



RIBBLE VALLEY
BOROUGH COUNCIL

20 JAN 2012

FOR THE
ATTENTION OF

For office use only

Application No.

Date received 320120096 P

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

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: D Surname: Hancox

Company name:

Street address: Kemple Barn
Whalley Road

Town/City: Clitheroe

County: Lancs

Country:

Postcode: BB7 1PP

Telephone number:

Mobile number:

Fax number:

Email address:

Country Code: National Number: Extension Number:

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

2. Agent Name, Address and Contact Details

Title: Mrs First Name: Judith Surname: Douglas

Company name: Janet Dixon Town Planners Ltd

Street address: 10A Whalley Road

Town/City: Clitheroe

County: Lancs

Country:

Postcode: BB7 1AW

Telephone number:

Mobile number:

Fax number:

Email address: judith@jdixontownplanners.co.uk

Country Code: National Number: Extension Number:

3. Description of the Proposal

Please describe the proposed development including any change of use:

Proposed dwelling with garages garden and landscaping.

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:
Street address:

Town/City:
County:
Postcode:

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

Easting:
Northing:

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):

Officer name:

Title: First name: Surname:

Reference:

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

Details of the 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

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

9. Materials

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

9. (Materials continued)

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Walls - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Natural stone, coloured render, verticle timber, grey coloured verticle zinc/aluminium cladding

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Green sedum construction grey zinc/aluminium

Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Frames grey powder coated aluminium

Doors - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Frames grey powder coated aluminium

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:

Location plan 1:1250

Visualisation Sheets 1 to 3

4172-05A Site Boundary

4172-10A Proposed site layout

4172-11A Proposed Floor Plans

4172-12A Proposed South and West Elevations

4172-13A Proposed North Elevations

4172-14A Proposed North and East Elevations

Design and Access Statement

Planning Statement

Tree Report

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	0	3	3
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
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:

Garden to Kemple Barn

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

17. Residential Units (continued)

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses				1	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

1

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	0

Market Housing - Existing

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	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing 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

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	

21. Site Area

What is the site area?

00.20

hectares

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 A)

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.

Title: First name: Surname:
Person role: Declaration date: ☒ 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: ☐

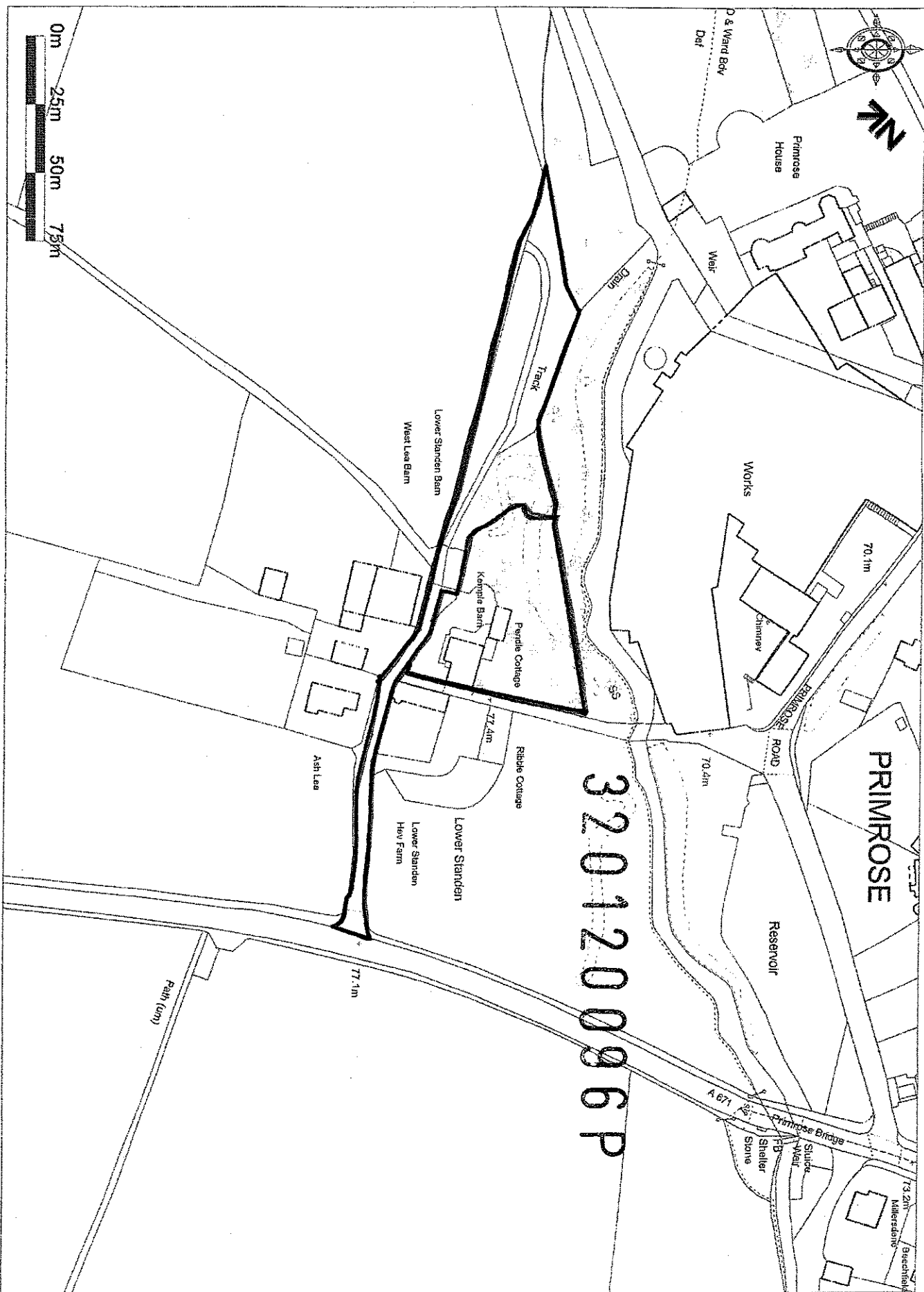
If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: First Name: Surname:
Person role: Declaration date: ☒ 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



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**KEMPLER BARN
CLITHEROE
PROPOSED NEW DWELLING
DESIGN AND ACCESS STATEMENT**

4172_REV 00 _ JANUARY 2012

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SUNDERLAND PEACOCK ARCHITECTS

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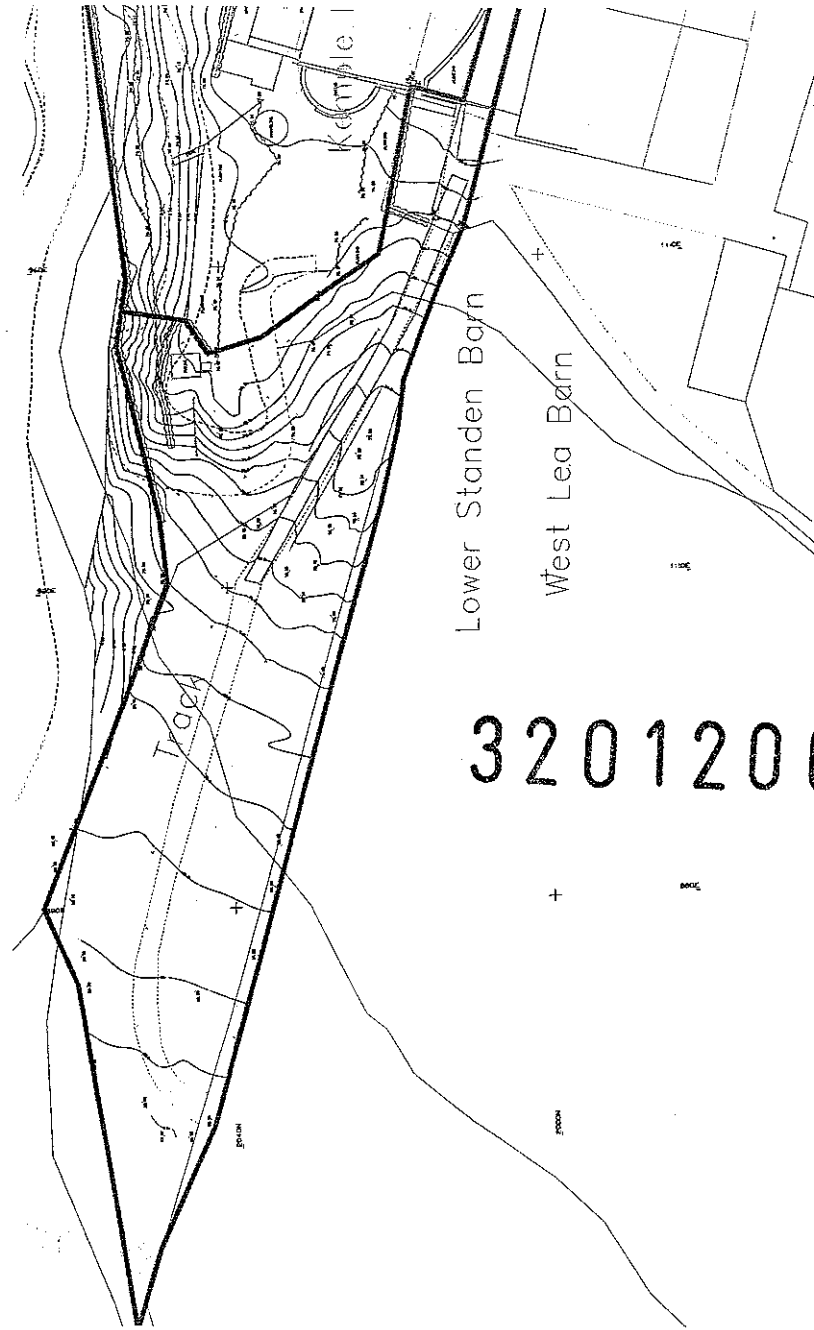
1.0 INTRODUCTION

The project involves the proposal of a new sustainable dwelling to be situated in the excess garden of Kemple Barn located on the southern edge of Clitheroe. The building proposal forms a site specific and sustainable design aimed at creating a new contemporary residence for the client.

2.0 EXISTING

The existing site is accessed via Whalley Road to the south of Clitheroe. The site is currently part of the large garden belonging to Kemple Barn, a residential property.

The site largely consists of lawn areas broken up by individual tree groups and hedging. The site topography is a key feature of the site which banks steeply away from Kemple Barn



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down the site to a gentler slope towards the western boundary.

It is bordered to the north and west by a mature woodland belt, to the east by the main garden to the house and to the south by open fields looking towards Stonyhurst and Kemple End.

The site is accessed via a track to the south-east next to Kemple Barn.

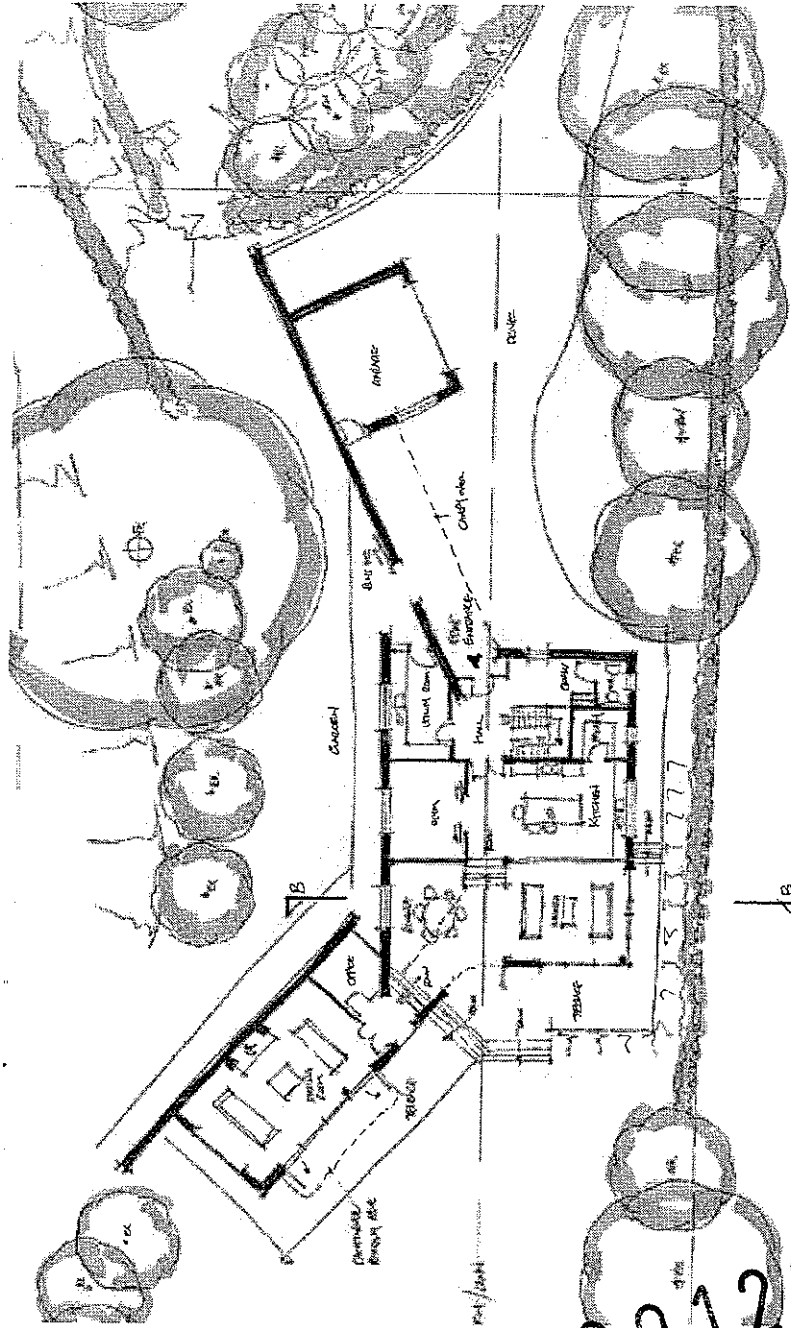


3.0 BRIEF

The brief has been to create a new sustainable building which responds to the existing site with minimal impact on the landscape. The existing garden is too large and under used by the clients and therefore it is intended to utilise the space to create a new family home.

It is intended that the building is to use traditional and contemporary materials as well as sustainable methods to create a five bedroom property.

Positive pre-application advice was given by Ribbles Valley Borough Council in August 2011 who indicated a contemporary design in this location would require to be of a high quality design.



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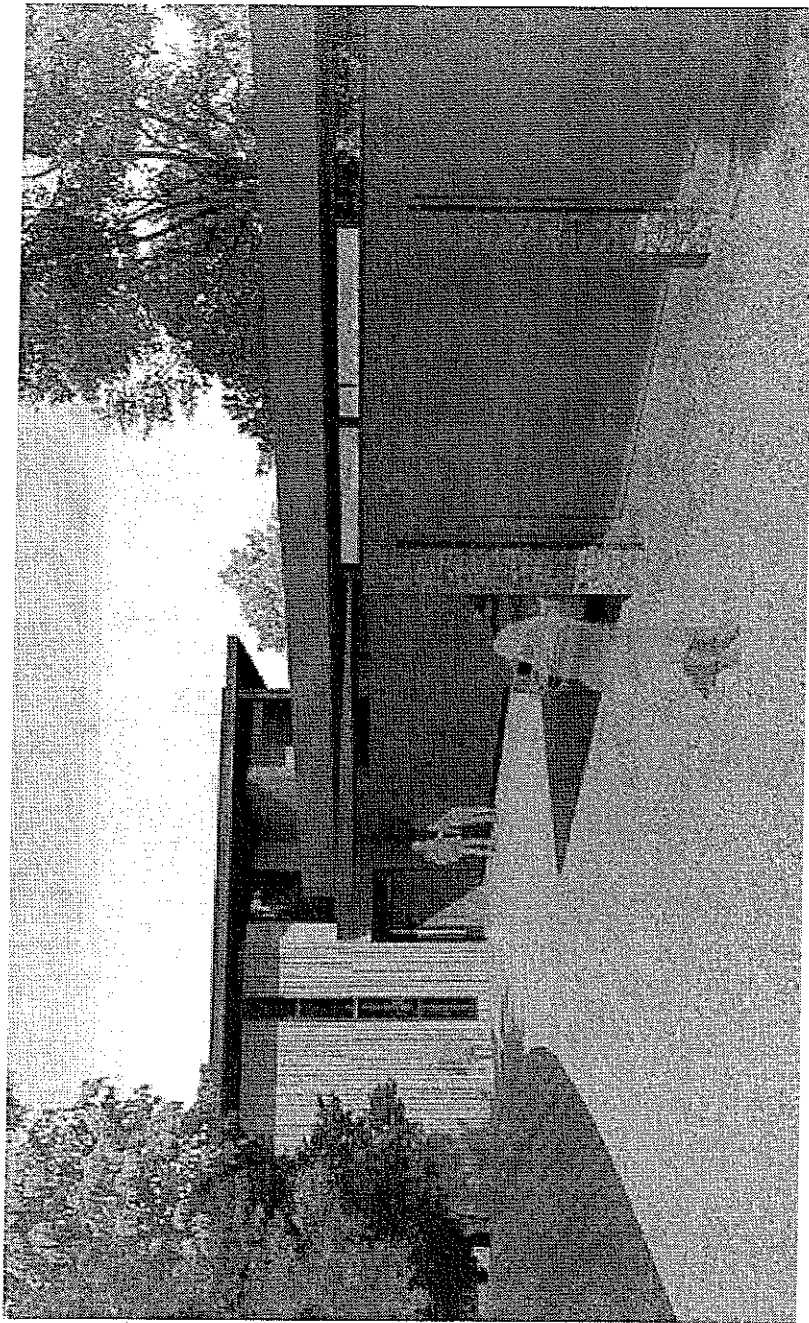
SUNDERLAND PEACOCK ARCHITECTS

4.0 PROPOSAL

The design proposal has been formed through careful consideration and analysis of the unique site. The topography and existing trees on the site have been important factors in developing the design and layout.

It is believed that a contemporary design instead of a traditional barn or farm house structure is better suited to accomplish the required integration of the building with the landscape through contemporary features and design.

The site specific design allows the building to integrate with the site levels as well as have a minimal impact on the surrounding residences and landscape. The proposal provides a high quality contemporary design for a family

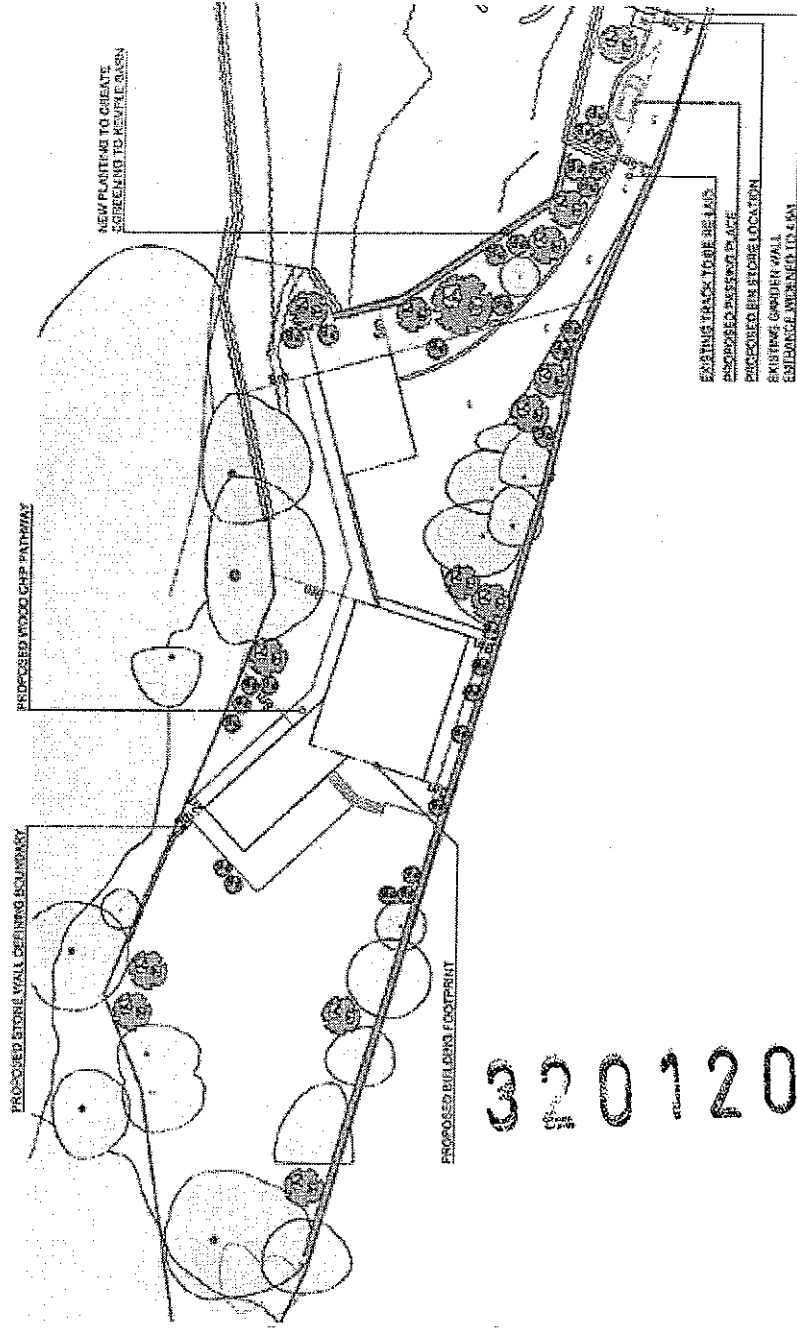


dwelling benefiting from functional and light spaces with views and connections to the surrounding land.

5.0 LAYOUT, SCALE AND APPEARANCE

The building is accessed by a covered walkway linked to the garage by a green roof projecting from the existing site and supported by a traditional stone wall. There are two main level changes progressing through the building which echo the natural gradient down the site. Contemporary glazing and external balconies allow the building to relate to the surrounding landscape.

The layout has been developed from the early stages to respond to the tree line to the north of the site. A tree survey has been commissioned which is submitted as part of



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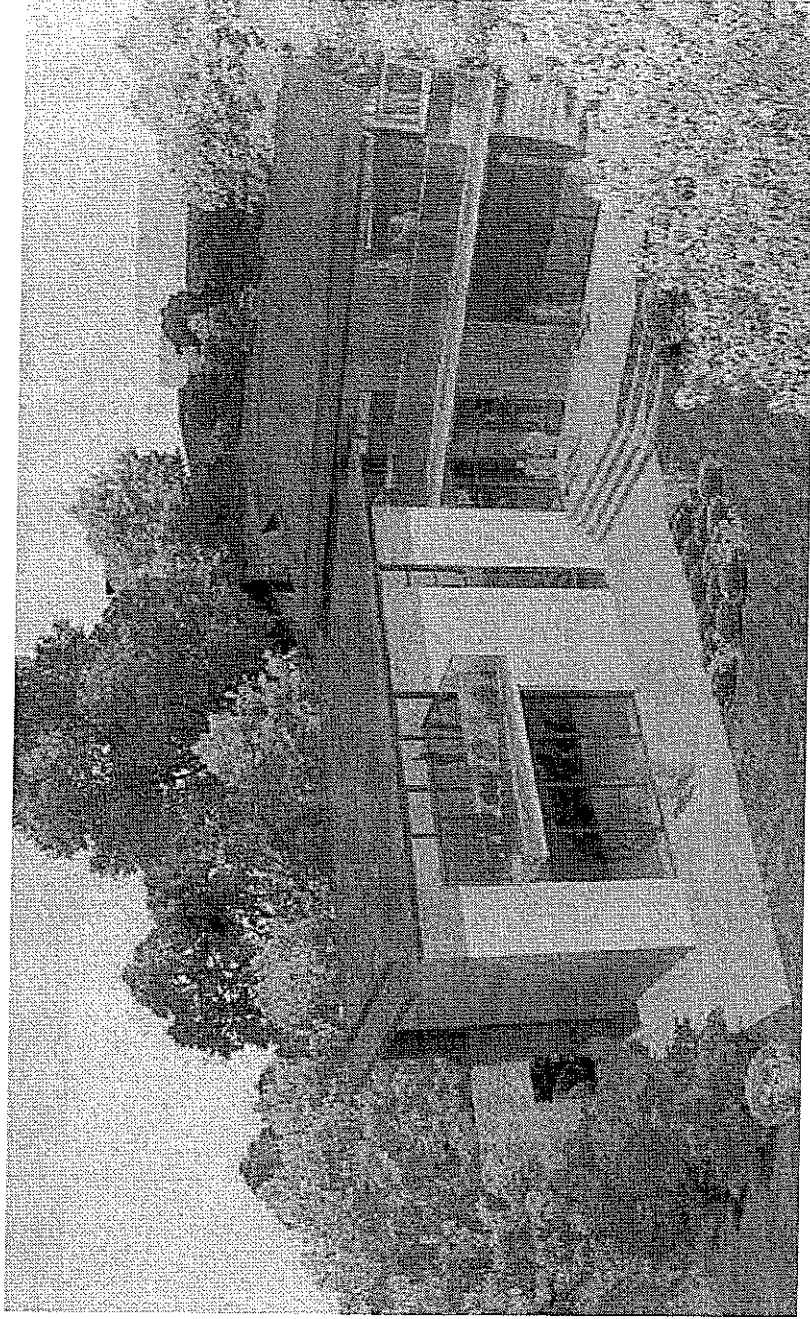
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SUNDERLAND PEACOCK ARCHITECTS

the planning application to assess the existing trees and to make sure that the building does not interfere with the root protection areas.

The intention of the materials is to use traditional elements with a contemporary approach and thus linking the building with the surrounding landscape. Vertical timber cladding, render and zinc cladding are balanced with traditional stone and green roofs.

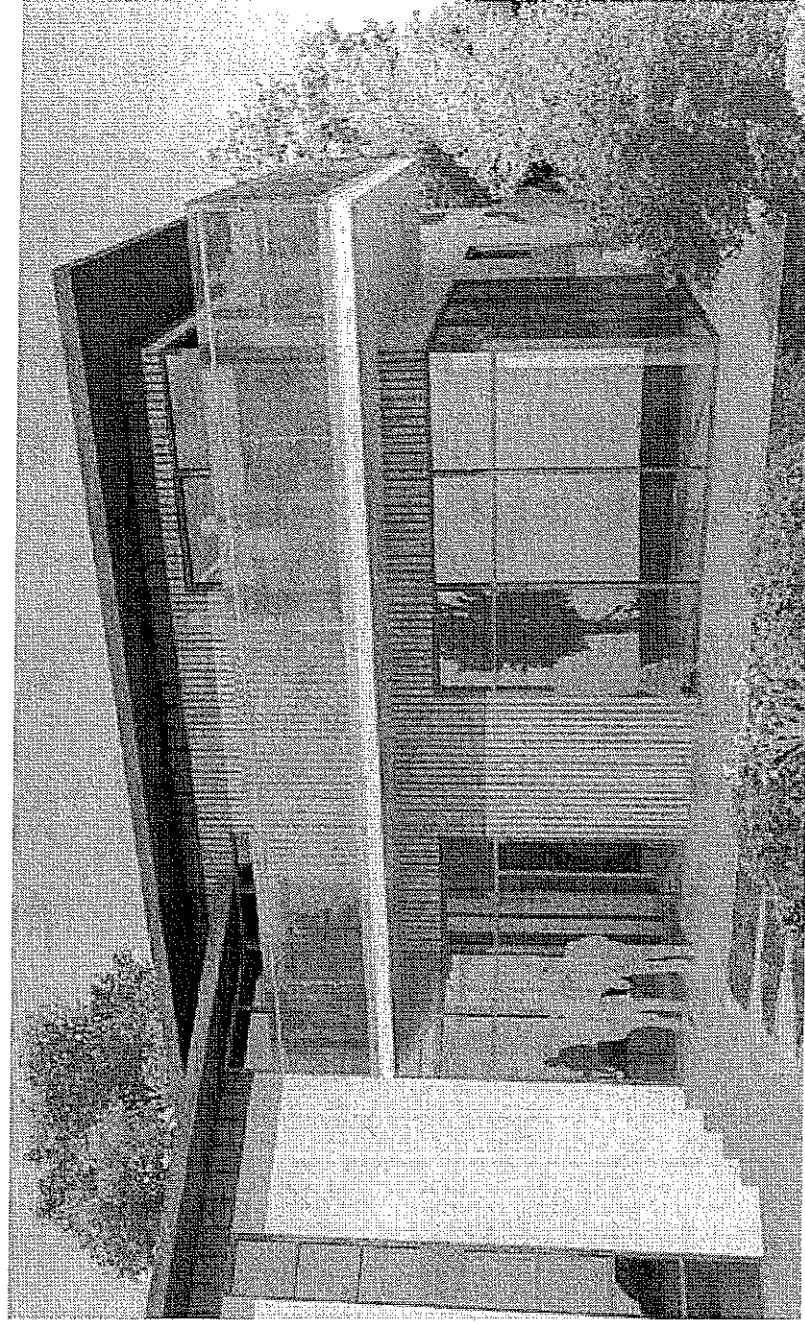
The building expresses three flat roof plains which incorporate a green roof system that grow directly from the existing site. This also reduces any height impact of the building and allows it to blend into the site especially from higher perspective points such as from Kemple Barn.



6.0 LANDSCAPING

As previously mentioned a full tree survey and report from a Arboriculturist is submitted with this application. A further landscaping scheme is also provided as part of the application which introduces more native tree species onto the site and further allowing the building to be integrated.

The proposed green roof to the building reintroduces the green space lost to the building footprint and provides further environment for the surrounding natural habitats as well as a sustainable way to deal with rainwater collection



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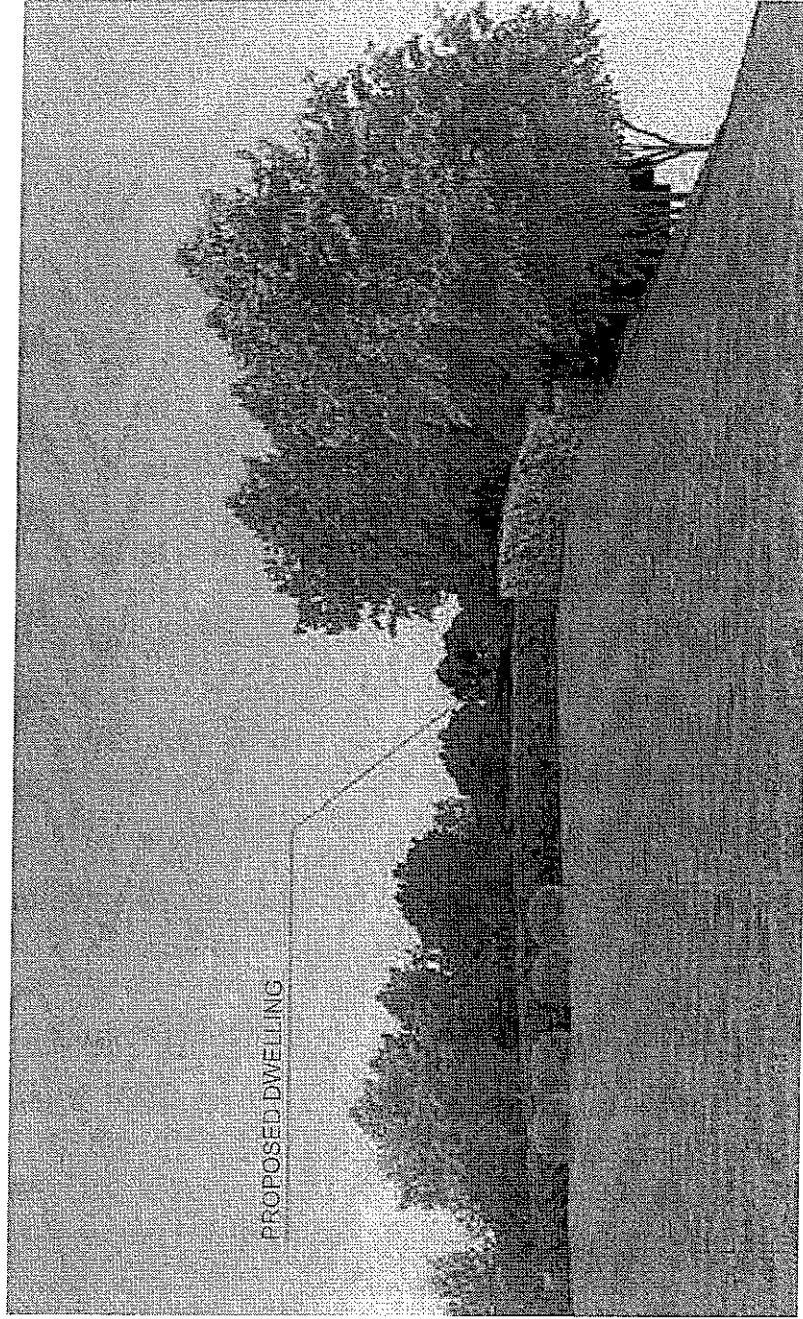
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7.0 ACCESS

The access will follow the existing track on to the site as well as introducing a passing space and widened entrance point to the east of the site. This track will again be obscured from the surrounding environment by using the natural topography and landscaping of the site.

8.0 CONCLUSION

In conclusion through careful site consideration and analysis it is believed that the proposed scheme provides a contemporary and innovative new dwelling for a unique site. It responds to the surrounding environment and integrates successfully into the topography of the site as well as introducing a high quality contemporary house that would not impact on any neighbouring properties.



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SUNDERLAND PEACOCK



PLANNING STATEMENT

320120096P

SITE: LAND AT KEMPLE BARN WHALLEY ROAD CLITHEROE

PROPOSAL: FULL PLANNING APPLICATION FOR ONE DWELLING

1. INTRODUCTION

- 1.1 This Planning Statement is in support of a full planning application submitted by Mr and Mrs D Hancox of Kemple Barn Whalley Road Clitheroe for the development of one detached dwelling within their garden.

2. THE APPLICATION AND DEVELOPMENT PROPOSALS

- 2.1 This is a full application, which seeks approval for a contemporary designed five bedroom house with garaging and garden within the existing extensive garden area of Kemple Barn. The application is supported by full drawings of the proposed dwelling, visualisation drawings, design and access statement and a tree survey.

3. SITE AND SURROUNDINGS

- 3.1 The site is located on the southern edge of the settlement of Clitheroe, some 1.3km to the south of the town centre but close to shops services and bus stops etc., which serve this part of Clitheroe. The site comprises the westerly part of the garden area of Kemple Barn. The development of the site will leave ample outdoor garden space for Kemple Barn. The site has historically been use as a garden and a lawful development certificate was recently granted confirming the use of the site as a domestic garden. The land is within a small group of dwellings and former agricultural buildings now converted to dwellings. There are no buildings or structures on the land. There is an existing vehicular access onto the land from the existing courtyard in front of Kemple Barn. The application site is approximately 0.2h
- 3.2 The application site is bounded to the north by Primrose Mill and is contiguous with the settlement boundary of Clitheroe at this point. To the south are open fields and to the east is the rest of the domestic curtilage of Kemple Barn. To the north east of the site are the new dwellings now under construction on the site of the former reservoir to Primrose Mill.

4. PLANNING HISTORY

- 4.1 3/2010/0332 Lawful development certificate issued for the use of land as domestic garden.

5. INVOLVEMENT

- 5.1 Pre-application advice was sought from the Council prior to making this application. The Council's response is at appendix 1. Senior Planning Officer Colin Sharpe confirmed that in principle the development is acceptable in this location because of the current lack of a 5 year housing supply within the Borough. The initial intention was to apply for planning permission in outline however Mr Sharpe suggested a full application would be more appropriate in order to consider the visual impact of the development on its surroundings. In the absence of drawings he suggested that a design approach for the new dwelling which reflected the design of a traditional farmhouse or barns would be acceptable but he did not rule the possibility of a contemporary design building also being acceptable to the Council. He also confirmed that the existing screening around the site is high enough to effectively screen a building two storeys in height and suggested that additional screening be considered. We have closely followed his advice in the production of the scheme now submitted.

6. PLANNING POLICY

- 6.1 The most relevant parts of the Development Plan for the purposes of this planning application are the saved Policies of the Ribble Valley Local Plan (adopted in June 1998).

Ribble Valley Local Plan

- 6.2 The following saved policies of the adopted Ribble Valley Local Plan (which was written to cover the period 1991-2006) are relevant to the proposal.
- 6.3 Policy G1: Development Control – all development proposals will be expected to provide a high standard of building design and landscape quality. The various detailed criteria to be applied in deciding planning applications are set out in the policy.

- 6.4 Policy G2: Settlement Strategy – within Clitheroe development for the consolidation and rounding off of existing development within the settlement boundary will be approved
- 6.5 Policy ENV3: Open Countryside – development will be required to be in keeping with the character of the landscape area and should reflect local vernacular, scale, style, materials etc.
- 6.6 Policy H2: Dwellings in the Open Countryside – outside the settlement boundaries residential development will be limited to specified categories.
- 6.7 The Proposals Map identifies the site as being within land outside of (but immediately adjacent to) a main settlement / village boundary (policy G2) and within open countryside (policy ENV3).

National Policy

- 6.8 Planning Policy Statement 1: Delivering Sustainable Development – states that sustainable development is the core principle underpinning planning. Planning should facilitate and promote sustainable and inclusive patterns of development by making suitable land available for development, ensuring high quality development, and ensuring that development supports existing communities.
- 6.9 Planning Policy Statement 3: Housing – states that where Councils cannot demonstrate an up to date 5 year supply of deliverable housing sites, they should consider favourably planning applications having regard to the policies of the PPS including the considerations at paragraph 69. Those policies include reference to good design, amongst other matters. In assessing design quality regard is to be had to various criteria including whether the site is easily accessible and well-connected to public transport and community facilities and services, and is well integrated with and complements the neighbouring buildings in terms of scale, density, layout and access.

Local Development Framework

- 6.10 The Strategic Housing Land Availability Assessment (SHLAA) was approved in November 2009. The focus of the SHLAA was to identify sites within or immediately adjacent to settlements including Clitheroe. The application site is not specifically referred to in this document. Sites that were put forward in the SHLAA that were part of a domestic garden or were less than 0.2ha were excluded from the SHLAA but it was acknowledged that these might come forward in the future as windfall sites.

Housing Land Supply

- 6.11 An important factor that adds weight to the case for granting planning permission is the lack of a 5 year supply of housing land within the Borough. There is a national policy requirement for local authorities to maintain a continuing five year supply of housing. As at 1st October 2011 Ribble Valley can only demonstrate a 3.3 year supply of housing. In these circumstances of severe under-supply of housing land within the Borough, the Council should consider this planning application favourably in regard to the criteria in PPS3.

6.12 Precedent

Planning permission has recently been granted for 8 detached 5 bedroom houses on the former reservoir to Primrose Mill off Primrose Road reference 3/2010/0288. This site is also outside the defined settlement limit. The houses are to be built in natural stone with slate roofs and black upvc door and window frames in a modern suburban style. This site has the same relationship to the settlement boundary, that is it outside but adjacent to the settlement boundary, as the application site at Kemple Barn.

7. DESIGN AND ACCESS

- 7.1 Please refer to the Design and Access Statement produced by Sunderland Peacock Architects.
- 7.2 The site specific design allows the building to integrate with the site levels as well as have a minimum impact on the surrounding residencies and landscape. The design uses traditional and contemporary materials as well as the form and

changes in height of the buildings to blend it into the landscape. The proposed materials are stone, vertical timber render and zinc cladding for the walls and a green roof.

- 7.3 A new vehicular access is to be created into the site at the point where there is an existing access into the garden and access to the fields beyond. This would emerge into the court yard area which already serves the other residential properties in this group. Vehicles would then use the existing vehicle access which serves the group leading to Clitheroe Road. There is good visibility for drivers at the junction with Clitheroe Road. Garaging for two car and a covered parking space is provided.

8. PLANNING ASSESSMENT

- 8.1 The main issues for consideration in this case are:

- principle of the development;
- housing land supply;
- highways, access and accessibility;
- layout, design and landscape impact;

Each of these issues is addressed in turn below.

Principle

- 8.2 The site lies outside of (but adjoining) the settlement boundary of Clitheroe. As such, it is subject to Local Plan policies G2, ENV3 and H2. These policies do not preclude housing development. However, to accord with the policies any housing development would be restricted to that intended to meet a proven local need and in keeping with local vernacular etc. The Council accepts that these policies are not the appropriate policy basis upon which to determine any application.
- 8.3 The Local Plan sets out a hierarchy of settlements. Policy G2 provides for development within Clitheroe. It is, thus, clear that the small scale and general location of the proposal accords with the overall development / settlement strategy for the Borough as set out in the Local Plan. The proposal is of insufficient scale to in any way be considered premature or prejudicial to the emerging Core Strategy. In any event, it is significant to note that the proposal is consistent with all of the

optional strategies for the spatial distribution of housing development as set out in the approved draft Core Strategy consultation document.

- 8.4 The lack of a 5 year housing supply means that sites which are in a sustainable location close to a settlement boundary can now be consider for housing development. This has been confirmed by the acceptance of the scheme for 8 houses on the former reservoir to Primrose Mill on Primrose Road.
- 8.5 Policies G5, H2 and ENV3 can no longer be regarded as an appropriate basis for an assessment of the application. The proposal accords with the overall development strategy for the Borough. Thus, subject to compliance with other planning policy / principles (as dealt with in subsequent sections) and PPS3 (in relation to housing under-supply), the proposal should be regarded as acceptable in principle.

Housing Supply

- 8.6 PPS3 makes a requirement for local authorities to maintain a continuing five year supply of housing. There is an undoubted severe under-supply of housing land within the Borough, measured against the housing provision levels. As such, there is an added presumption in favour of the application. Paragraph 71 of PPS 3 states that proposals should be considered favourably having regard to the policies of PPS3 and, in particular, the provisions of paragraph 69.
- 8.7 Paragraph 69 of PPS3 specifically refers to the following criteria. The manner in which the proposal accords with the criteria is then assessed:
- achieving high quality housing – as detailed in the design and access statement, plans, elevation and visualisations have been prepared demonstrating that the proposal is for a high quality contemporary design which responds to the changing levels across the site and the surrounding landscape.
 - suitability of the site for housing – the site is accessible and conveniently located to public transport, community facilities and services. The site's further suitability for housing is demonstrated by the compatibility of the relatively small scale of the development proposed with the Council's overall settlement strategy;

- uses land effectively and efficiently – whilst the site is a greenfield one, policy (national and local) recognises that not all development can be accommodated on brownfield land.

8.8 The access onto Clitheroe Road would have adequate visibility. Access to Clitheroe's facilities by foot is good. Also, there are bus services running along Clitheroe Road providing regular connections to Clitheroe town centre Blackburn and other destinations. Thus, these modes provide an alternative to travel by private car.

Layout design and landscape impact

8.9 The layout and design of the development represents a considered and appropriate response to the characteristics of the site and its context. There are no issues with any loss of privacy to other residential properties within the group because there is sufficient distance from the other dwellings and the proposed dwelling is set on land which is at a much lower level to the other dwellings see section drawing 4172-14A. When viewed from the public footpath which runs to the south of the site the house will be screened by the existing trees along the boundary of the site with the field and this screening will be enhanced by new tree and hedge planting. To the north of the site are a group of mature trees adjacent to the site and on the bank above the brook which runs behind Primrose Mill. Views of the site from Primrose Road which is a much lower level will be screened by the factory/mill buildings along Primrose road and the existing mature trees. See proposed site layout for details of proposed planting 4172-10A.

9. CONCLUSION

9.1 The site lies adjacent to, but beyond, the Local Plan settlement boundary of Clitheroe within an area designated as subject to countryside policies. As such, the site's development for housing would represent a departure from Local Plan Policy G2, ENV3 and H2. However, there are very sound planning reasons why these policies should not prevail. The site has a close physical relationship to the settlement boundary and the Local Plan period (to 2006) has now long expired. Also, the Borough finds itself with a considerable under-supply of housing land, contrary to Government requirements as set out in PPS3, which the Council

acknowledges can only be met through development of greenfield sites. The development proposal would accord with the overall settlement strategy of the Local Plan and, insofar as it has progressed, with that envisaged in the Core Strategy; would be in a sustainable location, being well located in relation to local services and facilities in accordance with PPS3. The proposal conforms to all other relevant policies of the Local Plan. In particular, the development would have a safe access; would be well integrated with the settlement and cause no harm to the character of the local landscape.

- 9.2 For the reasons set out in this Statement, the Council is respectfully invited to grant planning permission for this development proposal.

Appendix

1. Pre-application advice 8 August 2011

Judith Douglas Bsc Hons Dip TP MRTPI
Janet Dixon Town Planners Ltd
10A Whalley Road, Clitheroe, Lancashire BB7 1AW
Tel: 01200 425051

JANUARY 2012

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RIBBLE VALLEY BOROUGH COUNCIL

please ask for: COLIN SHARPE

direct line: 01200 414500

e-mail: colin.sharpe@ribblevalley.gov.uk

my ref: CS/CMS/ENQ/2011/00071

your ref:

date: 8 August 2011

Council Offices
Church Walk
CLITHEROE
Lancashire BB7 2RA

Switchboard: 01200 425111
Fax: 01200 414487
DX: Clitheroe 15157
www.ribblevalley.gov.uk

Dear Judith

RE: PRE-APPLICATION ENQUIRY RELATING TO RESIDENTIAL DEVELOPMENT
(1 DWELLING) ON LAND WITHIN THE CURTILAGE OF KEMPLE BARN,
WHALLEY ROAD, CLITHEROE

This is the Council's formal response to this pre-application enquiry, and follows a meeting between ourselves in these offices on 12 May 2011. I apologise for the delay in sending this written response to your enquiry following our meeting.

As you say in the draft Design and Access Statement submitted with the enquiry, the site is outside, but adjoining the settlement boundary of Clitheroe. As such, the proposed development for housing would be contrary to the relevant saved policies of the Local Plan. However, the fact that the Local Plan period has long expired and that the Council is unable to identify a five-year supply of housing land must be taken into account. Due to this current situation in relation to housing land supply, the proposal needs to be considered with regards to Planning Policy Statement 3: Housing (PPS3) including the considerations at paragraph 69. For the reasons stated in paragraph 7.10 of your Design and Access Statement, I consider that the proposed development could accord with the requirements of PPS3.

You expressed an intention to submit an outline application followed by a reserved matters submission in which the full details of the design of the dwelling will be addressed. Whilst I would obviously not be able to prevent this particular course of action, I do not consider it to be logical. Whilst I accept that the Council's response to a pre-application enquiry is given "without prejudice" my response to this particular pre-application enquiry "in a nutshell" is that the proposal is acceptable in principle. An outline planning permission would only confirm the acceptability of the development "in principle".

In this particular case, the matters that might be contentious relate to detailed considerations not "in principle" considerations. There would be little point in obtaining an outline permission if the subsequent reserved matters application was then refused.

You say that your client wishes to have a flat roofed dwelling in order that it would be screened by existing planting within and adjacent to the site. From my visit to the site, I consider the existing screening to be sufficiently substantial and high enough to effectively screen a two-storey building with a pitched roof. You also say that the external materials would be complementary to the character and traditions of the area.

A flat roofed building with a predominance of glazing, however, would clearly not be in keeping with the traditions of the area. It seems, therefore, that what your client is proposing would be a hybrid design that neither respects local traditions or represents a high quality contemporary design. My, without prejudice, officer level advice would be to apply for a building that is more in keeping with the barn conversions and farmhouses in the immediate vicinity rather than a building of contemporary design. I would not, however, at this stage, say that a contemporary designed building would be refused.

Returning to the matter of the existing screening, it is important that this is retained and protected from any damage by the development. The precise size and position of the building in relation to this screening is therefore an important consideration. The precise position of the access driveway and any turning area also needs to pay regard to the existing screening.

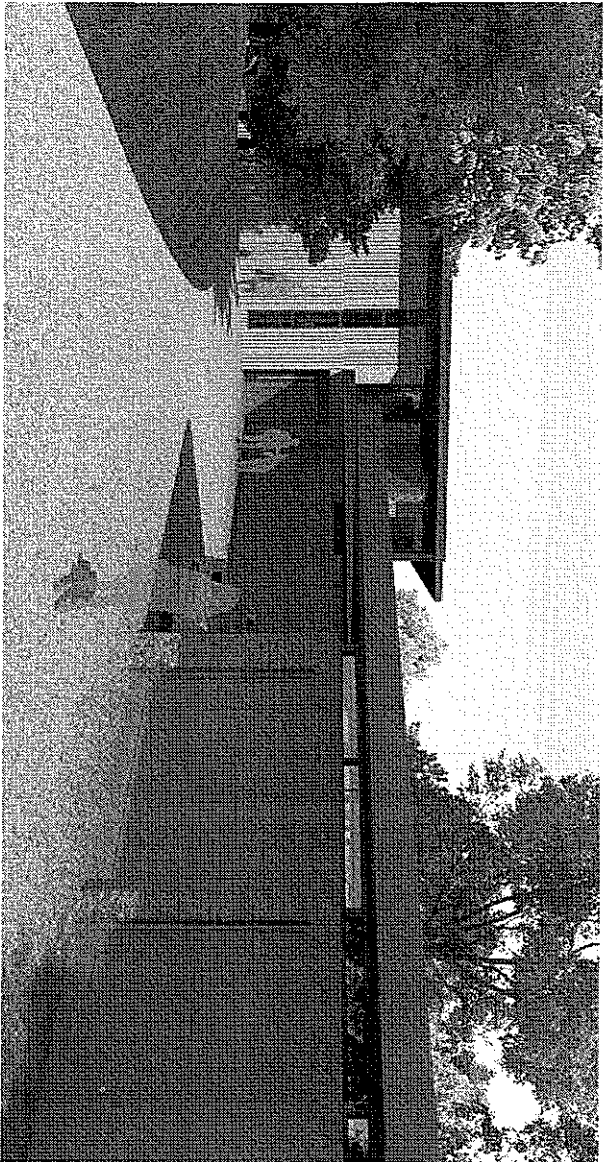
I would therefore suggest that, rather than an outline application, it would be more appropriate to submit a full application. This should include full details of the design, external materials and siting and means of access of the proposed dwelling. I would also suggest that a comprehensive tree survey be submitted with the application, which includes the Diameter at Breast Height (DBH) of all trees within and immediately adjoining the site.

Whilst I trust you will find these comments and advice of assistance, as previously stated, I must point out that this letter is written at officer level only and is entirely without prejudice to the Council's formal consideration of any planning application that is submitted.

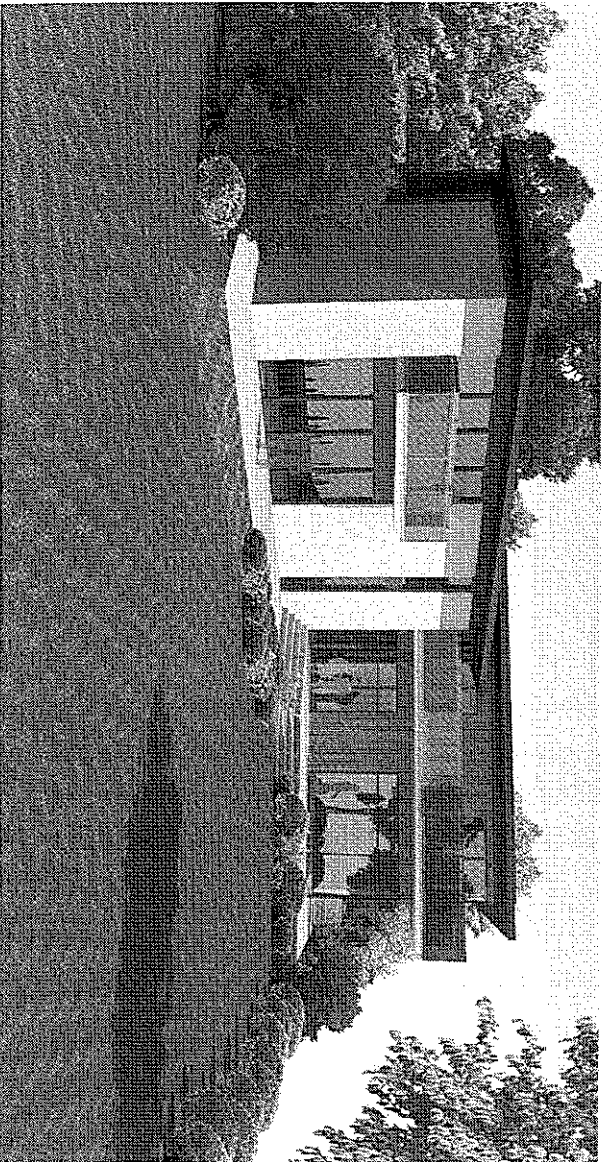
Yours sincerely

COLIN SHARPE
SENIOR PLANNING OFFICER

Judith Douglas
Janet Dixon Town Planners Ltd
10A Whalley Road
CLITHEROE
Lancashire
BB7 1AW



A VIEW ENTERING DOWN THE DRIVEWAY TO THE ENTRANCE



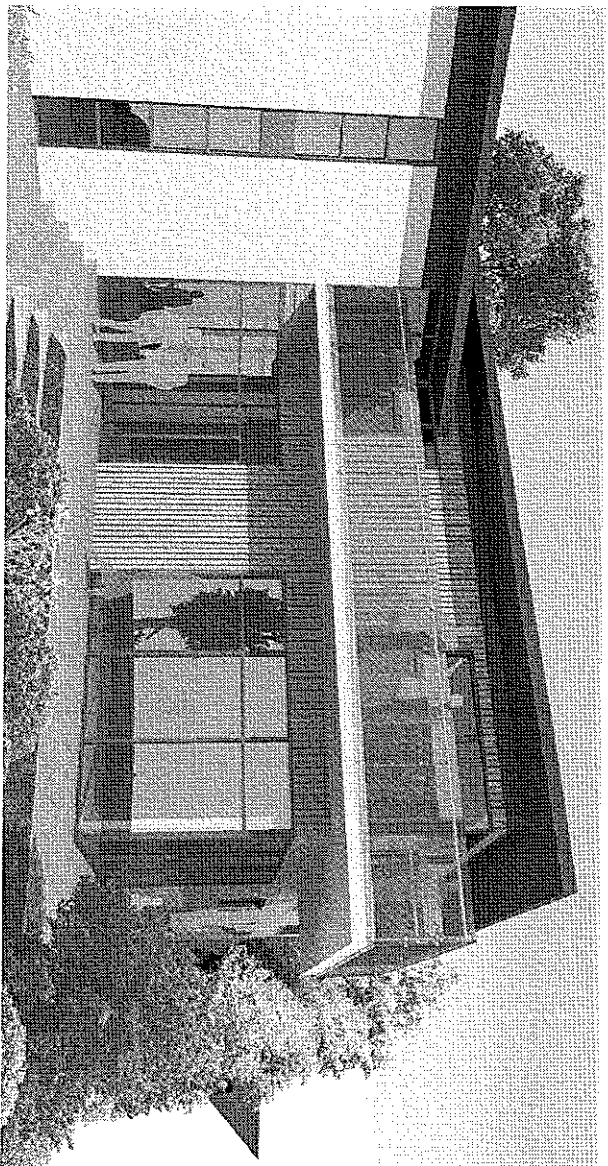
A VIEW OF THE EAST ELEVATION LOOKING UP THE SITE

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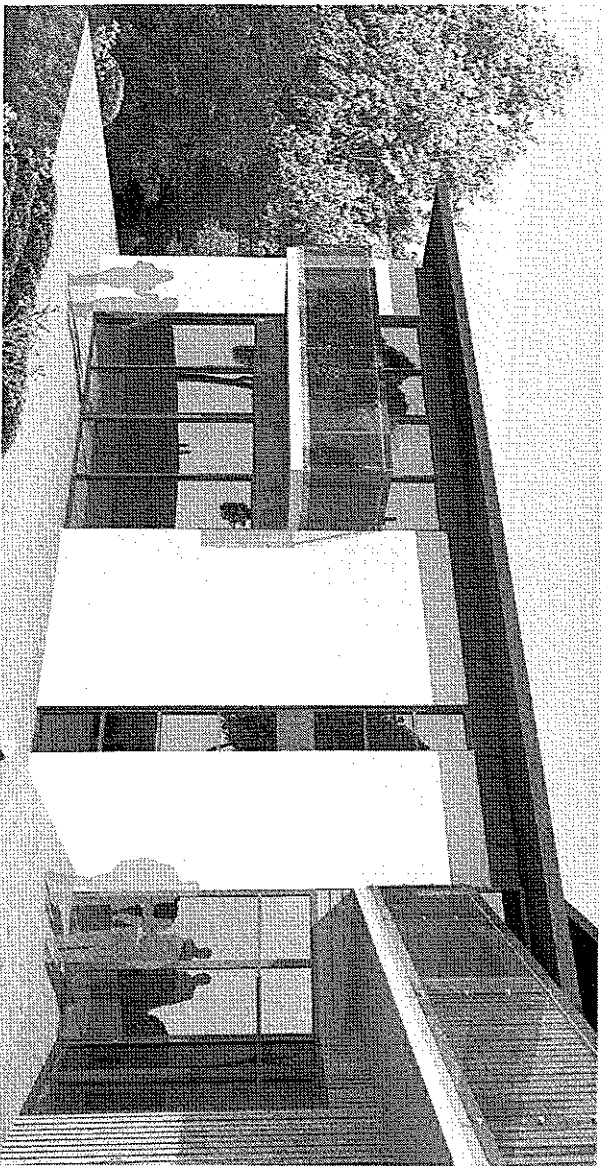
Project:
Dr and Mrs Hancox
Kemple Barn
Whalley Road
Clitheroe

New Proposed Dwelling
Visualisations
Sheet 1 of 3
11.01.2012
REV A NTS @ A3

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SUNDERLAND PEACOCK ARCHITECTS



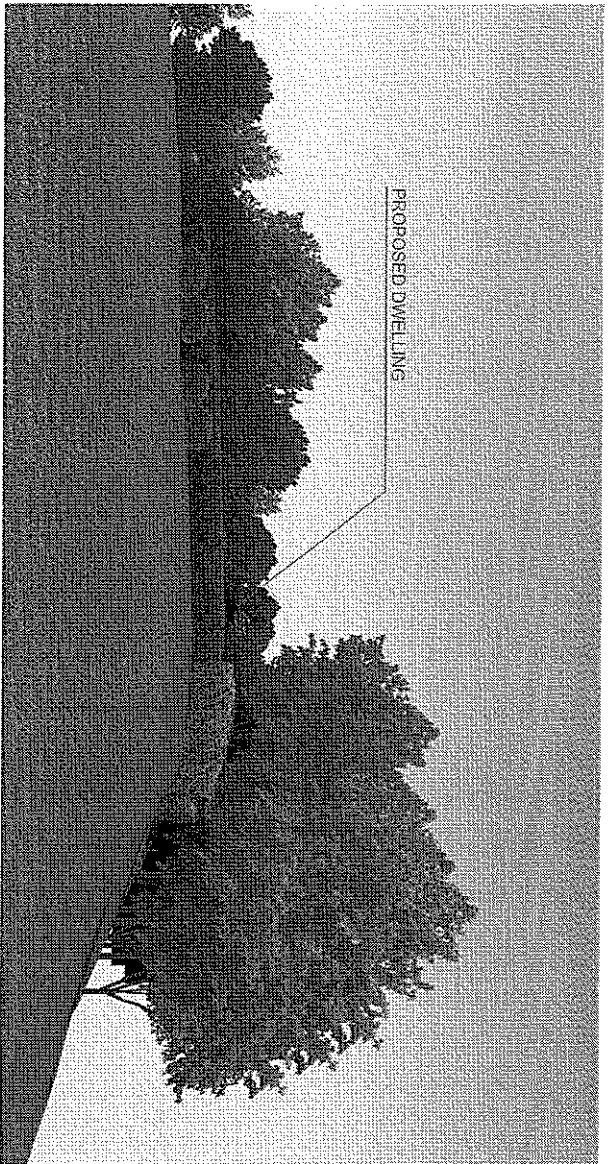
VIEWS OF A SECTION OF THE EAST ELEVATION



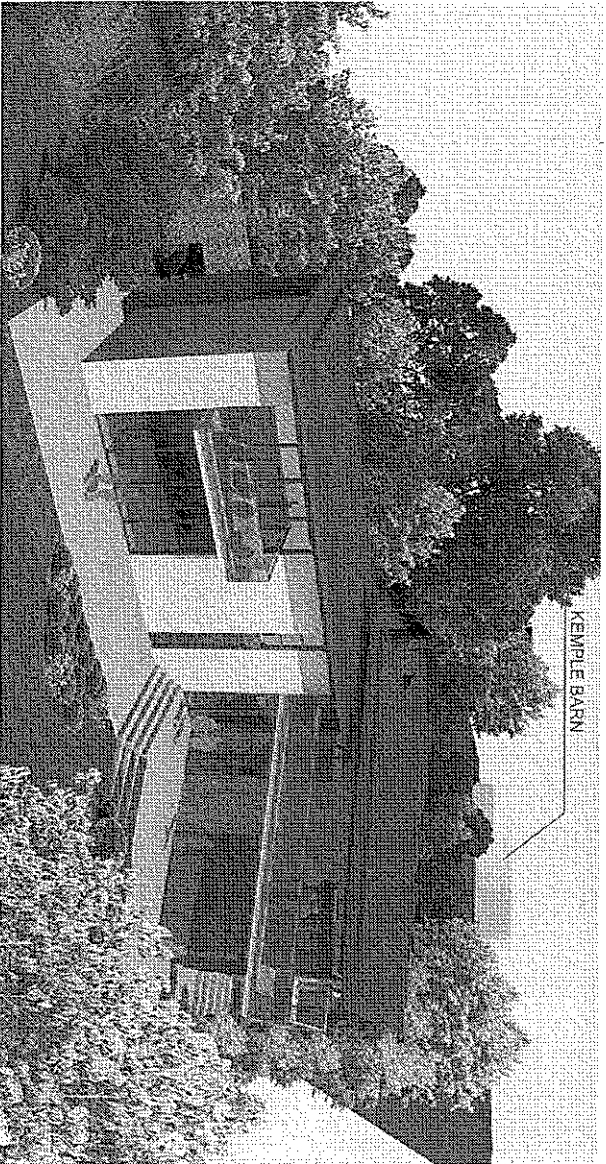
Project:
Dr and Mrs Hancock
Kempie Barn
Whalley Road
Clitheroe

New Proposed Dwelling
Visualisations
Sheet 2 of 3
11.01.2012
REV 1 NTS @ A3

sp
SUNDERLAND PEACOCK ARCHITECTS



VIEW DOWN THE SITE FROM KEMPLE BARN



AERIAL VIEW FROM THE WEST ELEVATION LOOKING UP TO-
WARDS KEMPLE BARN

Project:
Dr and Mrs Hancox
Kemple Barn
Whalley Road
Clitheroe

New Proposed Dwelling
Visualisations
Sheet 3 of 3
11.01.2012

REV 1 NTS @ A3

SUNDERLAND PEACOCK ARCHITECTS



PRELIMINARY TREE IMPACT AND PROTECTION REPORT	
Site:	Kemple Barn, Whalley Road, Clitheroe, Lancashire, BB7 1PP
Site Visit Date:	6 December 2011
Report Date:	10 January 2012
Prepared By:	Phill Harris – Chartered Arboriculturist
Report Ref:	BTC271
Agent for Client:	Sunderland Peacock & Associates Ltd

Introduction and Rationale. Bowland Tree Consultancy Ltd were instructed by architects Sunderland Peacock & Associates Ltd, on behalf of their clients, to carry out an appraisal of the potential for the construction of a detached residential property at the above site to impact upon trees. We are also instructed to advise on appropriate tree protection measures during development and on facilitation pruning and/or felling works where identified as necessary.

Further to this instruction I confirm that I visited the site on 6 December 2011 and carried out a survey of trees in accordance with BS5837:2005–Trees in Relation to Construction–Recommendations and our disclaimer at page 6. In this respect I set out a brief overview of my observations, findings and recommendations below, along with comments on any issues raised. I also enclose a Tree Survey Schedule (TSS) detailing specific tree related information, a Tree Protection Plan (TPP), and a Tree Protection Specification.

The TPP shows the existing site under consideration with pertinent tree constraints detailed, the proposal overlaid, and the required tree protection measures indicated. The plan is based upon a scaled electronic version of the topographical site plan and proposal with most of the tree locations plotted, as supplied by Sunderland Peacock & Associates Ltd and, for the purpose of this report, I presume the details of the plan to be accurate. Nonetheless, I would note that the locations of trees T24 to T28 were triangulated from existing plotted trees as they were not included on the original topographical plan provided.

In addition to my survey of 6 December I would also note that I attended a site meeting with the project architect, Mr Richard Maudsley, and the Council's Countryside Officer, Mr David Hewitt, on 19 December to discuss tree and development related issues, in particular with regard to Sycamore T23. A brief summary of the outcome of this meeting is provided at page 3 of this report.

The Site and the Proposal. The site under consideration is located to the southern rural edge of the town of Clitheroe, Lancashire, within the administrative boundaries of Ribble Valley Borough Council. It currently forms part of the residential garden to Kemple Barn, a residential property, and is bordered to the north and west by a mature woodland belt, to the east by the garden to the house and to the south by open fields.



Fig. 1: View of the site, as seen from the east looking west, with woodland belt W1 visible to the right



Fig. 2: View of the site, as seen from the west looking east with the woodland belt to the left

The site under consideration currently consists of a lawn with various individual trees and groups of trees to the edges (see Figs. 1 & 2, above). Site topography is variable, being on a gentle western slope and with a steep banking down to the north at the boundary with the woodland. Vehicular access is from a single point to the site's south-east.

I am informed by the project architects that the proposal is to construct a detached residential property with a garage, associated outdoor amenity space including landscaping, and hard-standing, and with vehicular access from the existing point to the site's south-east, as detailed on their attached Proposed Site Layout Plan (ref. 4172-10-A).

The Trees. 28 individual trees (prefixed 'T'), four groups of trees (prefixed 'G') and one woodland (prefixed 'W') were surveyed in respect of the proposal and its associated potential to impact upon said vegetation, and the trees and their respective constraints are plotted on the TPP attached. Of these trees T23 to T28, W1 and part of G2 are evidently located outside the site boundaries and, as such, should not be pruned or removed without the permission of the respective tree owner

The surveyed trees are a mix of native and non-native deciduous broadleaf species including Walnut, Sycamore, Hawthorn and Ash. They are in the young to early-mature age range, although most are either young or semi-mature. They stand at heights of up to approximately 23 metres and have maximum diametrical crown spreads of up to approximately 17 metres and stem diameters of up to approximately 1100 millimetres. Detailed tree dimensions and other pertinent information such as structural defects and/or physiological deficiencies, along with any recommendations for remedial management works, are included in the TSS attached.

The site is partially visible from a public footpath that runs nearby, but is largely hidden from local roads and, in turn, any areas of high public usage. Therefore, as a whole, the trees confer a moderate visual amenity in the immediate local landscape. As individuals, however, the trees confer a very low to moderate visual amenity in the landscape dependent on the size and location of the specific tree under consideration.

The trees were appraised in accordance with BS5837:2005 Table 1, as attached. Subsequently, as detailed in Table A (below), one of the groups and the woodland were allocated high retention values of 'A', 13 of the trees were allocated moderate retention values of 'B' and 13 of the trees and two of the groups were allocated low retention values of 'C'. In addition, two of the trees and one of the groups were allocated 'R' categorisations and are therefore recommended for removal in the short-term (i.e. less than ten years) regardless of the site proposals.

Table A: BS5837-2005 Retention Categories of the Surveyed Trees

	Ret. Cats	Tree Numbers	Totals
Trees, groups and woodlands of a moderate or high quality & value that should be afforded appropriate consideration in the context of development	'A'	G2 W1	1 Group (25%) 1 Woodland (100%)
	'B'	T1, T2, T4, T6 T9, T13, T14, T16, T18, T24, T25, T27, T28	13 Trees (45%)
Trees, groups and woodlands of a low quality & value that should not be considered a material constraint to development	'C'	T3 T8, T10, T11, T12, T15, T17, T19, T20, T21, T22 T23 T26, G1, G3	13 Trees (45%) 2 Groups (50%)
Trees, groups and woodlands that should be removed for sound management reasons regardless of site proposals	'R'	T5, T7	2 Trees (10%)
		G4	1 Group (25%)
			= 28Trees, 4 Groups & 1 Woodland in Total

With regard to Table A (above) it should be noted that tree quality and value is categorised within the existing context without taking into account any site development related issues, but that the recommendations for works take the proposal into consideration where there are clearly definable potential impacts upon trees. With regards such impacts I would emphasise that adequate protection of tree Root Protection Areas (RPAs) during construction is essential if their long-term viability is to be assured. RPAs, which are calculated through a method provided in BS5837:2005, are ground areas that are to be kept free from major disturbance throughout development through the installation of temporary protective fencing to form Construction Exclusion Zones (CEZs), and a Tree Protection Specification is included as an appendix.

The TSS includes two columns listing the RPAs of the individually surveyed trees as overall areas in square metres and as radial distances from stem centres. The radial RPAs of the trees are indicated as magenta coloured circles on the TPP, whilst any applicable offset RPAs are indicated as orange circles (see discussion re T23, below). Both RPAs and CEZs are also detailed on the TPP.

The Proposal's Projected Impacts on Trees and Associated Retention and Mitigation Recommendations. As detailed on the TPP and in Table B (overleaf) the removal of nine individual trees and one group of trees (all with greyed outlines on the TPP) will be necessary in order to construct the proposed development as it stands. Nonetheless, only one of these trees was classed 'B' (i.e. moderate value/quality), with the rest being classed 'C' category (i.e. low value/quality). In addition, two trees and one group were classed 'R' category and are therefore recommended for removal in accordance with prudent arboricultural management regardless of the proposals. All of these trees are small, at less than approximately 8 metres in height, and their loss is projected to have no discernible impact upon the visual amenity of the local landscape.

Table B: Arboricultural Impacts of Proposed Development & Other Tree Removal Proposals

	Ret. Cats	Removals necessary to implement development	Removals recommended for non-development related reasons	Total number of tree removals
Trees, groups and hedges of a moderate or high quality & value that should be afforded appropriate consideration in the context of the proposed development	'A'	-	-	-
	'B'	T9	-	1 Trees
Trees, groups and hedges of a low quality & value that should not be considered a material constraint to development	'C'	T8, T10, T11, T12, T19 T20, T21 T22, G3	-	8 Trees 1 Group
Trees, groups and hedges that should be removed for sound management reasons regardless of site plans	'R'	-	T5, T7, G4	2 Trees 1 Group
Totals		9 Trees 1 Group	2 Trees 1 Group	= 11 Trees & 2 Groups in Total

With particular regard to projected development related tree losses I would note the site has sufficient space to accommodate extensive new tree planting as part of the associated landscape scheme. As outlined on the Proposed Site Layout Plan and on the TPP the proposal is to plant in the region of approximately 40 new trees throughout the site and a new hedge along its southern boundary. In consideration of the site's rural edge setting and the surrounding landscape character it is important that the landscape scheme should include only trees and shrubs of locally native species such as Holly, Scots Pine, Silver Birch and Common Oak. The provision of locally native trees would have numerous benefits including maintaining local landscape heritage and conservation value and providing important habitat to a wider range of plants and animals than non-native species. As such, it is evident that a landscape scheme of this type would, in both visual and ecological terms, more than adequately mitigate for the projected tree losses that would be necessary to achieve site development.

As detailed on the TPP, the footprint of the proposed structure encroaches a short distance into the standard radial RPA of mature Sycamore tree T23 (magenta circle on TPP). However, I would note that the tree under consideration has sustained upper crown failure in the past thereby reducing its crown substantially which, in turn, is projected to have resulted in a reduction in the extent and range of its roots (i.e. a natural balancing of its root-shoot ratio). As such, the radial RPA of T23 has been offset by 20% to the north (in accordance with paragraph 5.2.4a of BS5837:2005, and shown as an orange circle on the TPP) thereby placing the building outside its protection zone and allowing its construction on the provision that specific measures for temporary protection, as detailed in the Tree Protection Specification and on the TPP, are followed in detail. In this respect I would note that the tree in question and its proposed RPA offset and the associated protection measures were discussed with Mr Hewitt during the site meeting of 19 December 2011. Consequently, as a result of the meeting Mr Hewitt preliminarily agreed that this approach is in accordance with current Government guidance and would be acceptable under the circumstances. No other tree related issue were raised by Mr Hewitt during the meeting.

With regards retained trees it is essential that appropriate protective measures be followed, as per the attached Tree Protection Specification, with CEZs erected and ground protection measures installed to the extents detailed on the TPP. CEZ construction should conform to section 9 of BS5837:2005 and the tree

protection measures should be agreed with the Council. In this respect I would note that BS5837:2005 recommends that, where considered expedient, an Arboricultural Method Statement (AMS) be prepared detailing "special mitigation construction", which describes the procedures, working methods and protective measures to be used in order to ensure that trees are adequately protected during the construction process. The production of and adherence to an AMS can be conditioned to a planning approval if considered necessary.

In addition to the points raised herein I would also emphasise the importance of ensuring that all relevant recommendations included under the General Recommendations section at page 5 be followed accordingly.

Summary and Conclusions. The construction of a new detached two-storey residential property is proposed at the site in question. As such, 28 individual trees, four groups of trees and one woodland belt were surveyed in respect of the proposal and its associated potential to impact upon said vegetation.

The trees confer a moderate overall visual amenity in the local landscape but are largely hidden from areas of any tangible public use. One of the groups and the woodland are high value/quality, 13 of the trees are moderate value/quality, and 13 of the trees and two of the groups are low value/quality. In addition, two of the trees and one of the groups are recommended for removal in the short-term regardless of the site proposals.

The appraisal concluded that construction of the proposed development will require the removal of nine individual trees and one group of trees. Of these trees one of the individuals is of moderate quality/value and the remainder are of low value/quality.

However, these losses are projected to have no discernible impact on the visual amenity of the area. Furthermore, it is anticipated that the losses can be more than adequately mitigated for through the provision of up to 40 replacement trees and shrubs of locally native species as part of the landscape scheme. In turn, the implementation of such a scheme is projected to have a long-term positive effect upon the immediate local landscape in both visual and ecological terms.

The appraisal also concluded that all the remaining trees can be retained and protected in accordance with current Government guidance provided that protection details included on the TPP and in the Tree Protection Specification are followed, but that it would be appropriate to offset the RPA of T23 by 20% and afford it appropriate ground protection where necessary. This matter and the planned approach to the tree's protection were discussed and preliminarily agreed as acceptable with the Council's Countryside Officer during a site meeting.

In consideration of these factors I therefore conclude that the proposal complies with the requirements and recommendations set out in current Government guidance in respect of trees and development.

Phill Harris BSc(Hons) HND CEnv MArborA MICFor
Chartered Arboriculturist

 Institute of
Chartered Foresters
Registered Consultant



Enclosures: Tree Survey Schedule
BS5837:2005 Table 1
Tree Protection Specification
Proposed Site Layout Plan
Tree Protection Plan

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Bowland 
Tree Consultancy Ltd

GENERAL RECOMMENDATIONS

Non-Development Related Tree Works and Recommendations. Any general management pruning works for retained trees that are stated to be non-development related, as detailed in the TSS, are recommended in accordance with prudent arboricultural management and should therefore be carried out regardless of any site plans and potential changes in land usage. All tree works should be carried out in accordance with BS3998:2010 - Tree Work – Recommendations.

Tree Work Related Consents. No tree pruning or removal works should commence on site until necessary consents have been obtained from the LPA as part of a planning approval or in respect of any statutory tree protection.

Arboricultural Contractors. All tree works should be carried out by suitably qualified and experienced arboricultural contractors carrying appropriate public liability insurance cover and be implemented to the minimum current CE and UK industry standards and in accordance with industry codes of practice. Only certificated personnel should, in accordance with The Control of Pesticides Regulations, apply any pesticides.

Contractors and Subsequently Identified Tree Defects. Contractors should be made aware that, should any significant tree defects become apparent during operations that would not have been immediately obvious to the surveyor, then such defects should be notified immediately to the client and subsequently confirmed to the consultant within five working days.

New Tree Planting. Where trees are removed in order to facilitate construction then new tree planting proposals should be included as part of the landscape design plan for the site. All tree planting should be carried out in accordance with BS4428:1989 - Code of Practice for General Landscape Operations, BS3936-1:1992, Nursery Stock – Part 1: Specification for Trees and Shrubs and BS4043:1989, Transplanting Root-Balled Trees where applicable.

Retained Tree Management. Any tree risk management appraisal and subsequent recommendations made in this report were based on observations and site circumstances at the time of my survey. Trees are dynamic living organisms whose structure is constantly changing and even those evidently in good condition can succumb to damage and/or stress. In this respect I would note that, under the Occupiers' Liability Act (1957 & 1984), site occupants have a duty of care to take reasonable steps to prevent or minimise the risk of personal injury and/or damage to property from any tree located within the curtilage of the land they occupy. It is accepted that these steps should normally include commissioning a qualified and experienced arboriculturist to survey their trees in order to identify any risk of harm to persons or damage to property that they may present and, where unacceptable risks are identified, taking suitable remedial action to negate those risks.

DISCLAIMER

Survey Limitations: Unless otherwise stated all trees are surveyed from ground level using non-invasive techniques, in sufficient detail to gather data for and inform the design of the current project only. The disclosure of hidden crown and stem defects, in particular where they may be above a reachable height or where trees are ivy clad or in areas of ground vegetation, cannot therefore be expected. All obvious defects, however, are reported. Detailed tree safety appraisals are only carried out under specific written instructions. Comments upon evident tree safety relate to the condition of said tree at the time of the survey only. Unless otherwise stated all trees should be re-inspected annually in order to appraise their on-going mechanical integrity and physiological condition. It should, however, be recognised that tree condition is subject to change, for example due to the effects of disease, decay, high winds, development works, etc. Changes in land use or site conditions (e.g. development that increases access frequency) and the occurrence of severe weather incidents are also significant considerations with regards tree structural integrity and trees should therefore be re-assessed in the context of such changes and/or incidents and inspected at intervals relative to identified and varying site conditions and associated risks.

Where trees are located wholly or partially on neighbouring private third-party land then said land is not accessed and our inspection is therefore restricted to what can reasonably be seen from within the site. Stem diameters of trees located on such land are estimated. Any subsequent comments and judgments made in respect of such trees are based on these restrictions and are our preliminary opinion only. Recommendations for works to neighbouring third-party trees are only made where a potential risk to persons and/or property has been identified during our survey or, if applicable, where permissible works are required to implement a proposed development. Where significant structural defects of third-party trees are identified and associated management works are considered essential to negate any risk of harm and/or damage then we will first attempt to inform the site occupier of the issues and, if not possible, then inform the relevant Council. Where a more detailed assessment is considered necessary then appropriate recommendations are set out in the Tree Survey Schedule.

Where tree stem locations are not included on the plan(s) provided then they are plotted at the time of the survey using, where appropriate and/or practicable, a combination of measurement triangulation and GPS co-ordination. Where this is not possible then locations are estimated. Restrictions in these respects are detailed in the report.

The potential influence of trees upon buildings or other structures resulting from the effects of their roots abstracting water from shrinkable load-bearing soils is not considered herein. The advice of a structural engineer should be sought with regard to appropriate foundation depths for new buildings with reference to NHBC Standards Chapter 4.2 (NHBC, 2008).

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TREE SURVEY SCHEDULE & BS5837:2005 'TABLE 1'

No.	Species	Height	Stem Diam.	Branch Spread	Height of C.C.	Age	PC	Comments on Condition, etc.	Management Recommendations	ERC	Cat. Grade	RPA (m ²)	RPA Radius (m)
T1	Silver Birch	15	280	N 4 E 4.5 S 5 W 3	2	SM	G	■ No visible structural defects.	■ Retain in context of proposed development and protect Root Protection Area (RPA) throughout development with Construction Exclusion Zone (CEZ).	20-40	B2	35.47	3.36
T2	Sycamore	21.5	750	N 5 E 7 S 10 W 6	4	M	M	■ Part of group. ■ Loss of large number of sizeable bark plates up length of stem. ■ Several large diameter un-occluded pruning wounds to stem.	■ Retain in context of proposed development and protect RPA throughout development with CEZ.	20-40	B1/2	254.5	9
T3	Myrobalan Plum	9	450 (ms)	N 6 E 8 S 2 W 0	0	PM	G	■ Highly biased crown and severe stem lean to east, evidently due to previous partial rootplate failure. ■ Multi-stemmed from ground level with very tight forks.	■ Retain in context of proposed development and protect RPA throughout development with CEZ.	10-20	C1	63.63	4.5
T4	Ash	10.5	260	N 4 E 3.5 S 3 W 2.5	2	SM	G	■ Stem bifurcates into co-dominant primary branches at a height of approximately 2m with a tight fork developing into a partially included bark union.	■ Retain in context of proposed development and protect RPA throughout development with CEZ. ■ Prune to remove one of the primary branches.	20-40	B1/2	30.59	3.12
T5	Ash	11.5	400	N 4.5 E 4 S 4 W 4	2	SM	M	■ Stem bifurcates into sub-stems at a height of approximately 0.2m with a very tight compression fork. ■ Stems in contact up to a height of approximately 2m, with extensive cambial wounding that has signs of the onset of decay.	■ Remove due to short projected remaining safe life expectancy. ■ Grind out stump.	<10	R	72.39	4.8
T6	Turkey Oak	9	170	N 2.5 E 2.5 S 2.5 W 2.5	1.5	Y	G	■ No visible structural defects.	■ Retain in context of proposed development and protect RPA throughout development with CEZ.	>40	B2	13.08	2.04

HEADINGS & ABBREVIATIONS

No. Species:
Height: Common and botanical name in brackets (H) reference number - refer to plan and to numbered tags where applicable
Stem Diam.: In metres - where possible approximately 80% are measured using an electronic diameter and the remainder estimated against the measured trees. In the case of Groups and Woodlands the measurement listed is that of the highest tree
Branch Spread: Stem diameter in millimetres - measured or estimated at a height of approximately 1.5 metres above ground level or just above the root flare for multi-stemmed trees. MS = multi-stemmed, TS = twin-stemmed
Height of CC: Crown radius measured for estimated where considered appropriate from the four cardinal points (north, east, south and west) to give an accurate visual representation of the crown
Age: Height of crown clearance in metres - measured at lowest point above adjacent ground level - to inform on crown to height ratio, potential for shading, etc.
PC: Estimated age class - Y = young, SM = semi-mature, M = mature, PM = post-mature
Physiological Condition: a measure of the tree's overall vitality, i.e. D = Dead, MD = Meribund, P = Poor, M = Moderate, G = Good
Comments on Condition, etc.: Comments relating to the tree's overall condition and any other pertinent factors including structural defects, current and potential direct structural damage, physiological decline, poor form, etc.
Management Recommendations: Either Preliminary or In Consideration of the Proposal - In the case of Arboricultural Constraints Surveys the recommended management works only take existing site and tree circumstances and conditions into account and not proposed developments. Arboricultural Impact Assessment and Method Statement related Surveys take the proposed development into consideration with recommendations made accordingly. More than one option may be given if considered appropriate
ERC: Estimated Remaining Contribution - in years as per BS5837:2005 (i.e. less than 10, 10-20, 20-40, more than 40)
Cat. Grade: Category Grading - tree retention value listed as R or A to C - broadly in line with BS5837:2005 table 1
RPA m²: Root Protection Area in m² - calculated area around the tree that must be appropriately protected throughout the development process in order to avoid root damage
RPA Radius (m): Root Protection Area Radius - in metres measured from the centre of the stem to the line of tree protection

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT APPRAISAL

Site: Kemple Barn, Whalley Road, Clitheroe, Lancashire, BB7 1PP

Agent for Client: Sunderland Peacock & Associates Ltd

Surveyor: Phill Harris – Chartered Arboriculturist

Assessment Date: 6 December 2011

Job Reference: BTC271

Page: 2 of 5

No.	Species	Height	Stem Diam.	Branch Spread	Height of CC	Age	PC	Comments on Condition, etc.	Management Recommendations	ERC	Cal. Grade	RPA (m ²)	RPA Radius (m)
T7	Common Alder	6	180 (ts)	N 2 E 2 S 2 W 1	1.5	Y	G	- Stem bifurcates into primary branches at a height of approximately 1m with a very tight compression fork. - Minor curvature at and below point of bifurcation.	- Remove due to short projected remaining safe life expectancy. - Grub out stump.	<10	R	10.18	1.8
T8	Cherry	7.5	260	N 5 E 4 S 3 W 3	2.5	EM	G	Moderately severe mid-stem curvature.	- Remove in order to construct proposed development. - Grub out stump.	10-20	C1	30.59	3.12
T9	Lime	7.5	300	N 5 E 5 S 3 W 4	0.5	SM	G	- Moderate stem lean to north. - Well established adventitious shoot arises at ground level with a very tight fork. - Number of very tight forks of branches.	- Remove in order to construct proposed development. - Grub out stump.	20-40	B1/2	40.72	3.6
T10	Cherry	7	170	N 4 E 2 S 2 W 4	2	SM	G	Moderate mid-stem curvature.	- Remove in order to construct proposed development. - Grub out stump.	20-40	C1/2	13.08	2.04
T11	Cherry	6	140	N 2.5 E 2 S 1.5 W 3.5	2	SM	G	No visible structural defects.	- Remove in order to construct proposed development. - Grub out stump.	>40	C1	8.87	1.68
T12	Apple	6	350 (ts)	N 3 E 2.5 S 3 W 3	1	EM	M	Two stems arise at ground level.	- Remove in order to construct proposed development. - Grub out stump.	10-20	C1	38.49	3.5
T13	Common Walnut	12	290	N 6 E 3.5 S 4 W 4	1	SM	G	Moderate stem lean to north.	Retain in context of proposed development and protect RPA throughout development with CEZ.	>40	B2	38.05	3.48
T14	Common Walnut	11	260	N 2.5 E 4 S 3 W 2	1.5	SM	G	Slightly biased crown to south-east.	Retain in context of proposed development and protect RPA throughout development with CEZ.	>40	B2	30.59	3.12

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TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT APPRAISAL

Site: Kemble Barn, Whalley Road, Clitheroe, Lancashire, BB7 1PP

Agent for Client: Sunderland Peacock & Associates Ltd

Surveyor: Phill Harris – Chartered Arboriculturist

Assessment Date: 6 December 2011

Job Reference: BTC271

Page: 3 of 5

No.	Species	Height	Stem Diam.	Branch Spread	Height of CC	Age	PC	Comments on Condition, etc.	Management Recommendations	ERC	Cat. Grade	RPA Radius (m²)	RPA Radius (m)
T15	Cherry	7	200	N 4.5 E 4 S 3 W 2.5	2	SM	G	- Stem bifurcates into co-dominant primary branches at a height of approximately 1.6m with a partially included bark union. - Very tight forks of secondary branches.	Retain in context of proposed development and protect RPA throughout development with CEZ.	10-20	C1	18.1	2.4
T16	Common Walnut	9.5	200	N 2.5 E 4.5 S 3 W 1	1.5	SM	G	Moderately biased crown and moderate stem lean to east.	Retain in context of proposed development and protect RPA throughout development with CEZ.	>40	B2	18.1	2.4
T17	Broadleaf Cockspur Thorn	4	150 (ts)	N 4 E 2 S 2 W 1	0.5	SM	G	Low value.	Retain in context of proposed development and protect RPA throughout development with CEZ.	10-20	C1	7.07	1.5
T18	Common Oak	8	160	N 2 E 2 S 2 W 2	2	Y	G	No visible structural defects.	Retain in context of proposed development and protect RPA throughout development with CEZ.	>40	B1/2	11.58	1.92
T19	Common Oak	7	110	N 2 E 1.5 S 1.5 W 1.5	2.5	Y	G	No visible structural defects.	- Remove in order to construct proposed development. - Grub out stump.	>40	C1	5.47	1.32
T20	Norway Maple	8	190	N 1.5 E 3 S 4.5 W 3	3	Y	M	- Moderately severe mid-stem curvature. - Recent secondary branch failure leaving hanger in crown.	- Remove in order to construct proposed development. - Grub out stump.	10-20	C1	16.33	2.28
T21	Willow-Leaved Pear	3	80	N 1.5 E 2 S 2 W 1.5	0	Y	G	No visible structural defects.	- Remove in order to construct proposed development. - Grub out stump.	>40	C1	2.90	0.96
T22	Cherry	3	140	N 2.5 E 0.5 S 4 W 2.5	1.5	SM	G	Stem divides into multiple primary branches at a height of approximately 1.5	- Remove in order to construct proposed development. - Grub out stump.	20-40	C1/2	8.87	1.68

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT APPRAISAL

Site: Kemple Barn, Whalley Road, Clitheroe, Lancashire, BB7 1PP

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Surveyor: Phill Harris - Chartered Arboriculturist

Assessment Date: 6 December 2011

Job Reference: BTC271

Page: 4 of 5

No.	Species	Height	Stem Diam.	Branch Spread	Height of CC	Age	PC	Comments on Condition, etc.	Management Recommendations	ERC	Calc. Grade	RPA (m ²)	RPA Radius (m)
T23	Sycamore	16	1100	N 3 E 10 S 9 W 7	5	PM	M	- Reportedly located just outside site boundaries. - Very dense ivy up stem and into branches. - Number of significant upper crown branches have previously failed, thereby reducing tree's height substantially. - Crown showing signs of a moderate reduction in vitality.	- Protect RPA throughout development with CEZ. - Sever ivy with permission of tree owner.	10-20	C1	547.46	13.2
T24	Sycamore	19	780	N 3 E 8 S 8 W 5	8	M	M	- Reportedly located just outside site boundaries. - Dense ivy up stem.	- Protect RPA throughout development with CEZ. - Sever ivy with permission of tree owner.	20-40	B1/2	275.27	9.36
T25	Sycamore	21	540	N 4 E 1 S 3 W 5	5	EM	G	- Reportedly located just outside site boundaries. - No visible structural defects.	Protect RPA throughout development with CEZ.	>40	B1/2	131.93	6.48
T26	Ash	10	140	N 2 E 2 S 2 W 2	4.5	Y	G	- Reportedly located just outside site boundaries. - No visible structural defects.	Protect RPA throughout development with CEZ.	>40	C1	8.87	1.68
T27	Sycamore	21	660	N 5 E 5 S 6 W 6	2.5	M	M/G	- Reportedly located just outside site boundaries. - Dense ivy up stem.	- Protect RPA throughout development with CEZ. - Sever ivy with permission of tree owner.	>40	B1/2	197.09	7.92
T28	Ash	21	690	N 3 E 4 S 5 W 5	7	M	M	- Reportedly located just outside site boundaries. - Stem bifurcates into co-dominant primary branches at a height of approximately 6m.	Protect RPA throughout development with CEZ.	20-40	B1/2	215.41	8.28
G1	3no. Cherry	≤ 5	≤ 250	N ≤ 1 E ≤ 3 S ≤ 3 W ≤ 3	≥ 1.5	EM	G	Loose group.	Retain in context of proposed development and protect RPAs throughout development with CEZ.	10-20	C1/2	≤ 28.28	≤ 3
G2	approx. 7no. Sycamore	≤ 22	≤ 750	N ≤ 7 E ≤ 7 S ≤ 7 W ≤ 7	≥ 1.5	M	G	- Reportedly located just outside site boundaries. - Group which forms part of wider woodland.	Protect RPAs throughout development with CEZ.	>40	A1/2	≤ 254.50	≤ 9

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TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT APPRAISAL

Site: Kemple Barn, Whalley Road, Clitheroe, Lancashire, BB7 1PP

Agent for Client: Sunderland Peacock & Associates Ltd

Surveyor: Phill Harris – Chartered Arboriculturist

Assessment Date: 6 December 2011

Job Reference: BTC271

Page: 5 of 5

No.	Species	Height	Stem Diam.	Branch Spread	Height of CC	Age	PC	Comments on Condition, etc.	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
G3	2no. Hawthorn	≤ 8	≤ 250 (ms)	N ≤ 3 E ≤ 3 S ≤ 3 W ≤ 3	≥ 2	EM	G	- Loose group. - Stems divide into multiple primary branches at a height of approximately 1m with very tight forks.	- Remove in order to construct proposed development. - Grub out stumps.	>40	C1/2	≤ 19.64	≤ 2.5
G4	2no. Hawthorn	≤ 12	≤ 310	N ≤ 3 E ≤ 3 S ≤ 5.5 W ≤ 4	≥ 2	M	P	- Both trees' crown showing signs of a significant reduction in vitality. - In decline.	- Remove due to short projected remaining state life expectancies. - Grub out stumps.	<10	R	≤ 43.48	≤ 3.72
W1	Sycamore, Ash, Hawthorn	≤ 23	≤ 750	N ≤ 8 E ≤ 8 S ≤ 6 W ≤ 8	≥ 1	Y-M	G	- Woodland belt located on neighbouring land to north. - Not inspected in detail. - Mostly made up of early-mature to mature Sycamore.	Protect RPA throughout development with CEZ.	>40	A1/2	≤ 254.5	≤ 9

BS5837:2005 Table 1 – Cascade Chart for Tree Quality Assessment

Trees for removal				
Category and definition		Criteria		
Category R Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management	• Trees that have serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other R category trees such as where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, for example Dutch Elm Disease, or very low quality trees suppressing adjacent trees of better quality Note – Habitat reinstatement may be appropriate. For example R category tree used as a bat roost: installation of bat box in nearby tree.			Dark Red
Trees to be considered for retention				
Category and definition		Category – Subcategories		Identification on plan
		1. Mainly arboricultural values	2. Mainly landscape values	3. Mainly cultural values, including conservation
Category A Those of high quality and value: in such a condition as to be able to make a substantial contribution. A minimum of 40 years is suggested.	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal Arboricultural features for example the dominant and/or principal trees within an avenue	Trees that might be included in the high category, but are downgraded because of impaired condition. Examples include the presence of remediable defects including unsympathetic past management and minor storm damage	Trees, groups or woodlands which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance for example avenues or other arboricultural features assessed as groups	Trees, groups or woodlands or significant conservation, historical, commemorative or other value for example veteran trees or wood-pasture
Category B Those of moderate quality and value: those in such a condition as to make a significant contribution. A minimum of 20 years is suggested.	Trees that might be included in the high category, but are downgraded because of impaired condition. Examples include the presence of remediable defects including unsympathetic past management and minor storm damage	Trees present in numbers, usually as groups or woodlands, so they form distinct landscape features which attract a higher collective rating than they might as individuals. But which are not, individually, essential components of formal or semi-formal arboricultural features. For example, trees of moderate quality within an avenue that includes better, A category specimens. Or trees which are internal to the site, therefore individually having little visual impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits	Light Green
Category C Those trees of low quality and value: currently in adequate condition to remain until new planting could be established - a minimum of 10 years is suggested - or young trees with a stem diameter below 150 mm	Trees not qualifying in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit	Trees with very limited conservation or other cultural benefits	Mid Blue
Note – Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation				
Grey				

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- TEMPORARY PROTECTIVE FENCING & GROUND PROTECTION SPECIFICATION -

Construction Exclusion Zones (CEZs), enclosed by Temporary Protective Fencing, as detailed below and to be agreed with the Local Planning Authority (LPA), shall:

1. be protected throughout the development process, as specified in the 'Temporary Protective Fencing Construction' section below and detailed in BS5837:2005 Fig. 2 (overleaf) and, if applicable, as defined by area on the Tree Protection Plan (TPP);
2. be erected prior to any construction, demolition or excavation works and remain in place for the duration of the project;
3. preclude any delivery of site accommodation and/or materials and/or plant machinery;
4. preclude all construction related activity, with the sole exception of specified arboricultural works and any other works to be carried out under supervision that have been agreed by all parties; and
5. preclude the storage of all development related materials and substances including fuels, oils, additives, cement and/or any other deleterious substance.

Any incursion into CEZs must be by prior arrangement, following consultation with the LPA.

Temporary Protective Fencing Construction

1. Temporary protective fencing panels shall be of at least 2.1 metres in height and, in agreement with the LPA, be either weldmesh "Heras" panels or 18mm thick exterior grade plywood boards.
2. The panels shall butt together and be securely fixed to a scaffold framework, as per 3 to 5 below.
3. The scaffold framework shall comprise of upright poles of at least 3.0 metres in length driven no less than 0.6 metres into the ground at maximum 3.0 metre centres with horizontal and diagonal poles fixed to the uprights, as per 4 to 5 below.
4. The two horizontal rail poles shall be attached to the uprights at heights of 0.6 and 1.8 metres with 3 no. clamps to each joint.
5. The diagonal scaffold pole struts be clamped to the top rail of the scaffold framework at a 45° angle and extend back into the CEZ and clamped to a 0.7 metre length of scaffold tube that shall be driven no less than 0.5m into the ground.
6. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to tree roots when locating posts.
7. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Fig. 1, overleaf) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arborist shall inspect the Temporary Protective Fencing.

Temporary Ground Protection

1. Any necessary Temporary Ground Protection shall conform to Figure 3 of BS5837:2005 (see overleaf).
2. The Ground Protection Area shall be left undisturbed and covered by a semi-permeable geotextile membrane which shall, in turn, be covered by a compressible layer consisting of a material such as woodchip.
3. Side-butting scaffold boards shall then be fitted to cover the Ground Protection Area.
4. Prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Arboricultural Consultant shall inspect the Temporary Ground Protection.
5. The Temporary Ground Protection shall remain in place until completion of the project and only removed following receipt of written permission from the LPA.

– CONSTRUCTION EXCLUSION ZONE – KEEP OUT!

(TOWN & COUNTRY PLANNING ACT 1990)

THE TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND/OR SUBJECTS OF A 'TREE PRESERVATION ORDER', THE CONTRAVENTION OF WHICH MAY LEAD TO CRIMINAL PROSECUTION

THE FOLLOWING MUST BE OBSERVED BY ALL PERSONNEL:

- THE PROTECTIVE FENCING MUST NOT BE MOVED
- NO PERSON SHALL ENTER THE CONSTRUCTION EXCLUSION ZONE
- NO MACHINE, PLANT OR VEHICLES SHALL ENTER THE EXCLUSION ZONE
- NO MATERIALS SHALL BE STORED IN THE EXCLUSION ZONE
- NO SPOIL SHALL BE DEPOSITED IN THE EXCLUSION ZONE
- NO EXCAVATION SHALL OCCUR IN THE EXCLUSION ZONE
- NO FIRES SHALL BE LIT IN THE EXCLUSION ZONE

ANY INCURSION INTO THE EXCLUSION ZONE MUST BE WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY

Fig. 1: CEZ Warning Sign

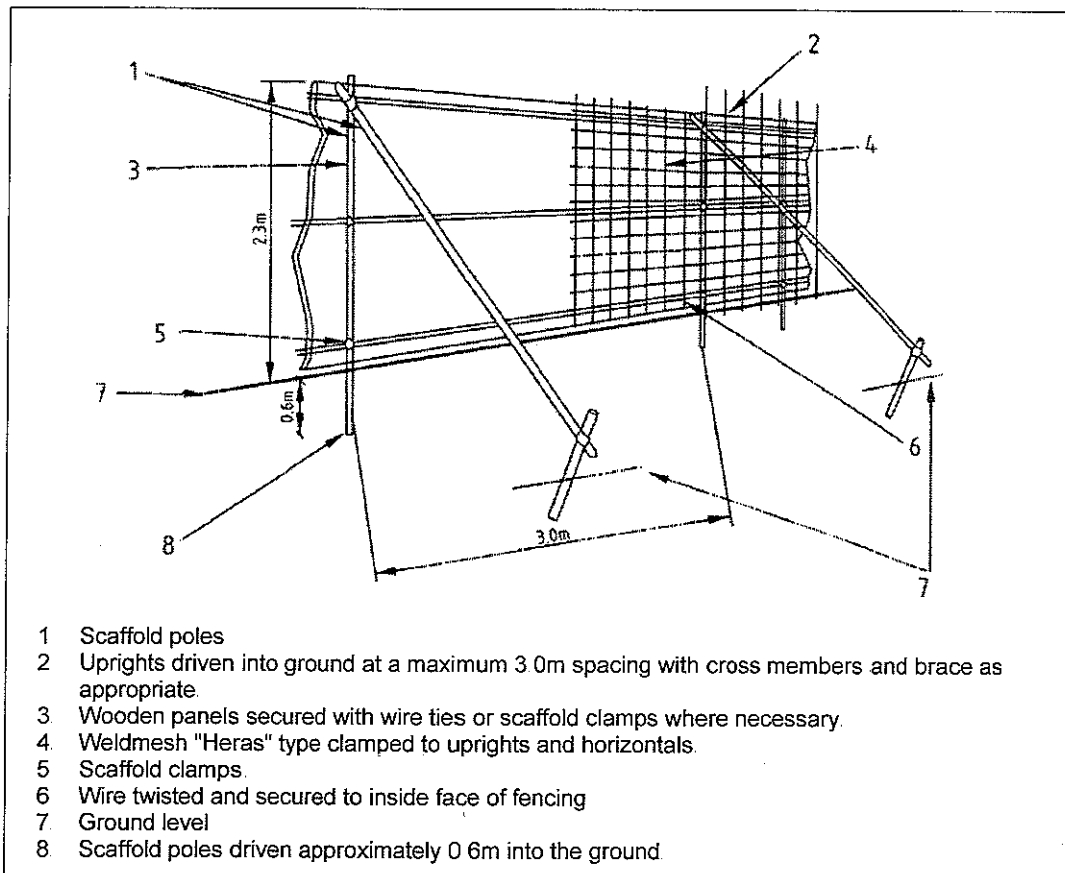


Fig. 2: BS5837:2005 Temporary Protective Fencing – Recommended Construction

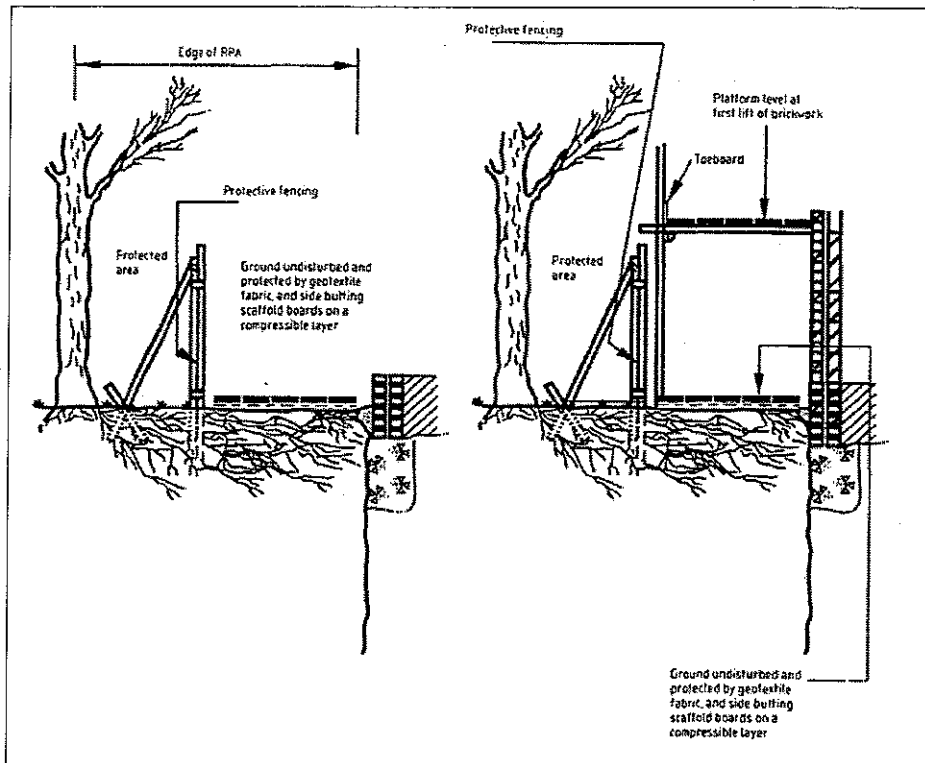
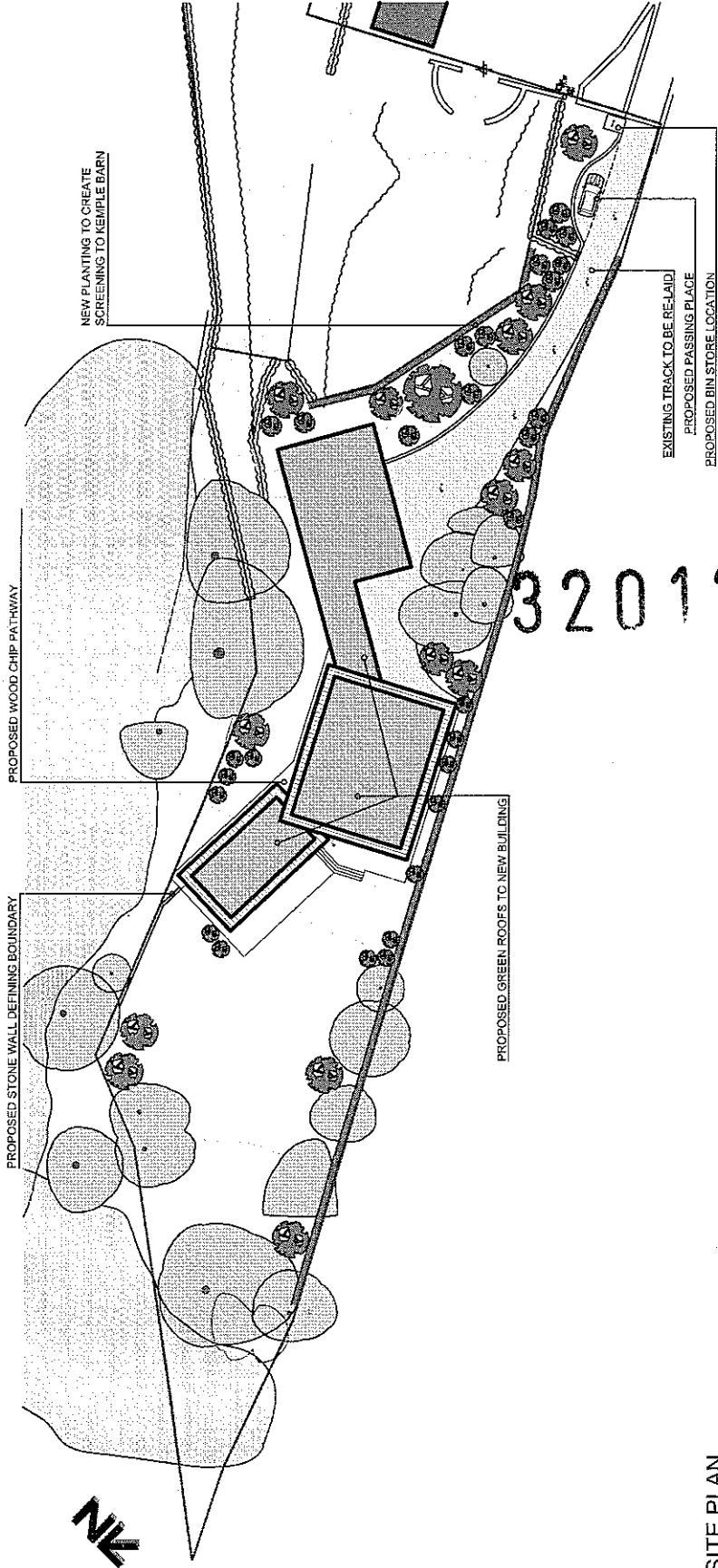


Fig 3: BS5837:2005 Temporary Ground Protection – Recommended Construction



- KEY
- EXISTING TREES
 - EXISTING HEDGE
 - PROPOSED NATIVE HEDGE
 - PROPOSED NATIVE TREE

A. RM		Update following client comments.	09.01.2012
no.	by	revision	date

Client
Dr and Mrs Hancox

Job Title
Proposed Dwelling at
Kemple Barn
Whalley Road
Clitheroe

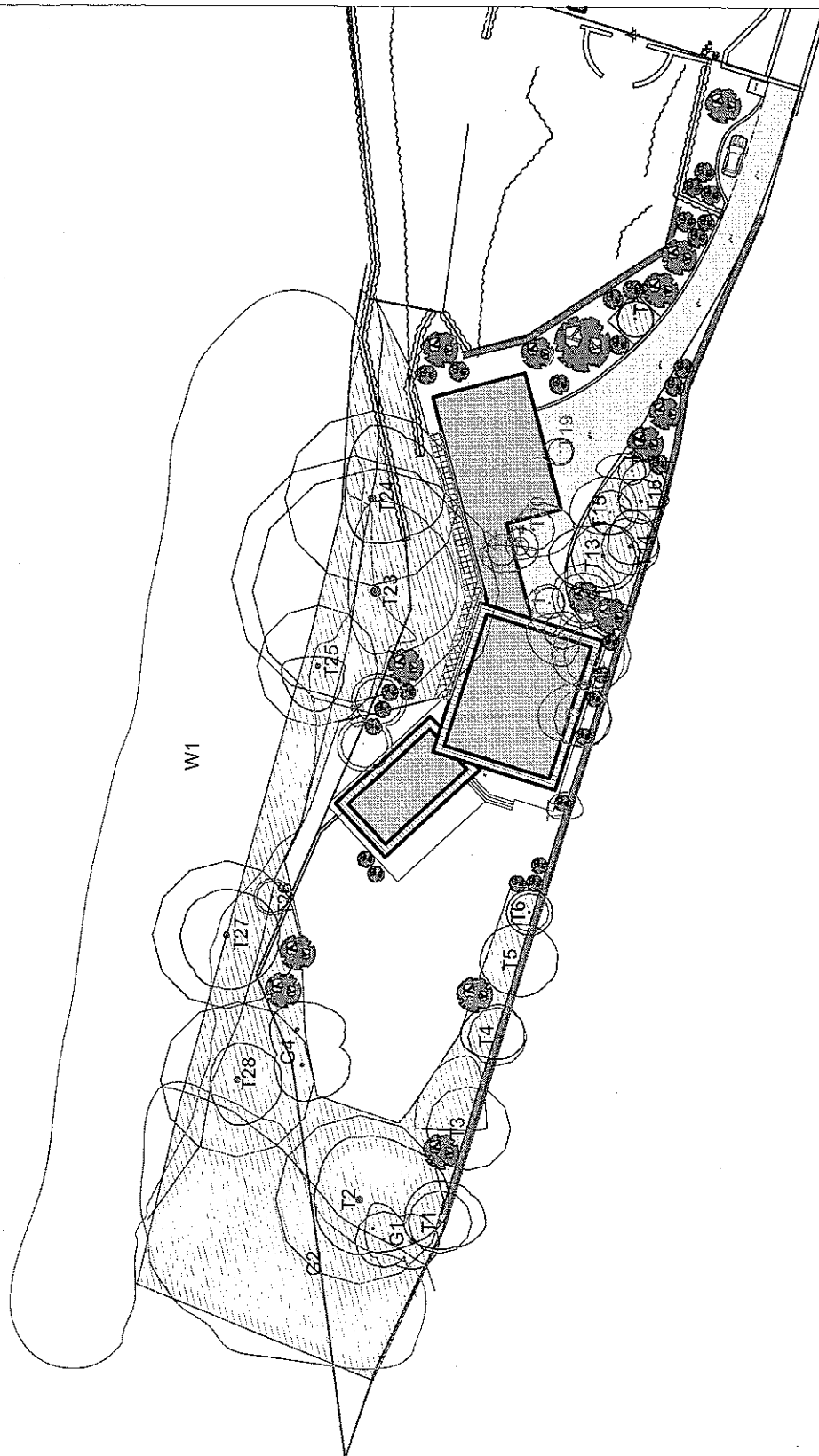
Drawing title
Proposed Site Layout

Scale	1:500 @ A3	Date	22.12.2011	Drawn	RM
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SITE PLAN

spa

SUNDERLAND PEACOCK ARCHITECTS
SUNDERLAND PEACOCK & ASSOCIATES LTD
LANDSCAPE ARCHITECTS
100-100, THE DOCK, CLITHEROE
LANCASHIRE, PR02 0PD, CLITHEROE
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KEY

T = Surveyed Individual Tree
G = Surveyed Group of Trees
W = Woodland

Please refer to associated Tree Survey Schedule for specific details in respect of items detailed below:

Tree Categorisations:

Tree of a High or Medium Quality Also Value:

Category 'A' Tree/Group
High Quality/Value with Estimated Remaining Life-span of Over 40 Years

Category 'B' Tree/Group
Moderate Quality/Value with Estimated Remaining Life-span of Between 20 & 40 Years

Tree of a Low Quality Also Value:

Category 'C' Tree/Group
Low Quality/Value with Estimated Remaining Life-span of Between 10 & 20 Years

Category 'R' Tree/Group
<10 Years Remaining Lifespan - Should Therefore be Considered for Removal in Accordance with Prudent Arborescent Management

RPA's & CEZ's:

Radial Root Protection Area (RPA)
Area that Should be Protected Throughout Development Works with Protective Fencing to form a Continuous Exclusion Zone - size below:

Office RPA
RPA that has been Offered by a Minimum of 20% in accordance with paragraph 6.2.4 of BS5837:2005

Construction Exclusion Zone (CEZ)
Area that is Excluded with Temporary Protective Fencing throughout the Development Process, as per Section 9 of BS5837:2005

Ground Protection Zone
Area of Ground that is to be Protected throughout Development Works with Temporary Ground Protection, as per Fig. 3 of BS5837:2005

Proposed New Tree Planting:

New Tree
New trees to be planted in accordance with the requirements of BS5837:2005

Project:

KEMPLE BARN
WHALLEY ROAD
CLITHEROE
LANCASHIRE
BB7 1PP

Client:

SUNDERLAND PEACOCK
ARCHITECTS

Title:

TREE PROTECTION PLAN
In Relation to Proposed Construction of
Detached Residential Property

Scale:

1:500@A3

Date:

January 2012

Drawn by:

PH

Checked by:

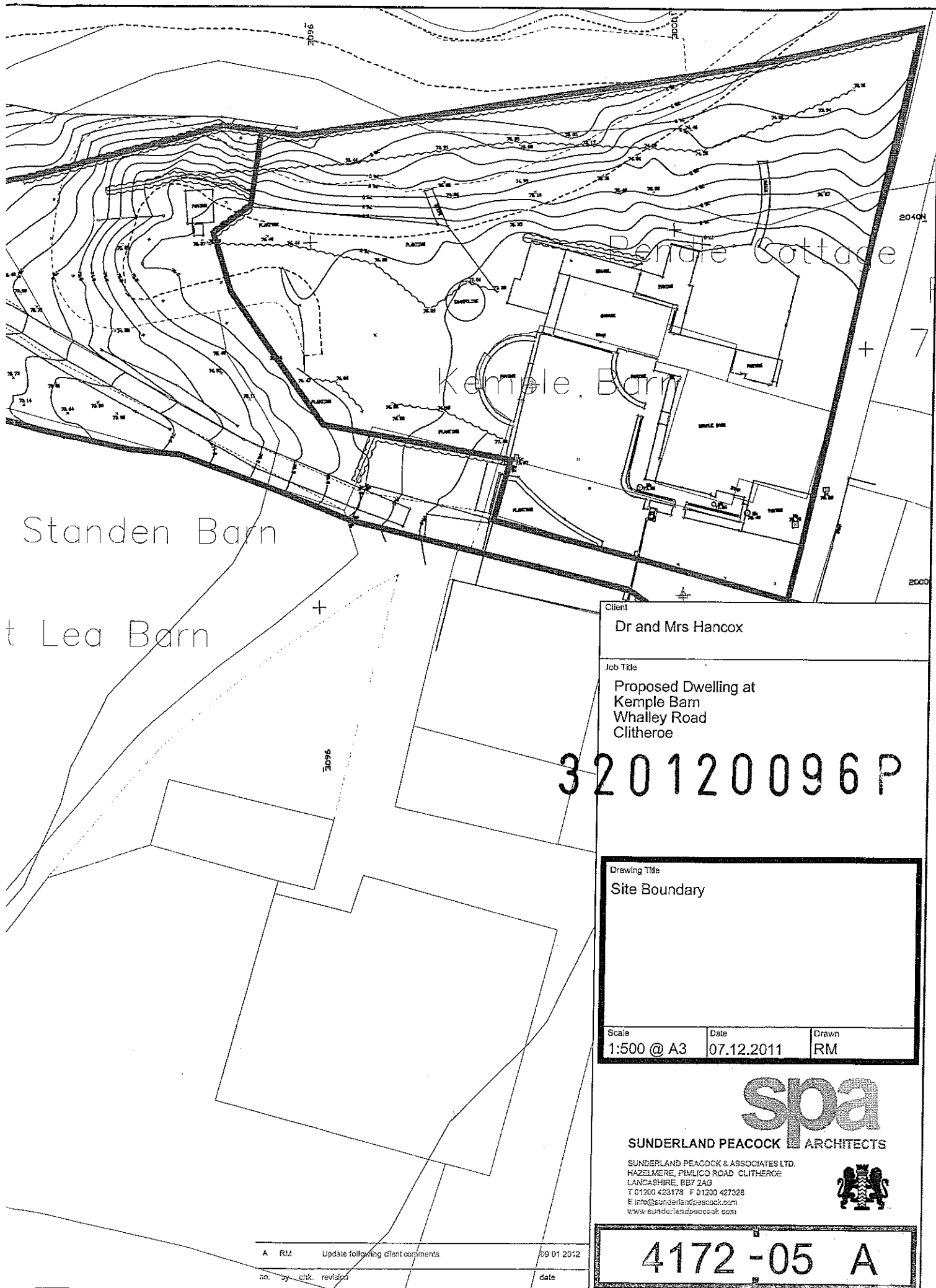
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Ref: BTC271-TPP

Rev:



Client
Dr and Mrs Hancox

Job Title
Proposed Dwelling at
Kemple Barn
Whalley Road
Clitheroe

320120096P

Drawing Title
Site Boundary

Scale 1:500 @ A3	Date 07.12.2011	Drawn RM
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no.	by	chk. revision	date

4172-05 A



Client
Dr and Mrs Hancox

Job Title
Proposed Dwelling at
Kemple Barn
Whalley Road
Clitheroe

320120096P

Drawing Title
Site Boundary

Scale 1:500 @ A3	Date 07.12.2011	Drawn RM
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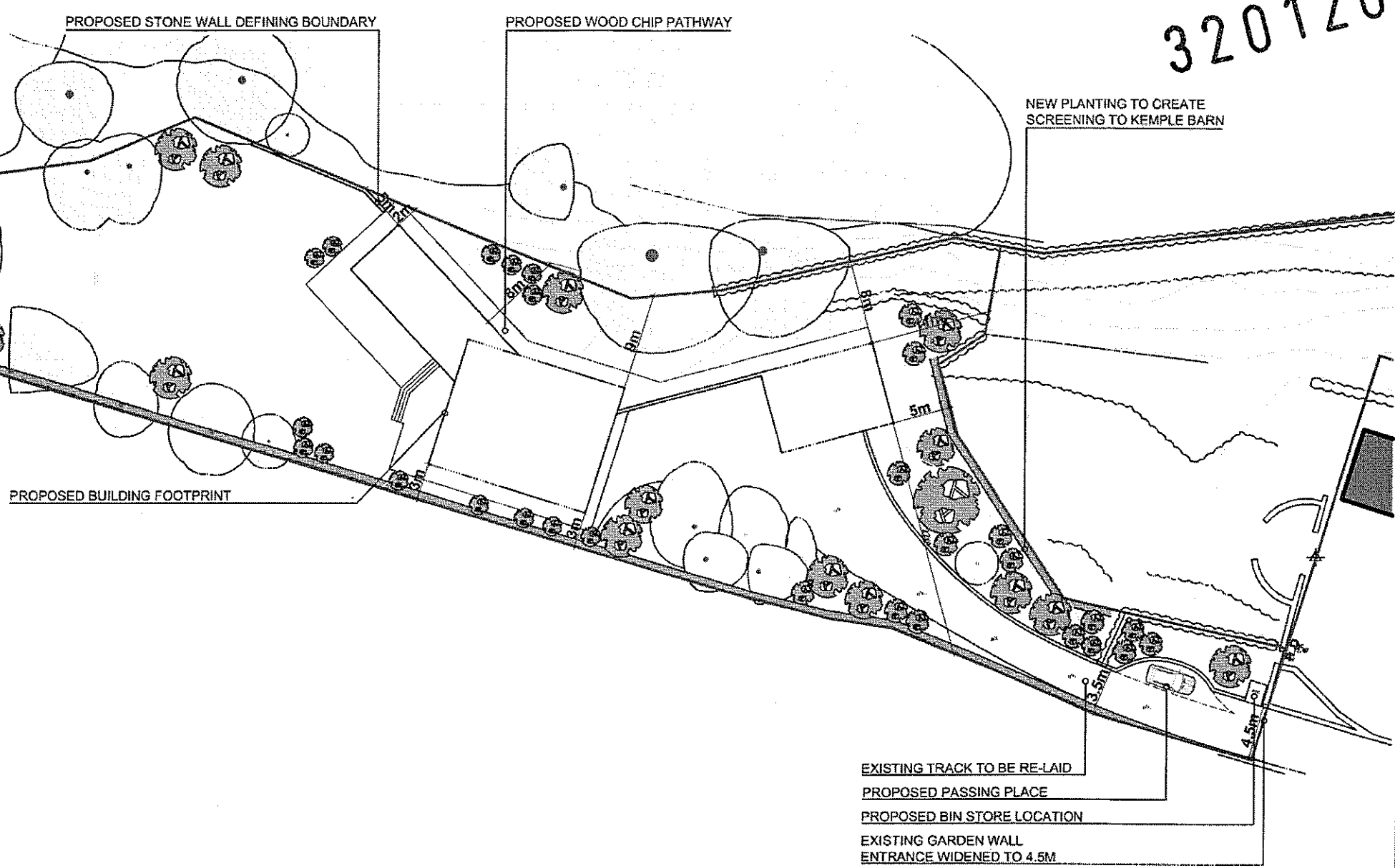


4172-05 A

A	RM	Update following client comments.	09.01.2012
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SITE PLAN



320120096P

- KEY
- EXISTING TREES
 - EXISTING HEDGE
 - PROPOSED NATIVE HEDGE
 - PROPOSED NATIVE TREE

A	RM	Update following client comments.	09.01.2012
no.	by	revision	date

Client
Dr and Mrs Hancox

Job Title
Proposed Dwelling at
Kemple Barn
Whalley Road
Clitheroe

Drawing Title
Proposed Site Layout

Scale	Date	Drawn
1:500 @ A3	22.12.2011	RM

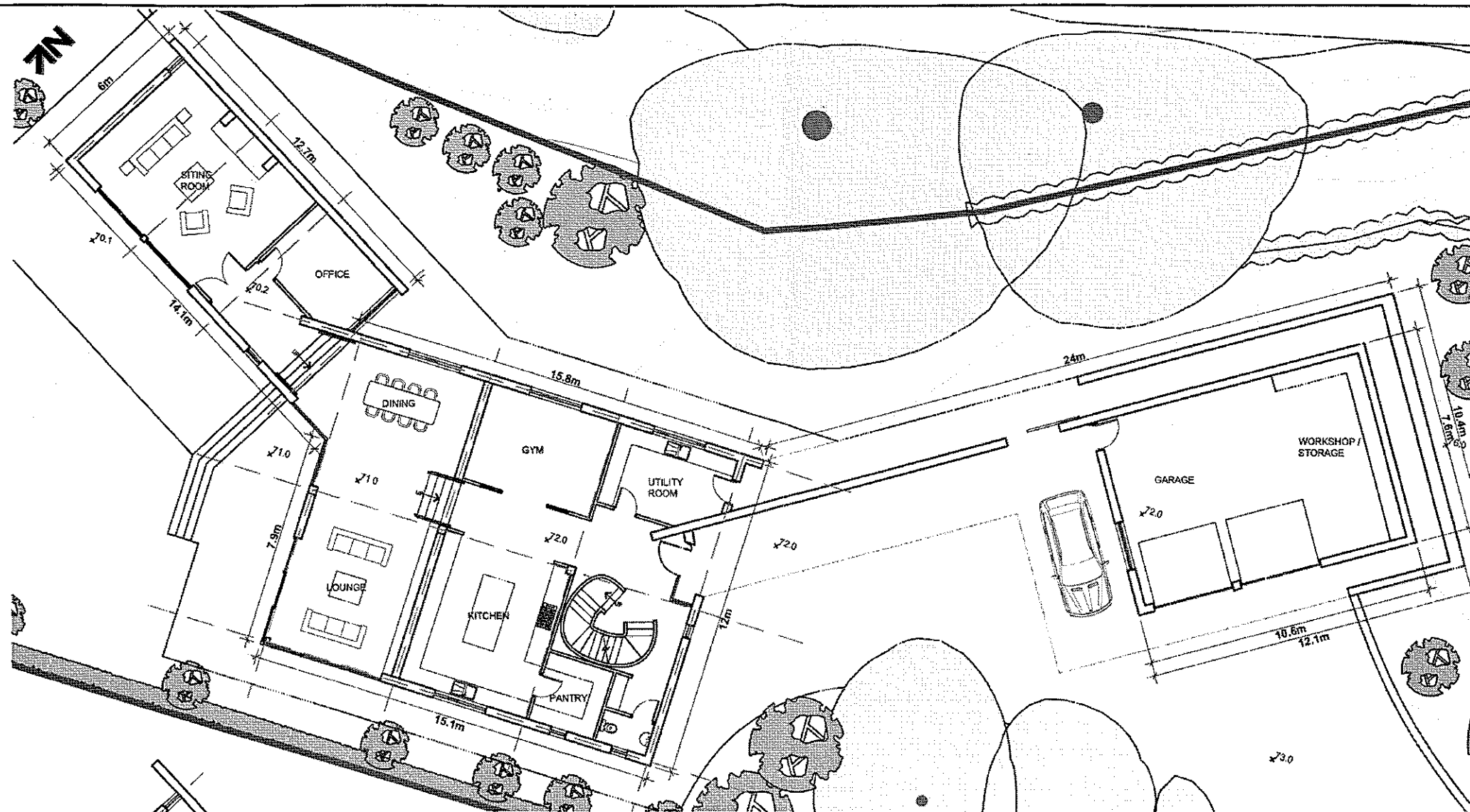
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4172-10 A

GROUND FLOOR PLAN

SCALE 1:200



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no.	by	chk.	revision
			date

Client

Dr and Mrs Hancox

Job Title

Proposed Dwelling at
Kemple Barn
Whalley Road
Clitheroe

320120096 P

Drawing Title

Proposed Floor Plans

Scale	Date	Drawn
VAR @ A3	22.12.2011	RM

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ARCHITECTS

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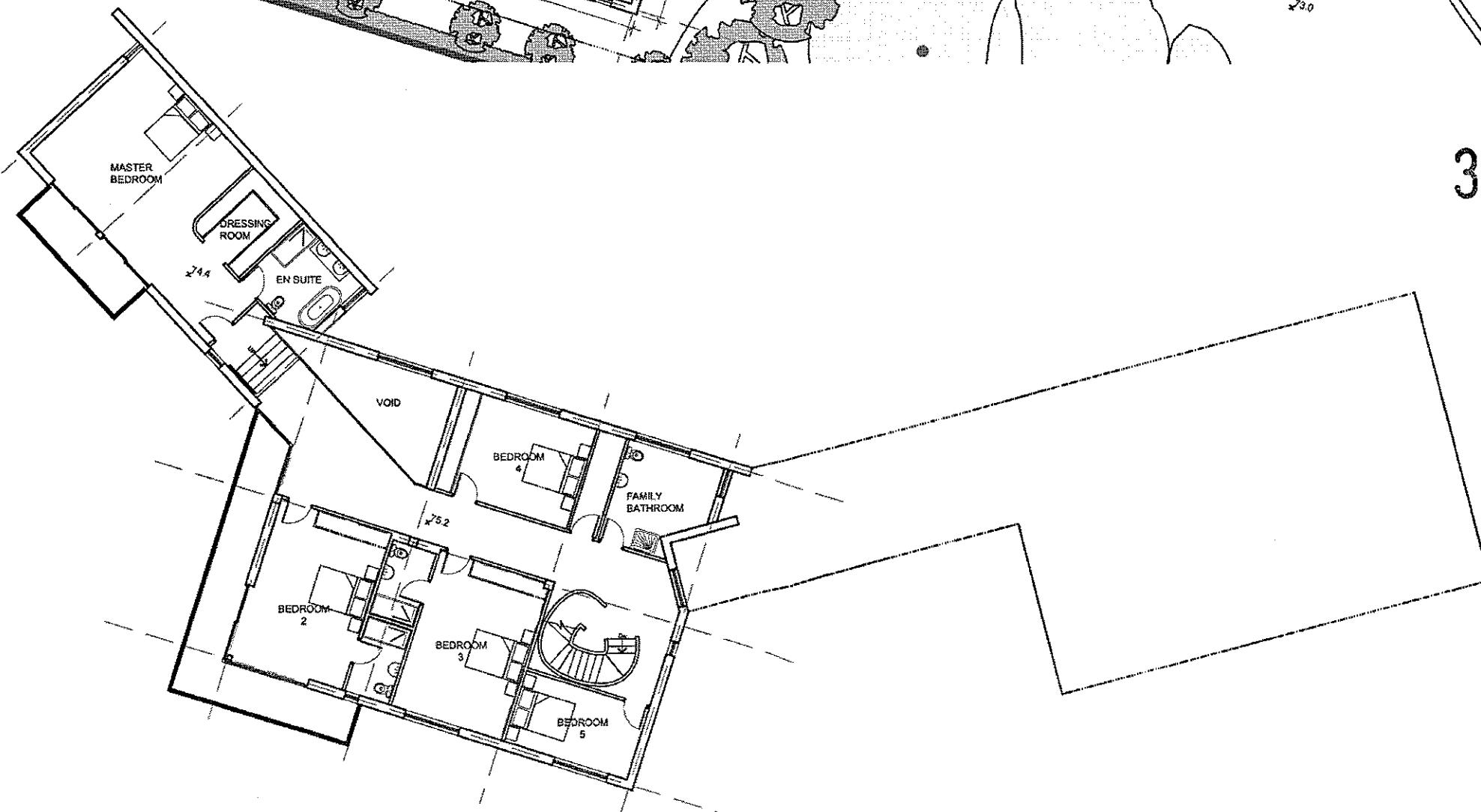
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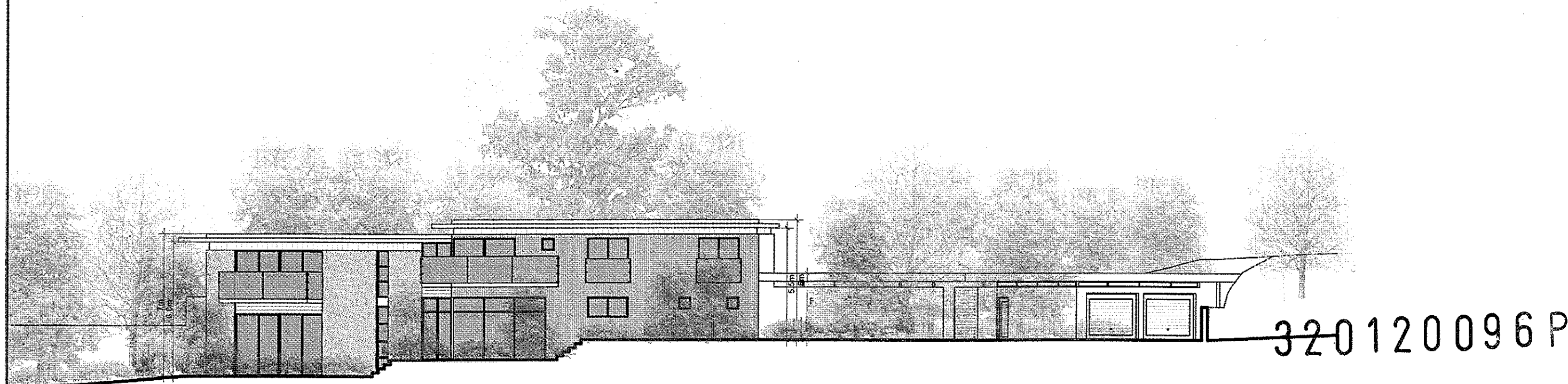


4172-11 A

FIRST FLOOR PLAN

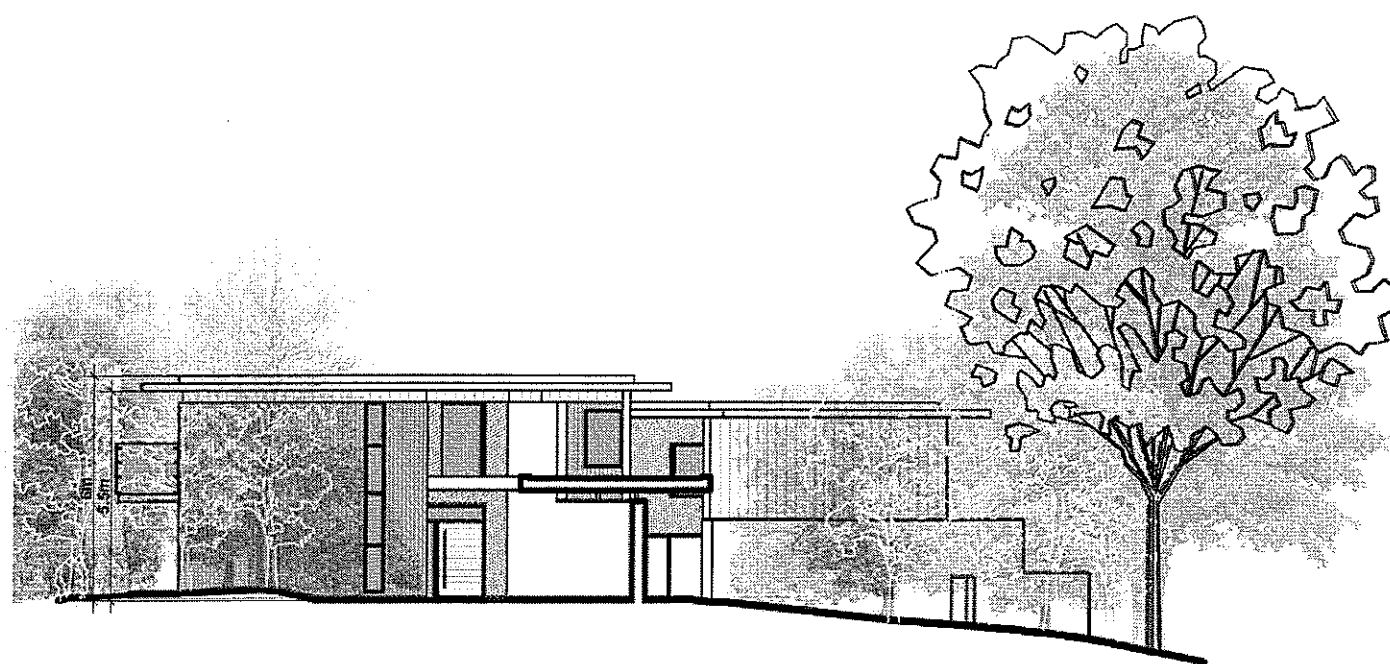
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PROPOSED SOUTH ELEVATION

SCALE 1:200



PROPOSED WEST ELEVATION

SCALE 1:200

Proposed Materials:

- ☒ Vertical Timber Cladding
- ☒ Coloured Render : colour TBC.
- ☐ Natural stone

Grey coloured Vertical Zinc / Aluminium Cladding

Doors and Window frames to be grey powder coated
aluminium

Roof fascia's to be clad in grey Zinc / Aluminium

Roof to be green sedum construction grey Zinc / Aluminium

Balustrades to be glazed with aluminium handrails and fixings

320120096P

A	RM	Update following client comments	11.01.2012
no.	by	chk.	revision

Client
Dr and Mrs Hancox

Job Title
Proposed Dwelling at
Kemple Barn
Whalley Road
Clitheroe

Drawing Title
Proposed South and West Elevations

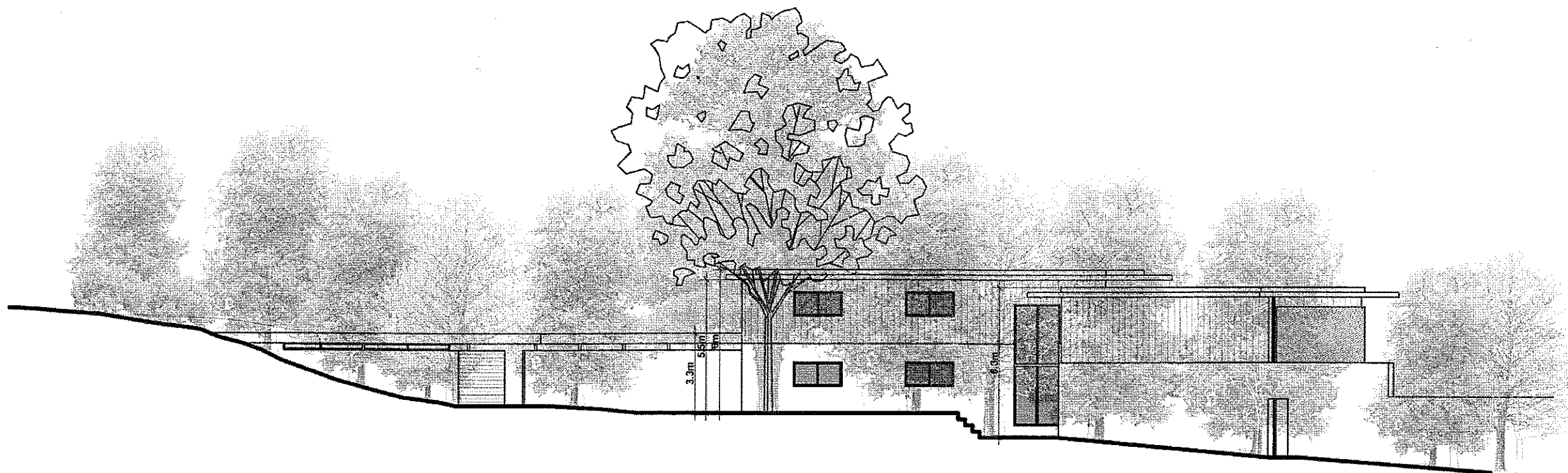
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VAR @ A3	22.12.2011	RM

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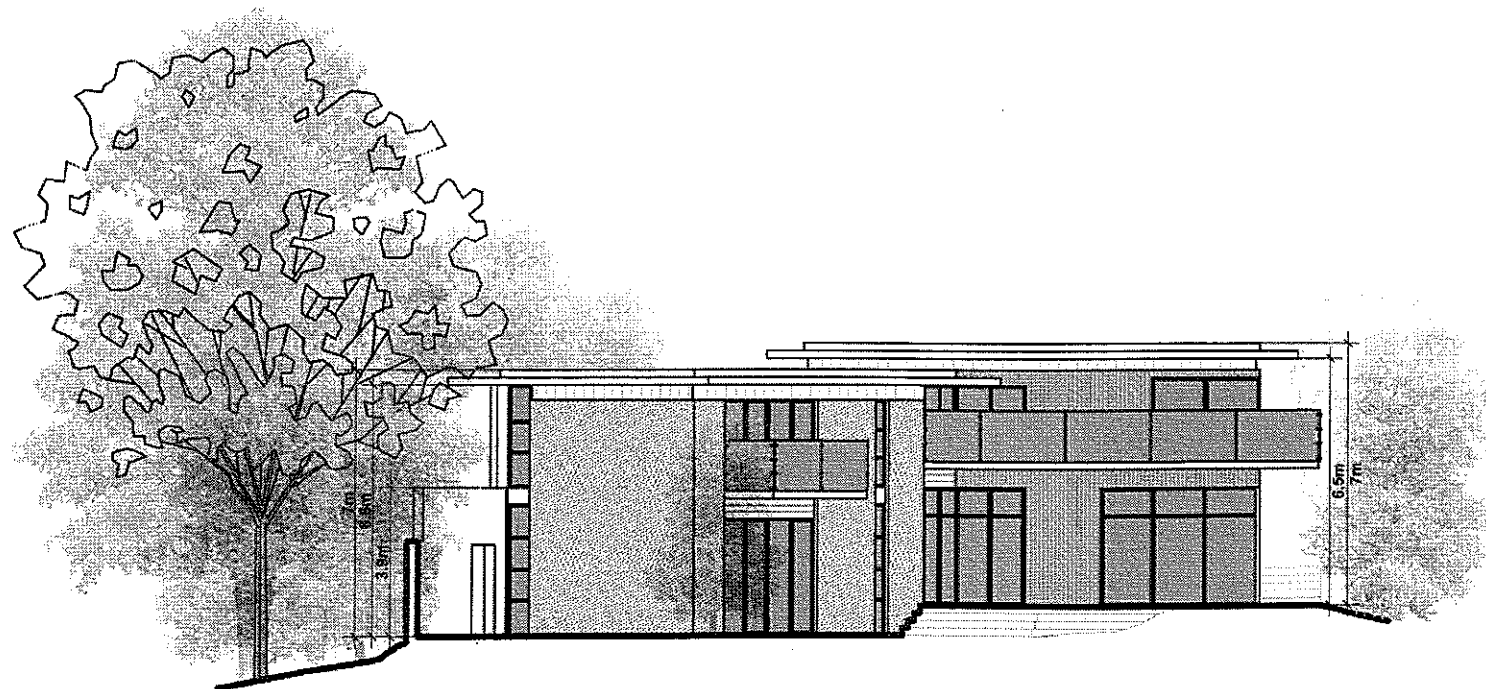


4172-12 A



PROPOSED NORTH ELEVATION

SCALE 1:200



PROPOSED EAST ELEVATION

SCALE 1:200

Proposed Materials:

-  Vertical Timber Cladding
-  Coloured Render : colour TBC
-  Natural stone

Grey coloured Vertical Zinc / Aluminium Cladding

Doors and Window frames to be grey powder coated
aluminium

Roof fascia's to be clad in grey Zinc / Aluminium

Roof to be green sedum construction grey Zinc / Aluminium

Balustrades to be glazed with aluminium handrails and fixings

320120096P

A	RM	Update following client comments	11.01.2012
no.	by	chk. revision	date

Client

Dr and Mrs Hancox

Job Title

Proposed Dwelling at
Kemple Barn
Whalley Road
Clitheroe

Drawing Title

Proposed North and East Elevations

Scale	Date	Drawn
VAR @ A3	22.12.2011	RM

spa

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4172-13 A

320120096P

A	RM	Update following client comments	11/01/2012
no.	by	chk.	revision

Client
Dr and Mrs Hancox

Job Title
Proposed Dwelling at
Kemple Barn
Whalley Road
Clitheroe

Drawing Title
Proposed North and East Elevations

Scale	Date	Drawn
VAR @ A3	22.12.2011	RM

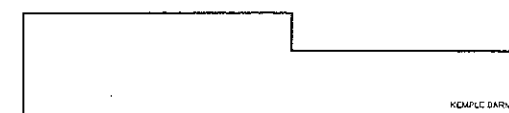
spa
ARCHITECTS

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4172-14 A



PROPOSED NORTH SITE ELEVATION

SCALE 1:500



PROPOSED SOUTH SITE ELEVATION

SCALE 1:500