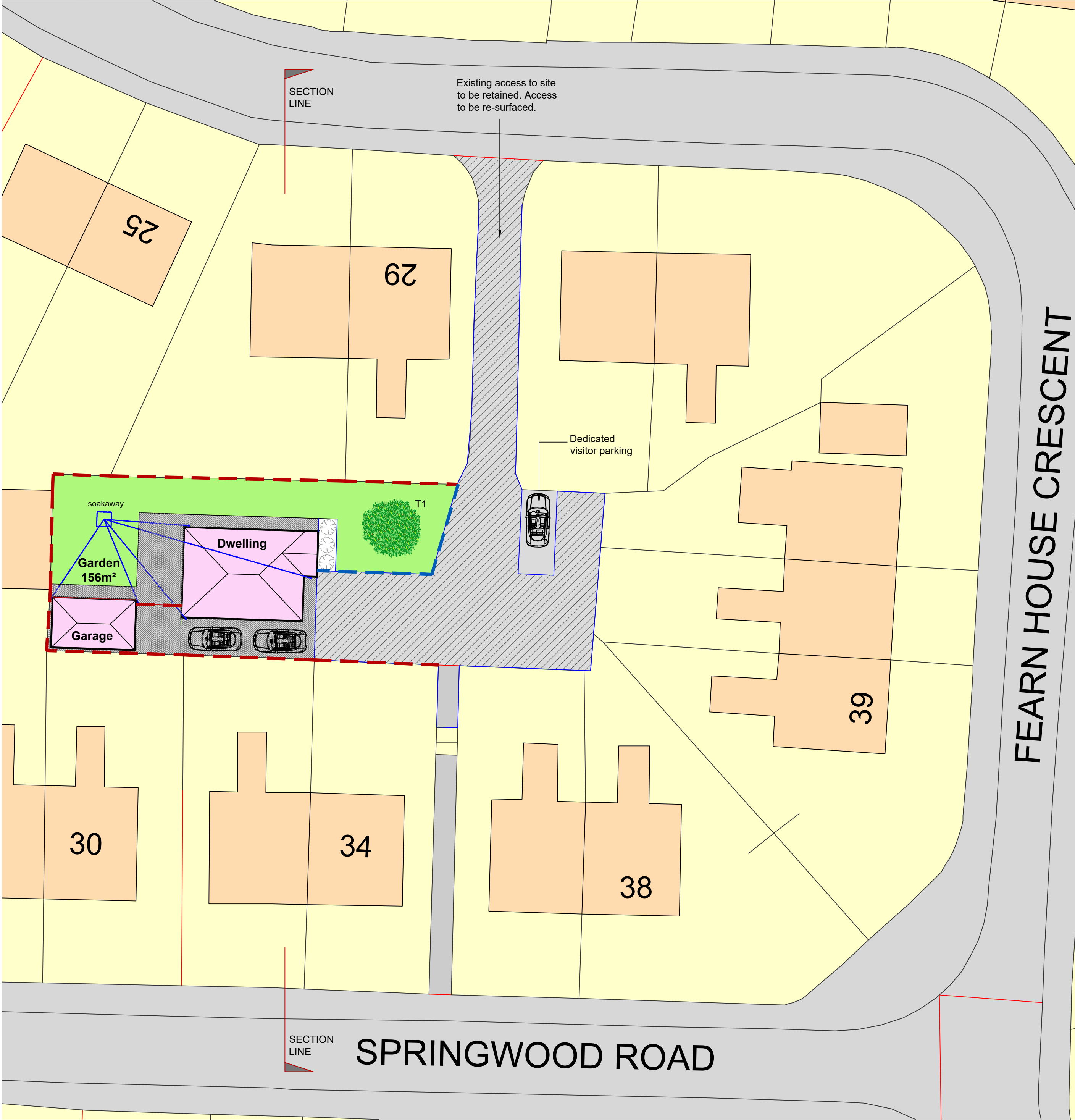




Schematic Site Layout Plan 1:200

Floor Area Scedule:

New Dwelling - 1011 ft²

Roadways and Driveways:

Existing access o be re-surfaced in tarmacadam with new PCC kerb edgings to perimeter

Area shown diagonally hatched identified public right of way and is to be maintained at all times.

Driveways to individual dwellings and patio / paths to be finished in block paving / stone paving

Boundary Treatments:

- 1.8m high vertical timber boarded fence
- 0.9m high black painted metal railings

Trees:

T1 - Acer Paltanoides - Norway Maple

Trees to be 8-10cm girth (standards) 2.75-3.00m high with stakes 75mm diameter, extending 300mm into head of tree. Trees to be twice tied with durable rubber ties. Bonemeal and peat to be added to root system at time of planting.

Front and rear garden areas to be turfed. Individual small shrubs to front and rear garden areas to owners choice.

External Materials:

- Facing brick to walls (specification TBA)
- Sandtoft Calderdale dark grey concrete tiles to roof
- Mock stone cills and lintels to windows and doors
- uPVC windows and doors in style shown (colour TBA)
- uPVC fascias, soffits and rainwater goods (colour TBA)

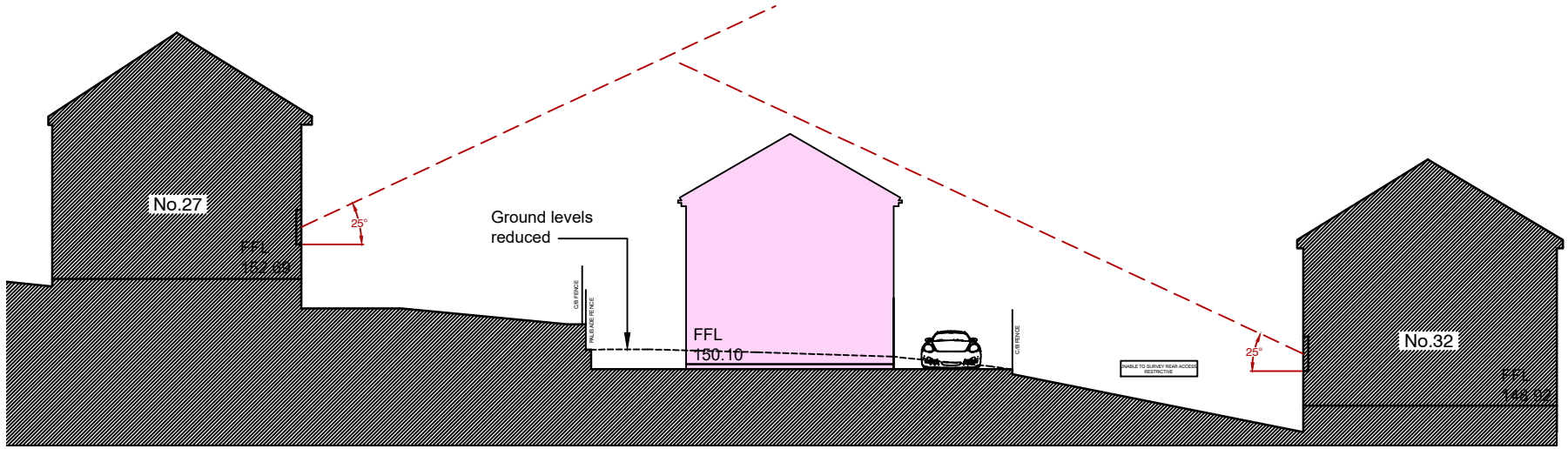
Drainage:

Foul water to discharge into existing manhole located in footpath between no34 and no36 Springwood Rd

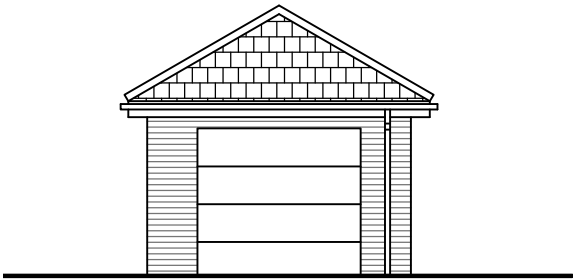
Suraface water to discharge into new soakaway in rear garden (subject to percolation test) Min 5m from any building.

Room Areas:

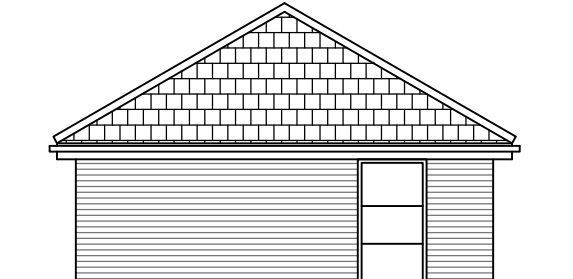
Open plan Living / Kitchen / Dining = 34m²
Bedroom 1 = 12m²
Bedroom 1 = 12m²
Bedroom 3 = 7m²
Bathroom = 4m²



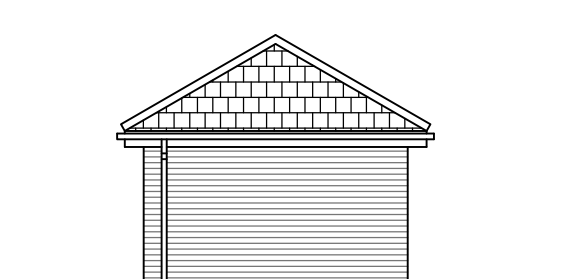
Site Cross Section 1:200



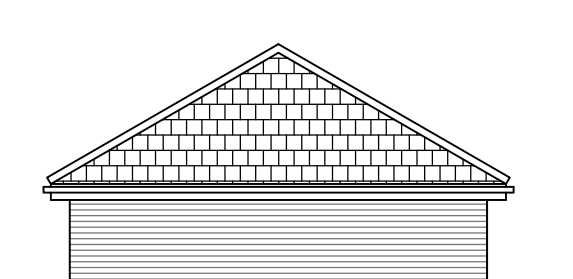
Schematic Front Elevation 1:100



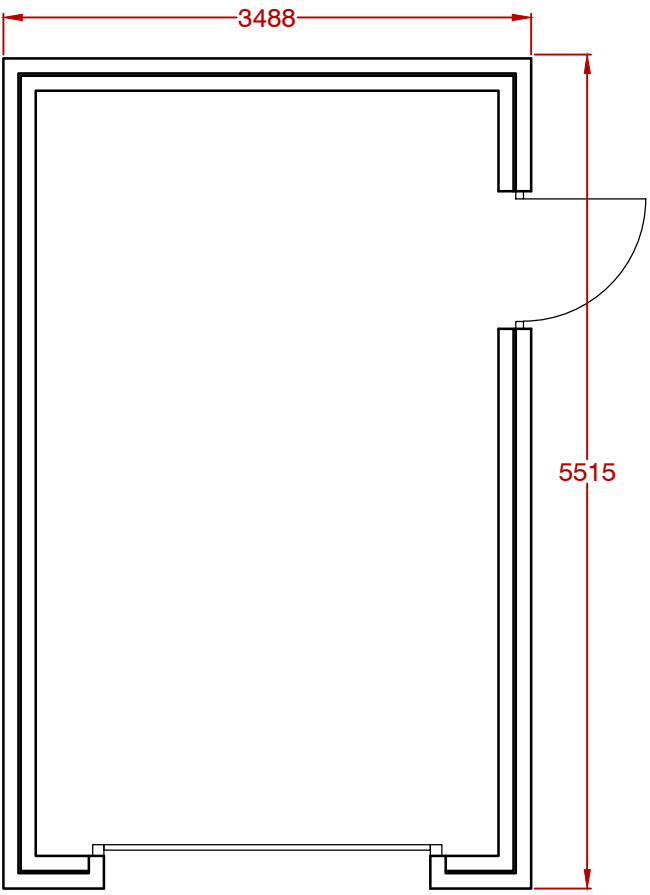
Schematic Side Elevation 1:100



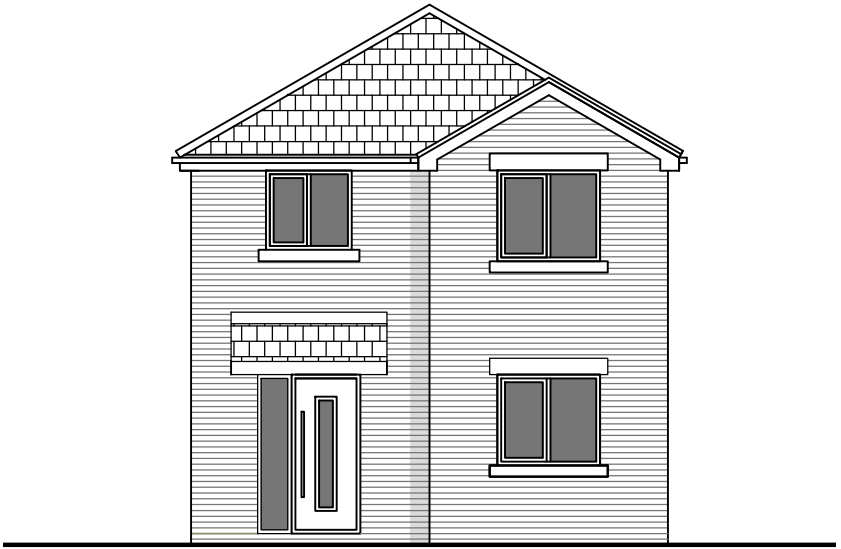
Schematic Rear Elevation 1:100



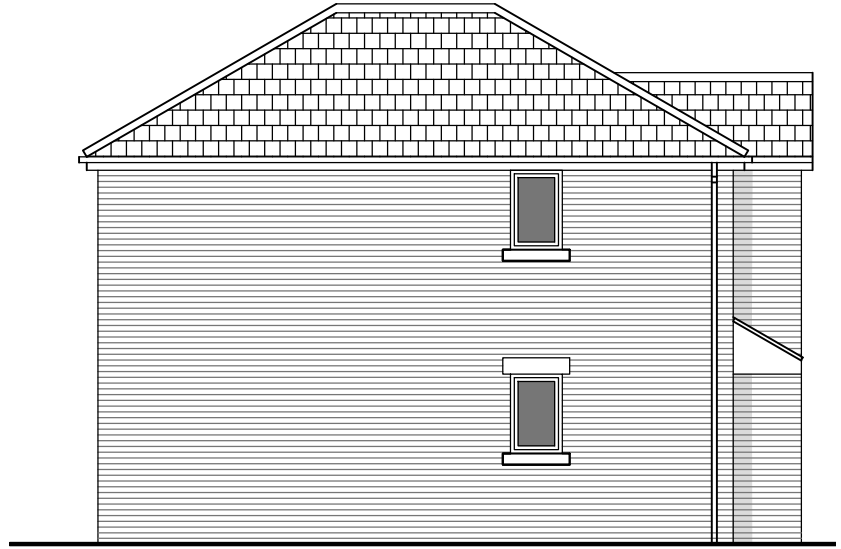
Schematic Side Elevation 1:100



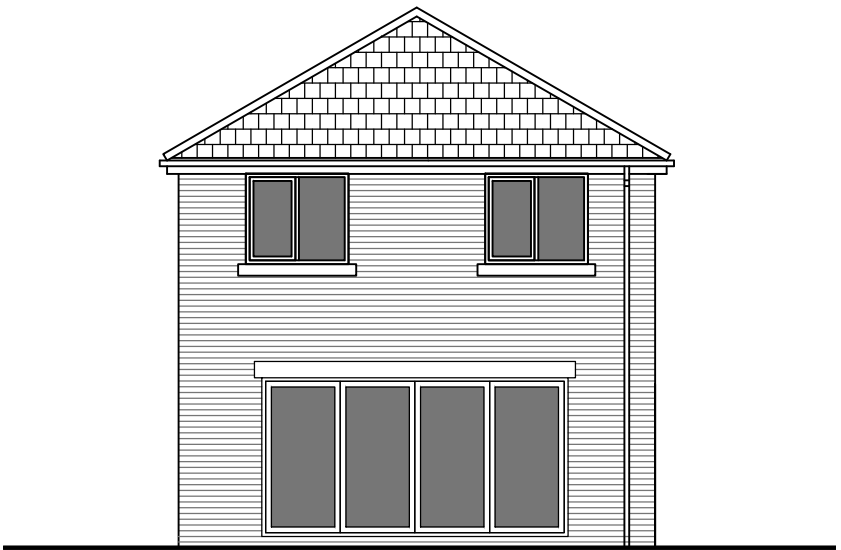
Schematic Garage Plan 1:50



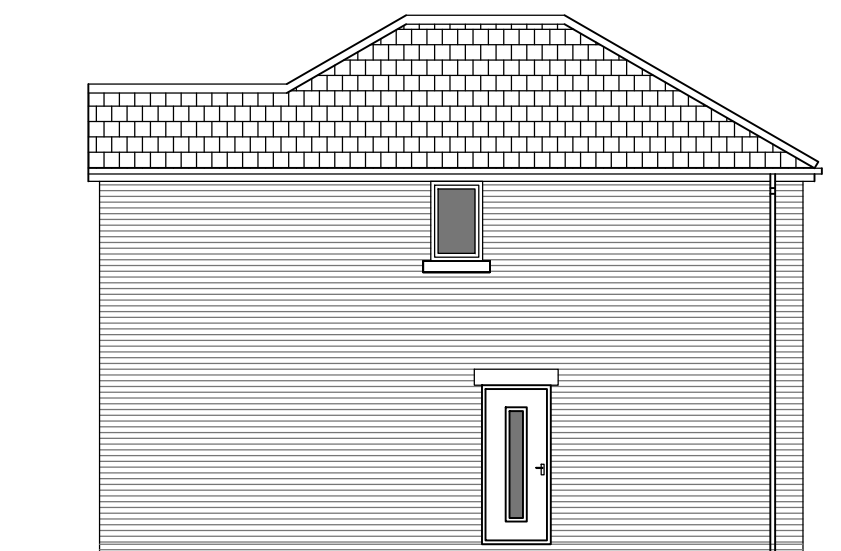
Schematic Front Elevation 1:100



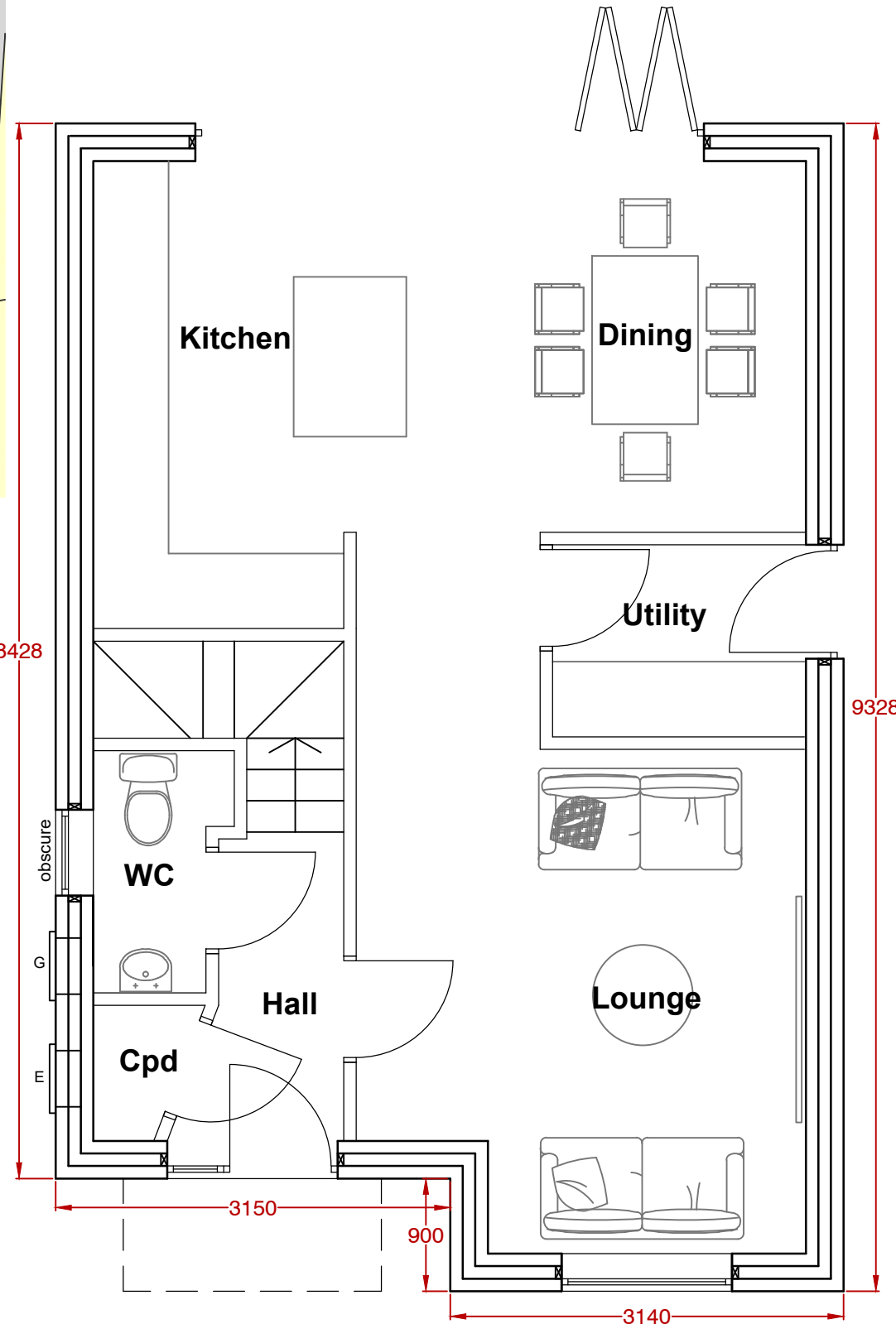
Schematic Side Elevation 1:100



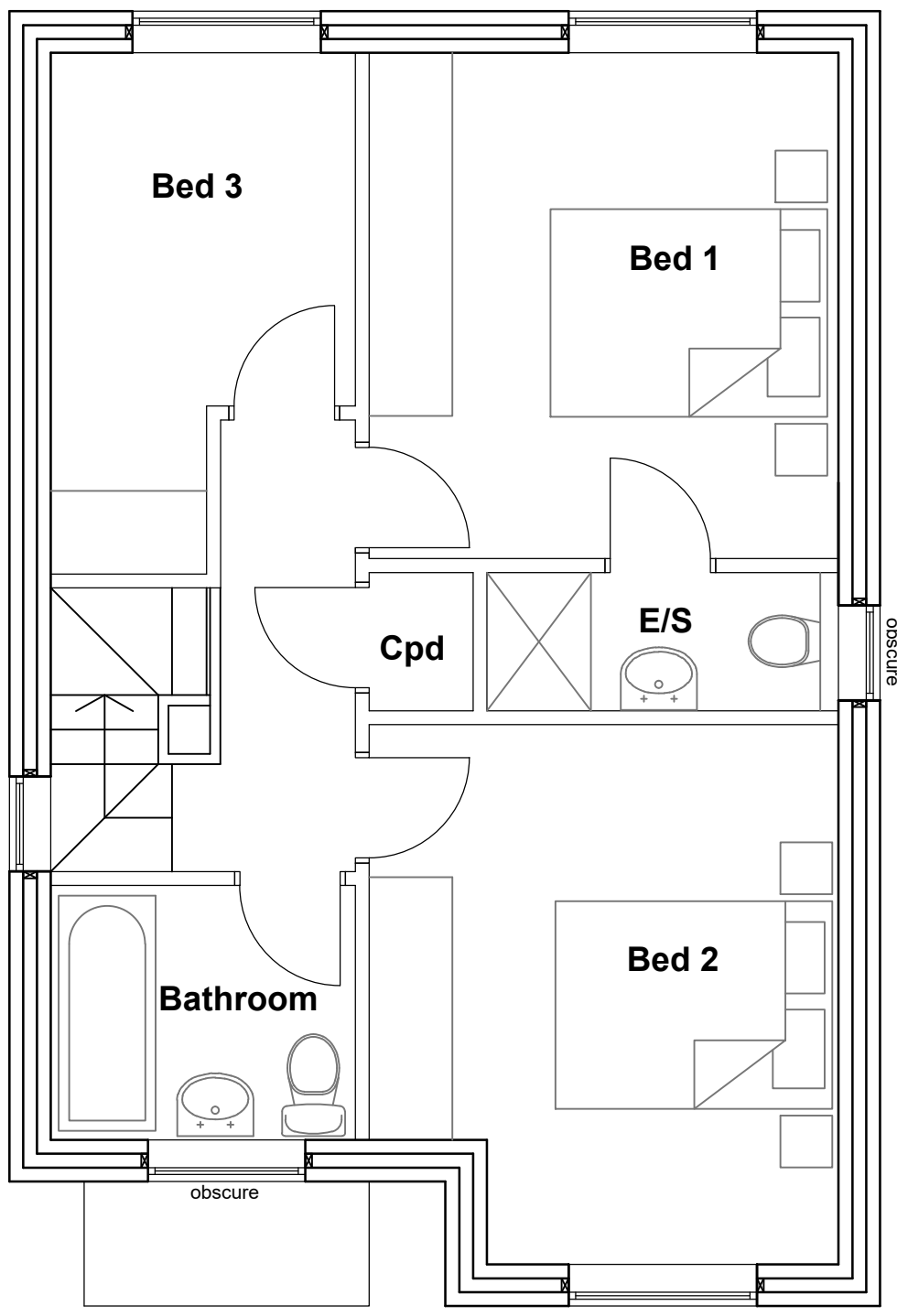
Schematic Rear Elevation 1:100



Schematic Side Elevation 1:100



Schematic Ground Floor Plan 1:50



Schematic First Floor Plan 1:50

Project:	Proposed New Build Dwelling Former Public Garage Site Fearn House Crescent, Hoyland	
The Client:	Mr L Wardle	
Drawing Title:	Scheme Plans & Elevations	
Drawing No / Rev:	19002-003	REV D
Drawing Scale & Date:	As Shown	July 2019

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