

Existing access to site shared with 12 Victoria St to be 4m wide with site lines as indicated to satisfaction of Highways Authority.

All new parking on reinforced Ecco block grid seeded grass with no dig reinforced construction under tree canopies.

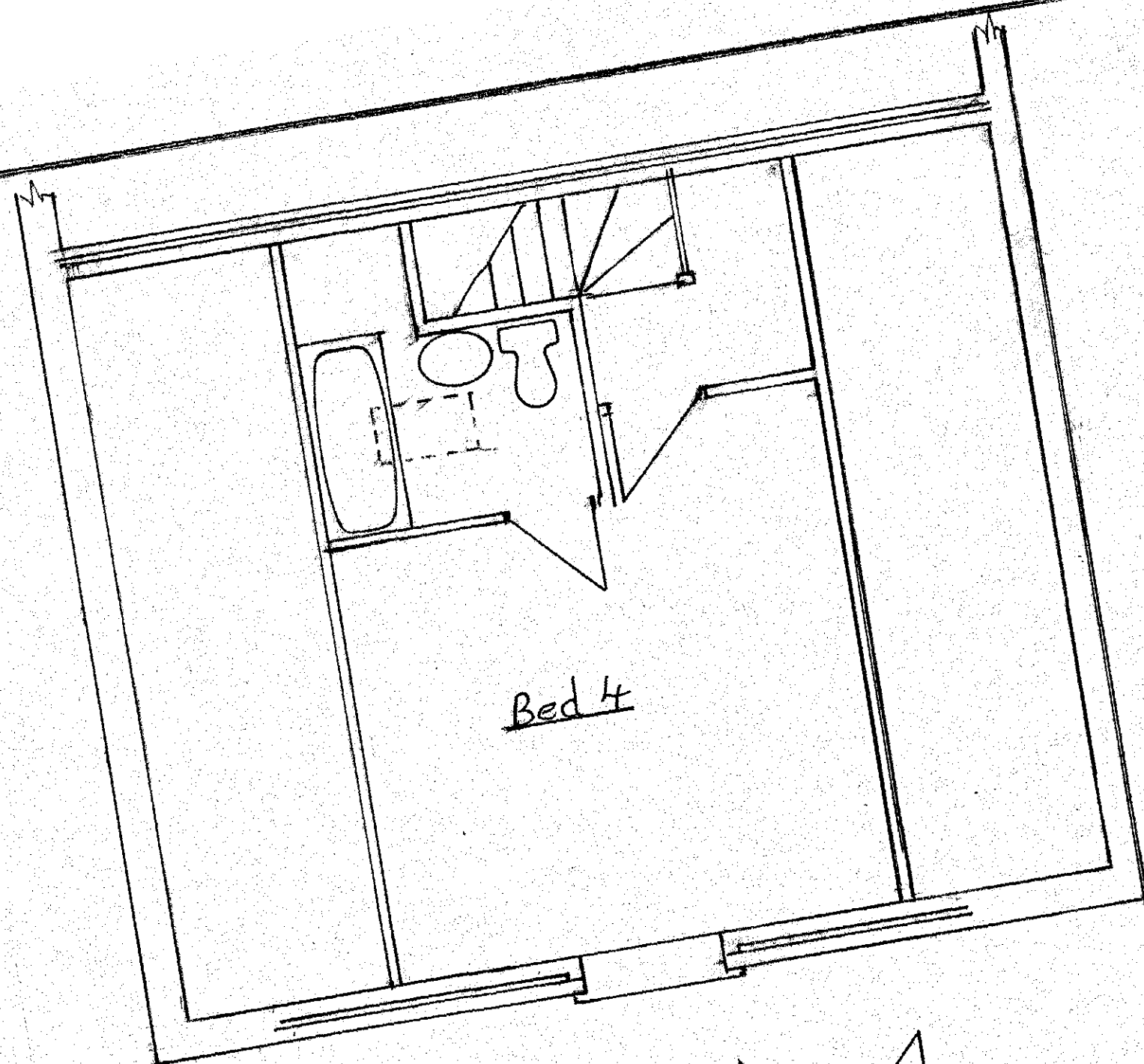
PROPOSED

LAND AT VICTORIA, ST BARNSELY

HENRY OTULAKOWSKI ASSOC

Ken Jackson MRICS

SECOND FLOOR



PROPOSED

EXECUTIVE HOUSING

LAND AT VICTORIA, ST BARNSELY

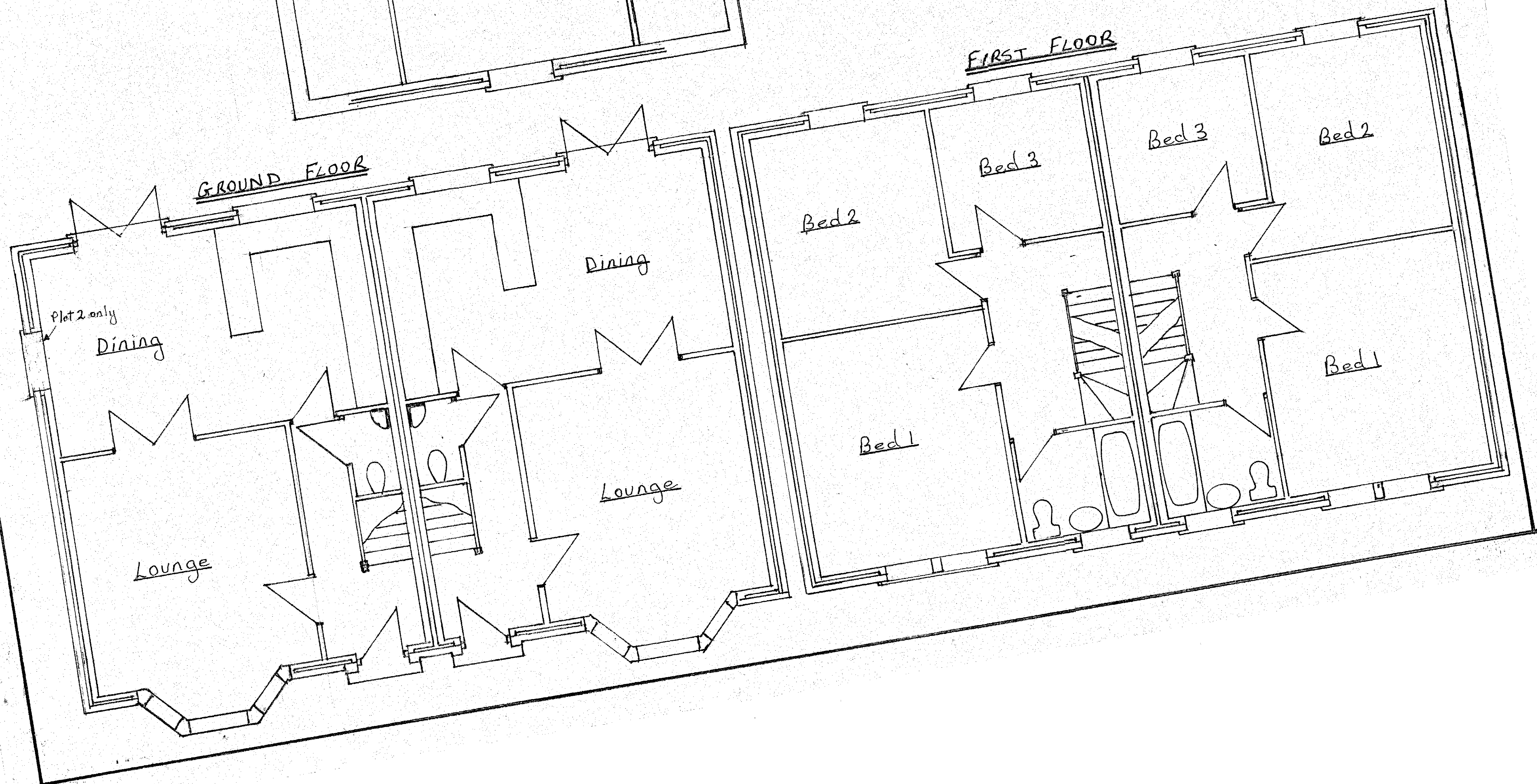
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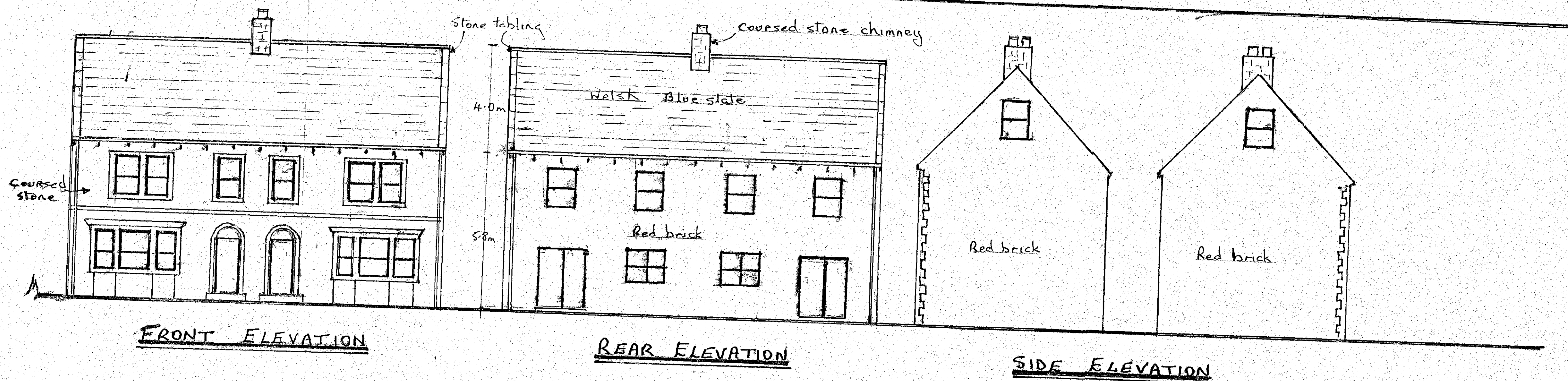
HENRY OTULAKOWSKI ASSOC

4 BED SEMI DETACHED SCALE 1:50

Ken Jackson MRICS

FIRST FLOOR

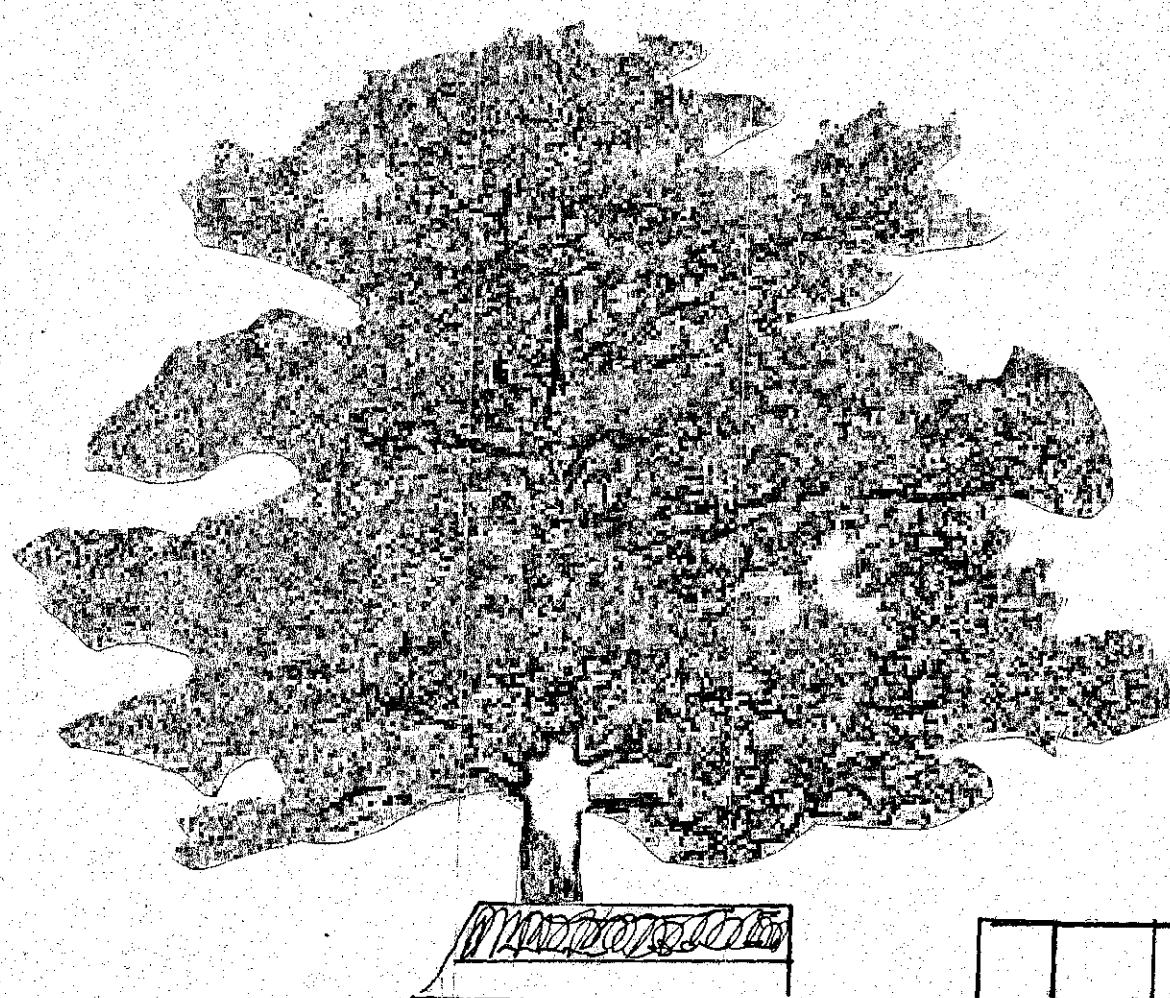




FRONT ELEVATION

REAR ELEVATION

SIDE ELEVATION



PROPOSED

EXECUTIVE HOUSING

LAND AT VICTORIA, ST BARNSELY

FOR

HENRY OTULAKOWSKI ASSOC

4 BED SEMI DETACHED SCALE 1:100

- Coursed squared sandstone facing stone to front elevations with stone detailed quoins / brick to side and rear as in other adjacent dwellings.
- Windows and doors to be timber throughout with a minimum 50mm rebate. Windows to be sash with a single horizontal transom.
- Coursed stone chimneys with terracotta pots
- Pointing to be lime rich (exact mix details to be supplied) and recessed in a concave joint to 2-3 mm - not strap or weather struck
- Welsh slate to roof with matching ridge bed in mortar
- Verges finished with stone tabling - not barge boards or mortar fillet.
- Rainwater goods / downpipes in black UPVC, gutters in ogee section black UPVC supported on stone corbels.
- String course / window detailing agreed to be stone (Artstone)

SCENE ON VICTORIA ST

Ken Jackson MRICS