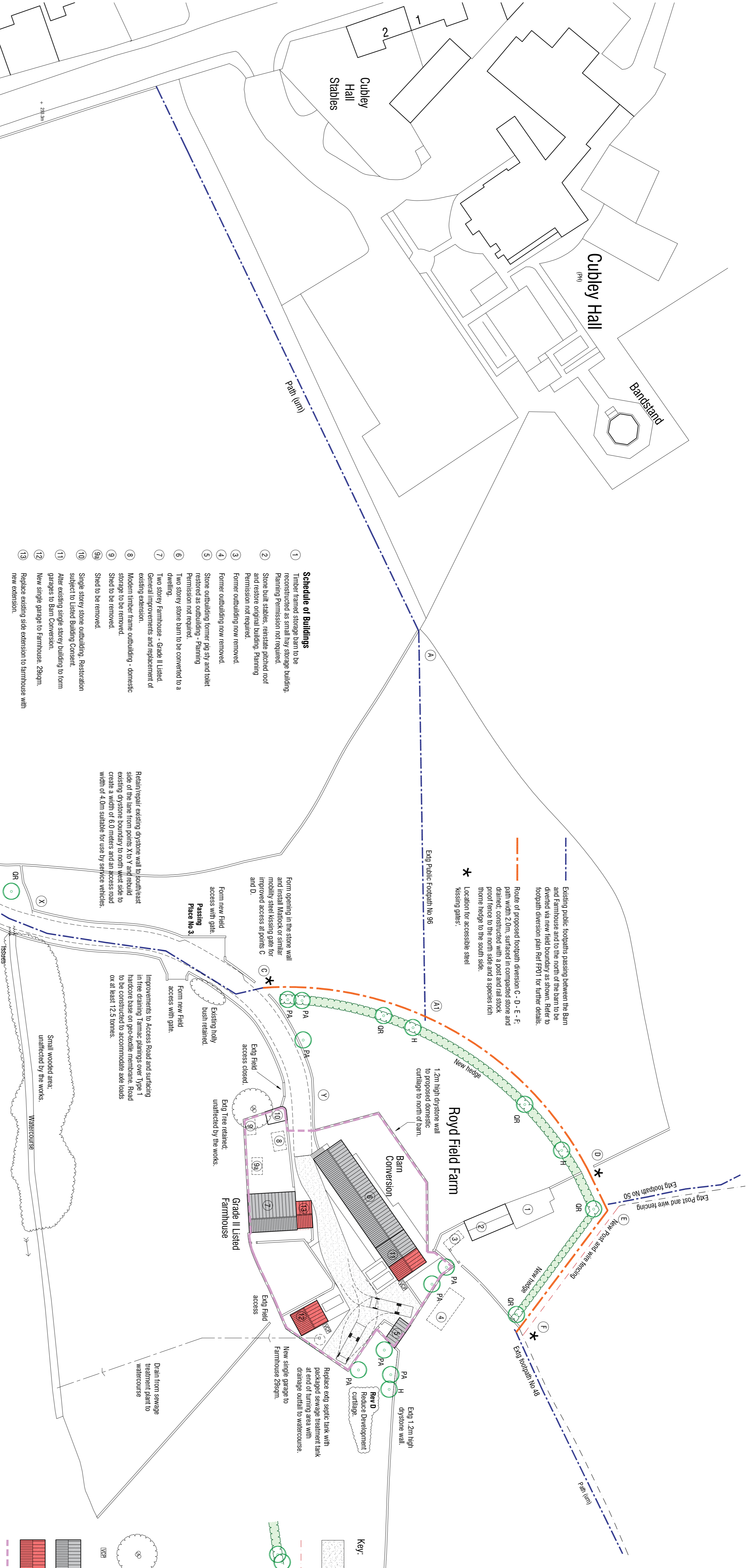
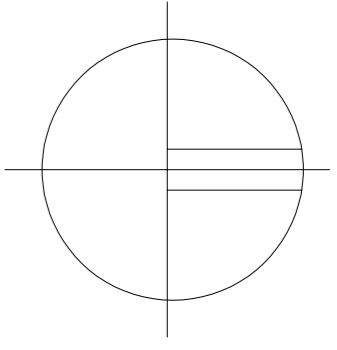


North



Existing public footpaths passing between the Barn and Farmhouse and to the south of the barn to be diverted via new field boundary as shown. Refer to footpath diversion plan Ref FP01 for further details.

Route of proposed footpath diversion C - D - E - F. path width 2.0m, surfaced in compacted stone and drained, constructed with a post and rail stock proof fence to the north side and a species rich theme hedge to the south side.

Location for accessible steel washing gate.

Schedule of Buildings

- 1 Timber framed storage barn to be reconstructed as small hay storage building. Planning Permission not required.
- 2 Stone built stables, retainse pitched roof and restore original building. Planning Permission not required.
- 3 Former outbuilding now removed.
- 4 Former outbuilding now removed.
- 5 Stone outbuilding former pig sty and toilet restored as outbuilding - Planning Permission not required.
- 6 Two storey stone barn to be converted to a dwelling.
- 7 Two storey farmhouse - Grade II Listed. General improvements and replacement of existing timber frame outbuilding - domestic storage to be retained.
- 8 Modern timber frame outbuilding - domestic storage to be retained.
- 9 Shed to be removed.
- 9a Shed to be removed.
- 10 Single storey stone outbuilding. Restoration subject to Listed Building Consent.
- 11 Alter existing single storey building to form garages to Barn Conversion.
- 12 New single garage to Farmhouse. 28sqm.
- 13 Replace existing site extension to barnhouse with new extension.

Relativ repair existing drystone wall to southeast side of the lane from points X to Y and rebuild to create a width of 6.0 metres and an access road width of 4.0m suitable for use by service vehicles.

Open textured tree draining garrage over Type 1 or 1.2.5 tonnes.

Stick proof timber post and rail fence

New tree and hedge planting as described.

Trees:

- A/C Acer Compestre (Field Maple)
- QR Quercus Robur (English Oak)
- H Cappus Betulus (Hornbeam)
- PA Pinus Aulum (Sweet Cherry)

Hedges:

- Corvulus sanguinea (Common Dogwood) 10%
- Corylus avellana (Hazal) 25%
- Cedreagus monogyra (Common Hawthorne) 25%
- Ilex aquifolium (Common Holly) 10%
- Ligustrum vulgare (Wild Privet) 10%
- Rosa canina (Rose) 10%
- Viburnum opulus (Guelder Rose) 10%

Existing tree - Multi-stem Beech to be retained, uninfected by the proposed works.

2/10 vehicle changing points: allowance of 1/10 per dwelling where shown.

Existing Buildings

New or replacement buildings.

Proposed Domestic Cartilage:

Domestic Floor Area Comparison

Existing farmhouse	166 sqm
Proposed farmhouse	156 sqm
Existing Barn	337 sqm
Proposed Barn	337 sqm
Garages to Farmhouse	29 sqm
Garage extension to Barn	13 sqm

Rev E 23.05.25 Connection to fire areas of garages to barn and Farmhouse.

Rev D 21.10.25 Reduce size of garage to Barn, reduce development cartilage around turning head.

Rev C 23.03.25 Omit detached garage to Barn and replace with small extension to barn. Reposition garage to Farmhouse and reduce from double to single. Reduce cartilage to north east of Building 5.

Rev B 10.01.25 Update, add BNG upgrade and foul treatment tank.

Rev A 09.12.24 Add Access Improvements.

ROYD FIELD FARM
ROYD FIELD LANE
CUBLEY
PENISTONE
SHEFFIELD S36 9AW
Proposals

BLOCK PLAN

mboothdesign
architectural design and building consultants

Fairfield House
Barnesdale Close Barnsley
S70 2FE
Tel: 0114 2761000
E: mail@mboothdesign.co.uk

Scale 1:500 @ A1 Drawn MLB
 Date October 2024 Ref. 2311
 DWG No. **BP02** Rev. **E**

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 Dimensions for setting out in existing landscape are to be provided for reference on file.

ISSUES

Increase width of lane at access to 5.0 metres for the first 15 metres, and surface in open textured bound permeable tarmac.

Field access
 Existing footpath No 97
 Proposed Phase No 1, 4.0 metres wide lane with 15 metres of passing places.

Increase width of lane to 4.0 metres between existing dry stone walls. Typically 5.2m overall width over straight section of existing lane.

Retain existing field access and when the lane on the outside of the bend.

