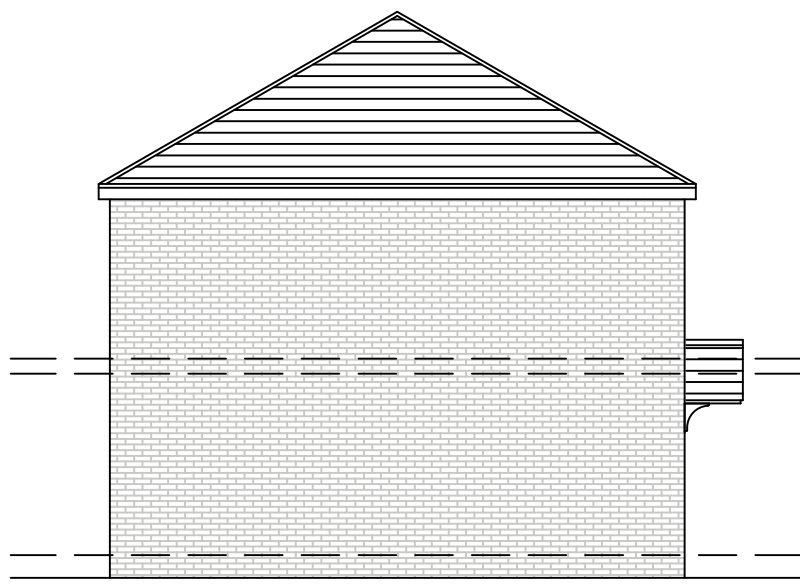




PROPOSED EAST ELEVATION
SCALE 1:100



PROPOSED SOUTH ELEVATION
SCALE 1:100



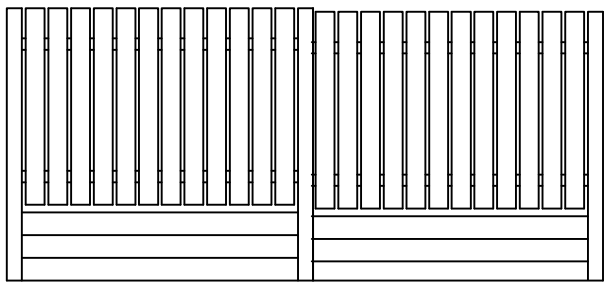
PROPOSED NORTH ELEVATION
SCALE 1:100



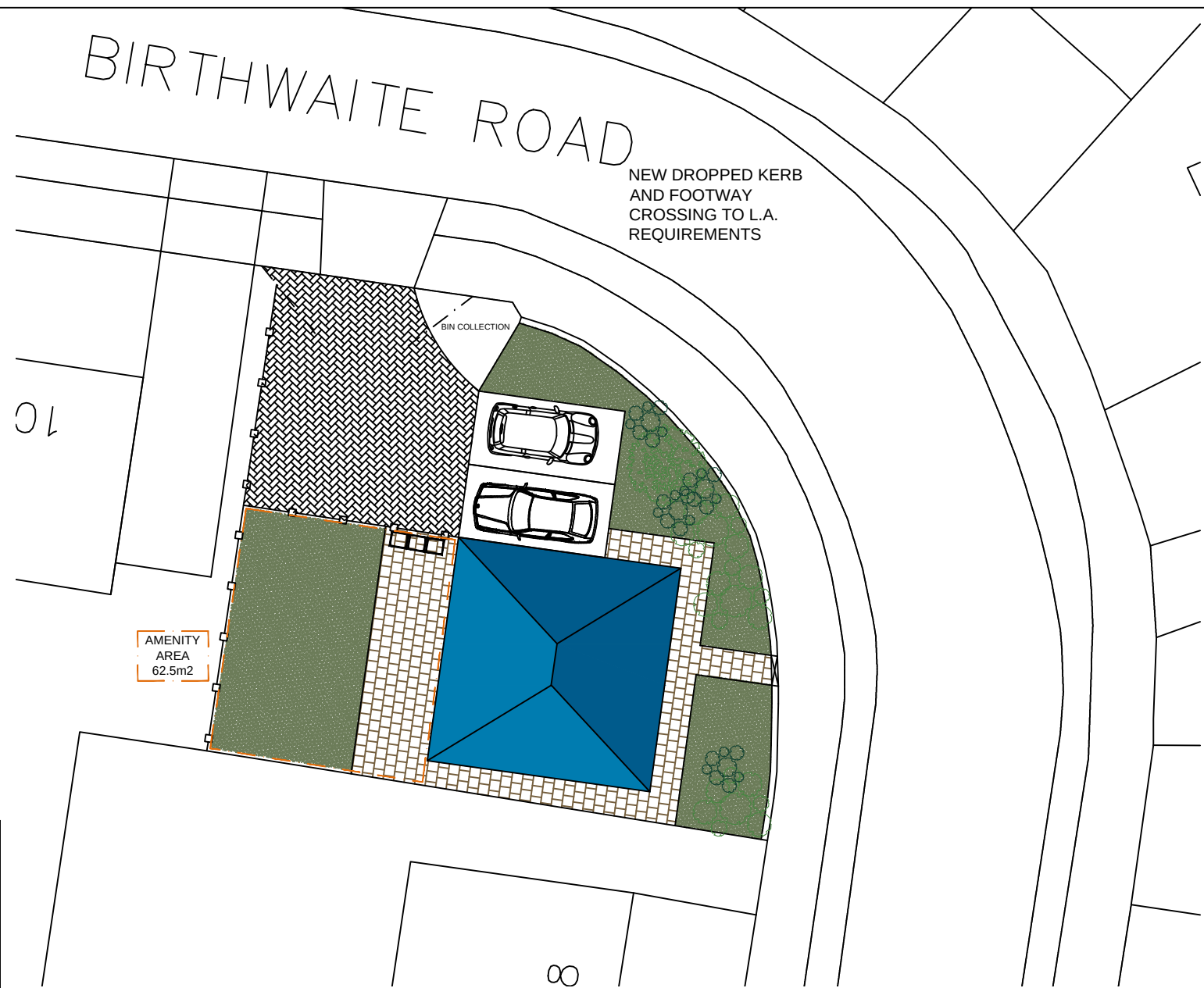
PROPOSED WEST ELEVATION
SCALE 1:100

EXISTING DROPPED KERB AND DRIVE TO No10 TO BE RETAINED.

TO ACCESS POINT PEDESTRIAN INTERVISIBILITY SPLAYS 2M X2M TO BE SAFEGUARDED SUCH THAT THERE IS NO OBSTRUCTION TO VISIBILITY AT A HEIGHT EXCEEDING 600MM ABOVE THE NEAR SIDE CHANNEL LEVEL OF THE ADJACENT HIGHWAY



SCREEN FENCE
1800MM HIGH AND STEPPED TO SUIT SITE CONTOURS
CONC POSTS
125X25MM DARK STAINED TIMBER FENCING AND RAILS
CONC GRAVEL BOARDS



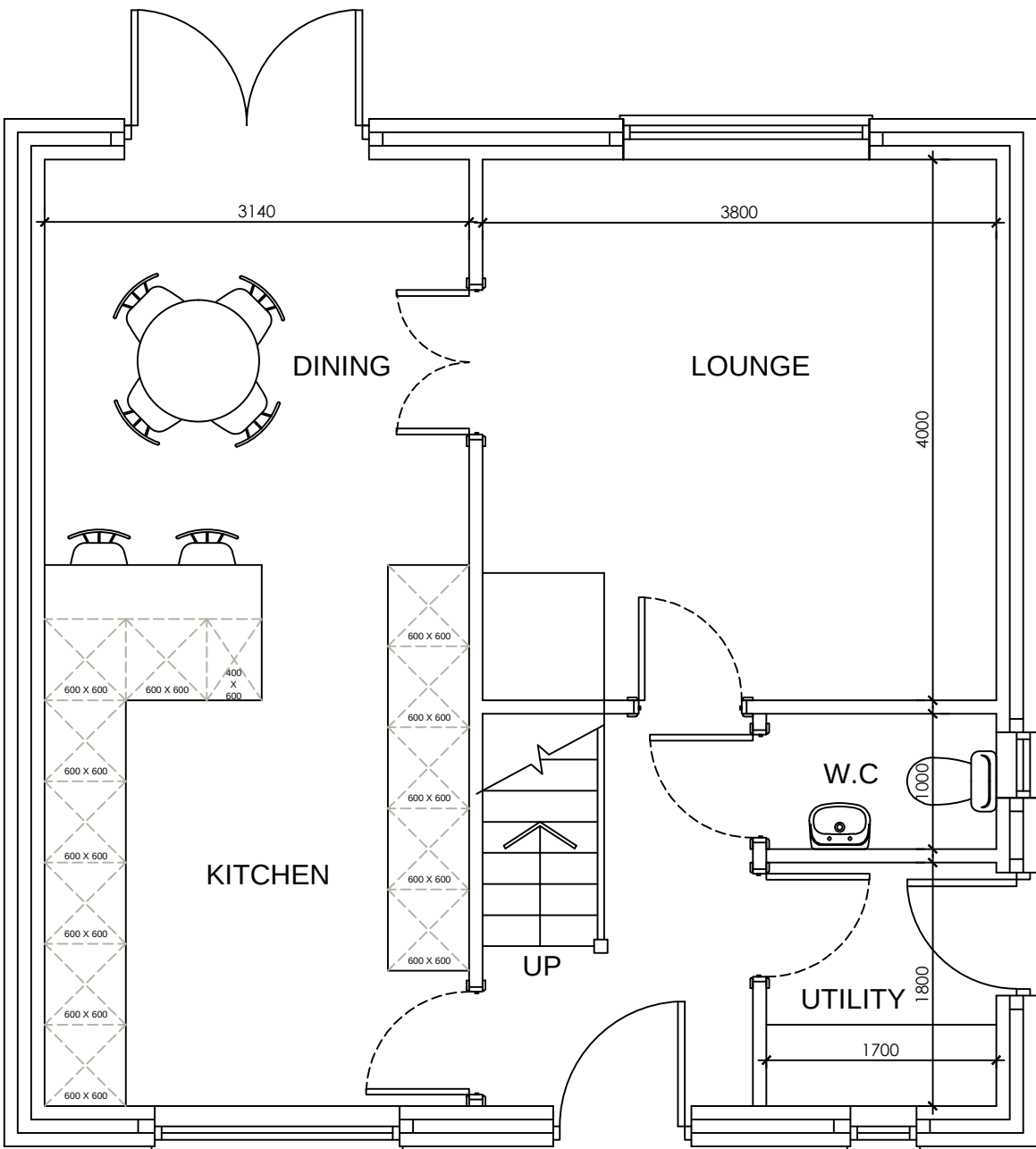
SITE PLAN
SCALE 1:1200

RAINWATER DRAINAGE
RAINWATER TAKEN TO NEW SOAKAWAYS, SITUATED A MIN DISTANCE OF 5.0M AWAY FROM ANY BUILDING, VIA 110MM DIA UPVC PIPES SURROUNDED IN 150MM GRANULAR FILL. SOAKAWAY TO BE MIN OF 1 CUBIC METRE CAPACITY (OR TO DEPTH TO LOCAL AUTHORITIES APPROVAL) WITH SUITABLE GRANULAR FILL WITH GEOTEXTILE SURROUND TO PREVENT MIGRATION OF FINES. IF NECESSARY CARRY OUT A POROSITY TEST TO DETERMINE DESIGN AND DEPTH OF SOAKAWAY.

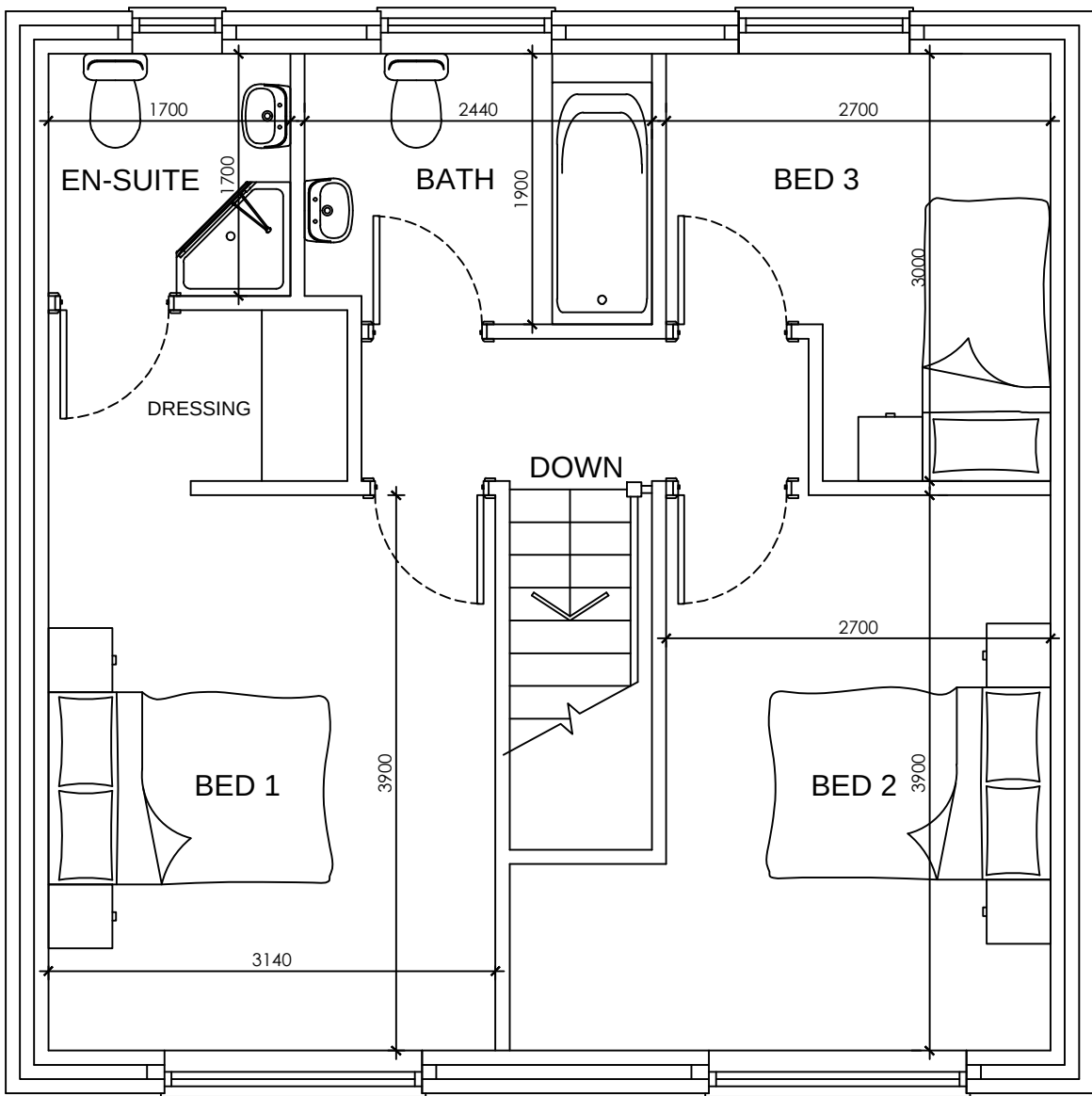
FOUL DRAINAGE
DRAINAGE TO CONSIST OF 100MM DIAMETER UPVC PROPRIETARY PIPE WORK TO GIVE A 1:40 FALL. SURROUND PIPES IN 100MM PEA SHINGLE. PROVIDE 600MM SUITABLE COVER (900MM UNDER DRIVES AND 1200MM UNDER HIGHWAYS). SHALLOW PIPES TO BE COVERED WITH 100MM REINFORCED CONCRETE SLAB OVER COMPRESSIBLE MATERIAL. PROVIDE RODDING ACCESS AT ALL CHANGES OF DIRECTION AND JUNCTIONS. ALL BELOW GROUND DRAINAGE TO COMPLY WITH BS EN 1401-1: 2009.



LOCATION PLAN
SCALE 1:1250



PROPOSED GROUND FLOOR PLAN
SCALE 1:50



PROPOSED FIRST FLOOR PLAN
SCALE 1:50

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Project, PROPOSED DWELLING ON LAND AT BIRTHWAITE ROAD, DARTON BARNSELEY S75 5ES				Client, PENISTONE HOMES LTD	
Drawing Title, PLANS AND ELEVATIONS				Date, AUGUST 2015	Scale, 1:50 & 1:100 @ A
				Ref, 15-056	Dwg. No, 01
				Rev, A	
Date	Suffix	Description	Date	Suffix	Description
01/10/2015	A	REVISED FOR PLANNING			