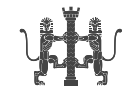


Note:
Boundary discrepancies from Ordnance Survey based Land Registry Title Plan LAN188838 addressed by on-ground topographical survey of physical boundary positions. Adjacent land mapped from client-supplied OS data.



Rev	Date	Notes	Name
-	29.10.2021	First issue	MC
A	01.12.2021	Client name amended	MC
B	06.01.2022	Site boundary amended as per Land Registry title plan LAN188838	TK
C	06.01.2022	Site boundary amended as per topographic survey	TK
D	16.08.2023	Site boundary updated	MC

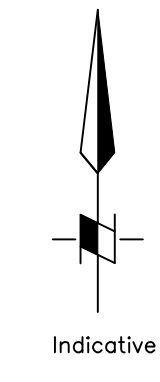
DROME
ARCHITECTS



Manchester T 0151 709 2897
M3 5JZ T @drome-arch
Liverpool E mail@drome-architects.com
L3 5PF W www.drome-architects.com

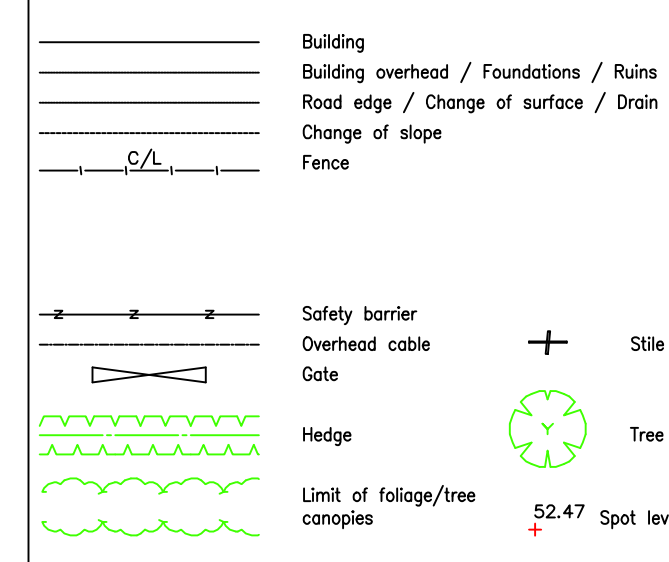
Project:	2027 Harrock Hall
Client:	Helen Ainscough
Drawing Title:	Site Location Plan - Grainstore
Drawing no:	2119-000
Status:	RIBA Stage 2 - Initial Designs
Scale:	1:12,500 @ A3
Date:	29.10.2021
Issue:	Revision D - [16.08.2023] - MC
Drawn:	Matthew Crowney

NOTES
 Copyright of this drawing remains with M.B.Surveying 4D Ltd. Do not scale from this drawing, work to figured dimensions. Check all dimensions on-site. In the event of any discrepancy, please refer query to M.B.Surveying 4D Limited.



Legend

AV	Air valve
BH	Borehole
BOL	Bollard
BT	British Telecom cover
CATV	Cable television cover
CL	Cover level
DPC	Damp proof coating level
Earth/ER	Earthing rod
ELEC	Electric cover
EP	Electricity pole
Fence IR	Iron railing fence
Fence CB	Closeboard fence
Fence CP&P	Concrete post & panel fence
Fence Pa	Palisade fence
Fence PW	Post and wire fence
Fence P/R	Post and rail fence
Fence P/P	Post and panel fence
FLL	Finished floor level
F/B	Flower bed
FH	Fire Hydrant
GY	Gully
GAS	Gas cover
IC	Inspection chamber
IL	Invert level
INV	Invert level
LP	Lamp post
LT	Light
MH	Manhole
Nymex	Telecommunications cover
OSBM	Ordnance Survey Bench Mark
PTM	Parking ticket machine
RE	Rodding eye
RS	Road sign
R/W	Retaining wall
S/B	Switch box
SP	Sign post
SPS	Safety playing surface
ST	Stop tap
SV	Service valve
TBM	Temporary Bench Mark
TP	Telegraph pole
THL	Threshold Level
TLL	Traffic light
W-H	Wall Height
WL	Water level
WO	Wash out



GU	Gully
ST	Stop Tap
FH	Fire Hydrant
BTIC	Telecom Inspection Cover
IC	Inspection Cover
MH	Manhole
CLxx.xxm	Cover Level
ELxx.xxm	Eaves Level
RLxx.xxm	Ridge Level
FLxx.xxm	Floor Level
TP	Telegraph Pole
LC	Lighting Column

Co-ordinates and Levels related to Ordnance Survey National Grid and Datum using Leica's GSD8+ dual frequency GNSS receiver and SmartNet RTK corrections.

SURVEY STATIONS

Name	Easting	Northing	Height
STN04	351788.407	411728.239	117.850
STN03	351744.564	411687.442	117.146
STN02	351730.297	411652.653	116.161
STN01	351706.780	411679.490	117.633

REV	DESCRIPTION	DWN	CHK'D	DATE

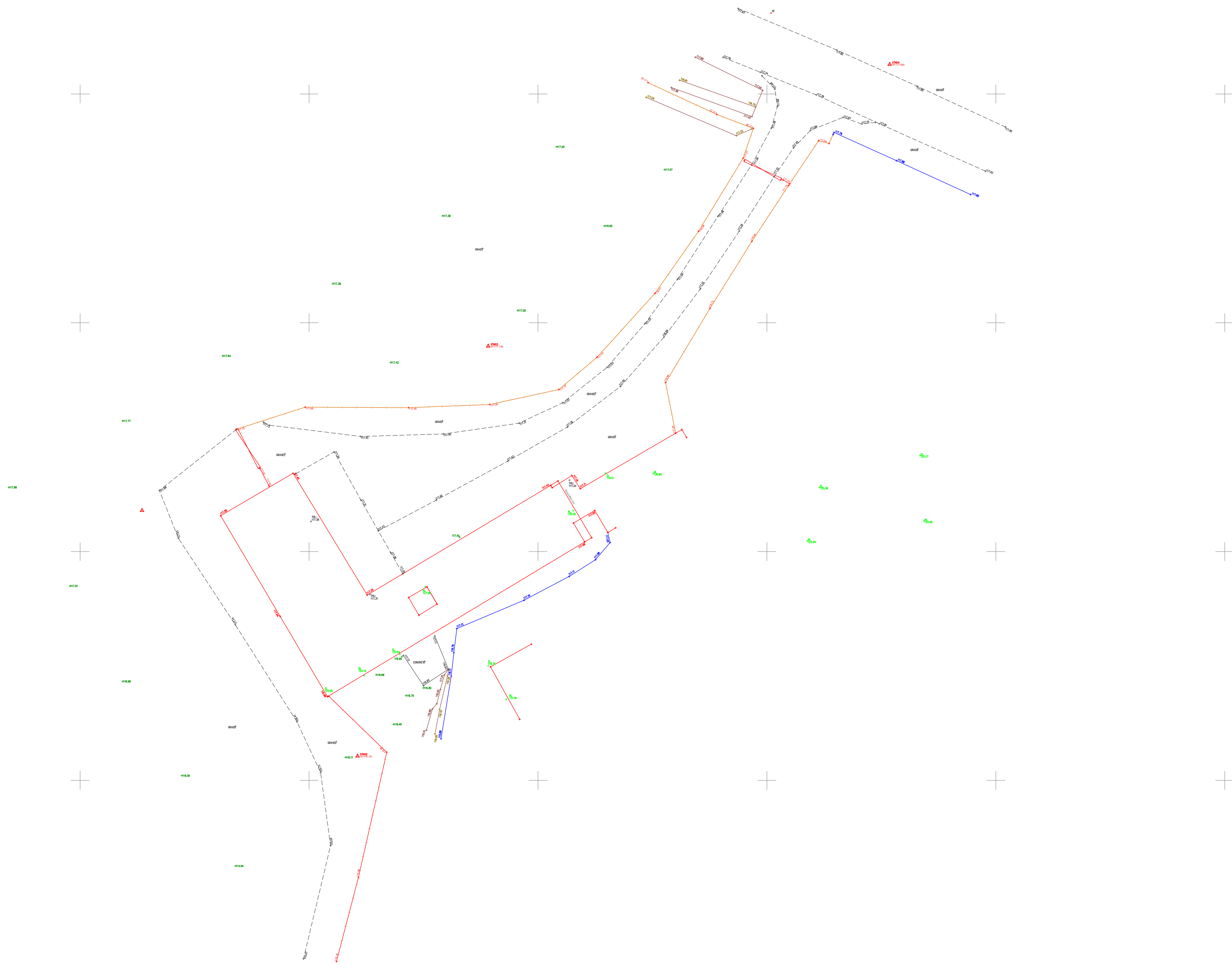
CLIENT: Harrock Hall Estate Ltd

PROJECT: Boggart House Farm

TITLE: Topographical Survey

DWN	DATE	CHK'D	DATE	APP'D	DATE	SCALE
DL	2/8/21					1:200@A1

Drawing Number: MBS952 A1 REV






Note:
Boundary discrepancies from Ordnance Survey based Land Registry Plan LAN188838 addressed by on-ground topographical survey of physical boundary positions



Rev	Date	Notes	Name
-	14.12.2021	First issue	MC
A	06.01.2022	Site boundary amended as per Land Registry title plan LAN188838	TK
B	06.01.2022	Site boundary amended as per topographic survey	TK
C	28.07.2023	Site boundary updated.	MC

DRÖME ARCHITECTS  Manchester T 0151 709 2897
M3 5JZ T @drome-arch
Liverpool E mail@drome-architects.com
L3 5PF W www.drome-architects.com

Project:	2119 Boggarts Grainstore
Client:	Helen Ainscough
Drawing Title:	Existing Site Plan
Drawing no:	2119-002
Status:	RIBA Stage 2 - Initial Designs
Scale:	1:500@ A3
Date:	14.12.2021
Issue:	Revision C - [28.07.2023] - MC
Drawn:	Matthew Crowney



Key

- Site Boundary
- Land under applicant's control

Existing Building Footprint
389 m²/4,187 sqft

Proposed Curtilage Area
385 m²/4,144 sqft
[Proposed curtilage 25% of total footprint of application site boundary]



Rev	Date	Notes	Name
-	10.05.2022	First issue	MC
A	14.09.2022	Site curtilage, key and drawing title updated.	MC
B	28.07.2023	Text font size and key updated.	MC



Manchester T 0151 709 2897
M3 5JZ T @drome-arch
Liverpool E mail@drome-architects.com
L3 5PF W www.drome-architects.com

Project:	2119 Boggarts Grainstore
Client:	Helen Ainscough
Drawing Title:	Proposed Curtilage and Site Location Plan
Drawing no:	2119-004
Status:	RIBA Stage 2 - Initial Designs
Scale:	1:500@ A3
Date:	10.05.2022
Issue:	Revision B - [28.07.2023] - MC
Drawn:	Matthew Crowney

Key

- **Gross External Area***
- **Proposed Curtilage Area**
- **Existing Building Footprint**
- **Note:**

*Mezzanine area included in total GEA as per RICS Code of Measuring Practice

- Gross External Area - 445m²
- Proposed Curtilage Area - 385m²
- Existing Building Footprint - 389m²

Note:

Total GEA figure refers to the amount of floorspace (ground and mezzanine) being converted, **not** the building footprint. Total GEA of 445 sqm is less than the 465 sqm figure defined in Class Q.

As per Paragraph X, "curtilage" means, for the purposes of Class Q, R or S only:

- (a) the piece of land, whether enclosed or unenclosed, immediately beside or around the agricultural building, closely associated with and serving the purposes of the agricultural building, or
- (b) an area of land immediately beside or around the agricultural building no larger than the land area occupied by the agricultural building, whichever is the lesser;

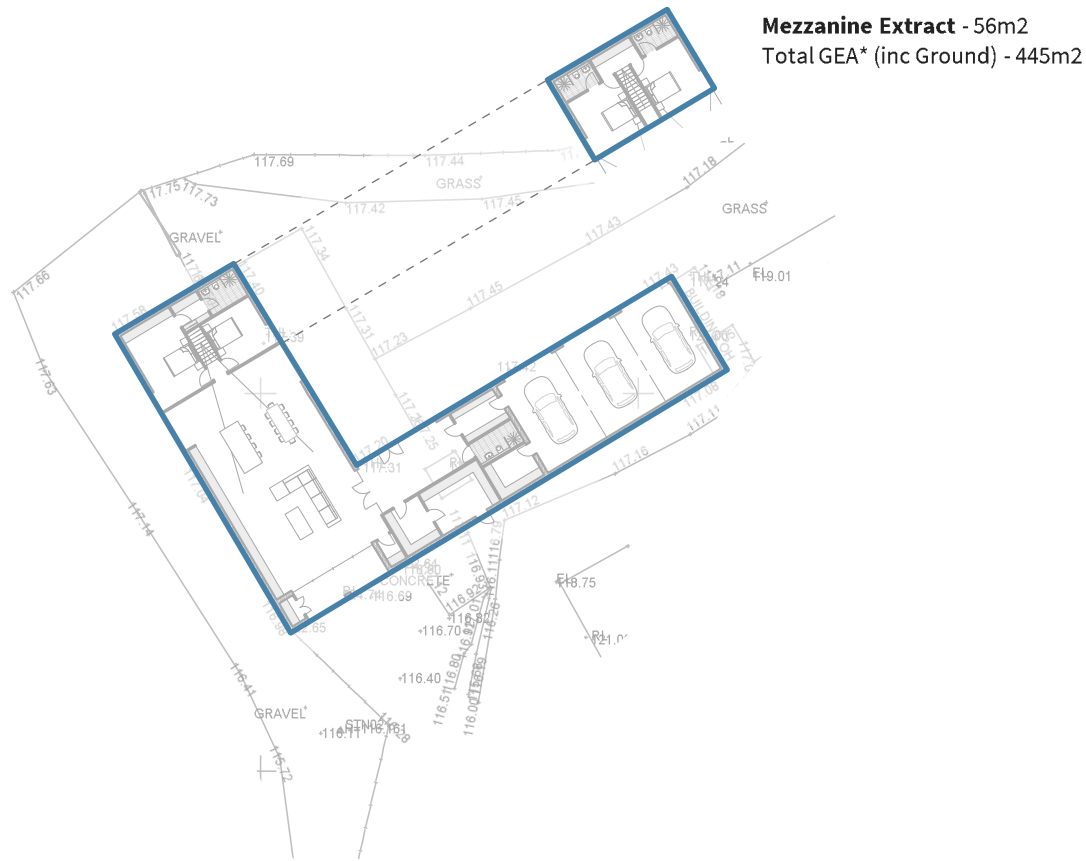
Proposed building footprint is 389 sqm with a total curtilage area (land around the building) of 385 sqm. The proposed curtilage is less than the building footprint, adhering to Class Q, Paragraph X definition.



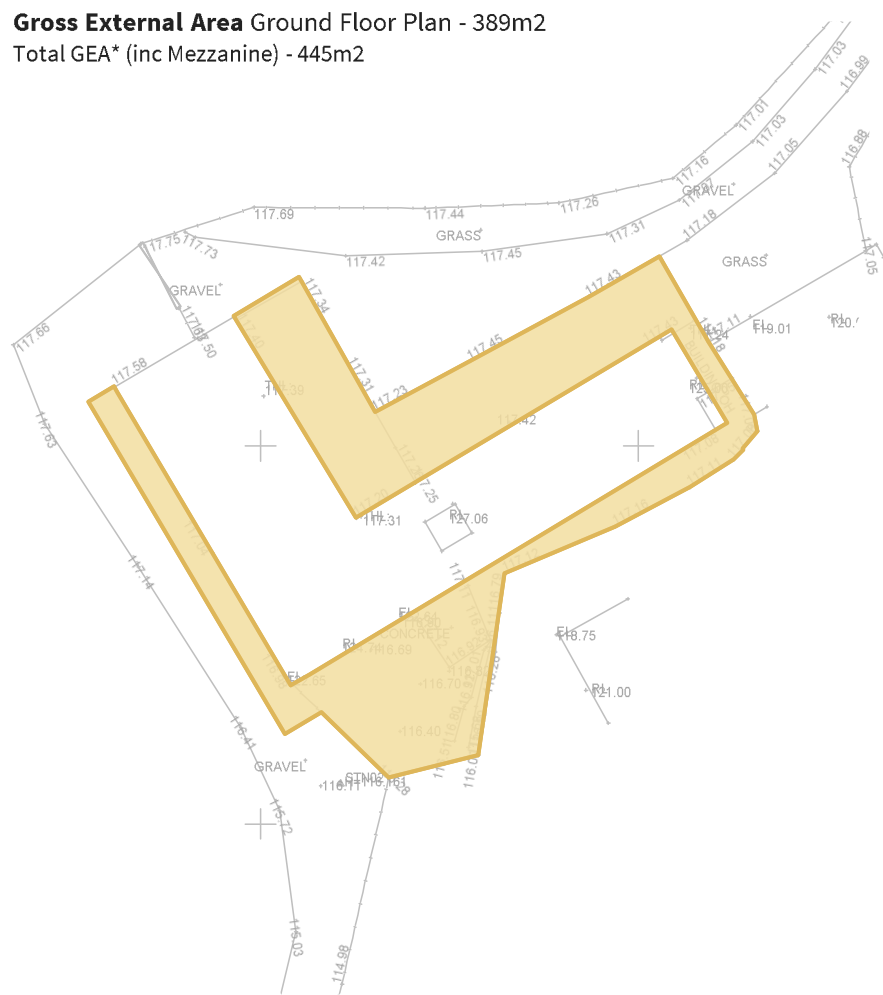
Rev	Date	Notes	Name
-	20.10.2022	First issue	MC
A	03.11.2022	Notes added.	MC
B	28.07.2023	Text font size updated.	MC

DROME ARCHITECTS  Manchester M3 5JZ Liverpool L3 5PF T 0151 709 2897 T @drome-arch E mail@drome-architects.com W www.drome-architects.com

Project:	2119 Boggarts Grainstore
Client:	Helen Ainscough
Drawing Title:	Site Curtilage Plan
Drawing no:	2119-005
Status:	RIBA Stage 3 - Statutory Approval
Scale:	1:500@ A3
Date:	20.10.2022
Issue:	Revision B - [28.07.2023] - MC
Drawn:	Matthew Crowney

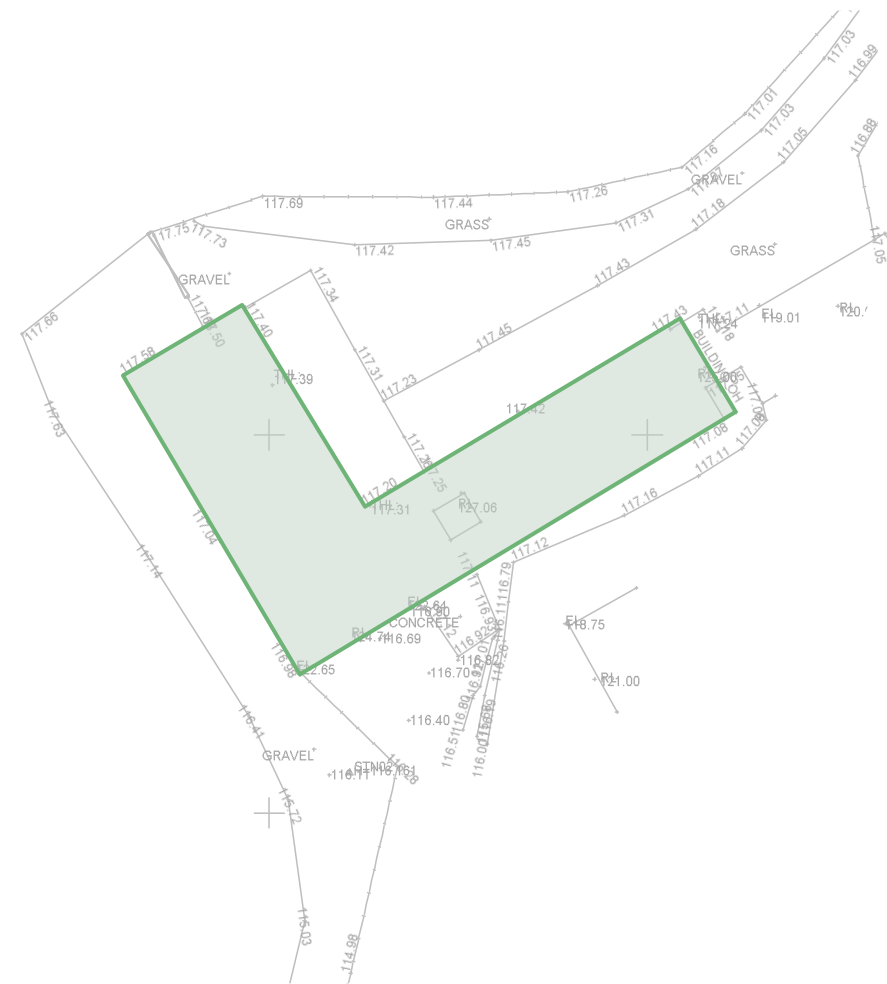


Mezzanine Extract - 56m²
Total GEA* (inc Ground) - 445m²

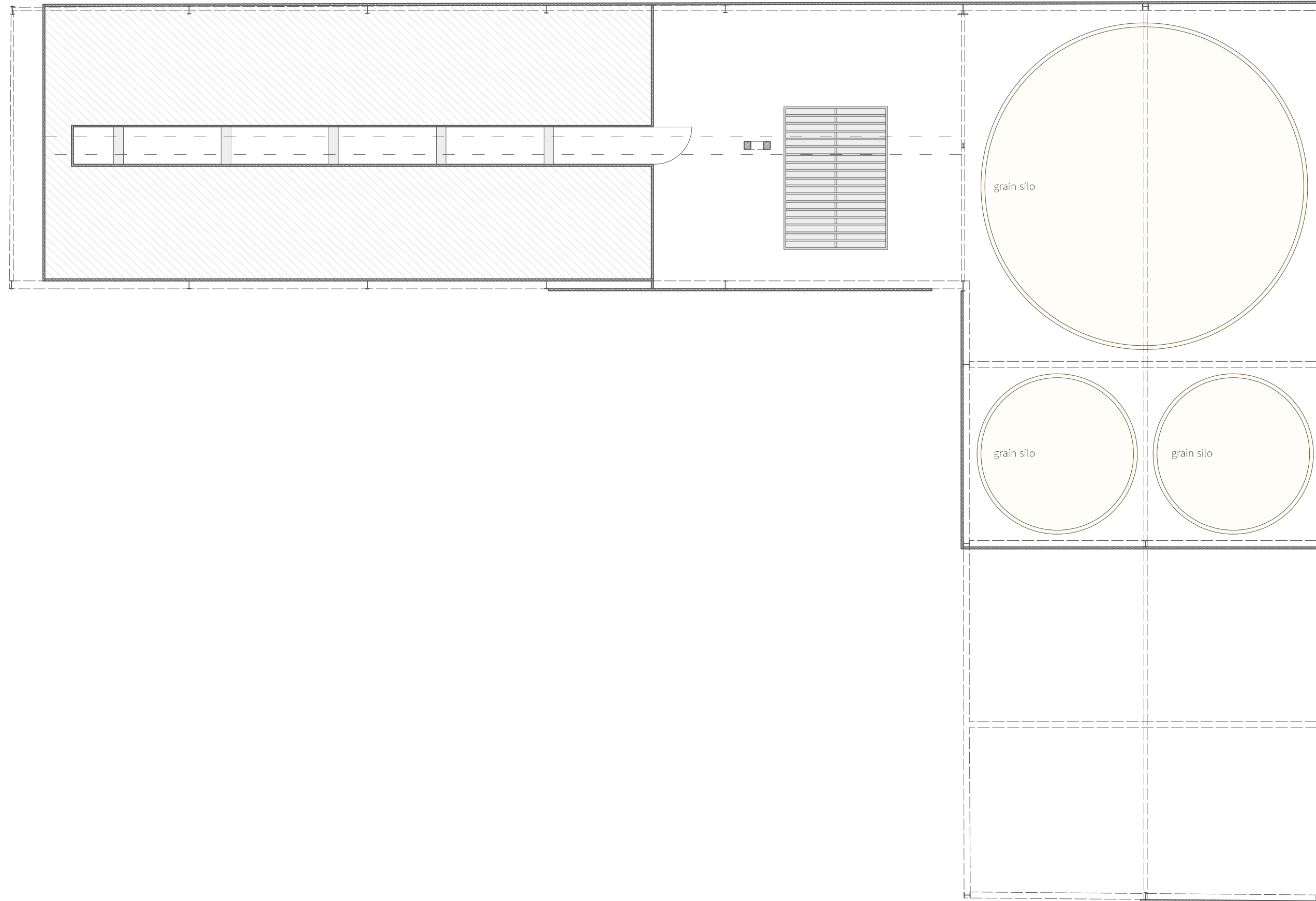


Gross External Area Ground Floor Plan - 389m²
Total GEA* (inc Mezzanine) - 445m²

Proposed Curtilage Area
Curtilage Area - 385m²
[Proposed curtilage 25% of total footprint of application site boundary]



Existing Building Footprint
Existing Agricultural Building Footprint - 389m²



Rev	Date	Notes	Name
-	10.08.2021	First issue.	MC
A	29.10.2021	Updated following topographic survey.	MC
B	01.12.2021	Client name amended.	MC

DROME ARCHITECTS

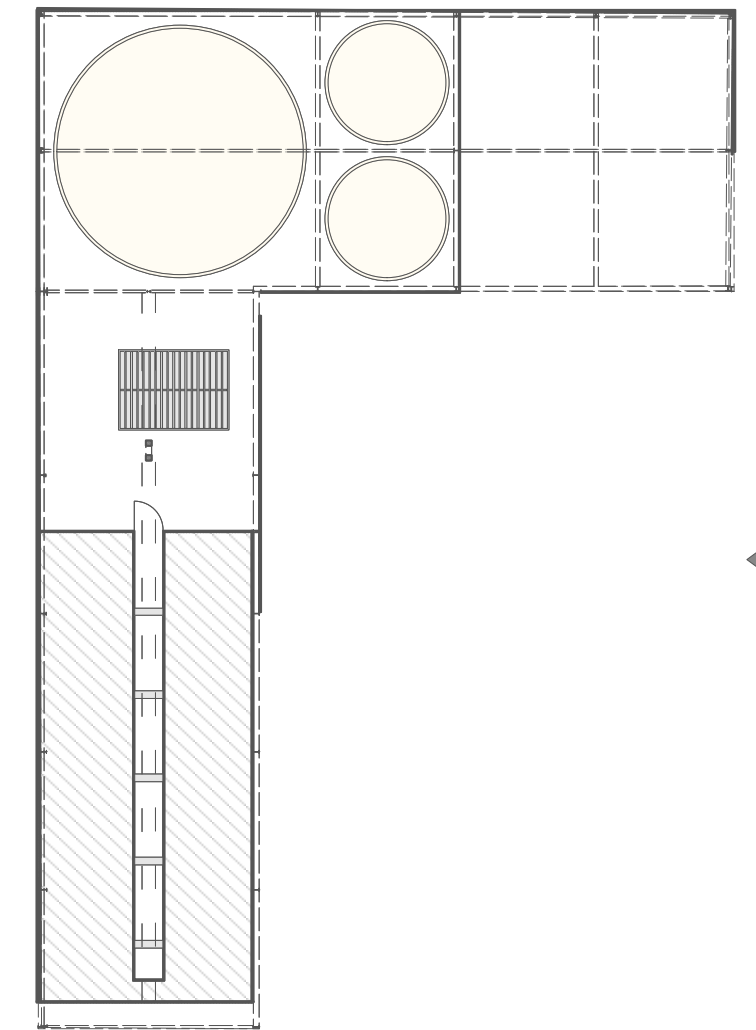
Manchester M3 5JZ
Liverpool L3 5PF

T 0151 709 2897
T @drome-arch
E mail@drome-architects.com
W www.drome-architects.com

Project:	2119 Boggarts Grainstore
Client:	Helen Ainscough
Drawing Title:	Existing Floor Plan
Drawing no:	2119-001
Status:	RIBA Stage 2 - Initial Designs
Scale:	1:100 @ A2
Date:	10.08.2021
Issue:	Revision B - [01.12.2021] - MC
Drawn:	Matthew Crowney

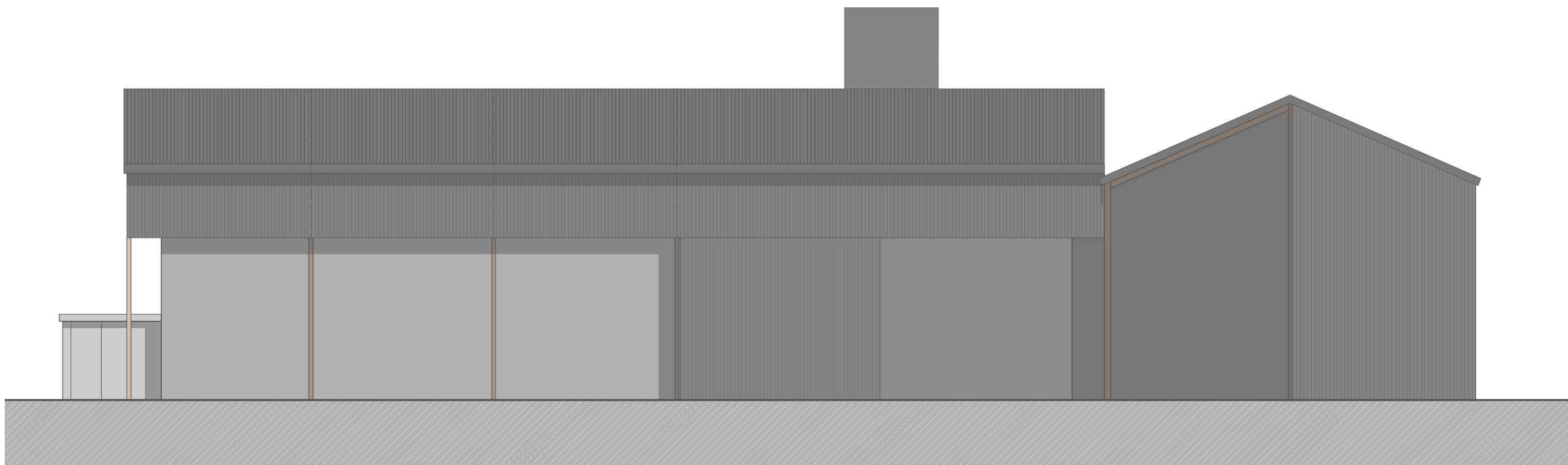


Elevation 01



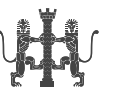
01

02

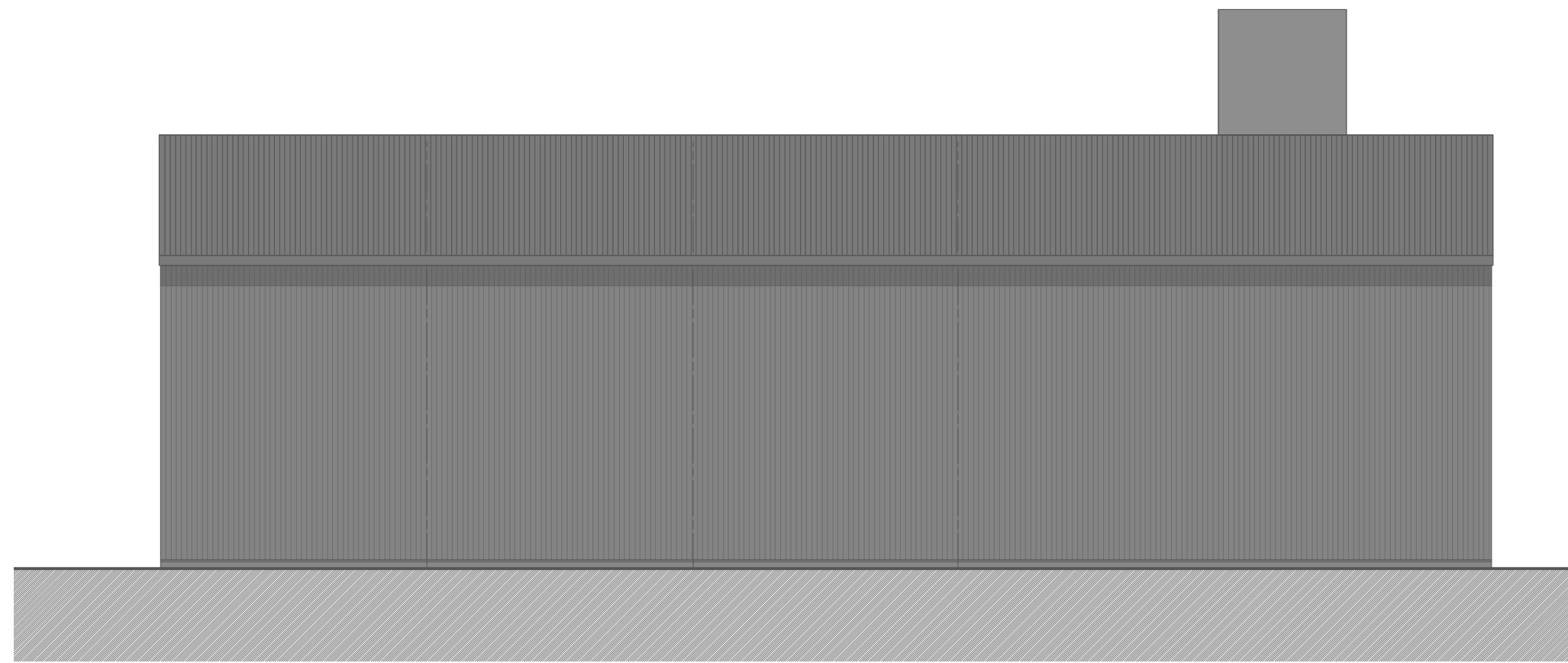


Elevation 02

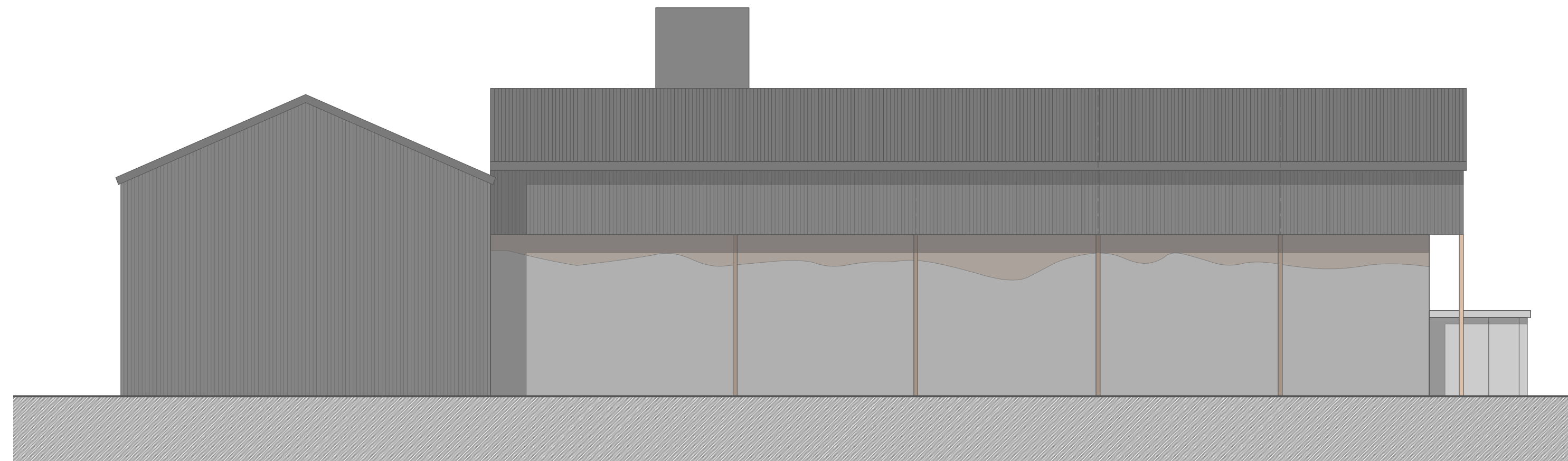
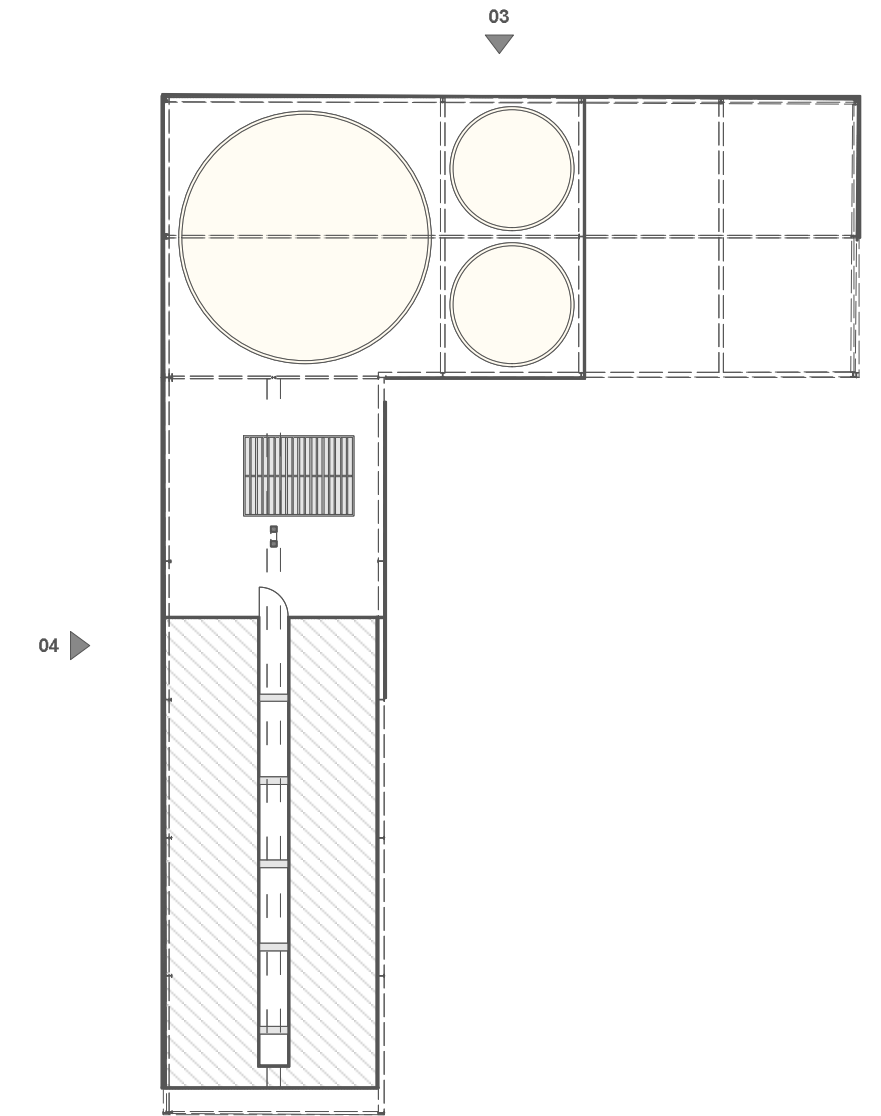
Rev	Date	Notes	Name
-	10.08.2021	First issue.	MC
A	29.10.2021	Updated following topographic survey.	MC
B	01.12.2021	Client name amended.	MC

DROME ARCHITECTS  Manchester M3 5JZ Liverpool L3 5PF T 0151 709 2897 T @drome-arch E mail@drome-architects.com W www.drome-architects.com

Project:	2119 Boggarts Grainstore
Client:	Helen Ainscough
Drawing Title:	Existing Elevations
Drawing no:	2119-010
Status:	RIBA Stage 2 - Initial Designs
Scale:	1:100 @ A2
Date:	10.08.2021
Issue:	Revision B - [01.12.2021] - MC
Drawn:	Matthew Crowney

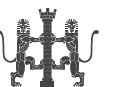


Elevation 03

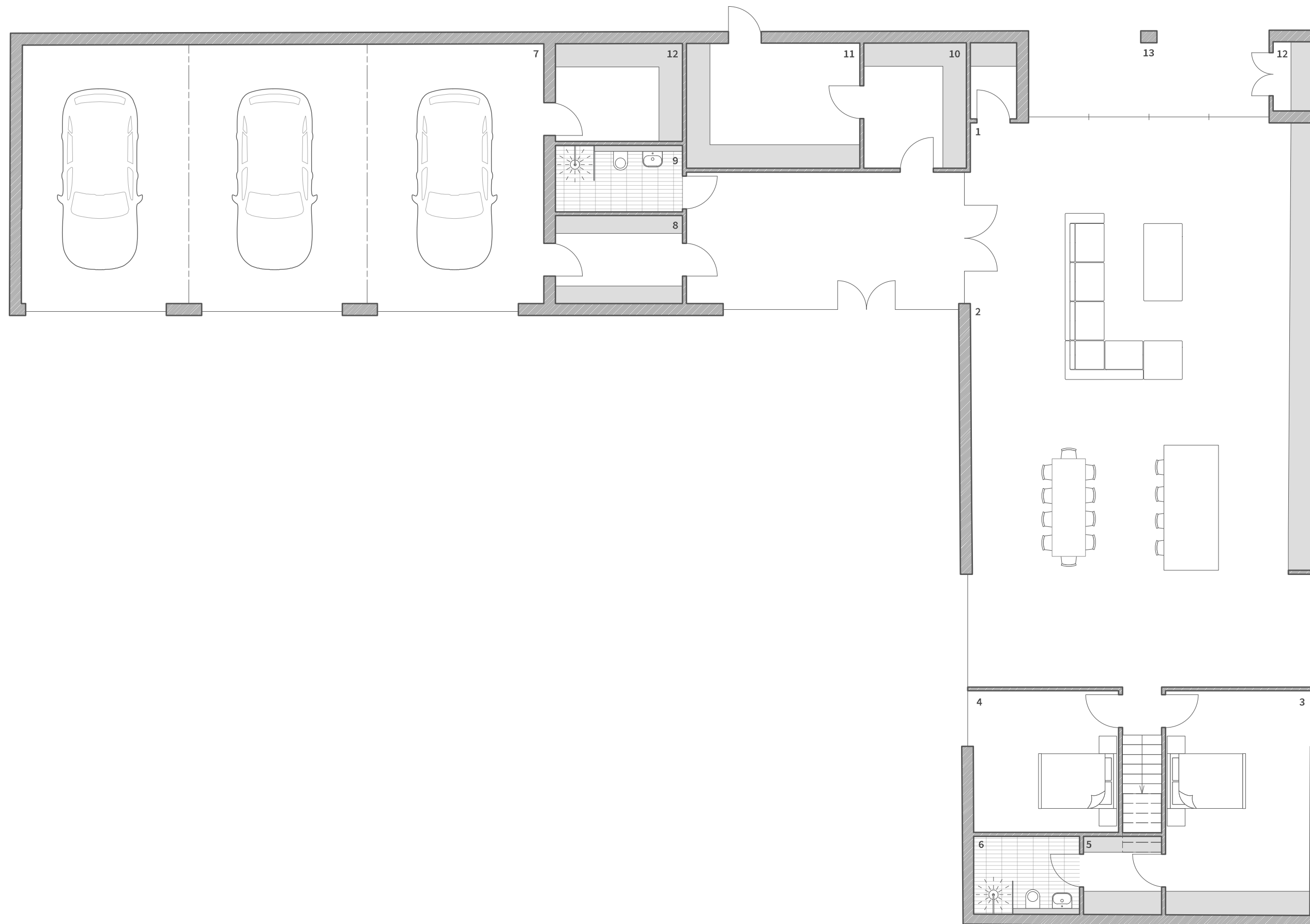


Elevation 04

Rev	Date	Notes	Name
-	10.08.2021	First issue.	MC
A	29.10.2021	Updated following topographic survey.	MC
B	01.12.2021	Client name amended.	MC

DROME ARCHITECTS  Manchester M3 5JZ Liverpool L3 5PF T 0151 709 2897 T @drome-arch E mail@drome-architects.com W www.drome-architects.com

Project:	2119 Boggarts Grainstore
Client:	Helen Ainscough
Drawing Title:	Existing Elevations
Drawing no:	2119-011
Status:	RIBA Stage 2 - Initial Designs
Scale:	1:100 @ A2
Date:	10.08.2021
Issue:	Revision B - [01.12.2021] - MC
Drawn:	Matthew Crowney

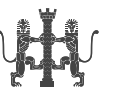


Key:

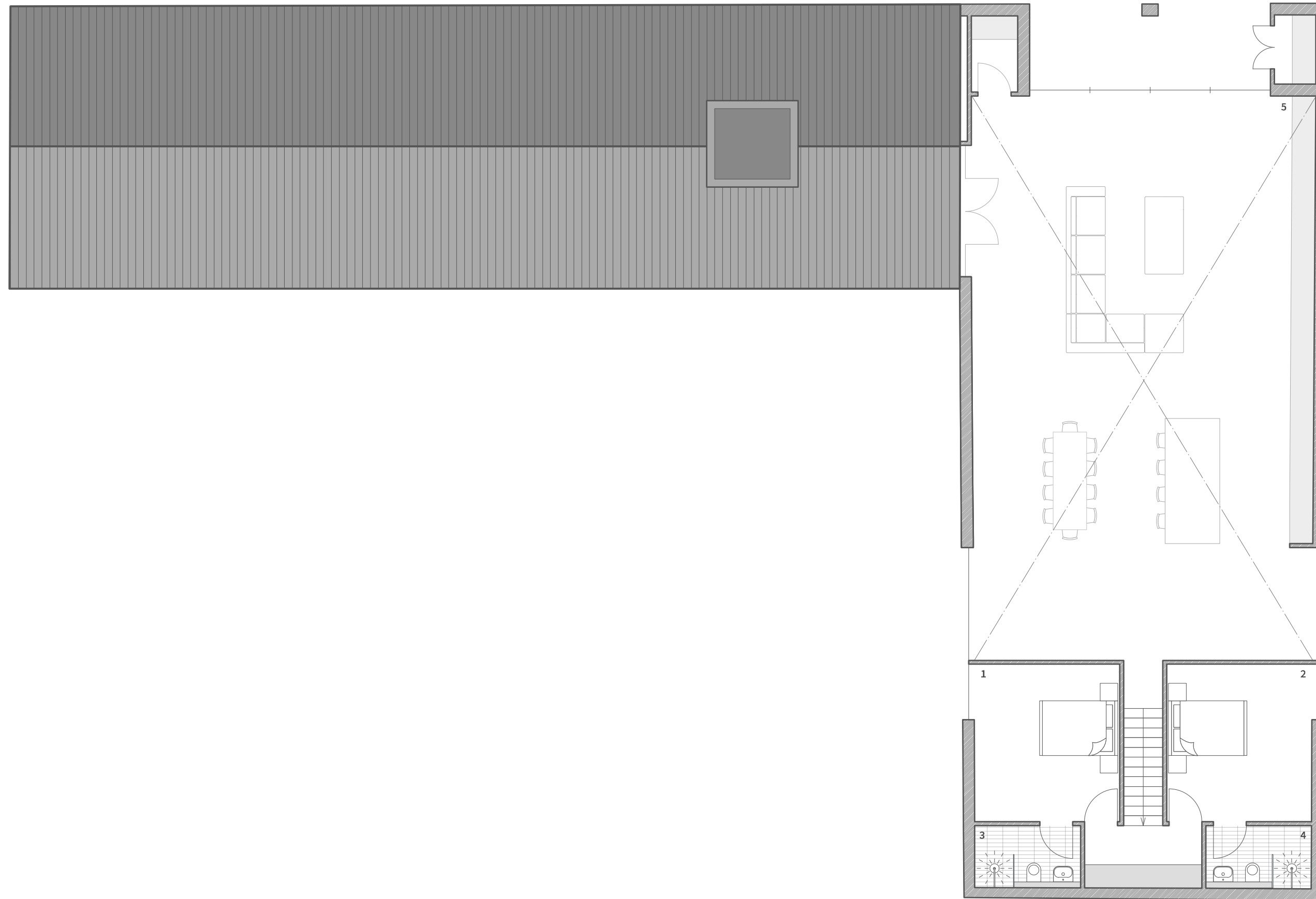
- 1. - Living
- 2. - Kitchen/Dining
- 3. - Bedroom 01
- 4. - Bedroom 02
- 5. - Dressing Room
- 6. - En-Suite 01
- 7. - Garage
- 8. - Cloaks
- 9. - WC
- 10. - Pantry
- 11. - Utility
- 12. - Storage
- 13. - External Patio

GIA [gross internal area] - 389m²
 Ground Floor - 340m²
 Mezzanine - 49m²

Rev	Date	Notes	Name
-	29.10.2021	First issue	MC
A	16.11.2021	Mezzanine updated following design review	MC
B	01.12.2021	Client name amended.	MC

DROME ARCHITECTS  Manchester M3 5JZ Liverpool L3 5PF T 0151 709 2897 E mail@drome-architects.com W www.drome-architects.com

Project:	2119 Boggarts Grainstore
Client:	Helen Ainscough
Drawing Title:	Proposed First Floor Plan
Drawing no:	2119-101
Status:	RIBA Stage 2 - Initial Designs
Scale:	1:100 @ A2
Date:	29.10.2021
Issue:	Revision B - [01.12.2021] - MC
Drawn:	Matthew Crowney

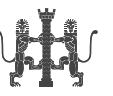


Key:

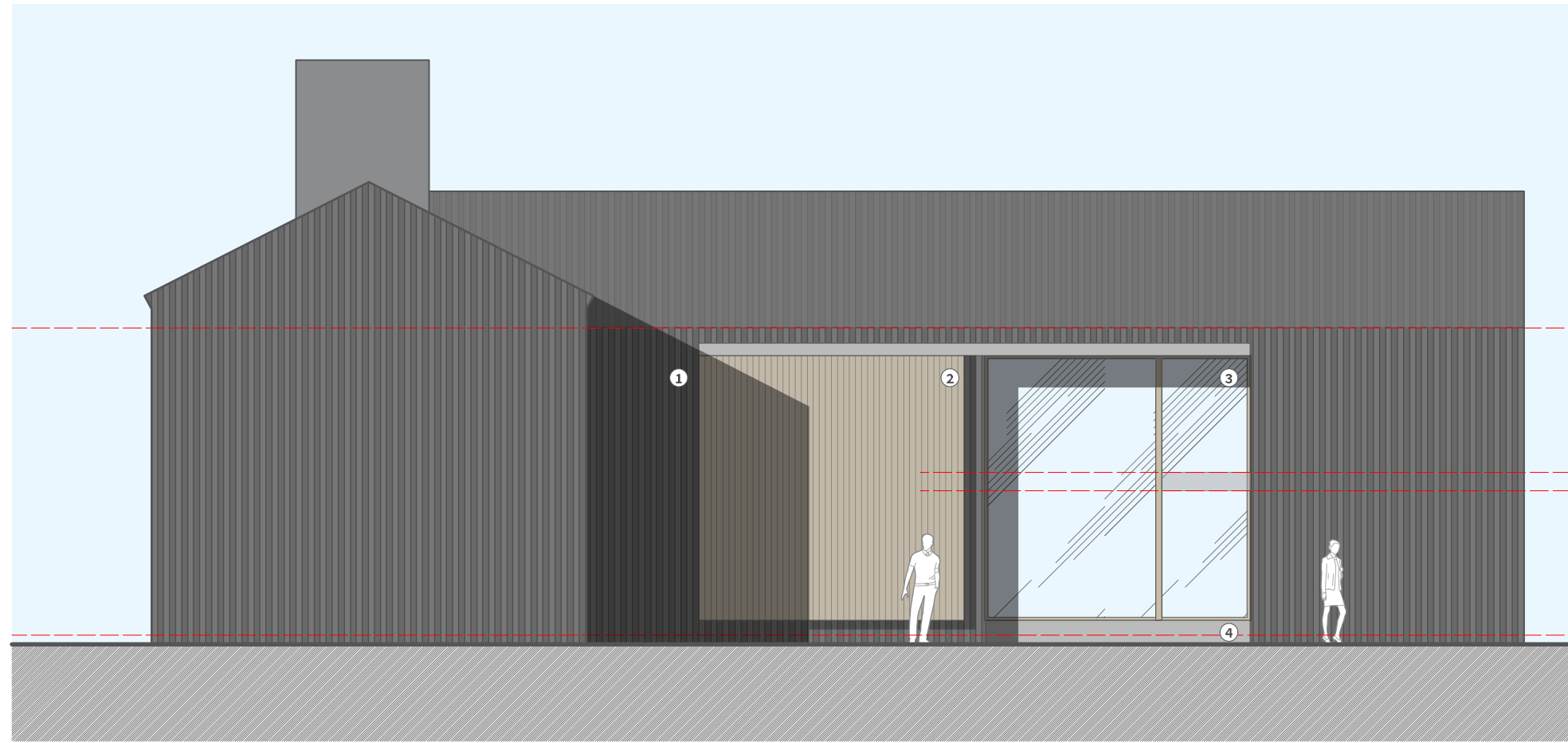
- 1. - Bedroom 03
- 2. - Bedroom 04
- 3. - En-Suite 02
- 4. - En-Suite 03
- 5. - Void

GIA [gross internal area] - 389m²
 Ground Floor - 340m²
 Mezzanine - 49m²

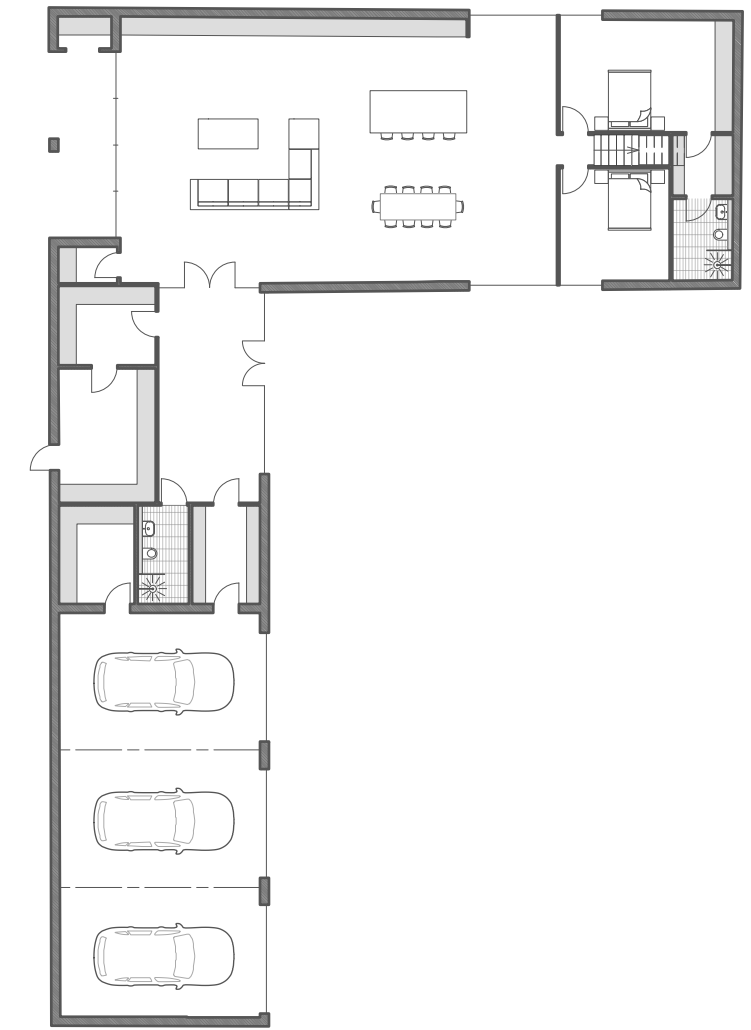
Rev	Date	Notes	Name
-	29.10.2021	First issue	MC
A	16.11.2021	Mezzanine updated following design review	MC
B	01.12.2021	Client name amended.	MC

DROME ARCHITECTS  Manchester M3 5JZ Liverpool L3 5PF T 0151 709 2897 T @drome-arch E mail@drome-architects.com W www.drome-architects.com

Project:	2119 Boggarts Grainstore
Client:	Helen Ainscough
Drawing Title:	Proposed First Floor Plan
Drawing no:	2119-101
Status:	RIBA Stage 2 - Initial Designs
Scale:	1:100 @ A2
Date:	29.10.2021
Issue:	Revision B - [01.12.2021] - MC
Drawn:	Matthew Crowney



Elevation 01

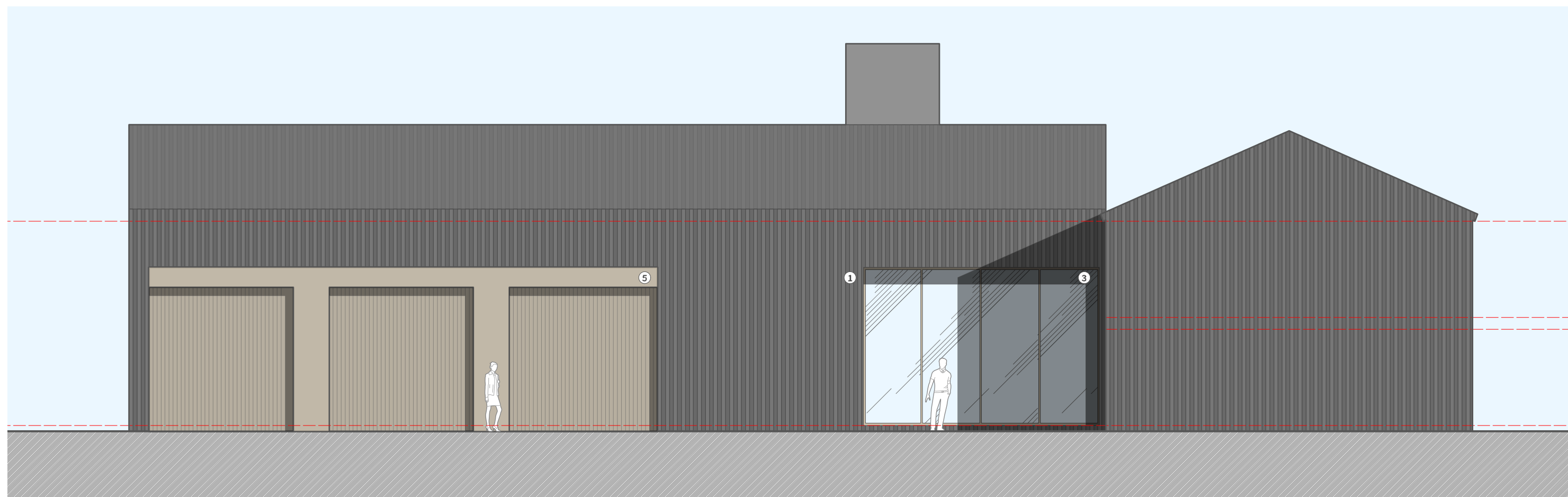


01

02

Material Key

- 1. - Black vertical timber cladding
- 2. - Exterior sliding door, vertical timber cladding
- 3. - Glazing
- 4. - Concrete sill
- 5. - Garage to suit existing opening, vertical timber cladding



Elevation 02

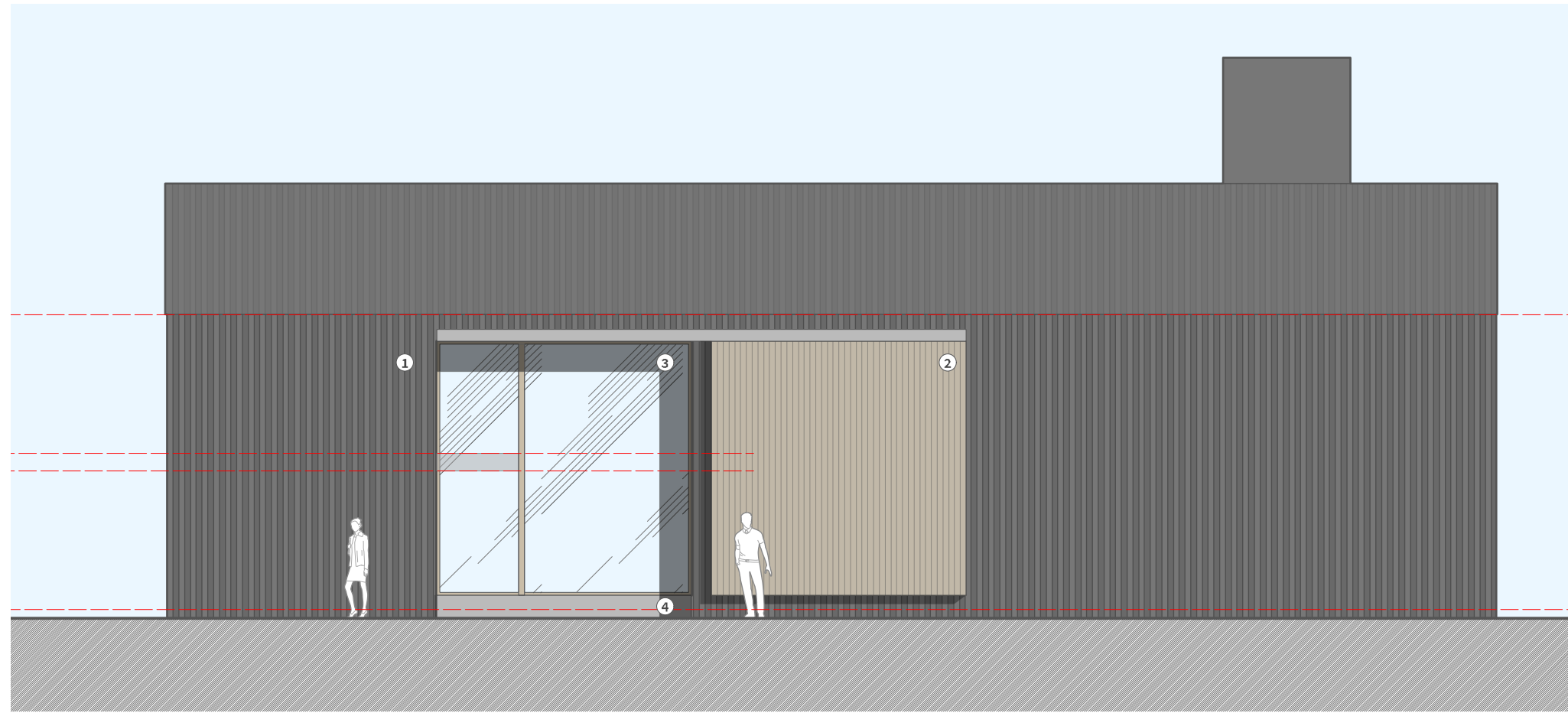
Rev	Date	Notes	Name
-	29.10.2021	First issue	MC
A	16.11.2021	Elevations updated following amended floor plans	MC
B	01.12.2021	Client name amended.	MC

DROME ARCHITECTS

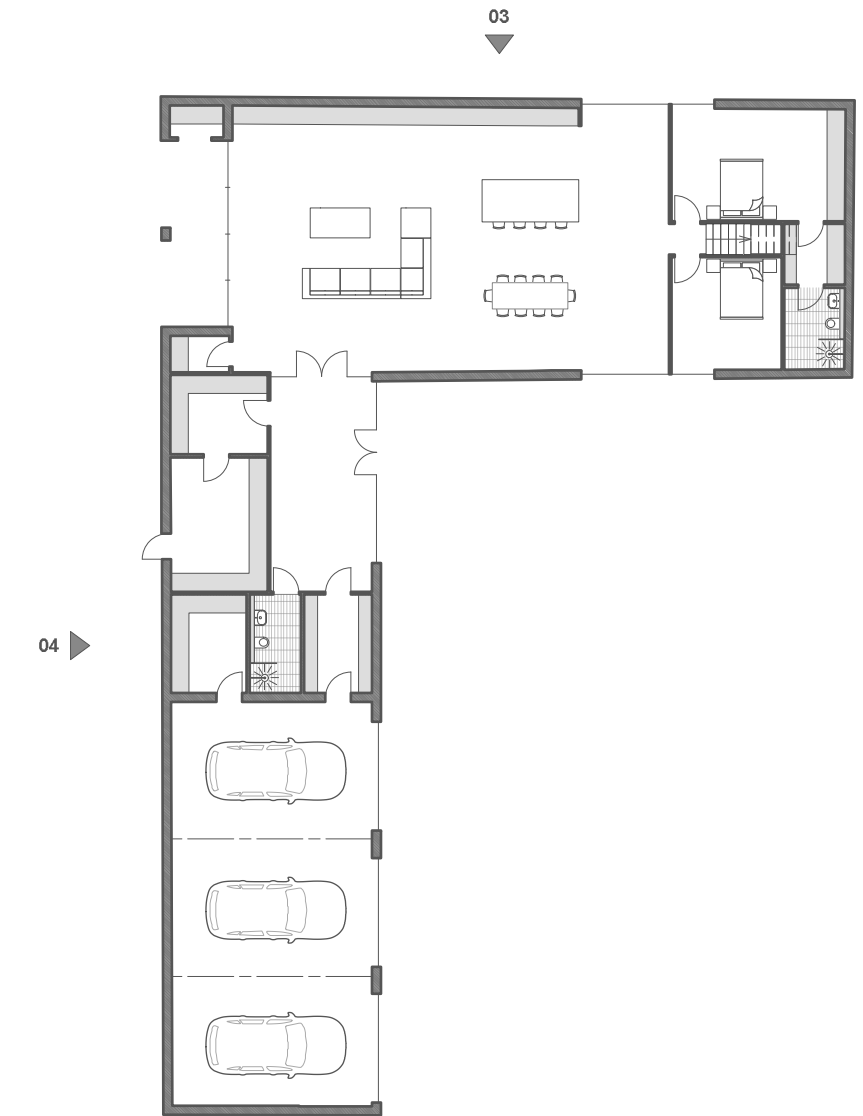
Manchester M3 5JZ
Liverpool L3 5PF

T 0151 709 2897
T @drome-arch
E mail@drome-architects.com
W www.drome-architects.com

Project:	2119 Boggarts Grainstore
Client:	Helen Ainscough
Drawing Title:	Proposed Elevations
Drawing no:	2119-200
Status:	RIBA Stage 2 - Initial Designs
Scale:	1:100 @ A2
Date:	29.10.2021
Issue:	Revision B - [01.12.2021] - MC
Drawn:	Matthew Crowney




Elevation 03



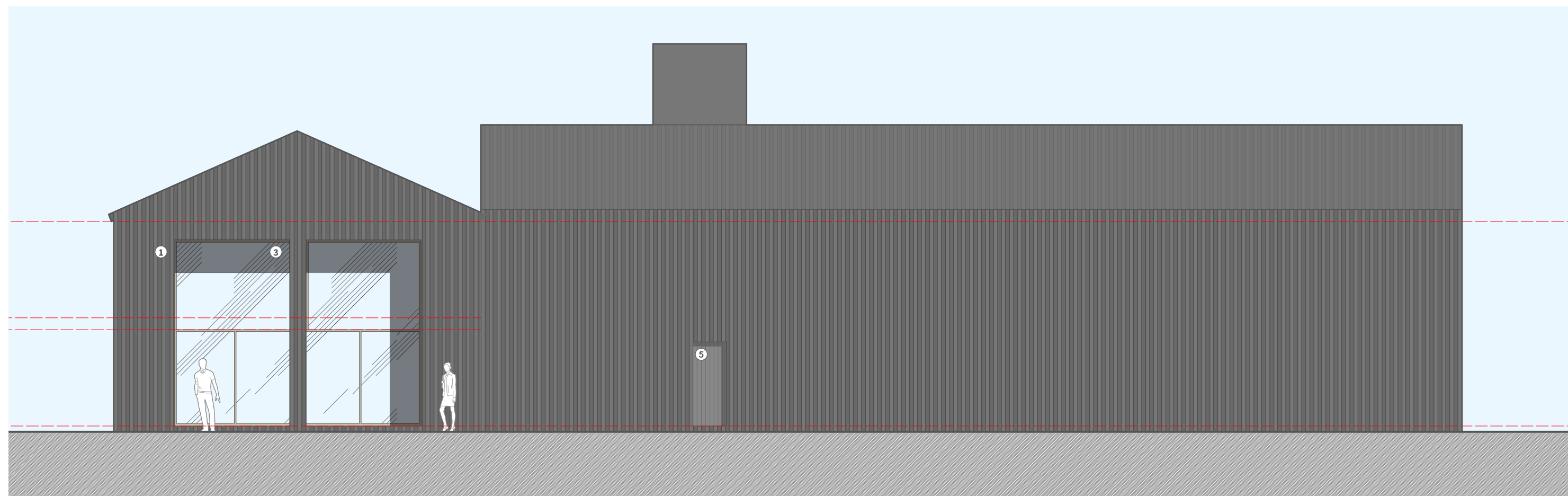
Material Key

- 1. - Black vertical timber cladding
- 2. - Exterior sliding door, vertical timber cladding
- 3. - Glazing
- 4. - Concrete sill
- 5. - Door in grey vertical timber cladding

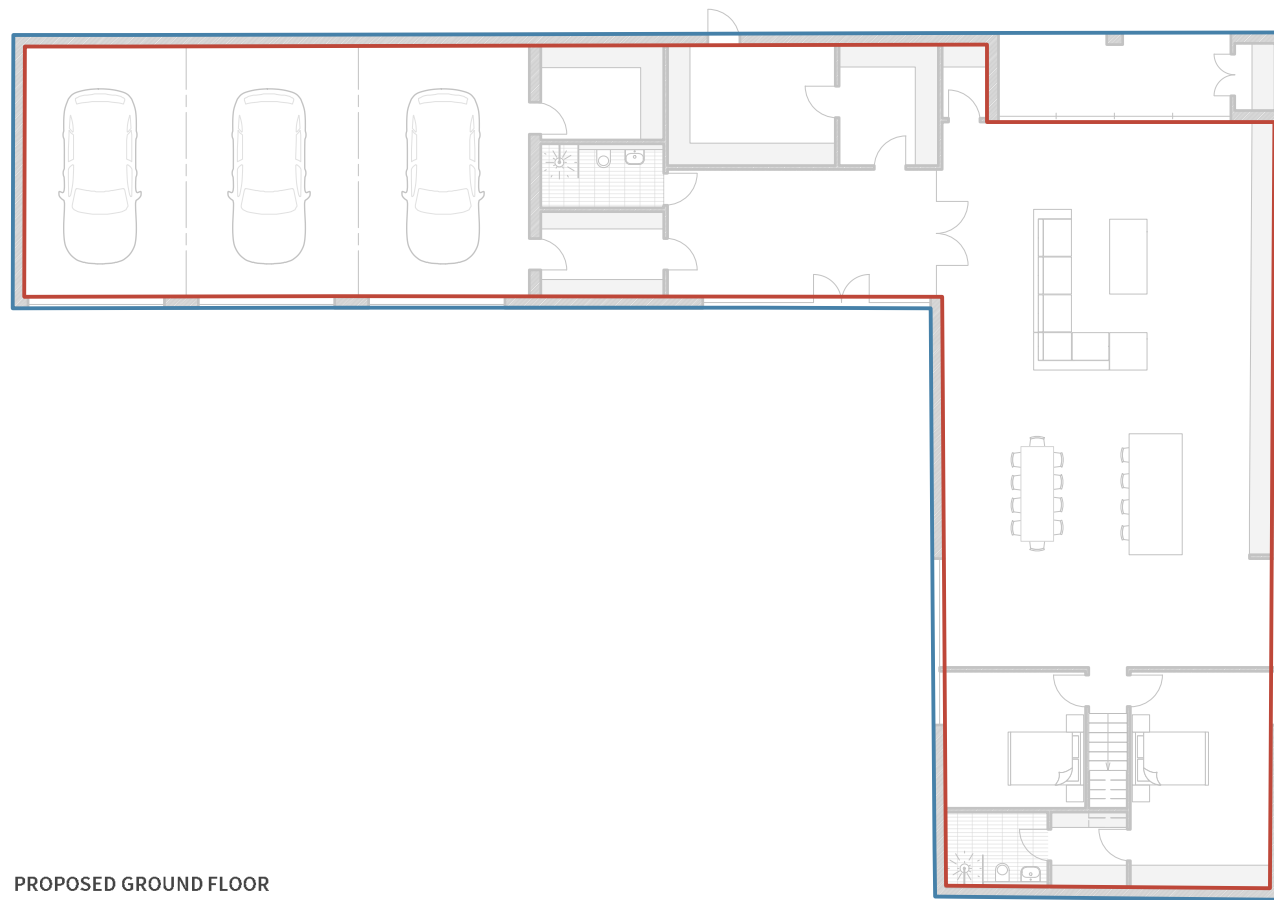
Rev	Date	Notes	Name
-	29.10.2021	First issue	MC
A	16.11.2021	Elevations updated following amended floor plans	MC
B	01.12.2021	Client name amended.	MC

DROME ARCHITECTS  Manchester M3 5JZ Liverpool L3 5PF T 0151 709 2897 T @drome-arch E mail@drome-architects.com W www.drome-architects.com

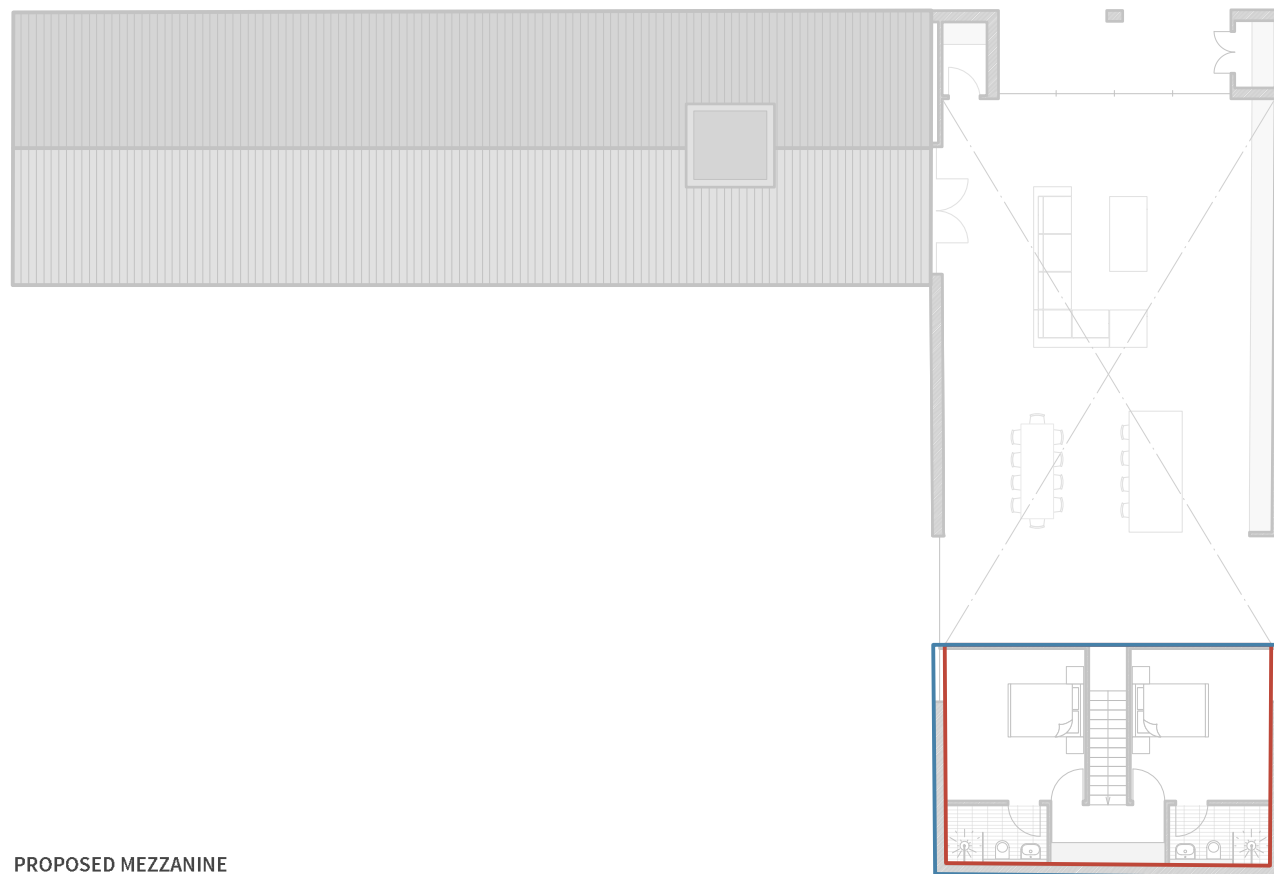
Project:	2119 Boggarts Grainstore
Client:	Helen Ainscough
Drawing Title:	Proposed Elevations
Drawing no:	2119-201
Status:	RIBA Stage 2 - Initial Designs
Scale:	1:100 @ A2
Date:	29.10.2021
Issue:	Revision B - [01.12.2021] - MC
Drawn:	Matthew Crowney



Elevation 04



PROPOSED GROUND FLOOR



PROPOSED MEZZANINE


PROPOSED AREA CALCULATIONS

Gross external area [GEA*] - 445m²
 Gross internal area [GIA*] - 389m²

*As per RICS Code of Measuring Practice.

- = GEA area
- = GIA area

Rev	Date	Notes	Name
-	16.11.2021	First issue	MC
A	01.12.2021	Client name amended.	MC

DROME ARCHITECTS  Manchester M3 5JZ Liverpool L3 5PF T 0151 709 2897 @drome-arch mail@drome-architects.com www.drome-architects.com

Project:	2119 Boggarts Grainstore
Client:	Helen Ainscough
Drawing Title:	Proposed Area Calculations
Drawing no:	2119-401
Status:	RIBA Stage 2 - Initial Designs
Scale:	1:200 @ A3
Date:	16.11.2021
Issue:	Revision A - [01.12.2021] - MC
Drawn:	Matthew Crowney