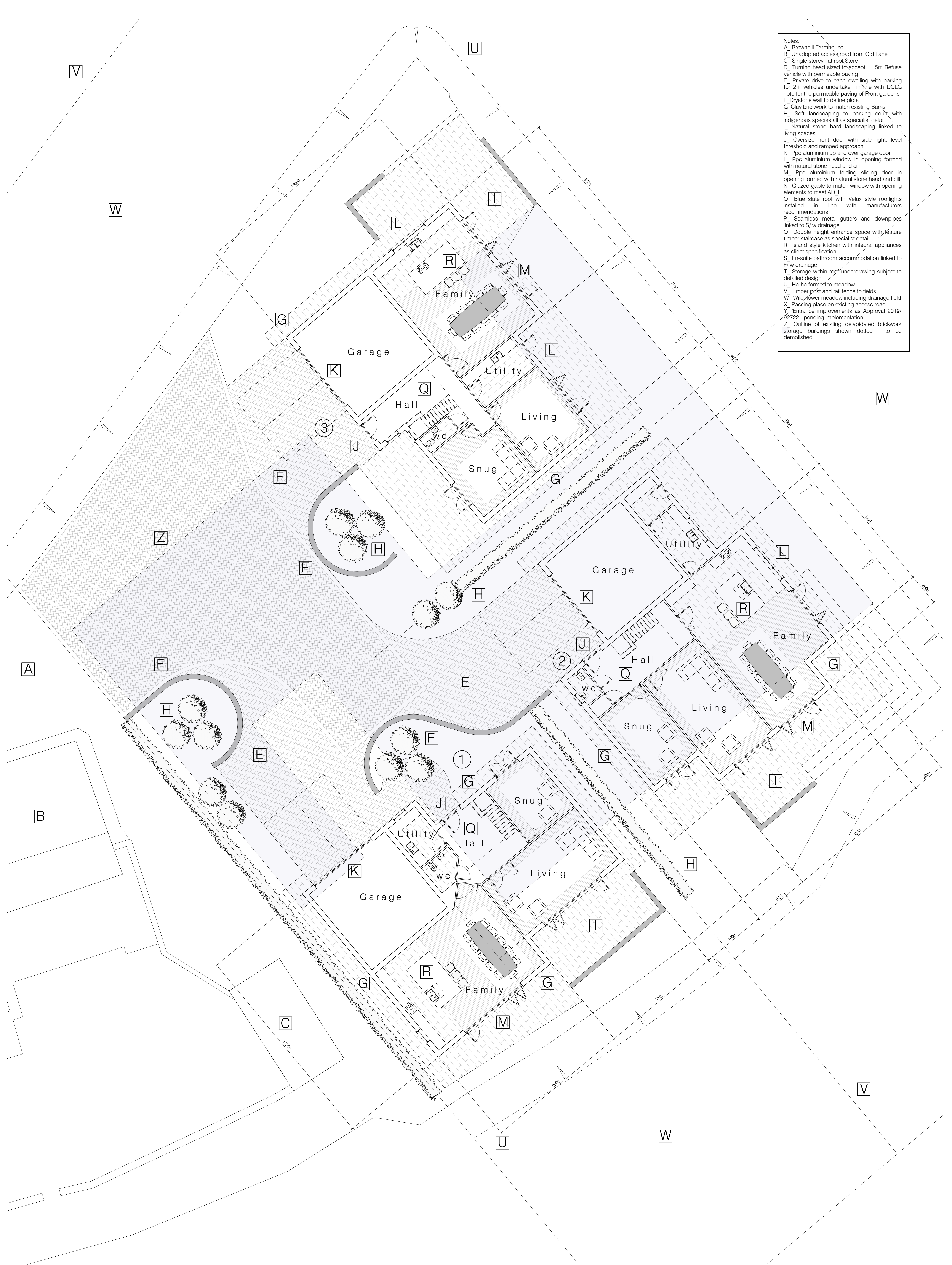
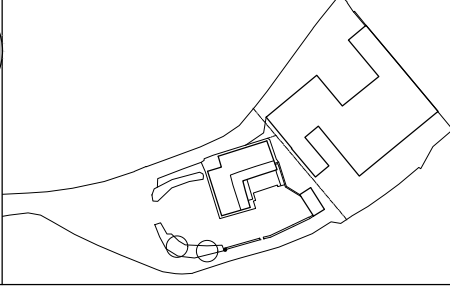
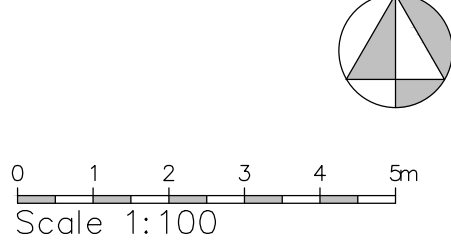




- Notes:
- A_ Brownhill Farmhouse
 - B_ Unadopted access road from Old Lane
 - C_ Single storey flat roof store
 - D_ Turning head sized to accept 11.5m Refuse vehicle with permeable paving
 - E_ Private drive to each dwelling with parking for 2+ vehicles undertaken in line with DCLG note for the permeable paving of front gardens
 - F_ Drystone wall to define plots
 - G_ Clay brickwork to match existing Barns
 - H_ Soft landscaping to parking court with indigenous species all as specialist detail
 - I_ Natural stone hard landscaping linked to living spaces
 - J_ Oversize front door with side light, level threshold and ramped approach
 - K_ Ppc aluminium up and over garage door
 - L_ Ppc aluminium window in opening formed with natural stone head and cill
 - M_ Ppc aluminium folding sliding door in opening formed with natural stone head and cill
 - N_ Glazed gable to match window with opening elements to meet AD_F
 - O_ Blue slate roof with Velux style rooflights installed in line with manufacturers recommendations
 - P_ Seamless metal gutters and downpipes linked to S/w drainage
 - Q_ Double height entrance space with feature timber staircase as specialist detail
 - R_ Island style kitchen with integral appliances as client specification
 - S_ En-suite bathroom accommodation linked to F/w drainage
 - T_ Storage within roof underdrawing subject to detailed design
 - U_ Ha-ha formed to meadow
 - V_ Timber post and rail fence to fields
 - W_ Wild flower meadow including drainage field
 - X_ Passing place on existing access road
 - Y_ Entrance improvements as Approval 2019/ 92722 - pending implementation
 - Z_ Outline of existing delapidated brickwork storage buildings shown dotted - to be demolished

Drawings based on Ordnance Survey (Streetwise License No 100047474) and preliminary survey - design and drawing content subject to further Site Surveys, Structural Survey, Site Investigations, Planning and Statutory Requirements and Approvals.

Brown Hill Farm Rev. Des. Date By



Project	Proposed residential development at Brown Hill Farm, Old Lane, Birkenshaw BD11 2JL
Client	Mr B Draffan c/ o Agent
Dwg Title	(20809)3_Ground Floor Plan
Scale	1:100 @ A1
Date	Apr 2022