

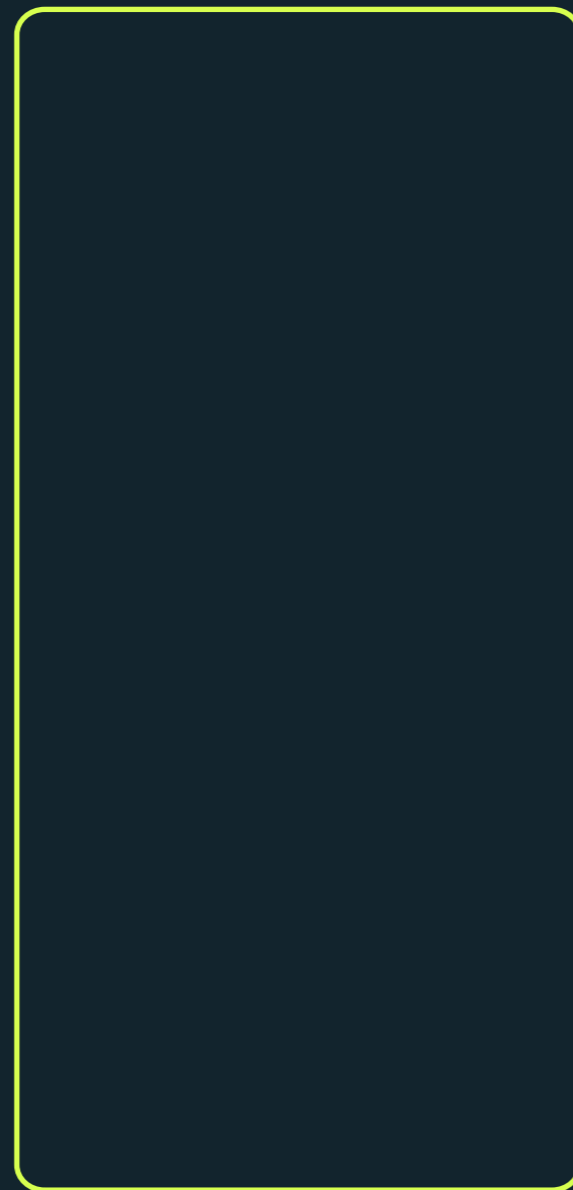
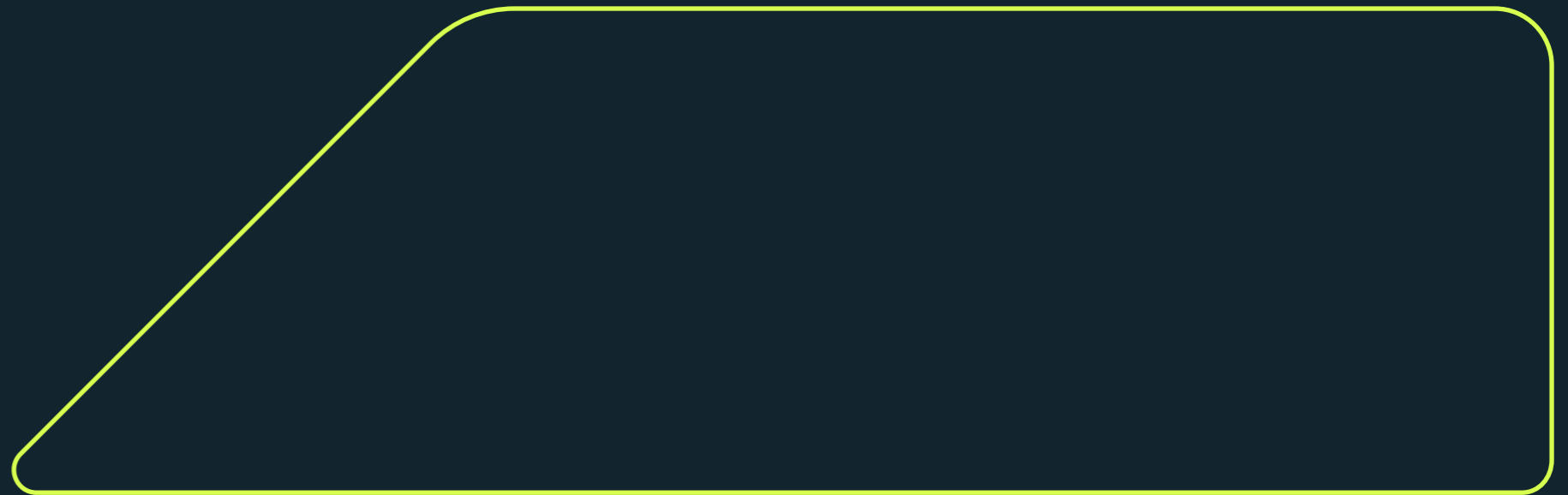
Class ZA Prior Approval

Drawing Package

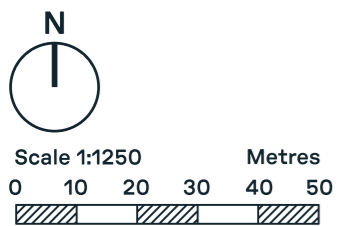
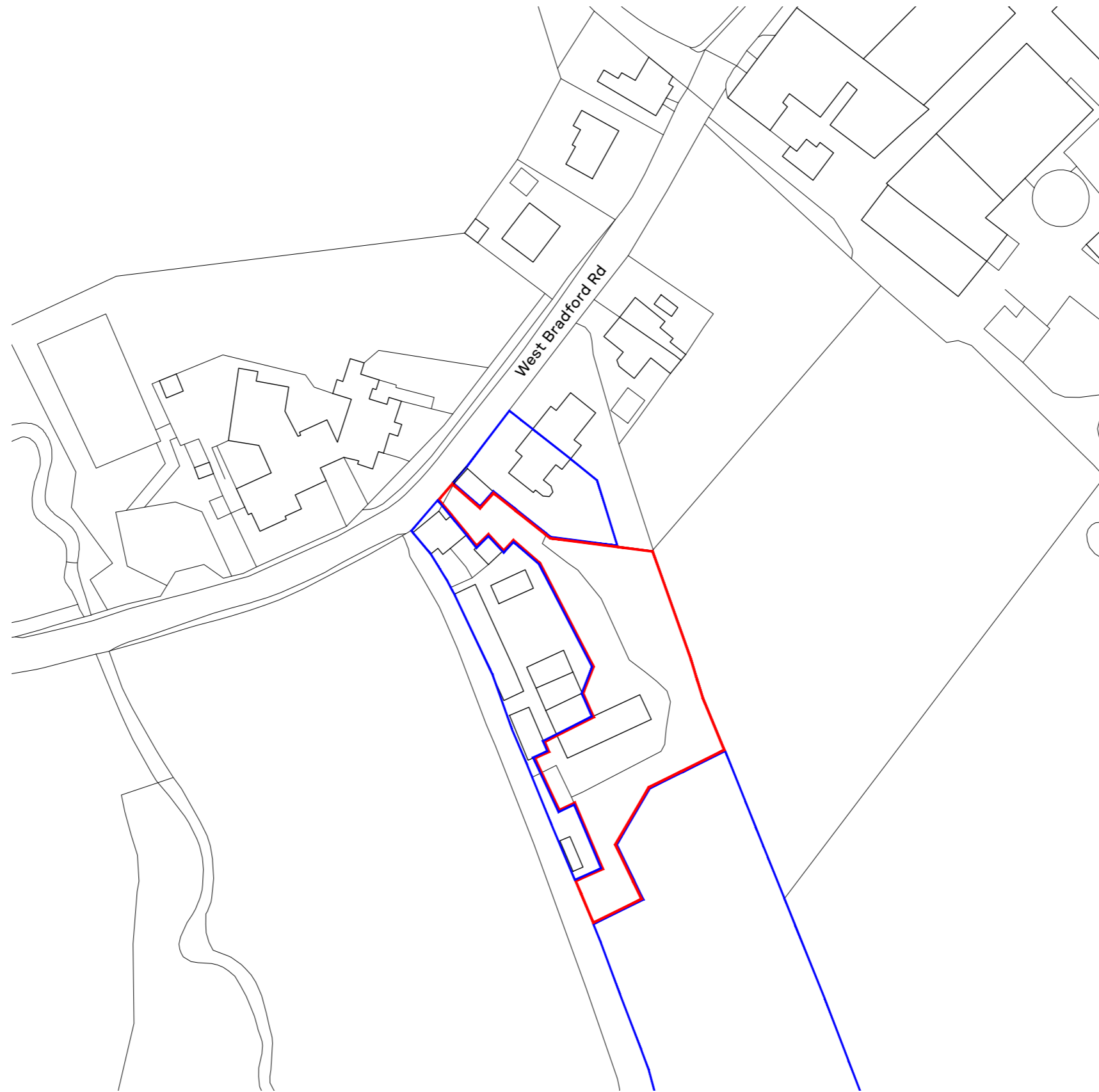
Light Industrial site at Waddington

Mr Ashley Rostron

July 2023 - Revision A



Location plan 1:1250 @ A3

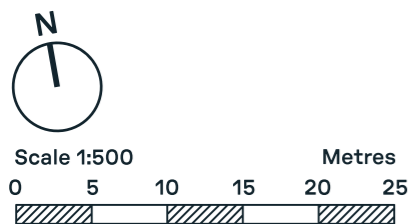
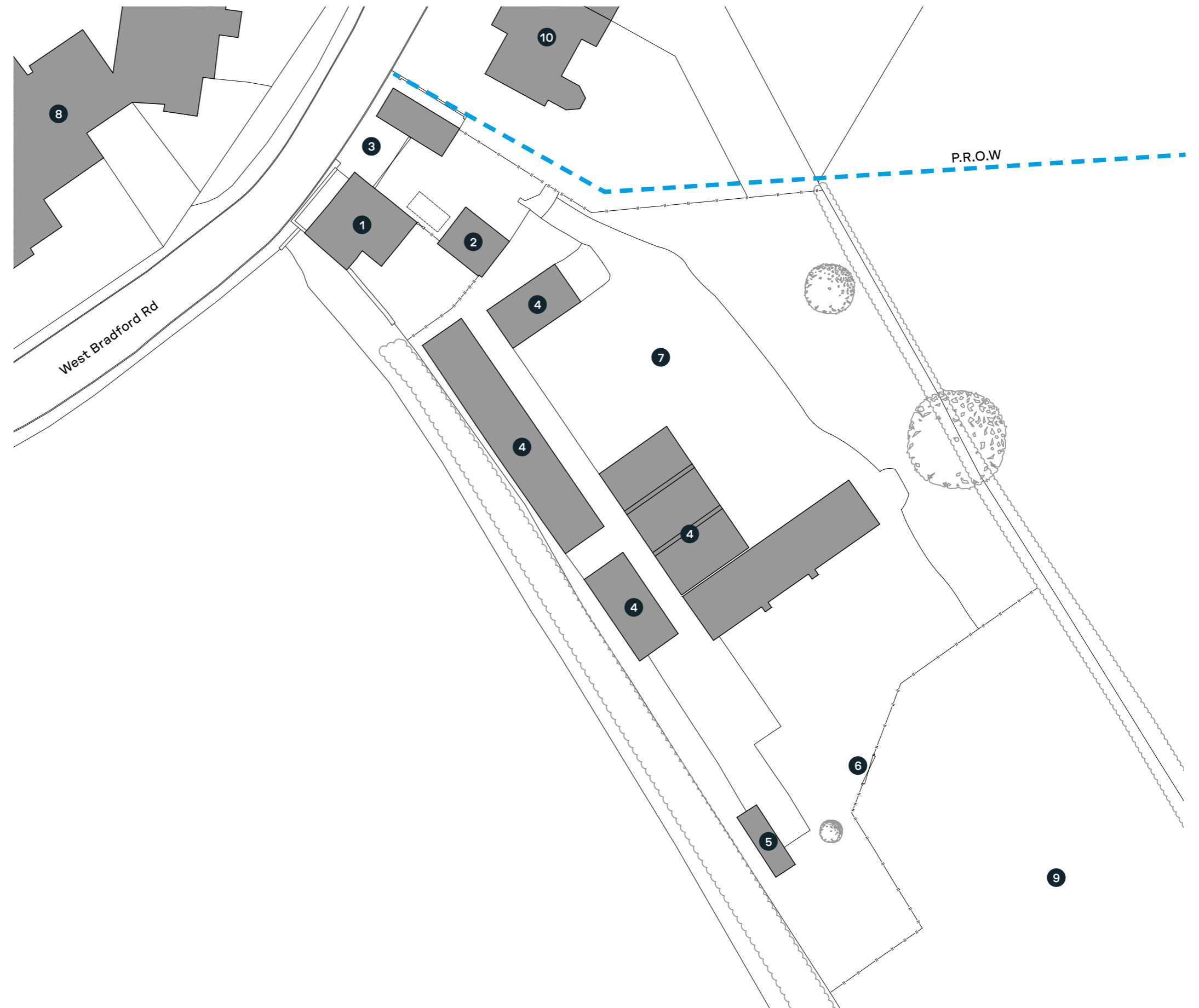


— Site area: 0.26 Hectares

Site plan as existing 1:500 @ A3

Site plan key

1. Existing dwelling
2. Existing dwelling garage
3. Existing site access
4. Existing light industrial unit
5. Existing residential home
6. Existing field access
7. Existing yard
8. Primary school
9. Field
10. Neighbouring property



Demolition plan 1:500 @ A3

Site plan key



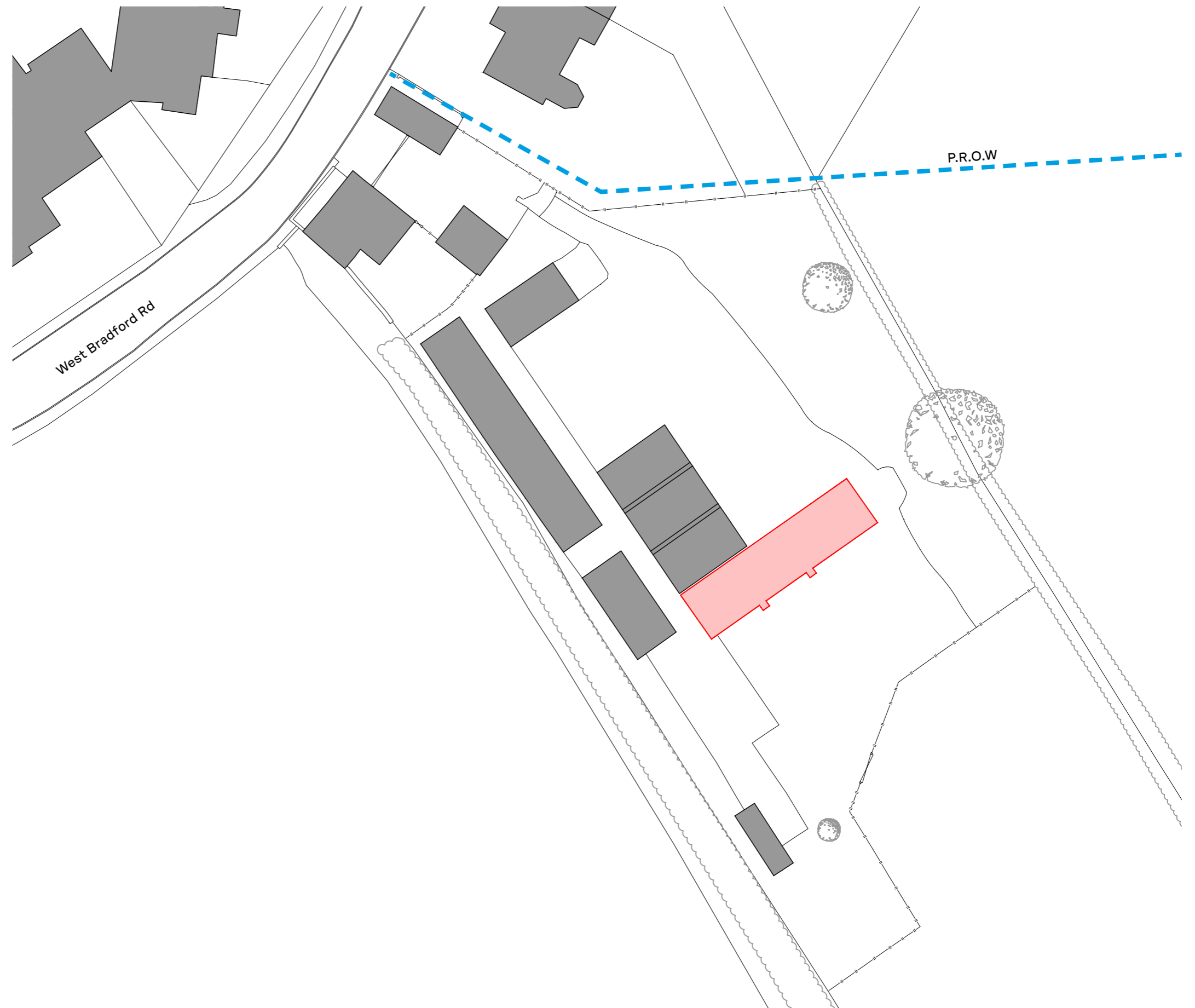
Area to be demolished: 161 m²



Figure 1.1: Existing south elevation



Figure 1.2: Existing south elevation

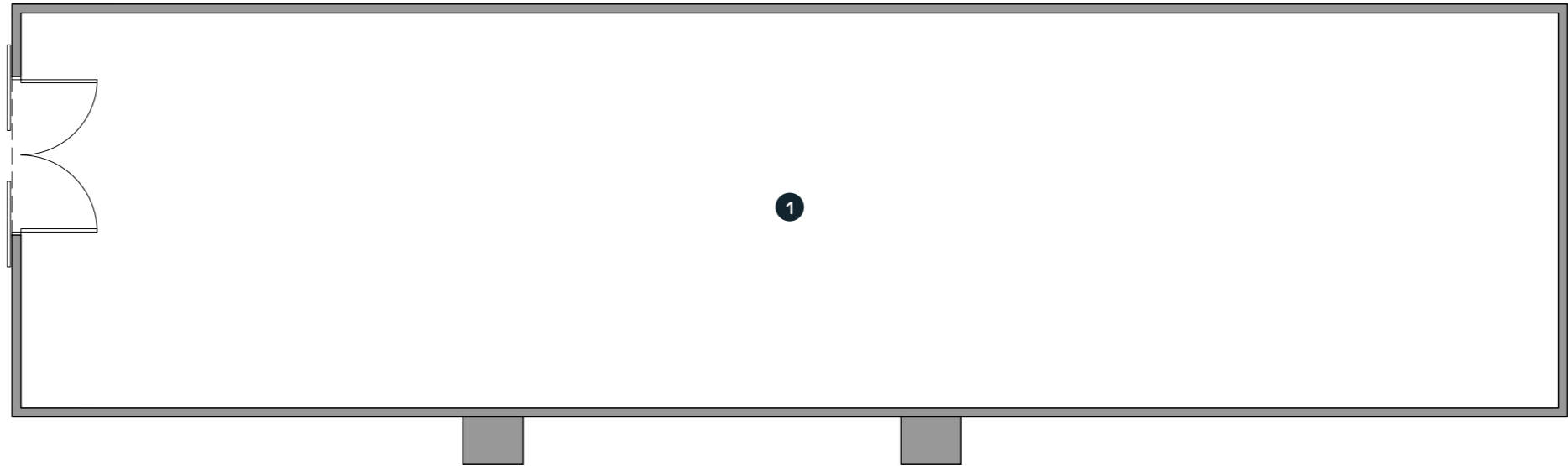


Scale 1:500 Metres
0 5 10 15 20 25

Plans as existing 1:100 @ A3

Floor plan key

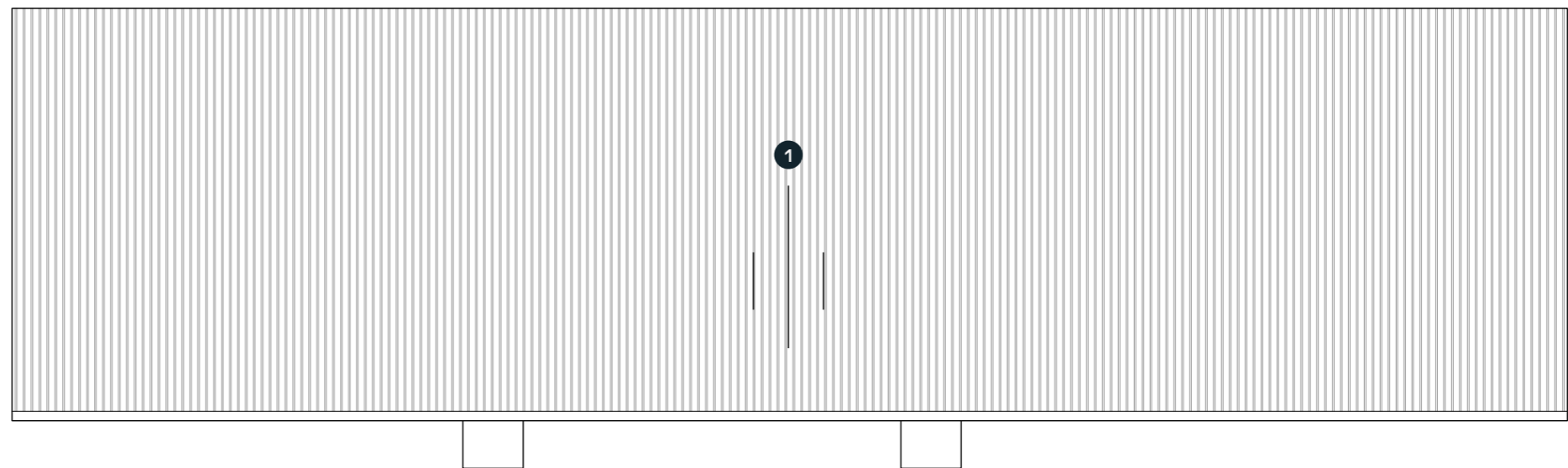
- 1. Space of light industrial operation



Floor Plan

Roof plan key

- 1. Profiled metal roof



Roof Plan



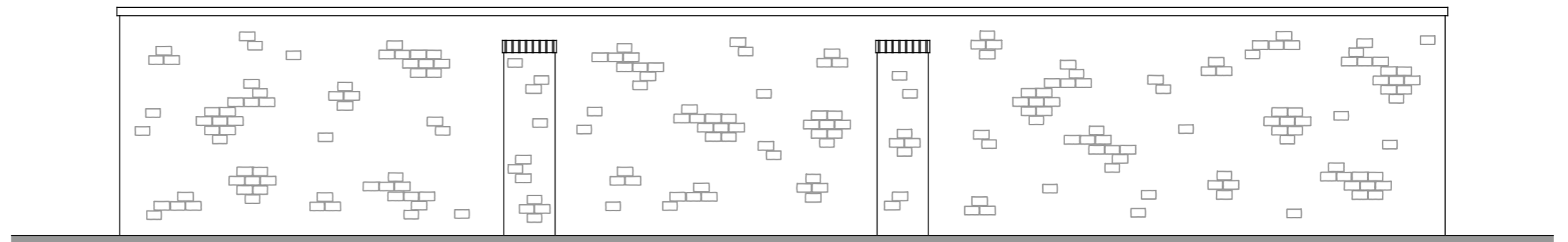
Elevations as existing 1:100 @ A3

Material palette

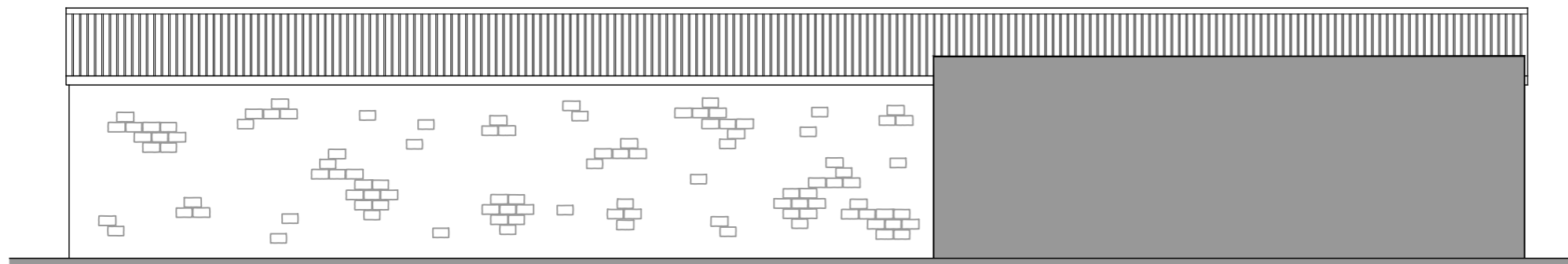
Walls - Concrete block

Doors - Painted timber

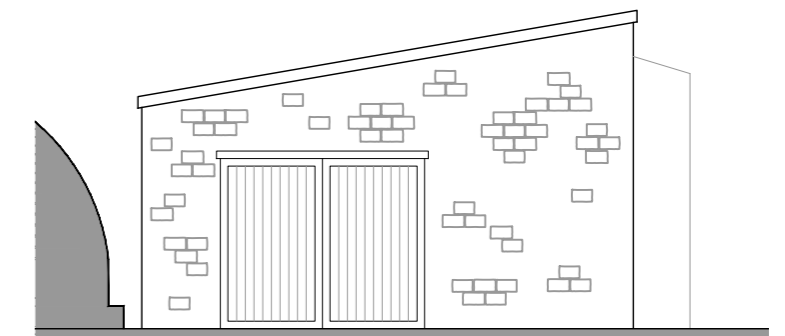
Roof - Profiled metal



South Elevation



North Elevation



West Elevation

Site plan as proposed 1:500 @ A3

Site plan key

1. Existing dwelling
2. Existing dwelling garage
3. Existing site access
4. Existing light industrial unit
5. Existing residential home
6. Existing yard access
7. Proposed dwelling
8. Proposed access road
9. Proposed parking
10. Proposed garden
11. Proposed passing place
12. Proposed field access
13. Primary school
14. Field
15. Neighbouring property

Sustainable design & construction statement

Construction

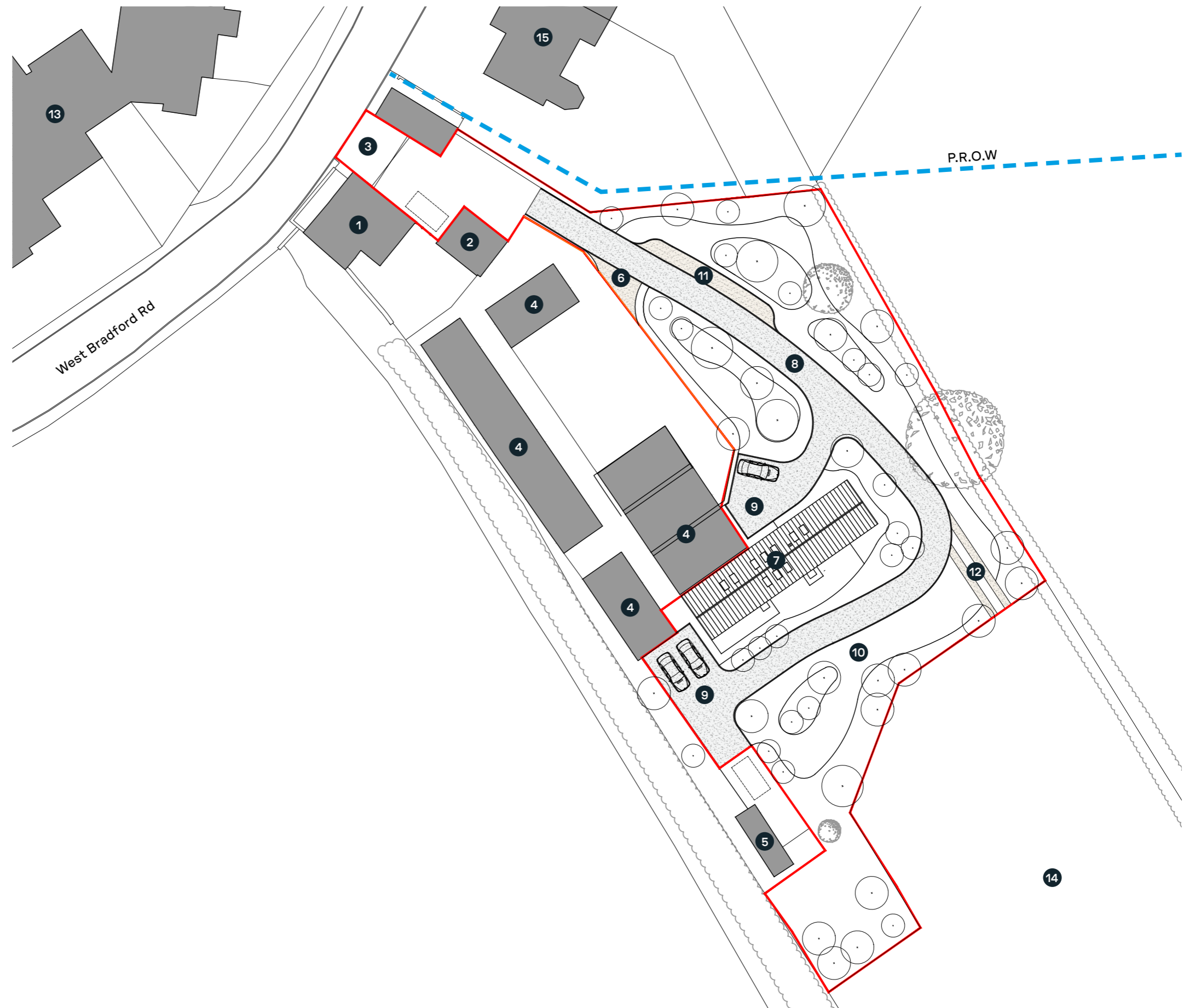
High quality materials and workmanship will be provided to create a building that meets or better current Building Regulations and has a high standard of air-tightness and insulation. The existing materials will be reused where possible to reduce the carbon footprint, with local suppliers and labour also preferable.

Energy / Water

Renewable energy sources such as air source / ground source pumps are proposed for the dwelling. All necessary water supplies, safety, sanitation, and water saving requirements will be incorporated within the scheme.

Biodiversity

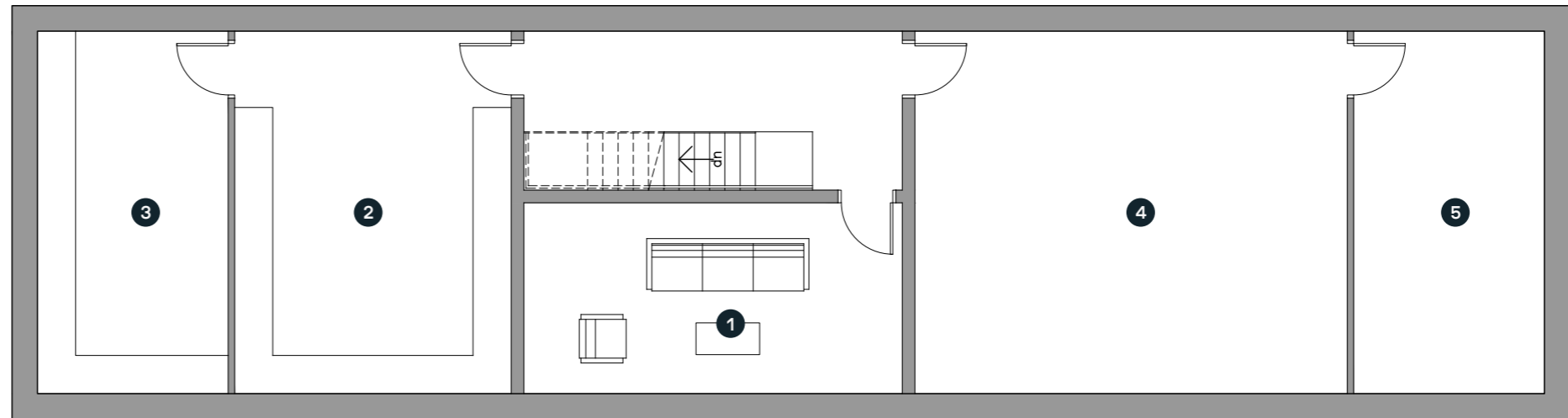
The proposed soft landscaping scheme will make a positive contribution towards achieving a net gain in biodiversity.



Floor plans as proposed 1:100 @ A3

Basement floor key

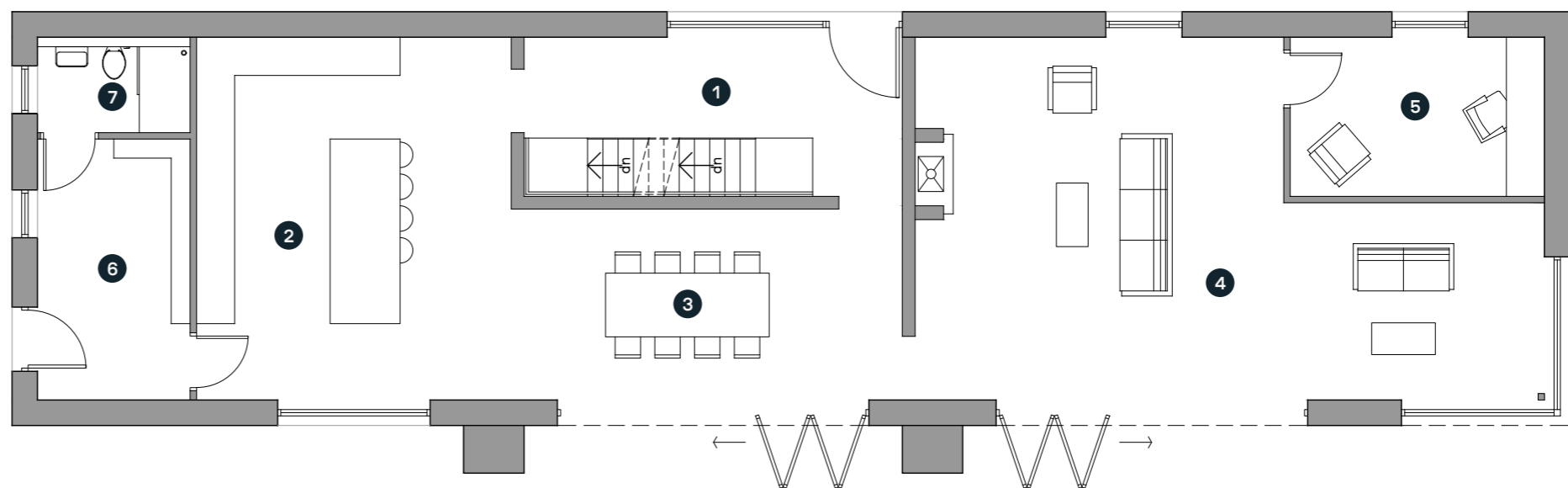
- 1. Snug
- 2. Utility
- 3. Laundry Room
- 4. Games room / Gym
- 5. Storage



Basement Floor Plan

Ground floor key

- 1. Entrance Hall
- 2. Kitchen
- 3. Dining
- 4. Living Room
- 5. Bootroom
- 6. Office
- 7. W.C / Shower Room



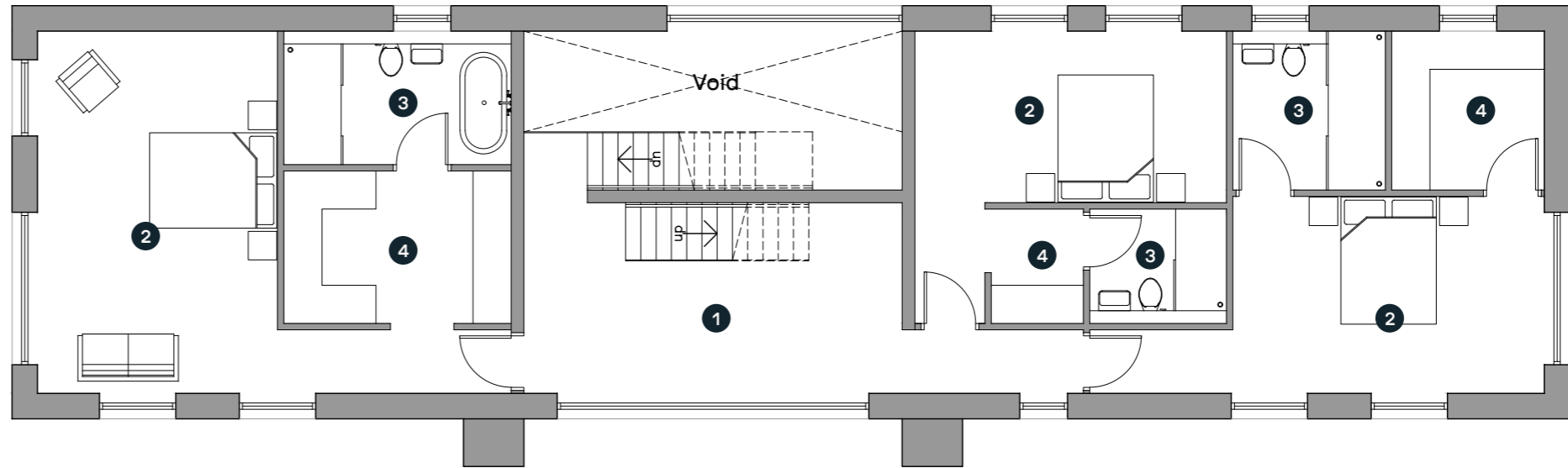
Ground Floor Plan



Floor plans as proposed 1:100 @ A3

First floor key

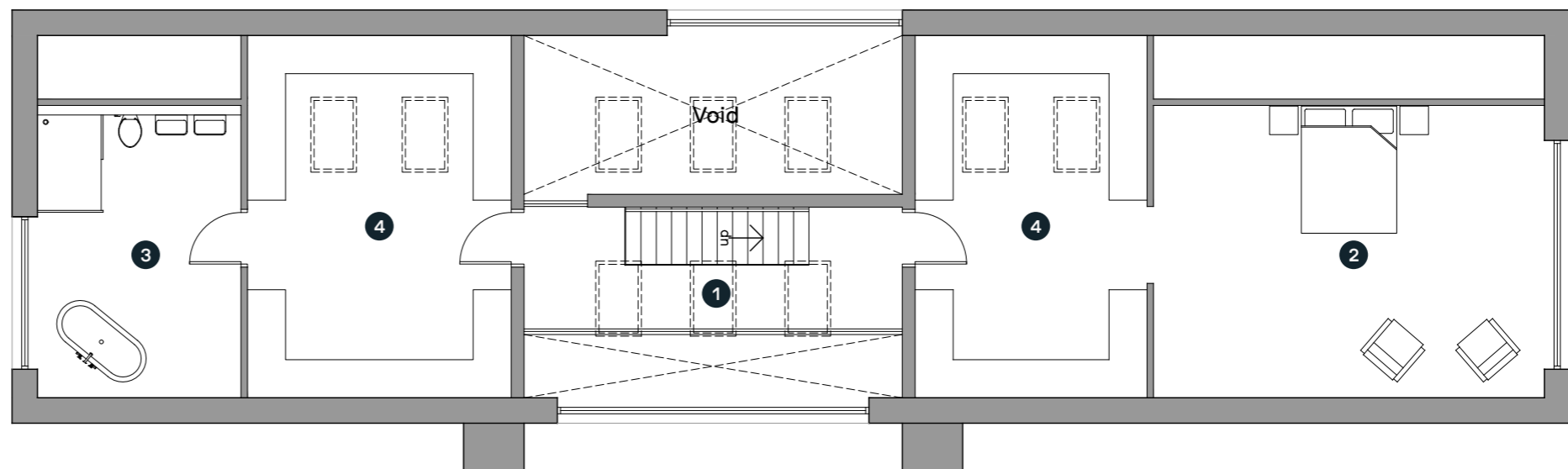
- 1. Landing
- 2. Bedroom
- 3. En-Suite
- 4. Walk-In Wardrobe



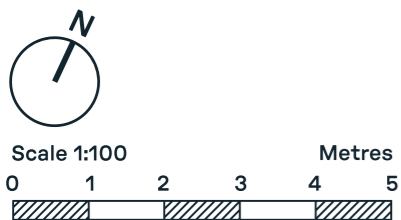
First Floor Plan

Second floor key

- 1. Landing
- 2. Master Bedroom
- 3. En-Suite
- 4. Walk-In Wardrobe



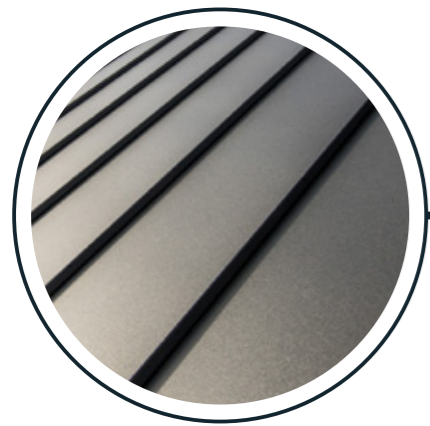
Second Floor Plan



Roof plan as proposed 1:100 @ A3

Roof plan key

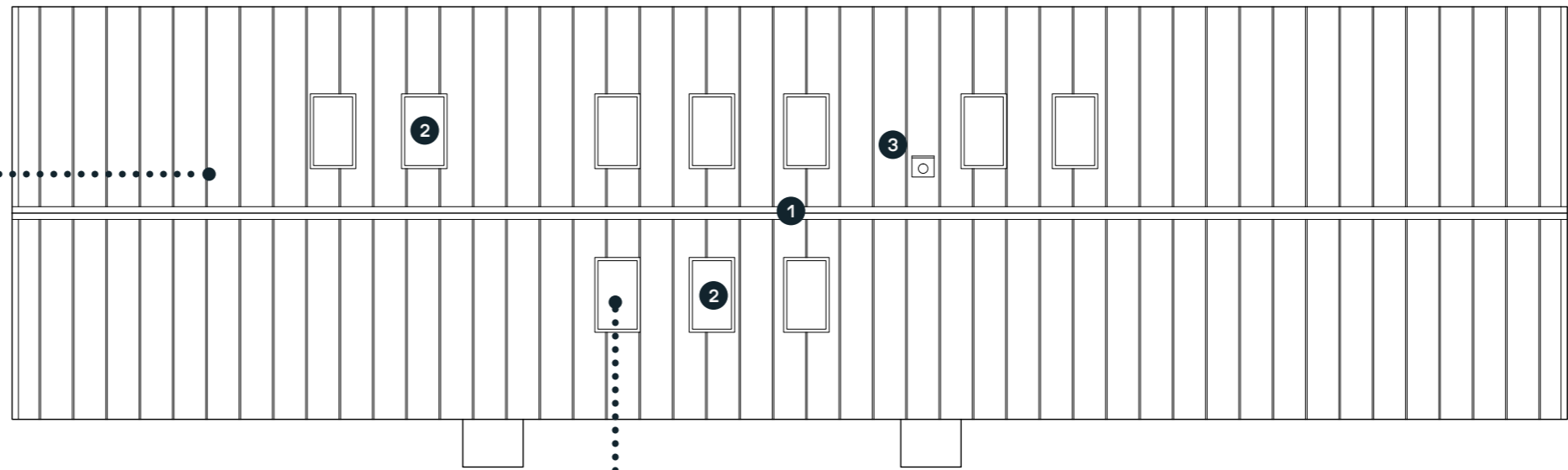
1. Profiled metal roof
2. Conservation rooflights
3. Black metal flue



Profiled metal roof



Conservation rooflights



Roof Plan

Elevations as proposed 1:100 @ A3

Material palette

Walls - Local random coursed stone with vertical timber cladding

Doors & Windows - Grey PPC Aluminium

Roof - Profiled metal with conservation rooflights

Rainwater goods - Grey PPC Aluminium

Flue - Black metal



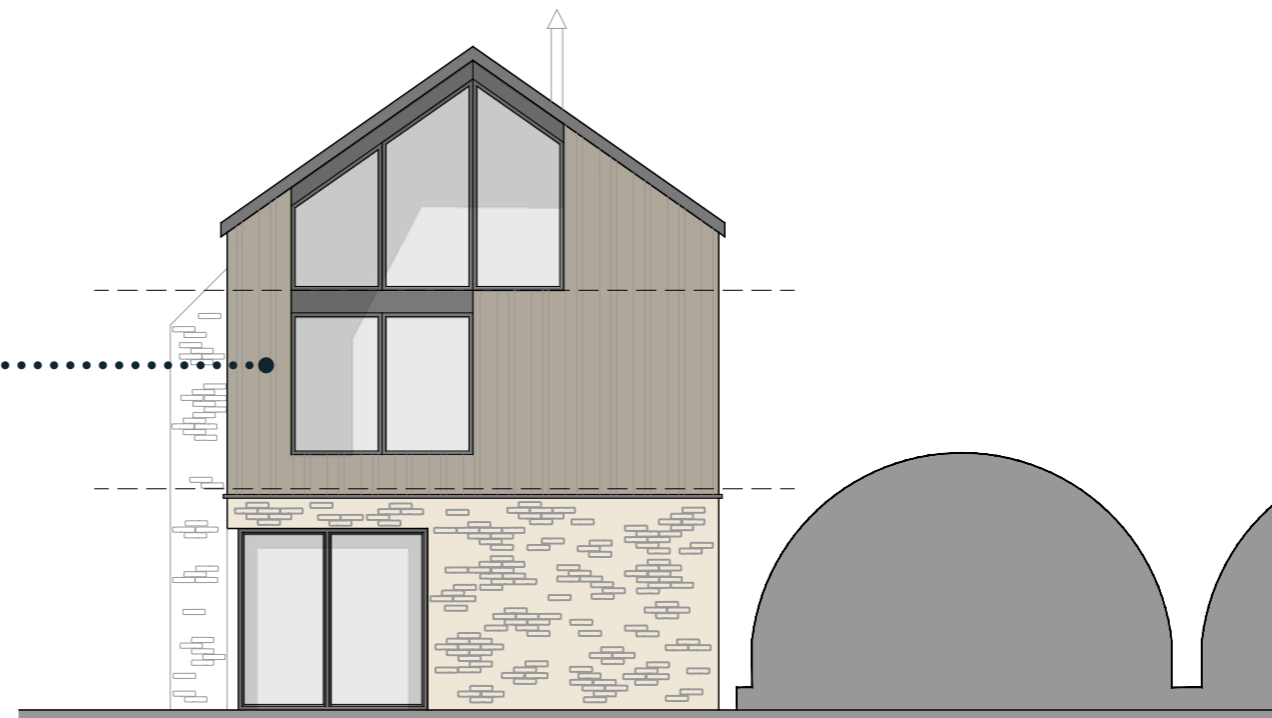
Random coursed local stone



Vertical timber cladding



South Elevation



East Elevation

Elevations as proposed 1:100 @ A3

Material palette

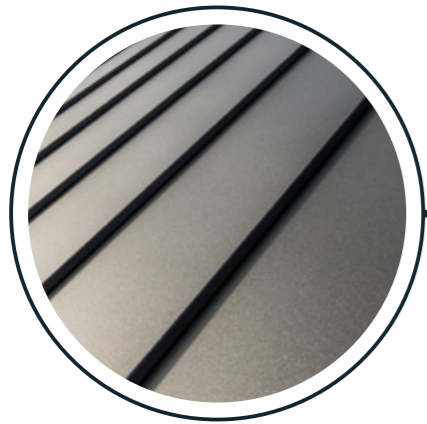
Walls - Local random coursed stone with vertical timber cladding

Doors & Windows - Grey PPC Aluminium

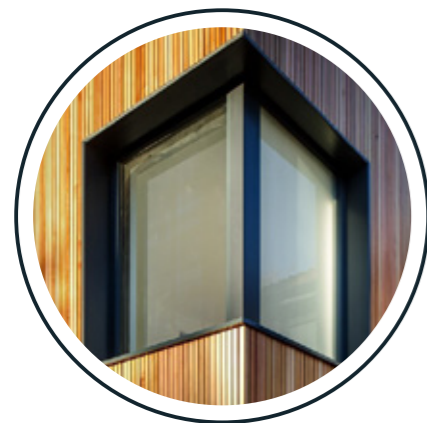
Roof - Profiled metal with conservation rooflights

Rainwater goods - Grey PPC Aluminium

Flue - Black metal



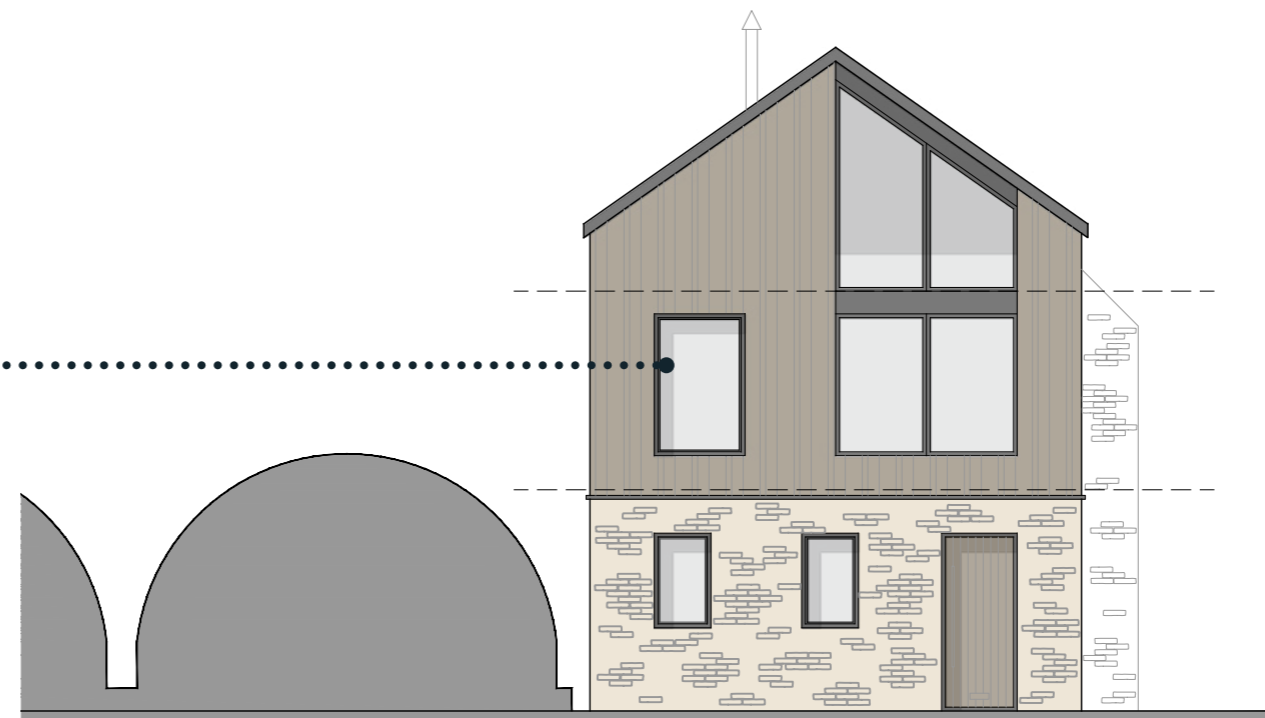
Profiled metal roof



PPC Aluminium windows



South Elevation



West Elevation

Construction management plan

Construction

High quality materials and workmanship will be provided to create a building that meets or better current Building Regulations and has a high standard of air-tightness and insulation.

Demolition

Due care and attention will be taken during the demolition process with a full method statement prepared. The existing materials will be reused where possible to reduce the carbon footprint, with local suppliers and labour also preferable.

Site Compound

Propose location shown on adjacent site plan. The compound will be used for storage of plant and materials as well as parking for site operatives and visitors.

Temporary Construction Access

No temporary construction access will be required.

Wheel Washing Facilities

Hose available to wash vehicle wheels on site.

Site Working Hours

Monday - **Friday 07.30 - 17.30**
 Saturday **08.00 - 13.00**
 Sunday / Bank Holiday **Closed**

Site Contact Details

Site manager to be confirmed once contractor appointed.

Tree Protection Measures

Any trees in close proximity to the proposed development are to be protected by temporary Heras fencing to BS5837 (see Figure 1.1).

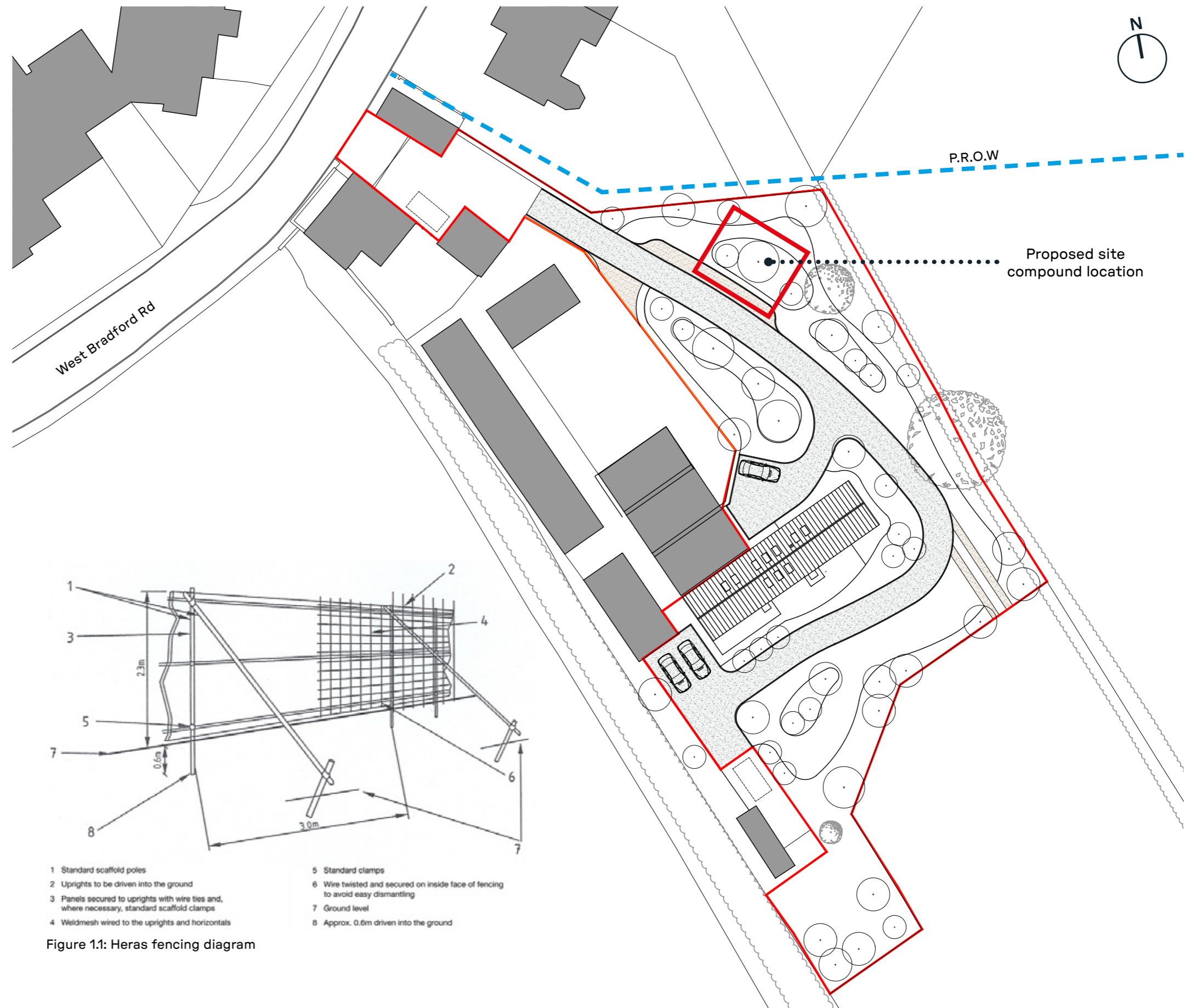


Figure 1.1: Heras fencing diagram



We are rural