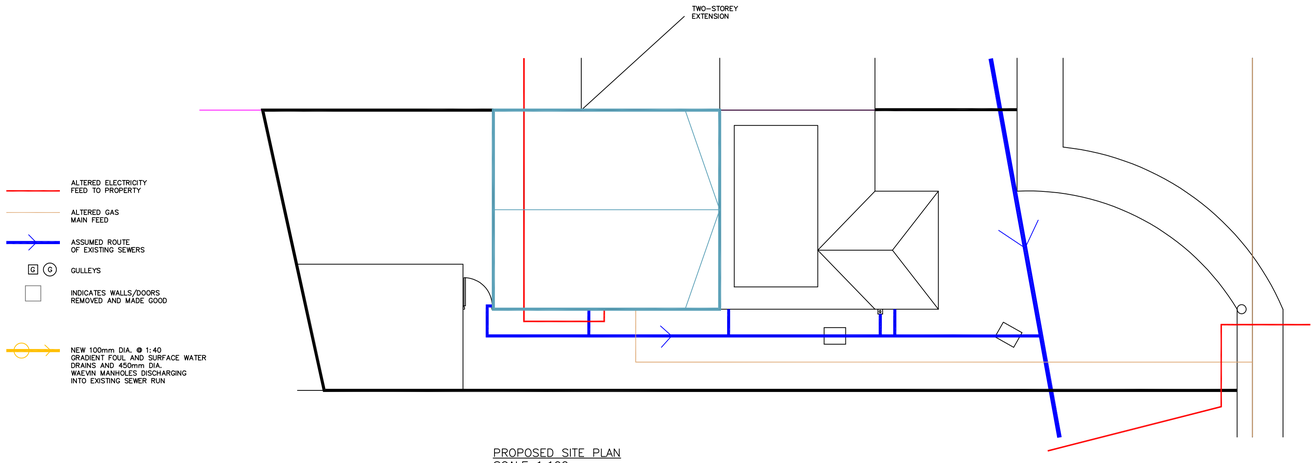
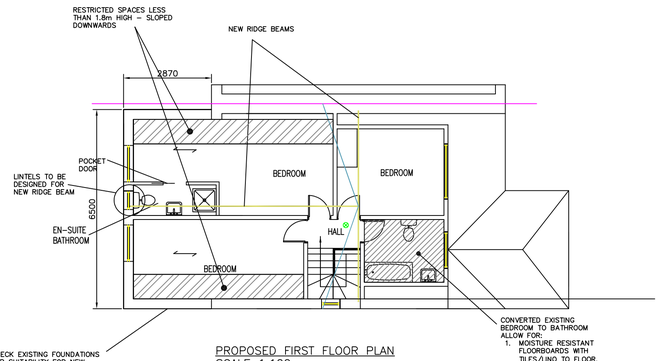
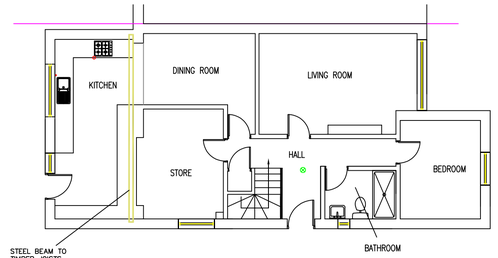


PROPOSED SITE PLAN
SCALE 1:100

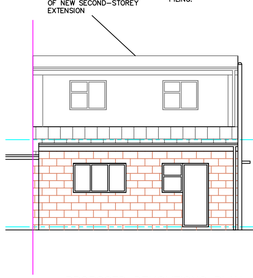


PROPOSED FIRST FLOOR PLAN
SCALE 1:100

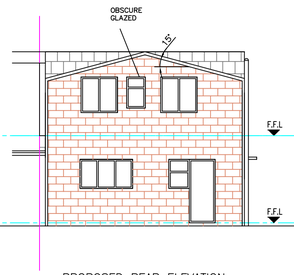


PROPOSED GROUND FLOOR PLAN
SCALE 1:100

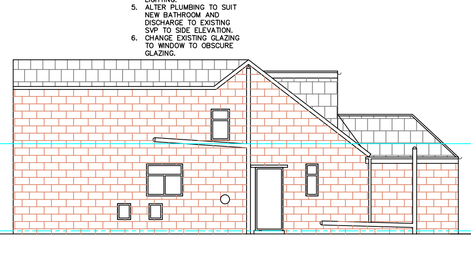
- MAINS WIRED WITH BATTERY BACK-UP FIRE ALARMS TO BE INTRODUCED ON ALL FLOORS WITHIN HALLWAY AREAS
- STEEL BEAMS INTRODUCED TO PROVIDE SUPPORT TO FLOORS/WALLS/ROOFS ABOVE NEW OPENINGS. PORTALISED FRAMES WITH INDEPENDENT FOUNDATIONS MAY BE REQUIRED FOR MAJOR OPENINGS.
- INDICATES BUILDINGS TO BE DEMOLISHED 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 FIRST FLOOR – POSSIBLE RETAIN ROOF COVERING TO EXISTING GROUND FLOOR EXTENSION AND ALLOW FOR NEW SUSPENDED TIMBER FLOOR TO TOP – CONTRACTOR TO CONFIRM THROUGH DISCUSSIONS WITH BUILDING CONTROL.



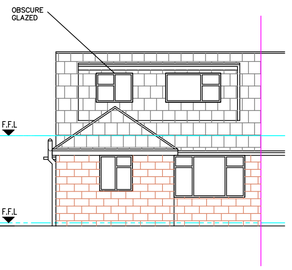
PROPOSED DEMOLITIONS PLAN
SCALE 1:100



PROPOSED REAR ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100



PROPOSED FRONT ELEVATION
SCALE 1:100

NOTE:

REAR SECOND-STOREY EXTENSION

WALL CONSTRUCTION – TO BE BRICKWORK EXTERNALLY TO MATCH EXISTING PROPERTY

ROOF CONSTRUCTION – SUSPENDED TIMBER TRUSS RAFTER ROOF WITH CENTURION FORTICRETE LOW-PITCHED ROOF TILES.

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

NEW LINTELS MAY BE REQUIRED TO EXISTING GROUND FLOOR WINDOWS/DOORS TO CATER FOR ADDITIONAL LOADING FROM NEW EXTENSION.

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.

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	Aug 2024

Planning Application for:
Second-Storey Extension
25 Manor Farm Drive, Batley

Drawing Title:
Proposed Plans and Elevations

Drawing No: S02 | Rev C

Scale: As shown | Paper Size: A1