

scale bar @ 1:200

PROPOSAL SCHEME

Barn A is to be converted into 2 no. dwellings as detailed on drawing 2015-2033-10.

As part of the proposals the block built lean to on the eastern gable is to be demolished. Part of the existing stable block (Building D) is also to be demolished with the rear section maintained but its sheet roof will be removed and new plain tile roof installed as detailed on drawing 2015-2033-13.

A new garage/car port is to be formed to the west of Barn A gable as detailed on drawing 2015-2033-15.

The remaining buildings on the site are to remain in their present state.

Access to Barn A will be shared with the existing farmhouse. The existing gravel and broken concrete driveway and yard areas are to be removed and a new defined driveway is to be formed using cobble setts, which shall be infilled with tegula sett paviors. Outside of this is to be either gravelled or grassed as indicated. Where areas are to be gravelled a cobble edging is to be utilised to contain the gravel and to define parking bays etc. Patios and paths as indicated shall be formed in stone paving slabs.

Access into the 2 new properties are to be from the driveway to the south of the building, with private gardens formed to the north in the enclosed yard. The frontage is to remain open whilst the rear gardens are to be enclosed with a dry stone wall with the 2 plots sub-divided with a rough sawn close boarded fence.

The grass verge to the south and west of the newly resurfaced drive is to have trees planted as indicated with species agreed at later date.

Note :- Standard trees are to be planted, in a 450mm diameter, 600mm pit of topsoil, complete with untreated timber stakes for initial support, driven firmly into position on the windward side of the tree. Trees to be tied to stakes with proprietary plastic ties. Plastic rabbit sleeves to be utilised.

JCM Group Holdings (UK) Ltd

PROPOSED REDEVELOPMENT OF
IVY HOUSE FARM
ROWNALL ROAD, ROWNALL
WETLEY ROCKS
ST9 0BT

PLANNING PROPOSAL
SITE PLAN

Date	Sheet	Scale
DECEMBER 2016	A1	1:200
Drg No.	Rev.	Drawn
2015-2033-08	B	RG

A - 18/10/2017 - CHANGES MADE TO SUIT
B - 10/11/2017 - TITLE SHEET AMENDED

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