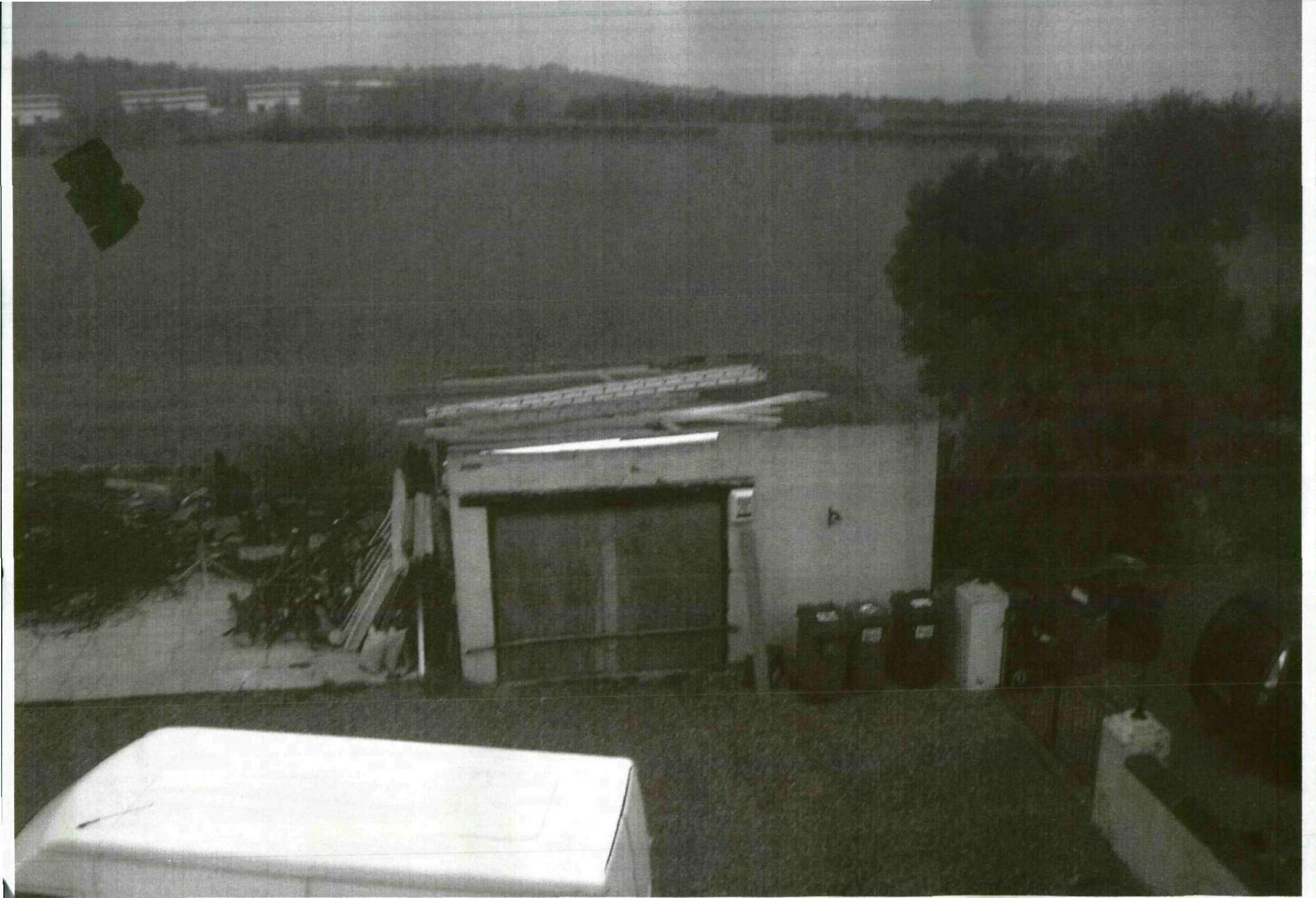
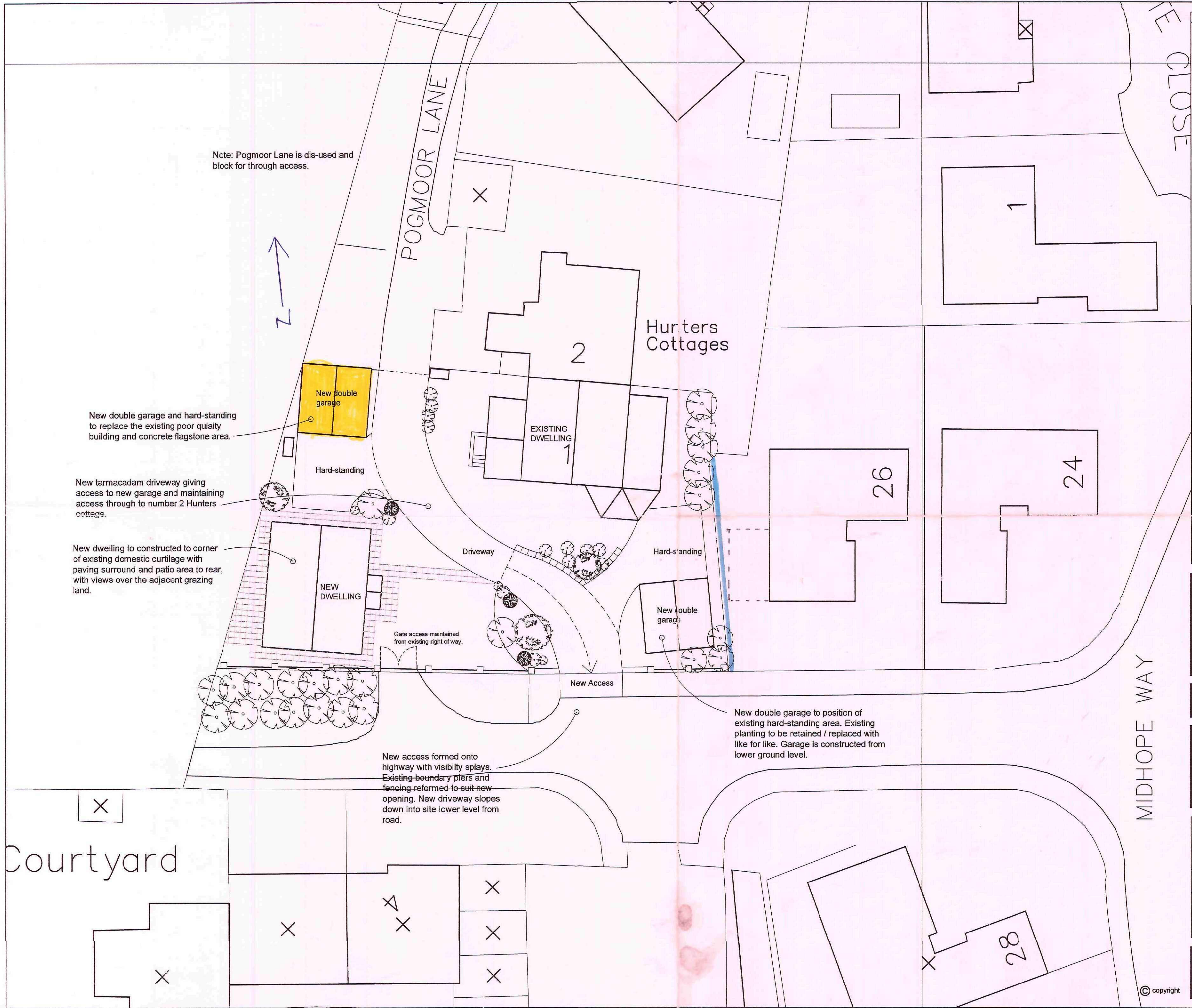








Note: Pogmoor Lane is dis-used and block for through access.

New double garage and hard-standing to replace the existing poor quality building and concrete flagstone area.

New tarmacadam driveway giving access to new garage and maintaining access through to number 2 Hunters cottage.

New dwelling to constructed to corner of existing domestic curtilage with paving surround and patio area to rear, with views over the adjacent grazing land.

Gate access maintained from existing right of way.

New access formed onto highway with visibility splays. Existing boundary piers and fencing reformed to suit new opening. New driveway slopes down into site lower level from road.

New double garage to position of existing hard-standing area. Existing planting to be retained / replaced with like for like. Garage is constructed from lower ground level.

Rev.	Date	Initials	Comment
			Barnsley Metropolitan Council
	02 SEP 2008		Corporate Well Room
			Barnsley Metropolitan Council
	09 APR 2009		Corporate Well Room

- GENERAL NOTES & IMPORTANT INFORMATION:
1. The boundaries shown (as defined by buildings, walls, fences, hedges, trees or other elements) are assumed to be correct. It is the responsibility of the owner/client to ensure that these are correct (and agreed with the neighbouring owners where a boundary may be in question) prior to the commencement of any construction that may be affected by the boundary(ies).
 2. In agreement under The Party Wall etc Act 1996 may be required where the works proposed could affect an adjacent building, wall or fence. It is the owners/clients responsibility to ensure that the relevant approvals are obtained. This drawing must not be used for information in conjunction with such an agreement. (Upon compiling the planning and/or building regs information any possible party wall issues will have been brought to the attention of the owner/client.)
 3. All materials and workmanship must comply with the current building regulations and codes of practice. Building materials should have a valid European or British certificate or marking in accordance with regulation 7 of the Building Regulations 2000.
 4. All dimensions, levels and setting out to be checked by the contractor(s) prior to commencement of any site works or manufacture of components. Any discrepancies to be clarified prior to undertaking the work identified.
 5. Drawings and information to be read in conjunction with information supplied by structural engineer or other design consultants. All specialist installations including steelwork to be carried out in strict accordance with information provided by the other consultant(s). Any discrepancies to be clarified prior to commencement of works or fabrication.
 6. All electrical installations to be carried out in strict accordance with the current IEE regulations and the relevant British/European standards. All plumbing, heating or mechanical works to be carried out by an approved contractor with the relevant statutory qualifications / certification and in accordance with the current British / European standards.
 7. It is the contractor's responsibility to ensure that the Local Authority (or an approved inspector) carry out the necessary inspections as work proceeds to ensure compliance with the Building Regulations.
 8. The drawings provided are for building regulation purposes and do not constitute a detailed design solution. No liability can be accepted for arising construction/specification issues where the information on this drawing, changes in materials or construction methods have not been clarified or discussed with the Architect.
 9. The client remains wholly responsible for any matters relating to any possible restrictive covenants and the coordination of any such matters unless the Architect has been expressly briefed to co-ordinate such matters.

ABA architecture limited

Studio 5
Globe Works
Penistone Road
Sheffield S6 3AE
w . www.abaarchitecture.co.uk
t . 0114 201 5023 f . 0114 201 5027
architecture - interior design - project - management

Client
Mr. D. Sykes

Project
New dwelling to curtilage of 1 Hunters Cottage
Pogmoor Lane (off Midhope Way)
Pogmoor
Barnsley
S75 2JS

Drawing Name	
Proposed Site Plan	
Drawn By	
AB	
Date	Scale
April 2008	1:200
Status	
Planning	
Drawing no.	Revision
08. 563. 02	

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