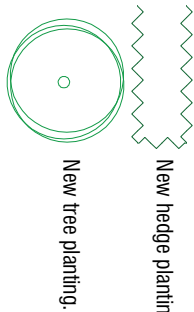
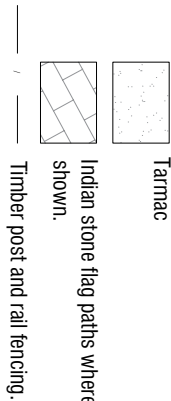
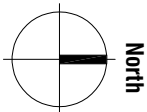


Key to Materials



+ 194.40 Existing Ground Levels

⊕ 194.900 Proposed Levels



○ + 194.85
T1 Ash

Timber post and rail stock proof fence and 'species rich' native thorne hedge with occasional tree planting as referred to.

Existing access track with tarmac plantings to surface.

New stock proof timber post and rail fence.

Existing Track

Metal Estate fencing.

Proposed Dwelling
FL 95.300

Parking Tarmac

Paths and patio in Indian stone flags.

Create 4.5m radii to drystone walls either side of existing access.

Grass verge

5 bar field gate inset 10 meters from edge of road.

Extend dry stone walls up to new gate.

Soakaway

Existing dry stone wall

Existing Field Gate

Gully

Existing Gate

Coach Gate Lane

Retain existing 5.8m wide access, provide tarmac finish to the first 10 meters to link to existing road. Add gully for surface water drainage taken to Soakaway.

Visibility of 2.0m 40m+ is available to existing access where traffic speeds are low.

Maintain extg visibility sight lines achievable over low dry stone walls (less than 1.0m high).

SITE PLAN

As Proposed

Gurthwaite Hall Farm
Coach House Lane
Penistone
Sheffield S36 7GB

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Scale 1:200 @ A3 Drawn MJB

Date April 2026 Ref. 25.21

Dwg No. P02 Rev. B

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Dimensions for setting out in existing buildings are to be checked and verified on site.

Rev B 15.08 2026 Update Design.
Rev A 09.06 2026 Update Design.