

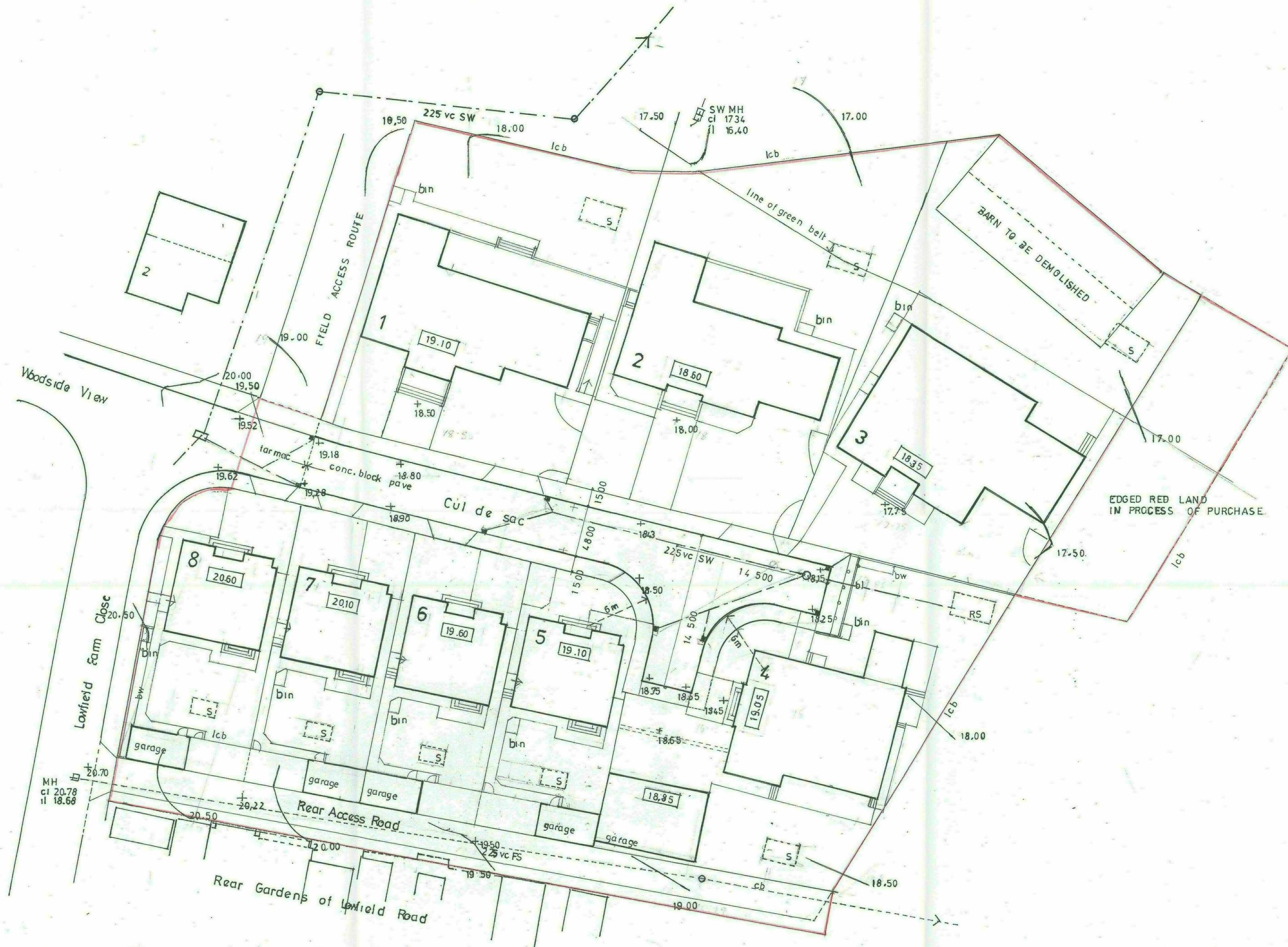
|                  |                                     |
|------------------|-------------------------------------|
| <b>MATERIALS</b> |                                     |
| Walls            | Smooth red facing brick             |
| Roof             | Dark grey Calderdale concrete tile  |
| Windows          | Aluminium powderised grey, top hung |
| Doors            | Aluminium powderised dark grey      |
| Rainwater Goods  | Seamless aluminium powderised grey  |

PROPOSED DETACHED HOUSE TYPE 'A' PLOTS 5, 6, 7 & 8  
LOWFIELD FARM, LOWFIELD ROAD BOLTON UPON DEARNE ROTHERHAM S63 8GY

GENERAL ARRANGEMENT DRAWING NO. 821/5 SCALE 1 : 100

July 2018

Gordon Stephenson Chartered Architect RIBA  
10 Parkwood Rise Barnby Dun Doncaster DN3 1LY  
Tel 01302 891411 email stepvenson.g3@sky.com



PLOT SCHEDULE & SIZES

| Plot No. | Plot Size SM. | Dwelling Footprint SM | Dwelling Floor Area SM Ground + First | Remarks                                                                                                  |
|----------|---------------|-----------------------|---------------------------------------|----------------------------------------------------------------------------------------------------------|
| 1        | 678           | 203.14                | 387.92                                | Ground floor incl. garage                                                                                |
| 2        | 825           | 188.60                | 355.70                                | First floor incl. balcony & voids                                                                        |
| 3        | 899           | 225.61                | 451.22                                | Ground floor incl. garage                                                                                |
| 4        | 669           | 177.81                | 337.38                                | First floor incl. galleries & voids                                                                      |
| 5        | 282           | 77.80                 | 153.17                                | Ground floor incl. garage                                                                                |
| 6        | 286           | 77.80                 | 153.17                                | First floor incl. balcony & voids & measured at floor level. First floor measured at median level 4496sm |
| 7        | 291           | 77.80                 | 153.17                                | Ground floor incl. conservatory                                                                          |
| 8        | 322           | 77.80                 | 153.17                                | garage detached                                                                                          |

Plot areas are calculated to back edge of footpaths

Dwelling footprint areas to plots 4, 5, 6, 7 & 8 exclude garages mostly single but in the case of plot 4 double

KEY TO SYMBOLS

- bl stainless steel bollards
- bw brick wall 1.8m height
- cb 1.8m timber close board fencing
- lcb 1.2 low timber close board fencing

CONSTRUCTIONAL NOTES

ROADS

TARMAC

On that section of road giving road access to the development from Lowfield Farm Close extend Lowfield Farm Close to a point where access is provided to the adjacent fields for agricultural purposes and to a point where the proposed charcoal concrete block road and footways commence This road section to be constructed to Barnsley Highways specification for estate roads

CONCRETE BLOCK PAVINGS

On that section of the private road providing access to the proposed residential development construct ROADS, FOOTWAYS, SERVICE STRIPS / CROSSOVERS in concrete block pavings Assess CBR values and lay Marshalls Priors permeable charcoal interlocking herringbone pattern concrete block paving complying with BS EN 1338:2003. Form all footways and crossovers to Marshalls permeable concrete block specification details Lay blocks Herringbone Pattern at 45 degrees to an edge from flush type starter units at Junctions with tarmac and at back edges of footways adjacent to residential drives Lay block paved roads to cross and long falls to addressed levels

DRIVES

Drives to be permeable concrete block paving specification laid to inward falls from crossover level

DRAINAGE

SURFACE WATER

Roads Tarmac Glazed vitrified clay 150 diam. to adjacent Yorkshire Water SW Sewer Permeable Concrete Block Estate Road best practice SUDS

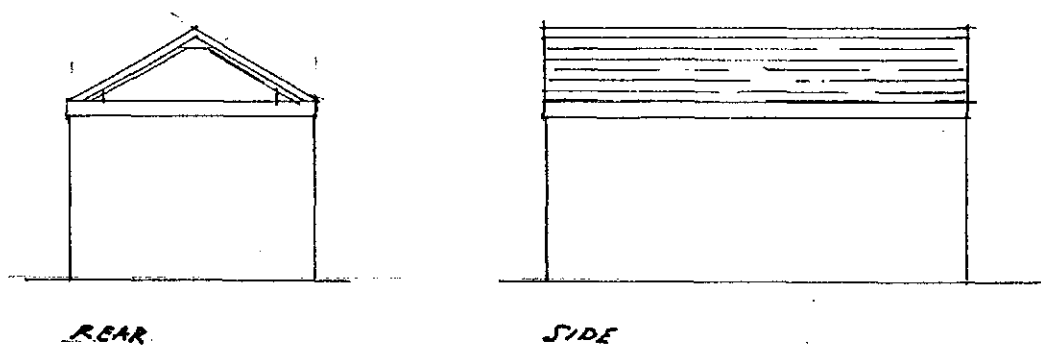
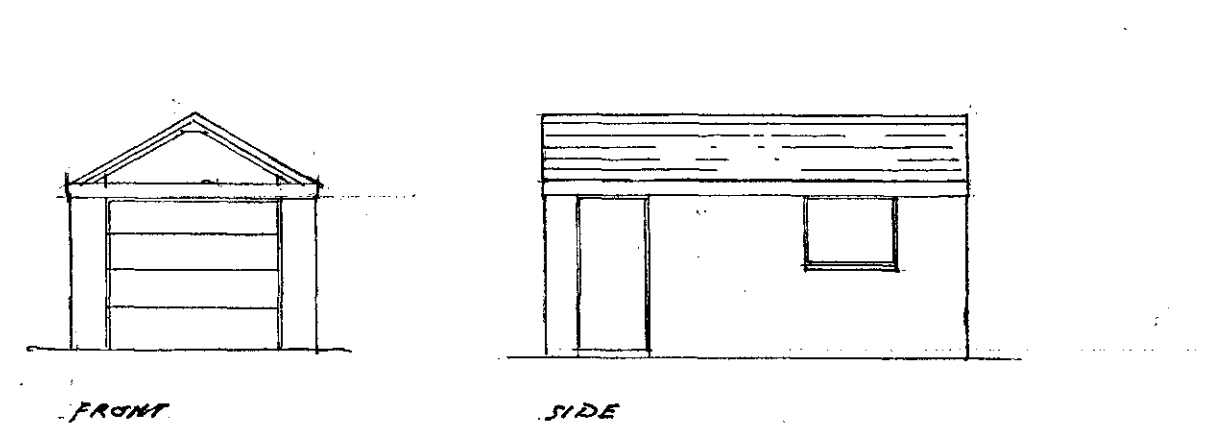
Residences To individual soakaways to calculations as site tested S

FOUL SEWERS

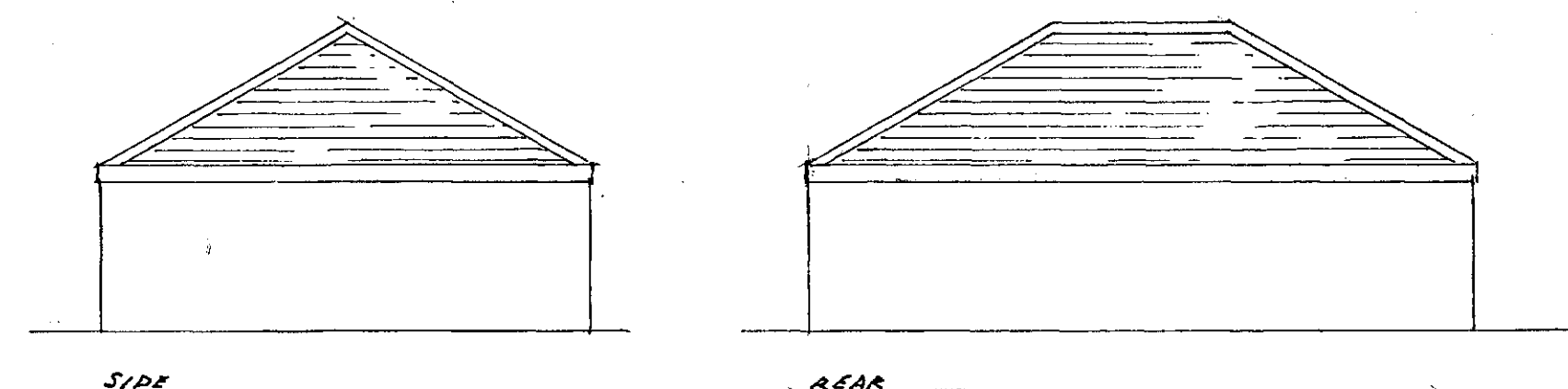
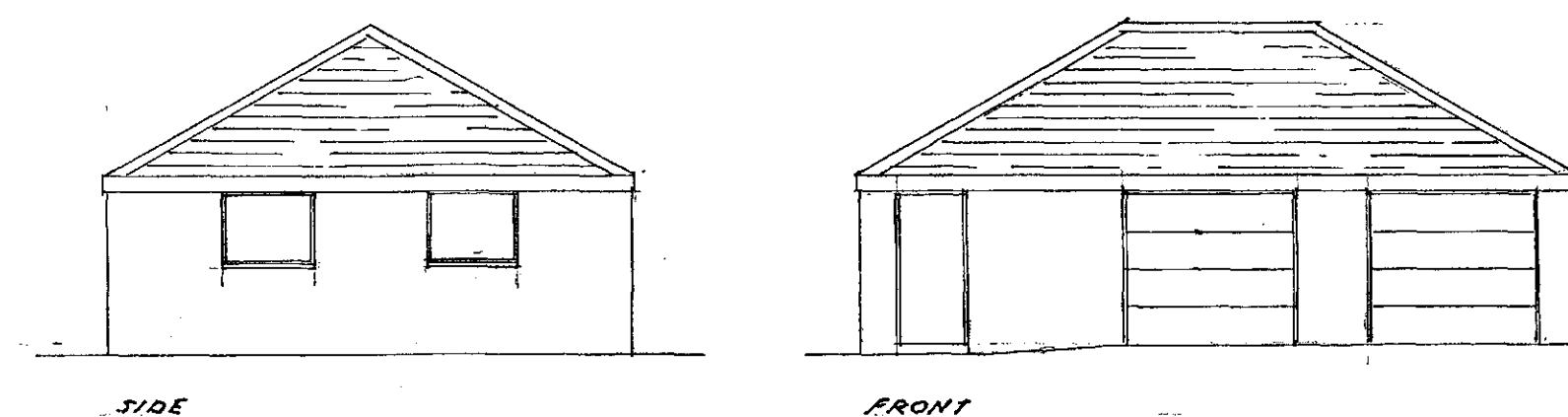
Residences To existing foul sewer in Rear Access Road off Lowfield Farm Close

| AMENDMENTS |     |             |
|------------|-----|-------------|
| DATE       | NO. | DESCRIPTION |
|            |     |             |
|            |     |             |
|            |     |             |

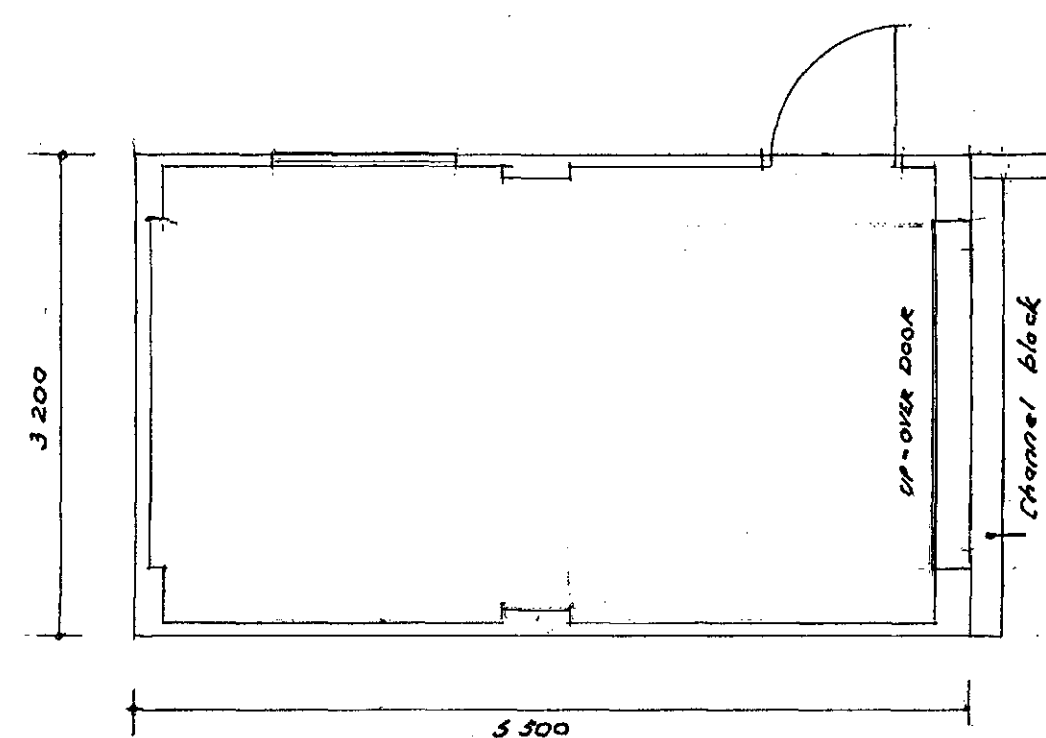
PROPOSED RESIDENTIAL DEVELOPMENT LOWFIELD FARM, LOWFIELD FARM CLOSE, BOLTON UPON DEARNE ROTHERHAM S63 8GY  
SITE LAYOUT DRAWING  
Scale 1 : 250  
Gordon Stephenson Chartered Architect RIBA  
10 Parkwood Rise Barnby Dun Doncaster DN3 1LY  
Tel 01302 891411 email [stevenson.g3@sky.com](mailto:stevenson.g3@sky.com)  
Drwg. No 820/SL  
Oct 2018



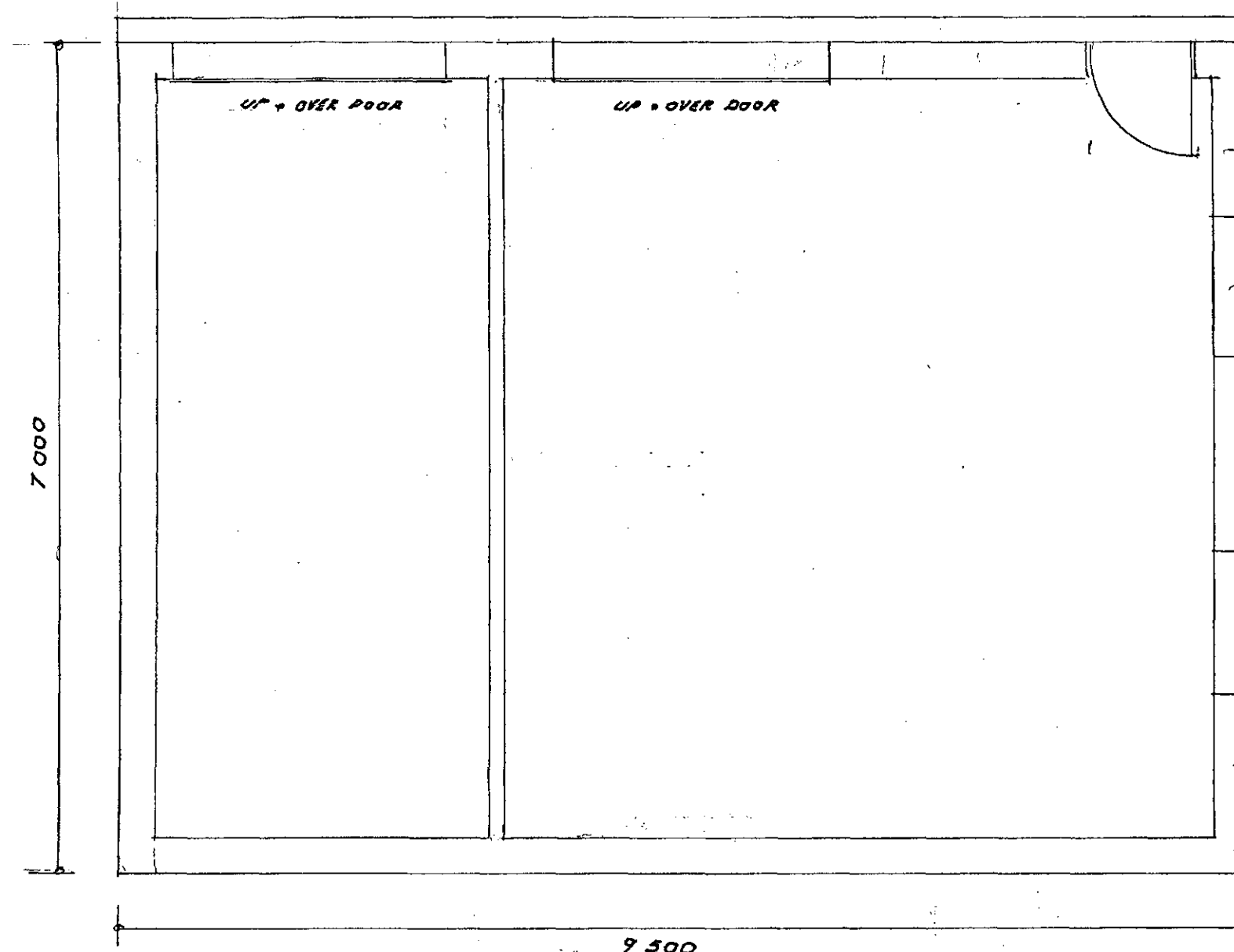
ELEVATIONS GARAGES TO PLOTS 5,6,7 & 8



ELEVATIONS GARAGE PLOT 4



PLAN GARAGES TO PLOTS 5,6,7 & 8:



PLAN GARAGE PLOT 4

#### MATERIALS

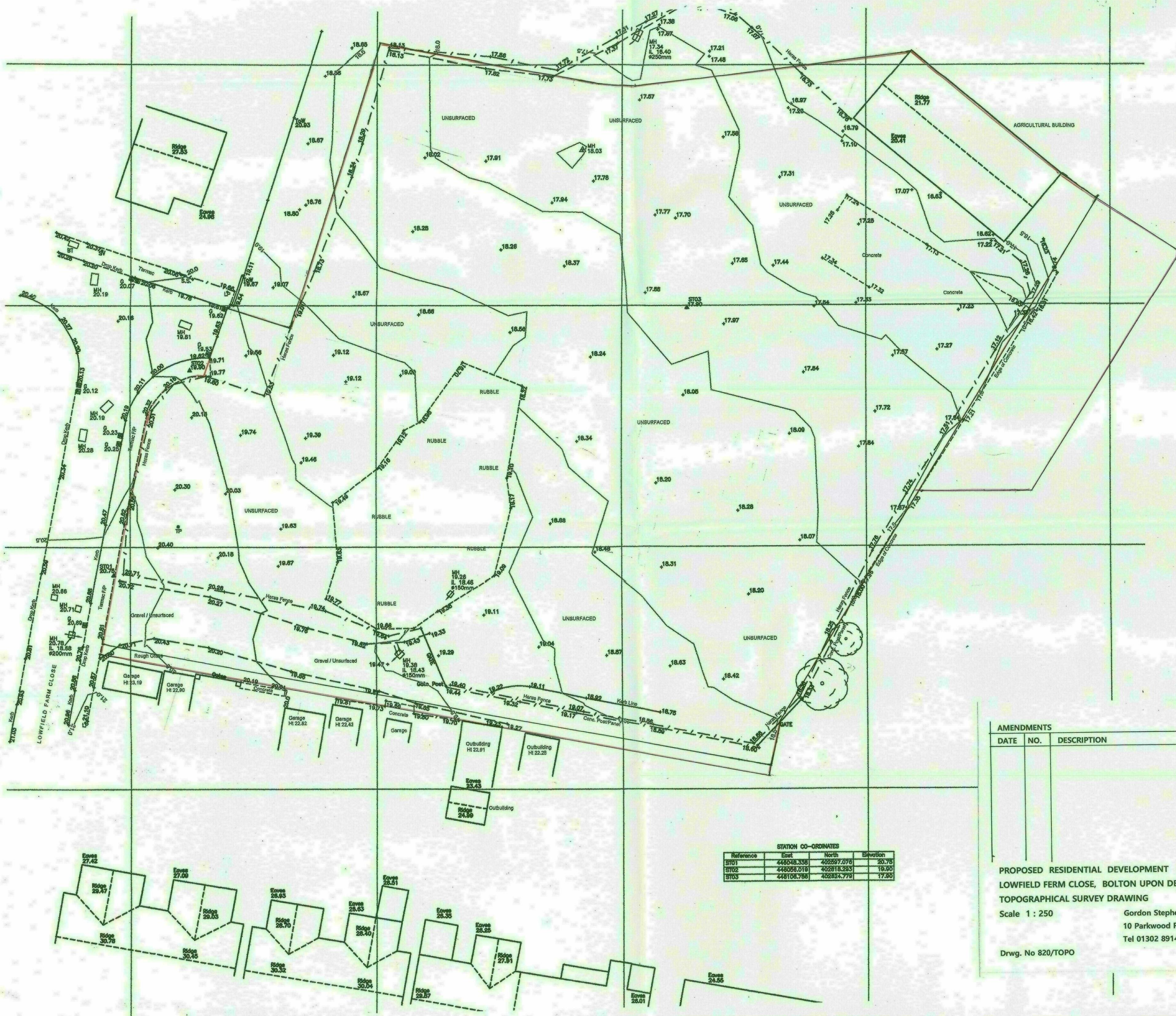
|                  |                                         |
|------------------|-----------------------------------------|
| WALLS            | Facing brick to match residence         |
| ROOF TILES       | Conc. tile to match residence           |
| WINDOWS          | Powderised aluminium to match residence |
| DOORS            | Powderised aluminium to match residence |
| RAIN WATER GOODS | Seamless aluminium to match residence   |

#### AMENDMENTS

| DATE | NO. | DESCRIPTION |
|------|-----|-------------|
|      |     |             |
|      |     |             |

PROPOSED GARAGES PLOTS 4, 5, 6, 7 & 8  
AT LOWFIELD FARM, LOWFIELD FARM CLOSE,  
BOLTON UPON DEARNE, ROTHERHAM S63 8GY

GENERAL ARRANGEMENT DRAWING NO. 820/1G  
SCALES 1 : 100 & 1 : 50 Oct. 2018  
Gordon Stephenson Chartered Architect RIBA  
10 Parkwood Rise Barnby Dun Doncaster DN3 1LY



| AMENDMENTS |     |             |
|------------|-----|-------------|
| DATE       | NO. | DESCRIPTION |
|            |     |             |
|            |     |             |
|            |     |             |

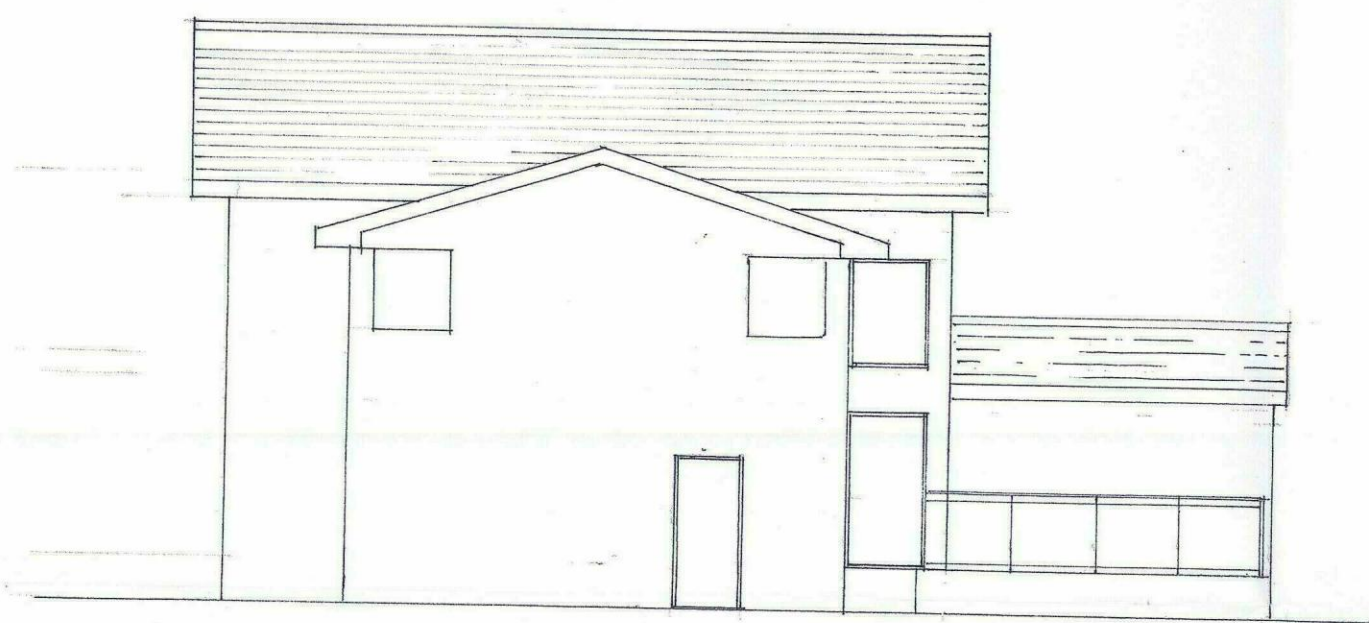
PROPOSED RESIDENTIAL DEVELOPMENT LOWFIELD FARM,  
LOWFIELD FARM CLOSE, BOLTON UPON DEARNE ROTHERHAM S63 8GY  
TOPOGRAPHICAL SURVEY DRAWING  
Scale 1 : 250  
Gordon Stephenson Chartered Architect RIBA  
10 Parkwood Rise Barnby Dun Doncaster DN3 1LY  
Tel 01302 891411 email [stephenson.gb@slv.com](mailto:stephenson.gb@slv.com)  
Drwg. No 820/TOPO Oct 2018



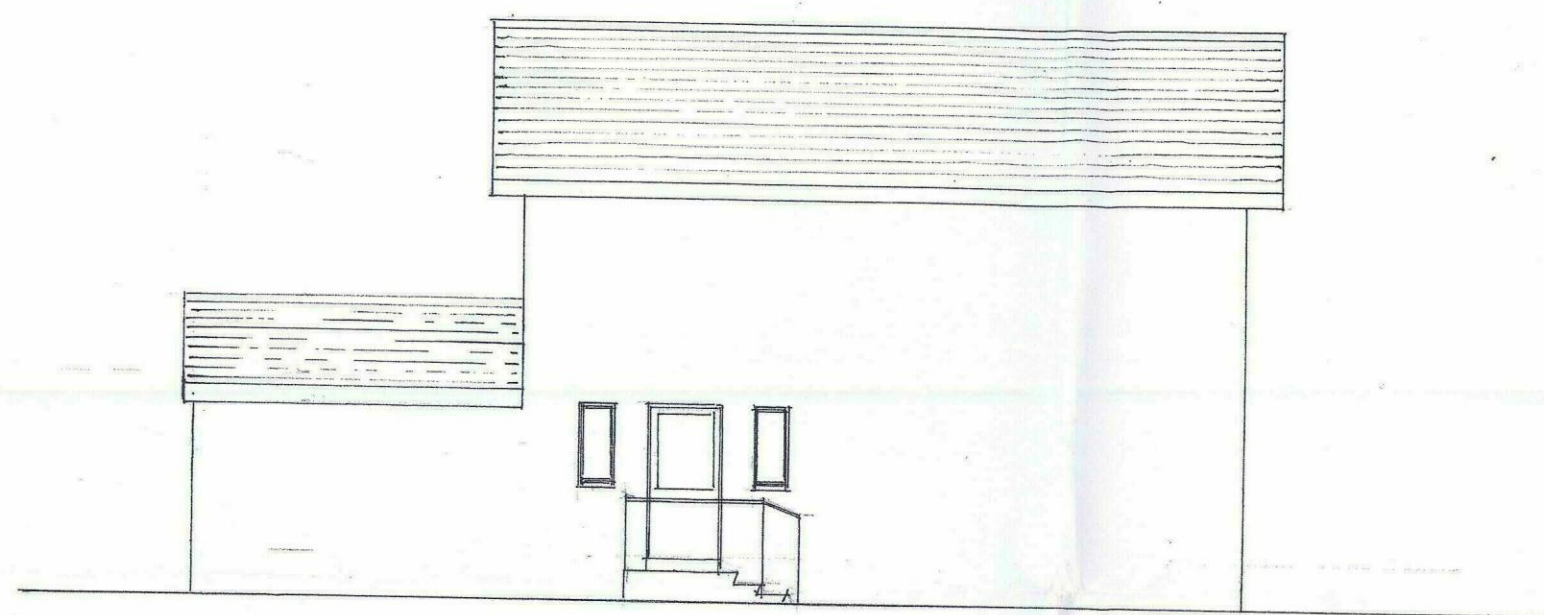
front elevation



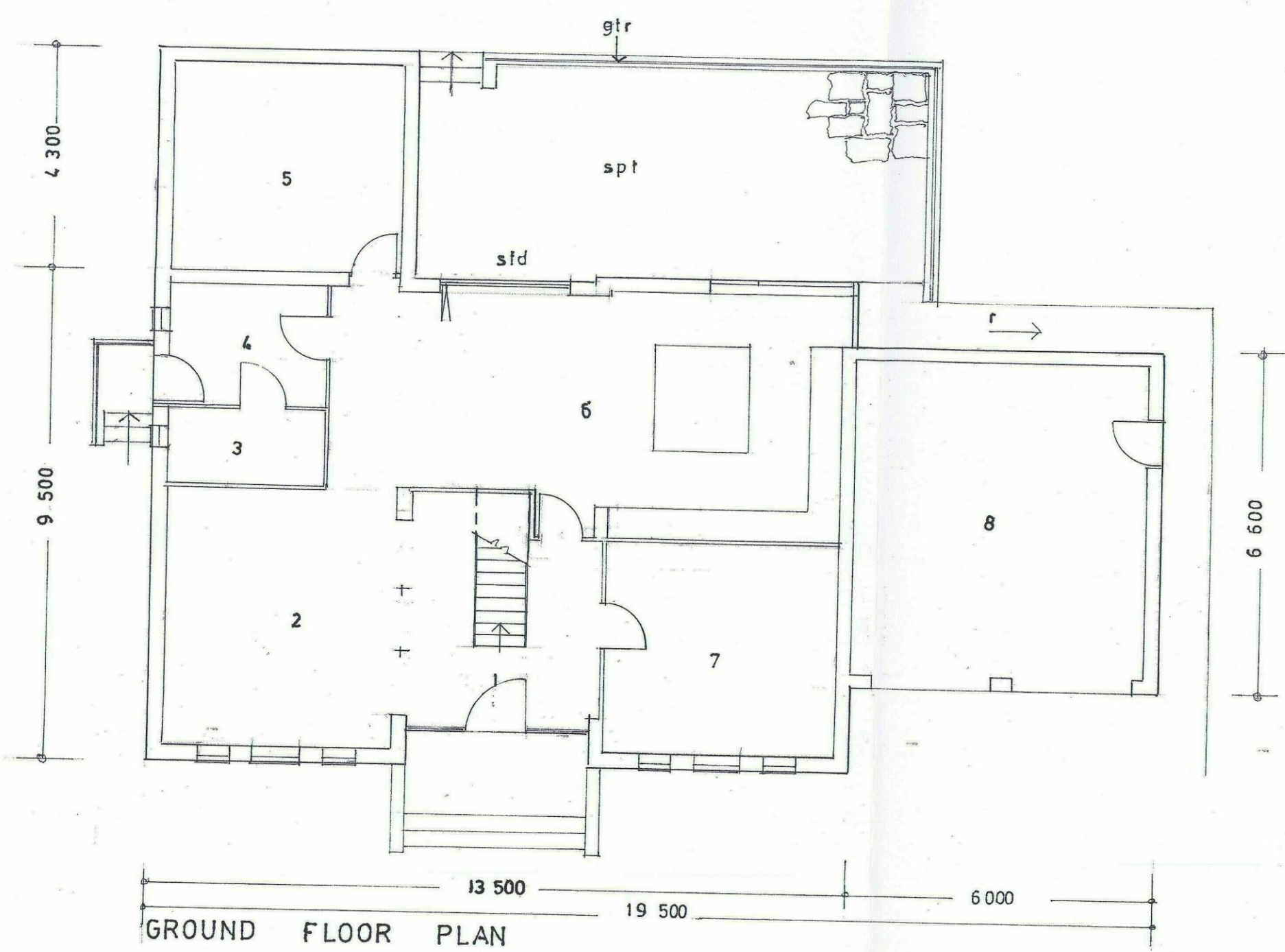
rear elevation



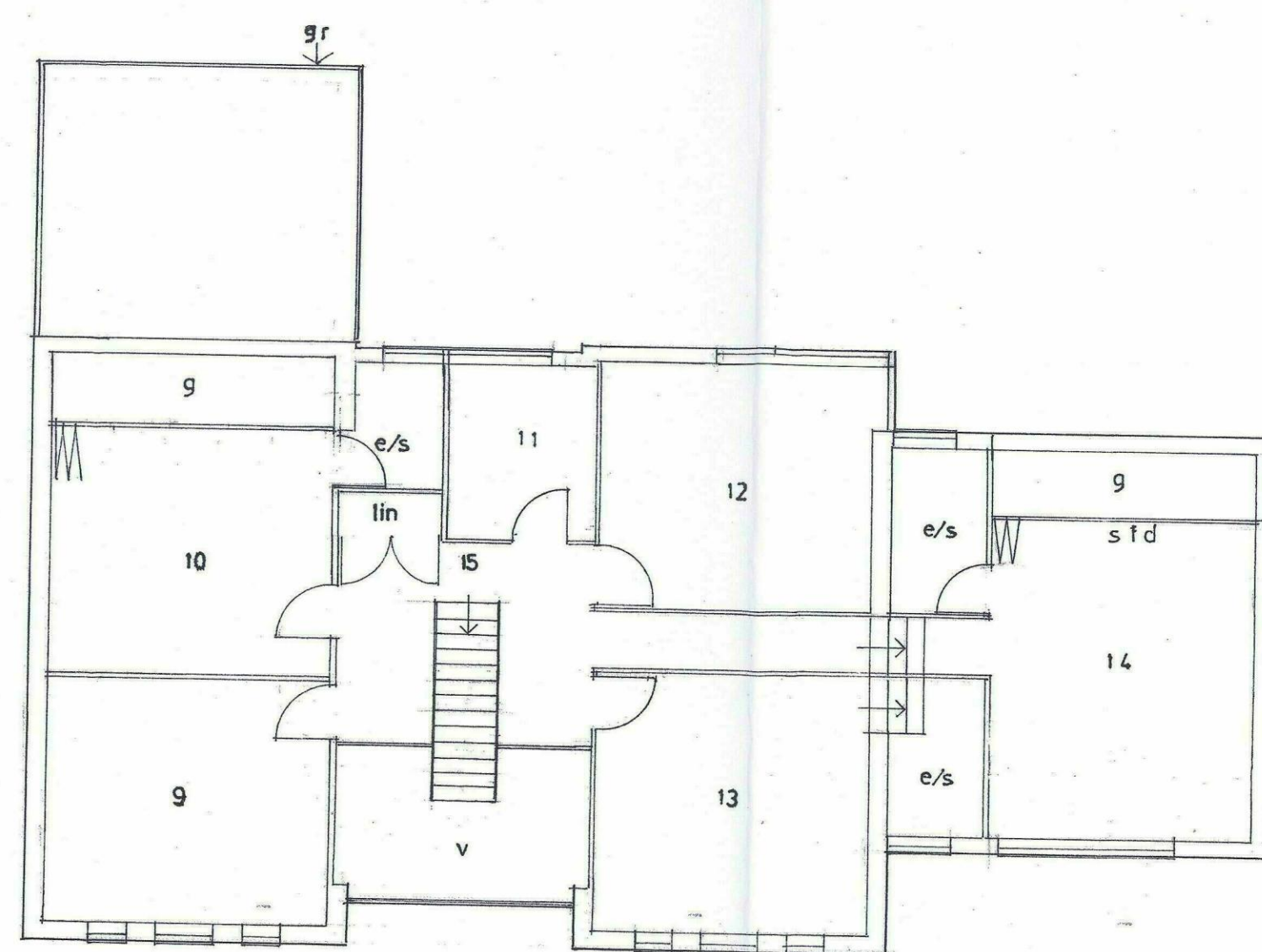
side elevation



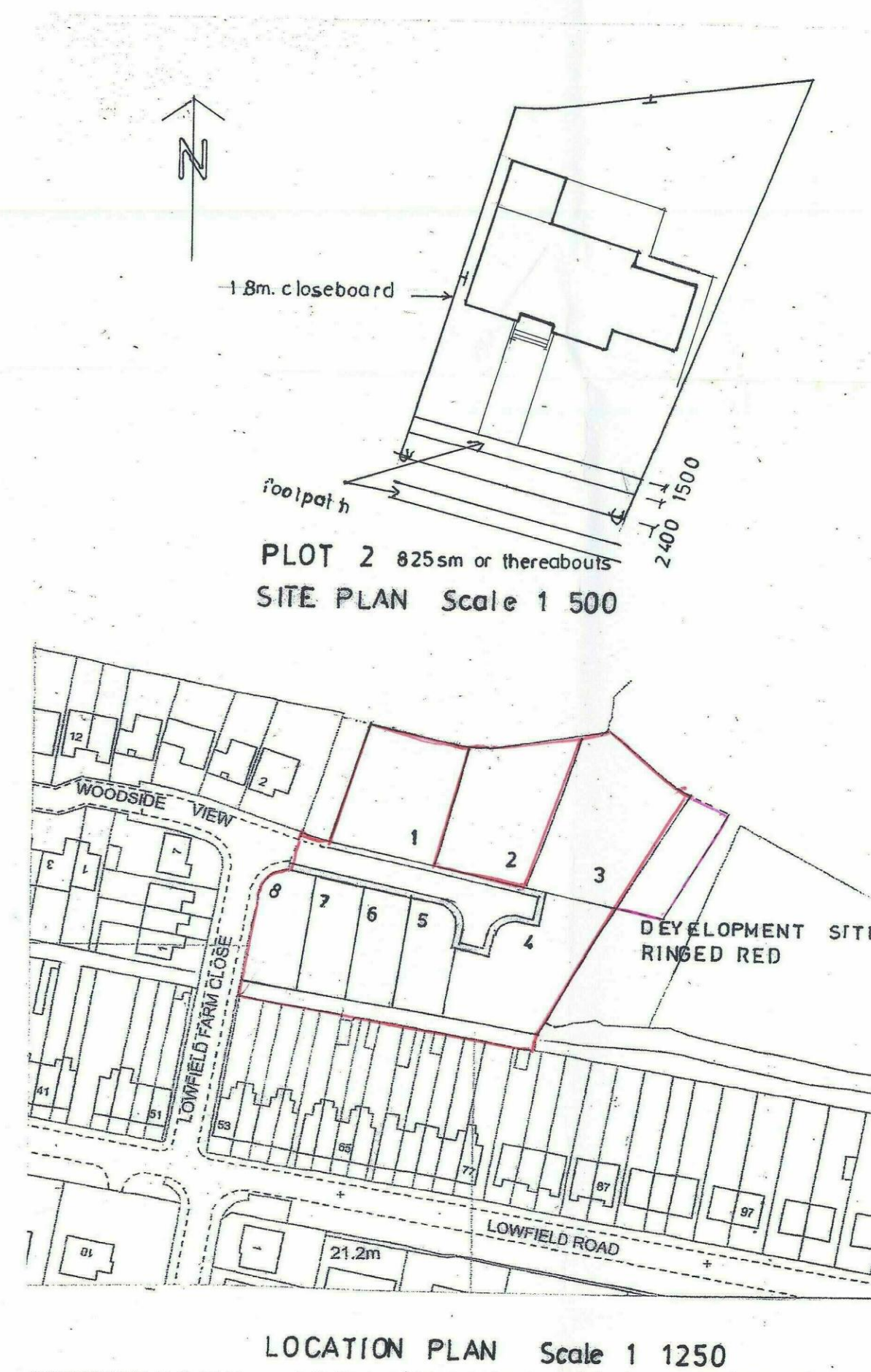
side elevation



GROUND FLOOR PLAN



FIRST FLOOR PLAN



LOCATION PLAN Scale 1 1250

KEY TO ROOMS & SIZES W x D in Metres

|     |                       |      |   |             |
|-----|-----------------------|------|---|-------------|
| 1   | RECEPTION             | 3500 | X | 4500        |
| 2   | LOUNGE                | 4400 | X | 5000        |
| 3   | WC                    | 3000 | X | 1500        |
| 4   | UTILITY               | 3000 | X | 2400        |
| 5   | STUDIO                | 4400 | X | 4000        |
| 6   | KITCHEN / DINING      | 9800 | X | 4800 & 3800 |
| 7   | SITTING ROOM          | 4400 | X | 4000        |
| 8   | GARAGE                | 5700 | X | 6000        |
| 9   | BEDROOM 4             | 4400 | X | 3800        |
| 10  | BEDROOM 2             | 4400 | X | 3900 + GAL  |
| 11  | BATHROOM              | 2300 | X | 2700        |
| 12  | BEDROOM 5             | 4400 | X | 3900        |
| 13  | BEDROOM 3             | 4400 | X | 4100        |
| 14  | BEDROOM 1             | 4000 | X | 5900 + GAL  |
| e/s | en/suite              |      |   |             |
| g   | Grass roof            |      |   |             |
| gr  | Grass roof            |      |   |             |
| gtr | Glazed Terrace Rail   |      |   |             |
| lin | Linen/hot water cyl.  |      |   |             |
| r   | Ramp                  |      |   |             |
| sfd | Sliding Folding Doors |      |   |             |
| spt | Stone Paved Terrace   |      |   |             |
| v   | Void                  |      |   |             |

MATERIALS

|                   |                                 |
|-------------------|---------------------------------|
| WALLS             | POLYESTER RENDER WHITE ON BLOCK |
| ROOF              | BLACK BRICK CAPPINGS & BANDING  |
| WINDOWS & DOORS   | DARK GREY CALDERDALE TILE       |
| FASCIAS & SOFFITS | GREY POWDERISED ALUMINIUM       |
| RW GOODS          | GREY POWDERISED ALUMINIUM       |

AMENDMENTS

| DATE | NO. | DESCRIPTION |
|------|-----|-------------|
|------|-----|-------------|

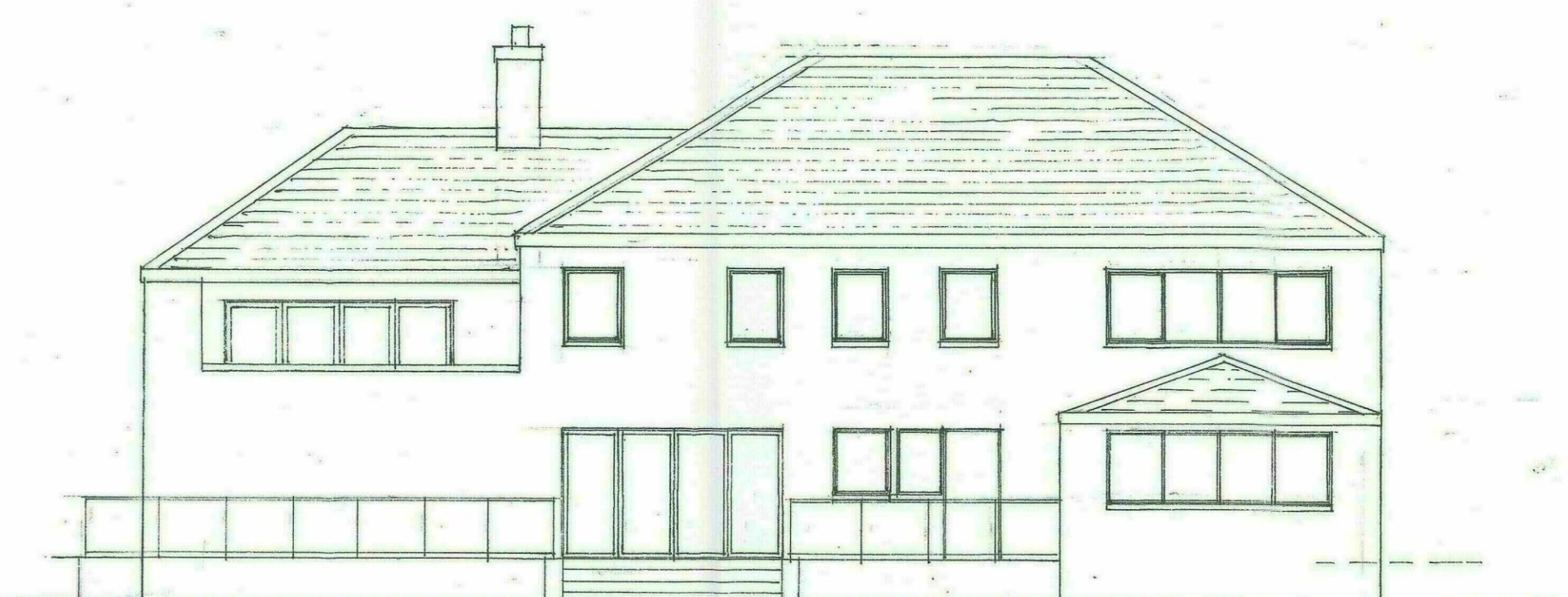
PROPOSED DETACHED HOUSE PLOT 2 for Mr J STONES at LOWFIELD FARM, LOWFIELD ROAD BOLTON UPON DEARNE ROTHERHAM S63 8GY

GENERAL ARRANGEMENT DRAWING NO. 821/2 SCALE 1 : 100

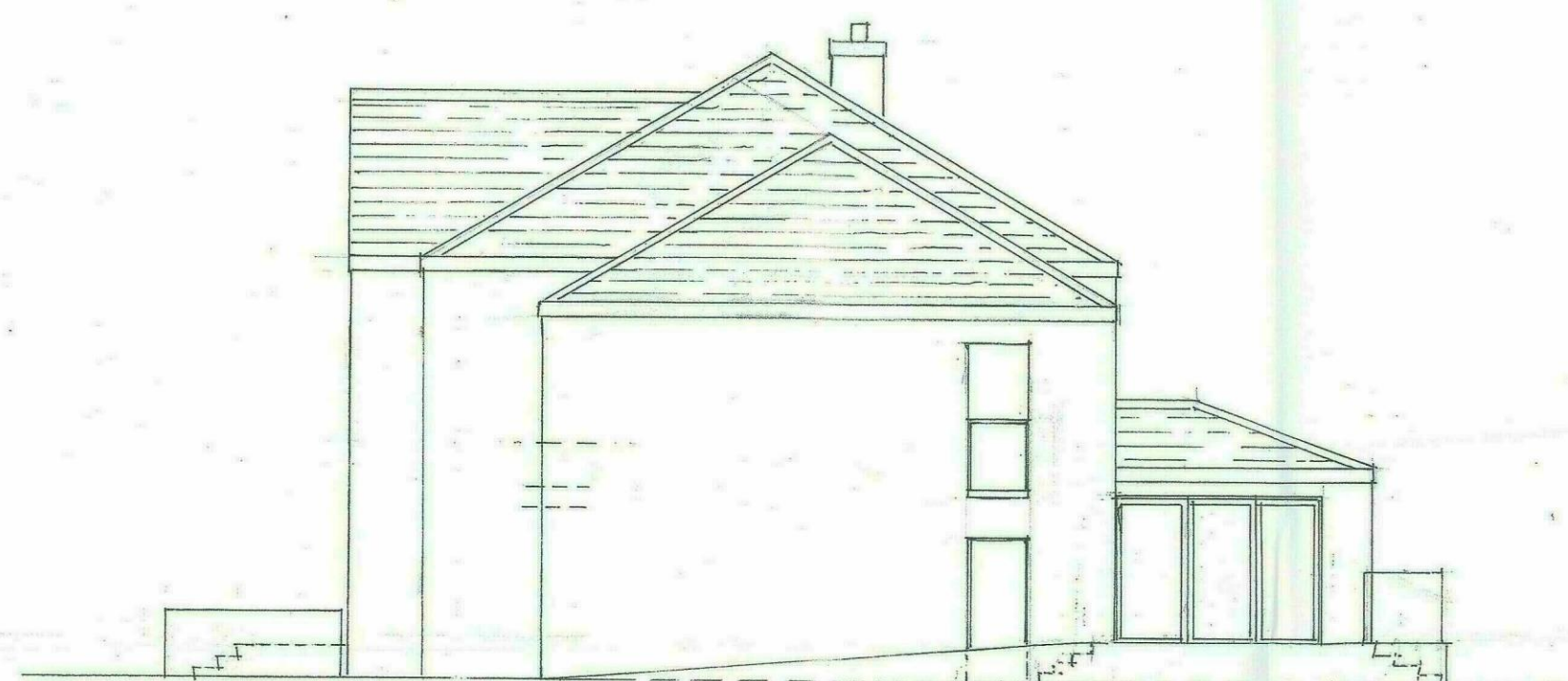
July 2018 Gordon Stephenson Chartered Architect RIBA 10 Parkwood Rise Barnby Dun Doncaster DN3 1LY Tel 01302 891411 email stevenson\_g3@sky.com



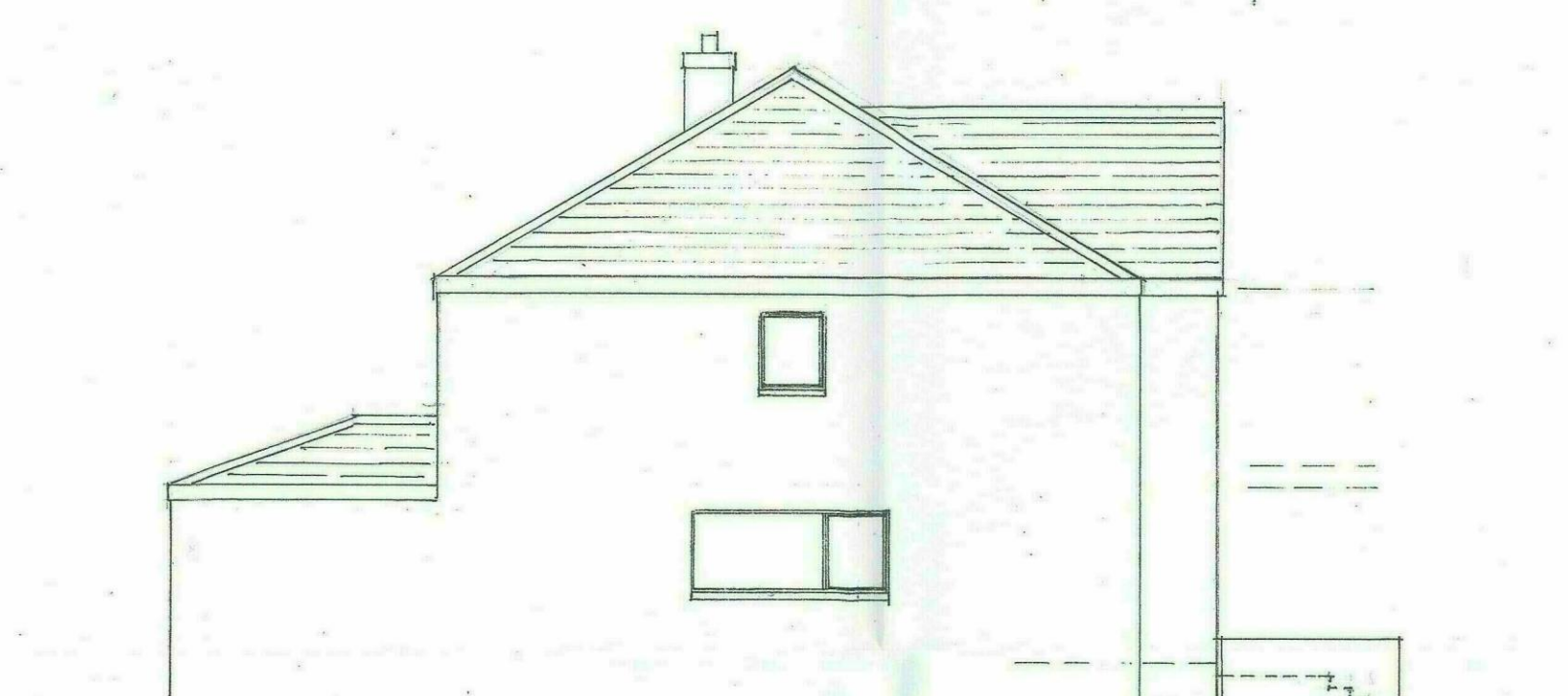
front elevation



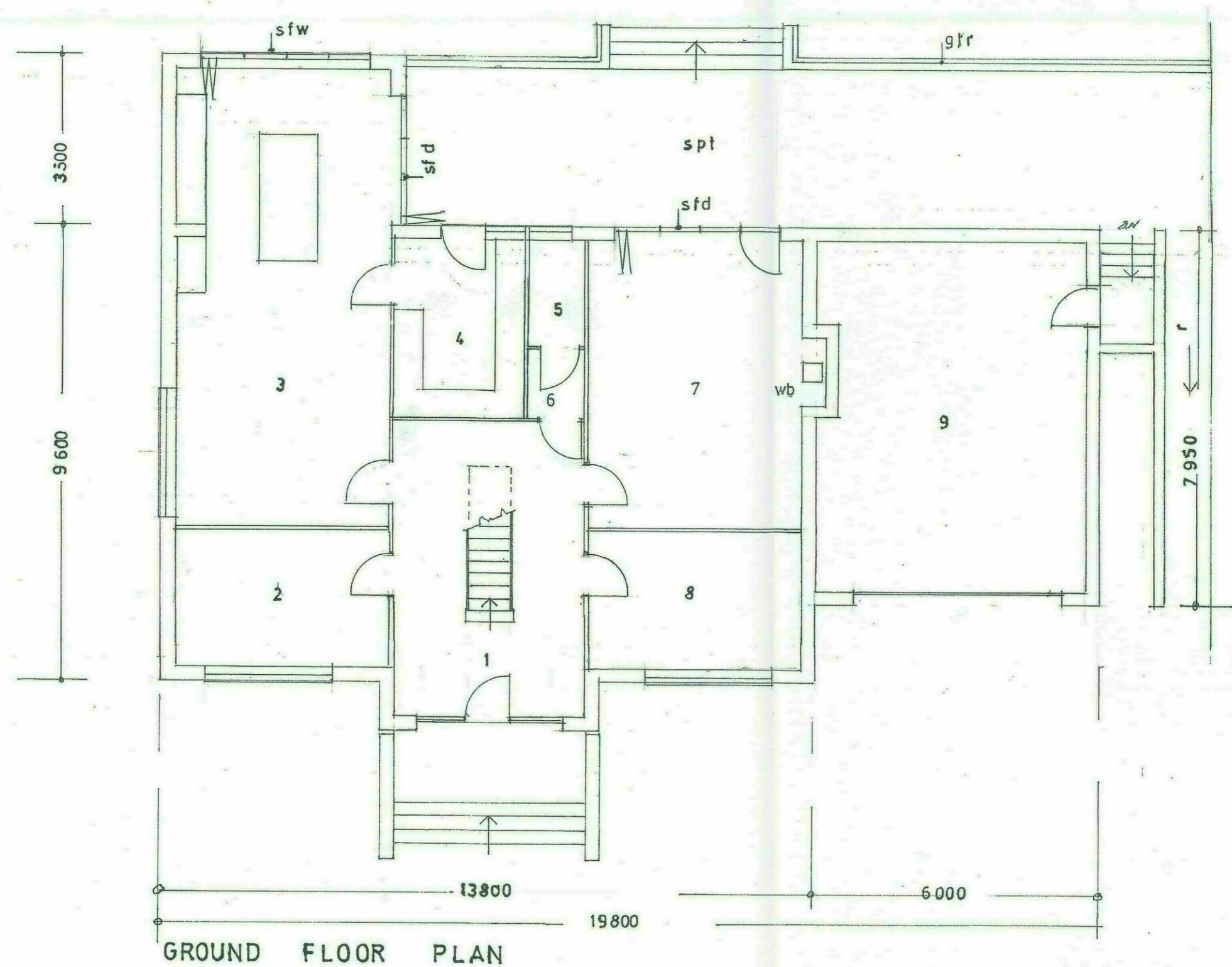
rear elevation



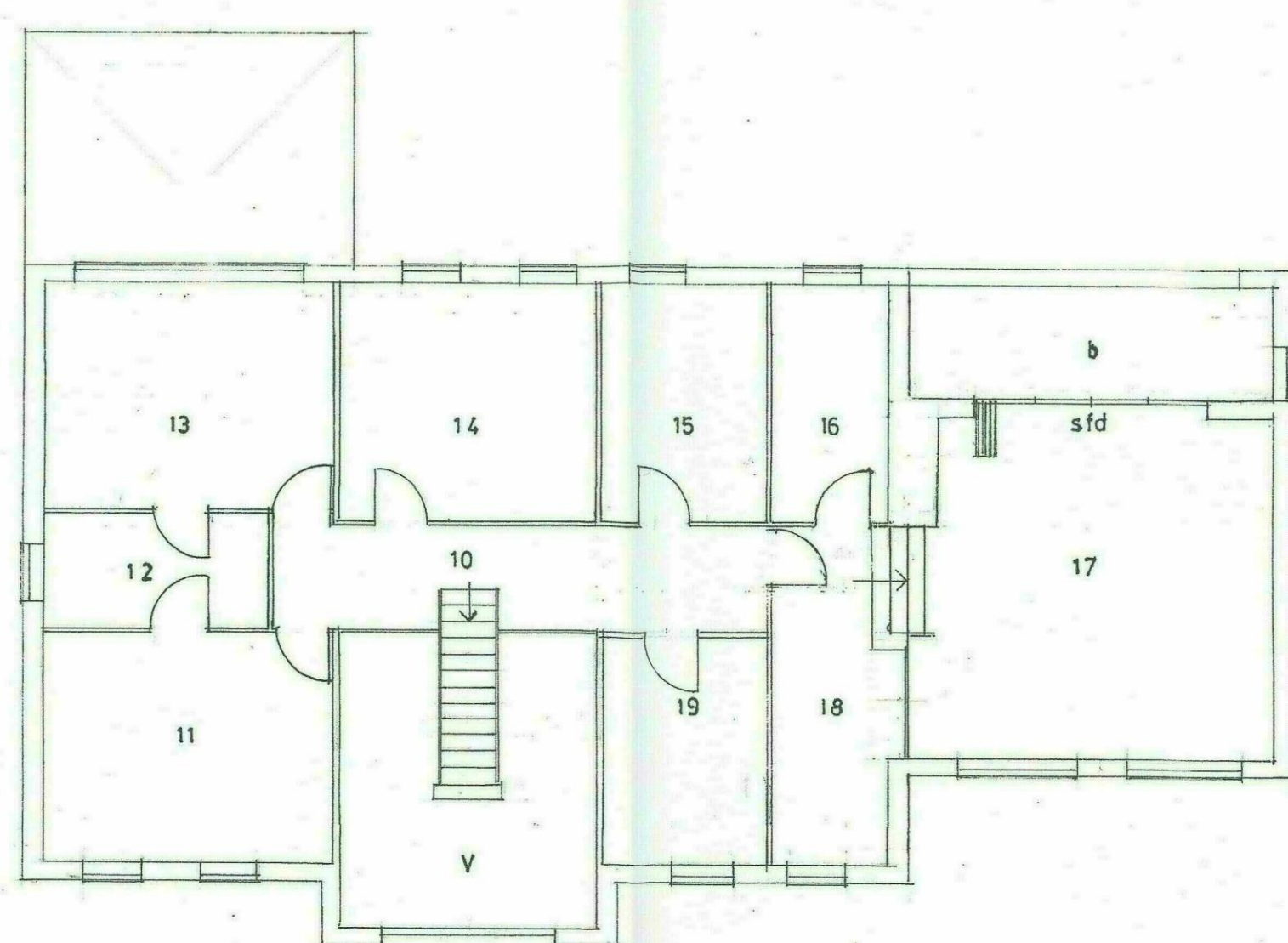
side elevation



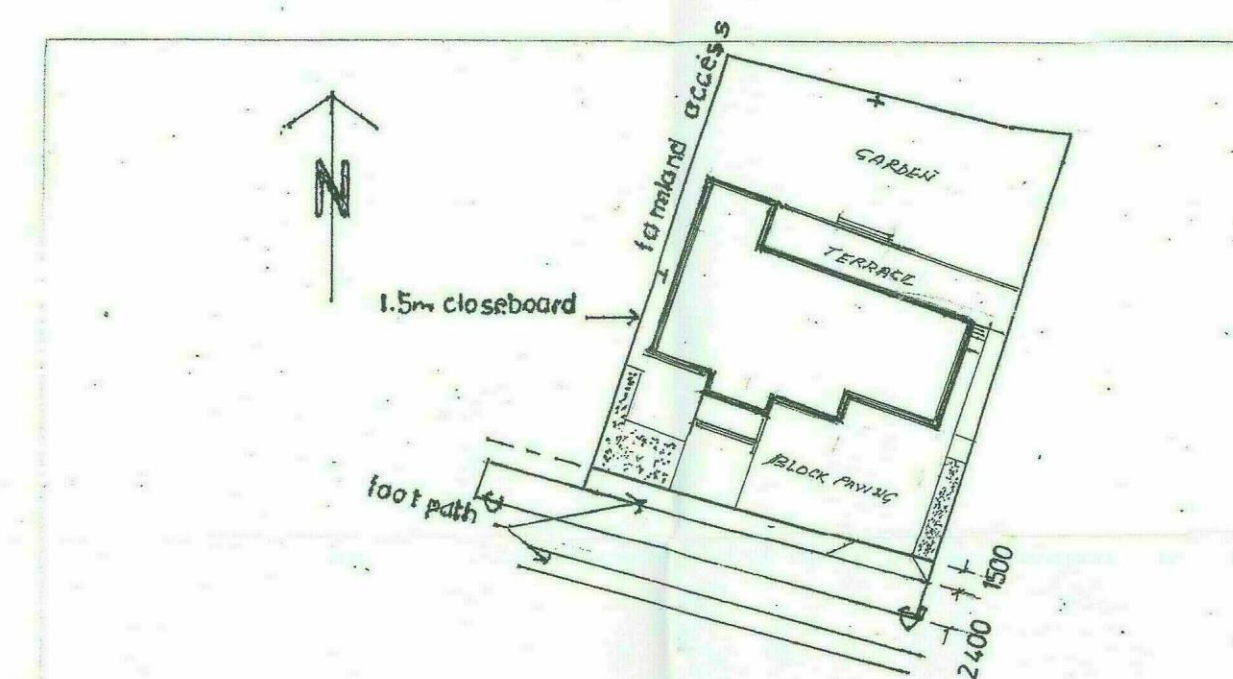
side elevation



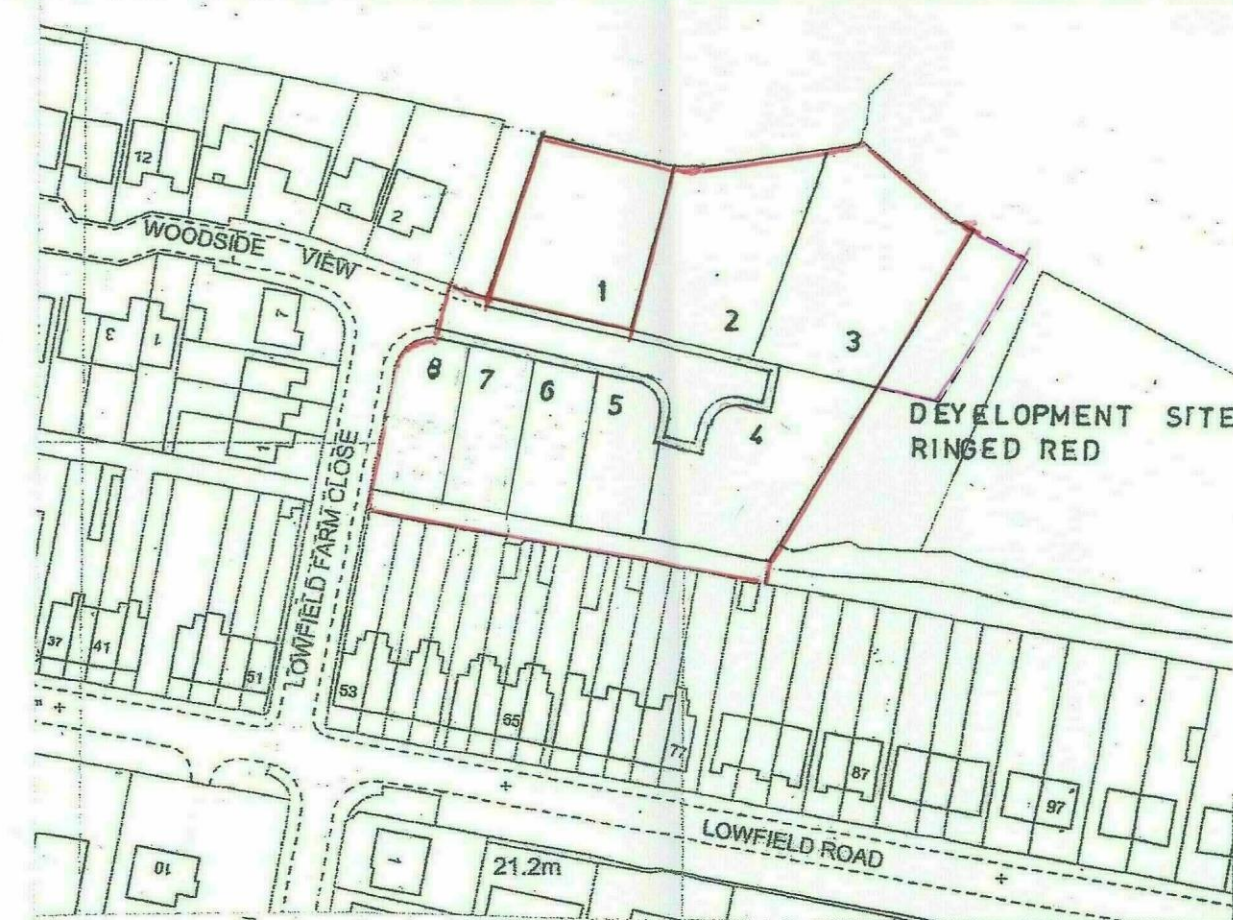
GROUND FLOOR PLAN



FIRST FLOOR PLAN



PLOT 1 678sqm or thereabouts  
SITE PLAN Scale 1 500



LOCATION PLAN Scale 1 1250

KEY TO ROOMS & SIZES W X D IN METRES

|     |                        |      |   |      |
|-----|------------------------|------|---|------|
| 1   | RECEPTION              | 4000 | X | 6200 |
| 2   | SNUG                   | 4500 | X | 2900 |
| 3   | KITCHEN/DINING         | 4500 | X | 9500 |
| 4   | UTILITY                | 2600 | X | 3700 |
| 5   | WC                     | 1100 | X | 1800 |
| 6   | CLOAKS                 | 1100 | X | 1500 |
| 7   | LOUNGE                 | 4500 | X | 6000 |
| 8   | STUDY                  | 4500 | X | 2900 |
| 9   | GARAGE                 | 5700 | X | 7400 |
| 10  | LANDING                |      |   |      |
| 11  | BEDROOM 4              | 4500 | X | 3550 |
| 12  | CHILDS BATHROOM        | 3450 | X | 1800 |
| 13  | BEDROOM 3              | 4500 | X | 3550 |
| 14  | PLAYROOM               | 4000 | X | 3700 |
| 15  | BATHROOM               | 2600 | X | 3700 |
| 16  | EN/SUITE               | 2000 | X | 3700 |
| 17  | BEDROOM 1              | 5700 | X | 5300 |
| 18  | DRESSING ROOM          | 1800 | X | 5200 |
| 19  | BEDROOM 2              | 2600 | X | 3500 |
| b   | Balcony                |      |   |      |
| gtr | Glazed Terrace Rail    |      |   |      |
| r   | Ramp                   |      |   |      |
| sfd | Sliding Folding Doors  |      |   |      |
| sfd | Sliding Folding Window |      |   |      |
| spt | Stone Paved Terrace    |      |   |      |
| v   | Void                   |      |   |      |
| wb  | Wood Burner            |      |   |      |

MATERIALS

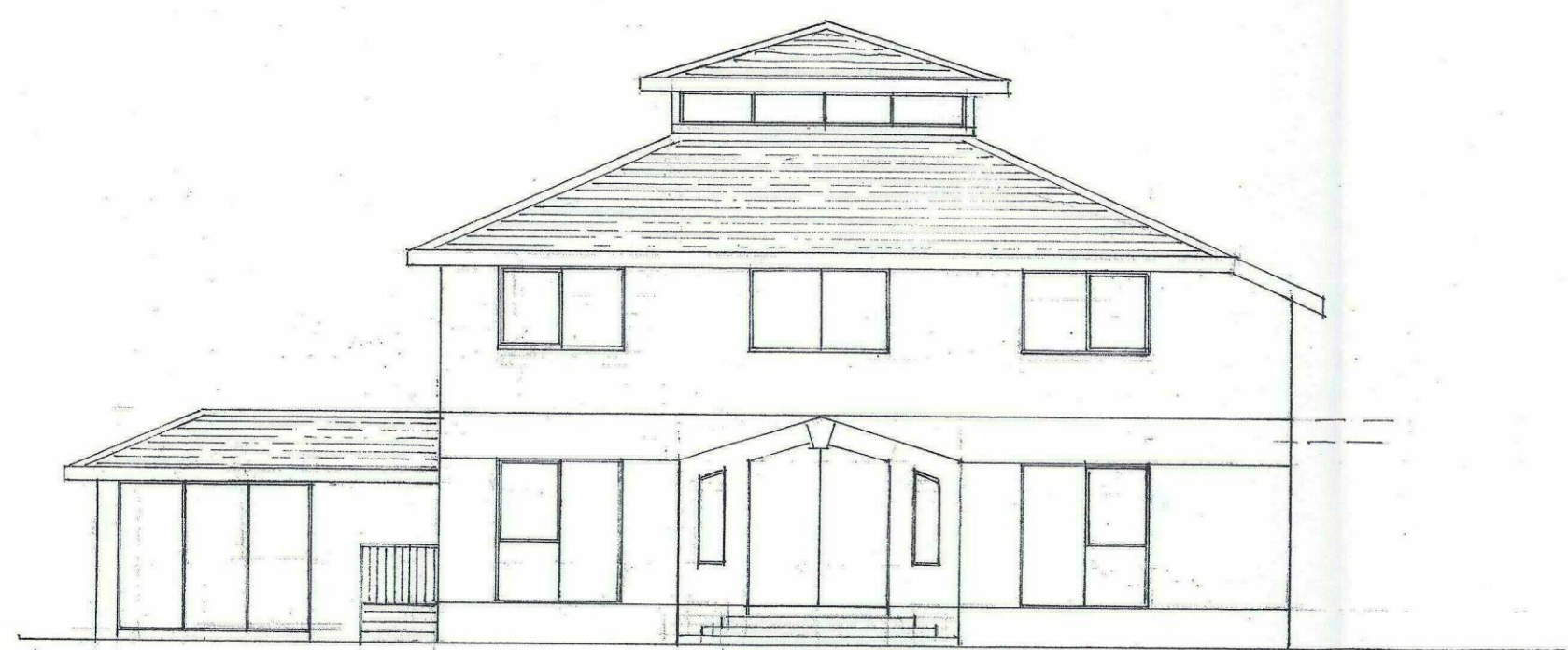
|                 |                           |
|-----------------|---------------------------|
| WALLS           | Grey Facing Brick         |
| ROOF            | Dark Grey Calderdale Tile |
| WINDOWS & DOORS | Grey Powderised Aluminium |
| RW GOODS        | Grey Powderised Aluminium |

| AMENDMENTS |     |             |
|------------|-----|-------------|
| DATE       | NO. | DESCRIPTION |
|            |     |             |
|            |     |             |
|            |     |             |

PROPOSED DETACHED HOUSE PLOT 1 for Mr & Mrs M & L PEVERLEY at  
LOWFIELD FARM, LOWFIELD ROAD BOLTON UPON DEARNE ROTHERHAM S63 8GY

GENERAL ARRANGEMENT DRAWING NO. 821/1 SCALE 1 : 100

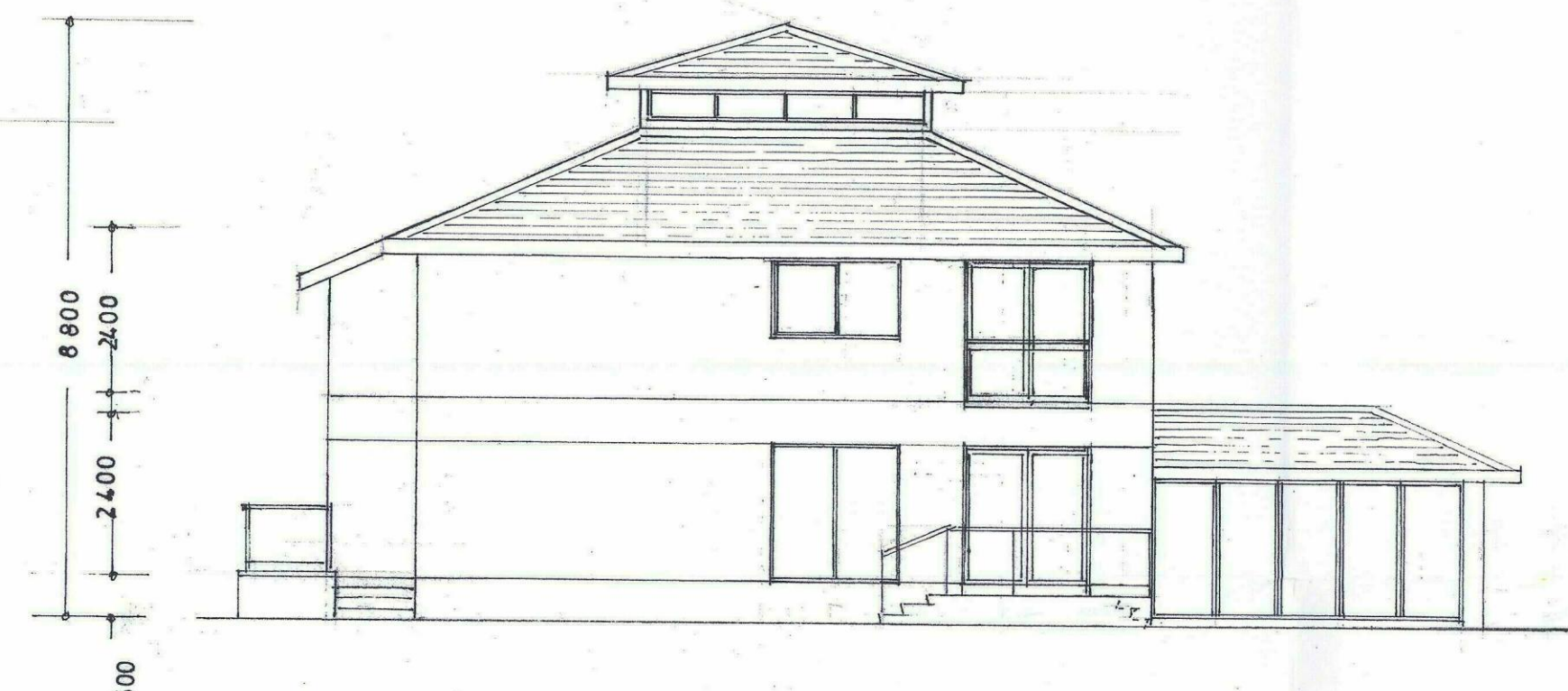
July 2018  
Gordon Stephenson Chartered Architect RIBA  
10 Parkwood Rise Barnby Dun Doncaster DN3 1LY  
Tel 01302 891411 email stevenson\_g3@sky.com



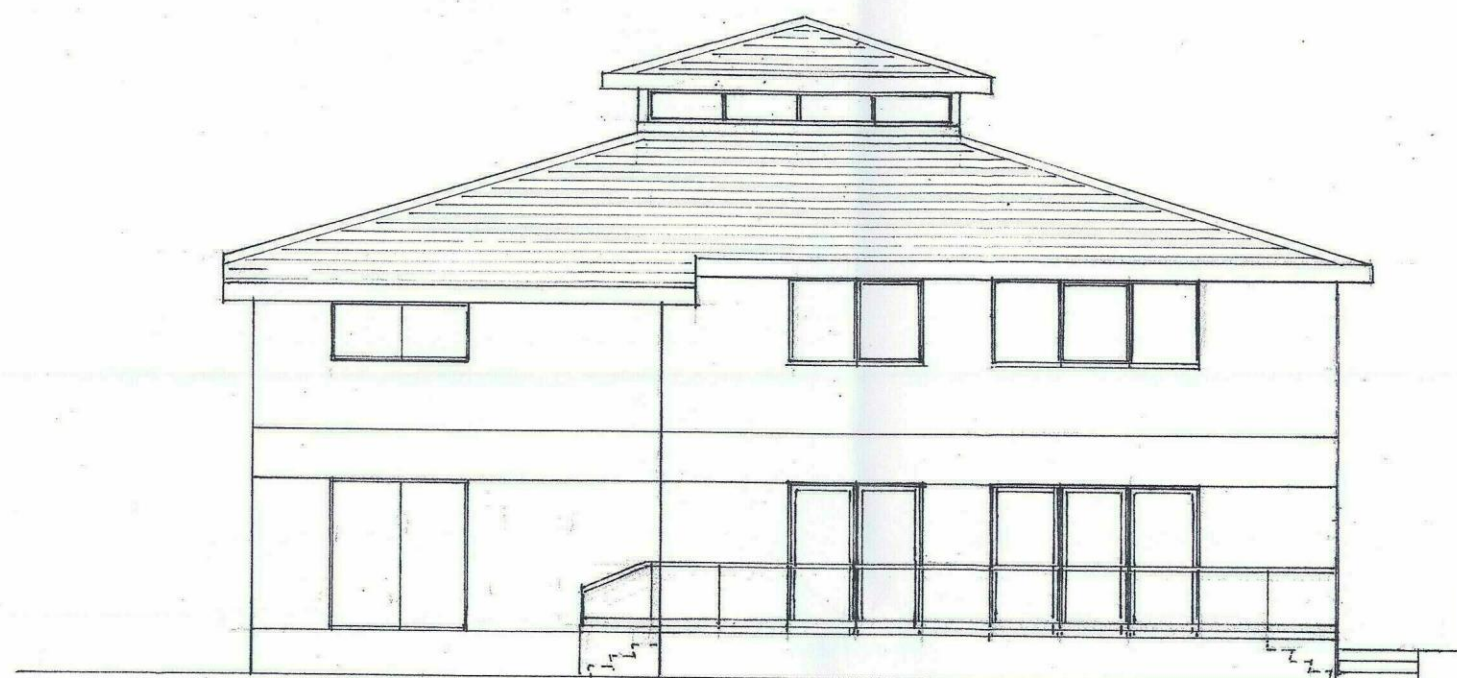
west elevation



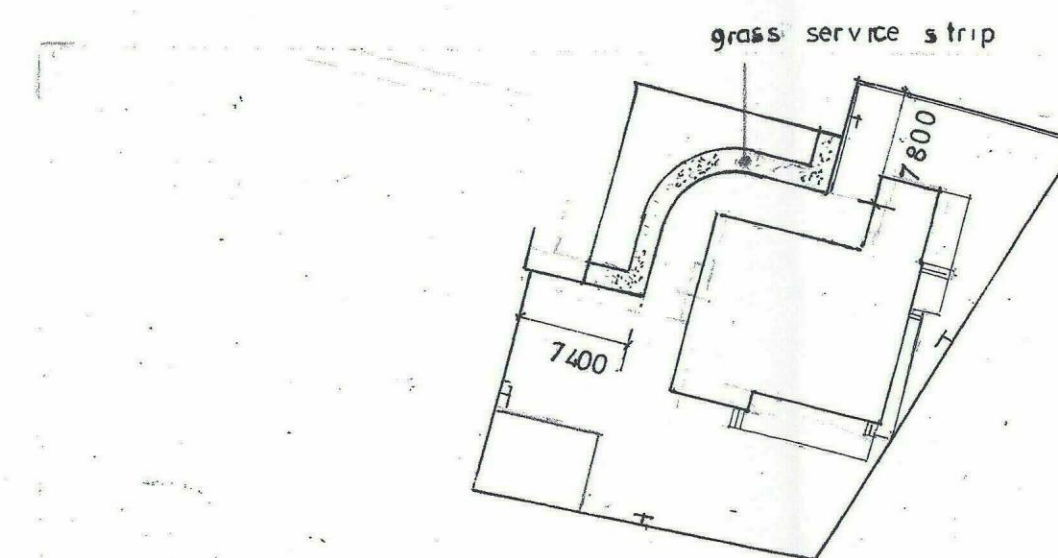
north elevation



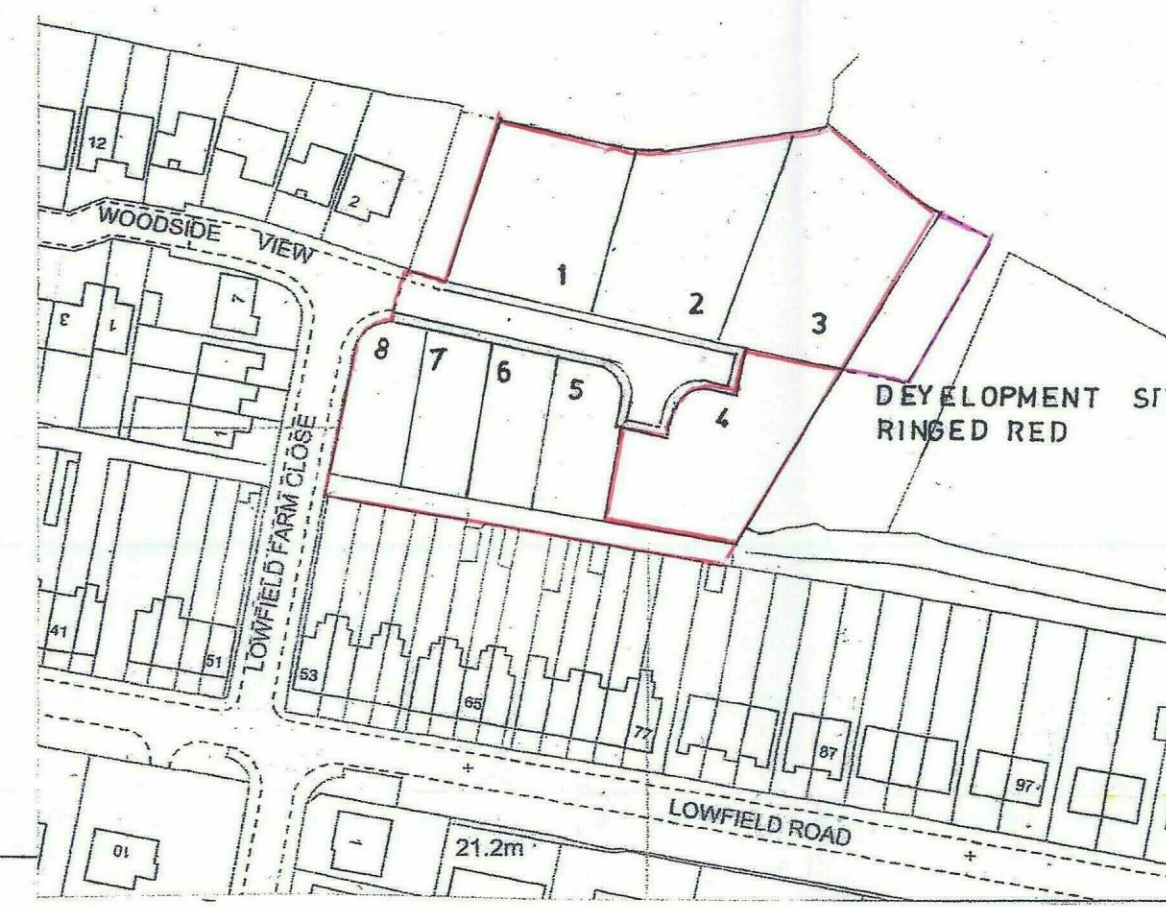
east elevation



south elevation



PLOT 4 669 sqm or thereabouts  
SITE PLAN Scale 1 500



LOCATION PLAN Scale 1 1250

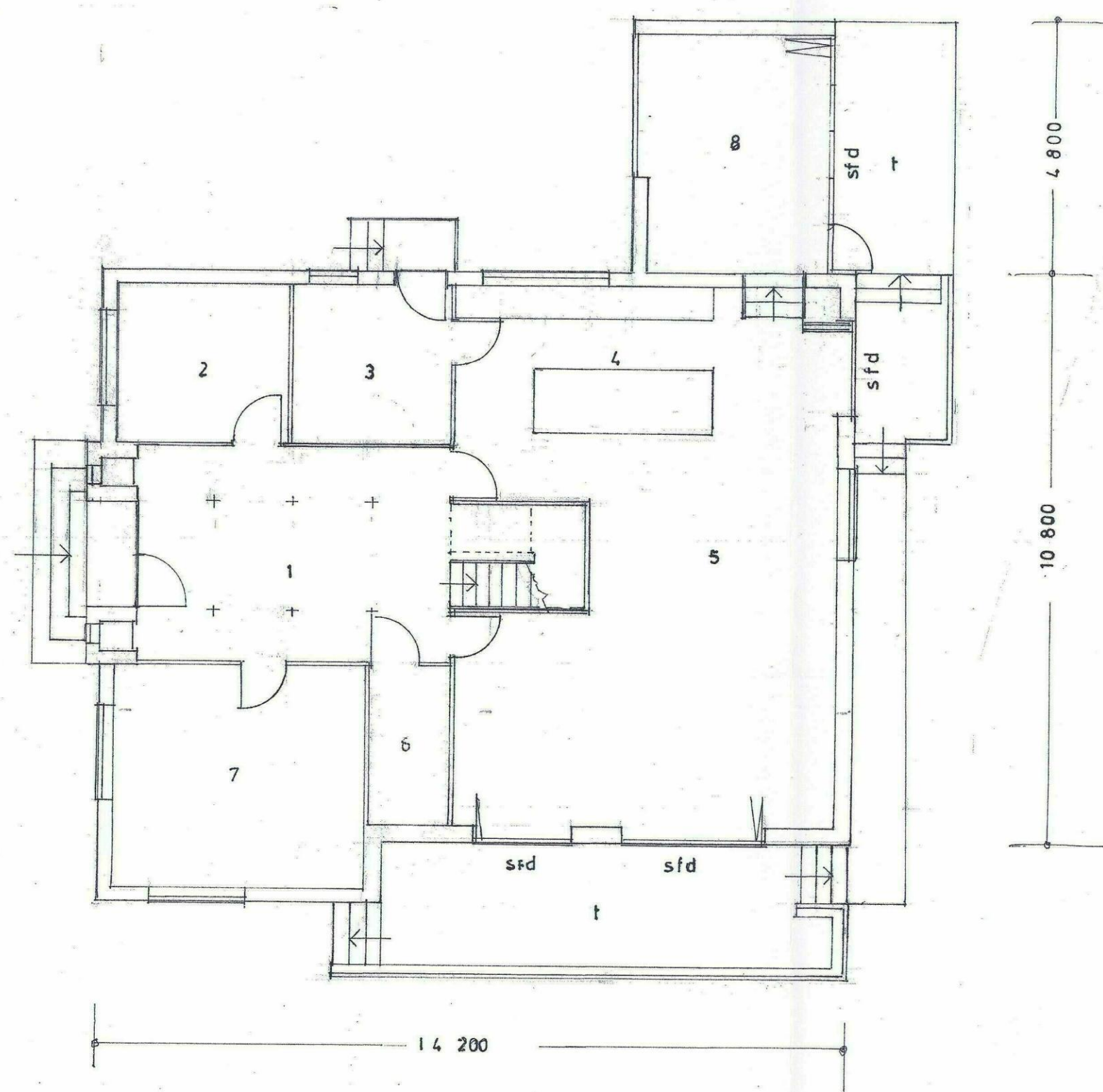
KEY TO ROOMS & SIZES W x D in Metres

|     |                    |      |   |                    |
|-----|--------------------|------|---|--------------------|
| 1   | RECEPTION          | 6000 | X | 4000               |
| 2   | SNUG               | 3200 | X | 3000               |
| 3   | UTILITY            | 3000 | X | 3000               |
| 4   | KITCHEN            | 7200 | X | 2400               |
| 5   | DINING/FAMILY ROOM | 7200 | X | 6100               |
| 6   | WC                 | 1500 | X | 3000               |
| 7   | LOUNGE             | 4700 | X | 4200               |
| 8   | CONSERVATORY       | 3500 | X | 4500               |
| 9   | BEDROOM 2          | 4700 | X | 6100 incl. E/Suite |
| 10  | BATHROOM           | 3000 | X | 3000               |
| 11  | BEDROOM 1          | 4700 | X | 6000 incl. Balcony |
| 12  | BEDROOM 4          | 4700 | X | 4000               |
| 13  | BEDROOM 5          | 4000 | X | 3000               |
| 14  | BEDROOM 3          | 4700 | X | 5300 incl. E/Suite |
| 15  | ATRIUM             | 4000 | X | 4000               |
| b   | Balcony            |      |   |                    |
| e/s | en/suite           |      |   |                    |

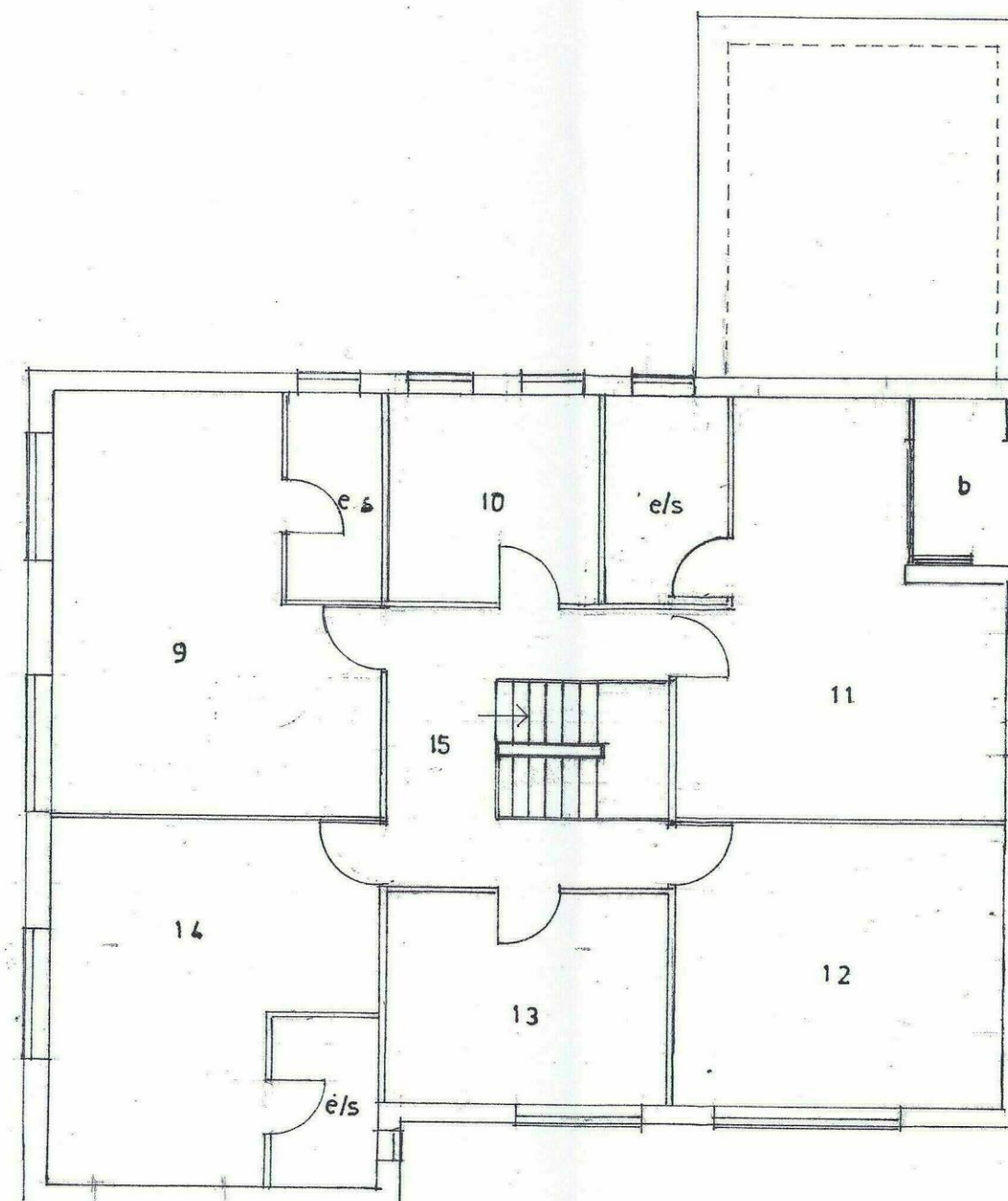
|     |                       |
|-----|-----------------------|
| gr  | Grass roof            |
| gtr | Glazed Terrace Rail   |
| sfd | Sliding Folding Doors |
| t   | Terrace               |

MATERIALS

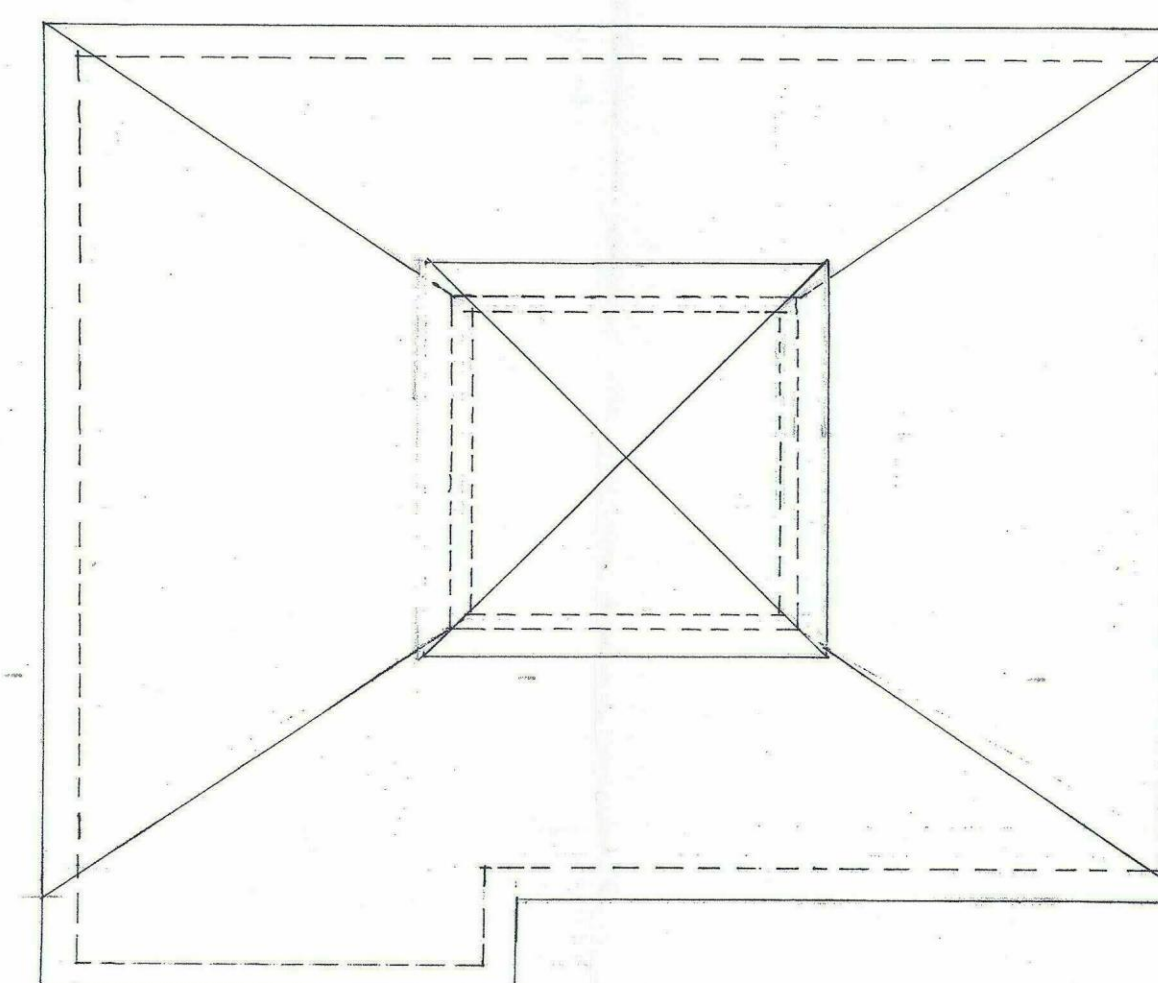
|                      |                                                      |
|----------------------|------------------------------------------------------|
| WALLS                | TUSCAN BROWN FACING BRICK<br>WITH GREY BRICK BANDING |
| ROOF                 | ANTIQUE SLATE GRAY TILE                              |
| WINDOWS<br>& DOORS   | GREY POWDERISED ALUMINIUM                            |
| FASCIAS<br>& SOFFITS | GREY RAINSHIELD                                      |
| RW GOODS             | GREY POWDERISED ALUMINIUM                            |



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN

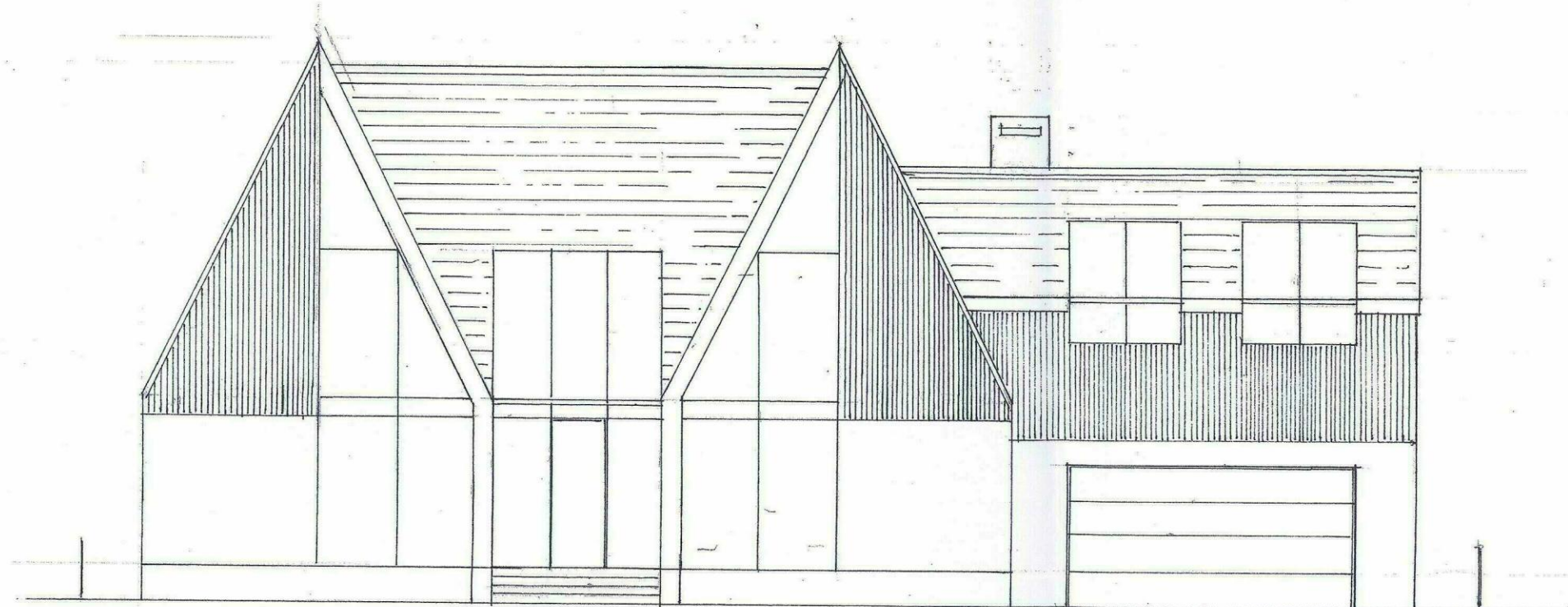
AMENDMENTS

| DATE | NO. | DESCRIPTION |
|------|-----|-------------|
|------|-----|-------------|

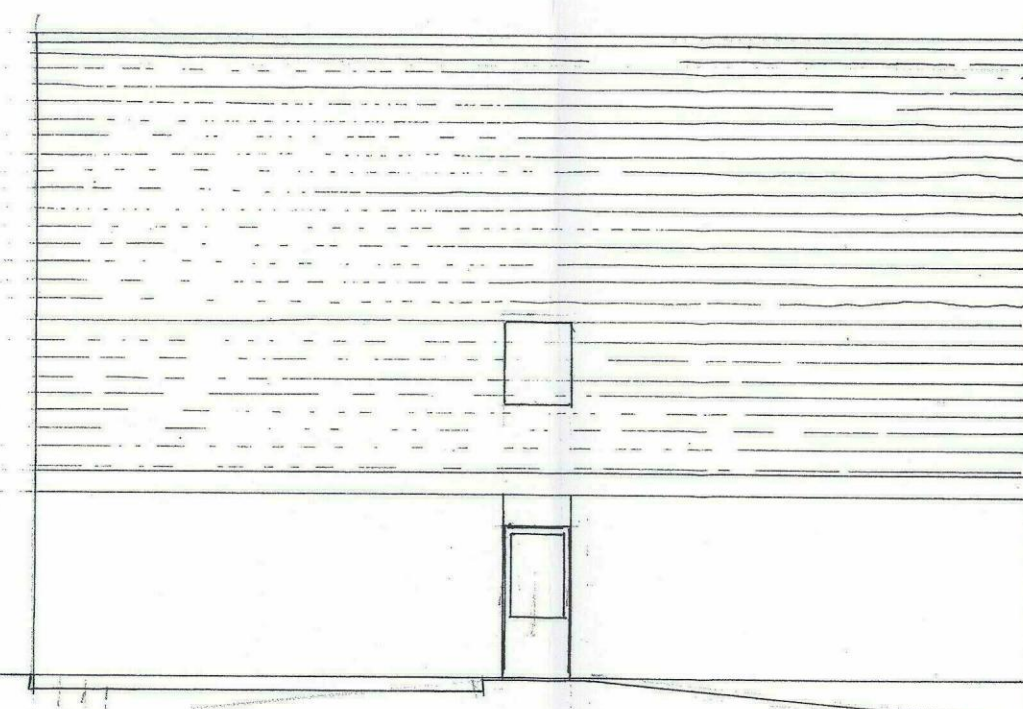
PROPOSED DETACHED HOUSE PLOT 4 for Mr & Mrs D & R Green at  
LOWFIELD FARM, LOWFIELD ROAD BOLTON UPON DEARNE ROTHERHAM S63 8GY

GENERAL ARRANGEMENT DRAWING NO. 821/4 SCALE 1 : 100

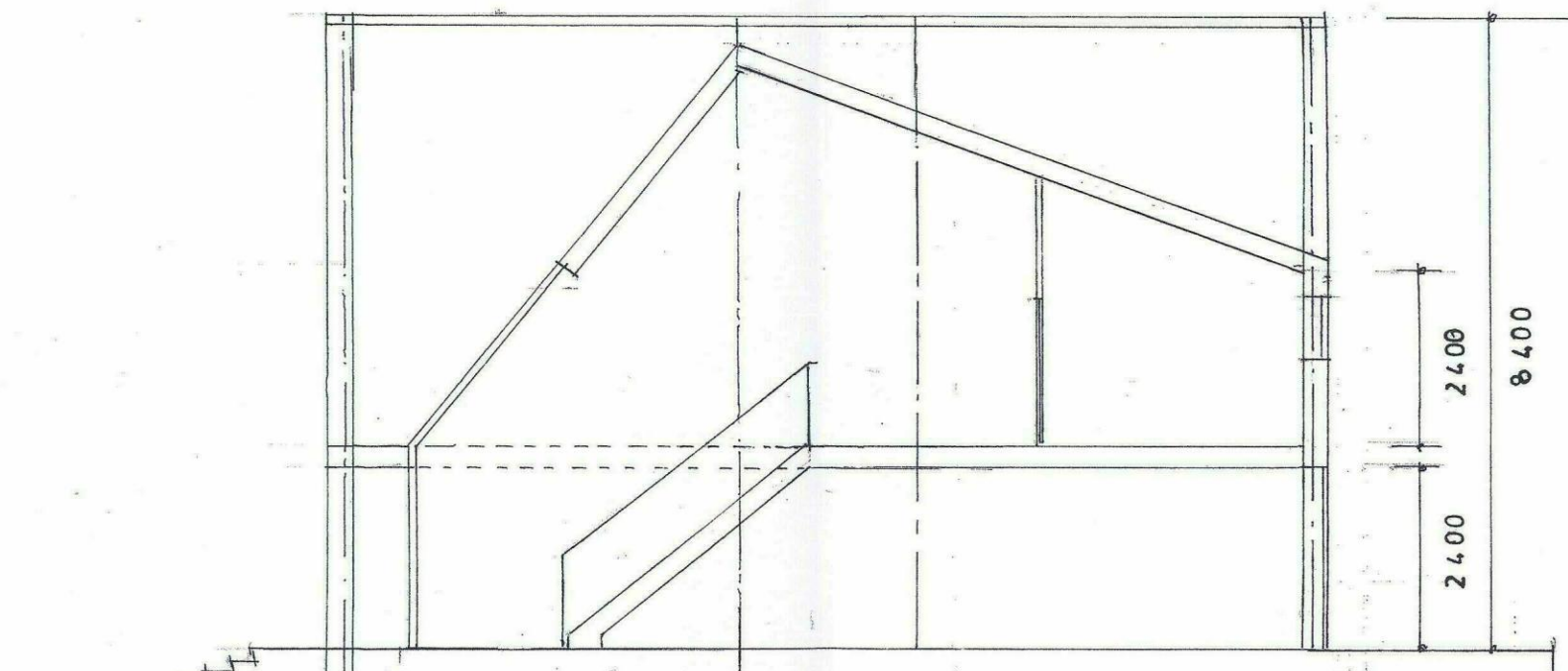
Aug 2018 Gordon Stephenson Chartered Architect RIBA  
10 Parkwood Rise Barnby Dun Doncaster DN3 1LY  
Tel 01302 891411 email stevenson\_g3@sky.com



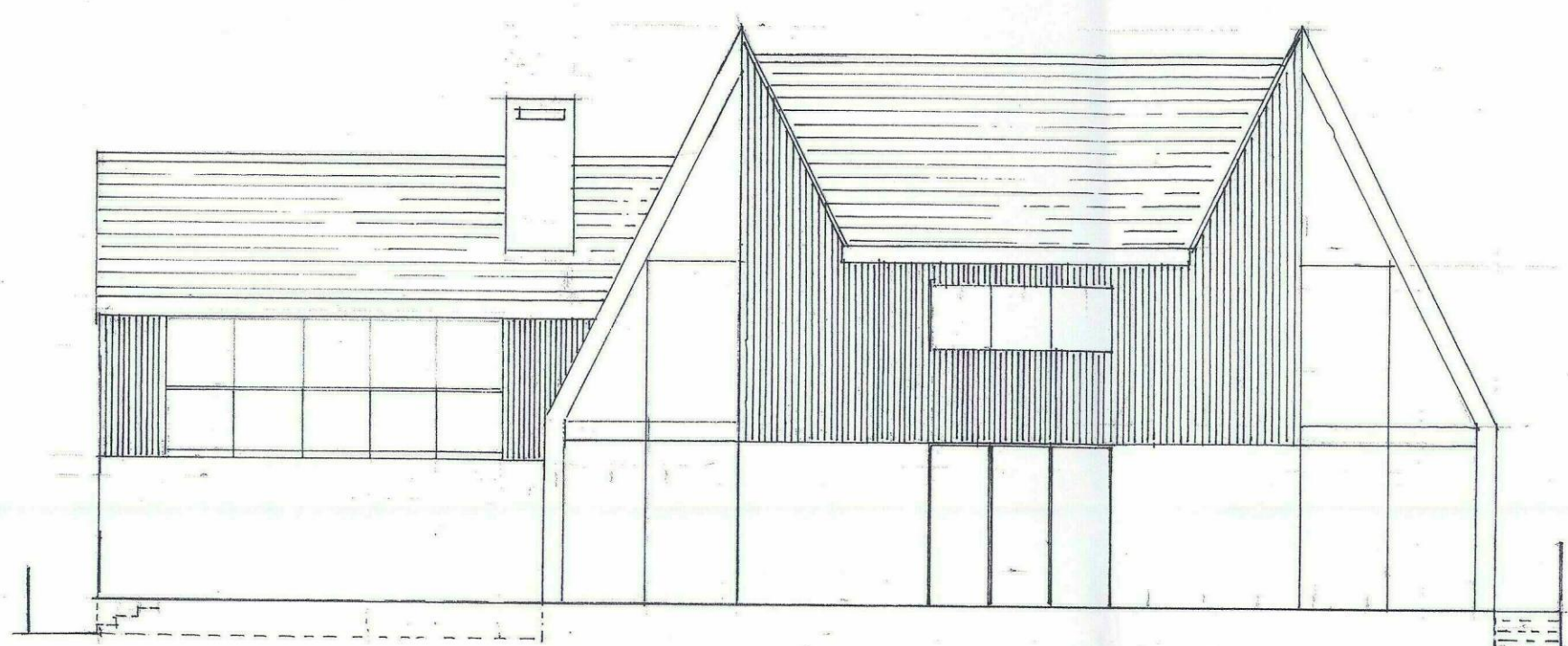
SOUTH WEST ELEVATION



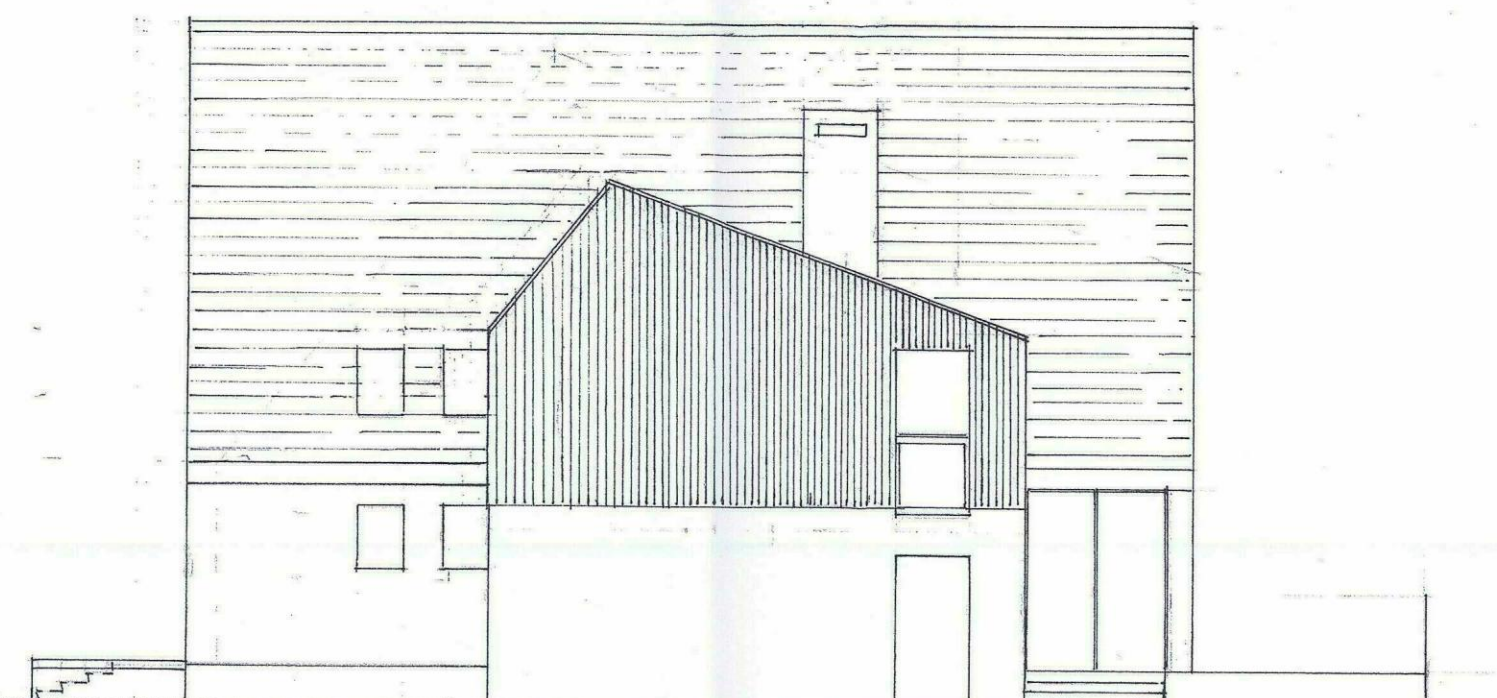
NORTH WEST ELEVATION



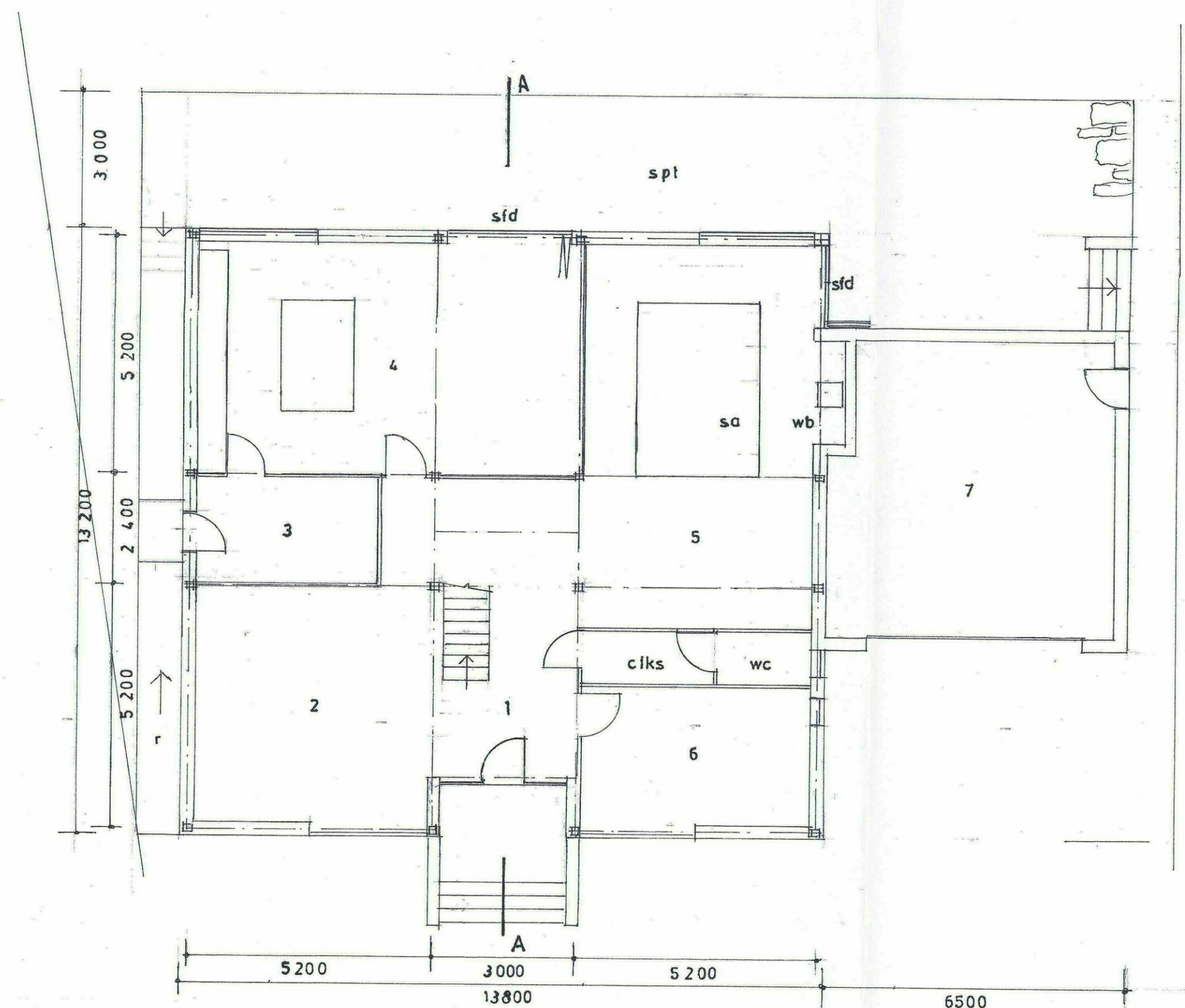
SECTION A ~ A



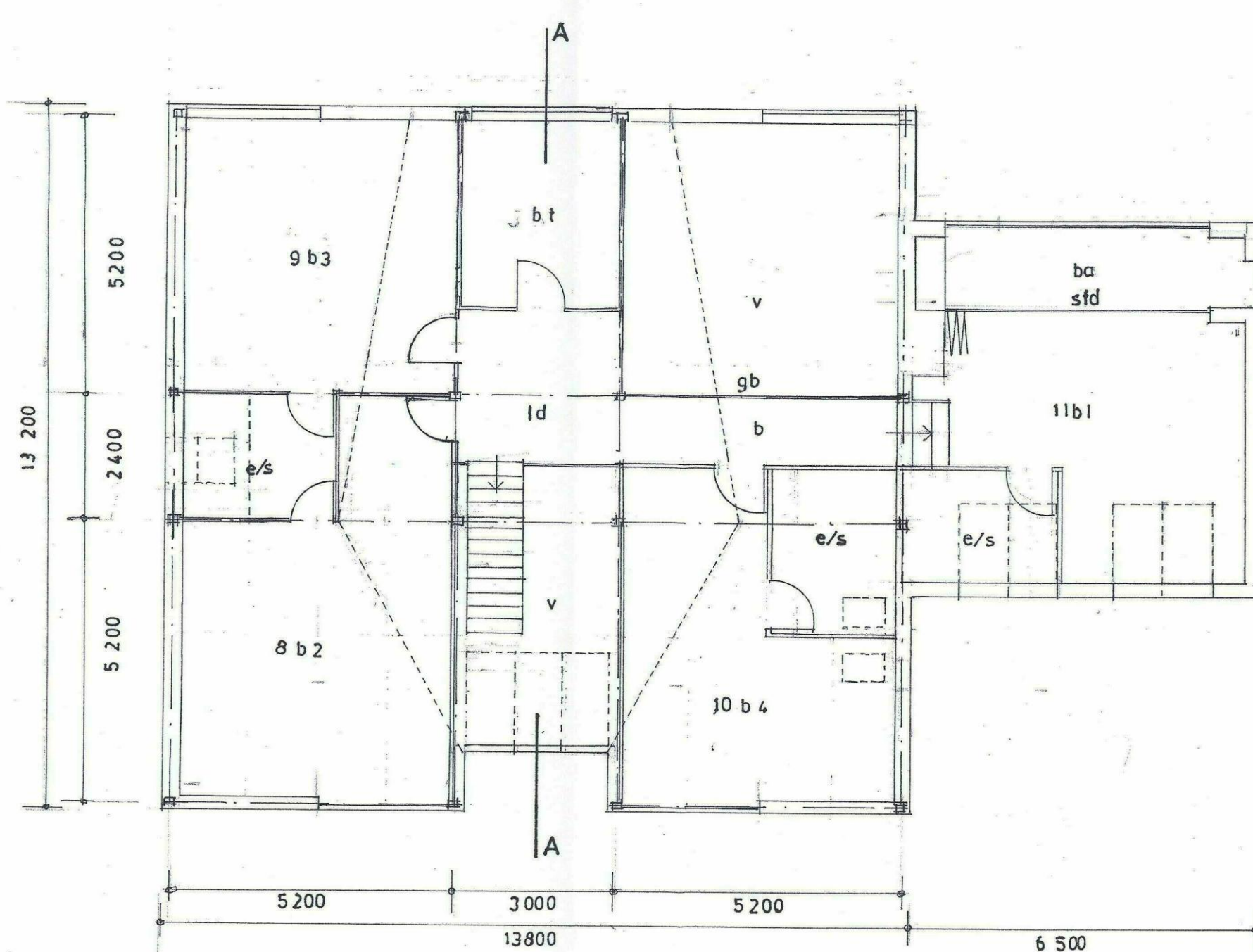
NORTH EAST ELEVATION



SOUTH -EAST ELEVATION

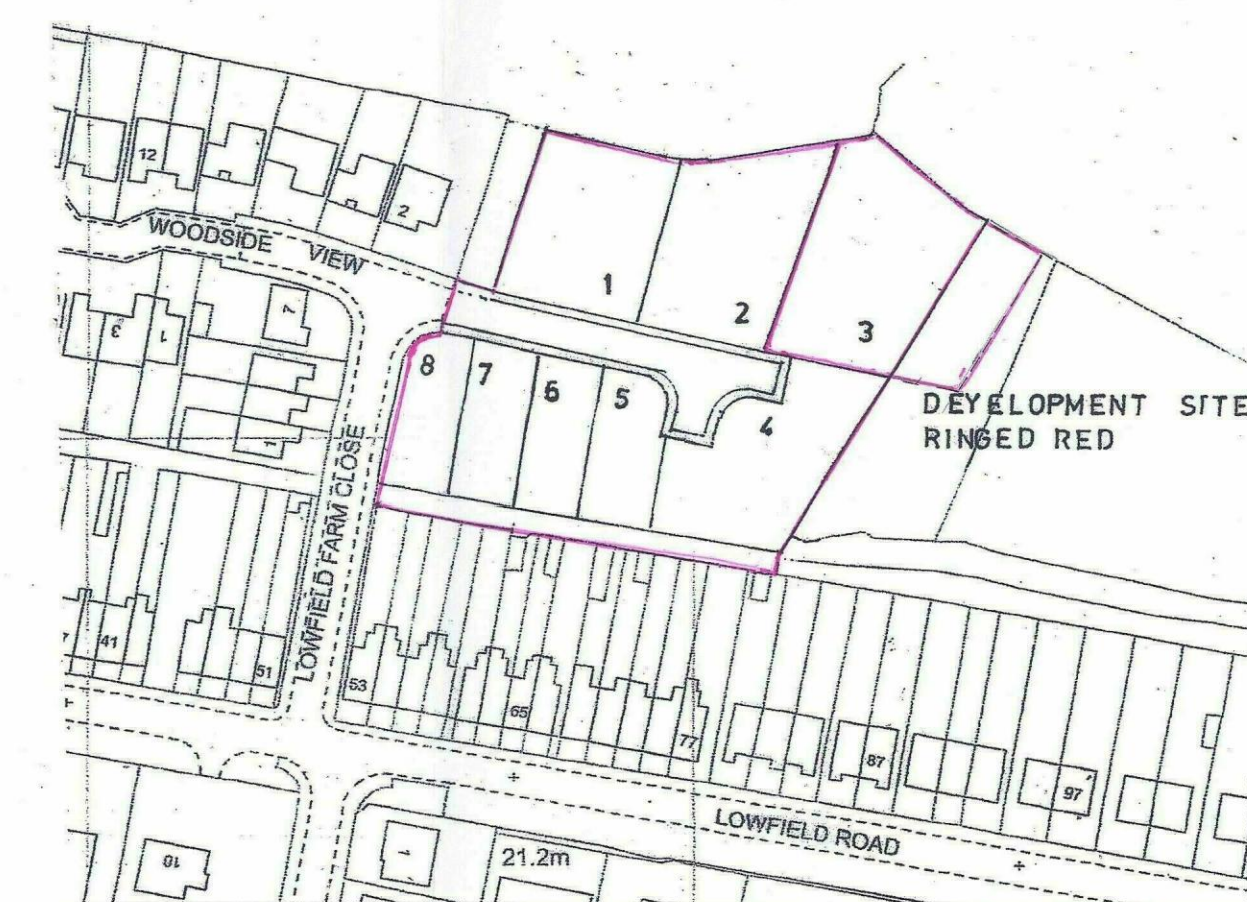


GROUND FLOOR PLAN



FIRST FLOOR PLAN

PLOT 3 899sqm or thereabouts  
SITE PLAN Scale 1 500



LOCATION PLAN Scale 1 1250

KEY TO ROOMS & SIZES W X D IN METRES

|       |                       |      |   |      |
|-------|-----------------------|------|---|------|
| 1     | RECEPTION             | 3000 | X | 6200 |
| 2     | DINING                | 5000 | X | 5000 |
| 3     | UTILITY               | 4000 | X | 2400 |
| 4     | KITCHEN/ FAMILY       | 8200 | X | 5000 |
| 5     | LOUNGE                | 5000 | X | 8300 |
| 6     | STUDY                 | 5000 | X | 3000 |
| 7     | GARAGE                | 6200 | X | 6500 |
| 8b2   | BED 2 at fl. level    | 5000 | X | 5000 |
| 9b3   | BED 3 at fl. level    | 5000 | X | 5000 |
| 10b4  | BED 4 at fl. level    | 5000 | X | 3000 |
|       | Plus                  | 2600 | X | 3100 |
| 11b1  | BED 1                 | 6400 | X | 6500 |
| incl. | balcony & en-suite    |      |   |      |
| b     | bridge over lounge    |      |   |      |
| ba    | balcony               |      |   |      |
| bt    | bathroom              |      |   |      |
| e/s   | en-suite              |      |   |      |
| gb    | glass balustrade      |      |   |      |
| ld    | landing               |      |   |      |
| r     | ramp                  |      |   |      |
| sa    | sunken area           |      |   |      |
| sfd   | sliding folding doors |      |   |      |
| spt   | stone paved terrace   |      |   |      |
| v     | voids                 |      |   |      |
| wb    | wood burner           |      |   |      |

MATERIALS

|           |                                                   |
|-----------|---------------------------------------------------|
| WALLS     | To first floor level<br>Multi-colour Facing Brick |
| ROOF      | Britlock Graphite Slate                           |
| WINDOWS   | Black Powderised Aluminium                        |
| CLADDINGS | Black Rainshield Board                            |
| RW GOODS  | Black Seamless Aluminium                          |

AMENDMENTS

| DATE | NO. | DESCRIPTION |
|------|-----|-------------|
|      |     |             |
|      |     |             |
|      |     |             |

PROPOSED DETACHED HOUSE PLOT 3 for Mr & Mrs M & D White at  
LOWFIELD FARM, LOWFIELD ROAD BOLTON UPON DEARNE ROTHERHAM S63 8GY

GENERAL ARRANGEMENT DRAWING NO. 821/2 SCALE 1 : 100

Sept. 2018 Gordon Stephenson Chartered Architect RIBA  
10 Parkwood Rise Barnby Dun Doncaster DN3 1LY  
Tel 01302 891411 email stevenson\_g3@sky.com