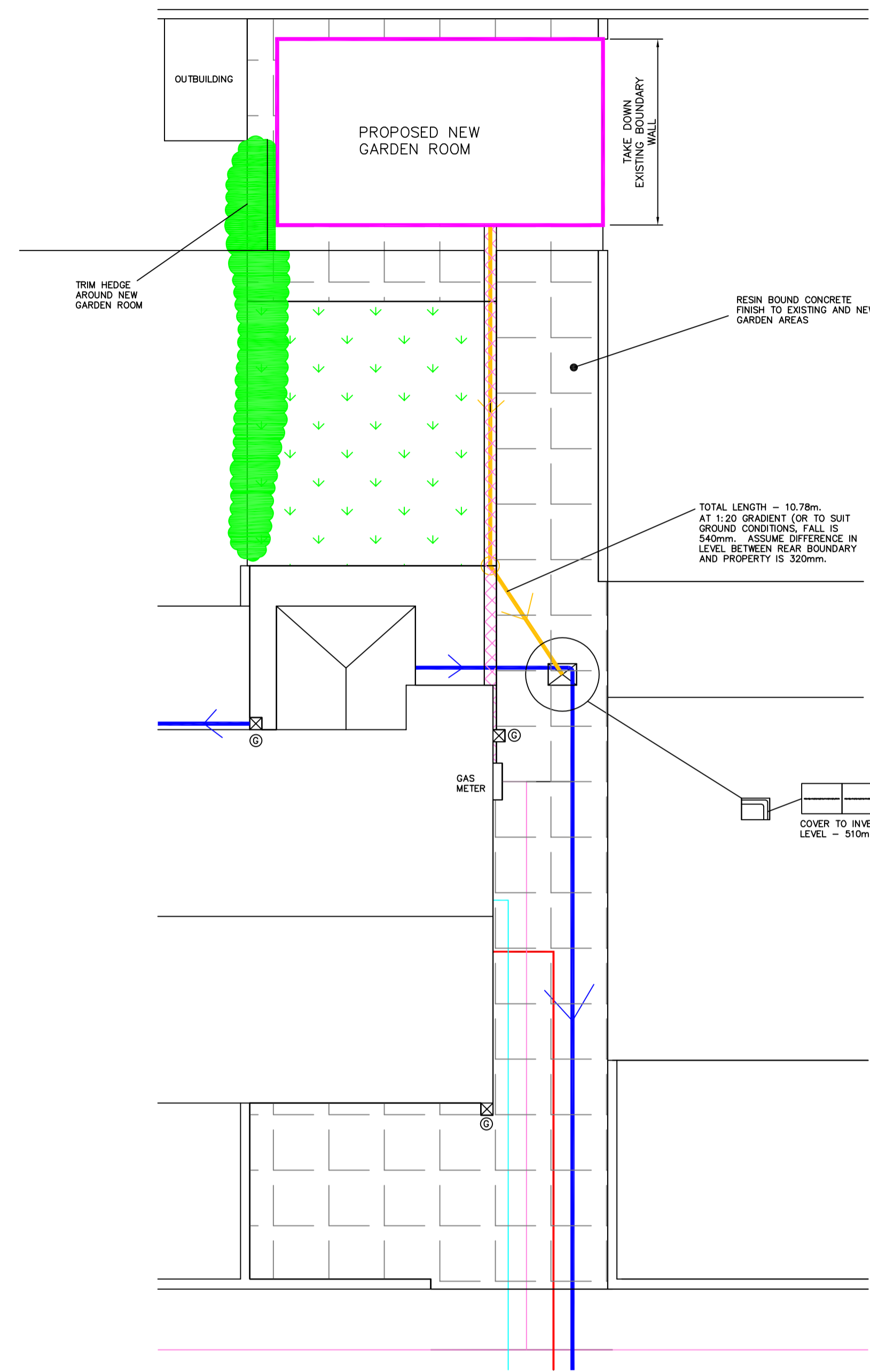


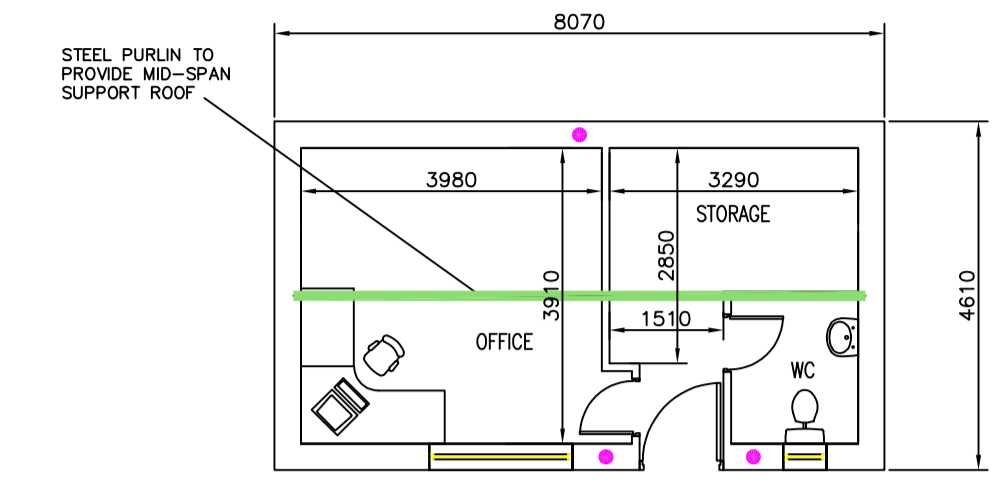
EXISTING SITE PLAN
SCALE 1:100



PROPOSED SITE PLAN
SCALE 1:100

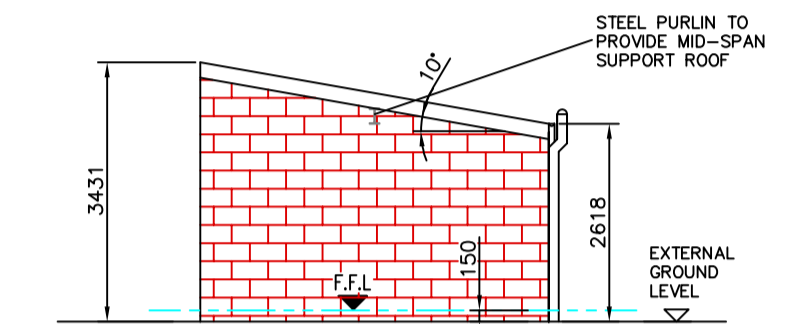
NOTE:
GARDEN ROOM
WALL CONSTRUCTION - TO BE CAVITY WALL WITH BRICKWORK TO EXTERNAL FACADES.
ROOF CONSTRUCTION - TIMBER JOISTS WITH PURLIN/RAFTERS WITH FORTICRETE CENTURION LOW PITCHED ROOF TILES.
FLOOR CONSTRUCTION - INTERNAL FLOOR TO BE A GROUND BEARING CONCRETE SLAB.

- SERVICE TRENCH ALLOW FOR ELECTRICITY/COMM. WATER AND SEWERAGE FEEDS
- POSSIBLE ROUTE OF WATER FEED TO PROPERTY
- ELECTRICITY FEED TO PROPERTY
- POSSIBLE ROUTE OF GAS MAIN
- EXISTING SEWER RUNS WITHIN PROPERTY
- NEW DRAINAGE RUN AND 450mm DIA. MAIN INSPECTION CHAMBER CONNECTING BOTH SURFACE WATER AND FOUWATER FROM NEW GARDEN ROOM TO EXISTING MANHOLE TO REAR OF PROPERTY. ALL NEW SEWER RUNS TO BE 100mm DIA. ASSUME NEW DRAINS ARE AT 1:20 GRADIENT.
- GULLEYS

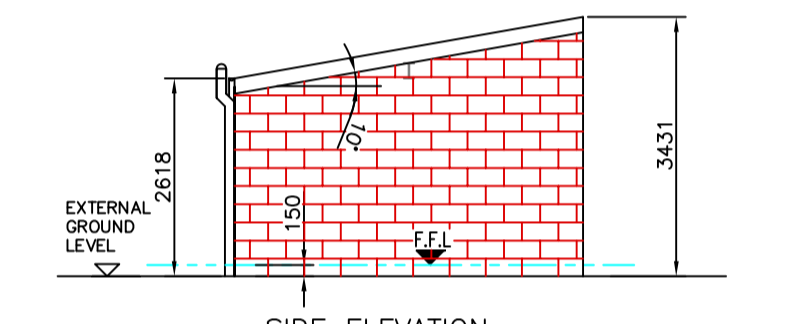


PROPOSED FLOOR PLAN
SCALE 1:100

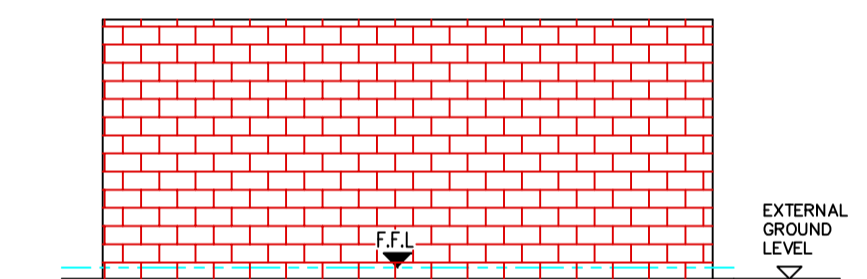
● WP2 ANCON WINDPOSTS POSITIONED WITHIN CAVITY FIXED TO STRIP FOOTING FOUNDATION AND TO ROOF JOISTS - OBTAIN DESIGN FROM ANCON. ALLOW FOR MIN. 4-6 WEEKS LEAD TIME FOR DESIGN AND SUPPLY FROM ANCON



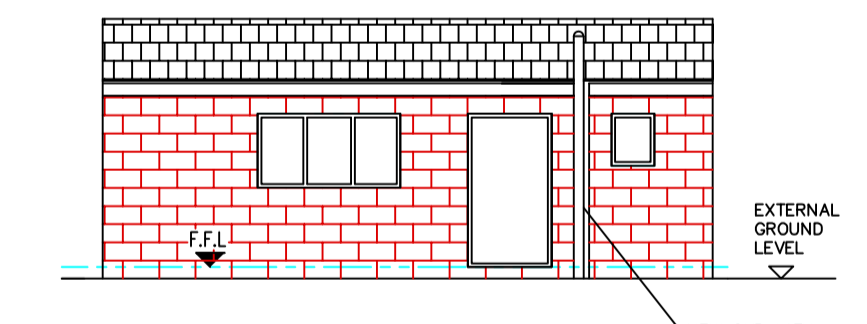
SIDE ELEVATION
SCALE 1:100



SIDE ELEVATION
SCALE 1:100



REAR ELEVATION
SCALE 1:100



FRONT ELEVATION
SCALE 1:100



SITE LOCATION PLAN
SCALE 1:1250

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. S02 - WORK SPECIFICATION

Revisions		Planning Application for:	
Date	Aug 2024	Rear Garden Room 70 Bywell Road, Dewsbury	
		Drawing Title: Plans and Elevations	
		Drawing No:	Rev
		S01	E
		Scale: As shown	Paper Size: A1