Planning details only
not to be used for
construction

Road

Land front

Land rear

Proposed GIA =272.9m2

Post and Wire Fence

7250

10150

RIDGE =25.94

Dining

Kitchen

Utility

Lounge

Study/Bedroom

Hall

Shower room

Open Porch

5500

4700

CARPORT

STORE

Trees and Dense Vegetation

Pedestrian access via
new entrance gate

4100

2400

Grass Verge

New 42 m visability

New 60 m visability

Small increase to opening

Close pedestrian access

Overhead Wires

Existing narrow entrance
svisibility plays very limited
approx 5m in each direction

Smithers Hill Lane

Grass Verge

Hedge Average 2.0ht

GrassField

Grass

Wooden Picket Fence

Scrub/Vegetation

Hedge Average 2.0ht

18.0

17.0

PROPOSED BLOCK PLAN 0 5.0 10.0 15.0 M

PB PROPERTIES
the design to build on

CIAT CHARTERED PRACTICE

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Client: Knepp B Estates

Site Address:
The Bungalow
Smithers Hill
Shipley

Project Name:
REPLACEMENT
DWELLING

Date: 23/07/2024

Scales:
1:200

Plan No. D 0724/705/03 D

Drawings produced using Vectorworks CAD. Only written dimensions to be respected.
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