

8 Meadow Lane, Slaithwaite
Ecological Walkover Survey
23rd February 2024



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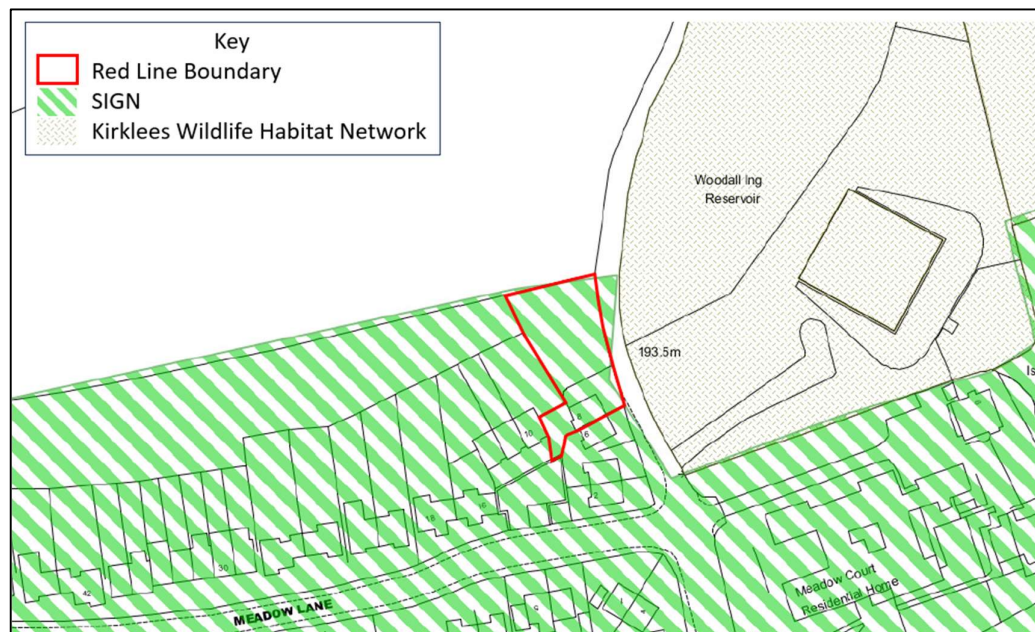
1. Summary

- 1.1.1 An ecological walkover of a small parcel of land behind 8 Meadow Lane, Slaithwaite, was commissioned by Steve Mitchell on 4th October 2022. The survey was commissioned to inform proposals for the construction of an extension to a dwelling, the conversion of an area of approximately 78 m² of the other neutral grassland to formal garden, and the construction of an 18 m² submerged garden room, also in the area of other neutral grassland. The roof of the garden room would be covered with soil to allow it to blend into the hillside and to minimise habitat loss. An additional area of land, which slopes up to the north, would be available for mitigation. The site was located on the northern edge of Slaithwaite in West Yorkshire.
- 1.1.2 The land sloped up with a retaining wall of approximately 2m height marking the existing northern garden boundary. Behind the retaining wall the land sloped up again to the north. The habitats present comprised hard standing (patio and driveway), and a small lawn around the dwelling. Also, there is an area of other neutral grassland on the slope to the north of the existing garden, which becomes slightly acidic in the northeastern corner. Aside from the slightly acid area, the other neutral grassland had become overgrown with tall ruderal vegetation. A mature sessile oak tree was present on the eastern site boundary.
- 1.1.3 On completion of construction, the roof of the submerged garden room will be sown with a mix of native fine grasses and flowers such as the Emorsgate EM33 Upland Meadow Mix (or similar).
- 1.1.4 In order to offset the loss of the grassland required for the area of garden it is proposed to bring the rest of the other neutral grassland into better condition. This would be achieved by managing this area in a similar way to an upland meadow. The slight loss in connectivity would be offset by the planting of a new species rich native hedgerow along the northern site boundary. This would link up with a newly planted hedgerow on the eastern edge of the field to the north and scrub located to the west of the red line boundary.
- 1.1.5 Vegetation clearance should be undertaken outside the main bird nesting period (March - August). If this is not possible, then areas to be cleared should first be subject to a nesting bird check, to be undertaken by an ecologist. The small loss of nesting bird habitat should be mitigated by including two swift bricks in the new extension.
- 1.1.6 Numerous studies have shown the negative impact of artificial lighting on a wide variety of nocturnal species. Consequently, new outside lighting should be avoided. If outside lighting is required then it should be at a low level, directed downwards and towards the dwelling, or on a PIR sensor.
- 1.1.7 The baseline habitats on site were of relatively low ecological value due principally to a lack of management. The proposed habitat improvements will offset the impact of the proposed development Together with the proposed bird boxes and appropriate lighting, the mitigation package should safeguard the site for the protected and notable species present in the area.
- 1.1.8 The results of this survey and report are considered to be valid for a period of 18 months. After this time Middleton Bell Ecology should be contacted to determine the need for update survey.

2. Introduction

- 2.1.1 An ecological walkover of a small parcel of land behind 8 Meadow Lane, Slaithwaite, was commissioned by Steve Mitchell on 4th October 2022.
- 2.1.2 The survey was commissioned to inform proposals for the construction of an extension to a dwelling at 8 Meadow Lane, Slaithwaite the extension of the garden and the construction of a submerged garden room. The roof of the garden room would be covered with soil to allow it to blend into the hillside and to minimise habitat loss. An additional area of land, which slopes up to the north, would be available for mitigation.
- 2.1.3 The site was subject to a pre-application consultation. The comments back from Kirklees Council identified that the land behind the existing garden appeared to be “an overgrown grassland”. It flagged that Policy LP31 of the Local Plan requires development proposals within the Strategic Green Infrastructure Network (SIGN) to ensure:
- “the function and connectivity of green infrastructure networks and assets are retained or replaced” and
 - “the protection and enhancement of biodiversity and ecological links, particularly within and connecting to the Kirklees Wildlife Habitat Network.”
- 2.1.4 The comments also flagged that there was a Wildlife Habitat Network designation on the land to the east of the site on the other side of Meal Hill Lane. The location of the SIGN and the Kirklees Wildlife Habitat Network is shown in Figure 1 below.

Figure 1. SIGN and Kirklees Wildlife Habitat Network near the site



- 2.1.5 Additional detail from the Biodiversity Officer Gareth Hey confirmed the need for a walkover survey and recommended that opportunities for the inclusion of bird box provision were included where possible.

- 2.1.6 Key legislation relating to designated sites, protected species and habitats is detailed in Appendix 1. The implications of legislation are detailed in the body of the report where necessary.

3. Site Description

- 3.1.1 The site comprised a c.0.07 ha area of land encompassing the semi-detached house no 8, Meadow Lane, its garden, and an area of land to the rear (north) of the garden (Plate 1). The site was located on the northern edge of Slaithwaite in West Yorkshire (Figure 2).

Plate 1. The site, including the gable end of No. 8 Meadow Lane, viewed from the northwest corner



- 3.1.2 The land sloped up with a retaining wall of approximately 2m height marking the existing northern garden boundary (Plate 2). Behind the retaining wall the land sloped up again to the north. The existing site plan is shown in Appendix 2.

Plate 2. The retaining wall separating the existing garden from the rest of the site



- 3.1.3 The site falls near the western edge of National Character Area (NCA) 37 Yorkshire Southern Pennine Fringe. The Yorkshire Southern Pennine Fringe is a transitional

landscape from the upland areas of the Southern Pennines NCA in the west through to the low-lying land of the Nottinghamshire, Derbyshire and Yorkshire Coalfield NCA to the east. The most striking aspect of the landscape is the mingling of predominantly 'gritstone' industrial towns and villages with the strong valley forms and pastoral agriculture of the Pennine foothills.

3.1.4 The soil is identified as freely draining slightly acid loamy soils¹.

Figure 2. Site location



4. Methodology

4.1 Data Consultation

4.1.1 Given the scope of the proposed work, the data search was limited to a search of the Multi-Agency Geographical Information for the Countryside (MAGIC) website was undertaken to determine the following:

- The boundaries of statutory designated sites of nature conservation interest
- The locations of historic European Protected Species (EPS) licences granted by Natural England

4.2 Field Survey

Ecological Walkover Survey

4.2.1 The site was surveyed on 5th October 2022 using UK Habitat Classification habitat survey methodology (UKHab Ltd, 2023) by Greg Slack (MCIEEM). Greg is a competent ecologist with more than 15 years' experience and holds a Natural England bat survey licence (WML-A34-Level 4, 2017-28068-CLS-CLS) and Natural England great crested newt survey licence (CL08-Level 1, 2015-18073-CLS-CLS).

4.2.2 The surveyor methodically covered the site, searching for notable, rare or scarce plant species and evidence of protected species including bats and species of nature

¹ <https://www.landis.org.uk/soilscapes/> [accessed 6 February 2024]

conservation importance (including a search of suitable features for signs of bats).

- 4.2.3 Aerial photographs (Google Earth) were studied to place the site in its wider context and to look for ecological features that would not be evident on the ground during the walkover survey. This is particularly useful for identifying wildlife corridors and ponds but because the latter are often not apparent on aerial photographs, OS 1:25 000 scale maps are also used.
- 4.2.4 Habitats of Principal Importance (HPIs) and Species of Principal Importance (SPIs) are included on Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 were noted together with priority species and habitats as included on the Local Biodiversity Action Plan (LBAP).

4.3 Survey Limitations

- 4.3.1 The field survey was undertaken just after the main growing season. Although the above ground growth of some plants was assumed to have been absent, the plants that were present and the dead stems were considered sufficient to confidently identify the habitats present.
- 4.3.2 The fieldwork for the survey was undertaken in October 2022. Delays to the project mean that it was not until 2024 that this assessment is being made. To ensure that the habitats present were not substantially different the client provided recent photographs of the site. The photographs and habitats present are considered in this report.

5. Ecological Baseline

5.1 Statutory Designated Sites

- 5.1.1 No Statutory Designated Sites were present within 2 km of the red line boundary.
- 5.1.2 Records of protected and notable species obtained are discussed in the species sections of the report.

5.2 Habitats

- 5.2.1 The habitats present comprised hard standing (patio and driveway), a small lawn, and on the slope to the north of the garden an area of other neutral grassland, becoming slightly acidic in the northeastern corner.

g3c – other neutral grassland

- 5.2.2 The grassland on the slope above the garden was predominantly other neutral grassland with a small area (approximately 9 m by 9 m (81 m²)) on the east facing slope at the northern end of the site which had some acid grassland indicators (Plate 1). The other neutral grassland was becoming overgrown with tall ruderal vegetation (Plate 2).
- 5.2.3 Grass species present comprised locally abundant false oat grass *Arrhenatherum elatius*, frequent common bent *Agrostis capillaris*, and occasionally recorded annual meadow grass *Poa annua*, cocksfoot *Dactylis glomerata*, and red fescue *Festuca rubra*. Herb species present comprised locally dominant common nettle *Urtica dioica*,

raspberry *Rubus idaeus*, rosebay willowherb *Chamaenerion angustifolium* and locally abundant creeping buttercup *Ranunculus repens*. Frequently recorded species comprised creeping thistle *Cirsium arvense*, and heath bedstraw *Galium saxatile*, whilst occasionally recorded species included bramble *Rubus fruticosus*, bristly oxtongue *Helminthotheca echioides*, broad-leaved plantain *Plantago major*, bush vetch *Vicia sepium*, fox and cubs *Pilosella aurantiaca*, and white clover *Trifolium repens*. Rarely recorded herbs comprised lady's mantle *Alchemilla* sp., red clover *Trifolium pratense*, and male fern *Dryopteris filix-mas*.

- 5.2.4 Aside from the herbs a mature sessile oak *Quercus petraea* was present on the eastern site boundary with occasionally recorded seedlings also present within the grassland. An ash sapling *Fraxinus excelsior* and rowan seedling *Sorbus aucuparia* were also present. Across the grassland areas of locally abundant *Polytricum* moss and locally frequent springy turf moss *Rhytidiadelphus squarrosus* were also present.

Plate 1. Area of more acidic grassland on the east facing slope near the northern end of the site (2022)

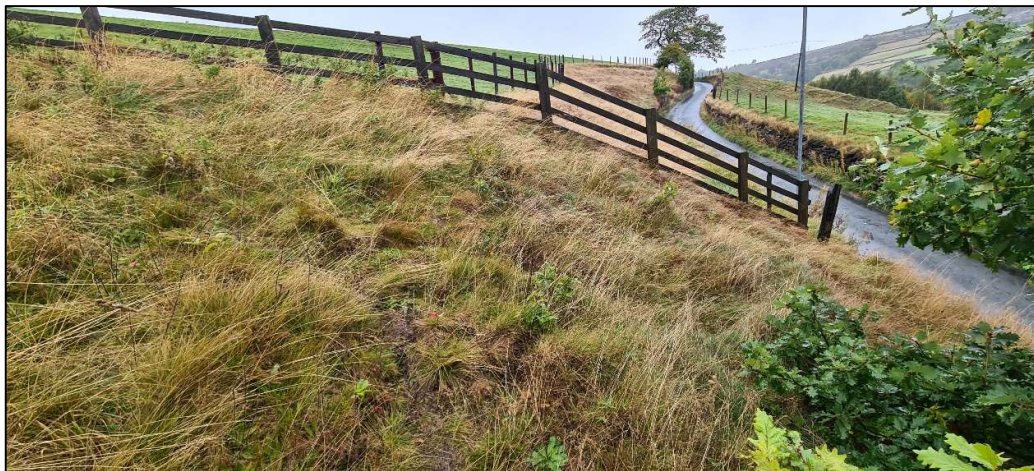


Plate 2. Area of grassland that had become overgrown with ruderal vegetation (2022)



- 5.2.5 The other neutral grassland habitat was assessed as being in poor condition based

upon the Condition Assessment Criteria stated in The Statutory Biodiversity Metric (Defra, 2023). The only condition criterion that the grassland passed was Criterion C- the cover of bare ground was between 1 % and 5 %.

- 5.2.6 Although the survey was undertaken in 2022, photos of the site provided by the client dating from February 2024 confirm that the habitats present are the same as those identified in 2022 (Plate 3 and 4). The only difference is the planting of a new hedge extending northwards from the northeast corner of the site (Plate 5).

Plate 3. View of the other neutral grassland, looking northwest in October 2022 viewed from the adjacent Meal Hill Lane



Plate 4. View of the other neutral grassland, looking northwest in February 2024 viewed from the adjacent Meal Hill Lane



Plate 5. Newly planted hedgerow in February 2024 extending northwards along Meal Hill Lane from the northeast corner of the site



g4 - modified grassland

- 5.2.7 The small area of lawn comprised modified grassland. The lawn comprised dominant perennial rye grass *Lolium perenne*, with the occasional daisy *Bellis perennis* (Plate 6).

Plate 6. The lawn, patio and retaining wall at the northern end of the dwelling (2022)



- 5.2.8 The modified grassland was considered to be in poor condition as it failed Condition Criterion A – number of vascular plant species per m² (Defra, 2023).

U1b5 – buildings

- 5.2.9 The dwelling comprised a semi-detached dwelling with a two-pitched roof covered with interlocking concrete tiles. The dwelling was well maintained. Aerial images show that the building was constructed in the early 2000s.
- 5.2.10 No condition assessment applies for this habitat type (Defra, 2023).

U1b6 – other developed land

- 5.2.11 The other developed land within the site comprised a patio and driveway (Plate 6).
- 5.2.12 No condition assessment applies for this habitat type (Defra, 2023).

5.3 Species and Species Groups

- 5.3.1 The area of other neutral grassland was considered to be suitable connective habitat for hedgehogs, bats, birds, reptiles and common invertebrate species. The mature oak tree was considered likely to be used by nesting birds.

Hedgehogs

- 5.3.2 The other neutral grassland habitat present within the northern end of the site appeared to be suitable for use by hedgehogs. However, no mammal tracks were present within the vegetation and no other signs of hedgehogs were recorded.

Bats

- 5.3.3 A total of six European Protected Species Licences for bats were present within the 2 km area surrounding the site. The closest was for the damage and destruction of a common and soprano pipistrelle resting place issued in 2013. The licence was issued for a location approximately 630 m south of the site. The other five licences were all related to common pipistrelle. Four of the five covered the destruction of a resting place. The fifth didn't state the licensable activity that it covered.
- 5.3.4 The site was considered to be suitable for use by foraging and commuting bat species. Given its location on the edge of the town it was considered likely to be used by the full range of bat species in the local area. However, the building and trees lacked suitable potential roost features and therefore no use of the site by roosting bats was considered likely.

Birds

- 5.3.5 No birds were observed using the site during the site visit, but this was considered most likely to be due to the persistent drizzle at the time. The habitats present on site were considered suitable for foraging birds and the mature oak tree, and to a lesser extent the other neutral grassland to be suitable for nesting birds.

Reptiles

- 5.3.6 The site was considered broadly suitable for use by reptile species transiting through the area. The slope was in general south facing and cover, as well as shade, was provided by the tall vegetation present.

Amphibians

- 5.3.7 No EPS licences relating to GCN, or positive records of presence in either the Licence Returns or 2017-2019 Pond Surveys datasets have been issued for locations within 2 km of the site.
- 5.3.8 No ponds were identified within 500 m of the site during the pond search. The only waterbodies were a small, covered reservoir approximately 50 m east of the site, and the large Hill Top Reservoir located approximately 436 m southwest of the site. The covered reservoir was considered inaccessible for amphibian species and Hill Top Reservoir (used by Slaithwaite and District Angling Club) was known to contain Roach, Perch, Bream, and Carp to nearly 20lb, and Pike to nearly 30lb. The reservoir is stocked with carp for the purpose of angling making the presence of breeding amphibians unlikely.
- 5.3.9 Great Crested Newt have been ruled out as a receptor to the proposed development and site habitats display very little suitability to support other amphibian species.

Invertebrates

- 5.3.10 The site was likely to be used by a range of relatively common invertebrate species. The south facing slope increases the suitability of the site, but the relatively common and widespread plant species are likely to result in the presence of a similarly relatively common and widespread assemblage of invertebrate species.

6. Assessment

- 6.1.1 The proposals comprise the construction of an extension to the existing dwelling, the conversion of an area of approximately 78 m² of the other neutral grassland to formal garden, and the construction of an 18 m² submerged garden room that would be covered with soil on completion of construction, also in the area of other neutral grassland. The proposed site plan is shown in Appendix 3.
- 6.1.2 The area of other neutral grassland to be lost is in particularly poor condition covered by ruderal vegetation and scattered scrub, dominated in that area by raspberry canes and common nettle. There is a small area exhibiting characteristics of acid grassland in the northeast corner of the site which so far has avoided the succession to ruderal vegetation. Without management it is envisaged that this area will also in time become dominated by this vegetation resulting in the loss of less vigorous species.
- 6.1.3 The impact on species present in the area is considered limited to a small loss of habitat, and potentially a minor loss of connectivity caused by increased human activity in this area and potentially also increased outside lighting.

6.2 Further Survey, Mitigation and Enhancement

Habitat

- 6.2.1 On completion of construction, the roof of the submerged garden room will be sown with a mix of native fine grasses and flowers such as the Emorsgate EM33 Upland Meadow Mix² (or similar).
- 6.2.2 In order to offset the loss of the grassland required for the garden area it is proposed to bring the rest of the other neutral grassland into better condition. This would be achieved by managing this area in a similar way to an upland meadow. The grass would be cut twice a year, once in March or April and once in September. The arisings would be removed and composted in a designated location. After two years of this management, the area would be reassessed. If there was a lack of fine grasses and herbs present 20 yellow rattle plugs would be planted in groups of five. Yellow rattle is a hemi-parasitic plant (partially parasitic) on grass. The presence of the yellow rattle should reduce the vigor of the coarse grass species and allow more flowers and fine grasses to establish.
- 6.2.3 The slight loss in connectivity would be offset by the planting of a new species rich native hedgerow along the northern site boundary. This would link up with the new hedgerow on the eastern edge of the field to the north (Plate 5) and the scrub located to the west of the red line boundary (Plate 7).

² The the Emorsgate EM33 Upland Meadow Mix is available from:
<https://wildseed.co.uk/product/mixtures/complete-mixtures/general-purpose-meadow-mixtures/upland-meadow-mixture-em33/>

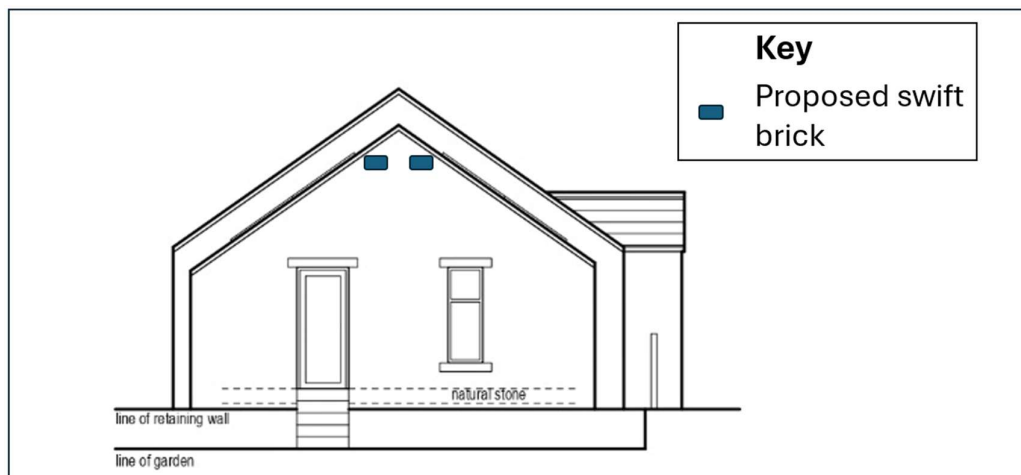
Plate 7. Northern site boundary looking west (2022)



Birds

- 6.2.4 Birds will nest within the oak tree which is due to remain on site, and potentially within the scattered scrub (bramble and raspberry) and tall ruderal vegetation within the other neutral grassland. Nesting birds are subject to strong legal protection whilst actively nesting. Consequently, vegetation clearance should be undertaken outside the main bird nesting period (March - August). If this is not possible, then areas to be cleared should first be subject to a nesting bird check, to be undertaken by an ecologist.
- 6.2.5 The small loss of nesting bird habitat should be mitigated by the inclusion of two swift bricks in the new dwelling extension. The swift bricks will be located near the top of the north facing gable (Figure 3). Because this is only a single storey section of the house it is unlikely that the boxes would be used by swifts, but they are suitable for use by a wide range of building nesting bird species and are therefore still considered appropriate to include as an enhancement.

Figure 3. Location of swift bricks on north gable



Nocturnal wildlife

- 6.2.6 A range of nocturnal wildlife (i.e. bats, moths, hedgehog etc.) will use the site. Numerous studies have shown the negative impact of artificial lighting on a wide variety of nocturnal species and consequently, new outside lighting should be avoided. If outside lighting is required then it should be at a low level, directed only towards the dwelling, or on a PIR sensor. Any new lighting should be designed in accordance with best practice guidance in relation to bats and artificial lighting, developed by the Institute of Lighting Professionals in partnership with the Bat Conservation Trust (ILP, 2018).

6.3 Conclusion

- 6.3.1 The baseline habitats on site were of relatively low ecological value due principally to a lack of management. The proposed habitat improvements will offset the impact of the proposed development. Together with the proposed bird boxes and appropriate lighting, the mitigation package should safeguard the site for the protected and notable species present in the area.
- 6.3.2 The results of this survey and report are considered to be valid for a period of 18 months. After this time Middleton Bell Ecology should be contacted to determine the need for update survey.

7. References

Collins J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines. Version 4. The Bat Conservation Trust.

Defra (2023) The Statutory Biodiversity Metric. Defra.

UKHab Ltd (2023) UK Habitat Classification Version 2.0 (at <https://www.ukhab.org>)

ILP (2018) Guidance Note 08/2018; Bats and Artificial Lighting in the UK. Institute of Lighting Professionals and Bat Conservation Trust, Warwickshire.

Appendix 1. Summary of Relevant Legislation and Policy

Wildlife legislation relating to protected and notable species is summarised in Table A1 below. This legal information is intended for summary only, and the original legal documents should be consulted if a detailed understanding is required.

Table A1. Legislation relating to species

Species	Legal Status
European protection	
European Protected Species (EPS) (including bats, Great Crested Newt (GCN), otter and hazel dormouse)	These animal species and their breeding sites or resting places are protected under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, which makes it illegal to: • Intentionally or deliberately capture, injure or kill any such animal or to deliberately take or destroy their eggs. • Deliberately disturb such an animal. • Damage or destroy a breeding site or resting place of such an animal. European Protected Species (EPS) licences can be granted by Natural England in respect of development to permit activities that would otherwise be unlawful under the Conservation Regulations, providing that the following 3 tests (set out in the EC Habitats Directive) are passed: • The development is for reasons of overriding public interest. • There is no satisfactory alternative; and • The favourable conservation status of the species concerned will be maintained and/or enhanced. Under Regulation 9(5) of the Conservation Regulations, Planning Authorities have a legal duty to 'have regard to the requirements of the EC Habitats Directive in the exercise of their functions'. This means that they must consider the above 3 tests when determining whether Planning Permission should be granted for developments likely to cause an offence under the Conservation Regulations. As a consequence, Planning Applications for such developments must demonstrate that the 3 tests will be passed. Natural England also allow sites to be registered on the Bat Low Impact Class Licence to permit activities that would otherwise be unlawful under the Conservation Regulations where the 3 tests can be passed and the bat roosts to be impacted are of low conservation status.
National protection	
European Protected Species and other species including water vole and white clawed crayfish	These animals receive full protection under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000), which makes it illegal (subject to exceptions) to: • Intentionally kill, injure or take any such animal. • Intentionally or recklessly damage, destroy or obstruct any place used for shelter or protection by any such animal; and

Species	Legal Status
	Intentionally or recklessly disturb such animals while they occupy a place used for shelter or protection.
Common reptile species	These animals receive limited protection under The Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000), which makes it illegal to intentionally kill or injure any such animal.
Badger	The Protection of Badgers Act 1992 makes it illegal to wilfully kill or injure a Badger or attempt to do so and also make it illegal to intentionally or recklessly interfere with a Badger sett. This includes damaging or destroying a sett, obstructing access to a sett and disturbing a Badger while it is occupying a sett. Licences can be granted by Natural England to permit sett closure and/or disturbance between July and November inclusive.
Schedule 1 birds	Special penalties relate to offences concerning birds listed on Schedule 1 of the Wildlife and Countryside Act 1981 (as amended). In addition to the offences detailed above relating to all wild birds, it is illegal to intentionally or recklessly disturb any Schedule 1 bird or their dependent young while nesting.
All bird species	All wild birds are protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000), which makes it illegal (subject to exceptions) to: - Intentionally kill, injure or take any wild bird. - Take, damage or destroy the nest (whilst being built or in use) or eggs of any wild bird.
Invasive species	The Wildlife and Countryside Act 1981 (as amended) contains measures for preventing the establishment of non-native species which may be detrimental to native wildlife, prohibiting the release of animals and planting of plants listed in Schedule 9 of the Act. In relation to Schedule 9 plants, it is an offence to plant or otherwise cause these plant species to grow in the wild.

Species and Habitats of Principal Importance

Planning authorities have a duty under Section 40 of the NERC Act 2006 to have regard to priority species and habitats in exercising their functions including development control and planning. In compliance with Section 41 of the NERC Act, the Secretary of State has published a list of species and habitats considered to be of principal importance for conserving biodiversity in England under the UK Post-2010 Biodiversity Framework. This is known as the list of Habitats and Species of Principal Importance (HPI/SPI). The HPI/SPI list is used to guide planning authorities in implementing their duty under the NERC Act.

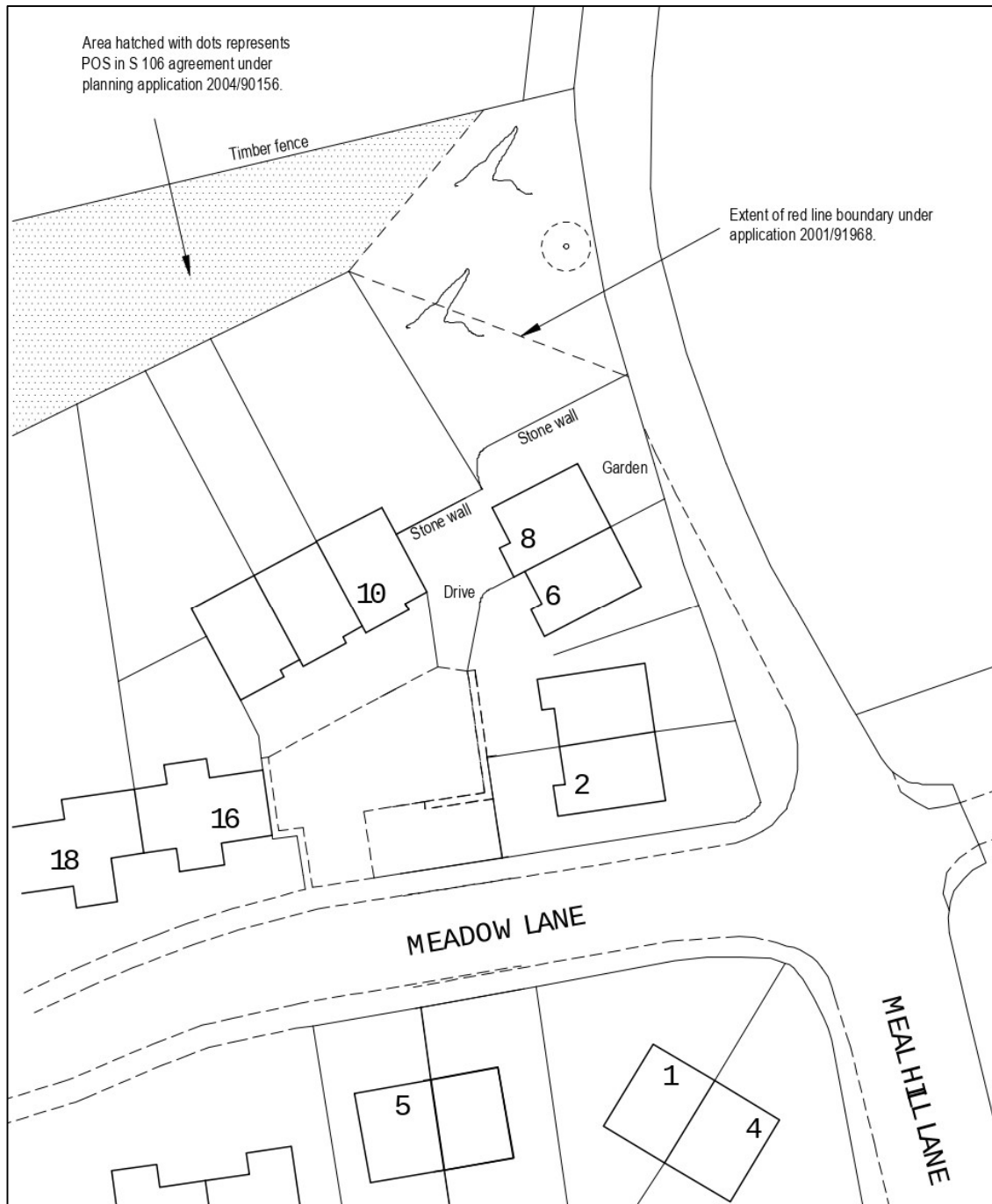
National Planning Policy Framework

The National Planning Policy Framework for England was revised in 2021. This document states that plans should 'promote the conservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity'. It also puts an emphasis on refusing development which would result in the 'loss or deterioration of irreplaceable habitats (such as ancient woodland)' unless there are 'wholly exceptional reasons and a suitable mitigation strategy exists'.

Local Biodiversity Action Plans

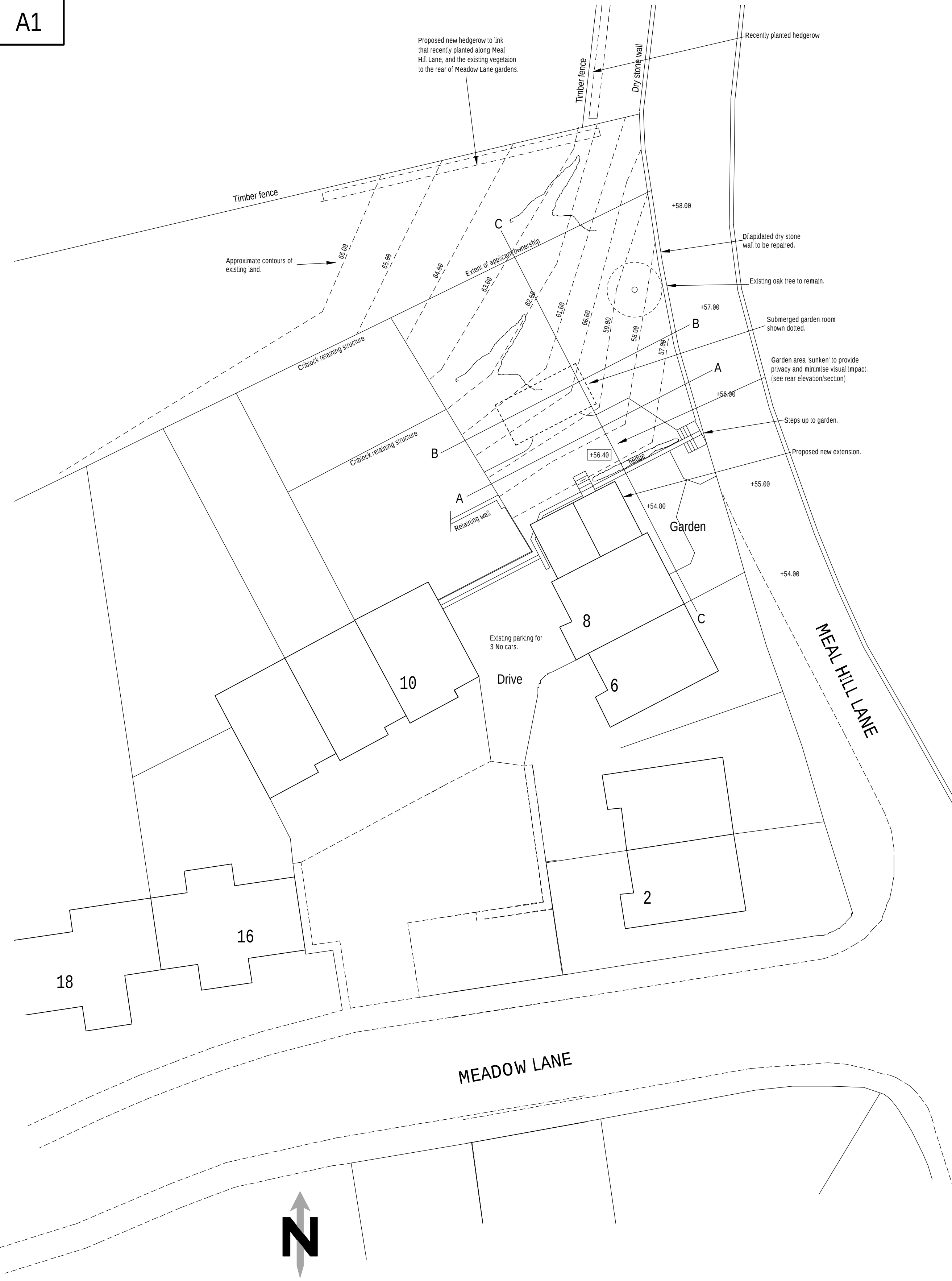
The HPI/SPI list included on Section 41 of the NERC Act 2006 is supported by a series of Local Biodiversity Action Plans (LBAPs), usually set up on a local authority local authority administrative boundary basis. Each LBAP identifies those habitats and species considered to be most important in that area (usually referred to as priority habitats and species). Commonly, an LBAP will identify a number of habitats and species for which “action plans” have been prepared.

Appendix 2. Existing site plan

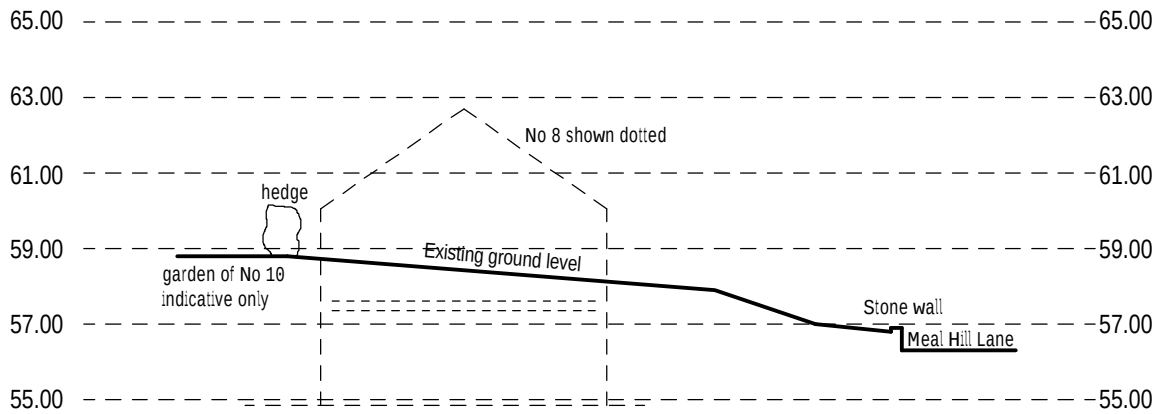


Appendix 3. Proposed site plan

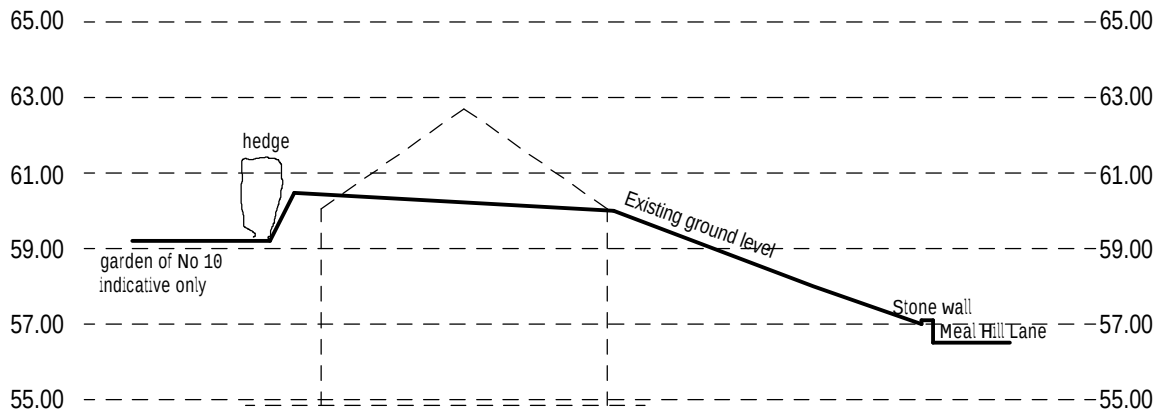
The Proposed site plan is included overleaf.



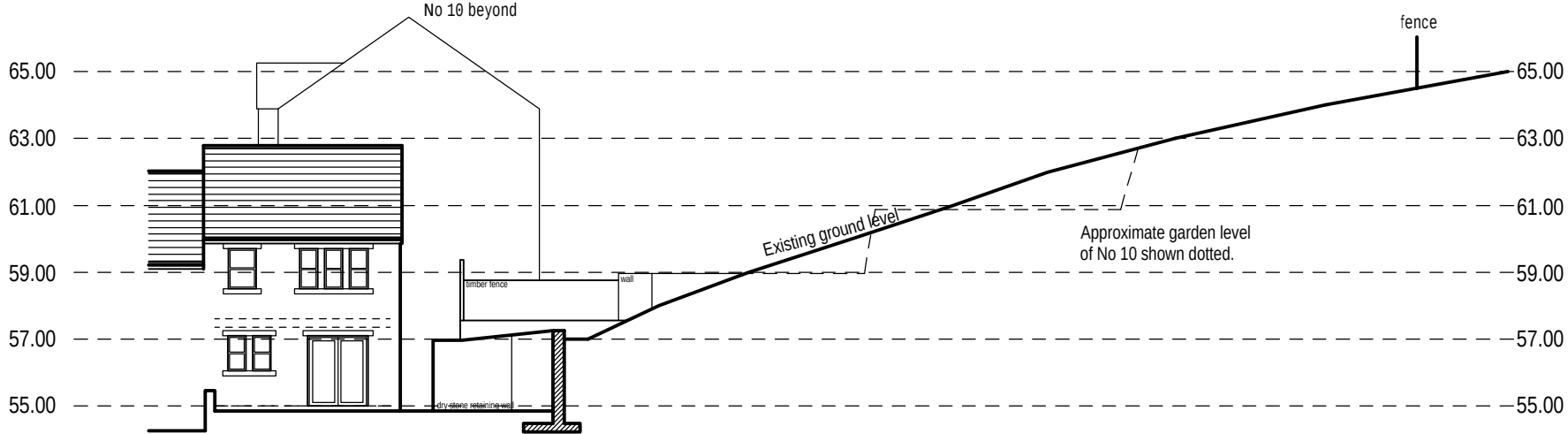
Proposed site plan (1:200)



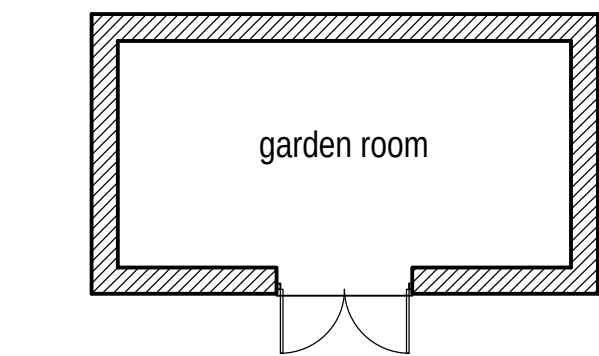
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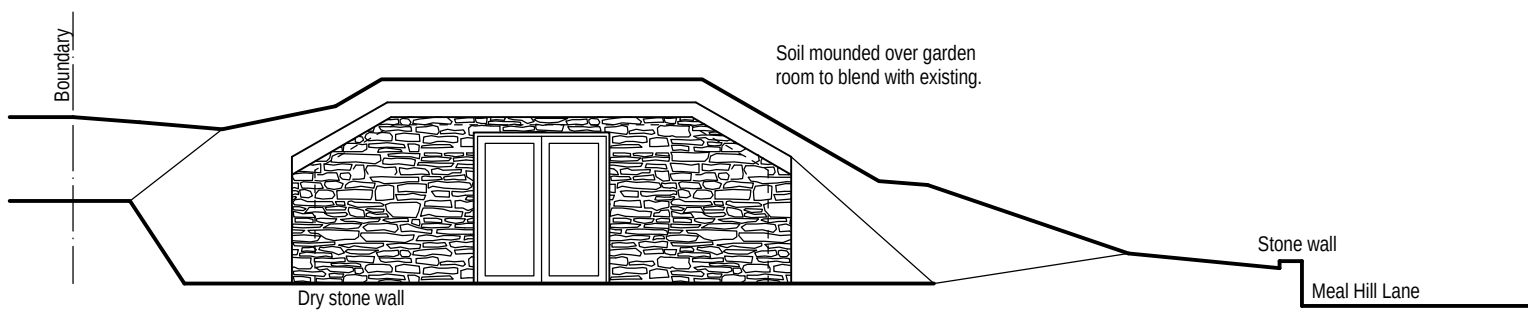
Existing section B (1:200)



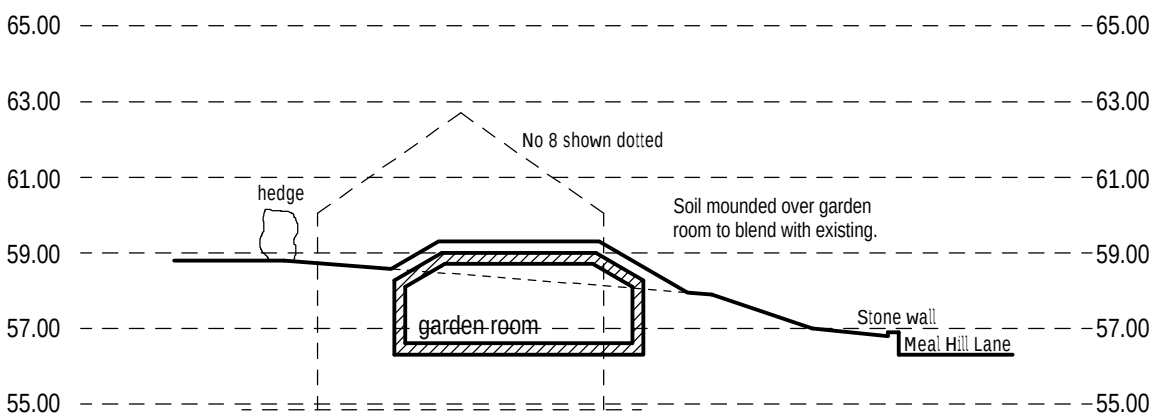
Existing section C (1:200)



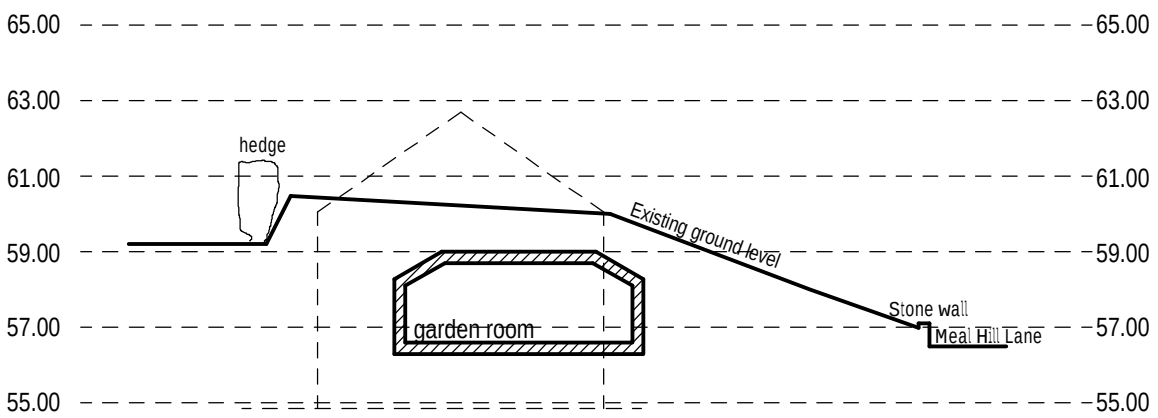
Submerged garden room plan (1:100)



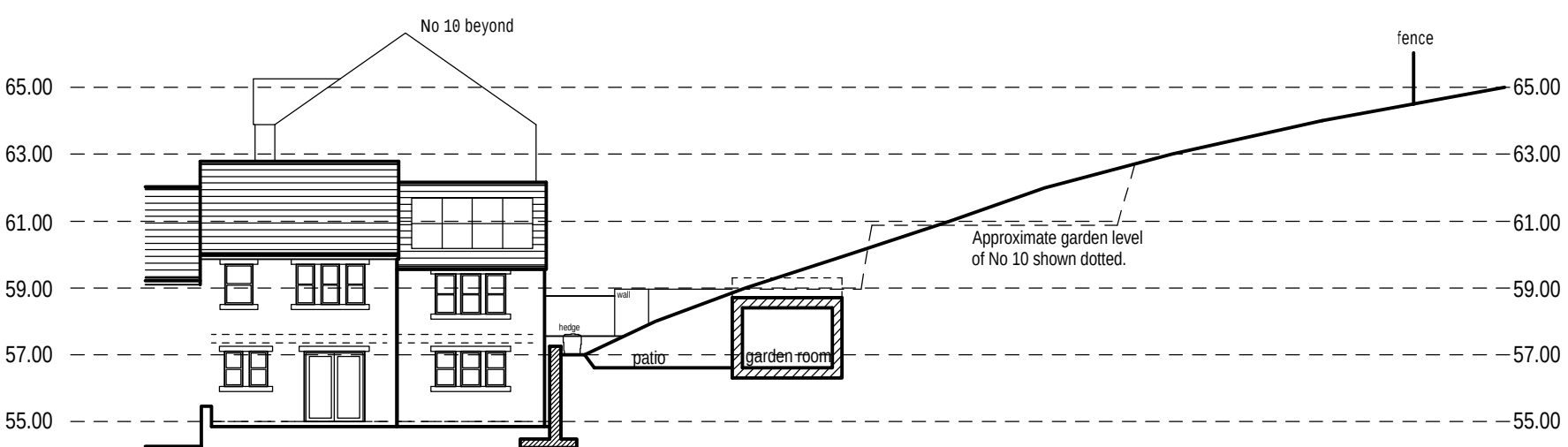
Proposed elevation on garden room entrance (1:100)



Proposed section A (1:200)



Proposed section B (1:200)



Proposed section C (1:200)



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Project

Proposed extension.

For

Mr S Mitchell.

Address

8 Meadow Lane
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HD7 5EX.

Title

Proposed layouts and elevations.

Job No.

Drawing number

P 02.

Date

Feb 2024.