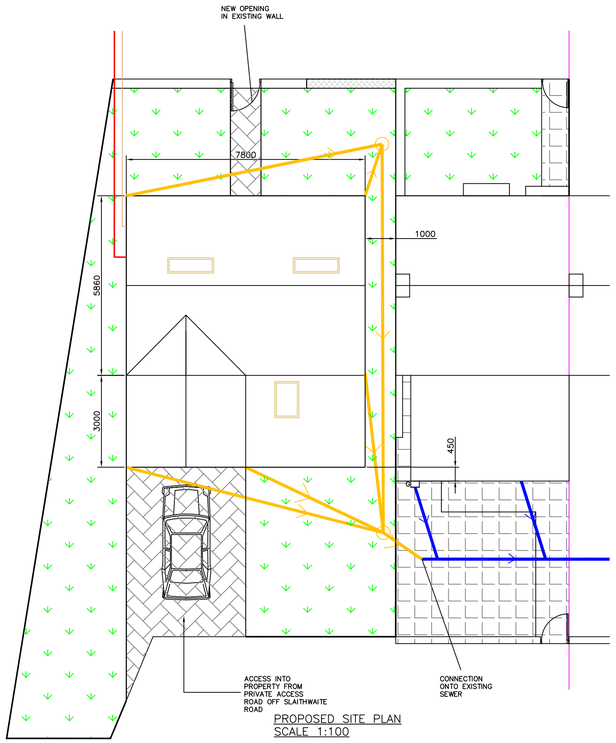


PROPOSED SITE PLAN
SCALE 1:100

NOTE:

NEW DWELLING

WALL CONSTRUCTION – TO BE STONEWORK TO FRONT ELEVATION AND BRICKWORK TO REAR WITH SAND/CEMENT RENDER TO SIDE ELEVATIONS TO MATCH NEIGHBOURING PROPERTIES.

ROOF CONSTRUCTION – PROPRIETARY ATTIC TRUSSES TO LOFT AND FINK TRUSSES TO GROUND FLOOR REAR LEAN–TO WITH MARLEY PLAIN CONCRETE TILES.

FLOOR CONSTRUCTION – INTERNAL FLOORS TO FIRST FLOOR TO BE SUSPENDED TIMBER FLOOR CONSTRUCTION.

WINDOW AND DOOR CONSTRUCTION – ALL WINDOWS TO BE WHITE DOUBLE–GLAZED. ALLOW FOR FRONT WINDOWS TO MATCH NEIGHBOURING PROPERTIES WITH STONE HEADS AND SILLS

NOTE – ALL EXISTING DRAIN CONNECTIONS ONTO EXISTING SEWER TO BE GRUBBED–OUT AND BLOCKED–OFF

POSSIBLE ROUTE OF ELECTRICITY MAIN

POSSIBLE ROUTE OF GAS MAIN

EXISTING SEWER RUN TO CONFIRM EXACT LINE AND LEVEL

G NEW GULLEYS

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

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

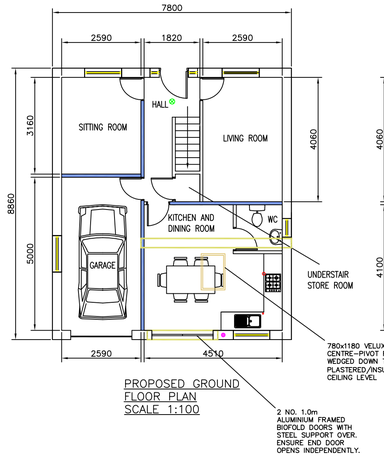
ASSUMED JOIST SPAN TO FIRST FLOOR – CONTRACTOR TO CONFIRM THROUGH DISCUSSIONS WITH BUILDING CONTROL

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

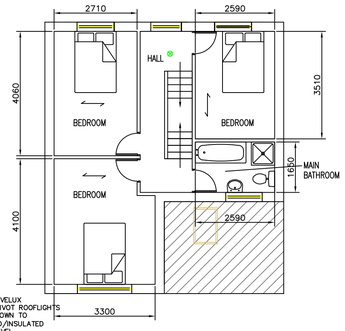
NEW STEEL BEAMS TO PROVIDE SUPPORT TO WALLS/FLOORS/ROOFS/ WALLS ABOVE NEW OPENINGS. DESIGNED BY STRUCTURAL ENGINEER.

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

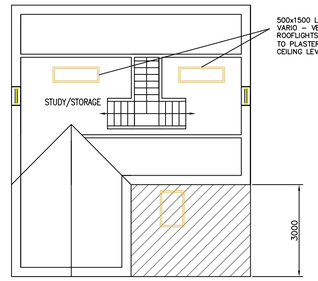
BLOCK–OFF EXISTING LOW LEVEL STONE WALL



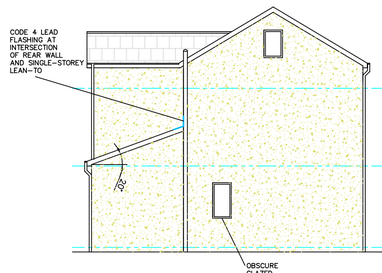
PROPOSED GROUND FLOOR PLAN
SCALE 1:100



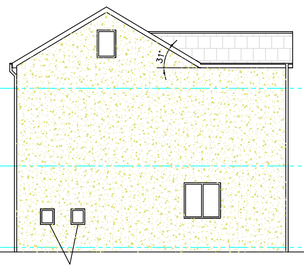
PROPOSED FIRST FLOOR PLAN
SCALE 1:100



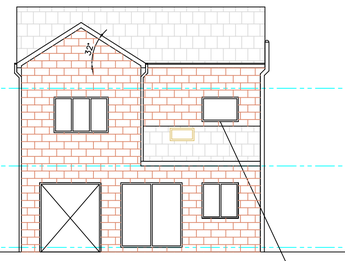
PROPOSED LOFT FLOOR PLAN
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100



PROPOSED REAR ELEVATION
SCALE 1:100

PROPOSED FRONT 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	Jan 2023

Planning Application for:
New Dwelling Adjoining
52 Ingham Road, Thornhill Lees, Dewsbury

Drawing Title:
Proposed Plans and Elevations

Drawing No: S02 | Rev D

Scale: As shown | Paper Size: A1