Moor Lane

Tarmac

Kerb

Grass

0.48 Stone wall. Ht. 1.05

1.00 Hedge. Ht. 2.60

Planted

Sap

Flags

Garden

Hardstanding

MHCL 140.977

FINAL DETAILS AND SPECS OF NEW ROADWAY TO BE AGREED WITH LOCAL HIGHWAYS AUTHORITY TO ENSURE SUITABILITY FOR ADOPTION.

2.4M X SITE FRONTAGE VISIBILITY SPLAYS TO NEW ACCESS WITH NO OBSTRUCTION GREATER THAN 1050MM HIGH .

2.0 X 2.0M INTERVISIBILITY SPLAYS TO NEW ACCESS WITH NO OBSTRUCTION GREATER THAN 600MM HIGH .

1.50 Hedge. Ht. 2.00

0.45 Stone wall. Ht. 1.50

5.0M WIDE X MIN 10M LONG SHARED SURFACE ACCESS TO MOOR LANE WITH AUTO GATES WITH AT LEAST 5M MARGIN .

WHERE NEW ACCESS UNDER TREE CANOPY USE "NO-DIG" SOLUTION WITH PERMEABLE FINISH FOR IRRIGATION.

NEW L/C A/B

0.40 Stone wall. Ht. 0.44

0.90 Hedge. Ht. 2.00

3.0M WIDE TARMAC ROADWAY

RECLAIMED FLAGS RE-LAID ON INSULATED/ WATERPROOFED CONC SUB-FLOOR.

NEW DOOR.

LIVING/DINING

KITCHEN

LIVING

Clks

Ex Farmhouse

UNIT 1

ART-STONE FLAGS.

Cobbles

Ht. 1.00 0.40 Ex St wall.

ART-STONE COBBLES.

Parking - Unit 1

MIN 3.6M WIDE DRIVE TO UNIT 2 AT LEAST 10.0M LONG.

UNIT 2

DINING

KITCHEN

WC

UNIT 3

FAMILY RM

SITTING RM

GARDEN RM

Gravel Courtyard

UNIT 4

BED 1

Bath/ES

BED 2

KIT

DINING

BED 3

LIVING

REMOVED SHRUBS

EXISTING POST AND RAIL FENCE TO BE RETAINED AND MADE GOOD WHERE NECESSARY.

Removed Building (126.2M²)

Removed Building (96.8M²)

ART-STONE FLAGS.

1.5M HIGH STONE BOUNDARY WALLS TO MATCH EXISTING IN EVERY RESPECT.

1.5M CLOSE BOARDED TIMBER FENCE AND GATES FORMING BIN STORES.

Bins

ART-STONE COBBLES.

69MM MARGIN SIN ART-STONE COBBLES

PLANTING BED WITH SUITABLE MIXED HARDY GROUND COVER PLANTING.

GARAGE 4

GARAGE 5

GARAGE 3

FL - 137.30

GL - 137.70

GL - 137.25

GL - 137.25

GL - 137.00

GL - 137.10

GL - 137.75

6.0M WIDE PARKING COURT/ ROADWAY ACCESS TO GARAGES AND NEW BUILDS.

TARMAC ROADWAY

Turning area

FINAL DETAILS AND SPECS OF NEW ROADWAY TO BE AGREED WITH LOCAL HIGHWAYS AUTHORITY TO ENSURE SUITABILITY FOR ADOPTION.

NEW LANTERN STYLE LIGHTING COLUMN AS AGREED WITH HIGHWAYS DEPARTMENT.

0.50 Stone wall. Ht. 1.30

E	08/03/2019	Prepared for Resubmission.
D	05/12/2018	Various Plng/Hways/Consrvtn qualifications.
C	08/06/2018	Highways qualifications.
B	15/01/2018	Further Client comments.
A	06/12/2017	Clients comments.

Revision	Date.	Description.

STONE BAR FARM, MOOR LANE,
BIRDWELL, BARNSLEY,
S70 5TY.

DESIGN PROPOSALS 1

GF/Slte Plans 1.

Crown Homes

Building Design Services

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Scale: 1:100 @ A1	Date: NOV 2017
Ref: 201707	Drwg No: 01

0 cm | 2 cm | 4 cm | 6 cm