

Ground Floor FFL: 179.310m
 Garage FFL: 179.160m
 First Floor FFL: 182.032m

existing building and hard surfacing encroaches into root protection zone of existing trees (shown dotted green); proposed works include for minor additional areas falling within root protection zone, scope agreed to be acceptable with OMBC Tree Officer during pre-application discussions on site

Existing tree to be removed & 4no. new trees to be planted elsewhere on site; this arrangement as per previously approved strategy under application HH/344113/19

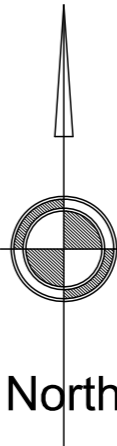
extend existing boundary wall to fully enclose private garden space

new timber deck to provide level external area as ground slopes away

either reinstate existing timber fence (previously removed due to damage) with new or build up existing stone boundary wall to roadside boundary with new soft landscaping buffer within garden to provide privacy and noise screening from main road

outline of previously approved building footprint (application ref: HH/344113/19) shown dotted red

HOLMFIRTH ROAD



REV	DATE	AMENDMENT	BY	CHKD

HNA architects
 Architecture | Planning | Design

PROJECT:	The Lodge, Hollyville, Greenfield			
CLIENT:	Mr. & Mrs. Birch			
DRAWING:	Proposed Site Layout Plan			
DRAWN BY:	TR	CHECKED BY:	MB	SCALE: 1:100 @ A2
STATUS:	Planning	DRAWING No:	1372/P-001	REVISION:

DO NOT SCALE.
 COPYRIGHT REMAINS WITH HNA ARCHITECTS Ltd.
 TEMPLE WORKS, TEMPLE STREET, OLDHAM, OL1 3NJ
 TEL: 0161 688 1820
 E-MAIL: info@hna-architects.co.uk

RIBA
 Chartered Practice