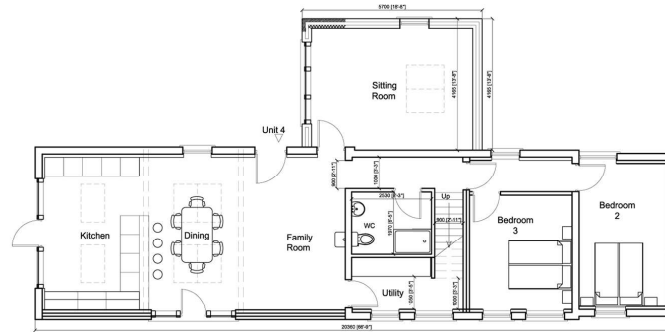
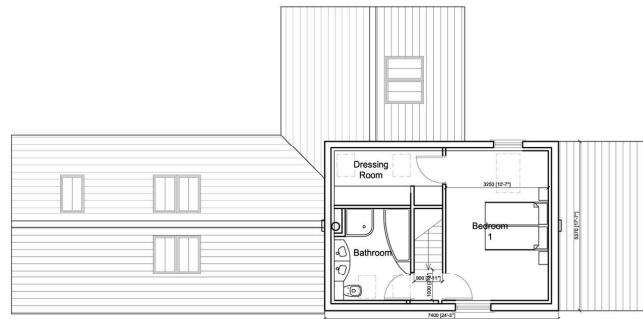


3613 Hillmoor Farm - Unit 4

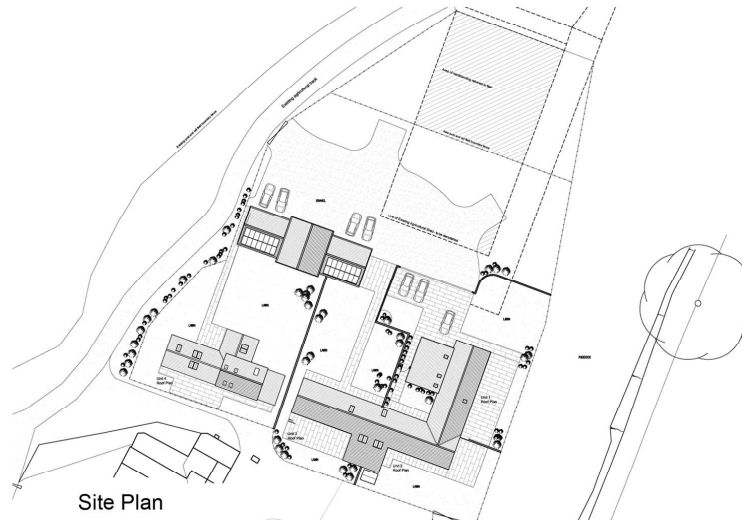
Client	Rough Hey Ltd
Scope	Conversion of barns into 4 new dwellings
Location	Eaton, Cheshire
Landscape Design	Barnes Walker
Planning Authority	Cheshire East
Contractor	Rough Hey Ltd
Status	Completed



Unit 4
Ground Floor Plan



Unit 4
First Floor Plan



Site Plan



Before

Planning consent had been granted for the conversion of the detached barn to a small dwelling. During the moratorium on new dwellings, Hayes and Partners gained consent which transferred the residential use to the large barn which would be converted to a seven bedroom home and required demolition of the small barn.

When Rough Hey Ltd bought the site, Hayes and Partners gained planning consent to convert the large barn into three dwellings and retain the small barn for a fourth. As brown long eared bats were present in the large barn, the local authority allowed the replacement of a large stable building with a brick garage block with purpose built bat loft over the central section

The dwellings are heated by a communal bio-mass unit to meet the requirements of Eco-Homes Excellent standard (equivalent CSH Code 4).

Planning consent was granted for a 30% extension on this dwelling (after occupation) in 2017.

