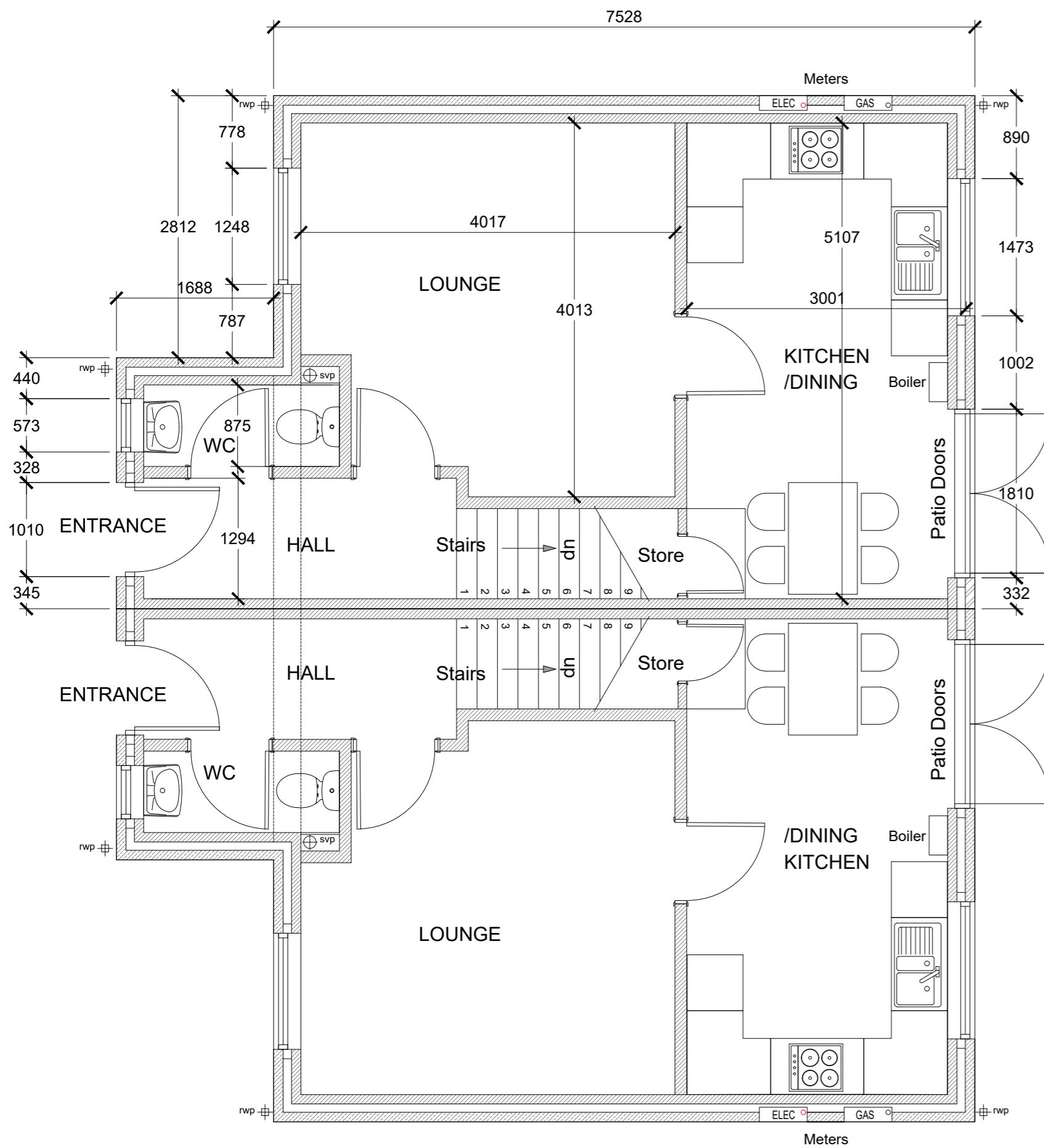


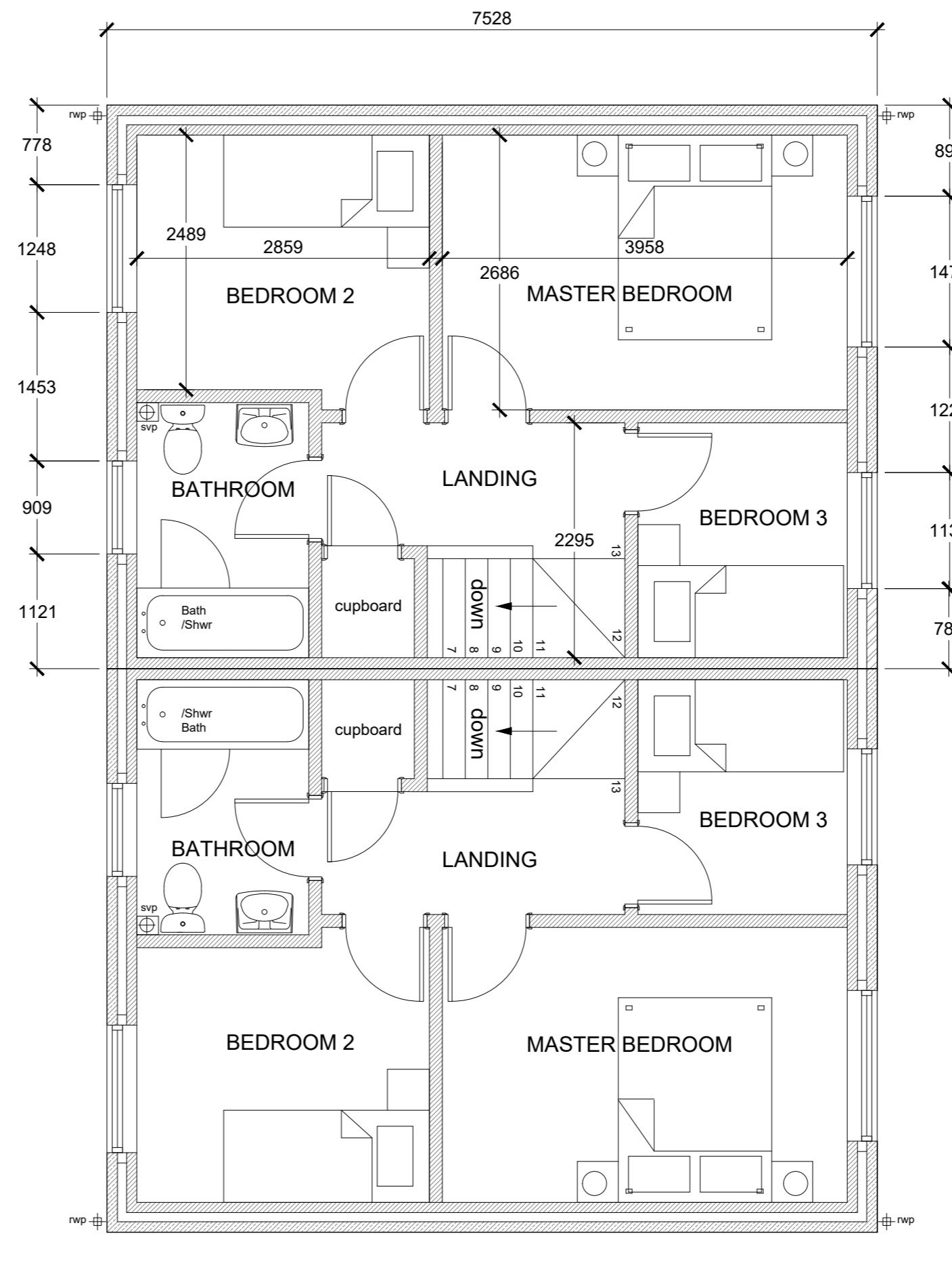
**NOTES**

- These notes to be read in conjunction with latest plans and details.
- Do not scale off the project drawings. Refer to figured dimensions only.
- All dimensions to be checked on site. If in doubt ask.
- Please refer to Structural Engineers drawings and calculations, where applicable.
- These drawings are to be used for Local Authority Approval purposes only.
- All work to be carried out in accordance with current Building Regulations, DEFRA - Limiting thermal bridging and air change: Robust Construction details for dwellings and similar buildings together with all relevant British Standards and Codes of practice and to the satisfaction of the respective Building Inspector.
- It remains the responsibility of the building contractor to ensure that all components and materials used are of specification and size etc. to suit the proposed application and are installed/used in strict accordance with the relevant manufacturer's recommendations
- Positions of any existing services and drains etc. are assumed only. The investigation/research and excavation of same remains the responsibility of the building contractor
- Contractor to liaise with Client regarding alterations to electrical and central heating requirements as these will generally not be shown on the drawings.



**PROPOSED GROUND FLOOR PLAN 1:50**

Ground Floor GIA 39.33m<sup>2</sup> (129.03 ft<sup>2</sup>)

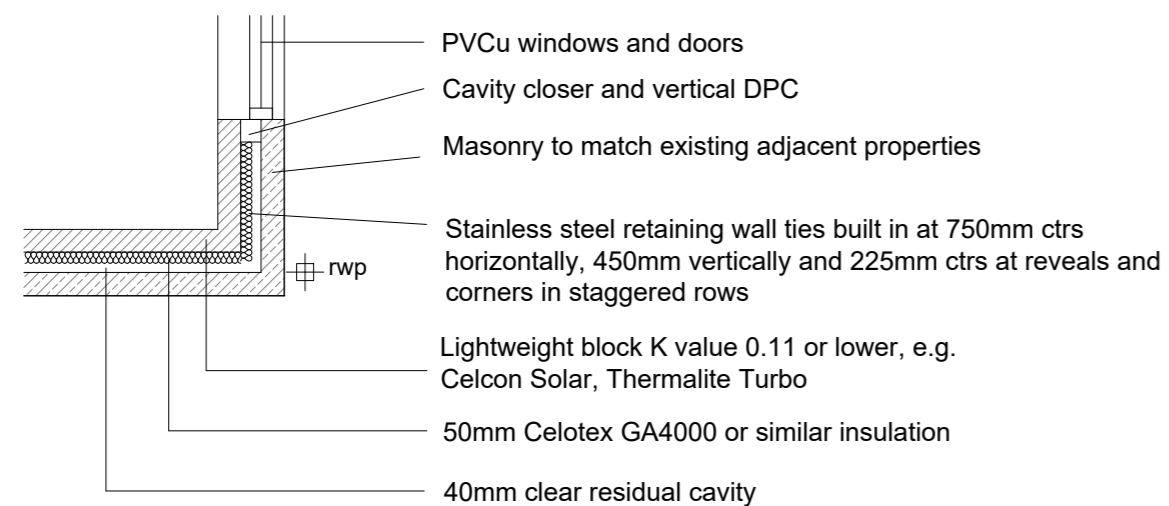
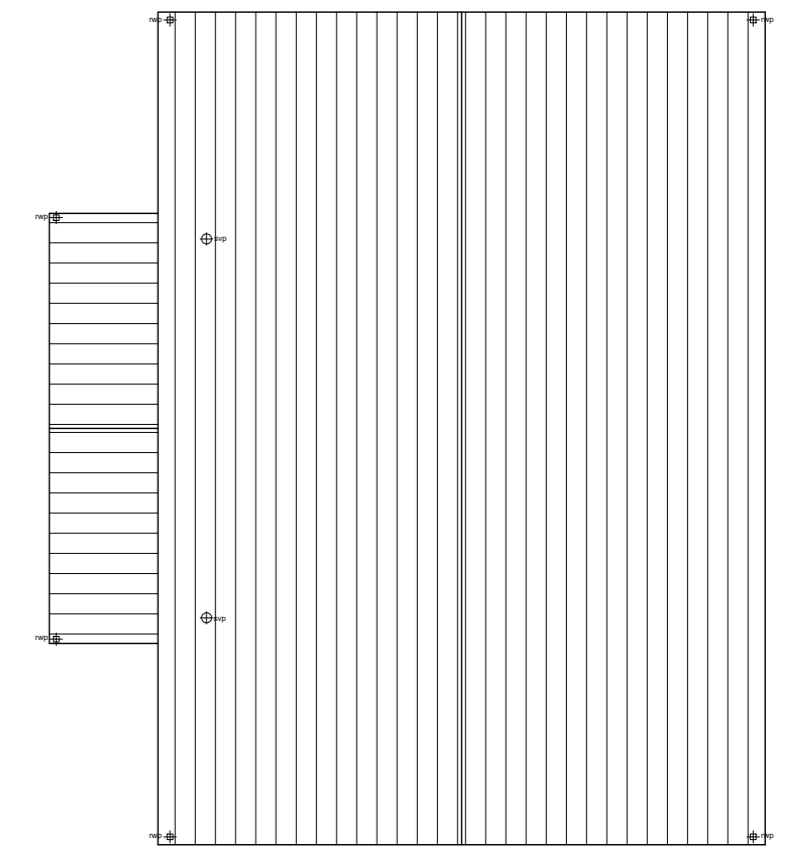


**PROPOSED FIRST FLOOR PLAN 1:50**

First Floor GIA 35.46m<sup>2</sup> (116.34 ft<sup>2</sup>)

Arrangement of furniture is for illustration purposes only

**PROPOSED ROOF PLAN 1:100**



Wall construction (NTS) to give o/a U value or 0.16 W/m<sup>2</sup> K

**HAS**  
HARDY ARCHITECTURAL SERVICES

4 Swift Way  
Sandal  
Wakefield  
West Yorkshire  
WF2 6SQ

Tel: 01924 242116  
Mob: 07443227172

Facebook: hardyarchitd  
Email: hardyclive39@yahoo.com

CLIENT:	MR R TILBROOK
PROJECT:	PROPOSED TWO NUMBER TWO STOREY 3 BEDROOM SEMI DETACHED HOUSES 101 ALLEN CROFT BIRKENSHAW BD11 2AB
DRAWING TITLE:	PROPOSED PLANS
PROJECT REF:	2020 - 205
DRAWING NO:	HAS/20/205/301 DRAWN BY: R HARDY
SCALE:	1:50 @A2 DATE/REV: Aug 21