North

Reposition access and increase width to 4.0 meters. Automatic sliding gate set behind stone gate posts.
No surface water to be allowed to drain onto the highway.
Vehicular and pedestrian gradients within the site are not to exceed 1:20.

Remove 2No cherry trees to facilitate access improvements.

Existing access to be made up before new access is brought into use.

2.0x2.0m pedestrian visibility sight lines.

Reposition lamp post 3.0m to the east.

RACECOMMON LANE

verge

Extg LP

Prop LP

verge

Delineate boundary with setts and surface entrance in block paving or tarmac.

Details of landscape planting to frontage to be agreed.

4000

5860

Sliding Gate

Sliding Gate or inward opening gates only.

New landscaping is indicative and subject to a detailed landscaping layout to be submitted for local authority approval prior to occupation.

Herras fencing to be erected for the duration of the works to provide root protection to existing tree in adjacent land.

New access central on Main Entrance Porch Extension

Parking

Parking and Turning Area
Tarmac finish

Permeable paving

Parking

Garage
7.6 x 6.75m

Double door to garage and personal door adjacent.

Forward projecting extension to Entrance Hall.

Step

Step

Step

Dress
2.84 x 4.28m

Ensuite
2.84 x 2.85m

Hall
3.0 x 4.23m

RL

RL

Cts
2.58 x 1.72m

Guest Bed
3.65 x 3.45m

Bathroom
3.42 x 3.48m

Workshop
6.65 x 4.3m

End wall of extg bungalow

Step

Open roof centrally with rooflights over Hall.

9400

Kitchen

Existing walls retained/re-skinned.

Master Bed
4.66 x 3.72m

Snug
4.18 x 3.47m

Ptry
1.18 x 2.48

Bfast

Dining

Util
8.54 x 3.7m

Services
3.0 x 3.7m

1200

4875

Wall to retain ground levels to east garden.

Access to Terrace from doors in central bay. Full height glazing to Kitchen and Sitting Room.

Terrace

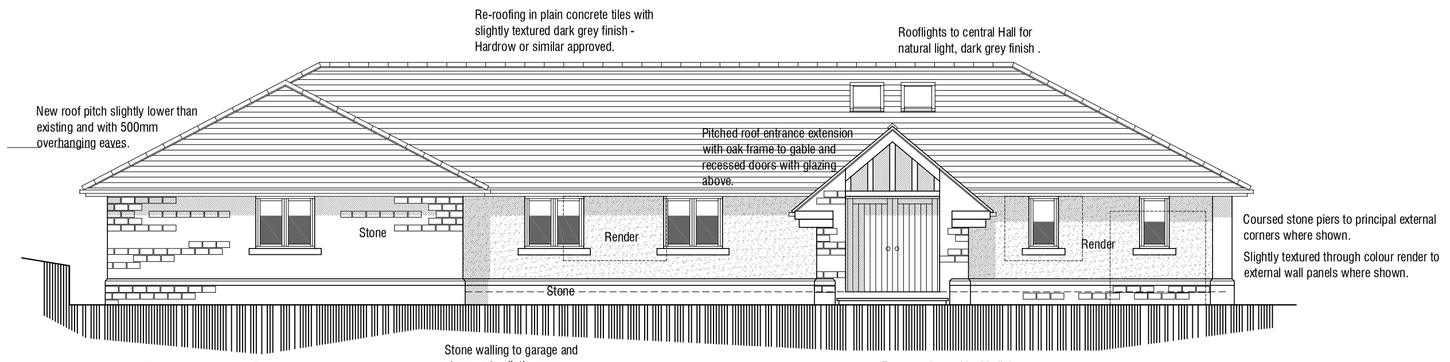
Sitting Room
4.0 x 5.9m

Study
3.5 x 5.9m

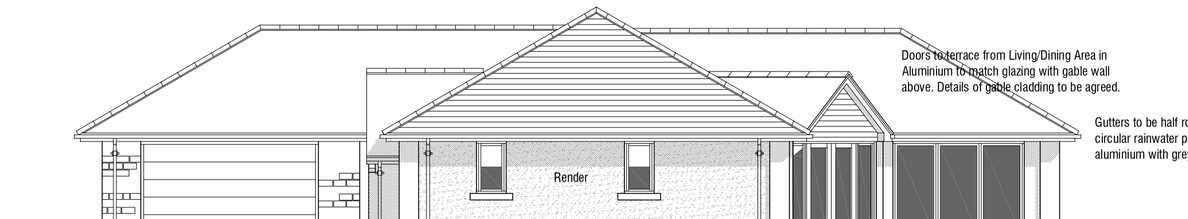
Mature tree in elevated position.

Foul water treatment plant with outlet to existing drainage outlet.

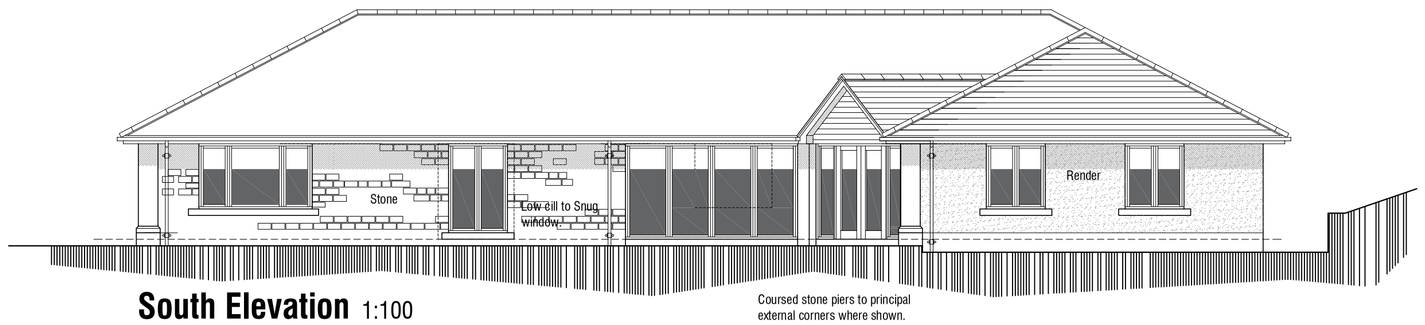
Layout Plan 1:100



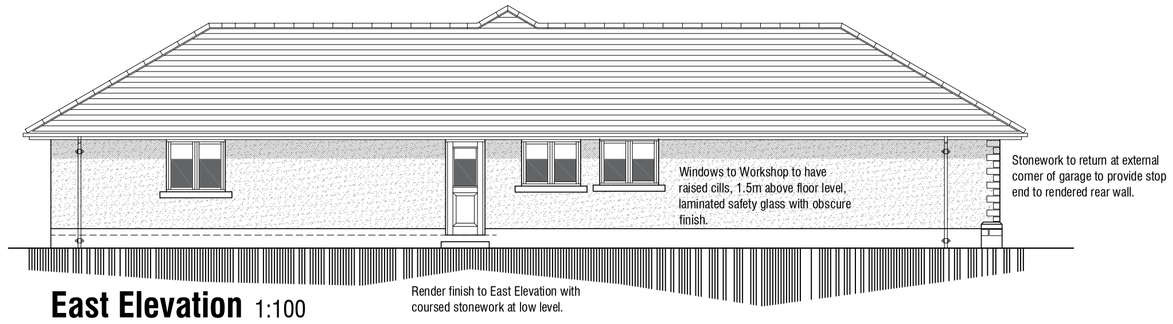
North Elevation 1:100



West Elevation 1:100



South Elevation 1:100



East Elevation 1:100

Rev G 01.02.19 - Amend access details; add tree protection fencing.
Rev F 20.12.18 - Add details of tree removal adjacent access.
Rev E 19.12.18 - Amend garage.
Rev D 19.12.18 - Minor amendments to layout.
Rev C 18.12.18 - Amend porch design; amend internal bathroom layout; amend dimensions to Sitting Room.
Rev B 14.12.18 - Layout amended.
Rev A 12.12.18 - Layout amended.

HIGHSTONE LODGE
RACECOMMON LANE
BARNSLEY
S70 6NN

DESIGN PROPOSALS

PLANS AND ELEVATIONS

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Scale	1:100	Drawn	MJB
Date	DECEMBER 2018	Ref.	18.35
Dwg No.	P01	Rev.	G

0cm 2cm 4cm 6cm

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