

PROPOSED DWELLING
IVY HOUSE FARM
CHAPEL ROAD
TANKERSLEY

DESIGN PROPOSALS

SITE PLAN

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Fairfield House
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Scale 1:200 @ A3 Drawn MJB

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Dwg No. P6 Rev.

0cm 2cm 4cm 6cm
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Dimensions for setting out in existing buildings are to be checked and verified on site.

Methodist
Chapel

NORTH

Visibility sight line to north west
passes tangent point at apex of bend
at 20.0m and extends beyond 45m.

Retain stone boundary wall
and infill gateway in stone to
match existing.

Existing access
to Ivy House Farm

Rebuild stone wall to frontage
in reclaimed stone 1.0m high
above footpath level.

Form new access 3.6m wide with gates set back
min 5.5m from back edge of footpath.
2.0 x 45m visibility to south east and north west
measured to nearside kerb.

Pilley Lane

Chapel Lane

2.0x45m visibility
sight line

Sharp brown free draining
gravel

Natural or approved artificial
stone flags

Marshall's Rialta artificial
stone cobbles at access

New Tree Planting:
Ac-Acer Campestre 8-10 standard 2.5-3m
Pa-Prunus Avium 8-10 standard 2.3-3m

Parking/
Turning

Garden

Existing private
drive access

Existing hedge

Application
boundary

1.35m high stone boundary
wall positioned to avoid arch
in extg Barn at NW end of wall

Two Storey Barn

Two Storey
Barn

Two Storey
Dwelling
Grade II Listed

Proposed
Dwelling

Two/Three Storey
Dwelling