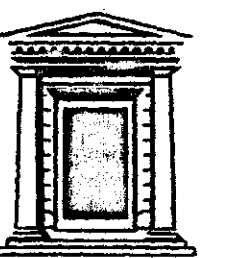


A 16.3.2011 AMENDED FOR PLANNING SUBMISSION

OAKS FARM
OAKS WOOD DRIVE
DARTON BARNESLEY

PROPOSALS

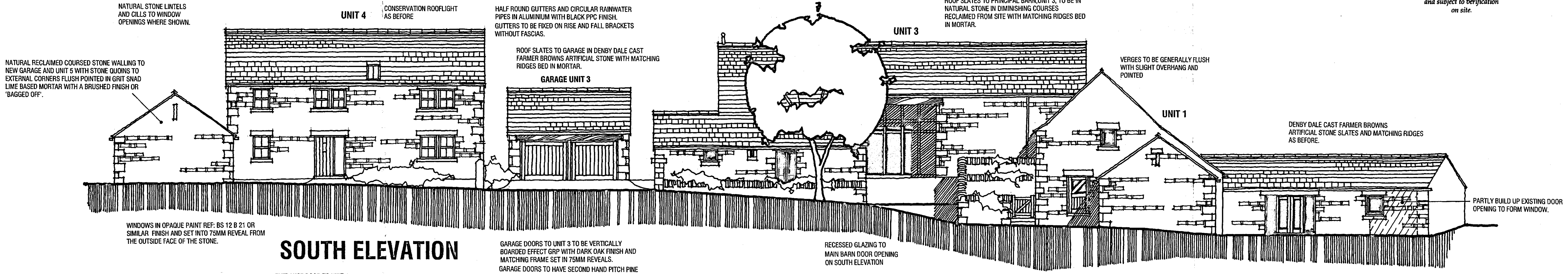
UNIT5 ELEVATIONS



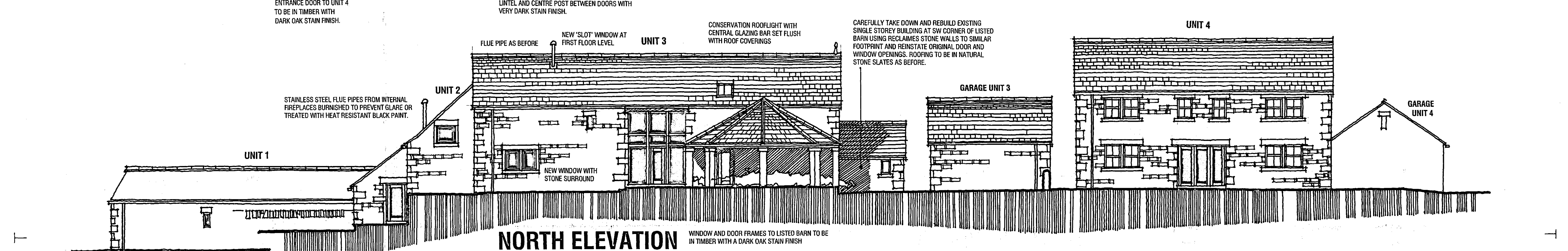
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email: mail@cca-arch.co.uk

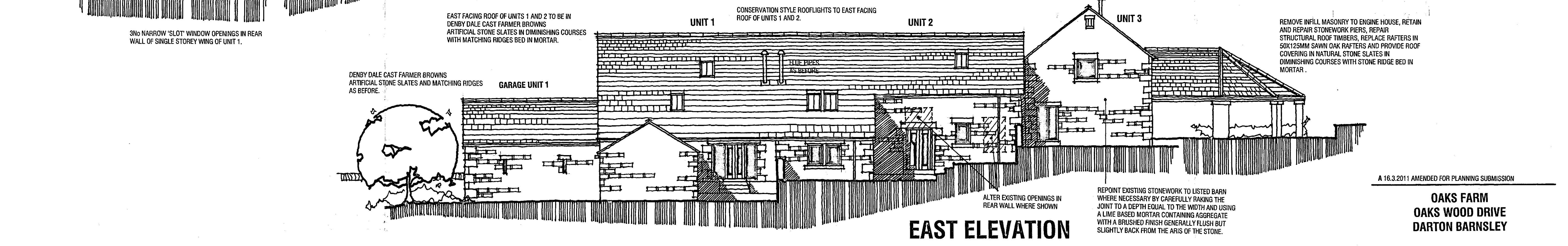
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DWG. No.:	P4	Rev.:	A



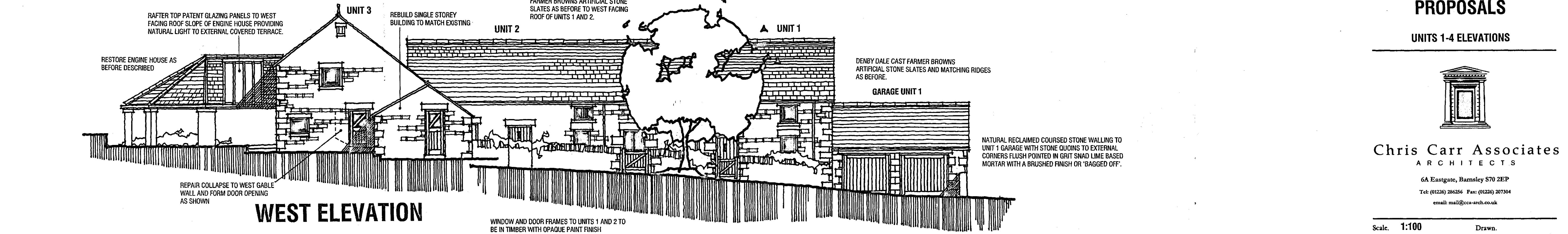
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



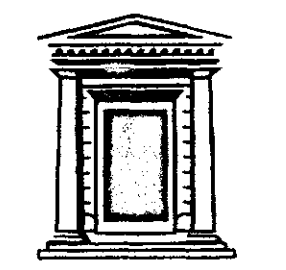
WEST ELEVATION

A 16.3.2011 AMENDED FOR PLANNING SUBMISSION

OAKS FARM
OAKS WOOD DRIVE
DARTON BARNESLEY

PROPOSALS

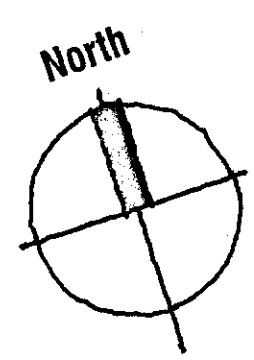
UNITS 1-4 ELEVATIONS



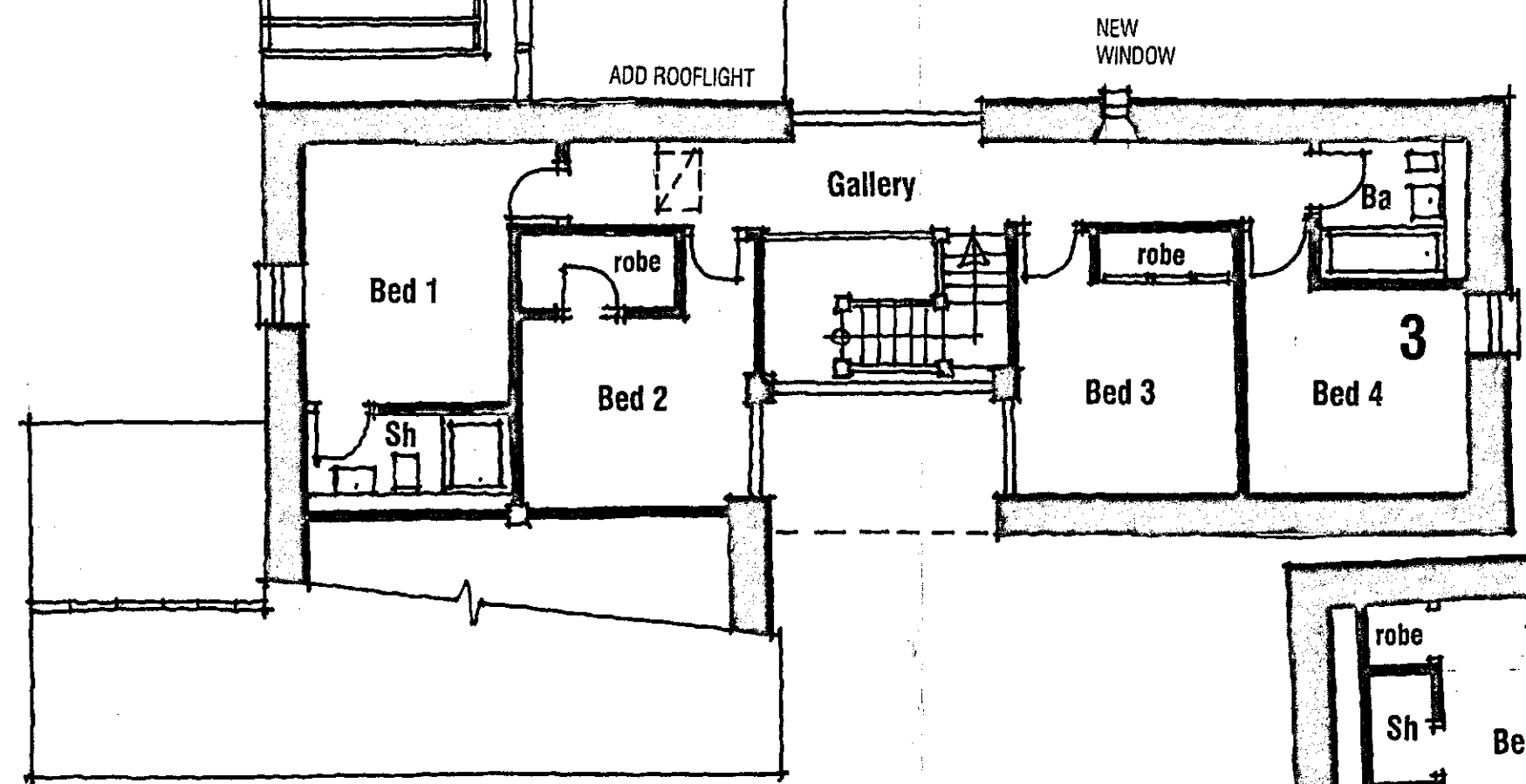
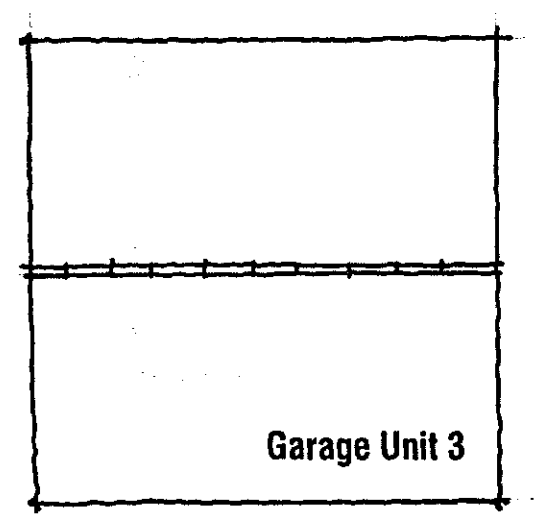
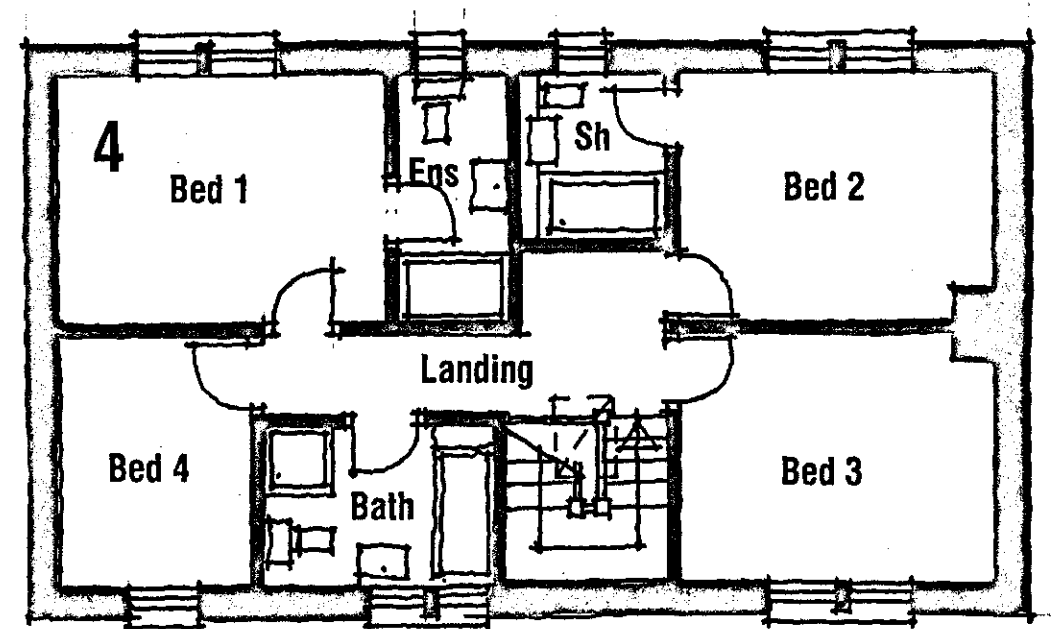
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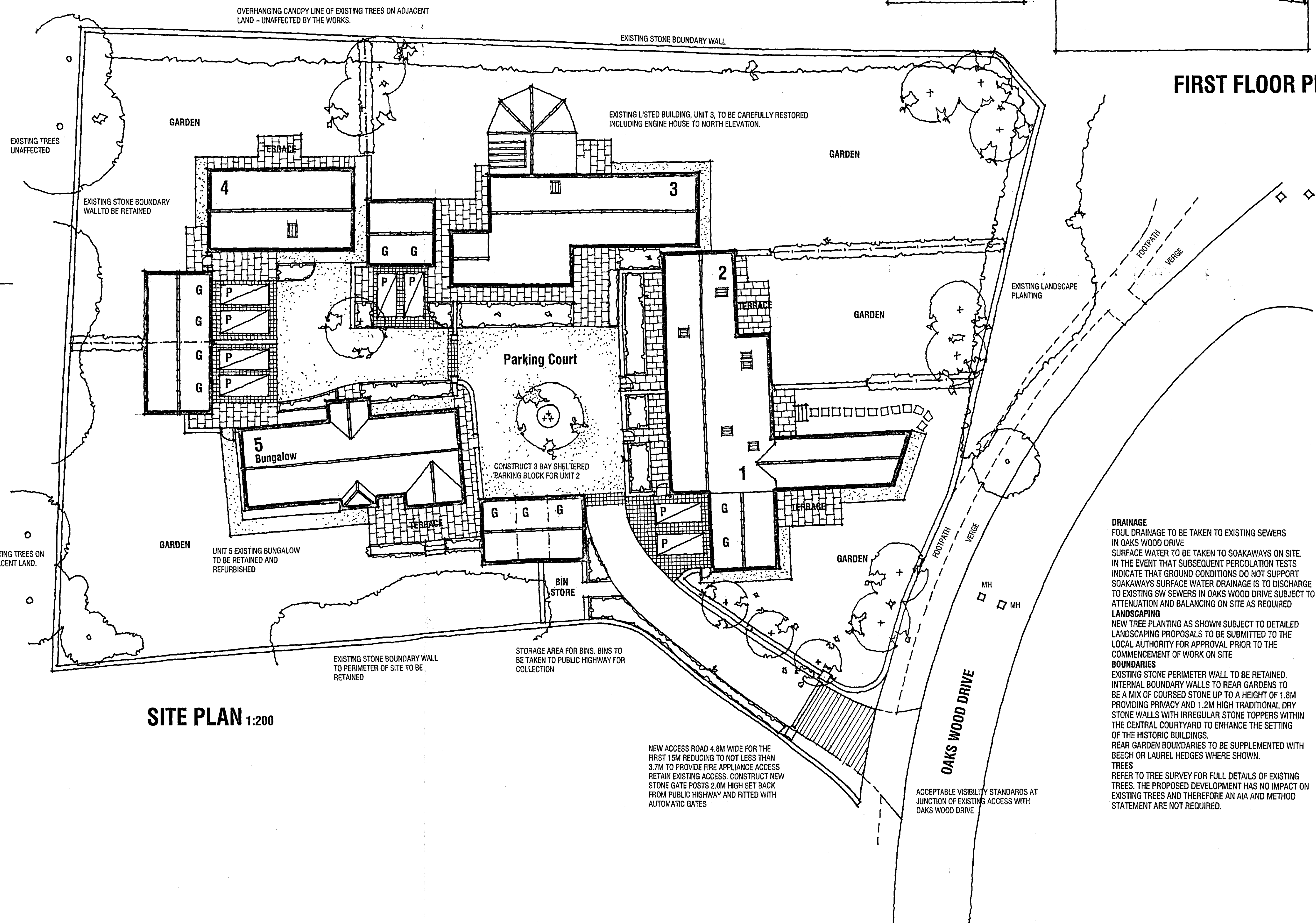
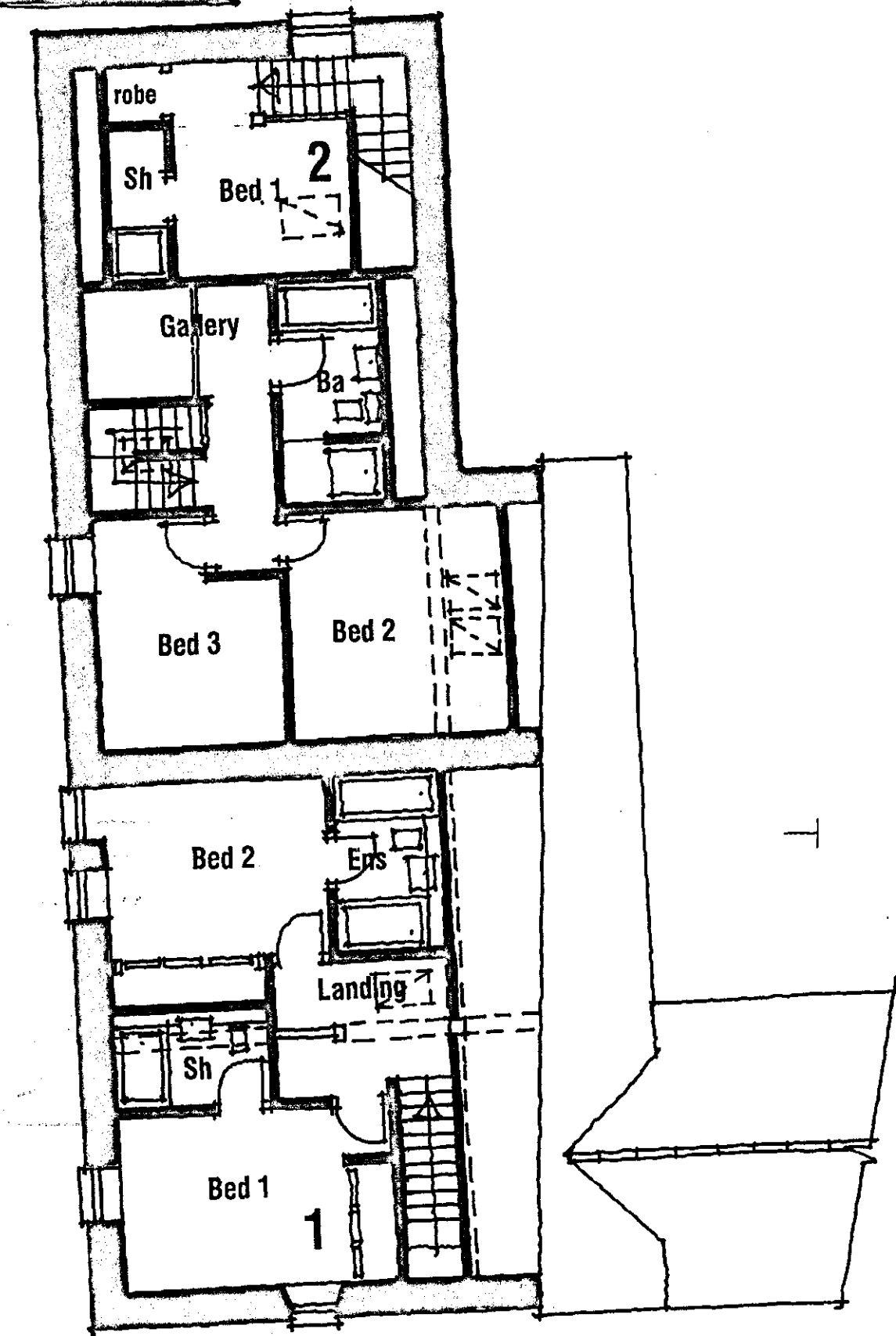
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Date:	FEB 2011	Ref. No.	25.13
DWG. No.	P3	Rev.	A



RETAIN ENGINE HOUSE AND RESTORE STONE SLATE ROOF. PROVIDE PATENT GLAZING TO ROOF ON WEST ELEVATION WITH SLENDER ALUMINIUM OVER-RAFTER GLAZING BARS IN DARK GREY POWDER COAT FINISH TO REPLICATE LEAD FLASHINGS.



FIRST FLOOR PLAN 1:100



SITE PLAN 1:200

DRAINAGE
FOUL DRAINAGE TO BE TAKEN TO EXISTING SEWERS IN OAKS WOOD DRIVE. SURFACE WATER TO BE TAKEN TO SOAKAWAYS ON SITE. IN THE EVENT THAT SUBSEQUENT PERCOLATION TESTS INDICATE THAT GROUND CONDITIONS DO NOT SUPPORT SOAKAWAYS SURFACE WATER DRAINAGE IS TO DISCHARGE TO EXISTING SW SEWERS IN OAKS WOOD DRIVE SUBJECT TO ATTENUATION AND BALANCING ON SITE AS REQUIRED.

LANDSCAPING
NEW TREE PLANTING AS SHOWN SUBJECT TO DETAILED LANDSCAPING PROPOSALS TO BE SUBMITTED TO THE LOCAL AUTHORITY FOR APPROVAL PRIOR TO THE COMMENCEMENT OF WORK ON SITE.

BOUNDARIES
EXISTING STONE PERIMETER WALL TO BE RETAINED. INTERNAL BOUNDARY WALLS TO REAR GARDENS TO BE A MIX OF COURSED STONE UP TO A HEIGHT OF 1.8M PROVIDING PRIVACY AND 1.2M HIGH TRADITIONAL DRY STONE WALLS WITH IRREGULAR STONE TOPPERS WITHIN THE CENTRAL COURTYARD TO ENHANCE THE SETTING OF THE HISTORIC BUILDINGS. REAR GARDEN BOUNDARIES TO BE SUPPLEMENTED WITH BEECH OR LAUREL HEDGES WHERE SHOWN.

TREES
REFER TO TREE SURVEY FOR FULL DETAILS OF EXISTING TREES. THE PROPOSED DEVELOPMENT HAS NO IMPACT ON EXISTING TREES AND THEREFORE AN AIA AND METHOD STATEMENT ARE NOT REQUIRED.

Legend:

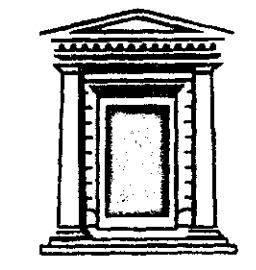
- Existing tree
- Proposed tree
- Marshalls Tegula artificial stone sets colour ref: Traditional.
- Marshalls Chancery artificial stone flags colour ref: grey/green.
- Sharp brown chippings to footpaths and bonded gravel to roads where shown.

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**OAKS FARM
OAKS WOOD DRIVE
DARTON BARNESLEY**

PROPOSALS

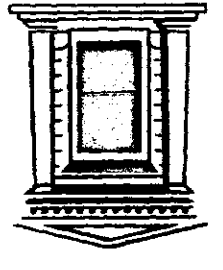
SITE PLAN & FIRST FLOOR PLAN



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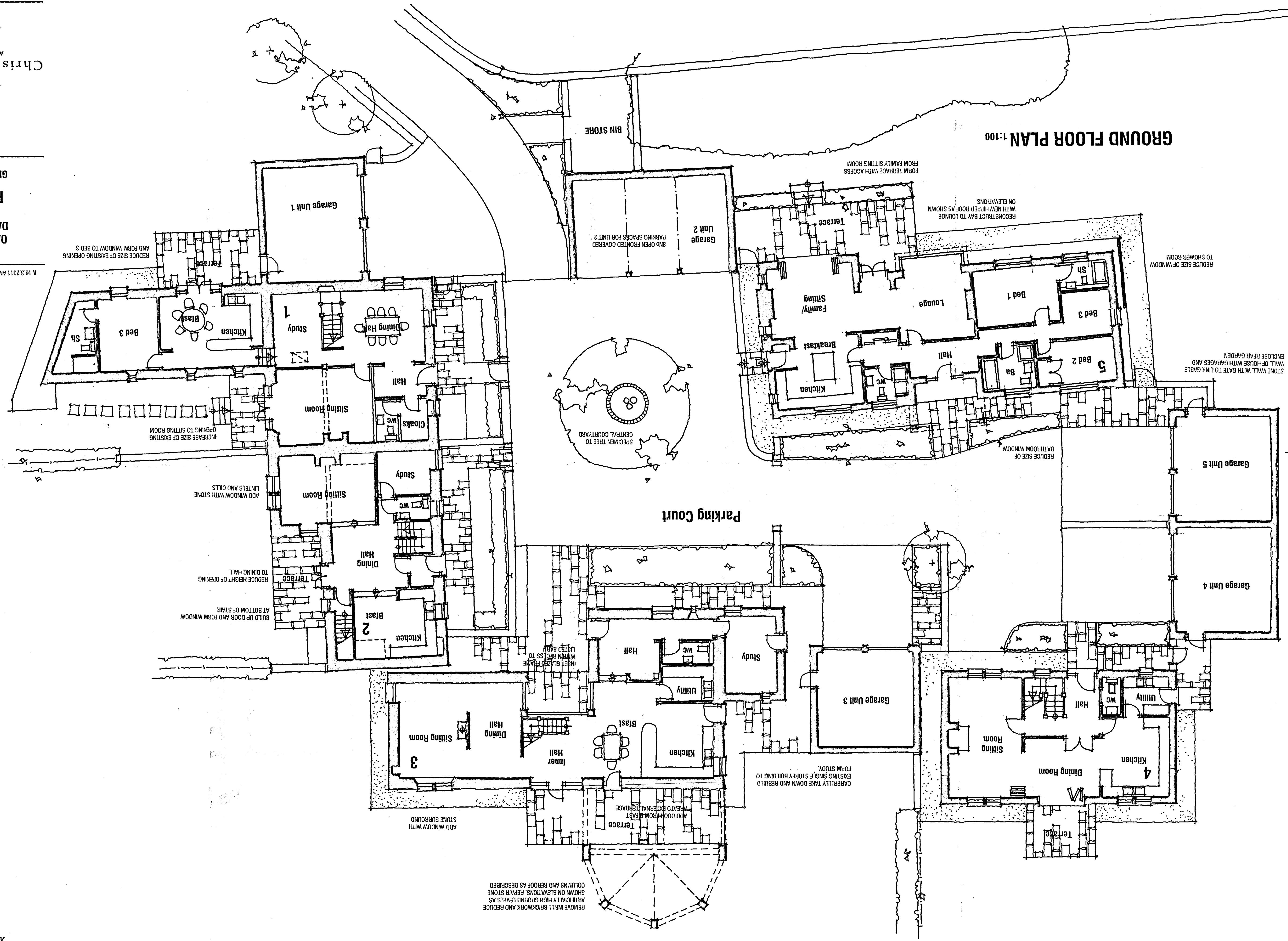
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Date:	FEB 2011	Ref. No.	25.13
DWG. No.	P1	Rev.	A



PROPOSALS
DARTON BARNSELEY
OAKS FARM
OAKS WOOD DRIVE
GROUND FLOOR PLAN

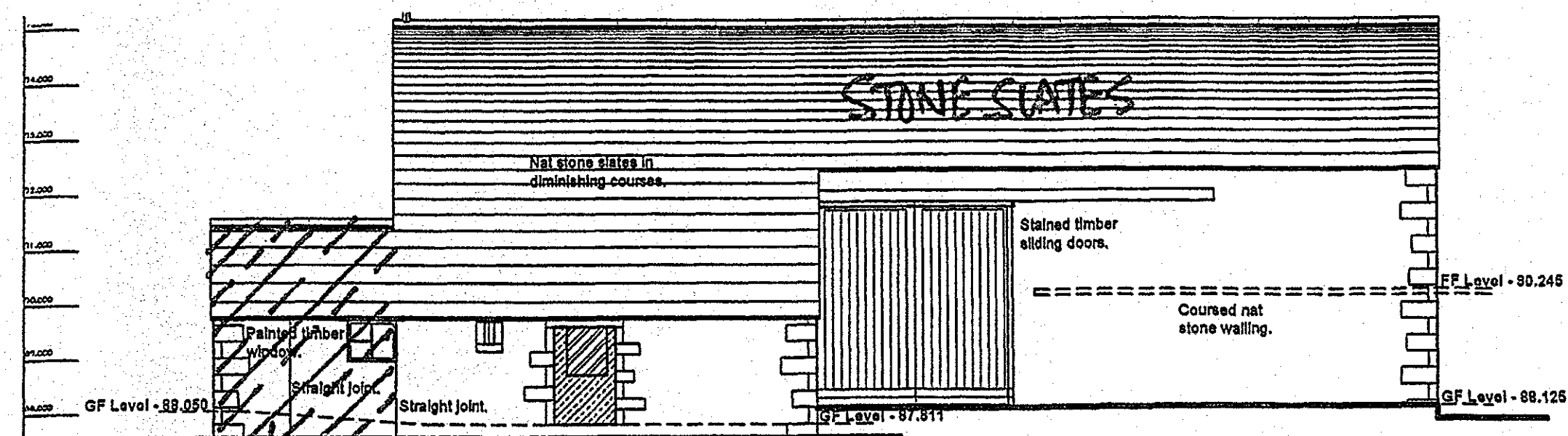
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GROUND FLOOR PLAN 1:100

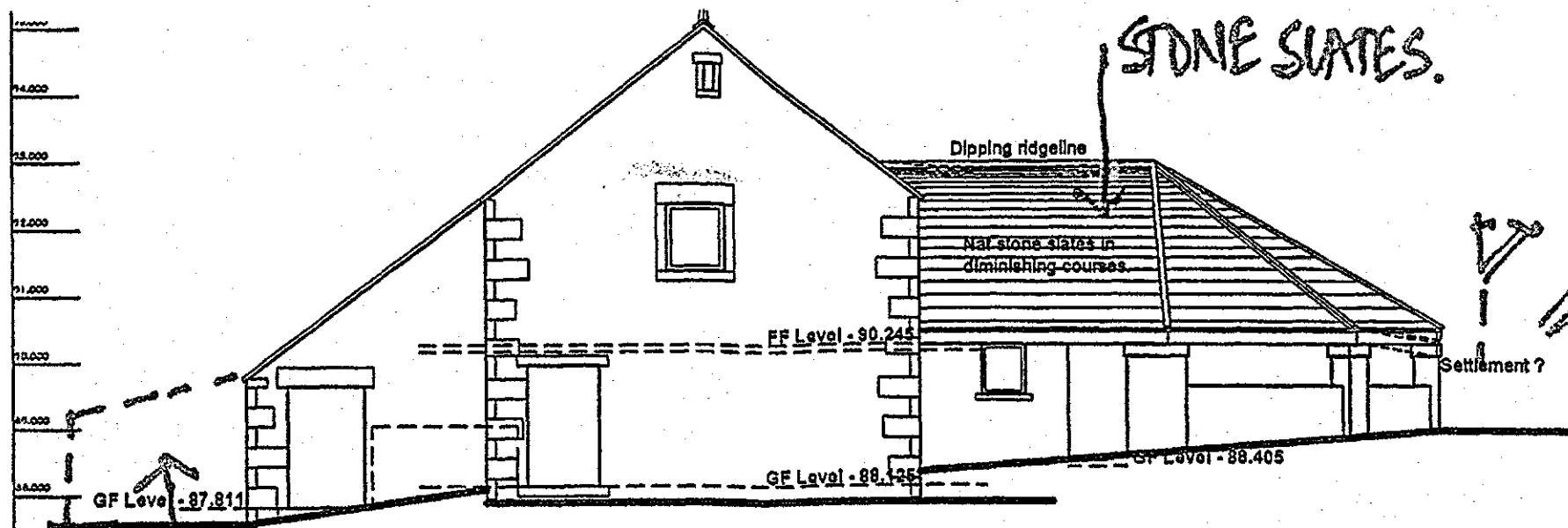


REMOVE WALL BRICKWORK AND REDUCE ARTIFICIALLY HIGH GROUND LEVELS AS SHOWN ON ELEVATIONS. REPAIR STONE COLUMNS AND REPOOF AS DESCRIBED

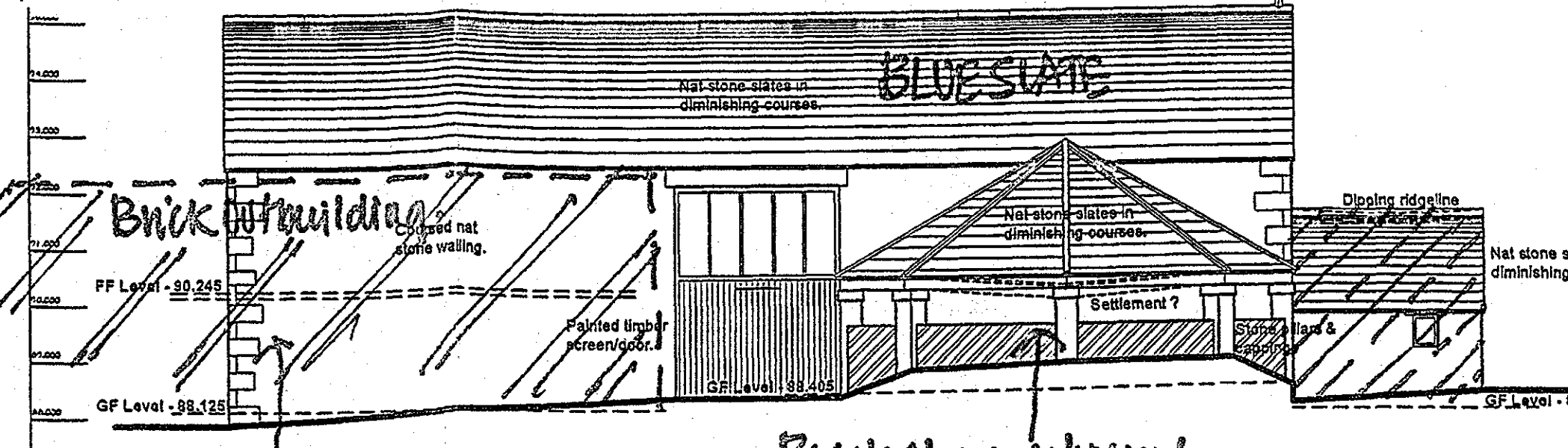
DO NOT SCALE
 All Dimensions in Millimetres
 unless specified otherwise
 and subject to verification
 on site.



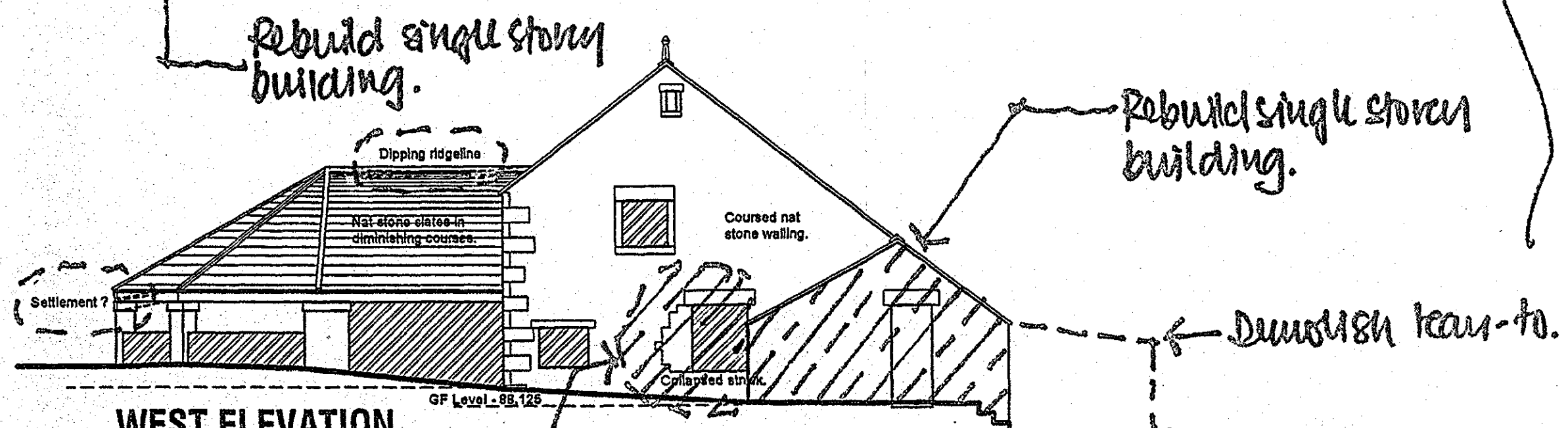
SOUTH ELEVATION



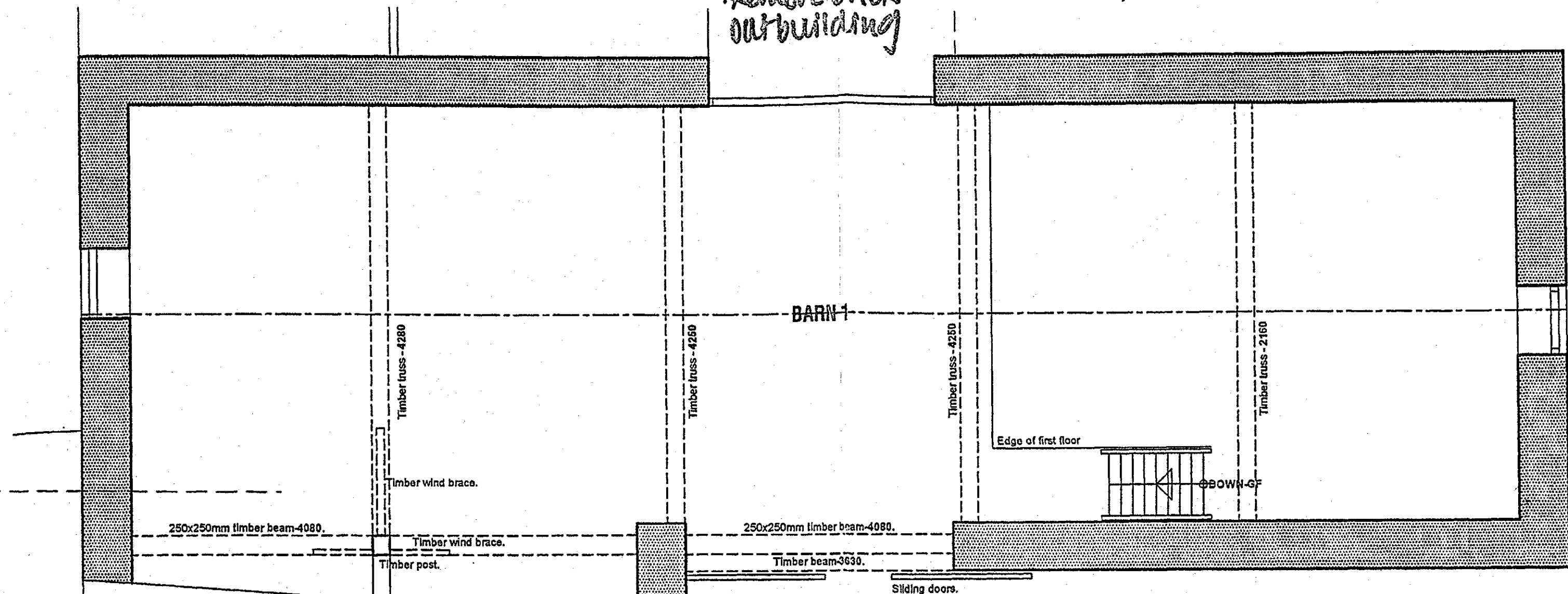
EAST ELEVATION



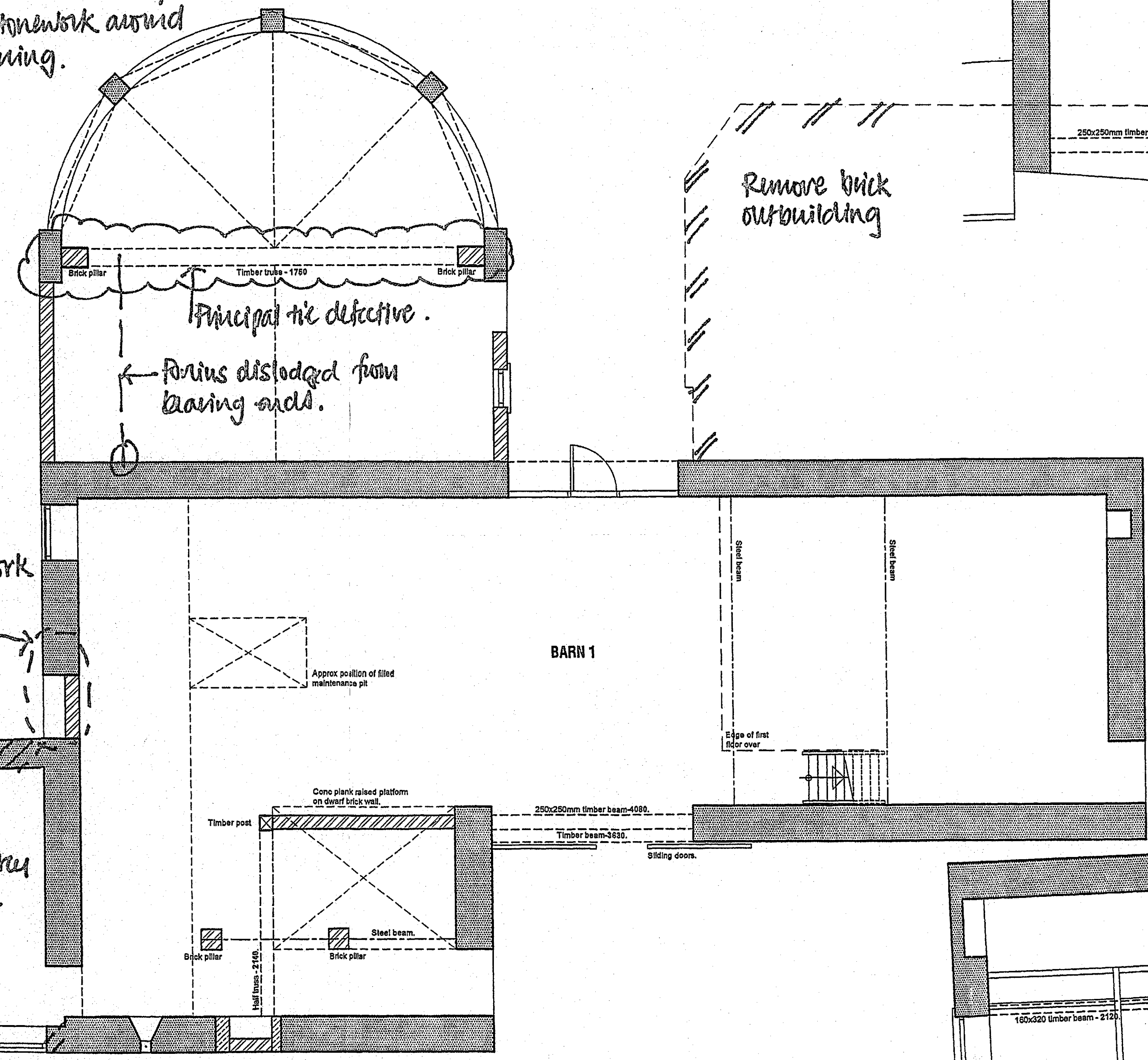
NORTH ELEVATION



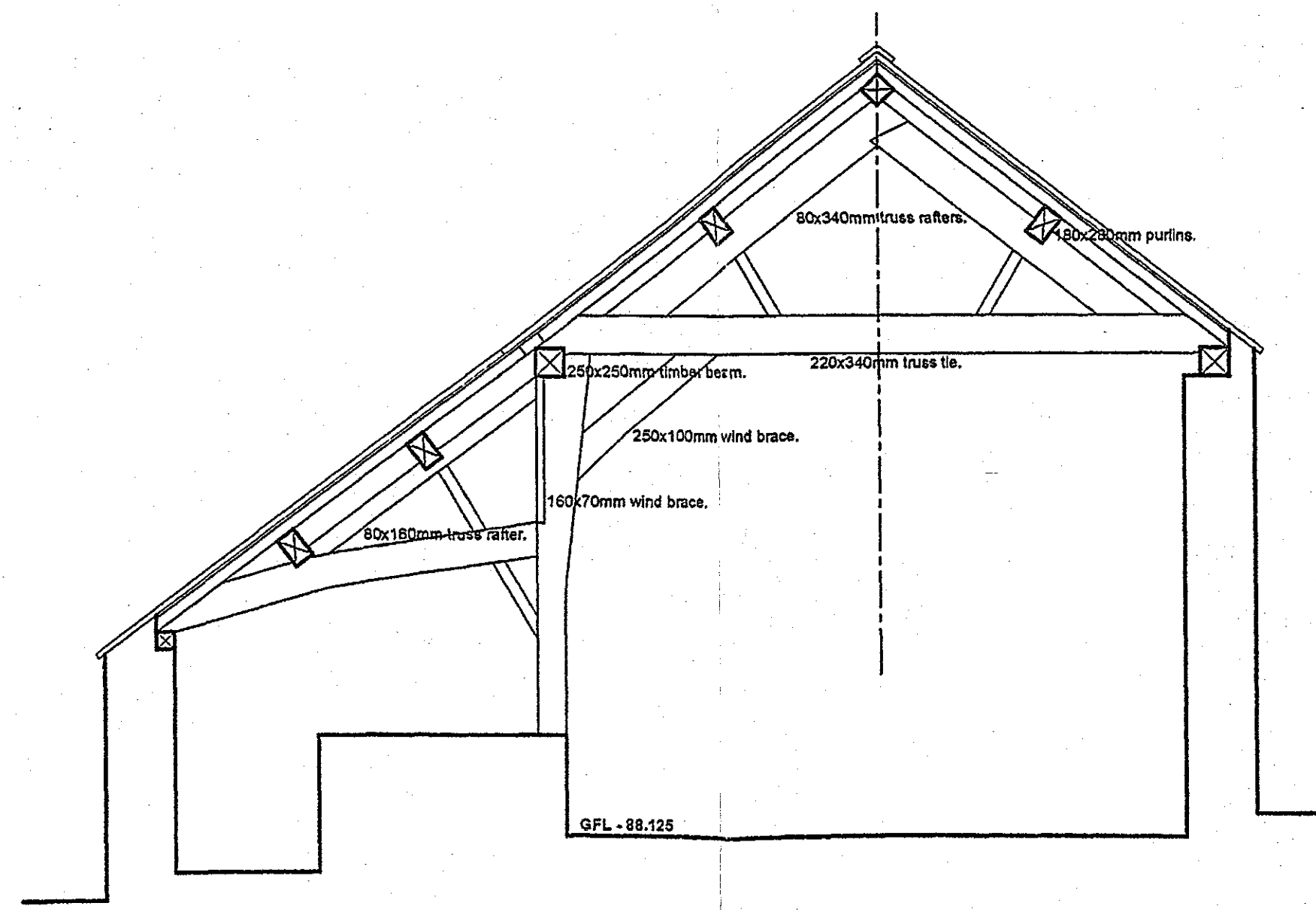
WEST ELEVATION



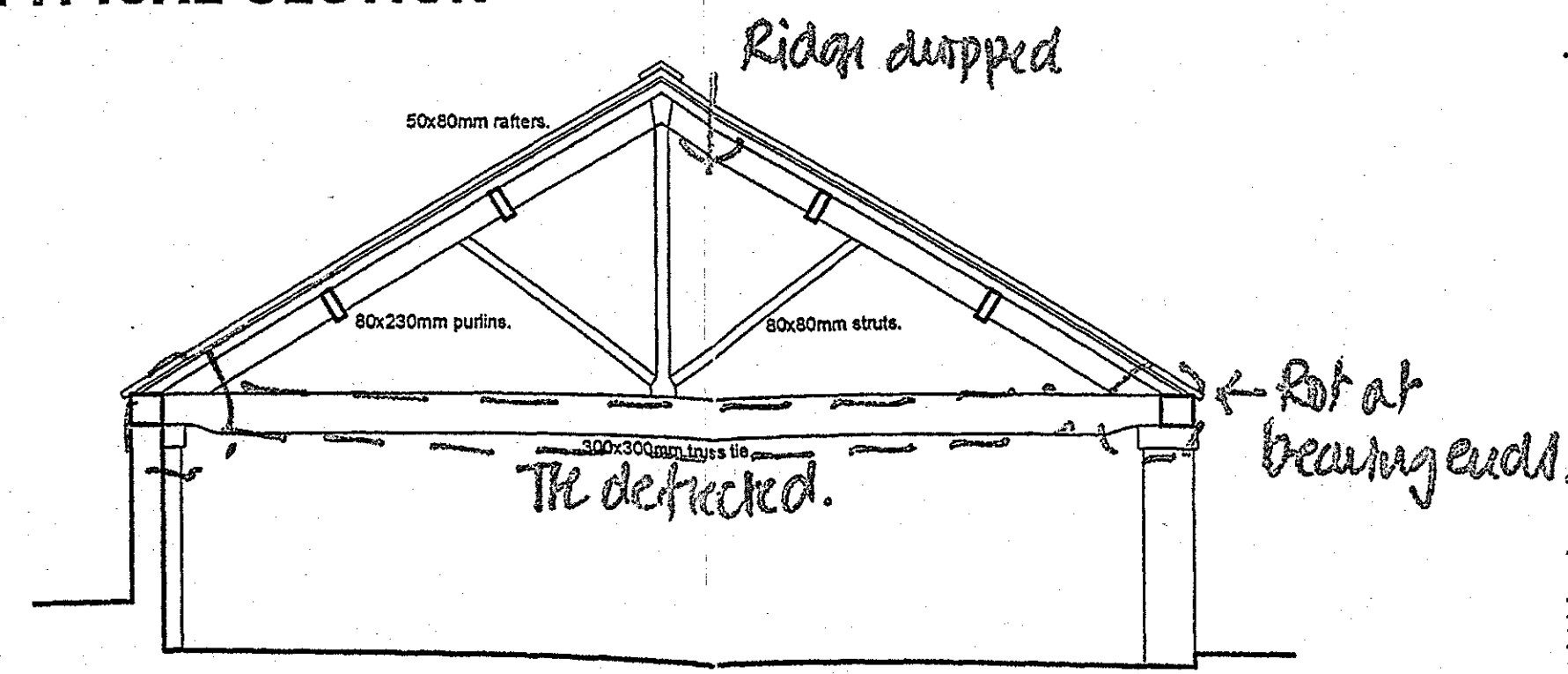
FIRST FLOOR PLAN



GROUND FLOOR PLAN



TYPICAL SECTION



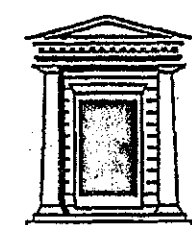
SECTION THRU WHEELHOUSE

BARN & STRUCTURAL APPRAISAL

OAKS FARM, OAKS WOOD DRIVE, DARTON, BARNSELY, S75 5PT.

BUILDING SURVEY 2

BARN 1 - PLANS, SECTIONS & ELEVATION



Chris Carr Associates ARCHITECTS

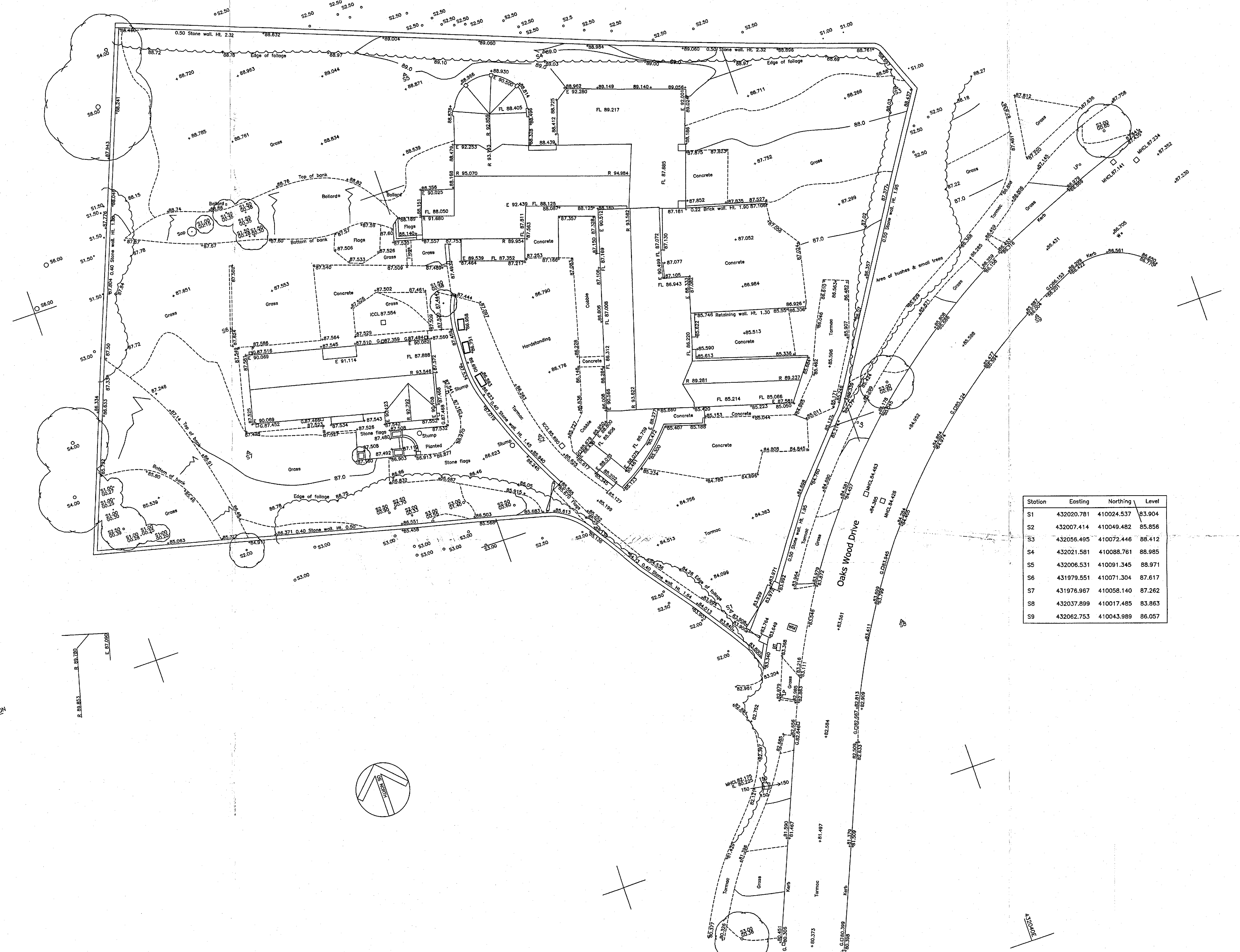
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Scale: 1:50 & 1:100 @ A1 Drawn: JC

Date: NOV 2010 Ref. No. 25/13

DWG. No. 53 Rev.

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Station	Easting	Northing	Level
S1	432020.781	410024.537	83.904
S2	432007.414	410049.482	85.856
S3	432056.495	410072.446	88.412
S4	432021.581	410088.761	88.985
S5	432006.531	410091.345	88.971
S6	431979.551	410071.304	87.617
S7	431976.967	410058.140	87.262
S8	432037.899	410017.485	83.863
S9	432062.753	410043.989	86.057

HAYCOCK & TODD
 LAND SURVEY CONSULTANTS-ARCHITECTURAL SURVEYORS
 The Hollies, 43 Church Street, Royston, Barnsley, S71 4QU
 T : 01226 709630 F : 01226 709631
 E : info@land-surveying.co.uk W : land-surveying.co.uk

LEGEND

- Manhole shown thus
- Inspection Cover
- Levelling
- Utility
- Longpost
- Telephone Post
- Electricity Poles
- Road Traffic Signs
- Traffic Lights
- General Post Office
- Post Office Telephones
- Fire Hydrant
- Safety Valve
- Stopcock Water
- Stopcock Gas
- Unknown Signal

Spot Level
 Kerb Line
 Fence Line
 Hedge Line
 Contours 5m Interval
 Contours 1m Interval
 Tree Stump
 Girth
 Cover Level
 Fire Hydrant
 Post Office
 Surface Water
 Unknown Service
 Survey Station

Floor Level
 Height floor to structural soffit
 Height floor to false ceiling
 Height floor to eaves
 Height of window
 Height of door
 Height floor to underside of beam

Vent
 Full Pipe
 Sky Light
 Water Closet
 Sink
 Board Column
 Shop fitting or cladding

FL 10.907
 SS 3.87
 FC 2.22
 S 0.67
 W 1.23
 D 1.88
 US 3.61

V
 FP
 SL
 WC
 S
 BT

SITE SURVEY

OAKS FARM, OAKS WOOD DRIVE, DARTON.

Sheet Diagram

Datum
 GRID- Related to Ordnance Survey using One Point Localisation on Station S8. Orientation at OS Grid North.

LEVEL- Related to Ordnance Survey by connection to the OS Active Network by G.P.S

Sheet 1 of 1

Surveyed by SH

Drawn by SH

Checked by PBT

Survey Job No. S7379

Date of Survey
 November 2010

Scale 1/200

S7379