JOHN STREET

existing dropped kerb to side driveways to remain.

existing hard surfaced verge reducing highway width

2.0 x 70m visibility splay line to new access off Barnsley Road. Refer to separate detailed layout.

BARNSLEY ROAD

street lighting column to remain

existing 600mm brick boundary wall to remain

proposed side two storey extension

brick wall ht.0.7

grassed area

bush

300mm wide paved mowing strip

existing 600mm high brick boundary wall to remain

existing tree to remain

No 1 John Street

existing side drive

parking

driveway to have new tarmac finish

main entrance to flats

BINS

1300

6177

54.80
54.89
54.53
54.69
54.58
54.44
54.56
54.62
54.50
54.67
54.36
54.22
54.30
54.01
54.43
54.87
54.76
55.14
54.24
54.78
54.01
54.91
54.75
54.89
54.39
54.41
54.65
54.10
54.06
53.94
54.71
54.04
54.15
54.69
54.62
54.16
54.18
54.36
54.72
54.58
54.06
53.96

LIVING/DINING AREA
FLAT 1
26.80m2
KITCHEN
BEDROOM
SHOWER ROOM
LIVING/DINING AREA
FLAT 2
30.70m2
KITCHEN
SHOWER ROOM
BEDROOM
LIVING/DINING AREA
FLAT 3
44.95m2
KITCHEN
BEDROOM
SHOWER ROOM
BEDROOM
KITCHEN

p r i c k w a l l

h o u s e

101
96

dn
up
cupd

CATV
JB
SP
G

t a r m a c

g r a s s

parking
4800
2400
5393
6000
5000

planting

proposed two storey extension

existing boundary wall to be broken through to create new access to parking

existing tree to be removed

dropped kerbs to new ent

existing tree to remain

2.0 x 70m visibility splay to new access. refer to detailed layout

existing 600mm high brick boundary wall to remain

4061

new timber fence and gate

6385

existing 1200mm brick boundary wall to remain.

2813

drying area

paved area

5390

paved footpath

1200

2153

proposed two storey extension

soft landscape / planted border

paved footpath

existing 1500mm high timber palisade fence to remain

new timber fence and gate

wood fence ht.2.0

No 117 Barnsley Road

UNLESS STATED OTHERWISE, THE DESIGNS SHOWN ARE SUBJECT TO DETAIL SITE SURVEY AND INVESTIGATIONS AND/OR APPROVAL OF THE RELEVANT VARIOUS LOCAL AUTHORITY OFFICERS, STATUTORY UNDERTAKERS, FIRE OFFICERS AND ENGINEERS. THEY ARE PROJECT AND SITE SPECIFIC.

THIS DRAWING SHOULD NOT BE SCALED FROM.

ALL DIMENSIONS SHOULD BE CHECKED ON SITE.

ANY DRAWING ERRORS OR DISCREPANCIES SHOULD BE REPORTED TO VAUGHAN ARCHITECTURE LTD

THIS DRAWING IS THE COPYRIGHT OF VAUGHAN ARCHITECTURE LTD

DRAWING STATUS

DRAWN BY:	NJV	DATE	June 2015
SCALE:	1:100 @ A3		
PRELIMINARY		APPROVED	DATE
PRESENTATION		APPROVED	DATE
TENDER		APPROVED	DATE
CONSTRUCTION		APPROVED	DATE

REVISION

REF	SCOPE	DATE	DRAWN	APPROVED
A	Topo survey added to front site. Amended car parking and tree removal shown.	30/03/16	NJV	NJV

NOTES

planning notes

Proposals subject to topographic site survey and all boundaries being confirmed.

Existing services and drainage to be found and confirmed on site.

New external materials to match existing, red brickwork and slate roof as existing.

Position and extent of existing trees to Barnsley Road frontage to be located to ascertain trees to be removed to allow access.

schedule of accommodation

Flat 1 - 26.80 sq.m (288.47 sq.ft) GIFA

Flat 2 - 30.70 sq.m (330.45 sq.ft) GIFA

Flat 3 - 44.95 sq.m (483.84 sq.ft) GIFA

Flat 4 - 26.80 sq.m (288.47 sq.ft) GIFA

Flat 5 - 30.70 sq.m (330.45 sq.ft) GIFA

Flat 6 - 43.30 sq.m (466.08 sq/ft) GIFA

6 car parking spaces proposed.

CLIENT

Mr Julian Bowerman

Vaughan Architecture & Design

Vaughan Architecture Ltd
Prospect Business Centre
Fountain House
4 South Parade
Leeds
LS1 5QX

0113 367 1215
www.vaughanarchitecture.co.uk

PROJECT TITLE

Residential Conversion, Barnsley Road
Wombwell

DRAWING TITLE

Proposed Scheme Layout

PROJECT NO.	DRAWING NO.	REVISION
VAD.15.15	PL100	A

planning