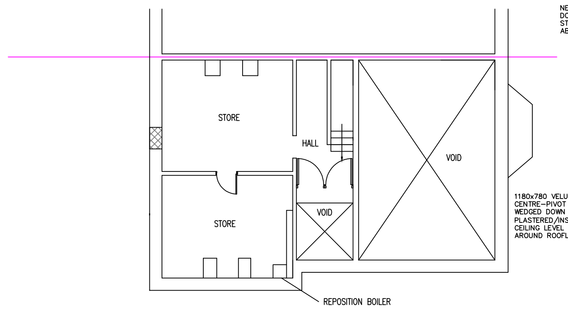
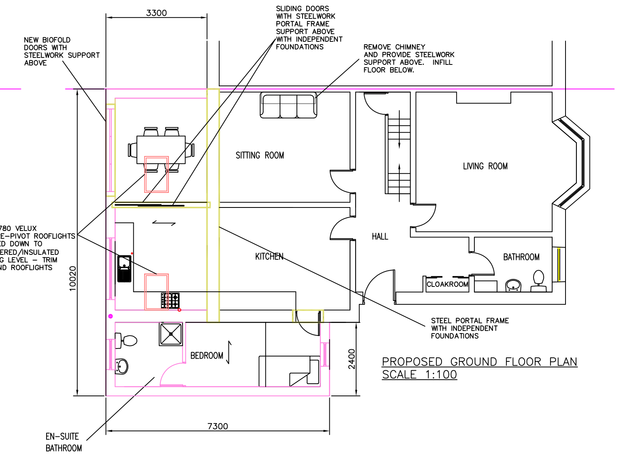
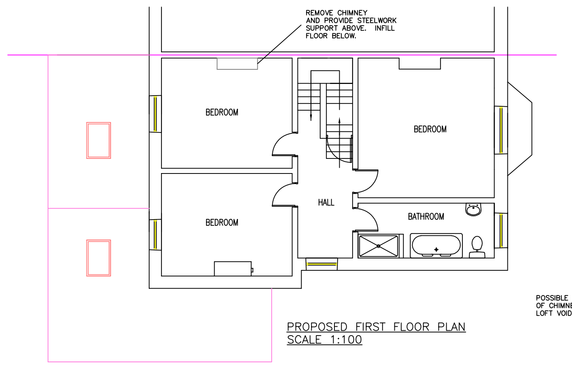


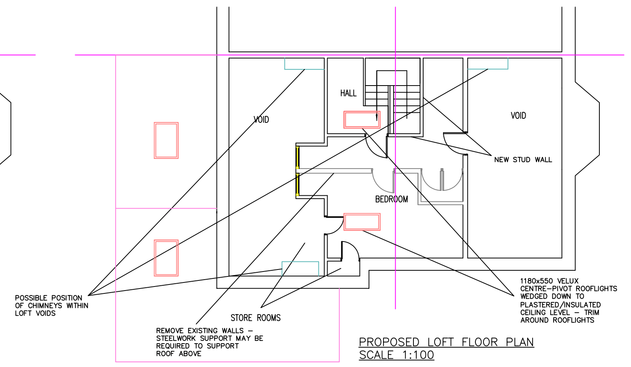
PROPOSED BASEMENT PLAN
SCALE 1:100



PROPOSED GROUND FLOOR PLAN
SCALE 1:100



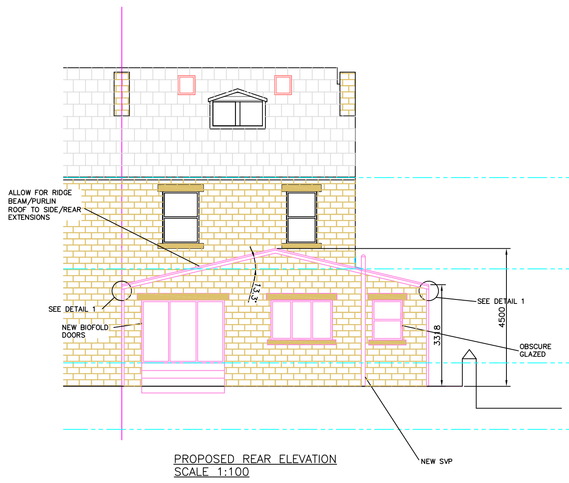
PROPOSED FIRST FLOOR PLAN
SCALE 1:100



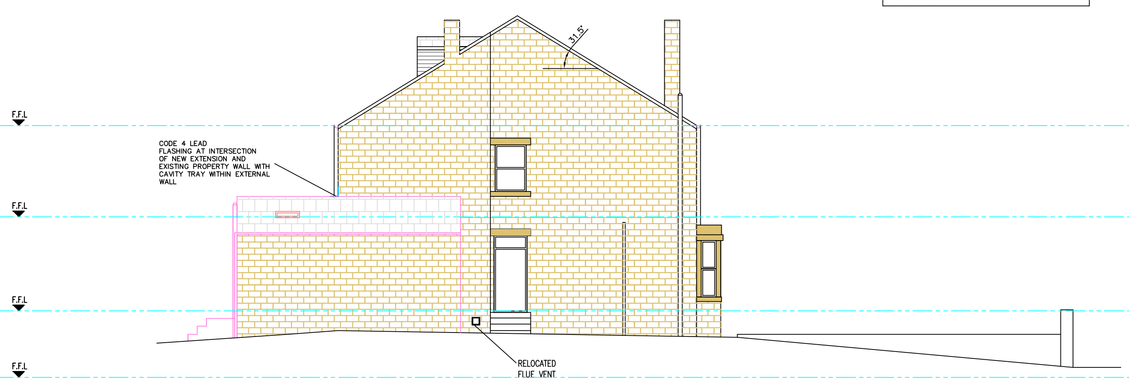
PROPOSED LOFT FLOOR PLAN
SCALE 1:100

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.

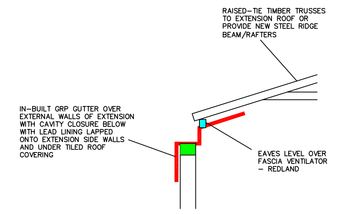


PROPOSED REAR ELEVATION
SCALE 1:100

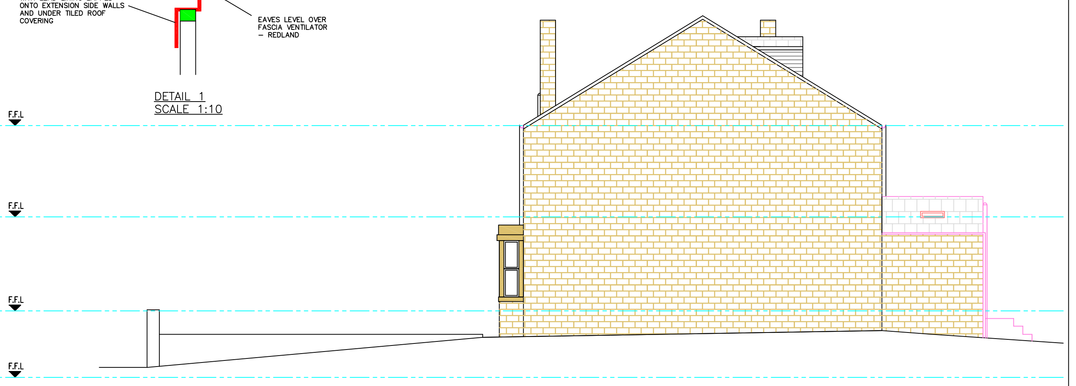


PROPOSED SIDE ELEVATION
SCALE 1:100

PROPOSED FRONT ELEVATION
SCALE 1:100



DETAIL 1
SCALE 1:10



PROPOSED SIDE ELEVATION
SCALE 1:100

NOTE:

REAR/SIDE EXTENSIONS

WALL CONSTRUCTION – TO BE OF NATURAL STONEWORK TO MATCH EXISTING PROPERTY. ALLOW FOR STONE LINTELS AND HEADS TO ALL WINDOWS/DOORS TO NEW EXTENSION.

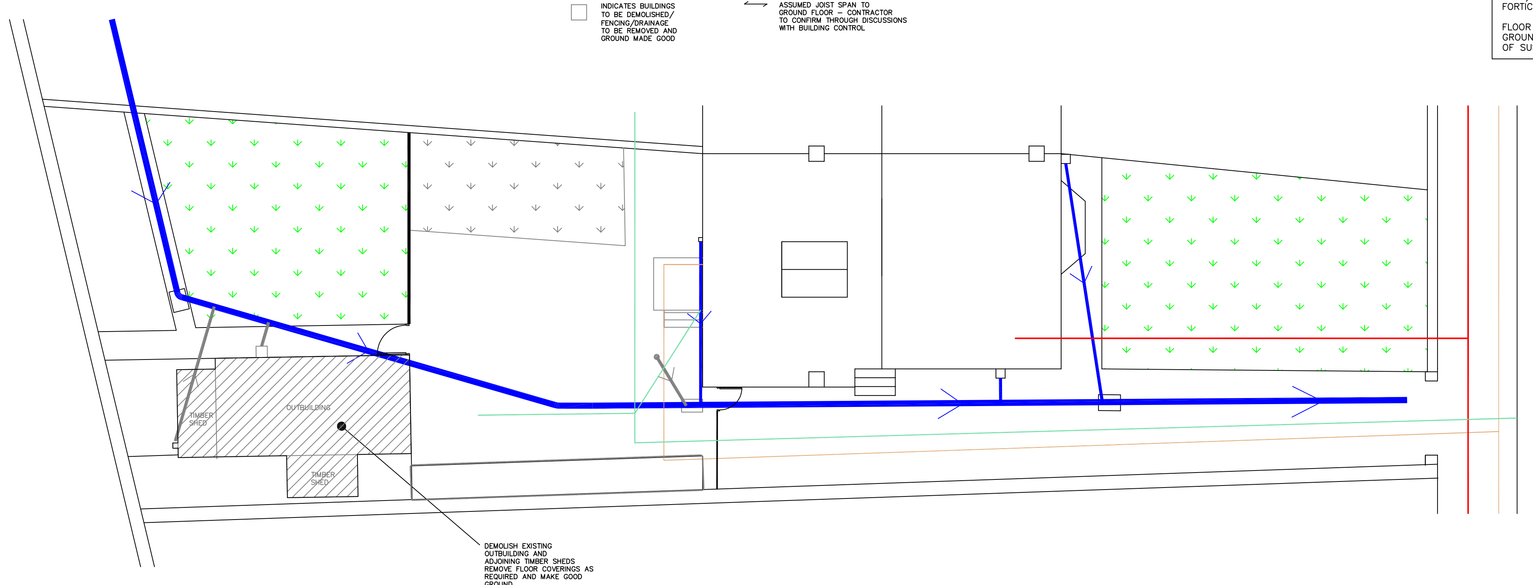
ROOF CONSTRUCTION – RIDGE BEAM/PURLIN ROOF WITH CENTURION FORTICRETE LOW-PITCHED ROOF TILES.

FLOOR CONSTRUCTION:
GROUND FLOOR – INTERNAL FLOOR TO BE OF SUSPENDED TIMBER CONSTRUCTION

NOTE:

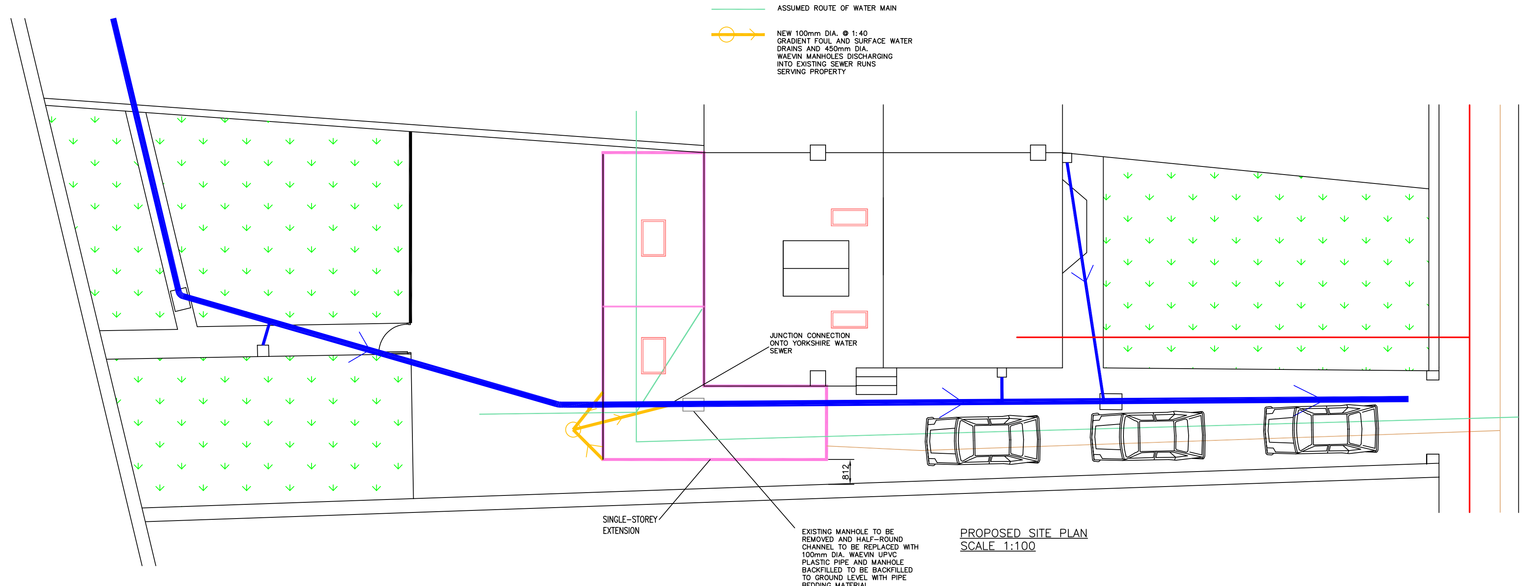
UNDER THE PARTY WALL ACT 1996 – NOTICE MUST BE SERVED ON ADJOINING OWNERS BY THE PROPERTY OWNER PRIOR TO STARTING ANY WORK NEAR PROPERTY BOUNDARIES. THIS NOTICE MUST BE SERVED IN ACCORDANCE WITH THE ACT. MORE INFORMATION IS AVAILABLE ONLINE.

- 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 ABOVE NEW OPENINGS. PORTAL FRAMES WILL BE REQUIRED TO LARGE OPENINGS. CONCRETE LINTELS MAY BE PROVIDED FOR SMALLER NEW INTERNAL OPENINGS.
- INDICATES BUILDINGS TO BE DEMOLISHED/ FENCING/DRAINAGE TO BE REMOVED AND GROUND MADE GOOD
- BLOCK-OFF EXISTING DOOR/WINDOW OPENINGS
- MP2 ANCON MINDPOSTS POSITIONED WITHIN CAVITY FIXED TO FOUNDATIONS AND TO EXTENSION ROOF – OBTAIN DESIGN AND SUPPLY FROM ANCON OR SIGN AND WEDGE LEAD TIME FOR DESIGN AND SUPPLY FROM ANCON
- ASSUMED JOIST SPAN TO GROUND FLOOR – CONTRACTOR TO CONFIRM DIMENSIONS/DISCUSSIONS WITH BUILDING CONTROL



DEMOLITIONS PLAN
SCALE 1:100

- POSSIBLE ELECTRICITY FEED TO PROPERTY
- DIVERTED ROUTE OF GAS MAIN
- EXISTING YORKSHIRE WATER SEWERS
- GULLEYS
- ASSUMED ROUTE OF WATER MAIN
- NEW 100mm DIA. @ 1:40 UPVC SEWER TO SURFACE WATER DRAINS AND 450mm DIA. WAVEIN MANHOLES DISCHARGING INTO EXISTING SEWER RUNS SERVING PROPERTY



PROPOSED SITE PLAN
SCALE 1:100

PROPOSED SITE PLAN
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		Aug 2023

Planning Application for:
Proposed Rear & Side Extensions
17 Grosvenor Road, Batley

Drawing Title:
Proposed Plans and Elevations

Drawing No: S04 | Rev C

Scale: As shown | Paper Size: A0