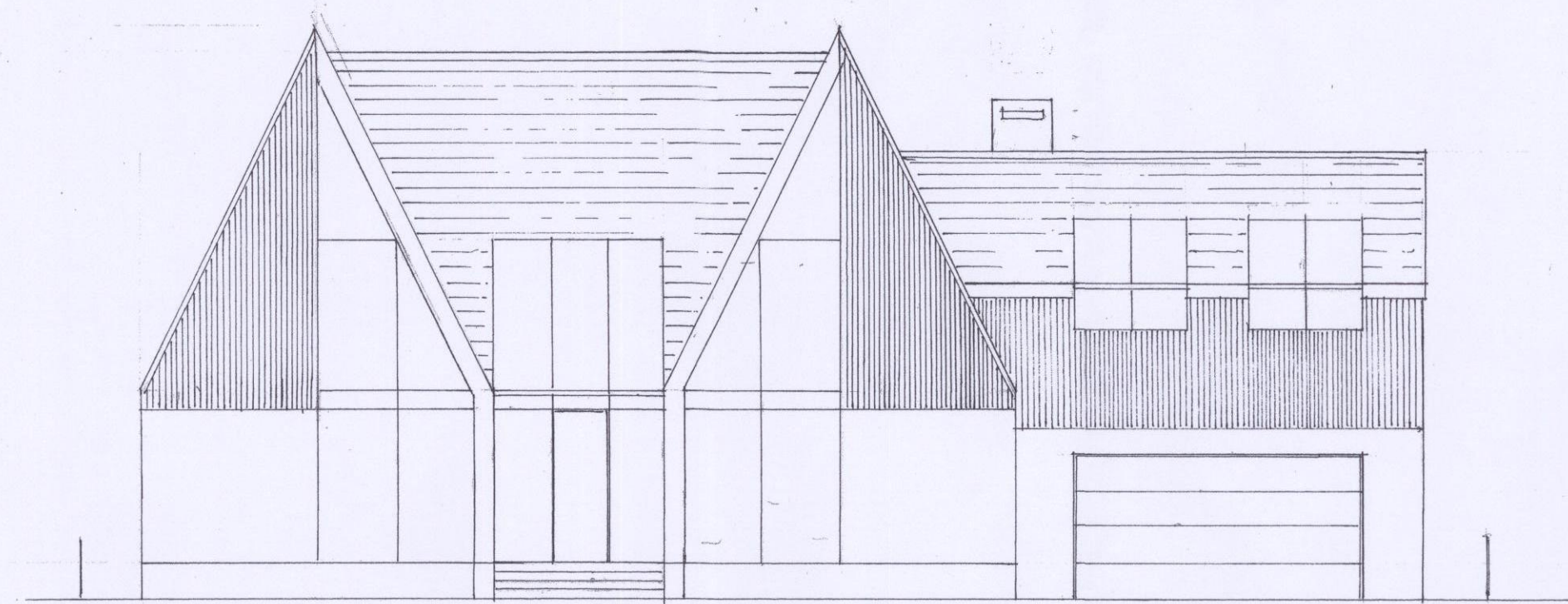
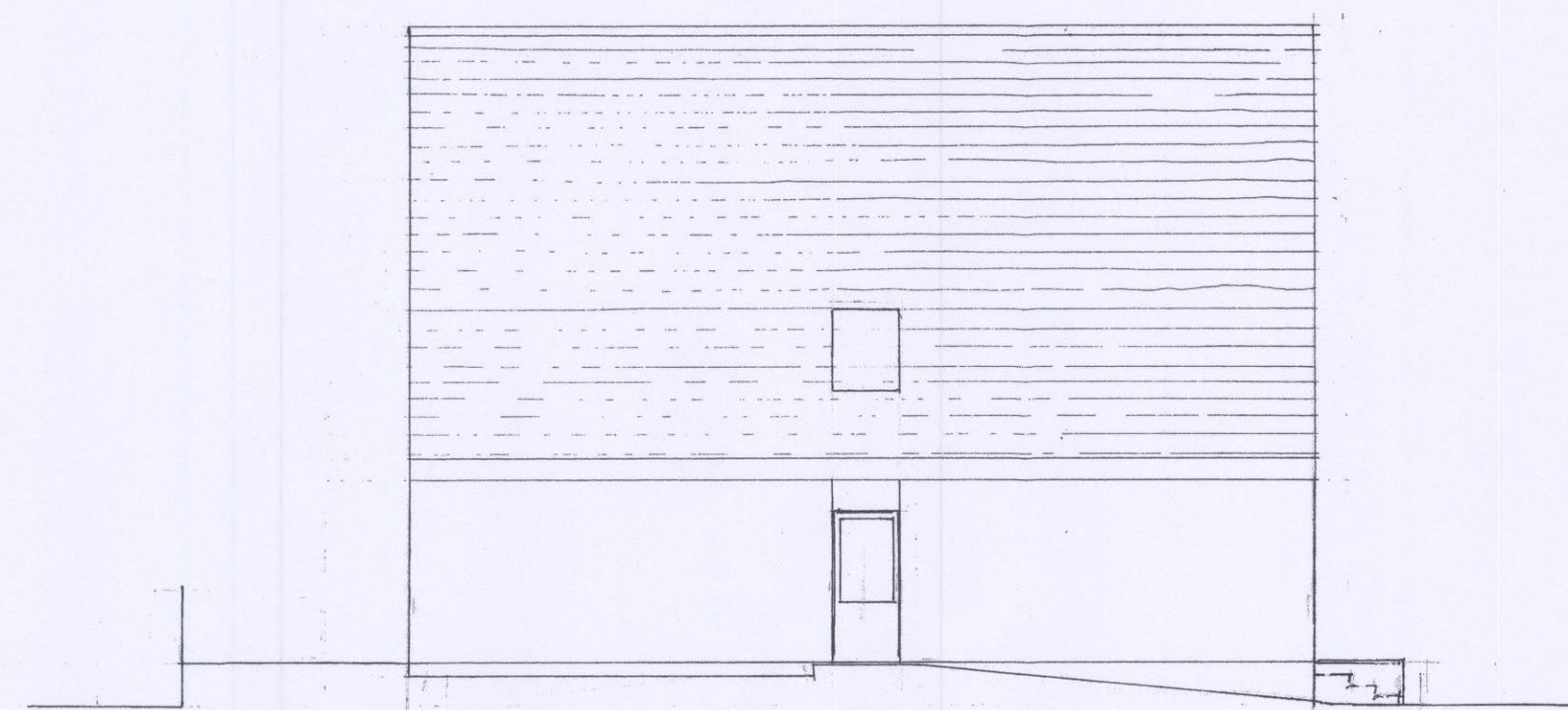
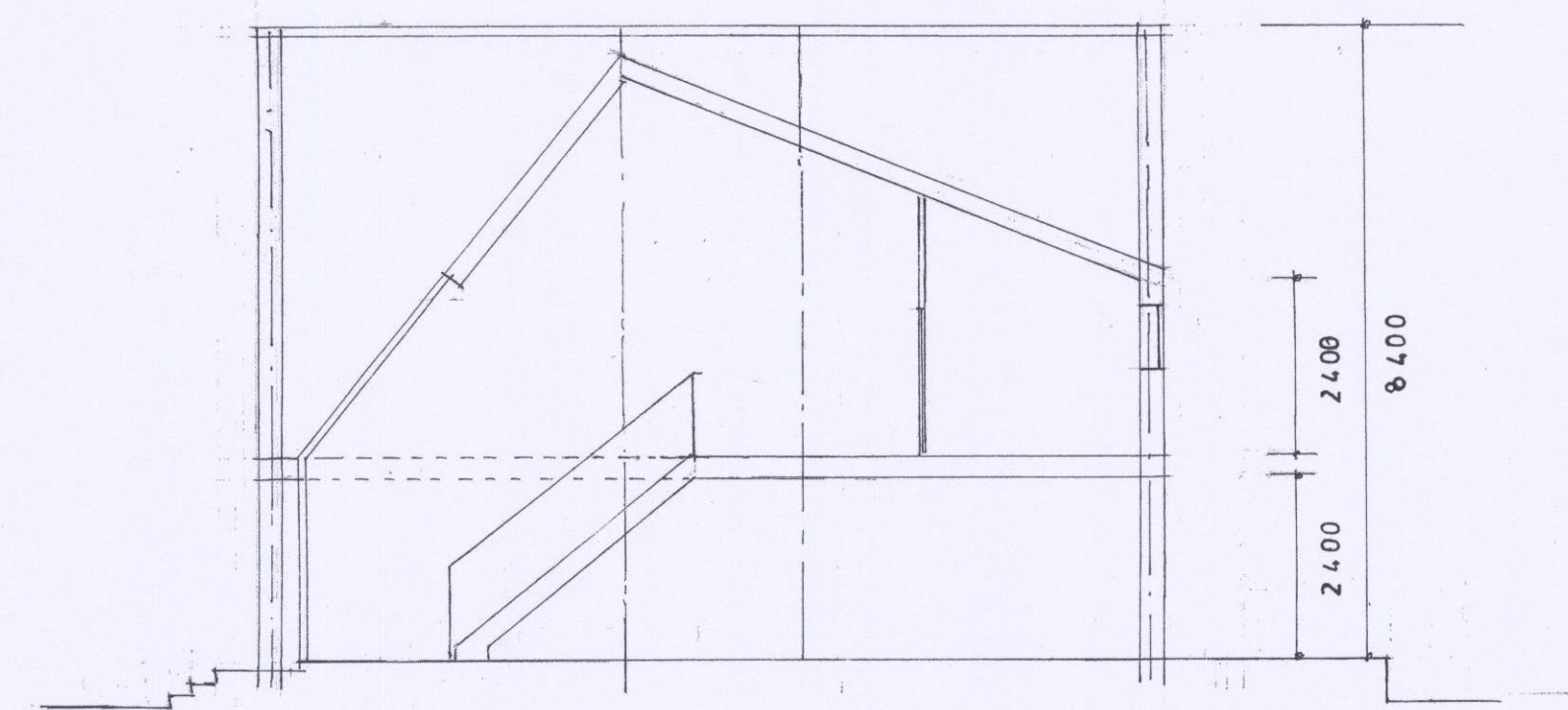




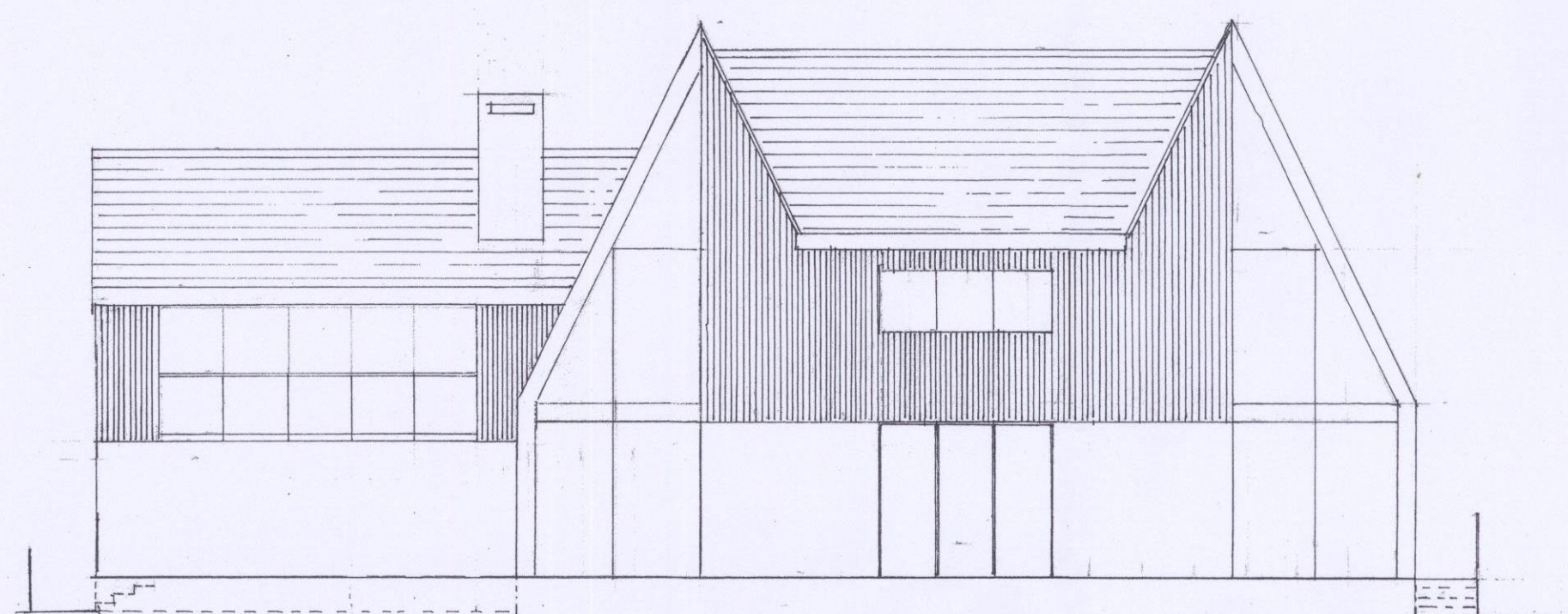
SOUTH WEST ELEVATION



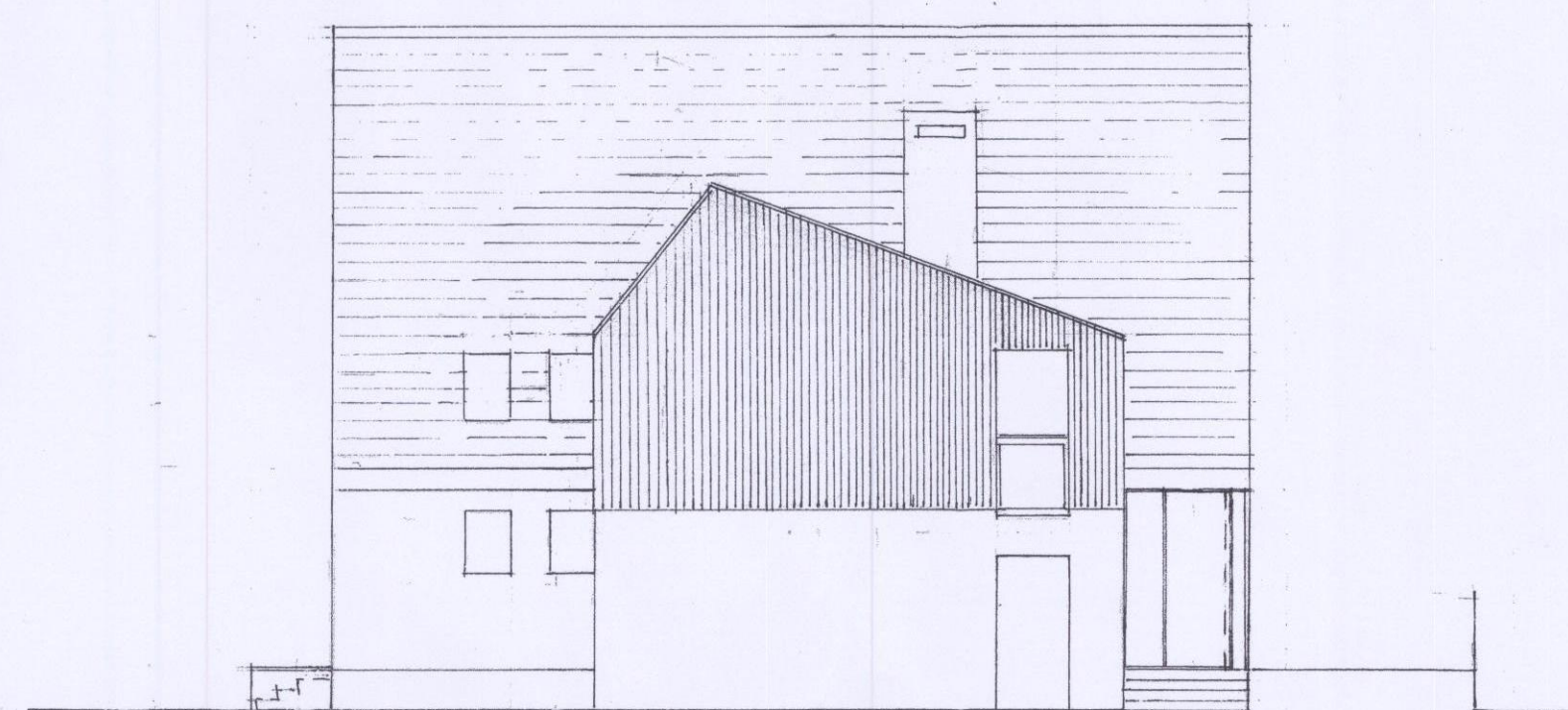
NORTH WEST ELEVATION



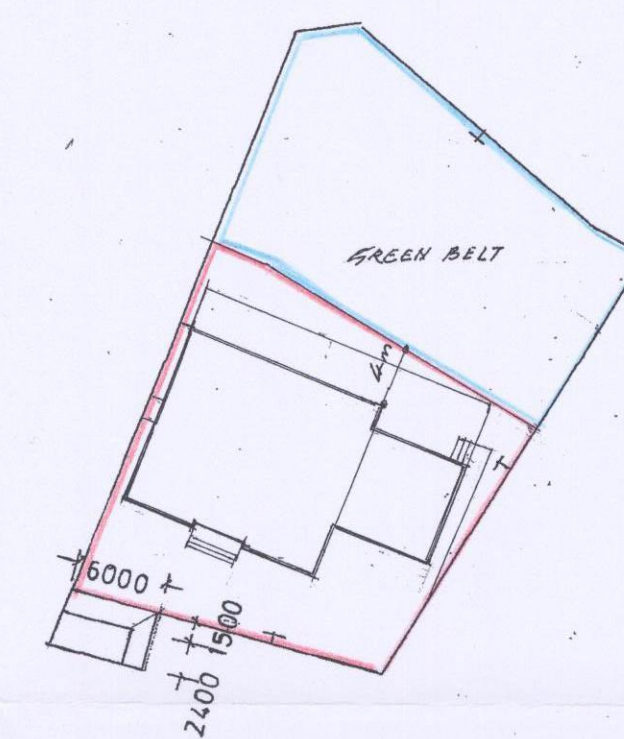
SECTION A ~ A



NORTH EAST ELEVATION



SOUTH EAST ELEVATION



PLOT 3 899sm or thereabouts  
SITE PLAN Scale 1 500

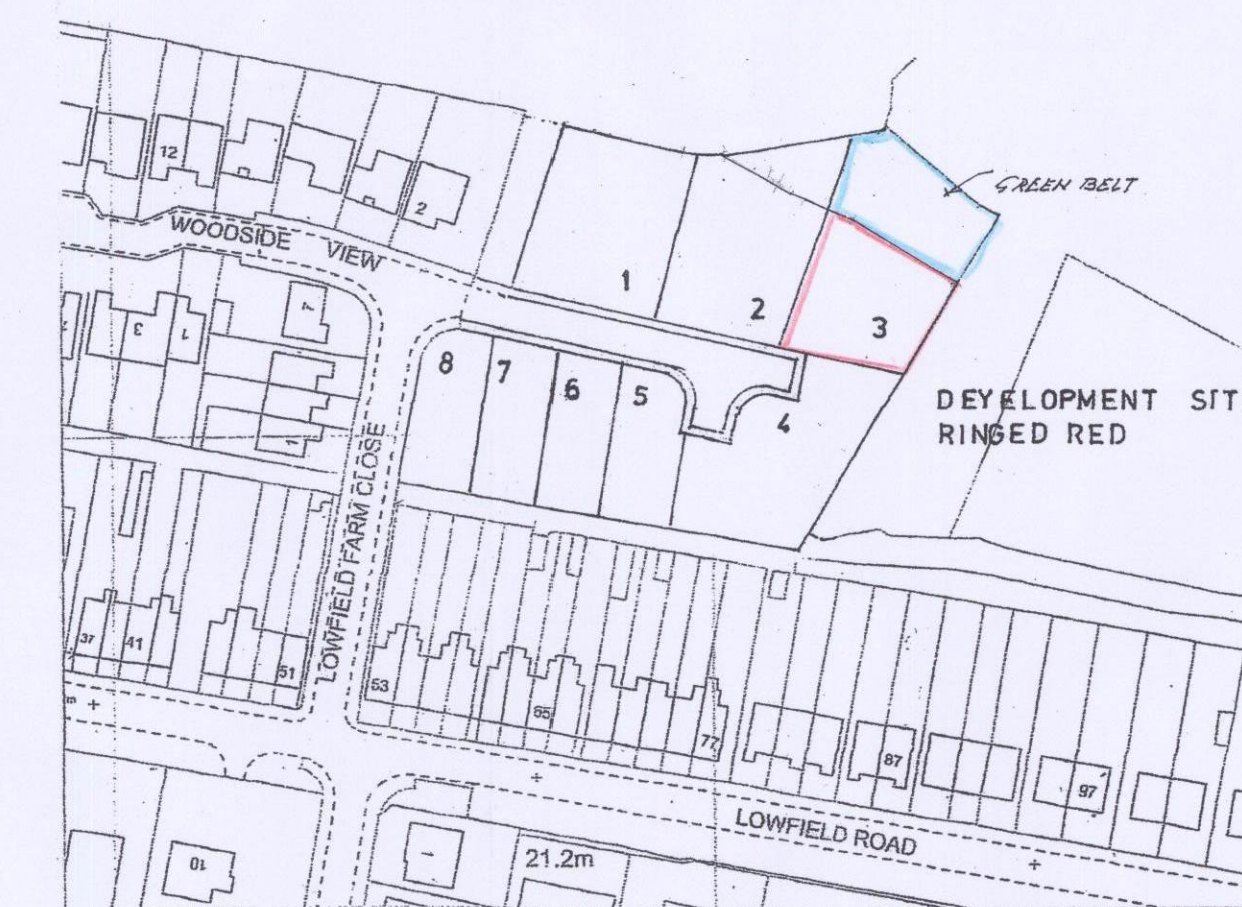
KEY TO ROOMS & SIZES W X D IN METRES

|      |                                   |      |   |      |
|------|-----------------------------------|------|---|------|
| 1    | RECEPTION                         | 3000 | X | 6200 |
| 2    | DINING                            | 5000 | X | 4500 |
| 3    | UTILITY                           | 4000 | X | 2400 |
| 4    | KITCHEN/ FAMILY                   | 8200 | X | 4500 |
| 5    | LOUNGE                            | 5000 | X | 7800 |
| 6    | STUDY                             | 5000 | X | 2500 |
| 7    | GARAGE                            | 6200 | X | 6500 |
| 8b2  | BED 2 at fl. level                | 5000 | X | 4500 |
| 9b3  | BED 3 at fl. level                | 5000 | X | 4500 |
| 10b4 | BED 4 at fl. level                | 5000 | X | 2500 |
|      | Plus                              | 2600 | X | 3100 |
| 11b1 | BED 1<br>incl. balcony & en-suite | 6400 | X | 6500 |

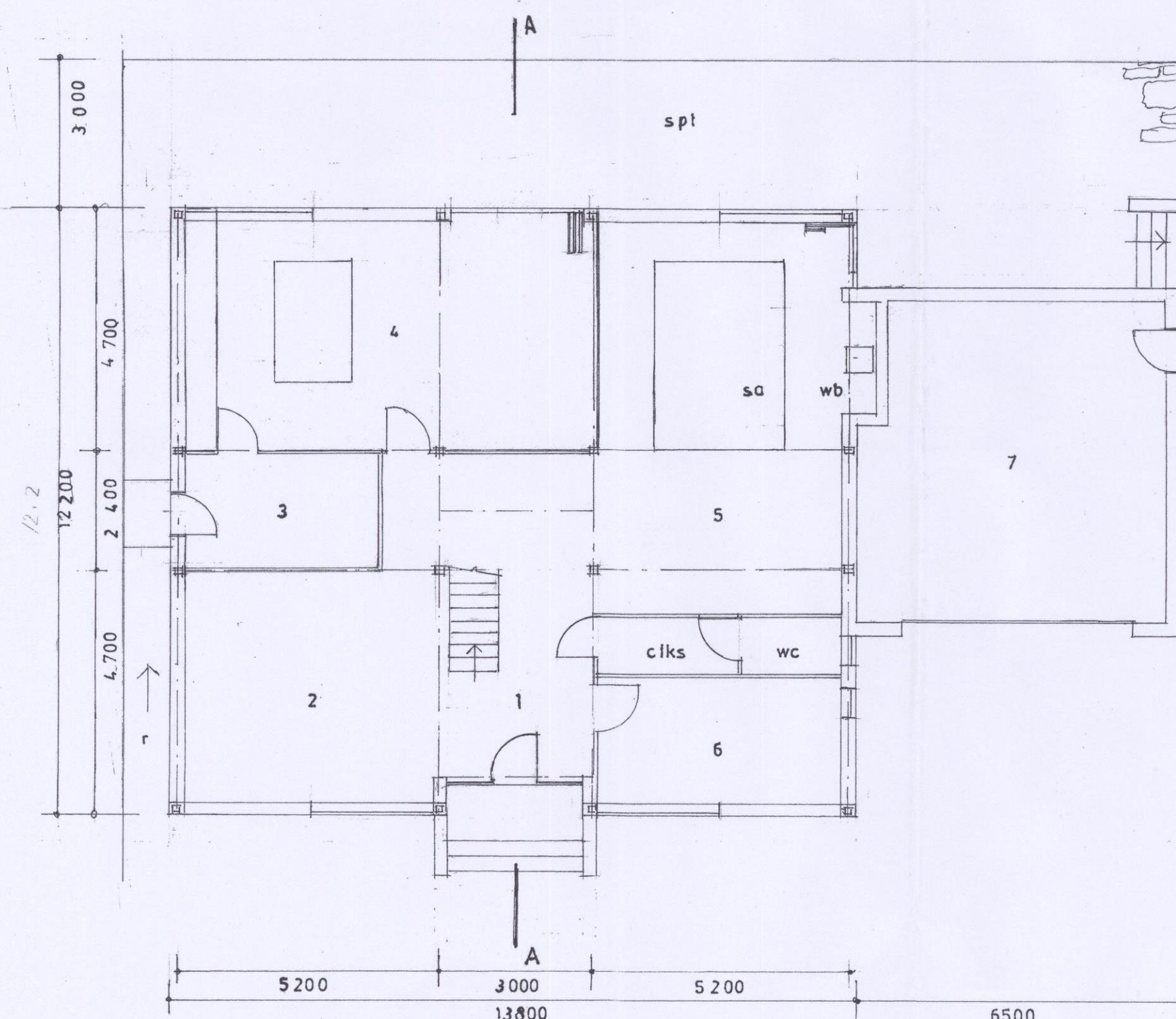
|     |                       |
|-----|-----------------------|
| b   | bridge over lounge    |
| ba  | balcony               |
| bt  | bathroom              |
| e/s | en-suite              |
| gb  | glass balustrade      |
| ld  | landing               |
| r   | ramp                  |
| sa  | sunken area           |
| sfd | sliding folding doors |
| spt | stone paved terrace   |
| v   | voids                 |
| wb  | wood burner           |

MATERIALS

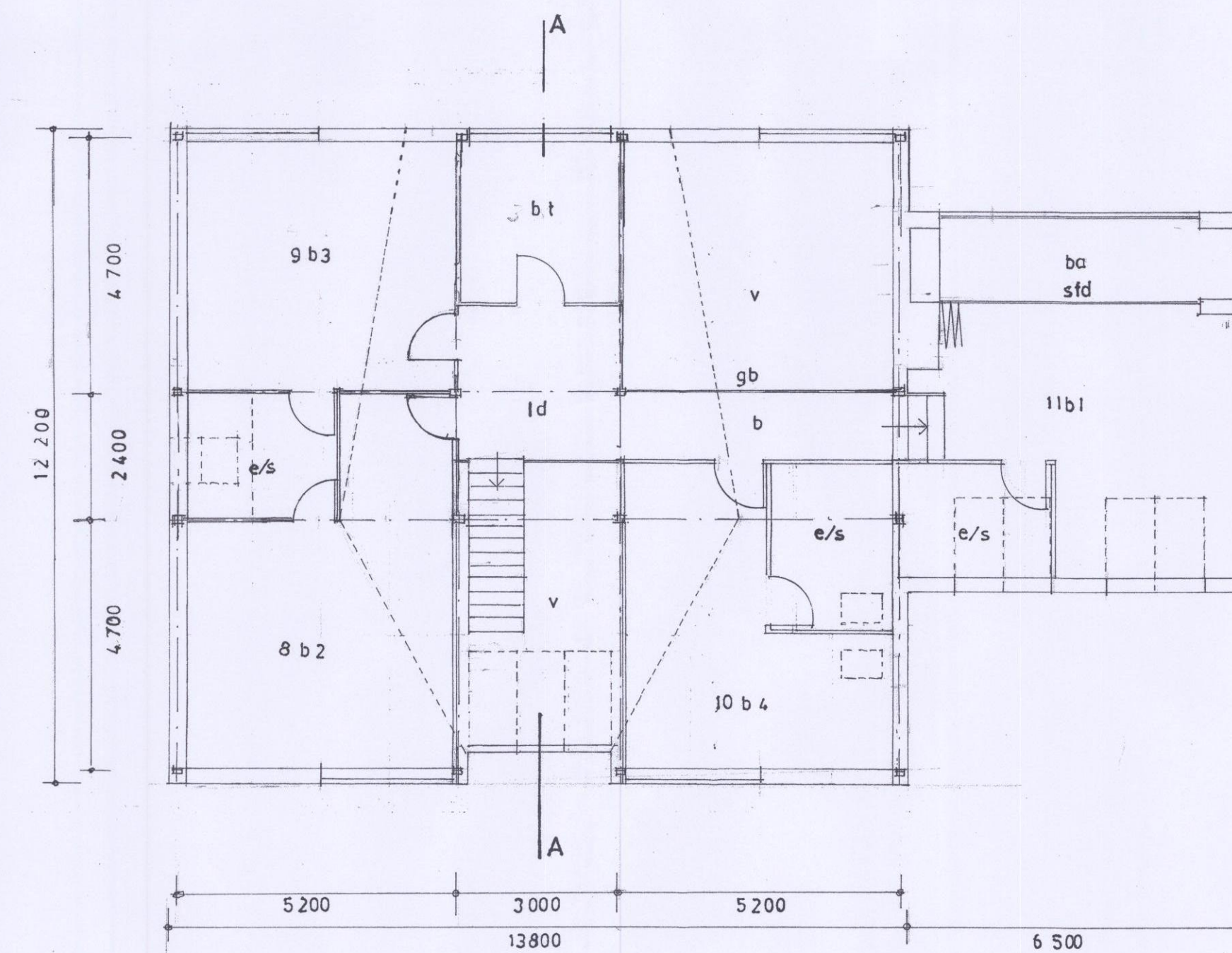
|           |                                                                                    |
|-----------|------------------------------------------------------------------------------------|
| WALLS     | To first floor level<br>Multi-colour Facing Brick<br>Cedar Board Natural Clad over |
| ROOF      | Britlock Graphite Slate                                                            |
| WINDOWS   | Black Powderised Aluminium                                                         |
| CLADDINGS | Black Rainshield Board                                                             |
| RW GOODS  | Black Seamless Aluminium                                                           |



LOCATION PLAN Scale 1 1250



GROUND FLOOR PLAN



FIRST FLOOR PLAN

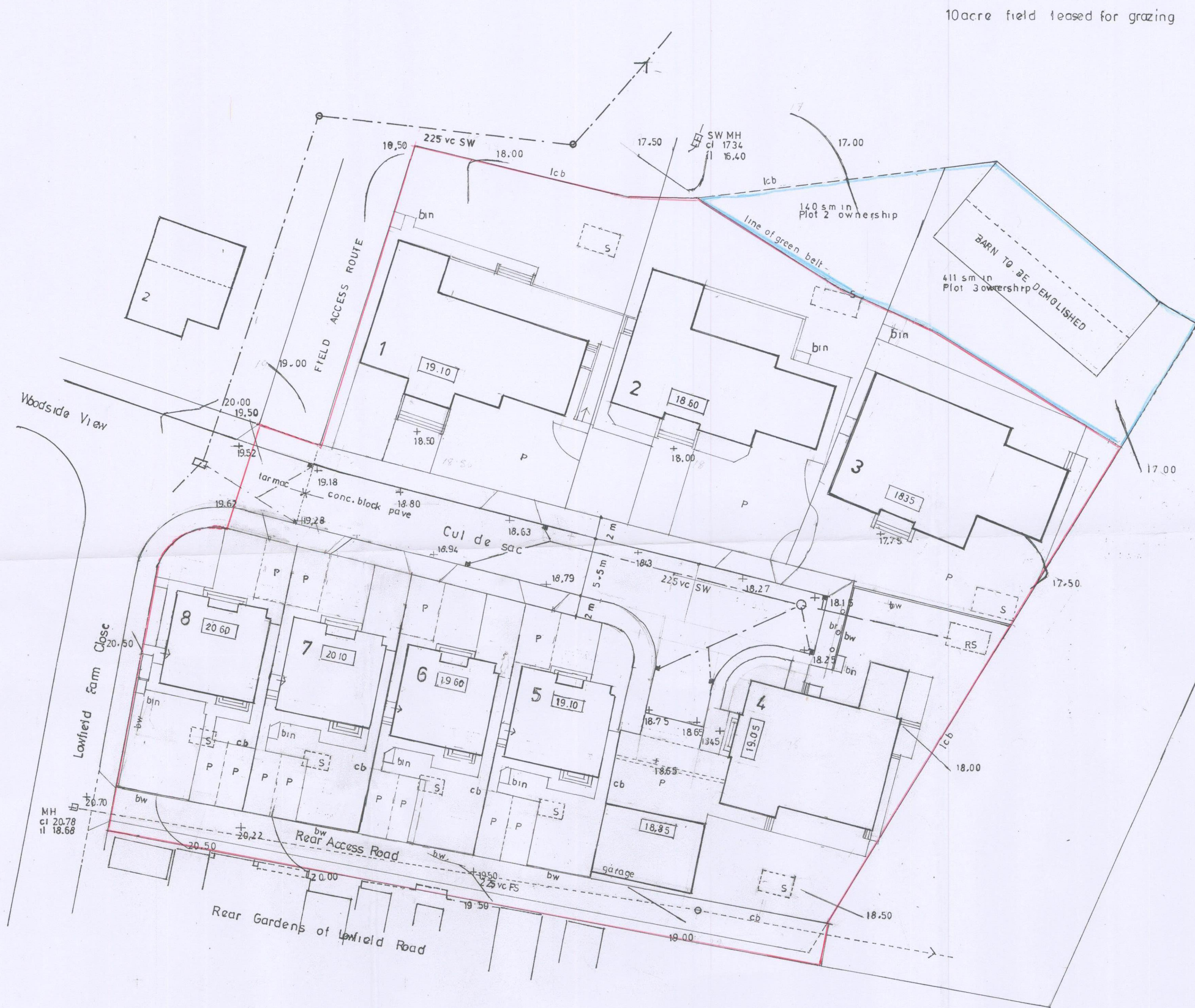
| AMENDMENTS |     |                                           |
|------------|-----|-------------------------------------------|
| DATE       | NO. | DESCRIPTION                               |
| 13/01/11   | 1   | REDUCE DEPTH OF PLANS BY 1M. AMEND SITING |

PROPOSED DETACHED HOUSE PLOT 3 for Mr & Mrs M & D White at  
LOWFIELD FARM, LOWFIELD ROAD BOLTON UPON DEARNE ROTHERHAM S63 8GY

GENERAL ARRANGEMENT DRAWING NO. 820/V/1 SCALE 1 : 100

Sept. 2018 Gordon Stephenson Chartered Architect RIBA  
10 Parkwood Rise Barnby Dun Doncaster DN3 1LY  
Tel 01302 891411 email stephenson.g3@sky.com





| PLOT SCHEDULE & SIZES |               |                       |                                       |                                                                                                          |
|-----------------------|---------------|-----------------------|---------------------------------------|----------------------------------------------------------------------------------------------------------|
| Plot No.              | Plot Size SM. | Dwelling Footprint SM | Dwelling Floor Area SM Ground + First | Remarks                                                                                                  |
| 1                     | 678           | 203.14                | 387.92                                | Ground floor incl. garage                                                                                |
| 2                     | 825           | 188.60                | 355.70                                | First floor incl. balcony & voids                                                                        |
| 3                     | 899           | 225.61                | 451.22                                | Ground floor incl. garage                                                                                |
|                       |               |                       |                                       | First floor incl. galleries & voids                                                                      |
| 4                     | 669           | 177.81                | 337.38                                | Ground floor incl. garage                                                                                |
|                       |               |                       |                                       | First floor incl. balcony & voids & measured at floor level. First floor measured at median level 4496sm |
| 5                     | 282           | 77.80                 | 153.17                                | Ground floor incl. conservatory                                                                          |
| 6                     | 286           | 77.80                 | 153.17                                | garage detached                                                                                          |
| 7                     | 291           | 77.80                 | 153.17                                | First floor incl. balcony                                                                                |
| 8                     | 322           | 77.80                 | 153.17                                | Incl. void in first floor measure                                                                        |

Plot areas are calculated to back edge of footpaths

Dwelling footprint areas to plots 4, 5, 6, 7 & 8 exclude garages mostly single but in the case of plot 4 double

KEY TO SYMBOLS

|     |                                    |
|-----|------------------------------------|
| bl  | stainless steel bollards           |
| bw  | brick wall 1.8m height             |
| cb  | 1.8m timber close board fencing    |
| lcb | 1.2 low timber close board fencing |

CONSTRUCTIONAL NOTES

ROADS

TARMAC

On that section of road giving road access to the development from Lowfield Farm Close extend Lowfield Farm Close to a point where access is provided to the adjacent fields for agricultural purposes and to a point where the proposed charcoal concrete block road and footways commence This road section to be constructed to Barnsley Highways specification for estate roads

CONCRETE BLOCK PAVINGS

On that section of the private road providing access to the proposed residential development construct ROADS, FOOTWAYS, SERVICE STRIPS / CROSSOVERS in concrete block pavings

Assess CBR values and lay Marshalls Priora permeable charcoal interlocking herringbone pattern concrete block paving complying with BS EN 1338:2003. Form all footways and crossovers to Marshalls permeable concrete block specification details

Lay blocks Herringbone Pattern at 45 degrees to an edge from flush type starter units at

Junctions with tarmac and at back edges of footways adjacent to residential drives

Lay block paved roads to cross and long falls to addressed levels

DRIVES

Drives to be permeable concrete block paving specification laid to inward falls from crossover level

DRAINAGE

SURFACE WATER

Roads

Tarmac Glazed vitrified clay 150 diam. to adjacent Yorkshire Water SW Sewer

Permeable Concrete Block Estate Road best practice SUDS

Residences

To individual soakaways to calculations as site tested S

FOUL SEWERS

Residences

To existing foul sewer in Rear Access Road off Lowfield Farm Close

| AMENDMENTS |     |                                                                                      |
|------------|-----|--------------------------------------------------------------------------------------|
| DATE       | NO. | DESCRIPTION                                                                          |
| 02/01/19   | 1   | SHOW GREEN BELT LINE EAST OF PLOTS 3 & 4                                             |
|            |     | AMEND RED LINING TO EXCLUDE GREEN BELT LAND & TO INCLUDE ADDED LAND 331.1m TO PLOT 3 |
| 14/01/19   | 2   | AMEND SITING PLOT 3 HOUSE                                                            |
| 16/01/19   | 3   | AMEND HIGHWAYS REQUIREMENTS. SHOW PARKING                                            |

PROPOSED RESIDENTIAL DEVELOPMENT LOWFIELD FARM,  
LOWFIELD FARM CLOSE, BOLTON UPON DEARNE ROTHERHAM S63 8GY  
SITE LAYOUT DRAWING  
Scale 1 : 250

Gordon Stephenson Chartered Architect RIBA  
10 Parkwood Rise Barnby Dun Doncaster DN3 1LY  
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Drwg. No 820/SL/3 Oct 2018