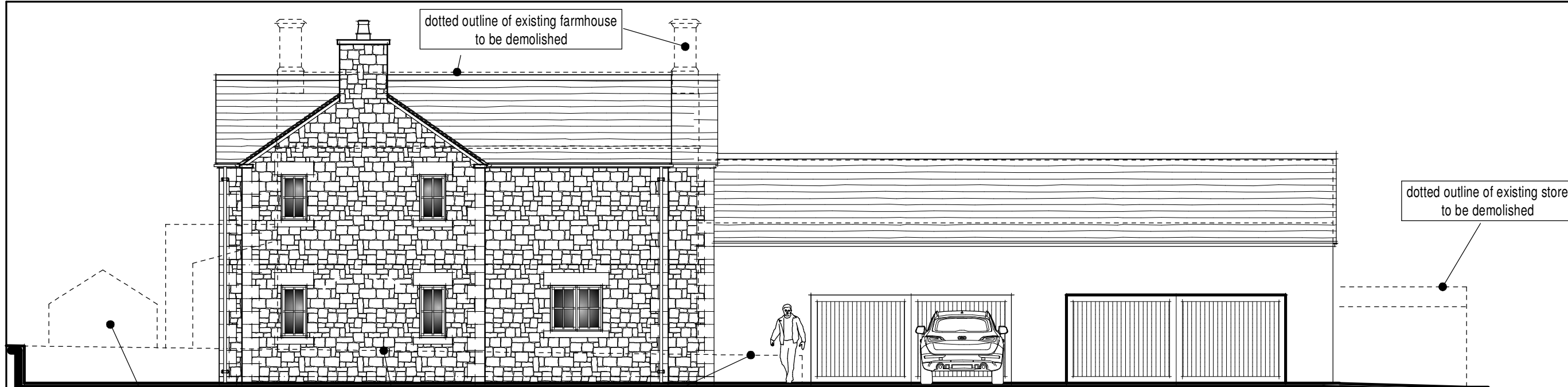
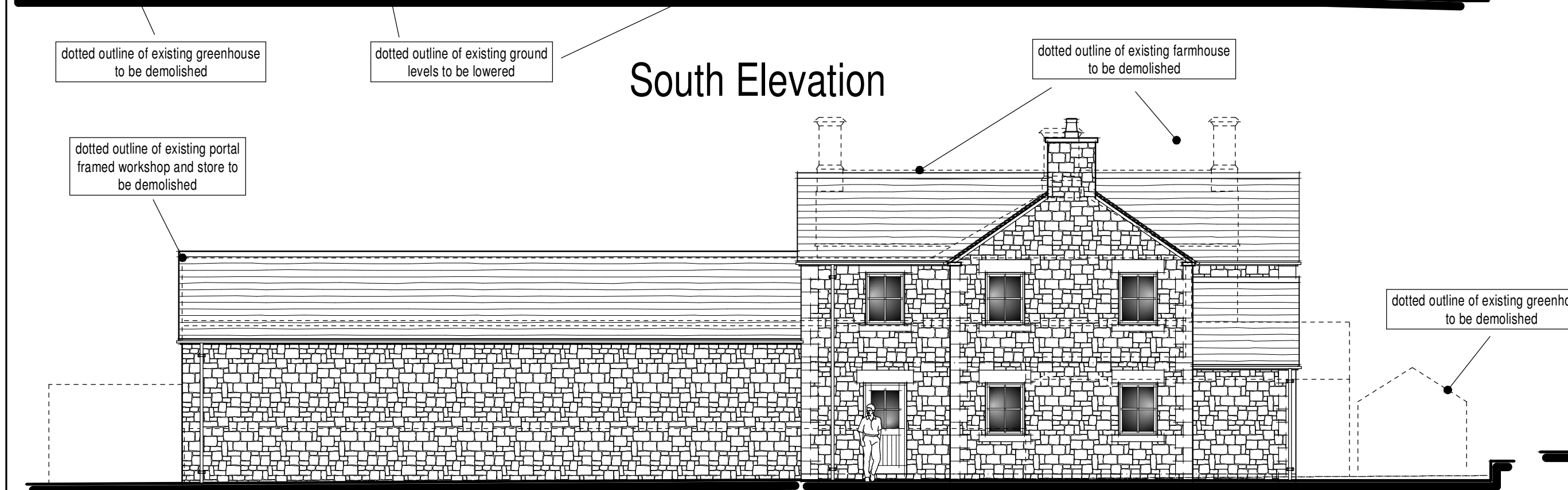




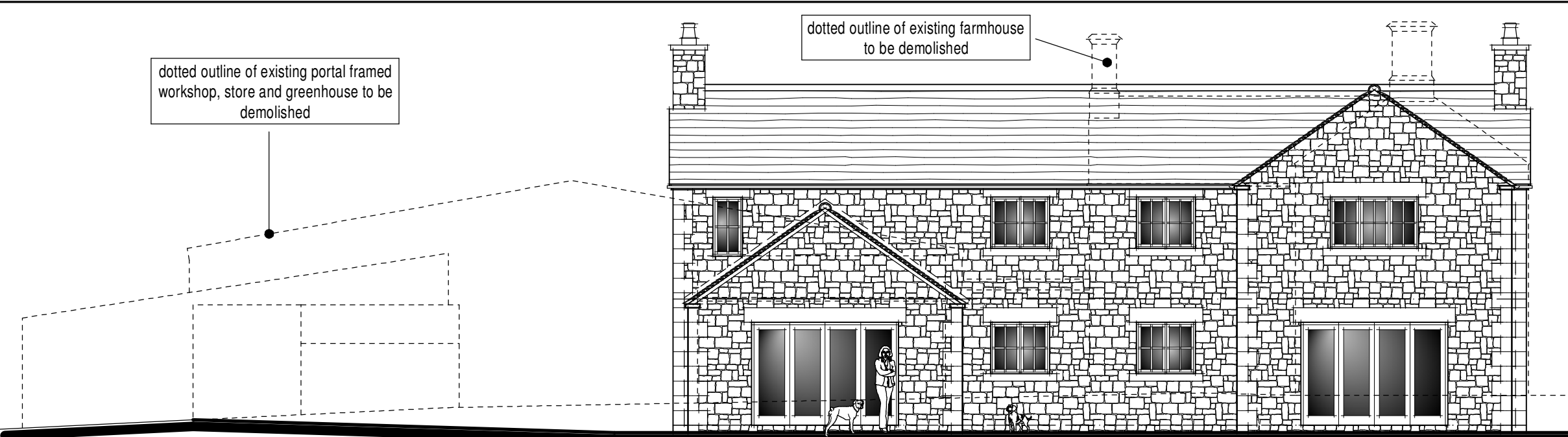
South Elevation



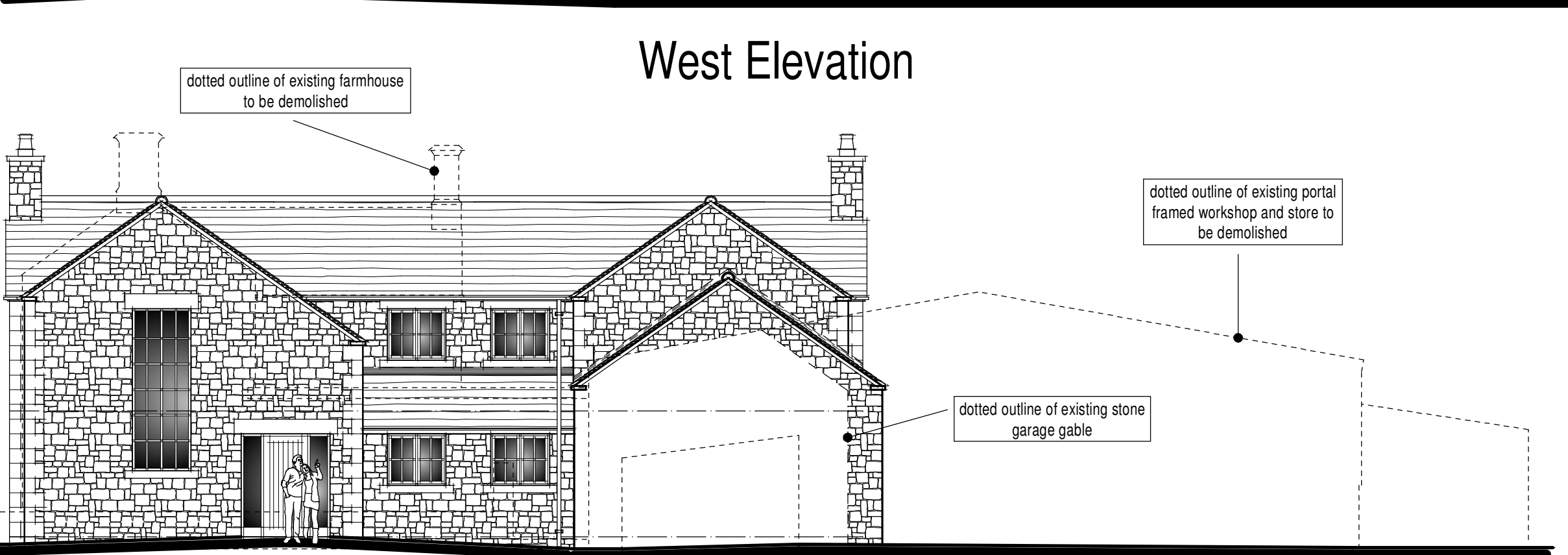
North Elevation



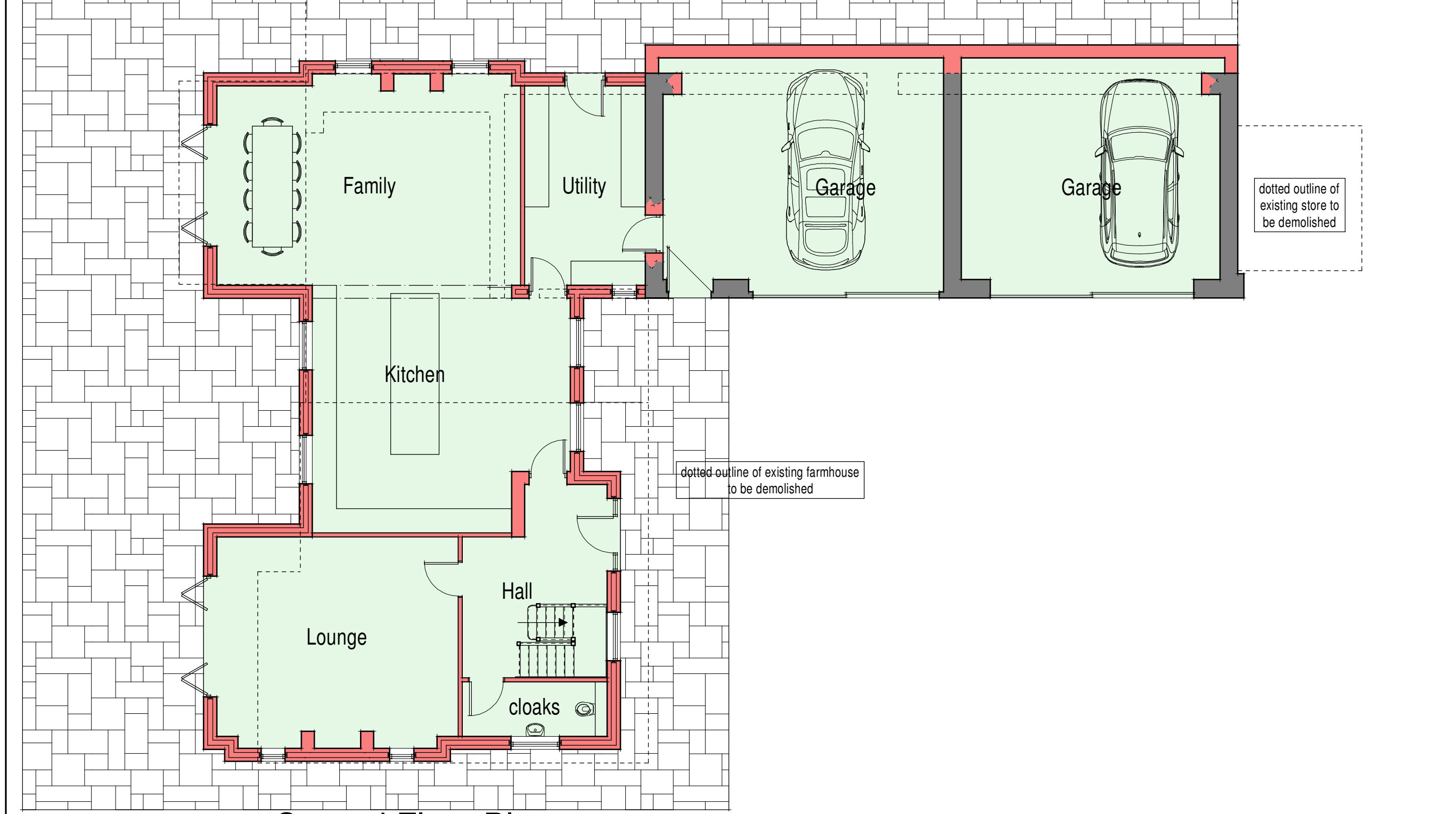
Typical Section



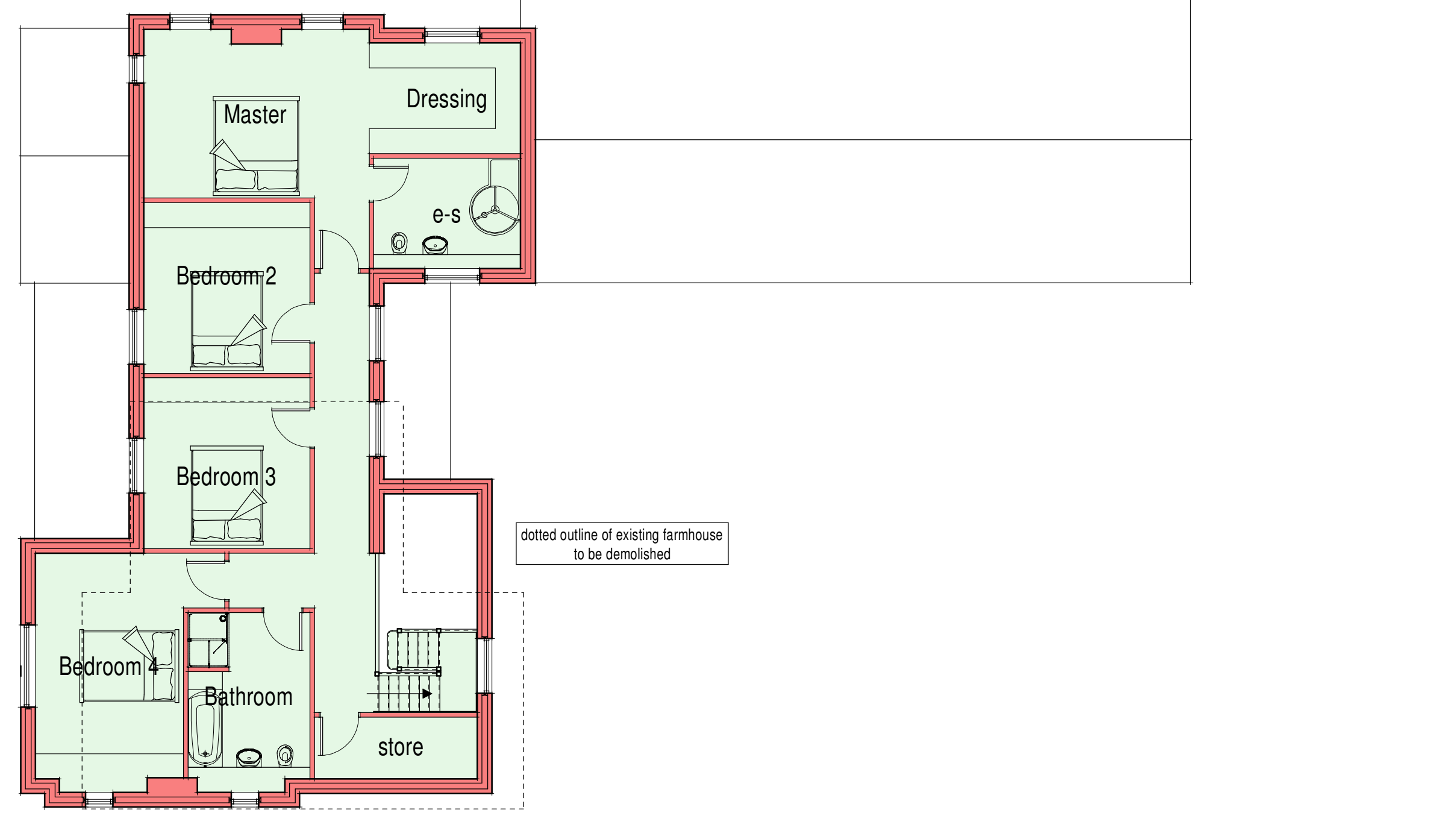
West Elevation



East Elevation



Ground Floor Plan



First Floor Plan

DEMOLITION WORKS
The existing farmhouse, stores, greenhouse and portal framed workshop building are to be demolished shown dotted but not what remains of the former stone garage building engulfed by the later portal framed structure. The plain tiles and natural stone are to be set aside for re-use in the scheme.

PROPOSAL SCHEME
It is proposed to construct a replacement dwelling on the footprint of the buildings demolished as detailed here. Once the existing structures are demolished the ground levels are to be reduced to the level of the existing yard. The new dwelling is to be of traditional design but built to meet the latest standards including the inclusion of green energy.

The former stone built garage saved from demolition is to be incorporated into the new design as shown. The garage in its current form is not suitable to accept modern vehicles, so the rear wall is to be demolished and new wall formed to create a deeper garage. A new traditional pitched roof is to be added.

Where the ground is lowered low stone walls are to be formed to retain the existing ground remaining.

FACING MATERIALS

Roof
Reclaimed staffordshire blue plain tiles from the existing farmhouse and additional tiles to match as required.

Eaves -
Natural stone oversail.

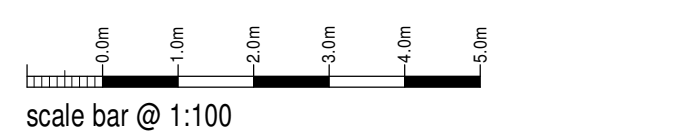
Verge -
Simple cement pointed verge.

Rainwater Goods -
Black painted aluminium half round gutters on galvanised rise and fall brackets with circular downpipes.

Walls -
Reclaimed natural random coursed stone from the farmhouse is to be used along with newly sawn stone to match.
Natural stone quoins to be included on corners.

Windows -
Flush fitting upvc casement thermally efficient windows to be installed, having natural stone cills and heads as shown.

Doors -
Coloured thermally efficient composite entrance door and sidelights having natural stone head.
Bi-fold doors are to be aluminium framed, coloured to match windows having natural stone heads.



Mr & Mrs K Tyler
Proposed Replacement Dwelling
Gratton Haye Farm
Dams Lane
Gratton
ST9 9AJ

Planning Proposal
Floor Plans + Elevations
Date: September 2023
Dwg No: 2023-2824-03
A1 1:100
Sheet: A1
Scale: 1:100
Rev: D
Drawn: RG

A: 15/09/2023 - DIMENSIONS ADDED
B: 13/09/2023 - ENTRANCE HALL REVISED
C: 02/11/2023 - PLAN UPDATED FOR PLANNING SUBMISSION
D: 09/11/2023 - PLAN UPDATED FOR PLANNING SUBMISSION

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