



RIBBLE VALLEY
BOROUGH COUNCIL

26 OCT 2012

FOR THE
ATTENTION OF

For office use only

Application No

320120977P

Date received

Fee paid £

Receipt No:

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

Application for Planning Permission. Town and Country Planning Act 1990

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:	Richard & Janet	Surname:	Mison	
Company name:						
Street address:	Lower Allesholes Farm			Country Code	National Number	Extension Number
	Allesholes Road			Telephone number:		
	Walsden			Mobile number:		
Town/City:	Todmorden			Fax number:		
County:	Lancashire			Email address:		
Country:	England					
Postcode:	OL14 7TL					
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No						

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Bill	Surname:	Jennings	
Company name:	Jennings Design Associates					
Street address:	The Warehouse			Country Code	National Number	Extension Number
	Saxon Street			Telephone number:	01613365011	
				Mobile number:		
Town/City:	Denton			Fax number:		
County:	Lancashire			Email address:		
Country:	United Kingdom					
Postcode:	M34 3DS			bill@jda-architects.com		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Change of Use - The provision of an 'on-site' residential accommodation for the applicant, and integrated single storey double garage, wood fired boiler & store.

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)

House:		Suffix:	
House name:	Northcote Stud		
Street address:	Northcote Road		
	Langho		
Town/City:	Blackburn		
County:			
Postcode:	BB6 8BE		

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

Easting:	370573
Northing:	435177

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

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

Officer name:

Title: First name: John Surname: Macholc

Reference:

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

Details of the pre-application advice received:

Bill Jennings telephone conversation with John Macholc 2010

Conversation consisted of revoking the approval for the detached house in favour of the new accommodation within the Stud. John Macholc could not see any problems with the initial concept of converting the upper floor space into residential use.

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:

Lower wall -
Red buff brick
Upper Wall -
Green steel cladding
Timber Cladding

Description of *proposed* materials and finishes:

To match existing

Roof - description:Description of *existing* materials and finishes:

Blue steel cladding

Description of *proposed* materials and finishes:

To match existing

Windows - description:Description of *existing* materials and finishes:

Double Glazed brown upvc

Description of *proposed* materials and finishes:

To match existing

Doors - description:Description of *existing* materials and finishes:

Timber

Description of *proposed* materials and finishes:

To match existing

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

☐ Yes ☒ No
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	2	3	1
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:

Livery stables & stud farm

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

Market Housing - Proposed

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

Proposed Market Housing Total

1

Market Housing - Existing

	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

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	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

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

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Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	5048.0	714.0	0.0	-714.0
Other	Please Specify	0.0	0.0	0.0	0.0
Total		5048.0	714.0	0.0	-714.0

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

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

If known, please complete the following information regarding employees:

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

20. Hours of Opening

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

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

21. Site Area

What is the site area?

88,752

sq.metres

22. Industrial or Commercial Processes and Machinery

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

N/A

Is the proposal for a waste management development?

☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

24. Site Visit

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

☒ Yes ☐ No

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

☒ The agent ☐ The applicant ☐ Other person

25. Certificates (Certificate 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

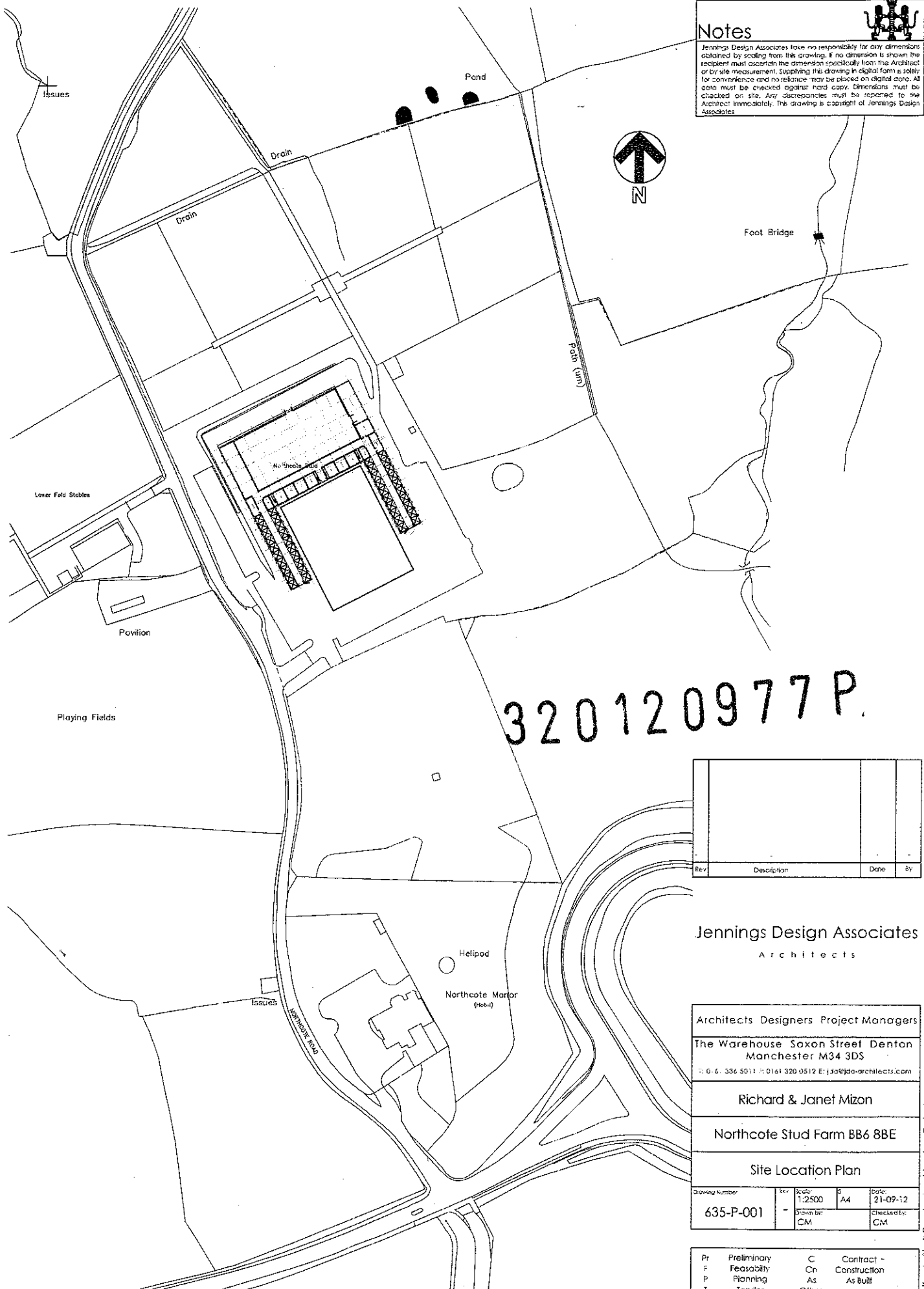
Title: First Name: Surname:

Person role: Declaration date: ☒ Declaration Made

26. Declaration

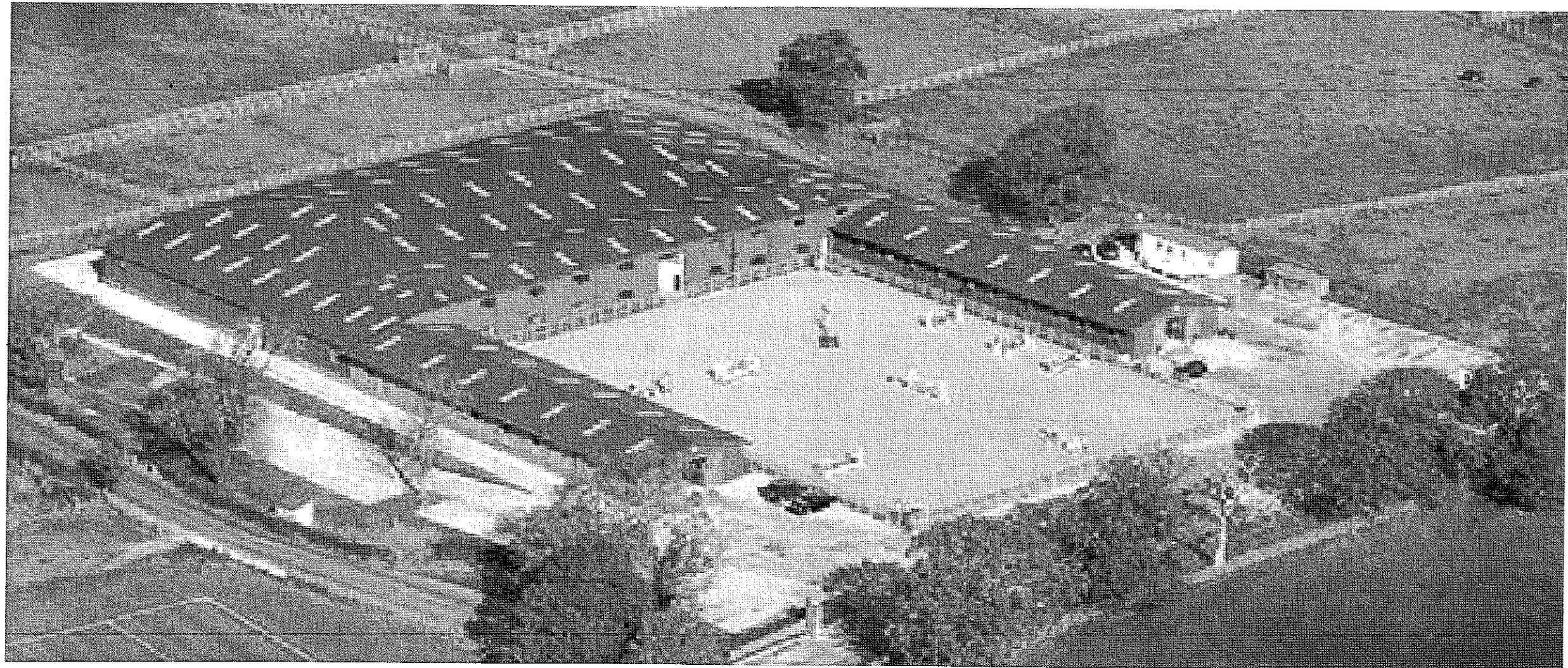
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that to the best of my/our knowledge any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them

☒ Date:



NORTHCOTE STUD FARM

Residential Unit Design & Access Statement



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Revision _ A. Context – CGI P.g.4 added. CM

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Introduction & Context

Introduction

This statement is submitted to accompany a planning application for the provision of 'on-site' residential accommodation for the owners and family of Northcote stud.

The statement demonstrates commitment to achieving good design and ensuring access for all. In arriving at the proposed scheme, consideration has been given the following:

- An assessment of the context of the site and its environment
- A physical assessment of the site and its surroundings
- The design of the site and how the final design solution has been achieved
- How the site is accessible to all

The aim of the design team is to provide a sustainable approach to developing the land of Northcote Stud by utilizing existing facilities/spaces within the livery complex by carrying out alterations to the first floor space and façade.

The installation of the viewing balcony will allow for clear observation of riders in the external ménage for aspects of development and safety instructions, and internal alterations at ground floor will provide disabled access to the first floor living accommodation.

This report has been created using "Design & Access Statements – How to Write, Read and Use Them" by CABE. This publication is considered best practice for guidance. The design team has embraced its guidance as far as it is practicable.

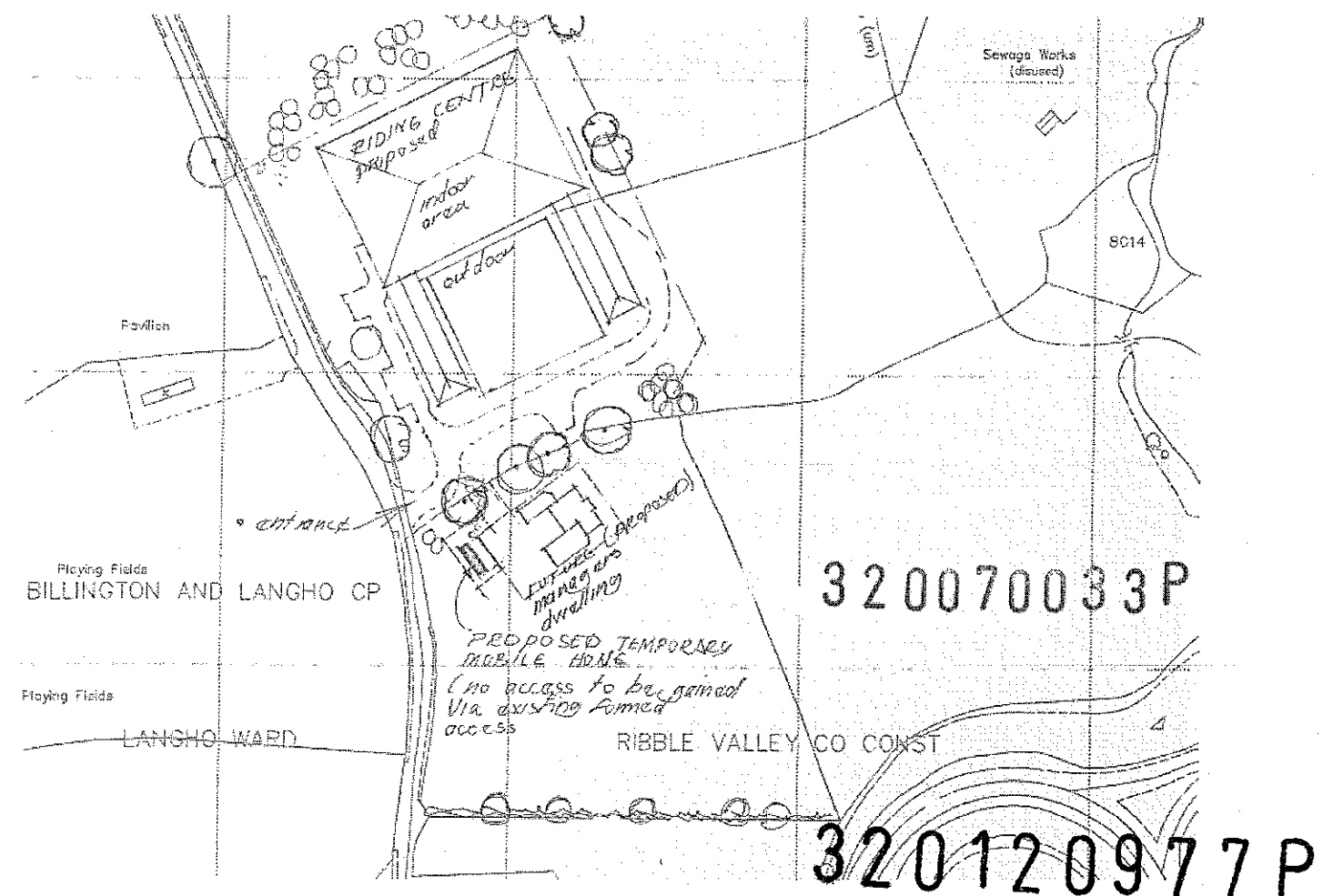
Assessment

The original planning application had both the stud farm and a residential house as part of the approval.

The house is no longer a requirement and the family require a more modest apartment formed within the existing first floor structure of the building.

It is believed that the planning team will see this is an acceptable proposal in that it reduces new development in the green belt by removing the potential to build the new house on a separate property.

The application site is located within the confines of the existing building compared with the previous approved detached house

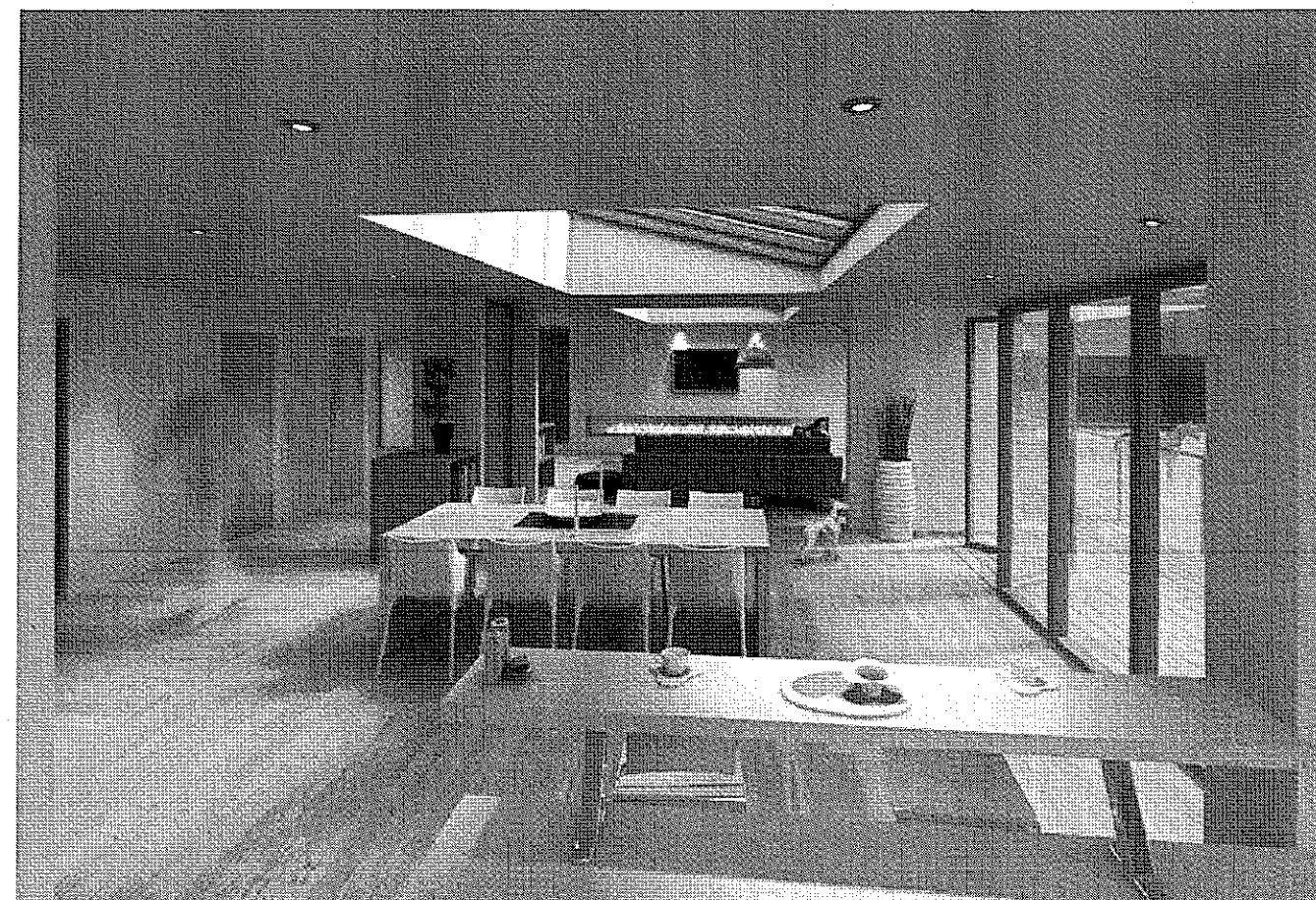


Context - CGI

Open plan living space to Kitchen



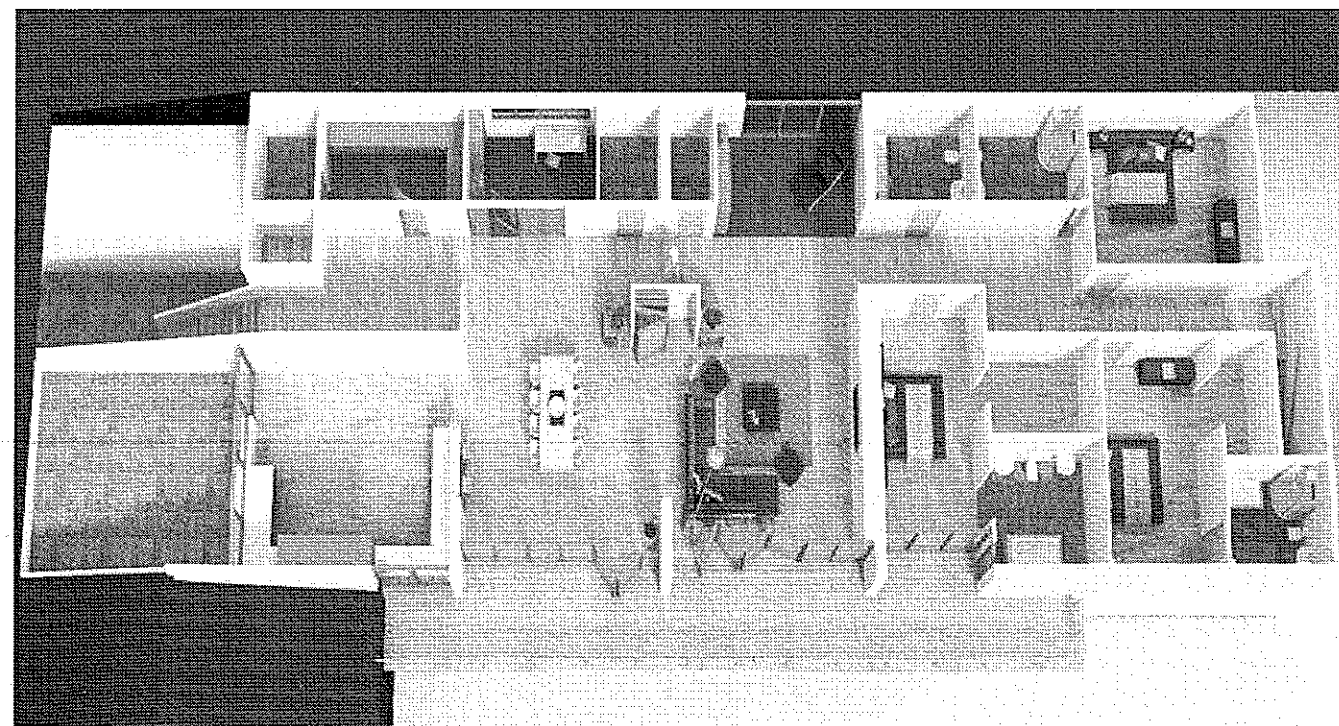
Open plan Kitchen to Lounge



Screen closing off the lounge



Plan of the left wing



Policy

Policy

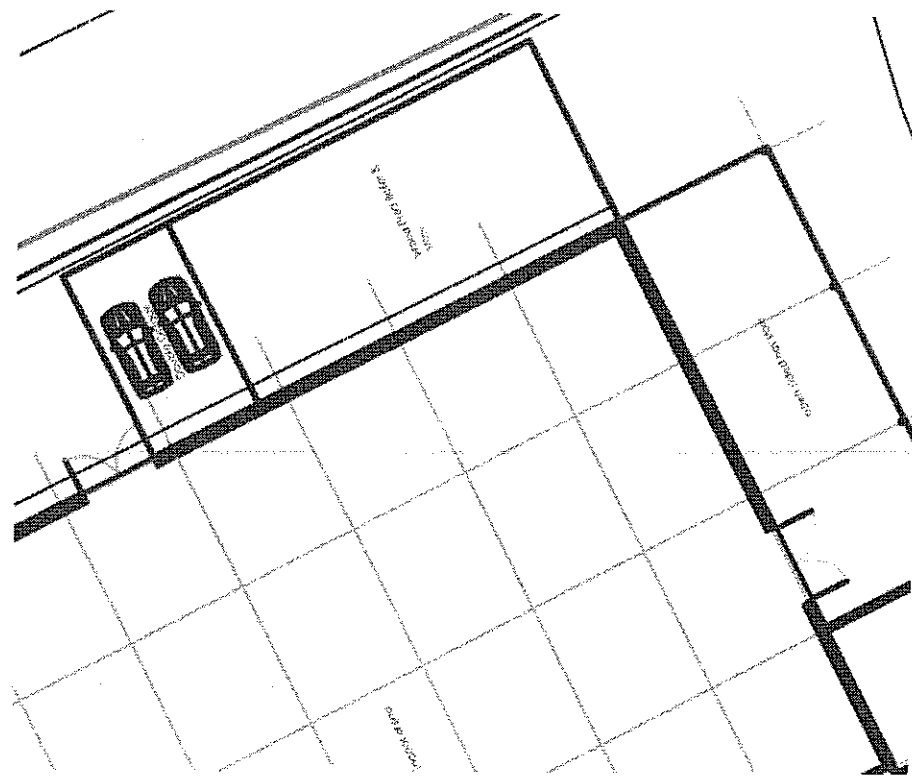
The development will be carried out in accordance with the requirements and policies set out within National and Regional Government guidance and local policies.

The "Planning Portal" suggests that Northcote Stud is classed as D2 "Assembly and Leisure".

This planning application concerns the development of the first floor area classed as B8 "Storage" to "C3" Residential.

The proposal will reduce scale of the approved planning application 3/2007/0029 for a minimal impact development within the green belt.

Integrated Double Garage, Wood fired Boiler & Store



Involvement

Previous discussions with the Local Authority Planning team have indicated that the reduction in development in the green belt and provision of residential accommodation within the first floor of the existing building will be an acceptable substitute for a previous approved detached property.

Opportunities and Constraints

This section focuses on the opportunities and constraints of the site that were considered when designing the scheme.

Constraints of the site:

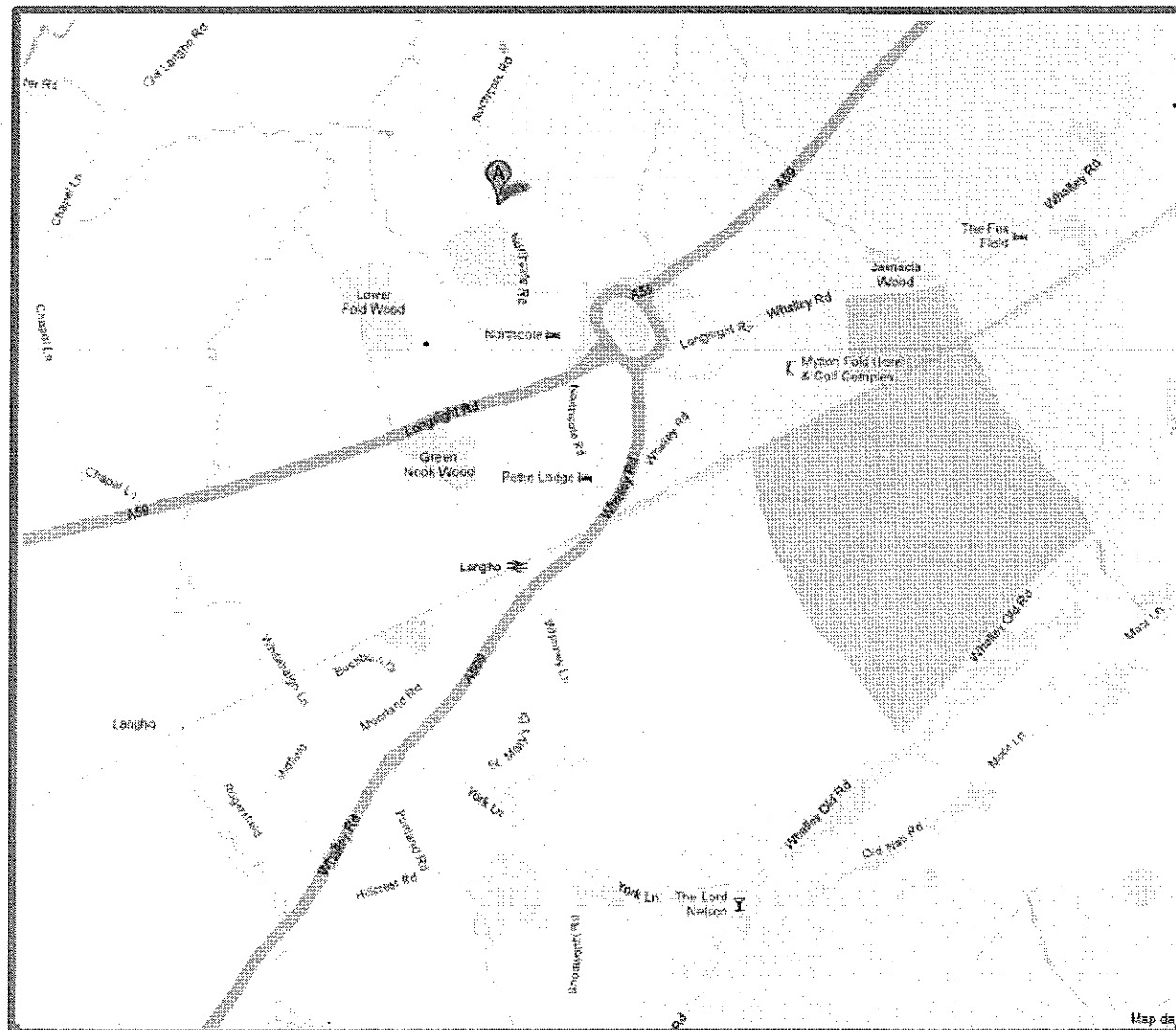
- The existing building on the site
- Neighbouring development
- Need to comply with planning policy
- Need to comply with Building Regulations

Opportunities of the site:

- To reduce the impact of a new residential development on the existing site and within the green belt.
- To provide on-site family accommodation.
- To provide additional 24hour welfare and site security to the livery.
- To improve the external appearance.
- To improve the disabled access facilities
- To provide employment at the stud.
- To provide site security with the addition of and integrated double garage, boiler & store.
- To provide a sustainable method of heating & hot water for the commercial and residential spaces, by the use of a wood fire boiler that utilizing waste wooden pallets from the livery yard.

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Location Maps



Location Map

Site plan



Design Principles & Concepts

Use - The application site is one of Ribble Valleys multi disciplinary equestrian facilities and stud farm, with planning approved to construct a detached residential house within the grounds.

The surrounding area consist of rolling hills and fields of the Ribble valley which provides the idyllic setting for Northcote Stud to offer a variety of services to the local and wider equestrian community.

Facilities include arena hire, lessons and training, full and DIY livery, with services extending to breaking, schooling, re-schooling and competition schooling.

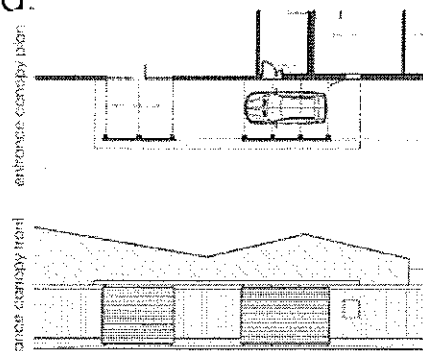
The proposed use is to provide family accommodation within the existing first floor storage space of the building overlooking the external arena.

Amount - The scheme utilises the existing building and site. The previous approval single detached dwelling will be revoked in lieu of the accommodation within the first floor of the existing building.

The amount of the new building footprint will increase by 250m² to the proposed entrance canopy and the combine double garage, sustainable wood fired boiler & store. The remainder of the built form will remain as existing with minor changes to the fenestration of the elevation facing the internal courtyard.



Existing West elevation entrance



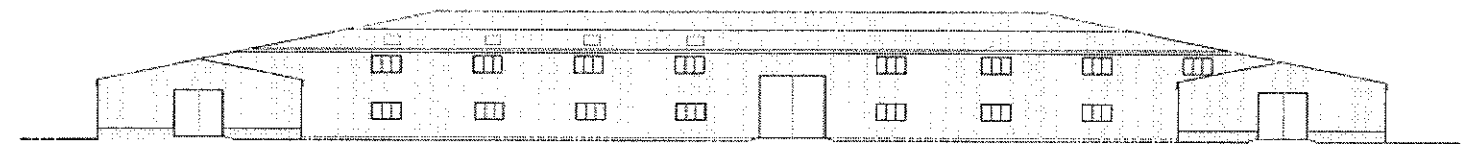
Proposed entrance canopy

Scale

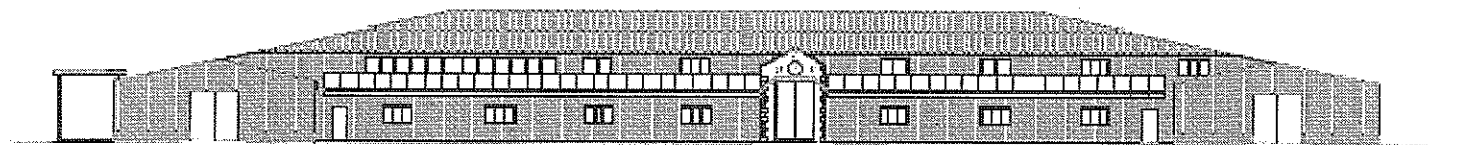
Northcote Stud has world class facilities with a 60x30m indoor school and 60x60m outdoor horse ménage arena, stables with automatic waterers. Their horse wifery extends beyond the norm to CET Equine Spa™ Cold Water Therapy Unit, ZAMAR™ Ice Therapy Unit and Equissage™ system

The existing building is a clad steel portal frame structure consisting of 2 x one storeys stable wings, a two storey storage block, with the remaining indoor ménage/arena set in a large open two and half storey volumetric space.

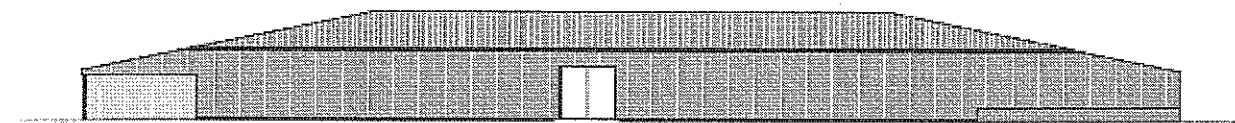
There are no material changes proposed to the existing building and it is envisaged that the height, scale and massing of the development is wholly acceptable and will not detract from the character of the surrounding area.



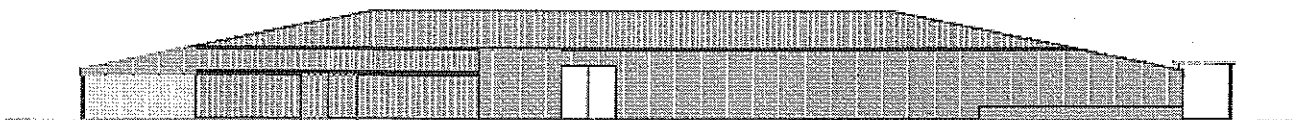
Existing South elevation



Proposed South elevation illustrating the proposed balcony to the external arena



Existing North elevation



Proposed North elevation illustrating the proposed combined garage & boiler store

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Site Plan / Layout

Layout

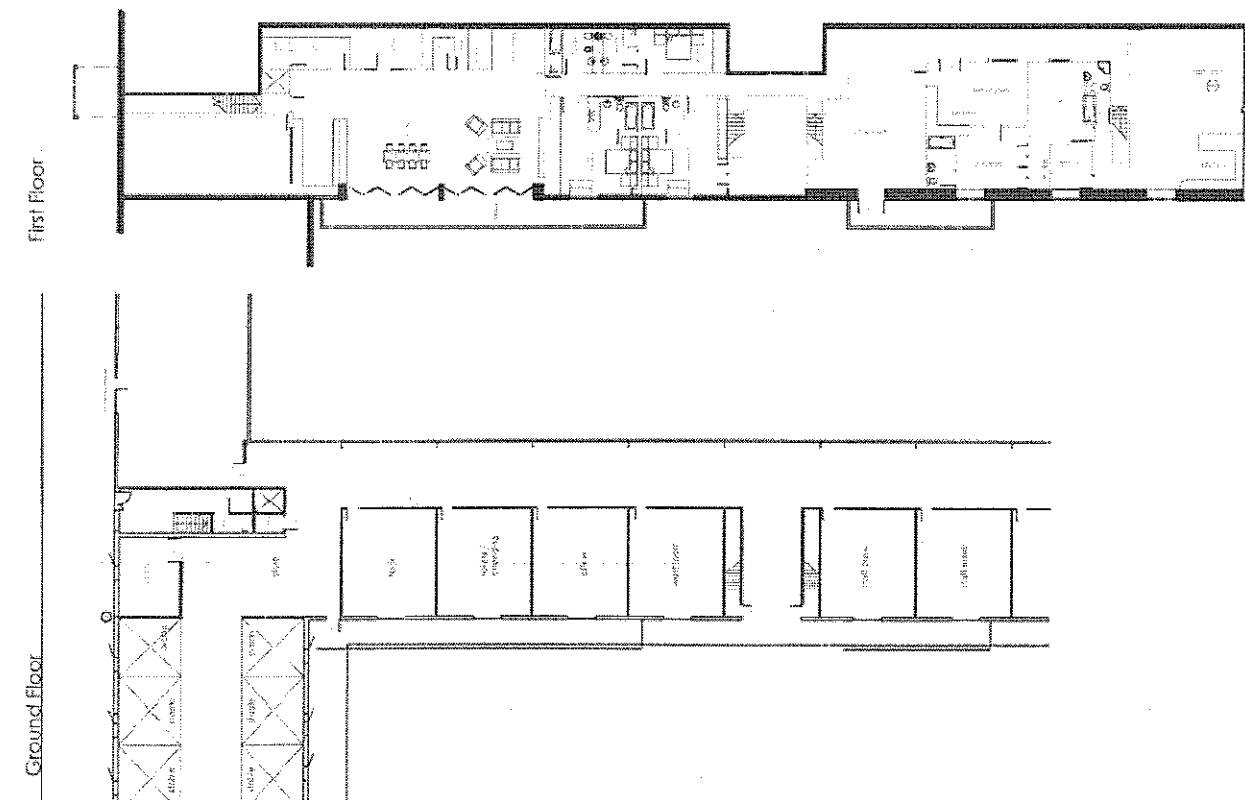
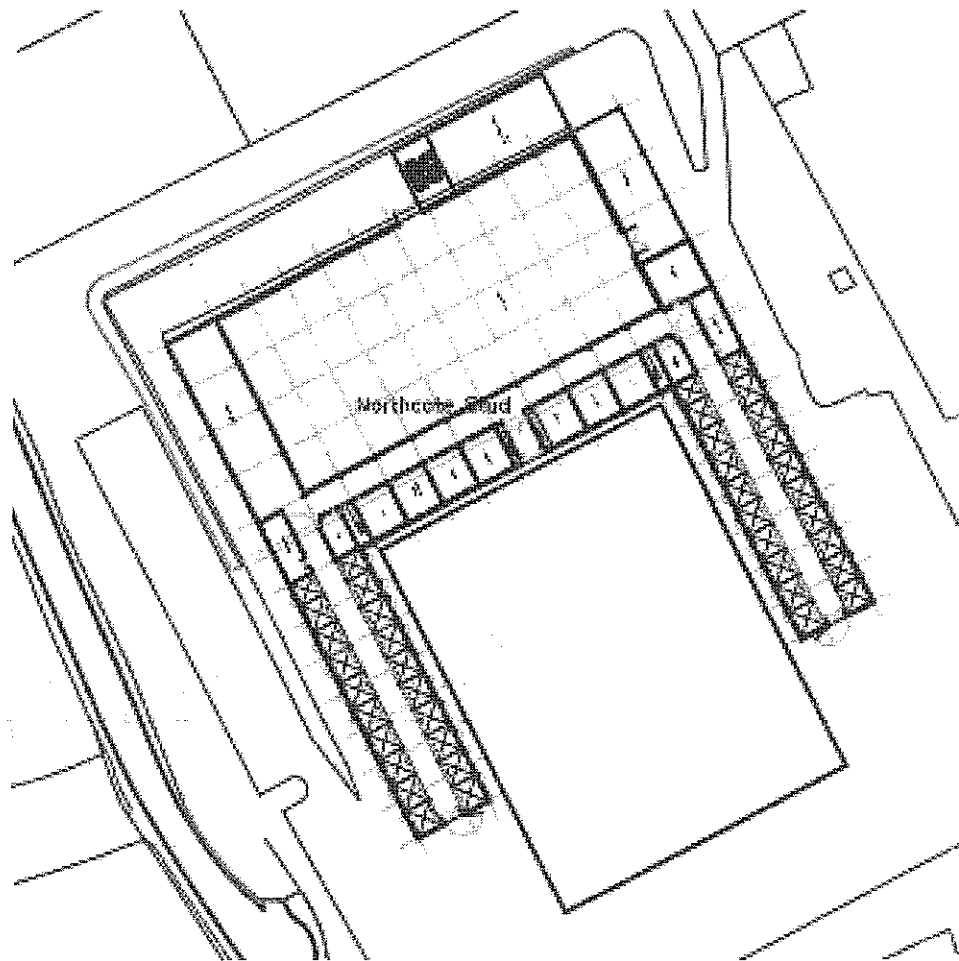
It is considered that the proposed development does not compromise any council guidance as the proposal are mainly internal modification to the existing building.

It is hoped that Ribbles Valley Borough Council finds the proposal acceptable and agrees that the scale and character is compatible with the surrounding area.

The internal layout of the property will be improved to allow for inclusive access for all staff and visitors to the stud, including the provision of a DDA lift to the first floor residential accommodation.

The proposal will be in accordance with current Building Regulations and designed to suit end users requirements.

The proposed balconies added to the external south elevation will allow for viewing of activities in the external ménage to assist in developing novice to professional horse and rider in activities of dressage and show jumping.



Landscaping & Materials

Landscaping

There is limited opportunity to alter the landscaping of the existing building without compromising health and safety of the stud farm day to day.

The proposals are mainly internal changes and do not affect the landscaping.

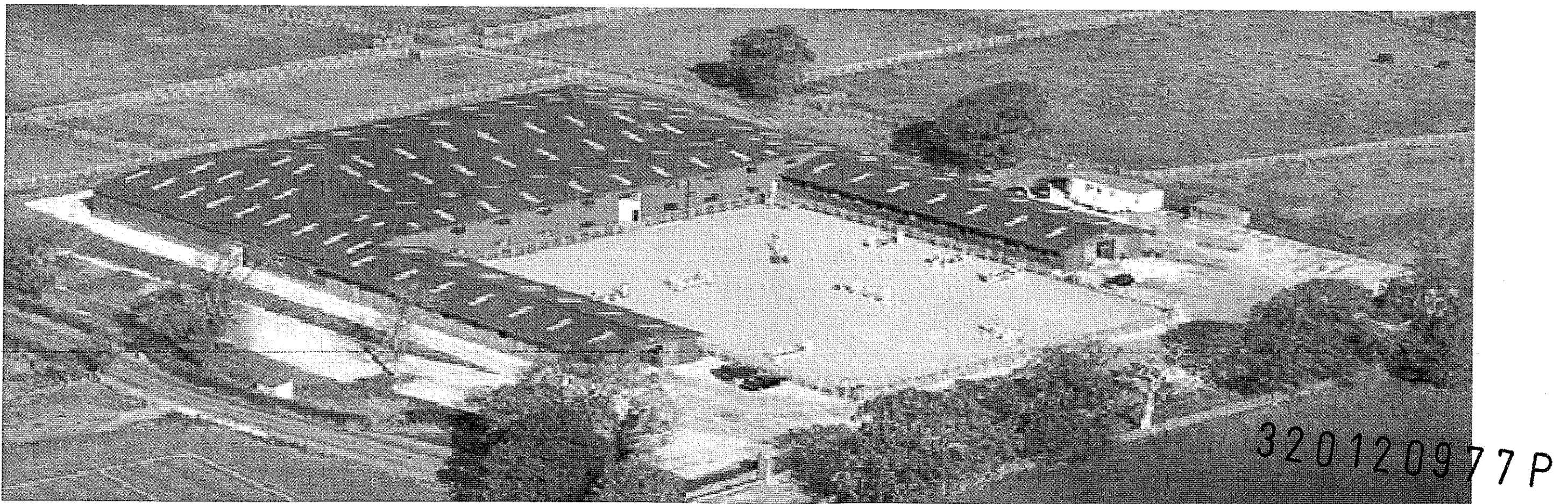
Appearance and Materials

The design approach has been to provide a development that is architecturally contextual yet contemporary. The proposed scheme relates to the character of the existing building.

The elevations are composed from a limited palette of high quality materials which make reference to the existing stud farm building to provide simple architectural detailing to form clean lines and provide a distinctive contemporary yet attractive elevations.

The external appearance will change very little with existing materials and finishes retained, Windows will be enlarged to form 'patio doors' onto the balcony areas.

The windows will be a modern powder coated foil UPVC or powder coated aluminium. This creates a simple uncluttered elevation that complements the design proportions and simple massing philosophy.



Access

Access

Circular 01/2006 states that the assessment of access principles only applies to the development and not the internal aspects of the individual buildings/dwellings. It also requires that an application provides an access component in order to understand how all users will benefit from movement through a site and its buildings.

The main access is taken directly from Northcote Road which is the main adopted street. Vehicular access to the livery yard and pedestrian access to the stables and facilities can be gained directly from Northcote Road.

The scheme is accessible to all in society from where links can be gained into surrounding areas. It will be an easy and safe place for everyone.

Although there is not a specific wheeled only link provided, cyclists are able to use the highway as a means of accessing the site. They can also gain access to the wider cycle network.

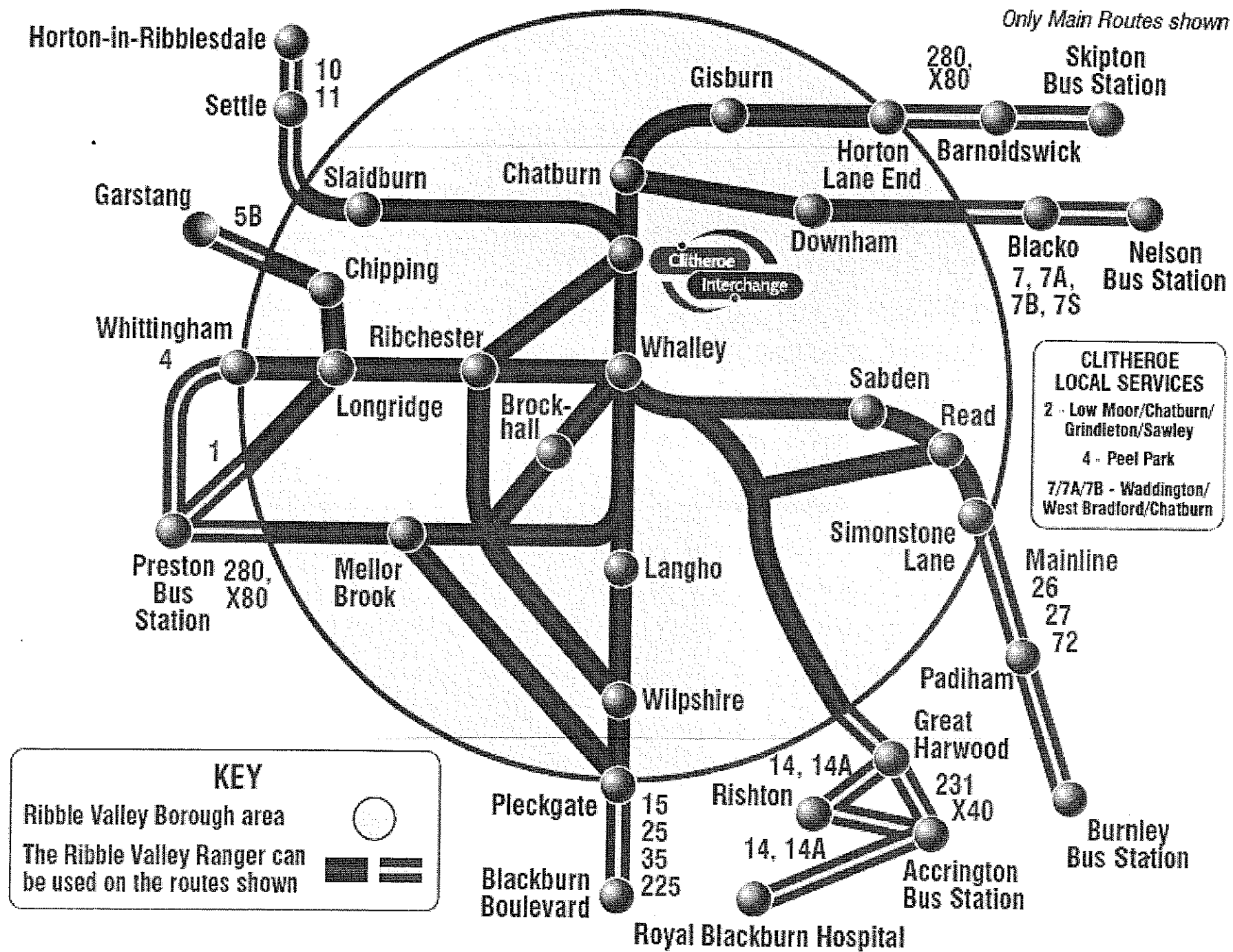
Emergency vehicle movements to the site have been taken into consideration and are found to be acceptable.

Car parking in the surrounding area is within the curtilage.

The existing development has private parking spaces for service and delivery vehicles so as not to exacerbate the demand for parking on the street.

Bus Routes

This extract from the Lancashire County Council Transport Executive's Network Map for Langho shows just how well served the immediate area is for public transport. The application site is located within easy walking distance to a number of bus routes that run frequently into Accrington, Blackburn, Burley, Preston City Centre and various surrounding destinations.



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Transport Links Other Services

Roads

The Site is within 25 minutes driving distance to Preston city centre and more local towns and villages and the Ribble Valley.

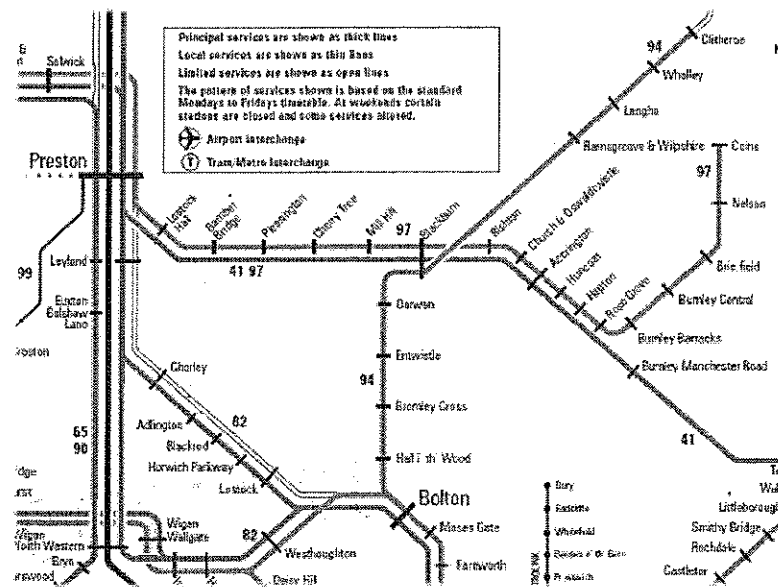
The site is within 20 minutes driving distance of the M6 leading on to the M60 Manchester ring road and M56 motorways. From these motorways there are links to the wider motorway network including the M66 motorways.

Rail

The nearest rail station is on Olive Bank, Langho just 800m by car or 500m by foot. This links to Blackburn & Preston where intercity services run from there.

Airport

Manchester International Airport is located just 50 miles away from the site. It can be easily reached via the nearby motorway network or excellent public transport links.



Rail Routes

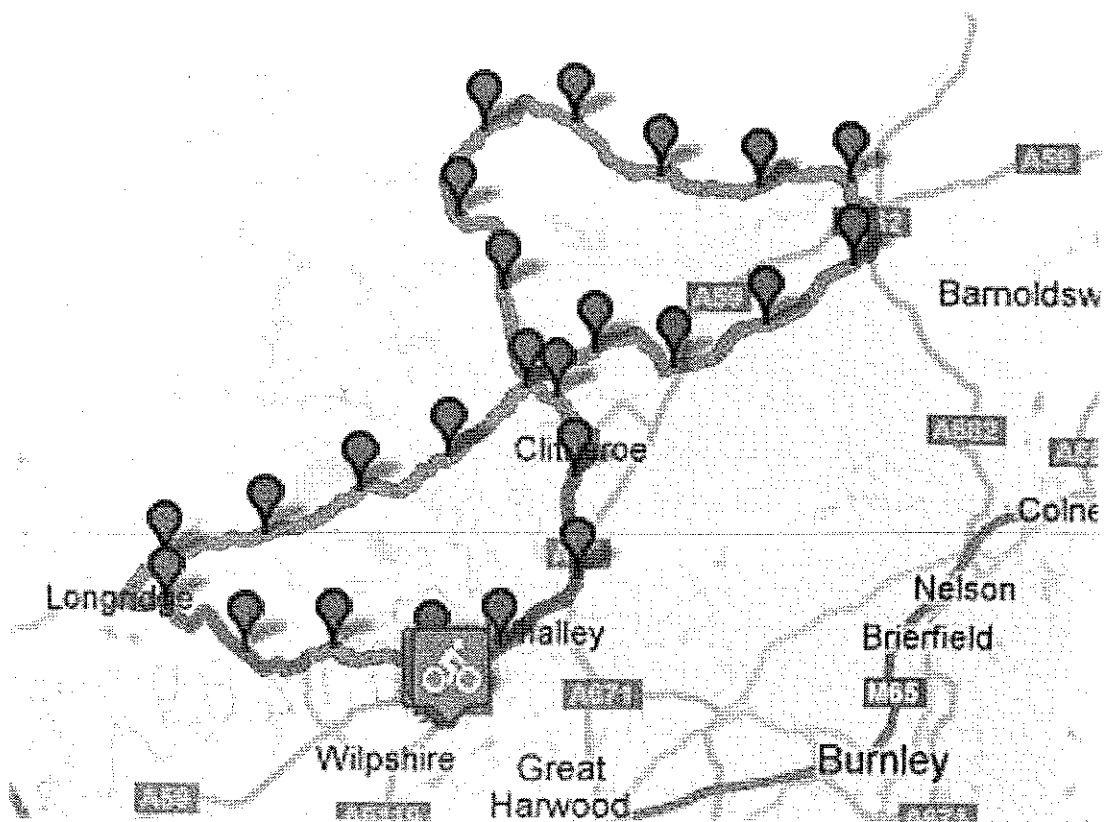
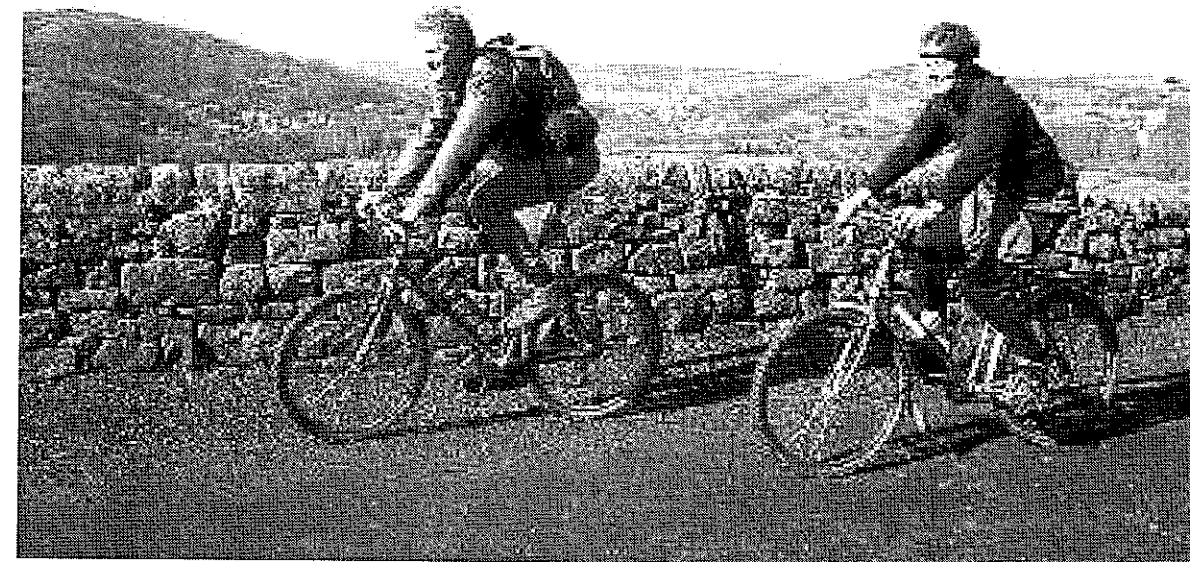


Cycling

Cycling is often overlooked as a mode of transport, yet it is environmentally friendly, affordable, and can also help tackle traffic congestion. It is one of the most sustainable modes of travel but whilst more people are taking it up it still only accounts for a small amount of commuting trips.

To encourage more residents to consider cycling the Council is investing considerably in improved infrastructure for cyclists, both on and off-road.

The application site is well located to take advantage of the cycle routes provided by the Council. For further information on cycle routes for leisure pursuits can be found at <http://www.cycle-route.com/routes/Lancashire-Routes-86.html>



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Accessibility

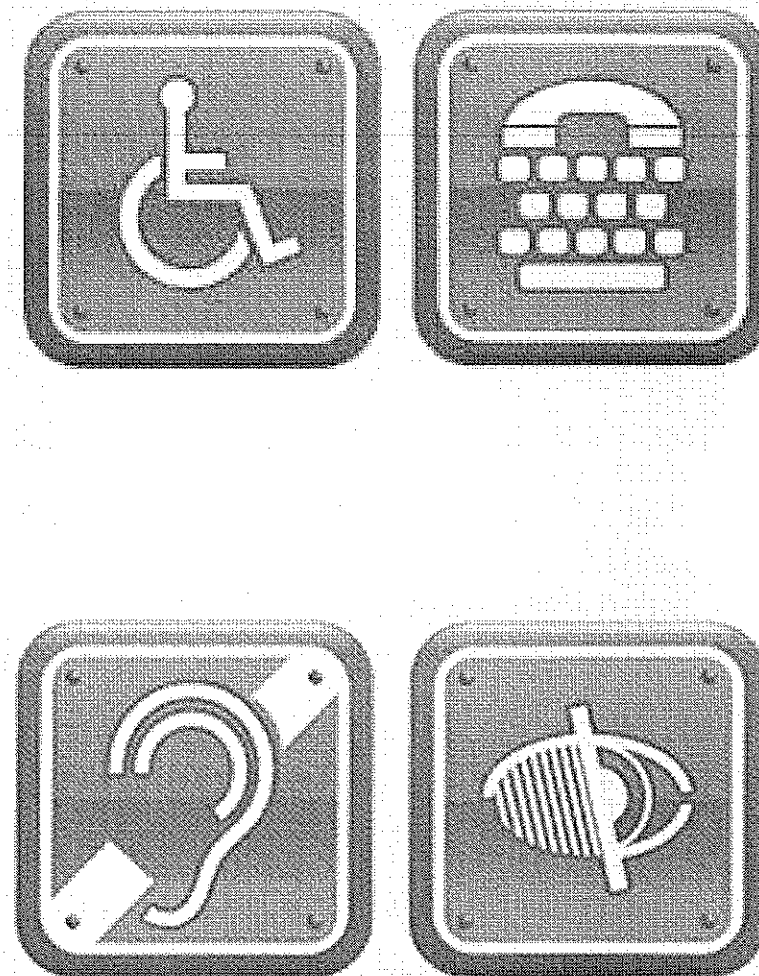
Statutory regulations at the national level on the provision of disabled access are set out in

- The Disability Discrimination Act (DDA) 1995
- BS 8300:2001 Code of Practice for the Design of Buildings and their approaches to meet the needs of Disabled People.
- The Building Regulations Approved Document Parts B, E, K, M and N.
- National Disability Council Code of Practice
- Easy Access to Historic Properties - English Heritage
- Disability Rights Commission - Code of Practice
- BS 5588 Part 8 1999 Fire Precautions in the Design & Construction of Buildings: Means of Escape for Disabled People

The report also utilises guidance on inclusive design standards set out within CABE's *'Design & Access Statements – How To Write, Read And Use Them'* and RIBA's *'Designing For Accessibility.'*

Accessibility is about achieving inclusive environments, locating appropriate space for people, achieving safe, comfortable and healthy environments and ensuring ease of use, comprehension and understanding for all.

The disabled access will be improved by the provision of a lift to the first floor of the residential accommodation.



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Miscellaneous

Crime & Prevention

The prevention of crime has been considered on this scheme and detailed design including external lighting will be discussed with the police "Design for Security team".

Lighting

Lighting forms a very important element of the scheme. A lighting scheme will be prepared to meet the requirements of the development and provide safety and security for the future staff and visitors to the stud.

Daylight / Sunlight

Due to the existing design and location of the site in relation to the sun's path, there will be no over shadowing issues created by the minor modifications to the facade.

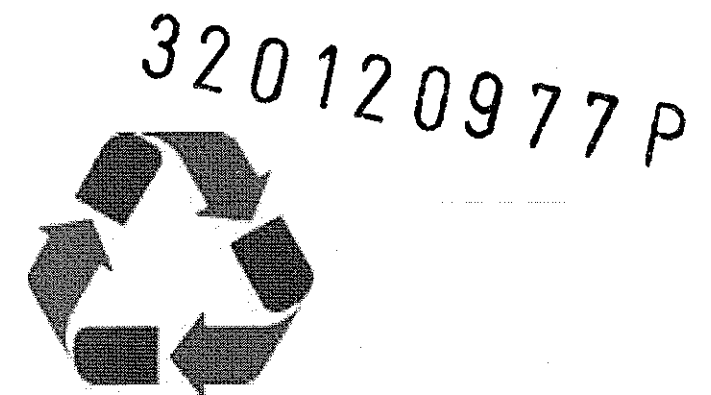
Refuse/Waste/Bin Strategy

Refuse bins will be stored in the existing designated storage area within the site. Refuse vehicles can use the existing method for turning and collections will be taken from the road.

In accordance with the RVBC rubbish, waste and recycling services; various coloured wheelie bins are to be used for the collection of trade waste and recyclable waste.

Ribble Valley Borough Council are committed to developing sustainable and cost-effective ways to recycle and dispose of all waste so that people can enjoy living, working and visiting the Ribble Valley.

In line with government waste hierarchy our overall aims are to minimise the amount of waste that has to be disposed of, and to reduce the impact of waste on our natural environment.



Summary

Summary

This statement is submitted to accompany a planning application for the provision of 'on-site' residential accommodation for the owners and family of Northcote stud.

The "Planning Portal" suggests that Northcote Stud is classed as D2 "Assembly and Leisure".

This planning application concerns the development of the first floor area classed as B8 "Storage" to "C3" Residential.

The proposal will reduce scale of the approved planning application 3/2007/0029 for a minimal impact development within the green belt.

The aim of the design team is to provide a sustainable approach to developing the land of Northcote Stud by utilizing existing facilities/spaces within the livery complex by carrying out alterations to the first floor space and façade.

The installation of the viewing balcony will allow for clear observation of riders in the external ménage for aspects of development and safety instructions, and internal alterations at ground floor will provide disabled access to the first floor living accommodation.

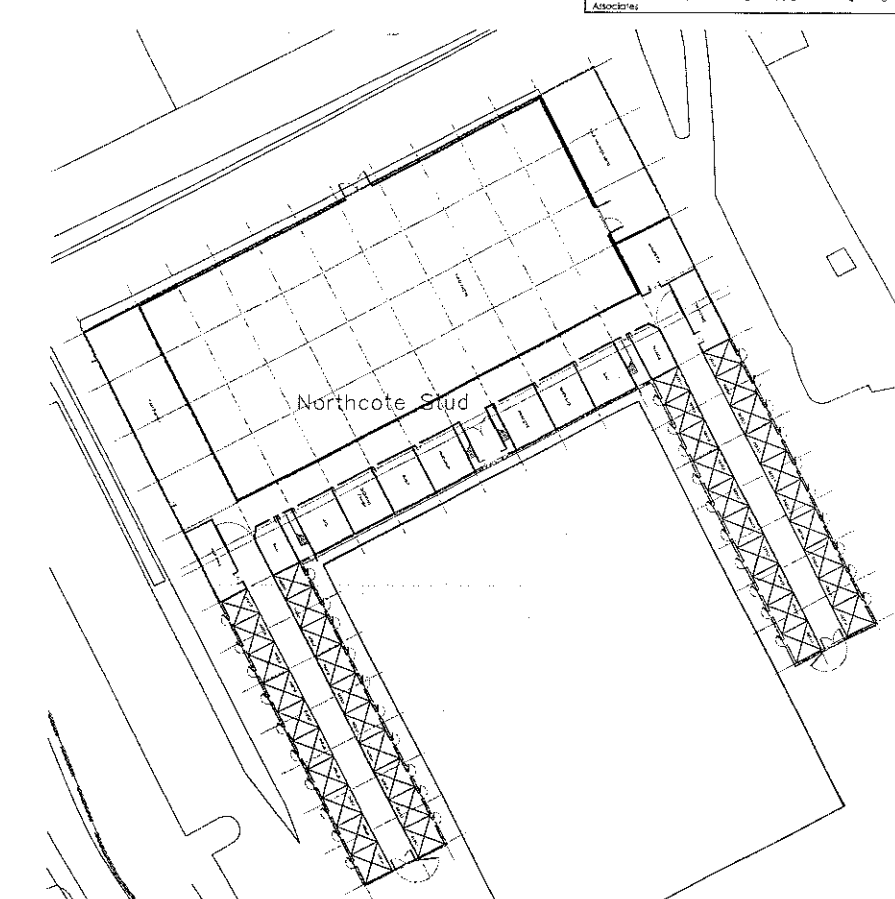
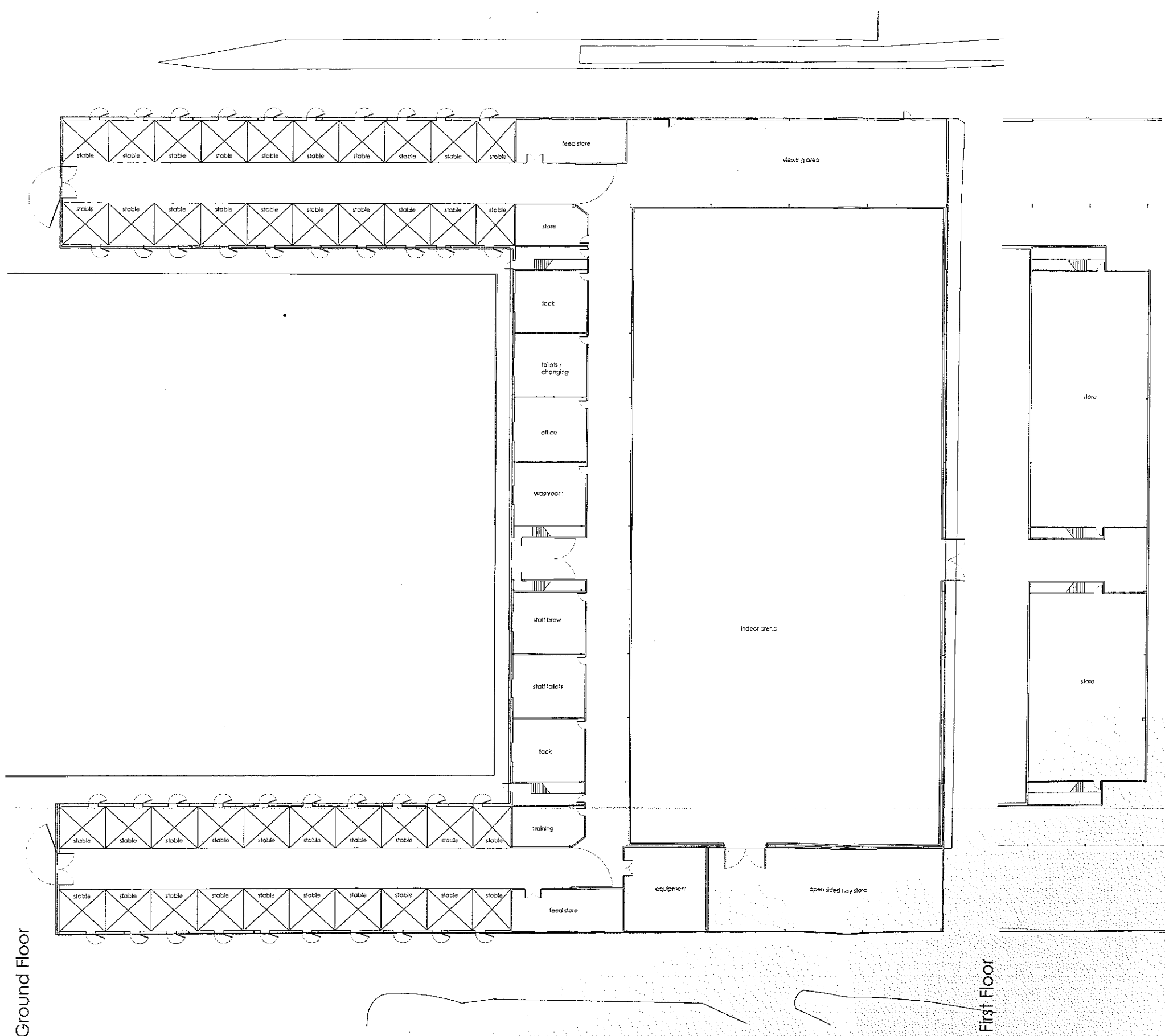
This report has been created using "Design & Access Statements – How to Write, Read and Use Them" by CABE. This publication is considered best practice for guidance. The design team has embraced its guidance as far as it is practicable.

In summary, we consider the proposal will create a sustainable, safe and secure development that merits the support of Ribble Valley Borough Council.

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Notes

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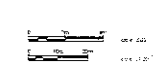
Site Plan - 1:500

320120977P

Rev	Description	Date	By

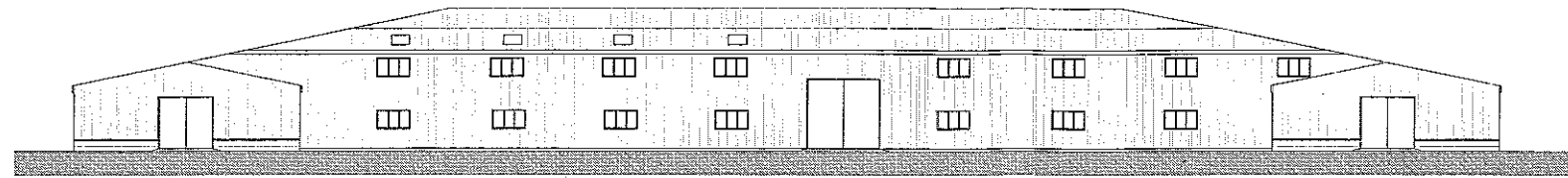
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Northcote Riding Centre			
Existing Floor Plans & Site plan			
Drawing number: 635-P-002	Rev: 1	Scale: 1:250 A1	Date: Oct 2010 Drawn by: BJ
P: Preliminary F: Feasibility P: Planning T: Tender	C: Contract Cn: Construction AS: As Built Other: -		

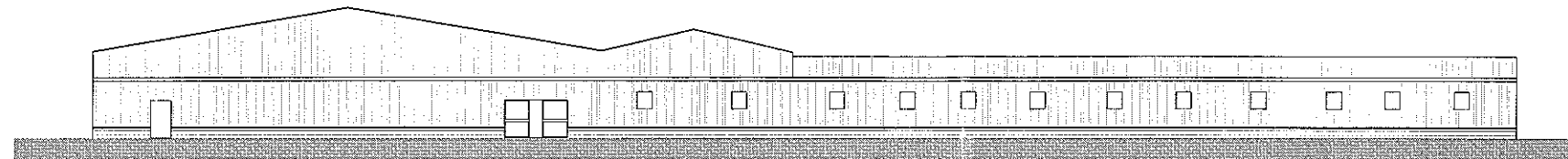


Z:\635 - Northcote Stud\Drawings\Architectural\Plans\Ground Floor.dwg

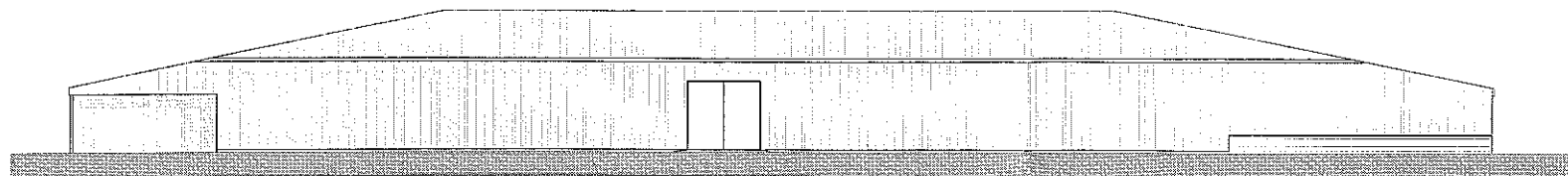
South elevation



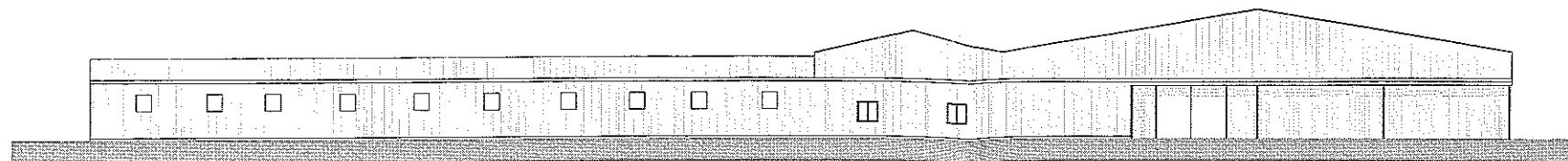
West elevation



North elevation

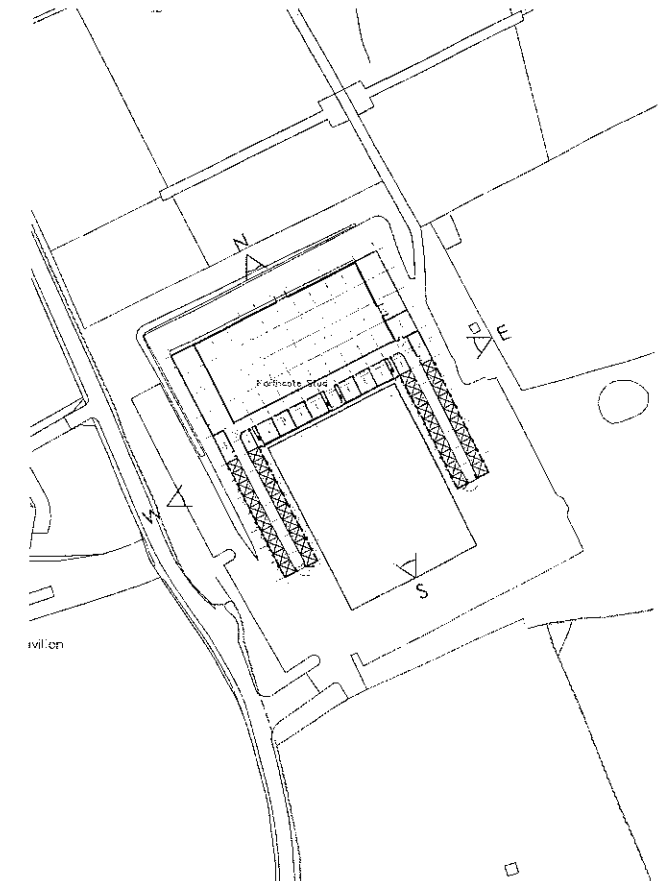


East elevation



Notes

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Site Plan 1:1250

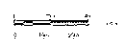
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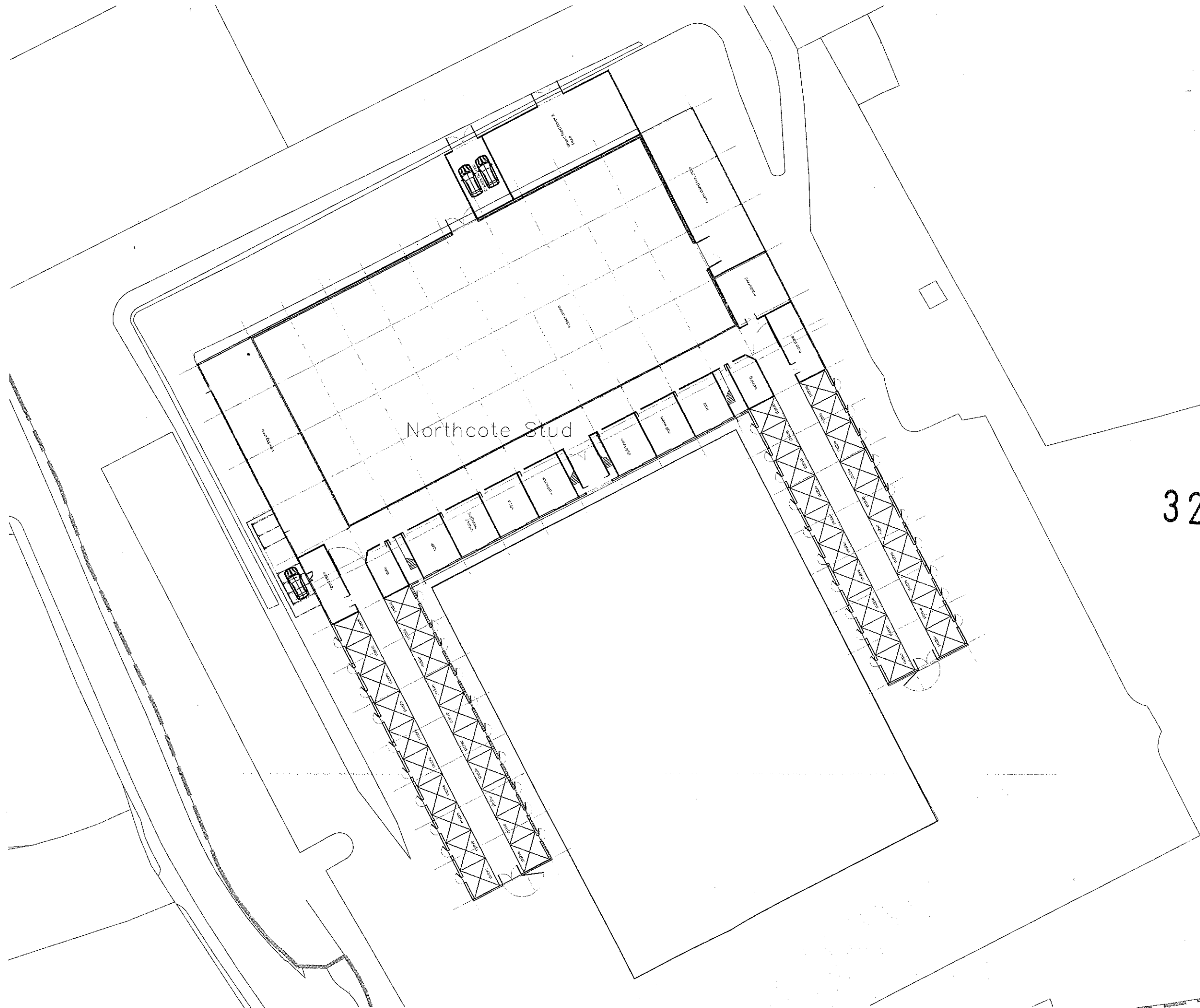
Rev	Description	Date	By

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Northcote Riding Centre		
Existing Elevations		
Drawing number: 635-P-003	Rev: 1209/1250 A1 Submitted: MC	Date: Oct 2010 Drawn by: BJ

Pi	Preliminary	C	Contract
F	Feasibility	Cn	Construction
P	Planning	At	As Built
T	Tender	Other	





Notes

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Rev	Description	Date	By

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Proposed Site Plan			
Drawing Number	Rev	Scale	Date
635-P-004	1	1:500 A3	26-04-11
Drawn By		Checked By	
CM		TK	

Pr	Preliminary	C	Contract
F	Feasibility	Cn	Construction
P	Planning	As	As Built
T	Tender	Other	

0 5m 10m
Scale 1:500

Z:\635 - Northcote Stud\Drawings\Ref\Plans-Craig.dwg

Ground Floor

320120977P

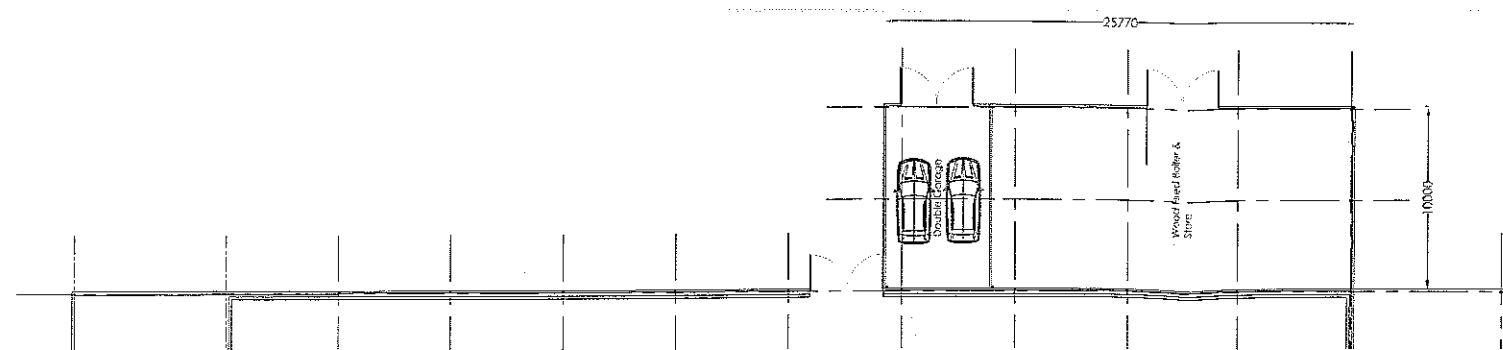
A	To RVSC Elements	2. 12/2012	CU
Rev	Description	Chg	By

Richard & Janet Mizon
Northcote Riding Centre

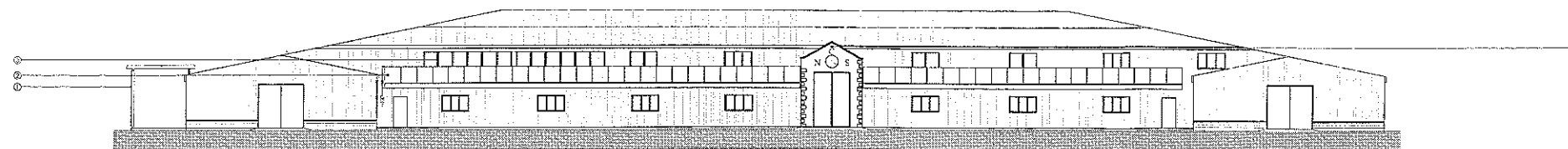
Pr	Preliminary	C	Contract
F	Feasibility	Cn	Construction
P	Planning	As	As Built
T	Tender	Other	-

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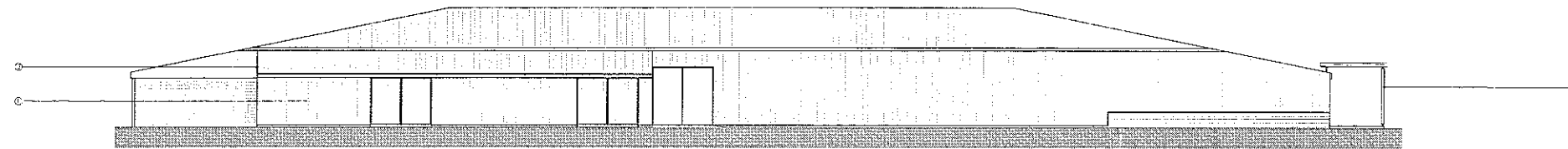
Double Garage, Wood fired boiler & Store plan



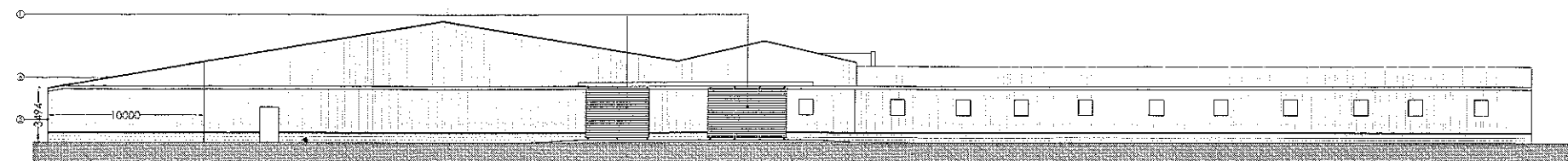
South Elevation



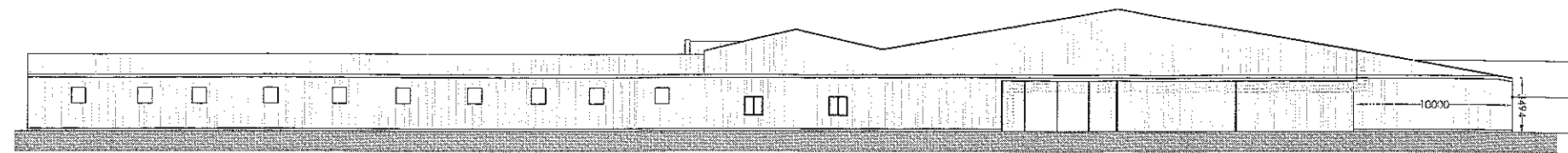
North Elevation



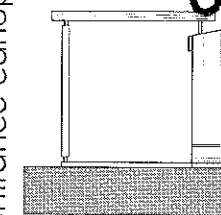
West Elevation



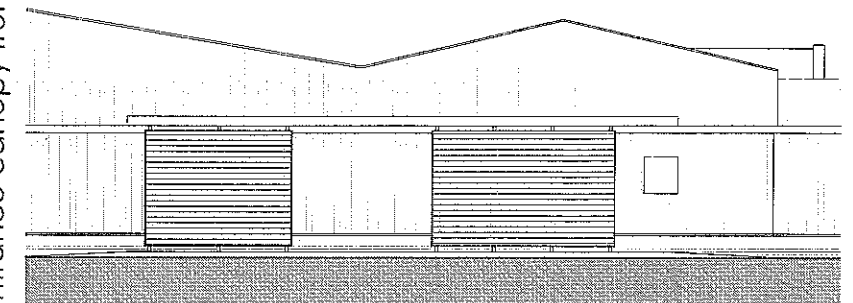
East Elevation



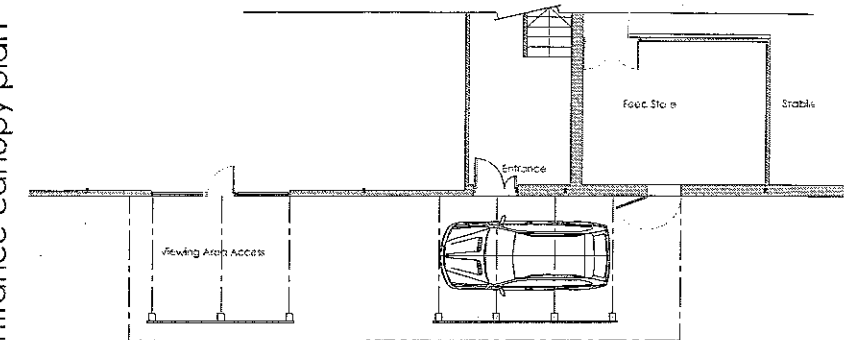
entrance canopy side



entrance canopy front



entrance canopy plan



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Rev	Description	Date	By
A	To RVC comments	26/10/2012	CM

Jennings Design Associates
Architects

Material Legend

- 1 Timber Yorkshire Paneling
- 2 Glazed Balcony
- 3 D/Glazed Bi-folding doors
- 4 New Events Entrance - Render With Sandstone Quoins
- 5 To Match Existing Roof

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Northcote Riding Centre		
Proposed Elevations		
Drawing Number: 635-P-006	Rev: 1/2007/100 A1	Date: Oct 2010
Drawn by: JMC	Checked by: BJ	

Pr	Preliminary	C	Contract
F	Feasibility	Cn	Construction
P	Planning	AS	As Built
T	Tender	Other	



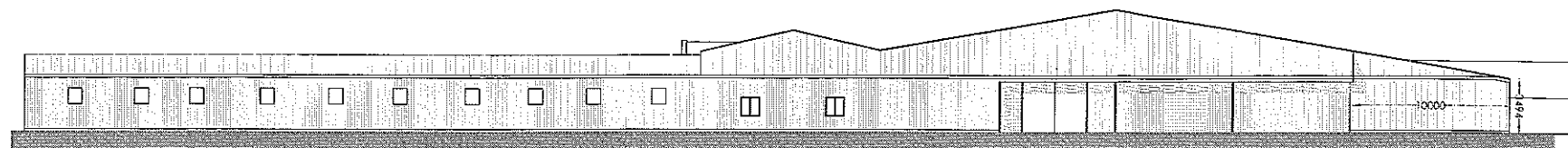
Material Legend

1. Timber Yorkshire Paneling
2. Glazed Balcony
3. D/Glazed BHolding doors
4. New Events Entrance - Render With Sandstone Quoins
5. To Match Existing Roof

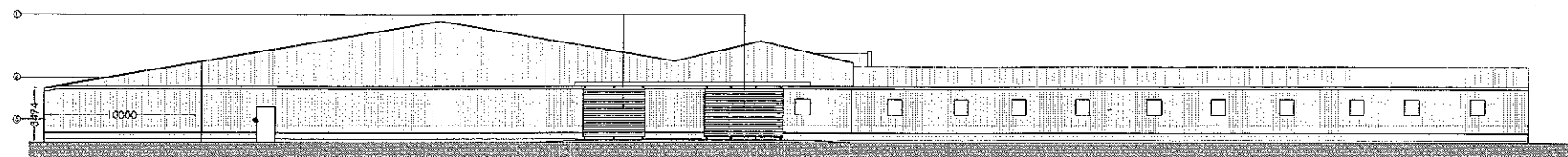
Notes

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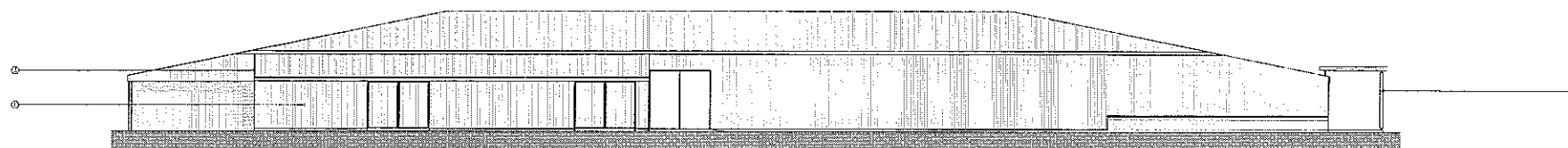
East Elevation



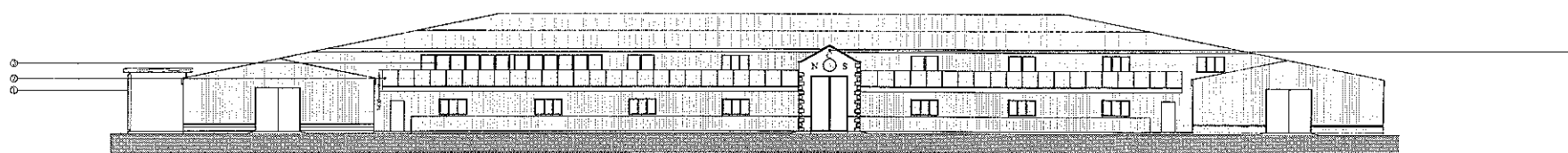
West Elevation



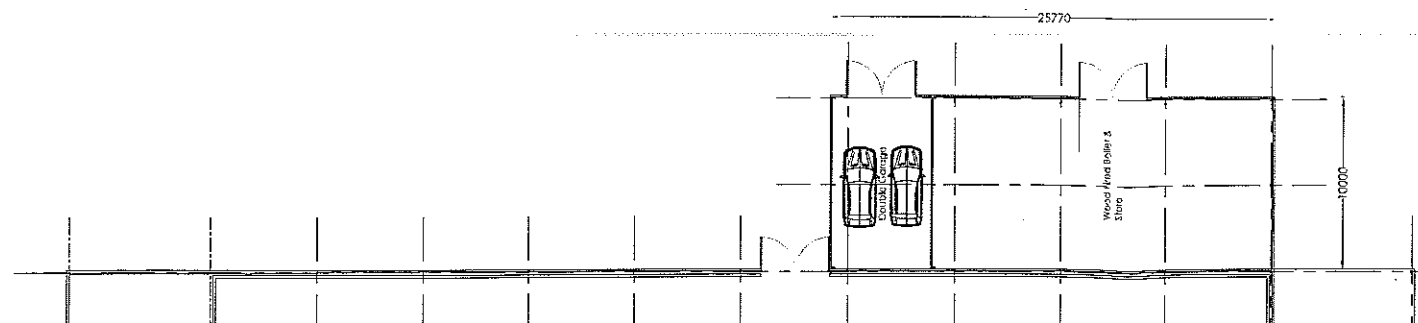
North Elevation



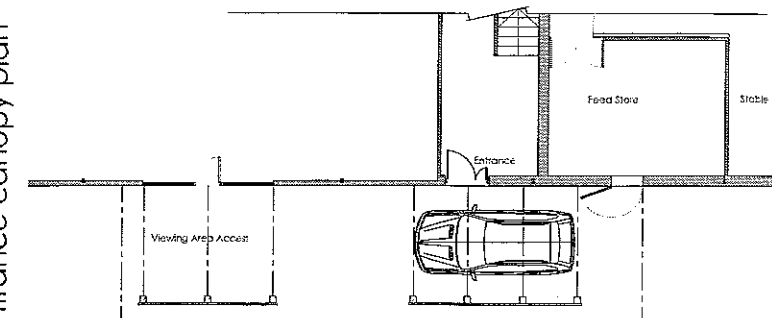
South Elevation



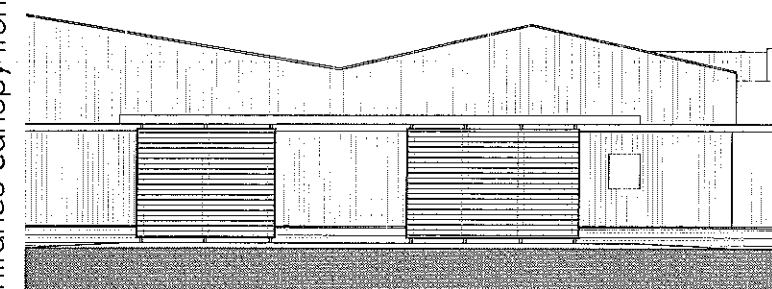
Double Garage, Wood fired boiler & Store plan



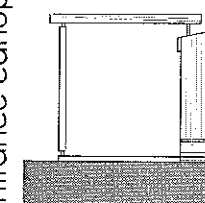
entrance canopy plan



entrance canopy front



entrance canopy side



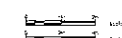
320120977P

Rev	Description	Date	By
B	Issued for construction	03/10/2010	CM
A	Issued for construction	03/10/2010	CM

Jennings Design Associates
Architects

Architects	Designers	Project Managers
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Richard & Janet Mizon		
Northcote Riding Centre		
Proposed Elevations		
635-P-006	Rev: 1:200/100 A1	Date: Oct 2010

Rev	Description	Date	By
B	Issued for construction	03/10/2010	CM
A	Issued for construction	03/10/2010	CM



Typical section through balcony 1:50

