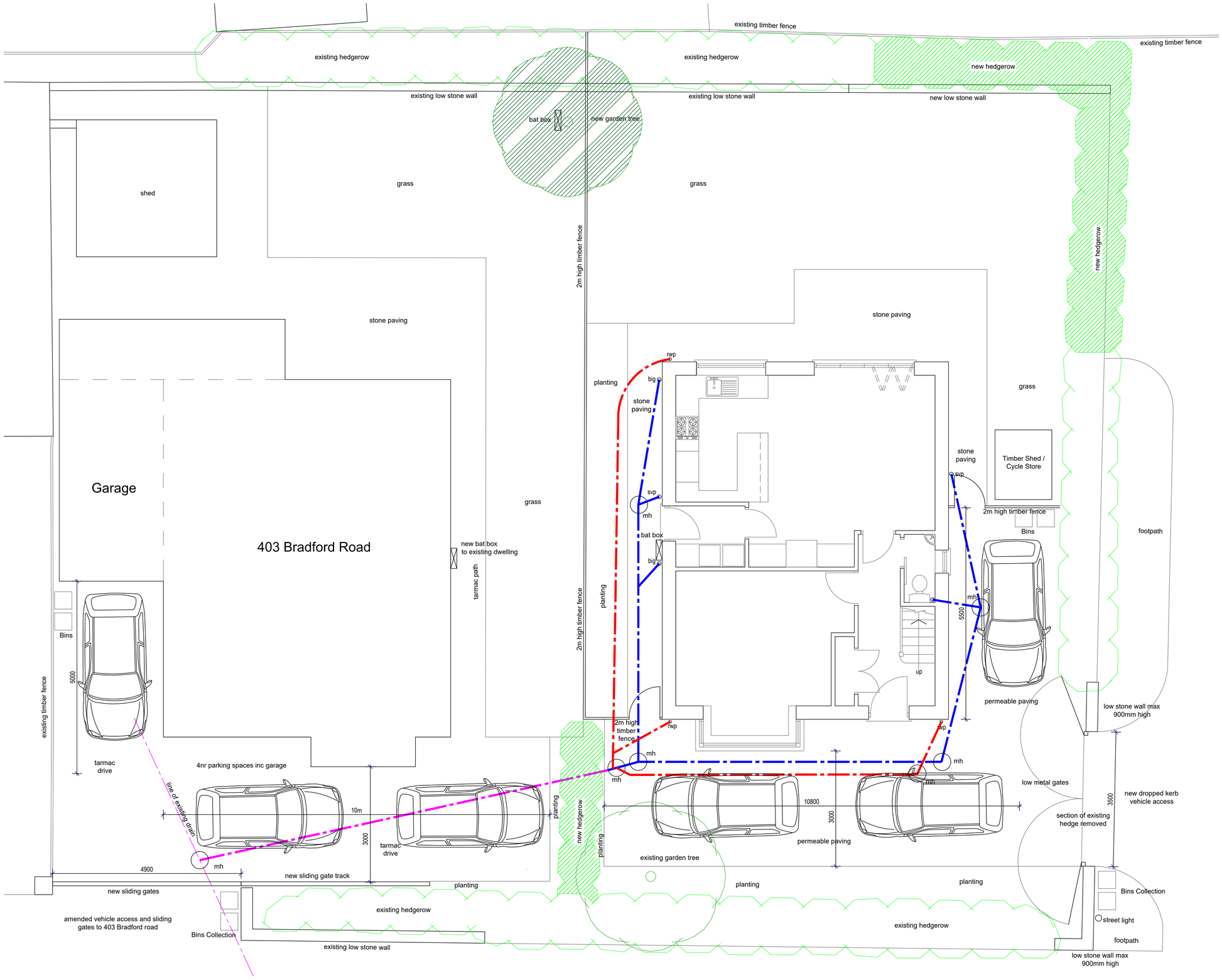

LEGEND

- New below ground foul drainage
- New below ground surface water drainage
- New and existing below ground combined drainage
- Extent of new hedgrow
- Extent of new garden trees

EXISTING EXTERNAL SURFACE AREAS

	Existing	Proposed	Existing Dwelling	Proposed Dwelling
Hardstanding	196m2	196.5m2	108m2	88.5m2
Grass	185m2	150m2	67m2	83m2
Planting	55m2	57m2	15m2	42m2
Hedgerow	55 lm	64.5 lm	21 lm	43.5 lm
Trees	1nr	2nr	1nr	1nr

Existing Garage to be removed total area 47.5m2

Proposed new dwelling footprint 71.5m2

Total increase of new hedgerows 8.5%

Total increase of trees 100%

Bat boxes 3nr new

REVISIONS:

A 01-10-24 Gates amended to existing dwelling and fence moved to new proposed dwelling with proposed parking indicated.

B 01-10-24 Existing dwelling access width increased with sliding gates introduced.

NOTES:

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O.A.S.
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LOCATION:

403 Bradford Road, Birkenshaw, BD19 4BQ

PROJECT:

New Dwelling

DRAWING TITLE:

Proposed Site Layout Plan

DATE: July 2024 | SCALE: 1:50 @A1

DRAWING N°:

296-02-04B