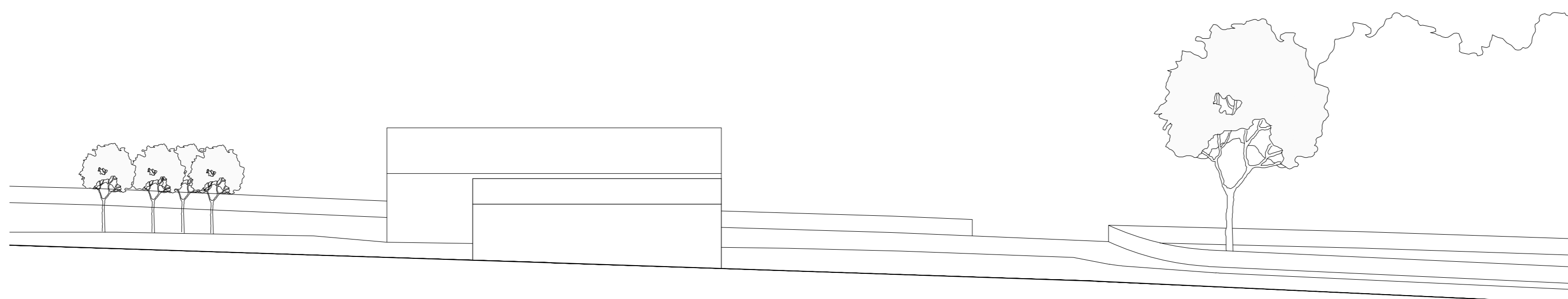
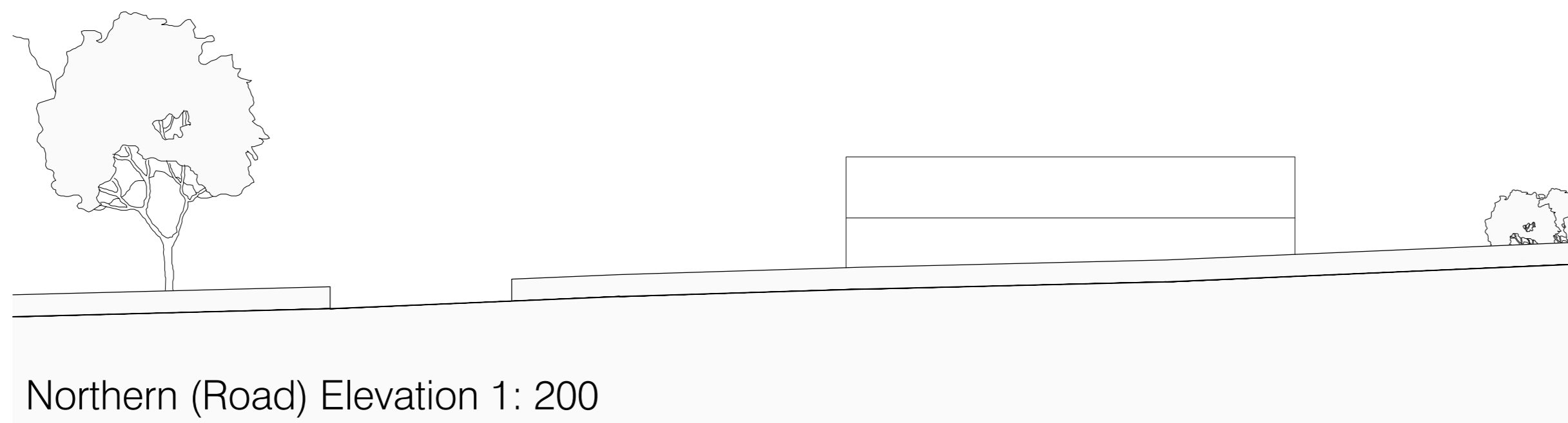


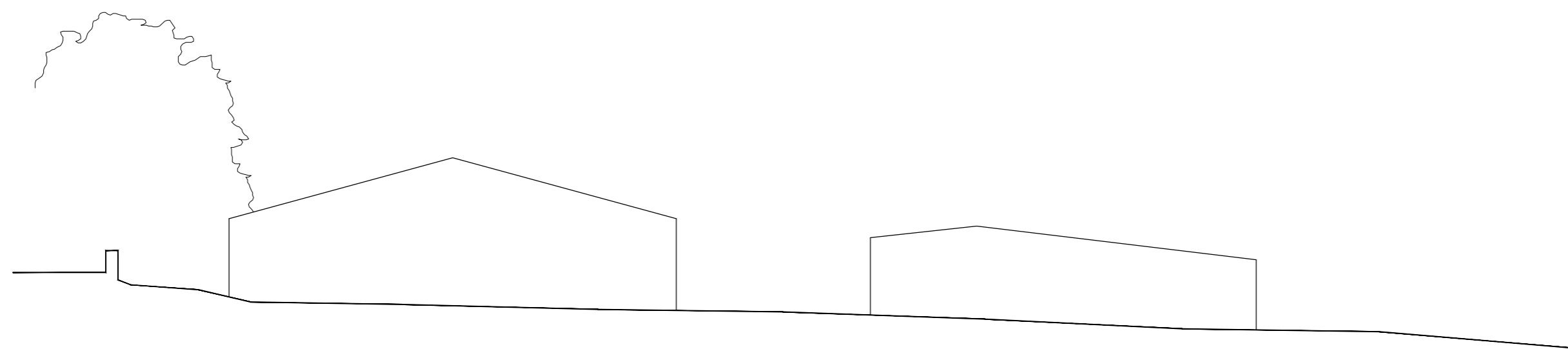
Site Plan as existing 1: 200



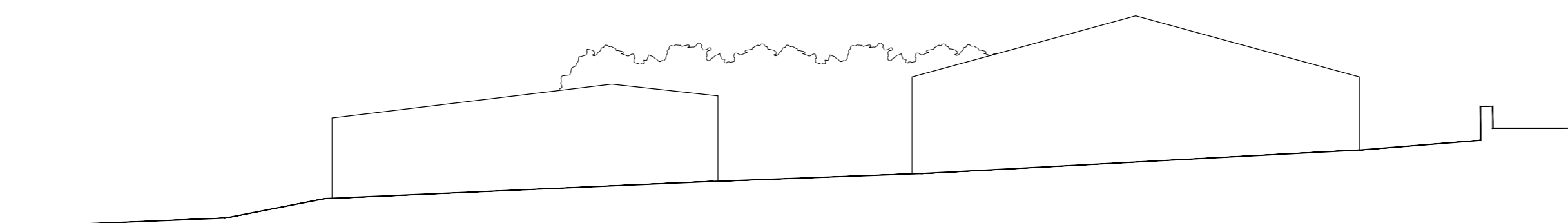
Southern (Field) Elevation 1: 200



Northern (Road) Elevation 1: 200



Western (Moor) Elevation 1: 200



Eastern (Farmhouse) Elevation 1: 200

- Notes:
- A_ Deer Hill End Road
 - B_ Existing gated access and track to Meltham Grange Farm
 - C_ Concrete Yard
 - D_ Outline of existing portal framed agricultural storage buildings with blockwork plinth/ profiled metal wall and roof cladding to be demolished
 - E_ Proposed new Farmyard with notional driveway, parking apron undertaken in accordance with MHCLG note on the permeable paving of front gardens
 - F_ Low level planting as specialist detail
 - G_ Visitor space with aggregate surfacing retained in geo-grid
 - H_ Stone enclosing wall to courtyard with gated access points to private garden areas
 - I_ Paved perimeter footpath and seating areas linked to courtyard as specialist detail
 - J_ Timber post and rail fencing/ indigenous hedging to define plots
 - K_ Coursed natural stone plinth to match farmhouse with feature string course
 - L_ Ppc aluminium windows and doors in opening formed in walling as SE detail
 - M_ Standing seam wall and roof cladding with proprietary rooflights installed in line with manufacturers recommendations.
 - N_ Seamless metal gutters and downpipes linked to S/ w drainage
 - O_ Recessed glazed elevation as specialist detail to meet AD_ O requirements
 - P_ Covered ramped approach to entrance door with oversize door and level threshold
 - Q_ Double height entrance space with rooflight over
 - R_ Single storey snug space with open ceiling and garden access
 - S_ Island kitchen as specialist detail
 - T_ Feature timber return stair with open landing
 - U_ En-suite bathroom with sanitaryware linked to new drainage
 - V_ Study space with rooflight
 - W_ Refuse/ recycling storage
 - X_ Indicative drainage subject to specialist detail
 - Y_ Proposed packaged treatment plant with service access from existing track.
 - Z_ Drainage field as specialist detail defined by existing/ new fencing