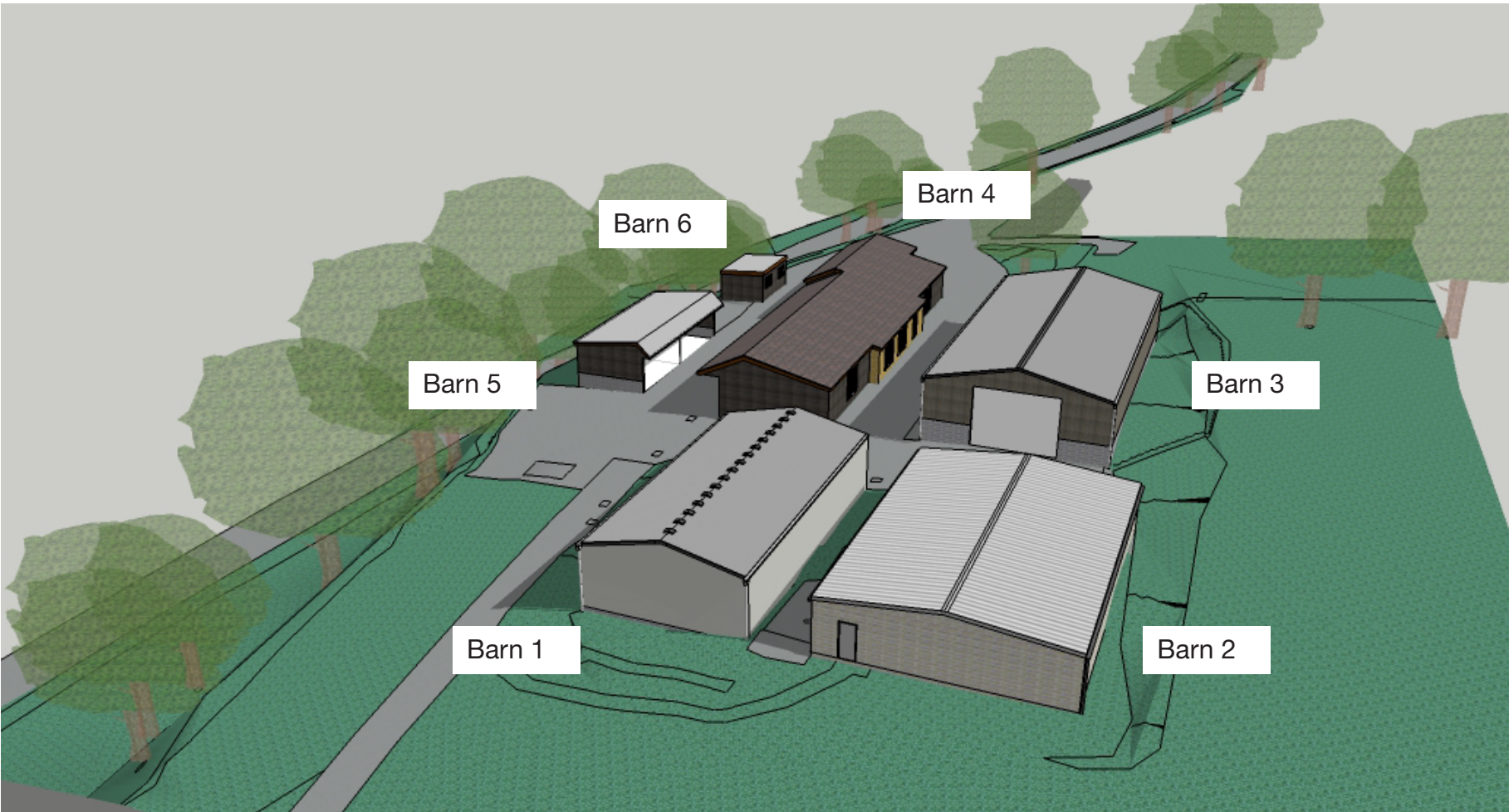
Transport: The Transport Statement has been revised and updated to reflect the advice in the Pre-App Response letter dated the 4th July 2017, it concludes: *“that the proposed redevelopment of the site would attract lower vehicular trips but with more efficient and cleaner vehicle engines, than that created by the buildings existing occupation. Further this statement has also detailed that the proposed scheme aligns with transport policy requirements. Consequently, it is concluded that the proposed development will provide less vehicle emissions than currently found and that the proposal will have a positive impact on the Ashdown Forest SAC.”*

Planning policy context and commentary

Whilst the countryside location of the site would normally preclude the development of new buildings the recently published ‘Development Management Briefing Note’ (DMDN) gives some flexibility to Wealden Council. Latitude may be applied, by the Council, where proposals deliver visual enhancement and sustainable design as assessed under paragraphs 6, 7, 14, 17 and 55 of the NPPF. With reference to the DMDN the buildings are redundant agricultural buildings, they fit within the Class Q maximum 450 m square size, and the number of units is two and therefore within the maximum of three. The buildings are robust and one is being retained and repurposed as garages, this building also has bats (see Ecology Survey) which will be undisturbed.



Existing View 5



Existing View 6

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		Drawing:	Existing Site Views Sheet 2	Date:	Sept 2017	Scale: NTS					
				Drawn:	DRT	Checked: SM					

The DMDN promotes agrarian theme for new development to replace agricultural buildings and the design has deliberately referenced the local Victorian vernacular farm and rural architecture in detailed design, materials, form and scale.

The new houses on an existing developed site satisfies the requirement to concentrate development on previously developed land. These proposals fit within the national and local planning policy framework, creating sustainable development in a rural area.

The creation of a new house of quality design and traditional materials will maintain and enhance local distinctiveness. The design is based on a Potton house with English bond brickwork plinth, painted weatherboard walls, box sash windows, red clay tiles on hipped roofs with deep overhangs, details such as these are typical to the historic Weald landscape and will maintain and enhance the special character of the area.

Wealden District Council Core Strategy

SPO8 *We will maintain and where appropriate enhance through the encouragement of growth, the effective network of villages that will continue to support the day to day needs of our rural communities, and which will accommodate some additional growth where this would be sustainable.*

The proposals satisfy this Core Strategy.

SPO13 *We will encourage the development of high quality, safe and attractive living environments for communities in both towns and villages, while promoting local distinctiveness through good design in all new development. We want future built development to create spaces and places which are sustainable, distinctive and durable places where people will want to live. These will be expected to make a real contribution to addressing climate change issues and addressing the needs of our ageing population.*

The proposals satisfy this Core Strategy.

Housing type and size *7.7 Although the new homes proposed to be allocated under our Core Strategy will represent a relatively small proportion of the total housing stock in Wealden it is important to ensure that the types and sizes of new dwellings match as far as possible what is needed locally. We wish to give clear guidance to house builders so that provision can meet our objective to ensure that new homes provided address the needs of local people and of those moving to the area, particularly people of working age. It is important for developers to appreciate the purpose of housing development in a particular area so that the best fit can be achieved with what is needed locally. It will also be necessary through subsequent DPDs to provide policies to protect our overall housing stock and allow changes to existing housing stock, including the loss of dwellings and change in types and size of dwellings where appropriate.*

The proposals satisfy this Core Strategy.



Proposed View 5



Proposed View 6

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13/09/17	Corbel detail amended and arched soldier window heads amended	DT	SM	P	2	

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		Drawing:	Proposed Site Views Sheet 2	Date:	Sept 2017	Scale: NTS					
				Drawn:	DRT	Checked: SM					

The Proposal

The demolition of three redundant agricultural barns to be replaced by two detached residential dwellings.

Amounts:

	Existing Areas	Proposed Areas
Barn 1	169.70 m ²	0*
Barn 2	230.03 m ²	0*
Barn 3	299.08 m ²	0*
Barn 4	288.44 m ²	288.44 m ²
Barn 5	52.33 m ²	52.33 m ²
Barn 6	22.10 m ²	22.10 m ²
Plot 1	-	224.50 m ²
Plot 2	-	224.50 m ²
* Demolished	-	-698.81 m ²
Total	1,061.68 m²	811.87 m²

Areas all in square meters gross external

Layout

Drawing 105 shows the existing layout, where four barns are constructed close together with significant visual impact. The layout proposed in drawing 106 shows the retention of the brick built agricultural barn and the demolition of the more modern less attractive barns, and their replacement with two houses within the same area of the demolished barns, but with a smaller foot print and more natural relationship the landscape, which would be eased by well landscaped gardens.

Scale

The buildings are scaled to be as low as possible within the context of the vernacular architecture. They are just ground and first floor with a traditional pitched roof.

Landscaping

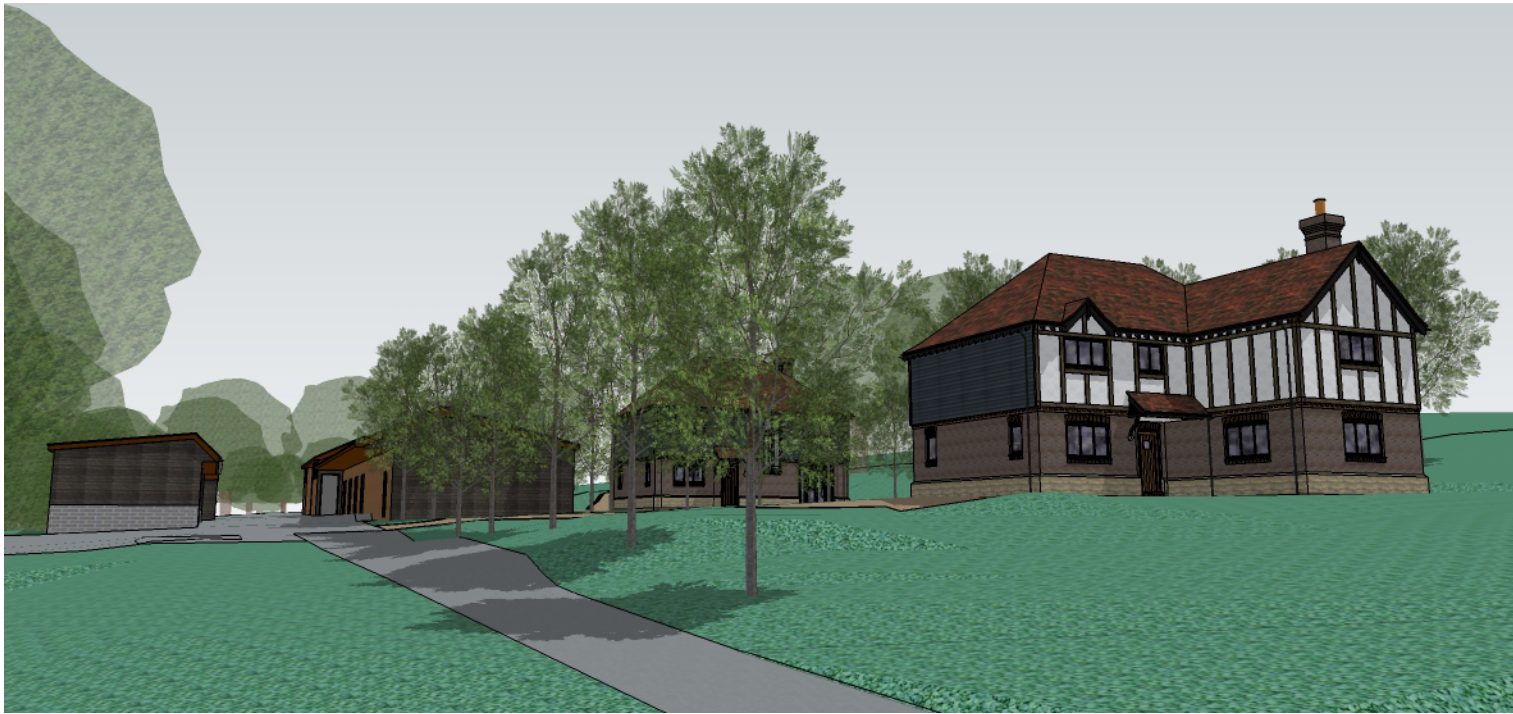
As drawing 105 shows, the new houses would be landscaped to blend naturally in to the landscape and to encourage local flora and fauna.

Appearance

The proposed design is intended to be as simple as possible and to compliment the local rural vernacular. Design is dealt with in a later section.



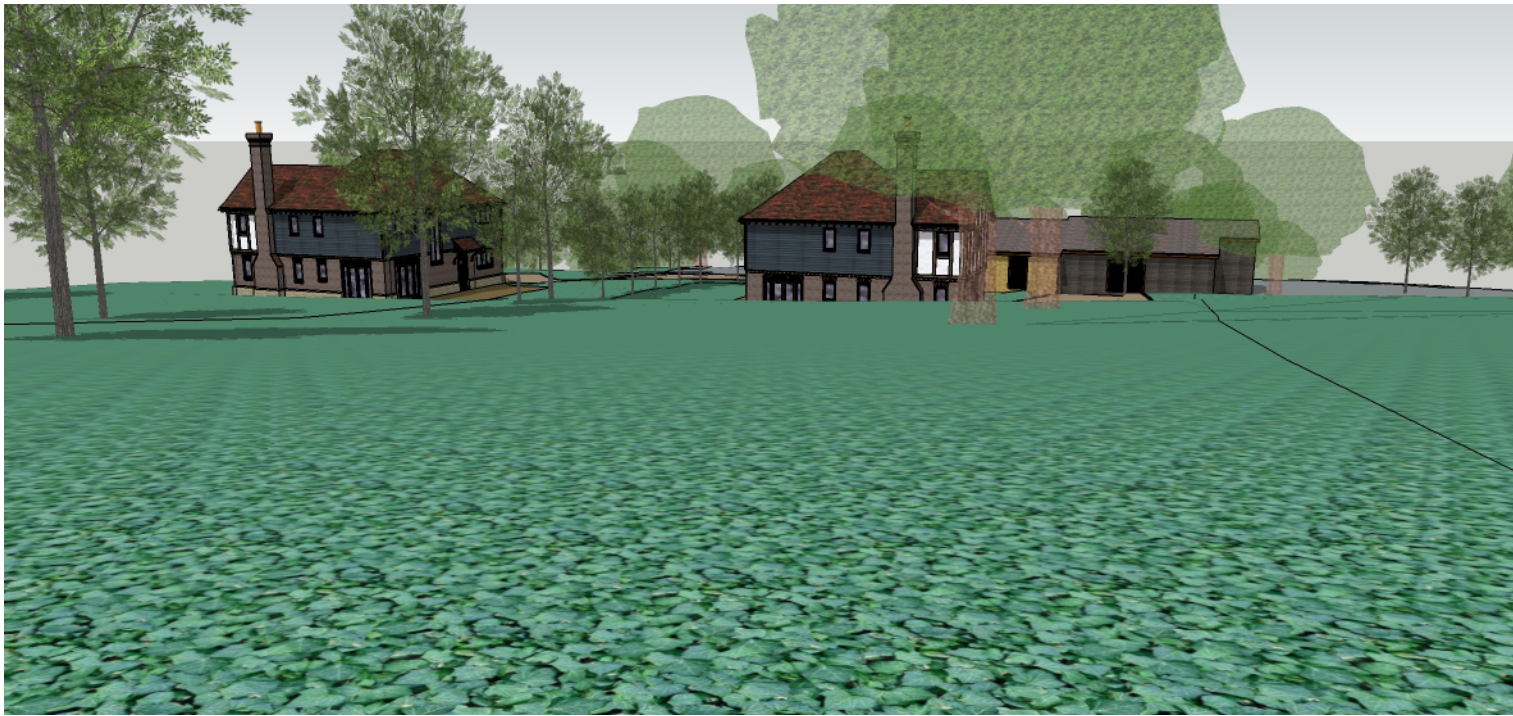
Proposed View 1



Proposed View 2



Proposed View 3



Proposed View 4

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		Drawing:	Proposed Site Views Sheet 1	Date:	Sept 2017	Scale: NTS					
				Drawn:	DRT	Checked:	SM				

Access

The site is generally level and easy to traverse. The proposed alterations would allow level access at ground floor.

Sustainability

It is proposed to use the following techniques and strategies to make the development as sustainable as possible:

- Solar photovoltaic panels on the south facing roof;
- Solar hot water panels on the south facing roof;
- Porous hard standing;
- Provision of wood burning stoves;
- High levels of insulation.

Amenity Issues

Due to the secluded and detached nature of Acorn Farm neighbouring amenity concerns are slight.

The two new houses have been designed to minimize mutual overlooking and privacy issues. All proposed windows have been designed to either look to the garden or towards the north across fields. No overlooking, loss of day light, loss of sunlight or loss of privacy is proposed to any adjacent property.

Design

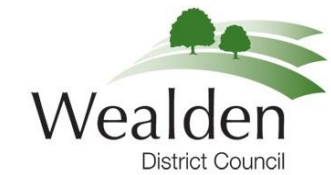
The proposed scheme, based on a Potton design, is intended to capture the best of East Sussex as seen in the façades of the proportioned and elegant buildings. The buildings reflect local building and material traditions and respect the influences that have shaped the built environment in this area. The houses are designed to be as carbon neutral as possible, and this comes firstly from the passive technologies and standards of construction employing locally sourced materials and secondly from the employment of green technology that coupled with building management. The details of the new houses include: a plinth at lower level of soft red brick walling in English bond; painted weatherboard walls; purpose made timber box sash windows; painted hardwood rafter feet, soffit, fascia and cast iron guttering; clay tile roof and tall chimneys.

The proposed design uses local architectural Victorian vernacular and materials typical of this part of the High Weald. The NPPF states that the Government ‘attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.’ (para. 56). We believe the design fits well with the character of the existing dwelling and with the area. Given the location of the dwelling within the High Weald Area of Outstanding Natural Beauty the houses are designed to conserve and enhance the special character of the area.

Appendix 1

Planning History

OUR REF: PE/2017/0120/E
ASK FOR: **Mr A Battams Tel: 01892 602487**
DATE: 04 July 2017
YOUR REF:



Ms Kirsty Castle
Batcheller Monkhouse
1 London Road
Tunbridge Wells
TN1 1DH

Kelvin Williams
Head of Planning and Environmental Services

Dear Ms Castle

**Re: PE/2017/0120/E
REDEVELOPMENT OF BUILDINGS TO THREE DWELLINGS.
ACORN FARM, COGGINS MILL LANE, MAYFIELD, TN20 6UT**

I refer to our meeting at the Council Offices on the 31st May 2017 for pre-application discussion of a proposed development along Coggins Mill Lane. I apologise for the delay in writing to you. This letter summarises the main points of discussion from the meeting regarding the policy context of the development proposed.

Site and Development proposal:

The site is the farmyard of Acorn Farm on the east side of Coggins Mill Lane which contains substantial-sized agricultural buildings. For development control purposes the site is located outside any established development boundary within the High Weald Area of Outstanding Natural Beauty.

The proposal is to remove the existing structures and construct three new dwellings.

Planning Policy Context and Commentary

Policy GD2 (Wealden Local Plan 1998) restricts new development outside development boundaries unless other policies within the plan support it. Policy DC17 restricts new build housing development outside development boundaries. The only exceptions are conversions of buildings worthy and capable of conversion, exception affordable housing sites or agricultural workers dwellings. None of these apply explicitly to the proposed development.

Due to the site's countryside location, development of new dwellings would not normally be supported by adopted planning policies. The Council has published a 'Development Management Briefing Note' (DMDN) advising that it will take a flexible and proactive interpretation to proposals where planning permission is required, and where proposals deliver visual enhancement and sustainable design as assessed under paragraphs 14, 17 and 55 of the NPPF and Policy WSC14 of the CSLP.



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planning@wealden.gov.uk www.wealden.gov.uk

The DMBN sets out an approach to allowing conversion or demolition and rebuild of structures capable of complying with Class Q to dwellings where they are redundant. The DMBN is available on the website, but to summarise it allows for a rebuild scheme that does not exceed the theoretical fallback position of a Class Q in terms of the capability for conversion of the building, the envelope of the existing building, total floorspace (max 450m²) and number of units (3). This approach requires a planning application to be made to replace the building. The emphasis is on securing a more attractive built form with improved aesthetics delivery a high quality of enhancement and sustainability benefits over and above a Class Q conversion scheme and appropriate to the rural setting. Notwithstanding this approach the starting point needs to be buildings structurally capable of conversion. Furthermore, redundancy of the buildings and future need for buildings to serve the agricultural holding should be explained in submissions.

The proposed dwellings indicated in the drawings provided for the meeting had two possible layouts for new buildings focused on the footprint of existing buildings. The overall floor area of the dwellings indicated exceed the 450sq m area advocated in the DMBN, which I advise against. I also advise that the proposed layout for new buildings should be based on typical layout pattern that is found with development of agricultural buildings/yards. A suburban-style cul-de-sac layout, but with buildings dressed up to look like rural/converted agricultural buildings, should be avoided. Good quality design is paramount, which includes layout as well as appearance of buildings, particularly so with the site being within the AONB and having high status landscape protection. The DMBN promotes agrarian theme for new development to replace agricultural buildings. There have been recent applications and an appeal where proposals for large dwellings of a size and design not advocated by the DMBN have been unsuccessful for sites in the AONB (see application refs WD/2016/2147/F and WD/2016/2875/F).

Ashdown Forest Special Area of Conservation

Under the requirements of the Habitats Regulations, the Council will need to assess a development proposal for the site on the likely significant effect on the Special Conservation Area (SAC) of the Ashdown Forest. An assessment will need to address what the current use of the site generates in terms of vehicular trips and compare this to a development for new housing/residential use, and whether residential use would be more likely to generate vehicular trips on roads that cross or are near the Ashdown Forest SAC.

The transport report provided for the meeting suggests that the existing buildings could generate up to 113 trips per day. This seems a very optimistic trip rate for agricultural buildings, and I note that the report refers to uses at the site (stabling/DIY livery) that do not have the benefit of planning permission or established use. I would advise that you review the rather generous assumptions being made for trip rates for agricultural buildings.

The site is just beyond the 10km zone on influence for the Special Protection Area where mitigation for likely effects of additional recreational demand upon the forest would be required.

Other Matters

Should an application being submitted, phase 1 ecology survey should be provided to scope for biodiversity and protected species at the site and within the buildings. Acorn Farm is also just over 200m north of the Mayfield Conservation Area and it could be advantageous for an application statement to address setting of the conservation area, and an assessment of impact of the proposed development on the landscape character of the AONB.

In summary, a development of residential properties at the site should be based on existing buildings which are capable of conversion, limiting the floor area and size of the new buildings to the parameters set out by the DMBN, and have high quality design and layout which conserves the High Weald AONB landscape character. The potential trip generation for the

existing buildings should be based on realistic assumptions and authorised uses for the buildings.

Please note that this is an informal opinion only, based on the information made available for the meeting and without the benefit of a site visit, and is given without prejudice to the formal determination of any future application submitted to the Council as Local Planning Authority.

If you have any further questions or comments please do not hesitate to contact me and I will try to help.

Yours sincerely

Andrew Battams

for Head of Planning & Environmental Services

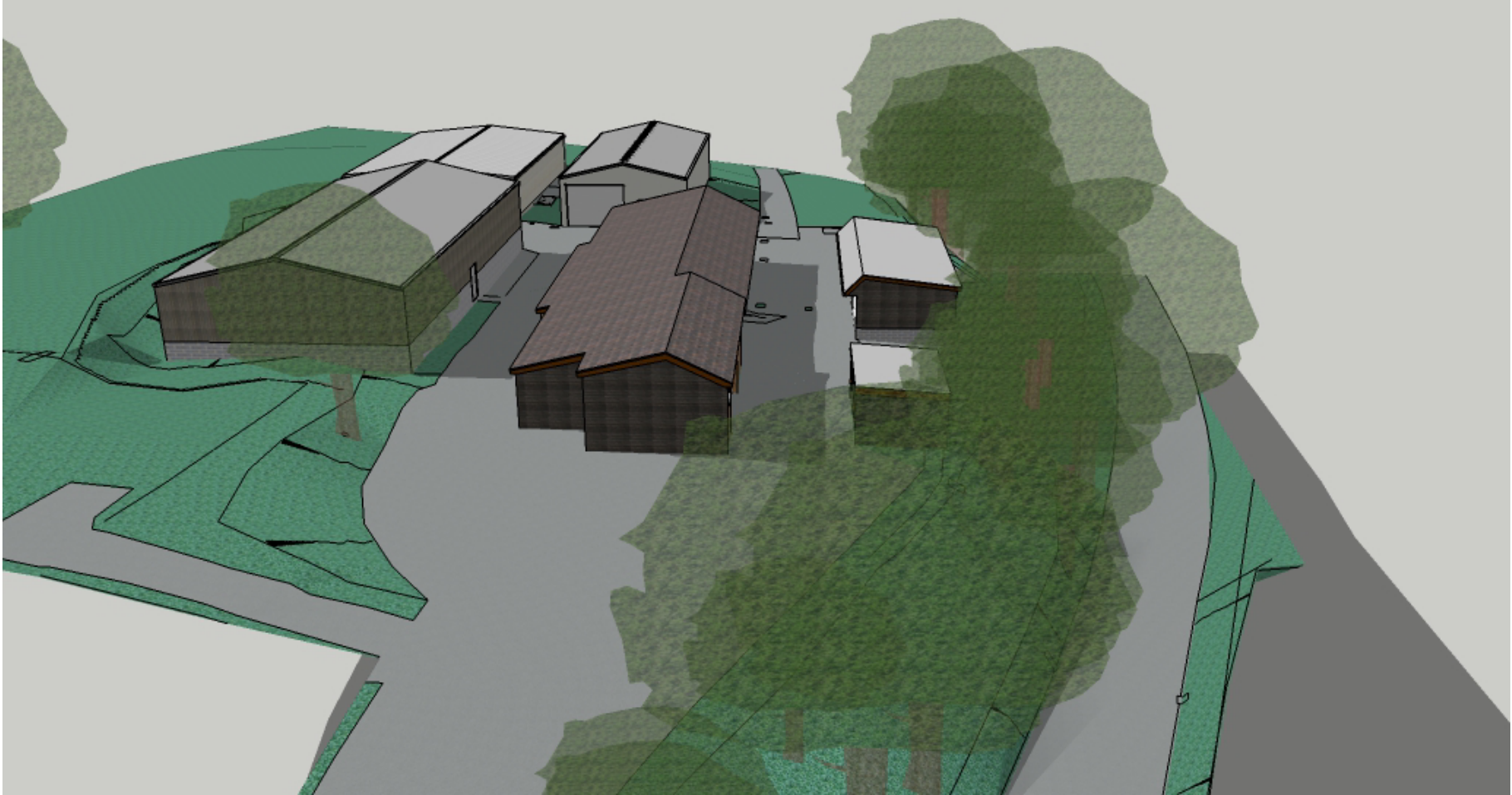
Appendix 2

As Existing



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		Drawing:	Existing Site Views Sheet 1	Date: Sept 2017	Scale: NTS		
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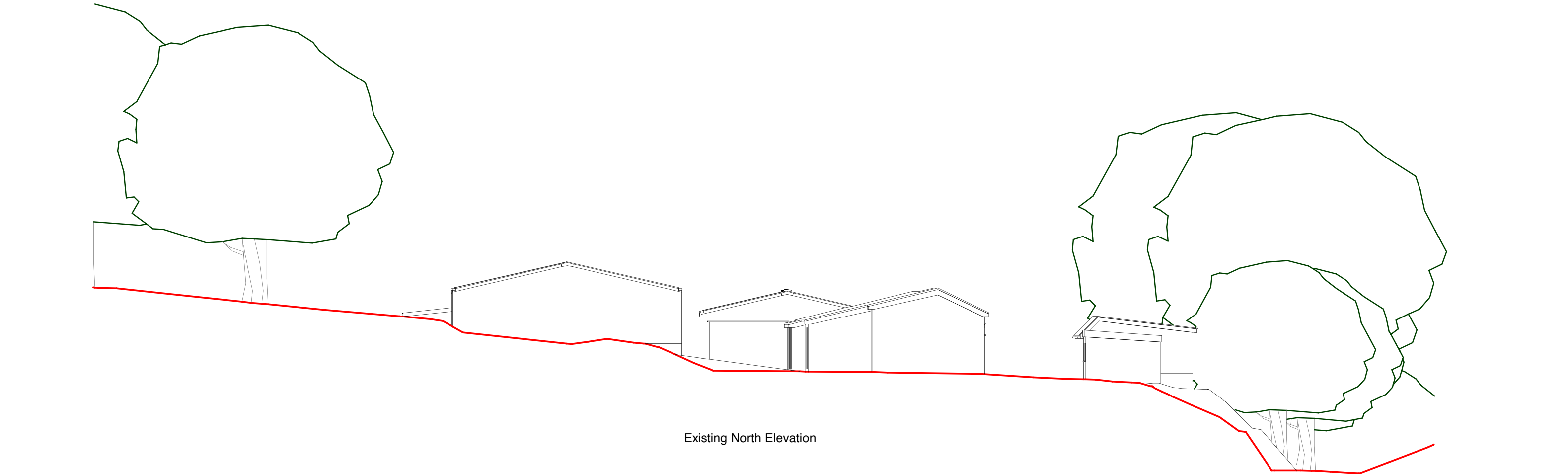
Existing View 5



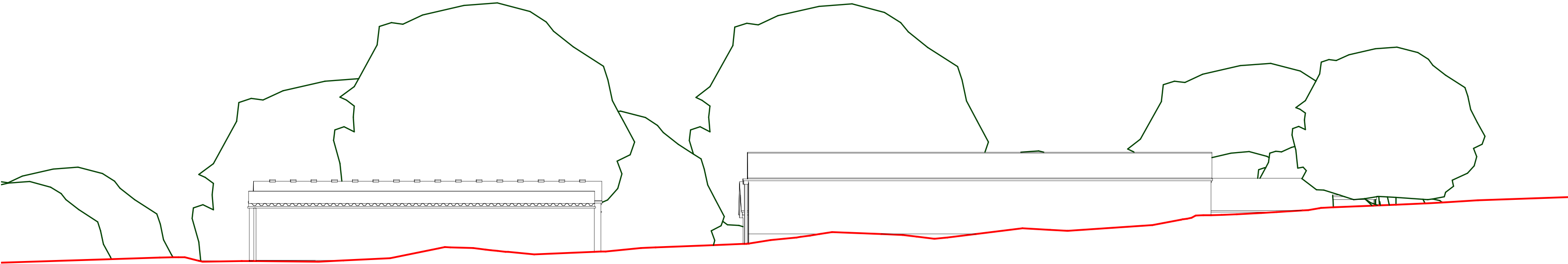
Existing View 6

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		Drawing:	Existing Site Views Sheet 2	Date:	Sept 2017	Scale:		NTS			
				Drawn:	DRT	Checked:	SM				



Existing North Elevation



Existing East Elevation

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		Drawing:	Existing Site Elevations North and East	Date:	Sept 2017	Scale: 1:200 @ A3					
				Drawn:	DRT	Checked: SM					

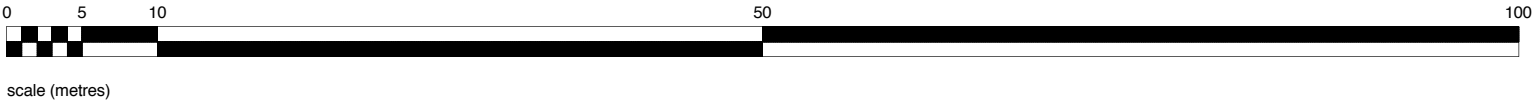
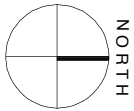


Existing South Elevation

Existing West Elevation

Date	Revision	By	Ck'd	Stage	Issue	
11/09/17	Planning Issue	DT	SM	P	1	FOLLOW FIGURED DIMENSIONS ONLY DO NOT SCALE CHECK ALL LEVELS AND DIMENSIONS ON SITE REPORT ALL DISCREPANCIES TO THE ARCHITECT KEY: SK = SKETCH, PA = PRE-APPLICATION ADVICE, P = PLANNING, BR = BUILDING REGS, T = TENDER, C = CONSTRUCTION © COPYRIGHT - NO COPY OR REPRODUCTION IS PERMITTED WITHOUT WRITTEN CONSENT OF MILLER ARCHITECTS

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		Drawing:	Existing Site Elevations South and West		Date:	Sept 2017		Scale: 1:200 @ A3					
					Drawn:	DRT		Checked: SM					



Date	Revision	By	Ck'd	Stage	Issue	
11/09/17	Planning Issue	DT	SM	P	1	FOLLOW FIGURED DIMENSIONS ONLY DO NOT SCALE CHECK ALL LEVELS AND DIMENSIONS ON SITE REPORT ALL DISCREPANCIES TO THE ARCHITECT KEY: SK = SKETCH, PA = PRE-APPLICATION ADVICE, P = PLANNING, BR = BUILDING REGS, T = TENDER, C = CONSTRUCTION © COPYRIGHT - NO COPY OR REPRODUCTION IS PERMITTED WITHOUT WRITTEN CONSENT OF MILLER ARCHITECTS

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		Drawing:	Existing Site Survey	Date:	August 2017	Scale:	1:500 @ A3		Drawn:	DRT	Checked:	SM

Appendix 3

As Proposed



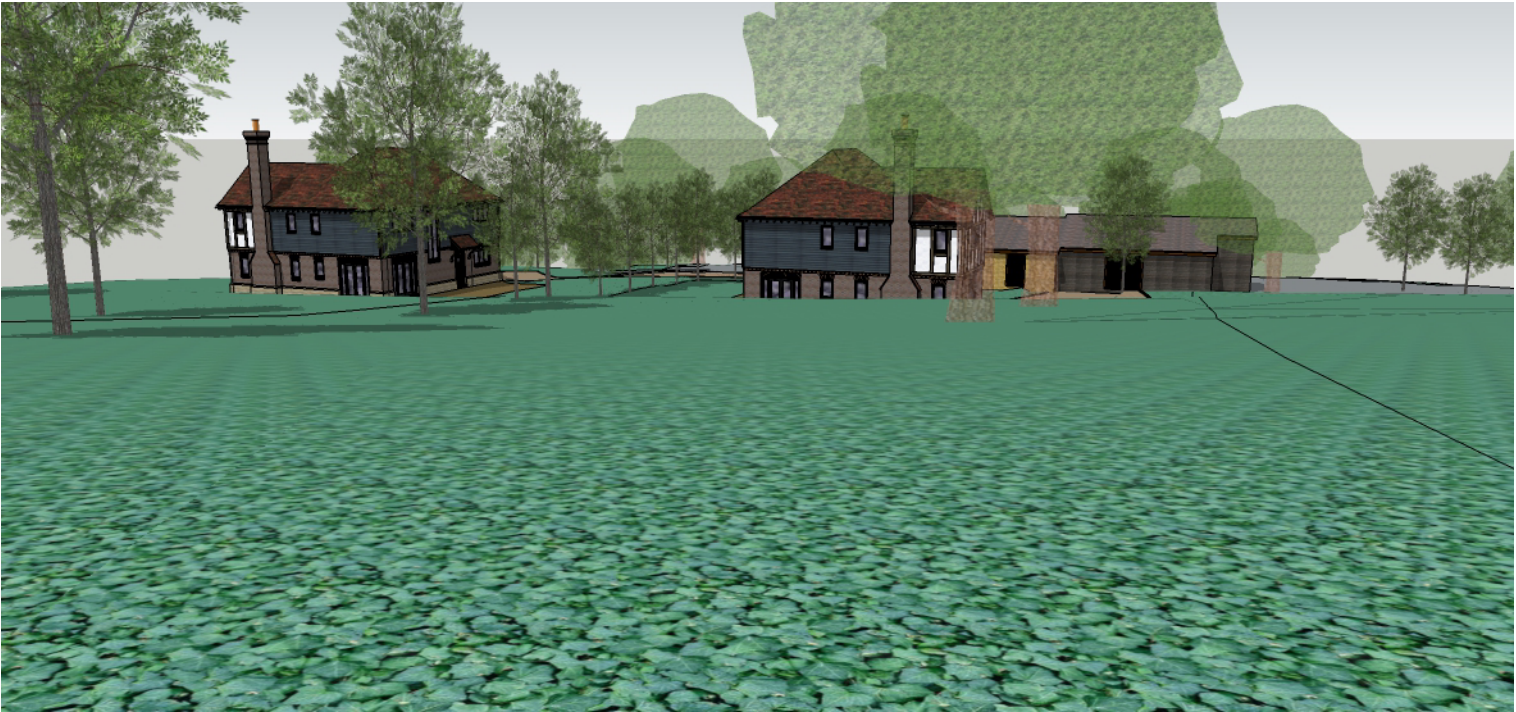
Proposed View 1



Proposed View 2



Proposed View 3



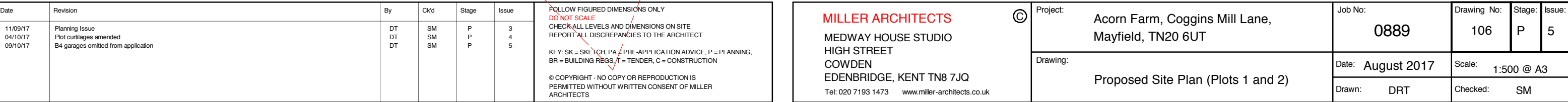
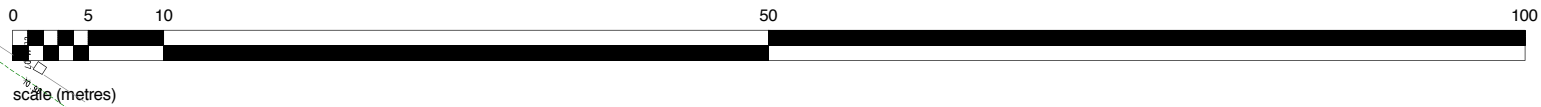
Proposed View 4

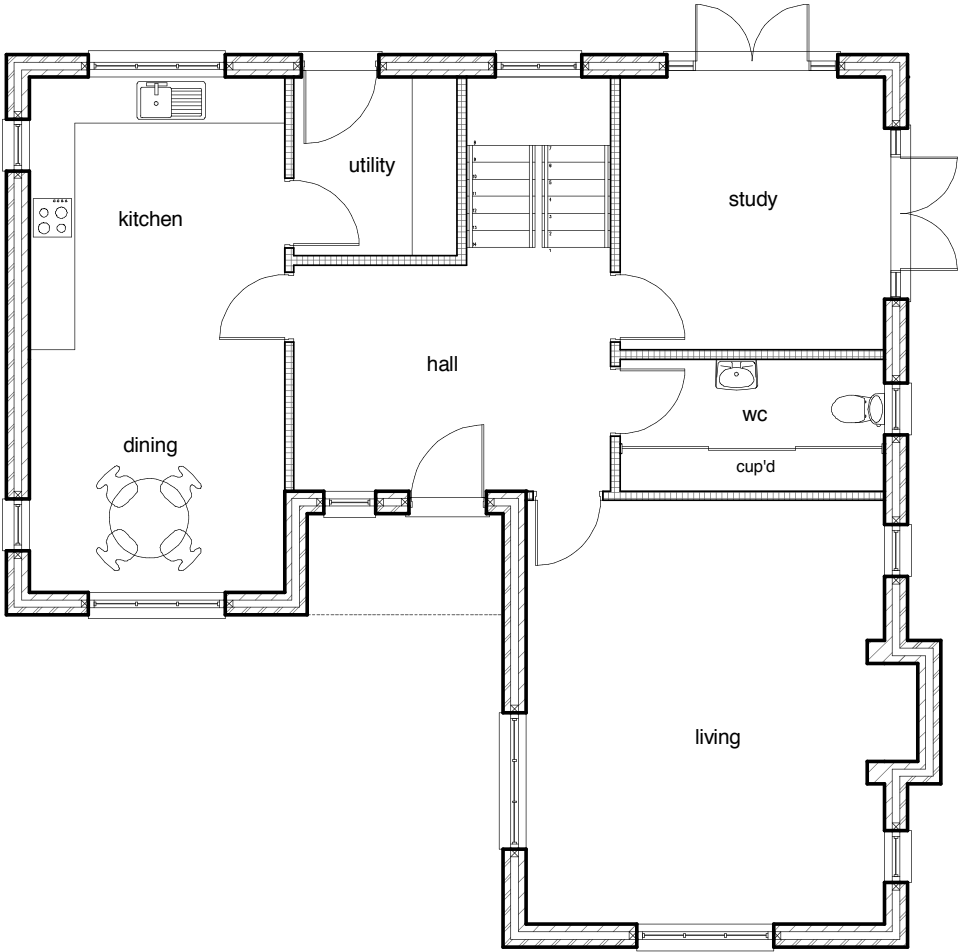
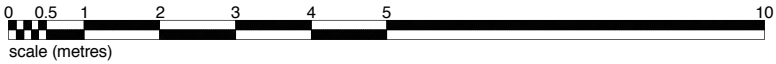
Date	Revision	By	Ck'd	Stage	Issue	FOLLOW FIGURED DIMENSIONS ONLY DO NOT SCALE CHECK ALL LEVELS AND DIMENSIONS ON SITE REPORT ALL DISCREPANCIES TO THE ARCHITECT KEY: SK = SKETCH, PA = PRE-APPLICATION ADVICE, P = PLANNING, BR = BUILDING REGS, T = TENDER, C = CONSTRUCTION © COPYRIGHT - NO COPY OR REPRODUCTION IS PERMITTED WITHOUT WRITTEN CONSENT OF MILLER ARCHITECTS
11/09/17	Planning Issue	DT	SM	P	1	
13/09/17	Corbel detail amended and arched soldier window heads amended	DT	SM	P	2	

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		Drawing:	Proposed Site Views Sheet 1	Date:	Sept 2017	Scale:		NTS			
				Drawn:	DRT	Checked:		SM			

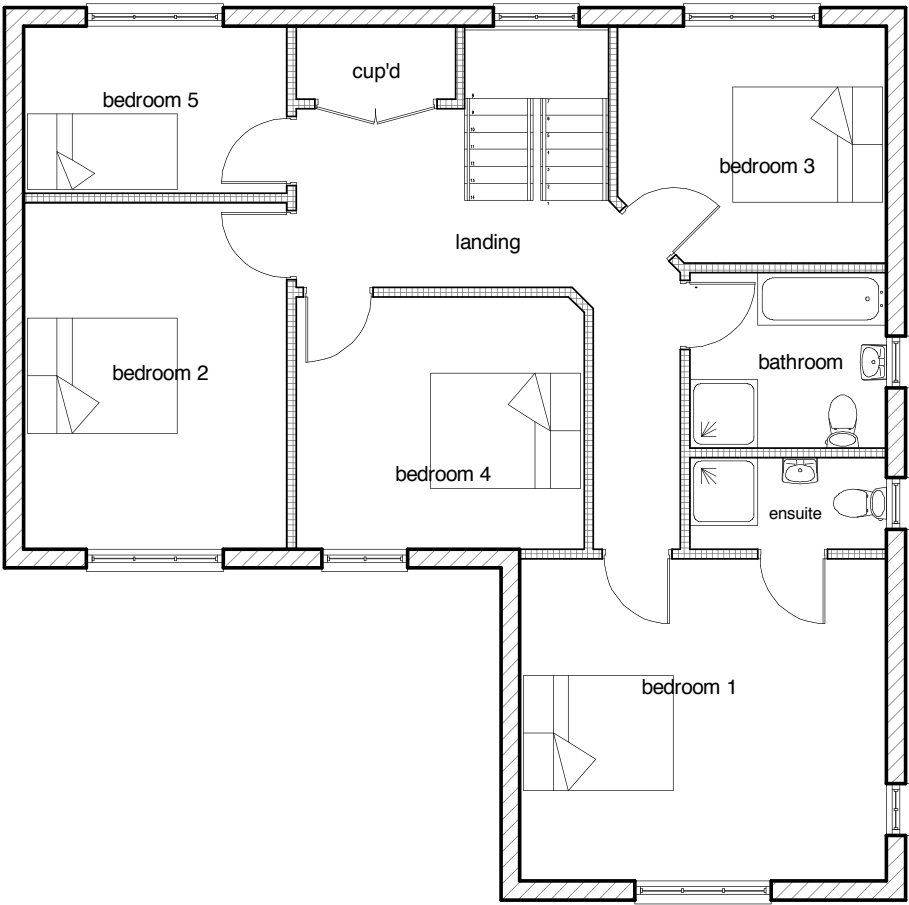


Date	Revision	By	Ck'd	Stage	Issue	FOLLOW FIGURED DIMENSIONS ONLY DO NOT SCALE CHECK ALL LEVELS AND DIMENSIONS ON SITE REPORT ALL DISCREPANCIES TO THE ARCHITECT KEY: SK = SKETCH, PA = PRE-APPLICATION ADVICE, P = PLANNING, BR = BUILDING REGS, T = TENDER, C = CONSTRUCTION © COPYRIGHT - NO COPY OR REPRODUCTION IS PERMITTED WITHOUT WRITTEN CONSENT OF MILLER ARCHITECTS	MILLER ARCHITECTS © MEDWAY HOUSE STUDIO HIGH STREET COWDEN EDENBRIDGE, KENT TN8 7JQ Tel: 020 7193 1473 www.miller-architects.co.uk	Project:		Job No:		Drawing No:		Stage:		Issue:	
11/09/17 13/09/17	Planning Issue Corbel detail amended and arched soldier window heads amended	DT DT	SM SM	P P	1 2			Acorn Farm, Coggins Mill Lane, Mayfield, TN20 6UT		0889		113		P		2	
								Drawing:		Date: Sept 2017		Scale: NTS		Drawn: DRT		Checked: SM	





proposed ground floor
112.67m² (inc. porch recess)

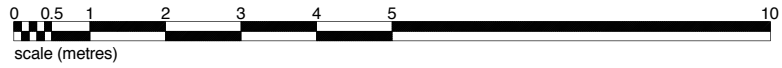


proposed first floor
111.82m²

Ground and first proposed floor area 224.50m² (per plot)

Date	Revision	By	Ck'd	Stage	Issue	FOLLOW FIGURED DIMENSIONS ONLY DO NOT SCALE CHECK ALL LEVELS AND DIMENSIONS ON SITE REPORT ALL DISCREPANCIES TO THE ARCHITECT KEY: SK = SKETCH, PA = PRE-APPLICATION ADVICE, P = PLANNING, BR = BUILDING REGS, T = TENDER, C = CONSTRUCTION © COPYRIGHT - NO COPY OR REPRODUCTION IS PERMITTED WITHOUT WRITTEN CONSENT OF MILLER ARCHITECTS
11/09/17	Planning Issue	DT	SM	P	1	

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		Drawing:	Proposed House Plans (Plot 1 and 2)	Date:	July 2017	Scale: 1:100 @ A3					
				Drawn:	DRT	Checked:	SM				



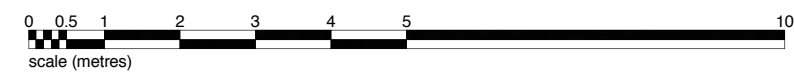
proposed north elevation



proposed east elevation

Date	Revision	By	Ck'd	Stage	Issue	FOLLOW FIGURED DIMENSIONS ONLY DO NOT SCALE CHECK ALL LEVELS AND DIMENSIONS ON SITE REPORT ALL DISCREPANCIES TO THE ARCHITECT KEY: SK = SKETCH, PA = PRE-APPLICATION ADVICE, P = PLANNING, BR = BUILDING REGS, T = TENDER, C = CONSTRUCTION © COPYRIGHT - NO COPY OR REPRODUCTION IS PERMITTED WITHOUT WRITTEN CONSENT OF MILLER ARCHITECTS
11/09/17 13/09/17	Planning Issue Corbel lowered and straight soldier course amended to curved	DT DT	SM SM	P P	1 2	

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		Drawing:	Proposed North and East Elevations (Plots 1 and 2)	Date:	July 2017	Scale:	1:100 @ A3				
				Drawn:	DRT	Checked:	SM				



proposed south elevation



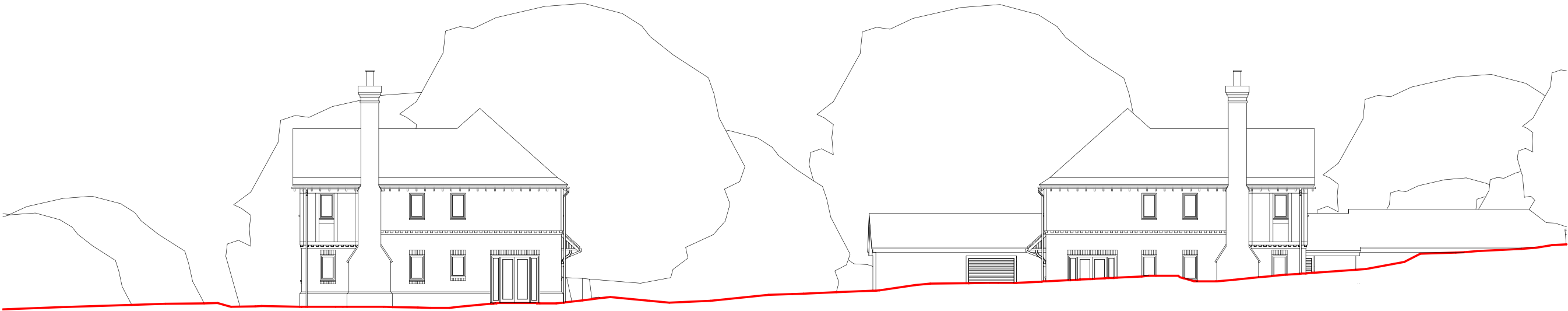
proposed west elevation

Date	Revision	By	Ck'd	Stage	Issue	FOLLOW FIGURED DIMENSIONS ONLY DO NOT SCALE CHECK ALL LEVELS AND DIMENSIONS ON SITE REPORT ALL DISCREPANCIES TO THE ARCHITECT KEY: SK = SKETCH, PA = PRE-APPLICATION ADVICE, P = PLANNING, BR = BUILDING REGS, T = TENDER, C = CONSTRUCTION © COPYRIGHT - NO COPY OR REPRODUCTION IS PERMITTED WITHOUT WRITTEN CONSENT OF MILLER ARCHITECTS
11/09/17 13/09/17	Planning Issue Corbel lowered and straight soldier course amended to curved	DT DT	SM SM	P P	1 2	

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		Drawing:	Proposed South and West Elevations (Plots 1 and 2)	Date:	July 2017	Scale:	1:100 @ A3				
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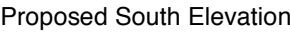
Proposed North Elevation



Proposed East Elevation

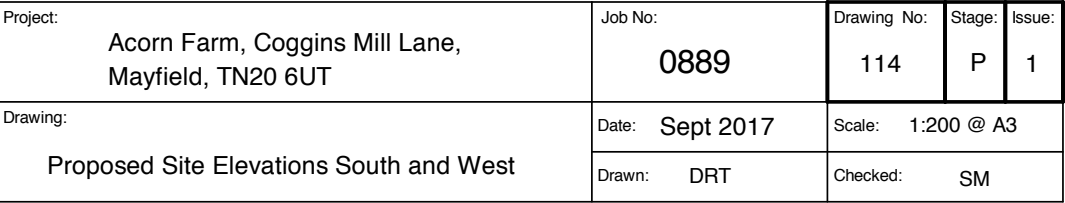
Date	Revision	By	Ck'd	Stage	Issue	
11/09/17	Planning Issue	DT	SM	P	1	FOLLOW FIGURED DIMENSIONS ONLY DO NOT SCALE CHECK ALL LEVELS AND DIMENSIONS ON SITE REPORT ALL DISCREPANCIES TO THE ARCHITECT KEY: SK = SKETCH, PA = PRE-APPLICATION ADVICE, P = PLANNING, BR = BUILDING REGS, T = TENDER, C = CONSTRUCTION © COPYRIGHT - NO COPY OR REPRODUCTION IS PERMITTED WITHOUT WRITTEN CONSENT OF MILLER ARCHITECTS

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		Drawing:	Proposed Site Elevations North and East	Date:	Sept 2017	Scale: 1:200 @ A3					
				Drawn:	DRT	Checked: SM					



Date	Revision	By	Ck'd	Stage	Issue	FOLLOW FIGURED DIMENSIONS ONLY DO NOT SCALE CHECK ALL LEVELS AND DIMENSIONS ON SITE REPORT ALL DISCREPANCIES TO THE ARCHITECT KEY: SK = SKETCH, PA = PRE-APPLICATION ADVICE, P = PLANNING, BR = BUILDING REGS, T = TENDER, C = CONSTRUCTION © COPYRIGHT - NO COPY OR REPRODUCTION IS PERMITTED WITHOUT WRITTEN CONSENT OF MILLER ARCHITECTS
11/09/17	Planning Issue	DT	SM	P	1	

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Date	Revision	By	Ck'd	Stage	Issue	
11/09/17	Planning Issue	DT	SM	P	3	FOLLOW FIGURED DIMENSIONS ONLY DO NOT SCALE CHECK ALL LEVELS AND DIMENSIONS ON SITE REPORT ALL DISCREPANCIES TO THE ARCHITECT KEY: SK = SKETCH, PA = PRE-APPLICATION ADVICE, P = PLANNING, BR = BUILDING REGS, T = TENDER, C = CONSTRUCTION © COPYRIGHT - NO COPY OR REPRODUCTION IS PERMITTED WITHOUT WRITTEN CONSENT OF MILLER ARCHITECTS

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		Drawing:	Proposed Demolition Plan	Date:	August 2017	Scale:	1:500 @ A3				
				Drawn:	DRT	Checked:	SM				

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