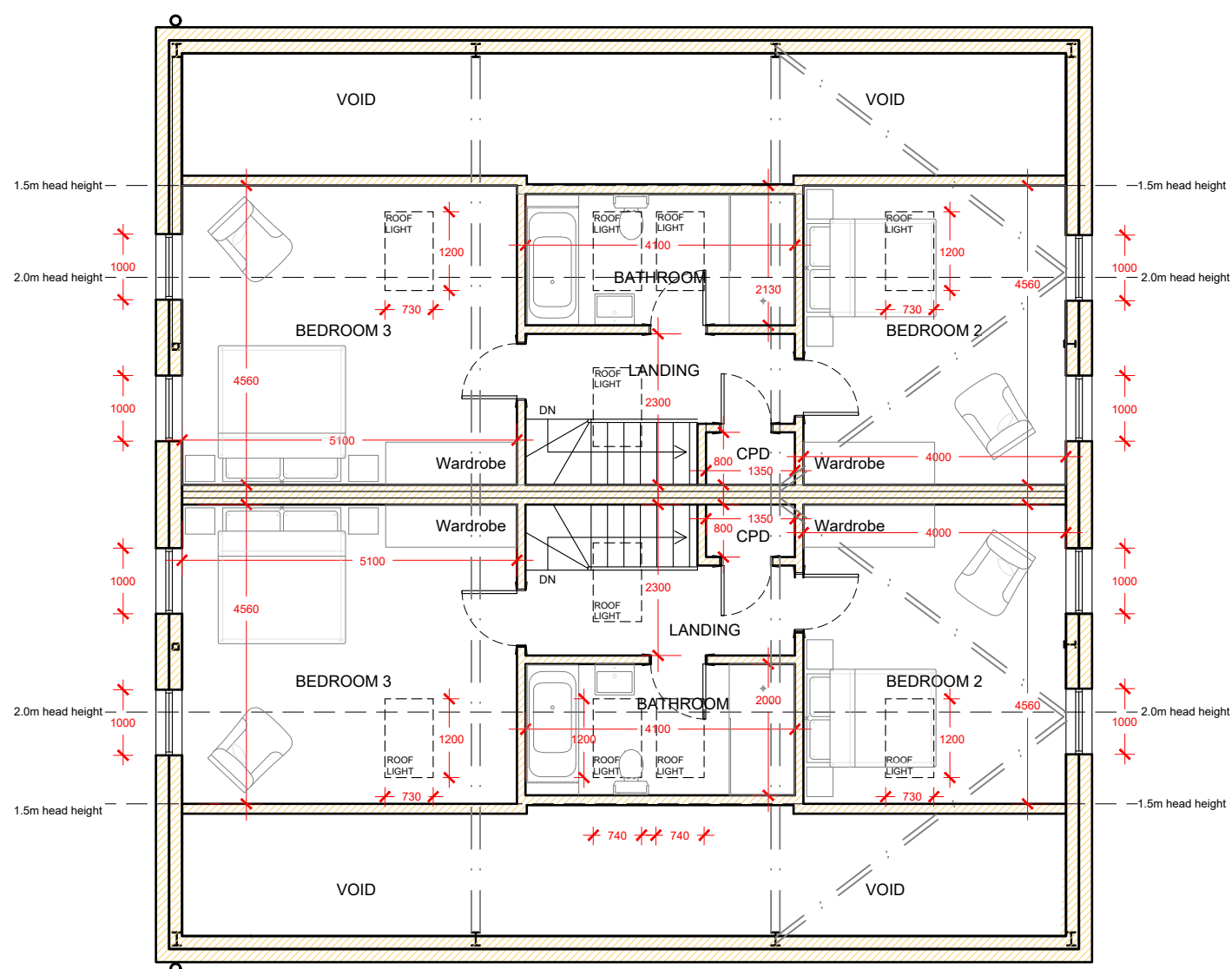
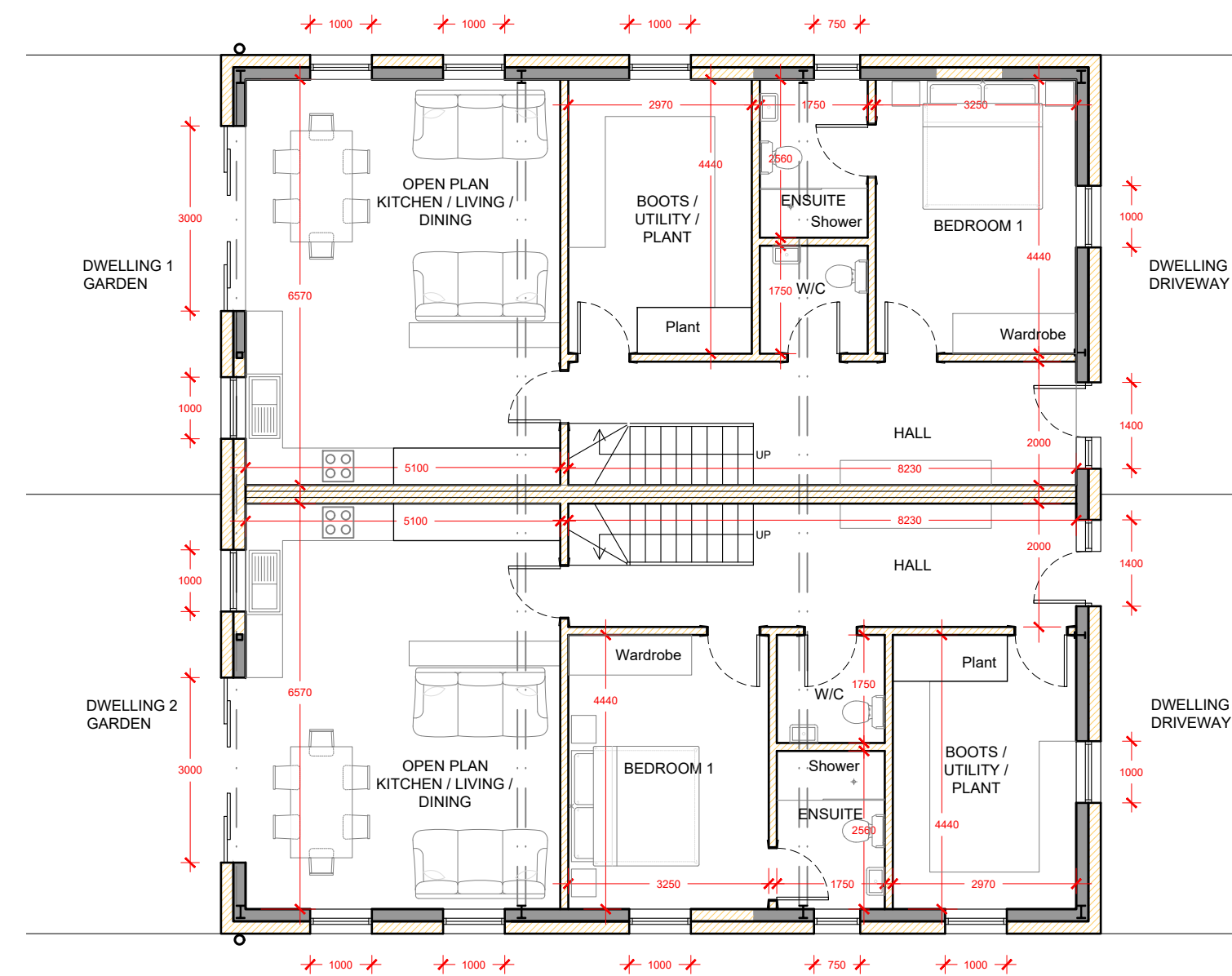


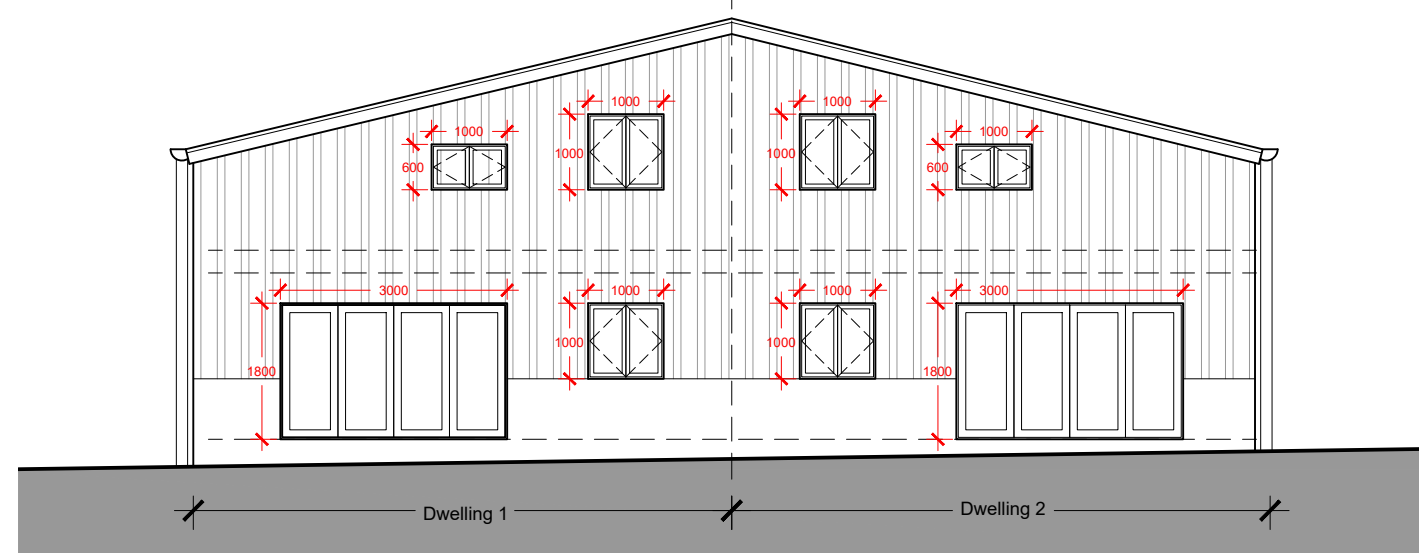
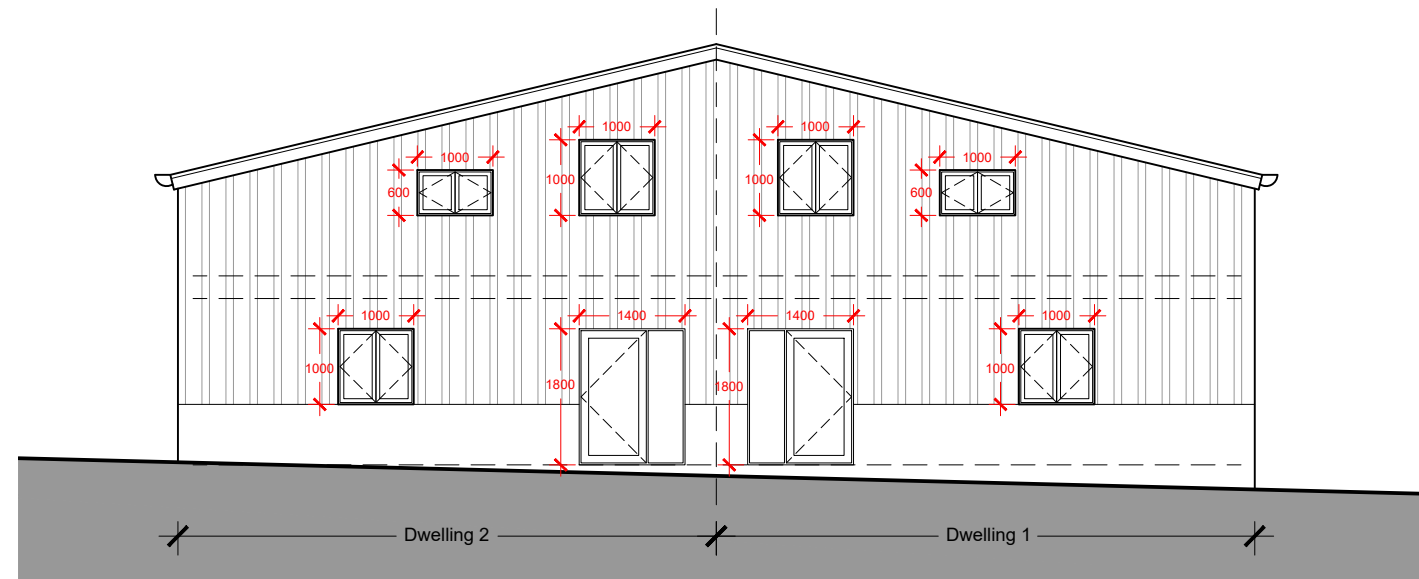
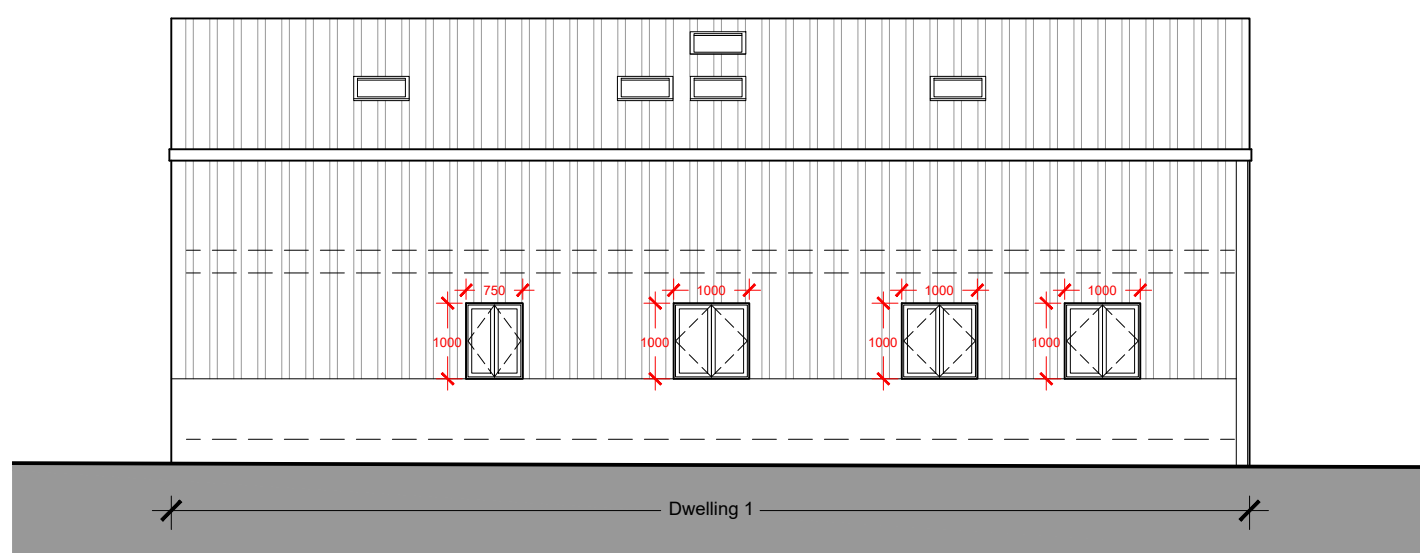
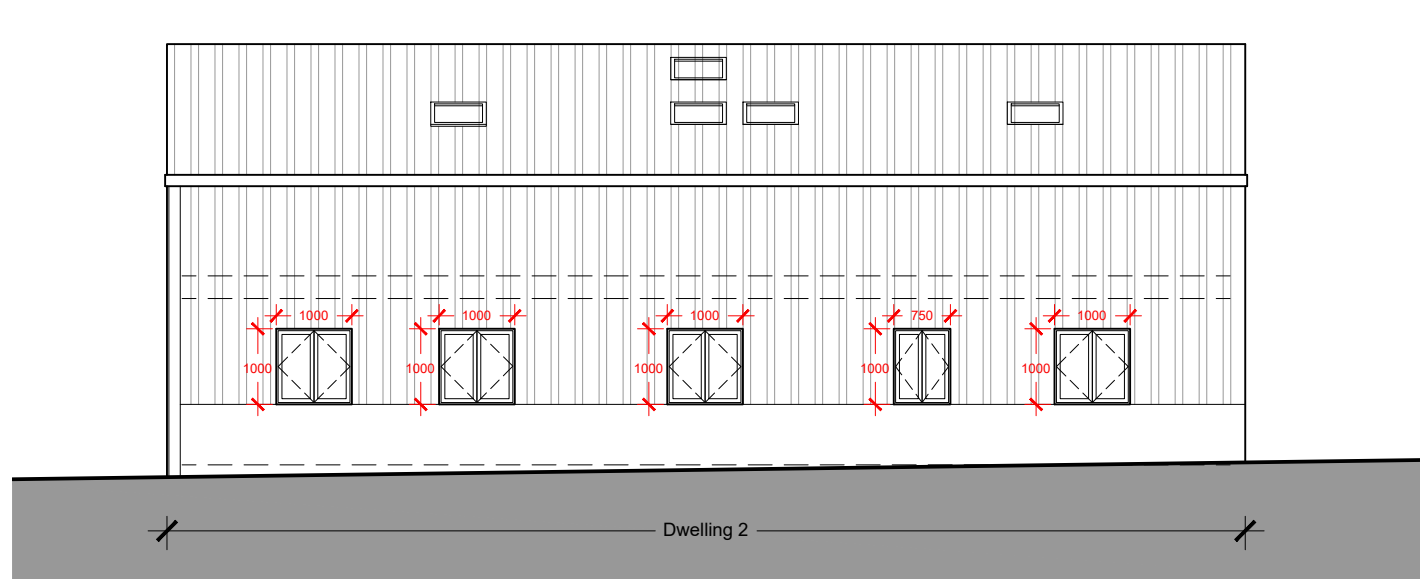
Any discrepancies between the drawing and site conditions should be reported to the Principal Designer

The site plan illustrates the layout of a residential development. Key features include:

- Access:** A red hatch area indicates existing access to the Public Highway, with a blue line showing the proposed access route.
- Existing Structures:** An existing dwelling, an existing barn (marked for demolition), and an existing agricultural building are shown.
- Proposed Structures:** Two approved dwellings (Dwelling 1 and Dwelling 2) are shown, along with their respective gardens (Garden 1 and Garden 2).
- Parking:** Vehicle parking for cars, vans, and trucks is designated near the agricultural building. Tractor and trailer parking, along with storage of materials, is also indicated.
- Other Features:** Two bird boxes are to be installed in different trees, and new gates and fences are proposed to separate domestic and agricultural areas.



PROPOSED
FIRST FLOOR PLAN
SCALE 1:100

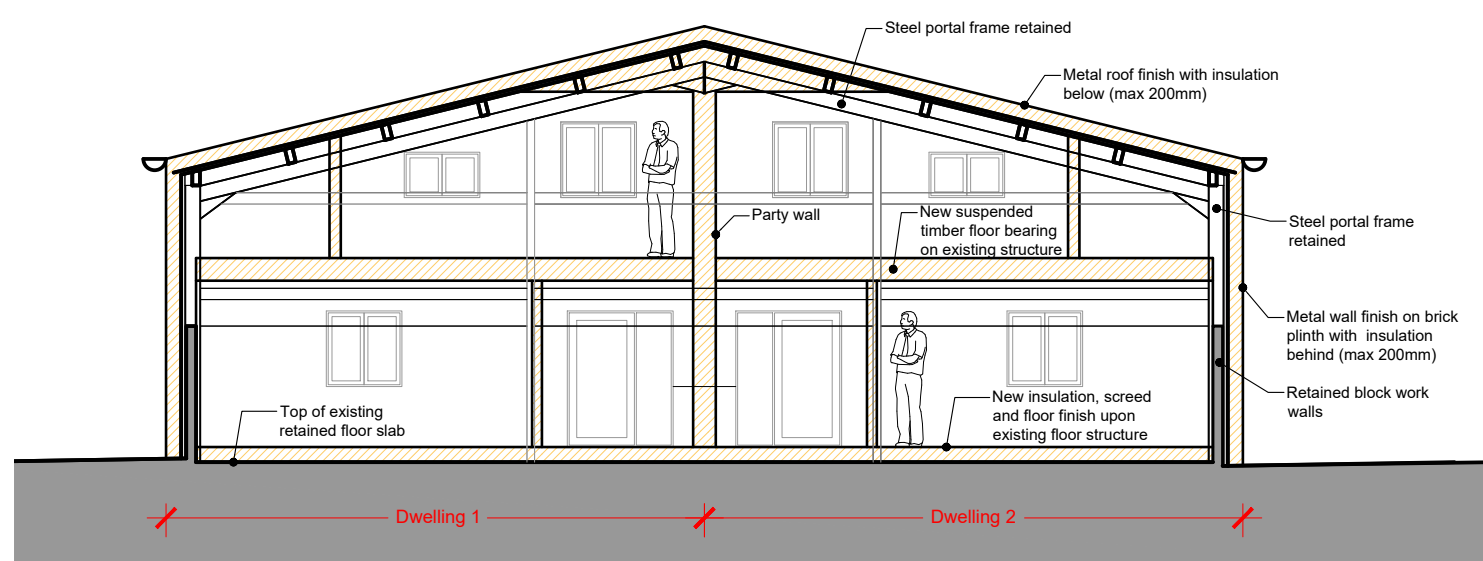
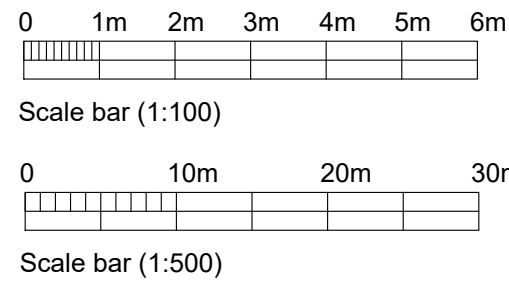


Room & Opening Areas For Dwelling 1			
Room name	Floor Area (m ²)	Window Area (m ²)	External door Area (m ²)
Kitchen/Living/Dning	33.51	3	6
Hall	16.46	0	2.8
WC	3.06	0	0
Boots/Utility/Plant	4.48	1	0
Bedroom 1	14.43	1	0
Ensuite	4.48	0.75	0
Landing	8.35	0.84	0
Cupboard	1.08	0	0
Bedroom 2	18.40	2.44	0
Bedroom 3	23.77	2.44	0
Total	128.02	11.47	8.80

Dwelling 1 total floor area (GIA) = 149m²

Room & Opening Areas For Dwelling 2			
Room name	Floor Area (m ²)	Window Area (m ²)	External door Area (m ²)
Kitchen/Living/Dining	33.51	3	6
Hall	16.46	0	2.8
WC	3.06	0	0
Boots/Utility/Plant	4.48	1	0
Bedroom 1	14.43	1	0
Ensuite	4.48	0.75	0
Landing	8.35	0.84	0
Cupboard	1.08	0	0
Bedroom 2	18.40	2.44	0
Bedroom 3	23.77	2.44	0
Total	128.02	11.47	8.80

Dwelling 2 total floor area (GIA) = 149m²



PROPOSED
INDICATIVE SECTION
SCALE 1:100

A	23/04/26	Location of 2no. bird boxes in existing trees indicated	AB
Rev.	Date		Init

CLIENT

MR W WARDEN,
END FARM, MARSTON

PROPOSED CLASS Q BARN
CONVERSION TO DWELLING

DRAWING

PROPOSED BLOCK PLAN,
FLOOR PLANS AND SECTION

DRAWN: AB	Date: 27/02/2026	Scale: as stated @ A1
Drawing number: 4143-06		Rev. A

DOLMAN

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