

THE HIGHLAND COUNCIL

**NORTH PLANNING APPLICATIONS COMMITTEE –
18 October 2016**

Agenda Item	5.9
Report No	PLN/058/16

**16/03070/FUL and 16/03071/LBC: Mr Guy Morgan per Morgan McDonnell
Architecture
Land 75M East of 162 Stoer, Lochinver**

Report by Area Planning Manager

SUMMARY

Description: Restoration and conversion of disused church to residential, installation of septic tank and soakaway

Recommendation - APPROVE

Ward: 1 – North, West and Central Sutherland

Development category: Local

Pre-determination hearing: N/A

Reason referred to Committee: More than 5 unresolved objections.

1. PROPOSED DEVELOPMENT

- 1.1 Full Planning Permission and Listed Building Consent is sought for the change of use and restoration of Stoer Church to residential use. The restoration will require a new roof, windows and doors, replacement rainwater goods and repointing stonework. Internally the building would have two floors with a central void. The proposal also comprises installation of a septic tank and soakaway.
- 1.2 Informal pre-application advice has been provided to the applicant over a period of 4 years. This has generally been of a supportive nature in terms of re-use of a derelict building.
- 1.3 There is no infrastructure existing on site at present.
- 1.4 The application is supported by a Design and Access Statement, Geophysical Report and Construction Management Document.
- 1.5 **Variations:** The design of the proposed replacement windows has been altered through discussion with the applicant. Further information has also been submitted in respect of construction management.

2. SITE DESCRIPTION

- 2.1 The site comprises the former Stoer Church building which was designed by Thomas Telford and built in 1828. The building is Category C Listed and comprises coursed rubble external walls. The building has been roofless for some time. Due to its deteriorating condition, the church has been on the Buildings at Risk register since 1996. The site sits at a slightly higher elevation than the surrounding area and is visible from the main B869 public road which runs along the coast through Stoer. The site also comprises the burial ground surrounding the church (other than to the rear). This is owned by Highland Council. This is bounded by a rubble drystone wall, which also forms part of the Listing description. The site is accessed by a track from the B869, which is adopted, however has become overgrown in places leading towards the site. The site is within the Assynt-Coigach National Scenic Area.

3. PLANNING HISTORY

- 3.1 No recent planning history.

4. PUBLIC PARTICIPATION

- 4.1 Advertised: Unknown Neighbour – 29.07.2016 / Listed Building 12.08.2016
Representation deadline: 12.08.2016 / 02.09.2016

Timeous representations: 23 (22 objections and 1 letter of support)

Late representations: 2

- 4.2 Material considerations raised are summarised as follows:

Support Comment:

- The restoration and conversion of the church would save this important building. No grave will be disturbed and the graveyard will be maintained in better order than is currently the case. The development is preferable to the building collapsing on top of the graves.

Objection Comments:

- The application shows a lack of respect to the people buried in the surrounding grounds;
- The church is surrounded on three sides by graves; many of which are inches from the walls. There are graves under the church steps. This is consecrated ground and should be respected in peace;
- Loss of an attractive historic building which attracts tourists;
- There is no outside space; concerns the occupants will use the graveyard as their 'garden' area;
- Unsuitable access road which leads to croft land;
- Lack of parking spaces;
- The ground works needed for the septic tank will result in destruction of graves;

- 4.3 Some considerations are raised in **representations which are not considered to be material in the determination of the application**. These are related to the supply of holiday accommodation in the area. It is noted in objections that there is currently a large supply of such accommodation and as such there is no need for another holiday home in this location.

In addition, it is noted that the Board of the Assynt Crofters Trust did not give consent to the right of servitude for the sewage system or for the laying of services. This consent was granted by an employee of the trust without having been brought to the board for approval. This is a legal matter and also not a planning consideration.

- 4.4 All letters of representation are available for inspection via the Council's e-planning portal which can be accessed through the internet www.wam.highland.gov.uk/wam. Access to computers can be made available via Planning and Development Service offices.

5. CONSULTATIONS

- 5.1 **THC Transport Planning Team:** No objections to the proposed development. The requirements of the Access to Single Houses and Small Housing Developments should be considered and appropriate standard roads conditions attached to any permission granted. If a turning head suitable for larger service/emergency vehicles is not presently available adjacent to the site, at the end of the U1091 public road then this should be provided as a condition of any permission granted.
- 5.2 **Historic Environment Team:** No objections. On balance the proposed development is considered fairly positive and would ensure the long term preservation of a Listed Building that is currently on the Buildings at Risk Register.
- 5.3 **Archaeology:** No objections. Pleased to note that a geophysical survey was submitted to support the application and that services etc have been designed around the results of that survey. However, there remains the potential for unidentified sub-surface remains, specifically burials, to be impacted by any works around the church for services. The application area is considered to have high potential for the survival of further buried archaeological remains.
- 5.4 **Environmental Health:** No comment.
- 5.5 **Contaminated Land Team:** No comment.
- 5.6 **Scottish Environment Protection Agency:** Initially objected due a lack of information with regards foul drainage. Following more detailed proposals put forward by the applicant, SEPA has confirmed it has now been demonstrated that an acceptable foul drainage solution can be found for the site and the objection has been withdrawn.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Wide Local Development Plan 2012

28 Sustainable Design

36 Development in the Wider Countryside

42	Previously Used Land
57	Natural, Built and Cultural Heritage
65	Waste Water Treatment
66	Surface Water Drainage

6.2 **Sutherland Local Plan (As Continued in Force, 2012)**

No site specific policies. The general policies which applied in respect of the site previously have also been superseded by the provisions of the Highland-wide Local Development Plan (noted above)

7. **OTHER MATERIAL CONSIDERATIONS**

7.1 **Caithness and Sutherland Local Development Plan (Proposed Plan, 2016)**

No site specific policies

7.2 **Highland Council Supplementary Planning Policy Guidance**

Sustainable Design Guide

Housing in the Countryside and Siting and Design Guide

7.3 **Scottish Government Planning Policy and Guidance**

Scottish Planning Policy (June, 2014)

7.4 **Other**

Highland Council 'Access to Single Houses and Small Housing Developments' (May 2011)

8. **PLANNING APPRAISAL**

8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

8.2.1 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

8.2.2 Furthermore, Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that, "In considering whether to grant listed building consent for any works, the planning authority.....shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

8.3 **Development Plan Policy Assessment**

The application requires to be assessed against the general policies of the Highland-wide Local Development Plan noted in Section 6.1. In establishing whether the principle of development is acceptable, the proposal requires to be assessed primarily against Policy 36 which deals with proposals in the wider countryside. The policy details that proposals will be assessed against the extent to which they fit with any established pattern of development, are acceptable in terms of siting and design and can be adequately serviced. In this instance, the application proposes to re-use an existing building which has lain empty for some time. As noted previously, the building has been on the Buildings at Risk Register since 1996. There is a general presumption in favour of the re-use of existing buildings within local and national planning policy and in this instance, it is considered particularly important to secure the future of a building of such significant architectural interest. As such it is considered that the principle of development is acceptable subject to detailed assessment in terms of other material considerations. These are noted below in Section 8.4.

8.4 **Material Considerations**

The applications are concerned primarily with the conversion of an existing church building. However the building is surrounded on all sides, other than to the rear, by a graveyard which is largely enclosed by a stone wall. The lairs extend right up to the stone walls of the church building. Currently there is only one means of access which is limited to pedestrians only. As such a significant amount of care and consideration has had to be given to the proposed development to ensure all material considerations, as detailed below, would not negatively impact on the graveyard.

8.4.1 **Design**

Externally, all works are to the existing building and no extensions are proposed. The exterior of the building is to be restored to as near to its original form as is practical. The roof will be reinstated and clad in natural slate; if sufficient quantities of reclaimed Scottish slate cannot be sourced, a slate that matches the varied colour, thickness and texture of Scottish slate may be utilised. Samples will require to be provided for the applicant for the written approval of the Planning Authority. Coping stone will also be reinstated and replaced as necessary. The proposed windows are loosely based on the design of the original metal framed windows; the design has altered through discussion with the applicant to ensure the windows include the double pointed arch in the tracery that would have been found in a Thomas Telford designed church.

8.4.2 Internally, the building is currently a shell and no internal walls, partitions or features are remaining. The internal layout borrows from the original design with the upper level echoing the congregation galleries whilst the central space will remain full height to the roof. Four bedrooms are arranged throughout the upper floor whilst ancillary spaces are arranged around the main central living space. The original door to the church (the west door) is to be restored as the main door to the house; this would consist of a plain plank and batten timber door which is

considered acceptable to the Historic Environment Team with the finish to be agreed by condition. Overall, the internal layout is considered acceptable and will allow the house to retain some of the original character of the church.

8.4.3 Construction Impact

Significant concern has been noted by objectors regarding the potential for disturbance to the graveyard which surrounds the church on all sides other than to the rear. These concerns are understood and have formed the basis of lengthy discussion with the applicant. The application has been informed by a geophysical survey undertaken to identify the location of all lairs. Whilst the building was purchased by the applicant in 2013, the graveyard has and will continue to be owned by Highland Council. As part of the development process, the applicant has been required to agree a Right of Servitude with the Council to allow for the laying of services. This Servitude has been agreed on the basis that there shall be no disturbance to any graves during the laying of services or thereafter. In addition, the condition requested by the Archaeology team requires that the service trenches within the burial ground are manually excavated by an archaeologist. This is a further safeguard to ensure no disturbance to lairs.

A Construction Management Plan was also requested from the applicant and received in October 2016. This sets out, in detail, the methodology for the construction phase to avoid disturbance to the graveyard. Any large elements within the build, such as structural beams or columns, would be craned into position over the graveyard from the road. For other materials, a protective temporary access route will be set up utilising the existing opening in the cemetery boundary wall and through the existing door opening into the building.

Full details of any site compounds are also sought by condition. Although there are permitted development rights for such structures, in this instance it is appropriate to ensure they are sensitively located. In addition, householder permitted development rights (although limited within the curtilage of a Listed Building) have been removed entirely to prevent any inappropriate development within the site following completion of the development.

8.4.4 Access and Parking

There is an existing access leading to the site from the main public road through Stoer. Although the access track is overgrown in places, it is an adopted road. There is space for the parking of two cars at the end of the access track. The site layout plan has been amended to incorporate this. The Transport Planning team note that a turning head should be provided at the end of the unclassified road serving the proposed house for larger vehicles/service vehicles. This has been considered however such a request is deemed disproportionate in this particular instance for the conversion and adaptation of this historic building. Moreover, the applicant is unlikely to have control of a suitably sized area of land in order to provide a turning head.

In terms of public access following completion of the development, it will remain the case that any member of the public can visit the graveyard as this will remain under the ownership and maintenance of the Highland Council and public access rights will continue to apply. However, as the graveyard lies within the red line boundary of the application, public access rights are reinforced by condition.

8.4.5 Drainage

The site lies in an identified SEPA 'Waste Water Drainage Consultation Areas'. These are areas with known problems arising as a result of private foul drainage systems. A proposed solution comprising a septic tank and partial soakaway discharging to an adjacent watercourse has been agreed with SEPA in principle. The applicant will be required to apply for licence under the Controlled Activities Regulations separately.

8.4.6 Listed Building

There is a requirement to judge proposals in terms of their impact upon the natural, built and cultural heritage features identified by Policy 57 of the HwLDP. As an application relating to a Category C Listed Building Policy 57.1 states that developments are suitable where they can be demonstrated not to have an unacceptable impact on the protected amenity and heritage resource.

It is considered that the proposal will help to provide a new and long term use for the Listed Church, which has been on the Buildings at Risk Register for 20 years; and accordingly, will prevent its further physical deterioration. The manner of development can be controlled by conditions; and in addition will also be controlled by a Legal Right of Servitude with the Council in relation to the servicing of the Church. This Servitude has been agreed on the basis that there shall be no disturbance to any graves during the laying of services or thereafter. These measures are considered to be sufficient to protect the historical and archaeological interest of the building and associated churchyard.

8.5 Other Considerations – not material

A number of objectors note that the proposed development would be used as holiday accommodation and concerns are raised that there is sufficient accommodation of this nature available in the area already. This is not a consideration of the planning system, which is solely concerned with assessing the development in land use terms

8.6 Matters to be secured by Section 75 Agreement

None

9. CONCLUSION

9.1 The planning application and listed building consent are concerned with a particularly sensitive proposal due to the proximity of the church to the graveyard. To this end, the Planning Authority acknowledges the understandable concerns which the application has generated. This is reflected in the number of representations received, and the concerns raised therein. However the assessment of the proposal must be based on a balance of all relevant matters. In

particular, the proposed development represents a viable option which will safeguard the future of this important building and through discussion with the applicant and consultees, it is considered that the proposal will be undertaken in a sensitive manner with suitable and robust safeguards in place that will prevent any negative impact on the graveyard which surrounds the building. All relevant matters have been taken into account when appraising the Planning and Listed Building Consent applications. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

10. RECOMMENDATION

Action required before decision issued	N	
Notification to Scottish Ministers	N	
Notification to Historic Scotland	N	Removal of Duty to Notify (C Listed Building)
Conclusion of Section 75 Agreement	N	
Revocation of previous permission	N	

Subject to the above, it is recommended the **Planning Application** be **Approved** subject to the following conditions and reasons / notes to applicant (16/03070/FUL)

1. No development or work (including site clearance) shall commence until a photographic record has been made of the remains of any buildings and/or other features affected by the development/work, in accordance with the attached specification, and the photographic record has been submitted to, and approved in writing by, the Planning Authority.

Reason: In order to protect the archaeological and historic interest of the site.

2. No development or work shall start on site until a schedule of stonework repairs has been submitted to, and approved in writing by, the Planning Authority. Thereafter, development and other work shall progress in accordance with the approved schedule. For the avoidance of doubt, existing stonework shall be repaired, and any missing sections replaced, using natural stone chosen to match, in all respects wherever possible (including colour, texture, geology, proportions and tooling), the existing stonework. Thereafter, development and work shall progress in accordance with these approved details.

Reason: In order to minimise potential damage to the stonework.

3. No development or work shall commence until a detailed specification for all proposed external materials and finishes including windows and doors (including trade names and samples where necessary) has been submitted to, and approved in writing by, the Planning Authority. Thereafter, development and work shall progress in accordance with these approved details.

Reason: In order to enable the planning authority to consider this matter(s) in detail prior to the commencement of development; in the interests of amenity.

4. No development or work (including site clearance) shall commence until a programme of work for the evaluation, preservation and recording of any archaeological and historic features affected by the proposed development/work, including a timetable for investigation, all in accordance with the attached specification, has been submitted to, and approved in writing by, the Planning Authority. The approved programme shall be implemented in accordance with the agreed timetable for investigation.

Reason: In order to protect the archaeological and historic interest of the site.

5. Notwithstanding the provisions of Article 3 and Class 14 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended, revoked or re-enacted; with or without modification), no development shall commence until full details of any temporary site compounds and storage areas (including their location, scale and means of enclosure) shall be submitted to, and approved in writing by, the Planning Authority. Thereafter, the site compounds and storage areas shall be formed in accordance with these approved details. Furthermore, all site compounds shall be maintained in a tidy, safe and secure fashion and be removed from the application site within one month of the development being completed.

Reason: To ensure that the site compounds are sensitively located and are adequately secured to prevent unauthorised entry.

6. Prior to the first occupation of the development hereby approved, the car parking and access arrangements detailed on approved plan ref. L(PL)002 Rev C shall be completed in full and made available for use. Thereafter, all car parking spaces shall be maintained for this use in perpetuity.

Reason: To ensure that sufficient space is provided within the application site for the parking (and, where necessary, turning) of cars, so they do not have to park within or reverse onto the public road.

7. Following the completion of development, a photographic record shall be made of all changes, alterations and completed works undertaken to the building or structure, in accordance with the attached specification. The record shall be submitted to the Planning Authority who shall confirm in writing that the record has been received and that it is satisfactory.

Reason: To ensure the Planning Authority maintain an accurate historical record of the building.

8. For the avoidance of doubt, the graveyard within the site of application shall remain publicly accessible at all times during the construction phase and following completion of the development.

Reason: In order to safeguard public access both during and after the construction phase of the development.

9. Notwithstanding the provisions of Article 3 and Class(es) 1, 2, 3, 6 of Schedule 1 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended, revoked or re-enacted; with or without modification), no development of a type identified in the aforementioned classes shall take place within the curtilage of the house hereby without planning permission being granted on application to the Planning Authority.

Reason: In order to give due recognition to the special circumstances of the application and to enable the Planning Authority to exercise appropriate control on future development within the curtilage of the site.

REASON FOR DECISION

The proposals accord with the provisions of the Development Plan and there are no material considerations which would warrant refusal of the application.

LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION

In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

FOOTNOTE TO APPLICANT

Initiation and Completion Notices

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar requirements (such as Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.
2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.

Copies of the notices referred to are attached to this decision notice for your convenience.

Accordance with Approved Plans and Conditions

You are advised that development must progress in accordance with the plans approved under, and any conditions attached to, this permission. You must not deviate from this permission without consent from the Planning Authority (irrespective of any changes that may separately be requested at the Building Warrant stage or by any other Statutory Authority). Any pre-conditions (those

requiring certain works, submissions etc. prior to commencement of development) must be fulfilled prior to work starting on site. Failure to adhere to this permission and meet the requirements of all conditions may invalidate your permission or result in formal enforcement action

Flood Risk

It is important to note that the granting of planning permission does not imply there is an unconditional absence of flood risk relating to (or emanating from) the application site. As per Scottish Planning Policy (p.198), planning permission does not remove the liability position of developers or owners in relation to flood risk.

Scottish Water

You are advised that a supply and connection to Scottish Water infrastructure is dependent on sufficient spare capacity at the time of the application for connection to Scottish Water. The granting of planning permission does not guarantee a connection. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water on 0845 601 8855.

Septic Tanks and Soakaways

Where a private foul drainage solution is proposed, you will require separate consent from the Scottish Environment Protection Agency (SEPA). Planning permission does not guarantee that approval will be given by SEPA and as such you are advised to contact them direct to discuss the matter (01349 862021).

Local Roads Authority Consent

In addition to planning permission, you may require one or more separate consents (such as dropped kerb consent, a road openings permit, occupation of the road permit etc.) from TECS Roads prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local TECS Roads office for further guidance at the earliest opportunity.

Failure to comply with access, parking and drainage infrastructure requirements may endanger road users, affect the safety and free-flow of traffic and is likely to result in enforcement action being taken against you under both the Town and Country Planning (Scotland) Act 1997 and the Roads (Scotland) Act 1984.

Further information on the Council's roads standards can be found at: <http://www.highland.gov.uk/yourenvironment/roadsandtransport>

Application forms and guidance notes for access-related consents can be downloaded from:

<http://www.highland.gov.uk/yourenvironment/roadsandtransport/roads/Applicationformsforroadoccupation.htm>

Mud and Debris on Road

Please note that it is an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain, on a public road from any vehicle or development site. You must, therefore, put in place a strategy for dealing with any material deposited on the public road network and maintain this until development is complete.

Subject to the above, it is recommended the **Listed Building Consent** application be **Granted** subject to the following conditions and reasons / notes to applicant (**16/03070/LBC**)

1. No development or work (including site clearance) shall commence until a photographic record has been made of the remains of any buildings and/or other features affected by the development/work, in accordance with the attached specification, and the photographic record has been submitted to, and approved in writing by, the Planning Authority.

Reason: In order to protect the archaeological and historic interest of the site.

2. No development or work shall start on site until a schedule of stonework repairs has been submitted to, and approved in writing by, the Planning Authority. Thereafter, development and other work shall progress in accordance with the approved schedule. For the avoidance of doubt, existing stonework shall be repaired, and any missing sections replaced, using natural stone chosen to match, in all respects wherever possible (including colour, texture, geology, proportions and tooling), the existing stonework.

Reason: In order to minimise potential damage to the stonework.

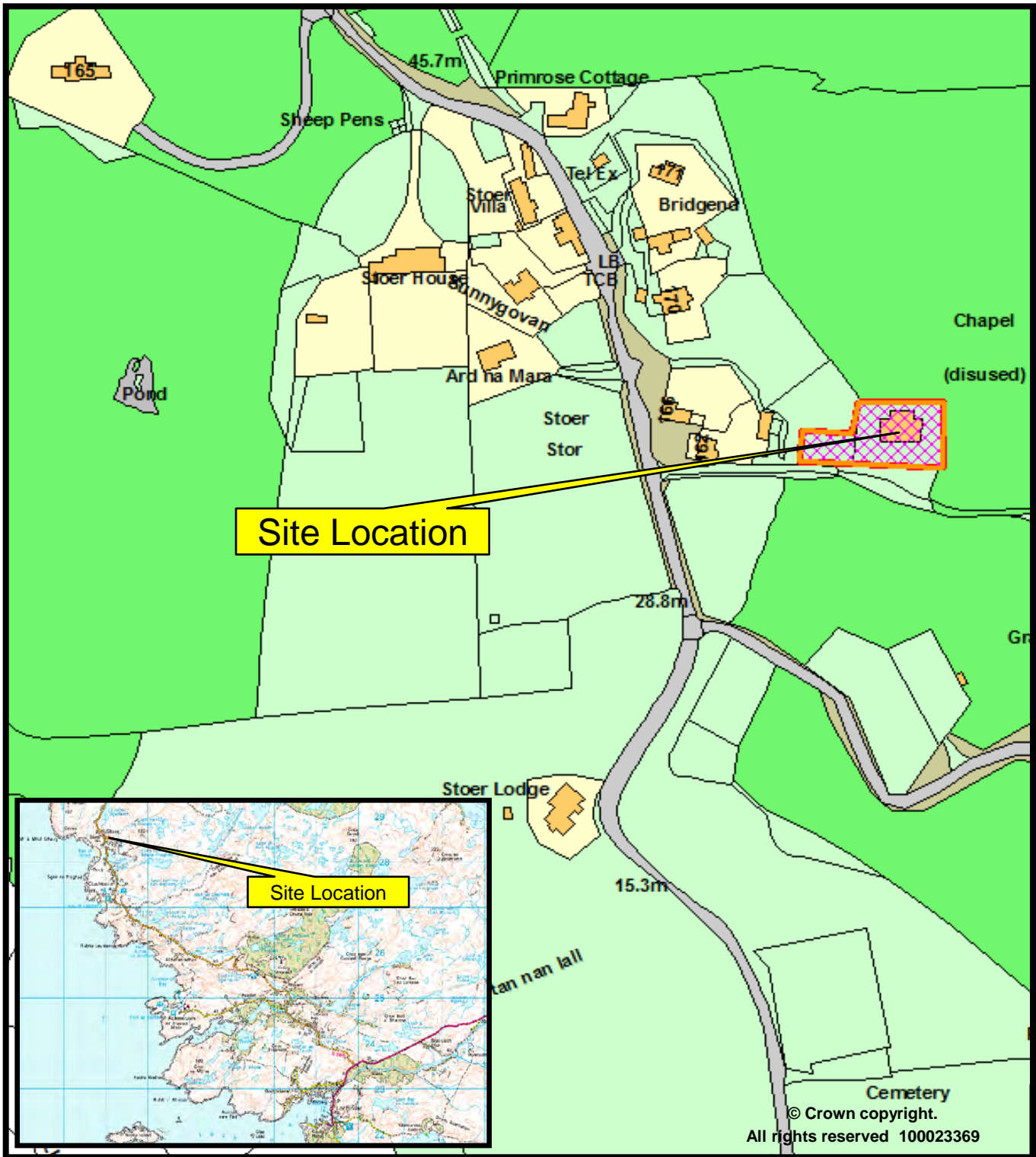
3. No development or work shall commence until a detailed specification for all proposed external materials and finishes including windows and doors (including trade names and samples where necessary) has been submitted to, and approved in writing by, the Planning Authority. Thereafter, development and work shall progress in accordance with these approved details.

Reason: In order to enable the planning authority to consider this matter(s) in detail prior to the commencement of development; in the interests of amenity.

4. Following the completion of development, a photographic record shall be made of all changes, alterations and completed works undertaken to the building or structure, in accordance with the attached specification. The record shall be submitted to the Planning Authority who shall confirm in writing that the record has been received and that it is satisfactory.

Reason: To ensure the Planning Authority maintain an accurate historical record of the building.

Signature: Dafydd Jones
Designation: Area Planning Manager North
Author: Gillian Webster
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 – Location Plan L.PL.001
Plan 2 – Site Layout Plan L(PL)002 Rev C
Plan 3 – Existing Elevation Plan L.PL.101
Plan 4 – Existing Floor Plan L.PL.010
Plan 5 – Proposed Elevational Plan L(PL)111 Rev A
Plan 6 and 7 – Proposed Floor Plan L.PL.020 and L.PL.021
Plan 8 – Proposed Section Plan L.PL.121



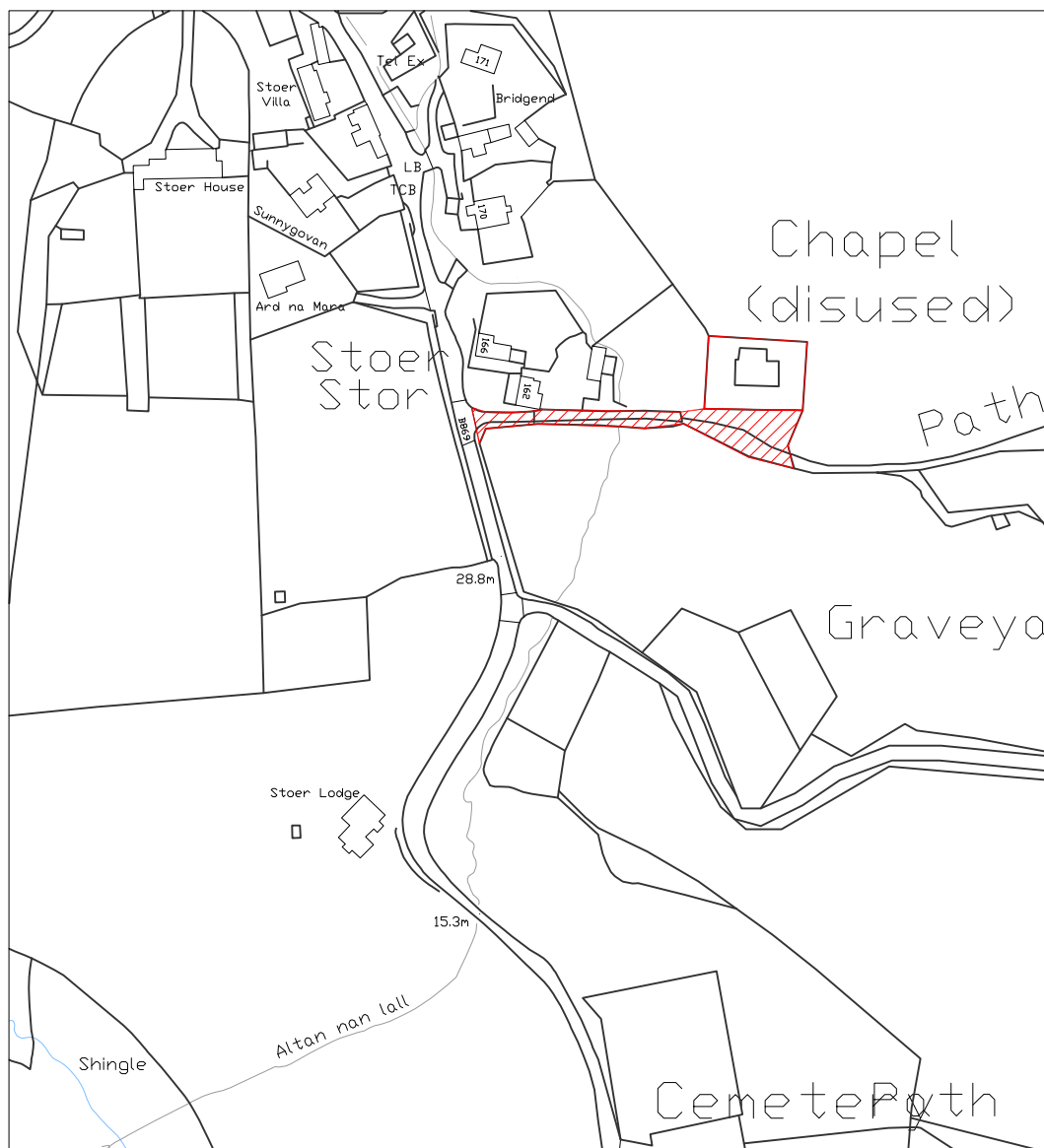
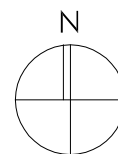
The Highland Council
Comhairle na Gàidhealtachd

Development & Infrastructure
Service

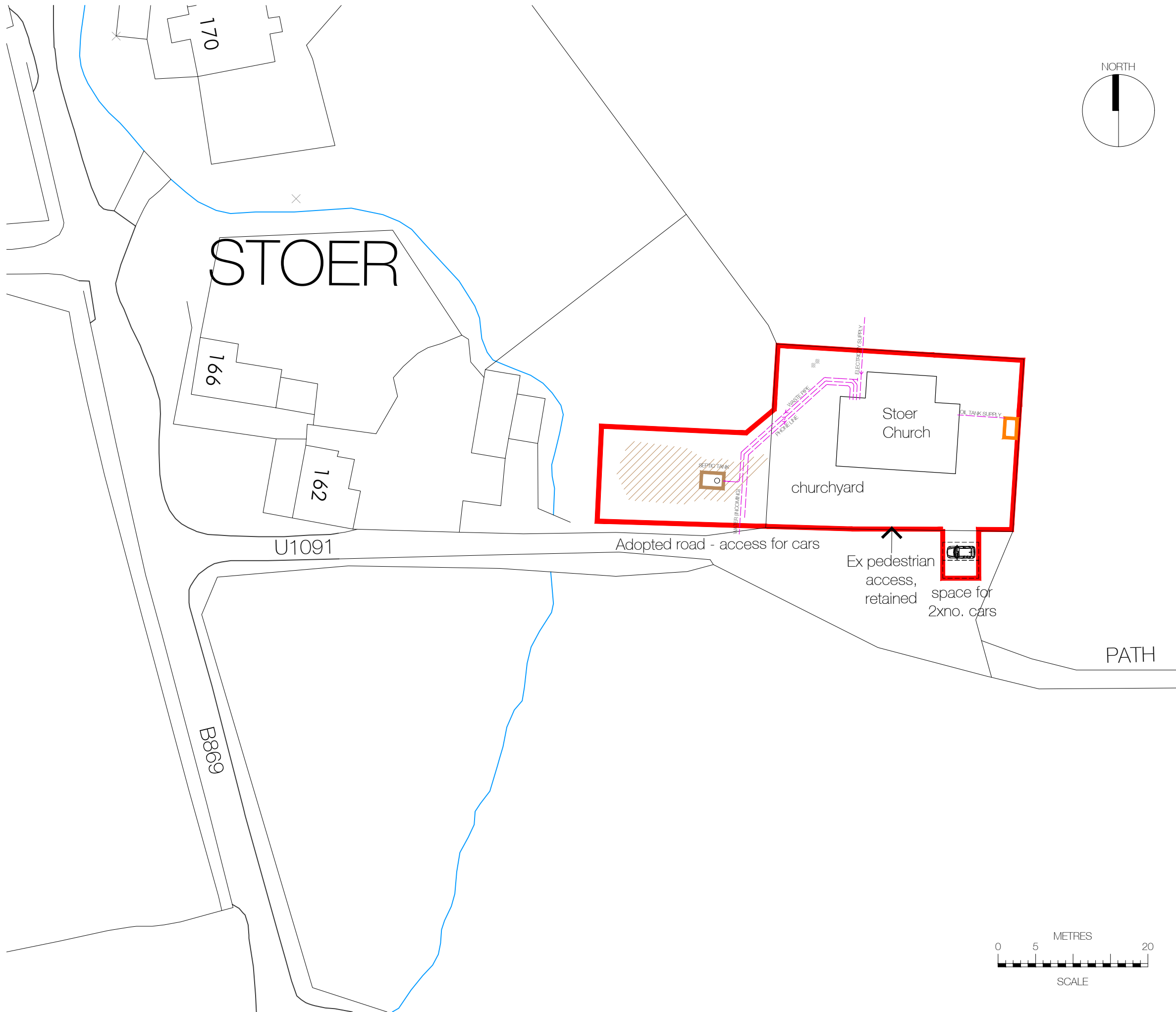
16/03070/FUL & 16/03071/LBC
Restoration and conversion of disused church to residential, installation of septic tank and soakaway at land 75m East of 162 Stoer.

Date: 29/09/2016





information	date	07.08.12	scale	1:2500 @ A4
	this drawing is copyright of morgan mcdonnell ltd.			
project title	drawing title		morgan . mcdonnell architecture ltd. 7 belgrave mews . edinburgh . uk . eh4 3ax tel: +44 (0)131 332 4200 fax: +44 (0)131 332 6300	
stoer parliamentary church, stoer, sutherland	Location Plan			
	job no.	drawing no.		
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NOTES:

- APPLICATION BOUNDARY
- TREATMENT TANK
- APPROX AREA OF SOAKAWAY & REMEDIATED GROUND
- OIL TANK
- SERVICE RUN

Rev A: 14 07 16: Boundary line updated
 Rev B: 24 08 16: Space for car parking added
 Rev C: 27 09 16: Boundary line updated

Planning

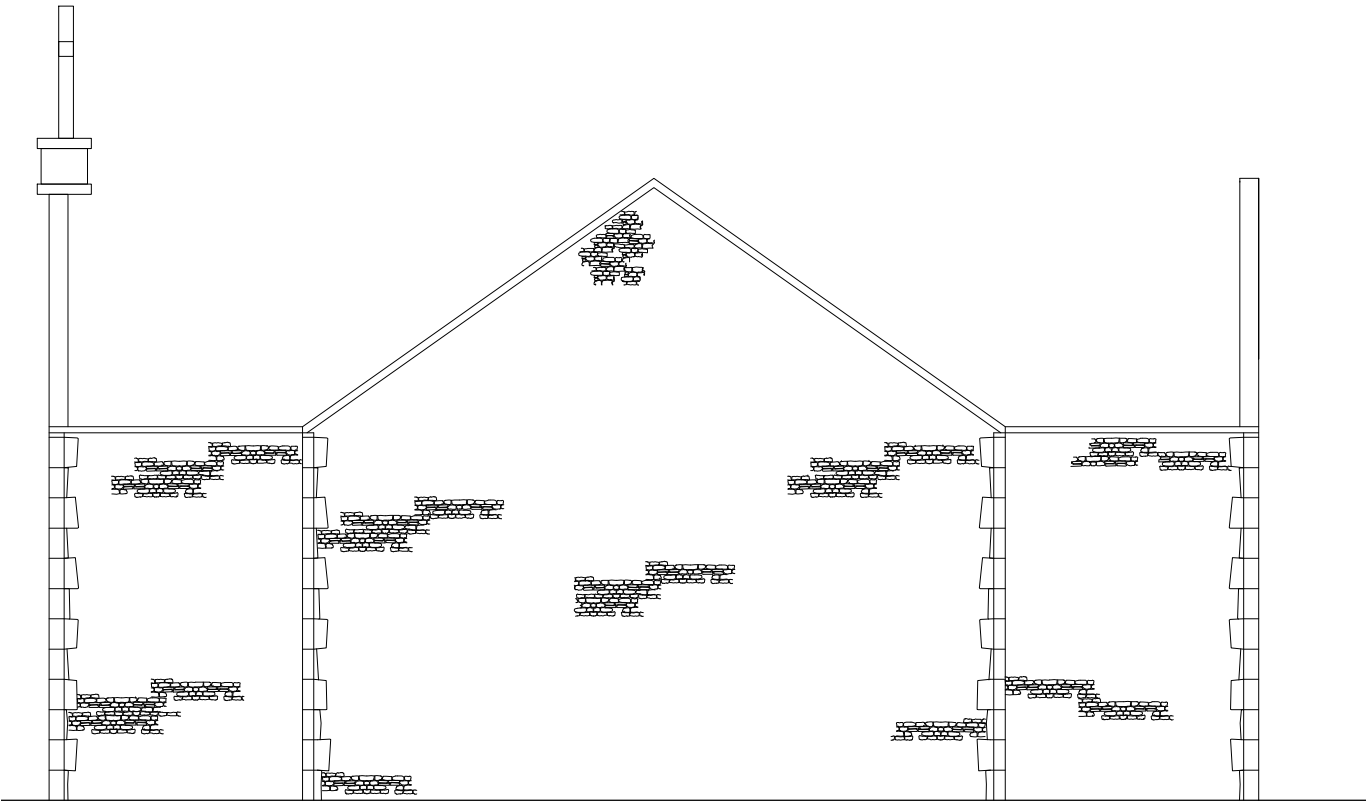
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Drawing Title	Site Plan



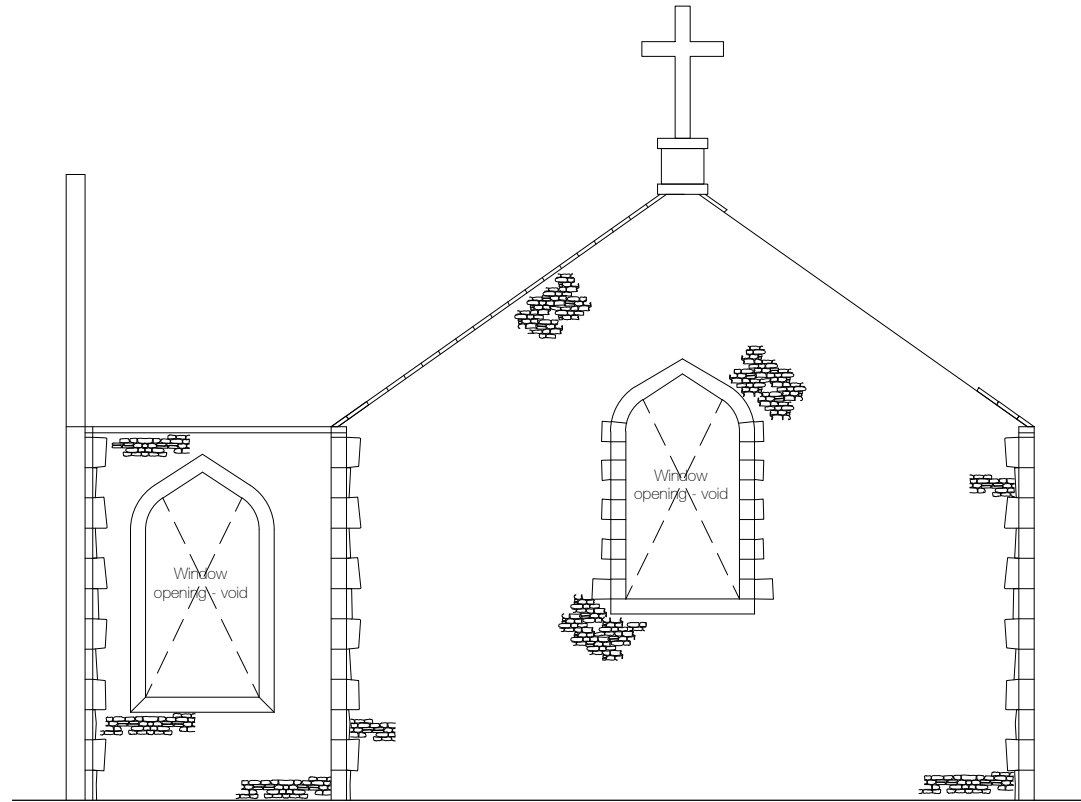
5 Advocate's Close / Edinburgh / EH1 1ND
 T 0131 332 4200 / E mail@morganmcdonnell.co.uk

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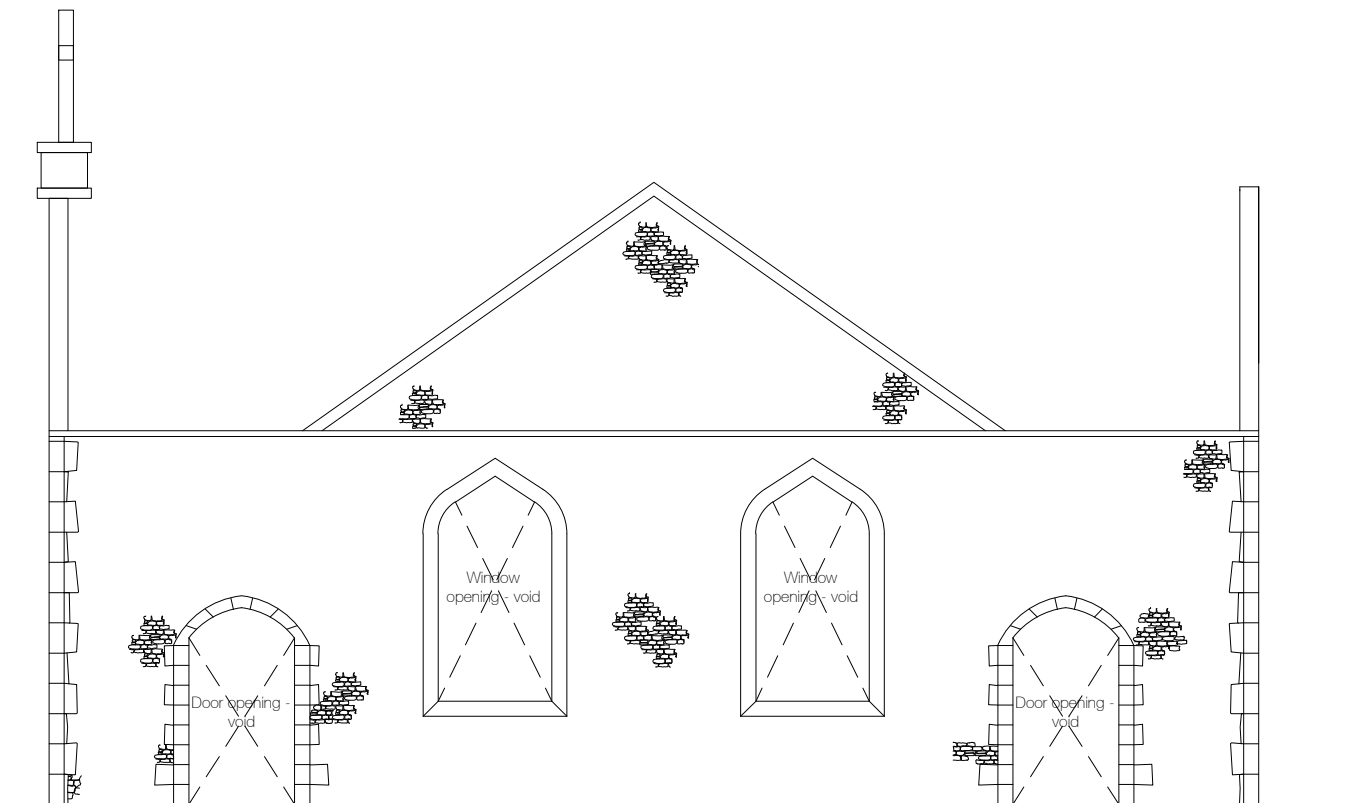
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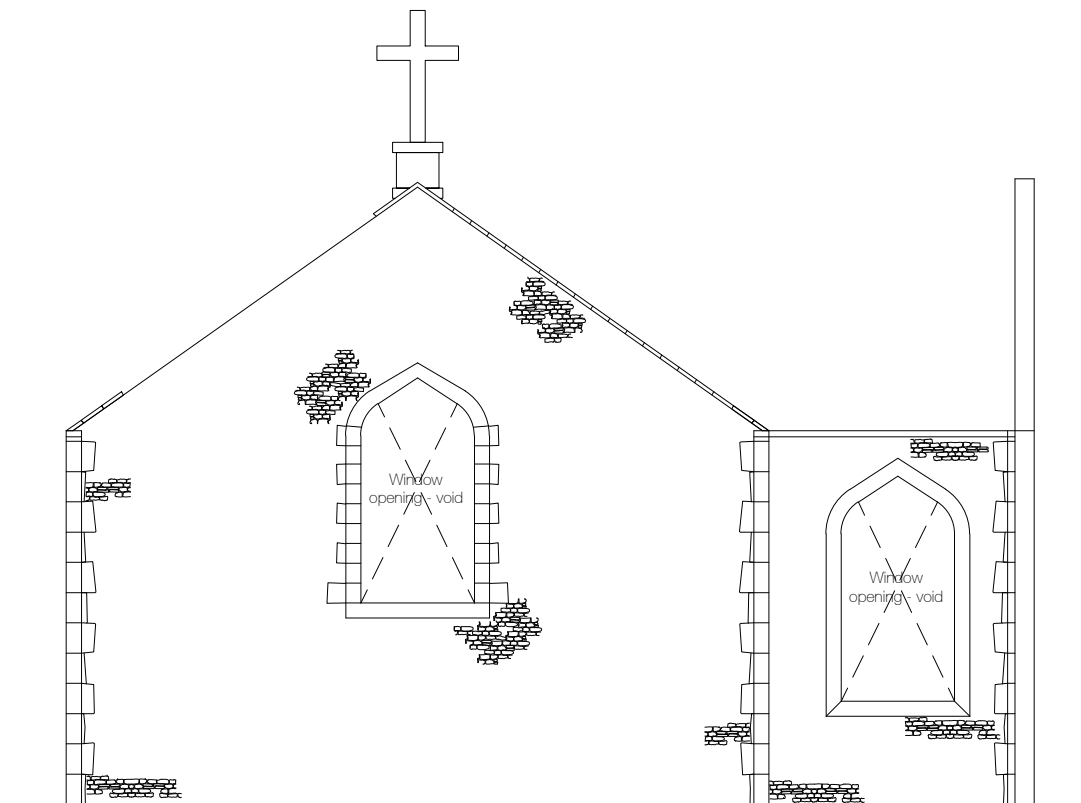
Existing north elevation



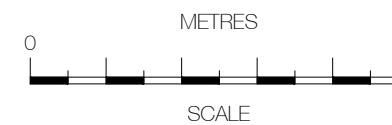
Existing east elevation



Existing south elevation



Existing west elevation



General notes:
 • All new works are coloured yellow
 • to be read in conjunction with other L(PL)series drawings



Photograph of building as existing

Planning

Project Title	Stoer Parliamentary Church Restoration and Conversion to Dwelling House
Drawing Title	Existing elevations



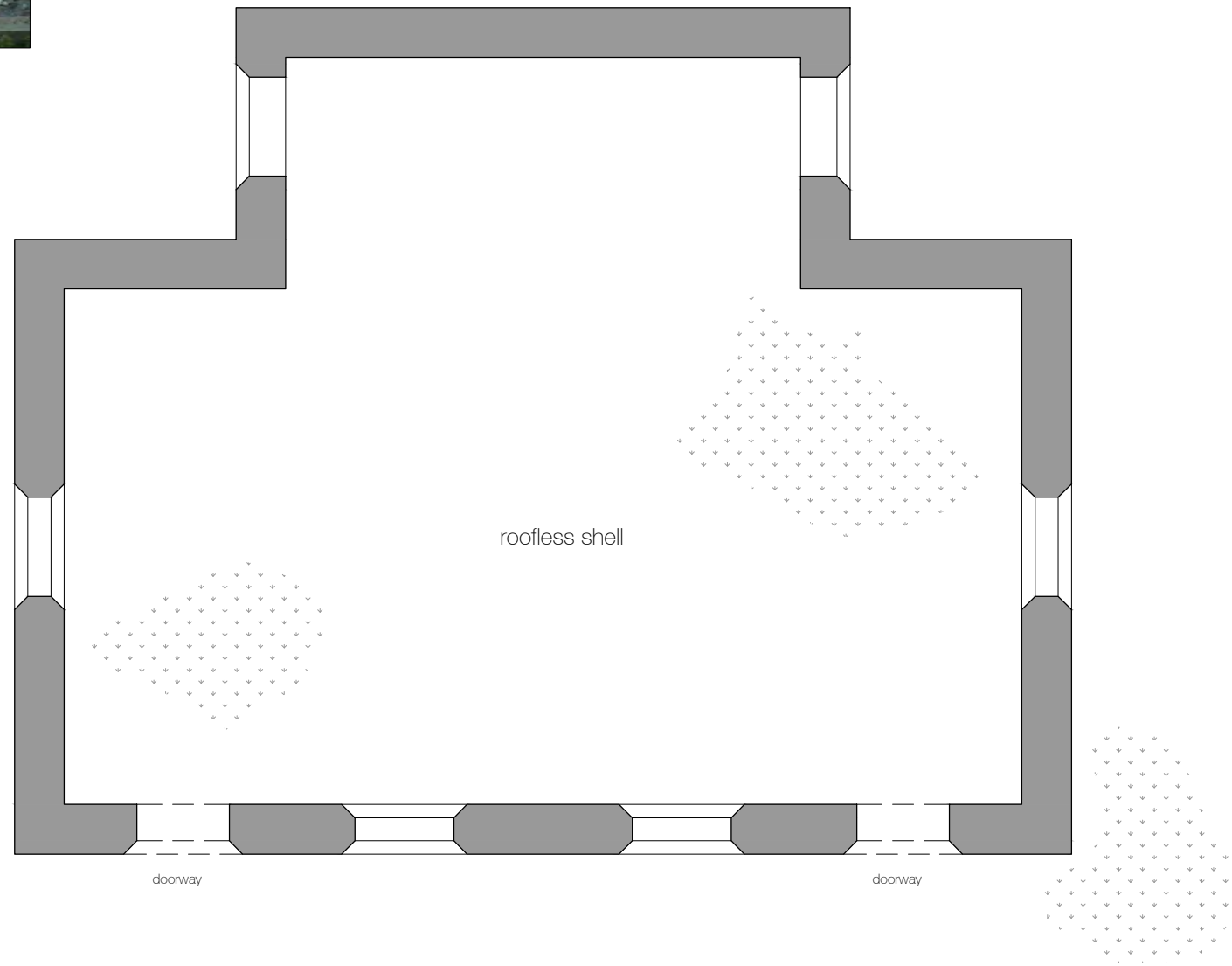
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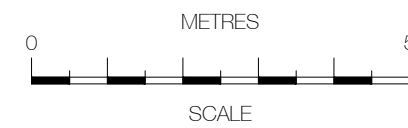
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Photograph of building as existing



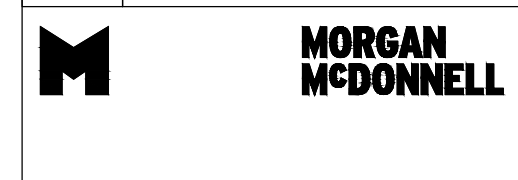
Existing ground floor plan



Planning

Project Title	Stoer Parliamentary Church Restoration and Conversion to Dwelling House
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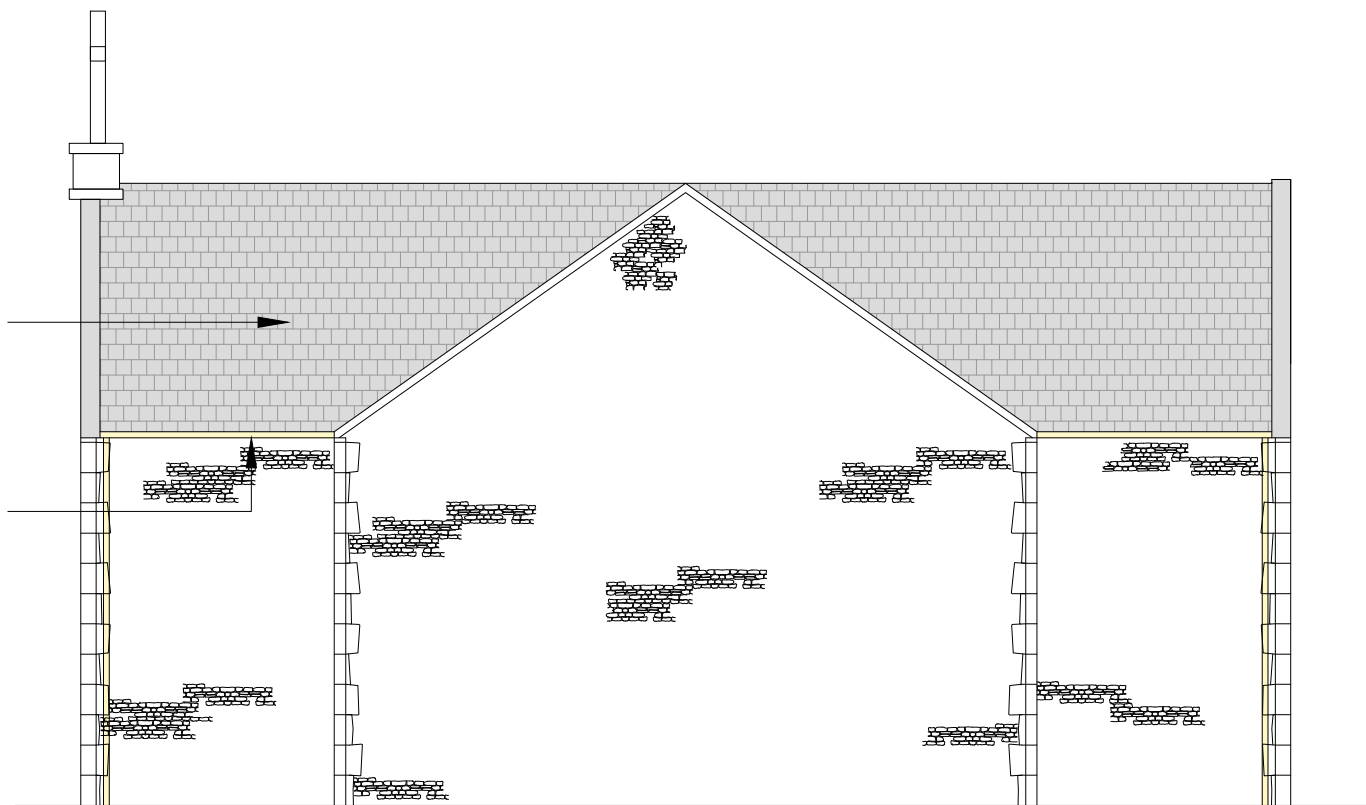
Drawing Title	Existing ground floor plan
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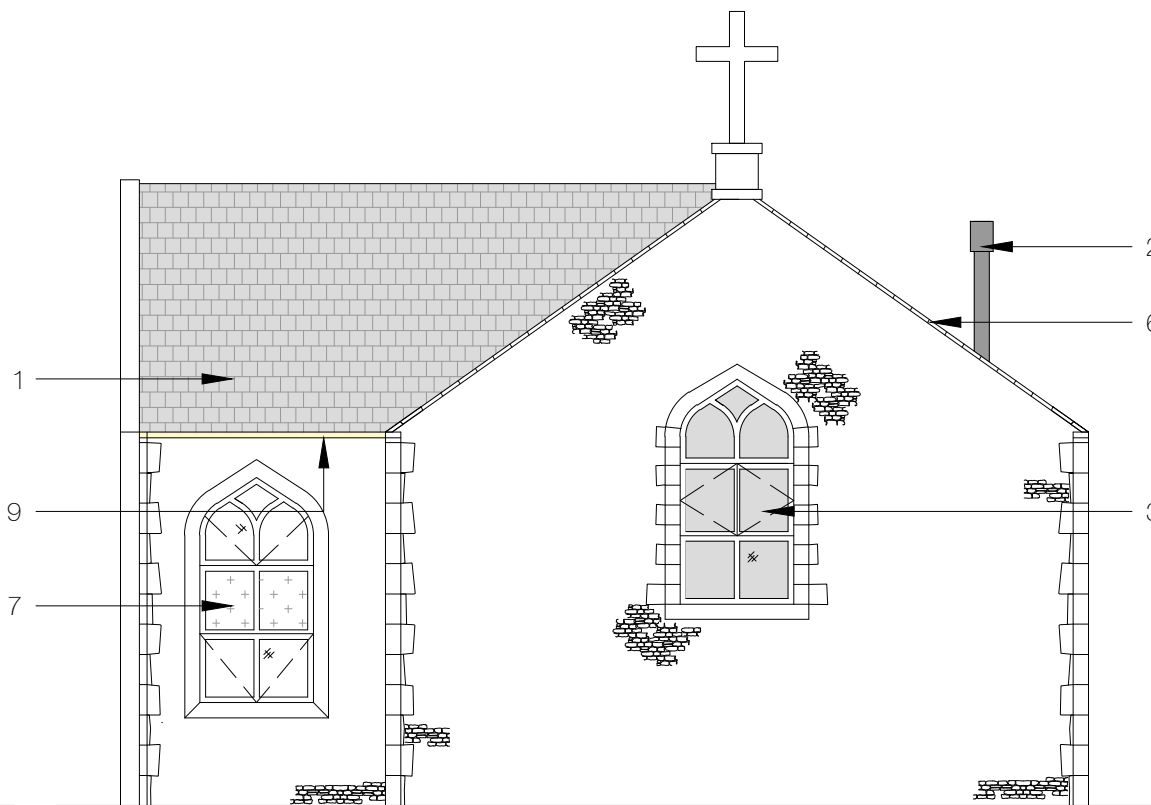
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Job no.	N/A	Dwg. no.	L(PL)010

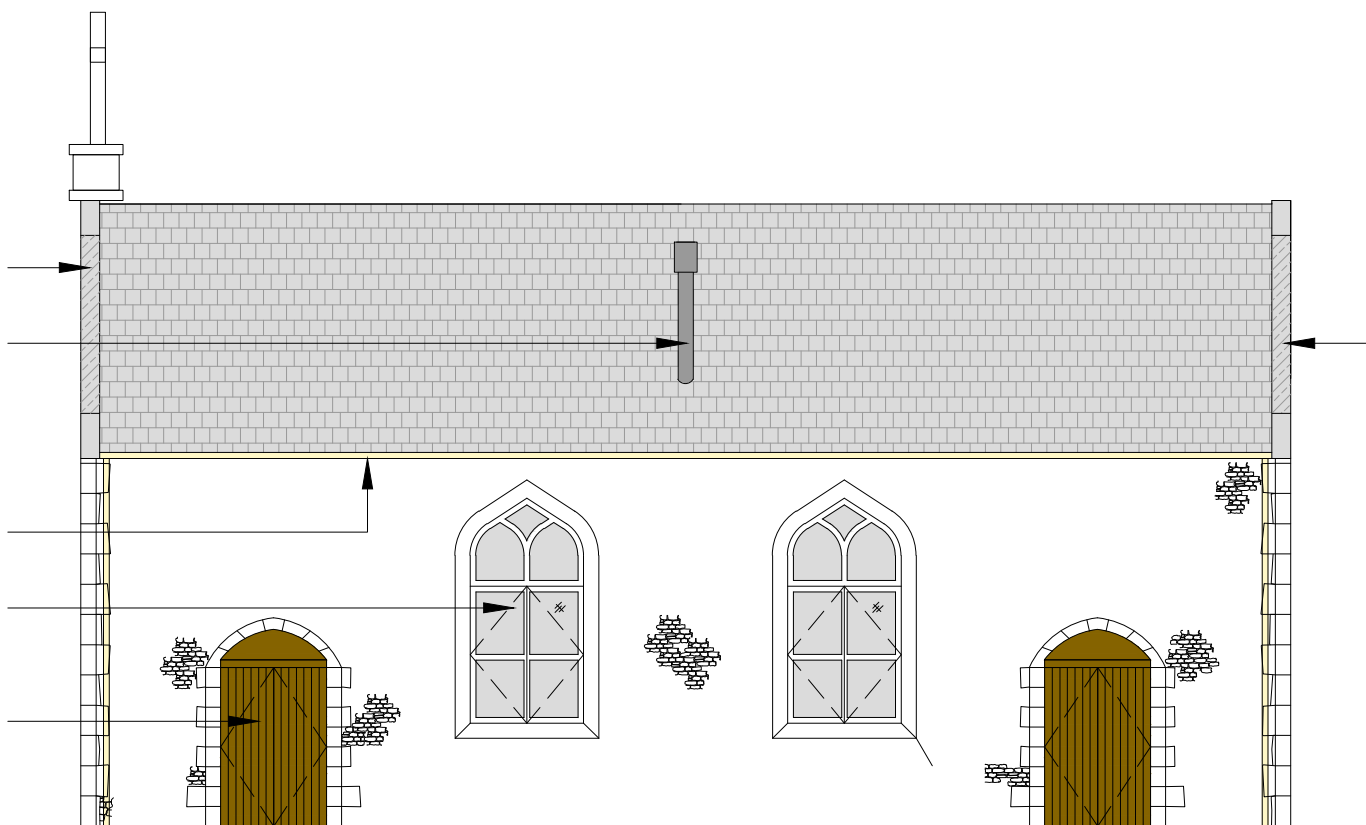
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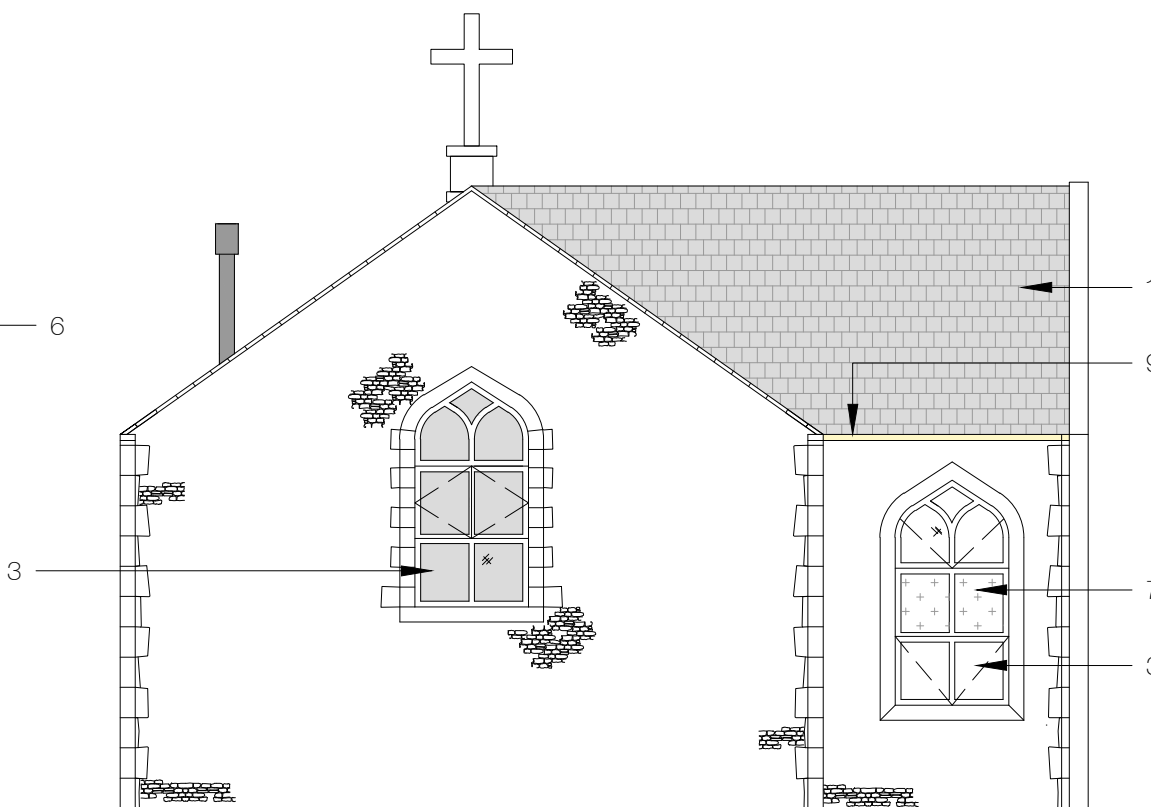
Proposed north elevation



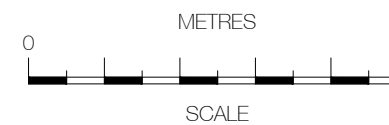
Proposed east elevation



Proposed south elevation



Proposed west elevation



General notes:

- All new works are coloured yellow
- to be read in conjunction with other L(PL)series drawings

Drawing notes:

1. new timber roof with natural slate
2. new metal flue pipe to serve stove - colour: anthracite
3. fit new thermally broken powder-coated aluminium double-glazed casement windows as shown
4. fit new timber doors with projecting hinges
5. new timber stud internal partitions and floors
6. replace missing cope stones from gables and walls
7. fixed lights in way of gallery floor to be fitted with laminated black glass
8. original church space to be retained in double height central living space
9. reinstate missing cast iron rainwater goods in former locations

Rev A: 27 09 2016 - Alter window fenestration

Planning

Project Title
Stoer Parliamentary Church
Restoration and Conversion to Dwelling
House

Drawing Title
Proposed elevations

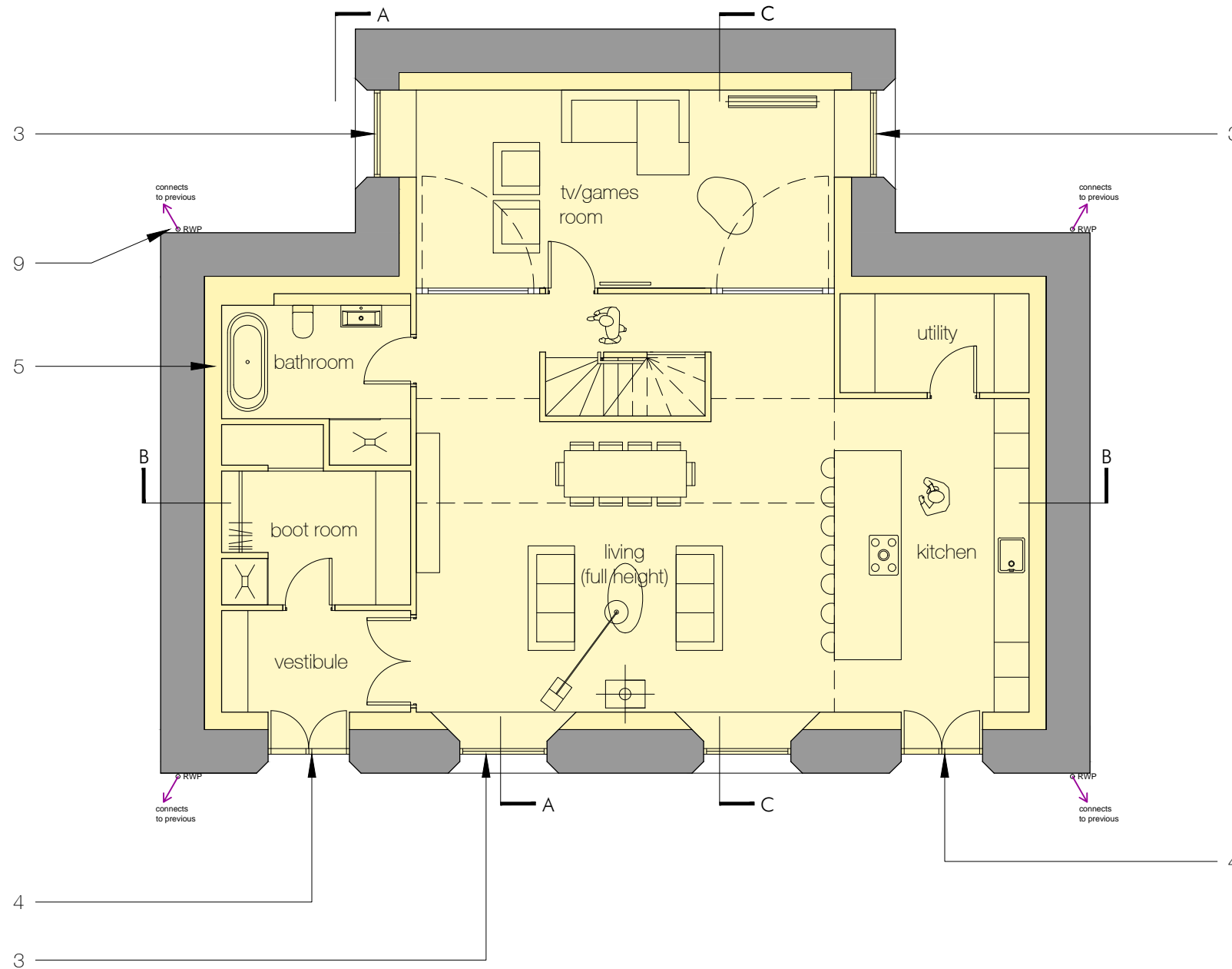
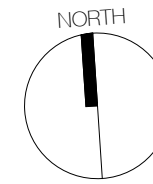


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Job no. N/A Dwg. no. L(PL)111

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- General notes:**
- All new works are coloured yellow
 - to be read in conjunction with other L(PL)series drawings

- Drawing notes:**
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 8. original church space to be retained in double height central living space
 9. reinstate missing cast iron rainwater goods in former locations

Planning

Project Title
Steer Parliamentary Church
Restoration and Conversion to Dwelling
House

Drawing Title
Proposed ground floor plan

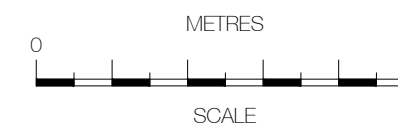


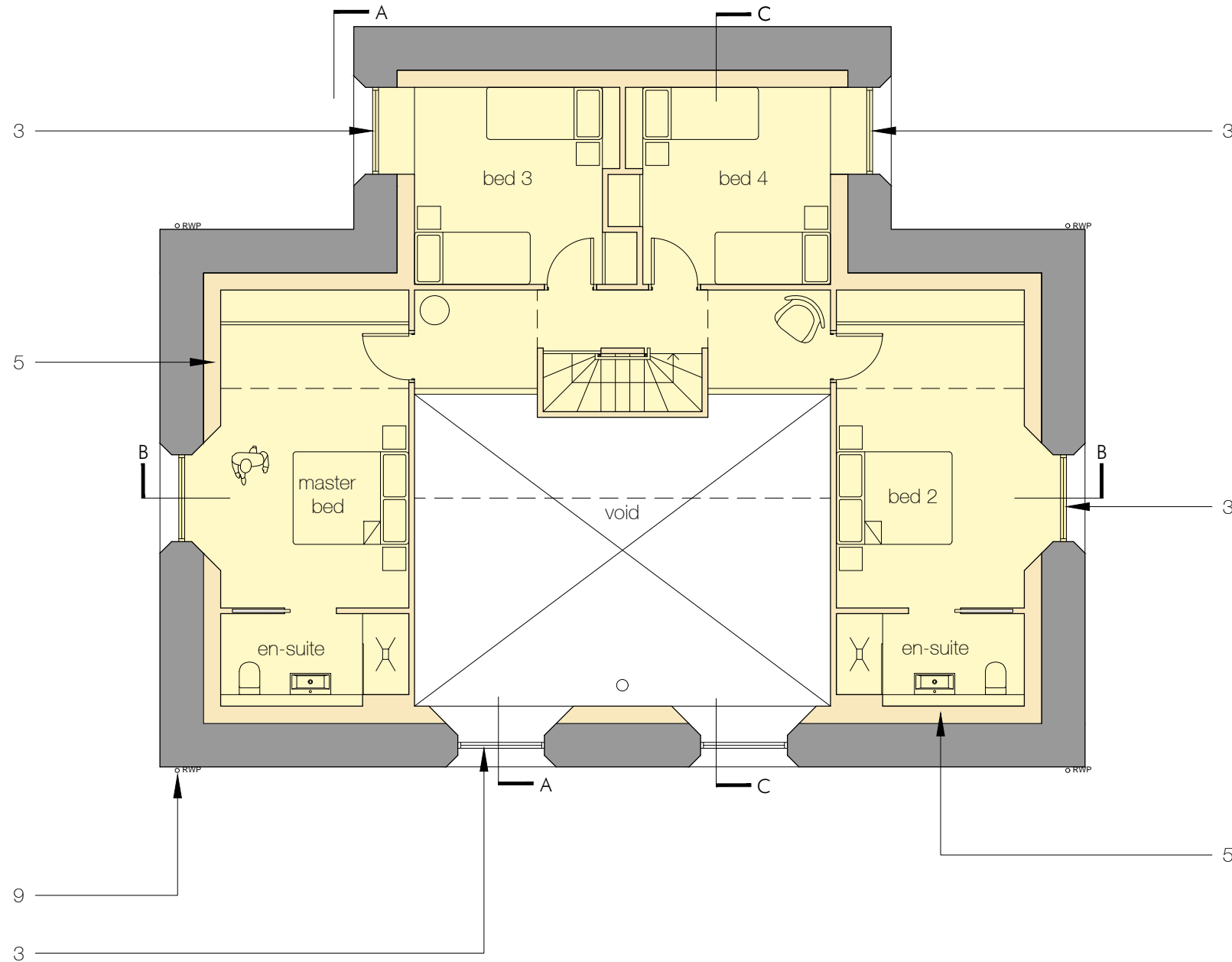
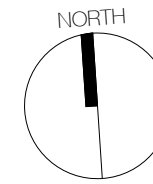
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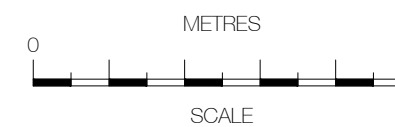
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Proposed ground floor plan





Proposed mezzanine floor plan



- General notes:**
- All new works are coloured yellow
 - to be read in conjunction with other L(PL)series drawings

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 8. original church space to be retained in double height central living space
 9. reinstate missing cast iron rainwater goods in former locations

Planning

Project Title	Stoer Parliamentary Church Restoration and Conversion to Dwelling House
Drawing Title	Proposed mezzanine floor plan



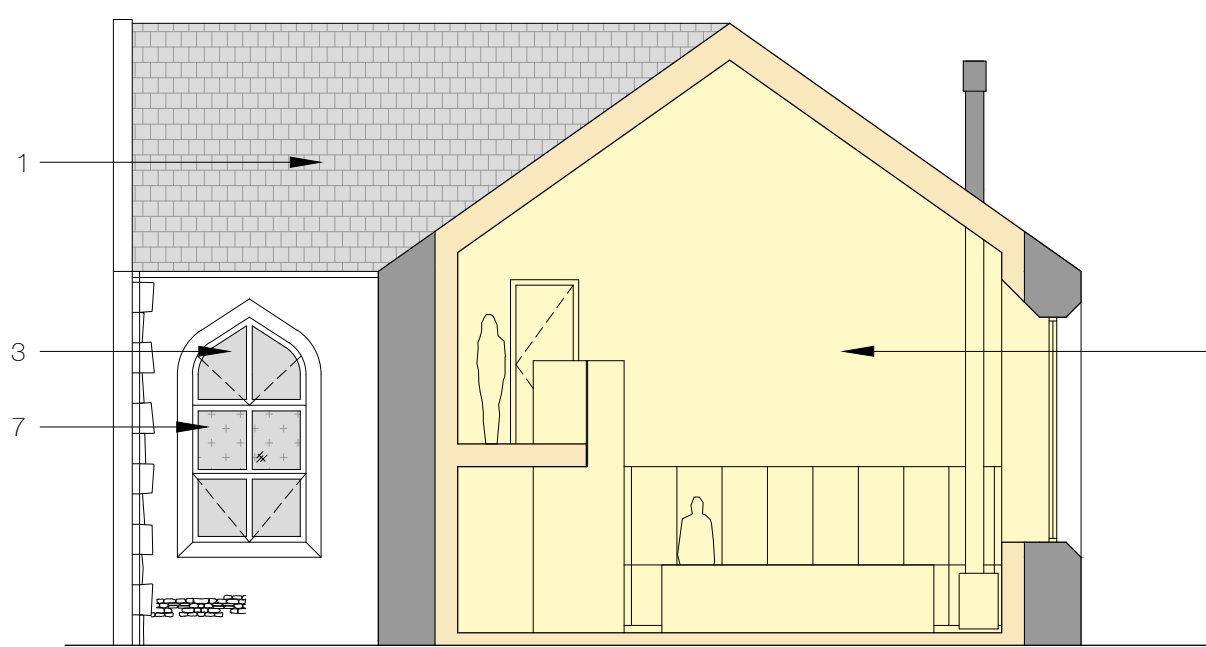
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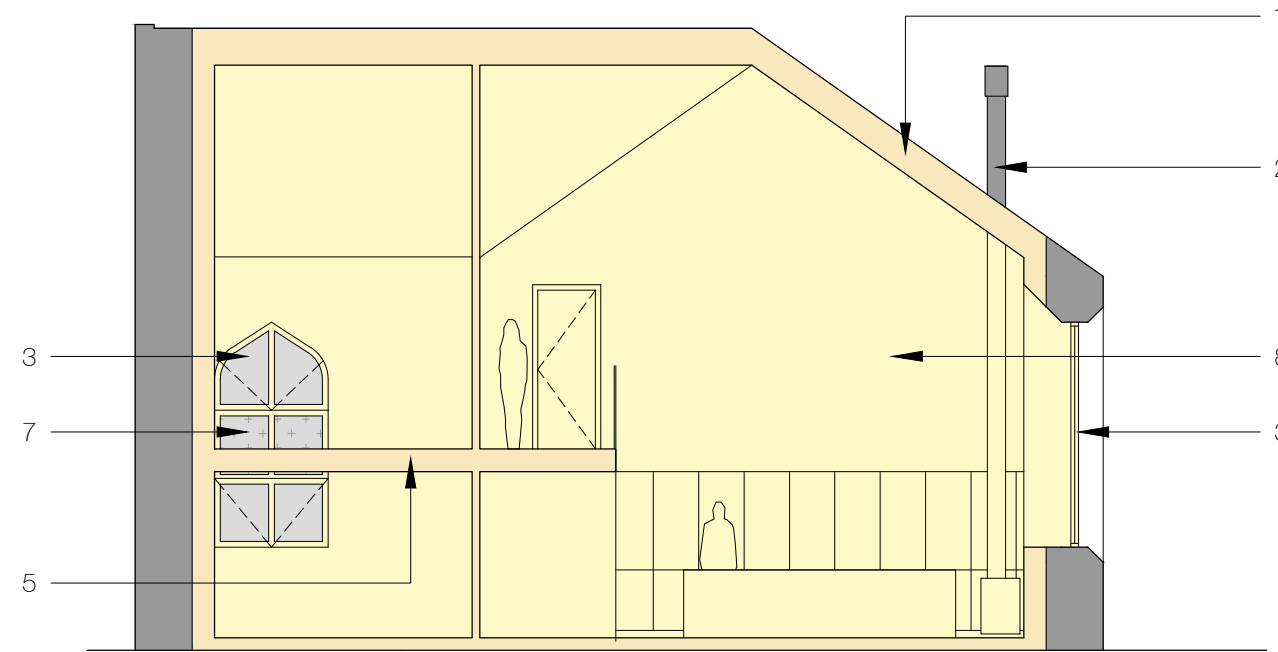
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- General notes:**
- All new works are coloured yellow
 - to be read in conjunction with other L(PL)series drawings

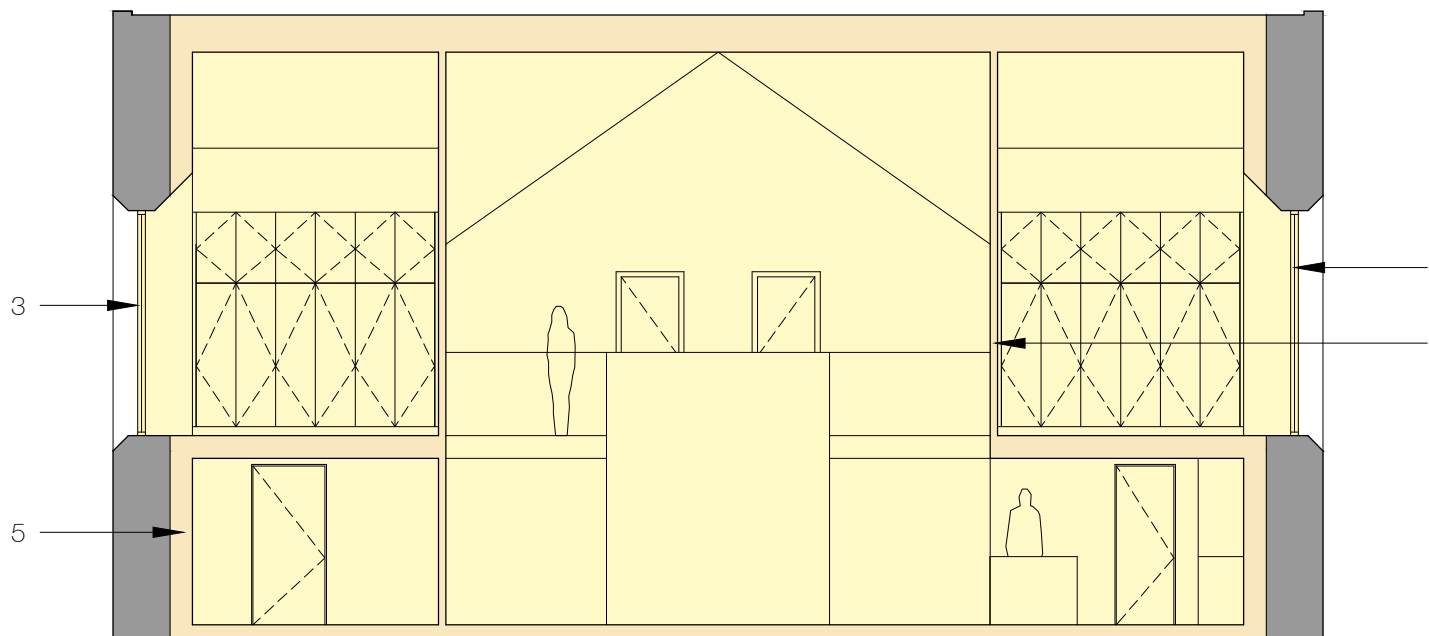
- Drawing notes:**
1. new timber roof with natural slate
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 3. fit new thermally broken powder-coated aluminium double-glazed casement windows as shown
 4. fit new timber doors with projecting hinges
 5. new timber stud internal partitions and floors
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 7. fixed lights in way of gallery floor to be fitted with laminated black glass
 8. original church space to be retained in double height central living space
 9. painted cast iron rainwater goods



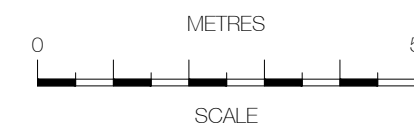
Proposed Section A-A



Proposed Section C-C



Proposed Section B-B



Planning

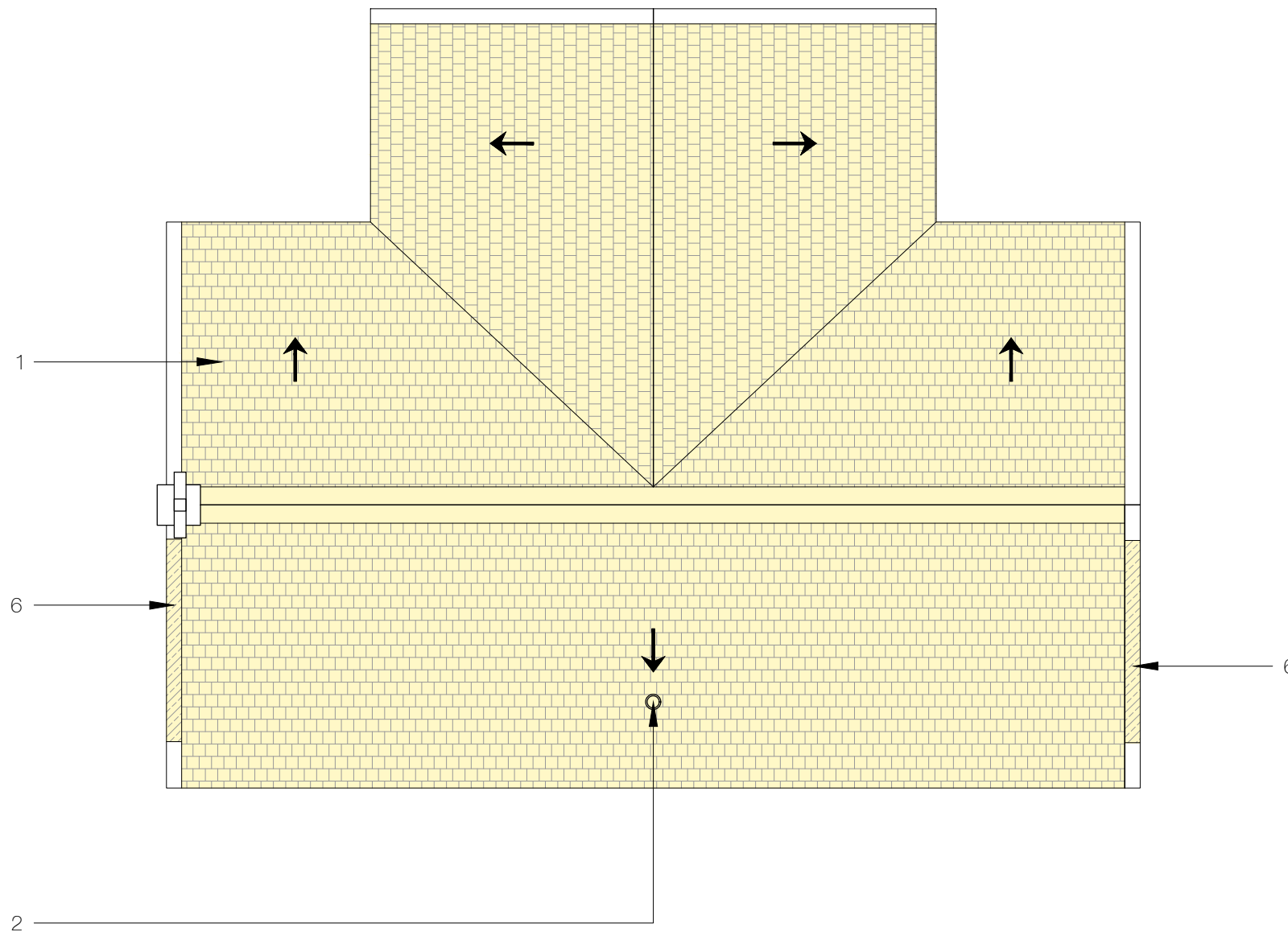
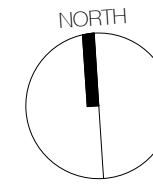
Project Title	Stoer Parliamentary Church Restoration and Conversion to Dwelling House
Drawing Title	Proposed sections



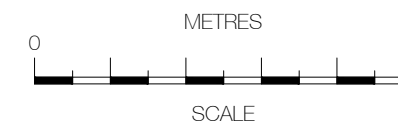
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Proposed roof plan



- General notes:**
- All new works are coloured yellow
 - to be read in conjunction with other L(PL)series drawings

- Drawing notes:**
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 8. original church space to be retained in double height central living space
 9. painted cast iron rainwater goods

Planning

Project Title	Stoer Parliamentary Church Restoration and Conversion to Dwelling House
Drawing Title	Proposed roof plan



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