

General Construction Notes

Proposal to Develop a None Traditional Build, Housing Plot.

It has been concluded that the site is currently none traditional build and be brought up to specification. After investigation and by cost benefit analysis it has been determined that the work required to the property would not be economically viable.

There is evidence that the Local Authority is demolishing a number of none traditional builds in the area that are life expired and of a similar condition to number 23 West Pinfold, and upon investigation the property has already exceeded its design life.

A pre-application was submitted and the proposal addresses all points raised in the pre-application.

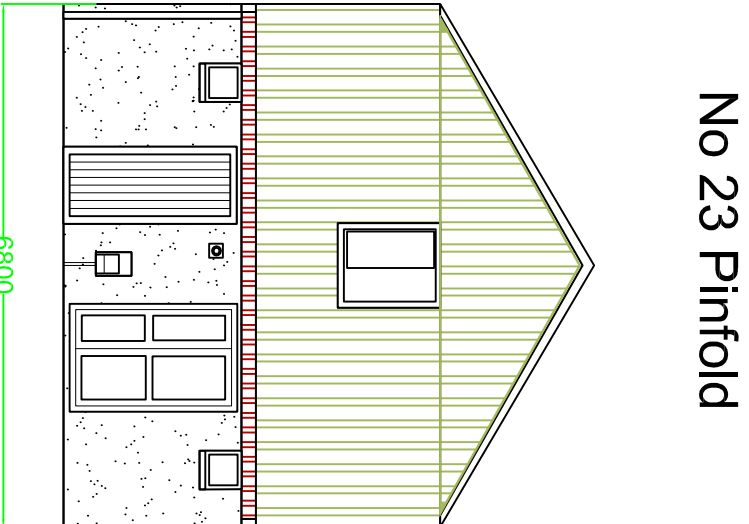
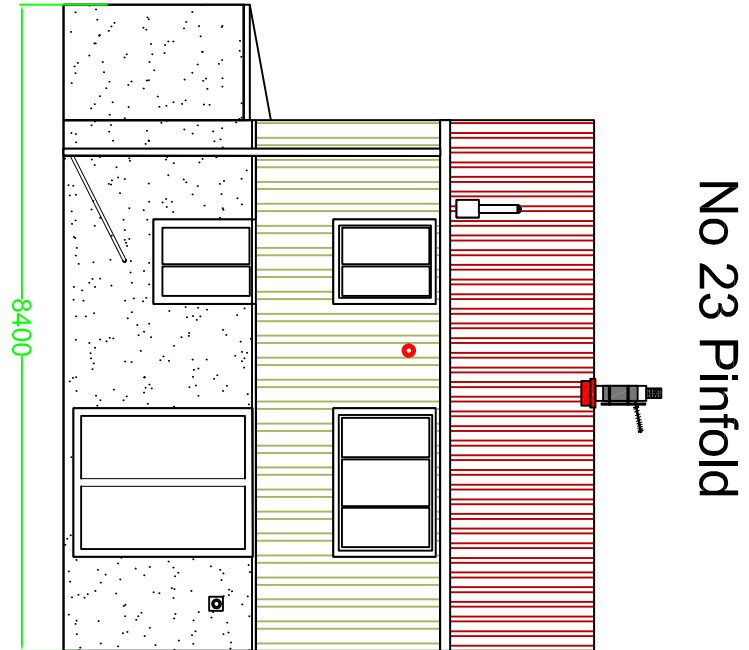
The front garden space is to remain open plan and the build only extended 3.1m to the side and 3.0m to the rear.

The property is to be split but gives a feel of a single property with a side extension.

The materials are to have a close resemblance to those of adjoining property.

This is a resubmission, please pay particular attention to the fact that the property now has a 1m setback in line with BMB's UDP and the design is such that the terracing effect no longer exists.

The design of the property is such that the property does not contravene any National or Local policy.

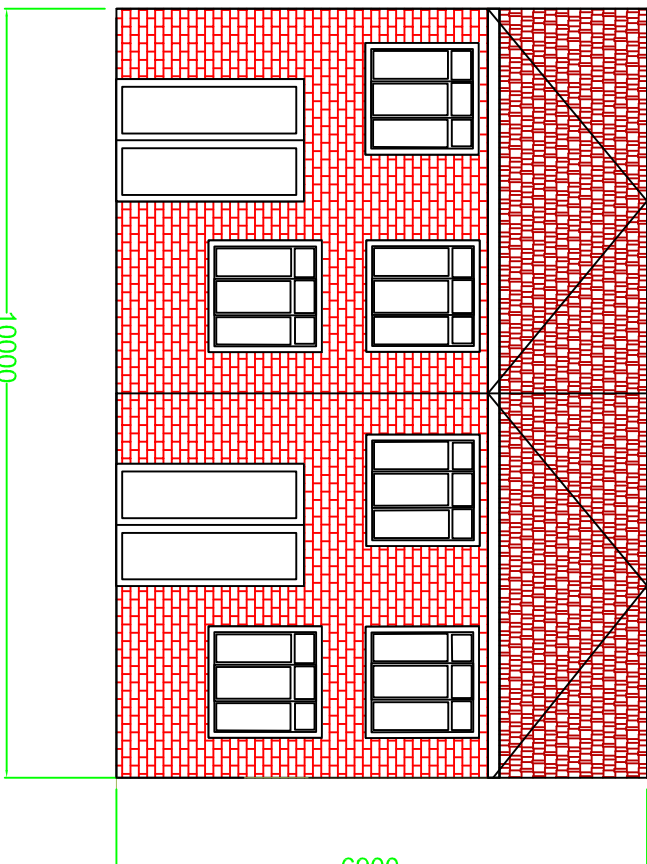
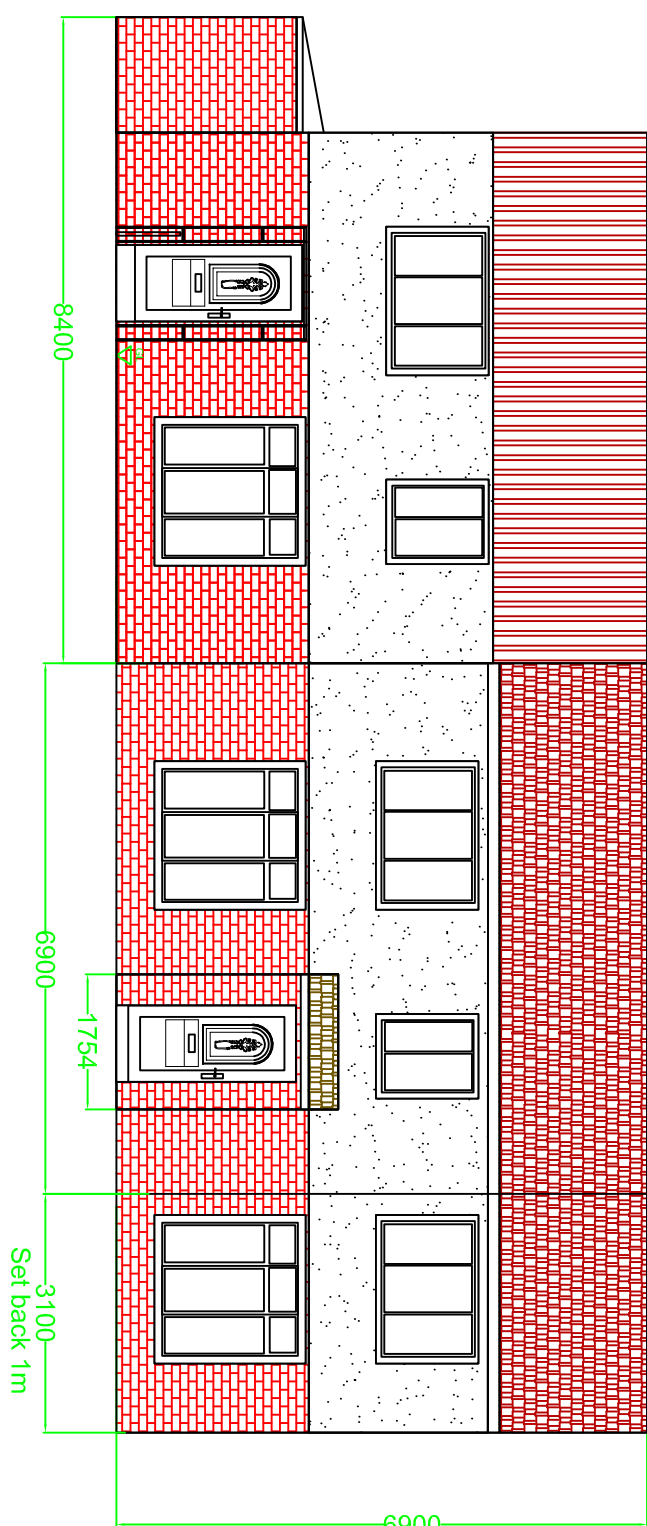


Current Front Elevation

Current Rear Elevation

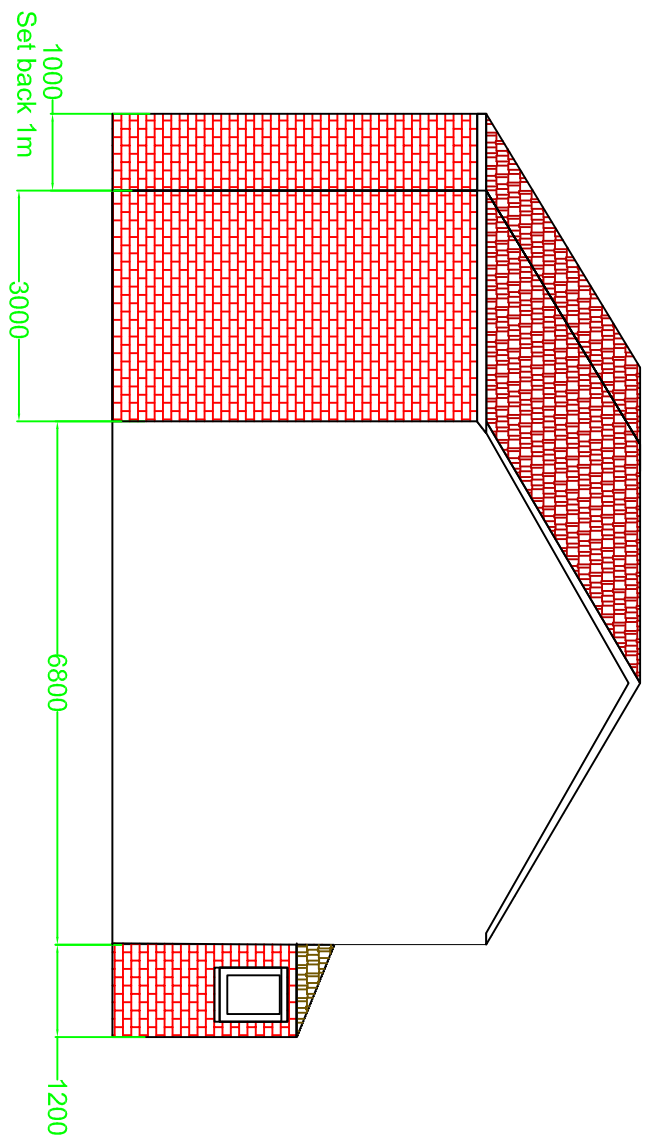
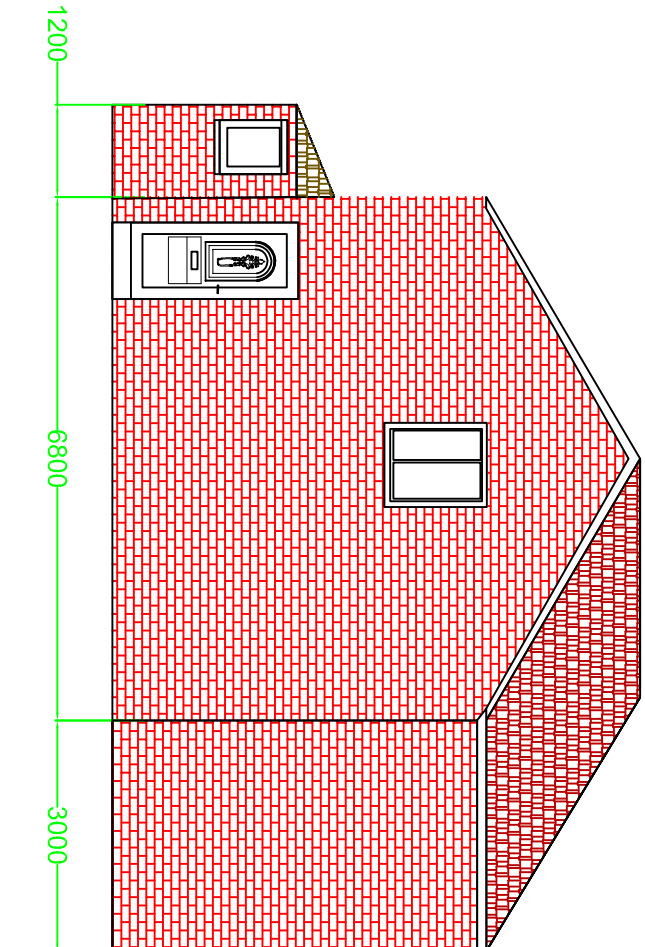
Current Side Elevation

Adjoining Property No 23 Pinfold



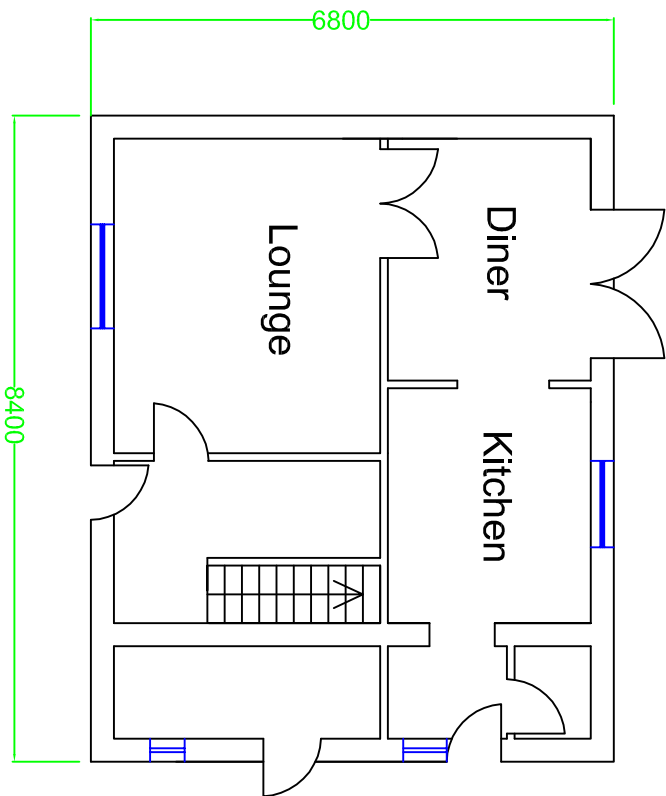
Adjoining Property Proposed Front Elevation

Proposed Rear Elevation

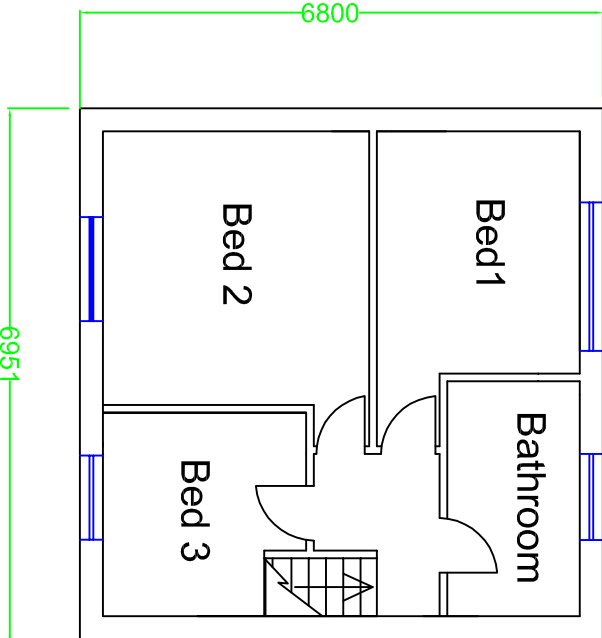


Proposed North Elevation

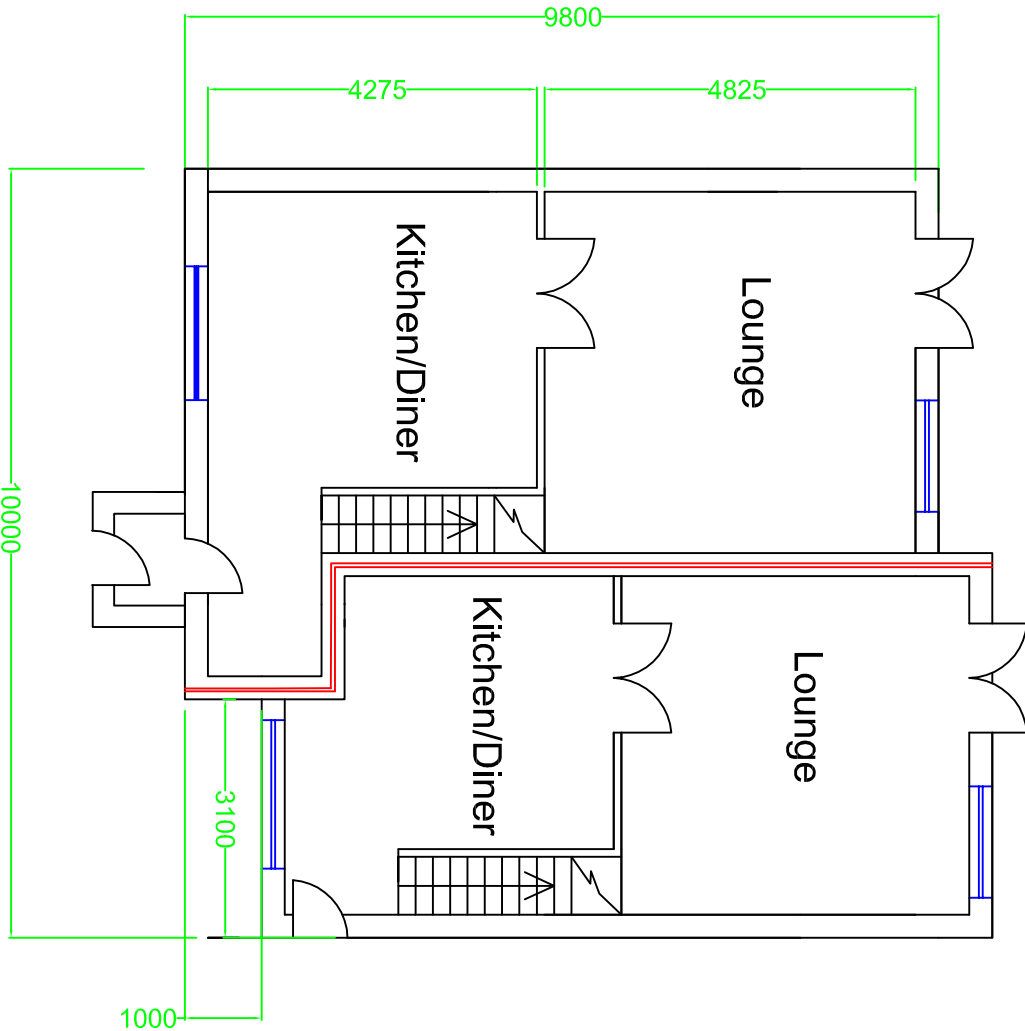
Proposed South Elevation



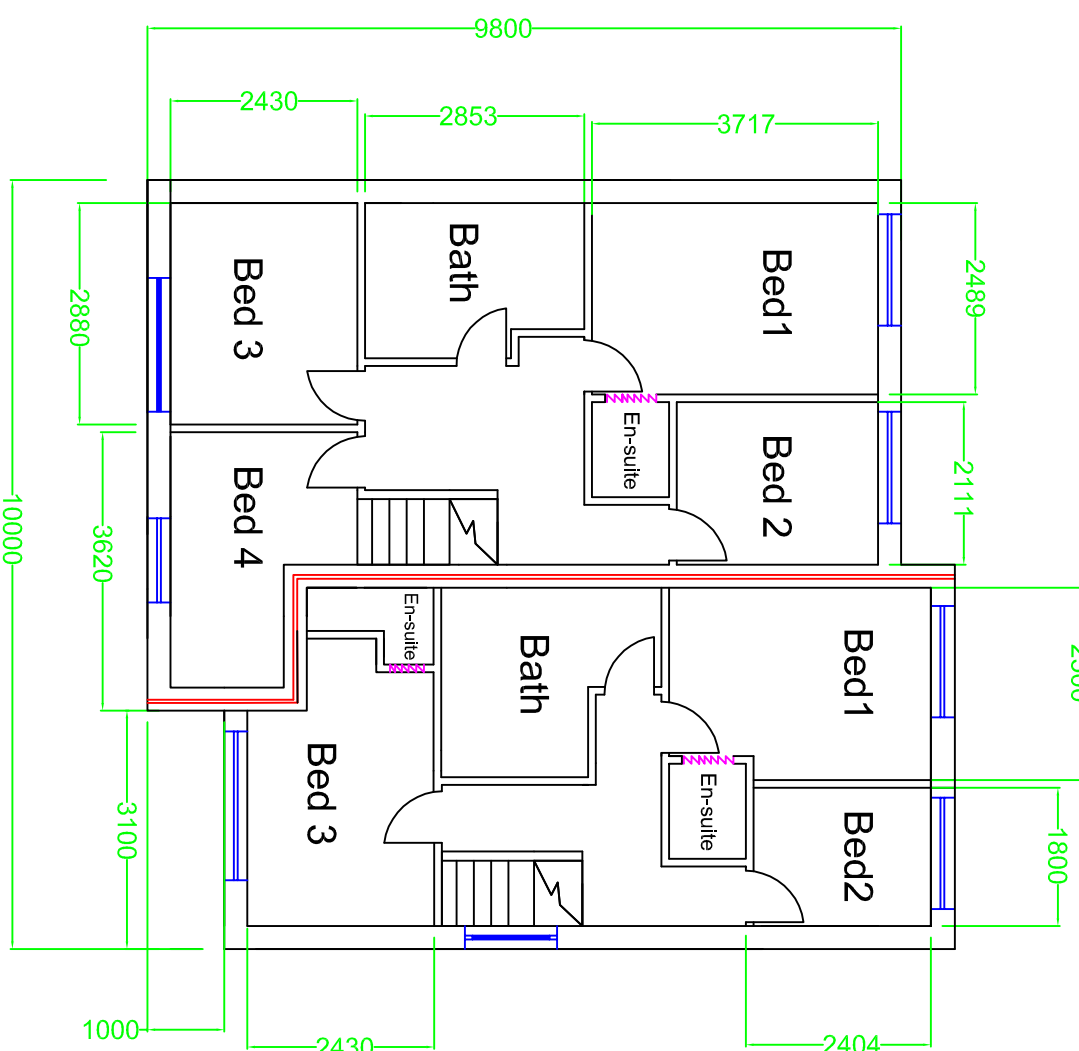
Current Ground Floor



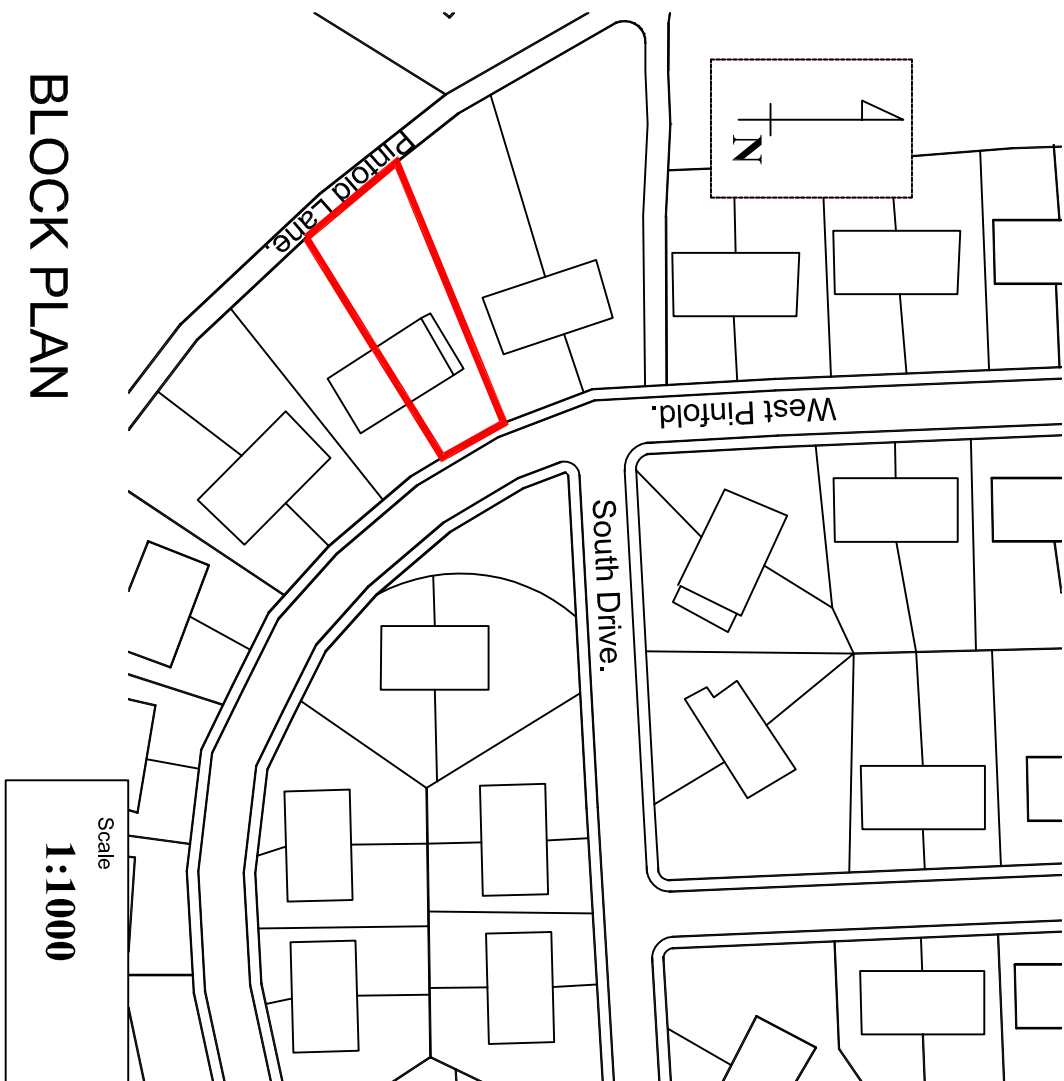
Current First Floor



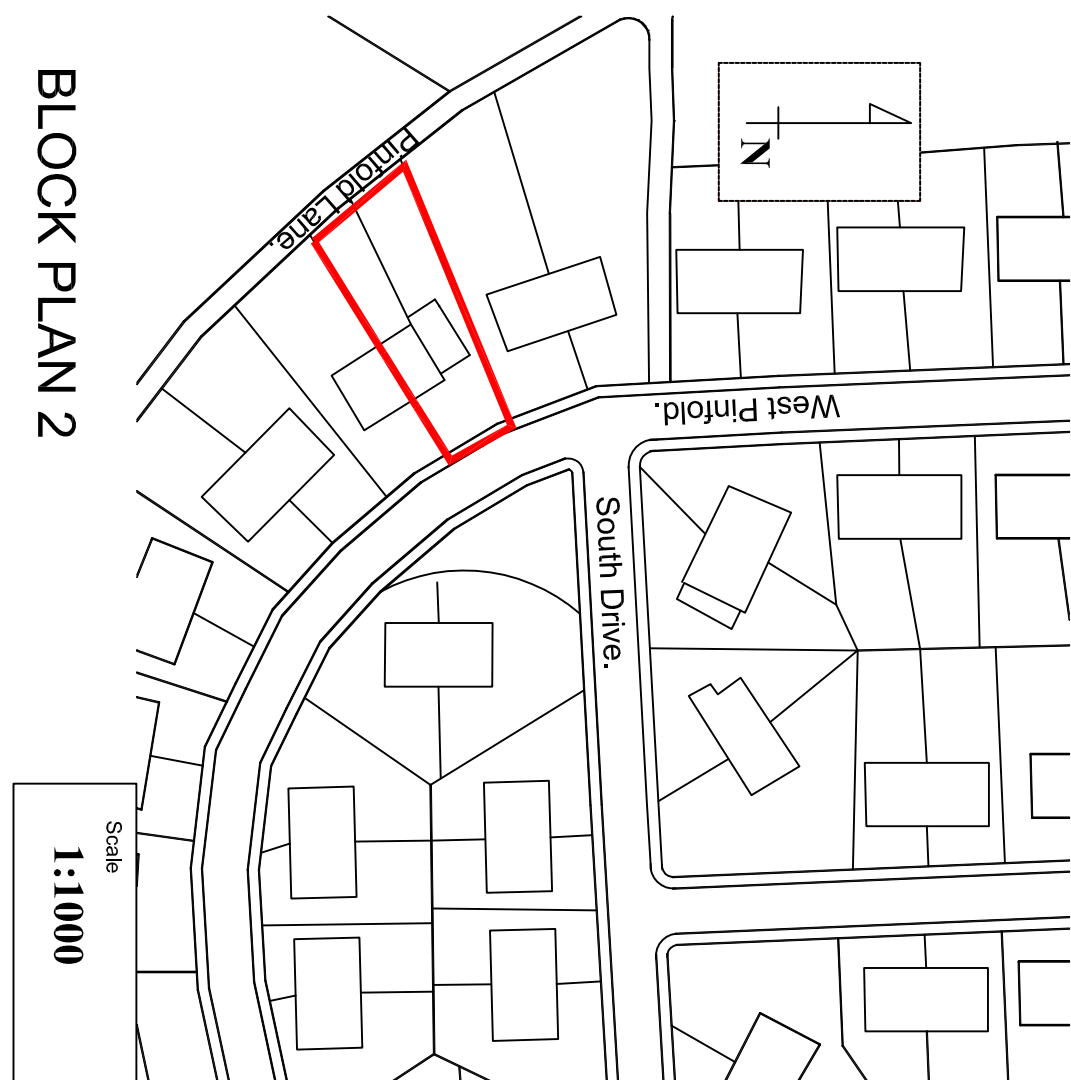
Proposed Ground Floors



Proposed First Floors



BLOCK PLAN



BLOCK PLAN 2

Rev.	By	Amendments	Date
A	SC	1m setback to comply with UDP policy HBE	06/11
B	SC	Minor amendment to elevation details	07/11
PLANNING CONSULT, DIGITAL MEDIA CENTRE, COUNTY WAY, BARNSELEY, S10 2JW Tel:- 01276 720814 Mob:- 07255 346480 www.planningadvice.co.uk			
Client Robert Grimshaw, 23 West Pinfold, Royston, Barnsley, South Yorkshire.			
Project None Traditional build to Traditional Build.			
Drawing title APPLICATION FOR PLANNING			
Scale 1:100	Drawn SC	Checked RG	Date 12/01/11
Drawing No. D/SSE/SC_1	Revision B	File	