

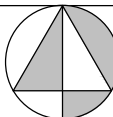


- Notes:
- A. Glebe Gate
 - B. Single Storey detached garage associated with 43 Glebe Gate
 - C. Existing boundary wall and hedging removed
 - D. Grass verge and footpath
 - E. Proposed new opening and dropped kerb from Highway linked to parking apron undertaken in accordance with MHCLG note on the permeable 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 Refrider 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.

A Parking revised as planning requirements Aug 26
Rev. Des. Date

0 1 2 3 4 5m
Scale 1:100



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		A
Date	May 26		