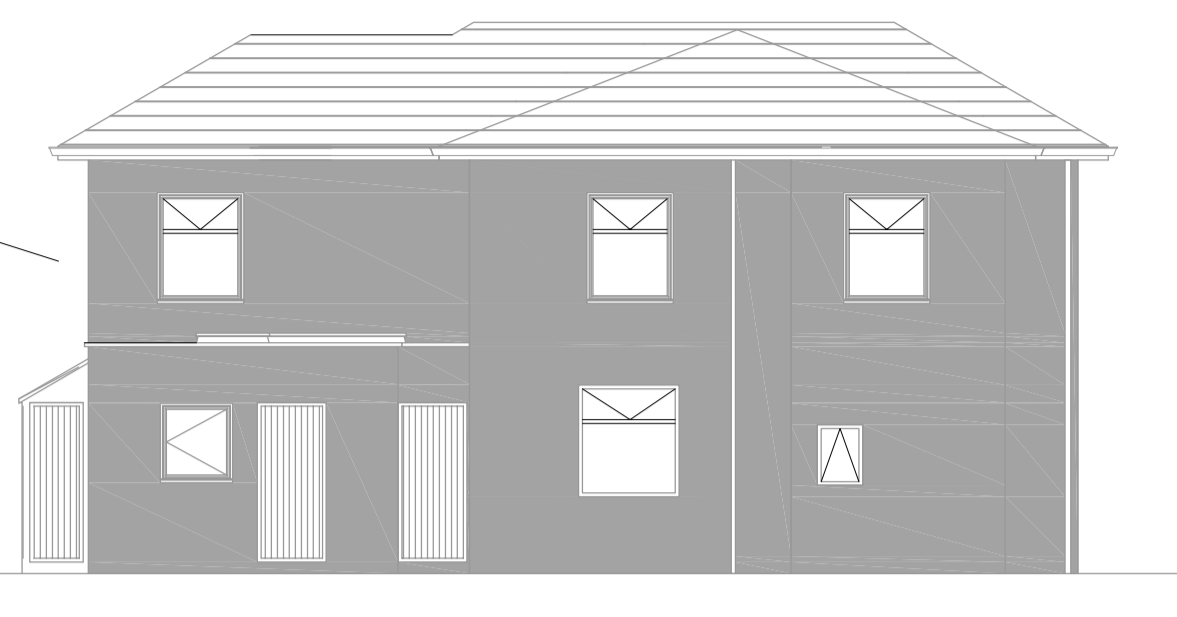
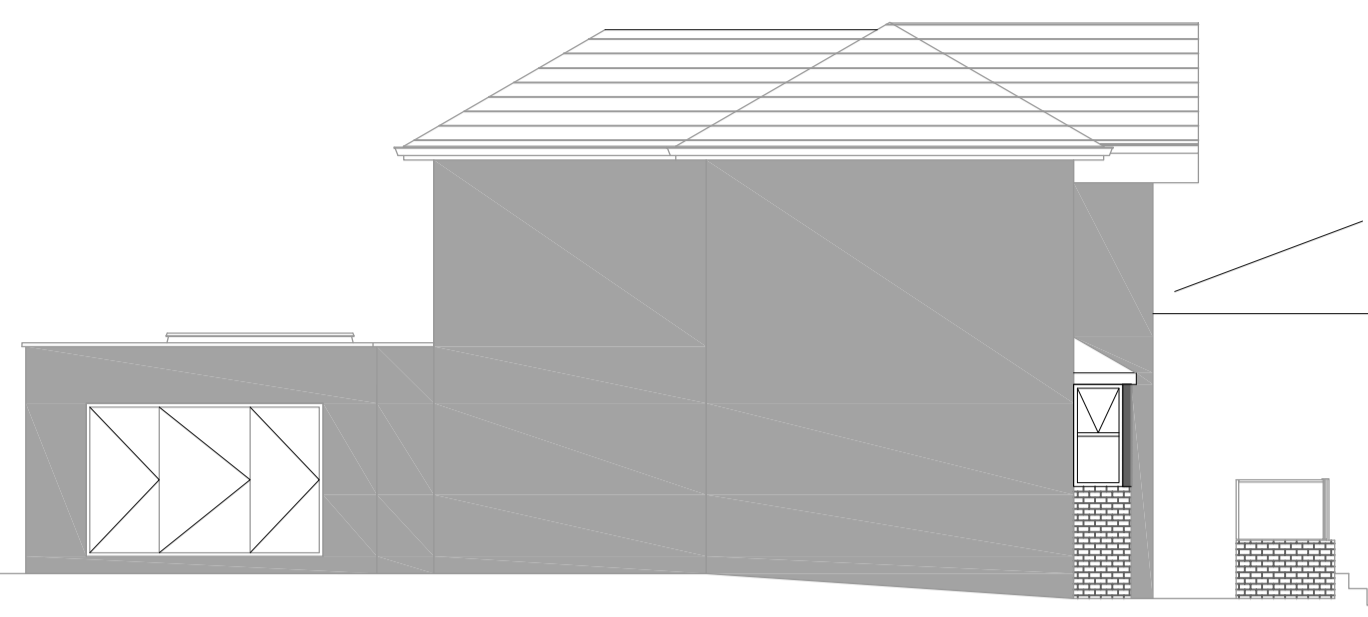




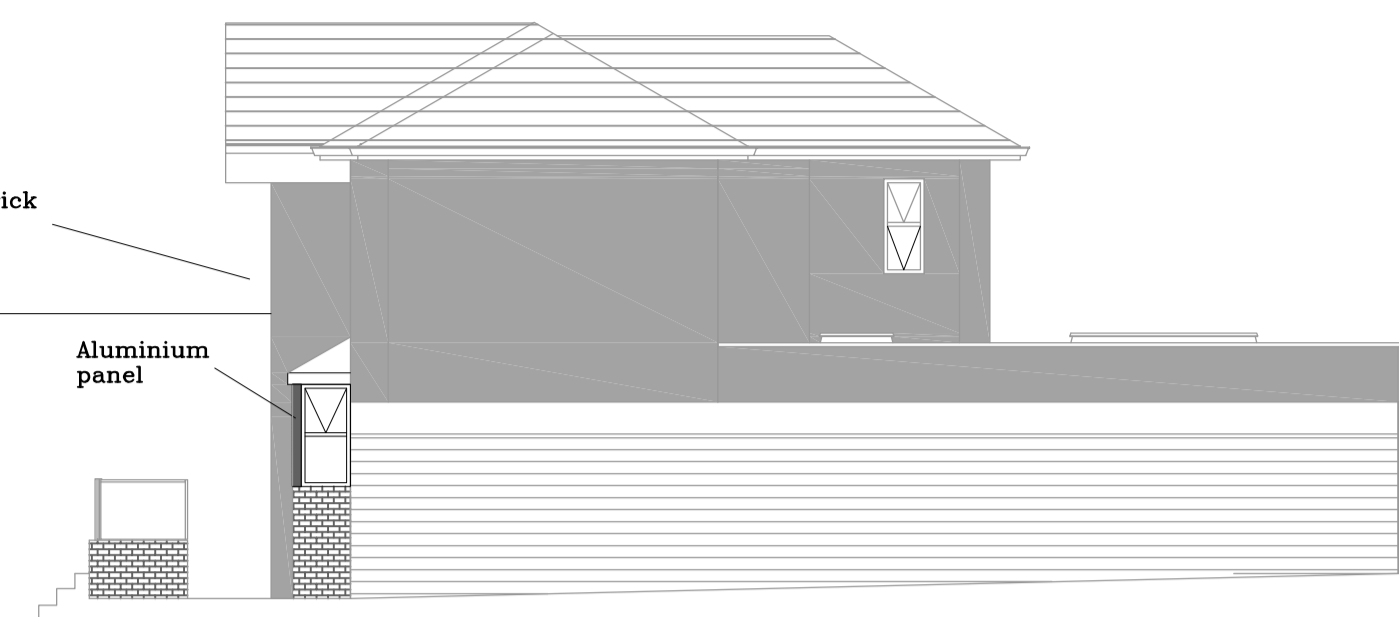
Front Elevation.  
as Proposed.



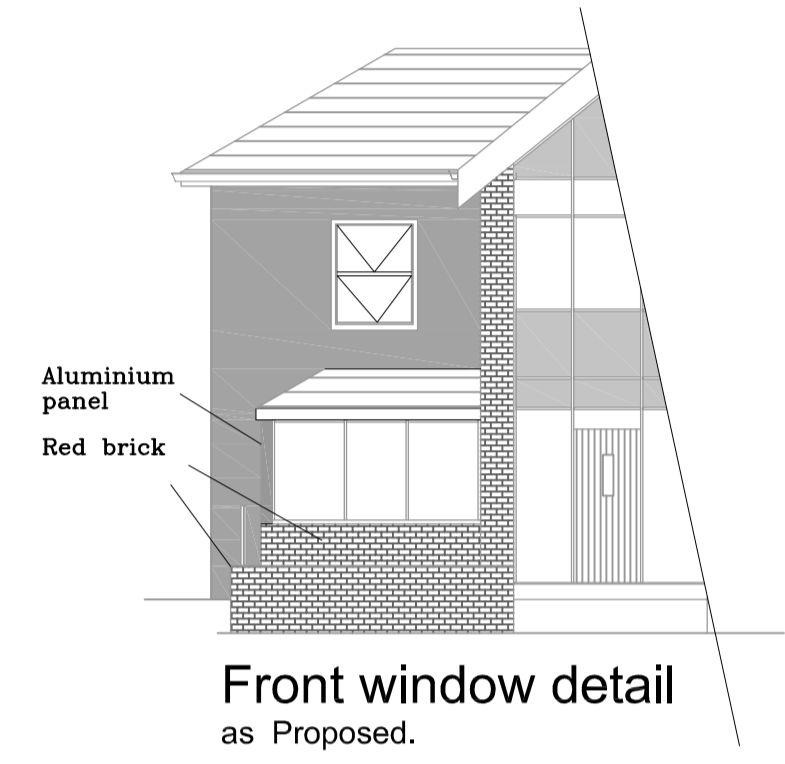
Rear Elevation.  
as Proposed.



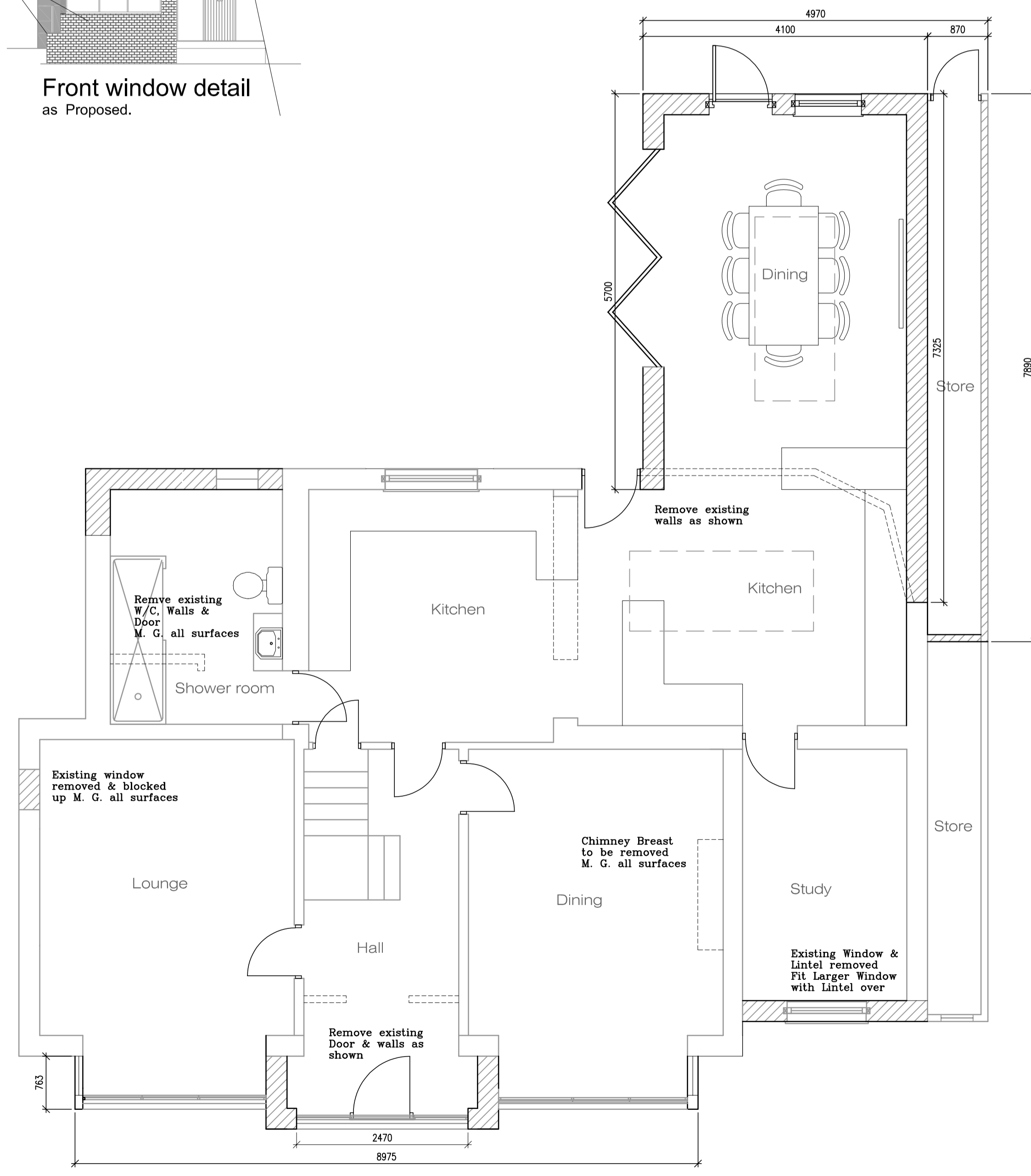
Side Elevation.  
as Proposed.



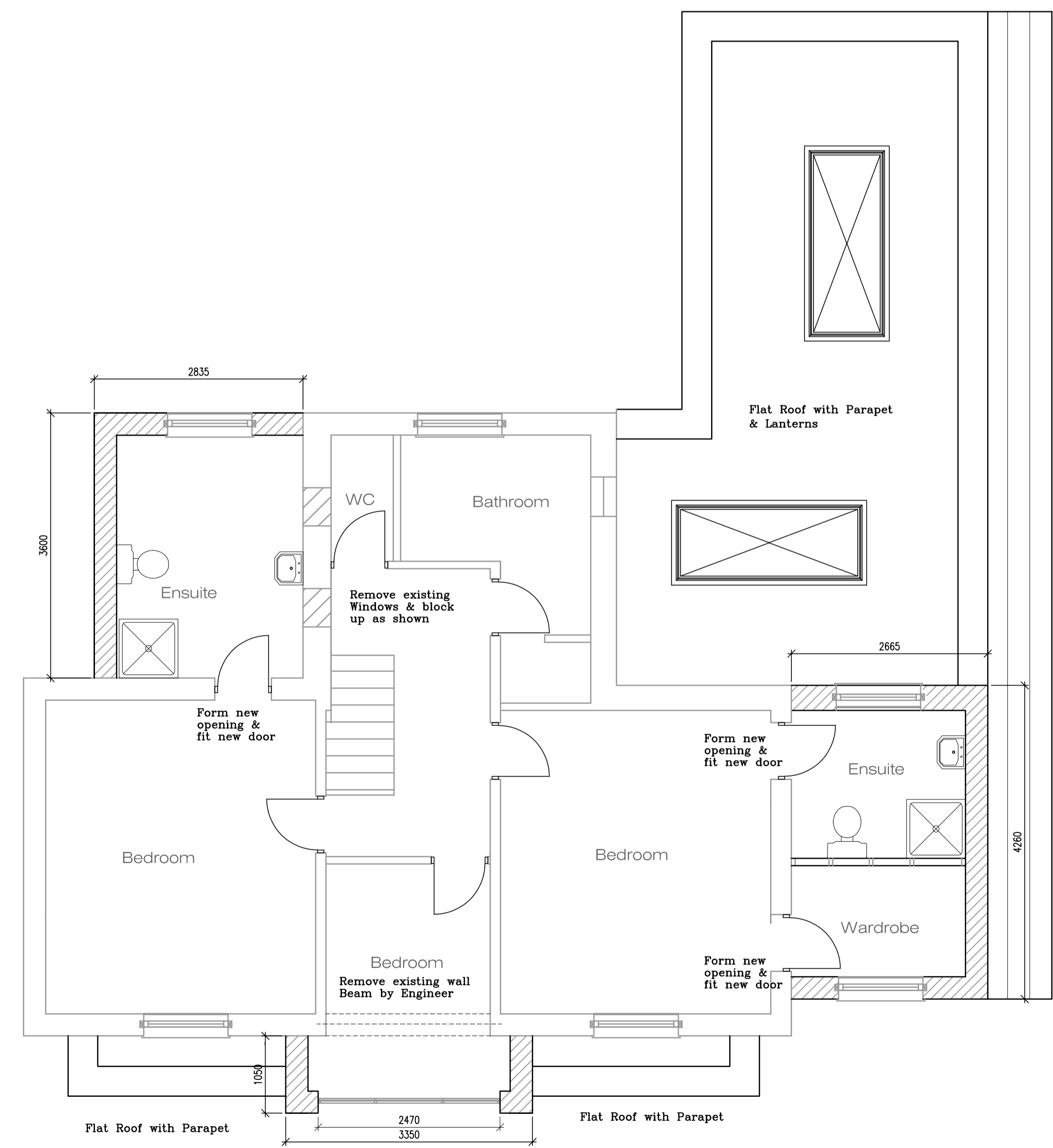
Side Elevation.  
as Proposed.



Front window detail  
as Proposed.



Ground floor  
as Proposed.



First floor  
as Proposed.

No drainage survey has been undertaken on this site. However we believe the onsite drainage to be private. Building Control will contact YWA to confirm this matter has been verified.

**NOTE**  
If YWA do believe that they own the drains they will want to grant formal approval before works commence.

**NOTE**  
In some cases YWA may not agree to the works & this could stop the works from progressing at all.

**FOR PLANNING PURPOSES ONLY  
NOT TO BE USED FOR CONSTRUCTION**

REVISION	DATE	DESCRIPTION
A	07/06/22	Red brick added to front 2 storey extension, Juliet Balconies omitted
B	23/11/22	Roof, window and extension amendments
C	30/01/2023	Windows amended at Clients request
D	31/01/2023	Roof amended
E	20/04/2023	Glazing panels amended

**NEIL BOWEN**  
R.I.B.A.  
ARCHITECTS

Unit 2, The Office Campus,  
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Phone: 01924 380873

Date 22/03/2022

Project	Proposed Single Storey Extension to Rear, First Floor Extensions to Sides & 2 Storey Extension to Front
Replacement	Replacement Roof & Whole of Building Rendered to match Existing at Mayfair, 35 Armroyd Lane, Elsecar S74 8ET for Mr L. Powell
Drawing	Proposed Plans & Elevations

A1	Scale
2379	1:50
R	1:100

Drg No 2