North

Existing post and rail fence boundary.

Proposed Garage to Plot 2

1.5m high drystone wall

Remove remainder of former agricultural shed.

Hedgehog holes

Garden with Plot 2

Species rich thorne hedge to boundary.

Take down lean-to building and re-build over original footprint single storey building to Plot 2.

Terrace

Gate

1.5m high drystone wall

Plot 2

G2

Rev B
Driveway follows line of existing track and any alteration is not considered to have significant impact upon the tree roots of T1.

Garden with Plot 1

1.25m high drystone wall

Denotes 1.8m high herras fencing to be erected prior to commencement of the works and to remain in place for the duration to provide protection to the adjacent tree and prevent materials from being stored beneath it. Suitable signage to be added to the fence to explain its purpose.

3.6m wide access road along line of existing track.

Existing tree retained: T1

Terrace

1.5m high drystone wall

Parking for Plot 1.

Take down part of existing building to form walled garden.

Walled Garden with Plot 1

Hedgehog hole

Plot 1

Existing Farmhouse

Rev B
Proposed garage with minimal encroachment into root zone of T1 and less encroachment than existing steel silo with conc floor to be removed.

Remove silo and replace wood shed (64sqm) with timber frame open-fronted garage building for Unit 1 (40sqm).

Garage Plot 1

Terrace

Garage to extg Farmhouse

Replace existing outbuilding and wood store (48sqm) with garages for existing farmhouse (64sqm).

Bungalow

G2

Hedge boundary to garden.

Access Drive

MH MH MH 123.22

1.2m high drystone wall

Foul Drainage:
Provide new packaged sewage treatment plant to serve units 1 and 2.

Drystone retaining walls with irregular stone copings.

Access gate min 3.6 m wide to parking for Plots 1 and 2.

Turning area for service vehicles to have permeable tarmac finish.

Extg post and rail fence

GATE

Turning area to be surfaced in free draining open textured tarmac on compacted Type 1 hardcore base designed for vehicles with a rear axle load of up to 12.5 tonnes. Roads to have 150x50mm pc conc pin kerb edgings in conc race finished flush to road surface allowing grass verges to grow over and soften the road edges.

Gate

External materials

- Stone flags to terraces and paths where shown.
- Marshalls Tegula Priora or similar permeable block paving.
- Compacted sharp gravel paths.
- Tarmac to access road and parking areas where shown.
- 450mm wide drystone walls with irregular stone copings - height as shown.
- New tree and hedge planting subject to Landscape design.
- EVCP — Elec vehicle charging point; Mode 3 , min 7kW (32 Amp).
- Tree Protective Fencing
- Existing trees with root protection area shown hatched.

Rev B - 02.05.2024 - Add details of trees from Tree Survey.
Rev A - 24.03.2024 - Updated for Planning Application.

Dance Farm
Dance Lane
Crane Moor
Sheffield S35 7AW

Proposals

Site Plan

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Scale	1:200 @ A2	Drawn	MJB
Date	Feb 2024	Ref.	23.09
Dwg No.	P01	Rev.	B

0cm 2cm 4cm

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