

EXISTING SERVICES

All existing services, (above & below ground) within the cartilage of the proposed site are to be established prior to commencement of works.

ELECTRICITY

Currently there is no incoming mains electricity connection to the site, the current barn & associated stable / barn buildings, being served from the existing PV Panels on the south facing roof of the barn together with battery back-up & emergency generator (within the container positioned within the west end of the adjacent pole barn)
The client is keen to investigate all possibilities of remaining off grid, with regards to electricity supply for the proposed conversion of the barn to a residential dwelling. Utilising high standards of insulation & air-tightness, together with low energy use ventilation and lighting (ie LEDs) With all external lighting being controlled via suitable motion sensors that prevent the illumination of the light fittings when not required.
In addition new, more efficient replacement PV Panels, with a larger area, to the south facing roof slope of the conversion will be provided, together with a new more efficient set of batteries & generator back-up systems

SURFACE WATER DRAINAGE

All surface water drainage to be in accordance with BS 8301: 1985, together with all relevant currant Building Regulations/ manufacturer's instructions, as appropriate.
Proposed r.w.p.s to discharge into roddable B.I. Gullies (with solid cover plates) Provide 2 No. water butts (min. 300 Ltr each) with over flow from same to discharge into adjacent B.I. Gullies.
Existing (below ground) Surface Water Drainage to be retained as existing, suitability of same to be confirmed on site.

FOUL WATER DRAINAGE

Existing below ground drainage connections to proposed conversion, as indicated on the existing & proposed G.F. Plan, discharging into existing private sewage treatment plant, to be retained as existing.
New/ additional Foul Drainage connection to be provided to comply with currant Building Regulations, together with BS 8301: 1985 together with all relevant manufacturer's instructions as appropriate. All details to be agreed on site to suit conditions found.

DISABLED ACCESS/ FACILITIES

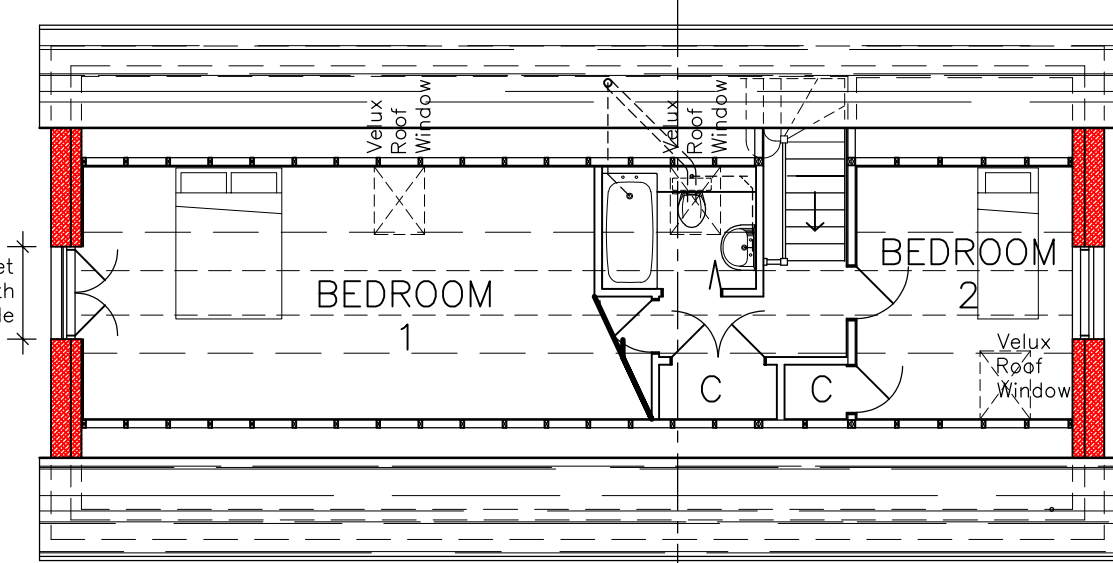
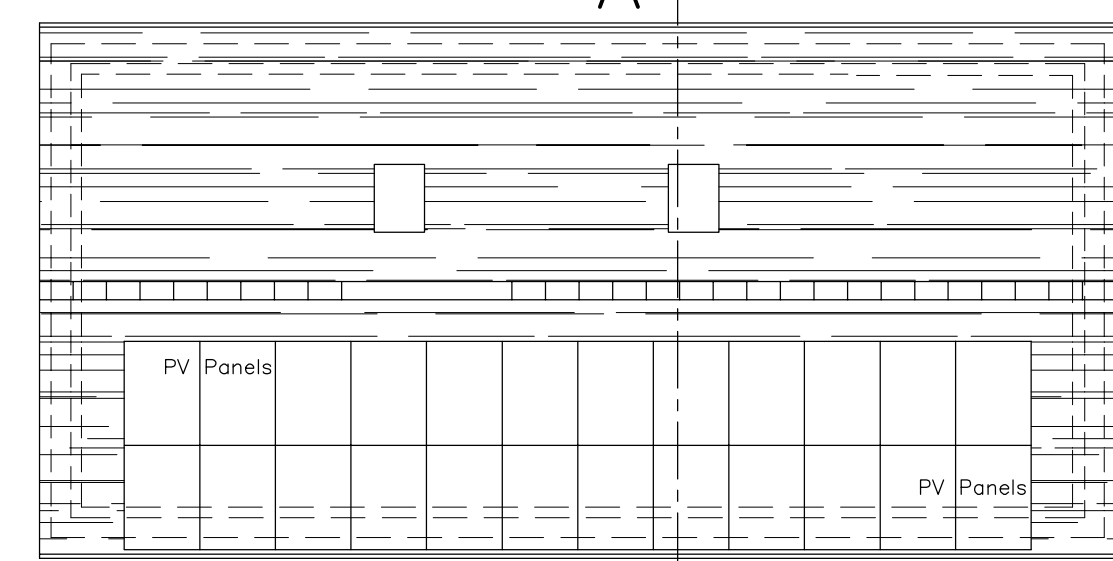
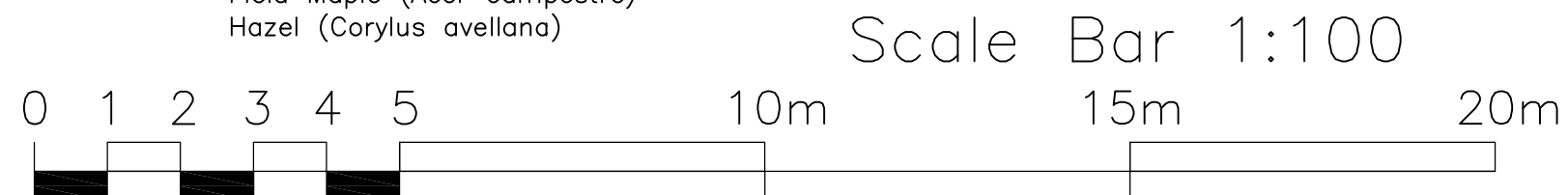
To the principle entrance (front door) of the proposed conversion, provide a min. clear opening of 800 mm (when door is in the 90 deg. open position) with a level threshold to provide wheel chair access.
External approach to front door to have a max. slope to be 1 in 20.
All G.F. internal doors, to provide min. clear opening of 750mm (when door is in the 90 deg. open position)
Floor level throughout the ground floor of the proposed dwelling is to be level.

WASTE/ RECYCLING BINS

Provide appropriate waste/ recycling bins, provision for the storage of same (for collection by the Local Authority) within the site to be provided as indicated on the proposed plan & thereafter retained.
Provide within a kitchen base unit, dedicated collection bins for individual sorting & storage of waste/ recycling.

Existing Private Sewage Treatment Plant to be retained as existing

Proposed Hedge to comprise an even mix of: -
Blackthorn (Crataegus monogyna)
Dog Rose (Rosa canina)
Field Maple (Acer campestre)
Hazel (Corylus avellana)



CYCLE STORAGE

Secure cycle storage to be provided for proposed conversion, within the existing equestrian buildings, suitable space to be agreed on site & provided with a permanent lock complying with BS 3621: 2004
The cycle storage facility provided shall be thereafter retained for that purpose.

CAR PARKING

Upon completion of the works ample Car Parking, together with turning facilities within the site, will be provided, to prevent the need for reversing out onto the public highway (Polecat Lane)
For the duration of the works adequate parking & turning facilities to be provided for both the client & any site operatives, all details to be agreed prior to commencement of works.

SITE BURNING/ BONFIRES

The burning of materials in connection with the development is not to be permitted for the duration of the works

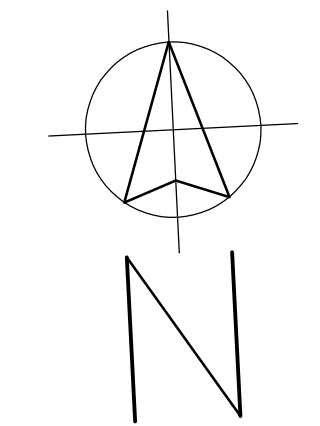
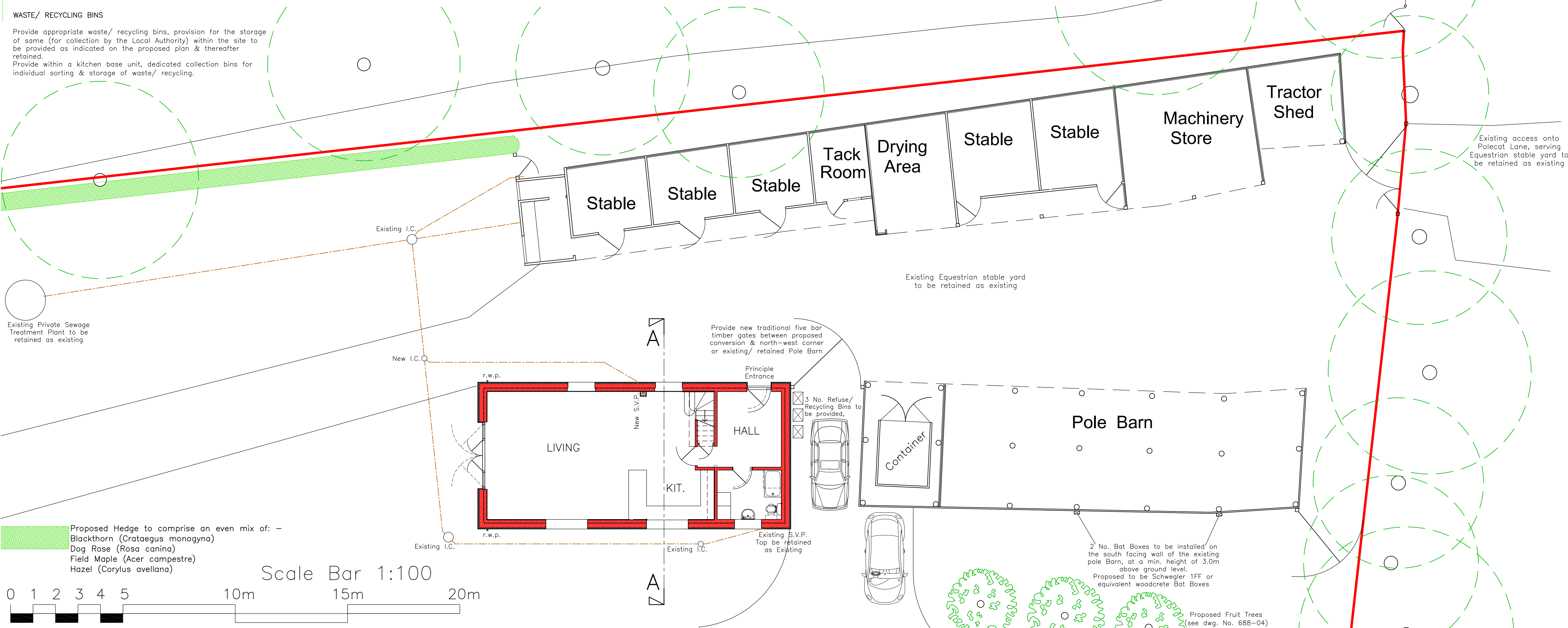
WORKING HOURS

No work for the implementation of the development hereby permitted shall be undertaken on the site except between the hours of 08.00 and 18.00 on Mondays to Fridays inclusive and 08.00 hours and 13.00 hours on Saturdays. No work shall be undertaken on Sundays, Bank & Public Holidays

BATS

To be read in conjunction with the Bat Emergence Survey Report, dated the 12th June 2016 Prepared by Sylvatica Ecology Ltd.
Provide 2 No. Bat Boxes to be installed on the south facing wall of the existing pole Barn as indicated, at a min. height of 3.0m above ground level.
In addition a wildlife sensitive lighting strategy will be adopted as part of the proposed conversion, both during & post the proposed development. To be designed to conform to the specifications which are outlined within BCT Guidance Note (2023b). This will reduce any light pollution would have on nocturnal activity of fauna, namely bat species.
All to be in accordance with the recommendations contained within Sylvatica Ecology Ltd. Bat Emergence Survey Report.

Note - All existing trees (predominately oak) to be retained as existing



This Drawing is to be read in conjunction with dwg. No. 688-01 to 06 Inclusive At all times

Rev.	Description	Date
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The Client is advised to ascertain and comply with his duties under the C.D.M. Regs 2015 and his obligations under the Party Wall etc. Act 1996 and Equality Act 2010 where applicable.
Contractors must verify all dimensions on site before commencing any work.
The copyright of this drawing is reserved.
The drawing must not be disclosed without authority.
The drawings and drawing notes do not purport to cover each and every item required to complete the project, the notes are not a specification of works, the contractor is advised to verify the full extent of the works with the client.
This drawing to be read in conjunction with Designers Risk Assessment

Project
Hopelands Farm,
Polecat Lane,
Copsale,
W. Sx. RH13 6QR

PLANS/ ELEVATIONS AS PROPOSED
Proposed Barn Conversion

Client
Mr & Mrs Owen

Drawing no. 688-03 (A1)

Scale 1 : 100 Date Feb. 2026

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