

10 NOV 2011

FOR THE
ATTENTION OF

For office use only

Application No.

Date received

Fee paid £

Receipt No:

320110946 P

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

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.

1. Applicant Name, Address and Contact Details

Title:	Mr & Mrs	First name:	S & J	Surname:	Smith
Company name:					
Street address:	Addison House	Telephone number:		Country Code	National Number
	Lower Lane				Extension Number
	Longridge	Mobile number:			
Town/City:	Preston	Fax number:			
County:		Email address:			
Country:					
Postcode:	PR3 3SQ				

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Peter	Surname:	Bamber
Company name:	PGB Architectural Services Ltd				
Street address:	Lily Cottage	Telephone number:		Country Code	National Number
	12 Glen Avenue				Extension Number
	Knowle Green	Mobile number:			
Town/City:	Preston	Fax number:			
County:	Lancashire	Email address:			
Country:	United Kingdom				
Postcode:	PR3 2ZQ		info@pgb-arch.com		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Proposed first floor extension and facade works

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

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:		Suffix:	
House name:	STONEBRIDGE MILL		
Street address:	KESTOR LANE		
	LONGRIDGE		
Town/City:	PRESTON		
County:			
Postcode:	PR3 3AD		

The building containing Longridge Bathroom and Tile Centre Ltd

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

Easting:	360136
Northing:	437042

5. Pre-application Advice

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

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

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:

See drawing 2573-16

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

If Yes, please provide details:

See drawing 2573-16

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

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

Heavy pebble dashed rendering; facing brick with stone heads and cills; smooth rendering

Description of *proposed* materials and finishes:

Smooth painted re-rendering to East and South elevations; Trespa cladding to North and East Elevation of flat roof building; reclaimed bricks with Longridge stone heads and cills to match existing to North elevation of mill

Roof - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

9. (Materials continued)

Windows - description:

Description of *existing* materials and finishes:

white uPVC; painted timber

Description of *proposed* materials and finishes:

White uPVC generally; with powder coated aluminum within Trespa cladding

Doors - description:

Description of *existing* materials and finishes:

Stained timber

Description of *proposed* materials and finishes:

Painted timber double glazed

Boundary treatments - description:

Description of *existing* materials and finishes:

facing brick

Description of *proposed* materials and finishes:

re-pointed facing brick

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Tarmac

Description of *proposed* materials and finishes:

Tarmac with stone paving slabs to pedestrian areas

Lighting - add description

Description of *existing* materials and finishes:

Floodlights on building

Description of *proposed* materials and finishes:

Energy efficient lights on building

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:

2573 Heritage and Design and Access Statement

Drawings 2573-01 to 04 inclusive and 2573-10 to 16 inclusive

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10. Vehicle Parking

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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	9	8	-1
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	2	2
Disability spaces	0	1	1
Cycle spaces	0	4	4
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☒

Package treatment plant

☐

Unknown

☐

Septic tank

☐

Cess pit

☐

Other

Are you proposing to connect to the existing drainage system?

☐ Yes ☐ No ☒ Unknown

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 an appropriate 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

☒ Main sewer

☐ Pond/lake

☐ Soakaway

☐ Existing watercourse

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:

Mixture of ground floor retail showroom, vacant first floor offices

Is the site currently vacant? ☐ Yes ☒ No

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

17. Residential Units

Does your proposal include the gain or loss of residential units?

☐ Yes ☒ No

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

Use class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)

18. All Types of Development: Non-residential Floorspace (continued)

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A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	1.8	1.8
	Total	0.0	0.0	1.8	1.8

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
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19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
Other							☒

21. Site Area

What is the site area?

800 sq.metres

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:

n/a

Is the proposal for a waste management development?

☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

24. 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)

☒ The agent ☐ The applicant ☐ Other person

25. Certificates (Certificate B)

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.

Notice recipient		Date notice served
Name	Hampton Accountants	09/11/2011
Number:	65 Suffix:	
Street:	Kestor Lane	
Locality:	Longridge	
Town:	Preston	
Postcode:	PR3 3AD	

Title:	Mr	First name:	P	Surname:	Bamber
Person role:	Agent	Declaration date:	09/11/2011	☒	Declaration made

25. Certificates (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. ☒

(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: ☐

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title:	Mr	First Name:	P	Surname:	Bamber
Person role:	Agent	Declaration date:	09/11/2011	☒	Declaration Made

26. Declaration

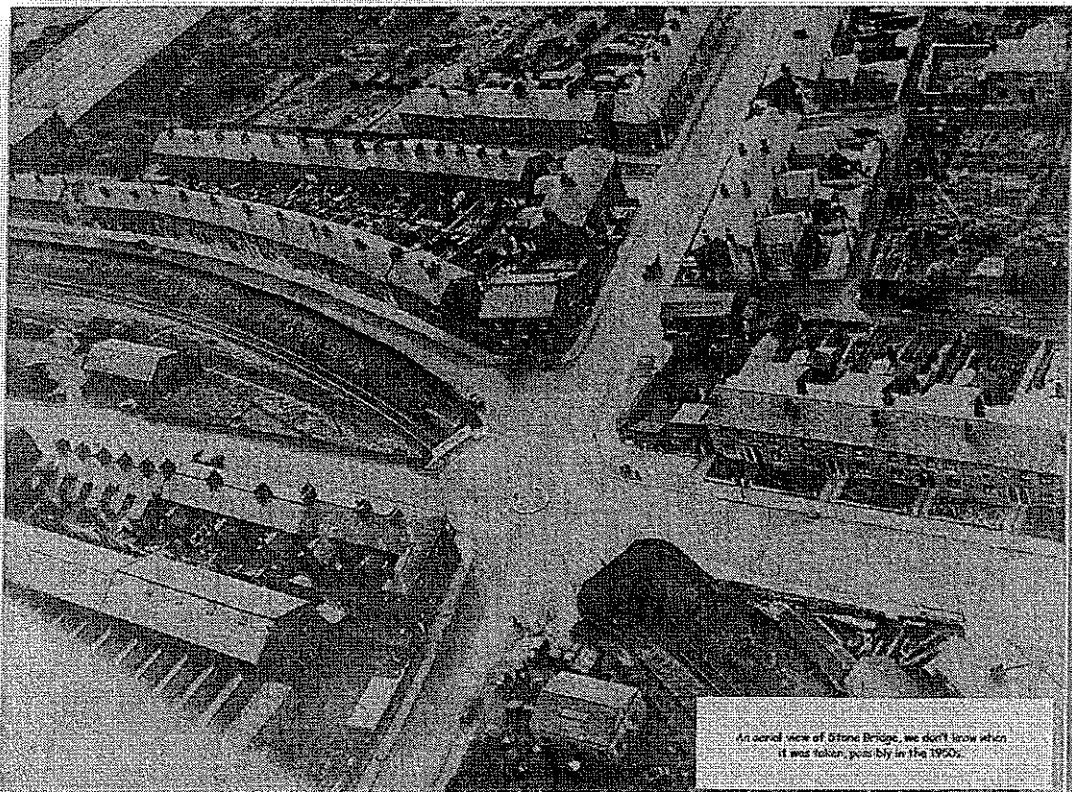
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



Date: 09/11/2011

HERITAGE AND DESIGN AND ACCESS STATEMENT

320110946P



Stonebridge Mill
Kestor Lane, Longridge

HERITAGE STATEMENT

1. ASSESSMENT OF HERITAGE SIGNIFICANCE

The front elevation and car park of Stonebridge Mill on Kestor Lane is within the Longridge Conservation Area and is adjacent to buildings of Townscape Merit. An extract from the Longridge Conservation Area Appraisal: *At the southern end of Derby Road, a junction of several streets lies over the former railway line still marked by a well detailed stone bridge.* The Lancashire Historic Town Survey Programme for Longridge (2006) states: *In 1850 George Whittle built the first steampower operated cotton factory close to Stone Bridge on Silver Street.*



Figure 1 Church of England Parade - Mill in background with 3 windows at first floor

The property is almost unrecognisable today with the rendered front elevation hiding original window openings and punctured with unsympathetic larger picture windows. The north light roofs section of the mill has been demolished and is now a yard area for various businesses. The boundary wall is still original but the concrete roofed front to the original North light roof area has had a second storey addition. All of this is rendered and clad. The only original elements are to the West elevation where the stone heads and cills in facing bricks walls is still evident. The original North elevation was once quite simple and although the only evidence is at first floor (See Longridge Town Archive photo showing 3 windows at first floor) the existing ground floor door openings appear to be original. The two large picture windows being later additions. Essentially therefore the original character of the mill is completely destroyed by heavy rendering and large disproportionate windows.

2. ASSESSMENT OF IMPACT

Currently, although the front facade of the mill is within the Conservation Area, the unseen West elevation is the only area that retains some of the original features of the mill.

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Figure 3 West Elevation down side alley



Figure 2 West Elevation down side alley

The main front (North) elevation contributes little. However being a very visible part of the 'stonebridge junction' any work in this area will have a significant impact on the Conservation Area and the adjoining buildings of Townscape Merit.

3. MITIGATION STRATEGY

The purpose of this application is to bring this mill into the 21st century. Creating a flexible layout that will facilitate many varying tenancies for years to come. To this end the building needs to regain it's 'kerb appeal'. Whilst the building has existing tenants at ground floor the first floor and two storey flat roof extension are vacant giving the best opportunity to carry out the refurbishments and facade works. Whilst the proposal is to re- create the existing windows to the mill including retaining the existing doors, recreating the original centre windows will not give tenants a roadside presence to display their wares/business. However re-designing the large windows in the centre of the gable with a tall well proportioned arched window reflecting the style of other parts of the mill definitely will.

Stonebridge Mill

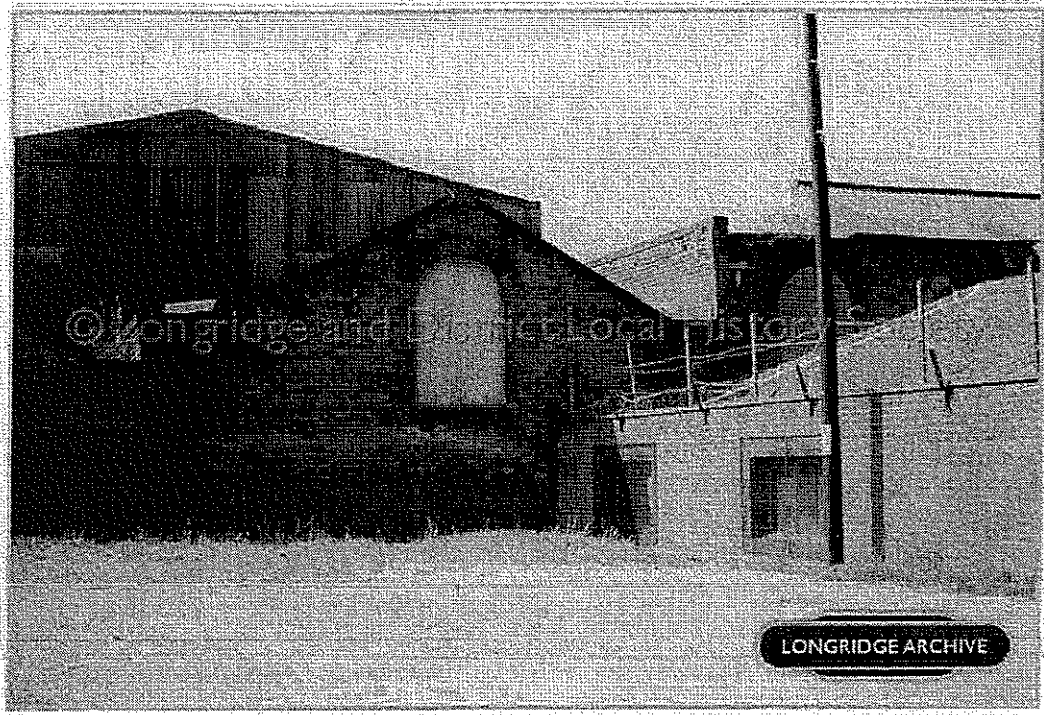


Figure 4 East side of other parts of Stonebridge mill showing arched windows

The proportion is set by the width of the ground floor window and the need to maintain this to minimize disruption to the existing ground floor tenant.

DESIGN AND ACCESS STATEMENT

320110946 P



Figure 5 Heavily rendered elevations and ill-conceived signage

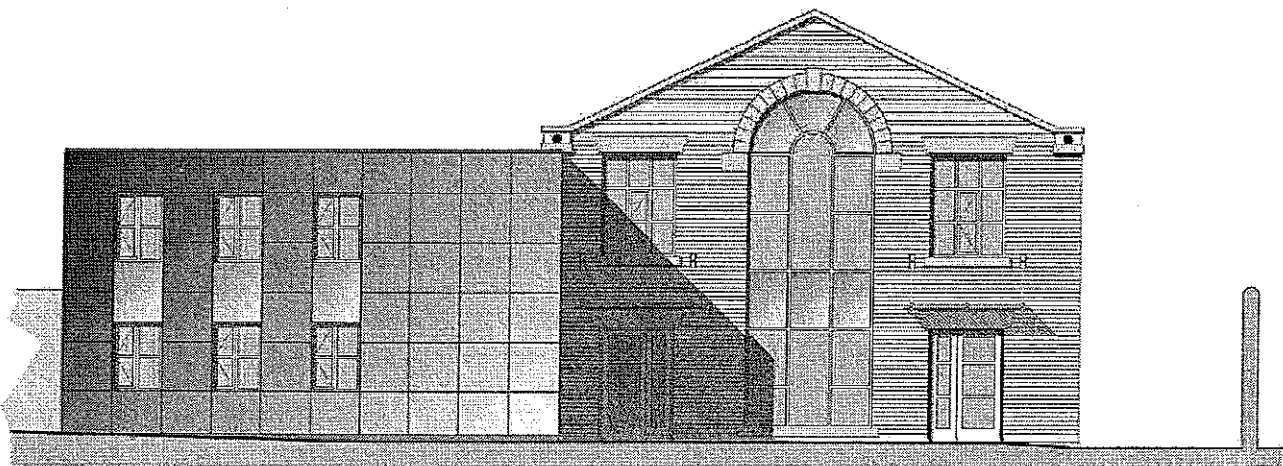


Figure 6 Proposed Elevation

This proposal is to put a new facade on the north elevation, re-render the East Elevation and provide new windows throughout. This is in conjunction with a full refurbishment of the property including new heating system and insulated linings.

1 Layout

The objective has been to bring the property into the 21st century including the ability to let it out flexibly. This has involved the provision of a new stair in a central location including provision for disabled access.

Because the property is in two distinct periods the new facade works is designed to accentuate that. The two storey flat roof building is therefore clad in a modern 'Trespa' rainscreen, insulated, modular cladding system. The work includes a very minor extension at first floor to ensure the modular cladding lines through. The original mill will have a new reclaimed brick facade with stone heads and cills and a redesigned central window with Longridge stone arch.

2 Scale

The first floor extension to the flat roof structure is only 750mm wide by 4735 and is the same height as the existing flat roof structure. The new facade to the original mill will be 200mm

3 Landscaping

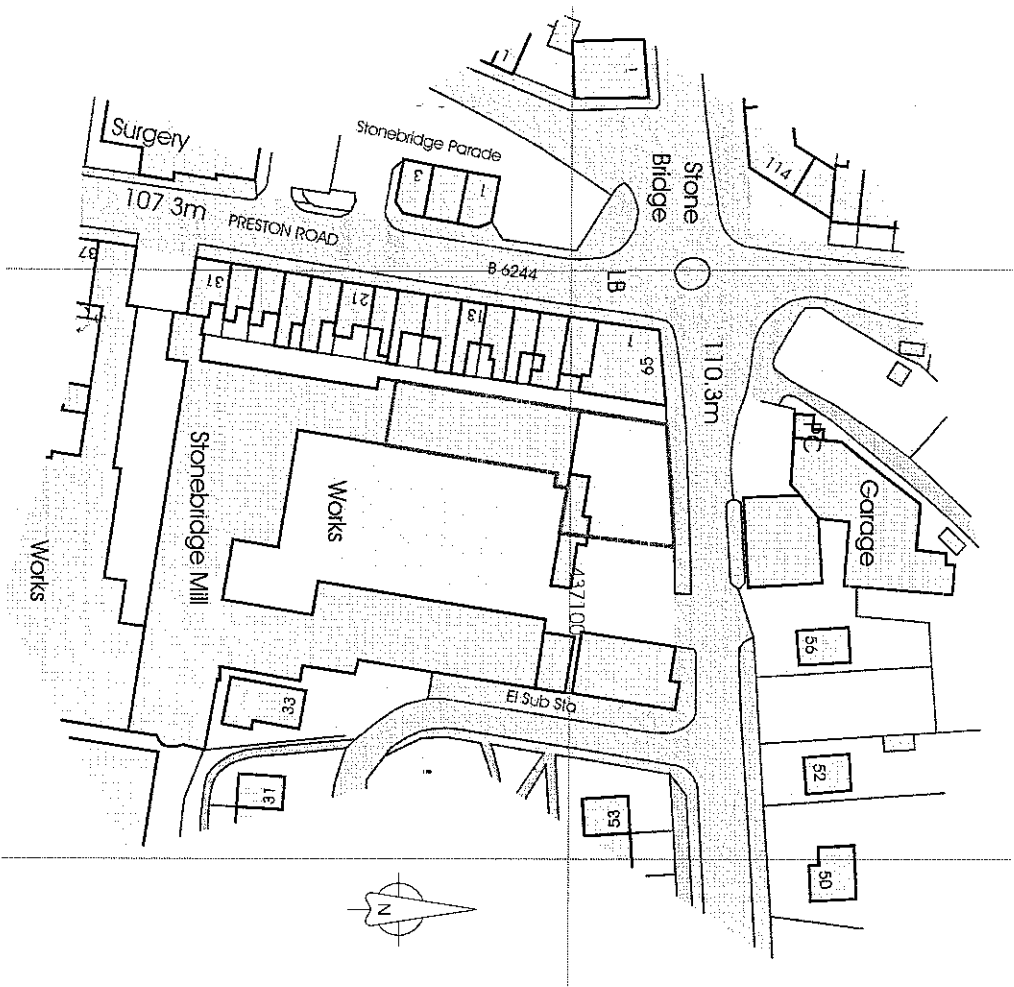
Will only involve new markings to clearly delineate parking spaces and identify provision for disabled persons. A new flagged area outside the main entrance will also be provided and the existing boundary wall will be re-pointed.

4 Appearance

The whole appearance of the refurbished mill will vastly improve the street scene at Stone Bridge. Re-claimed bricks will be carefully selected to match the bricks on the West elevation. White slender framed uPVC windows will have glazing patterns similar to that of the original mill and be consistent throughout all elevations. Adding a contemporary feel to the flat roof two storey building at the front will help accentuate the refurbished mill. Delicate cantilevered glazed canopies will be provided to each front door. Signage will be kept off the new facades and is expected to be totem poles which will be subject of a separate application.

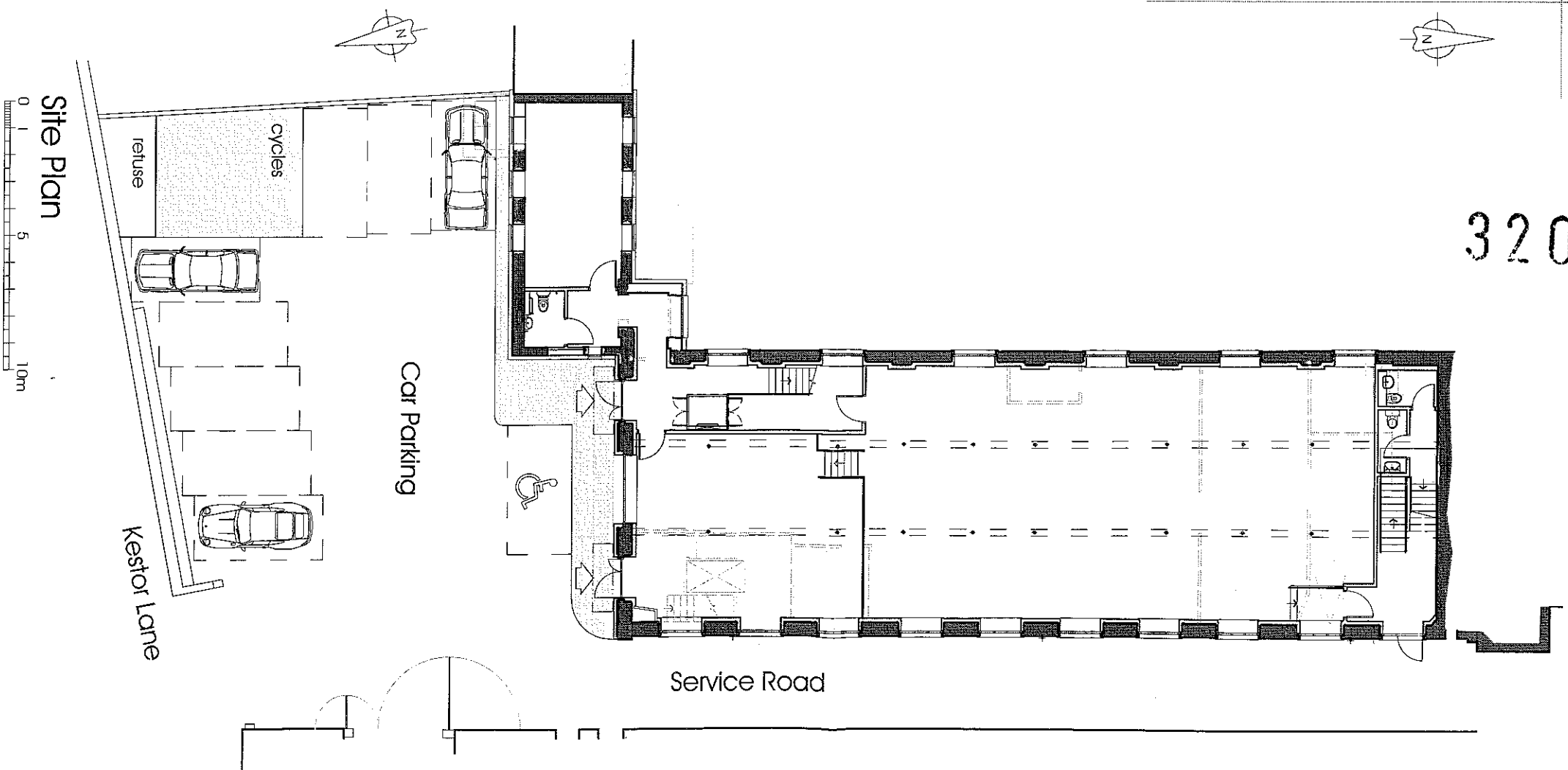
5 Use

The use of the building has varied. After being a cotton mill it was for some time an auction room. It has also been a retail outlet for beds and is now (at ground floor) a retail outlet for bathrooms and tiles. There has also been offices use and has even been used temporarily by the Town Council. There is no intention to change this existing diversity.



Ordinance Survey, (c) Crown Copyright 2011. All rights reserved. Licence number 100020449
Location Plan
 scale 1:1250

320110946P

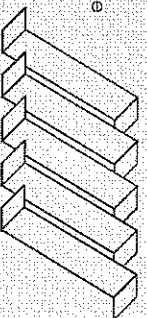


Site Plan

PCB

Architectural Services Ltd

11/1 Cottage
 12 Glen Avenue
 Knowle Green
 Preston
 PR3 2ZG



CLIENT
 Mr and Mrs Smith

PROJECT
 Stonebridge Mill
 Kestor Lane
 Longridge PR3 3AD

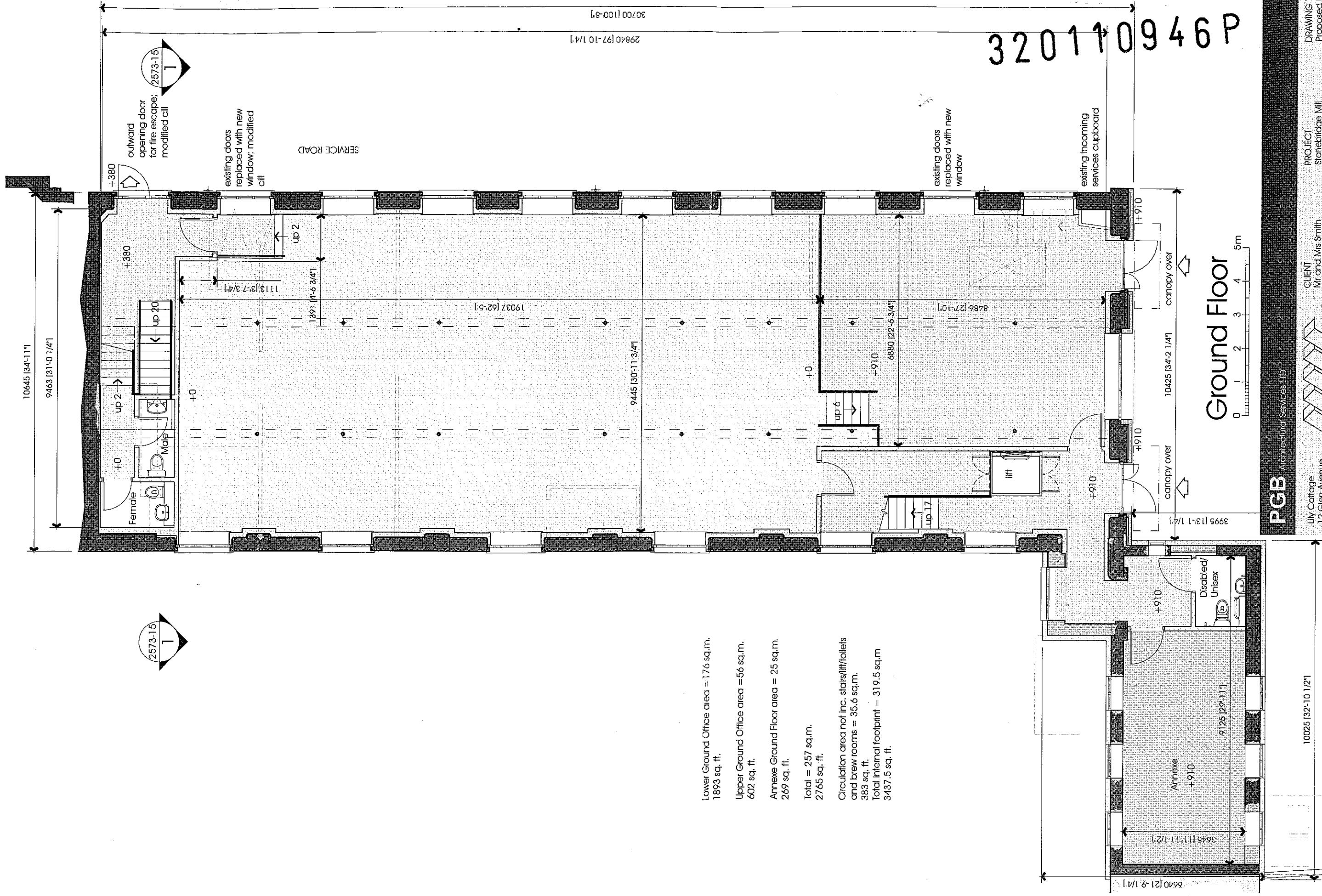
DRAWING TITLE
 Proposed Refurbishment
 Site Plan
 Location Plan

m. 07866 366665 t. 01254 820092 e. info@pcb-arch.com

PAPER SIZE
 A3
 DATE
 Sept 2011

JOB NO. 2573
 SCALE 1:200 & 1:1250

DRAWING NO. 16
 REVISION



Lower Ground Office area = 176 sq.m.
1893 sq. ft.

Upper Ground Office area = 56 sq.m.
602 sq. ft.

Annexe Ground Floor area = 25 sq.m.
269 sq. ft.

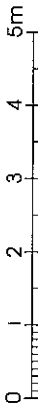
Total = 257 sq.m.
2765 sq. ft.

Circulation area not inc. stairs/lift/toilets
and brew rooms = 35.6 sq.m.
383 sq. ft.

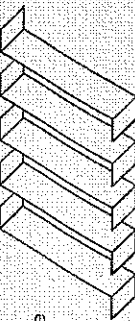
Total internal footprint = 319.5 sq.m
3437.5 sq. ft.

320110946P

Ground Floor



PCB Architectural Services Ltd



Lily Cottage
12 Glen Avenue
Knowle Green
Preston
PR3 2ZQ

CLIENT
Mr and Mrs Smith

PROJECT
Stonebridge Mill
Kestor Lane
Longridge PR3 3AD

DRAWING TITLE
Proposed Refurbishment
Floor Plan
GROUND

JOB NO. 2573
SCALE 1:100

PAPER SIZE A3
DATE Sept 2011

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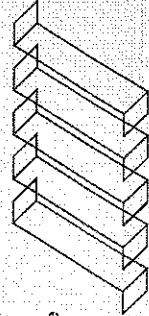
DRAWING NO. 10
REVISION



First Floor Plan

PGB Architectural Services Ltd

Lily Cottage
12 Glen Avenue
Knowle Green
Preston
PR3 2ZQ



CLIENT
Mr & Mrs S Smith

PROJECT
Stonebridge Mill
Kestor Lane
Longridge PR3 3AD

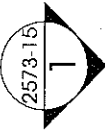
DRAWING TITLE
Plans as Existing
First Floor Plan

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PAPER SIZE A3
DATE June 2011

JOB NO. 2573
SCALE 1:100

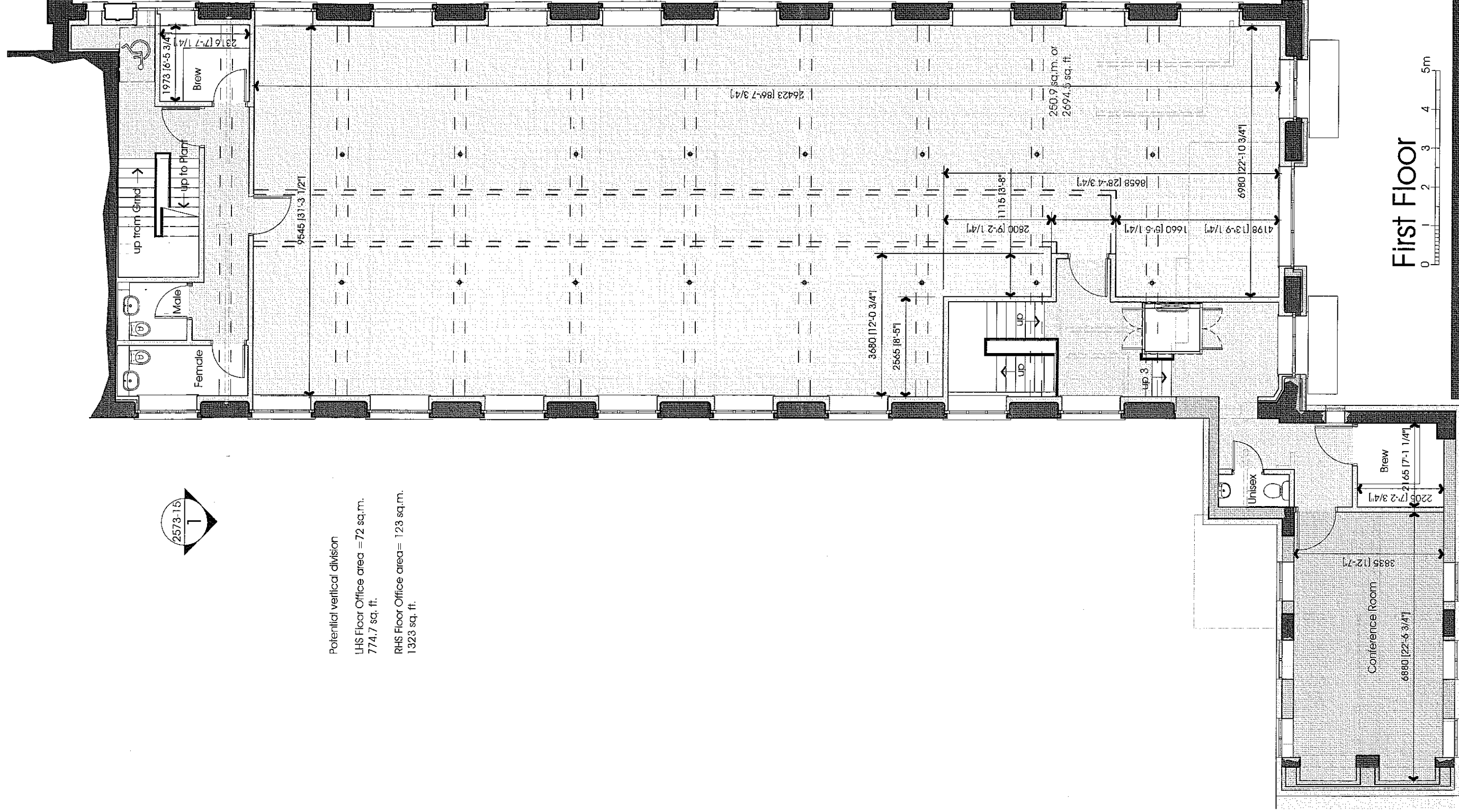
DRAWING NO. 02
REVISION



Potential vertical division

LHS Floor Office area = 72 sq.m.
774.7 sq. ft.

RHS Floor Office area = 123 sq.m.
1323 sq. ft.



First Floor

First Floor Office area = 227 sq.m.
2442 sq. ft.

Conference Room Floor area = 25.7
sq.m.
276 sq. ft.

Total = 257 sq.m.
2765 sq. ft.

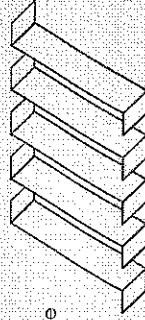
Circulation area not inc. stairs/lift/toilets
and brew rooms = 32.3 sq.m.
357.5 sq. ft.

Total internal footprint = 320 sq.m.
3443 sq. ft.

320110946 P

PCB Architectural Services Ltd

Lily Cottage
12 Glen Avenue
Knowle Green
Preston
PR3 2ZQ



CLIENT
Mr and Mrs Smith

PROJECT
Stonebridge Mill
Kestor Lane
Longridge PR3 3AD

DRAWING TITLE
Proposed Refurbishment
Floor Plan
FIRST

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PAPER SIZE
A3
DATE
Sept 2011

JOB NO.
2573
SCALE
1:100

DRAWING NO.
11
REVISION



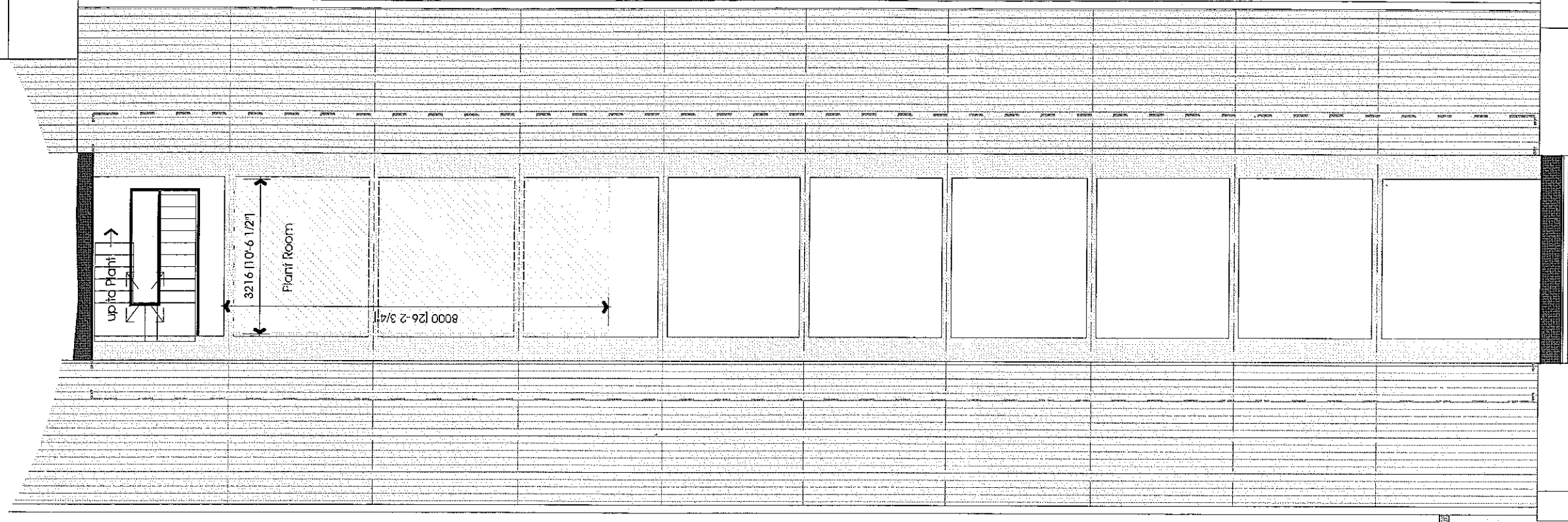
Staircase to be fully enclosed with fire rated construction and self closing fire door to Plant Room to form protected shaft



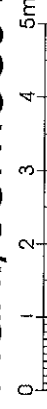
Velux roof light over staircase

Total depth of Plant Room restricted to 8.0m for max. direct travel distance to single means of escape
BS 5588; Part 2; sub section 8.1.2 Table 1

Plant Room floor area = 25 sq.m.
height restrictions apply
refer to Section 1.1 on drawing 2573-15



Plant/Services Floor

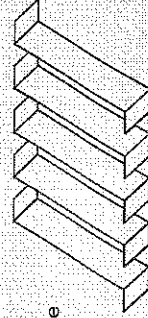


320110946P

PGB

Architectural Services Ltd

Lily Cottage
12 Glen Avenue
Knowle Green
Preston
PR3 2ZQ



CLIENT
Mr and Mrs Smith

PROJECT
Stonebridge Mill
Kestor Lane
Longridge PR3 3AD

DRAWING TITLE
Proposed Refurbishment
Floor Plan
SECOND

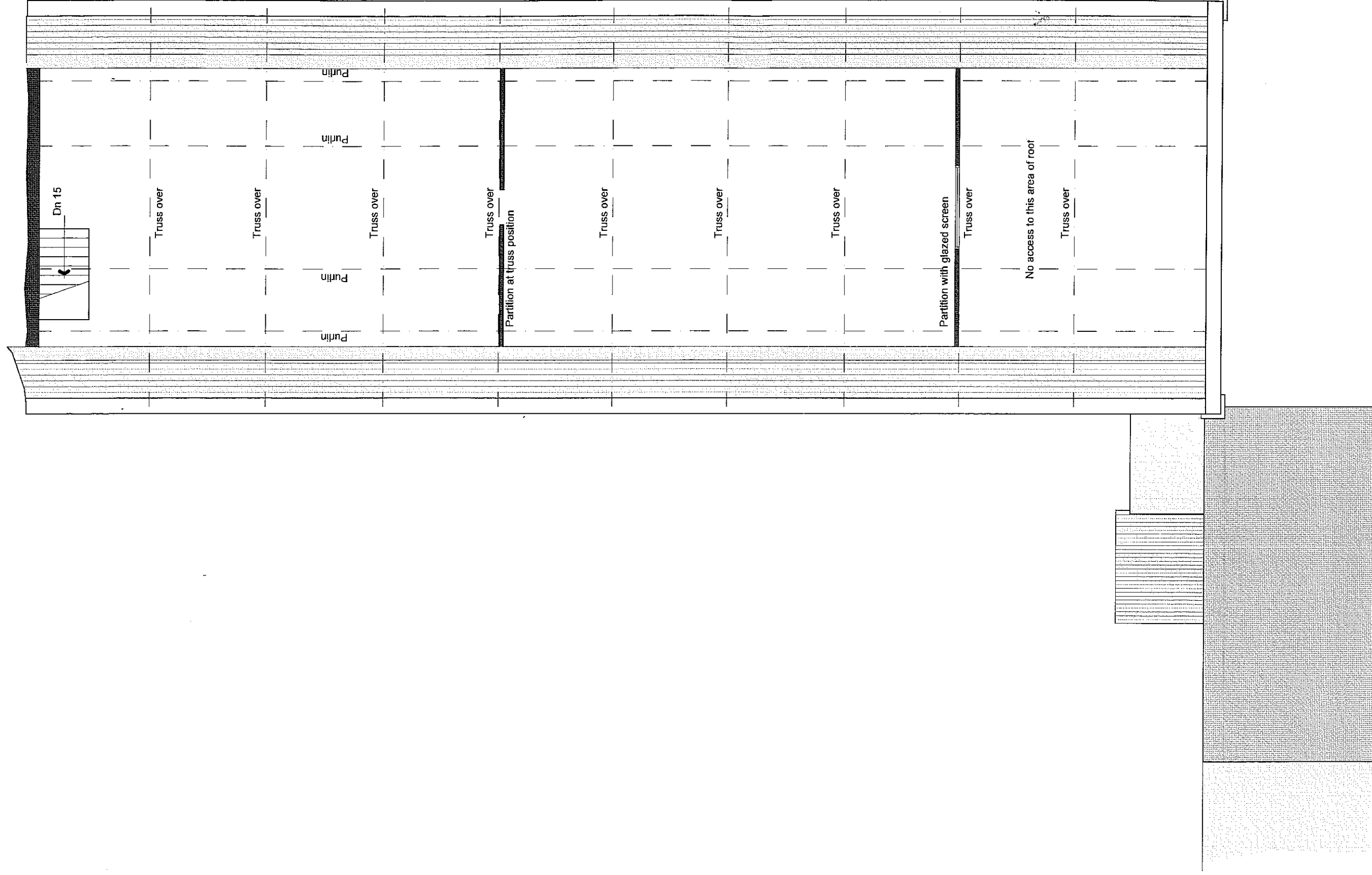
m. 07866 365565 t. 01254 820092 e. info@pgb-arch.com

PAPER SIZE
A3

DATE
Sept 2011

JOB NO. 2573
SCALE 1:100

DRAWING NO. 12
REVISION



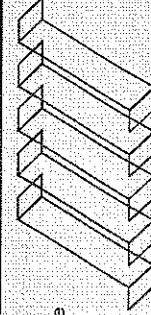
320110946P

Second Floor Plan

PCB Architectural Services LTD

Lily Cottage
12 Glen Avenue
Knowle Green
Preston
PR3 2ZQ

m. 07866 366565 t. 01254 820092 e. info@pgb-arch.com



CLIENT
Mr & Mrs S Smith

PROJECT
Stonebridge Mill
Kestor Lane
Longridge PR3 3AD

DRAWING TITLE
Plans as Existing
Second Floor Plan

PAPER SIZE A3
DATE June 2011

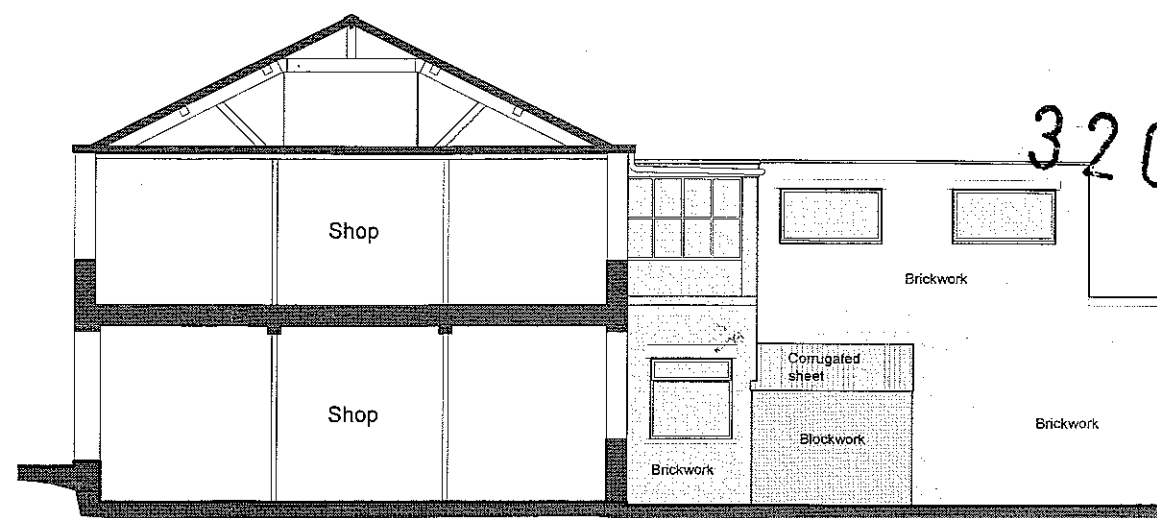
JOB NO 2573
SCALE 1:100

DRAWING NO. 03
REVISION



North Elevation

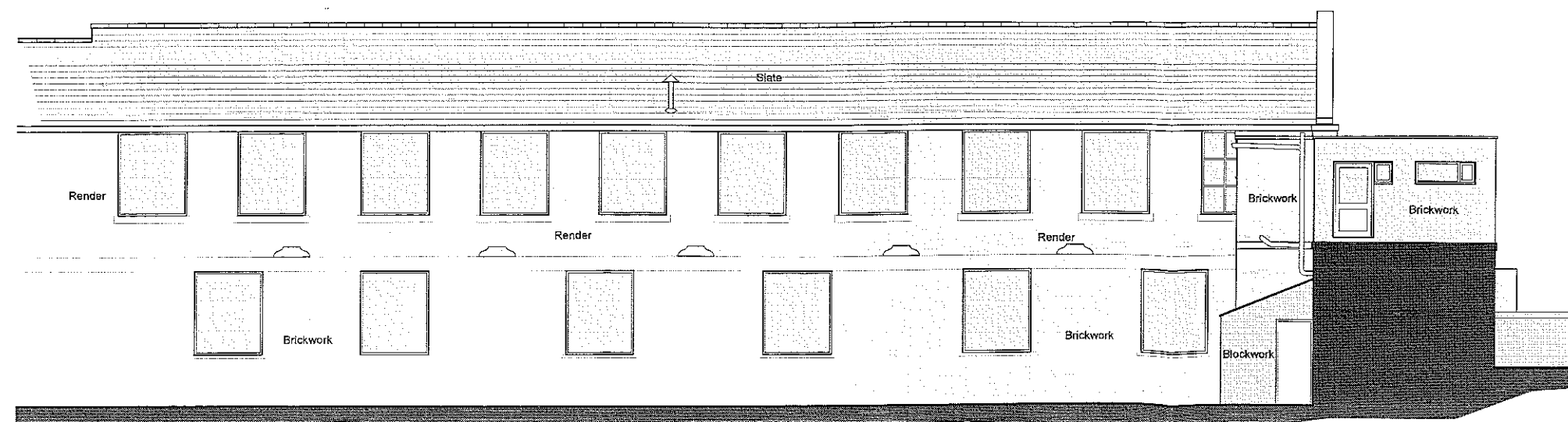
0 1 2 3 4 5m



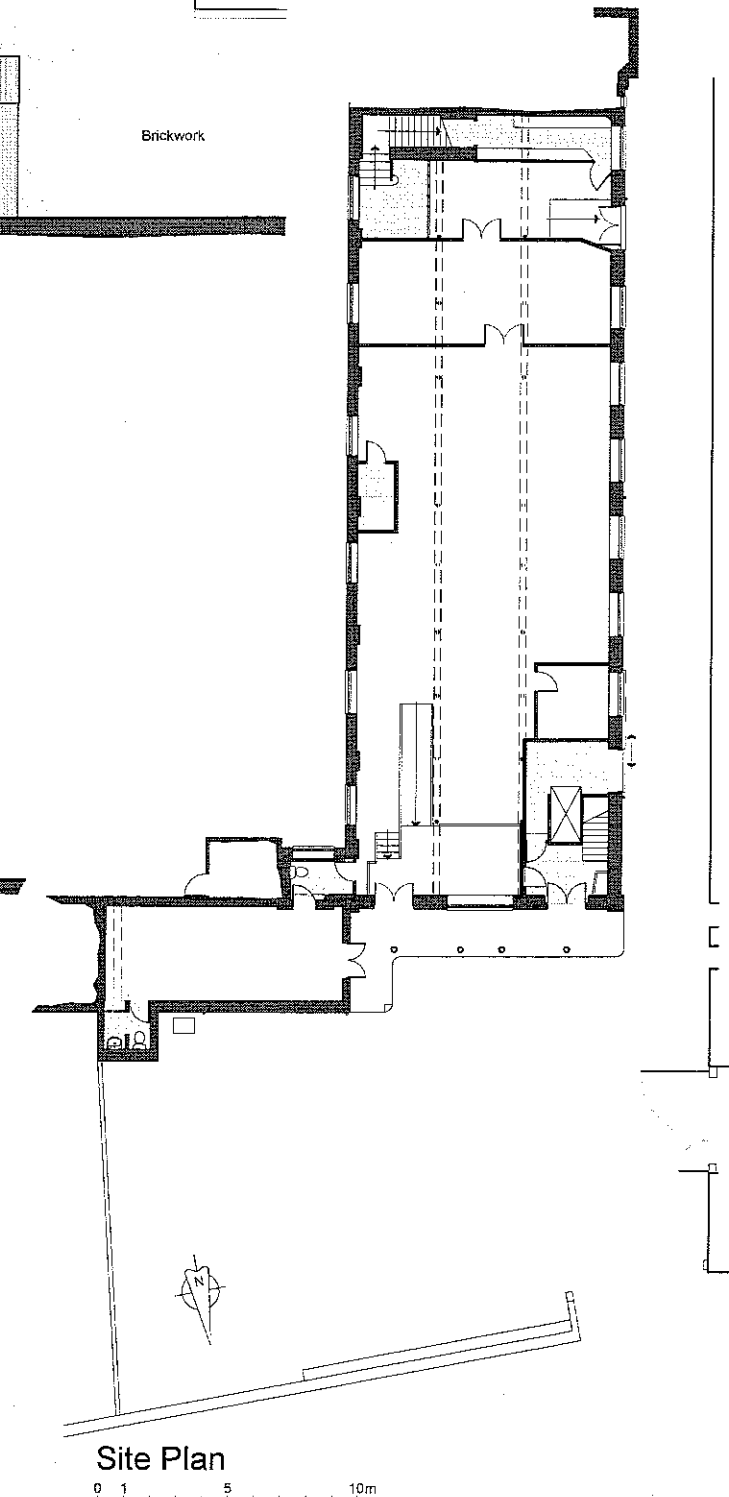
Sectional South Elevation



West Elevation



East Elevation



Site Plan

0 1 5 10m

PGB Architectural Services LTD

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12 Glen Avenue
Knowle Green,
Preston
PR3 2ZQ

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CLIENT
Mr & Mrs S Smith

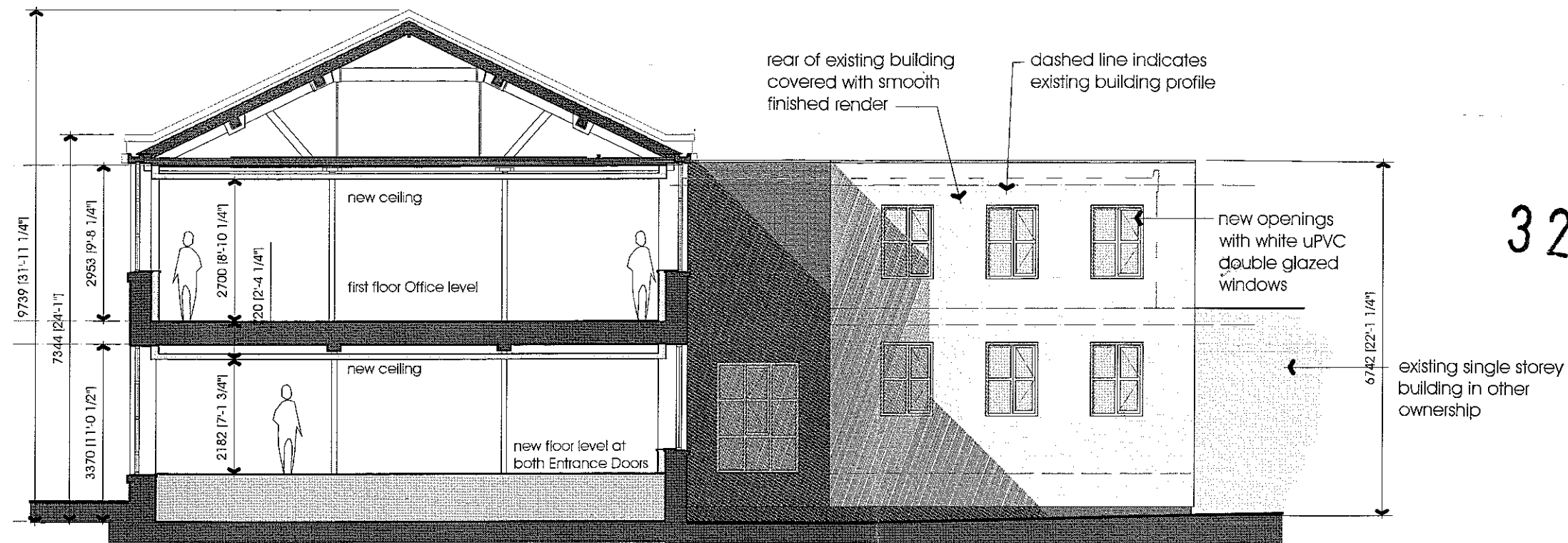
PAPER SIZE A2
DATE April 2011

PROJECT
Stonebridge Mill
Kestor Lane
Longridge PR3 3AD

JOB NO. 2573
SCALE 1:100/200

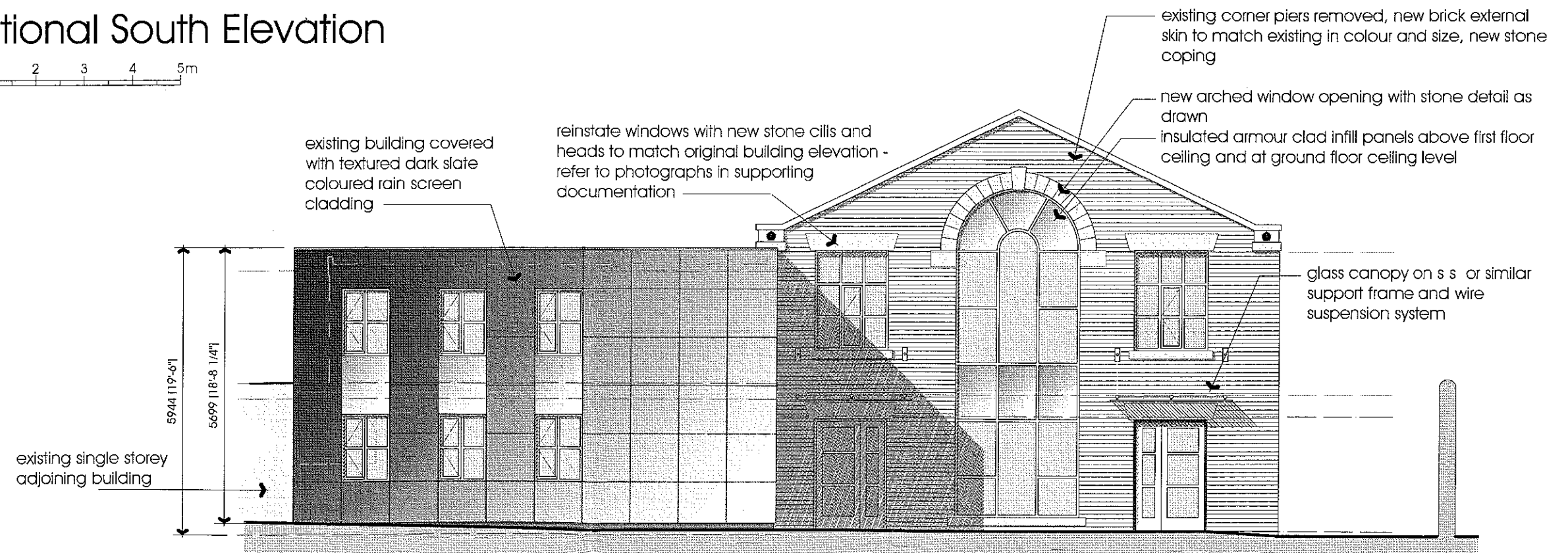
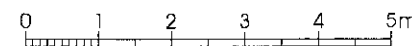
DRAWING TITLE
Plans as Existing
Elevations and Site layout

DRAWING NO 04
REVISION



320110946P

Sectional South Elevation



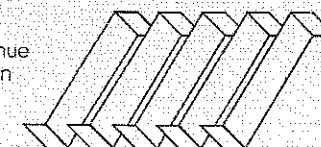
North Elevation



PGB Architectural Services LTD

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Preston
PR3 2ZQ

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CLIENT
Mr and Mrs Smith

PAPER SIZE A3
DATE Sept 2011

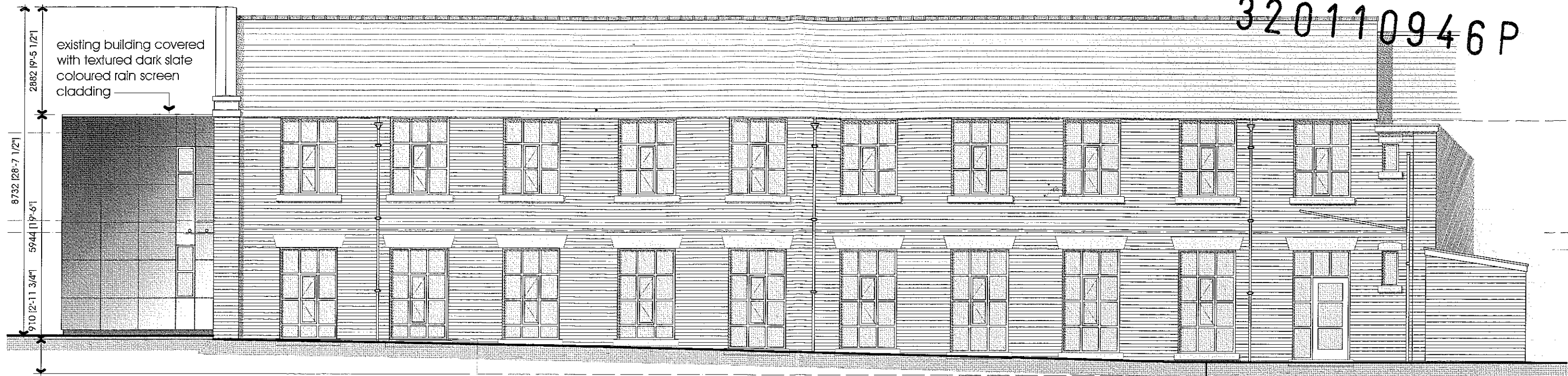
PROJECT
Stonebridge Mill
Kestor Lane
Longridge PR3 3AD

JOB NO 2573
SCALE 1:100

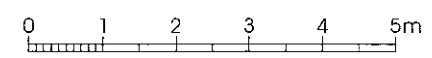
DRAWING TITLE
Proposed Refurbishment
Elevations

DRAWING NO 14
REVISION

320110946P

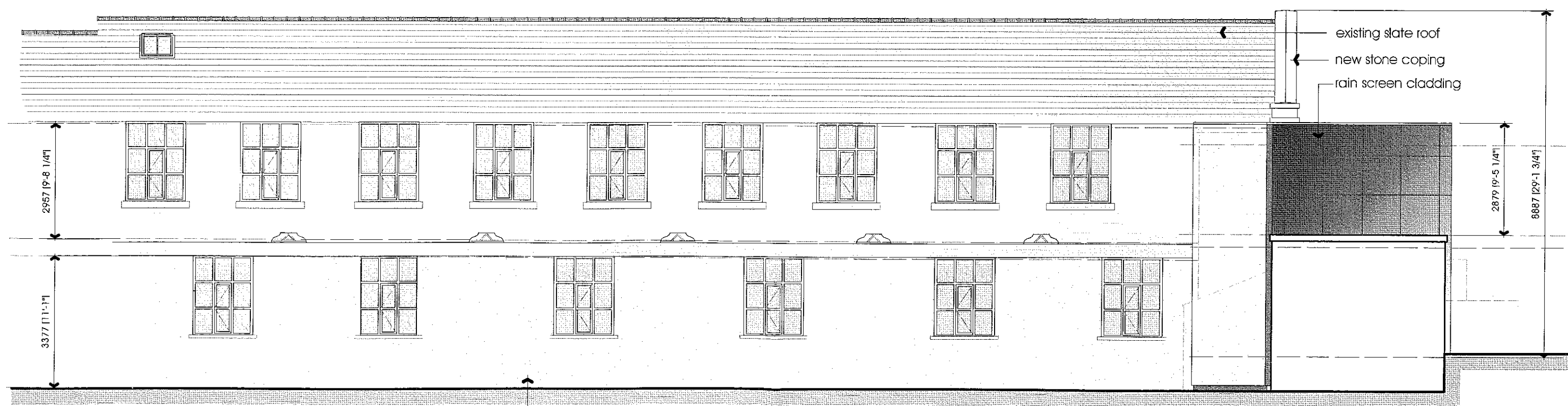


West Elevation



existing brick elevation to be cleaned, repaired and re-pointed where required

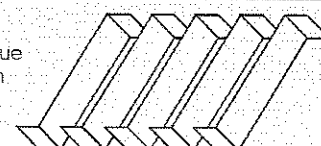
all existing windows to be replaced with white uPVC double glazed frames



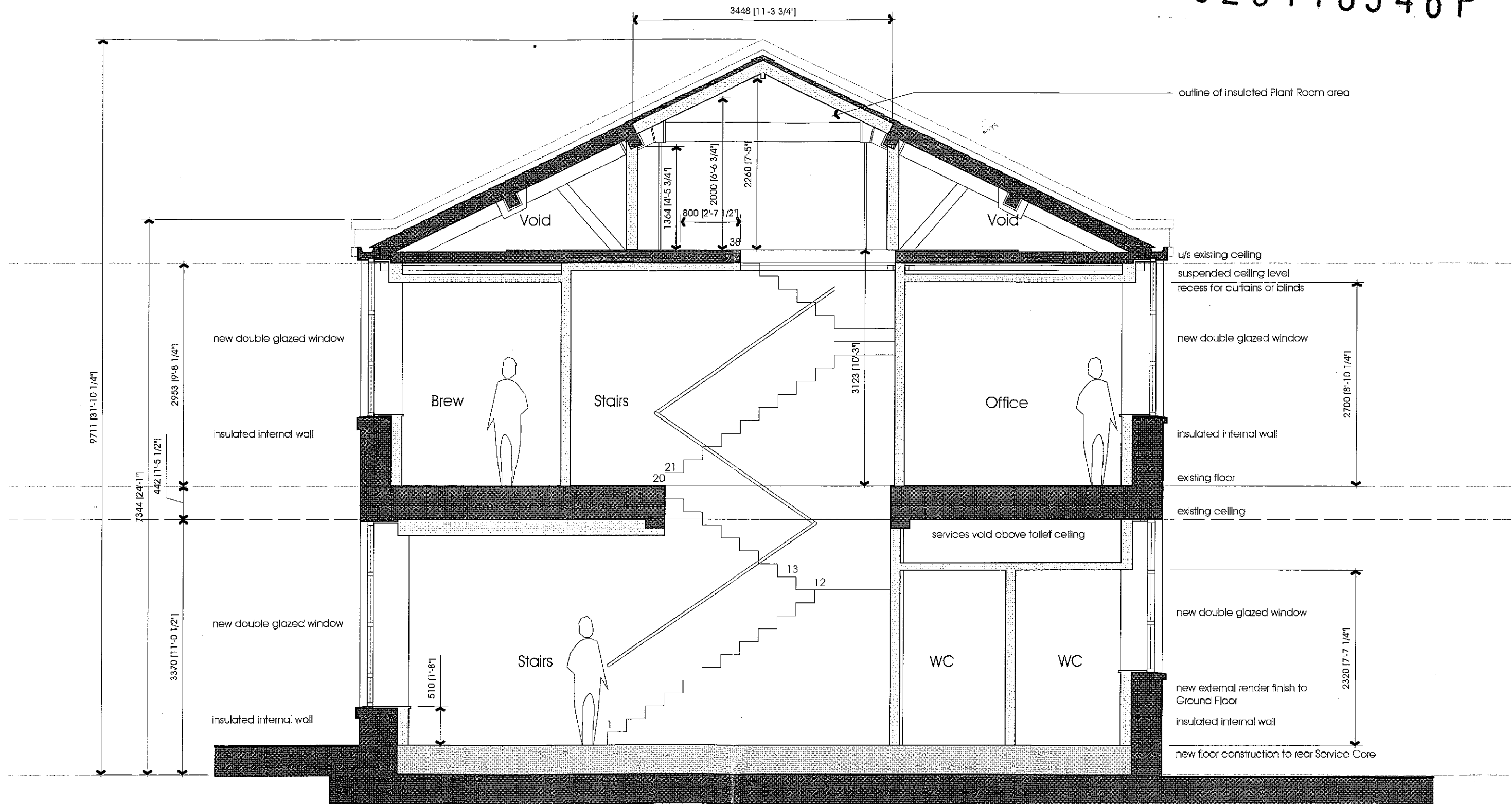
East Elevation



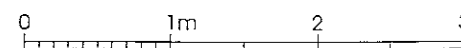
ground floor brick work to be rendered, finish and colour to match existing
all existing windows to be replaced with white uPVC double glazed frames

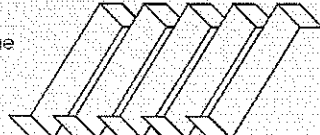
PGB Architectural Services LTD				
Lily Cottage 12 Glen Avenue Knowle Green Preston PR3 2ZQ		CLIENT Mr and Mrs Smith	PROJECT Stonebridge Mill Kestor Lane Longridge PR3 3AD	DRAWING TITLE Proposed Refurbishment Elevations
m 07866 366565 f 01254 820092 e info@pgb-arch.com	PAPER SIZE A3	DATE Sept 2011	JOB NO 2573	SCALE 1:100
			DRAWING NO 13	REVISION

320110946P



Section 1 . 1



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Lily Cottage 12 Glen Avenue Knowle Green Preston PR3 2ZQ		CLIENT	PROJECT
		Mr and Mrs Smith	Stonebridge Mill Kestor Lane Longridge PR3 3AD
m 07866 366565 t 01254 820092 e info@pgb-arch.com		PAPER SIZE	DRAWING TITLE
		A3	Proposed Refurbishment SECTION Rear Staircase
DATE		Sept 2011	JOB NO
		2573	SCALE
		1:50	DRAWING NO
		15	REVISION