



### Highways

Existing Access to Barn to be retained with turning provision within site to enable vehicles to enter and leave the site in a forward gear  
Driveway to be permeable ( gravel / granite chippings ) with tarmac apron in verge onto highway in accordance with LCC Highways specification.

### Drainage

**Foul Drainage** - Install Package Treatment Unit to serve dwelling in accordance with Building Regulations and other relevant legislation. Discharge of treated water to suitably sized soakaways  
(Soakaways subject to satisfactory soil percolation tests in accordance with BRE 365 )

**Surface Water Drainage** - Roof water to discharge into suitably sized and located soakaways in accordance with Building Regulations.

### Site Levels

Finished Floor level of dwelling is to be at 300mm above ground levels in accordance with Flood Risk Assessment



drain

Horsemoor Drive

Horsemoor House

existing mature tree screen to frontage

existing access

verge

existing mature tree screen to eastern boundary

driveway parking in permeable material

courtyard

garden

1.2m high timber post & rail fence to boundary with mixed species native hedgerow planted to inside of application site

construct 2.0m high screen wall in reclaimed brickwork with lime mortar to match existing buildings

adjacent outbuilding retained with Horsemoor House

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mlp

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### Project

Proposed Change of Use of Barn to Dwelling  
Horsemoor Drive Sutton St James  
( Revised Scheme )  
for Mr & Mrs. A. Mason

### Drawing

Site Layout  
As Proposed

### date

June 2022

### scale(s)

1:250 @A3

### DRG. No.

HOR 22 / pl / 004