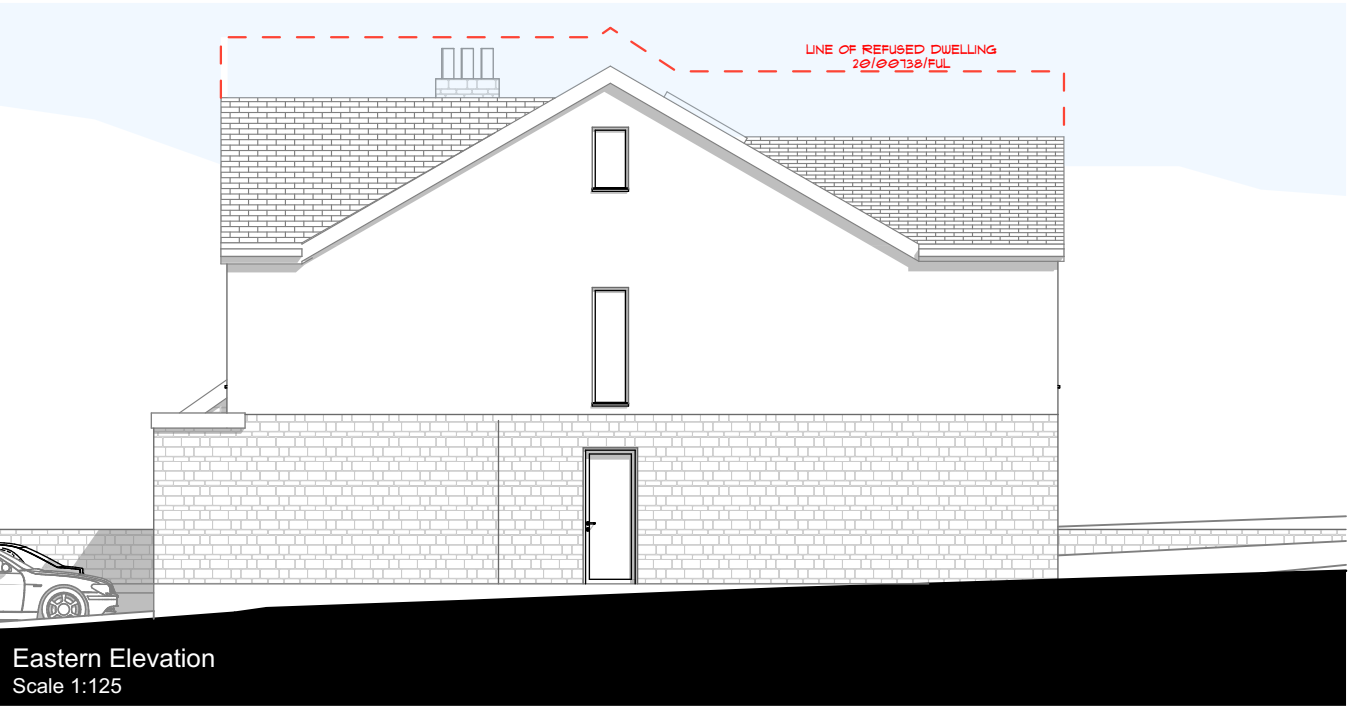




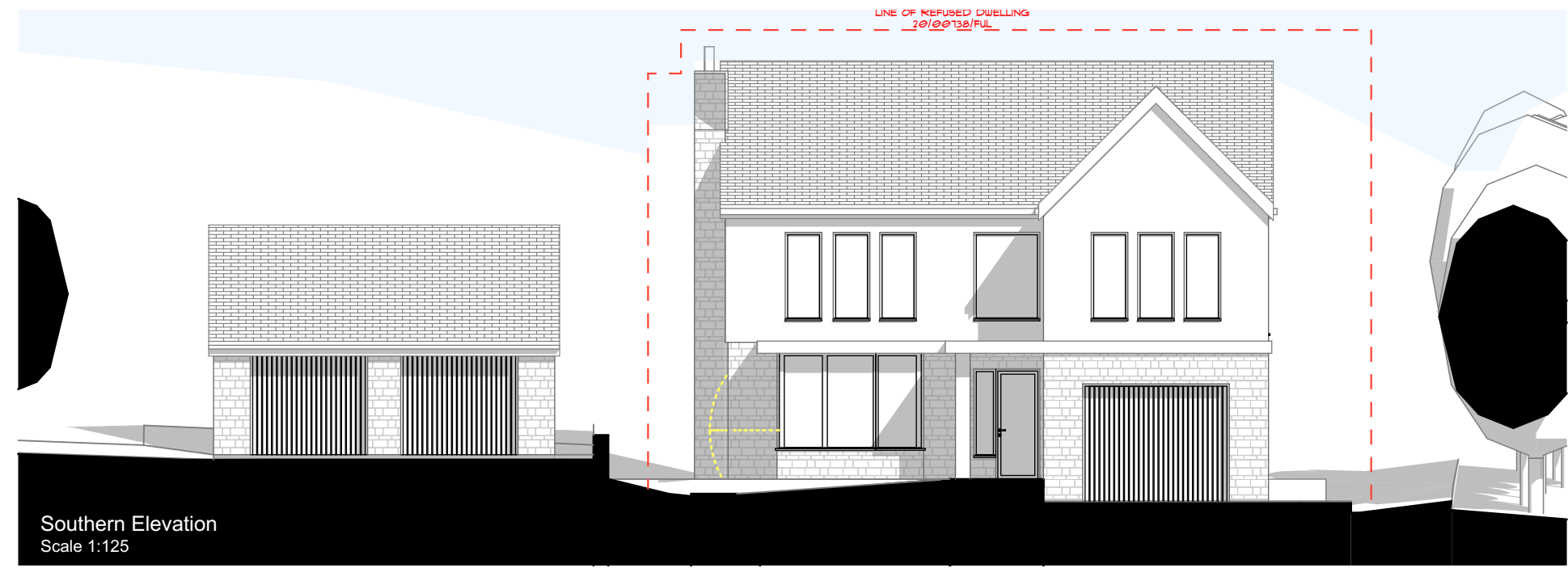
Eastern Elevation
Scale 1:125



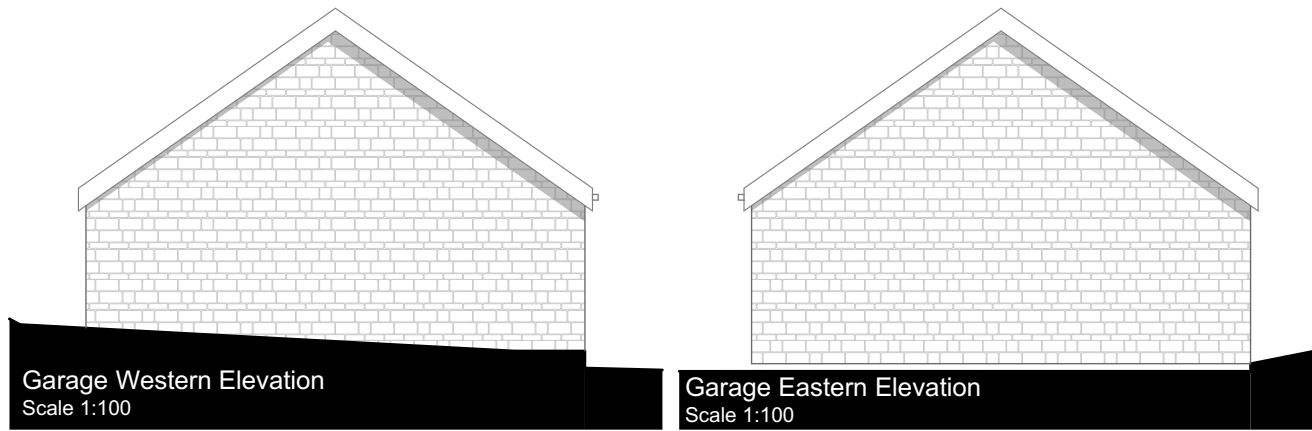
Western Elevation
Scale 1:125



Northern Elevation
Scale 1:125

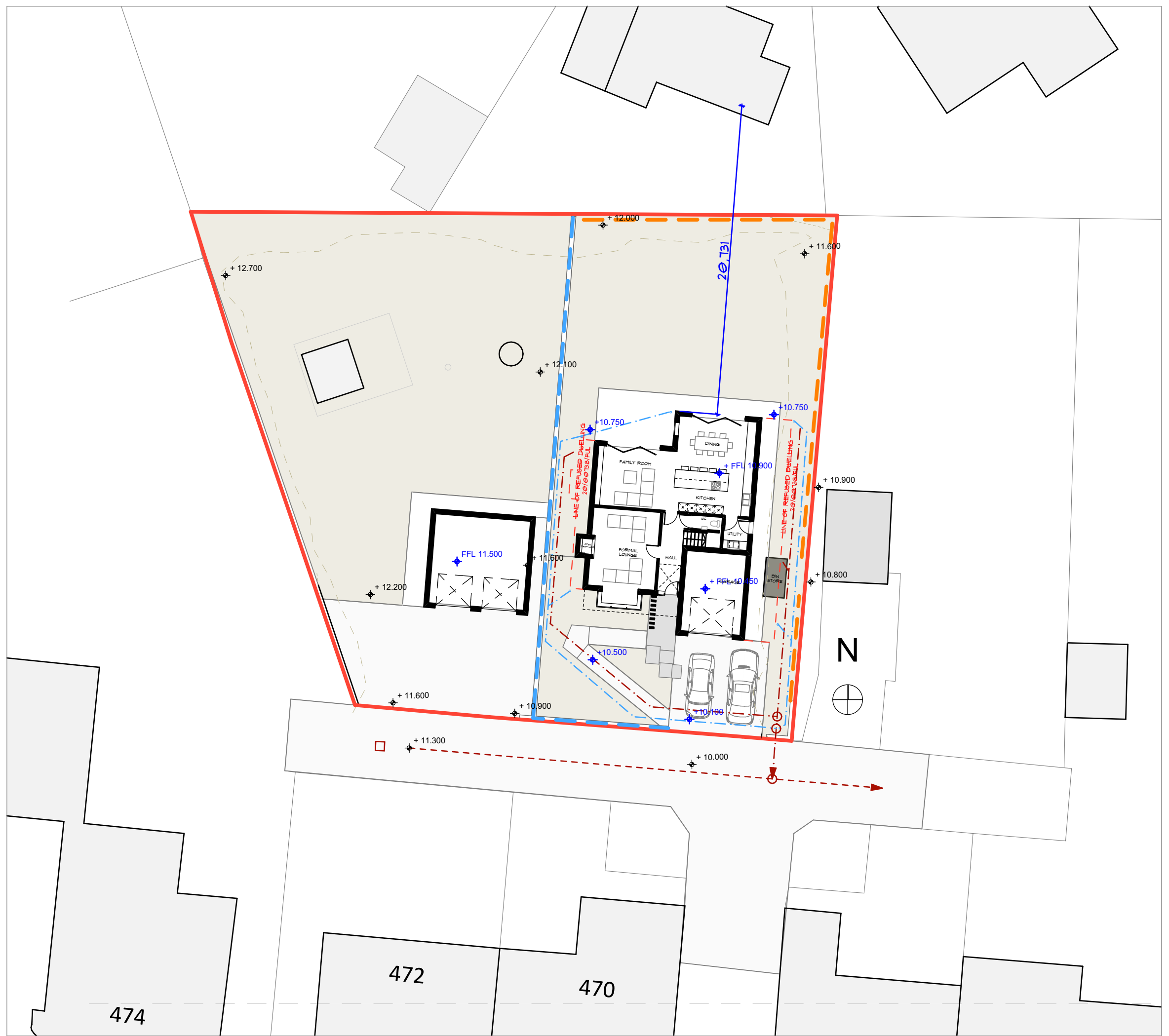


Southern Elevation
Scale 1:125



Garage Western Elevation
Scale 1:100

Garage Eastern Elevation
Scale 1:100



Proposed Site Plan
Scale 1:250

- SITE PLAN LEGEND**
- 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 soakways on site. As the soakway 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 limits over opening.

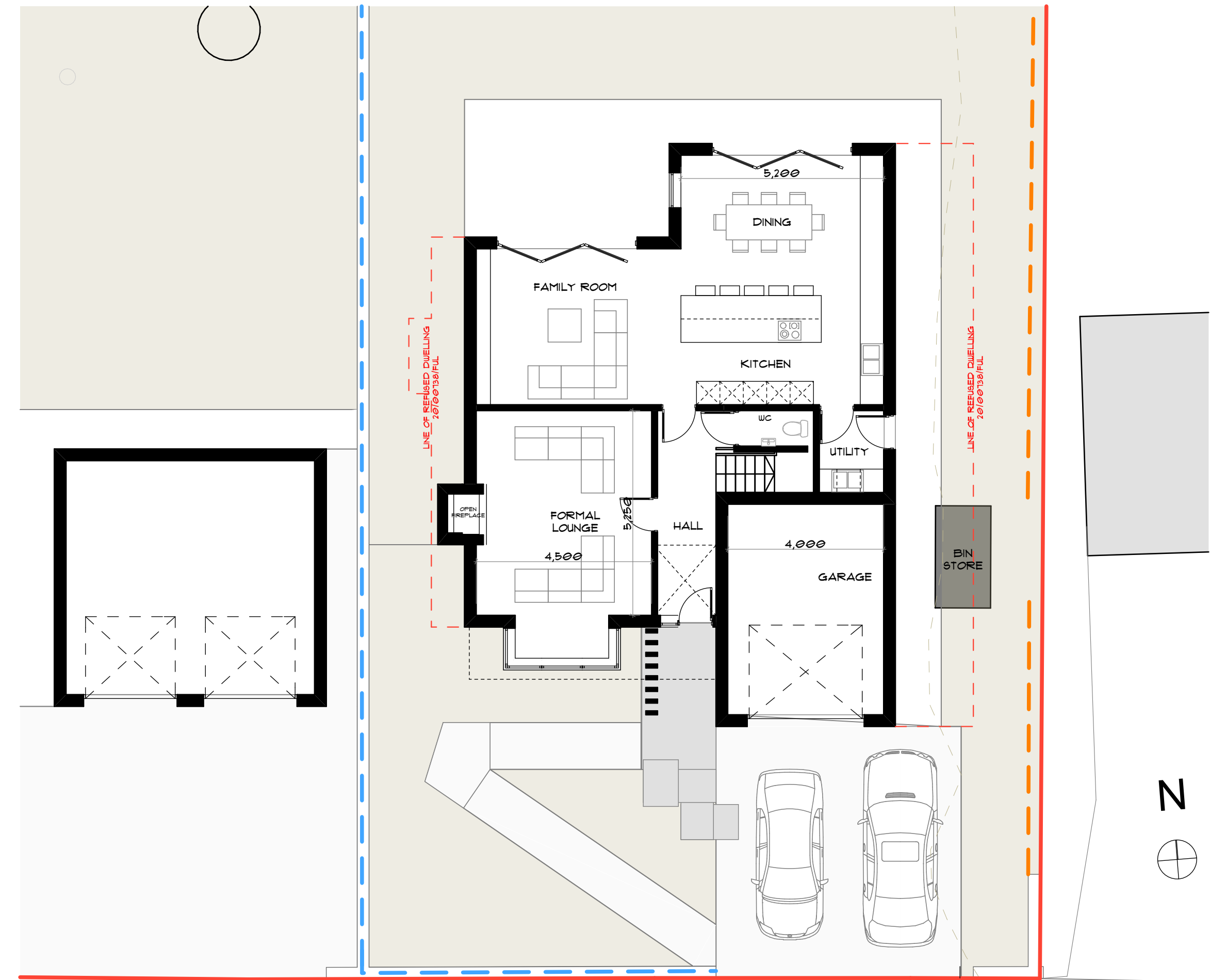
Drain inverts not to be below bottom of foundations except by prior approval of building inspector.

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

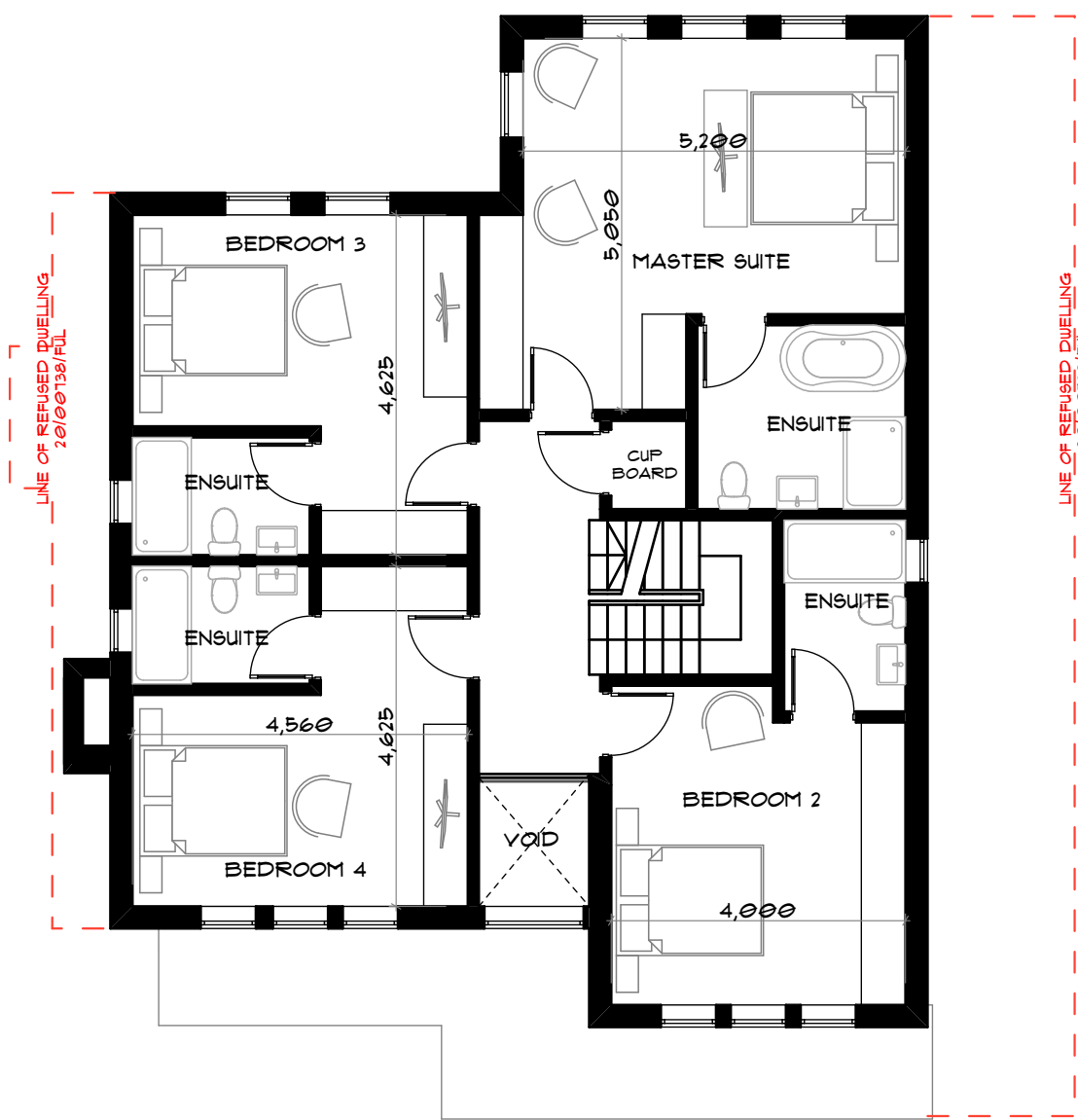
- Material Legend**
- External Walls:
Tumbled Yorkshire stone with recessed joints and white render finish
- Roof
Slate tiles
- Doors and Windows
UPVC Colour Grey



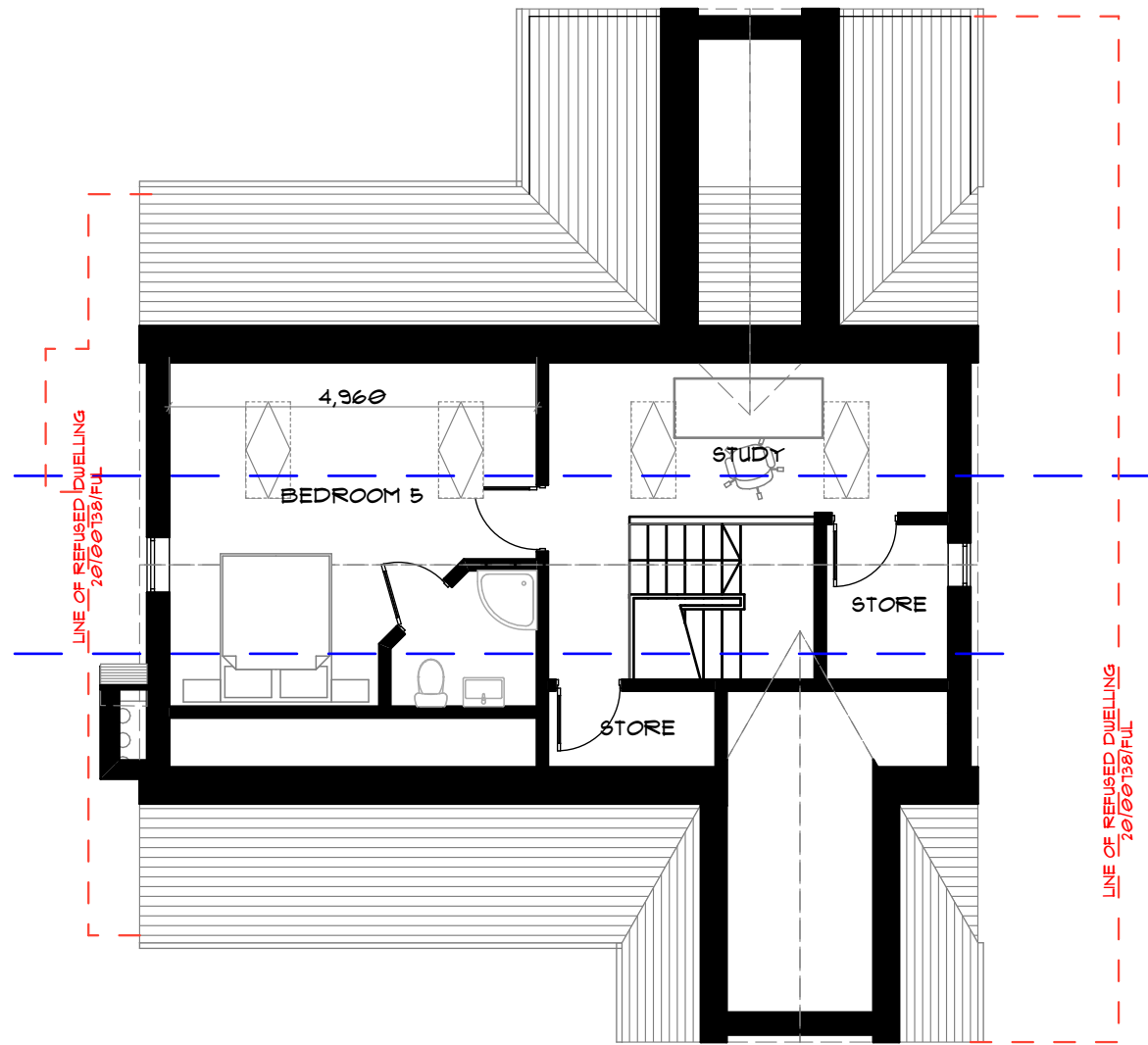
Location Plan
Scale 1:1250



Ground Floor Plan
Scale 1:100



First Floor Plan
Scale 1:100



Second Floor Plan
Scale 1:100



Revision	Description	Date
Client		

Gareth Townend

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

Drawing Title
Planning Scheme



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	Size

Various	A1	Date	Nov 20
---------	----	------	--------

Drawing Number	Revision	-
1013 - 110		