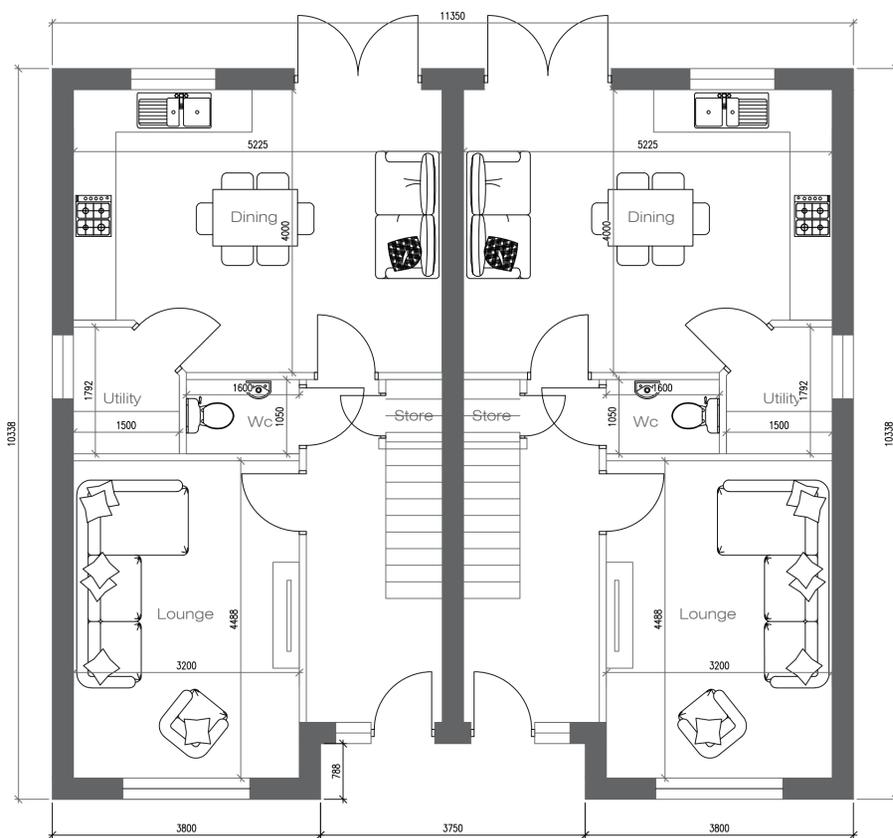
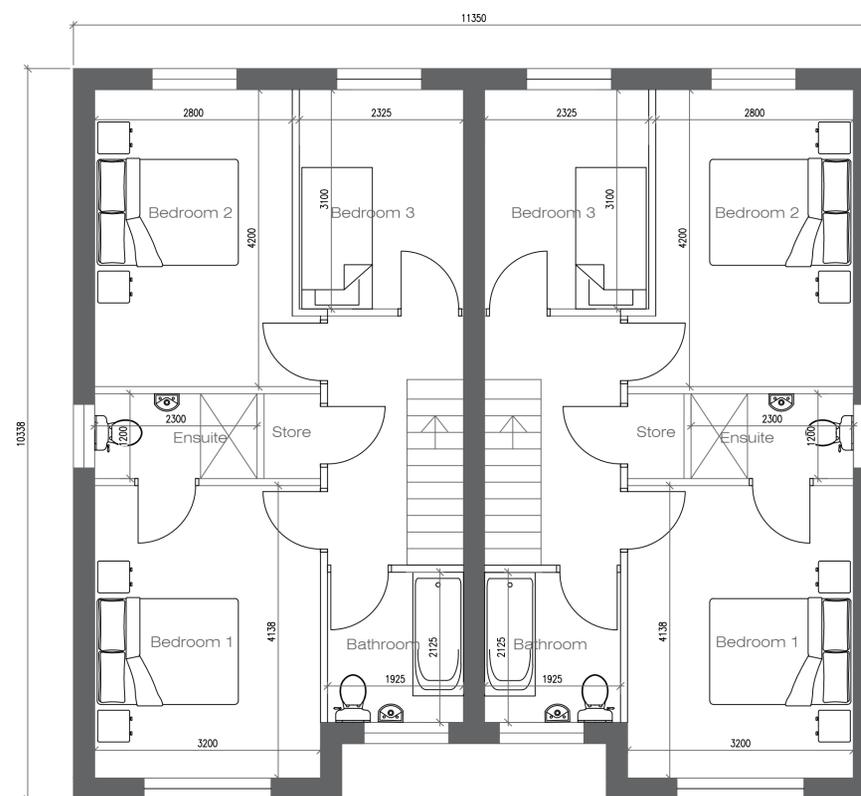


New Dwelling materials to match adjacent dwelling pictured above
 Walls to be Natural Stone
 Rooftiles to be Grey Marley Modern
 Windows & Doors to be White UPVC
 Gutters & Downpipes to be Black, round & plastic



Ground floor plan
as Proposed



First floor plan
as Proposed

Room	Dimensions
Lounge	3200mm x 4488mm
Kitchen / Dining	4000mm x 5225mm
Utility	1500mm x 1792mm
WC	1600mm x 1050mm
Bedroom 1	3200mm x 4138mm
Bedroom 2	2800mm x 4200mm
Bedroom 3	2325mm x 3100mm
Bathroom	1925mm x 2125mm
Ensuite	2300mm x 1200mm

NOTE TO CONTRACTOR
 Check all dimensions prior to commencing works or ordering any materials. On no account are any works whatsoever including foundations to be undertaken outside the boundary of the site without the express permission of the adjoining owner.

NOTE TO CLIENT
 It is your responsibility to check with the Statutory Authorities where all the services, particularly those outside the property are located, and to advise the Contractor accordingly, prior to accepting his quotation for the works.
NOTE:
 This may have both cost and safety issues.

NOTE TO CLIENT / BUILDER
 These Works may be subject to CDM Legislation depending on the nature of the works & the contract period. It is your responsibility to check. You can ring the HSE to find out & what your responsibilities are.

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

REVISION	DATE	DESCRIPTION

NEIL BOWEN
R.I.B.A.
ARCHITECTS

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Project
 Proposed Reserved Matters for
 5 No Dwellings to Rear of
 49 Woodstock Road, Wiltorpe
 Barnsley, S75 1DX for Mr S Clayburn

Date 03/10/2025
 A1
 2583 Scale
 R 1:50
 1:100
 Drawing
 Plot 2=5
 Plans and elevations

Drg No 3