

APPLICATION NO	PA/2018/1765
APPLICANT	Mr Simons
DEVELOPMENT	Planning permission to change the use of an agricultural building to residential and to erect an attached three-storey dwelling, including associated access and landscaping
LOCATION	Southam Farm, Brocklesby Road, Ulceby, DN39 6SU
PARISH	Ulceby
WARD	Ferry
CASE OFFICER	Scott Jackson
SUMMARY RECOMMENDATION	Refuse permission
REASONS FOR REFERENCE TO COMMITTEE	Officer discretion

POLICIES

National Planning Policy Framework: Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Paragraph 77 states that in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.

Paragraph 79 states that planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
- b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
- c) the development would re-use redundant or disused buildings and enhance its immediate setting;
- d) the development would involve the subdivision of an existing residential dwelling; or
- e) the design is of exceptional quality, in that it:

- is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
- would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

Paragraph 174 states that to protect and enhance biodiversity and geodiversity, plans should promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

North Lincolnshire Local Plan: Policies RD2 (Development in the Open Countryside), RD9 (Re-use and/or Adaptation of Rural Buildings for Residential Use in the Open Countryside), DS1 (General Requirements), LC5 (Species Protection), T1 (Location of Development), T2 (Access to Development), T19 (Car Parking Provision and Standards) H5 (New Housing Development) and H8 (Housing Design and Housing Mix) apply.

North Lincolnshire Core Strategy: Policy CS1 (Spatial Strategy for North Lincolnshire), CS2 (Delivering More Sustainable Development), CS3 (Development Limits), CS5 (Delivering Quality Design in North Lincolnshire), CS7 (Overall Housing Provision) and CS17 (Biodiversity) apply.

CONSULTATIONS

Highways: No objection, but recommend a condition and an informative relating to works within the highway.

LLFA Drainage: No objection.

Historic Environment Record: The barns form part of an historic farmstead dating from the early-mid 19th century and are of local historic value contributing to the rural agricultural character of the village. There is therefore no objection to the proposals subject to conditions securing a programme of historic building recording of all traditional buildings within the application site prior to any demolition or alterations commencing.

Ecology: No objection. A planning condition is proposed to minimise harm to protected and priority species and habitats and to seek biodiversity enhancement in accordance with the National Planning Policy Framework.

Environmental Health: The application for residential development is a sensitive end use. Furthermore, the site's agricultural use has the potential to introduce contaminants to the site such as hydrocarbons, heavy metals and asbestos which are harmful to human health. It is the developer's responsibility to assess and address any potential contamination risks, however no supporting information has been provided that demonstrates potential risks can be reduced to an acceptable level. In the absence of any supporting information recommend a condition in respect of contaminated land investigation.

PARISH COUNCIL

No objection.

PUBLICITY

A site notice has been displayed; no comments have been received.

ASSESSMENT

The application site consists of a range of agricultural buildings arranged around a courtyard with a vehicular access from the B1211 to the south of the buildings. The buildings are predominantly of brick and tile construction and are partly two-storey in height. The buildings are located in the open countryside and are positioned 0.1 miles or 160 metres to the south of Ulceby. It is proposed to partly convert and demolish these agricultural buildings and to erect a detached dwelling to the west. Planning permission was granted for the conversion of the agricultural buildings to form a dwelling in 2014.

The main issue in the determination of this planning application is the principle of development.

Principle

The proposal is for the demolition and conversion of a number of agricultural buildings for ancillary residential use in the countryside. Policy RD9 of the North Lincolnshire Local Plan applies and, taking into account the planning history for the site (two planning approvals for conversion to residential use), it is considered that the principle of conversion of these buildings for the purposes of residential use (office, storage and games room/gym) use has been established. It is also noted that the majority of brick and tile buildings, which provide a sense of enclosure to this historic farmstead, will also be retained. In respect of their conversion a structural report has been submitted with the planning application; this states the building is considered to be structurally stable with no ongoing movement, some remedial works are needed to the masonry and external walls with the installation of cavity ties, and tree removal may be undertaken to avoid the foundations being undermined. In respect of protected species, the applicant has submitted an updated protected species survey; this has been reviewed by the council's ecologist and no objections are raised; a condition is recommended in respect of biodiversity enhancement in line with the recommendations of the protected species update. The ecological report demonstrates that the development will not result in the loss of habitat for protected species.

Based on the findings of the supporting reports and the plans submitted with the planning application (which show that the rural buildings will be capable of conversion to ancillary residential accommodation), it is considered that this element of the development complies with policy RD9 of the North Lincolnshire Local Plan.

It is, therefore, the erection of the dwelling to the west of the existing buildings for which the principle of development needs to be assessed. Policy RD2 of the North Lincolnshire Local Plan applies and states that development in the open countryside will be strictly controlled and planning permission will only be granted for development which is essential to the efficient operation of agriculture. This is echoed in policies CS2 and CS3 of the adopted Core Strategy which states that only development which is essential to the functioning of the countryside will be allowed to take place. A design and access statement has been submitted with the planning application; this document sets out the justification for the erection of a detached dwelling in this open countryside location.

The development plan for North Lincolnshire comprises three parts: those policies of the North Lincolnshire Local Plan (2003) (LP) which were saved by a direction of the Secretary of State in September 2007, the North Lincolnshire Core Strategy DPD (2011) (CS), and the Housing and Employment Land Allocations DPD (2016) (HELAP).

Policy CS1 of the CS sets out a spatial strategy for North Lincolnshire, which, amongst other matters, provides that rural settlements will be supported as thriving sustainable communities, with a strong focus on retaining and enhancing local services to meet local needs and that any development that takes place should be in keeping with the character and nature of the settlement.

Policy CS8 deals with the distribution of housing sites and prioritises development in Scunthorpe and the market towns, with brownfield sites and sites within development boundaries being the primary focus. With regard to rural settlements, the policy states that new housing will create opportunities for small-scale infill development that maintains the viability of the settlement and meets identified local needs without increasing the need to travel.

Policy CS8, whilst restricting housing outside development limits, contemplates some greenfield development as it refers to allowing development on such sites where it can be demonstrated that this would bring additional community benefits, contribute to building sustainable communities and be acceptable in terms of its impact on the high quality environment and adjoining countryside. This overall approach is supported by policy CS2 which sets out a sequential approach for development.

Policy CS3 provides that development limits will be defined in future development plan documents. Outside these boundaries, development will be restricted to that which is essential to the functioning of the countryside. The development limits were subsequently defined in the HELAP, and the application site is located outside the designated development limit for Ulceby. There are no allocated housing sites within Ulceby.

LP saved policy RD2 restricts development in the open countryside other than in exceptional circumstances. This policy only supports residential development outside defined development limits where it is to meet an essential proven need and the open countryside is the only appropriate location for the development. Whilst this policy remains, it has largely been overtaken by policies in subsequent plans addressing the same issue (such as policies CS2 and CS3 referenced above).

The aforementioned policies are aimed at focusing housing within settlement limits as defined in the Housing and Employment Land Allocations DPD. The application site is entirely outside the defined development boundary for Ulceby and is therefore considered to be in breach of policies CS2, CS3 and CS8 of the Core Strategy and RD2 of the local plan.

Notwithstanding the development plan policies set out above, the NPPF is a material consideration when determining planning applications. Paragraph 11 and Footnote 7 (page 6) of the NPPF states the presumption in favour of sustainable development applies for applications involving the provision of housing where the local planning authority cannot demonstrate a five-year supply of housing sites and that housing applications should be considered in the context of the presumption in favour of sustainable development.

The five-year housing land supply statement sets out North Lincolnshire Council's assessment of its supply of housing land from 1 April 2016 to 31 March 2021, having regard to Government guidance on how this is calculated. This report states that North Lincolnshire has a 3.9 year housing land supply of deliverable sites during the period April 2016 to March 2021.

There are three dimensions to sustainable development as set out in paragraph 8 of the Framework: economic, social and environmental.

The proposed development would have the social and economic benefits of addressing the current under-supply of housing land by the provision of a new market house, however it would only result in the provision of one additional dwelling in the open countryside. Investment in construction and related employment would represent a benefit, as would the support which the additional population would produce for the local economy. The North Lincolnshire Sustainable Survey 2016 ranks the settlement of Ulceby as 28th out of the 79 settlements scored within the survey and is classified as a Larger Rural Settlement, having three of the seven key facilities. Local facilities including two public houses, a convenience store, village hall, primary school, church, hot food takeaway, doctor's surgery and two hairdressers within reach of the site on foot and by bicycle. Therefore the proposal accords with the need to site development in locations with accessible local services. These matters weigh heavily in favour of the proposal in terms of the economic and social dimensions of sustainability.

In terms of the environmental dimension, the proposal will result in the loss of some agricultural buildings, while others will be converted for residential use. In terms of the impact of built development upon the character and appearance of the open countryside, it is considered that the dwelling will have a visual impact. It is noted that the dwelling would be viewed in conjunction with existing buildings at the farm and would be set back from the highway; however, its ridge line will be visible above existing buildings established at the site, thereby increasing its visual prominence in the rural landscape. The dwelling is considered to represent a visually prominent form of built development which will be visible in the rural landscape, particularly when approaching the site from the north, viewing it in a south-westerly direction.

The case presented within the design and access statement submits that a sale of the agricultural buildings has failed to materialise and therefore the conversion to residential use has not taken place. The need for the application is based on the fact that the condition of the historic barns will decline and the erection of a dwelling will meet the applicant's family and their needs. In order to justify the erection of a new detached dwelling on the site, the supporting statement goes on to state that Ulceby is a sustainable village with a regular bus service, a train service four times per day, that the village has a number of local services (including a shop, two public houses, a primary school and doctor's surgery) and that the site is within walking distance of the village, being 0.25–0.5 kilometres away. In terms of the built impact of the proposed dwelling, the supporting statement states that the house is of a size, massing and scale that meets the specific requirements of the application and it relates to the existing buildings on the site. Finally, in order to justify the quantitative aspect of the scheme, the applicant has provided a financial breakdown of the cost of converting the agricultural buildings against the development cost for conversion and erection of a new dwelling, and has highlighted that the conversion of the barns for residential use would result in a financial loss. The construction cost of the new dwelling

and the size of the new dwelling is reflective of the applicant's desire for a certain amount of floor space.

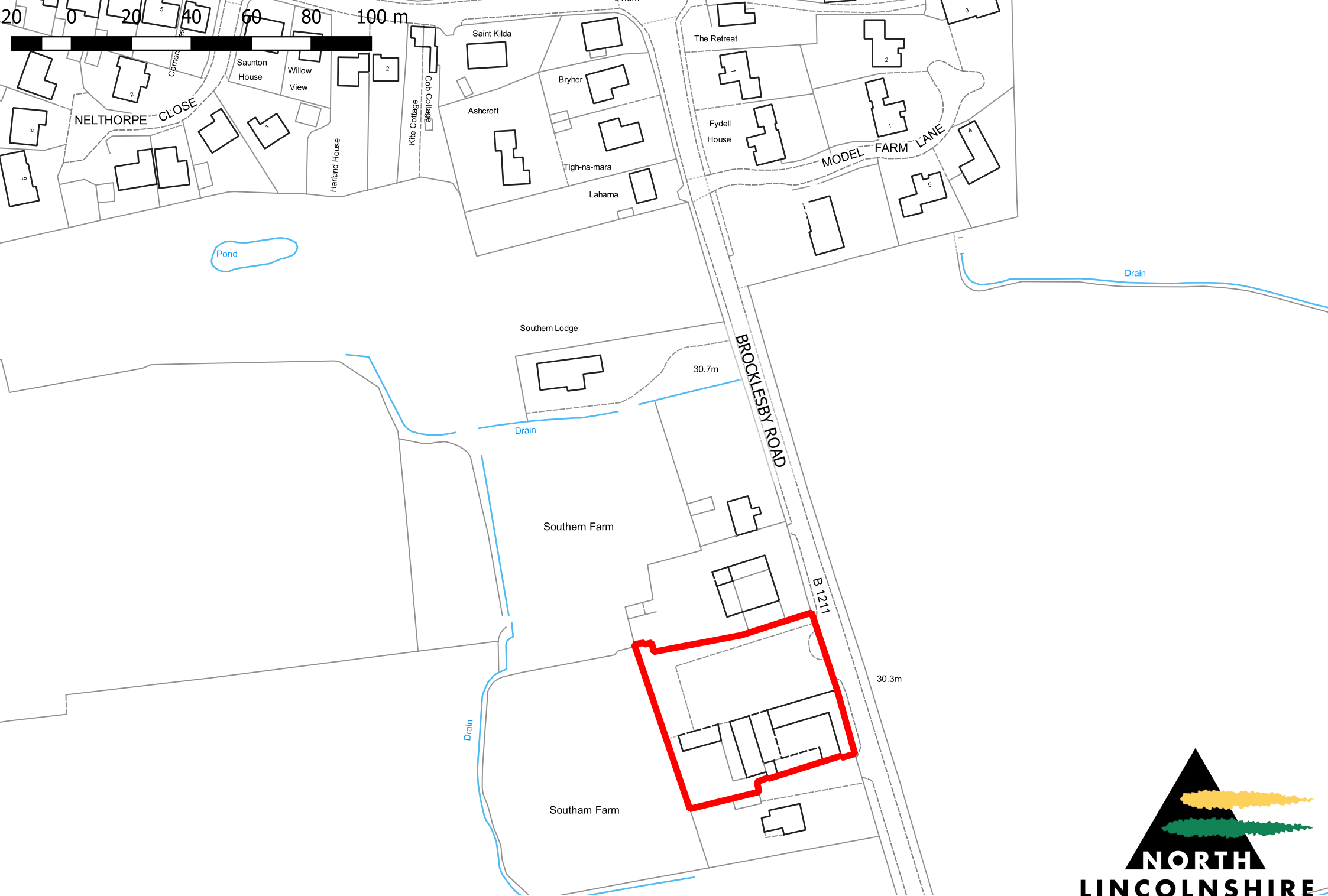
Policy RD2 of the North Lincolnshire Local Plan sets out the type of development that is appropriate in the open countryside and the criteria against which all applications in the countryside will be assessed. Policy RD2 only supports residential development in the countryside where it is to meet some essential countryside need, such as farm workers' dwellings. Policy CS3 of the Core Strategy also restricts development in the countryside to that which is essential to the functioning of the countryside. A dwelling which will be constructed for the benefit of the applicant and their family, in lieu of converting the existing rural buildings (which are capable of conversion to residential use), does not constitute a dwelling for specific circumstances associated with this countryside location; it will be a market dwelling. Based on the supporting information, the proposed development is contrary to these policies as it is for market housing not essential to the functioning of the countryside, or any rural business, nor does it meet any special need such as providing affordable housing.

RECOMMENDATION Refuse permission for the following reasons:

The proposed development is contrary to policies RD2 of the North Lincolnshire Local Plan, CS2, CS3 and CS8 of the North Lincolnshire Core Strategy, and paragraph 79 of the National Planning Policy Framework in that the site lies outside of a defined settlement boundary, in the open countryside, and insufficient evidence has been provided to justify a special need for a dwelling in this rural location.

Informative

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.

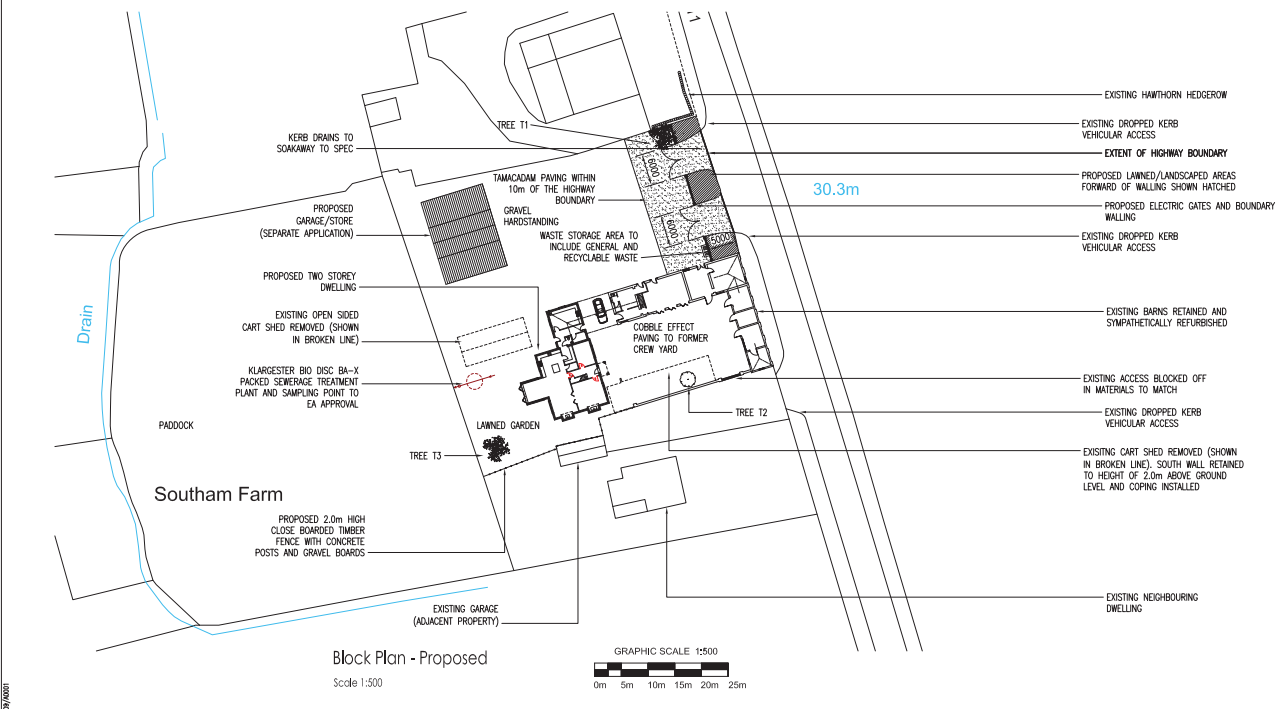
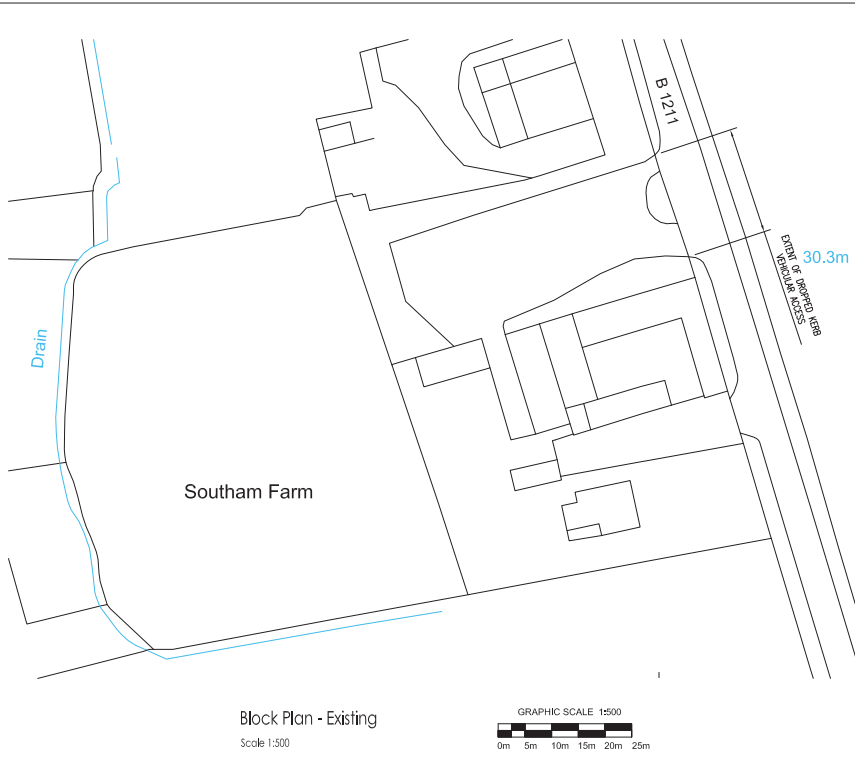


PA/2018/1765

© Crown copyright and database rights 2019. Ordnance Survey 0100023560



PA/2018/1765 Block plans (not to scale)



DO NOT SCALE

SPECIFICATION & CONSTRUCTION NOTES:

GENERAL

- These notes are intended to augment drawings and specifications. Where conflict of requirements exists the order of precedence shall be as shown in the specifications. Otherwise the strictest provision shall govern.
- This drawing is to be read in conjunction with all other relevant Engineering and Architectural Drawings.
- Drawings not to be scaled. All dimensions to be checked on site by the Contractor. Any discrepancies to be notified to the Building Designer and further instructions obtained before work is commenced.
- The structure is designed to be self-supporting and stable after the building is fully complete. It is the Contractor's sole responsibility to determine the erection procedure and sequence and ensure that the building and its components are safe during erection. This includes the addition of whatever temporary bracing, guys or tie-downs which may be necessary, such material remaining the property of the Contractor upon completion.
- This drawing represents a detailed dimensional measurement survey of the physical dimensions of the existing property. This drawing does not and is not intended to express any opinion on the physical, superficial or structural condition of the premises depicted.
- This drawing is to be read in conjunction with all other relevant drawings.

LANDSCAPING SCHEME

The construction works shall be complemented by an appropriate landscaping scheme as follows. The landscaping shall be planted during the first spring growing season following completion of the dwelling or within 12 months of the said completion. All planting shall be retained and maintained for a 5 year period from the point of being set. Any plants or trees dying back or suffering from disease shall be replaced during this period with a like-for-like specimen.

Lawned areas shall be seeded with a quality durable seed or alternatively turf shall be laid on suitably prepared ground laid to levels or falls as required.

On planting, trees shall have a minimum height of 1.3 - 1.5m and they shall be double staked and tied. Ties shall be fit for purpose, durable, made of long lasting plastic with buckles for fastening and adjustment. This will accommodate tree growth and the expansion of the girth. Use appropriate spacers to prevent the stem and stake rubbing against each other to avoid damage to the tree.

TREES DENOTED ON THE DRAWING:-

T1 - Cherry, 'Prunus 'Umlinelo' species,

T2 - Eastern Redbud, 'Cercis Canadensis' species,

T3 - Black Cherry, 'Prunus Cerasifera Nigra' species,

Alternatively T2 or T3 may be substituted by a Rowan - 'Sorbus Aucuparia' species.

All planting shall be undertaken in accordance with best practice and Royal Horticultural Society recommendations.

The applicant shall not deviate or vary the above landscaping scheme without express written consent of the Local Planning Authority prior to undertaking any such action.

0	06.04.18	TAS	Initial Issue	TAS	TAS
REV	DATE	BY	DESCRIPTION	CHK	APP

DRAWING STATUS: INITIAL ISSUE

TAS Building Design

FF2/2A School Court
Wrawby Street
Brigg
North Lincolnshire
DN20 8JW

t: +44(0)1652 659467
f: +44(0)1652 659467
e: tasbuildingdesign@hotmail.co.uk

CLIENT: MR G SIMONS

PROJECT: SOUTHAM FARM BARNs
BROCKLESBY ROAD, ULCEBY

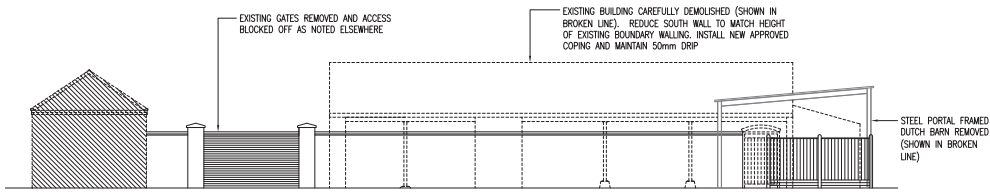
TITLE: SITE LOCATION, EXISTING AND PROPOSED BLOCK PLANS

SCALE & SIZE:	CHECKED:	APPROVED:
AS SHOWN @ A1	TAS	TAS
CAD FILE:	DESIGN/DRAWN:	DATE:
11909/Dwg/Arch	TAS/ts	JAN 2018
PROJECT No:	DRAWING No:	REV:
11909	A0001	-

© TAS BUILDING DESIGN

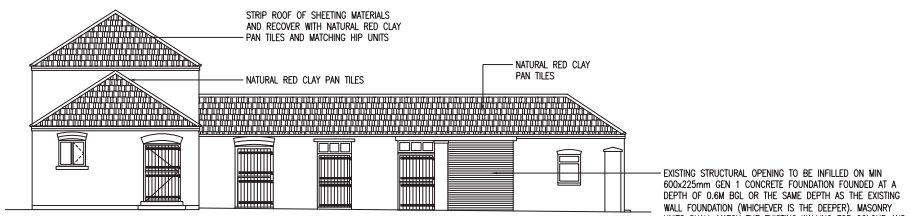
ORIGINAL
IF
RED

PA/2018/1765 Dwelling elevations (not to scale)



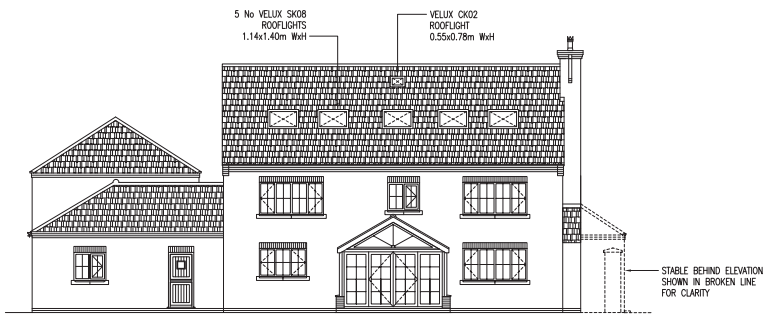
Elevation 'A' - Refer to Drg A0005

Scale 1:100



Elevation 'B' - Refer to Drg A0005

Scale 1:100



West Elevation

Scale 1:100



Elevation 'C' - Refer to Drg A0005

Scale 1:100

Proposed

SPECIFICATION & CONSTRUCTION NOTES CONTINUED->

CONSERVATION OF HISTORIC BARNS
The barns are to undergo a comprehensive programme of refurbishment works as follows:-

ROOF
The roofs shall be stripped of external roofing materials and all salvagable day tiles, ridge units and hip units shall be set aside for reuse. All timber work shall be inspected for rot/decay/woodworm infestation and replaced with like for like items as necessary. All timber work shall be treated with 2 coats of approved wood preservative in accordance with the manufacturer's recommendations. Install Proctor Roofshield OSA breathable roofing felt in accordance with manufacturer's recommendations and install 25x50mm tanalised roofing batts prior to relaying the clay roof, hip and ridge tiles. Tiles shall be fixed using approved 3.2x60mm alloy nails. Install approved PVC eaves carrier and 3rd comb units by Ubik OSA.

Roofs that are currently covered with profiled sheet roofing materials shall be recovered with clay roof tiles to match those currently found elsewhere on the barns. Where it is found necessary to supply additional new tiles, these shall match the existing for profile/colour/texture and be placed on elevations that are least visible from the outward streetscene.

WALLS
Masonry walling shall be inspected and repaired as found necessary. Cracked eroded masonry units shall be chased out and replaced with bricks that are of a reasonable likeness to existing. The mortar used shall be as per the mortar specification.

Where existing walling or buildings are to be reduced or demolished, then this will be undertaken with care to ensure that masonry is salvaged for reuse within the site. This undertaking will ensure that masonry units are available to match the existing walls in terms of colour, size and texture where needed.

MORTAR
Comprising 1:2:6 parts opchhydrated lime/sand, where sand shall comprise 4 parts soft clean building sand and 2 parts sharp rendering sand with max 5mm aggregate inclusions. Eroded and defective mortar joints shall be raked out to a minimum depth of 25mm and repointed with best practice technique to be flush with the surface of the wall. The mortar joints shall be soft brushed whilst the mortar is still wet.

EXTERNAL DOORS & WINDOWS
Genuine period units shall be retained and overhauled as required. This will include applying approved preservative treatment in accordance with manufacturer's recommendations. Identifying timber that is beyond salvage and replacing on a like for like basis and painting with an approved multi-layer paint system. Colour to client's preference.

Where modern windows have been installed, these shall be removed and replaced with bespoke approved hardwood units and painted with an approved multi-layer paint system. Colour to client's preference.

New window and door units shall be bespoke approved hardwood double glazed units to comply with Part L of the Building Regulations. New units shall be painted with an approved multi-layer paint system. Colour to client's preference.

RAINWATER GOODS
The existing defective rainwater goods shall be removed and replaced like for like in cast iron or alternative PVC/aluminium matching profiles. Colour to client's preference.

SOAKAWAYS
All rainwater shall be diverted to new soakaways designed and constructed in accordance with BRE Digest 365 - Soakaways. All existing surface water gullies and downpipes shall be regarded as derelict/blocked and replaced with new and be serviced with new underground pipework to LABC approval.

TIMETABLE FOR IMPLEMENTATION
The above works shall be carried out in entirety to the satisfaction of the LPA. Whilst the works to the dwelling may commence before the above refurbishment work, the work to the dwelling shall not advance beyond a watertight roofed out shell before the above works to the barns are complete. i.e. The works to conserve the exterior of the barns shall be completed prior to the commencement of any internal first fixing of electrical or plumbing works to the proposed dwelling and furthermore the dwelling shall not be occupied before the works to refurbish the exterior of the barns are complete.

DO NOT SCALE

SPECIFICATION & CONSTRUCTION NOTES->

GENERAL
1. THESE NOTES ARE INTENDED TO AUGMENT DRAWINGS AND SPECIFICATIONS, WHERE CONFLICT OF REQUIREMENTS EXISTS THE ORDER OF PRECEDENCE SHALL BE AS SHOWN IN THE SPECIFICATIONS, OTHERWISE THE STRICTEST PROVISION SHALL GOVERN.

2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ENGINEERING AND ARCHITECTURAL DRAWINGS.
3. DRAWINGS NOT TO BE SCALED. ALL DIMENSIONS TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES TO BE NOTIFIED TO THE BUILDING DESIGNER AND FURTHER INSTRUCTIONS OBTAINED BEFORE WORK IS COMMENCED.

4. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETE. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO DETERMINE THE ERECTION PROCEDURE AND SEQUENCE AND ENSURE THAT THE BUILDING AND ITS COMPONENTS ARE SAFE DURING ERECTION. THIS INCLUDES THE ADDITION OF WHATEVER TEMPORARY BRACING, GUYS OR TIE-DOWNS WHICH MAY BE NECESSARY. SUCH MATERIAL REMAINING THE PROPERTY OF THE CONTRACTOR UPON COMPLETION.

5. THIS DRAWING REPRESENTS A DETAILED DIMENSIONAL MEASUREMENT SURVEY OF THE PHYSICAL DIMENSIONS OF THE EXISTING PROPERTY. THIS DRAWING DOES NOT AND IS NOT INTENDED TO EXPRESS ANY OPINION ON THE PHYSICAL, SUPERFICIAL OR STRUCTURAL CONDITION OF THE PREMISES DEPICTED.
6. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS.

PLANNING RELATED EXTERNAL FACING MATERIALS AND ASSOCIATED NOTES:-

EXTERNAL WALLS
EXTERNAL LEAF OF CAVITY WALLING TO BE RED CLAY MULTI-BRICK WITH MORTAR TO SPECIFICATION

MORTAR
COMPRISING 1:2:6 PARTS OPC/HYDRATED LIME/SAND, WHERE SAND SHALL COMPRISE 4 PARTS SOFT CLEAN BUILDING SAND AND 2 PARTS SHARP RENDERING SAND WITH MAX 5MM AGGREGATE INCLUSIONS

ROOF
COVERED WITH APPROVED BREATHABLE FELT SUCH AS PROCTOR ROOFSHIELD AND SANDTIGHT OLD ENGLISH NATURAL RED CLAY PANTILES, WITH MATCHING NON-CAPPED RIDGE UNITS AND DENTILS ON 38X53MM TANALISED ROOFING LATHS ALL LAID IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

DOORS/WINDOWS
ALL WINDOWS AND DOORS/FRAMES TO BE MANUFACTURED FROM WOODGRAIN UPVC PROFILES/FRAMES AND INCLUDE DG SEALED GLAZING UNITS.

RAINWATER GOODS
INSTALL BLACK OSMA 120MM PVC GUTTERS WITH 65MM DOWN PIPES, HALF ROUND AND ROUND PROFILES

SURFACE WATER
RAINWATER HARVESTING SYSTEM TO SPEC WITH OVRFLOW TO BE DIVERTED TO SOAKAWAYS DESIGNED AND CONSTRUCTED TO BRE DIGEST 365 - SOAKAWAYS

REV	DATE	BY	DESCRIPTION	CHK	APP
0	17.09.18	TAS	Minor Elevation Revisions	TAS	TAS
1	18.07.18	TAS	Ridge Height Reduced & Downpipes Removed	TAS	TAS
2	06.04.18	TAS	Initial Issue	TAS	TAS

DRAWING STATUS: INITIAL ISSUE

FF2/2A School Court
Wrawby Street
Brigg
North Lincolnshire
DN20 8JW

t: +44(0)1652 659467
f: +44(0)1652 659467
e: tasbuildingdesign@hotmail.co.uk

CLIENT: MR G SIMONS

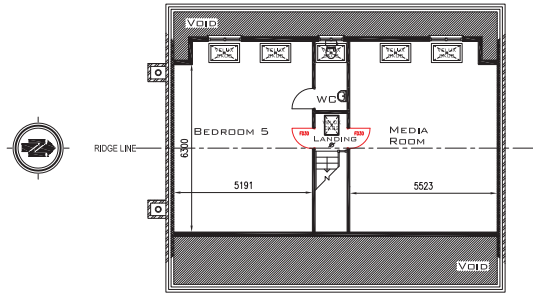
PROJECT: SOUTHAM FARM BARNS
BROCKLESBY ROAD, ULCEBY

TITLE: PROPOSED ELEVATIONS

SCALE & SIZE:	CHECKED:	APPROVED:
AS SHOWN @ A1	TAS	TAS
CAD FILE:	DESIGN/DRAWN:	DATE:
11909/Drg/Arch	TAS/ts	JAN 2018
PROJECT No:	DRAWING No:	REV:
11909	A0007	8
© TAS BUILDING DESIGN		

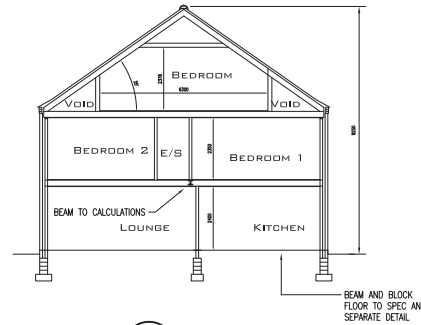
ORIGINAL
IF
RED

PA/2018/1765 Dwelling floor plans (not to scale)

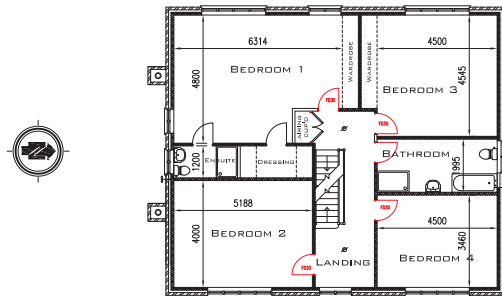


Second Floor Plan

Scale 1:100

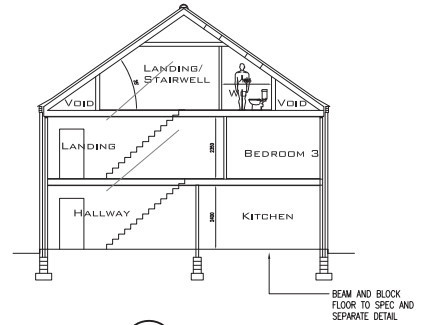


02 SECTION
A0006 1:100

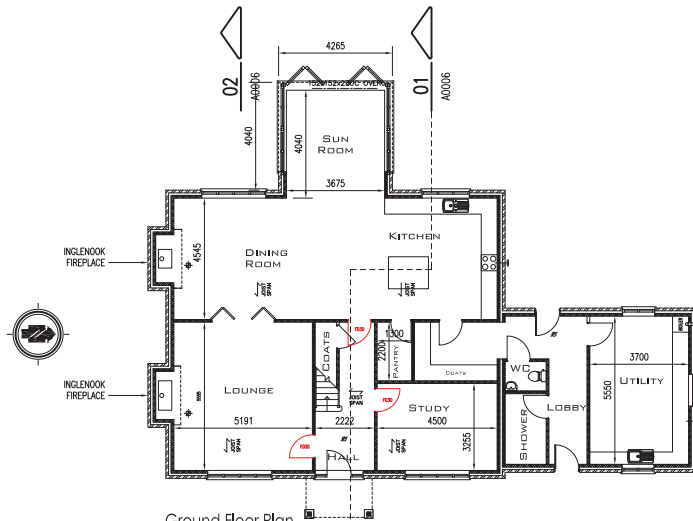


First Floor Plan

Scale 1:100



01 SECTION
A0006 1:100



Ground Floor Plan

Scale 1:100

Proposed

DO NOT SCALE

SPECIFICATION & CONSTRUCTION NOTES:

- GENERAL
1. These notes are intended to augment drawings and specifications. Where conflict of requirements exists the order of precedence shall be as shown in the specifications. Otherwise the strictest provision shall govern.
 2. This drawing is to be read in conjunction with all other relevant Engineering and Architectural drawings.
 3. Drawings not to be scaled. All dimensions to be checked on site by the Contractor. Any discrepancies to be notified to the Building Designer and further instructions obtained before work is commenced.
 4. The structure is designed to be self-supporting and stable after the building is fully complete. It is the Contractor's sole responsibility to determine the erection procedure and sequence and ensure that the building and its components are safe during erection. This includes the addition of whatever temporary bracing, guys or tie-downs which may be necessary, such material remaining the property of the Contractor upon completion.
 5. This drawing represents a detailed dimensional measurement survey of the physical dimensions of the existing property. This drawing does not and is not intended to express any opinion on the physical, superficial or structural condition of the premises depicted.
 6. This drawing is to be read in conjunction with all other relevant drawings.

REV	DATE	BY	DESCRIPTION	CHK	APP
A	18.07.18	TAS	Ridgeline Reduced & Dormers Removed	TAS	TAS
0	06.04.18	TAS	Initial Issue	TAS	TAS

DRAWING STATUS:	INITIAL ISSUE
-----------------	---------------

	FF2/2A School Court Wrawby Street Brigg North Lincolnshire DN20 8JW t: +44(0)1652 659467 f: +44(0)1652 659467 e: tasbuildingdesign@hotmail.co.uk
--	---

CLIENT:	MR G SIMONS
---------	-------------

PROJECT:	SOUTHAM FARM BARN BROCKLESBY ROAD, ULCEBY
----------	--

TITLE:	PROPOSED DWELLING FLOOR PLANS
--------	-------------------------------

SCALE & SIZE:	CHECKED:	APPROVED:
AS SHOWN @ A1	TAS	TAS
CAD FILE:	DESIGN/DRAWN:	DATE:
11909/Dwg/Arch	TAS/ts	JAN 2018
PROJECT No:	DRAWING No:	REV:
11909	A0006	A

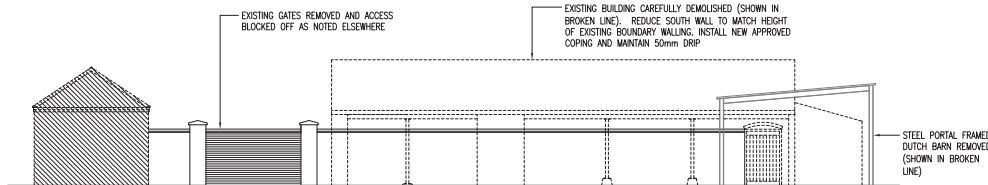
© TAS BUILDING DESIGN

ORIGINAL
IF
RED

PA/2018/1765 Elevations (not to scale)

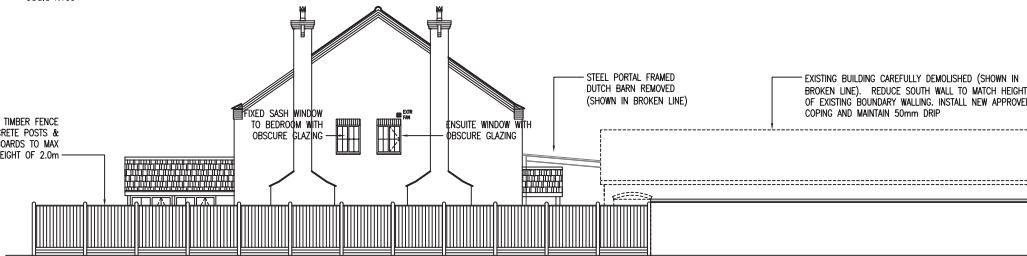
Proposed

DO NOT SCALE



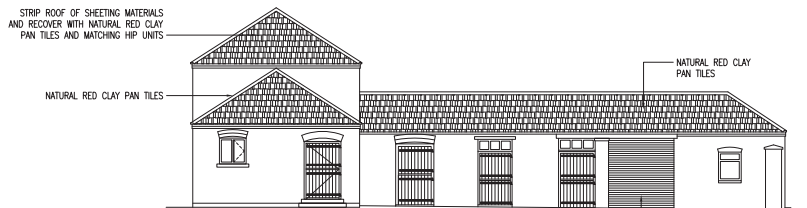
Elevation A - Refer to Drg A0005

Scale 1:100



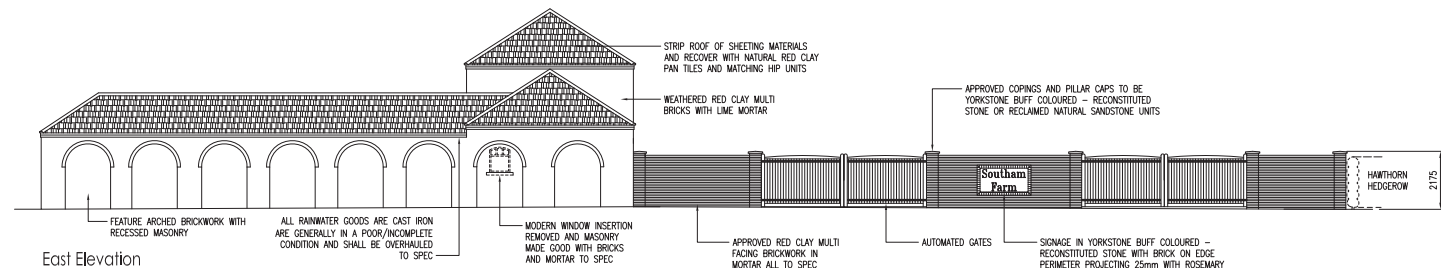
South Elevation

Scale 1:100



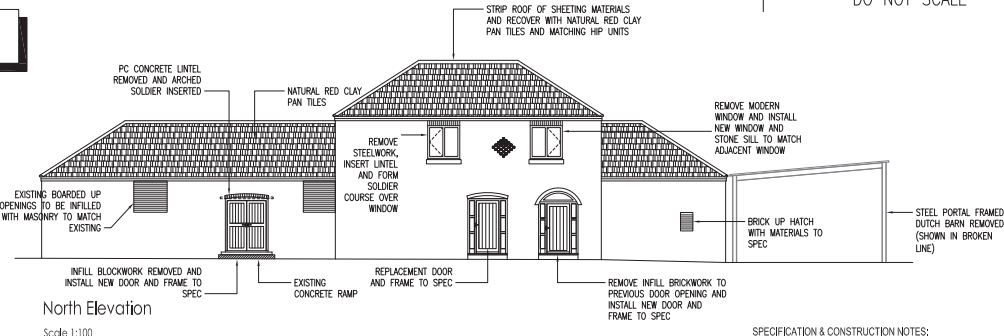
West Elevation

Scale 1:100



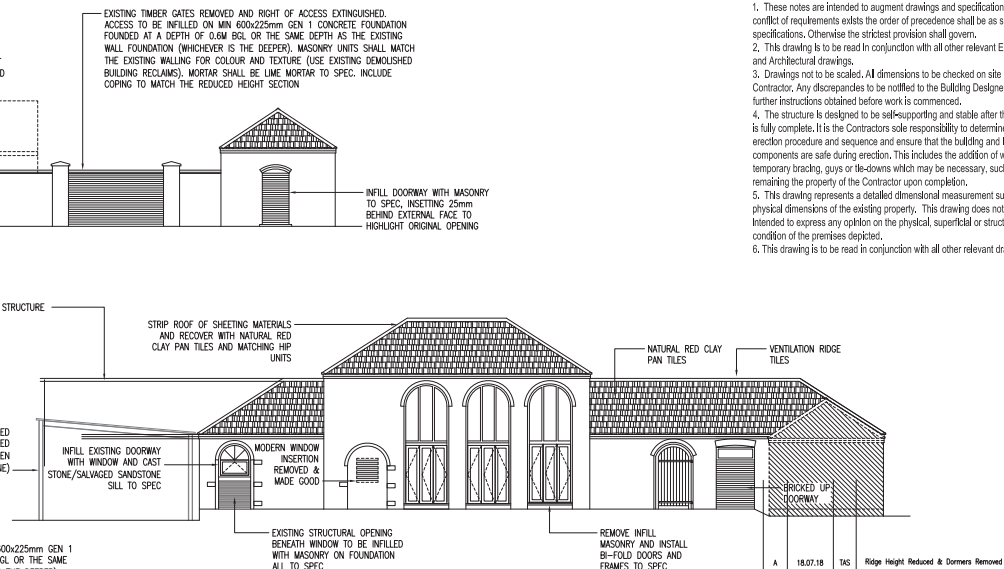
East Elevation

Scale 1:100



North Elevation

Scale 1:100



Elevation B - Refer to Drg A0005

Scale 1:100

SPECIFICATION & CONSTRUCTION NOTES:

- GENERAL
- These notes are intended to augment drawings and specifications. Where conflict of requirements exists the order of precedence shall be as shown in the specifications. Otherwise the strictest provision shall govern.
 - This drawing is to be read in conjunction with all other relevant Engineering and Architectural drawings.
 - Drawings not to be scaled. All dimensions to be checked on site by the Contractor. Any discrepancies to be notified to the Building Designer and further instructions obtained before work is commenced.
 - The structure is designed to be self-supporting and stable after the building is fully complete. It is the Contractor's sole responsibility to determine the erection procedure and sequence and ensure that the building and its components are safe during erection. This includes the addition of whatever temporary bracing, guys or tie-downs which may be necessary, such material remaining the property of the Contractor upon completion.
 - This drawing represents a detailed dimensional measurement survey of the physical dimensions of the existing property. This drawing does not and is not intended to express any opinion on the physical, superficial or structural condition of the premises depicted.
 - This drawing is to be read in conjunction with all other relevant drawings.

DRAWING STATUS:

INITIAL ISSUE

TAS Building Design	FF2/2A School Court Wrawby Street Brigg North Lincolnshire DN20 8JW t: +44(0)1652 659467 f: +44(0)1652 659467 e: tasbuildingdesign@hotmail.co.uk
---------------------	---

CLIENT:

MR G SIMONS

PROJECT:

SOUTHAM FARM BARNS
BROCKLESBY ROAD, ULCEBY

TITLE:

PROPOSED ELEVATIONS

SCALE & SIZE: AS SHOWN @ A1	CHECKED: TAS	APPROVED: TAS
CAD FILE: 11909/Drg/Arch	DESIGN/DRAWN: TAS/ts	DATE: JAN 2018
PROJECT NO: 11909	DRAWING NO: A0008	REV: A

© TAS BUILDING DESIGN

ORIGINAL
IF
RED

Proposed

SPECIFICATION & CONSTRUCTION NOTES:

13. These notes are intended to augment drawings and specifications. Where conflict of requirements exists the order of precedence shall be as shown in the specifications. Otherwise the strictest provision shall govern.
14. This drawing is to be read in conjunction with all other relevant Engineering and Architectural drawings.
15. Drawings not to be scaled. All dimensions to be checked on site by the Contractor. Any discrepancies to be notified to the Building Designer and further instructions obtained before work is commenced.
16. The structure is designed to be self-supporting and stable after the building is completed. It is the Contractor's sole responsibility to determine the erection procedure and sequence and ensure that the building and its components are safe during erection. This includes the addition of whatever temporary bracing, gyps or tie-downs which may be necessary, such material remaining the property of the Contractor upon completion.
17. This drawing represents a detailed dimensional survey of the structure. It is the responsibility of the contractor to ensure that it is not intended to express any opinion on the physical, superficial or structural condition of the premises depicted.
18. This drawing is to be read in conjunction with all other relevant drawings.



© TAS BUILDING DESIGN

ORIGINAL
IF
RED

© TAS BUILDING DESIGN