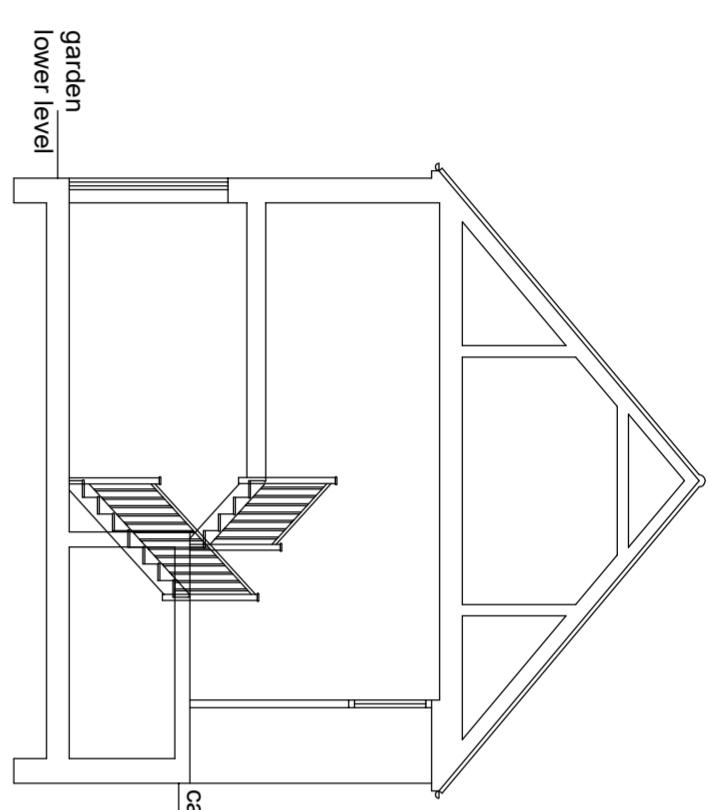
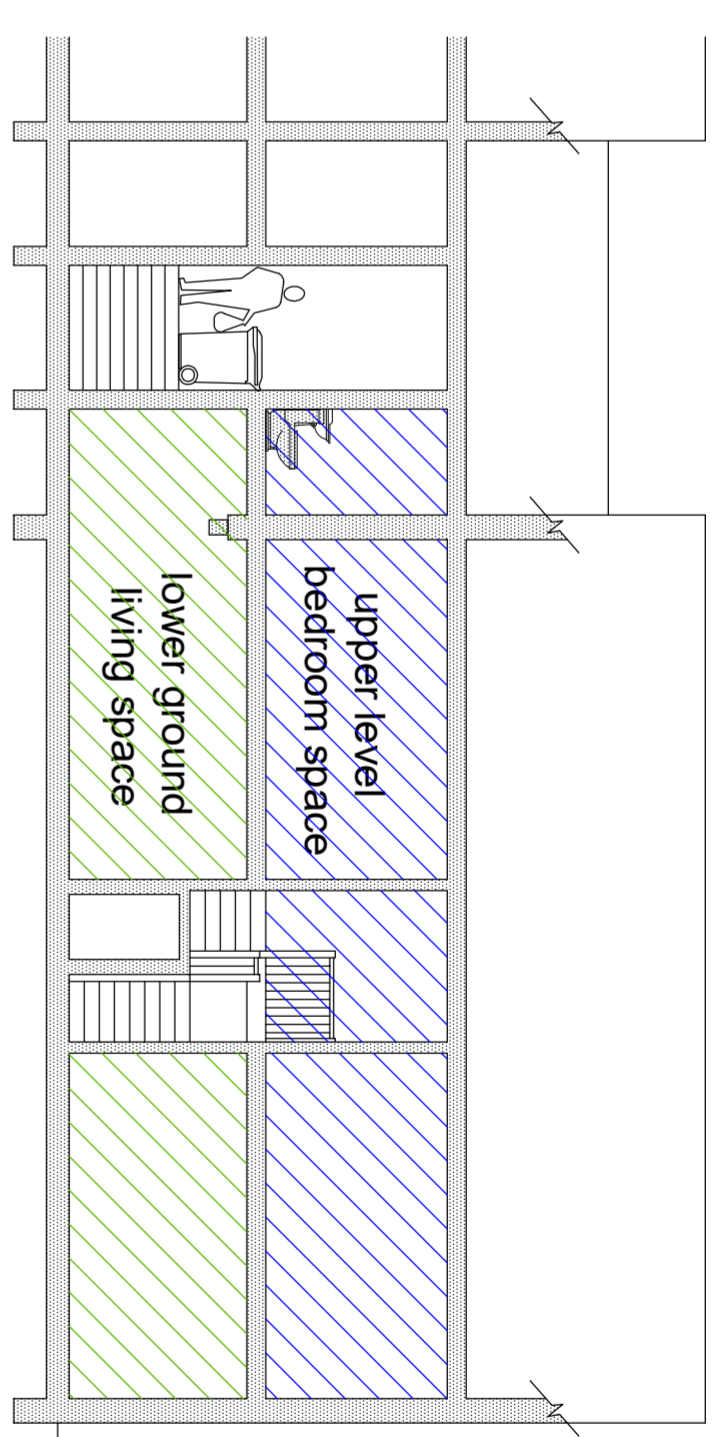


SECTION A-A



SECTION B-B

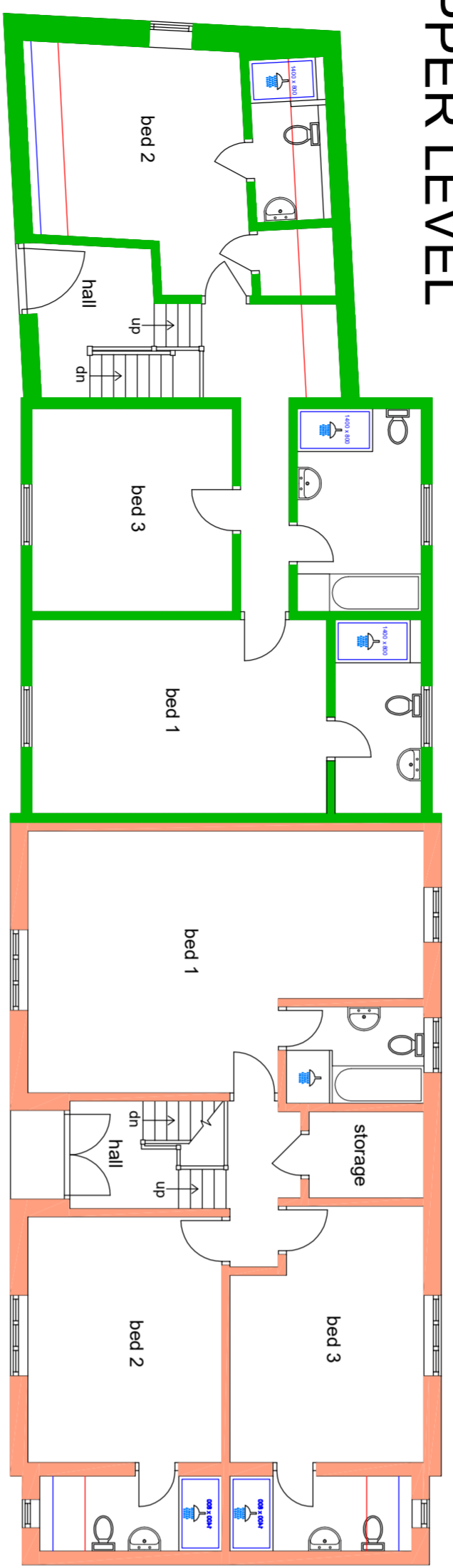


SECTION C-C

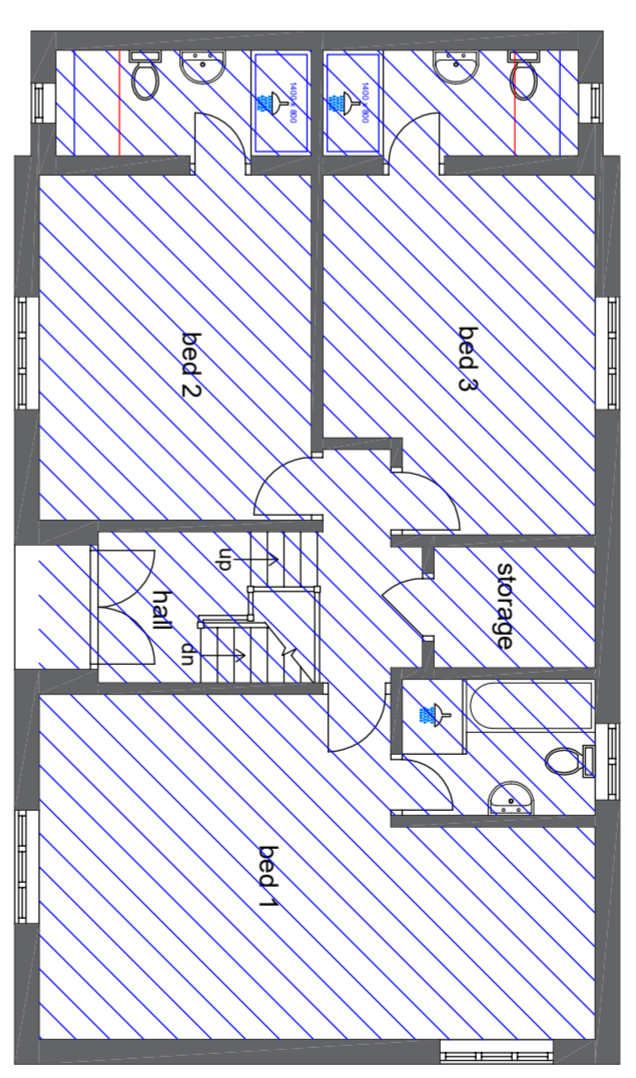
**Multi-layering:**  
The ground level naturally falls approximately 1.6m from the car park yard level on the east side of the building to the ground (garden) level on the west side, therefore, a certain amount of *multi-layering* is necessary to make the most effective and efficient use of space. The design allows a formal alignment of the windows.

Colour coding is added to help the Council understand how the multi-layering works and why the lower floor windows appear to be at ground level!

## UPPER LEVEL



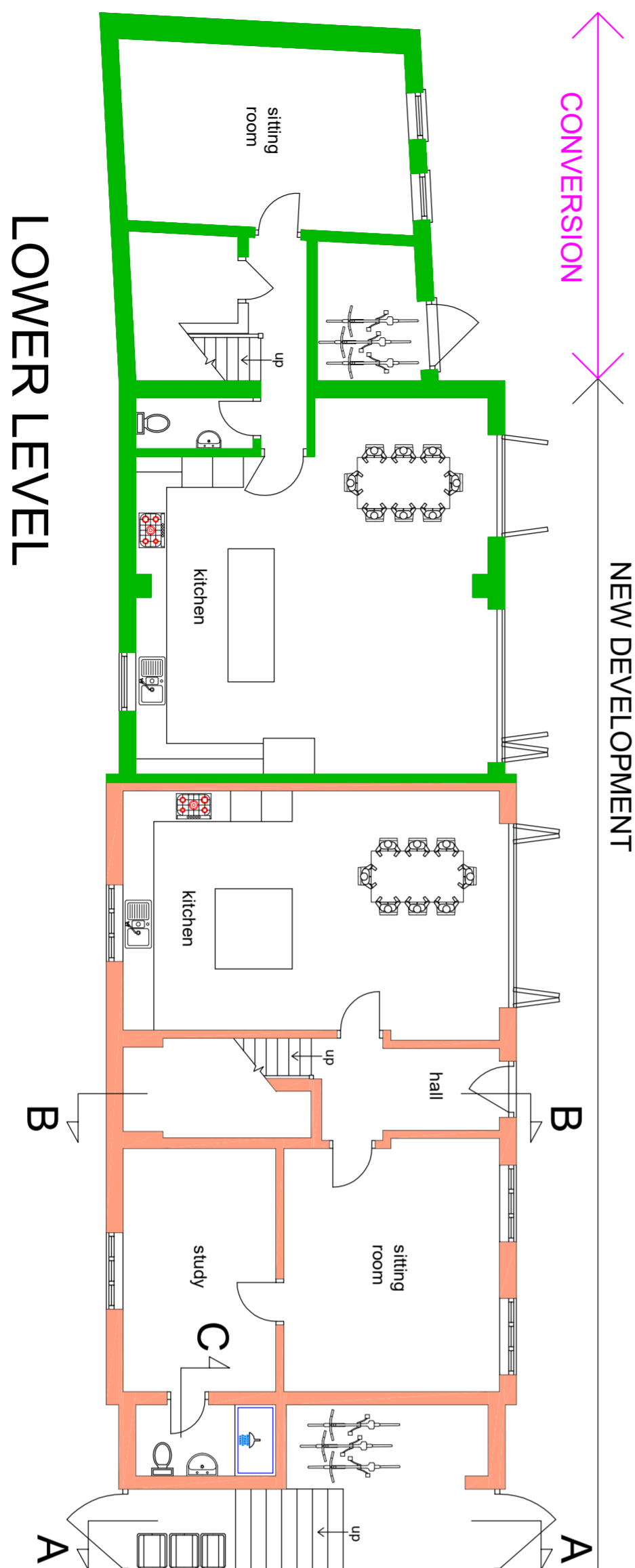
NEW DEVELOPMENT



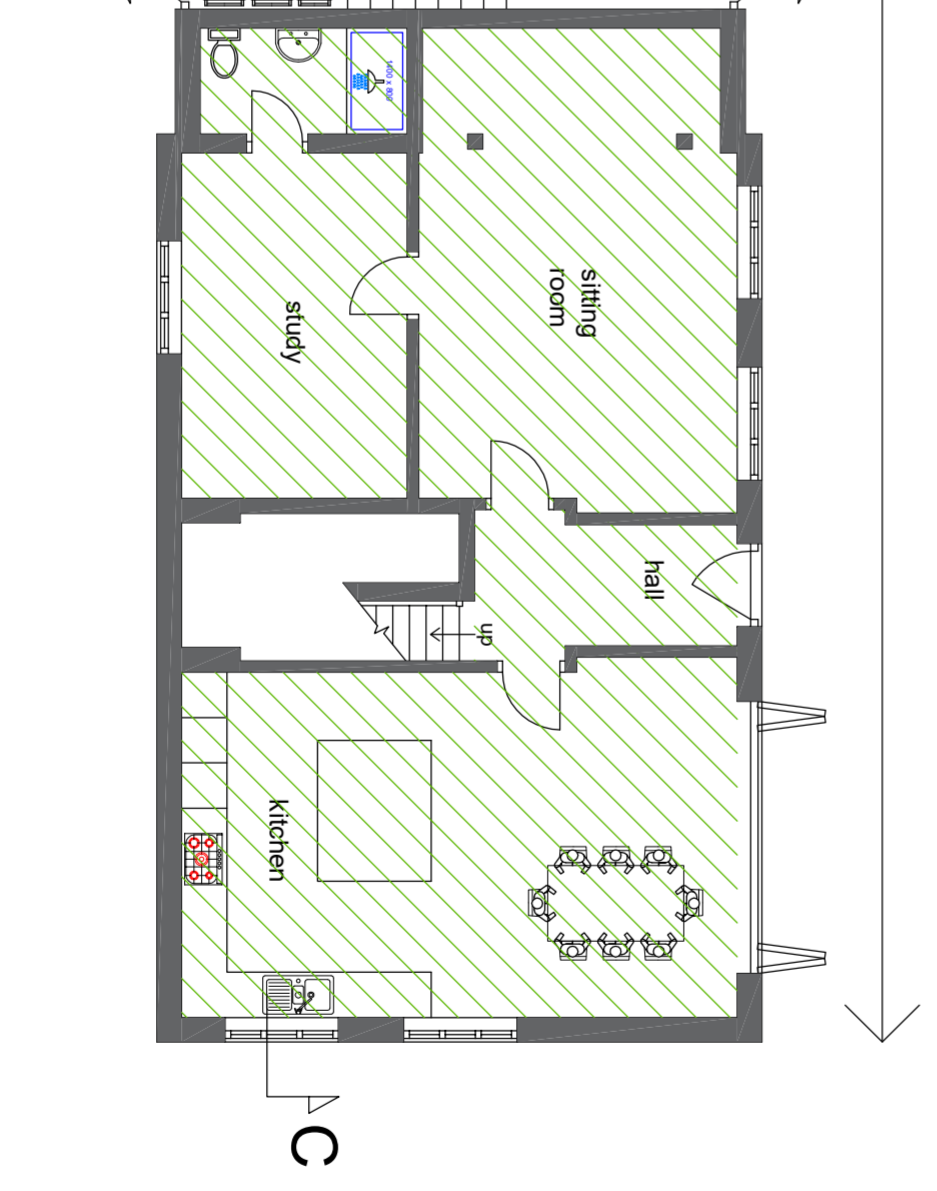
**Density, form and layout:**  
The existing vernacular farmstead layout is replicated with the proposed houses contained within the ground footprint of the existing modern agricultural buildings. The car parking area contained within the existing stock yard to retain the same *grouping and spaces around Poplars Farm*.

The three dwellings approximately 149 sq. m comprising 3 bedrooms per dwelling equating to 9 bedrooms less than the scale and density of the nearby Poplars Farmhouse and the Range dwellings.

Bedrooms located on the east side of the building overlooking views of open countryside to avoid any undue traffic noise from the A412, with non-habitable first floor rooms located on the west side.

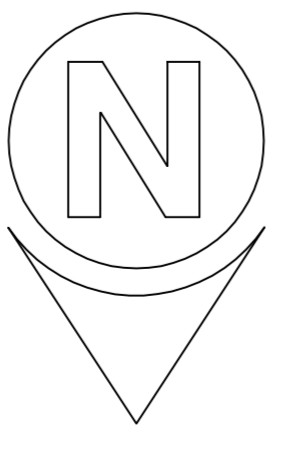


## LOWER LEVEL



- Proposal:**
- Change of use from agricultural to residential C3 use;
  - Demolition of existing modern agricultural buildings;
  - Erection of two new houses; and
  - **Conversion** and extension of traditional outhouse to residential dwelling

**Site address:** Poplars Farm, Lower Road, Hardwick, Bucks. HP22 4DZ



SCALE 1:100 - A2 PDF  
SCALE 1:200 - A4 PDF

**07/04/2022**

**Drng No: PFH.PLAN 2**