

**PLANNING CONDITIONS**

- The dwelling(s) hereby approved shall not be occupied until the requirement for water consumption (110 litres use per person per day) in part G of the Building Regulations has been complied with and evidence of compliance has been obtained.
- No development above ground level shall take place until details in respect of the following have been submitted to and approved in writing by the Local Planning Authority:
  - Details of external materials, surface finishes and colours for all buildings
  - Details of the new gates to enclose the courtyard on the south elevation and the driveway access to the north
  - Details of the materials for the swimming pool
  - Details of the hard landscaping in the courtyard and visitor parking area
 The works shall be carried out in full accordance with the approved details unless otherwise subsequently approved in writing by the Local Planning Authority.
- No works involving new/replacement windows shall take place until elevation(s) to a scale of not less than 1:10 and horizontal and vertical cross-section drawings to a scale of 1:2 fully detailing the new replacement windows to be used (including details of glazing bars, sills, heads and methods of opening and glazing) have been submitted to and approved in writing by the Local Planning Authority. Unless otherwise approved in writing by the Local Planning Authority all glazing shall be face putted. The works shall be carried out in complete accordance with the approved details.
- No works involving new/replacement doors shall take place until elevation(s) to a scale of not less than 1:10 and horizontal and vertical cross-section drawings to a scale of 1:2 fully detailing the new replacement intermetallic doors and surrounds to be used (including details of panels and glazing where relevant) have been submitted to and approved in writing by the Local Planning Authority. Unless otherwise approved in writing by the Local Planning Authority all glazing shall be face putted. The works shall be carried out in complete accordance with the approved details.
- The vegetation within the visibility splays of the site shall be reduced to 0.6 metres above the level of the adjacent carriageway before occupation of the development. Notwithstanding the provisions of the Town & Country (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) it shall be retained thereafter at or below that height.
- Prior to the occupation of the dwelling hereby approved details of the areas to be provided for the storage and presentation for collection/emptying of refuse and recycling bins shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter for no other purpose (or) the approved bin storage and presentation/collection area shall be provided for each dwelling prior to its first occupation and shall be retained thereafter for no other purpose.
- The use shall not commence until the area(s) within the site shown on drawing no. Proposed GA plans 22-564-G for the purposes of loading, unloading, manoeuvring and parking of vehicles has / have been provided and thereafter the area(s) shall be retained, maintained and used for no other purpose.
- Prior to the occupation of the development hereby approved technical details of electric vehicle charging infrastructure shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.
- Prior to commencement of development an Arboricultural Method Statement (including any demolition, groundworks and site clearance) shall be submitted to and approved in writing by the Local Planning Authority. The Statement should include details of the following:
  - Measures for the protection of those trees and hedges on the application site which are to be retained
  - Details of all construction measures within the 'Root Protection Area' (defined by a radius of dbh x 12 where dbh is the diameter of the trunk measured at a height of 1.5m above ground level) of those trees on the application site which are to be retained specifying the position, depth, and method of construction/realisation/locating of service trenches, building foundations, hardstanding, roads and footpaths.
  - A schedule of proposed surgery works to be undertaken to those trees and hedges on the application site which are to be retained.
- No development above ground level shall take place until a scheme of soft landscaping for the site drawn to a scale of not less than 1:200, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include accurate indications of the position, species, growth, canopy spread and height of all existing trees and hedges on and adjacent to the site and details of any to be retained, together with measures for their protection during the course of development. Any retained trees removed, dying or becoming seriously damaged or diseased within five years of commencement shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation. The works shall be completed in accordance with the approved plans and in accordance with a timetable to be agreed with the Local Planning Authority.
- Prior to commencement of development the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:
  - A site investigation scheme.
  - The results of a site investigation based on i) and a detailed risk assessment, including a revised Conceptual Site Model (CSM).
  - Based on the risk assessment in i), a remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency actions.
- No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works as set out in the remediation strategy is submitted to and approved in writing by the Local Planning Authority.
- The site preparation and construction works including deliveries to the site and the removal of excavated materials and waste from the site shall be carried out between the hours of 0800 to 1800 Mondays to Fridays and between the hours of 0800 to 1300 on Saturdays and at no time on Sundays, Bank or Public Holidays without the prior consent of the Local Planning Authority.
- Any waste material arising from the site clearance, preparation and construction works shall not be burnt on site but shall be kept securely in containers for removal to prevent escape into the environment.
- The conversion of the existing barn shall not in any circumstances commence unless the Local Planning Authority has been provided with either:
  - A licence issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorising the specified activity/development to go ahead; or
  - A statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.
- The development shall take place in strict accordance with the details, reasonable avoidance measures, and recommendations contained within the 'Tort Ecology Ecological Impact Assessment Report' (E019, 31/7/2019), including that (not limited to), where set out below, submitting to and agreeing in writing with the Local Planning Authority, the following matters -
  - Details, including design and location, of a great crested new hibernacula to be installed on site shall be submitted to and approved in writing by the Local Planning Authority.
  - Details of at least two bat boxes to be installed at the site shall be submitted to and approved in writing by the Local Planning Authority pursuant to the recommendation of section 6.2.7.
  - Details of four swallow nest boxes and two back bird boxes to be installed at the site shall be submitted to and approved in writing by the Local Planning Authority pursuant to the recommendation of section 6.3.3 D) Details of any external lighting shall be submitted to and approved by the Local Planning Authority prior to its installation on site pursuant to section 6.2.2.
 The applicant is reminded that the any clearance of the materials and debris at the open lean to should only be removed between March - October inclusive, in accordance with the recommendations of section 6.1.7. Any matters as agreed and / or required pursuant to this condition shall be implemented during construction (as appropriate) or otherwise installed in accordance with timescales which shall also have been submitted to and agreed in writing by the Local Planning Authority, and shall thereafter be retained as installed there shall be no occupation of the building hereby permitted unless and until details of the biodiversity enhancement measures as set out above, and to be installed, have been submitted to and agreed in writing by the Local Planning Authority.

**LISTED BUILDING CONDITIONS**

- The relevant works shall not take place/no development above ground level shall take place until details in respect of the following have been submitted to and approved in writing by the Local Planning Authority:
  - Details of external materials and surface finishes
  - Fully detailed schedule of repairs and specification for works to the historic fabric, including works required under the Building Regulations
  - Details of the new gates to enclose the courtyard on the south elevation
 The works shall be carried out in full accordance with the approved details unless otherwise subsequently approved in writing by the Local Planning Authority.
- A minimum of seven days' notice shall be given to the Local Planning Authority of the commencement of works to form the new doorways between (i) the sunroom/library and the dining area, in the south wall of the north midrange; and (ii) the utility and kitchen in the east wall of the barn. Opportunity shall be allowed for on-site observations and recording by a representative of the Local Planning Authority or a person nominated by the Authority during any period of work relating to this element of the works and no part of any features of the building revealed by the works shall be removed unless first approved in writing by the Local Planning Authority.
- The works hereby permitted shall be carried out in accordance with the approved plans and specifications and in such a manner as to retain existing features of architectural or historic interest within the building including those that may be exposed during implementation of the approved works.
- All new external and internal works and finishes and works of making good to the retained fabric shall match the existing historic work adjacent in respect of materials, methods, detailed execution and finished appearance unless otherwise approved in writing by the Local Planning Authority.
- No mechanical and electrical extract fans, ventilation grilles, security lights, alarms, cameras, and external plumbing, including soil and vent pipe shall be provided on the exterior of the building until details of their location, size, colour and finish have been submitted to and approved in writing by the Local Planning Authority.
- All new windows and door units shall be constructed either in front of or between the existing members of the timber frame and roof structure of the building so as to obviate the need to remove any part of the existing structure.
- No works affecting the existing timber frame shall take place until a detailed frame survey of that part of the frame where work has been carried out showing the timbers to be retained, missing timbers to be reinstated, decayed/damaged timbers to be replaced and timbers to be reinforced together with a specification for all joining and materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The presumption is that all sound timber shall be retained and new sections scarfed in unless otherwise agreed in writing by the Local Planning Authority.
- No works involving new/replacement windows shall take place until elevation(s) to a scale of not less than 1:10 and horizontal and vertical cross-section drawings to a scale of 1:2 fully detailing the new replacement windows to be used (including details of glazing bars, sills, heads and methods of opening and glazing) have been submitted to and approved in writing by the Local Planning Authority. Unless otherwise approved in writing by the Local Planning Authority all glazing shall be face putted. The works shall be carried out in complete accordance with the approved details.
- No works involving new/replacement doors shall take place until elevation(s) to a scale of not less than 1:10 and horizontal and vertical cross-section drawings to a scale of 1:2 fully detailing the new replacement intermetallic doors and surrounds to be used (including details of panels and glazing where relevant) have been submitted to and approved in writing by the Local Planning Authority. Unless otherwise approved in writing by the Local Planning Authority all glazing shall be face putted. The works shall be carried out in complete accordance with the approved details.
- No works involving external joinery shall take place until the details of the type and colour(s) of the following have been submitted to and approved in writing by the Local Planning Authority:
  - Protective finish to be used on all external joinery
  - Paint to be used on external softwood joinery
  - Stain to be used on any external hardwood joinery
  - Line-wash to be used on any external joinery
 The works shall be carried out in complete accordance with the approved details unless the prior written consent of the Local Planning Authority is obtained for any variation.

**KEY TO HARD LANDSCAPING**

See hard landscaping images in tender documents

**SC1 = Stamped concrete Type 1 - Courtyard**  
Include for gravel border next to buildings

**SC2 = Stamped concrete Type 2 - Stable Driveway, Area between garage & Snug, Visitor parking space & path to front door, paths, Stable hardstanding.**  
Include for gravel (chippings) border next to buildings.

**PAVING - Steps to door ED06 (Courtyard), steps & landing to door ED10 - Paved terraces & landing with brick risers.** See detail on drawing WD09.

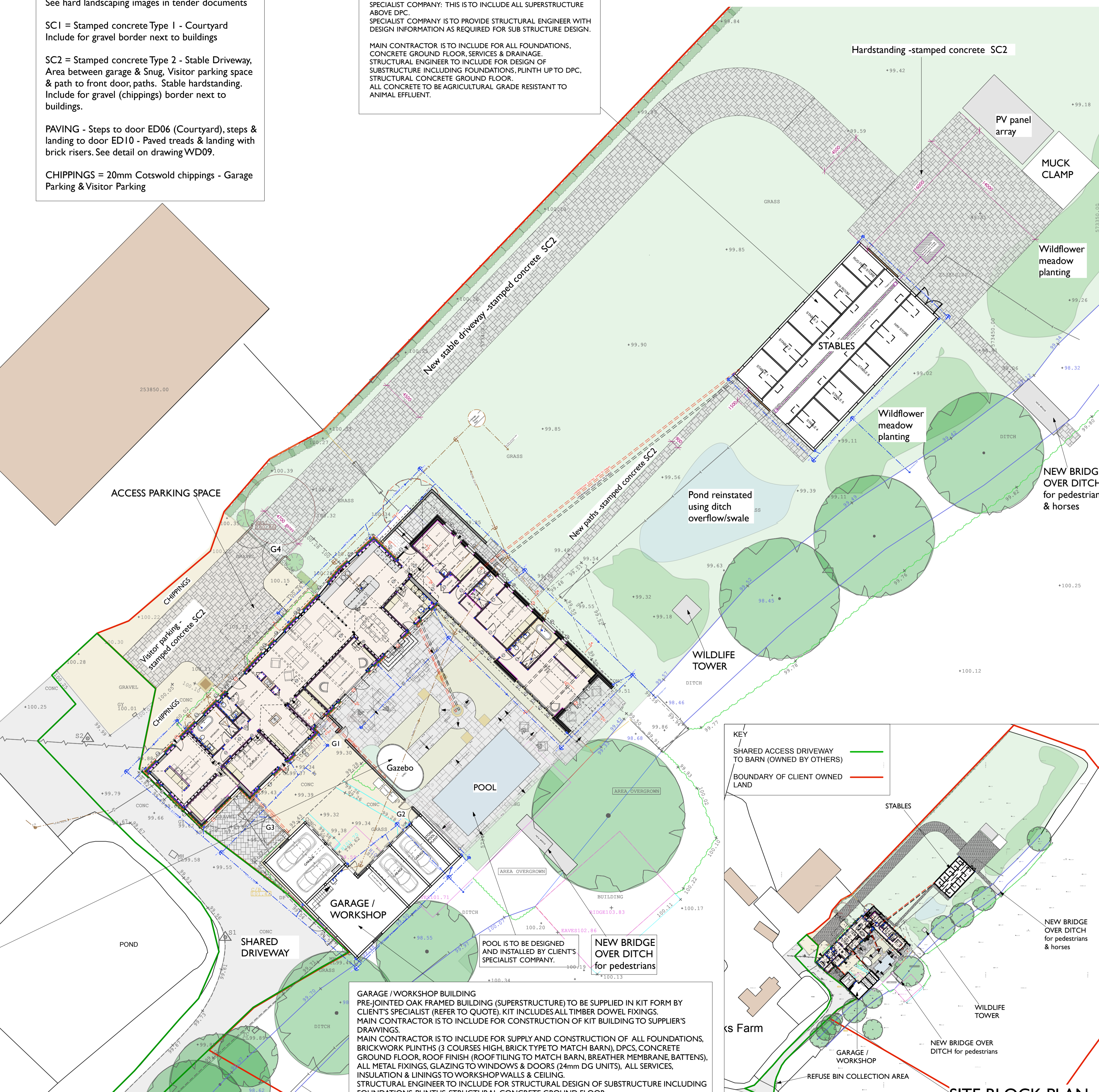
**CHIPPINGS = 20mm Cotswold chippings - Garage Parking & Visitor Parking**

**STABLES BUILDING IS TO BE DESIGNED AND INSTALLED BY CLIENT'S SPECIALIST COMPANY. THIS IS TO INCLUDE ALL SUPERSTRUCTURE ABOVE DPC.**  
**SPECIALIST COMPANY IS TO PROVIDE STRUCTURAL ENGINEER WITH DESIGN INFORMATION AS REQUIRED FOR SUB STRUCTURE DESIGN.**

**MAIN CONTRACTOR IS TO INCLUDE FOR ALL FOUNDATIONS, CONCRETE GROUND FLOOR, SERVICES & DRAINAGE.**  
**STRUCTURAL ENGINEER TO INCLUDE FOR DESIGN OF SUBSTRUCTURE INCLUDING FOUNDATIONS, PLINTH UP TO DPC, STRUCTURAL CONCRETE GROUND FLOOR.**  
**ALL CONCRETE TO BE AGRICULTURAL GRADE RESISTANT TO ANIMAL EFFLUENT.**

**GARAGE / WORKSHOP BUILDING PRE-JOINTED OAK FRAMED BUILDING (SUPERSTRUCTURE) TO BE SUPPLIED IN KIT FORM BY CLIENT'S SPECIALIST (REFER TO QUOTE). KIT INCLUDES ALL TIMBER DOWEL FIXINGS.**  
**MAIN CONTRACTOR IS TO INCLUDE FOR CONSTRUCTION OF KIT BUILDING TO SUPPLIER'S DRAWINGS.**  
**MAIN CONTRACTOR IS TO INCLUDE FOR SUPPLY AND CONSTRUCTION OF ALL FOUNDATIONS, BRICKWORK PLINTHS (3 COURSES HIGH, BRICK TYPE TO MATCH BARN), DPCS, CONCRETE GROUND FLOOR, ROOF FINISH (ROOF TILING TO MATCH BARN, BREATHER MEMBRANE, BATTENS), ALL METAL FIXINGS, GLAZING TO WINDOWS & DOORS (24mm DG UNITS), ALL SERVICES, INSULATION & LININGS TO WORKSHOP WALLS & CEILING.**  
**STRUCTURAL ENGINEER TO INCLUDE FOR STRUCTURAL DESIGN OF SUBSTRUCTURE INCLUDING FOUNDATIONS, PLINTHS, STRUCTURAL CONCRETE GROUND FLOOR.**  
**SPECIALIST COMPANY IS TO PROVIDE STRUCTURAL ENGINEER WITH DESIGN INFORMATION AS REQUIRED FOR SUB STRUCTURE DESIGN**

**SITE PLAN** scale 1:200



- General Notes**
- This drawing is to be read in conjunction with other engineers, designers, subcontractors and specialist drawings and any associated specifications and details. Any discrepancies are to be reported to the CA/Client or relevant project manager before proceeding with the works.
  - All workmanship and materials are to be carried out in accordance with current British Standards, Codes of Practice and good building practice.
  - All work to be to the satisfaction of the Building Control checking authority.
  - Do not scale this drawing. All dimensions to be as noted. Contractor to check all dimensions on site before carrying out works.
  - Where existing elements are exposed or investigated during the building works and are found to be not as assumed then contractor to confirm and notify CA/design team/client as applicable before proceeding with works.
  - The contractor is responsible for site health & safety including taking all necessary precautions to ensure stability of both existing and proposed structures at all times during construction. Contractor to contact structural engineer immediately where any doubts arise on site.
  - All services/utilities are to be located and protected as necessary by the contractor prior to the commencement of the works.
  - This drawing is for the private and confidential use of the client for whom it was undertaken and it should not be reproduced in whole or in part or relied upon by third parties for any use without the express written authority of Beech Architects Limited.

**RESIDUAL RISK TO HEALTH & SAFETY**  
Whilst we have made every attempt to design out risk associated with our design some risks may remain. Significant residual risks relating to our design are detailed below with our assessment of how these may be managed. The contractor remains responsible for identifying and managing risk associated with construction processes and site safety and these risks should be identified within the contractor's Construction Health & Safety Plan all operations carried out in accordance with HSE requirements, Current Code of Practice and compliance with CDM 2015 regulations.

Numbered triangles further highlight specific locations where residual risks remain:

- Access equipment for cleaning and maintenance will be required and works undertaken by qualified and competent person.
- The risks associated with working at height should be reduced by using appropriate scaffold, platforms, mobile elevating equipment, safety nets or fall arrest systems as deemed appropriate by the contractor's review and assessment of the construction methodology & process.
- The locations of all existing services and utilities must be confirmed prior to commencement of the works.
- The engineer must be contacted immediately where unsure or concern raised regarding the stability of any structure.

**NOTES:**

**ALL DIMENSIONS TO BE CHECKED ON SITE.**

**SUBJECT TO AND TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DETAILS**

**MC IS TO ENSURE THAT ALL DEMOLITIONS ARE CARRIED OUT IN STRICT COMPLIANCE WITH ALL CURRENT APPLICABLE HSE GUIDANCE INCLUDING REFURBISHMENT / DEMOLITION ASBESTOS SURVEY.**

**NOTE: BUILDING REGULATIONS CONSTRUCTION NOTES (INCLUDING DRAINAGE AND EXTERNAL WORKS) REFER TO DRAWING WD10**



| Rev | Date      | Description  |
|-----|-----------|--|
| P6  | 15 Aug 22 | Hard landscaping updated.  |
| P5  | 11 Aug 22 | Hard landscaping updated.  |
| P4  | 9 Aug 22  | Underground drainage layer turned on.  |
| P3  | 4 Aug 22  | Courtyard wall & gate amended at door ED04 entrance to rear hall. Garage note updated. |
| P2  | 1 Aug 22  | Updated.   |
| P1  | July 22   | Preliminary Issue  |

**Beech ARCHITECTS**  
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**CLIENT**  
Mr & Mrs Macklin

**PROJECT**  
Peacocks Barn  
Farley Green  
Suffolk  
CB8 8PX

**DRAWING**  
SITE PLANS

| SCALE              | DATE       | DRAWN BY             | CHECKED |
|--------------------|------------|----------------------|---------|
| 1:200, 1:1000 @ A1 | MAR 2021   |                      |         |
| DRAWING NUMBER     | JOB NUMBER | STATUS               | REV     |
| WD01               | 564        | Not For Construction | P6      |

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