



















**Key**

-  Existing trees retained and protected during any proposed works
-  Existing boundary and hedgerow planting retained and protected during any proposed works
-  Existing and proposed grass
-  Proposed grass access track with reinforcement mesh (to reduce visual impact)
-  Proposed fruit, shrub and perennial planting
-  Proposed new hedgerow planting to reinstable historic boundaries using native stock eg. Hawthorn, blackthorn, holly, hazel and field maple. All species currently present on site.
-  Stepped terracing with wildflower turf
-  Concrete
-  gravel in containment grids
-  stone setts
-  stone flag and gravel mowing margin to roof eaves/overhang caused by overwinging
-  crushed stone

-  Proposed tree native tree planting based on species local to the area
-  Succession Planting  
Hedgerows to north, east and west of site are outside the blue line boundary. Applicant therefore not able to determine short and long term management of these groups.  
To ensure some long term continuation of boundary vegetation, small copes of native hedgerow shrubs and trees proposed. Eg. Hawthorn, blackthorn, holly, field maple, oak, apple. All native species on site.
-  Proposed orchard planting using bush tree nursery stock. Anticipated mature height: Approximately 3m high x 3m spread (depending on root stock and pruning) with proposed wildflower meadow understorey.
-  Kitchen garden beds
-  Application site boundary
-  Ownership boundary



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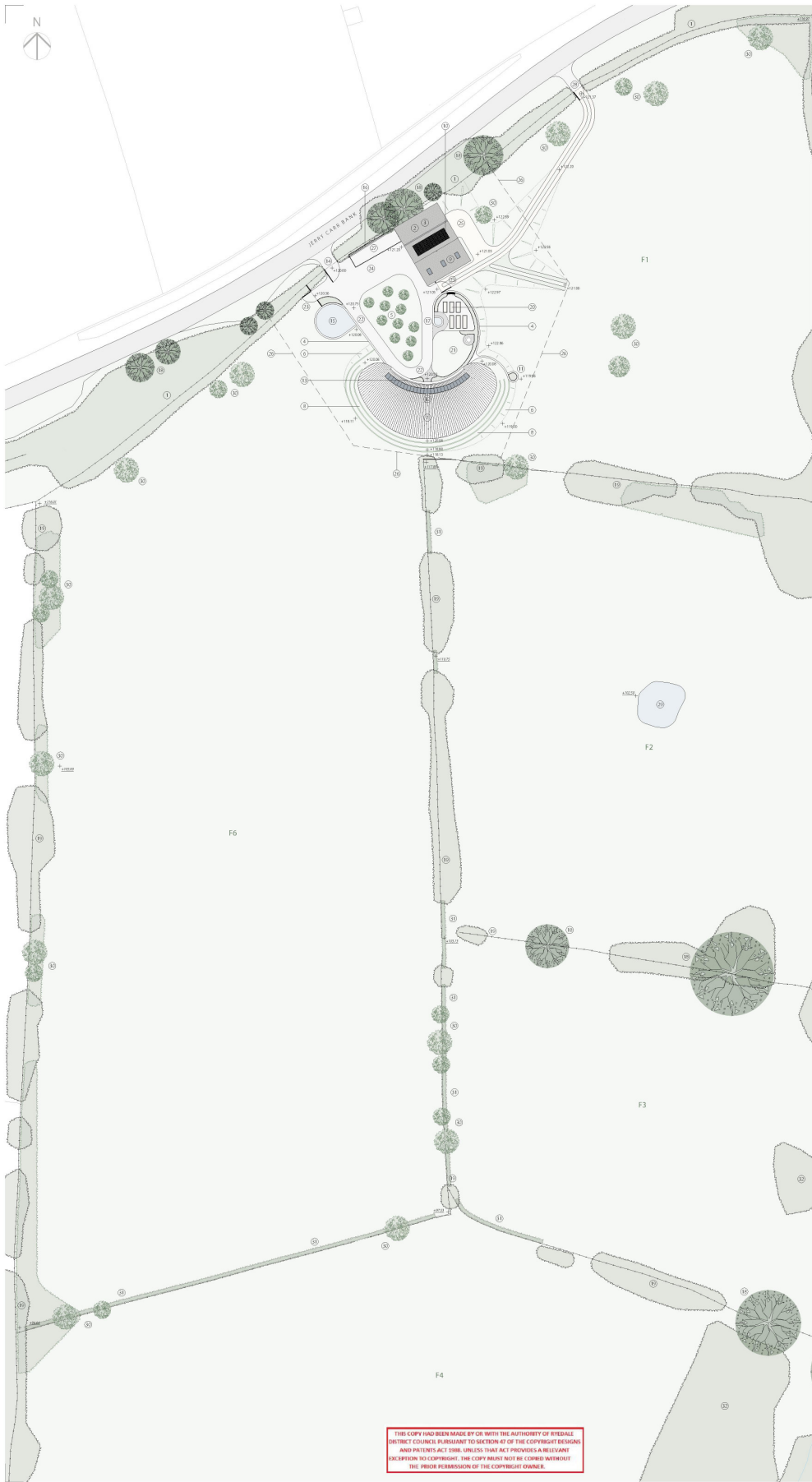


**The Landscape Design Company**  
 1 Hargrave Walk, North Yorkshire YO21 7JZ  
 Tel: 01753 825244 email: mail@landscape.co.uk

**Mr & Mrs Durrell**  
 Knoll Hill Farm, Ampleforth

**Proposed Landscape Site Plan** For Planning

Scale: 1:200 @A1  
 Date: RM 12.6.20 Sheet No: 161 of 2



- 1 Existing outside boundary hedge and fence
- 2 Existing steel framed barn to clad and re-use as livestock shed, machine store and workshop
- 3 New converted from carrier shed into existing barn
- 4 Dry stone garden wall with zinc coping forming 10' to an air water from roof outlets to ponds
- 5 New outcrop paving to north side of new house
- 6 New shallow deck to bring the 'hut' providing level access to house
- 7 Curved standing seam zinc roof to new house
- 8 Stepped landscape terrace following curve of house to level change between proposed house level and existing ground level
- 9 New roof extension to workshop
- 10 New photovoltaic panels to south facing roof pitch of barn
- 11 Dry stone garden wall removed forming raised planter
- 12 New curved 'lean' roof window to entrance hall
- 13 Hidden gutter in roof edge
- 14 Existing primary field access retained, forming vehicle access to new house
- 15 Dry stone garden wall removed forming livestock pond
- 16 Low stone retaining wall to north side of new yard
- 17 Dry stone garden wall removed forming garden watering point
- 18 Existing hedgerow trees to be retained
- 19 Existing lines and stone hedgerows forming washing field pattern retained
- 20 Vegetable garden
- 21 Lawn
- 22 Vehicle access to house / turning loop
- 23 New gate providing vehicle / livestock access to fields
- 24 Concrete yard providing vehicle / cattle manoeuvring space and access to barn from west
- 25 Level area to surface with crushed stone providing access to barn from east
- 26 Entire of domestic courtyard
- 27 Slopings of courtyard have to be made to be demarcated (shown dashed)
- 28 Existing secondary field access retained
- 29 Historic pond reinstated
- 30 New native tree planting
- 31 Historic boundary hedgerow reinstated
- 32 Existing area of game retained

- KEY TO SYMBOLS:**
- Existing tree
  - New tree
  - Planning
  - Existing fence
  - New fence
  - Sloping ground (see page 20)
  - Proposed ground / floor level
  - Existing ground / floor level

### PLANNING ISSUE

App.	Date	Drawn	Check	By	Planning Issue
A1	13/05/2020	TJT	RAB	TJT	Planning Issue

**bramhall blenkarn**  
 RIBA Chartered Practice  
 The Maltings, Market North, York, YO17 7DP  
 01904 583033  
 01904 583805  
 4 maltings@bramhall.com  
 www.bramhall.com

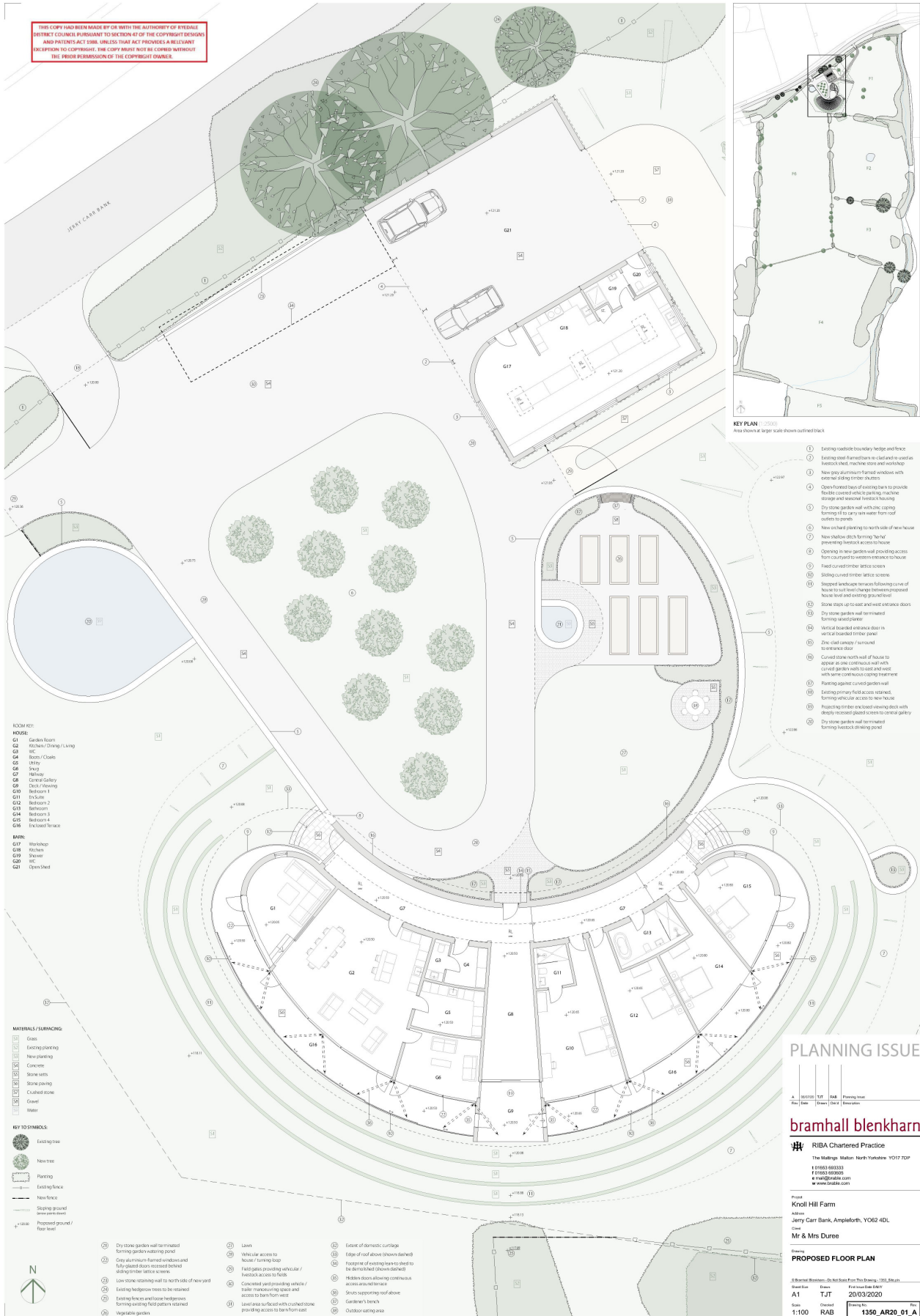
Project: **Knoll Hill Farm**  
 Address: **Jerry Carr Bank, Ampleforth, YO62 4DL**  
 Client: **Mr & Mrs Duree**

### PROPOSED SITE PLAN

Scale	Date	Drawn	Check	By	Planning Issue
1:500	13/05/2020	TJT	RAB	TJT	Planning Issue

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KEY PLAN (1:2500)  
Area shown at larger scale shown outlined black

- ROOM KEY:**
- G1 Garden Room
  - G2 Kitchen / Dining / Living
  - G3 WC
  - G4 Booty / Cloak
  - G5 Entry
  - G6 Storey
  - G7 Corridor / Gallery
  - G8 Deck / Landing
  - G9 Bedroom 1
  - G10 Bedroom 2
  - G11 Bedroom 3
  - G12 Bedroom 4
  - G13 Bedroom 5
  - G14 Bedroom 6
  - G15 Bedroom 7
  - G16 Enclosed Terrace
- BATH:**
- G17 Workshop
  - G18 Kitchen
  - G19 Shower
  - G20 WC
  - G21 Open Shed

- MATERIALS / SURFACING:**
- Grass
  - Existing planting
  - New planting
  - Concrete
  - Stone walls
  - Stone paving
  - Crushed stone
  - Gravel
  - Water

- KEY TO SYMBOLS:**
- Existing tree
  - New tree
  - Planting
  - Existing fence
  - New fence
  - Sloping ground
  - Proposed ground / floor level

- 1 Existing outside boundary hedge and fence
- 2 Existing steel framed barn in field and in use as livestock shed, machine store and workshop
- 3 New grey aluminium framed windows with external sliding timber shutters
- 4 Open flower beds of existing barn to provide flexible covered walkway parking, machine storage and seasonal livestock housing
- 5 Dry stone garden wall with one coping forming 1/2 to carry rain water from roof outlets to ponds
- 6 New overhead planting to north side of new house
- 7 New shallow deck forming 'hot tub' preventing lateral access to house
- 8 Opening in new garden wall providing access from courtyard to western entrance to house
- 9 Field curved timber window screens
- 10 Sliding curved timber lattice screens
- 11 Stepped landscape terrace following curve of house to suit level change between proposed house level and existing ground level
- 12 Stone steps up to east and west entrance doors
- 13 Dry stone garden wall terminated forming raised planter
- 14 Vertical boarded entrance door in vertical boarded timber pane
- 15 Zinc clad canopy / surround to entrance door
- 16 Curved stone north wall of house to appear as one continuous wall with curved garden walls to east and west with same continuous coping treatment
- 17 Roping in stone curved garden wall
- 18 Existing primary field access retained, forming vehicle access to new house
- 19 Roping in stone enclosed existing deck with deeply recessed glazed screen to central gallery
- 20 Dry stone garden wall terminated forming livestock driveway panel

- 21 Dry stone garden wall terminated forming garden watering pond
- 22 Clay drainage (spiral) windows and fully glazed doors recessed behind sliding timber lattice screen
- 23 Low stone retaining wall to north side of new yard
- 24 Existing hedgrows trees to be retained
- 25 Existing fence and stone hedgrows forming existing field option retained
- 26 Vegetable garden
- 27 Lawn
- 28 Vehicular access to 'hot tub' / swimming pool
- 29 Field gates providing vehicular / livestock access to fields
- 30 Covered parking/porch area / table manufacturing shed and access to barn from west
- 31 Level area surfaced with crushed stone providing access to barn from east
- 32 Edge of roof above (shown dashed)
- 33 Footprint of existing barn to be demolished (shown dashed)
- 34 Hidden doors allowing continuous access across entrance
- 35 Stone supporting roof above
- 36 Garden's bench
- 37 Outdoor seating area

PLANNING ISSUE

Scale: 1:100

**bramhall blenkarn**

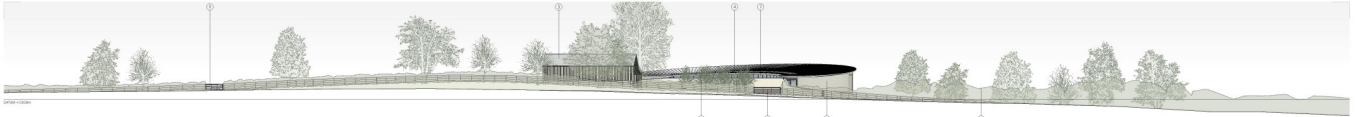
RIBA Chartered Practice

The Maltings Station North Yorkshire YO17 7DP  
 01904 889033  
 01904 889005  
 4 w@blbam.com  
 www.blbam.com

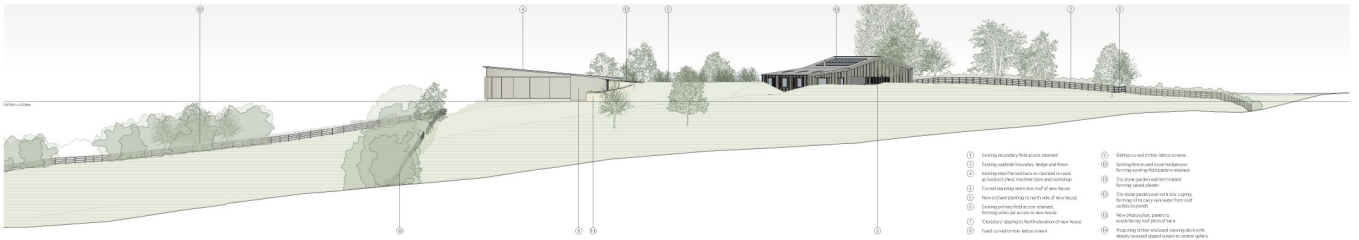
Project: **Knoll Hill Farm**  
 Address: **Jerry Carr Bank, Ampleforth, YO62 4DL**  
 Client: **Mr & Mrs Durso**

**PROPOSED FLOOR PLAN**

Client:	Mr & Mrs Durso
Architect:	bramhall blenkarn
Drawn:	T.J.F.
Checked:	RAB
Date:	20/03/2020
Scale:	1:100
Project No.:	1350_AR20_01_A



**NORTH-FACING SITE ELEVATION**  
Site Number: 1100  
Site Number: 8

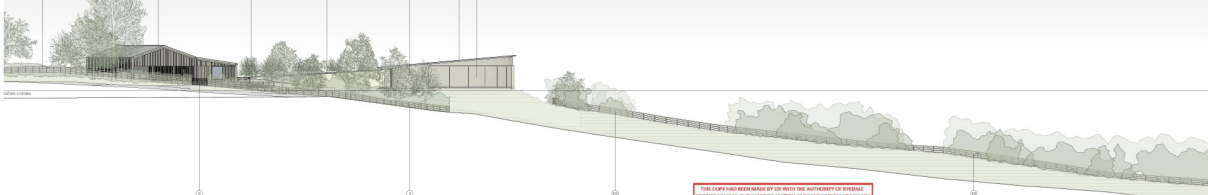


**EAST-FACING SITE ELEVATION**  
Site Number: 1100  
Site Number: 8

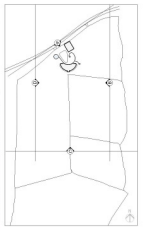
- 1 Existing secondary field access retained
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- 20 Existing secondary field access retained



**SOUTH-FACING SITE ELEVATION**  
Site Number: 1100  
Site Number: 8



**WEST-FACING SITE ELEVATION**  
Site Number: 1100  
Site Number: 8



**KEY PLAN**

**PLANNING ISSUE**

- 1 Planning Issue
- 2 Planning Issue
- 3 Planning Issue
- 4 Planning Issue
- 5 Planning Issue
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- 8 Planning Issue
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**bramhall blenkharn**

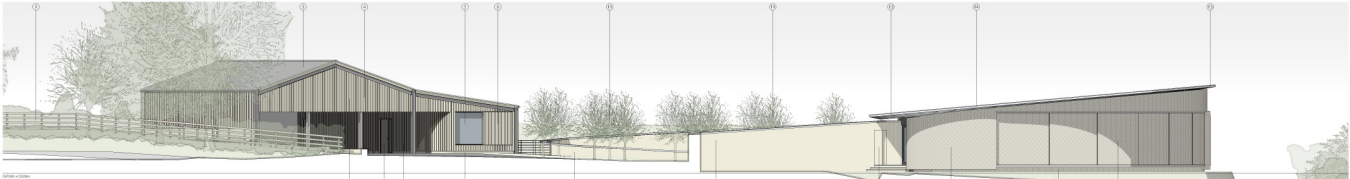
RIBA Chartered Practice  
The Watling, Watlington, North Yorkshire YO21 1DP  
01904 830000  
01904 830001  
www.bramhallblenkharn.com

Client: Kitch Hill Farm  
Address: Joffy Carr Bank, Ampthorp, YO60 4DL  
Client: Mr & Mrs Duro

**PROPOSED SITE ELEVATIONS**

Client: Kitch Hill Farm  
Address: Joffy Carr Bank  
Date: 27/03/2020  
Scale: 1:200  
Author: RAB  
Drawing No: 1100\_AR30\_01\_A

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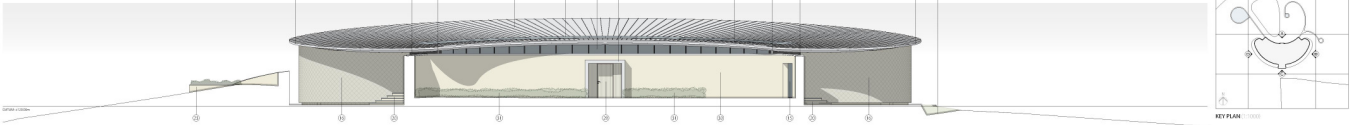
WEST-FACING ELEVATION  
1:100  
01/2020

- 1 Existing wall with timber cladding and brick
- 2 Existing roof structure to be retained and used as structure for the new roof
- 3 New gabled roof over main part of existing barn
- 4 New timber cladding to existing roof structure
- 5 New grey slate on framed roof
- 6 New gable end on framed roof
- 7 New roof structure to be retained
- 8 Existing roof structure to be retained
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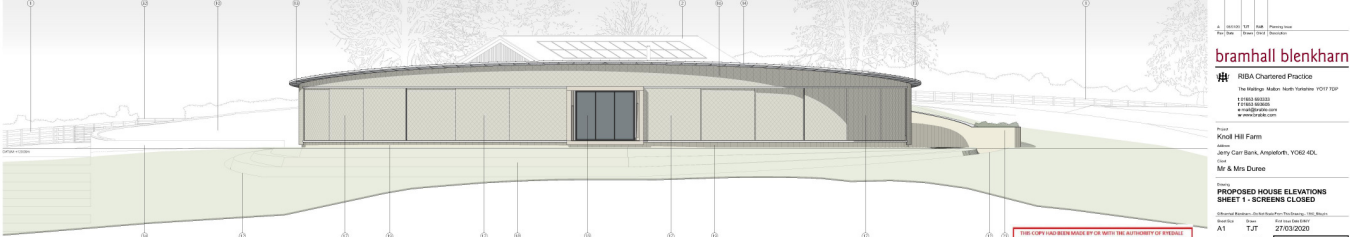


EAST-FACING ELEVATION  
1:100  
01/2020

- 1 Existing wall with timber cladding and brick
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NORTH-FACING ELEVATION  
1:100  
01/2020



SOUTH-FACING ELEVATION  
1:100  
01/2020



KEY PLAN  
1:100  
01/2020

PLANNING ISSUE

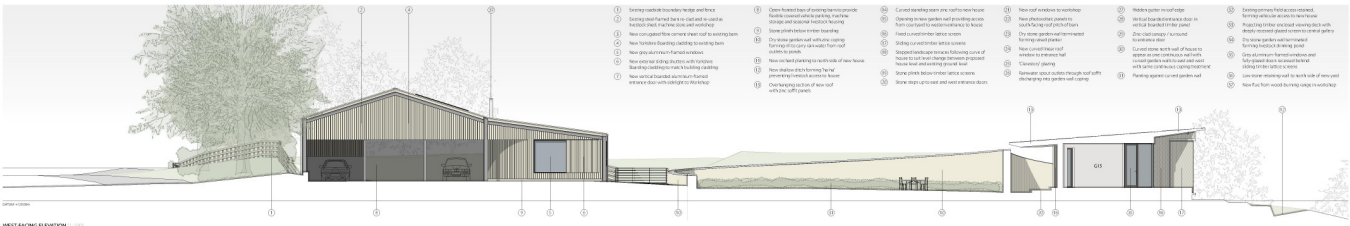
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**bramhall blenkharn**  
RIBA Chartered Practice  
The Watling, Milton, North Yorkshire YO17 6DP  
01430 810000  
01430 810001  
www.bramhall.com

Client: Kiosk Hill Farm  
Address: Jolly Carr Bank, Annapethorpe, YO68 4DL  
Client: Mr & Mrs Duro

Project: PROPOSED HOUSE ELEVATIONS  
SHEET 1 - SCREENS CLOSED  
Drawing No: 1396\_AR36\_02\_A  
Date: 27/03/2020  
Scale: 1:100  
Author: RAB

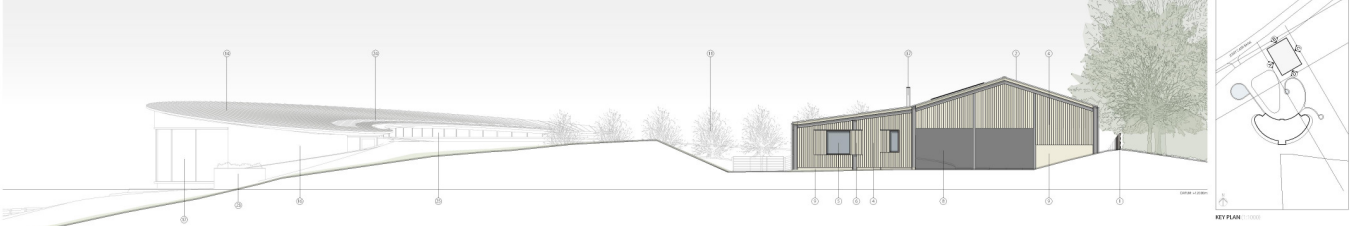
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WEST-FACING ELEVATION 1:100  
Detailed



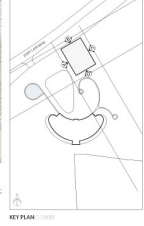
NORTH-FACING ELEVATION 1:100  
Detailed



EAST-FACING ELEVATION 1:100  
Detailed



SOUTH-FACING ELEVATION 1:100  
Detailed



KEY PLAN 1:1000

PLANNING ISSUE

1:1000  
1:500  
1:200  
1:100  
1:50  
1:20  
1:10  
1:5  
1:2  
1:1

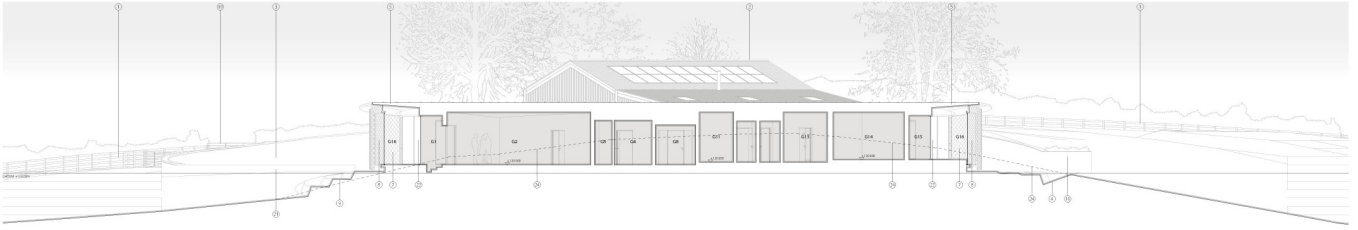
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The Watlington, Watlington, North Yorkshire YO17 6DP  
01904 88000  
www.bramhallblenkham.com

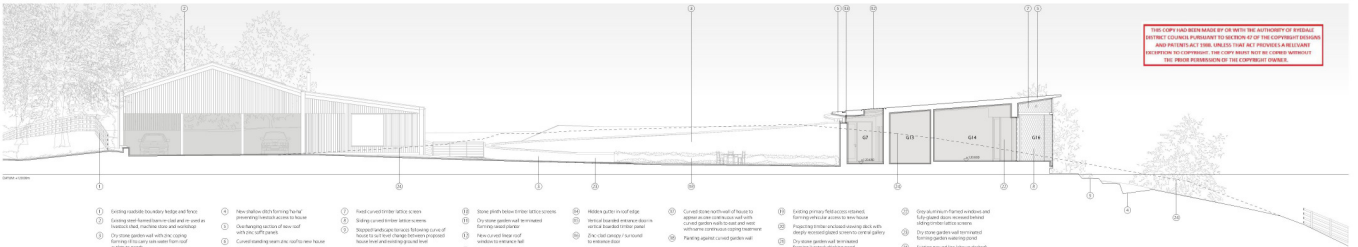
Client: Kneel Hill Farm  
Address: Jiffy Carr Bank, Ampthorp, YO62 4DL  
Client: Mr & Mrs Durose

Project: PROPOSED WORKSHOP ELEVATIONS

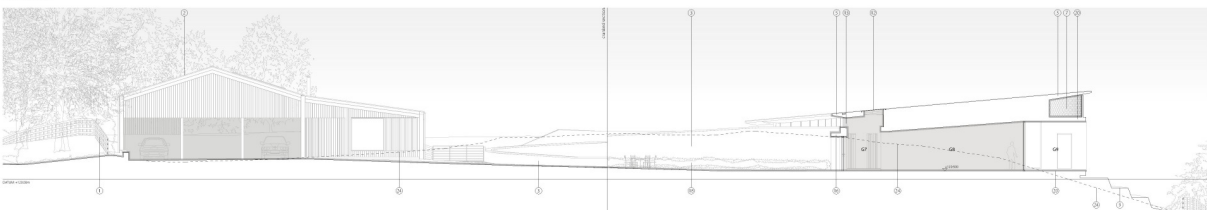
Client: Mr & Mrs Durose  
Architect: Bramhall Blenkham Architects, 101, Watlington, Watlington, North Yorkshire YO17 6DP  
Date: 03/04/2020  
Scale: A1 T/J  
1:100 RAB 139\_ AR30\_04\_A



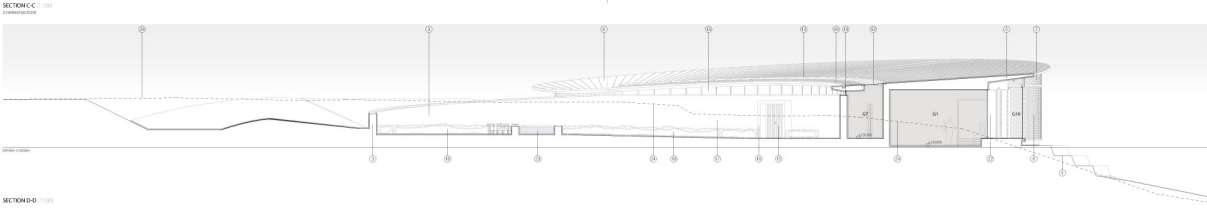
SECTION A-A



SECTION B-B



SECTION C-C



SECTION D-D

KEY PLAN

PLANNING ISSUE

BRAMHALL BLINKHAM

RIBA Chartered Practice

The Watling, Market North, York YO1 1DP

01904 333333

www.bramhallblinkham.com

Client: Kiosk Hill Farm

Location: Jolly Carr Farm, Ampthorp, YO60 4DL

Client: Mr & Mrs Duro

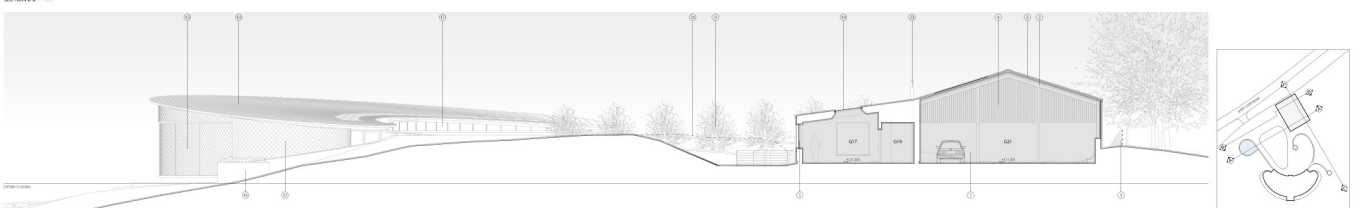
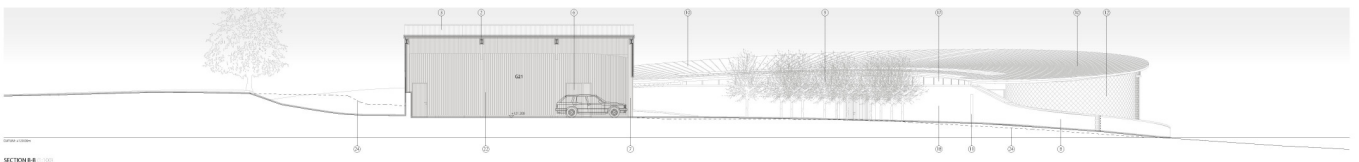
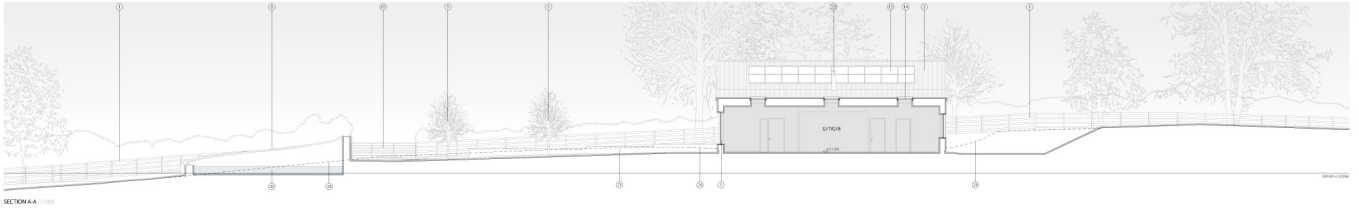
Project: PROPOSED HOUSE SECTIONS

Drawn: J.T.J. 21/04/2020

Scale: 1:100

Author: RAB

Project: 1399\_AR40\_01\_A

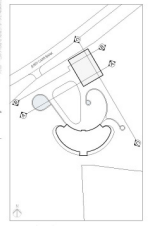


- SECTION C**
- 1 Retain existing boundary hedge and fence
  - 2 Demolish existing barn to east and east end of new house
  - 3 New concrete floor to east end of existing barn
  - 4 New concrete base for existing existing barn
  - 5 New gable structure in front of existing barn
  - 6 New gable structure in front of existing barn
  - 7 New vertical double glazing in front of existing barn
  - 8 New vertical double glazing in front of existing barn
  - 9 New vertical double glazing in front of existing barn
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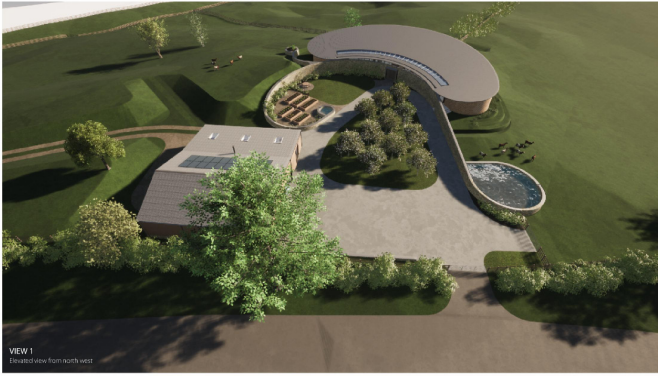
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**PROPOSED WORKSHOP SECTIONS**

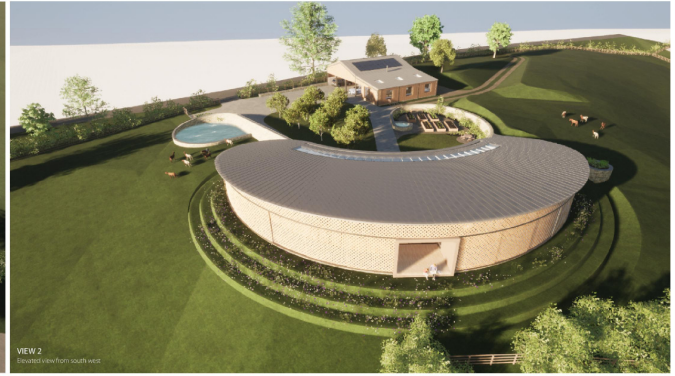
Client: Kitch Hill Farm  
 Address: Jolly Carr Bank, Annapurva, YO66 4DL  
 Contact: Mr & Mrs Duxon

Project: PROPOSED WORKSHOP SECTIONS  
 Drawing Number: 1399\_AB46\_02\_A  
 Date: 01/05/2020  
 Scale: 1:100  
 Author: RAB





VIEW 1  
Elevated view from north west



VIEW 2  
Elevated view from south west



VIEW 3  
Elevated view from north



VIEW 4  
View from south



VIEW 5  
View from south west



VIEW 6  
View from east



VIEW 7  
View from eastern access track

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 Address  
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 Client  
 Mr & Mrs Duree

#### PROPOSED 3D VIEWS

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