

Drawing Package

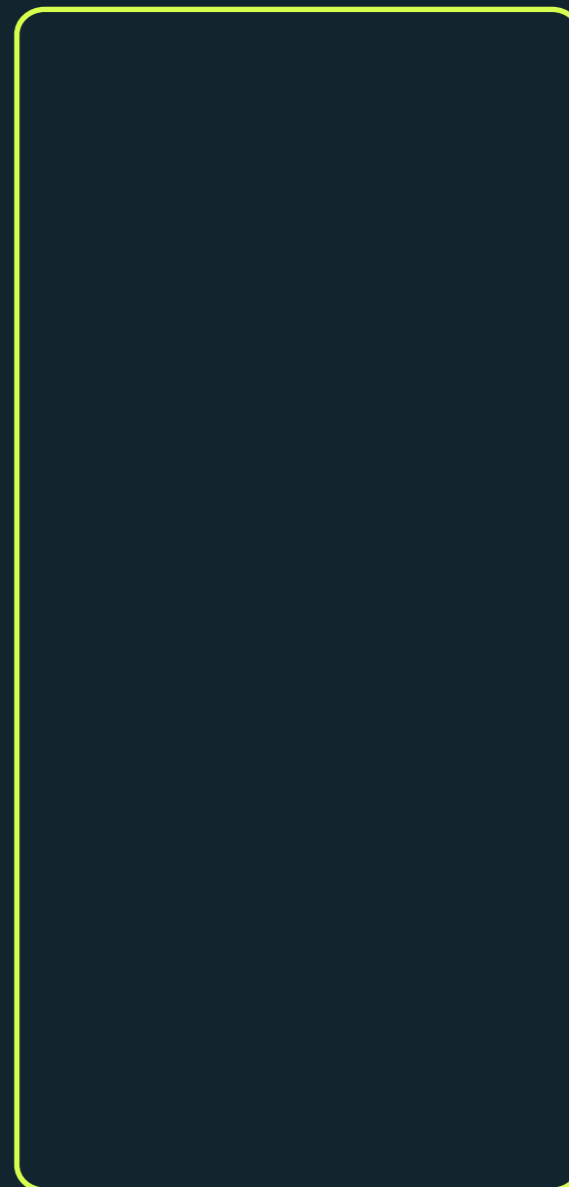
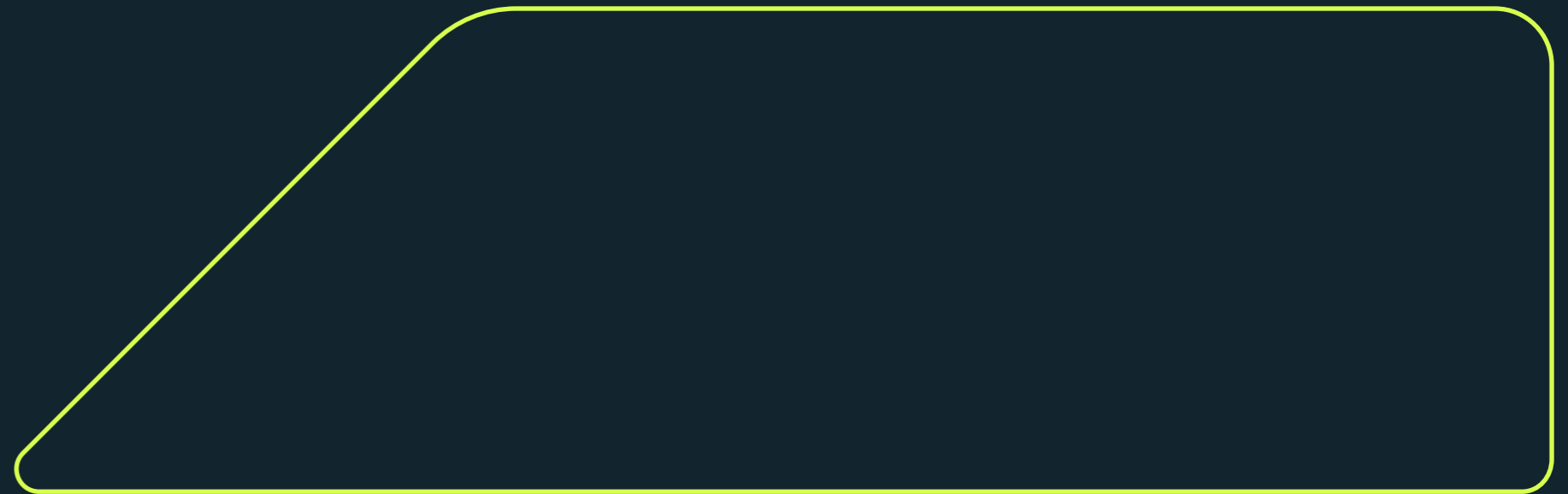
Light Industrial site at Waddington

Mr Ashley Rostron

April 2023

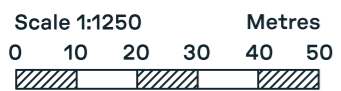
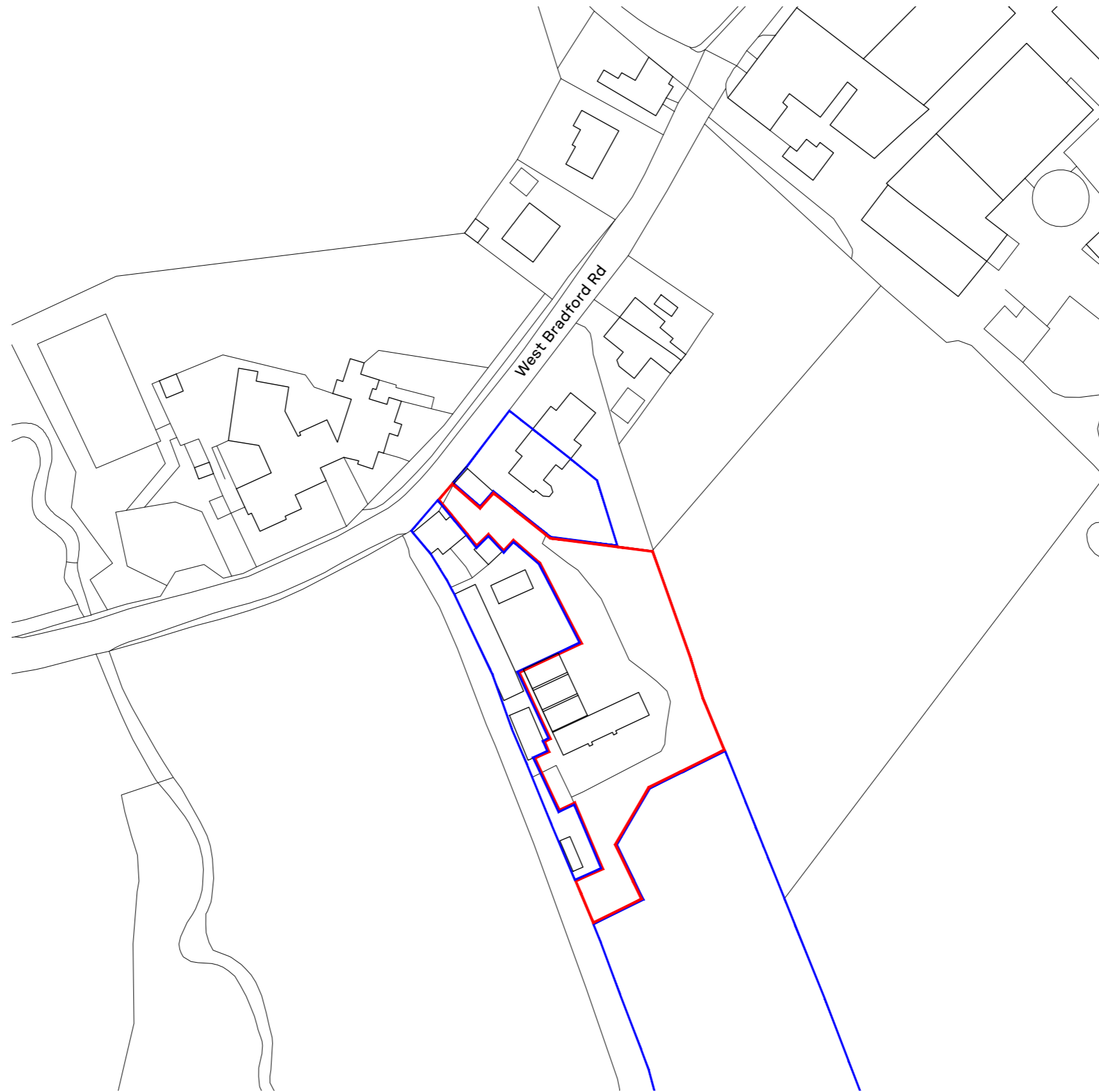
Single Storey Dwelling

 Rural Solutions



Location plan 1:1250 @ A3

Drawing No. GA_01



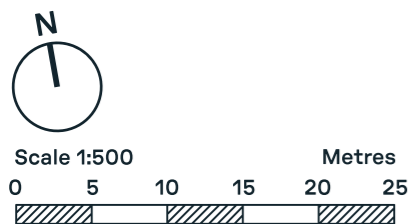
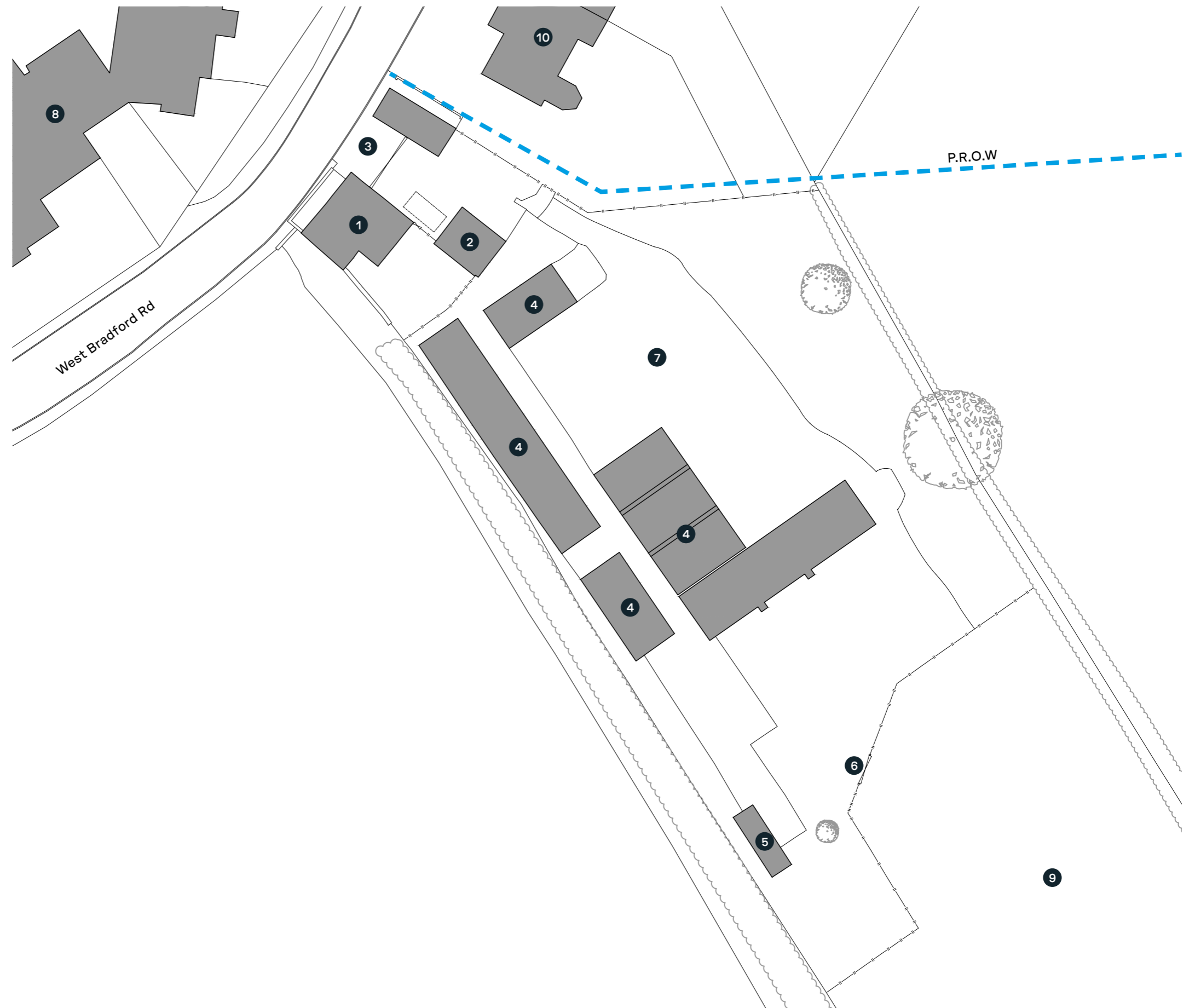
Site area: 0.29 Hectares

Site plan as existing 1:500 @ A3

Drawing No. GA_02

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

Drawing No. GA_03

Site plan key



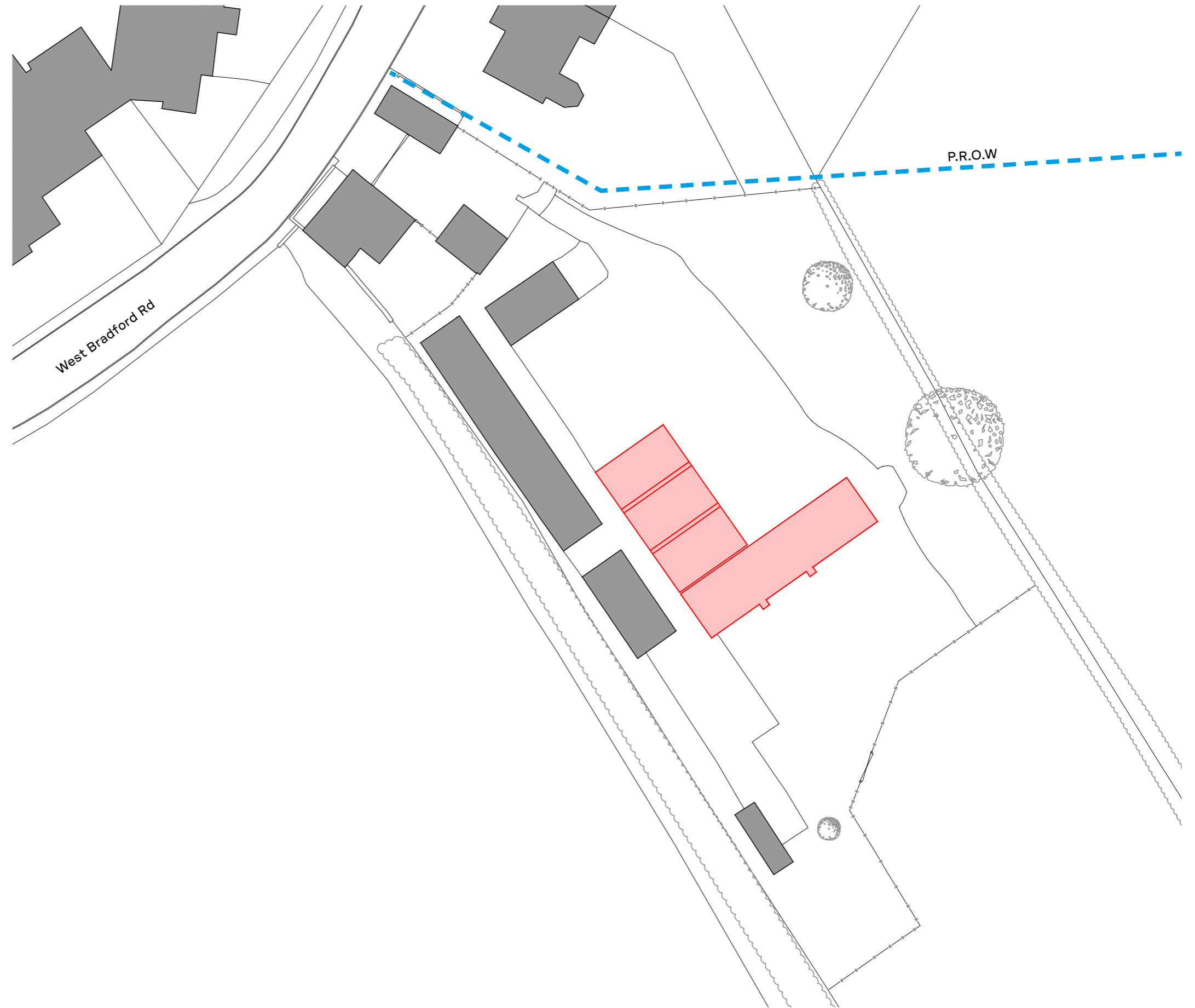
Area to be demolished: 338 m²



Figure 1.1: Existing south elevation



Figure 1.2: Existing north elevation



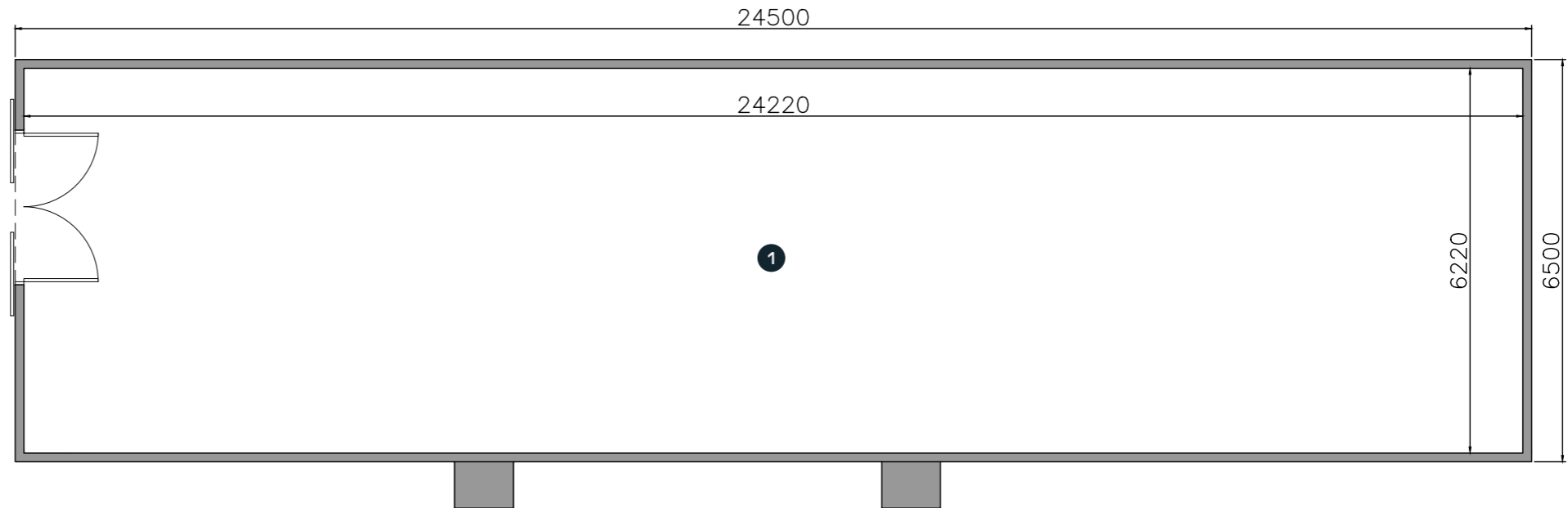
Scale 1:500
Metres
0 5 10 15 20 25

Plans as existing 1:100 @ A3

Drawing No. GA_04

Floor plan key

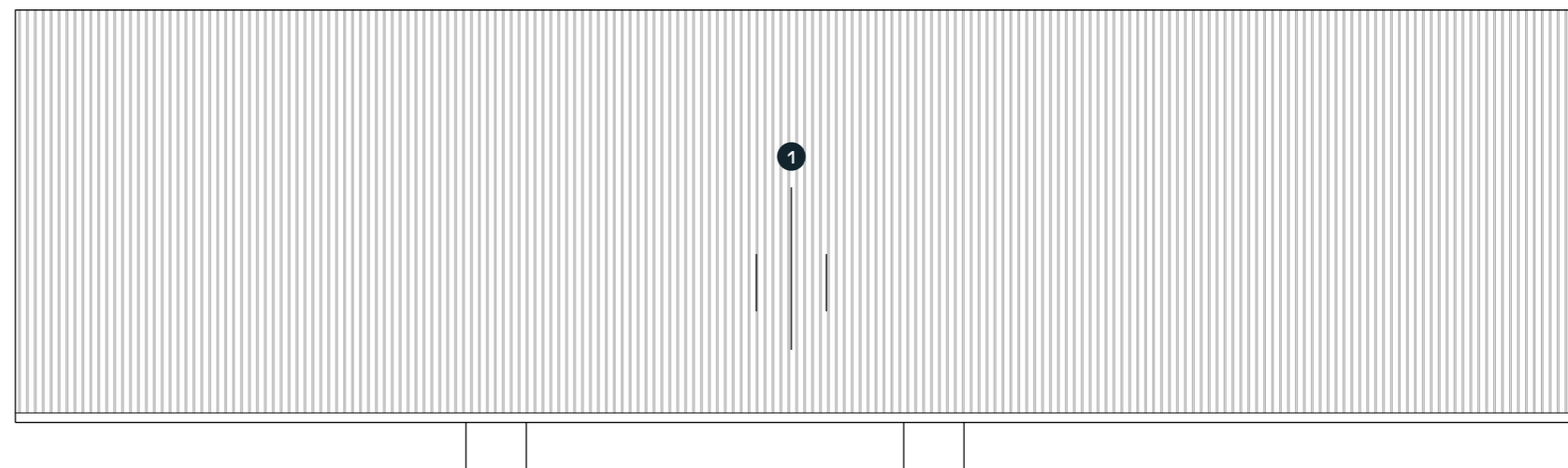
- 1. Space of light industrial operation



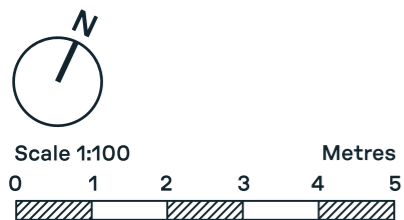
Floor Plan

Roof plan key

- 1. Profiled metal roof



Roof Plan



Plans as existing 1:100 @ A3

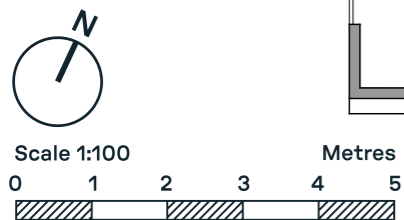
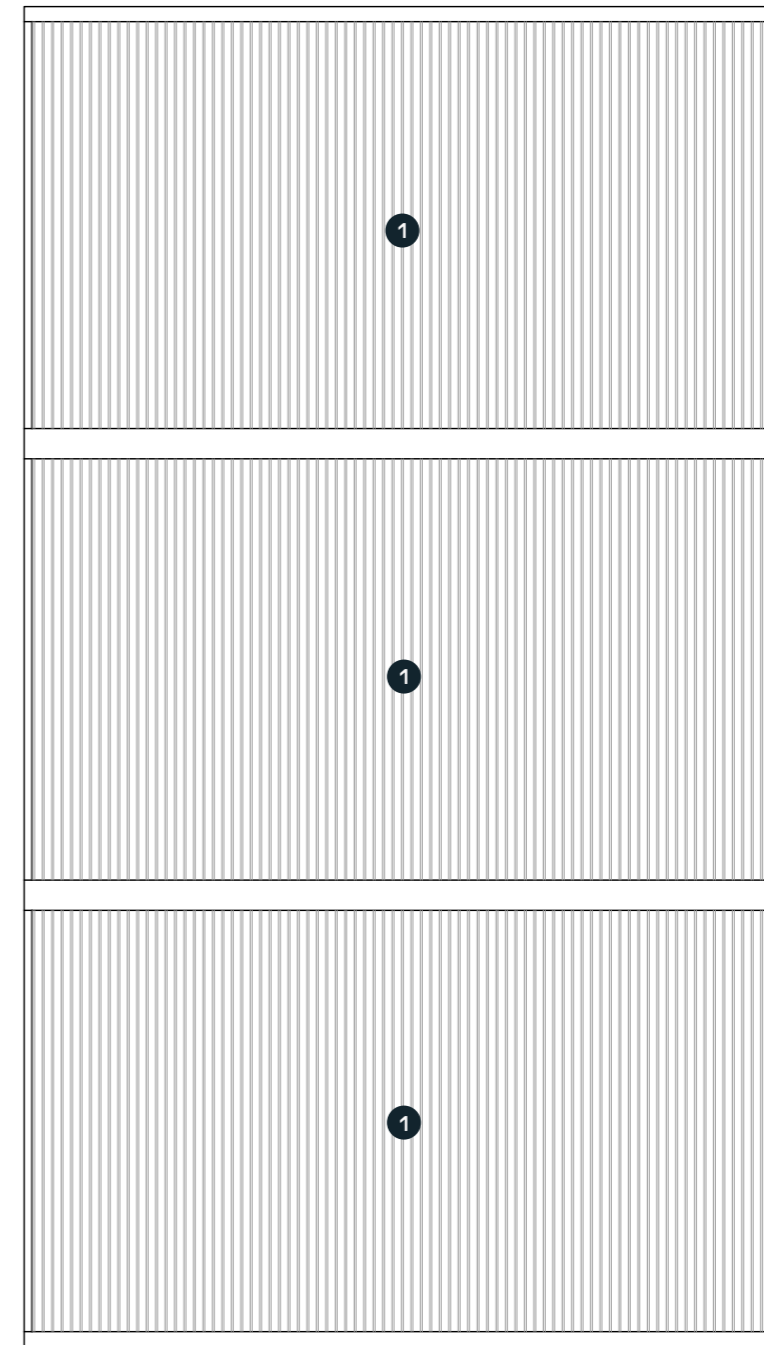
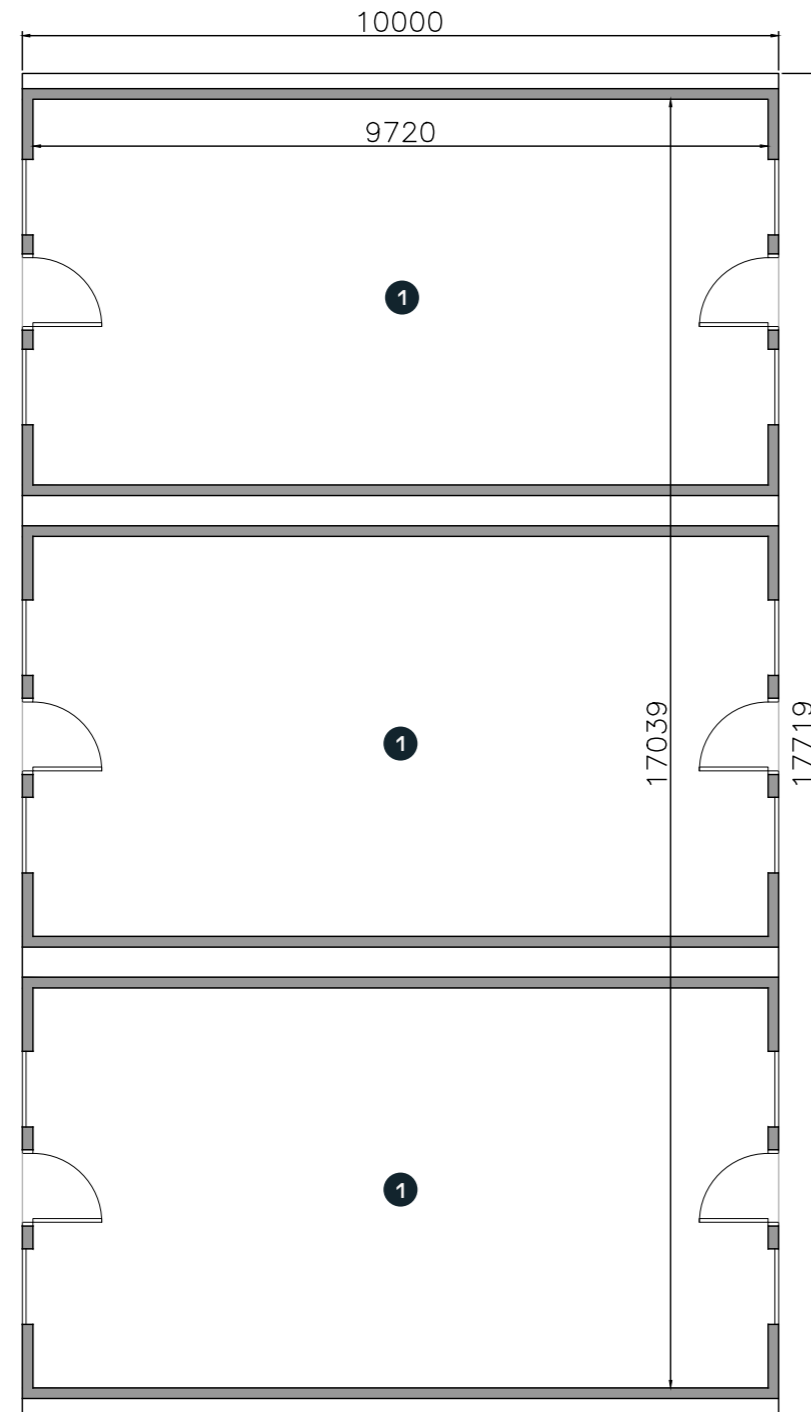
Drawing No. GA_05

Floor plan key

- 1. Space of light industrial operation

Roof plan key

- 1. Profiled metal roof



Floor Plan

Roof Plan

Elevations as existing 1:100 @ A3

Drawing No. GA_06

Material palette

Walls - Concrete block and red brick

Doors - Painted timber

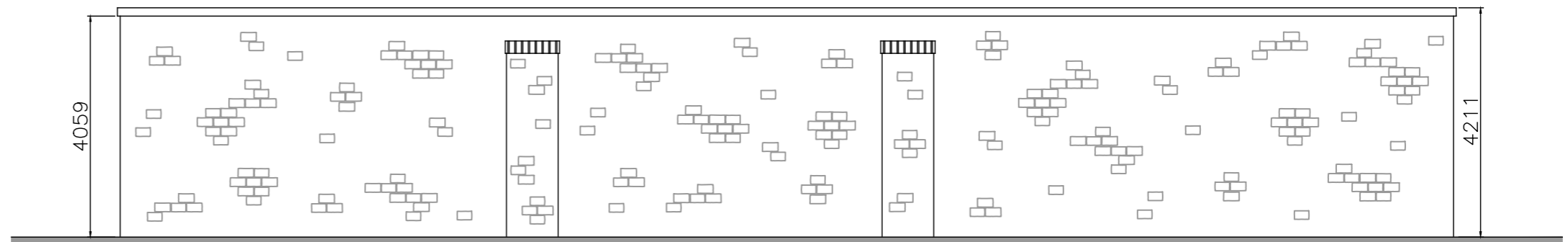
Roof - Profiled metal



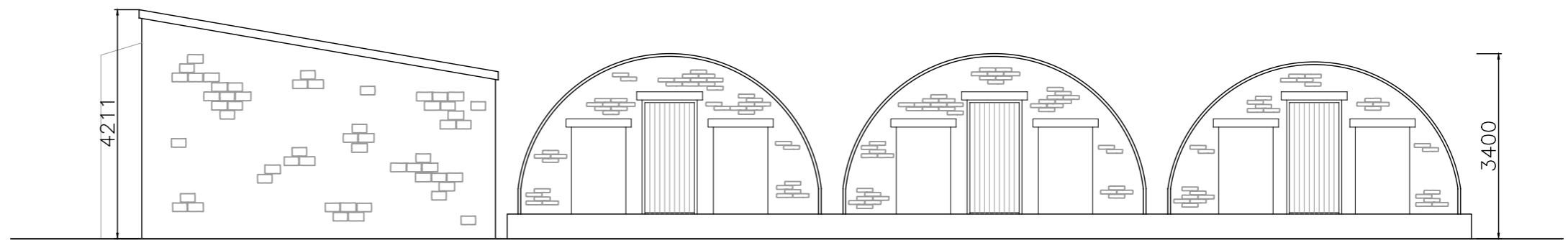
Figure 2.1: Existing south elevation



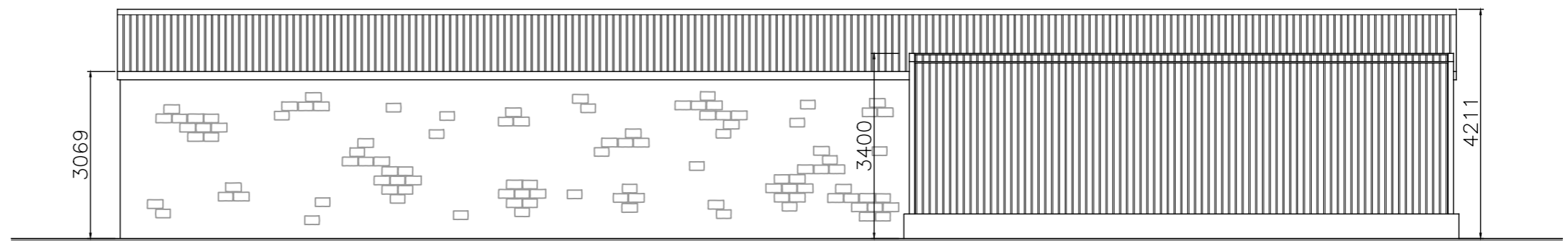
Figure 2.2: Existing west elevation



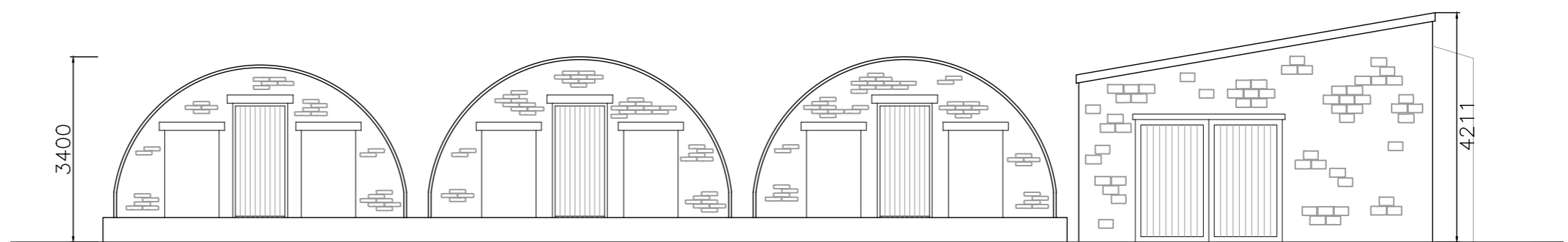
South Elevation



East Elevation



North Elevation

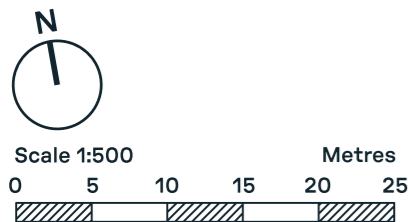
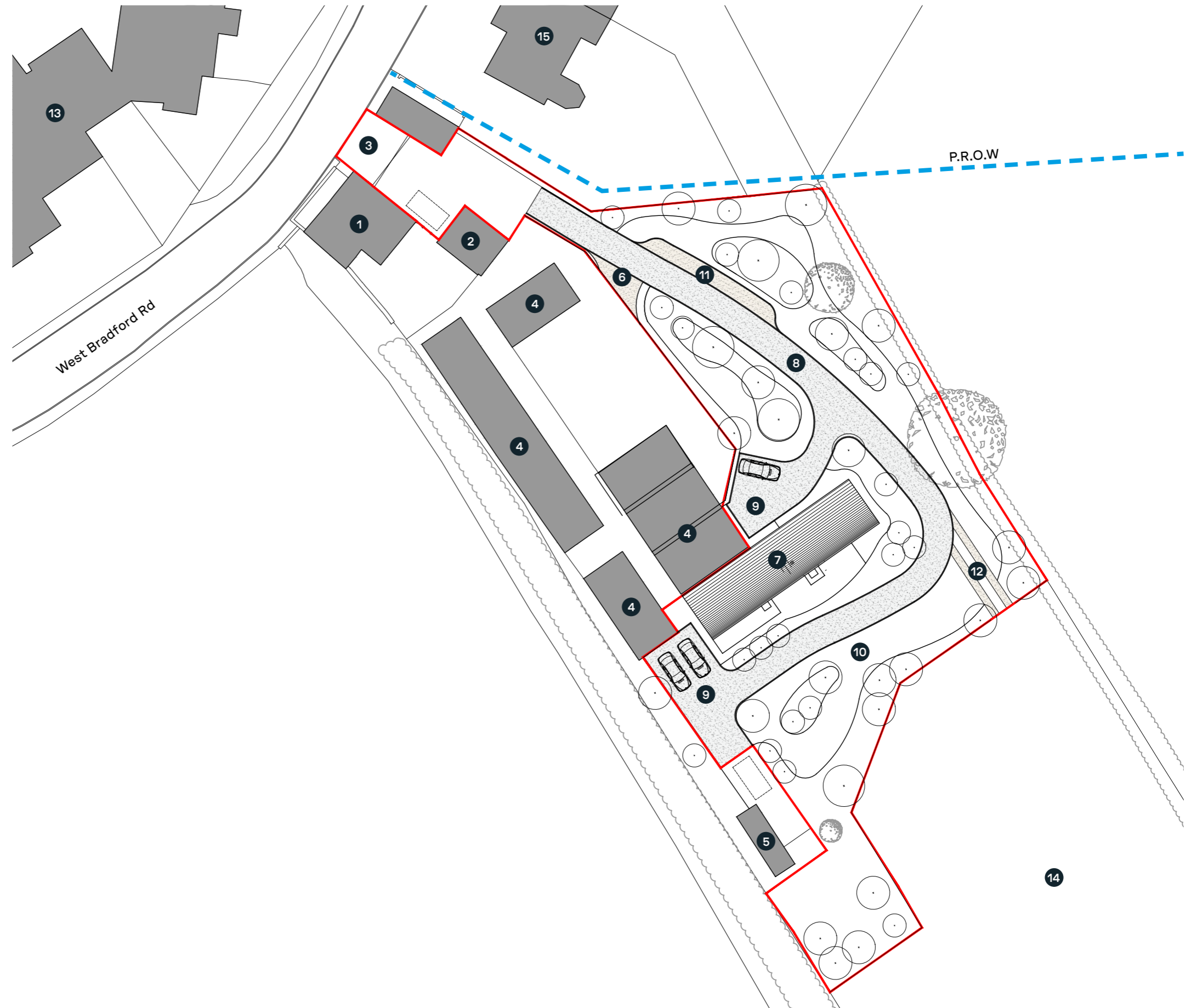


West Elevation

Approved Class ZA site plan 1:500 @ A3

Site plan key

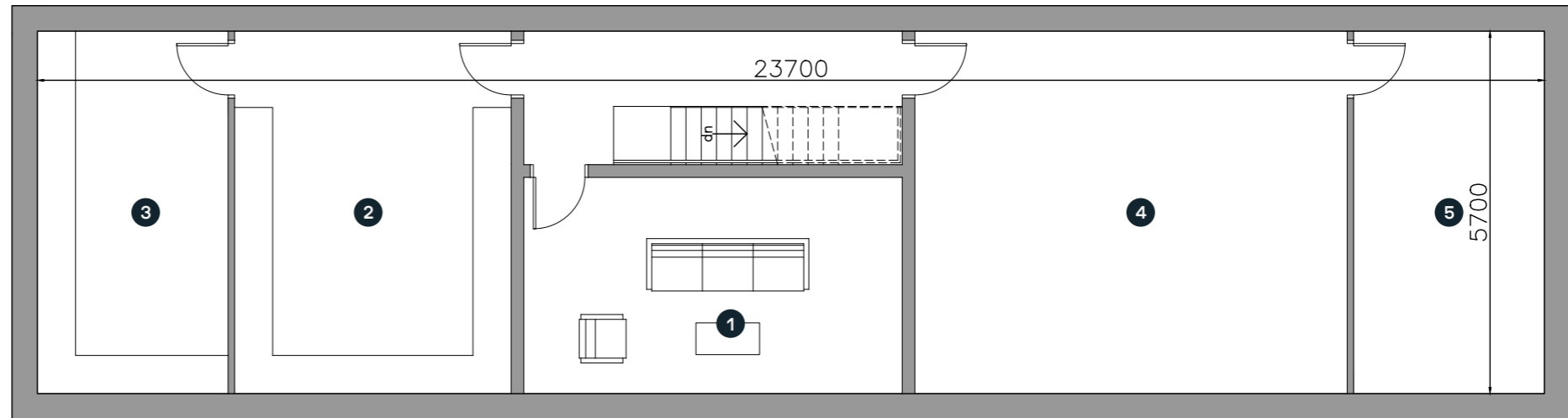
1. Existing dwelling
2. Existing dwelling garage
3. Existing site access
4. Existing light industrial unit
5. Existing residential home
6. Existing yard access
7. Proposed dwelling
8. Proposed access road
9. Proposed parking
10. Proposed garden
11. Proposed passing place
12. Proposed field access
13.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



Approved Class ZA floor plans 1:100 @ A3

Basement floor key

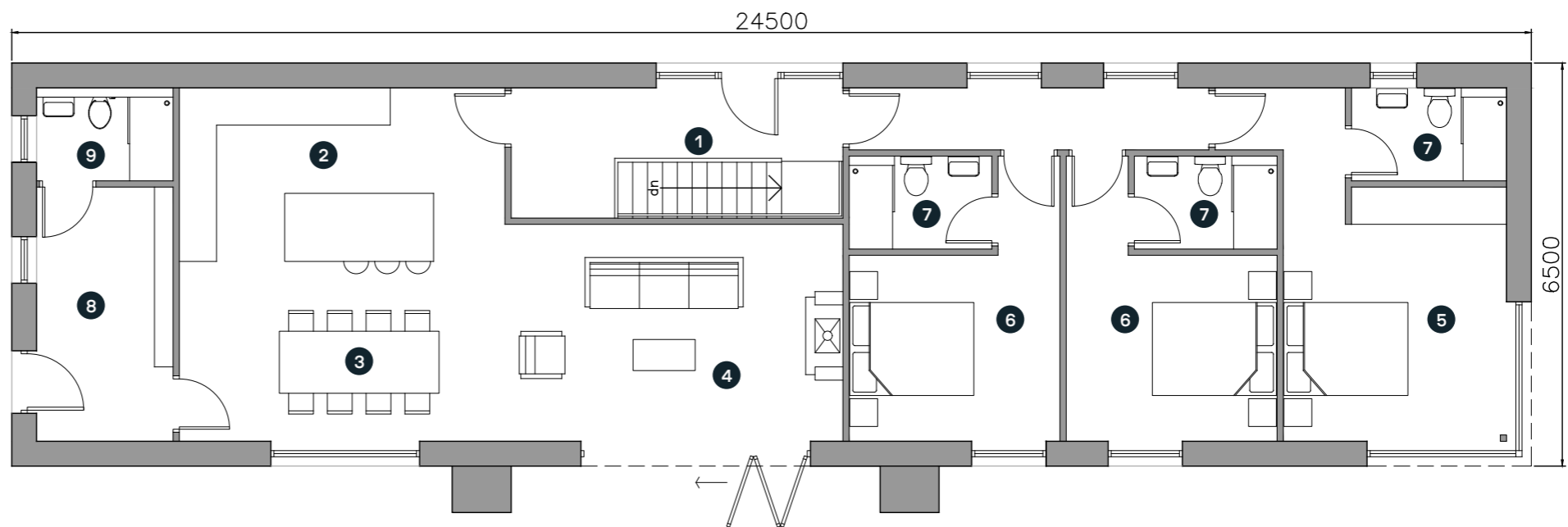
1. Snug
2. Utility
3. Laundry Room
4. Games room / Gym
5. Storage



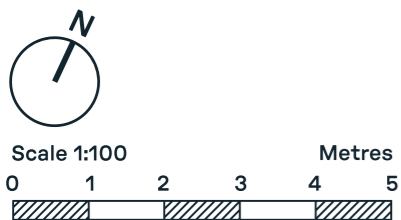
Basement Floor Plan

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



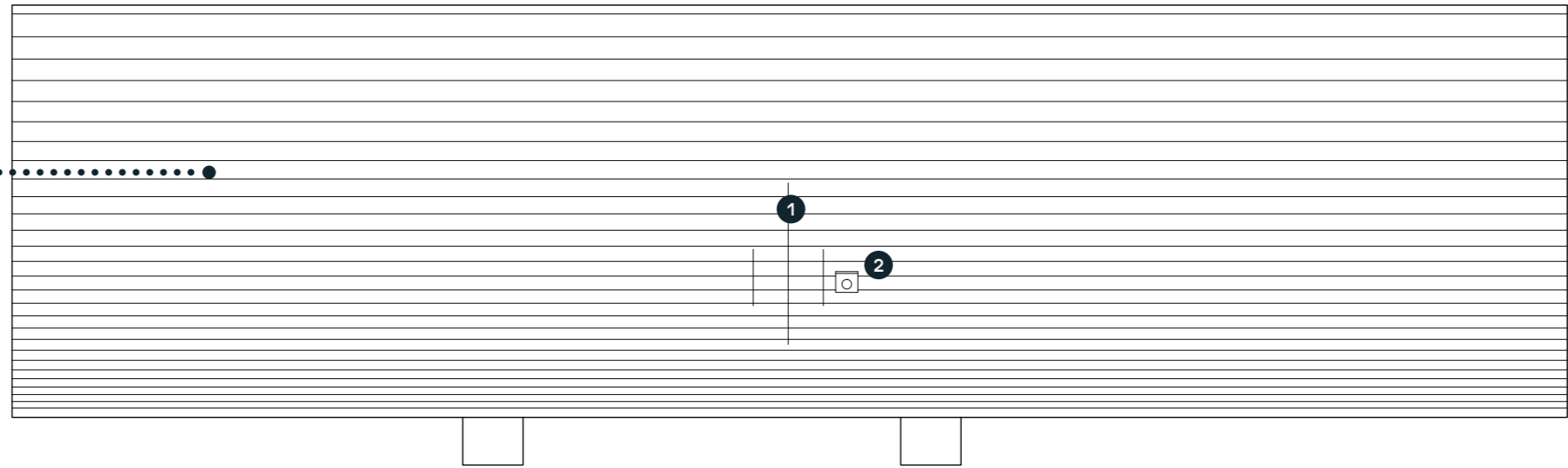
Approved Class ZA roof plan 1:100 @ A3

Roof plan key

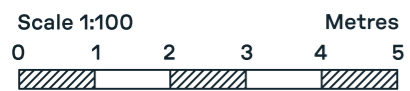
- 1. Slate roof
- 2. Black metal flue



Slate roof



Roof Plan



Approved Class ZA elevations as proposed 1:100 @ A3

Material palette

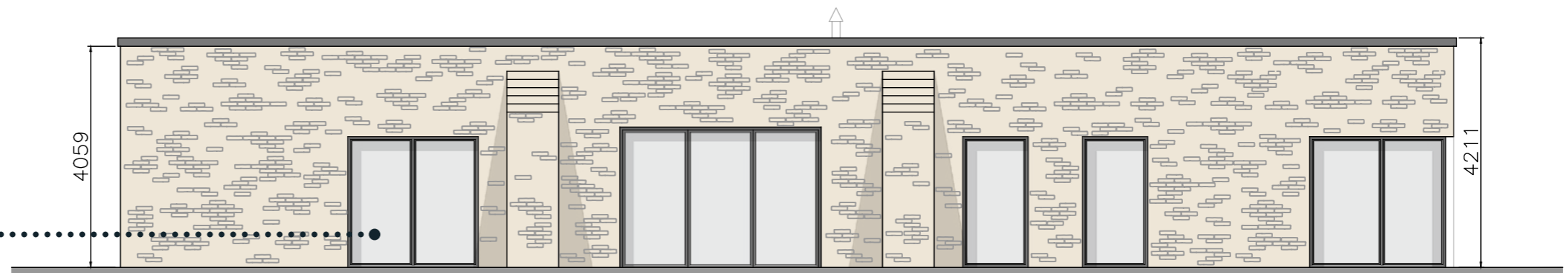
- Walls - Local random coursed stone
- Doors & Windows - Grey PPC Aluminium
- Roof - Slate
- Rainwater goods - Grey PPC Aluminium
- Flue - Black metal



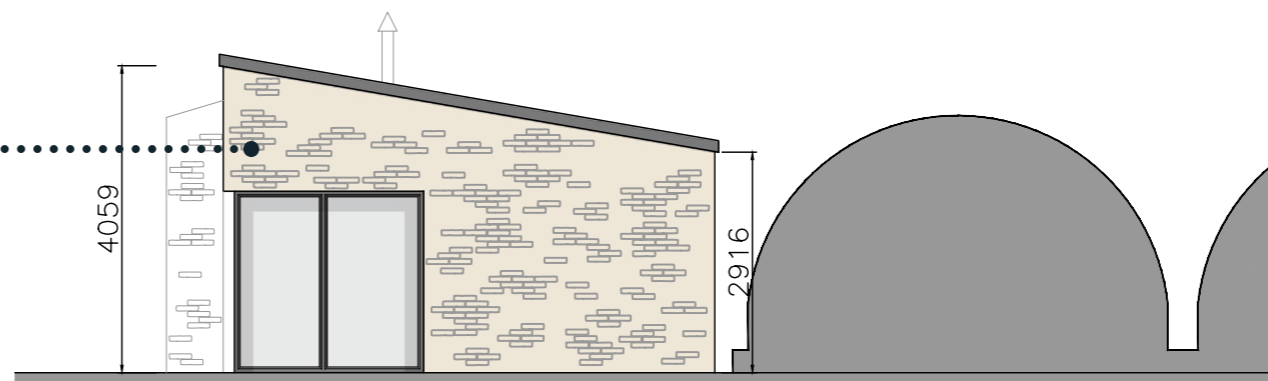
PPC Aluminium doors & windows



Random coursed local stone



South Elevation



East Elevation



Approved Class ZA elevations as proposed 1:100 @ A3

Material palette

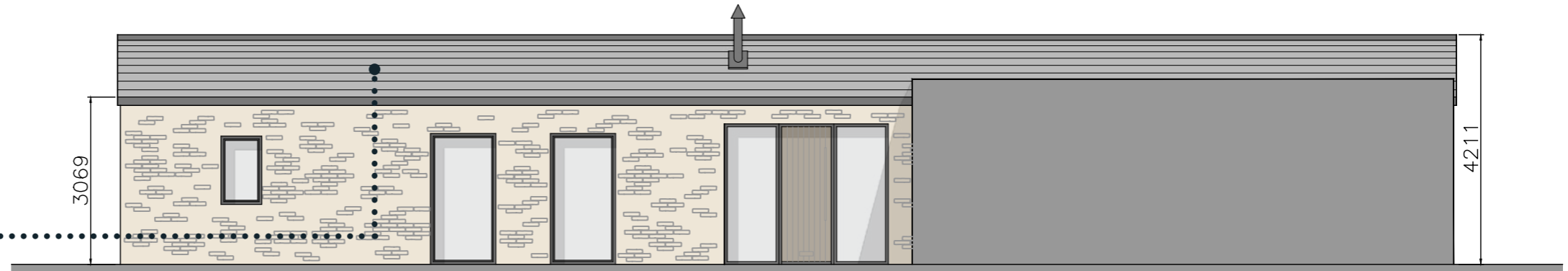
- Walls - Local random coursed stone
- Doors & Windows - Grey PPC Aluminium
- Roof - Slate
- Rainwater goods - Grey PPC Aluminium
- Flue - Black metal



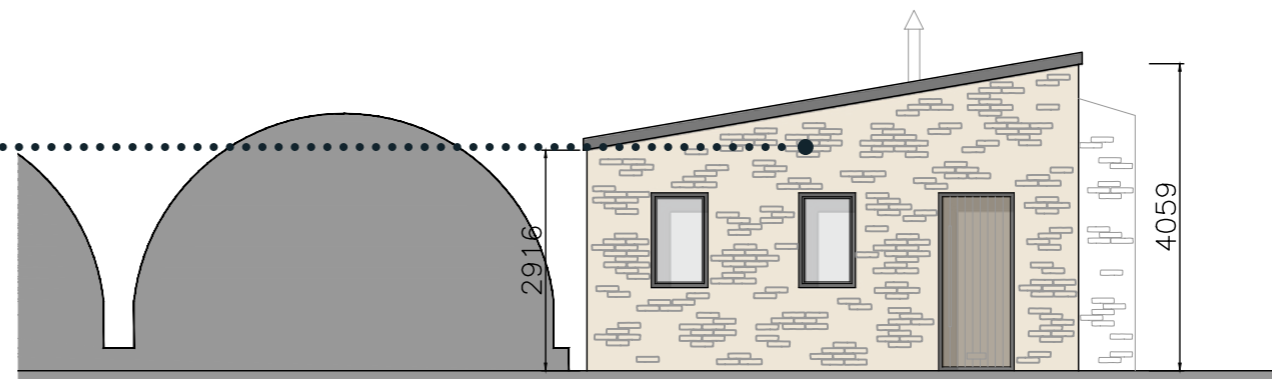
Slate roof



Random coursed local stone



North Elevation



West Elevation



Site plan as proposed 1:500 @ A3

Drawing No. GA_07

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

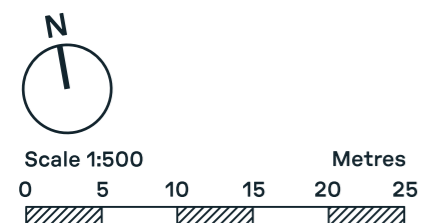
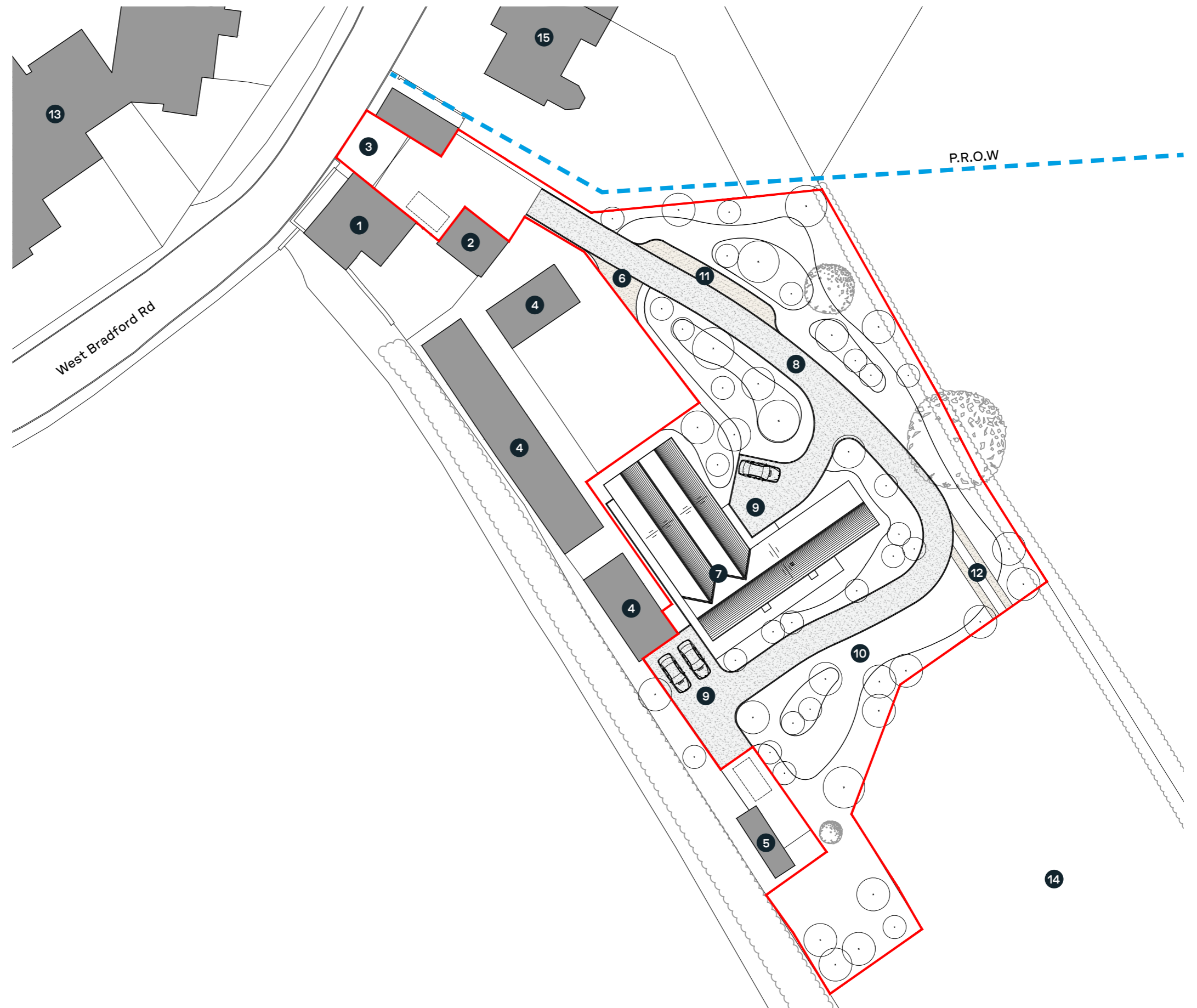
High quality materials and workmanship will be provided to create a building that meets or better current Building Regulations and has a high standard of air-tightness and insulation. The existing materials will be reused where possible to reduce the carbon footprint, with local suppliers and labour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



Ground floor plan as proposed 1:100 @ A3

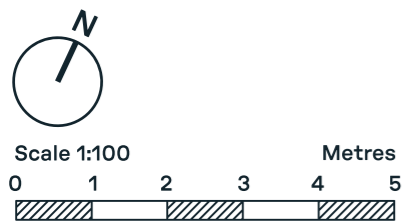
Drawing No. GA_08

Ground floor key

1. Entrance Hall
2. Kitchen
3. Dining
4. Living Room
5. Snug
6. Bedroom
7. Walk-In Wardrobe
8. En-Suite
9. Study
10. Bootroom
11. Utility
12. Pantry
13. Plant
14. W.C / Shower Room

Schedule of accommodation

G.I.F.A: 285 m²



Roof plan as proposed 1:100 @ A3

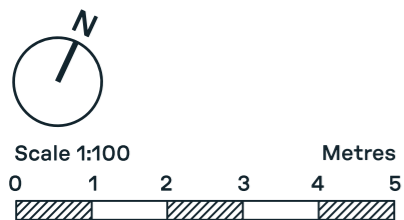
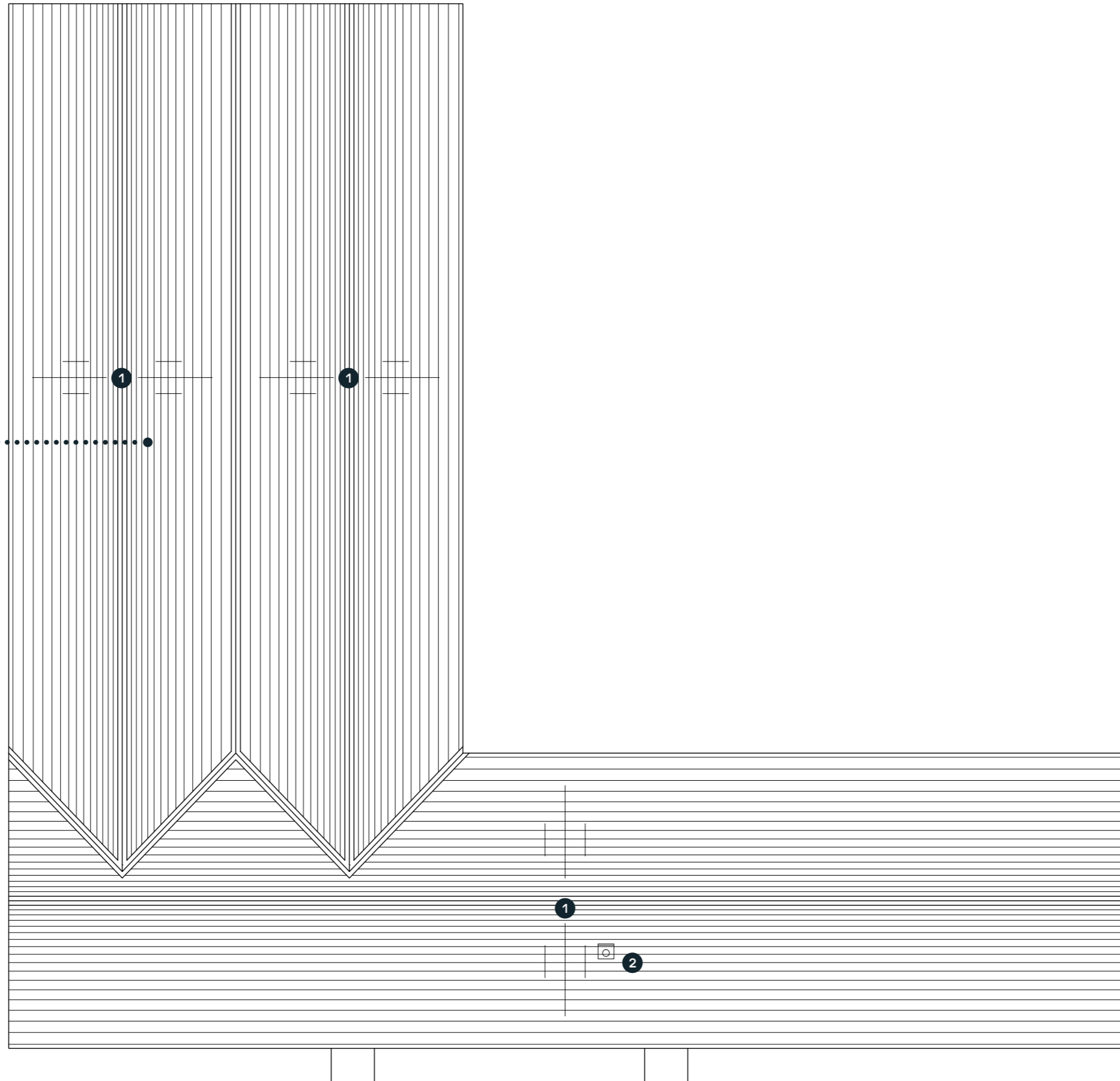
Drawing No. GA_09

Roof plan key

- 1. Slate roof
- 2. Black metal flue



Slate roof



Elevations as proposed 1:100 @ A3

Drawing No. GA_10

Material palette

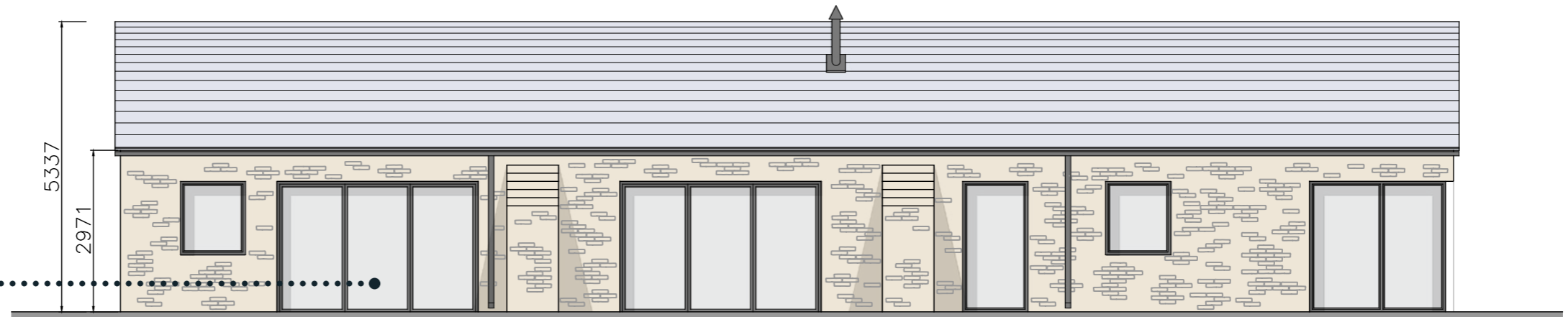
- Walls - Local random coursed stone
- Doors & Windows - Grey PPC Aluminium
- Roof - Slate
- Rainwater goods - Grey PPC Aluminium
- Flue - Black metal



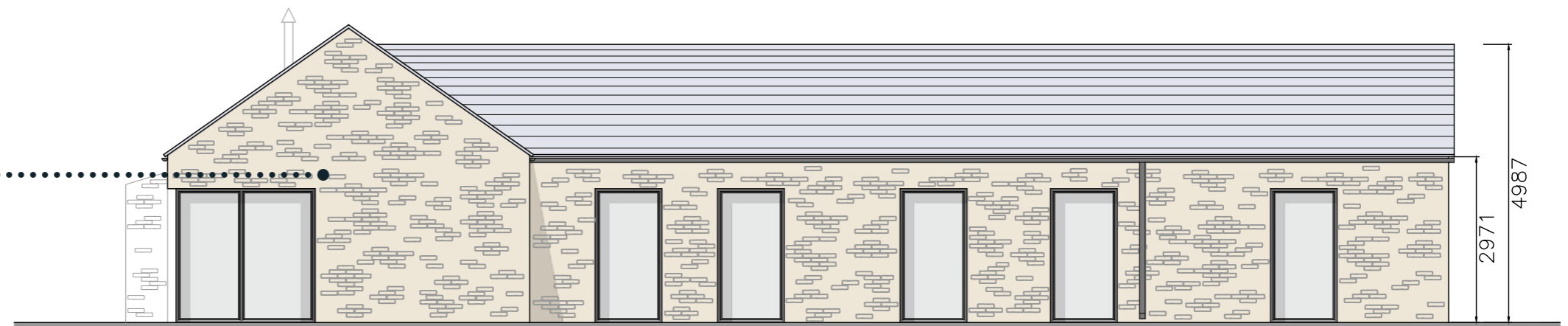
PPC Aluminium doors & windows



Random coursed local stone



South Elevation



East Elevation



Elevations as proposed 1:100 @ A3

Drawing No. GA_11

Material palette

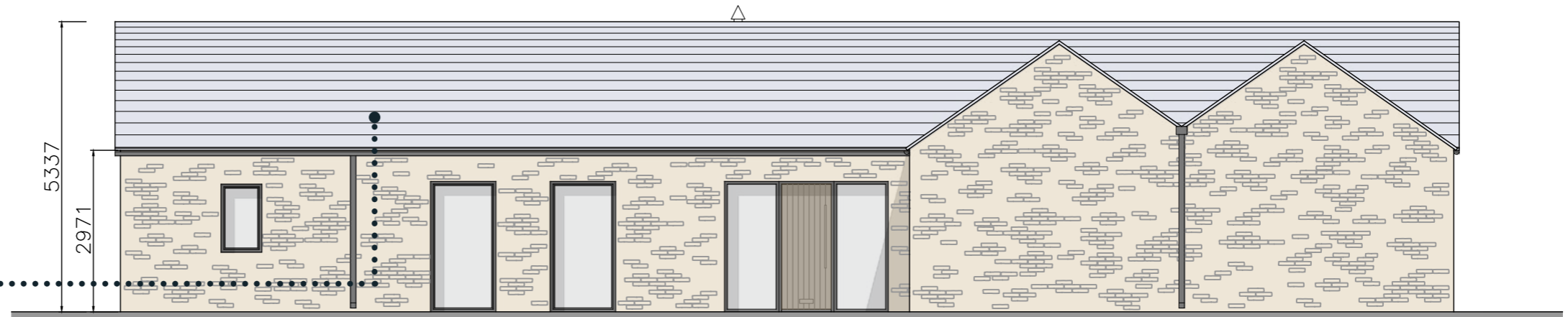
- Walls - Local random coursed stone
- Doors & Windows - Grey PPC Aluminium
- Roof - Slate
- Rainwater goods - Grey PPC Aluminium
- Flue - Black metal



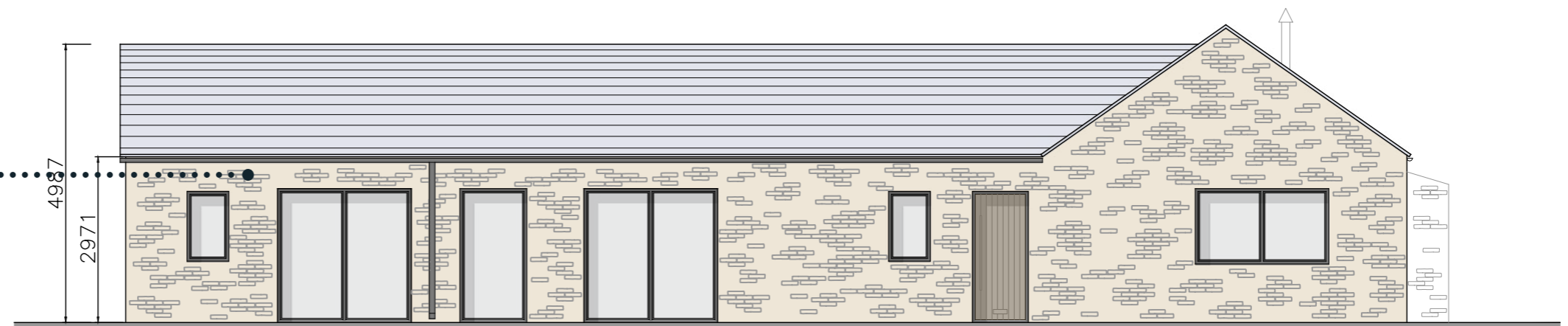
Slate roof



Random coursed local stone



North Elevation



West Elevation



Construction management plan

Drawing No. GA_12

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).

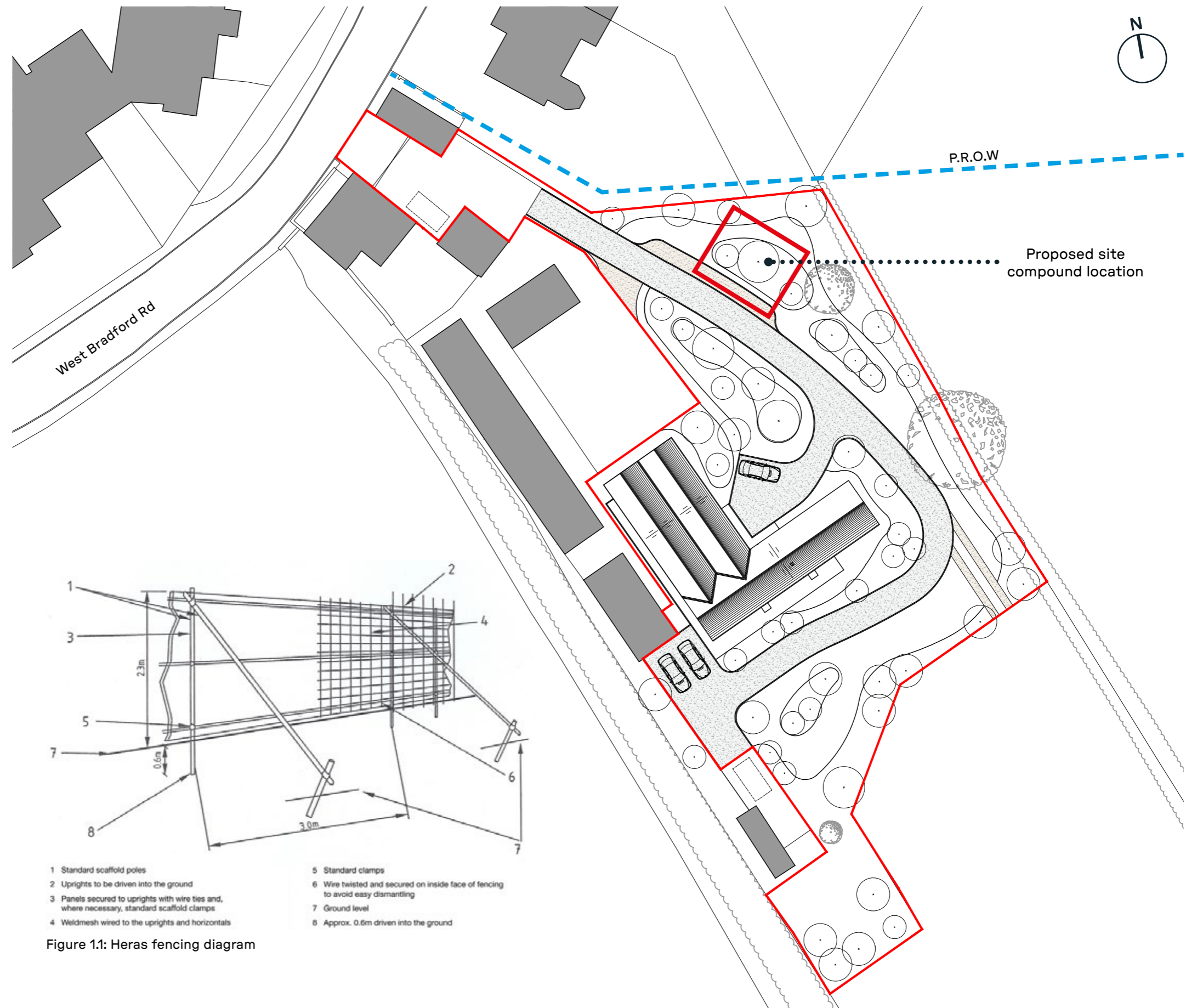


Figure 1.1: Heras fencing diagram



We are rural