

n.b. verify all measurements on site. do not scale from the drawing. use latest revision.

EXISTING MODERN
AGRICULTURAL BUILDING
GROSS EXTERNAL
AREA = 432.3 SQ.M

REV A: issued for Planning Nov 2022

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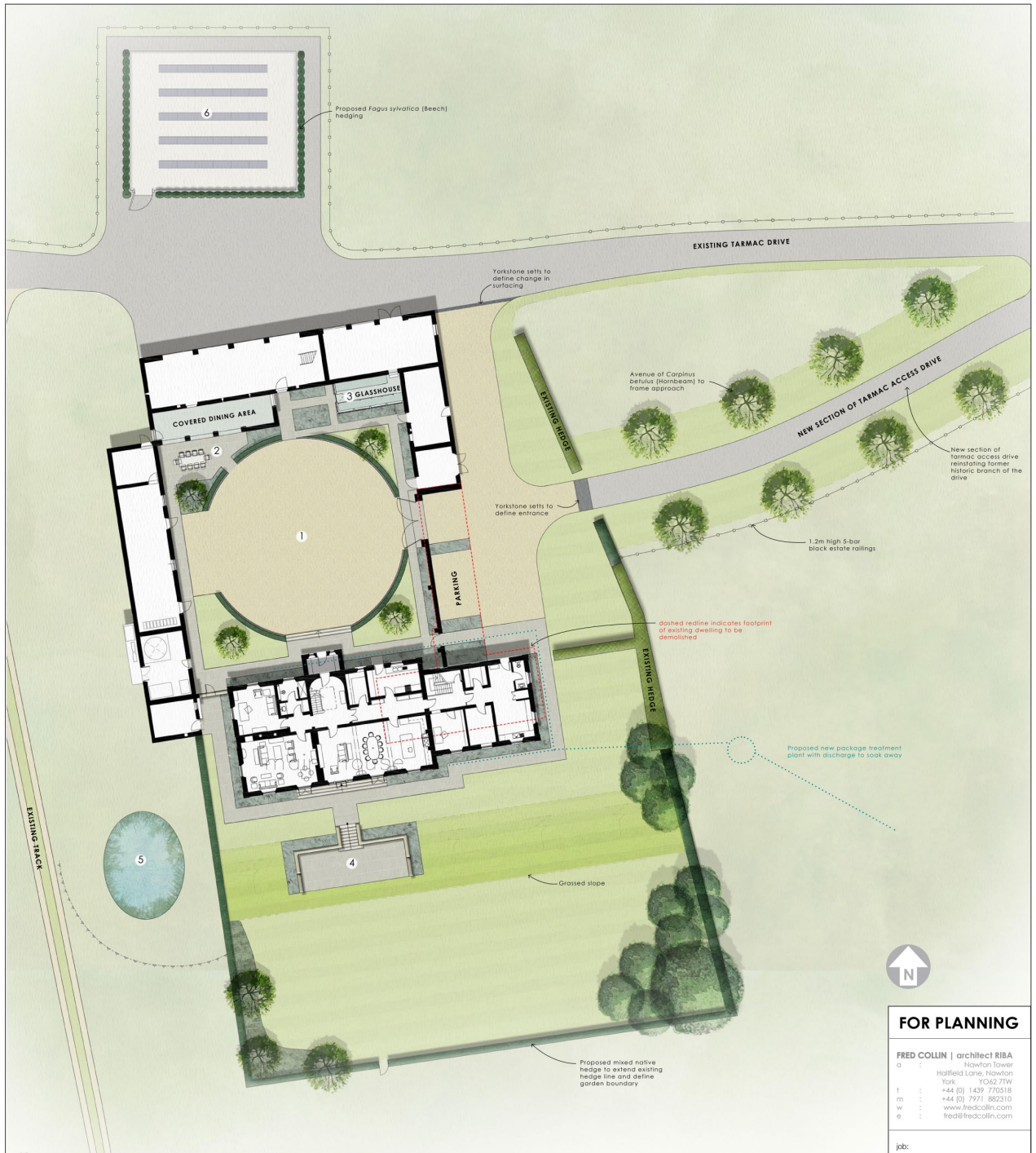
PROPOSED NEW HOUSE
AT WARREN HOUSE FARM,
GANTON
SCARBOROUGH
YO12 4PG

for:
Mr & Mrs Nicholas Wrigley

EXISTING MODERN
AGRICULTURAL
BUILDING -
PLAN & ELEVATIONS








date:	scale:
OCT 2022	1:100@A1 1:200@A3
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




Key

SOFT LANDSCAPE

-  **EXISTING TREE RETAINED** - Existing trees retained and protected during duration of construction period
-  **PROPOSED TREE PLANTING** - Avenue of *Carpinus betulus* (Hornbeam) to frame access drive. Feature multi-stem tree planting to Courtyard such as *Acer palmatum*
-  **ORNAMENTAL PLANTING** - Areas of mixed ornamental shrub, herbaceous and bulb planting to provide year round structure and interest to garden areas.
-  **EXISTING HEDGE RETAINED** - All existing mature boundary hedging retained where possible
-  **PROPOSED HEDGE PLANTING** - New sections of native species rich mixed hedging and *Fagus sylvatica* (Beech) hedging to define garden boundaries and provide screening to area of Solar Array. Hedge to be reinforced with 1.2m high timber post and wire fencing
-  **LAWN/MOWN GRASS** - Areas of open, mown grass. Allow for all areas of lawn to be regraded and laid with high quality turf
-  **WILDFLOWER MEADOW** - Areas of longer grass and wildflower meadow to wider landscape

HARD LANDSCAPE

-  **YORKSTONE SLABS** - Yorkstone paving slabs to paths and terraces to courtyard and garden
-  **YORKSTONE SETTS/COBBLES** - Yorkstone setts/cobbles to define transitions between far spray chip and tarmac surfacing
-  **TARMAC** - New section of tarmac drive providing vehicular access to house
-  **BOUND GRAVEL** - Buff coloured, permeable bound gravel to Courtyard, parking areas and building forecourt.
-  **STONE WALLING** - Brick retaining walls to sunken terrace with solid yorkstone coping.
-  **STEPS** - Proposed solid cut stone steps. Arrow indicates direction of ascent.

LANDSCAPE FEATURES

- COURTYARD** - Large central circular courtyard providing a sheltered parking area and main entrance to Warren House. Courtyard to be framed with low clipped evergreen hedging and specimen multi-stem trees set within lawn and understorey bulb planting
- SEATING AREA** - Sheltered and south facing seating area within central courtyard enclosed by textural planting
- GLASSHOUSE** - Glass house and productive beds positioned within south facing aspect of Courtyard providing ample space to grow seasonal vegetables, salad crops, herbs and cut flowers
- SUNKEN TERRACE** - Providing a sheltered and south facing space for outdoor dining and relaxing within the rear garden
- POND** - Former pond to the west reformed as attenuation basin for rainwater run-off with overflow to soak away. To be planted with native marginal species including *Caltha palustris* (Marsh Marigold), *Lythrum salicaria* (Purple Loosestrife) and *Isis pseudocorus* (Yellow Flag)
- SOLAR PANELS** - Existing modern agricultural shed removed and existing concrete floor adapted to take ground mounted solar array. Area to be screened with *Fagus sylvatica* (Beech) hedging reinforced with post and rail fencing.

FOR PLANNING

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PROPOSED NEW HOUSE
AT WARREN HOUSE FARM,
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title:
PROPOSED
SITE PLAN

date:
October 2022

scale:
1:200 @ A1

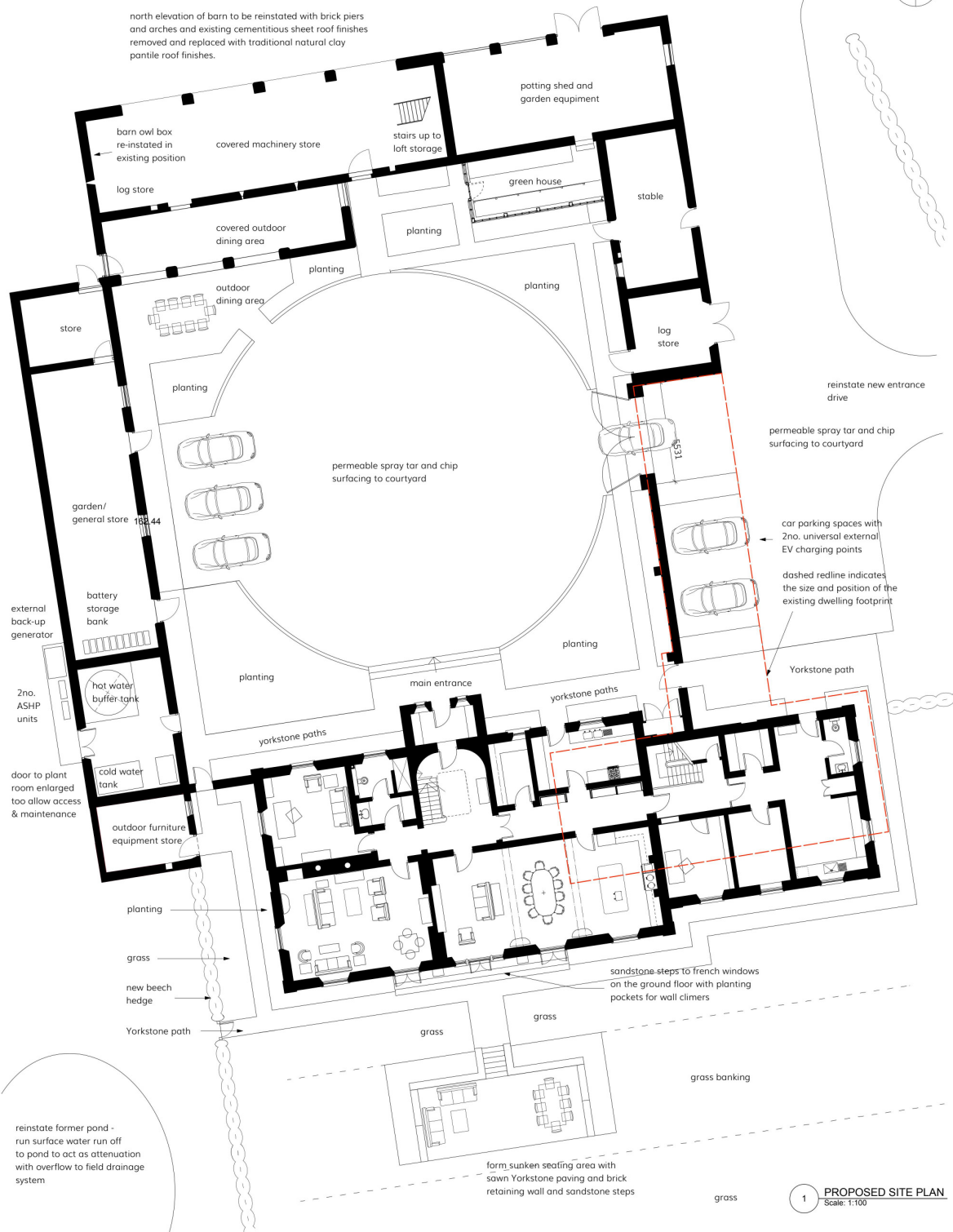
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0 5 10 15 20 25 M



north elevation of barn to be reinstated with brick piers and arches and existing cementitious sheet roof finishes removed and replaced with traditional natural clay pantile roof finishes.



1 PROPOSED SITE PLAN
Scale: 1:100

notes:
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for:
Mr & Mrs Nicholas Wrigley

title:
PROPOSED BLOCK PLAN

date:
OCT 2022

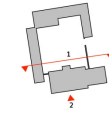
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Architectural elevation drawing of a two-story building. The drawing includes the following annotations:

- dummy chimney stack formed in brick with clay pots - for symmetry
- proposed new roof to be finished in traditionally lead riven Westmorland slate with lead roll hips
- cast iron rainwater goods
- entrance door to utility room / boot room
- new brick freestanding wall with brick buttresses to courtyard with external universal EV charging points
- blank window recess and brick lintel
- external garden cup'd with slate roof and vertically
- external door from pantry
- MAIN ENTRANCE
- brick entrance porch with parapet flat roof
- operational brick built chimney stack with clay pots
- new high brick garden wall to protect courtyard from wind with painted timber ledged and brace door and door frame with arched brick lintel
- existing western range of out buildings refurbished - to be occupied as garden stores etc.

new high brick garden wall to protect courtyard from wind with painted timber ledged and brace door and door frame with arched brick lintel

existing western range of out buildings refurbished - to be occupied as garden stores etc. Repointing in fulltime mortar to match existing

expansion joints in brickwork concealed behind traditional painted cast iron rainwater down pipes

outward opening french windows to sitting room

outward opening french windows opening on to kitchen terrace

solid stone steps from lawn level up to kitchen terrace level

proposed new roof over main house to be finished in traditionally laid Westmorland slate with flat lead roof at the highest level

all windows to be bespoke traditionally made double hung painted timber double hung pointed timber sliding sashes with slimline double glazed units

flat brick lintels

traditional cast iron rainwater goods (concealing brick expansion joints behind)

projecting brick string course

external walls formed in insulated cavity wall construction using best quality natural clay handmade bricks

74.25

2

PROPOSED SOUTH ELEVATION

2 PROPOSED SOUTH ELEVATION
Scale: 1:100

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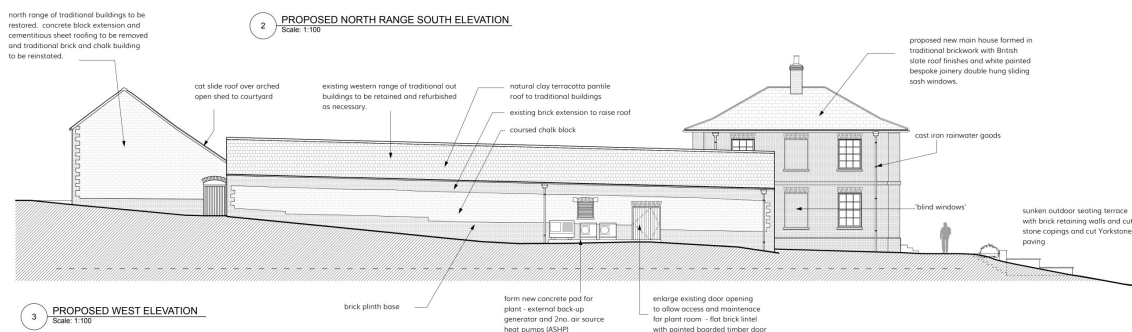
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for:
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title:
PROPOSED ELEVATIONS -
SHEET NO.1

date:	scale:
OCT 2022	1:100@ A1 1:200@A3

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3 PROPOSED WEST ELEVATION
Scale: 1:100

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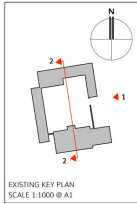
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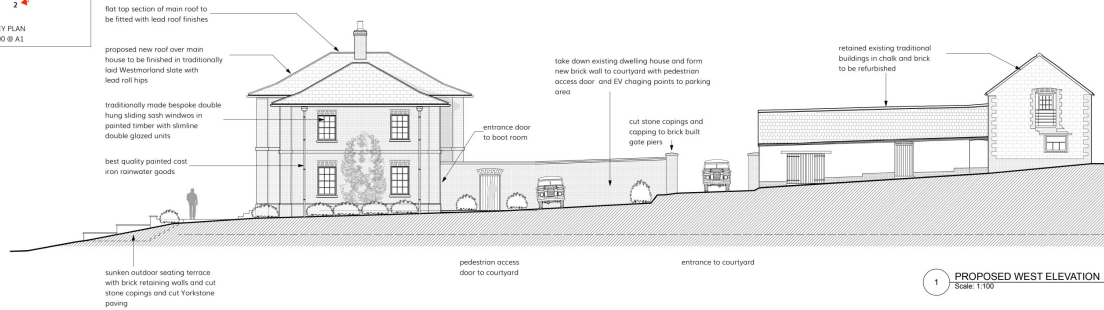
PROPOSED ELEVATIONS
SHEET NO. 2

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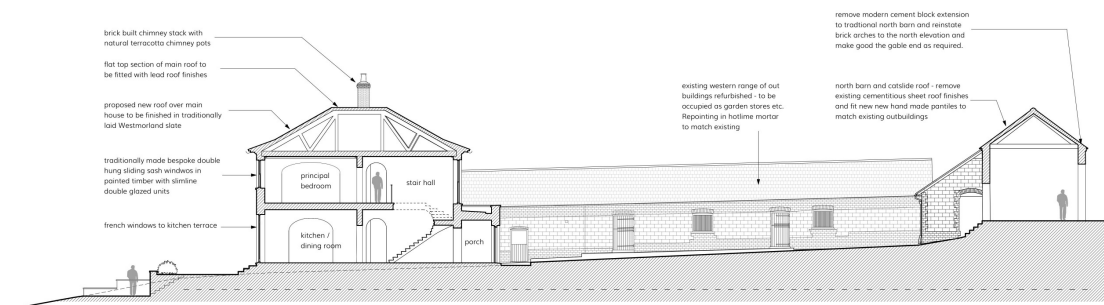
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EXISTING KEY PLAN
SCALE 1:1000 @ A1



1 PROPOSED WEST ELEVATION
Scale: 1:100



2 PROPOSED LONG SECTION THROUGH COURTYARD LOOKING WEST
Scale: 1:100

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for:
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title:
PROPOSED ELEVATIONS
/ SECTION - SHEET 3

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