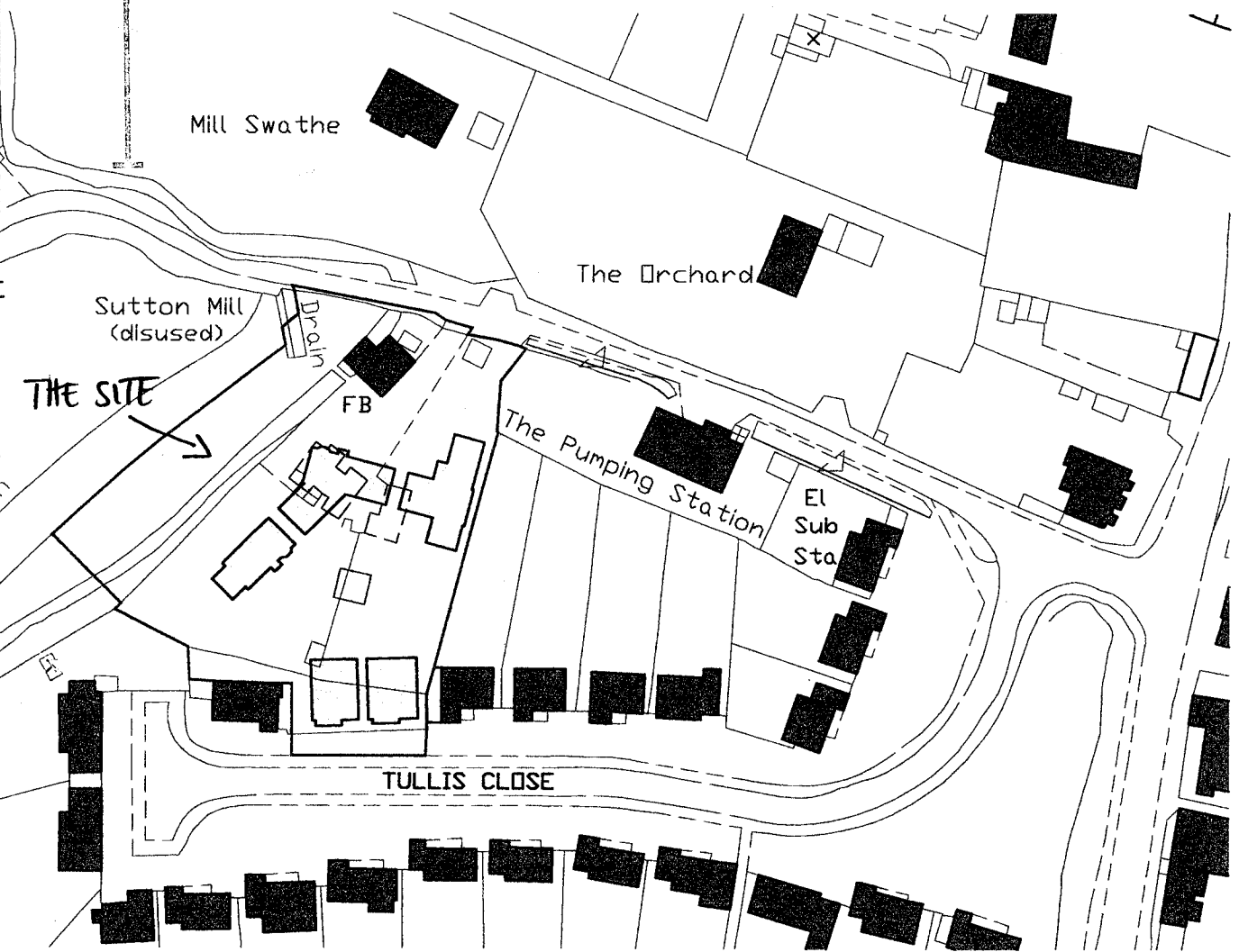


1:50 = 3 m  
 1:100 = 6 m  
 1:200 = 12 m  
 1:500 = 30 m  
 1:1250 = 75 m  
 1:2500 = 150 m



**AMENDED PLAN**

SUT/19506

06/06 353/FVL

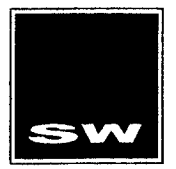
DORCHESTER-ON-THAMES  
 DISTRICT COUNCIL  
 REC'D 30 MAY 2006  
 CORPORATE POSTAL  
 BUILDING 2

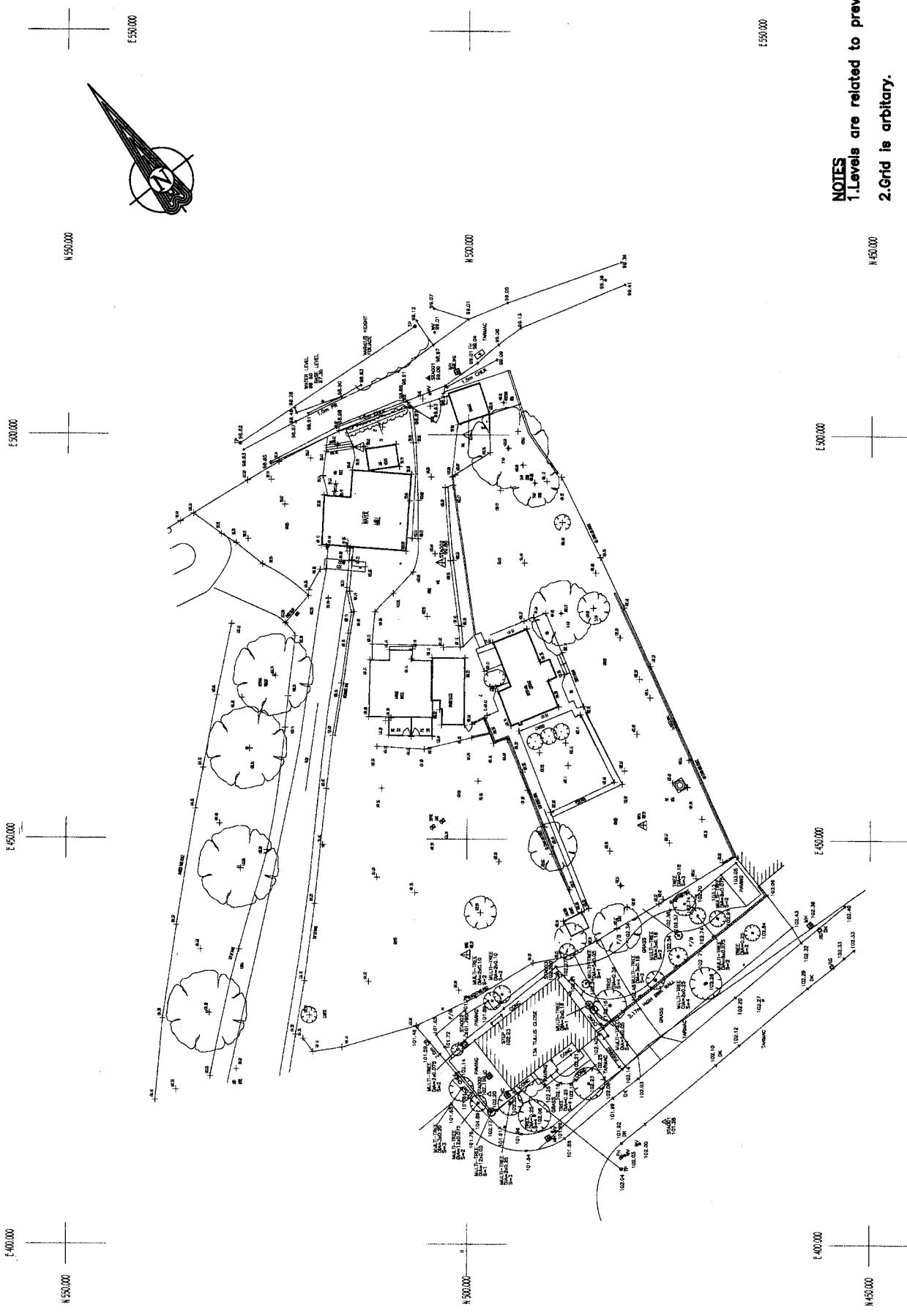
© 2005

**SPRATLEY & WOODFIELD**

DRAWING NO.	REVISION
666.01	A

OVERY FARM . DORCHESTER-ON-THAMES . OXFORDSHIRE OX10 7JU  
 T 01865 341484 F 01865 341085 E mail@spratleyandwoodfield.co.uk





- NOTES**
1. Levels are related to previous survey.
  2. Grid is arbitrary.
  3. North is approx. PRELIMINARY

REV. No.	DATE	DESCRIPTION	INITIALS
Client		CLIENT-TOP CLIENT-MID CLIENT-BOT	
Project		PROJECT-TOP PROJECT-MID PROJECT-BOT	
Title		TITLE-TOP TITLE-MID TITLE-BOT	
Scale	as per	as per	
Checked	as per	as per	
Drawing No.			
Rev			

# APPENDIX 1

SUT/19506  
06/00353/FUL

**MJA CONSULTING**  
CIVIL AND STRUCTURAL ENGINEERS  
88-82 Oak Street, Adelaide  
Glenelg, SA 5044  
Phone: 8238 5300  
Fax: 8238 5305

Checked: \*\*\*.\*\*\*  
Date: \*\*\*.\*\*\*  
Drawing No. \*\*\*.\*\*\*  
Rev: \*

A3

# AMENDED PLAN

SUR/19506

## KEY

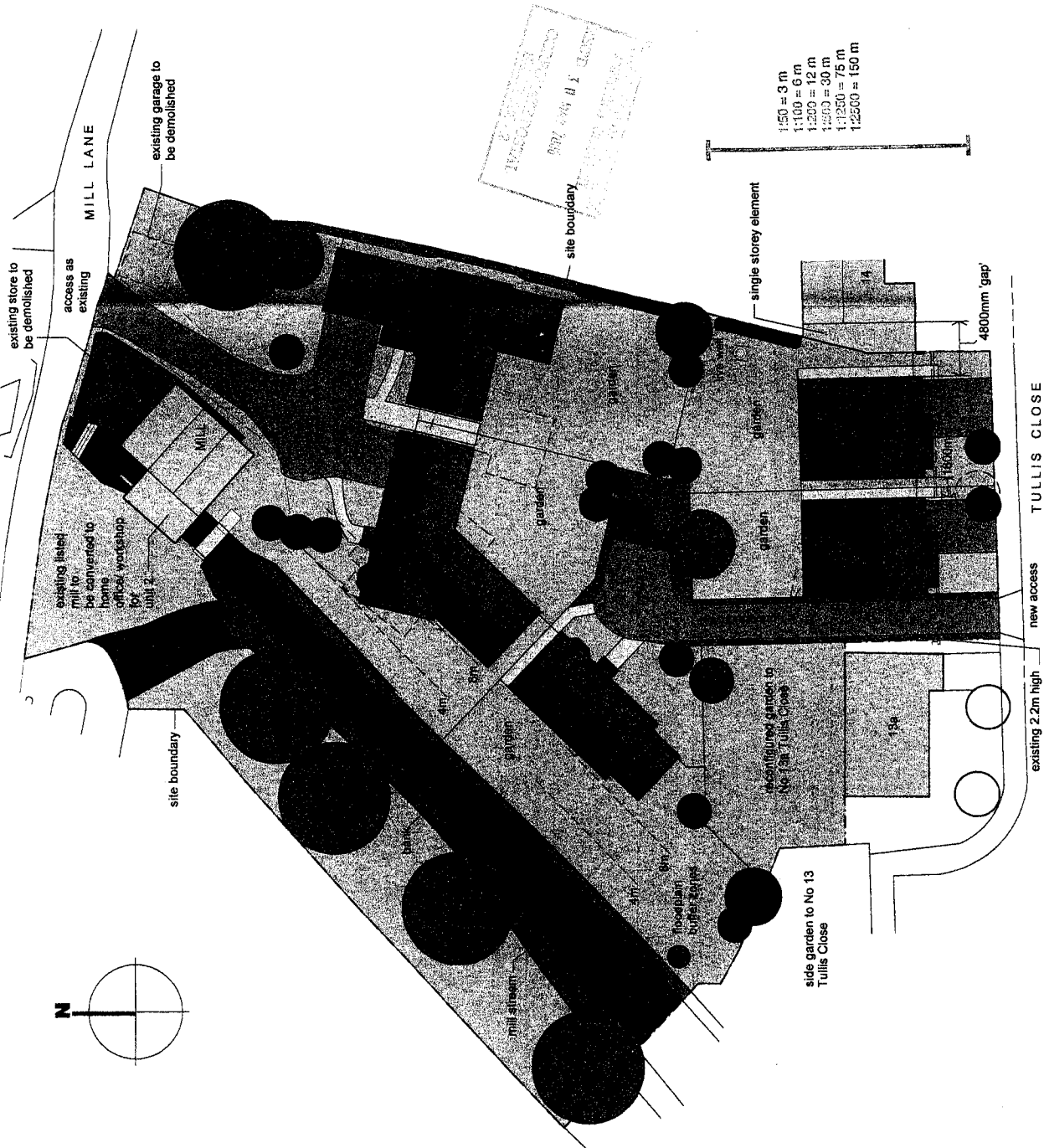


proposed buildings  
indicative ground floor slab levels:  
Plot 1 : 102.00  
Plot 2 : 101.50  
Plot 3 : 101.725  
Plots 4 & 5 : 102.50

existing buildings/ principle trees  
to be removed (dashed)

new trees/ hedges

existing trees retained



2-3-2006  
2-3-2006  
2-3-2006

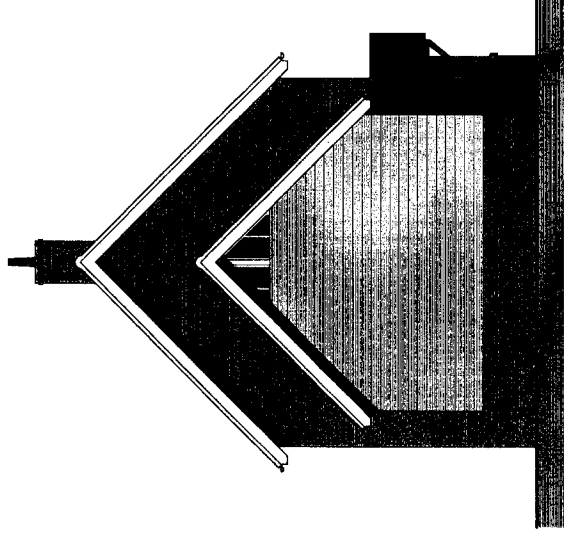
A: Amendments to site plan showing units 4 & 5 situated in new location 25.05.06/BJS

**SPRATLEY & WOODFIELD**  
 OVERY FARM · DORCHESTER-ON-THAMES · OXFORDSHIRE OX10 7JU  
 T 01865 341484 F 01865 341055 E  
<http://www.spratleyandwoodfield.co.uk>

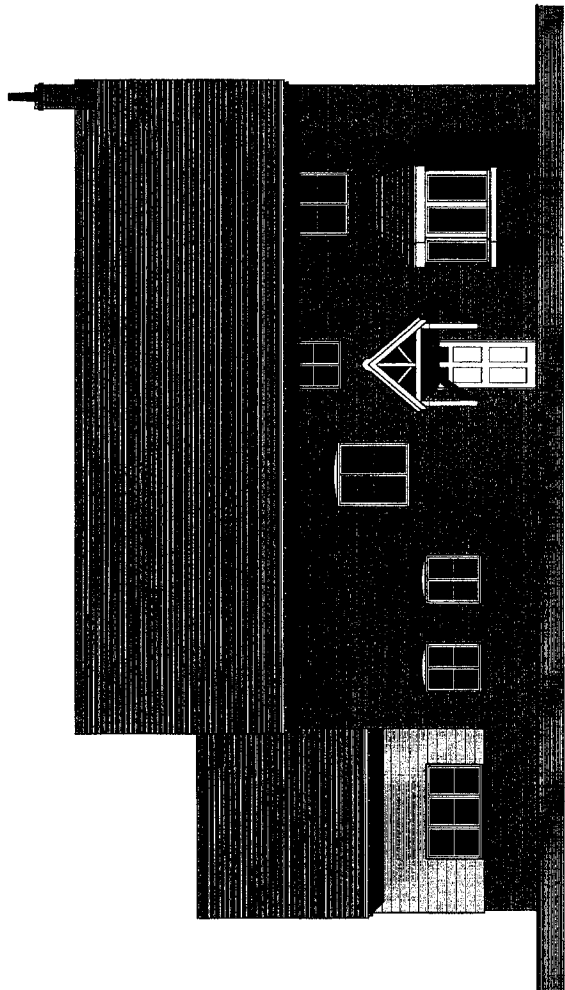
n6/00353/FVL

PROJECT	UPPER MILL, MILL LANE & 13a TULLIS CLOSE SUTTON COURTENAY	DATE	JAN '06	SCALE	1:400 @ A3	DRAWING NO.	666.02	REVISION	A
CLIENT	CRANBOURNE HOMES LTD	DATE	JAN '06	SCALE	1:400 @ A3	DRAWING NO.	666.02	REVISION	A
DRAWING DESCRIPTION		SITE/ BLOCK PLAN							
DRAWING NO.		666.02							
DATE		JAN '06							
SCALE		1:400 @ A3							
DRAWN		ALW							
DRAWING NO.		666.02							
REVISION		A							
CLIENT		CRANBOURNE HOMES LTD							
PROJECT		UPPER MILL, MILL LANE & 13a TULLIS CLOSE SUTTON COURTENAY							
DRAWING DESCRIPTION		SITE/ BLOCK PLAN							
DRAWING NO.		666.02							
DATE		JAN '06							
SCALE		1:400 @ A3							
DRAWN		ALW							
DRAWING NO.		666.02							
REVISION		A							
CLIENT		CRANBOURNE HOMES LTD							
PROJECT		UPPER MILL, MILL LANE & 13a TULLIS CLOSE SUTTON COURTENAY							
DRAWING DESCRIPTION		SITE/ BLOCK PLAN							
DRAWING NO.		666.02							
DATE		JAN '06							
SCALE		1:400 @ A3							
DRAWN		ALW							
DRAWING NO.		666.02							
REVISION		A							
CLIENT		CRANBOURNE HOMES LTD							
PROJECT		UPPER MILL, MILL LANE & 13a TULLIS CLOSE SUTTON COURTENAY							
DRAWING DESCRIPTION		SITE/ BLOCK PLAN							
DRAWING NO.		666.02							
DATE		JAN '06							
SCALE		1:400 @ A3							
DRAWN		ALW							
DRAWING NO.		666.02							
REVISION		A							
CLIENT		CRANBOURNE HOMES LTD							
PROJECT		UPPER MILL, MILL LANE & 13a TULLIS CLOSE SUTTON COURTENAY							
DRAWING DESCRIPTION		SITE/ BLOCK PLAN							
DRAWING NO.		666.02							
DATE		JAN '06							
SCALE		1:400 @ A3							
DRAWN		ALW							
DRAWING NO.		666.02							
REVISION		A							
CLIENT		CRANBOURNE HOMES LTD							
PROJECT		UPPER MILL, MILL LANE & 13a TULLIS CLOSE SUTTON COURTENAY							
DRAWING DESCRIPTION		SITE/ BLOCK PLAN							
DRAWING NO.		666.02							
DATE		JAN '06							
SCALE		1:400 @ A3							
DRAWN		ALW							
DRAWING NO.		666.02							
REVISION		A							
CLIENT		CRANBOURNE HOMES LTD							
PROJECT		UPPER MILL, MILL LANE & 13a TULLIS CLOSE SUTTON COURTENAY							
DRAWING DESCRIPTION		SITE/ BLOCK PLAN							
DRAWING NO.		666.02							
DATE		JAN '06							
SCALE		1:400 @ A3							
DRAWN		ALW							
DRAWING NO.		666.02							
REVISION		A							
CLIENT		CRANBOURNE HOMES LTD							

© 2005

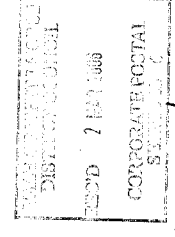


SOUTH WEST ELEVATION



SOUTH EAST ELEVATION

Proposed materials:  
 plain clay tiles to roof  
 red/orange brickwork to walls  
 timber weatherboarding to walls  
 plain tile sills  
 painted timber windows



*06/00353/ful*

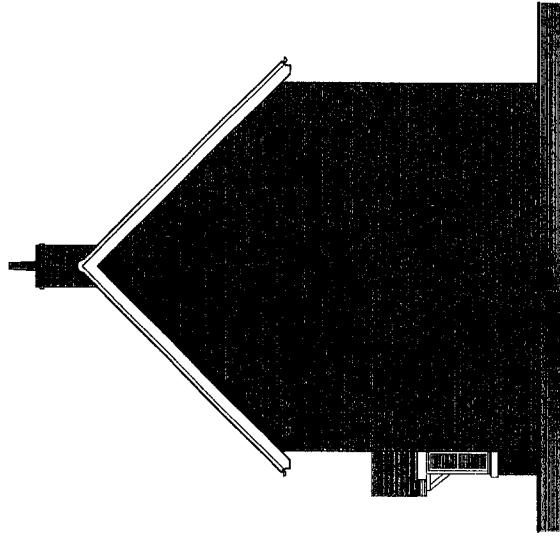
*SUT/19506*

**SPRATLEY & WOODFIELD**  
 OVERY FARM · DORCHESTER-ON-THAMES · OXFORDSHIRE OX10 7JU  
 T 01865 341484 F 01865 341085 E  
 info@spratleywoodfield.co.uk

PROJECT UPPER MILL, MILL LANE & 13a TULLIS CLOSE SUTTON COURTENAY	DRAWING DESCRIPTION UNIT 1 : ELEVATIONS 1 of 2		REVISION
	DATE JAN '06	DRAWN BY ALWBJS	DRAWING NO. 666.04
CLIENT CRANBOURNE HOMES LTD	SCALE 1:100 @ A3	© 2005	



NORTH WEST ELEVATION



NORTH EAST ELEVATION

Proposed materials:

- plain clay tiles to roofs
- red/orange brickwork to walls
- timber weatherboarding to walls
- plain tile sills
- painted timber windows

PROJECT  
UPPER MILL, MILL LANE & 13a TULLIS CLOSE  
SUTTON COURTENAY

CLIENT  
CRANBOURNE HOMES LTD

DRAWING DESCRIPTION  
UNIT 1 : ELEVATIONS 2 of 2

DATE  
JAN '06

DRAWN  
ALWIBUS

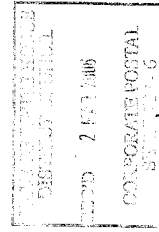
SCALE  
1:100 @ A3

DRAWING NO.  
666.05

REVISION  
© 2005

SUT/19506

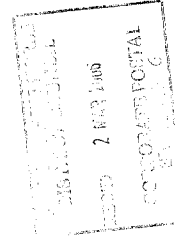
06/00353/AVL



**SPRATLEY & WOODFIELD**  
OVERY FARM · DORCHESTER-ON-THAMES · OXFORDSHIRE OX10 7JU  
T 01865 341484 F 01865 341085 E  
info@spratleywoodfield.co.uk

APPENDIX

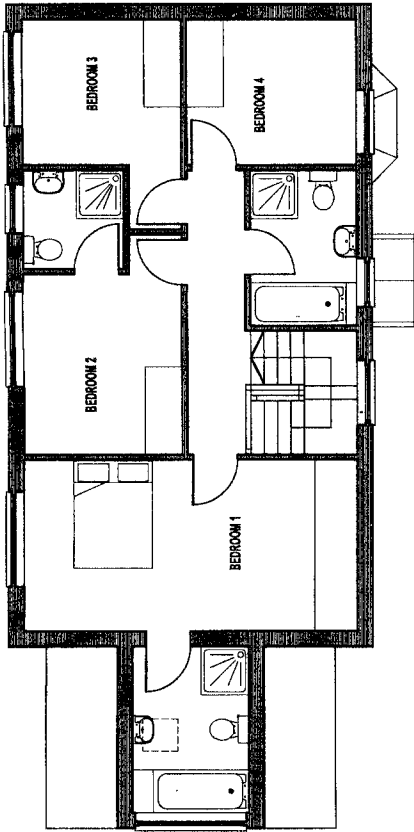




SUT/19306

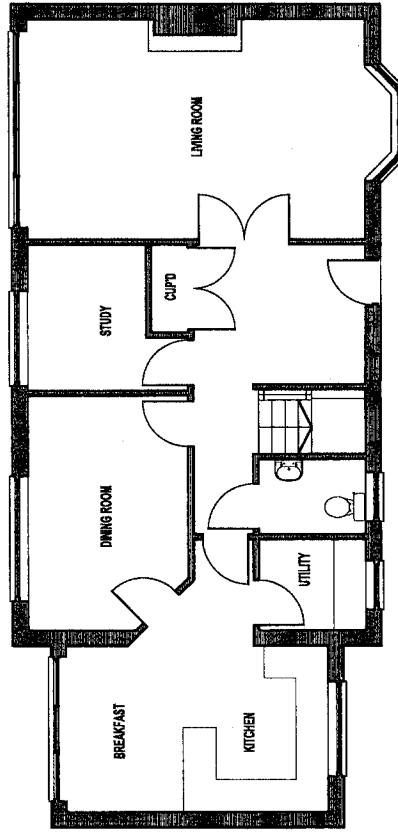
**SPRATLEY & WOODFIELD**  
 OVERY FARM · DORCHESTER-ON-THAMES · OXFORDSHIRE OX10 7JU  
 T 01865 341484 F 01865 341085 E  
 mail@spratleywoodfield.co.uk

*cloness/AUL*



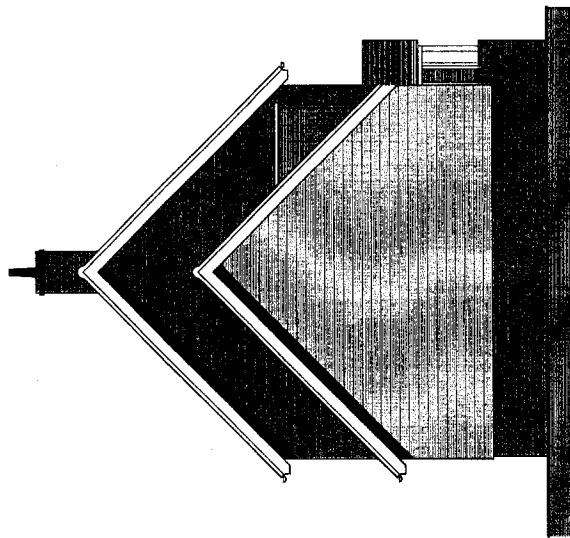
Roof light over (dashed)  
 High level window with obscured glass

**First Floor**

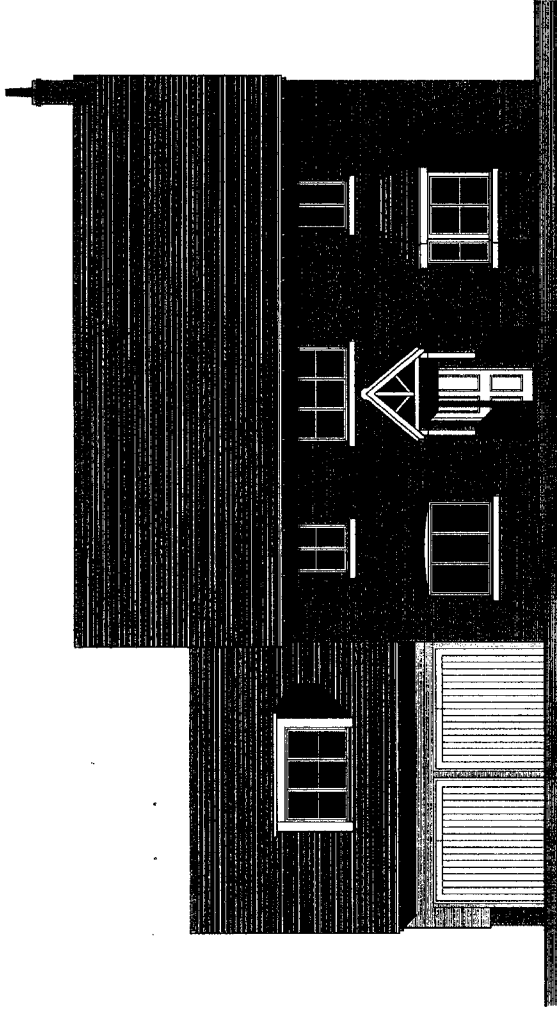


**Ground Floor**

PROJECT UPPER MILL, MILL LANE & 13a TULLIS CLOSE SUTTON COURTENAY CLIENT CRANBOURNE HOMES LTD	DRAWING DESCRIPTION UNIT 1: FLOOR PLANS			DATE JAN '06	DRAWN ALWIBJS	SCALE 1:100 @ A3	DRAWING NO. 666.03	REVISION © 2005



EAST ELEVATION



NORTH ELEVATION

proposed materials:

- plain clay tiles to roof
- red orange brickwork to walls
- timber weatherboarding to walls
- stone sills
- painted timber windows

PROJECT  
UPPER MILL, MILL LANE & 13a TULLIS CLOSE  
SUTTON COURTENAY

CLIENT

CRANBOURNE HOMES LTD

DRAWING DESCRIPTION

UNIT 2 : ELEVATIONS 1 of 4

DATE

JAN 06

DRAWN

AL/WIBJS

SCALE

1:100

@

A3

DRAWING NO.

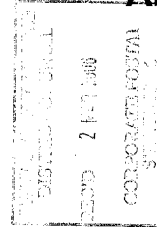
666.07

REVISION

© 2005

SPRATLEY & WOODFIELD

OVERY FARM · DORCHESTER-ON-THAMES · OXFORDSHIRE OX10 7JU  
T 01865 341484 F 01865 341083 E  
info@spratleywoodfield.co.uk

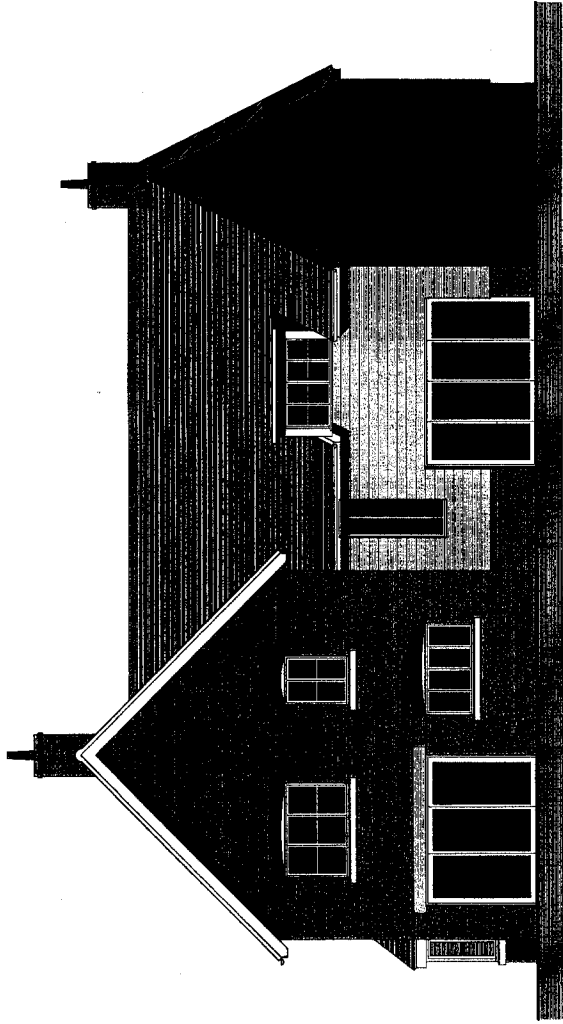


SUT/19506

06/00353/FUL

APPENDIX





WEST ELEVATION

Proposed materials:

- light clay tiles to roof
- red orange brickwork to walls
- linen weatherboarding to walls
- stone sills
- painted timber windows

PROJECT  
UPPER MILL, MILL LANE & 13a TULLIS CLOSE  
SUTTON COURTENAY

CLIENT  
CRANBOURNE HOMES LTD

DRAWING DESCRIPTION  
UNIT 2: ELEVATIONS 2 of 4

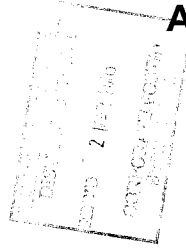
DATE  
JAN 06

DRAWN  
AL/WBJ/S

SCALE  
1:100 @ A3

DRAWING NO.  
666.08

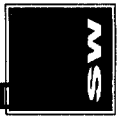
REVISION  
© 2005



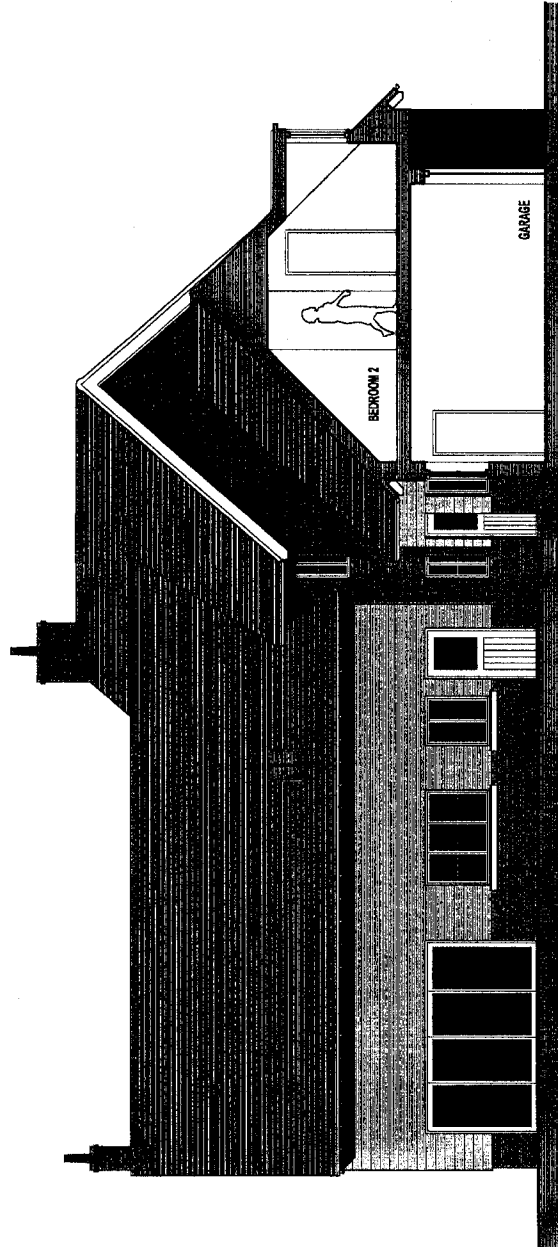
APPENDIX

SUT/19506  
06/00353/fu

**SPRATLEY & WOODFIELD**  
 OVERY FARM · DORCHESTER-ON-THAMES · OXFORDSHIRE OX10 7JU  
 T 01865 341484 F 01865 341085 E  
 mail@spratleyandwoodfield.co.uk

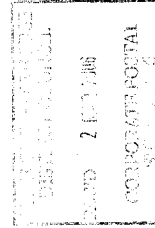






EAST ELEVATION / CROSS SECTION

Proposed materials:  
 plain clay tiles to roof  
 red/orange brickwork to walls  
 timber weatherboarding to walls  
 stone sills  
 painted timber windows



SUT/19506

06/00353/FUL

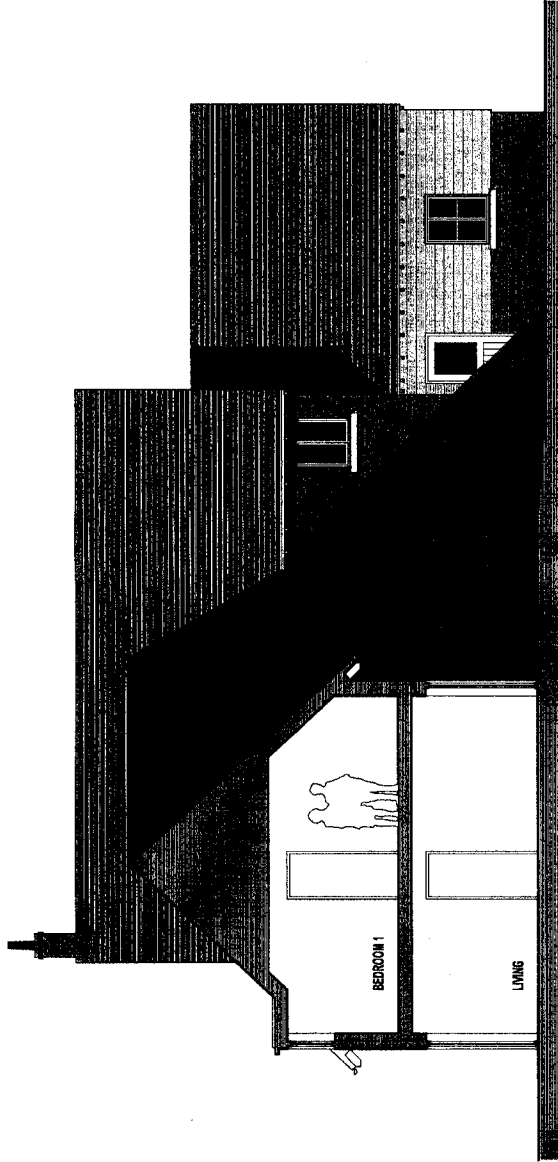
PROJECT  
 UPPER MILL, MILL LANE & 13a TULLIS CLOSE  
 SUTTON COURTENAY

DRAWING DESCRIPTION  
 UNIT 2 : ELEVATIONS 3 of 4

DATE	JAN 06	DRAWN	ALWIBJS	SCALE	1:100 @ A3	DRAWING NO.	666.08	REVISION	
									© 2005

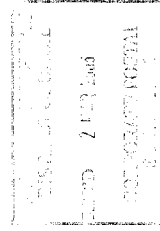
SPRATLEY & WOODFIELD  
 OVERY FARM · DORCHESTER-ON-THAMES · OXFORDSHIRE OX10 7JU  
 T 01865 341484 F 01865 341085 E  
 mail@spratleywoodfield.co.uk

CLIENT  
 CRANBOURNE HOMES LTD



**SOUTH ELEVATION / CROSS SECTION**

proposed materials :  
 plain clay tiles to roof  
 red/ orange brickwork to walls  
 timber weatherboarding to walls  
 stone sills  
 painted timber windows



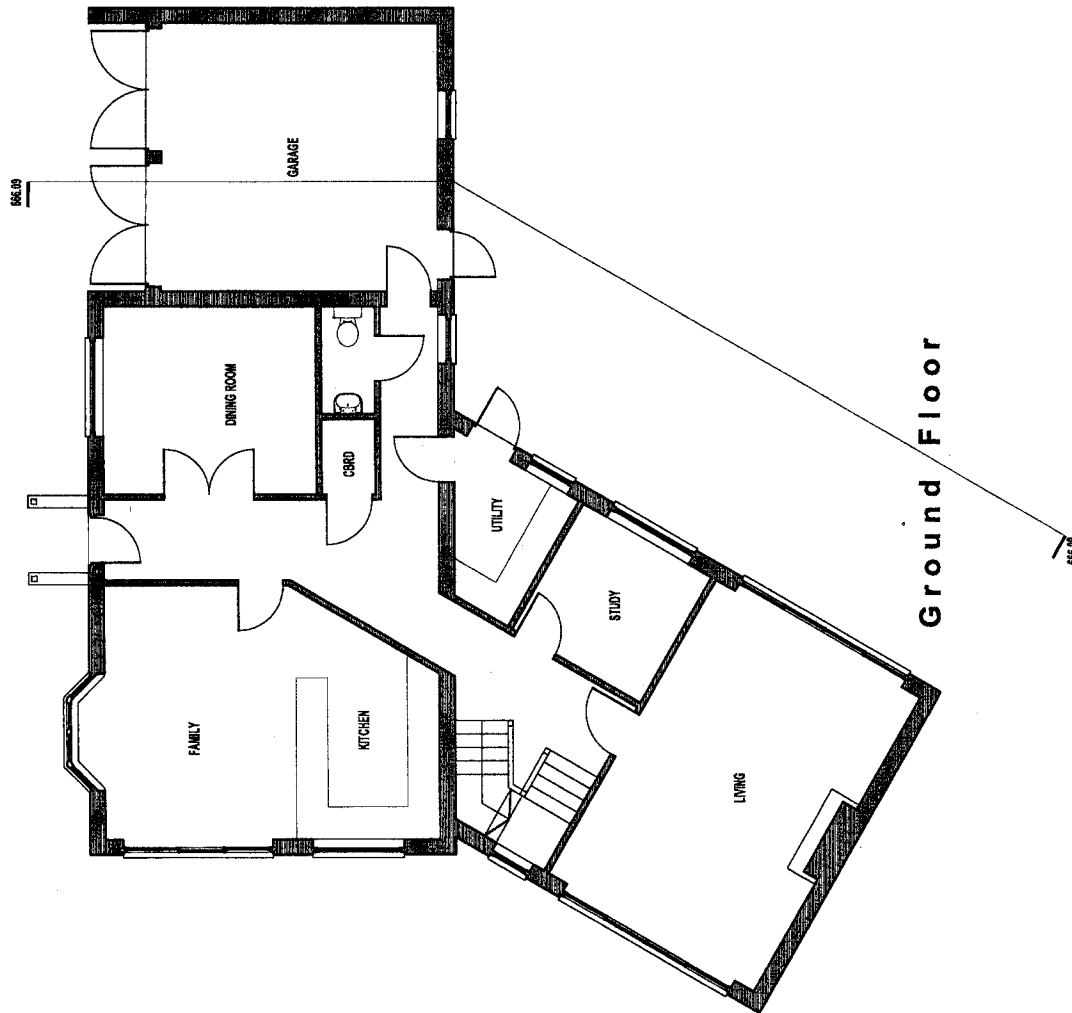
SUT/19506  
 06/00353/FUL

**APPENDIX 1**

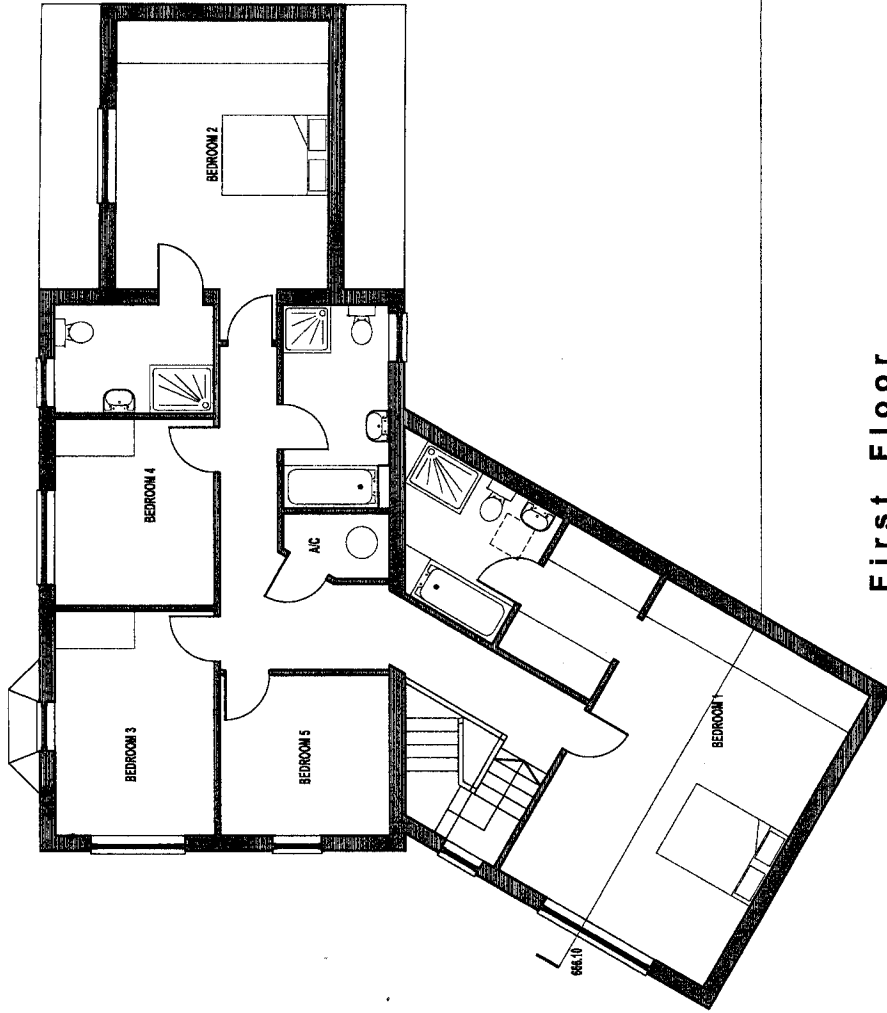


**SPRATLEY & WOODFIELD**  
 EVERY FARM · BORCHESTER-ON-THAMES · OXFORDSHIRE OX10 7JU  
 T 01865 341484 F 01865 341085 E  
 mail@spratleyandwoodfield.co.uk

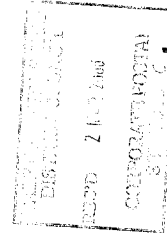
PROJECT UPPER MILL, MILL LANE & 13a TULLIS CLOSE SUTTON COURTENAY	DRAWING DESCRIPTION UNIT 2 : ELEVATIONS 4 of 4			© 2005
	CLIENT CRANBOURNE HOMES LTD	DATE JAN 06	DRAWN ALW/BJS	REVISION
		SCALE 1:100 @ A3	DRAWING NO. 666.10	



Ground Floor



First Floor



SUT/19506

06/00353/AUL

APPENDIX

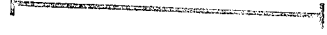


**SPRATLEY & WOODFIELD**  
 OVERY FARM · DORCHESTER-ON-THAMES · OXFORDSHIRE OX10 7JU  
 T 01865 341484 F 01865 341085 E  
 mail@spratleyandwoodfield.co.uk

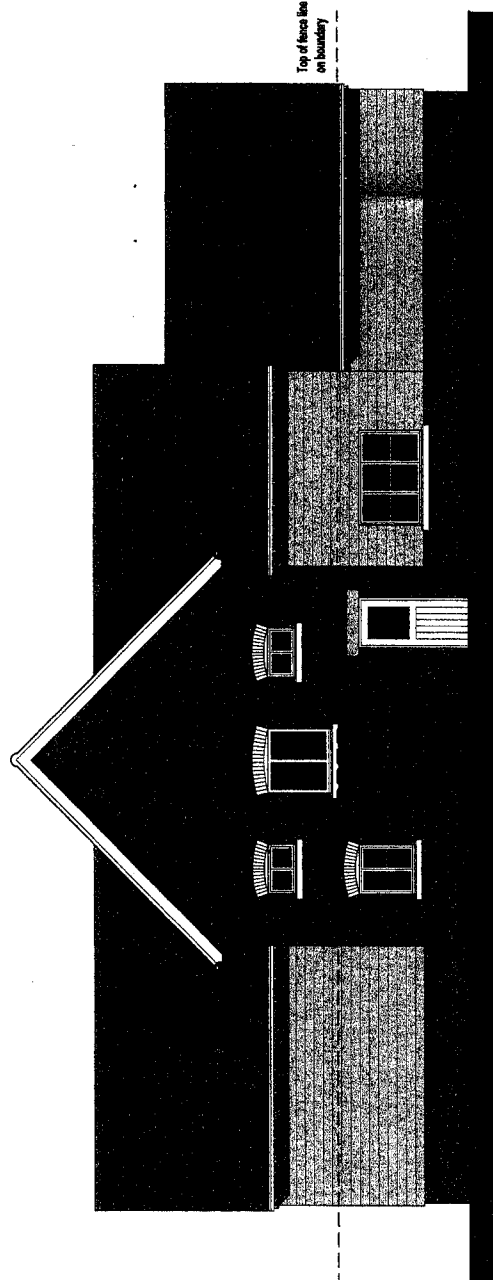
PROJECT UPPER MILL, MILL LANE & 13a TULLIS CLOSE SUTTON COURTENAY	DRAWING DESCRIPTION UNIT 2 - FLOOR PLANS	DATE JAN '06	DRAWN ALW/BJS	SCALE 1:100 @ A3	DRAWING NO. 686.06	REVISION @ 2005
CLIENT CRANBOURNE HOMES LTD						

A3

150 = 8 m  
 1500 = 8 m  
 15000 = 12 m  
 150000 = 20 m  
 1500000 = 75 m  
 15000000 = 150 m



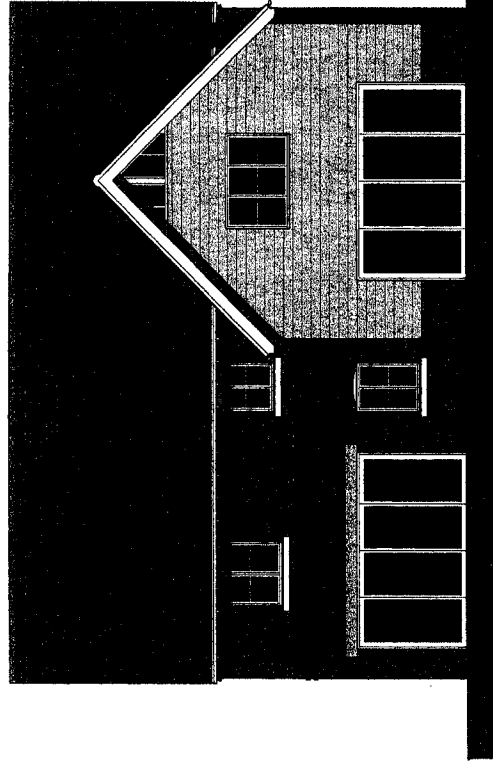
UPPER MILL, MILL LANE & 13a TULLIS CLOSE  
 SUTTON COURTENAY  
 15000 3 0 MAY 2006  
 CRANBOURNE HOMES LTD  
 PROJECT NO. 15000 3 0



EAST ELEVATION

proposed materials:  
 plain grey tiles to roof  
 red orange brickwork to walls  
 timber weatherboarding to walls  
 stone sills  
 painted timber windows

A: Stair window height reduced - 25.05.06/BJs



SOUTH ELEVATION

APPROVED  
 PLAN

SUT/19/SD6

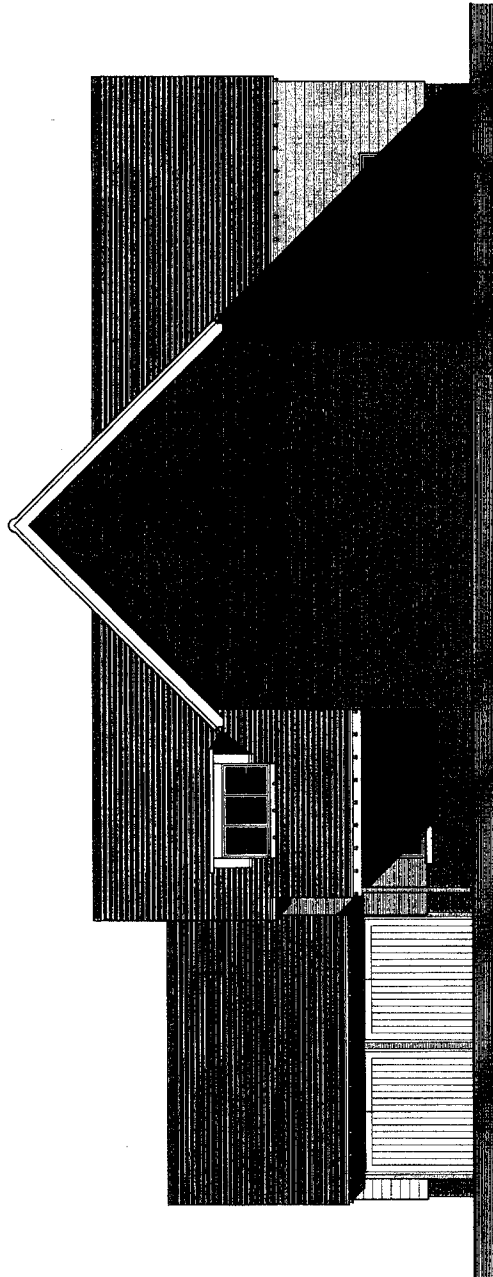
PROJECT UPPER MILL, MILL LANE & 13a TULLIS CLOSE SUTTON COURTENAY	DRAWING DESCRIPTION UNIT 3 : ELEVATIONS 1 of 2	DATE JAN '06	DRAWN AL/WIBJS	SCALE 1:100 @ A3	DRAWING NO. 666.12	REVISION A	© 2005
CLIENT CRANBOURNE HOMES LTD							

**SPRATLEY & WOODFIELD**  
 OVERY FARM · DORCHESTER-ON-THAMES · OXFORDSHIRE OX10 7JU  
 T 01866 341484 F 01866 341085 E  
 info@spratleyandwoodfield.co.uk

16.02.53/fvl



APPENDIX 1



WEST ELEVATION

- proposed materials:
- pink clay tiles to roof
  - red orange brickwork to walls
  - timber weatherboarding to walls
  - stone sills
  - polished limber windows

PROJECT  
 UPPER MILL, MILL LANE & 13a TULLIS CLOSE  
 SUTTON COURTENAY  
 CLIENT  
 CRANBOURNE HOMES LTD

DRAWING DESCRIPTION  
 UNIT 3 : ELEVATIONS 2 of 2

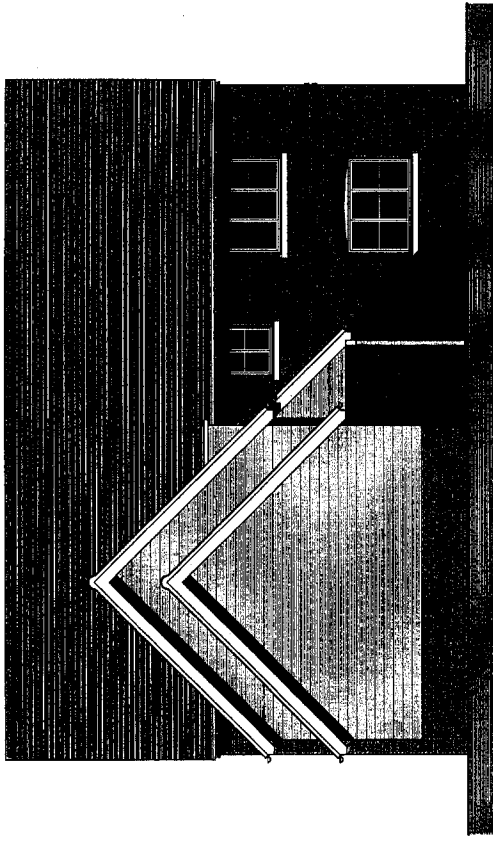
DATE  
 JAN '06

DRAWN  
 ALW/BJS

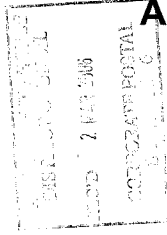
SCALE  
 1:100 @ A3

DRAWING NO.  
 666.13

REVISION  
 © 2005



NORTH ELEVATION

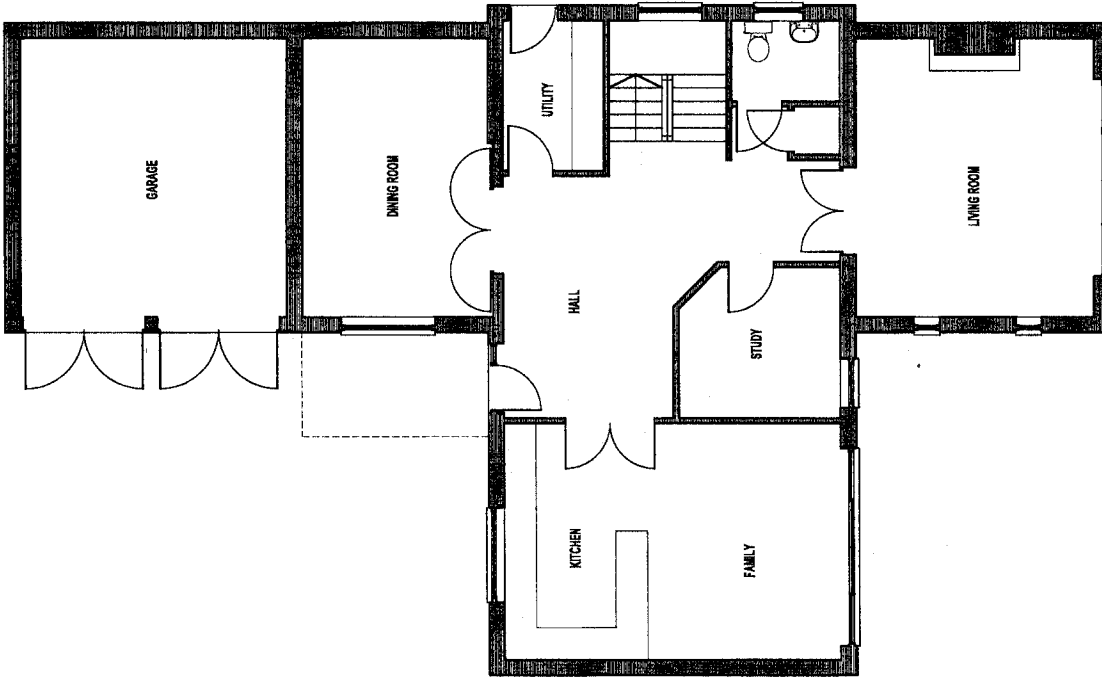


APPEN

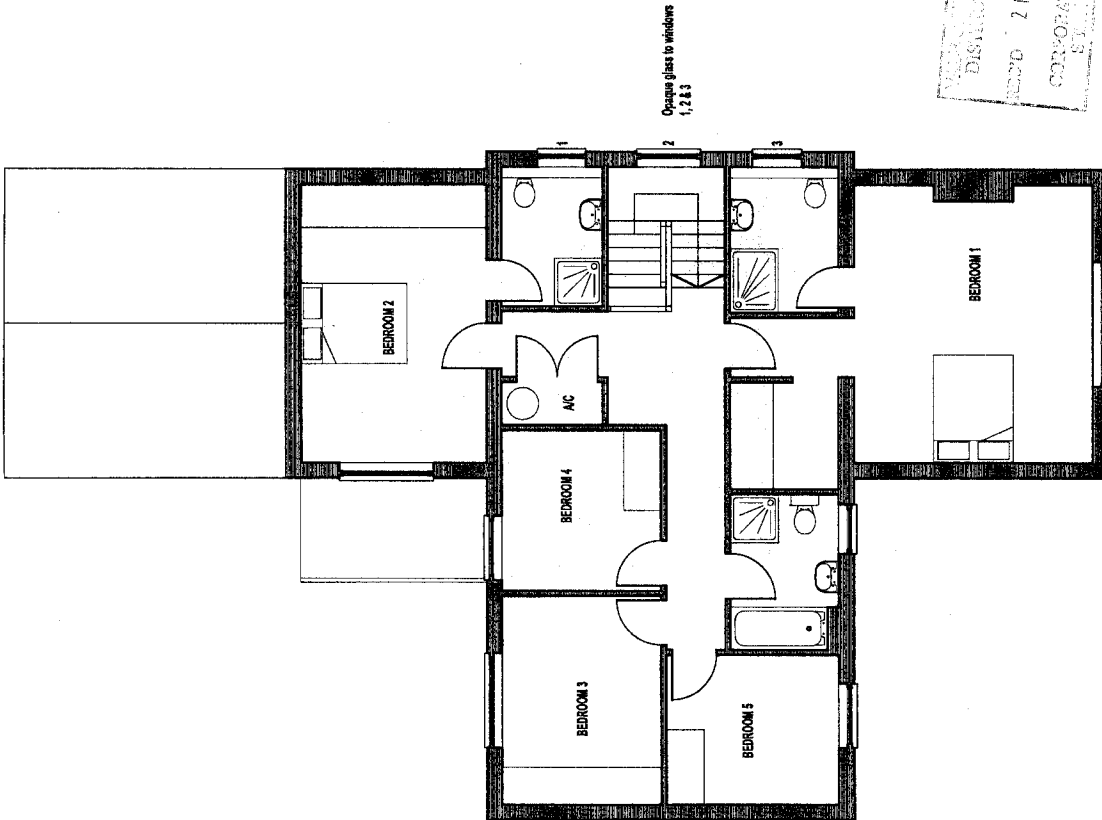


SUT/19506  
 06/00353/fuc

SPRATLEY & WOODFIELD  
 OVERY FARM · DORCHESTER-ON-THAMES · OXFORDSHIRE OX10 7JU  
 T 01865 341484 F 01865 341085 E  
 info@spratleyandwoodfield.co.uk



Ground Floor



First Floor

RESIDENTIAL  
DISURANCE  
NOV 2 2005  
CORPORATE  
S.W.

APPENDIX

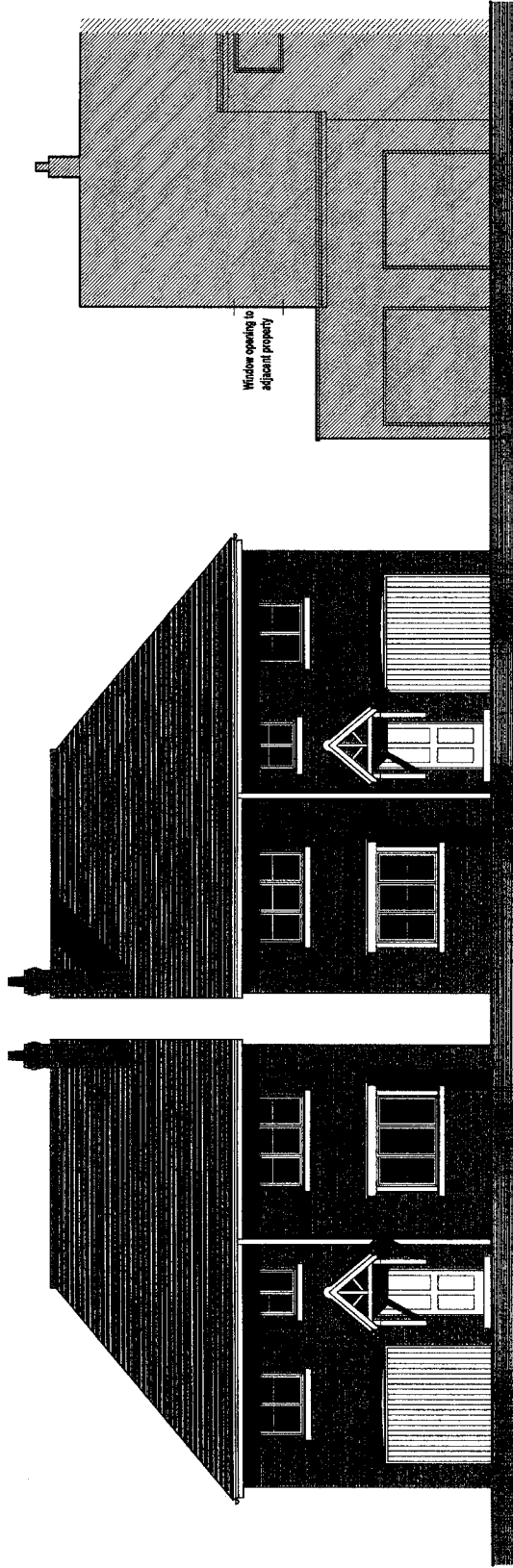


06/00353/FUL

SUT/19506

**SPRATLEY & WOODFIELD**  
 OVERY FARM · DORCHESTER-ON-THAMES · OXFORDSHIRE OX10 7JU  
 T 01865 341484 F 01865 341093 E  
 me@spratleyandwoodfield.co.uk

PROJECT UPPER MILL, MILL LANE & 13a TULLIS CLOSE SUTTON COURTENAY	CLIENT CRANBOURNE HOMES LTD	DRAWING DESCRIPTION UNIT 3 - FLOOR PLANS	DATE JAN 06	DRAWN ALW/BJS	SCALE 1:100 @ A3	DRAWING NO. 666.11	REVISION © 2005
---	--------------------------------	---	----------------	------------------	---------------------	-----------------------	--------------------



Boundary Line

No. 14 Tullis Close

Unit 5  
Unit 4  
SOUTH ELEVATION

**SUPERSEDED**

00/00353/FUL  
SUT/19506

proposed materials:  
 plain clay tiles to roof (side to lean-to)  
 red/orange brickwork to walls  
 stone sills  
 white painted timber windows

PROJECT  
 UPPER MILL, MILL LANE & 13a TULLIS CLOSE  
 SUTTON COURTENAY

DATE  
 JAN '06

DRAWN  
 ALW/BJS

SCALE  
 1:100 @ A3

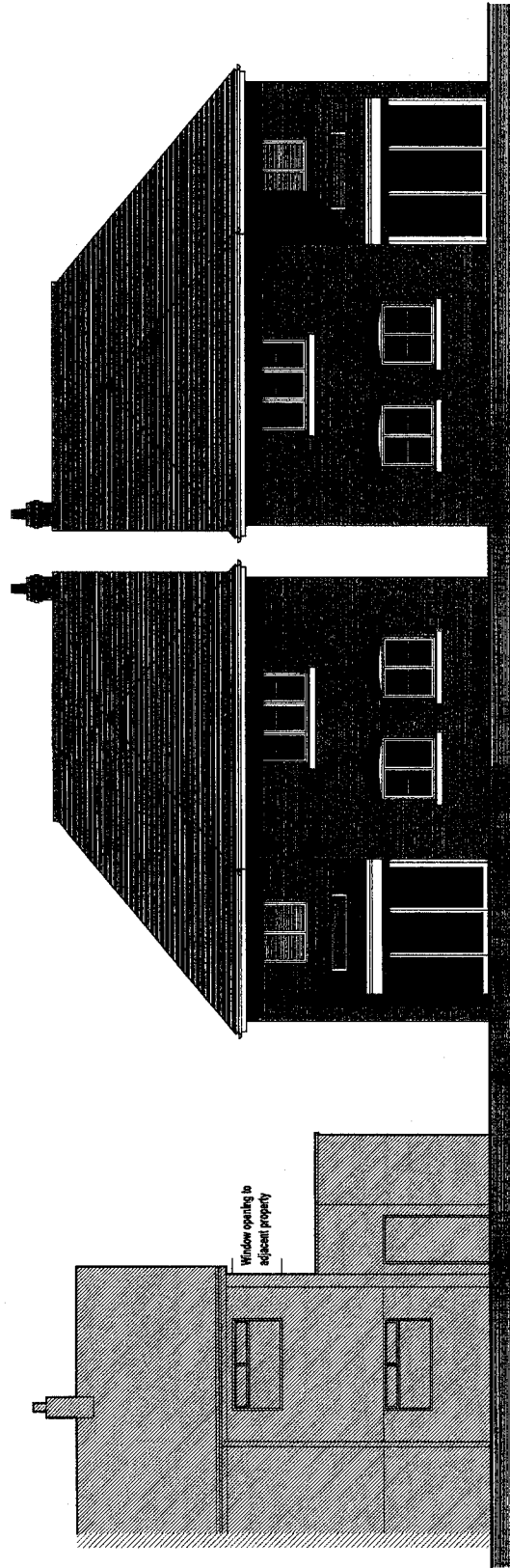
DRAWING NO.  
 666.15

REVISION  
 © 2005

SPRATLEY & WOODFIELD  
 OVERY FARM · DORCHESTER-ON-THAMES · OXFORDSHIRE OX10 7JU  
 T 01865 341484 F 01865 341085 E  
 info@spratleyandwoodfield.co.uk

APPENDIX





No. 14 Tullis Close

Boundary Line

Unit 4

NORTH ELEVATION

Unit 5

**SUPERSEDED**

proposed materials:  
 light clay (like to roof) (side to beam-4)  
 red-orange brickwork to walls  
 stone sills  
 white painted timber windows

7055 2100  
 2100  
 2100

SUT/19506

06/00353/AVL

APPENDIX



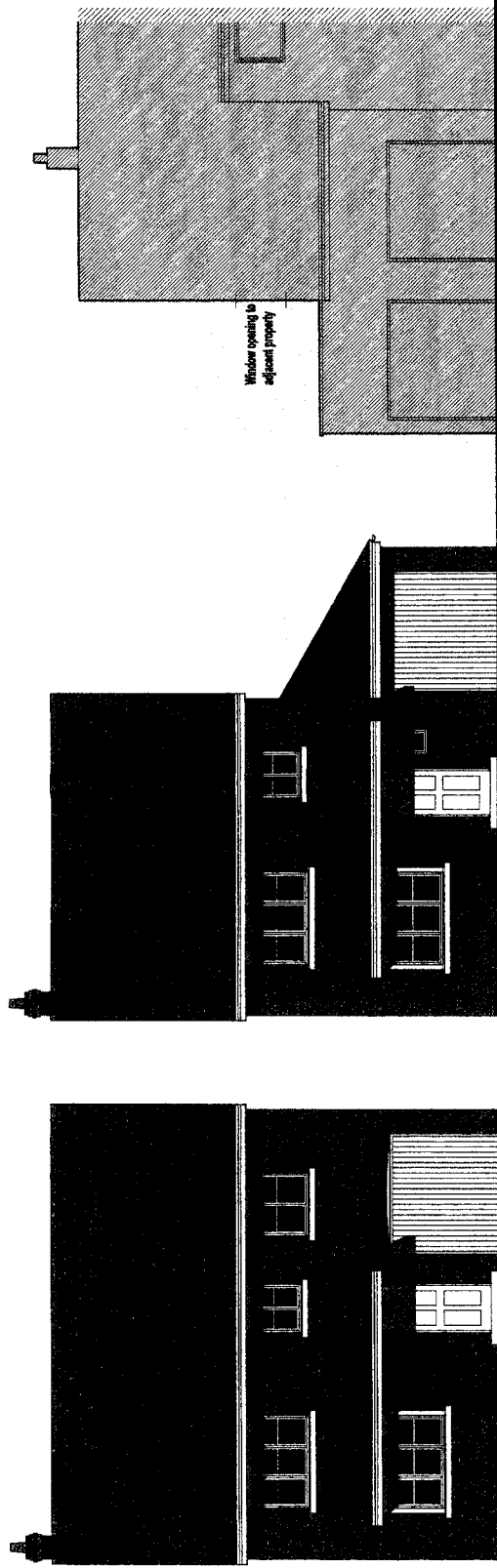
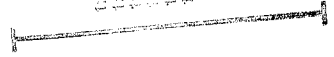
**SPRATLEY & WOODFIELD**  
 OVERY FARM · DORCHESTER-ON-THAMES · OXFORDSHIRE OX10 7JU  
 T 01865 341484 F 01865 341085 E  
 mail@spratleyandwoodfield.co.uk

PROJECT UPPER MILL, MILL LANE & 13a TULLIS CLOSE SUTTON COURTENAY	DRAWING DESCRIPTION UNITS 4 & 5 : ELEVATIONS 2 of 3	DATE JAN '06	DRAWN ALW/BJS	SCALE 1:100 @ A3	DRAWING NO. 686.16	REVISION
CLIENT CRANBOURNE HOMES LTD						© 2005



A3

1500 = 3.0m  
 1800 = 3.6m  
 2100 = 4.2m  
 2400 = 4.8m  
 2700 = 5.4m  
 3000 = 6.0m  
 3300 = 6.6m  
 3600 = 7.2m



No. 14 Tullis Close

Boundary Line

Unit 4

Unit 5

SOUTH ELEVATION

**AMENDED PLAN**  
 SW/19506

VALUED FOR CONSTRUCTION  
 TENDERS OPENED  
 30 MAY 2006  
 COUNCIL OF DISTRICTS  
 2

proposed materials:  
 plain clay tiles to roofs (eaves to eaves)  
 red orange brickwork to walls  
 stone sills  
 white painted timber windows

A: Amendments to unit 4 following comments from architects panel, unit 5 handed from original proposal - 25.05.06/BJ

PROJECT  
 UPPER MILL, MILL LANE & 13a TULLIS CLOSE  
 SUTTON COURTENAY

CLIENT  
 CRANBOURNE HOMES LTD

DRAWING DESCRIPTION  
 UNITS 4 & 5: ELEVATIONS 1 of 3

DATE  
 JAN '06

DRAWN  
 ALW/BJ

SCALE  
 1:100 @ A3

DRAWING NO.  
 666.15

REVISION  
 A

© 2005

APPENDIX I

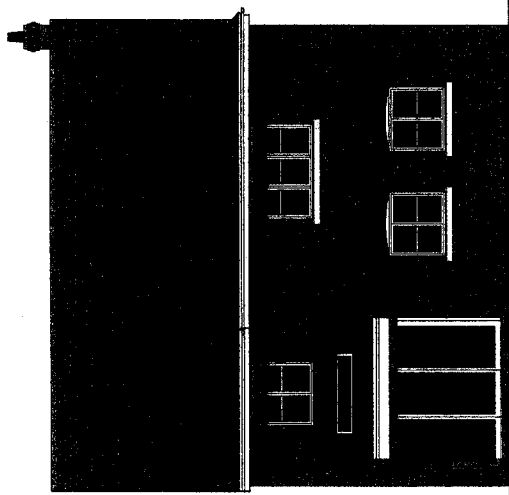


**SPARTLEY & WOODFIELD**  
 OVERY FARM · DORCHESTER-ON-THAMES · OXFORDSHIRE OX10 7JU  
 T 01865 341494 F 01865 341085 E  
 info@spartleyandwoodfield.co.uk

no 100 353 / AUL

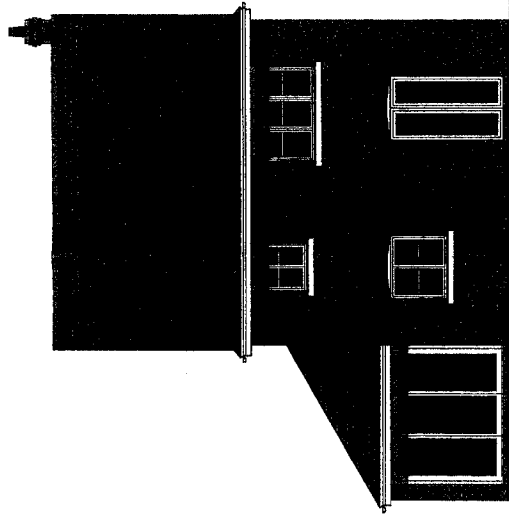
AB

1:50 = 3 m  
 1:100 = 6 m  
 1:200 = 12 m  
 1:500 = 30 m  
 1:1250 = 75 m  
 1:2500 = 150 m

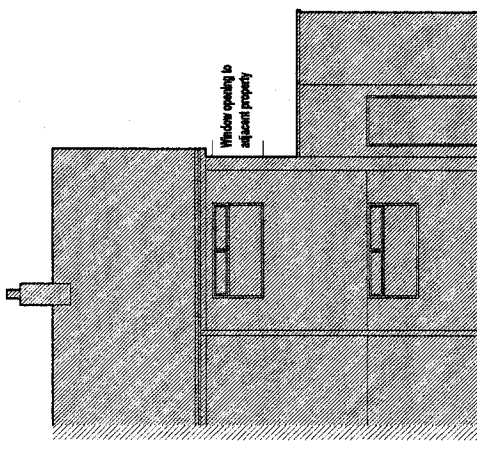


Unit 5

**AMENDED PLAN**  
 SW/19/506



Unit 4  
 NORTH ELEVATION



Window opening to adjacent property

Boundary Line

No. 11 Tullis Close

PROPOSED DEVELOPMENT  
 UNIT 3 & 4, 2006  
 (CONSENT REF: 02/000000/02)

proposed materials:  
 plain clay tiles to roofs (slate to lean-to)  
 red orange brickwork to walls  
 stone sills  
 white painted timber windows

A: Amendments to unit 4 following comments from architects panel, unit 5 handed from original proposal - 25.05.06/BJ

**SPRATLEY & WOODFIELD**  
 OVERY FARM · DORCHESTER-ON-THAMES · OXFORDSHIRE OX10 2JU  
 T 01865 341484 F 01865 341085 E  
 info@spratleyandwoodfield.co.uk

PROJECT	UPPER MILL, MILL LANE & 13a TULLIS CLOSE	DRAWING DESCRIPTION	UNITS 4 & 5 : ELEVATIONS 2 of 3	© 2005
CLIENT	CRANBOURNE HOMES LTD	DATE	JAN '06	REVISION
		DRAWN	ALLW/BJ	A
		SCALE	1:100 @ A3	
		DRAWING NO.	666-16	

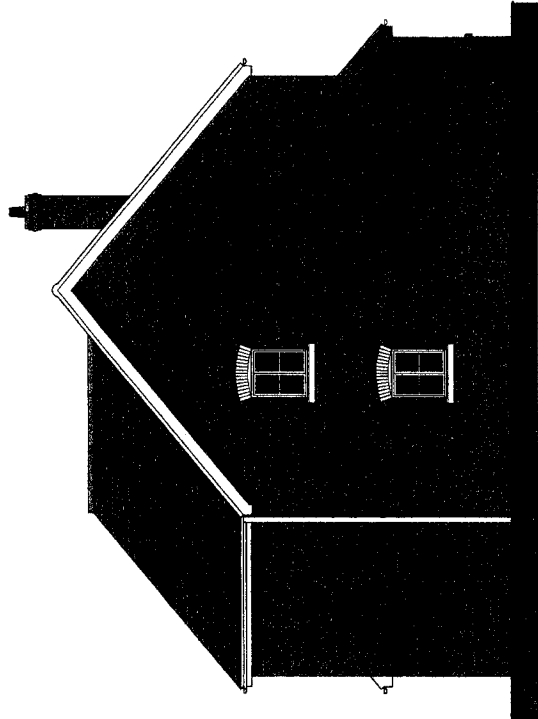
06/00353/FUL



APPENDIX 1

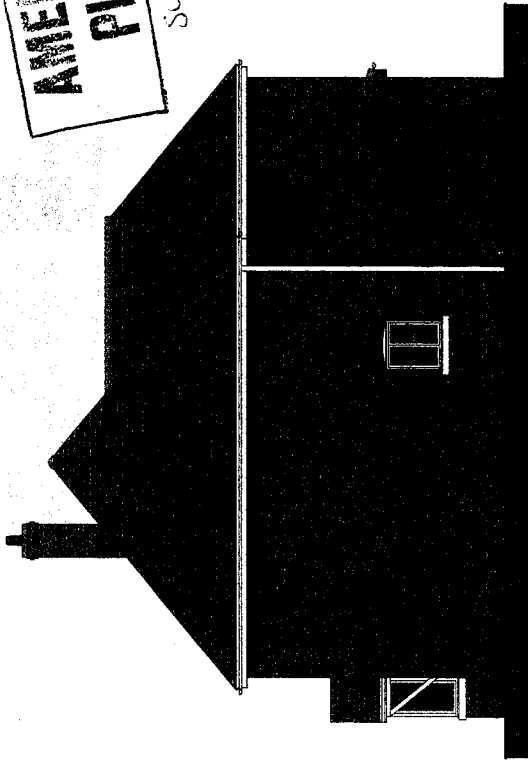
A3

1400 = 0 m  
1450 = 0 m  
1500 = 12 m  
1550 = 0 m  
1600 = 75 m  
16500 = 100 m

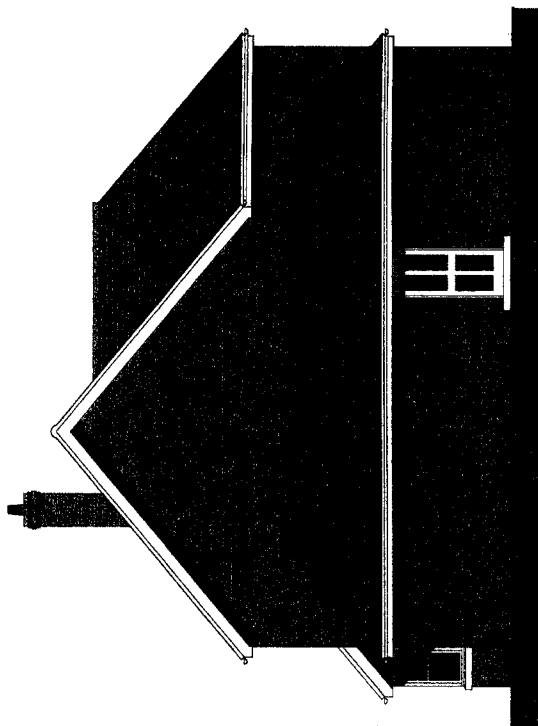


UNIT 4 WEST ELEVATION

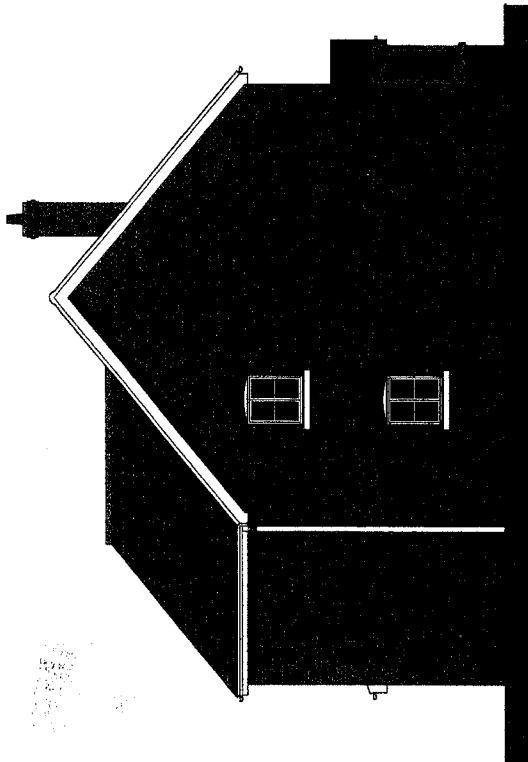
AMENDED  
PLAN  
SUT/19/06



UNIT 5 EAST ELEVATION



UNIT 4 EAST ELEVATION



UNIT 5 WEST ELEVATION

RECEIVED 19 MAY 2006  
CORPORATE POSTAL  
SUTTON COURTENAY

proposed materials:  
plain clay tiles to roofs (side to rear-6)  
red orange brickwork to walls  
stone sills  
white painted timber windows

A: Amendments to unit 4 following comments from architects panel, unit 5 handed from original proposal - 25.05.06/BJJ

PROJECT UPPER MILL, MILL LANE & 13a TULLIS CLOSE SUTTON COURTENAY	DRAWING DESCRIPTION UNITS 4 & 5 : ELEVATIONS 3 of 3	SCALE 1:100	DRAWING NO. 666.17	REVISION A	© 2005
CLIENT CRANBOURNE HOMES LTD	DATE JAN '06	DRAWN ALLW/BJJ			

SPRATLEY & WOODFIELD  
OVERY FARM · DORCHESTER-ON-THAMES · OXFORDSHIRE OX10 7JU  
T 01865 341484 F 01865 341085 E  
info@spratleyandwoodfield.co.uk

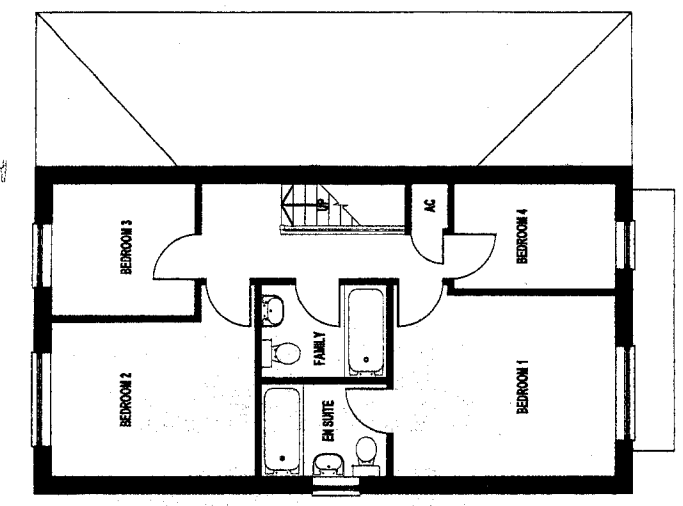
APPENDIX 1



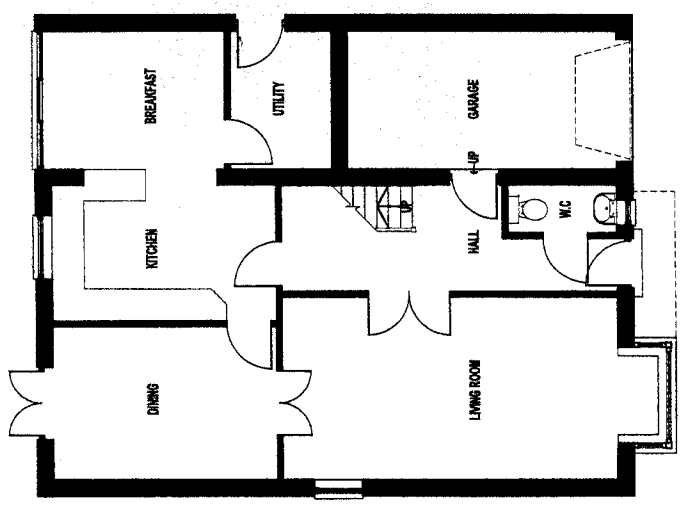
22/10/03/353/FUL

A3

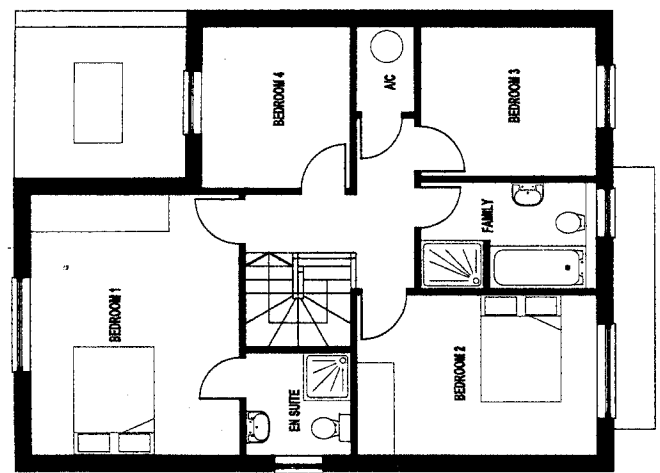
1:50 = 3 m  
 1:100 = 6 m  
 1:250 = 12 m  
 1:500 = 30 m  
 1:1250 = 75 m  
 1:2500 = 150 m



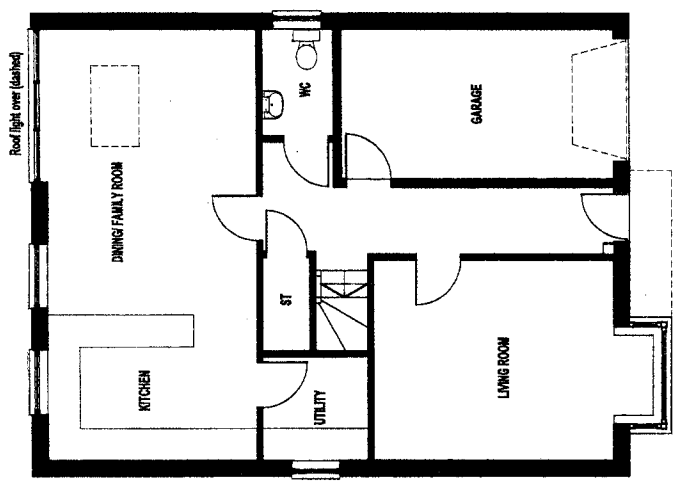
Unit 4  
First Floor



Unit 4  
Ground Floor



Unit 5  
First Floor



Unit 5  
Ground Floor

**AMENDED PLAN**  
 SUT/19506

VALUED FOR PROGRESS  
 30 MAY 2006  
 COLLABORATE POSTAL

APPENDIX I

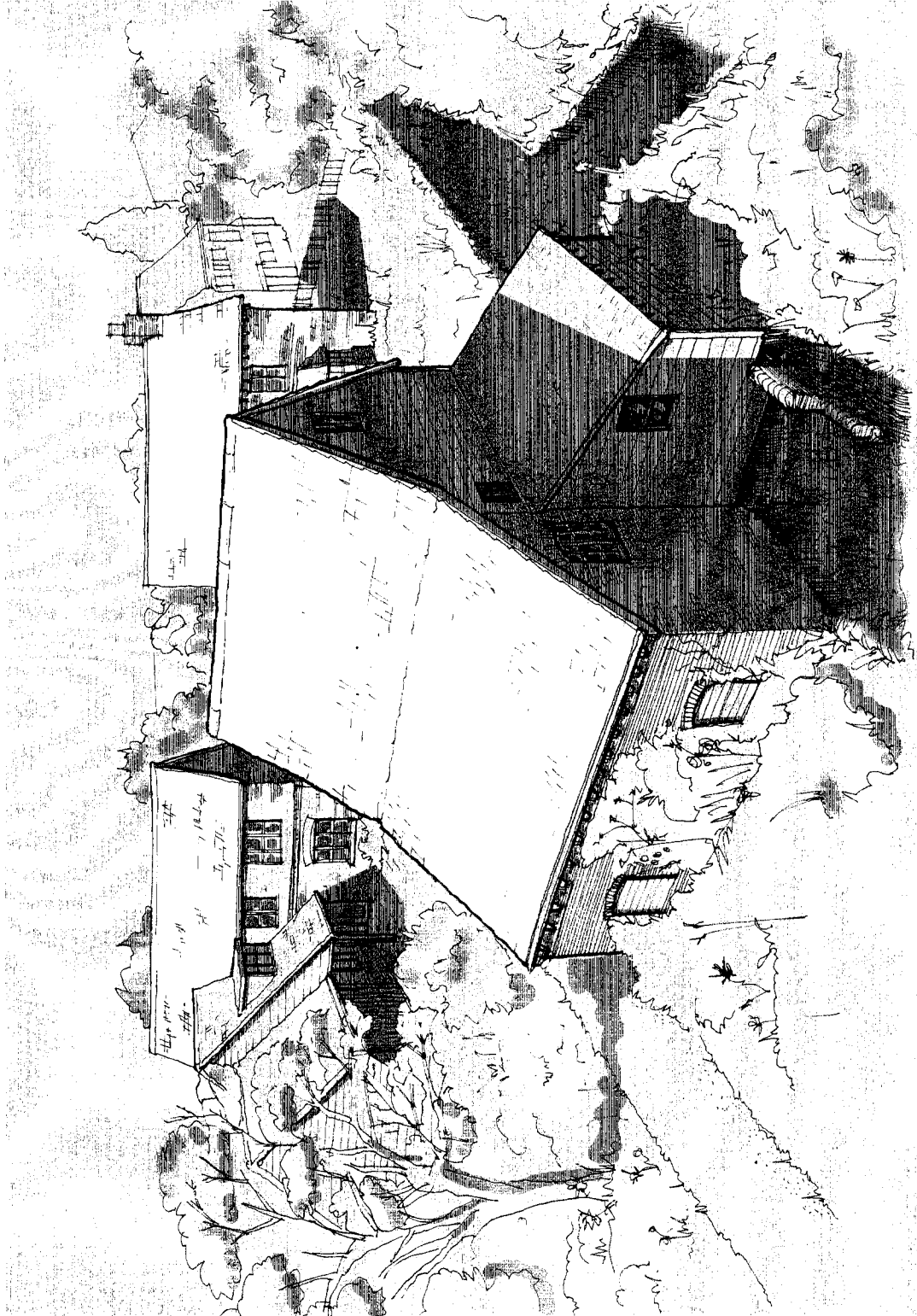


**SPRATLEY & WOODFIELD**  
 OVERY FARM · BORCHESTER-ON-THAMES · OXFORDSHIRE OX10 7JU  
 T 01865 341484 F 01865 341088 E

AH/00353/FUL

DRAWING DESCRIPTION UNIT 4&5 : FLOOR PLANS		© 2005
DATE JAN '06	DRAWN ALWIBJS	REVISION A
SCALE 1:100 @ A3	DRAWING NO. 666.14	
PROJECT UPPER MILL, MILL LANE & 13a TULLIS CLOSE SUTTON COURTENAY		CLIENT CRANBOURNE HOMES LTD

A: Amendments to unit 4 following comments from architects panel, unit 5 handed from original proposal - 25.05.06/BJs



1001  
2 13 09  
001007/03/0001

APPENDIX



**SPRATLEY & WOODFIELD**  
 OVERY FARM · DORCHESTER-ON-THAMES · OXFORDSHIRE · OX10 7JU  
 T 01865 341484 F 01865 341085 E mail@spratleyandwoodfield.co.uk

41110506 - plan on low

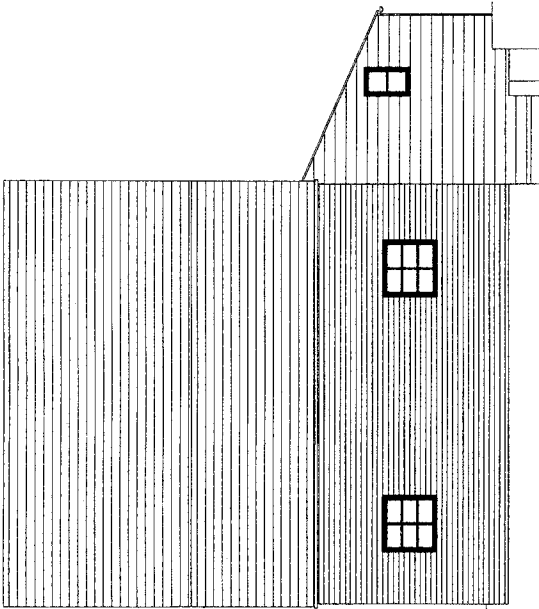
DRAWING DESCRIPTION		DATE		DRAWN		SCALE		DRAWING NO.		REVISION	
PERSPECTIVE FROM MILL LANE LOOKING SOUTH		FEB '06		KJB		n/s		666.19			

PROJECT  
 UPPER MILL, MILL LANE & 13a TULLIS CLOSE  
 SUTTON COURTENAY  
 CLIENT  
 CRANBOURNE HOMES LTD

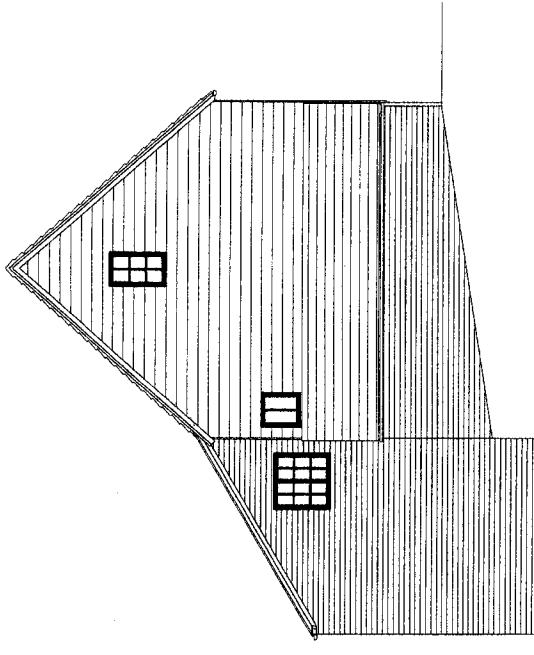
© 2005



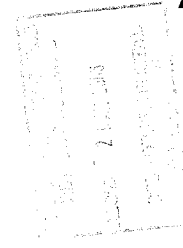
# APPENDIX 1



SIDE ELEVATION



REAR ELEVATION



PROJECT  
UPPER MILL, MILL LANE & 13a TULLIS CLOSE  
SUTTON COURTENAY

CLIENT  
CRANBOURNE HOMES LTD

DRAWING DESCRIPTION

EXISTING LISTED MILL: ELEVATIONS (SURVEY BY OTHERS)

DATE  
FEB '06

DRAWN  
BJS

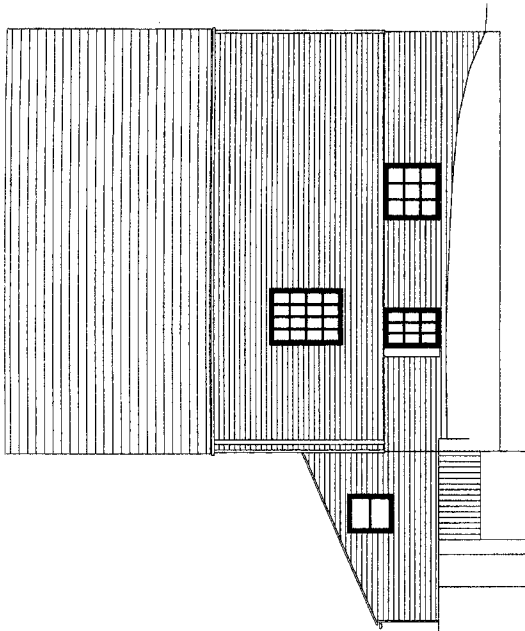
SCALE  
1:100 @ A3

DRAWING NO.  
666.23

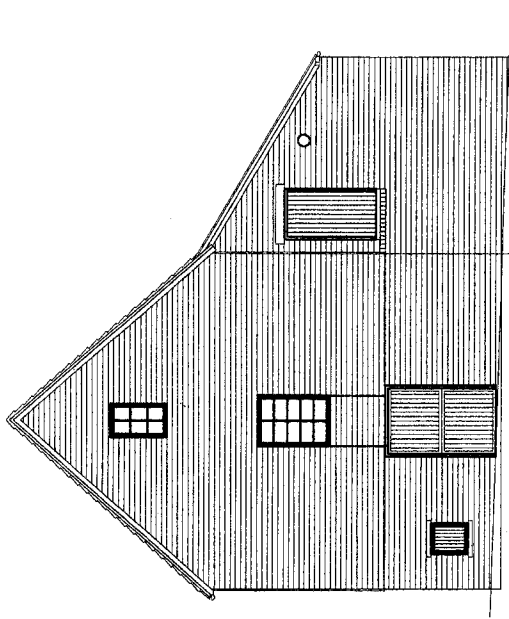
REVISION

1 / 11-11-06

SPRATLEY & WOODFIELD  
OVERY FARM · DORCHESTER-ON-THAMES · OXFORDSHIRE OX10 7JU  
T 01865 341464 F 01865 341085 E  
mail@spratleyandwoodfield.co.uk



SIDE ELEVATION



FRONT ELEVATION

PROJECT  
UPPER MILL, MILL LANE & 13a TULLIS CLOSE  
SUTTON COURTENAY

CLIENT  
CRANBOURNE HOMES LTD

DRAWING DESCRIPTION

EXISTING LISTED MILL: ELEVATIONS (SURVEY BY OTHERS)

DATE  
FEB '06

DRAWN  
BJS

SCALE  
1:100 @ A3

DRAWING NO.  
666.22

REVISION

@ 2005



APPENDIX 1

**SPRATLEY & WOODFIELD**  
 OVERY FARM · DORCHESTER-ON-THAMES · OXFORDSHIRE OX10 7JU  
 T 01865 341484 F 01865 341085 E  
 info@spratleyandwoodfield.co.uk

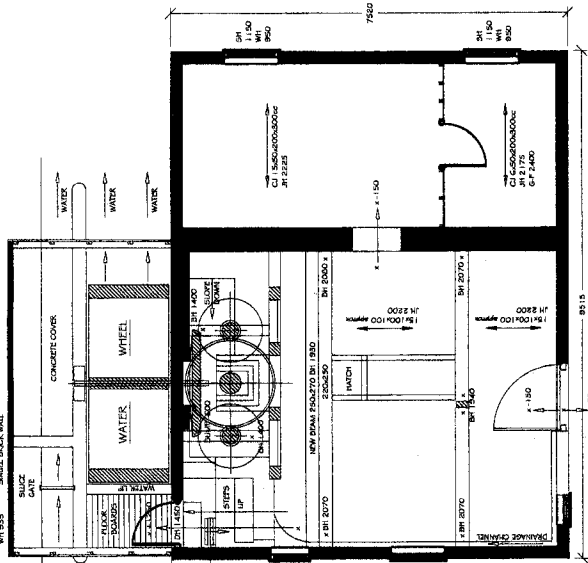
*1 - 11-06 / 11-11-06*



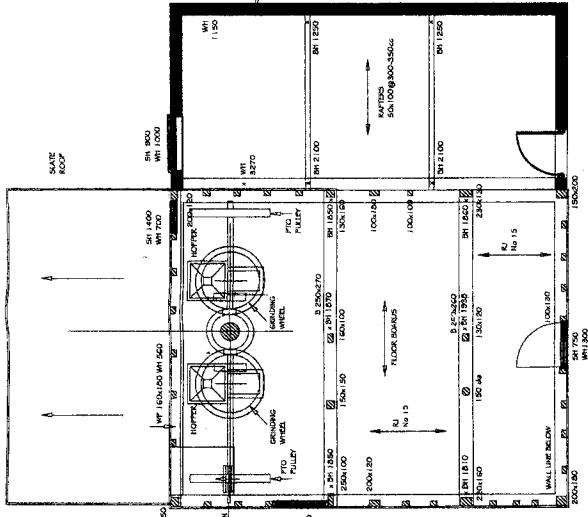
# APPENDIX 1

**SPRATLEY & WOODFIELD**  
 QUERRY FARM · DORCHESTER-ON-THAMES · OXFORDSHIRE OX10 7JU  
 T 01865 341484 F 01865 341085 E  
 info@spratleyandwoodfield.co.uk

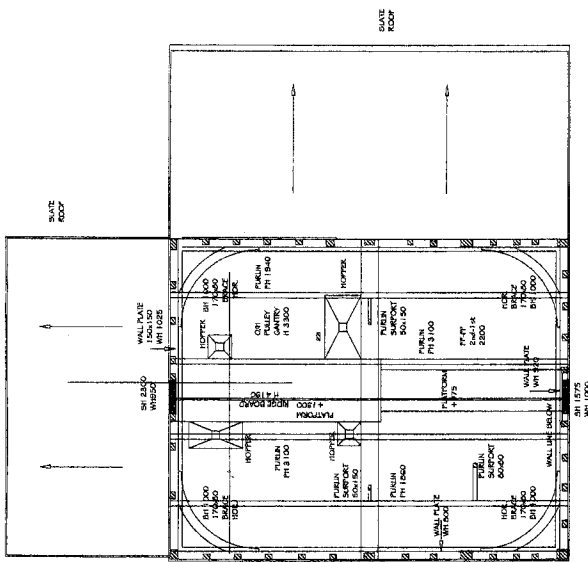
417/19506



EXIST GROUND FLOOR



EXIST FIRST FLOOR

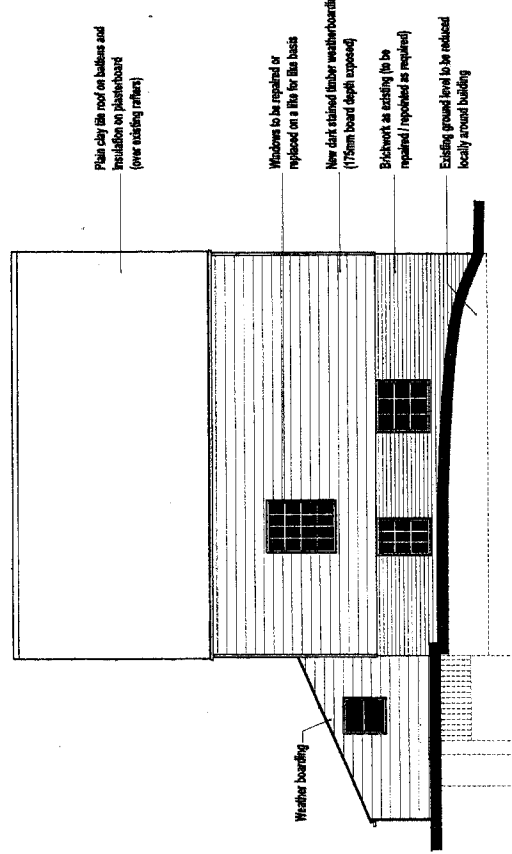


EXIST SECOND FLOOR

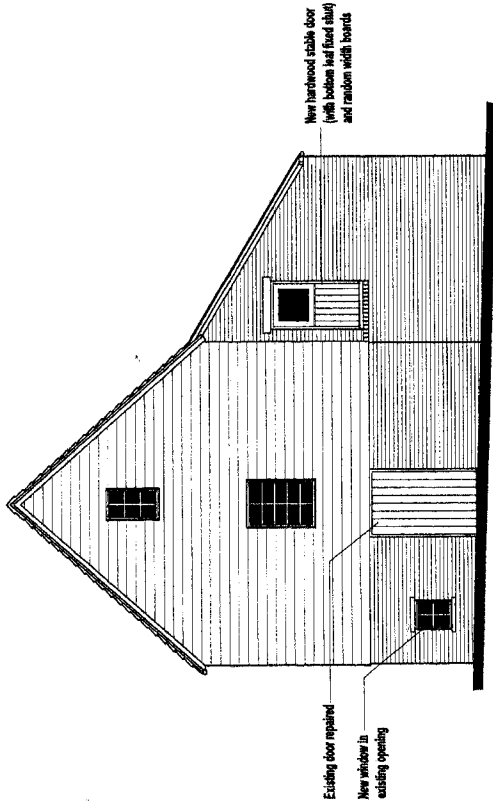
PROJECT UPPER MILL, MILL LANE & 13a TULLIS CLOSE SUTTON COURTENAY	DRAWING DESCRIPTION EXISTING LISTED MILL: FLOOR PLANS (SURVEY BY OTHERS)	DATE	DRAWN	SCALE	DRAWING NO.	REVISION
		FEB '06	BJS	1:100 @ A3	666.21	
CLIENT CRANBOURNE HOMES LTD						

1/11





**SOUTH WEST ELEVATION**



**SOUTH EAST ELEVATION**

VALE OF WHITE HORSE  
DISTRICT COUNCIL  
REC'D 27 MAY 2006  
CORPORATE POSTAL  
SERVICES - 7

APP



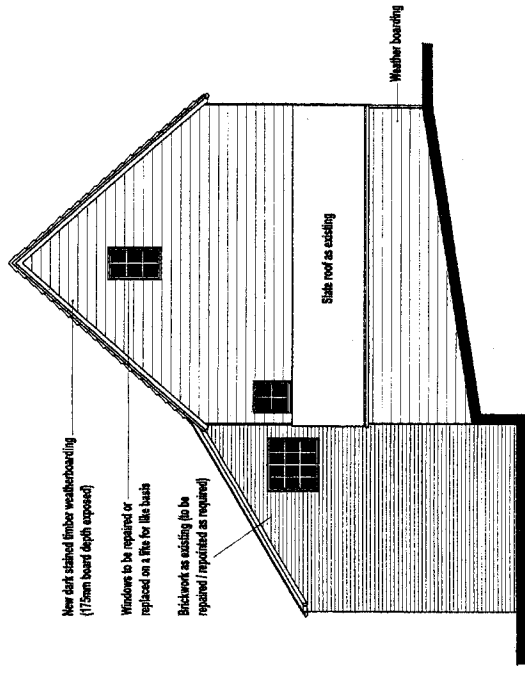
1

**SPRATLEY & WOODFIELD**  
OVERY FARM · DORCHESTER-ON-THAMES · OXFORDSHIRE OX10 7JU  
T 01885 341484 F 01885 341085 E  
mail@spratleyandwoodfield.co.uk

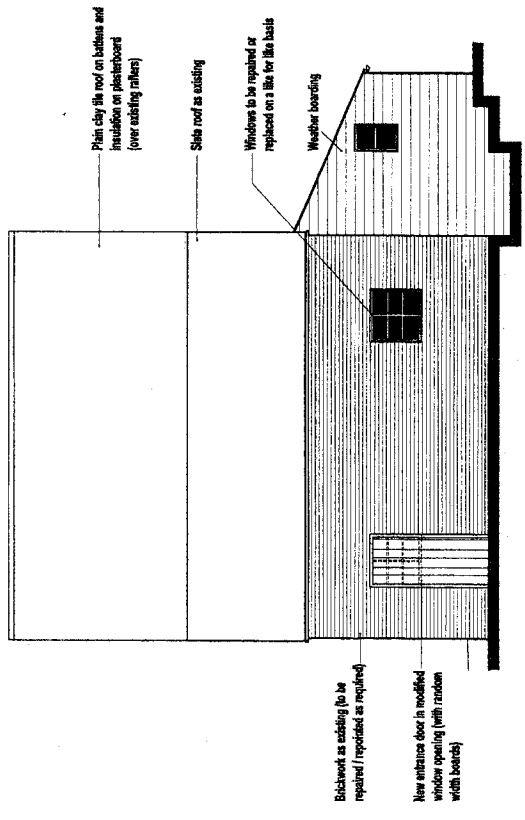
A. Amendments following meeting with conservation officer and client on 15.05.06 - 17.05.06/BJJS

PROJECT UPPER MILL, MILL LANE & 13a TULLIS CLOSE SUTTON COURTENAY	DRAWING DESCRIPTION PLANNING / LBC APPLICATION ISSUE PROPOSED LISTED MILL ELEVATIONS	DATE FEB '06	DRAWN BJJS	SCALE 1:100 @ A3	DRAWING NO. 666.25	REVISION A
CLIENT CRANBOURNE HOMES LTD						© 2005

VALE OF WHITEHORSE  
DISTRICT COUNCIL  
REC'D 7 2 MAY 2006  
COTFORD POSTAL  
SERVICES - 7



NORTH WEST ELEVATION



NORTH EAST ELEVATION

A: Amendments following meeting with conservation officer and client on 15.05.06 - 17.05.06/BJJ

PROJECT UPPER MILL, MILL LANE & 13a TULLIS CLOSE SUTTON COURTENAY	DRAWING DESCRIPTION PLANNING / LBC APPLICATION ISSUE PROPOSED LISTED MILL: ELEVATIONS		DATE FEB '06	DRAWN BJJ	SCALE 1:100 @ A3	DRAWING NO. 666.26	REVISION A	© 2005
CLIENT CRANBOURNE HOMES LTD								

**SPRATLEY & WOODFIELD**  
OVERY FARM · DORCHESTER-ON-THAMES · OXFORDSHIRE OX10 7JU  
T 01865 341484 F 01865 341083 E  
mail@spratleyandwoodfield.co.uk



## A DESIGN STATEMENT - MILL CONVERSION (including a Description of the Proposed Works)

**Applicant** : Cranbourne Homes Ltd  
**Application Site** : Upper Mill, Mill Lane, Sutton Courtenay  
**Application proposal:** Conversion of Existing Mill to Office/ Studio  
**Project/File Ref.** : 666 3.1  
**Issue Date** : February 2006  
**Revision A** : 15 May 2006

---

### Introduction

This Design Statement has been revised following on site discussions with the Vale's Conservation Officer, Mr Grant Audley-Miller. These amended proposals, as agreed in principle with the Conservation Officer, now provide clear separation between the existing Mill (and particularly its machinery) and the proposed studio which is contained within part of the original Mill building (at first floor only) and within the more recent brick lean-to at both levels.



*Figure 1. Mill, viewed from South*

### Existing Mill

The existing mill, which is Grade II Listed, is located to the north-west corner of the Upper Mill site, set back some 6-8m from Mill Lane in Sutton Courtenay. The mill forms part of a residential redevelopment of the site, which is covered in a separate document. It is proposed to convert the mill to a studio/ office which will be associated with one of the proposed dwellings (Unit 2). It was considered that such a use is appropriate for the existing mill because it will have minimal impact on the integrity of the existing building.

The main 3 storey brick and timber boarded element of the mill is thought to date from 1772. It was later extended to the north with a brick 2 storey mono-pitched lean-to. It is estimated that the extension was constructed in the early 1900's. The mill has not been used for a number of years but remains in basic working order. The lower walls are constructed of solid brickwork. At the upper floors the wall construction is timber framed and clad with a thin shiplap board that was re-clad in the 1960's/1970's. The existing timber frame requires local repairs in a number of areas. The whole building appears to be generally sound but will be investigated in detail by a structural engineer in due course. The description which follows provides an outline description of the works proposed, which should be read in conjunction with the latest application drawings.

### **Description of the Proposed Works**

In order to give the Mill building a more secure future, the applicant wishes to carry out certain repairs, upgrade the physical performance of the building fabric (in specific areas) and undertake a small number of minor alterations in order to revivify the building and sustain future generations of users.

#### **Externally**

The setting of the Mill will be significantly improved by the removal of the modern single storey outbuilding which sits cheek by jowl with the north-eastern elevation of the mill lean-to. The entrance door to the proposed studio will be formed from an existing window in this north-eastern elevation (see Fig.2). Brickwork will be generally repaired/re-pointed (in lime mortar) only where necessary; timber boarding will be removed for replacement (see below).

#### **Ground Floor**

There are essentially three different areas: the main mill component (containing the machinery), the sluice gate/water wheel room and the lean-to.

#### ***Mill and Sluice Gate Rooms***

- Generally no works are proposed within the main mill or sluice gate/water wheel rooms (see Fig. 11), other than essential structural/fabric repairs. Concrete floor, walls of exposed brickwork and ceiling will remain as is.
- All mill machinery (including grain bin, loose cogs, etc.) will be retained in situ, made safe and cleaned (see Fig. 3).
- Existing brickwork and principle timber frame to be cleaned up.
- Vegetation growth to be removed and future ingress prevented.

***Lean-to Room***

- Provide new (salvaged) door between lean-to and mill rooms. Form new access door from existing window opening in north-eastern elevation to serve as new studio entrance (see Fig. 2).
- Thermally line all walls and provide levelled floating insulated ground floor. (Ceiling to be left as is).
- Form new enclosed wc in insulated and plasterboarded studwork, with adjoining kitchenette area.
- Provide new spiral staircase linking ground and first floors, to be manufactured from steel and timber, to detail.

**First Floor*****Mill Room***

- All mill machinery will be retained (see Fig. 4) etc., as Ground Floor.
- Provide minimalist full-height glazed screen between machinery area and main studio space (see Fig. 10).
- Existing floor within main studio space: to be retained as is. Since this is in poor condition, existing floor to receive new level (firred) timber deck over (see Fig. 8). Provide structural glass floor set in flush metal angle frame over existing hatch (see Fig. 7).
- Timber framed external walls: carefully remove existing weatherboards to north west elevation for re-fixing. All other boards to be removed. To outside face of existing timber frame, fix breather membrane (on plyboard, if required to improve structural rigidity). New 225 x 25mm smooth sawn weatherboarding to be fixed on battens to membrane. Internally fix battens to sides of timber frame to receive foil-faced plasterboard for skim finish, thus exposing maximum amount of existing timber frame. Insulation to be placed within plasterboard batten zone.
- Ceiling to be retained as is.

***Lean-To***

- Internal weatherboarded timber frame between new staircase and machinery area to be retained (see Fig. 9). Existing work bench in this area also to be retained within mill (see Fig. 5).
- Staircase guarding: in simple metalwork, to detail.
- Flooring: to be replaced with matching timber boards.
- External Walls: brickwork to be cleaned up and left exposed.
- Roof: existing slates, battens and felt to be removed, with slates set aside for reuse, for new roof construction as follows: salvaged slates fixed to battens on breather membrane on counter-battens on thin multi-layer insulation on battens on plasterboard (or plyboard) on existing rafters.

### Second Floor

- All mill machinery will be retained etc (as ground floor).
- There will be no accommodation at second floor and no access, other than by ladder, as existing for maintenance purposes.
- Timber framed external walls: refer to first floor notes.
- Roof: new construction generally as first floor above, except utilising existing clay plain tiles.

### Generally

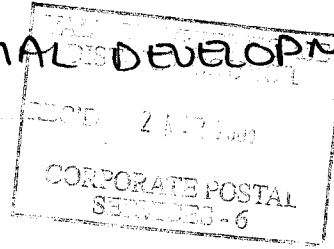
- Timber frame: condition to be fully assessed by structural engineer following removal of weatherboarding. Repairs/reinstatement will be assessed on an individual basis. If the timber is beyond repair, the decayed section will be cut out for a new matching section to be traditionally scarfed in. If there are partial elements in isolated areas suffering from rot, it may be more appropriate to utilise a timber resin repair to ensure maximum retention of existing timber.
- Windows: to be repaired or replaced on a like-for-like basis.
- New doors: to be hardwood, to detail.
- Rainwater goods: to match existing.
- Services: generally power points and services will be kept to a minimum and concentrated in strategic locations. Incoming services will be located in the entrance/kitchenette area. Light fittings and cable tracks will be contemporary and/or industrial in character. Heating will be by portable electric devices.

*Note: This statement provides an outline description of the works for Listed Building Consent application purposes only. This document is not intended for construction purposes.*

*This document is to be read with Spratley & Woodfield application drawings ref 666.21-26*

# DESIGN STATEMENT PROPOSED RESIDENTIAL DEVELOPMENT

APPENDIX 1



## 1.0 Introduction

The application proposal is for the demolition of the existing dwelling, stables and outbuildings which sit on this large 0.43 hectare site for the erection of five new detached dwellings. The existing Listed Mill on the site will be sensitively converted to provide home office space for one of the dwellings. Documentation in connection with the Listed Mill conversion proposal is provided separately.

The proposal provides a high quality scheme which makes efficient use of the land whilst enhancing the setting of the Listed Mill. The attached proposals follow a number of pre-application meetings and discussions with the planning case officer to determine the best indicative layout and site strategy. The design of the scheme has evolved in response to a thorough appraisal of the site and local context. The scheme has been further developed to ensure that it is of an appropriate scale and character which will offer a positive contribution to the locality.

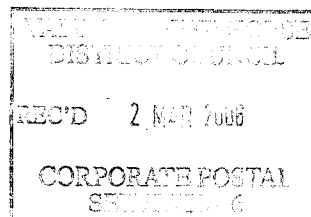
SUT/19506

06/00353/FUL



**SPRATLEY & WOODFIELD**  
ARCHITECTS • DESIGNERS





## 2.0 Site Description

The application site is located some 140 metres west of the High Street in Sutton Courtenay and outside of the village Conservation Area. The site comprises the property of Upper Mill, which is accessed from Mill Lane to the north and the gardens of 13a Tullis Close, which is a property on the cul-de-sac off Mill Lane to the south. The total application site area is 4335 m<sup>2</sup>.

The site itself measures some 70 metres (west to east) by 85 metres (north to south) at its extremities. A stream runs through the site from the south west corner to the northern edge of the site (Mill Lane) and this separates the main developable element of the site from open fields beyond. The site has a gradual fall from the south (Tullis Close) to the north (Mill Lane) of about 2.5 metres.

The existing dwelling, Upper Mill, sits in the middle portion of the site. It is a simple two storey gabled building with painted brickwork walls and slate roof. The dwelling probably dates from the late 19<sup>th</sup> century and was extended in 1932. To the west of the dwelling there is a red brick stables, again dating probably from the late 19<sup>th</sup> century. It has been altered and extended over the years with principle roofs in clay tile and extensions/lean-to's in corrugated metal/asbestos sheeting.

In the north-west corner of the site there is a Grade II Listed Mill, which is still in working order. The main element containing the mill machinery is 3 storeys with a red brick base, timber framed upper floor and clay tile roof. A brick on the wall dates this element at 1772. A two storey brick lean-to with slate roof was added later to the northern elevation. A separate single storey detached store was constructed relatively recently to the north of the lean-to and this sits next to the access into the site. On the other side of the site access and in the north east corner of the Mill Lane frontage, there is a double garage constructed of red brickwork and clay tile roof.

The northern, eastern and southern boundaries of the site are generally formed by existing boundary walls and hedges providing a good privacy screen. The western edge of the site is formed by 4 large willow trees which sit on the bank between the stream and the site boundary fence.

SUT/14506

06/00353/FUL

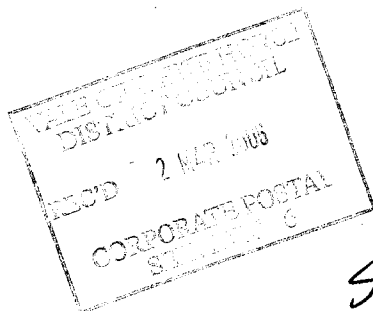
### 3.0 Contextual Analysis

The application site is bordered on 3 sides by residential properties, with open countryside on the fourth (western) boundary. The character of the properties on Mill Lane is very different to the properties on the Tullis Close development. On Mill Lane there are two properties on the northern side of the lane: Mill Swathe and The Orchard and one on the south to the east of the site: The Pumping Station.

Both properties to the north sit on substantial plots in excess of 1/3 hectare. Mill Swathe is a bungalow with rendered walls and concrete tiled roof. The Orchard is a chalet bungalow with buff brick lower walls and timber boarded upper walls. Both properties were built around the 1960's. The Pumping Station is a substantial two and a half storey dwelling which sits on a relatively smaller plot. The footprint of the property is about 17 metres long by just under 10 metres deep, giving it a fairly dominant presence in the locality. Lower walls are painted brick or rendered, with upper walls clad in dark stained weatherboarding. The roof covering is clay plain tile. The north of the lane, in particular, is softened by a number of established trees and hedgerows.

Tullis Close is a development of 21 similar dwellings constructed in the 1970's. The properties are two storey with 35 degree duo-pitched roofs. A mix of materials is used for the walls: red/buff brickwork to ground floor and gable walls; with timber cladding or render to first floor walls typically. Roof coverings are concrete tile. 13A Tullis Close differs slightly in that it has full height render to its rear elevation and has utilized its roof space for further accommodation, evidenced by the rooflights. Window patterns are of mixed materials, but generally of a contemporary style. No. 14 Tullis Close has a flat roofed garage extension to its original western flank which abuts the site's eastern boundary. The garden of Nos. 14-17 are approximately 35 metres long orientated north-south, and the garden of No. 14 makes up most of the eastern boundary of the application site.

It is assumed that No. 13A Tullis Close was constructed after the original development, given the property number. The property has a very wide frontage of 44 metres but has a limited depth of between 10 – 15 metres. The dwelling sits in the western half of the plot with rear amenity space of 3 – 4 metres and the eastern half of the property is a side garden. This garden suffers from overlooking from the first floor western gable window of No. 14. Similarly, the rear windows of No. 13A overlook the property of Upper Mill. In order to maintain privacy to its side garden, a high brick wall has been erected along the frontage of No 13A.



SUT/19506

06/00353/FUL

## 4.0 Design Objectives

**The Mill:** Ensure that the proposal respects the setting of the Listed Mill. Maintain a good distance between the proposed dwellings and existing mill. Remove modern store building adjacent north façade so that all elevations are legible.

**Land use:** make more efficient use of the available land in accordance with national policy guidance PPG3 but ensure solution does not compromise the quality of the environment or character of the area.

**Village grain:** ensure footprint of proposal reinforces existing village grain.

**Floodplain:** no new build to be located within the 4m buffer zone (from edge of stream); any new build within 8m buffer zone must not be any greater than existing footprint (see also separate Flood Risk Assessment document by others).

**Appropriate Architectural Language:** within the sensitive context described above, it was considered that a vernacular approach would be more appropriate than a more contemporary one. The form and detailing should take its cues from the more traditional examples of the locality rather than follow the language of the more recent additions.

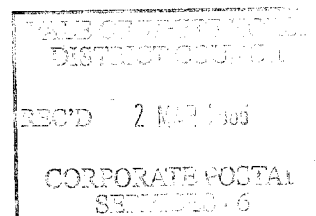
**Existing trees/ hedges:** maximum feasible number to be retained since their contribution to the local character is important and they provide a good screen to existing residents.

**Energy efficiency:** orientate dwellings, where possible, to promote passive energy efficiency.

**Overlooking:** arrange rooms/fenestration to ensure that proposed and existing dwellings are not compromised by overlooking.

**Garden to 13A Tullis Close:** provide improved private (rear) garden in lieu of walled side garden.

**Disabled Access:** including provision of level access thresholds and elsewhere ambulant disabled stairs and/ or ramps to approved standards/ Building Regulations Document M.



12  
SUT/19506

## 5.0 Design Proposal

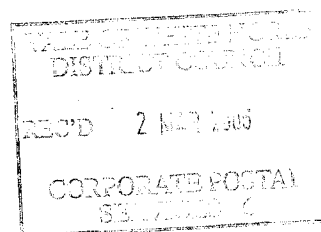
### *General Site Arrangement*

The proposed detached dwellings have been carefully arranged to reinforce the existing village grain and enhance the setting of the Listed Mill. The closest dwelling (plot 2) sits on the footprints of the existing dwelling and stables (which will be demolished), ensuring that a respectful gap of some 12 metres is maintained between this dwelling and the Mill. The plan of plot 2 both addresses Mill Lane and also turns the corner at its rear to follow the line of the mill stream. Plot 1 continues on the same line, thus echoing plots 12 & 13 Tullis Close to the south, which share similar building footprints and relationship with the countryside to the west. The properties of Mill Swathe, the Mill, proposed plots 1 and 2 and Nos. 12 & 13 Tullis Close form the western edge of the village. Proposed plot 3 shares the same frontage line of plot 2, but returns north towards Mill Lane.

On Tullis Close the garden wall of No. 13a Tullis Close is to be demolished and the gap between its eastern flank and the western flank of No. 14 Tullis Close infilled with two new properties (plots 4 & 5) and a new access serving plot 1 in the centre of the site. Plots 4 & 5 follow the frontage line of adjacent plots and reanimate this part of Tullis Close. The eastern flank of plot 4 is set just under 5 metres away from the first floor window of No. 14 Tullis Close; this gap, together with a hipped roof on this proposed elevation, ensures that good daylight is maintained to No. 14's window.

A new rear garden of over 12 metres is provided to No. 13a in lieu of its previous side garden. This new arrangement establishes a good public frontage and private back along the whole close.

Plots 2 & 3 are accessed from Mill Lane, thus keeping traffic on the mill side and the lane to a minimum. Plot 1 is accessed via a private drive from Tullis Close. This strategy was the preferred method of both the planning officer and highways officer at the pre-application stage.



SUT/19506



06/00353/FUL

**Internal Arrangement**

**Plots 1, 2 & 3**

These three dwellings have been designed for contemporary living, but with plan widths that follow a traditional width of under 7 metres, ensuring that their mass and rooflines do not become too dominant. Plots 2 & 3 have attached double garages, whereas plot 1 has a detached double garage/carport in the centre of the site. Generally, living space has been arranged to take advantage of both western views and/or a western or southerly aspect to facilitate passive solar gain and promote more energy efficient dwellings.

**Plots 4 & 5**

These plots are more akin to their Tullis Close neighbours in terms of size and scale. The plots have integral garages, with a good sized dining/family room at the rear. The existing street arrangement means that the (private) rears to these dwellings must have a northerly aspect.

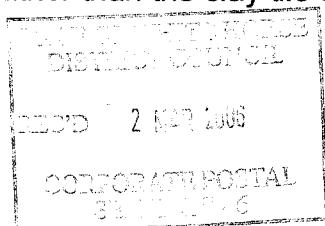
**Massing/Elevational Treatment**

**Plots 1, 2 & 3**

These plots have been designed with their main elements as two storey brick structures, with subservient elements in 1.5 storey timber boarded construction. This gives a simple but varied roofscape with materials and form akin to the farmhouse/barn vernacular. Fenestration to front elevations is generally smaller and more formally arranged. To the sides and rear fenestration becomes larger and more loosely arranged. Porches and bays provide interest at lower levels, whilst lead covered dormers and chimneys aid higher level richness. The east elevation of plot 3 has been designed to ensure that most of this elevation is either single or 1.5 storey thus minimizing the impact on No 14 Tullis Close. High level windows on this elevation are small, and all windows are obscured, since they serve bathrooms or stairwell – thus ensuring that there is also no overlooking to the rear garden of No. 14 Tullis Close.

**Plots 4 & 5**

These have been designed as cottage style dwellings following the older Sutton Courtenay vernacular, rather than attempting to mimic the 1960's Tullis Close street scene. The choice of materials will closely follow those of plots 1-3, but the brickwork colour will be selected to blend with the existing Tullis Close brickwork. The roof pitch of plots 4 & 5 is 40° rather than the lower, less visually appealing, 35° pitch of its neighbours. The exception to this is the lower lean-to roofs at the rear, which will be detailed in slate rather than the clay tile of the main roofs.



19506

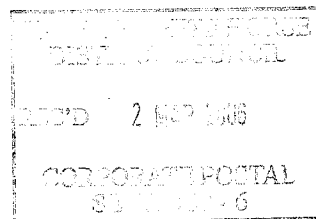
06/00353/FUL

**Detailing**

Walls to units 1-3 will be detailed with a red brick and timber weatherboard. Brickwork to units 2 & 3 will be laid in Flemish bond, and sills will be constructed either in plain tile or stone. Arched headers will be provided to the heads of windows in areas of brickwork. Windows will generally be of the cottage style with a single mid-transom. Eaves are detailed with exposed rafter feet typical of the village vernacular, rather than boxed. Unit 3 will receive a 3 course brick dentil string course at first floor level. Each dwelling is recognizably different and has its own unique details, but they all share the same overall character and architectural language.

**Amenity Space**

All units have been provided with good quality private rear amenity space, proportionate to the size of the associated dwelling.

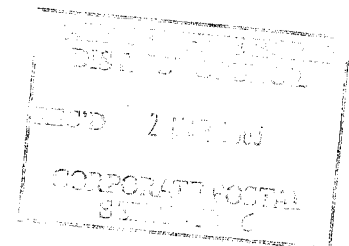


SUT/19506

06/00353/FUL

## 7.0 Conclusion

The proposal makes best use of all the intrinsic site qualities and will create an attractive living environment for the proposed residents without compromising the amenity of the surrounding properties. The proposal is of high quality design and takes account of the immediate context and local character. The design makes efficient use of a previously developed site, and is arranged in a layout, form and scale that respects and enhances both the setting of the Listed Mill and the established character of the area. The proposal is in accord with all relevant national, regional and local planning policies.



SUT/19506

06/00353/FUL