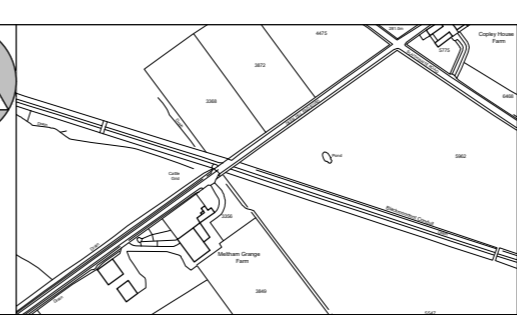
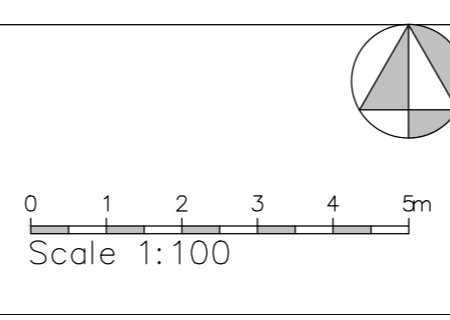


- Notes:
- A. Deer Hill End Road
  - B. Existing gated access and track to Meltham Grange Farm
  - C. Concrete Yard
  - D. Outline of existing portal framed agricultural storage buildings with blockwork plinth/ profiled metal wall and roof cladding to be demolished
  - E. Proposed new Farmyard with notional 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

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.

A Planning submission June 26  
 Rev. Des. Date



Project	Proposed replacement dwellings at Meltham Grange Farm, Deer Hill End Road, Meltham
Client	Mrs Maxine Parker, Meltham Grange Farm, Deer Hill End Road, Meltham HD9 5PT
Dwg Title	(25430)4_Ground Floor Plan
Scale	1: 100 @ A1
Date	Apr 26