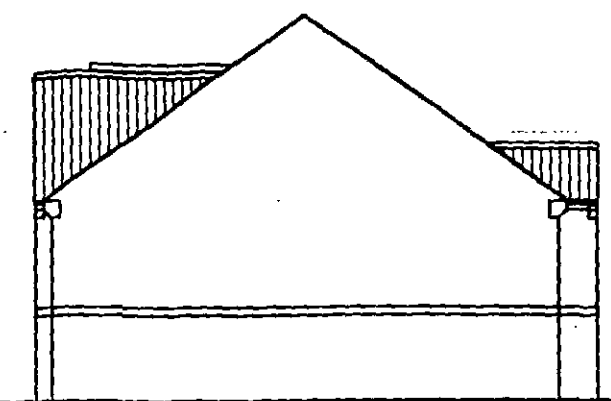
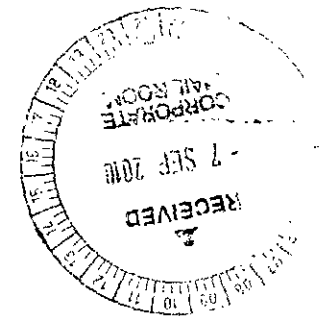




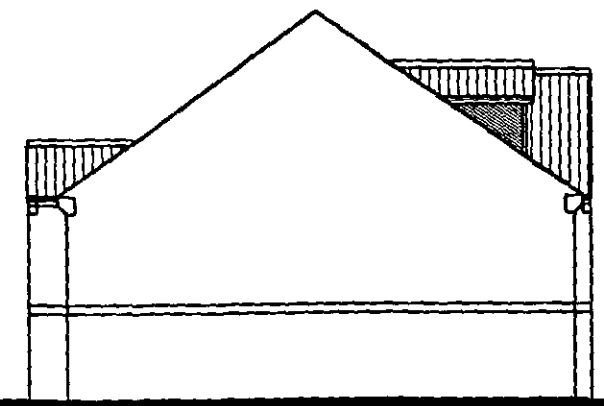
FRONT ELEVATION



SIDE ELEVATION



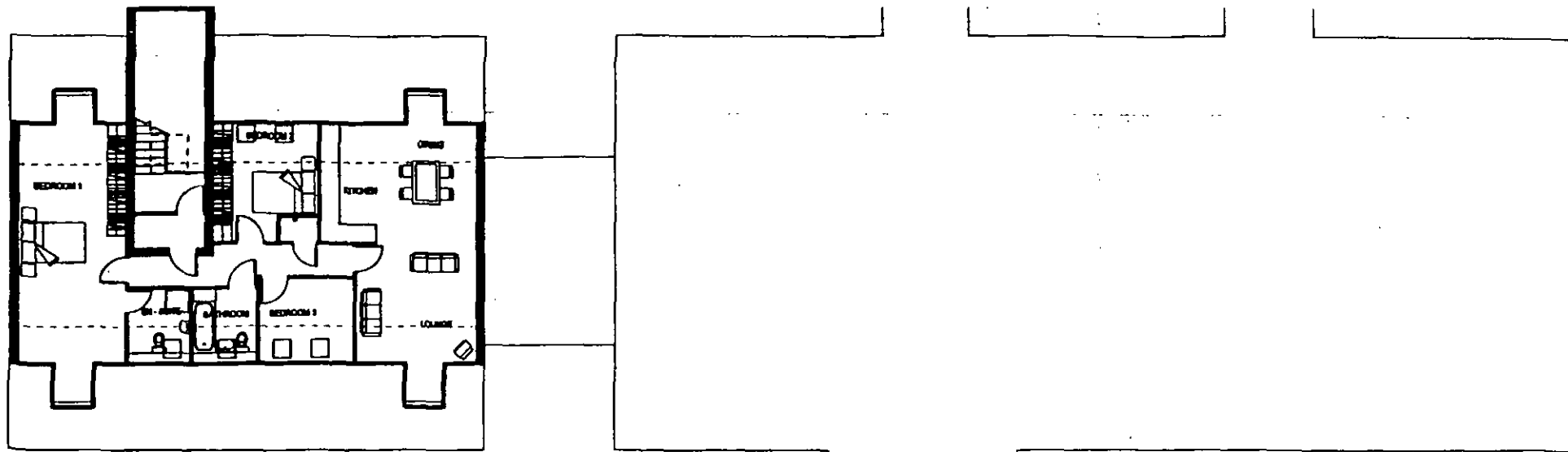
REAR ELEVATION



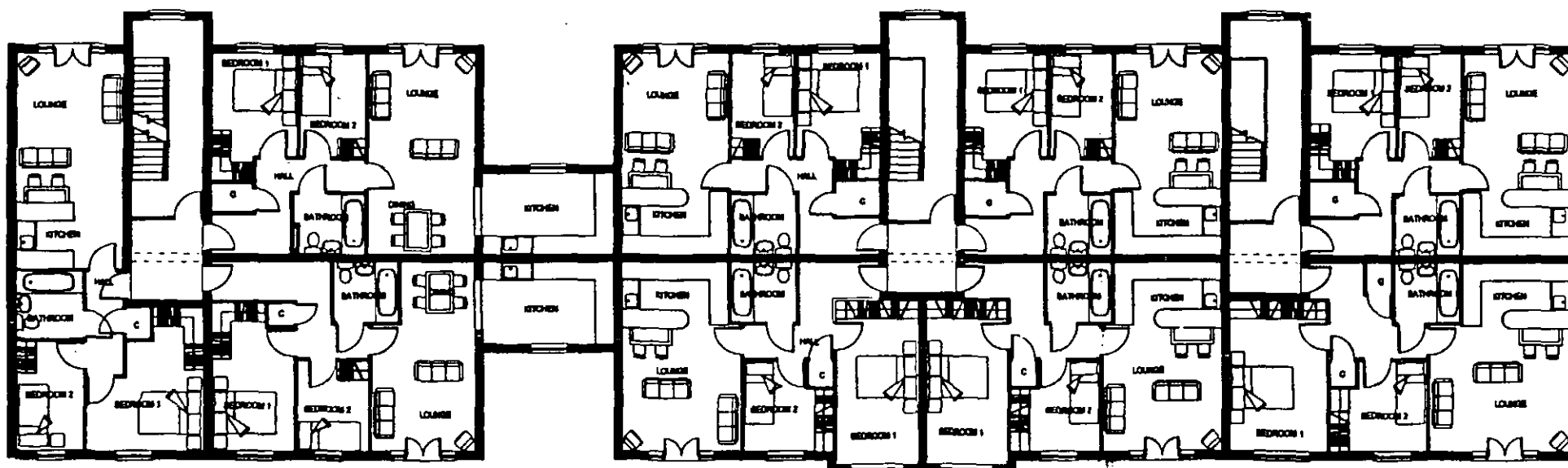
SIDE ELEVATION

REV A - JULY 05 - AMENDED TO OMIT FULL 3 STOREY
 REV B - JULY 05 - ROOF PITCH LOWERED AND SECOND FLOOR FLATS REDESIGNED
 REV C - SEP 05 - SECOND FLOOR PLAN AMENDED

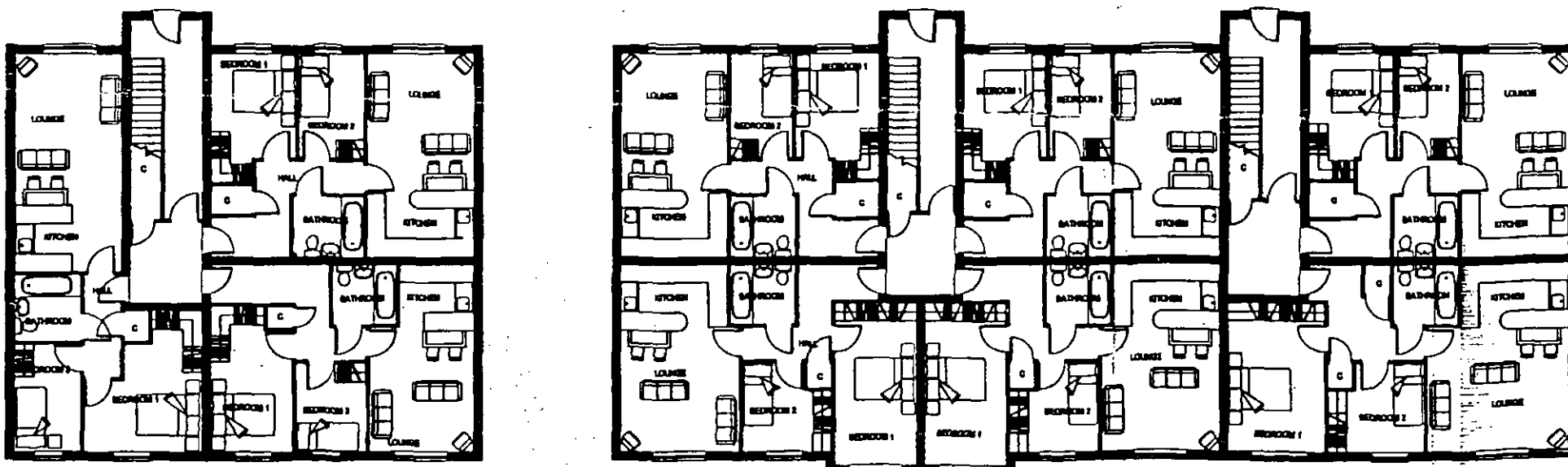
 BARRATON DESIGN STUDIO LIMITED 40 BENTLEY ROAD, WIMBORNE, DORSET, BH20 2JY TEL: 01202 87777 FAX: 01202 87777 E-MAIL: info@barratondesignstudio.co.uk	CLIENT SURE CONSTRUCTION	
	PROJECT PROPOSED DEVELOPMENT ON LAND OFF WASHINGTON AVE, WOMBEWELL	
	DRAWING TITLE FLAT PLANNING DRAWING ELEVATIONS FOR PLOTS 1-24 SHEET 2 OF 2	
	SCALE 1:200	
	DATE APR 2006	DRAWN PB
DRAWING NO. 05-015 0-02.1		REV C



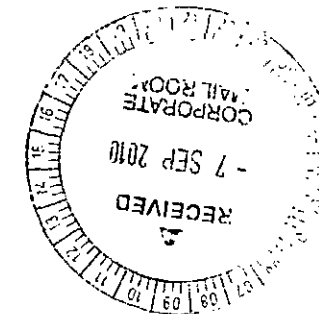
SECOND FLOOR PLAN



FIRST FLOOR PLAN

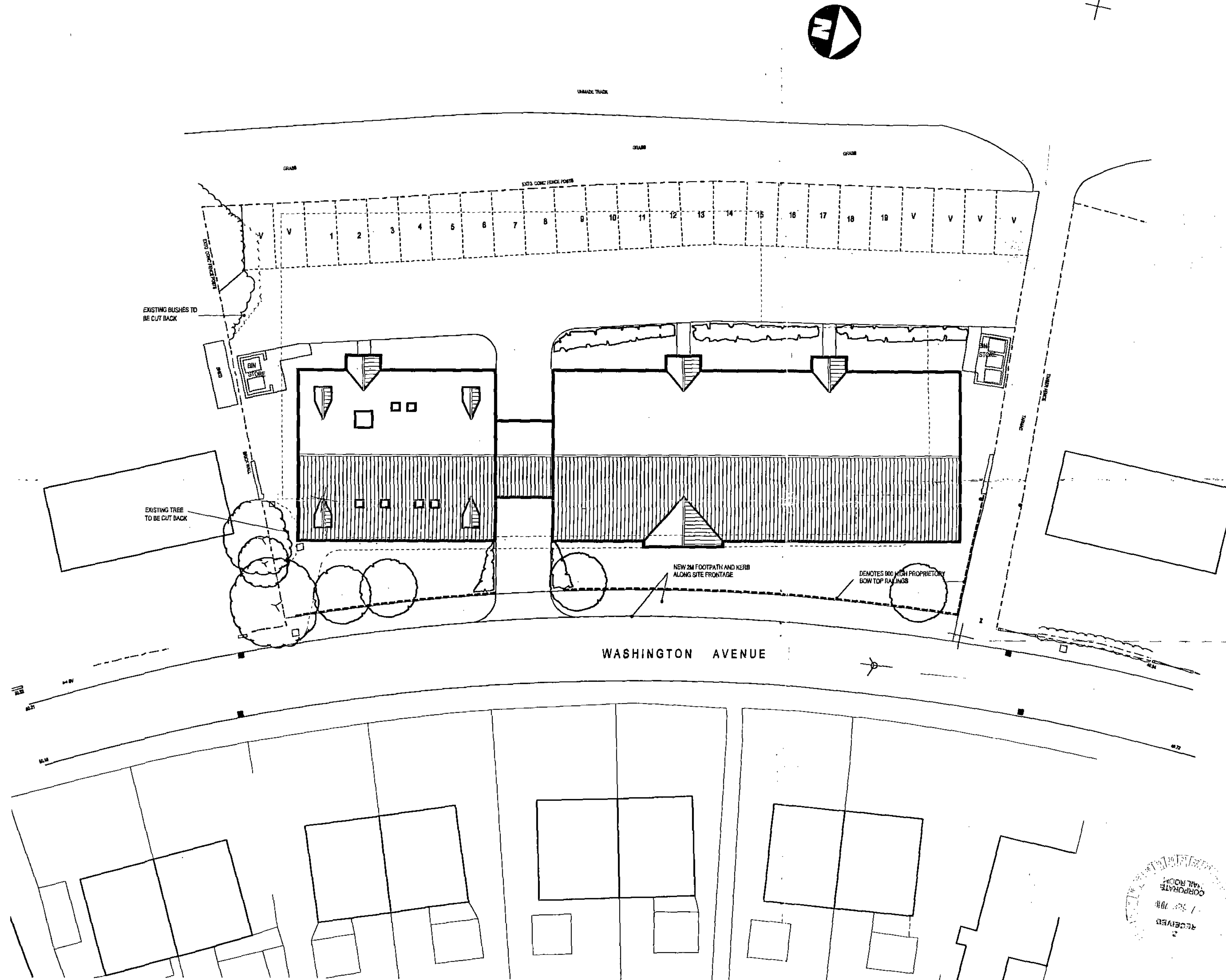


GROUND FLOOR PLAN



REV A - JULY 05 - AMENDED TO OMIT FULL 3 STOREY
REV B - JULY 05 - ROOF PITCH LOWERED AND SECOND FLOOR FLATS REDESIGNED
REV C - SEP 05 - SECOND FLOOR PLAN AMENDED

 BARRATON DESIGN STUDIO LIMITED 88 BENTLEY ROAD, BENTLEY, DONCASTER, SOUTH YORKSHIRE DN1 9TA TEL: 01924 767477 FAX: 01924 767478 E-MAIL: MAIL@BARRATONDESIGNSTUDIO.CO.UK	CLIENT		SURE CONSTRUCTION	
	PROJECT			
	PROPOSED DEVELOPMENT ON LAND OFF WASHINGTON AVE, WOMBSWELL			
	DRAWING TITLE			
	FLAT PLANNING DRAWING FLOOR PLANS FOR PLOTS 1-24 SHEET 1 OF 2			
SCALE		1:200		
DATE		APR 2006		DRAWN PG
DRAWING NO.		05-0150-02		REV C



KEY	
HOUSETYPE SCHEDULE	
PLOTS 1-19 2 & 3 BEDROOM APARTMENTS	
TOTAL NO. OF DWELLINGS	19
	DENOTES EXISTING TREES/BUSHES TO BE CUT BACK
	DENOTES PROPOSED SHRUB / TREE PLANTING
	DENOTES EXISTING TREES
PROVISIONS TO LAYOUT TO ACCOMMODATE LATEST APPROVED DOCUMENT M 1999 EDITION OF BUILDING REGULATIONS. 1) WITHIN PLOT OF DWELLING A SUITABLE APPROACH IS TO BE PROVIDED FROM POINT OF ACCESS TO THE ENTRANCE. POINT OF ACCESS MUST BE REASONABLY LEVEL AND THE APPROACH SHOULD NOT HAVE A CROSSFALL GREATER THAN 1 IN 40. 2) THE WHOLE OR PART OF THE APPROACH MAY BE THE DRIVEWAY - SEE NEXT SECTION. 3) A LEVEL APPROACH IS TO BE USED IF ITS GRADIENT IS NO STEEPER THAN 1 IN 20 AND IT HAS A FIRM AND EVEN SURFACE NOT LESS THAN 1.2M EXCLUSIVE OF FLOOR FINISHES AND WITH NO IMMEDIATELY NECESSARY STEPPED APPROACH. 4) IF THE GRADIENT IS SUCH THAT THE ROUTE FROM POINT OF ACCESS TOWARDS THE ENTRANCE HAS A FIRM GRADIENT EXCEEDING 1 IN 20 BUT NOT EXCEEDING 1 IN 15 THEN A TAMPAED APPROACH IS TO BE PROVIDED. 5) TAMPAED APPROACH LIMITS: A) HAVE FIRM AND EVEN SURFACE AND UNOBSTRUCTED WIDTH OF ROOM MINIMUM 1.2M. B) BE NO LONGER THAN 10M FOR GRADIENTS NOT STEEPER THAN 1 IN 15. C) HAVE TOP AND BOTTOM LANDINGS NOT LESS THAN 1.2M EXCLUSIVE OF FLOOR FINISHES AND WITH NO IMMEDIATELY NECESSARY STEPPED APPROACH. D) HAVE ROOM MINIMUM UNOBSTRUCTED WIDTH 1.2M. E) HAVE TOP AND BOTTOM AND IF NECESSARY INTERMEDIATE LANDINGS, EACH NOT LESS THAN 1.2M IN LENGTH. F) HAVE STEPS WITH SUITABLE TREAD AND RISE PROFILES AND UNIFORM RISE BETWEEN TREADS AND RISES. G) HAVE GOING OF EACH STEP NOT LESS THAN 200MM (TAPERED TREADS MEASURED AT A POINT 20MM FROM RISE OF TREAD). H) HAVE A CONTINUOUS HANDRAIL ON ONE SIDE IF FLIGHT COMPRISES THREE OR MORE RISES MUST HAVE A GRIPABLE PROFILE AND BE BETWEEN 100MM AND 120MM ABOVE PITCH LINE AND EXTEND 300MM BEYOND TOP AND BOTTOM NOSING. APPROACH USING DRIVEWAY THE DRIVEWAY CAN BE USED FOR MEANS OF APPROACH IF IT SATISFIES ALL THE NECESSARY PROVISIONS FOR A DRIVEWAY APPROACH PREVIOUSLY LISTED. THE DRIVE MUST BE A MINIMUM 2.00M WIDE FOR CAR PLUS 500MM DISABLED ACCESS ROUTE TO PRINCIPLE ENTRANCE OR IN TOTAL WIDTH FOR 4.1M IN FRONT OF BUILDING IF LESS THAN 4.1M IN FRONT OF DWELLING DRIVE MUST BE 3M IN WIDTH FOR TOTAL LENGTH. NOTE STEPS INDICATED ON LAYOUT ARE ONLY INDICATIVE. EXACT LOCATION / POSITION TO BE AGREED ON SITE WITH BUILDING INSPECTOR AND TO ACCORD WITH THAT NOTED ABOVE.	
GENERAL NOTES - PRIVATE FOOTPATHS IN CONCRETE PAVING FLAGS WITH GRAVEL INFILL. - DRIVES IN TARMACADAM FINISH.	
REV A - JULY 05 - PLANS AMENDED TO OMIT FULL 6 STOREY REV B - JULY 05 - AMENDED TO SUIT FLOOR PLANS REV C - SEP 05 - SECOND FLOOR PLAN AMENDED	
CLIENT	
SURE CONSTRUCTION	
PROJECT	
PROPOSED DEVELOPMENT ON LAND OFF WASHINGTON AVENUE, WOMBWELL	
DRAWING TITLE	
SITE PLANNING LAYOUT	
SCALE 1:200	
DATE APR 2005	DRAWN PB
DRAWING NO. 05 - 015 - 01	REV C
BARRATON DESIGN STUDIO LIMITED 68 BENTLEY ROAD, BENTLEY, DONCASTER, SOUTH YORKSHIRE DN5 8TA TEL: (01302) 787387 FAX: (01302) 390072 E-MAIL: MAIL@BARRATONDESIGN.FREESERVE.CO.UK	