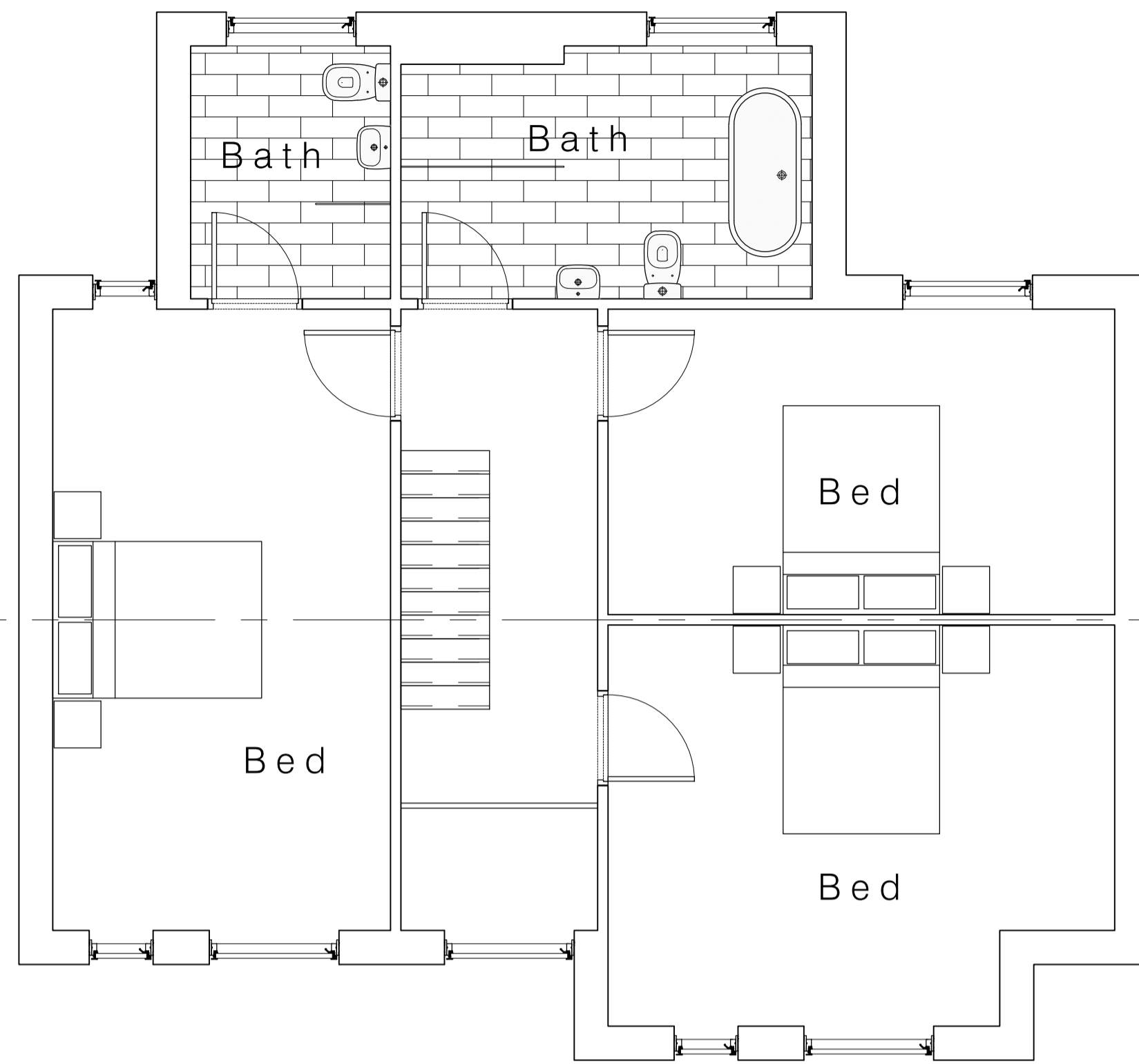
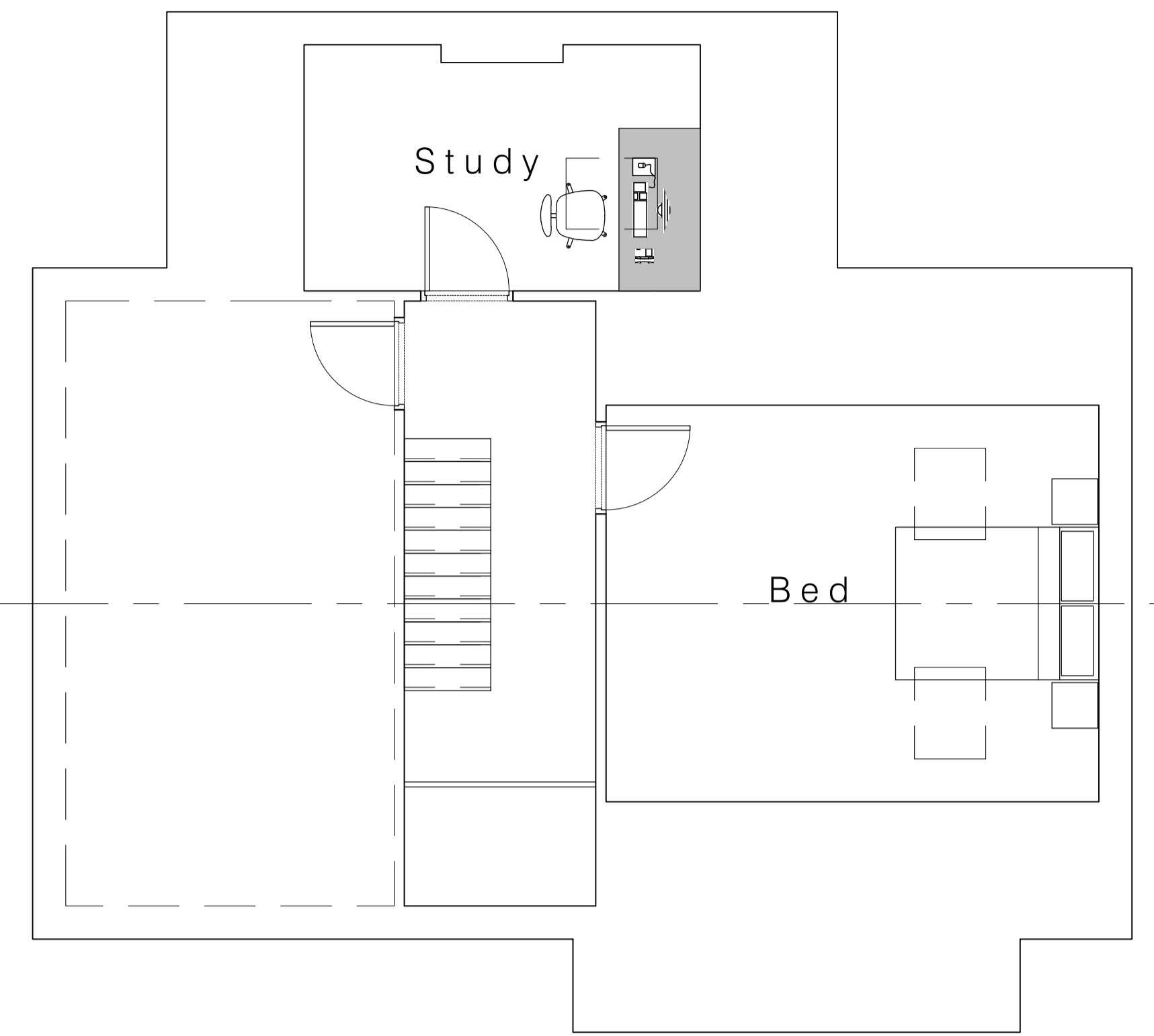


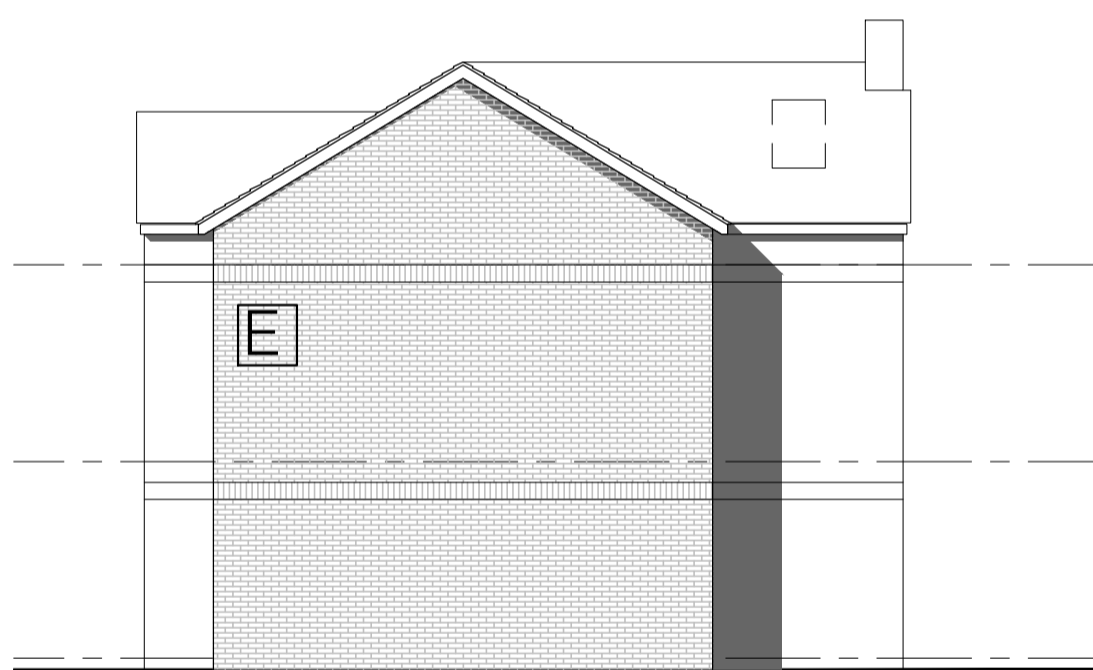
Ground Floor Plan 1: 50



First Floor Plan 1: 50



Second Floor Plan 1: 50



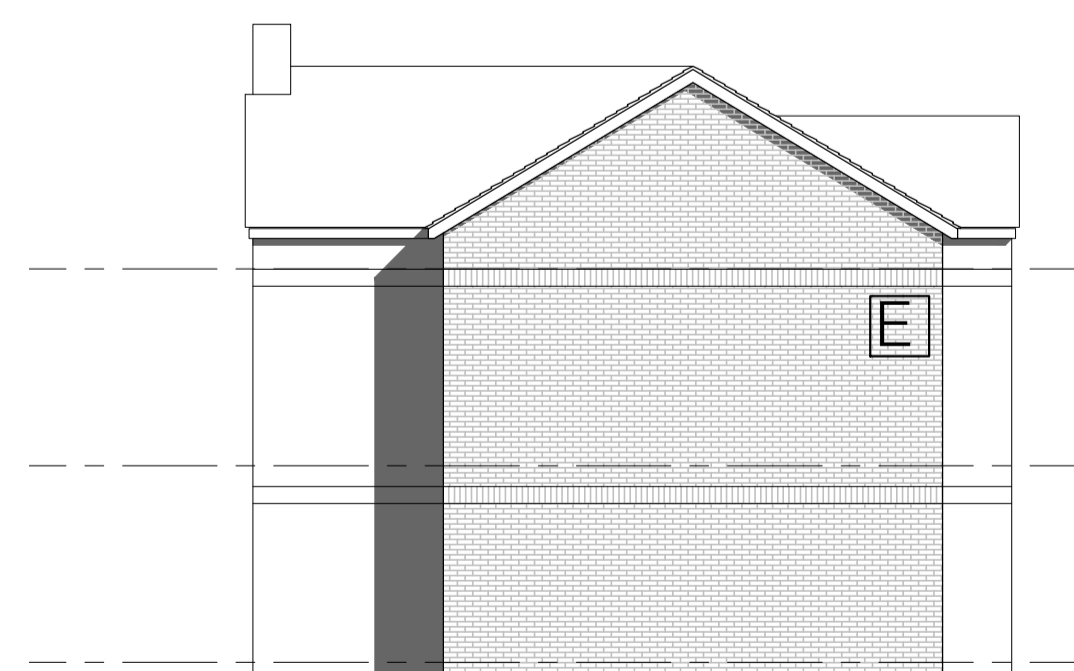
1_Side Elevation 1: 100



2_Front Elevation 1: 100



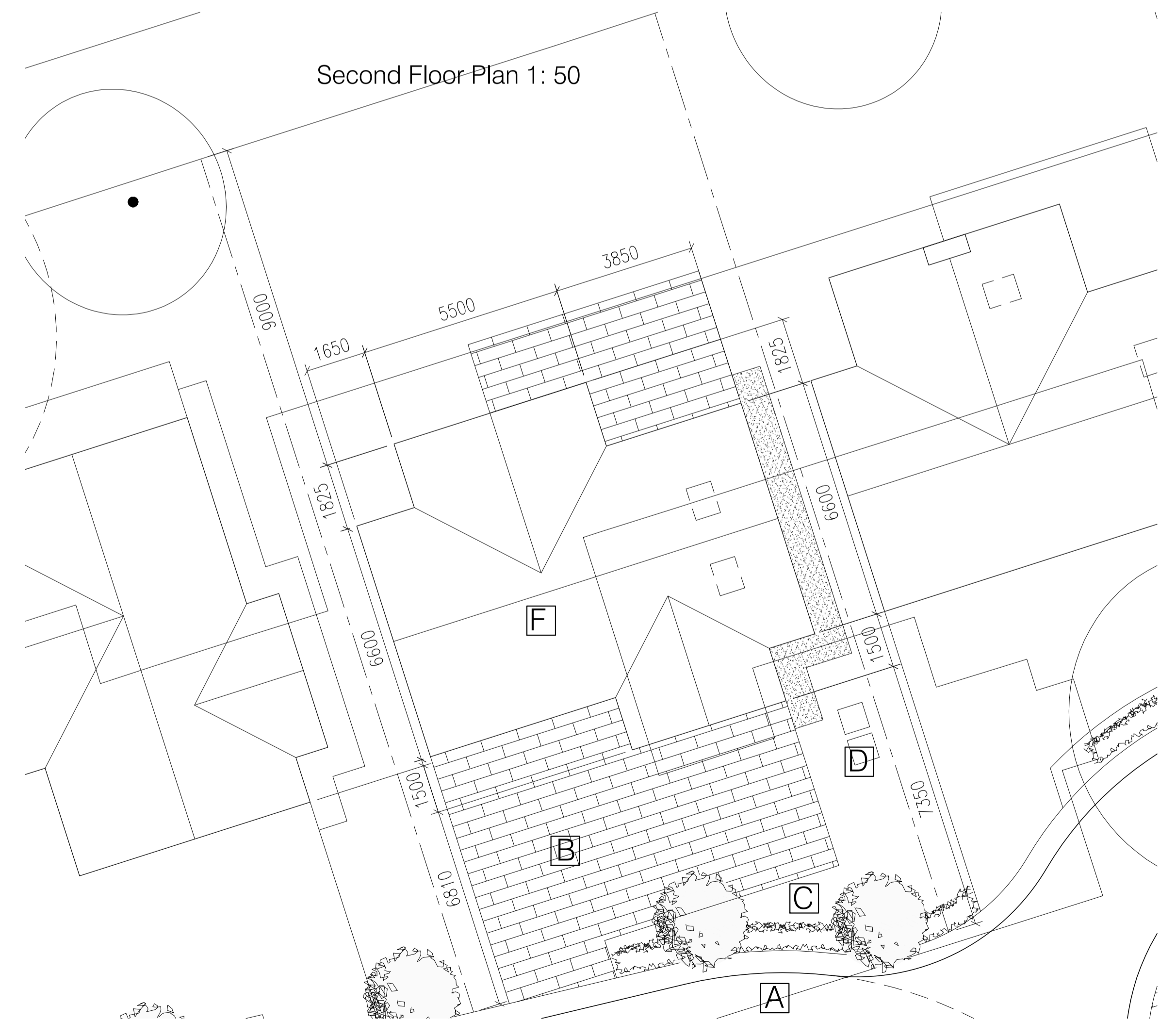
3_Rear Elevation 1: 100



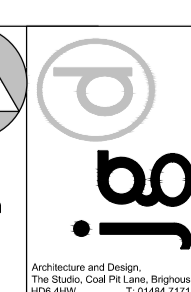
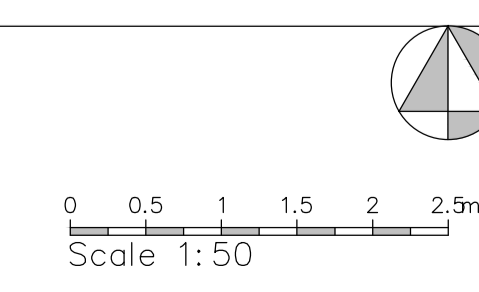
4_Side Elevation 1: 100

Plot 15:
 Site area_ 327.8sqm
 4 bedroom detached property:
 Footprint 92.1sqm
 Total net internal area (excl. garage)_ 194.7sqm

Key:
 A Access Road as Highway Engineer detail - nominally 5.5m wide with 600mm margins
 B Vehicular apron with contrasting paving materials to be permeable in accordance with DCLG Guidance
 C Landscaped private areas as specialist detail
 D Refuse/ recycling storage
 E Brickwork cavity wall construction with string course detailing
 F Artificial slate roof with Velux style rooflights installed in-line with manufacturer's recommendations
 G Single ply roofing with kerb to proprietary rooflight
 H Tilt and turn style composite windows
 I Feature glazed entrance slot with boarded verzie front door with level approach and threshold
 J Slim profile sliding doors providing access to external spaces
 K Up and over aluminium garage door colour coated to match windows



Site Plan 1: 100



Project	Proposed residential development at former Combs Hostel site, Hall Lane, Thornhill
Client	YT Developments Ltd, Tadis House, Wesley Place, Wellington Road, Dewsbury, WF13
Dwg Title	(17519)15_Plot 15
Scale	1: 50, 100, 200 @ A1
Date	June 17

Drawings based on Ordnance Survey (Streetwise License No 100047474) and preliminary survey - design and drawing content subject to further Site Surveys, Structural Survey, Site Investigations, Planning and Statutory Requirements and Approvals.	Rev. Des.	Date
Combs Hostel		