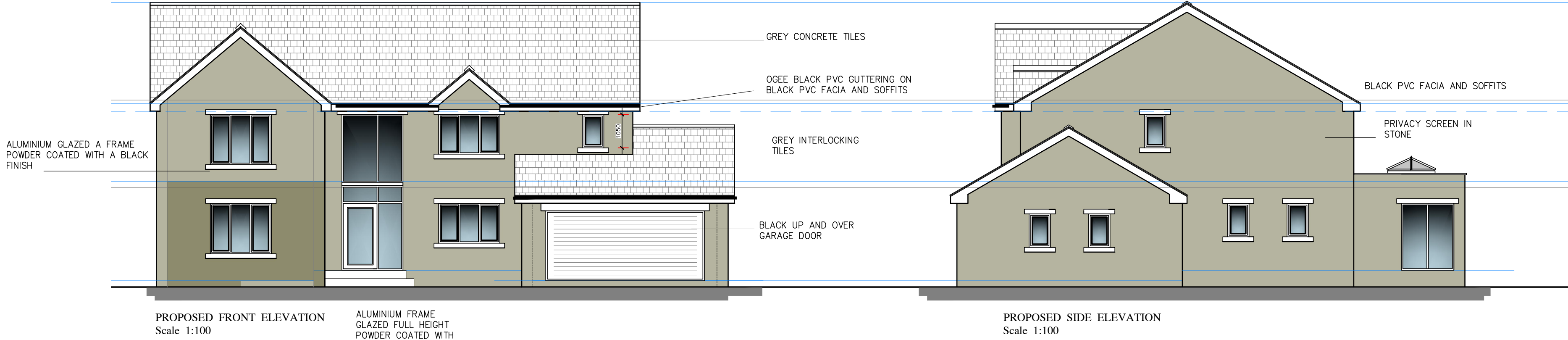




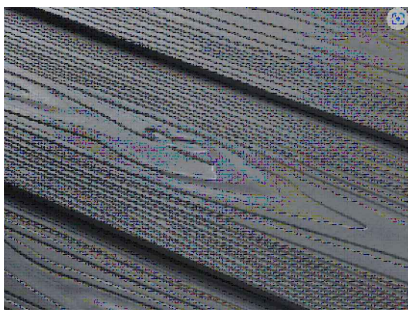
SIDE BOUNDARY TREATMENTS
SOLID paneled TIMBER FENCE
1800mm AND 1400mm HIGH AS INDICATED ON THE SITE PLAN



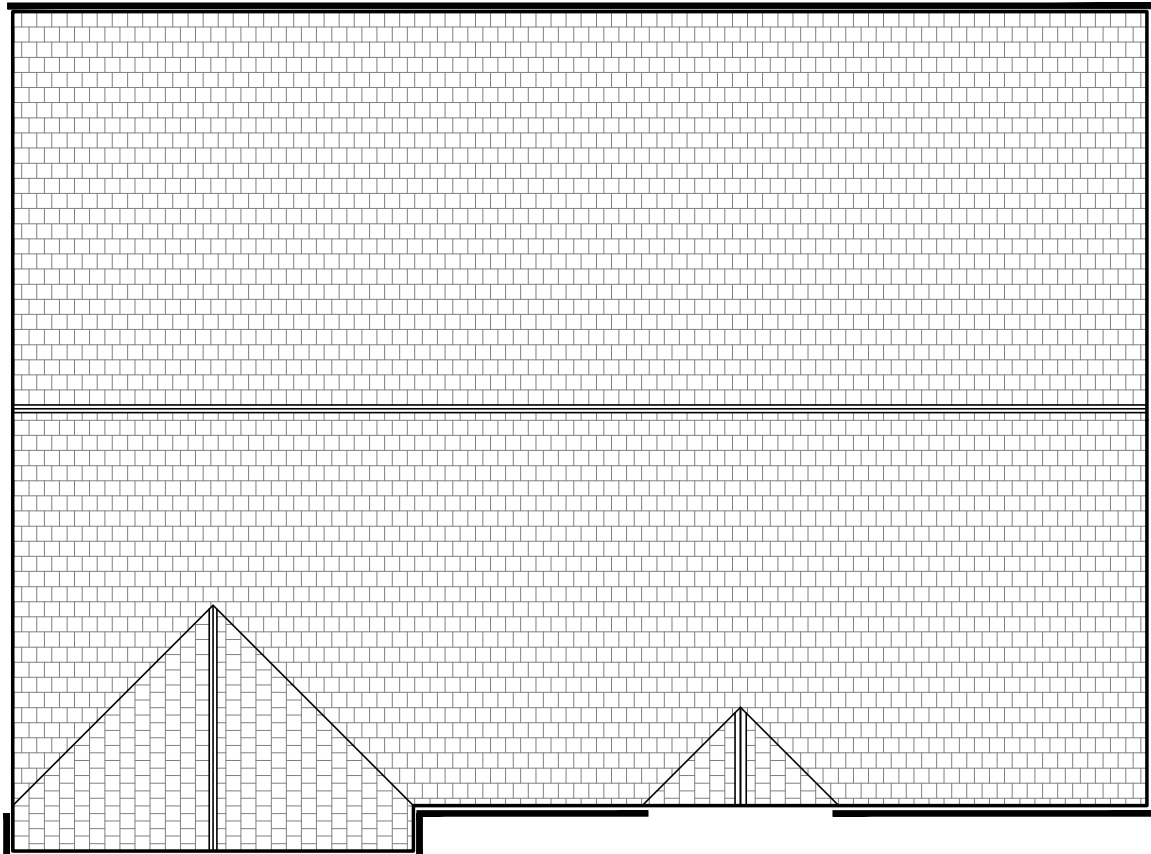
FACING MATERIALS AND FRONT LOW WALLING
PITCH FACED 140mm COURSED NATURAL YORKSHIRE STONE WITH SMOOTH STONE COPINGS



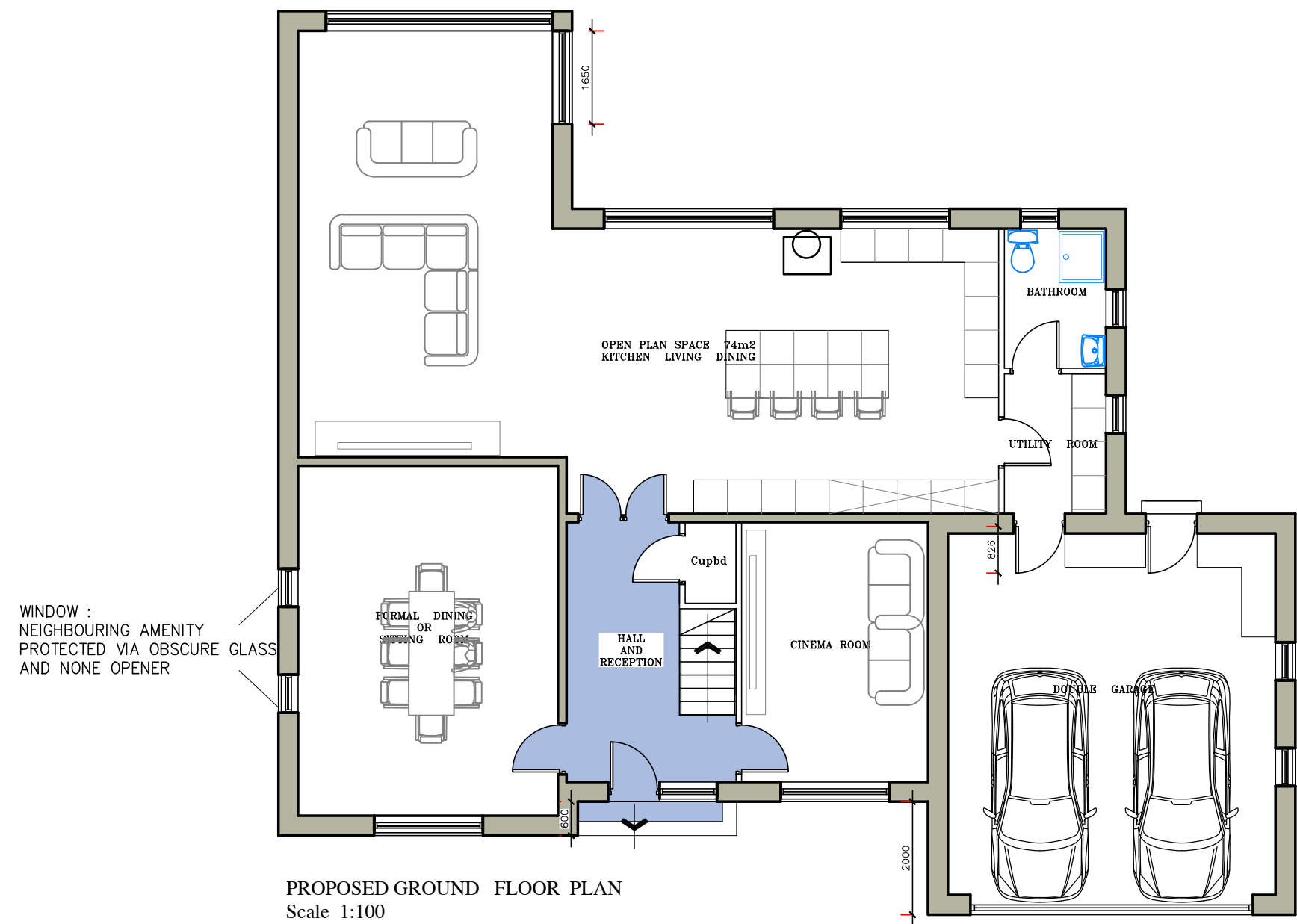
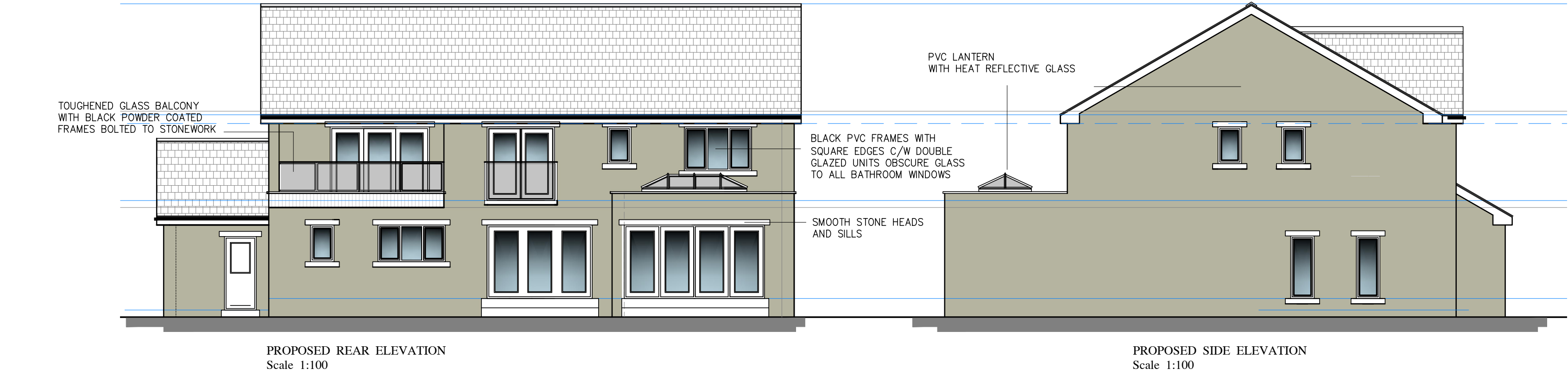
MAIN ROOFS
SMOOTH GREY MARLEY INTERLOCKING TILES



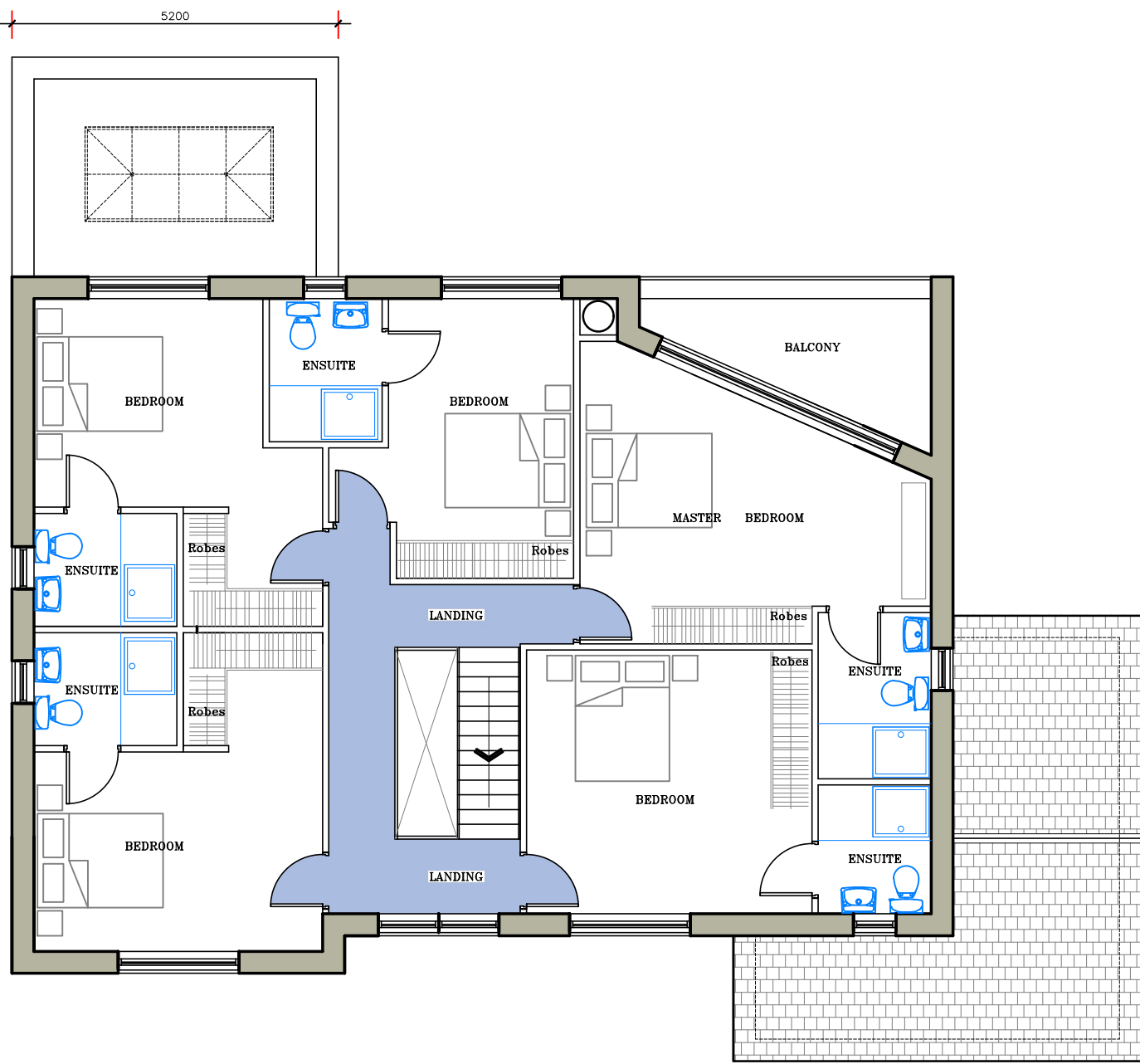
BALCONY AND GABLE CLADDING
SOLID GRAINED PVC CLADDING BY CEDRAL OR SIMILAR 150mm PLANKS WITH OVERLAP



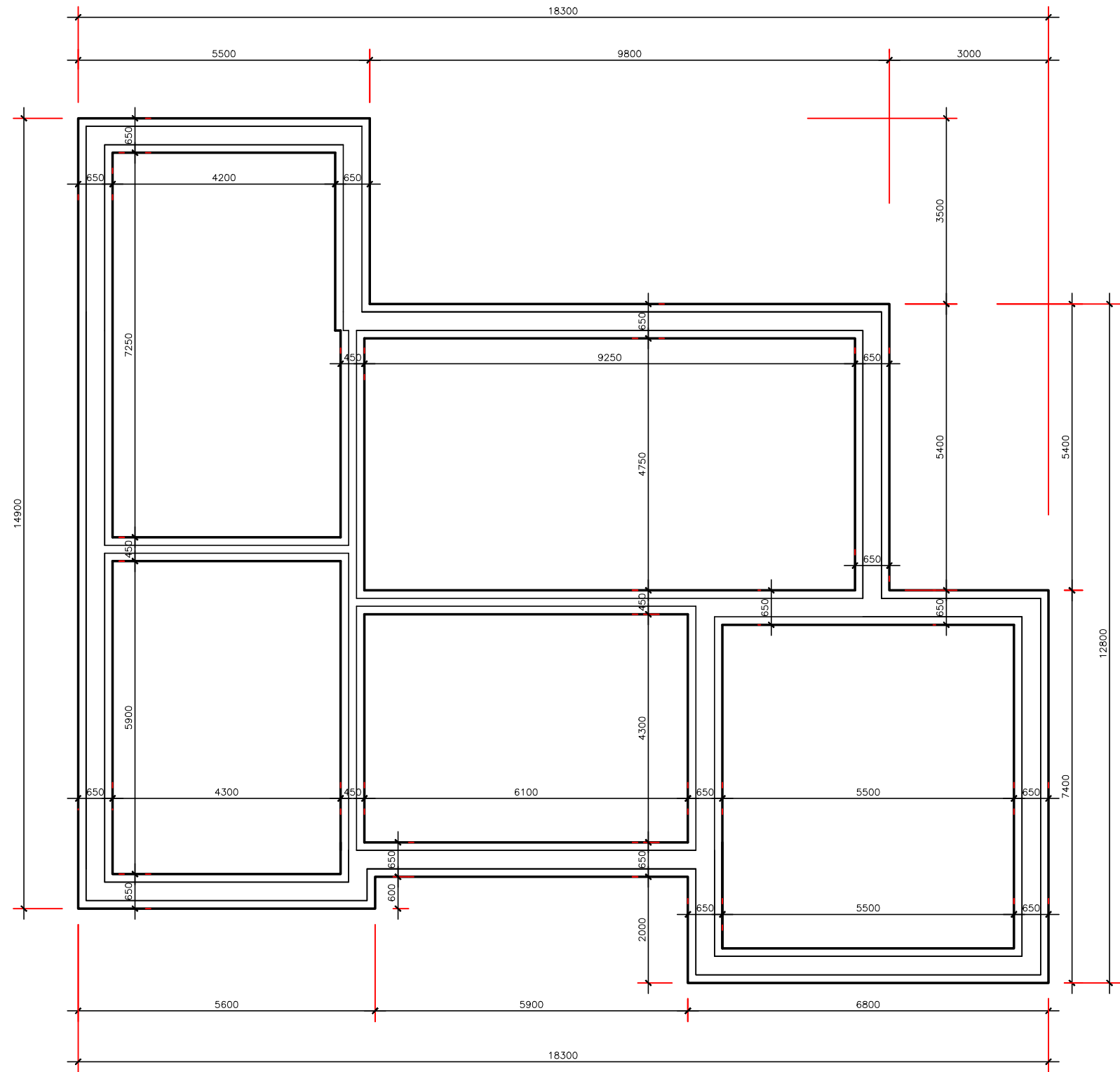
PROPOSED ROOF PLAN
Scale 1:100



PROPOSED GROUND FLOOR PLAN
Scale 1:100



PROPOSED FIRST FLOOR PLAN
Scale 1:100



PROPOSED FOUNDATION PLAN Scale 1:50

Client: Mr M HAGUE		Project:		Drawing Issue:		Material List:		P.D ARCHITECTURAL SERVICES		PD Architectural Services.		DISCLAIMER							
Address:		Date:		PLOT 2 PROPOSED PLANS AND ELEVATIONS		Planning				1 Becksde, Shelf, Halifax HX3 7QG		CONTRACTORS-DO NOT SCALE THIS DRAWING All dimensions are in millimeters and are to structural elements, not including any surface finishes. All contractors must verify dimensions, co-ordinates, levels, and any other relevant details prior to ordering any materials or commencing works. Contractors are responsible for informing the designer of any discrepancy discovered on this drawing or between this drawing and any other associated documents. Work to be conducted as shown on this drawing.		The contractor in association with the client is to ensure that all boundaries affected by the development have been agreed with the adjacent neighbour(s) or checked in accordance with the relevant title deeds and ensure that no part of building including eaves and barge, overhangs the boundaries. In particular, when constructing foundations where the party wall act applies. All agreements should be in place prior to commencement of works.		Under the CDM regulations a CDM Co-ordinator must be appointed. The client is responsible for appointing the CDM Co-ordinator-the contractor is to ensure that all recognised health & safety practices are complied with during construction. Commencement of works prior to approval of planning, associated conditions or detailed building regulations is at the risk of the clients/contractors. All to be aware that any conditions of approval need to be resolved with the authorities prior to commencing of work.		The Copyright of this drawing is protected and always reserved. The drawing or text may not be reproduced by any third party without prior written consent of PD Architectural Services. Irrespective of any third party claim purporting to allow copying, the use of the drawings and the details therein are specifically for the works which have been commissioned and do not extend to any other site or extension of the original works.	
DWELLINGS AT ASHLEIGH DALE		Feb 2023		B.Regulations		General													
BIRKBY				Revision:															
HUDDERSFIELD				Scale:															
HD				Various @ A1															