



04 AUG 2011	
FOR THE	ATTENTION OF

For office use only 320110628 P	
Application No	
Date received	
Fee paid £	Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for Planning Permission. Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department

Please complete using block capitals and black ink

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application

1. Applicant Name and Address

Title:	MR	First name:	N.G. Le G		
Last name:	STARKIE				
Company (optional):					
Unit:		House number:		House suffix:	
House name:	c/o AGENT.				
Address 1:					
Address 2:					
Address 3:					
Town:					
County:					
Country:					
Postcode:					

2. Agent Name and Address

Title:	MR	First name:	KELVIN JOHN		
Last name:	THOMAS.				
Company (optional):	GARY HOERTY ASSOCIATES				
Unit:		House number:	34	House suffix:	
House name:					
Address 1:	WELLGATE				
Address 2:					
Address 3:					
Town:	CLITHEROE				
County:	LANCASHIRE				
Country:					
Postcode:	BB7 2DP				

3. Description of the Proposal

Please describe the proposed development, including any change of use:

PROPOSED REPLACEMENT DWELLING AT ASHES FARM COTTAGE, SALESBURY TO INCLUDE THE DEMOLITION OF THE EXISTING COTTAGE.

Has the building, work or change of use already started?

☐ Yes

☒ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes

☒ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: Northing:

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (This will help the authority to deal with this application more efficiently)

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way? ☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☐ Yes ☒ No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☒ No

If Yes, please provide details:

8. Authority Employee / Member

With respect to the Authority, I am: (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ☐ Yes ☒ No

If Yes, please provide details of the name, relationship and role

9. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls	SOLID RANDOM STONE WALLS (PAINTED WHITE)	EXTERNAL WALLS - RANDOM STONE WITH DRESSED STONE CHIMNEYS AND HEADS/CILLS JAMBS.	☐	☐
Roof	MAIN ROOF: NATURAL SLATE (POOR CONDITION) WITH CORR- UGATED ROOF OVER LEAN-TO. & MINERAL FELT TO PORCH.	NATURAL SLATE STONE COPINGS ABOVE GABLES.	☐	☐
Windows	TIMBER DOORS + WINDOWS.	PVCU. OAK GRAM SET WITHIN STONE SURROUNDS.	☐	☐
Doors	"	OAK. DOORS / FRAMES. ALUMINIUM POWDER COATED BI FOLD DOORS.	☐	☐
Boundary treatments (e.g. fences, walls)	POST AND WIRE FENCE.	HEDGING AND STOCK FENCING.	☐	☐
Vehicle access and hard-standing	NONE.	TARM. TERRAZZO PAVING TO DRIVEWAY. MARSHALLS SAXON PAVING TO PATHS / PATIO.	☐	☐
Lighting	NONE.	EXTERNAL WALL MOUNTED LIGHTING NEAR DOOR POSITIONS	☐	☐
Others (please specify)			☒	☐

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

DESIGN AND ACCESS STATEMENT X 3. - HERITAGE STATEMENT X 3.
DRAWINGS - NOS. SUPPORTING STATEMENT X 3.
Sta / 441 / 1111 / ROIP - RO3P

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	/	2	2
Light goods vehicles/ public carrier vehicles	/	/	/
Motorcycles	/	/	/
Disability spaces	/	/	/
Cycle spaces	/	/	/
Other (e.g. Bus)	/	/	/
Other (e.g. Bus)	/	/	/

11. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer ☐ Cess pit
☐ Septic tank ☐ Other
☒ Package treatment plant

Are you proposing to connect to the existing drainage system? ☐ Yes ☐ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary)

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system ☒ Existing watercourse
☐ Soakaway ☐ Pond/lake
☐ Main sewer

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

14. Existing Use

Please describe the current use of the site:

DERELICT COTTAGE AND GARDEN.

Is the site currently vacant? ☐ Yes ☐ No

If Yes, please describe the last use of the site:

LAST USED AS DWELLING

When did this use end (if known)?
DD/MM/YYYY

(date where known may be approximate)

Does the proposal involve any of the following?
If yes, you will need to submit an appropriate contamination assessment with your application

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:

☐ Yes ☐ No

Proposed Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐				1		1
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Total proposed residential units (A+B+C+D)=

Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐		1				1
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Total existing residential units (E+F+G+H)=

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

0

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes☒ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops	☐				
Net tradable area:	☐				
A2 Financial and professional services	☐				
A3 Restaurants and cafes	☐				
A4 Drinking establishments	☐				
A5 Hot food takeaways	☐				
B1 (a) Office (other than A2)	☐				
B1 (b) Research and development	☐				
B1 (c) Light industrial	☐				
B2 General industrial	☐				
B8 Storage or distribution	☐				
C1 Hotels and halls of residence	☐				
C2 Residential institutions	☐				
D1 Non-residential institutions	☐				
D2 Assembly and leisure	☐				
OTHER	☐				
Please Specify	☐				
Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
OTHER		☐			
Please Specify		☐			

19. Employment

N/A

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

20. Hours of Opening

N/A

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

21. Site Area

Please state the site area in hectares (ha)

0.11 HA

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☒ No ☒ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)	Ethylene oxide (tonnes)	Phosgene (tonnes)
Ammonia (tonnes)	Hydrogen cyanide (tonnes)	Sulphur dioxide (tonnes)
Bromine (tonnes)	Liquid oxygen (tonnes)	Flour (tonnes)
Chlorine (tonnes)	Liquid petroleum gas (tonnes)	Refined white sugar (tonnes)

Other:

Other:

Amount (tonnes):

Amount (tonnes):

24. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

K. J. Mowbray FOR GARY HOERTZ ASSOCIATES

01/08/2011

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

24. Ownership Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

--

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

25. Agricultural Land Declaration**AGRICULTURAL LAND DECLARATION****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12****Agricultural Land Declaration - You Must Complete Either A or B**

(A) None of the land to which the application relates is, or is part of, an agricultural holding

Signed - Applicant:

--

Or signed - Agent:

K J Thomas FOR GARY PROPERTY ASSOCIATES

Date (DD/MM/YYYY):

29/7/2011

(B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:



The correct fee:



The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details):



The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:



The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):



The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):



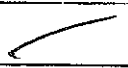
27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):



K.J. Thomas for GARY HOBBS ASSOCIATES

29/7/2011

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

C/O Agent

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

K. John.thomas@ghaonline.co.uk

30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes

☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ Agent

☒ Applicant

☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

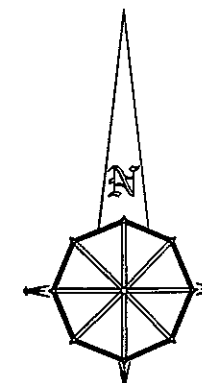
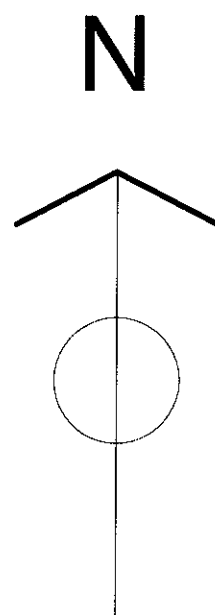
Contact name:

Telephone number:

Email address:

Proposed replacement dwelling at Ashes Farm, Salesbury, Blackburn, BB1 9EQ~

320110628 P



Notes:

All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices.

All work and materials should comply with Health and Safety legislation

All dimensions are in millimetres where explicitly shown otherwise

The contractor should check and certify all dimensions as work proceeds and notify the architect of any discrepancies

Do not scale off the drawings if in doubt ask



Gary Hoerty Associates

Chartered Surveyors
34 Wellgate
Clitheroe
Lancashire BB7 2DP

T: 01200 442301
F: 01200 442302
Email: info@ghaonline.co.uk

Title: PLANNING SUBMISSION - proposed drainage plan

Project: Proposed replacement dwelling at
Ashes Farm
Salesbury
Blackburn
BB1 9EQ

Drawing No: Sta/441/1111/R03P

Drawn: AJM

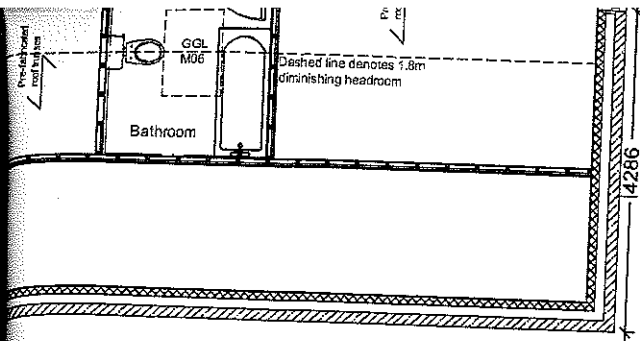
Client: Mr N. Starkie

Date: 21.04 11

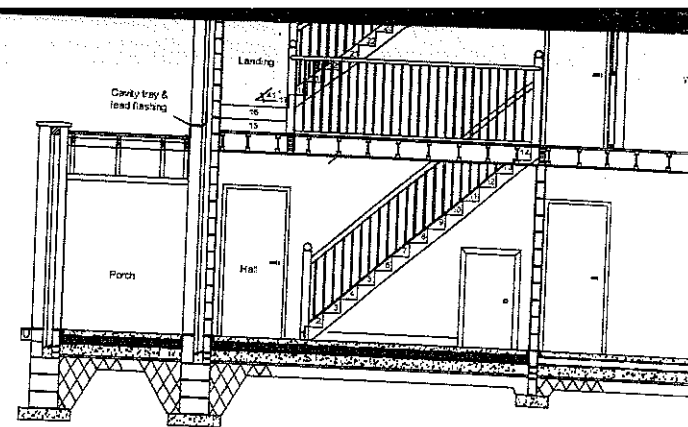
Scale: 1:200

Amendments:

Proposed Drainage Plan 1:200

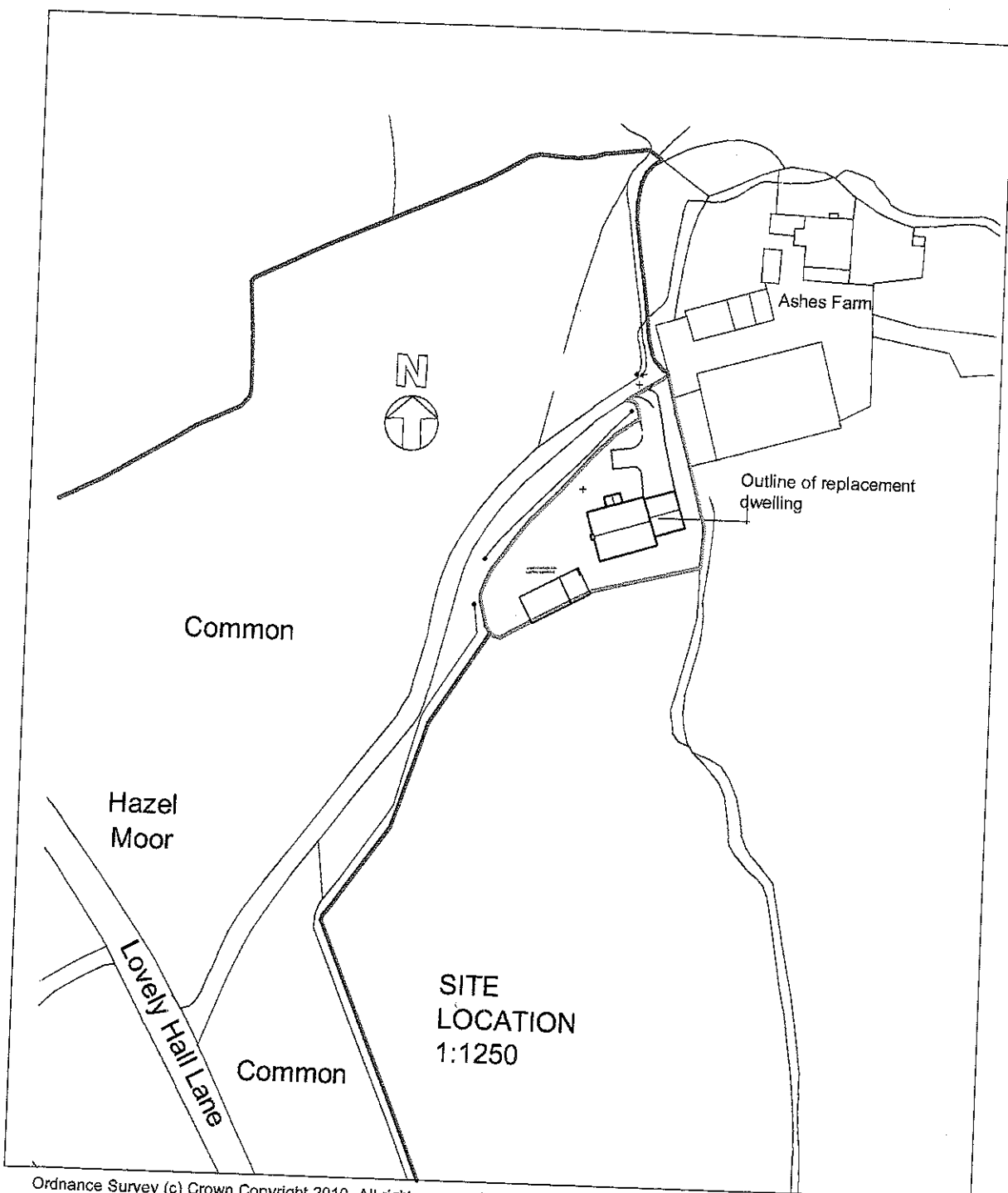


nd floor plan SCALE 1:100

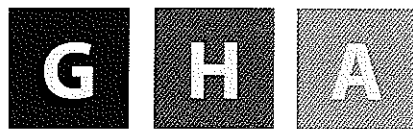


proposed cross section A-A

SCALE 1:100



SITE
LOCATION
1:1250



Gary Hoerty Associates

320110628P

34 Wellgate
Clitheroe
Lancashire
BB7 2DP

Tel: 01200 442301
Fax: 01200 442302
www.ghaonline.co.uk
www.ruralproperty4sale.com
email:info@ghaonline.co.uk

DESIGN AND ACCESS STATEMENT

IN RESPECT OF A PLANNING APPLICATION FOR

A PROPOSED REPLACEMENT DWELLING

AT

ASHES FARM COTTAGE, SALESBURY,

BLACKBURN, BB1 9EQ

Prepared by: Jennifer Hindle
Our Client: Mr N G Le G Starkie
Our Ref: Sta/441/1111/JH
Date: August 2011



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents
Valuers ■■■ Property Agency ■■■ Property Management



1. Use

- 1.1 Ashes Farm Cottage is located adjacent to Ashes Farm, Salesbury, both the cottage and the farm form part of Huntroyde Estate. The cottage is derelict and in very poor condition and this planning application seeks consent to demolish the cottage and provide a replacement dwelling which will be situated in closer proximity to Ashes Farm.
- 1.2 The proposed replacement dwelling if approved will be available to rent and will remain part of the Huntroyde Estate and this application presents an opportunity for the Council to increase the number and improve the quality of residential accommodation available to rent within the Borough. It is likely that the replacement dwelling will be let out to a family due to its walking distance from a local school. The family would be able to make use of the site's accessible nature to other nearby facilities.

2. Amount

- 2.1 The existing external floor area of Ashes Farm cottage over two floors is 153.86m². The existing ridge height of the cottage is 6.08m and the eaves height is 4.26m. The roof pitch is 32°.
- 2.2 The existing ground floor accommodation of the cottage comprises a porch, lounge, dining room, kitchen, bathroom and WC and there is a separate dilapidated lean-to structure on the westerly elevation. The first floor accommodation comprises two bedrooms one of which is accessed off the other by a door that has a restricted head height due to the tie beam of the roof structure, which means that most adults could not walk between the rooms whilst standing erect.
- 2.3 The proposed external floor area for the replacement dwelling will be 258.44m². The proposed ridge height of the replacement dwelling will be 8.66m and the eaves height will be 5.77m. The roof pitch will be 30°. The application is a re-submission of an application originally approved in March 2011, under the reference number 3/2010/0979. Under this application a replacement dwelling of similar dimensions and proportions was approved. We feel that the marginal increase in the overall height of the replacement dwelling, applied in this application, along with the other changes applied for, will not be overbearing on the adjacent farm buildings.
- 2.4 The proposed ground floor accommodation of the replacement dwelling will comprise of a porch, an entrance hall, lounge, open-plan kitchen/dining area, utility room, separate WC and an attached double garage. The first floor accommodation will comprise of four double bedrooms: two of these will have en-suite facilities and a family bathroom. The second floor accommodation provided within the attic space will comprise of a fifth bedroom, separate bathroom and games room. The level of accommodation has not altered from the approved scheme.
- 2.5 We have not included the floor area of the garage within the total external floor areas as this could be created as permitted development in any event.
- 2.6 We feel that the amount of development that is proposed is appropriate for the dwellings intended purpose, which is for it to be let for family accommodation. There will be an increase in the total floor area as a result of the proposed development however this is necessary to provide more modern day family living accommodation.

- 2.7 It would be possible to undertake extensive extensions within the curtilage of the property under permitted development rights and thereby create a larger dwelling. However the applicant would prefer to demolish Ashes Farm Cottage and create a replacement dwelling instead. We therefore consider that the Council when considering the appropriateness of the size of the proposed dwelling should not overlook the ability of the applicant to undertake extensive permitted development extensions to the existing cottage and to erect ancillary domestic buildings within the curtilage.

3. Layout

- 3.1 The proposed layout has been influenced by the need to provide a modern day family home whilst making the most efficient use of the space available. The exact layout of the proposed accommodation can be seen on the plans submitted with this planning application. The internal floor plan and layout has not altered significantly since the previous scheme was approved. Any changes are relatively minor in nature.

4. Scale

- 4.1 There will be an increase in scale from the existing cottage to the proposed replacement dwelling. This is considered necessary for its intended purposes as a modern day family home. The living accommodation within the proposed replacement dwelling will make the most efficient use of the space available and will therefore keep the scale to an acceptable level for its intended use. The new dwelling will also be seen as part of group of buildings and in this respect we consider it to be at a scale which is in keeping with the adjoining group of buildings.
- 4.2 The scale of the proposed dwelling is not dissimilar to a number of other replacement dwellings that have been approved in the Borough such as Wood Field Farm, Longsight Road, Clayton le Dale; Somerwood, Stoneygate Lane Ribchester and two properties between Hurst Green and Longridge on Knowle Green Road to name a few

5. Landscaping

- 5.1 Adequate garden areas, paved areas and driveways have been incorporated as part of the proposed replacement dwelling scheme and it is considered that these are sufficient in terms of landscaping for the proposed development. These can be seen on the plans submitted with this planning application.

6. Appearance

- 6.1 The proposed materials for the replacement dwelling have been carefully chosen to protect and enhance the character of the surrounding area
- 6.2 The existing cottage is constructed from solid random stone walls which are in part painted white, a natural slate clad roof and timber framed windows with timber sills and timber lintels and a timber door. There is a dilapidated lean-to structure to the existing easterly elevation and this has a corrugated metal roof covering. There is a porch to the existing northerly elevation and this has timber framed windows, a mineral felt roof covering and rendered walls.

6.3 The proposed replacement dwelling will be constructed with random stone facing to the external walls and stone quoins to the corners, the roof will be clad in natural slate, the chimney will be faced in natural stone and there will be parapet detail capped stone coping. The eaves will be detailed with a stone corbel. There will be a number of velux conservation roof windows with central glazing mullions and a couple of solar panels on the roof. The exact location of these can be seen on the plans submitted with this planning application. The windows and doors are to be of PVCu framed and will be set within stone surrounds. There will also be aluminium framed bi-fold doors set within stone surrounds to the proposed southerly elevation. The proposed garage will have a proprietary up and over double garage door set within stone surrounds.

6.4 All proposed materials have been carefully chosen to ensure that the proposed development protects and enhances the character of the surrounding area. The incorporation of solar panels within the roof ensures a dwelling that encompasses eco-friendly methods of construction.

7. Access

7.1 Ashes Farm and Ashes Farm Cottage are both accessed via an unadopted unmade track off Lovely Hall Lane. There is a ditch adjacent to the lane and the access point for vehicular access from the lane to the proposed new dwelling will be close to the farm making use of an existing culverted section of the ditch. Vehicles will be able to turn around within the site and leave the site in a forward direction.

??  Date 02/08/11
Signed
Jennifer Hindle BA Hons
(For and on behalf of Gary Hoerty Associates)



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SUPPORTING STATEMENT
IN RESPECT OF A PLANNING APPLICATION FOR
A PROPOSED REPLACEMENT DWELLING

AT

ASHES FARM COTTAGE, SALESBURY,
BLACKBURN, BB1 9EQ

FOR AND ON BEHALF OF MR N STARKIE

Prepared by: Jennifer Hindle
Our Client: Mr N G Le G Starkie
Our Ref: Sta/441/1111/JH
Date: August 2011



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents
Valuers ■■■ Property Agency ■■■ Property Management



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1. INTRODUCTION, BACKGROUND INFORMATION AND PROPOSED DEVELOPMENT

- 1.1 Gary Hoerty Associates has been instructed by Mr N G Le G Starkie to submit a planning application on his behalf for a proposed replacement dwelling at Ashes Farm Cottage, Salesbury, Blackburn, BB1 9EQ.
- 1.2 Ashes Farm Cottage is located in close proximity to the farmstead of Ashes Farm and both properties form part of Huntroyde Estate which is owned by Mr Starkie and his family who are traditional long term landlords. Mr Starkie wants to create a family sized replacement dwelling for rental purposes. Mr Starkie has given consideration to renovating and extending the existing dilapidated cottage but has decided that the most appropriate way forward is to demolish the existing property and create a new build dwelling, which will be better placed in the plot located closer to the main group of farm buildings and constructed utilising environmentally friendly technology in the form of heat pumps and solar panels together with high levels of insulation. The current application is a re-submission of an approved application. The re-submission application seeks to have the details of a number of changes made to the approved scheme, which have arisen through the process of developing the planning drawings, into full construction drawings.
- 1.3 Ashes Farm Cottage has fallen into a state of disrepair and dilapidation in recent years and whilst it would be possible to undertake extension work to the cottage under permitted development rights it is considered more economically viable to build a new replacement dwelling better suited to modern day living. The proposed application site for the replacement dwelling has the benefit of existing tree and vegetation cover and this will shield the proposed development from any surrounding vantage points. It is important to mention that the site is not visible from any surrounding properties with the exception of Ashes Farm itself which is in the applicant's ownership.
- 1.4 We set out within this report the proposed development in more detail, the planning history of the farm, review the application site, set out why we believe the application conforms to the national and local planning policies and why the application should therefore be looked upon favourably.

2. PLANNING HISTORY

- 2.1 A previous application was approved in March 2011, under the reference number 3/2010/0979, for the demolition of the existing cottage and the construction of a replacement dwelling.

3. THE APPLICATION SITE

- 3.1 The application site is situated in Green Belt as defined within the Ribble Valley Districtwide Local Plan and is rural in nature. Ashes Farm Cottage is situated away from the main group of buildings at Ashes Farm but its curtilage adjoins the farmyard. The site is surrounded by open fields however has the benefit of existing tree cover around the majority of the application site. The site is accessed via a track which serves Ashes Farm and leads off Lovely Hall Lane.

4. PLANNING CONSIDERATIONS

4.1 General

- 4.1.1 In order for the application to be approved it must satisfy, as far as possible, the guidelines provided in planning policy guidance notes/planning policy statements and the relevant policies of the Ribble Valley Districtwide Local Plan (Adopted 1998). The application site is located within an area designated as Green Belt as defined within the Adopted Local Plan.
- 4.1.2 The relevant policies of the local plan are Policy G1 which is a general development policy, Policy G5 which is a policy dealing with development outside the main settlement boundaries, Policy ENV4 which is a policy dealing with development within the Green Belt and Policy H14 which deals with the re-building or replacement of dwellings in the open countryside.
- 4.1.3 The main national policy guidance is provided in PPG2: Green Belts and PPS3: Housing.
- 4.1.4 We set out below extracts from the relevant documents to assess the application against all the appropriate policies and guidance.

4.2 Ribble Valley Districtwide Local Plan (Adopted 1998)

Policy G1

- 4.2.1 Policy G1 states:

'All development proposals will be expected to provide a high standard of building design and landscape quality. Development which does so will be permitted, unless it adversely affects the amenities of the surrounding area'

- 4.2.2 In determining planning applications a number of criteria will be applied and we consider each of these criteria as follows:-

In determining planning applications the following criteria will be applied

- (a) *Development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature.*

4.2.3 It is our view that the development proposed is appropriate in terms of its size, intensity and nature. The existing external ground floor area of Ashes Farm Cottage is 89.45m² and the proposed external ground floor area for the replacement dwelling is 125.80m² excluding the adjoining garage. This is considered to be a modest increase in size given the intended purpose of the replacement dwelling. It is to be noted that it would be possible to carry out extensions to the existing cottage and to erect ancillary domestic outbuildings as permitted development. Ashes Farm Cottage is however considered inappropriate for re-use and extension due to the low eaves height within the cottage the extent of the disrepair and its position within the plot. The site for the proposed replacement dwelling has been chosen in order to provide a dwelling which will be seen as part of a group of existing buildings. This site is well screened by existing trees and foliage and the new dwelling will not be unduly prominent in the surrounding landscape. We will demonstrate elsewhere in this report that the size of the proposed dwelling is in keeping with other similar development undertaken elsewhere in the Borough.

- (b) *The likely scale and type of traffic generation will be assessed in relationship to the highway infrastructure and the proposed and existing public transport network. This will include safety, operational efficiency, amenity and environmental considerations*

4.2.4 There will be no significant extra traffic generation as a result of the proposed development. One dwelling will be replaced by another slightly larger dwelling.

- (c) *Developments should make adequate arrangements for car parking (see Policy T7)*

4.2.5 There will be adequate car parking space provided for the proposed development.

- (d) *A safe access should be provided which is suitable to accommodate the scale and type of traffic likely to be generated.*

4.2.6 The access for the proposed replacement dwelling will lead off the existing track which leads from Lovely Hall Lane to Ashes Farm which is a safe access and there will be no intensification of use

- (e) *The density, layout and relationship between buildings is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings as well as the effects of development on existing amenities.*

4.2.7 The proposed development is for a replacement dwelling at Ashes Farm Cottage. It is proposed to demolish the existing cottage and provide a replacement dwelling which will be situated in closer proximity to Ashes Farm. We consider this to be an improvement on the existing as the proposed replacement dwelling will be seen as part of a group of existing buildings rather than a dwelling in isolation. It will be well related to the existing farmhouse and agricultural buildings on the farm and will therefore be situated in an improved location. The application site is well screened by existing trees and foliage and this serves to lessen any visual impact on the surrounding area. The site can't be seen by any surrounding properties other than the farmhouse and as the proposed development will make use of materials which are considered to be more in-keeping and aesthetically pleasing with the character of the local area, we are of the opinion that it will be an improvement compared to the existing derelict cottage. It is our client's intention to rent the dwelling out to a family who will make use of the accessible nature of the site to local services and facilities such as the local school.

(f) Developments should provide adequate arrangements for servicing and public utilities

4.2.8 Existing services and public utilities at Ashes Farm will be used by the proposed development.

(g) Developments should provide adequate daylighting and privacy

4.2.9 We consider that the requirements of this paragraph are met within the design

(h) Materials used should be sympathetic to the character of the area

4.2.10 The proposed replacement dwelling will use materials which will protect and enhance the character of the local area. The external walls will be constructed with random stone facing with stone quoins to the corners, the roof will be clad in natural slate, there will be a parapet detail capped stone coping to the edges of the roof, the eaves will be detailed with a stone corbel, there will be a number of velux conservation roof lights with central glazing mullion and a couple of solar panels. The windows will be PVCu framed in a light oak colour and will be set within stone surrounds. The external doors will also be PVCu framed in a light oak colour set within stone surrounds. There will be aluminium framed Bi-fold doors set within stone surrounds to the southerly elevation. There will be a proprietary up and over double garage door set within stone surrounds.

4.2.11 We consider that these materials will reflect a style and appearance which is in-keeping with the local area. The inclusion of solar panels within the roof design has ensured that eco-friendly methods of construction have been integrated within the design.

4.2.12 We consider therefore that the proposed development will utilise materials which are considered to be sympathetic to the character of the area.

(i) Developments should not result in the loss of important open space including public and private playing fields.

4.2.13 There will be no loss of open space as a consequence of this development

(j) Developments should not damage SSSI's, County Heritage Sites, Local Nature Reserves or other sites of nature conservation importance.

4.2.14 There will be no damage to any SSSI's, County Heritage Sites, Local Nature Reserves or other sites of nature conservation importance as a result of the proposed development

(k) Development should not require culverting, artificial channelling or destruction of a watercourse. Wherever possible watercourses should be maintained within a reasonable corridor of native vegetation

4.2.15 There will be no damage to any watercourses as a result of the proposed development, which makes use of an existing area of culverted ditch at the proposed point of access.

(l) Developments should be economic in the use of land, water and aggregates and should not prejudice future development which would provide significant environmental and amenity improvements.

4.2.16 The proposed development occupies a slightly greater area of land than the existing cottage but it is proportionate to the size of the plot. Therefore the proposed development is considered to be economic in the use of land.

(m) Where it is the intention to rely upon a private water supply, developments should provide an adequate means of water supply which will not derogate existing users.

4.2.17 Mains water is available.

Policy G5

4.2.18 Policy G5 states:

"Outside the main settlement boundaries and the village boundaries planning consent will only be granted for small scale developments which are:

- a essential to the local economy or the social well being of the area; or*
- b needed for the purposes of agriculture or forestry; or*

- c sites developed for local needs housing (subject to Policy H20 of this plan); or
- d small scale tourism developments and small scale recreational development appropriate to a rural area subject to Policy RT1; or
- e other small scale uses appropriate to a rural area which conform to the policies of this plan."

4.2.19 We consider that the proposed development is indeed for other small scale uses appropriate to a rural area and we provide a clear explanation within this supporting statement how the proposed use conforms to the relevant policies of the local plan.

Policy ENV4

4.2.20 Policy ENV4 states:

"Within the green belt, as shown on the proposals map, planning permission will not be given, except in very special circumstances, for the erection of new buildings other than for the purposes of agriculture, forestry, essential facilities for outdoor sport and recreation, cemeteries and for other uses of land which preserve the openness of the green belt and which do not conflict with the purposes of the designation

Proposals for the change of use of existing buildings other than for the purposes outlined above will be determined subject to Policies H15, H16, H17, EMP9 and RT3 of this plan "

4.2.21 The proposed development is for a replacement dwelling at Ashes Farm cottage and as such will see the demolition of the existing cottage and the creation of a replacement dwelling which will make use of materials which are in-keeping with the character of the area. The replacement dwelling will be situated closer to Ashes Farm farmstead and so the development will not be seen in isolation. Therefore we consider the proposed development will protect and enhance the character of the Green Belt and will improve the openness of the Green Belt by the careful re-siting of the dwelling

Policy H14

4.2.22 Policy H14 states:

'Rebuilding or replacement of dwellings will be permitted in the open countryside, subject to the following criteria'

- (i) *the residential use of the property should not have been abandoned. (If this is the case Policy H2 will apply),*

- (ii) *the impact on the landscape will be assessed in relation to that of a new dwelling. As such very careful consideration to design and use of materials must be made. In addition, excessive increase in the size of property will not be permitted;*
- (iii) *the creation of any extra curtilage will be assessed in relation to Policy H12,*
- (iv) *the terms of Policy G1 will apply "*

At paragraph 5.12.5 the local plan acknowledges that "*substandard properties and those in need of extensive repairs are not only found in towns and villages "* Ashes Farm Cottage is both substandard and in need of extensive repairs. We will comment on the four criteria of paragraph H14 below:

- 4.2.23 In assessing the proposed development against policy H14 as outlined above the first criteria is that the residential use of the property should not have been abandoned. Ashes Farm Cottage has been vacant for approximately ten years; there has been no intention by the landowner to abandon the cottage and as you will appreciate on a large estate with large obligations for repairing and maintaining an extensive property portfolio work has to be prioritised. In terms of the time that the estate has been in the Starkie family's ownership ten years is not a particularly long period of time and certainly does not constitute abandonment. You will also appreciate that during this period of time various environmental legislation has been introduced imposing obligations upon landowners to provide slurry and manure storage facilities on tenanted agricultural holdings and clearly the applicant has had other more pressing repairs and improvements to deal with in recent years.
- 4.2.24 The existing property is located on the perimeter of the residential curtilage adjacent to the adjoining field and is as far away from the existing farmstead as the plot would allow and we have proposed re-siting the replacement dwelling in much closer proximity to the existing group of farm buildings and more centrally within the width of the plot which will offer screening benefit by comparison to the existing cottage. The design and choice of materials for the building will give it a traditional farmhouse appearance and we consider that this would be in keeping with the surrounding area. When compared to other replacement dwellings that have been approved in recent years in the Borough we do not consider the increase in size of the dwelling to be excessive.
- 4.2.25 There will be no requirement for the creation of any additional curtilage and we feel we have demonstrated that the proposed development conforms to the terms of policy G1.
- 4.2.26 We note that at paragraph 5.12.6 there is general guidance in respect of the volume increases to replacement dwellings however the evidence of a large number of similar applications within the Borough appear to indicate that these

guidelines have been afforded little weight in recent years and we will refer in more detail later in this report to other development within the Borough where significant increases in volume of replacement dwellings have been allowed which we consider support the scale of the proposed replacement dwelling proposed in this application.

4.3 Planning Policy Guidance Note 2 (PPG2): Green Belts

- 4.3.1 PPG2 at paragraph 3.6 indicates that provided it does not result in disproportionate additions over and above the size of the existing dwelling extensions or alterations of dwellings is not inappropriate in Green Belts. In respect of replacement dwellings the PPG refers to development plans setting out the Council's approach and we refer later in this report to the approach taken by the Council in respect of replacement dwellings both in the Green Belt and in the Open Countryside areas.

4.4 Planning Policy Statement 3 (PPS3): Housing

- 4.4.1 At paragraph 31 of PPS3 the importance of bringing back into residential use empty houses and by allowing the proposed replacement dwelling the Council would be making a high quality house available to a family.
- 4.4.2 PPS3 states that where there is less than a 5 year supply of deliverable sites, Councils should consider favourably planning applications for housing having regard to the Planning Policy Statement (in particular paragraph 69). Paragraph 69 states as follows:

'In general, in deciding planning applications, Local Planning Authorities should have regard to.

- Achieving high quality housing.*
- Ensuring developments achieve a good mix of housing reflecting the accommodation requirements of specific groups, in particular, families and older people.*
- The suitability of a site for housing, including its environmental sustainability*
- Using land effectively and efficiently.*
- Ensuring the proposed development is in line with planning for housing objectives, reflecting the need and demand for housing in, and the spatial vision for, the area and does not undermine wider policy objectives eg addressing housing market renewal issues "*

- 4.4.3 We consider that the proposed replacement dwelling will provide high quality accommodation; it is a dwelling suitable for families and the dwelling will incorporate sustainable technology, therefore making it environmentally

sustainable and it will also make effective and efficient use of land being the site of an existing dwelling.

5. SIMILAR DEVELOPMENT APPROVED WITHIN THE BOROUGH

- 5.1 The first application that we make reference to is 3/1996/0248 for the proposed replacement dwelling, garage and septic tank (Re-submission) on the site of an existing dilapidated cottage property fronting Hollowhead Lane in Wilpshire. The application was approved on 18 June 1996 and the draft recommendation for approval states:

"In land use terms the site is located within the green belt outside the main settlement of Wilpshire as defined in the draft edition of the Districtwide Local Plan. Policies within that plan do not preclude the replacement of existing dwellings in open countryside. The relevant policy, policy H15 is supportive of replacement dwellings on the proviso that the residential use has not been abandoned and the impact on the landscape of the new dwelling is not excessive with particular considerations to the design and use of appropriate materials."

- 5.2 The report continues to state that: *"Planning consent was refused earlier this year for a replacement dwelling on this site as this was considered to be unduly excessive and would have an adverse impact on the green belt setting of the property. That dwelling was of the size of 365 square metres floor space. This latest application in its original submitted form sought to construct a dwelling of 317 square metres and following negotiations with the applicant this has been reduced by a further 20% to result in a replacement dwelling of 237 square metres floor area. The present cottage has a floor space of 125 square metres. The application was approved with an increase in floor area of 90%."*
- 5.3 There appears to have been a typo in the report as it is Policy H14 which deals with replacement dwellings and not H15.
- 5.4 The total external floor area of the existing cottage is 139.69m² and the total gross external floor area of the proposed dwelling over two floors (we have disregarded the attic space as this will exist whether or not it is utilised for residential accommodation) is 245m² or thereabouts, giving an increase of approximately 75% from the existing to the proposed. This is clearly less than the 90% referred to in respect of the case on Hollowhead Lane and because the proposed dwelling will be located close to the existing group of buildings we feel that it will not have a significantly detrimental visual impact.
- 5.5 The second replacement dwelling application to which we refer is one which we were involved with at Woodfield Farm, Longsight Road, Clayton le Dale which was determined under application number 3/2006/0343. In this case the existing dwelling had a gross external area over two floors of 162m² and the dwelling

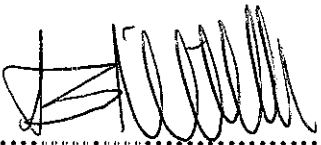
which was approved in its place had a gross external floor area over two floors of 293m². It is also important to note that in this case the dwelling that was being replaced was retained for garaging and office use and so was not demolished to create a clear site. This represents an 81% increase in gross external floor area over two floors.

- 5.6 The next application to which we refer is in respect of a replacement dwelling at Somerwood, Stoneygat Lane, Ribchester, which was approved under application number 3/2006/0981/P. In this case the existing bungalow had an external floor area of approximately 90m² and it was replaced by a dwelling which over two main floors had a floor area of 323.35m², giving a rise to an increase of approximately 258% over and above the existing dwelling.
- 5.7 In comparison to these two latter cases the increase in square footage which is sought by the applicant in this case is modest and it is to be noted that the applicant is not seeking to maximise the size of the dwelling for either personal occupation or disposal but merely wishes to create a modest and comfortable family home to be let on a long term basis

6. SUMMARY AND CONCLUSIONS

- 6.1 We consider that we have demonstrated within this report that the proposed development conforms to both the national planning policy guidance and the relevant local plan policies and their recent interpretation
- 6.2 The proposed replacement dwelling at Ashes Farm Cottage will see the demolition of the existing cottage and its replacement with a new dwelling which will be re-located closer to the farmstead of Ashes Farm. The proposed replacement dwelling will make use of materials which are considered to be sympathetic to the character of the local area in its construction, along with eco-friendly methods of construction such as the installation of solar panels to the roof and an air source heat pump. The replacement dwelling will cover a larger floor area than the existing cottage however this is considered necessary in order to provide for a modern day family home. The re-location of the dwelling closer to the main farmstead will ensure that the development will be seen as part of a group of buildings rather than a development in isolation and as such we feel this will contribute to preserving the openness of the Green Belt.
- 6.3 We have referred to an example of similar development within the Green Belt and several developments in the open countryside which have been approved which clearly establish that the Council accepts that the type of development proposed is appropriate.

- 6.4 As we have demonstrated in this report the proposal satisfies the requirements of the relevant policies and we therefore believe the application should be looked upon favourably by the Council.

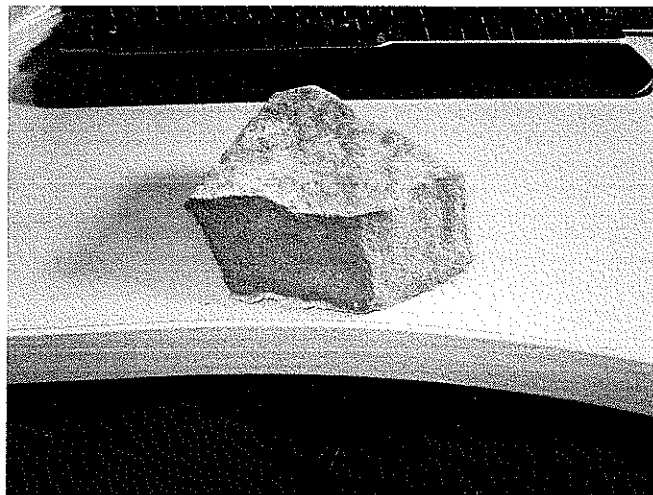
PP  Signed.....Date.....02/08/11.....
Jennifer Hindle BA Hons
(For and on behalf of Gary Hoerty Associates)

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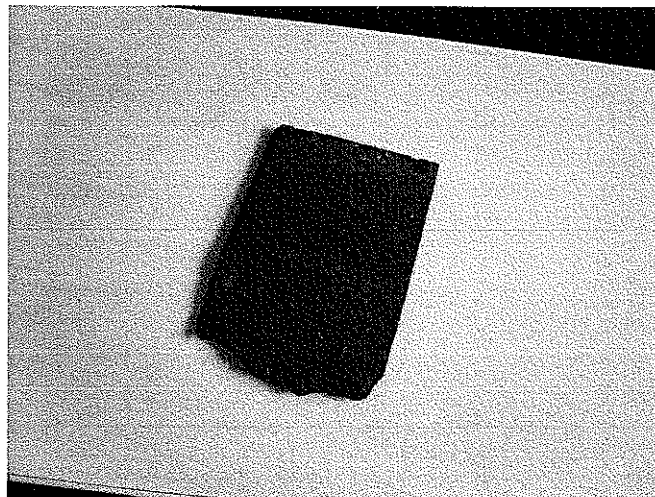
1. Sample of wall material

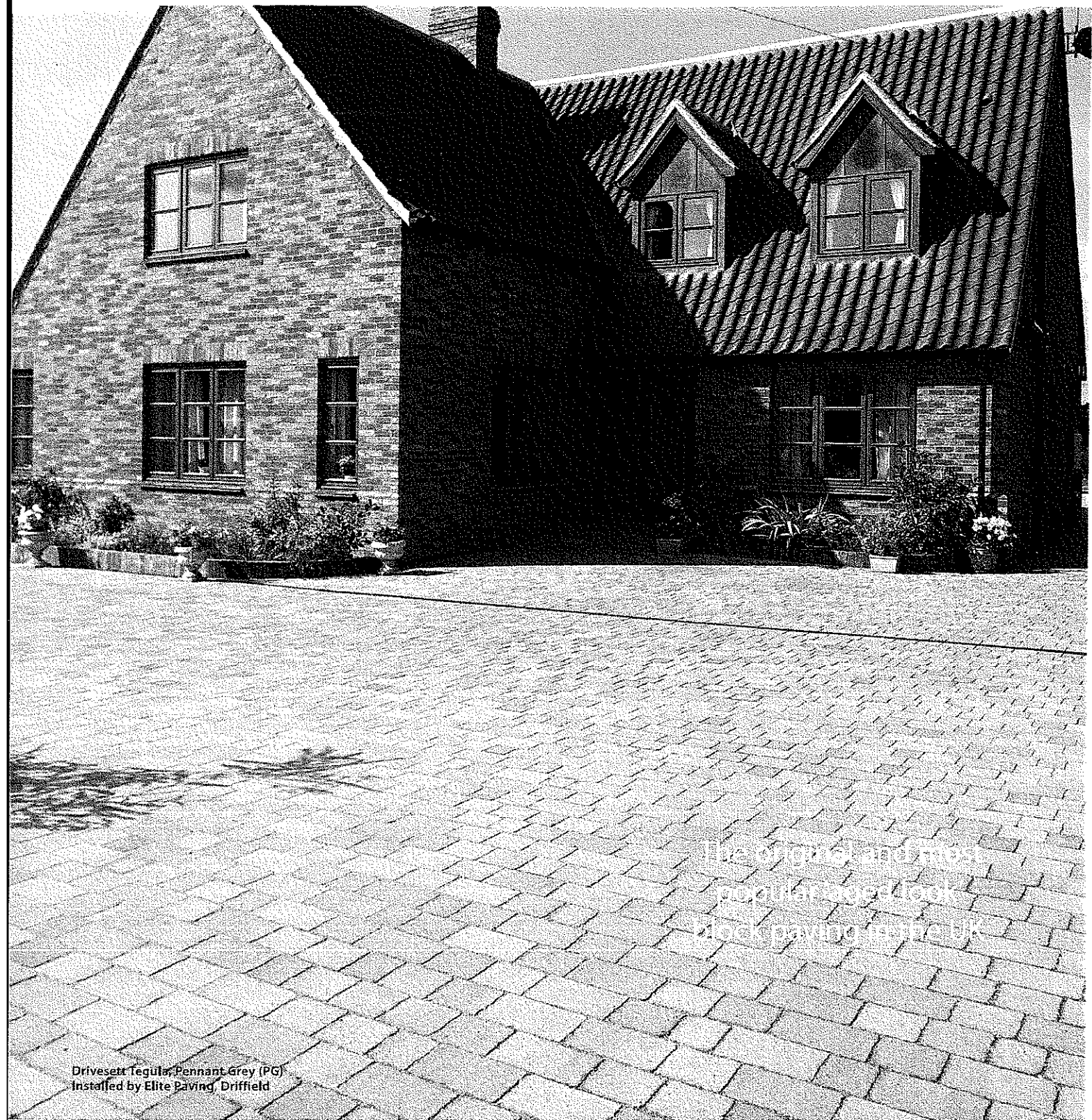


2. Sample of wall material



3 Sample of roofing slate





The original and most
popular egg-look
block paving in the UK

Drivesett Tegula, Pennant Grey (PG)
Installed by Elite Paving, Driffield



Marshall's

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high quality look



18kg CO₂
per m²

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- Known for its quality and durability Drivesett Tegula will help ensure your driveway looks great for years to come
- Timeworn appearance gives a classic traditional look enhancing the character of properties
- A broad variety of colours and block sizes can be used to create a truly individual look
- Optimum mix for 3 size random course is 13 large 19 medium and 3 small blocks per square metre (other mixes will work satisfactorily)
- Take blocks from a number of packs to ensure a variegated multi-shade effect
- Blocks are supplied shrink-wrapped. Each pack contains blocks of 1 size only
- Joint filling sand and Keybond are recommended (see p 155)
- For co-ordinating channels, kerbs and edgings (see p 150-155)

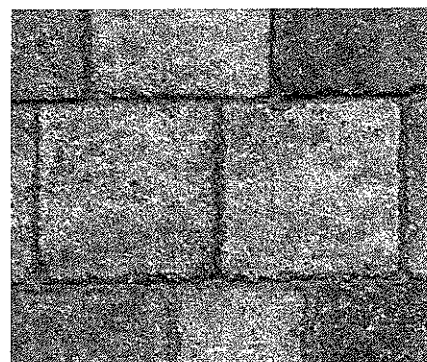
Tegula is a trademark of SF Corporation

Drivesett Tegula	Size mm (nominal)	No./pack	Weight (kg/pack)	Area (m ² /pack)	Colours	kg CO ₂ per m ²
Large	240 x 160 x 50	284	1256	10.91	TR, H, HA, PG	18
Medium	160 x 160 x 50	426	1256	10.91		18
Small	120 x 160 x 50	606	1340	11.64		18
Jumper	320 x 240 x 50	108	1030	8.29		18

Please note pack sizes have changed check with your
local service centre for details

Tegula Kerb

- Versatile in use
- Use to make restraining edges for Drivesett Tegula Drivesett Duo and any other block paving
- Use to make steps and other landscape features
- Supplied shrink-wrapped
- Tegula Kerb Returns and Radials now available (see p 152)



Traditional (TR)



Harvest (H)



Pennant Grey (PG)



Marshall's

Kerbs & Edgings

Large Kerbs for major edge restraints for all of Marshall's driveway ranges



Outside return and inside return in Tegula Kerb, Pennant Grey (PG)



Radial Tegula Kerb, Pennant Grey (PG)



Drivesett Kerb, Pennant Grey (PG)
Edged with Drivesett Tegula, Pennant Grey (PG)
Drivesett Argent Dark (DK)

Tegula Kerb

- Versatile in use
- Use to make restraining edges for Drivesett Tegula and any other block paving
- Use to make steps and other landscape features
- Supplied shrink wrapped
- Has a 45° splay to one 130mm face
- Can be laid in different orientations
- Now available in radial and returns
- Smallest radius for an internal kerb is 0.46m
- Smallest radius for an external kerb is 0.62m
- Use standard Tegula Kerb with Radial Tegula Kerbs to create the desired curve

Tegula Kerb	Size mm (nominal)	No./pack	Weight (kg/pack)	Colours	kg CO ₂ per m	kg CO ₂ Each
Standard Tegula Kerb	130 x 160 x 250	120/60	1345/673		19	
Radial internal & external	130 x 160 x 96 x 250	60	690	TR PG	22	
Return internal & external	160 x 160 x 250	1	N/A			24



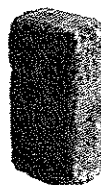
Tegula Kerb, Traditional (TR)



Tegula Kerb, Pennant Grey (PG)

Drivesett Kerb

Drivesett Kerb	Size mm (nominal)	No./pack	Weight (kg/pack)	Colours	kg CO ₂ per m
	120 x 80 x 240	192	1017	TR H PG	5



Drivesett Kerb, Traditional (TR)



Drivesett Kerb, Harvest (H)



Drivesett Kerb, Pennant Grey (PG)