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.

Ground Floor Plan as proposed 1: 100

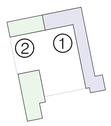
Mezzanine Plan as proposed 1: 100

Areas:

Internal Floor Area (ground floor):
1_ 171.9sqm
2_ 159.6sqm

Internal Floor Area (mezzanine floor):
1_ 43.6sqm
2_ 89.6sqm
464.7sqm

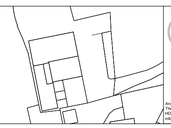
External Footprint:
1_ 195.2sqm
2_ 188.1sqm



Curtilage:
1_ 159.7sqm
2_ 158.5sqm

Notes:
A_Existing private drive from Holt Lane with gated entry
B_Existing Concrete yard retained as turning area
C_Leanto steel/ timber shed structures to be taken down shown dotted
D_Proposed surface parking defined with contrasting paving
E_Existing perimeter walkway extended as necessary
F_Landscaped entrance court with stepped approach from parking area
G_Post and rail timber fencing to boundary of domestic curtilage
H_External landscaping including amenity lawn as specialist detail
I_Existing masonry plinth, painted as specialist detail
J_Existing hit and miss Yorkshire boarding infilled from behind with matching timber to create rainscreen cladding
K_Existing fibre cement roofing made good as necessary, lined internally to living spaces
L_Existing door openings infilled with glazed screens with opening elements at low level. External sliding doors retained as shown.
M_New glazed infill with opening elements at low level
N_New aluminium framed windows at mezzanine level in openings formed in timber cladding with frameless glass balustrading
O_Insulated internal lining leaf to external wall
P_Full height feature wall supporting mezzanine reading space
Q_Sunken seating area
R_Island kitchen with wall mounted units all as specialist detail
S_Draught Lobby
T_En-suite bathroom with sanitary appliances linked to new drainage system as specialist detail
U_Feature timber stair linking levels
V_Timber refuse store
W_Refuse collection point
X_Packaged treatment Plant - Klargester BioDisc BB - 12 person sewage treatment plant

0 1 2 3 4 5m
Scale 1: 100



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Project	Proposed barn conversion at Holt Farm, Holt Lane, Holmfirth HD9 3BW
Client	Mr R Andrews, Busk Farm, Northfield Lane, Highburton
Dwg Title	(25404)3_Plans as proposed
Scale	1: 100 @ A1
Date	Apr 25