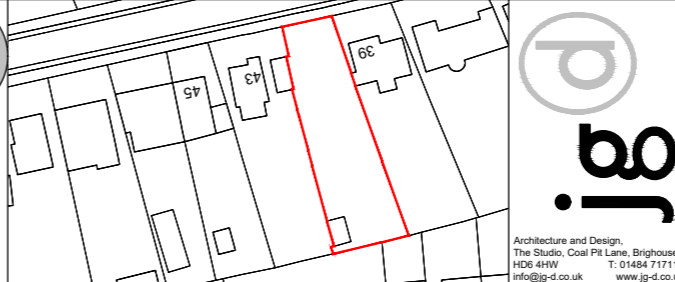
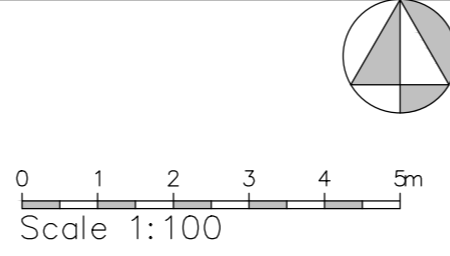




- Notes:
- A\_ Glebe Gate
  - B\_ Single Storey detached garage associated with 43 Glebe Gate
  - C\_ Existing boundary wall and hedging
  - D\_ Grass verge and footpath
  - E\_ Proposed new opening and dropped kerb from Highway linked to parking apron undertaken in accordance with MHCLG note on the permeable paving of front gardens
  - F\_ Proposed 3 bed dwelling house
  - G\_ Paved perimeter footpath and low level planting linked to patio area
  - H\_ Landscaped garden with amenity lawns, gravel walkway and perennial planting all as specialist detail
  - I\_ Refuse/recycling storage
  - J\_ Close boarded timber fencing above existing dwarf walling to define plot
  - K\_ Outline of existing ancillary buildings to be demolished shown dotted
  - L\_ Brickwork plinth to match adjacent houses with projecting string course
  - M\_ Ash White Silicon Refractor with expansion joints as manufacturers recommendations
  - N\_ Pvc-U windows and doors in openings formed in walling as SE detail
  - O\_ Bay Feature with slatted vertical cladding
  - P\_ Seamless metal gutters and downpipes linked to S/W drainage
  - Q\_ Interlocking concrete tile roof covering to match existing
  - R\_ Ramped approach and entrance door with level threshold
  - S\_ Feature timber straight flight stair with return landing
  - T\_ Store area with oversized external access
  - U\_ Island Kitchen as specialist detail
  - V\_ En-suite bathroom with sanitaryware linked to new drainage
  - W\_ Built-in furniture as specialist detail
  - X\_ Proposed drainage connection subject to Yorkshire Water approval
  - Y\_ Refuse presentation point
  - Z\_ Proposed Habitat enhancement
    - i\_ Schwegler 1FR Bat tube
    - ii\_ Schwegler 17A Swift triple cavity nest box
    - iii\_ Butterfly Bush *Buddleja davidii*
    - iv\_ Hedgehog access point

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.



Project	Proposed new dwelling at land adjacent 43 Glebe Gate, Thornhills WF12 0JX
Client	Mr & Mrs M Lightowler, 30 Glebe Gate, Thornhills WF12 0JX
Dwg Title	(25440)3_Site Plan
Scale	1:100 @ A1
Date	May 26