OPTION A AND B: PLANT TO THIS LOCATION

This option could cause access issues when receiving fuels, as the vendor would be blocking site access while refueling.

OPTION B: GARAGE TO THIS LOCATION.

It was decided that this option is not suitable due to the distance from the house.

There is also the potential for this location to provide a disturbance to the adjacent barn conversion when traversing between house and garage.

This also creates the potential for site access conflicts that could arise from egress from the garage.

This also sits closer to the road, creating a more obvious structure, with little possibility of mitigating the impact that it provides.

Extg drystone wall

Proposed replacement of leylandii with hedgerow comprising of native species only. i.e. hawthorn, blackthorn and holly

OPTION A: GARAGE TO THIS LOCATION

This option has been discounted due to the interruption that it would create to the context of the original farmstead.

Along this section of boundary is where the previous proposal was located.

OPTION C (PREFERRED): GARAGE AND PLANT TO THIS LOCATION

This is the preferred location. It's proximity to the dwelling and location on site make this the most appropriate placement for a garage and plant room.

This can be read as a natural continuation of the northwestern barns.

This however will require the felling of T12, but will have three number replacement trees as advised by the local authority tree officer.

Placing the plant at this location removes the refueling conflicts with site access that could arise. Additionally, this location places the plant at the heart of the site, making it a logical location.

There are also no access conflicts with accessing the garage.

NOTE:
Garage has been amended to provide 36m3 of loft space to relocated Brown Long Eared Bats from the current farmhouse loft.

Proposed native hedgerow

Proposed stone retaining wall

Sloping glazed roof

No works proposed to existing tree

Drystone wall

GENERAL NOTES:

1 All finishes disturbed and all damage caused resulting from the works is to be made good.

2 This drawing is to be read in conjunction with Drawing Nos issued with the prefix 1160/ and any specification of materials and works together with any accompanying schedules that may be issued.

3 Inform the Architects of all untoward findings or discrepancies.

4 Written dimensions are to be taken in preference to scaled. All dimensions are to be confirmed on site prior to commencement of the works. Do not scale from these drawings. If in doubt ask.

5 Where Architects approval is required the Architects confirm that a minimum of 1 week notice must be given for inspection.

6 Where possible the Architects have undertaken not to specify deleterious materials.

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FITNESS OF MATERIALS:
All materials shall be new unless otherwise stated and shall comply with the current British Standards/Codes of Practices and or have a BBA Certificate. All materials/components shall be used and fixed in accordance with the manufacturer's recommendations. The Architects are to be informed of any anomalies or discrepancies. Where possible the Architects have undertaken not to specify deleterious materials.
No dimensions other than those indicated should be taken from the drawings.
Construction dimensions should be checked by the main contractor prior to the commencement of work.

Key:

Rev	Date	Description

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Project Title:

WHITEHOUSE FARM
IRETON WOOD

Drawing Title:

PROPOSED GARAGE AND PLANT LOCATION PLAN

Drawn/Check:	
GRLS-SG-TCS	
First Issue: MAY 2021	RIBA Stage: 3
Current Issue: JUNE 2021	Scale: 1:200 @ A1
Drawing Number: 1160-019	Revision: B