

YORKSHIRE DALES NATIONAL PARK AUTHORITY

Yoredale
Bainbridge
Leyburn
North Yorkshire
DL8 3EL

APPLICATION FOR (PLEASE TICK):

- LISTED BUILDING CONSENT
- CONSERVATION AREA CONSENT

Tel: 0870 1 666333
Fax: 01969 652399

E-mail: planning@yorkshiredales.org.uk

Planning (Listed Buildings & Conservation Areas) Act 1990

Please read the notes before completing this form and answer all questions (block capitals)

Planning Ref No (for office use): C/33/255C/LB

<p>1. Applicant</p> <p>Name <u>REV P THOMAS</u></p> <p>Address <u>[REDACTED]</u></p> <p><u>[REDACTED]</u></p> <p><u>[REDACTED]</u></p> <p>Tel No</p> <p>E-mail</p>	<p>Agent (if any) to whom correspondence will be sent</p> <p>Name <u>BRIAN FOXLEY ARCHITECT</u></p> <p>Address <u>SHIELDS FARMHOUSE</u></p> <p><u>CHACE SKIPTON</u></p> <p><u>BD 23 6LD</u></p> <p>Tel No <u>01756 730512</u></p> <p>E-mail <u>brian@brianfoxley.co.uk</u></p>
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2. Nature of applicant's interest in property (eg Owner, Lessee, prospective Purchaser etc)
OWNER

3. Full address of the property to which this application relates
GRASSINGTON CONGREGATIONAL CHURCH
GARRETS LANE GRASSINGTON

4. Please give a description of the proposal including the type, colour and texture of materials to be used. Please also give details of any proposed alterations to internal features
NEW ACCESS STAIR ENCLOSURE + NEW ESCAPE STAIR
ENCLOSURE - SCATE EDGE + STONE WALLS TO MATCH
EXISTING. FIRST FLOOR OVER EXISTING LISTED CHAPEL
+ STORES, TOILETS, KITCHEN, CIFT WITHIN EX BUILDING.

5. Please give details of any demolition involved (if application is for listed building consent and demolition is involved please provide 6 additional sets of plans)
DEMOLITION OF EXISTING SINGLE STOREY
ENTRANCE LOBBY TO SOUTH EAST

6. Date: 9th July 2007 **Signed:** [REDACTED]
On behalf of: REV P THOMAS
(insert applicant's name if signed by an agent)

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 Yorkshire Dales National Park Authority
 15 AUG 2007

PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990

THE PLANNING (LISTED BUILDINGS & BUILDINGS IN CONSERVATION AREAS) REGULATIONS 1990

CERTIFICATE UNDER SCHEDULE 2

PLEASE COMPLETE AND SIGN ONE RELEVANT CERTIFICATE A, B, C OR D

CERTIFICATE A (if you are a freehold owner of all the land to which the application relates).

I hereby certify that:

1. No person other than the applicant was an owner [note (1) below] of any part of the land to which the application relates at the beginning of the period of 21 days before the date of the accompanying application.

.....

.....

.....

Signed Date

On behalf of

CERTIFICATE C: If you cannot complete Certificate B because you cannot trace all the owners of the land to which the application relates.

CERTIFICATE D: If you cannot complete Certificate B because you cannot trace any of the owners of the land to which the application relates.

NB: Certificates C and D obtainable from the National Park Authority on request.

NOTE (1): "owner" means a person having a freehold or a leasehold interest, the unexpired term of which is not less than 7 years.

N/A

N/A

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**REPORT ON STRUCTURAL APPRAISAL
GARRS LANE CONGREGATIONAL CHRISTIAN CHURCH, GRASSINGTON**

On behalf of

Rev Peter Thomas and the Congregational Church Council

Consulting Engineer: Willie Haigh Consulting Engineer
Higher Fleets
Rylstone
Skipton
North Yorkshire
BD23 6NA

W461

September 2005

Executive summary

A structural appraisal was carried out of Garrs Lane Congregational Christian Church, Grassington over the period 1995 to September 2005. The results of the appraisal confirm that there has been extensive cracking and movement of the front wall. The other walls have lesser cracking and are in relatively better condition. There is now very little bearing of the timber trusses on the walls. It is recommended that the walls are restrained by providing a new floor at mid height with steel beams well tied into the wall. The timber trusses should be repaired by tying into the top of the walls. Cracks in the masonry should be repaired by filling with mortar and the walls generally repointed.

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1.0 Brief

1.1 The report on the structural appraisal was commissioned by Rev Peter Thomas on behalf of the Congregational Church Council to investigate the general structural condition of the church and to advise on structural repairs if required. The investigation covers the main chapel building and does not include the more recent buildings at the rear. The report is based on a visual examination of readily accessible areas of the chapel structure and it was not possible to access all of the structure i.e. the eaves of the roof structure, however the information obtained was adequate to give an overall structural appraisal of the building. Although there may be references to the fabric of building in this report, it should be pointed out that this investigation was concerned with the building structure only and that the advice of specialists should be sought in regard to the condition of items of fabric of the building i.e. plaster, timber treatment, and services, etc.

2.0 Location of buildings and site details

2.1 The building is located on Garrs Lane in the village of Grassington, near Skipton, North Yorkshire. The grid reference of the building is approx 400352, 464062. Access to the chapel is from Garrs Lane on the front or from Sear Street at the rear. The land on which the building is sited falls from the rear (north east) to the front (south west). The building is being used for church worship.

2.2 For the purpose of wind design of the structure, the basic wind speed (Vb) in the area is 24 metres per second (see Figure 6 in BS6399 Part 2 1995).

3.0 Desk study

3.1 The building is grade II listed and according to the dating on the church was built in 1811. According to the listing report an infants school was built at the rear in 1857. An archival search of old maps was carried out. Old maps should be used with caution when interpreting the development in plan of structures, however the OS maps especially into the 20th century are fairly reliable. The first OS map of the area, the 1852 OS 6 ins to the mile map, shows the existence of the chapel in an L-shaped configuration of buildings with buildings at the rear on the east side but not the present small building at the rear (north east). The following OS map and later maps show a similar profile in plan to the buildings but with changes in outline of the rear buildings indicating that there have been relatively few changes to the original chapel structure being covered by this report.

4.0 Structural investigation and comments

4.1 Type of investigation

In response to concern by the chapel elders that the building was about to collapse, the building structure was initially examined in 1995. Glass tell tales were placed over cracks on the front elevation and were inspected on an approx annual basis including and up to Wednesday 14 September 2005. Where possible a visual examination was carried out of the structural elements of the building and its structural condition inspected. Sizes of the main elements of the structure were noted. Plumbness of verticality of the main walls was checked with a spirit level and photographs were taken of the building. Due to problems of access it was impossible to inspect every element of the structure however the results of the survey were adequate to report on the condition of the structure.

4.2 Existing structure

The building is a two storey chapel with buildings attached at the rear. The details of construction of the chapel are given below:

Roof

The roof is a pitched roof with yorkshire stone slates, supported on timber rafters on timber purlins, spanning between three queens post timber trusses and the gable walls (see photo 1).

First floor

The first floor structure is a timber balcony covering only part of the plan area of the church constructed of timber joists spanning between timber beams supported on 6 cast iron posts.

Walls

The walls are generally approx. 550 wide gritstone rubble walls, rendered on the front (south west) and north west elevations. Openings in walls are spanned by stone lintols except for two doors on the front elevation which are in arched stone.

4.3 Structural conditions and comments

Specific observations for the structural elements are given below:

Roof members

The roof timbers are generally satisfactory. However the span of the queens post truss is nearly 9 metres and is relatively long for this type of truss. There has been some sagging of the trusses and there is now little bearing of the central truss on the wall.

Walls

The front (south west)wall is out of plumb by up to approx 100 mm and has bowed outwards with vertical cracks in the wall in the middle section (see photo 2). Glass tell tales were placed over the cracks approx 10 years ago and these indicate that there has been little further movement of the wall since then. The wall is relatively high (7 metres) and is unrestrained for its height except for the timber balcony which is unable to offer much proper lateral support. There are also cracks over the window openings (see photo 3). In our opinion the lack of restraint of the wall and the horizontal forces applied by the roof at roof level have caused the movement of the wall and the presence of many openings in the wall have exacerbated the condition. It is likely that the movements in the wall occurred at an early stage of the building and that the movement has got gradually less over the years. There is no danger of collapse of the wall at the moment and the glass tell tales will give warning of further movement. However we recommend that in the long term that the wall be properly restrained by providing restraint at mid height (see recommendations below).

The north west gable wall is also out of plumb and exhibits cracks but not to the extent of the front wall. The south east gable and the north east walls show some slight movement and cracks but are restrained to some extent by the adjacent buildings.

5.0 Recommendations

5.1 We recommend that the walls be restrained at mid height by a new first floor structure with steel beams and timber joists. The steel beams should be properly tied into the walls. The cracks in the walls should be repaired with appropriate matching mortar and joints repointed as necessary. The ends of the trusses and ends of timber purins in exposed walls should be checked for wood rot and repaired if necessary. However in any case the ends of timber trusses should be properly connected to the walls with steel angles (see sketch SK1 in the appendix).

Willie Haigh FICtructE

Willie Haigh Consulting Engineer Ltd



Appendix (i) Selected photos

Photo 1 Internal photo of roof showing queens post trusses and purlins



Photo 2 Cracks in front wall with glass tell tales

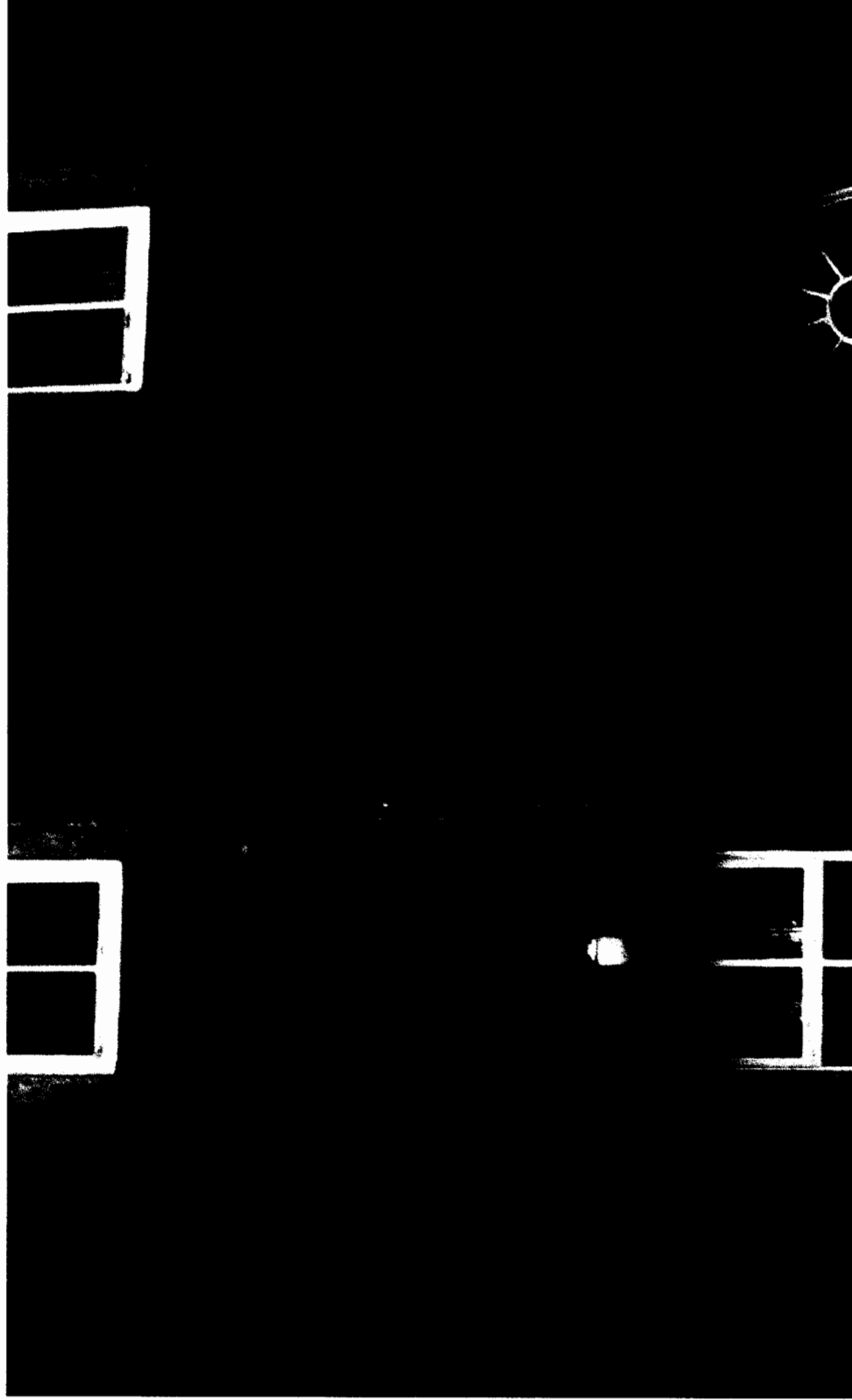
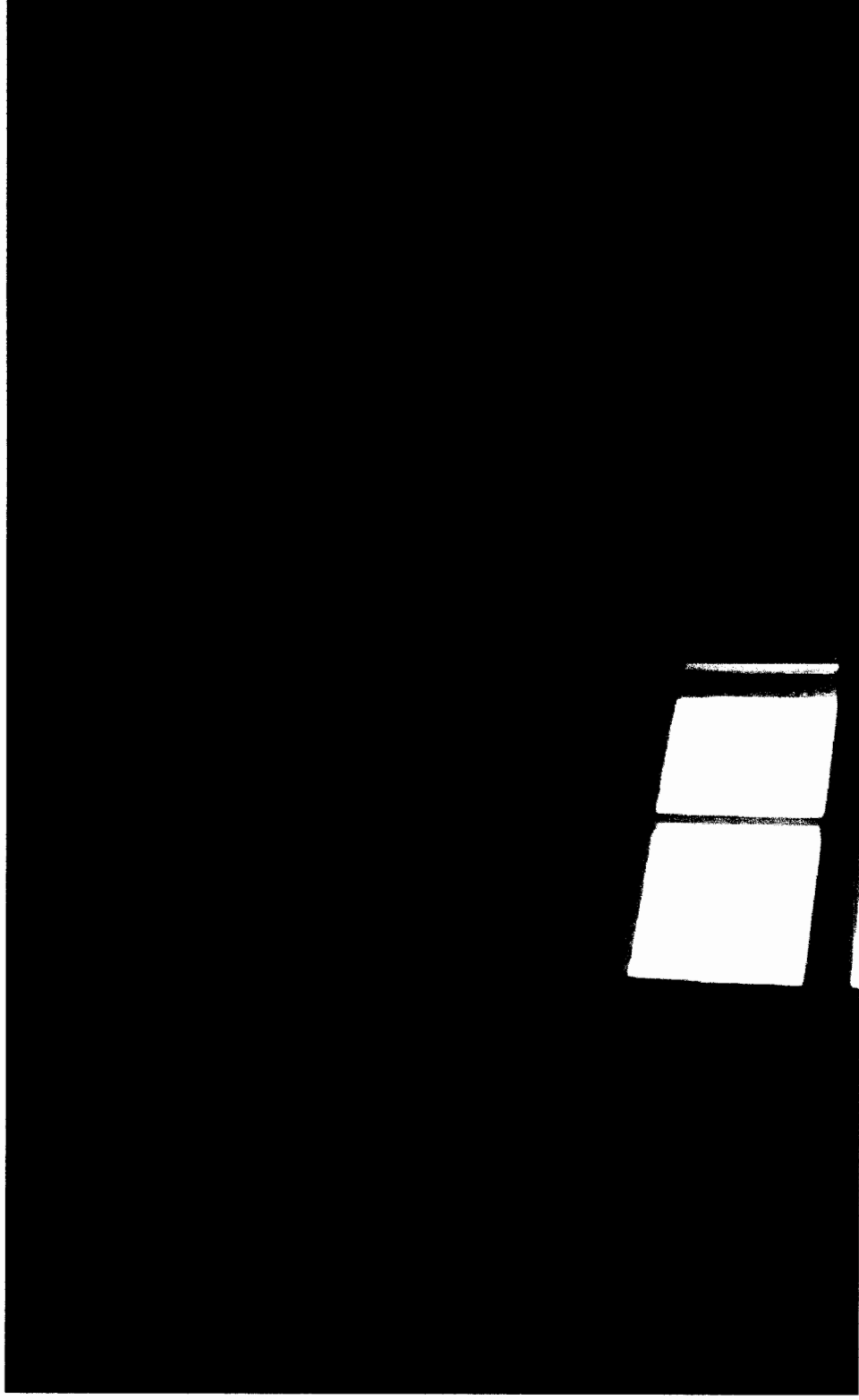


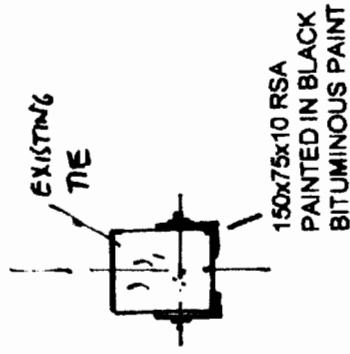
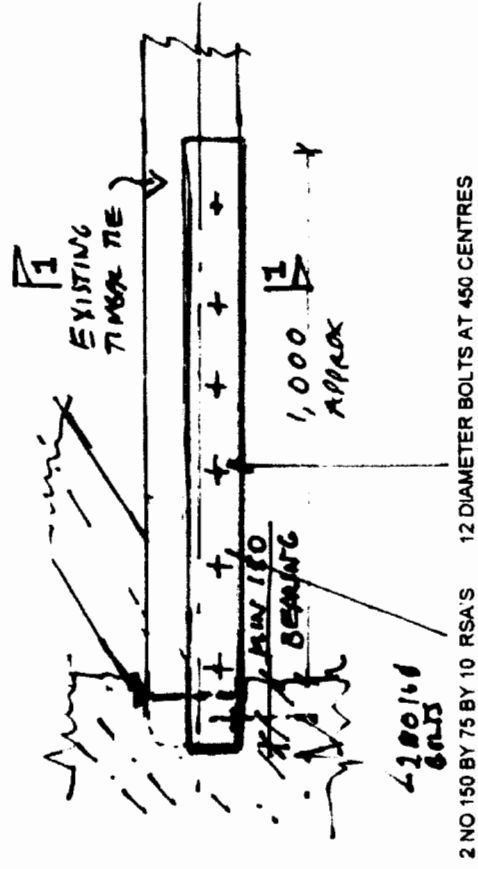
Photo 3 Cracks over openings in south west wall



Appendix

Sketch SK1 showing method of repair of ends of trusses

REPAIR OF END OF TRUSS TIE



ELEVATION OF TRUSS SHOWING REPAIR (1:20)

SECTION 1-1

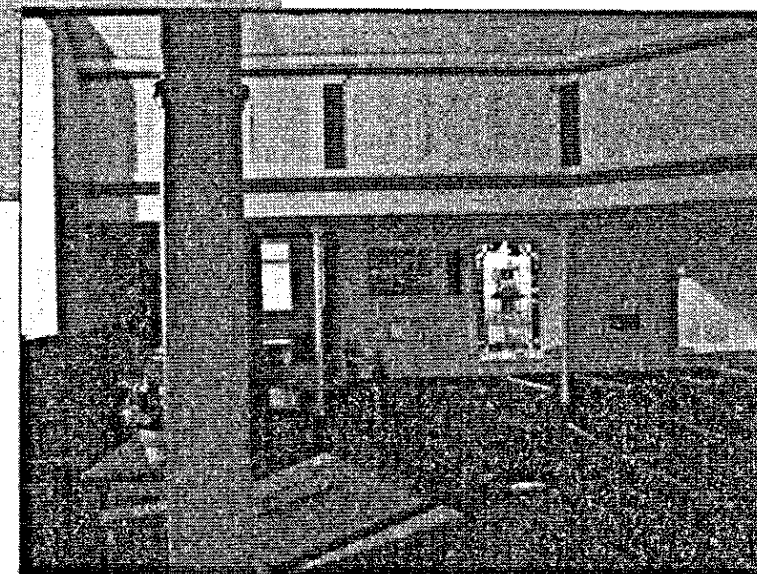


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Garrs Lane Christian Church
Grassington

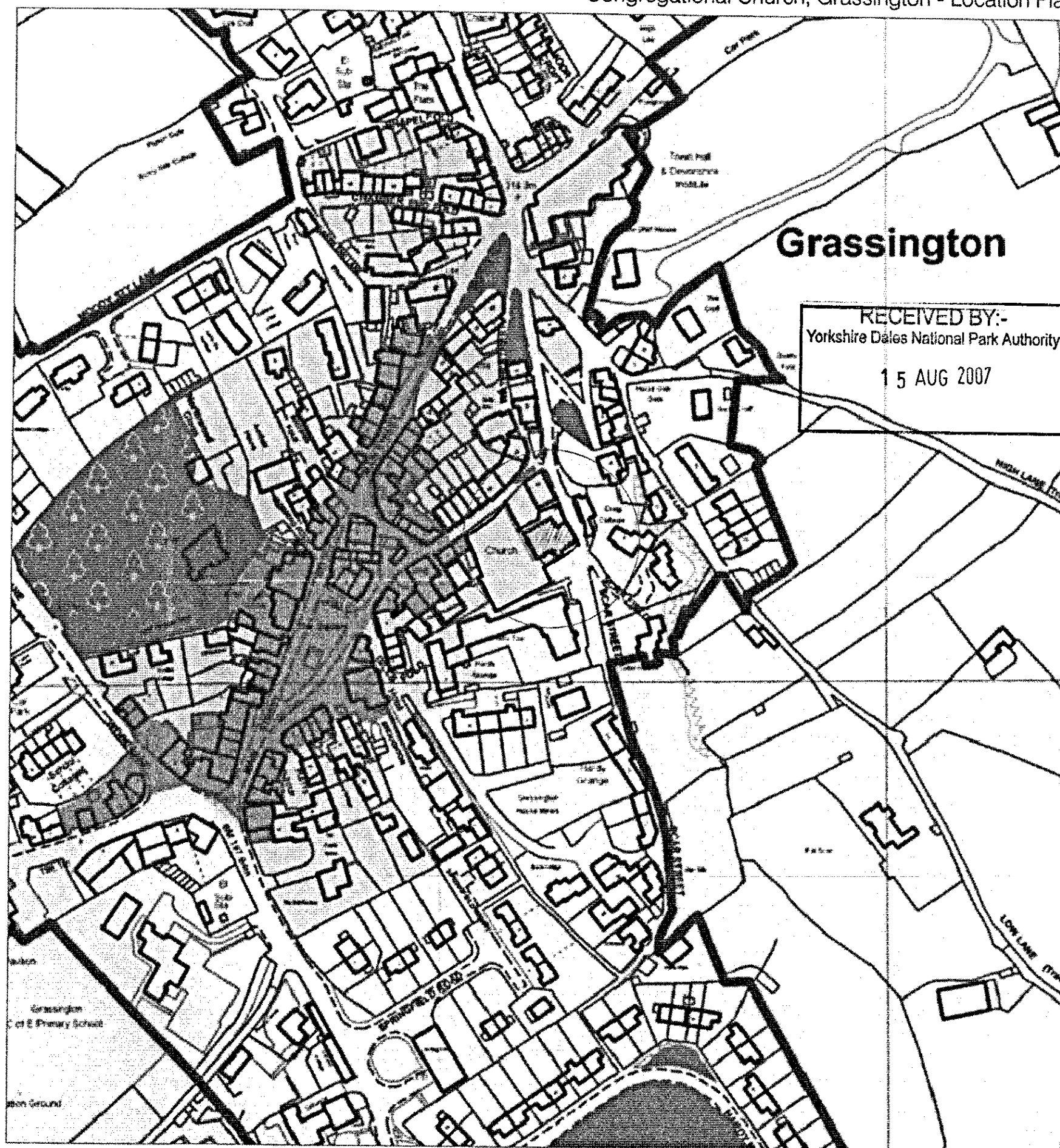
Proposed First Floor Meeting Room,
Entrance and Stair Enclosures
and
Amenity Facilities

July 2007



PLANNING APPLICATION + LISTED BUILDING CONSENT APPLICATION

Architect	Date	Title	Number	Scale	Rev
Brian Foxley RIBA, Shiers Farnhouse, Cracoe, N Yorkshire. BD23 6LD. TEL 01756 730 512 FAX 01756 730 512 EMAIL brian@brianfoxley.co.uk	06.07.07	Garrs Lane Church, Grassington Meeting Room, Toilets/Stairs	CF012-00		



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INTRODUCTION

Justification and Proposals.

The Gars Lane Congregational Church is located in the heart of Grassington, central to local community facilities. It occupies a site within the Conservation Area. The group of buildings consist of a two storey Chapel with an adjoining two storey building, formally school rooms and now providing some degree of meeting facilities. The facilities are to some extent inadequate for a public building. Both buildings are of natural stone with slate roofs. The Chapel is a Grade 11 Listed Building dating from 1811 (see the Listing Citation) .

The Church has developed a thriving community and contributes to the social fabric and life of Grassington.

The Chapel has two storeys of accommodation with a balcony forming an upper storey above the worship area. It was designed to cater for a much larger church going population than today and as a result of this change, the balcony is no longer used for seating and has become redundant. It is used as some form of storage. A suspended ceiling tent has been constructed over the balcony well and this upper space more or less abandoned.

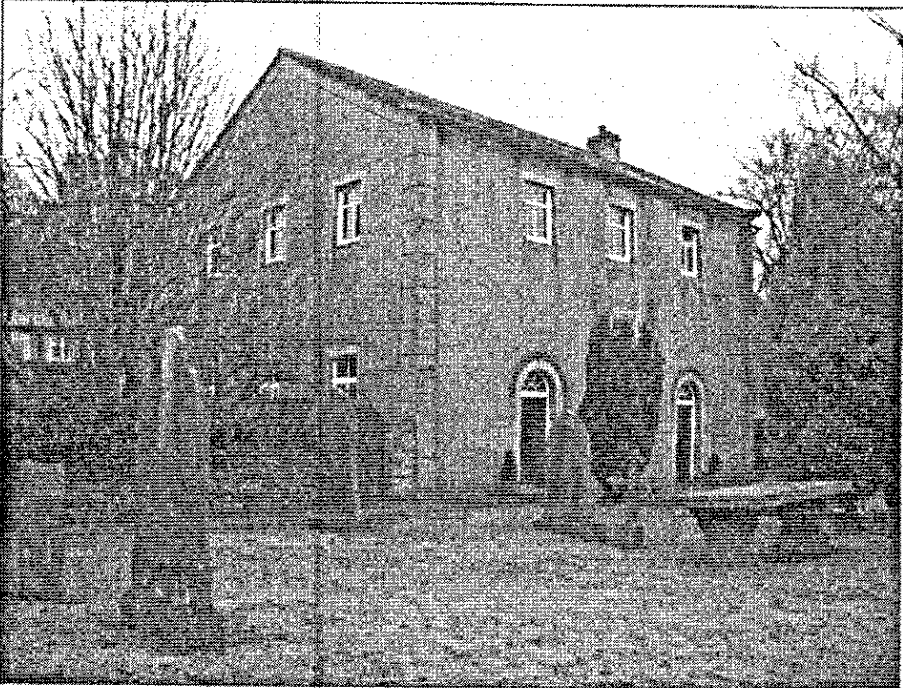
Movement in the building resulting from generally poor construction has lead to cracks appearing to the main front wall (south west) . The spread of the roof against an unrestrained front wall has lead to cracking throughout the height of the chapel wall and through to the gable walls. The original design of central windows has further weakened the structural integrity of the front wall. The building, although relatively stable, presents a serious risk of partial collapse of the roof and front wall. It represents an unpredictable and considerable danger to the public. These cracks are cause for concern and although relatively stable, do indicate a structural failing within the fabric. This is covered in more detail by the Structural Engineers Report enclosed with the application.

Recommendations for remedial restraint are either for a structural frame constructed vertically through the fabric of the Listed Chapel or one horizontally to brace and stiffen the failing front wall.

The Church outreach has identified a requirement for more meeting and activity spaces in Grassington. Currently the Town Hall and Church House are the only two and are both in constant use. There is still a shortfall of provision especially for young persons.

The proposals are to combine solutions to both of these problems. By constructing a first floor over the Chapel balcony, structural restraint can be given to the failing front wall. This floor could then serve as a meeting space which due to its span and simplicity of design could accommodate up to 100 persons. A significant contribution to the amenity facilities of Grassington.

The existing timber staircases giving access to the balcony are parts of the early fabric, possibly being added at a slightly later date. Neither comply with current Fire and Access Regulations. As such the proposals are to provide a new access stair entrance with lift and a separate fire escape stair, both enclosed. This will enable the existing stairs to be floored over and retained unspoilt as part of the early and original fabric.



North and West (Main) elevation

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The proposed floor is to be located at a level where it spans over the existing balcony floor and handrail of the balustrade. The face of the balustrade will then be retained on view from the chapel and with a slight 'negative' joint between that and the soffit of the new floor. It is proposed that the original balcony seating be stored within the floor zone and the redundant stair enclosures, thus preserving them on site for posterity.

The lath and plaster ceiling of the balcony is sagging and considerably decayed. It is proposed to take this down and open up the space to the roof, which has already been reslated and to be underdrawn with insulation and plasterboard. The trusses, fine Queen Posts would then be exposed. The decorative plaster Ceiling Rose would be carefully restored and resited possibly in the soffit of the new floor above the balcony well.

The new access stair enclosure and the new fire escape stair are designed so as to appear 'subservient' to the main building. The latter is necessary for Fire escape and is designed on the smallest footprint we could find and with least intervention to the existing building. It also allows use to be made of the courtyard as an amenity garden. The main entrance and access follows the footprint of the existing single storey entrance which it is to replace. The abutment of the main access enclosure to the Listed building again is designed to minimise intervention into existing openings and fabric. The new proposals allow compliance with the Disability Discrimination Act for access to the proposed Meeting room.

The further alterations proposed will facilitate three meeting rooms each with access to toilets, refreshments and storage, in addition to the Chapel and the future well being of the listed Chapel will then be secured.

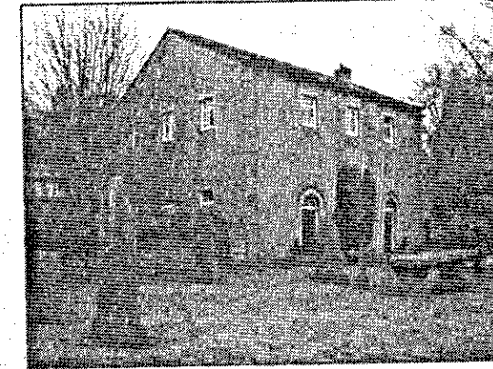
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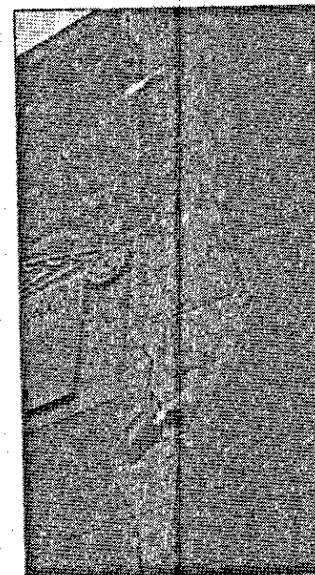
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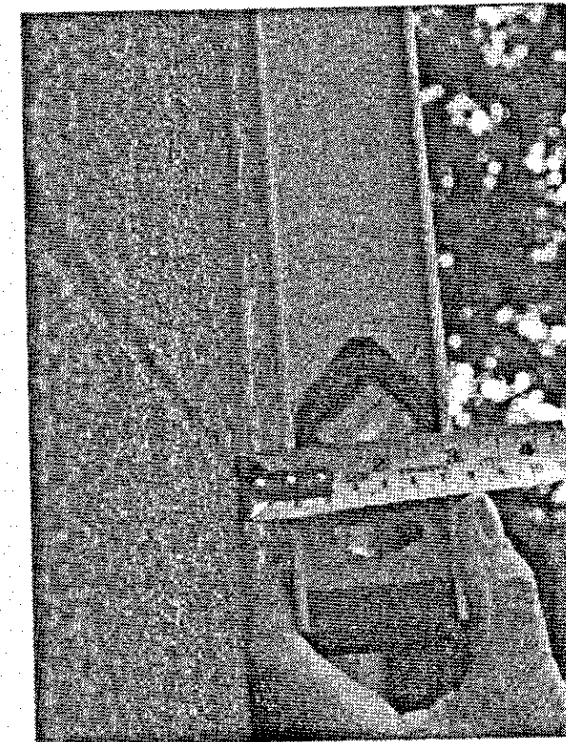
Cracks through external wall



Chapel elevation (west) indicating wall bowing following outward roof thrust



Vertical outward deflection of wall 17mm measured over 0.9m.
Approx 131 mm displacement over height of wall.



Vertical cracks through external wall either side of ground and first floor windows. They result from outward thrusts of roof trusses against solid two storey masonry weakened by the introduction of central window openings. The structural failure could further weaken the wall and lead to a serious danger to members of the public.

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Congregational Church, Grassington - interior structural defects

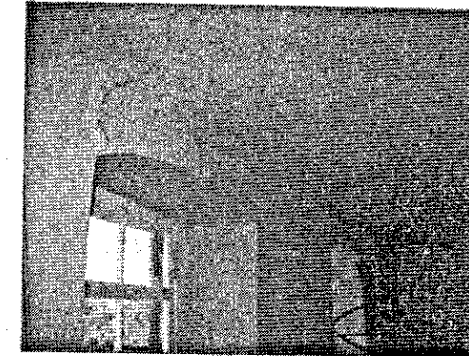
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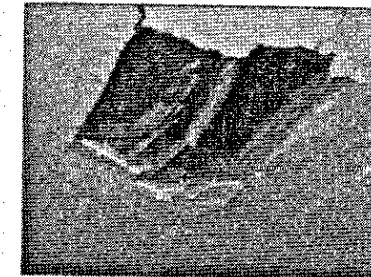
Existing redundant balcony



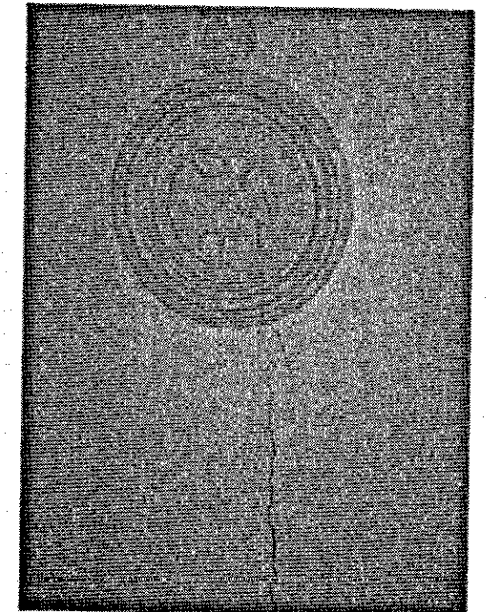
Structural crack through ceiling and window lintols following line of Truss over.



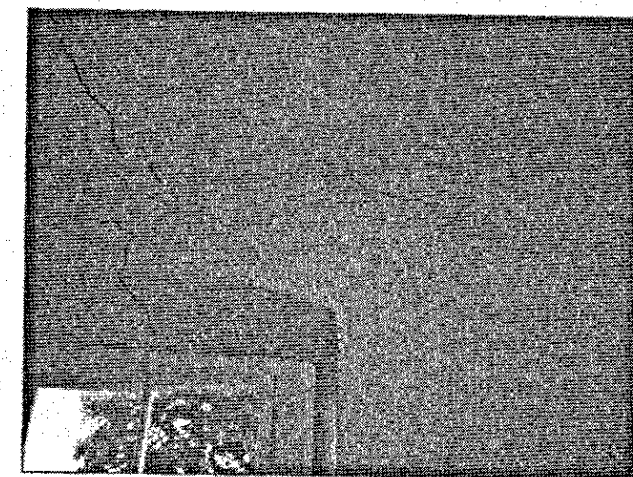
Multiple cracks through central window



Failure of existing plaster lath ceiling and weakened ceiling rose



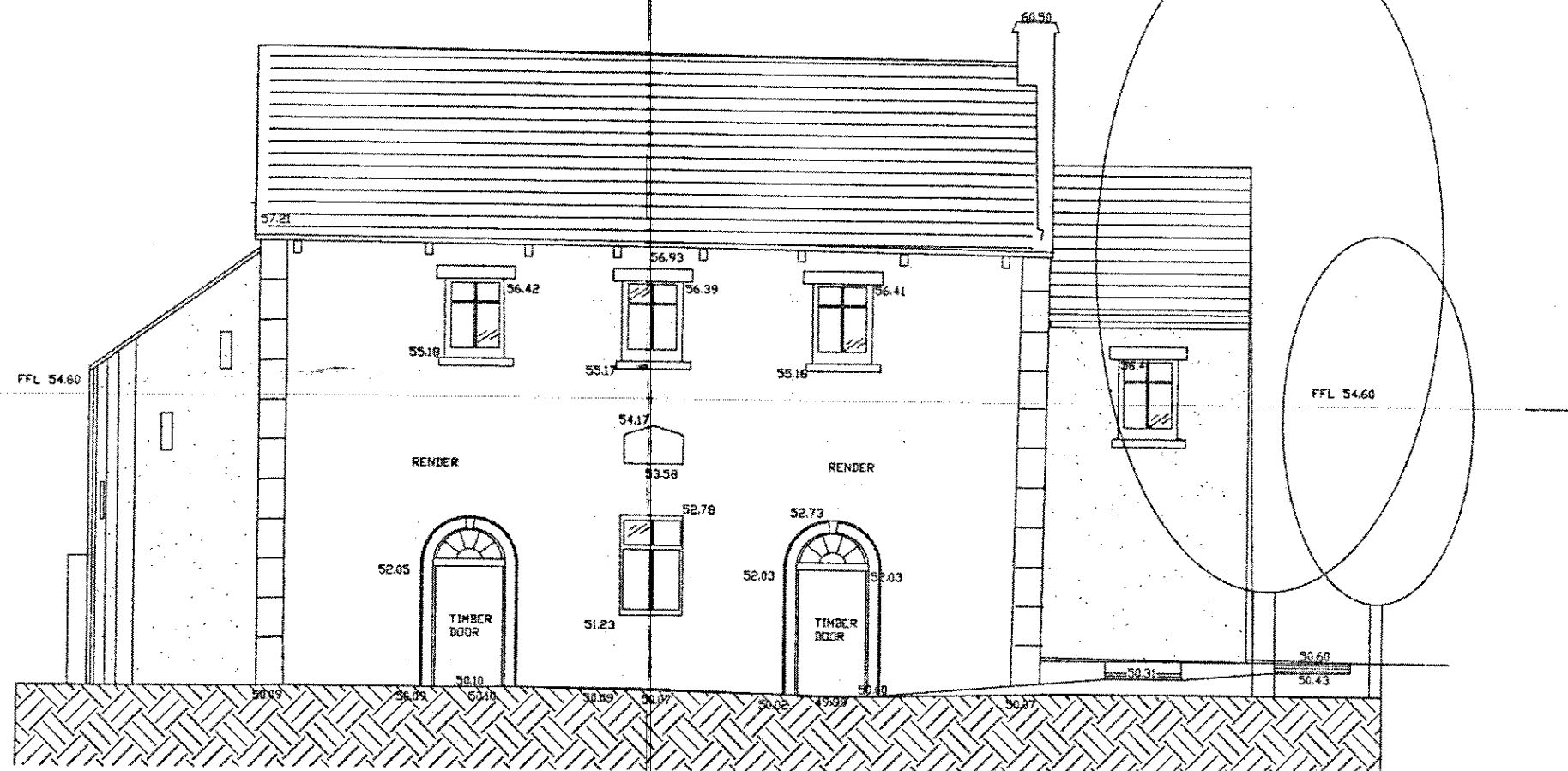
Major crack through to ceiling rose. Public danger from collapsing ceiling structure.



Multiple cracks through central window + lintols

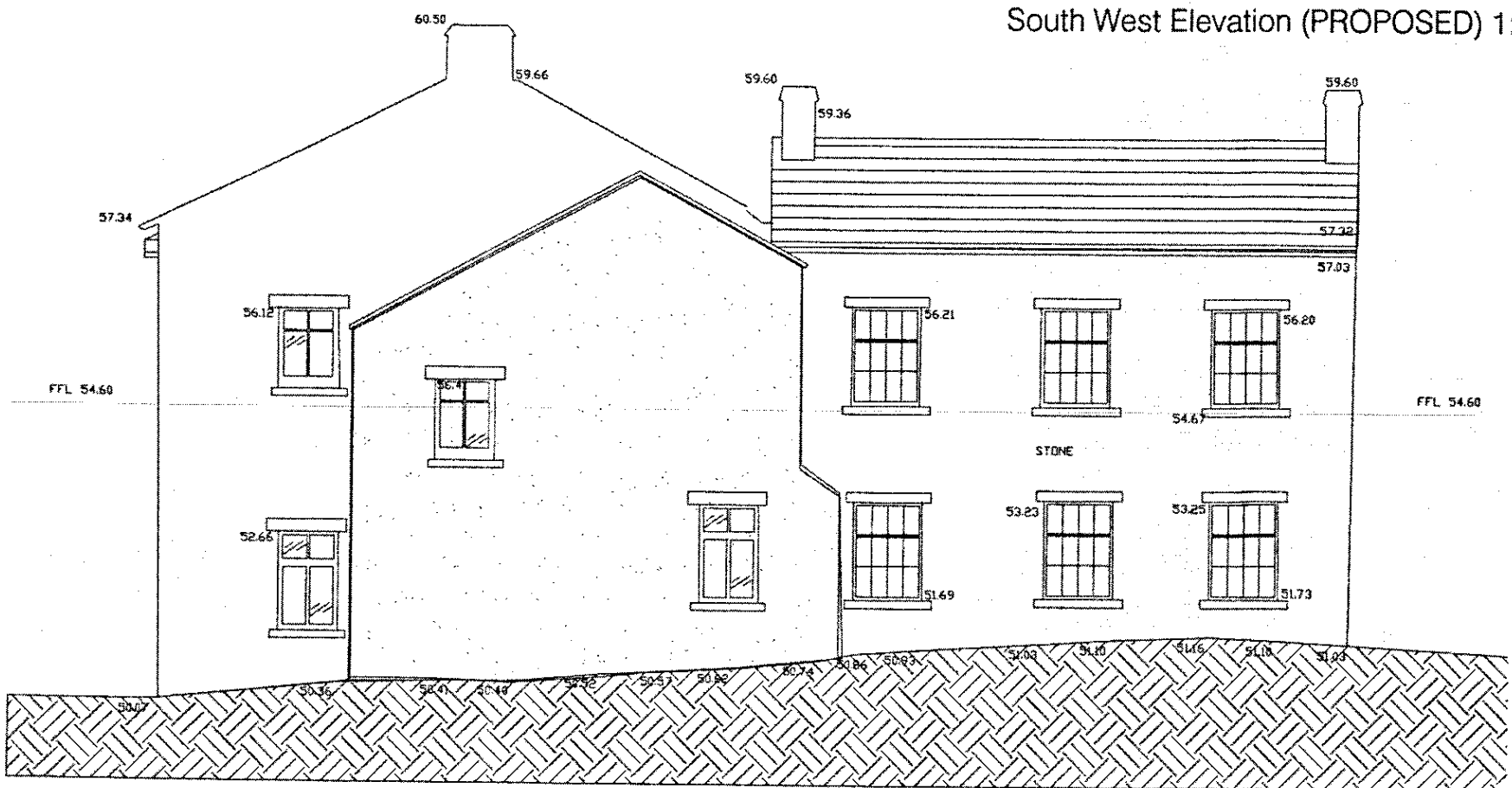
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South West Elevation (PROPOSED) 1:100

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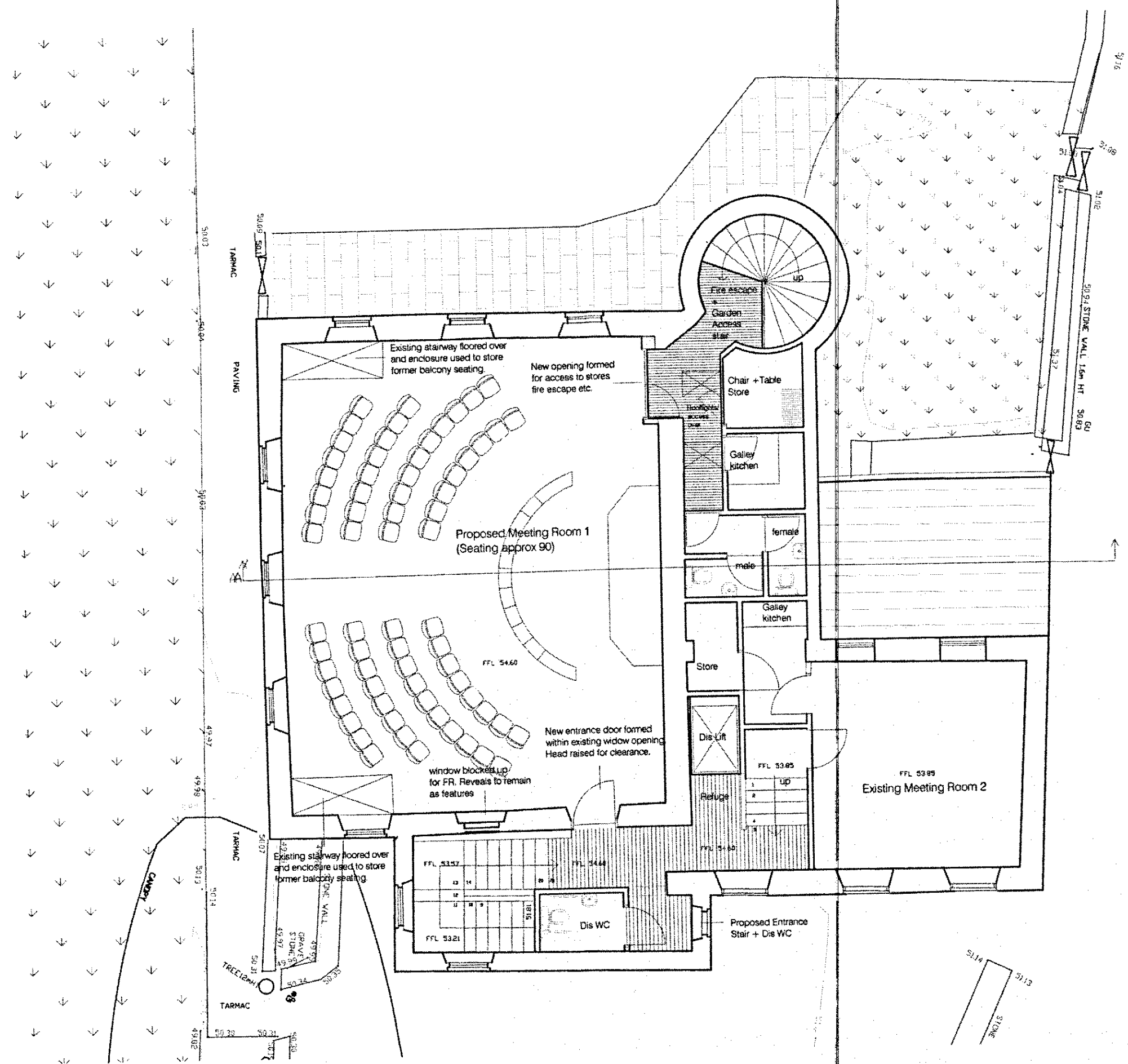


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First Floor Plan (PROPOSED) 1:100

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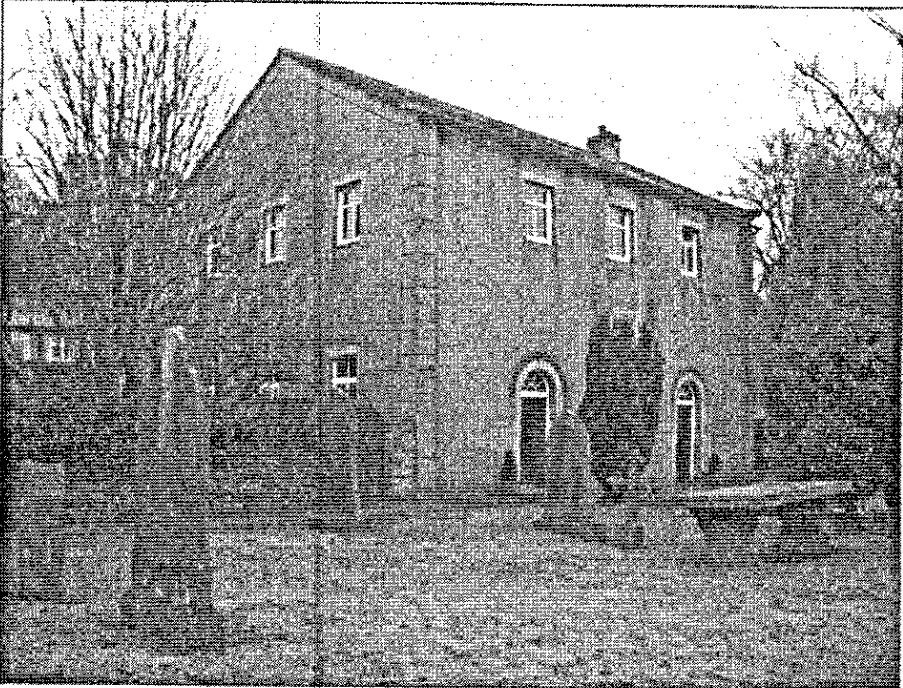
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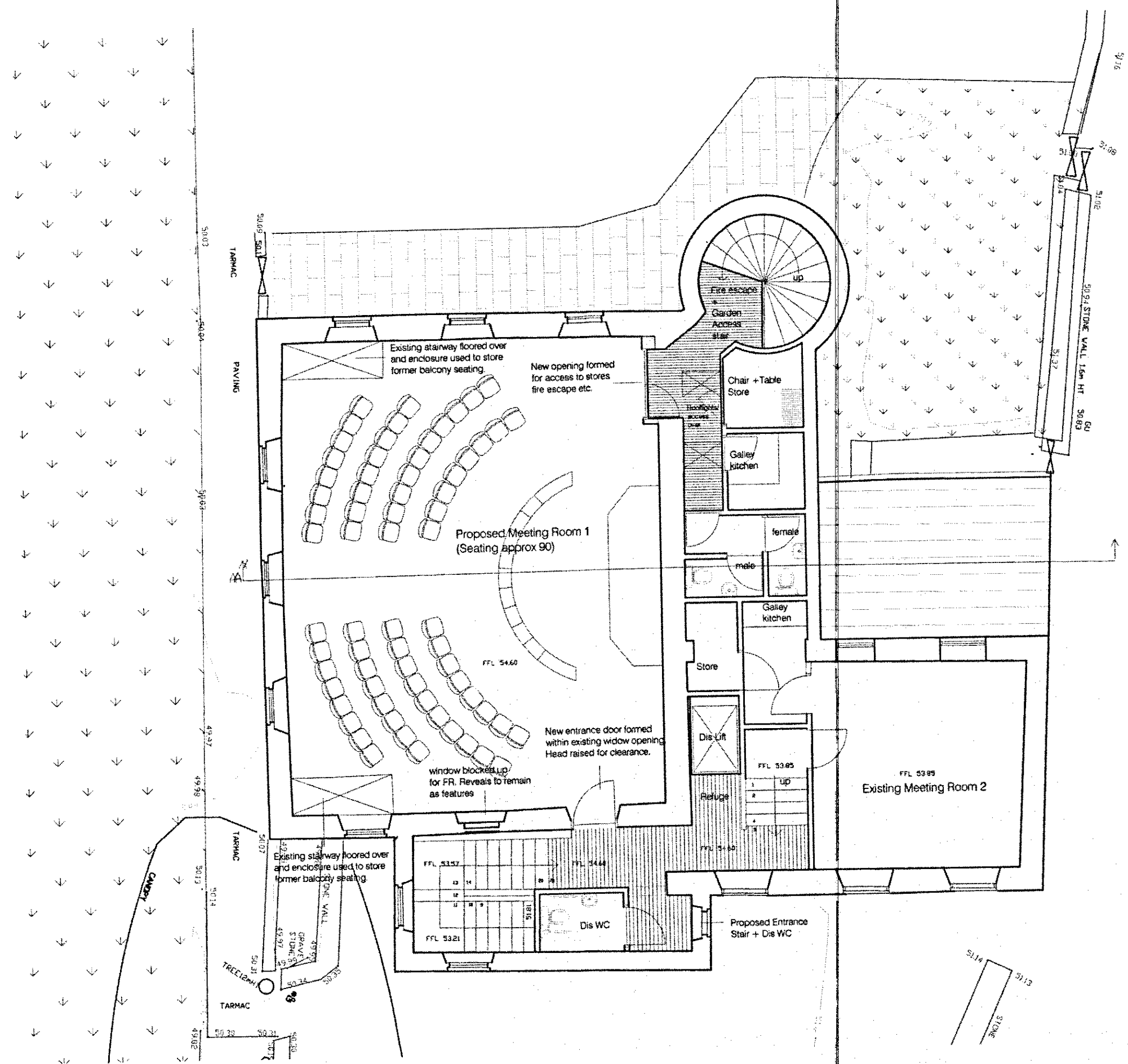
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First Floor Plan (PROPOSED) 1:100

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Congregational Church, Grassington - interior structural defects

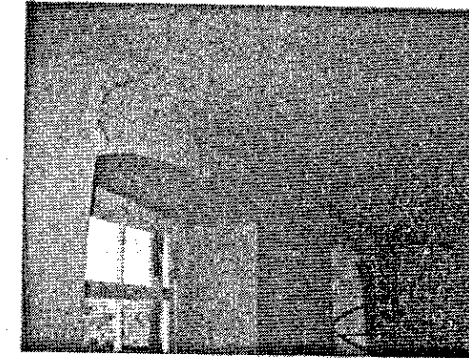
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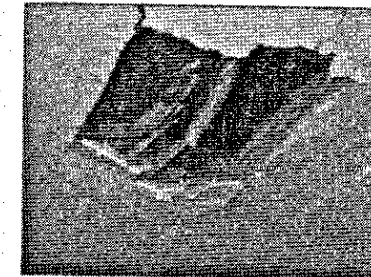
Existing redundant balcony



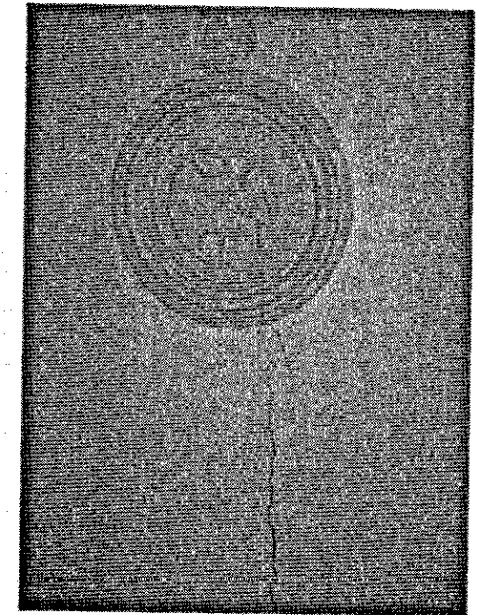
Structural crack through ceiling and window lintols following line of Truss over.



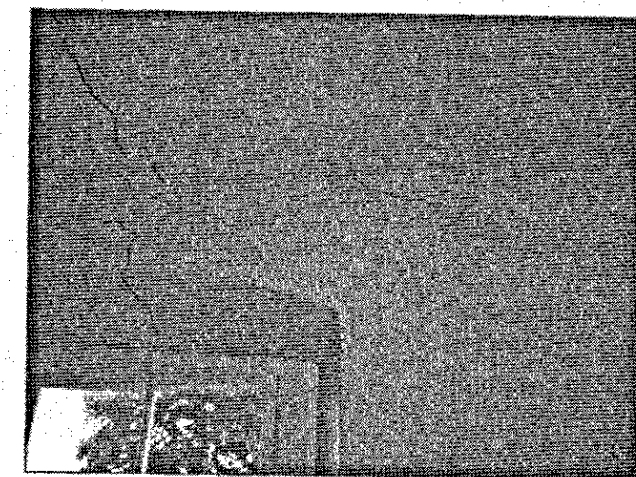
Multiple cracks through central window



Failure of existing plaster lath ceiling and weakened ceiling rose



Major crack through to ceiling rose. Public danger from collapsing ceiling structure.



Multiple cracks through central window + lintols

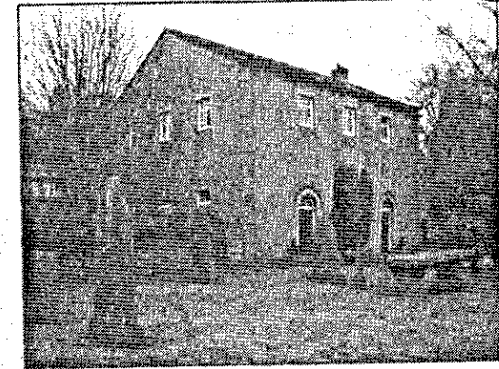
PLANNING APPLICATION + LISTED BUILDING CONSENT APPLICATION

Architect	Date	Title	Number	Scale	Rev
Brian Foxley RIBA, Shiers Farmhouse, Cracoe, N Yorkshire. BB23 6LD. TEL 01756 730 512 FAX 01756 730 513	06.07.07	Gorrs Lane Church,			

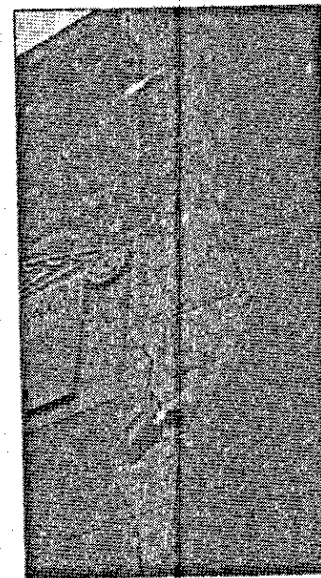
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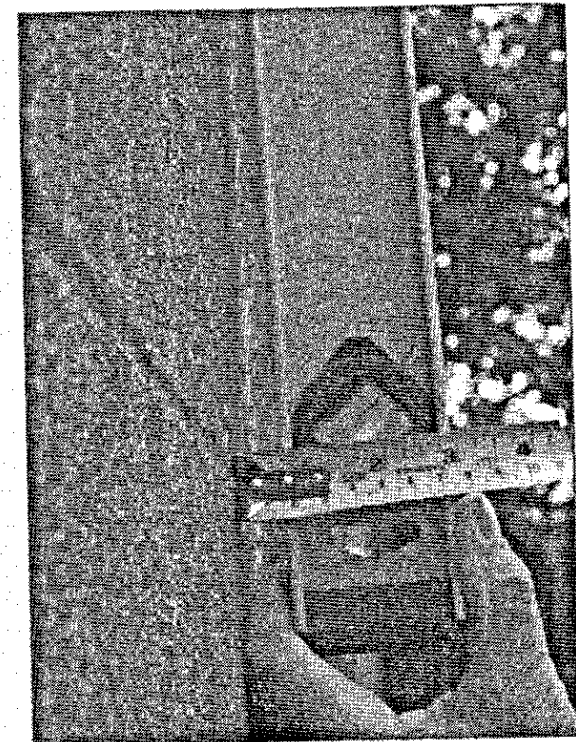
Cracks through external wall



Chapel elevation (west) indicating wall bowing following outward roof thrust



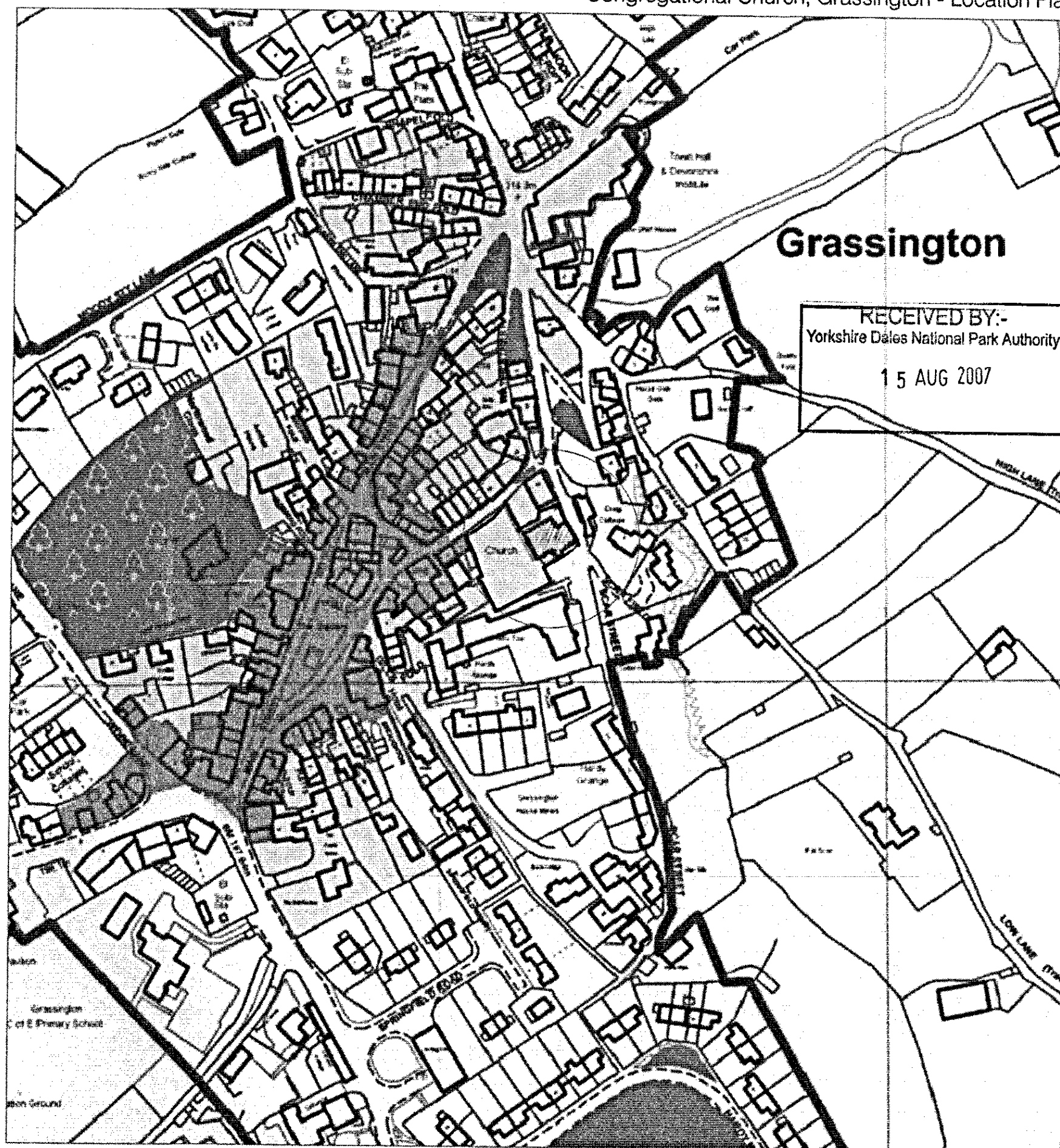
Vertical outward deflection of wall 17mm measured over 0.9m.
Approx 131 mm displacement over height of wall.



Vertical cracks through external wall either side of ground and first floor windows. They result from outward thrusts of roof trusses against solid two storey masonry weakened by the introduction of central window openings. The structural failure could further weaken the wall and lead to a serious danger to members of the public.

PLANNING APPLICATION + LISTED BUILDING CONSENT APPLICATION

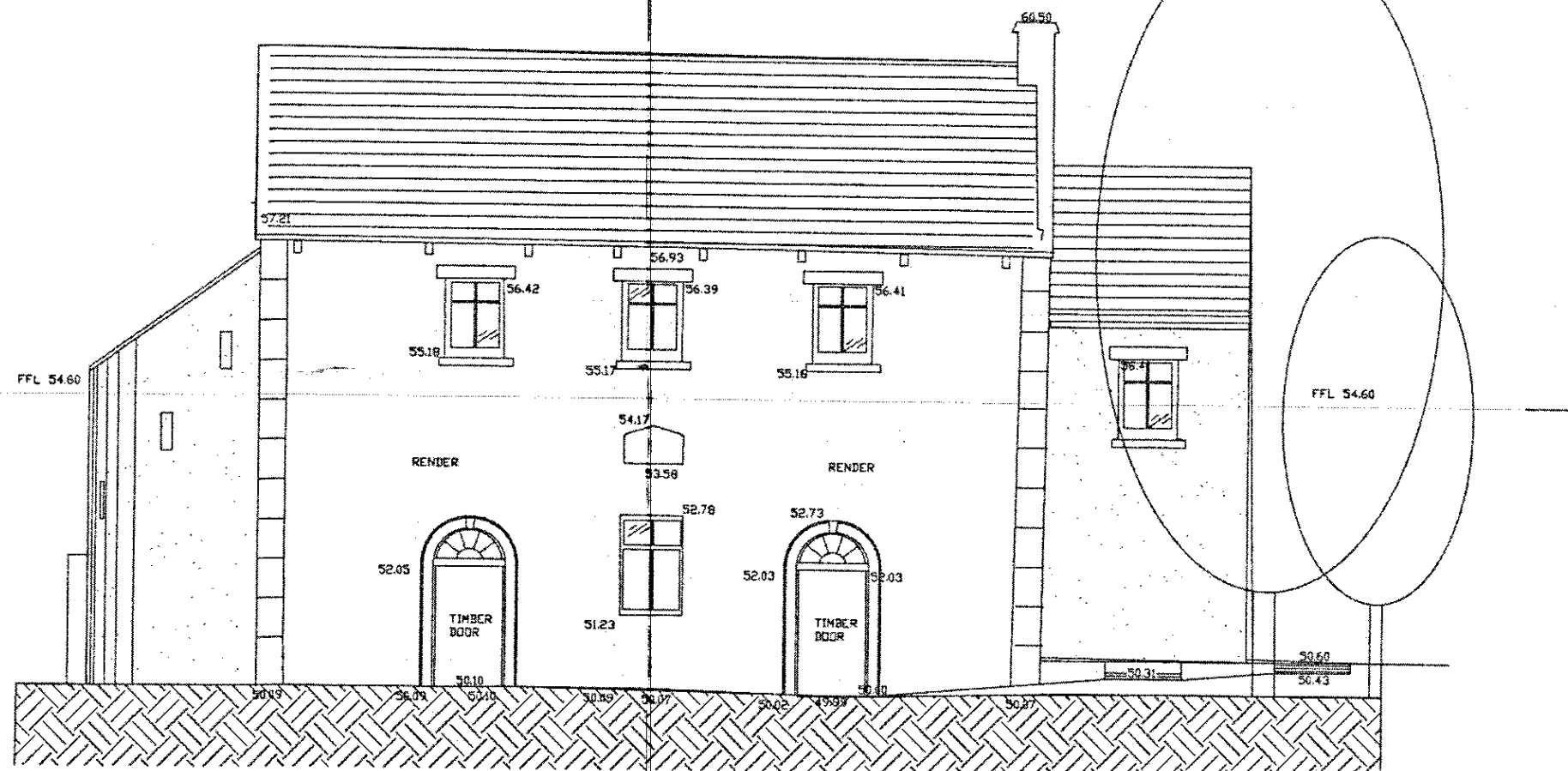
Architect	Date	Title	Number	Scale	Rev
Brian Foxley RIBA, Shiers Farmhouse, Cracoe, N Yorkshire. BD23 6LD. TEL 01756 730 512 FAX 01756 730 512 EMAIL brian@brianfoxley.co.uk	06.07.07	Garrs Lane Church, Grassington Meeting Room, Toilets/Stairs			



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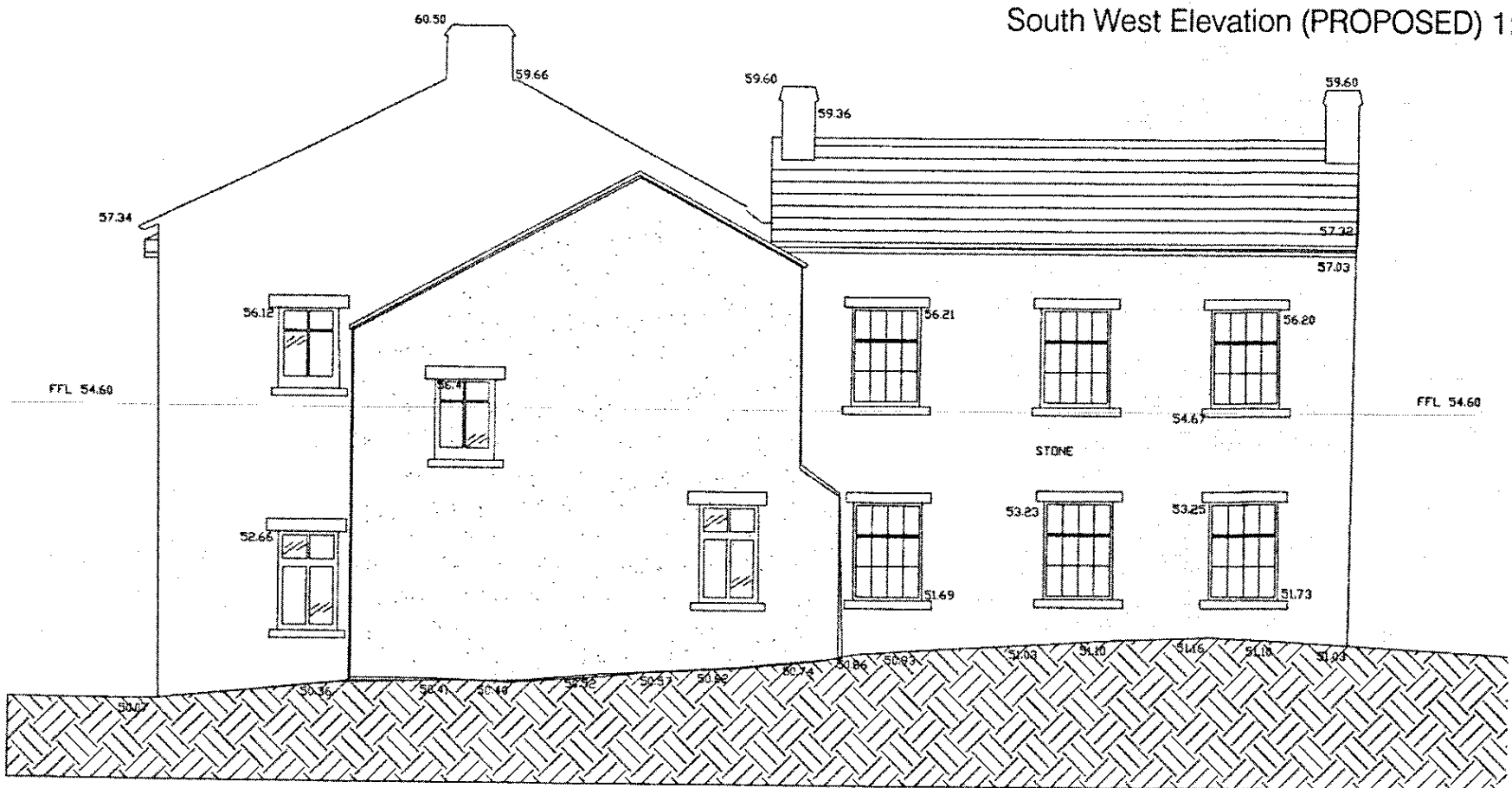
PLANNING APPLICATION + LISTED BUILDING CONSENT APPLICATION

Architect	Date	Title	Number	Scale	Rev
Brian Foxley RIBA, Shiers Farmhouse, Cracoe, N Yorkshire. BD23 6LD. TEL 01756 730 512 FAX 01756 730 512 EMAIL brian@brianfoxley.co.uk	06.07.07	Garrs Lane Church, Grassington Meeting Room, Toilets/Stairs	CF012-00		



South West Elevation (PROPOSED) 1:100

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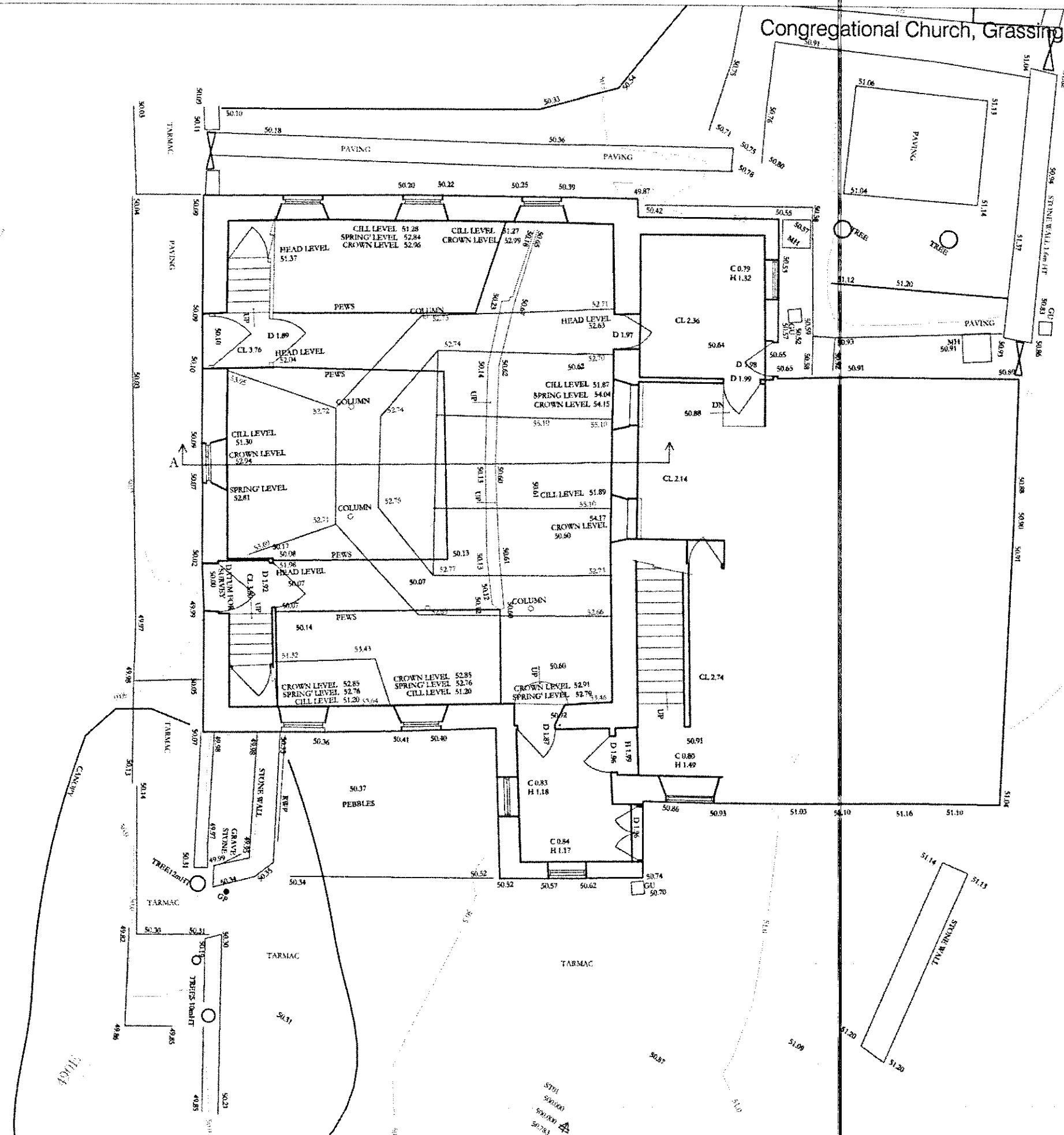


South East Elevation (PROPOSED) 1:100

PLANNING APPLICATION + LISTED BUILDING CONSENT APPLICATION

Architect	Date	Title	Number	Scale	Rev
Brian Foxley RIBA, Shiers Farmhouse, Cracoe, N Yorkshire. BD23 6LD. TEL 01756 730 512 FAX 01756 730 512 EMAIL brian@brianfoxley.co.uk	06.07.07	Garrs Lane Church, Grassington	CF012-04	1:100	

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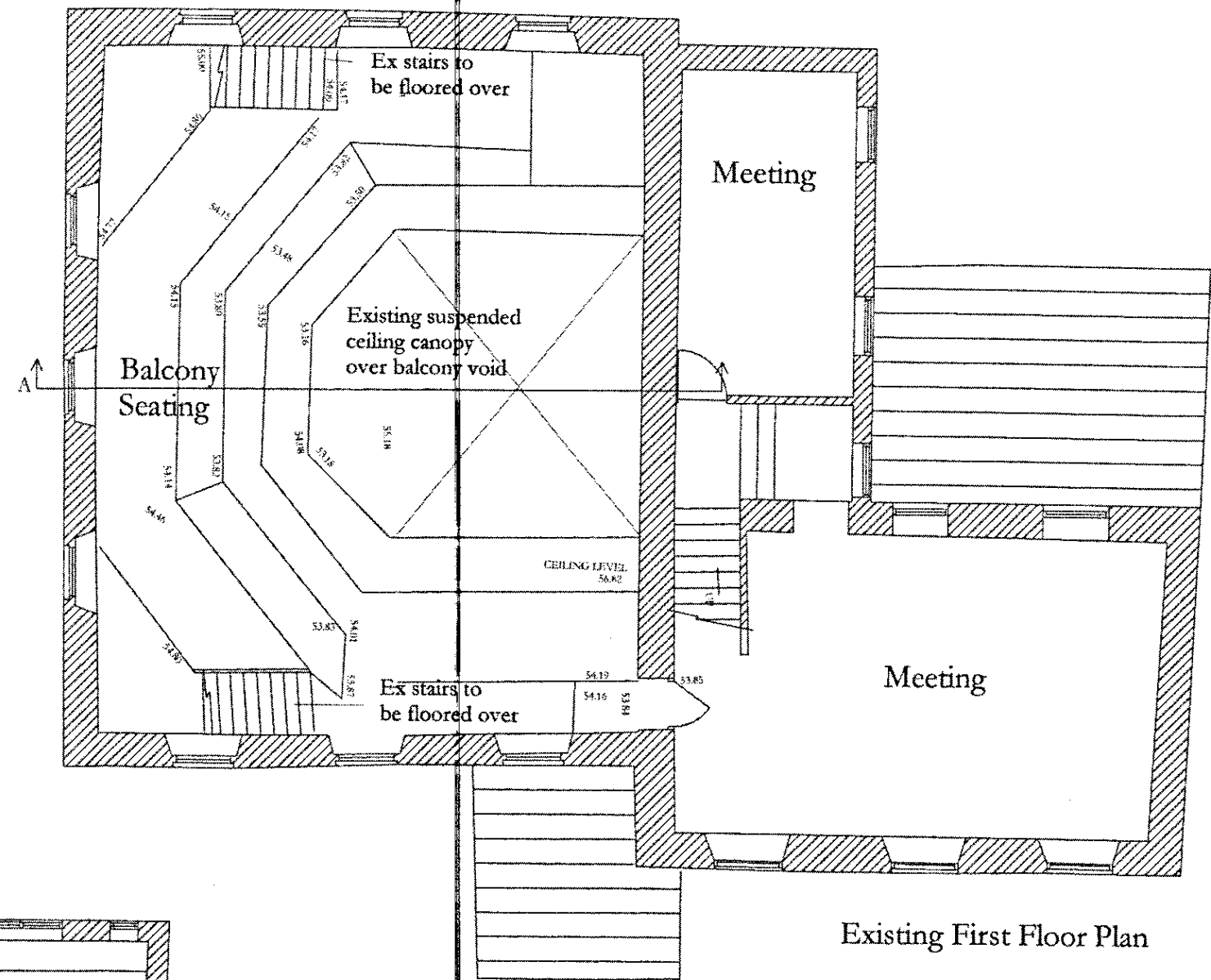
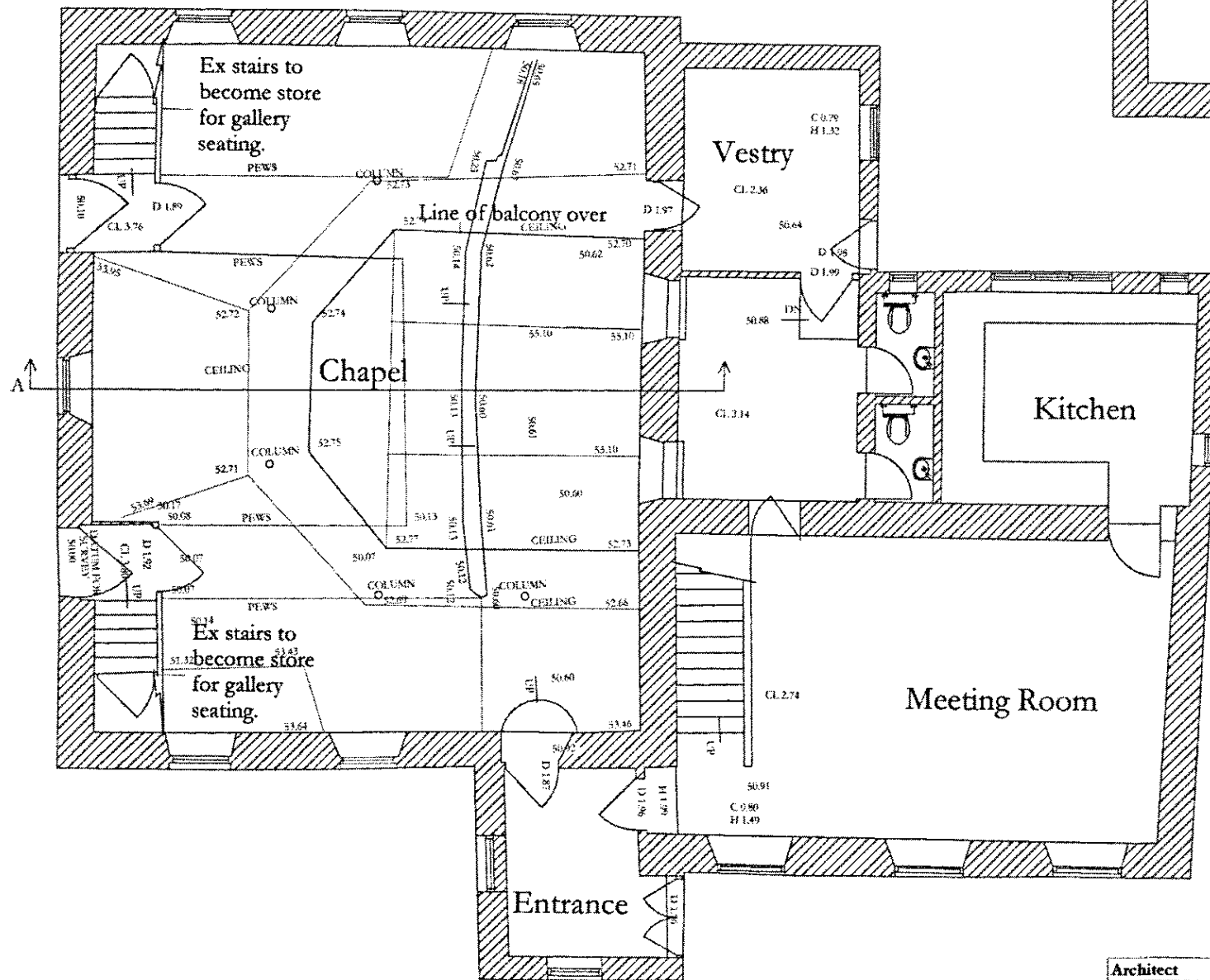
Site Plan (EXISTING) - 1:100

PLANNING APPLICATION + LISTED BUILDING CONSENT APPLICATION

Architect	Date	Title	Number	Scale	Rev
Brian Foxley RIBA, Shiers Farmhouse, Cracoe, N Yorkshire. BD23 6LD. Tel 01756 730 512 www.brianfoxley.co.uk EMAIL brian@brianfoxley.co.uk	07.06.07	Garrs Lane Church, Grassington Meeting Room, Toilets/Stairs	CF012-09	1:100	-

SITE PL

Existing Ground Floor Plan



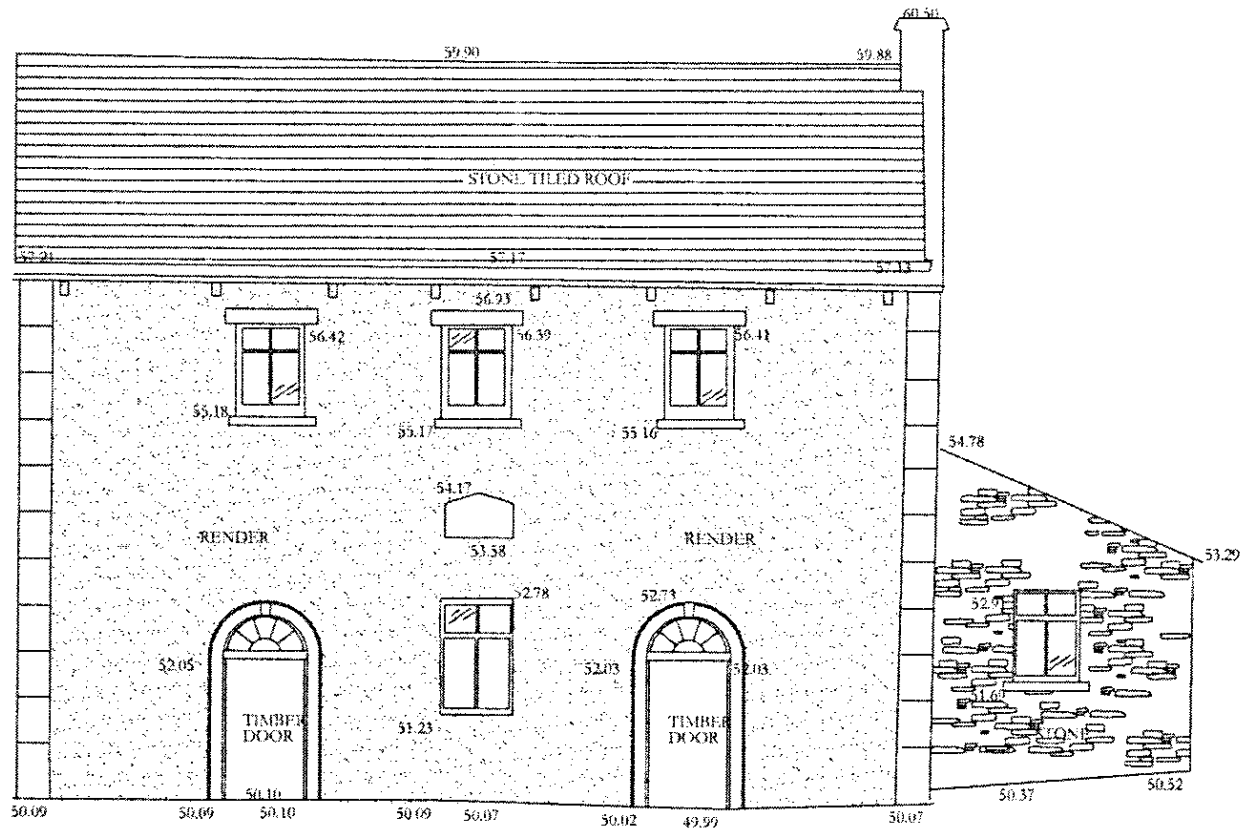
Existing First Floor Plan

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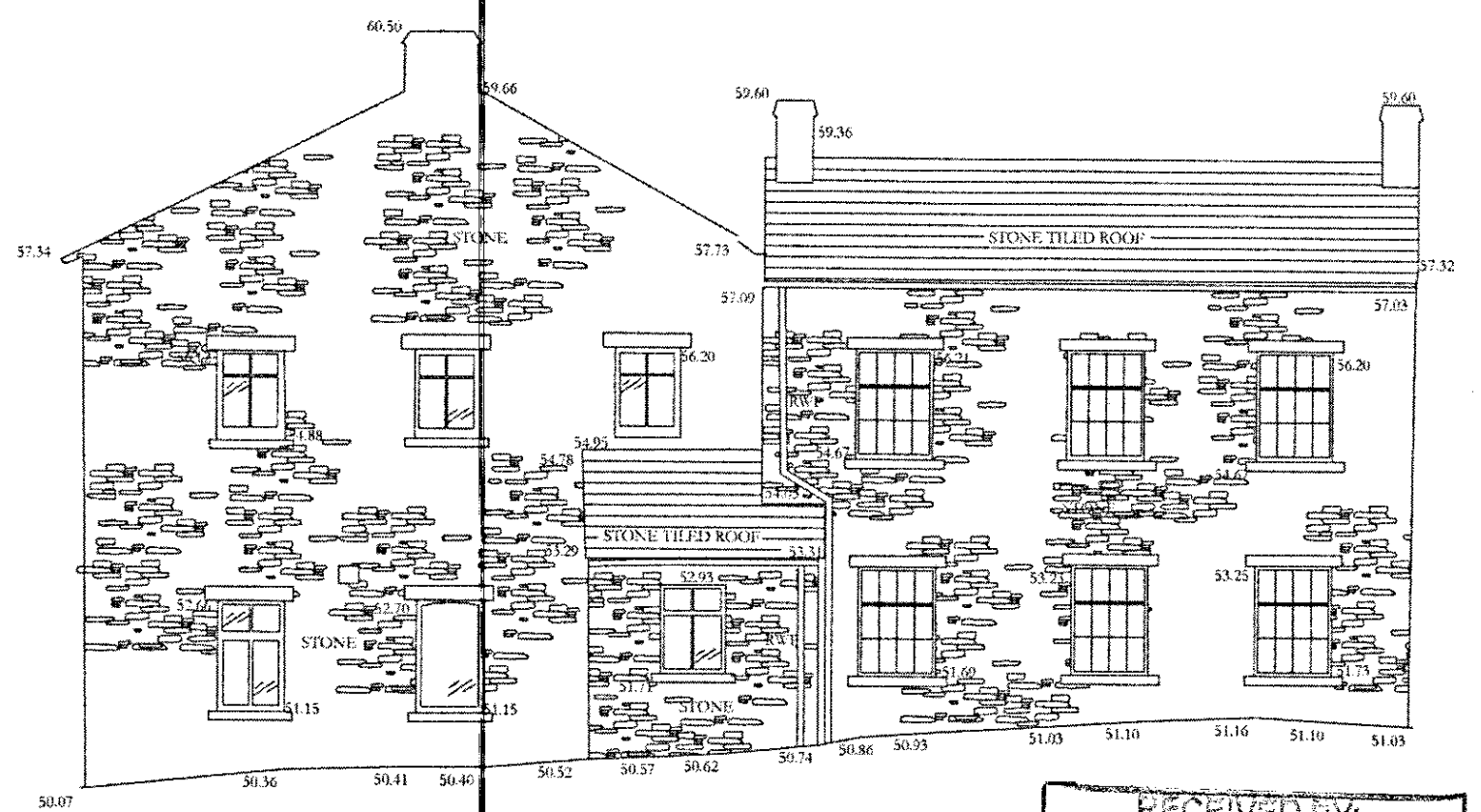
PLANNING APPLICATION + LISTED BUILDING CONSENT APPLICATION

Architect	Date	Title	Number	Scale	Rev
Brian Foxley RIBA, Shiers Farmhouse, Cracoe, N Yorkshire. BD23 6LD. Tel 01756 730 512 www.brianfoxley.co.uk EMAIL brian@brianfoxley.co.uk	07.06.07	Garrs Lane Church, Grassington Meeting Room, Toilets/Stairs	CF012-08	1:100	-

Congregational Church, Grassington - Elevations (EXISTING) - 1:100 DWG 07

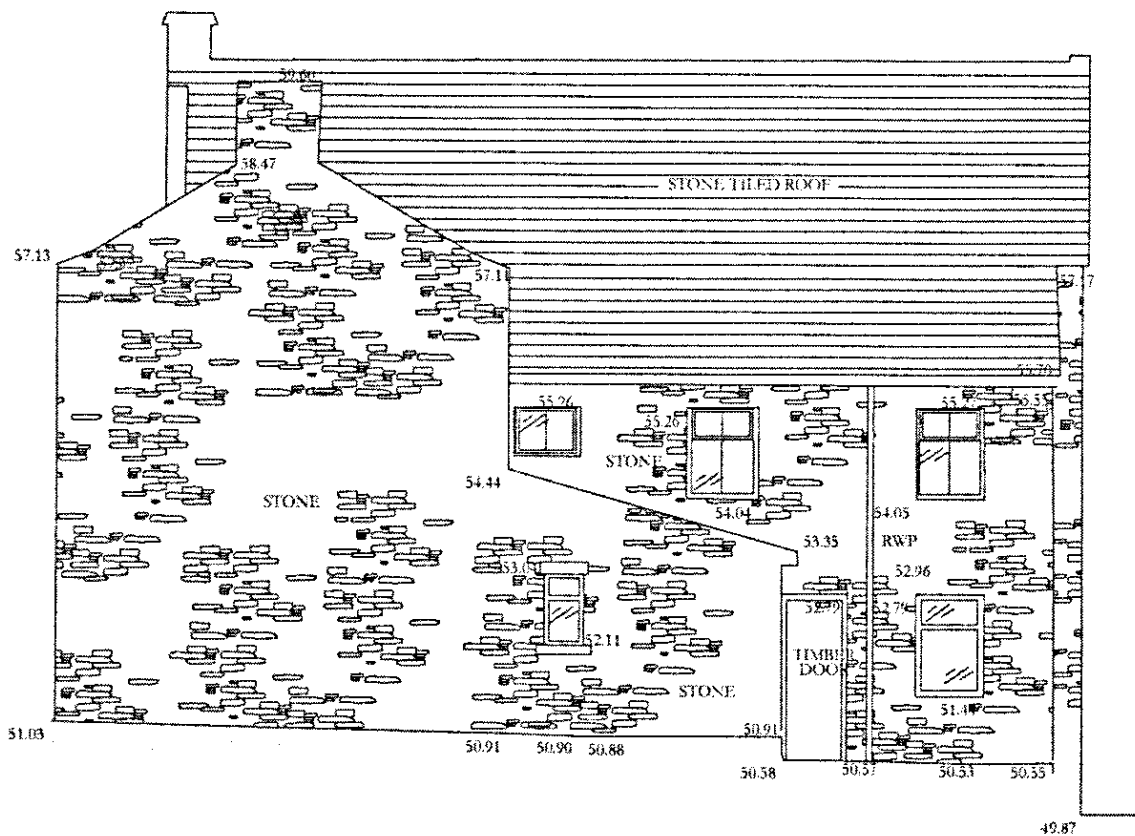


SOUTH WEST FACING ELEVATION

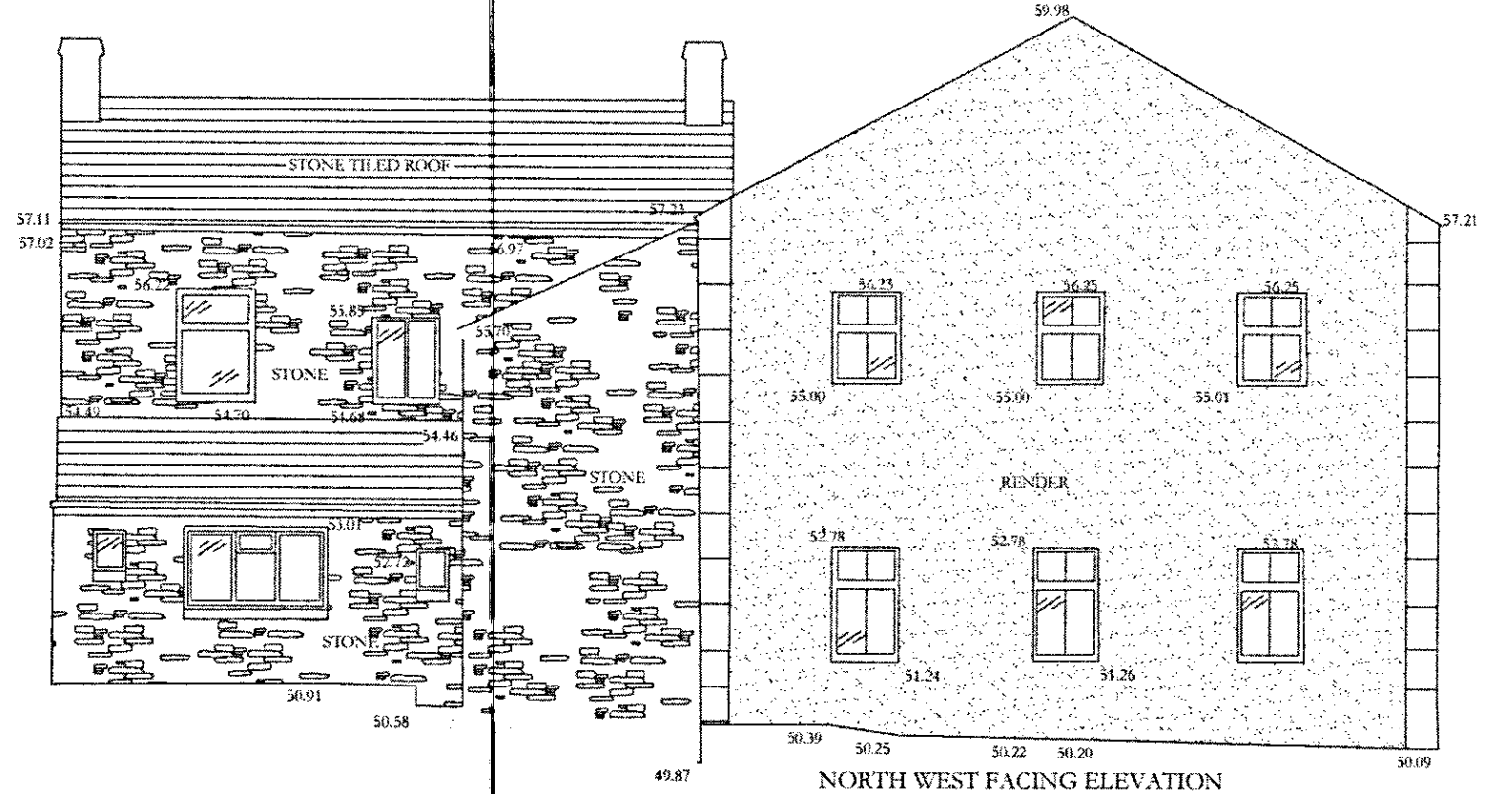


SOUTH EAST FACING ELEVATION

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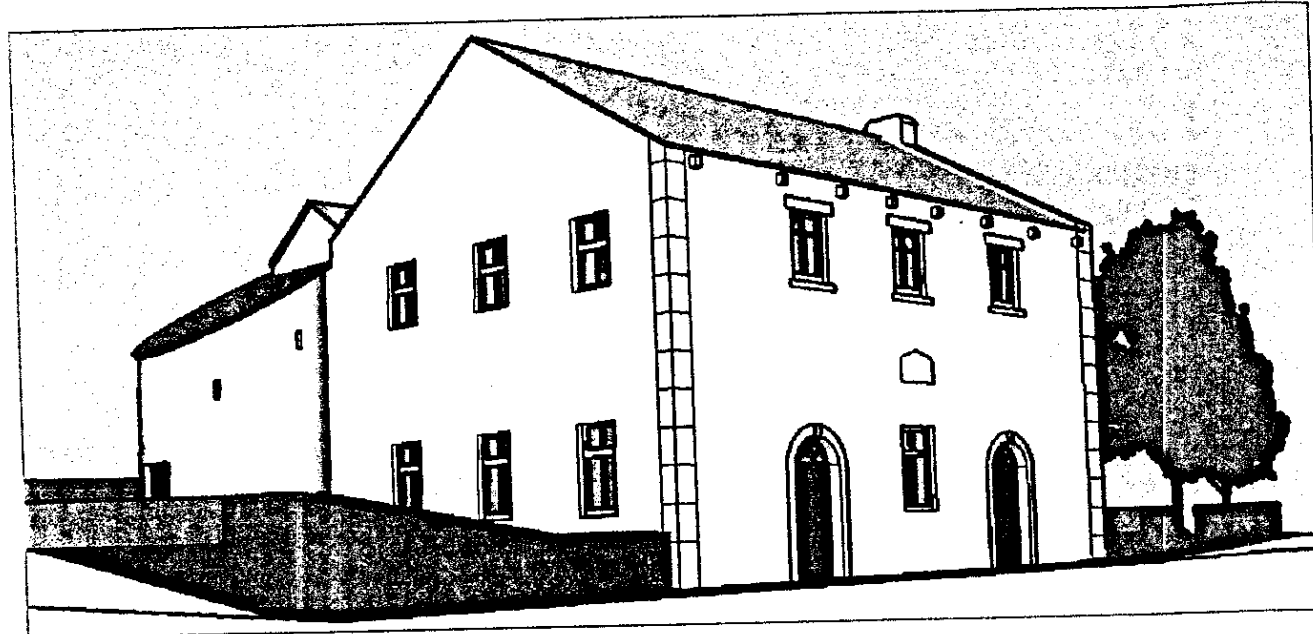


NORTH EAST FACING ELEVATION

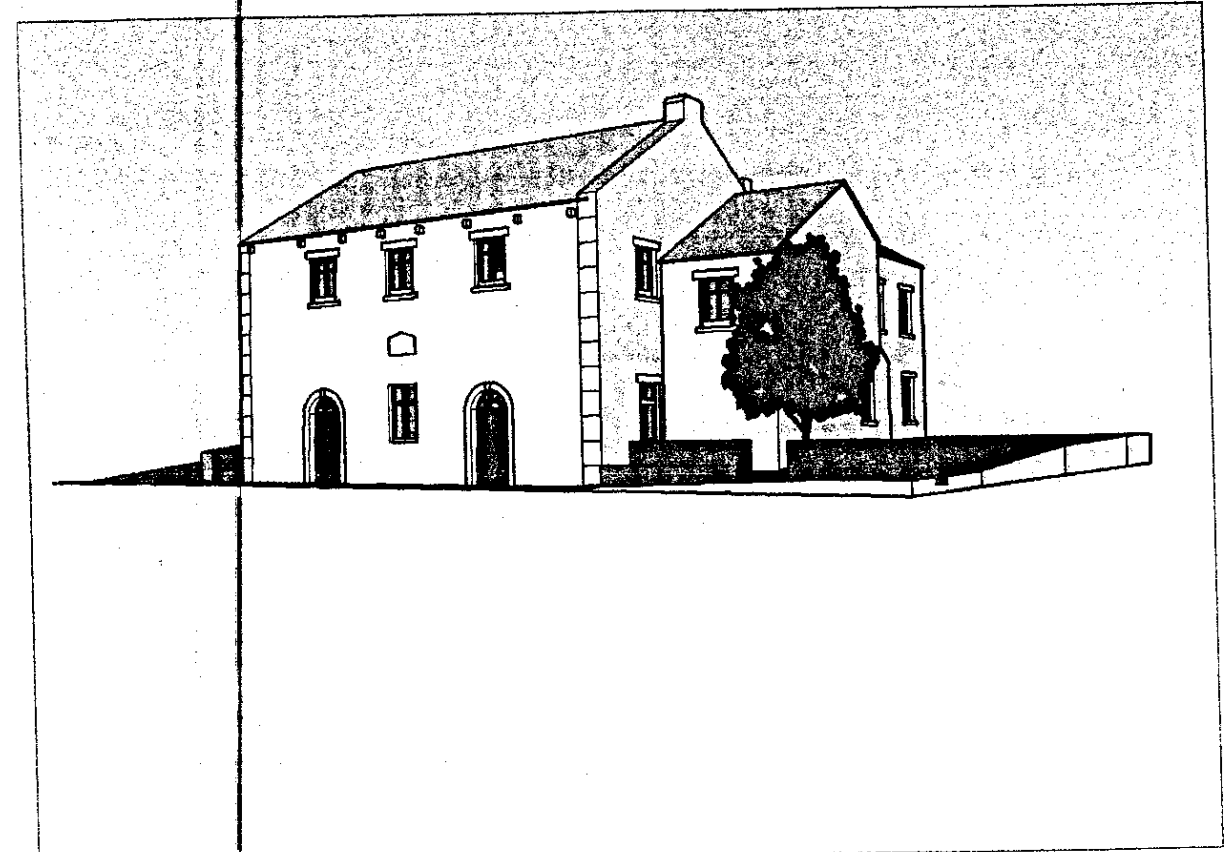


PLANNING APPLICATION + LISTED BUILDING CONSENT APPLICATION

Architect	Date	Title	Number	Scale	Rev
Brian Foxley RIBA, Shiers Farmhouse, Cracoe, N Yorkshire. BD23 6LD. Tel 01756 730 512 www.brianfoxley.co.uk EMAIL brian@brianfoxley.co.uk	07.06.07	Garrs Lane Church, Grassington Meeting Room, Trailers/Stores	CF012-07	1:100	-

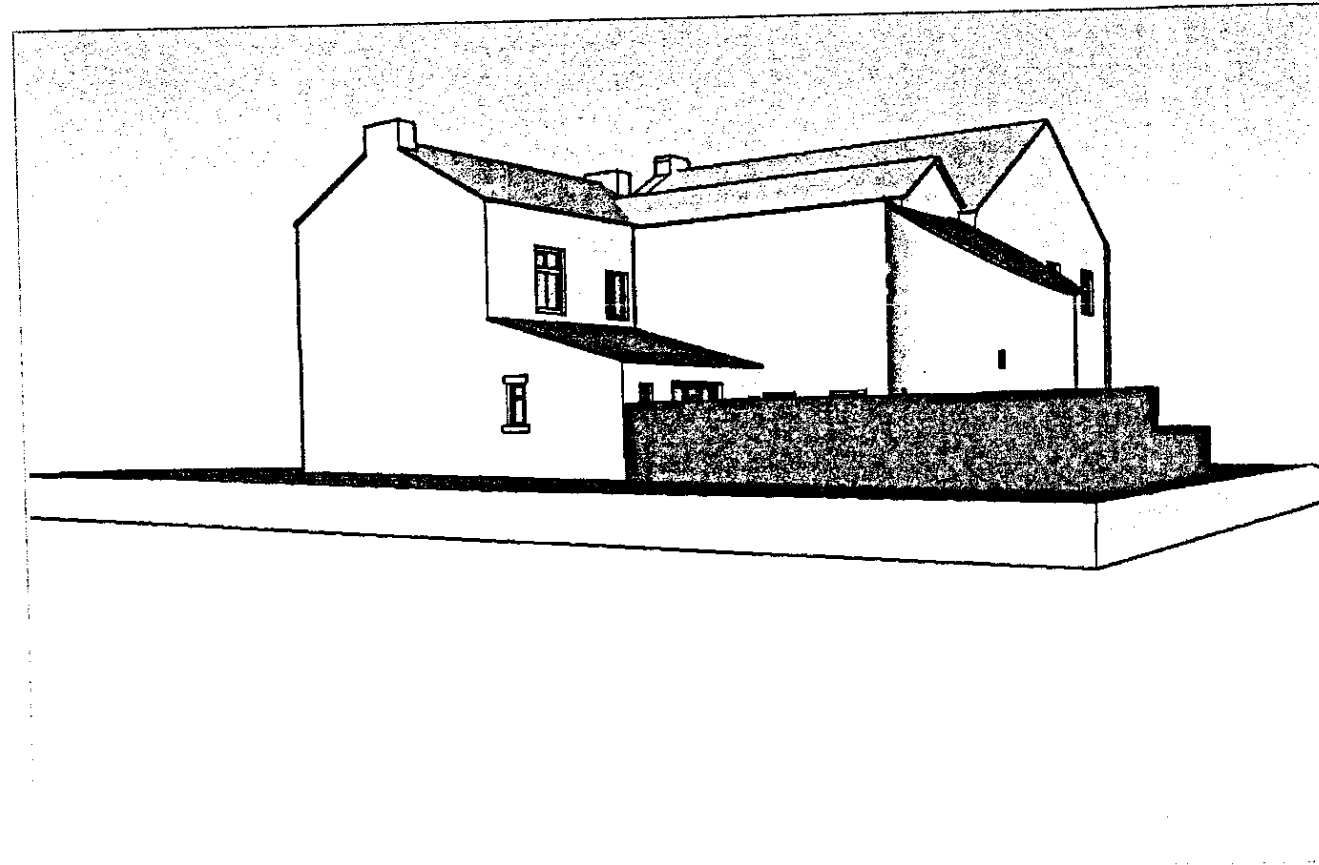


North West Elevation

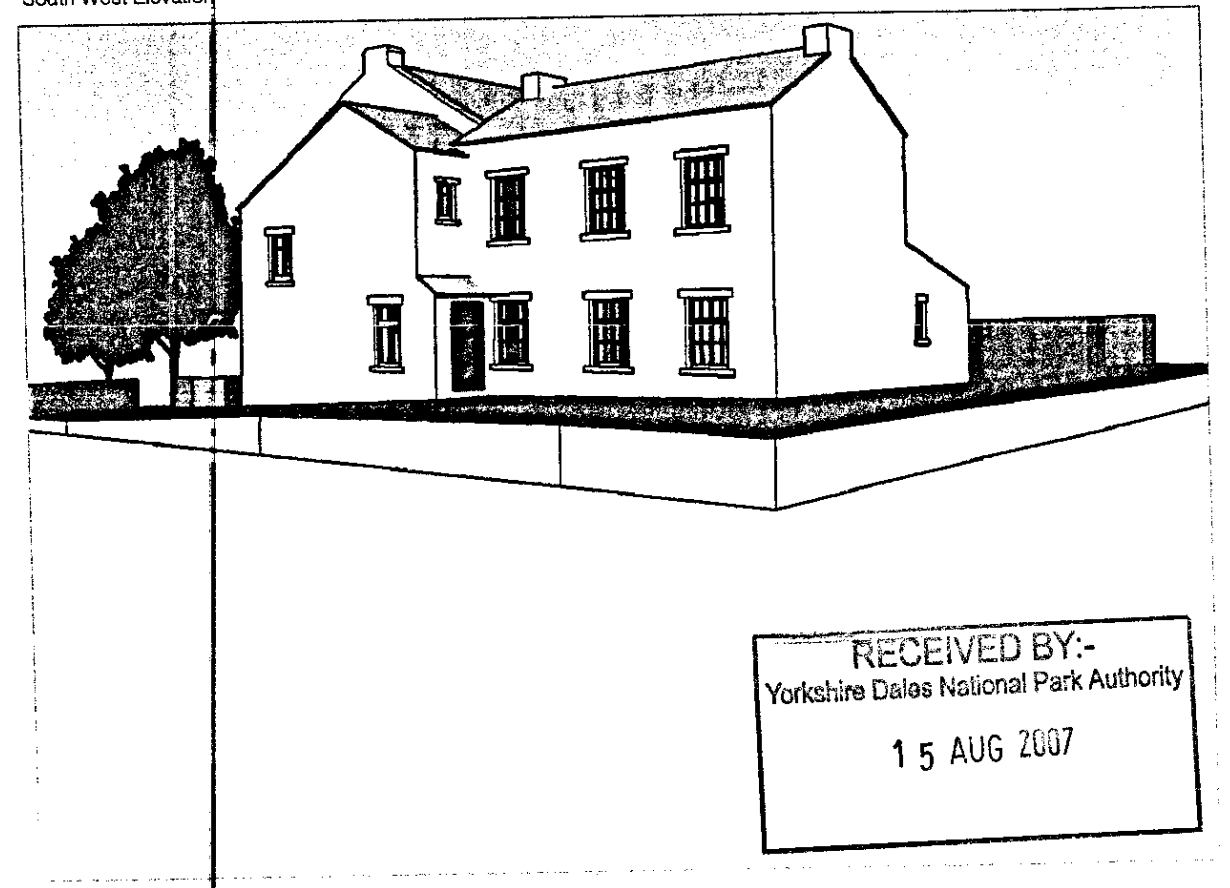


South West Elevation

VISUALS



North East Elevation



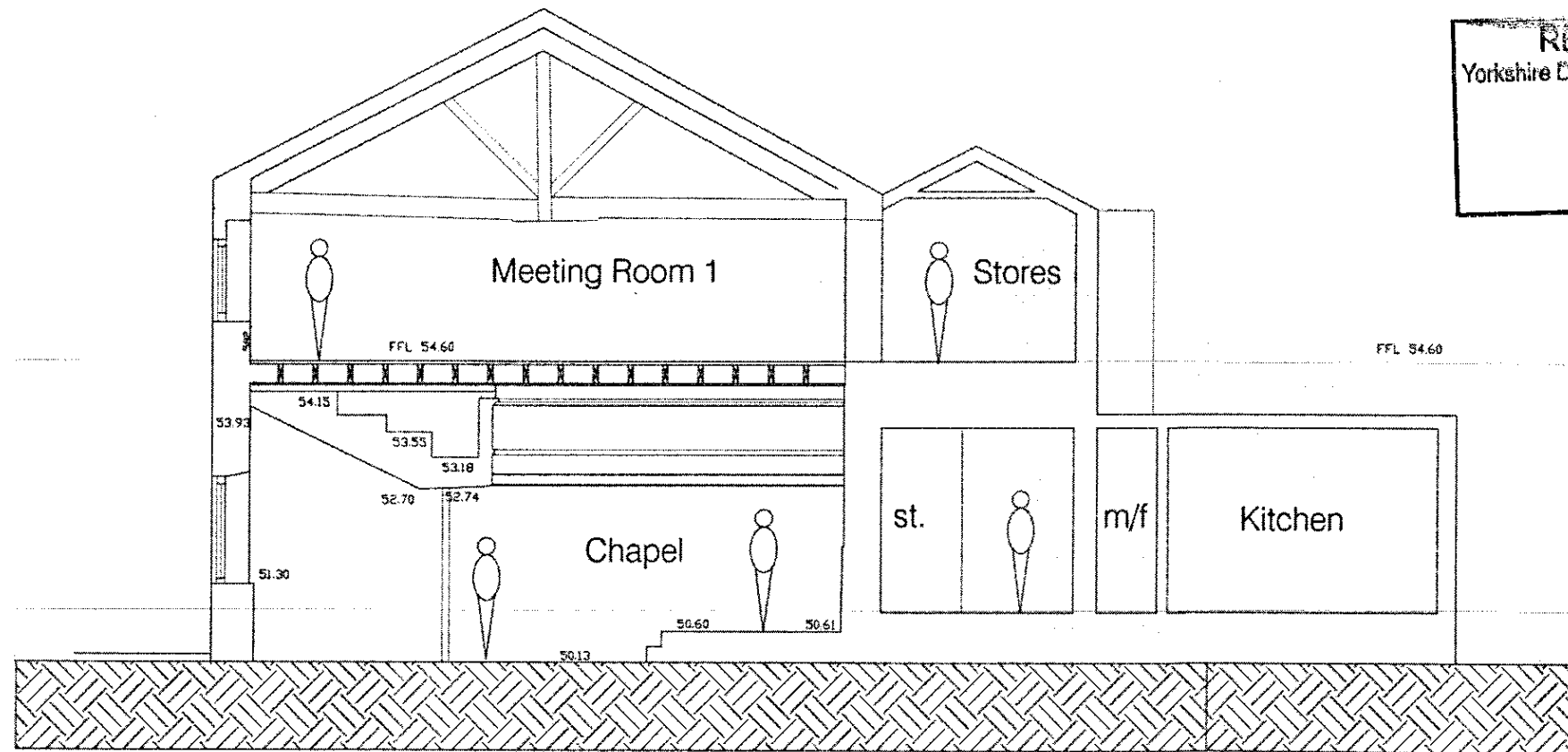
South East Elevation

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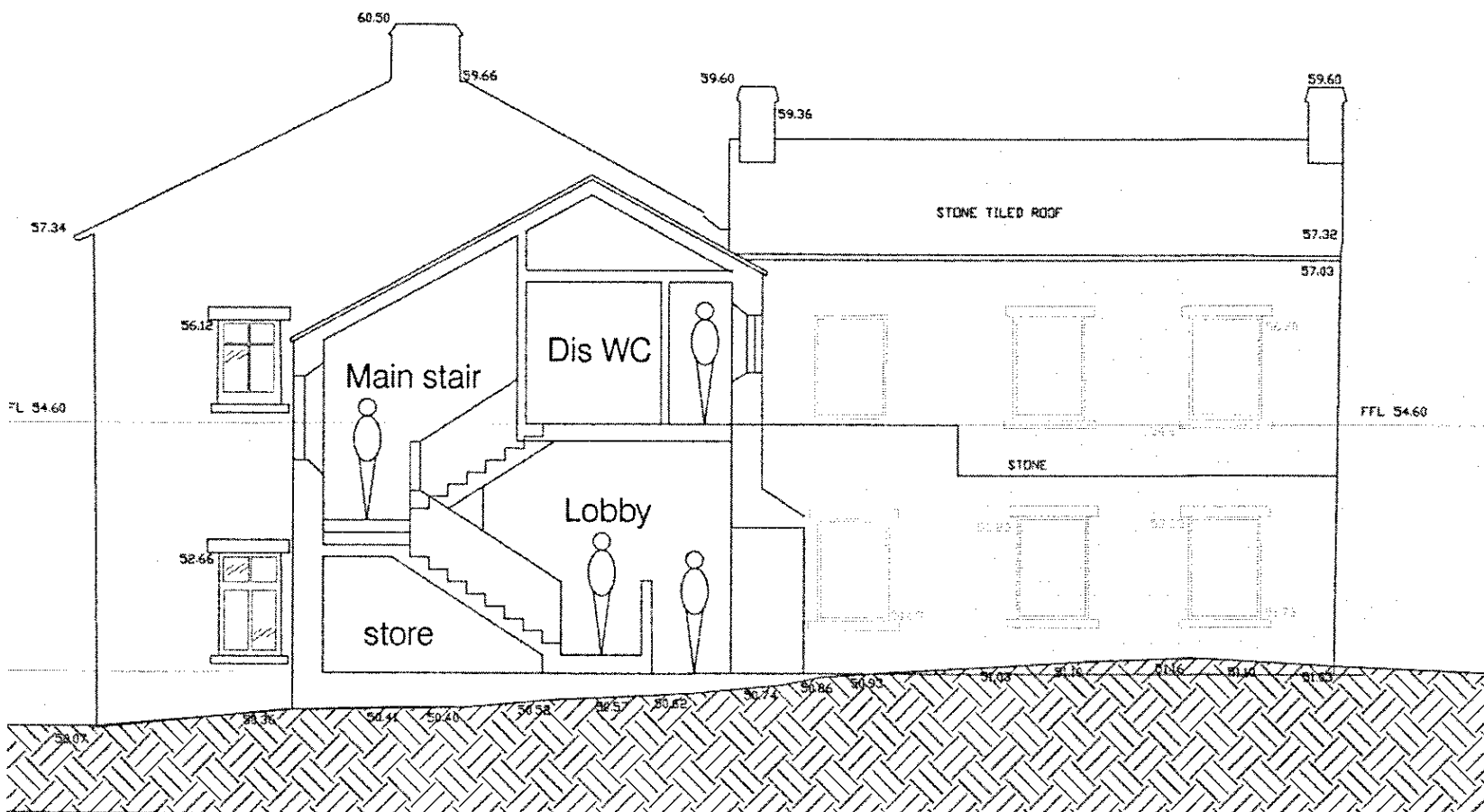
Rev A 13.08.07 - omit first floor windows - north east elevation.

Architect	Date	Title	Number	Scale	Rev
Brian Foxley RIBA, Shens Farmhouse, Cradock, N Yorkshire, YO23 6LD. TEL 01756 730 512 FAX 01756 730 512 EMAIL brian@brianfoxley.co.uk	06.07.07	Ganns Lane Church, Grassington Meeting Room, Toilets/Stairs			A

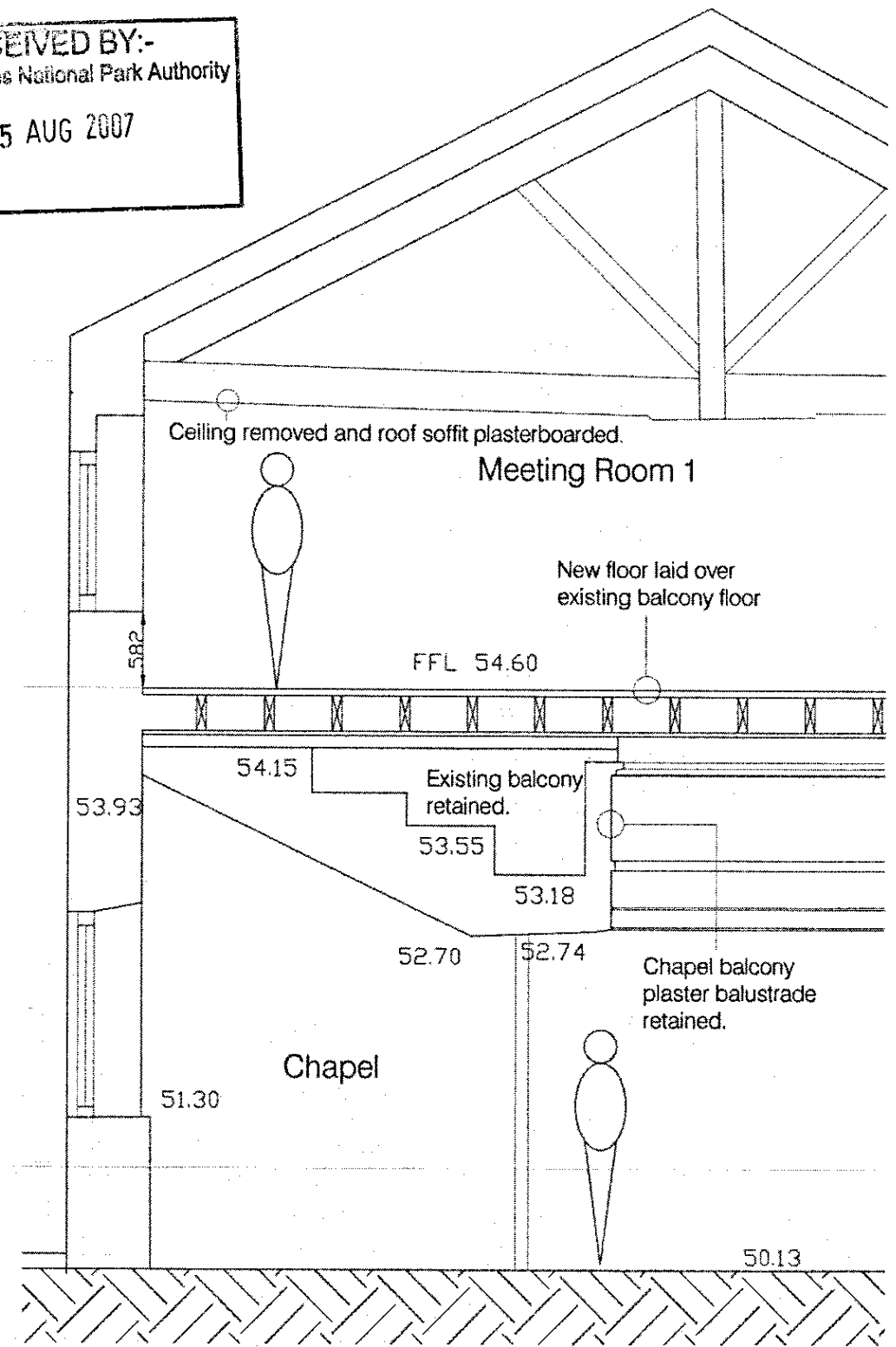
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Section A- A thro Chapel (PROPOSED) 1:100



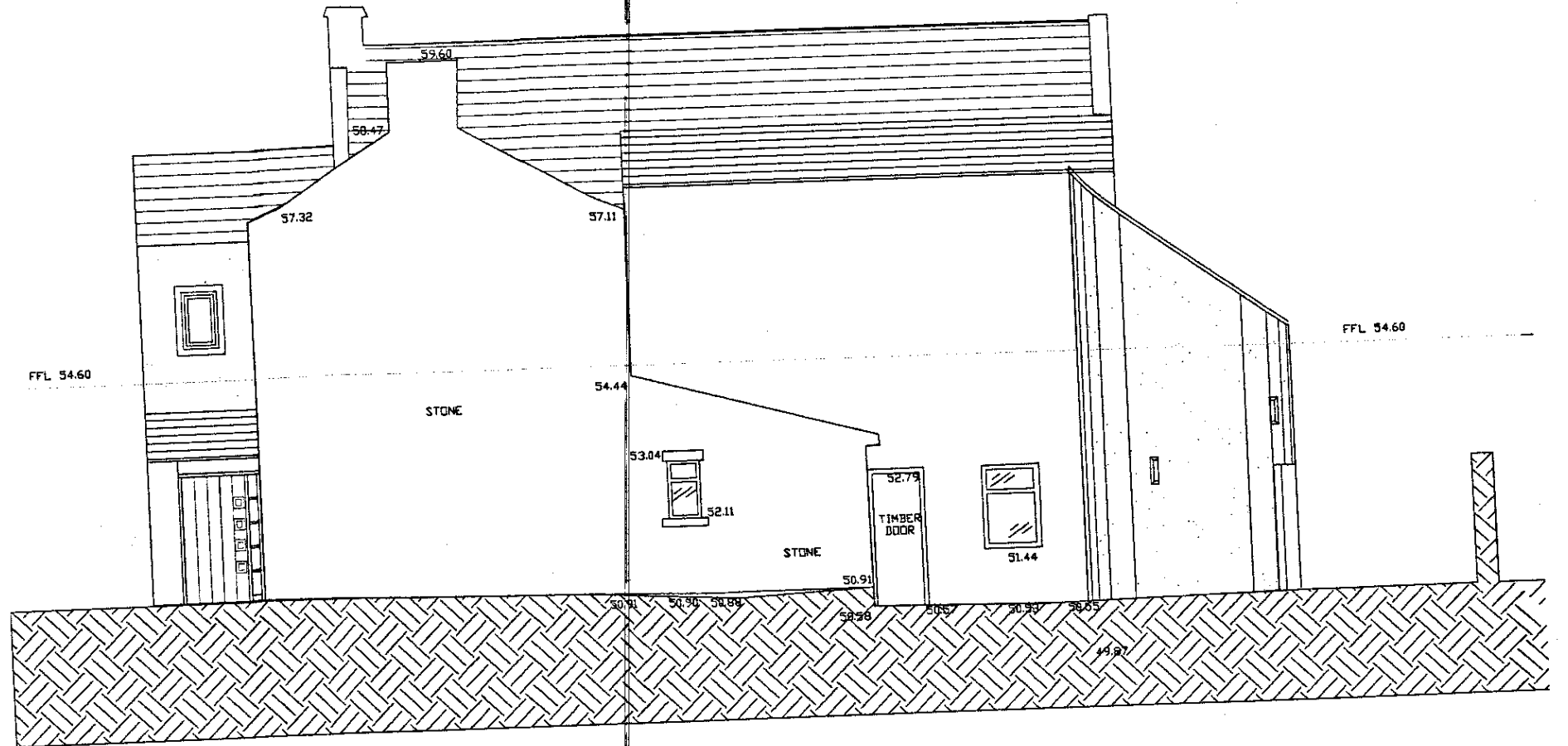
Section thro Entrance/ stair (PROPOSED) 1:100



Section A- A thro Chapel (PROPOSED) 1:100

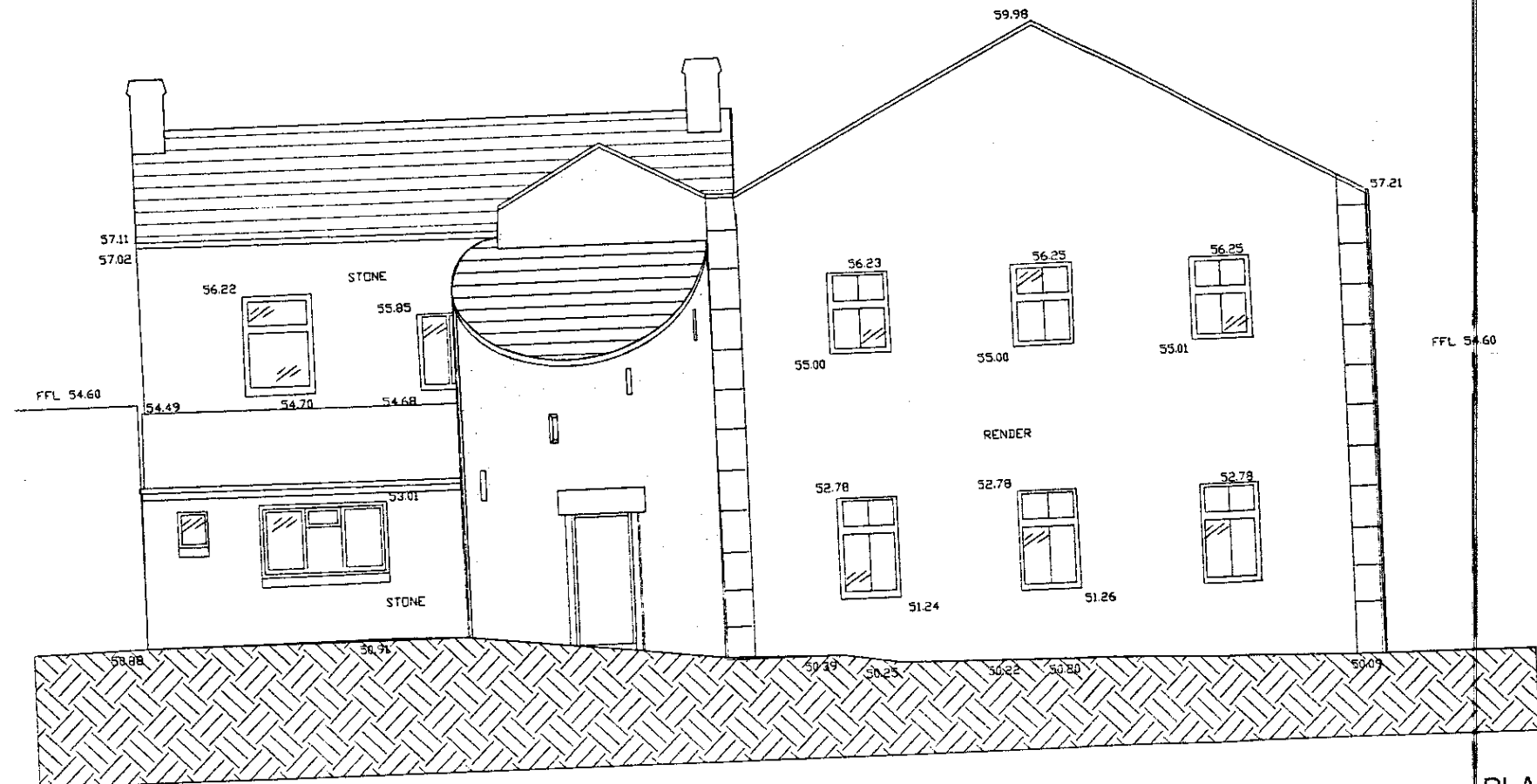
PLANNING APPLICATION + LISTED BUILDING CONSENT APPLICATION

Architect	Date	Title	Number	Scale	Rev
Brian Foxley RIBA, Shiers Farmhouse, Cracoe, N YorksHire. BD23 6LD. TEL 01756 730 512 FAX 01756 730 512 EMAIL brian@brianfoxley.co.uk	06 07 07	Gerrys Lane Church, Grassington	CF012-06	1:100	



North East Elevation (PROPOSED) 1:100

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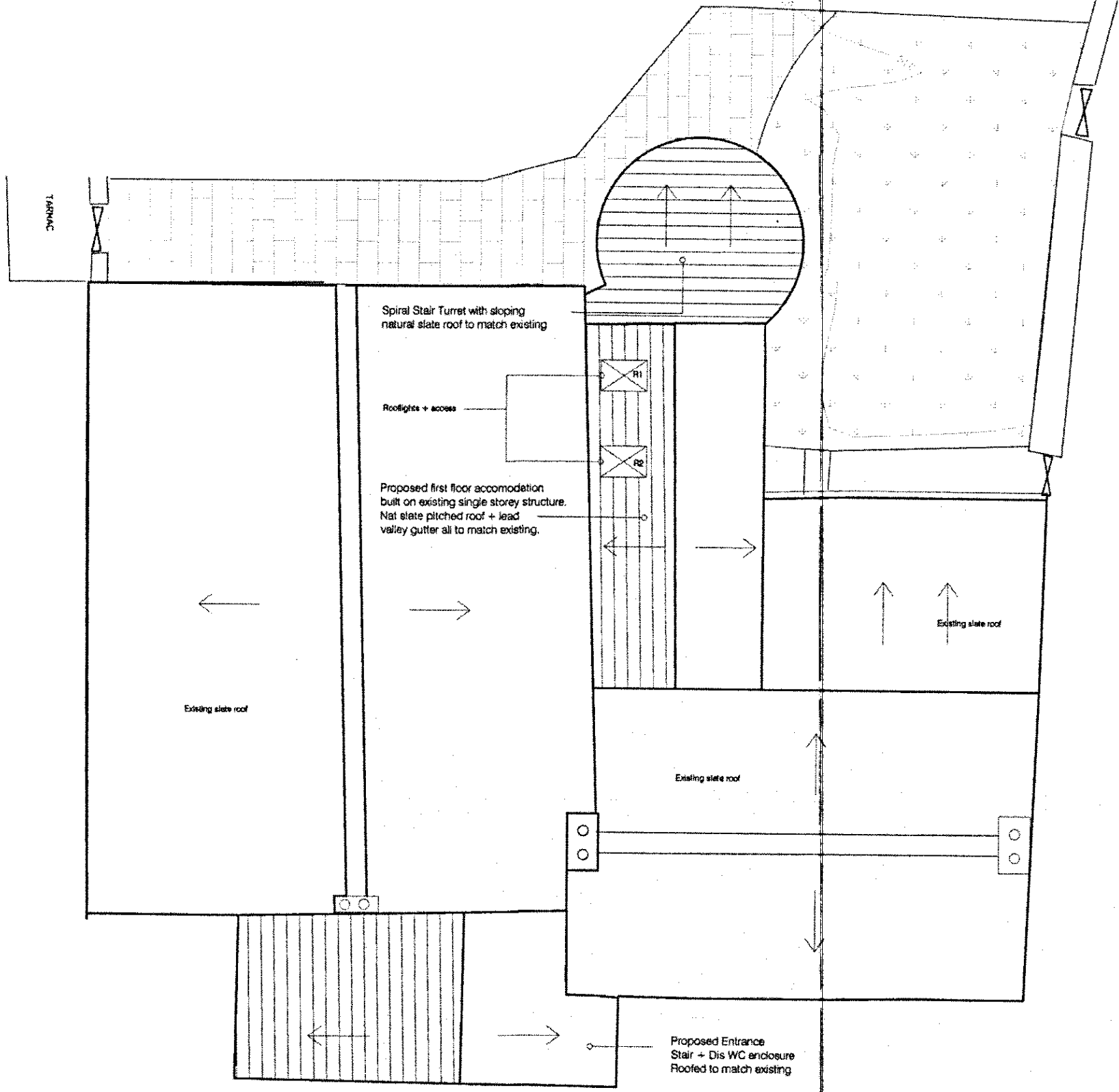


North West Elevation (PROPOSED) 1:100

PLANNING APPLICATION + LISTED BUILDING CONSENT APPLICATION
Rev A 13.08.07 omit first floor windows to north east elevation

Architect	Date	Title	Number	Scale	Rev
Brian Foxley RIBA, Salers Farmhouse, Cradock, N Yorkshire, BD23 6LD. TEL 01756 730 512 FAX 01756 730 512 EMAIL brian@brianfoxley.co.uk	06.07.07	Ganns Lane Church, Grassington Meeting Room, Toilets/Steps	CF012-05	1:100	A

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Roof Plan (PROPOSED) 1:100

PLANNING APPLICATION + LISTED BUILDING CONSENT APPLICATION

Architect	Date	Title	Number	Scale	Rev
Brian Foxley RIBA, Shiers Farmhouse, Cracoe, N Yorkshire, BD23 6LD. TEL 01756 730 512 FAX 01756 730 512 EMAIL brian@brianfoxley.co.uk	06.07.07	Garrs Lane Church, Grassington Meeting Room, Toilets/Stairs	CF012-03	1:100	