

SCHEDULE A: Applications with Recommendation

14/0166

Item No: 03

Date of Committee: 16/05/2014

Appn Ref No:
14/0166

Applicant:
Mr Thompson

Parish:
Farlam

Agent:
AA Design Services

Ward:
Irthing

Location: Land between Wood House & 1 Fellbeck View, Hallbankgate, Carlisle

Proposal: Erection Of 1no. Dormer Bungalow

Date of Receipt:
28/02/2014 11:00:19

Statutory Expiry Date
25/04/2014 11:00:19

26 Week Determination

REPORT

Case Officer: Stephen Daniel

1. Recommendation

- 1.1 It is recommended that this application is approved subject to conditions.

2. Main Issues

- 2.1 Whether The Proposal Is Acceptable In Principle
- 2.2 Whether The Scale And Design Of The Dwelling Would Be Acceptable
- 2.3 The Impact Of The Proposal On The Living Conditions Of The Occupiers Of Any Neighbouring Properties
- 2.4 Drainage/ Flooding Issues
- 2.5 Other Matters

3. Application Details

The Site

- 3.1 The application site is located between Wood House and 1 Fellbeck View, Hallbankgate.
- 3.2 The site is currently an unused agricultural field. It is bounded to the north by the road leading from Hallbankgate to the Tindale Fells, to the east by the residential property 1 Fell Beck View, to the west by the access track to

Clement Leazes Farm and to the south by more agricultural land, planted with trees and saplings. A small watercourse runs through the southern and western sections of the site and this sits at a lower level than the main section of the site.

Background

- 3.3 In August 2013, outline planning permission was granted for the erection of a dwelling on this site (13/0458). The information which accompanied this application indicated that the dwelling would be a dormer bungalow.
- 3.4 When the outline application was determined by committee, Members requested that any Reserved Matters application should also be determined by committee, so that they could assess the impact of any proposal on flood risk.

The Proposal

- 3.5 The proposal is seeking planning permission to erect a dormer bungalow on this site. The front elevation of the dwelling would be set back 8m into the site, to the rear of the stone wall that lies adjacent to the highway verge. The front elevation would measure 17m in length and would have an eaves height of 2.8m and a ridge height of 6.6m. It would contain an open pitched roof porch, which would project out 1.6m from the main front elevation and which would be constructed of stone pillars, under a slate roof and a stone chimney would be added to east elevation of the dwelling. Three rooflights would be added to the front roofslope. A pitched roof dormer window would be added to the rear roofslope and a garage would be attached to the rear of the property and this would project out 6m from the main rear elevation. The ground floor of the dwelling would contain a living room, a lounge, a kitchen/ dining area, a utility room, two bedrooms (one en-suite), a bathroom and w.c., with an en-suite bedroom being provided in the roofspace. The dwelling would be finished in render, with a brick plinth, stone quoins and stone heads and sills, under a slate roof. The side elevation of the garage would be brick.
- 3.6 An oil tank and four dog kennels would be provided adjacent to the garage, with an underground rainwater storage tank being provided under part of the garden.
- 3.7 The dwelling would be accessed via the existing farm track that runs to the west of the site. A new bridge would be created over the watercourse and this would be constructed of precast concrete planks to form a road base, which would be supported on brick support walls. This would link into the garage and a parking/ turning area that would be located to the front of the garage.
- 3.8 The watercourse would be diverted to the south west by up to 5m so that it is further away from the dwelling, with the land to the east being graded down to the watercourse. The current watercourse within the site ranges in width from 0.3m to 0.9m, with the gradient varying from 1:50 to being practically

level before the existing culvert under the road. The new channel would have a uniform width of 0.7m and a constant gradient of 1:100, which would increase its flow capacity and carry water to the culvert more effectively. The watercourse has also been cleaned out and increased in size on the downstream size of the culvert, which has increased its flow capacity and reduced the risk of flows being constricted and backing up through the culvert.

- 3.9 A soakaway would be constructed to the west of the watercourse and this would assist in the removal of water from any overspill that may happen in extreme weather conditions.

4. Summary of Representations

- 4.1 This application has been advertised by means of a site notice and notification letters sent to seven neighbouring properties. In response one letter of objection and three letters of comment have been received. The points raised in the letters are summarised below;

1. no objections to the bungalow being built - significant concerns about flooding;
2. the beck that flows through the site regularly backs up and floods the gardens on Fellbeck View and the woodland behind the house;
3. the volume of water that flows through the site hasn't been appreciated and measures to reduce the risk may be inadequate;
4. the stream has, prior to dredging and clearing work recently carried out, flooded regularly following heavy rain, most recently in May 2013. Concerned as to the continuing flood risks to the area following heavy rain should regular clearing and maintenance work not be undertaken. Request a condition that requires the regular maintenance of the stream at the owner's cost to preserve the rate of water flow now achieved or a condition that requires further preventative work, prior to any house building, which would ensure flooding does not take place in the future, even in the context of climate change and the likelihood of increased rainfall;
5. the road and lane are both busy and this level of usage is likely to give rise to frequent barking from the dogs in the proposed kennels - request that a condition is added to require landscaping of the site to try and ensure the dogs aren't disturbed;
6. the letter from A.L.Daines & Partners does not inspire confidence and makes no guarantee of alleviating any problems with potential flooding to neighbouring properties;
7. the beck in the field opposite the proposed site was altered by persons not qualified and without the permission of the landowner;
8. the beck in the proposed site has remained virtually unchanged and as a result the water flow remains unchanged but modifications downstream have created problems;
9. since the ditch modifications rainfall has been very infrequent - the only period of heavy rain resulted in severe ponding in the field to the rear of The Via - this was severe and the water level reached the boundary wall

- of The Via and the beck began backing up at the culvert, raising the water level in the beck within the site;
10. a full and detailed flood water survey of the beck in the site and the downstream modifications needs to be conducted before permission is granted, to establish what effects this may have on the site and local properties;
 11. need to consider overlooking and privacy of The Via, which lies directly in front of the site - required distance between properties is 21m or more;
 12. the proposed development is not a similar scale to any of the properties in the immediate vicinity and the visual aesthetics are not in keeping with properties in the local vicinity or any properties within the village.

5. Summary of Consultation Responses

Cumbria County Council - (Highway Authority - Footpaths): - Public Footpath 115019 runs adjacent to the proposed development and will form the access to the development. This must not be obstructed or altered during or after the development has been completed;

Cumbria County Council - (Econ. Dir. Highways & Transportation): - no objections, subject to conditions;

Farlam Parish Council: - comments awaited;

Carlisle Airport: - no objections;

North Pennines AONB Partnership: - comments awaited;

Local Environment - Environmental Protection: - no objections, subject to conditions;

United Utilities: - only foul water should drain to the public sewer, with surface water draining in the most sustainable way. To reduce the volume of water draining from the site permeable paving should be used on all driveways and other areas of hardstanding including footpaths and parking areas;

Cumbria County Council - Drainage: - no objections following receipt of amended plans. The north east corner of the site is at risk from surface water flooding from the 1 in 100 year event and the applicant should ensure that the development is protected from this flood risk and does not increase the risk to neighbouring properties;

Environment Agency: - no objections in principle to the proposed development. The prior written Ordinary Watercourse Flood Defence Consent (OWFDC) of the Lead Local Flood Authority is required.

6. Officer's Report

Assessment

- 6.1 The relevant planning policies against which the application is required to be assessed are Policies DP1, DP9, LC8, H1, H3, H9, CP3, CP5, CP6, CP12 and T1 of the Carlisle District Local Plan 2001-2016.

The proposal raises the following issues:

1. Whether The Proposal Is Acceptable In Principle

6.2 In August 2013, outline planning permission was granted for the erection of a dwelling on this site. The proposal is, therefore, acceptable in principle.

2. Whether The Scale And Design Of The Dwelling Would Be Acceptable

6.3 The front elevation of the dwelling would be set back 8m into the site, to the rear of the stone wall that lies adjacent to the highway verge. The front elevation would measure 17m in length and would have an eaves height of 2.8m and a ridge height of 6.6m. It would contain an open pitched roof porch, which would project out 1.6m from the main front elevation and which would be constructed of stone pillars, under a slate roof and a stone chimney would be added to east elevation of the dwelling. Three rooflights would be added to the front roofslope. A pitched roof dormer window would be added to the rear roofslope and a garage would be attached to the rear of the property and this would project out 6m from the main rear elevation. The dwelling would be finished in render, with a brick plinth, stone quoins and stone heads and sills, under a slate roof. The side elevation of the garage would be brick.

6.4 An oil tank and four dog kennels would be provided adjacent to the garage but these would be small in scale and would not be readily visible from the adjacent road.

6.5 The dwelling would be accessed via the existing farm track that runs to the east of the site. A new bridge would be created over the watercourse and this would be constructed of precast concrete planks to form a road base, which would be supported on brick support walls. This would link into the garage and a parking/ turning area that would be located to the front of the garage.

6.6 The letter of objection that has been received states that the proposed dwelling is not a similar scale to any of the properties in the immediate vicinity and the visual aesthetics are not in keeping with properties in the local vicinity or any properties within the village. There are, however, rendered properties, with stone quoins and slate roofs, and bungalows immediately adjacent to the site.

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

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

6.8 No. 2 The Via lies directly across the road from the application site. This property would have a front elevation 19.5m away from the front elevation of the new dwelling. This distance is considered to be acceptable, given that the new dwelling only has windows at ground floor level and the road that runs to the front The Via allows overlooking of the ground floor windows at this property.

6.9 The dwelling to the south-east of the site (1 Fellbeck View), which is a

single-storey property, would have a side elevation 11m away from the side elevation of the new dwelling and this can be ensured by condition. This contains a window which serves a lounge/ dining area, with this room also being served by a larger window in the rear elevation. The new dwelling would have a secondary living room window in the elevation facing 1 Fellbeck View and a bathroom window at first floor level. The provision of suitable boundary treatment would ensure that there is no loss of privacy to the occupiers of this dwelling. The dwelling to the north-west (Wood House), would be over 35m away from the side elevation of the proposed dwelling.

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

4. Drainage/ Flooding Issues

- 6.11 A number of local residents have raised concerns about the impact that the proposal might have on flooding in the area. The application is accompanied by a letter from A.L.Daines who have reviewed the application and this, and the Site Plan, set out a number of measures that would be implemented to ensure that the proposal does not increase flood risk in the area.
- 6.12 Part of the watercourse would be diverted and the new channel would have a uniform width of 0.7m and a constant gradient of 1:100, which would increase its flow capacity and carry water to the culvert more effectively. The watercourse has also been cleaned out and increased in size on the downstream side of the culvert, which has increased its flow capacity and reduced the risk of flows being constricted and backing up through the culvert. An underground rainwater storage tank would be provided under part of the garden for rainwater harvesting and this would have an attenuated flow into the watercourse. A soakaway would be constructed to the west of the watercourse and this would assist in the removal of water from any overspill that may happen in extreme weather conditions.
- 6.13 United Utilities, the Environment Agency, the Local Flood Risk Management Officer (LFRMO) at the County Council and Building Control have all been consulted on the application. United Utilities has no objections to the proposals but has requested that surface water is dealt with in the most sustainable way and to reduce the volume of surface water draining from the site all driveways and other hardstanding areas should use permeable paving. The Environment Agency has no objections to the proposal but notes that Ordinary Watercourse Flood Defence Consent (OWFDC) is required from them for the diversion of the watercourse. The LFRMO objected to the original plans which showed a culvert under the road and the new watercourse being constructed of precast concrete panels. Following receipt of amended plans which show a bridge over the watercourse and the diverted watercourse having a natural bed channel, they have confirmed that they have no objections to the proposal providing that the proposal would not increase flood risk to neighbouring properties. Building Control has confirmed that the use of an underground rainwater storage tank and improving the flow capacity of the watercourse would ensure that the proposal does not increase

flood risk elsewhere. Conditions have been added to the permission to require details of surface water drainage and hard surface details to be submitted for approval by the Local Planning Authority.

5. Other Matters

- 6.14 County Highways has been consulted on the application and has no objections to the proposal, which shows sufficient parking and turning within the site.
- 6.15 A neighbour has requested that the site should be landscaped to prevent dogs in the kennels being disturbed by people using the lane that runs to the side of the dwelling. There would be some landscaping of the site but this would not primarily be to prevent the dogs from barking and if this becomes a noise nuisance it would be a matter for Environmental Health.

Conclusion

- 6.16 In overall terms, the principle of the proposed development is acceptable. The scale and design of the dwelling would be acceptable and it would not have an adverse impact on the living conditions of the occupiers of any neighbouring properties through loss of light, loss of privacy or over-dominance. The proposal would not increase flood risk in the area and the proposed access and parking would be acceptable. In all aspects, the proposal is compliant with the objectives of the Local Plan policies and the proposal is recommended for approval.

7. Planning History

- 7.1 In August 2013, outline planning permission was granted for the erection of a dwelling (13/0458).

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 28 February 2014;
2. Design & Access Statement, received 28 February 2014
3. Drainage Report (A.L.Daines letter, dated 19 February 2014, received 28 February 2014);
4. Location Plan, received 28 February 2014 (Dwg No. 2013/10/1/006);
5. Site Plan & Site Sections as Existing, received 28 February 2014 (Dwg

- No. 2013/10/1/004);
6. Site Plan & Site Sections as Proposed, received 1 April 2014 (Dwg No. 2013/10/1/005);
 7. Ground Floor Plan & Sections, received 28 February 2014 (Dwg No. 2013/10/1/001);
 8. First Floor Plan & Elevations, received 28 February 2014 (Dwg No. 2013/10/1/002);
 9. Roof Plan, received 28 February 2014 (Dwg No. 2013/10/1/003);
 10. the Notice of Decision; and
 11. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

3. No development hereby approved by this permission shall commence until samples or full details of all materials to be used on the exterior of the dwelling have been submitted to and approved in writing by the Local Planning Authority. The development shall then be undertaken in accordance with the approved details.

Reason: To ensure the works harmonise as closely as possible with the existing building 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 that areas of hardstanding are permeable, in accordance with Policies 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 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. No tree or hedgerow existing on the site shall be felled, lopped, uprooted or layered without the prior consent in writing of the Local Planning Authority and the protection of all such trees and hedgerows during construction shall be ensured by a detailed scheme to be agreed with the Local Planning Authority.

Reason: The Local Planning Authority wishes to see existing hedgerows/trees incorporated into the new development where possible and to ensure compliance with Policy CP3 of the Carlisle District Local Plan 2001-2016.

8. 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 dwelling 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 Policies CP5 and CP6 of the Carlisle District Local Plan 2001-2016.

9. 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.

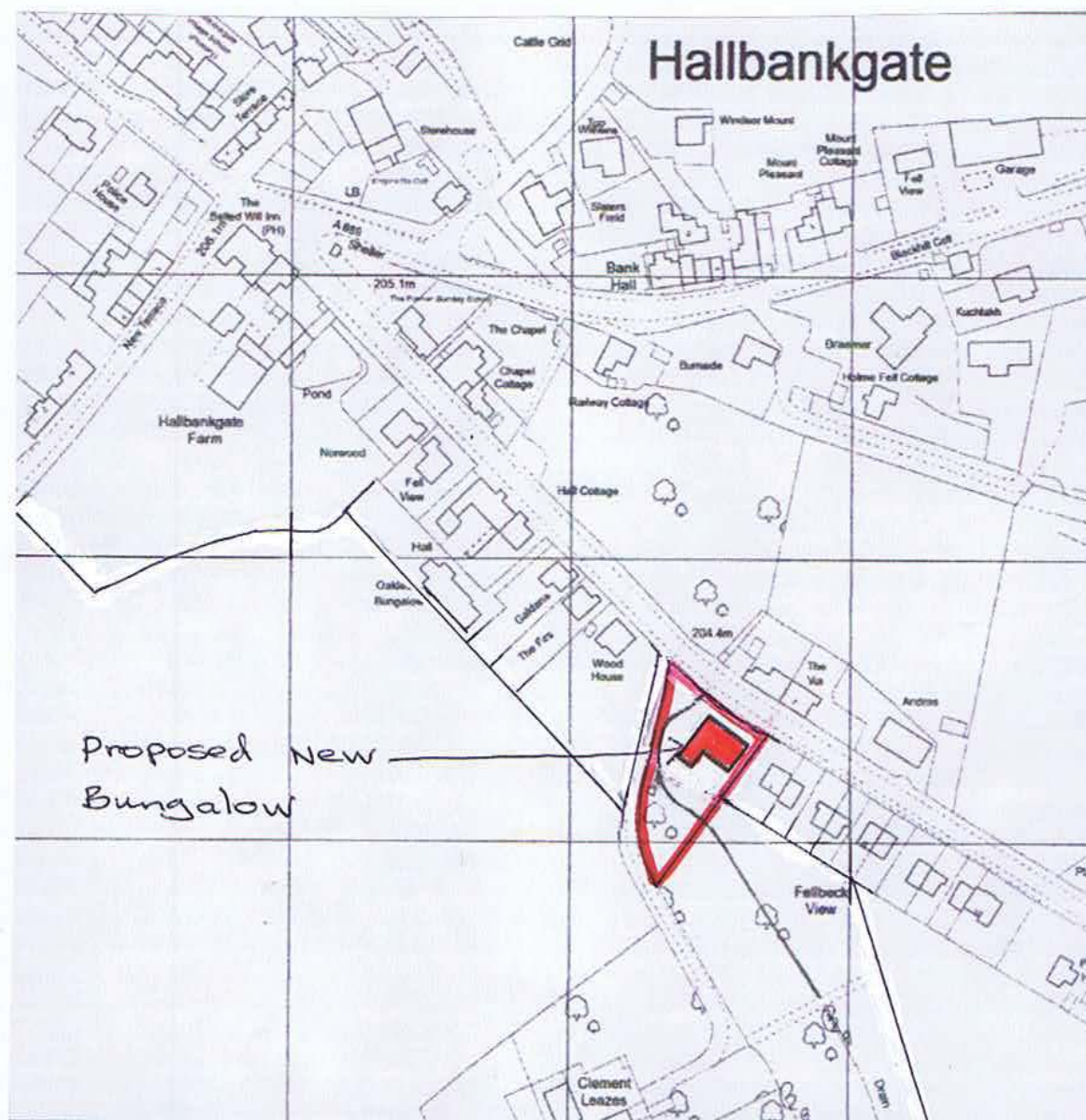
10. The dwelling shall not be occupied until the vehicular access and turning requirements have been constructed in accordance with the approved plan

and have been brought into use. The vehicular access turning provisions 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 & LD8.

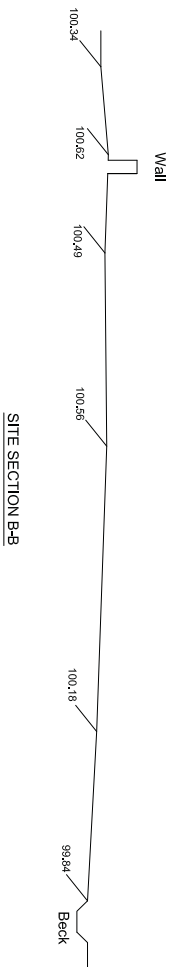
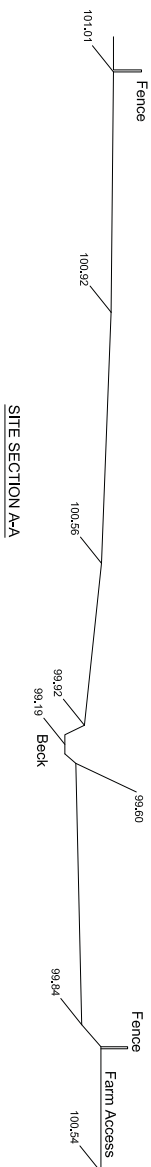
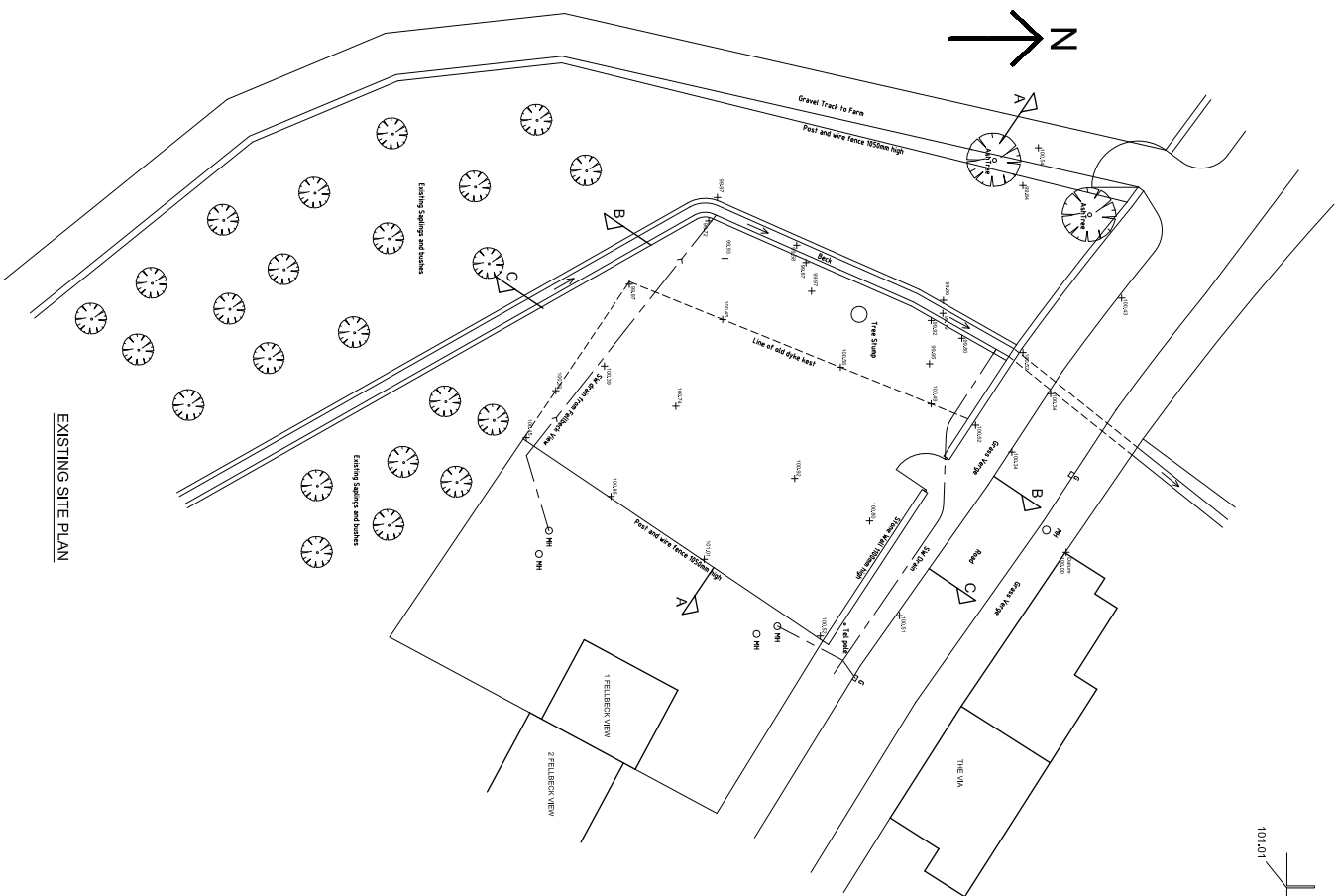
11. The whole of the access area bounded by the carriageway edge, entrance gates and the splays shall be constructed and drained to the specification of the Local Planning Authority in consultation with the Highway Authority.

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



LOCATION PLAN SCALE 1:2500

DRG NO 2013/10/1/006



All dimensions to be checked on site
Do not scale drawing

Revision	Drawn	Amended	Issued
AA DESIGN SERVICES			
Alan Armstrong MCAT			
Montcalm, Walton Brampton,			
Cumbria, CA8 2DH.			
Tel: 01697773164 Mob: 07939513983			
E-mail: almozgarn@aa-design.com			
Client	MR P. THOMPSON		
Site	NEW BUNGALOW, HALLBANKGATE		
Drawing	SITE PLAN AND SITE SECTIONS AS EXISTING		
Scale	1:200 & 1:100	Issue drawn	Nov 2013
Drawn	2013/10/10/04	Rev	0

DO NOT SCALE THIS DRAWING

All dimensions to be checked on site
Do not scale drawing



SW ditch in this field was re-grassed in the 1980s. The ditch was not re-grassed in the 1980s. It has been monitored regularly over the past few years and has been found to be in good condition. It is a result of no taking up and a lower ditch level.

Modify existing outfall from existing SW drain into new extended watercourse via RC headwall.

Drain / regulation existing watercourse in garden as per existing and with gravel gradient as per existing and with gravel to prevent erosion.

Remove all existing shrubs etc and excavate and form sawdust area filled with sawdust. This area will be used as a potential flood plain for watercourse in heavy rainfall periods if necessary.

Existing farm track / lane surfaced from road to existing access.

New farm access with gates and low level brick walls to match house paths.

First new bridge / access over ditch / stream / watercourse on brick support walls as 5 Eng.

Low stone or concrete wall up to 1.5m high to prevent erosion or willow spilling or similar of ditch to prevent erosion.

Extend existing SW outfall into existing watercourse via RC headwall.

Excavate as required natural bed channel and extend existing watercourse.

Underground flow storage tank (under garden) for watercourse diversion into watercourse.

Existing Sittings and bushes.

Existing culvert under road.

New flood drainage connected into existing main drainage via.

Remove gate access and re-build stone wall. Existing gate access will be replaced and re-lined.

From new pedestrian access and crossover path.

New 150mm high close boarded fence on top of existing wall.

Grassed area graded down to watercourse.

Remove section of SW outfall and extend into RC headwall.

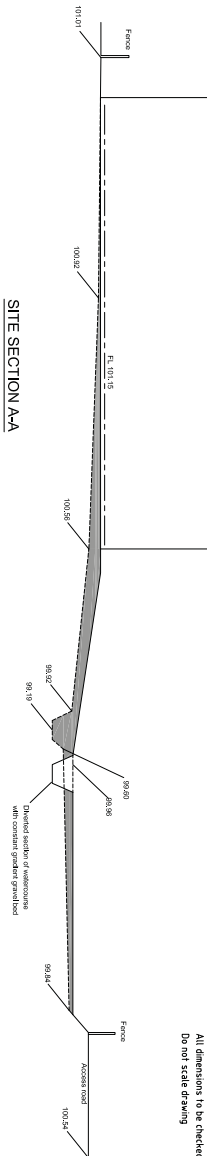
Grassed area graded down to watercourse.

Existing Sittings and bushes.

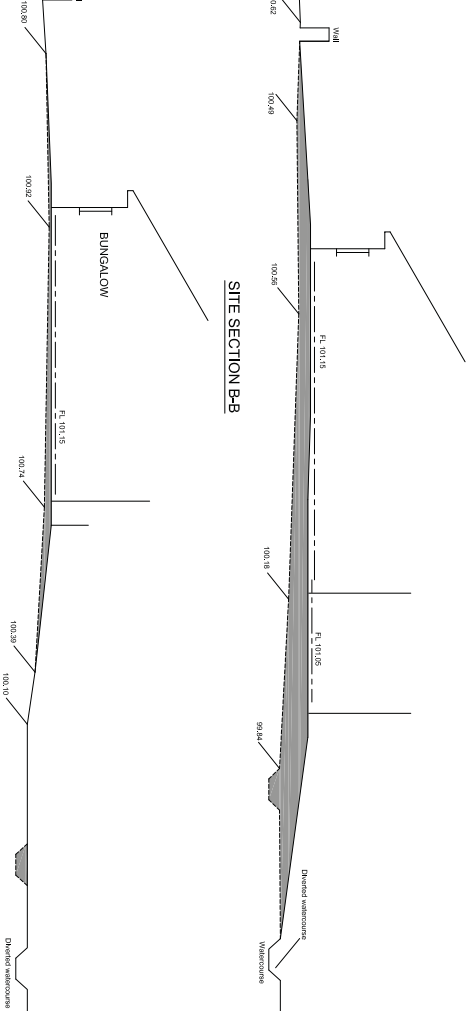
New 150mm high post and wire fence.

Existing Sittings and bushes.

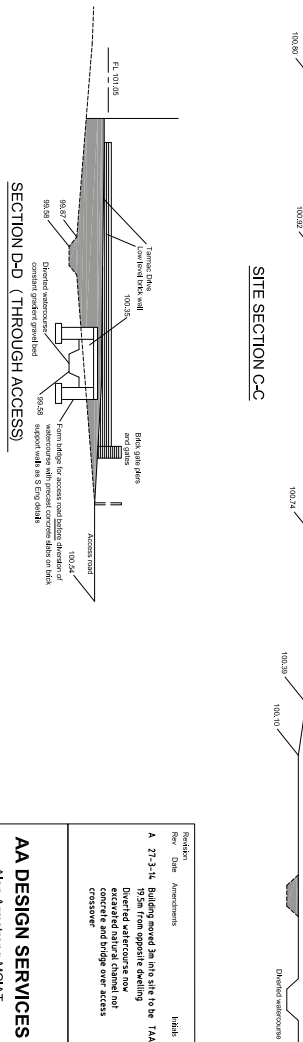
SITE SECTION A-A



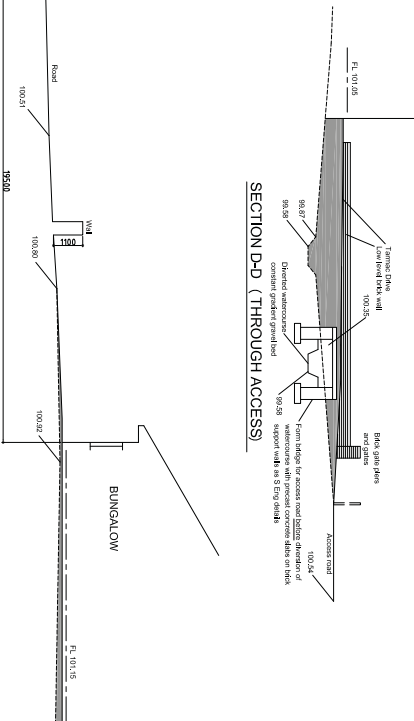
SITE SECTION B-B



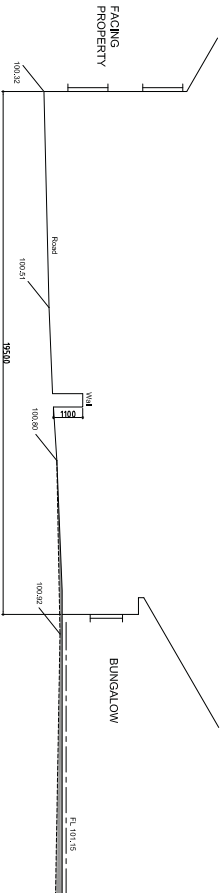
SITE SECTION C-C



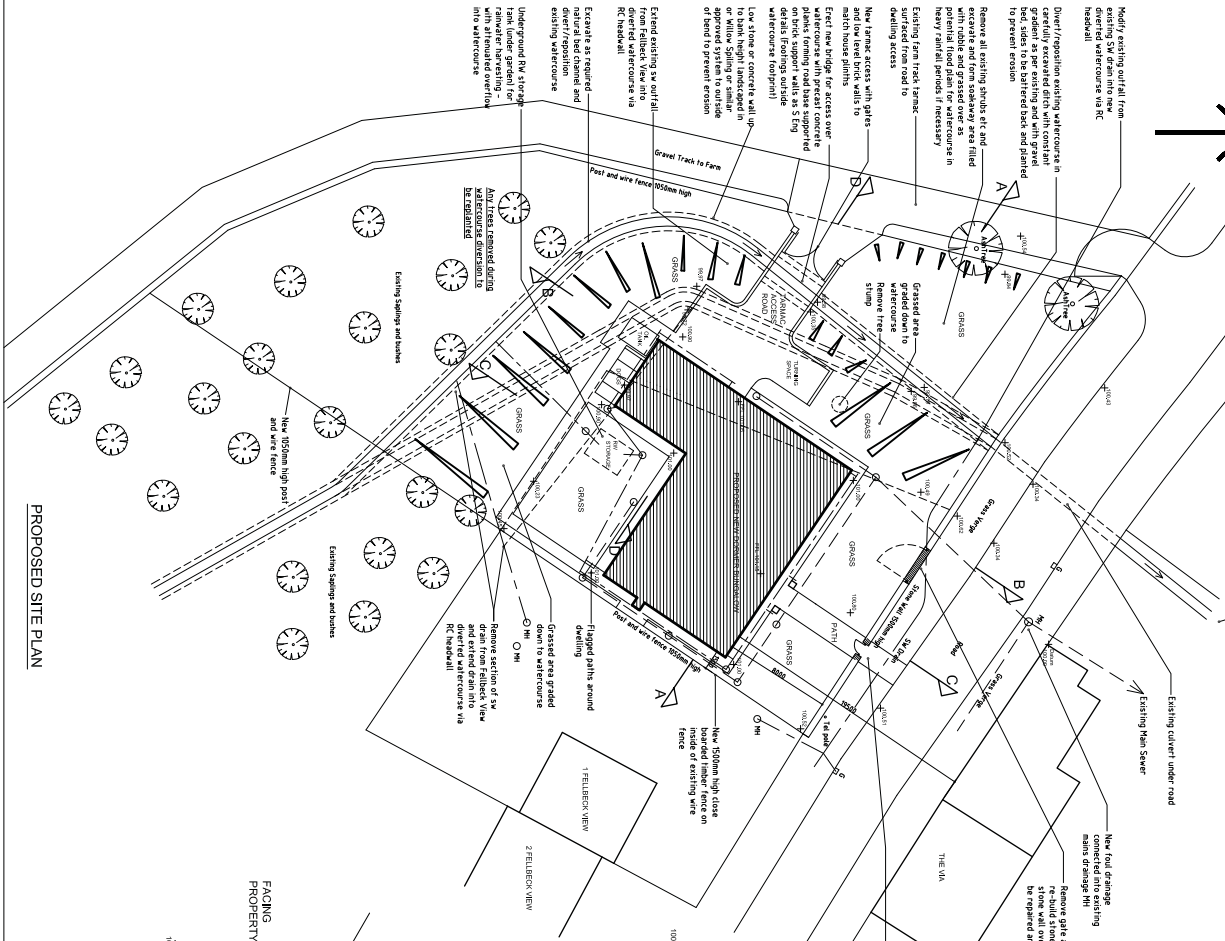
SECTION D-D (THROUGH ACCESS)



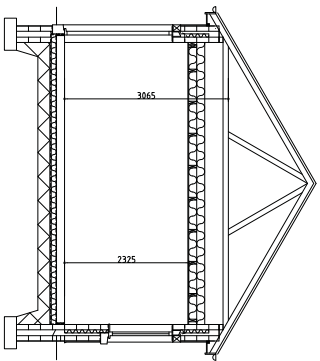
SECTION C-C (SHOWING OPPOSITE PROPERTY)



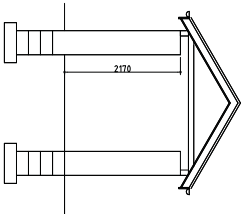
PROPOSED SITE PLAN



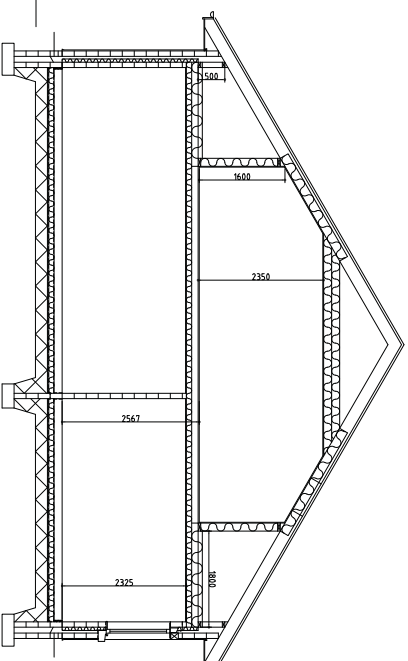
AA DESIGN SERVICES		AA DESIGN SERVICES	
Alyn Armstrong MCAT,		Alyn Armstrong MCAT,	
Monticamp, Vardon, Bampton,		Monticamp, Vardon, Bampton,	
Cumbria, CA6 2DH.		Cumbria, CA6 2DH.	
Tel: 0169773164 Mob: 07919513863		Tel: 0169773164 Mob: 07919513863	
E-mail: alyn@aa-design.com		E-mail: alyn@aa-design.com	
Mr P. Thompson		Mr P. Thompson	
New Bungalow, Halbankgate		New Bungalow, Halbankgate	
Drawing		Drawing	
SITE PLAN AND SITE SECTIONS AS PROPOSED		SITE PLAN AND SITE SECTIONS AS PROPOSED	
Scale		Scale	
1:200 & 1:100		1:200 & 1:100	
Date		Date	
2013/10/1005		2013/10/1005	
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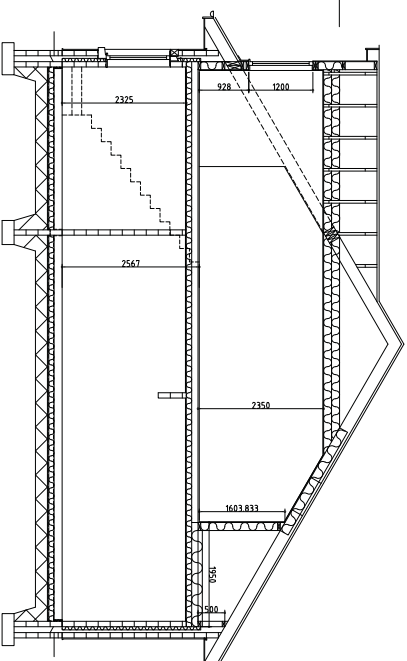
SECTION C-C



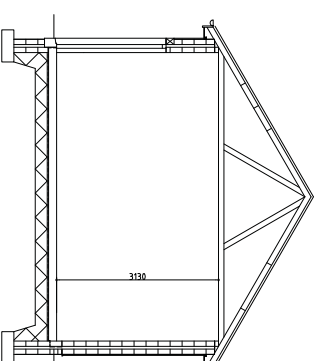
SECTION E-E



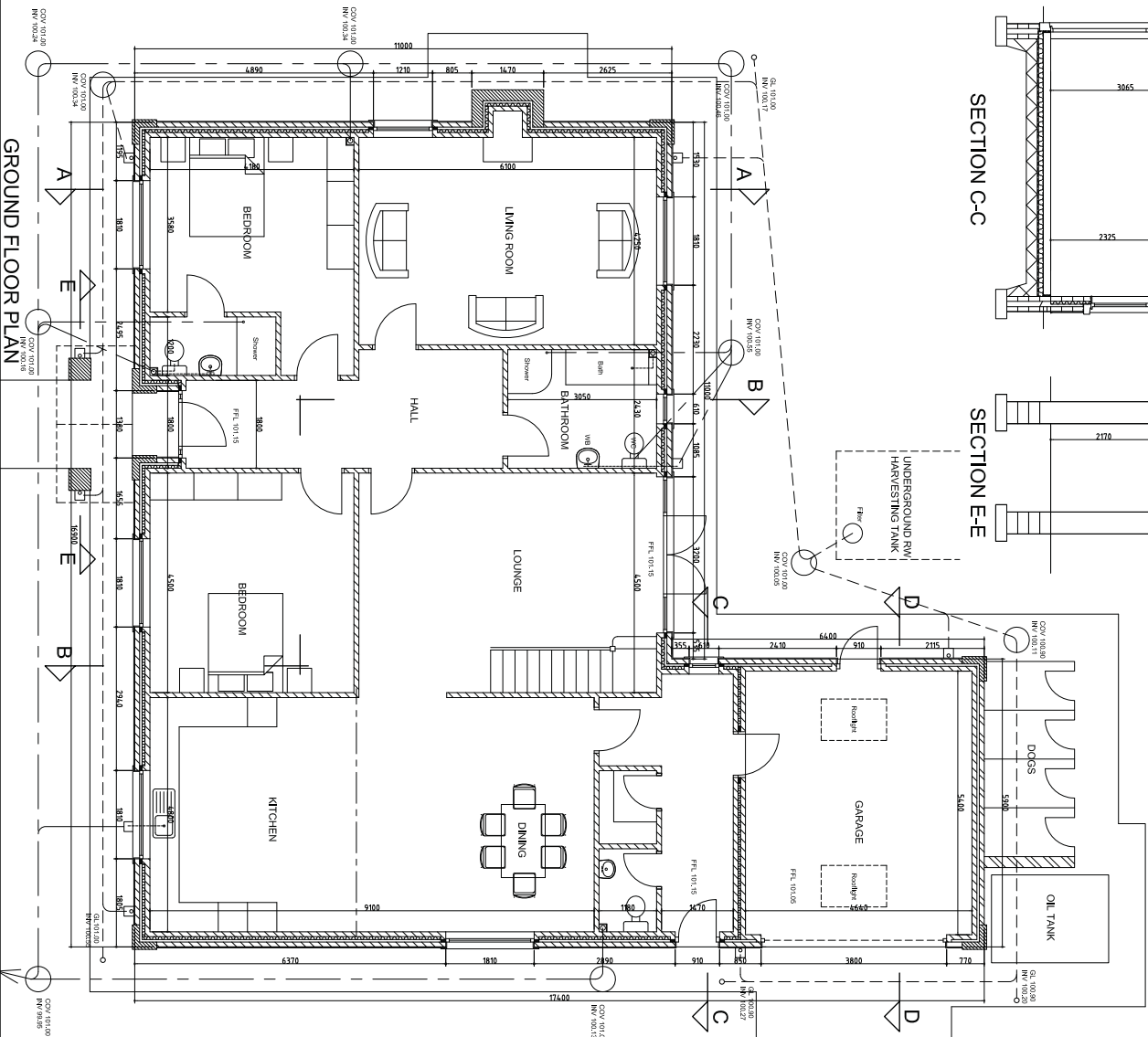
SECTION A-A



SECTION B-B



SECTION D-D



GROUND FLOOR PLAN

Revision
Rev No Description
1 Initial

AA DESIGN SERVICES

Abrn Armstrong NCAT,
Montclair, Vardon Brompton,
Cumbria, CA8 2DH,
Tel: 0167773164 Mob: 07919513863
Email: aanaa.garm@btinternet.com

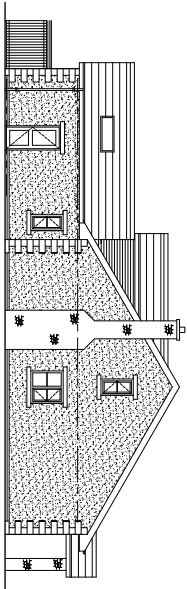
Client
MR P. THOMPSON

Job
PROPOSED NEW BUNGALOW
HALLBAWKGATE, BRAMPTON

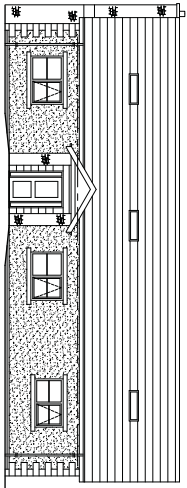
Drawing
GROUND FLOOR PLAN AND
SECTIONS

Scale
1:50 Date drawn
OCT 2013
2013/10/16/01

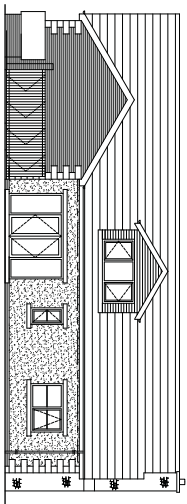
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SIDE ELEVATION



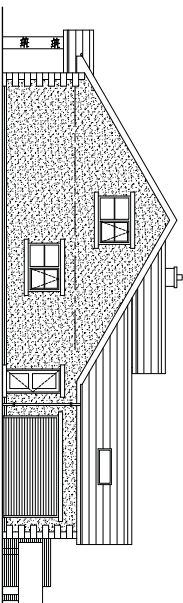
FRONT ELEVATION



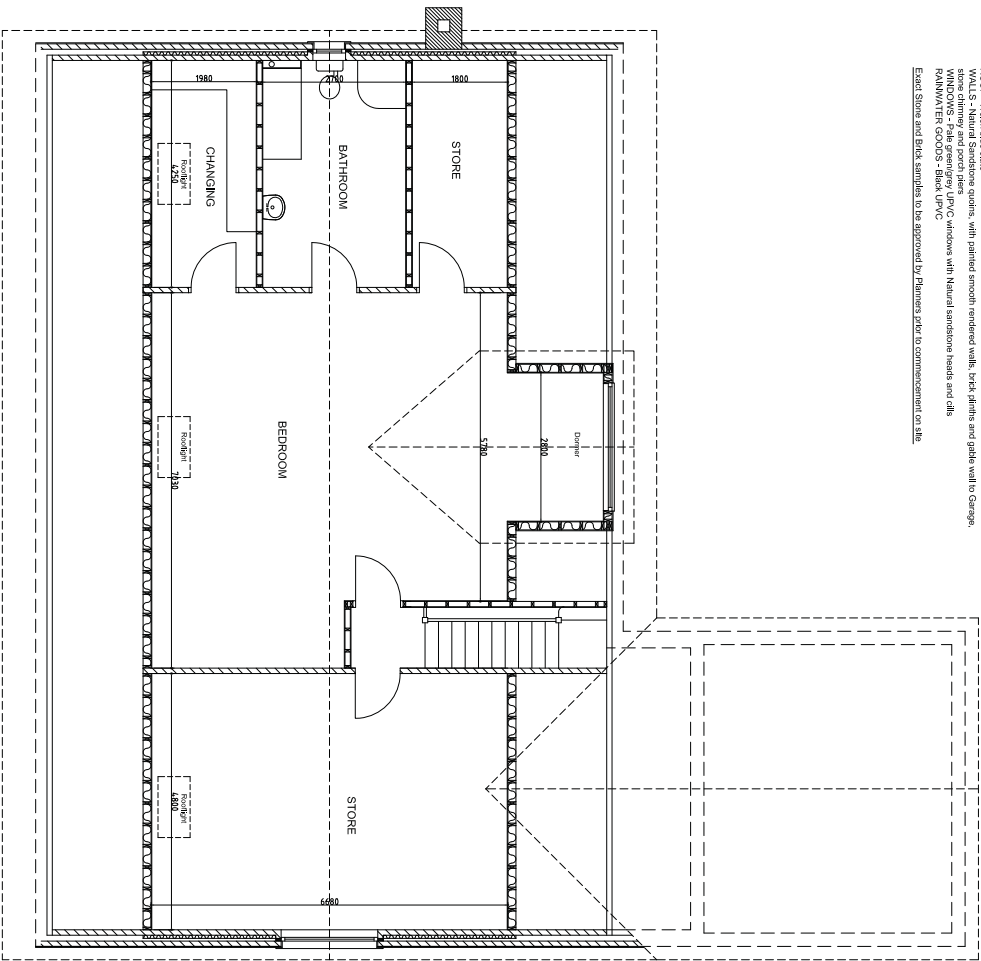
REAR ELEVATION

EXTERNAL FINISHES

ROOF - Warm blue slate
WALLS - Natural sandstone quoins, with painted smooth rendered walls, brick chimneys and gable wall to Garage.
CHIMNEYS - Pale green/grey UPVC windows with Natural sandstone heads and cills
WINDOWS - Pale green/grey UPVC windows with Natural sandstone heads and cills
RAINWATER GOODS - Black UPVC
Exact Stone and Brick samples to be approved by Planners prior to commencement on site.



SIDE ELEVATION

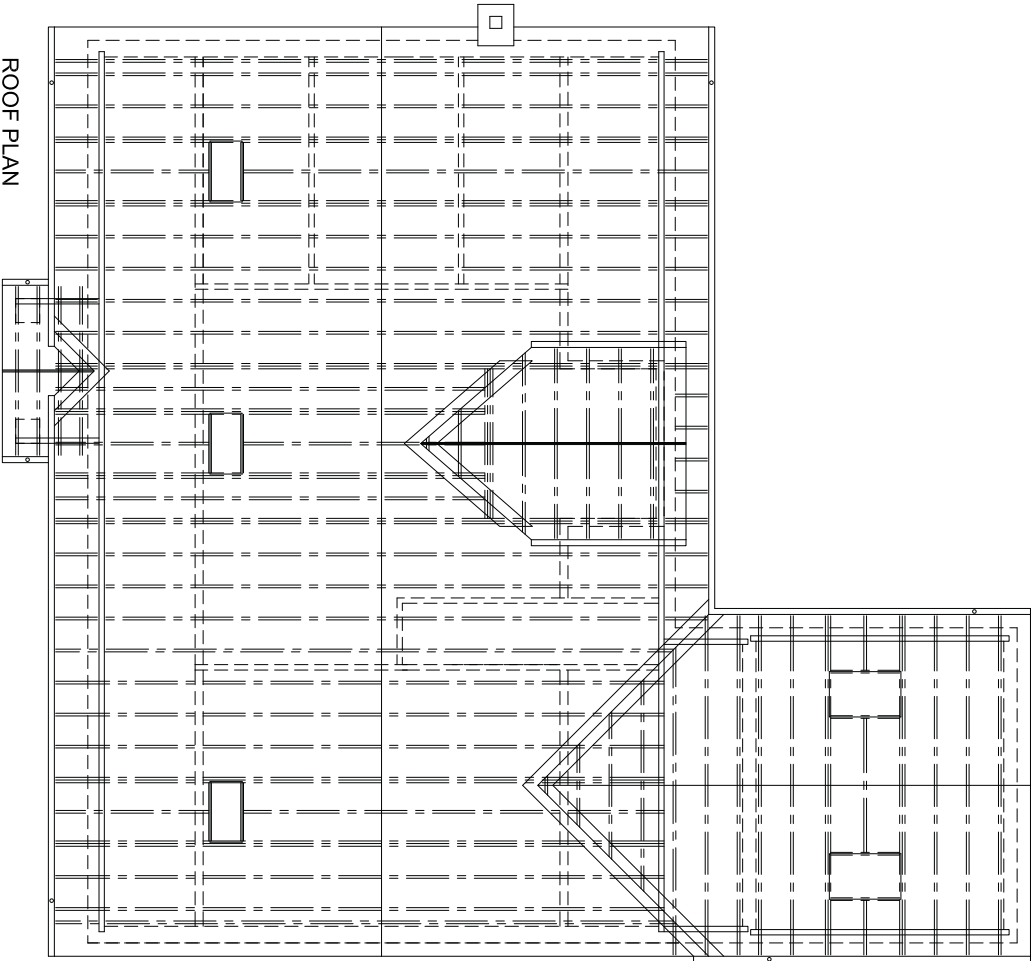


FIRST FLOOR PLAN

BRIEF SPECIFICATION

External Walls
Generally to be 100mm solid concrete blockwork external leaf, smooth render finish, 170mm cavity with 100mm Celotex CVA4000 insulation, 100mm solid concrete internal leaf, 170mm cavity with 100mm Celotex CVA4000 insulation, 100mm solid concrete internal leaf to be brickwork and gable wall to garage to be brickwork.
Roofs
Natural sandstone quoins, chimney, porch joists and window heads and cills.
Internal Walls
Generally to be 100mm concrete blockwork, plaster finish, some First Floor partitions to be timber studs with 100 x 25mm treated timbers at 400mm o/c, quilt insulation between timbers and finished both sides with 12.5mm foil backed plasterboard and skim.
Windows and Doors
To be light green/grey UPVC with Natural sandstone heads and cills.
Floor
Generally to be 150mm concrete floor slab on 500g polythene vapour barrier on 100mm Celotex insulation on 1200g polythene DPM on 25mm sand bedding on m/n 150mm hardcore.
Roof
To be blue Welsh slates on 50 x 25mm treated timbers on breathable roofing felt on 100mm Celotex insulation on 1200g polythene DPM on 25mm sand bedding on m/n 150mm hardcore.
Chimneys
To be blue Welsh slates on 50 x 25mm treated timbers on breathable roofing felt on 100mm Celotex insulation on 1200g polythene DPM on 25mm sand bedding on m/n 150mm hardcore.
Drainage
Downpipes to be to new adjacent existing back located under garden water to be re-used for WC flushing, garden irrigation laundry and car washing, with Fall water to be connected to existing sewer in Cossington Road verge.

AA DESIGN SERVICES		Mr P. Thompson
Aber Armsstrong NCAT, Montcalm, Vardon Bungalow, Cumbria, CA6 2DH. Tel: 0169773164 Mob: 07919513863 E-mail: ams@aa-design.co.uk		Mr P. Thompson
PROPOSED NEW BUNGALOW HALLBANKGATE, BRAMPTON		Mr P. Thompson
FIRST FLOOR PLAN AND ELEVATIONS		Mr P. Thompson
Scale: 1:50 & 1:100		Scale: 1:50 & 1:100
Date: 2013/10/10/02		Date: 2013/10/10/02
DO NOT SCALE THIS DRAWING		DO NOT SCALE THIS DRAWING



Drawn By: Mr. P. Thompson
Rev: 01
Date: 2013/10/03

1:50

AA DESIGN SERVICES

Abramson & Associates
Montclair, VA 22061
Columbia, MD 21046
Tel: 410-321-1114 Fax: 410-321-1115
Email: aab@aa-design.com

Client: Mr. P. Thompson

Job: PROPOSED NEW BUNGALOW
HALLBANKGATE, BRAMPTON

Drawn By: Mr. P. Thompson

Scale: 1:50

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