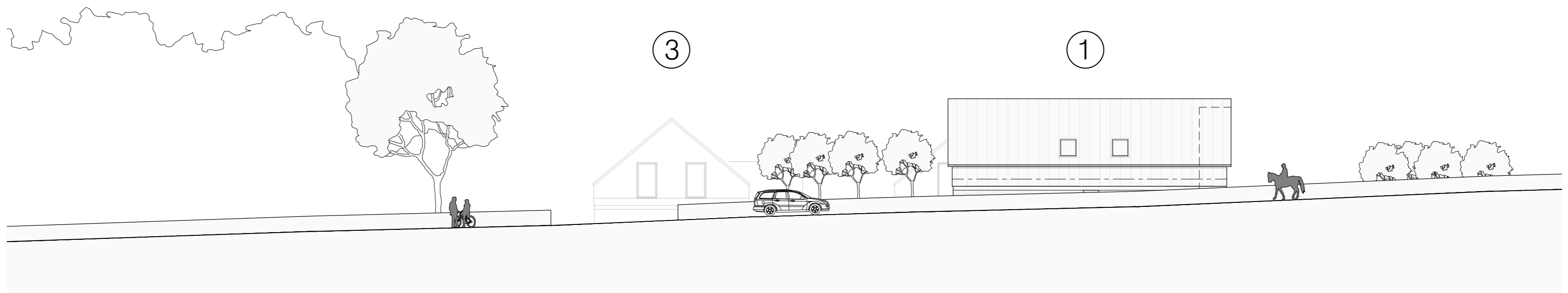
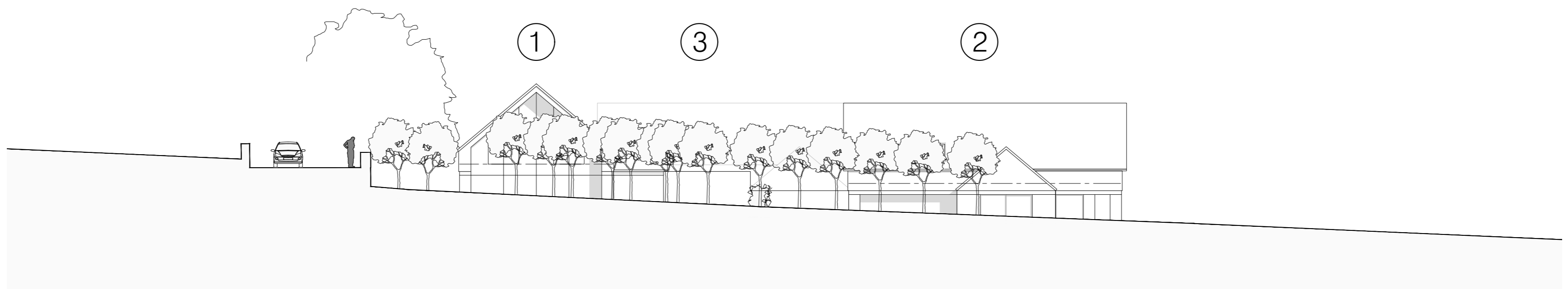




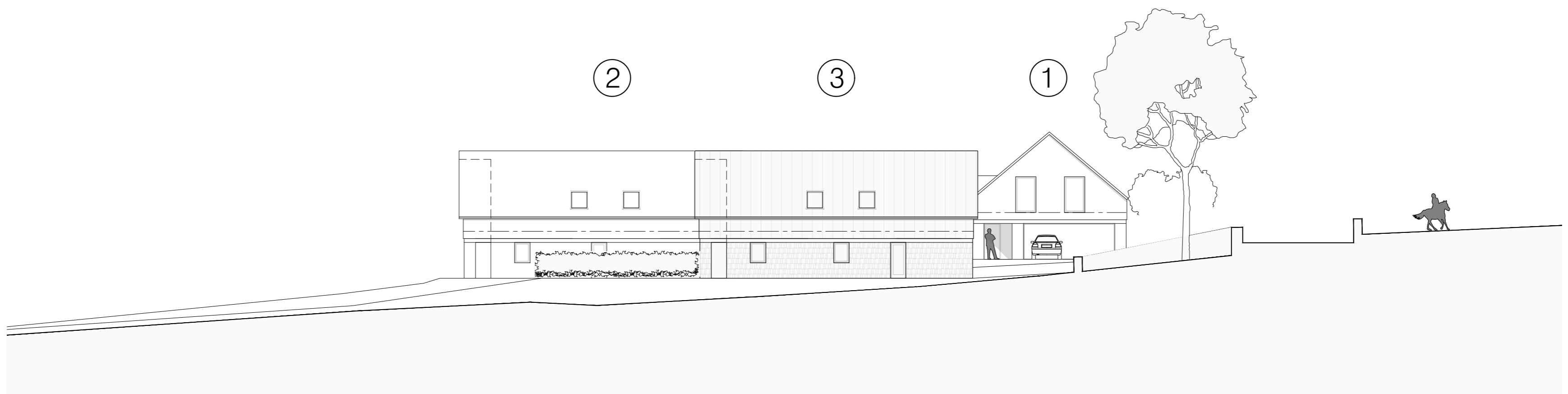
Southern (Field) Elevation 1: 200



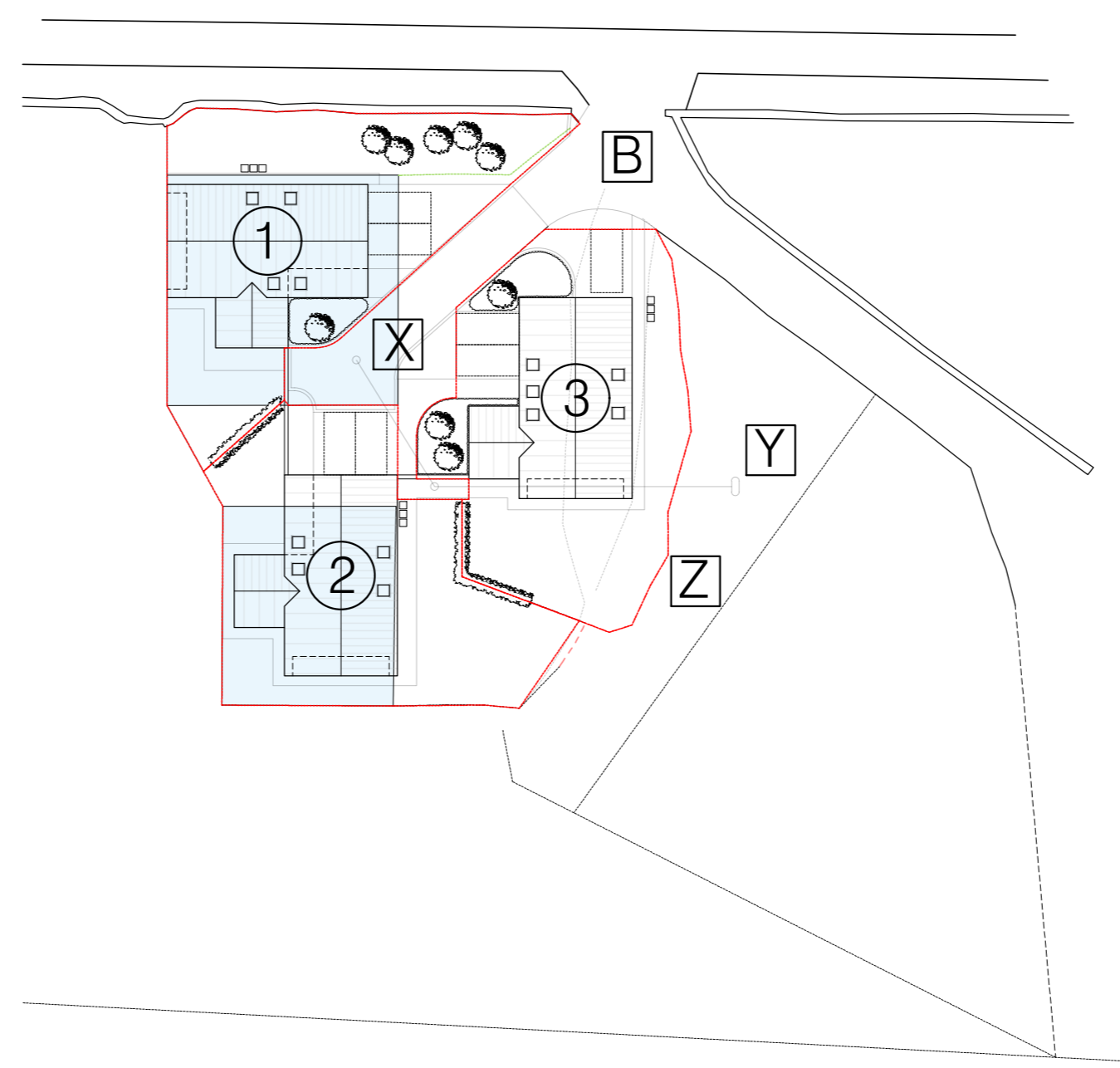
Northern (Road) Elevation 1: 200



Western (Moor) Elevation 1: 200



Eastern (Farmhouse) Elevation 1: 200



Indicative drainage Layout 1: 500

- 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