

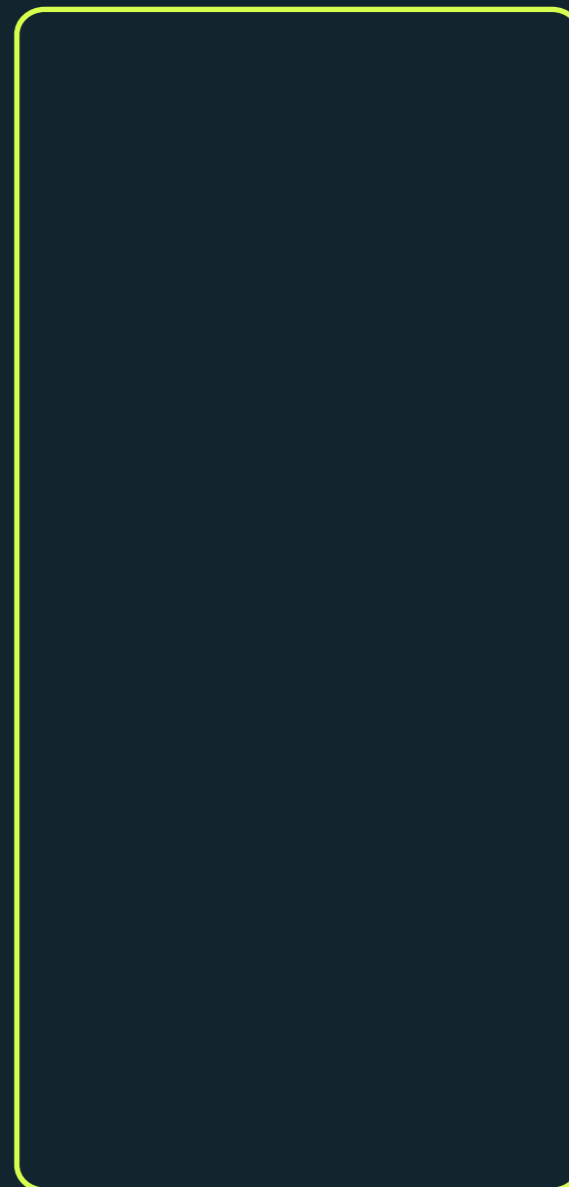
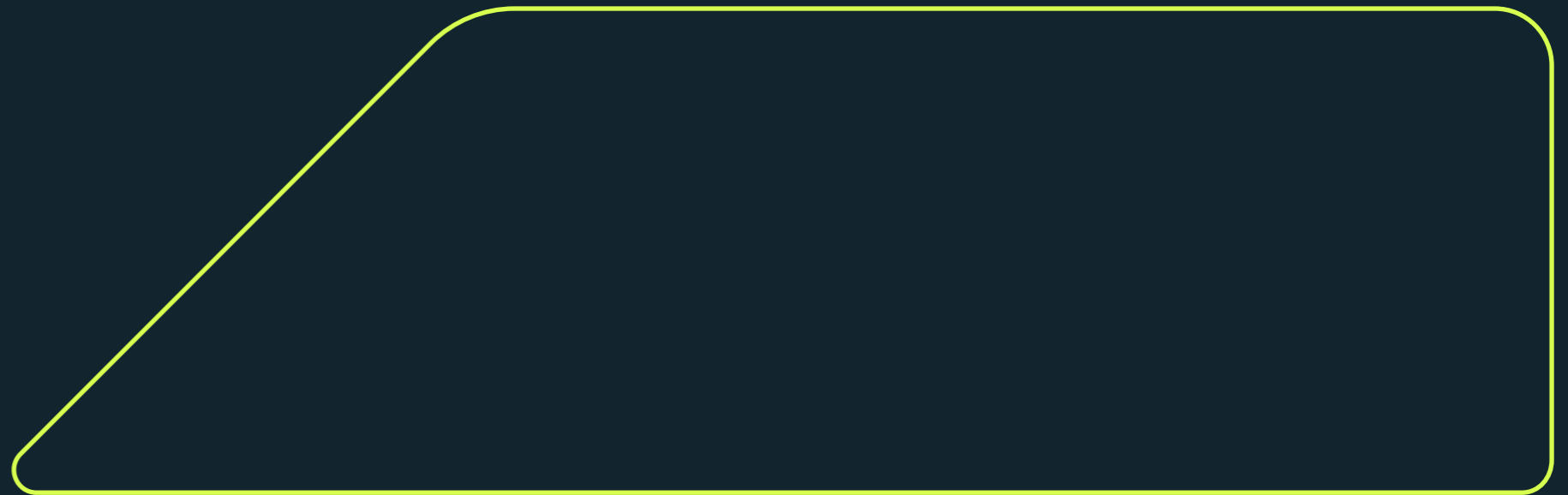
Class ZA Prior Approval

Drawing Package

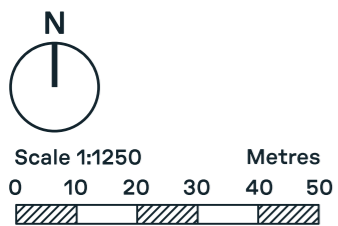
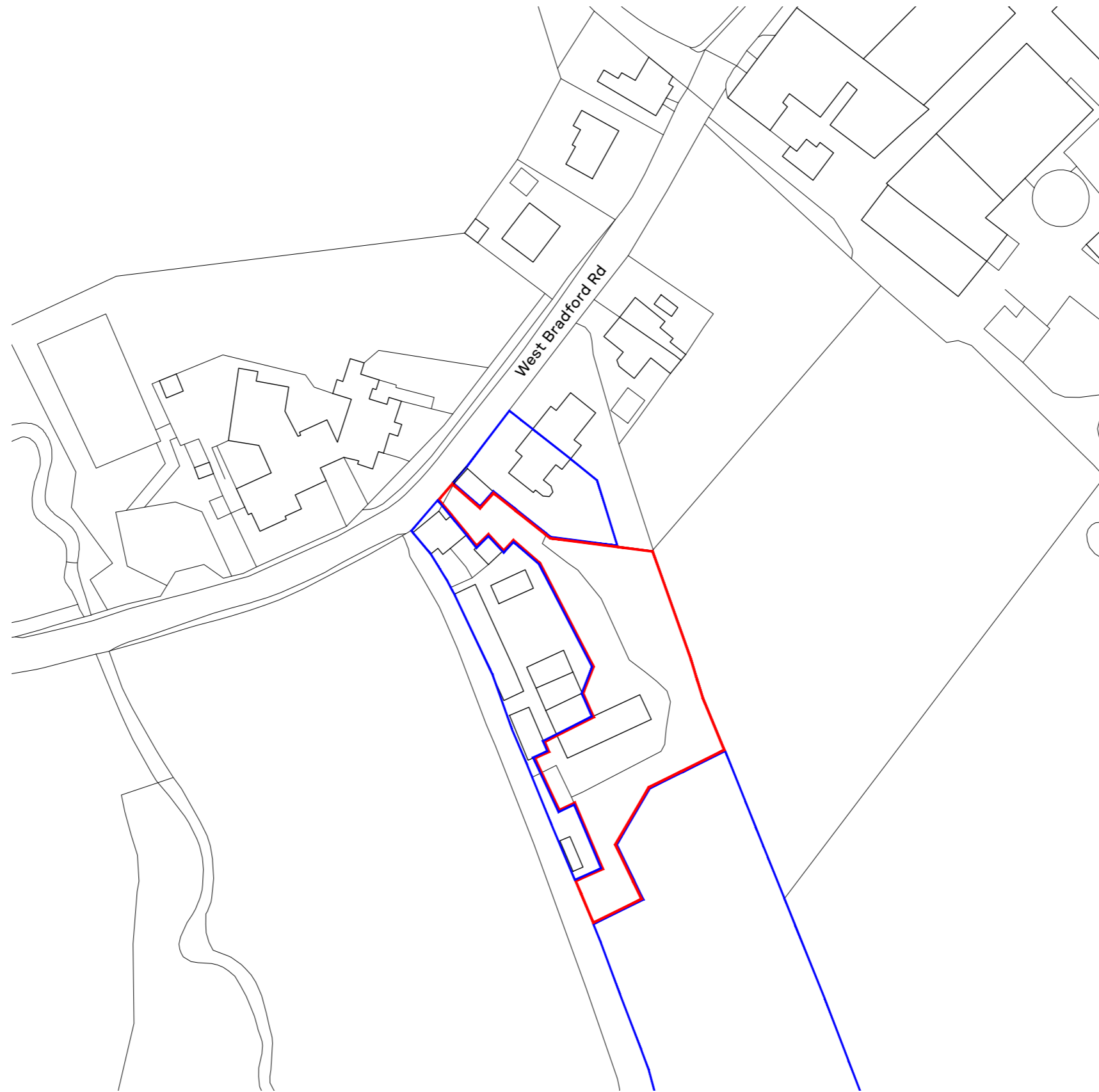
Light Industrial site at Waddington

Mr Ashley Rostron

April 2023



Location plan 1:1250 @ A3

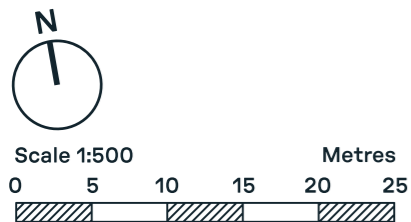
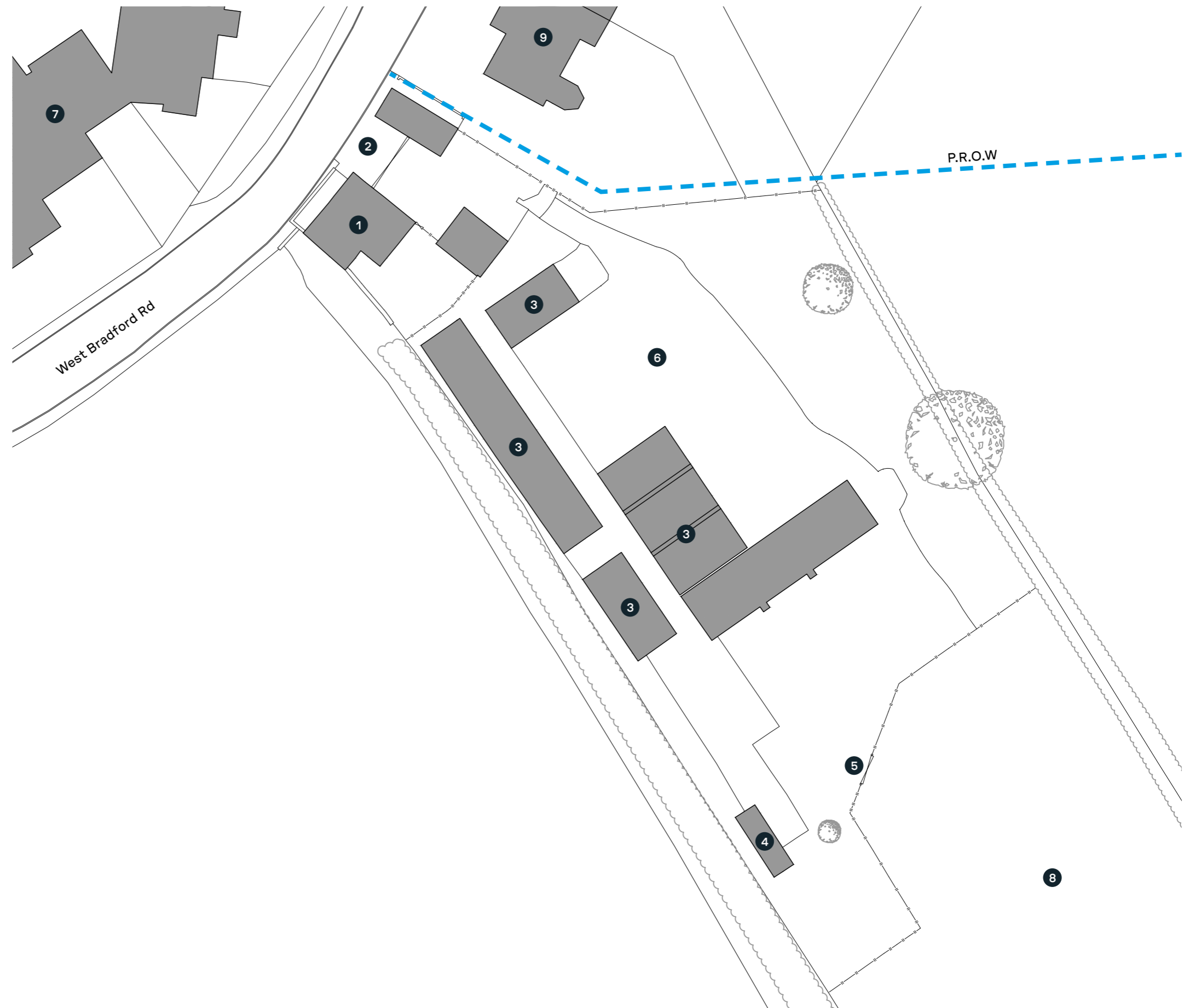


— Site area: 0.26 Hectares

Site plan as existing 1:500 @ A3

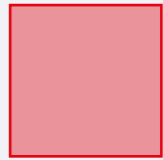
Site plan key

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



Demolition plan 1:500 @ A3

Site plan key



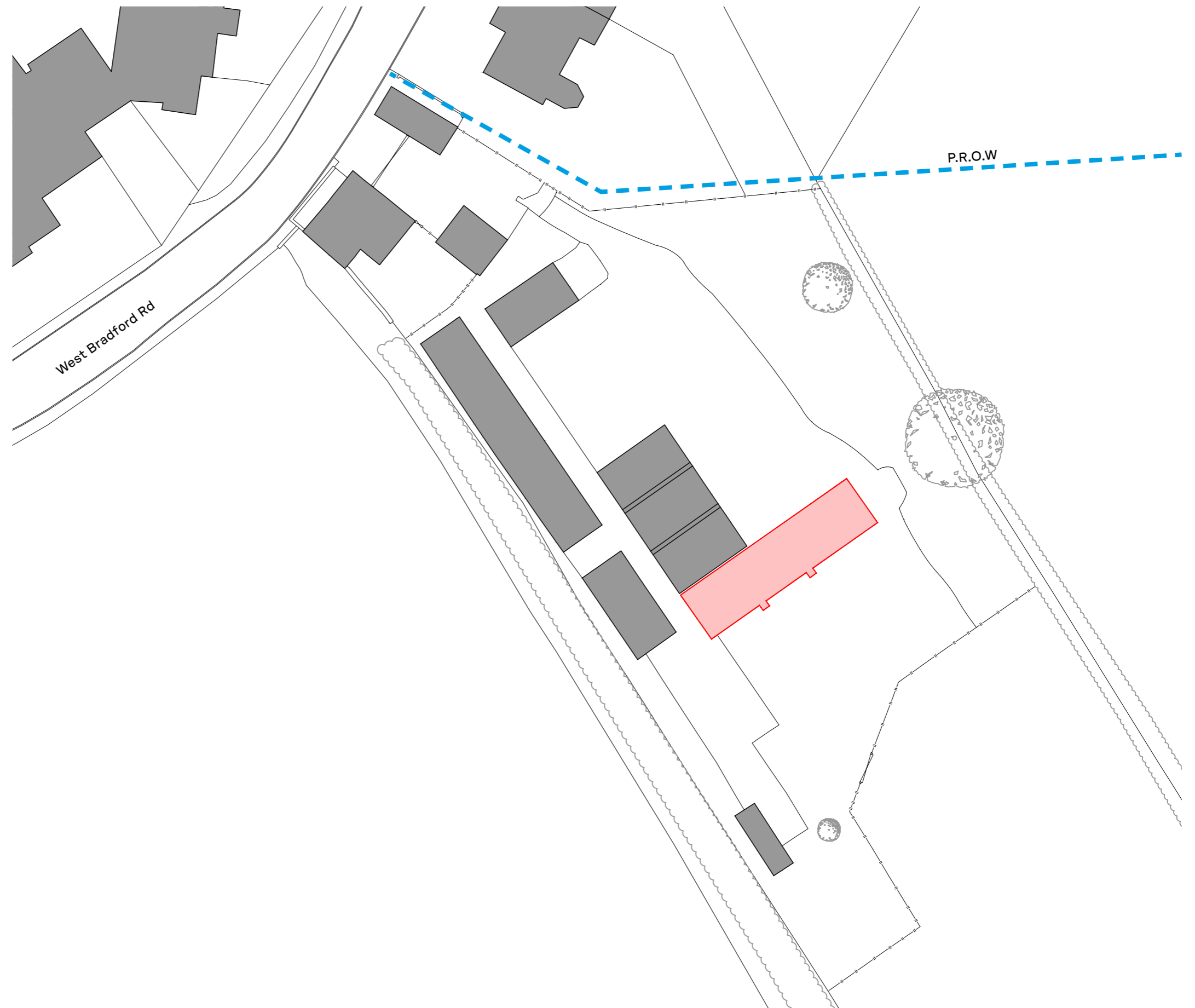
Area to be demolished: 161 m²



Figure 1.1: Existing south elevation



Figure 1.2: Existing south elevation

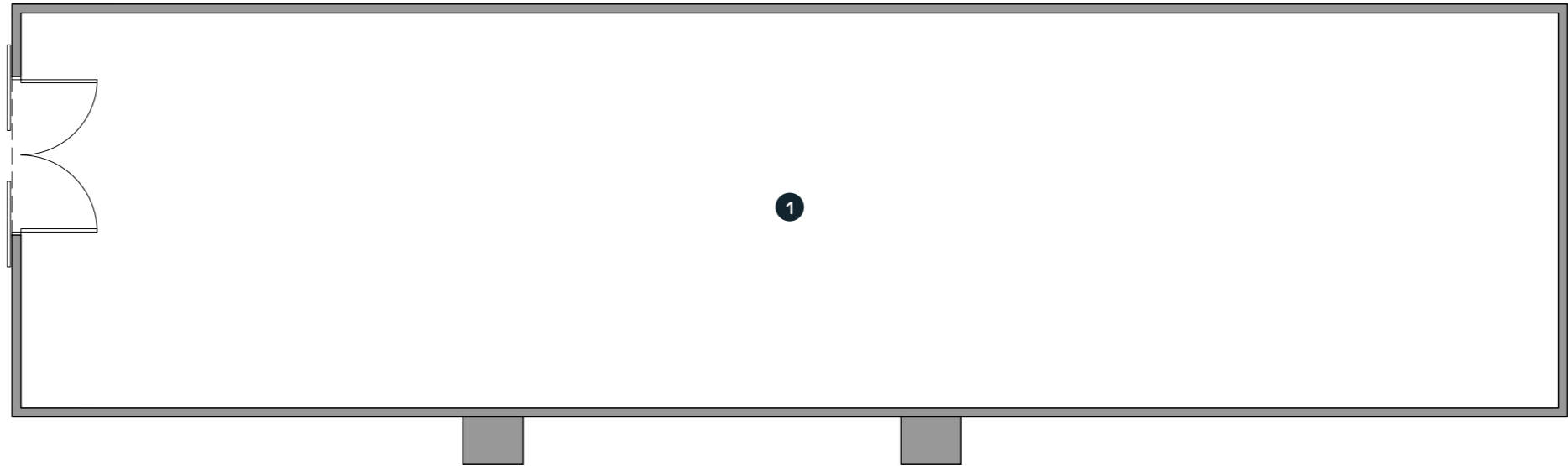


Scale 1:500 Metres
0 5 10 15 20 25

Plans as existing 1:100 @ A3

Floor plan key

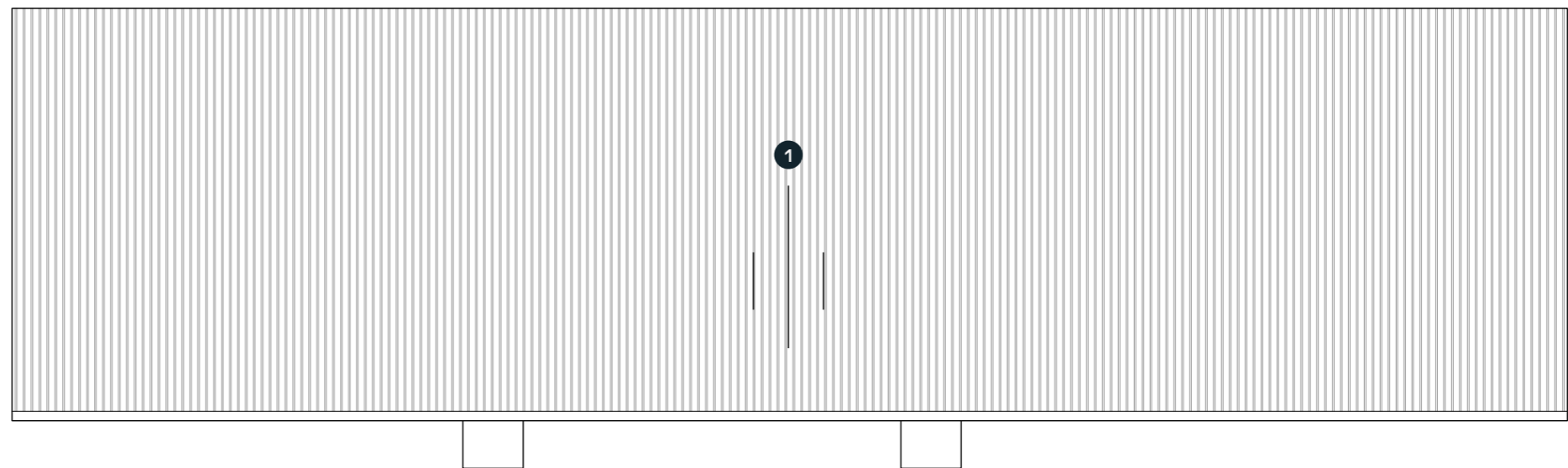
- 1. Space of light industrial operation



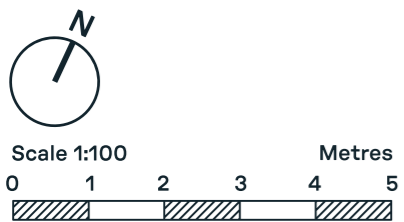
Floor Plan

Roof plan key

- 1. Profiled metal roof



Roof Plan



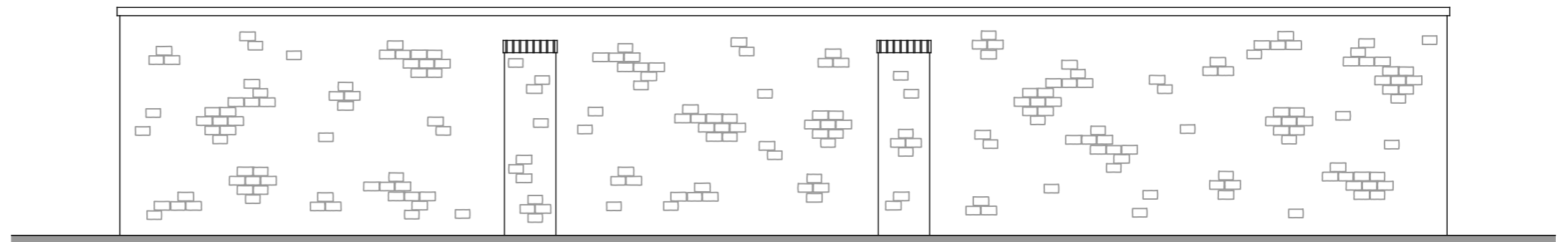
Elevations as existing 1:100 @ A3

Material palette

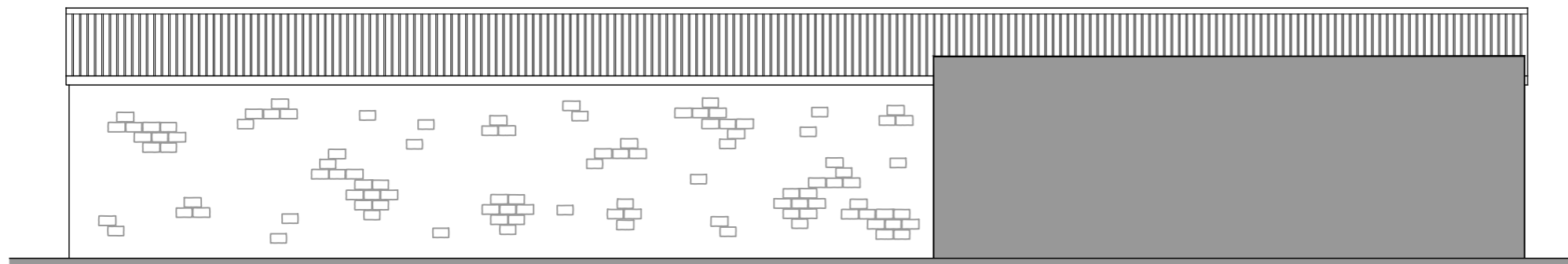
Walls - Concrete block

Doors - Painted timber

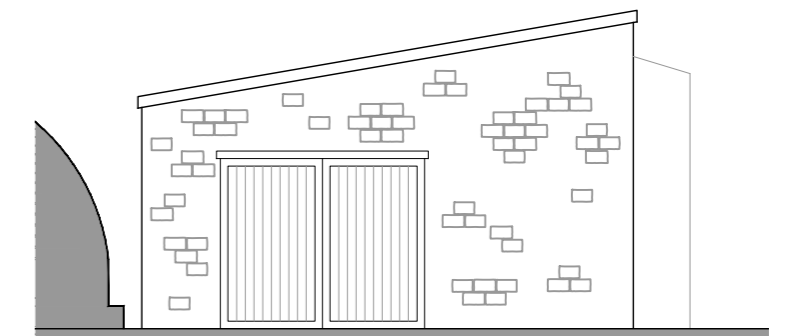
Roof - Profiled metal



South Elevation



North Elevation



West Elevation

Site plan as proposed 1:500 @ A3

Site plan key

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

Sustainable design & construction statement

Construction

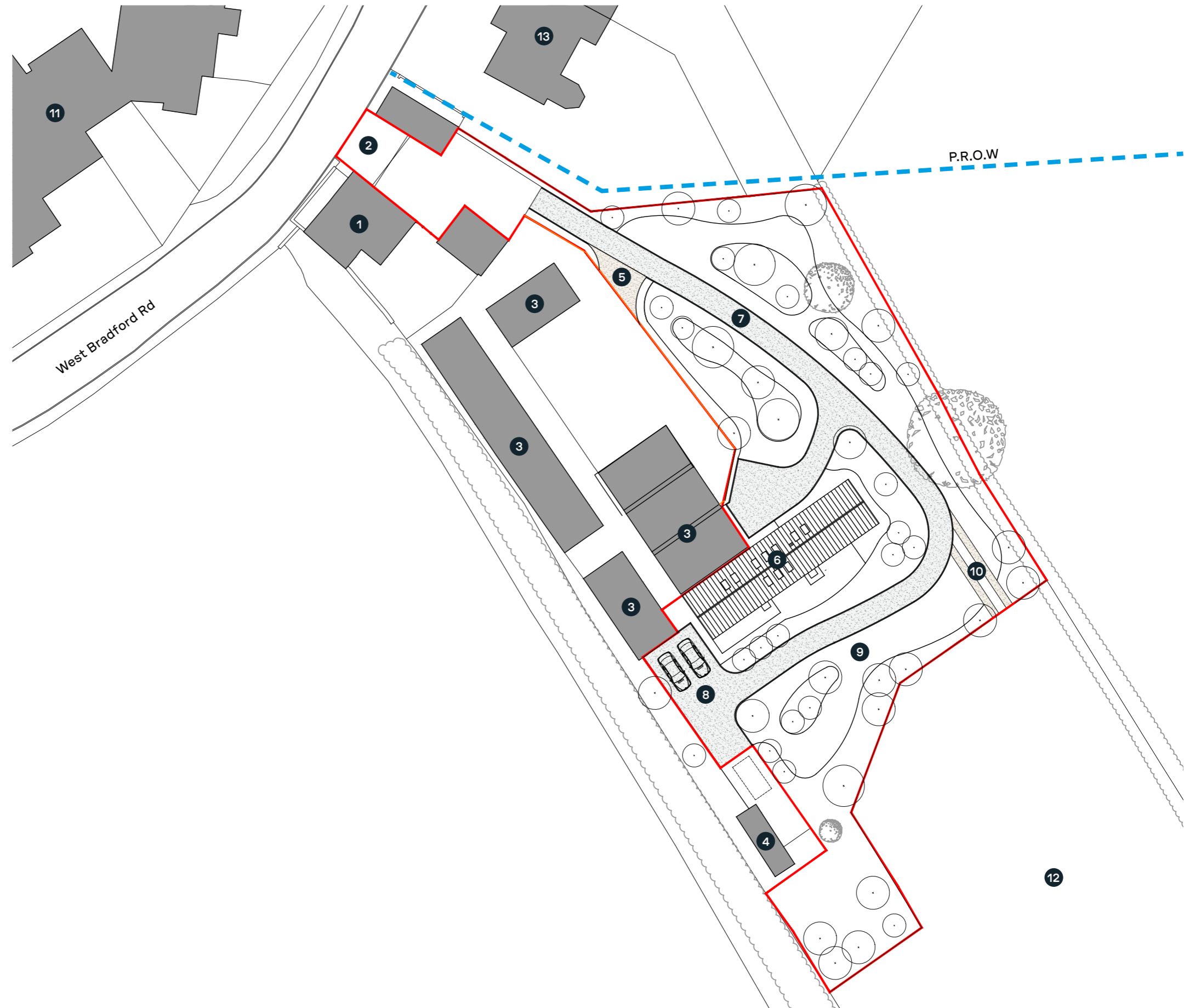
High quality materials and workmanship will be provided to create a building that meets or better current Building Regulations and has a high standard of air-tightness and insulation. The existing materials will be reused where possible to reduce the carbon footprint, with local suppliers and labour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

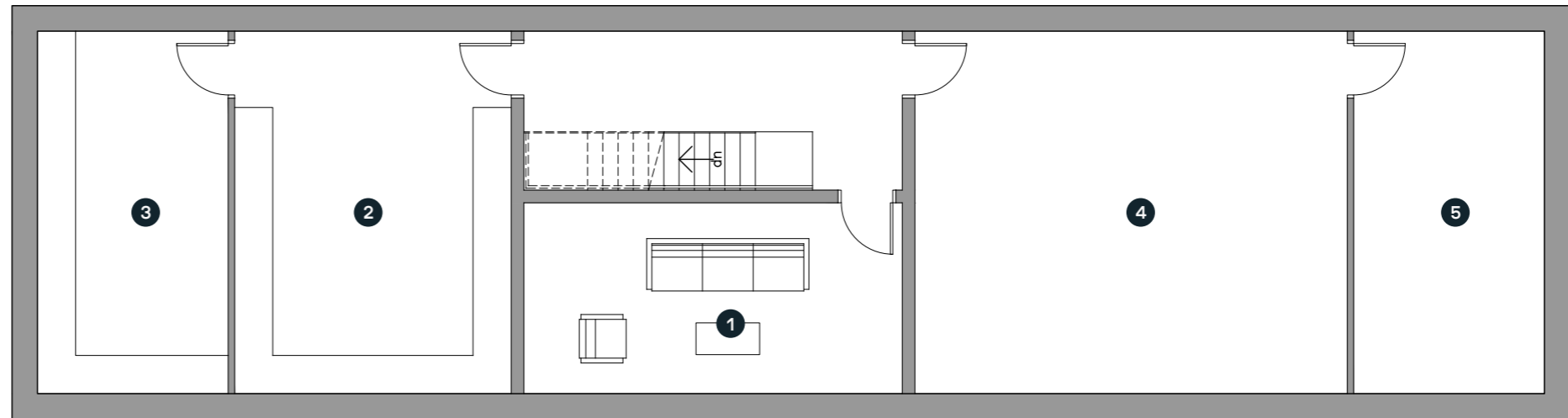
The proposed soft landscaping scheme will make a positive contribution towards achieving a net gain in biodiversity.



Floor plans as proposed 1:100 @ A3

Basement floor key

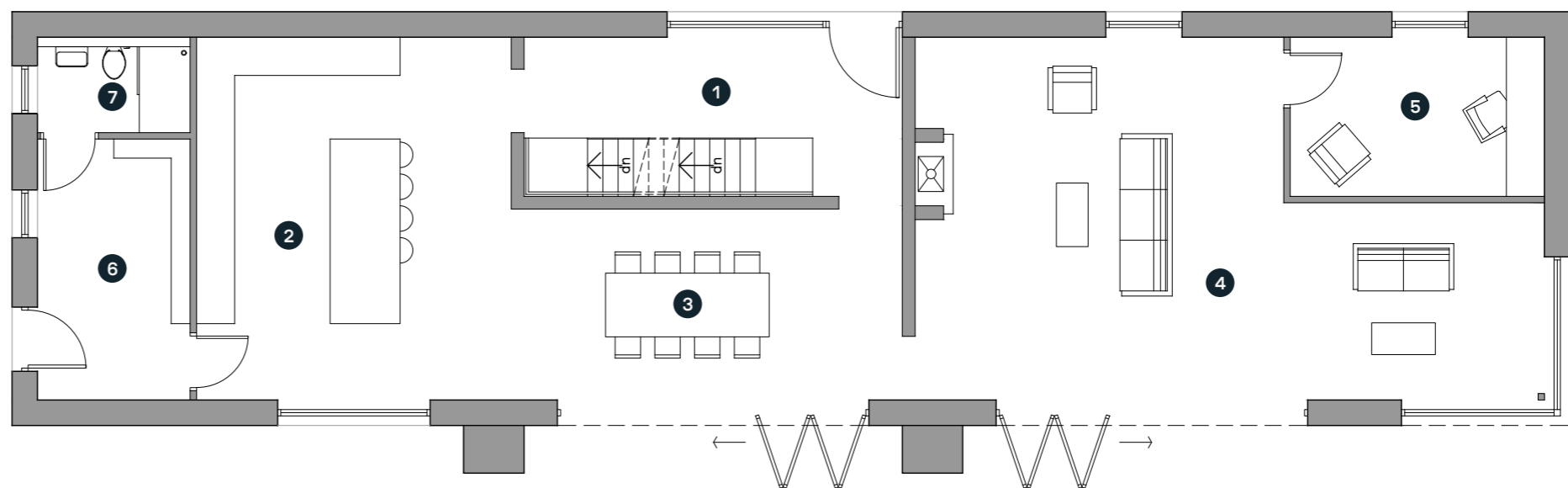
1. Snug
2. Utility
3. Laundry Room
4. Games room / Gym
5. Storage



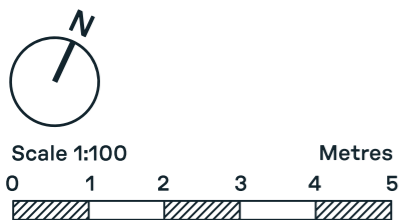
Basement Floor Plan

First floor key

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



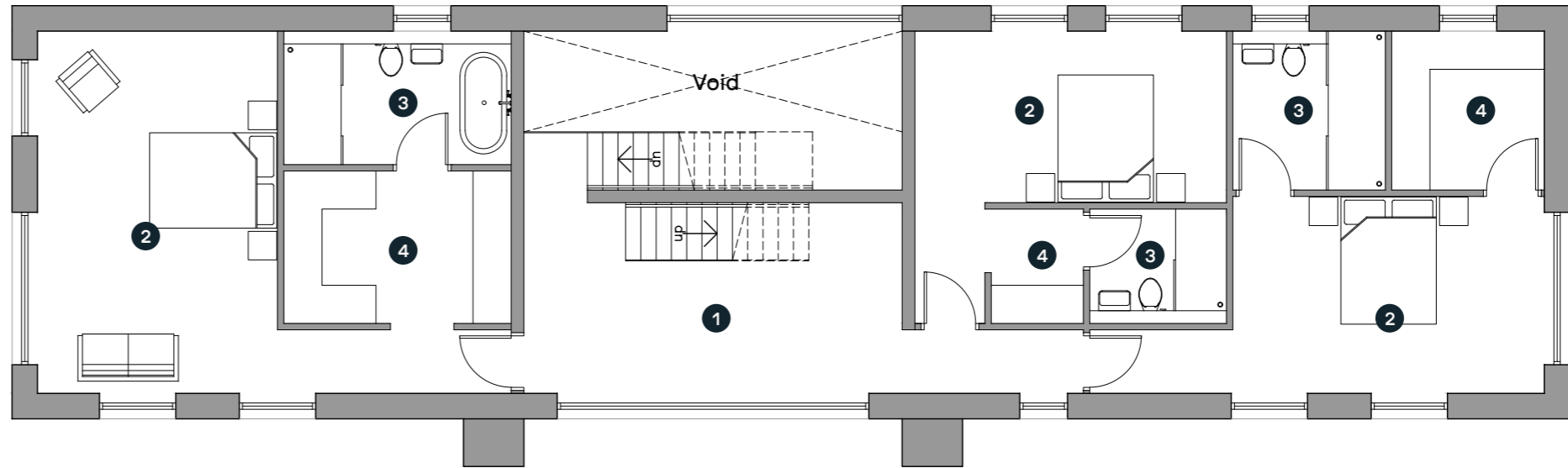
Ground Floor Plan



Floor plans as proposed 1:100 @ A3

First floor key

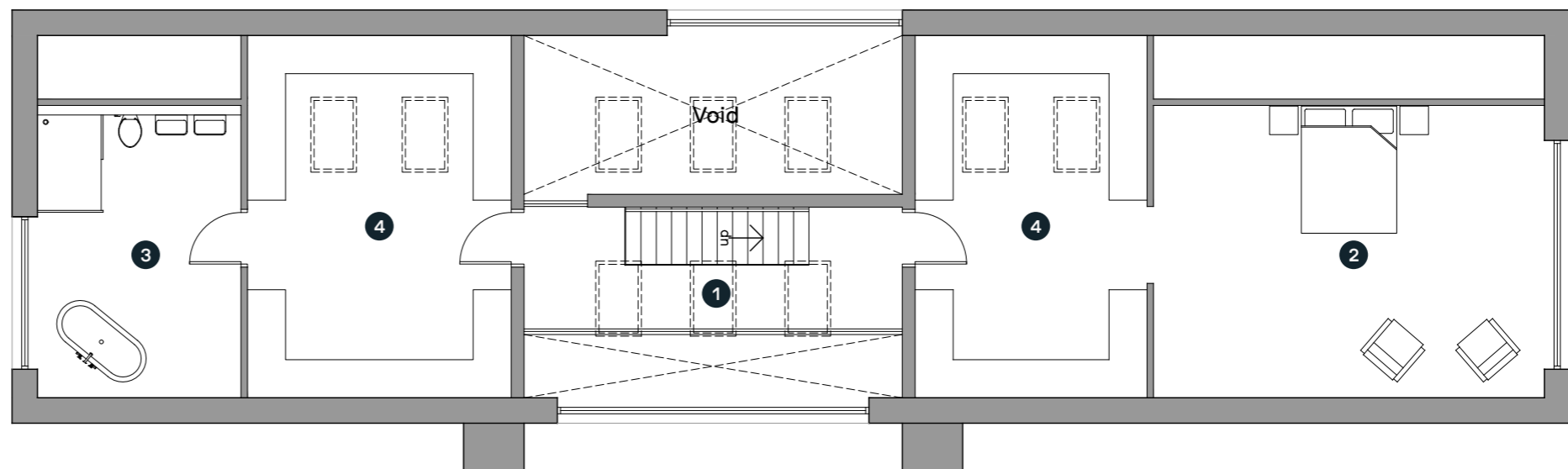
- 1. Landing
- 2. Bedroom
- 3. En-Suite
- 4. Walk-In Wardrobe



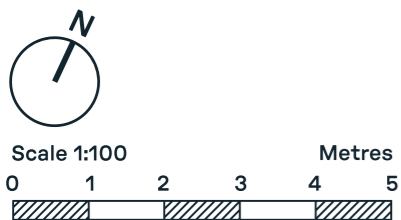
First Floor Plan

Second floor key

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



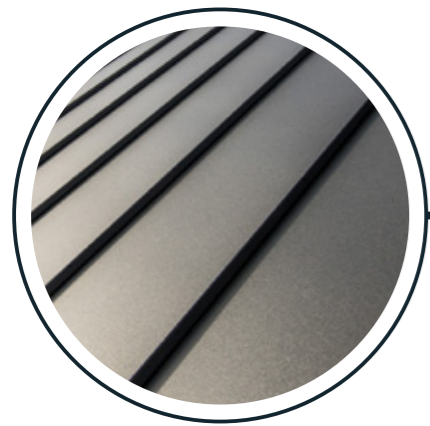
Second Floor Plan



Roof plan as proposed 1:100 @ A3

Roof plan key

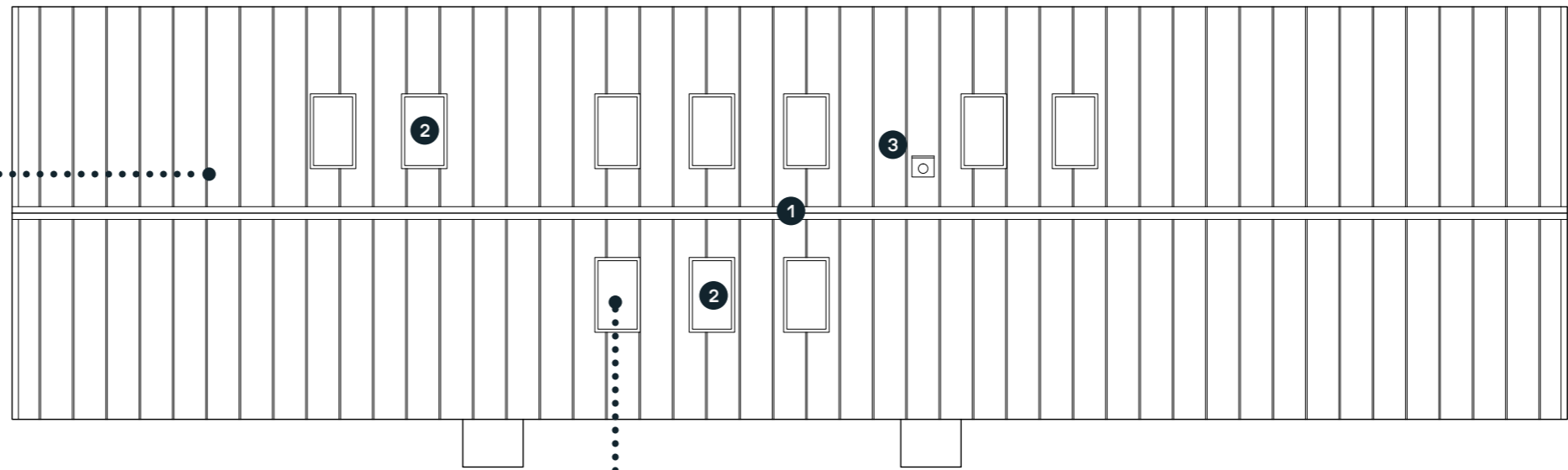
1. Profiled metal roof
2. Conservation rooflights
3. Black metal flue



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



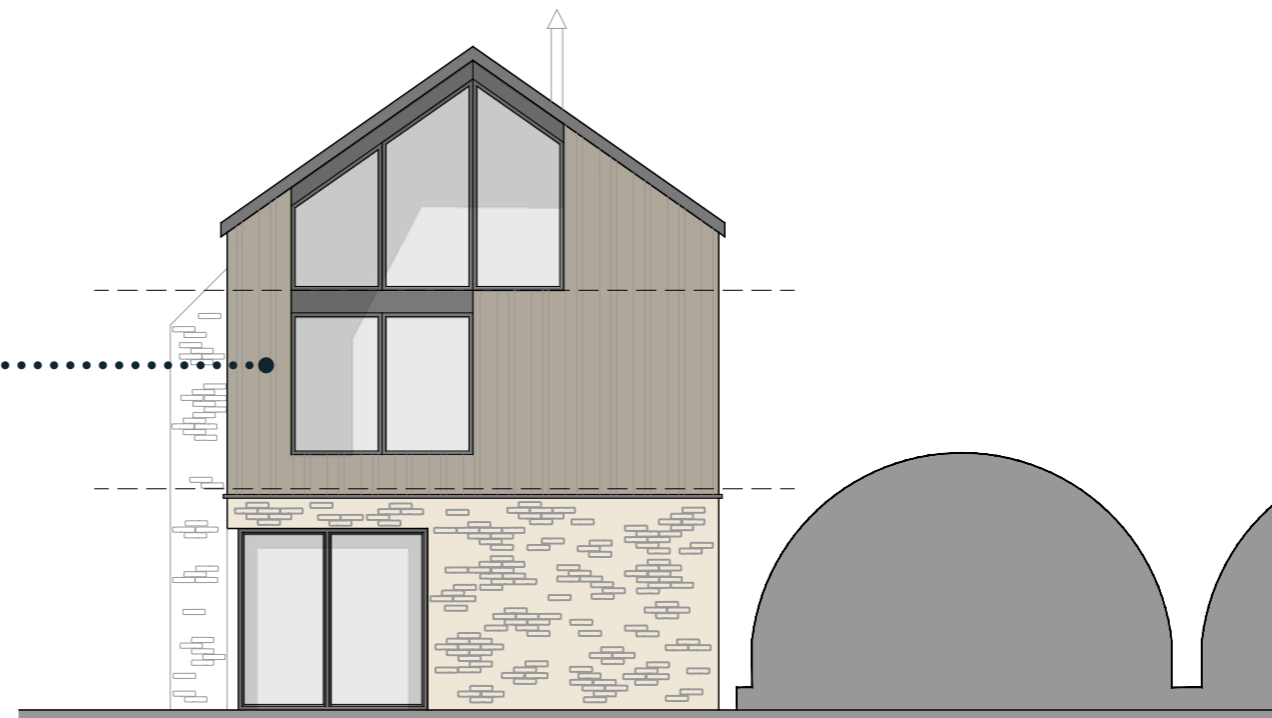
Random coursed local stone



Vertical timber cladding



South Elevation



East Elevation

Elevations as proposed 1:100 @ A3

Material palette

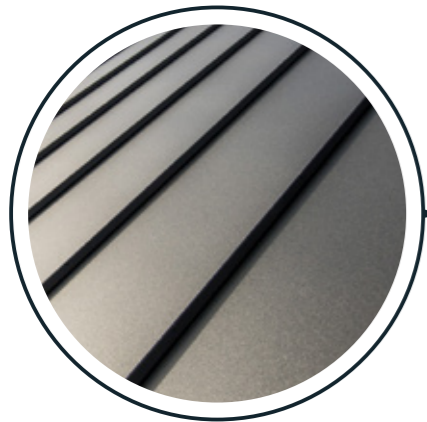
Walls - Local random coursed stone with vertical timber cladding

Doors & Windows - Grey PPC Aluminium

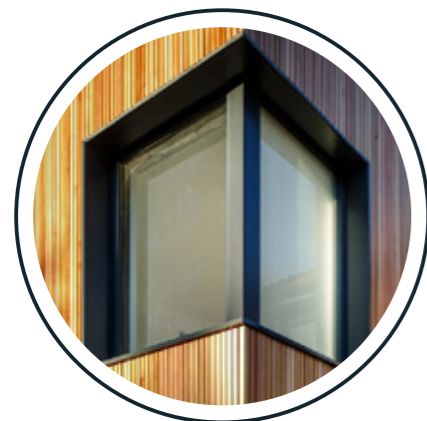
Roof - Profiled metal with conservation rooflights

Rainwater goods - Grey PPC Aluminium

Flue - Black metal



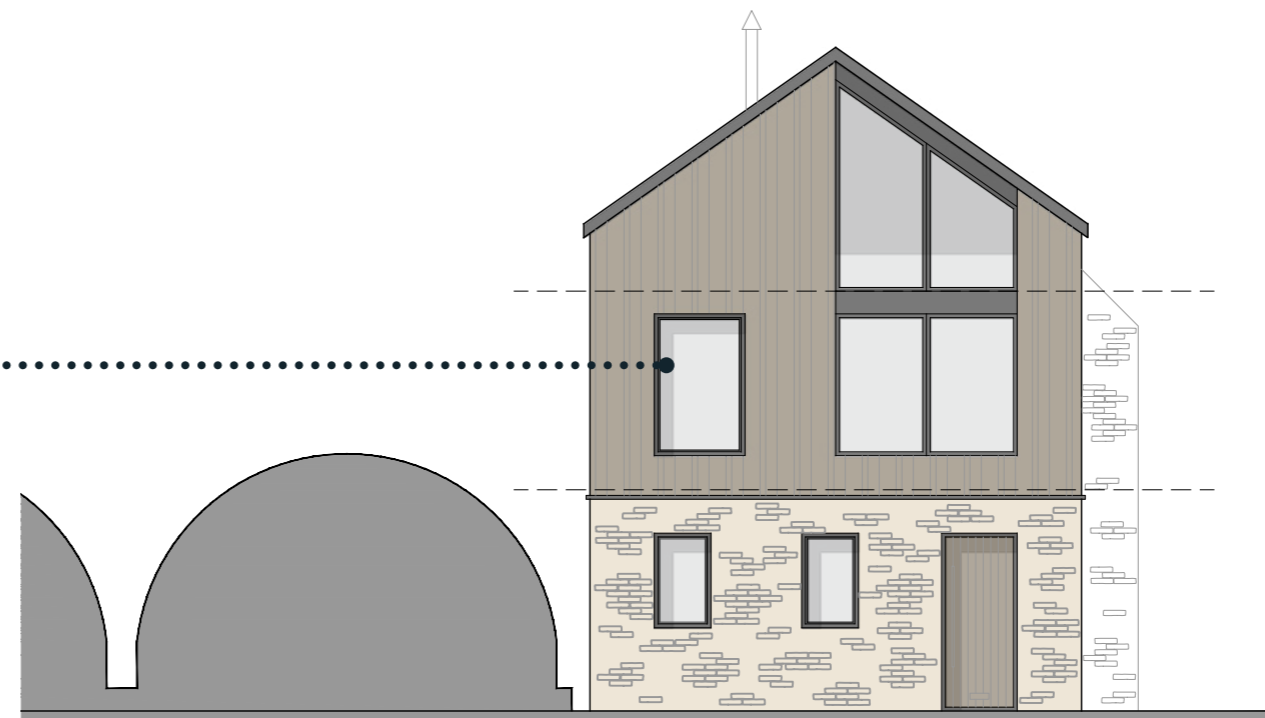
Profiled metal roof



PPC Aluminium windows



South Elevation



West Elevation



We are rural