STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Staffordshire Moorlands District Council
Moorlands House, Stockwell Street, Leek
Staffordshire Moorlands, ST13 6HQ
Telephone: 0845 605 3013
www.staffsmoorlands.gov.uk

Application for Planning Permission.
Town and Country Planning Act 1990

08/00111/FUL
Part One

Publication of planning applications on council web sites
Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.
If any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.

1. Applicant Name, Address and Contact Details

Title: | First name: | Surname:

Company name: RD (Leek) Ltd

Street address: c/o 90 Ashbourne Road

Town/City: Leek

County: Staffordshire Moorlands

Country:

Postcode: ST13 5AX

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Mr | First Name: David | Surname: Breakwell

Company name: Sammons Architectural Ltd

Street address: 10
Cawdry Buildings
Fountain Street

Town/City: Leek

County: Staffordshire

Country: England

Postcode: ST13 6JP

	Country Code	National Number	Extension Number
Telephone number:		01538 386002	
Mobile number:			
Fax number:			

Email address: sammonsltddavidb@aol.com

3. Description of the Proposal

Please describe the proposed development including any change of use:

Erection of dwelling

Has the building, work or change of use already started? ( ) Yes (•) No

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4. Site Address Details

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

House: 0 Suffix:

House name: Plot 29

Street address: Badgers Sett

Town/City: Leek

County: Staffordshire Moorlands

Postcode: ST13

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

Easting: 398288

Northing: 356754

Description:

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5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (•) Yes ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mr First name: Rob Surname: Duncan

Reference:

Date (DD/MM/YYYY): 2008 (Must be pre-application submission)

Details of the pre-application advice received:

Would prefer complete two storey unit. This has been done in the proposal.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? (•) Yes ( ) No

Is a new or altered pedestrian access proposed to or from the public highway? (•) Yes ( ) No

Are there any new public roads to be provided within the site? ( ) Yes (•) No

Are there any new public rights of way to be provided within or adjacent to the site? ( ) Yes (•) No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ( ) Yes (•) No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/ drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ( ) Yes (•) No

Have arrangements been made for the separate storage and collection of recyclable waste? ( ) Yes (•) No

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ( ) Yes (•) No

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ( ) Yes (•) No

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

Brick and tile to approval

10. Materials (continued)

11. Vehicle Parking

12. Foul Sewage

☒

☐ ☐ ☐

13. Assessment of Flood Risk

☐ ☒ ☐

☐ ☐

14. Biodiversity and Geological Conservation

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15. Existing Use

Please describe the current use of the site:

Development site

Is the site currently vacant? (•) Yes ( ) No

If Yes, please describe the last use of the site:

Development site

When did this use end (if known) (DD/MM/YYYY)?

Does the proposal involve any of the following:

Land which is known to be contaminated? ( ) Yes (•) No

Land where contamination is suspected for all or part of the site? ( ) Yes (•) No

A proposed use that would be particularly vulnerable to the presence of contamination? ( ) Yes (•) No

Application advice
If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Trees and Hedges

Are there trees or hedges on the proposed development site? ( ) Yes (•) No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? (•) Yes ( ) No

If Yes to either or both of the above, you will need to provide a full Tree Survey with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ( ) Yes (•) No

18. Residential Units

Does your proposal include the gain or loss of residential units? (•) Yes ( ) No

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses				1	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total: 1

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total: 0

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	0

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss or gain of non-residential floorspace? ( ) Yes (•) No ( ) Unknown

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

21. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known

22. Site Area

What is the site area? 540 sq.metres

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

None

Is the proposal for a waste management development? ○ Yes ◉ No

24. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

25. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ○ Yes ◉ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

◉ The agent ○ The applicant ○ Other person

26. Certificates (Certificate A)

Certificate of Ownership - Certificate A
Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Mr First name: David Surname: Breakwell

Person role: Agent Declaration date: 15/05/2008 ☒ Declaration made

26. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate
Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Select Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ◉

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ○

Title: Mr First Name: David Surname: Breakwell

Person role: Agent Declaration date: 15/05/2008 ☒ Declaration Made

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☒

Date: 15/05/2008

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DESIGN AND ACCESS STATEMENT

PROPOSAL : **Erection of dwelling, construction of access drive and footway link to Brough Park**
ADDRESS : **Plot 29, Badgers Sett, Leek**
APPLICANT : **R&D (Leek)**
DATE : **May 2008** **JOB No.** : **2008.1538**

DESIGN

ASSESSMENT

Assessment Area

The application proposes the erection of a dwelling and the construction of access works on a development site that benefits from a planning permission for the erection of a dwelling. In effect the application proposes an alternative layout and design to an approved development. In these circumstances, the proposal will be influenced by the character of the approved development on the site and of recently approved development nearby.

Physical

The character of development within the vicinity of the site is conventional brick and tile houses and bungalows. The application site has planning permission granted in 2006 for the erection of a house. In addition a planning permission for a dwelling at the rear (south) of the site includes the construction of a vehicular access off the private drive off Badgers Sett. This private drive currently provides access to four properties.

Planning Policy

The Development Plan for the area is the Staffordshire and Stoke On Trent Structure Plan and the Staffordshire Moorlands Local plan. Given the nature of the proposal, the saved policies of the Local Plan will be most relevant. Local Plan policy H4 states that new housing will be expected to be located in the town and village boundaries, and can be satisfactory serviced and in sympathy with the character of the area.

The development plot adjoins the edge of Brough Park. On the park side of the boundary includes mature trees which should not be harmed by the proposal.

Part (A) of saved Local Plan Policy B13 seeks a good quality of design which takes account of its surroundings. Part (B) seeks to maintain existing site features such as trees where they enhance the character and appearance of the area.

INVOLVEMENT

The proposal is informed by the planning approval for the site and the result of consultations on that application (06/632/FUL). It is also informed by the reasons for refusal of planning application 07/1374/FUL.

EVALUATION

The proposal is within the Leek town boundary and is serviced from the adjoining development site. To fully comply with Local plan policy H4 it should be designed in sympathy with the character of development nearby, and should satisfy the Council's Space About Dwellings Standards and Highway Standards. Policy B13 requires the proposal to be inkeeping with its surroundings. This is particularly relevant given that the reason for refusal of application 07/1374/FUL focussed on the large expanse of brickwork at first floor and the nature of the proposed hipped roof single storey front lounge area. The application is accompanied by a tree

9/07/1117/FUL 15 MAY 2008 - C M D

report that addresses the issues raised by the relationship between the proposed development and the protected trees on the boundary of Brough Park.

DESIGN

General

The principle of the erection of a two storey building on the site has been accepted by the planning permission 06/632/FUL, and was accepted in the refused application 07/1374/FUL. The latter decision also accepted that the proposal would not harm the interests of the nearby protected trees, nor would it harm highway safety.

Use

The application proposes residential and ancillary development on the site.

Amount

The application proposes the erection of a single two storey dwelling on the site. It also proposes the construction of a vehicular access to the approved dwelling at the rear of the site, and a pedestrian link to Brough Park.

Layout

The proposed building will generally be placed on the footprint of earlier proposals. Given the site levels, the infilled nature of the site and the old stone wall between the site and the trees, it is considered very unlikely that tree roots will be found on the application site. However, the proposed building will be constructed on piled foundations to avoid possible conflict. A tree report that addresses these issues has been attached to this application.

Scale

The application proposes a modest-sized dwelling on the site in character with recently approved development in the area. It will have a footprint of 82 sq.m. and will be 8.2m high.

Landscaping

Given the nature of mature landscaping on the boundary of the site, additional landscaping is not considered necessary.

Appearance

The application proposes a conventional two storey brick dwelling with principal windows positioned in the front and rear elevations, and with a two storey gabled front addition. Four windows have been introduced into the earlier brick side elevation that faces the hammerhead of Badgers Rise, thereby reducing the mass of brickwork that led to application 07/1374/FUL being refused. In addition the single storey hipped roof front addition has been removed and has been replaced with a two storey gable that is more inkeeping with surrounding development.

ACCESS

VEHICULAR AND TRANSPORT LINKS

The application proposes a pedestrian link to Brough Park which provides further links to town centre shops and local facilities. The town centre gives access to regular bus routes.

INCLUSIVE ACCESS

The development provides for occupation by less abled people through compliance with Part M of the Building Regulations by the provision of level accesses to the principal entrances to the proposed houses, and provides internal arrangements, such as the width of corridors and doorways, that are suitable for less able access.

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grass

Paddock

C/B fence

gate

consent path

1.8m close boarded fence

paving

steps removed

grass

Brough Park

grass

garden

grass

1.8m close boarded fence

right of access

bound surface

Proposed Dwelling (Plot 29)

floor level 100.20

Extg Bungalows

C/B fence

paving removed

approx line of extg plateau

dry stone wall

extg MH CL 100.14

extg MH CL 100.13

grass

garden

grass

1.0m close boarded fence

private drive

bound surface

extg private drive

tarmac

gate optional

mixed native species hedgerow

approx line of extg plateau

grass

0.0m 5.0m 10.0m

scale bar @ 1:200

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R.D. (Leek) Ltd

PROPOSED DWELLING @
PLOT 29 BADGERS RISE,
LEEK,
STAFFS.

SITE PLAN

Date	Sheet	Scale
MARCH 2007	A3	1:200
Drg No.	Rev.	Drawn
2005-1344-17	A	RG

A - 15/05/2008 - HOUSETYPE DESIGN AND RIGHT OF ACCESS POSITION REVISED

SAMMONS Architectural LIMITED
Chartered Institute of Architectural Technologists

10 Cawdry Buildings, Fountain Street, Leek. ST13 6JP
Telephone + Fax 01538 386002
E-mail: sammonsltd@aol.com

This drawing is copyright. Do not scale.
All dimensions must be checked prior to commencement.

Lantra Professional Register

City & Guilds NPTC Assessor

S. A. Coombes B. Ed., Cert. Arb. (RFS), M. Arbor. A.

ARBORICULTURAL CONSULTANT

9, Mill Rise,
Kidsgrove,
Stoke-on-Trent,
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Arboricultural Trainer, Lantra Instructor & Training Provider, NPTC Assessor (CS, AO & UA Units)

PRE-DEVELOPMENT TREE SURVEY

Pre-Development Tree Survey – Plot 29, Badgers Rise, Leek, Staffordshire.

8/01011/FUL 15 MAY 2008 - SMO

REPORT

1. **TITLE:** Pre-Development Tree Survey – Plot 29, Badgers Rise, Leek, Staffordshire.

2. **SUBJECT AND SITE / BACKGROUND INFORMATION:**

2.1 The subjects of this report are three mature Sycamore trees within and adjacent to the boundary of Brough Park, Leek (within the ownership of Staffordshire Moorlands District Council) as shown on the attached Tree Constraints Plan (Appendix I). The trees are protected by a Tree Preservation Order.

2.2 I understand that my client has obtained detailed planning permission to construct a two-storey private dwelling on Plot 29, Badgers Rise, Leek, Staffordshire ST13 8YD as shown on Drawing No. 2005-1344-17 produced by Sammons Architectural Ltd., 10, Cawdry Buildings, Fountain Street, Leek ST13 6JP (not attached). I further understand that, in order to comply with his contract with the vendor of the plot, my client is required to construct a private drive to be retained by the vendor as a right of way, in the position shown on the attached Tree Constraints Plan (Appendix I). Planning permission is required for the construction of this drive.

2.3 The ground level of the site has been raised by at least 1-2m above the ground level at the base of the trees (the ground level at the base of the trees slopes downwards to the south). I understand from local knowledge that this first occurred in the 1970s and that the ground level of the site has been substantially at its current level for a considerable number of years.

3. **DATE(S) OF INSPECTION/SURVEY:** 18/04/07

4. **PREPARED BY:** S.A. Coombes

5. **TERMS OF REFERENCE:**

I have been instructed by the owner of the building plot, Mr. R. Deaville of 90, Ashbourne Road, Leek to:

5.1 Carry out a Pre-Development Tree Survey and Inspection of three mature Sycamore trees within and adjacent to the boundary of Brough Park, Leek (within the ownership of Staffordshire Moorlands District Council) in proximity to proposed development at Plot 29, Badgers Rise, Leek, in accordance with the recommendations of BS 5837: 2005 'Trees in relation to construction - Recommendations'.

5.2 To produce a written report and Tree Constraints Plan, providing information regarding: Tree Number; Species; Age Class; Height in metres; Stem diameter in millimetres at 1.5m above ground level; Branch spread in metres taken in the four cardinal compass directions; Height to lowest major limb above the site; Physiological Condition; Structural Condition; Preliminary management recommendations; Estimated remaining contribution in years; Category (suitability for retention).

5.3 To comment on the impact the proposed development is likely to have on the trees and recommend appropriate protection measures.

6. CAVEATS AND LIMITATIONS:

6.1 Assessments of tree condition are valid for a limited period only and should be regarded as a 'snapshot' of the tree's condition at the time of inspection. Trees are dynamic biological systems which are subject to change with age, as a result of changes to the environment and due to the effects of pathogens and other stress agents.

6.2 There is no such thing as a completely safe tree. Like any other structure, trees can fall or break as a result of exceptional weather conditions even if they are in good condition.

7. INFORMATION PROVIDED:

7.1 Information Provided - Tabular Section

Information on each tree is provided as follows. The approximate locations of the trees are shown on the attached drawing (Appendix I).

7.1.1 Tree No. - Tree numbers have been assigned to correspond with the attached drawing (Appendix I).

7.1.2 Species - The common name and the full scientific names are given.

7.1.3 Ht. (m) - Height in metres

7.1.4 Stem Dia. (mm) - Diameter in millimeters measured at 1.5m above ground level

7.1.5 BS (m) - Branch spread in metres measured in the four cardinal compass directions

7.1.6 Ht. to LL (m) - height to lowest major limb above the site

7.1.7 Age Class -

NE: Newly established - not much larger than a tree fresh from the nursery; and easily replaced.

Y: Young - established tree up to one third the expected ultimate height.

EM: Early Mature - between one third and two thirds the expected ultimate height.

M: Mature - more or less full height, but still increasing in girth fairly rapidly.

LM: Late Mature - more or less full height and large girth, girth increasing only slowly.

S: Senile - crown dying back and starting to break up and decrease in size.

Intermediate classifications have been used where trees do not fall clearly within an age class - the first appearing classification is the one to which the tree tends.

7.1.8 Phys. Condition - An Overall Classification of Physiological Condition:

Good - A tree in good vigour with a full crown;
Fair - Suppressed trees, trees with restricted crowns, minor/limited abnormal crown signs;
Poor - Abnormal crown signs, heavily suppressed trees, severely restricted crowns;
Moribund - Almost dead, near death;
Dead;

Intermediate classifications have been used where trees do not fall clearly within a class - the first appearing classification is the one to which the tree tends.

Further, more detailed information is provided where appropriate.

7. **INFORMATION PROVIDED (Cont.):**

7.1 Information Provided - Tabular Section (Cont.)

7.1.9 Structural Condition - An Overall Classification of Structural Condition:

Good - A tree with no significant defects or minor, easily rectifiable defects;
Fair - A tree with significant but rectifiable or currently acceptable defects;
Poor - A tree with serious defects which compromise its structural integrity;
Dangerous - Likely to fail in the near future and may cause serious injury or death;

Intermediate classifications have been used where trees do not fall clearly within a class - the first appearing classification is the one to which the tree tends.

Further, more detailed information is provided where appropriate.

7.1.10 Recommendations - Preliminary management recommendations.

7.1.11 ERC (years) - Estimated remaining contribution in years

7.1.12 Cat. - Category (suitability for retention) - See Appendix II.

7.2 Glossary of Arboricultural Terminology Used

Bifurcates - Forks into two stems.

Callus - Rapidly growing undifferentiated woody tissue growing at the edges of bark wounds.

Crown - The 'head' of the tree formed by the branches, twigs and foliage.

Dead wood - Minor dead wood = Less than 50mm diameter at base of branch.
Major dead wood = 50mm or greater diameter at base of branch.

8. **INSPECTION METHODS AND TECHNIQUES EMPLOYED:**

8.1 The trees were visually inspected from ground level only. No climbing inspections were carried out. No excavations were carried out.

9. TABULAR SECTION

Tree No.	Species	Ht. (m)	Stem Dia. (mm)	BS (m)	Ht. to LL	Age Class	Physiological Condition	Structural Condition	Recommendations	ERC (years)	CAT.
1 (Tag No. 7944)	Sycamore *(Acer pseudoplatanus)*	20	757	N=3.5 E=1 S=10 W=10	6	M	Good. The crown is skewed to the west due to competition from adjacent trees.	Good. The stem bifurcates at 2.7-3m above ground level from a strong fork. The minor stem extends to the south-west over the site, ascending at approx. 40° from the vertical. There is a large (approx. 25cm dia.) recent pruning wound 2.3m above ground level on the west-south-west side of the stem, a smaller (approx. 15cm dia.) recent pruning wound 3m above ground level on the north side of the stem. There are 3 relatively small (<10cms dia.) recent pruning wounds: one on the eastern side of the minor stem; one on the eastern side of the major stem – both just above the main fork; and one which is 1m below the main fork on the south-western side of the stem. All pruning cuts have been made at the correct final pruning position and are free from decay. The crown contains an insignificant amount of minor dead wood. The (made up) level of the site closest to this tree is 0.75m higher than the ground level at the base of the tree.	No action currently required.	40+	A1

Tree No.	Species	Ht. (m)	Stem Dia. (mm)	BS (m)	Ht. to LL	Age Class	Physiological Condition	Structural Condition	Recommendations	ERC (years)	CAT.
2 (Tag No. 7945)	Sycamore *(Acer pseudoplatanus)*	23	624	N=4.5 E=9.5 S=9 W=1	N/A	M	Good. The crown is skewed to the east due to competition from adjacent trees.	Good. A bark wound to the base of the stem at 0.35-0.45m above ground level is callusing well and has not admitted significant decay. The stem bifurcates at 4m above ground level from a strong fork. The minor stem extends to the east over Brough Park, ascending at approximately 40° from the vertical. The crown contains an insignificant amount of minor dead wood.	No action currently required.	40+	A1
3 (Tag No. 7943)	Sycamore *(Acer pseudoplatanus)*	18	560	N=6.5 E=4.5 S=1 W=6.5	3.9	M	Good/Fair. Leaves flushing later than Trees 1 & 2. The crown is skewed to the north-west due to competition from adjacent trees.	Good. The stem is kinked to the north-west at approximately 5m above ground level. The (made up) level of the site closest to this tree is 1.8m higher than the ground level at the base of the tree.	No action currently required.	40+	B1

10. CONCLUSIONS:

10.1 It is highly unlikely that any significant part of the root systems of Trees 1-3 occupy, or have ever occupied the building plot. If a significant part of the root systems of any of these trees did encroach into the plot by passing beneath the dry stone wall along the boundary, there would either be current evidence of crown dieback caused by the overlaying of such a deep layer of fill material, or (which is more likely) there would be evidence of tree surgery works to remediate dieback which was formerly evident. No such evidence exists.

10.2 If the conclusion at 10.1 above is correct, it will be possible to construct the drive in a conventional manner without having any detrimental effect on the trees.

11. RECOMMENDATIONS:

11.1 Two 1m wide test pits spanning the width of the drive should be hand-dug in the positions shown on the Tree Constraints Plan to the depth required for the construction of the drive using conventional methods. If tree roots of 10mm diameter or greater are encountered, these should be retained undamaged and carefully worked around and further advice should be sought from a suitably qualified and experienced arboriculturist. The Staffordshire Moorlands District Council Arboriculturist may wish to examine the test pits before any further excavations are carried out. If no tree roots are encountered, and following the examination of the test pits by the Staffordshire Moorlands District Council Arboriculturist (if required by the Planning Authority), the remainder of the excavations may be completed using machinery. If tree roots of 10mm diameter or greater are encountered during machine excavations, work must be halted and further advice should be sought from a suitably qualified and experienced arboriculturist.

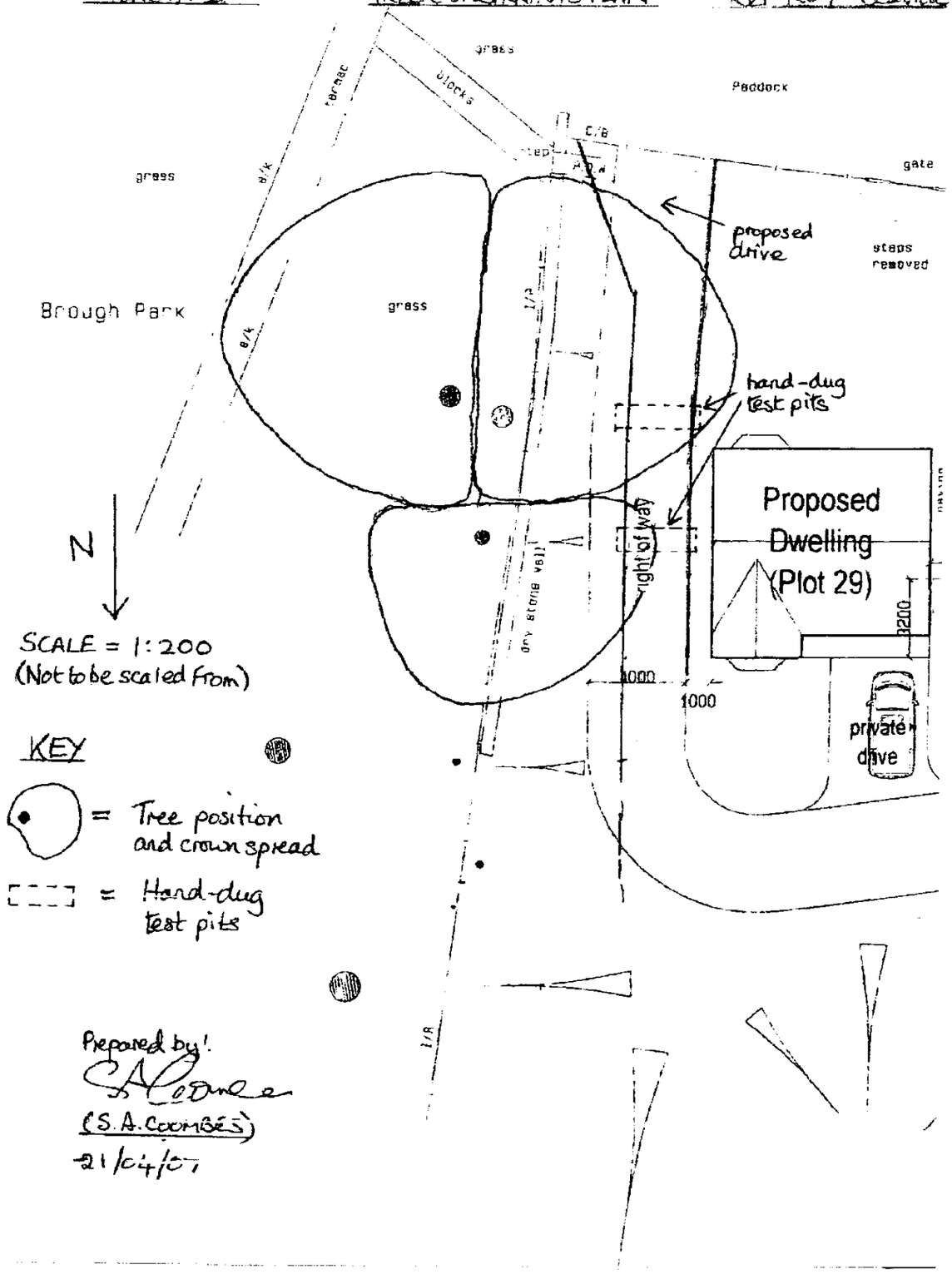
12. REFERENCES:

BS 5837:2005, Trees in relation to construction - Recommendations, British Standards Institute, ISBN 0 580 46418 0

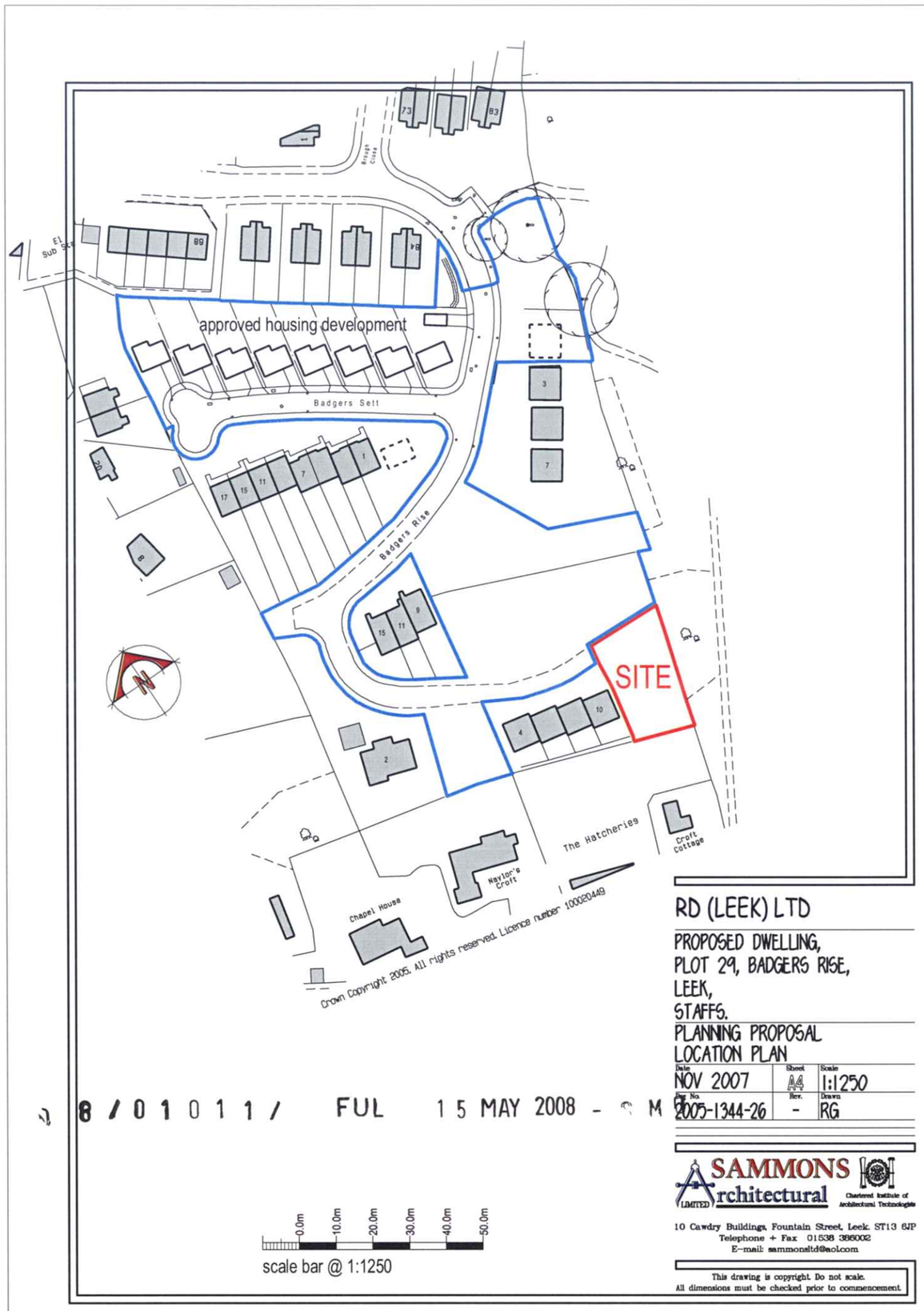
Prepared: April 21st, 2007

S.A. Coombes B. Ed., Cert. Arb. (RFS), M. Arbor. A.

APPENDIX I — TREE CONSTRAINTS PLAN — REF RC7 - Deeville



Prepared by:
S.A. Coombes
(S.A. COOMBES)
21/04/07



RD (LEEK) LTD

PROPOSED DWELLING,
PLOT 29, BADGERS RISE,
LEEK,
STAFFS.

PLANNING PROPOSAL
LOCATION PLAN

Date	Sheet	Scale
NOV 2007	A4	1:1250
Dwg No. 2005-1344-26	Rev. -	Drawn RG

8/01011/ FUL 15 MAY 2008 - ? M

SAMMONS (LIMITED) Architectural
Chartered Institute of Architectural Technologists
10 Cawdry Buildings, Fountain Street, Leek. ST13 6JP
Telephone + Fax 01538 386002
E-mail: sammonsltd@aol.com

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