

Location Plan 1: 1250

Context Plan 1: 5000



- A. Brownhill Farmhouse
- B. Unadopted access road from Old Lane
- C. Single storey flat roof Store
- D. Turning head sized to accept 11.5m Refuse vehicle/ Fire appliance as Highway Engineer detail
- E. Parking area to dwellings with parking for 2 vehicles undertaken in line with MHCLG note for Front gardens
- F. Private amenity space
- G. Soft landscaping to parking court with indigenous species all as specialist detail
- H. Natural stone hard landscaping linked to living spaces
- I. Clay brickwork to match existing Barns
- J. Heat treated Timber cladding at high level
- K. Oversize front door below overhang with level threshold and ramped approach
- L. Up and over garage door
- M. Ppc aluminium window in opening formed in new walling as SE detail
- N. Ppc aluminium sliding door in opening formed in new walling as SE detail
- O. Natural Slate roof
- P. Seamless metal gutters and downpipes linked to S/w drainage
- Q. Flat roof within brick parapet
- R. Island style kitchen with integral appliances as client specification
- S. En-suite bathroom accommodation linked to t/w drainage
- T. Boundary to meadow
- U. Timber post and rail fence to fields
- V. Existing meadow
- W. Entrance improved as Approval 2019/ 92722
- X. Refuse/ recycling provision/ presentation point
- Y. Visitor parking space
- Z. Outline of existing brickwork storage buildings shown dotted - to be demolished

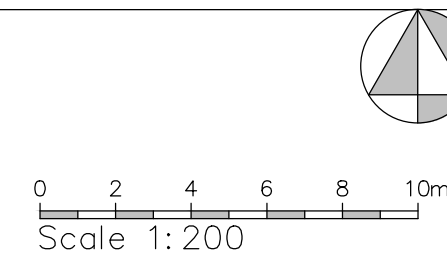
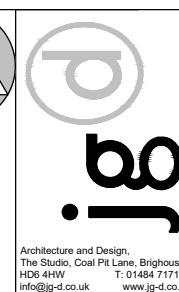
- i_ Existing private combined drain running to Whitehall Road
- ii_ Proposed Surface Water drainage linked to new dwellings discharging to existing combined manhole
- iii_ Proposed Foul Water drainage linked to new dwellings discharging to existing combined manhole

Block Plan 1: 200

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.

Brownhill Farm

A	Planning Submission	Dec 25
Rev	Des	Date



Project	Proposed residential development at Brown Hill Farm, Old Lane, Birkenshaw BD11 2JL		
Client	Broadleaf Properties Management Ltd, 21 Clare Road Halifax West Yorkshire HX1 2HX		
Dwg Title	(25419)2_Location Plan		A
Scale	1:1250, 200 @ A1		
Date	Aug 2025		