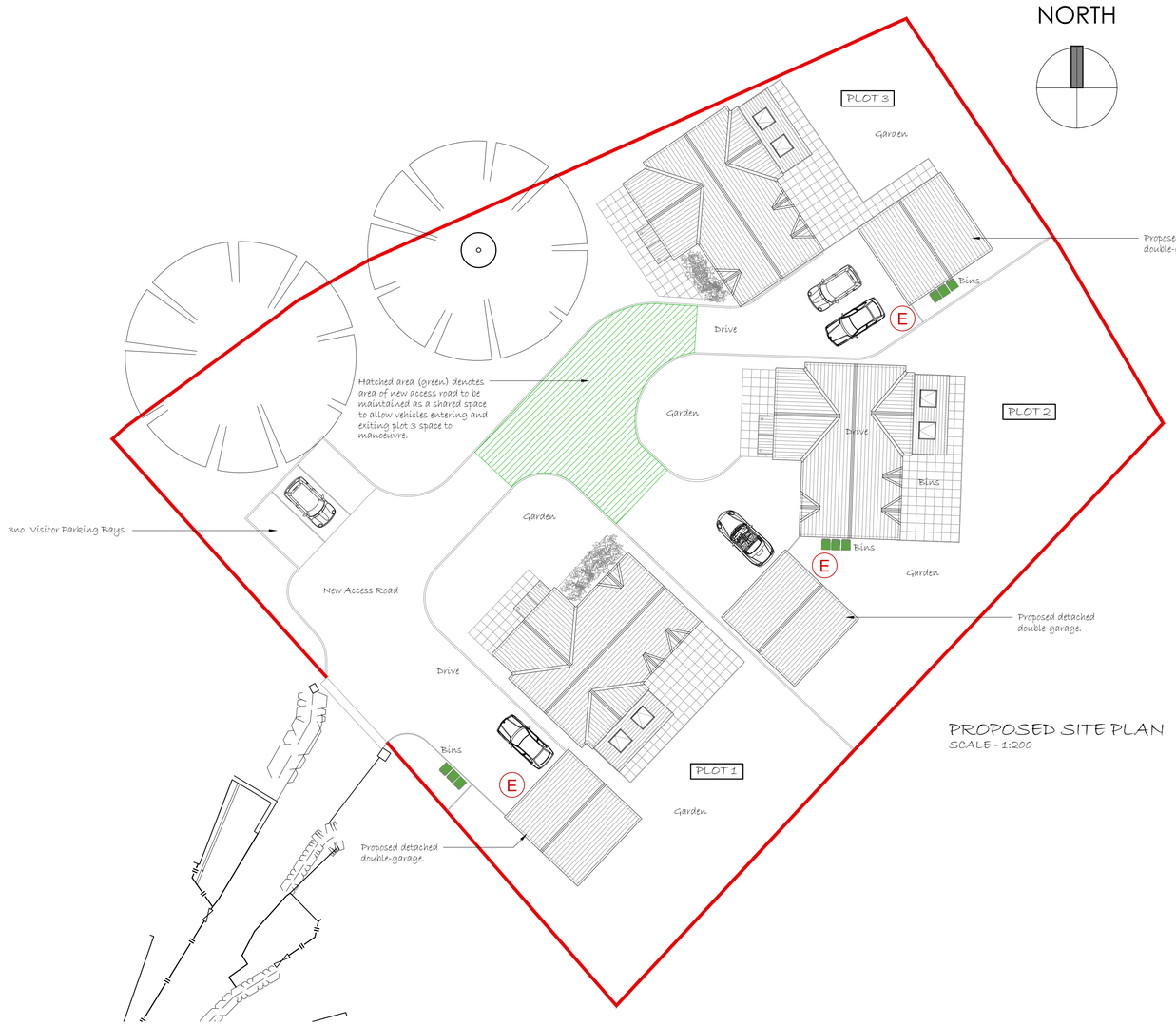


PROPOSED SITE PLAN
SCALE - 1:200

Note -

E	Electric Vehicle Charging Point Location (EVCP)

1) Single 32 amp external socket to be installed within the detached garage(s) or adjacent to driveway area/parking spaces allowing occupant(s) to upgrade to a charging pod if needed.

2) Minimum IP66 rated socket when positioned externally.

3) Positioning of socket to be 1000mm from ground level.

Bins -

Bin storage area allocated for each plot on site (within the site boundaries).

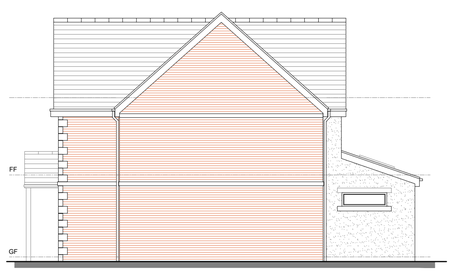
Bins to be put out for collection at the kerb side/ collection point on the collection date and removed after being emptied by Barnsley BMC waste collection services.

CDM 2015

RISKS

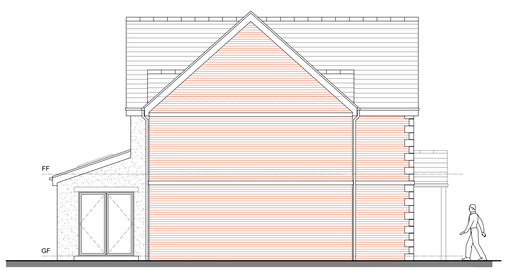
1. RESTRICTED ACCESS TO SITE.
2. SITE WELFARE REQUIREMENTS.
3. SITE CLEARANCE.
4. EXCAVATIONS/CONCRETE WORKS.
5. TEMPORARY SUPPORT.
6. WORKING AT HEIGHT.
7. INSTALLATION OF TEMPORARY AND RE-ROUTED SERVICES.
8. HANDLING LOADS.

PLOT 1 - PROPOSED FRONT ELEVATION
SCALE - 1:100

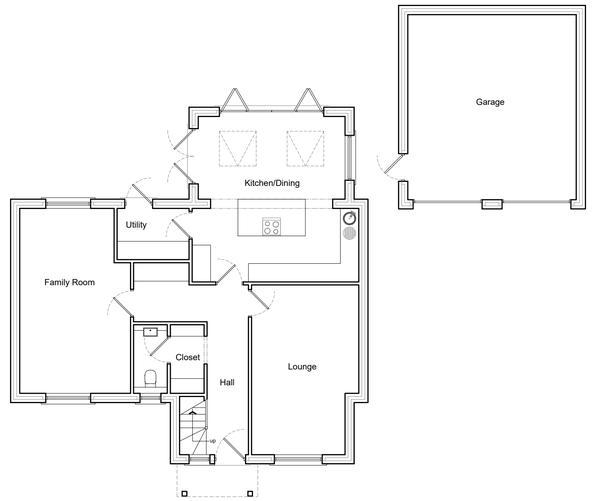


PLOT 1 - PROPOSED SIDE ELEVATION
SCALE - 1:100

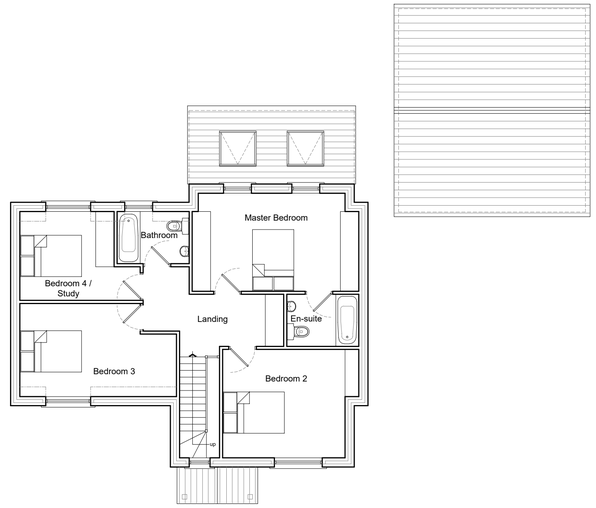
PLOT 1 - PROPOSED REAR ELEVATION
SCALE - 1:100



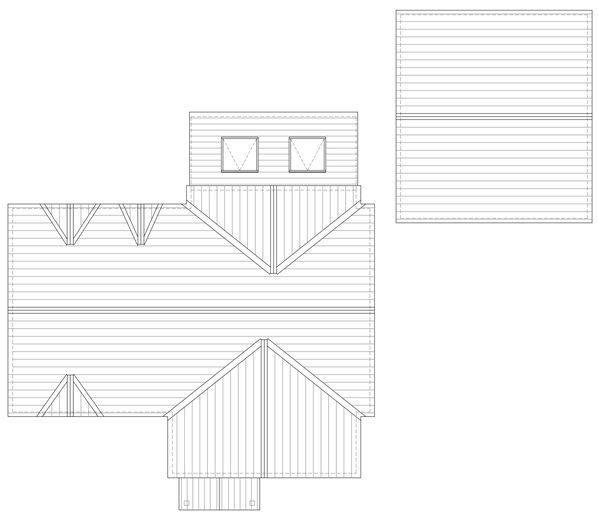
PLOT 1 - PROPOSED SIDE ELEVATION
SCALE - 1:100



PLOT 1 - PROPOSED GROUND FLOOR PLAN
SCALE - 1:100



PLOT 1 - PROPOSED FIRST FLOOR PLAN
SCALE - 1:100



PLOT 1 - PROPOSED ROOF PLAN
SCALE - 1:100

Do not scale from this drawing. tractus:dma must be notified immediately should any discrepancies be found. The contractor must check all dimensions on site before construction or manufacture of materials. This drawing or any portion of it may not be reproduced without the consent of tractus:dma .

NOTES

All efforts have been made in measuring existing site.
However the contractor / builder is responsible, for checking & confirming all given dimensions on site prior to pricing & works.

Extent of boundary ownership confirmed by applicant.

Proposal -

Reserved Matters Application for the demolition of an Existing House and the construction of 3no. New Build Detached Dwellings to meet end-user requirements as illustrated on the application plans.

Materials As Proposed -

Walls - Combination of brickwork to outerleaf with stone quoins including stone head and cills to openings. Through colour render finish to rear elevation.

Doors - Upvc framed doorset(s) with aluminium framed bi-folding door system to rear elevation.

Window - Upvc framed double glazed units.

Roof - Concrete tiles finish.

Fascia/Guttering - Black guttering & downpipes to suit.

1) GENERAL BUILDING NOTES

a) All works to be in accordance with Building Regulations, current editions and amendments and to the satisfaction of the Building Control Authority.
b) All works within the contract and by the contractor must be carried out in such a way that all requirements under the Health and Safety at Work Act are satisfied and maintained.
c) All works by the Contractor must be carried out in compliance with the requirements of all British Standards, Codes of Practice etc. and with the requirements of all relevant and current Statutory Authority regulations.
d) All structural calculations if required to be submitted by client appointed Structural Engineers and upgraded as necessary as works proceed to suit any clients requirements.
e) The contractor must ensure and will be held responsible for the stability of the building structure at all stages of the contract.

2) APPROVED DOCUMENT A STRUCTURE

a) All structural details and calculations if required to be submitted for approval to Building Control Authority by client appointed Structural Engineer.

PLANNING ISSUE

Rev	Description	Date	By
C	Plot 1 garage and access road amended.	17/08/23	AM
B	House types altered	28/03/23	DMA
A	Proposed plans and elevations revised.	20/09/22	AM

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Drawing title
PROPOSED SITE PLAN
PLOT 1 PLANS & ELEVATIONS

Drawn by		Date	
DMA		Sept 2022	
Drawing no	Project no	Scale @ A1	Rev
PL-02	18/544	A.S.	C

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