- MAINS WIRED WITH BATTERY BACK-UP SMOKE ALARM TO BE INTRODUCED ON ALL FLOORS WITHIN HALLWAY AREAS
- STEEL BEAMS INTRODUCED TO PROVIDE SUPPORT TO FLOORS/WALLS/ROOFS ABOVE NEW OPENINGS. ALL STEELWORK WITH INDEPENDENT FOUNDATIONS MAY BE REQUIRED FOR MAJOR OPENINGS.
- INDICATES WALLS TO BE REMOVED AND REMAINING AREA MADE GOOD
- BLOCK-OFF EXISTING DOOR/WINDOW OPENINGS
- MF2 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.

NOTE:
REAR EXTENSION & OUTBUILDING

WALL CONSTRUCTION – TO BE BRICKWORK EXTERNALLY TO MATCH EXISTING PROPERTY

ROOF CONSTRUCTION – PITCHED AND FLAT ROOFS WITH TILED AND GRP/FELT/EPDM ROOF COVERINGS.

FLOOR CONSTRUCTION – INTERNAL FLOORS TO GROUND FLOOR TO BE OF EITHER GROUNDBEARING CONCRETE CONSTRUCTION OR SUSPENDED TIMBER FLOORS.

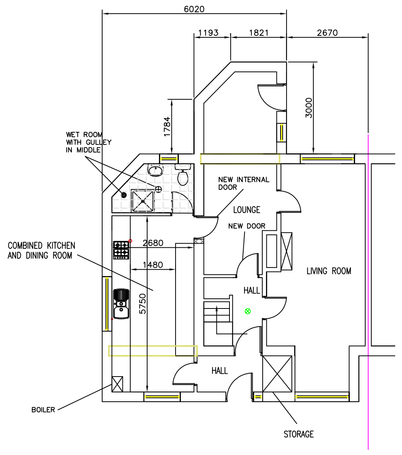
NOTE:

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.

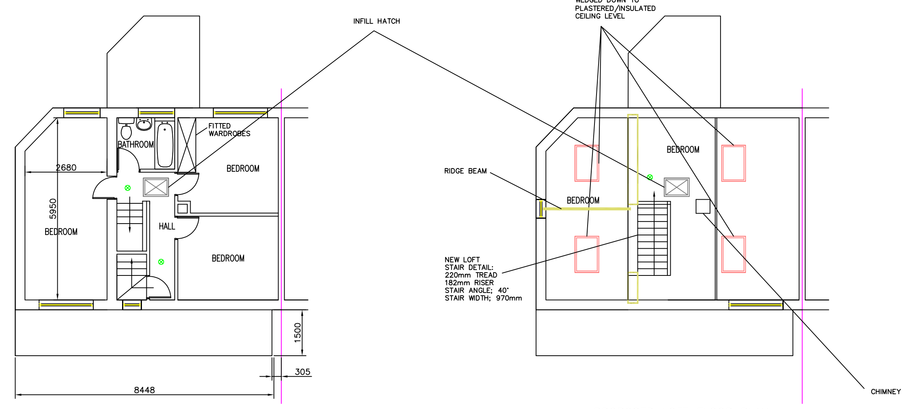
CONTRACTOR HAS FULL RESPONSIBILITY FOR TEMPORARY WORKS INCLUDING SCAFFOLDING PROPPING ON SITE TO MAINTAIN STABILITY FOR DURATION OF WORKS.

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

FIRE STRATEGY FOR ALL FLOORS: ALLOW FOR SAFE FIRE ROUTE FROM FIRST AND LOFT FLOORS BY INSTALLING MAINS WIRED WITH BATTERY BACK-UP SMOKE/FIRE ALARMS ON ALL FLOORS AND HALF HOUR FIRE RATED INTERNAL DOORS ON ALL ROOMS.
ALLOW FOR HALF HOUR FIRE DOORS ON FIRST, GROUND AND LOFT FLOORS TO ALLOW FOR A PROTECTED FIRE ROUTE.

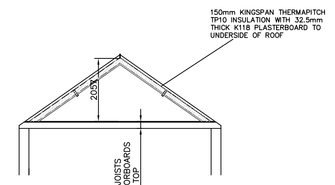


PROPOSED GROUND FLOOR PLAN
SCALE 1:100

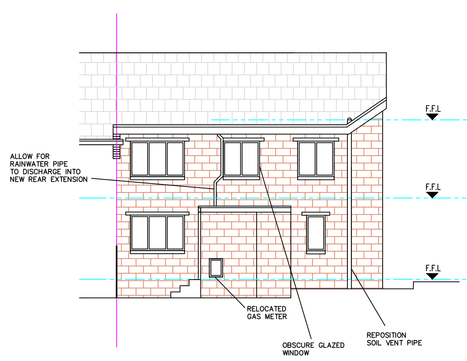


PROPOSED FIRST FLOOR PLAN
SCALE 1:100

PROPOSED LOFT FLOOR PLAN
SCALE 1:100

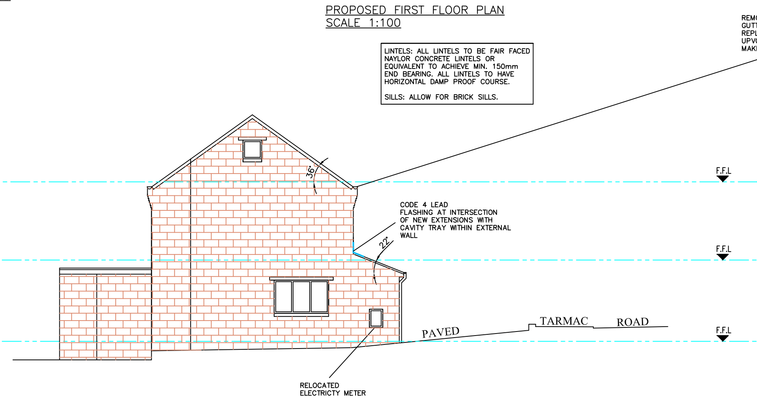


CROSS–SECTION THROUGH LOFT
SCALE 1:100

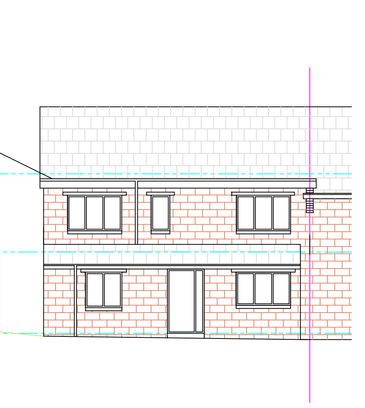


PROPOSED REAR ELEVATION
SCALE 1:100

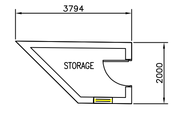
PROPOSED SIDE ELEVATION
SCALE 1:100



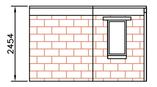
PROPOSED SIDE ELEVATION
SCALE 1:100



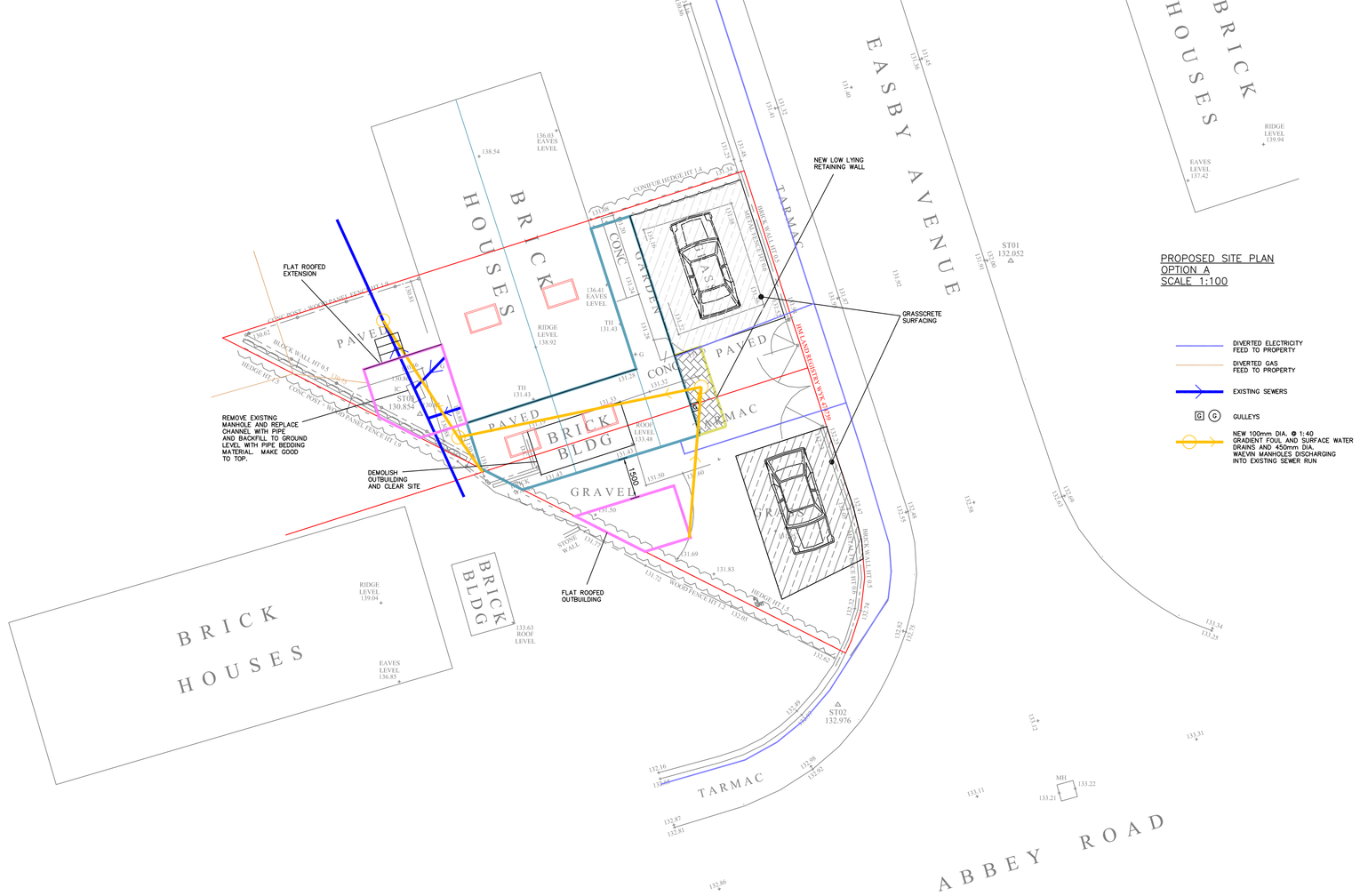
PROPOSED FRONT ELEVATION
SCALE 1:100



PROPOSED OUTBUILDING PLAN
SCALE 1:100



SIDE ELEVATION – OUTBUILDING
SCALE 1:100



PROPOSED SITE PLAN
OPTION A
SCALE 1:100

- DIVERTED ELECTRICITY FEED TO PROPERTY
- DIVERTED GAS FEED TO PROPERTY
- EXISTING SEWERS
- GULLEYS
- NEW 100mm DIA. @ 1:40 GRADIENT FOUL AND SURFACE WATER DRAINS AND 450mm DIA. MAGVIN MANHOLES DISCHARGING INTO EXISTING SEWER RUN

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	Jun 2025	

Planning Application for:
Rear Extension & Outbuilding
12 Easby Avenue, Batley

Drawing Title:
Proposed Plans and Elevations

Drawing No: S02 | Rev M

Scale: As shown | Paper Size: A0