Proposed new window opening.

Retain roof trusses

2 No structural roof trusses exposed

Rebuild upper floor of barn from existing ground floor walls.

Flue from below taken within duct at first floor level to outlet above roof level.

Reduce existing door to form window opening.

Existing 'slot' windows to have recessed frames.

Denotes new window opening.

UNIT 3

Bed 4 · Bed 3 · Bath · Bed 2 · St · Master Bedroom · Ensuite · Wardrobes · Truss · RL · W · Rwp

UNIT 2

Master Bedroom · Dress · Ensuite · Bath · Linen · Bed 4 · Sh · Bed 3 · Bed 2 · RL

Farmhouse
UNIT 1

Not part of current application.

Turning area for service vehicle and agricultiral access.

Stock proof timber post and rail fence.

Access road to have compacted stone finish into Geo-web ground reinforcement .

Access to parking for UNIT 2

Existing post and rail fence with native mixed thorne hedge internally.

Native tree planting subject to detailed landscaping layout.

Driveway with sharp bonded gravel finish.

5 bar field gate to access road.

Existing field gate.

Existing trees

Grass verge

Access drive from Woodhead Lane.

Existing field gate.

Existing 125mm dia drain approx 1200mm deep collecting field drainage. See site location plan for outfall details.

Existing timber post and rail fence.

Existing septic tank to be disused.

Existing tree

Existing trees

Existing timber post and rail fence

Existing Access Drive

Existing building to be removed.

5 bar field gate to access parking area for Unit 3 and Cottage.

Existing building to be removed shown hatched.

5 bar field gate to access drive to Unit 1.

Grass verge

Tarmac finish

1.2m high dry stone wall

100mm dia Foul

100mm dia taking treated foul to outfall

Klargester Biotec 4 aerobic sewage treatment plant max 25 person capacity, designed to accommodate Units 1 to 3 and the cottage.

Sampling chamber

Rev B
Erect chestnut pale fencing for the duration of the works to prevent encroachment into the area of land around the existing pond.

UNIT 3
FL 140.950

Covered Parking · Bin Store

UNIT 2

P1 · G1 FL 143.400 · Passageway · Terrace · Parking Court · G3 · P3

UNIT 1
FARMHOUSE
Not part of current application.

FL 144.000 · FL 143.200 · FL 143.400

Garage · Parking Court · Terrace

Cottage
Not part of current application.

Pond

HIGH ST

Key

- Artificial stone flags to paths and terraces where shown.
- Sharp brown gravel to paths where shown.
- Sharp brown gravel to paths where shown.
- 141.075 Existing levels
- 140.200 Proposed levels
- Existing post and rail fence
- Proposed post and rail fence

SITE PLAN 1:200

UPPER WOODHEAD FARM
WOODHEAD LANE
PLATTS COMMON
BARNSLEY

PROPOSALS

FIRST FLOOR & SITE PLANS

mboothdesign
architectural design and building consultants
11 Crowden Walk Barnsley
S75 2LU
T: 01226 286256
M: 07881898300
E: mboothdesign@btconnect.com

Scale	1:100 @ A1	Drawn	MJB
Date	JULY 2012	Ref.	11.59
Dwg No.	P11	Rev.	

0cm | 2cm | 4cm | 6cm

Copyright mboothdesign. All dimensions in millimeters unless otherwise stated. Dimensions for setting out in existing buildings are to be checked and verified on site. to be checked on site