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DO NOT SCALE

RECEIVED 19 MAR 10 PLANNING DEPARTMENT

HATFIELD GARDENS.

ROAD/SITE PLAN: 1:500.

Leylandii screening recently removed by owner of No 34.

Garage to be removed No 32.

New house.

NORTH.

40

Garage extension

New wall

C.H

TO HOTTON

SUMMER LANE

TO CENTRE.

PROPOSED FRONT ELEVATION:

NEW DWELLING:

No 32:

PROPOSED SIDE ELEVATION OF GARAGE:

Code 5 lead flashings

Velux

Roof covering as main house

Render as existing to Side & rear walls.

Stone return

New side garage

PROPOSED REAR EXTENSION:

Recessed roof formations, lead lined to be formed at ex. windows, below subcills with leaded cheeks o/side dressed upto lap below roof covering.

Side Garage extension. 4m wide.

Roof covering to match No 32.

Render to match Sides of new garage ex rear elevation

Galv. render stop above ang. bridisk

Lean-to pitched roof to be extended over ex. flat roofed rear extension

Proposed new dwelling: buff facings to rear & gables.

New dwelling + Garage extension in coursed stonework / roof covering to match No. 32

PROPOSED BLOCK PLAN:

Existing garage to be removed & Private amenity space provided for new dwelling.

Ex. wall

Existing rear garden.

New fence, 1.8m high

Ex. fencing.

Patio

Patio flags

Flagged path

PROPOSED GARAGE.

New & Mr F.R. door & lining, into ex. opening, with self closer & min 100 mm step up from garage area.

2 No formations to lintol to roof

No 32, Summer Lane: Common ownership.

4M.

Flags.

Bring gable.

PROPOSED DWELLING.

1M rear accessway to proposed dwelling

8M.

New gateway formed to provide alternative rear access to ex. dwelling

Ex fence refix

Porch.

Landing

Flags

Steps o/side of bay

Ex. Footpath, modified.

New drive & turning space, imprinted concrete grey

New coursed stone walling to match new/ex. dwellings, 1.8m high, stepped to Front wall 1m high.

Ex hedge retained

Firm & even ramp to Max fall of 1 in 12. 1.2M wide between Conc Flags on edge.

Car hardstanding 5M x 2.7m (Ref) + 1.2M Footpath to side: interlocking blocks

Pedestrian access gate as ex. opening.

New inward opening gates, to clients spec, to vehicular access, 3.6M wide

Ex hedge & stone wall

Conc backed edgings.

Ex. dropped crossing

Ex. kerb line

Ex. Footpath.

New dropped crossing formed during reformation of increased width adopted footpath by BMBC highways section.

No. 32 beyond

Stone return.

Buff facings

Ex. fence

Ex fence retained.

SIDE ELEVATION (facing No 40) Opposite side similar but handed.

Existing wall.

Existing defective garage to be removed.

Existing garden.

Existing lawel hedging to be removed in the vicinity of new garage.

Existing single storey flat roofed area.

Existing fence.

Ex door opening retained as noted opposite.

Window opening to be closed.

No. 32, Summer Lane

Ex. wooden gates.

Existing fence to be removed & set aside for reuse.

Existing lawel hedge & stone boundary wall

Existing footpath

Kerb line.

Existing gateway

Highway.

EXISTING BLOCK PLAN:

NEW DWELLING: 1ST FLOOR PLAN:

BEDR'M 3.

BEDR'M 1

4p B+basin

1M.

Hall

GF

LANDING

Ofl

ENSUITE

Rooflight over

BEDR'M 2.

BATHROOM.

GROUND FL. PLAN:

DINING / LOUNGE

WC

HALL

4P.

KITCHEN/ BREAKFAST

UTILITY

PORCH

Ramped approach to landing.

SECTION:

30°

30°

BEDR'M 2.

ENSUITE

BEDR'M 1.

KITCHEN/ BREAKFAST

LOUNGE/ DINING

2.4m

REVISIONS

Ref:	Description	Date	Ref:	Description	Date
A	Minor revisions to suit clients comments	4.10.10			
B	Ht of infill have reduced / 2nd floor omitted / width of house increased. Design to garage extension to No. 32 revised	3.2.11			

hylo Design: architect / designer
50, Church Street, Brierley, Nr. Barnsley, South Yorkshire. S72 9HT
Fax / Telephone No: 01226 713427

Client	MR. P.J. ANDERSON
Project	NEW GARAGE TO SIDE OF No 32, SUMMER LANE, ROYSTON, + NEW INFILL DWELLING ADJACENT
Title	BLOCK/SITEPLANS, LAYOUT PLANS & ELEVATIONS/SECTION.
Drawn	JST
Date	SEPT '10.
Checked	
Scale	1:100; 1:1250.
Project Ref.	PJA/R.
Drawing No.	1/B

HEATHERBANK H026B