

FRONT ELEVATION

EXTERNAL MATERIALS

WALLS- TERCA OAKWOOD MULTI FACING BRICK

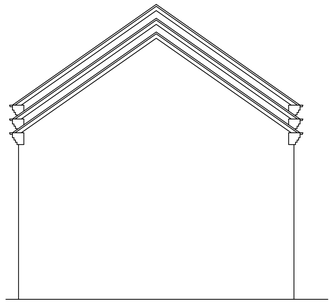
ROOF-RUSSELL GRAMPIAN FLAT GREY INTERLOCKING CONCRETE TILES

WINDOWS-WHITE UPVC

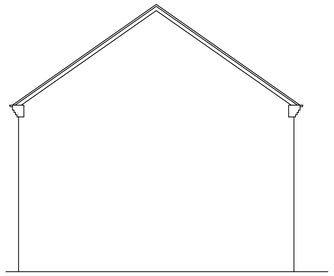
FASCIA-WHITE UPVC

BLACK GUTTERS AND RWPs

TARMACADAM DRIVES AND FOOTPATH



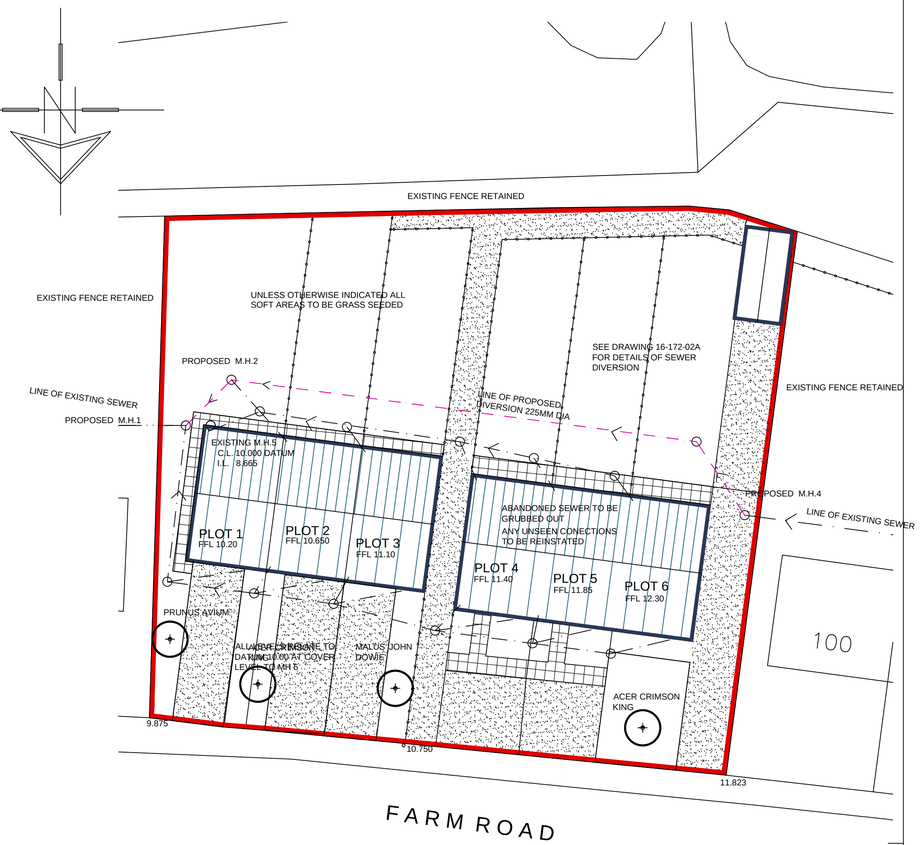
SIDE ELEVATION



SIDE ELEVATION



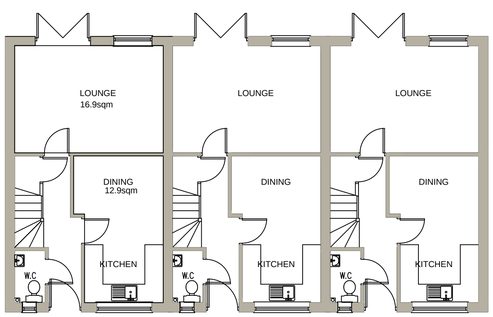
REAR ELEVATION



SITE PLAN
SCALE 1 : 200

FIRST FLOOR PLAN

SECOND FLOOR PLAN



GROUND FLOOR PLAN

DRAINAGE

DRAINS TO BE CONNECTED TO EXISTING NETWORK.
FULL DETAILS OF EXISTING DRAINAGE SYSTEM TO BE INVESTIGATED AND CONFIRMED ON SITE. INCLUDING GRADIENTS AND INSPECTION CHAMBER POSITIONS.
DRAINS TO HAVE LINTEL OVER WHERE PASSING THROUGH WALLS. IF DRAINS PASS BENEATH BUILDING, FOUNDATIONS TO BE TAKEN DOWN TO BELOW INVERT OF PIPE.
ALL WORK TO BE IN ACCORDANCE WITH BUILDING CONTROL OFFICERS APPROVAL ON SITE.

RAINWATER DRAINAGE
RAINWATER GOODS TO BE NEW 110MM UPVC HALF ROUND GUTTERS TAKEN AND CONNECTED INTO 68MM DIA UPVC DOWNPIPES. RAINWATER TAKEN TO NEW SOAKAWAY, SITUATED A MIN DISTANCE OF 5.0M AWAY FROM ANY BUILDING, VIA 110MM DIA UPVC PIPES SURROUNDED IN 150MM GRANULAR FILL. SOAKAWAY TO BE MIN OF 1 CUBIC METRE CAPACITY (OR TO DEPTH TO LOCAL AUTHORITIES APPROVAL) WITH SUITABLE GRANULAR FILL WITH GEOTEXTILE SURROUND TO PREVENT MIGRATION OF FINES. IF NECESSARY CARRY OUT A POROSITY TEST TO DETERMINE DESIGN AND DEPTH OF SOAKAWAY

SHOULD PEROCITY TEST INDICATE THAT SOAKAWAYS ARE UNSUITABLE SURFACE WATER DISPOSAL TO SPECIALIST DETAILS AND B.C.O. APPROVAL.

UNDERGROUND FOUL DRAINAGE (EXCEPT SEWER DIVERSION-SEE DRAWING 16-172-02A)
UNDERGROUND DRAINAGE TO CONSIST OF 100MM DIAMETER UPVC PROPRIETARY PIPE WORK TO GIVE A 1:40 FALL. SURROUND PIPES IN 100MM PEA SHINGLE. PROVIDE 600MM SUITABLE COVER (900MM UNDER DRIVES). SHALLOW PIPES TO BE COVERED WITH 100MM REINFORCED CONCRETE SLAB OVER COMPRESSIBLE MATERIAL. PROVIDE RODDING ACCESS AT ALL CHANGES OF DIRECTION AND JUNCTIONS. ALL BELOW GROUND DRAINAGE TO COMPLY WITH BS EN 1401-1: 2009.

INSPECTION CHAMBERS
UNDERGROUND QUALITY PROPRIETARY UPVC 450MM DIAMETER INSPECTION CHAMBERS TO BE PROVIDED AT ALL CHANGES OF LEVEL, DIRECTION, CONNECTIONS AND EVERY 45M IN STRAIGHT RUNS. INSPECTION CHAMBERS TO HAVE BOLT DOWN DOUBLE SEALED COVERS IN BUILDINGS AND BE ADEQUATE FOR VEHICLE LOADS IN DRIVEWAYS.

Proposed selected standard tree planting. See schedule for species.

Proposed conc flag paving.

Proposed amenity grass seeding.

Proposed tarmacadam PRIVATE DRIVE

PREPARATION AND PLANTING

All plant material shall conform to BS3936 Parts 1and 4 and BS 4428.
Topsoil to comply with BS3882. 1994.
Organic matter to be proprietary shrub planting compost, or approved compost derived from recycled organic matter.
Slow release fertiliser to be 'Enmag' or similar.

Tree planting

1 Trees to be planted into pits of an appropriate size to accommodate the root system without restriction.
2 Standard trees to be single staked using a 75mm diam machine rounded stake. Fixed to stake by proprietary rubber tree tie with spacer. Finished height of all stakes shall not exceed 1/3 height of tree above ground.
3 Tree pits to be back-filled with imported topsoil mixed with compost at a ratio of 3 parts soil to 1 part compost. 150gms slow release fertiliser to be added to each pit.

Shrub planting.

1 Shrubs to be planted into 400mm depth of high quality topsoil complying with BS3882, 1994.
2 Organic matter to be spread over planting area and cultivated into soil to a min 400mm depth.
3 Shrubs to be planted into prepared soil in pits large enough to accomodate full rootball.
4 Finished beds to be lightly forked over and dressed with 75mm depth coarse forest bark mulch.

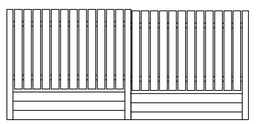
Amenity grass seeding.

1 A minimum of 100mm of clean topsoil to be spread over all areas of proposed amenity grass seeding.
2 Area to be cultivated using a disc harrow or rotovator, to 100mm depth then further cultivated to 50mm depth and rolled to produce a firm seed bed.
3 Pre-seed fertiliser to be applied at 50gm/m² and incorporated.
4 A low maintenance fescue/bent seed mix to be sown. Eg: British Seed Houses, A22 at 35gm/square metre.

PHASING

All trees and to be planted in the first dormant season (Nov to March) after completion of construction.
All hedge material, bare root and container plants, to be planted in the first March after completion of construction.
All grass to be seeded in the first season following completeion of construction. Between end May and End June or September.

1800MM HIGH AND STEPPED TO SUIT SITE CONTOURS
CONC POSTS
125X25MM DARK STAINED TIMBER FENCING AND RAILS
CONC GRAVEL BOARDS



SCREEN FENCE

TO BE PROVIDED BETWEEN REAR GARDENS OF NEW HOUSES AND PUBLIC FOOTPATH AND TO SITE PERIMETER IF SHOWN

White Agus PARTNERSHIP
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ARCHITECTURAL SERVICES AND SURVEYORS

Project.
RESIDENTIAL DEVELOPMENTON LAND BETWEEN 90-100 FARM ROAD, KENDRAY BARNSLEY

Client.
Ms JANICE ABEY

Drawing Title.
PLANNING CONDITIONS

Date. JULY 2017
Scale. 1:100 @ A1
Ref. 16-172
Dwg. No. 05
Rev.

Date	Suffix	Description	Date	Suffix	Description