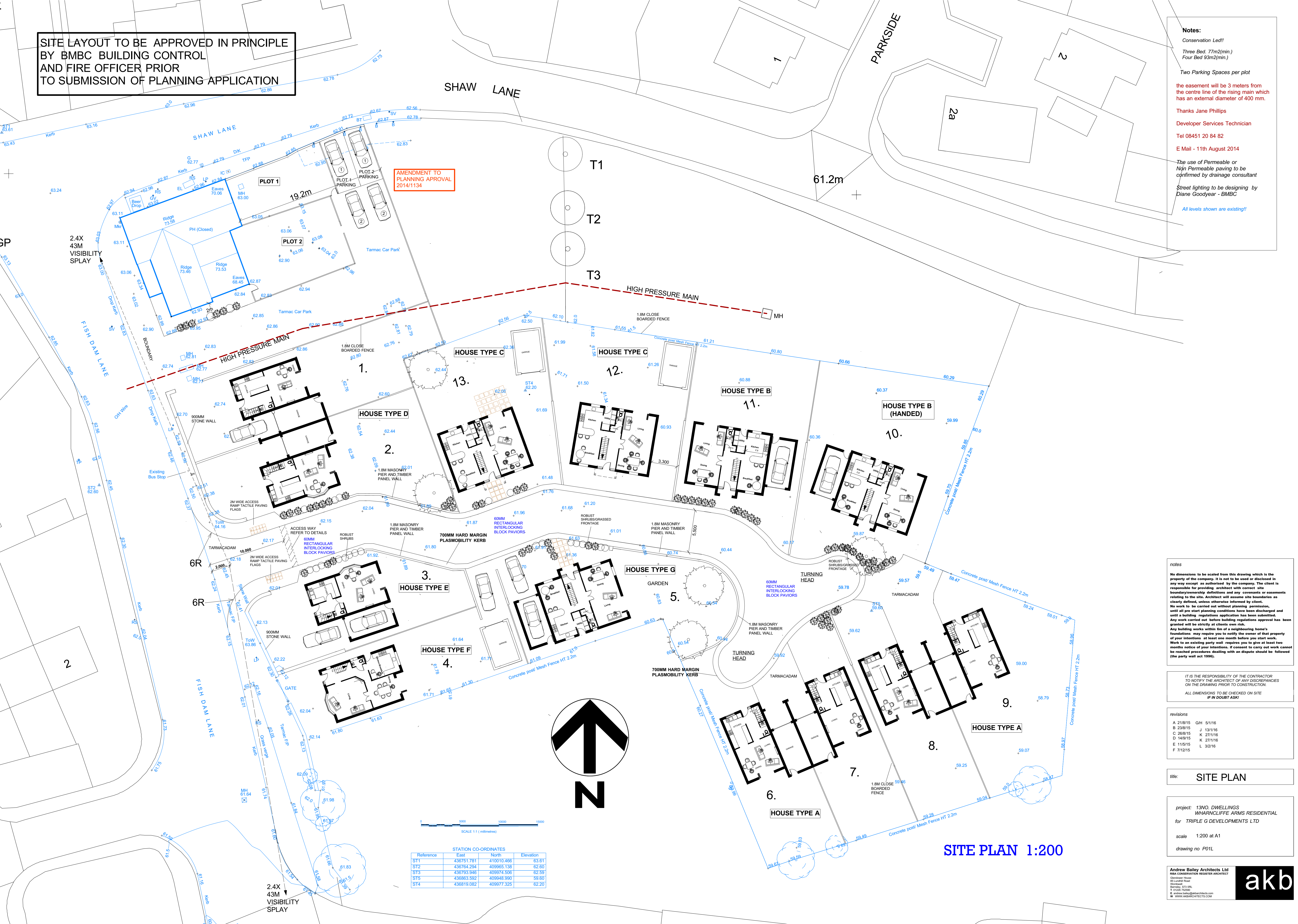


SITE LAYOUT TO BE APPROVED IN PRINCIPLE
BY BMBC BUILDING CONTROL
AND FIRE OFFICER PRIOR
TO SUBMISSION OF PLANNING APPLICATION



Notes:

Conservation Led!!

Three Bed. 77m2(min.)
Four Bed 93m2(min.)

Two Parking Spaces per plot

the easement will be 3 meters from
the centre line of the rising main which
has an external diameter of 400 mm.

Thanks Jane Phillips

Developer Services Technician

Tel 08451 20 84 82

E Mail - 11th August 2014

The use of Permeable or
Non Permeable paving to be
confirmed by drainage consultant

Street lighting to be designing by
Diane Goodyear - BMBC

All levels shown are existing!!

notes

No dimensions to be scaled from this drawing which is the
property of the company. It is not to be used or disclosed in
any way except as authorised by the company. The client is
responsible for providing architect with correct site
boundary/ownership definitions and any covenants or easements
relating to the site. Architect will assume site boundaries as
clearly defined, unless otherwise informed by client.

No work to be carried out without planning permission,
until all pre start planning conditions have been discharged and
until a building regulations application has been submitted.

Any work carried out before building regulations approval has been
granted will be strictly at clients own risk.

Any building works within 5m of a neighbouring home's
foundations may require you to notify the owner of that property
of your intentions at least one month before you start work.

Work to an existing party wall requires you to give at least two
months notice of your intentions. If consent to carry out work cannot
be reached procedures dealing with an dispute should be followed
(the party wall act 1996).

IT IS THE RESPONSIBILITY OF THE CONTRACTOR
TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES
ON THE DRAWING PRIOR TO CONSTRUCTION.

ALL DIMENSIONS TO BE CHECKED ON SITE
IF IN DOUBT ASK!

revisions

A	21/8/15	GH	5/1/16
B	23/8/15	J	13/1/16
C	26/8/15	K	27/1/16
D	14/9/15	K	27/1/16
E	11/5/15	L	3/2/16
F	7/12/15		

title: SITE PLAN

project: 13NO. DWELLINGS
WHARNCLIFFE ARMS RESIDENTIAL
for TRIPLE G DEVELOPMENTS LTD

scale 1:200 at A1

drawing no P01L

Andrew Bailey Architects Ltd
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akb

Reference	Easting	North	Elevation
ST1	436751.781	410010.466	63.61
ST2	436764.294	409965.138	62.50
ST3	436793.946	409974.506	62.59
ST5	436863.592	409948.990	59.60
ST4	436819.082	409977.325	62.20