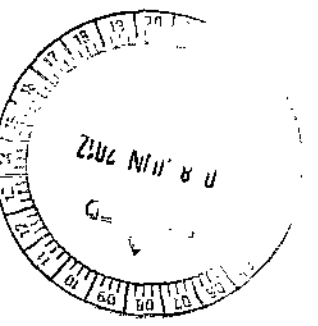
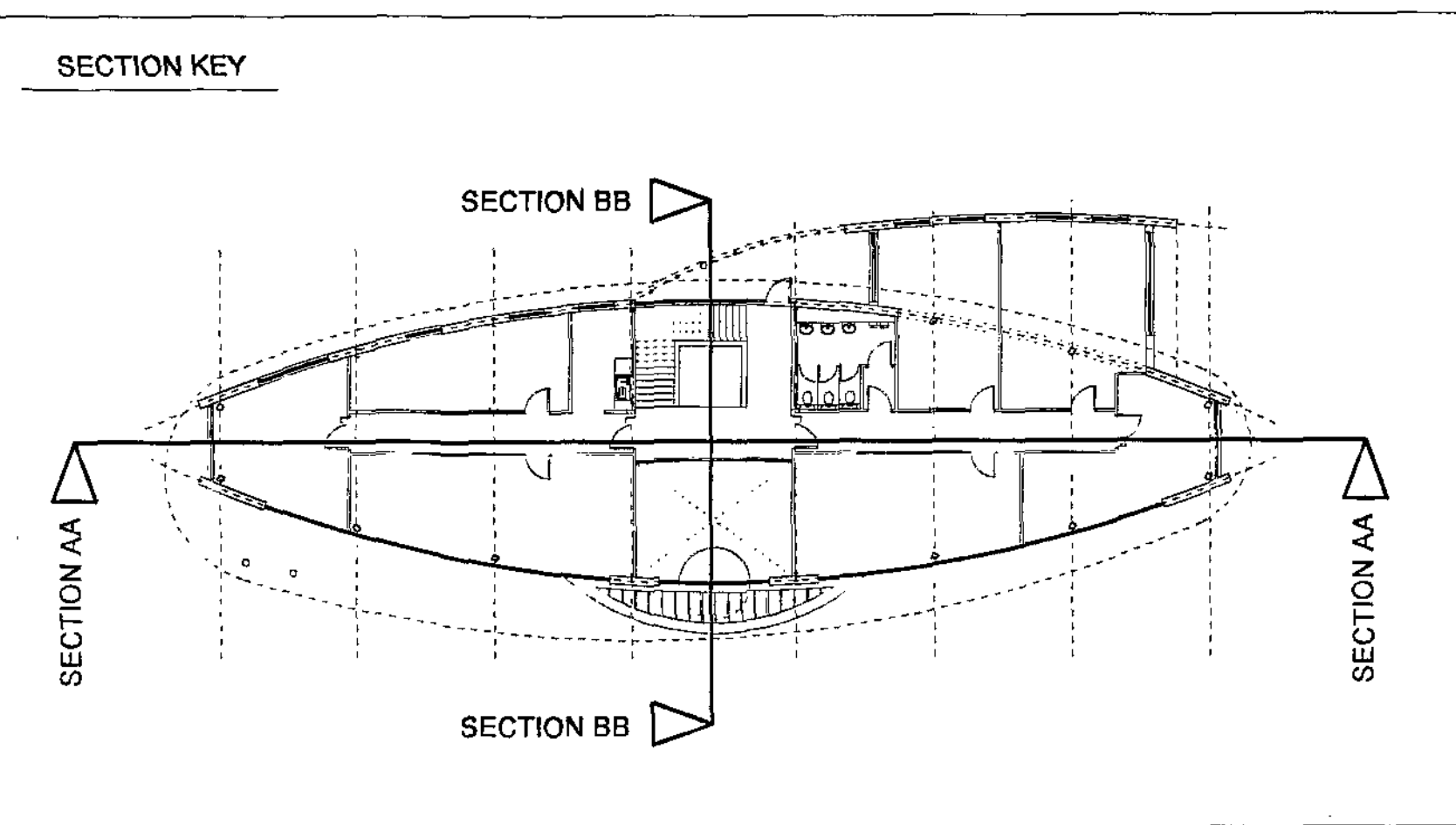
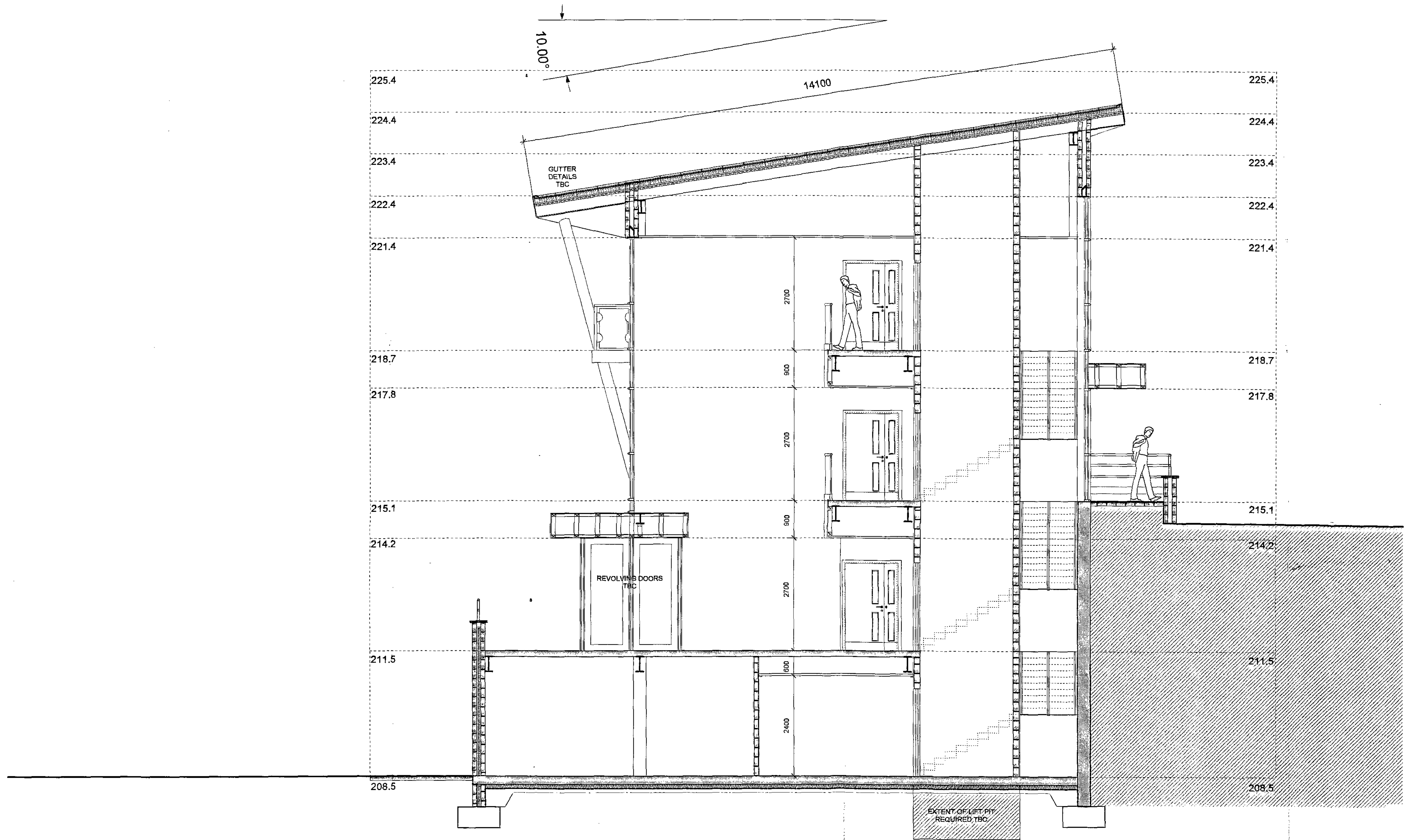


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ALL STRUCTURAL WORKS TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILS AND SPECIFICATION



Rev	Date	Description	Drawn
A	10.05.12	Section updated for Planning Issue. Roof construction updated inline with Kestip details. Pitch amended to aid drainage design. Internal layout amended inline with plan alterations. Window positions amended.	DW

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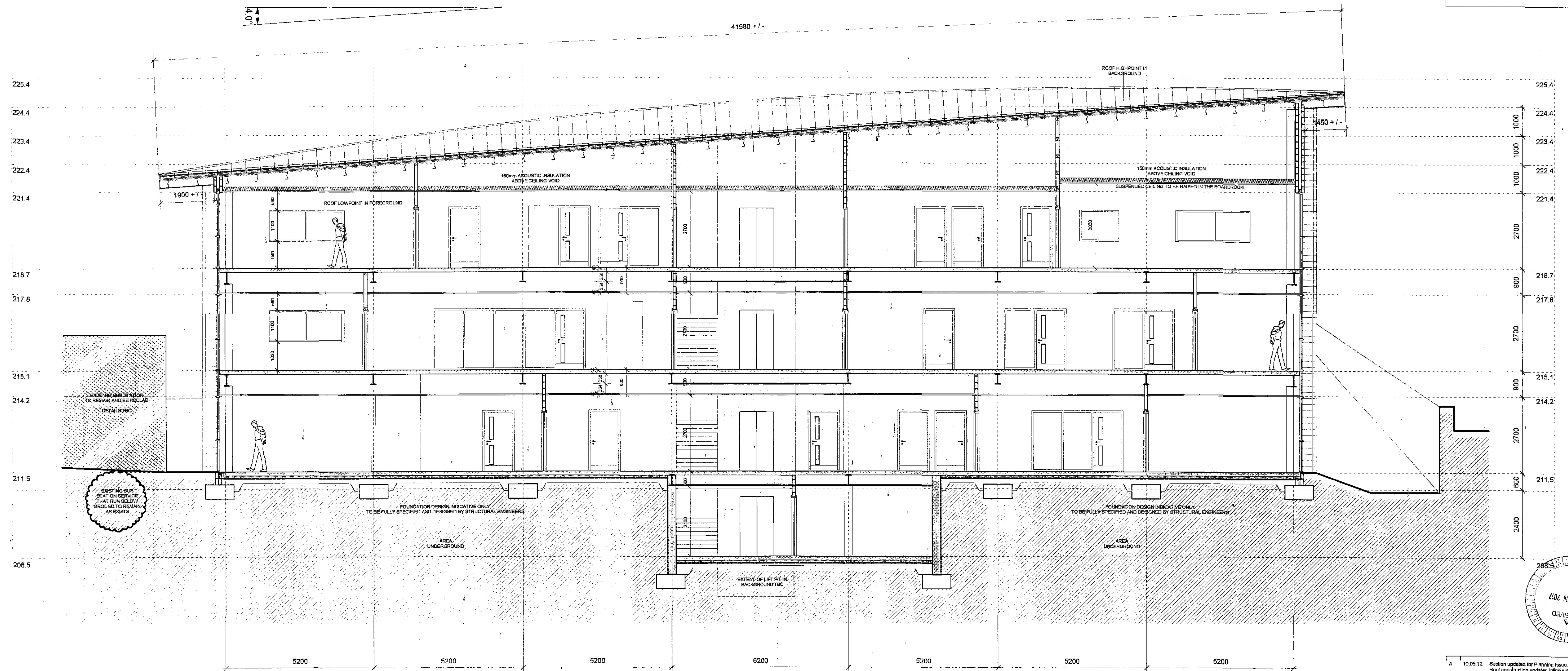
client
James Durrans & Sons Ltd.

project
**Saville Lane, Thurlestone
Penistone**

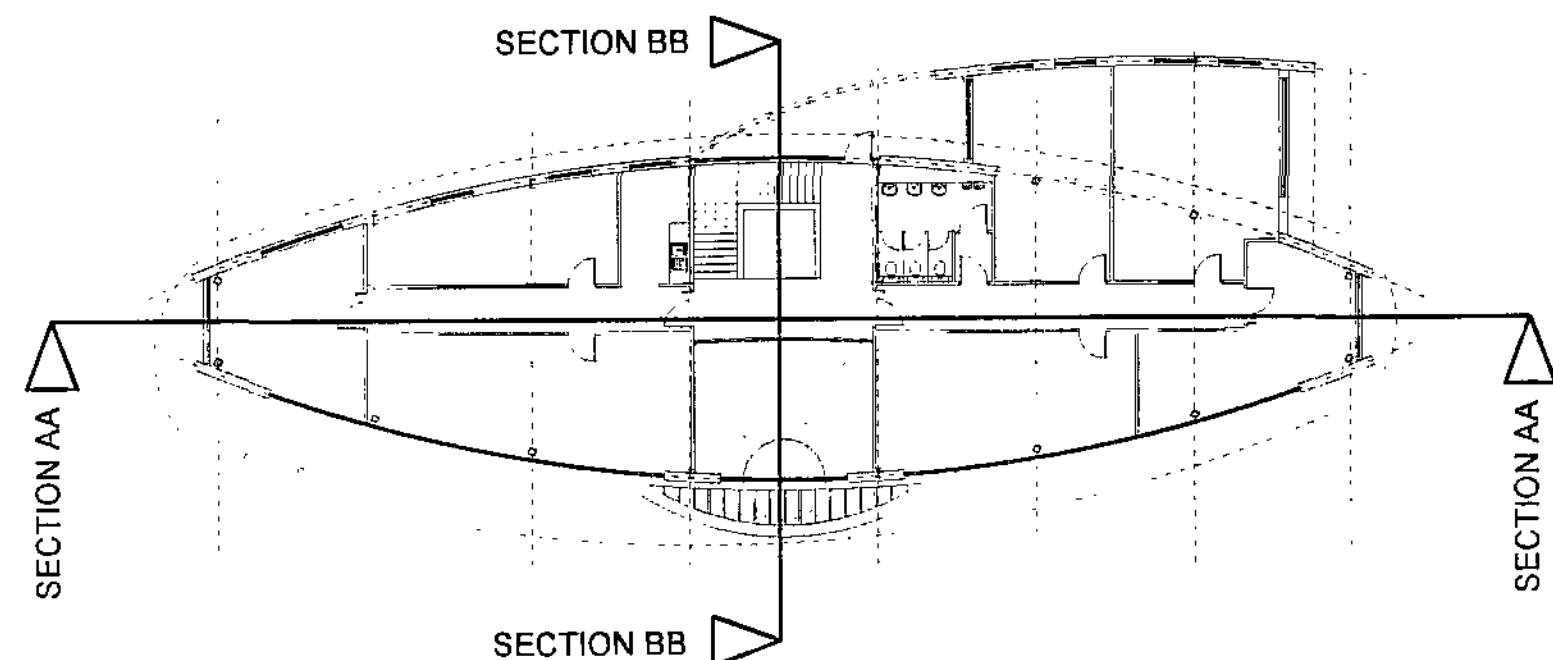
drawing title
Proposed Section BB

date **April 2012**
status **Planning Issue**
scale **1:50 @ A1**
drawn **DW** checked **NT**
job no. **1078** dwg no. **06** rev. **A**

ALL STRUCTURAL WORKS TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILS AND SPECIFICATION



SECTION KEY



Rev.	Date	Description	Drawn
A	10.05.12	Section updated for Planning Issue. Roof construction updated: filled with Kalsp details. Pitch amended to aid drainage design. Internal layout amended in line with plan alterations. Window positions amended.	DW



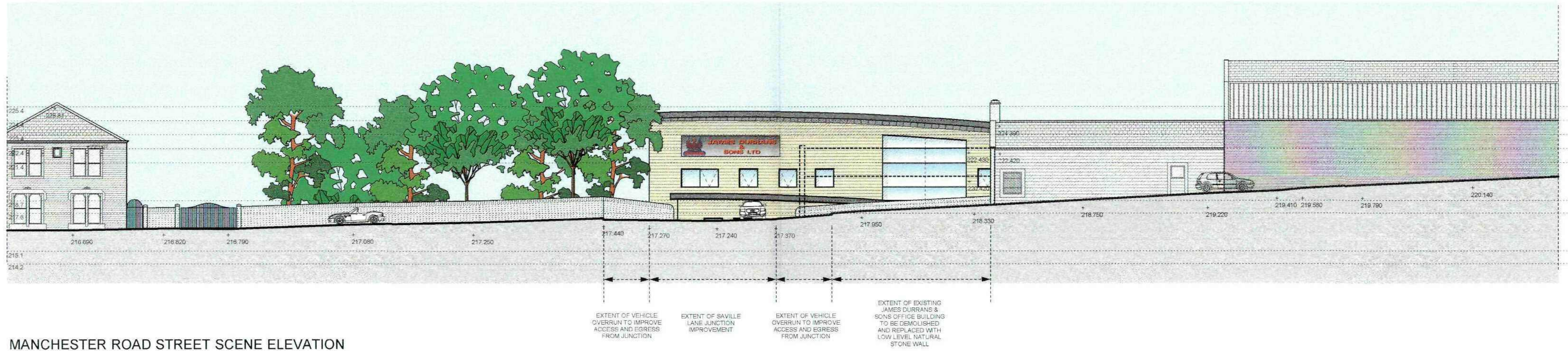
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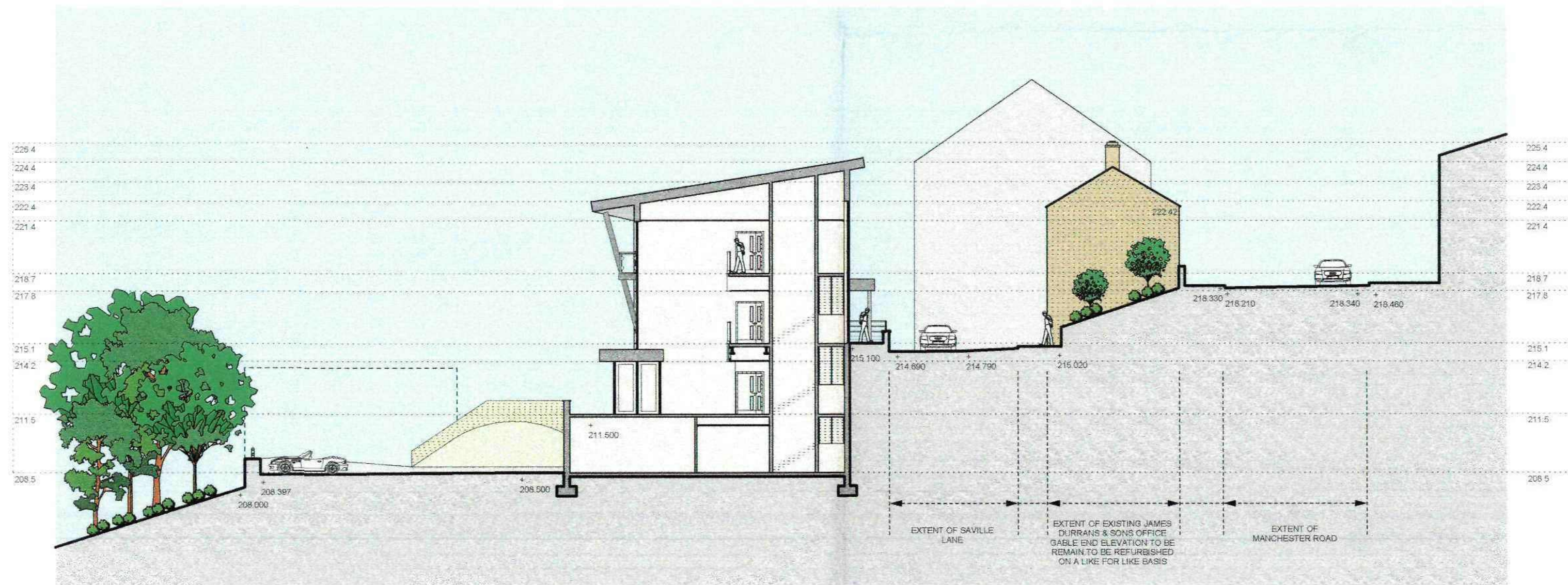
project
Saville Lane, Thurstone
Penistone

drawing title
Proposed Section AA

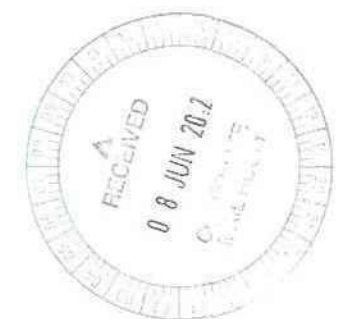
date April 2012
status Planning Issue
scale 1:75 @ A1
drawn DW checked NT
job no. 1078 dwg no. 05 rev. A



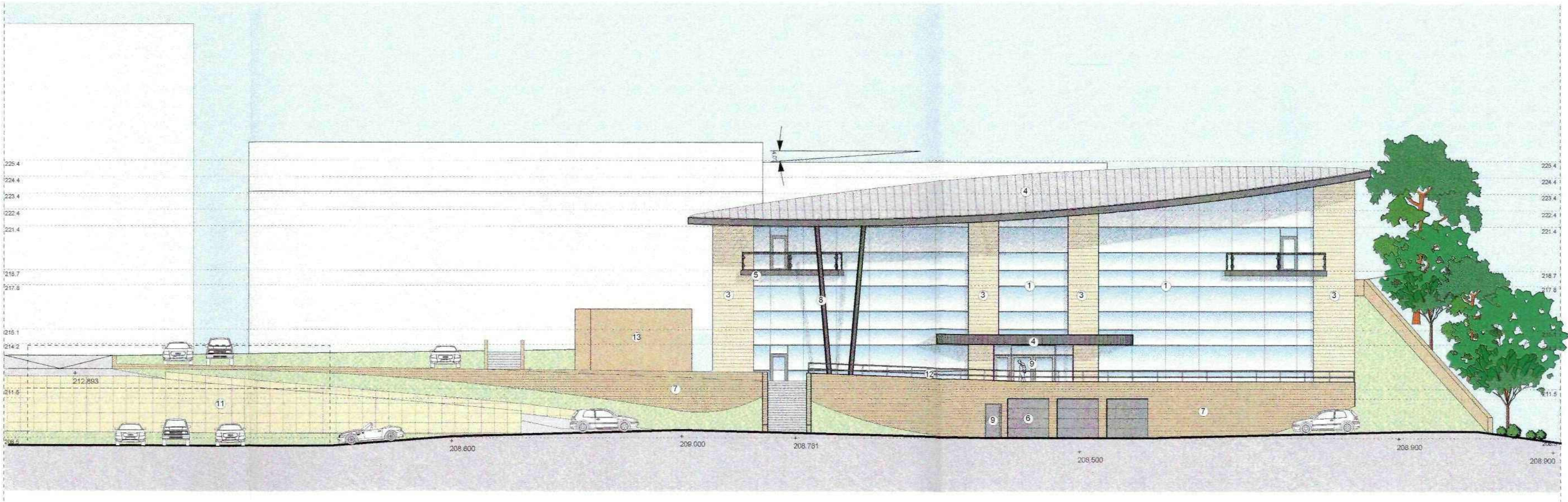
MANCHESTER ROAD STREET SCENE ELEVATION



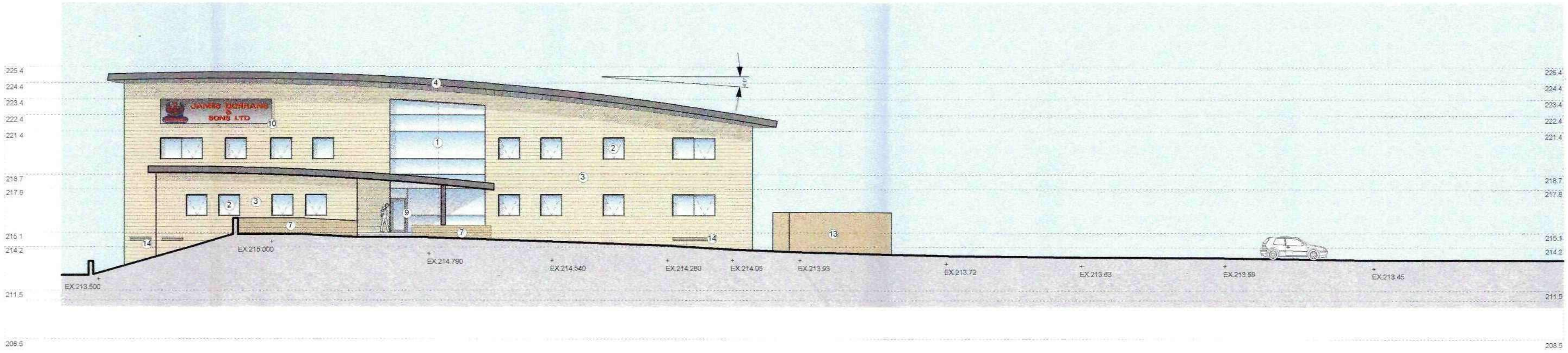
MANCHESTER ROAD / SAVILLE LANE SECTIONAL ELEVATION



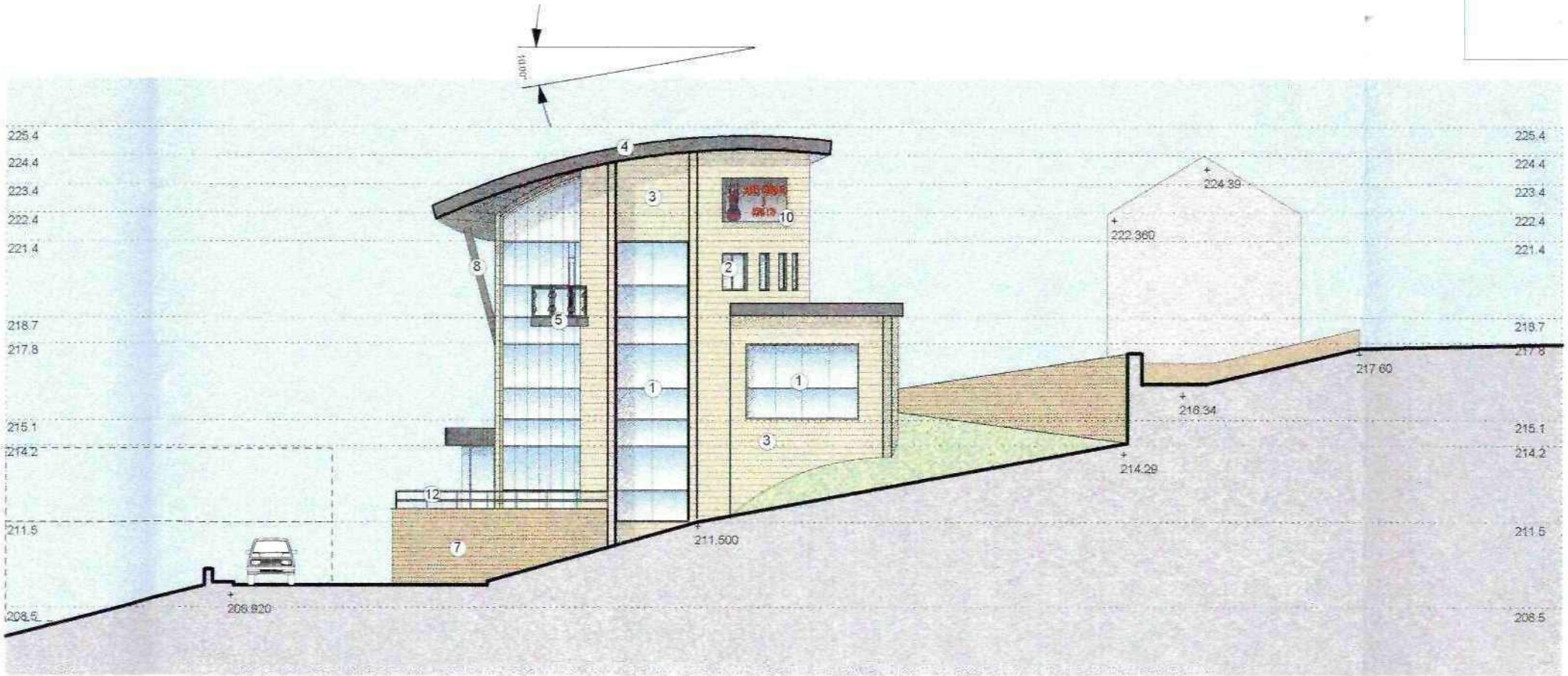
ALL VEGETATION IS INDICATIVE OF EXISTING VEGETATION SURROUNDING SITE. REFER TO FDA LANDSCAPE SITE MASTERPLAN FOR LANDSCAPING PROPOSALS



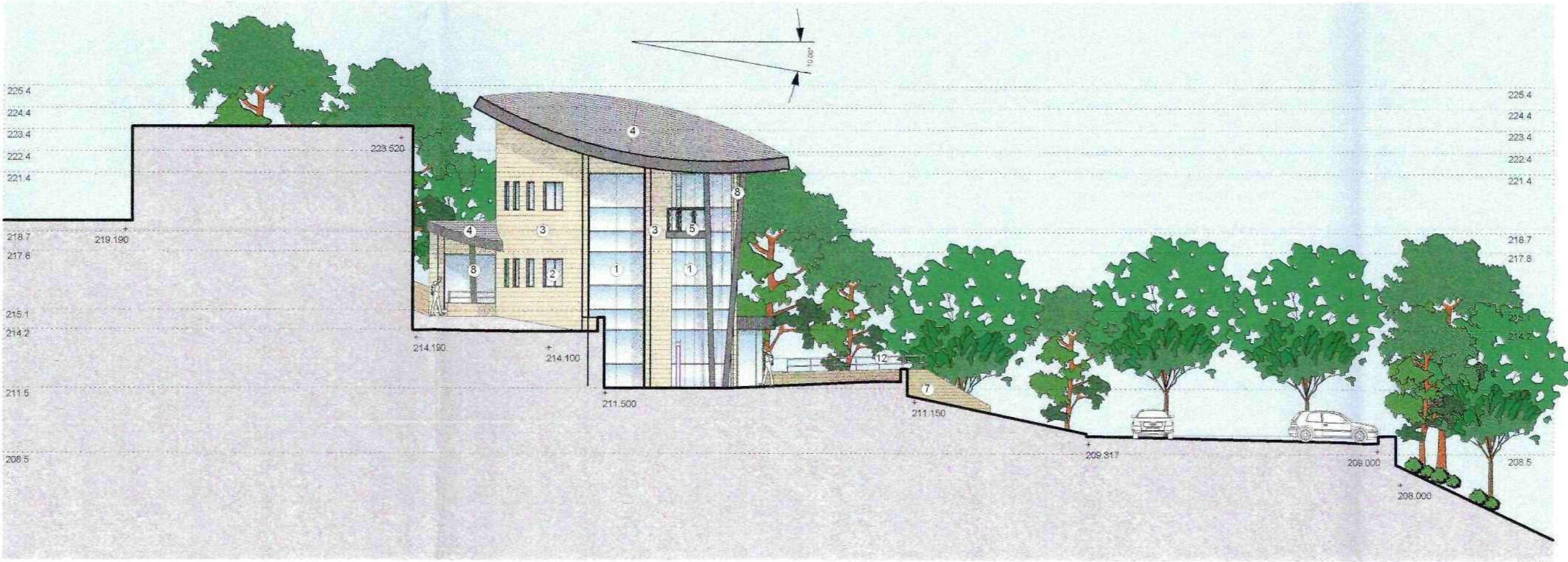
SOUTH FACING - PRIMARY ELEVATION



NORTH FACING ELEVATION



EAST FACING ELEVATION



WEST FACING ELEVATION

PROPOSED MATERIALS

- 1 TRAME HORIZONTAL CURTAIN WALL GLAZING
POWDER COATED ALUMINIUM FRAMES / TINTED DOUBLE GLAZED GLASS
COLOUR - LIGHT GREY
- 2 POWDER COATED ALUMINIUM FRAMED DOUBLE GLAZED WINDOWS
AND DOORS
COLOUR - LIGHT GREY
- 3 NATURAL STONE
TYPE - TBC
- 4 KALZIP ROOF WITH POWDER COATED STEEL FASCIAS
COLOURS - TBC
- 5 POWDER COATED STEEL BALCONIES WITH STAINLESS STEEL HANDRAILS AND
BALUSTERS WITH GLAZED INFILLS
- 6 POWDER COATED STEEL BASEMENT SERVICE DOORS
- 7 SPLIT FACED ASHLAR STONE WALLING
COLOUR - NATURAL
- 8 FEATURE POWDER COATED STEEL COLUMNS
COLOUR - DARK GREY - TBC
- 9 POWDER COATED STEEL REVOLVING ACCESS DOORS AND
FIRE ESCAPE DOOR
- 10 FEATURE INTERNALLY ILLUMINATED SIGNAGE LOCATION
- 11 GABION BLOCK RETAINING WALLS FILLED WITH FACED
NATURAL STONE
- 12 STAINLESS STEEL BALLUSTRADE FITTED TO TOP OF DWARF
WALL
- 13 EXISTING SUB STATION RE CLAD WITH NATURAL STONE
TBC
- 14 LOW LEVEL SERVICES LOUVRES COLOURED TO MATCH
STONE



C	14.05.12	Elevations updated for planning issue inline with site plan / floor plan and sectional alterations	DW
B	13.04.12	Revised inline with plan alterations	DW
A	23.03.12	Elevations amended inline with plan alterations	DW
Rev	Date	Description	Drawn

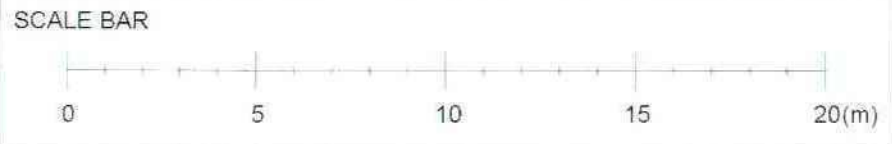
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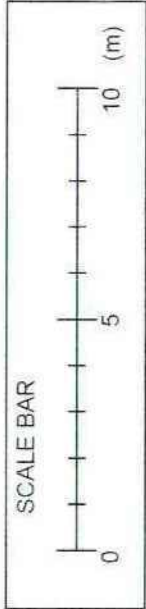
client
James Durrans & Sons Ltd.

project
**Saville Lane, Thurlstone
Penistone**

drawing title
Proposed Elevations

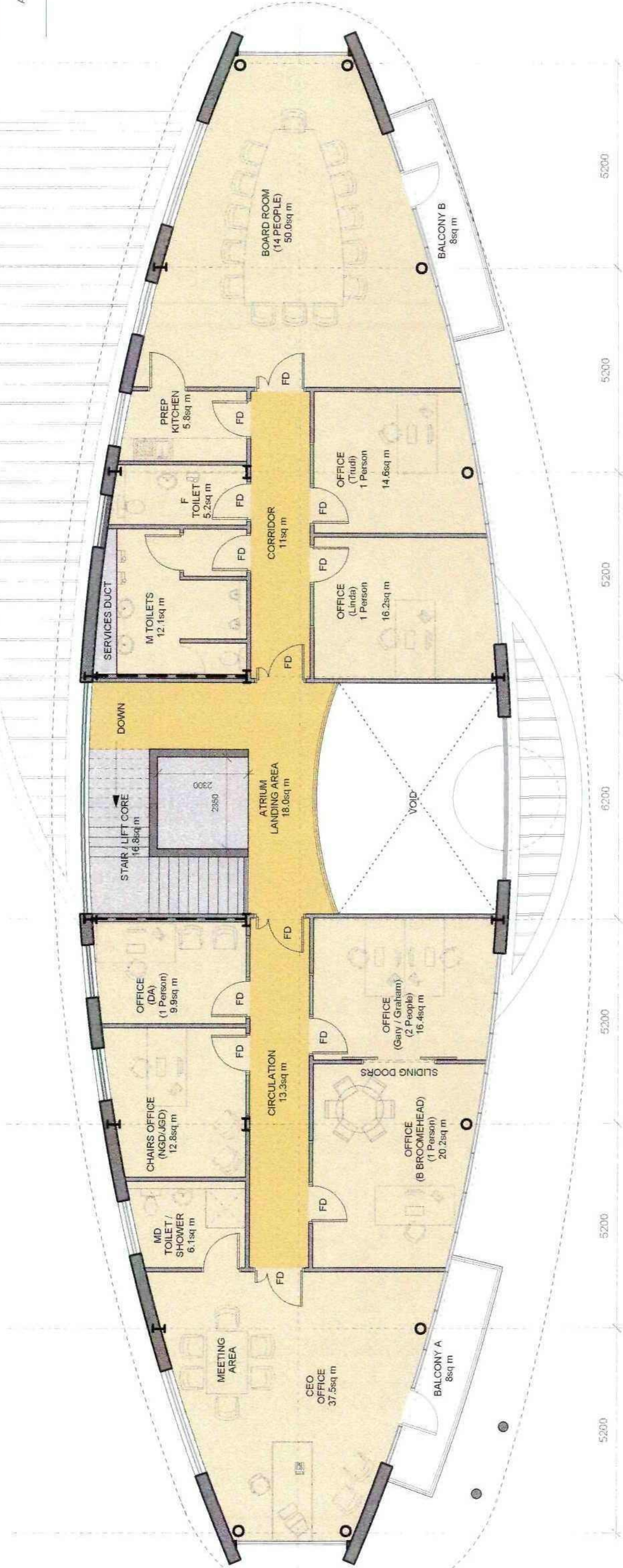
date **March 2012**
status **Planning Issue**
scale **1:200 @ A1**
drawn **DW** checked **NT**
job no. **1078** dwg no. **04** rev. **C**



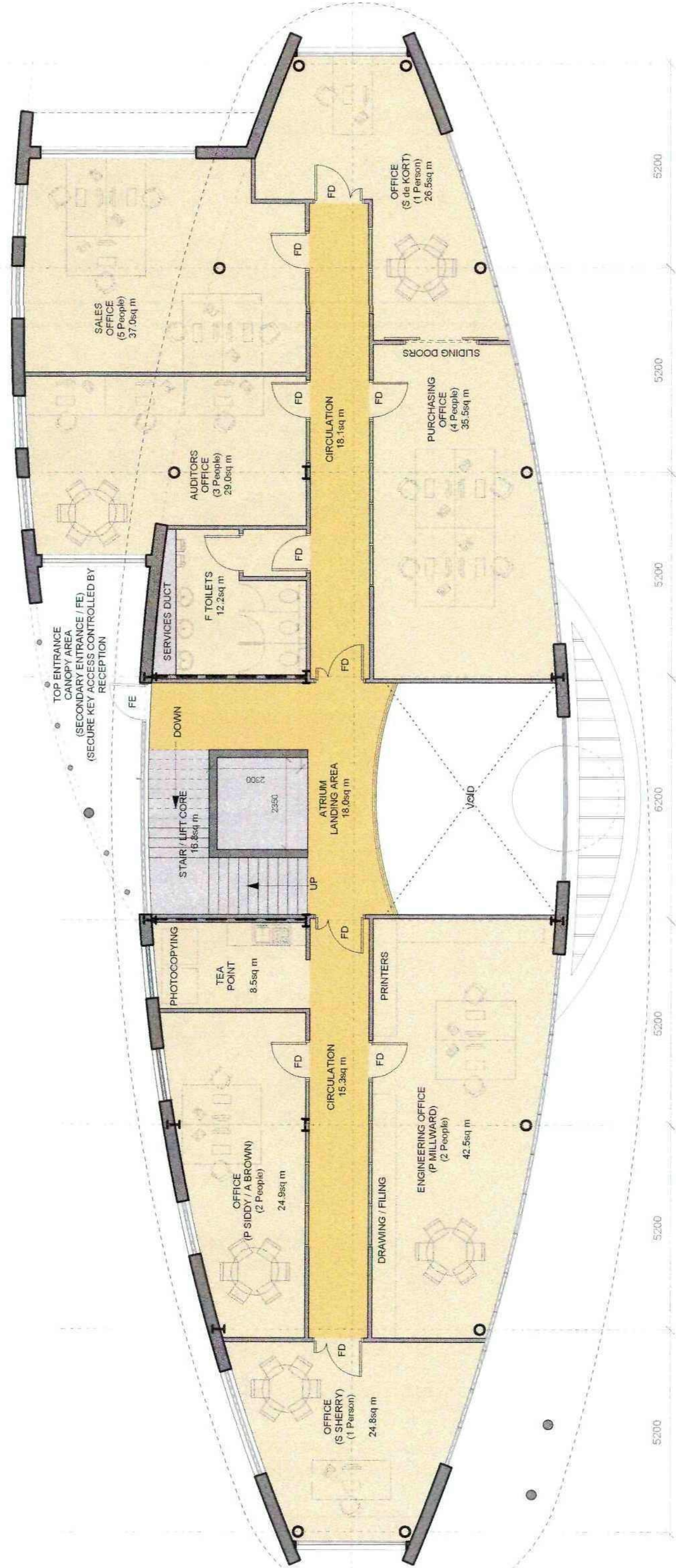


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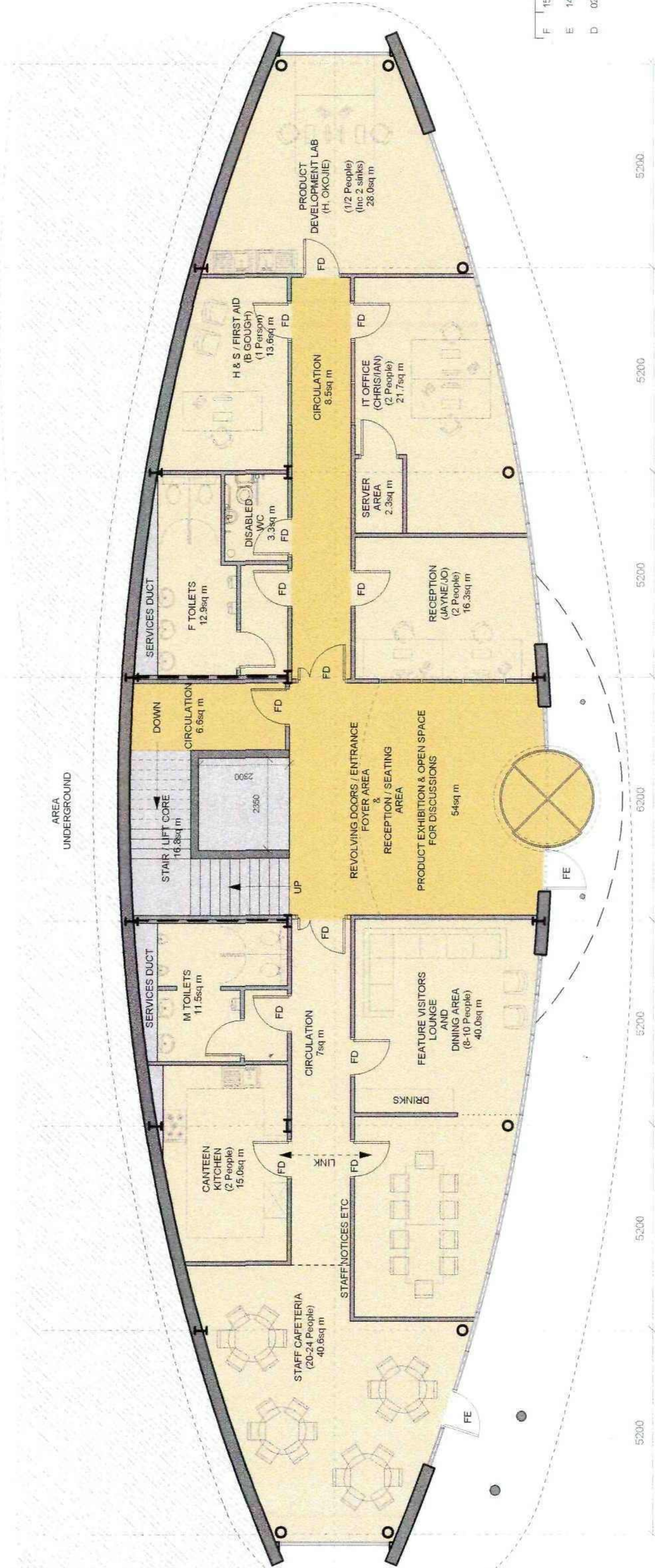
DO NOT SCALE DIMENSIONS ON SITE BEFORE WORK COMMENCES



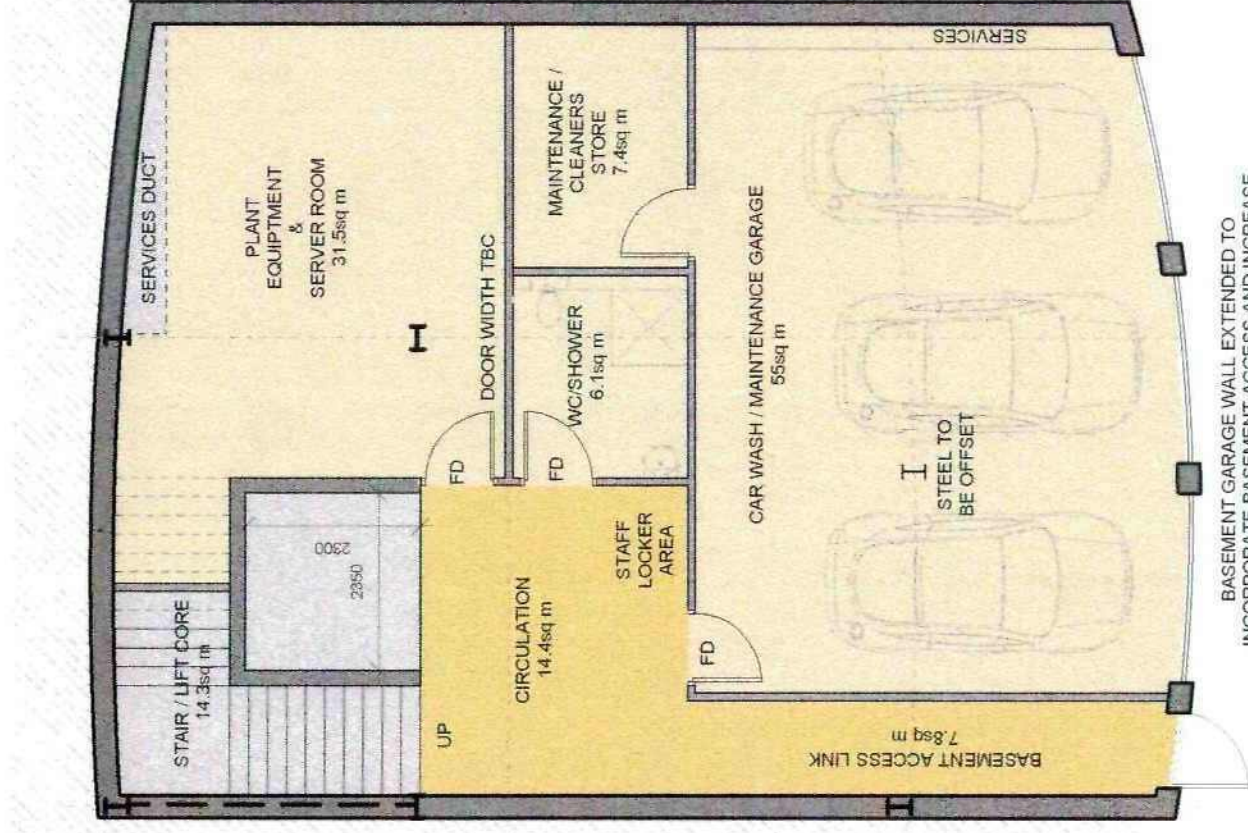
FIRST FLOOR LEVEL
(Including external balconies)
GIA - 319.5sq m / 3439sq ft



UPPER GROUND FLOOR LEVEL
GIA - 349.5sq m / 3762sq ft



LOWER GROUND FLOOR LEVEL
GIA - 303sq m / 3263sq ft



BASEMENT LEVEL
GIA - 139sq m / 1500sq ft

Rev	Date	Description	Drawn
F	15.05.12	Basement widened to incorporate entrance corridor	DW
E	14.05.12	1st floor door repositioned into CEO office as per client request	DW
D	02.05.12	Reception area and deskwork repositioned in reception area with E & E details	DW
C	12.04.12	Lobby amended name with client instructions	DW
B	02.04.12	Updated plans with client instructions	DW
A	19.03.12	Updated plans with client instructions	DW

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drawing title
Proposed Floor Plans

date	March 2012
status	Planning Issue
scale	1:100 @ A1
drawn	DW checked NT
job no.	1078
dwg no.	03
rev.	F

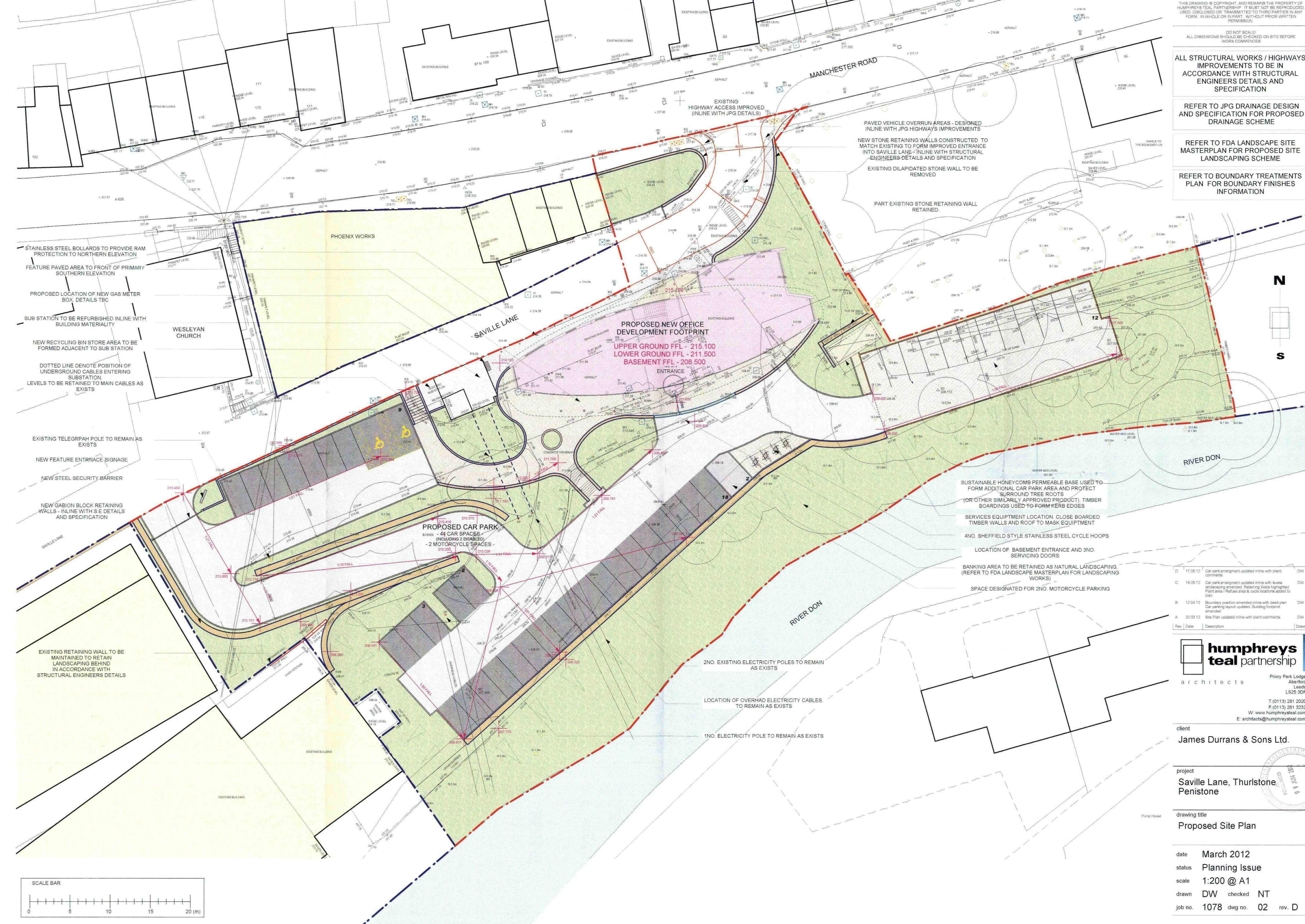
DO NOT SCALE!
ALL DIMENSIONS SHOULD BE CHECKED ON SITE BEFORE WORK COMMENCES

ALL STRUCTURAL WORKS / HIGHWAYS IMPROVEMENTS TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILS AND SPECIFICATION

REFER TO JPG DRAINAGE DESIGN AND SPECIFICATION FOR PROPOSED DRAINAGE SCHEME

REFER TO FDA LANDSCAPE SITE MASTERPLAN FOR PROPOSED SITE LANDSCAPING SCHEME

REFER TO BOUNDARY TREATMENTS PLAN FOR BOUNDARY FINISHES INFORMATION



D	17.05.12	Car park arrangement updated inline with client comments	DW
C	14.05.12	Car park arrangement updated inline with levels, landscaping amended. Retaining Walls highlighted. Plant area / Refuse area & cycle locations added to plan.	DW
B	12.04.12	Boundary position amended inline with deed plan. Car parking layout updated. Building footprint amended.	DW
A	20.03.12	Site Plan updated inline with client comments.	DW
Rev	Date	Description	Drawn

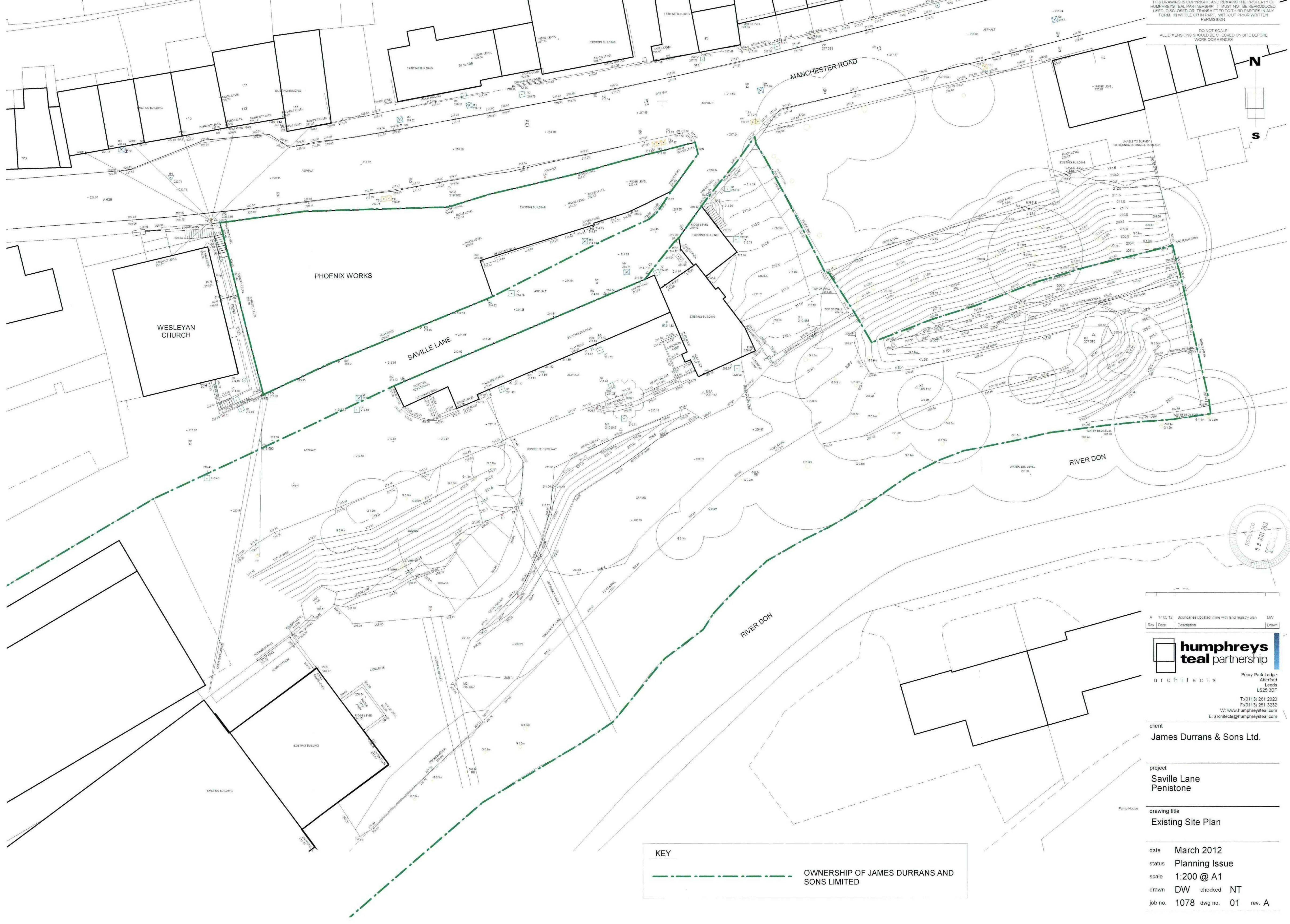
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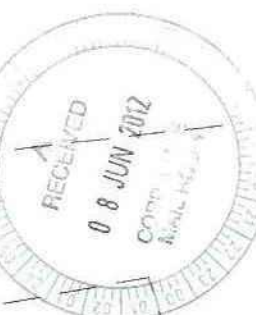
project
**Saville Lane, Thurlstone
Penistone**

drawing title
Proposed Site Plan

date **March 2012**
status **Planning Issue**
scale **1:200 @ A1**
drawn **DW** checked **NT**
job no. **1078** dwg no. **02** rev. **D**



DO NOT SCALE!
ALL DIMENSIONS SHOULD BE CHECKED ON SITE BEFORE
WORK COMMENCES



A	17.05.12	Boundaries updated inline with land registry plan	DW
Rev	Date	Description	Drawn



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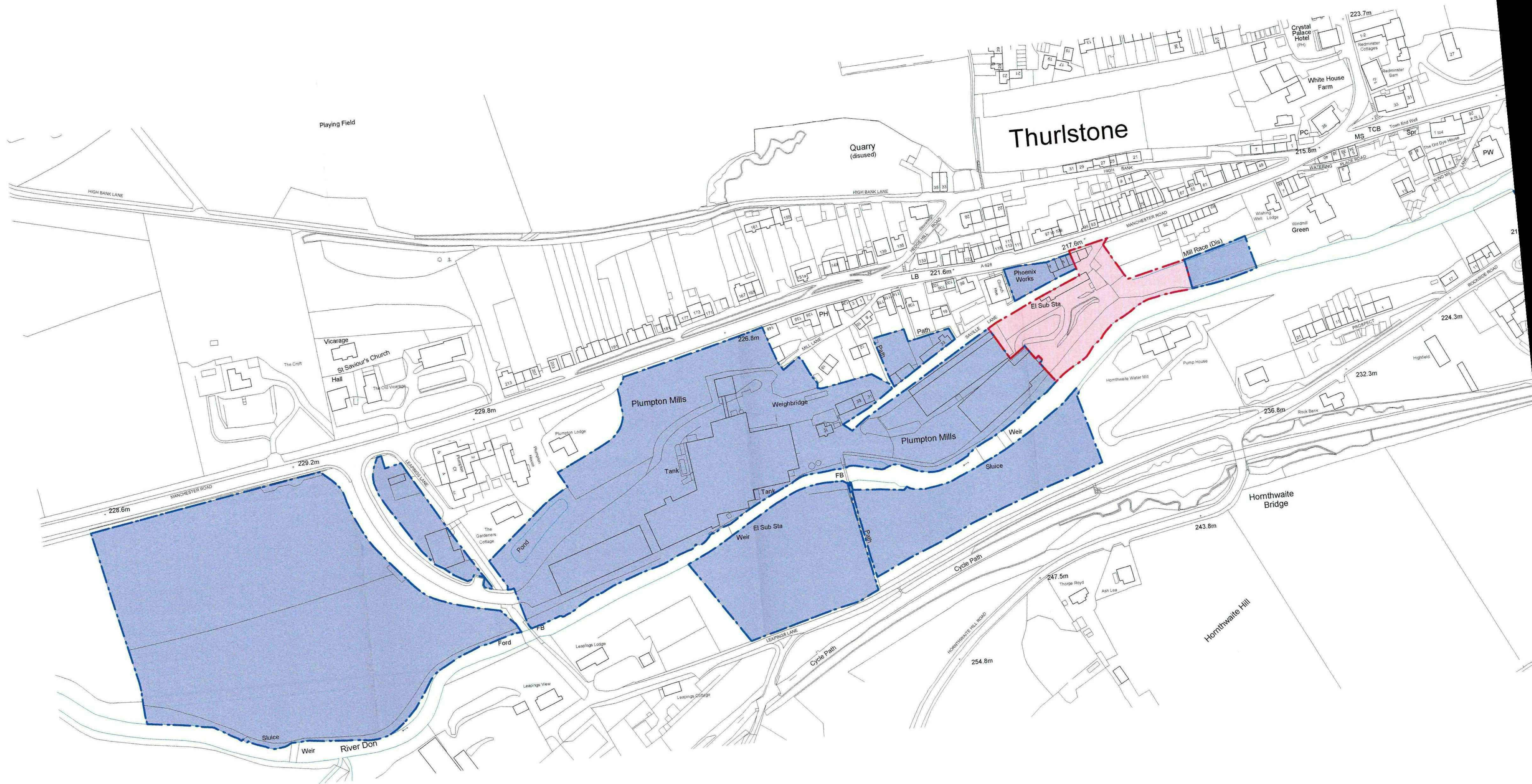
project
**Saville Lane
Penistone**

drawing title
Existing Site Plan

date **March 2012**
status **Planning Issue**
scale **1:200 @ A1**
drawn **DW** checked **NT**
job no. **1078** dwg no. **01** rev. **A**

KEY

 OWNERSHIP OF JAMES DURRANS AND SONS LIMITED





NOTES

PROTECTION OF EXISTING VEGETATION
Existing vegetation to be retained on site shall be protected where necessary during works by 2300mm high mesh panel fencing secured to a scaffold tubing framework with fluorescent tape to the top rail. Protective fencing shall be erected on the canopy drip line wherever possible. Laminated, waterproof A4 signs shall be fixed to the fence posts at 10m intervals bearing the words 'PROTECTED TREE ZONE - NO STORAGE OR OPERATIONS WITHIN FENCED AREA'.
Tracking of machinery, storage of chemicals and building materials shall not be permitted within the protected area. Leaks or spills should be removed immediately and the contaminated soil replaced. No bonfires shall be lit within 5m of the canopy spread. Any excavation work beneath the canopy spread shall be carried out by hand.
All works affecting trees within the development shall be subject to BS 5837:2005.

LANDSCAPE CONCEPT
The proposed modern office development sits within a well treed area, hidden away from the main road, with a landscaped natural bank sloping down towards the river Don. The new planting aims to both retain and enhance the existing tree cover and habitat potential as much as possible as well as providing a bold new planting scheme around the building and new retaining walls to complement the architectural style.

TREE PLANTING
Planting of new trees will be restricted to key locations adjacent to the new building and within the new car park. The use of extra-heavy standard and semi-mature trees will give early structure and maturity to the scheme.
Foundation design of new buildings shall accommodate proposed tree planting in accordance with NHBC guidelines.

- Species to be chosen from:
- | | |
|------------------------------------|--|
| Acer platanoides 'Laciniatum' (Ap) | Prunus subhirtella 'Autumnalis Rosea' (Ps) |
| Betula pubescens (Bp) | Sorbus aria (Sa) |
| Carpinus betulus (Cb) | Sorbus aucuparia (Sau) |
| Fraxinus excelsior (Fe) | Sorbus 'Joseph's Rock' (Sj) |
| Malus tschonoskii (Mt) | Tilia x euchlora (Te) |
| Prunus sargentii (Pg) | Tilia cordata 'Green Spire' (TGs) |

SHRUB PLANTING
A mix of evergreen and deciduous shrubs will be planted throughout the site to give enclosure and structure to the development.
Medium/large species will be planted against screen fences and walls and medium/low mixes will be planted into front gardens, cul de sacs and around parking areas.

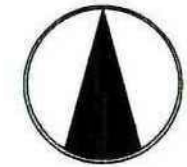
Species to be selected from: () density/m2

Berberis frikartii 'Amsteiveen'(5), Berberis thunbergii 'Atropurpurea Nana'(5), Berberis cordifolia 'Silberlicht'(6), Buddleia davidii 'Lochinch'(2), Ceanothus thrysiflorus repens(5), Chaenomeles superba 'Jel Trail'(4), Cornus alba 'Spaethii'(2), Cornus stolonifera 'Flaviramea'(2), Cotoneaster conspicuus 'Decorus'(4), Cotoneaster lacteus(2), Cytisus praecox 'Albigold'(4), Elaeagnus pungens 'Maculata'(3), Escallonia 'Apple Blossom'(4), Euonymus fortunei 'Emerald Gaiety'(6), Euphorbia griffithii 'Fireglow'(5), Festuca spp(6), Geranium macrorrhizum 'Bevens Variety'(6), Hebe pinguifolia 'Sutherlandii'(6), Hebe 'Autumn Glory'(4), Hypericum x moserianum(4), Juniperus sabinia 'Tamariscifolia' (3), Lavandula 'Hidcote'(6), Lonicera 'Maygreen'(4), Lonicera 'Silver Beauty'(4), Miscanthus spp(4), Nepeta faassenii(4), Perovskia 'Blue Spire'(6), Phormium var, Potentilla 'Red Ace'(5), Prunus laurocerasus 'Zabeliana'(4), Pyracantha 'Orange Charm'(3), Rubus x 'Betty Ashburner'(4), Spiraea 'Gold Flame'(4), Spiraea 'Shirobana'(4), Viburnum davidii(5), Viburnum tinus 'Eve Price'(3)

KEY

- T3 Existing trees to be removed. Tree numbers relate to arboricultural survey by JCA Ltd
- T21 Existing trees to be retained. Tree numbers relate to arboricultural survey by JCA Ltd. Hatched area indicates extent of Root Protection Area
- Existing vegetation to be retained
- Proposed semi-mature (20-25cm girth) tree planted into tree pit in hard area, secured by underground guying and fitted with irrigation pipe
- Proposed extra-heavy standard (14-16cm girth) tree

- Proposed native species scrub hatch
- Proposed ornamental shrub planting
- Proposed wildflower grass hatch
- Proposed resin bonded gravel to tree pit
- Proposed retaining walls to architects specification



DRAWING TO BE READ IN CONJUNCTION WITH ARBORICULTURAL SURVEY INFORMATION BY JCA LTD DATED MAY 2012 AND ECOLOGICAL SURVEY INFORMATION BY BROOKS ECOLOGICAL DATED MAY 2012. FOR DETAILS TO HARD LANDSCAPE REFER TO ARCHITECTS SPECIFICATION



Sue Farmer BA MA LD MLI Landscape Architect fdalandscape Westleigh Hall Wakefield Road Denby Dale Huddersfield HD8 8JQ telephone 01484 865611 fax 01484 865616 isdn 01484 866900 email info@fdalandscape.co.uk www.fdalandscape.co.uk	client	Humphreys Teal Partnership		
	project	Office Development		
		Saville Lane PENISTONE		
	drawing title	LANDSCAPE LAYOUT		
scale	date	drwn by	drawing no	
1:250/A1	May 12	CS	R/1313/1	