

Planning Permission 2010 / 1420

Woodroyd Gardens Development.

Plots 2 and 3.

General Notes.

This application is in respect of minor changes to the Schedule of Proposed Building Materials delivered to the Planning Authority in April 2011 in response to Planning Condition No 3 and approved by Matthew Smith in his email of the 27 November 2013.

It will be remembered that in the preamble it was noted that in response to the requirement of the Planning Authority...

This Schedule is intended to ensure a high degree of uniformity across the site whilst not restricting a good measure of personal preference when materials are chosen for the construction of the external aspects of the new dwellings.

The builders of Plots 2 and 3 have in essence maintained the nature of the original schedule except as follows.

Plot 3

External Walls (Front): The main front face of the building will be in Hansons Hampton Rural Blend brick slips. The same as Plot 2. This is entirely in keeping with the original schedule. However, in order to break up the expanse of brick it is proposed to create a panel around the front door in render to match the rear and sides of the house.

External Walls (Sides and Rear): The rest of the building will be faced in a self-coloured acrylic render. This is in keeping with the original schedule and ideal for use when constructing in ICFs.

From the top of the wall plate construction will be in SIP panels. Thus it is convenient to face the gables with timber effect uPVC cladding of a high quality. Once again this is within the original schedule.

Roof: The roof will be in Marley Modern or Sandtoft BritLock. As shown in the original schedule.

Windows: Initially the building was shown as having windows constructed from heavy green oak. As a result of the difficulty of glazing green oak (especially in large frames), and the thought that the oak was not compatible with the otherwise modern appearance of the front elevation, an alternative was sought. In the course of that search, a very slim aluminium frame backed by a substantial timber support was discovered which can be installed in large sections. This is now the preferred method. It is also economical in triple glazed design which is essential to the overall intention to produce a home to (or near to) sustainable standards.

Doors: The schedule did not mention garage doors. In the case of Plot 3 the main front door will be very similar (or identical) to that shown in the schedule as an oak door with side panels. The garage door will be to match. It will be heavily insulated. In the drawings actual photographs of the doors are used.

Rainwater Goods: Rainwater goods were not specified in the original schedule. To maintain a high quality finish it is proposed to use cast aluminium materials in dark grey to match the external finish of the windows.

Drive: Moving the garage from the right of the house to the left has meant that the layout of the drive has also been modified but the construction of the drive remains as a mixture of block paving and Bound Aggregate as shown in the Schedule. This reposition will also mean a change in the lawn areas but this change is not shown on the drawing attached. Some lawn will be lost on the left hand side of the drive but some will be gained on the right

Position: The footprint of the house has been increased in area so the position has moved nearer to the North boundary. This has also resulted in part of the front moving forward by about 1.5m and part of the rear moving back by 1m.

Colours: Actual samples of the Hanson Rural Blend brick will be provided in due course. The wood effect uPVC cladding will be in grey in a shade between the dark grey of the roof tiles and the grey of the windows. The colour of the render has not yet been decided but it is anticipated that it will be a subdued “autumn” shade. This will be confirmed before installation.

Plot 2

External Walls: The main front face of the building will be in Hansons Hampton Rural Blend brick slips. The same as Plot 3. This is entirely in keeping with the original schedule.

Roof: The roof will be in Marley Modern or Sandtoft BritLock. As shown in the original schedule.

Windows: The windows will be in uPVC. The colour will be cream. This differs from the original schedule which specified light oak, but it is believed that it is in keeping as the light oak and cream are at least from the same shade palette.

Doors: Black wood grained uPVC. The original schedule allowed for uPVC finished to resemble hardwood. It did not rule out a black stain. Similarly the garage door will be in black to match the main doors.

Rainwater Goods: Rainwater goods were not specified in the original schedule. It is proposed to use black rectangular materials thus referencing the black doors and the similar rainwater goods on plot 3.

Position: The footprint of the house has been reduced in area from the original plan. In order to maximise the garden area of the plot and create more space in front of the garage for parking, the position has moved a little to the South. The orientation has not been changed.

Drive: The construction of the drive remains as a mixture of block paving and Bound Aggregate as shown in the Schedule.

Colours: Actual samples of the Hanson Rural Blend brick will be provided in due course.



CLIENT
Mr & Mrs J P Harte
3 Woodroyd Gardens
(94 Wood Walk)
Wombwell
Barnsley
S73 0NF

PROJECT
Woodroyd Gardens
Plot 3

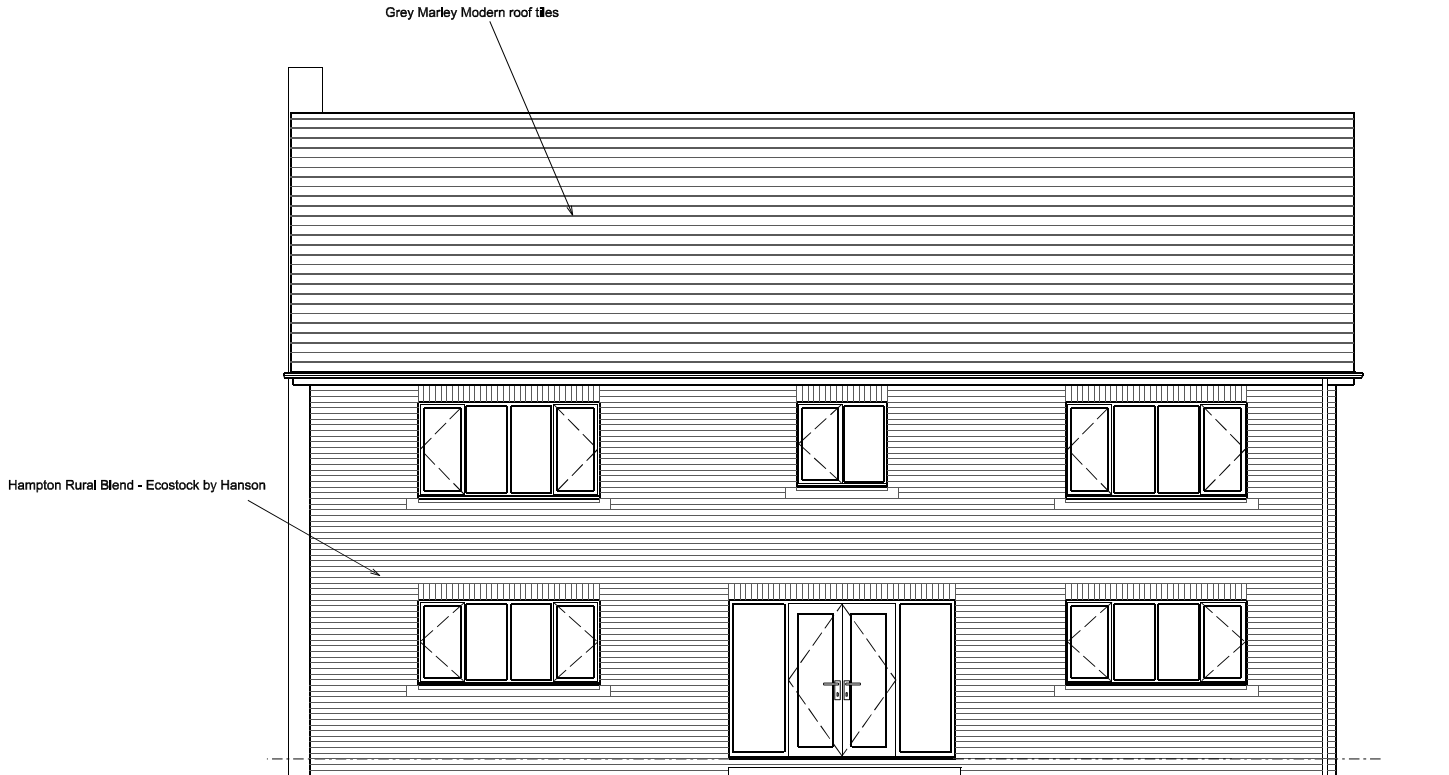
DRAWN BY
JPH

DRAWING No.

REVISION
002

DESCRIPTION
Elevations and Plans
for Planning

SCALE



Rear Elevation

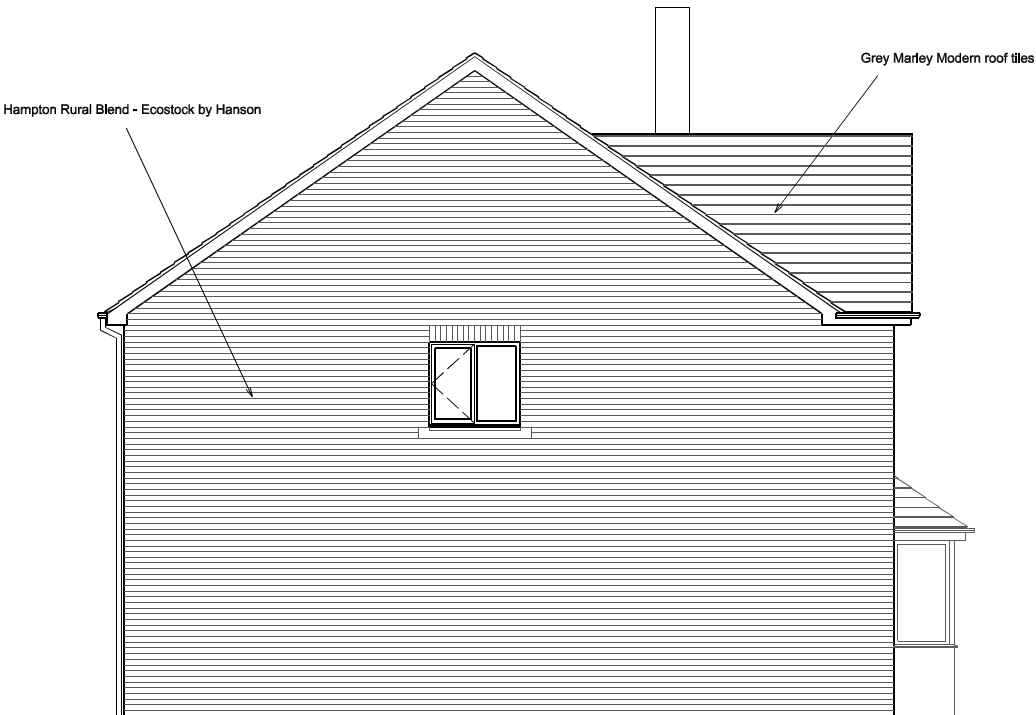


Front Elevation

Windows :- Cream uPVC.
Doors:- Black wood grain uPVC.
Stone Cills.
Brick Headers.
Fall pipes:- Black square.
Gutters:- Black.
Fascia boards:- Black.
Garage door:- Black.

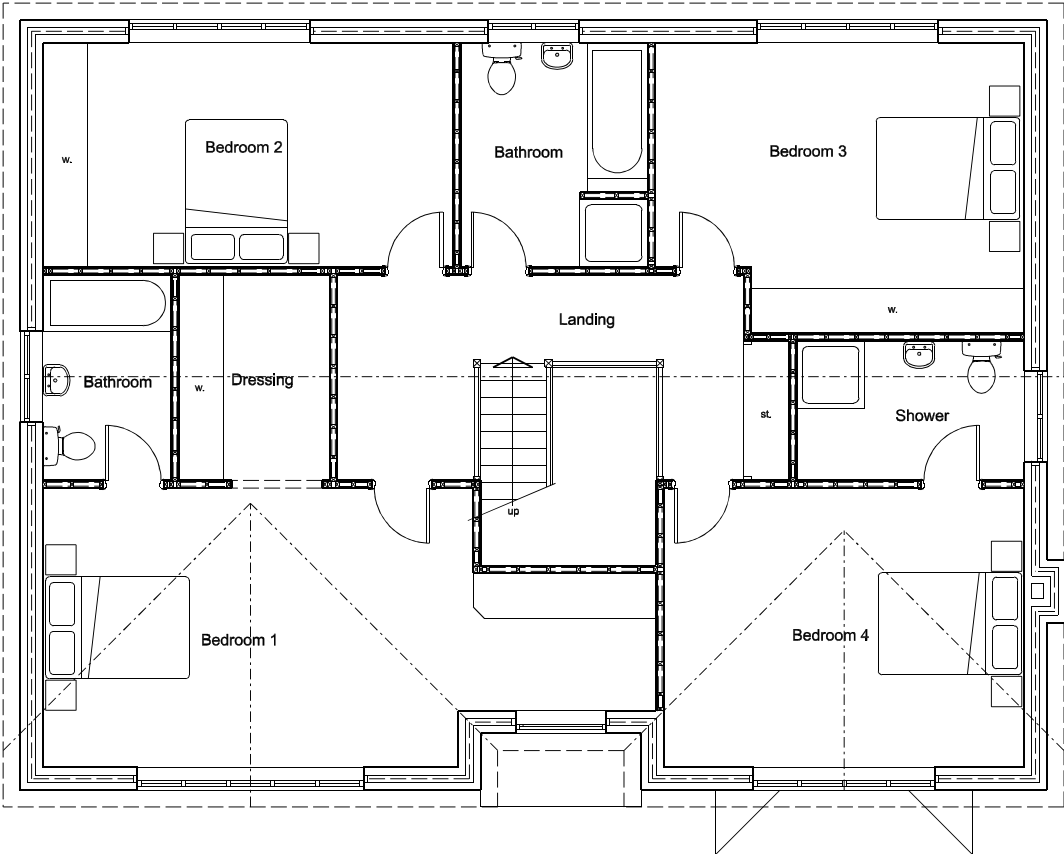


Side Elevation



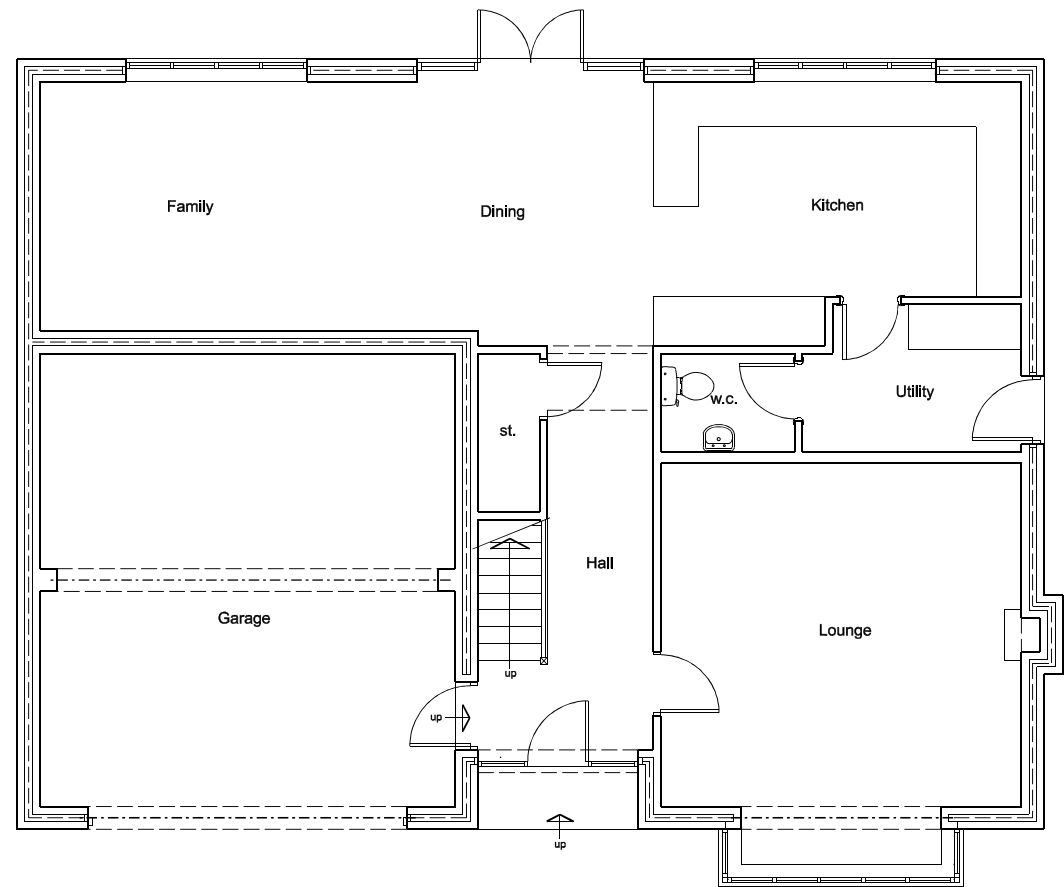
Side Elevation

A	09:09:2014	Chlmney amended
Client		
Mr & Mrs M. Hemingway		
Job Title		
Proposed Dwelling Plot 2 Woodroyd Gardens Wood Walk Wombwell Barnsley		
Drawing Title		
Proposed Elevations		
Scale 1:50		
Date	Aug 2014	Drawn by MJH
Drawing No.		Rev.
943-03		A



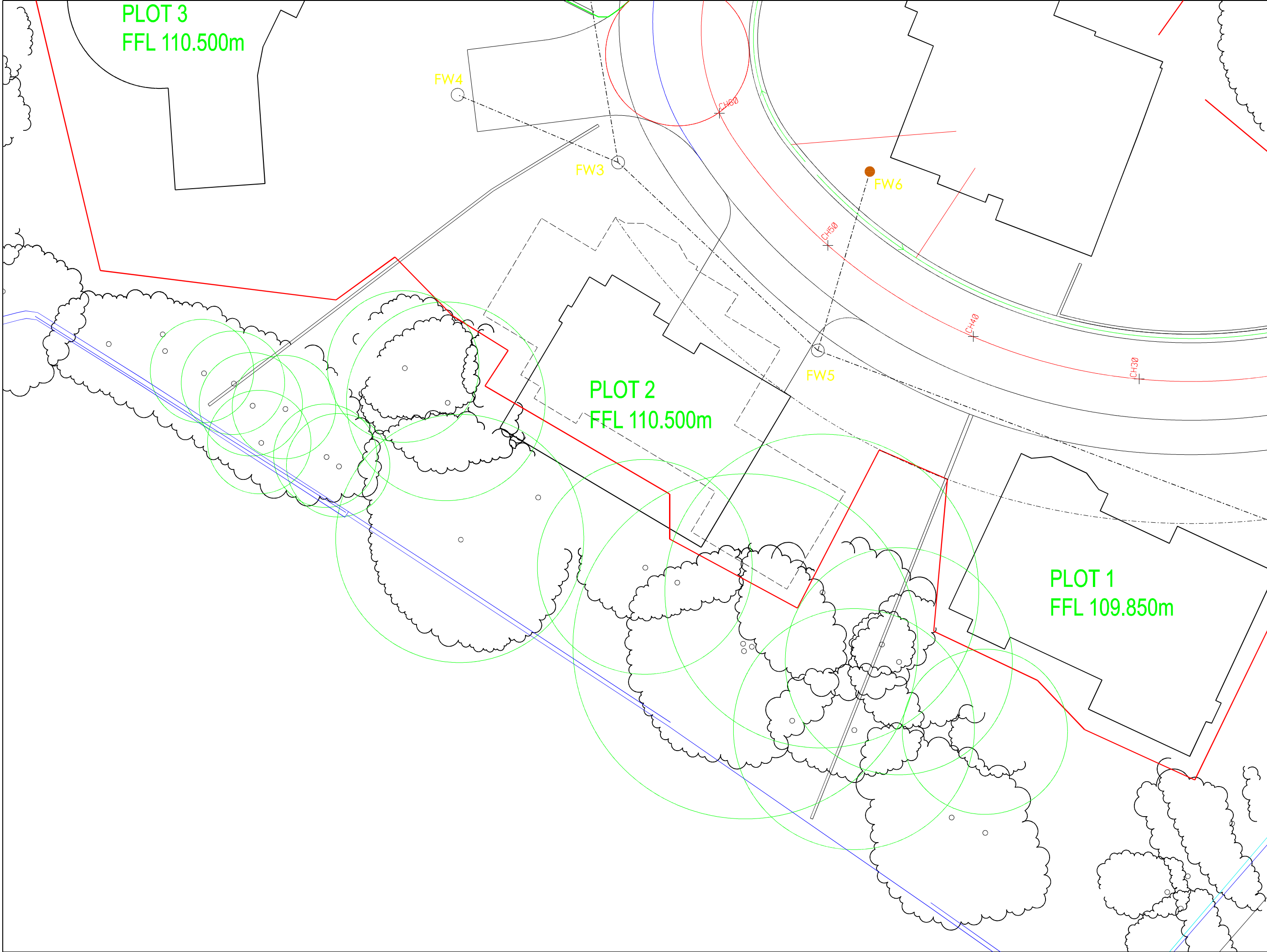
First Floor Plan

- Brick:- Hampton Rural Blend - Ecostock by Hanson
- Roof Tiles:- Marley Modern Tile In Grey.
- Windows :- Cream uPVC.
- Doors:- Black wood grain uPVC.
- Stone Cills.
- Brick Headers.
- Fall pipes:- Black square.
- Gutters:- Black.
- Fascia boards:- Black.
- Garage door:- Black.



Ground Floor Plan

C	09:09:2014	First Floor Layout and chimney amended
B	27:08:2014	Plans & Elevations amended
A	19:08:2014	Chimney added
Client		
Mr & Mrs M. Hemingway		
Job Title		
Proposed Dwelling Plot 2 Woodroyd Gardens Wood Walk Wombwell Barnsley		
Drawing Title		
Proposed Plans and Elevations		
Scale 1:50 & 1:100		
Date	Aug 2014	Drawn by MJH
Drawing No.		943-01
		Rev. C



A	27/09/2014	Position of Plot 2 amended
Client		
Mr & Mrs M. Hemingway		
Job Title		
Proposed Dwelling Plot 2 Woodroyd Gardens Wood Walk Wombwell Barnsley		
Drawing Title		
Proposed Site Plan		
Scale	1:100	
Date	Sept 2014	Drawn by MJH
Drawing No.	943-04	Rev. A

3 Woodroyd Gardens

Elevations for Planning Submission

NOTES:

The method of construction is intended to result in a house that will be (or close to) Passive House Standard. U values quoted below will be improved upon if possible.

U values required. Not Greater than:
Floor Slab: 0.12 W/m²K
Walls: 0.15W/m²K
Roof: 0.12 W/m²K

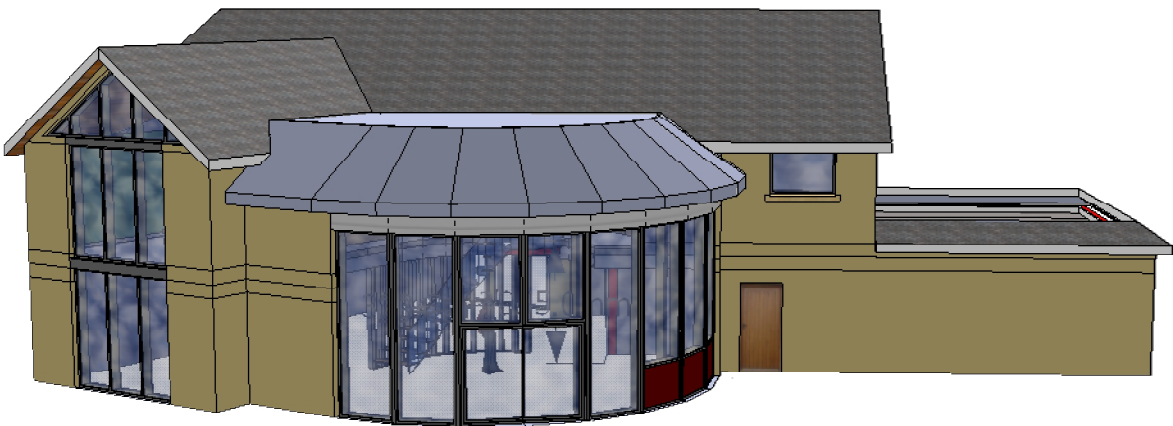
The base will be an insulated raft

The walls: Insulated Concrete Forms (QuadLock ICFs) Internal insulation 57mm external insulation 157mm and a concrete core of 147mm making a wall of 361mm in total. Finished in acrylic render, brick slips and wood effect plastic cladding.

The pitched roof will be Structural Insulated Panels (SIPs) with tiles or slate substitute. The Atrium flat and sloping roof will be "warm roof" construction waterproofed with Wolfin Tectofin acrylic synthetic rubber sheet.



FRONT



REAR

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PROJECT
Woodroyd Gardens
Plot 3

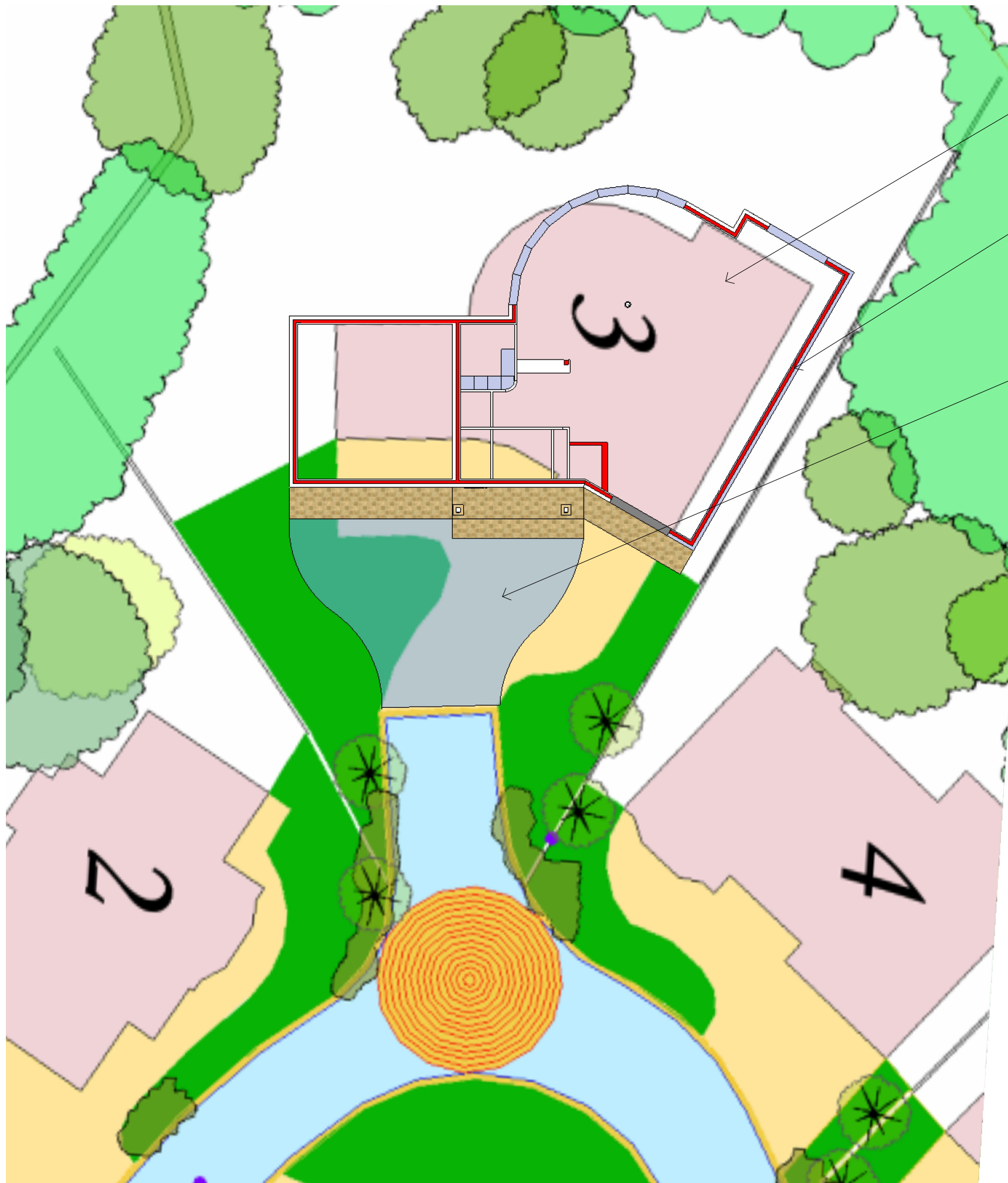
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PL001

REVISION
002

DESCRIPTION
Elevations and Plans
for Planing

SCALE
Orthographic view
NTS



Pink area is the footprint shown on the original plans on which the Planning Consenr was given

Outline of ground floor in Proposed position

The light blue is the proposed layout of the drive. This is shown transparant so that the original layout can be seen. The drive will be as noted in the schedule of materials; that is a mixture of block paving and Bound Aggregate

Finished floor levels remain as originally proposed

Woodroyd
GARDENS

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3 Woodroyd Gardens
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Barnsley
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PROJECT
Woodroyd Gardens
Plot 3

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PL007

REVISION
002

DESCRIPTION
Elevations and Plans
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SCALE
1:200 @ A3

Major Elevations:
Front & Rear



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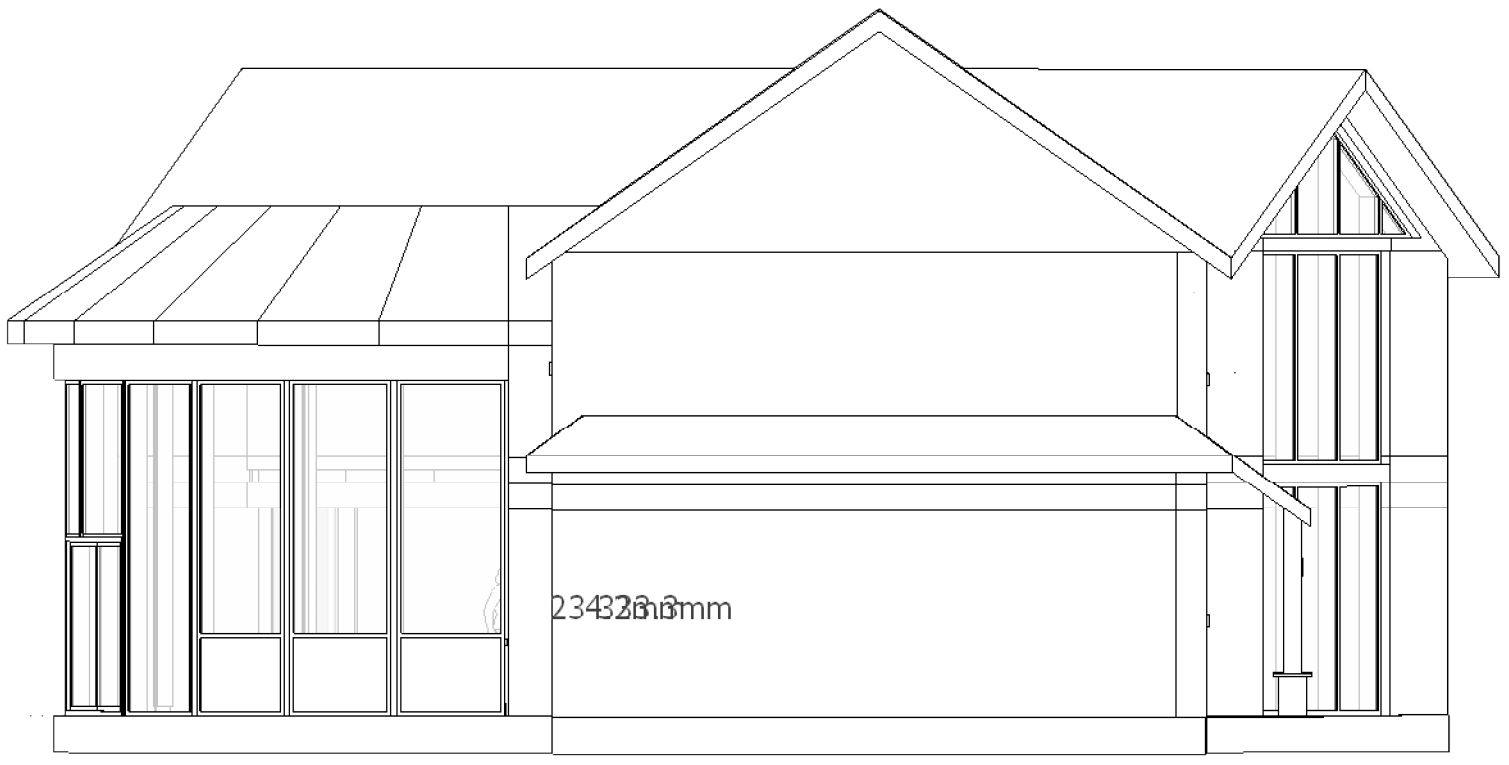
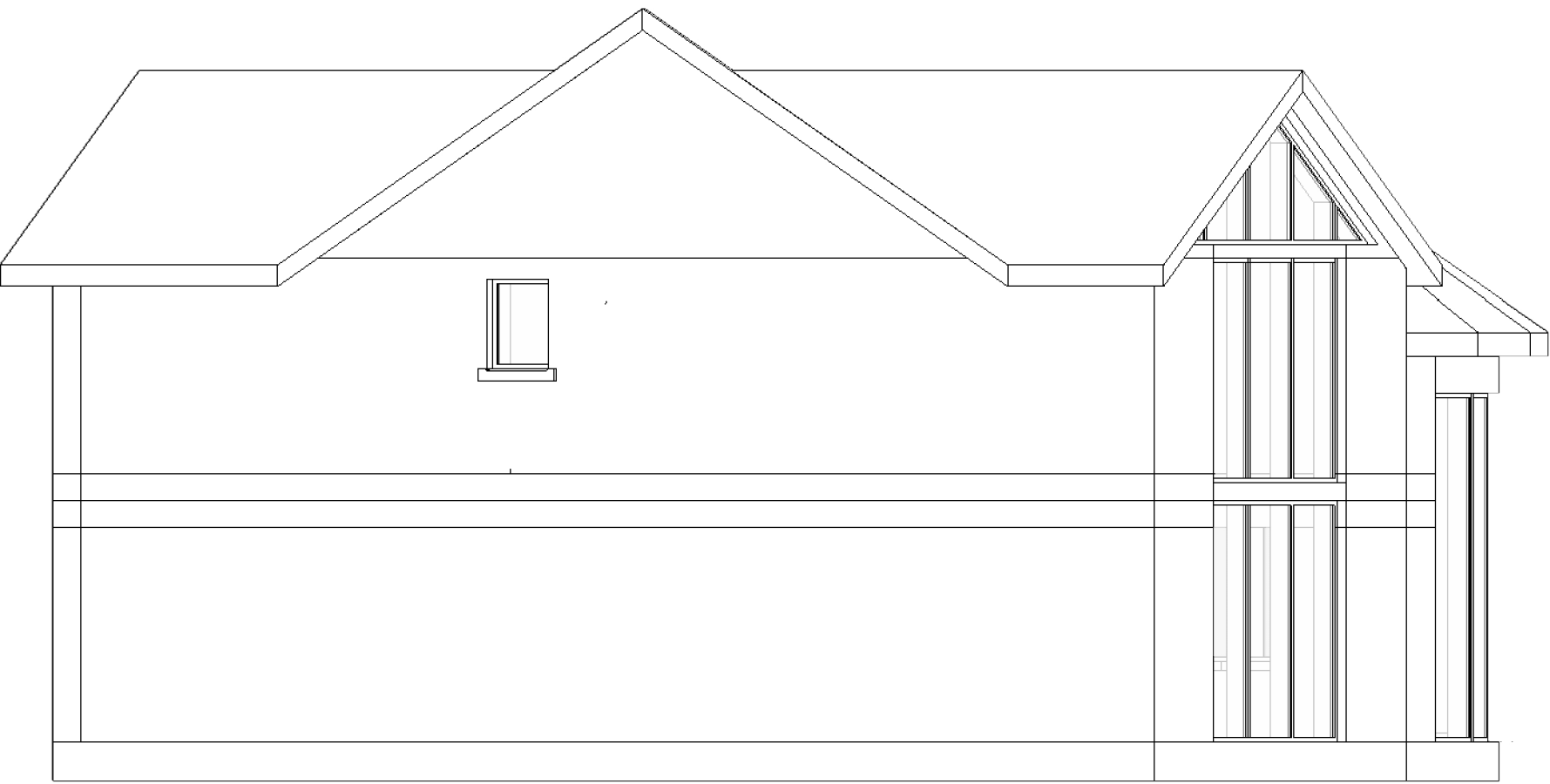
DRAWING No.
PL002

REVISION
002

DESCRIPTION
Elevations and Plans
for Planing

SCALE

1:75 @ A3



Major Elevations: Left & Right Sides



External Walls.

Front in brick. Sides and rear in pale chemical render with some features (gables) in recycled wood effect boards

Roof Finishes

Slate grey tiles to pitched roofs. Rear flat roof and garage roof in grey rubber sheet to resemble lead with rolls.

Solar Panels

Either concealed on flat roofs or integrated into the roof tiles

Windows

All windows from Pro Tec. Extenally slim aluminium frames with triple glazing. Internally, either light oak or pine frames to full depth of reveal.

Doors

Light oak. Main door framed with narrow glazing on each side. Other doors plane light oak.

Drives and Paving

To comply with original proposals. - Probably a mixture of block paving and Bound Aggregate

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PROJECT
Woodroyd Gardens
Plot 3

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DRAWING No.
PL003

REVISION
002

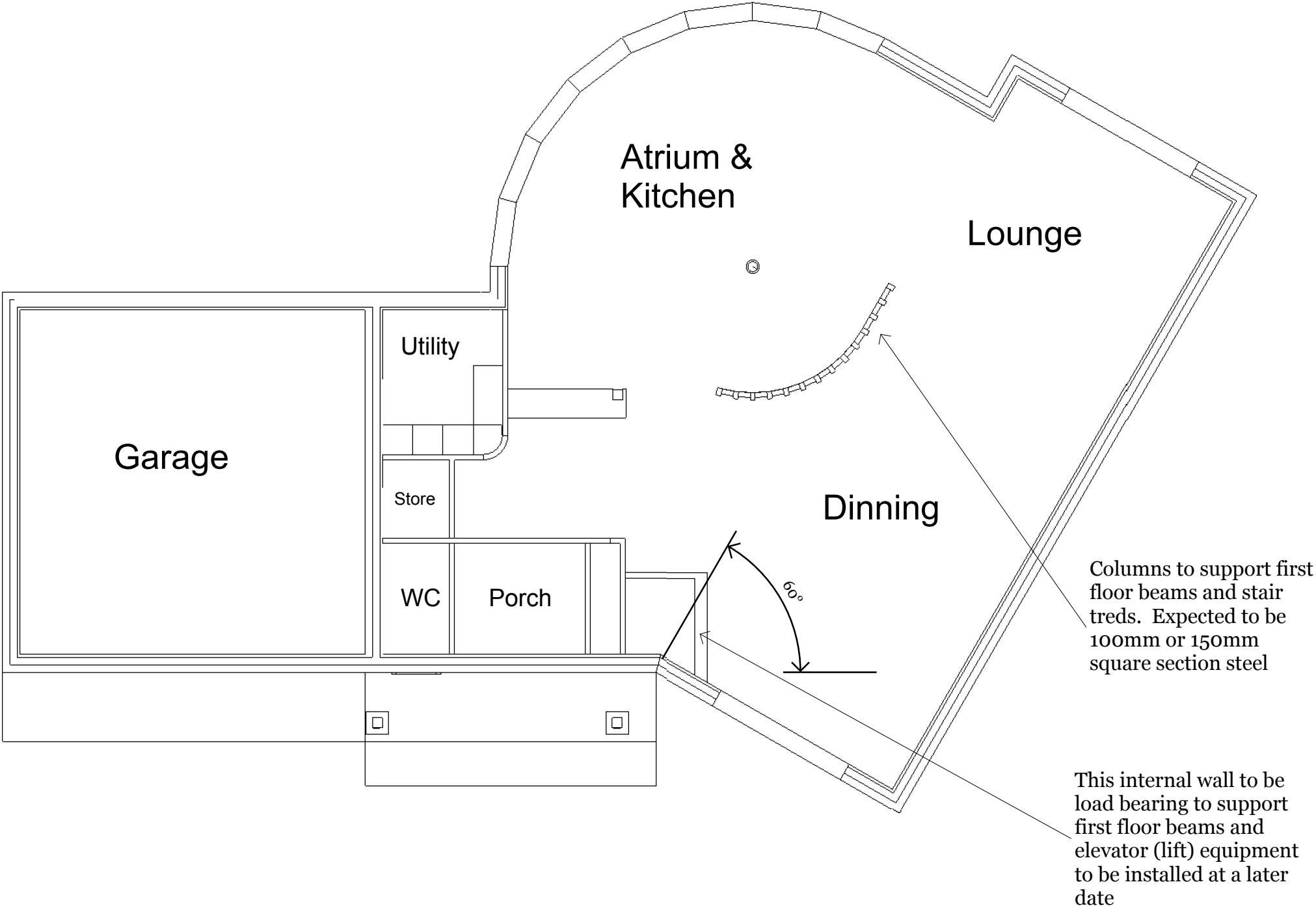
DESCRIPTION
Elevations and Plans
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SCALE

1:75 @ A3

Plan Ground Floor (at level 2.440m)

Consequently not all openings are apparent in this view.



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PROJECT
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PL004

REVISION
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DESCRIPTION
Elevations and Plans
for Planing

SCALE
1:100 @ A3

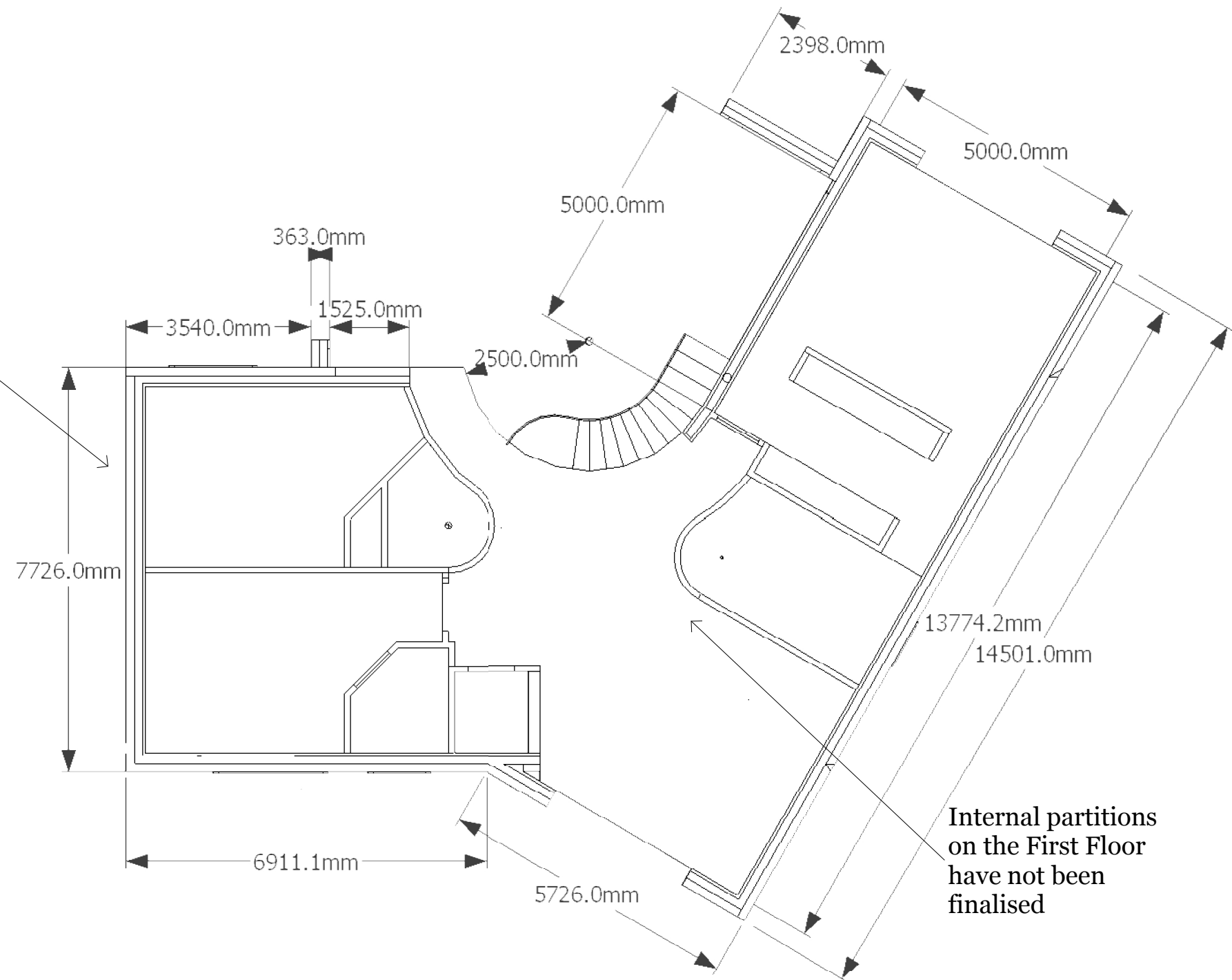
Plan First Floor (at level 5.185m)

Consequently not all openings are apparent in this view.

NOTE:
The positions of internal partition walls are not yet finalised.



Note that the QuadLock wall over the garage space is not directly over the QuadLock wall below. It is 1m further over the garage space.



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PROJECT
Woodroyd Gardens
Plot 3

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PL005

REVISION
002

DESCRIPTION
Elevations and Plans
for Planing

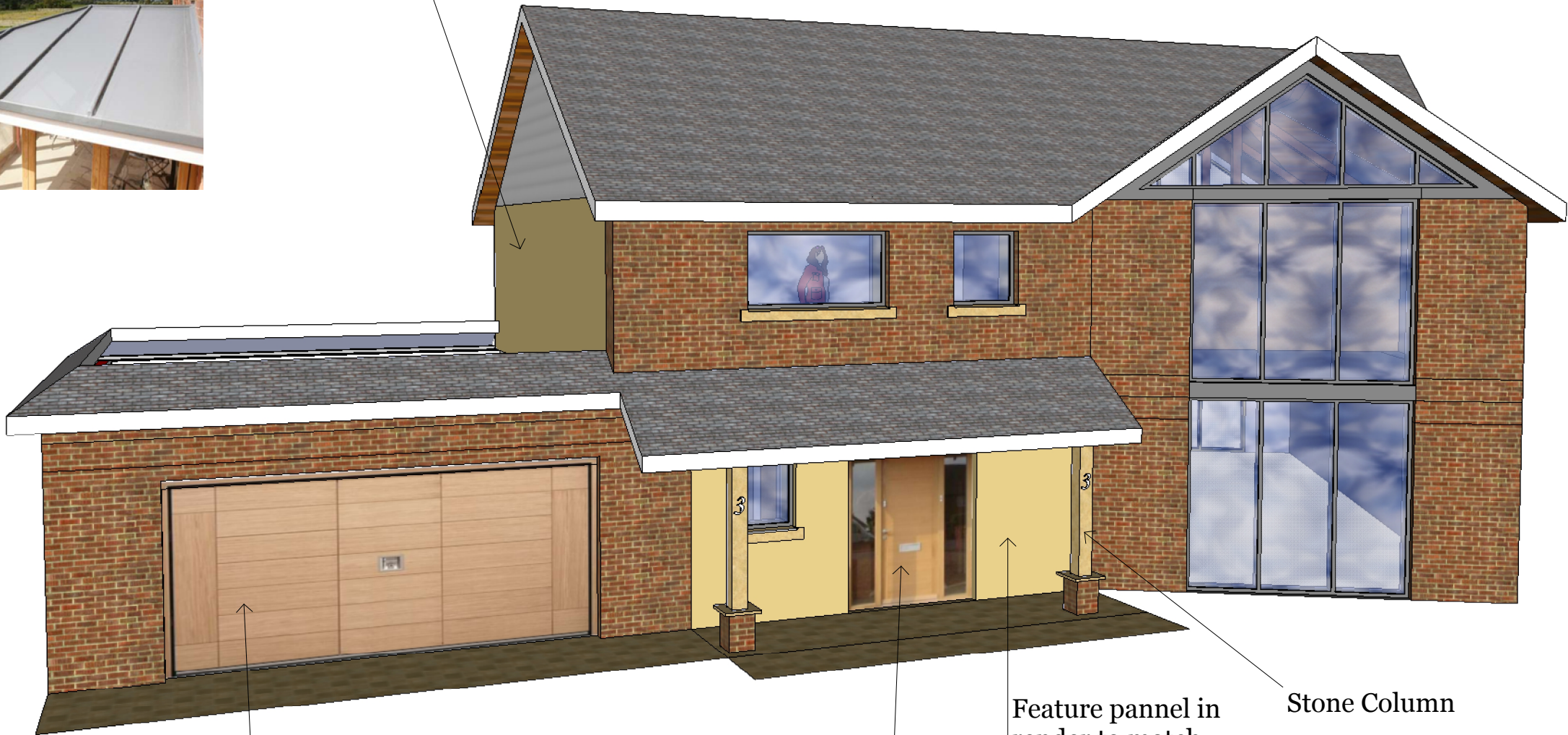
SCALE
1:100 @ A3

Flat roofs and sloping section of Atrium roof covered in Wolfen synthetic rubber sheet with imitation rolls. All in light grey.



Sides and rear walls: Thin, coloured-through acrylic render in a colour to be decided, but expected to be a medium neutral shade.

Facias, gutters and Fall pipes: Cast Aluminium in Black or dark grey



Silvelox Geo Garage Door (actual photo used in this elevation)

Silvelox GO Door to match Garage door

Feature pannel in render to match sides and rear.

Stone Column

Windows: Pro Tec Classic + combination windows.

Slim, coated aluminium externally, light oak or pine internally.

ExternalColour to be dark grey.



Brick Slips: Hansons Hampton Rural Blend



Roof Tles: Marley Modern (or similar)



Side gables and parts of Atrium: Wood effect uPVC cladding.



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PROJECT
Woodroyd Gardens
Plot 3

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DRAWING No.
PL006

REVISION
002

DESCRIPTION
Elevations and Plans
for Planing

SCALE
NTS