

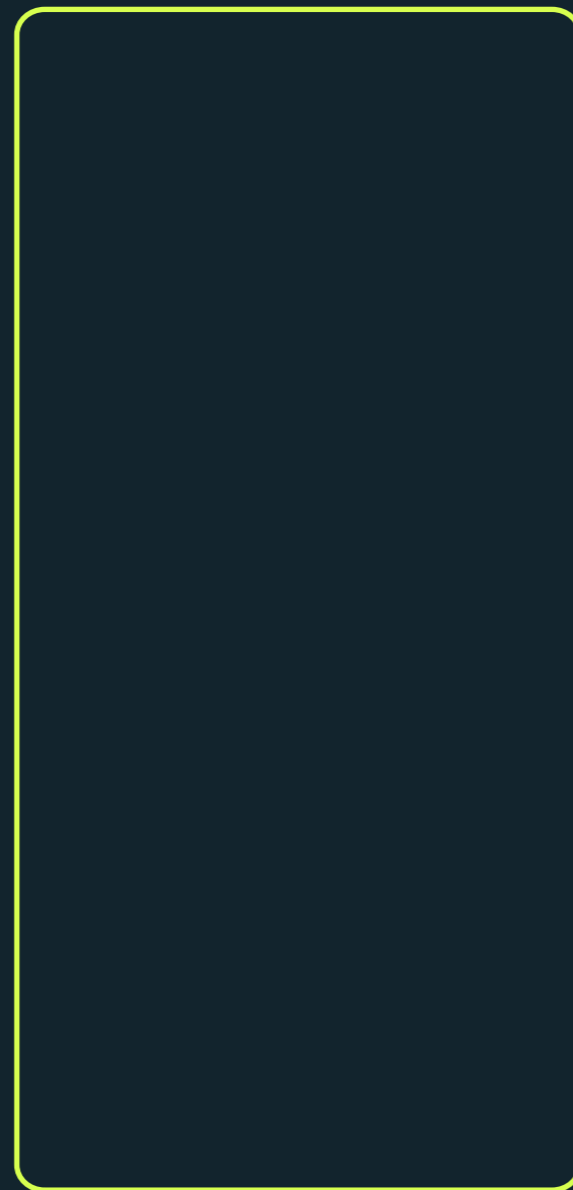
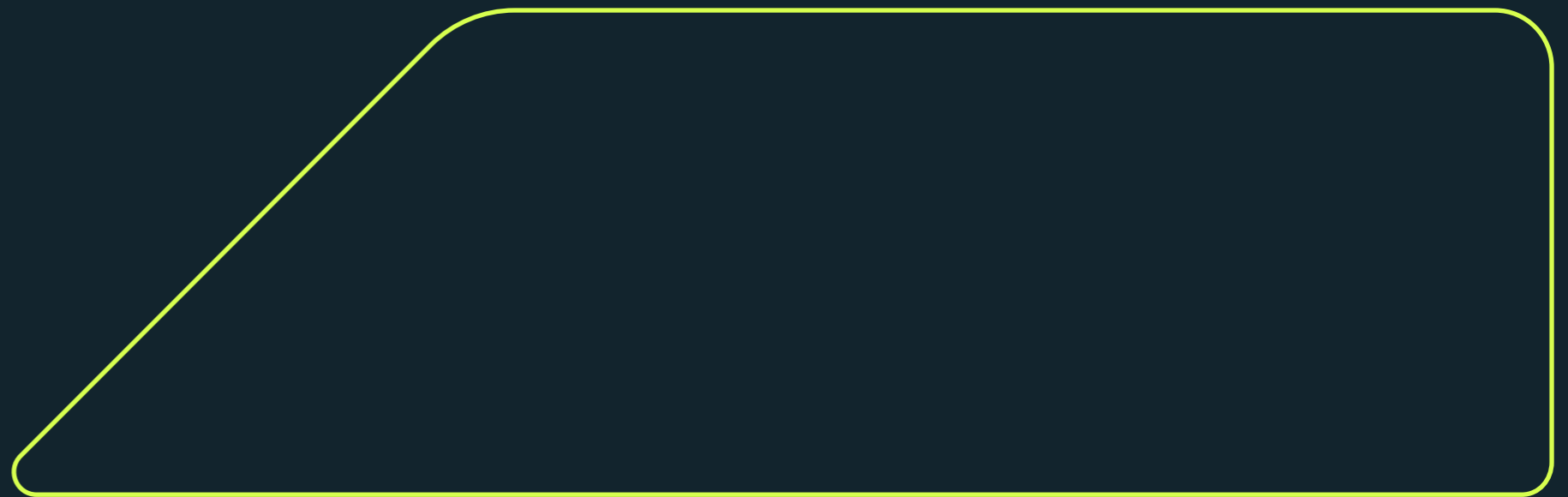
Drawing Package

Light Industrial site at Waddington

Mr Ashley Rostron

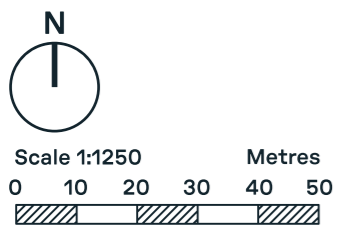
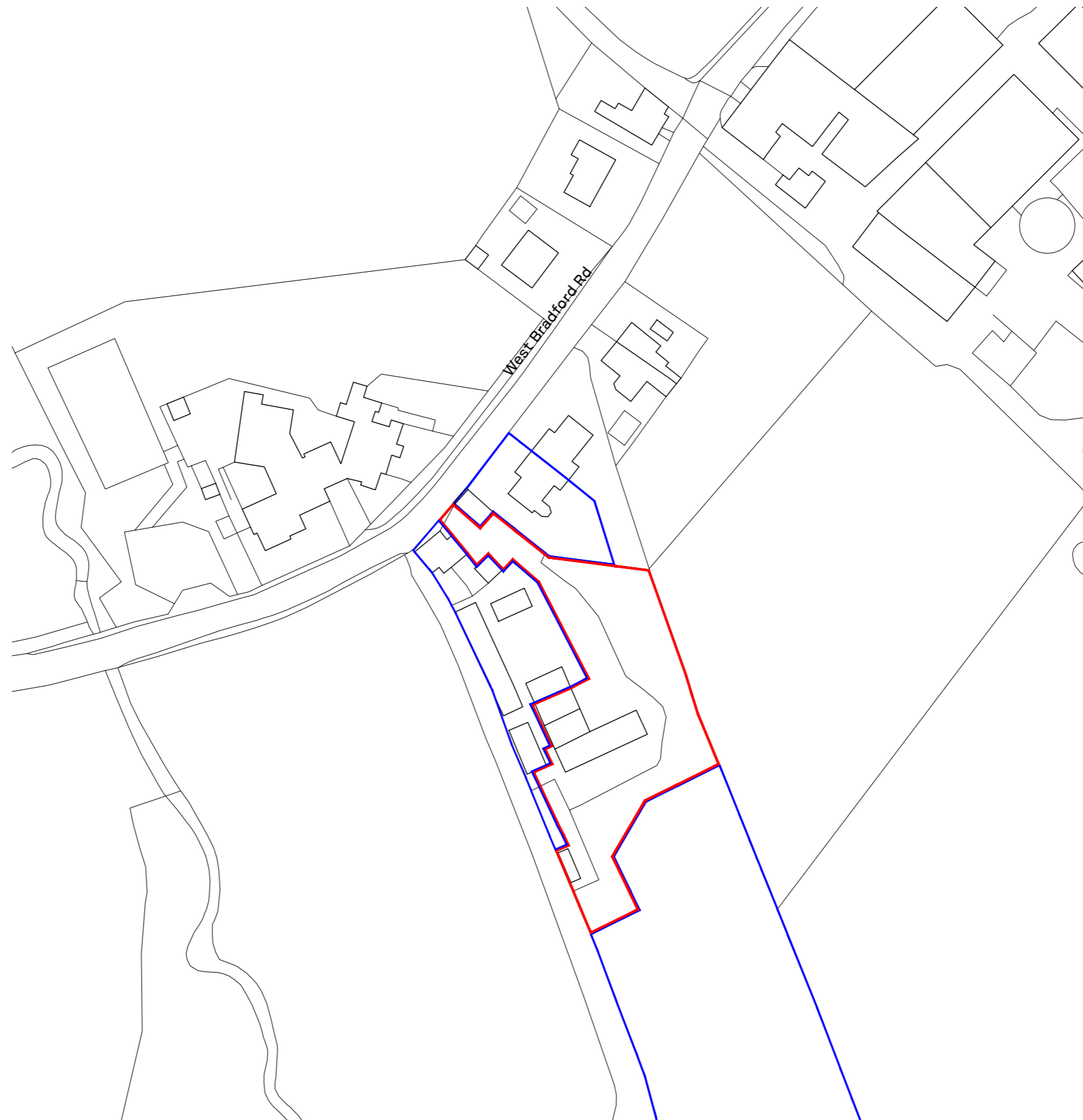
January 2025

New Dwelling with Annexe



Location plan 1:1250 @ A3

Drawing No. GA_01



Site area: 0.29 Hectares

Demolition plan 1:500 @ A3

Drawing No. GA_03

Site plan key



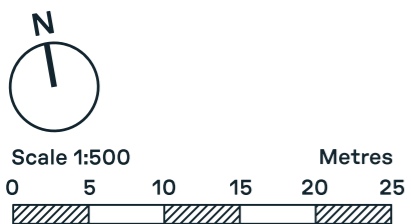
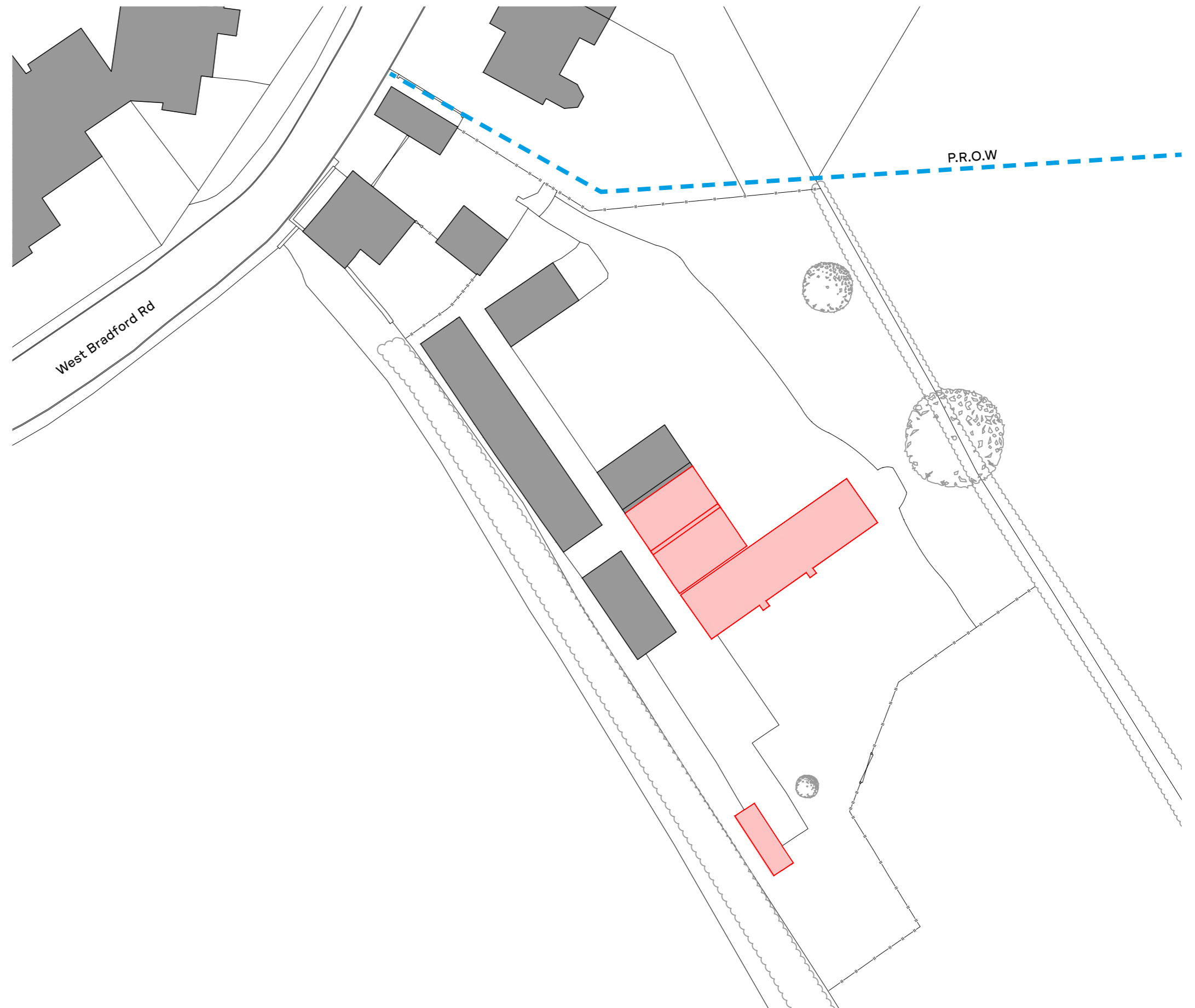
Area to be demolished: 302 m²



Figure 1.1: Existing south elevation



Figure 1.2: Existing north elevation

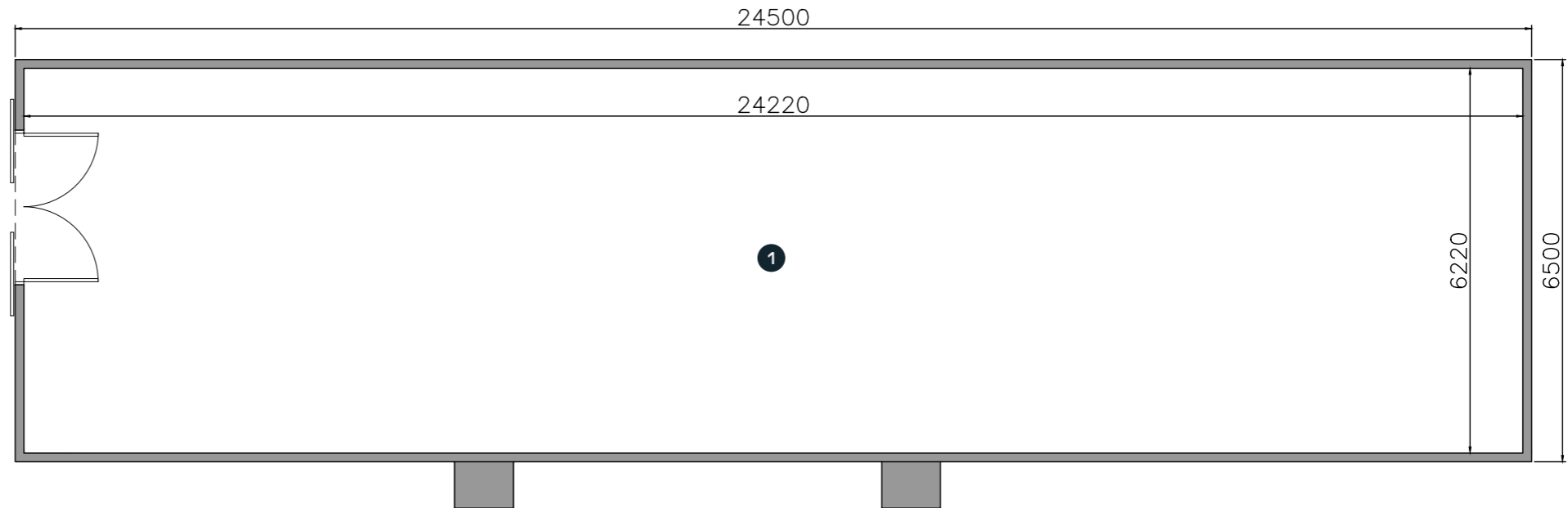


Plans as existing 1:100 @ A3

Drawing No. GA_04

Floor plan key

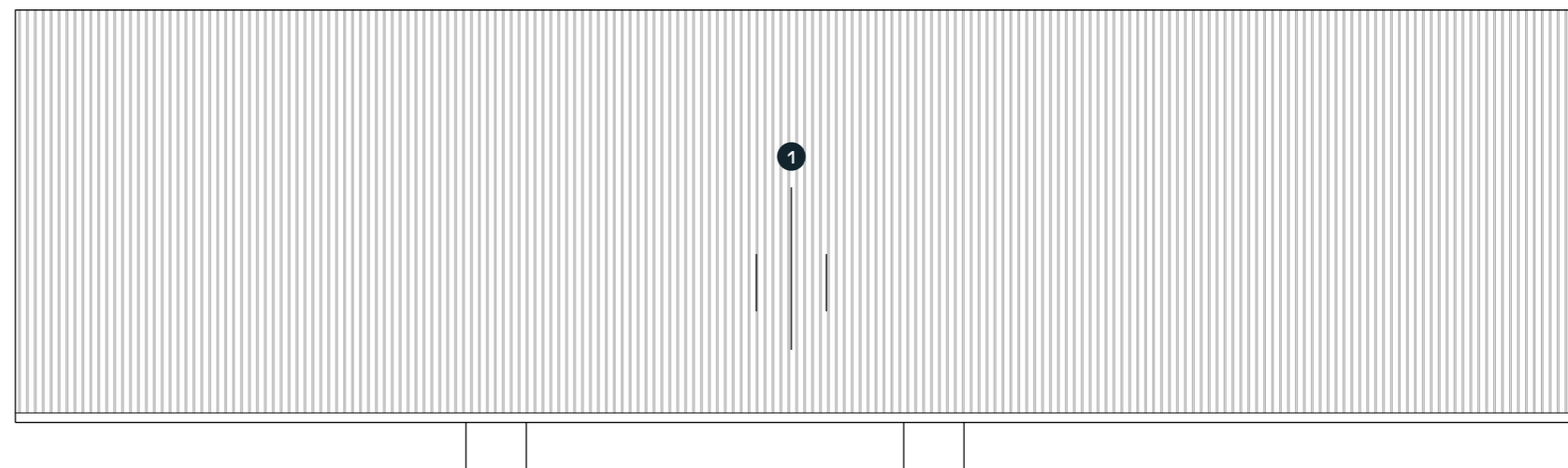
- 1. Space of light industrial operation



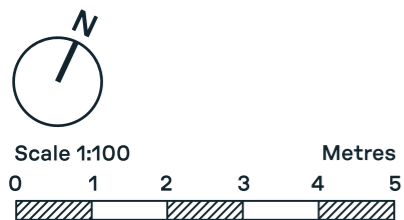
Floor Plan

Roof plan key

- 1. Profiled metal roof



Roof Plan



Plans as existing 1:100 @ A3

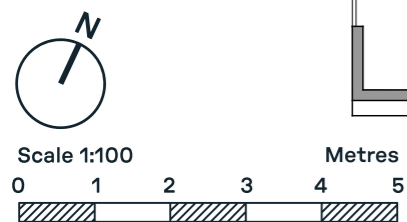
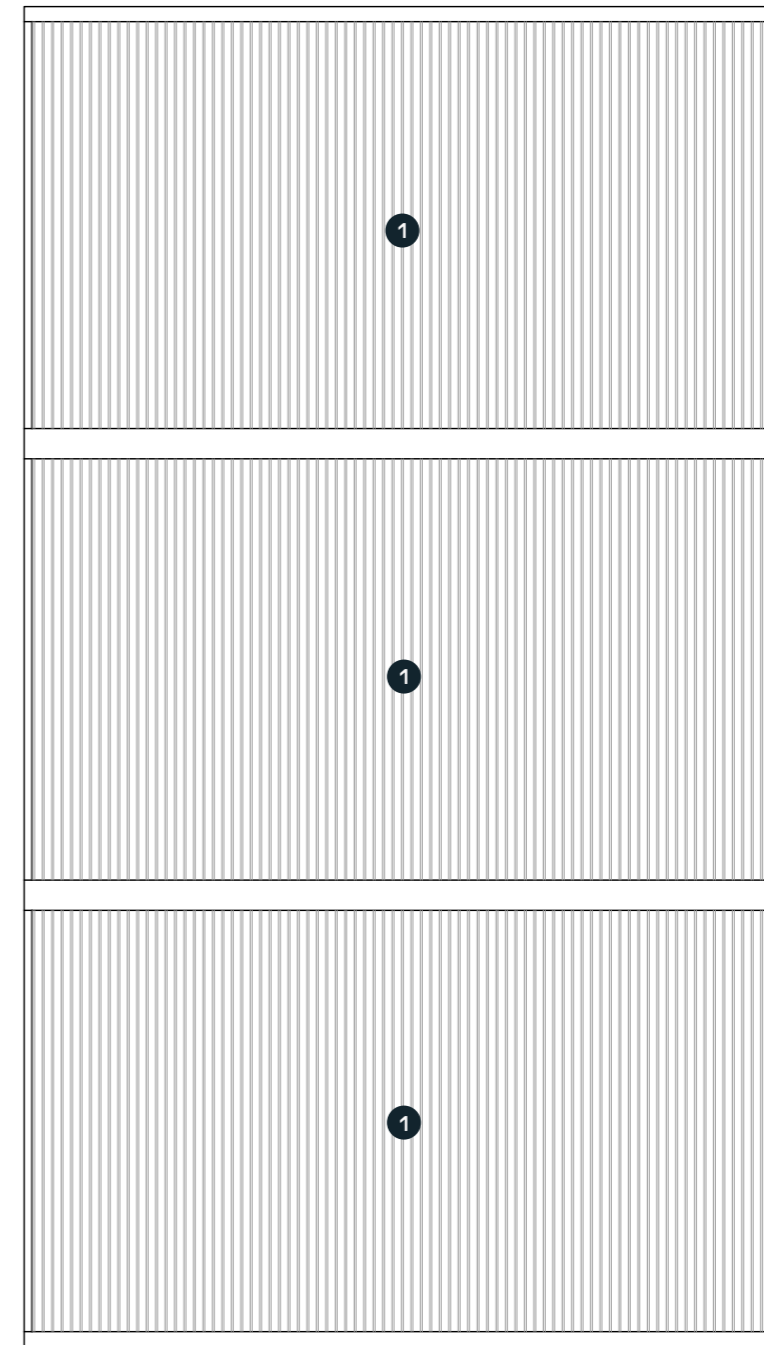
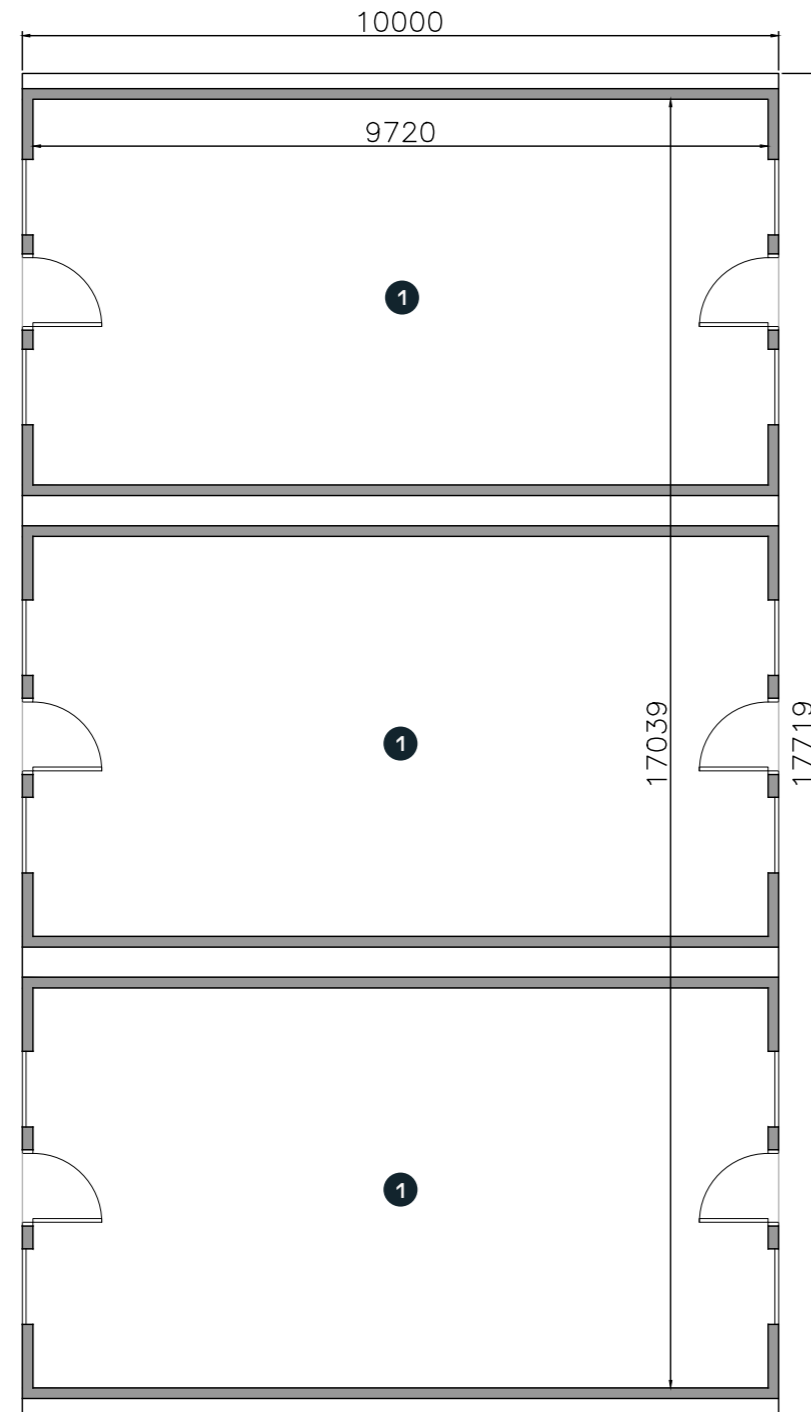
Drawing No. GA_05

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

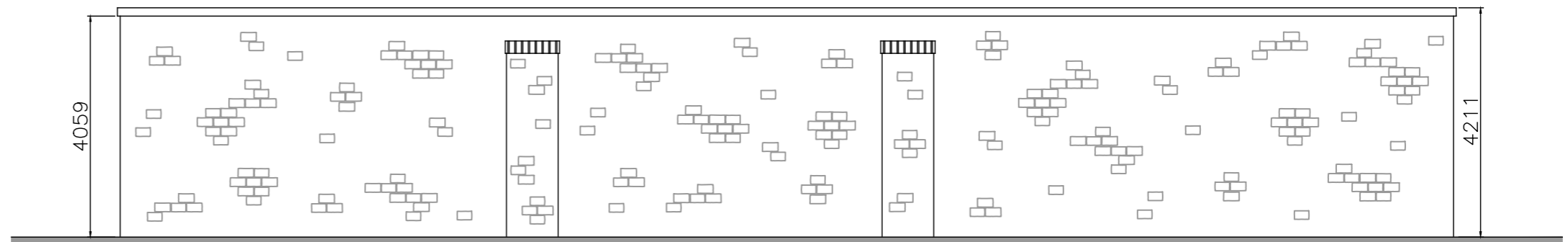
Roof - Profiled metal



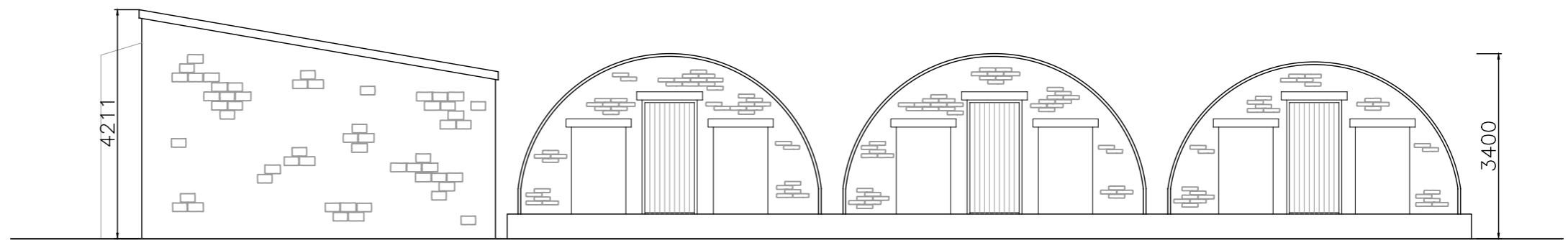
Figure 2.1: Existing south elevation



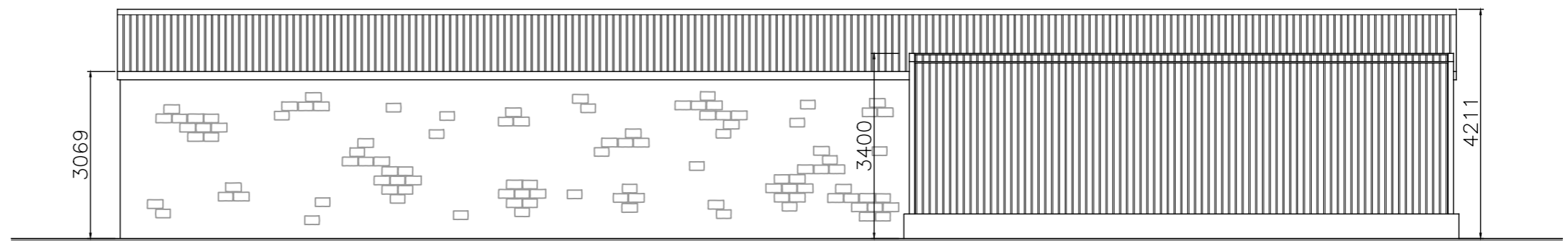
Figure 2.2: Existing west elevation



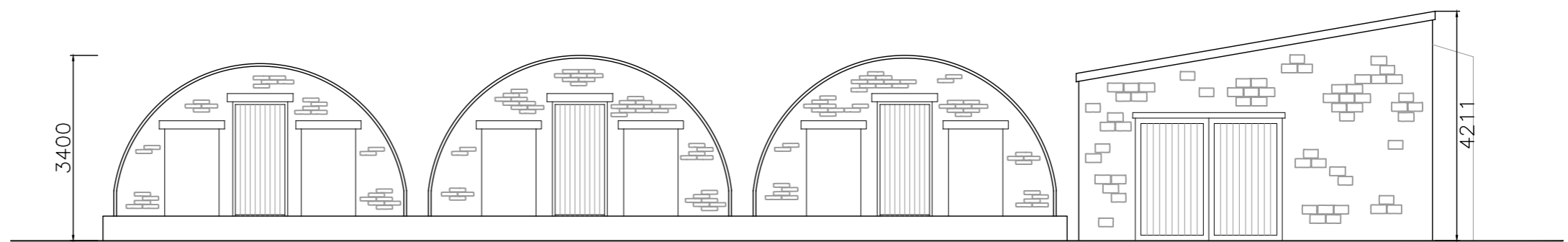
South Elevation



East Elevation



North Elevation

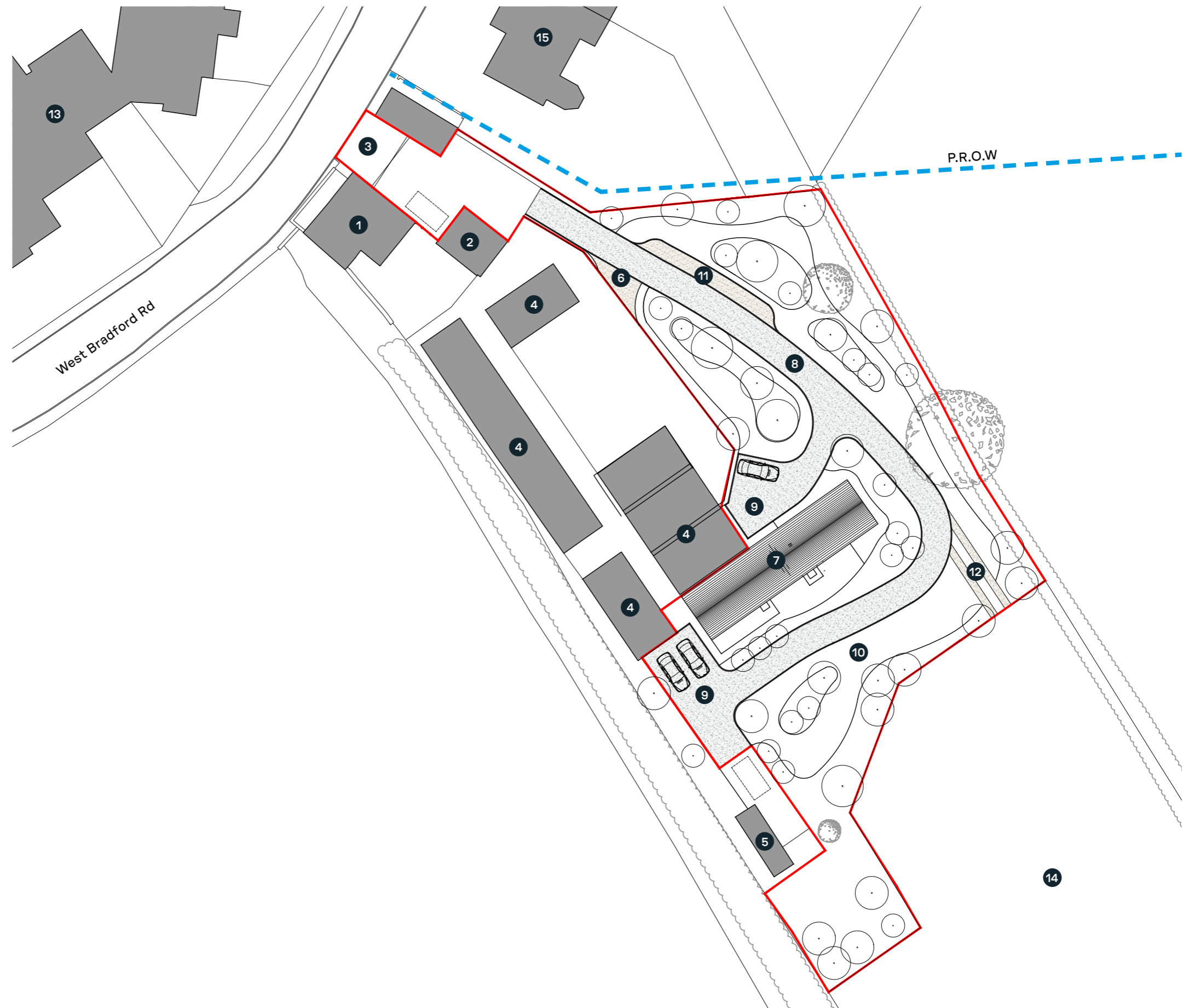


West Elevation

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

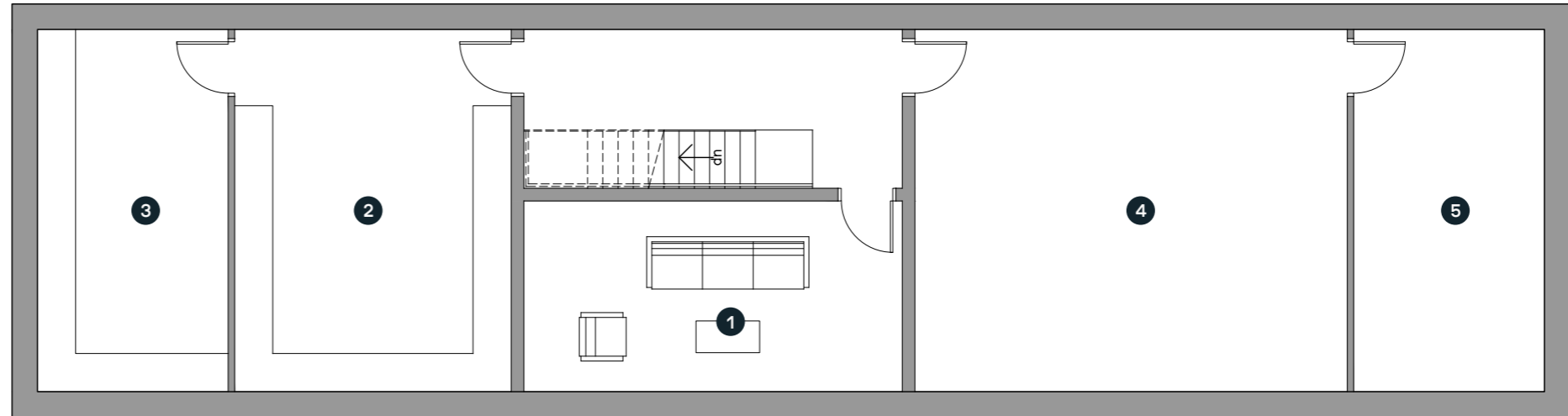


Scale 1:500
Metres
0 5 10 15 20 25

Approved Class ZA floor plans 1:100 @ A3

Basement floor key

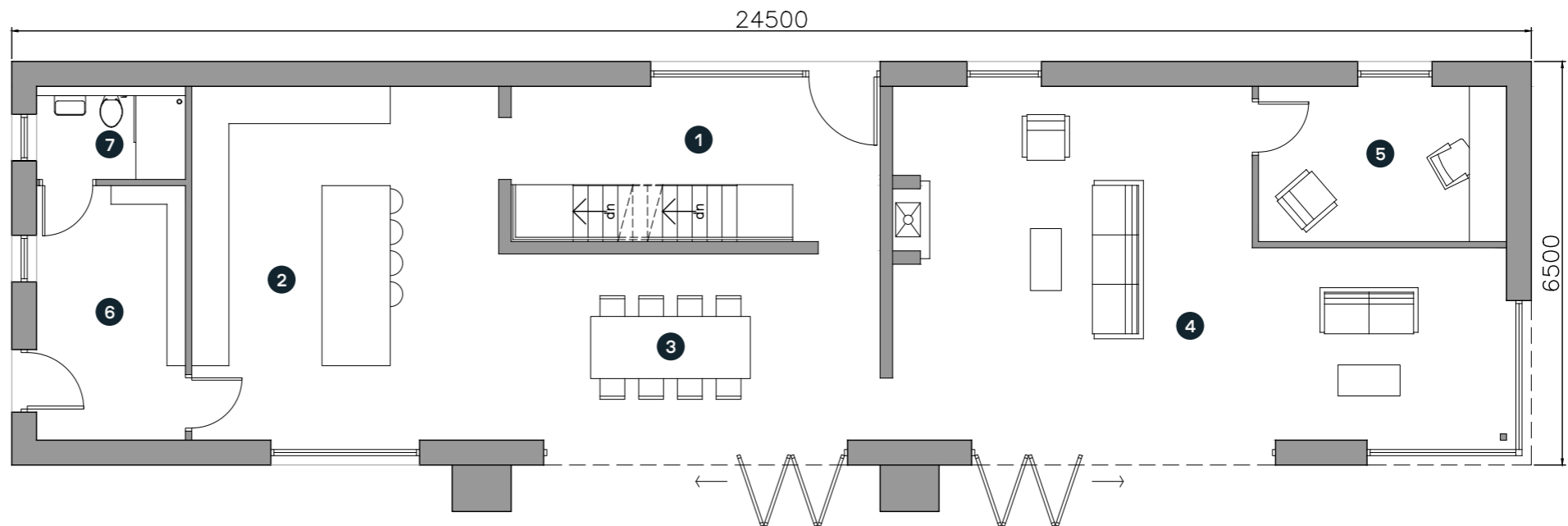
1. Snug
2. Utility
3. Laundry Room
4. Games room / Gym
5. Storage



Basement Floor Plan

Ground floor key

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



Ground Floor Plan

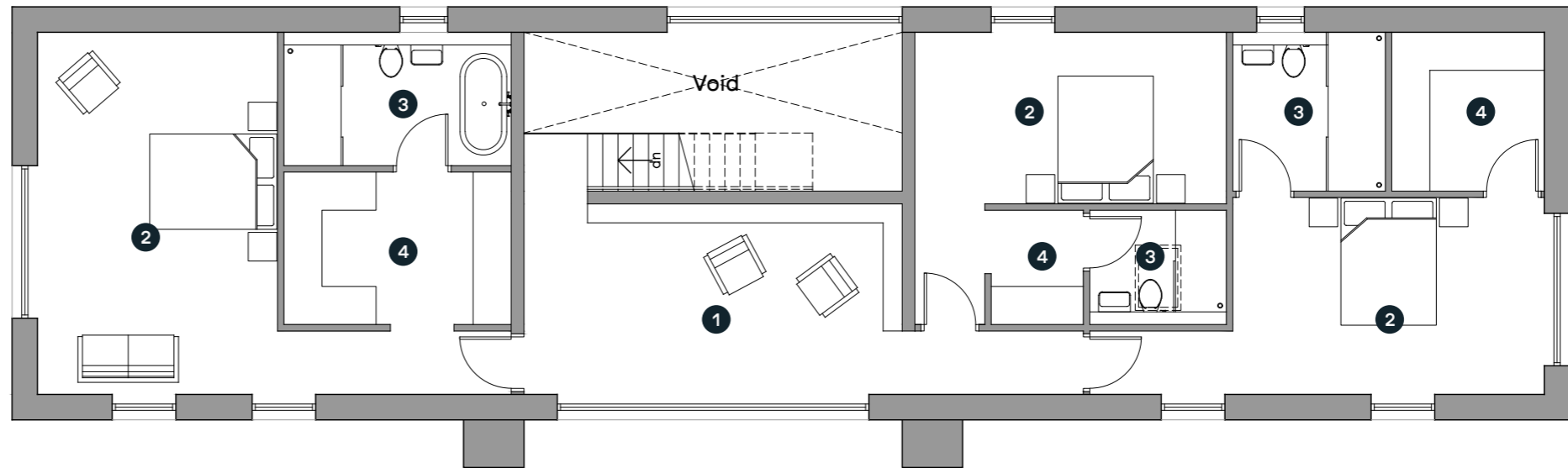


Scale 1:100
Metres
0 1 2 3 4 5

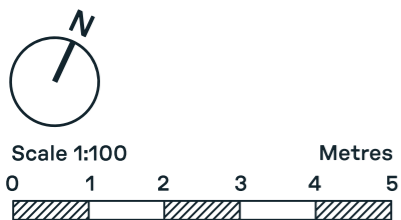
Approved Class ZA floor plans 1:100 @ A3

First floor key

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



First Floor Plan



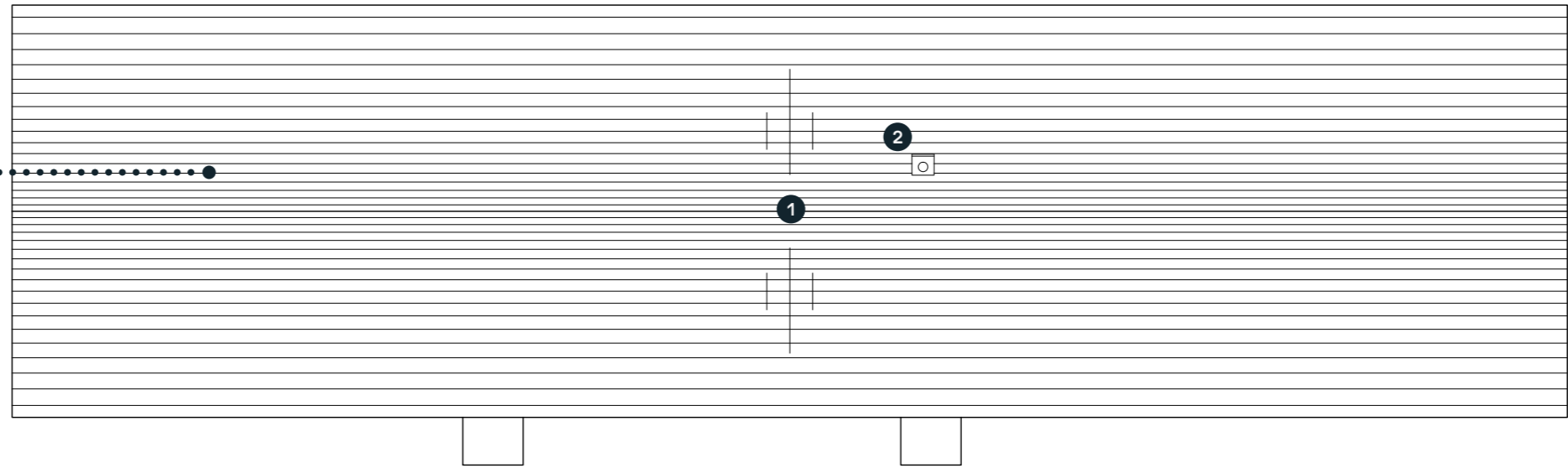
Approved Class ZA roof plan 1:100 @ A3

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



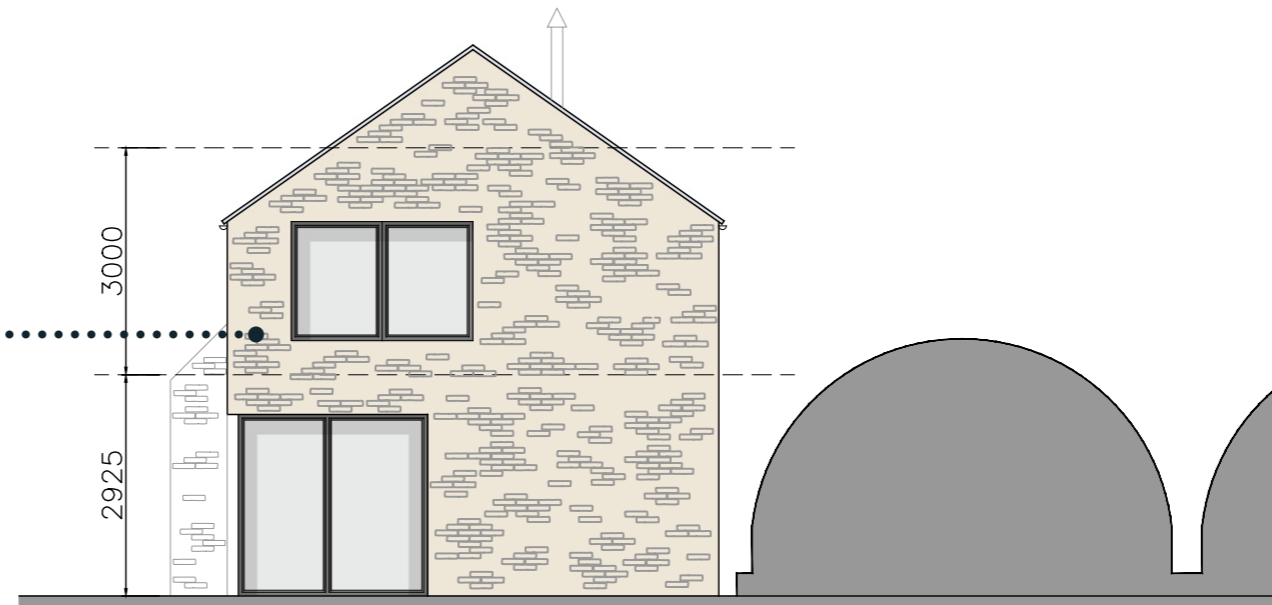
PPC Aluminium doors & windows



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



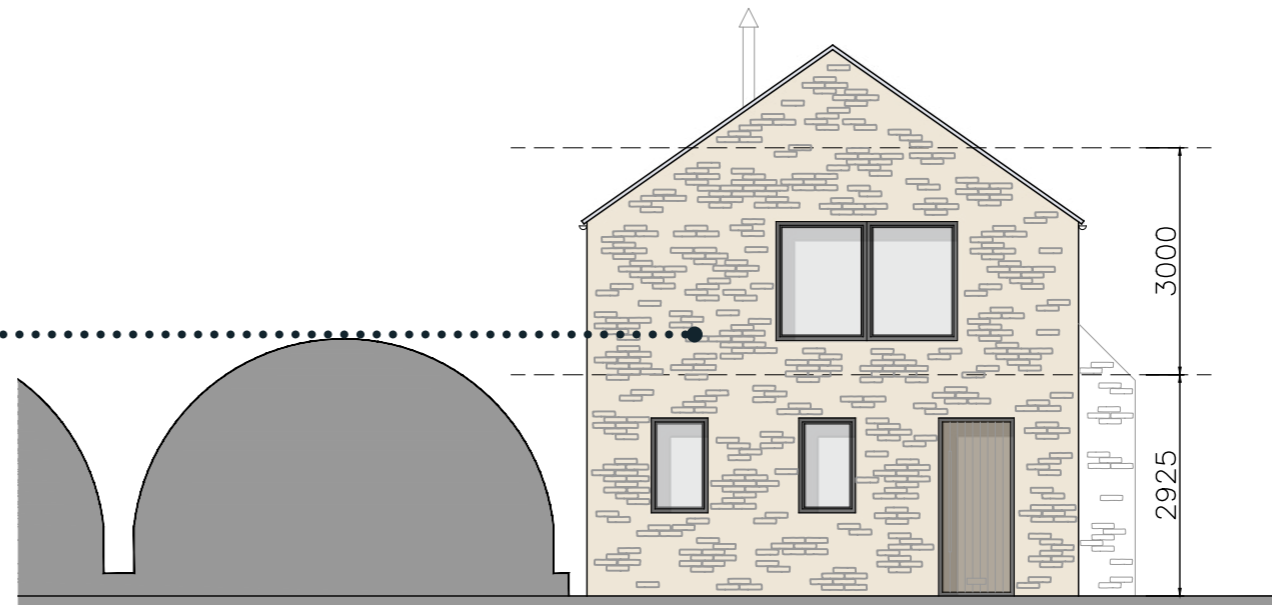
Slate roof



Random coursed local stone



South 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 yard access
6. Proposed dwelling
7. Proposed annexe
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

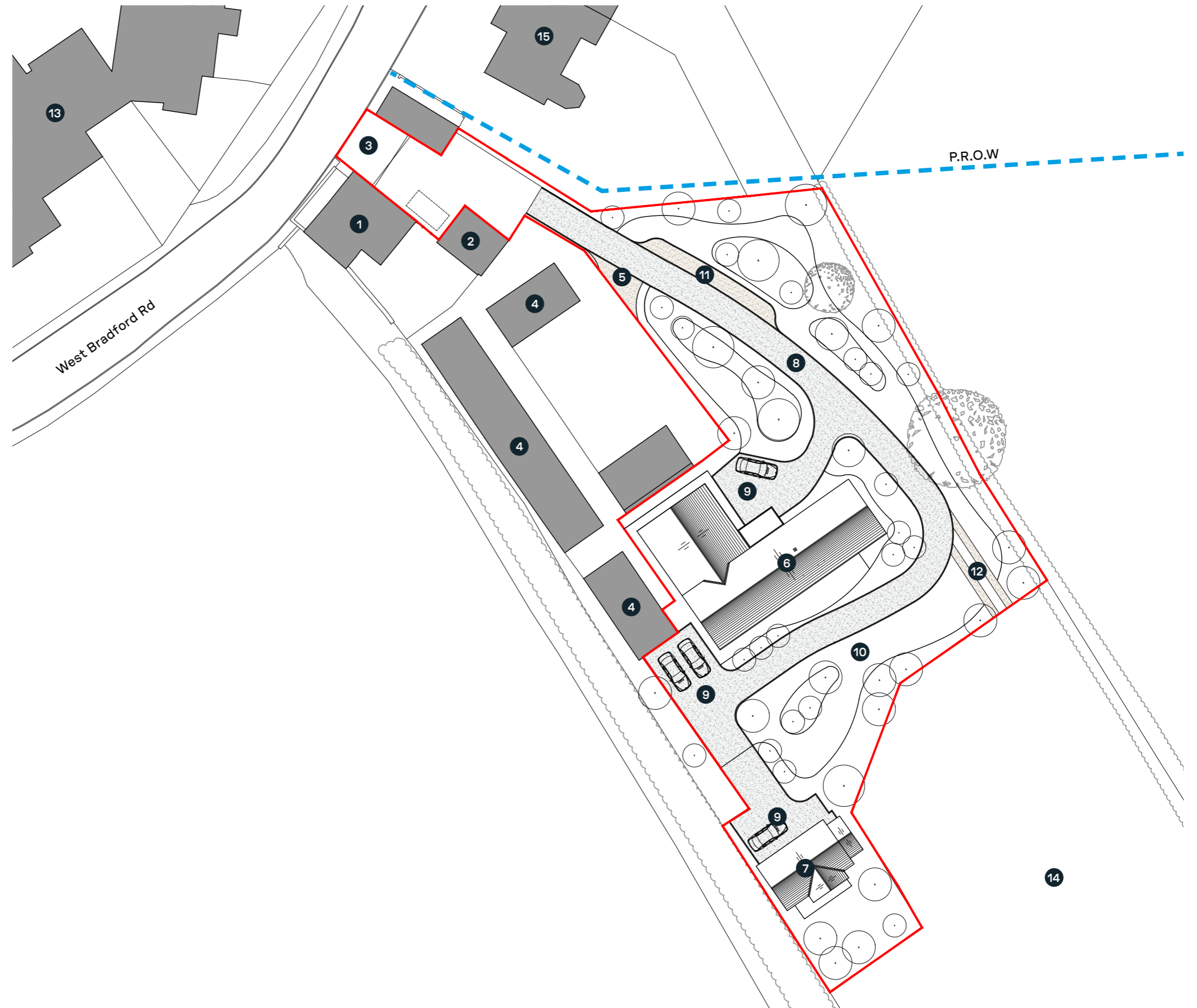
High quality materials and workmanship will be provided to create a building that meets or better current Building Regulations and has a high standard of air-tightness and insulation. The existing materials will be reused where possible to reduce the carbon footprint, with local suppliers and labour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

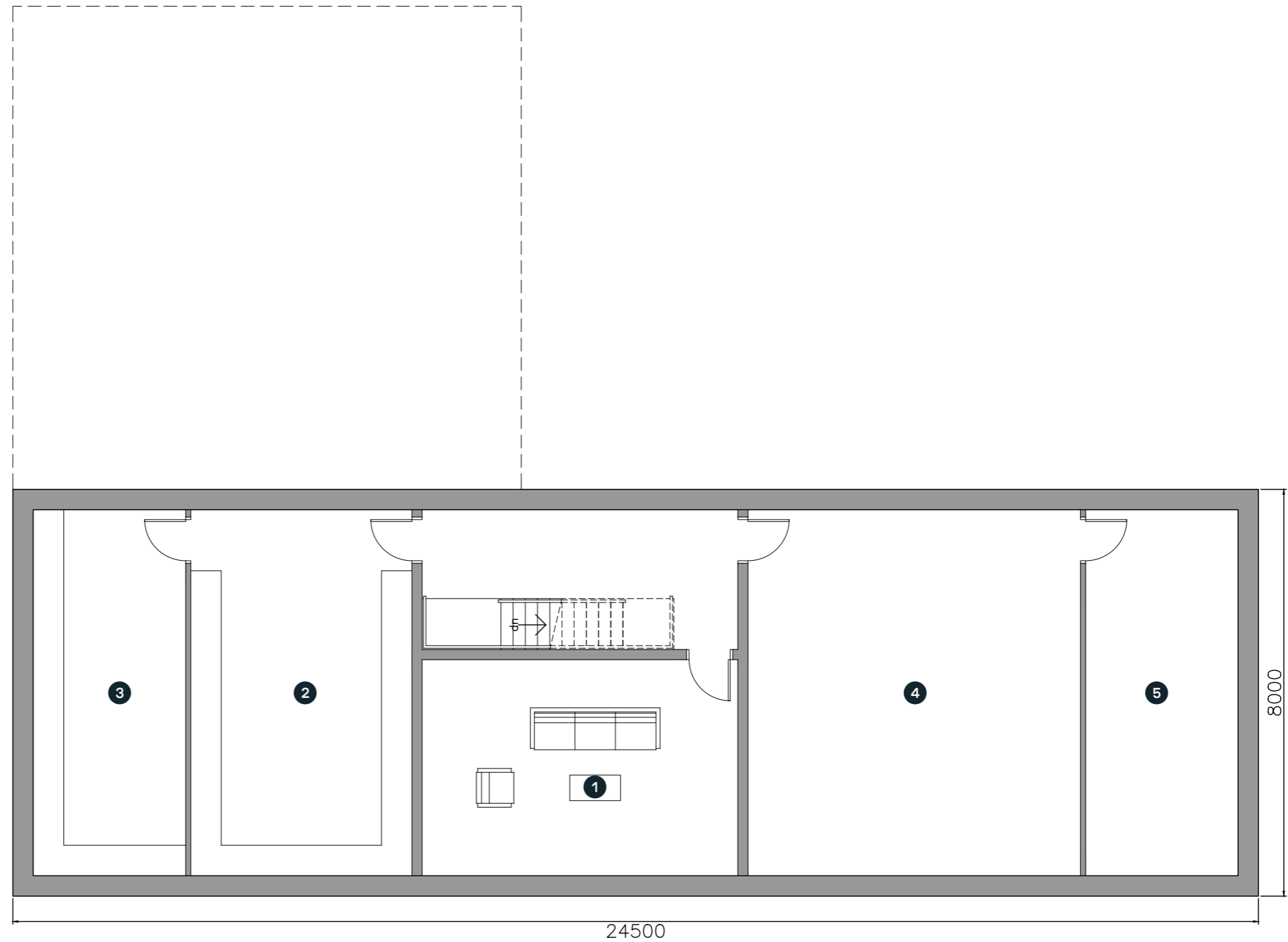


Basement floor plan as proposed 1:100 @ A3

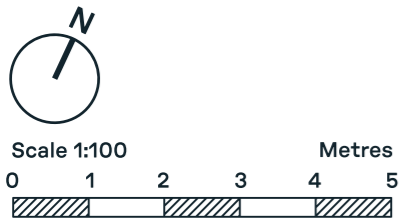
Drawing No. GA_08

Basement floor key

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



Basement



Ground floor plan as proposed 1:100 @ A3

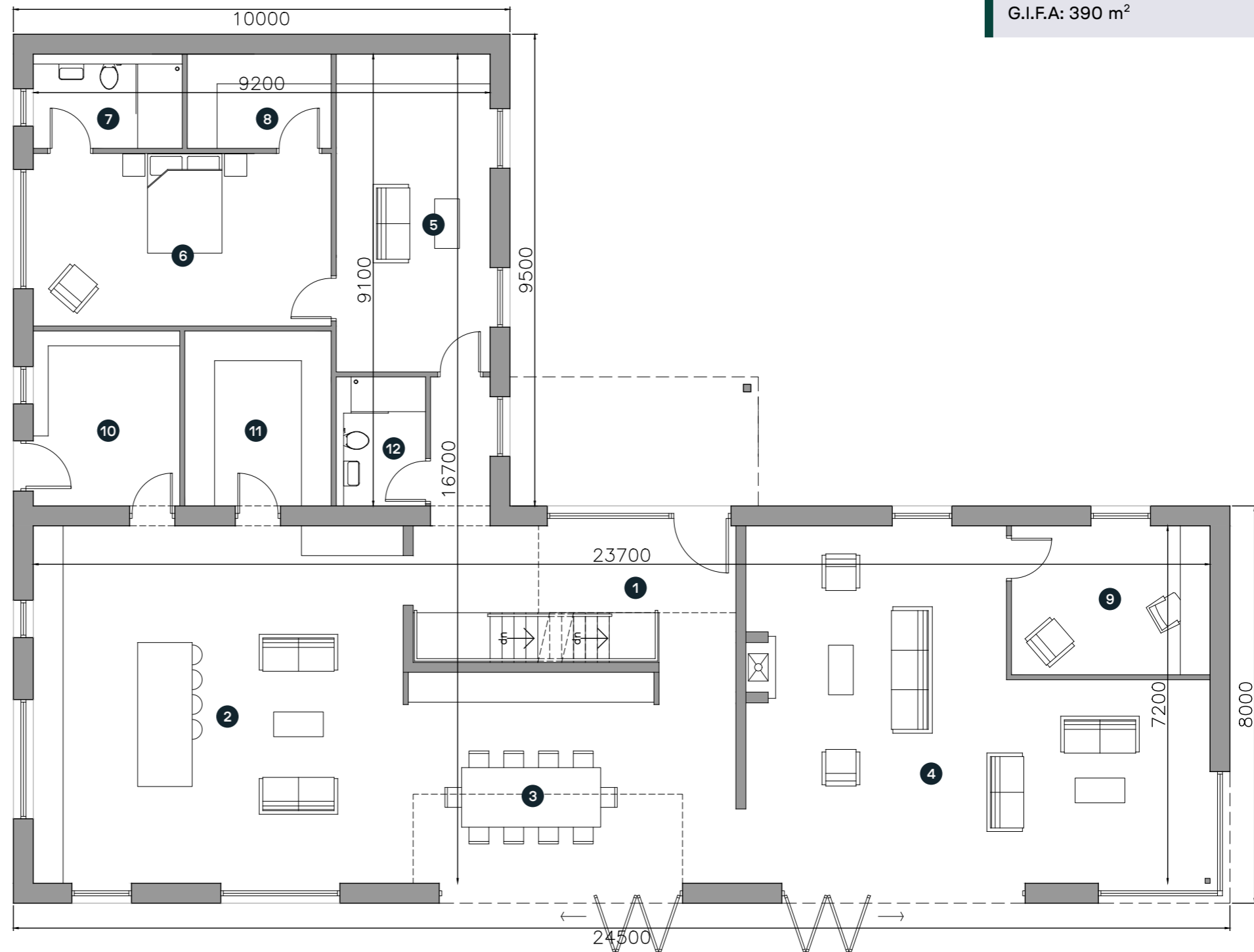
Drawing No. GA_09

Ground floor key

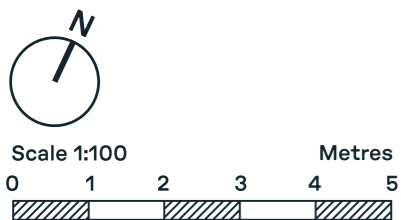
1. Entrance Hall
2. Kitchen
3. Dining
4. Living Room
5. Snug
6. Guest Bedroom
7. Guest Walk-In Wardrobe
8. Guest En-Suite
9. Study
10. Bootroom / Utility
11. Pantry
12. W.C / Shower Room

Schedule of accommodation

G.I.F.A: 390 m²



Ground Floor

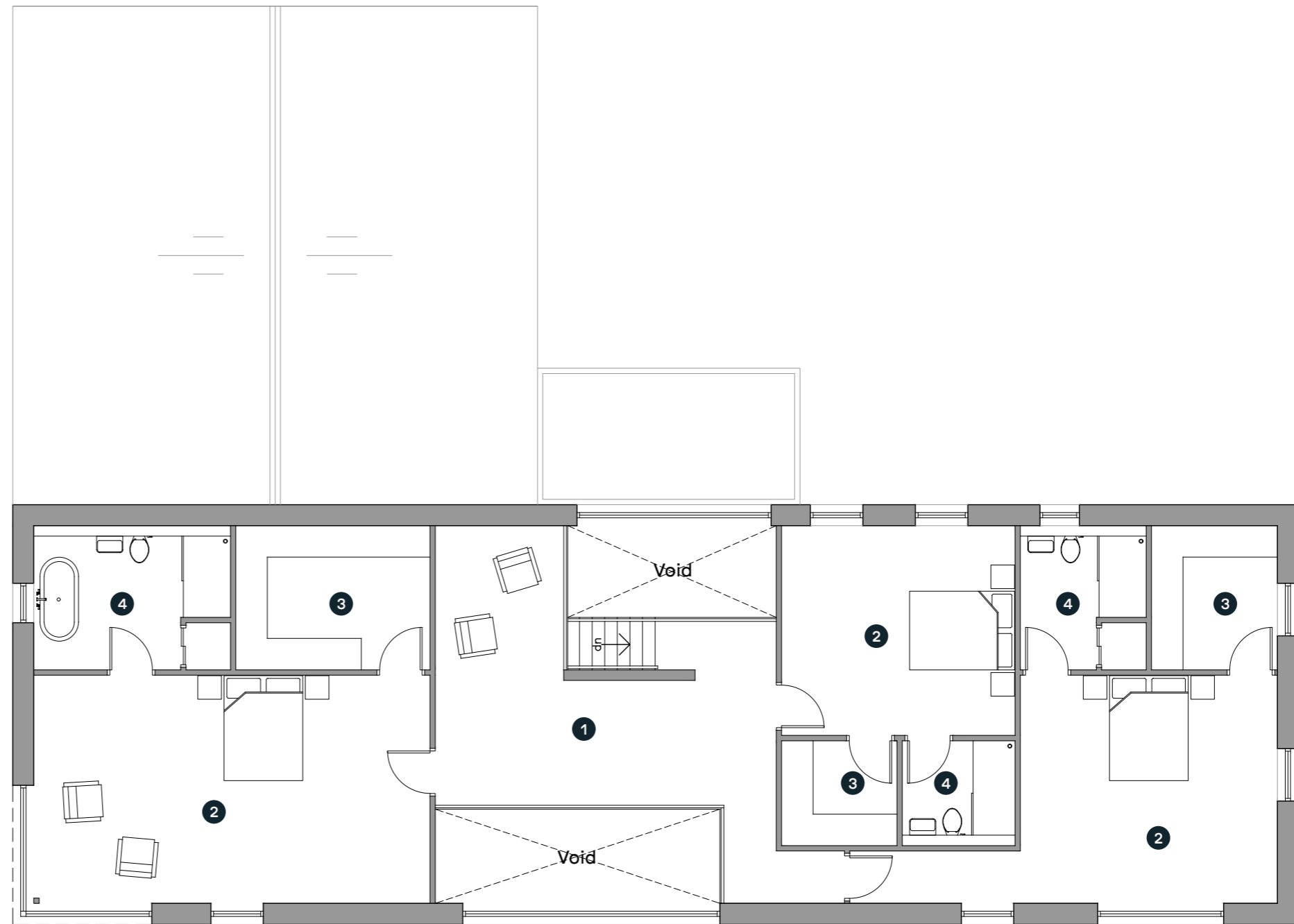


First floor plan as proposed 1:100 @ A3

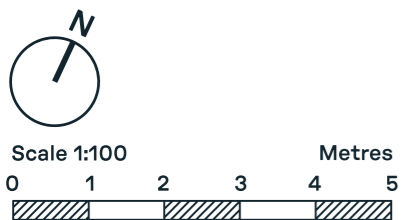
Drawing No. GA_10

Ground floor key

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



First Floor



Roof plan as proposed 1:100 @ A3

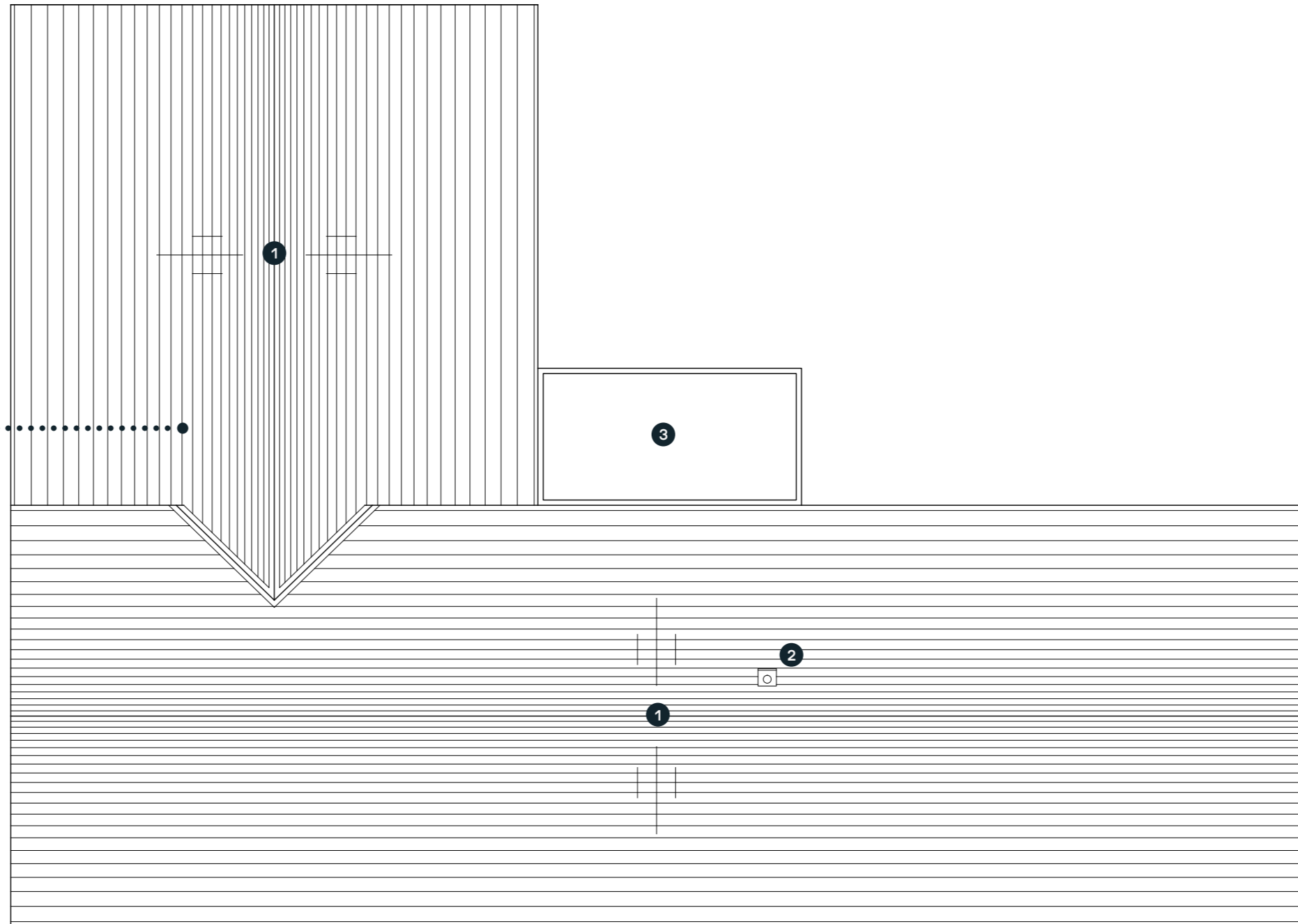
Drawing No. GA_11

Roof plan key

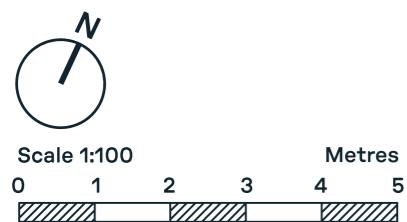
1. Slate roof
2. Black metal flue
3. Single-ply membrane



Slate roof



Roof Plan



Elevations as proposed 1:100 @ A3

Drawing No. GA_12

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_13

Material palette

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



Random coursed local stone



Slate roof



North Elevation



West Elevation



Annexe as proposed 1:100 @ A3

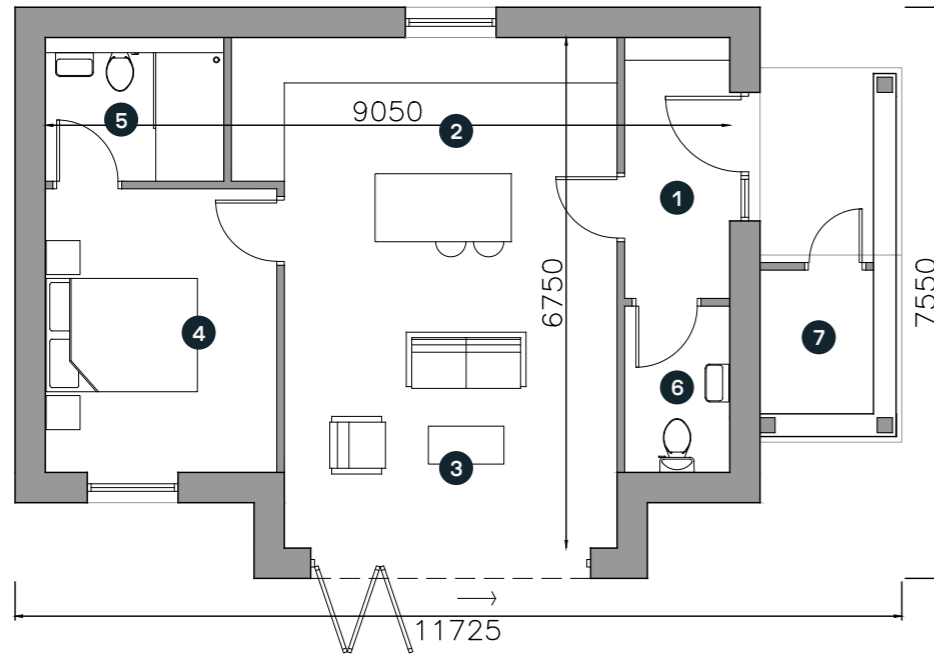
Drawing No. GA_14

Ground floor key

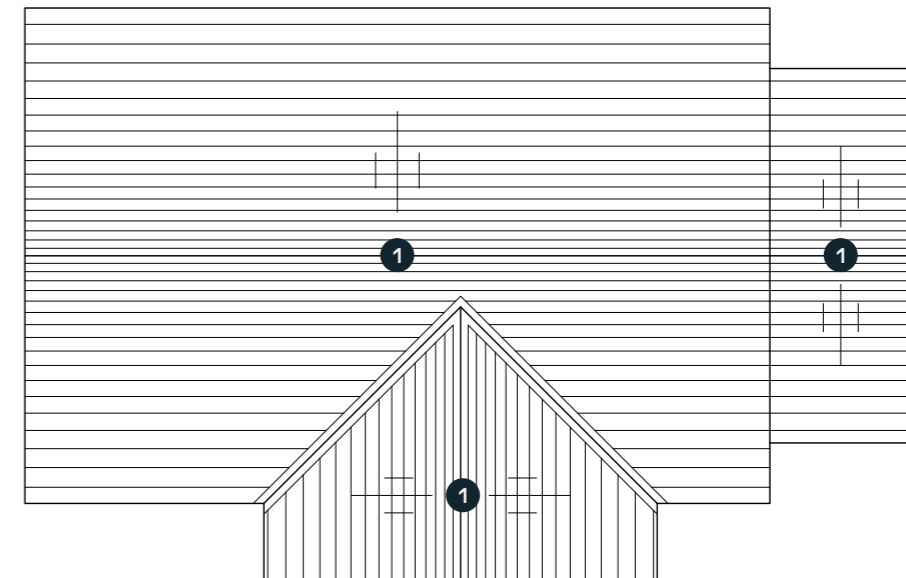
1. Entrance
2. Kitchen / Dining
3. Living Room
4. Bedroom
5. En-Suite
6. W.C
7. Store

Roof plan key

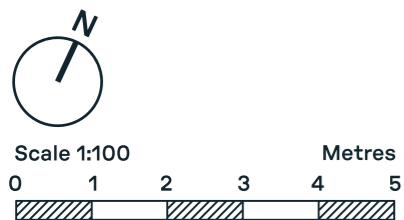
1. Slate roof



Floor Plan



Roof Plan



Schedule of accommodation

G.I.F.A: 56 m²

Annexe elevations as proposed 1:100 @ A3

Drawing No. GA_15

Material palette

Walls - Local random coursed stone

Doors & Windows - Grey PPC Aluminium

Roof - Slate

Rainwater goods - Grey PPC Aluminium

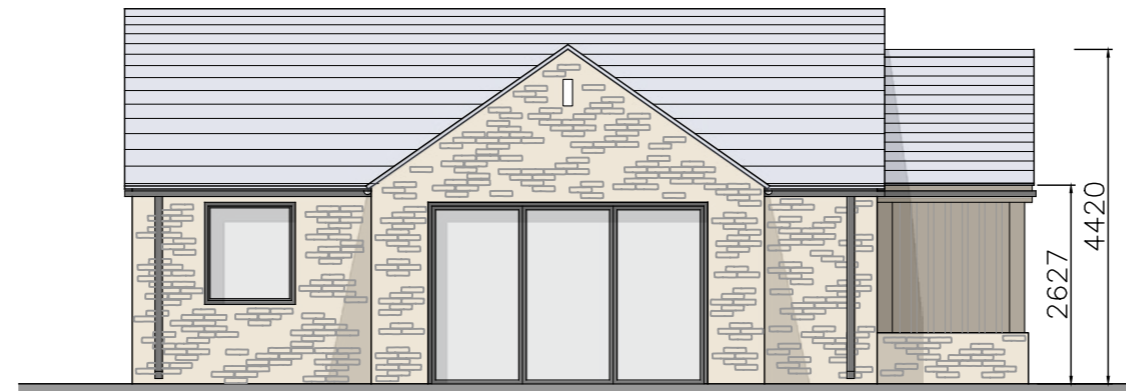
Flue - Black metal



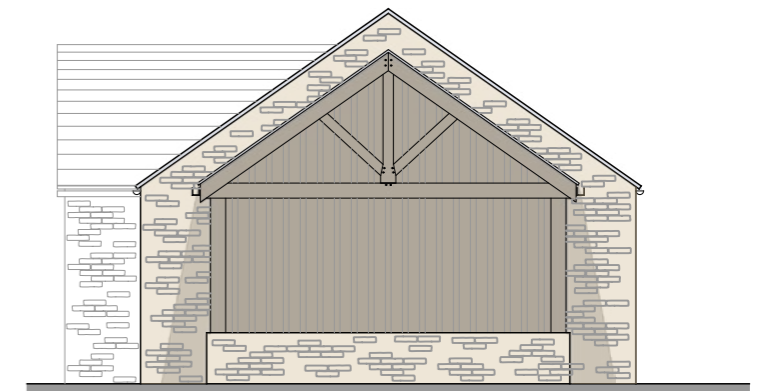
Random coursed local stone



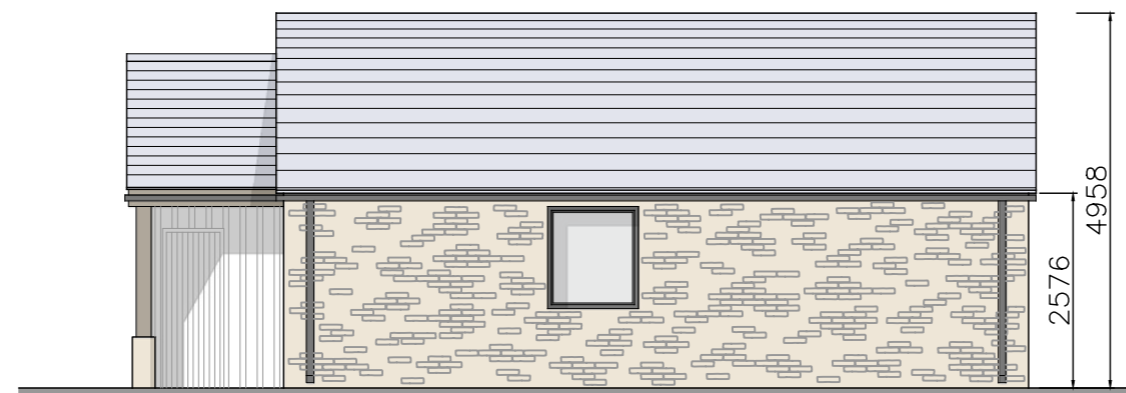
Slate roof



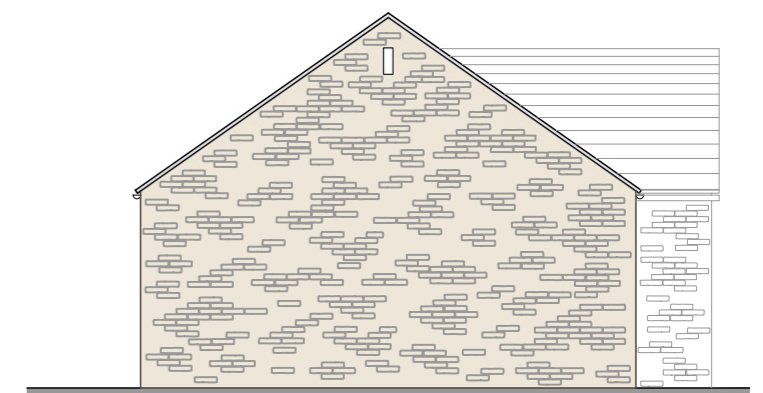
South Elevation



East Elevation



North Elevation



West Elevation



Construction management plan

Drawing No. GA_16

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).

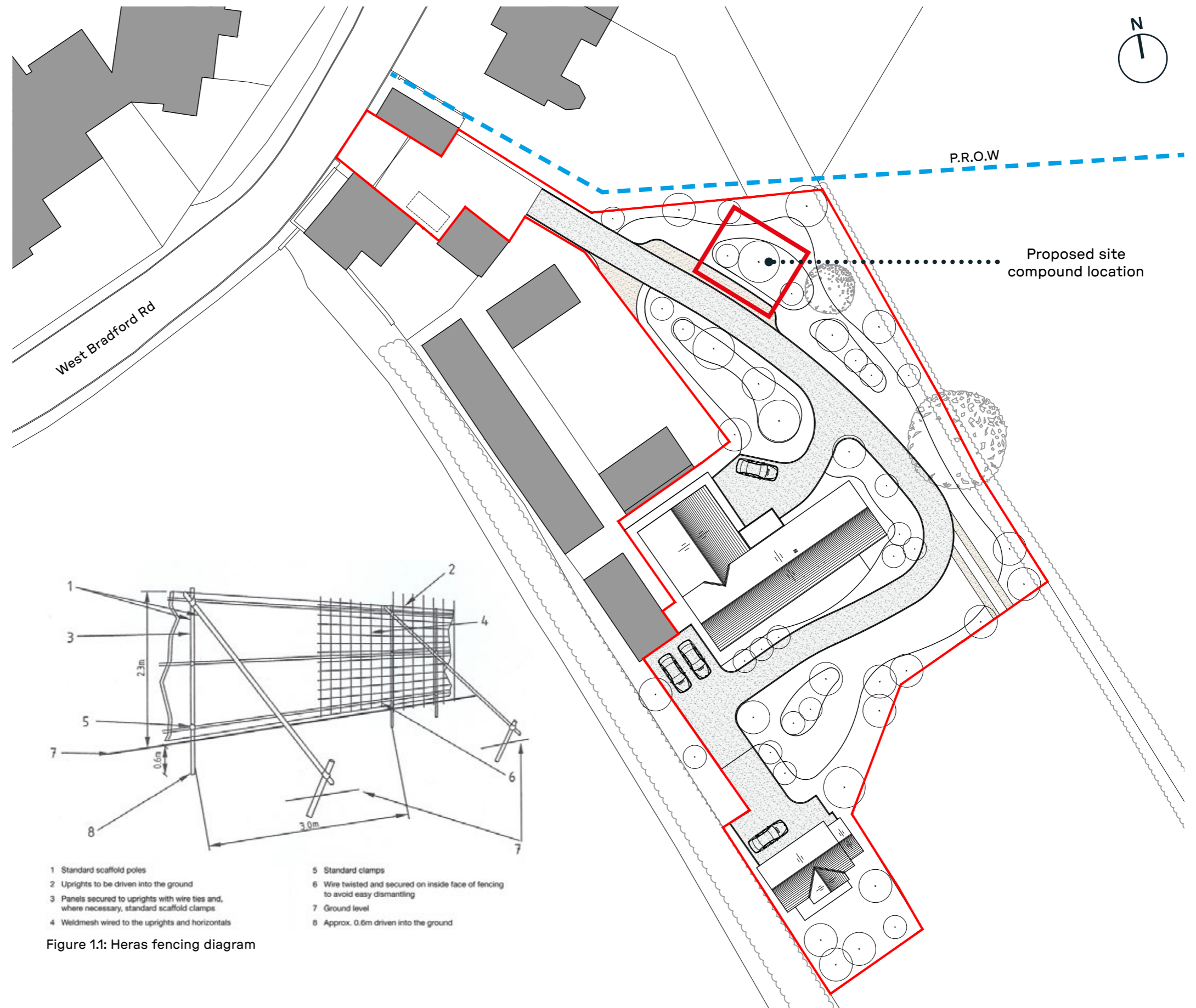


Figure 1.1: Heras fencing diagram



We are rural