

NOTES

1. NECESSARY WORKS ON BUILDING FOLLOWING OWNERS IN RESPECT OF WORKS ON THE FIRST FLOOR ARE THE OWNERS RESPONSIBILITY. THE APPROVAL OF A PROFESSIONAL SURVEYOR IS REQUIRED.
2. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE COMMENCING WORKS.
3. IN CASE OF DISCREPANCIES IN DRAWINGS OR DETAILS REFER TO THE DRAWING FOR CLARIFICATION BEFORE COMMENCING WORKS.
4. THE CONTRACTOR MUST ENSURE THAT THE WORK IS BEING CARRIED OUT TO THE LATEST REVISIONS OF ALL RELEVANT STANDARDS AND SPECIFICATIONS.
5. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE LOCAL AUTHORITY BEFORE WORK COMMENCES ON THE SITE AND AT ALL PRESCRIBED STAGES OF WORK THAT THE PROJECT SURVEYOR MAY REQUIRE.
6. IF WORK COMMENCES ON THE PROJECT FULL PLANS APPROVAL HAS BEEN OBTAINED THE CONTRACTOR ACCEPTS NO RESPONSIBILITY FOR ANY APPROVAL, WORK OR MATERIALS THAT THE PROJECT SURVEYOR MAY REQUIRE.
7. THIS DRAWING AND ALL COPIES PRODUCED HEREIN OF COPYRIGHT AND PROPERTY OF THE DRAWING. IT MAY ONLY BE REPRODUCED BY THE DRAWING AND ALL COPIES MUST BE RETURNED TO THE DRAWING IF REQUIRED.
8. BY USING THIS DRAWING THE USER AND HIS EMPLOYEE SHALL BE RESPONSIBLE FOR THE PROJECTIONS AND CONDITIONS.
9. THIS DRAWING AND OTHERS IN RESPECT TO THE PROJECT WILL FORM PART OF THE PROJECT DOCUMENTATION AND BE USED IN CONJUNCTION WITH THE SPECIFICATION ACCOMPANYING THESE DRAWINGS.
10. THE DRAWING AND OTHERS IN RESPECT TO THE PROJECT WILL FORM PART OF THE PROJECT DOCUMENTATION AND BE USED IN CONJUNCTION WITH THE SPECIFICATION ACCOMPANYING THESE DRAWINGS.

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Breachwood Green, Hitchin
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Drawing No.
WinchHill/FP/2026/10

Scale:
1:200

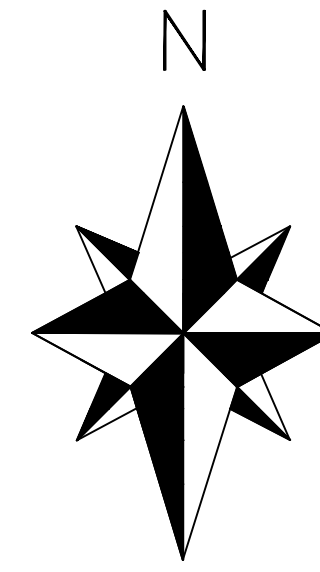
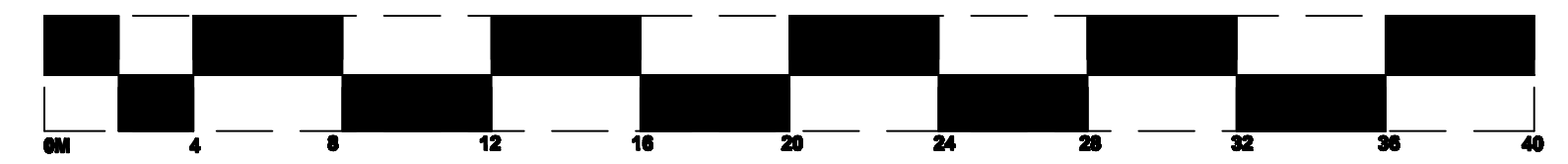
Paper:
A1

Issue Date:
14/04/2026

Address:
Barns at Winch Hill Farm
Winch Hill
Wandon End
LU2 8PA

Description:
Recladding & Reroofing of Outbuildings,
Change of Use from Agricultural to
General Industrial (B2) & Storage and
Distribution (B8). Security fencing, parking
and alterations to existing access/egress

SCALE 1:200



PROPOSED LANDSCAPING PLAN (1:200)

LEGEND:

- AREA 1 Native hedgerow
- Other neutral grassland
- Developed Land; Sealed Surface
- Existing Mixed Scrub
- Existing Line of Trees
- Proposed Boundary Fencing
- Conservation Area Fencing
- Red Line Boundary
- Existing small rural trees
- Proposed Small Rural tree

Planting Specification

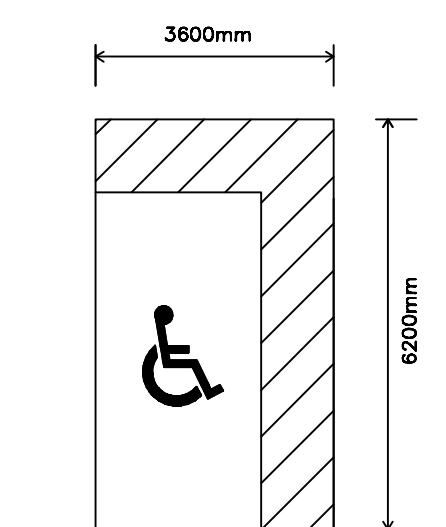
All native species should be of local stock. Native trees and shrubs certified as British Native plant stock.
All planting stock should comply with the Horticultural Trade Association National Plant specification.
All planting preparation, handling, planting and maintenance should be in accordance with CPSE Code for Handling and Establishing plants.
All trees and shrubs to comply with BS3936 Part 1 1992, planted to BS 4043:1989 and BS4428:1989.
Topsoil incorporated into planting beds to be gently mounded towards the centre of each bed to allow for settlement.
On completion of planting the whole area of the shrub bed shall be mulched with 75mm consolidated thickness of medium textured decorative grade natural pine bark having first been prepared in accordance with the specification.
Free standing hedges shall have a 3 strand galvanised wire and tanalised softwood timber post fence to BS 1722 Part 3 1973 erected along a line between the two rows of hedge plants.

Storage Total Dims 183.9cmH x 605.2cmW x 139.0cmD

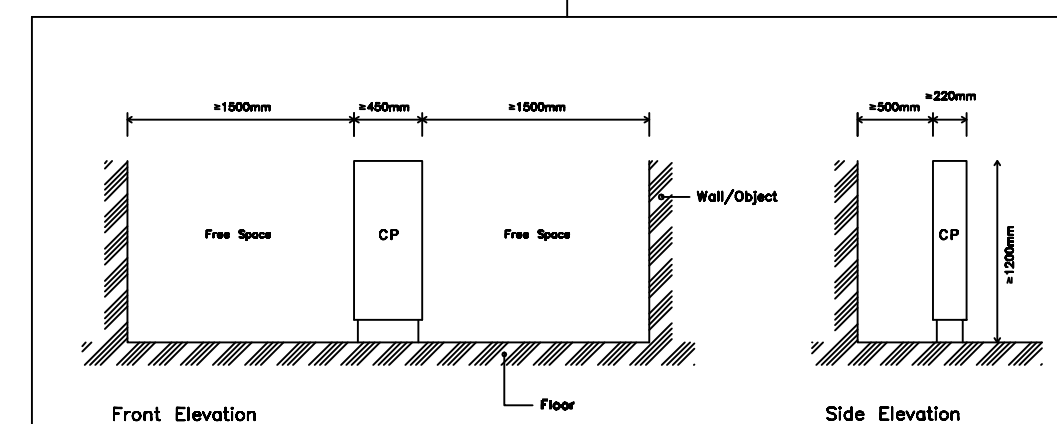


Waste Stored with a minimum capacity for 50% recycling/organic capacity and taken to collection point on collection day
4x 1100L 'Biffa' wheelie bin (133cmH x 137.5cmW x 108.5cmD)

Parking Space Electronic Vehicle (EV) Charging Point



Accessible Parking Space Dimensions



Minimum space requirements for floor-mounted charge point location

Rolec QUANTUM EV Charger ROLECD423B 22kW

PRODUCT FEATURES

- Plug & charge, mobile app or RFID controlled charging
- TruePEN PME fault detection (no earth rod required)
- Supports dynamic load balancing & static load management
- OCPP 1.6 compliant (can integrate with any back-office)
- Over-the-air firmware / software updates
- Built-in AC overload & fault current protection (RCBO)
- Built-in 6mA DC leakage protection
- Dual tamper and breach security notifications
- Integrated RFID reader
- LED amenity lighting head (Photocell controlled)
- MID-approved energy metering
- 4G / Wi-Fi / Ethernet connectivity
- IK10 impact resistant design
- Surface or roof mountable
- OZEV grant fundable
- Designed & manufactured in the UK

TECHNICAL SPECIFICATION

- Phase: Three phase
- Connection type: 2 x Type 2 (IEC 62196) charging sockets
- Charging output: Up to 22kW (32A) per socket
- Input supply: 1 x 63A three phase 400V AC (+10 % 50/60Hz
- Colour: Black

