

**Pineheath
80 Cornwall Road
Harrogate
HG1 2NG**



RESIDENTIAL DEVELOPMENT OPPORTUNITY

A unique and rare opportunity to purchase this historic detached property located in the popular and sought after Duchy area, with planning permission granted for development into 10 apartments.

For Sale by Private Treaty

Guide Price £1.65 million

T: 01423 523423

Regent House, 13-15 Albert Street, Harrogate HG1 1JX
E: harrogate@carterjonas.co.uk

carterjonas.co.uk

GENERAL COMMENTS

Pineheath is a substantial detached Duchy house which was originally constructed in the late 1890s and was formerly the home of Sir Dhunjibhoy and Lady Bomanji, shipping magnates, socialites and philanthropists who had strong links to Harrogate.

Pineheath occupies a lovely position towards the top end of Cornwall Road, in a highly desirable residential area, close to the Valley Gardens and Pine Woods. The town centre is within walking distance and provides a wide variety of shops and restaurants together with excellent transport connections further afield.

PLANNING COMMENT

Planning consent for the conversion of Pineheath into 10 apartments was granted in October 2016 – Decision notice 16/02766/FULMAJ. A copy of the decision notice is included within these particulars. The conversion of the former chauffeur's garage has already been completed so the permission is deemed to be extant (ie. in perpetuity). This is a majority demolition granted development opportunity. Further information can be provided on request.

A breakdown of the proposed apartments and their approximate sizes are illustrated below.

| | Beds | Sqft | Sqm |
|--------------|------|--------|-----|
| Apartment 1 | 2 | 1,054 | 98 |
| Apartment 2 | 2 | 1,130 | 105 |
| Apartment 3 | 2 | 1,280 | 119 |
| Apartment 4 | 2 | 1,130 | 105 |
| Apartment 5 | 2 | 979 | 91 |
| Apartment 6 | 2 | 904 | 84 |
| Apartment 7 | 2 | 1,097 | 102 |
| Apartment 8 | 2 | 893 | 83 |
| Apartment 9 | 2 | 1,140 | 106 |
| Apartment 10 | 2 | 796 | 74 |
| | | 10,403 | 967 |

A significant amount of information and associated plans are available on North Yorkshire County Council planning portal – the decision notice number is 16/02766/FULMAJ.

Please note that the property has been empty for a number of years, is in a derelict condition and is protected by security hoardings. Due to its poor condition, it is not possible to permit access to the interior of the property. A roadside inspection is possible.

For more detailed information, please contact Tony Wright at Carter Jonas.

Tel: 01423 523423

Email: Tony.Wright@carterjonas.co.uk



Working for you

Mr J Shaw
c/o Townscape Architects Ltd
Mr N Silcok
The Studio
9A Albert Street
Harrogate
HG1 1JX

Your Ref: PP-05260248

NOTICE OF DECISION ON PLANNING APPLICATION

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: Conversion and extension to Pineheath and former chauffeur's garage to form 12 apartments, to include removal of extensions, demolition of greenhouse, installation of replacement roof to garages/workshop, access alterations with gateposts and gates, and alterations to fenestration to include installation of dormer windows and roof lights.

LOCATION: Pineheath 80 Cornwall Road Harrogate HG1 2NE

APPLICANT: Mr J Shaw

Harrogate Borough Council being the Local Planning Authority for the purposes of the application received on 4 July 2016 for Full Planning Permission, as described above, have resolved to

GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS.

The conditions to which the permission is subject are as follows:

- 1 The development hereby permitted shall be begun on or before 18.10.2019.
- 2 The development shall be carried out in accordance with the approved plans and as modified by the conditions of this permission:

P101 Rev C Pineheath Existing and Proposed Site Plans
P102 Rev A - Pineheath Existing Plans
P103 Rev B - Pineheath Proposed Plans

P104 Rev B - Pineheath Existing Elevations
P105 Rev B - Pineheath Proposed Elevations
P106 Rev A - Existing Coach House Plans and Elevations
P107 Rev B - Coach House Proposed Plans and Elevations
Site location plan

- 3 Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements
 - a. The existing access shall be improved by widening the existing access sufficiently to a minimum width of 3 metres by Standard Detail E6 to the satisfaction of the Highway Authority, and a signage scheme provided using traffic signs that confirm to Highway regulations.

All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.
- 4 Notwithstanding the provision of any Town and Country Planning General Permitted or Special Development Order for the time being in force, the areas shown on drawing no: P101 Rev C Pineheath Existing and Proposed Site Plans for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.
- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions, roof or dormer windows other than any expressly authorised by this permission shall be erected on the two dwellings converted from the former chauffeurs dwelling without the grant of further specific planning permission from the local planning authority.
- 6 Samples of the materials it is intended to be used externally in the construction of the roof and walls of the development hereby approved, shall be submitted for the written approval of the Local Planning Authority and the development shall not be started before any such approval. Development shall take place in accordance with the agreed details.
- 7 A detailed scheme for landscaping, including the planting of trees and or shrubs, the proposed boundary treatments (particularly to the northern boundary) and the use of surface materials shall be submitted to the Local Planning Authority and no development shall take place until the Local Planning Authority have approved a landscaping scheme; such scheme shall specify materials, species, tree and plant sizes, numbers and planting densities, and the timing of implementation of the scheme, including any earthworks required. The approved landscaping scheme shall be carried out in accordance with the agreed details and timetable.

- 8 The hedge on the eastern boundary of the site (between Pineheath and 78 Cornwall Road) shall be retained to a height of no less than 3m to the satisfaction of the Local Planning Authority.
- 9 The window frames of the development hereby permitted shall be constructed in timber and no other materials shall be used without the prior written consent of the Local Planning Authority.
- 10 Prior to the commencement of works to the belvedere, a scheme shall be provided for the written approval of the Local Planning Authority identifying areas of repair and/or replacement to the belvedere, including replacement windows. Details shall match existing where possible and a photographic survey should be provided to support any recommendations for replacement. Once agreed the works shall be carried out in strict accordance with the approved details.
- 11 Prior to commencement of development a Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS), in line with the recommendations of BS5837:2012 should be submitted to and approved in writing by the Local Planning Authority. No operations shall commence on site in connection with the development (including any demolition work, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles or construction machinery) until such time as the TPP and AMS has been formally agreed and any root protection scheme are in place and these shall be retained for the duration of the construction works.
- 12 Before any materials are brought onto the site or any development is commenced, the developer shall erect chestnut paling or similar fencing in accordance with details previously submitted to and approved in writing by the Local Planning Authority under condition 12 above, around the trees and shrubs to be retained as indicated on the approved plan. The developers shall maintain such fences to the satisfaction of the Local Planning Authority until all development, the subject of this permission, is completed. The level of land within the fenced area shall not be altered without the prior written consent of the Local Planning Authority.
- 13 To ensure continuity for tree replacements, and to ensure the right tree is located in the right location, replacement trees shall be selected from the following list;
 - o Skyrocket Oak (*Quercus robur* 'Fastigiata')
 - o Fastigate Hornbeam (*Carpinus betulus* 'Fastigiata' - 'Frans Fontaine')
 - o Silver Birch (*Betula pendula*)

A mixture of one or more of these species would be appropriate for any boundary trees lost on site. The species chosen and their location shall be submitted for the written approval of the Local Planning Authority, in consultation with the Arboricultural Officer, prior to the commencement of tree works on site.
- 14 All tree procured and planted on the site shall be in accordance with BS 8545:2014.
- 15 Prior to the start of works to the chauffeurs building, trial holes shall be hand excavated to mark out the extent of the encroachment of the proposed extensions to

that building within the Root Protection Zone of tree T58 to ensure that no roots are present. In the event that roots are present details shall be provided showing proposed foundations for the extensions. These details shall be approved in writing by the Local Planning Authority, in consultation with the Arboricultural Officer and thereafter implemented.

- 16 The proposed development shall be undertaken in strict accordance with the Method Statement which comprises section 7.2 of the bat survey report (Wold Ecology, May 2015), with at least 2 bat boxes provided on site prior to the occupation of the development.
- 17 Prior to the development commencing details of how Secured by Design principles have been incorporated into the scheme shall be submitted for the written approval of the Local Planning Authority and once approved thereafter implemented prior to occupation of any of the units hereby approved.
- 18 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced and approved in writing by the Local Planning Authority.

Where remediation is necessary a remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise approved in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

- 19 Any asbestos identified as part of redevelopment should be safely and adequately disposed of so as not to introduce asbestos as a contaminant to the proposed residential site.
- 20 Any topsoil imported onto the site for residential use shall be accompanied by a certificates from the supplier of the topsoil confirming the following:

The source of the material; The ratio of samples taken in cubic metres; The proposed analytical suite of contaminants including metals, total petroleum hydrocarbons (TPH) and speciated polyaromatic hydrocarbons (PAH) and other contaminants as deemed necessary; and the assessment criteria against which, the analytical results have been compared, to assess the suitability for a residential end use.

The certificates shall be provided for the written approval of the Local Planning Authority prior the importation of the soil onto the site.

The reasons for the conditions are shown below:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.
- 4 To ensure these areas are kept available for their intended use in the interests of highway safety and the general amenity of the development.
- 5 In the interest of residential amenity and impact on the conservation area.
- 6 In order to ensure that the materials used conform to the amenity requirements of the locality.
- 7 To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
- 8 In the interests of residential amenity.
- 9 In the interests of visual amenity.
- 10 In the interests of visual amenity and to ensure that any works are sympathetic to the character and appearance of this locally distinctive building within the Conservation Area.
- 11 To protect existing trees on the site during the construction phase.
- 12 To ensure the protection of the trees or shrubs during the carrying out of the development.
- 13 In the interests of visual amenity.
- 14 In the interest of visual amenity.
- 15 In order to comply with Saved Policy HD13 of the Harrogate District Local Plan.
- 16 In the interests of biodiversity enhancement in accordance with paragraph 118 of the NPPF.

- 17 In the interests of residential amenity and community safety in order to reduce the fear of crime.
- 18 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policies SG4 and EQ1 of the Harrogate District Core Strategy.
- 19 To ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policies SG4 and EQ1 of the Harrogate District Core Strategy.
- 20 To ensure that risks from land contamination to the future users of the land are minimised in accordance with policies SG4 and EQ1 of the Harrogate District Core Strategy.

INFORMATIVES:

- 1 You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.
- 2 In respect of Condition 17 contact details for the Police Architectural Liaison Officer are as follows:-

Mr. Mark Roberts, Architectural Liaison Officer, Telephone: 01423 539452 Fax: 01423 539473 e-mail: Mark.roberts@northyorkshire.pnn.police.uk Web: www.securedbydesign.com.

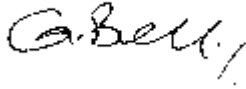
You can see the officer's report on the application by either contacting Customer Services Tel No: 01423 500600 or e-mailing customerservices@harrogate.gov.uk.

STATEMENT OF COMPLIANCE WITH ARTICLE 31 OF THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

In dealing with this planning application Harrogate Borough Council as the Local Planning Authority has adopted a positive and proactive manner. The Council offers a pre-application service for planning proposals and applicants are encouraged to undertake this. Proposals are assessed against the National Planning Policy Framework, the documents that form the Development Plan, and Supplementary Planning Documents, which have been subject to proactive publicity and consultation prior to their adoption, and are referred to in this notice of decision. Where appropriate, changes to the proposal were sought when the statutory

determination timescale allowed through seeking solutions to problems arising by liaising with consultees, considering other representations received and liaising with the applicant/agent as necessary.

Signed:



Chief Planner

Date of Decision: 18.10.2016

Date of Issue: 18.10.2016

NOTE: No consent, permission or approval hereby given absolves the applicant from the necessity of obtaining the approval, under the Building Regulations, of the District Council in whose area the proposed development is situated, or of obtaining approval under any other bye-laws, local acts, orders, regulations and statutory provisions in force, and no part of the proposed development should be commenced until such further approval has been obtained.

Discharging Conditions – A fee is payable for the discharge of conditions attached to planning and other applications. Applications must be made in writing clearly identifying the application number and the conditions. The standard application form can be used but is not mandatory. The scale of fees can be found on the planning website www.harrogate.gov.uk/planning. Please note a fee is payable for each separate request and applications should be determined within 8 weeks of a valid request being received.

NOTE TO APPLICANT/AGENT: The Borough Council posted a site notice publicising this application. If it is still on display, please remove it.

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES SET OUT OVERLEAF.

NOTIFICATION TO BE SENT TO AN APPLICANT WHEN A LOCAL PLANNING AUTHORITY REFUSE PLANNING PERMISSION OR GRANT IT SUBJECT TO CONDITIONS

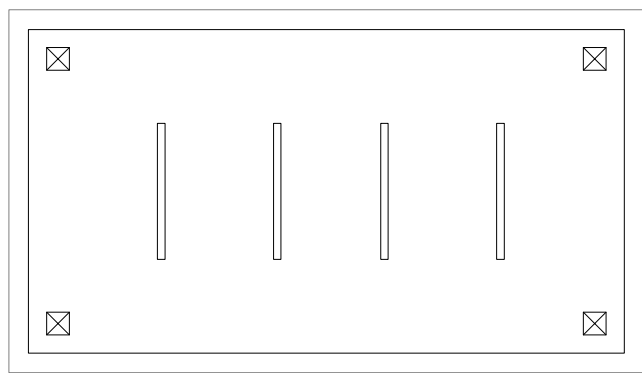
Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for Communities and Local Government under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, Tel 0303 444 5000 or visit www.gov.uk/government/organisations/planning-inspectorate. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:
 - 28 days from the date of the decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
 - 28 days from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provision of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him

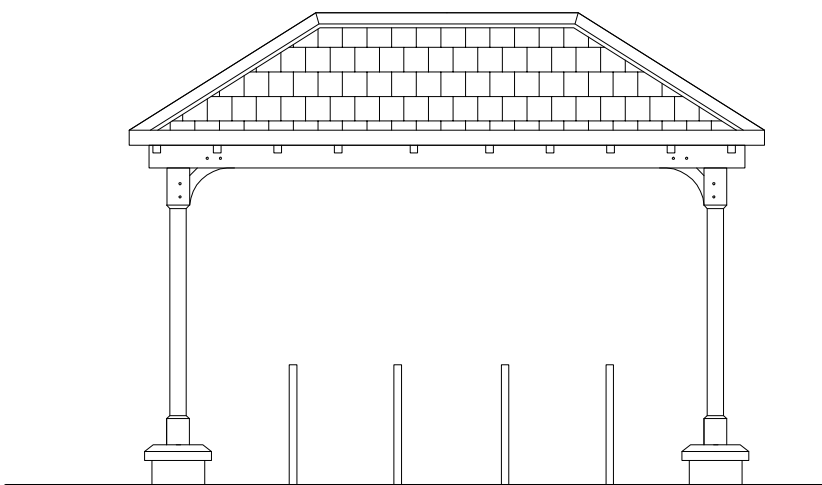
Purchase Notices

- If either the local planning authority or the Secretary of State for Communities and Local Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Borough Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

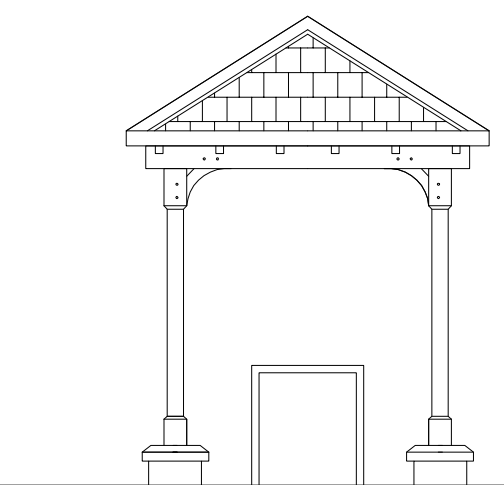




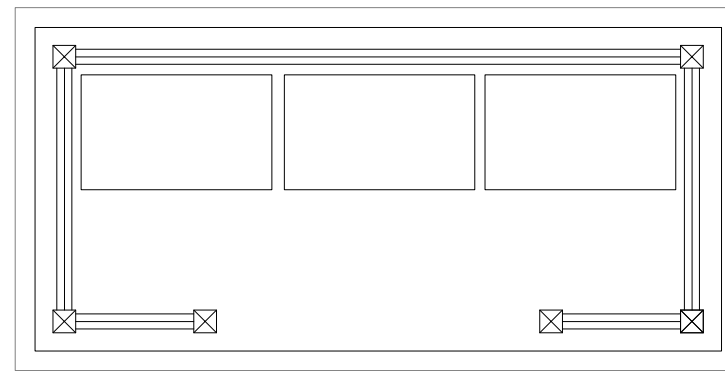
CYCLE SHELTER - PLAN
SCALE: 1:50



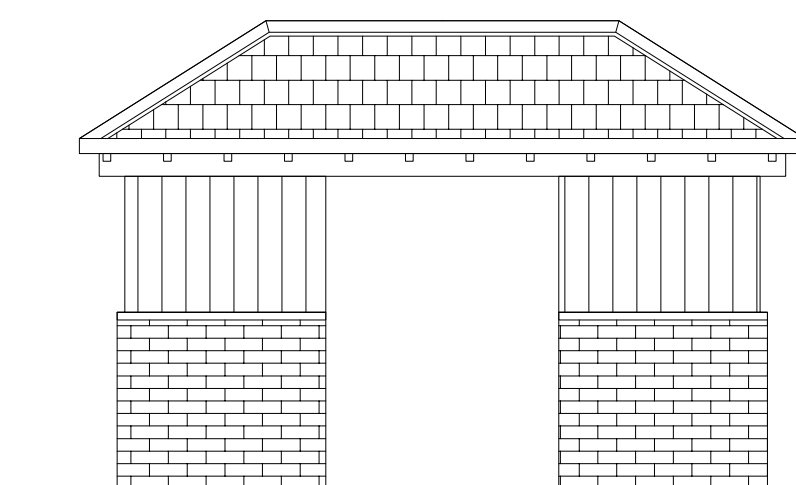
CYCLE SHELTER - FRONT AND REAR ELEVATION
SCALE: 1:50



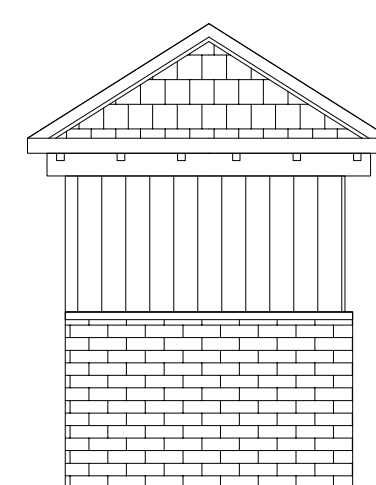
CYCLE SHELTER - SIDE ELEVATION
SCALE: 1:50



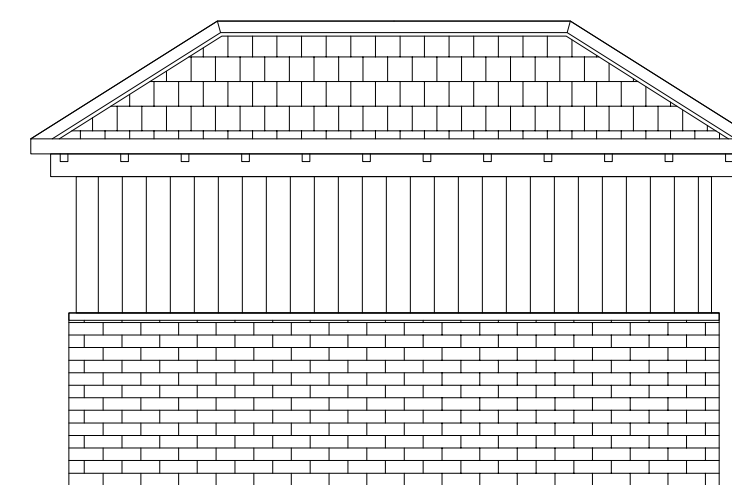
BIN STORE - PLAN
SCALE: 1:50



BIN STORE - FRONT ELEVATION
SCALE: 1:50



BIN STORE - SIDE ELEVATION
SCALE: 1:50

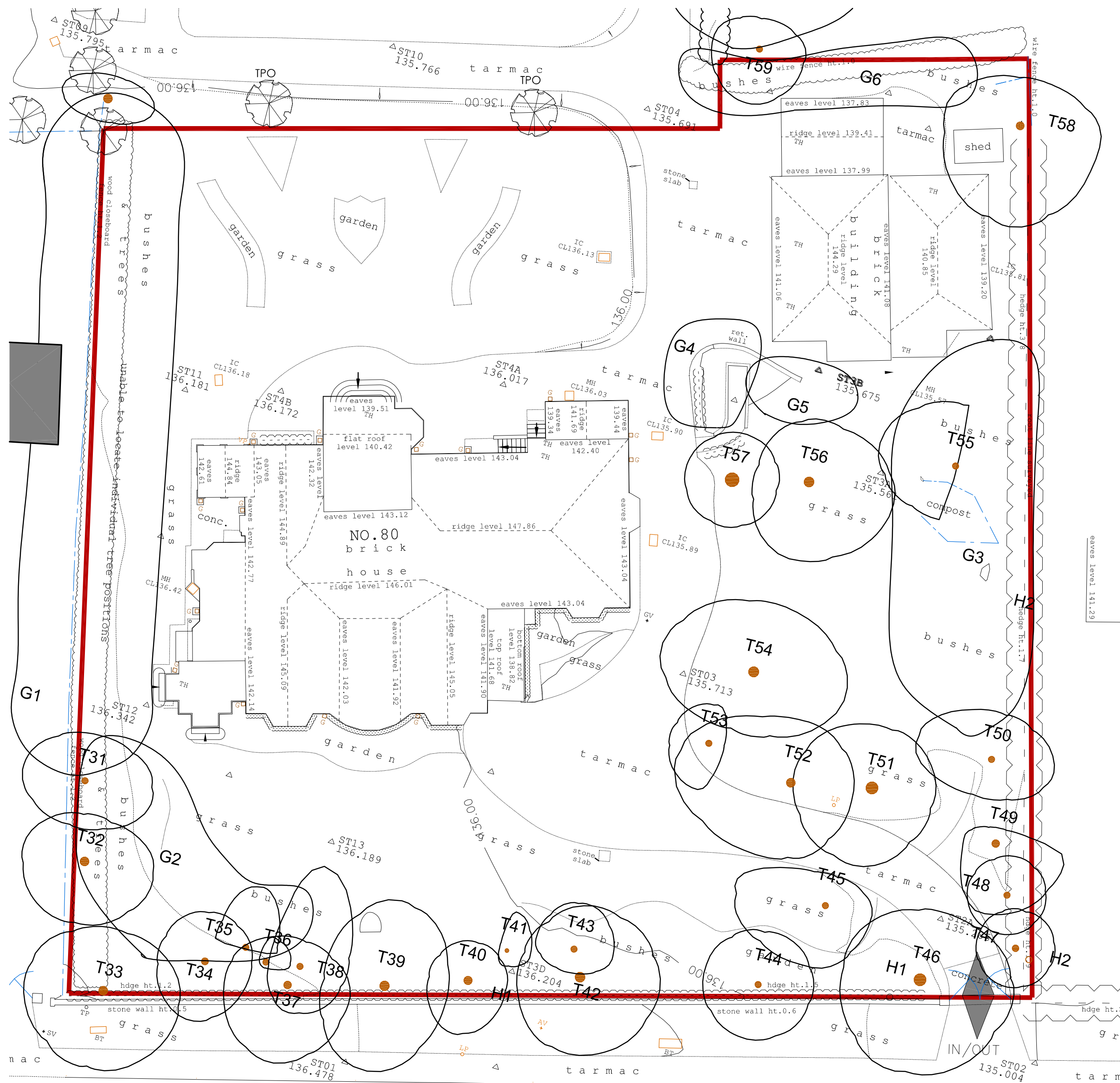
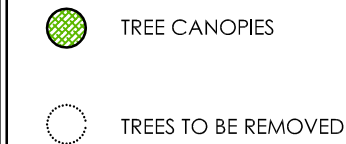


BIN STORE - REAR ELEVATION
SCALE: 1:50

TREES TO BE REMOVED UNDER
PLANNING APPROVAL PP-04018769 &
REPLACED WITH OAK TREES
G1
T49
T50

TREES TO BE REMOVED UNDER
PLANNING APPROVAL PP-04018769
T34 G2
T35 G3
T36 G4
T38 G5
T41 T43
T53

NOTE: FOR ALL TREE DETAILS REFER TO THE
TREE SURVEY & ARBORICULTURAL REPORT.



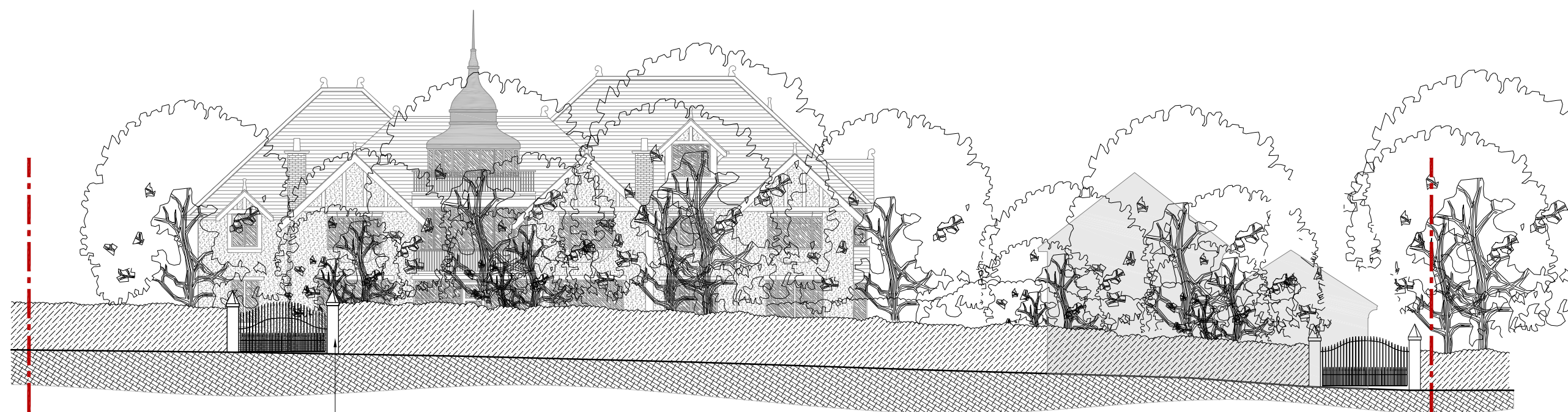
EXISTING SITE LAYOUT PLAN
SCALE: 1:200



EXISTING ENTRANCE ELEVATION
SCALE: 1:200



PROPOSED SITE LAYOUT PLAN
SCALE: 1:200



PROPOSED ENTRANCE ELEVATION
SCALE: 1:200

New wrought iron entrance gate with stone
pillars to each side to match existing style

Coach house
- 2 x 3-bedroom Apartments
(2 car park spaces each)

Pineheath - Restored to former glory
- 9 x 2 bed apartments
(1no. car park space each)
- 1 x 1 bed apartment
(1no. car parking space)
- (5no. visitor car parking spaces)

Boundary conditions:
1.8m High close boarded timber
fencing to side and rear boundaries
shown dashed

Notes:
The drawing has been prepared for planning purposes only. A
detailed building survey and site checks will be required for
construction information. Any discrepancies to be reported to
the architect.

Construction staff and operatives must ensure the principle
contractor has provided thorough and accurate information
on all health and safety aspects relating to the design.
Identified on this drawing, including the review of:
• Design/Contractor risk assessment
• Method statements
• Permit to work
• Construction phase Health and safety plan

The Designer notes that the following health and safety risks
have not been eliminated during the design process:



1:200 0 2 4 6 8 10

8 BIN STORE DETAILS ADDED, CAR
PARKING ADJUSTED TO FRONT 03/10/2016

No. Description Date

Drawn by NS

Checked by NS

Client SHAW

Pineheath, Cornwall Road
Harrogate
HG1 2NE

Project name

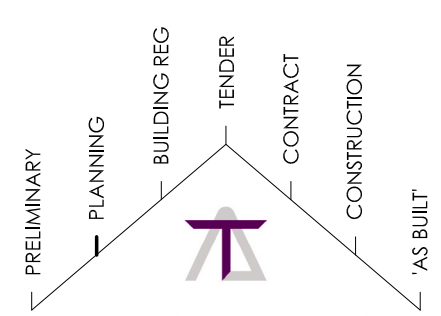
Project number 0604

Date 17.06.2016

Scale 1:200 @ A1

P101 revision B

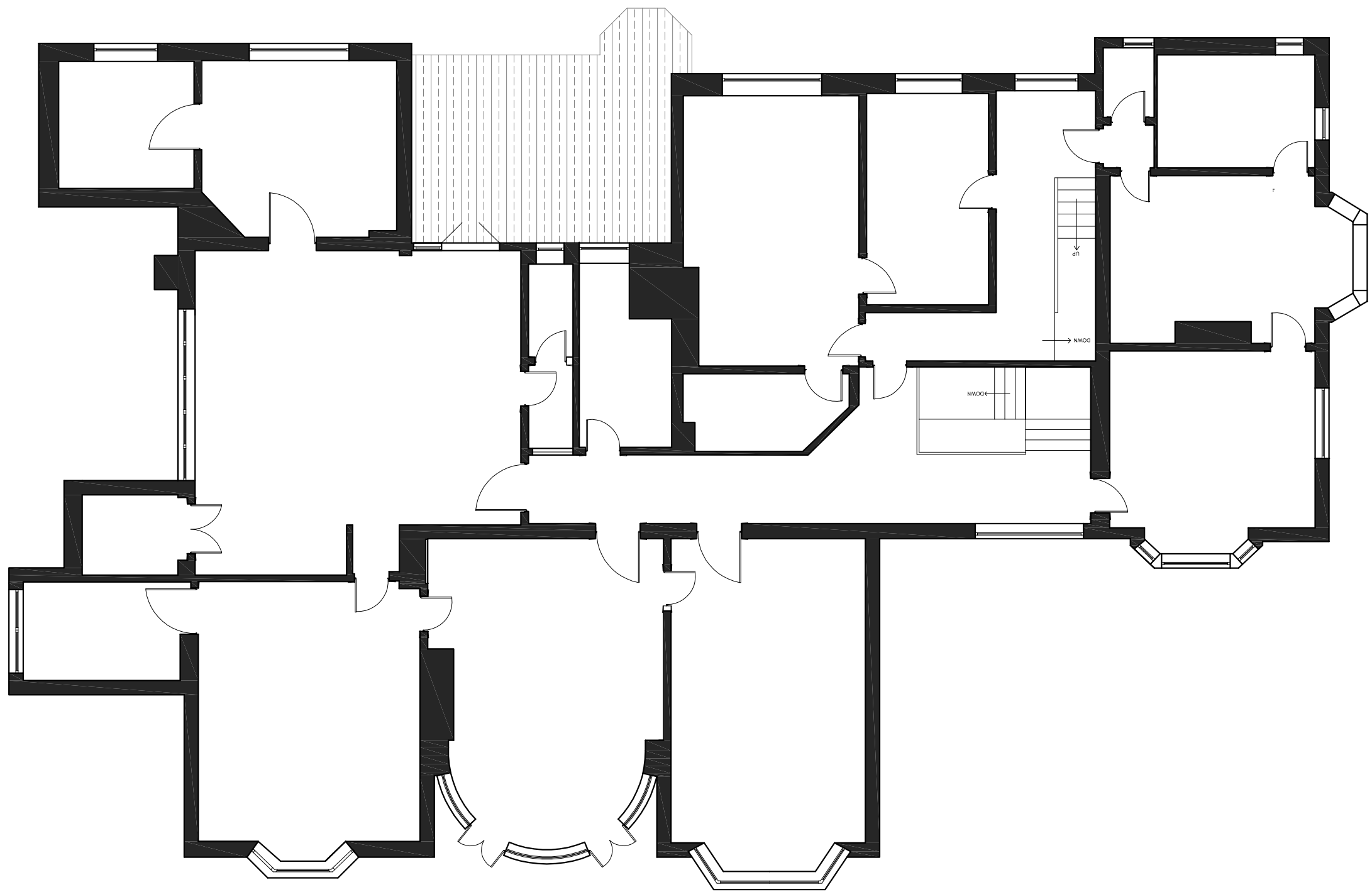
PINEHEATH EXISTING
AND PROPOSED
SITE PLANS



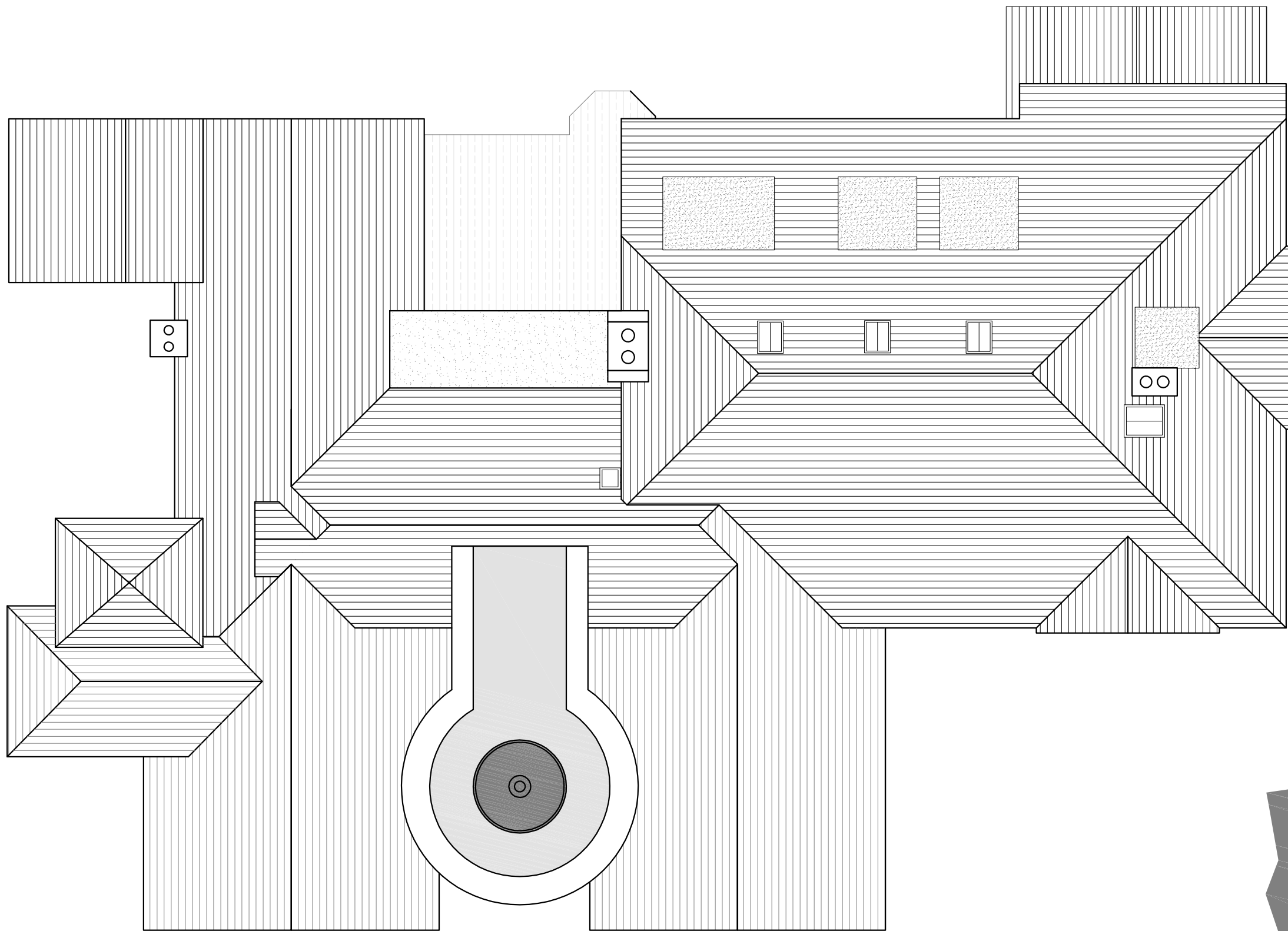
TOWNSCAPE

www.townscape-architects.co.uk

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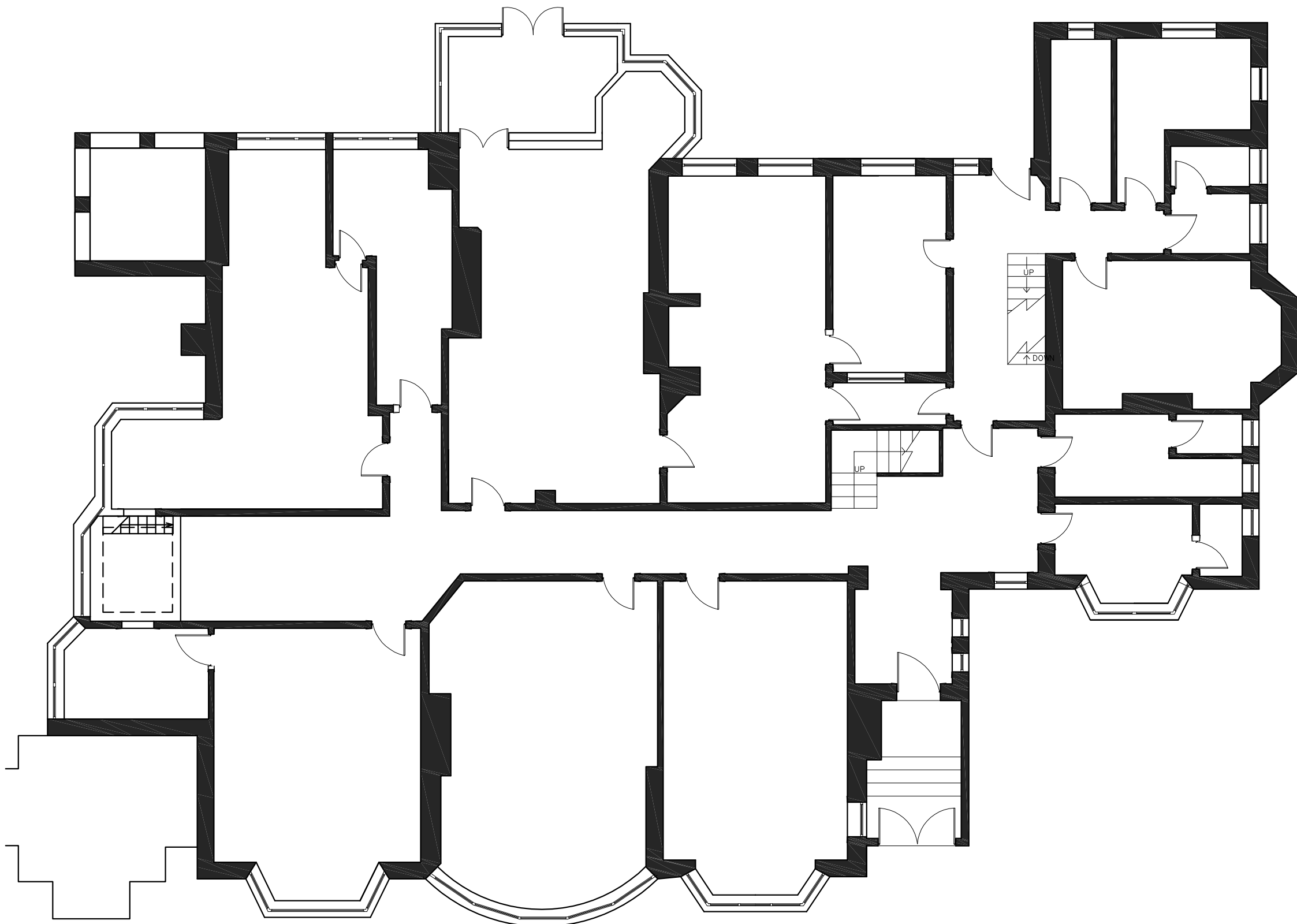
FIRST FLOOR PLAN
SCALE: 1:100



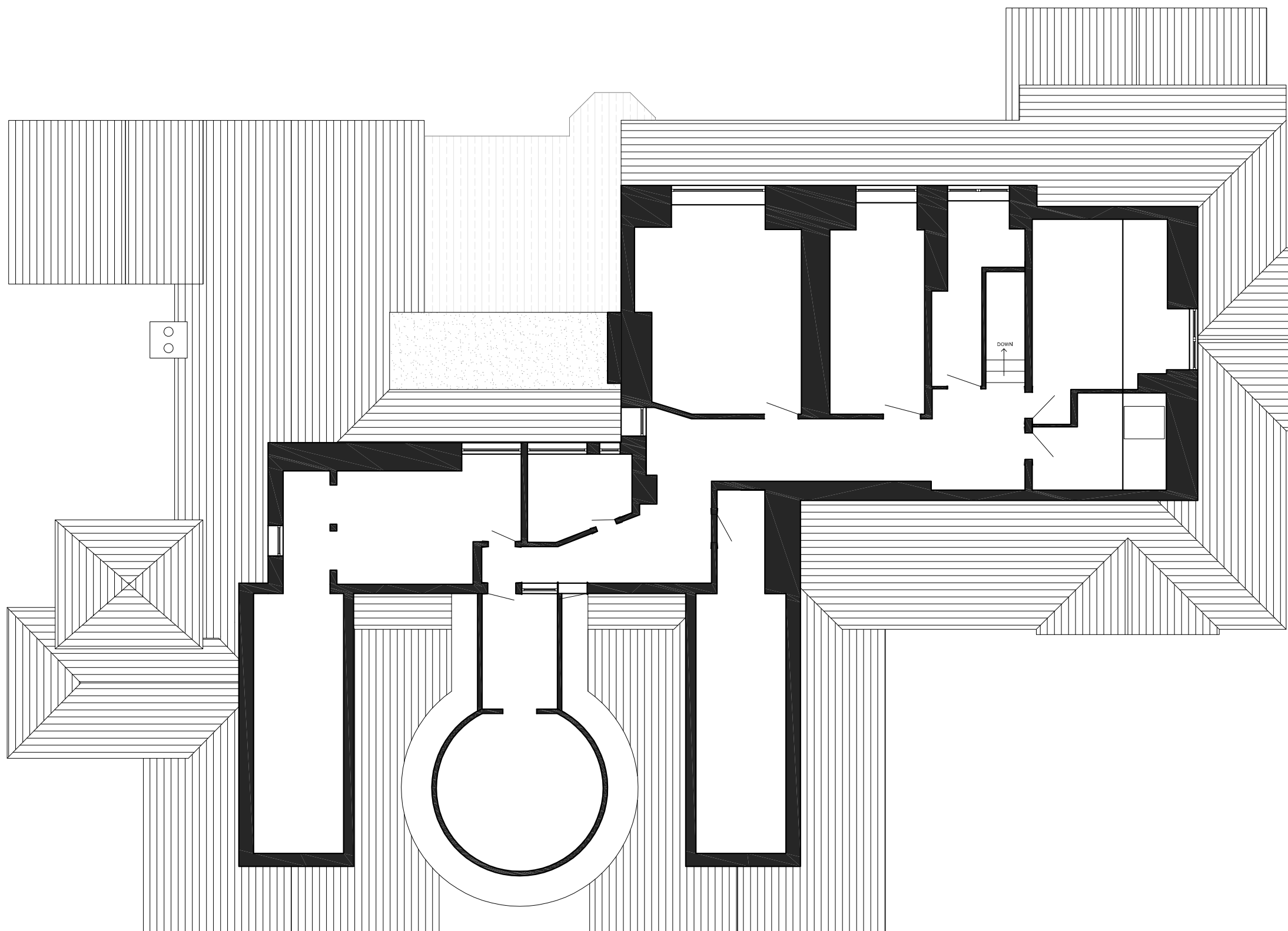
ROOF PLAN
SCALE: 1:100



BASEMENT FLOOR PLAN
SCALE: 1:200



GROUND FLOOR PLAN
SCALE: 1:100



SECOND FLOOR PLAN
SCALE: 1:100

Note:
This drawing has been prepared for planning purposes only. A detailed building survey and site checks will be required for construction information. Any discrepancies to be reported to the architect.

Construction staff and operatives must ensure the principle contractor has provided thorough and accurate information on all health and safety aspects relating to the designs identified on this drawing, including the review of:

- Design/Contractor risk assessment
- Method statements
- Permit to work
- Construction phase Health and safety plan

The Designers note that the following health and safety risks have not been eliminated during the design process:

1:100 0 1 2 3 4 5

A EXISTING DRAWING TO WESTERN ELEVATION ADJUSTED ON-PLAN 03/10/2016
No. Description Date

Drawn by AS
Checked by NS

Client SHAW

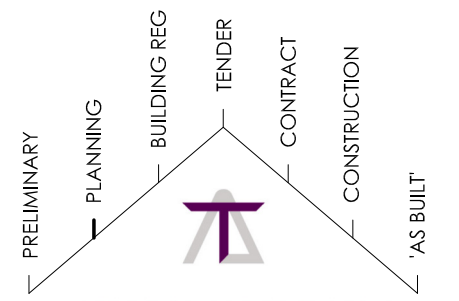
Project name Pineheath, Cornwall Road Harrogate HG1 2NE

Project number 0604

Date 17.06.2016

Scale 1:100 @ A1

P102 revision A
PINEHEATH EXISTING PLANS

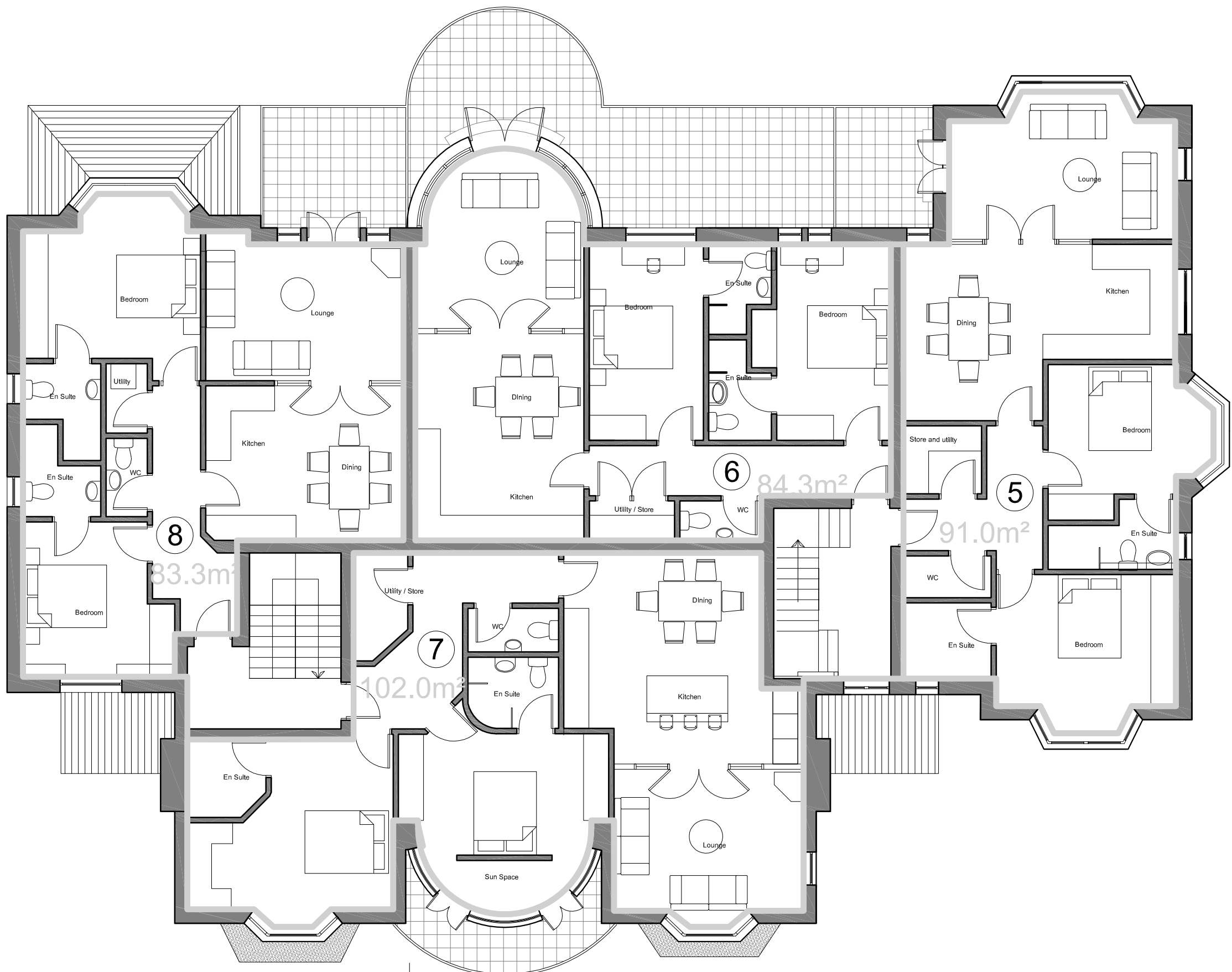


TOWNSCAPE ARCHITECTS

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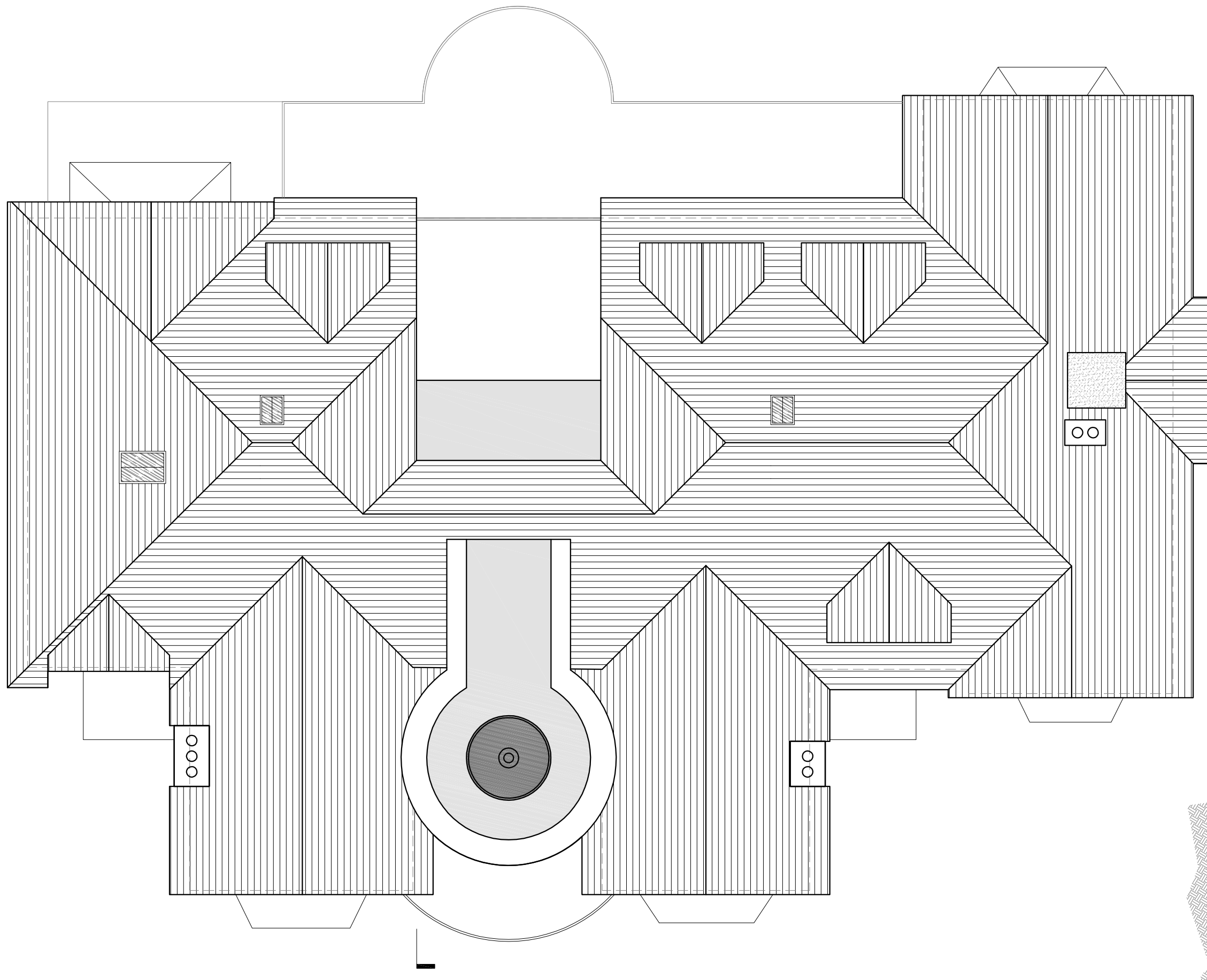
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ISSUED SUBJECT TO DUE DILIGENCE

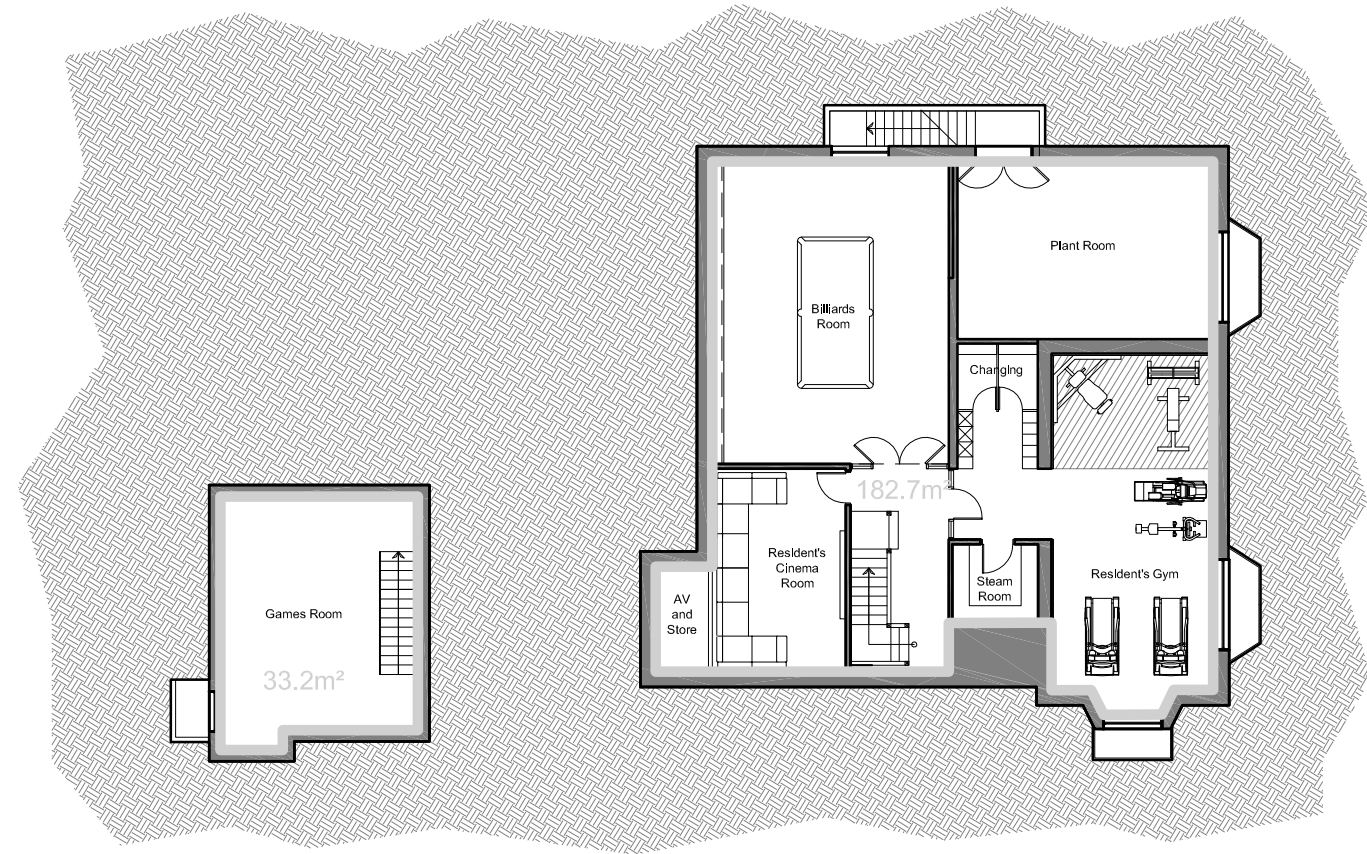


First Floor
Gross Internal Area 399.2m²

FIRST FLOOR PLAN
SCALE: 1:100



ROOF PLAN
SCALE: 1:100



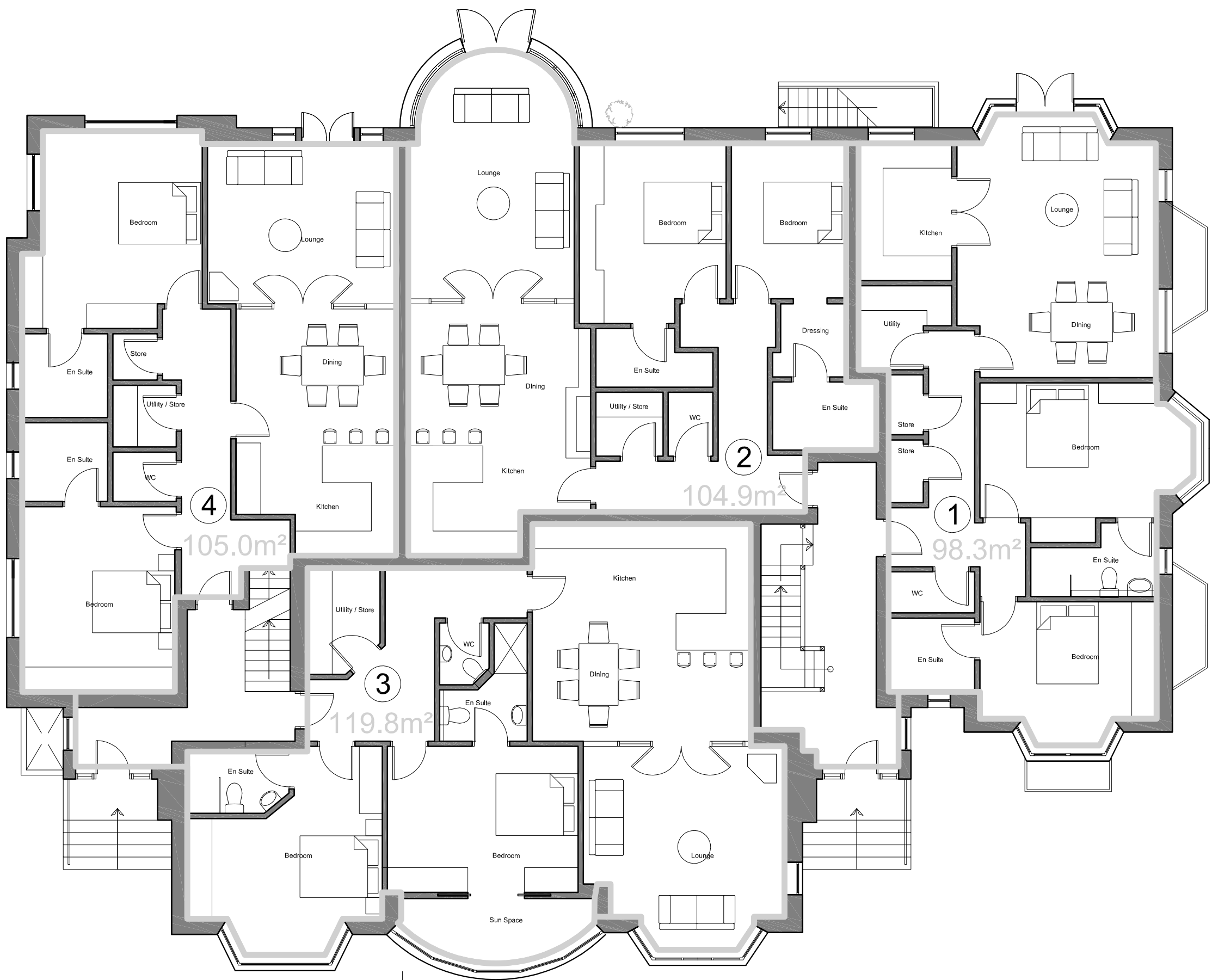
BASEMENT FLOOR PLAN
SCALE: 1:200

Note:
This drawing has been prepared for planning purposes only. A detailed building survey and site checks will be required for construction information. Any discrepancies to be reported to the architect.

Construction staff and operatives must ensure the principle contractor has provided thorough and accurate information on all health and safety aspects relating to the designs identified on this drawing, including the review of:

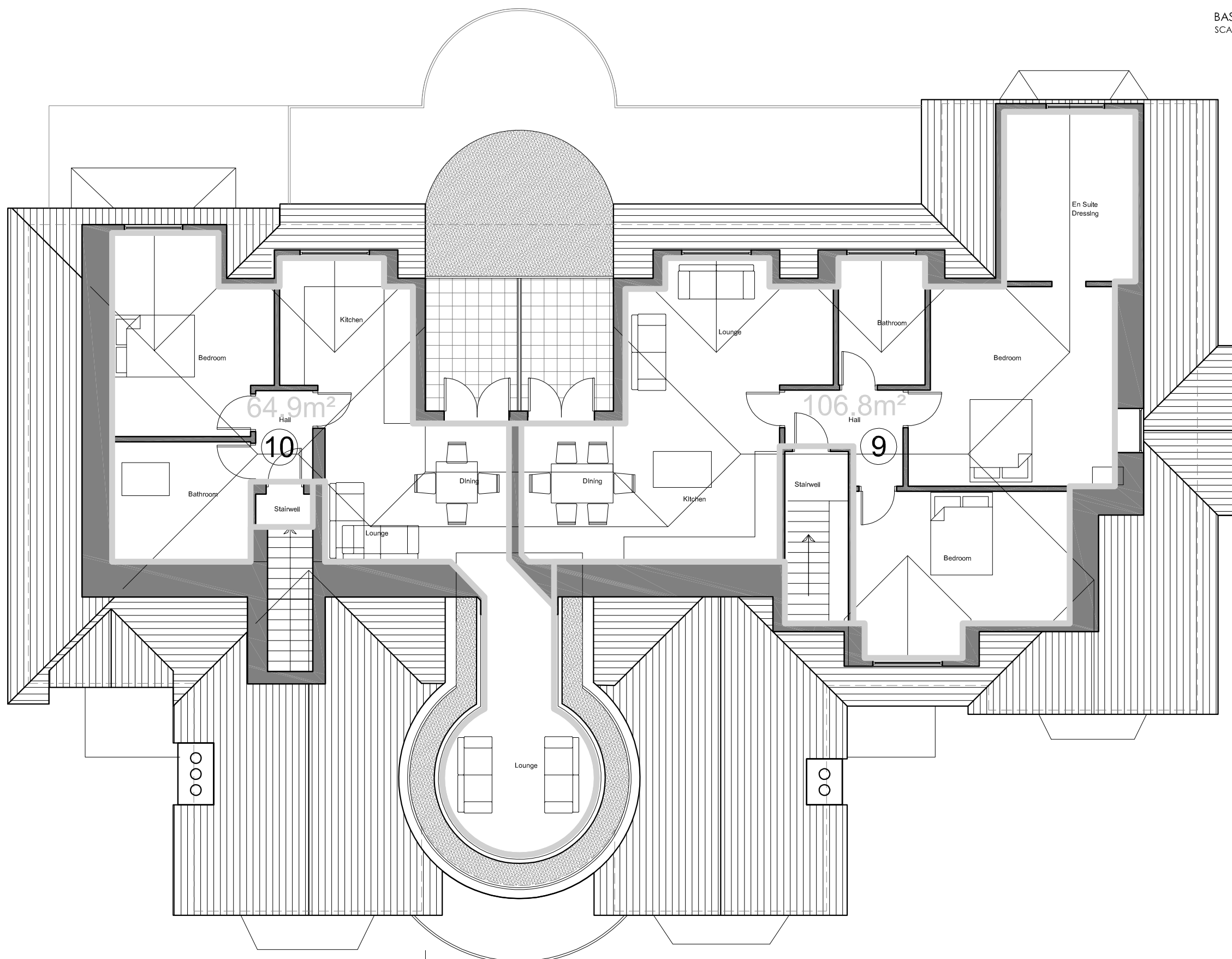
- Design/Construction risk assessment
- Method statements
- Permit to work
- Construction phase Health and safety plan

The Designers note that the following health and safety risks have not been eliminated during the design process:



Ground Floor
Gross Internal Area 478.2m²

GROUND FLOOR PLAN
SCALE: 1:100



Second Floor
Gross Internal Area 192.1m²

SECOND FLOOR PLAN
SCALE: 1:100

1:100 0 1 2 3 4 5

8 Basement light well reduced in size 03/10/2016

A Basement layout adjusted 29/04/2016

No. Description Date

Drawn by AS

Checked by NS

Client SHAW

Pineheath, Cornwall Road

Harrogate HG1 2NE

Project name

Project number 0604

Date 17.06.2016

Scale 1:100 @ A1

P103 revision B

PINEHEATH PROPOSED PLANS

PRELIMINARY PLANNING BUILDING REG. TENDER CONTRACT CONSTRUCTION AS BUILT

TOWNSCAPE ARCHITECTS

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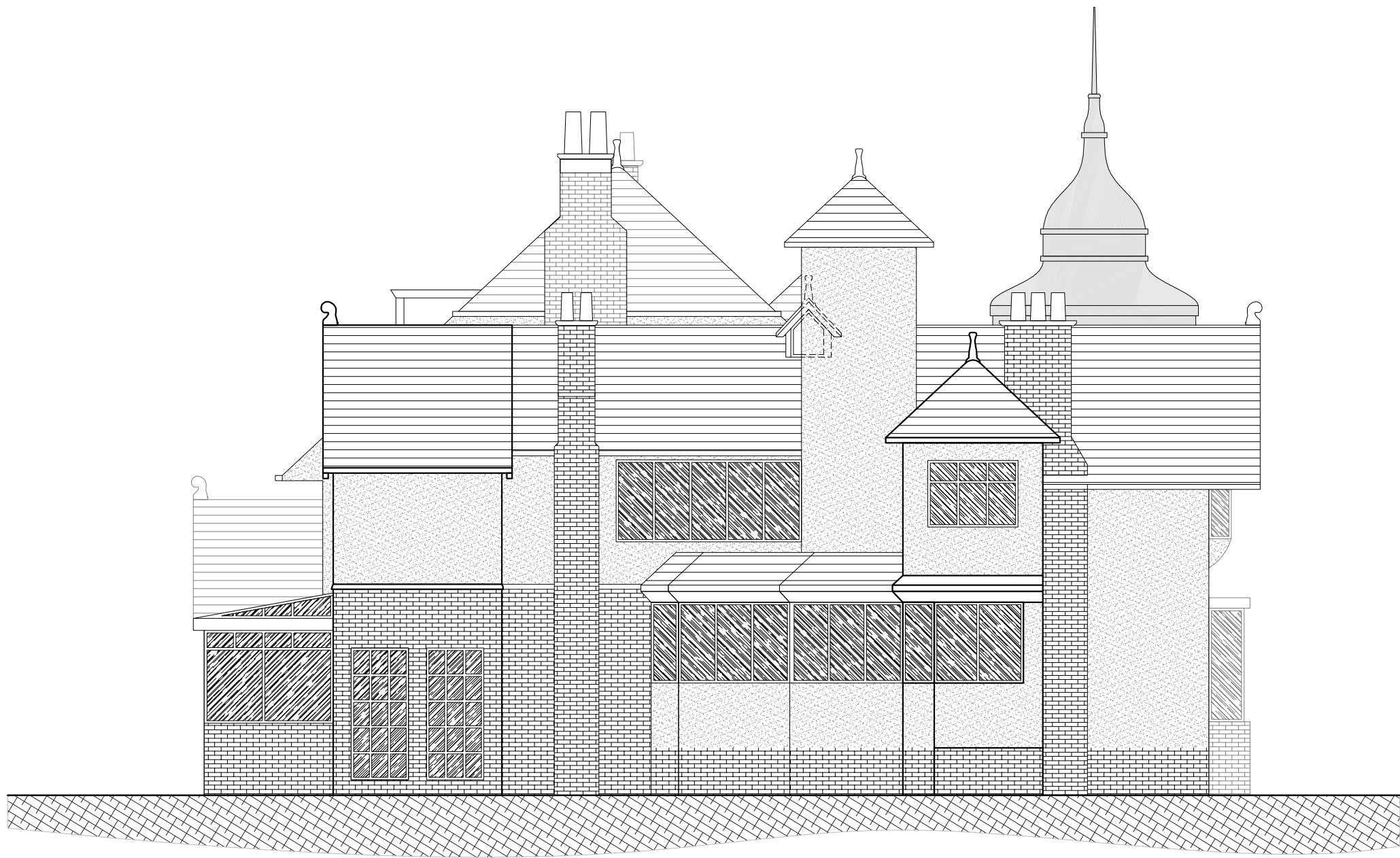
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ISSUED SUBJECT TO DUE DILIGENCE



SIDE ELEVATION (EAST)
SCALE: 1:100



SIDE ELEVATION (WEST)
SCALE: 1:100



FRONT ELEVATION (SOUTH)
SCALE: 1:100



REAR ELEVATION (NORTH)
SCALE: 1:100

Materials

- Render to match existing
- Brickwork to match existing
- Natural Slate Roof Tiles
- Decorative Half Timber Boarding with render infill

Windows & Doors - High Performance treated timber painted white.

Gutters & Down pipes - black half round gutters & circular down pipes to match existing.

Note:
The drawing has been prepared for planning purposes only. A detailed building survey and site checks will be required for construction information. Any discrepancies to be reported to the architect.

Construction staff and operatives must ensure the principle contractor has provided thorough and accurate information on all Health and Safety aspects relating to the designs identified on this drawing, including the review of:

- Designers/Contractors risk assessment
- Method statements
- Permit to work
- Construction phase Health and safety plan

The Designers note that the following health and safety risks have not been eliminated during the design process:



| 8 | DORMER TO WESTERN ELEVATION | 03/10/2016 |
|-----|-----------------------------|------------|
| No. | ADJUSTED Description | Date |

Drawn by AS
Checked by NS

Client SHAW

Project name Pineheath, Cornwall Road Harrogate HG1 2NE

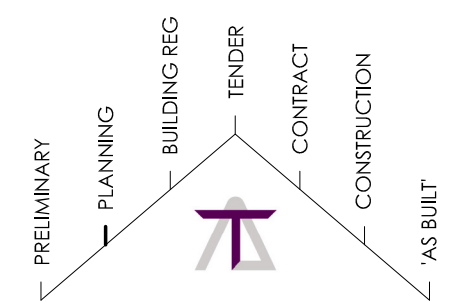
Project number 0604

Date 17.06.2016

Scale 1:100 @ A1

P104 revision B

PINEHEATH EXISTING ELEVATIONS



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Materials

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Windows & Doors - High Performance treated timber painted white.

Gutters & Down pipes - black half round gutters & circular down pipes to match existing.



SIDE ELEVATION (EAST)
SCALE: 1:100



SIDE ELEVATION (WEST)
SCALE: 1:100



HIDDEN ELEVATION (WEST)
SCALE: 1:100



FRONT ELEVATION (SOUTH)
SCALE: 1:100



REAR ELEVATION (NORTH)
SCALE: 1:100

Note:
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- Designers/Contractors risk assessment
- Method statements
- Permit to work
- Construction phase Health and safety plan

The Designers note that the following health and safety risks have not been eliminated during the design process:

1:100 0 1 2 3 4 5

ROOF LIGHTS REMOVED FROM FRONT LIGHT WELL TO FRONT REDUCED

8 No. Description Date

03/10/2016

Drawn by AS

Checked by NS

Client SHAW

Project name Pineheath, Cornwall Road Harrogate HG1 2NE

Project number 0604

Date 17.06.2016

Scale 1:100 @ A1

P105 revision B

PINEHEATH PROPOSED ELEVATIONS