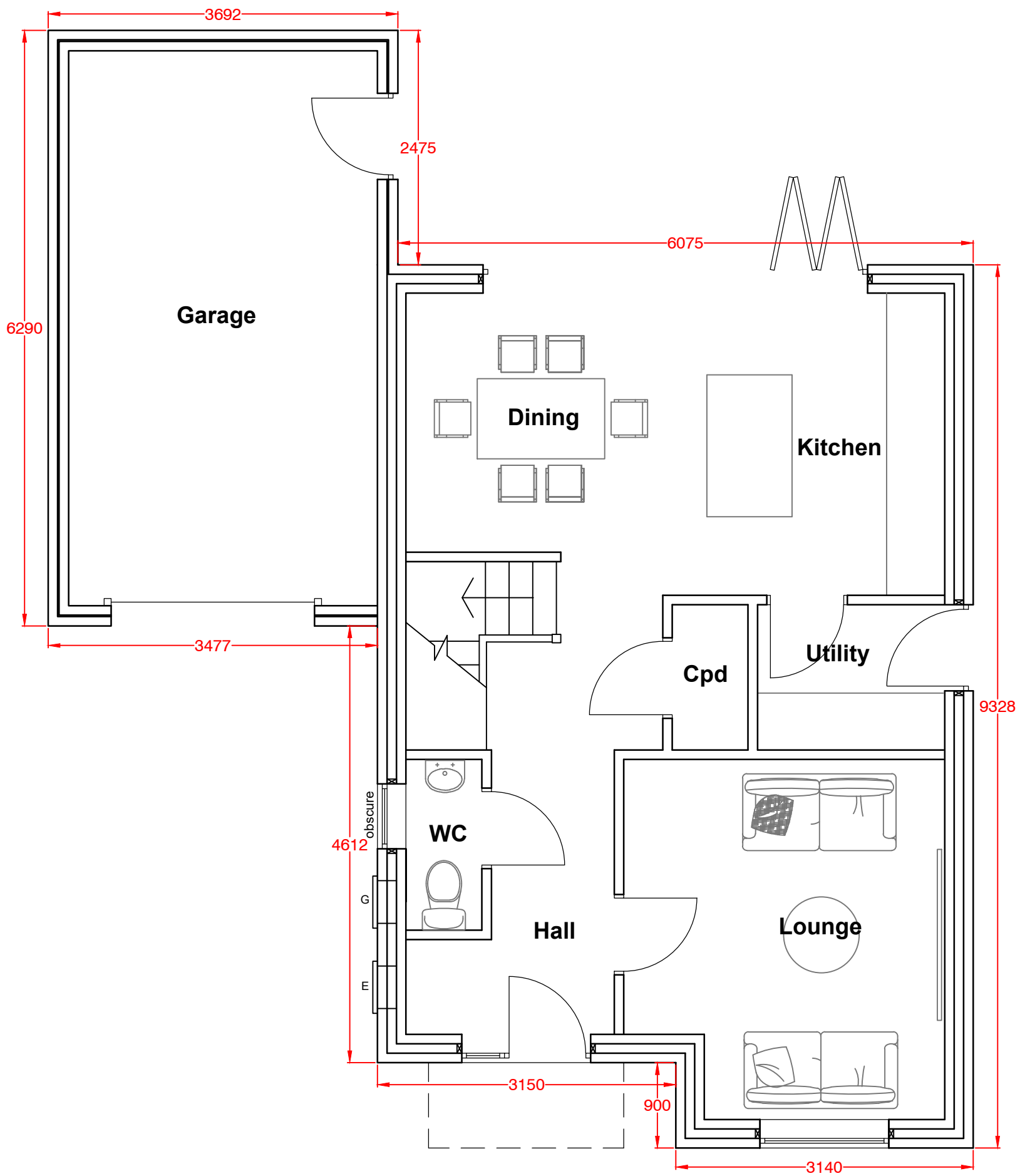
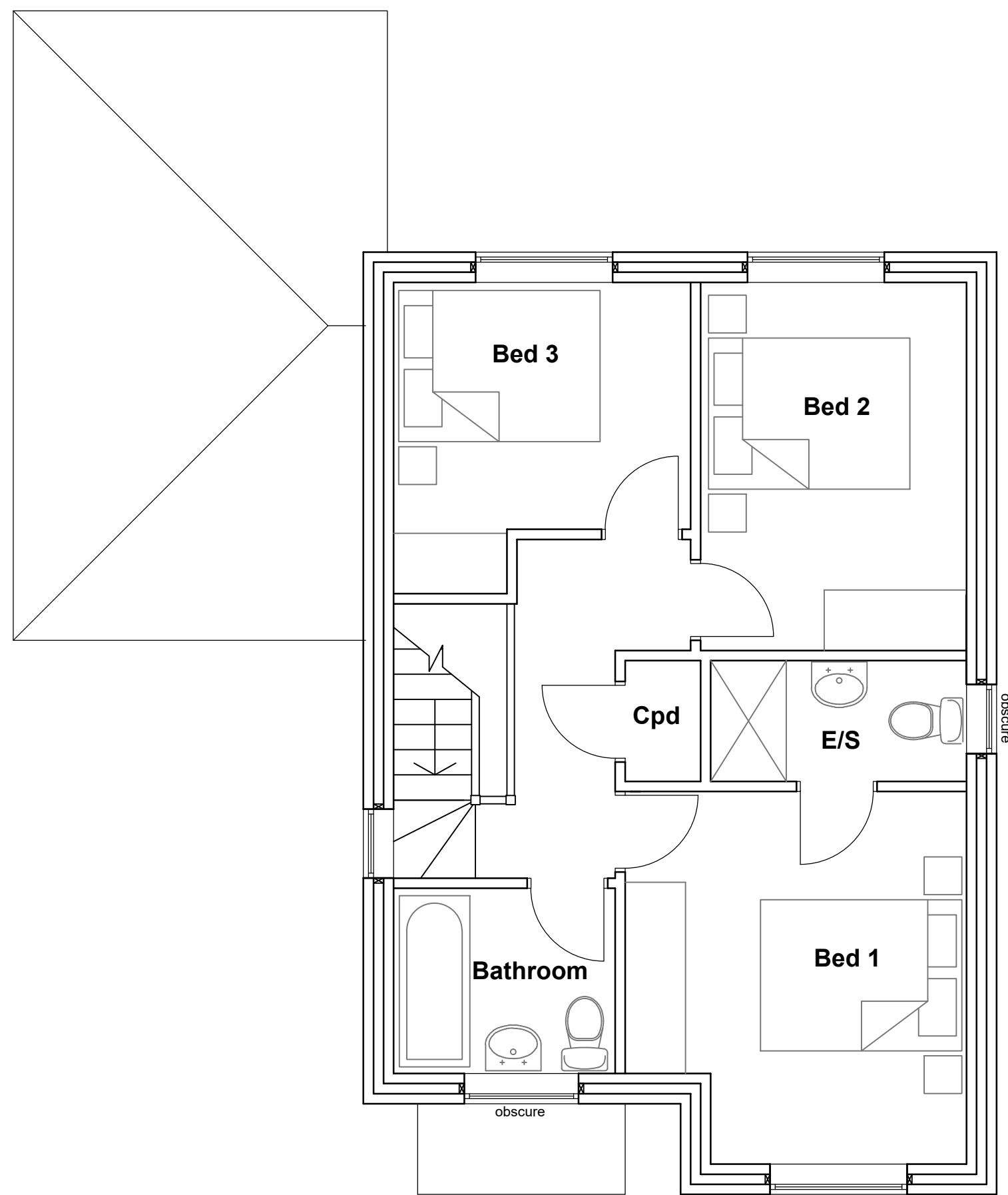




Schematic Site Layout Plan 1:200



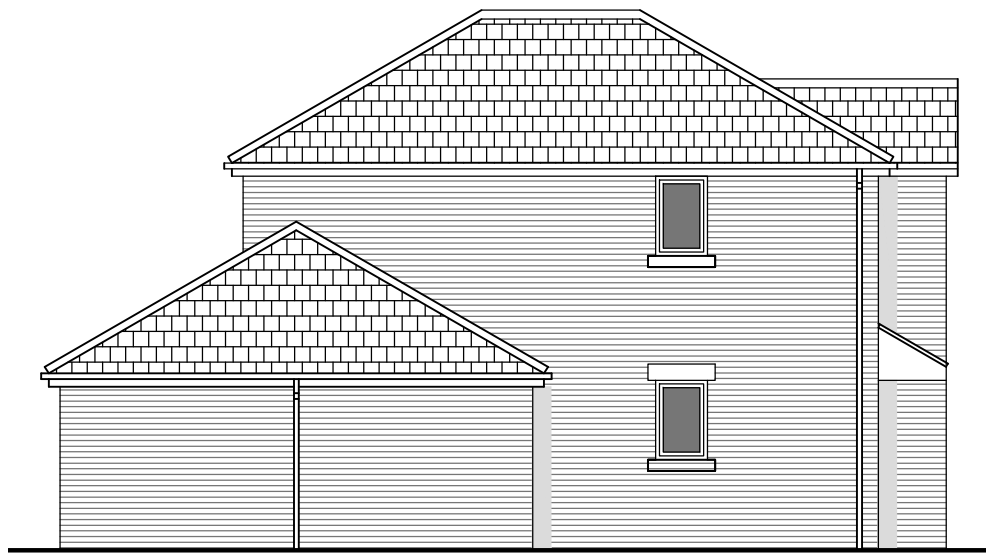
Schematic Ground Floor Plan 1:50



Schematic First Floor Plan 1:50



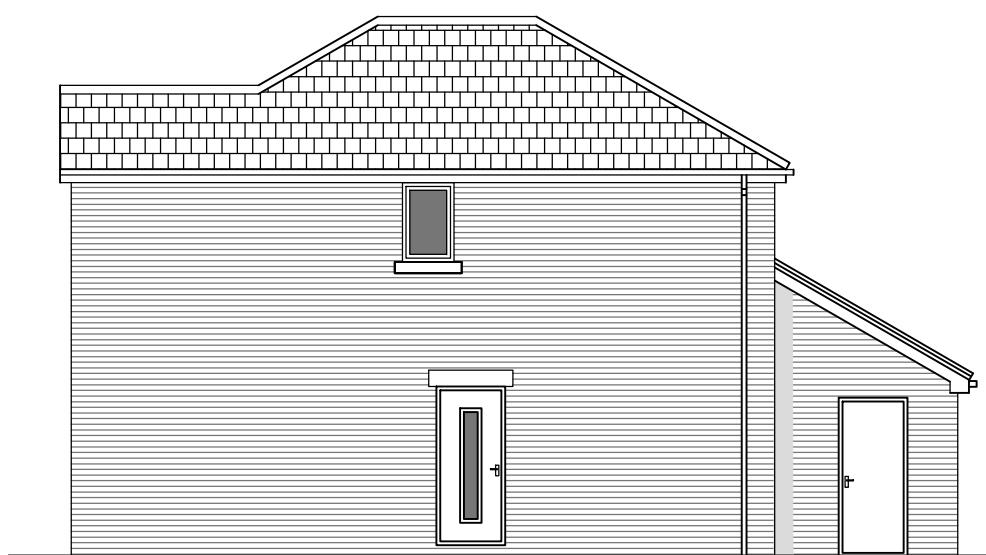
Schematic Front Elevation 1:100



Schematic Side Elevation 1:100



Schematic Rear Elevation 1:100



Schematic Side Elevation 1:100

Floor Area Scedule:

New Dwelling - 1011 ft²
Garage - 205 ft²

Roadways and Driveways:

Existing access o be re-surfaced in tarmacadam with new PCC kerb edgings to perimeter

Area shown diagonally hatched identified public right of way and is to be maintained at all times.

Driveways to individual dwellings and patio / paths to be finished in block paving / stone paving

Boundary Treatments:

- 1.8m high vertical timber boarded fence
- 0.9m high black painted metal railings

Trees:

T1 - Acer Paltanoides - Norway Maple

Trees to be 8-10cm girth (standards) 2.75-3.00m high with stakes 75mm diameter, extending 300mm into head of tree. Trees to be twice tied with durable rubber ties. Bonemeal and peat to be added to root system at time of planting.

Front and rear garden areas to be turfed. Individual small shrubs to front and rear garden areas to owners choice.

External Materials:

- Facing brick to walls (specification TBA)
- Sandtoft Calderdale dark grey concrete tiles to roof
- Mock stone cills and lintels to windows and doors
- uPVC windows and doors in style shown (colour TBA)
- uPVC fascias, soffits and rainwater goods (colour TBA)

Drainage:

Foul water to discharge into existing manhole located in footpath between no34 and no36 Springwood Rd

Suraface water to discharge into new soakaway in rear garden (subject to percolation test) Min 5m from any building.

Project: Proposed New Build Dwelling
Former Public Garage Site
Fearn House Crescent, Hoyland

The Client: Mr L Wardle

Drawing Title: Scheme Plans & Elevations

Drawing No / Rev: 19002-002

Drawing Scale & Date: As Shown Jan 2019

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