PROPOSED BLOCK PLAN
1:100 @ A1

1:100 scale
0 1 2 3 4 5 6 7 8 9 10 20 M

Stables unsurveyed - FA to take site measurements to develop internal proposals

Schwegler 1B bird nest box.

Schwegler 1B bird nest box.

Schwegler 1B bird nest box.

Schwegler 1B bird nest box.

Steps demolished and moved to align with bootroom access - refer to SE details and GF GAs

Removal of steps

New steps to align with entrance to boot room

Inspection chamber relocated to allow for stepped access

Existing tack room to be amended to utility

New vehicular access doors to rear of garage block

Shed demolished, shed and oil tank relocated

New vehicular access path from rear of garage block to wider estate - refer to civil engineers details for proposed surfaces and build up

Drainage to be aligned with civil engineer drawings

Landscaping to be coordinated with appointed landscape architect

Planted borders with concealed speakers French drain

3no steps to existing garden level

Terrace area approx. 4.35 X 11m

Proposed retaining wall circa. 400-750mm high

French drain

REVISED LAYOUT PENDING INTERIOR DESIGNERS DRAWING

GF_100 KITCHEN FFL: 170.00 FLOOR FINISH TBC
GF_101 HALL FFL: 170.00 FLOOR FINISH TBC
GF_102 LIBRARY/GARDEN ROOM FFL: 170.00 FLOOR FINISH TBC
GF_103 DINING ROOM FFL: 170.00 FLOOR FINISH TBC
GF_104 STUDY FFL: 170.00 FLOOR FINISH TBC
GF_105 CLOAK FFL: 170.00 FLOOR FINISH TBC
GF_106 ENTRANCE HALL FFL: 170.00 FLOOR FINISH TBC
GF_107 TV ROOM FFL: 170.00 FLOOR FINISH TBC
GF_108 DRAWING ROOM FFL: 169.87 FLOOR FINISH TBC
GF_109 BOOT ROOM FFL: 170.00 FLOOR FINISH TBC
GF_110 UTILITY FFL: 168.98 FLOOR FINISH TBC
GF_111 WC FFL: 170.00 FLOOR FINISH TBC
GF_201 CARPORT FFL: 169.01 FLOOR FINISH TBC
GF_202 GARDENER WC FFL: 169.01 FLOOR FINISH TBC
GF_203 GARAGE 1 FFL: 169.03 FLOOR FINISH TBC
GF_204 GARAGE 2 FFL: 169.03 FLOOR FINISH TBC

NB ALL SWIFT AND BAT BOX LOCATIONS TO BE REVIEWED ON SITE BY FA

BLOCK PLAN KEY
- 'S' Brick Swift bird boxes placed under eaves
- Bat boxes located on trees (2 per tree, 6 in total)
- Existing
- Proposed Extension
- New culvert location
- New vehicular access
- To be demolished
- Proposed tennis court location

NOTES:

Notwithstanding the representations on this drawing, if used as Construction stage drawings, ALL foundations and structural members to be designed to comply in all respects with the appropriate Construction and Building Acts, and all their amendments. This drawing is subject to advice from a structural engineer before implementation.

Fleming Architects & Partners cannot be responsible for drawing inaccuracy if issued from any location other than their offices.

It is the obligation of both **Client** and **Contractor** to study these drawings carefully before works commence (all drawings, notes, details and dimensions are to be checked) and to report any discrepancy immediately to the Architect. This is especially true if there is no architectural presence on site. IF IN DOUBT, ASK! All attempts will be made to allocate the necessary resource to promptly resolve any such discrepancy. Immediate response cannot be guaranteed.

The Architect cannot take liability for unreported discrepancies occuring within the duration of the project.
Fleming Architects & Partners (c)

drawing revisions

rev.	date	description
A	22/11/2024	Construction Issue

Leygore Farm Barn
Turkdean
Northleach
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FLEMING ARCHITECTS & Partners

title	Proposed Block Plan
project	Magpie Farm
client	Michael Holland & Denise O'Donoghue
scale	1:100 @ A1
date	08/10/2024
drawn	ALB
checked	CF
status	CONSTRUCTION

399-C-211 /A