

DESCRIPTION/SCHEDULE OF EXISTING USES ON THE SITE

The proposed site for development is an old stable block and tack-room. The proposed dwelling is a 3 bedroom property with a garden and amenity area to the front, with parking for 2 to 3 vehicles.

The Property will have views across the countryside to Bridgerule and Widemouth.

The neighbouring property Springleaze has recently been converted from an agricultural barn, into an eco-domestic dwelling.

The site occupies a rural location with no neighbours visible to the east or south. The west of the site shares a yard with Springleaze. This yard continues north, and is then shared with both Autumnleaze and Winterleaze. Across the road is Summerleaze which is blocked from view.

They have access to their fields via the yard.

Initial access is from Hobbacott Lane as used by neighbouring Autumnleaze, Winterleaze, Summerleaze (for access to their fields) and Springleaze. This entrance enters a communal concrete yard which leads via a gate, to the front of the proposed site.





Walls:

The 2 main buildings:

External walls of the 2 main buildings will be clad in Cornish rubble stone (recycled from the old barn, now Springleaze), The stone will have lime pointing, corners will be brick quoins.

At least 2 gaps measuring 15 to 20mm x 70mm will be left in the soffits/fascia's and walls to create a new habitat suitable for crevice-dwelling bats.

The roof tiles, Cornish rubble stone, vertical timber cladding, brick quoins and brick arch facing lintels; all match neighbouring property Springleaze and are sympathetic with the surrounding area.

Link Section between the 2 main buildings:

External walls of link section, will be clad in vertical timber cladding, to match neighbouring property Springleaze.

Roof:

Existing metal roof deemed unfit for domestic use.

For the 2 main buildings a modern slate roof laid on felt and counter batons is proposed.

Deep overhanging eaves and a minimum of 2 x Swallow cups will be added to encourage the nesting of Swallows. Building works will not commence until the end of the Swallows nesting season.

A central flat roof links the 2 buildings together:

A proposed living green roof, a Sedum blanket would cover this roof area. This has great ecological benefit to small insects/invertebrates and smaller elements of wildlife. It is a good way of managing storm water and improves air quality. The plants natural photosynthesis actively converts carbon dioxide to oxygen. Please see the enclosed Green roof eco benefits information sheets.

Parking/Turning area/Drainage:

To the west of the property is a parking/turning area for 2 to 3 cars. The proposed surface will be the existing concrete surface. Grey water/roof & surface water will be channelled into the stream to the east of the property.

Foul water treatment:

A 4-6 person Marsh Ensign waste management plant with soakaway, is proposed to the south of the property; see image below:

**Access:**

We propose to add a traffic mirror to the opposite side of the road, to the shared entrance of the yard. This will improve visibility when exiting the yard to the east.

Amenities:

We propose solar panels onto the roof and an air source heat pump (similar to the 8 KW unit we installed at Springleaze) for all electricity and heating needs.

We estimate 8 to 10 Solar panels on a southernly facing roof.

Western power have already upgraded the wire and transformer on the pole to account for renewable energies.

After converting a barn at Springleaze into an eco-barn conversion. We set out to re-wild the meadow to the south of the property. Over the last 4 years we have seen a great deal of new meadow flowers return, lots of small mammals, birds of prey and deer. We have created a large

pond area where excess rain water flows into. This year for the first time it is full of frogs spawn. We have also seen a family of Geese, pheasants, and even a Coot visiting it. We would like to convert the stables into another eco-property, which continues to encourage new wildlife habitats, such as bats, Swallows, insects and plants with the roofs.

Proposed Work:

The existing roofs will be removed.

The internal half height stall dividers will be removed.

Most of the existing walls will be retained apart from the walls where the linking section connects the buildings. These will be removed as per the proposed plans.

All Remaining blocks walls will be mechanically fixed where needed.

Existing lintels will be assessed and replaced if necessary.

The new window and door openings will be created.

Foundations for the linking section to be dug.

The concrete floor in the existing structure and tarmac in the linking section will be replaced with an insulated reinforced concrete slab.

To support the new A frame pitched roof an approx. 250mm wide/250mm deep, reinforced concrete strip will be installed around the internal perimeter of the walls.

Built on the strip will be timber framed internal walls, with insulation & DPM. Posts will sit at point loads where the trusses are.

Timber framed walls above DPM for the flat roofed linking section.

Timber framed flat roof on the linking section to support a green roof.

A similar strip of concrete to the internal one will be laid around the external perimeter to accommodate the facing rubble stone walls, tied to the existing walls.

The stone is in plentiful supply on site, recycled from the old barn, now Springleaze.

The Roof Will be in 'lugo' slate, the same as Springleaze.

The stable doors to be kept and installed on the front of the building (As window shutters), as on the proposed plans.

Utilities:

An electricity pole exists a few meters away on the land on Springleaze

The main transformer & cable for the houses was upgraded in the past couple of years, by Western power, to allow for renewable energy.

Water supply and meter will need to be supplied, Located with the other meters in a field next to B3254.

New Pipework for the water will need to be laid to supply the site.

Grey water can be discharged into the adjacent stream.

Foul water will go to a waste treatment plant.