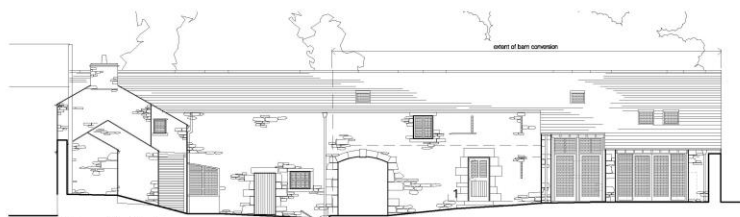
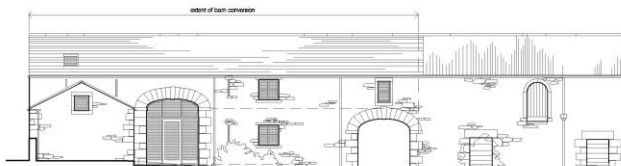


# 18/8105-Redwood-Barn-Newton-Reigny-Development-Plan



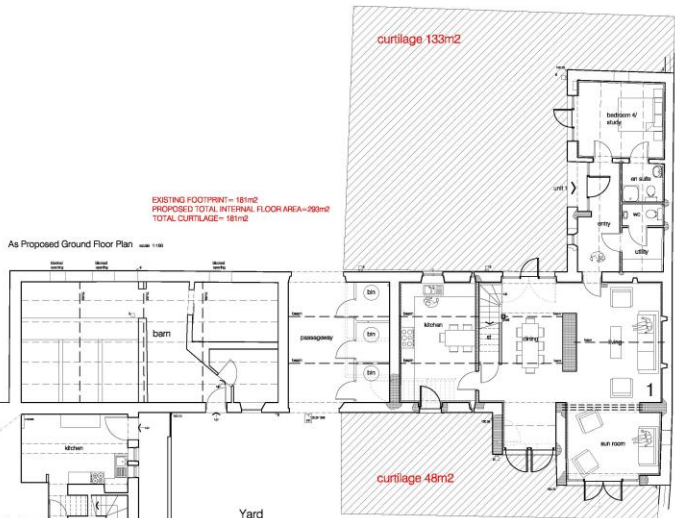
As Proposed West Elevation scale 1:100



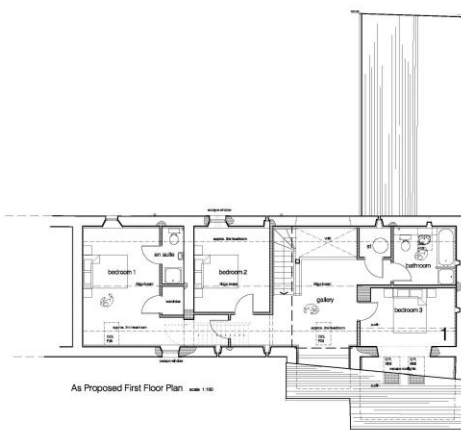
As Proposed East Elevation scale 1:100

**STREET NAMING AND NUMBERING**  
**CHANGE OF USE OF AGRICULTURAL BUILDING TO DWELLING HOUSE**  
 SNN REF: 18/8105  
 PLANNING REF: 16/0930  
**REDWOOD BARN**  
 NEWTON REIGNY  
 PEWORTH  
 GAT1 0AY

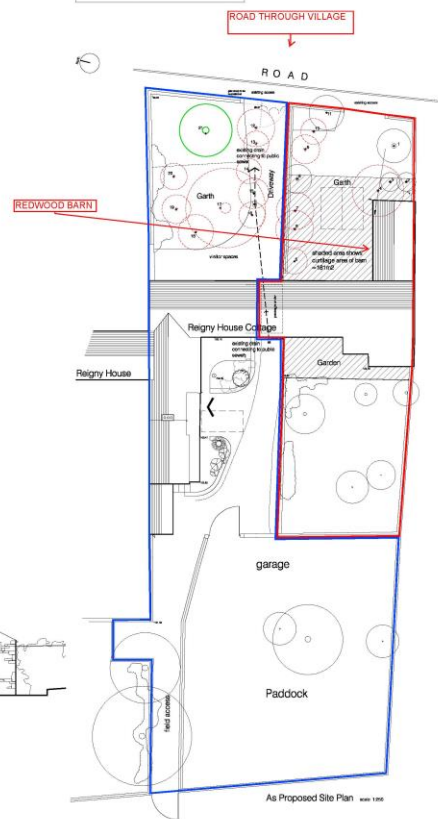
**Eden District Council**  
 Approved  
 All new coverings to existing roof reconstruction work to have lead dressed stone finish, square and ribs with pane readings to match existing readings, colour: grey/black/grey.  
 Existing rainwater goods.  
 Existing cast iron rainwater goods to be repaired and augmented with new cast iron goods, colour: grey/black. Outside support of metal fix and full support timbers shown directly to the masonry.  
 Mansion House  
 Friargate  
 Peworth  
 GAT1 7YG  
 01568 817817  
 snn@eden.gov.uk



As Proposed Ground Floor Plan scale 1:100



As Proposed First Floor Plan scale 1:100



As Proposed Site Plan scale 1:100



As Proposed North Elevation scale 1:100

- Bar Access**  
 Bar access to be formed in existing by existing stone 1.0m apart or by post-and-rail (purpose made cast steel as English Heritage 1A or aluminium under ridge as English Heritage 4A).
- Existing Roofs**  
 Slates and ridge tiles to be carefully removed, slates sorted and stacked for re-use. Flare cement roofing to be carefully taken down and removed from site.  
 Floor structures to be removed, dismantled, repaired and treated as found necessary.  
 Roofs to be repaired with salvaged natural slates colour: blue/grey laid in traditional manner. Roof to incorporate proprietary breather underlay.  
 Salvaged stone ridge and hip tiles to be re-laid and bedded in mortar in the traditional manner. These tiles to be augmented with salvaged matching tiles where necessary.
- New Roofs**  
 Roofs to be tiled with second hand natural slates, colour: blue/grey. Roof to incorporate proprietary breather underlay.  
 Artificial stone ridges to match existing to be re-laid and bedded in mortar in the traditional manner.  
 Metal roof over play area flat roof section to be finished in coated metal 3 day pitch, colour: dark grey.
- Verges and Eaves**  
 Verges to have a small overhang and bedded and pointed on a base underneath (without bargeboards).  
 Eaves slates to overhang directly over the guttering (without barge boards).
- Rainpipes**  
 All new rainpipes to be recessed type with multi-drain glass and integral movement flashings, model: spire GGL-CKA, (supplied from The Vesta Company Ltd).
- Proposed Alterations to existing barn**  
 The proposals use the partial conversion of the existing complex of barns.  
**Proposed Driveway and Access Units**  
 Existing junction and accessways to be retained.  
 Driveway to be finished in compacted and graded stone chippings, colour: grey with artificial stone set margins, parking bay completion and signage, colour: grey/black.  
 Accessway and parking areas within the front gate to incorporate a ground stabilising and tree root protection system. Refer to the tree protection method statement.  
 Parking areas and accessways to be finished in permeable block paving, colour: grey/stone laid at shallow gradient to ensure compliance with British Standard 84:2017.  
**Fencing**  
 In total we have shown 2 possible car spaces.  
**Drainage**  
 New foul drainage to discharge into existing on-site foul drainage network connecting to village sewer system.  
 Existing surface water from existing roofs and accessways to discharge into existing drainage network.  
**Boundary Walls**  
 Existing random rubble stone walls with shaped coping, enclosing garden, colour: pink/buff/blue/grey.

18/8105-Redwood-Barn-Newton-Reigny-Development-Plan  
 18/8105-Redwood-Barn-Newton-Reigny-Development-Plan

Graham K Norman Architect  
 100% RIBA  
 PROPOSED PLANS - ELEVATIONS  
 PROPOSED BARN CONVERSION  
 REIGNY HOUSE COTTAGE, NEWTON REIGNY  
 108-120C-03 A  
 1:200gA1  
 1:200gA1  
 108-120C-03 A  
 MR WHEATLEF HERARD