Location Plan 1: 1250



Context Plan 1: 5000

Block Plan 1: 200

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.

Brownhill Farm

Rev. Des. Date By

0 2 4 6 8 10m
Scale 1: 200

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|---|---|
| Project | Proposed residential development at Brown Hill Farm, Old Lane, Birkenshaw BD11 2JL |
| Client | Mr B Draffan c/ o Agent |
| Dwg Title | (20809)1_Location Plan |
| Scale | 1:1250, 200 @ A1 |
| Date | Apr 2022 |