

## Vale of White Horse District Council – Committee Report – 19 October 2016

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<b>APPLICATION NO.</b>	<a href="#">P16/V1457/FUL</a>
<b>APPLICATION TYPE</b>	FULL APPLICATION
<b>REGISTERED</b>	8.6.2016
<b>PARISH</b>	SUTTON COURTENAY
<b>WARD MEMBER(S)</b>	Gervase Duffield
<b>APPLICANT</b>	Hawthorn Leisure Limited
<b>SITE</b>	51 High Street Sutton Courtenay ABINGDON, OX14 4AT
<b>PROPOSAL</b>	Change of use of existing public house and associated works to create 1 no. 4-bedroom dwelling together with construction of 1 no. 2-bedroom dwelling to the rear, including access, car parking, landscaping, bin and cycle storage
<b>AMENDMENTS</b>	None
<b>GRID REFERENCE</b>	450058/193423
<b>OFFICER</b>	Hanna Zembrzycka-Kisiel

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**RECOMMENDATION**

It is recommended that planning permission is granted, subject to the following conditions:

1. Commencement of development within three years
2. Approved plans list
3. Submission of details of external materials and finishes and external lighting
4. Submission of joinery details
5. Submission of sample panel showing new brickwork, showing brick bond, capping and mortar mix
6. Details of a Suds-based system to be submitted and approved prior to development commencing
7. Tree protection - implementation as approved

Informative:

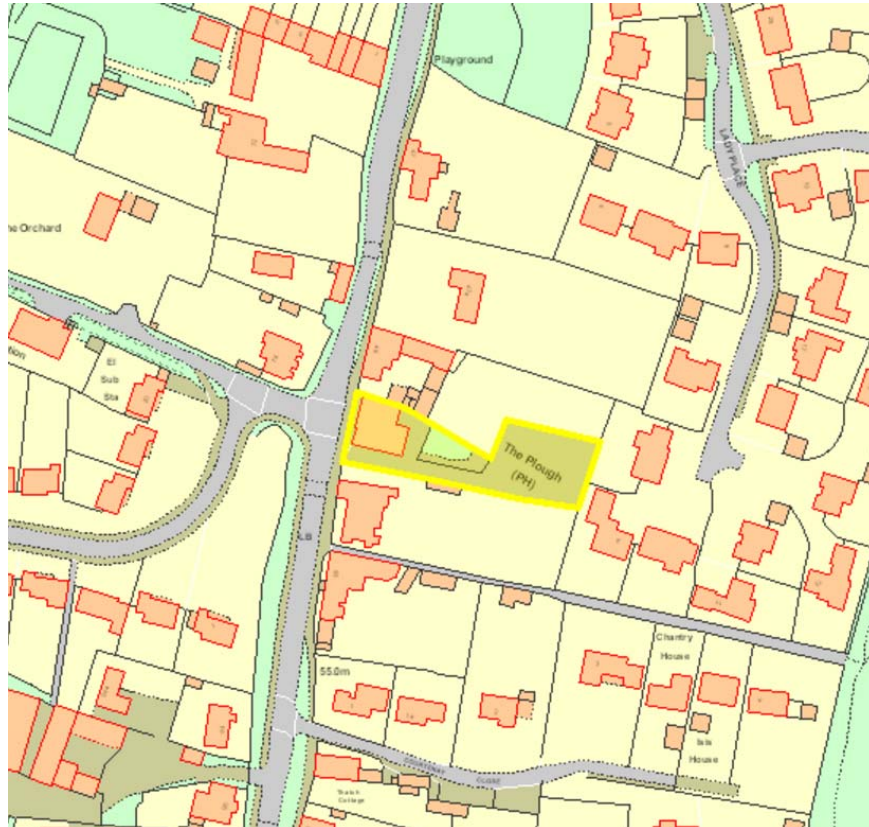
The waste collection point will be at the end of the shared driveway at the junction with High Street rather than part way down the driveway

**1. PROPOSAL**

- 1.1 This application is referred to planning committee at the discretion of the development manager, due to the significant local interest in the application.
- 1.2 This planning application seeks planning permission for the change of use of the building from a public house (use class A4) to a single dwelling (use class C3). The application also proposes the introduction of a house with landscaped garden to rear of the application site. The design seeks to ensure that there will be no overlooking of neighbouring residential properties. The first floor fenestration will have no direct aspect over adjacent amenity. Proposed materials will include clay tiled roof with brick elevations and painted timber windows.
- 1.3 The site is located directly opposite the road junction with Mill Lane, on the eastern side of the High Street. The building is not listed but is located in the conservation area, and in close proximity to three grade II listed buildings. To the rear of the pub there is a

small garden area, and off-street parking. The property includes ground floor bar and dining areas, a kitchen and toilets. The first floor contains ancillary accommodation.

- 1.4 Both properties will utilise the existing vehicular access which runs along the southern boundary and would provide off-street parking provision.
- 1.5 Extracts from the application plans are **attached** at Appendix One. All plans and supporting documentation for the application are available to view on our website at [www.whitehorsedc.gov.uk](http://www.whitehorsedc.gov.uk).
- 1.6 A site location plan is included below:



## 2. SUMMARY OF CONSULTATIONS AND REPRESENTATIONS

2.1 A summary of the responses received to the current proposal is below. A full copy of all the comments made can be seen online at [www.whitehorsedc.gov.uk](http://www.whitehorsedc.gov.uk)

<p><b>Parish Council</b></p>	<p><b>Object</b></p> <p>The objections may be summarised as follows:</p> <ul style="list-style-type: none"> <li>• impact on the street scene;</li> <li>• unacceptable in terms of visual impact in a conservation area, and between 2 listed buildings;</li> <li>• loss of a local business which provides social and recreational benefits for the community;</li> </ul>
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	<ul style="list-style-type: none"> <li>the proposed residential dwelling to be constructed to the rear of the pub is incongruous and not in harmony with the surroundings</li> </ul>
<b>Local residents</b>	<p>43 letters of objection and a petition with 316 signatures have been received.</p> <p>The objections may be summarised as follows:</p> <ul style="list-style-type: none"> <li>The Plough is a historical pub, with a strong community and it should remain as such;</li> <li>Loss of a vital friendly community public house which promotes social wellbeing to the community;</li> <li>The applicant has not sufficiently marketed the Plough as a going concern; and that the villagers and local community of Sutton Courtenay have not been given the opportunity to attempt to buy The Plough.</li> <li>There is currently a ladies darts team, pool team and Aunt Sally team. No other pub in the village is equipped or want to provide pool tables, Aunt Sally equipment or dart boards as they say they are restaurants only;</li> <li>If the planning permission and change of use is granted all these teams will have nowhere to come together to participate in representing the village where they live.</li> </ul>
<b>Local residents</b>	<p>Two letters of support have been received and may be summarised as follows:</p> <ul style="list-style-type: none"> <li>Houses will be preferable to a noisy pub;</li> <li>The appearance seems to fit in well with this area of the High Street.</li> </ul>
<b>Sutton Courtenay Neighbourhood Plan Steering Group</b>	<p>Object</p> <p>The objections may be summarised as follows:</p> <ul style="list-style-type: none"> <li>This building provides an opportunity for members of our growing community to meet, recreationally and or socially;</li> <li>Public houses within the village in the Community Led Plan were regarded as an important part of the village;</li> <li>At the public launch of our Neighbourhood Plan in May, one of the most suggested requirements for the village was to develop a centrally located community hub which could be available for a diverse range of organisations.</li> </ul>
<b>South Oxfordshire Branch of the Campaign for Real Ale (CAMRA)</b>	<p>Object</p> <ul style="list-style-type: none"> <li>It removes a well-liked community pub from a rapidly expanding village</li> <li>Is the only one in that part of the village, serving a distinct community largely separate from that of the other three pubs in the village</li> </ul>

	<ul style="list-style-type: none"> <li>The applicant has failed to demonstrate that the pub is not economically viable</li> <li>There is considerable interest in the village in retaining it as a pub under community ownership.</li> </ul>
<b>Oxfordshire County Council</b>	<p><u>Highways</u> No comments have been received at the time of writing the report</p> <p><u>Archaeology</u> No objection</p>
<b>Drainage engineer</b>	<p>No objection</p> <p><u>Conditions</u></p> <ul style="list-style-type: none"> <li>Details of a Suds-based system to be submitted and approved prior to development commencing.</li> </ul>
<b>Conservation officer</b>	<p>No objection</p> <p><u>Conditions</u></p> <ul style="list-style-type: none"> <li>Details of external materials and finishes</li> <li>Sample panel showing new brickwork, showing brick bond, capping and mortar mix</li> <li>Details of external lighting, window and door details</li> <li>Details of flues and vents</li> <li>Details of hard and soft landscaping</li> </ul>
<b>Forestry officer</b>	<p>No objection</p> <p><u>Condition</u></p> <ul style="list-style-type: none"> <li>The tree protection details as shown in the approved report ref: 16780 - AIA 2 (dated 9 June 2016) shall be put in place prior to any on site works including demolition and thereafter retained in situ for the duration of development.</li> </ul>
<b>Waste management team</b>	<p>No objection</p> <p><u>Informative:</u> The waste collection point will be at the end of the shared driveway at the junction with High Street rather than part way down the driveway</p>

### 3 RELEVANT PLANNING HISTORY

3.1 None relevant.

### 4 ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

4.1 The site area is less than 5ha, fewer than 150 dwellings are proposed and the site is not in a 'sensitive area'. The proposal is therefore not EIA development.

### 5 MAIN ISSUES

## **Principle of development**

- 5.1 Policy CF5 relates to public houses, stating that the redevelopment of premises that are used or have been used as a public house will be permitted unless there is evidence that they form an important local community facility where it must be demonstrated that the use is not economically viable, or for facilities within the larger villages in the district that there is no reasonable likelihood of an alternative employment, retail or community use which would benefit the economic or social life of the village.
- 5.2 The site is situated within the village of Sutton Courtenay, which is defined as a larger village as set out in Policy H11 of the Local Plan. Policy H11 permits new dwellings in the built up areas of the larger villages provided it would not result in the loss of facilities important to the local community, and that the scale, layout, mass and design of the dwellings would not harm the form, structure or character of the area.
- 5.3 However the district does not have a five year housing supply. Therefore in line with paragraph 49 of the NPPF, the council's housing policies, including policy H11, have limited weight, and such a proposal should be considered against the presumption in favour of sustainable development. The presumption means that, where local planning policy is not consistent with the NPPF, planning permission should be granted unless the adverse impacts substantially and demonstrably outweigh the benefits when assessed against the NPPF as a whole.
- 5.4 The site lies within the built-up area of the village, with the proposed dwellings being well placed for access and to make use of public transport. The proposed change of use as well as the provision of the new dwelling to the rear are therefore considered to be in a sustainable location.

## **Scale, Design and Appearance**

- 5.5 A number of local plan policies seek to ensure high quality developments and to protect the amenities of neighbouring properties (Policies DC1, DC6, and DC9). In March 2015 the council adopted its design guide, which aims to raise the standard of design across the district. The adopted Design Guide and Policy DC1 require that development should be of a scale, layout and design that would not materially harm the form, structure or character of the settlement. Policy HE1 also seeks to protect the appearance and character of the Conservation Areas.
- 5.6 The proposed dwelling to the rear will resemble a traditional outbuilding and will utilise the existing access from High Street. Proposed materials will include clay tiled roof with brick elevations and painted timber windows. It will sit comfortably within the existing plot.
- 5.7 Views to the rear of the site are limited from the street frontage. Therefore, given the proposed dwelling will not exceed 7 metres, and that it will be located approximately 60m away from the High Street, the proposed scale and massing are considered acceptable.
- 5.8 The proposed first floor extension on the south elevation of the pub will be set down from the roof line, and sit back from the front elevation. This design approach complies

with the recommendations in the adopted Design Guide. Therefore, it is considered the proposed extension is subordinate to the existing building in terms of its scale and design.

- 5.9 The appearance of the altered building, as well as the appearance of the proposed new dwelling will not harm the street scene, nor the character and appearance of the Sutton Courtenay Conservation Area. Given the current condition of the building it is considered that the proposed change of use would ensure its refurbishment and future maintenance, which would enhance the character of the conservation area. The proposal would not have an adverse impact on the setting of the adjacent listed buildings.

### **Landscaping**

- 5.10 The council's forestry officer has raised no objection to the proposal. As illustrated on the submitted plans the existing tarmac area to the front of the pub is to be replaced with a low level beech hedge behind a new brick wall with wrought iron railings above. This will provide privacy whilst improving the setting of the building. The provision of the additional soft and hard landscaping to the front of the property, as well as within the site will improve its appearance within the street scene and would add to its visual appearance.

### **Residential amenity**

- 5.11 The design seeks to ensure that there will be no overlooking of neighbouring residential properties. The first floor fenestration will have no direct aspect over adjacent amenity. Due to its scale and location it is considered the proposal will not be harmful to the neighbouring properties in terms of overshadowing, dominance and overlooking. Furthermore, the relationship between the existing building and the proposed new property to the rear is also considered acceptable.

### **Flood risk and drainage**

- 5.12 The council's drainage engineer has raised no objections to proposal, subject to an adequate condition being imposed if planning permission is granted.

### **Highway safety**

- 5.13 Both properties will utilise the existing vehicular access which runs along the southern boundary. The proposed plans demonstrate that there would be sufficient off-street parking provision for both dwellings. Therefore the proposed access and parking arrangements are considered acceptable.

### **Viability and marketing**

- 5.14 The Plough has suffered a declining turnover in recent years and ceased trading in June 2016. This suggests that the premises has suffered a decline in popularity and use by the local community in recent years and brings into question its value as an important local facility.
- 5.15 It has been argued by the applicant that the pub is no longer economically viable. The application was accompanied the viability report, prepared by Savills. The council has commissioned an independent assessment of the submitted Savills report. Both reports conclude that there have been reasonable efforts over the years to run a successful business, however, this requires the support of the local community which has been lacking, most likely due to other alternatives in the village.

- 5.16 In the submitted report, prepared by the independent external expert, it is stated “that the sales and profitability have been declining over a three year period which is also mirrored by the declining beer volumes”. It has also been noted that “despite the end of the recession beer volumes have continued to decline albeit at a reduced rate”.
- 5.17 This decline has also been attributed to the change in culture in recent years, the economic downturn, which has led to an increase in cheaper supermarket alcohol sales. The independent expert has also acknowledged that “in more recent years the provision of food in public houses has become an increasingly important aspect of their ongoing viability. At present a commercial trade kitchen is not available and in the absence of a domestic kitchen at first floor a kitchen could only be provided if significant alterations were undertaken to the property”.
- 5.18 It has been raised in the comments received from the residents objecting to the proposal, that the pub would be able to operate if refurbishment and upgrading would be done, and if a professional kitchen would be installed.
- 5.19 However, the appointed external consultant has concluded in his assessment that “in light of the level of food provided by the competitor outlets in the village, I do not believe a potential operator would incur the risk of investing a significant sum of money to provide a kitchen. I therefore dismiss food as being an opportunity for The Plough to materially improve its trading performance.”
- 5.20 It has been argued by the local resident’s objecting to the proposal that the Plough has not been marketed, and that there were no advertisement signs visible.
- 5.21 The findings from the submitted documents, confirm that there was a three stage marketing strategy. The first stage focused on pub and restaurant operators, particularly those operators specialising in food. The second element of the marketing strategy focused on other commercial operators such as convenience store operators and retailers. The final marketing stage focused on approaching residential developers and investors.
- 5.22 A ‘to let’ or ‘for sale’ sign was not erected outside the property because the current tenant’s agreement contains a specific provision in clause which contractually prohibits erecting either a ‘for sale’ or ‘to let’ sign on or outside the property, unless the tenant’s agreement is in the last 4 months of its expiration.
- 5.23 The tenant had every opportunity to improve their business and it is considered that erecting a ‘for sale’ or ‘to let’ sign outside the pub, could have undermined the viability of the premises and could negatively impact the trading performance of the pub.
- 5.24 Given the above, the Local Planning Authority is of the opinion that the marketing strategies were adequate, and that the tenant has been given every opportunity to improve their business. The change of use is therefore considered to comply with the Local Plan Policy CF5 and with the provision within the National Planning Policy Framework. Further to that it has been confirmed by the independent expert commissioned by the Local Planning Authority, that the continued use of the property as a public house, even if a commercial kitchen would be installed, would be unviable. Therefore, refusal on these grounds would not be justified.

### **Asset of Community Value**

- 5.25 The residents of Sutton Courtenay submitted two applications to nominate The Plough as an Asset of Community Value to the District Council.

- 5.26 The Plough has not been nominated as an Asset of Community Value, as it has been proven that the pub is no longer economically viable and does not meet the criteria for future use set out in s88(2) of the Localism Act 2011.
- 5.27 The decision notice in the asset of community value, states that “the evidence is that the pub is poorly equipped and not commercially viable. Contracts have been exchanged for the sale of the pub and the new owner intends to redevelop it for residential use. There is no realistic prospect of the building being put to any use with community benefit in the next five years. The Council has therefore decided not to include the property in the list of Assets of Community Value, and the Asset will be added to the list of unsuccessful nominations”.
- 5.28 Officers are also aware that the second nomination was confirmed to be invalid, and therefore the Council was unable to determine it.

## CONCLUSION

- 6.1 Whilst it is disappointing that The Plough public house would be lost from the village, both the applicant’s and the council’s independent expert’s reports conclude that the premises is unviable as a going concern due to the high cost of finance, poor returns and the cost of repairing and refurbishing the building needed. There are other meeting and drinking facilities within the village to meet the needs of local residents. In addition it has also been concluded that the continued use of the property as a public house, even if a commercial kitchen would be installed, would be unviable.

## 7 The following planning policies have been taken into account:

### 7.1 Vale of White Horse Local Plan 2011 policies

The development plan for this area comprises the adopted Vale of White Horse local plan 2011. The following local plan policies relevant to this application were ‘saved’ by direction on 1 July 2009.

Policy No.	Policy Title
CF5	Public Houses
DC1	Design
DC3	Design against crime
DC5	Access
DC6	Landscaping
DC7	Waste Collection and Recycling
DC9	The Impact of Development on Neighbouring Uses
DC13	Flood Risk and Water Run-off
DC14	Flood Risk and Water Run-off
NE9	Lowland Vale
GS1	Developments in Existing Settlements
H11	Development in the Larger Villages
HE1	Preservation and Enhancement: Implications for Development
HE4	Development within setting of listed building



**7.2 The Emerging Local Plan 2031**

The draft local plan 2031 has been through examination and the inspector has produced interim findings. Paragraph 216 of the NPPF allows for weight to be attached to relevant policies in the emerging plan subject to the stage of preparation of the plan, the extent of unresolved objections, and the degree to which its policies are consistent with the NPPF. The relevant core policies from the emerging local plan are as follows:-

<b>Policy No.</b>	<b>Policy Title</b>
Core Policy 1	Presumption in favour of sustainable development
Core Policy 3	Settlement hierarchy
Core Policy 4	Meeting our housing needs
Core Policy 15	Spatial Strategy for South East Vale Sub-Area
Core Policy 33	Sustainable Transport and Accessibility
Core Policy 35	Public Transport, Cycling and Walking
Core Policy 37	Design and local distinctiveness
Core Policy 39	The Historic Environment
Core Policy 44	Landscape

**7.3 Supplementary Planning Guidance**

Design Guide (SPD adopted March 2015)

**7.4 National Planning Policy Framework, 2012**

The following paragraphs of the NPPF are particularly relevant:-

- 14 - the presumption in favour of sustainable development
- 17 - core planning principles
- 28 - supporting the rural economy
- 32 - the severe impact test for transport issues
- 47 - significant boost to housing supply
- 49 - the five year supply
- 50 - the creation of mixed and inclusive communities
- 55 - sustainable housing development in rural areas
- 58 - quality of development
- 70 - healthy communities
- 216 - the weight to be attached to emerging plans

**7.5 Planning Practice Guidance, 2014**

The planning practice guidance includes advice on neighbourhood planning. Paragraphs 082 (41-082-20160211) and 083 (41-083-20160211) relate to the position where a neighbourhood plan is emerging or made and the local planning authority does not have a five year supply of housing. This advice states that the housing supply policies of a neighbourhood plan should be treated in the same way as those of a local plan. In other words, where there is not a five year supply of housing, the housing supply policies of a neighbourhood plan have limited weight and paragraph 14 of the NPPF is engaged.

**7.6 Neighbourhood Plan**

Paragraph 216 of the NPPF allows for weight to be given to relevant policies in emerging plans, unless other material considerations indicate otherwise, and only subject to the stage of preparation of the plan, the extent of unresolved objections and the degree of consistency of the relevant emerging policies with the NPPF. Where there is not a five year supply of housing, the housing supply policies of a neighbourhood plan have limited weight and paragraph 14 of the NPPF is engaged.

Sutton Courtenay neighbourhood plan – Preparing area designation. Therefore little weight could be given at this point of time.

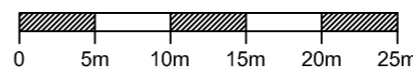
**Case Officer** - Hanna Zembrzycka-Kisiel,  
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NOTES

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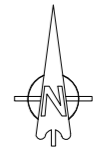
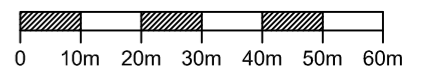


1:500 scale



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1:1250 scale



P3	02.6.16	Reconfiguration of site boundary	EC
P2	01.6.16	Reconfiguration of site boundary	EC
P1	29.4.16	Preliminary	EC

Revision	Date	Description	Drawn	Chkd
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 Lansdowne House  
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Client:

Project:  
**The Plough**  
 51 High Street  
 Sutton Courtenay

Drawing Title:  
**Location Block Plan**

Drawn By	Date	Checked By	Date	Approved By	Date
EC	Mar '16				

Drawing No.	Rev/Misc	Scale:
16.2137.142	P3	1:500 @ A3

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Morland brewery sign to be retained along with new heritage plaque

HIGH STREET

HOUSE 1

HOUSE 2

Existing boundary treatment to be retained

Existing boundary treatment to be retained

Existing boundary treatment to be retained

Existing boundary treatment to be retained

Existing boundary treatment to be retained and extended as required

New 1.8m high brick wall to match existing building with 1.8m high timber gates

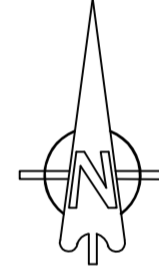
New 1.8m high brick wall and piers to with 1.8m high timber gates

refuse collection point for House 1 & House 2

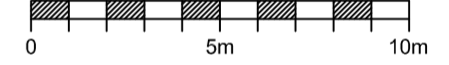
loose gravel drive

Granite Sett rumble strip

Bonded gravel



1:200 scale



P3	02.6.16	Refuse collection point reconfiguration	EC
P2	01.6.16	Refuse collection point indicated	EC
P1	29.4.16	Preliminary	EC

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Client:

Project:  
 The Plough  
 51 High Street  
 Sutton Courtenay

Drawing Title:  
 Proposed Site Layout

Drawn By	Date	Checked By	Date	Approved By	Date
EC	Mar '16				

Drawing No.	Revision	Scale
16.2137.140	P3	1:200 @ A2

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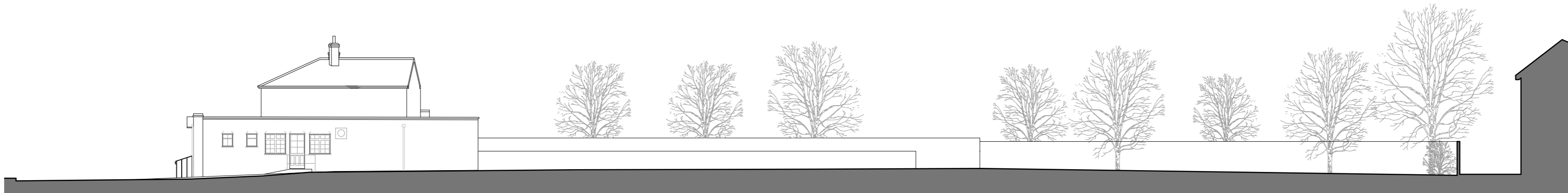
PROPOSED SITE PLAN

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53.0m DATUM

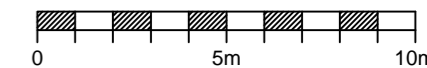
EXISTING CONTEXT ELEVATION A.A



53.0m DATUM

EXISTING CONTEXT SECTION B.B

1:200 scale



Revision	Date	Description	Dwn	Chkd



Lansdowne House  
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Client:

Project:  
 The Plough  
 51 High Street  
 Sutton Courtenay

Drawing Title:  
 Existing Context Elevations

Drawn By	Date	Checked By	Date	Approved By	Date
EC	Mar '16				

Drawing No.	Revision	Scale
16.2137.104	P2	1:200 @ A2

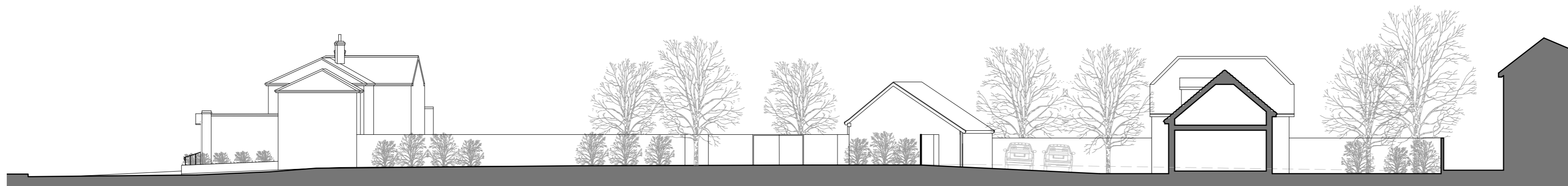
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53.0m DATUM

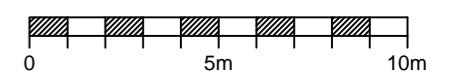
PROPOSED CONTEXT ELEVATION A.A



53.0m DATUM

PROPOSED CONTEXT SECTION B.B

1:200 scale



P2	02.6.16	Updated House 1 elevation	EC
P2	01.6.16	Updated House 1 elevation	EC
P1	29.4.16	Preliminary	EC

Revision	Date	Description	Dwn	Chkd
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**PLC** ARCHITECTS  
 Lansdowne House  
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 Tel: (023) 92 755 333  
 E-Mail: admin@plcarchitects.com  
 Web: www.plcarchitects.com

Client :

Project:  
**The Plough**  
 51 High Street  
 Sutton Courtenay

Drawing Title:  
**Proposed Context Elevation**  
**Proposed Context Section**

Drawn By	Date	Checked By	Date	Approved By	Date
EC	Mar '16				

Drawing No.	Revision	Scale
16.2137.141	P3	1:200 @ A2

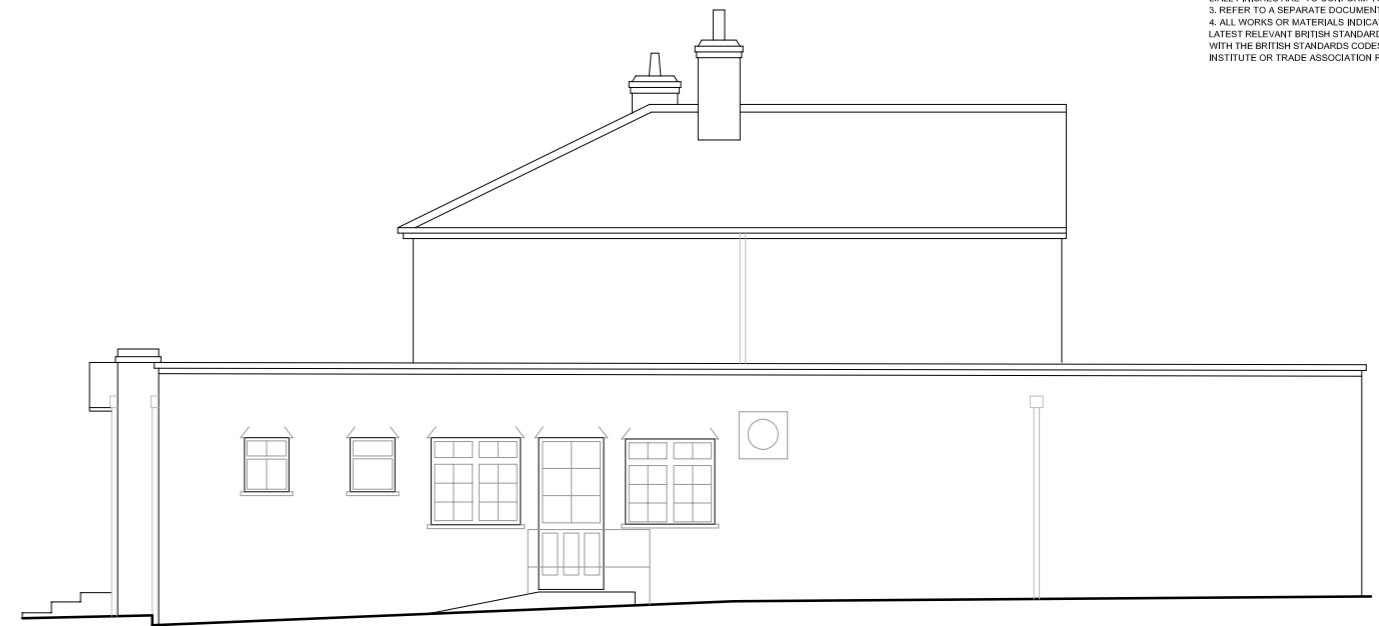
NOTES

- GENERAL NOTES:  
 1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE OTHER RELEVANT CONSULTANTS DRAWINGS.  
 2. ALL FINISHES ARE TO CONFORM TO THE CURRENT BUILDING REGULATIONS.  
 3. REFER TO A SEPARATE DOCUMENT FOR THE DESIGNER'S RISK ASSESSMENT.  
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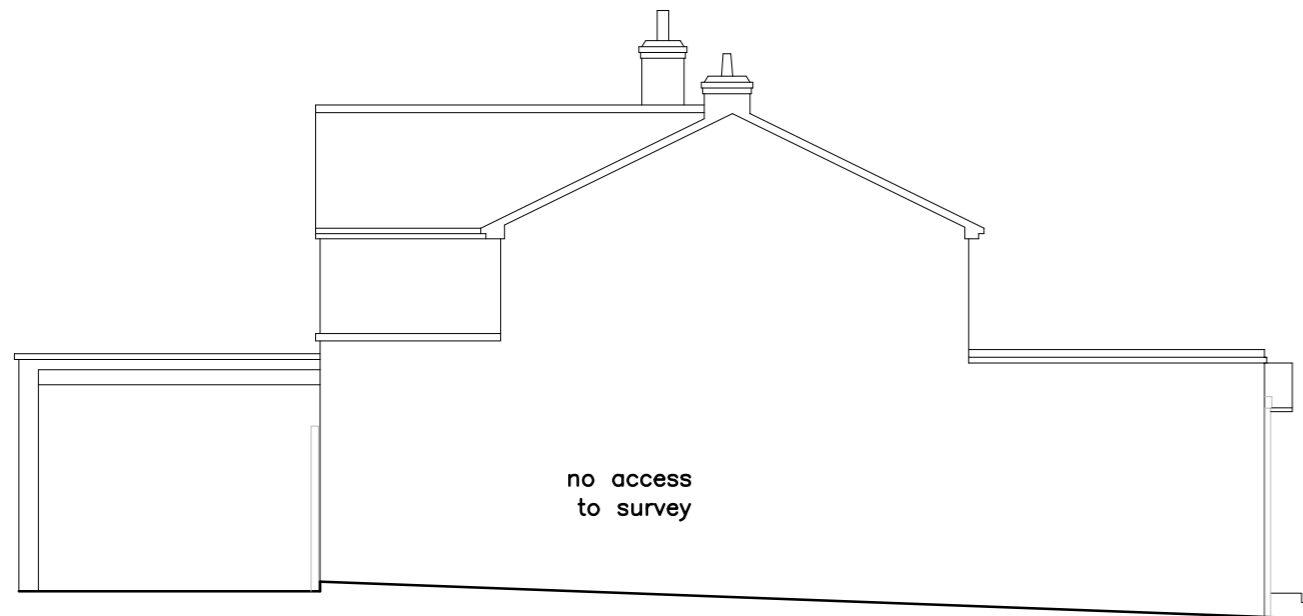
53.0m DATUM

EAST ELEVATION



53.0m DATUM

SOUTH ELEVATION



53.0m DATUM

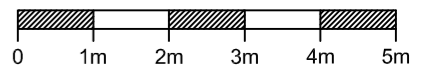
NORTH ELEVATION



53.0m DATUM

WEST ELEVATION

1:100 scale



Revision	Date	Description	Drawn	Check



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Client:

Project:  
 The Plough  
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 Sutton Courtenay

Drawing Title:  
 Existing Elevations

Drawn By	Date	Checked By	Date	Approved By	Date
EC	Mar '16				

Drawing No.	Revision	Scale
16.2137.102	P1	1:100 @ A3

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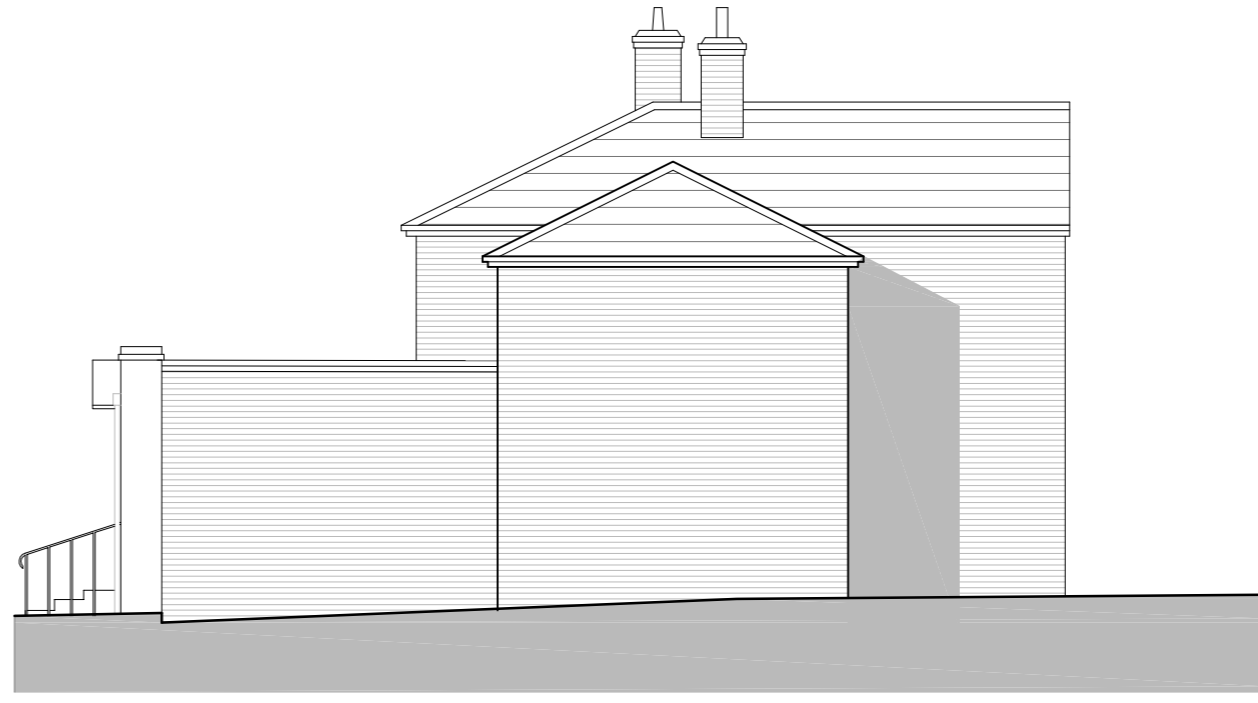
External Materials

- ① Slate Tiled Roof.
- ② Painted Timber Fascia and bargeboards.
- ③ White Render.
- ④ Red Facing Brick.
- ⑤ Brick Head and Cill.
- ⑥ Painted Timber Window and Door.



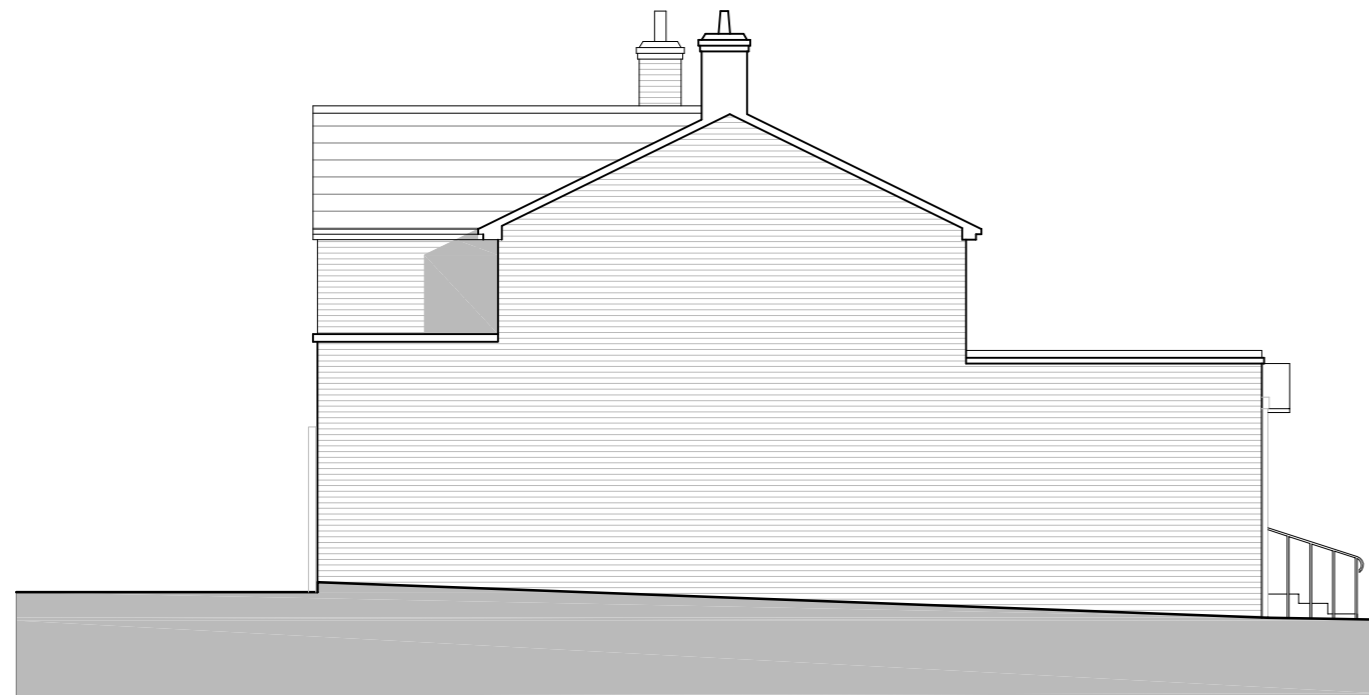
53.0m DATUM

EAST ELEVATION



53.0m DATUM

SOUTH ELEVATION



53.0m DATUM

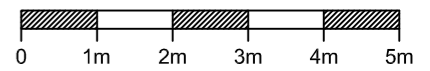
NORTH ELEVATION



53.0m DATUM

WEST ELEVATION

1:100 scale



P3	02.6.16	Alteration to Elevations	EC
P2	01.6.16	Alteration to Elevations	EC
P1	29.4.16	Preliminary	EC

Revision	Date	Description	Drawn	Check



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 Sutton Courtenay

Drawing Title:  
 Proposed House 1 Elevations

Drawn By	Date	Checked By	Date	Approved By	Date
EC	Mar '16				
Drawing No.	Rev/No.	Scale:			
16.2137.111	P3	1:100 @ A3			

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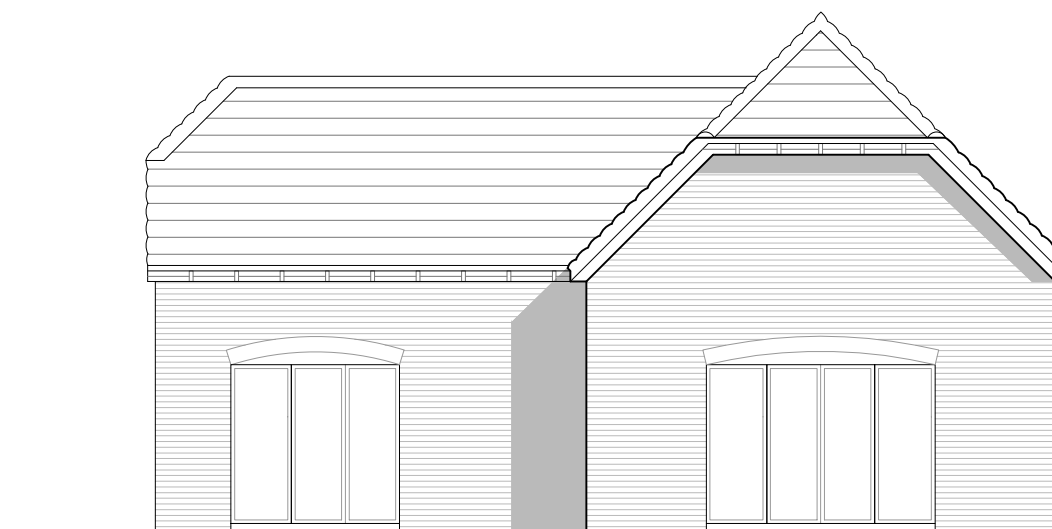
External Materials

- ① Clay Tiled Roof with Bonnet Hip Tiles.
- ② Painted Timber Fascia and bargeboards with exposed rafter feet.
- ③ Red Facing Brick.
- ④ Brick Head and Cill.
- ⑤ Painted Timber Window and Door.



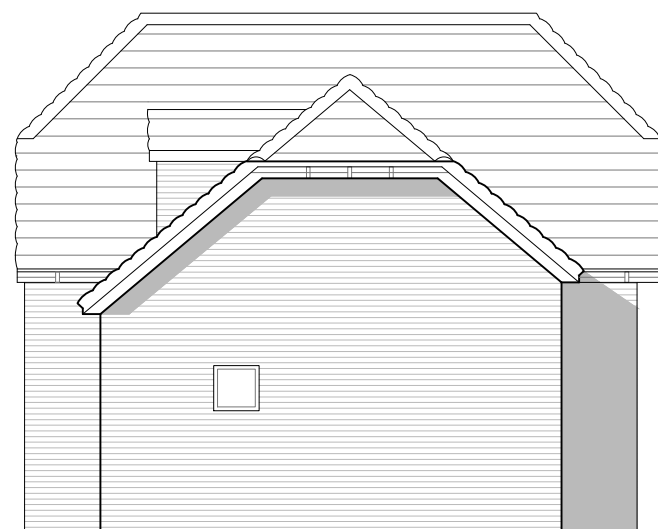
53.0m DATUM

WEST ELEVATION



53.0m DATUM

EAST ELEVATION



53.0m DATUM

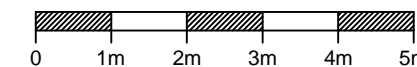
SOUTH ELEVATION



53.0m DATUM

NORTH ELEVATION

1:100 scale



Revision	Date	Description	Des	Chkd

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Client:

Project:  
 The Plough  
 51 High Street  
 Sutton Courtenay

Drawing Title:  
 Proposed House 2 Elevations

Drawn By: EC Date: Mar '16 Checked By: Approved By:

Drawing No.: 16.2137.121 Revision: P1 Scale: 1:100 @ A3

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