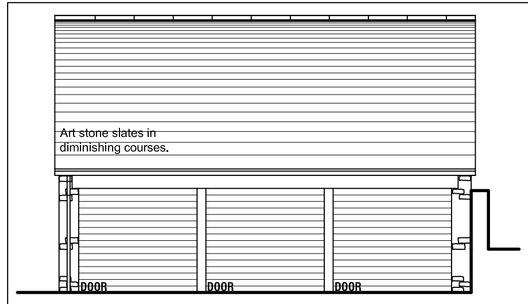
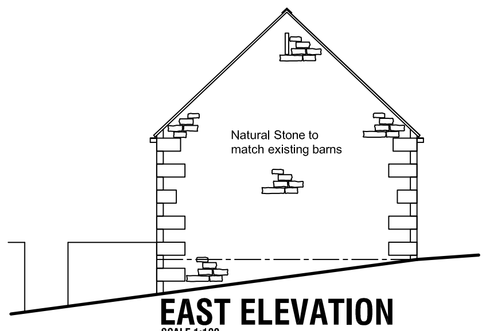
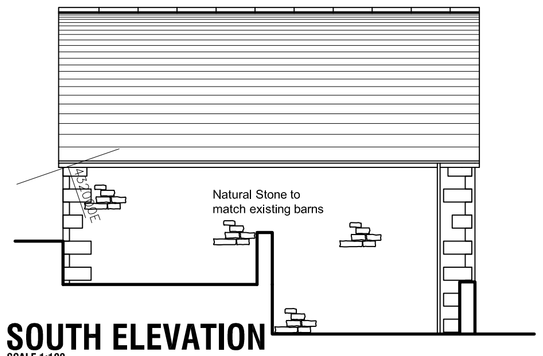


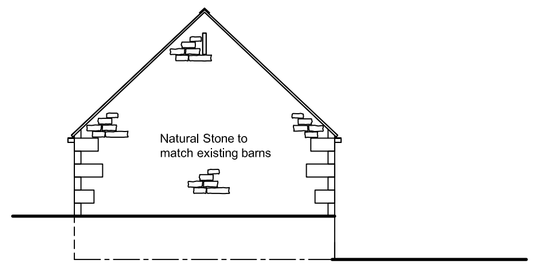
NORTH ELEVATION
SCALE 1:100



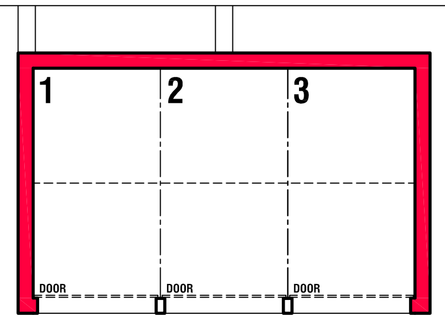
EAST ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100



GARAGE PLAN
SCALE 1:100

LEGEND :

PROPOSED TREES

Marshalls Tegula artificial stone setts colour ref : Traditional

Marshalls Chancery artificial stone flags colour ref : Grey/Green

Bonded gravel to roads as indicated

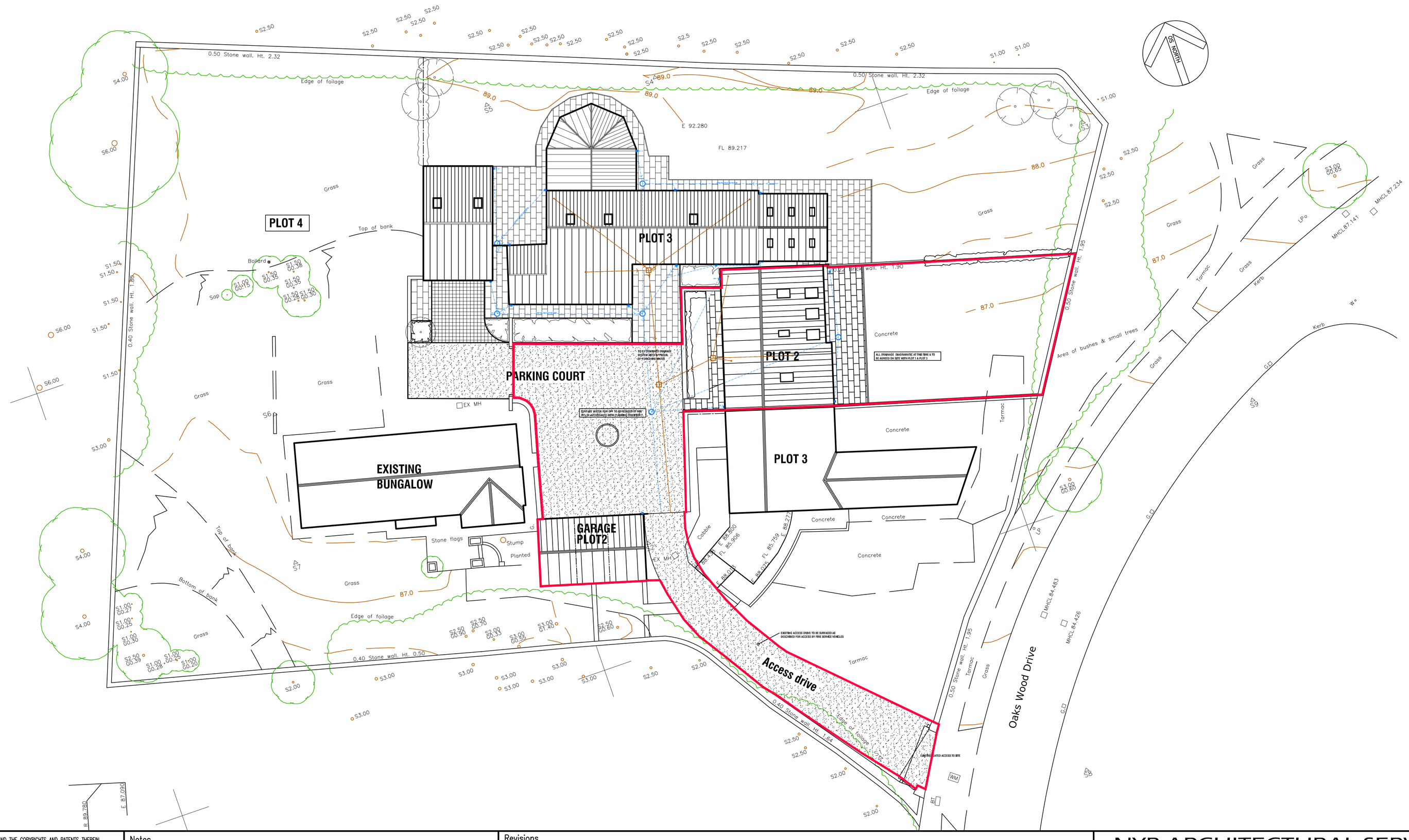
Red Line Ownership Boundary (All plots have full access rights to access drive)

NOTES:

DRAINAGE:
Foul drainage to be taken to soakaways on site in the event that subsequent percolation tests indicate that ground conditions do not support soakaways surface water drainage is to discharge to existing sw sewer in oaks wood drive subject to attenuation and balancing on site as required and agreement with BMBC drainage dept and yorkshire water.

LANDSCAPING:
New tree planting as shown subject to detailed landscaping proposals to be submitted to the local authority for approval pior to comencement of works on site.

BOUNDARIES:
Existing stone perimeter wall to be retained. internal boundary walls to rear gardens to be a mix of coursed stone up to a height of 1.8m providing privacy and 1.2m high traditional dry stone walls with irregular stone toppers within the central courtyard to enhance the setting of the historical buildings.
Rear garden boundaries to be supplemented with beech or larel hedges where shown.



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3. CONTRACTORS ARE RESPONSIBLE FOR INFORMING THE DESIGNER OF ANY DISCREPANCY DISCOVERED ON THIS DRAWING OR BETWEEN THIS DRAWING AND ANY OTHER RELATED DOCUMENT ISSUED UNDER THE STANDARD FORM OF CONTRACT IN RESPECT OF THE WORK.

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Chartered Institute of Architectural Technologists
Registered Practice

Notes.

Revisions.

Date	Suffix	Description	Date	Suffix	Description
08-06-2016	A	GARAGE INFO ADDED			
08-07-2016	B	REDLINE BOUNDARY AMENDED			

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Project. PLOT 2 OAKS FARM
OAKS WOOD DRIVE
DARTON , BARNSLEY

Client. MR M SMITH

Drawing Title. SITE PLAN AS PROPOSED

Date. JUNE 2016

Scale. 1:200@A1

Ref. 02/31

Dwg. No. 04

Rev. B

SHEET SIZE A1