



RIBBLE VALLEY
BOROUGH COUNCIL

- 6 FEB 2012

For office use only

Application No.

Date received 320120126P

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	First name:		Surname:	
Company name:	Roefield Specialist Care Ltd.				
Street address:	Thistle Manor			Country Code	National Number
	Edisford Road			Telephone number:	
				Mobile number:	
Town/City:	Clitheroe			Fax number:	
County:	Lancashire			Email address:	
Country:	UK				
Postcode:	BB7 3LA				
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Andrew	Surname:	Knowles
Company name:	Sunderland Peacock				
Street address:	Hazelmere Pimlico Road			Country Code	National Number
				Telephone number:	01200 423178
				Mobile number:	
Town/City:	Clitheroe			Fax number:	
County:	Lancashire			Email address:	
Country:	United Kingdom				
Postcode:	BB7 2AG				info@sunderlandpeacock.com

3. Description of the Proposal

Please describe the proposed development including any change of use:

Proposed timber workshop to the North Elevation

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:	THISTLE MANOR		
Street address:	EDISFORD ROAD		
Town/City:	CLITHEROE		
County:	LANCASHIRE		
Postcode:	BB7 3LA		

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

Easting:	372722
Northing:	441449

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:	Mr	First name:	Adrian
		Surname:	Dowd
Reference:	(Various)		
Date (DD/MM/YYYY):	13/05/2009	(Must be pre-application submission)	
Details of the pre-application advice received:			
Passed previous application.			

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

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:

Render / Stone

Description of *proposed* materials and finishes:

Timber cladding with brick plinth

9. (Materials continued)

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Roof - description:

Description of *existing* materials and finishes:

Slate

Description of *proposed* materials and finishes:

Steel profile roofing sheets suitable for low pitch

Windows - description:

Description of *existing* materials and finishes:

Timber / Upvc

Description of *proposed* materials and finishes:

Timber

Doors - description:

Description of *existing* materials and finishes:

Timber

Description of *proposed* materials and finishes:

Timber

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:

4178 - 01, 02, 03

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	0	0
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

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

Proposed WC cubicle to connect to existing soil pipe as shown on 4178 - 02. Surface water to connect to existing system.

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:

Care home facility

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

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?

654.51

sq.metres

22. Industrial or Commercial Processes and Machinery

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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:

Mr

First name:

Andrew

Surname:

Knowles

Person role:

Agent

Declaration date:

30/01/2012



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:

Andrew

Surname:

Knowles

Person role:

Agent

Declaration date:

30/01/2012



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

30/01/2012

320120126P

**Thistle Manor, Edisford Road,
Clitheroe, BB7 3LA**

Proposed timber clad workshop extension and skills and learning
room

for

ROEFIELD SPECIALIST CARE LTD

HERITAGE AND DESIGN STATEMENT

January 2012

Author: Sunderland Peacock and Associates Ltd.
Version : 1.2

spa
SUNDERLAND PEACOCK ARCHITECTS

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- 1 INTRODUCTION
- 2 LISTING
- 3 THE PLANNING AND LISTED BUILDING PROPOSAL
- 4 CONCLUSION

320120126P

1 Introduction

This support statement has been prepared to accompany the applications by Roefield Specialist Care Ltd to erect a timber clad workshop to house a maintenance office and skills and learning room for the residents at Thistle Manor (Roefield) in order that residents can develop rehabilitation skills whilst minimising the structural and visual impact on the existing buildings. Planning permission/listed building consent has previously been granted for alterations and extensions (reference 3/2006/0912, 3/2006/0913, 03/2008/0824, 03/2009/0203 and 03/2009/0204).

2 Listing Information

The original structure of Thistle Manor dates back to the 18th century with modifications following in the 19th and 20th centuries. Noted additions from the 19th century are the central porch to the main block with panelled piers, a bay window and 2 -light window to the ground floor, 2 windows of 2 lights in the upper storey. Significant features of the manor house are the eaves modillions and rusticated quoins, eaves cornices with parapet over and the round-headed single light window to the West Elevation which appears to be from the 18th century. Thistle Manor and the adjacent former stables form one listing which suggests that the original site was owned together. The building fits nicely into the site with views looking out from the front onto adjacent fields and the River Ribble. (See attached English Heritage listing and location plan)

3 Planning and Listed Building Considerations

Previously approved applications 03/2009/0203 and 03/2009/0204 allowed the listed building and adjoining 1970's extension to be modified into what is now a fully equipped specialist care centre currently having 18 residents and 43 members of staff. Within these applications careful considerations were made to minimise the impact on the existing structure.

The same considerations have been made with this application. No structural openings are proposed with the scheme respecting existing window and door openings.

Generally, external building appearance to the majority of the building will remain as existing with exception to a small portion of the North and West Elevations. However, the timber extension would be virtually unnoticeable to members of the public and would certainly not be noticed by passers by on Edisford Bridge (who would view this old house from a much lower level) or by those walking along Edisford Road (where the view would be obstructed by the existing listed building). It is intended to remove one Sycamore tree. This is covered in the attached report prepared by Iain Tevendale.



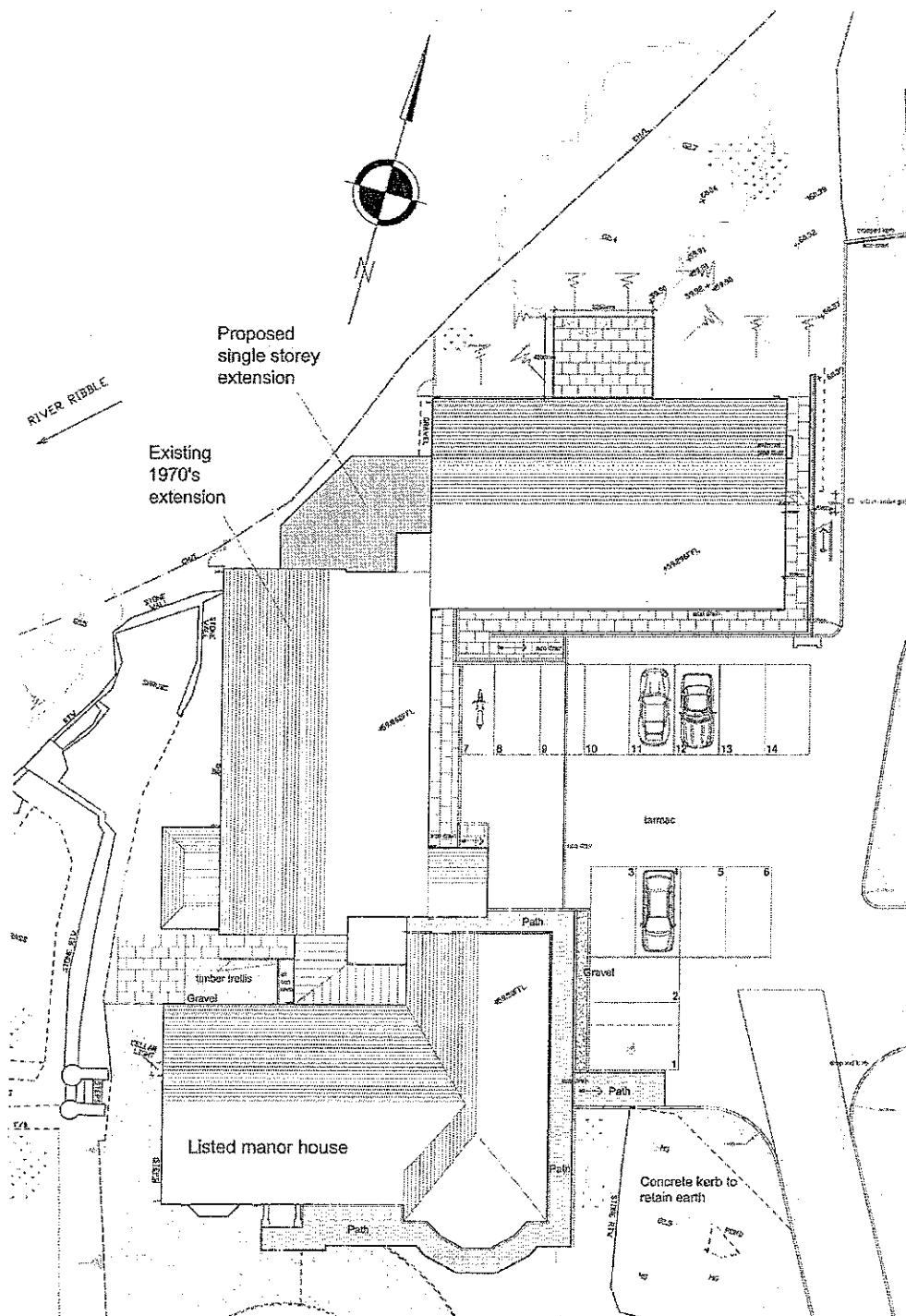
View to Roefield from Edisford Road.

4 Conclusion

The proposed extension cannot be related to the actual listed building as there is the full length of the 1970's extension between and the proposed extension is set well back. The English Heritage states that 'any object or structure fixed to the principal building or buildings and any other object or structure within the cartilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building'.

Although the manor house has many architectural features which should be kept original, and have already been refurbished, the extension cannot impair the view to the public as shown above the distance to the nearest public highway/ footpath is over 126 meters away at a lowered elevation.

The proposals will have no visible impact on the listed building but will provide much needed additional accommodation to the successful and valuable facility.



Position of proposed timber clad
extension in relation to the listed manor
house and 1970's extension

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List entry

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List entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: ROEFIELD

List entry Number: 1072384

Location

ROEFIELD EDISFORD ROAD

The building may lie within the boundary of more than one authority.

County	District	District Type	Parish
Lancashire	Ribble Valley	District Authority	Cfitheroe

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 19-May-1950

Date of most recent amendment: Not applicable to this List entry

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 182812

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

EDISFORD ROAD 1 5295 (North Side) Roefield SD 74 SW 7/51 19 5.50 II GV 2. C18 with C19 alterations, 2 storeys. Consists of main block with C19 central porch with panelled piers. A bay window and a 2-light window in the ground storey and 2 windows of 2 lights in the upper storey are C19. The central round-headed single light window in the upper storey appears to be C18. Eaves modillions and rusticated quoins. To the right a wing projecting forward has a 2-storey bay window with eaves cornice and parapet over. Rusticated quoins. This portion of the house has a stone tiled roof. The remainder is roofed with green slate. Modern extensions. Roefield and Former Stables to Roefield form a group.

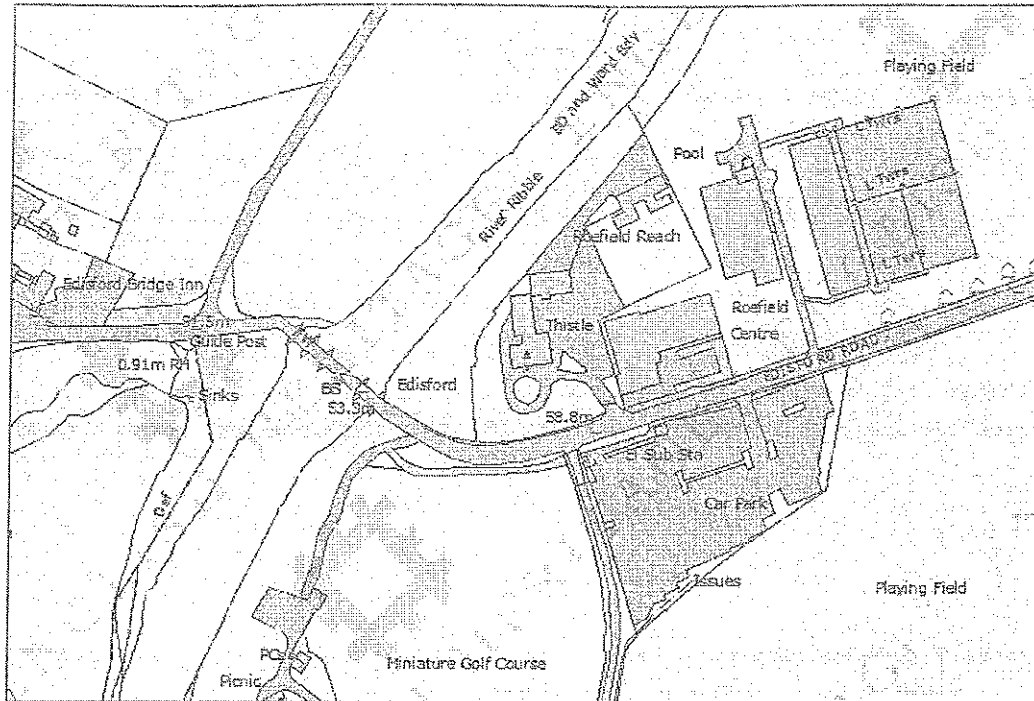
Listing NGR: SD7272241450

Selected Sources

Legacy Record - This information may be included in the List Entry Details.

National Grid Reference: SD 72722 41450

Map



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 © British Crown and SeaZone Solutions Limited 2011 All rights reserved. Licence number 102006.008.

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map please see the attached PDF - 1072384 pdf

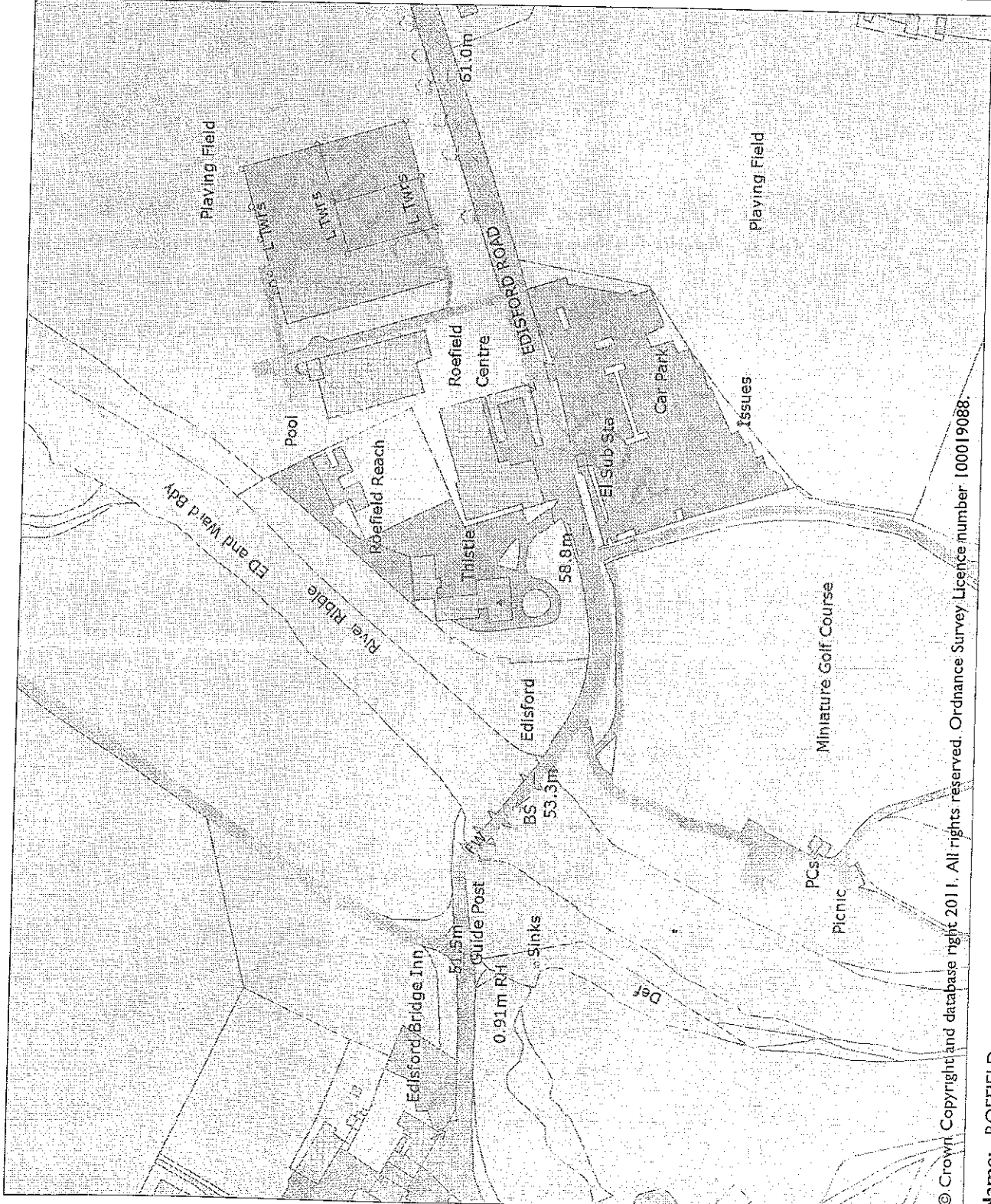
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Heritage Category:

Listing

List Entry No :

1072384

Grade:

II

County: Lancashire

District: Ribble Valley

Parish: Clitheroe

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building forms part of the land and has done so since before 1st July 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR:

SD 72722 41450

Map Scale:

1:2500

Print Date:

9 February 2012



ENGLISH HERITAGE

1 Waterhouse Square, 138-142 Holborn, EC1N 2ST

Tel: 020 7973 3000 www.english-heritage.org.uk

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Name: ROEFIELD

320120126P

**Thistle Manor, Edisford Road,
Clitheroe, BB7 3LA**

Proposed timber clad workshop extension and skills and learning
room

for

ROEFIELD SPECIALIST CARE LTD

**DESIGN AND ACCESS STATEMENT
(Planning and Listed Building
Applications)**

January 2012

CONTENTS

- 1 INTRODUCTION
- 2 THE PLANNING AND LISTED BUILDING PROPOSAL
- 3 CONCLUSION

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1 Introduction

This support statement has been prepared to accompany the applications by Roefield Specialist Care Ltd to erect a timber clad workshop to house a maintenance office and skills and learning room for the residents at Thistle Manor (Roefield) in order that residents can develop rehabilitation skills whilst minimising the structural and visual impact on the existing buildings. Planning permission/listed building consent has previously been granted for alterations and extensions (reference 3/2006/0912, 3/2006/0913, 03/2008/0824, 03/2009/0203 and 03/2009/0204).

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Generally, external building appearance to the majority of the building will remain as existing with exception to a small portion of the North and West Elevations. However, the timber extension would be virtually unnoticeable to members of the public and would certainly not be noticed by passers by on Edisford Bridge (who would view this old house from a much lower level) or by those walking along Edisford Road (where the view would be obstructed by the existing listed building). It is intended to remove one Sycamore tree. This is covered in the attached report prepared by Iain Tevendale.

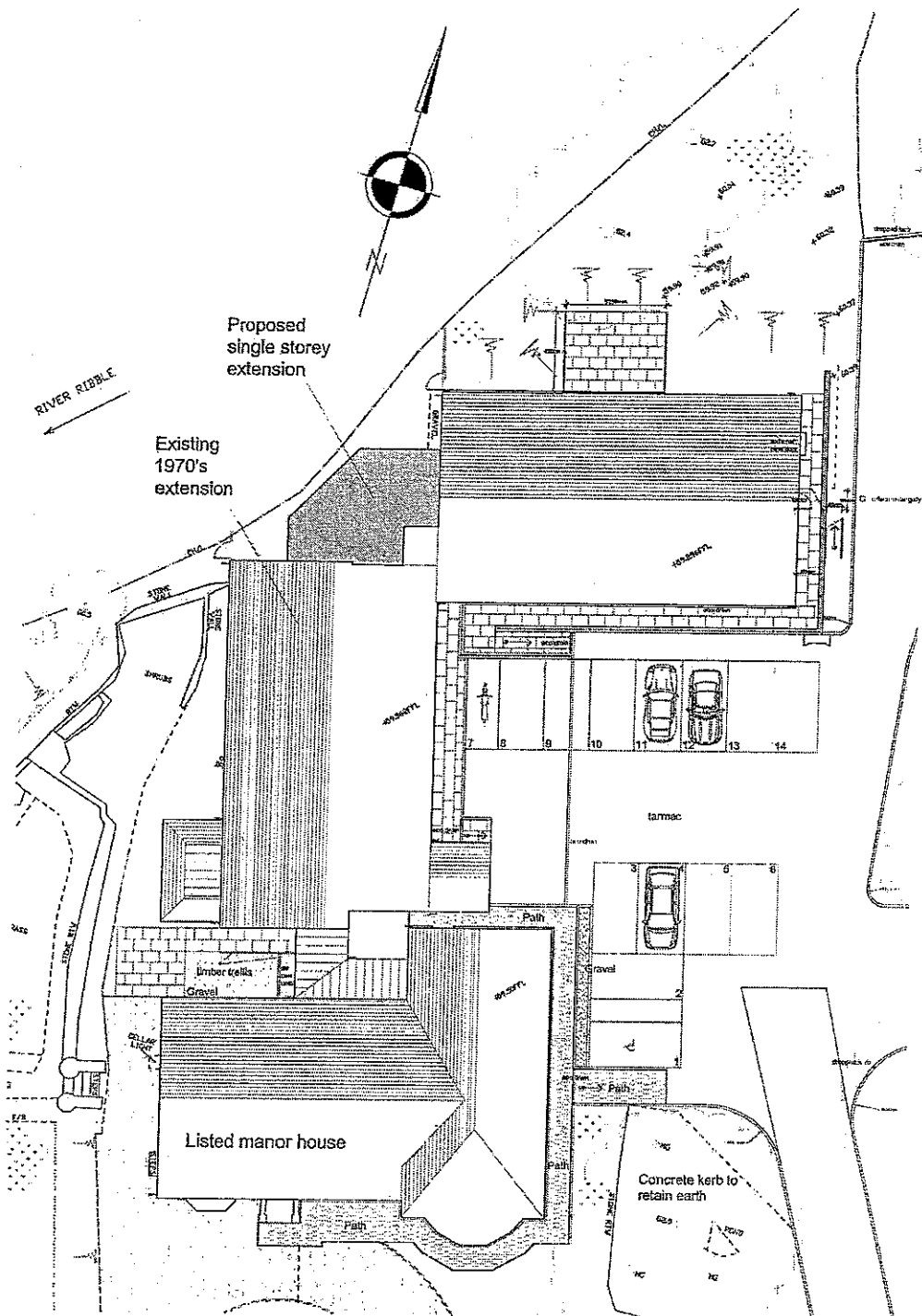


View to Roefield from Edisford Road

2 Conclusion

The proposed extension cannot be related to the actual listed building as there is the full length of the 1970's extension between and the proposed extension is set well back. The proposals will have no visible impact on the listed building but will provide much needed additional accommodation to the successful and valuable facility.

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Position of proposed timber clad extension in relation to the listed manor house and 1970's extension

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IAIN TAVENDALE F.Arbor.A.

ARBORICULTURAL CONSULTANT

**COMMENTS AND OBSERVATIONS IN RESPECT OF PROPOSED
ALTERATIONS TO: THISTLE MANOR, EDISFORD ROAD, CLITHEROE,
BB7 3LA**

16th January 2012

Introduction

Proposals exist for the construction of a single story workshop extension to the rear of the existing property all as indicated on the Sunderland Peacock Architects drawing 4178-02 dated 28/09/11.

The area under consideration exists within the corner area of two sections of the existing structures extending up to the boundary fence beyond which, there is a large Sycamore.

Advice has therefore been sought in respect of the Sycamore, potential impact on the existing structure and health and safety together with, the possible impact that the proposed extension may have upon the future viability of the tree.

The following discussions considers the tree, its future health and viability and possible construction techniques so as to avoid conflict should development proceed.

The Tree

The tree, a Sycamore, is a large mature specimen standing just outside the fencing on top of a relatively steep banking leading down to the river.

Access was limited but, it was considered that the height was some 18m, stem diameter 550mm, branch spread across the site some 5m, and that the canopy provided a clearance of some 8m over the site.

High Bank Farm, Stoney Bank Road, Earby, Barnoldswick, Lancashire, BB18 6LD
Telephone/Fax: 01282 853333 Mobile: 07836 246062
Email: tavendale@daelnet.co.uk

A visual inspection of the canopy indicated that vitality was extremely low and there were significant sections of dead wood present, especially to the southern section which also indicated die back and an overall thinning.

There was no evidence of decay visible around the base of the tree from the restricted inspection but, there were various large occluded and partially occluded pruning wounds throughout the stem, probably as a result of past crown lifting, many with incipient decay.

From all such observations it is possible to conclude that the tree is extremely stressed and it is probable that such a condition has arisen as a result of both age and, past construction works to Thistle Manor all of which are likely to have partially impacted upon the expected root protection area and/or which may have had an impact upon soil moisture movement or availability.

With a tree of this size and age, it is unlikely whether any significant improvements to health can be obtained by appropriate management and as a result of past ground changes, significant levels of recovery would not be expected.

The tree could be managed by cleaning through the canopy, lightly reshaping, mulching the available root plate area remaining and removing adjacent immediate competition and all such operations would improve safety in the short term. However, with decline likely to continue and the trees proximity to the existing structures, future viability can only be considered as limited. If the BS5837:2005 Trees in Relation to Construction Category rating was applied, the tree is likely to be classified as R or just possibly creeping into C.

Category R trees are classified as 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. The guidance adds that Category R trees can be considered as those that are dead or showing signs of significant, immediate and irreversible overall decline.

Category C trees are those of low quality and value; currently in adequate condition to remain until new planting can be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150mm. The Standards again add that whilst Category C trees would 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.

Amenity Value

The tree under consideration is located within area A1 of a Ribble Valley Tree Preservation Order.

Good guidance advises however that the area classification has its drawbacks; firstly it is possible that trees would be included in the Tree

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Preservation Order which do not merit protection, secondly, unlike woodlands, the Tree Preservation Order only protects those trees standing at the time the Tree Preservation Order was made.

Such classification also indicates that the trees only have an overall amenity value and that individual specimens have no specific merit. Guidance advises that if trees merit protection in their own right, they should be specified as individual trees within the Tree Preservation Order.

The tree may be visible from public areas outside the site, but, in most instances is screened by adjacent material and as advised previously, therefore only contributes in part to the overall feature with no individual merit.

If it is concluded that the tree should be removed, such actions can be mitigated by replacement planting and indeed, there is some understorey and regeneration developing within the area which, if given space, could achieve a useful status.

However, it would also be proposed that some further planting of Holly or Yew be incorporated within the immediate area to add diversity, visual amenity and an element of screening to both the existing and proposed structures.

In respect of any TPO's however British Standard 5837 Trees in relation to construction - Recommendations advises that where a TPO exists prior to planning permission being granted, it should not normally be a block to effective use of a site. It serves to deter damage to or clearance of trees prior to planning permission being granted and provides a means of enforcing their protection during development work.

Development Considerations

The proposals provided to me indicate that much of the corner space between the two sections of the existing structure will be in filled providing a maintenance office and residents workshop. It has also been indicated that whilst the office and workshop may be attached to the existing structure, it does not require access into the structure and as such if required could be constructed at or above existing grade on a series of piles and beams or piles and decking so as to cause minimal disturbance to any underlying soils and the possible roots contained within.

Such techniques are clearly identified within section 11.6 of BS5837:2005 Trees in Relation to Construction and Abbey Pynford provide a Housedeck system that had been acknowledged by our professional association as a useful technique for developing near trees.

It has also been indicated that the walls and roof of the proposed extension can be constructed from timber or similar lightweight materials which again simplify foundation requirements and construction techniques.

Any rainwater run offs from the roof of the extension can be fed if necessary back into adjacent soils on a soak away basis to maintain moisture availability to any potential root material.

Effectively therefore the proposed extension can be simply and easily constructed without causing material harm to underlying soils or any roots present within them and as such would not have any impact upon the adjacent Sycamore. All such issues would have to be conditioned to an approval but, due to the size and scale of the proposals would present no problems, could be readily overseen by an Arboricultural Consultant &/or Local Authority Tree Officer and a successful outcome secured.

Conclusions

From the foregoing comments and observations, it can be reasonably concluded that the proposed extension can be readily constructed without causing material harm to the adjacent Sycamore.

However, the Sycamore is in comparatively poor condition, has at best a limited future viability and as such can only be categorised as a specimen that merits removal irrespective of the proposals. Alternatively it is not of sufficient quality to impose a significant constraint on any development.

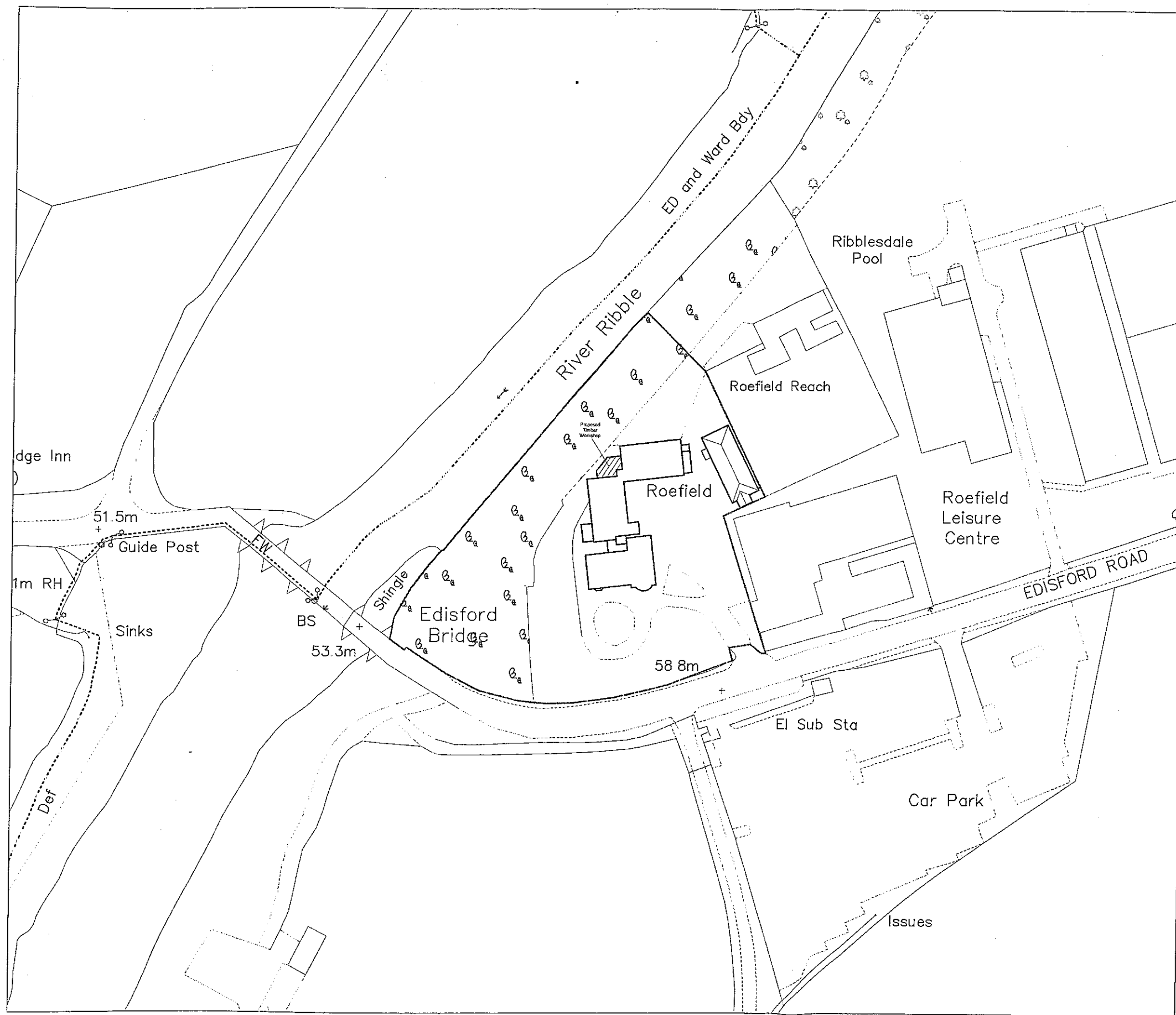
As such, the most prudent and proactive way forward in this instance would be to accept removal of the Sycamore, undertake appropriate replanting and construct the new extension in a manner which would not be impacted upon by either any existing root material retained on site or, any root material that may extend into the area from future plant establishment.

I trust that this note covers all the various issues raised, but should there be any queries or should clarification of points be necessary please contact the writer.

Kind Regards

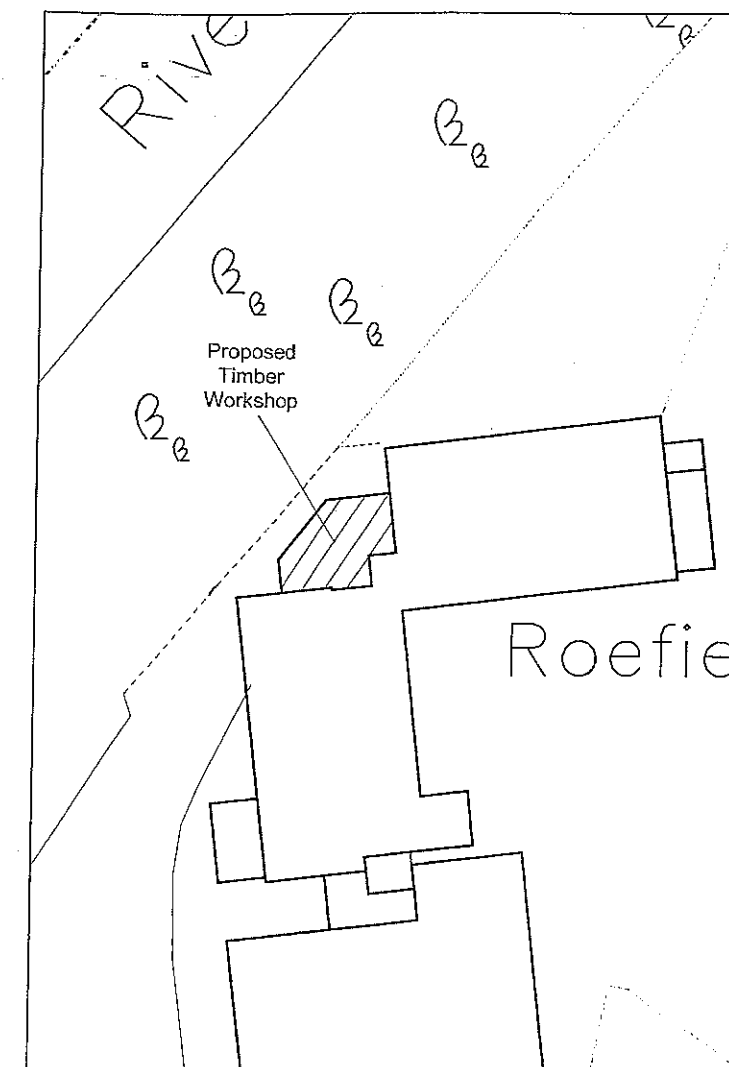
Yours Sincerely

Iain Tavendale F.Arbor.A



Roefield Specialist Care Ltd.
Thistle Manor
Location Plan
Scale 1:1250

Scale 1:1250



Scale 1:500

Client Roefield Specialist Care Ltd.		
Job Title Proposed Timber Workshop at Thistle Manor Edisford Road Clitheroe BB7 3LA		
Drawing Title Location plan		
Scale As Shown@A3	Date January 2012	Drawn JB

320120126P

spa

SUNDERLAND PEACOCK & ASSOCIATES LTD. ARCHITECTS

SUNDERLAND PEACOCK & ASSOCIATES LTD.
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E info@sunderlandpeacock.com
www.sunderlandpeacock.com



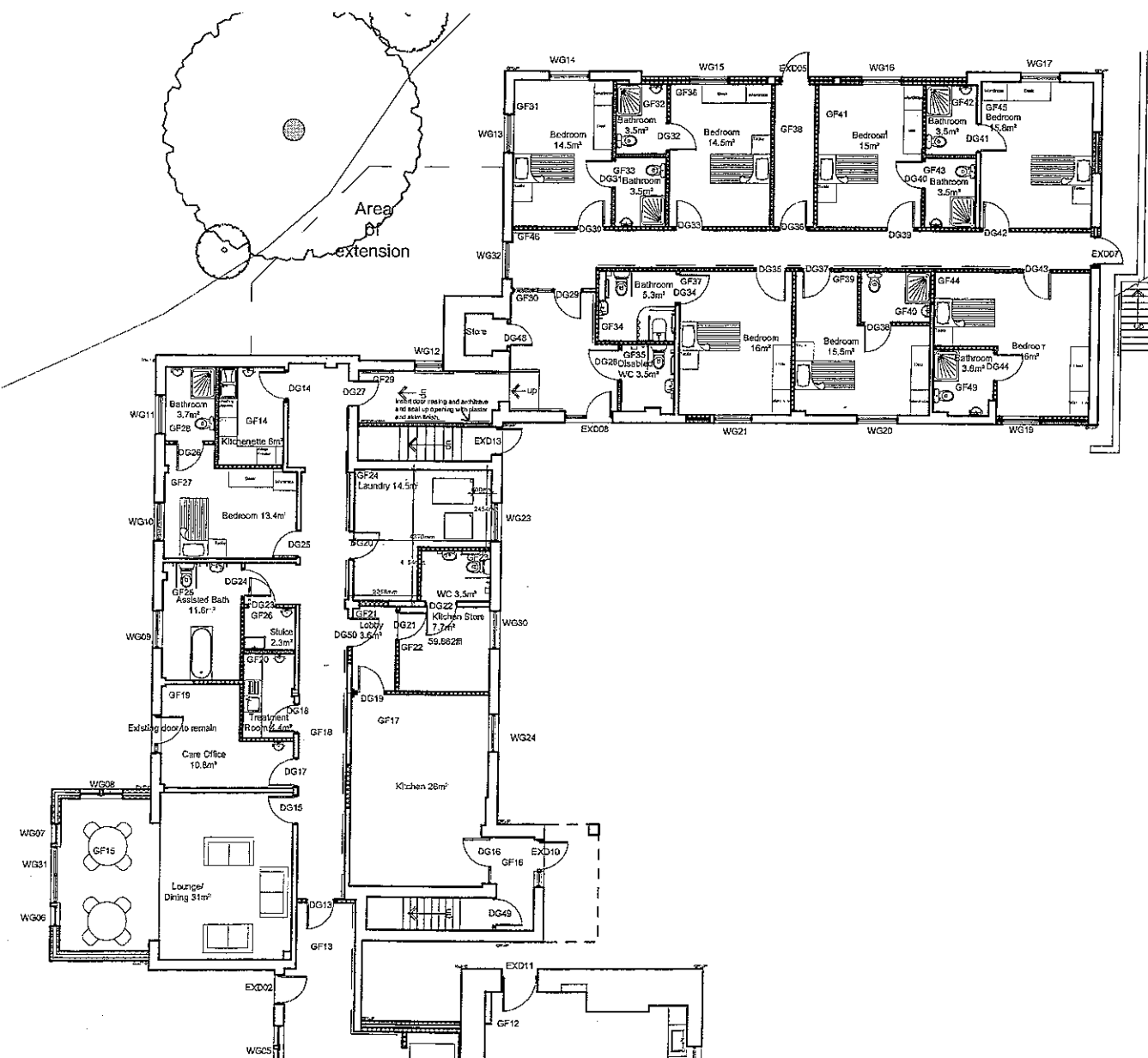
4178-03



West Elevation

North Elevation

320120126P



Part Existing Ground Floor Plan

Client
Roefield Specialist Care Ltd.

Job Title
Proposed Workshop Extension at
Thistle Manor
Edisford Road
Clitheroe
BB7 3LA

Drawing Title
Existing Part Ground Floor Plan
North Elevation and West Elevation

Scale
1:200@A3

Date
January 2012

Drawn
A Harrison

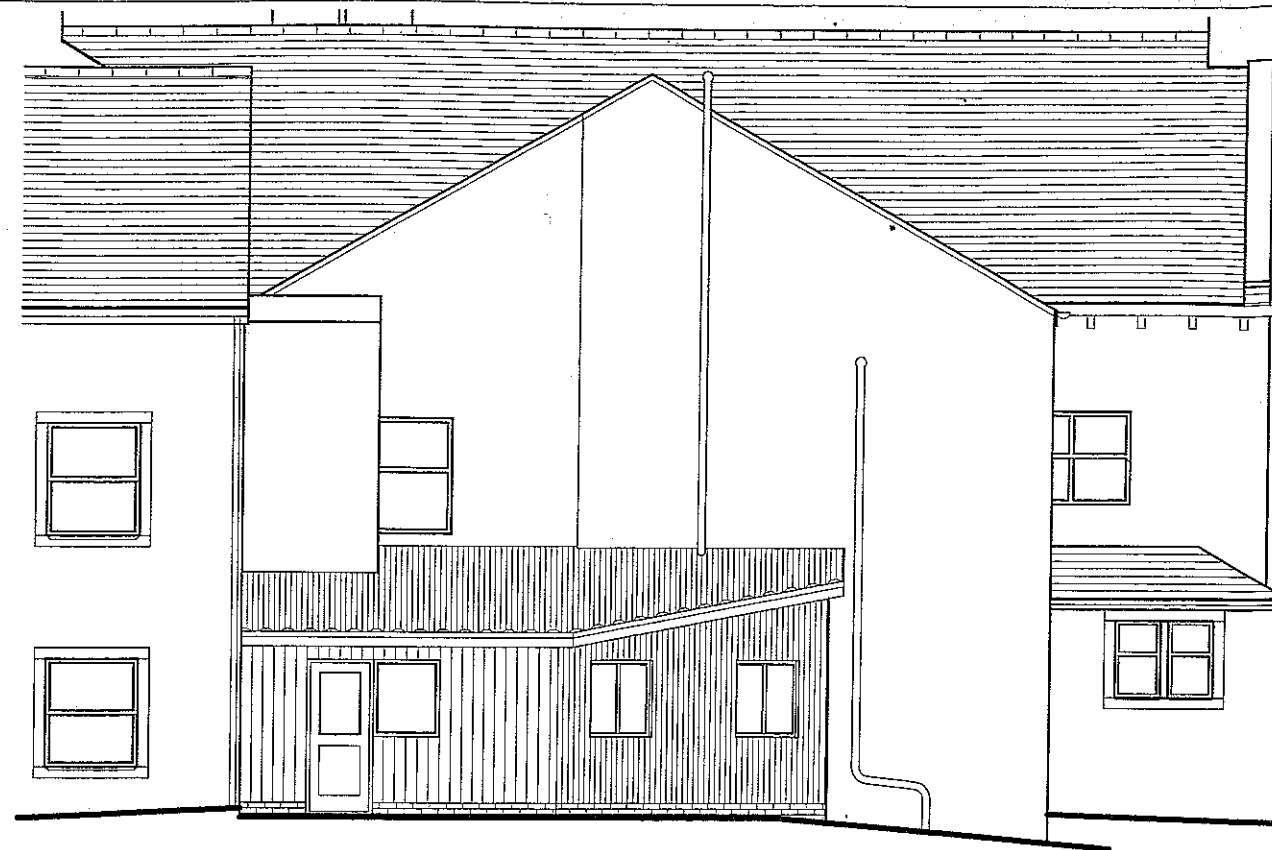
spa

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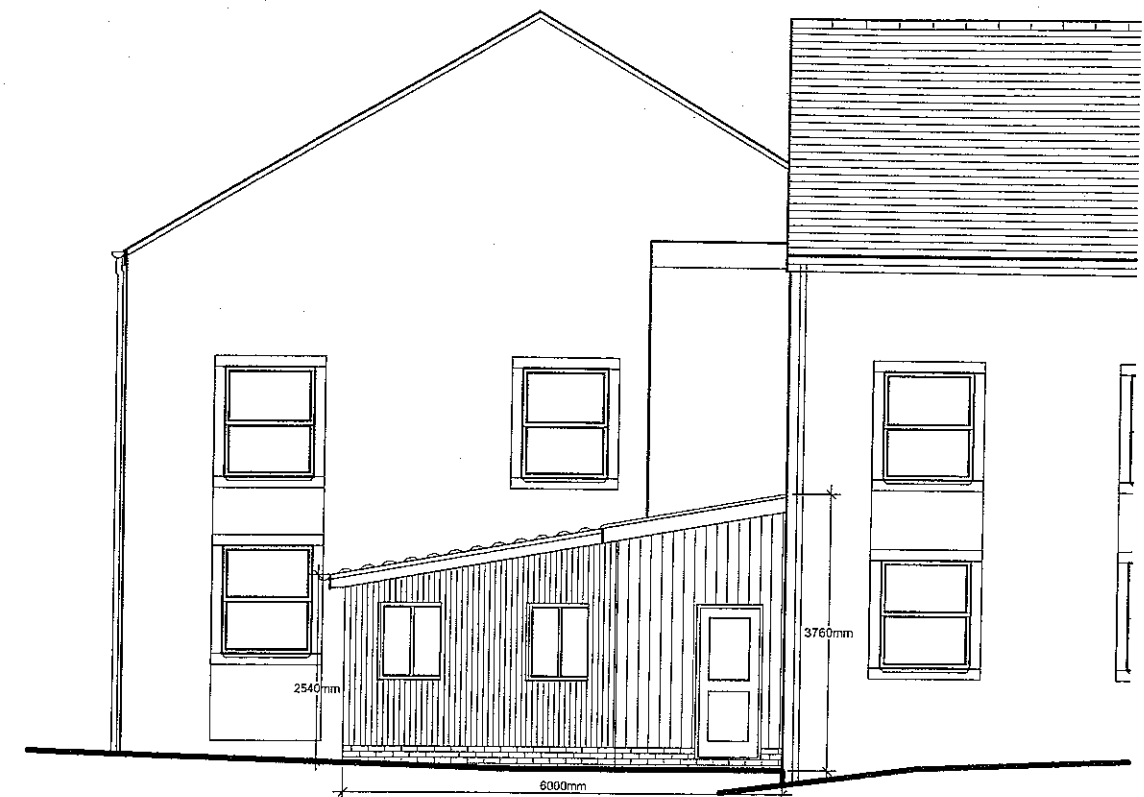
SUNDERLAND PEACOCK & ASSOCIATES LTD.
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4178-01

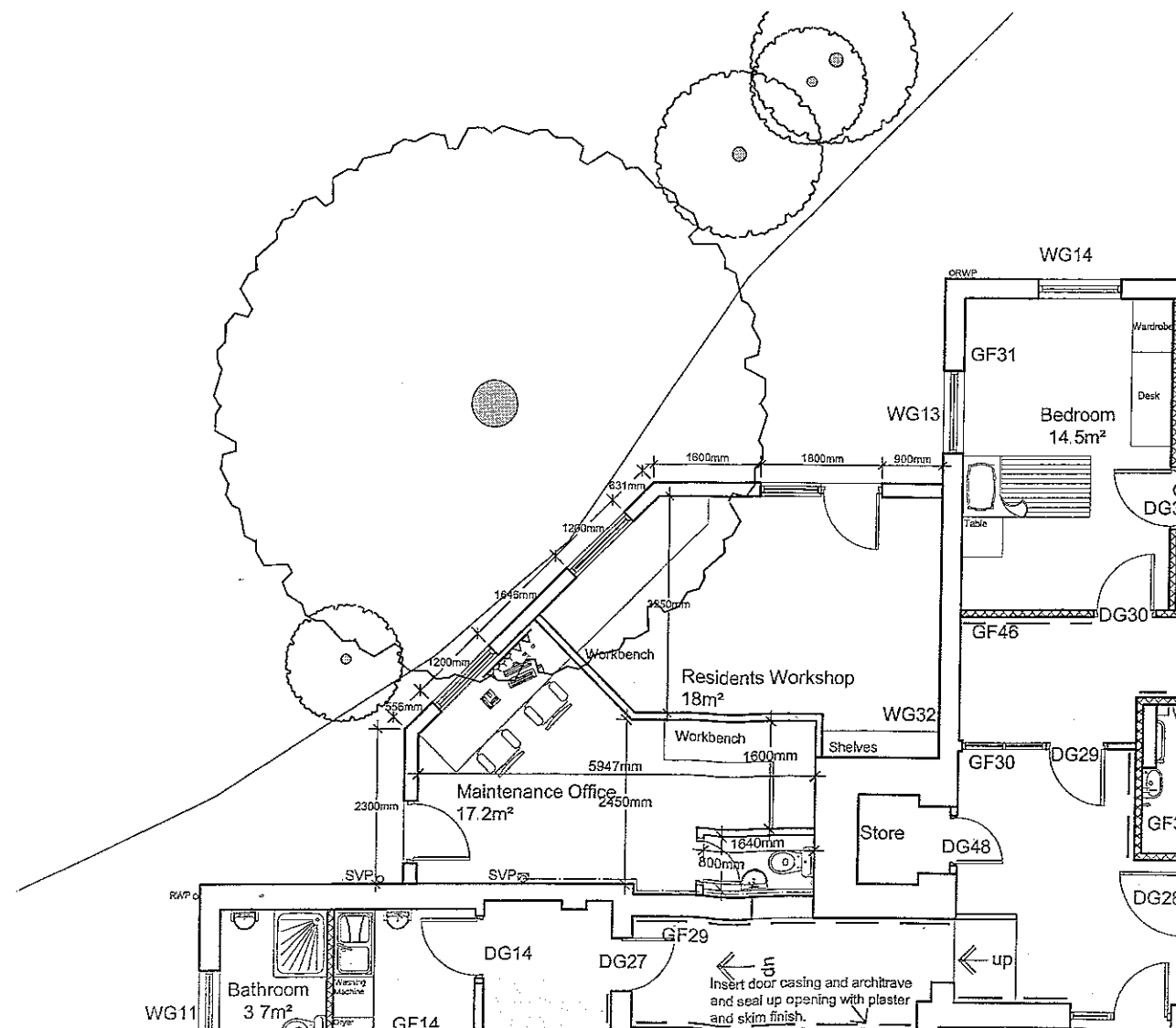


North Elevation



West Elevation

320120126P



Floor Plan

Client Roefield Specialist Care Ltd.		
Job Title Proposed Workshop Extension at Thistle Manor Edisford Road Clitheroe BB7 3LA		
Drawing Title Proposed Part Ground Floor Plan, Part North Elevation and Part West Elevation		
Scale 1:100@A3	Date 28/09/11	Drawn A Harrison
spa SUNDERLAND PEACOCK ARCHITECTS SUNDERLAND PEACOCK & ASSOCIATES LTD HAZELMERE, PIMLICO ROAD, CLITHEROE LANCASHIRE, BB7 2AG T 01200 425178 F 01200 427328 E info@sunderlandpeacock.com www.sunderlandpeacock.com		
4178-02		