

Notes:
 1_968sqm plot with 4 bed 2 storey dwelling house_206sqm GEA
 2_565sqm plot with 4 bed 2 storey dwelling house_206sqm GEA
 3_651sqm plot with 5 bed 2 storey dwelling house_239sqm GEA

A_Host dwelling_Burn House, Burn Road, Birchencliffe
 B_Existing site access amended to provide min 4.8m width over first 10m with refuse collection point adjacent highway
 C_Private drive widened to create min 3.6m width
 D_Parking apron formed in porous paving undertaken in accordance with DCLG Guidance on the permeable surfacing of front gardens note with provision for refuse/recycling storage. Paving to provide level approach to front door, linked to pathway to building perimeter as shown
 E_Existing Trees to be retained with construction protection methods as specialist detail
 F_Existing drystone wall
 G_Stone built family dwelling houses subject to design development
 H_Integral single/ double garage - min 3.0/ 6.0 x 6.0m internally
 I_Surface parking spaces min 3no total parking spaces/ dwelling
 J_Private garden with informal planting/ amenity lawn as specialist detail
 K_Indigenous tree planting as specialist detail
 L_Entrance splay with automatic gates min 6.0m from Highway with refuse collection point as noted elsewhere
 M_Visitor space
 N_43m visibility play at 2.4m urban setback (reduced to 33m to Eastern splay to Southern entrance)



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.

B Dwelling 3 repositioned	Sept 23
A Plot 4 removed	Aug 23
Rev. Des.	Date

0 2 4 6 8 10m
 Scale 1:200



Project	Proposed residential development at Burn Road, Birchencliffe	
Client	Mr & Mrs E Cran, Burn Cof, 98 Burn Road, Birchencliffe HD2 2EG	
Dwg Title	(22135)2_Scheme as proposed	B
Scale	1:200 @ A1	
Date	Apr 23	

Burn Road