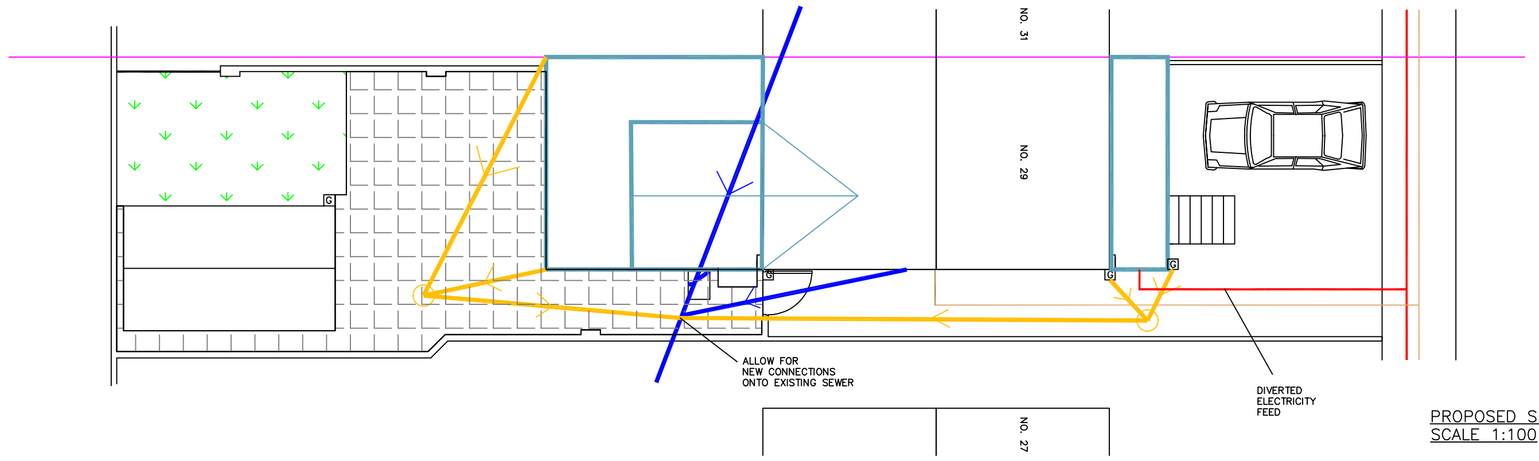


PROPOSED SITE PLAN
SCALE 1:100

ELECTRICITY FEED TO PROPERTY

POSSIBLE DIVERTED ROUTE OF GAS MAIN

EXISTING YORKSHIRE WATER SEWERS

GULLEYS

NEW 100mm DIA. @ 1:40 GRADIENT FOUL AND SURFACE WATER DRAINS AND 450mm DIA. WAEVIN MANHOLES DISCHARGING INTO EXISTING SEWER RUN TO SIDE OF HOUSE

MAINS WIRED WITH BATTERY BACK-UP FIRE ALARMS TO BE INTRODUCED ON ALL FLOORS WITHIN HALLWAY AREAS

STEEL BEAMS INTRODUCED TO PROVIDE SUPPORT TO FLOORS/WALLS/ROOFS AND ABOVE NEW OPENINGS

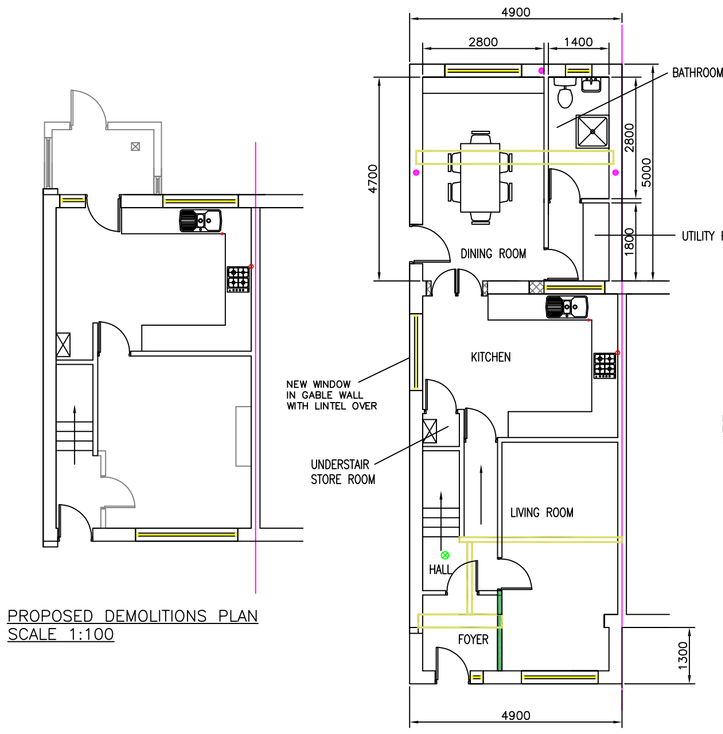
INDICATES BUILDINGS TO BE DEMOLISHED/ FENCING/DRAINAGE TO BE REMOVED AND GROUND MADE GOOD

BLOCK-OFF EXISTING DOOR/WINDOW OPENINGS

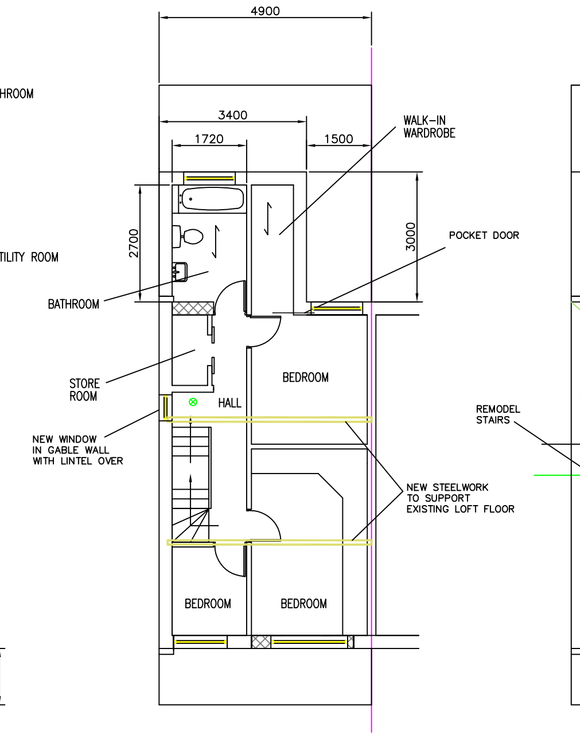
WP2 ANCON WINDPOSTS POSITIONED WITHIN CAVITY FIXED TO FOUNDATIONS AND TO EXTENSION ROOF - OBTAIN DESIGN FROM ANCON. ALLOW FOR MIN. 4-6 WEEKS LEAD TIME FOR DESIGN AND SUPPLY FROM ANCON

ASSUMED JOIST SPAN TO FIRST AND LOFT FLOORS - CONTRACTOR TO CONFIRM THROUGH DISCUSSIONS WITH BUILDING CONTROL

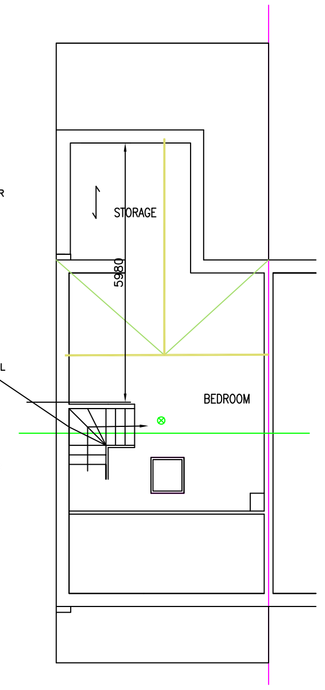
INTRODUCE SINGLE BLOCKWORK WALL (10N/mm² DENSITY, 1800kg/m³) ON A STRIP FOOTING TIED TO EXTERNAL WALL FOR LATERAL STABILITY AND TO SUPPORT FLOOR ABOVE WHERE REQUIRED



PROPOSED GROUND FLOOR PLAN
SCALE 1:100



PROPOSED FIRST FLOOR PLAN
SCALE 1:100



PROPOSED LOFT FLOOR PLAN
SCALE 1:100

PROPOSED DEMOLITIONS PLAN
SCALE 1:100

NOTE:

UNDER THE PARTY WALL ACT 1996 - NOTICE MUST BE SERVED ON ADJOINING OWNERS BY THE PROPERTY OWNER PRIOR TO STARTING ANY WORK NEAR PROPERTY BOUNDARIES. THIS NOTICE MUST BE SERVED IN ACCORDANCE WITH THE ACT. MORE INFORMATION IS AVAILABLE ONLINE.

NOTE:

REAR EXTENSION AND FRONT PORCH

WALL CONSTRUCTION - TO BE OF BRICKWORK EXTERNALLY TO MATCH EXISTING PROPERTY AND INTERNAL BLOCKWORK.

ROOF CONSTRUCTION - PURLINS/RAFTERS WITH MARLEY INTERLOCKING CONCRETE TILES TO ALL ROOFS WITH THE EXCEPTION OF REAR SINGLE-STOREY ROOF WHICH SHOULD BE FORTICRETE CENTURION LOW-PITCHED ROOF TILES.

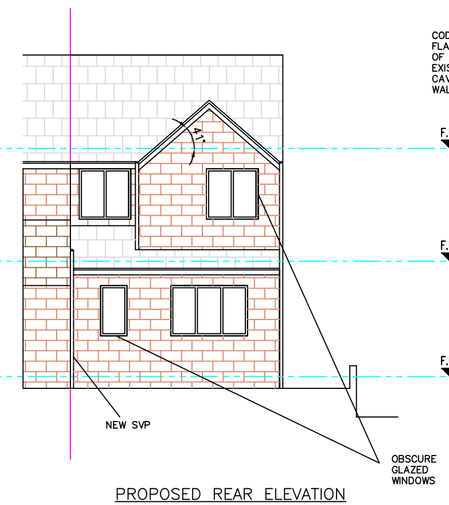
FLOOR CONSTRUCTION - GROUND FLOOR TO BE EITHER SUSPENDED TIMBER FLOOR CONSTRUCTION OR GROUNDBEARING CONCRETE SLAB CONSTRUCTION. FIRST FLOOR TO BE SUSPENDED TIMBER CONSTRUCTION.

CONTRACTOR HAS FULL RESPONSIBILITY FOR TEMPORARY WORKS INCLUDING SCAFFOLDING PROPPING ON SITE TO MAINTAIN STABILITY FOR DURATION OF WORKS.

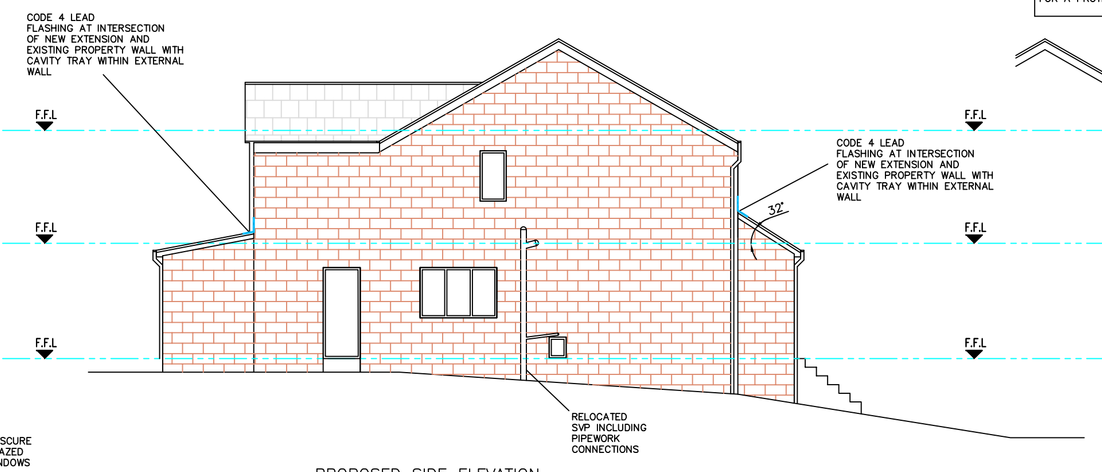
FIRE STRATEGY FOR LOFT FLOOR:
ALLOW FOR SAFE FIRE ROUTE FROM FIRST AND LOFT FLOORS BY INSTALLING MAINS WIRED AND INTERLINKED WITH BATTERY BACK-UP SMOKE/FIRE ALARMS ON ALL FLOORS.

ALLOW FOR HALF HOUR FIRE DOORS ON GROUND AND LOFT FLOORS TO ALLOW FOR A PROTECTED FIRE ROUTE.

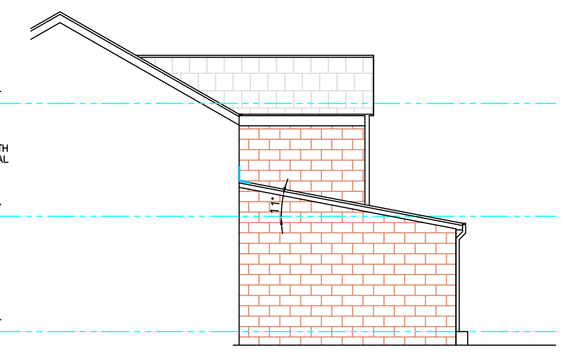
PROPOSED FRONT ELEVATION
SCALE 1:100



PROPOSED REAR ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100

NOTE - THIS DRAWING IS FOR PLANNING PURPOSES ONLY - FURTHER DETAILED DRAWINGS WILL BE REQUIRED AS PART OF A BUILDING REGULATIONS APPLICATION.

NOTE - DO NOT SCALE OFF DRAWING. DIMENSIONS TO BE CONFIRMED ON SITE

ALL DIMENSIONS IN MM

NOTE - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH DRAWING NO. S03 - WORK SPECIFICATION

Revisions		
	Date	Feb 2023

Planning Application for:

Proposed Extensions
29 Park Croft, Batley

Drawing Title:

Proposed Plans and Elevations

Drawing No: S02

Rev F

Scale: As shown

Paper Size: A1