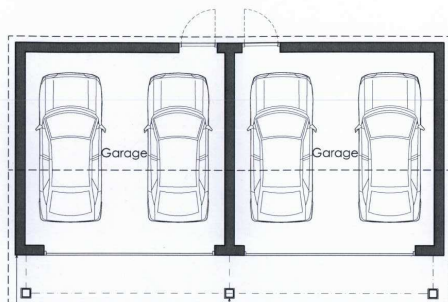
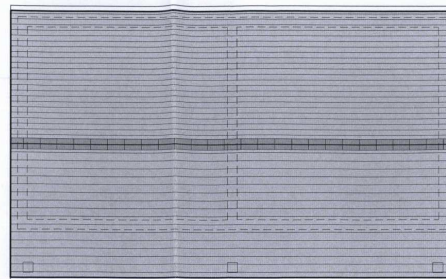




Solid oak posts or similar approved forming lightweight canopy at garage entrance point.
Slatted timber panels below canopy to provide access into contained roof void for bat roosting in accordance with consultants mitigation report.

GROUND FLOOR PLAN 1:100



ROOF PLAN 1:100

Material Specification.

Roof:
Natural slate roof to match existing building.
Timber weather vane to be painted or stained. Painted timber fascia and soffits boards. Colour to be agreed with planning officer.

Walls:
Reclaimed bricks to match existing building.
Colour profiles to be agreed with planning officer. Features brick detailing to side gables and rear elevation to replicate main building.

Windows / Doors:
Painted timber windows and doors. Colour profile to be agreed with planning officer.

Rainwater goods:
Cast aluminium half round gutters and downpipes.

Other:
Canopy over garage entrance point to be constructed in solid oak or similar approved.

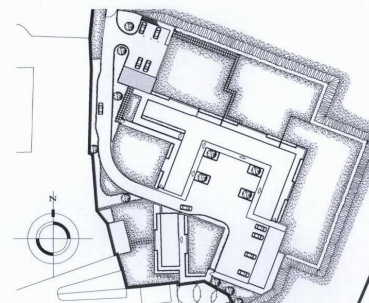
NOTES

THE DRAWINGS ARE THE COPYRIGHT OF THE ARCHITECTS AND MAY NOT BE REPRODUCED WITHOUT PERMISSION.
THE CONTRACTOR IS RESPONSIBLE FOR CHECKING DIMENSIONS, TOLERANCES AND RETENUES. ANY DISCREPANCIES TO BE CHECKED WITH THE ARCHITECT BEFORE PROCEEDING WITH THE WORKS.

WHERE AN ITEM IS COVERED BY DRAWINGS TO DIFFERENT SCALES, THE LARGER SCALE DRAWING IS TO BE WORKED TO.

DO NOT SCALE FROM DRAWING. FIGURED DIMENSIONS TO BE WORKED TO AT ALL TIMES.

ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS AND TO COMPLY WITH THE RELEVANT CODES OF PRACTICE AND BREXIT STANDARDS.



SITE LOCATION KEY: NTS

Plot 2 & 3 Garages linked to form one block. (22.07.10)

STRUTT & PARKER LLP

Client

Change of use of former agricultural barns to form residential accommodation.

Plot 2 & 3 Garages-Plans & Elevations as proposed

1:100 @ A3

July 2010

Dwg. P 382 14 A

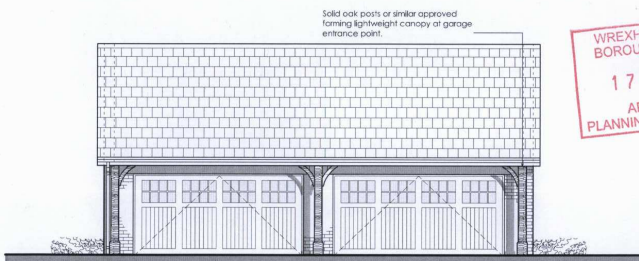
WREXHAM COUNTY BOROUGH COUNCIL
16 AUG 2010
PLANNING DEPARTMENT

Gredington Estate
Bryn Farm
Hanner
Whitchurch
Shropshire
SY13 3DS

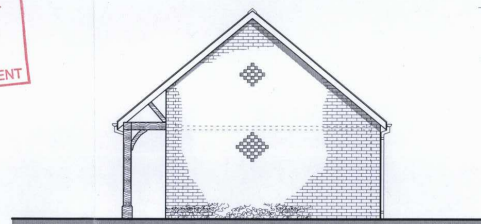
THE OLD COURTHOUSE
CHURCH ROAD
NORTHOP
FLINTSHIRE
CH7 6BS

TEL +44 (0)1352 840 265
FAX +44 (0)1352 840 266
WEB www.quadprojects.com

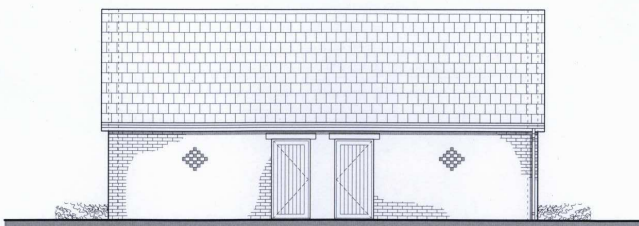
QUAD



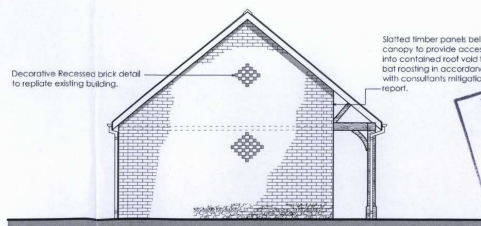
FRONT ELEVATION - NORTH EAST FACING 1:100



SIDE ELEVATION - NORTH WEST FACING 1:100

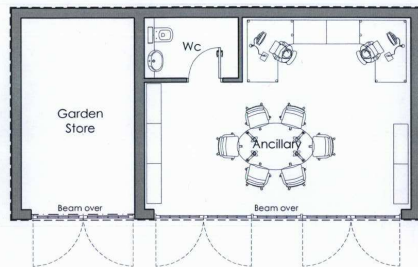


REAR ELEVATION - SOUTH WEST FACING 1:100

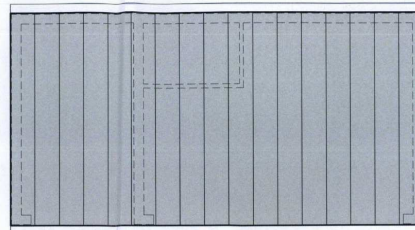


SIDE ELEVATION - SOUTH EAST FACING 1:100

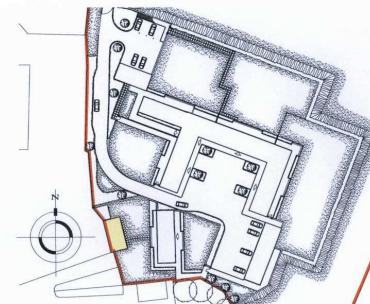
P / 2010 / 070 6



GROUND FLOOR PLAN 1:100



ROOF PLAN 1:100



SITE LOCATION KEY: NTS

Feeling openings related to internal layout connected: 10/09/10 A 10/09/10 10/09/10

STRUTT & PARKER LLP

Client

Change of use of former agricultural barns to form residential accommodation.

Barn 2 Outbuilding- Plans & Elevations as Proposed

1:100 @ A3

September 2010

Dwg. P 382 16 A

Gredington Estate
Bryn Farm
Hanmer
Whitchurch
Shropshire
SY13 3DS

THE OLD COURTHOUSE
CHURCH ROAD
NORTHOP
FLINTSHIRE
CH7 6BS

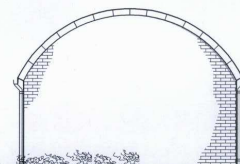
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FAX +44 (0)1352 840 266
WEB www.quadprojects.com

QUAD

Pre weathered standing seam Zinc roof with Pultrux gutters and downpipes.

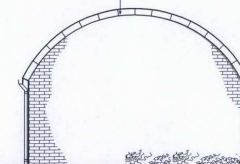


FRONT ELEVATION - NORTH EAST FACING 1:100

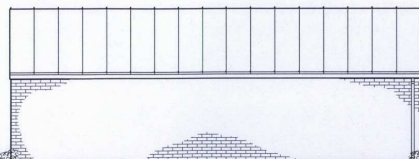


SIDE ELEVATION - NORTH WEST FACING 1:100

Pre weathered standing seam Zinc roof lapped at edges over verge.



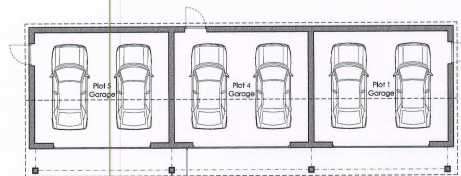
SIDE ELEVATION - SOUTH EAST FACING 1:100



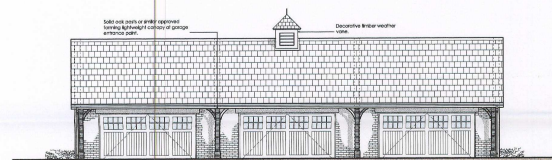
REAR ELEVATION - SOUTH WEST FACING 1:100

WREXHAM COUNTY BOROUGH COUNCIL
17 NOV 2010
APPROVED
PLANNING DEPARTMENT

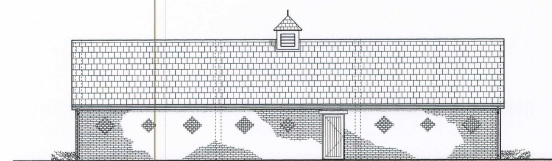
WREXHAM COUNTY BOROUGH COUNCIL
29 SEP 2010
AMENDED
PLANNING DEPARTMENT



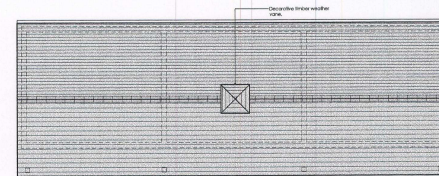
GROUND FLOOR PLAN 1:100



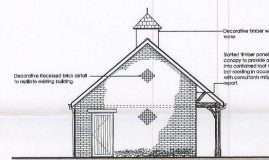
FRONT ELEVATION - NORTH WEST FACING 1:100



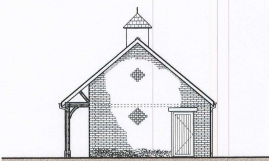
REAR ELEVATION - SOUTH EAST FACING 1:100



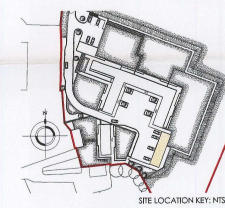
ROOF PLAN 1:100



SIDE ELEVATION - NORTH EAST FACING 1:100



SIDE ELEVATION - SOUTH WEST FACING 1:100



NOTES
1. THE DRAWING IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION.
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WREXHAM COUNTY
BOROUGH COUNCIL
16 AUG 2010
PLANNING DEPARTMENT

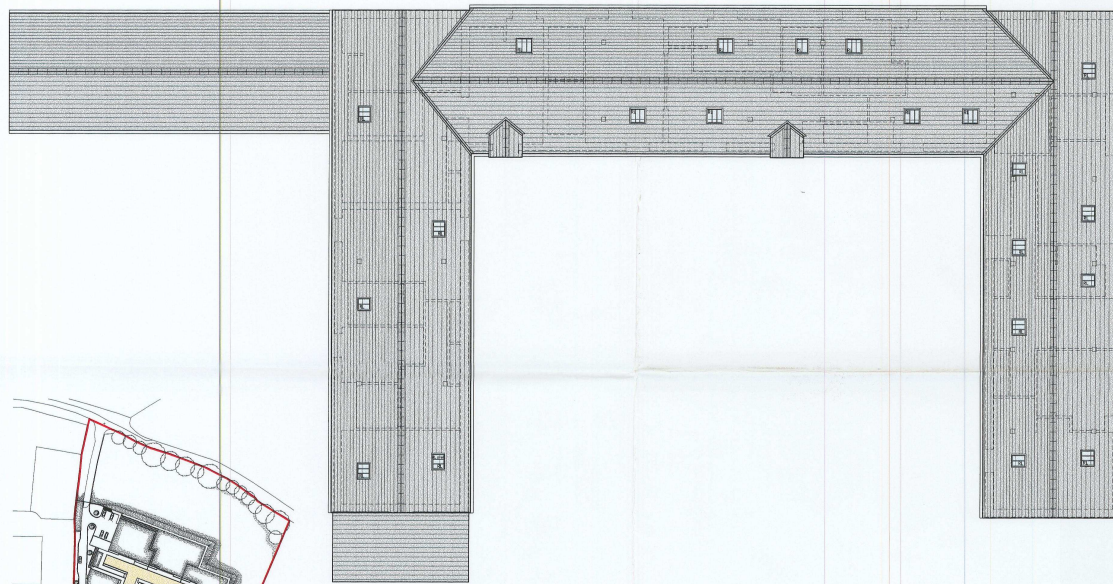
STRUTT & PARKER LLP
Client

Change of use of former agricultural land
to form residential accommodation.
1:100 W & A
April 2010
Drawn P 382 13

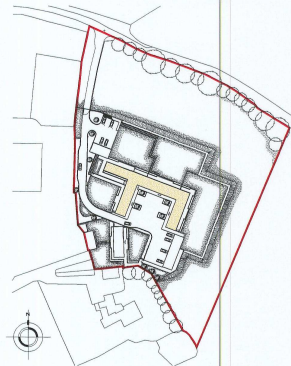
Credington Estate
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Hornner
Whitchurch
Shropshire
SY13 3DS
THE OLD COURTHOUSE
CHURCH ROAD
NORTHCEP
PENTON
CHESHIRE
WY6 4BS
TEL +44 (0)1925 845 565
FAX +44 (0)1925 845 266
WEB www.struttandparker.com

QUAD

P / 2010 / 0706



ROOF PLAN 1:100



SITE LOCATION KEY: NTS

NOTES
1. THE PROPOSED DEVELOPMENT IS A CHANGE OF USE OF THE FORMER AGRICULTURAL BARN TO A RESIDENTIAL ACCOMMODATION.
2. THE PROPOSED DEVELOPMENT IS A CHANGE OF USE OF THE FORMER AGRICULTURAL BARN TO A RESIDENTIAL ACCOMMODATION.
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10. THE PROPOSED DEVELOPMENT IS A CHANGE OF USE OF THE FORMER AGRICULTURAL BARN TO A RESIDENTIAL ACCOMMODATION.

STRUTT & PARKER LLP
Client
Change of use of former agricultural barn
to form residential accommodation.
Roof Plan as proposed
1:100 @ A3
July 2010
Dwg. P/2010/0706

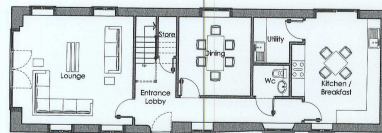
WREXHAM COUNTY
BOROUGH COUNCIL
17 NOV 2010
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PLANNING DEPARTMENT

WREXHAM COUNTY
BOROUGH COUNCIL
16 AUG 2010
PLANNING DEPARTMENT

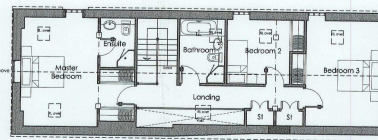
Credington Estate
Brent Farm
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Whitchurch
Shropshire
SY13 3DS
THE OLD COFFIN HOUSE
CHURCH ROAD
FARFORTH
CHY 465
TEL: +44 (0)1302 846 263
FAX: +44 (0)1302 846 264
WEB: www.struttandparker.com

QUAD

P/2010/0706

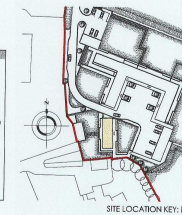


GROUND FLOOR PLAN 1:100



FIRST FLOOR PLAN 1:100

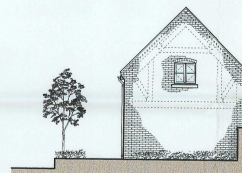
Notes:
 1. To be built on existing site.
 2. The existing building is to be demolished and replaced with a new building.
 3. The new building is to be built on the existing site.
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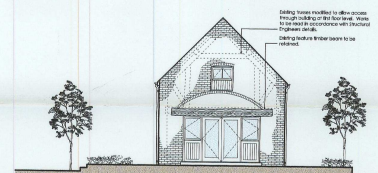
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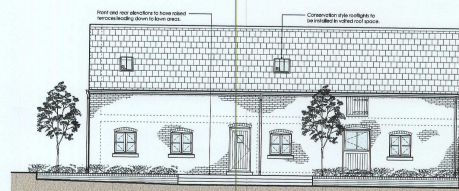
ROOF PLAN 1:100



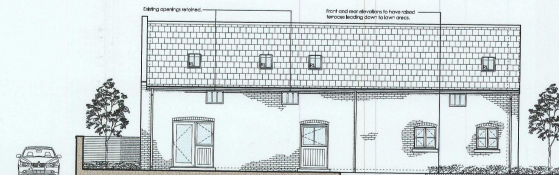
SIDE ELEVATION - NORTH FACING 1:100



SIDE ELEVATION - SOUTH FACING 1:100



FRONT ELEVATION - EAST FACING 1:100



REAR ELEVATION - WEST FACING 1:100

WILKHAM COUNTY
 BOROUGH COUNCIL
 17 NOV 2010
 APPROVED
 PLANNING DEPARTMENT

STRUTT & PARKER LLP
 Client

Change of use of former agricultural barns
 to form residential accommodation.

Drawn & Plotted by: [Name]

1:100 @ A2

July 2010

Drawn: P. 302 12 A

Gredington Estate

Wyn Farm

Whitchurch

Shropshire

SY13 3DS

THE OLD COURTHOUSE

CHURCH ROAD

ROSTON

WILTSHIRE

CV3 8JH

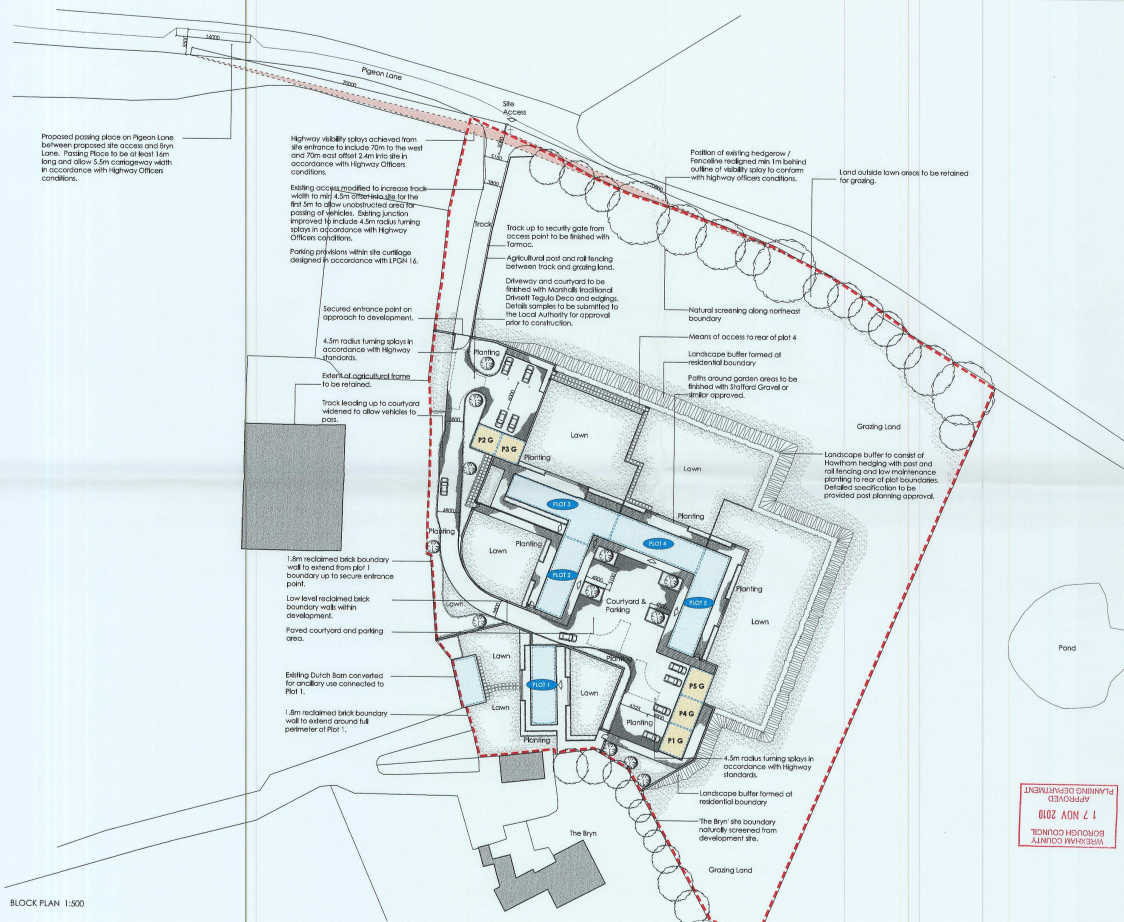
Tel: +44 (0) 1302 640 260

Fax: +44 (0) 1302 640 260

Web: www.struttandparker.com

P / 2010 / 0706

QUAD



Proposed parking place on Pigeon Lane between proposed site access and Bryn Lane. Parking Place to be at least 1m long and allow 5.5m catenary width in accordance with Highway Officers conditions.

Highway visibility splays achieved from site entrance to include 20m to the west and 20m east offset 2.4m into site in accordance with Highway Officers conditions.

Existing access modified to increase track width to meet 4.5m offside splay for the first 1m to allow unobstructed and the passing of vehicles. Existing junction improved by include 4.5m radius turning splays in accordance with Highway Officers conditions.

Parking provisions within site curbside designed in accordance with LQCN 14.

Secured entrance point on approach to development.

4.5m radius turning splay in accordance with Highway standards.

Extent of agricultural frame to be retained.

Track leading up to courtyard widened to allow vehicles to pass.

1.8m retained back boundary wall to extend from plot 1 to secure entrance point.

Low level retained back boundary wall within development.

Paved courtyard and parking area.

Existing Dutch Barn converted for ancillary use connected to Plot 1.

1.8m retained back boundary wall to extend around full perimeter of Plot 1.

Position of existing hedgerow / fence line redlined with 1m buffer outline of visibility splay to conform with Highway Officers conditions.

Land outside town area to be retained for grazing.

Track up to security gate from access point to be finished with Tarmac.

Agricultural post and rail fencing between track and grazing land.

Driveway and courtyard to be finished with Monks Traditional Chisell Tessile Deck and edging. Details samples to be submitted to the Local Authority for approval prior to construction.

Natural screening along northeast boundary.

Means of access to rear of plot 4.

Landscape buffer formed of residential boundary.

Paths around garden areas to be finished with Stafford Gravel or similar approved.

Landscape buffer to consist of Hawthorn hedging with post and rail fencing and low maintenance planting to rear of plot boundaries. Detailed specification to be provided post planning approval.

4.5m radius turning splay in accordance with Highway standards.

Landscape buffer formed of residential boundary.

The Bryn site boundary naturally screened from development site.

NOTES
1. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE FOLLOWING CONDITIONS:
2. THE DEVELOPMENT IS TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
3. THE DEVELOPMENT IS TO BE COMPLETED IN ACCORDANCE WITH THE SPECIFIED CONDITIONS.
4. THE DEVELOPMENT IS TO BE COMPLETED IN ACCORDANCE WITH THE SPECIFIED CONDITIONS.
5. THE DEVELOPMENT IS TO BE COMPLETED IN ACCORDANCE WITH THE SPECIFIED CONDITIONS.

WREKHAM COUNTY BOROUGH COUNCIL
29 SEP 2010
APPROVED
PLANNING DEPARTMENT



Total area of site outlined is net 13,241 m2

KEY

Red dashed line	SITE DEVELOPMENT BOUNDARY
Blue dashed line	SITE BOUNDARY WITHIN APPLICANTS OWNERSHIP
Grey fill	SUBSISTING BUILDINGS
Black line	ROADS AND BOUNDARIES

PROPOSED DEVELOPMENT SUMMARY

Plot	Area (m2)	Use
Plot 1	1,200	Residential
Plot 2	1,200	Residential
Plot 3	1,200	Residential
Plot 4	1,200	Residential
Plot 5	1,200	Residential
Plot 6	1,200	Residential
Plot 7	1,200	Residential
Plot 8	1,200	Residential
Plot 9	1,200	Residential
Plot 10	1,200	Residential

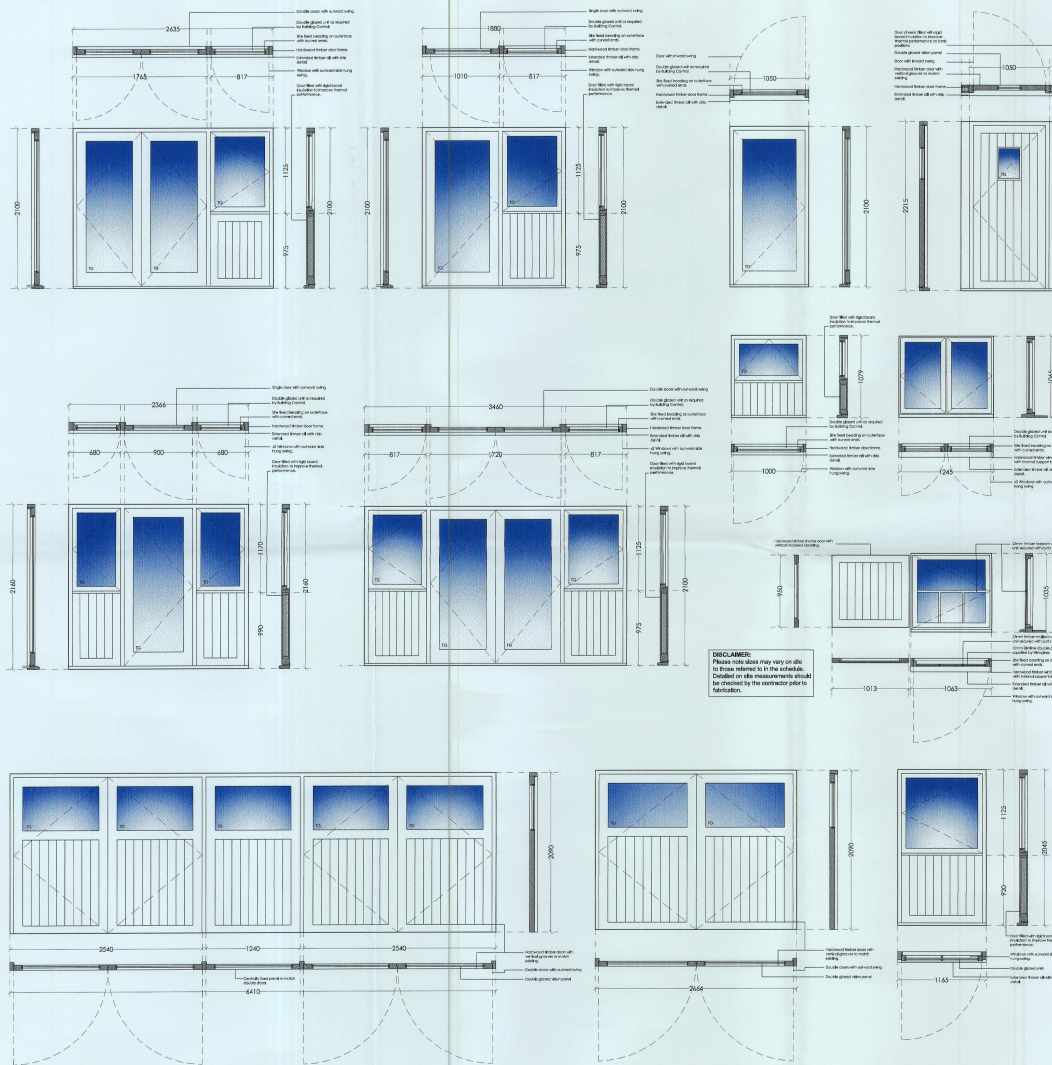
STRUTT & PARKER LLP
Client: [Redacted]
Change of use of former agricultural barns to form residential accommodation.
Block 1 / 18a Plan as proposed
1:500 @ A2
July 2010
Dwg. P.302.08.8

Gredington Estate
Bryn Farm
Hartley
Whitchurch
Shropshire
SY13 3DS
THE OLD COURTHOUSE
CHURCH ROAD
NORTHCH
WYCH-REES
CH
TEL: +44 (0)1321 840 266
FAX: +44 (0)1321 840 266
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APPROVED
17 NOV 2010
WREKHAM COUNTY BOROUGH COUNCIL

QUAD

BLOCK PLAN 1:500



ELEVATION REFERENCE KEY SCALE 1:200:



NOTES

1. All dimensions are in millimeters unless otherwise stated.
2. All dimensions are to the center of the element unless otherwise stated.
3. All dimensions are to the finished surface unless otherwise stated.
4. All dimensions are to the center of the element unless otherwise stated.
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WINDHAM COUNTY
BOROUGH COUNCIL
7 OCT 2010
APPROVED
PLANNING DEPARTMENT

WINDHAM COUNTY
BOROUGH COUNCIL
17 NOV 2010
APPROVED
PLANNING DEPARTMENT

STRUTT & PARKER LLP

Chartered Surveyors

Change of use of former agricultural barns
to form residential construction.

Surveyors Registered in England

2516 41

15/10/2010

Page 1 of 1

Chedington House

Bryn Farm

Winton, Wiltshire

SN13 3JG

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