

SITE PLAN BLOCK PLAN

1 : 200

TREES

C = NON-NATIVE CONIFER TREE
S- SYCAMORE TREE

Arboricultural Impact Note

A group of non-native conifer trees (Leylandii / Lawson-type cypress) is located adjacent to the proposed two-storey extension. These trees function primarily as boundary screening and, as typical ornamental evergreen species, are assessed as having low individual arboricultural value. A sycamore tree located further from the proposed works will not be affected.

No tree removal or pruning is proposed as part of the development. The proposed extension has been designed to minimise impacts on retained trees and all trees will be protected during construction in accordance with BS 5837:2012.

Any excavation works required for the development will be undertaken with due regard to retained trees. Should roots be encountered during construction, works in those areas will proceed carefully and appropriate arboricultural measures adopted where necessary to minimise harm.

The development therefore results in no significant arboricultural impact and will not adversely affect the long-term health, stability or amenity value of the retained trees.

Tree Protection Measures (BS 5837:2012 - Verbal TPP Summary)

· Prior to commencement, protective fencing (e.g. Heras panels with rubber feet) will be installed around retained trees and any agreed protection areas to prevent accidental damage during construction.

· No storage of materials, plant, spoil, fuel or chemicals will take place within protected areas.

· Construction activities, deliveries and contractor parking will be restricted to designated working areas away from retained trees wherever possible.

· Any excavation works in proximity to retained trees will be undertaken carefully. Where significant roots are encountered, they will be retained where practicable and appropriate measures adopted to avoid unnecessary damage.

· No fires, cement washout, mixing of materials or other potentially harmful activities will take place within tree protection areas.

· Protective fencing will remain in place until all construction works in proximity to the retained trees have been completed.

This approach ensures compliance with BS 5837:2012 and provides suitable protection for all retained trees throughout the construction process.

MHA
MANNING HOLDEN ARCHITECTS

0m 4m 8m 12m 16m 20m

VISUAL SCALE 1:200 @ A3

*All dimensions to be checked on site prior to the contractor starting work. This drawing does not indicate structural design - a Structural Engineer should be appointed to undertake detailed structural design and calculations. This drawing has been prepared solely for the purposes of obtaining planning consent and should not be used for construction purposes. No liability will be accepted should this drawing be used for anything other than a planning drawing.

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PROJECT
Alma Barn, Wheatcroft Lane

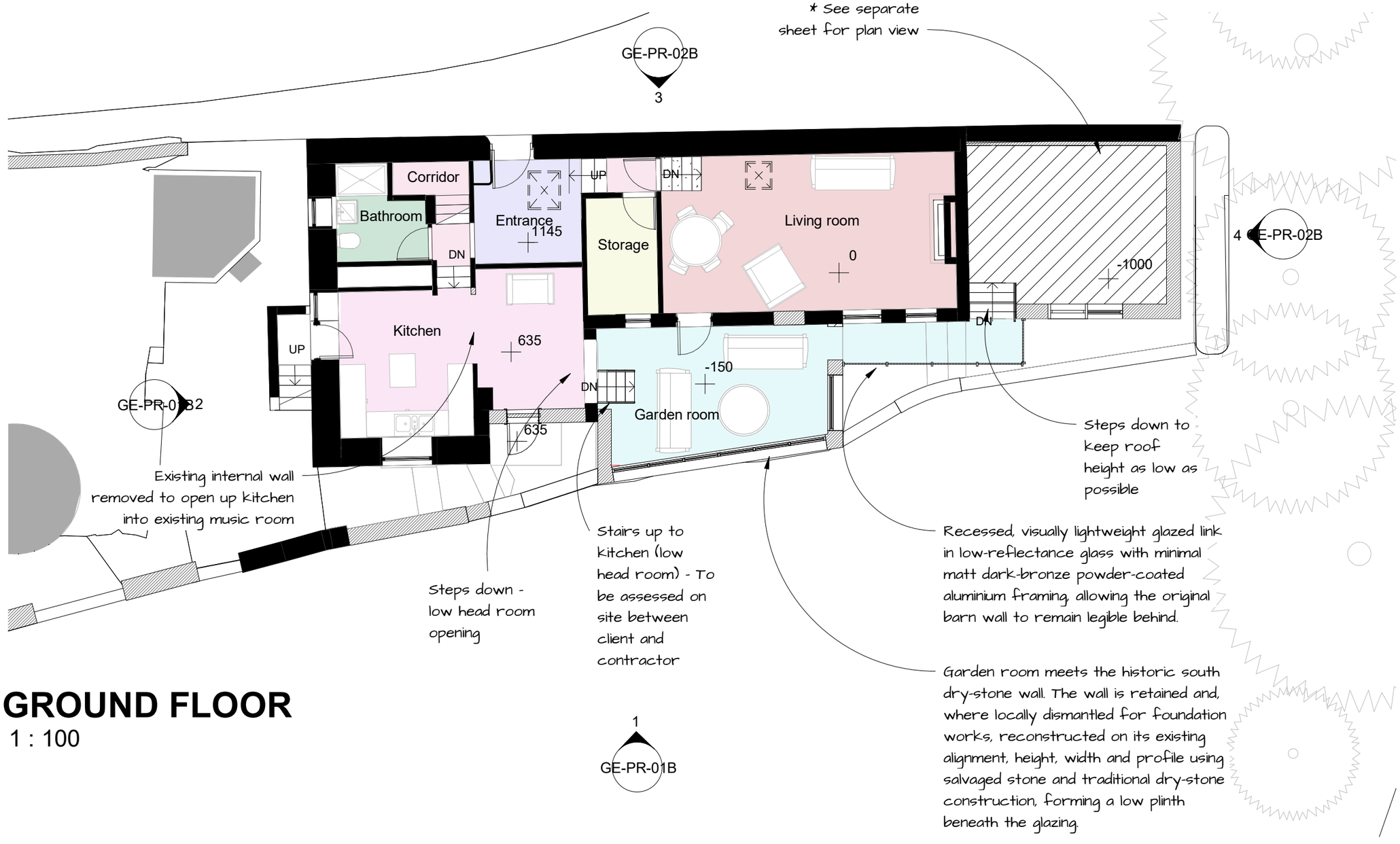
SHEET
Proposed Site Plan

CLIENT
Douglas Macmillan

Date	Project number	Scale (@ A3)
24/07/2026	490	1 : 200

Drawn by	DRAWING NUMBER	REV
MJD	GP-SP-01	
Checked by MH		

03/08/2026 15:33:41



GROUND FLOOR

1 : 100

MHA
MANNING HOLDEN ARCHITECTS

0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ A3

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N

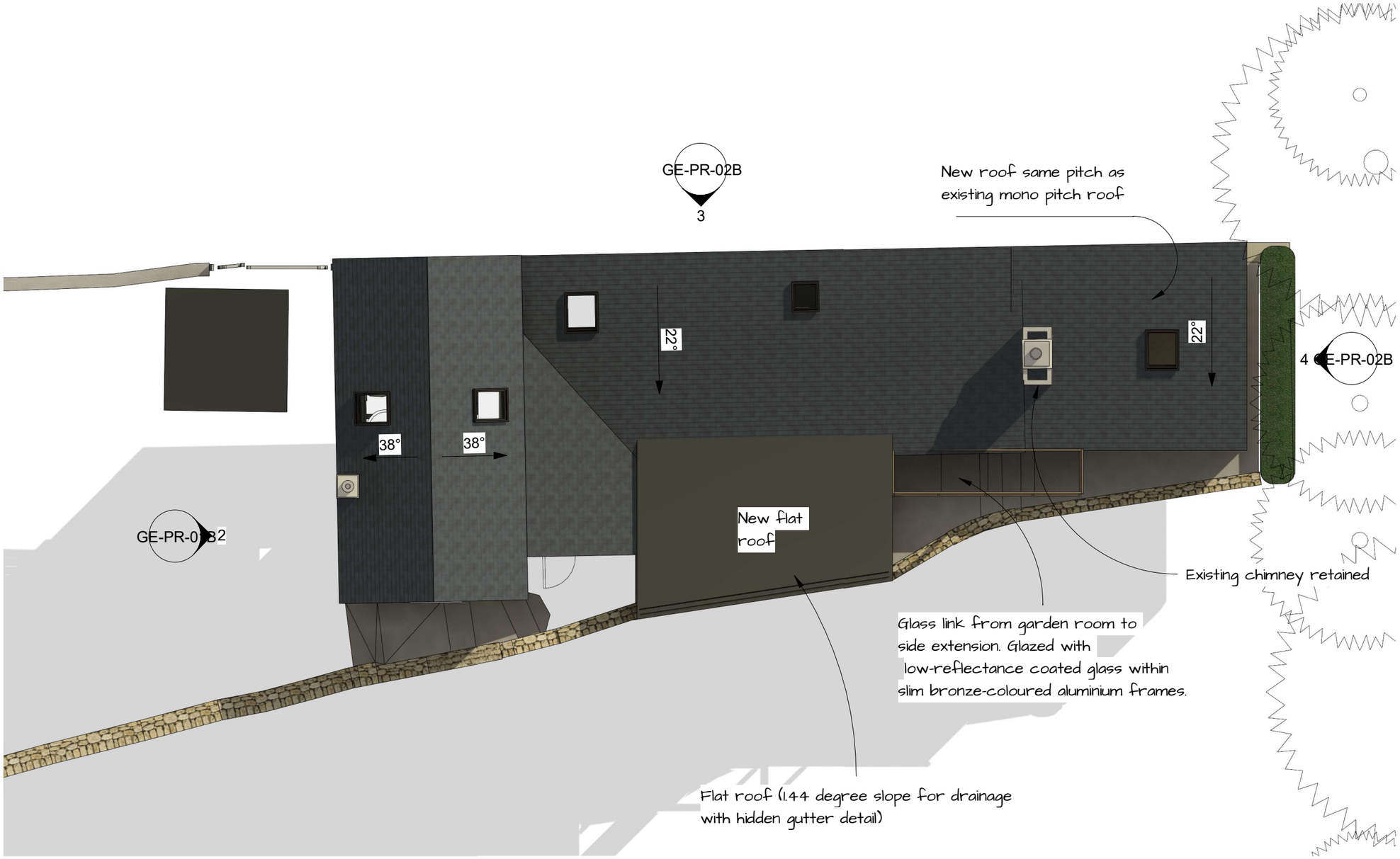
PROJECT
Alma Barn, Wheatcroft Lane

SHEET
Proposed Ground Floor Plan

CLIENT
Douglas Macmillan

Date	Project number	Scale (@ A3)
24/07/2026	490	1 : 100
Drawn by: AM	DRAWING NUMBER: GP-PR-01-A	REV
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ROOF PLAN

1 : 100

0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ A3

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MHA
MANNING HOLDEN ARCHITECTS

PROJECT
Alma Barn, Wheatcroft Lane

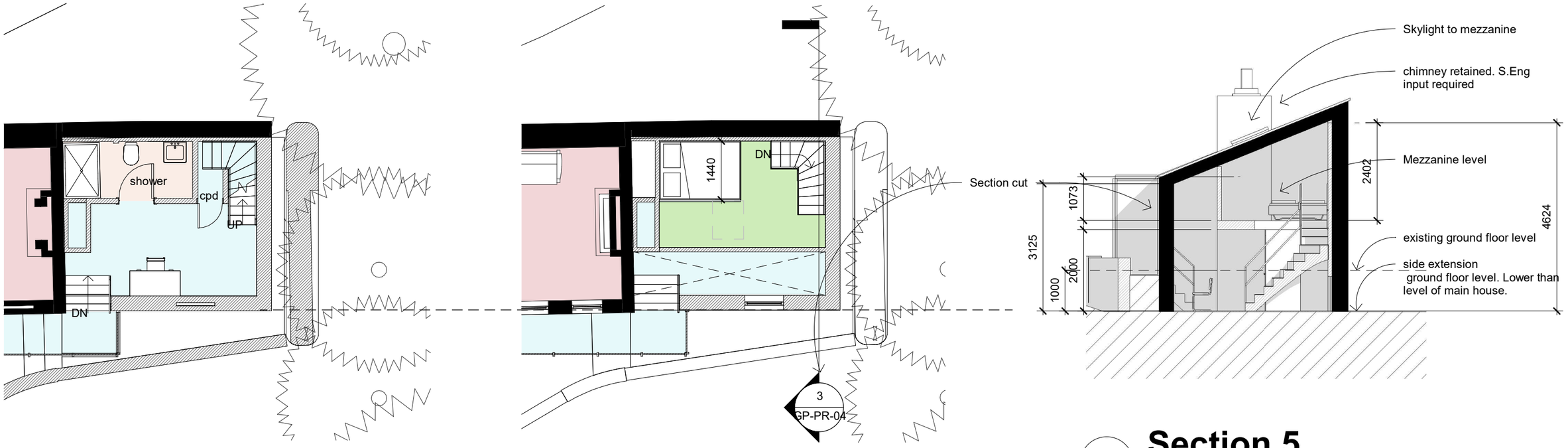
SHEET
Proposed Roof Plan

CLIENT
Douglas Macmillan

Date	Project number	Scale (@ A3)
24/07/2026	490	1 : 100

Drawn by	DRAWING NUMBER	REV
MJD	GP-PR-03	
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3 Section 5
1 : 100

1 LOWER GROUND FLOOR
1 : 100

2 New Mez
1 : 100

MHA
MANNING HOLDEN ARCHITECTS

0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ A3

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PROJECT
Alma Barn, Wheatcroft Lane

SHEET
Proposed Side extension plans

CLIENT
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Date	Project number	Scale (@ A3)
24/07/2026	490	1 : 100

Drawn by	DRAWING NUMBER	REV
AM	GP-PR-04	

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MH

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Historic south dry-stone wall retained. Where locally dismantled for foundation works, salvaged stone will be reconstructed on the same alignment, and profile using traditional dry-stone construction, forming a low plinth beneath the garden-room glazing.

Conservatory replaced with new garden room - glazed with low-reflectance coated glass within slim bronze-coloured aluminium frames and stone pillars to match existing dwelling.

Dashed line shows line of existing wall

Chimney retained

Skylight in line with window below

6378

FIRST FLOOR

New FF

2495

New Mez

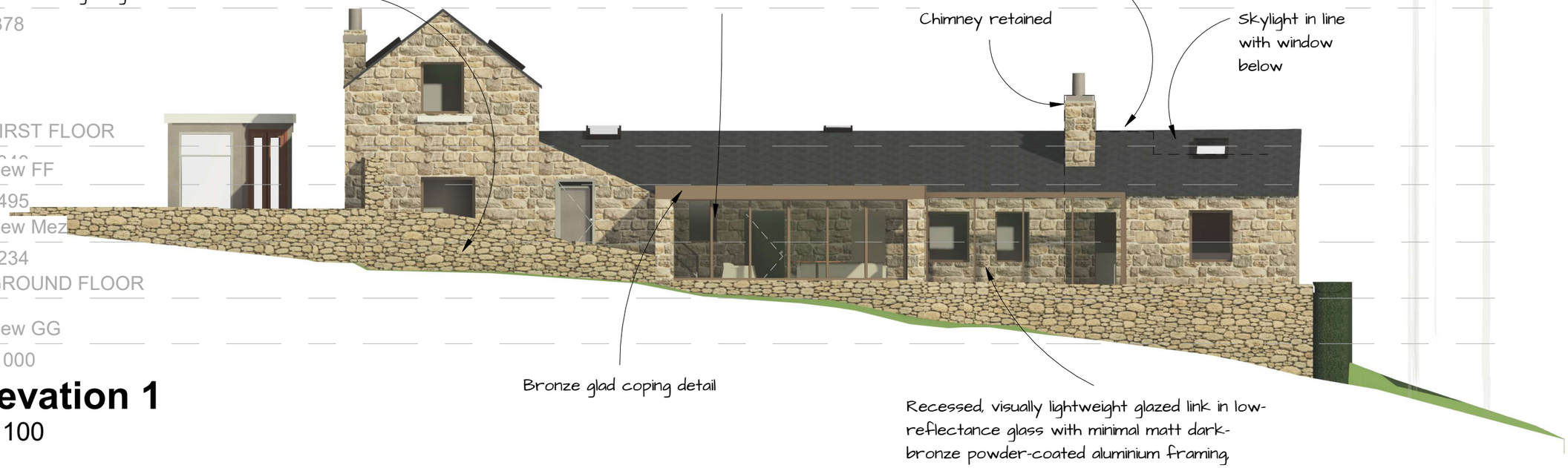
1234

GROUND FLOOR

0

New GG

-1000



Bronze glad coping detail

Recessed, visually lightweight glazed link in low-reflectance glass with minimal matt dark-bronze powder-coated aluminium framing, allowing the original barn wall to remain legible behind.

Elevation 1

1 : 100

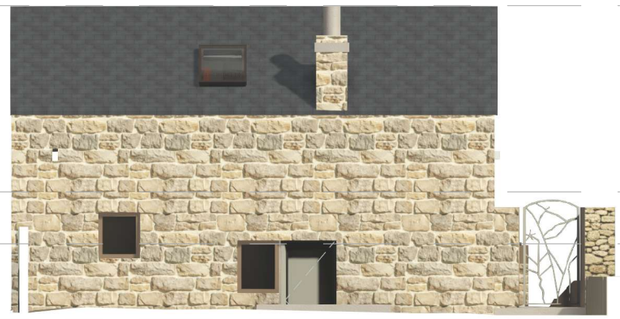
ROOF

6378

FIRST FLOOR

New FF

2495



New Mez

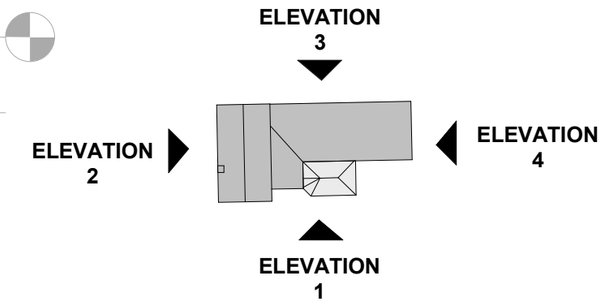
1234

GROUND FLOOR

0

Elevation 2

1 : 100



MHA

MANNING HOLDEN ARCHITECTS

0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ A3

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PROJECT

Alma Barn, Wheatcroft Lane

SHEET

Proposed Elevation 01

CLIENT

Douglas Macmillan

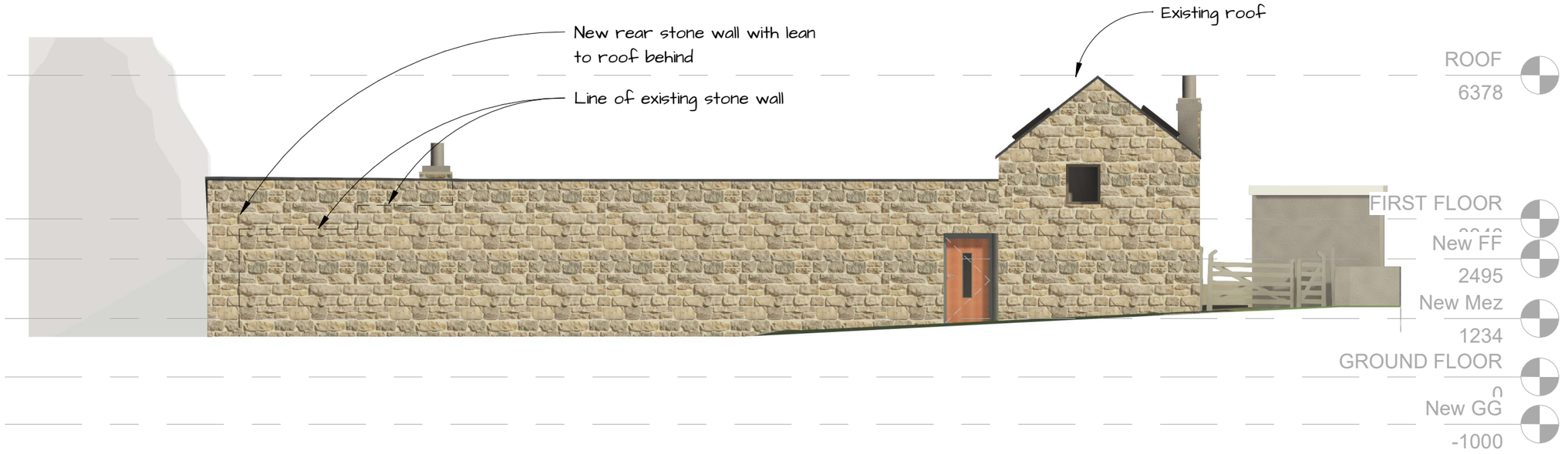
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AM	GE-PR-01B	

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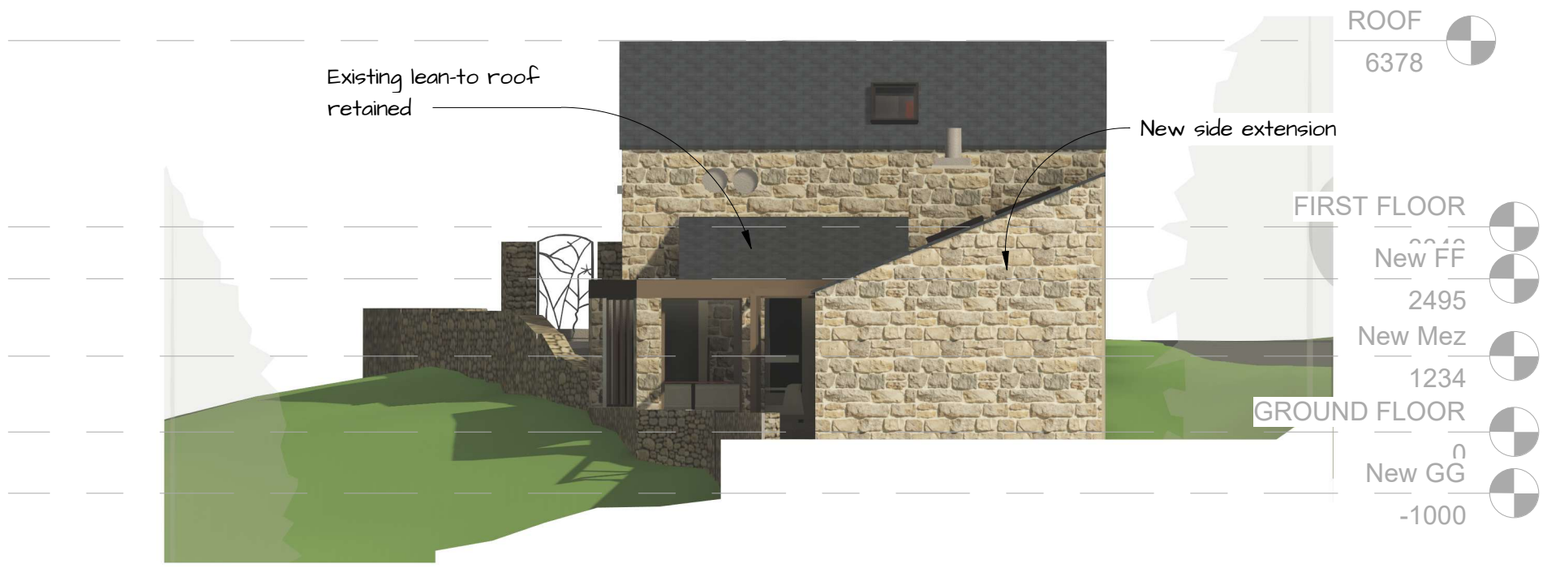
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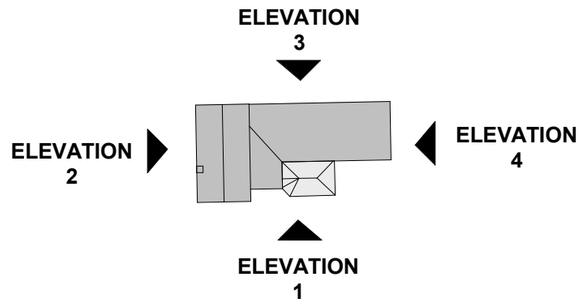
Elevation 3

1 : 100



Elevation 4

1 : 100



MHA
MANNING HOLDEN ARCHITECTS

0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ A3

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PROJECT
Alma Barn, Wheatcroft Lane

SHEET
Proposed Elevation 02

CLIENT
Douglas Macmillan

Date	Project number	Scale (@ A3)
24/07/2026	490	As indicated

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AM	GE-PR-02B	
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1 3D View 1



2 3D View 3



MHA
MANNING HOLDEN ARCHITECTS

PROJECT
Alma Barn, Wheatcroft Lane

SHEET
Proposed 3D Rear Views 01

CLIENT
Douglas Macmillan

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24/07/2026	490	
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