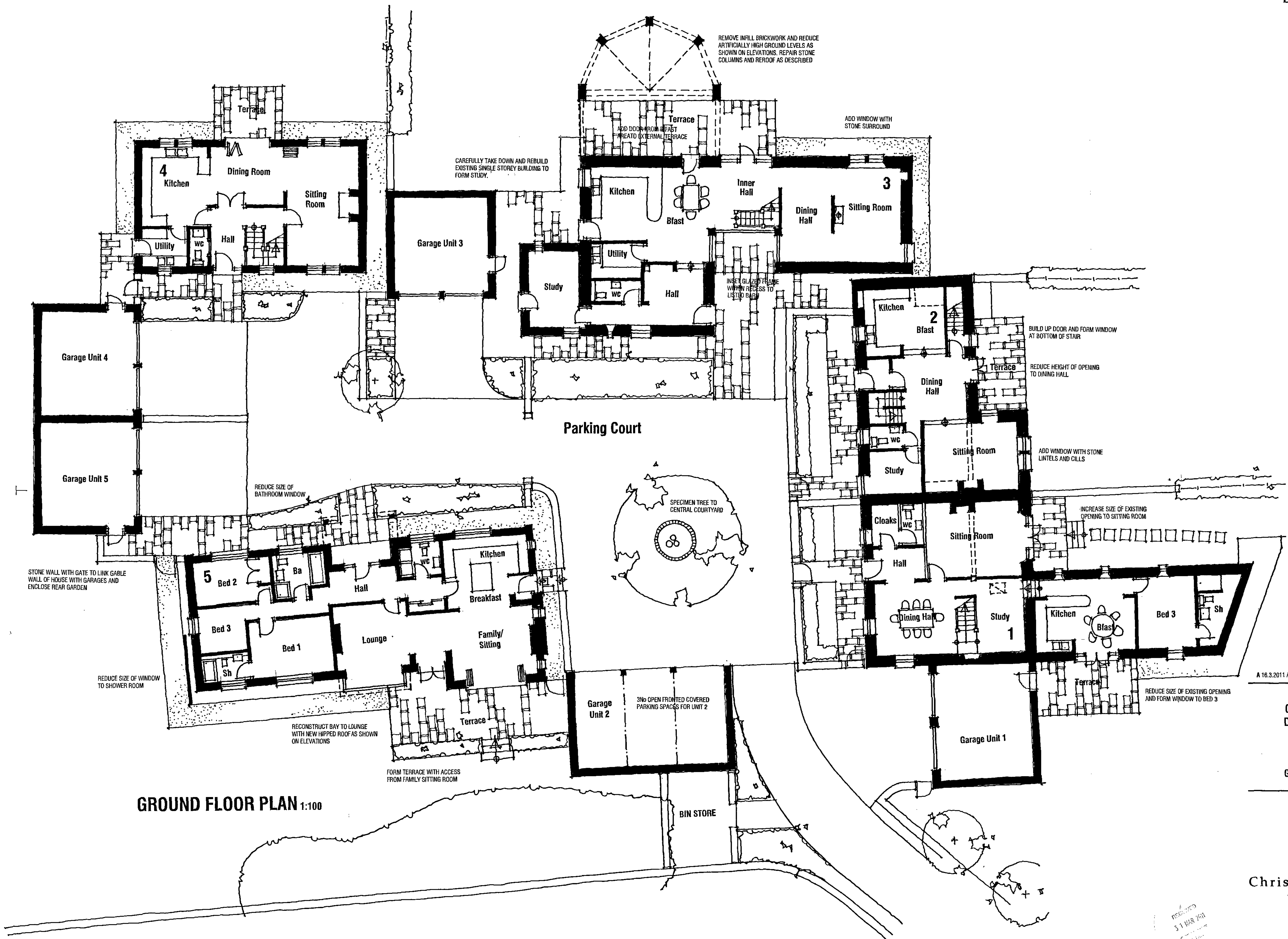


DO NOT SCALE

All Dimensions in Millimetres
unless specified otherwise
and subject to verification
on site.



GROUND FLOOR PLAN 1:100

A 16.3.2011 AMENDED FOR PLANNING SUBMISSION

OAKS FARM
OAKS WOOD DRIVE
DARTON BARNLEY

PROPOSALS
GROUND FLOOR PLAN



Chris Carr Associates
ARCHITECTS

6A Eastgate, Barnsley S70 2EP

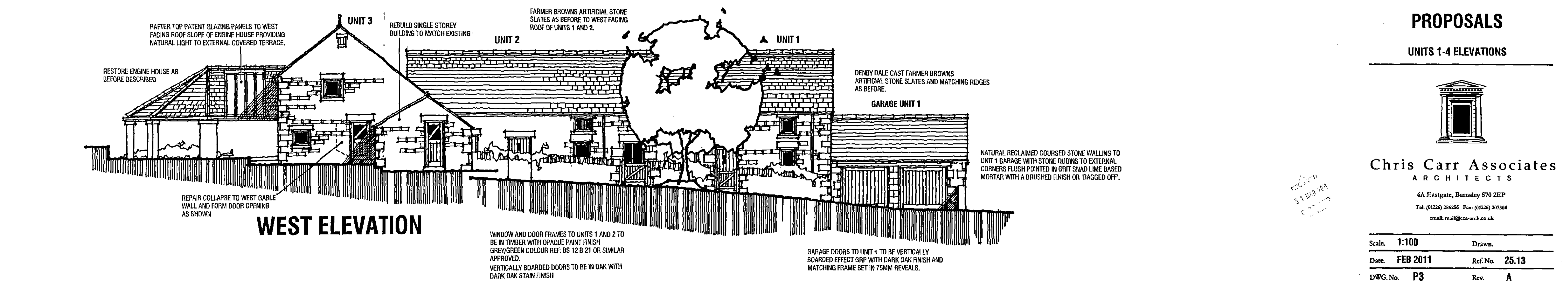
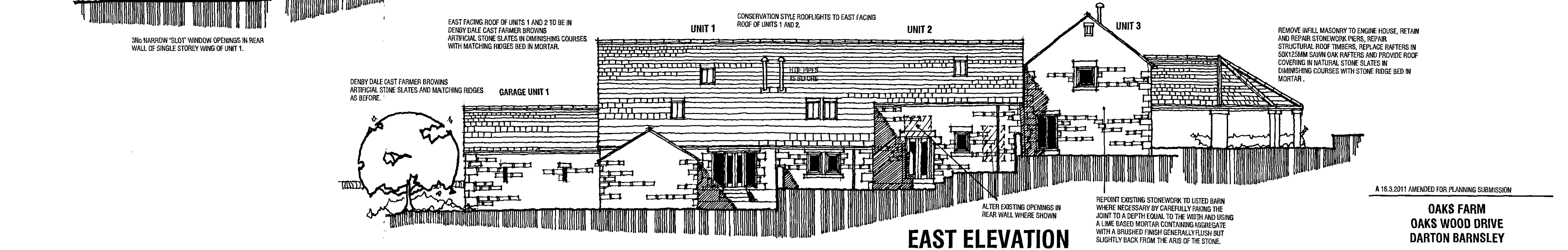
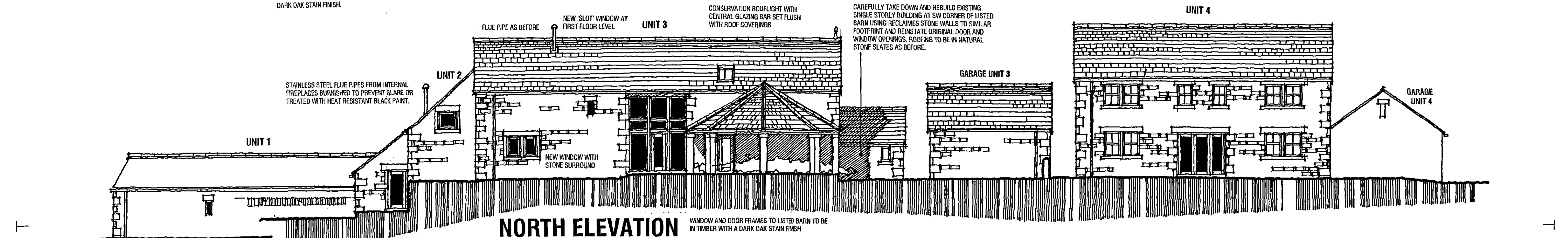
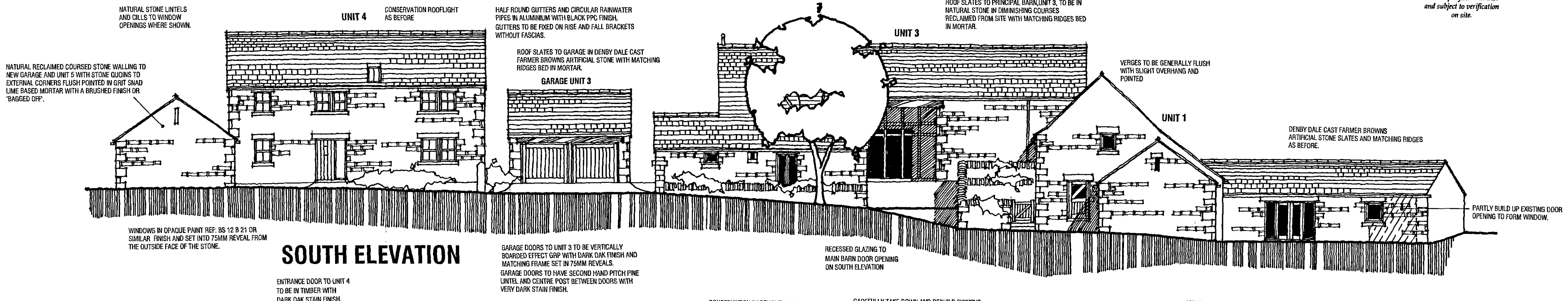
Tel: (01226) 286256 Fax: (01226) 207304

email: mail@cc-arch.co.uk

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Date.	FEB 2011	Ref. No.	25.13
DWG. No.	P2	Rev.	A

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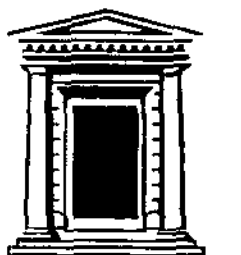


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OAKS FARM
OAKS WOOD DRIVE
DARTON BARNLEY

PROPOSALS

UNITS 1-4 ELEVATIONS



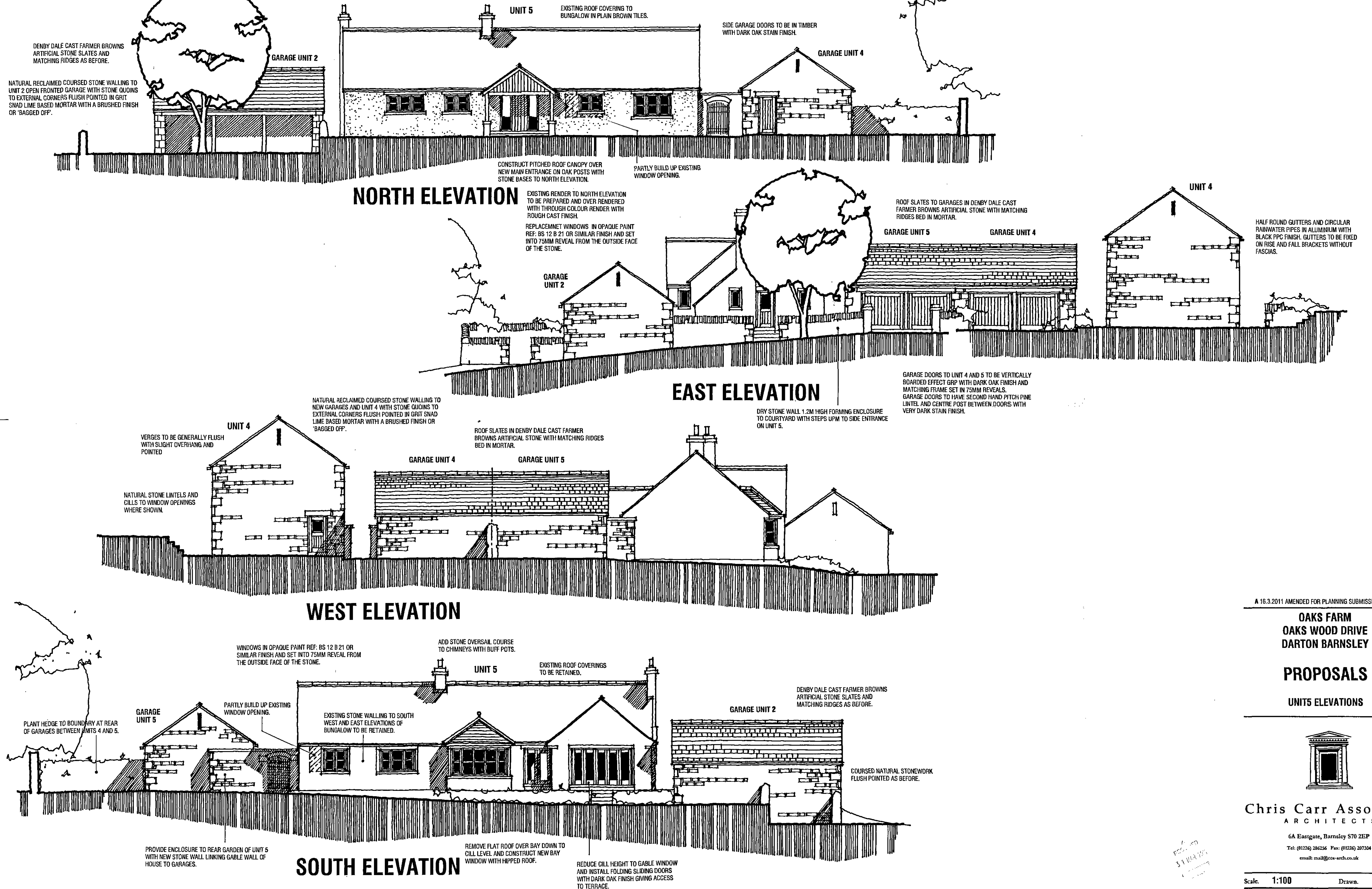
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ARCHITECTS

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OAKS FARM
OAKS WOOD DRIVE
DARTON BARNLEY

PROPOSALS

UNIT5 ELEVATIONS



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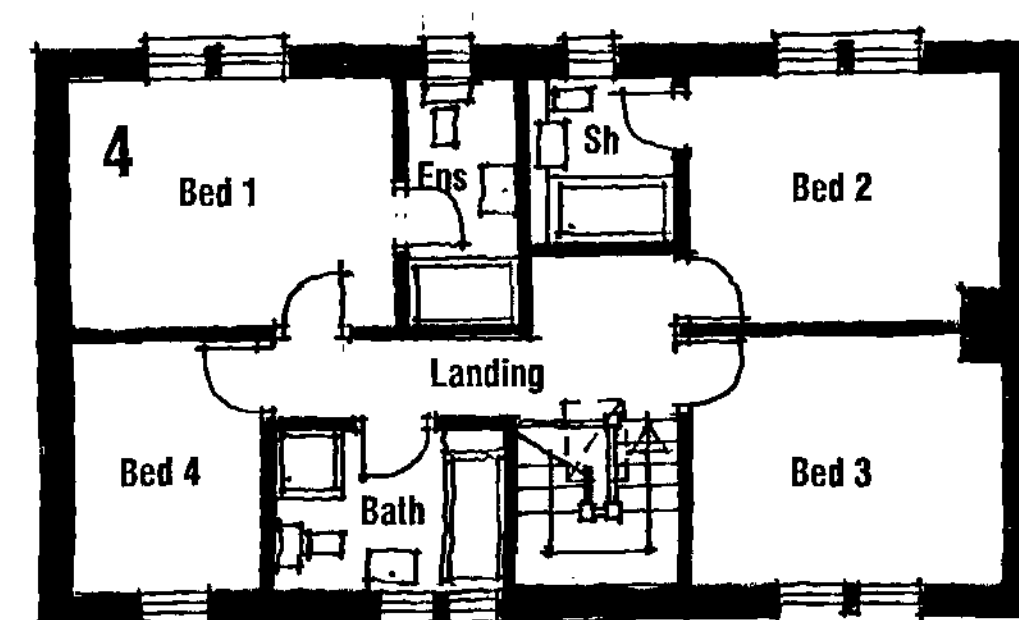
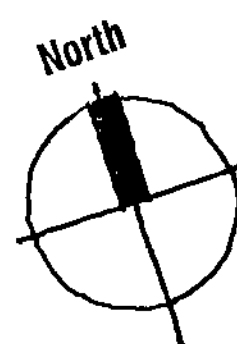
Tel: (01226) 286256 Fax: (01226) 207304

email: mail@cca-arch.co.uk

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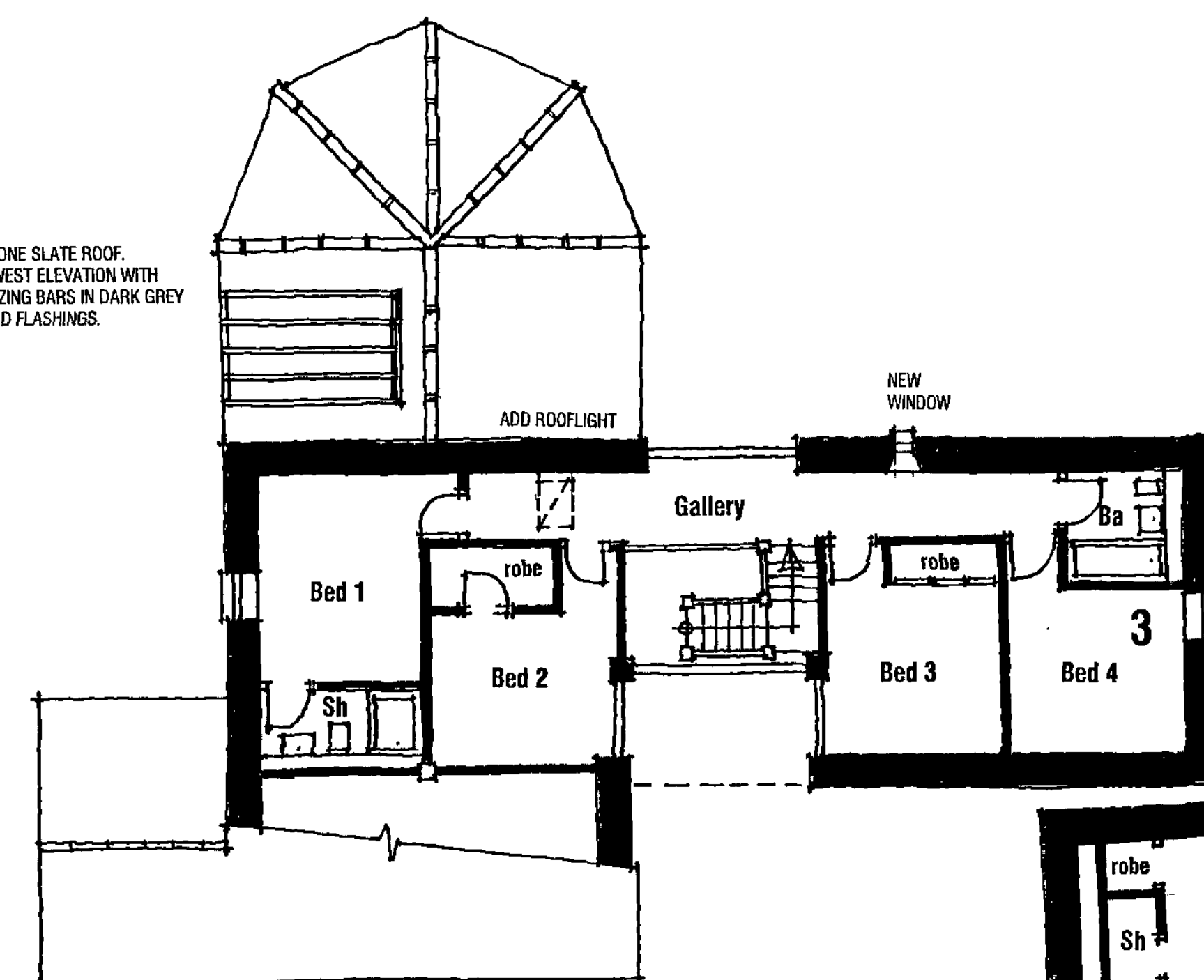
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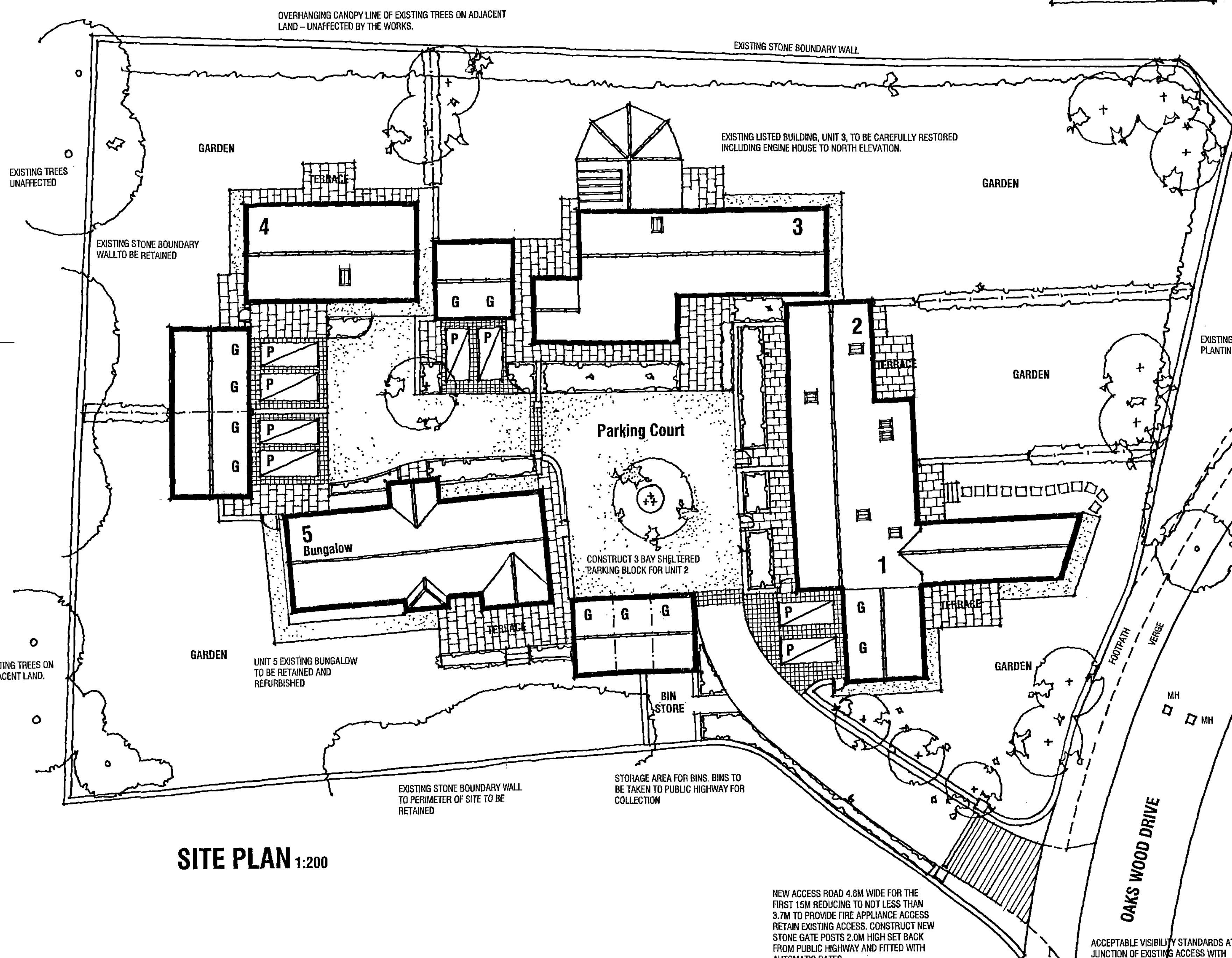
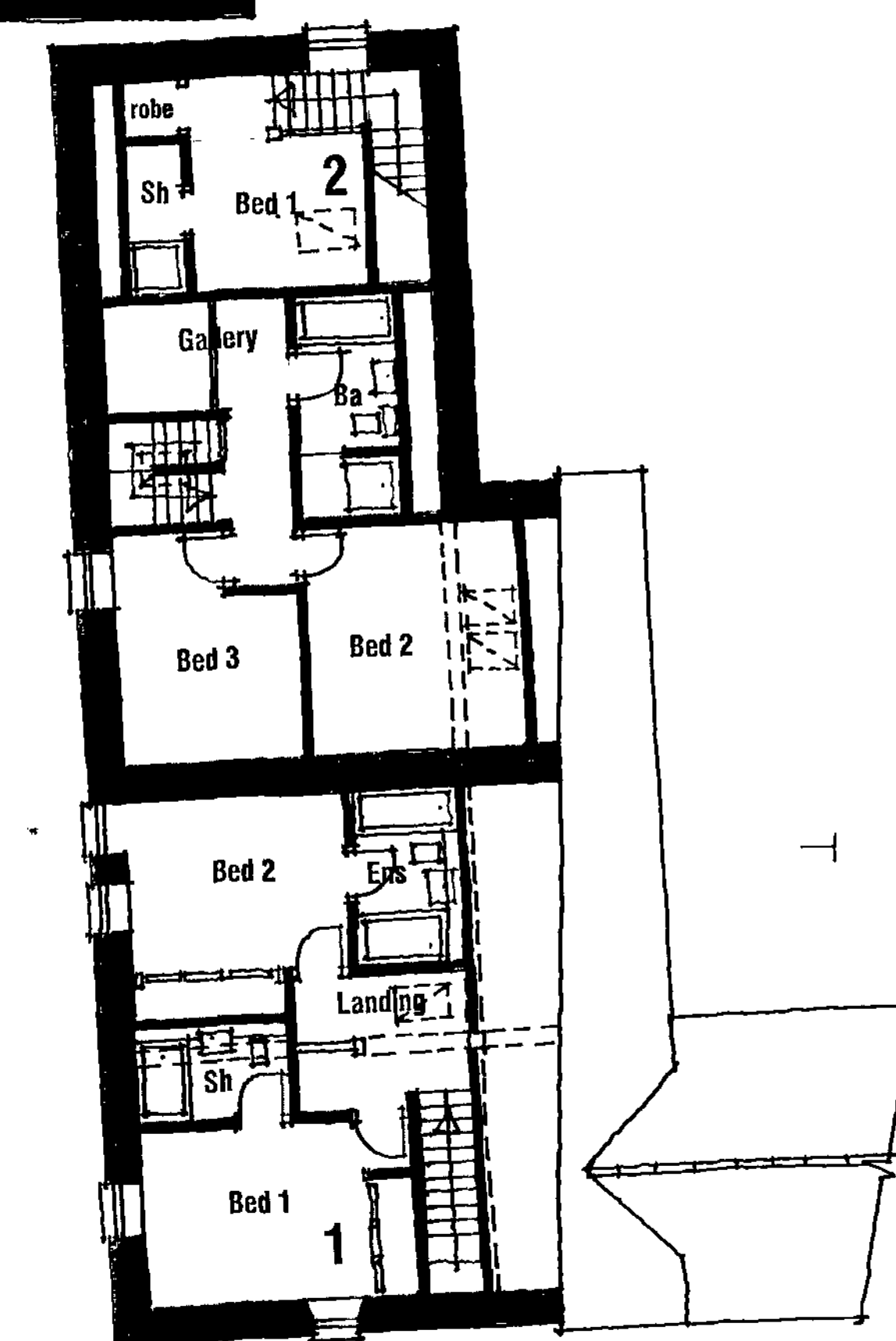


RETAIN ENGINE HOUSE AND RESTORE STONE SLATE ROOF.
PROVIDE PATENT GLAZING TO ROOF ON WEST ELEVATION WITH
SLENDER ALUMINIUM OVER-RAFTER GLAZING BARS IN DARK GREY
POWDER COAT FINISH TO REPLICATE LEAD FLASHINGS.

Garage Unit 3



FIRST FLOOR PLAN 1:100



SITE PLAN 1:200

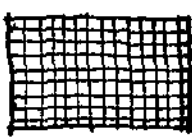
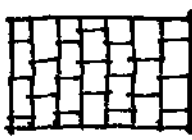
DRAINAGE
FOUL DRAINAGE TO BE TAKEN TO EXISTING SEWERS
IN OAKS WOOD DRIVE
SURFACE WATER TO BE TAKEN TO SOAKAWAYS ON SITE.
IN THE EVENT THAT SUBSEQUENT PERCOLATION TESTS
INDICATE THAT GROUND CONDITIONS DO NOT SUPPORT
SOAKAWAYS SURFACE WATER DRAINAGE IS TO DISCHARGE
TO EXISTING SW SEWERS IN OAKS WOOD DRIVE SUBJECT TO
ATTENUATION AND BALANCING ON SITE AS REQUIRED

LANDSCAPING
NEW TREE PLANTING AS SHOWN SUBJECT TO DETAILED
LANDSCAPING PROPOSALS TO BE SUBMITTED TO THE
LOCAL AUTHORITY FOR APPROVAL PRIOR TO THE
COMMENCEMENT OF WORK 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 HISTORIC BUILDINGS.
REAR GARDEN BOUNDARIES TO BE SUPPLEMENTED WITH
BEECH OR LAUREL HEDGES WHERE SHOWN.

TREES
REFER TO TREE SURVEY FOR FULL DETAILS OF EXISTING
TREES. THE PROPOSED DEVELOPMENT HAS NO IMPACT ON
EXISTING TREES AND THEREFORE AN AIA AND METHOD
STATEMENT ARE NOT REQUIRED.

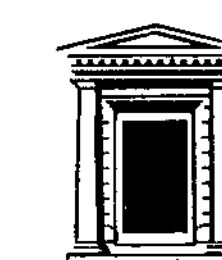
Legend:

-  Existing tree
-  Proposed tree
-  Marshalls Tegula artificial stone
setts colour ref: Traditional.
-  Marshalls Chancery artificial
stone flags colour ref: grey/green.
-  Sharp brown chippings to footpaths
and bonded gravel to roads where
shown.

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OAKS FARM
OAKS WOOD DRIVE
DARTON BARNSELY

PROPOSALS
SITE PLAN & FIRST FLOOR PLAN



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