

SCHEDULE A: Applications with Recommendation

21/0449

Item No: 09

Date of Committee: 03/12/2021

Appn Ref No:
21/0449

Applicant:
Anvil Homes

Parish:
Hayton

Agent:
Summit Town Planning

Ward:
Brampton & Fellside

Location: Land at Stonehouse Farm, Hayton, Brampton, CA8 9JE

Proposal: Demolition of Barns, Erection of 9no Dwellings and Associated Infrastructure

Date of Receipt:
13/05/2021

Statutory Expiry Date
08/07/2021

26 Week Determination

REPORT

Case Officer: Suzanne Osborne

1. Recommendation

1.1 It is recommended that “authority to issue” approval be granted to the Corporate Director of Economic Development subject to the completion of a satisfactory S106 agreement to secure:

a) a financial contribution of £83,588 towards affordable housing

1.2 If the legal agreement is not completed within a reasonable time then it is recommended that Authority be given to the Corporate Director of Economic Development to refuse the application.

2. Main Issues

2.1 Principle of development;

2.2 Whether the scale and design is acceptable and impact of the development on the character/appearance of the surrounding area including non designated heritage assets;

2.3 Impact upon the living conditions of the occupiers of neighbouring properties;

2.4 Impact upon highway safety;

2.5 Whether the method of disposal of foul and surface water are appropriate;

2.6 Affordable housing;

2.7 Biodiversity; and

2.8 Other matters.

3. Application Details

The Site

- 3.1 The application site relates to a rectangular shaped area of land which equates to 0.59 hectares and forms part of the steading of Stone House Farm which is located on the eastern side of the village of Hayton. The steading at Stone House Farm was originally built as the "Home Farm" to the Hayton House Estate. Hayton House was demolished in the early 1950's leaving the farmhouse, farmstead, shooting lodge, stables and carriage houses serving the former parkland. The complex is mid to late nineteenth century and is predominantly built of red sandstone with slate roofs originally comprising a T-shaped range and an L-shaped range with a yard. The T-shaped range consisted of stables, tack rooms, carriage houses with a dove cote tower, a significant proportion of which has now been demolished through lawful planning consents. The late nineteenth century farmhouse has also been altered and extended.
- 3.2 To the immediate east of Stone House farmhouse there are a pair of semi-detached houses (No.s 1 and 2 Stone House Cottages) and countryside consisting of open fields or woods that provide the approach to the settlement of Townhead. To the south and west of Stone House Farm is a development known as The Woodlands which consists of two storey detached dwellings situated within reasonably sized plots. To the south-east of the site is a single storey dwelling known as 'The Lodge' which formally served the farm complex which has also been subject to extensions
- 3.3 Stone House Farm complex can be accessed via two roads, one which leads through the Woodlands housing development and the other which passes Stone House Cottages to the east and eventually connects with the road leading from Hayton to Townhead.

Background

- 3.4 The application site has a long planning history for the redevelopment of the site for residential purposes. Under application numbers 90/1246, 96/0031, 07/0088 and 11/0270 planning permission was granted for the conversion of the former farm buildings to dwellings. For example, in 1990 and 1996 permission was granted for conversion of the stone barns to form 13 residential units and in 2011 (application 11/0270) permission was granted for the conversion of the stone farm buildings to create 11 dwellings with 9 additional garages.
- 3.5 In 2014 Full Planning Permission was granted for part demolition of three of the barns and conversion of the remaining two barns to create 3no.dwellings and erection of 4no.dwellings with associated infrastructure (reference 14/0725). In 2017 (planning reference 17/0324) Full Planning Permission was granted for demolition of an "L Shaped" barn (which had a dove cote

tower and formed part of the original group of "T" shaped buildings) to the front of the site and the erection of 2no.dwellings. In 2018 Full Planning Permission was granted (reference 18/0440) for the demolition of the remainder of the barn to the east of the complex and erection of 1no.dwelling.

- 3.6 The resulting scheme on site, following all of the previous planning approvals, was demolition of all of the barns and erection of 7 new dwellings picking up design elements of the buildings on site to be demolished. Relevant discharge of condition applications have been approved and a lawful start on site has been made.
- 3.7 At the time of the site visit for the current application the majority of the "L" shaped building towards the southern element of the site which comprised the dove cote tower had been demolished with the front of the site facing onto the Woodlands housing estate delineated by site compound fencing. The rest of the barns, granted consent for demolition under previous schemes, remain in situ and appeared to be disused.

The Proposal

- 3.8 The application seeks Full Planning Permission for the demolition of barns, erection of 9no dwellings and associated infrastructure. The submitted plans illustrate that the vehicular entrance to the site will be from the south via a new access leading off the unclassified road which goes through the Woodland's housing estate. The proposed dwellings will be set out in a similar formation to the previously approved schemes for the site with two properties (plots 1 and 2) located at the southern portion of the site to the west of the new entrance. Plot 2 will be orientated north-south with architectural features (for example arched entrances and a dove cote tower) reflecting some of the design elements of the barn which was located to the front of the site. Plot 1 will sit perpendicular to plot 2 in the south-western corner of the site, orientated east-west with the main entrance on the southern gable as well as its own vehicular entrance taken from The Woodlands. As one travels further into the site three dwellings (plots 3, 4 and 5) will be positioned to the west of the site access and two (plots 8 and 9) to the east. The remaining two plots (6 and 7) will be located to the north of the site at the estate road hammer head.
- 3.9 The dwellings will consist of two storey detached properties constructed from reclaimed random rubble stone walls with reclaimed stone quoins, timber double glazed windows under a slate roof. Each property will have its own individual design (except plot 7 which is a handed version of plot 6) utilising a range of different features such as a dove cote tower and a roof form similar to a cat slide roof (to plot 2), central gable features, gable end chimneys, water tables, porches, art stone cills, lintels and surrounds, curved doors/entrances and mock style sash windows. Furthermore plot 1 will have a detached garage located in the south-western corner with all the remaining dwellings having attached single or double garages.
- 3.10 New 1.2 metre random rubble wet walling is to surround the southern

boundary of the site. Internally boundary treatment will consist of a combination of stone walling, timber fencing and post and rail fencing.

- 3.11 The application is accompanied by a range of documents including Design and Access Statement, Flood Risk Assessment, Phase 1 Desk Top Study and Planning Statement.

4. Summary of Representations

- 4.1 This application has been advertised by the display of a site notice and by means of notification letters sent to 18 neighbouring properties. In response to the consultation undertaken 7 representations of objection have been received from separate households as well as 2 representations of support and 2 comments.

- 4.2 The objections cover a number of matters and are summarised as follows:

1. highway safety from additional traffic from the development using the narrow road through the village;
2. highway safety from construction traffic using the main road through the village or coming in to Hayton from Townhead;
3. highway safety from additional traffic using the road through the Woodlands which is narrow, has no footpath and limited visibility onto the main road;
4. access to the development should be via the access road to Stonehouse Farm or opening up an old road behind the farm that leads to the A69;
5. houses do not appear to be in the affordable range thus supporting local schools etc;
6. concern regarding capacity and ability of sewerage and surface water services for handling increased volume and the effect on properties down stream;
7. roadside services and ditches would benefit from attention as well as highway surfacing;
8. increase in properties should provide greater funding for the parish, public services and transport;
9. did not object to previous schemes;
10. impact upon privacy and amenity of neighbouring properties as development is closer and has more windows overlooking neighbouring dwellings;
11. existence of a neighbouring properties orangery has not been taken into account as well as difference in site levels between existing and proposed dwellings;
12. previous schemes had a higher design standard;
13. scheme is identical to other developments by Anvil Homes and bares no resemblance to what was on site and its character/history;
14. impact upon Human Rights of occupiers of neighbouring properties;
15. accuracy of statements provided in supporting documents;
16. density of development is not in keeping with surrounding area;
17. contrary to policies CM5, SP6, IP2, HO2, HO3, of the Carlisle District Local Plan 2015-2030;

18. lack of services in Hayton village; and
19. scale of development;

4.3 The representations of support are summarised as follows:

1. support the development but a designated route for construction traffic should be sought to avoid traffic through the village; and
2. development will bring the opportunity to local families who want to purchase their own home in a village where their children have been born, raised and attend the primary school.

4.4 The comments are summarised as follows:

1. highway safety from construction traffic going through the village as it is already congested and suggest that a designated route is used which avoids the main road through the village;
2. no plans for 'low cost housing' which would be of benefit to the village;
3. land is located in an area considered to be infill and would connect the two parts of the village;
4. aesthetically the development will add to the villages charm and will create a nice situation for family homes;
5. shame to see farm gone but they were built for an early time;
6. supporting local community should be encouraged;
7. general comments regarding who got covid assistance; the farming industry and the council encouraging workshops/business premises;
8. development should not impact upon properties/services in place and Council should future proof for upgrades; and
9. disagree in how consultation letters are worded and what are material planning considerations.

5. Summary of Consultation Responses

Hayton Parish Council: - observations relate to the vehicular access through the development. As this application will further increase the number of dwellings at the Woodlands the road in the housing development needs to be brought up to the standards for the overall permitted size of development. Those standards are identified in the County Council's Highway Design Guide which covers the need for appropriate colouring of road surfaces, 20mph speed limit, and other traffic calming measures.

Cumbria County Council - (Highways & Lead Local Flood Authority): - no objection subject to the imposition of seven conditions regarding 1) details of design of carriageways, footways etc; 2) visibility splays to be provided at the junction of the access road with the county highway for plot 1; 3) no dwellings/buildings or structures to be commenced until the access roads are defined by kerbs and sub base construction; 4) no dwellings to be occupied until the estate road has been constructed to base course level; 5) no occupation of dwellings until associated off-street parking has been provided; 6) no commencement of development until a Construction Traffic Management plan has been submitted and approved; and 7) full details of a surface water drainage scheme to be submitted prior to the commencement

of any development.

Environment Agency - Environmental Crime Team: - no response received.

Natural England - relating to protected species, biodiversity & landscape: - no objection, based on plans submitted Natural England considers that the proposed development will not have a significant adverse impacts on statutorily protected nature conservation sites or landscapes. Standing advice received regarding protected species etc.

Local Environment, Waste Services: - no objection, turning heads provided and off an adopted road.

United Utilities:- no objection subject to the imposition of two conditions regarding full details of the surface water drainage scheme, and, ensuring that foul and surface water are drained on separate systems.

Standing advice also received regarding surface water management, water supply, United Utilities' property assets and infrastructure.

6. Officer's Report

Assessment

- 6.1 Section 70(2) of the Town and Country Planning Act 1990/ Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 6.2 The relevant planning policies against which the application is required to be assessed are the National Planning Policy Framework (NPPF), the Planning Practice Guidance (PPG) together with Policies SP1, SP2, SP6, HO2, HO4, IP1, IP2, IP3, IP4, IP5, IP6, IP8, CC5, CM4, CM5, HE6, GI1, GI3 and GI6 of The Carlisle District Local Plan 2015-2030. The Council's Supplementary Planning Documents (SPD) 'Achieving Well Designed Housing', 'Designing Out Crime', 'Affordable and Specialist Housing' and 'Trees and Development' are also material planning considerations.
- 6.3 The proposals raise the following planning issues:

1. The Principle Of Development

- 6.4 When assessing whether the site is appropriate for residential development it is important to note that Paragraph 10 of the NPPF outlines that *"at the heart of the NPPF is a presumption in favour of sustainable development"*. In respect of rural housing paragraph 79 of the NPPF states that *"to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Where there are groups of smaller settlements, development in one village may support services in a village nearby."*

- 6.5 Policy HO2 of the CDLP reiterates the objectives of the NPPF allowing for windfall housing development other than those allocated within or on the edge of Carlisle, Brampton, Longtown, and villages within the rural area provided that the development would not prejudice the delivery of the spatial strategy of the Local Plan and subject to satisfying five criteria namely that 1) the scale and design of the proposed development is appropriate to the scale form, function and character of the existing settlement; 2) the scale and nature of the development will enhance or maintain the vitality of the rural community within the settlement where the housing is proposed; 3) on the edge of settlements the site is well contained within existing landscape features, is physically connected; and integrates with the settlement, and does not lead to an unacceptable intrusion into open countryside; 4) in the rural area there are either services in the villages where the housing is being proposed, or there is good access to one or more other villages with services, or to the larger settlements of Carlisle, Brampton and Longtown; and 5) the proposal is compatible with adjacent land users.
- 6.6 When assessing the application against the foregoing policies it is evident that the principle of housing development on the site has already been assessed and established as acceptable under previous permissions. The application site is still considered to be in a sustainable location as it is situated within Hayton village which has a range of services (school, church, public house, reading rooms etc). The principle of developing the site for housing, which has been established through previous planning permissions, is therefore still considered to be acceptable.

2. Whether The Scale And Design Is Acceptable And Impact Of The Development On The Character/Appearance Of The Surrounding Area Including Non Designated Heritage Assets

- 6.7 As stated in paragraphs 3.8-3.10 of this report the application seeks Full Planning Permission for the demolition of the remaining barns on site and erection of 9no. detached dwellings and associated infrastructure. The submitted plans illustrate that the vehicular entrance to the site will be from the south via a new access leading off the unclassified road (U1473) which goes through The Woodlands housing estate. The proposed dwellings will be set out in a similar formation to the previously approved schemes for the site with two properties (plots 1 and 2) located at the southern portion of the site to the west of the new entrance. Plot 2 will be orientated north-south and contains architectural features (for example arched entrances and a dove cote tower) reflecting some of the design elements of the barn which was located to the front of the site. Plot 1 will sit perpendicular to plot 2 in the south-western corner of the site, orientated east-west with the main entrance on the southern gable as well as its own vehicular entrance taken from The Woodlands. As one travels further into the site three dwellings (plots 3, 4 and 5) will be positioned to the west of the site access and two (plots 8 and 9) to the east. The remaining two plots (6 and 7) will be located to the north of the site at the estate road hammer head.
- 6.8 The dwellings will consist of two storey detached properties constructed from

reclaimed random rubble stone walls with reclaimed stone quoins, timber double glazed windows under a slate roof. Each property will have its own individual design (except plot 7 which is a handed version of plot 6) utilising a range of different features such as a dove cote tower and a roof form similar to a cat slide roof (to plot 2), central gable features, gable end chimneys, water tables, porches, art stone cills, lintels and surrounds, curved doors/entrances and mock style sash windows. Furthermore plot 1 will have a detached garage located in the south-western corner with all the remaining dwellings having attached single or double garages. New 1.2 metre random rubble wet walling is to surround the southern boundary of the site. Internally boundary treatment will consist of a combination of stone walling, timber fencing and post and rail fencing.

- 6.9 The barns to be demolished are not listed or located within a conservation area however the Council's Heritage Officer, under previous applications for the site, has considered the barns to the front of the site containing the dove cote tower (which has now been lawfully demolished under previous planning approvals) to be a non-designated heritage asset given their age and siting (i.e. the presence of the Stone House barn complex on early OS maps and the level of significance attributed to the barn in the design and access statements accompanying previous applications for the site). The Heritage Officer has always preferred to see a residential use based on conversion of the existing buildings however consent was granted to demolish the barns containing the dove cote tower based on their structural condition.
- 6.10 Paragraph 189 of the NPPF states that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. Paragraph 203 of the NPPF confirms that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining an application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. Paragraph 204 of the NPPF goes onto state that Local Planning Authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.
- 6.11 Policy HE6 of the CDLP makes reference to locally important heritage assets with particular regard to those contained within the "local list". Although the barns subject of this application are not listed as a local asset as the Council does not have a local list (other than properties previously considered as key townscape frontages) or a defined set of criteria for defining what is a local asset, policy HE6 contains the following 3 useful criteria when assessing the loss of a locally listed asset:
- an appropriate level of survey and recording which may also include archaeological excavation;
 - provision of replacement buildings of comparable quality and design; and
 - the salvage and reuse within the replacement development of special features.

- 6.12 In relation to an assessment of the sites significance Heritage Statements accompanying previous applications confirm that Stone House is present on OS maps dating as far back as 1868 with 1952 mapping showing a significant number of buildings demolished prior to the demolition of the main house which illustrates that the environment in which the barns sit has significantly altered greatly reducing any historical significance. The barns are now contained in their entirety by modern residential development. Previous Heritage Statements have confirmed that the barns were originally outbuildings to the original stone house which was demolished in the 1950s, there are no remains of the house on site, the barns sit alone no longer in an agricultural setting, although the barns hold some historic value due to their age the house that they were previously associated with has been demolished and therefore they are not a range of wider buildings demonstrating the historic past of the village. 19th century barns are also not particularly rare within Carlisle or Cumbria.
- 6.13 The application site lies approximately 100m from the main road leading from Hayton to Townhead and can be viewed through the existing mature trees which delineate the roadside. The site is partially obscured by The Woodlands housing development which consist of large houses set in substantial plots. When assessing the application against the foregoing policies it is appreciated that the immediate setting of the barns to be demolished has been radically altered over the years resulting in the wider character and appearance of the area being completely different to when the barns were first built. The barns historical importance and integrity, as the use of an outbuilding associated with the main dwelling house, has been lost due to the demolition of the main dwelling house and many of the other outbuildings on the site. Its functionality as agricultural buildings serving the estate has also been lost due to the modern housing development that has been built and approved on the former parkland wrapping round the front, side and rear of the site. The barns all now appear as a standalone features unrelated to its modern housing development surroundings.
- 6.14 All of the barns subject of this application have been given permission for demolition under previously approved planning consents with appropriate new residential development put back in its place. A lawful start of previous approvals has been made on the site, and, the barn located to the front of the site facing onto The Woodlands housing development which had the most aesthetic appeal with its dove cote tower to warrant its retention has now been demolished as per planning approval 17/0324 due to its structural condition.
- 6.15 The demolition of the barns, granted under previous applications, have not been taken lightly and is a matter of judgement. The loss of the main dwelling house and the development of a modern housing estate within the barns original setting has reduced its historical significance. The proposed redevelopment scheme for the site is sympathetic to the scale, mass and appearance of the existing buildings whilst being notable as a new development in its own right. The development is well laid out and will encourage and promote the creation of a neighbourhood. The properties overlook one another thereby creating a degree of natural surveillance and

the distinction between public and semi-public space is clearly defined, both of which will act as a deterrent to potential offenders and reduce the likelihood of crime occurring.

- 6.16 The development provides adequate amenity space and off street parking and is comparable in scale and height to the dwelling houses that surround the site. The dwellings incorporate reasonably sized garden areas that are comparable to the size of the units that they serve, thereby ensuring that the development does not appear cramped or overdeveloped. The size of the gardens and the way that the properties are laid out will help create a sense of space within the estate. The scale and design of the proposed dwellings relate well to the size and vernacular of surrounding residential properties whilst incorporating features which replicate some of the design elements of the demolished dove cote barn and historic character of other barns on the site - such as arched entrances, timber 'mock' sash windows, dove cote feature (plot 2), stone walling, slate roofs, stone window surrounds etc. The positioning of the plots also broadly reflect the layout of the previously approved schemes for the site and the formation of the previous built development of the barns. Plots 6 and 7 are essentially additions to the former approved schemes however it is not considered that the location of these two plots would not cause a significant intrusion into the open countryside as the additional two houses would be sited on a large expanse of compacted ground filled with top soil with limited public views. The limited landscape impact of the additional houses can be mitigated by a comprehensive landscaping scheme to the rear of the site which would help to soften the development and blend the dwellings into the landscape setting. The resulting redevelopment would therefore not appear incongruous within the existing street scene.
- 6.17 Given that the barns have already been granted for demolition through previous consents, the historic character of the barns have been significantly altered via changes to its setting, and, the replacement scheme is of a comparable quality and design which will complement the modern housing development which surrounds the site it is considered that the proposed development in this regard is acceptable.
- 6.18 Notwithstanding the above relevant conditions have been imposed within the decision notice requesting a sample of all materials to be used prior to their first use on site, the submission of a comprehensive landscaping scheme, a phasing programme to preclude demolition of the existing buildings and the presence of a vacant site, removal of permitted development rights for extensions to the dwellings and alterations to existing boundary treatments to the front of the dwellings and a building recording (level 2 survey as per the previous condition imposed on the 2017 consent).

3. Impact Upon The Living Conditions Of The Occupiers Of Neighbouring Properties

- 6.19 Policy SP6 "Securing Good Design" of the CDLP seeks to ensure that development proposals should have no adverse effect on the residential amenity of existing areas or adjacent land uses, or result in unacceptable

conditions for future users and occupiers of the development. Policy HO2 "Windfall housing Developments" also confirms that proposals should be compatible with adjacent land users.

- 6.20 The City Council's Supplementary Planning Document on Achieving Well Designed Housing outlines in paragraph 5.40 that the respect for personal privacy is essential in determining the layout of new housing. Protection of privacy relates to views to and from the street, to outdoor space and views between rooms within separate dwellings. Consideration should be given to the relationship between existing neighbouring uses and any new development as well as within the development site. The topography of a site can play an important part of helping to avoid the perceived intrusion of private space. Whilst paragraph 5.44 highlights that in order to respect privacy within rooms a minimum distance of 21 metres should usually be allowed between primary facing windows (and 12 metres between any wall of the building and a primary window).
- 6.21 As previously stated within the report the Woodlands housing estate wraps round the south and western boundaries of the site with one property located opposite the site frontage Oak House and three properties which border the site to the west known as Orchard House, Honeysuckle House and Acre House. Plots 1 and 2 are in excess of 21 metres from the rear elevation of Oak House and is acceptable in this regard. Orchard House to the west of the site is located at a lower level to plot 1 and has a number of primary windows on the rear elevation as well as a orangery constructed in 2013 which is not illustrated on the submitted block plan. It was evident from the Officer site visit that the existing intervening boundary fencing which is located at a higher level than the ground floor level of Orchard House would substantially mitigate any overlooking from the proposed ground floor windows of plot 1. The first floor windows of plot 1 would be compliant with window to window separation distances and whilst there is a difference in levels between the two sites it is not considered this difference in ground levels would cause a significant deviation from the recommended distance of 21 metres. The impact upon the living conditions of the occupiers of Orchard House is therefore considered acceptable.
- 6.22 In terms of the impact upon Honeysuckle House it is appreciated that plot 3 will be sited in excess of 21 metres from the main two storey rear elevation of this property. Honeysuckle House has a rear projection with a roof that resembles a cat slide roof which is served by ground floor windows however the existing boundary fencing which is located at a higher level than the ground floor level of Honeysuckle House would substantially mitigate any overlooking from the proposed ground floor windows of plot 3. The impact of the development on Honeysuckle House is therefore acceptable. The remaining house to the west of the site (Acre House) is orientated north to south with no windows on gable. In such circumstances the development will be compliant with the separation distances. Whilst there will be first floor bedroom windows that will overlook the front and rear garden of Acre House it is not considered that this issue itself would warrant refusal of the application give the size of the curtilage of Acre House and the location of the proposed dwellings in relation to the property.

- 6.23 The development will be compliant with the separation distances from the former shooting lodge (known as The Lodge) to the east of the site entrance. Although one primary bedroom window of plot 9 will directly face the blank gable wall of Stone House Farm which will be two metres less than the required separation distances it is not considered that this issue itself would warrant refusal of planning permission as the only person impacted upon this reduced separation distance would be the future occupier of plot 9. Given that the aforementioned window serves a bedroom the impact upon the living conditions of the future occupiers of plot 9 is not considered to be significant.
- 6.24 In relation to the above, it is considered that the proposed scheme would not lead to problems associated with losses in privacy or over shadowing/losses in light sufficient to merit the refusal of permission. It is recognised that the proposal would lead to increases in noise and disturbance from the site being redeveloped to residential however, when viewed in the context of the existing neighbouring uses and the nature of the proposed development, this is not considered to be of a scale or form that merits the refusal of permission. In order to protect the living conditions of neighbouring properties during construction works a condition restricting construction hours has been imposed.

4. Impact Upon Highway Safety

- 6.25 As previously stated, the application proposes to utilise the existing unclassified road and access which serves 'The Woodlands'. A new access road will be provided within the site itself from the south to serve 8 of the dwellings as well as a private access to the south to serve plot 1. The proposal will provide a minimum of two curtilage parking spaces per unit as well as attached garages except unit 1 which will have a detached garage. 6 visitor car parking spaces are also proposed.
- 6.26 It is appreciated that concerns have been raised from third parties and the parish regarding the adequacy of the existing road and access serving The Woodlands as well as concerns in respect of additional traffic going through Hayton village and associated highway safety concerns.
- 6.27 In relation to the concerns raised it is apparent that the original planning permission granted to develop Stonehouse Farm for 13 dwellings was granted under application 90/1246 (renewed in 1996) with the development of The Woodlands subsequently approved under applications 01/0573, 02/1359 and 04/0639. In effect the decision to approve development at The Woodlands, and the design of the access and road, was taken in the context of permission having already been granted for the development of Stonehouse Farm. The permission granted for a total of 7 dwellings on the site is still extant. In comparison to the schemes approved under previous applications 90/1246 and 11/0270, the current proposal represents a notable reduction in the total number of dwellings.
- 6.28 The Highway Authority has been consulted on the proposal and has not

raised any objections to the proposal subject to the imposition of seven conditions regarding 1) details of design of carriageways, footways etc; 2) visibility splays to be provided at the junction of the access road with the county highway for plot 1; 3) no dwellings/buildings or structures to be commenced until the access roads are defined by kerbs and sub base construction; 4) no dwellings to be occupied until the estate road has been constructed to base course level; 5) no occupation of dwellings until associated off-street parking has been provided; 6) no commencement of development until a Construction Traffic Management plan has been submitted and approved; and 7) full details of a surface water drainage scheme to be submitted prior to the commencement of any development. On this basis it is considered that there are not sustainable reasons to refuse permission on highway grounds.

5. Whether The Method of Disposal of Foul And Surface Water Are Appropriate

- 6.29. Policies IP6 and CC5 of the CDLP seek to ensure that development proposals have adequate provision for the disposal of foul and surface water. Foul and surface water sewage is to be disposed of via mains drainage and surface water to the existing surface water network via an attenuation pipe and hydrobrake as percolation tests have identified the site unsuitable for ground infiltration and there are no watercourses located in close proximity to the site. The submitted drainage information confirms that a discharge rate of 12 L/S into the surface water sewer was agreed with United Utilities in respect of the previous application and UU has still confirmed that a rate of 12 L/S is acceptable in respect of pre-development advice.
- 6.30 United Utilities has been consulted on the current application and has confirmed that the proposals are acceptable in principle however there is insufficient information on the detail of the drainage design therefore UU has requested the imposition of a condition requesting further details on surface water drainage as well as a condition ensuring that foul and surface water are drained on separate systems. The Lead Local Flood Authority has also confirmed no objection in principle to the drainage scheme but has requested further details on its design. Subject to relevant conditions being imposed within the decision notice to deal with these issues the proposed drainage methods are considered acceptable in principle.

6. Affordable Housing

- 6.31 The site falls within affordable housing zone A as defined by Policy HO4 "Affordable Housing" of the CDLP 2015-2030. Within this zone, all sites of six units and over will be required to provide 30% of the units as affordable housing. For sites between 6-10 units an affordable housing contribution will be sought in the form of cash payments which will be commuted until after completion of units within the development.
- 6.32 The Council's Housing Officer has calculated the affordable housing contribution based on 9 units to be £83,588 which would be spent on

providing affordable housing within the Carlisle Rural East housing market area where possible, unless the Council was unable to secure a suitable opportunity to utilise the funding within the market area, in which case it could be spent within Carlisle District. The Council would require 10 years to spend the funding from the receipt of the final tranche.

- 6.33 The applicant has agreed to enter into a S106 agreement to provide the aforementioned affordable housing contribution. Therefore, there is no policy conflict.

7. Biodiversity

- 6.34 The application is accompanied by a Bat, Barn Owl and Nesting Bird Survey. The survey found no evidence of bats roosting with low potential for use of the walls and roof of the buildings by bats. Precautionary mitigation during demolition is however appropriate. There was also no evidence of past use of the buildings by barn owls for roosting or nesting. There were however numerous swallow nests founds and the survey confirmed that work shall not commence or be undertaken in such a way that disturbs active nests and artificial swallow nests shall be erected on the new buildings in suitable locations. Subject to adherence to the mitigation measures proposed it is not considered that the development would harm a protected species or their habitat. Relevant planning conditions have been imposed accordingly.

8. Other Matters

- 6.35 A condition has been added to the permission which requires each dwelling to be provided with a separate 32Amp single phase electrical supply. This would allow future occupiers to incorporate an individual electric car charging point for the property.
- 6.36 Article 8 and Article 1 Protocol 1 of the Humans Rights Act are relevant but the impact of the development in these respects will be minimal and the separate rights of the individuals under this legislation will not be prejudiced. If it was to be alleged that there was conflict it is considered not to be significant enough to warrant the refusal of permission.

Conclusion

- 6.37 The site is located in a sustainable location, well related to the built form of Hayton Village which has a range of services (school, church, public house, reading rooms etc). The principle of developing the site for housing, which has been established through previous planning permissions, is therefore still considered to be acceptable and consistent with the national requirements in the NPPF and the council's own windfall housing policy.
- 6.38 As discussed in paragraphs 6.7-6.18 of this report all of the barns have already been granted for demolition through previous consents and the historic character of the barns have been significantly altered via changes to its setting. The replacement scheme is of a good quality and design which will complement the modern housing development which surrounds the site whilst

being notable as a new development in its own right. The development provides adequate amenity space and off street parking and is comparable in scale and height to the dwelling houses that surround the site. The scale, layout and design of the development is therefore acceptable, and it is considered that the development would not have a significant impact upon the living conditions of existing and future occupiers or crime.

- 6.39 Subject to suitably worded planning conditions and a S106 it is considered that the character of the area can be safeguarded through an appropriate landscaping scheme and that the proposal would not raise any issues with regard to affordable housing, highway safety, foul and surface water drainage, biodiversity or contamination.
- 6.40 On balance, having regard to the Development Plan and all other material planning considerations, the proposal is considered acceptable.
- 6.41 If Members are minded to grant planning approval it is requested that “authority to issue” the approval is given subject to the completion of a S106 agreement to secure:
- a) a financial contribution of £83,588 towards affordable housing
- 6.42 If the legal agreement is not completed within a reasonable time then it is recommended that Authority be given to the Corporate Director of Economic Development to refuse the application.

7. Planning History

- 7.1 The most recent and relevant planning history is as follows:
- 7.2 In 2018 Full Planning Permission was granted for demolition of barn and erection of 1no. dwelling (part retrospective, reference 18/0440);
- 7.3 In 2017 a discharge of conditions application was granted for discharge of conditions 5 (carriageways, footways and means of access); 7 (parking of construction vehicles) and 14 (foul and surface water drainage) of previously approved permission 14/0725 (reference 17/0557);
- 7.4 In 2014 Full Planning Permission was granted for part demolition of barns and conversion of 2no.barns to create 3no.dwellings and erection of 4no.dwellings with associated infrastructure (reference 14/0725);
- 7.5 In 2011 Full Planning Permission was granted for conversion of farm buildings to create 11 dwellings with 9 additional garages (reference 11/0270);
- 7.6 In 2007 Full Planning Permission was granted for revised proposal for the conversion of farm buildings to create 11 dwellings with 9 additional garages (reference 07/0088);

- 7.7 In 2005 Full Planning Permission was granted for conversion of former hunting lodge to dwelling (reference 05/0835);
- 7.8 In 2004 Full Planning Permission was granted for design revisions to shooting lodge (unit 1) approved under planning approval 96/0031 (reference 04/1605);
- 7.9 In 1996 Full Planning Permission was granted for renewal of permission for conversion of barns to form 13 residential units (reference 96/0031); and
- 7.10 In 1990 Full Planning Permission was granted for conversion to 13no.residential units (reference 90/1246).

8. Recommendation: Grant Subject to S106 Agreement

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 7th May 2021;
2. the Site Location Plan, scale 1:1250, received 7th May 2021 (titled Hayton Village);
3. the Proposed Block Plan received 13th September 2021 (titled Proposed Site Plan, Drawing No.HUB333.PS.03 Rev M);
4. the Proposed Drainage Layout received 7th May 2021 titled Proposed Drainage Layout, Drawing No.100);
5. the Proposed Site Levels received 7th May 2021 (Titled Proposed Site Levels, Drawing No.200);
6. the Proposed Floor Plans and Elevations of Plot 1 received 5th October 2021 (Titled Plot 1 Dwelling, Drawing No.HUB333.PS.05 Rev B);
7. the Proposed Floor Plans and Elevations of Plot 1 Garage received 7th May 2021 (Titled Plot 1 Garage, Drawing No.HUB333.PS.04 Rev A);
8. the Proposed Floor Plans and Elevations of Plot 2 received 5th October 2021 (Titled Plot 2 Dwelling, Drawing No.HUB333.PS.06 Rev E);

9. the Proposed Floor Plans and Elevations of Plot 3 received 5th October 2021 (Titled Plot 3 Dwelling, Drawing No.HUB333.PS.07 Rev C);
10. the Proposed Floor Plans and Elevations of Plot 4 received 5th October 2021 (Titled Plot 4 Dwelling, Drawing No.HUB333.PS.08 Rev B);
11. the Proposed Floor Plans and Elevations of Plot 5 received 5th October 2021 (Titled Plot 5, Drawing No.HUB333.PS.12 Rev B);
12. the Proposed Floor Plans and Elevations of Plot 6 received 5th October 2021 (Titled Plot 6, Drawing No. HUB333.PS.09 Rev D);
13. the Proposed Floor Plans and Elevations of Plot 7 received 5th October 2021 (Titled Plot 7, Drawing No. HUB333.PS.10 Rev B);
14. the Proposed Floor Plans and Elevations of Plot 8 received 5th October 2021 (Titled Plot 8, Drawing No.HUB333.PS.11 Rev C);
15. the Proposed Floor Plans and Elevations of Plot 9 received 5th October 2021 (Titled Plot 9, Drawing No.HUB333.PS.13 Rev B);
16. the Bat, Barn Owl and Nesting Bird Survey undertaken by Envirotech received 7th May 2021 (Ref 3771 Version 3);
17. the Flood Risk Assessment and Drainage Strategy undertaken by R G Parkins received 14th May 2021 (Ref: K38187.FRA/0001);
18. the Notice of Decision; and
19. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

3. Notwithstanding any description of materials in the application, prior to their use as part of the development hereby approved, full details of all materials to be used externally on the buildings (including the stone walling boundary treatment) shall be submitted to and approved in writing by the local planning authority. Such details shall include the type, colour and texture of the materials. The development shall then be undertaken in strict accordance with the approved details.

Reason: Satisfactory details of the external materials have not yet been provided, therefore further information is necessary to ensure that materials to be used are acceptable visually and harmonise with existing development, in accordance with Policies SP6 and HO2 of the Carlisle District Local Plan 2015-2030.

4. Details shall be submitted of the proposed hard surface finishes to all public

and private external areas within the proposed application site (including phasing/delivery) and approved in writing by the local planning authority before their use as part of the development hereby approved. The approved development shall be carried out in strict accordance with the details approved in response to this condition.

Reason: To ensure that materials to be used are acceptable visually and harmonise with existing development, in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

5. No development shall be carried out on site until the following details have been submitted to and approved in writing by the local planning authority:
- a) the mix and type of mortar to be used on the external walls;
 - b) a sample panel showing details of the pattern of stone work and use of mortar.

The development shall not be carried out otherwise than in accordance with the approved details.

Reason: To safeguard the visual appearance of the area in accordance with Policies SP6 of the Carlisle District Local Plan 2015-2030.

6. A landscaping scheme shall be implemented in strict accordance with a detailed proposal that has first been submitted to and approved in writing by the local planning authority. The scheme shall include details of the following where relevant (this list is not exhaustive):

- new areas of trees and shrubs to be planted including planting densities
- new groups and individual specimen trees and shrubs to be planted
- specification/age/heights of trees and shrubs to be planted
- existing trees and shrubs to be retained or removed
- any tree surgery/management works proposed in relation to retained trees and shrubs
- any remodelling of ground to facilitate the planting
- timing of the landscaping in terms of the phasing of the development
- protection, maintenance and aftercare measures

Reason: To ensure that a satisfactory landscaping scheme is implemented, in the interests of public and environmental amenity, in accordance with Policies SP6 and GI6 of the Carlisle District Local Plan 2015-2030.

7. Notwithstanding any boundary details shown on the approved drawings the side and rear boundaries to plots 6 and 7 shall be landscaped in strict

accordance with a landscaping scheme that shall first have been submitted to and approved in writing by the local planning authority.

Reason: To ensure that the appearance of the development will be in keeping with the locality and to protect landscape and visual amenity, in accordance with Policies GI1 and SP6 of the Carlisle District Local Plan 2015-2030.

8. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out within a timeframe that has first been submitted to and approved in writing by the local planning authority and maintained thereafter in accordance with maintenance measures identified in the approved landscaping scheme. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that a satisfactory landscaping scheme is implemented and maintained, in the interests of public and environmental amenity, in accordance with Policies SP6 and GI6 of the Carlisle District Local Plan 2015-2030.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), (or any Order revoking and re-enacting that Order), no gates, fences, walls or other means of enclosure shall be erected or constructed in front of the forwardmost part of the front of the dwellings other than those expressly authorised by this permission, without the permission in writing of the local planning authority.

Reason: To protect visual and residential amenity by ensuring that any form of enclosure to the front gardens of the properties is carried out in a co-ordinated manner, in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and/or re-enacting that Order) the following forms of development within the provisions of Part 1 to Schedule 2 of the Order shall not be undertaken without the express permission in writing of the council:

1. Extension or enlargement
2. Additions or alterations to roofs
3. Detached outbuildings

4. Porches

5. Chimneys and flues

Reason: The further extension or alteration of these dwellings or erection of detached buildings requires detailed consideration to safeguard the amenities of the surrounding area, to accord with Policies SP6 and HO8 of the Carlisle District Local Plan 2015-2030.

11. Works for the demolition of the barns hereby permitted shall not be commenced before a valid contract or phasing programme for the carrying out and completion of works of redevelopment of the site for which planning permission has been granted has been entered into, and evidence of that contract or phasing programme has submitted to and approved in writing by the local planning authority.

Reason: To safeguard against premature demolition in accord with Policies HO2, HE6 and SP6 of the Carlisle District Local Plan 2015-2030.

12. Prior to any demolition work the existing building affected by the proposed development shall be recorded in accordance with a Level 2 survey as described in the English Heritage document "Understanding Historic Buildings: A Guide to Good Recording Practice, 2006" and moreover within 2 months of that recording work being done 3 copies of the resultant Level 2 Survey Report shall be submitted to the Local Planning Authority.

Reason: To ensure that a permanent record is made prior to the demolition of the non-designated heritage asset in accordance with Policy HE6 of the Carlisle District Local Plan 2015-2030.

13. No work associated with the construction of the development hereby approved shall be carried out before 07.30 hours on weekdays and Saturdays nor after 1800 hours on weekdays and 1300 hours on Saturdays (nor at any times on Sundays or statutory holidays).

Reason: To prevent disturbance to nearby occupants in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

14. As part of the development hereby approved, adequate infrastructure shall be installed to enable telephone services, broadband, electricity services and television services to be connected to the premises within the application site and shall be completed prior to the occupation of the dwelling.

Reason: To establish an acceptable level of access to connectivity resources, in accord with Policy IP4 of the Carlisle District Local Plan 2015-2030.

15. Prior to the occupation of any dwelling, a 32Amp single phase electrical supply shall be installed to allow future occupiers to incorporate an individual electric car charging point for the property. The approved works for any dwelling shall be implemented on site before that unit is first brought into use and retained thereafter for the lifetime of the development.

Reason: To ensure the provision of electric vehicle charging points for each dwelling, in accordance with Policy IP2 of the Carlisle District Local Plan 2015-2030.

16. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Site investigations should follow the guidance in BS10175.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

17. Prior to the occupation of the first dwelling hereby permitted suitable receptacles shall be provided for the collection of waste and recycling for each residential unit in line with the schemes available in the Carlisle district.

Reason: In accordance with Policy IP5 of the Carlisle District Local Plan 2015-2030.

18. The carriageway, footways, footpaths, cycleways etc shall be designed, constructed, drained and lit to a standard suitable for adoption and in this respect further details, including longitudinal/cross sections, shall be submitted to the Local Planning Authority for approval before work commences on site. No work shall be commenced until a full specification has been approved. These details shall be in accordance with the standards laid down in the current Cumbria Design Guide. Any works so approved shall be constructed before the development is complete.

Reason: To ensure a minimum standard of construction in the interests of highway safety. To support Local Transport Plan Policies LD5, LD7 and LD8.

19. Before any dwelling is occupied the associated off-street parking shall be provided together with vehicular access thereto and the associated turning area in accordance with the approved plans. The access, spaces for garage and parking, and turning area shall be used for no other purpose without the prior approval of the local planning authority.

Reason: To ensure a minimum standard of construction in the interests of highway safety. To support Local Transport Plan Policies: LD5, LD7 and LD8.

20. Before any development takes place, a plan shall be submitted for the prior approval of the local planning authority reserving adequate land for the parking of vehicles engaged in construction operations associated with the development hereby approved, and that land, including vehicular access thereto, shall be used for or be kept available for these purposes at all times until completion of the construction works.

Reason: The carrying out of this development without the provision of these facilities during the construction works is likely to lead to inconvenience and danger to road users and to support Local Transport Plan Policies S3 and LD9.

21. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

In the event of surface water draining to the public surface water sewer, the pass forward flow rate to the public surface water sewer must be restricted to 12 l/s for any storm event.

The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.

The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG.

22. For the avoidance of doubt foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding

and pollution.

23. The development hereby permitted shall be implemented in full accordance with the recommendations and mitigation measures identified in the "Bat, Barn Owl And Nesting Bird Survey at Stonehouse Farm, Hayton, Brampton, Cumbria, CA89JE" prepared by Envirotech.

Reason: To mitigate the impact of the development upon bats and nesting birds in the vicinity and to ensure compliance with Policy GI3 of the Carlisle District Local Plan 2015-2030.

24. No development shall commence until visibility splays providing clear visibility of 43 metres measured 2.4 metres down the centre of the exit road and the nearside channel line of the carriageway edge have been provided at the junction of the access road with the county highway for plot 1. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicles or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grown within the visibility splay which obstruct the visibility splay. The visibility splays shall be constructed before general development of the site commences so that construction traffic is safeguarded.

Reason: In the interests of highway safety. To support Local Transport Plan Policies LD7 and LD8.

25. No dwellings or buildings or structures shall be commenced until the access roads, as approved, are defined by kerbs and sub base construction.

Reason: To ensure that the access roads are defined and laid one at an early stage. To support Local Transport Plan Policies: LD5, LD7 and LD8.

26. No dwellings shall be occupied until the estate road including footways and cycleways to serve such dwellings has been constructed in all respects to base course level and street lighting where it is to form part of the estate road has been provided and brought into full operational use.

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

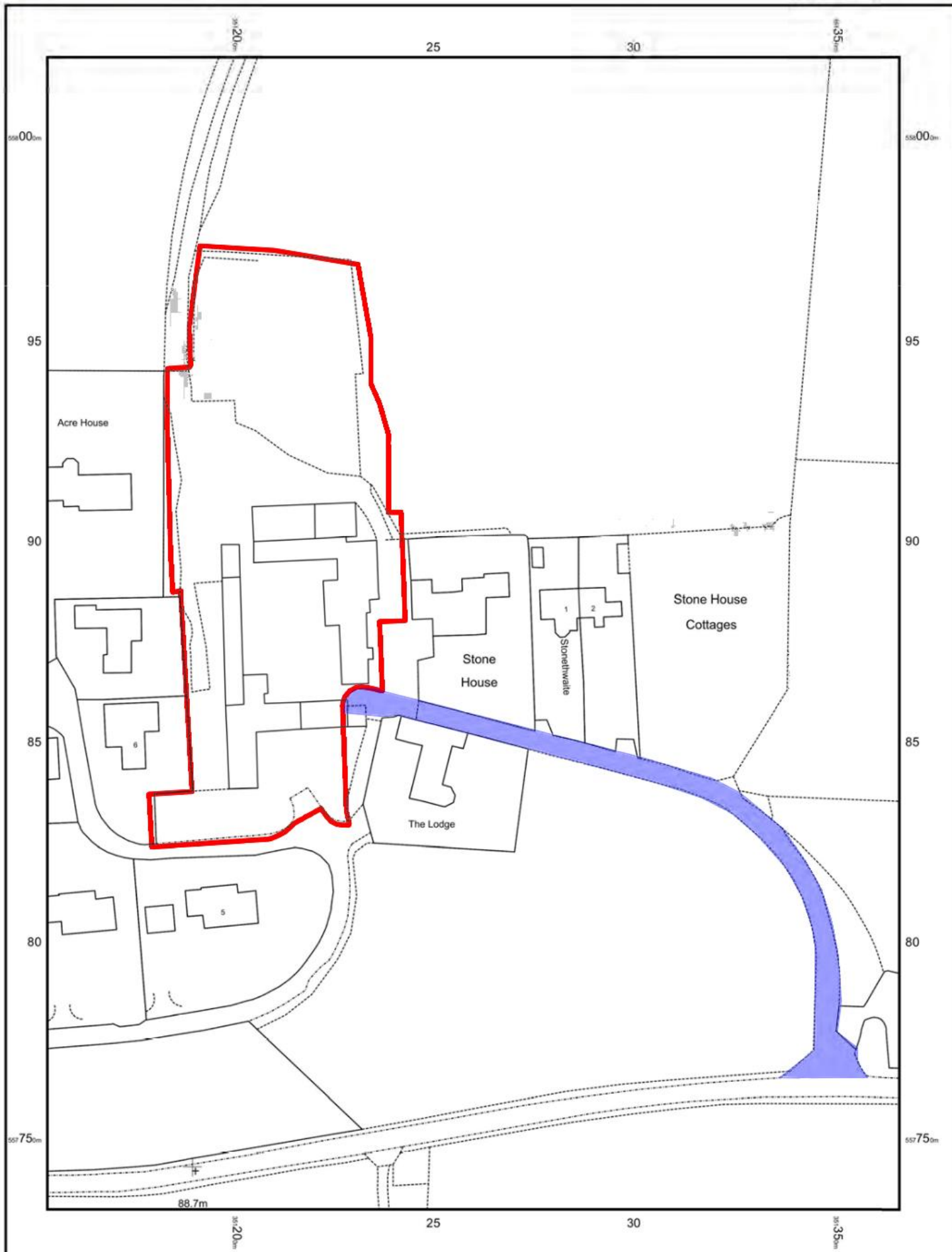
27. Development shall not commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the local planning authority. The CTMP shall include details of:

- pre-construction road condition for the U1473 from the junction of U1199

established by a detailed survey for accommodation works within the highways boundary provide to the Local Planning Authority prior to commence on site; with all post repairs carried out to the satisfaction of the Local Highway Authority at the applicants expense;

- details of proposed crossings of the highway verge;
- retained areas for vehicle parking, manoeuvring, loading and unloading for their specific purpose during the development;
- cleaning of site entrances and the adjacent public highway;
- details of proposed wheel washing facilities;
- the sheeting of all HGVs taking spoil to/from the site to prevent spillage or deposit of any materials on the highway;
- construction vehicle routing;
- the management of junctions to and crossings of the public highway and other public rights of way/footway;
- Details of any proposed temporary access points (vehicular / pedestrian)
- surface water management details during the construction phase

Reason: To ensure the undertaking of the developmen does not adversely impact upon the fabric or operation of the local highway network and in the interests of highway and pedestrian safety. To support Local Transport Plan Policies: WS3, LD4.



The site should be rechecked for nesting birds if work is to commence in the period March-September inclusive. It is likely birds will nest at the at any time during the nesting season.

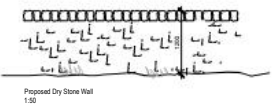
MITIGATION SUMMARY

"The site survey found no evidence of bats roosting and it was considered there was a low

"The site survey found no evidence of bats roosting and it was considered there was a low potential for use of the walls and roof of the buildings by low numbers of bats. Precautionary mitigation during demolition is considered appropriate.

There is no evidence of past use of the buildings by barn owls for roosting or nesting.

There were numerous swallows nests at the site. Work will not be commenced or undertaken in such a way as active nest sites are disturbed. Artificial swallows nests should be erected on the new buildings in suitable locations.

"

MICHAEL HUSTON
HUB
ARCHITECTURE

- A - patio areas reduced, bin stores moved. East boundary now 1.5m from Stone House Farm gable. Estate fencing now post and rail
- B - verge and Plot 2 rotation amended.
- C - service verge added
- D - Plot 1 added
- E - Red line boundary amended by client. Ecological notes added
- F - site boundary defined as timber fence
- G - entrance stone walling amended
- H - entrance walling amended II
- J - East boundary line amended
- K - west boundary line amended
- L - west boundary line amended to suit Title Plans 'best guess'
- M - Plots 1,2 south boundary wall amended to omit all fencing

Anvil Homes Ltd

Project:
**Stonehouse Farm
Proposed 9no Dwellings**

Dwg Title:
Proposed Site Plan

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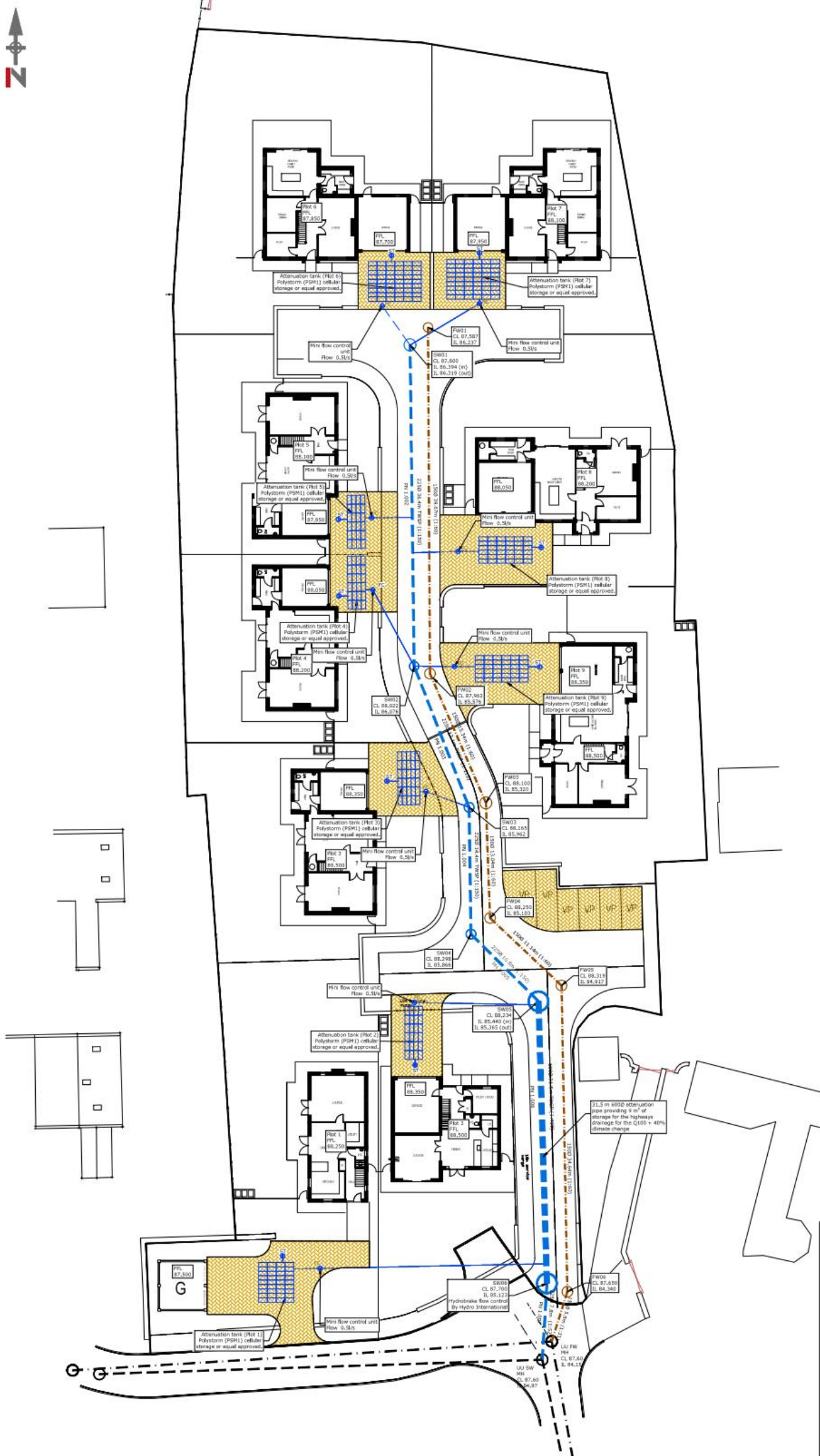
Status - Planning - Not for Construction

Scale - 1:200 @ A1 Dwg No. - HUB333.PS.03

Date: _____ Rev: M

Michael H Houston MC&AT
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KEY:

- Proposed adopted surface water sewer
- Proposed adopted foul water sewer
- Existing Public surface water sewer
- Existing Public foul water sewer
- Geocellular attenuation tanks with unknown all time and downstream river flow control of retention
- Proposed Type 1 (closed collaboration) retention tank with 10% of flow & 50% of storage

RG PARKINS

Scale: A1: 1:250
Drawn by: RM
Project No: K38187
Rev: 100

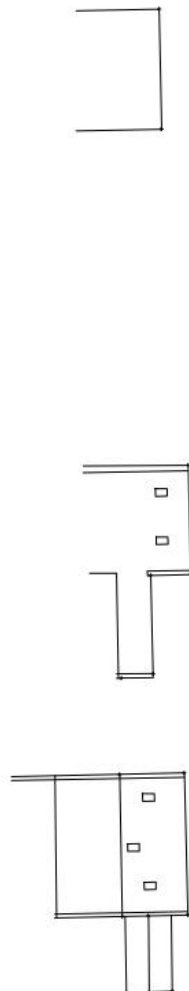
Client: Anvil Homes Ltd
Project: Stonehouse Farm, Haydon
Drawing Title: Proposed Drainage Layout

Do not scale from this drawing

Planning

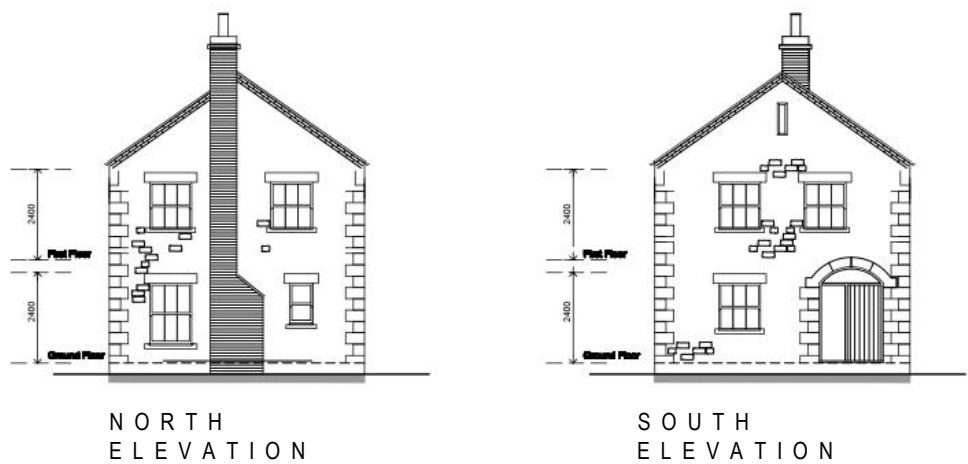
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Checked by: [Signature]
Drawn by: [Signature]

Office of Origin: [Signature]
Approved: [Signature]
Checked by: [Signature]
Drawn by: [Signature]

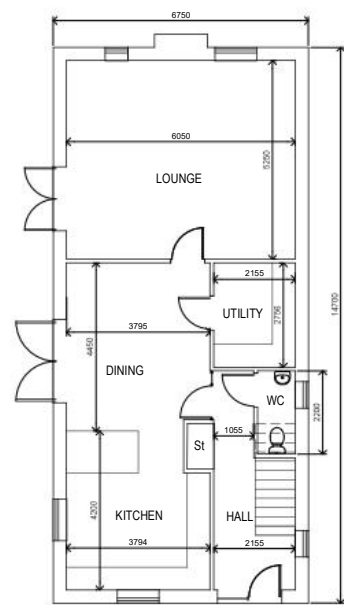
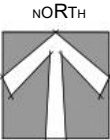


Project No:	Drawing No:	Rev
K38187	200	

Do not scale from this drawing



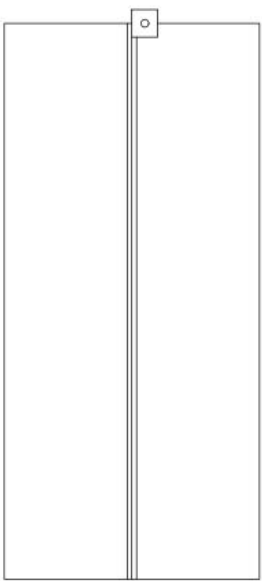
- Schedule of Materials:**
- Walls:**
Reclaimed stone quoins
Reclaimed random rubble stone
- Chimneys:**
Reclaimed bricks
- Rainwater Goods:**
Cast iron effect, colour black
Brett Martin Cascade range
- Roof Finish:**
Natural Grey Slate
Clay angled ridge tiles
Stone water tabling
- Windows:**
Timber Double Glazed Mock
Sliding Sash, art. stone heads and
cills



PLOT 1 912 sqft GF
Ground Floor 84.7 sqm GF



PLOT 1 912 sqft GF
First Floor 84.7 sqm GF



PLOT 1
Roof Plan



Revisions:
A - type remodel as directed
B - heads, cills, jambs description amended

Client:
Anvil Homes Ltd

Project:
**Stonehouse Farm
Proposed 9no Dwellings**

Dwg Title:
Plot 1 Dwelling

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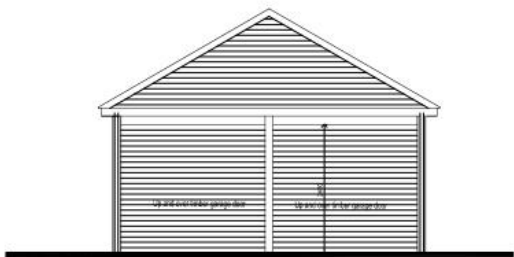
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Scale - 1:100 @ A2 Dwg No. - HUB333.PS.05

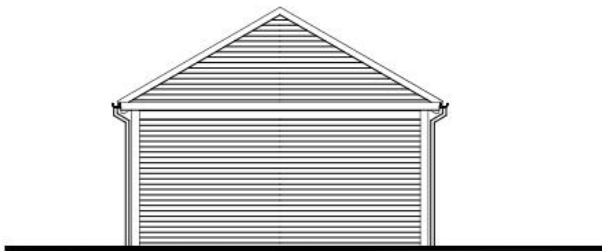
Date: Rev: B



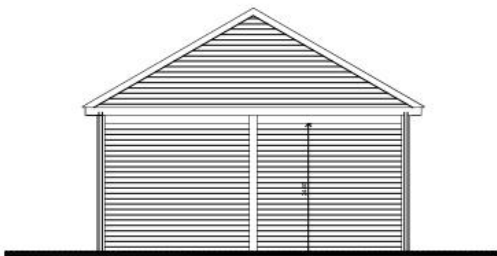
Michael H Huston MCAT
Hub Architecture Ltd.
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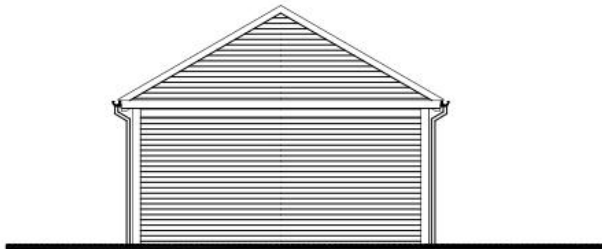
FRONT (EAST) ELEVATION



SIDE (SOUTH) ELEVATION



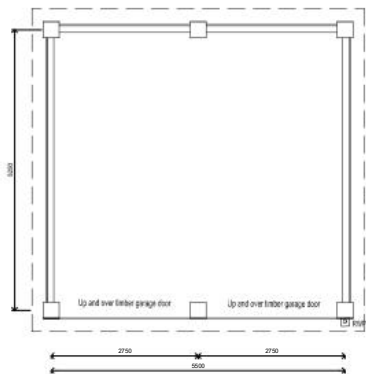
REAR (WEST) ELEVATION



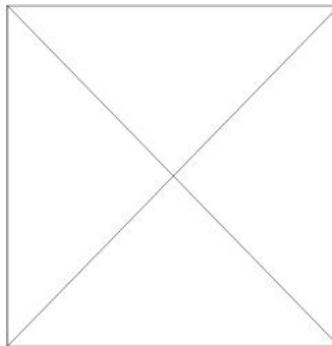
SIDE (NORTH) ELEVATION



WALLS - OAK CLAD
ROOF - NATURAL SLATE
RAINWATER GOODS - BRETT MARTIN MOCK IRON
CAST IRON ROUND AND HALF ROUND



FLOOR PLAN



ROOF PLAN



Revisions:

A - garage size reduced

Client:
Anvil Homes Ltd
Project:
Stonehouse Farm
Proposed 5no Dwellings
Dwg Title:
Plot 1 Garage

Drawn by: Anvil Homes Ltd

Status - Planning - Not for Construction

Scale - 1:50 @ A1 Dwg No. - HUB333 PS.04

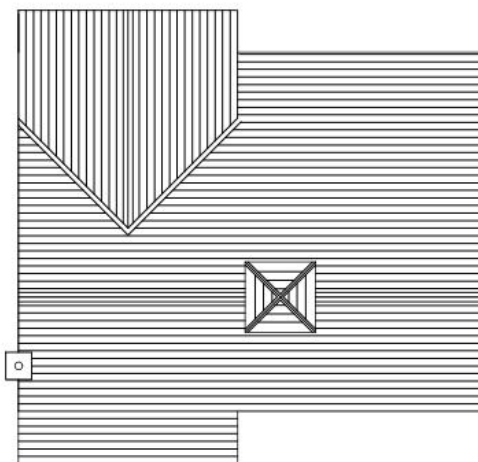
Date: Rev: A



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NORTH ELEVATION



PLOT 2
Roof Plan

0m 10m

Schedule of Materials:

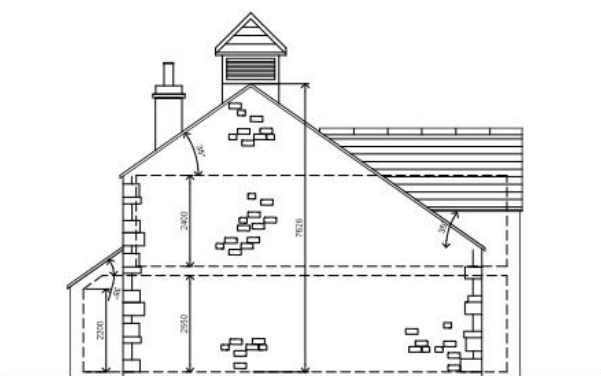
Walls:
Reclaimed stone quoins
Reclaimed random rubble stone

Chimneys:
Reclaimed bricks

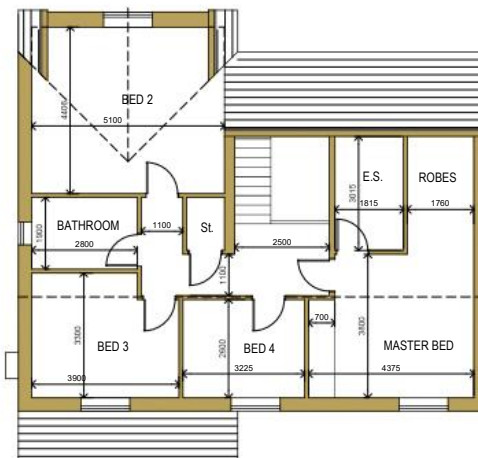
Rainwater Goods:
Cast iron effect, colour black
Brett Martin Cascade range

Roof Finish:
Natural Grey Slate
Clay angled ridge tiles
Stone water tabling

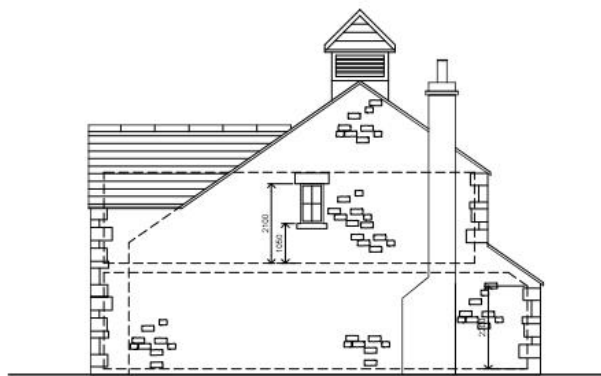
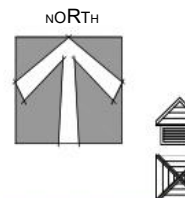
Windows:
Timber Double Glazed Mock
Sliding Sash, art. stone heads and
cills



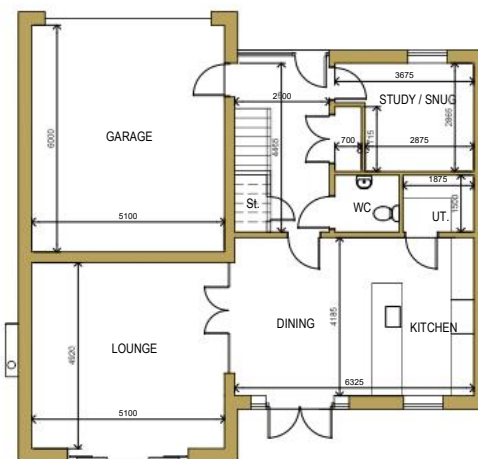
EAST ELEVATION



PLOT 2 919 sqft GF
First Floor 85.4 sqm GF ex stair void



WEST ELEVATION



PLOT 2 877 sqft GF
Ground Floor 81.5 sqm GF ex garage



Revisions:
B - Client amends to roof & lounge
C - heads, cills, jambs description amended
D - dovetail added
E - fenestration, dove cote amended, chimney added

Client:
Anvil Homes Ltd

Project:
**Stonehouse Farm
Proposed 9no Dwellings**

Dwg Title:
Plot 2 Dwelling

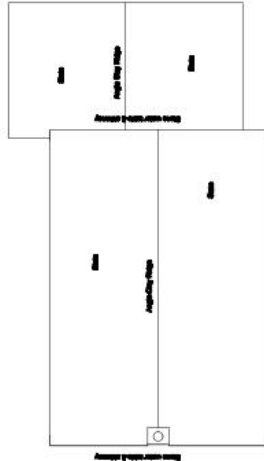
Copyright Hub Architecture Ltd
Status - 1:100 - Not for Construction

Scale - 1:100 @ A1 Dwg No. - HUB333.PS.06

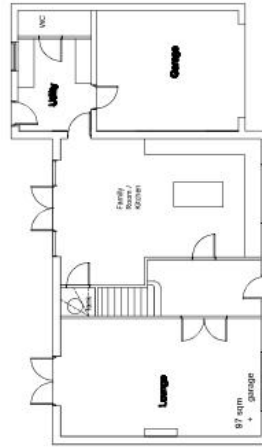
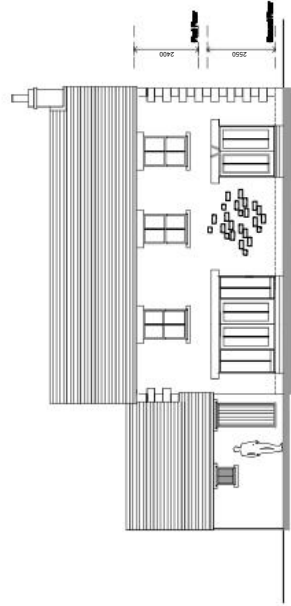
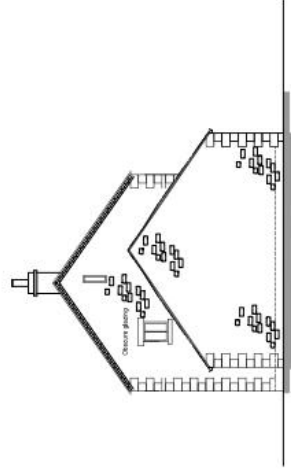
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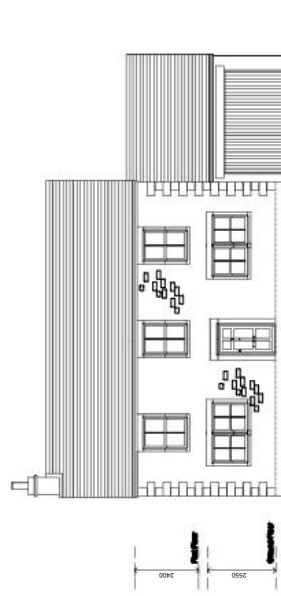
Michael H Huston MCAT
Hub Architecture Ltd
Registered in England and Wales
Company No. 7942532
tel 07958 888 432
email - info@hubarchitecture.co.uk
website - www.hubarchitecture.co.uk

Type BM Plot 3
Roof Plan 1-100

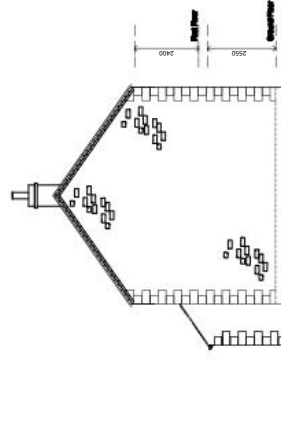
Type BM Plot 3
First Floor
1-100

Type B1 Plot 3
Ground FloorRear Elevation
Type "B1" Plot 3

Cable Elevation
Type "B1" Plot 3



Front Elevation
Type "B" Plot 3



**Gable Elevation
Type 'B1' Plot 3**



Keywords:

Client
Anvil Homes Ltd
Project
Stonehouse Farm
Proposed 9no Dwellings

Day Title
 Plot 3 Drawing
 Type B1

Station - Planning - Not for Construction	Comp No. - 118.02	Rev. C.
Issue - 1 1991 @ 40		
Date:		

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E-mail: mrosenfeld@uclafacstaff.org

Schools of Medicine:

- Reclaimed stone quartz
- Reclaimed random nucle stone

Chimneys

Reclaimed bricks

Paint iron effect, colour black.

Brett Martin, Cascade Range

Roof Finish:
Natural Grey Slate

Clay angled ridge tiles
Stone under tiling

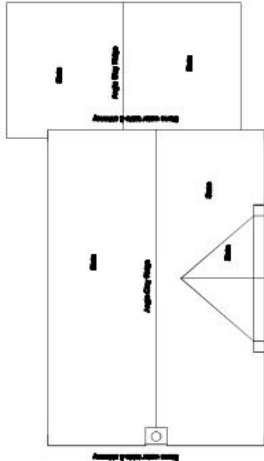
Windows

Firestar Double Glazed Wood
Sliding Sash, w/ storm head

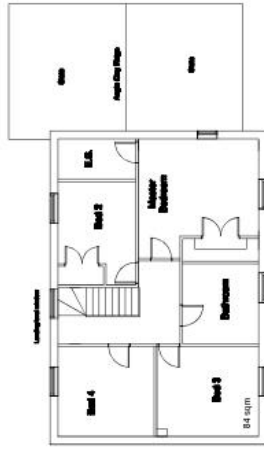
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Type B1 Plot 3

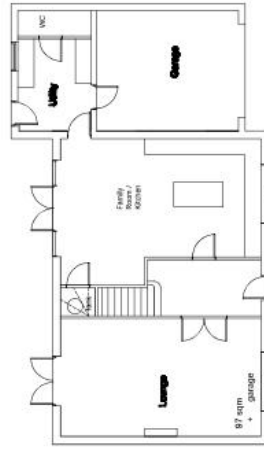




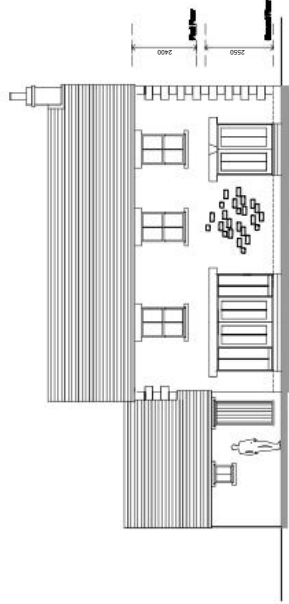
Type B1 Plot 4
Roof Plan 1/8\"



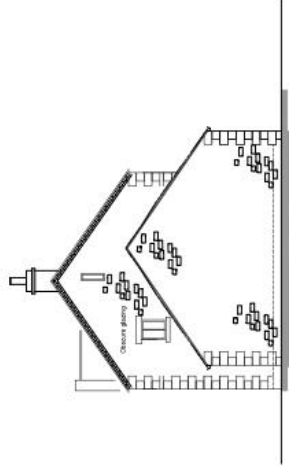
Type B1 Plot 4
First Floor 1/8\"



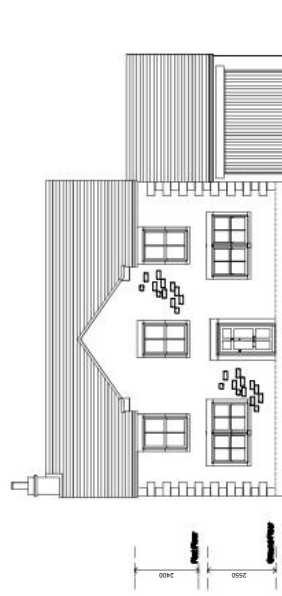
Type B1 Plot 4
Ground Floor 1/8\"



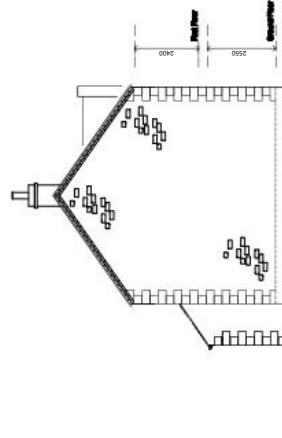
Rear Elevation
Type 'B1' Plot 4



Gable Elevation
Type 'B1' Plot 4



Front Elevation
Type 'B1' Plot 4



Gable Elevation
Type 'B1' Plot 4

Schedule of Materials:
Walls:
Resurfaced stone & mortar
Resurfaced masonry (1/2\"

Type B1 Plot 4



Project:
B1 Plot 4

Client:
Academy Homes Ltd

Project:
B1 Plot 4

Drawn by:
Michael Huston

Scale:
1/8\"



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Windows.
Thank you, David.

HUB
MICHAEL HUSTON
ARCHITECTURE

Problem:

1. make her whole estate subject to the estate tax by not a bit of the tax liability from her wholly owned, but not fully taxable, life insurance.
2. make her estate subject to the estate tax by not a bit of the tax liability.
3. make her estate subject to the estate tax by not a bit of the tax liability.

Client:
Arrival Homes Ltd

Project:
Stonehouse Farm
Proposed 9 no Dwellings

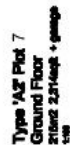
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Statistics - Planning - Not for Construction

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2098	100
2099	100
2100	100

Richard B. Stammers (PhD)
High Achievement Unit,
University of Queensland
Cambridge, NSW
and (r.b.stammers@uq.edu.au)





Type A2 (handed) Plot 7

Schedule of Materials:

Wells:	
Reddish-brown stone	
Reddish-brown rubble stone	
Chimneys	
Reddish bricks	
Roofs and Gables:	
Black, cut iron shingles, yellow black	
Best Martin California range	
Red Finest	
Indiana Clay slate	
Clay and light ridge tile	
Art. stone water table	
Single pine roof and sill to Valley	
Windows:	
Timber Double Glazed wood sash	
Paint, oil, yellow becase and olive	

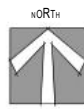
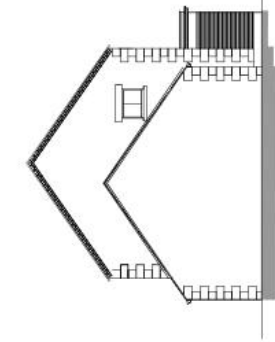
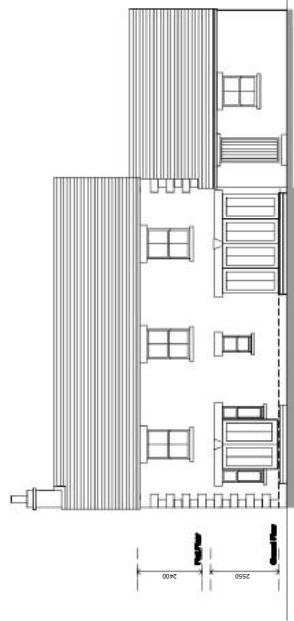
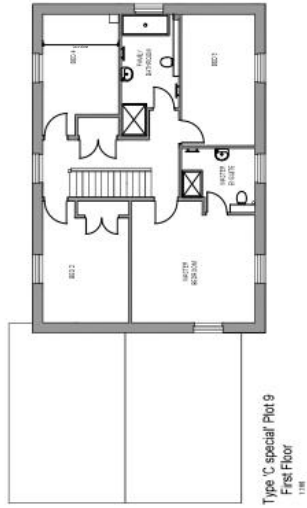
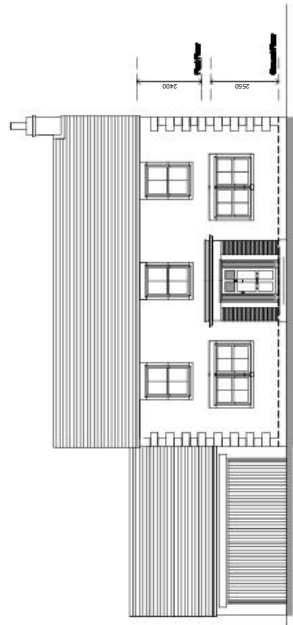
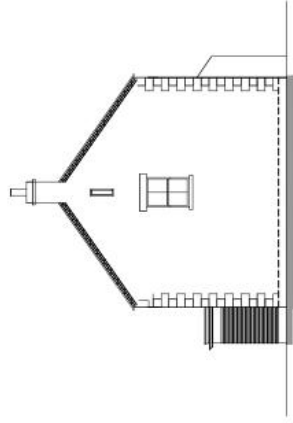
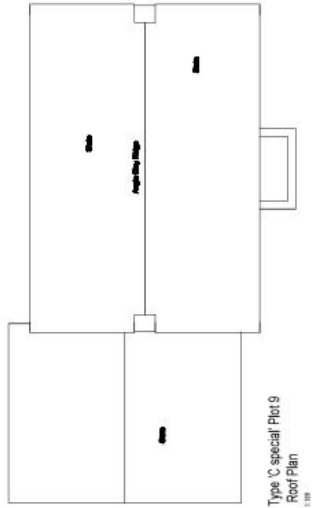


Schools of Worcester
Wells:
Medieval slave querns
Medieval ironwork nodule stone
Medieval brick porch
Chimneys
Medieval tracks
Railway Goods:
Black and red effluent, colour black
Best Martin Cascade angle
Roof Finish:
Natural Grey Slate
Clay angled ridge tiles
Art stone water leading
Windows:
Timber Double glazed nicks
sliding unit, art. stone handle and



Type C - Plot 8





Project: Stonehouse Farm
Proposed New Outings
Type C Special
Plot 9
Drawing: Type C Special
Date: 11/18/2020
Scale: 1/8" = 1'-0"

Schedule of Materials:
Roofing: Asphalt/Flt Shingles
Siding: Horizontal Cedar Shake
Trim: White Painted
Foundation: Concrete
Windows: Double Hung, White
Doors: Solid Core, White
Stairs: Solid Core, White
Chimney: Brick
Gutter: Aluminum
Downspout: Aluminum
Lighting: LED
Paint: White

Type C Special - Plot 9

