



RIBBLE VALLEY
BOROUGH COUNCIL

24 JAN 2013

For office use only

Application No.

Date received

Fee paid £

Receipt No:

321130131P

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

Householder Application for Planning Permission for works or extension to a dwelling. 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:	Alan	Surname:	Whitfield		
Company name:							
Street address:	Woodside, Whalley Old Road				Country Code	National Number	Extension Number
					Telephone number:		
	Billington				Mobile number:		
Town/City:	Clitheroe				Fax number:		
County:	Lancashire				Email address:		
Country:							
Postcode:	BB7 9JF						
Are you an agent acting on behalf of the applicant?					☒ Yes	☐ No	

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Ivan	Surname:	Wilson		
Company name:	IWA Architects Ltd.						
Street address:	Waterloo Mill				Country Code	National Number	Extension Number
	Waterloo Road				Telephone number:	01200 423487	
					Mobile number:		
Town/City:	Clitheroe				Fax number:		
County:	Lancashire				Email address:		
Country:	United Kingdom						
Postcode:	BB7 1LR				admin@iwarchitects.co.uk		

3. Description of Proposed Works

Please describe the proposed works:

The works proposed includes alterations to the existing building and a proposed garden room to the South West Elevation of the existing dwelling. The existing building requires roof repairs and alterations to upgrade the fabric, improve heat retention and create more habitable space on the first floor. We propose the removal of the two existing 'hipped' roofs and dormer windows on the South East Elevation with amendments to the roof structure and ridgeline to be extended out over a new wall built off the existing to form a pike gable end. This also applies to the current 'lean to' roof and dormer window on both the North East and South West Elevations to allow greater head height internally. Other window alterations are proposed to the South East and North East elevations at ground floor level in order to accommodate internal changes and views out. In addition we propose restoring the original chimney full height. The access to the patio on the North West elevation is to be extended with a ramp and slightly raised around the existing dwelling and new garden room. For maintenance reasons the decorative boarding which is rotting on the North West gable ends will also be removed. The new garden room is to become an extension to the existing dwelling on the South West elevation, which follows a similar massing to that of the existing gable structure.

Has the work already been started without planning permission?

☐ Yes ☒ No

4. Site Address Details

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

House: Suffix:
House name: Woodside
Street address: Whalley Old Road
 Billington
Town/City: Clitheroe
County:
Postcode: BB7 9JF

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

Easting: 371879
Northing: 434461

Description:

5. 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

Do the proposals require any
diversions, extinguishment and/or
creation of public rights of way?

☐ Yes ☒ No

6. Pre-application Advice

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

☐ Yes ☒ No

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within
falling distance of your proposed development?

☒ Yes ☐ No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

Drawing No: 1924.SK.003 (Site Plan, Scale 1:200) and 1924.SK.001 (Ground Floor Plan, Scale 1:100)

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☒ Yes ☐ No

If Yes, please show on your plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings:

T1, Drawing No: 1924.SK.003 (Site Plan, Scale 1:200) and 1924.SK.001 (Ground Floor Plan, Scale 1:100)

8. Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes ☒ No

9. 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

10. 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

11. 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:

The existing wall finish is a white render with black decorative timber boarding on the gable end walls.

Description of *proposed* materials and finishes:

White render on the South West, North East and South East Elevations to match the existing. On the North West Elevation, timber framed glazed screen.

11. (Materials continued)

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

Natural slate.

Description of *proposed* materials and finishes:

Natural slate to match existing.

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

Upvc double glazed windows.

Description of *proposed* materials and finishes:

Upvc double glazed windows.

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

Timber for the rear entrance door and Upvc and glass for the front entrance door.

Description of *proposed* materials and finishes:

Upvc frames and glass are to be specified for the doors.

Boundary treatments - description:Description of *existing* materials and finishes:

Natural vegetation currently marks the property boundary along with stone walls.

Description of *proposed* materials and finishes:

A stone retaining wall will run along the South West of the extension, continuing the existing stone wall which runs along the North West elevation, for pedestrian access and circulation around the property.

Vehicle access and hard standing - description:Description of *existing* materials and finishes:

Tarmac is used for vehicle access and parking on the North East side of the property. A combination of stone flags and concrete block pavers are used for pedestrian areas.

Description of *proposed* materials and finishes:

Stone flags and/or block pavers will be used for the proposed pedestrian areas.

Lighting - add descriptionDescription of *existing* materials and finishes:

Wall mounted floodlights.

Description of *proposed* materials and finishes:

As existing.

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

☐ Yes ☒ No**12. 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: Ivan Surname: Wilson

Person role: Agent

Declaration date: 24/01/2013

☒ Declaration made**12. 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

Notice recipient		Date notice served
Name:	Sole tenant - not applicable	
Number:	Suffix:	
Street:		
Locality:		
Town:		
Postcode:		

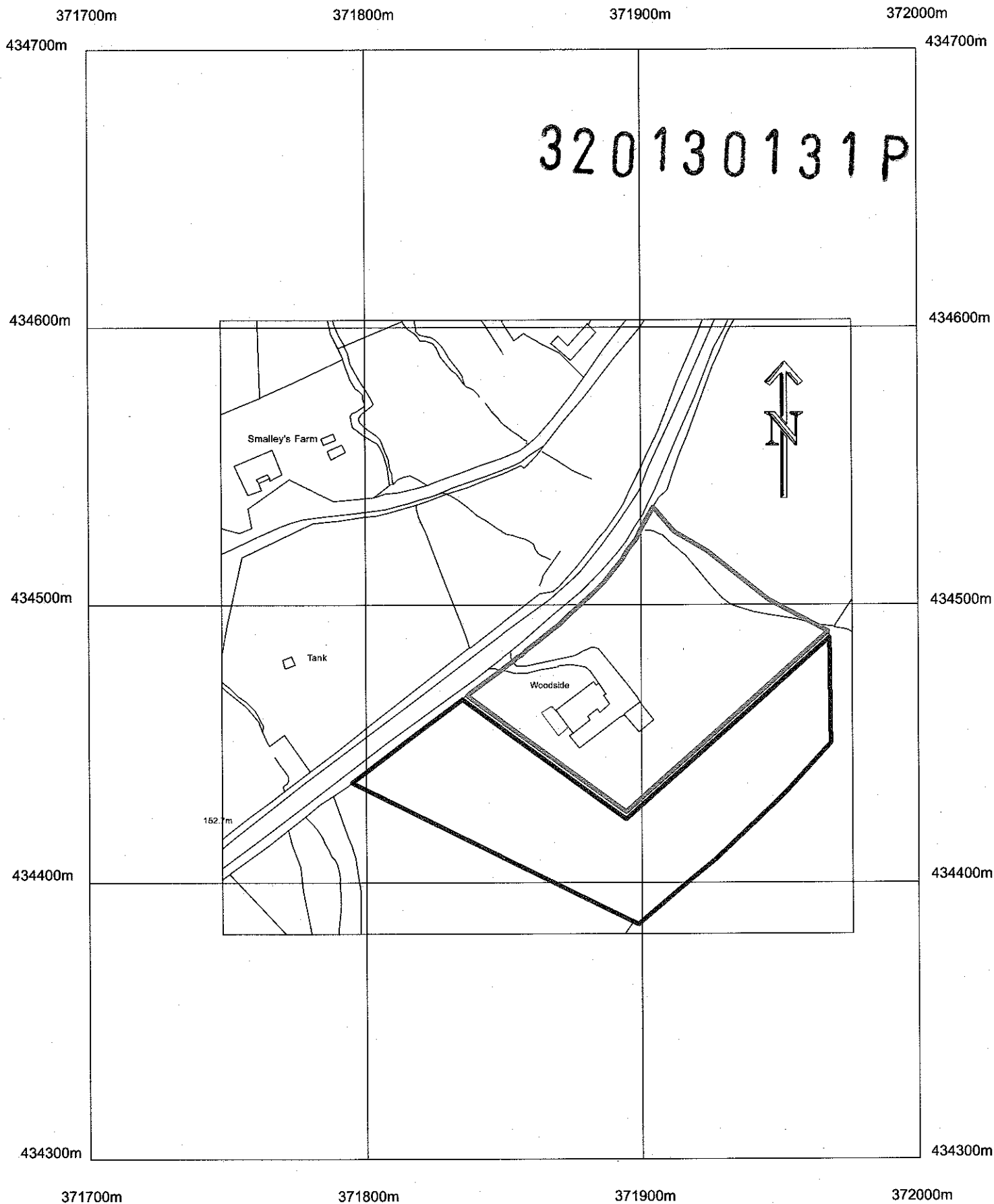
12. Certificates (Agricultural Land Declaration - continued)

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

13. 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



earthworks environmental design

9 Poorsland Barn, Slaidburn, Clitheroe. Lancashire. BB7 3AE
01200 446859 M: 07709 225783 earthworksuk@yahoo.co.uk

321130131P

Mr Ivan Wilson

IWA Architects Ltd
Waterloo Mill
Waterloo Road
Clitheroe
BB7 1LR

1 February 2013

Job ref: B 1250

Dear Mr Wilson

Re: Daylight scoping survey (bats): Woodside, Whalley Old Road, Billington, Clitheroe, BB7 9JF

Introduction

You have requested a protected species survey on behalf of your clients Mr and Mrs Whitfield, as a condition of a planning application to Ribbles Valley Borough Council (RVBC) for a proposed building extension requiring modifications to existing roof voids, dormer windows, roof verges and fascia-soffits. The survey includes both external and internal inspections of the property as shown in figures 1 to 9 of this report.

The Local Planning Authority must take account of the impact of a development on protected species in accordance with PPS9. RVBC requires an appraisal of the likely impact of the proposed development on all bat species that are present or likely to be present at the property, in addition to any mitigation, compensation or enhancement proposals that may be required.

A daylight scoping survey was undertaken on Thursday 31 January 2013 between 10.15 and 11.30. The weather at the time of the survey was cool, dry and bright (maximum temperature: 7.5°C, cloud cover: 50%, rain: nil, wind: blustery NW) providing satisfactory conditions for a site scoping (winter) survey.

Survey methodology

The survey methodology follows the recommended guidelines published by the Bat Conservation Trust - *Bat Surveys: Good Practice Guidelines, 2nd Edition*, Hundt, L (2012)), Natural England (*Survey Objectives, Methods and Standards as outlined in the Bat Mitigation Guidelines, 2004*) and Chapter 3 - Survey and Monitoring Methods, (*Bat Worker's Manual, JNCC, Mitchell-Jones AJ and McLeish, AP, 3rd Edition 2004*).

The survey methodology is designed to determine the likely presence of bats within the property and does not necessarily prove absence. The aim of the scoping exercise is to consider the potential value of the site for European Protected Species (EPS) and to establish whether bats and other protected species have been active within any part of the property that will be affected by the proposed development.

Non-invasive survey methods were used to assess the use of the property by protected species (bats).

The search was made using a high-powered lamp (Clu-lite CB2 - 1,000,000 candle power), close-focussing binoculars (Leica Trinovid), a digital camera (Kodak MD41) and 900mm endoscope (ProVision 300) to view all likely areas of the building for the presence of bats, ie. droppings and urine spots, bat corpses, roost staining or evidence of feeding remains such as discarded moth and butterfly wings and other insects fragments typically found in a perching and feeding area.

The survey methodology is designed to determine the likely presence of bats within the property and does not necessarily prove absence.

The survey was carried out by David Fisher (EED) - an experienced ecological consultant with more than 25 years experience of bat ecology and field survey work and a Natural England licence holder since 1989.

Natural England licence No: 20122876 (August 2012), Conservation, Science and Education.

Survey constraints

Some of the eaves roof voids were not accessible for inspection.

The survey was confined to the house as shown in figures 1 to 9, and does not include the detached garage.

Crevice-roosting bat species are occasionally overlooked, particularly in situations where solitary bats are able to conceal themselves within cavity walls or beneath wall cladding materials and roofing materials.

Bats tend to be highly mobile mammals; pipistrellus, plecotus and myotis species frequently change roost sites, particularly during spring, summer and autumn. Occasionally bats are found hibernating in summer roost locations.

Although it is usually possible to establish the presence of roosting, feeding and foraging bats using non-invasive survey methods, it is extremely difficult or more likely impossible to prove their absence.

Evening emergence, dawn swarming activity and acoustic bat activity surveys have not been undertaken.

Evidence of bat activity such as bat droppings or staining on external walls and surfaces is frequently removed by the action of wind and rain; absence of evidence is therefore evaluated with caution.

Limitations of the data search

National Biodiversity Network (NBN) and NLBG database records, whilst indicative of the bat species likely to occur within a 10km square, do not confirm presence or absence of a species or habitat.

Absence of records does not imply that a particular bat species is not present within the recording area.

Desktop study (10km squares: SD 73 and SD 74)

Pre-survey data searches include:

- (1) - data trawl on protected species (ie. any locally significant bat roosts)
- (2) - information regarding local, regional and national wildlife / conservation designations
- (3) - information relating to EPS surveys previously carried at the property or at neighbouring properties.

A local data search was carried to identify any relevant records of bat activity within 0.5km of the site. The following bat species are known to be present within the wider 10km² district:

Myotis sp.

Natterer's bat	(<i>Myotis nattereri</i>)
Whiskered bat / Brandt's bat	(<i>M. mystacinus</i> / <i>M. brandtii</i>)*
Daubenton's bat	(<i>M. daubentonii</i>)* ¹

Plecotus sp.

Brown long-eared bat	(<i>Plecotus auritus</i>)* ¹
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Pipistrellus sp.

Common pipistrelle	(<i>Pipistrellus pipistrellus</i>)* ¹
Soprano pipistrelle	(<i>P. pygmaeus</i>)* ¹

Nyctalus sp.

Noctule bat	(<i>Nyctalus noctula</i>)* ¹
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*NBN data ¹EED data

Pre-existing information

There are no existing records of roosting bats at this property (SD 719 344) or at neighbouring buildings within 500 metres of the site. The nearest recorded bat roosts (common pipistrelle) within the Billington area are at the following locations: SD 722 351, SD 721 354 and SD 729358.

Description of the property

The property is a two storey detached house with brick cavity wall construction (built ca. 1930); the rafter with purlin roof has one accessible main roof void and several smaller inaccessible roof voids and sealed eaves.

The roof structure is complex; there are also four dormer windows with flat bitumen roofs (figures 1 to 5).

The roof voids are generally well-sealed and were recently re-insulated with 200mm rolls of glass fibre material and foil above the first floor ceiling joists. The slate roof is lined with non-breathable bitumen and hessian felt; parts of the roof are also insulated with glass fibre material between the roofing spars (figure 9).



Figure 1: Front elevation



Figure 2: Rear elevation



Figure 3: Rear elevation (south)



Figure 4:



Figure 5: north elevation

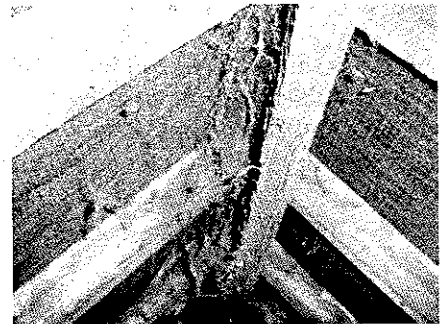


Figure 6:

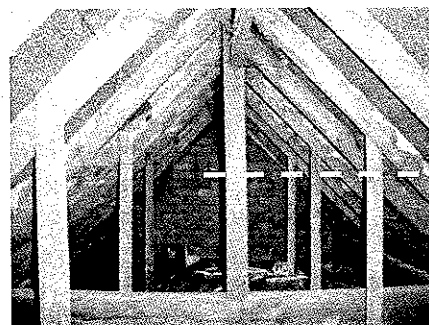


Figure 7:

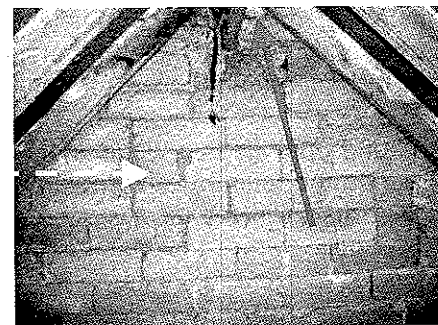


Figure 8:

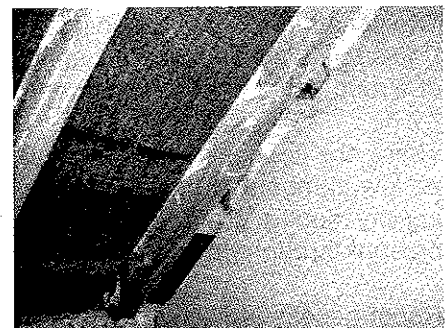


Figure 9: Void with hot water tank (rear)

External brickwork is rendered throughout, timber fascia soffits are generally well-sealed and secure and all windows and doors are double-glazed. Roof ridges, roof verges and leaded valleys are secure, although there are gaps beneath some slates close to the main ridge. Dormers are clad with bitumen felt and flat roofs appear well-fitted; some narrow soffits are sealed with ventilation mesh; Tudor-style claddings are well-fitted.

Proposed works

The proposed works include a building extension to the south-west elevation (figure 4) and re-roofing of the property in addition to modifications to existing dormer features, requiring some disturbance to existing voids.

Location of the property (national grid reference: SD 719 344): elevation: approximately 150 metres).

The site is located on the south-west side of Whalley Old Road on rising ground; the house is surrounded by mature garden, extensive lawns and well-established mixed tree species. The property is in a rural location with open countryside nearby; the site is on relatively high ground with extensive views over the Ribble Valley and Bowland Fells, consequently, the south-westerly aspect is exposed to the prevailing winds.

There are no significant ponds or water channels nearby, although there is extensive open water at Dean Clough Reservoir approximately 1000 metres south of the site.

The surrounding habitat provides moderate feeding and foraging potential for bats and several bat species are known to be present in the area. There are many large conifer and broadleaved trees close to the site and there is extensive mixed woodland / plantation within 100 metres of the house to the south-east.

Survey results

There is some evidence of roosting bats within part of the main roof; a small number of relatively fresh bat droppings (approximately 6 No.) were found attached to the brick work of a partition wall inside the main roof void immediately below the roof apex (located by arrows in figures 7 and 8). Although the presence of droppings on brickwork indicates access by bats above the ridge board and roofing felt, there are also several droppings scattered over the insulating foil inside the void.

There are no signs of access by bats in other parts of the roof and there are no indications that bats are currently active within any part of the building.

All external features of the property were carefully inspected for evidence of bat droppings and other indicative signs of access by bats. There is no evidence of any bat activity on external walls, windows or other suitable features where roosting bats are frequently found. There is no history of roosting bats at the site and there are no existing records at this location; the present owners are unaware of any roosting bats.

Evaluation of results

There is evidence of bat activity within one small area of the roof void - ie. the central roof area directly above the brick partition wall (figures 7 and 8; a red arrow indicates the most likely roost location). Bat droppings below the roof apex indicate limited roosting activity near the ridge board or below ridge tiles and roof slates.

The location of the droppings indicates a small, crevice-roosting species such as common pipistrelle (*Pipistrellus pipistrellus*) this species frequently gains access to roofs; bats typically roost in the warmest part of a roof, usually between felt and slate or beneath ridge tiles.

There are no significant accumulations of droppings that would indicate a maternity roost; activity is likely to be low numbers of bats (1 to 5 bats) during the main roosting period (March / April to September / October); activity during winter (November to February) is far less likely, although occasionally, solitary bats are present throughout the year.

Roost access is likely to be under the slightly raised roof slates close to the ridge on the rear (south-east) roof pitch; pipistrelles are capable of entering a roof where there are gaps of 15mm – 20mm only and will crawl considerable distances to find suitably secure and warm roost locations. There is a low to moderate risk of exposing solitary bats beneath slates and ridge tiles between April and September; there is a low risk of disturbing bats during the winter period.

Current good practice guidelines recommend that re-roofing operations are carried out during the spring and autumn periods when bats are at least risk of disturbance, injury or death. (See Mitigation guidance notes).

There is no evidence that bats have roosted or gained access to any other part of the property. It is unlikely that roosting bats will be disturbed during the proposed works on other parts of the building. The proposed works are unlikely to cause 'significant' disturbance to roosting bats.

The overall scale of impact of the development on local bat populations is likely to be relatively low.

Main recommendations

It is recommended the proposed works proceed with reasonable caution and vigilance for the 'unexpected' presence of solitary roosting bats.

Further survey work is not recommended (ie. dusk emergence, dawn re-entry and acoustic activity surveys).

If any bats are at risk of disturbance during the proposed extension building works or re-roofing operations, contact the surveyor (David Fisher – 01200 446859 / 07709 225783) or Bat Conservation Trust immediately.

SUMMARY

Although there is limited evidence of roosting bats within the main roof; there is no evidence of access by bats in any other part of the building that is likely to be affected by the proposed building operations. It is recommended that project managers and site contractors are aware that solitary bats could be present; if any bats are disturbed exposed or at risk of being exposed, stop work in that area immediately and seek advice.

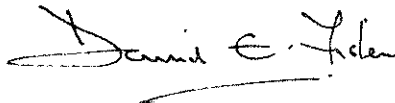
Further survey effort (activity surveys) is **not required**; an EPS development licence is **not required**.

The proposed building alterations are **unlikely to cause significant disturbance to bats** or result in the loss of a bat roost or cause injury or death of a European Protected Species – (Bats) or result in any significant impact on a local bat population.

The scale of impact of the development at site level on local bat populations is likely to be low / negligible.

Please note: I do not provide a copy of this report to the local planning authority, therefore it is your responsibility to forward the report to Ribble Valley Borough Council with the planning application.

Yours sincerely



David Fisher

APPENDIX A

Mitigation considerations (general guidance notes)

Mitigation refers to the practices adopted to reduce or remove the risk of disturbance, injury or death of a protected species or damage to a roost. The Bat Mitigation Guidelines (Natural England, 2004) define mitigation as "...measures to protect the bat population from damaging activities and reduce or remove the impact of development".

ACTION	METHOD / NOTES
1. Further survey effort	No required
2. Timing constraints	Not required
3. EPS Licence requirement	Not required
4. Removing roofing materials	There is a higher risk of disturbing roosting bat during the removal of ridge tiles, roofing slates and roofing felts; all contractors must be aware that small numbers of roosting bats or solitary bats could be present at any time of year; the greatest risk is usually between April and September.
5. Removal of slate and ridge tiles	In high risk areas: carefully lift all roofing materials by hand to avoid trapping or crushing roosting bats. Accumulations of bat droppings are often the first sign that bats are present.
6. Accidental exposure of bats	In the event of bats being exposed or vulnerable to harm, all work in that area must stop immediately. Cover the exposed bats to reduce further risk of harm and seek further advice.
7. Legal protection	Site contractors and project managers should be fully aware of the legal protection afforded all species of bat in the UK and procedures should be in place to mitigate for the potential impact on bats - see notes on 'Bats and the Law' in this report.
8. General advice on bats	If you require further advice on bats during the proposed building operations or if you find any injured bats roosting bats, call BCT immediately; they will normally contact a qualified bat worker in the local area who will visit the site and provide further advice free of charge. Call David Fisher (EED) on 01200 446859 (office) or 07709 225783 (mobile).
9. Emergency advice:	Bat Conservation Trust (BCT) helpline number: 0845 1300 228.

APPENDIX B

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Wildlife legislation – Bats and the law

All bat species in the UK receive full protection under the Wildlife and Countryside Act 1981 (amended by the Environment Protection Act 1990). The Countryside and Rights of Way Act 2000 amends the Wildlife and Countryside Act to also make it an offence to intentionally or recklessly damage, destroy or obstruct a place that bats use for shelter or protection. All species of bats are listed on Schedule 5 of the 1981 Act, which makes it an offence to:

- *intentionally kill, injure or take any wild bat.*
- *intentionally or recklessly damage, destroy or obstruct access to any place that a wild bat uses for shelter or protection. This is taken to mean all bat roosts whether bats are present or not.*
- *intentionally or recklessly disturb any wild bat while it is occupying a structure or place which it uses for shelter or protection.*

The protected status afforded to bats means planning authorities may require extra information (in the form of surveys, impact assessments and mitigation proposals) before determining planning applications for sites used by bats. Planning authorities may refuse planning permission solely on grounds of the predicted impact on protected species such as bats. Recent case law has underlined the importance of obtaining survey information prior to the determination of planning consent¹.

*"It is essential that the presence or otherwise of protected species, and the extent that they may be affected by a development proposal, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision."*²

All British bat species are included in Schedule 2 of the Conservation (Natural Habitats, &c.) (Amendment) Regulations 2007, (also known as Habitats Regulations) which defines 'European Protected Species' (EPS).

¹ Bat Mitigation Guidelines, AJ Mitchell Jones, Joint Nature Conservation Committee, (2004) ISBN 1 86107 558 8

² Planning Policy Statement (PPS9) (2005), Biodiversity and Geological Conservation. ODPM.

Protected species (Bats) and the planning process¹

For development proposals requiring planning permission, the presence of bats, and therefore the need for a bat survey, is an important 'material planning consideration'. Adequate surveys are therefore required to establish the presence or absence of bats, to enable a prediction of the likely impact of the proposed development on them and their breeding sites or resting places and, if necessary, to design mitigation and compensation. Similarly, adequate survey information must accompany an application for a Habitats Regulations licence (also known as a Mitigation Licence) required to ensure that a proposed development is able to proceed lawfully.

The term 'development' [used in these guidelines] includes all activities requiring consent under relevant planning legislation and / or demolition operations requiring building control approval under the Building Act 1984.

Natural England (Formerly English Nature) states that development in relation to bats "covers a wide range of operations that have the potential to impact negatively on bats and bat populations. Typical examples would be the construction, modification, restoration or conversion of buildings and structures, as well as infrastructure, landfill or mineral extraction projects and demolition operations".*

*(Tony Mitchell-Jones, 2004)

¹ 2.2.3 - Planning for development, p10, Bat Surveys, Good Practice Guidelines, BCT (2007).

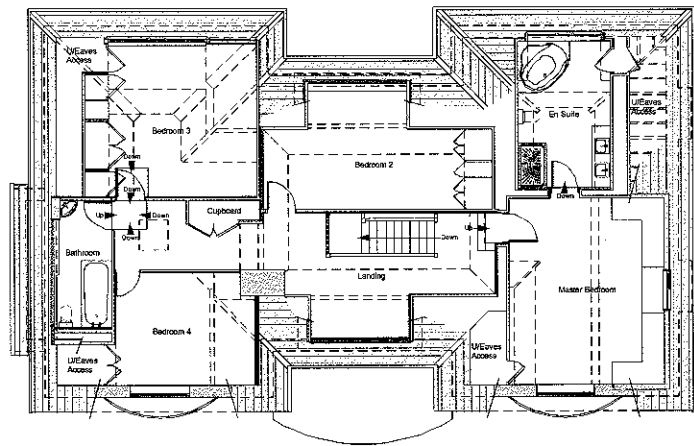
Other references:

Bats, development and planning in England, (Specialist support series) - Bat Conservation Trust, 5th Floor, Quadrant house, 250 Kennington Lane, London, SE11 5RD, 0845 1300 228

Clarification of the legal duty of Local planning Authorities' to European Protected species: High Court Judgment June 2009: (Wooley v Cheshire east Borough Council) - Bat Conservation Trust.

Defra Circular 01/2005 (to accompany PPS 9) - Department for Environment, Food and Rural Affairs.
www.defra.gov.uk

Natural England, Cheshire to Lancashire Team, Electra Way, Crewe, Cheshire, CW1 6GJ Tel: 01270 754227



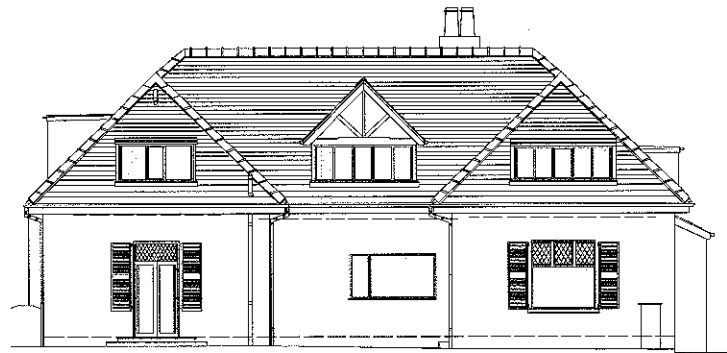
Existing First Floor Plan - House



North West Elevation - House



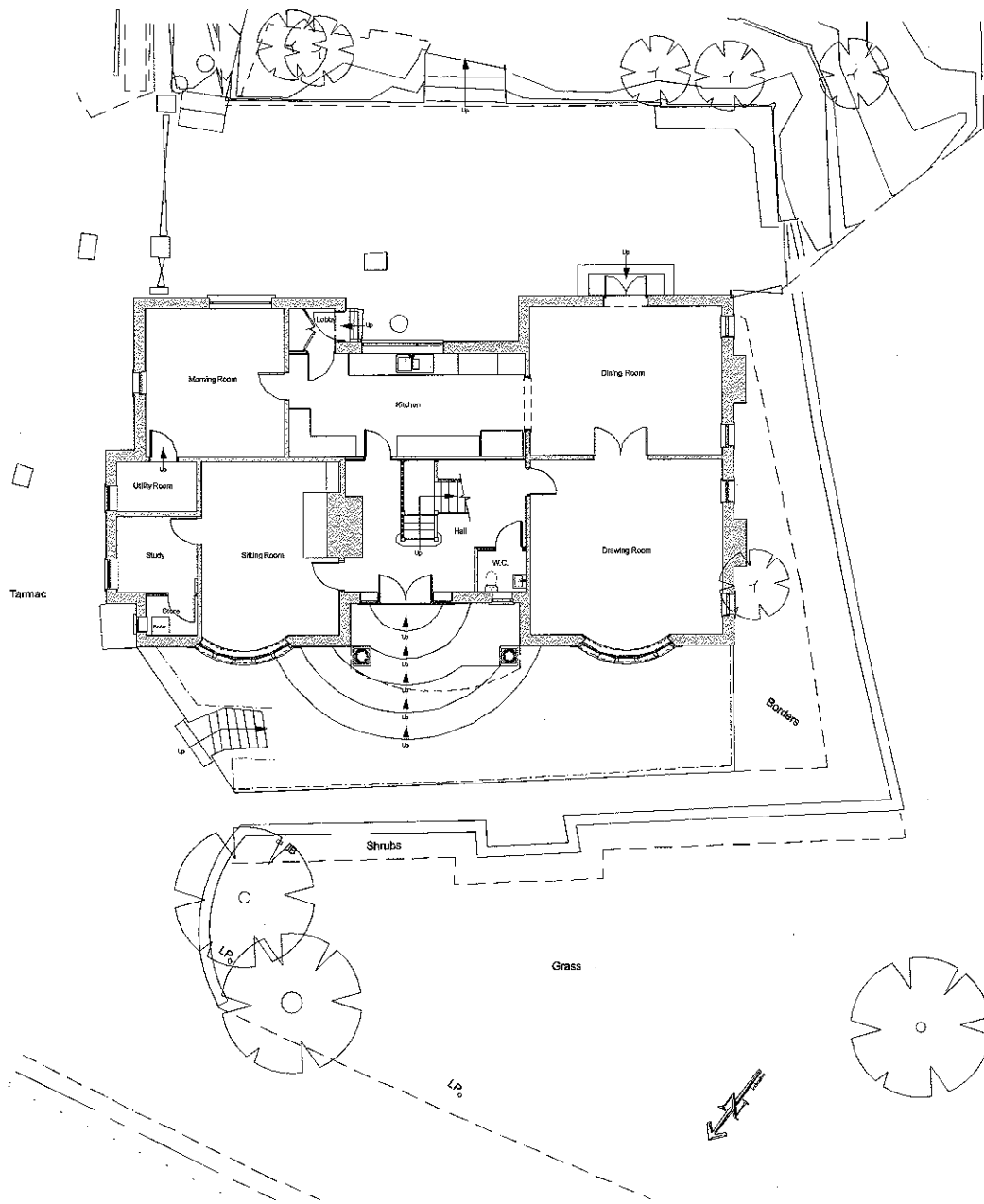
North East Elevation - House



South East Elevation - House



South West Elevation - House



Existing Ground Floor Plan - House

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Rev.	Date	Description
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Woodside
Whalley Old Road, Billington

Existing Plans and Elevations -
House and Garage

Drwg. No.: 1924.E.002 Rev.:

Date: Nov '12 Scale: 1:100@A1

IWA Architects

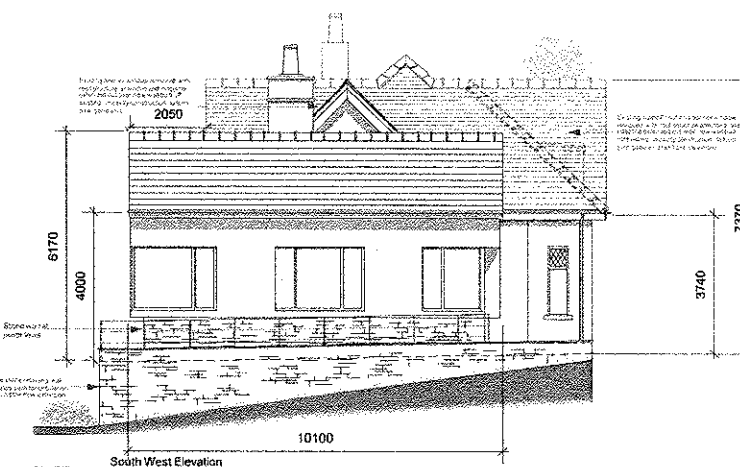
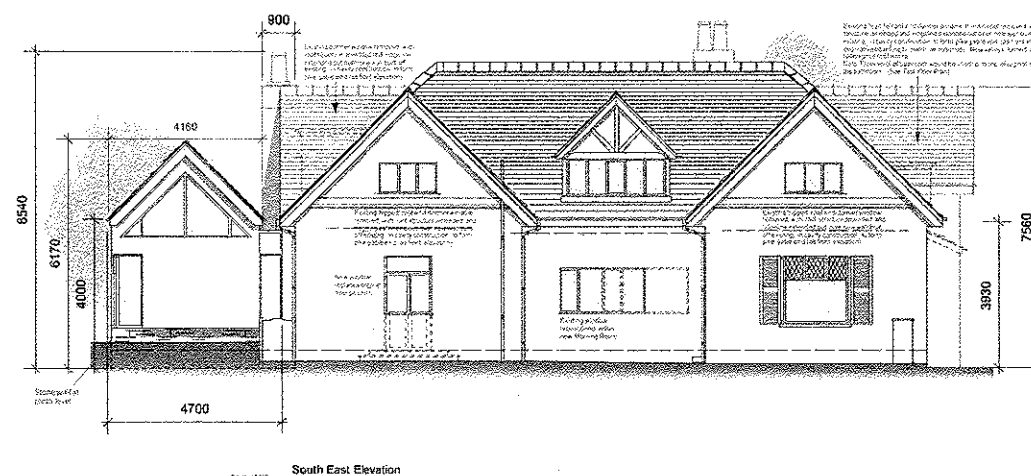
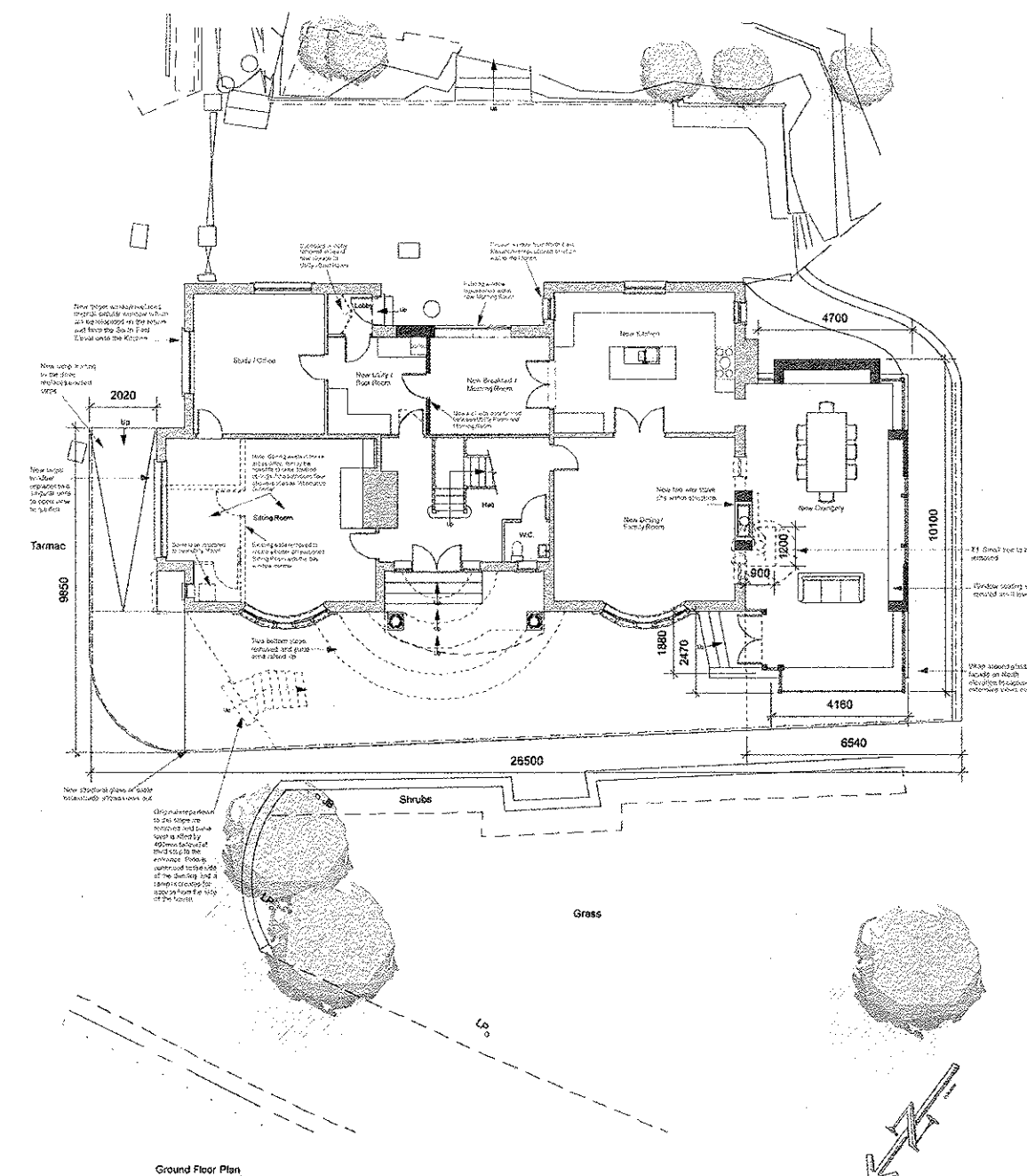
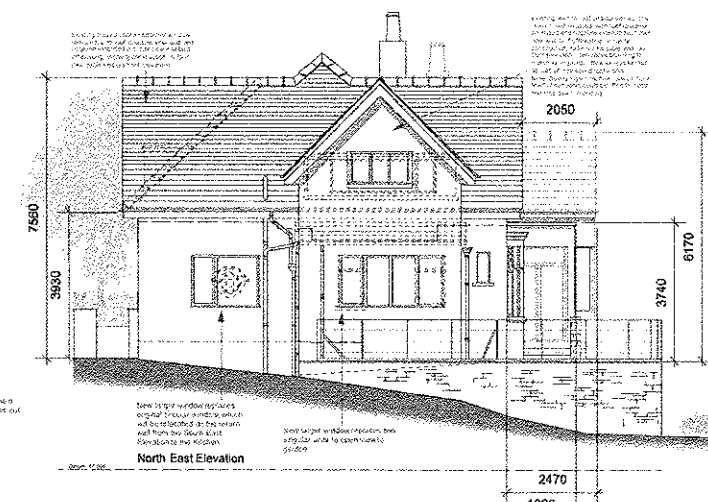
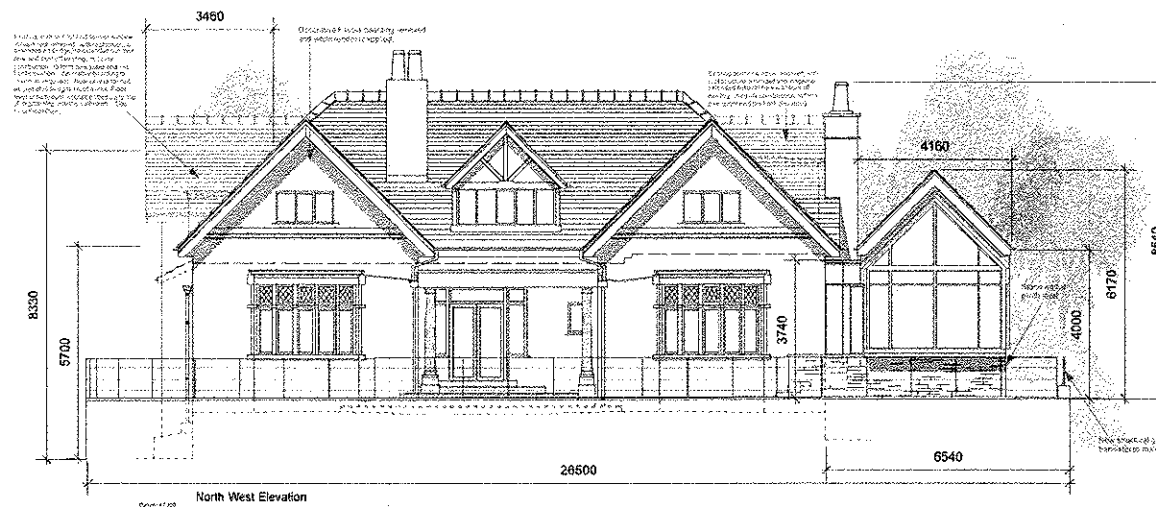
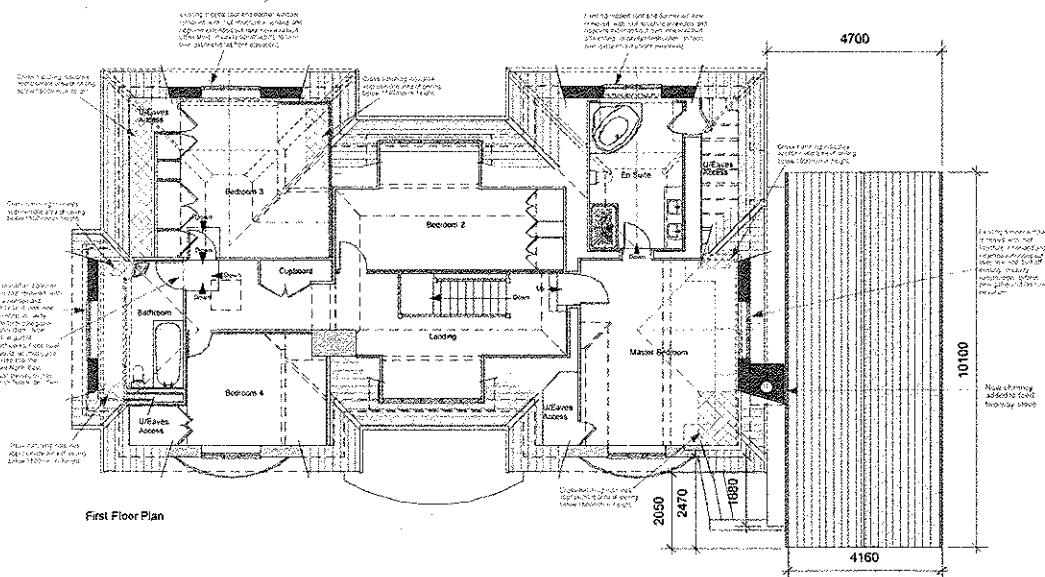
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Dimensions should not be scaled. All dimensions to be checked on site by the contractor before commencement of the relevant part of the work.



Materials - Existing

Walls - White render

Roof - Natural Slate

Windows - Upvc

Doors - Timber and Upvc

Materials - Proposed

Walls - White render and timber, with stone plinth.

Roof - Natural Slate

Windows - Upvc

Doors - Timber and Upvc

320130131P

Rev. Description

Woodside
Whalley Old Road, Billington

Proposed Plans and Elevations

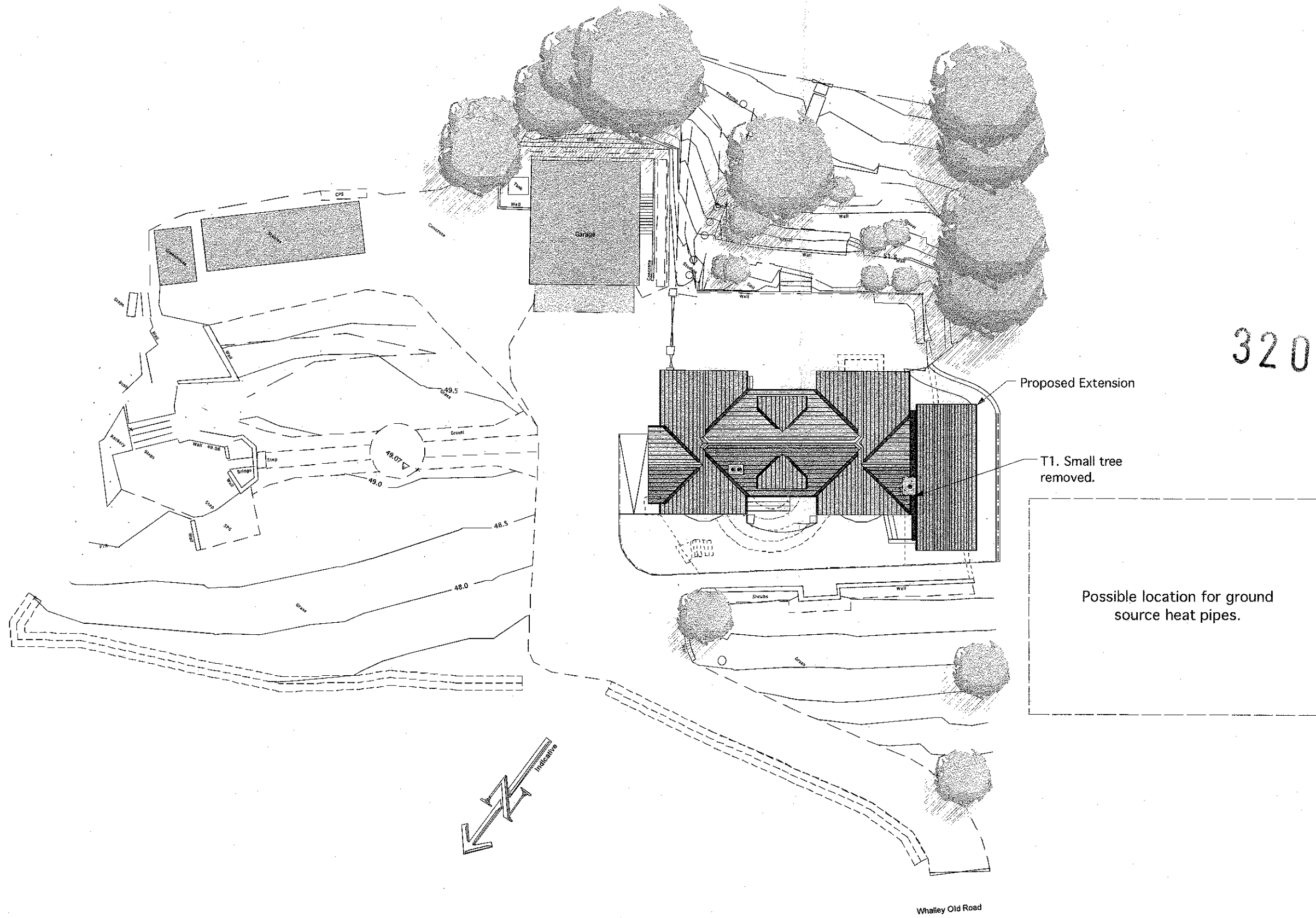
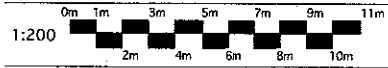
Drawg. No.: 1924.SK.001 Rev.:

Date: Jan '13 Scale: 1:100@A1

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Note: Existing use of land will not be affected by proposed works.

Rev	Date	Description
	dd/mm/yyyy	

Woodside
Whalley Old Road, Clitheroe

Site Plan

Drwg. No.: 1924.SK.003	Rev.:
Date: 01/2013	Scale: 1:200@A1

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