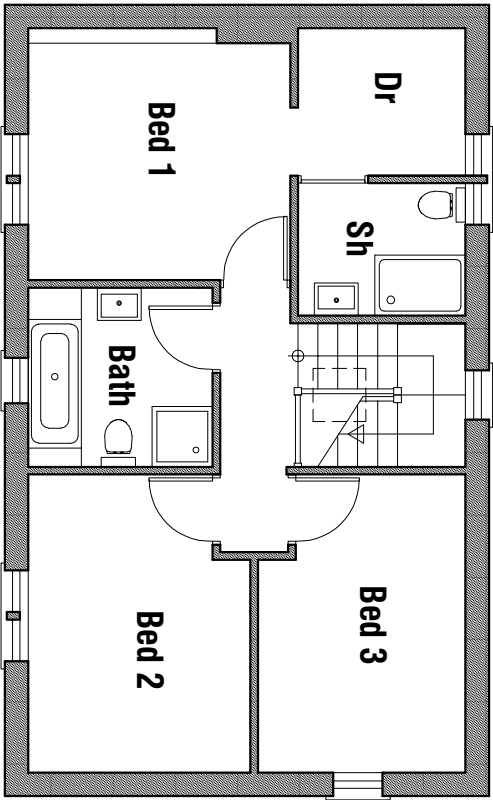
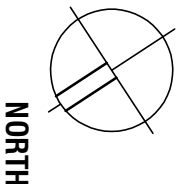




FIRST FLOOR PLAN

1.35m high reclaimed stone boundary wall positioned to avoid archway in existing stone barn.



Landscaping
The site has a Leylandii hedge to the site frontage which will be removed. No trees are to be removed. Two new trees are proposed:
1 No Pa Prunus Avium
1 No Ac Acer Campestre

8-10 standard 2.5-3m
8-10 standard 2.5-3m

Existing boundary wall and hedge retained.

Marshalls Tegula artificial stone sets, colour ref Natural.

Tarmac finish to entrance area.

Site walls sprayed to provide 2.0 x 2.0m pedestrian visibility sight lines.

New access 3.6m wide with gates set back 5.5 meters from back edge of footprint.
2.0x4.5m visibility sightlines to both directions measured to nearest kerb.

GROUND FLOOR PLAN



Existing Barn

Garage

Hall

Kitchen

Hall

Lounge

WC

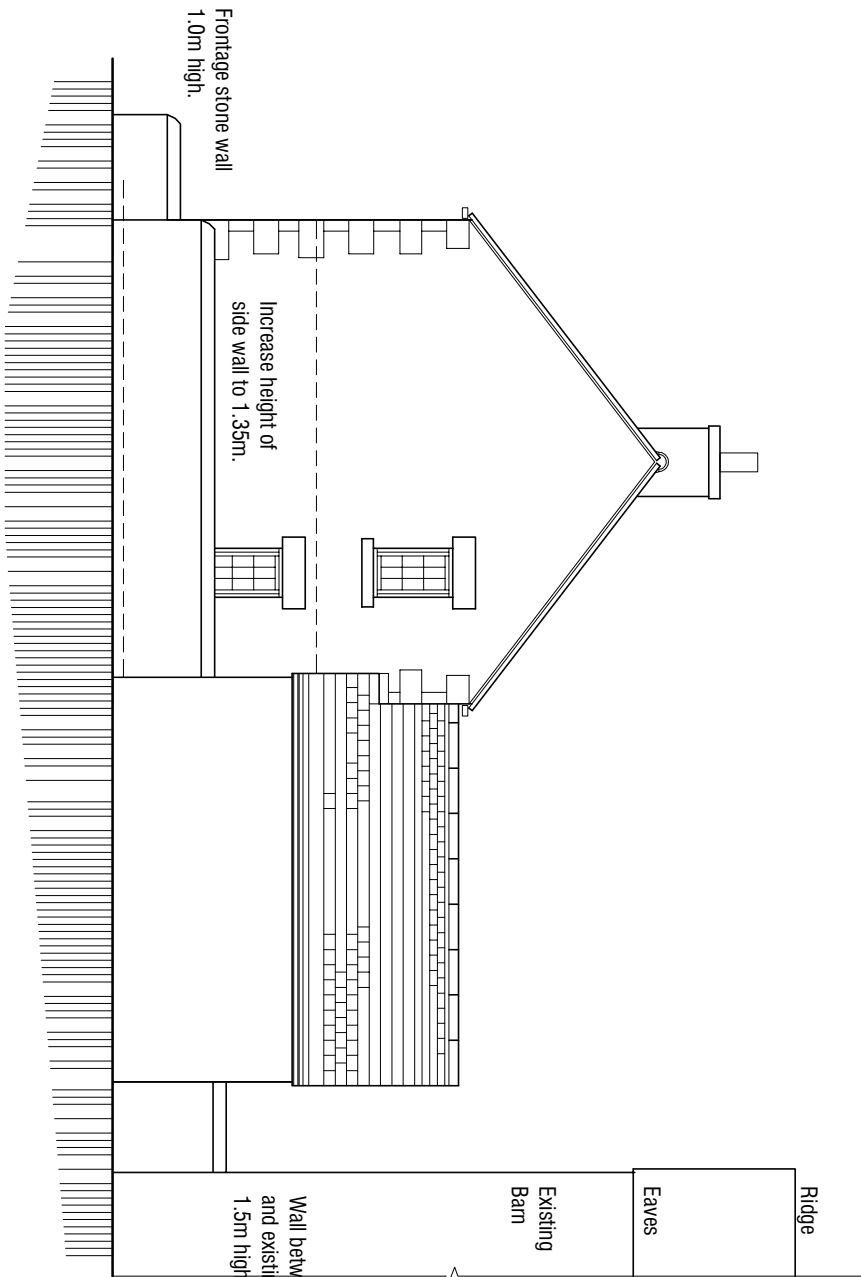
Breakfast

Natural (red) stone flags flush pointed with mortar.

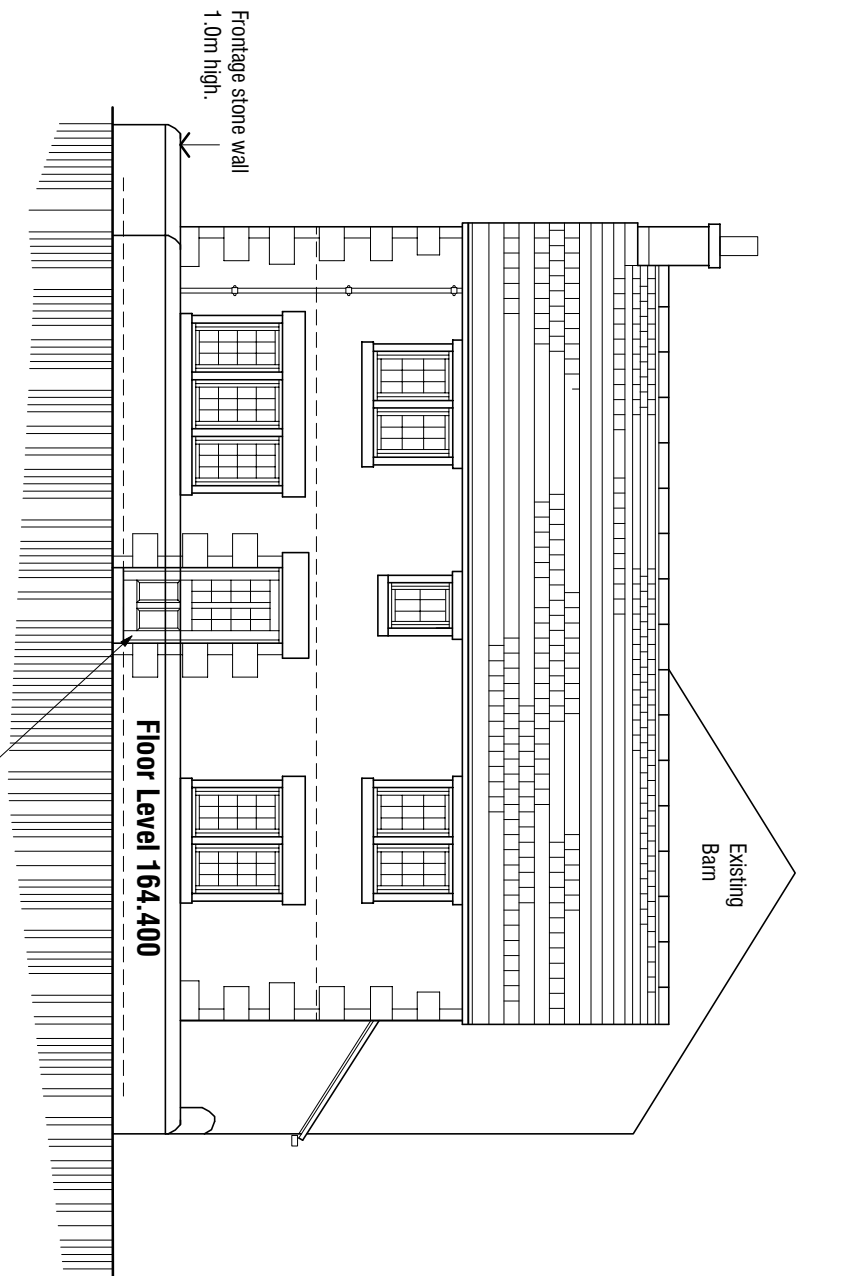
Dark brown sharp gravel

Tarmac finish to parking and turning area.

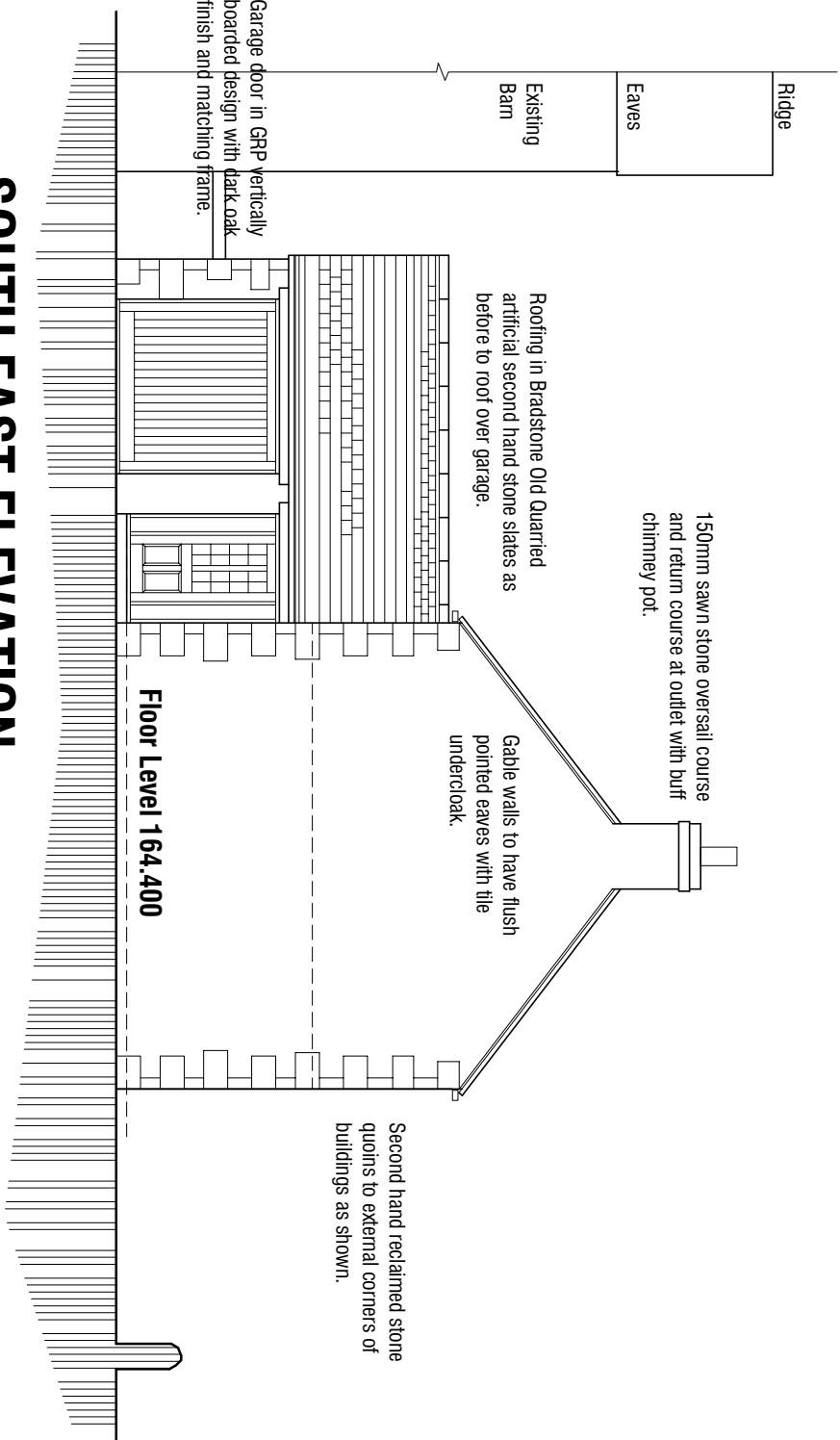
Rebuild frontage wall in reclaimed stone to a height of 1.0m above footpath level.



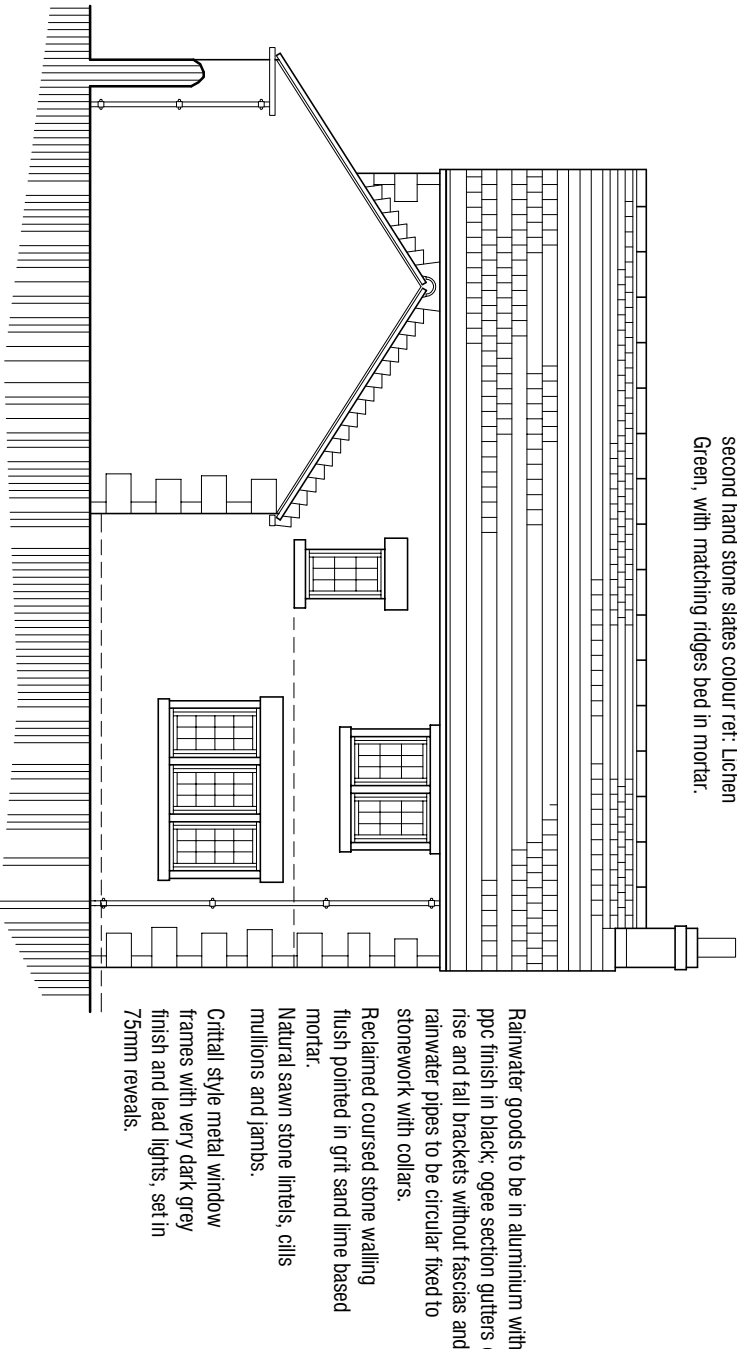
NORTH WEST ELEVATION



NORTH EAST ELEVATION



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION

DESIGN PROPOSALS

PLANS AND ELEVATIONS

☐ ☐ mboothdesign
architectural design and building consultants

Fairfield House
Barneslai Close Barnsley
S70 2PL
T: 01226 286256
M: 07881 898300
E: mboothdesign@btconnect.com

PROPOSED DWELLING

IVY HOUSE FARM
CHAPEL ROAD
TANKERSLEY

A 28.02.2019 - Add Details of materials and hard and soft landscaping.

Scale 1:100 @ A2	Drawn	MJB	
Date APRIL 2016	Ref.	14.38	
Dwg No. P5	Rev.	A	
10mm	20mm	40mm	60mm

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

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