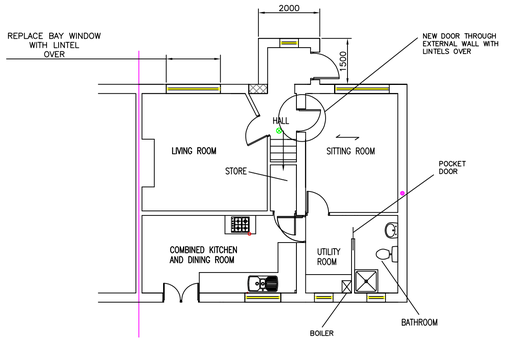
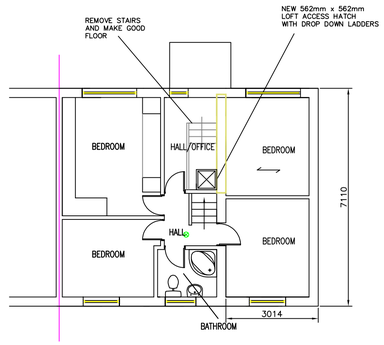
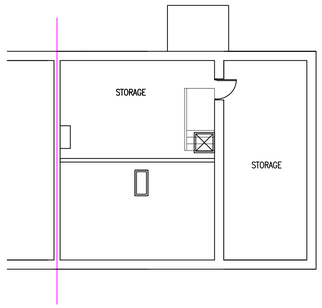


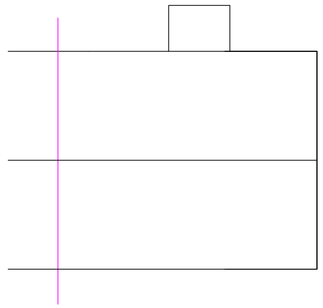
PROPOSED GROUND FLOOR PLAN
SCALE 1:100



PROPOSED FIRST FLOOR PLAN
SCALE 1:100



PROPOSED LOFT FLOOR PLAN
SCALE 1:100



PROPOSED ROOF PLAN
SCALE 1:100

DIVERTED ELECTRICITY FEED TO PROPERTY.

DIVERTED ROUTE OF GAS MAIN

EXISTING SEWERS

G GULLEYS

NEW 100mm DIA. @ 1:40 GRADIENT FOUL AND SURFACE WATER DRAINS AND 450mm DIA. WAEVIN MANHOLES DISCHARGING INTO EXISTING SEWER RUNS WITH JUNCTION CONNECTIONS

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, FIRST AND LOFT FLOORS – CONTRACTOR TO CONFIRM THROUGH DISCUSSIONS WITH BUILDING CONTROL. SLEEPER WALLS WITH INDEPENDENT FOUNDATIONS WILL BE REQUIRED TO GROUND FLOOR.

NOTE:

SIDE EXTENSION & FRONT PORCH

WALL CONSTRUCTION – TO BE BRICKWORK/TIMBER CLADDING/RENDER EXTERNALLY TO MATCH EXISTING PROPERTY.

ROOF CONSTRUCTION
PITCHED – STEEL RIDGE BEAMS/PURLINS/RAFTERS WITH MARLEY PLAIN CONCRETE TILES TO PITCHED ROOFS.

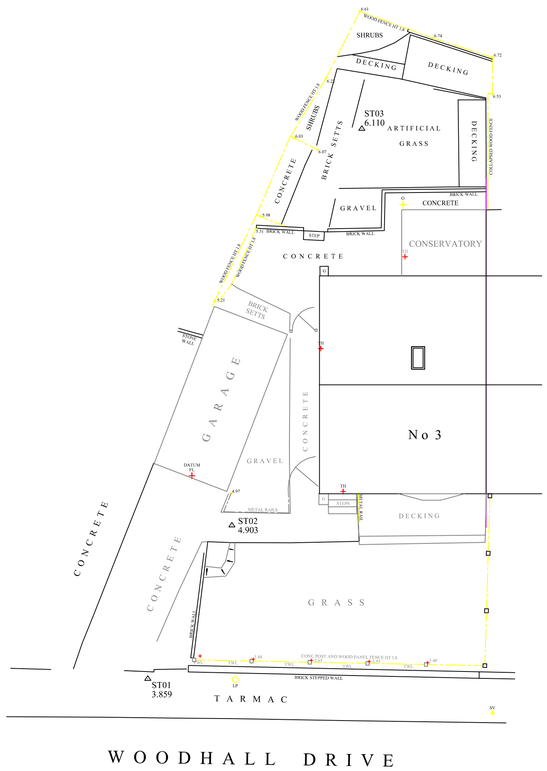
FLOOR CONSTRUCTION – INTERNAL FLOORS TO BE OF SUSPENDED FLOOR CONSTRUCTION.

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

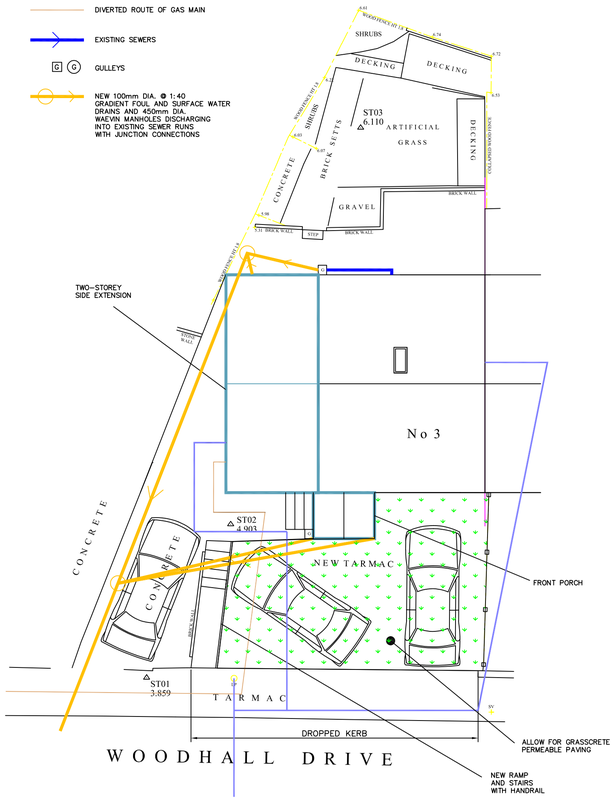
LINTELS:– ALL LINTELS TO ACHIEVE 150mm END BEARING. ALL LINTELS TO HAVE HORIZONTAL DAMP PROOF COURSE.

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.

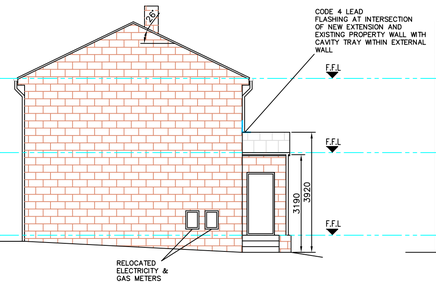


PROPOSED DEMOLITIONS PLAN
SCALE 1:100

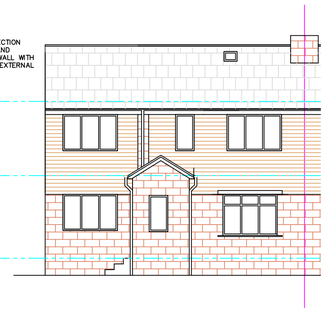


PROPOSED SITE PLAN
SCALE 1:100

PROPOSED REAR ELEVATION
SCALE 1:100



PROPOSED SIDE 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	Mar 2024

Planning Application for:
Side Extension and Front Porch
3 Woodhall Drive, Batley

Drawing Title:
Proposed Plans and Elevations

Drawing No: S02
Rev G

Scale: As shown
Paper Size: A1