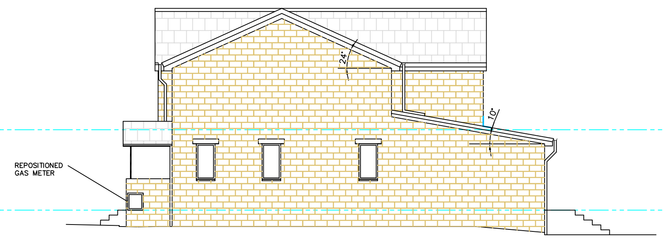
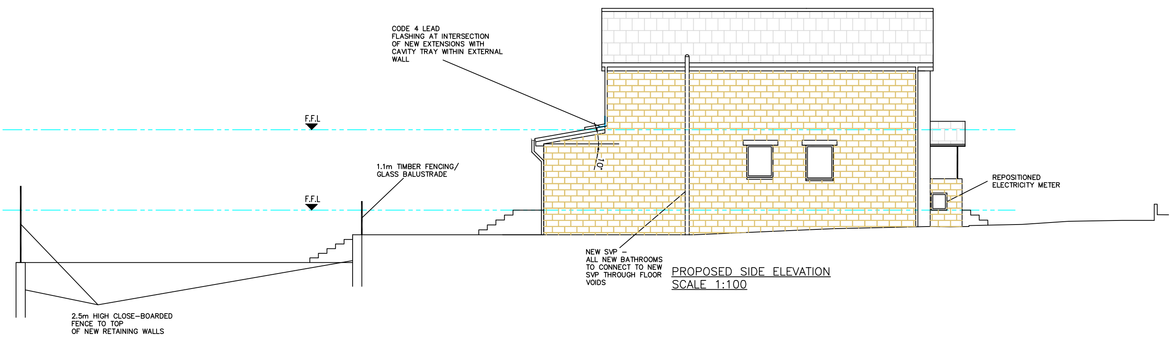
PROPOSED REAR ELEVATION
SCALE 1:100

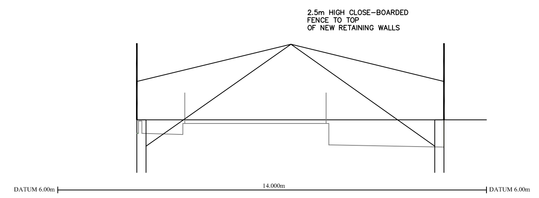
PROPOSED FRONT ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100



SECTION A–A
SCALE 1:100

NOTE:

FRONT PORCH, REAR EXTENSION & OUTBUILDING

WALL CONSTRUCTION – TO BE RECONSTITUTED STONE EXTERNALLY TO MATCH EXISTING PROPERTY

ROOF CONSTRUCTION – STEEL RIDGE BEAMS/PURLINS/RAFTERS WITH FORTICRETE CENTURION LOW-PITCHED ROOF TILES TO GROUND FLOOR REAR EXTENSION AND MARLEY PLAIN CONCRETE TILES TO REMAINING PITCHED ROOFS.

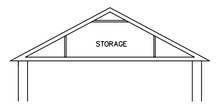
FLOOR CONSTRUCTION – INTERNAL FLOORS TO BE OF SUSPENDED FLOOR CONSTRUCTION.

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.

CONTRACTOR HAS FULL RESPONSIBILITY FOR TEMPORARY SUPPORT OF ADJOINING BUILDING 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 ATTIC TRUSSES TO NEW REAR EXTENSION ROOF
SCALE 1:100

NOTE – ALL NEW WINDOWS TO BATHROOMS TO BE OBSCURE GLAZED

NOTE – SANITARY APPLIANCES SHOWN ON FLOOR PLANS ARE INDICATIVE ONLY – TO BE CONFIRMED BY CLIENT ON SITE

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

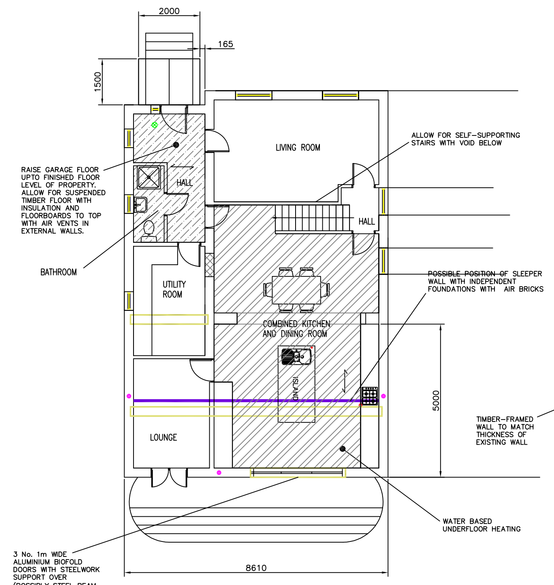
STEEL BEAMS (SIZES TBC) TO PROVIDE SUPPORT TO FLOORS/WALLS/ROOFS ABOVE NEW OPENINGS. PORTALISED FRAMES MAY BE REQUIRED. FOUNDATIONS MAY BE REQUIRED FOR MAJOR OPENINGS.

INDICATES BUILDINGS TO BE DEMOLISHED WITH REMOVAL OF FOUNDATIONS/ FENCING/DRAINAGE TO BE REMOVED AND GROUND MADE GOOD

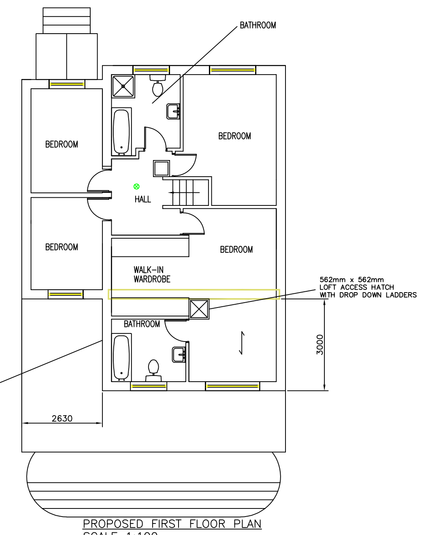
BLOCK-OFF EXISTING DOOR/WINDOW OPENINGS

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

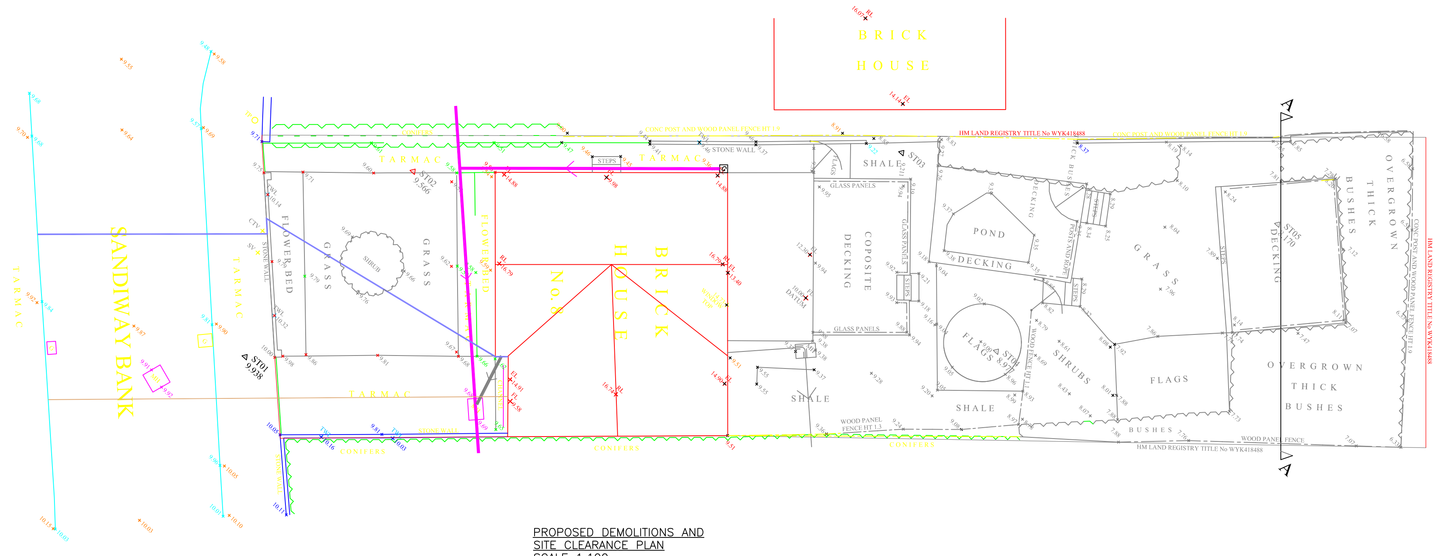
ASSUMED JOIST SPAN TO GROUND AND FIRST FLOORS – CONTRACTOR TO CONFIRM THROUGH DISCUSSIONS WITH BUILDING CONTROL. SUPERIOR WALLS WITH INDEPENDENT FOUNDATIONS WILL BE REQUIRED TO GROUND FLOOR.



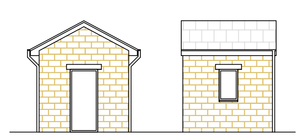
PROPOSED GROUND FLOOR PLAN
SCALE 1:100



PROPOSED FIRST FLOOR PLAN
SCALE 1:100



PROPOSED DEMOLITIONS AND SITE CLEARANCE PLAN
SCALE 1:100



OUTBUILDING DETAILS
SCALE 1:100

DIVERTED ELECTRICITY FEED TO PROPERTY

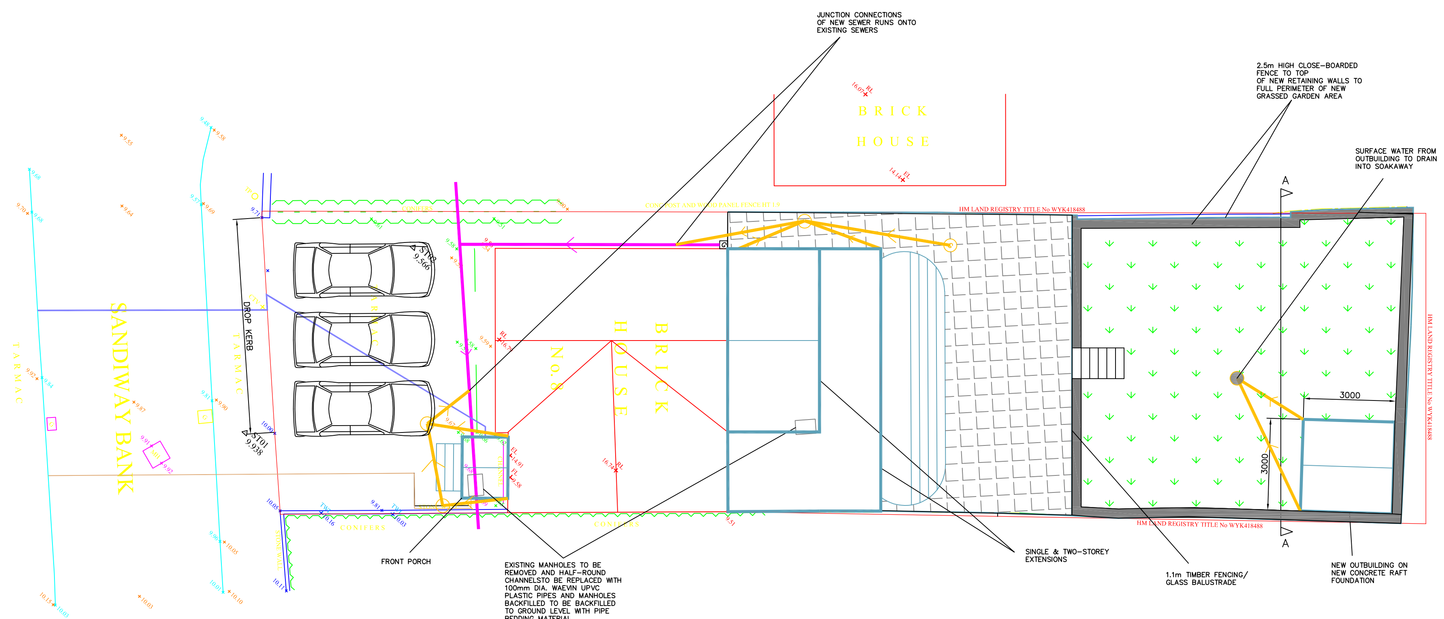
DIVERTED ROUTE OF GAS MAIN

EXISTING SEWERS

GULLEYS

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

NEW 100mm DIA. @ 1:40 GRADIENT FOUL AND SURFACE WATER DRAINS AND 450mm DIA. MAEVIN MANHOLES DISCHARGING INTO EXISTING SEWER RUN



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	Sept 2023

Planning Application for:
Front Porch, Rear Extension & Outbuilding
8 Sandiway Bank, Thornhill, Dewsbury

Drawing Title:
Proposed Plans and Elevations

Drawing No: S02
Rev D

Scale: As shown
Paper Size: A0