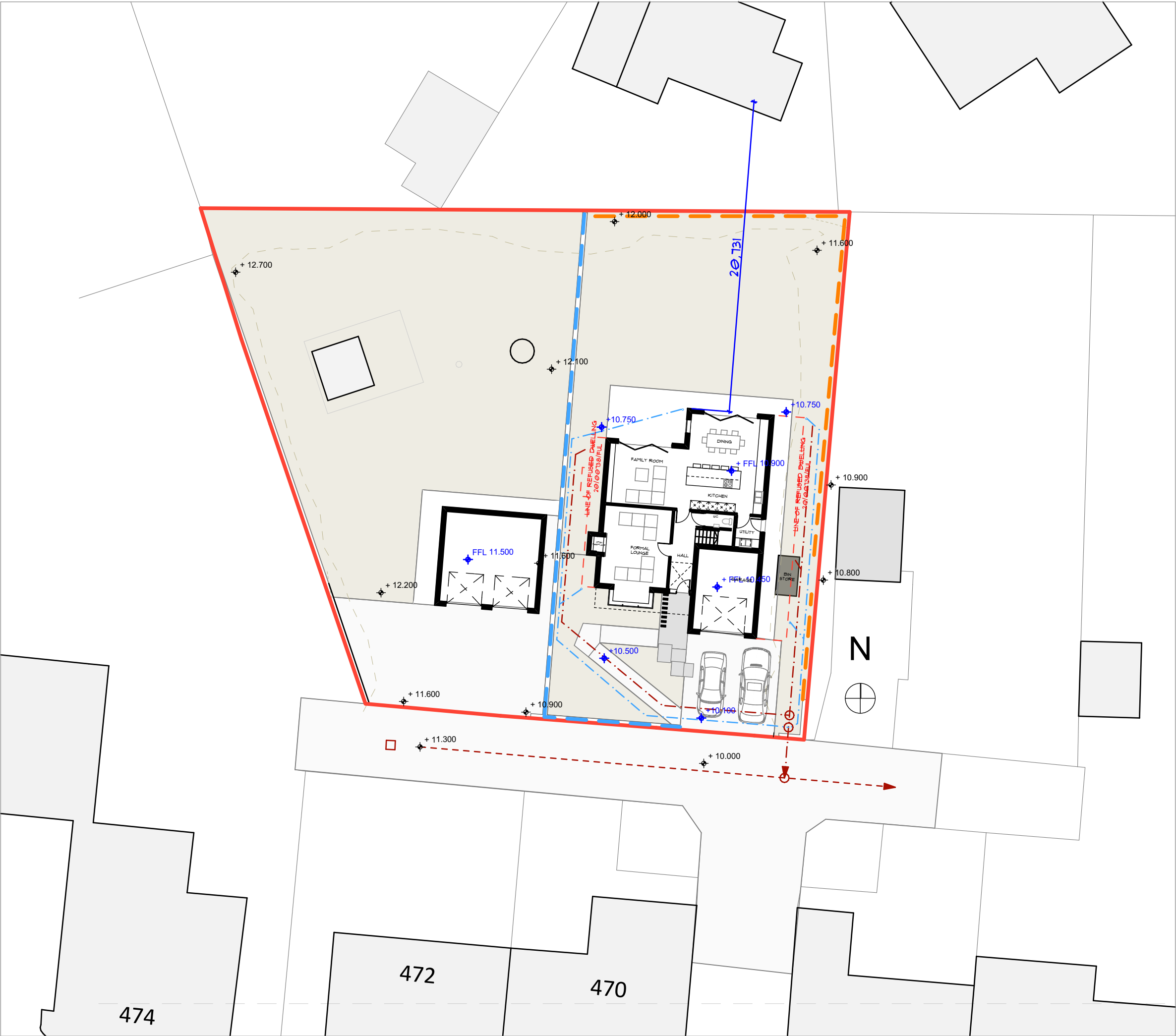




Hatch denotes area of Tarmac vehicle hardstanding drained to road gullies

Denotes area of grass.

Denotes area of paving around dwelling. To be yorkshire stone to match new house

Denotes areas of new landscaping

Denotes new foul drainage

Denotes new Surface Water Drainage

Denotes area of existing / proposed timber fence to be 1.0m high.

Denotes area of existing / proposed timber fence to be 1.8m high.

Please note that due to the distance from the building there is no room to install any soakaways on site. As the soakaway needs to be 5m from the building.

**NOTES**  
Below ground drainage to be 100mm diameter Wavin Osmadrain pipe or equal approved laid to minimum 1:40 (Foul) 1:60 (Surface) falls and in accordance to manufacturer's instructions. unless noted otherwise on drawings.

All drains passing through walls to pass through above foundations and to have lintels over opening.

Drain inverts not to be below bottom of foundations except by prior approval of building inspector.

All drainage to be installed in accordance with BS8301 : 1985 code of practice for building drainage.

External Walls:  
Tumbled Yorkshire stone with recessed joints and white render finish

Roof  
Slate tiles

Doors and Windows  
UPVc Colour Grey



|        |                                        |          |
|--------|----------------------------------------|----------|
| Rev. D | Refused scheme size indicated          | 25.08.20 |
| Rev. C | Scheme reduced in size.                | 18.05.20 |
| Rev. B | Scheme updated for planning submission | 12.02.20 |
| Rev. A | Scheme reduced to one dwelling         | 09.12.19 |

| Revision | Description |
|----------|-------------|
| Client   |             |

**Gareth Townend**

**Project**  
**New Detached Dwelling**  
472 Leeds Road  
Idle, Bradford BD10 9AA

**Drawing Title**  
Proposed Site Plan

JANUS

ARCHITECTURE

Gateway Studio, 83 Bradford Road, Idle, Bradford. BD10 9JL  
Tel: 01274 424884 Fax: 01274 424885  
E-mail: info@janusarchitecture.co.uk  
Website: www.janusarchitecture.co.uk

ARCHITECTURAL DESIGN  
PRINCIPAL DESIGNER

PROJECT MANAGEMENT  
BIM / 3D RENDERING

Drawing Status

PLANNING

Scales

1:250

Size

A3

Date

Dec 19

Drawing Number

1013 - 101

Revision

D