



Planning Committee
24/02/2026

Application No	:	25/01195/FUL Full Application
Location	:	Field At Greenacre Lane Stock Ingatestone Essex
Proposal	:	Erect Agricultural Storage Barn
Applicant	:	Mr and Mrs Sharp
Agent	:	Mrs Nicole Elkins
Date Valid	:	13th August 2025

Appendices:

Appendix 1 Drawings

1. Executive summary

- 1.1. These applications are referred to planning committee at the request of a local ward member. This is because of the high number of local objections to both applications.
- 1.2. This single report covers two planning applications for barns near each other at Greenacre Lane in Stock.
- 1.3. The applications are:
 - Application A - 25/01194/FUL – Hay/Feed Barn and,
 - Application B – 25/01195/FUL – Agricultural storage barn.
- 1.4. Neither barn is proposed to accommodate livestock.
- 1.5. The application sites are in the southeast corner of a field close to four recently constructed barns which are used to accommodate cattle. These comprise one of the hubs of the applicant's cattle breeding enterprise. Access is from a farm track which connects the site with Smallgains Lane.
- 1.6. The site lies within the Green Belt. The proposed buildings are for agricultural purposes. Consequently, they would not constitute inappropriate development in the Green Belt and their effects on the openness of the Green Belt do not need to be considered.
- 1.7. The effect of the two buildings and their use for agricultural storage would not unacceptably harm the character and appearance of the area.
- 1.8. Given the reasonable distance between the proposed barns and the nearest dwellings and the nature of the use of the barns for storage it is unlikely that the use of the barns would result in unacceptably harmful effects on nearby living conditions.
- 1.9. Traffic levels associated with the use of the barns and agricultural operations are likely to be reduced because hay, forage and other related storage at the site would mean fewer vehicle trips to the site to deliver hay and suchlike.
- 1.10. The proposed buildings would be constructed on an existing concrete hardstanding and with an existing access. As such the proposal would be unlikely to impact on any habitat as no groundworks are proposed.
- 1.11. Likewise, the proposal to construct two buildings on an existing hard surface would not increase the likelihood of surface water flooding.
- 1.12. The proposed buildings comply with the development plan taken as a whole and approval is recommended subject to conditions.

2. Description of site

2.1. The application sites are located within the Green Belt approximately 1 km south of Stock Village. The area is characterised by small scale irregular hedged fields interspersed by farms and dwellings connected by quite narrow country lanes.

2.2. The site is located towards the southeast corner of a field largely enclosed by hedgerow. This part of the field contains a concrete hardstanding and four recently constructed barns. These comprise one of the hubs of the applicant's wider cattle breeding enterprise. Access is from Smallgains Lane via a farm track that runs parallel to Greenacre Lane, which forms the southern boundary of the land parcel. Greenacre Lane is a public bridleway and is separated from the farm track by a high hedgerow.

3. Details of the proposal

3.1. The applications seek permission for the construction of a hay/feed barn and an agricultural storage barn on an open area of the existing concrete base occupied by the four existing barns and to their south. The proposed barns would be 30m wide and 15.4m deep. They would be constructed of the same materials as the existing, concrete block and timber walls and an Eternit Profile roof. The applications indicate that the barns are not intended for livestock use or for slurry or sewage sludge and would be used solely for hay and forage storage.

3.2. Application A was amended from a cow barn to a hay/feed barn shortly after submission.

4. Other relevant applications

4.1. 14/01003/FUL - Construction of cow barn (no.1)

14/01006/FUL - Construction of cow barn (no. 2)

14/01011/FUL - Construction of cow barn (no. 3)

14/01008/FUL - Construction of hay barn

All the above applications were approved on 18 November 2014.

15/00694/FUL - Access track – Approved 26 June 2015

25/01774/AG – Cereal store – Prior approval not required 22 December 2025

25/01775/AG – Crimp maize store – Prior approval not required 22 December 2025

4.2. The above 2025 applications were for two barns to be erected as permitted development under Part 6 of the Town and Country Planning Permitted Development Order. This allows for agricultural buildings for example in this case for storing cereals and maize to be erected without the need for formal planning permission. This is subject to the building meeting permitted development conditions and limits and first seeking the local planning authority's agreement that prior approval for siting and external appearance were not required.

4.3. Inspection of the site and the existing barns in connection with the current applications has shown that the four existing barns at the site (the 2014 permissions) have not been constructed in accordance with the planning permission. The current applicant's agent has been asked for comment and advised to submit a regularising application. They have indicated that the applicant's legal adviser will respond but at the date of publication of the agenda neither a response nor planning application(s) has been received. The matter of unauthorised barns is currently being investigated to determine whether, in the absence of a planning application or applications it would be expedient for the Council to take further action.

5. Summary of consultations

- Public Health & Protection Services – no comments
- Stock Parish Council
- 25/01194/FUL (Application A) – no comment
- 25/01195/FUL (Application B) – object – reasons summarised below:
- Overdevelopment
- not needed
- within 400m of a residential property
- Essex County Council Highways – the proposal is acceptable subject to conditions
- Local residents – 47 objections to the two applications combined including a petition with 50 signatures – summarised below:
- environmental issues should be considered
- the building would be within 400m of a residential building
- highway safety
- they are not needed
- too many cattle being housed in the existing buildings
- lack of ecological assessment
- overdevelopment of the site
- Green Belt harm
- harm to residential amenity
- environmental impact assessment required
- the application states the barn will house additional livestock
- misleading description
- water run off of existing development causing flooding
- previous breaches by applicant

5.1. Local residents strongly object to the two planning applications for the barns, raising matters such as concern over intensification of livestock use, highways impact, residential amenity harm and ecological issues. 30 objections for 25/01194/FUL, 17 objections for 25/01195/FUL and a petition of more than 50 signatures have been submitted.

5.2. Residents are concerned that the barns would facilitate a significant increase in cattle numbers, contrary to a previous planning condition limiting livestock to 125 and cite concerns that the development extends beyond seasonal overwintering to intensive-scale livestock housing. They state the barns are within 400m of 15 homes and a nearby garden centre, contrary to GPDO livestock separation rules, and claim the proposal conflicts with Green Belt and local plan policies on countryside protection and amenity (S11, DM8, DM29).

5.3. Key concerns include:

- Heavy farm traffic on narrow rural lanes causing road damage, safety risks and loss of verges.
- Noise, odour, effluent storage, vermin and loss of residential amenity.
- Flooding and environmental harm from drainage into a bridleway.
- Visual harm to the Green Belt countryside from large agricultural buildings.
- Lack of ecological assessment despite reported badger setts and owl activity.
- Claims that cumulative barn floorspace triggers the need for an Environmental Impact Assessment.

5.4. Residents request the Council refuse the applications. If granted, they seek strict conditions preventing livestock housing, restricting use to storage only, and prohibiting external lighting or slurry/manure storage without permission. They note concerns that approving open-ended

“agricultural barn” descriptions risks unlawful livestock use and future enforcement difficulties, and assert the current applications are deficient in information and contrary to planning policy.

6. Planning considerations

Main Issues

6.1. The main relevant policies for consideration are S1 – Spatial Principles which amongst other things seeks to protect the Green Belt and respect the character and appearance of landscapes. Policy S11 – The Role of the Countryside seeks to carefully balance the requirement for new development within the countryside to meet identified development needs and to support rural communities. It also seeks to protect the Green Belt from inappropriate development. New buildings in the Green Belt (Policy DM6) lists exceptions to inappropriate development and includes at (i) buildings for agriculture and forestry. Policy DM23 - High Quality and Inclusive Design is relevant in relation to the appearance of the proposed buildings. DM29 seeks to protect living and working environments.

Applicant’s agent supporting information

6.2. Supporting information from the applicant’s agent has been submitted with the applications and is summarised below.

6.3. *These applications are for a hay/feed barn and an agricultural storage barn to serve the wider Fristling Hall Estate and Little Tressels Farm. The aim is to provide adequate covered facilities for feed and forage storage, supporting livestock welfare and efficient farm operations.*

6.4. *The applicants own and operate Fristling Hall Farm (approx. 265 acres) and Little Tressells Farm (approx. 100 acres) near Stock, Essex. Significant improvement works have been undertaken: re-fencing, pond restoration, hedge and tree planting (200+ native trees), and re-surfacing of tracks and public footpaths.*

6.5. *The farms manage a herd of approx. 3,000 suckler beef cows, including Beef Shorthorn cattle. Land is used primarily for grazing, hay, and maize cultivation for animal feed. Semi-natural woodland areas are managed as part of the estate. Growing cattle numbers have outstripped existing barn capacity, necessitating new agricultural buildings.*

6.6. *The proposed site is roughly rectangular and covers 9.5 hectares of agricultural land at the junction of Smallgains Lane and Greenacre Lane. It bordered by mature hedgerows and trees and includes existing barns and hardstanding. The area has long been in agricultural use and is visually contained by vegetation, minimising external views.*

6.7. *The proposed storage barn would have dimensions of 30m × 15.42m (450m²). Construction: “hit and miss” timber boarding for natural ventilation and a design sympathetic to surrounding barns. Located close to existing barns and access points. The new buildings are intended to reduce vehicle movements between sites, ensure animal feed is stored dry and safe and improve operational efficiency and stability.*

6.8. *The barns’ form and materials match recently approved barns at Margaretting Hall Farm (LPA Ref: 23/00453/FUL & 23/00456/FUL). The siting takes advantage of existing vegetation and banking for visual screening. Further landscaping and tree planting will be provided if required by the LPA. The design ensures a low visual impact within the Green Belt landscape.*

6.9. *The proposal aligns with: National Planning Policy Framework (NPPF): Para 88: Supports agricultural diversification and para 154a: indicates that agricultural buildings are not inappropriate in the Green Belt.*

6.10. *In terms of the Chelmsford Local Plan Policy S11 protects countryside character while allowing rural economic growth; Policy DM6 permits new agricultural buildings if openness is preserved and, Policy DM23 requires high quality design appropriate to the rural setting.*

6.11. *The proposal qualifies for a Biodiversity Net Gain (BNG) exemption (in accordance with the Environment Act 2021). No habitats would be lost or adversely affected, and plans include maintaining existing hedgerows and planting new native species as necessary.*

6.12. *In conclusion:*

☐ *The proposal is functionally essential for modern agricultural practice.*

☐ *It does not harm the openness or character of the Green Belt.*

☐ *The development is agriculturally justified, visually contained, and in keeping with local and national policy.*

☐ *The supporting case concludes that the barn will not cause material harm to the landscape and planning permission should be granted.*

6.13. On the basis of available information the need and functional requirements for the two proposed barns are accepted.

Green Belt (Policies S1, DM6)

6.14. The site is located within the Green Belt where the aim is to prevent urban sprawl by keeping land permanently open. Inappropriate development is, by definition, harmful to the Green Belt. Paragraph 154 of the National Planning Policy Framework advises that development in the Green Belt is inappropriate unless it is one of a list of exemptions. The relevant exemption is: -

a) buildings for agriculture and forestry

6.15. Similarly, Policy DM6 of the Chelmsford Local Plan (Local Plan) states that inappropriate buildings within the Green Belt will not be approved except in very special circumstances. The policy lists exceptions to inappropriate development and includes under (A) (i) buildings for agriculture and forestry.

6.16. Therefore, the erection of the barn does not constitute inappropriate development in the Green Belt. Case law states that if a development is not inappropriate in the Green Belt it follows that its effects upon the openness of the Green Belt need not be considered.

6.17. This is backed by a recent High Court case, Mole Valley DC vs SSHCLG (2025), which determined that the current NPPF operates in the same way as the previous NPPF in that appropriate development does not give rise to harm to the Green Belt.

6.18. The main considerations in regard to the development are:

- the effects of the proposed development upon the character and appearance of the area

- The effect of the proposed development on neighbouring properties
- The effect of the proposal upon the safety of highway users

Character and appearance (Policies S1, S11, DM6, DM23)

- 6.19. The proposed buildings are for agricultural purposes. Consequently, they would not constitute inappropriate development in the Green Belt and their effects upon the Green Belt do not need to be considered. It is still necessary to consider the effect of the buildings on the character and appearance of the area.
- 6.20. The site is bounded on all four sides by mature hedgerows and trees. The proposed barns would be constructed in the southeastern corner of the wider land parcel in line with four existing barns and on an existing concrete base. The layout avoids buildings being more extensively spread across the otherwise undeveloped field. The existing barns are not easily visible within the public realm, the views being filtered by the mature landscape features. The proposed materials of the buildings are typical of those to be seen cladding agricultural buildings. The use of timber on the barns' elevations would be sympathetic to the rural surroundings and the buildings would not be out of place or intrusive within the area.
- 6.21. Concern has been raised about overdevelopment of the land, however most of the land parcel site remains undeveloped with the barns being constructed within the existing area of development in the southeastern corner of the agricultural parcel.
- 6.22. Representations received on the applications raise concerns about larger vehicles associated with the existing agricultural use causing damage to verges and vegetation either side of Smallgains Lane. The overall effect of such damage would seem to be limited and the provision of hay and other storage at this site should result in a reduction in vehicle movements in relation to cattle at this site.
- 6.23. In relation to traffic movements and their effect on the character and appearance of the area it is considered that the level of traffic movements associated with a hay barn and agricultural storage barn as proposed would not be so significant to unacceptably effect the rural character of the area. As indicated in the previous paragraph relating to damage to the lane, the provision of these two barns would be likely to reduce vehicle movement.
- 6.24. Taking the above into account the effect of the proposed storage barns and their use on the character and appearance of the area would be acceptable and the proposal complies with Policies S11 DM23 and S1 of the Local Plan.

Neighbouring Amenity (Policy DM29)

- 6.25. Policy DM29, Protecting living and working environments, seeks to safeguard the living environment of the occupiers of nearby residential property and other uses from vehicle activity, noise, light, smell, fumes, vibration, or other such effects.
- 6.26. The barns are proposed to be used for the storage of hay and forage. They are not proposed for the accommodation of livestock which would require a new planning application. The nearest dwelling is within the commercial nursery to the southwest and is around 100m from the location of the nearest barn. Given the storage use nature of the barns this seems a reasonable separation distance to prevent unacceptable harm from noise, odours, dust, health impacts or general associated activity arising from their use. The Council's Public Health and Protection

Service have been consulted in respect of the application and have not raised concerns arising from the proposed development.

- 6.27. Local residents have raised the question of a 400m isolation distance required between agricultural buildings and residential development. This applies to permitted development rights under Class 6 of the General Permitted Development Order i.e. the need for planning permission for livestock buildings within less than 400m of residential property. It has no bearing on the determination of the current case.
- 6.28. Representations received suggest there may have been some confusion regarding the use of the barn (Application A) and its potential use to house livestock (see also paragraph 3.2 of this report). This may have arisen from the agent's initial covering letter which states that "additional livestock will be transported to the site". The applicant has subsequently confirmed that the storage will be solely for hay and forage.
- 6.29. The storage of hay and forage would not unacceptably harm neighbouring amenities in terms of noise, odour, dust general disturbance or suchlike. Likewise, the use of the barns to store hay and for more general agricultural storage would be most unlikely to result in pollution of the nearby environment.
- 6.30. As the applications have been considered based on the respective descriptions as a hay barn and an agricultural storage barn a condition is proposed on each application to restrict the purposes of the building to prevent use for accommodation of livestock. Lighting is also proposed to be restricted by condition.
- 6.31. Therefore, the proposal would comply with Policy DM29 of the Local Plan.

The safety of highway users

- 6.32. Paragraph 116 of the NPPF seeks to ensure that developments should only be prevented on highway grounds if there would be unacceptable effects on highway safety or the residual cumulative impacts on the road network.
- 6.33. As stated previously, the access to the site is off of Smallgains Lane at its junction with Greenacre Lane which is also a bridleway. Smallgains Lane is a narrow road with passing places to facilitate passing vehicles. There are no pavements in the vicinity.
- 6.34. The current use of the site is for the keeping of cattle. It has four existing barns on the site. The access is existing and used regularly by agricultural vehicles. There is a need to improve the surface of the existing track at the entrance to the field to prevent loose material being driven onto the highway. A condition has been imposed in regard to this matter.
- 6.35. The lane is already used by agricultural vehicles and with a nursery and stables nearby is likely to be used for larger delivery trucks and horse boxes periodically.
- 6.36. The proposed use, for storage of hay and forage to serve the existing livestock on site, is unlikely to create a regular significant increase in agricultural vehicles along Smallgains Lane.
- 6.37. The construction of the barns may include some large vehicles delivering materials, however, the movements associated with the construction phase of the development would be short-lived. Particularly as the base is already in situ and the construction would be all above ground.

- 6.38. There is no information to conclude that the level of traffic arising from the proposals would result in undue wear on road surfaces and verges. There is nothing to suggest that the local road would not be acceptably maintained.
- 6.39. Concern has been raised in relation to the effects of the proposal on pedestrian safety and the safety of horse riders. There does not appear to be a firm basis for these concerns and the local Highway Authority have not raised objections to the proposal on the basis of any impact on highway safety or any effect on the local highway network.

Environmental Impact and ecology (Policy DM16)

- 6.40. The development is for the construction of a barn on an existing concrete slab with an existing access. There would not be an impact on any habitat and it is unlikely that species would be impacted during the construction phase as the proposals do not require any groundworks. Therefore, there are no foreseen impacts on any protected species and further surveys are not necessary
- 6.41. Residents have suggested that the proposal should be EIA Development under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. Screening of agricultural development to see if the proposal is EIA development is advised for the use of land for intensive agricultural purposes where the area of the development exceeds 0.5 ha or the new floorspace created exceeds 500sqm. These proposals are not for intensive agricultural purposes, neither is the wider site used for intensive agricultural purposes. EIA Screening has therefore not been considered necessary in this case.

Other Matters

- 6.42. Concern has been raised regarding the existing management of the site. This is not a material planning consideration and is regulated through other relevant regulatory requirements. In any event the barns the subject to these applications are not proposed to house livestock.
- 6.43. Additionally, concern has been raised about an increase in flooding due to water runoff. However, the barn would be constructed on an existing concrete slab therefore would not increase the likelihood of surface water flooding.

Planning balance

- 6.44. In accordance with section 38(6) of the Planning and Compulsory Purchase Act 2004, the proposal must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration.
- 6.45. The proposal seeks the erection of two barns on agricultural land within an established holding. One barn would be to store hay and forage and the other is described more generally as an agricultural storage barn. Neither barn would be used to accommodate livestock. The development would support a well-established ongoing agricultural operation. This is a form of development that is generally supported by both local and NPPF policy which recognises the need to enable the sustainable growth and expansion of all types of rural businesses including agriculture (NPPF para. 88).

- 6.46. The barns would facilitate the efficient functioning of the agricultural unit and support the established agricultural business, therefore contributing to the local and wider economy. It would provide structures of an appropriate scale and siting in relation to the wider agricultural landscape, with no unacceptable visual harm. The proposals would not constitute inappropriate development in the Green Belt and their effects on the openness of the Green Belt do not need to be considered.
- 6.47. Traffic levels relating to the agricultural operations at the holding are likely to be reduced because hay and other related storage at the site would mean fewer vehicle trips to the site to deliver hay and other animal foodstuffs and suchlike.
- 6.48. It is acknowledged that the barns would introduce additional built form into the landscape but view from public viewpoints would be limited and could be further mitigated through additional landscaping.
- 6.49. The existing use of the site gives rise to vehicular traffic on nearby country lanes but there is no material evidence to indicate that the proposed storage barns would increase existing levels of traffic as the opposite may well be the case. A reduction in traffic would be a benefit in sustainability terms. There is no evidence to suggest that undue damage would occur to the local lanes as a result of the proposed barns in that a reduction of traffic may well result from the development once completed.
- 6.50. Given the reasonable distance between the proposed barns and the nearest dwellings and the storage nature of the barns it is unlikely that the use of the barns would result in unacceptably harmful adverse effects on nearby living conditions. Flood risk would not be made worse because the barns would be located on the existing hardstanding. There would be no harm to ecology arising from the development for the same reason.
- 6.51. Overall, any harms arising from the development are limited in nature and would not outweigh the functional and economic benefits of supporting an active agricultural enterprise.
- 6.52. The large number of representations submitted in objection to these applications have been considered and the depth of concern is acknowledged. The issues raised have been fully taken into account in the consideration of the applications. Whilst it is understood that many objectors feel strongly about the development, for the reasons set out in this report it is considered that the identified concerns would not be so significant to warrant refusal of the applications.
- 6.53. Therefore, the proposals are considered to comply with the development plan Policies S1, S11, DM6, and DM29 and the development plan when read as a whole and material considerations do not indicate that planning permission should be withheld.
- 6.54. For the reasons given above and having regard to all other matters raised it is concluded that the proposed developments are acceptable and in accordance with the adopted Local Plan Policies.

7. Community Infrastructure Levy (CIL)

- 7.1. This application may be CIL liable and there may be a CIL charge payable.

RECOMMENDATION

25/01195/FUL: Erect agricultural storage barn

The application be APPROVED subject to the following conditions: -

Condition 1

The development hereby permitted shall begin no later than 3 years from the date of this decision.

Reason:

In order to comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Condition 2

The development hereby permitted shall be carried out in accordance with the approved plans and conditions listed on this decision notice.

Reason:

In order to achieve satisfactory development of the site

Condition 3

Prior to their installation details of any means of external lighting shall be submitted to and approved in writing by the local planning authority. The lighting shall then be installed in accordance with the approved details.

Reason:

In the interests of protecting the living environment of occupiers of neighbouring dwellings and to ensure the development would not result in unacceptable light pollution within the Green Belt in accordance with Policy DM29 and DM6 of the Chelmsford Local Plan.

Condition 4

The agricultural storage barn hereby permitted shall not be occupied at any time by livestock.

Reason:

The proposal has been assessed on the basis that the building will be used for agricultural storage and will not accommodate livestock. Use of the building to accommodate livestock may have a materially greater effect on the living conditions of nearby residents through the noise, odour and general activity. The restriction is therefore required to safeguard nearby amenity in accordance with Policy DM29 of the Chelmsford Local Plan.

Condition 5

No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.

Reason:

To avoid displacement of loose material onto the highway in the interests of highway safety.

Condition 6

Areas for the purposes of loading/unloading/reception and storage of building materials and manoeuvring of all vehicles, including construction traffic, should be provided within the curtilage of the site and clear of the highway.

Reason:

In the interest of highway safety

Notes to Applicant

- 1 In order to cause minimum nuisance to neighbours, the applicant is strongly advised to follow guidelines for acceptable working hours set out by the Council's Public Health and Protection team.

Noisy work

- Can be carried out between 0800 and 1800 Monday to Friday
- Limited to 0800-1300 on Saturdays
- At all other times including Sundays and Bank Holidays, no work should be carried out that is audible beyond the boundary of the site

Light work

- Acceptable outside the hours shown above
- Can be carried out between 0700 and 0800; and 1800-1900 Monday to Friday

In some circumstance further restrictions may be necessary.

For more information, please contact Chelmsford City Council Public Health and Protection Services, or view the Council's website at www.chelmsford.gov.uk/construction-site-noise

Positive and Proactive Statement

The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework to promote the delivery of sustainable development and to approach decision taking in a positive way.

Appendix 1 – Drawing No(s)

Plans to be listed on any Decision Notice:

25/14/01
25/14/03
25/14/04 A

Do not scale from this drawing.
All information shown is to be checked on site
for accuracy and fit. Any discrepancies or omissions
to be reported to Arcady Architects immediately.



SCALE - METRES 1:500



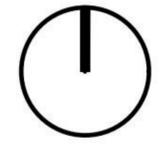
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PROJECT: FRISTLING HALL ESTATES, SMALLGAINS LANE		
TITLE: PROPOSED SITE PLAN STORAGE BARN		
SCALE: 1:500@A1	DATE: JUN 25	DRAWN: TV
No: 25/14/03		REV:
Unit 4 Pillows Barns Hammonds Road Little Baddow Essex CM3 4BG Tel: 01245 464681 www.arcadyarchitects.co.uk		



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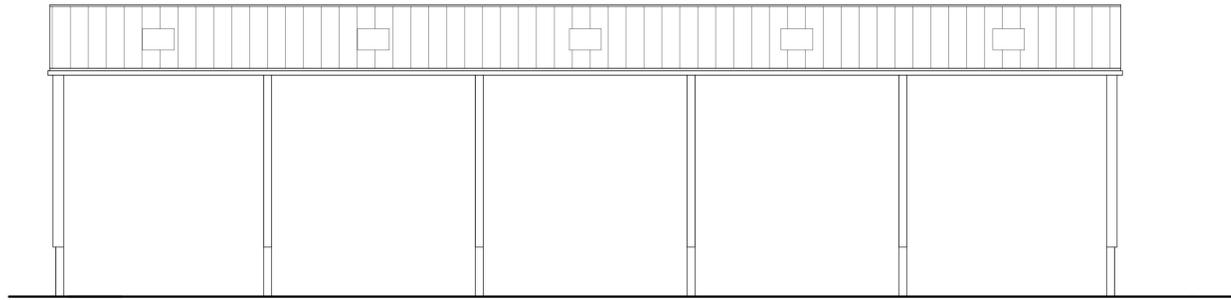
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PROJECT: FRISTLING HALL ESTATES, SMALLGAINS LANE					
TITLE: LOCATION PLAN					
SCALE: 1:2500@A3	DATE: JUN 25	DRAWN: TV	CHKD.:	-	
No. 25/14/01	REV. -				
Unit 4 Phillows Barns Hammonds Road Little Baddow Essex CM3 4BG Tel: 01245 464681 www.arcadyarchitects.co.uk					

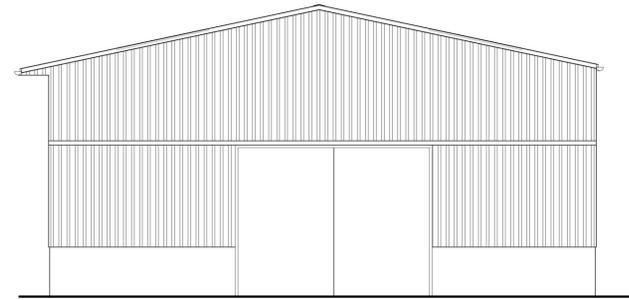


ARCHITECTS

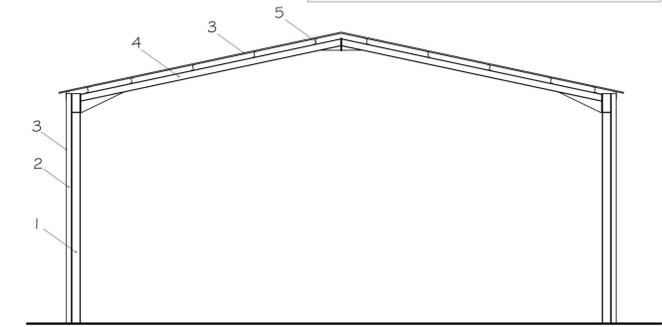
Do not scale from this drawing.
All information shown is to be checked on site for accuracy and fit. Any discrepancies or omissions to be reported to Arcady Architects immediately.



FRONT ELEVATION



SIDE ELEVATION



SECTION

- 1. UB 254 * 146
- 2. UC 152 * 152
- 3. 32/1000 BOX PROFILE
- 4. UB 203 * 133
- 5. ZED 140 + SLEEVE

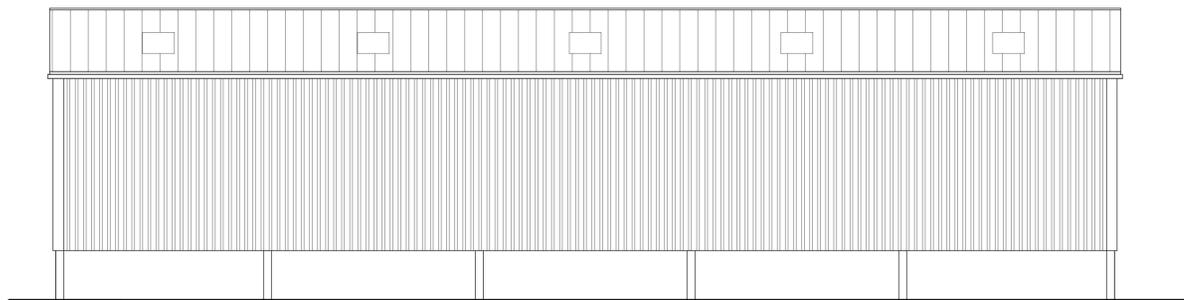
MATERIALS:

Roof - Eternit Profile G

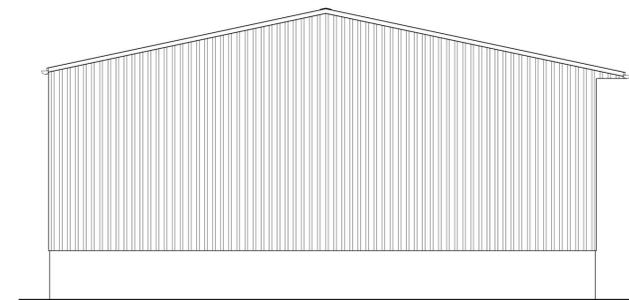
Upper Walls - Pressure treated timber hit and miss vertical boarding

Lower Walls - Pre cast concrete panels - either natural finish or faced in Bricks/brick slips

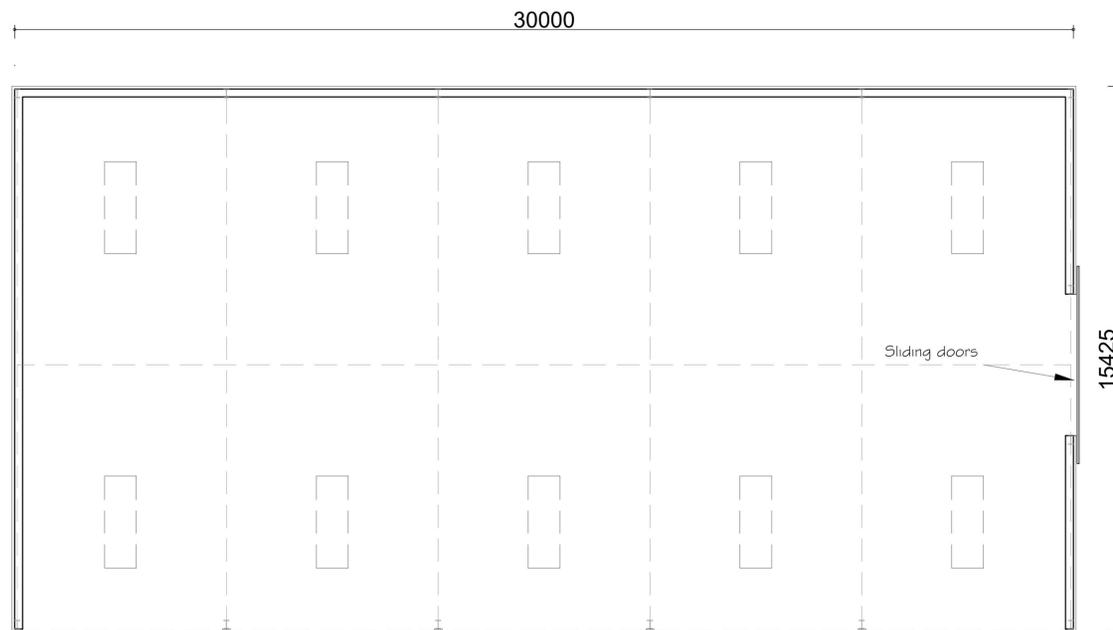
Gutters - 200mm diameter half round 'stormflo' PVC gutters and 110mm diameter down pipes (3no. per side)



BACK ELEVATION



SIDE ELEVATION



FLOOR PLAN



ROOF PLAN

A. Note amended		DEC 25	NE
REVISION:		DATE:	DRAWN:
PROJECT: FRISTLING HALL ESTATES, SMALLGAINS LANE			
TITLE: PROPOSED PLANS & ELEVATIONS -STORAGE BARN			
SCALE: 1:100@A1	DATE: JUN 25	DRAWN: TV	CHKD:
No. 25/14/04	REV. A		
Unit 4 Phillows Barns Hammonds Road Little Baddow Essex CM3 4BG Tel: 01245 464681 www.arcadyarchitects.co.uk			

