

## SCHEDULE A: Applications with Recommendation

12/0983

Item No: 02

Date of Committee: 19/04/2013

**Appn Ref No:**

12/0983

**Applicant:**

Mr & Mrs Sykes

**Parish:**

Castle Carrock

**Date of Receipt:**

30/11/2012 16:00:44

**Agent:**

Bell Cornwell LLP

**Ward:**

Great Corby & Geltsdale

**Location:**

The Weary Inn and Restaurant, Castle Carrock,  
Brampton, CA8 9LU

**Proposal:** Demolition Of Building And Erection Of 2No. Three Bedroom Dwellings  
And 1No. Two Bedroom Dwelling

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### 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 Demolition Of The Weary Would Be Acceptable
- 2.3 Whether The Scale And Design Would Be Acceptable
- 2.4 Impact On The North Pennines Area of Outstanding Natural Beauty (AONB)
- 2.5 Impact Of The Proposal On The Living Conditions Of The Occupiers Of Any Neighbouring Properties
- 2.6 Protected Species
- 2.7 Highway Matters

#### 3. Application Details

##### The Site

3.1 Members will recall that this application was deferred at the last committee so that a site visit could be undertaken.

- 3.2 The application site lies within the village of Castle Carrock and is located in the North Pennines Area of Outstanding Natural Beauty. The Weary, which fronts onto a main road, formerly comprised a pub/ restaurant with five en-suite letting rooms above, but is currently vacant. Planning permission has recently been granted to the convert the building into four holiday units and the applicant has started to implement this permission.
- 3.3 The building is finished in white render under a slate roof. Owners accommodation was located in a converted stone barn to the rear of the property. This building lies outside the current application site and would be retained as a holiday cottage. There is a small car park for six cars to the front of the building and a small beer garden to the rear. Residential properties adjoin The Weary to both sides, with The Duke of Cumberland Public House, being located directly across the road.

## **Background**

- 3.4 In October 2011, planning permission was granted for the change of use from inn/restaurant to holiday accommodation and alterations to create 5no. holiday units (11/0683). A revised application to convert the building into 4no. holiday units was approved in December 2012 (11/1091).

## **The Proposal**

- 3.5 The proposal is seeking to demolish The Weary and to replace it with two three-bedroom and one two-bedroom dwellings. The existing cottage that is located to the rear of The Weary is excluded from the application site and this would be retained as holiday accommodation. A new access would be created to this property and a garden and two car parking spaces would be provided within the application site.
- 3.6 The main front elevation of The Weary, that lies to the south of the existing car park, would be replaced by a pair of semi-detached two-and-a-half storey dwellings (Cottages 1 & 2). The front elevation would contain a single-storey section which would have lead flat roof dormer windows within the slate roof. The main roof, which would also be slate, would contain rooflights. The height of the new dwellings would be 1.4m higher than the height of the existing building but would be the same height as that of the neighbouring property, The Birches. The rear elevation of Cottage 1 would have a single-storey extension, which would link into a two-storey extension on the rear of Cottage 2. Good sized gardens would be provided to the rear of the dwellings, with cycle stores being provided on the southern boundary. The cottages would contain an open plan living/ dining area, a kitchen and a w.c. to the ground floor; two bedrooms and a bathroom to the first floor (with Cottage 2 having an en-suite bedroom) and an en-suite bedroom in the roofspace.
- 3.7 The section of The Weary that lies to the east of the car park and abuts the highway would be replaced by a two-storey two-bedroom cottage (Cottage 3). This would have a side elevation facing the road, with the front elevation facing the car park. A single-storey section would be attached to the front

and rear of the dwelling, with a large masonry chimney being added to the front elevation. This dwelling would have an open plan living/ dining area, a kitchen and w.c. to the ground floor and two bedrooms (one en-suite) and a bathroom to the first floor. The dwelling would have a small rear garden, which would be enclosed by a garden wall, and which would contain a bin store and cycle store to the rear.

- 3.8 The dwellings would be finished in render, under reclaimed slate roofs, with timber windows, with masonry sills and hardwood doors.
- 3.9 Six car parking spaces would be provided for the three dwellings on the site of the existing car park.

#### **4. Summary of Representations**

4.1 This application has been advertised by the posting of a site notice, and also the posting of 8 notification letters to neighbouring properties. In response, 13 letters of objection have been received to the proposal.

4.2 The letters of objection make the following points:

- Site is not large and to have 4 dwellings, some of which are three-storey, is out of proportion and an over development of the site - 1 or 2 dwellings on the site would be more appropriate;
- The building, which is to be demolished, dates back to the C18th and has historic significance especially in relation to the village itself;
- Proposed dwellings are out of character with the rest of the properties in the centre of the village - they look like town houses, most dwellings are cottage/farmhouse style properties;
- The raised rooflines and modern style will be totally out of context;
- There are no 3 storey buildings in the vicinity;
- The dwellings will unsympathetically dominate the visual aspect of Castle Carrock from all directions;
- Presume the holiday cottage to the rear would be sold as an individual dwelling;
- The proposal encroaches onto the neighbours land;
- The height of the buildings will reduce light coming into The Birches via rooflights. It would totally block light coming into the en-suite and substantially affect light coming into the wardrobe area and the master bedroom;
- The proposed two-storey rear extension would impact on the view/light into a kitchen/dining room of The Birches - the kitchen window is the only direct source of light into this room and if the extension is built right in front of this window it

would be over dominant as to not only affect the light and views but also the enjoyment of the main living area of the property. No objections to a single-storey extension because historically there has been a single-storey conservatory;

- A bathroom window at first floor level above the kitchen in the Birches would be affected by the two storey extension in the same way;
- The proposal includes two windows in the west elevation - there are currently no such openings - if these windows open outwards they would open onto the land owned by The Birches;
- Occupiers of The Birches would be able to look into these windows, leading to a loss of privacy for future occupiers;
- The rooflights at the rear would be 1 to 2m above ground floor level - an adult will be able to stand at these and look directly into the bathroom of The Birches;
- Originally the building was going to be converted into holiday accommodation which would preserve the facade of the building;
- The Weary is an historic building and should be preserved. All efforts should be made to address its structural problems with demolition as a last resort;
- When the barn behind the Weary was converted into living accommodation 5 years ago it could not be sold off as a separate dwelling, presumably due to restrictive access;
- The creation of a vehicular access adjacent to Bag End which is over 200 years old might result in de-stabilisation of the property. The Weary has been de-stabilised following excavation work last summer and such disturbance close to Bag End could cause similar structural issues. There should be no excavation within 3m of Bag End.;
- The lack of space at the rear of the development will mean vehicles reversing out into a busy road;
- Whilst the roofline would be the same as that of The Birches, that property is built on higher ground and it should not be used as a precedent to replicate The Birches roofline;
- The village doesn't need more houses - it would benefit more from some local business units or other uses that bring people into the village;
- The site is in an Area of Outstanding Natural Beauty and this should be taken into account, when designing the dwellings;
- There is no evidence that The Weary cannot be remedied or rectified - setting aside financial implications and taking into account the historical significance of the building it should be retained;

- Holiday lets would have supported the local term viability of existing businesses in the village and would be of great benefit to the village;
- Unrealistic parking provision is shown for the three properties, which is likely to lead to parking and congestion in the busiest part of the village.

## 5. Summary of Consultation Responses

North Pennines AONB Partnership: - Local Plan Policy DP9 is relevant to the application. In addition, the North Pennines AONB Planning Guidelines and Building Design Guide reflect and expand on the need for new development to have sympathy with existing buildings within settlements. The National Planning Policy Framework reinforces this presumption in favour of protecting local character in AONBs. The Weary Sportsman is a significant building within Castle Carrock, both culturally and as a result of its central location. Whilst the village has a range of building styles by virtue of the long period of development, there is a simple, functional and elegant vernacular pattern that many of the buildings follow. Concerned about the proposed demolition of this building (as against restoration and renovation/modification to dwellings) and feel that the authority might satisfy itself that it is genuinely beyond saving in reaching a decision. If the building needs to be demolished, the design quality, scale and mass of new buildings on the site requires very careful consideration. It will be important to ensure that any development follows best practice as outlined in the North Pennines AONB Building Design Guide. In considering the application, whilst appreciating that developers wish to maximise the living accommodation space, concerned that the 3 storey design and higher ridgeline proposed might be out of character with adjacent dwellings in the settlement and feel that the authority should be confident that the dwellings will be sympathetic and in keeping with the architecture of the village and not introduce a 'discordant note';

Castle Carrock Parish Council: - objects to the proposal. The Weary is a landmark building within the village and should be subject to listing and should have the frontage changed as little as possible. Surprised that the building has suddenly deteriorated to the point where it needs demolition. There are no structural problems that cannot be resolved - the main reasons for wanting to demolish the building are purely financial and are planned to maximise the commercial potential of the site. The replacement by a 3-storey building in this prominent location is entirely unacceptable. The proposed buildings are ill-designed and unsympathetic. The height will compromise 'Bag End' dwarfing it by some considerable height. Proposal is entirely out of keeping with other buildings in the village and is without precedent. The approved holiday accommodation would boost the economy of the village, whereas dwellings would not have this potential;

Carlisle Airport: - comments awaited;

Local Environment - Drainage Engineer: - not aware of any specific flooding to this site, although there have been flooding issues that have affected properties at the junction of the B6413 and U1210;

Cumbria County Council - (Econ. Dir. Highways & Transportation): - no

objections, subject to conditions;

Local Environment - Environmental Protection: - no objections;

United Utilities - (for water & wastewater comment): - no objections. Surface water should discharge to a soakaway as stated on the application;

Cumbria County Council - (Archaeological Services): - an archaeological building recording programme should be undertaken in advance of development and this should be secured by condition;

Housing Strategy & Support: - request an affordable housing contribution of 10% of the 3 units by way of a commuted sum.

## **6. Officer's Report**

### **Assessment**

- 6.1 The relevant planning policies against which the application is required to be assessed are Policies DP1, DP9, H1, H5, CP2, CP5, CP12 and T1 of the Carlisle District Local Plan 2001-2016. The proposal raises the following planning issues:
1. Whether The Proposal Is Acceptable In Principle
- 6.2 The site is in the middle of Castle Carrock, which is identified as a Local Service Centre in the adopted Local Plan. The redevelopment of the site for housing is, therefore, acceptable in principle, subject to other policies in the Local Plan being satisfied.
2. Whether The Demolition Of The Weary Would Be Acceptable
- 6.3 Planning permission currently exists to the convert The Weary into holiday accommodation. This proposal is seeking to demolish the building and to redevelop the site for housing. Whilst the building is of local historic interest, it is not listed and does not lie within a conservation area. The Council cannot, therefore, prevent the building from being demolished.
- 6.4 The application is accompanied by a Structural Report, which identifies that there are a number of structural problems with the building, which only became apparent when the conversion of the building to holiday cottages commenced. This identifies that whilst there are options to repair the structural defects there is no guarantee that these works would be successful and the cost of repairs would not be viable for the intended use. The new proposals which replace the existing building with new buildings, provide a solution with more certainty and the guarantee of a workable solution that is economically viable. The Council's Building Control Section has been consulted on the Structural Report and concurs with its findings. In light of the above, the proposal to demolish the exiting buildings would be acceptable.
3. Whether The Scale And Design Would Be Acceptable
- 6.5 A number of objections have been received which consider that the scale and

design of the proposed dwellings would be out of keeping with the character of the village. Whilst it is acknowledged that the dwellings would be higher than the existing building, the ridge heights of the semi-detached dwellings would be the same as the ridge height of the neighbouring property, The Birches, and would not, therefore, be out of keeping. The detached dwelling would have a slightly lower ridge height than the semi-detached dwellings. Objectors have also raised concerns about three-storey dwellings. The semi-detached properties are actually two-and-a-half-storey and would contain accommodation in the roofspace, which would be served by rooflights. They would have the appearance of two-storey dwellings when viewed from road to the front of the site. The detached dwelling would be two-storey.

6.6 The dwellings would incorporate single-storey sections, chimneys and lead dormers and would be visually interesting. They would be finished in render, under a slate roof, with timber windows and doors. The Weary itself is finished in render under a slate roof. The Council's Heritage Officer has raised no objections to the design of the dwellings.

6.7 In light of the above, the scale and design of the proposed dwellings would be acceptable.

#### 4. Impact On The North Pennines Area of Outstanding Natural Beauty (AONB)

6.8 The AONB Partnership has raised concerns over the proposed demolition of this building (as against restoration and renovation/modification to dwellings) and feel that the authority should satisfy itself that it is genuinely beyond saving in reaching a decision. If the building needs to be demolished, the design quality, scale and mass of new buildings on the site requires very careful consideration. It has also raised concerns about the three-storey design and the higher ridgeline proposed, which might be out of character with adjacent dwellings in the settlement and the authority needs to be confident that the dwellings would be sympathetic and in keeping with the architecture of the village.

6.9 The issue of the demolition of the building is considered in paragraphs 6.3 and 6.4 above. The scale and design of the proposals is considered in paragraphs 6.5 and 6.6. Whilst it is acknowledged that the dwellings would be higher than the existing building, the ridge heights of the semi-detached dwellings would be the same as the ridge height of the neighbouring property, The Birches, and would not, therefore, be out of keeping. The semi-detached properties are actually two-and-a-half-storey (and not three-storey) and would contain accommodation in the roofspace, which would be served by rooflights. They would have the appearance of two-storey dwellings when viewed from road to the front of the site.

6.10 In light of the above, it is considered that the proposal would not have an adverse impact on the AONB.

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

6.11 The Birches adjoins the site to the west and has a kitchen/ dining room

window at ground floor level and a bathroom window at first floor level facing the site. The proposed single-storey extension on Cottage 1 and the two-storey extension on Cottage 2 would lie opposite the kitchen/ dining room window. The Weary previously had a conservatory to the rear in close proximity to this window and there were trees on the site boundary in close proximity to the window. The single-storey extension would have an eaves height of 2.4m and a maximum height of 4.1m and due to the change in levels between the sites would not adversely affect this window. Whilst the two-storey extension would have a side elevation 8m away from this kitchen window it would only project out 2.3m and would have a maximum height of 6.6m. It would not, therefore, be over dominant and given its height and the fact that it lies to the east it would not have lead to a significant loss of light. The first floor bathroom window is not classed as a primary window and so has no protection under policy. The amended plans that have been received remove the windows from the side elevation facing The Birches.

- 6.12 The occupier of The Birches has also raised concerns about loss of light to their rooflights, which provide the only natural light to an en-suite bathroom and wardrobe area. These are not primary windows and the loss of light to these areas, which is not likely to be significant, would not be sufficient to warrant refusal of the application. Concerns have also been expressed about overlooking of The Birches bathroom window from rooflights in the proposed dwellings. These would, however, face the rear garden of the proposed dwellings and would not easily permit overlooking of The Birches.
- 6.13 Bag End has a single-storey section along the boundary with the application site, which would lie in close proximity to the proposed two-bedroom dwelling (Cottage 3). This building does not, however, have any windows in the elevation facing The Weary and would not, therefore, be adversely affected.
- 6.14 Whilst Cottage 3 would have bedroom windows in the side (east) and rear elevations, the acute angle would not allow overlooking of Bag End. Cottage 2 would only have a bathroom window at first floor level in the elevation facing Bag End.
- 6.15 The owner of Bag End has raised concerns about the impact that any construction works (particularly the construction of the new access) would have on this property. This is not, however, a planning issue but is covered by other legislation.
- 6.16 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.
6. Protected Species
- 6.17 A Bat Report has been submitted with the application. This includes a Mitigation Strategy for bats and these mitigation measures, which would be enforced by condition, would ensure that the proposal does not have an adverse impact on bats.
7. Highway Matters
- 6.18 Six car parking spaces would be provided for the three dwellings, with two



spaces also being provided for the retained holiday cottage and this is acceptable to County Highways. The proposed new access to serve the retained holiday cottage would also be acceptable to County Highways.

## **Conclusion**

- 6.19 The proposal would be acceptable in principle. The scale and design of the proposal 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 proposed access and parking arrangements would be acceptable and the proposal would not have an adverse impact on protected species. In all aspects, the proposal is compliant with the relevant planning policies contained within the Carlisle District Local Plan 2001-2016.

## **7. Planning History**

- 7.1 In January 2008, planning permission was granted for the erection of orangery to replace existing lean to conservatory (07/1320).
- 7.2 In October 2011, planning permission was granted for the change of use from inn/restaurant to holiday accommodation and alterations to create 5no. holiday units (11/0683).
- 7.3 In December 2012, planning permission was granted for the change of use from inn/restaurant to holiday accommodation and alterations to create 4no. holiday units (11/1091).

## **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 approved documents for this planning permission comprise:
1. the submitted planning application form, received 30 November 2012;
  2. Design & Access Statement, received 30 November 2012;
  3. Phase 1 Environmental Review, received 30 November 2012;
  4. Bat Survey, received 30 November 2012;
  5. Site Location Plan, received 30 November 2012 (Plan No. 11.05/P/001B);
  6. Existing Site Plan, received 30 November 2012 (Plan No. 11.05/P/002 Rev A);
  7. Proposed Site Plan, received 9 January 2013 (Plan No. 11.05/P/003 Rev E);

8. Proposed Ground Floor Plan, received 9 January 2013 (Plan No. 11.05/P/006 Rev D);
9. Proposed First Floor Plan, received 9 January 2013 (Plan No. 11.05/P/007 Rev D);
10. Proposed Second Floor Plan, received 9 January 2013 (Plan No. 11.05/P/008 Rev C);
11. Proposed Roof Plan, received 9 January 2013 (Plan No. 11.05/P/009 Rev C);
12. Existing North Facing Elevations, received 30 November 2012 (Plan No. 11.05/P/010);
13. Proposed North Facing Elevations, received 9 January 2013 (Plan No. 11.05/P/011E);
14. Proposed South Facing Elevations, received 9 January 2013 (Plan No. 11.05/P/012C);
15. Proposed West Facing Elevations, received 9 January 2013 (Plan No. 11.05/P/013B);
16. Proposed East Facing Elevations, received 10 December 2012 (Plan No. 11.05/P/014 Rev A);
17. Proposed West Facing Elevation & Cross Section, received 30 November 2012 (Plan No. 11.05/P/015);
18. the Notice of Decision; and
19. any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** For the avoidance of doubt.

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 the works harmonise as closely as possible with dwellings in the vicinity and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

4. No development shall take place until full details of hard and soft landscape works, including a phased programme of works, have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the occupation of any part of the development 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 CP5 of the Carlisle District Local Plan 2001-2016.

5. No development shall commence until details of any walls, gates, fences and other means of permanent enclosure and/or boundary treatment to be erected have been submitted to and approved, in writing, by the Local Planning Authority.

**Reason:** To ensure the design and materials to be used are appropriate and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

6. No development approved by this permission shall be commenced until a scheme for the provision of foul and surface water drainage works has been approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

**Reason:** To ensure a satisfactory means of surface water and foul drainage disposal and in accord with Policy CP12 of the Carlisle District Local Plan 2001-2016.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) there shall be no enlargement or external alterations to the dwellings to be erected in accordance with this permission, within the meaning of Schedule 2 Part (1) of these Orders, without the written approval of the Local Planning Authority.

**Reason:** To ensure that the character and attractive appearance of the buildings is not harmed by inappropriate alterations and/or extensions and that any additions which may subsequently be proposed satisfy the objectives of Policy CP5 of the Carlisle District Local Plan 2001-2016.

8. No dwelling shall be occupied until the vehicular access and parking requirements have been constructed in accordance with the approved plan and brought into use. These facilities shall be retained and capable of use at all times thereafter and shall not be removed or altered without the prior consent of the Local Planning Authority.

**Reason:** To ensure a minimum standard of access provision when the development is brought into use and to support Local Transport Plan Policies LD5, LD7 and LD8.

9. Prior to the commencement of development the applicant shall submit, for approval in writing by the Local Planning Authority, details of the proposed mitigation measures in relation to bats. The development shall then be carried out in strict accordance with these mitigation measures.

**Reason:** In order to protect bats, in accordance Policy CP2 of the Carlisle District Local Plan 2001-2016.

10. Prior to the carrying out of any demolition works the existing buildings affected by the proposed development shall be recorded in accordance with a Level 2 survey as described by English Heritage's document Understanding Historic Buildings A Guide to Good Recording Practice, 2006. Within 2 months of the commencement of construction works 3 copies of the resultant level 2 survey report shall be furnished to the Local Planning

Authority.

**Reason:** To ensure that a permanent record is made of the buildings of architectural and historic interest prior to their demolition as part of the proposed development

11. No construction work associated with the development hereby approved shall be carried out before 07.30 hours or after 18.00 hours Monday to Friday, before 07.30 hours and 13.00 hours on Saturdays, nor at any times on Sundays or Bank Holidays.

**Reason:** To prevent disturbance to nearby occupants in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

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354155m

354355m



# FOR PLANNING APPLICATION

# SPICER APD

**SPICER ARCHITECTURE PLANNING AND DESIGN**  
 Mulberry House, 17 Priory Lane, Burford OX18 4SG  
 tel: +44 (0) 1993 824945 e-mail: spicer@btinternet.com

**project : The Weary, Castle Carrock, Brampton**  
**client : Mr A Sykes**  
**date: Nov 2012**

**drawing: Site Location Plan**  
**ref: 11.05/P/001B**  
**scale: 1:1250 @ A3**

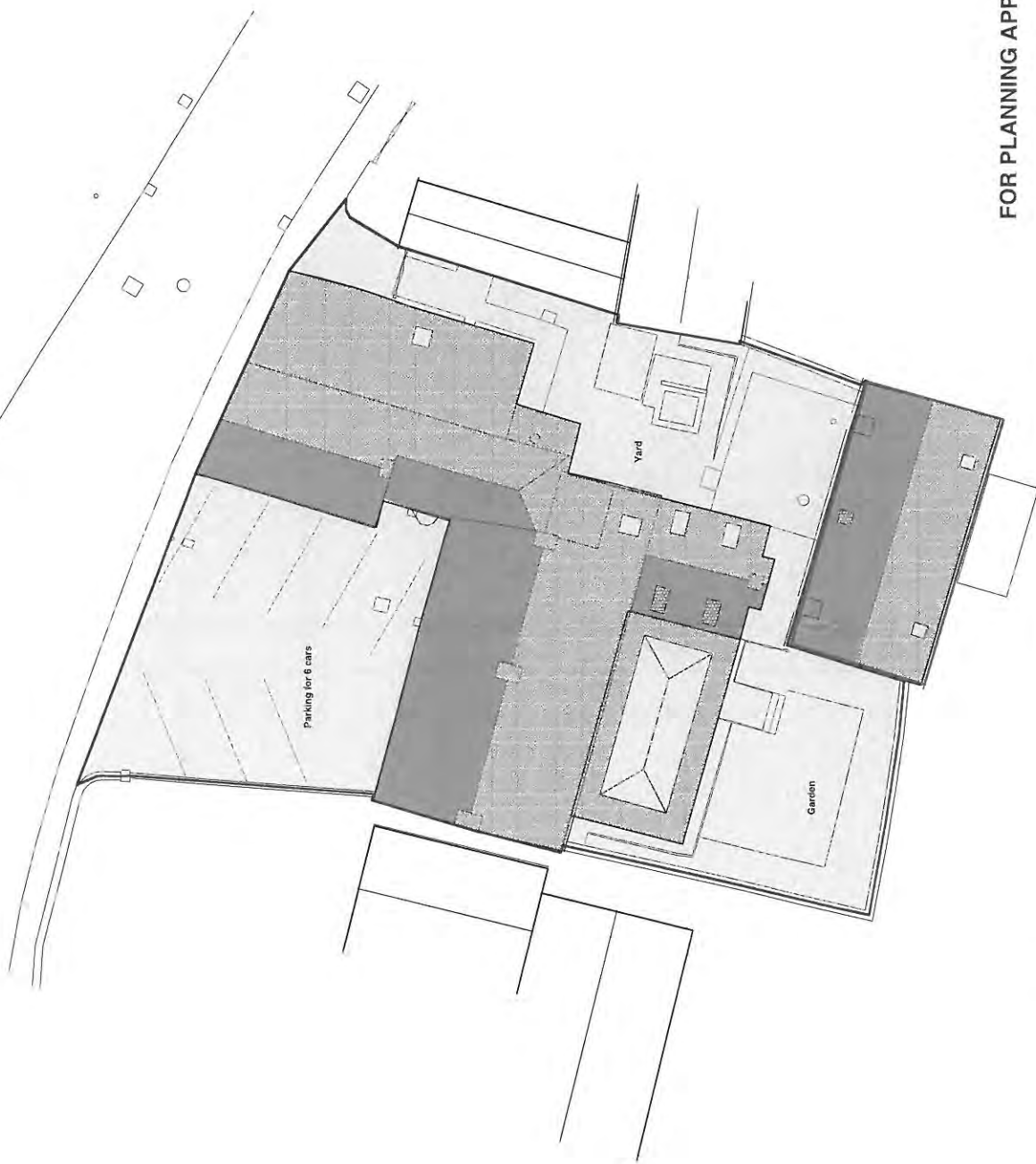
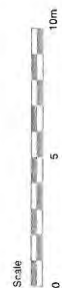


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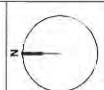
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### FOR PLANNING APPLICATION



drawing: Existing Site Plan  
rel: 11.05/P/P/002 Rev A  
scale: 1:200 @ A3

project : The Weary, Castle Carrock, Brampton  
client : Mr A Sykes  
date : Nov 2012

SPICER ARCHITECTURE PLANNING AND DESIGN  
Mulberry House, 17 Priory Lane, Burford OX18 4SG  
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# SPICER APD

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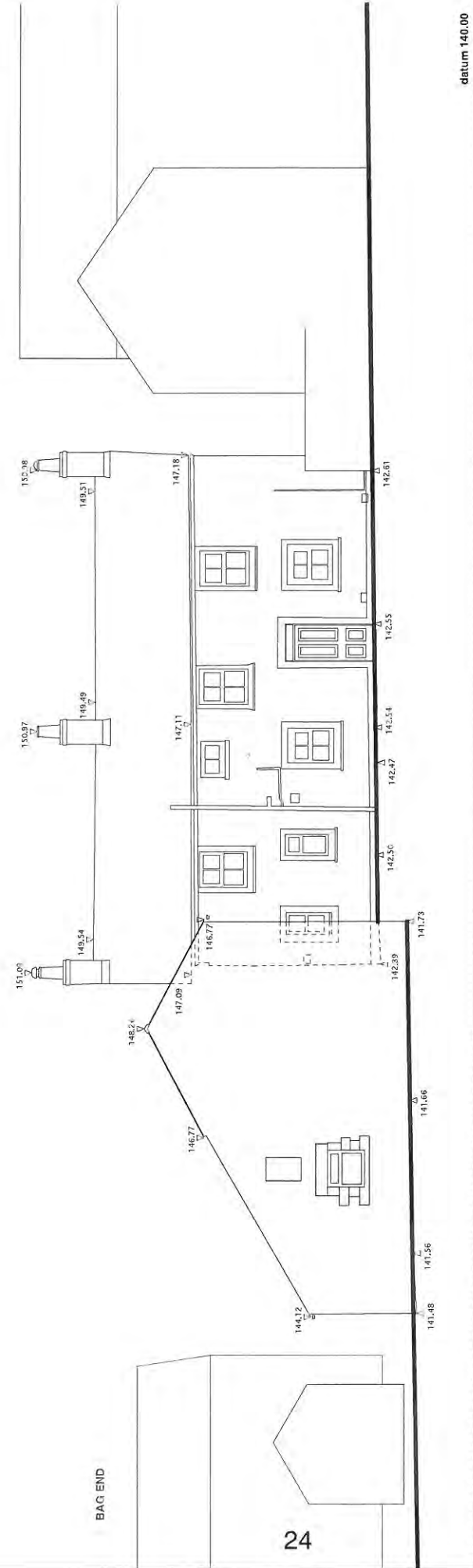
**FOR PLANNING APPLICATION**

<p><b>SPICER ARCHITECTURE PLANNING AND DESIGN</b>          Mulberry House, 17 Priory Lane, Burford OX18 4SG          tel: +44 (0) 1993 824945 e-mail: spicer@btinternet.com</p>	<p>project : <b>The Weary, Castle Carcock, Brampton</b></p>	<p>drawing: <b>Proposed Site Plan</b></p>
	<p>client : <b>Mr A Sykes</b></p>	<p>date: <b>Nov 2012</b></p>
<p>scale: <b>1:200 @ A3</b></p>		

**SPICER APD**

# FOR PLANNING APPLICATION

THE BIRCHES



datum 140.00



SPICER ARCHITECTURE PLANNING AND DESIGN  
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 tel: +44 (0) 1993 824131 email: spicer@blinternet.com

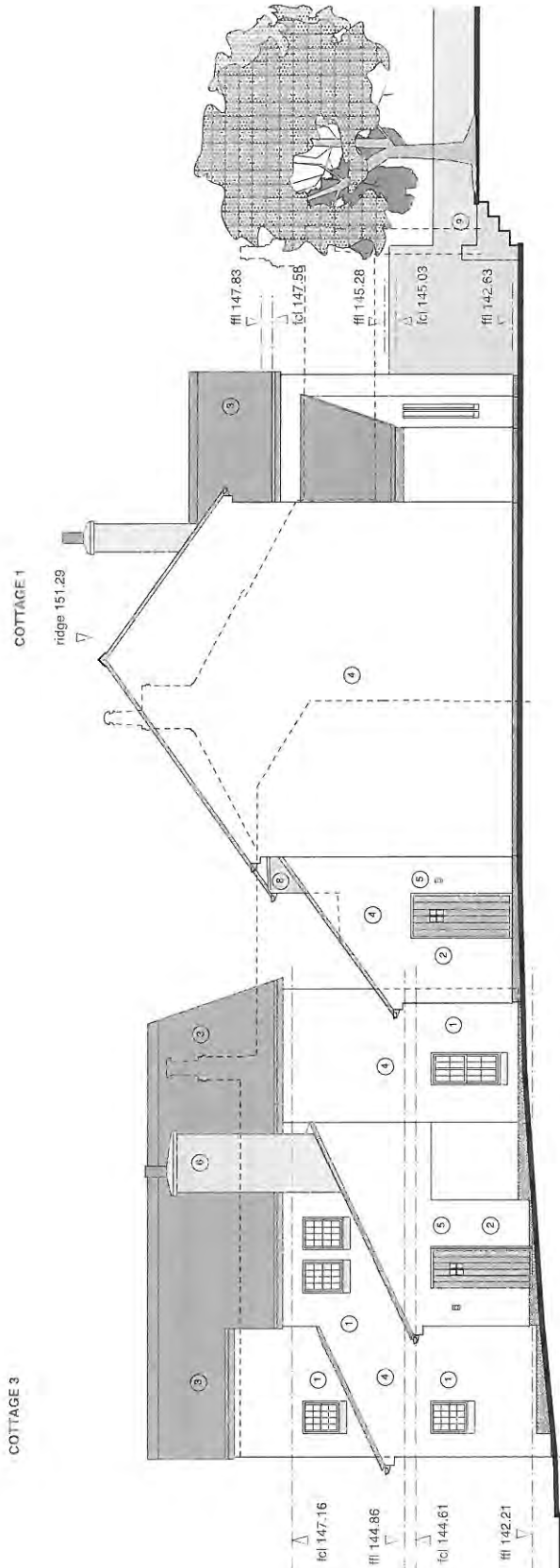
project : The Weary, Castle Carrock, Brampton  
 client : Mr A Sykes  
 drawing: Existing North Facing Elevations  
 ref: 11.05/P/010  
 scale: 1:100 @ A3  
 Nov 2012

**SPICER**



**FOR PLANNING APPLICATION**

**PROPOSED NEW COTTAGES**



datum 140.00

**KEY**

- 1 windows as Magnet Cottage Bar or similar approved with masonry cills
  - 2 glazed hardwood door and frame
  - 3 roof finished with re-shingled/re-used Welsh single roofing including matching bat slate units, roof vent units and ridge units
  - 4 external walls to be finished with smooth surface self coloured polymer modified render.
  - 5 exterior light
  - 6 masonry chimney stack with clay terminals
  - 7 conservation type rooflight
  - 8 lead faced dormer window
  - 9 masonry garden wall with metal railings and low gates
- outline of existing building to be removed

**PROPOSED WEST FACING ELEVATIONS COTTAGE 1 AND COTTAGE 3**



**SPICER**

SPICER ARCHITECTURE PLANNING AND DESIGN  
 Mulberry House, 17 Priory Lane, Burford OX18 4SG  
 (tel: +44 (0) 1993 824945 e-mail: spicer@blinternet.com

project : **The Weary, Castle Carrock, Brampton**  
 client : **Mr A Sykes** date: **Nov 2011**

drawing: **Proposed West Facing Elevation**  
 ref: **11.05/P/013B** scale: **1:100 @ A3**

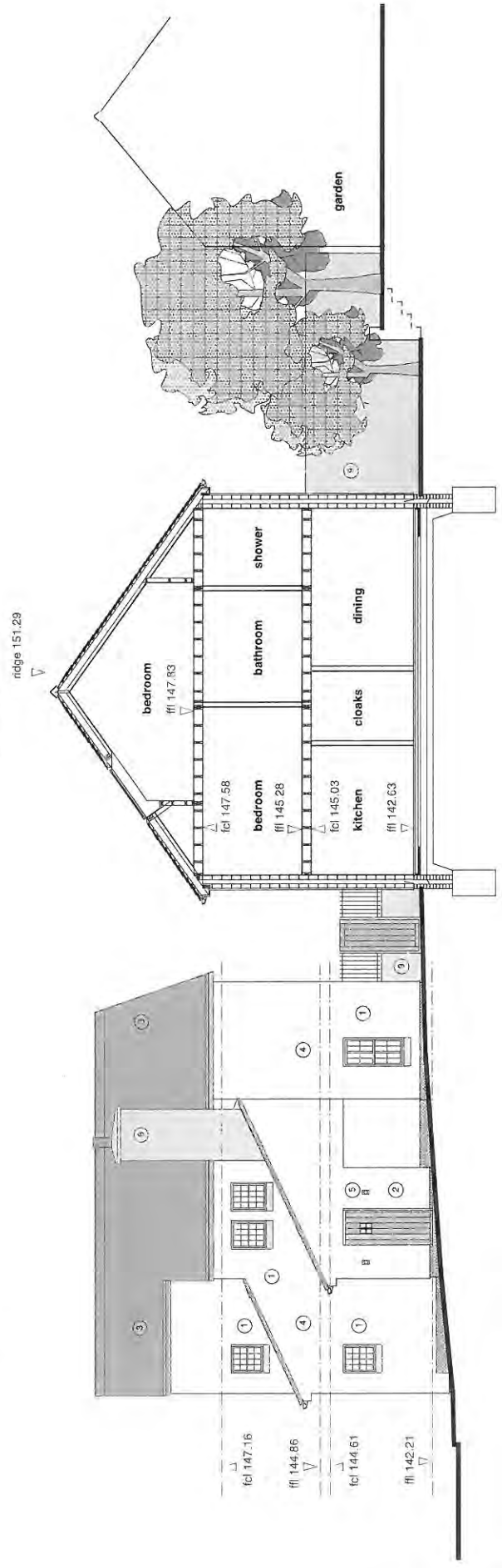
All drawings are to be read in conjunction with the specification and any other documents referred to herein. The client is responsible for ensuring that all necessary permissions, consents and approvals are obtained prior to construction. The client is responsible for ensuring that all necessary permissions, consents and approvals are obtained prior to construction. The client is responsible for ensuring that all necessary permissions, consents and approvals are obtained prior to construction.

# FOR PLANNING APPLICATION

## PROPOSED NEW COTTAGES

COTTAGE 3

COTTAGE 2



datum 140.00

PROPOSED WEST FACING ELEVATION COTTAGE 3 AND CROSS SECTION THROUGH COTTAGE 2

### KEY

- 1 windows as Magnet Cottage Bar or similar approved with masonry cills
  - 2 glazed hardwood door and frame
  - 3 roof finished with resin/impregnated Welsh slate roofing including matching bat slate units, roof vents and ridge units
  - 4 external walls to be finished with smooth surface self coloured polymer modified render.
  - 5 external light
  - 6 masonry chimney stack with clay terminals
  - 7 conservation type rooflight
  - 8 lead lined corner window
  - 9 masonry garden wall with metal railings and hvy gates
- outline of existing building to be removed



**SPICER**

SPICER ARCHITECTURE PLANNING AND DESIGN  
 Mulberry House, 17 Priory Lane, Burford OX18 4SG  
 tel: +44 (0) 1993 824222 e-mail: spicer@btinternet.com

project : The Weary, Castle Carrock, Brampton

client : Mr A Sykes

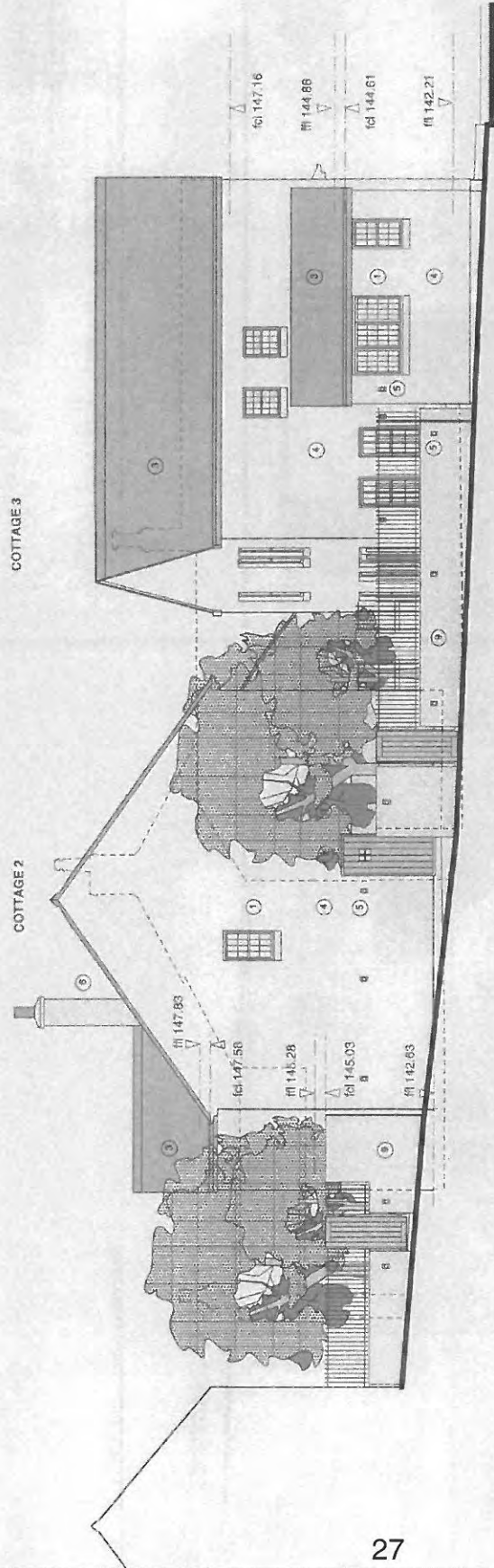
drawing: Proposed West Facing Elevation

ref: 11.05/P/015 scale: 1:100 @ A3

All sizes and dimensions shown are approximate and are subject to verification and confirmation by the client. The client is responsible for providing all necessary information and access to the site for the purpose of the design. The client is also responsible for providing all necessary information and access to the site for the purpose of the design. The client is also responsible for providing all necessary information and access to the site for the purpose of the design.

FOR PLANNING APPLICATION

PROPOSED NEW COTTAGES



datum 140.00

EAST FACING ELEVATIONS COTTAGE 2 AND 3

- KEY**
- 1 window as shown Cottage 2 or similar approved with masonry gills
  - 2 glazed horizontal door and frame
  - 3 lead finish with sections of leaded glass, including matching cast iron units, cast iron unit and ledge units
  - 4 cast iron door with smooth surface set covered polymer modified render.
  - 5 exterior light
  - 6 masonry chimney stack with clay terminals
  - 7 conservation type rooflight
  - 8 lead faced dormer window
  - 9 masonry garden wall with metal railings and iron gates
- ... surface of existing building to be removed



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 Mulberry House, 17 Priory Lane, Burford OX18 4SG  
 tel: +44 (0) 1993 824945 e-mail: spicer@binternet.com

project : The Weary, Caastle Carrock, Brampton  
 client : Mr A Sykes  
 date : Nov 2011

drawing: Proposed East Facing Elevation  
 ref: 11.05/P/014 Rev A  
 scale: 1:100 @ A3

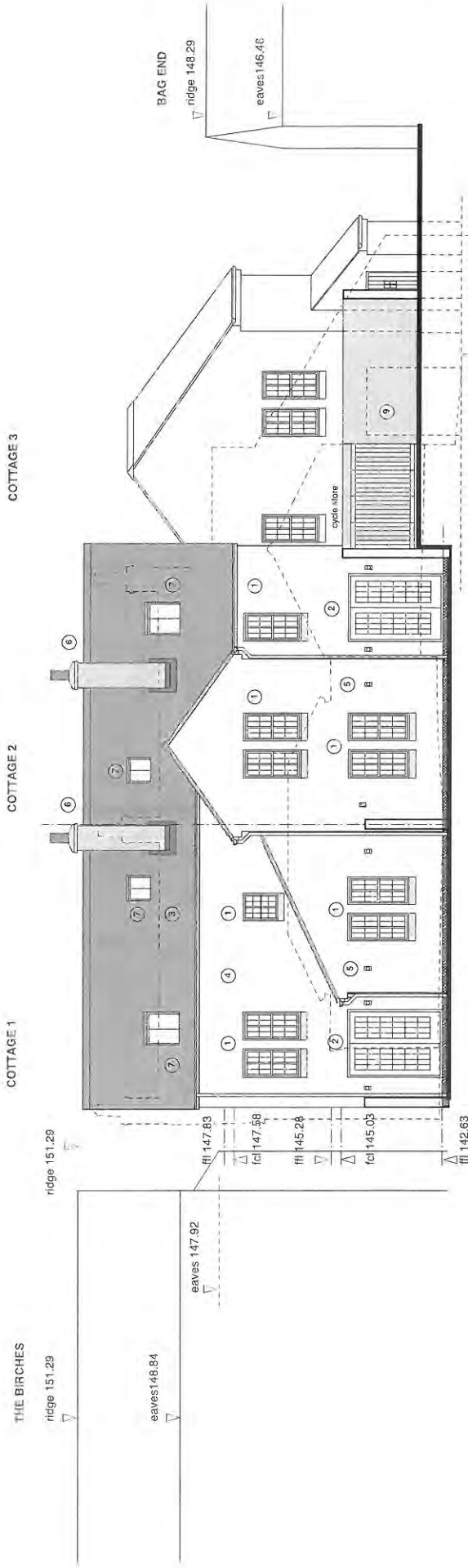
12/0922

RECEIVED



FOR PLANNING APPLICATION

PROPOSED NEW COTTAGES



datum 140.00

KEY

- 1 windows as Mercet Cottage Bar or similar approved with masonry clis
  - 2 glazed hardwood door and frame
  - 3 roof finished with reclaimed re-used Welsh slate roofing including matching bit slate units, roof vent units and ridge units
  - 4 external walls to be finished with smooth surface self coloured polymer modified render.
  - 5 exterior light
  - 6 masonry chimney stack with clay terminals
  - 7 cone-avalon type rooflight
  - 8 fenic fenic dormer window
  - 9 masonry garden wall with metal railings and h/w gates
- outline of existing building to be removed



SPICER ARCHITECTURE PLANNING AND DESIGN  
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tel: +44 (0) 1993 824945 e-mail: spicer@btinternet.com

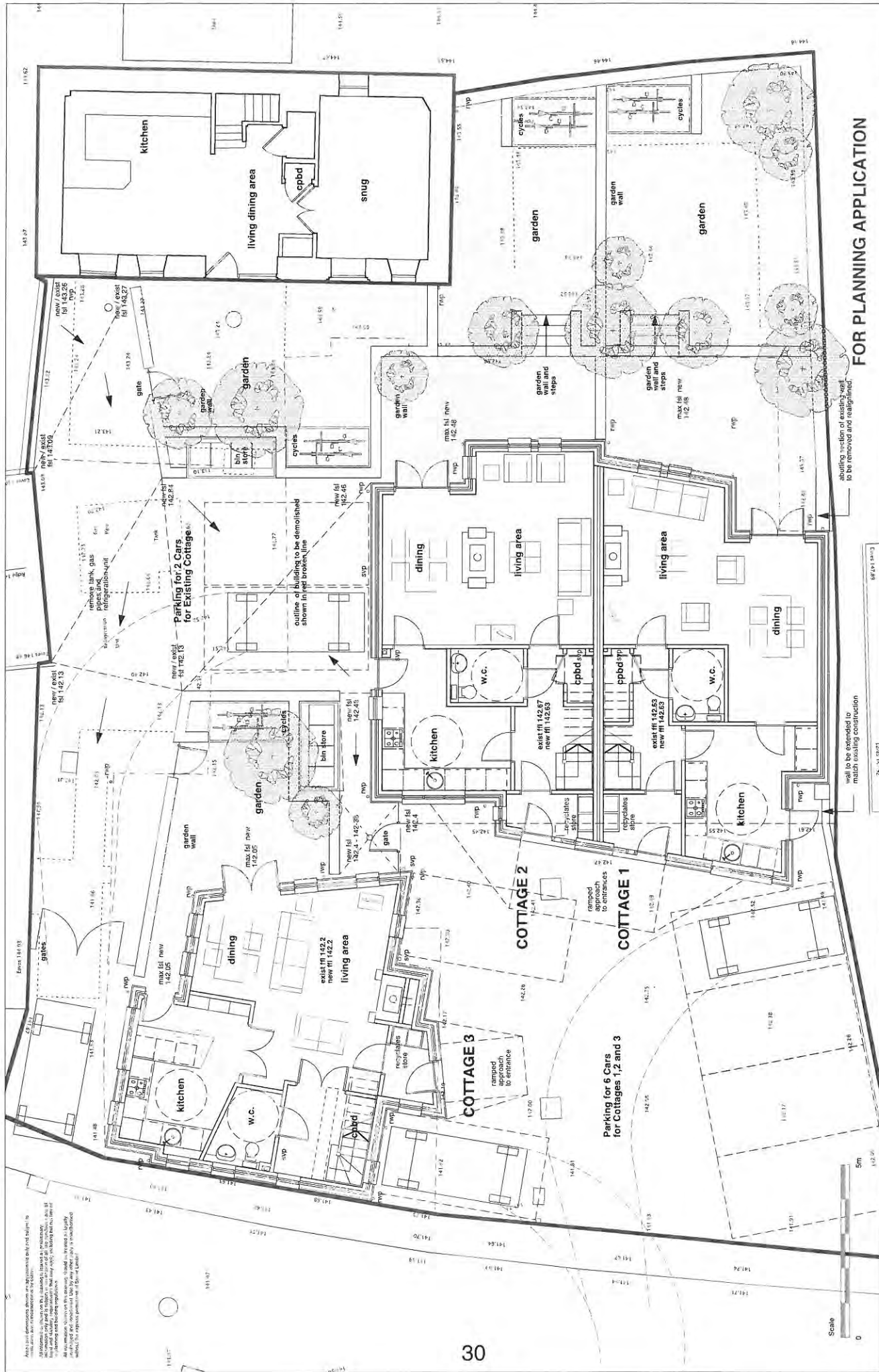
project : The Weary, Castle Carrock, Brampton

client : Mr A Sykes date: Nov 2011

ref: 11.05/P/012 C

scale: 1:100 @ A3

drawing: Proposed South Facing Elevation



All elevations shown are approximate only and subject to change. All dimensions are in millimetres unless otherwise stated. All dimensions are to the centre of the wall unless otherwise stated. All dimensions are to the finished floor level unless otherwise stated. All dimensions are to the finished floor level unless otherwise stated. All dimensions are to the finished floor level unless otherwise stated.

Scale  
0 5m

abutting section of existing wall to be removed and reattained.

will be extended to match existing construction

25.11.2012

88.24.1403

1:100 @ A2

Nov 2012

Mr A Sykes

The Weary, Castle Carrock, Brampton

Proposed Ground Floor Plan

11.05/006 Rev D

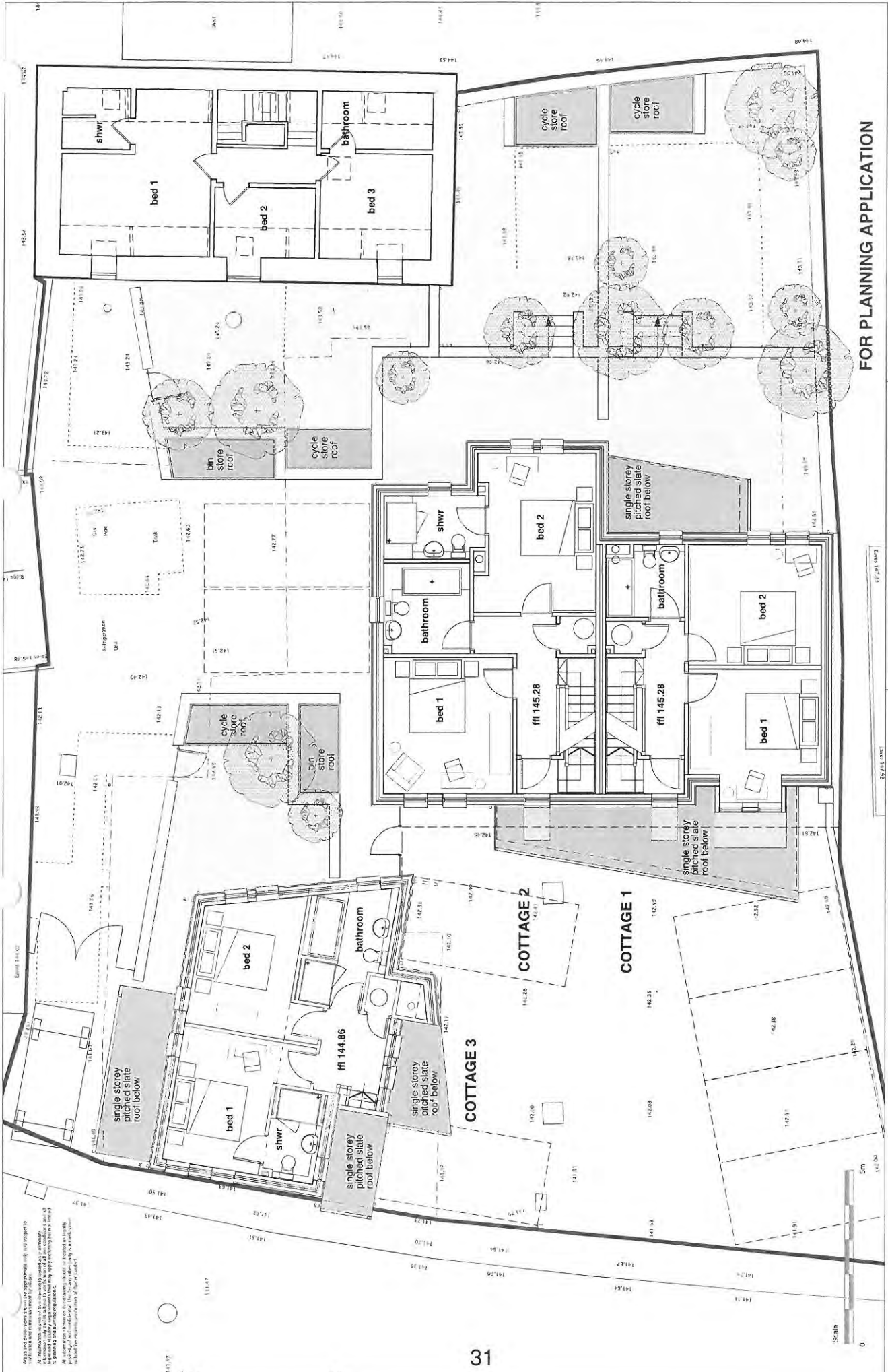
FOR PLANNING APPLICATION

**SPICER APD**

SPICER ARCHITECTURE PLANNING AND DESIGN  
Mulberry House, 17 Priory Lane, Burford OX18 4SG  
tel: +44 (0) 1993 824242 e-mail: spicer@btinternet.com

project : The Weary, Castle Carrock, Brampton  
client : Mr A Sykes  
date : Nov 2012  
drawing: Proposed Ground Floor Plan  
ref: 11.05/006 Rev D  
scale: 1:100 @ A2





**FOR PLANNING APPLICATION**

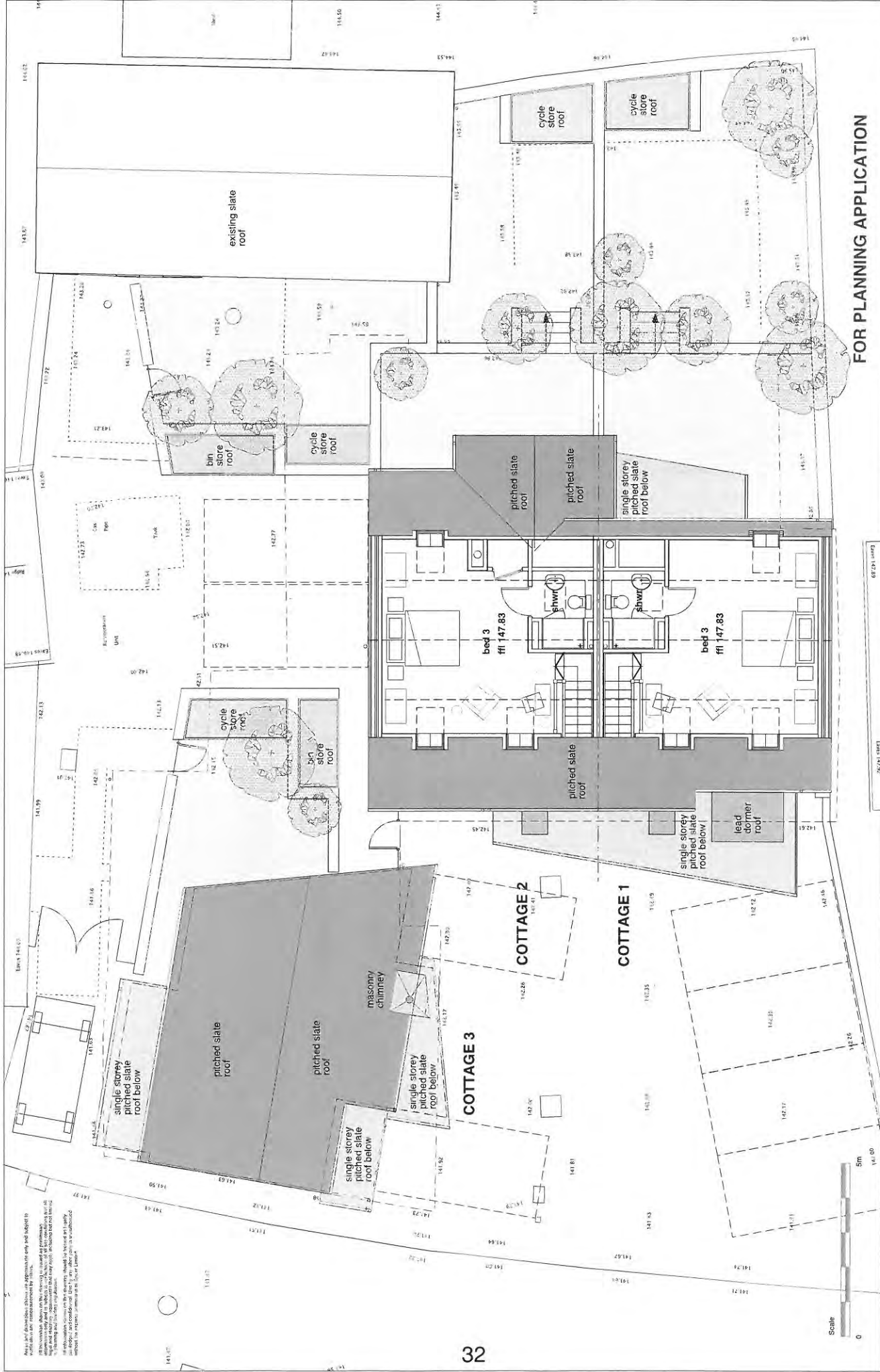


drawing: Proposed 1st Floor Plan  
 ref: 11.05/P/007 Rev D  
 scale: 1:100 @ A3

project : The Weary, Castle Carrock, Brampton  
 date: Nov 2012

client : Mr A Sykes

**SPICER APD**  
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 tel: +44 (0) 1993 824945 e-mail: spicer@btinternet.com



**FOR PLANNING APPLICATION**

project : **The Weary, Castle Carrock, Brampton**  
 drawing: **Proposed 2nd Floor Plan**  
 client : **Mr A Sykes**  
 scale: **1:100 @ A2**  
 date: **Nov 2012**  
 ref: **11.05/P/008 Rev C**

**SPICER ARCHITECTURE PLANNING AND DESIGN**  
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**SPICER APD**

Notes for applicants:  
 1. This drawing shows the proposed 2nd floor plan and is subject to planning permission.  
 2. The plan is based on the information provided by the client and is not intended to be a final plan.  
 3. The plan is not to be used for any other purpose without the written consent of Spicer Architecture Planning and Design.  
 4. Spicer Architecture Planning and Design is not responsible for any errors or omissions in this drawing.





**FOR PLANNING APPLICATION**



drawing: Proposed Roof Plan  
 scale: 1:100 @ A3

project : The Weary, Castle Carrock, Brampton  
 date: Nov 2012

client : Mr A Sykes

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