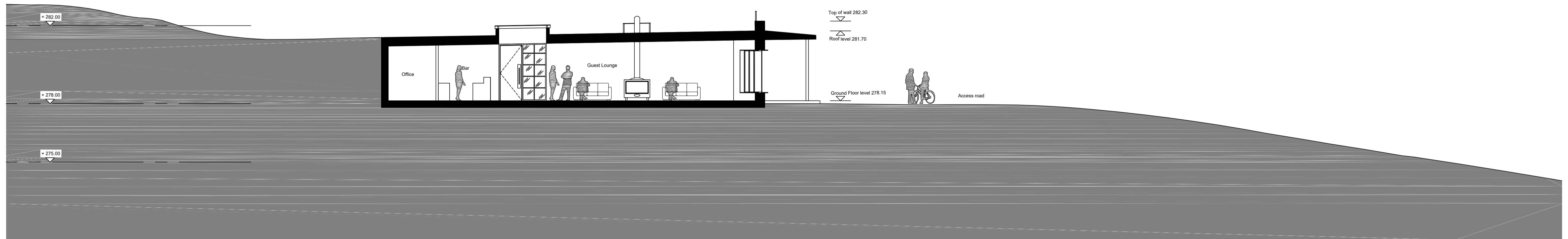


Typical Guestroom Section
Scale 1:100



Guest Lounge Section
Scale 1:100

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DRAWING NOTES:

REV	DATE	REVISION NOTES	DRN	CHKD

CLIENT
Jonny and Rachel Wilson

PROJECT
Rossendale Retreat

DRAWING
Typical Building Sections

SCALE 1:500	PAPER SIZE A1	
DATE 25.08.2017	DRAWN BY JAB	CHECKED BY
PROJECT No. 529-17	DWG No. AE-22-002	REVISION P3

DRAWING STATUS
PLANNING

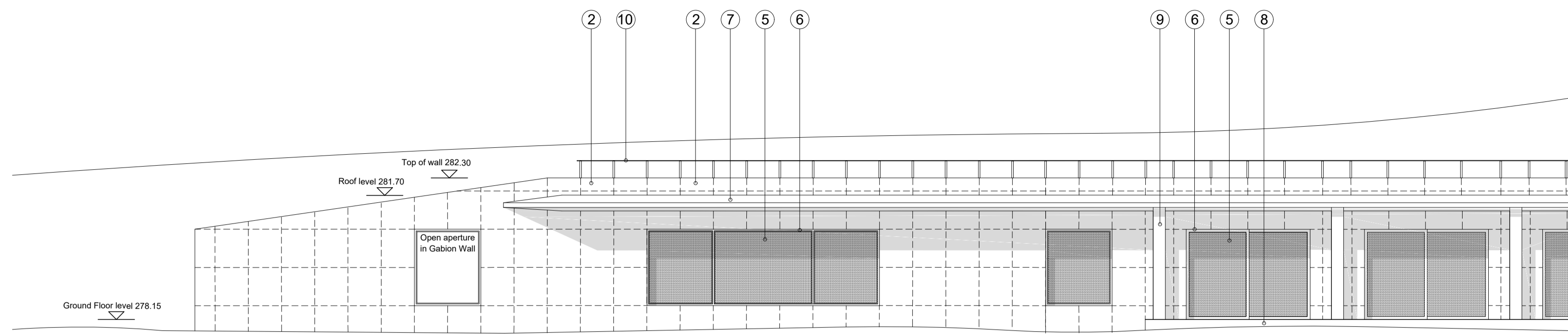
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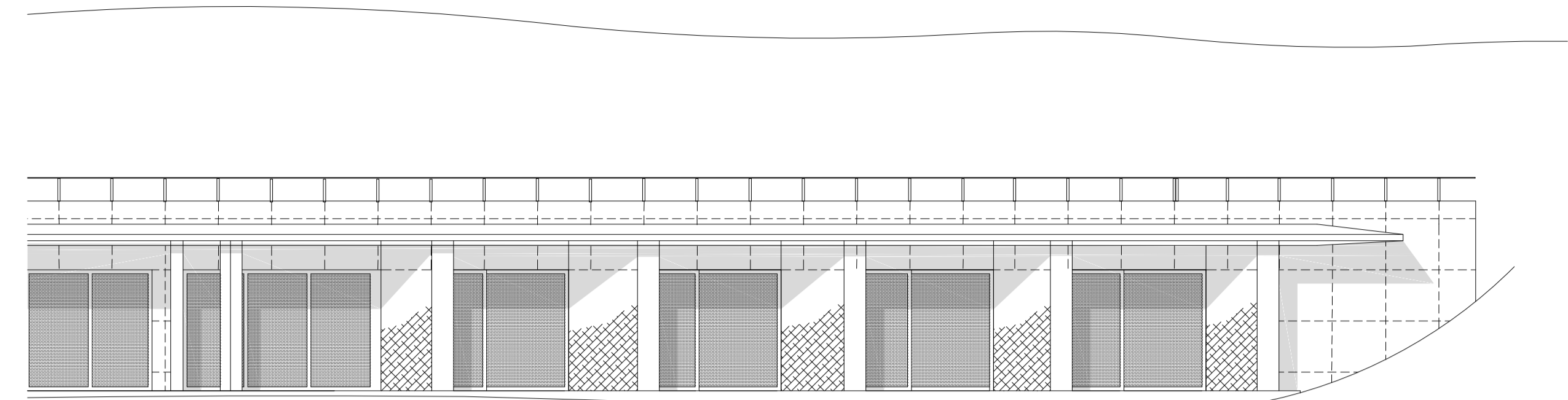
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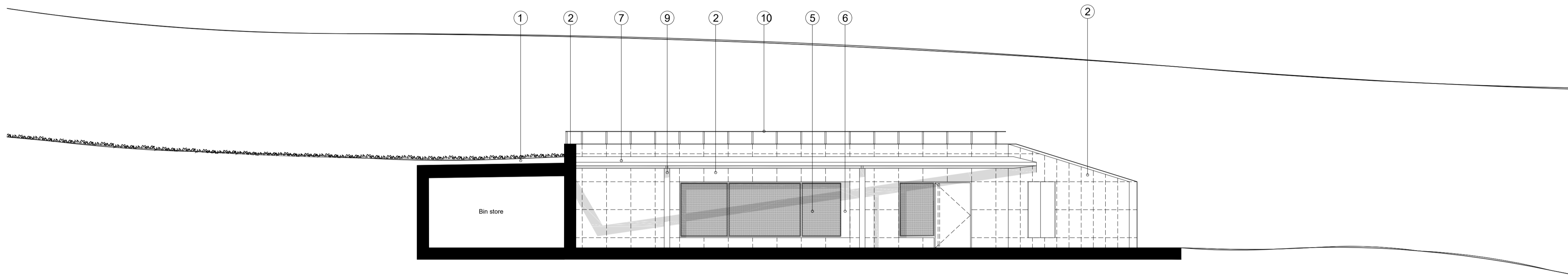
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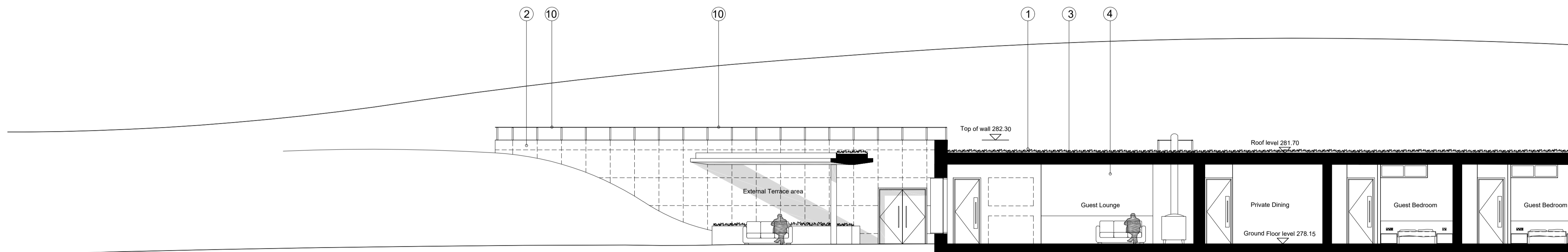
Front Elevation AA
Scale 1:100



Front Elevation BB
Scale 1:100



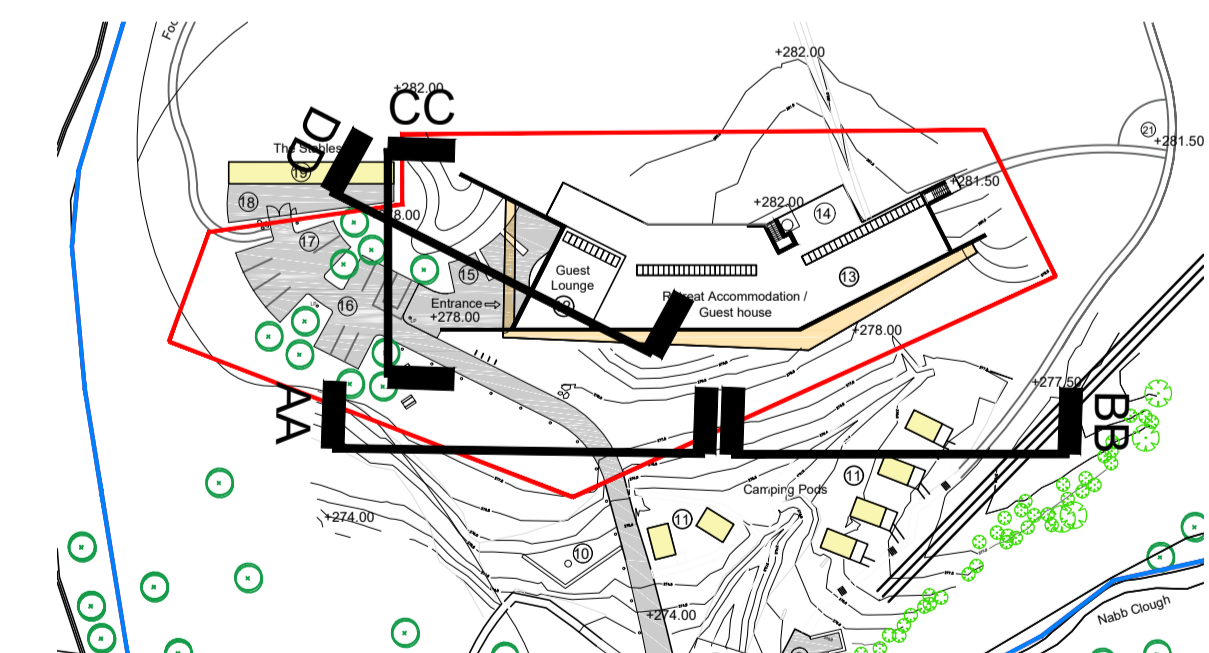
Entrance Elevation CC
Scale 1:100



Entrance Elevation DD
Scale 1:100

KEY TO FINISHES

- ① **Green roof.**
Natural wild grass and Sedum roof finish to allow the re integration of the existing landscape over the new roof structure.
- ② **External Gabion Wall**
Galvanized metal gabion baskets to form the finish of the building exterior. Gabions to be filled with local stone excavated from the site and mixed with matching stone where required. Local Flora to be planted within the gabions to the whole elevation. Size of stone and appearance to be agreed.
- ③ **Internal ceiling finishes.**
Internal ceilings are finished in light coloured natural timber boards to match the exterior Terrace finish.
- ④ **Internal walls Concrete**
Subterranean walls and retaining structures are to be formed in naturally shuttered concrete to give a textured appearance.
- ⑤ **Glazing system**
The proprietary glazing system will use aluminum glazing sections and double glazed units throughout the development. Colour finish of glazing units TBA.
- ⑥ **Window Flashing**
Deep window reveals around glazing systems to be finished in weathered dark steel profiles
- ⑦ **Projecting Canopy**
The canopy located over the terrace areas will support a green sedum roof system. The edge profile and rainwater channels will be formed in metal to match the window flashing. The underside of the canopies will be finished in naturally weathered timber to match the terrace decking.
- ⑧ **Terrace decking.**
Weathered external grade close board timber decking. Colour / Species TBC
- ⑨ **Timber columns**
Weathered timber columns to support canopy.
- ⑩ **Balustrade**
Slim profile balustrade rail and posts finished in naturally finished dark steel, to match window reveal and canopy edge profile.



Location Plan
Scale : NTS

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DRAWING NOTES:

REV	DATE	REVISION NOTES	DRN	CHKD

CLIENT	Jonny and Rachel Wilson
PROJECT	Rosendale Retreat

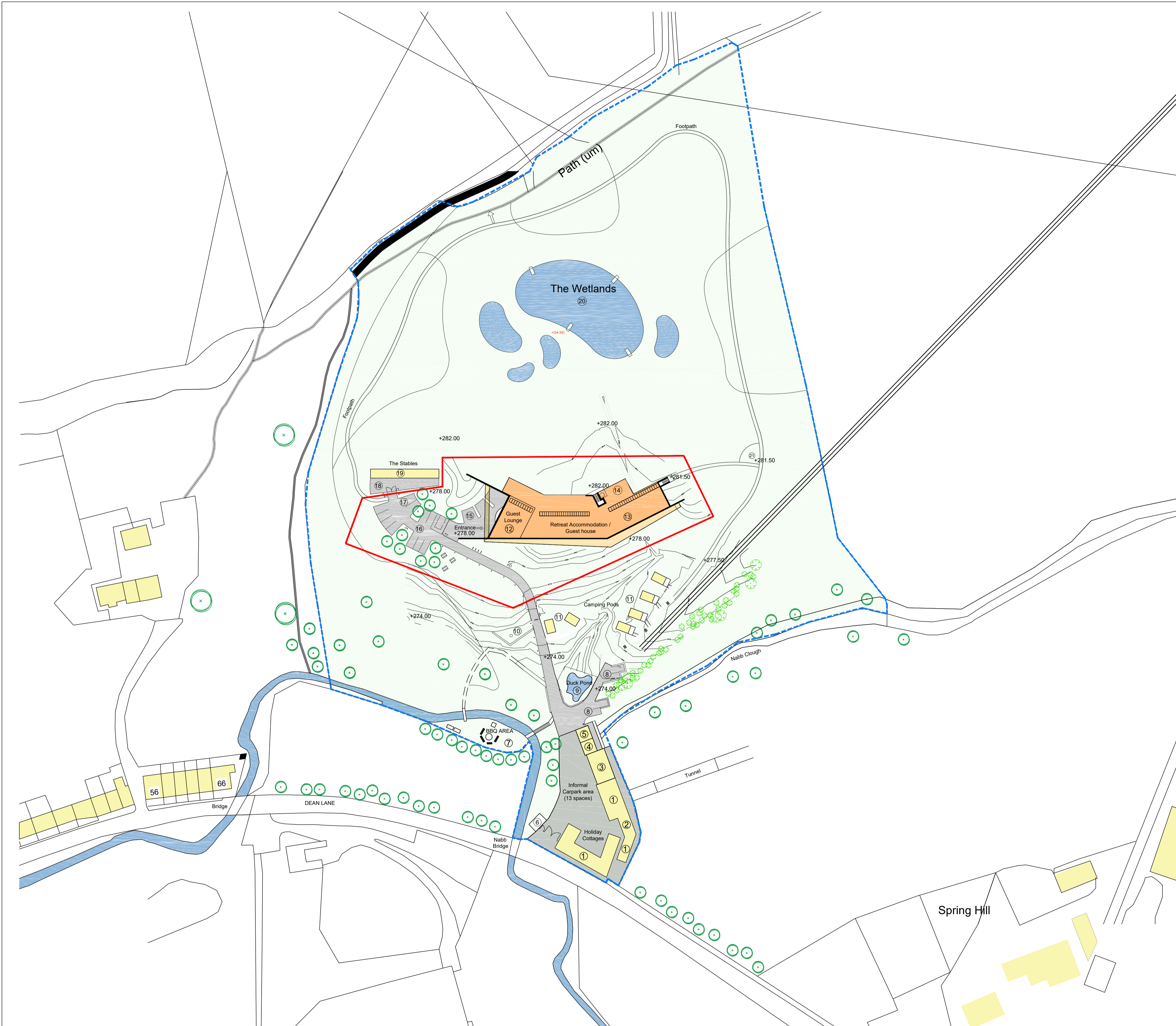
DRAWING	Guest house Elevations
SCALE	1:100
PAPER SIZE	A1
DATE	25.08.2017
DRAWN BY	JAB
CHECKED BY	
PROJECT No.	529-17
DWG No.	AE-22-003
REVISION	P2
DRAWING STATUS	PLANNING

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Number	Description	Current Use	Planning Status
1	Existing Holiday cottages	Full planning permission granted Constructed as current application	As approved - Installed
2	Existing Office to be converted into Guest accommodation	This area is currently used as the site office. Upon completion of the proposed Guest house, the office would move to the main barn and converted into a room.	Captured under the current Planning application. No change to the building. Internal refurbishment only.
3	Existing Holiday Cottages	Full planning permission granted. Not currently constructed. Buildings to be formed to suite demand. Date of construction TBA	As approved - Not constructed.
4	Existing games room Converted to Cycle Storage	Current Games room is proposed to be converted to Secure Cycle storage / Drying room / back up facilities	As approved - Installed
5	Existing Camping Pod Utilities . WC's, Showers, Wash up.	No proposed change to this facility	As approved - Installed
6	Existing Bin Store	No proposed change to this facility. Capacity / Frequency to be reviewed when at capacity.	As approved - Installed
7	Existing BBQ / Picnic Area	Full planning permission granted Constructed as current application	As approved - Installed
8	Car parking	Dedicated car parking for Camping pods.	Noted as part of the coordinated masterplan for the site. Subject to feedback from the planning application.
9	Existing Duck Pond	Existing water / ecology feature	As approved - Installed
10	Proposed Viewpoint Picnic Space	Seating area and viewpoint	Noted as part of the coordinated masterplan for the site. Subject to feedback from the planning application.
11	Camping pods	4 number constructed on site 2 number to be constructed Date to be agreed	As approved - Installed Access to pods considered as part of the coordinated masterplan for the site.
12	Proposed Guest Lounge	Subterranean guest lounge to be constructed for the guesthouse to have a residents lounge and breakfast room connected to the accommodation.	Planning permission required for new accommodation.
13	Proposed Subterranean guesthouse accommodation	Provision of 8 number new rooms with ensuite facilities, back up facilities to service the guesthouse	Planning permission required for new accommodation.
14	Proposed External terrace and hottub	External staircase and terrace area to be formed with Sunken hottub	Planning permission required for new accommodation.
15	Proposed External Terrace area	To provide exterior space for residents, landscape formed to provide natural screening	Planning permission required
16	Proposed car parking 12 spaces inc' Accessible	Change of use from the existing Menage into new surface car park for the guesthouse. Removal of flood lights, introduction of low level lighting.	Planning permission required
17	Proposed Turning Head	As noted, See landscape proposals	Planning permission required
18	Proposed Stable Yard	As noted, See landscape proposals	Noted as part of the coordinated masterplan for the site. Not part of this planning application.
19	The Stables	No buildings currently constructed on site for this use.	Full planning permission granted Not currently constructed Location to be coordinated with Retreat application
20	Proposed Wetlands	Wetland pools and ponds to promote ecology and encourage local wildlife found locally in at this site location.	Noted as part of the coordinated masterplan for the site. Not part of this planning application.
21	Landscaped paths	Path ways formed as a loop around the wetlands and site ownership.	Noted as part of the coordinated masterplan for the site. Not part of this planning application.

KEY TO Buildings

Subject to Planning permission Part of this application

Buildings within the masterplan, for indicative purposes only

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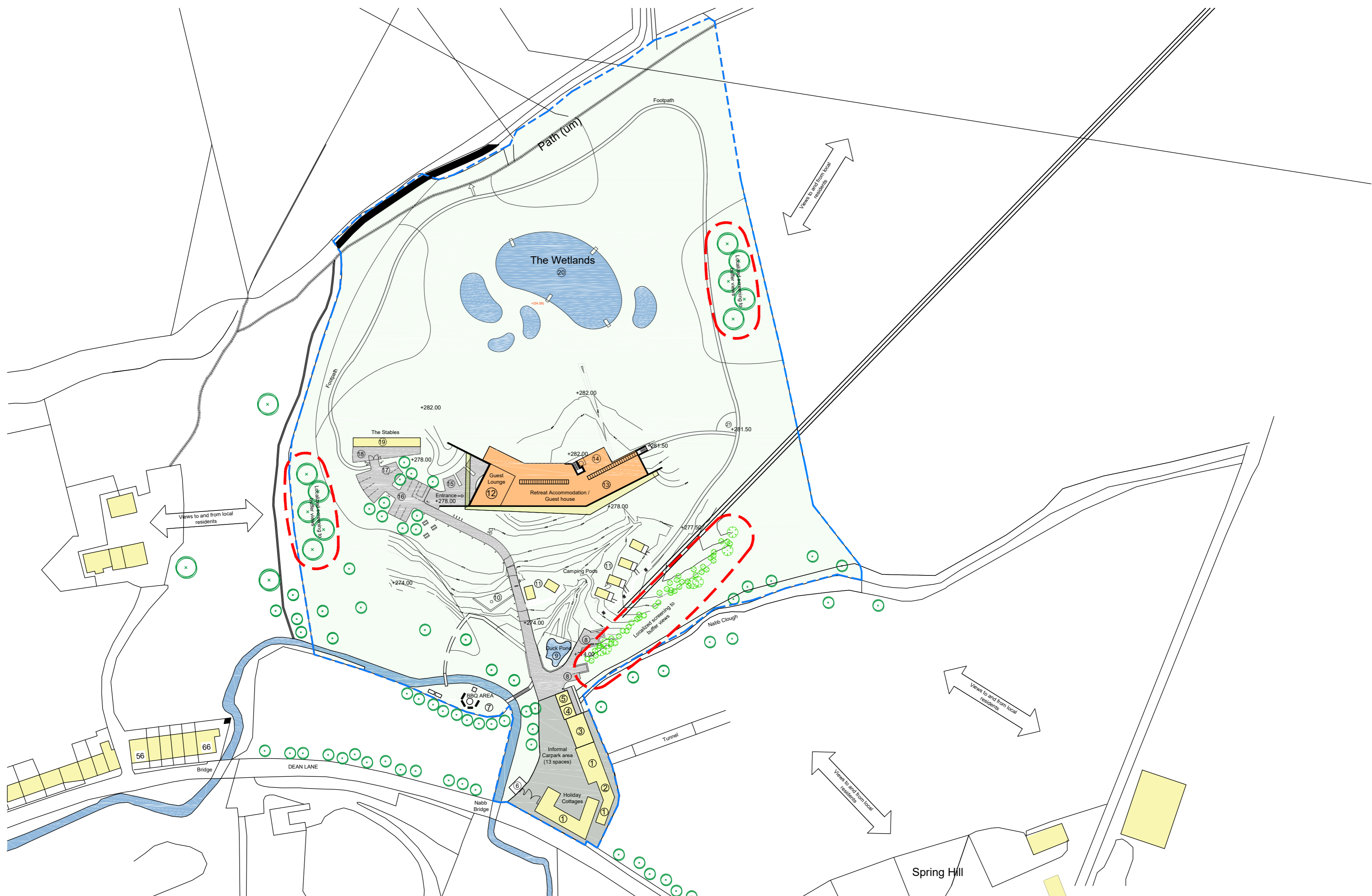
REV	DATE	REVISION NOTES	DRN	CHKD

CLIENT	Jonny and Rachel Wilson
PROJECT	Rosendale Retreat

DRAWING	PROPOSED SITE PLAN
SCALE	NTS
PAPER SIZE	A1
DATE	25.08.2017
PROJECT No.	529-17
DWG No.	AL-00-001
DRAWN BY	JAB
CHECKED BY	
REVISION	P9
DRAWING STATUS	PLANNING
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DRAWING NOTES:

STATUS	REVISION	DATE

CLIENT
Jonny and Rachel Wilson

PROJECT
Rossendale Retreat

DRAWING
SITE PLAN WITH TREE BUFFER ENHANCEMENTS

SCALE 1:1000 **PAPER SIZE** A2

DATE 21/06/2017 **DRAWN BY** JAB

DWG No. AL-00-200	REVISION P1	PROJECT No. -
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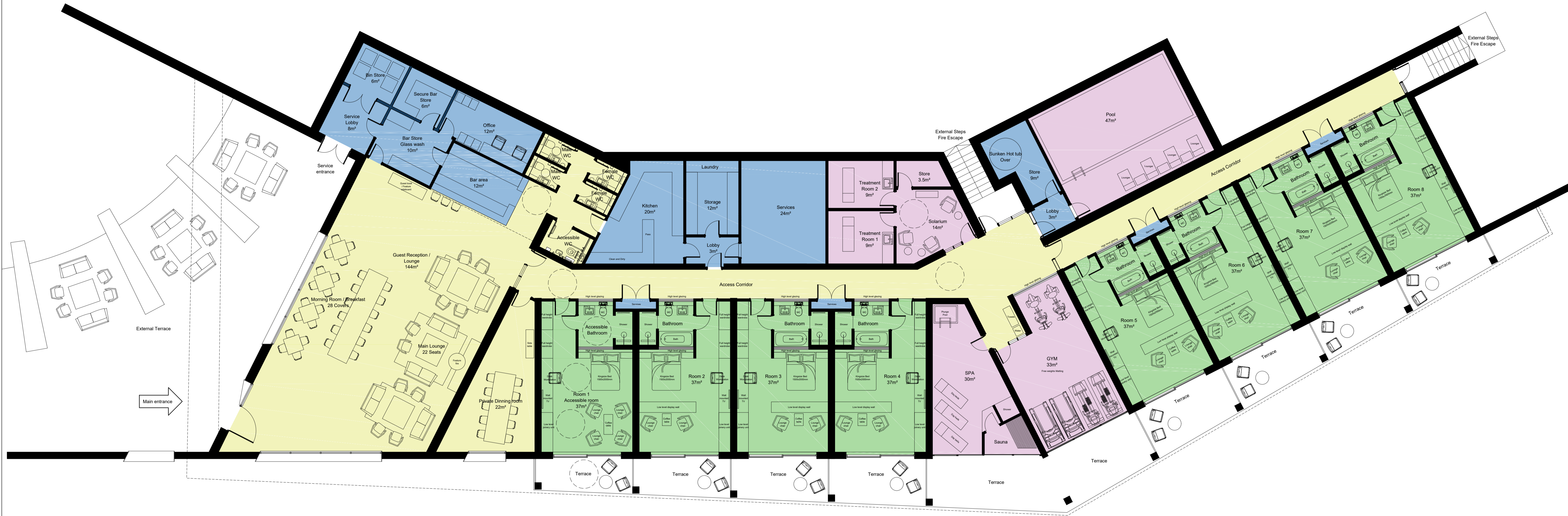
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Proposed GA Plan
Ground Floor
1:100

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REV	DATE	REVISION NOTES	DRN	CHKD

CLIENT
Jonny and Rachel Wilson

PROJECT
Rossendale Retreat

DRAWING
General Arrangement Ground floor

SCALE 1:100	PAPER SIZE A1
DATE 25.08.2017	DRAWN BY JAB
PROJECT No. 529-17	DWG No. AL-20-001
CHECKED BY	REVISION P9

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