

SCHEDULE A: Applications with Recommendation

17/0599

Item No: 04

Date of Committee: 15/09/2017

Appn Ref No:
17/0599

Applicant:
Mr Weir

Parish:
St Cuthberts Without

Agent:
Architects Plus (UK) Ltd

Ward:
Dalston

Location: Broadfield, Carleton, Carlisle, CA1 3DZ

Proposal: Demolition Of Existing Bungalow And Outbuildings; Erection Of 1No. 2 Storey Dwelling

Date of Receipt:
04/07/2017 13:02:56

Statutory Expiry Date
29/08/2017 13:02:56

26 Week Determination

REPORT

Case Officer: Stephen Daniel

1. Recommendation

- 1.1 It is recommended that this application is approved with conditions.

2. Main Issues

- 2.1 Whether The Proposal Is Acceptable In Principle
- 2.2 Whether The Scale And Design Of The Proposal Are Acceptable
- 2.3 Impact Of The Proposal On The Living Conditions Of The Occupiers Of Any Neighbouring Properties
- 2.4 Impact Of The Proposal On The Setting Of Listed Buildings
- 2.5 Biodiversity
- 2.6 Other Matters

3. Application Details

The Site

- 3.1 The site, which measures 0.23 ha, is elevated above the adjacent A6 and rises steeply from south to north. It currently contains a dormer bungalow, a garage and a series of outbuildings, which are located towards the northern end of the site. The existing bungalow is finished in render under a slate

roof. A large flat roof dormer window, which is clad in white horizontal panels, is located in the south facing roofslope.

- 3.2 The front elevation of the existing dwelling faces to the south and overlooks a large garden which contains a number of mature trees towards the southern site boundary. Other trees are located along the eastern site boundary and these, together with a hedge, partially screen the existing dwelling. The site is accessed from a driveway that adjoins the A6 near to the southern site boundary and which slopes steeply uphill to the dwelling and garage.
- 3.3 Residential properties adjoin the site to the north, with other dwellings being located to the east of the site on the opposite side of the A6. Two of the dwellings and an outbuilding to the east of the site are Grade II Listed Buildings.
- 3.4 An office building, with a parking area to the front, and a residential property adjoin the site to the south. Fields adjoin the site to the west, with the River Petteril being located approximately 150m to the west of the site. A hedge separates the site from the adjacent field.

The Proposal

- 3.5 The proposal is seeking to demolish the existing bungalow and outbuildings, to re-grade and widen the existing access, to remove some of the existing trees and to erect a two-storey dwelling on the site.
- 3.6 The new dwelling would be erected on the site of the existing dwelling and outbuildings. It has been designed to make the most of the views towards the River Petteril to the west and would be orientated so that the main elevations face east and west.
- 3.7 The dwelling would be of contemporary design and would meet high standards of design and sustainability. It would consist of three blocks that would be linked by lower, recessed, glazed sections. The ground floor would be faced in locally sourced Cumbrian slate, with the blocks at first floor level being glass and timber effect panelling. The flat roofs would be a single ply membrane and would contain some solar panels.
- 3.8 The southern block would contain a garage at ground floor level and this would be adjoined by a store, a bin store and a lift. The first floor of the southern block would contain a media room, office and w.c.. Two guest bedrooms would be provided at ground floor level in the central block, with the upper floor containing a kitchen, a utility and a w.c. to the front and an open plan living/ dining area to the rear, which would be adjoined by a balcony. The northern block would only have accommodation at first floor level due to the change in levels across the site and this would contain an en-suite master bedroom.
- 3.9 The site contains a number of trees, five of which would be removed due to their low quality and five of which would be removed to make way for the proposed dwelling. A number of the existing trees along the southern site boundaries would, however, be retained, with a number of new trees being

planted along the eastern site boundary.

- 3.10 The existing driveway, which is narrow and steep (1 in 4 in places), would be regraded so that it is less steep (1 in 8) and it would be widened from 2.5m to 4m. This would provide access to the integral double garage and an adjacent parking area.

4. Summary of Representations

- 4.1 This application has been advertised by means of site and press notices as well as notification letters sent to two neighbouring properties. In response, one letter of objection has been received, which makes the following points:
- two trees at the south west corner of the garden need to be taken down as they have an adverse impact on The Orchards, that adjoins the site to the south;
 - at present the household waste goes into a septic tank which has had various problems of blockage, leakage and overflowing which causes foul smelling discharge to run down the field into front of Stackyard House. The new house should be connected to the main sewer;
 - facing the ground floor with slate is not appropriate for this part of Cumbria - slate has never been the local building material of choice apart from for roofing. Facing the lower floor with local sandstone or a good quality brick would be a nod to the vernacular and would demonstrate an evolution of building design.

5. Summary of Consultation Responses

Northern Gas Networks: - no objections;

Cumbria County Council - (Highways & Lead Local Flood Authority): - no objections, subject to conditions (construction of access; measures to prevent surface water discharging onto the highway);

St Cuthberts Without Parish Council: - objects to the application - out-with the existing design principles currently evidenced within the old village of Carleton e.g. modern design, height and scale; incongruent with the historic environment in which it is located, the residential dwellings within its immediate and close vicinity including a Georgian farmhouse, clay dabbin long house and Grade II listed buildings; building materials specified i.e. blue slate, are considered inappropriate to the local landscape and the use of locally sourced sandstone is considered more appropriate.

6. Officer's Report

Assessment

- 6.1 The relevant planning policies against which the application is required to be assessed are Policies SP1, SP6, HO6, HE3, IP3, IP6, CC5, GI3 and GI6 of

the Carlisle District Local Plan 2015-2030. The proposals raise the following planning issues:

1. Whether The Proposal Is Acceptable In Principle

- 6.2 The proposal is seeking to replace an existing dwelling in Carleton, which is deemed to be a sustainable location, with a new dwelling which is acceptable in principle, subject to the scale and design being appropriate.

2. Whether The Scale And Design Of The Proposal Are Acceptable

- 6.3 Whilst the dwelling would have a larger footprint than the existing bungalow, it would only occupy 324 sq m, within a site of 2,300 sq m.
- 6.4 The levels of the site would be regraded to ensure that the height of the new dwelling would be similar to the ridge height of the existing bungalow and would be lower than the eaves height of the adjacent property to the north. It would also be 0.9m lower than the ridge height of The Beeches, which lies to the east of the site, on the opposite side of the A6.
- 6.5 The dwelling would be of contemporary design and would meet high standards of design and sustainability. It would consist of three blocks that would be linked by lower, recessed, glazed sections. This would help to break up the mass of the building and reduce its impact when viewed from outside the site.
- 6.6 The ground floor would be faced in locally sourced Cumbrian slate, with the blocks at first floor level being glass and timber effect panelling. The flat roofs would be a single ply membrane and would support some solar panels. The use of slate and timber effect panelling would help the dwelling to integrate into the landscape.
- 6.7 A number of the existing trees along the southern site boundary would be retained, with some new trees being planted along the eastern site boundary. These would help to partially screen the building in views from the A6 and the dwellings to the east. The main garden area would lie to the west of the dwelling and this would provide views across open fields to the River Petteril.
- 6.8 The Parish Council has raised concerns about the design of the dwelling, which it considers is not in keeping with the existing design principles in the old village of Carleton in terms of its modern design, height and scale; it would be incongruent with the historic environment in which it is located – the neighbouring dwellings include a Georgian Farmhouse, a clay dabbin long house and Grade II Listed Buildings; and the proposed materials specified are considered to be inappropriate to the local landscape and the use of locally sourced sandstone would be more appropriate. A letter of objection has also been received from a local resident, which considers that the ground floor should be faced in local sandstone or a good quality brick and not slate, which has never been the local building material of choice apart from for roofs.

6.9 The new dwelling would replace a 20th century dormer bungalow which is of low townscape quality. The proposed dwelling would sit on an elevated site above the A6 and given the size of the plot and the extensive landscaping it would not be viewed in conjunction with any neighbouring properties. The Council's Heritage Officer/ Urban Designer has been consulted on the application and he has raised no objections to the contemporary design of the new dwelling. Whilst modern materials are being used, these are considered to be appropriate for the contemporary design of the dwelling and the choice of slate and timber effect panelling would help the dwelling to sit comfortably within the landscape. The use of more traditional materials would detract from the contemporary design concept. The impact of the proposal on the Listed Buildings in the vicinity of the site is considered below.

6.10 In light of the above, the scale and design of the proposed dwelling would be acceptable.

3. Impact Of The Proposal On The Living Conditions Of The Occupiers Of Any Neighbouring Properties

6.11 The nearest residential property lies 21m to the north of the proposed dwelling. The dwelling has been designed so that a single-storey blank elevation faces this property.

6.12 The dwelling has been designed so that the main living areas and main garden areas would face the open fields to the west. The dwellings to the east would have front elevations a minimum of 32m away from the east elevation of the proposed dwelling and the proposed landscaping along this boundary would help to reduce overlooking.

6.13 The nearest building to the south would be over 32m away from the south elevation of the proposed dwelling and would be partially screened by the existing landscaping along the southern site boundary, which is to be retained.

6.14 In light of the above, the proposal would not have an adverse impact on the living conditions of the occupiers of any neighbouring properties through loss of light, loss of privacy or over-dominance.

4. Impact Of The Proposal On The Setting Of Listed Buildings

6.15 Two dwellings (The Beeches and The Cottage) and an outbuilding that lies between the two dwellings are all Grade II Listed.

6.16 Section 66 (1) of the Planning (Listed Building and Conservation Areas) Act 1990 highlights the statutory duties of Local Planning Authorities whilst exercising of their powers in respect of listed buildings. The aforementioned section states that:

"In considering whether to grant planning permission for development

which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

- 6.17 Paragraph 133 of the NPPF states that Local Planning Authorities should refuse consent for any development which would lead to substantial harm to or total loss of significance of designated heritage assets. However, in paragraph 134, the NPPF goes on to say that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. Policy HE3 (Listed Buildings) of the adopted Local Plan states that listed buildings and their settings will be preserved and enhanced.
- 6.18 The proposed dwelling would be 32m from the nearest of the these dwellings, which would lie on the opposite side of the A6. The site currently contains a relatively modern dormer bungalow which is of low aesthetic value and which is screened from the Listed Buildings by landscaping. This is to be replaced by a contemporary building of high quality and aesthetic design, which would be largely be screened from the Listed Buildings by landscaping.
- 6.19 In light of the above, the setting of the Listed Buildings would not be materially affected by the proposal.

5. Biodiversity

- 6.20 The application is accompanied by a Bat Survey Report. No evidence was found that the buildings on the site currently support roosting bats. Bats were, however, found to be active on or near the survey site and the trees and hedges on the site appear to be used by commuting bats. Whilst some of the trees would be removed, a number of trees would be retained, with a number of new replacement trees being planted. The hedge that runs along the western site boundary, which has over 80% native species and which would be categorised as a UKBAP Priority Habitat, would be retained.
- 6.21 In light of the above, the proposal would not have an adverse impact on biodiversity.

6. Other Matters

- 6.22 An objector has raised concerns about the proposed foul water drainage as the septic tank that is on the site has been leaking and overflowing. The proposal is seeking to discharge foul sewerage into the mains sewer so this problem would be resolved. Surface water would discharge to a soakaway, the details of which would be approved through the Building Control process.
- 6.23 An objector has raised concerns about two trees on the site and has asked for a condition to be placed on the permission to require their removal. It is considered that it would be more appropriate for this issue to be discussed

with the site owners.

- 6.24 The Highway Authority considers that the parking and turning arrangements would be acceptable and adequate visibility splays would be provided. The widening and regarding of the existing access would also be acceptable.

Conclusion

- 6.25 In overall terms, the proposal is acceptable in principle. The scale and design of the replacement dwelling would be acceptable and it would not have an adverse impact on the living conditions of the occupiers of any neighbouring properties through loss of light, loss of privacy or over-dominance. The proposal would not have an adverse impact on the setting of any Listed Buildings or on biodiversity. The proposed access, parking and drainage would be acceptable. In all aspects, the proposal is compliant with the relevant policies contained within the adopted Local Plan.

7. Planning History

- 4.1 There is no planning history relating to this site.

8. Recommendation: Grant Permission

1. The development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:

1. the submitted planning application form received 4th July 2017;
2. the Site Location Plan (drawing ref: 16045 100) received 4th July 2017;
3. the Block Plans Existing and Proposed (drawing ref: 16045 101 Rev B) received 4th July 2017;
4. the Site Plan Existing Site (drawing ref: 16045 102) received 4th July 2017;
5. the Proposed Site Plan Entrance Level (drawing ref: 16045 103 Rev H) received 4th July 2017;
6. the Proposed Site Plan First Floor Level (drawing ref: 16045 104 Rev F) received 4th July 2017;
7. the Existing Building Floor Plans (drawing ref: 16045 130) received 4th July 2017;
8. the Proposed Plan Entrance Level Plan (drawing ref: 16045 105 Rev F) received 4th July 2017;
9. the Proposed Plan Upper Floor Plan (drawing ref: 16045 106 Rev G) received 4th July 2017;

10. the Proposed Plan Roof Plan (drawing ref: 16045 111 Rev E) received 4th July 2017;
11. the Existing Building Elevations (drawing ref: 16045 131) received 4th July 2017;
12. the Proposed Elevations (drawing ref: 16045 107 Rev E) received 4th July 2017;
13. the Proposed 3D Views Page 1 of 2 (drawing ref 16045 120 Rev A) received 4th July 2017;
14. the Proposed 3D Views Page 2 of 2 (drawing ref 16045 121) received 4th July 2017;
15. the Existing and Proposed Photo Montage 1 of 2 (drawing ref 16045 122) received 4th July 2017;
16. the Existing and Proposed Photo Montage 2 of 2 (drawing ref 16045 123) received 4th July 2017;
17. the Proposed Site Plan Visibility Splay (drawing ref 16045 132 received 4th July 2017;
18. the Landscape Plan Final (drawing ref OP: 03) received 5th July 2017;
19. the Proposed Site Sections A & B (drawing ref 16045 108 Rev D) received 4th July 2017;
20. the Proposed Site Section C (drawing ref 16045 109 Rev D) received 4th July 2017;
21. the Existing and Proposed Site Sections Along London Road (drawing ref 16045 110 Rev B) received 4th July 2017;
22. the Existing and Proposed Site Sections Along London Road (drawing ref 16045 112 Rev A) received 4th July 2017;
23. the Planting Schedule and Specification received 4th July 2017;
24. the Bat Survey Report received 4th July 2017;
25. the Design and Access Statement and Heritage Asset Statement received 5th July 2017;
26. the Tree and Hedge Survey Report received 5th July 2017;
27. the Notice of Decision; and
28. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

3. Samples or full details of all materials to be used on the exterior shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced.

Reason: To ensure that the proposed materials are acceptable and to ensure compliance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

4. The proposed landscaping shall be undertaken in strict accordance with the Landscape Plan Final (Dwg No. OP:03, received 5 July 2017 and the Planting Schedule and Specification, received 4 July 2017). These works shall be carried out as approved prior to the occupation of any part of the dwelling or in accordance with the programme agreed by the Local Planning Authority. Any trees or other plants which die or are removed within the first five years following the implementation of the landscaping scheme shall be

replaced during the next planting season.

Reason: To ensure that a satisfactory landscaping scheme is prepared and to ensure compliance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

5. Other than those trees identified for removal on the approved plan, no tree or hedgerow existing on the site shall be felled, lopped, uprooted or layered without the prior consent in writing of the Local Planning Authority and the protection of all such trees and hedgerows during construction shall be ensured by a detailed scheme to be agreed with the Local Planning Authority.

Reason: The Local Planning Authority wishes to see existing hedgerows/trees incorporated into the new development where possible and to ensure compliance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

6. The access drive shall be surfaced in bituminous or cement bound materials, or otherwise bound and shall be constructed and completed before the development is brought into use. This surfacing shall extend for a distance of at least 5 metres inside the site, as measured from the carriageway edge of the adjacent highway. The access also needs to be a minimum of 3.7m wide.

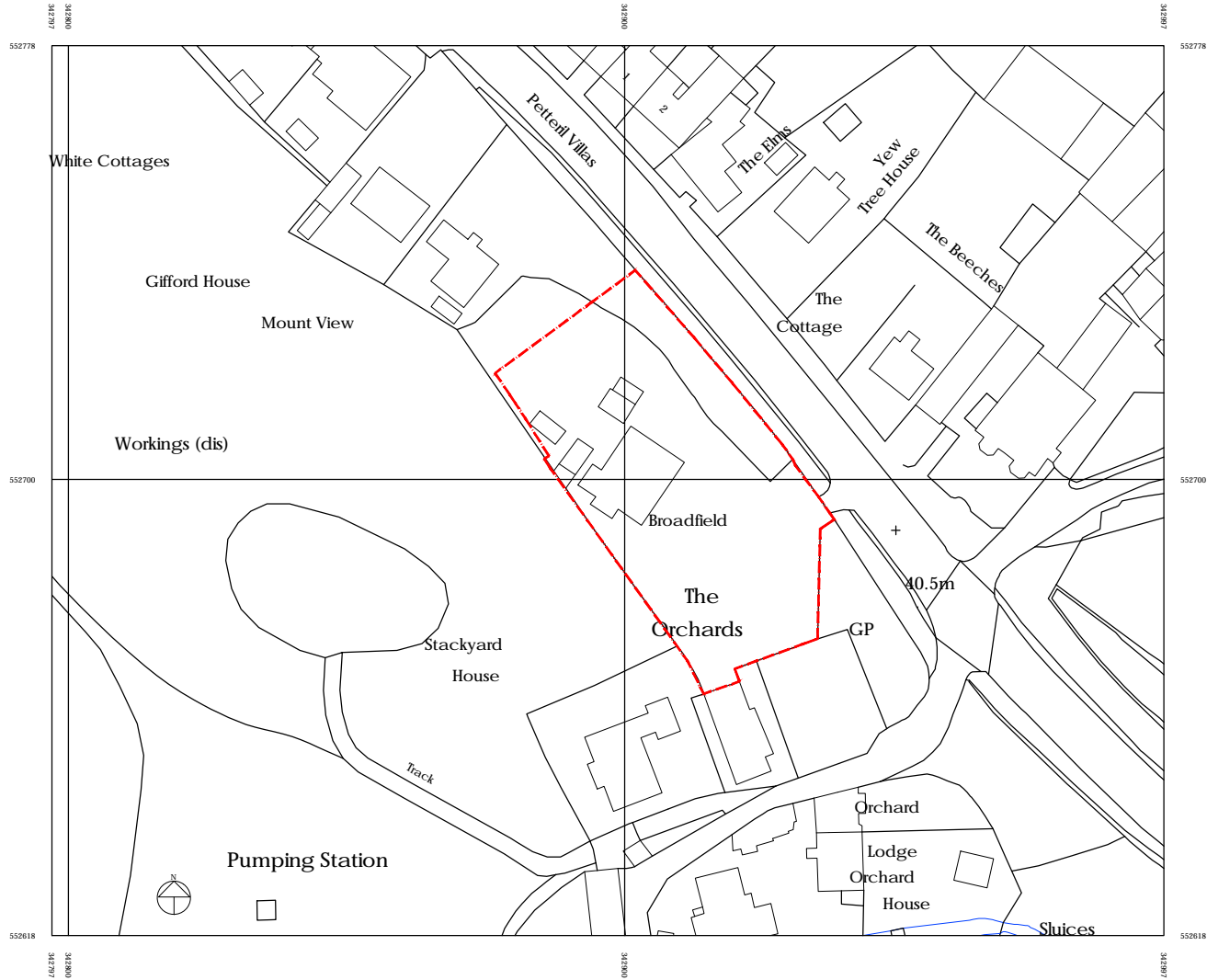
Reason: In the interests of highway safety and to support Local Transport Plan Policies LD5, LD7 & LD8.

7. Details of all measures to be taken by the applicant/developer to prevent surface water discharging onto or off the highway shall be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.

Reason: In the interests of highway safety and environmental management and to support Local Transport Plan Policies LD7 & LD8.

8. The vehicular crossing over the footway, including the lowering of kerbs, shall be carried out to the specification of the Local Planning Authority in consultation with the Highway Authority.

Reason: To ensure a suitable standard of crossing for pedestrian safety and to support Local Transport Plan Policies LD5, LD7 & LD8.



SITE LOCATION PLAN 1:1250

PLANNING

ARCHITECTS PLUS

Project

New Dwelling
Caleton Road, Carlisle

Client

Graham and Duilio

Drawing

Site Location Plan

Scale	Date	Drawn	Comp.No.	Number
1:1250	21.03.17	VW	PL01	16045 100
@A3				



Existing Block Plan



Proposed Block Plan

PLANNING

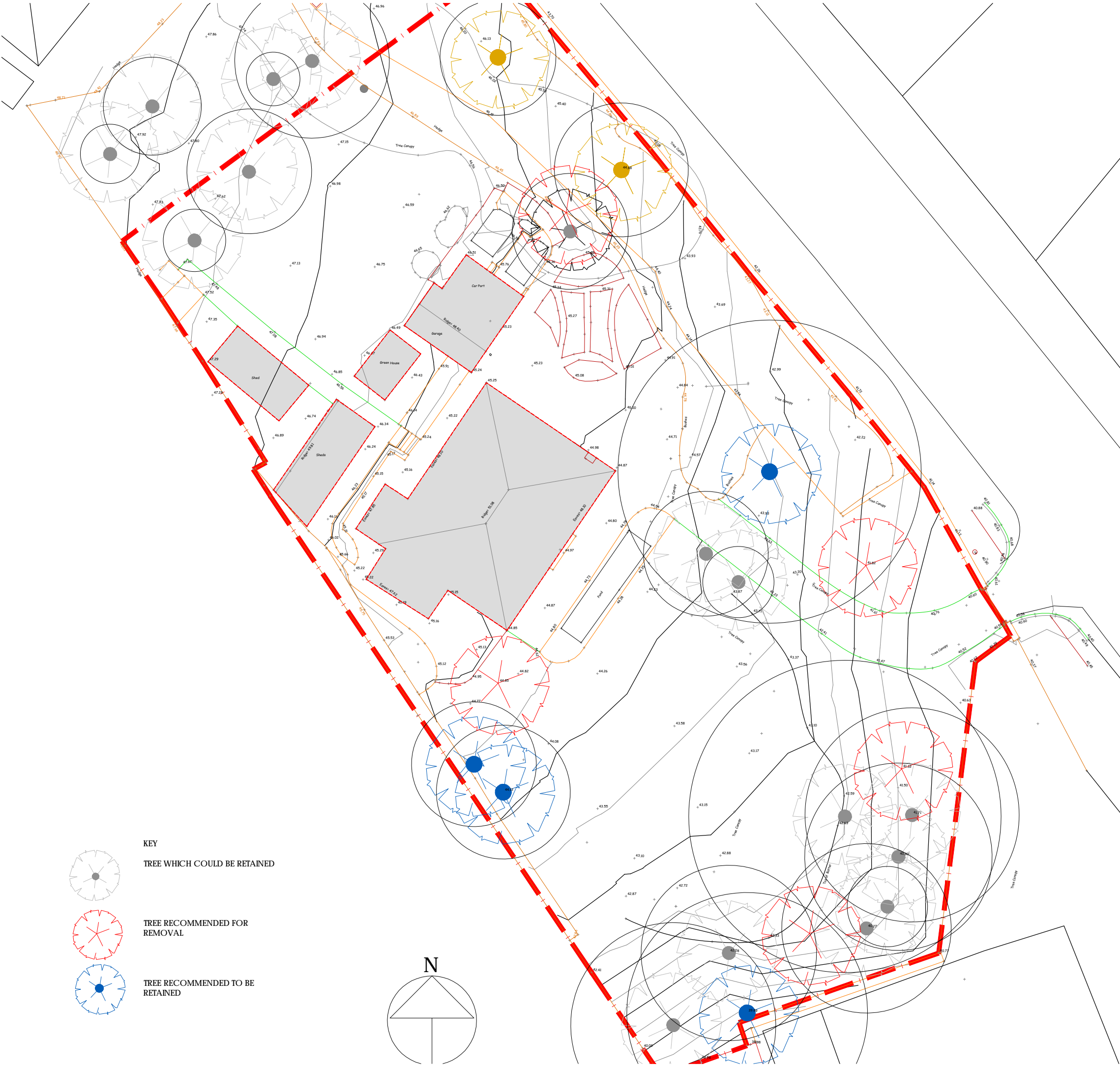
ARCHITECTS
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Project
New Dwelling
Caletton Road, Carlisle

Client
Graham and Duilio


Drawing
Block Plans
Existing and Proposed

Scale	Date	Drawn	Comp.No.	Number
1:500	21.03.17	VW	SK02	16045 101 B






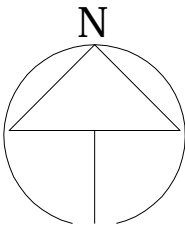
TREE WHICH COULD BE RETAINED



TREE RECOMMENDED FOR REMOVAL



TREE RECOMMENDED TO BE RETAINED



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New Dwelling
Caleton Road, Carlisle

Client

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Drawing

Site Plan
Existing Site

Scale	Date	Drawn	Comp.No.	Number
1:250 @A3	21.03.17	VW	PL01	16045 102



PROPOSED SITE PLAN
ENTRANCE LEVEL

This drawing is copyright. Figured dimensions are to be followed in preference to scaled dimensions and particulars are to be taken from the actual work where possible. Any discrepancy must be reported to the architect immediately and before proceeding.

Rev.	Date	Description	Revised by
A	31.03.17	Garage stores altered	VW
B	31.03.17	Coloured Issue	VW
C	06.06.17	Alterations as per meeting	VW
D	07.06.17	Colour altered and trees included	VW
E	13.06.17	Amended as per client comments	VW
F	21.06.17	Coloured	VW
G	27.06.17	Landscaping alterations	VW
H	29.06.17	Alteration to water feature	VW

- KEY
- TREE TO BE RETAINED
 - TREE RECOMMENDED FOR REMOVAL
 - PROPOSED TREES IN ACCORDANCE WITH LANDSCAPING DETAILS. REFER TO LANDSCAPE PLAN FOR FULL PLANTING DETAILS

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Project
New Dwelling
Caleton Road, Carlisle

Client
Graham and Duilio

Drawing
Proposed Site Plan
Entrance Level

Scale	Date	Drawn	Comp.No.	Number
1:250	21.03.17	VW	PL01	16045 103 H

@A3



PROPOSED SITE PLAN
FIRST FLOOR LEVEL

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Rev.	Date	Description	Revised by
A	12.04.17	Coloured issue	VW
B	06.06.17	Alterations as per meeting	VW
C	13.06.17	Alterations as per client comments	VW
D	21.06.17	Coloured	VW
E	27.06.17	Landscaping alterations	VW
F	29.06.17	Alterations to water feature	VW

PLANNING

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Project
New Dwelling
Caleton Road, Carlisle

Client
Graham and Duilio

Drawing
Proposed Site Plan
First Floor Level

Scale	Date	Drawn	Comp.No.	Number
1:250	21.03.17	VW	PL01	16045 104 F

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EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

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Project
New Dwelling
Caleton Road, Carlisle

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Graham and Duilio

Drawing
Existing building
Floor Plans

Scale	Date	Drawn	Comp.No.	Number
1:100 @A3	26.06.17	VW	PL01	16045 130

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Rev.	Date	Description	Revised by
A	12.04.17	Coloured issue	VW
B	07.06.17	Alterations as per client meeting	VW
C	13.06.17	Alterations as per client comments	VW
D	21.06.17	Coloured	VW
E	27.06.17	Landscaping alterations	VW
F	29.06.17	Alteration to water feature	VW



PLANNING ARCHITECTS PLUS

Project
New Dwelling
Caleton Road, Carlisle

Client
Graham and Duilio

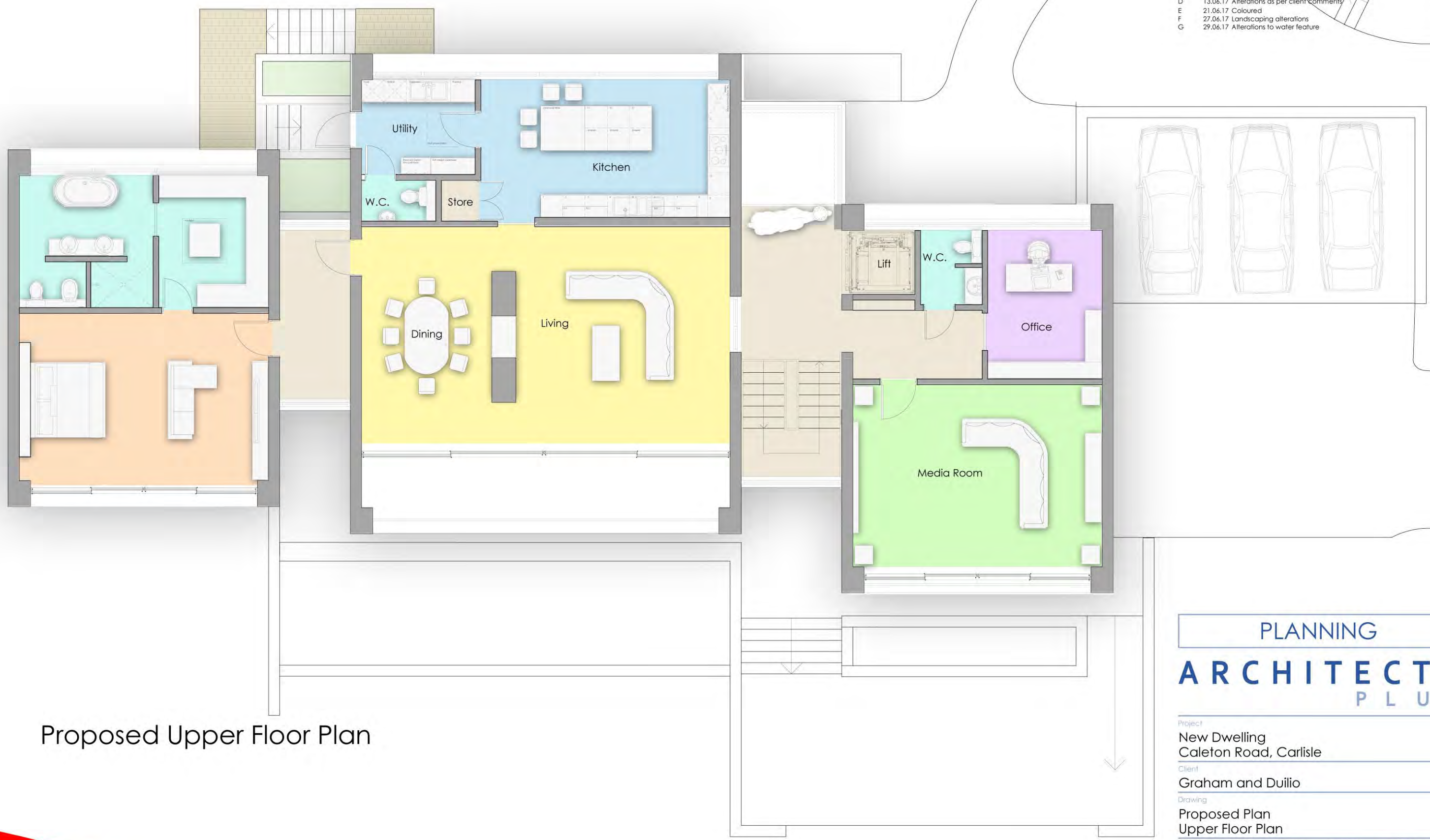
Drawing
Proposed Plan
Entrance Level Plan

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Proposed Entrance Level Plan

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Rev.	Date	Description	By
A	05/04/17	Master bed door altered	VW
B	12.04.17	Coloured Issue	VW
C	07.06.17	Alterations as per client meeting	VW
D	13.06.17	Alterations as per client comments	VW
E	21.06.17	Coloured	VW
F	27.06.17	Landscaping alterations	VW
G	29.06.17	Alterations to water feature	VW



Proposed Upper Floor Plan

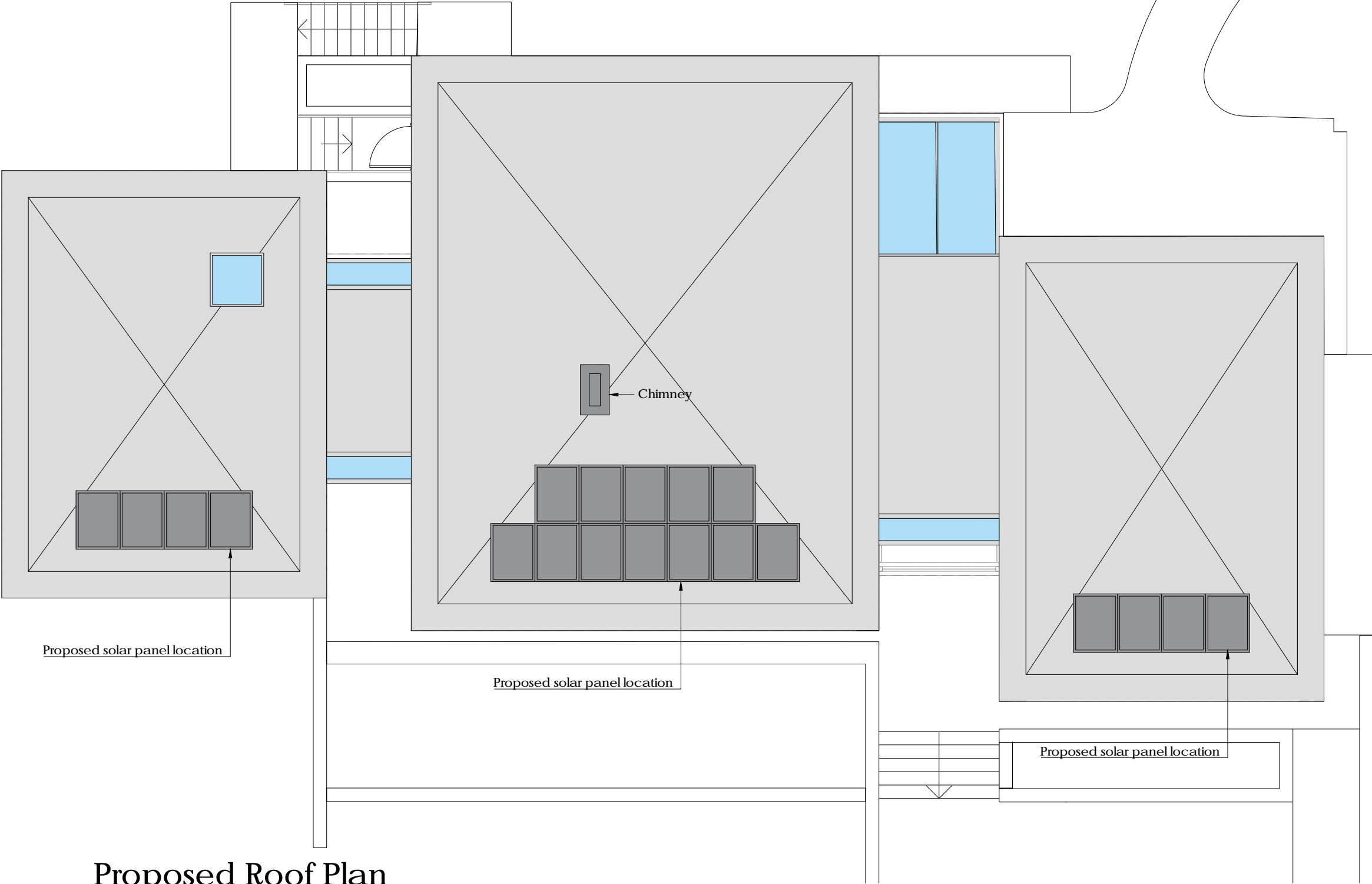
PLANNING
ARCHITECTS
PLUS

Project
New Dwelling
Caleton Road, Carlisle

Client
Graham and Duilio

Drawing
Proposed Plan
Upper Floor Plan

Scale	Date	Drawn	Comp.No.	Number
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@A3				



Proposed Roof Plan

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Project

New Dwelling
Caleton Road, Carlisle

Client

Graham and Duilio

Drawing

Proposed Plan
Roof Plan

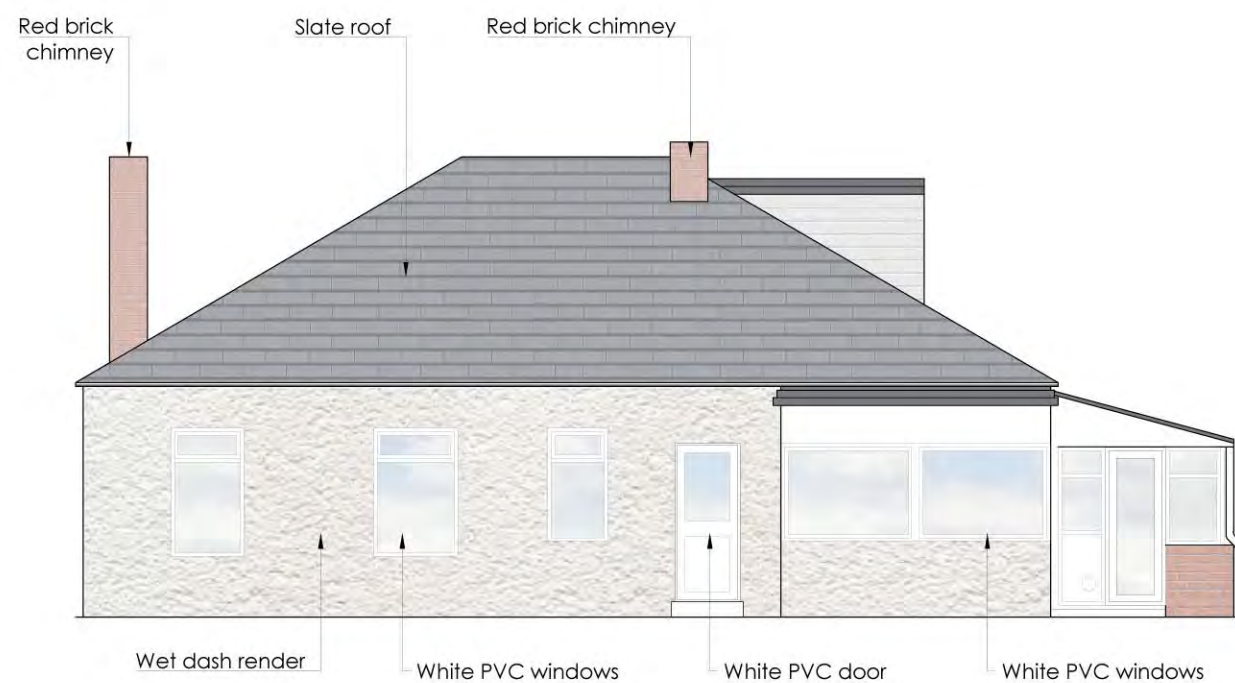
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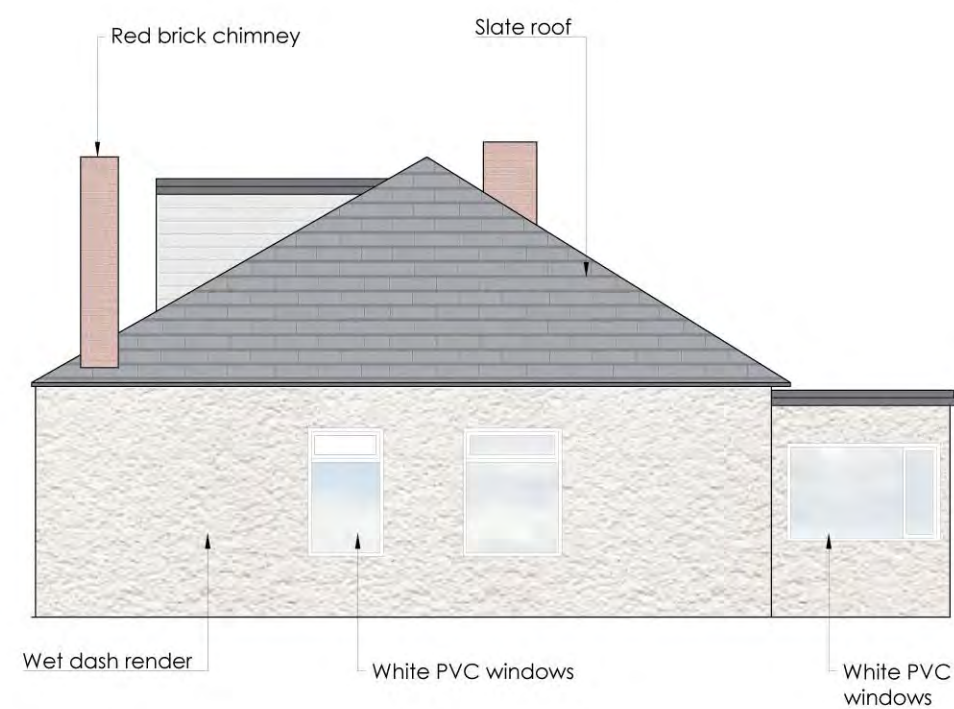
SE/ Front Elevation



SW/ Side Elevation



NW/ Rear Elevation



NE/Side Elevation

PLANNING
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PLUS

Project
New Dwelling
Caleton Road, Carlisle

Client
Graham and Duilio

Drawing
Existing building
Elevations

Scale	Date	Drawn	Comp.No.	Number
1:100 @A3	26.06.17	VW	PL01	16045 131

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Rev.	Date	Description	Revised by
A	05.04.17	Master bed doors altered	VW
B	12.04.17	Coloured Issue	VW
C	07.06.17	Alterations to garage level and external stairs removed	VW
D	13.06.17	Alterations as per clients comments - GF levels	VW
E	21.06.17	Coloured	VW



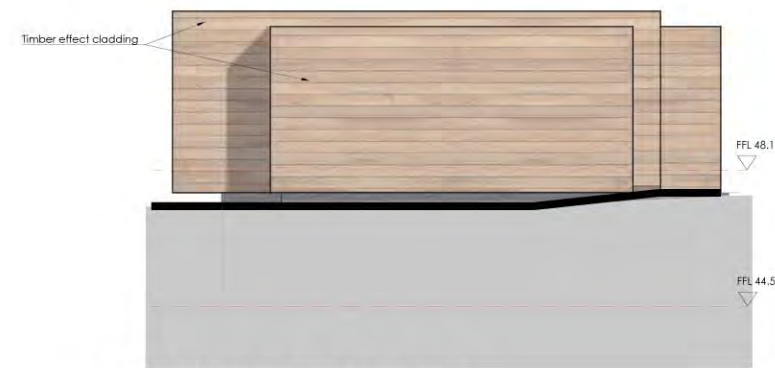
SW/ Rear Elevation



NE/ Front Elevation



SE/ Side Elevation



NW/ Side Elevation

PLANNING ARCHITECTS PLUS

Project
New Dwelling
Caleton Road, Carlisle
Client
Graham and Duilio
Drawing
Proposed Elevations

Scale	Date	Drawn	Comp.No.	Number
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Front View from Path



Front View from Top of Site



Rear View from Top of Site



View from Garden

PLANNING

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Project

New Dwelling
Caleton Road, Carlisle

Client

Graham and Duilio

Drawing

Proposed 3D Views
Page 2 of 2

Scale	Date	Drawn	Comp.No.	Number
NTS @A3	21.03.17	VW	PL01	16045 121



Existing View From The Beeches



Proposed View From The Beeches

PLANNING

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Project
New Dwelling
Caleton Road, Carlisle

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Drawing
Existing and Proposed
Photo Montage 1 of 2

Scale	Date	Drawn	Comp.No.	Number
NTS	08.04.17	VW	PL01	16045 122
@A3				



Existing Photograph of Site



Proposed Photo Montage of Site

PLANNING

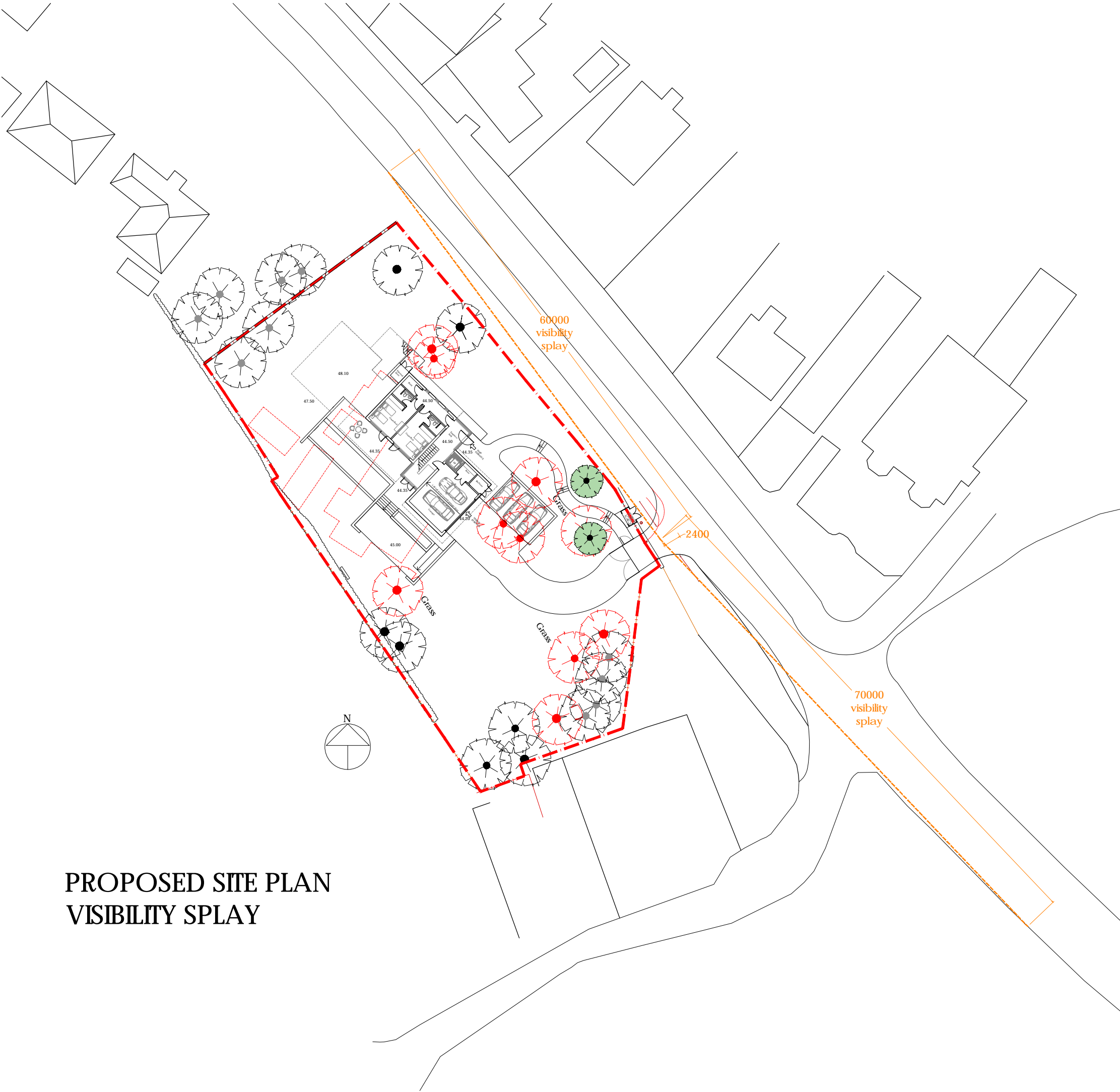
ARCHITECTS PLUS

Project
New Dwelling
Caleton Road, Carlisle

Client
Graham and Duilio

Drawing
Existing and Proposed
Photo Montage 2 of 2

Scale	Date	Drawn	Comp.No.	Number
NTS	08.04.17	VW	PL01	16045 123
@A3				



PROPOSED SITE PLAN
VISIBILITY SPLAY

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Rev.	Date	Description	Revised by
/			

PLANNING

ARCHITECTS PLUS

Project
New Dwelling
Caleton Road, Carlisle

Client
Graham and Duilio

Drawing
Proposed Site Plan
Visibility Splay









Scale	Date	Drawn	Comp.No.	Number
1:500 @A3	04.07.17	VW	PL01	16045 132

w www.architectsplus.co.uk e ap@architectsplus.co.uk t 01228 515144

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London Road - Landscape Plan Final

LANDSCAPE KEY

-  Turfed or Seeded Lawn
See planting schedule OP-London Road LandPlan
-  Wildflower Seed & Planting
See planting schedule OP-London Road LandPlan
-  Mix A - Ornamental Planting
See planting schedule OP-London Road LandPlan
-  Mix B - Ornamental Planting
See planting schedule OP-London Road LandPlan
-  Native Bulb Planting
See planting schedule OP-London Road LandPlan
-  New Planted Trees - Fruit Trees
See planting schedule OP-London Road LandPlan
-  New Planted Trees - Screen Trees
See planting schedule OP-London Road LandPlan
-  New Planted Trees - Maples
See planting schedule OP-London Road LandPlan

HARD LANDSCAPING

For details of hard landscaping refer to the construction or architects drawing.

-  Access Road
-  Paving & Paths

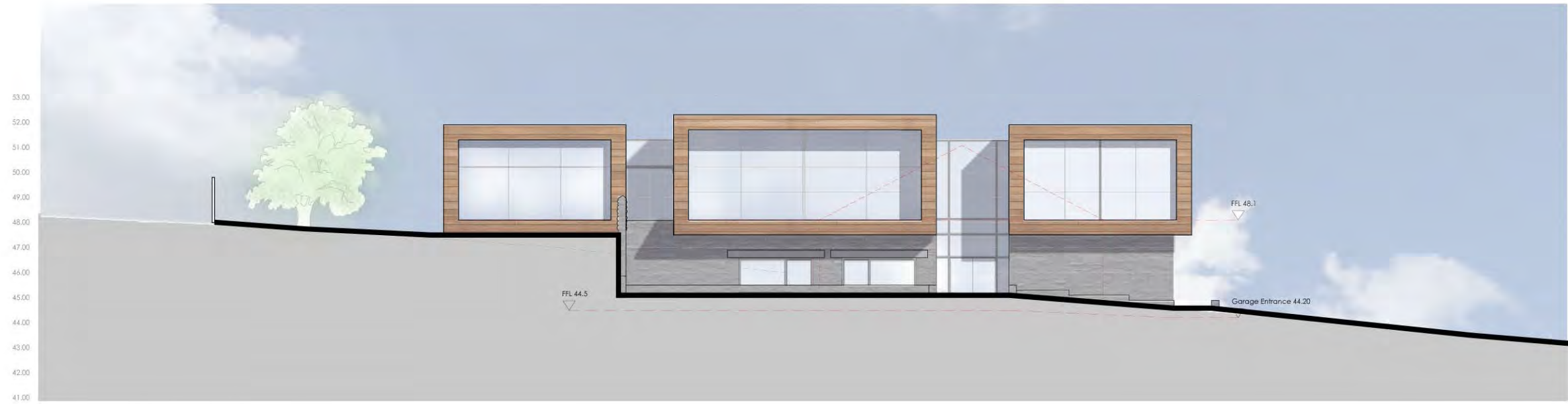
Landscape plan
Final

Graham & Duilios House

HOUSE New Build
London Road
CARLISLE

Drawing No:
OP : 03
OpenSpace, the stables, great orton, Carlisle, Cumbria, CA5 6na.
Tel / Fax 01228 711841 e-mail :jrook@openspacegb.com
File: OP-London Road Landscape Plan Final 03 Date: 04-07-2017
Drawn by: JR Scale: NS
Conservation Ecology Gardens Landscape Trees Wildlife

OPENSOURCE



Proposed Section A



Proposed Section B

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Rev.	Date	Description	Revised by
A	07.06.17	Alterations to garage level and external stairs removed	VW
B	13.06.17	Alterations as per clients comments - GF levels	VW
C	21.06.17	Coloured	VW
D	27.06.17	Landscaping alterations	VW

PLANNING
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Project
New Dwelling
Caleton Road, Carlisle

Client
Graham and Duilio

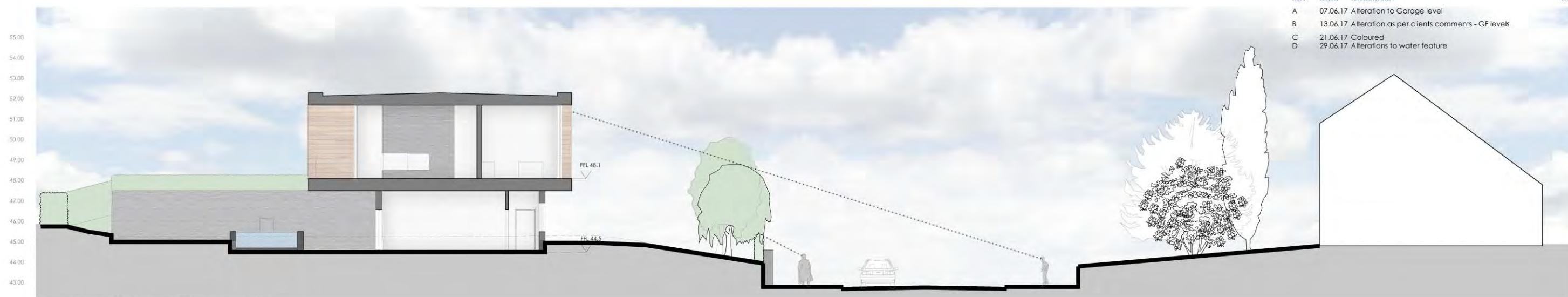
Drawing
Proposed Site Sections
Sections A & B

Scale	Date	Drawn	Comp.No.	Number
1:200 @A3	21.03.17	VW	PL01	16045 108 D

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Rev.	Date	Description	Revised by
A	07.06.17	Alteration to Garage level	VW
B	13.06.17	Alteration as per clients comments - GF levels	VW
C	21.06.17	Coloured	VW
D	29.06.17	Alterations to water feature	VW



Proposed Section C



Proposed Section D

PLANNING
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Project
New Dwelling
Caleton Road, Carlisle

Client
Graham and Duilio

Drawing
Proposed Site Sections
Section C

Scale	Date	Drawn	Comp.No.	Number
1:200	21.03.17	VW	PL01	16045 109 D

@A3

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PROPOSED SITE SECTION



EXISTING SITE SECTION

PLANNING

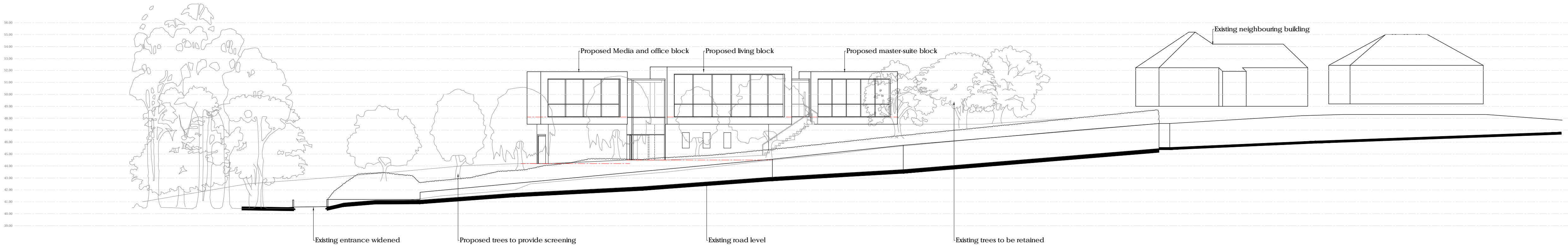
ARCHITECTS
PLUS

Project
New Dwelling,
Carleton Road, Carlisle

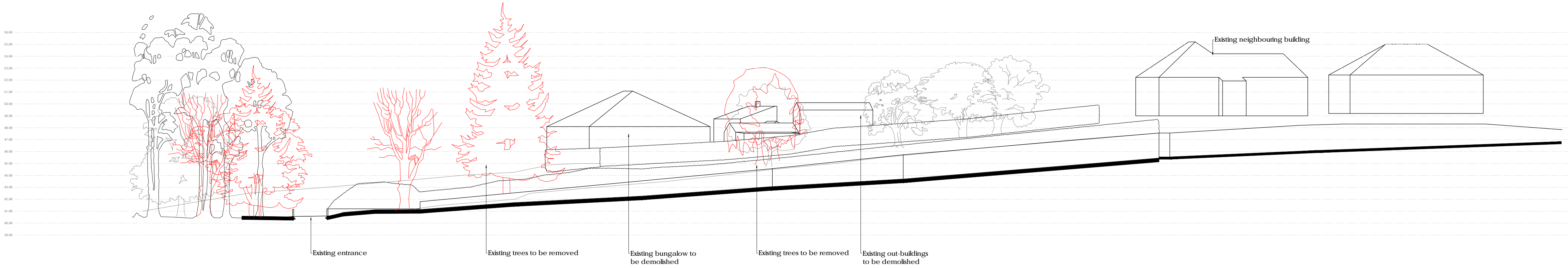
Client
Graham and Duilio

Drawing
Existing and Proposed Site Sections
Section Along London Road

Scale Date Drawn Comp.No. Number
1:200 21.03.17 VW PL01 16045 110 B
@ A1



PROPOSED SITE SECTION



EXISTING SITE SECTION

PLANNING ARCHITECTS PLUS

Project
**New Dwelling,
Carleton Road, Carlisle**

Client
Graham and Duilio

Drawing
**Existing and Proposed Site Sections
Section Along London Road**

Scale	Date	Drawn	Comp.No.	Number
1:200	07.06.17	VW	PL01	16045 112 A

@ A1