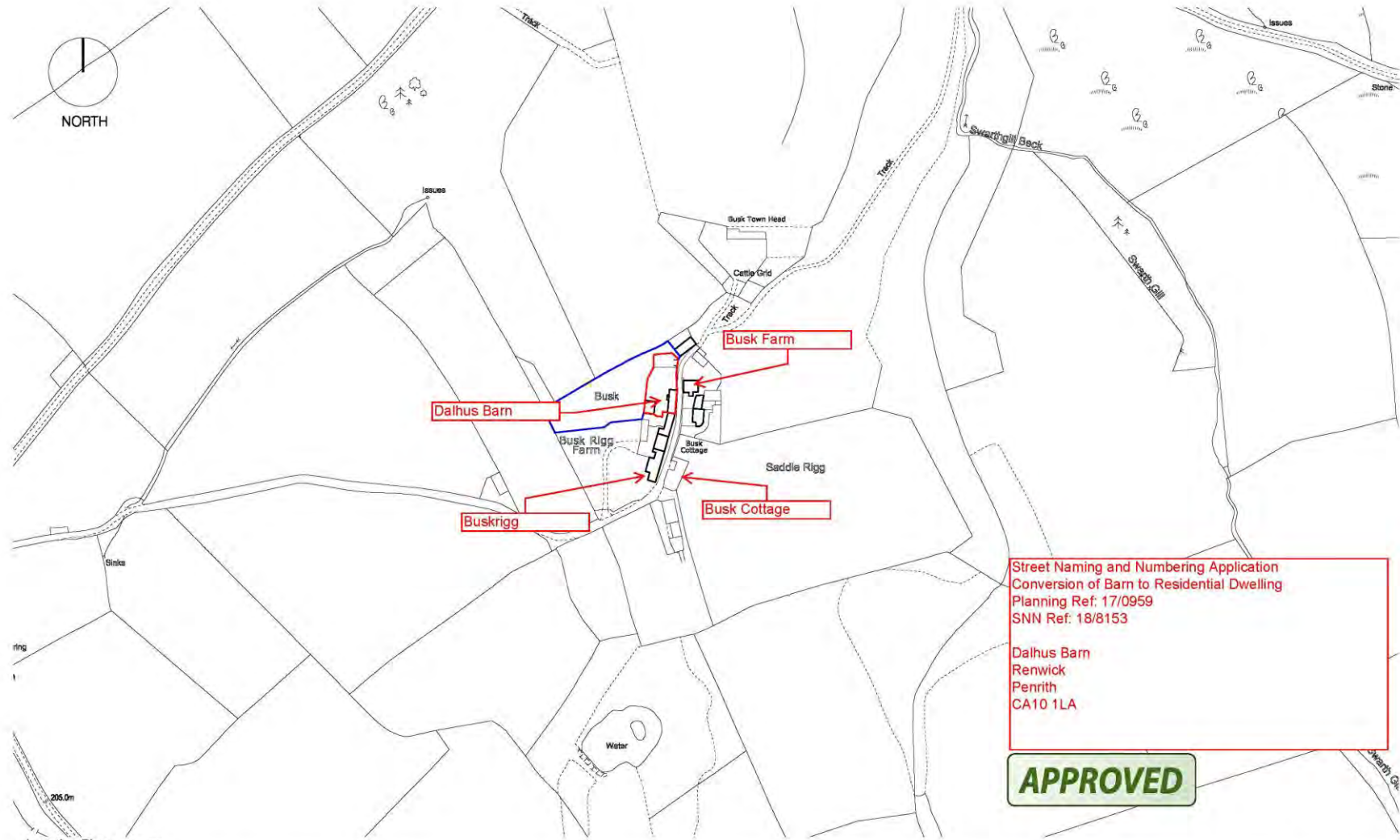


18/8153 Dalhus Barn Renwick



Street Naming and Numbering Application
 Conversion of Barn to Residential Dwelling
 Planning Ref: 17/0959
 SNN Ref: 18/8153

Dalhus Barn
 Renwick
 Penrith
 CA10 1LA

APPROVED

Location Plan scale 1:2500

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	LOCATION PLAN PROPOSED CONVERSION OF BARN BARN ADJACENT BUSK RIGG FARM, BUSK		116-105-01 B



Existing cattle shed

Existing modern agricultural building within the garden to be reduced in size and refurbished for continuing use as a garage/store to the proposed dwelling.

Concrete shed/black exterior wall finishes are to be finished with local oaker vertical boarding to complement the appearance of the proposed dwelling and its rural setting.

Drainage

New foul drainage to discharge into new cesspit. Cesspit to be located 7m from buildings and 2m from boundaries. Cesspit to have approximately 45000 litre capacity based on site of dwelling.

Surface water drainage to discharge into soakaway located in the garden or adjacent field.

Boundary Walls

Existing dry stone wall to be retained and restored, with the current access to the concrete yard infilled in local stone to match, as indicated, colour: grey/pink/taupe.

Boundary Fences

New tanalised timber post and rail type stock proof fence. Fence to be max. 1.2m high.

Parking Area

New driveway/parking area to be formed using a combination of compacted and crushed stone, finished with loose gravel and permeable paving blocks, colour red sandstone. Original cobbles to the road frontage are to be reinstated as indicated.

Road access to have clear visibility splay of 33m taken from 2.4m behind verge of road.

Layout to be in accordance with the Cumbria Design Guide, Volume 1: Layout of New Residential Developments, First Edition, 1996.

proposed Cesspit

existing agricultural shed reduced in size

garden

garage

driveway

garden

LANE

Dalhus Barn

existing cobble stones to front of the barn to be reinstated

existing access to be built up with traditional drystone wall to match existing wall

33m visibility splay taken from 2.4m back

outline of former concrete silage clamp

existing access upgraded to CCC standards

Landscaping

North and West boundaries are to be planted with mixed native hedgerow species comprising of locally indigenous species including Hawthorn (*Crataegus monogyna*), Blackthorn (*Prunus spinosa*), Hazel (*Corylus avellana*), Guelder Rose (*Viburnum opulus*), Dogwood (*Cornus alba*) and Field Maple (*Acer campestre*).

All planting will be locally sourced 60-80cm bare-root stock, with appropriate attention to sitecare/ weed control and protection from rabbit damage.

Where shown, standards will be selected from the following locally occurring native tree species: Silver Birch (*Betula pendula*), Rowan (*Rubus saxatilis*), Bird Cherry (*Prunus padus*).

Planting stock to be locally sourced and either bare-rooted or root-balled. Minimum 5-6cm girth. Trees will be pk, planted, staked and mulched, with establishment ensured through an appropriate programme of sitecare.

Site Plan scale 1:200

<p>revisions</p> <p>A 19-05-16 Material notes amended, WJC</p> <p>B 07-11-17 Notes and drainage amended, WJC</p>	<p>Graham K Norman Architect CHARTERED PRACTICE UNIT 4 MERESIDE GREENBANK ROAD EDEN BUSINESS PARK PENRITH, CUMBRIA, CA11 9FB 01768 866274 mail@grahamknorman.co.uk www.grahamknorman.co.uk</p> 	<p>25-04-18 WJC 1-200@A3</p>
		<p>AS PROPOSED SITE PLAN</p> <p>PROPOSED CONVERSION OF BARN BARN ADJACENT BUSK RIGG FARM, BUSK</p> <p>MR AND MRS WATSON</p>

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