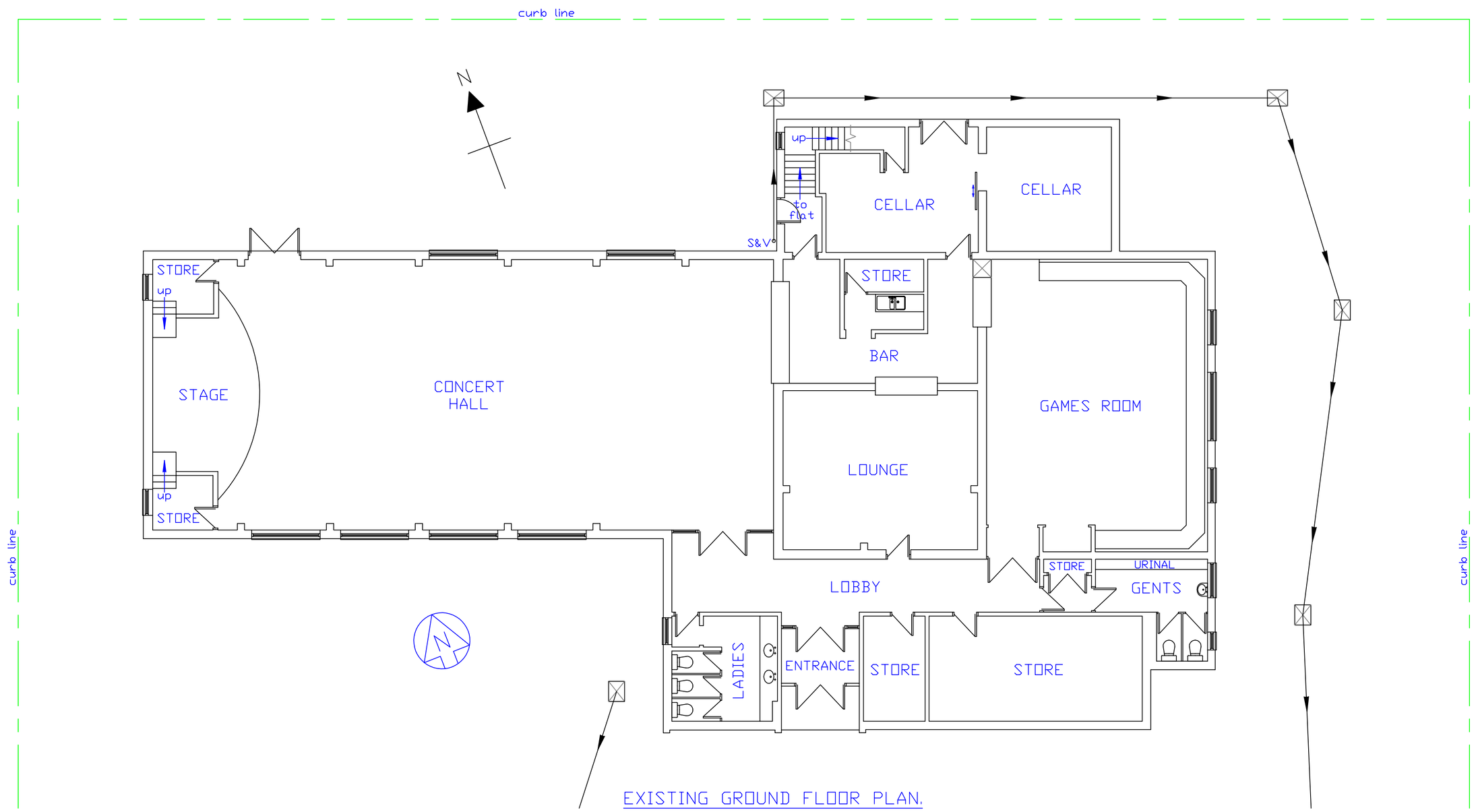


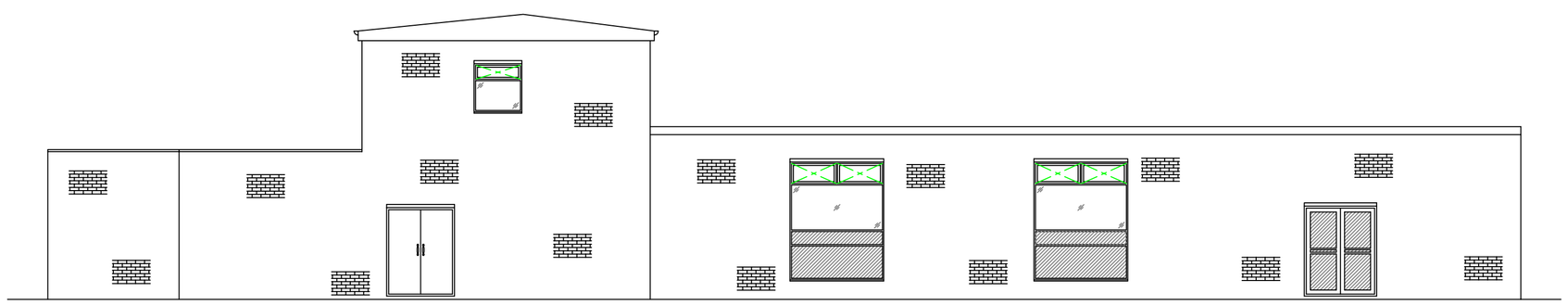
EXISTING GROUND FLOOR PLAN.



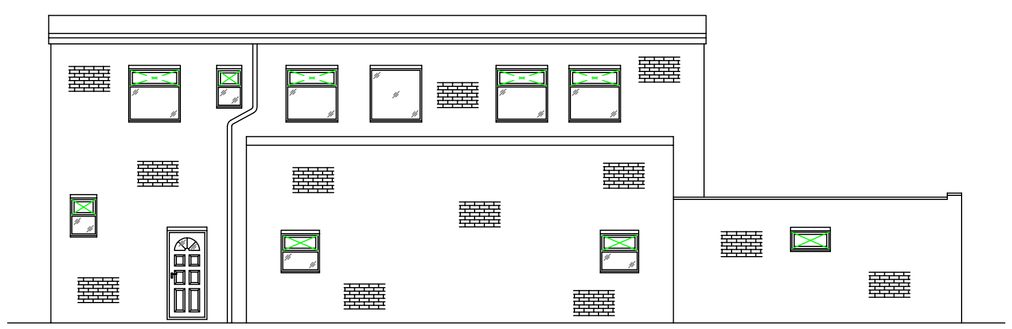
EXISTING FRONT ELEVATION.
SOUTH FACING.



EXISTING SIDE ELEVATION.
EAST FACING.



EXISTING REAR ELEVATION.
NORTH FACING.



EXISTING SIDE ELEVATION.
WEST FACING.

GENERAL NOTES

THE DRAWINGS ARE PRODUCED FOR THE PURPOSES OF OBTAINING PLANNING & BUILDING REGULATION APPROVAL, & ARE NOT INTENDED AS COMPREHENSIVE CONSTRUCTION DRAWINGS. ALL PROPOSED & EXISTING CONSTRUCTION: DETAILS, DIMENSIONS, LEVELS & DRAIN LAYOUTS ARE TO BE CHECKED & VERIFIED BY THE CONTRACTOR ON SITE PRIOR TO THE ORDERING OF MATERIALS & COMMENCEMENT OF WORK. THE CONTRACTOR SHALL PROPERLY TAKE INTO ACCOUNT EVERYTHING NECESSARY FOR THE PROPER EXECUTION OF THE WORKS, & TO THE SATISFACTION OF THE LOCAL AUTHORITY BUILDING CONTROL OFFICER IN ALL RESPECTS, WHETHER OR NOT INDICATED ON THE DRAWINGS OR IN THE SPECIFICATION ALL WORK TO BE INSPECTED & APPROVED BY THE LOCAL AUTHORITY BUILDING CONTROL OFFICER AT THE APPROPRIATE STAGES BEFORE COVERING UP OR PROGRESSING WITH THE WORKS.

WORKMANSHIP & MATERIALS ARE TO COMPLY WITH THE BUILDING REGULATION 7 & THE BS 8000 SERIES OF CODES OF PRACTISE. ALL MATERIALS ARE TO BE NEW & SHALL BE SUITABLE FOR THE PURPOSE THAT THEY ARE USED FOR, & SHALL BE FIXED, APPLIED OR MIXED IN ACCORDANCE WITH ALL MANUFACTURERS INSTRUCTIONS.

LEGAL BOUNDARIES TO BE CONFIRMED BY THE OWNER BEFORE WORK COMMENCES THE BOUNDARIES SHOWN ARE BELIEVED TO BE ACCURATE, BUT IT IS THE RESPONSIBILITY OF THE PARTIES SHARING THE BOUNDARIES TO AGREE THE POSITION BEFORE THE WORK COMMENCES, AS NEITHER THE AGENT NOR THE BUILDER CAN BE HELD RESPONSIBLE FOR ESTABLISHING THE BOUNDARIES. NO PART OF THE CONSTRUCTION OR WORK SHOULD CROSS THE BOUNDARY WITHOUT THE WRITTEN AUTHORITY FROM THE ADJOINING OWNER. THE CONTRCTOR SHALL INSURE PRIOR TO THE COMMENCEMENT OF ANY WORK THAT THE CLIENT HAS IMPLEMENTED THEIR DUTIES UNDER THE PARTY WALL ACT 1997 WHERE THE WORK WILL AFFECT ANY PARTY WALL OR PARTY GARDEN WALL STRUCTURE OF AN ADJOINING PROPERTY. PARTY WALL SUEVEYORS MAY NEED TO BE APPOINTED BY BOTH PARTIES IN THIS RESPECT.

ANY DEVIATION FROM THE APPROVED PLANS MUST BE AGREED WITH THE RELEVANT LOCAL AUTHORITY BUILDING CONTROL OR PLANNING OFFICER.

DO NOT SCALE
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NOTES

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PROJECT
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2, Middlecliff Lane,
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Barnsley. S72 0HX

TITLE
Proposed Ground Floor Conversion of Main Hall into 8 HMOs with Communal Area.
Existing

DRAWN BY		CHECKED BY
G. O'Shea	A1	

SCALE	DATE	DWG No.	REV
1:100	27/11/13	MLL2-001	