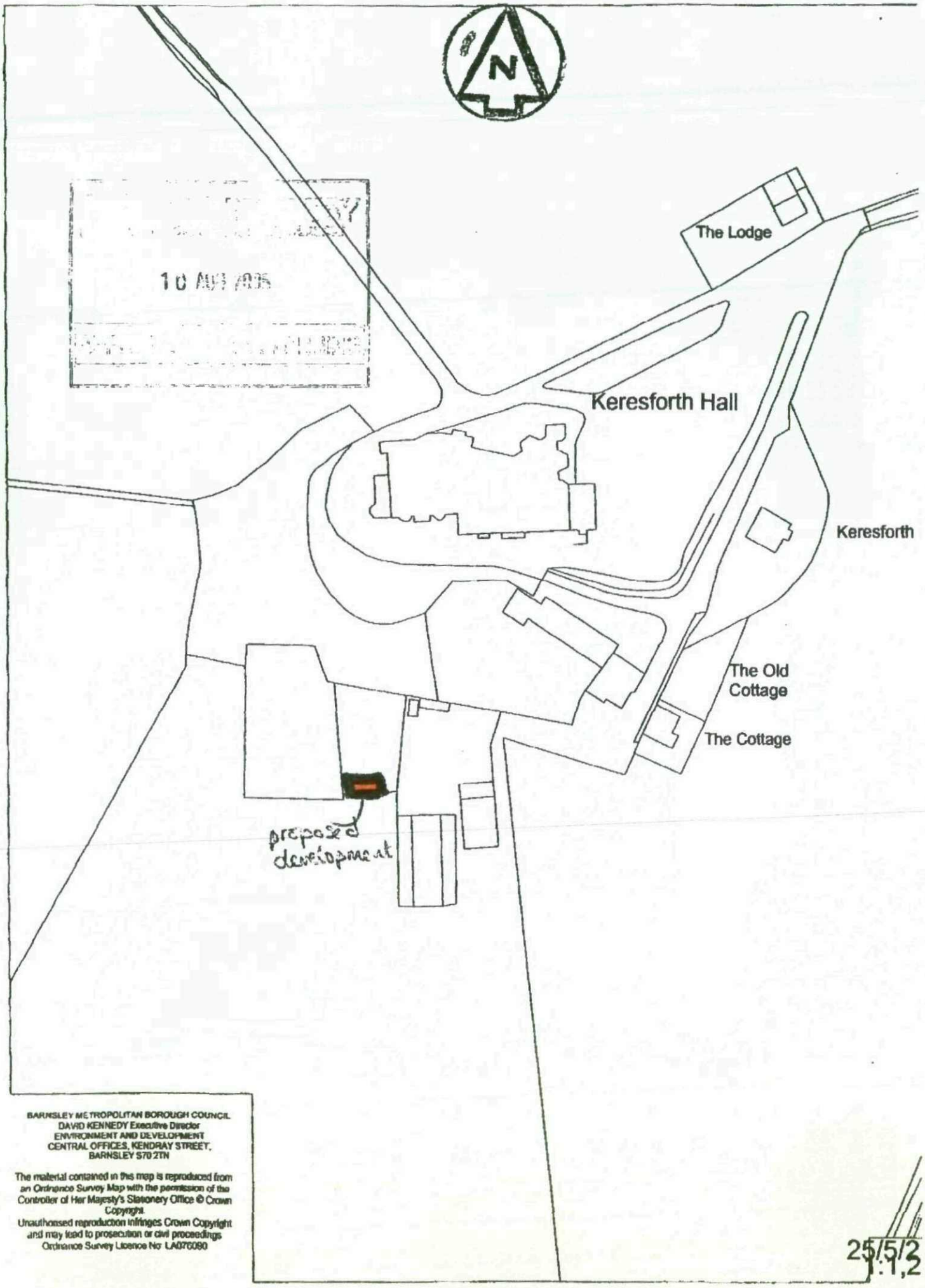
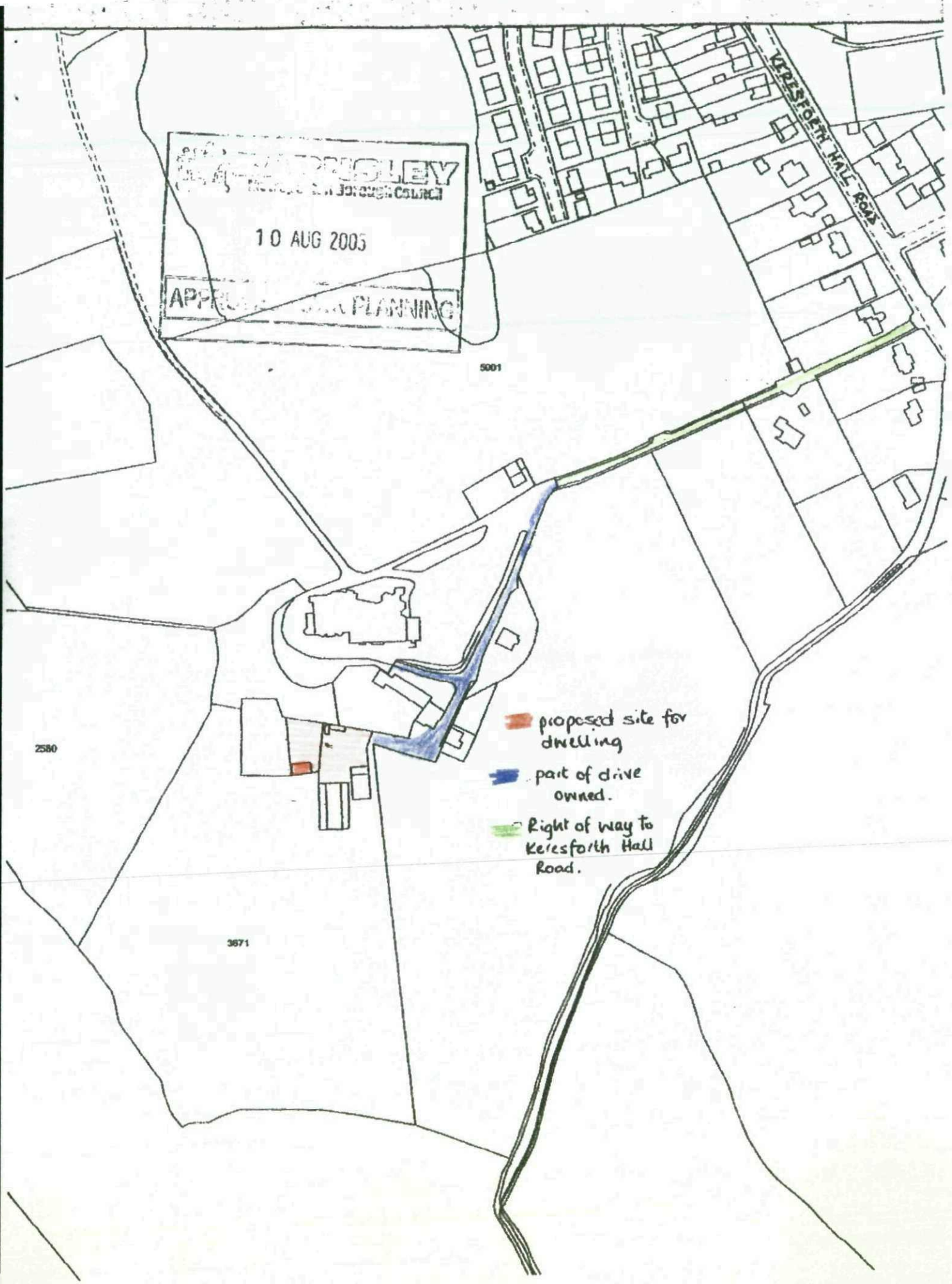


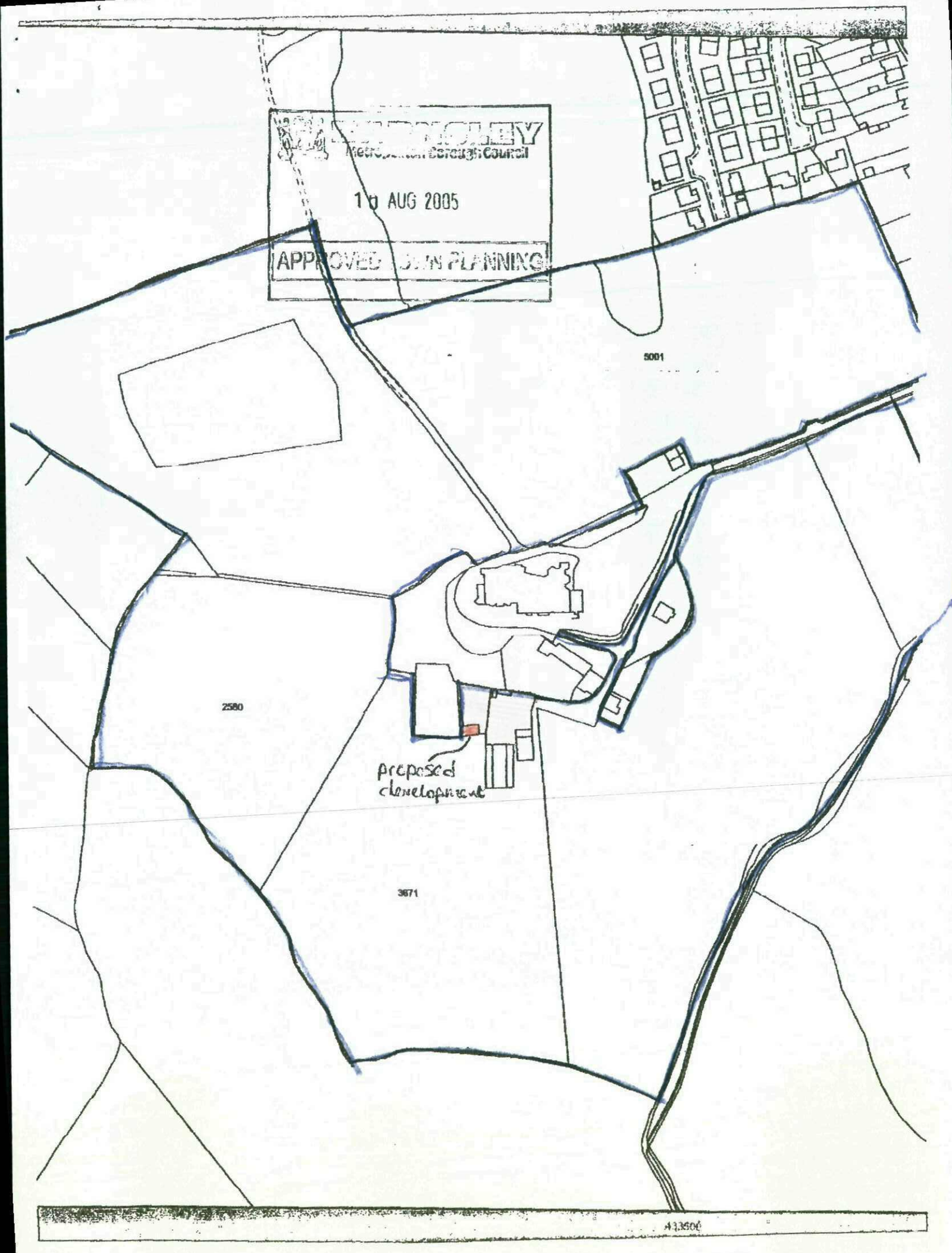
10 AUG 05

BARNSLEY METROPOLITAN BOROUGH COUNCIL
DAVID KENNEDY Executive Director
ENVIRONMENT AND DEVELOPMENT
CENTRAL OFFICES, KENDRAY STREET,
BARNSLEY S70 2TN

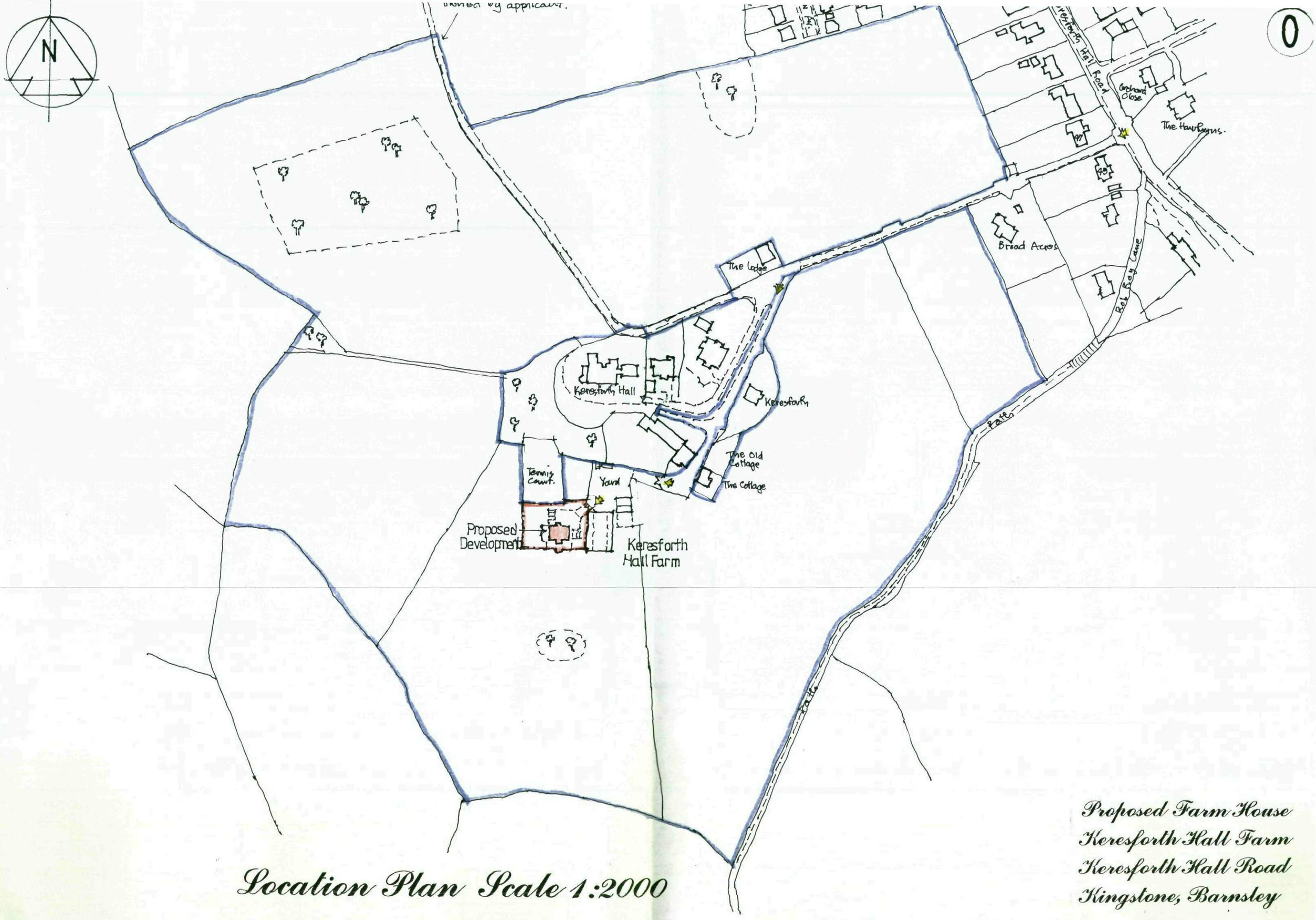
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25/5/2
1:1,2


KEIGHLEY
Borough Council
10 AUG 2005
PLANNING
KEIGHLEY
5001
2580
3671
proposed site for dwelling
part of drive owned.
Right of way to Keresforth Hall Road.


Metropolitan Borough Council
10 AUG 2005
APPROVED
5001
2580
proposed
development
3671
A3 3500

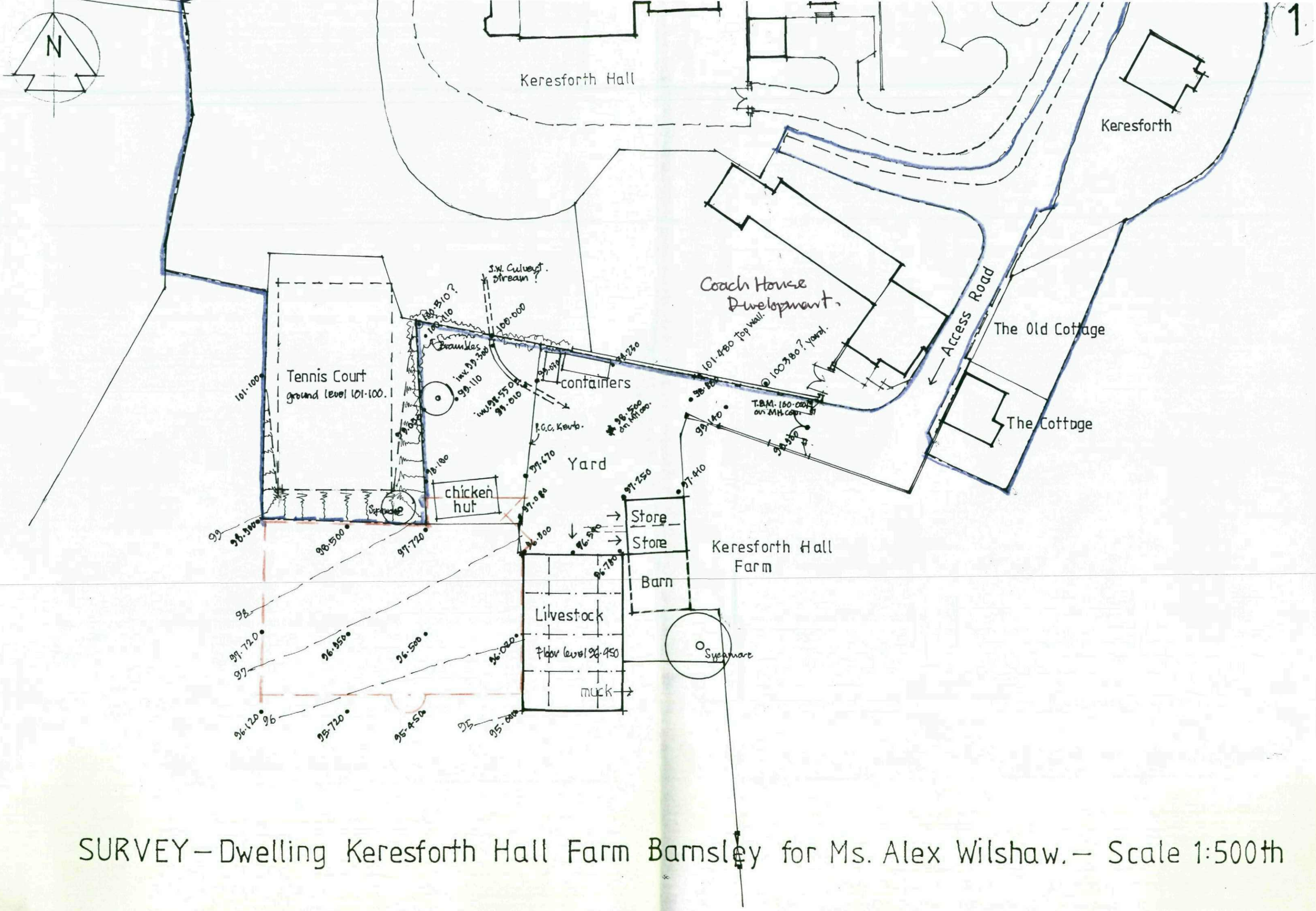

Planning Application
Reserved Matters
Outline Approval No: B/05/1147/BA
Proposed
Farm House
Keresforth Hall Farm
Keresforth Hall Road
Kingstone, Barnsley



0

Location Plan Scale 1:2000

Proposed Farm House
Keresforth Hall Farm
Keresforth Hall Road
Kingstone, Barnsley



SURVEY – Dwelling Keresforth Hall Farm Barnsley for Ms. Alex Wilshaw. – Scale 1:500th

N

level 105·00 (guestimate)

Keresforth Hall

Keresforth

Coach House Development.

Access Road

The Old Cottage

The Cottage

Tennis Court
ground level 101·100.

S.W. Culvert. stream ?

Brambles

containers

T.B.M. 100·000 on MH cover

Yard

Store

Store

Barn

Keresforth Hall Farm

Livestock

muck

Sycamore

lawn

beech hedge

Pagoda

retaining wall

carpark 1

carpark 2

Vehicle Yard

carpark 3 4

patio 3

patio 2

patio 1

F.F.L. 96·60

Floor level 96·450

vent

sw

fw

existing S.W. culvert discharging to stream off property

Open Fields pasture

Biosphere Septic treatment plant

Key – Site Landscaping

Trees T1 – Beech
T2 – Copper Beech
T3 – Conifer

Ground Denotes Lawns
Yard / Parking – Grey Tarmac
Footpaths / Patios – Saxon Paving Flags
Dwarf / Ret. Walls – Natural Sandstone

Feature Pagoda – Open sided summerhouse shelter

Proposed Site Plan Scale 1:500

& Landscaping Proposals

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Proposed Farm House
Keresforth Hall Farm
Keresforth Hall Road
Kingstone, Barnsley

N

porch

hall

office

surface water
foul water

96·450

96·450

50w

svp

up

stove

st.

wc

s

w.m.

dry

boiler

utility

living room

patio 3

F.F.L. 96·450

F.F.L. 96·600

dining

kitchen

Aga

carpark

bollard

3

4

rwp

ic

yg

brg

open
porch

F.F.L. 96·450

patio 2

F.F.L. 96·150

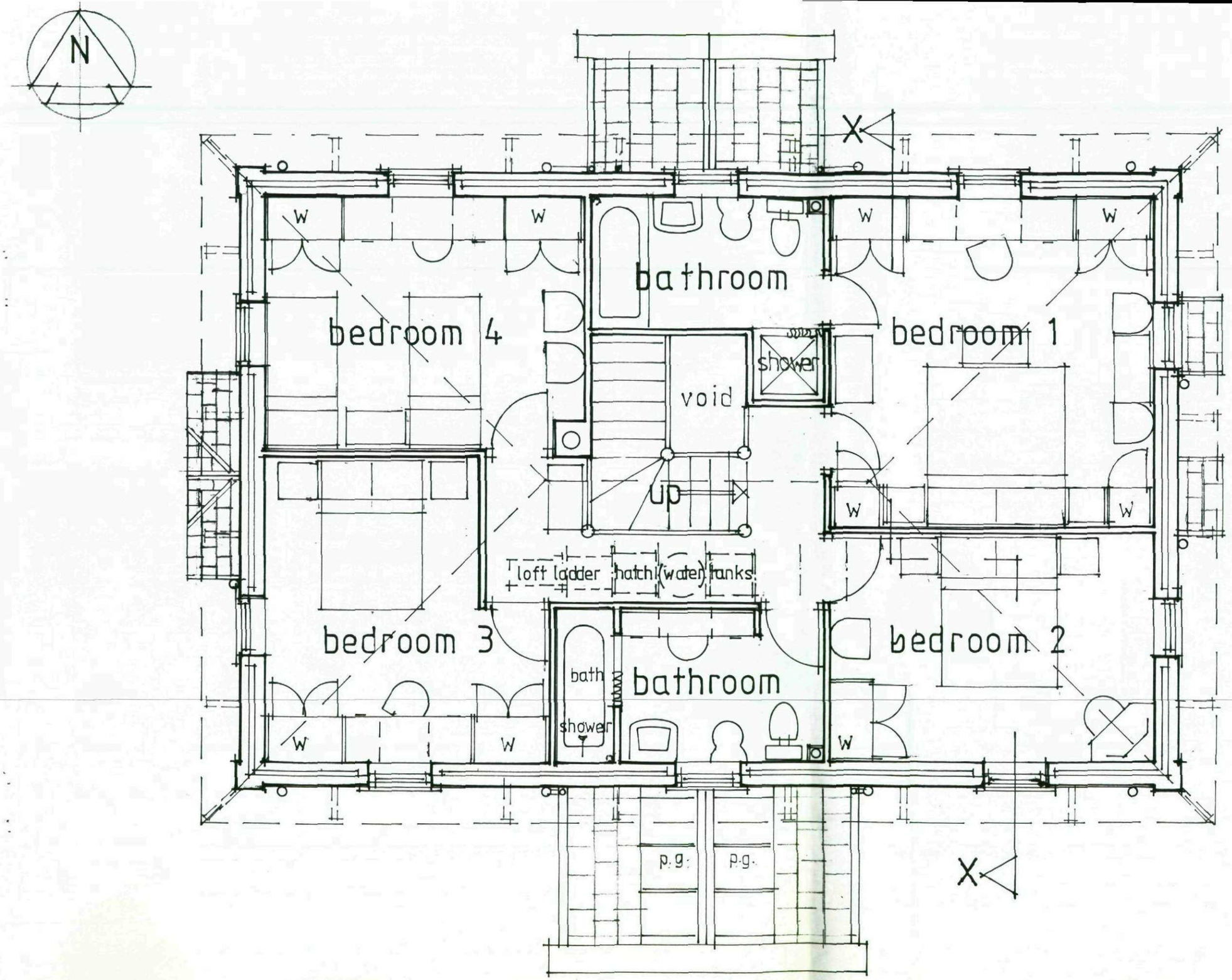
patio 1

F.F.L. 96·000

Proposed Farm House
Keresforth Hall Farm
Keresforth Hall Road
Kingstone, Barnsley

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Proposed Ground Floor Plan 1:50



Gross Floor Areas

(Including External Walls)

G.F. House	97.60
Enclosed Porch	4.86
Open Porch	8.64
F.F. House	97.60

Total 208.70 square metres

Net Floor Areas

(Less External Walls but Including Open Porch)

G.F. House	95.29
F.F. House	85.84

Total 181.13 square metres

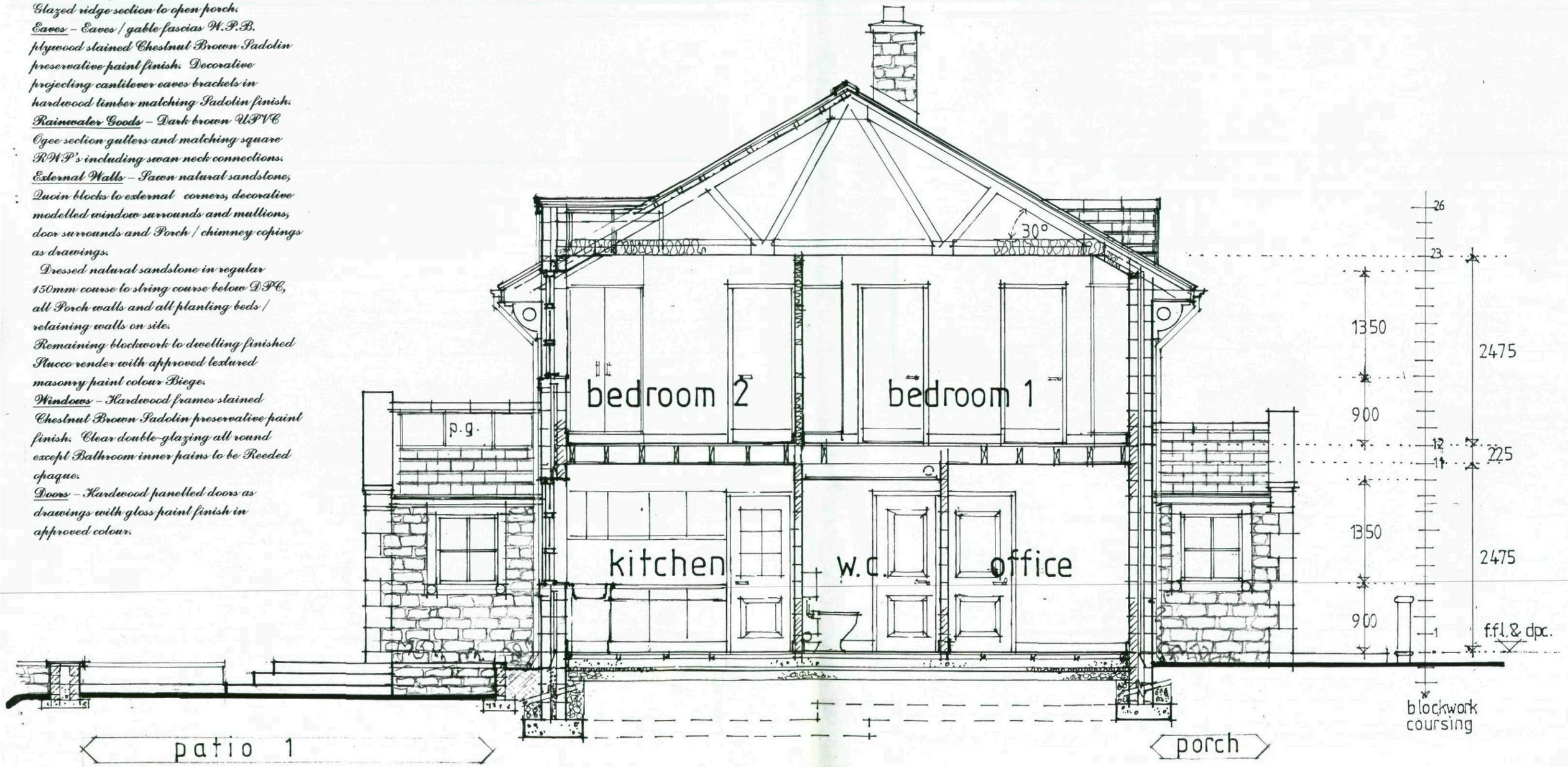
Proposed Farm House
Keresforth Hall Farm
Keresforth Hall Road
Kingstone, Barnsley

Proposed First Floor Plan 1:50

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External Materials / Finishes

Roofs – Imitation traditional weathered Yorkstone Slates set at 30 degrees pitch with matching ridge and hip tiles. Patent Glazed ridge section to open porch.
Eaves – Eaves / gable fascias W.P.B. plywood stained Chestnut Brown Sadolin preservative paint finish. Decorative projecting cantilever eaves brackets in hardwood timber matching Sadolin finish.
Rainwater Goods – Dark brown UPVC Ogee section gutters and matching square RWP's including swan neck connections.
External Walls – Sawn natural sandstone, Quoin blocks to external corners, decorative modelled window surrounds and mullions, door surrounds and Porch / chimney copings as drawings.
Dressed natural sandstone in regular 150mm course to string course below DPC, all Porch walls and all planting beds / retaining walls on site.
Remaining blockwork to dwelling finished Stucco render with approved textured masonry paint colour Biege.
Windows – Hardwood frames stained Chestnut Brown Sadolin preservative paint finish. Clear double-glazing all round except Bathroom inner pains to be Reeded opaque.
Doors – Hardwood panelled doors as drawings with gloss paint finish in approved colour.



Proposed Section at XX 1:50

Proposed Farm House
Keresforth Hall Farm
Keresforth Hall Road
Kingstone, Barnsley

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office | porch/hall | living area

External Materials / Finishes

Roofs – Imitation traditional weathered Yorkstone Slates set at 30 degrees pitch with matching ridge and hip tiles. Patent Glazed ridge section to open porch.
Eaves – Eaves / gable fascias W.P.B. plywood stained Chestnut Brown Sadolin preservative paint finish. Decorative projecting cantilever eaves brackets in hardwood timber matching Sadolin finish.
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Windows – Hardwood frames stained Chestnut Brown Sadolin preservative paint finish. Clear double-glazing all round except Bathroom inner pains to be Reeded opaque.
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Proposed Front Elevation North 1:50

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Proposed Farm House
Keresforth Hall Farm
Keresforth Hall Road
Kingstone, Barnsley



Proposed Side Elevation East 1:50

Proposed Farm House
Keresforth Hall Farm
Keresforth Hall Road
Kingstone, Barnsley

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living area | open porch/dining | kitchen

External Materials / Finishes

Roofs – Imitation traditional weathered Yorkstone Slates set at 30 degrees pitch with matching ridge and hip tiles. Patent Glazed ridge section to open porch.

Eaves – Eaves / gable fascias W.P.B. plywood stained Chestnut Brown Sadolin preservative paint finish. Decorative projecting cantilever eaves brackets in hardwood timber matching Sadolin finish.

Rainwater Goods – Dark brown UPVC Ogee section gutters and matching square RWP's including swan neck connections.

External Walls – Sawn natural sandstone, Quoin blocks to external corners, decorative modelled window surrounds and mullions, door surrounds and Porch / chimney copings as drawings.

Dressed natural sandstone in regular 150mm course to string course below DPC, all Porch walls and all planting beds / retaining walls on site.

Remaining blockwork to dwelling finished Stucco render with approved textured masonry paint colour Biege.

Windows – Hardwood frames stained Chestnut Brown Sadolin preservative paint finish. Clear double-glazing all round except Bathroom inner pains to be Reeded opaque.

Doors – Hardwood panelled doors as drawings with gloss paint finish in approved colour.

Proposed Rear Elevation South 1:50

Proposed Farm House
Keresforth Hall Farm
Keresforth Hall Road
Kingstone, Barnsley

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