

Old Manor Barn, Church Lane Marsworth, HP23 4LX

This document is submitted to meet the planning conditions outstanding that are due to be met pre occupation.

Condition 5 – External Lighting

The main external lighting for the barn will be supplied via a series of Gramos Round in Solid Brass Outdoor Ground Light (IP65) These will be sunk into the peas shingle driveway and set approximately 10cm from the wall of the barn. The objective is to wash light up the walls of the barn to provide illumination.



These lights will be controlled via a switch immediately inside the front door and automatically via a PIR located by the front gate and set to a height to only come on when a human/vehicle enters the gate.

The front door of the barn will have an old hanging lantern which belonged to the owners' parents fitted on a black metal hanging bracket to the side of the door at 2.1m height. This would shine a light down onto the York stone paving outside the front door and be solely switched from within the house, it would not be connected to a PIR.

At the rear of the house the sole external lighting would be via 2 further ground based uplighters' set into the patio which would wash light up onto the walls of the outhouse which stores the heating system and bin store. These would be switched via a switch inside the bin store.

Condition 6 – Electric Vehicle Dedicated Charging Point

A Vorsprung Cyber Pro untethered EV Wall socket will be installed in the left hand garage bay as per the below image and specification.



Connector type: Type 2

Maximum output: 7.4 kW

Maximum current: 32 A

Input voltage: 230 V AC \pm 10% (1P)

Nominal frequency: 50 Hz / 60 Hz

Degree of protection: IK10/IP55

Dimensions: 29x 18 x 12 cm

Overtoltage Category: CAT III

DC Leakage protection: Included

RCD: Built in Type A RCD + 6mA RCD-DD

Charger Display: 4.3" LCD Screen

Condition 8 - Full details of hard and soft

landscaping works

Entrance Driveway and Front of Barn

The plan is to reinstate the entrance and driveway to almost the same appearance as pre works. Please refer to image below - a view of the barn and manor house driveway pre conversion.



Each element number below refers to each section by number in the hard landscaping plan.

- 1.** The entry five bar gate will remain, as will the brick wall between the barn and the Old Manor. A triple line of reclaimed cobbles to the roadside of the gate acts as a neat division between the driveway and tarmac road entrance. The cobbles will also help stop the shingle being taken down the slope into the road.
- 2.** The Barn's drive will be re shingled as pre conversion with fresh pea shingle.
- 2A.** The grassed area which also forms the invisible boundary between the 2 properties will be re-laid and made marginally larger. A single line of the reclaimed cobbles will border the drive side of the grassed area and in front of the garage/store, to create a neat division and help keep the shingle out of the grass/garage/store.
- 3.** The main entry door to the barn will have a small paved reclaimed York stone area immediately outside of the door, again for neatness and keeping the shingle from the barn entry.
- 4.** A cobbled pathway will run from the front door going to the garage and rear of the barn with a 30cm gap from the wall of the barn to the path which would be shingle filled.

Back side of barn and rear and back garden area.

- 5.** The 3m wide area to the rear side of the barn has had drainage added to manage the rainfall from the thatch and will be covered in the same pea shingle as the driveway.
- 6.** The barns patio will be located between the barn, garage/store and the rebuilt outhouse (12) which now stores the heating tanks and enclosed bin storage. The patio will be laid with reclaimed natural stone of irregular flag sizes and pointed. The edges of the patio are to be edged with a single row of the reclaimed cobbles as used at the front of the barn.
- 7.** The two heat pumps will be located at the rear of the garage/store as shown and approved.

8. The main planted area will run the length of the rear boundary (10.8metres). This is raised to 75cm for ease of gardening and this will be the main planted area. It will be constructed with red bricks to match the bricks in the lower walls of the barn and have a rear unseen wall to retain the earth and protect our neighbour's fence.

9. As shown, there will be three raised beds to be constructed with wooden sleepers and raised 75cm for ease of access. All three will be dedicated to vegetable growing.

10. The main rear grassed area rear will wrap around behind the barn as shown to link the two rear spaces.

11. The boundary between the rear section of the Barns Garden and to the Old Manor's Garden will be a natural copper beech hedge.

12. The rebuilt store acts as the location of the heating system and heating tanks. The rear section acts as a bin store.

Soft Landscaping

The fixed planted soft landscaping will be limited to the rear of the barn. Seasonal planting will also be created utilising a number of movable pots to sit on both patio and shingled areas.

The planted area will be contained in the raised brick planter (8) located at the rear of the barn located against the neighbouring fence that forms the eastern boundary. The planter will be approximately 10.8 metres long and 2 metres wide at the northern end curving down to 1 metre wide to the southern end. The attached planting plan contains the following:

Beech Hedge Shrub – This will be repeated across the rear of the planter as shown and form the rear "wall"



Mahonia Japonica – Repeated near the rear of the planter.



Fatsia Japonica – 2 planned near the rear of the planter



Iris Foetidissima – A larger shrub towards the rear of the planter.



Crocsmia – Repeated shrub in centre spread across the planter.



Dracema Giant – Repeated shrub spread across planter.



Hydrangea Paniculate – located in the centre of the planter.



English Lavender – repeated towards front of planter.



Cichorium Endivia – repeated towards front of planter.



Japanese Netvein (holly fern) – repeated towards front of planter.



Aubrieta Trailing - a hanging plant over the front of the planter repeated.



In addition to the above, we will plant seasonal perennials and bulbs of daffodils, tulips, bluebells, snowdrops and crocuses.

Condition 14 – Location of Refuse Bins

The local authority bins will be stored in the right half of the outhouse at the rear of the patio and accessed by separate door. This is marked as 12 on the Hard Landscaping plan.