



## UTTLESFORD DISTRICT COUNCIL

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Dated:13 September 2023

### TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

**Application Number: UTT/23/1059/FUL**

**Applicant: Mr James Luckin**

Uttlesford District Council **Grants Permission** for:

**Conversion of redundant buildings to 2 no. dwellings at Wheats Farm Stagden Cross  
Road High Easter Essex CM3 1HW**

**The approved plans/documents are listed below:**

Plan Reference/Version	Plan Type/Notes	Received
1223-01	Location Plan	05/05/2023
1223-02	Block Plan	05/05/2023
1223-05	Floor Plan (existing)	05/05/2023
1223-06	Elevations (existing)	05/05/2023
1223-07	Block Plan	05/05/2023
1223-08	Other	05/05/2023
1223-12	Floor Plan (proposed)	05/05/2023
1223-13	Elevations (proposed)	05/05/2023
1223-14	Elevations (proposed)	05/05/2023



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1223-15	Floor Plan (proposed)	05/05/2023
1223-16	Elevations (proposed)	05/05/2023
1223-17	Elevations (proposed)	05/05/2023
1223-18	Other	05/05/2023
1223-19	Other	05/05/2023
1223-20	Other	05/05/2023
G7009-1	Levels	05/05/2023
ECOLOGICAL ASSESSMENT	IMPACT Other	05/05/2023
PLANNING DESIGN AND ACCESS STATEMENT	Design and Access Statement	05/05/2023
STRUCTURAL INSPECTION REPORT	Other	05/05/2023
TRANSPORT STATEMENT	Other	05/05/2023
ARBORICULTURAL ASSESSMENT	IMPACT Other	05/05/2023
1223-21	Block Plan	24/08/2023
2312/02 E	Other	24/08/2023

Permission is granted with the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

**REASON:** To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the approved plans as set out in the Schedule.

REASON: For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved application details, to ensure that the development is carried out with the minimum harm to the local environment, in accordance with the Policies of the Uttlesford Local Plan (adopted 2005) as shown in the Schedule of Policies

- 3 The materials with which the development hereby approved shall be constructed shall be as those on the application forms and the plans submitted with the application.

REASON: In the interests of clarity and to ensure a satisfactory form of development, in accordance with Policy GEN2 of the Uttlesford Local Plan (2005).

- 4 No development approved by this permission shall take place until a Phase 1 Desk Study report documenting the ground conditions of the site with regard to potential contamination has been submitted to and approved in writing by the Local Planning Authority. This report shall adhere to BS10175:2011. Where shown to be necessary by the Phase 1 Desk Study, a Phase 2 Site Investigation adhering to BS 10175:2011 shall submitted to and approved in writing by the Local Planning Authority.

Where shown to be necessary by the Phase 2 Site Investigation, a detailed Phase 3 remediation scheme shall be submitted for approval in writing by the Local Planning Authority. This scheme shall detail measures to be taken to mitigate any risks to human health, groundwater, and the wider environment. Any works which form part of the Phase 3 scheme approved by the Local Planning Authority shall be completed in full before any permitted building is occupied.

The effectiveness of any scheme shall be demonstrated to the Local Planning Authority by means of a validation report (to incorporate photographs, material transport tickets and validation sampling), unless an alternative period is approved in writing by the Authority. Any such validation should include responses to any unexpected contamination discovered during works.

REASON:: To protect human health and the environment in accordance with Policy ENV14 of the Uttlesford Local Plan (2005).

- 5 Details of any external lighting to be installed on the site, including the design of the lighting unit, any supporting structure and the extent of the area to be illuminated, shall be submitted to and approved in writing by the Local Planning Authority prior to the development commencing. Only the details thereby approved shall be implemented.

REASON: To protect the amenities of the occupiers of adjoining properties in accordance with Policies ENV11, GEN2 and GEN4 of the Uttlesford Local Plan (2005).

- 6 Prior to commencement of the development hereby approved, details of all hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter, the development shall be carried out in accordance with the approved details prior to occupation of the dwellings hereby approved.

The landscaping details to be submitted shall include:

- a) proposed finished levels (earthworks to be carried out) to be shown on sectional drawing(s);
- b) means of enclosure of the land (boundary treatments);
- c) hard surfacing and other hard landscape features and materials;
- d) existing trees, hedges or other soft features to be retained;
- e) new soft landscaping features and details of planting, including specifications of species, sizes, planting centres, numbers and percentage mix;
- f) details of siting and timing of all construction activities to avoid harm to all nature conservation features;
- g) management and maintenance details.

All planting, seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner, and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the local planning authority.

REASON: To preserve the character and appearance of the area, to safeguard residential amenities, to preserve the significance of the heritage asset, and to ensure the development is visually attractive, in accordance with policies S7, ENV2, GEN2 of the adopted Uttlesford Local Plan (2005), the Essex Design Guide, and the National Planning Policy Framework (2023).

- 7 Prior to the commencement of any works which will impact the resting place of bats, a copy of a Natural England mitigation license or evidence of site registration under a bat mitigation class license for bats shall be submitted to the Local Planning Authority. Any works which will impact the resting place of bats, shall not in any circumstances commence unless the Local Planning Authority has been provided with either;
- a) A license provided by Natural England pursuant to regulation 55 of the Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/ development to go ahead;
  - b) Evidence of site registration supplied by an individual registered to a Bat Mitigation Class Licence; or
  - c) A statement in writing from Natural England to the effect that it does not consider that the specified activity/ development will require a licence.

REASON: To conserve protected species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended) and s17 of the Crime and Disorder Act 1998.

- 8 Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected and priority species shall be submitted to and approved in writing by the Local Planning Authority. The content of the Biodiversity Enhancement Strategy shall include the following;

- a) purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs or product descriptions to achieve the stated objectives;
- c) locations, orientations and heights of proposed enhancement measures by appropriate maps and plans;
- d) timetable for implementation;
- e) persons responsible for implementing the enhancement measures; and
- f) details of initial aftercare and long- term maintenance (where relevant).

The works shall be implemented in accordance with the approved details prior to occupation and shall be retained in that manner thereafter.

REASON: To enhance protected and priority species and habitats and to allow the Local Planning Authority to discharge its duties under the National Planning Policy Framework 2021 and s40 of the Natural Environment and Rural Communities Act 2006 (Priority Habitats and Species).

- 9 Prior to occupation of the development hereby approved, a lighting design scheme for biodiversity shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall identify those features on the site that are particularly sensitive for bats and are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting plans, drawings and technical specifications) so that it can be clearly demonstrated that the areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

REASON: To allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended) and s40 of the Natural Environment and Rural Communities Act 2006 (Priority Species and Habitats).

- 10 Prior to occupation of the development the vehicular access to the South (serving unit 1 as shown in DWG no 1223-21), shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of the access at its junction with the highway shall be 4.5 metres, shall be retained at that width for 6 metres within the site and shall be provided with an appropriate vehicular crossing of the highway verge.

REASON: To ensure that vehicles can enter and leave the highway in a controlled manner in the interests of highway safety and to ensure that the development accords with the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011 and Uttlesford Local Plan Policy GEN1.

- 11 Prior to occupation of the development the vehicular access to the North (serving unit 2 and the existing agricultural business on Wheats Farm as shown in DWG no 1223-21), shall be upgraded to a width of 5.5 m at its junction with the highway and shall be retained at that width for 6 metres within the site. The access shall be constructed at right angles to the highway boundary and to the existing carriageway and shall be provided with an appropriate vehicular crossing of the highway verge.

REASON: To ensure that vehicles can enter and leave the highway in a controlled manner in the interests of highway safety and to ensure that the development accords with the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011 and Uttlesford Local Plan Policy GEN1.

- 12 The proposed development shall not be occupied until such time as the vehicle parking area indicated on the approved plans, has been provided. The vehicle parking area and associated turning area shall be retained in this form at all times. The vehicle parking area shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.

REASON: To ensure that on street parking of vehicles in the adjoining streets does not occur ,in the interests of highway safety and to ensure that the development accords with the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011 and Uttlesford Local Plan Policy GEN1.

- 13 Prior to the occupation of the development hereby approved, a fully wired electrical vehicle charging point shall be installed at the property and retained in working order thereafter.

REASON: In the interests of sustainability and to accord with Policy ENV13 of the Uttlesford Local Plan 2005.

- 14 Prior to occupation of the development hereby approved, the accesses shall be provided with a clear to ground visibility splay as shown on DWG 2312/02 Rev E and DWG 2312/01 Rev D. Such vehicular visibility splays shall be provided before first beneficial use and shall be retained free of any obstruction at all times.

REASON: To provide adequate inter-visibility between vehicles using the accesses and those in the existing public highway in the interests of highway safety and to ensure that the development accords with the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011 and Uttlesford Local Plan Policy GEN1.

- 15 All mitigation and enhancement measures and/ or works shall be carried out in accordance with the details contained in the Ecological Impact Assessment (Hybrid Ecology Ltd, April 2023) as already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination.

This may include the appointment of an appropriately competent person, eg. an Ecological Clerk of Works, to provide on- site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out in accordance with the approved details.

REASON: To conserve and enhance protected and priority species and to allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended) and s40 of the Natural Environment and Rural Communities Act 2006 (Priority Habitats and Species).

- 16 Any gates provided at the vehicular accesses shall be inward opening only and shall be set back a minimum of 6 metres from the back edge of the carriageway.
- REASON: To enable vehicles using the access to stand clear of the carriageway whilst gates are being opened and closed in the interest of highway safety to ensure that the development accords with the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011 and Uttlesford Local Plan Policy GEN1.
- 17 No unbound material shall be used in the surface treatment of the vehicular accesses within 6 metres of the highway boundary. In the interest of clarity, the material used on land that is highway shall be in agreement with and to the specification of the Highway Authority.
- REASON: To avoid displacement of loose material onto the highway in the interests of highway safety and to ensure that the development accords with the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011 and Uttlesford Local Plan Policy GEN1.
- 19 The public's rights and ease of passage over public footpath no 43 (High Easter) and public footpath no 45 (High Easter) shall be maintained free and unobstructed at all times.
- REASON: To ensure the continued safe passage of the public on the definitive right of way and accessibility and to ensure that the development accords with the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011 and Uttlesford Local Plan Policy GEN1.
- 20 Cycle parking shall be provided in accordance with the Essex Planning Officers Association Parking Standards. The approved facility shall be secure, convenient, covered and provided prior to occupation and retained at all times.
- REASON: To ensure appropriate cycle parking is provided in the interests of highway safety and amenity and to ensure that the development accords with the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011 and Uttlesford Local Plan Policy GEN1.
- 21 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) ( England ) Order 2015 (or any Order revising, revoking and re-enacting that Order with or without modification), there shall be no enlargement or extension of the dwellings hereby permitted, including any additions or alterations to the roof, without the prior written approval of the Local Planning Authority.
- REASON: In the interests of the amenity of the surrounding countryside and the neighbouring properties, in accordance with Policies S7 and GEN2 of the Uttlesford Local Plan (2005).
- 22 The development hereby approved shall be carried out in full compliance with the submitted arboricultural report by Arbortera (May 2023).

REASON: In the interests of the retention of the trees on the site and the visual amenity of the area, in accordance with Policies GEN2 and GEN7 of the Uttlesford Local Plan (2005).

- 23 The development hereby approved shall not be occupied until the payment for the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy has been made.

REASON: In the interests of nature conservation, in accordance with Policy GEN7 of the Uttlesford Local Plan (2005) and the National Planning Policy Framework (2023).

In determining this application, the Local Planning Authority had regard to the following Development Plan Policies:

Policy	Local Plan	Local Plan Phase
S7 - The Countryside	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
GEN1 - Access	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
GEN2 - Design	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
GEN4 - Good Neighbours	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
GEN7 - Nature Conservation	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
GEN8 - Vehicle Parking Standards	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
H1 - Housing development	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
H6 - Conversion of rural buildings to residential use	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005

**Notes:**

- 1 The local planning authority has worked with the applicant in a positive and proactive manner by

- 2 Building in Accordance with the Plans

Planning permissions are given on the basis of the details submitted. If you plan to make any changes whatsoever to deviate from the approved plans then you are strongly advised to liaise with Uttlesford District Council Planning Services prior to undertaking any works. You may require a new planning application or a variation to your existing permission.



Failure to construct in accordance with the plans could lead to potential Enforcement Action.

#### Requirement to Comply With Your Conditions

Please read all of your conditions carefully. All of your conditions must be complied with. Failure to comply in full with a planning condition placed upon your permission may result in potential Enforcement Action. Planning conditions require certain things to be done at certain times, often prior to the commencement of any works. If you are in any doubt as to the requirements of your conditions please liaise with Uttlesford District Council Planning Services.

#### Building Regulations

Did you know that this permission may require Building Regulations approval? For further information please contact the building control team on 01799 510510, or by emailing [building@uttlesford.gov.uk](mailto:building@uttlesford.gov.uk) or by visiting our website [www.uttlesford.gov.uk/buildingcontrol](http://www.uttlesford.gov.uk/buildingcontrol)

#### Rights of Way

The applicant is reminded that the grant of planning permission does not entitle them to obstruct a Right of Way. If it is necessary to stop up or divert a footpath or bridleway in order to enable the development to be carried out, they should, on the receipt of planning permission, apply without delay to the Local Planning Authority for an order under section 257 of the Town and Country Planning Act 1990. In the case of any other right of way, application should be made to the Secretary of State for an order under section 247 of the Act. In either case development shall not be started until a decision has been taken on the application.

#### Purchase Notice

If either the Local Planning Authority or the Secretary of State refuses permission to develop land, or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonable beneficial use in its existing state, nor can they render the land capable of a reasonably beneficial use by the carrying out of any development which has been, or would be, permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990, or section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as appropriate.

You are advised to seek professional advice before embarking on the serving of a purchase notice.

#### Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused, or granted subject to conditions, by the Secretary of State on appeal or on reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

- 4 Under Section 148 of the Highways Act 1980 it is an offence to deposit mud, detritus etc. on the highway. In addition, under Section 161 any person, depositing anything on a highway which results in a user of the highway being injured or endangered is guilty of an offence. Therefore, the applicant must ensure that no mud or detritus is taken onto the highway, such measures include provision of wheel cleaning facilities and sweeping/cleaning of the highway.
- 5 There shall be no discharge of surface water onto the Highway.
- 6 Prior to commencement of the development, the areas within the curtilage of the site for the purpose of loading / unloading / reception and storage of building materials and manoeuvring of all vehicles, including construction traffic shall be provided clear of the highway.
- 7 Prior to any works taking place in public highway or areas to become public highway the developer shall enter into an appropriate legal agreement to regulate the construction of the highway works. This will include the submission of detailed engineering drawings for approval and safety audit.
- 8 Energy saving and should be considered for this development in addition to the electric vehicle charge points, such as solar panels, ground source heat pumps etc in the interests of carbon saving and energy efficiency.
- 9 The applicant should ensure the control of nuisances during construction works to preserve the amenity of the area and avoid nuisances to neighbours:
  - a. No waste materials should be burnt on the site, instead being removed by licensed waste contractors;
  - b. No dust emissions should leave the boundary of the site;
  - c. Consideration should be taken to restricting the duration of noisy activities and in locating them away from the periphery of the site
  - d. Hours of works: works should only be undertaken between 0800 hours and 1800 hours on weekdays; between 0800 hours and 1300 hours on Saturdays and not at any time on Sundays and Public Holidays;REASON: In the interests of the amenity of surrounding locality residential/business premises in accordance with Policies GEN1, GEN2, and GEN4 of the Uttlesford Local Plan (2005).

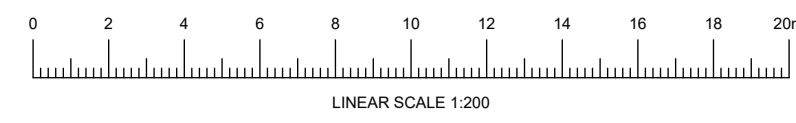


**Dean Hermitage**  
**Director Planning**



# Site Plan Showing Retained Right of Way

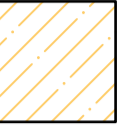



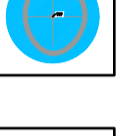
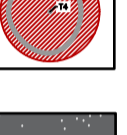


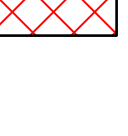
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\*No dimensions to be scaled from drawing. All dimensions to be checked on site  
 \*Any discrepancies between this drawing and any information given elsewhere are to be reported to Architect immediately

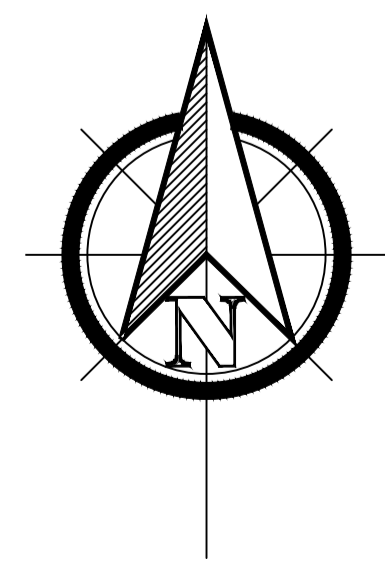
© ABC	Rev	Revision	Date
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### Key :-

-  - Denotes retained land north of Unit 2 boundary.
-  - Denotes lawn / turfed areas.
-  - Denotes proposed gravel driveways / access routes.
-  - Denotes existing vehicle access and parking area.
-  - Denotes existing trees on site to remain.
-  - Denotes trees on site to be removed as a result of the proposals.
-  - Denotes new tarmac access area to poultry house.
-  - Denotes block paving at access entrances.
-  - Retained line of public footpath High Easter 43.



Newly proposed semi-mature trees. Species to be confirmed.



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CLIENT  
 James Luckin

PROJECT  
 Wheats Farm, Chelmsford, Essex, CM3 1HW  
 Proposed Development of

DRG  
 Redundant Farming Buildings  
 Site Plan Showing Retained Right of Way

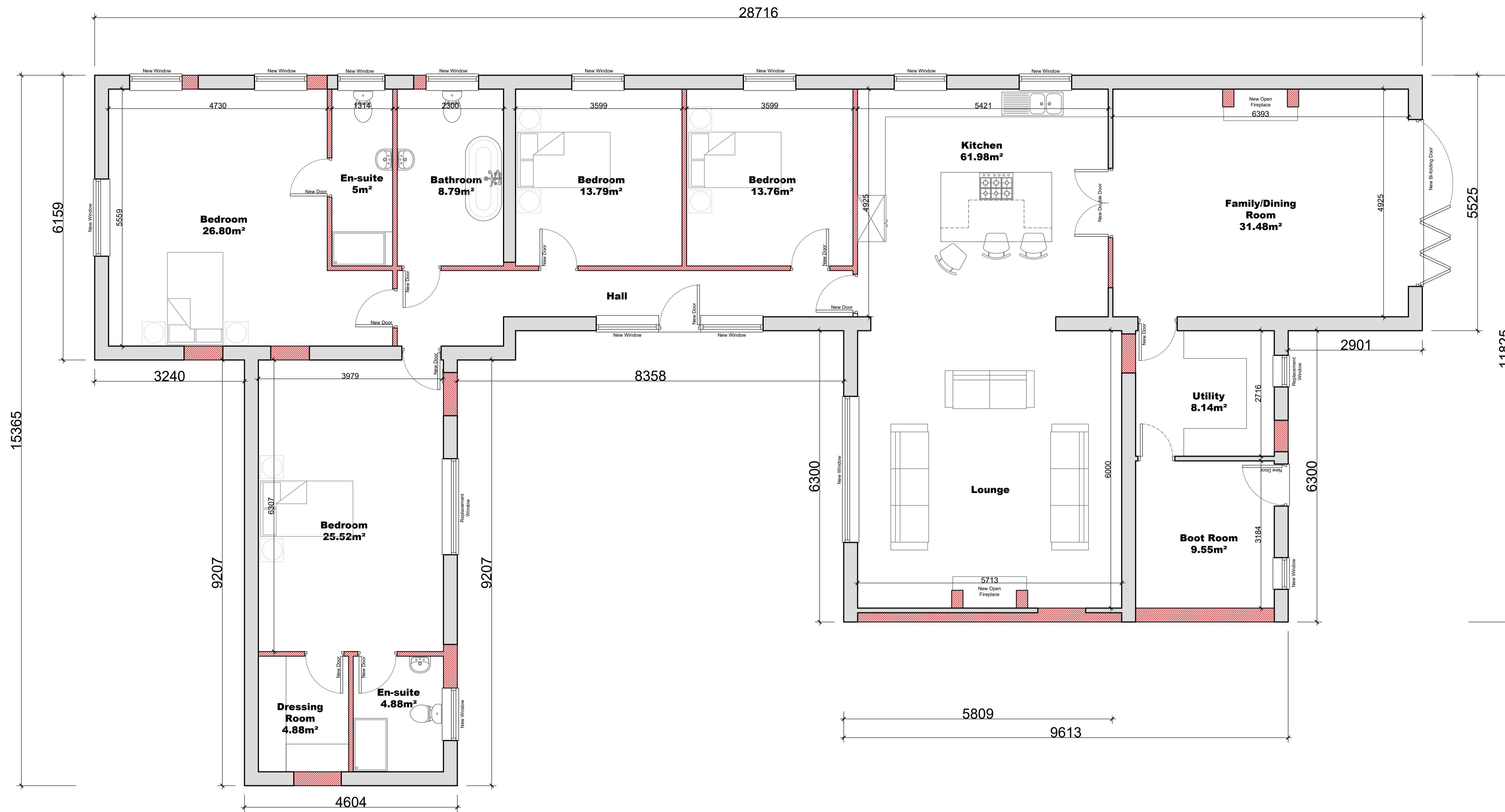
SCALE 1:200	DATE Aug '23	DWG No 1223 - 21
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**UNIT 1 - Proposed Floor Plan**  
**Scale 1:50**

-No dimensions to be scaled from drawing. All dimensions to be checked on site  
 -Any discrepancies between this drawing and any information given elsewhere are to be reported to Architect immediately

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**Ground Floor Plan**

**Wall Key :-**

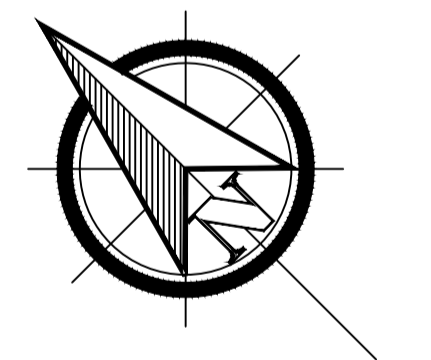
- Denotes areas of existing walling to remain and to be made good where effected by new construction.
- Denotes areas of proposed walling.

**Unit 1 - Dwelling Room Schedule**

Dwelling Footprint = 267.37 m<sup>2</sup>

**Ground Floor**

- 4 x Bedrooms
- 2 x En-suites
- 1 x Dressing Room
- 1 x Lounge / Kitchen
- 1 x Hall
- 1 x Family / Dining
- 1 x Boot Room
- 1 x Utility
- 1 x Bathroom



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PROJECT  
 Wheats farm, Chelmsford, CM3 1HW  
 Proposed Development of

DRG  
 Redundant Farming Buildings  
 Proposed UNIT 1 Floor Plan

SCALE	DATE	DWG No
1:50 @A1	Mar '23	1223 - 15

**Wheats Farm, Chelmsford, CM3 1HW**

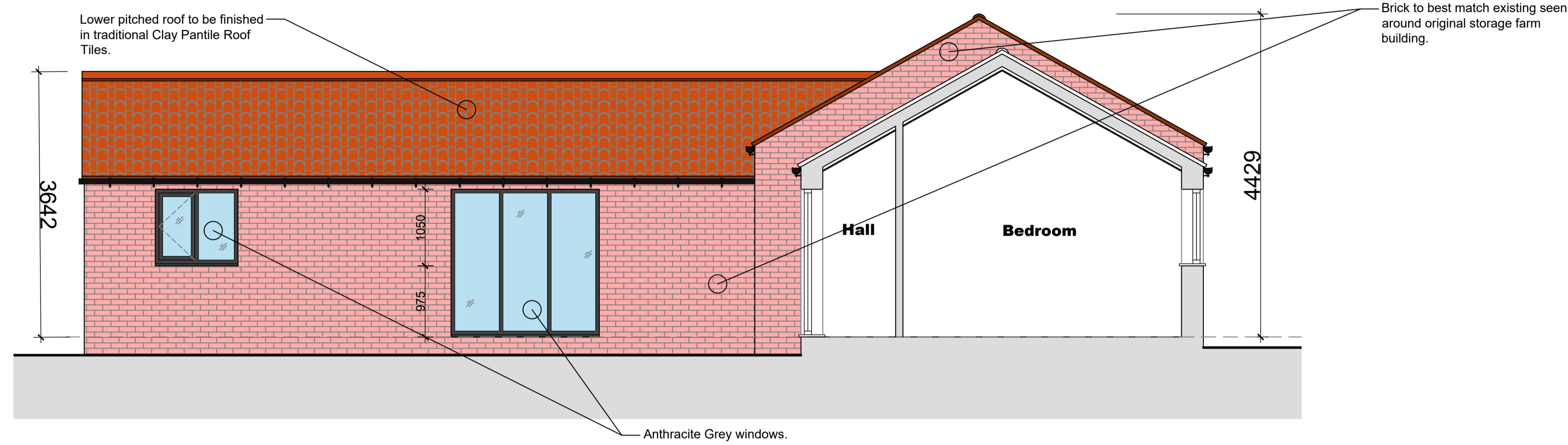
**UNIT 1 Elevations - Sheet 2 of 2**  
**Scale 1:50**

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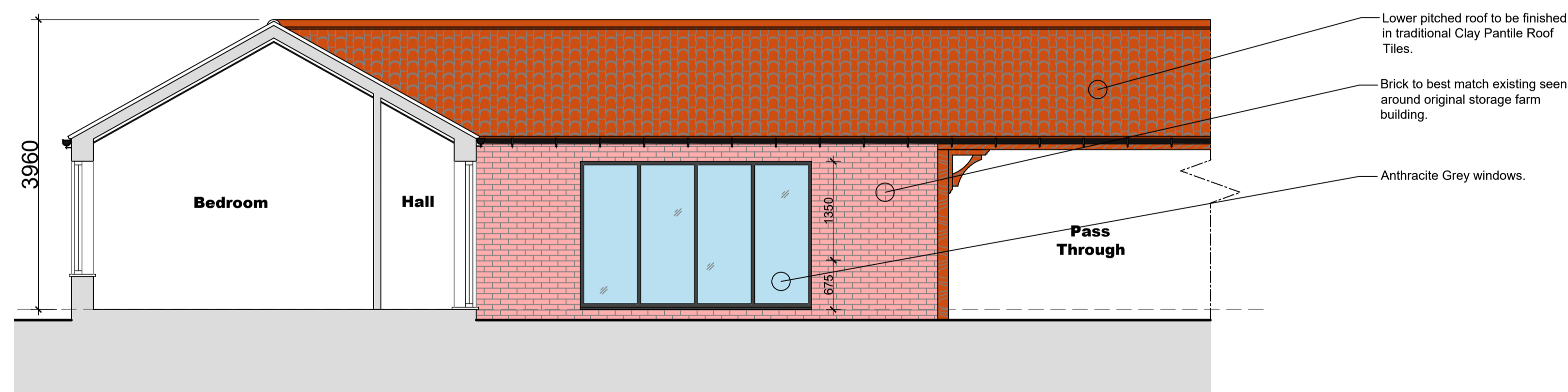
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Rev	Revision	Date

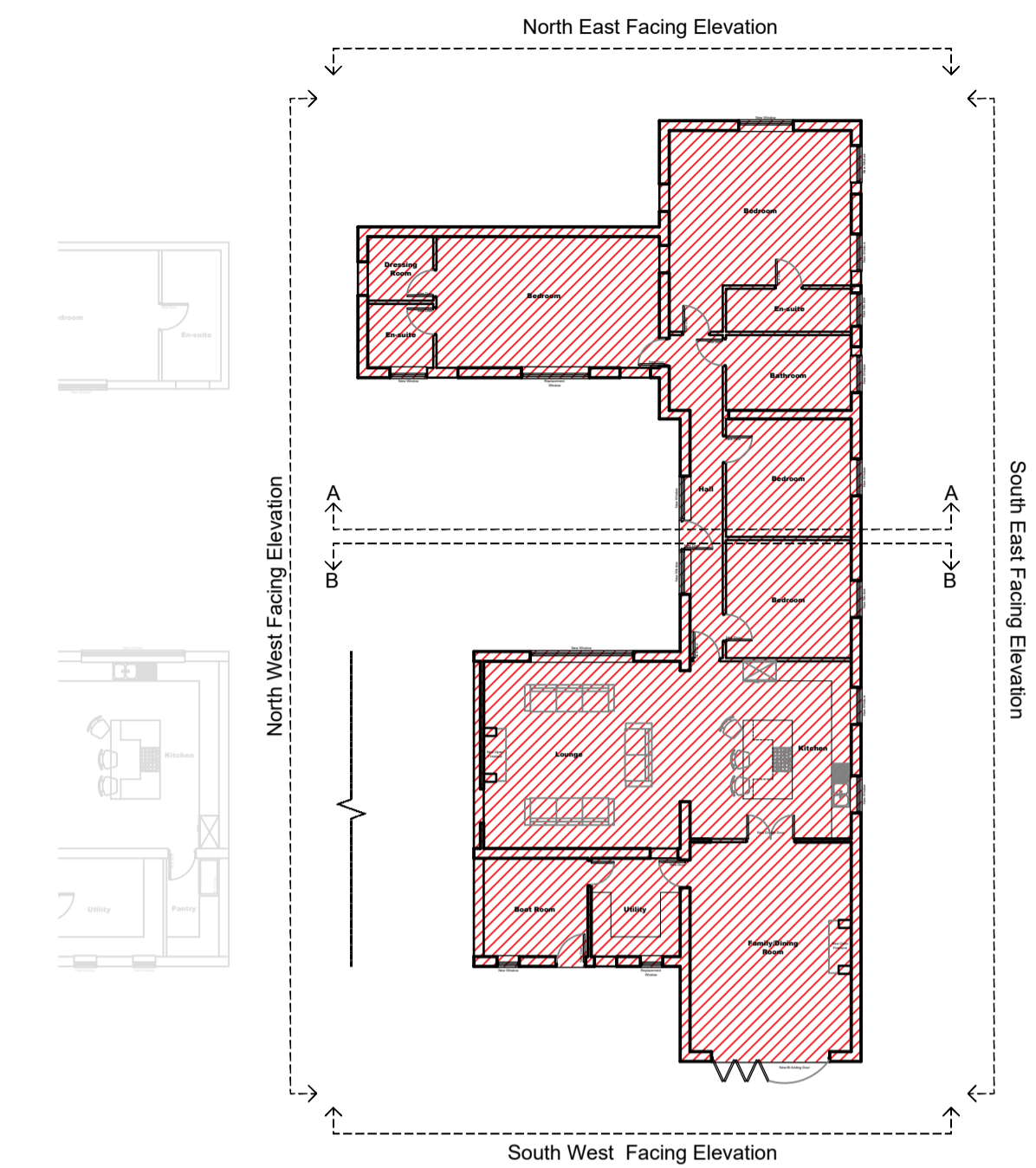
**Section AA**



**Section BB**



**Floor Plan for Elevation Reference**  
**Scale 1:200**



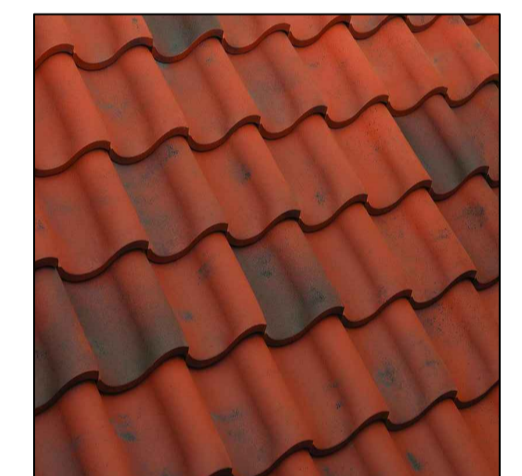
**Material Example Images**  
**Not to Scale**



Horizontal timber cladding in anthracite grey, to mimic the existing timber finish to the rear of the Essex Barn.

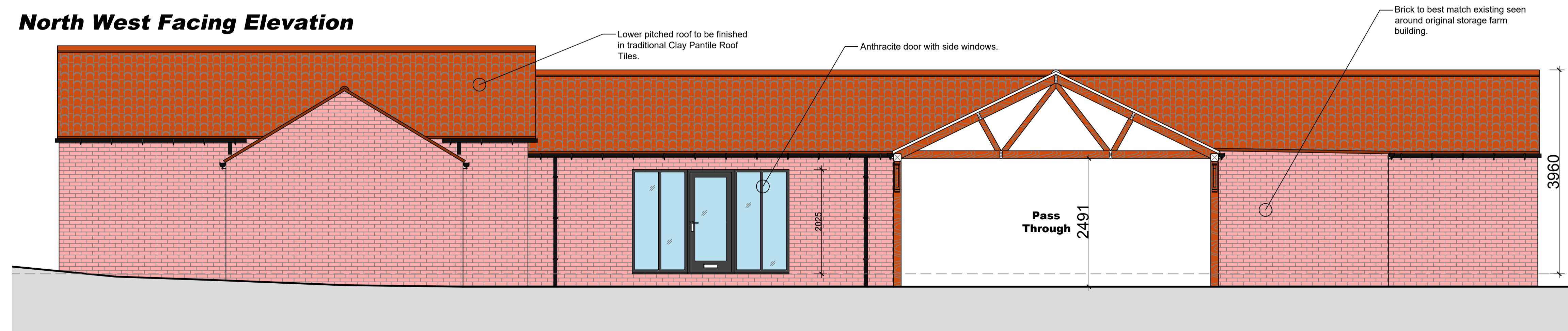


Clay Plain roof tiles to match existing style of tile seen on Farm House.



Marley Eden traditional Clay Pantile roof tiles, in Rustic colour, to all ground floor pitched roofs, as labeled on elevation drawings.

**North West Facing Elevation**



**Wheats Farm, Chelmsford, CM3 1HW**



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PROJECT

Wheats farm, Chelmsford, CM3 1HW  
 Proposed Development of

DRG

Redundant Farming Buildings  
 Proposed UNIT 1 Elevations - Sheet 2 of 2

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DATE  
 Mar '23

DWG No  
 1223 - 17

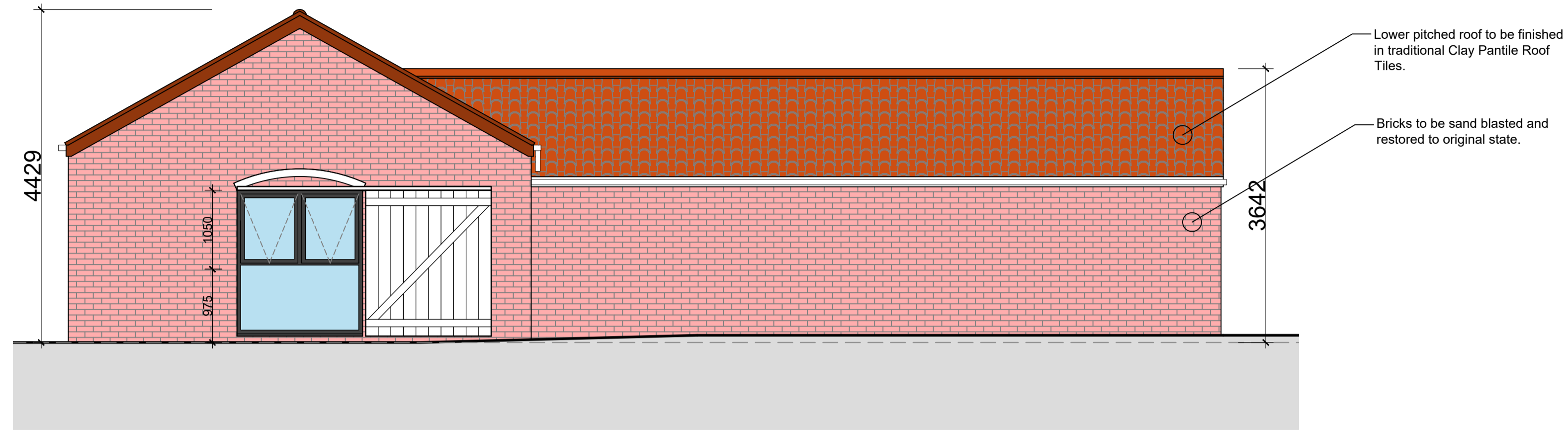
**UNIT 1 Elevations - Sheet 1 of 2**  
**Scale 1:50**

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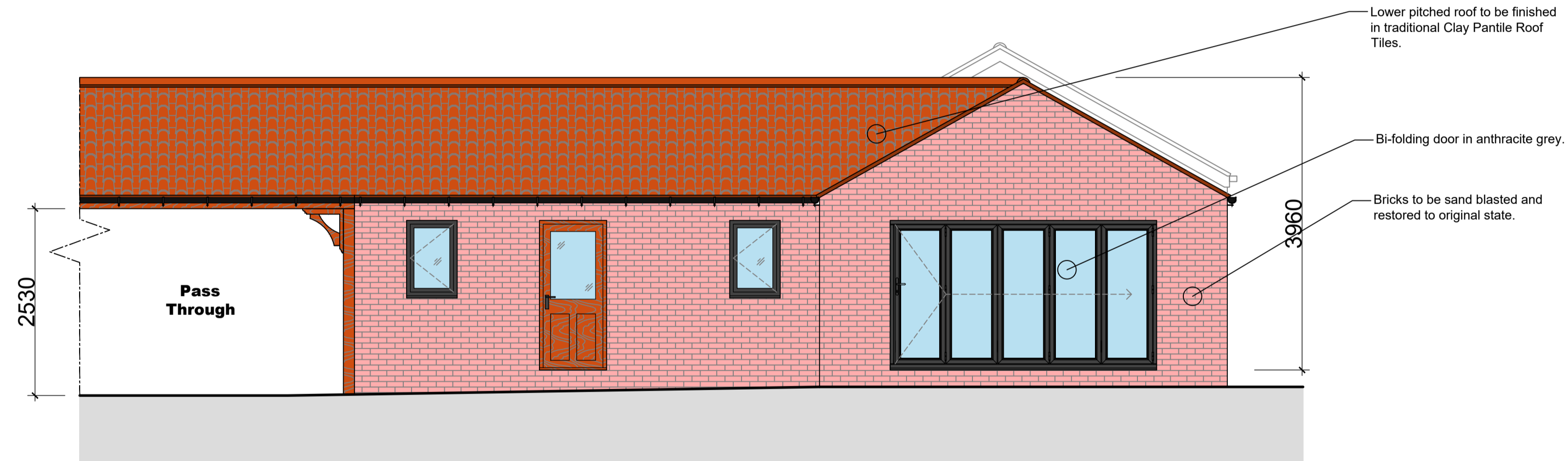
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Rev	Revision	Date

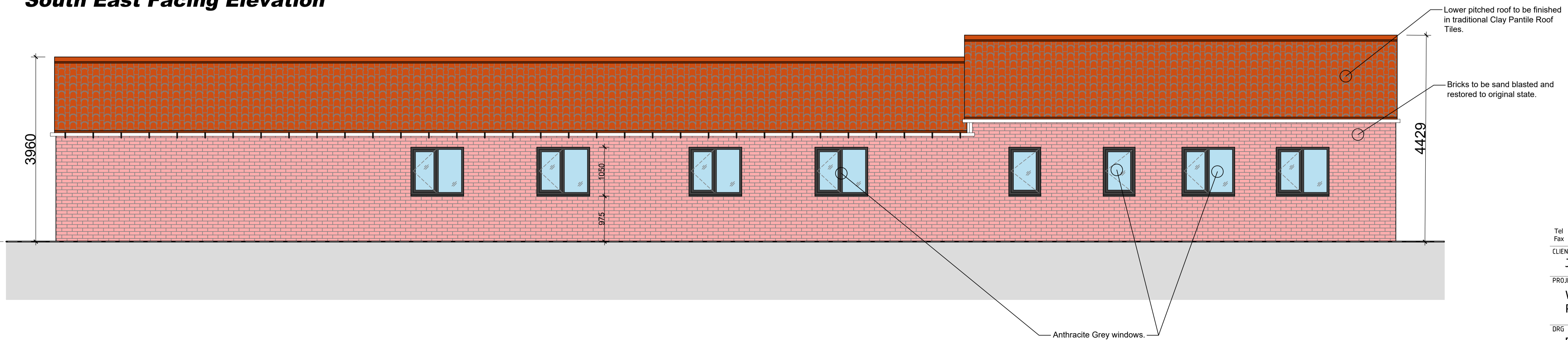
**North East Facing Elevation**



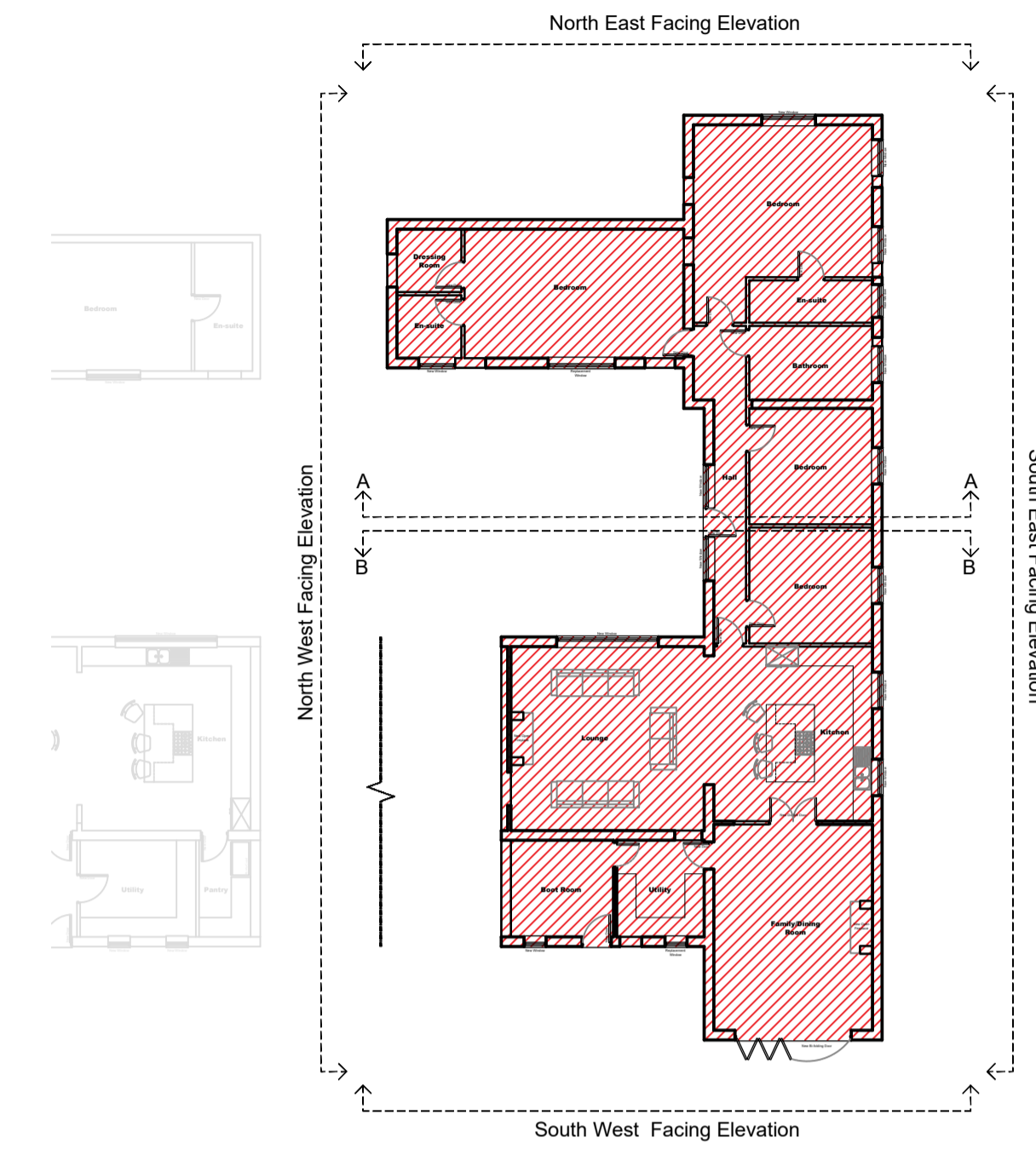
**South West Facing Elevation**



**South East Facing Elevation**



**Floor Plan for Elevation Reference**  
**Scale 1:200**



**Material Example Images**

**Not to Scale**



Horizontal timber cladding in anthracite grey, to mimic the existing timber finish to the rear of the Essex Barn.



Clay Plain roof tiles to match existing style of tile seen on Farm House.



Marley Eden traditional Clay Pantile roof tiles, in Rustic colour, to all ground floor pitched roofs, as labeled on elevation drawings.



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PROJECT

Wheats farm, Chelmsford, CM3 1HW  
 Proposed Development of

DRG

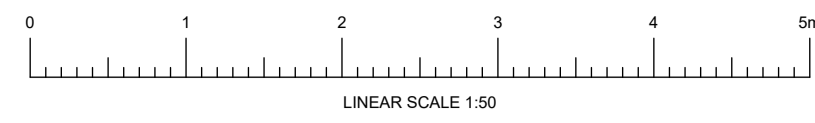
Redundant Farming Buildings  
 Proposed Unit 1 Elevations - Sheet 1 of 2

SCALE  
 1:50 @ A1

DATE  
 Mar '23

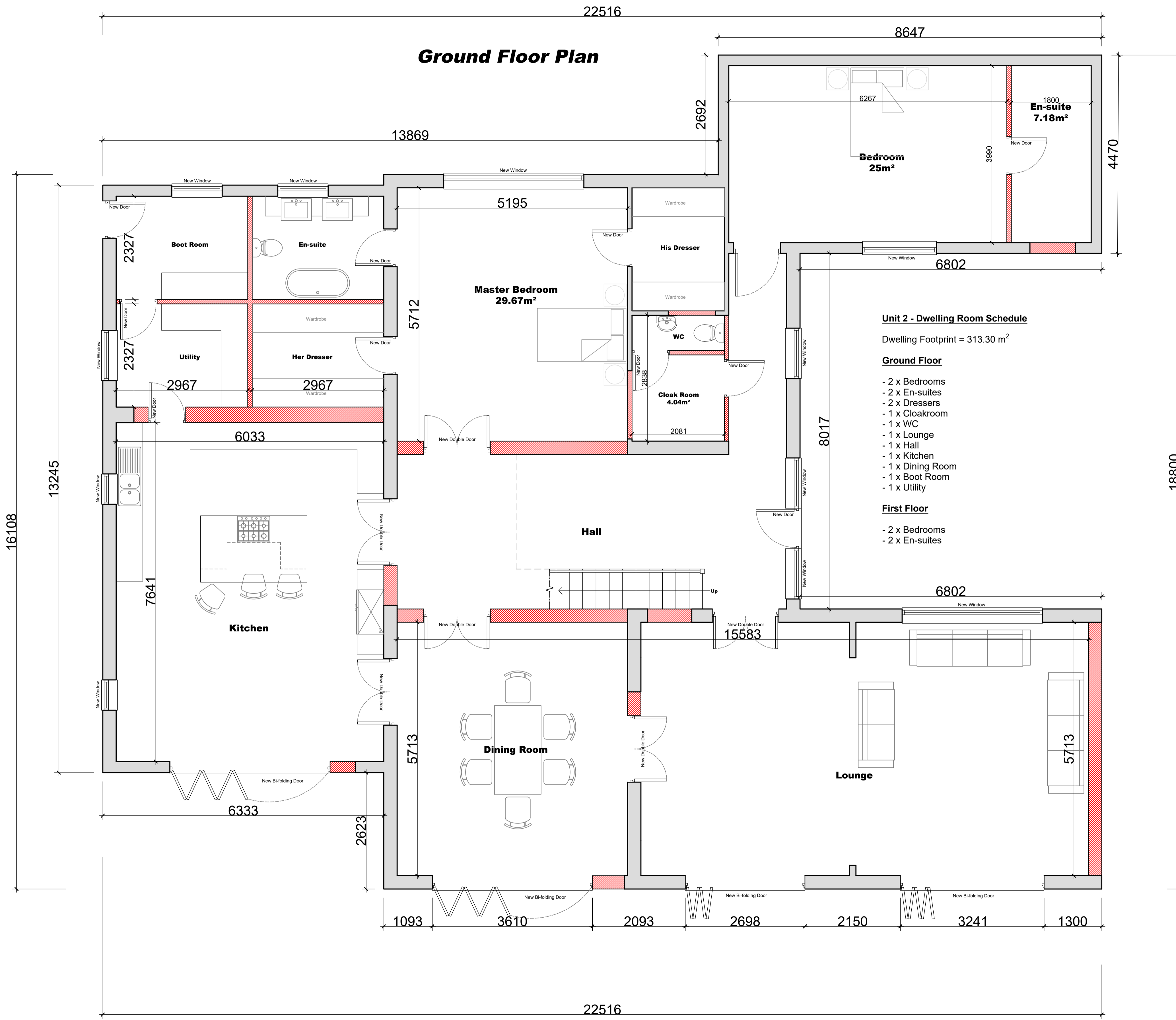
DWG No  
 1223 - 16

**UNIT 2 - Proposed Floor Plans**  
**Scale 1:50**



No dimensions to be scaled from drawing. All dimensions to be checked on site.  
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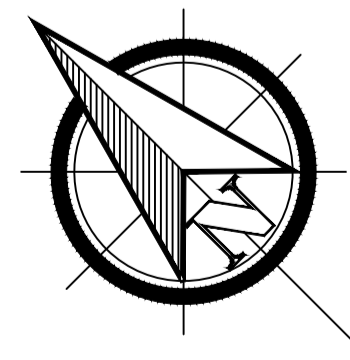
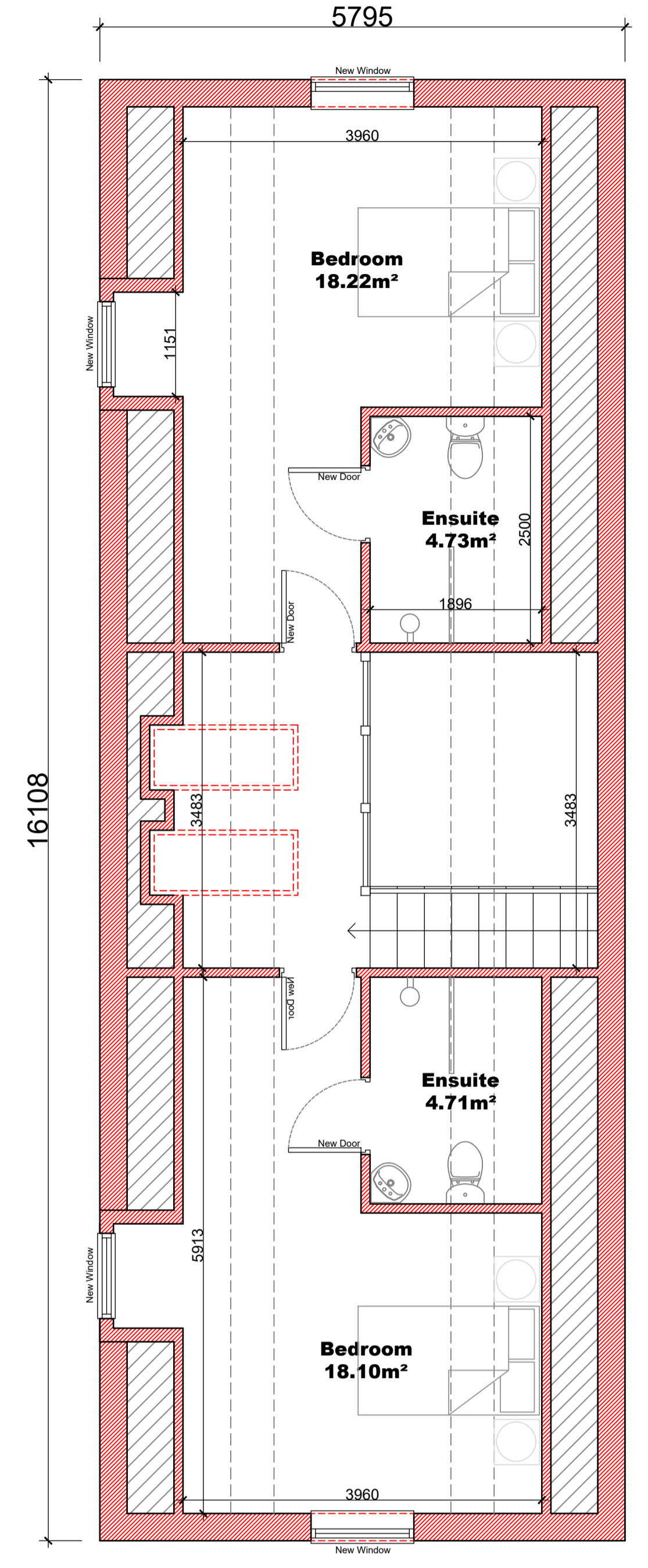


- Unit 2 - Dwelling Room Schedule**  
 Dwelling Footprint = 313.30 m<sup>2</sup>
- Ground Floor**
- 2 x Bedrooms
  - 2 x En-suites
  - 2 x Dressers
  - 1 x Cloakroom
  - 1 x WC
  - 1 x Lounge
  - 1 x Hall
  - 1 x Kitchen
  - 1 x Dining Room
  - 1 x Boot Room
  - 1 x Utility
- First Floor**
- 2 x Bedrooms
  - 2 x En-suites

**Wall Key :-**

- Denotes areas of existing walling to remain and to be made good where effected by new construction.
- Denotes areas of proposed walling.

**First Floor Plan**



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 Proposed Unit 2 Floor Plans

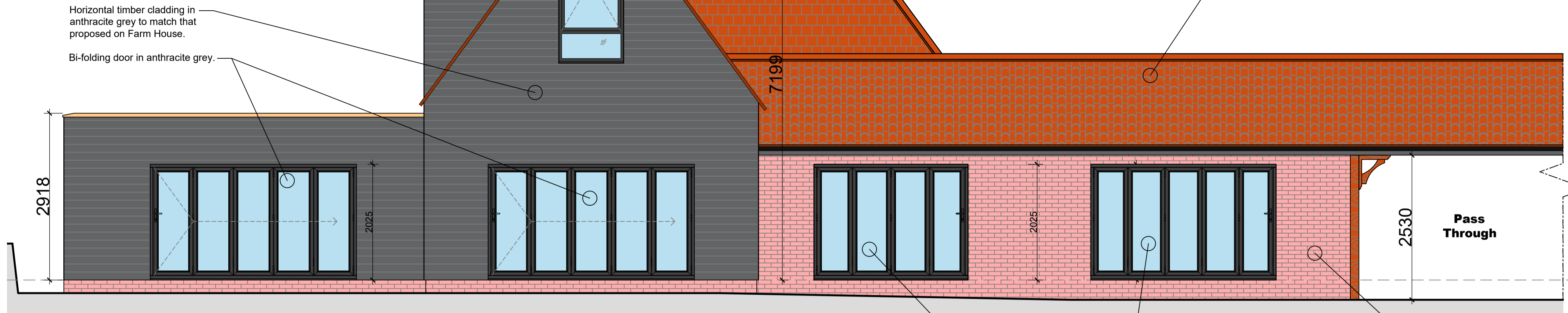
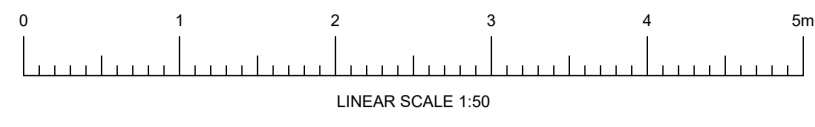
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NOTE - KITCHEN, UTILITY AND BATHROOM LAYOUTS ARE INDICATIVE FINAL LAYOUT TO BE COMPLETED BY OTHERS. CONTRACTOR TO AGREE WITH CLIENT ON SPECIALIST ITEMS AND FINAL LAYOUTS

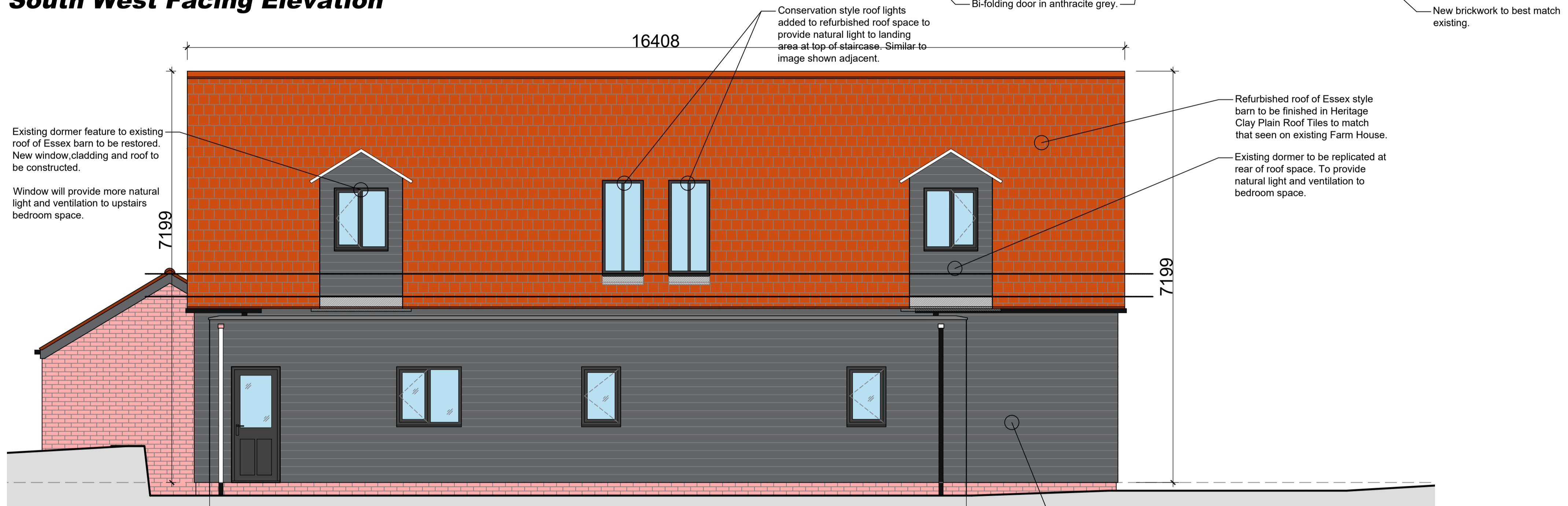
**Wheats Farm, Chelmsford, CM3 1HW**



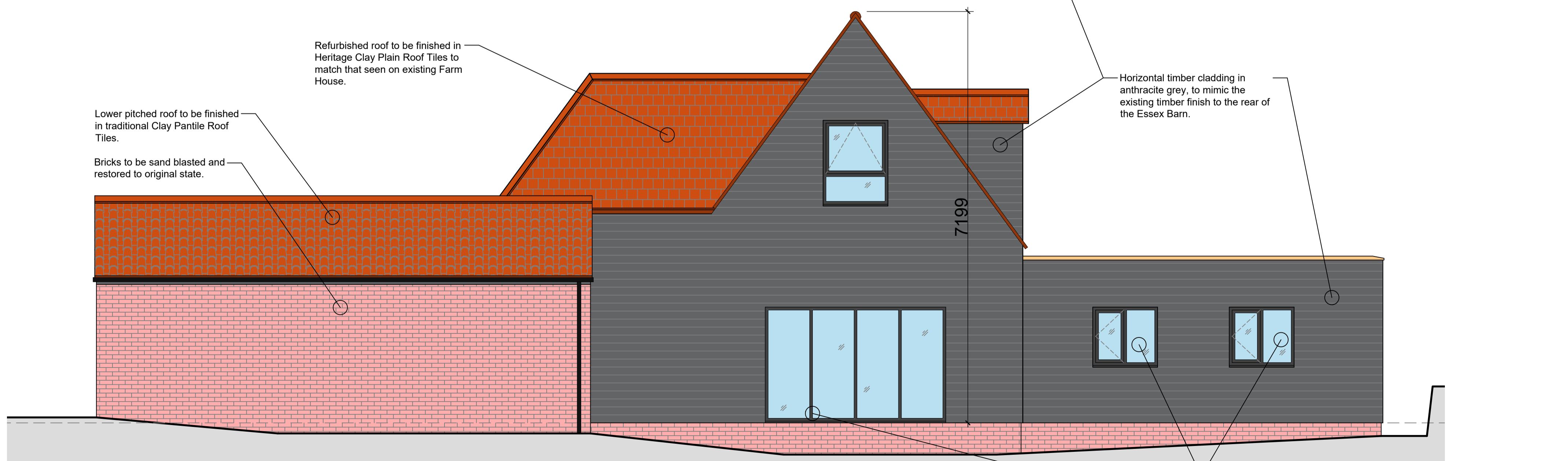
**UNIT 2 Elevations - Sheet 1 of 2**  
**Scale 1:50**



**South West Facing Elevation**



**North West Facing Elevation**



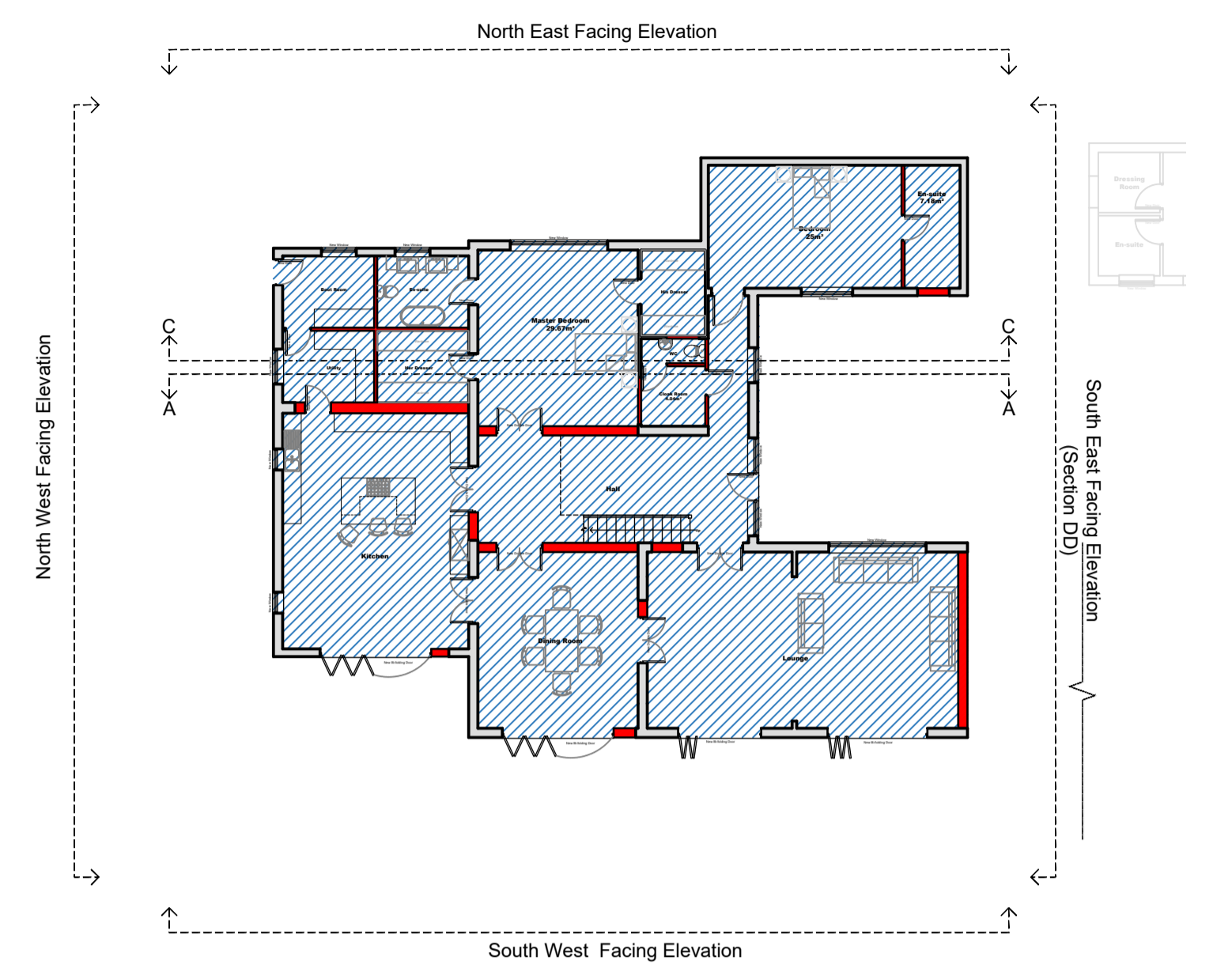
**North East Facing Elevation**

**Wheats Farm, Chelmsford, CM3 1HW**

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**Floor Plan for Elevation Reference**  
**Scale 1:200**



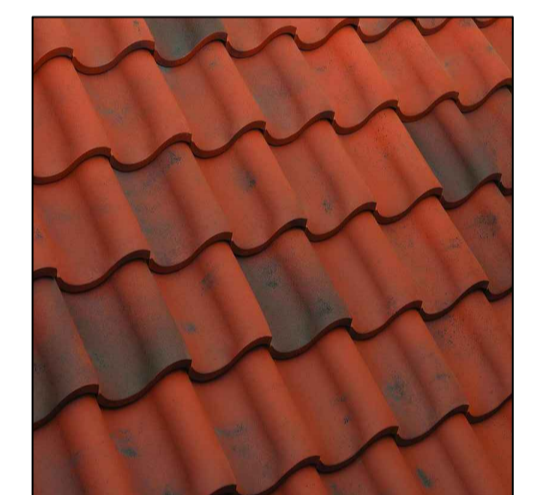
**Material Example Images**  
**Not to Scale**



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Anthracite Grey conservation style roof lights proposed to provide natural light to first floor landing area.



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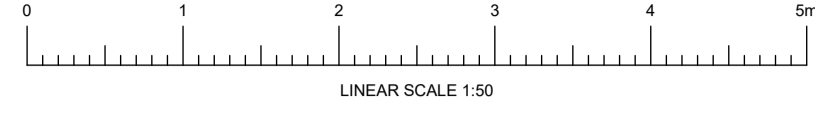
CLIENT  
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 Proposed Development of

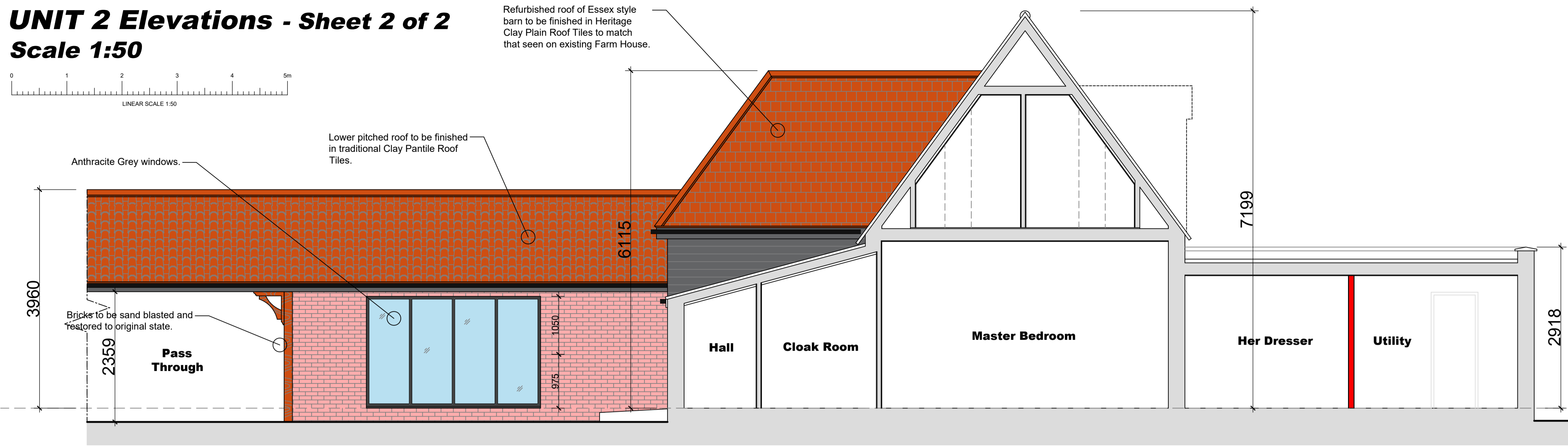
DRG  
 Redundant Farming Buildings  
 Proposed UNIT 2 Elevations Sheet 1 of 2

SCALE	DATE	DWG No
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**UNIT 2 Elevations - Sheet 2 of 2**  
**Scale 1:50**

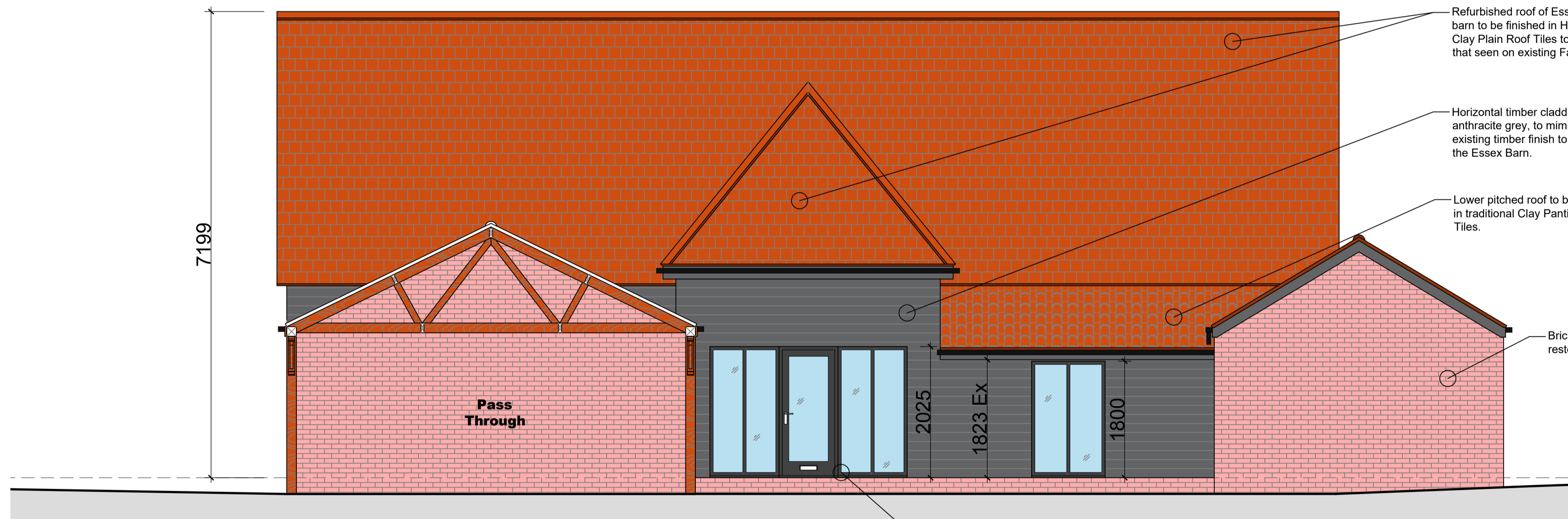
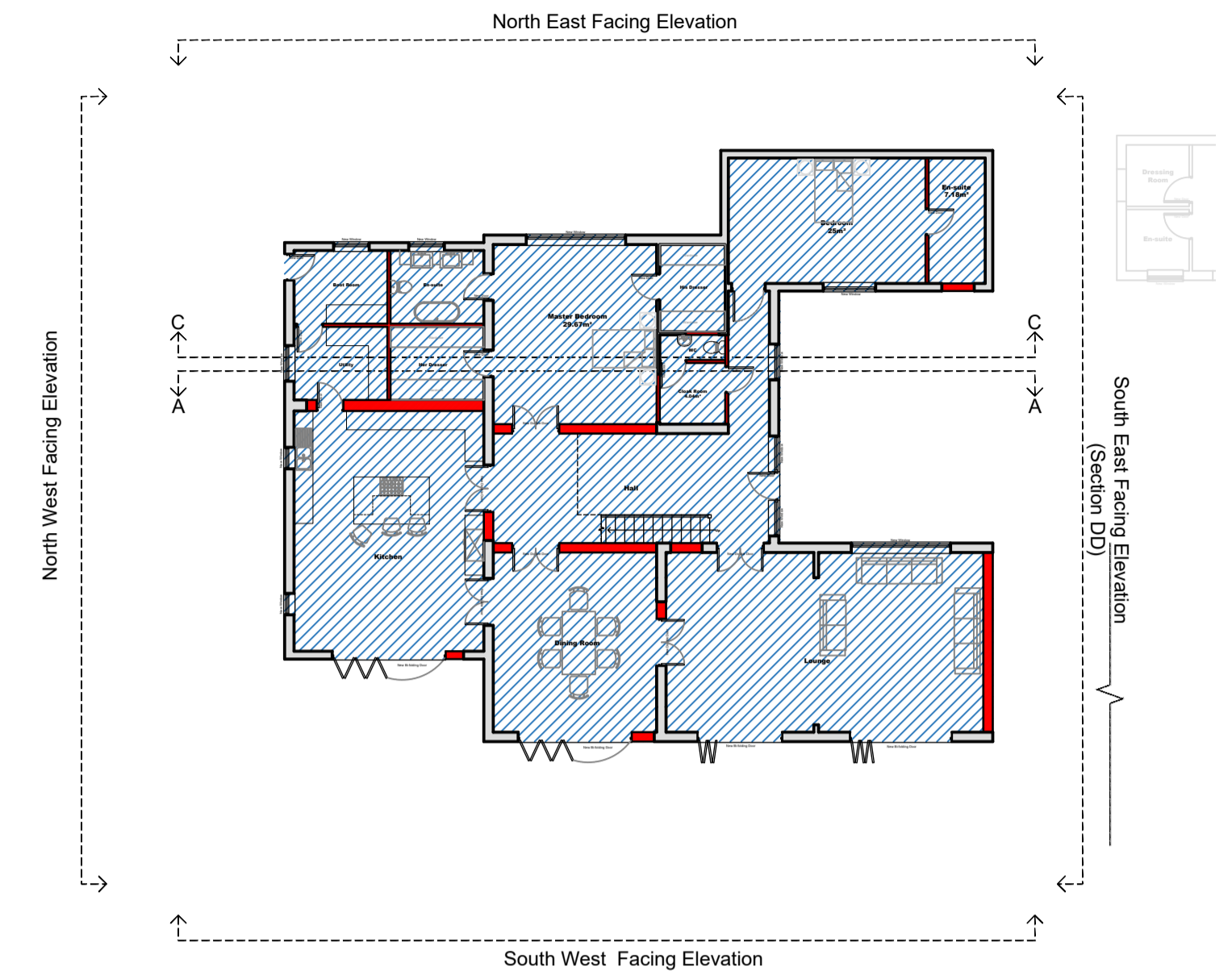


Refurbished roof of Essex style barn to be finished in Heritage Clay Plain Roof Tiles to match that seen on existing Farm House.



**Section AA**

**Floor Plan for Elevation Reference**  
**Scale 1:200**



**South East Facing Elevation (Section DD)**

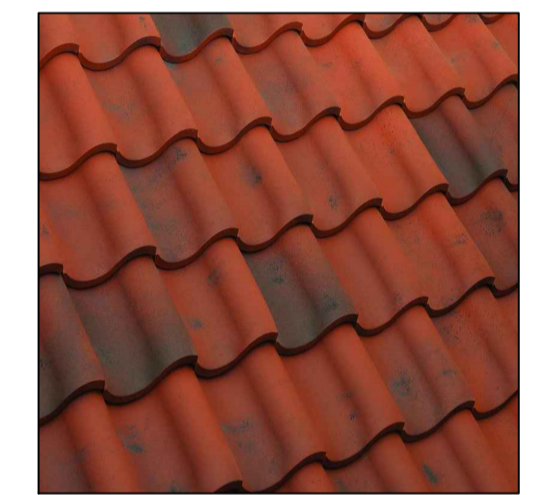
**Material Example Images**  
**Not to Scale**



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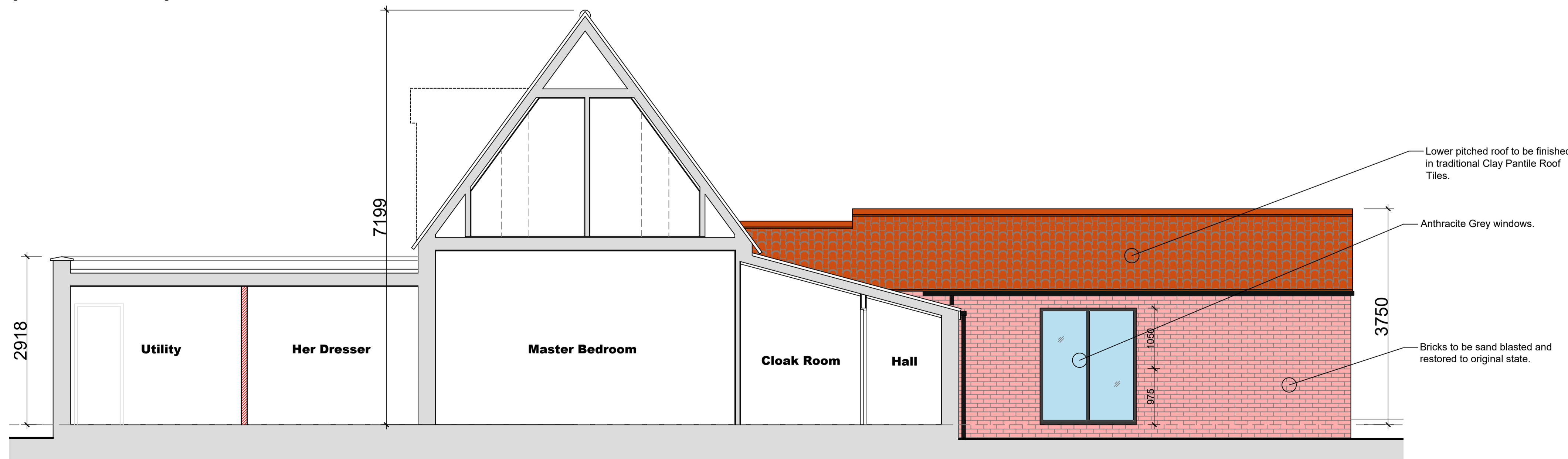
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**Section CC**

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 Proposed UNIT 2 Elevations Sheet 2 of 2

SCALE	DATE	DWG No
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