

October 2023

Moor Barns Farm

Orton-on-the-Hill

Design & Access Statement

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1.0 Introduction

1.0 Introduction

1.1 Executive Summary

This document has been prepared to support the planning application relating to an exemplary replacement dwelling, associated annex and landscaping works at the Moor Barns Farm site, Orton-on-the-Hill, Leicestershire.

The purpose of this document is to explain the character of the local context, site, access and the key principles that have informed the resulting design. The overarching ambition for the scheme is to bring the plot in line with contemporary living, incorporating cutting edge design in terms of architectural detailing and the latest sustainable technologies.

A number of options were tested early on in the design process to explore the viability of working with the existing property, however, given the condition of the current house and the level of remedial and structural works that would be needed to implement the given brief, an informed decision was made to propose a replacement dwelling.

The plot has a longstanding association with agricultural use although no longer considered a working farm. It was not known when the original farmhouse was demolished on site, although it is believed that the current dwelling which stands today was one of the outbuildings that once served the farm. Over the course of the proceeding years a number of piece-meal alterations and modifications have taken place, which has resulted in a slightly disjointed appearance, although still maintaining a rural charm. It was therefore considered that any new intervention on the site would have to reflect and embody its deep-rooted agricultural heritage, through its design and use of materials.

Given the condition of the existing house and current annex building, it is felt that a comprehensive set of exemplary designed buildings will be a positive addition to the plot and further improve and compliment the Moor Barns Farm setting. Not only will the proposals enhance the immediate context, they will also embody sustainable technologies and make better use of the built form on site, in line with the objectives of the NPPF to promote sustainable development.



2.0 Site Context

2.0 Site Context

2.1 Site Location

The site lies just south of the village of Orton-on-the-Hill, Leicestershire. The village is situated approximately 7 miles east of Tamworth and approximately 4 miles north of the market town Atherstone. The main access into the village is via Warton Lane, which runs between Warton and Norton-Juxta-Twycross, which benefits from panoramic views across the 4 counties.

The village location is defined by a group of relatively isolated woodland trees set in open countryside at the top of a high ridge orientated east-west. It is approached by narrow straight roads from Sheepy to the south and Twycross and Atherstone along the ridge.

Orton on the Hill was a well-established village long before it was mentioned in the Domesday Book as Wortone. The first Orton Hall is thought to have been built around 1115 and at some period is thought to have belonged to the Knights Templar. The Manor, consisting of the Hall, the church, the village and much of the surrounding land was given to Merivale Abbey in 1148. The Cistercian monks organised the land into a number of granges which included Le Grange, now Lea Grange, Pinwall, Newhouse and Moor, now Moorbarne. Today they are outlying farms encircling Orton.

The majority of the Orton-on-the-Hill was designated as a Conservation Area by Hinckley & Bosworth Council in 1997. The village is divided into two distinct areas, each with its own character. The older part of the village, includes the medieval church of St Edith, a Grade I listed building, and the area around The Green and Pipe Lane. This is characterised by a relatively unplanned organic pattern of buildings which are separated from each other by distance, green spaces and continuous hedges. The second area lies along Main Street and comprises continuous frontage development of differing scales and from different periods.



2.0 Site Context

2.2 Site Description

The proposed site and property are accessed off via long drive, which is located just off Pipe Lane, to the south-east of the Village. Referred to as Moor Barns Farm, the property forms part of an original farmstead, comprising the main 4 bedroom dwelling, annex, stables and extensive grounds.

The Moor Barns Farm plot measures approximately 1.4 acres, with a further 3.7 acres adjoining paddocks and accessed via a gated and tree-lined driveway that sweeps around the original house.

The main property sits centrally to the given plot, with the annex being located to the south-west of the house. Immediately adjacent along the western boundary are a series of substantial post-war barns, all in varied conditions, with some dilapidated and others in good working order, which are associated with the Corbett Farms.

The plot is distinctly characterised by its secluded tree-lined location together with its surrounding of open-landscape of fields and meadows on all 4 sides of its boundary, offering panoramic views across northern Warwickshire and Leicestershire. The site also strongly holds its agricultural heritage and still retains the look and feel of a traditional farmstead, which is unique to the plot.

The original farmhouse that once stood on the site has since been demolished and the main house that is seen today is a significantly modified outbuilding that was once associated with the farmstead.





2.0 Site Context

2.3 Planning Policy

Planning and design guidance will be taken on both a national and regional scale from published documents in order to ensure compliance .

The National Planning Policy Framework (NPPF), which was published in 2012, sets out the national planning policies for England and is a material consideration in planning decisions.

The NPPF identifies that pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people’s quality of life, including but not limited to 13 key points:

- 1. Building a strong, competitive economy
- 2. Ensuring the vitality of town centres
- 3. Supporting a prosperous rural economy
- 4. Promoting sustainable transport
- 5. Supporting high quality communications infrastructure
- 6. Delivering a wide choice of high quality homes
- 7. Requiring good design
- 8. Promoting healthy communities
- 9. Protecting Green Belt land
- 10. Meeting the challenge of climate change, flooding and coastal change
- 11. Conserving and enhancing the natural environment
- 12. Conserving and enhancing the historic environment
- 13. Facilitating the sustainable use of minerals

The outlined policies have been fundamental in the development of the brief, placemaking, architectural approach and landscaping design for the proposed scheme.

In addition to the NPPF, Hinckley & Borough Council has also implemented The Site Allocations & Development Management Policies DPD, which outlines specific design principles and criteria.

Planning Process

It is the intention of the client and design team to work with Hinckley & Bosworth Borough Council and relevant planning officer to ensure a smooth and proactive application process. This design and access statement should demonstrate that the proposal in this document, is the result of a thorough and well-considered process. As part of this, the relevant sections of the publicised supplementary planning documents have been referenced throughout, including the The Good Design Guide SPD and Orton-on-the-Hill Conservation Appraisal document.

In addition to regular engagement with the Local Authority, prior to submission it is the intention of the client to show immediate neighbouring residents the proposals and the

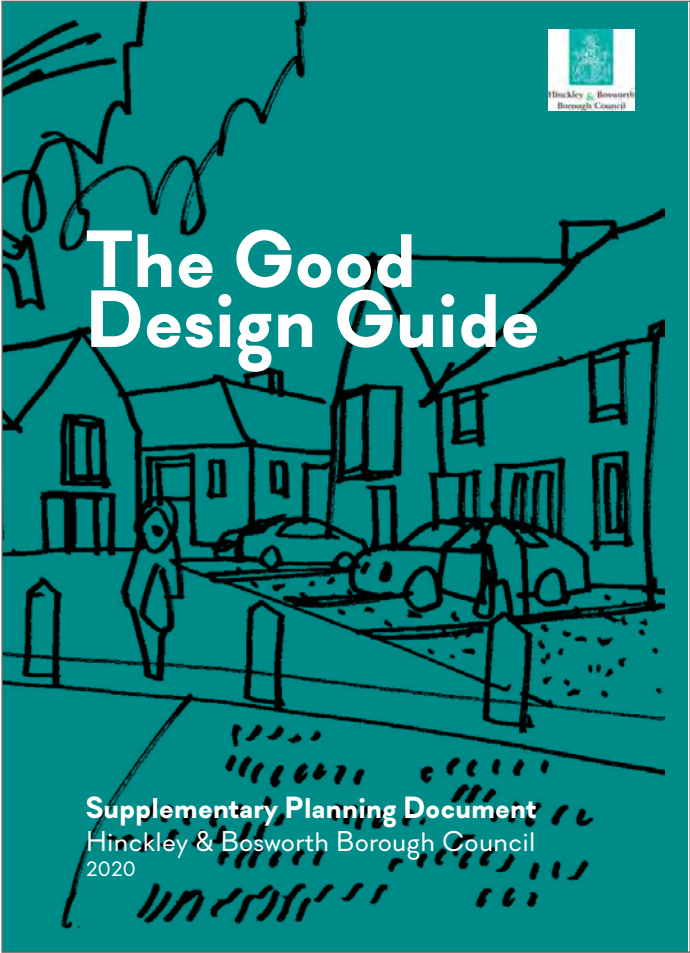
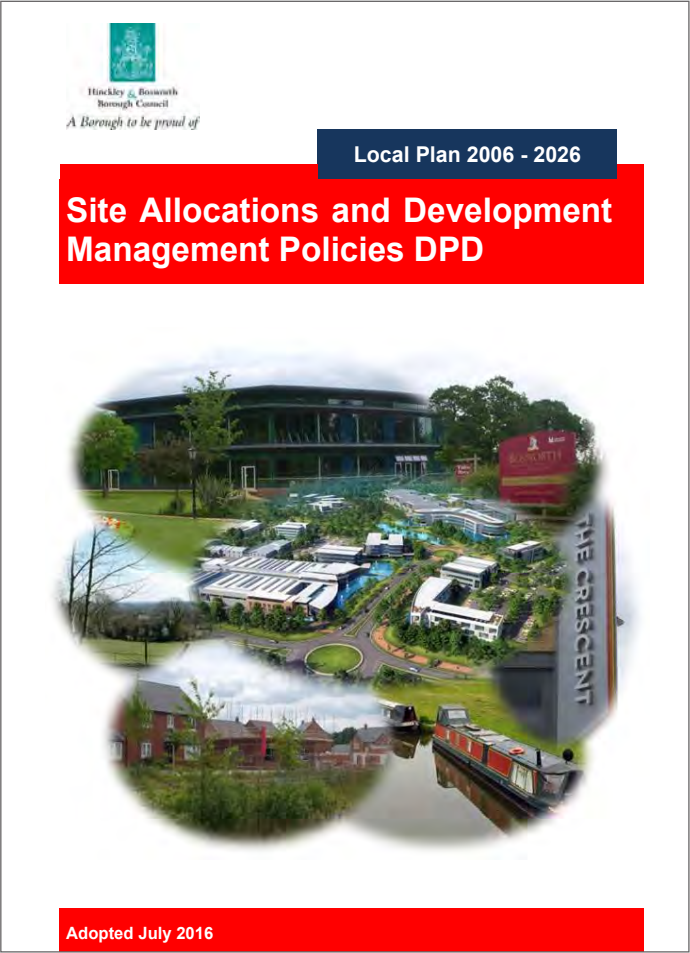
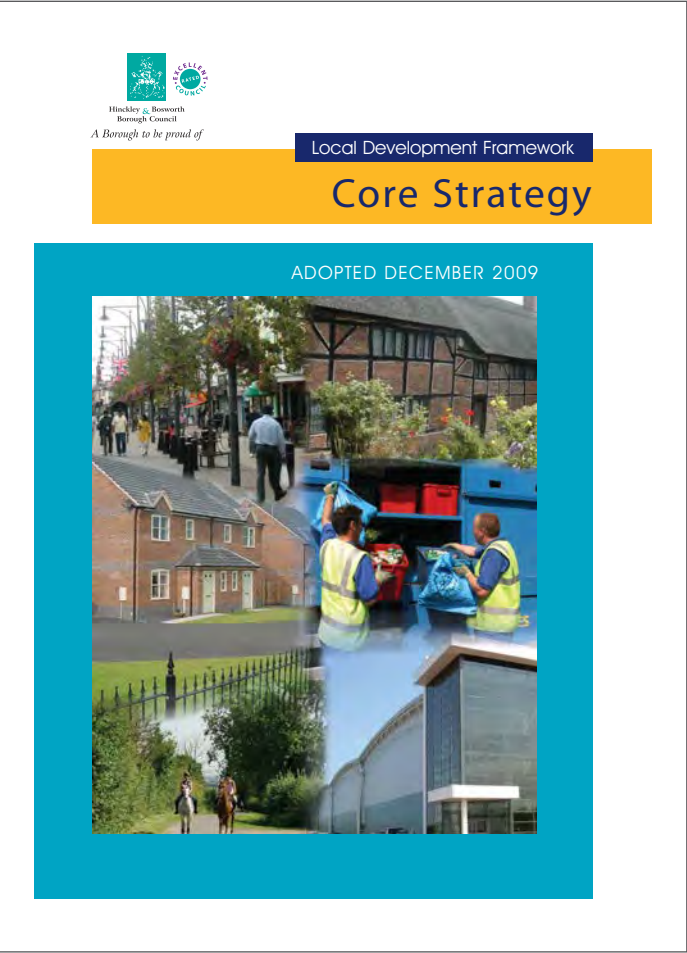
sequence of construction to mitigate any residents concerns. Having consulted the key local stakeholders within the parish during the course of the design development, it should be noted that there is general full support the proposal, as the general consensus feel as though it will be unique to the area and like the prospect of reinstating the farmhouse narrative.

Conservation & Heritage

Whilst the property is not listed nor in the designated conservation area, it must be acknowledged that the existing house and its immediate context uphold significant amounts of character and heritage. It is therefore recognised that this brings with its greater scrutiny on design and detailing. It is

widely accepted that there are two approaches to working with listed buildings, that being where traditional materials and processes are meticulously replicated and that of a more modern approach which looks to express new extensions as a truly contemporary and clear addition.

The key objectives to both approaches is that the design and detailing is of a high-quality and that they improve and enhance the features of the original property. A contemporary architecture does not have to alienate itself from its historical counterparts, neither does it have to directly copy its former predecessors. It can be achieved in a slightly more abstract manner, taking influence and nuances, rather than mirroring and copying past styles.



2.0 Site Context

2.4 Local Policies

The proposed design actively seeks out to reference Spatial Objective 9: Identity, Distinctiveness and Quality of Design of the adopted (2016) Core Strategy Document. It states that

To ensure development contributes to the local distinctiveness of the borough, and enhances both settlement identity and the environment through the quality of sustainable design. Design and other measures will be used to develop strong community identities and neighbourhood pride.

It is expected that the narrative of this design has been thoughtfully explained within this document and how it contributes to its agricultural heritage through a sympathies, yet contemporary design.

The proposed scheme also complies with the following relevant policies outlined in the Site Allocations and Development Management Policies DPD (adopted 2016). Policy DM1 Presumption in Favour of Sustainable Development sets out a positive agenda for any proposal that delivers sustainable development, through the betterment of economic, social and environmental gains. On balance it is strongly felt the proposed scheme will deliver truly sustainable development and therefore complies with this policy.

After appraising the existing property, the proposed replacement dwelling will further comply with policy DM2 Delivering Renewable Energy and Low Carbon Development and Core Strategy Spatial Objective 12: Climate Change and Resource Efficiency seeks to minimise the impacts of climate change by increasing the use of renewable energy technologies and minimising pollution, including greenhouse gas emissions. The benefit of a replacement dwelling, will mean that it can embody the latest sustainable technologies and materials, dramatically reducing its current energy usage, due to poor built fabric and lack of renewables.



Proposed CGI Rear View

2.0 Site Context

2.5 Development SPD

The scheme further complies with policy DM10 Development and Design from paragraphs a-i. In essence this policy places much weight on design quality and emphasis on complimenting and enhancing the character and distinctiveness of its local context.

With this policy strongly in mind and given the existing properties unique setting, character and heritage, very careful consideration has been given to the aspirational design of this cutting edge proposal. The plots physical and environmental attributes have firmly shaped the design proposal to ensure that it sits well amongst its given setting.

It should be noted that the form, scale and appearance of the replacement dwelling has been directly influenced by the site's unique agricultural heritage

Another key policy to the scheme is DM14 Replacement Dwellings in the Rural Area. As demonstrated throughout, this unique proposal is a bespoke design for this particular site, with an emphasis on high design. As stated, the replacement dwelling is of a similar scale to that of the existing on site.

The policy further goes on to state It is recognised that the replacement of a dwelling in the rural area can result in significant benefits to the local area. It can lead to improved architectural appeal and modern design and construction standards leading to better energy efficiency. It can also overcome poor construction techniques employed with the original dwelling and can provide accommodation and facilities which more appropriately accord with modern life.

Taking this into account along with the demonstrated design rationale, it is respectfully believed that the proposed scheme fully adheres with this policy.

It should also be noted that The Good Design Guide Supplementary Design Guide (2020) has been referred to in order to demonstrate a comprehensive scheme. Particular reference was given to understanding local context, existing residential development and looking at principles outlined in converting agricultural buildings.



Proposed CGI Front View

3.0 Moor Barns Farm

3.0 Moor Barns Farm

3.1 The Property

As previously highlighted, the house that stands today was an outbuilding that once served the main farmhouse which has since been demolished. The current house represents more of a cottage feel, which is believed to have housed farmworkers as opposed to being the main farmhouse building.

The form, scale and proportion of the house is unusual to a traditional period property and this is owing to the fact that it has been significantly altered and modified over its proceeding years. When approaching the house front on, it can be seen as to what would have been the original cottage, which sits more central and perpendicular to the plot.

A series of extensions and alterations appear to run either side the central elevation, with a distinct dogleg wing running to the north and a further modification to what looks like would have once been a wagon store. There are a number of ad-hoc interventions which appeared to have been added to the property over the course of its lifetime, with brick plinth, stone chimneys and porticos and infills, as well as addi





3.0 Moor Barns Farm

The annex building runs on east-west axis, with a larger open gable bookending the elevation, which is demarked by a timber porchway. This building is in much disrepair, with many of the walls in danger of collapse, meaning acco-props need to hold elements up.

Whilst the house does hold a rural charm, it is more to do with its idyllic grounds and setting as opposed to the property itself. It is felt that some of the latter additions are not as in keeping with what would have been the original character.

Upon closer inspection the condition of the house and its subsequent additions are somewhat in a more questionable in terms of condition and character, as much of the brickwork, roof tiles and windows are of little architectural merit and it appears that the spurious additions somewhat muddle is architectural integrity and heritage.



3.0 Moor Barns Farm

3.2 Existing Layout

The main entrance to the property is located off centre to the front elevation where the house intersects with the dog-leg wing. This makes for a slightly awkward entrance into the house, to the point that the current occupants use the side entrance off the snug in place of it. It would appear from the front elevation that this was not the original entrance to the house, as there is a central arched window, which is partially bricked up that would seem to have been more of a natural entry point.

The northern dog-leg wing comprises a large living room, although this room is rarely used due to its isolated positioning to the rest of the house. Located off the other side of the hall leads into a kitchen and dining space and a further office and snug room adjacent. Behind the kitchen is a utility, boot room and small W.C which all leads to the rear garden.

Upstairs comprises 4 bedrooms, with the master suite being situated in the dog-leg wing of the house. A narrow corridor runs along the front elevation where the further 3 bedrooms and bathroom are all accessed from.

Whilst the house comprises a good amount of accommodation and elements of character, it feels slightly too cellular and disjointed. This is further compounded by the lack of openings onto the garden, particularly in the kitchen/diner space making the two feel slightly cut-off from one another and in-cohesive.

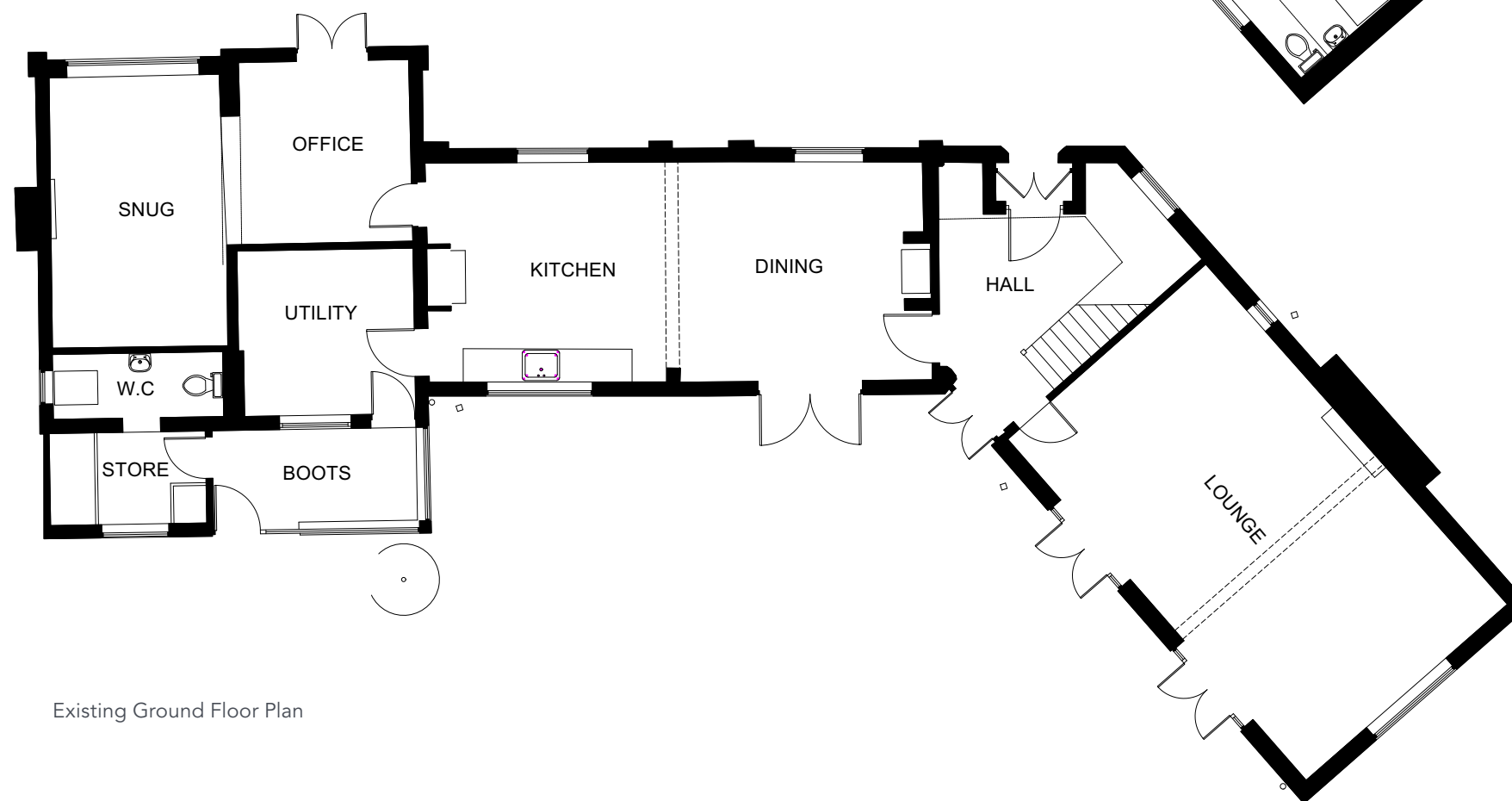
The small sized windows not only restrict views to the expansive landscape setting, they also limit natural light into the house. This is further exaggerated by the low ceiling heights, which make the house feel smaller than it actually is. Due to the number of alterations that have taken place on the property over the years, there are many anomalies, including steps in floor levels, as well as reduced ceiling heights.

Upon inspection there are number of remedial works that need to be undertaken with property, including works to the roof, electrical rewiring and no insulation to any of the floors or walls.





Existing First Floor Plan



Existing Ground Floor Plan

4.0 Design Proposals

4.0 Design Proposals

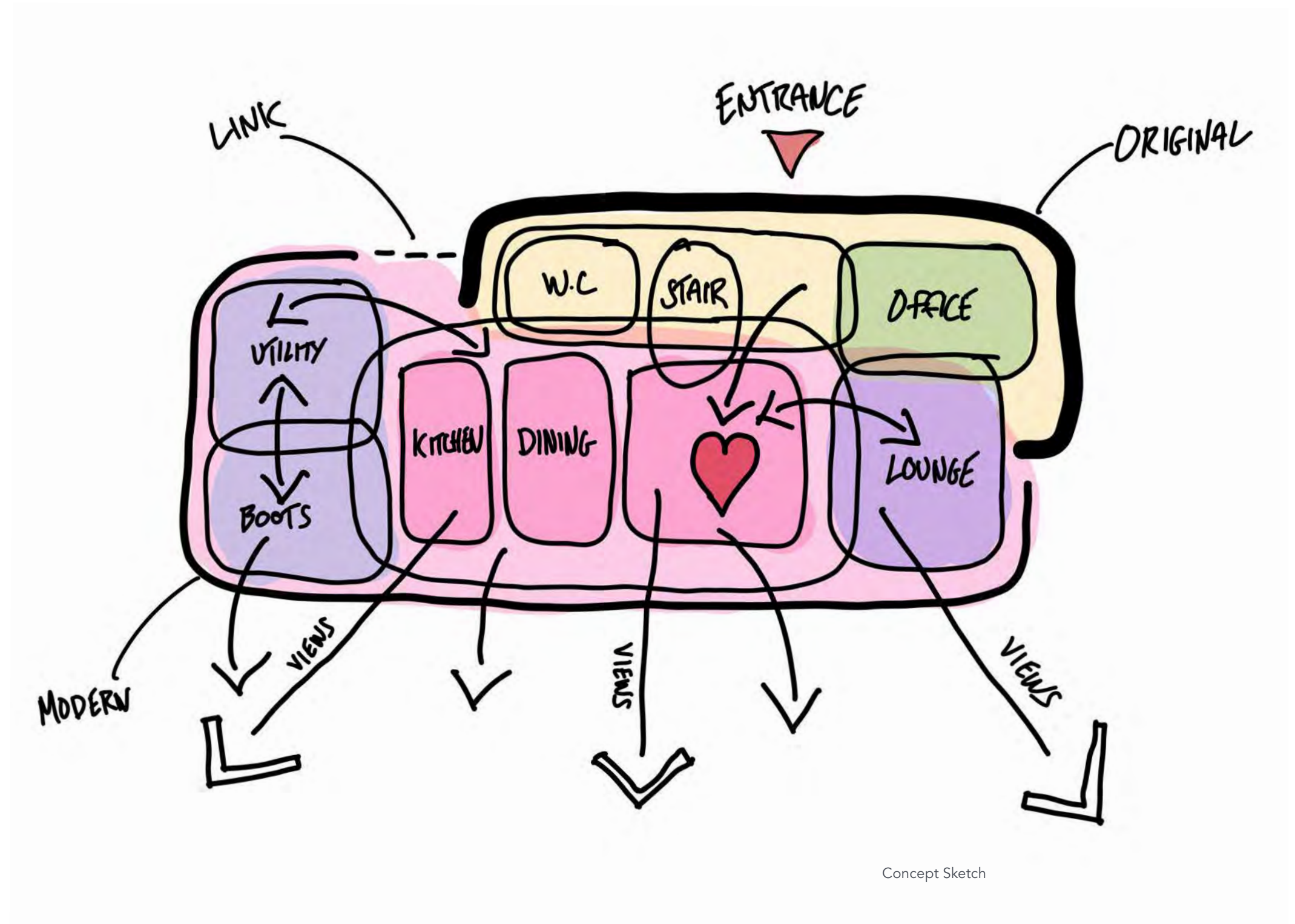
4.1 The Brief

After a thorough analysis of the given context in terms of physical site conditions and planning policy, as well as thorough appraisal of the existing property, the brief called for an exemplary replacement dwelling and associated annex building.

The brief calls for a truly contemporary replacement dwelling that of exemplary quality which will be worthy of the plot's history, area and setting. Given the site's longstanding agricultural heritage, the proposed replacement dwelling looks to embody the traditional aesthetics and characteristics of an original farmhouse, whilst also incorporating a contemporary style of architecture that will allow for expansive open spans and elements of glazing, more akin to a contemporary kit house.

The following briefing points were drawn up with the applicant as the initial steps to unlock the sites' full potential:

- Create a similar sized replacement dwelling with a more efficient use of area and footprint that will enhance the unique setting
- For the architecture to be of the highest order and the house to appear as more traditional farmhouse from the front elevation and a truly contemporary style to the rear
- Incorporate an open-plan layout at ground floor level that will be in-line with modern day living and ability to be adaptable
- Maximise views across the expansive landscape setting and encourage use of the garden amenities
- Incorporate the latest sustainable technologies on offer including building methodologies, thermal performance and renewable energy sources



4.0 Design Proposals

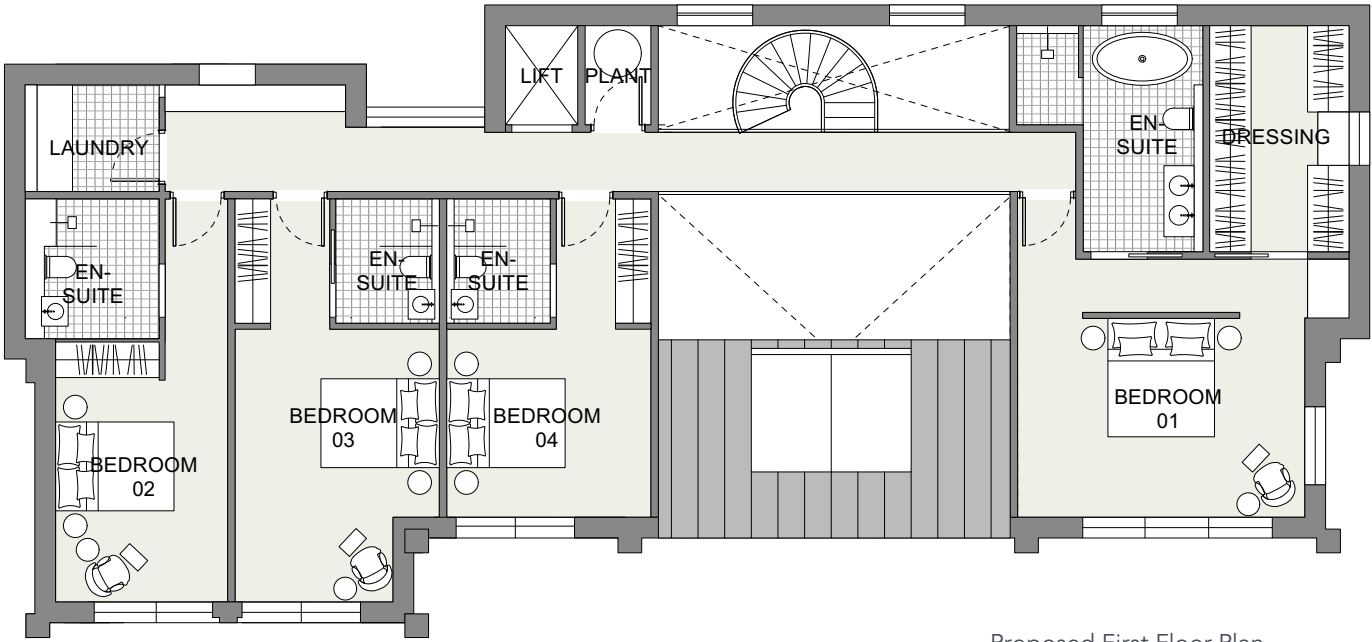
4.2 Proposed Layout

Both the proposed replacement dwelling and annex sit in very similar locations on the plot as to where they are sited now, mainly due to the wanting work the existing site access. The proposed footprint of the house has been deliberately aligned to the central green space, to give a traditional sense of arrival. The proposed annex building is sited in a near identical position, but has been pushed forward slightly to allow for a new soft landscaping scheme.

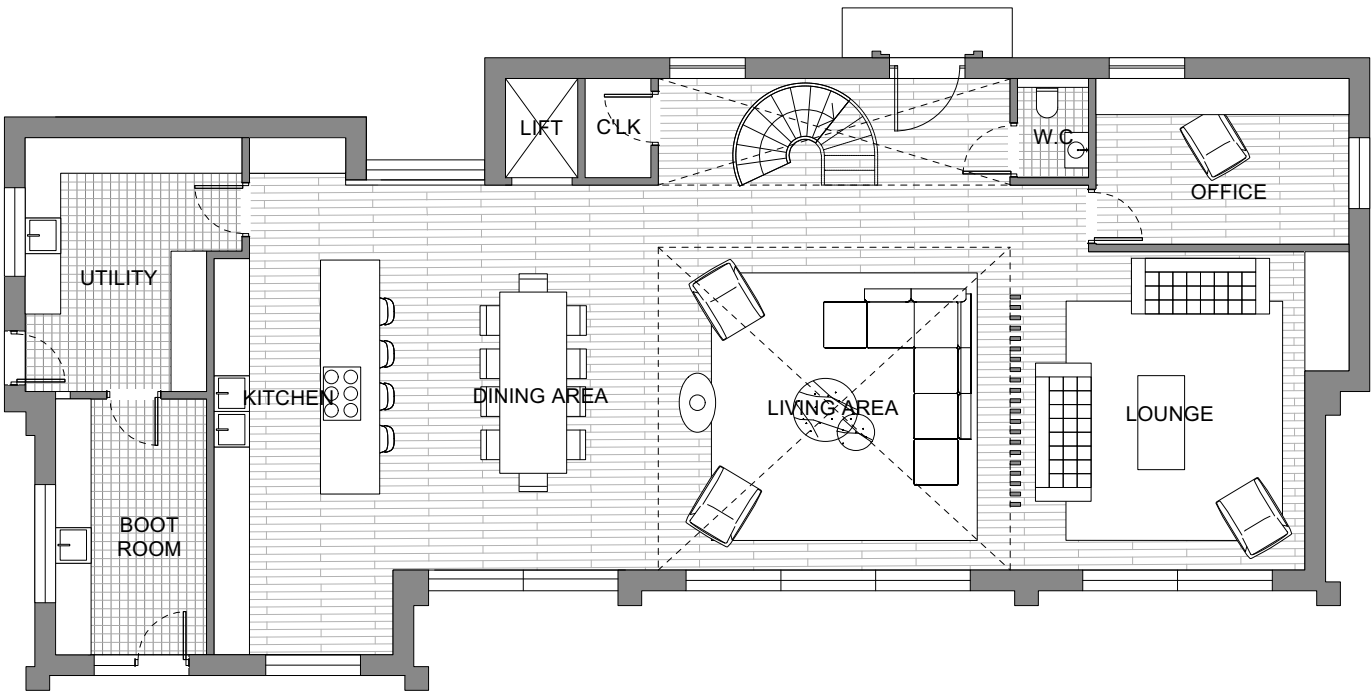
The footprint of the replacement dwelling is of a comparable size to the existing house, however it is more consolidated in its form to allow for a more efficient floor plate to both ground and first. The proposed layout at ground floor level to the main house benefits from a largely open-plan format, which will imbue a sense of space and light, affording panoramic views across the landscape on entry.

A feature sweeping staircase set amongst a generous double-height space will be the main focal point of the house and will add a sense of drama upon arrival. Zonal spaces are arranged within the open-plan layout, by way of a cosy lounge to the western side, an open sitting area with an open fire within the double-height space, as well as further kitchen/diner to the eastern wing. More practical and cellular spaces such as the office, utility and boot room are arranged to more secondary positions of the house.

The first floor is accessed via a sweeping staircase which will lead up to a central gantry space that will afford elevated panoramic views across the landscape through a carefully positioned rooflight. A generous master suite is located above the western end of the house, with a further 3 guest bedrooms to the opposite wing, all of which benefit from long distance views across the landscape setting.



Proposed First Floor Plan



Proposed Ground Floor Plan





FARMHOUSE

MEETS



HUF HAUS

4.0 Design Proposals

4.3 Scale

As previously identified, a unique approach to the proposed design of this new dwelling is the way it looks to embody both a traditional and contemporary agricultural aesthetic within its fabric. Much consideration has been given with regards to the form and scale of the proposed, essentially looking to recreate a principle farmhouse elevation that would have once stood on site.

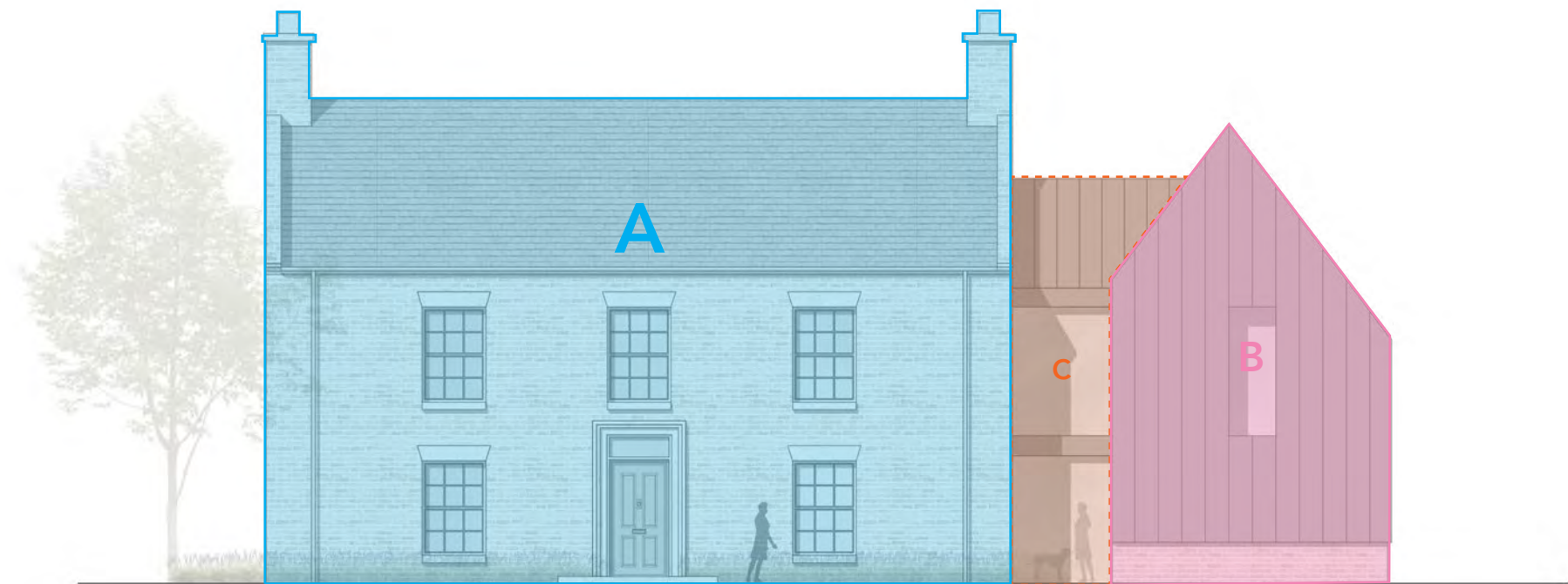
The proportion and scale of the farmhouse elevation is in line with a typical Georgian typology, with a strong confident scale and mass, of which many fine examples can be seen throughout the surrounding villages. In homage to this narrative, the modern extension elements to the side and rear adopt a more acute forms that accentuate the contemporary architecture and are a more abstract representation of the large metal clad agricultural barns.

Taking the above into account, although the scheme will be considered a comprehensive new build dwelling, it takes on the concept of an extension to an original building, with a view to demonstrate a clear juxtaposition of two architectural styles that will ultimately compliment each other and draw interest. With this in mind, the form, scale and proportions reference the Good Design Guide SPD.

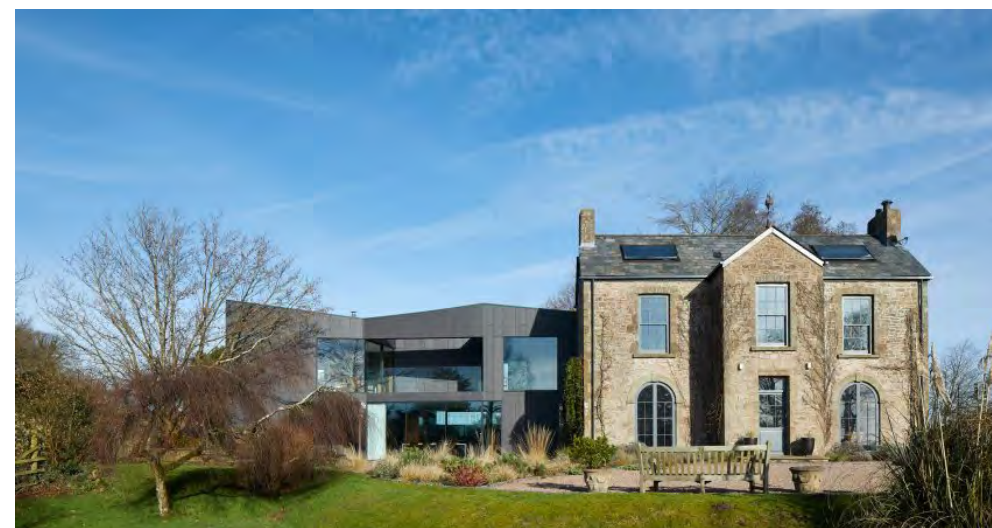
It states how extensions should have clear step backs in footprint and heights in order to demonstrate a subservience, with particular reference to front elevations.

The front elevation of this then breaks down into 3 compositions. Elevation A remains the dominant and principle façade, with B, being a more contemporary abstract form that is set back and to one side, accentuating the principle farmhouse. The two are seamlessly linked by C which is a glazed link delicately links to the two

A very successful case study example of this is a large contemporary extension in the Gloucestershire, designed by Alison Brooks Architects (images right) which won RIBA House of the Year 2021. Although this is a large extension project, it does embody similar characteristics of how using a modern contemporary architecture can be used in conjunction with a much more traditional aesthetic.



Proposed Front Elevation Composition





4.0 Design Proposals

4.4 The Form

The form of the proposal has been carefully considered to ensure that it sits well amongst its context and compliments the original agricultural setting. The brief called for the house to encompass two contrasting styles, with the front of the house resembling the traditional farmhouse and the rear to be a much more contemporary architecture.

In order to successfully achieve this, the front of the house had to be designed and treated as if it were the existing principle structure. Using this as the fundamental concept meant that the newer contemporary elements would be treated as an “extension” to the “original” house.

The principle front elevation of the house takes on the form and scale of a traditional Georgian Farmhouse, with its thick masonry walls which imbue a sense of solidness and permanence. The composition of the front façade is arranged in size symmetrical bays, including a central entrance portico and a further five sash windows, as well as incorporating a parapet roof and traditional chimney stacks.

The extension element of the house takes on the idea of a new contemporary agricultural like structure that adjoins the house. Taking its cues from many of the surrounding shed-like barns in the area, with an asymmetric pitched roof.

Key to this was managing the transitions and interfaces between the two styles, carefully considering the junctions of corners and rooflines. A conscious decision was made to ensure the principle farmhouse elevation turned either corner, to prevent the front façade from looking to flat or contrived.

To make a clear transition between the “traditional” farmhouse and that of the contemporary extension, a seamless glazed link joins the two elements of built form together and mark a definitive threshold between the two styles. As this turns the corner to the rear elevation, the façade opens up in a much contemporary way, with a series three open gables, that look out to the open landscape.



Exploded Axonometric Rear View

4.0 Design Proposals

4.5 Proposed Materiality

Despite the two styles being contrasting, they both share a common underlying agricultural DNA in terms of their detailing and material palette. Much of the surrounding area of Orton-on-the-Hill and other rural villages within Leicestershire consist of the traditional masonry buildings, with many examples of fine Georgian architecture. Like many villages, there is a true blend and patchwork of materials used, with a variety of brick, of which some are painted, as well as elements of render and stone.

With the main house looking to adopt the traditional Georgian architectural style, brick was chosen as the principle material. In keeping with the sense of craft, stone detailing has been incorporated into key elements of the façade, including the lintels, sills and portico.

The more modern elements of the house look to adopt a standing seam metal finish which takes cues from some of the larger agricultural sheds that are seen throughout the landscape. The rear façade represents more of modern post and beam construction, with the sections of black metal cladding expressing the structure of the contemporary form.

Having carried out a thorough contextual analysis and a number of material studies, it was felt that a light mottled buff brick would be appropriate between the two structures. A red brick felt too jarring against the black metal cladding and the use of a lighter brick represents the palette of light render, painted brickwork and stone which can be readily seen across the Orton-on-the-Hill and surrounding villages.

Glazing is another key element to the detailing of the house and a high-quality and sleek system will maximise views and daylight, as well as reflect the changing seasons of the stunning landscape.







4.0 Design Proposals

4.7 Sustainability

In line with policy DM2 Delivering Renewable Energy and Low Carbon Development and Core Strategy Spatial Objective 12, the proposed dwelling will adopt some of the most cutting edge technologies to ensure it delivers a truly sustainable home for the future.

The following elements have been identified as key design criteria, including:

- Electric Car Charging Point
- Air Tightness Layer
- Solar Shading
- Provision for Photovoltaic Panels
- Provision For Kitchen Garden
- Up-rated Thermal Insulation
- Efficient Low Energy Lighting
- Provision For Air Source Heat Pumps
- Solar Control Glazing
- Native Planting
- Water Butts
- Bat/Bird Box
- Indoor/Outdoor Relationship To Encourage Natural Ventilation

Notwithstanding the latest sustainable technologies put forward as part of this proposal, the principle use and additions included as part of the scheme should be considered as a significant sustainable benefit.



5.0 Summary

5.0 Summary

5.1 Summary

The scheme put forward in this application is the result of a thorough contextual analysis and comprehensive design process. This has culminated into a truly bespoke and well-informed proposal that will be a confident and positive addition to the Moor Barns Farm site and elevate it to an exemplary home.

Not only will a replacement dwelling be a much more thermally efficient home, it will also bring the plot in line with the modern way in which many of us live and provide a much better visual and physical connection to its amenities and this unique site.

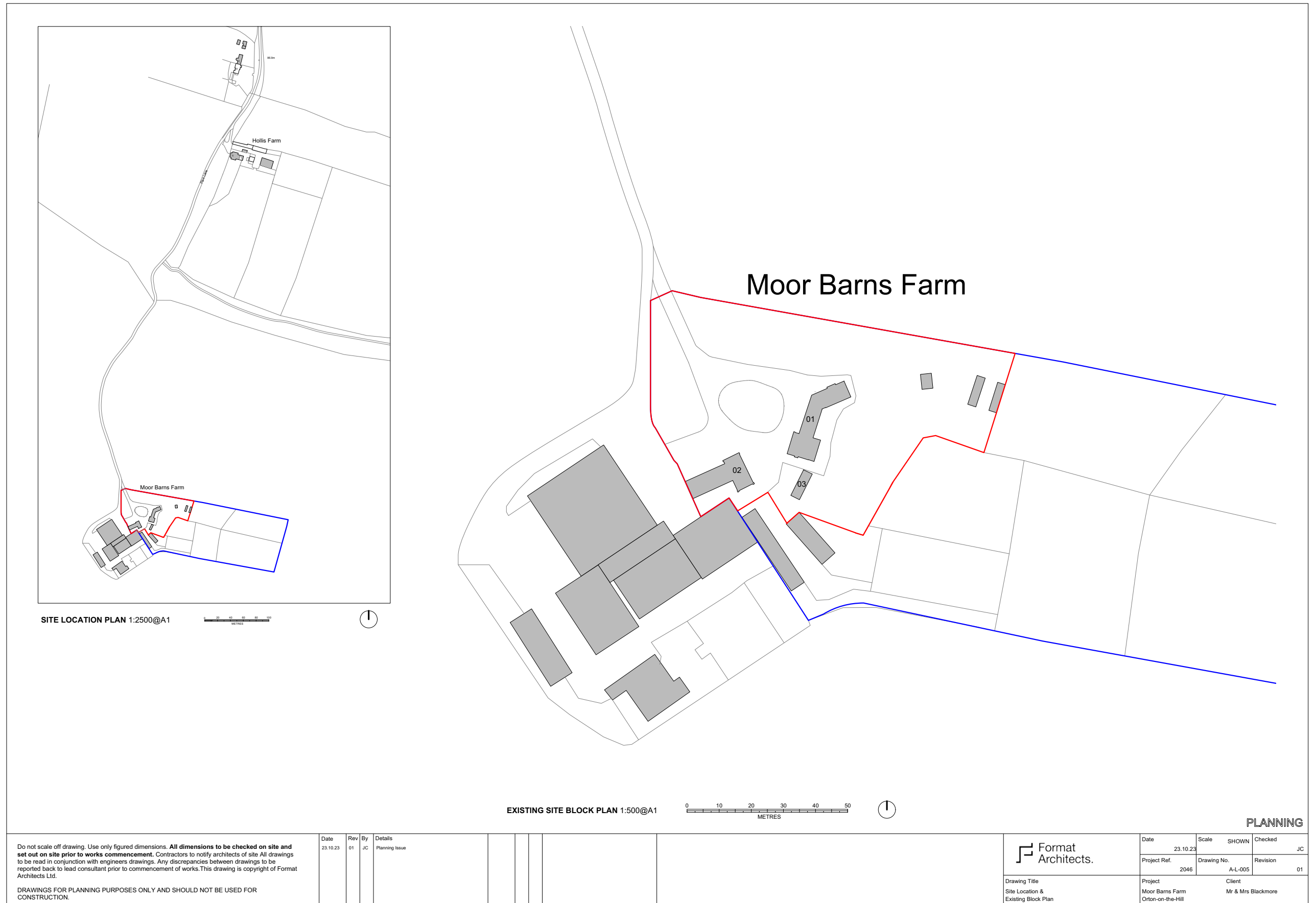
It is acknowledged that whilst the design may be that of a bold contemporary one, although it does embody the same principles and elements of its traditional counterparts, with a strong emphasis on design and rationale at its core.

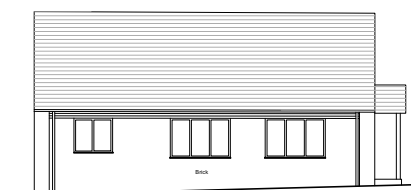
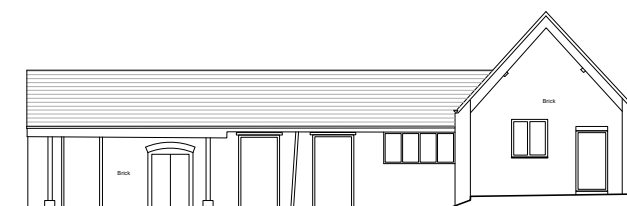
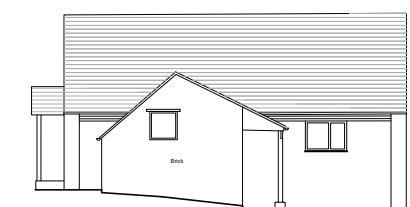
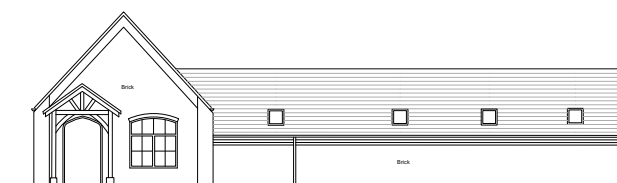
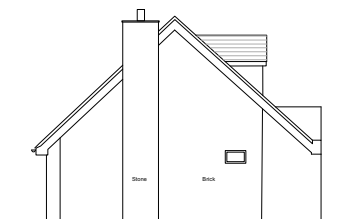
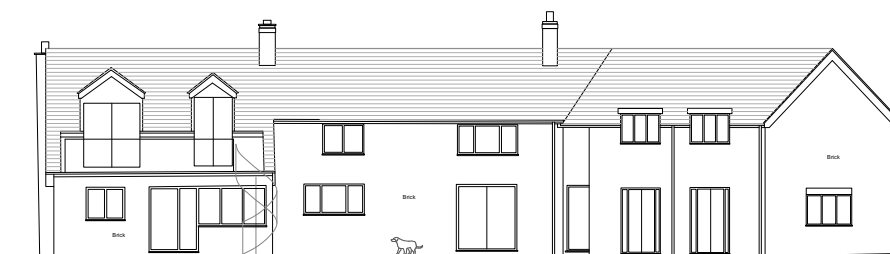
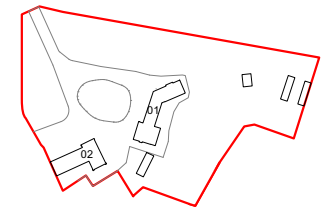
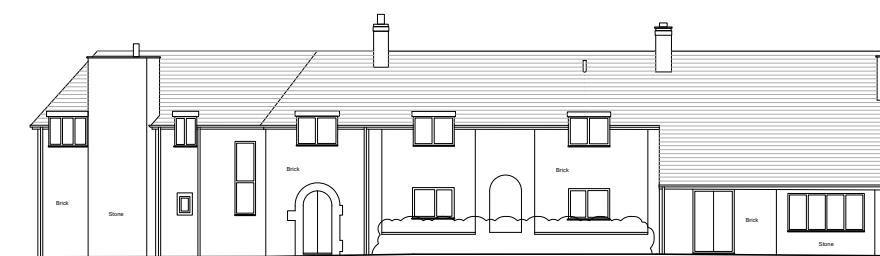
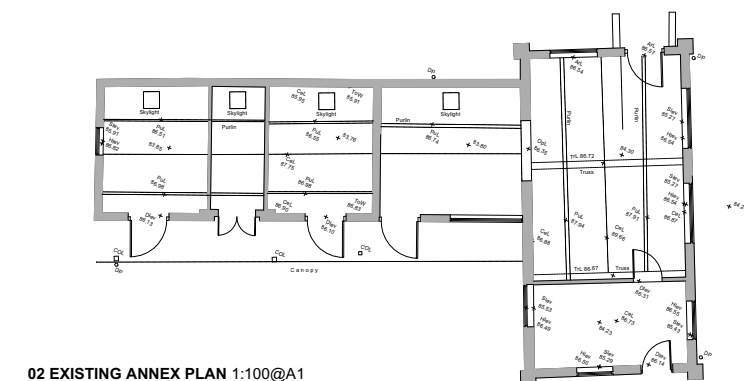
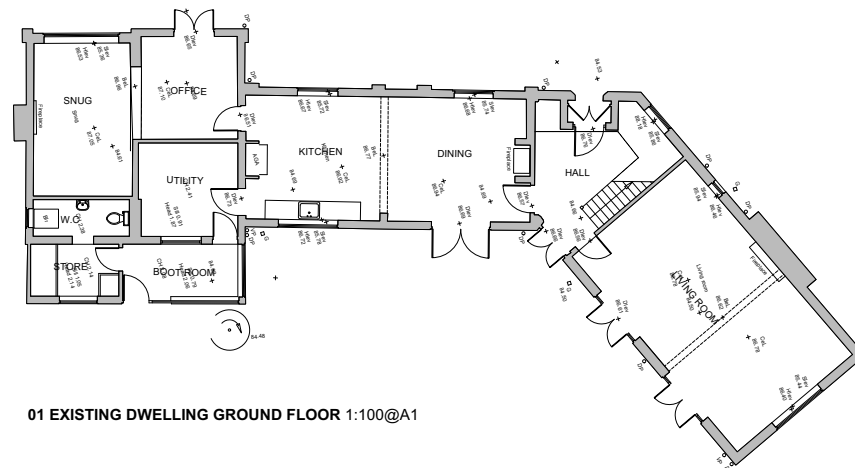
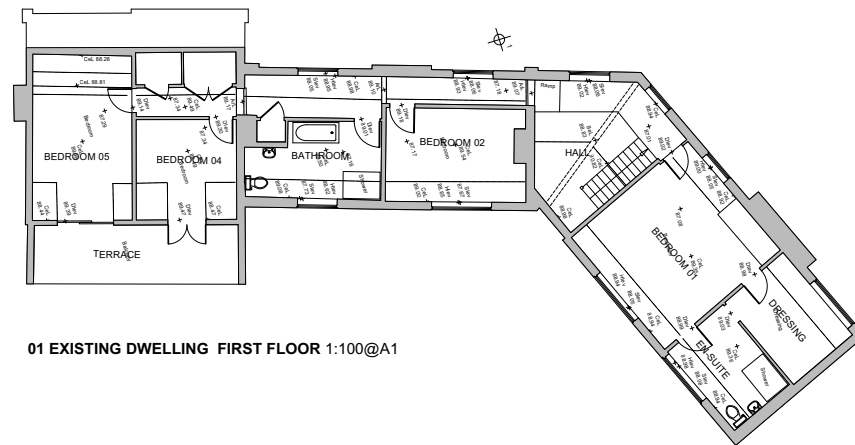
It is felt that not only will the replacement dwelling help secure the long-term future of the site, it will also demonstrate a dwelling of exceptional design quality and reflect the highest standard in architecture, ultimately enhancing its given setting.



6.0 Appendicies

6.0 Appendices





PLANNING

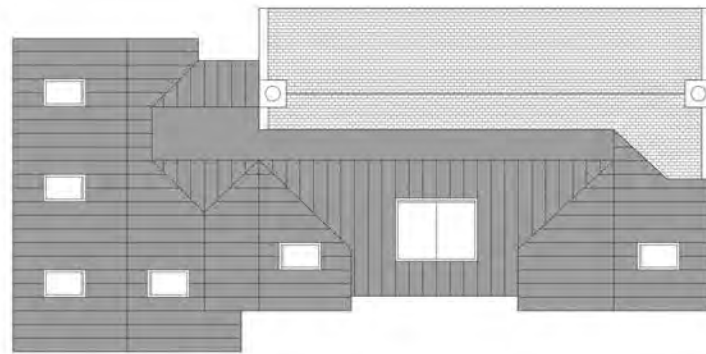
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PROPOSED SITE PLAN 1:200@A1

PLANNING

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								Revision	01
					Drawing Title	Project	Client		
					Proposed Site Plan	Moor Barns Farm Orton-on-the-Hill	Mr & Mrs Blackmore		



PROPOSED ROOF PLAN 1:100@A1



PROPOSED FIRST FLOOR PLAN 1:100@A1



PROPOSED GROUND FLOOR PLAN 1:100@A1



PROPOSED FRONT ELEVATION [WEST] 1:100@A1



PROPOSED REAR ELEVATION [EAST] 1:100@A1



PROPOSED SIDE ELEVATION [SOUTH] 1:100@A1



PROPOSED SIDE ELEVATION [NORTH] 1:100@A1

Do not scale off drawing. Use only figured dimensions. All dimensions to be checked on site and set out on site prior to works commencement. Contractors to notify architects of site. All drawings to be read in conjunction with engineers drawings. Any discrepancies between drawings to be reported back to lead consultant prior to commencement of works. This drawing is copyright of Format Architects Ltd.

DRAWINGS FOR PLANNING PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION.

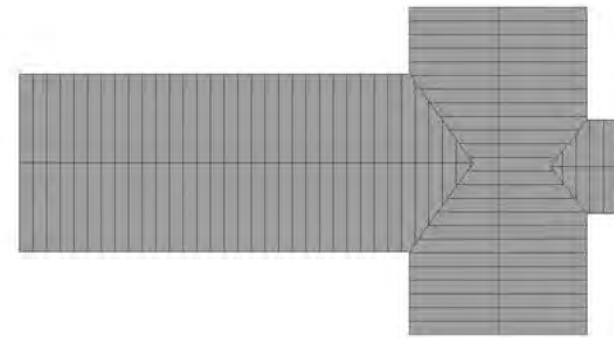
Date: 23.10.23
Rev: 01
By: JC
Details: Planning Issue

- 01. Light Buff Facing Brick
- 02. Dark Metal Cladding
- 03. Dark Grey Clay Tiles
- 04. Dark Metal Standing Seam Roof
- 05. Stone Window Sill
- 06. Stone Window Head
- 07. Stone Door Surround
- 08. Dark Metal Solar Shading
- 09. Glazed Sliding Doors
- 10. Glazed Sash Window

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Drawing Title
Proposed House Plans & Elevations

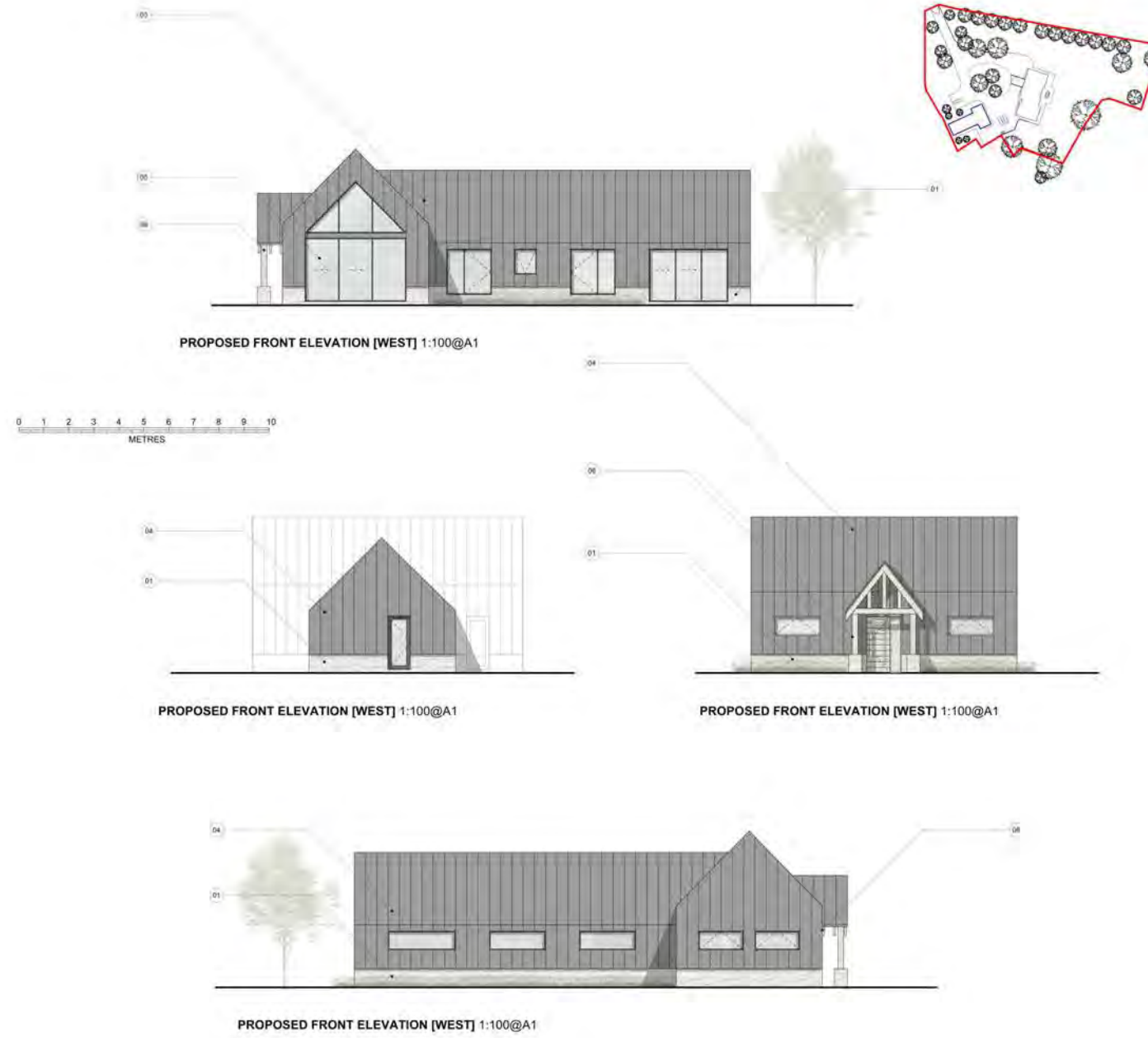
PLANNING			
Date	23.10.23	Scale	1:100@A1
Project Ref.	2046	Drawing No.	A-L-210
Client	Mr & Mrs Blackmore	Revision	01



PROPOSED ROOF PLAN 1:100@A1



PROPOSED GROUND FLOOR PLAN 1:100@A1



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Date	Rev	By	Details
23.10.23	01	JC	Planning issue

- 01. Light Buff Facing Brick
- 02. Dark Metal Cladding
- 03. Dark Grey Clay Tiles
- 04. Dark Metal Standing Seam Roof
- 05. Glazed Sliding Doors
- 06. Timber Frame Porch

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Drawing Title
Proposed Annex Plans & Elevations

Date	Scale	Checked
23.10.23	1:100@A1	JC
Project Ref.	Drawing No.	Revision
2046	A-L-215	01
Project	Client	
Moor Barns Farm Orton-on-the-Hill	Mr & Mrs Blackmore	

PLANNING

