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All workmanship and materials to comply with current relevant Building Regulations, British Standards and Codes of Practice. All materials to be stored, mixed and fixed in accordance with Manufacturers instructions and recommendations.

All works to be carried out to the complete satisfaction of the Local Authority Building Control Officer.

All works to be carried out in strict accordance with HSE guidance and the CDM regulations.

DO NOT SCALE. The Contractor must verify all dimensions prior to commencing shop drawings or works on site. Exact setting out and final levels to be agreed on site.

**Proposed Holiday Accommodation Units ancillary to The Bell Inn.**

The proposal seeks to form 7, pre-manufactured holiday units, known as the Preseli Hotel Pod, which generally comprise of a self-contained unit with an en-suite, double bed and sofa-bed allowing for additional sleeping accommodation for visiting families.

The proposed units are compact in design measuring just 6m x 3.9m and constructed from timber. The units will be tailored to suit the proposed site plan and will not include a rear portal window, which will allow views to be focussed towards the proposed courtyard to avoid any overlooking to the adjacent dwellings and carefully controlling the aspect. The units measure 3.05m in height from finished floor level, therefore will be no higher than 3.25m.

The existing overgrown and under-utilised site will be cleared and the concrete post and panel fences will be reinstated/repared. The existing large trees to the southern boundary will be retained to offer a visual boundary to the residential areas adjacent.

Soft boundary planting will face the fence. Each unit will have a 150mm high concrete base with foul waste services and power taken to and from the existing pub. The space around the holiday units will be covered with bark chippings and the central courtyard area will be a permeable resin bound surface. Box planters will be positioned between the holiday units. This area will be pedestrian access only.

The units will be allocated 1 parking space each, with the remaining spaces being allocated for the pub customers.

The holiday units do not contain any cooking facilities, and as such, the pub will offer a breakfast menu as well as lunch and dinner offerings.

The proposed development will provide much-needed income and regular food trade to the pub, to ensure viable trading and encourage tourism and inward investment to Barnham Broom. The proposed development will make great use of an unused waste area of the plot to provide quality holiday accommodation.

A	08.03.2021	Minor amendments for planning submission-
rev	date	description

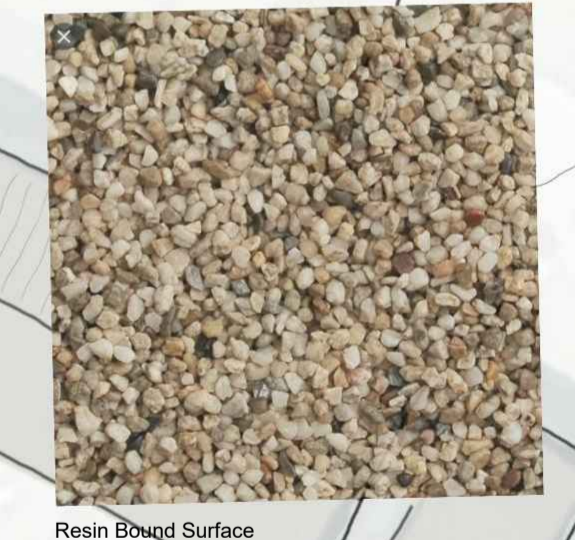
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**Proposed 7no. holiday units**

**The Bell Inn, Bell Road, Barnham Broom**  
 address

Proposed drawing title	Draft status
Various at A1 scale	03.03.2021 date
APC drawn by	APC checked by
1225 job number	201 drawing reference
	A revision

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**PROPOSED SITE PLAN 1:200**