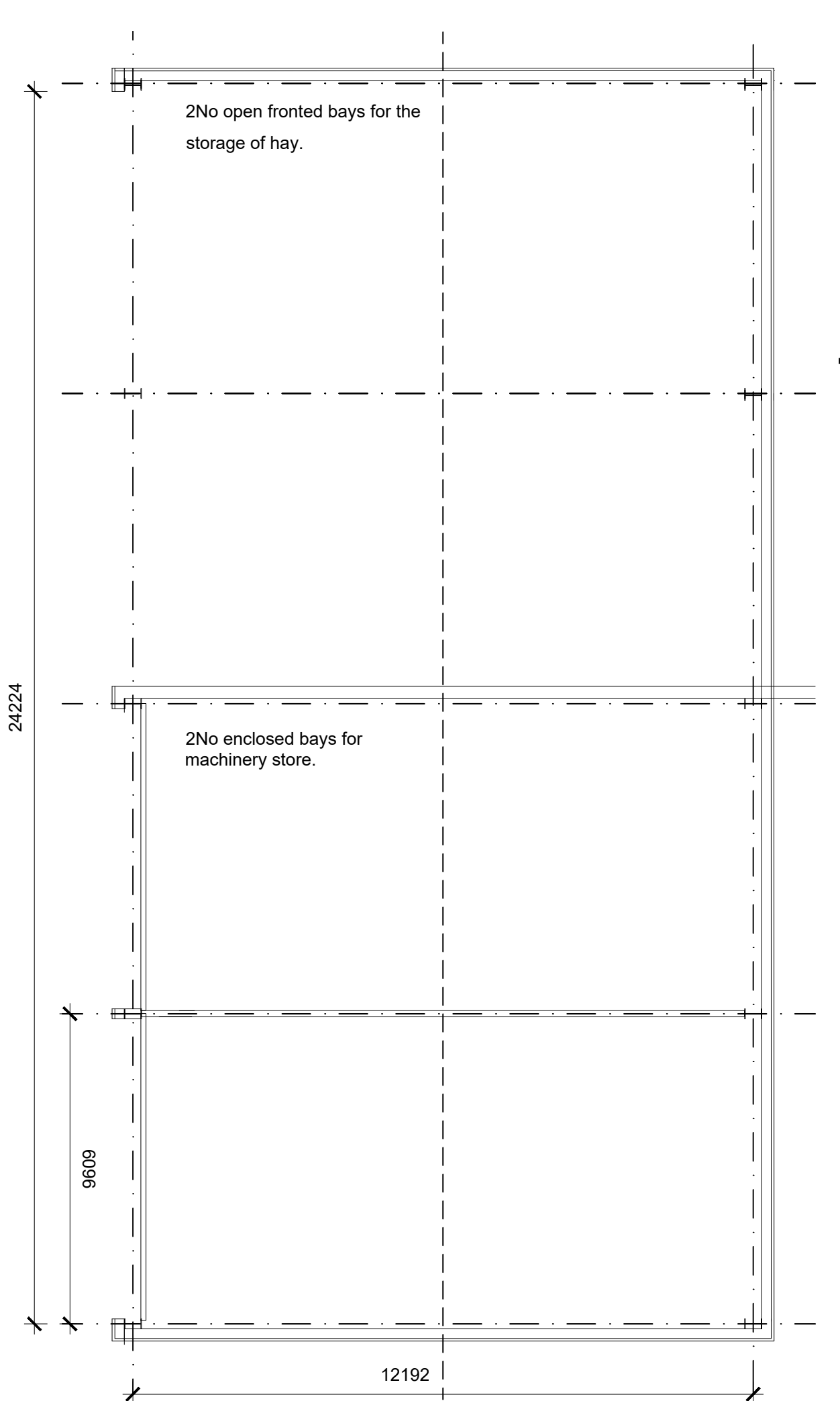
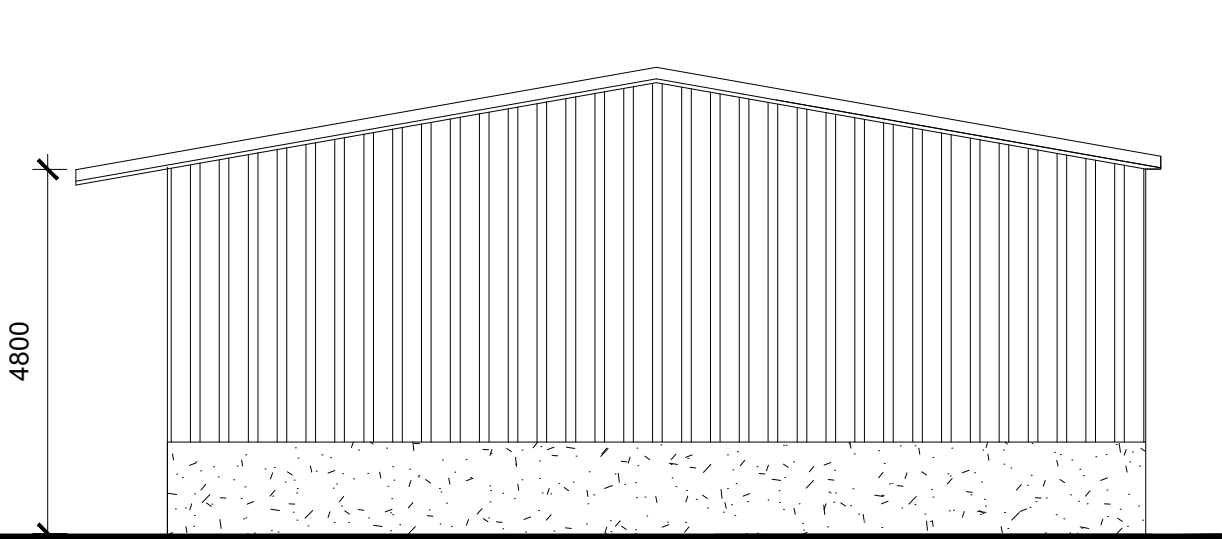


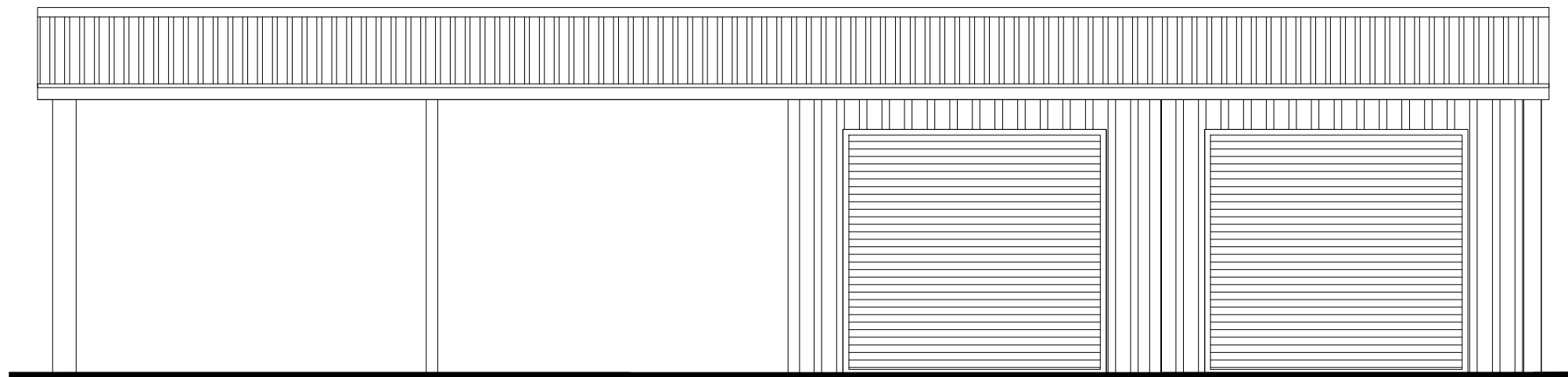


Proposed Floor Plan 1:100 Scale



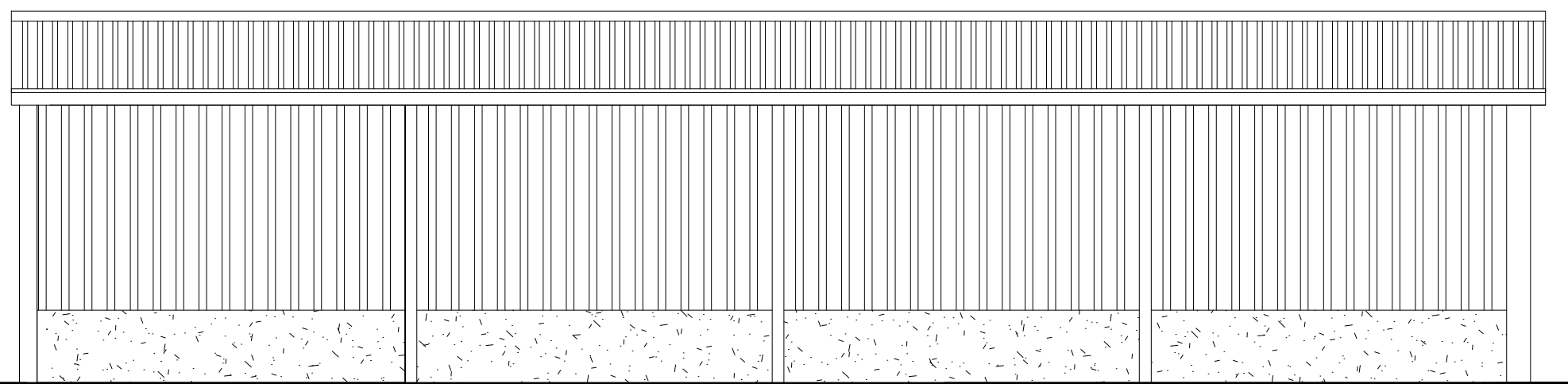
Proposed North East Elevation

1:100 Scale



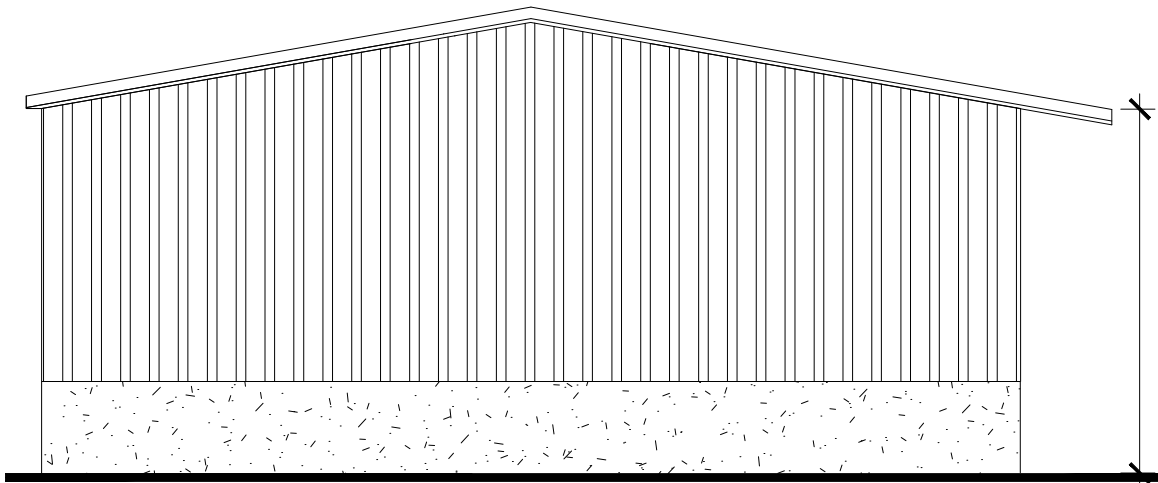
Proposed South East Elevation

1:100 Scale



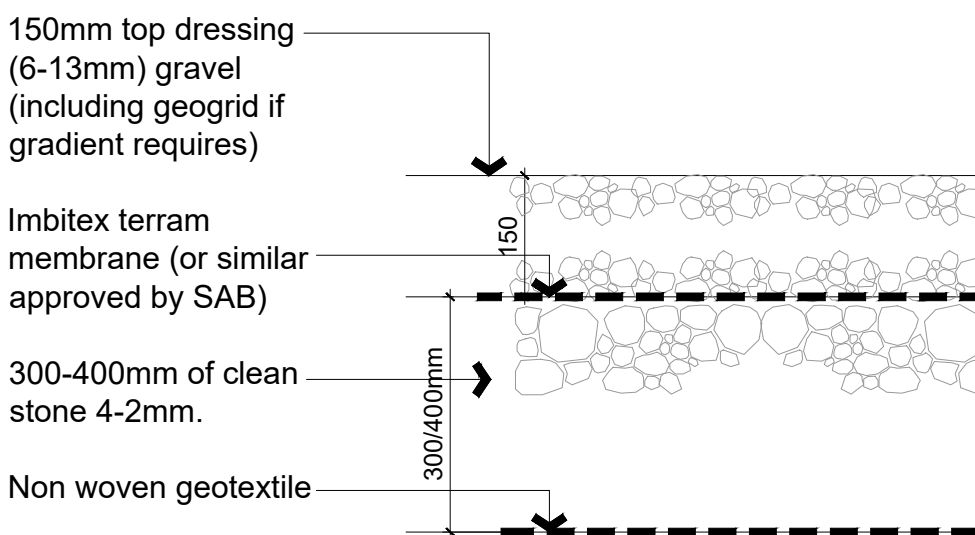
Proposed North West Elevation

1:100 Scale



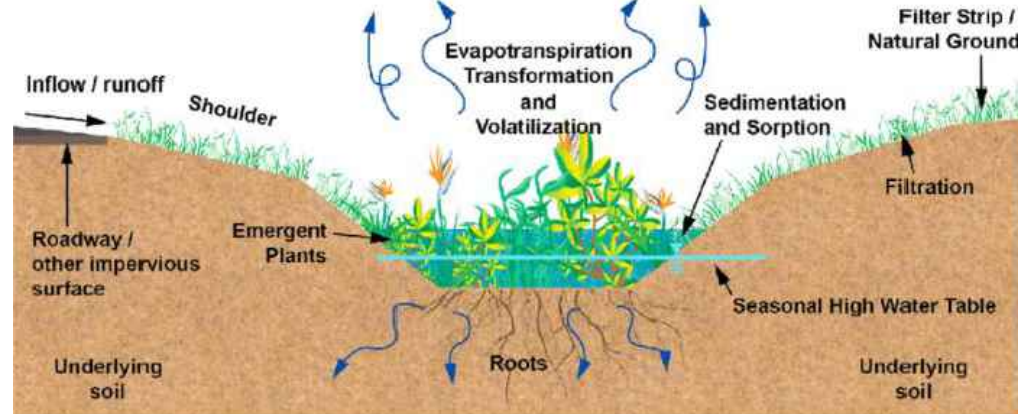
Proposed South West Elevation

1:100 Scale



Permeable gravel hard stand

1:10 Scale



Above Ground Swale



Rain Water harvesting tank with filter.

Biodiversity enhancements

- Bat boxes to be Schwegler 1FF or similar that will be hung at least 3.0m in height up Northern gable end
- Bird boxes to be Vivara Seville 32mm woodstone Nest box and 1SP Schwegler Sparrow Terrace fitted to rear elevation.

Phosphate

- This is a general purpose agricultural building and machinery store. There is no additional phosphates being introduced.

Acreage

- The total acreage of the farm holding is 180 acres.

Green Infrastructure statement

- The existing area is grazed mowing grass. Only the area under the base of the building is to be affected.
- The Green infrastructure is to be increased by means of native hedgerow planting and wildflower meadow.

Surface water drainage

Surface water drainage design is for planning purposes only. This demonstrates a suitable destination however the development will be subject to a SAB application for formal design and calculation of surface water drainage which will need to be followed during construction.

Proposed Materials

Roof - Single skin profiled metal sheeting

Rainwater Goods - Galvanised gutters with U-PVC circular downpipes.

Cladding - Single skin profiled metal sheeting

Proposed hedge planting schedule and specification to be used where appropriate for infill & repair of existing hedgerow.

i) Ground preparation: Clear the planting area of weeds and rubble. Dig over the planting area, turning over any turf and planting in the upturned soil.

(ii) Species: Hedge plants purchased will be 45-60cm whips. The mix of local species will be as follows:

Hedge Plants:		
Hawthorn	40%	<i>Crataegus monogyna</i>
Hazel	25%	<i>Corylus avellana</i>
Holly	15%	<i>Ilex aquifolium</i>
Field Maple	10%	<i>Acer campestre</i>
Dogwood	5%	<i>Cornus sanguinea</i>
Gelder Rose	3%	<i>Viburnum opulus</i>
Spindle		<i>Euonymus europaeus</i> 2%

(iii) Numbers and Spacing: Hedge plant spacing to be at 0.3m intervals in two rows, 0.3m apart. Planting should be staggered so that a plant in the second row is mid-way between plants in the first row. This would give about 6 plants per running metre of (double) hedge-line.

(iv) Planting season: Hedge plants to be supplied bare rooted and planted in the winter months from November to March, when the roots are dormant.

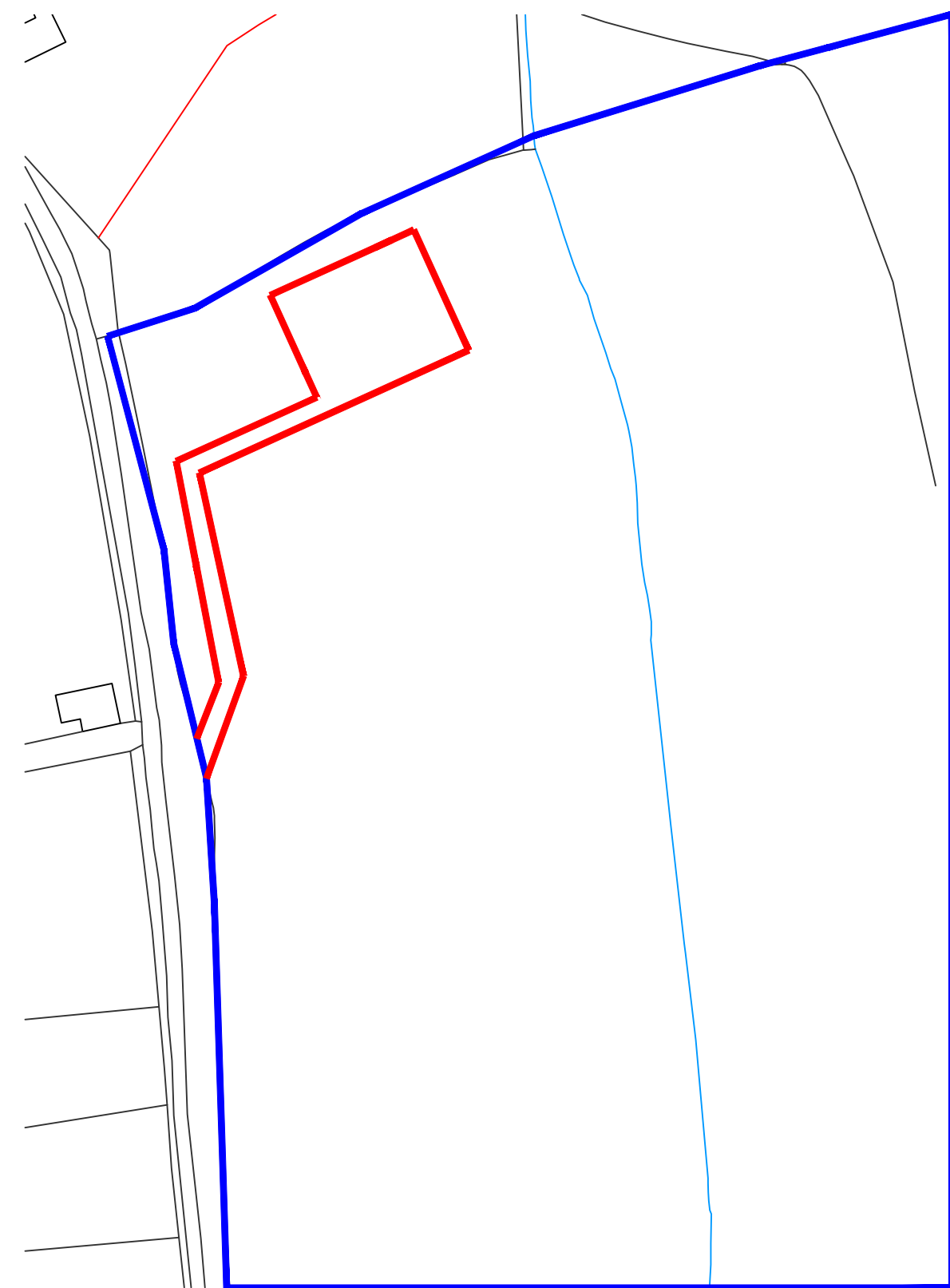
Maintenance:

Protection: Spiral guards for the hedge plants to be installed.

Weeding: will be carried out for the first 3 years, either by hand or by chemical spraying. Beating up (replacement of failed plants): Will be undertaken as required in order to maintain the continuity of the hedge line.

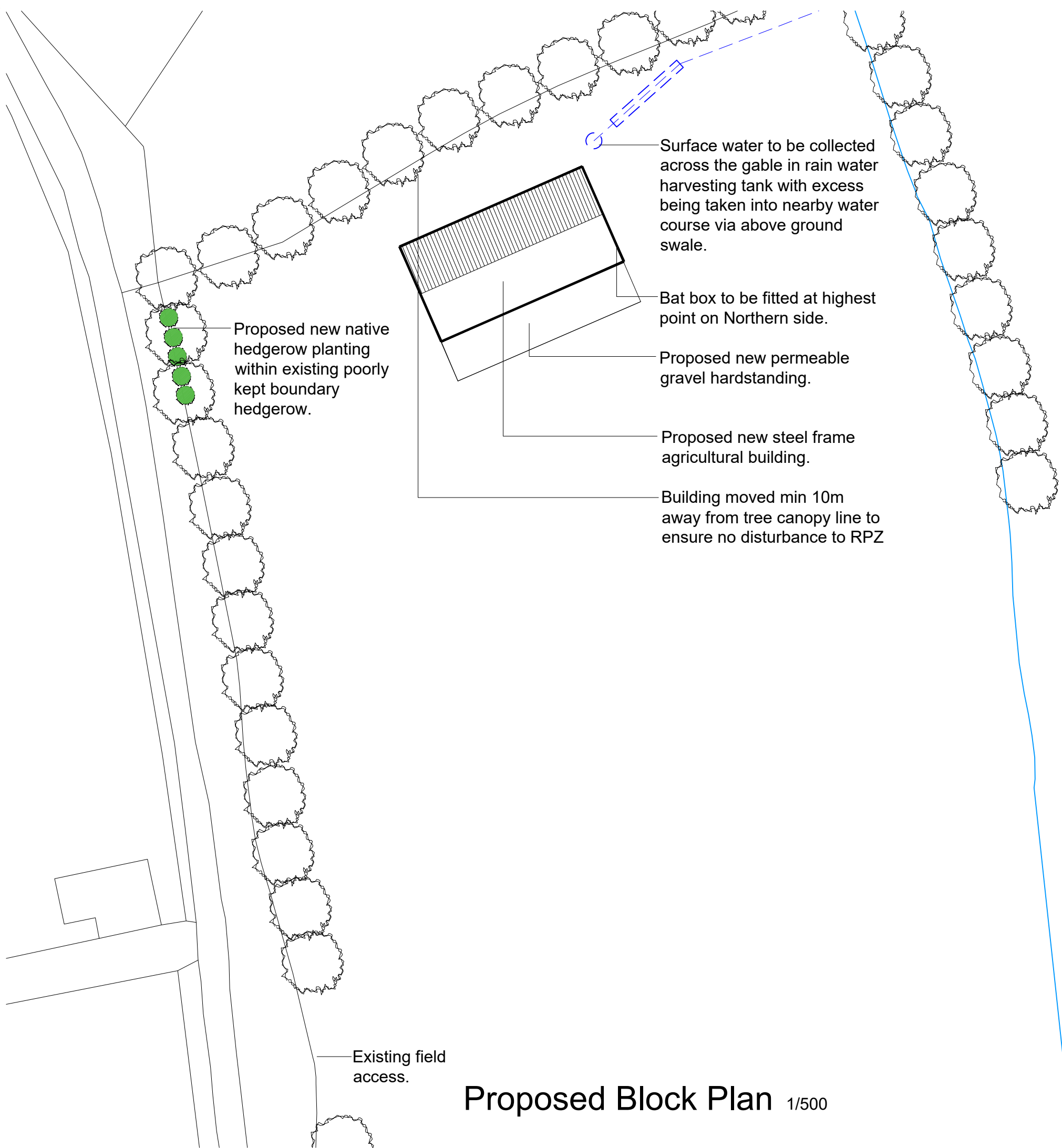
Pruning: The hedge will be pruned after the first or second year to encourage extra-thick multiple growth.

Trimming: Sides will be trimmed from year 3 onwards, in order to maintain good shape to the sides and maintain the hedge line. Hedge will be left to attain a height of 2 metres.



Proposed Location Plan

1/1250



Proposed Block Plan 1/500

GriffithsDesign Ltd Architectural Technologists.			
Client		Mr R Evans	
Project		Proposed Agricultural Building and machinery store; Pencoe Castle Farm, Pencoe Lane, Llanmartin, NP18 2ED	
Drawing		Proposed elevations, site block plan and site location plan.	
Date	July 2025	Scale	As Shown @ A1
Drawn by	JG	Drawing No	[PP] 01C
Checked by	***		
Revision			