

ACCESS DRIVEWAY

(required by condition 7 in approval 13/00930/F):

An existing hardstanding access track provides current vehicular access to the site.

This existing access track is a long established agricultural accessway which has been used for many years to access the barn along with the farmland surrounding it.

Over the years of use it has been laid and made hard with many layers of random hard-core/rubble compacted down by farm machinery.

It is therefore established that a solid and strong base has been constructed previously by the above method.

The track is not easily accessible currently by a regular motor vehicle, therefore the following is to be undertaken to the length of track leading from the highway access to the entrance to the approved barn conversion.

ACCESS DRIVE CONSTRUCTION:
Allow to carefully scrape off and excavate approximately 200 mm from the length of the track in places concentrating in the central area and in places infilling any excessive divits and ruts caused by the years of use by heavy tractors.

Once a relatively level surface has been established by undertaking the above work allow to provide and lay a continuous layer of 150mm - hard-core sub base using DTP 3/pe laid to a level finish and well compacted with suitable whacker plate to provide level finish and provide a final finish with loose scalplings.

PARKING AND MANOEVURING AREAS

(required by condition 7 in approval 13/00930/F):

The area shown shaded grey and noted on this plan as parking and turning areas are currently not laid as any hard surface whatsoever, therefore as described below these areas are required to be laid to a usable hard surface area for vehicular access.

PARKING AND MANOEVURING AREA CONSTRUCTION:
Allow to carefully scrape off and excavate approximately 200 mm from the total surface area shown in grey shaded on the drawing as being laid as gravel.

Once a level surface has been established by undertaking the above work allowed to provide and lay a continuous layer of 150mm - hard-core sub base using DTP Type laid to a level finish and well compacted with suitable whacker plate to provide level finish.

Surface finish to the access track and parking/turning area to be finished with 35mm deep flint chippings gravel using a size between 18-20mm laid as two separate layers compacting between each layer.

DRAINAGE

(required by condition 7 & 8 in approval 13/00930/F):

The specification as noted here for the access driveway and for the parking and manoeuvring areas have been set out to create a porous surface allowing any rainwater to filter through the accessway and the parking and manoeuvring areas into the ground in a natural way. Therefore no provisions are required to be installed for surface water drainage in relation to the access driveway and parking and manoeuvring areas.

EXTERNAL LIGHTS

(required by condition 20 in approval 13/00930/F):

New external lighting is to be installed in locations as shown on the overall layout plan, where lights are noted to be fixed to the building these are to be "up and down lights" in the form of a cylindrical light fitting mounted against the wall with a light bulb fitted in the top and the bottom allowing the light to be cast both up and down the natural stonework.

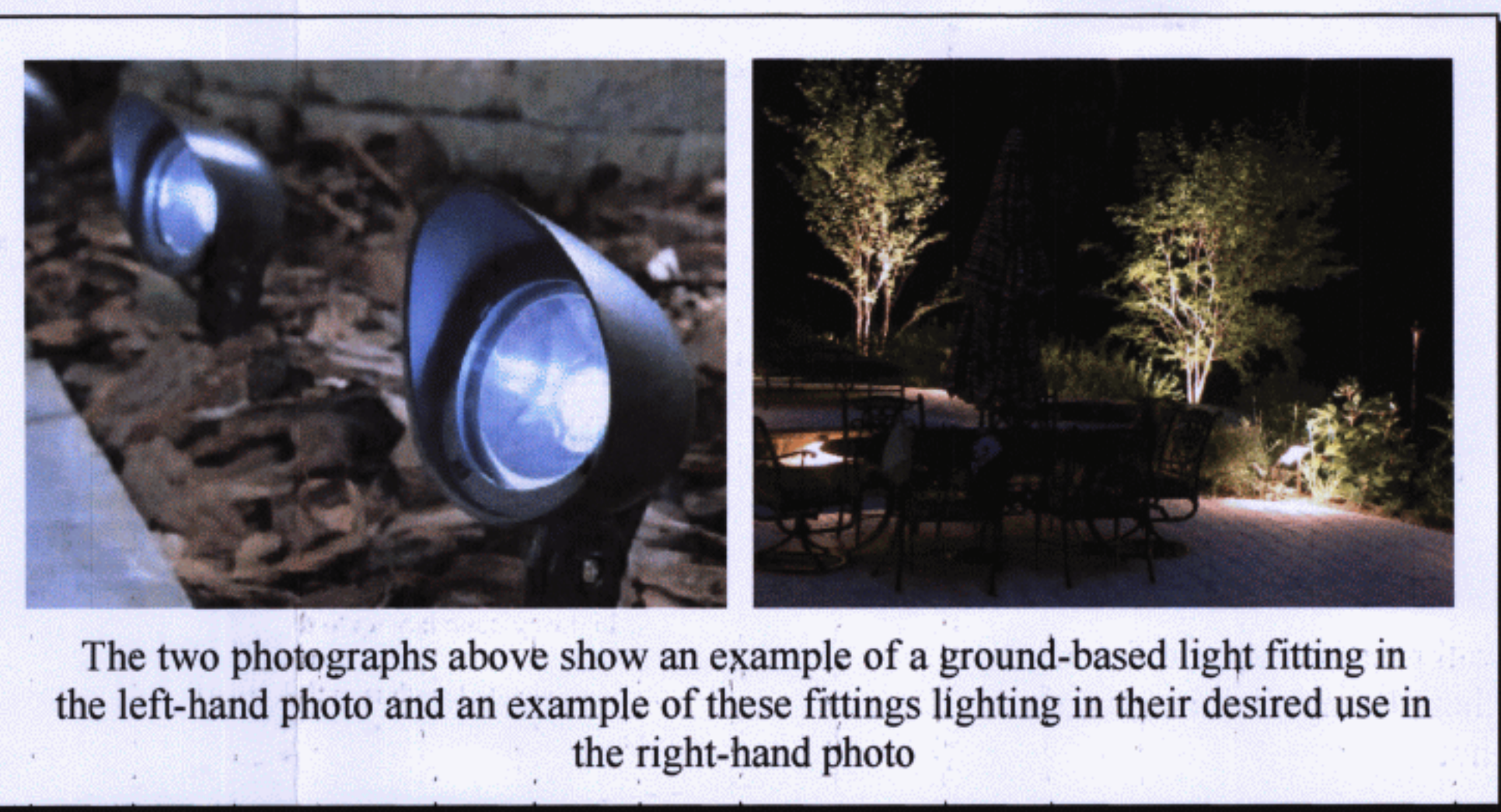
These lights are to be located no more than 2.3m high. Sample photographs of this type of light and the effect it creates have been included to explain the proposal.

An external high-level security light is noted on the gable end, this is to be activated by a movement sensor and is to be automatically extinguished when there is enough daylight.

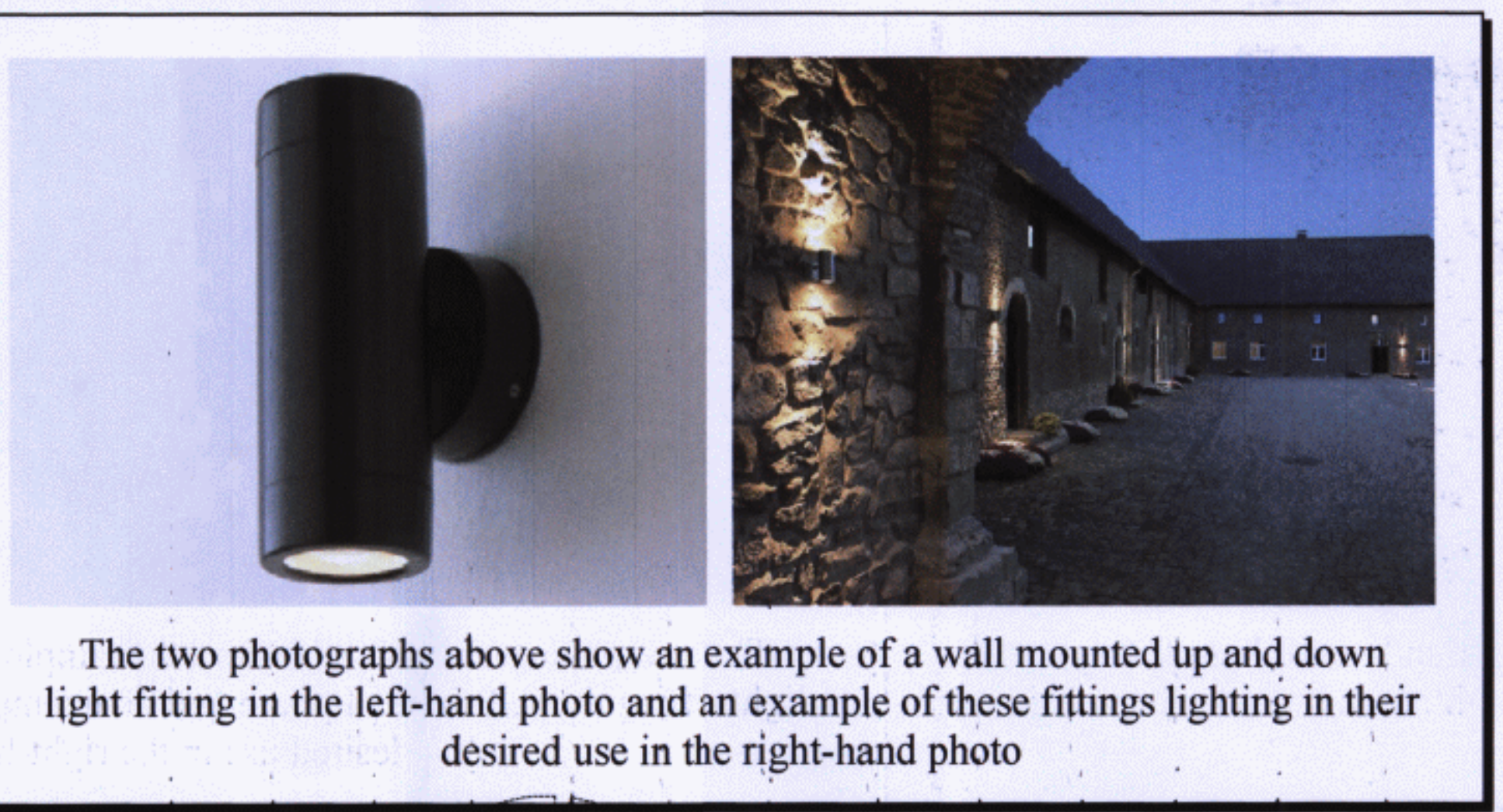
Low level ground lighting is noted in locations as shown on the overall layout plan, these locations are approximate and are subject to movement. The light fittings are to be discreet low-level fittings mounted at ground level to allow light to wash upwards across the driveway areas towards the property.

Sample photographs of these type of lights and the effect they create have been included down explain the proposal.

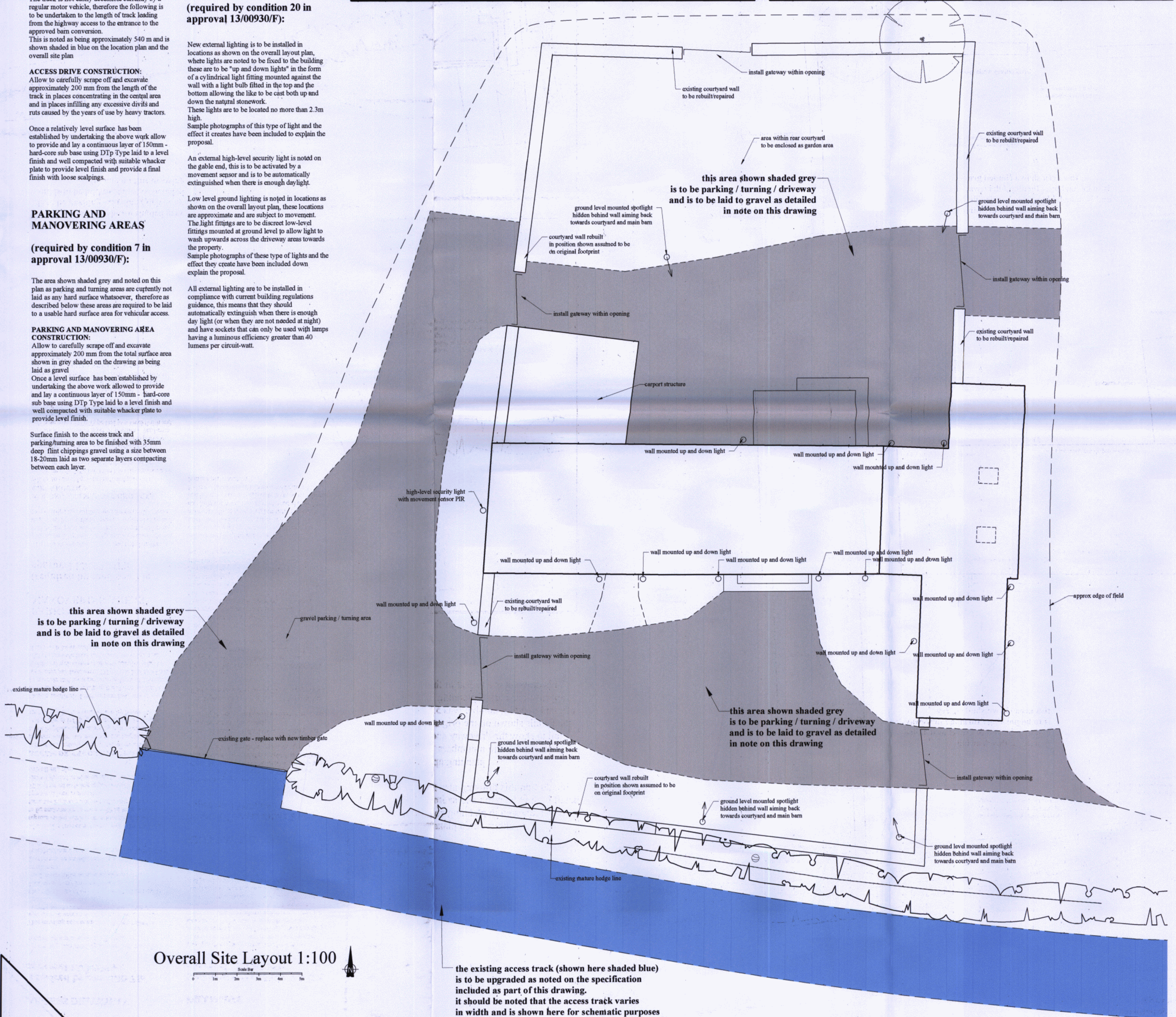
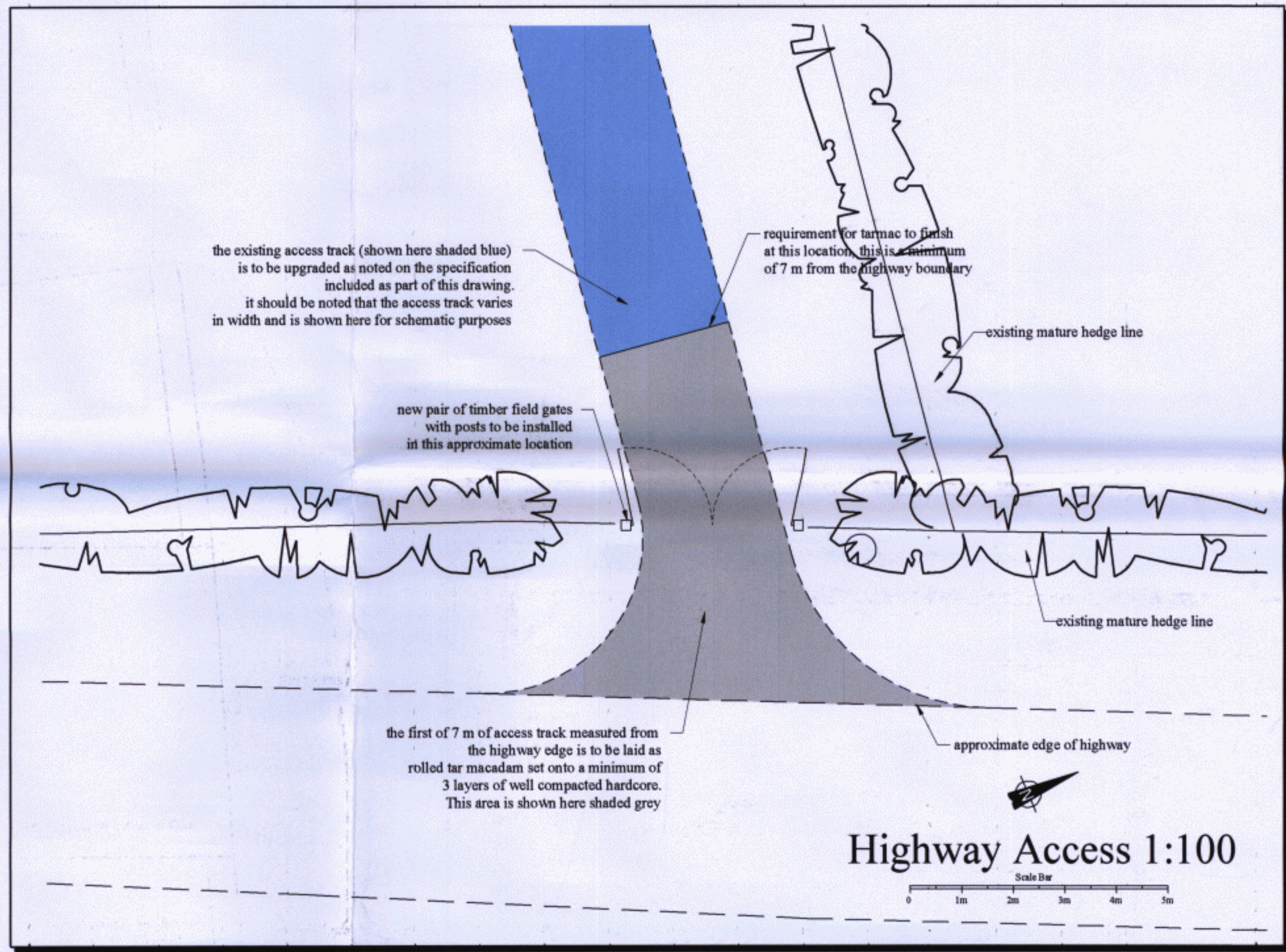
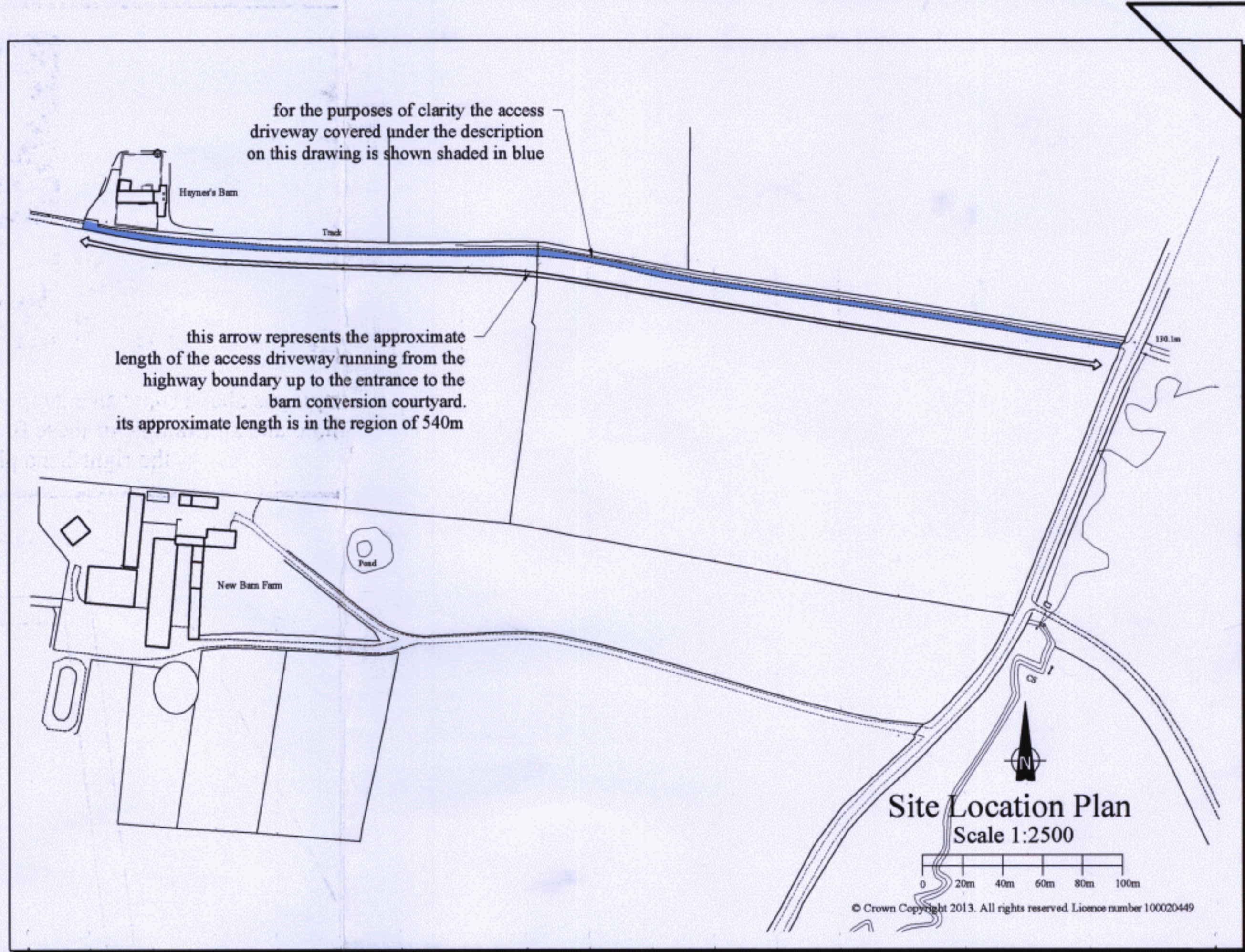
All external lighting are to be installed in compliance with current building regulations guidance, this means that they should automatically extinguish when there is enough day light (or when they are not needed at night) and have sockets that can only be used with lamps having a luminous efficiency greater than 40 lumens per circuit-watt.



The two photographs above show an example of a ground-based light fitting in the left-hand photo and an example of these fittings lighting in their desired use in the right-hand photo



The two photographs above show an example of a wall mounted up and down light fitting in the left-hand photo and an example of these fittings lighting in their desired use in the right-hand photo



This drawing is a repeat of the overall site layout plan approved as part of planning approval 13/00930/F, the original drawing number was 5569-05a, this drawing takes the details shown on the original layout and enhances the detail to show the driveway and parking area requested in planning condition numbers 7 & 8 of the above noted planning approval.

In addition this drawing also shows the external lighting detail both in location and as images of the light fittings, this is as requested in planning condition number 20 on the above noted planning approval.

**Condition Clearing Drawing
Drive and Parking Details
and External Lighting Details**

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Drawing No: 5569-08 Date: 6-8-2014 Scale: as shown @A1