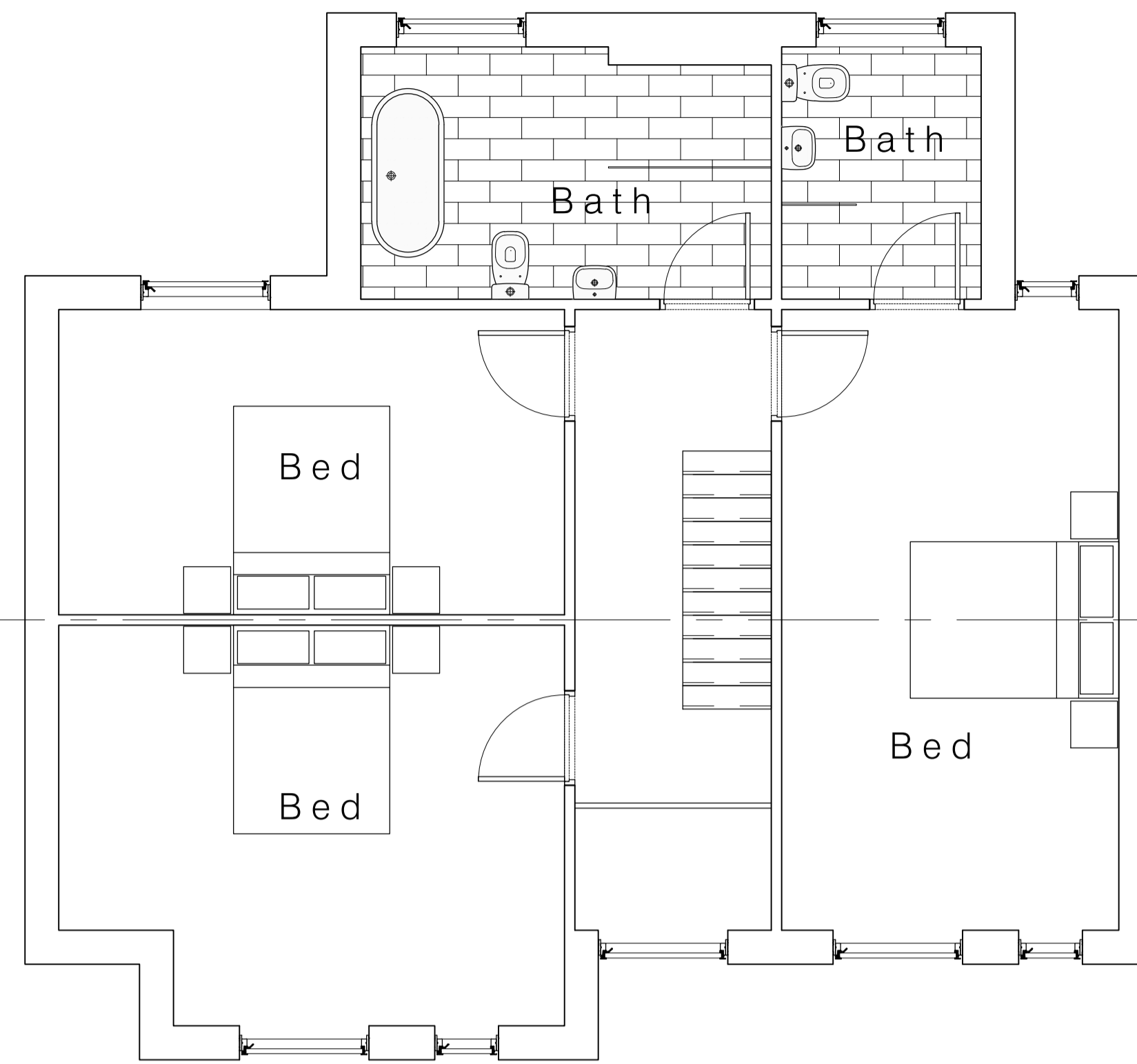
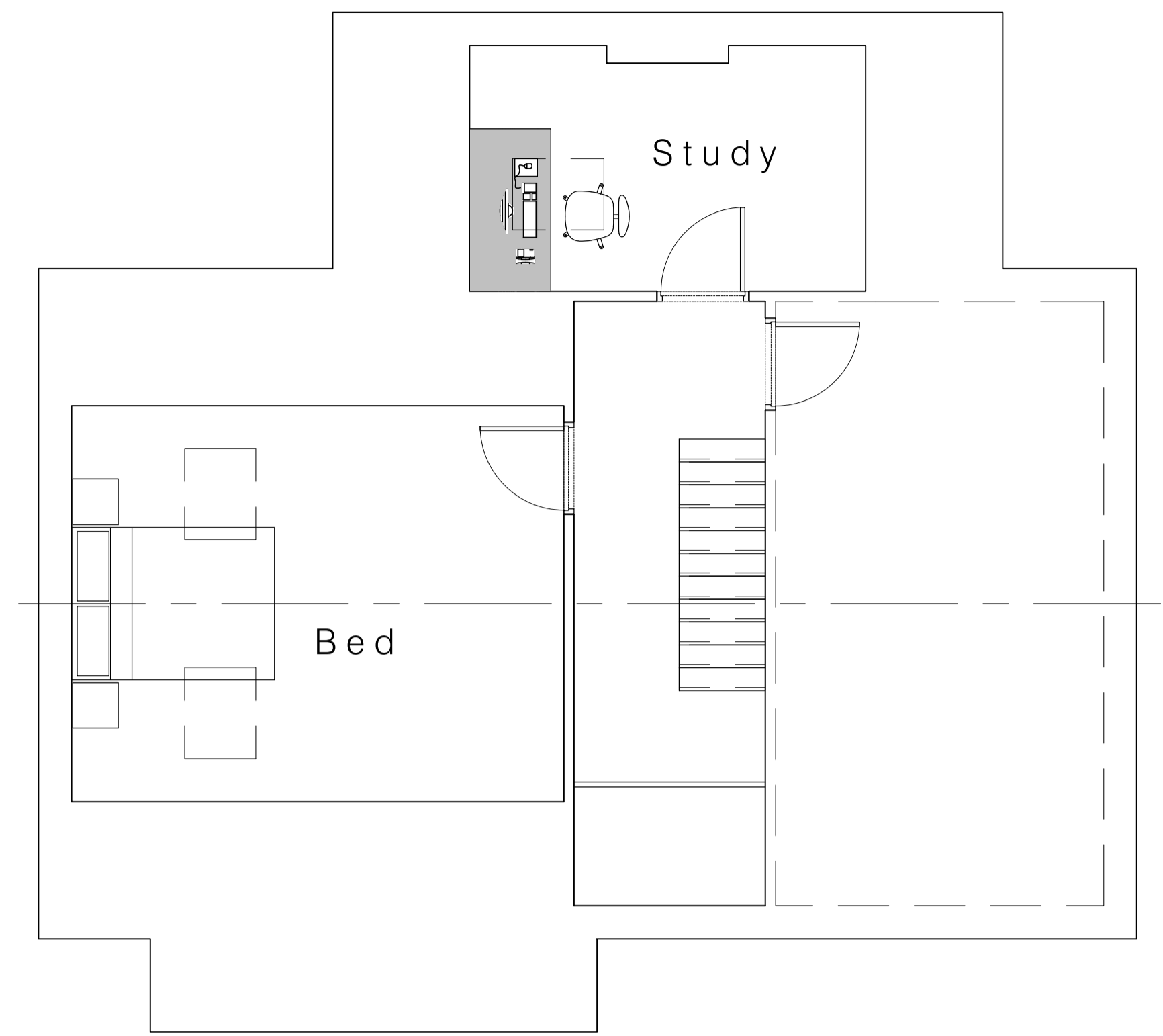


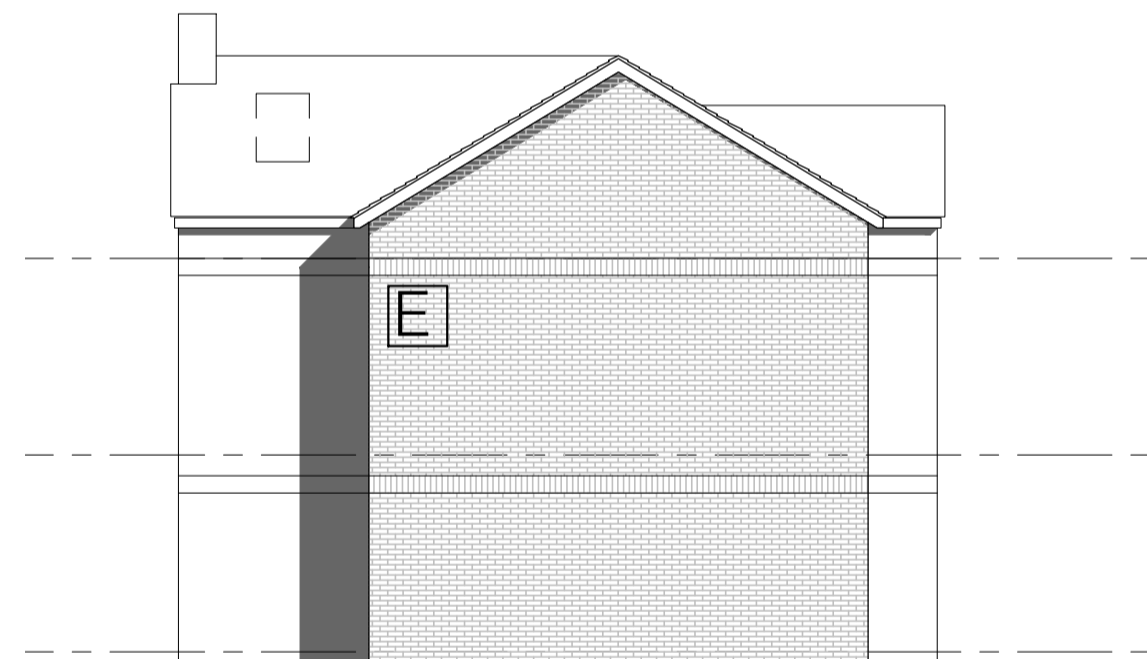
Ground Floor Plan 1: 50



First Floor Plan 1: 50



Second Floor Plan 1: 50



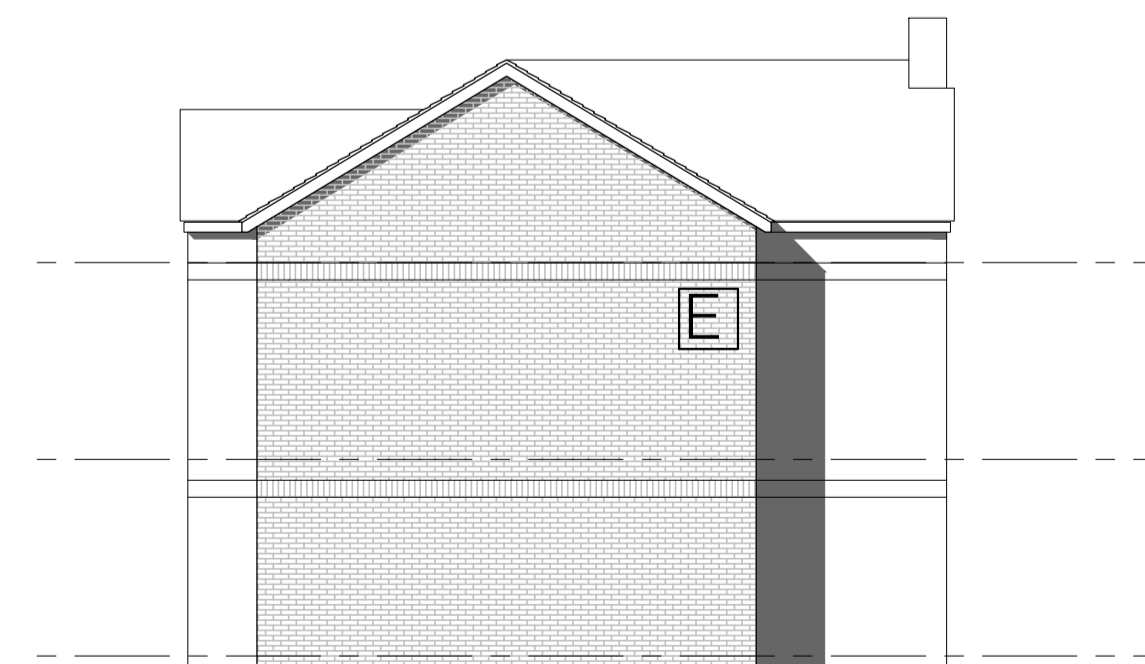
1_Side Elevation 1: 100



2_Front Elevation 1: 100



3_Rear Elevation 1: 100



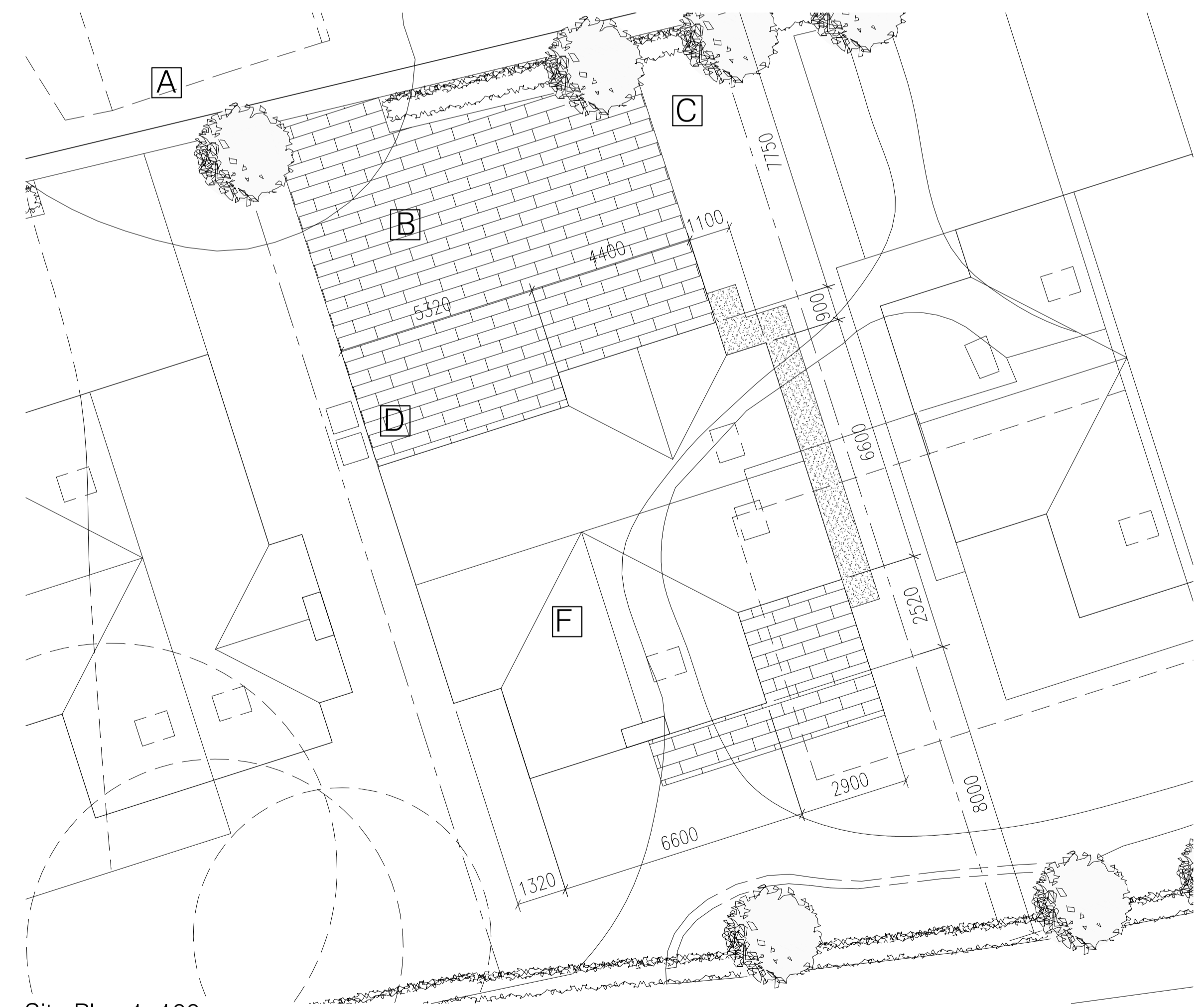
4_Side Elevation 1: 100

Plot 24:

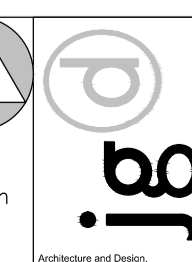
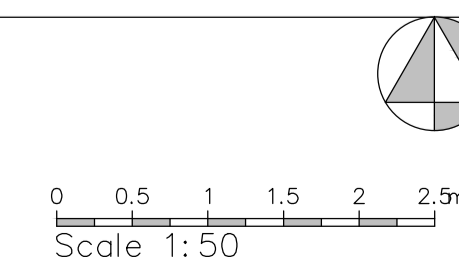
Site area_	325.7sqm
4 bedroom detached property:	
Footprint_	92.1sqm
Total net internal area (excl garage)_	194.7sqm

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 1HD
Dwg Title	(17519)24_Plot 24
Scale	1: 50, 100, 100 @ 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		