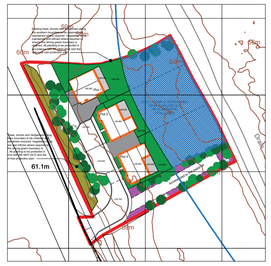
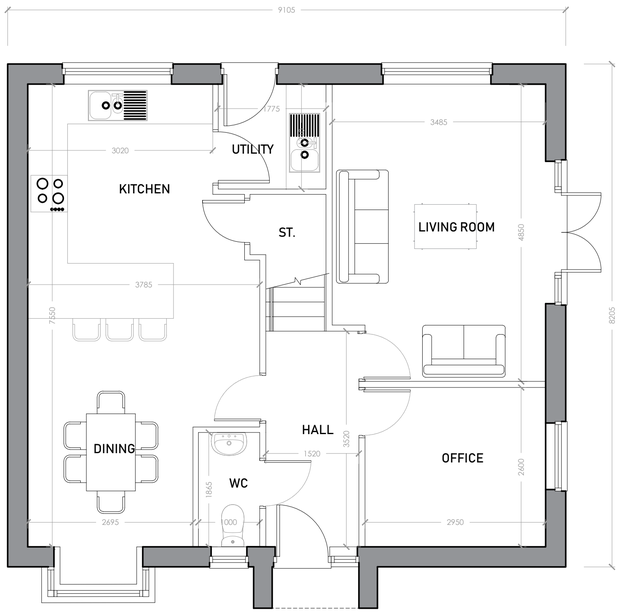
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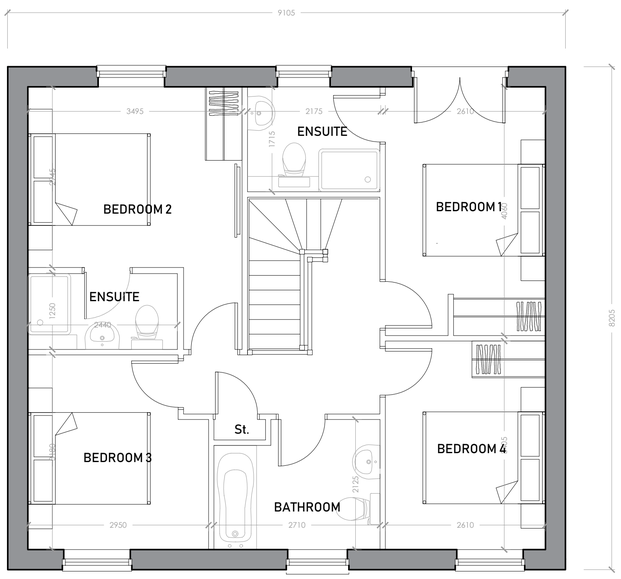
LOCATION PLAN
1:1250@A3

Proposed Materials

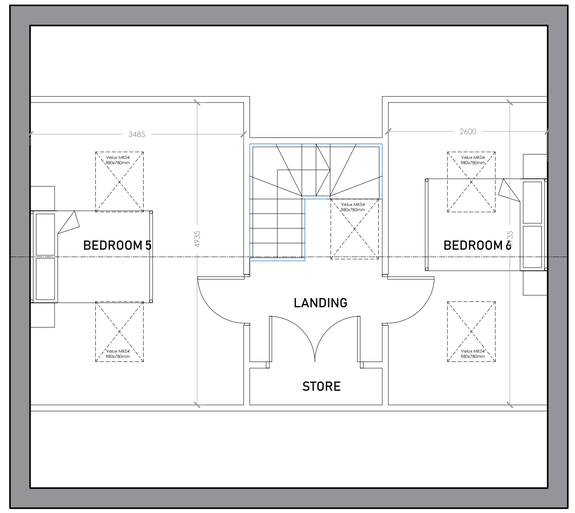
- (A) Nostrell multi red brick or similar
- (B) Nostrell multi red red brick plinth or similar
- (C) Marley modern concrete tiles
- (D) New windows & doors [French Grey]
- (E) Aluminum French doors [French Grey]
- (F) New julliette balcony



House type Plot 1 - Proposal
GROUND FLOOR LAYOUT
Area: 65m2 (700sqft)
Scale: 1:50@A1



House type Plot 1 - Proposal
FIRST FLOOR LAYOUT
Area: 65m2 (700sqft)
Scale: 1:50@A1



House type Plot 1 - Proposal
LOFT LAYOUT
Area: 65m2 (700sqft)
Scale: 1:50@A1

In accordance with the aims of planning policy National Planning Policy Framework: 15, it is suggested that the developer follows the recommendations detailed below.

Please note that the enhancements have been informed by the results and findings of
the field survey.

- Each of the three new dwellings should incorporate an integrated swift brick, such as the Manthorpe Swift Brick (see Plates 9 & 10). These features should be installed at wall top height. Studies have shown that swift Apus apus boxes are used by the full range of nesting birds that utilise buildings; consequently, these boxes will also provide potential nesting space for house sparrow Passer domesticus and starlings Sturnus vulgaris.
- Each of the new dwellings should incorporate a new integrated bat roost feature, such as the Build-in Woodstone Bat Box (see Plates 11 & 12). These boxes should be installed at wall top height, preferably on a southern elevation and away from any areas of artificial light spill.
- In order to ensure that hedgehogs continue to be able to freely access the site, 13cm x 13cm hedgehog holes should be cut at the base of new dwelling boundary fences (Figure 3). In order to show new homeowners, the purpose of new fence holes, signs should be affixed over the hole on both sides of the fence (i.e. Eco Hedgehog Hole Fence Plate).



House type P1
Side Elevation

House type P1
Front Elevation

House type P1
Rear Elevation

House type P1
Side Elevation

House type P1 - Planning Proposal
ELEVATIONS
1:100@A1

Notes:
Unless indicated, this drawing is for information only.
Do not scale, use figured dimensions only.
All dimensions to be checked on site

0 Drwg. original size: A1

Revisions:

Date:	Rev.:	Note:	Check:

eleven52architects
eleven52architects
30 The Fairway
Pudsey
Leeds LS28 7RE
T: +44(0)7958738229
E: leeds@eleven52architects.co.uk
W: eleven52architects.co.uk

Project:	Land off Barnsley Road DARTON
Drawing Title:	House Type Plot 1
Scale:	As shown/1:100@ A1
Drwg. Created:	08.10.22
Drwg. No:	0280_BARN_205
Status:	Planning (*)
Revision:	C