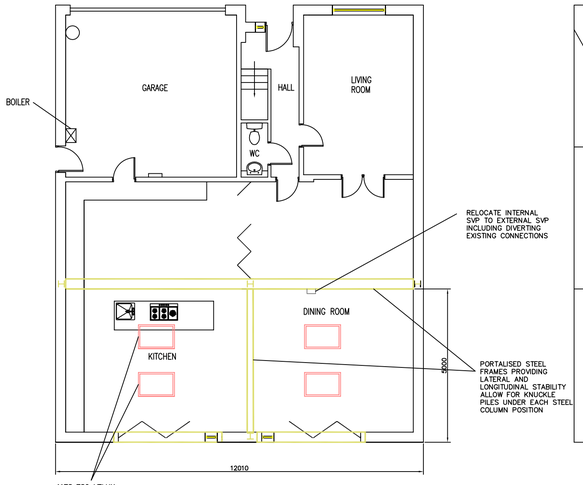
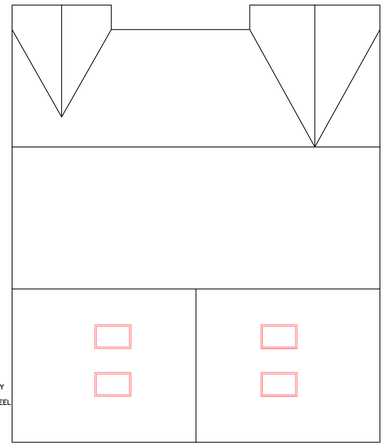


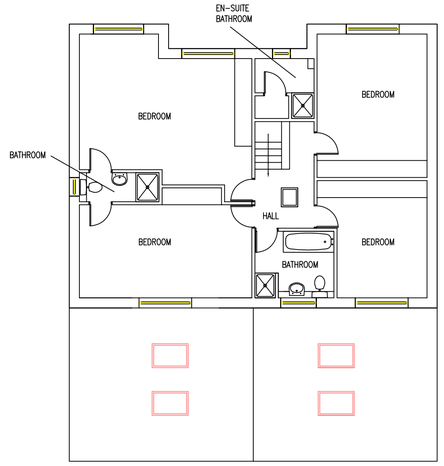
PROPOSED GROUND FLOOR PLAN
SCALE 1:100



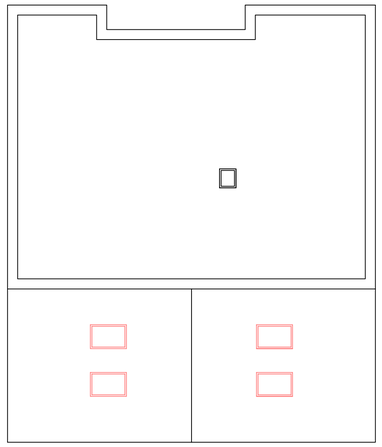
PROPOSED ROOF PLAN
SCALE 1:100

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

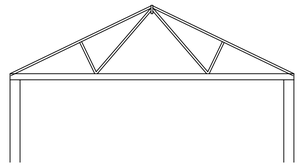
INDICATES BUILDINGS TO BE DEMOLISHED/ FENCING/DRAINAGE TO BE REMOVED AND GROUND MADE GOOD



PROPOSED FIRST FLOOR PLAN
(NO CHANGE)
SCALE 1:100

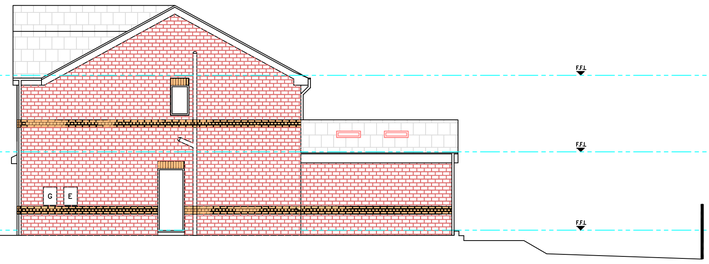


PROPOSED LOFT FLOOR PLAN
(NO CHANGE)
SCALE 1:100



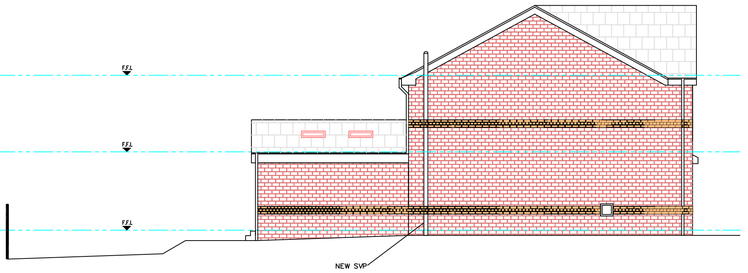
PROPOSED CROSS-SECTION THROUGH EXISTING LOFT
(NO CHANGE)
SCALE 1:100

PROPOSED FRONT ELEVATION
(NO CHANGE)
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100

PROPOSED REAR ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100

NOTE:

REAR EXTENSION

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

ROOF CONSTRUCTION – DUO-PITCHED RAISED-TIE OR FINK TRUSS RAFTER ROOFS WITH CENTURION FORTICRETE LOW-PITCHED CONCRETE ROOF TILES.

FLOOR CONSTRUCTION – INTERNAL FLOOR TO BE BEAM AND BLOCK FLOOR WITH SCREED TO TOP. FINISHES AS DIRECTED BY CLIENT.

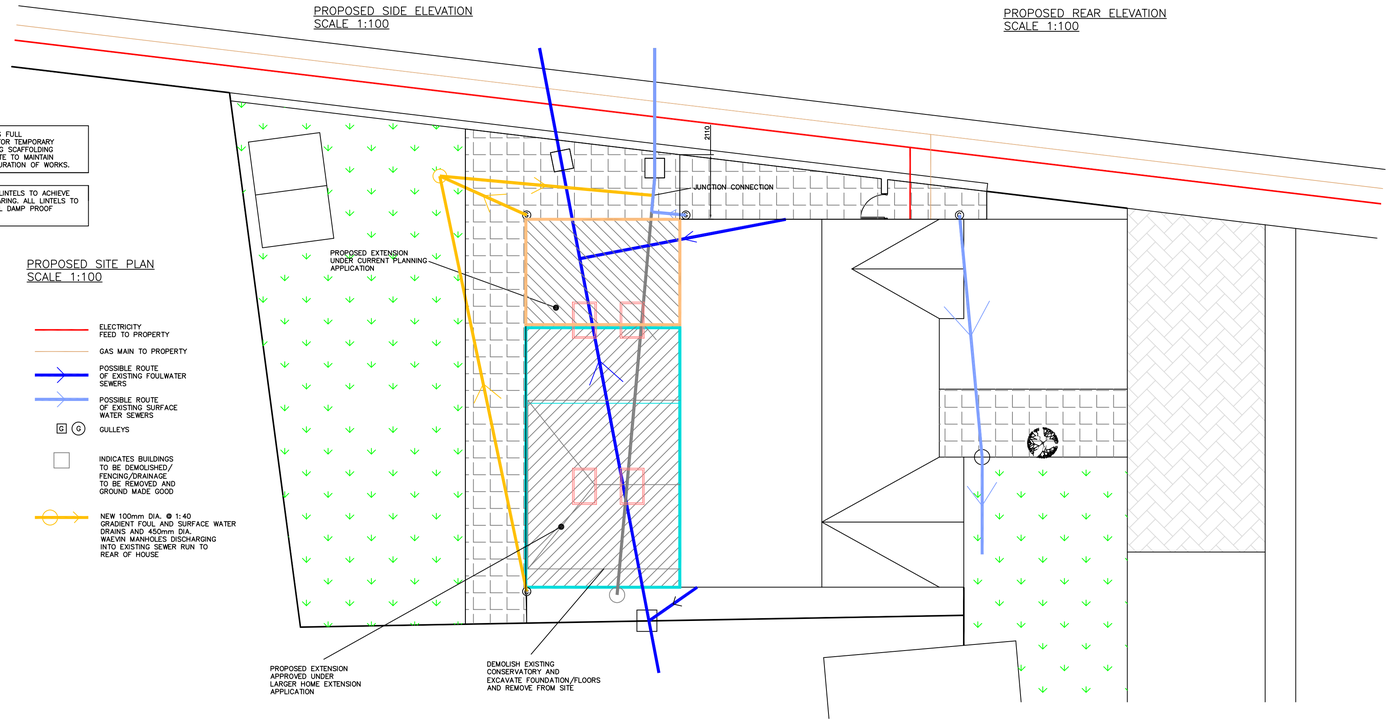
NOTE:

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.

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

LINTELS:– ALL LINTELS TO ACHIEVE 150mm END BEARING. ALL LINTELS TO HAVE HORIZONTAL DAMP PROOF COURSE.

PROPOSED SITE PLAN
SCALE 1:100



ELECTRICITY FEED TO PROPERTY

GAS MAIN TO PROPERTY

POSSIBLE ROUTE OF EXISTING FOULWATER SEWERS

POSSIBLE ROUTE OF EXISTING SURFACE WATER SEWERS

G GULLEYS

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

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

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

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

ALL DIMENSIONS IN MM

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

Revisions		
	Date	Mar 2023

Planning Application for:
Rear Extension
22 Caldermill Way, Dewsbury

Drawing Title:
Proposed Plans and Elevations

Drawing No: S02
Rev A

Scale: As shown
Paper Size: A1