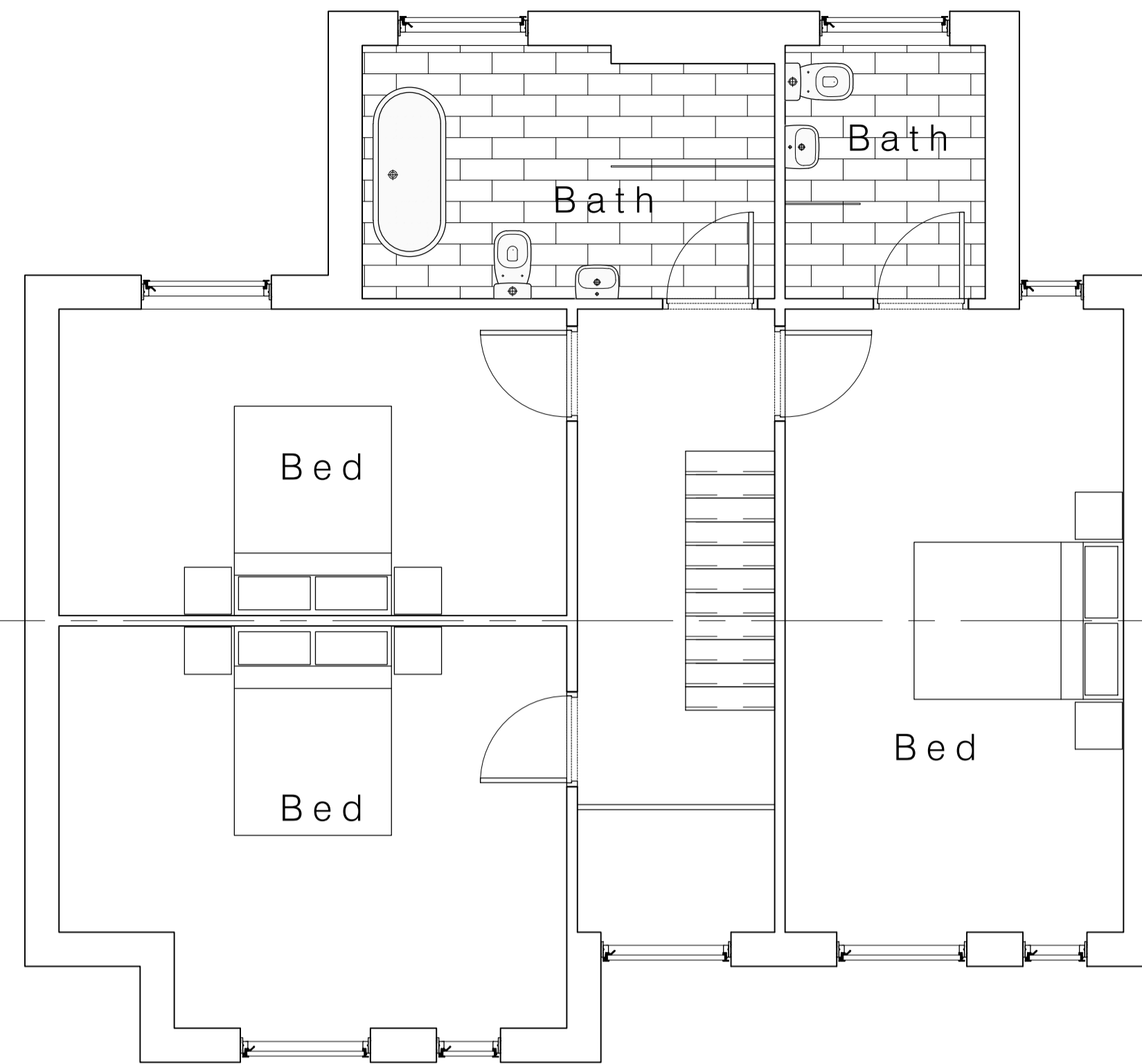
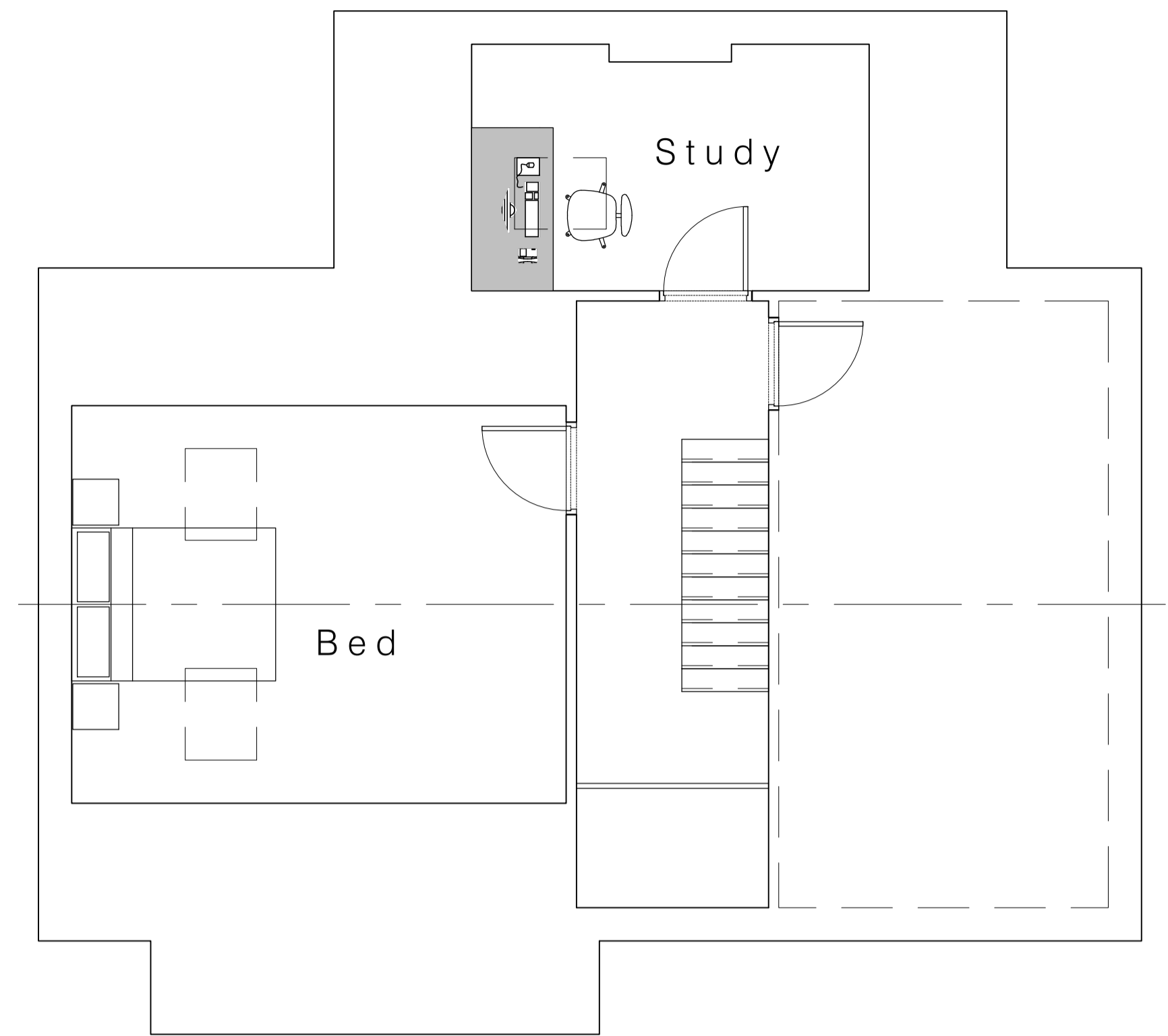


Ground Floor Plan 1: 50



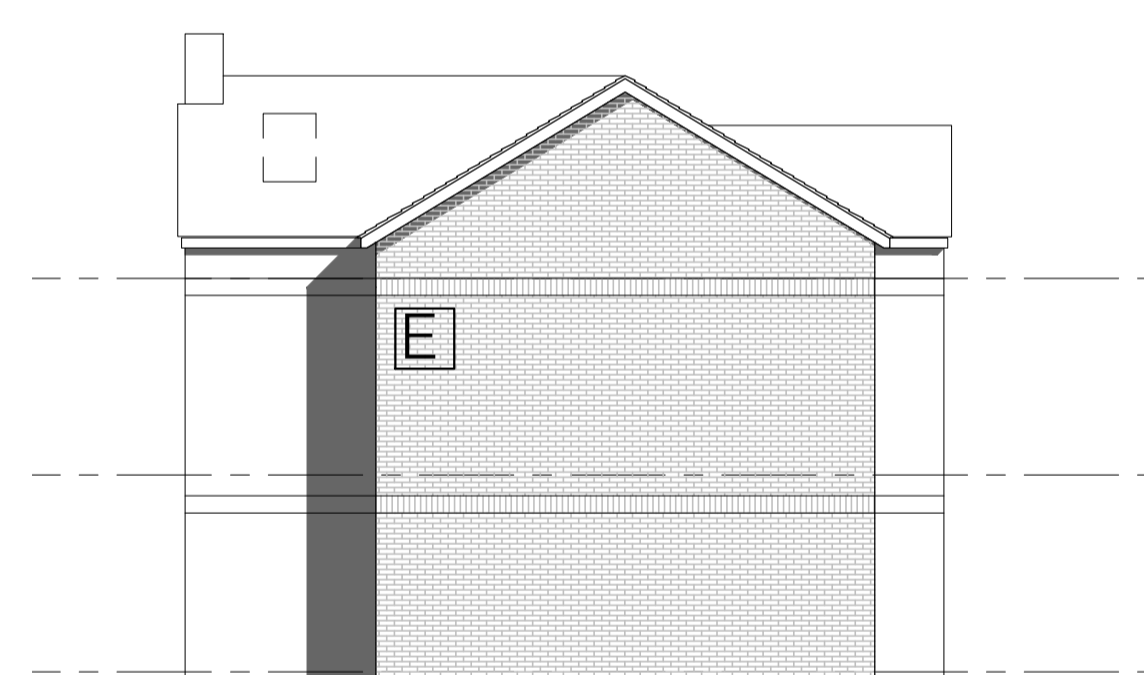
First Floor Plan 1: 50



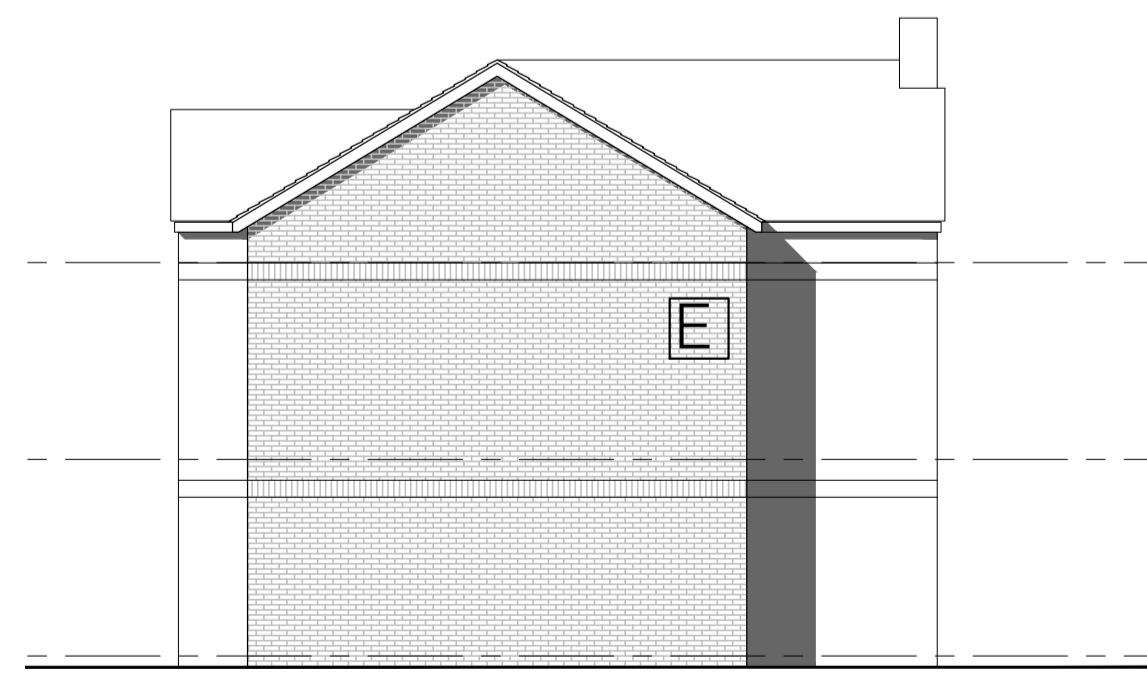
Second Floor Plan 1: 50



1_Side Elevation 1: 100



2_Front Elevation 1: 100

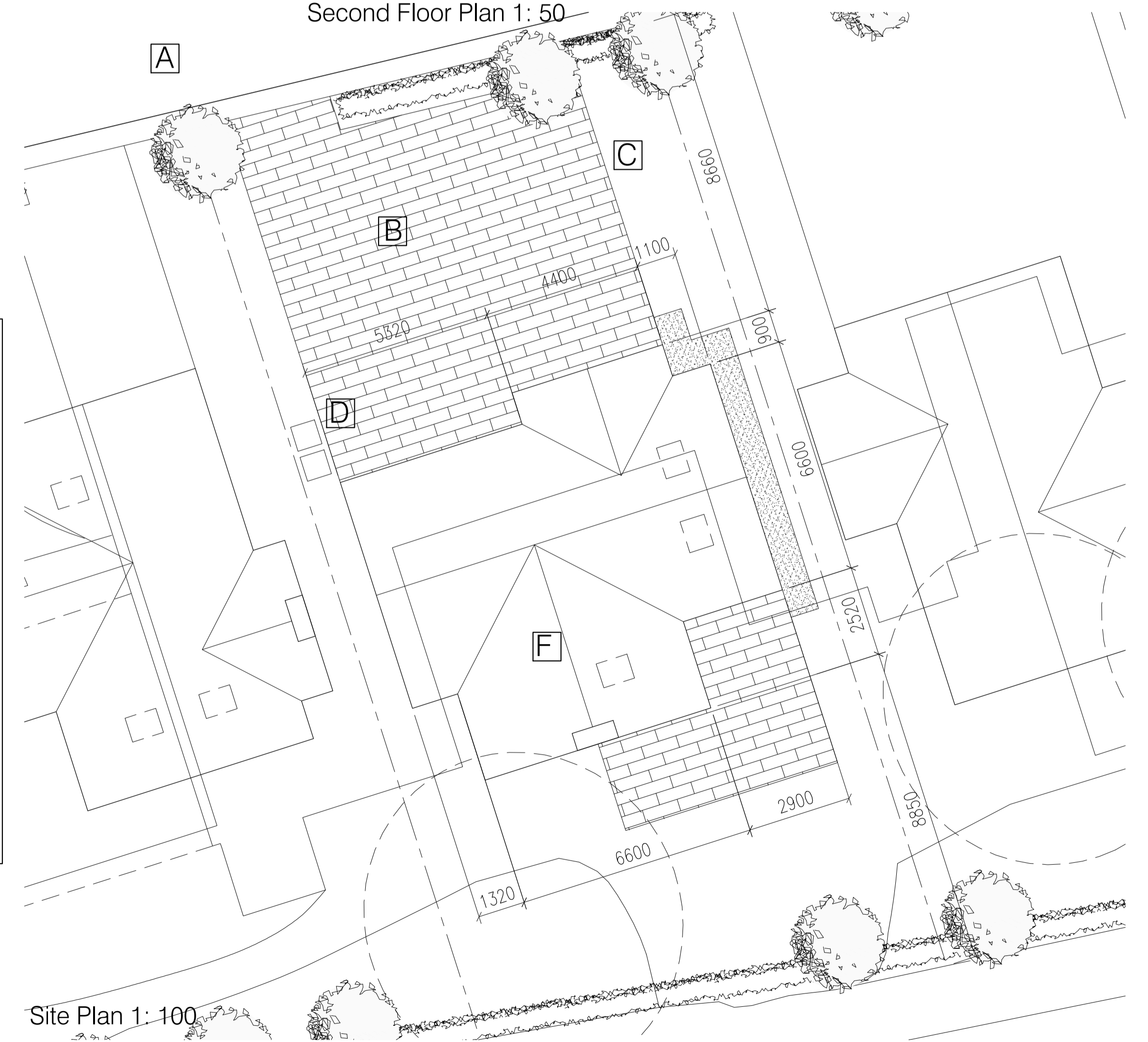


3_Rear Elevation 1: 100

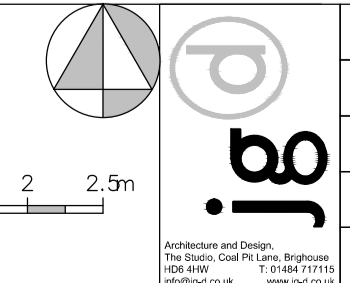
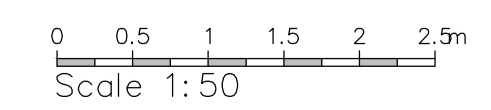


4_Side Elevation 1: 100

Plot 22:	
Site area_	352.7sqm
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 verisize 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)22_Plot 22
Scale	1: 50, 100, 100 @ A1
Date	June 17