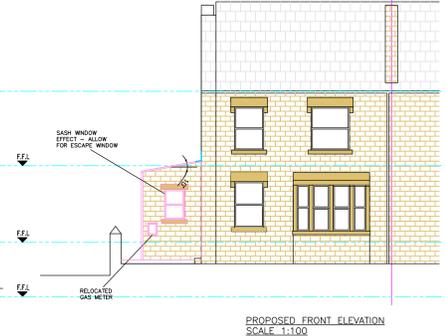
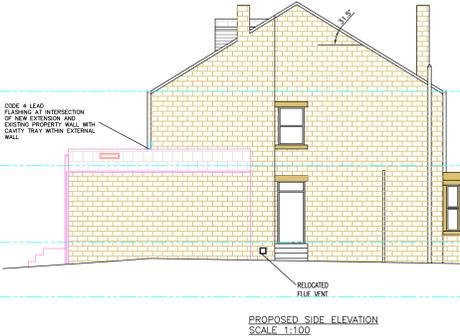
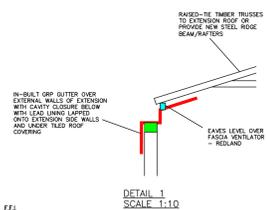


NOTE:
FOUNDATIONS TO EXTENSIONS MAY NEED TO EXTEND DOWN TO BASEMENT LEVEL - TO BE AGREED WITH BUILDING CONTROL. ALLOW FOR ANY TEMPORARY WORKS INCLUDING SHORING/PROPPING ETC. TO FACILITATE WORKS.



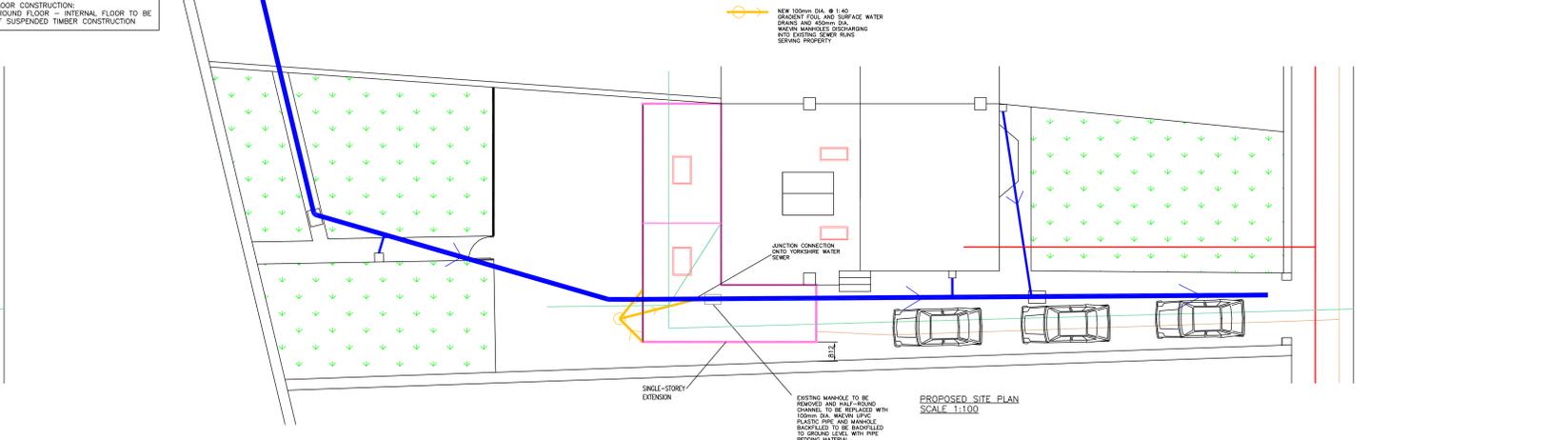
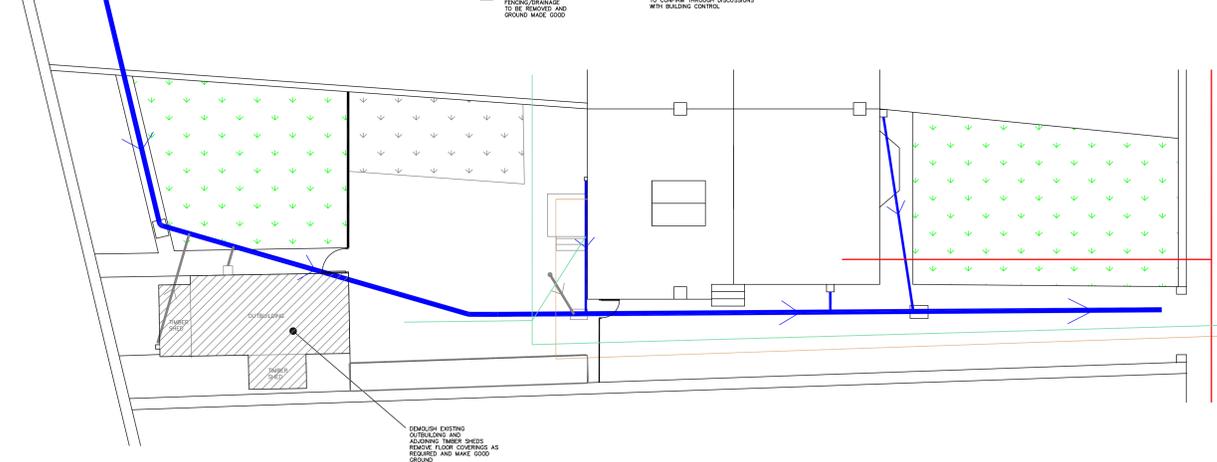
- MARKS WERE WITH BATTERY BACK-UP FIRE ALARMS TO BE INTRODUCED ON ALL FLOORS WITH HALLWAY RISERS
- STEEL BEAMS INTRODUCED TO PROVIDE SUPPORT TO PROMISE SUPPLY TO FLOORS/WALLS/ROOFS ABOVE NEW OPENINGS. SPECIAL FRAMES WILL BE REQUIRED FOR LARGER OPENINGS. CONCRETE LINTELS MAY BE PROVIDED FOR SMALLER NEW INTERNAL OPENINGS.
- INDICATES BUILDINGS TO BE DEMOLISHED/REMOVED/DRAINAGE TO BE REMOVED AND GROUND MADE GOOD

- ⊗ BLOCK-OFF EXISTING DOOR/WINDOW OPENINGS
- ⊕ W/2 ANCHOR WEDGISTS POSITIONED WHEN QUANTITY FIXED TO FOUNDATIONS AND TIE FIXED FROM ANCHOR. ALLOW FOR MIN 40MM WEDGE LEAD TIME FOR DESIGN AND SUPPLY FROM ANCHOR
- ← ASSUMED JOIST SPAN TO GROUND FLOOR - CONTRACTOR TO CONFIRM THROUGH QUOTATIONS WITH BUILDING CONTROL.

NOTE:
REAR/SIDE EXTENSIONS
WALL CONSTRUCTION - TO BE OF NATURAL STONEMASONRY TO MATCH EXISTING PROPERTY. ALLOW FOR STONE LINTELS AND HEADS TO ALL WINDOWS/DOORS TO NEW EXTENSION.
ROOF CONSTRUCTION - RIDGE BEAM/PURLIN ROOF WITH CENTURION FORTICRETE LOW-PITCHED ROOF TILES.
FLOOR CONSTRUCTION: GROUND FLOOR - INTERNAL FLOOR TO BE OF SUSPENDED TIMBER CONSTRUCTION

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.

- POSSIBLE ELECTRICITY FEED TO PROPERTY
- EXISTING ROUTE OF GAS MAIN
- EXISTING W/SHORE WATER SERVICES
- ⊗ GULLIES
- ASSUMED ROUTE OF WATER MAIN
- NEW 100MM DIA. @ 1:40 GRADIENT FELL AND SURFACE WATER BRANES AND DOWN GUT.
- W/2MM MANHOLE DISCHARGING INTO EXISTING SEWER RUN SERVING PROPERTY



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	Aug 2023	Planning Application for:
			Proposed Rear & Side Extensions
			17 Grosvenor Road, Batley
			Drawing Title:
			Proposed Plans and Elevations
			Drawing No: S04
			Rev B
			Scale: As shown Paper Size: A0