



UTTLESFORD DISTRICT COUNCIL

Council Offices, London Road, Saffron Walden, Essex CB11 4ER
Telephone (01799) 510510, Fax (01799) 510550
Textphone Users 18001
Email uconnect@uttlesford.gov.uk Website www.uttlesford.gov.uk

Miss Jessica Archer
Whirledge & Nott Ltd
The Estate Office White Hall
Chelmsford Road
Margaret Roding
Great Dunmow
CM6 1QL

Dated: 16 September 2024

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

Application Number: UTT/24/1572/FUL

Applicant: Mr J Luckin

Uttlesford District Council **Grants Permission** for:

Demolition of agricultural building and erection of three dwellings at Agricultural Buildings At Wheats Farm Stagden Cross Road High Easter Essex

The approved plans/documents are listed below:

Plan Reference/Version	Plan Type/Notes	Received
2312/02 REV E	Other	01/08/2024
1223-S3-01	Location Plan	21/06/2024
1223-S3-02	Other	21/06/2024
1223-S3-03 B	Other	21/06/2024
1223-S3-04 C	Combined	21/06/2024
1223-S3-05 A	Combined	21/06/2024
1223-S3-06 B	Proposed Site Plan	21/06/2024
1223-S3-07 A	Other	21/06/2024
1223-S3-08 B	Other	21/06/2024



UTTLESFORD DISTRICT COUNCIL

Council Offices, London Road, Saffron Walden, Essex CB11 4ER
Telephone (01799) 510510, Fax (01799) 510550
Textphone Users 18001
Email uconnect@uttlesford.gov.uk Website www.uttlesford.gov.uk

1223-S3-09 A	Elevations (proposed)	21/06/2024
1223-S3-10 B	Combined	21/06/2024
1223-S3-11 B	Combined	21/06/2024

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, a "lighting design strategy for biodiversity" in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The strategy shall:
- a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
 - b) show how and where external lighting will be installed (through provision of appropriate lighting plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

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 "All mitigation measures and/or works shall be carried out in accordance with the details contained in the Low Impact EclA (Hybrid Ecology Ltd., May 2024) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination."

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended), s40 of the NERC Act 2006 (as amended) and Policy GEN7 of the Uttlesford Local Plan (2005)

- 11 Prior to occupation of the development, the access shall be provided with a clear to ground visibility splay as shown on DWG 2312/02 Rev E. 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 interest of highway safety.

- 12 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.

- 13 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 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.

- 14 Cycle parking shall be provided in accordance with the EPOA 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 interest of highway safety and amenity.

- 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).

- 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
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
National Planning Policy Framework December 2023		
EDG - Essex Design Guide	Essex Design Guide	

Notes:

- 1 The local planning authority has worked with the applicant in a positive and proactive manner in determining this application.
- 2
 - 1) This permission does not incorporate Listed Building Consent unless specifically stated.
 - 2) The alterations permitted by this consent are restricted to those specified and detailed in the application. Any alteration, demolition or re-building not so specified, even if this should become necessary during the course of the work, must be subject of a further application. It is an offence to carry out unauthorised work to the interior or exterior of a Listed Building in any way, which would affect its character.
 - 3) The proposal has been considered against Development Plan policies shown in the schedule of policies. Material planning considerations do not justify a decision contrary to the Development Plan.
 - 4) The Development Plan comprises the saved policies of the Uttlesford Local Plan (2005).
 - 5) It is the responsibility of the owner to ensure that any conditions attached to an approval are complied with. Failure to do so can result in enforcement action being taken. Where conditions require the submission of matters to and approval by the local planning authority these must be submitted on form "Application for approval of details reserved by condition" available from the Council's web site www.uttlesford.gov.uk and accompanied by the correct fee.
 - 6) Your attention is drawn to the need to check with the Council's Building Surveying Section regarding fire-fighting access and the requirements of Section 13 of the Essex Act 1987.
 - 7) Your attention is drawn to the Equality Act 2010. The Act makes it unlawful for service providers (those providing goods, facilities or services to the public), landlords and other persons to discriminate against certain groups of people.
 - 8) If you intend to pipe, bridge or fill in a watercourse, as part of this development or otherwise, you need to contact the County Highways Authority.
 - 9) Under the terms of the Water Resources Act 1991 and Environment Agency Byelaws, the prior written consent of the agency is required for any proposed works or structures in, under, over or within 9 metres of the top of the bank of any main river.
 - 10) 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 he can neither put the land to a reasonably beneficial use in its existing state nor 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 Country Planning Act 1990.
 - 11) Working in close proximity to live overhead lines:

The law requires that work may be carried out in close proximity to electricity overhead lines (usually recognised by a yellow and black "Danger of Death" label on the pole or pylon although this may be missing or have been vandalised) only when there is no alternative and only when the risks are acceptable and can be properly controlled. Further information can be viewed at <http://www.ukpowernetworks.co.uk/internet/en/help-and-advice/help-sheets/> then click on "Keeping Safe" then "Working safely near power lines"

UK Power Networks will also visit sites and provide safety advice with regard to work near electricity overhead lines and a statement of clearances to the overhead lines. A call

to UK Power Networks general enquiries line on 0845 601 4516 will be required to request a visit. Lines open Monday to Friday 9.00am to 5.00pm.

Appeals to the Secretary of State

1) If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

2) The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

3) The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

4) If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

- 3
 - i. All work within or affecting the highway is to be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority, details to be agreed before the commencement of works. The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org or by post to Essex Highways, Springfield Highways Depot, Colchester Road, Chelmsford, Essex, CM2 5PU.
 - ii. The remote location of the site is such that access to key facilities, public transport, employment and leisure opportunities is limited and for the vast majority of journeys the only practical option would be the car. This should be taken into consideration by the Planning Authority when assessing the overall sustainability and acceptability of the site.
 - iii. 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.
 - iv. There shall be no discharge of surface water onto the Highway.
 - v. 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.
 - vi. 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

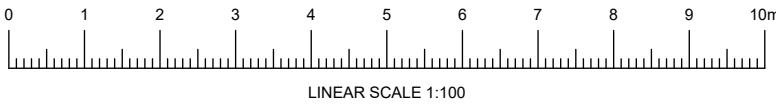
the construction of the highway works. This will include the submission of detailed engineering drawings for approval and safety audit.

- 4 Biodiversity Gain condition
- Natural England advises that the biodiversity gain condition has its own separate statutory basis, as a planning condition under paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990.
- The condition is deemed to apply to every planning permission granted for the development of land in England (unless exemptions or transitional provisions apply), and there are separate provisions governing the Biodiversity Gain Plan.
- Local planning authority are strongly encouraged to not include the biodiversity gain condition, or the reasons for applying this, in the list of conditions imposed in the written notice when granting planning permission. However, it is highlighted that biodiversity gain condition could be added as an informative, using draft text provided by the Secretary of State:
- "Biodiversity Net Gain
- The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:
- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
 - (b) the planning authority has approved the plan.
- The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Uttlesford District Council.
- There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.
- Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply."

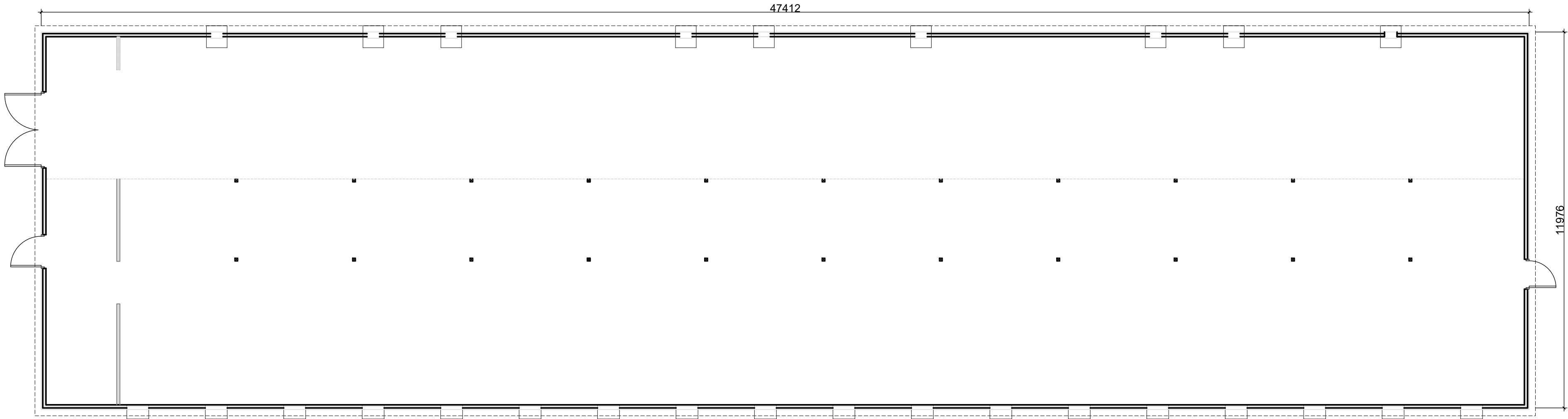


Dean Hermitage
Strategic Director of Planning

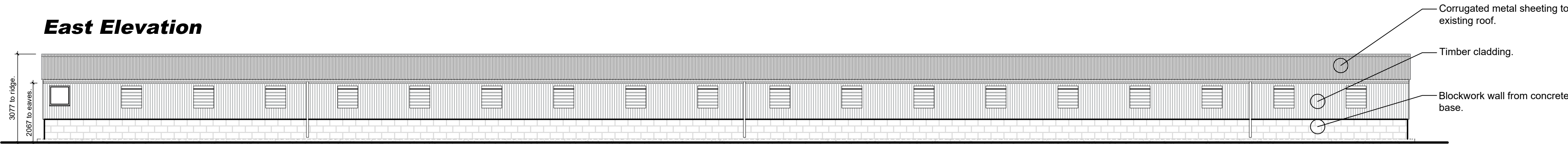
Poultry Unit B
Existing Floor Plans and Elevations
Scale 1:100



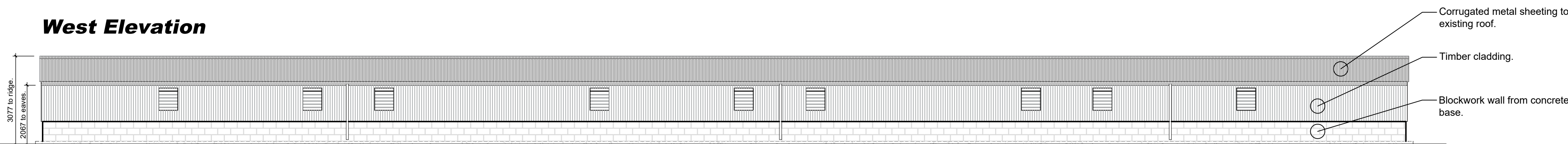
Floor Plan



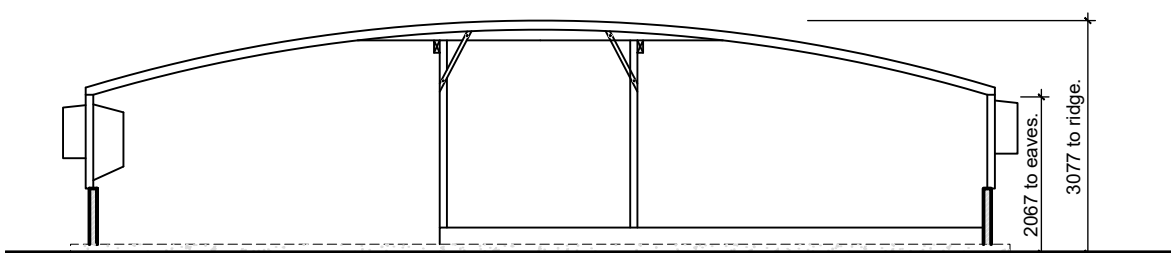
East Elevation



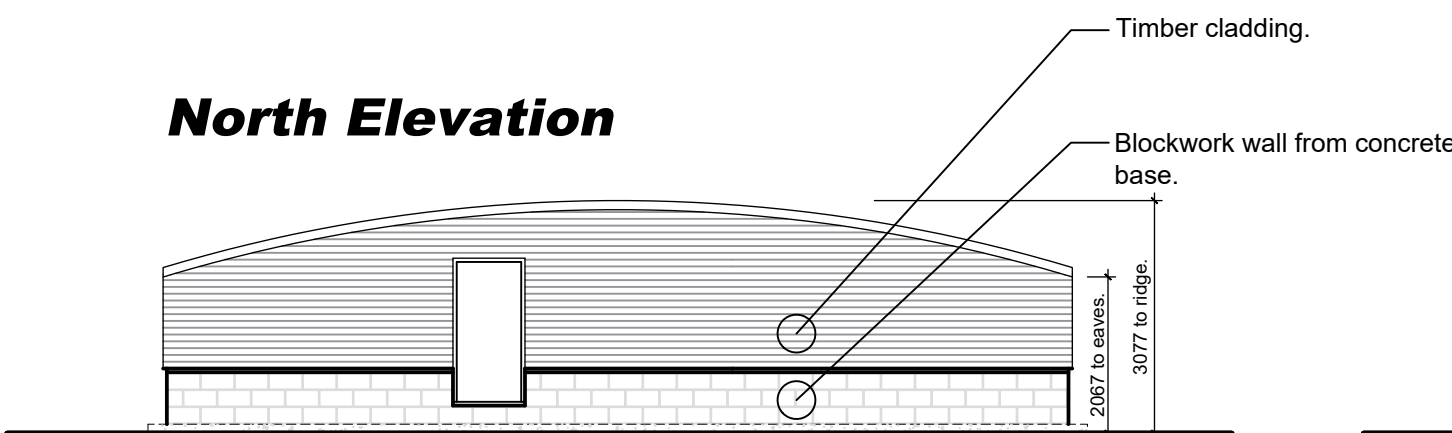
West Elevation



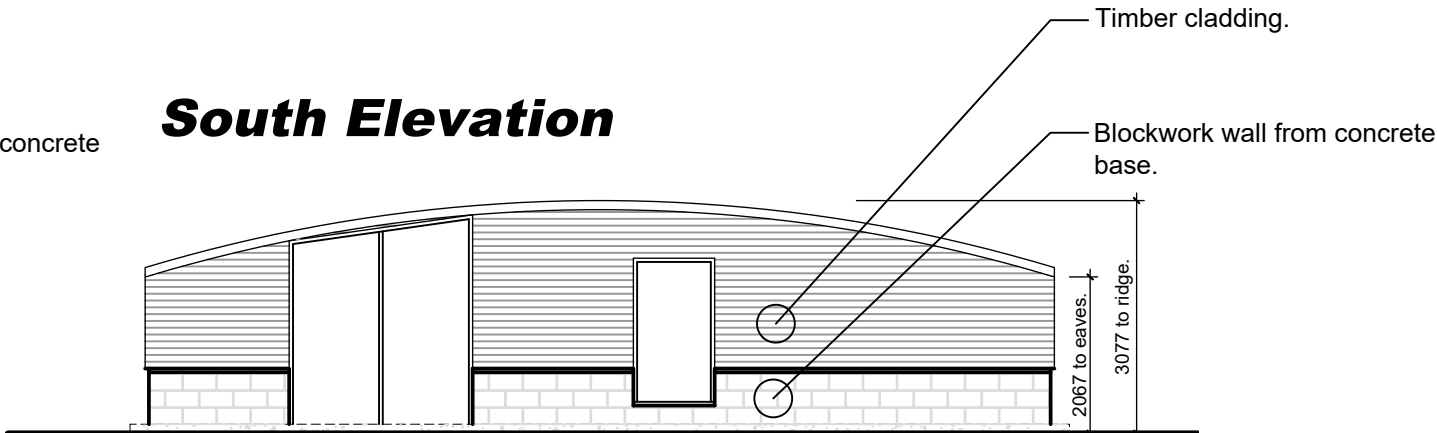
Existing Section



North Elevation



South Elevation



Photos From Site
Not to Scale



Key Information

Existing PH Barn B footprint area = 570m²
Existing PH Barn B Volume = 1516m³

• 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
A	Eaves and ridge heights added. Existing areas and volumes added.	10/06/24
B	Notes to elevations added.	11/06/24
C	Key information amended.	17/06/24



Architectural Base Consultancy Limited
5a Vermont House
Concord
Washington
Tyne & Wear
NE37 2SQ

Tel 0191 4159005
Fax 0191 4159003
www.abcarch.co.uk
mail@abcarch.co.uk

CLIENT
James Luckin

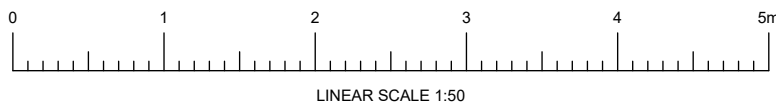
PROJECT
Demolition of Poultry Unit, New Build Residential
Wheats Farm, Chelmsford, Essex, CM3 1HW

DRG
EXISTING
Unit B - Floor Plans & Elevations

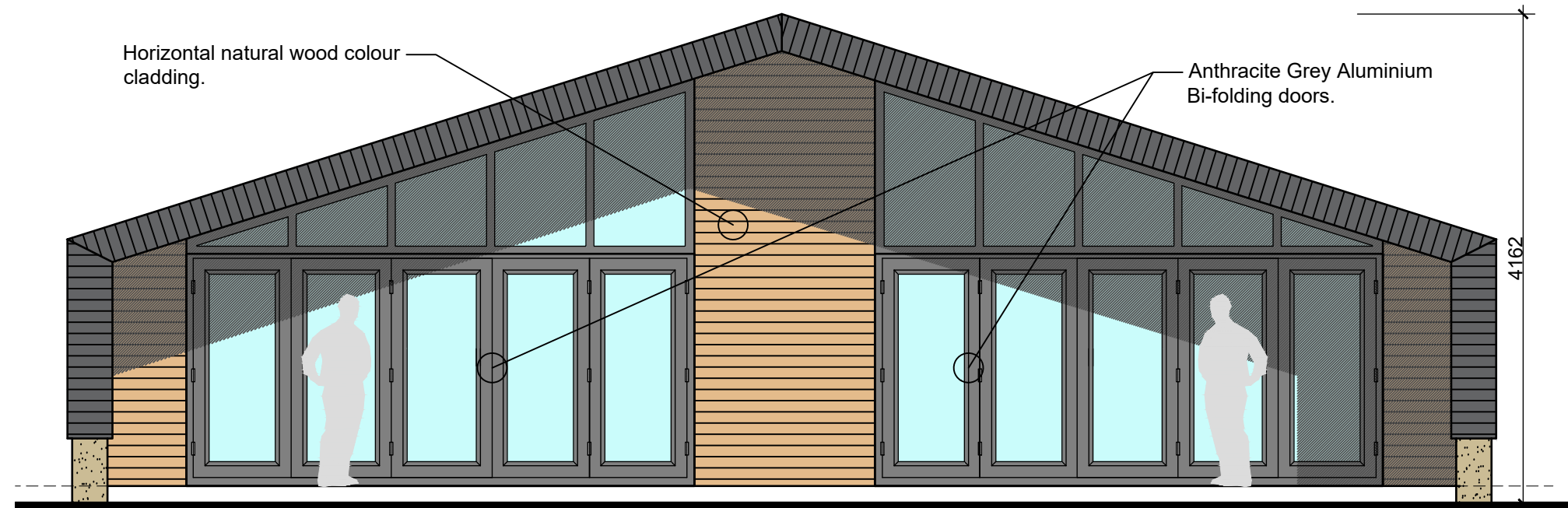
SCALE	DATE	Dwg No	
1:100 @A1	May 2024	1223 - S3 - 04	C

Wheats Farm, High Easter, Chelmsford, Essex, CM3 1HW

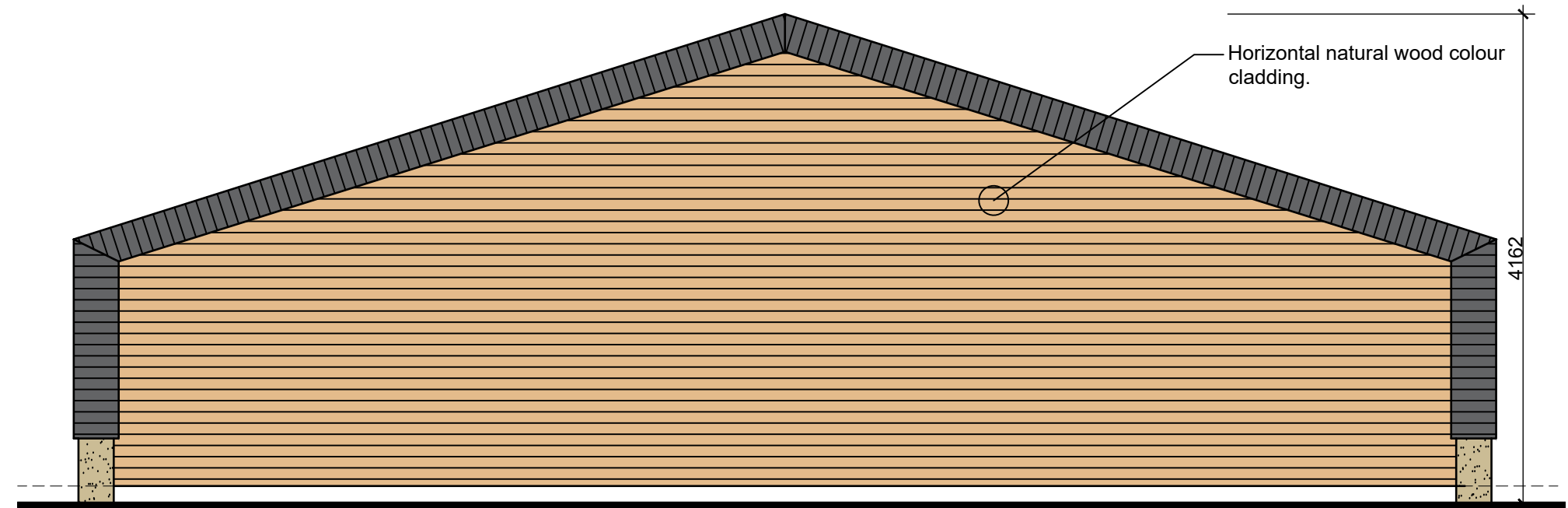
Proposed Dwelling No 6 Plans
Scale as Shown



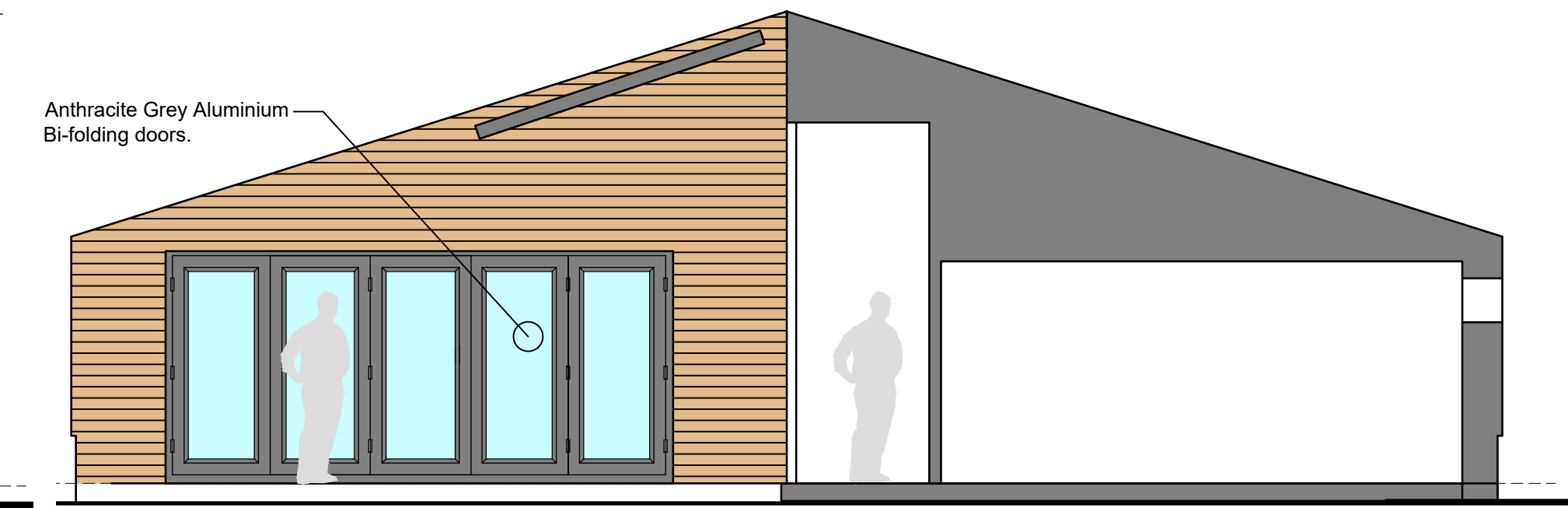
Proposed North Facing Elevation
Scale 1:50



Proposed South Facing Elevation
Scale 1:50



Proposed Section AA
Scale 1:50

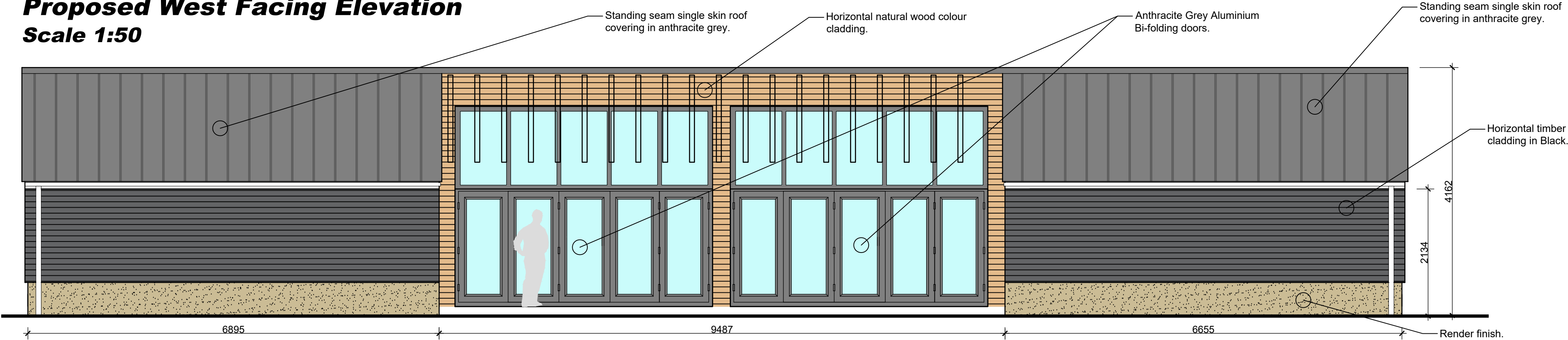


No dimensions to be scaled from drawing. All dimensions to be checked on site
Any discrepancies between this drawing and any information given elsewhere are to be reported to Architect immediately

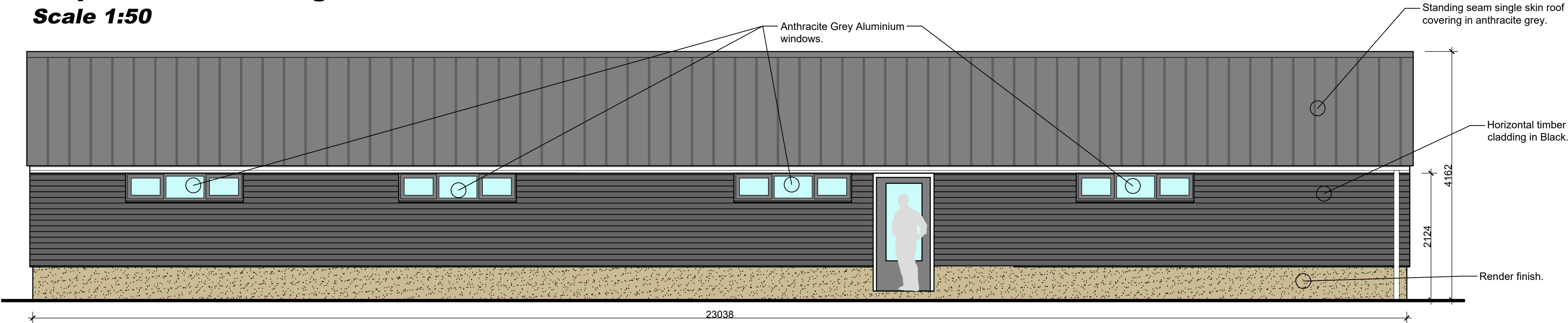
© ABC

Rev	Revision	Date
A	Dimensions added and various note amends.	11/06/24
B	Dwelling areas amended.	17/06/24

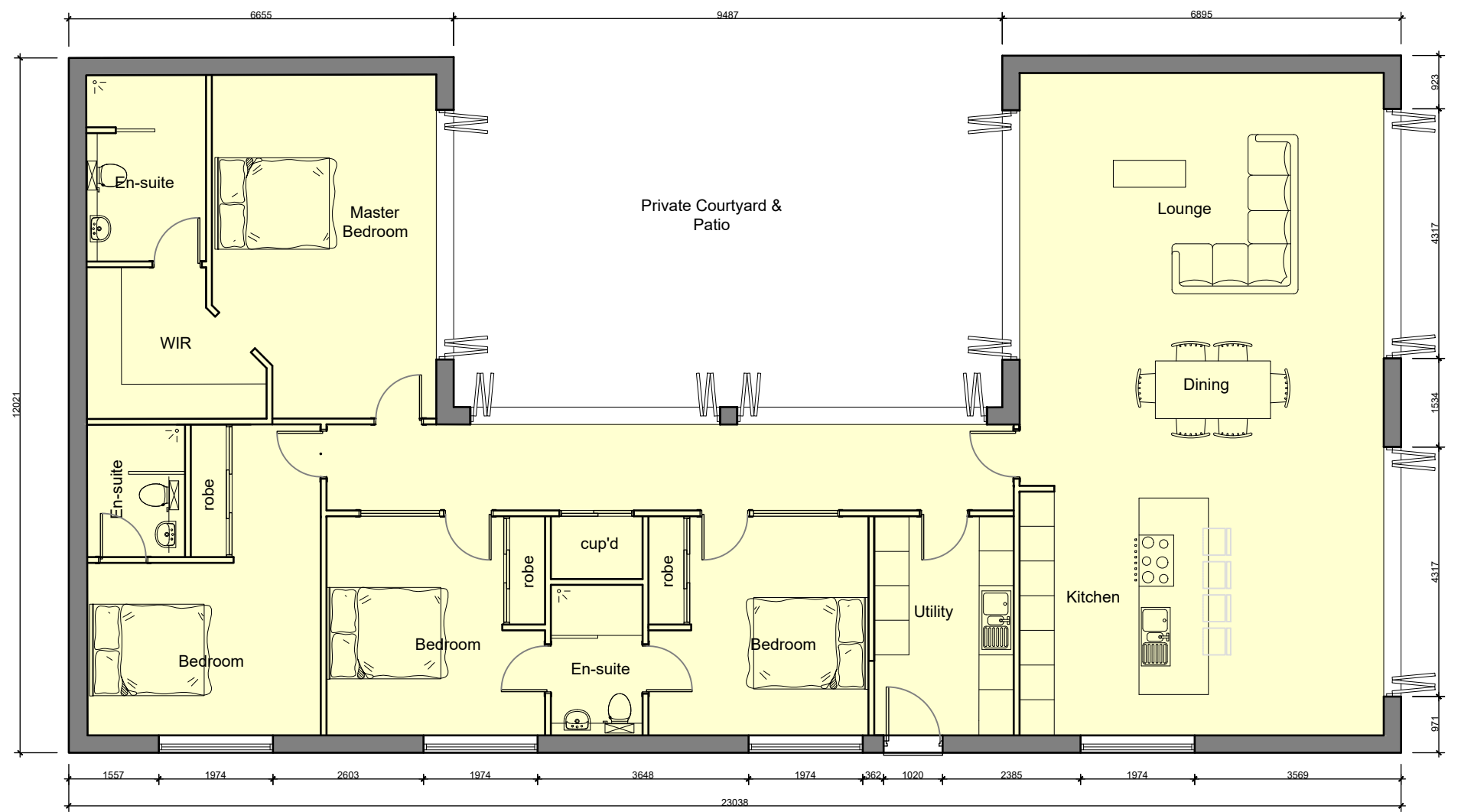
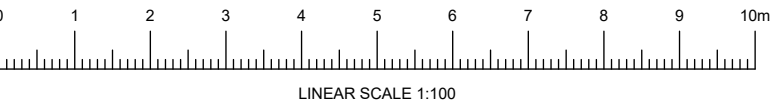
Proposed West Facing Elevation
Scale 1:50



Proposed East Facing Elevation
Scale 1:50



Proposed Ground Floor Plan
Scale 1:100



Material Example Images
Not to Scale



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



Standing seam single skin roof covering in anthracite grey.



Horizontal timber cladding in natural wood colour to areas of elevations as indicated by drawings above.

Unit 6 - Dwelling Room Schedule

Dwelling Footprint = 220 m²
Internal Floor Area= 195 m²

Ground Floor

- 4 x Bedrooms
- 2 x En-suites
- 1 x Jack and Jill En-suite
- 1 x Dressers
- 1 x Utility
- 1 x Lounge / Kitchen / Diner



Example architectural vernacular



Architectural Base Consultancy Limited
5a Vermont House
Concord
Washington
Tyne & Wear
NE37 2SQ

Tel 0191 4159005
Fax 0191 4159003

www.abcarch.co.uk
mail@abcarch.co.uk

CLIENT
James Luckin

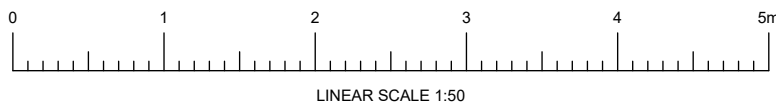
PROJECT
Demolition of Poultry Unit, New Build Residential
Wheats Farm, Chelmsford, Essex, CM3 1HW

DRG
PROPOSED
Dwelling Number 6

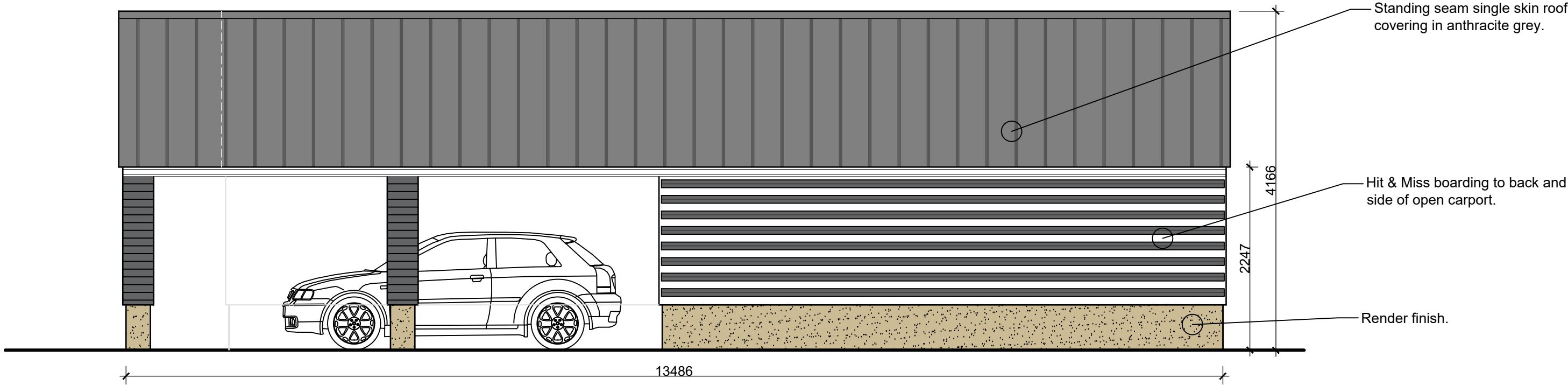
SCALE	DATE	Dwg No	
As Shown @ A1	June '24	1223 - S3 - 10	B

Wheats Farm, Chelmsford, CM3 1HW

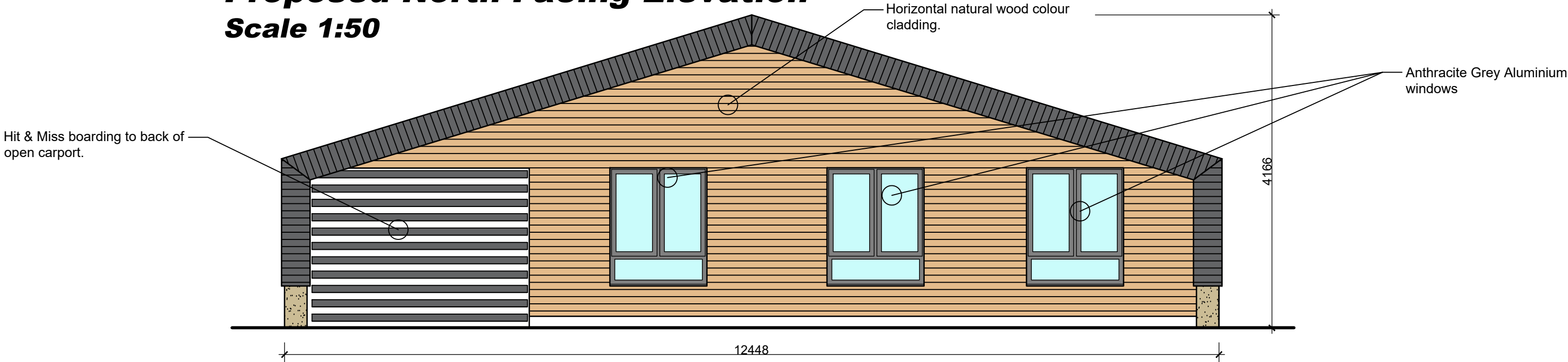
Proposed Dwelling No 7 Plans
Scale 1:50



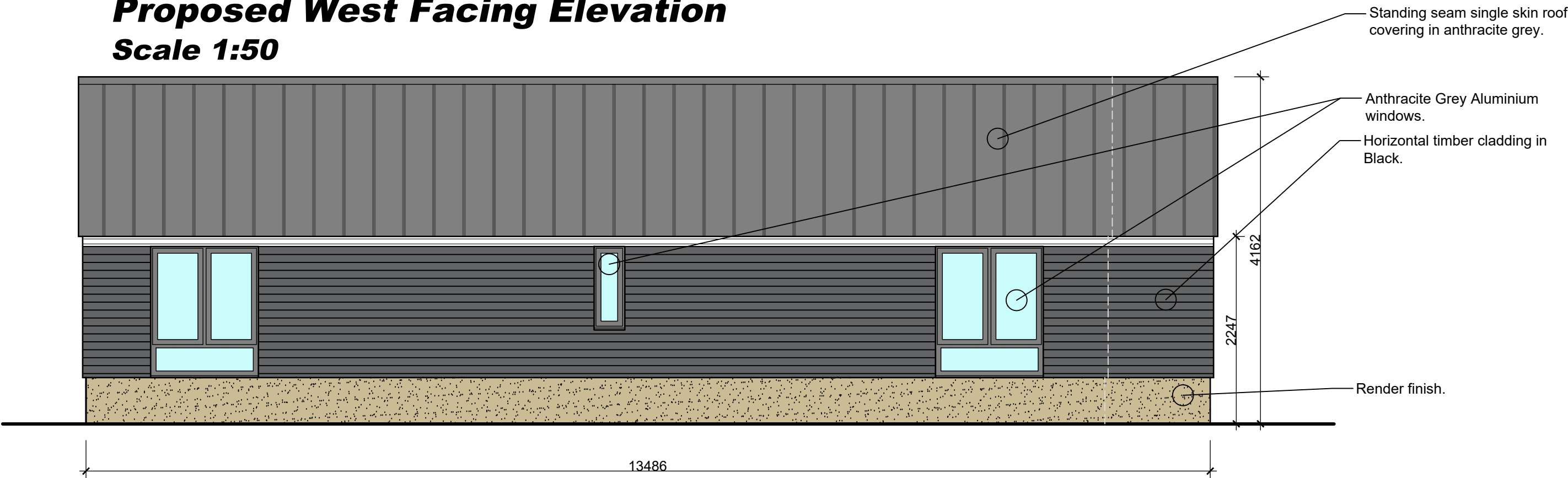
Proposed East Facing Elevation
Scale 1:50



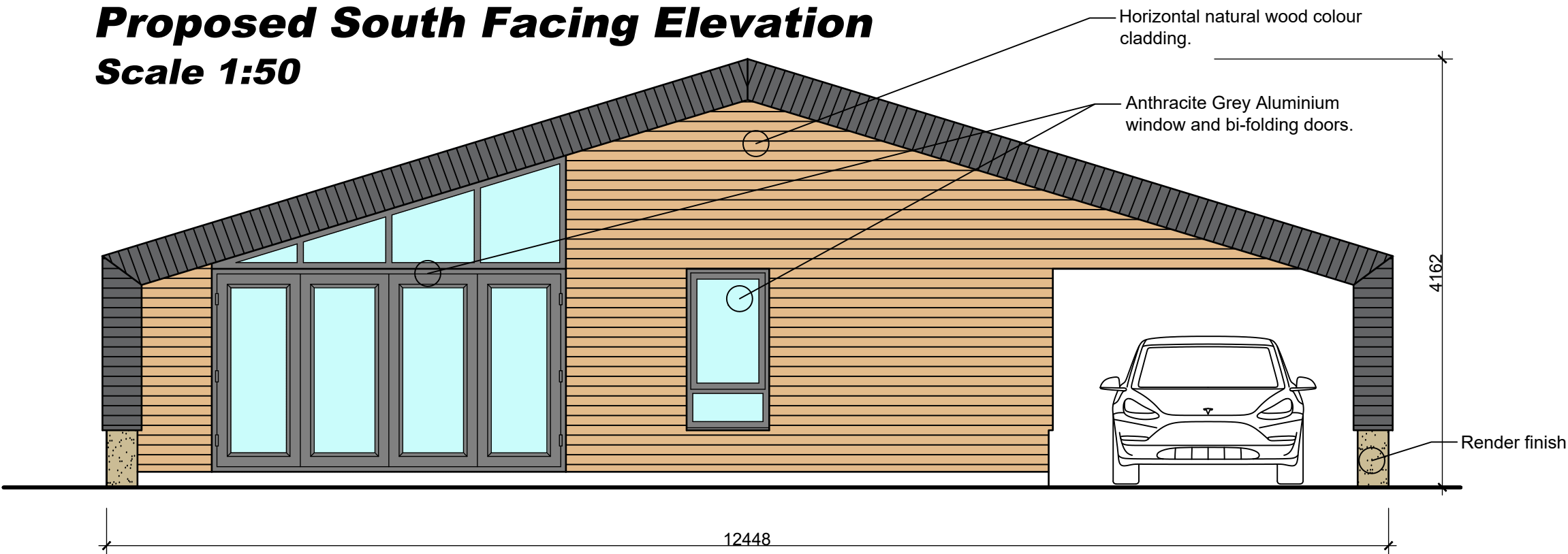
Proposed North Facing Elevation
Scale 1:50



Proposed West Facing Elevation
Scale 1:50



Proposed South Facing Elevation
Scale 1:50



Proposed Ground 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.		
© ABC		
Rev	Revision	Date
A	Dimensions added and various note amends.	11/06/24
B	Dwelling areas amended.	17/06/24

Material Example Images
Not to Scale



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



Standing seam single skin roof covering in anthracite grey.



Horizontal timber cladding in natural wood colour to areas of elevations as indicated by drawings above.

Unit 7 - Dwelling Room Schedule

Dwelling Footprint = 165 m²
Internal Floor Area= 149 m²

Ground Floor

- 3 x Bedrooms
- 1 x En-suite
- 1 x Cloaks / WC
- 1 x Bathroom
- 1 x Kitchen / Lounge
- 1 x Pantry
- 1 x Cupboard



Architectural Base Consultancy Limited
5a Vermont House
Concord
Washington
Tyne & Wear
NE37 2SQ

Tel 0191 4159005
Fax 0191 4159003
www.abcarch.co.uk
mail@abcarch.co.uk

CLIENT
James Luckin

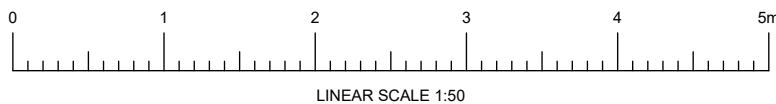
PROJECT
Demolition of Poultry Unit, New Build Residential
Wheats Farm, Chelmsford, Essex, CM3 1HW

DRG
PROPOSED
Dwelling Number 7

SCALE 1:50 @ A1	DATE June '24	Dwg No 1223 - S3 - 11	B
--------------------	------------------	--------------------------	---

Wheats Farm, Chelmsford, CM3 1HW

Proposed Dwelling No 8 Plans
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

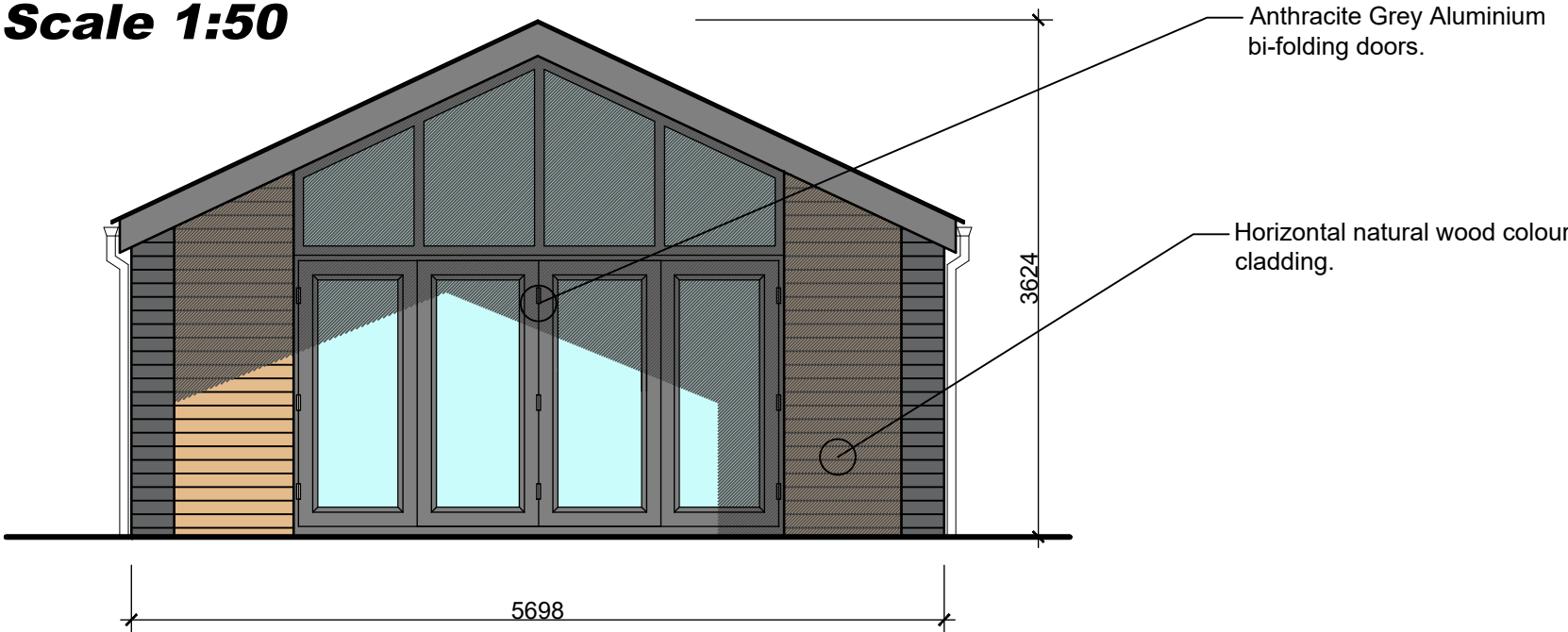
© ABC

Rev	Revision	Date
A	Dimensions added and various note amends.	11/06/24
B	Dwelling areas amended.	17/06/24

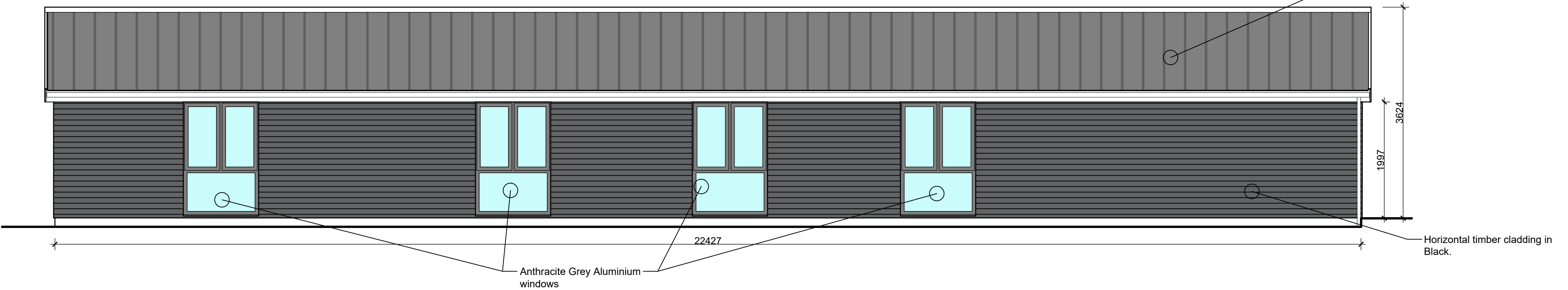
Proposed East Facing Elevation
Scale 1:50



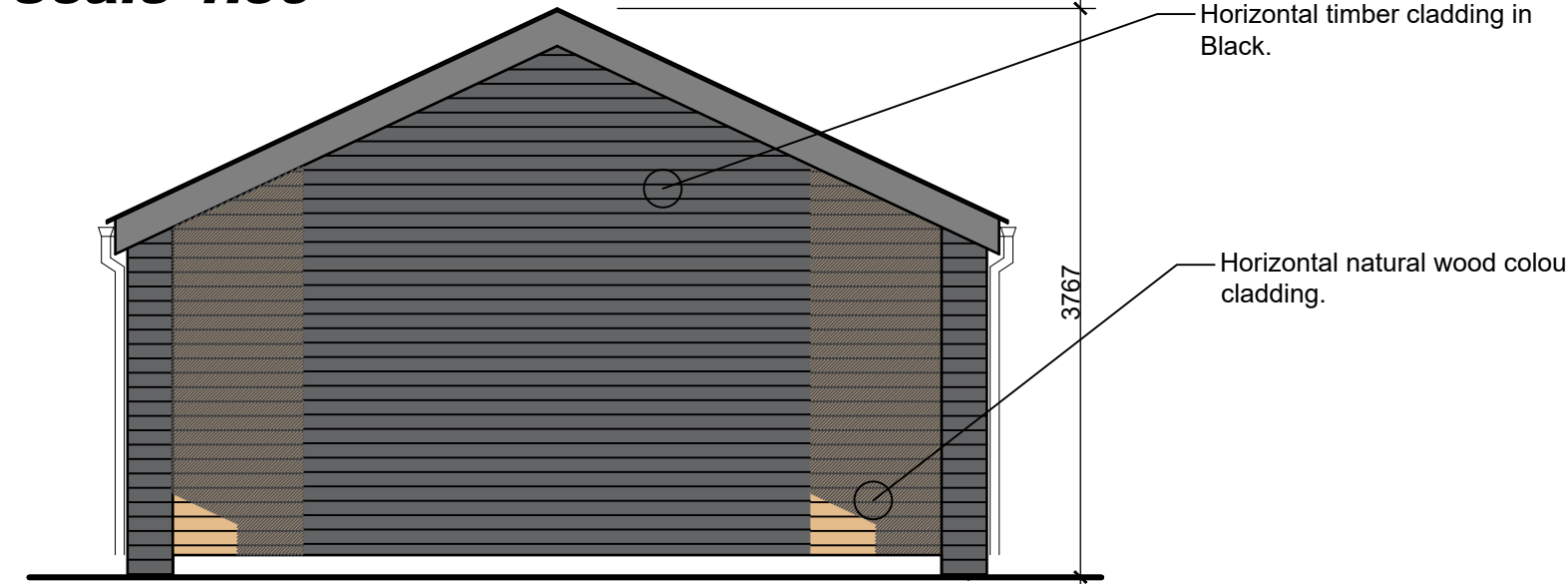
Proposed South Facing Elevation
Scale 1:50



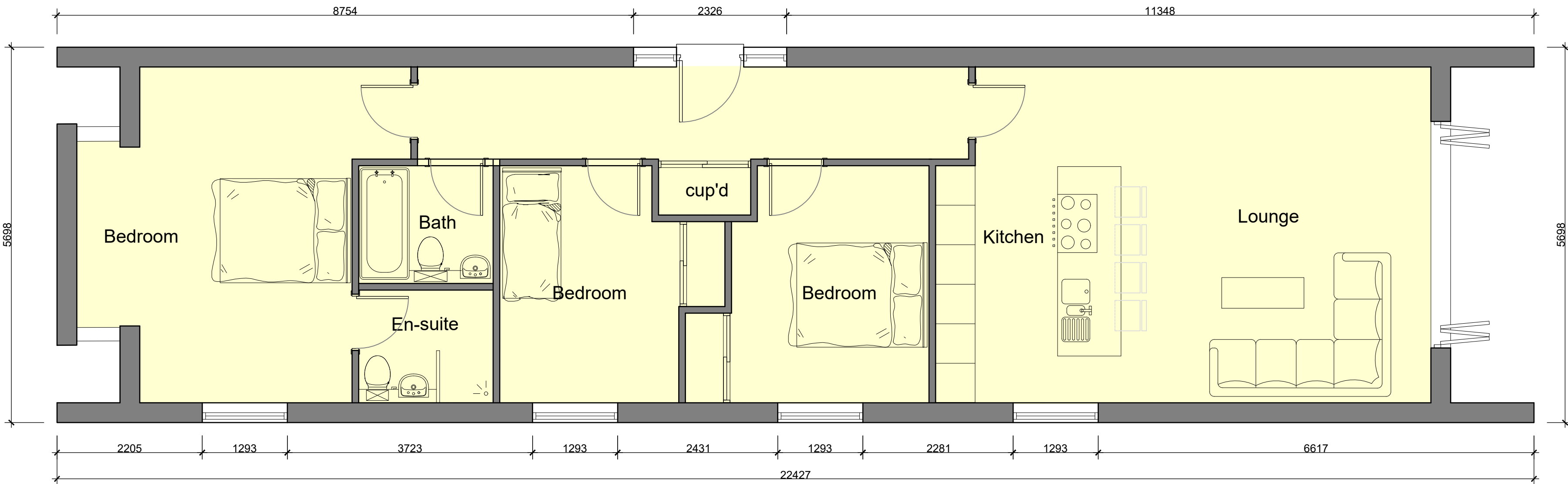
Proposed West Facing Elevation
Scale 1:50



Proposed North Facing Elevation
Scale 1:50



Proposed Ground Floor Plan
Scale 1:50



Unit 8 - Dwelling Room Schedule

Dwelling Footprint = 128 m²
Internal Floor Area= 102 m²

Ground Floor

- 3 x Bedrooms
- 1 x En-suite
- 1 x Bathroom
- 1 x Kitchen / Lounge
- 1 x Cupboard

Material Example Images
Not to Scale



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



Standing seam single skin roof covering in anthracite grey.



Horizontal timber cladding in natural wood colour to areas of elevations as indicated by drawings above.



Example architectural vernacular



Architectural Base Consultancy Limited
5a Vermont House
Concord
Washington
Tyne & Wear
NE37 2SQ

Tel 0191 4159005
Fax 0191 4159003

www.abcarch.co.uk
mail@abcarch.co.uk

CLIENT
James Luckin

PROJECT
Demolition of Poultry Unit, New Build Residential
Wheats farm, Chelmsford, CM3 1HW

DRG
PROPOSED
Dwelling Number 8

SCALE
As Shown@ A1

DATE
June 24

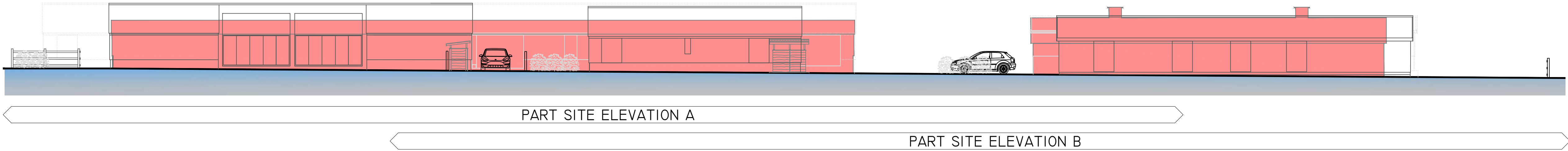
Dwg No
1223 - S3 - 12

B

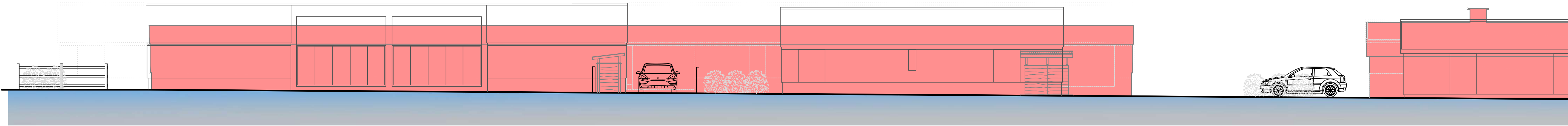
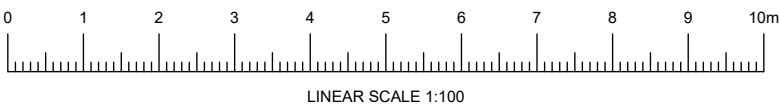
Wheats Farm, Chelmsford, CM3 1HW

Site Elevations
Scale as Shown

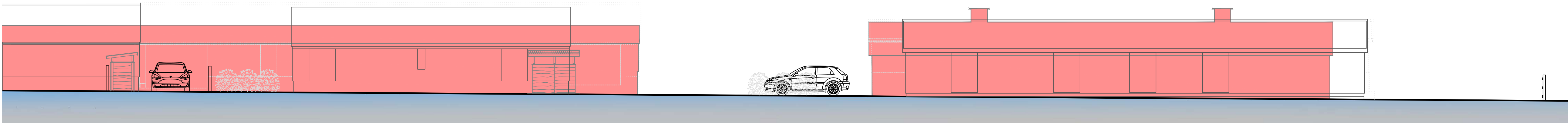
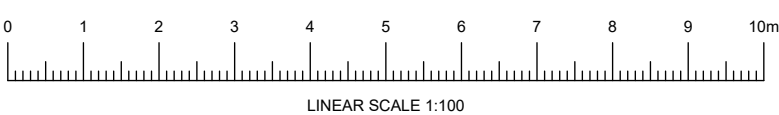
Overall Site Elevation AA
Scale 1:150




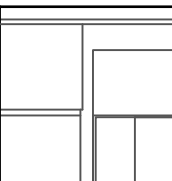
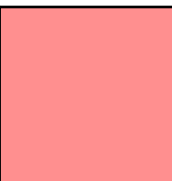
Part Site Elevation A
Scale 1:100



Part Site Elevation B
Scale 1:100

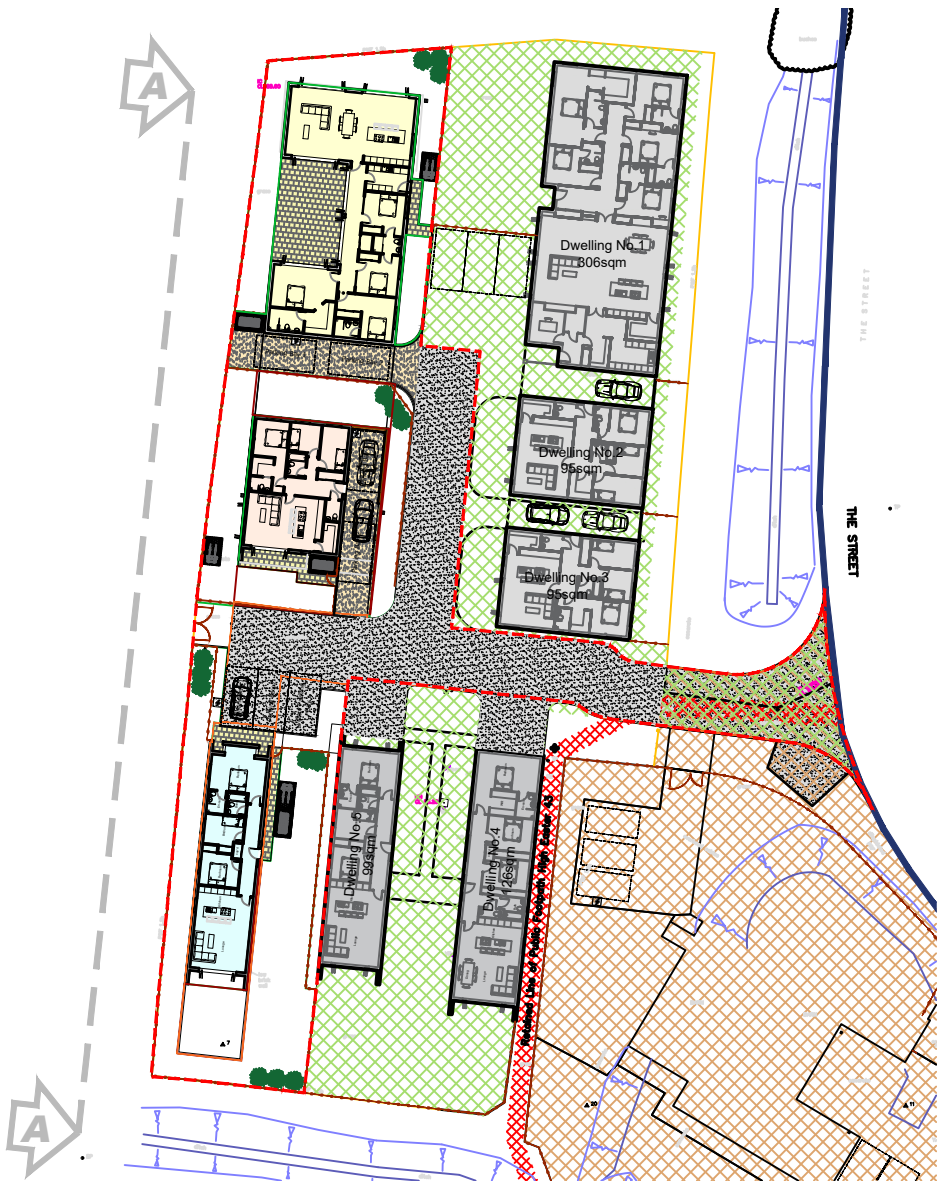


Amenity Space Key :-

-  - Denotes proposed dwellings in background as approved under application UTT/23/3211/PAQ3.
-  - Denotes elevation outlines of proposed dwellings 6,7 and 8.
-  - Denotes outline of existing buildings, poultry unit B and C.

Wheats Farm, Chelmsford, CM3 1HW

Site Plan
Not to Scale



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
A	Amended site plan added.	17/06/24



Architectural Base Consultancy Limited
5a Vermont House
Concord
Washington
Tyne & Wear
NE37 2SQ

Tel 0191 4159005
Fax 0191 4159003
www.abcarch.co.uk
mail@abcarch.co.uk

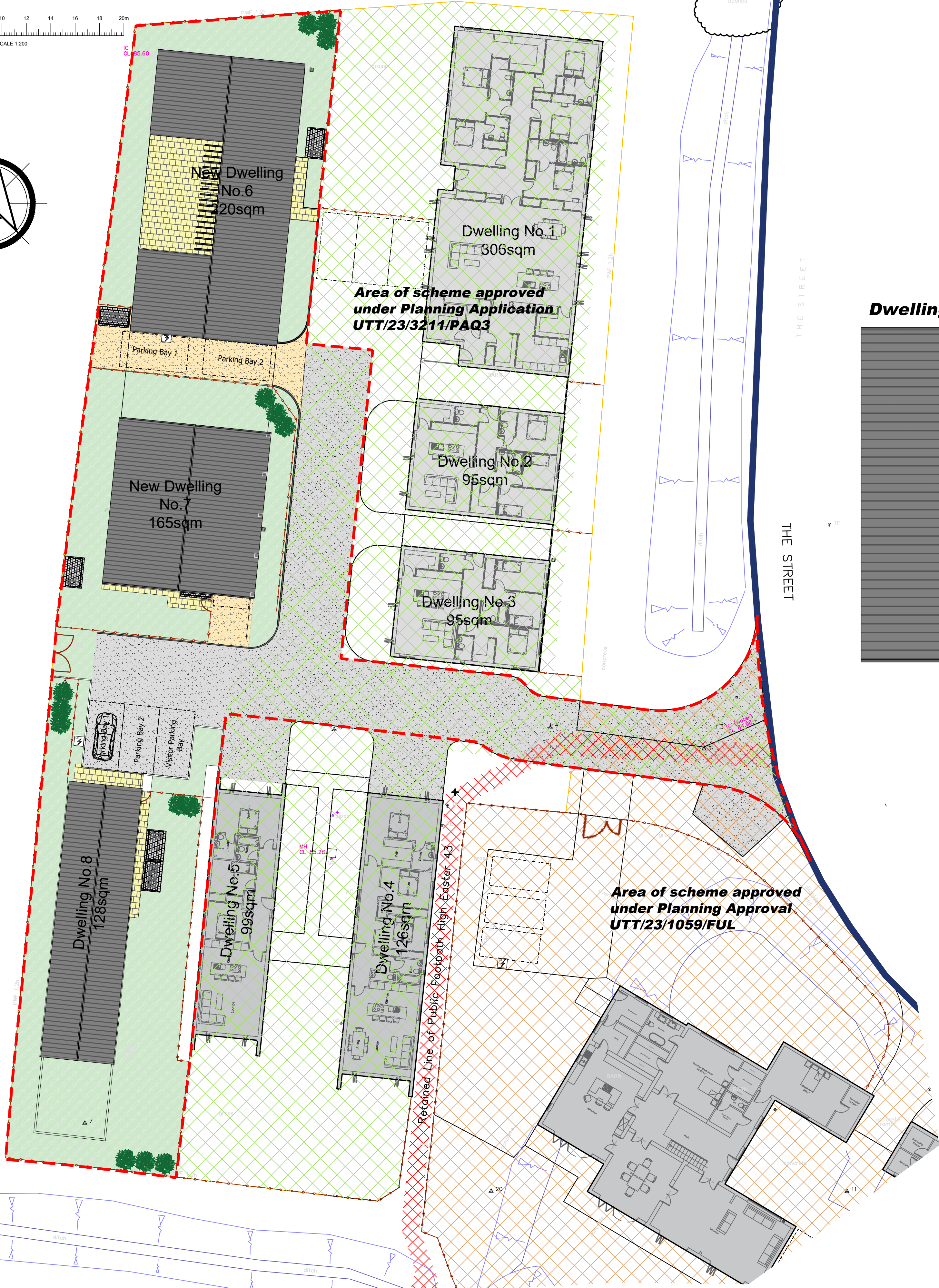
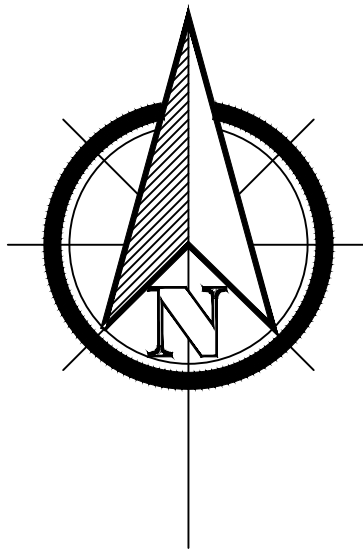
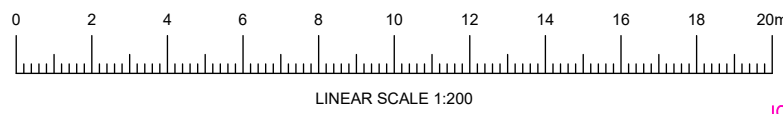
CLIENT
James Luckin

PROJECT
Demolition of Poultry Unit, New Build Residential
Wheats Farm, Chelmsford, Essex, CM3 1HW

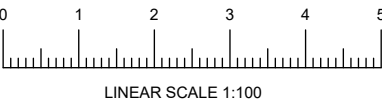
DRG
PROPOSED
Overall Site Elevation

SCALE	DATE	Dwg No	
As Shown @ A1	June '24	1223 - S3 - 09	A

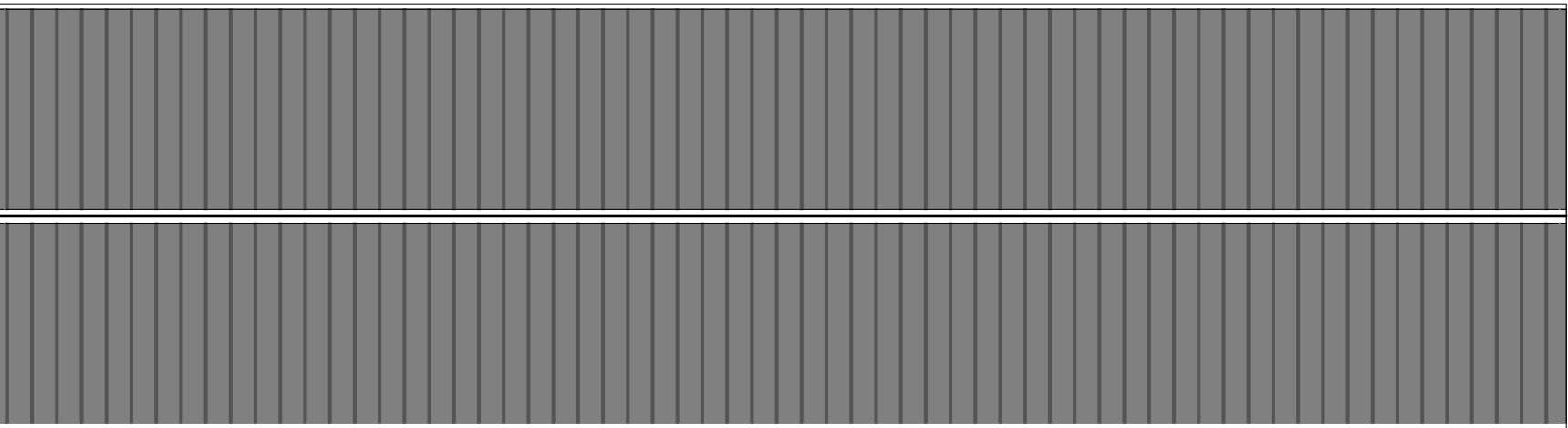
Proposed Site Block & Roof Plans
Scale 1:200



Proposed Dwelling Roof Plans
Scale 1:100



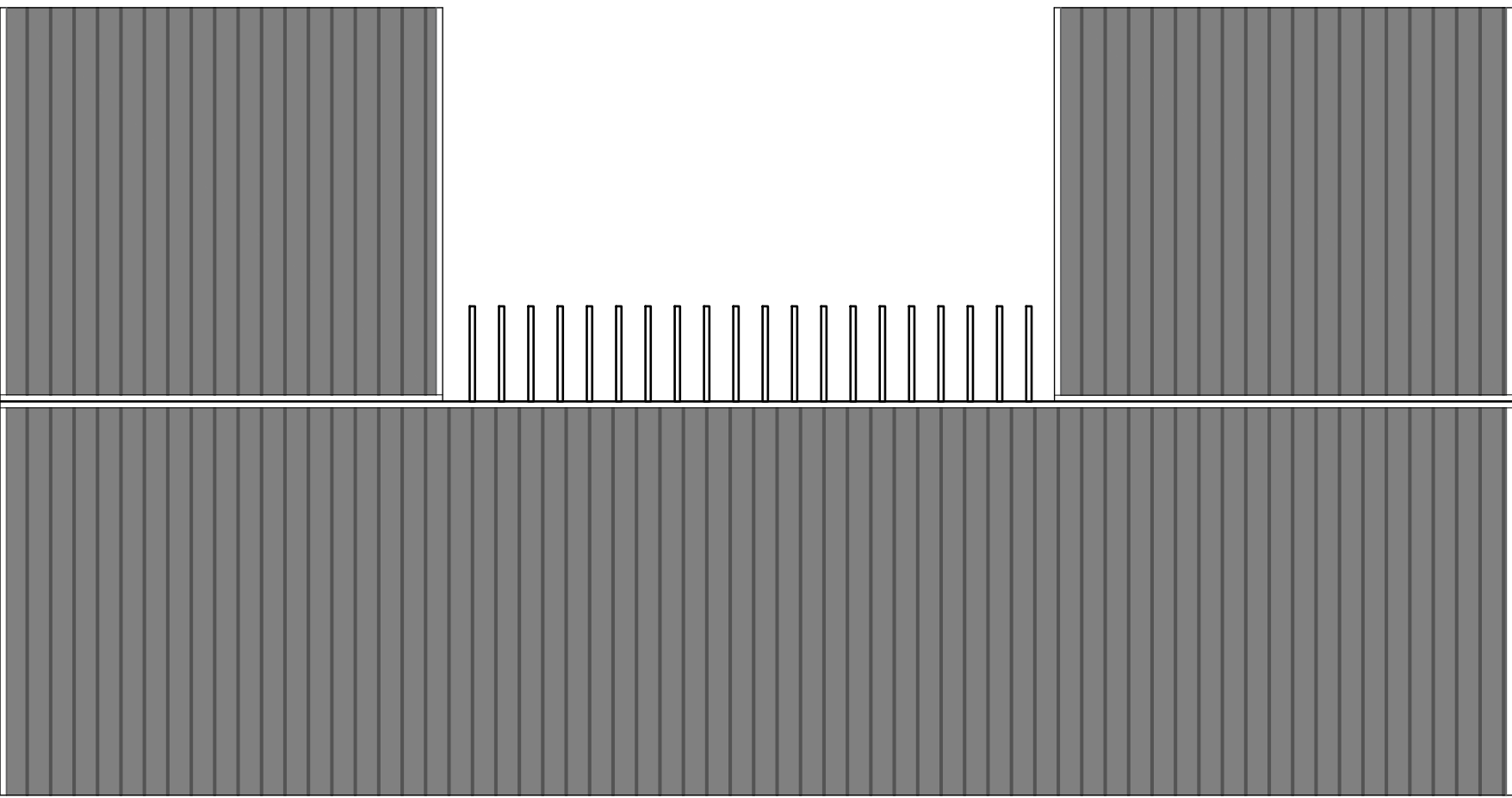
Dwelling No 8. Roof Plan



Dwelling No 7. Roof Plan



Dwelling No 6. Roof Plan



Material Example Images
Not to Scale



Standing seam single skin roof covering in anthracite grey.

Key :-

- Denotes area of scheme approval under Planning Approval UTT/23/1059/FUL.
- Denotes area of scheme approved under application reference UTT/23/3211/PAQ3
- Denotes lawn / turfed areas.
- Denotes proposed gravel driveway.
- Denotes existing vehicle access and parking area.
- Denotes proposed planting / vegetation.
- Denotes block paving at access entrances.
- Vehicle charging point.
- Retained line of public footpath High Easter 43.

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 A Revision Dwelling areas amended.

Date 17/06/24



Architectural Base Consultancy Limited
5a Vermont House
Concord
Washington
Tyne & Wear
NE37 2SQ

Tel 0191 4159005
Fax 0191 4159003

www.abcarch.co.uk
mail@abcarch.co.uk

CLIENT James Luckin

PROJECT Demolition of Poultry Unit, New Build Residential
Wheats Farm, Chelmsford, Essex, CM3 1HW

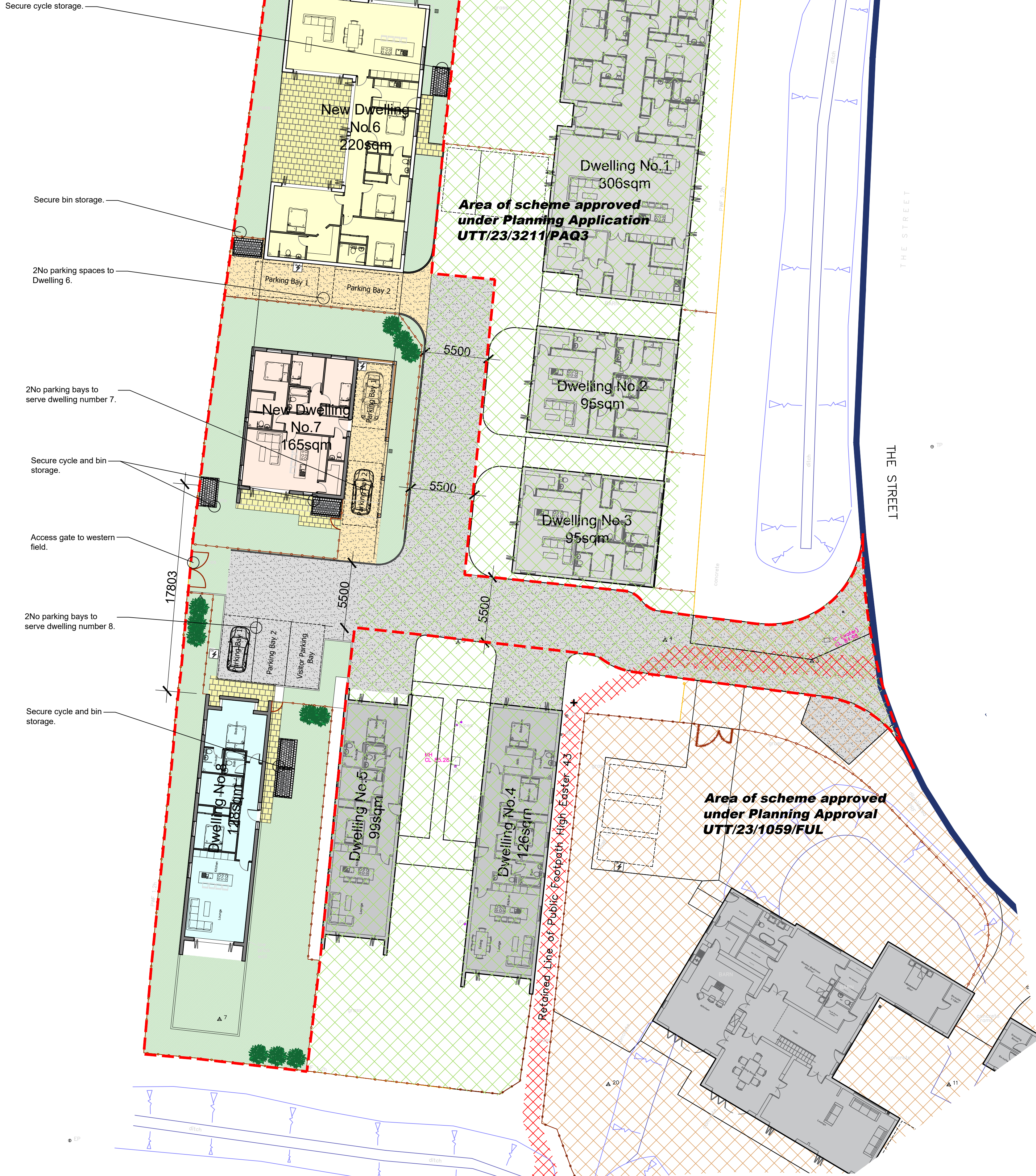
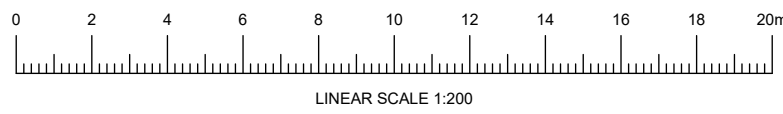
DRG PROPOSED
Site Block and Roof Plans

SCALE As Shown @ A1 DATE June '24

DWG No 1223 - S3 - 05 A

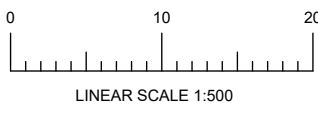
Wheats Farm, Chelmsford, CM3 1HW

Proposed Site Plan
Scale 1:200



Wheats Farm, Chelmsford, CM3 1HW

Proposed Dwelling
Amenity Space
Scale 1:500



- Amenity Space Key :-**
- Denotes area of amenity space allocated to Dwelling 6.
 - Denotes area of amenity space allocated to Dwelling 7.
 - Denotes area of amenity space allocated to Dwelling 8.

Key Information

Total amenity space for Dwelling 6 = 288m²
Total amenity space for Dwelling 7 = 216m²
Total amenity space for Dwelling 8 = 313m²

Key Information

New Dwelling 6 Footprint	= 220sqm
New Dwelling 6 Internal Floor Area	= 195sqm
New Dwelling 7 Area	= 165sqm
New Dwelling 7 Internal Floor Area	= 149sqm
New Dwelling 8 Area	= 128sqm
New Dwelling 8 Internal Floor Area	= 102sqm
Unit 6 Volume	= 712m ³
Units 7 Volume	= 472m ³
Unit 8 Volume	= 375m ³

Key :-

- Denotes area of scheme approval under Planning Approval UTT/23/1059/FUL.
- Denotes area of scheme approved under application reference UTT/23/3211/PAQ3
- Denotes lawn / turfed areas.
- Denotes proposed gravel driveway.
- Denotes existing vehicle access and parking area.
- Denotes proposed planting / vegetation.
- Denotes block paving at access entrances.
- Vehicle charging point.
- Retained line of public footpath High Easter 43.

*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

Rev	Revision	Date
A	Amendment to layers on site plan. Key information added.	11/06/24
B	Dwelling areas amended.	17/06/24

Unit 6 - Dwelling Room Schedule

Dwelling Footprint = 220 m²
Internal Floor Area= 195 m²

Ground Floor

- 4 x Bedrooms
- 2 x En-suites
- 1 x Jack and Jill En-suite
- 1 x Dressers
- 1 x Utility
- 1 x Lounge / Kitchen / Diner

Unit 7 - Dwelling Room Schedule

Dwelling Footprint = 165 m²
Internal Floor Area= 149 m²

Ground Floor

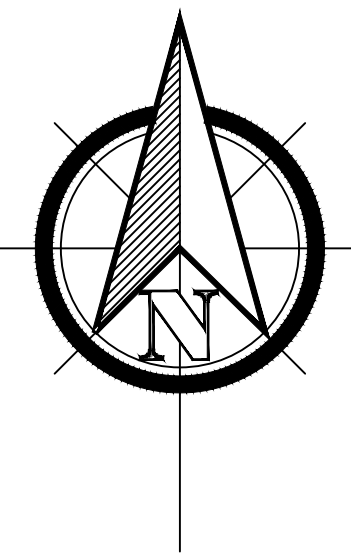
- 3 x Bedrooms
- 1 x En-suite
- 1 x Cloaks / WC
- 1 x Bathroom
- 1 x Kitchen / Lounge
- 1 x Pantry
- 1 x Cupboard

Unit 8 - Dwelling Room Schedule

Dwelling Footprint = 128 m²
Internal Floor Area= 102 m²

Ground Floor

- 3 x Bedrooms
- 1 x En-suite
- 1 x Bathroom
- 1 x Kitchen / Lounge
- 1 x Cupboard



Architectural Base Consultancy Limited
5a Vermont House
Concord
Washington
Tyne & Wear
NE37 2SQ

Tel 0191 4159005
Fax 0191 4159003
www.abcarch.co.uk
mail@abcarch.co.uk

CLIENT
James Luckin

PROJECT
Demolition of Poultry Unit, New Build Residential
Wheats Farm, Chelmsford, Essex, CM3 1HW

DRG
PROPOSED
Site Plan

SCALE	DATE	DWG No	
1:200 @ A1	June 24	1223 - S3 - 06	B