

WALL CONSTRUCTION - TO BE BRICKWORK EXTERNALLY TO MATCH EXISTING PROPERTY

ROOF CONSTRUCTION - PROPRIETARY TRUSSES TO GROUND AND FIRST FLOORS WITH FORTICRETE TILES TO GROUND FLOOR AND MARLEY CONCRETE TILES TO FIRST FLOOR.

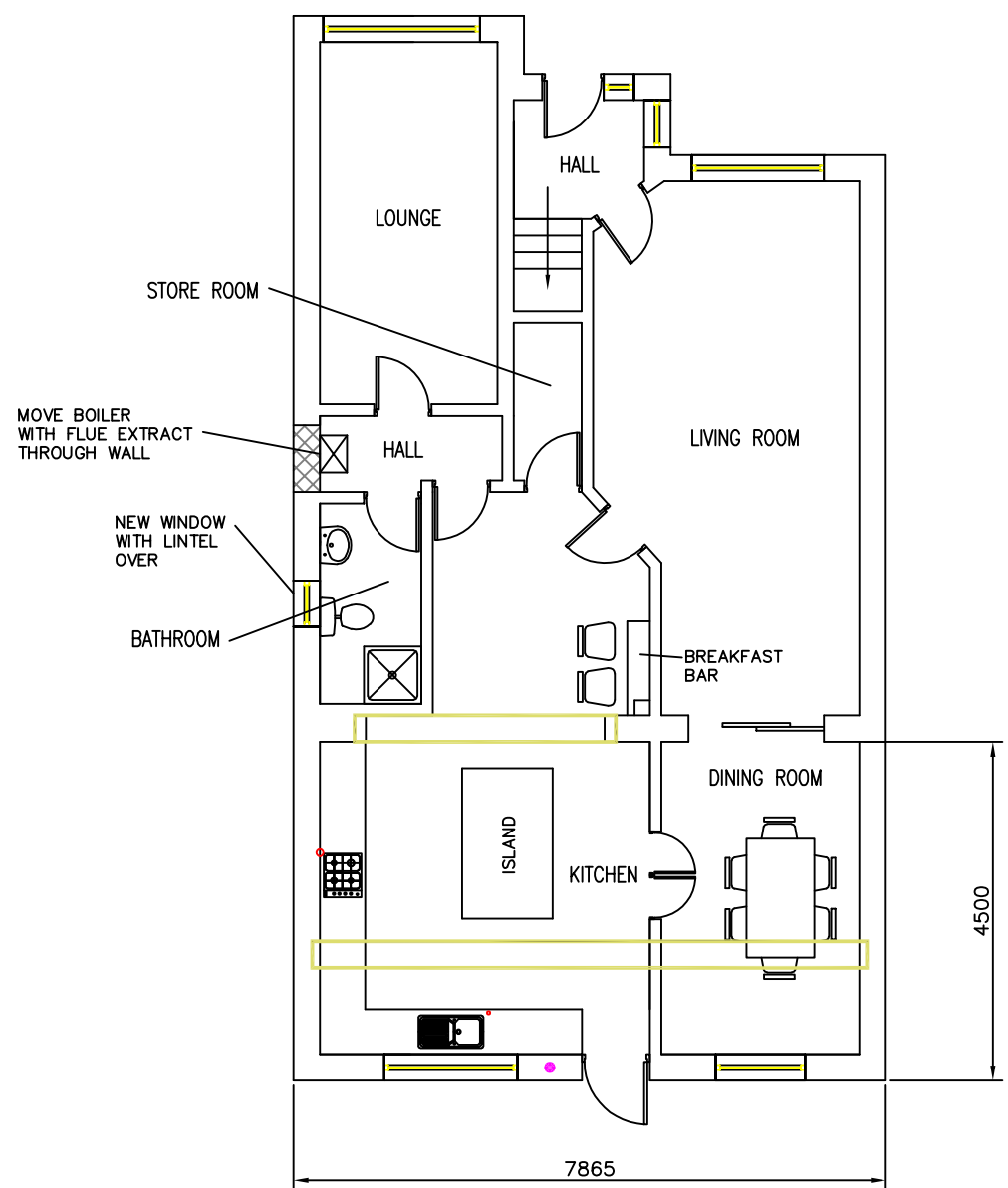
FLOOR CONSTRUCTION - INTERNAL FLOORS TO BE OF BEAM/BLOCK FLOORS TO GROUND FLOOR AND SUSPENDED TIMBER TO FIRST FLOOR.

NOTE:

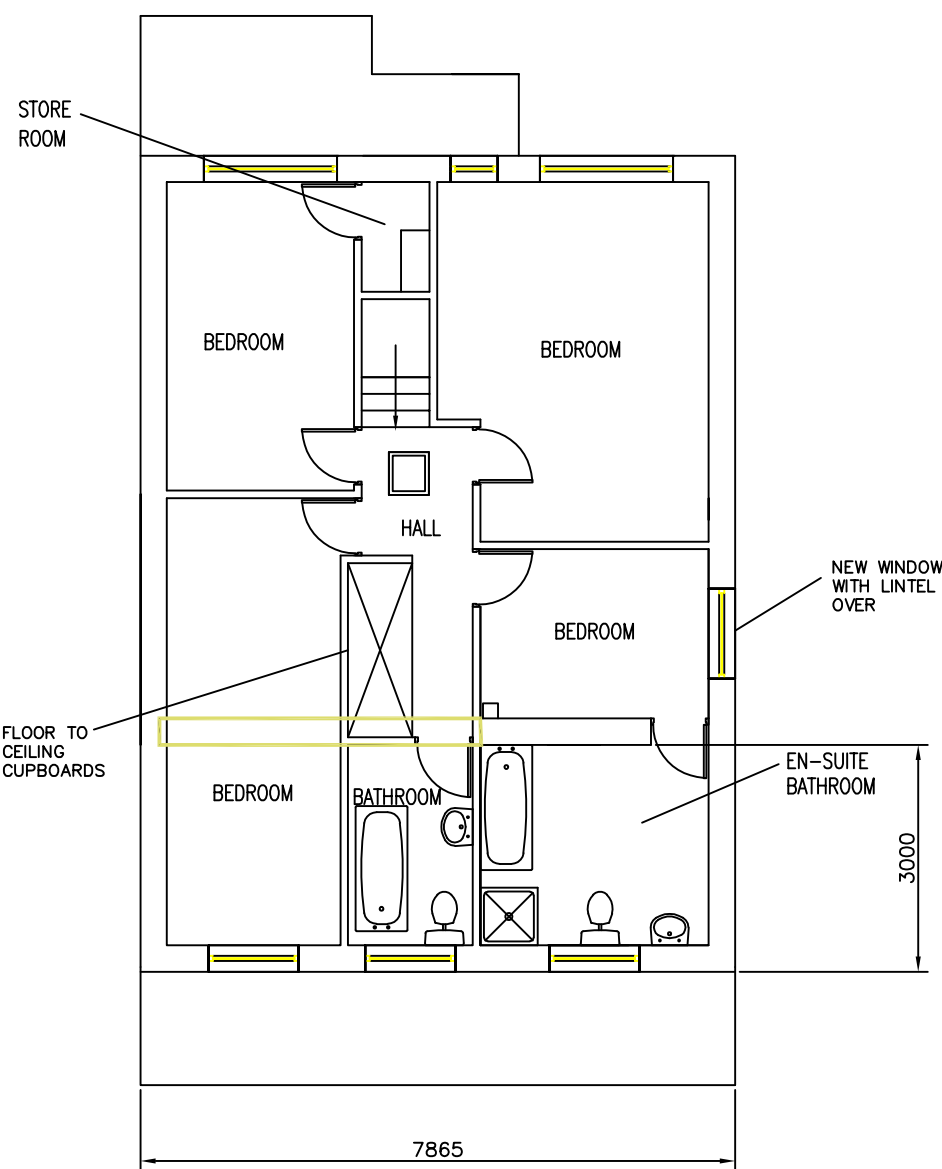
UNDER THE PARTY WALL ACT 1996 - NOTICE MUST BE SERVED ON ADJOINING OWNERS BY THE PROPERTY OWNER PRIOR TO STARTING ANY WORK NEAR PROPERTY BOUNDARIES. THIS NOTICE MUST BE SERVED IN ACCORDANCE WITH THE ACT. MORE INFORMATION IS AVAILABLE ONLINE.

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

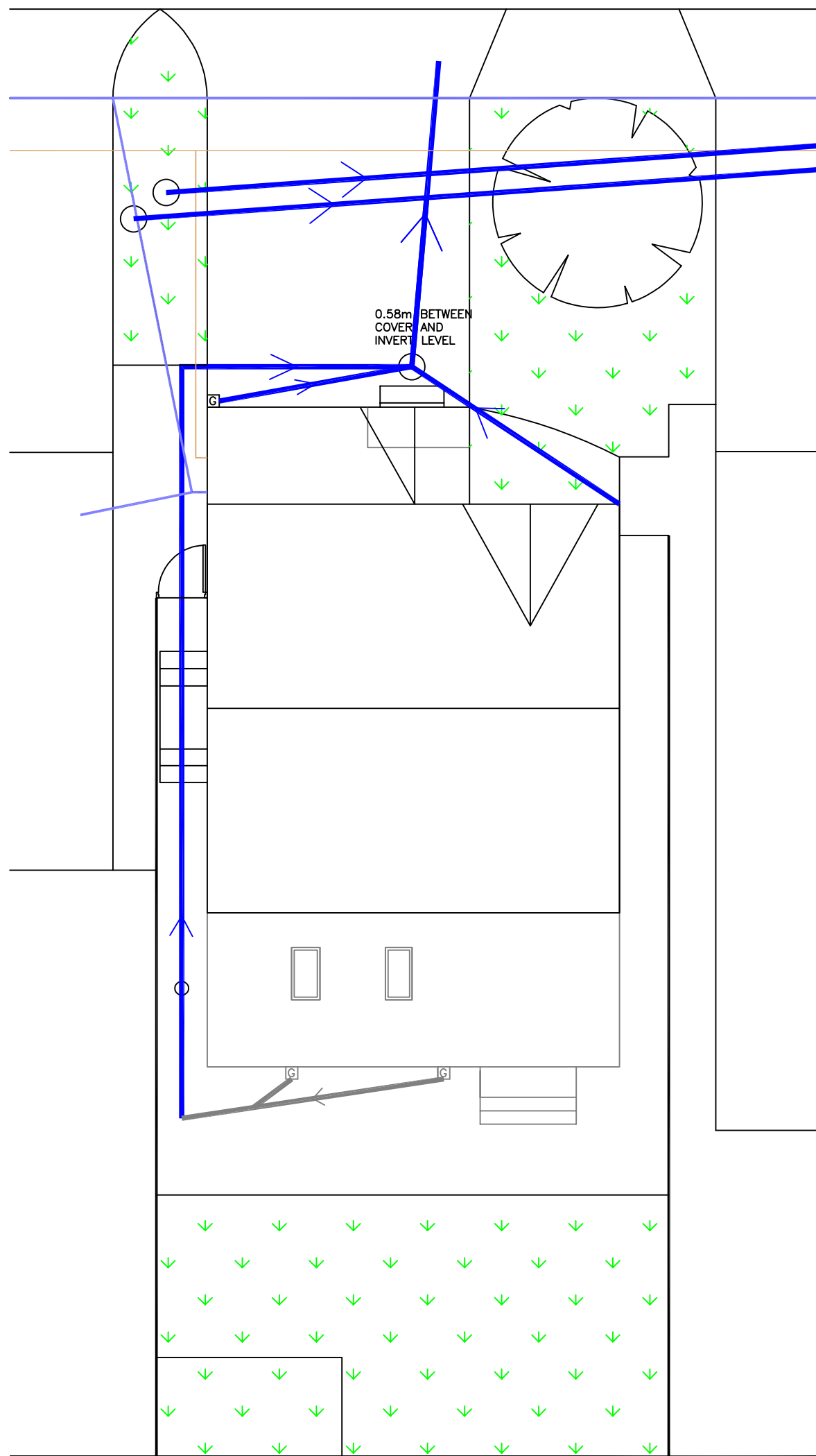
LINTELS:- ALL LINTELS TO ACHIEVE 150mm END BEARING. ALL LINTELS TO HAVE HORIZONTAL DAMP PROOF COURSE.



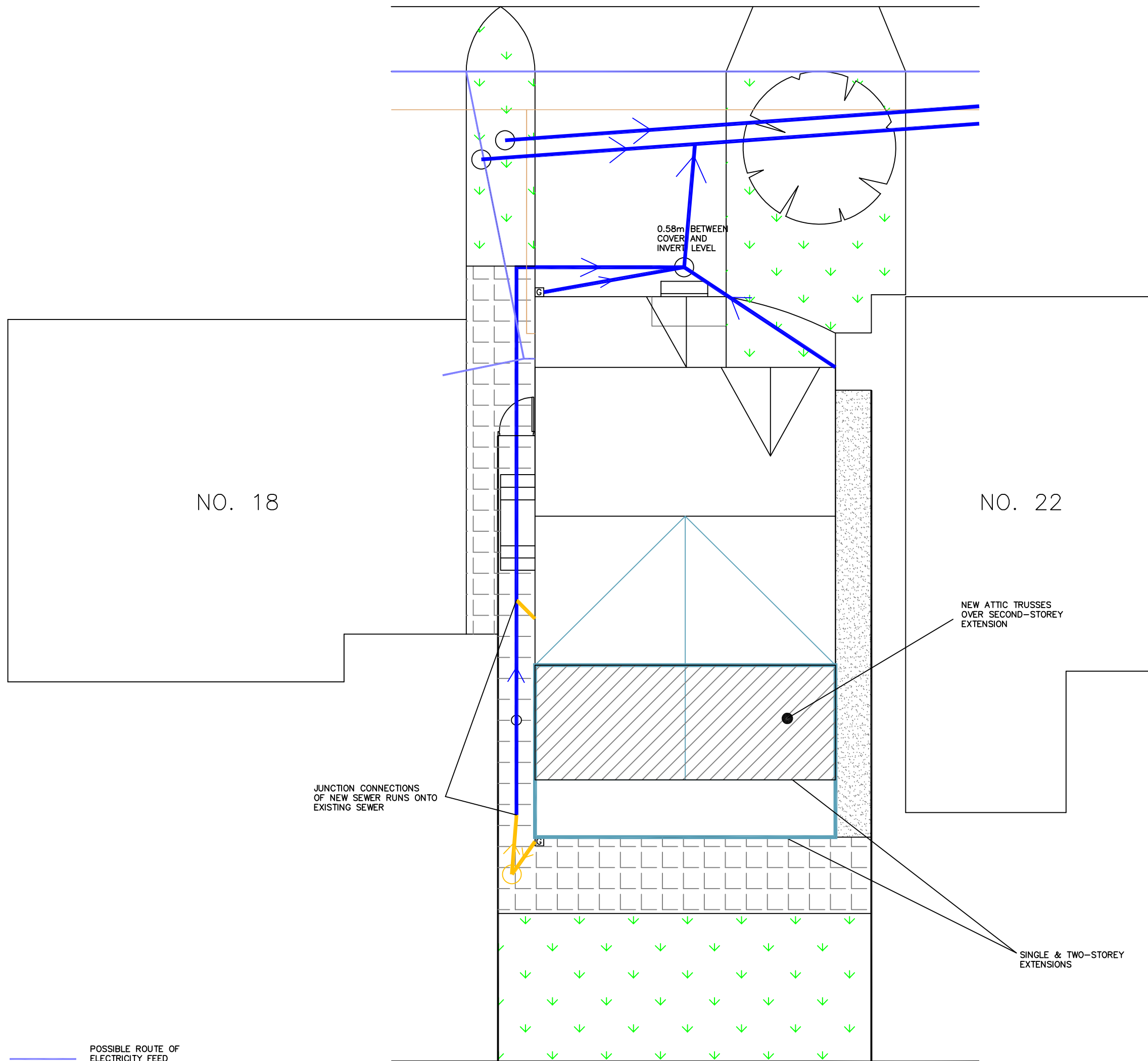
PROPOSED GROUND FLOOR PLAN
SCALE 1:100



PROPOSED FIRST FLOOR PLAN
SCALE 1:100



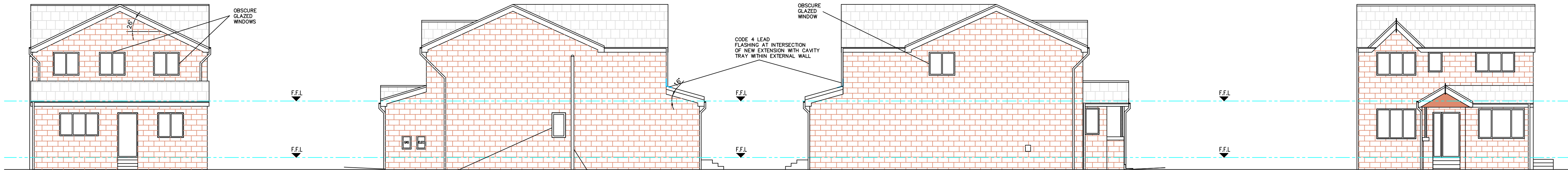
PROPOSED DEMOLITIONS PLAN
SCALE 1:100



PROPOSED SITE PLAN
SCALE 1:100

- 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. PORTALISED FRAMES WITH INDEPENDENT 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 EXTENSION ROOF - OBTAIN 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. SLEEPER WALLS WITH INDEPENDENT FOUNDATIONS WILL BE REQUIRED TO GROUND FLOOR.

- POSSIBLE ROUTE OF ELECTRICITY FEED TO PROPERTY
- POSSIBLE 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. WASTE MANHOLES DISCHARGING INTO EXISTING SEWER RUN



PROPOSED REAR ELEVATION
SCALE 1:100

PROPOSED SIDE ELEVATION
SCALE 1:100

PROPOSED SIDE ELEVATION
SCALE 1:100

PROPOSED FRONT ELEVATION
NO CHANGE
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	Oct 2023	Planning Application for:
			Rear Extension
			20 Old Mill View, Dewsbury
			Drawing Title:
			Proposed Plans and Elevations
			Drawing No:
			S02
			Rev
			A
			Scale: As shown
			Paper Size: A1