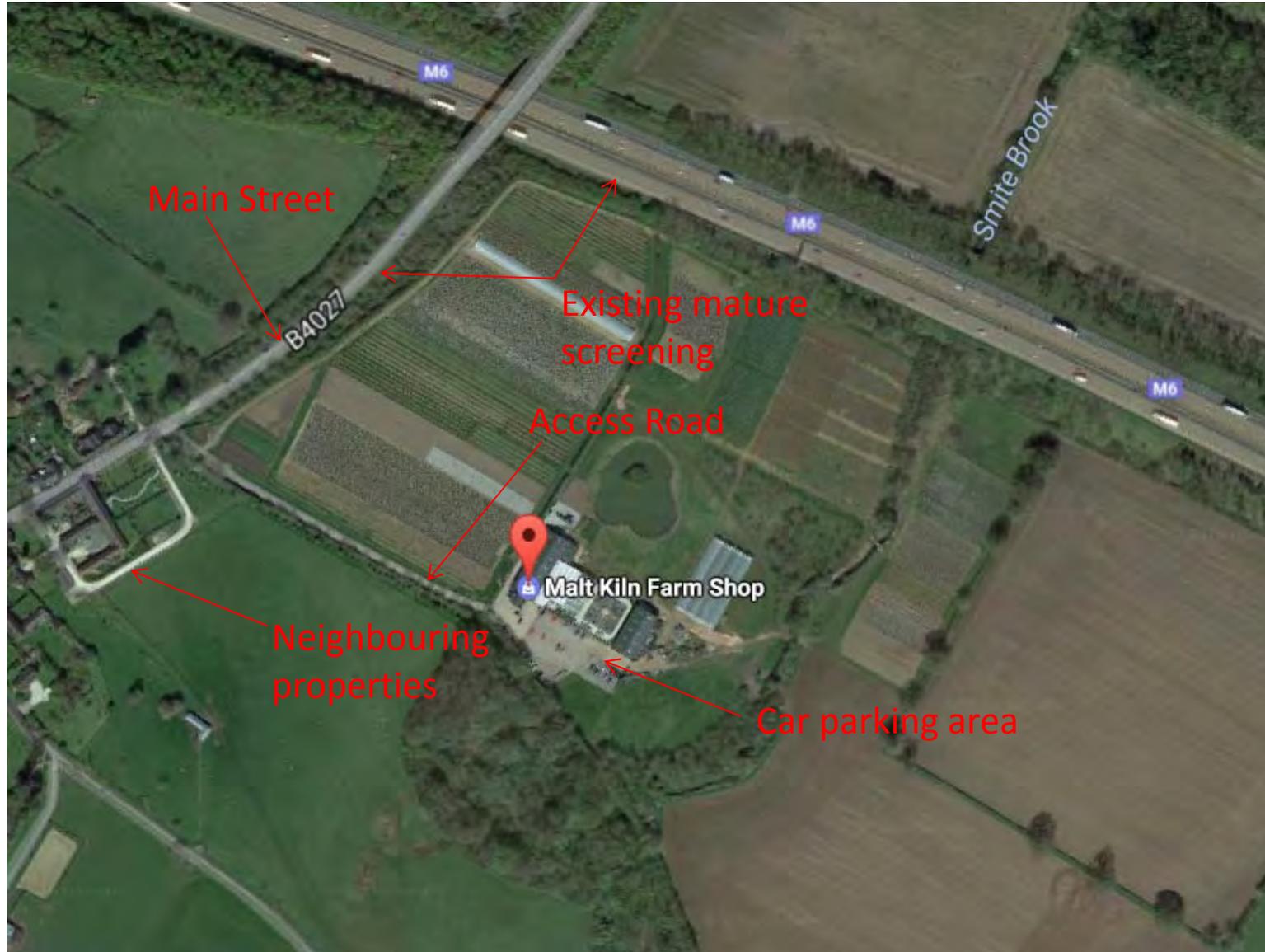


# R16/2254 Malt Kiln Farm Shop, Main Street, Stretton-under-Fosse

Erection of replacement building for a mixed use of retail, coffee shop, and horticulture/agriculture together with the provision of a mezzanine floor for non-retail purposes (agricultural storage and ancillary office).



# Aerial Photo



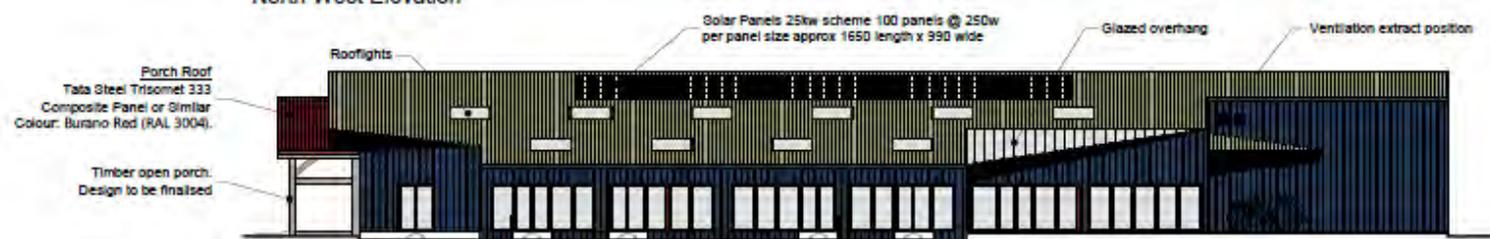
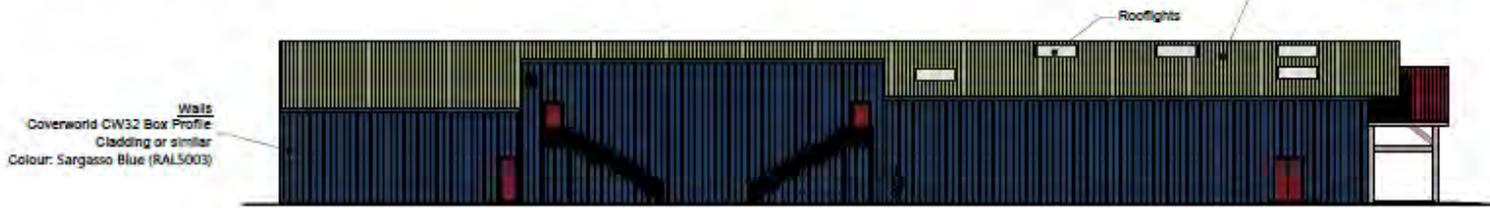
# Photos



Area of existing building  
(now removed)



# Malt Kiln Farm Shop Proposed Elevations



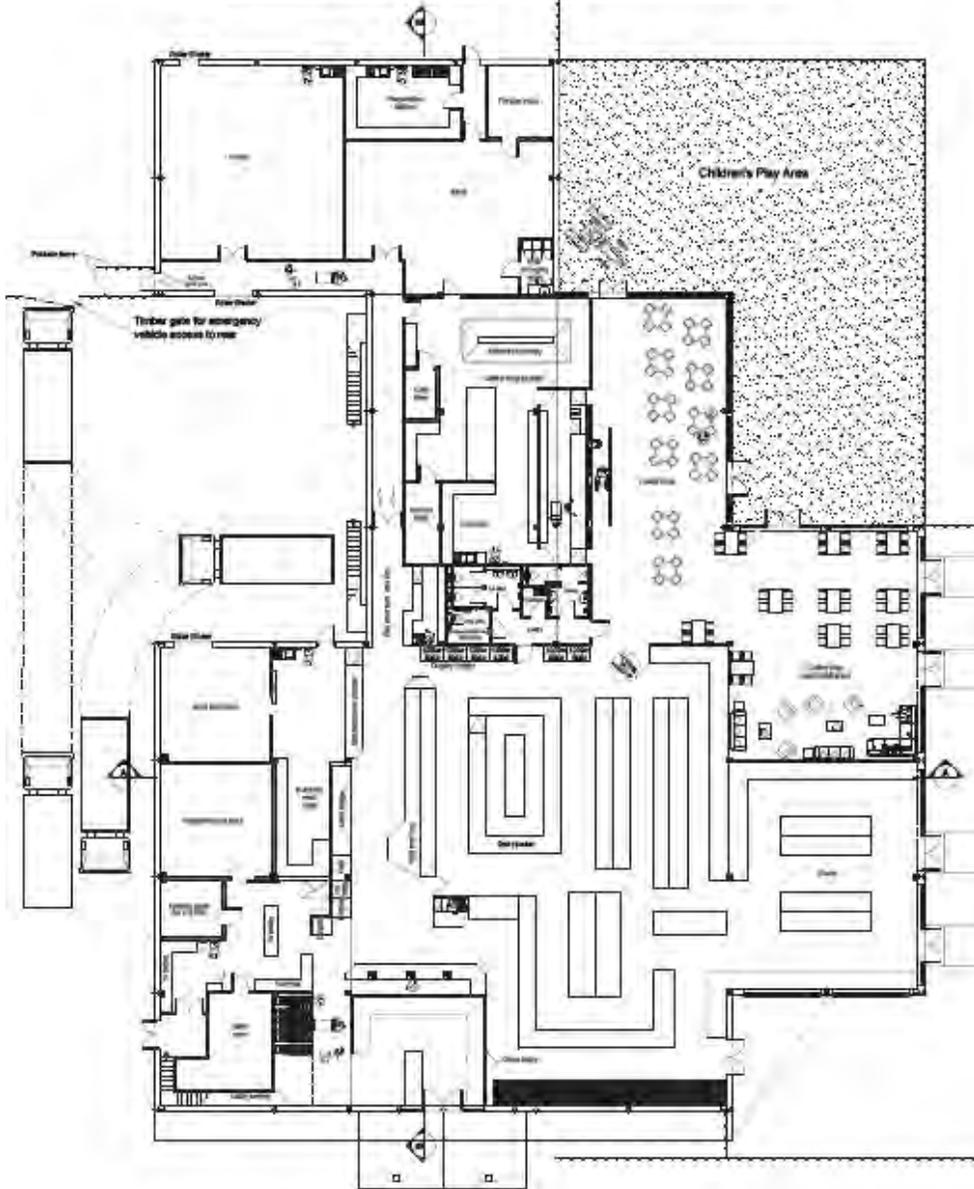
Building to be constructed on Design Build contract basis. Developed design to be fully compliant with building regs requirements.



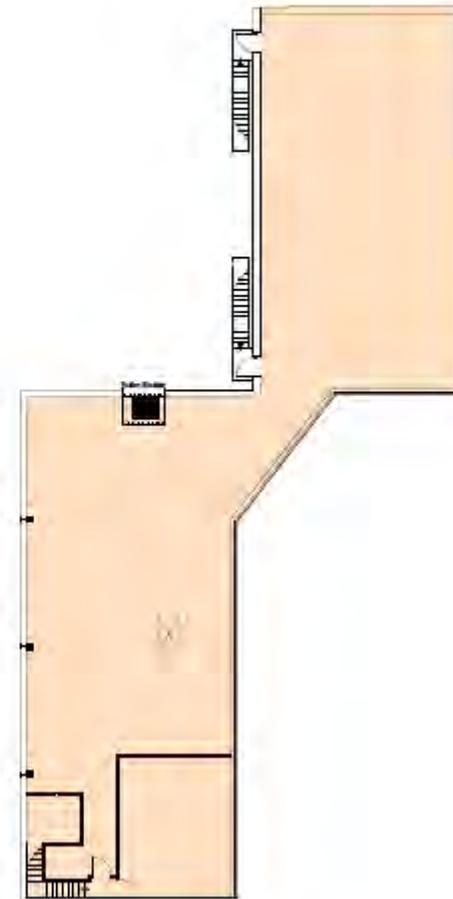
All color changes, from blue red to sargasso blue (RAL5003). From blue red to Burano (RAL 3004).  
 On North West elevation, proposed fire escape moved and additional fire escape added.  
 Overhang to accommodate biomass boiler and fire outlet removed (heating to be provided by ground source heat pump)

Client	JV & SM Lee and Sons		
Project	Malt Kiln Farm Shop Stretton under Fosses. CV23 0PE		
Drawing Title	Proposed Elevations		
Scale	Drawn by	Date	
1:200 @A3	Fam	08.12.2016	
Project No.	Drawing No.		
Malt-01			00

Malt Kiln Farm Shop Proposed Layout

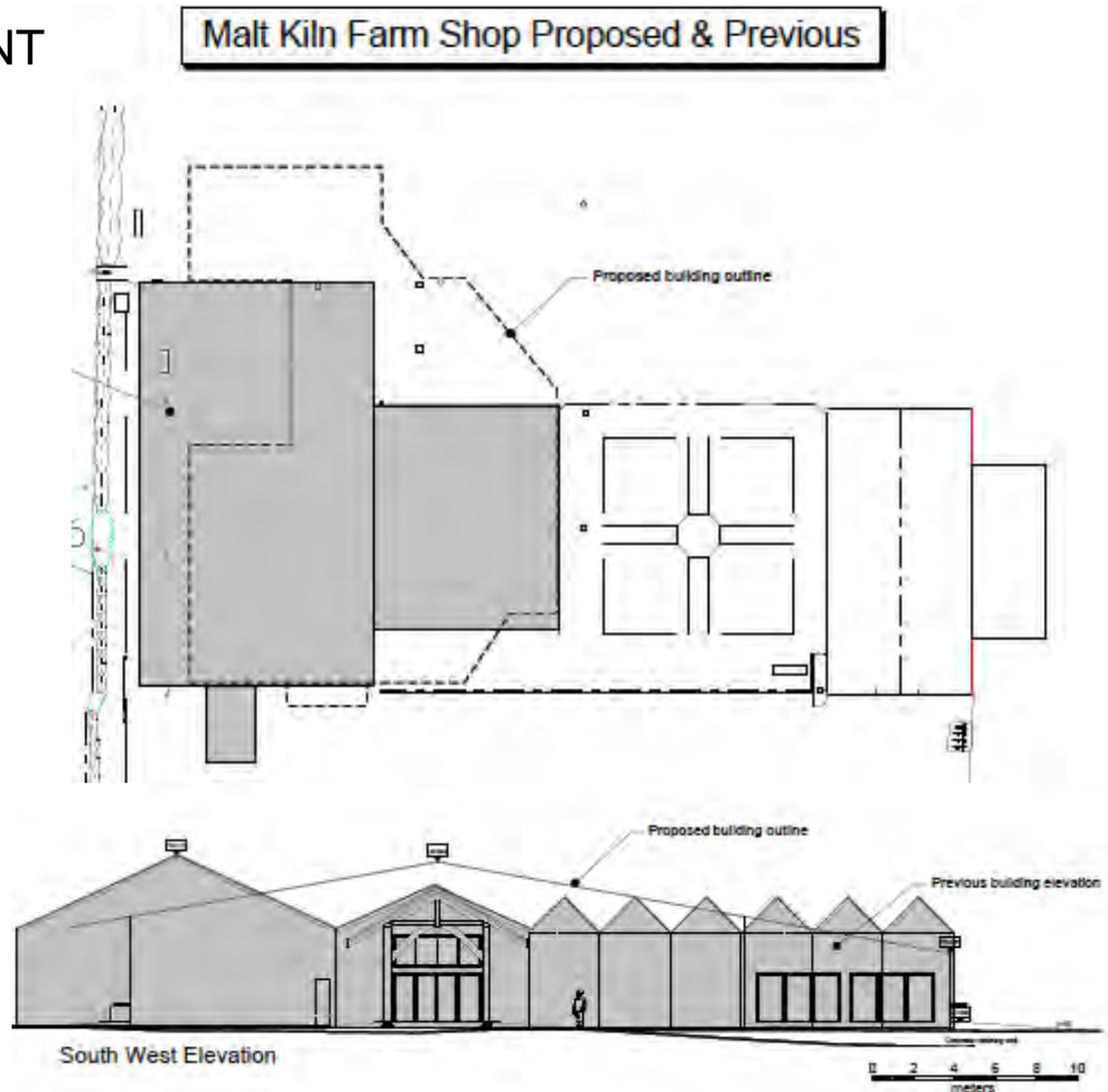


Malt Kiln Farm Shop Proposed Mezzanine



## PRINCIPLE OF DEVELOPMENT

- The proposed building would not be materially larger than the previous building and would be located on the same footprint as the previous building.
- Appropriate development within the Green Belt.
- Would not have a greater impact upon the openness of the Green Belt, nor would it conflict with the purposes of including land within it.
- Use already established



## Design and Appearance



Taking into consideration, existing boundary treatments, together the scale and design of the building, together with its location, the proposed building would not be appear unduly prominent, and would relate well to the overall agrarian landscape and surrounding buildings.

# Technical Issues

- No Objections from:
  - WCC Highways
  - WCC Ecology
  - WCC Flood Management Team

- Parking Standards acceptable
- No impact upon neighbouring properties
- No impact upon existing Right Of Way
- Incorporation of renewable energy

