

Class ZA Prior Approval

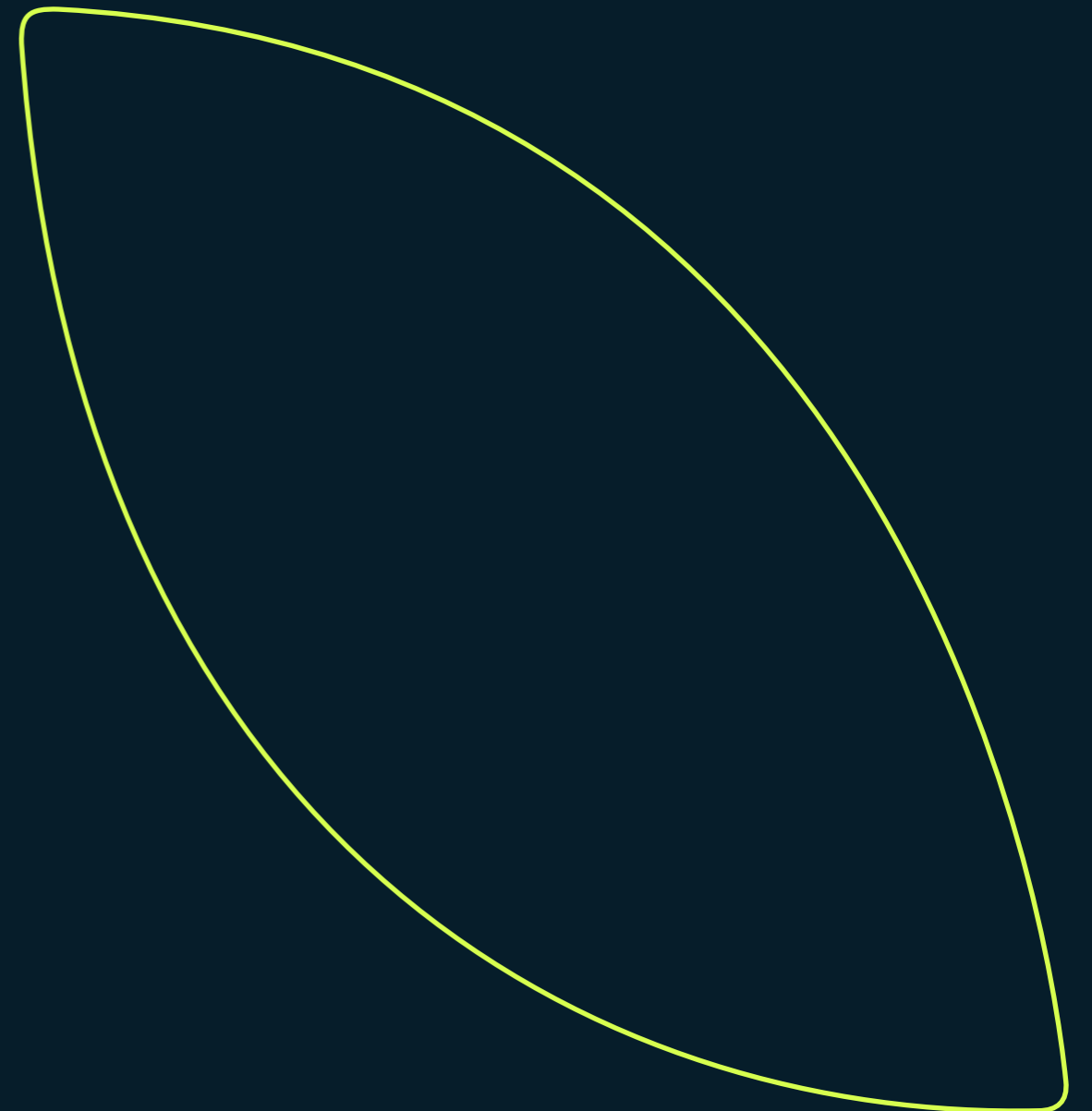
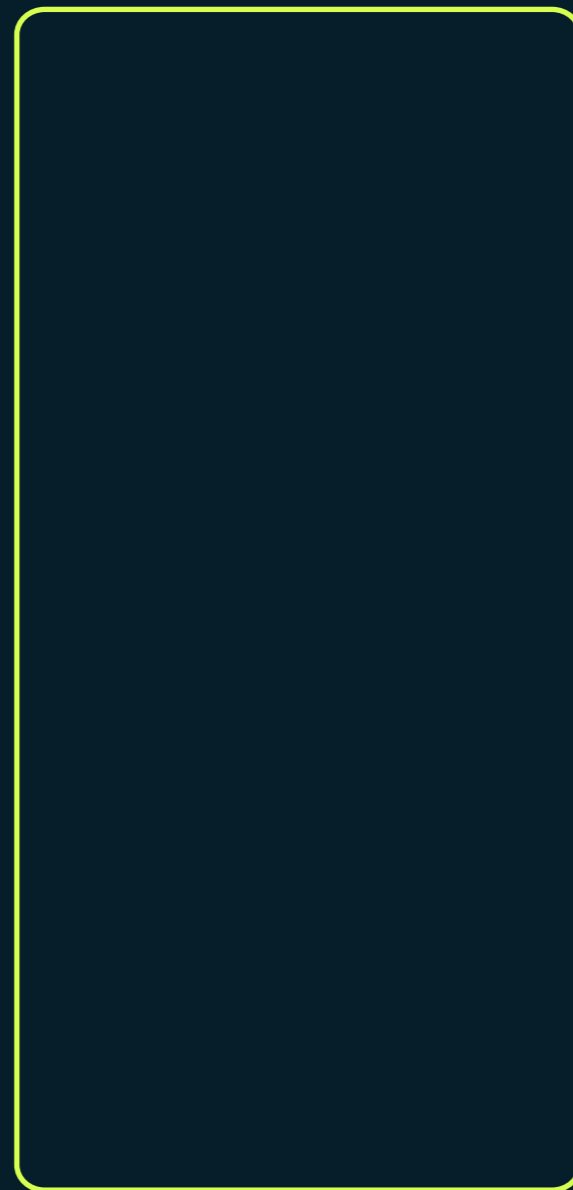
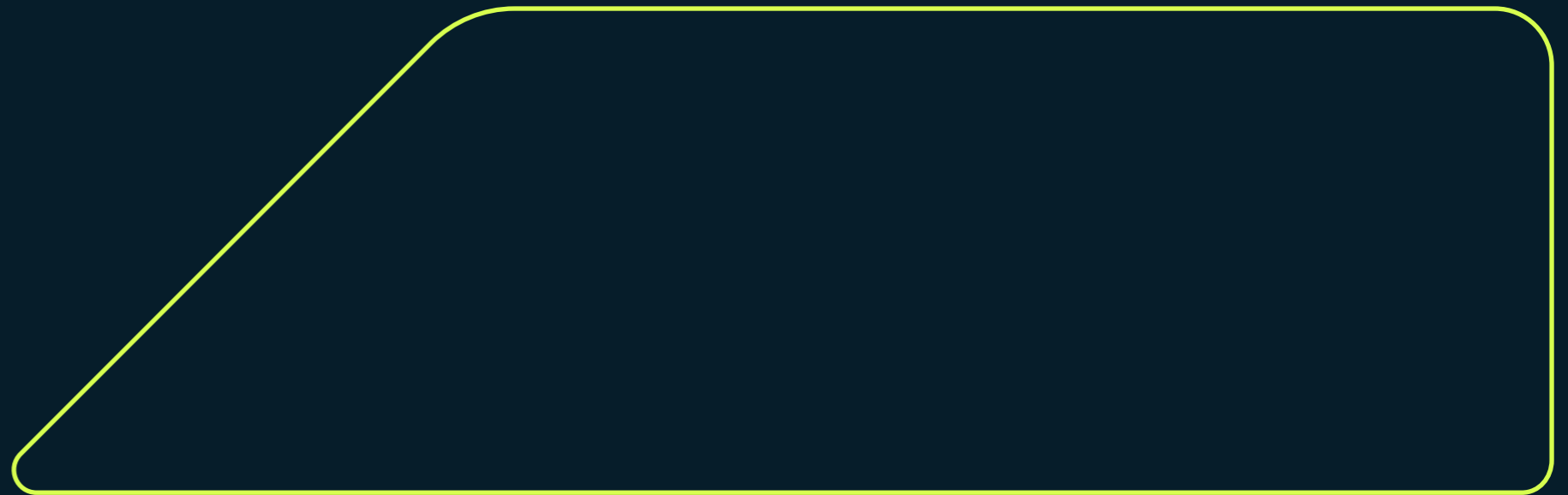
Drawing Package

# Light Industrial site at Waddington

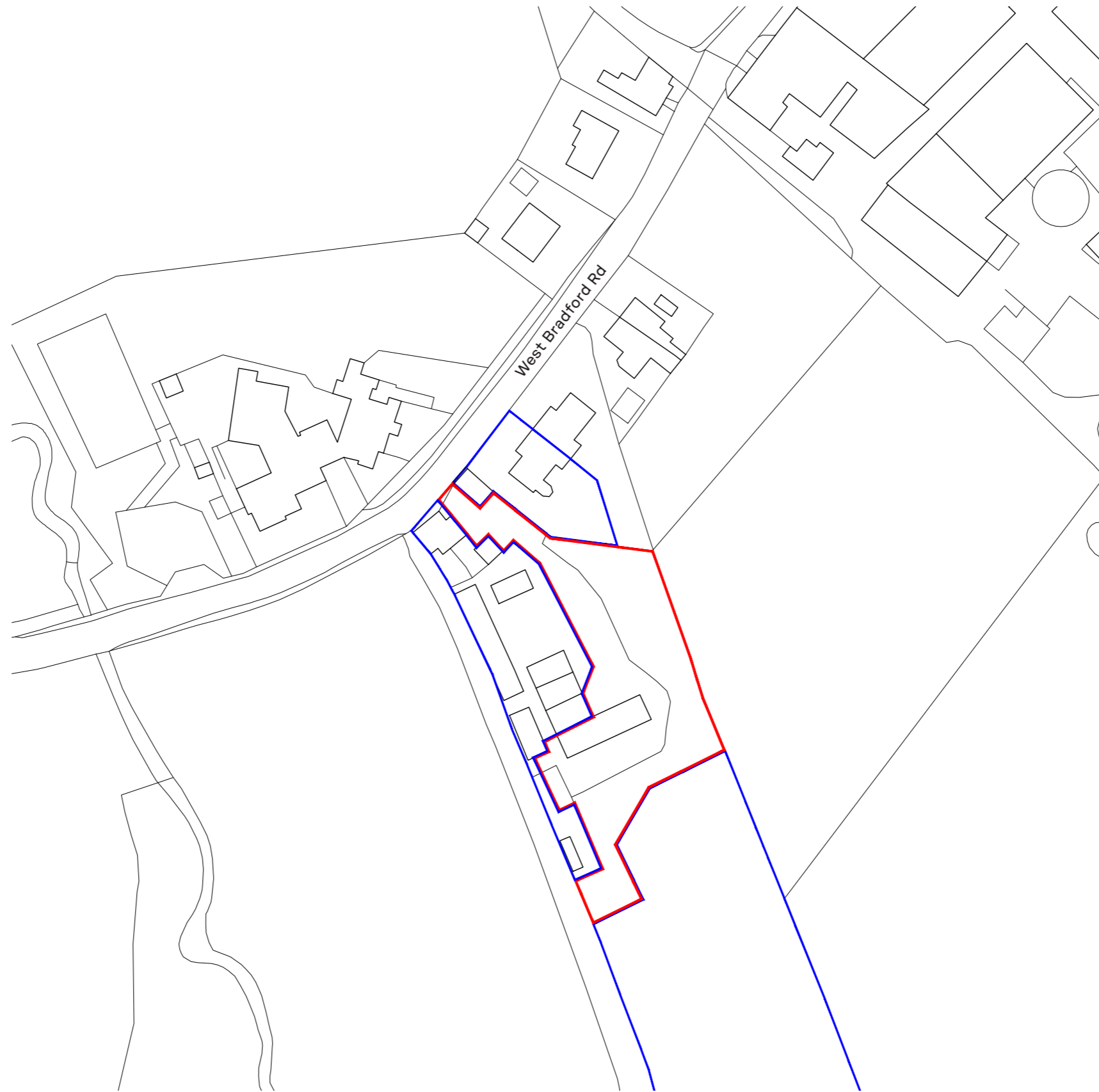
Mr Ashley Rostron

November 2023

Single Storey Dwelling

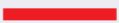


# Location plan 1:1250 @ A3



Scale 1:1250      Metres  
0   10   20   30   40   50

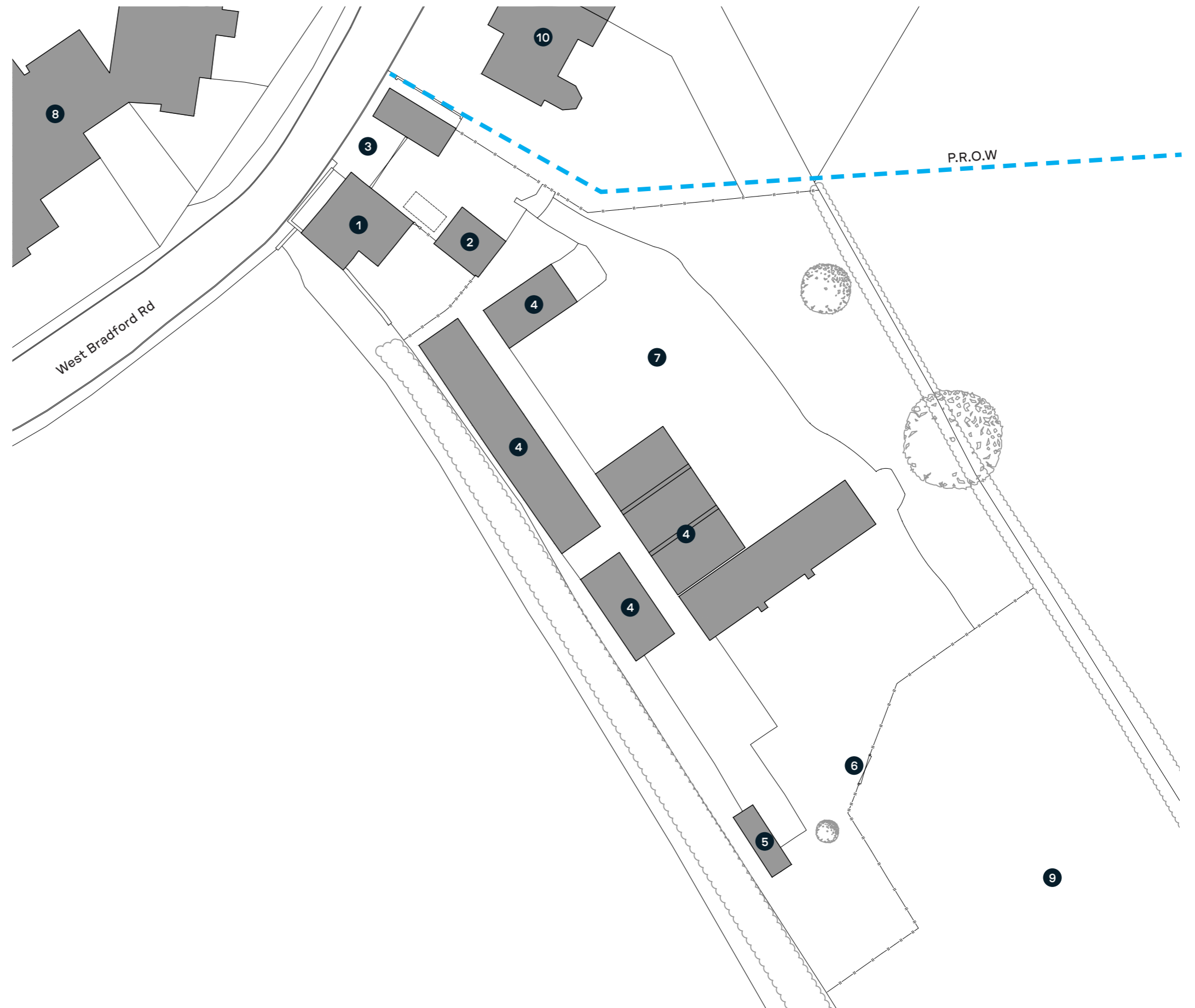
A graphical scale bar showing increments of 10 metres from 0 to 50. The segments are filled with diagonal hatching.

 Site area: 0.26 Hectares

# Site plan as existing 1:500 @ A3

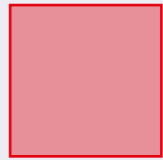
## Site plan key

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



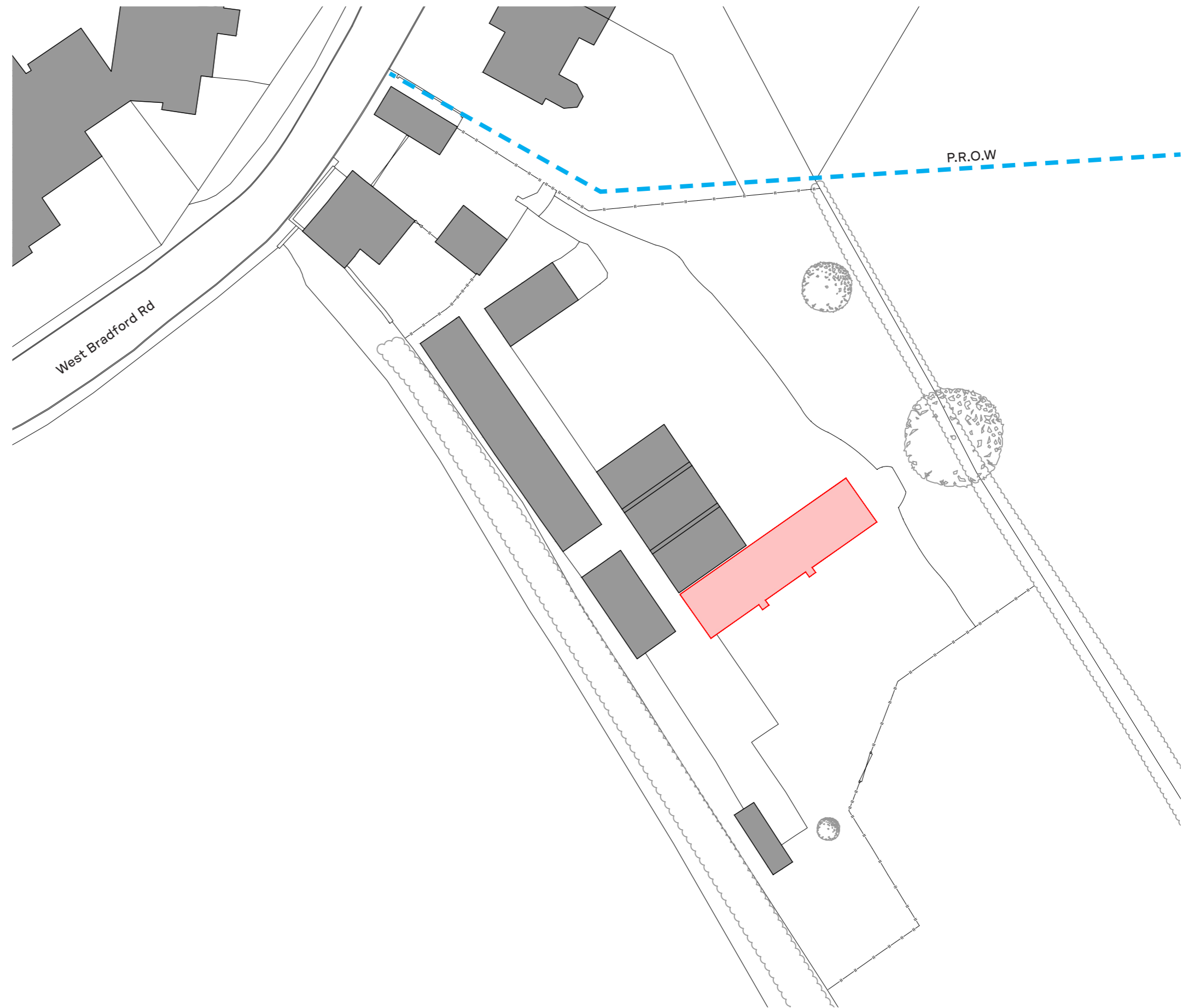
Area to be demolished: 161 m<sup>2</sup>



Figure 1.1: Existing south elevation



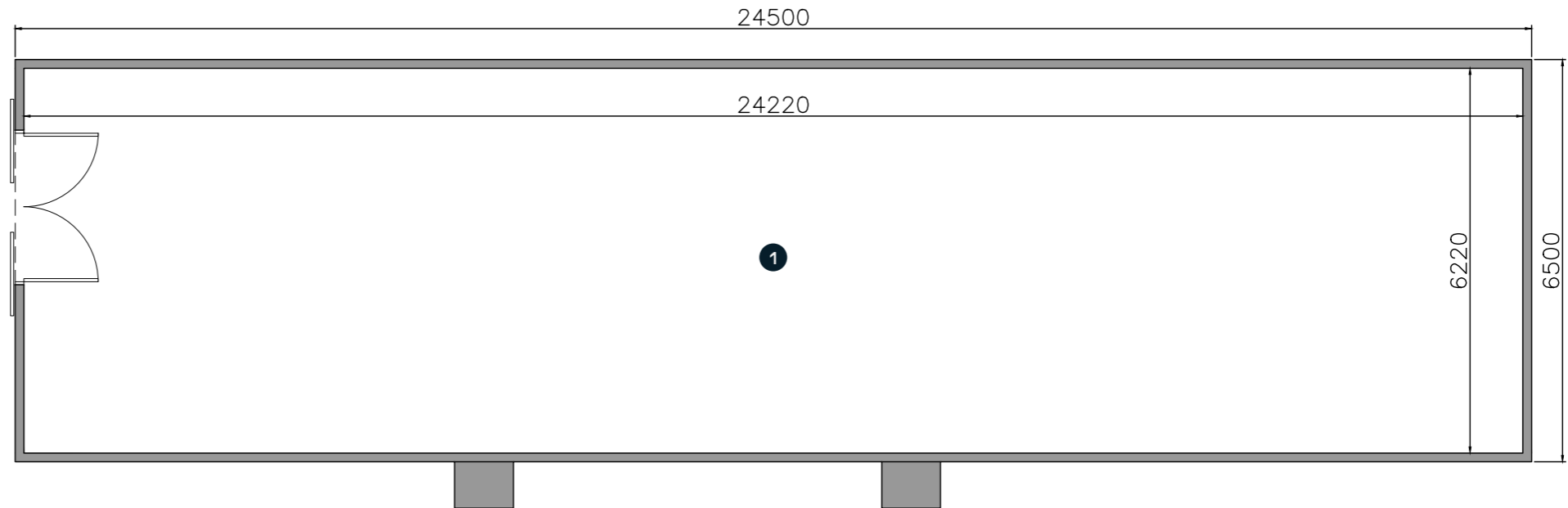
Figure 1.2: Existing south elevation



# Plans as existing 1:100 @ A3

## Floor plan key

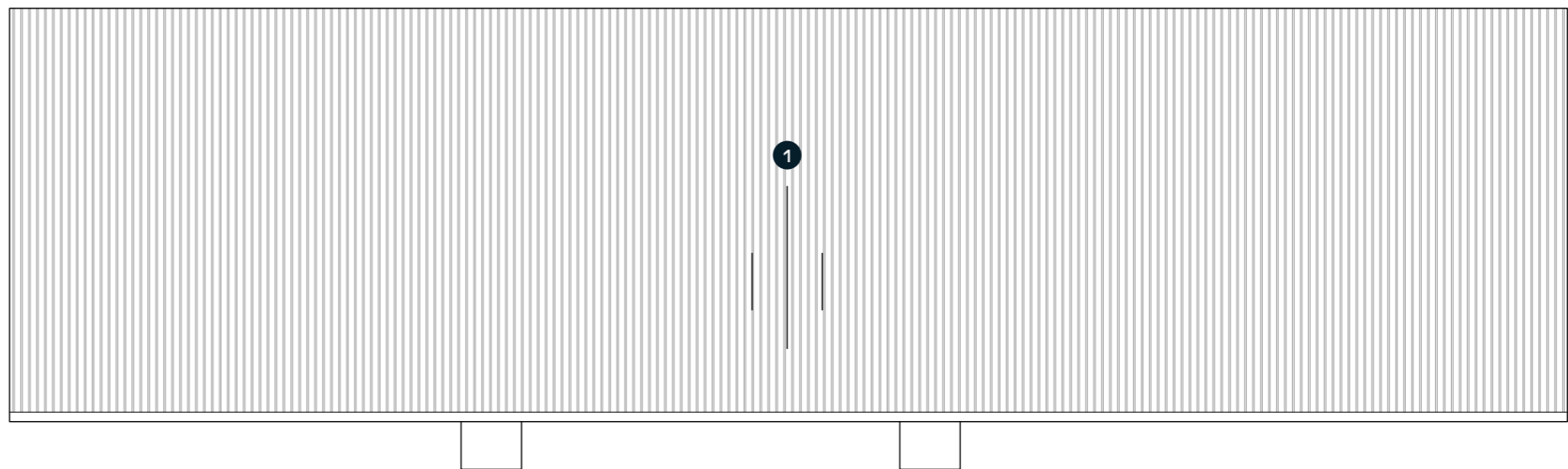
- 1. Space of light industrial operation



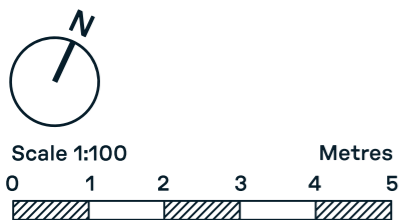
Floor Plan

## Roof plan key

- 1. Profiled metal roof



Roof Plan



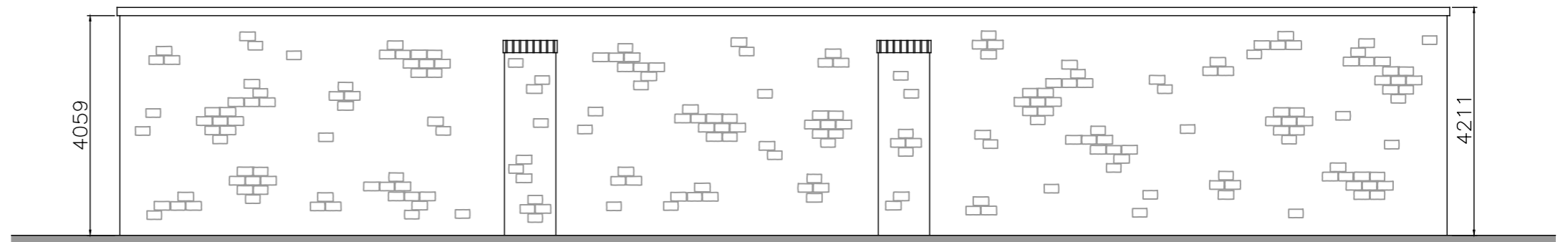
# Elevations as existing 1:100 @ A3

## Material palette

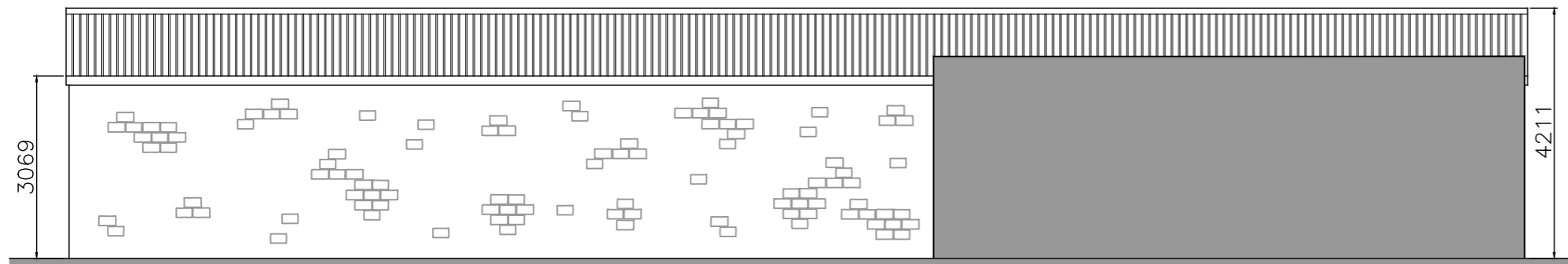
Walls - Concrete block

Doors - Painted timber

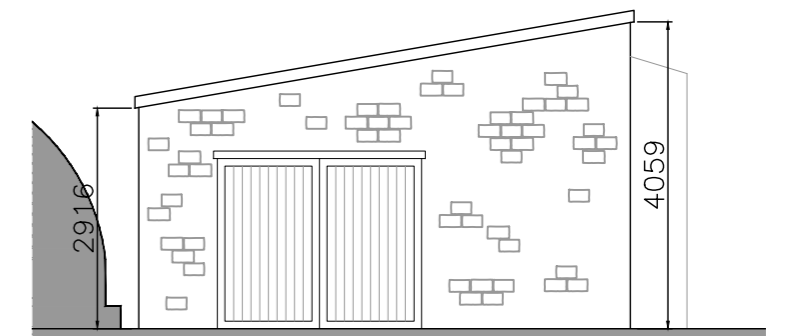
Roof - Profiled metal



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

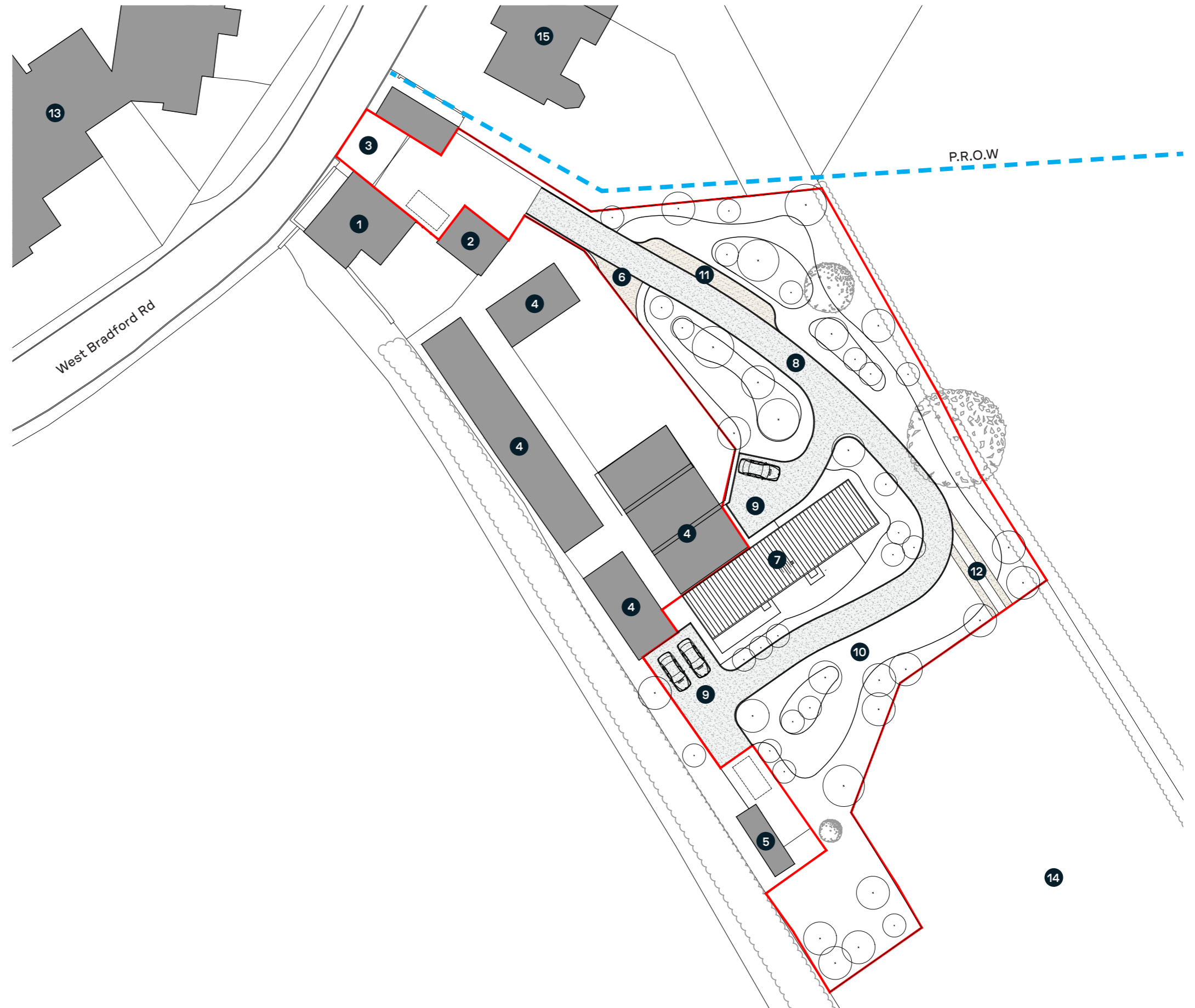
High quality materials and workmanship will be provided to create a building that meets or better current Building Regulations and has a high standard of air-tightness and insulation. The existing materials will be reused where possible to reduce the carbon footprint, with local suppliers and labour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

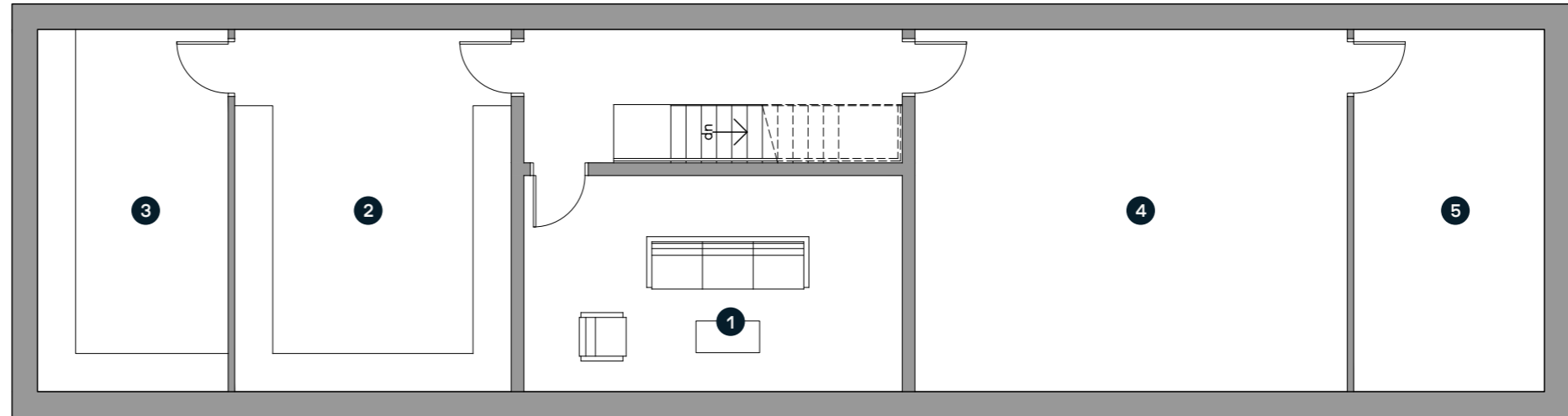
The proposed soft landscaping scheme will make a positive contribution towards achieving a net gain in biodiversity.



# Floor plans as proposed 1:100 @ A3

## Basement floor key

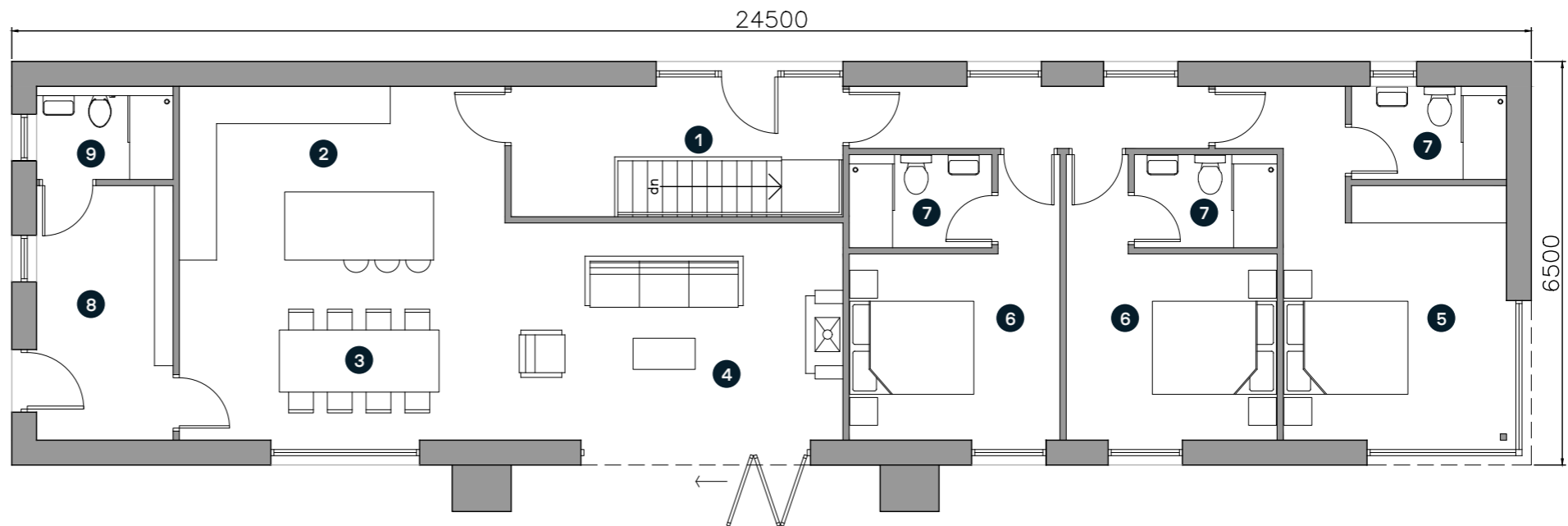
1. Snug
2. Utility
3. Laundry Room
4. Games room / Gym
5. Storage



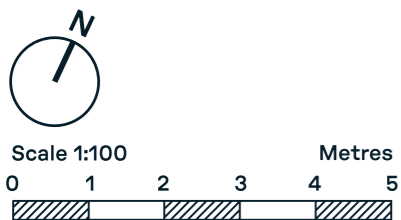
Basement Floor Plan

## Ground floor key

1. Entrance Hall
2. Kitchen
3. Dining
4. Living Room
5. Master Bedroom
6. Bedroom
7. En-Suite
8. Bootroom
9. W.C / Shower Room



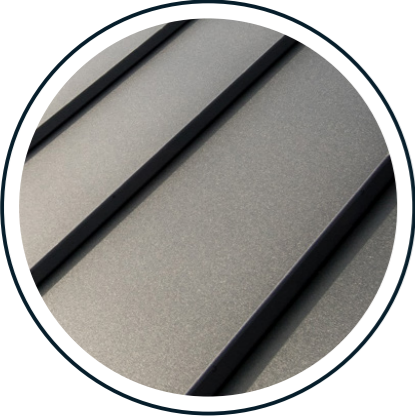
Ground Floor Plan



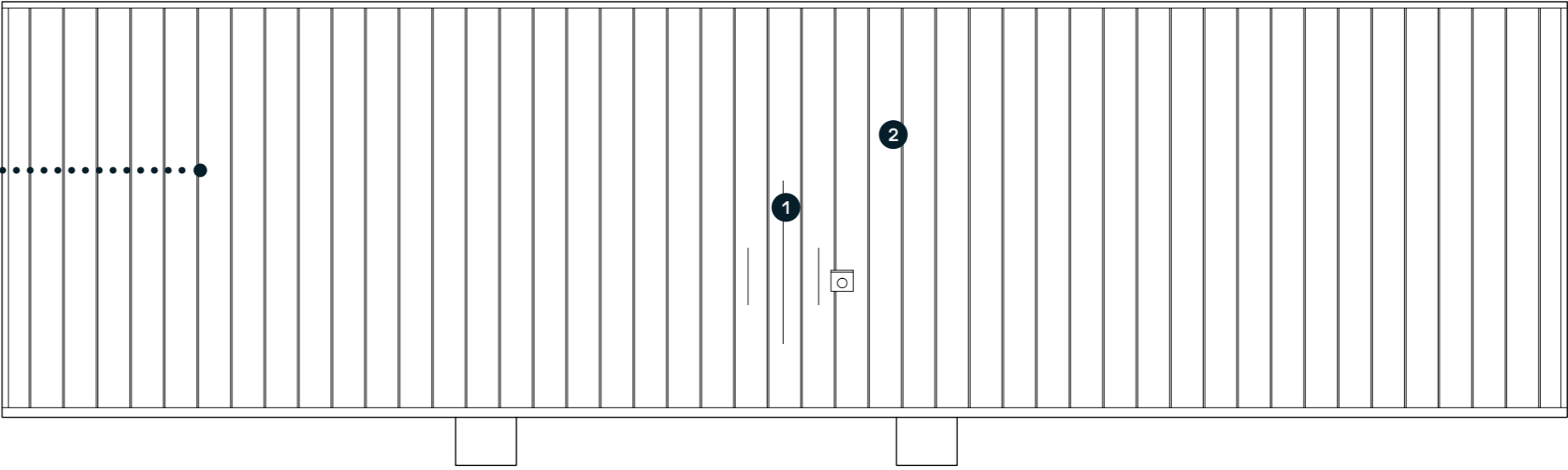
# Roof plan as proposed 1:100 @ A3

### Roof plan key

- 1. Slate roof
- 2. Profiled metal roof



Profiled metal roof



Roof Plan



# Elevations as proposed 1:100 @ A3

**Material palette**

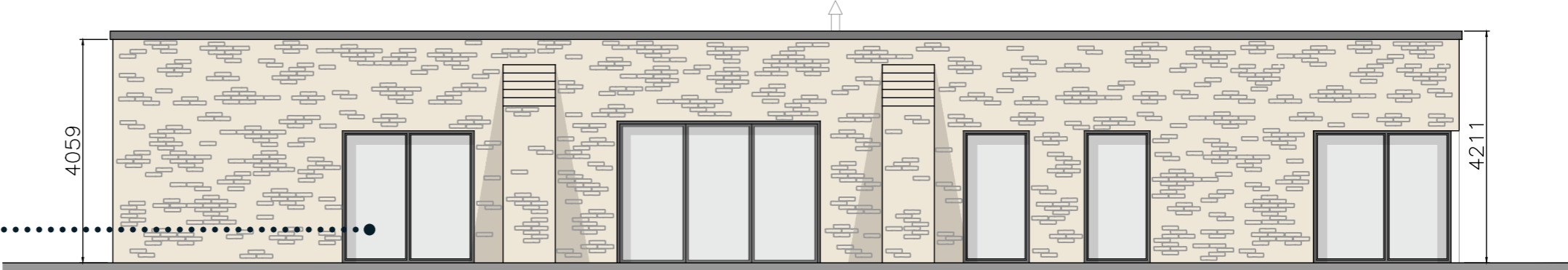
- Walls - Local random coursed stone
- Doors & Windows - Grey PPC Aluminium
- Roof - Profiled metal
- Rainwater goods - Grey PPC Aluminium
- Flue - Black metal



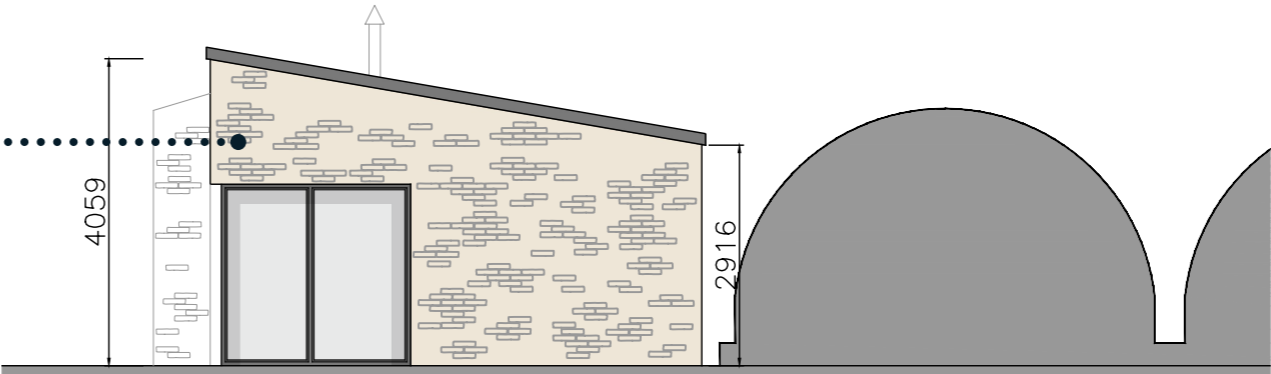
PPC Aluminium doors & windows



Random coursed local stone



South Elevation



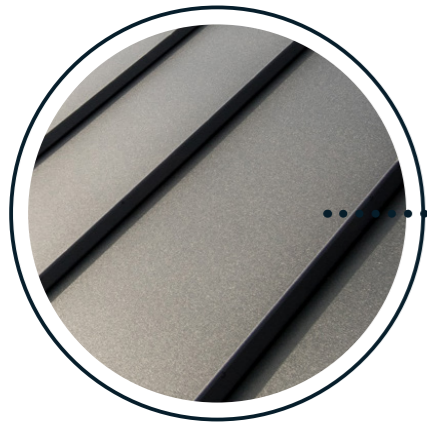
East Elevation



# Elevations as proposed 1:100 @ A3

## Material palette

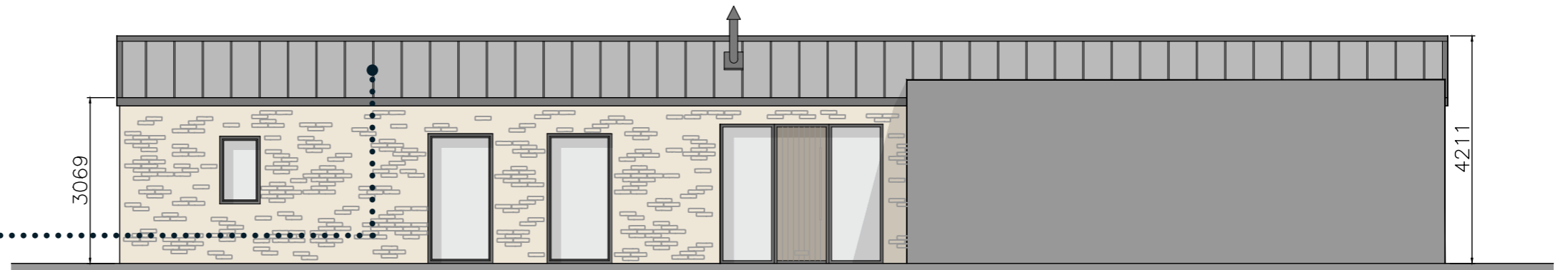
- Walls - Local random coursed stone
- Doors & Windows - Grey PPC Aluminium
- Roof - Profiled metal
- Rainwater goods - Grey PPC Aluminium
- Flue - Black metal



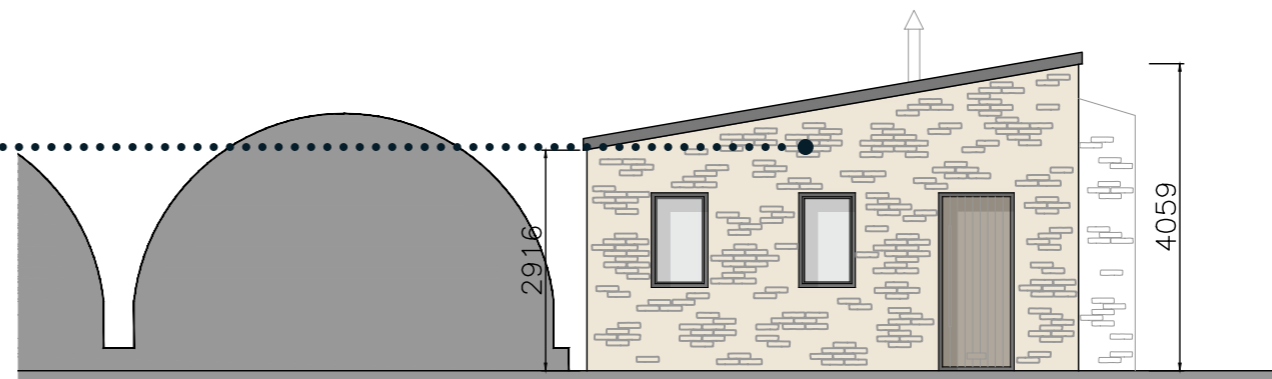
Profiled metal roof



Random coursed local stone



North 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

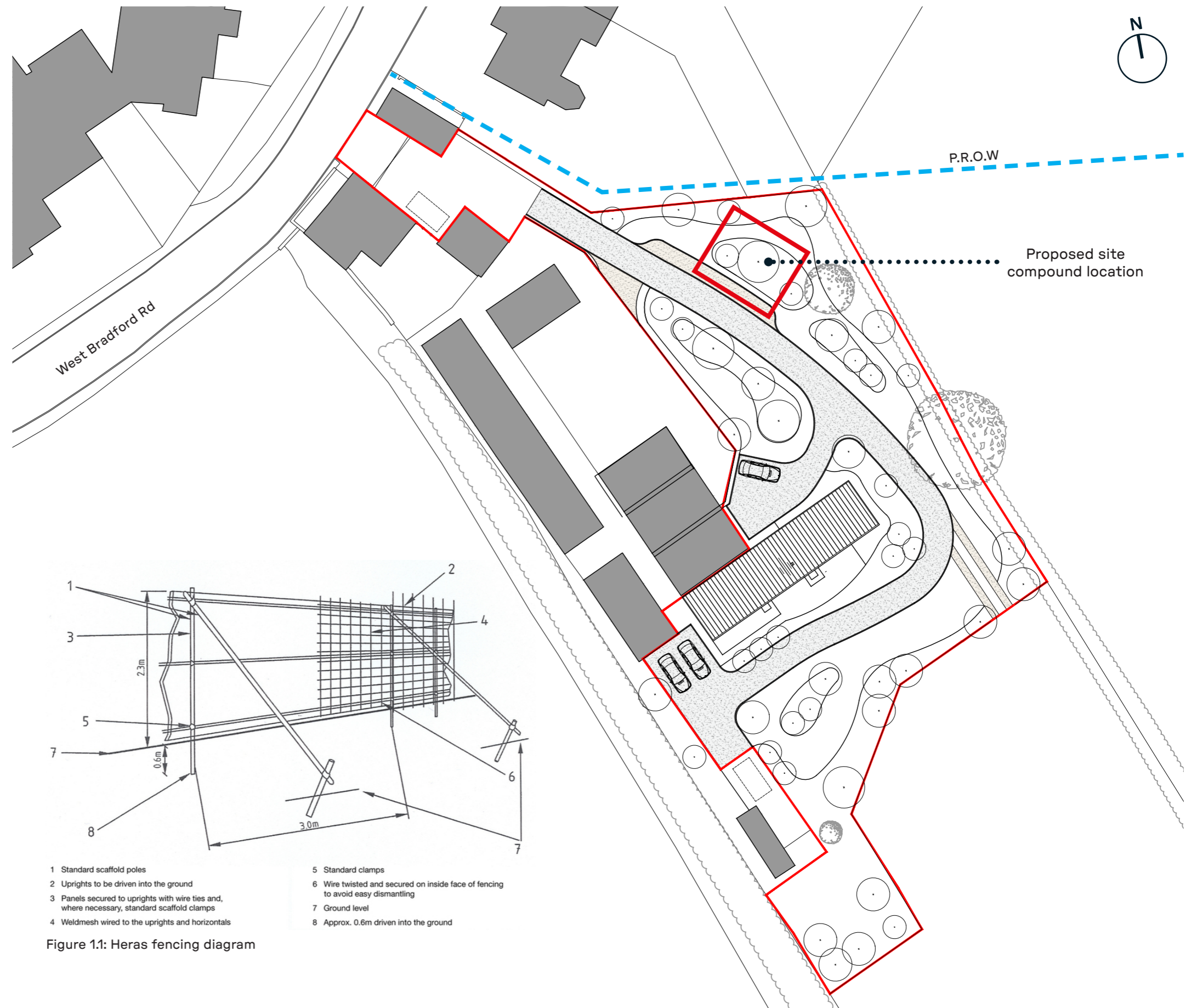
Monday - **Friday 07.30 - 17.30**  
 Saturday **08.00 - 13.00**  
 Sunday / Bank Holiday **Closed**

## 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).



- |  |  |
|--|--|
| 1 Standard scaffold poles  | 5 Standard clamps  |
| 2 Uprights to be driven into the ground  | 6 Wire twisted and secured on inside face of fencing to avoid easy dismantling |
| 3 Panels secured to uprights with wire ties and, where necessary, standard scaffold clamps | 7 Ground level   |
| 4 Weldmesh wired to the uprights and horizontals   | 8 Approx. 0.6m driven into the ground  |

Figure 1.1: Heras fencing diagram



# We are rural