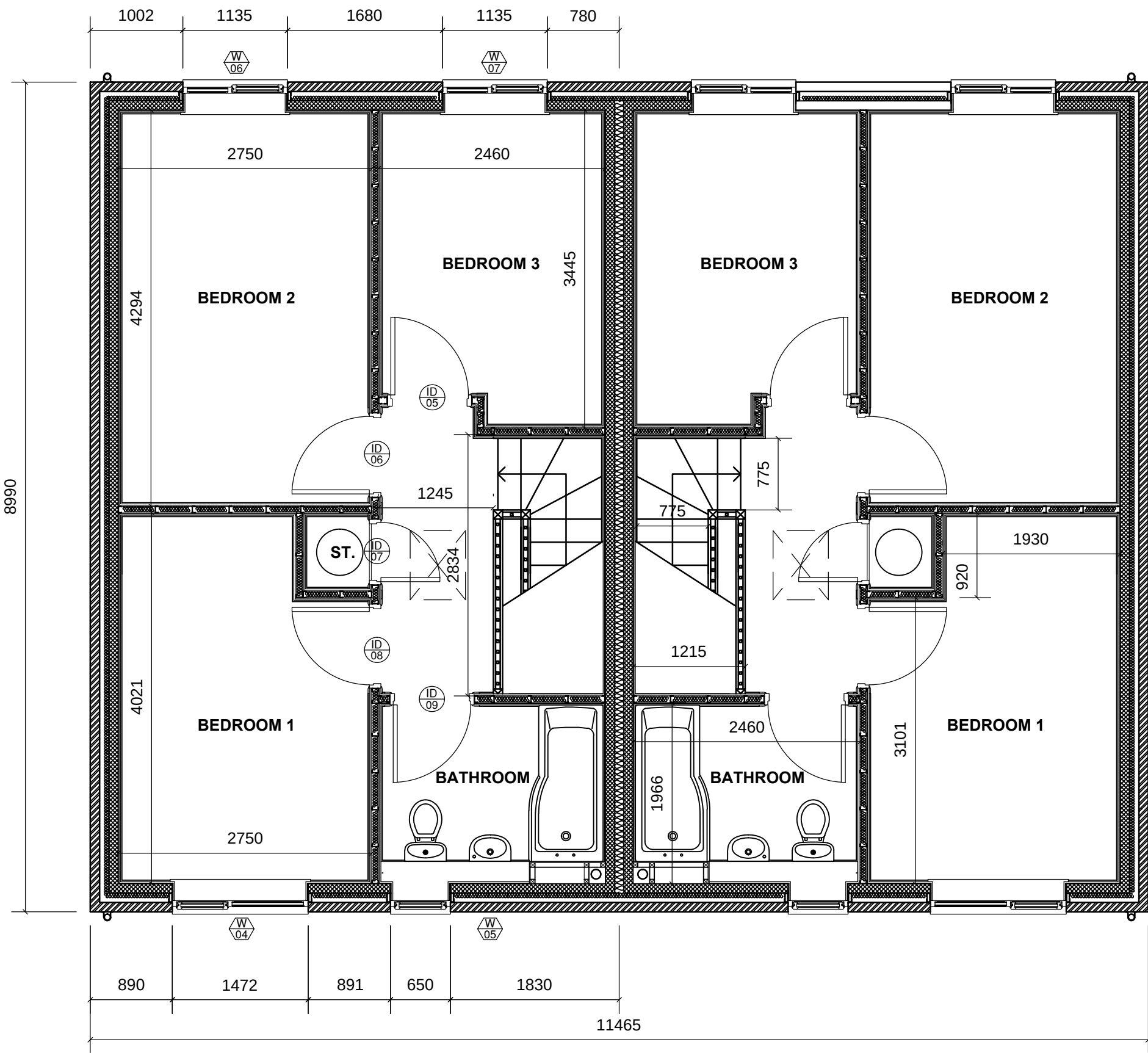
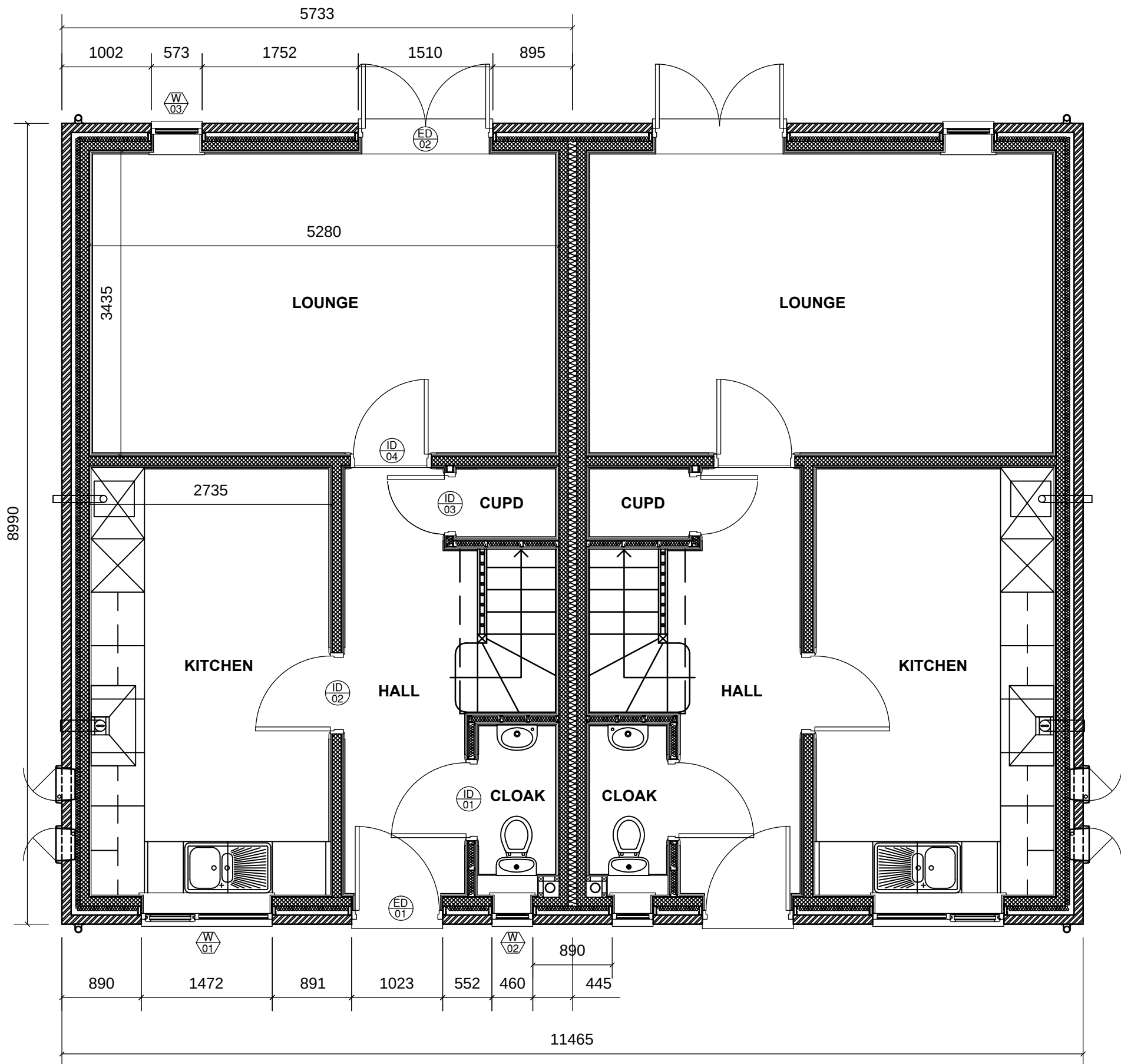




Ground Floor Plan with Extents @ 1:100

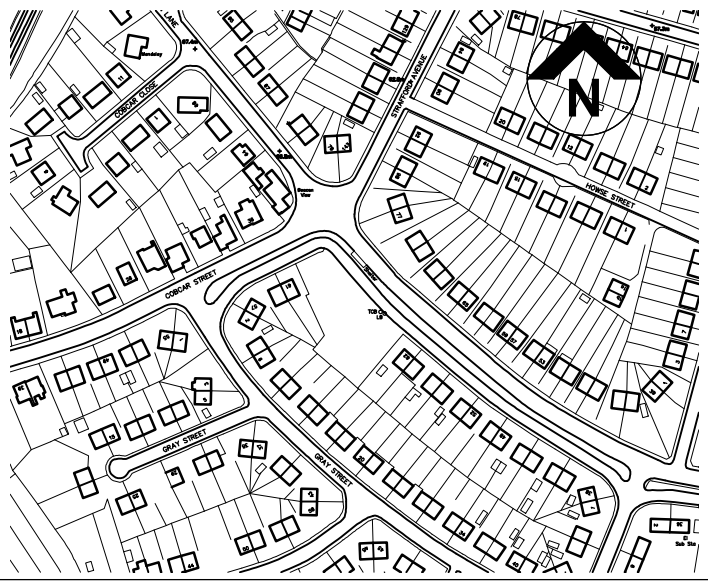


First Floor Plan @ 1:50



Ground Floor Plan @ 1:50

KEY PLAN



Notes:

- Proposed Units;
3bed / 2person - plots 1-6
Unit size;
3bed / 2person - 51.5 m² (Gross Ext footprint)
- Parking provision;
3bed / 2person - 2No per plot
- Specification;
Dwellings to meet requirements of Secure-by-Design.
- Proposed Materials;
- 1.0. Roof
- Covering - Marley concrete Modern Smooth grey
 - Facia & Soffits / UPvc - colour grey (RAL TBC)
- 2.0. Walls & Cladding
- Facing red Brick - Forterra Crowhurst Multi Reserve.
- 3.0. Doors & windows
- Main Entrance Door / Composite (Colour TBC)
 - Windows / UPvc - colour grey (RAL TBC)
 - French Doors / UPvc - colour grey (RAL TBC)
- 4.0. Miscellaneous
- RW goods / UPvc (black)
 - Retaining walls / Brick - N/A
 - Canopy / GRP / Grey contemporary - N/A
 - External Works as Drawing 16-1-1232-NPS-DR-00-012.
 - Fences - concrete post timber panel with gravel boards at 1200mm and 1800mm high.
 - Gates - 1800mm Timber boarded.
 - Drives - Tegula block paving with pin kerb surround.
 - Paving - Marshalls 450 x 450mm concrete grey pimple.
 - Paths - Marshalls standard half battered grey kerbs and drop kerbs. Tarmac finish to match existing.

Planning Minor Amend Issue: First floor bathroom window reduced in size on front elevation, flue and extract fan position altered, roofing finish changed to Marley Modern grey.					
P3	SBL	05.05.17			
Building Control Issue:					
P2	SBL	03.05.17			
COMMENT					
REV	DRAWN	DATE	CHECKED	DATE	APPROVED

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0m 0.5 1.0 1.5 3.0m

ORIGINAL SHEET SIZE **A1**

1:50

CLIENT
NPS Group

PROJECT
**Cobcar Lane, Elsecar
New Housing Development**

TITLE
Proposed Floor Plans

nps group

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General Practice, Barnsley, S1 1BN
Tel: 01228 770000, Email: nps@npsgroup.co.uk, www.nps.co.uk

SCALES		DISCIPLINE	PROJECT NUMBER
As Shown	ARCHITECT		16-1-1232
DRAWING NUMBER		REV CODE	
NPS-DR-A-(00)-020		P3	
STATUS CODE	PURPOSE OF ISSUE	DRAWN BY	
S4	BUILDING CONTROL APPROVAL	SBL	