North

Rev J
Re-design access.

Pedestrian inter-visibility for vehicles leaving the access exceeds 2.0x2.0m.

Reposition access and increase width to 4.0 meters. Automatic sliding gate set behind stone gate posts.
No surface water to be allowed to drain onto the highway.
Vehicular and pedestrian gradients within the site are not to exceed 1:20.

RACECOMMON LANE

verge
tarmac
Delineate boundary with setts and surface entrance in block paving or tarmac.
Retain existing lamp post
LP
verge
Gully
Existing access to be made up before new access is brought into use.
2500
4330
Remove 2No cherry trees to facilitate access improvements.
Details of landscape planting to frontage to be agreed.
Sliding Gate
4000
7500
5860
Sliding Gate or inward opening gates only.
New landscaping is indicative and subject to a detailed landscaping layout to be submitted for local authority approval prior to occupation.
New access central on Main Entrance Porch Extension
Herras fencing to be erected for the duration of the works to provide root protection to existing tree in adjacent land.
Parking
Parking and Turning Area
Tarmac finish
Permeable paving
Parking
Garage
7.6 x 6.75m
Double door to garage and personal door adjacent.
Forward projecting extension to Entrance Hall.
Step
Step
Step
Dress
2.84 x 4.28m
Ensuite
2.84 x 2.85m
Hall
3.0 x 4.23m
RL
RL
Cts
2.58 x 1.72m
Guest Bed
3.65 x 3.45m
Bathroom
3.42 x 3.48m
Workshop
6.65 x 4.3m
End wall of exist bungalow
Step
Open roof centrally with rooflights over Hall.
9400
Kitchen
Existing walls retained/re-skinned.
Master Bed
4.66 x 3.72m
Snug
4.18 x 3.47m
Ptry
1.18 x 2.48
Bfast
Dining
Util
8.54 x 3.7m
Services
3.0 x 3.7m
1200
4875
Wall to retain ground levels to east garden.
Access to Terrace from doors in central bay. Full height glazing to Kitchen and Sitting Room.
Terrace
Sitting Room
4.0 x 5.9m
Study
3.5 x 5.9m
Mature tree in elevated position.

Layout Plan 1:100

Foul water treatment plant with outlet to existing drainage outlet.

Rev J
Align ridge height of garage extension with existing building.

Re-roofing in plain concrete tiles with slightly textured dark grey finish - Hardrow or similar approved.

Rooflights to central Hall for natural light, dark grey finish .

Pitched roof entrance extension with oak frame to gable and recessed doors with glazing above.

500mm overhanging eaves.

Stone
Stone
Stone
Stone

Coursed stone piers to principal external corners where shown.
Slightly textured through colour render to external wall panels where shown.

Stone walling to garage and stone up to plinth course.

Entrance door with side lights to both sides set into recess.

North Elevation 1:100

Doors to terrace from Living/Dining Area in Aluminium to match glazing with gable wall above. Details of gable cladding to be agreed.

Gutters to be half round with circular rainwater pipes in aluminium with grey finish.

Render
Stone

Full height glazing in aluminium with powder coat finish RAL: colour to be agreed.

West Elevation 1:100

Stone
Low cill to Snug window.
Render

Coursed stone piers to principal external corners where shown.

South Elevation 1:100

Windows to Workshop to have raised cills, 1.5m above floor level, laminated safety glass with obscure finish.

Stonework to return at external corner of garage to provide stop end to rendered rear wall.

Render finish to East Elevation with coursed stonework at low level.

East Elevation 1:100

Rev J 07.08.19 - Amend ridge height of garage extension; amend design of access.
Rev H 01.02.19 - Amend front elevation to stone in lieu of render.
Rev G 01.02.19 - Amend access details; add tree protection fencing.
Rev F 20.12.18 - Add details of tree removal adjacent access.
Rev E 19.12.18 - Amend garage.
Rev D 19.12.18 - Minor amendments to layout.
Rev C 18.12.18 - Amend porch design; amend internal bathroom layout; amend dimensions to Sitting Room.
Rev B 14.12.18 - Layout amended.
Rev A 12.12.18 - Layout amended.

HIGHSTONE LODGE
RACECOMMON LANE
BARNSLEY
S70 6NN

DESIGN PROPOSALS

PLANS AND ELEVATIONS

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Scale	1:100	Drawn	MJB
Date	DECEMBER 2018	Ref.	18.35
Dwg No.	**P01**	Rev.	J

0cm 2cm 4cm 6cm

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