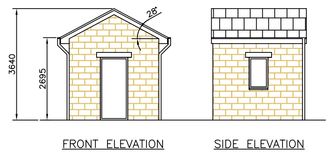
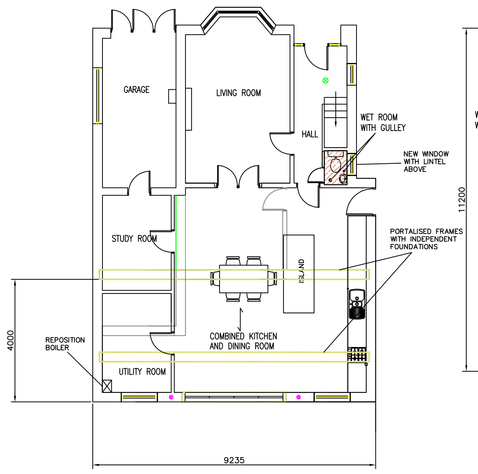
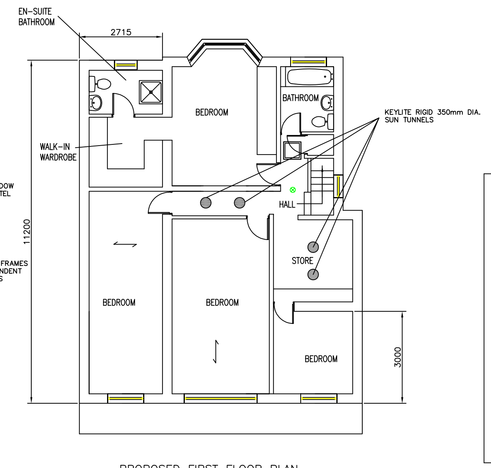


OUTBUILDING DETAILS
SCALE 1:100



PROPOSED GROUND FLOOR PLAN
SCALE 1:100



PROPOSED FIRST FLOOR PLAN
SCALE 1:100

NOTE – ALL NEW WINDOWS ON SIDE ELEVATIONS OF PROPERTY TO BE OBSCURE GLAZED

NOTE:

EXTENSIONS AND OUTBUILDING

WALL CONSTRUCTION/EXTENSION – TO BE STONEWORK TO FRONT ELEVATION AND BRICKWORK EXTERNALLY TO REMAINING ELEVATIONS TO MATCH EXISTING PROPERTY.

WALL CONSTRUCTION/OUTBUILDING – TO BE BRICKWORK EXTERNALLY TO MATCH EXISTING PROPERTY.

ROOF CONSTRUCTION – ATTIC TRUSSES TO EXTENSIONS AND OUTBUILDING WITH MARLEY INTERLOCKING CONCRETE TILES.

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

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

LINTELS– ALL LINTELS TO ADHERE 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.

MAINS WIRED WITH BATTERY BACK-UP FIRE ALARMS TO BE INTRODUCED ON ALL FLOORS WITHIN HALLWAY AREAS

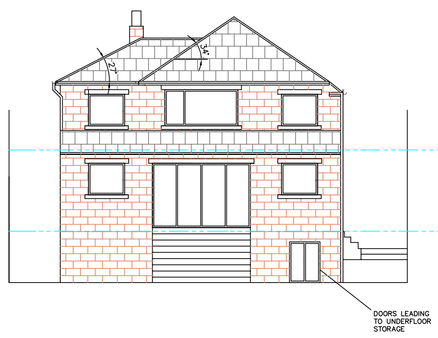
STEEL BEAMS INTRODUCED TO PROVIDE SUPPORT TO FLOORS/WALLS/ROOFS ABOVE NEW OPENINGS. SLEEPER WALLS WITH INDEPENDENT FOUNDATIONS MAY BE REQUIRED FOR MAJOR OPENINGS.

INDICATES BUILDINGS TO BE DEMOLISHED/ REMOVAL OF FOUNDATIONS/ FENCING/DRAINAGE TO BE REMOVED AND GROUND MADE GOOD

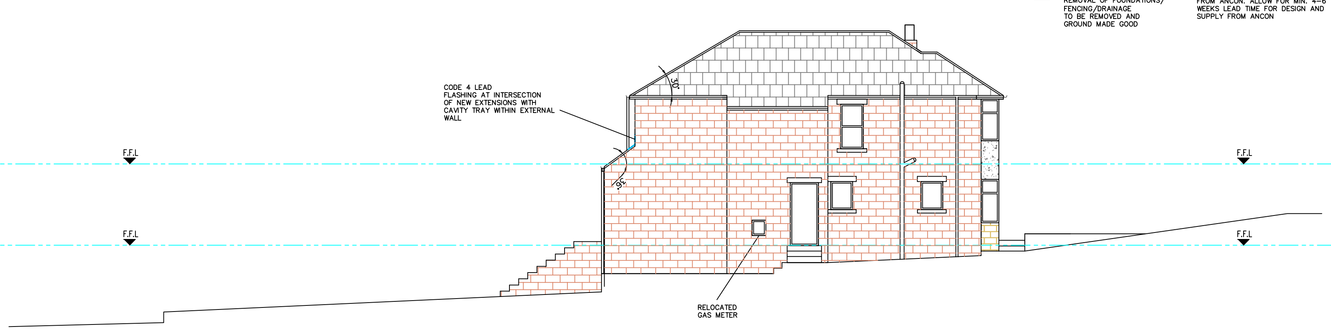
BLOCK-OFF EXISTING DOOR/WINDOW OPENINGS

ASSUMED JOIST SPAN TO GROUND AND FIRST FLOORS – CONTRACTOR TO SUBMIT STRUCTURAL DESIGN TO WITH BUILDING CONTROL. SLEEPER WALLS WITH INDEPENDENT FOUNDATIONS WILL BE REQUIRED TO GROUND FLOOR.

MP2 ANCON WINDPOSTS POSITIONED WITHIN CAVITY FIXED TO FOUNDATIONS AND TO ROOFS. TO BE SUPPLIED WITH DESIGN FROM ANCON. ALLOW FOR MIN. 4-6 WEEKS LEAD TIME FOR DESIGN AND SUPPLY FROM ANCON

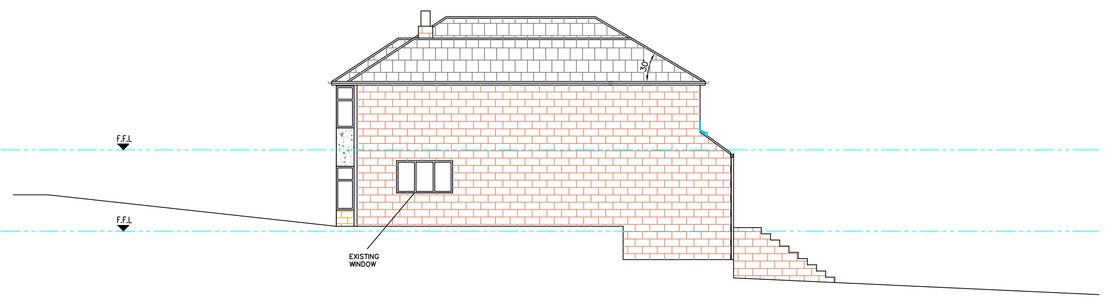


PROPOSED REAR ELEVATION
SCALE 1:100

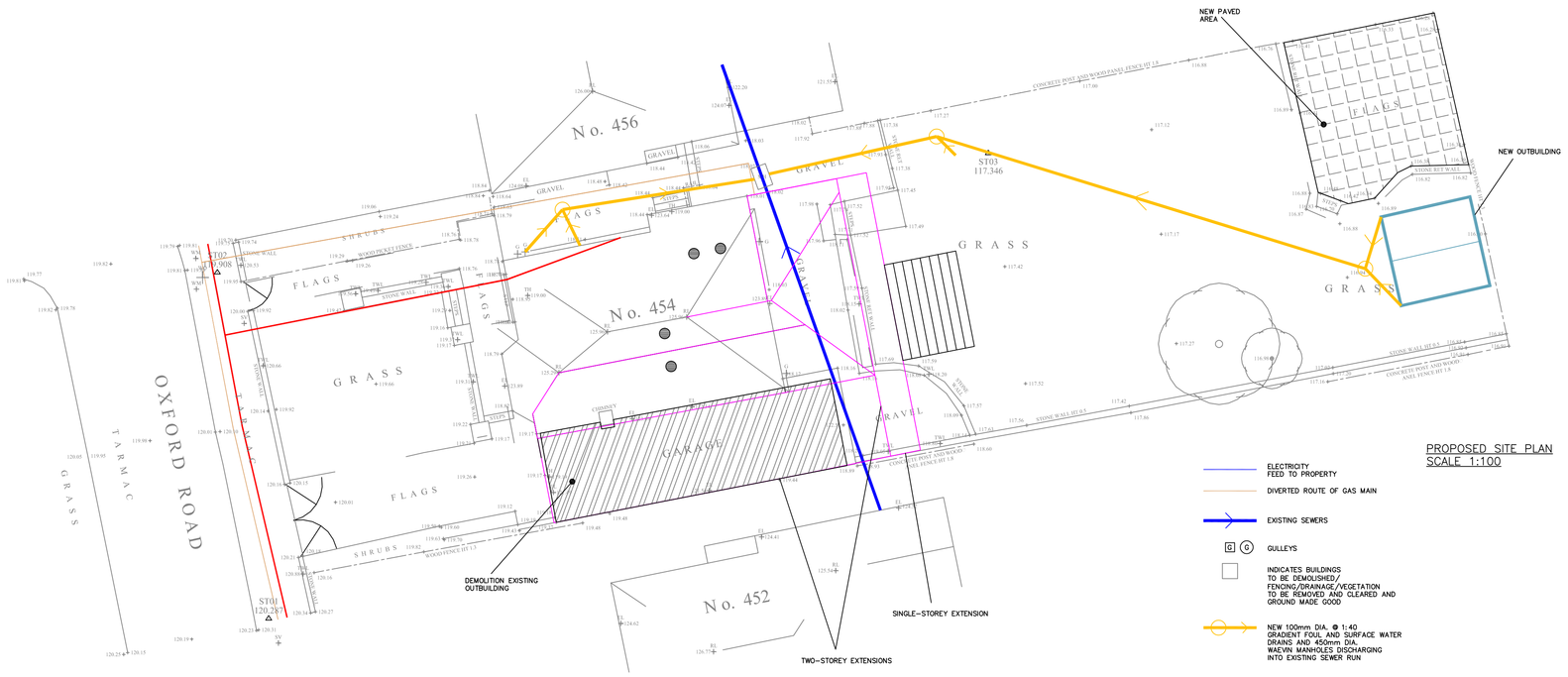


PROPOSED SIDE ELEVATION
SCALE 1:100

PROPOSED FRONT ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100



PROPOSED SITE PLAN
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	Jul 2025	

Planning Application for:
Extensions and Outbuilding
454 Oxford Road, Gomersal

Drawing Title:
Proposed Plans and Elevations

Drawing No: S02
Rev H

Scale: As shown
Paper Size: A0