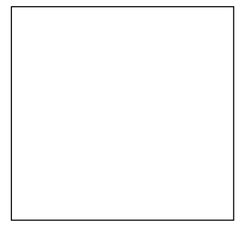
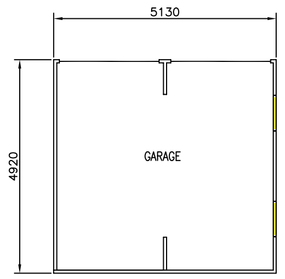
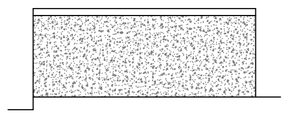


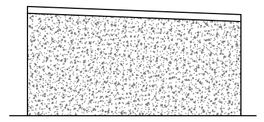
ROOF PLAN
SCALE 1:100



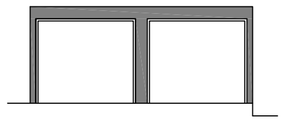
GROUND FLOOR PLAN



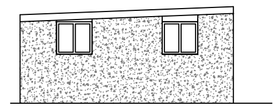
REAR ELEVATION



SIDE ELEVATION
FACING NO. 128

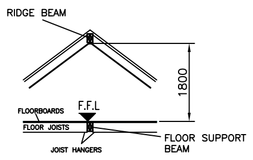


FRONT ELEVATION



SIDE ELEVATION
FACING NO. 132

EXISTING OUTBUILDING DETAILS
SCALE 1:100



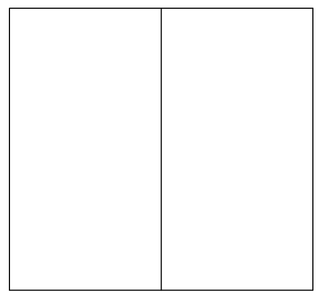
CROSS-SECTION
HIGHER ROOF

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

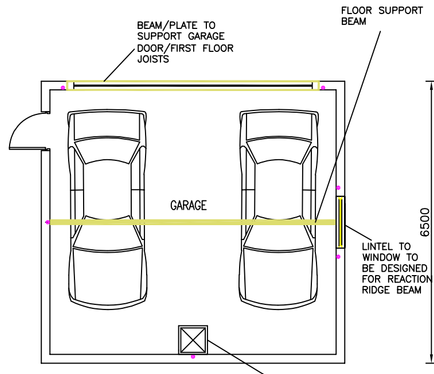
BLOCK-OFF EXISTING DOOR/WINDOW OPENINGS

WP2 ANCON WINDPOSTS POSITIONED INNER LEAF FIXED TO FOUNDATIONS AND TO FIRST FLOOR JOISTS – OBTAIN DESIGN FROM ANCON. ALLOW FOR MIN. 4–6 WEEKS LEAD TIME FOR DESIGN AND SUPPLY FROM ANCON

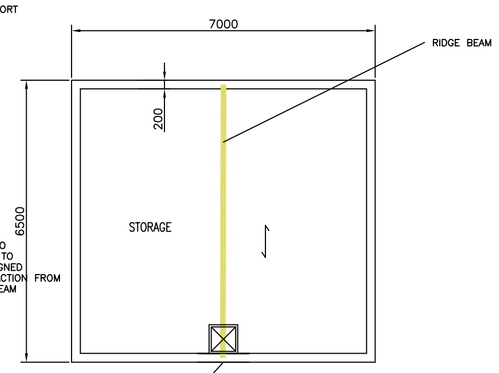
ASSUMED JOIST SPAN TO GROUND AND FIRST FLOORS – CONTRACTOR TO CONFIRM THROUGH DISCUSSIONS WITH BUILDING CONTROL. SLEEPER WALLS WITH INDEPENDENT FOUNDATIONS WILL BE REQUIRED TO GROUND FLOOR.



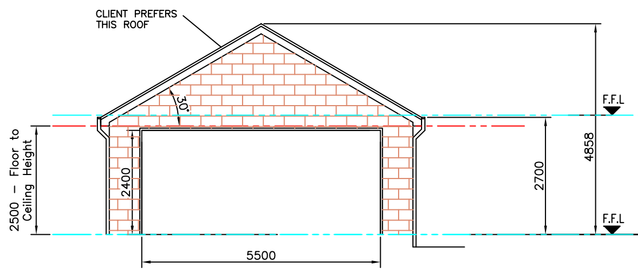
ROOF PLAN



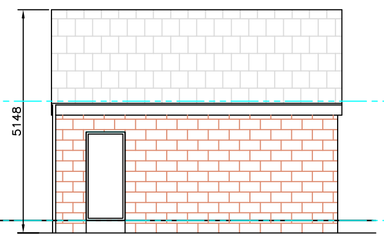
GROUND FLOOR PLAN



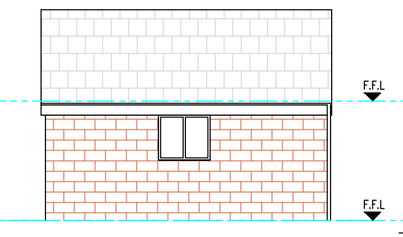
FIRST FLOOR PLAN



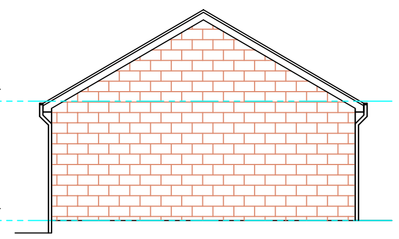
FRONT ELEVATION



SIDE ELEVATION
FACING NO. 128

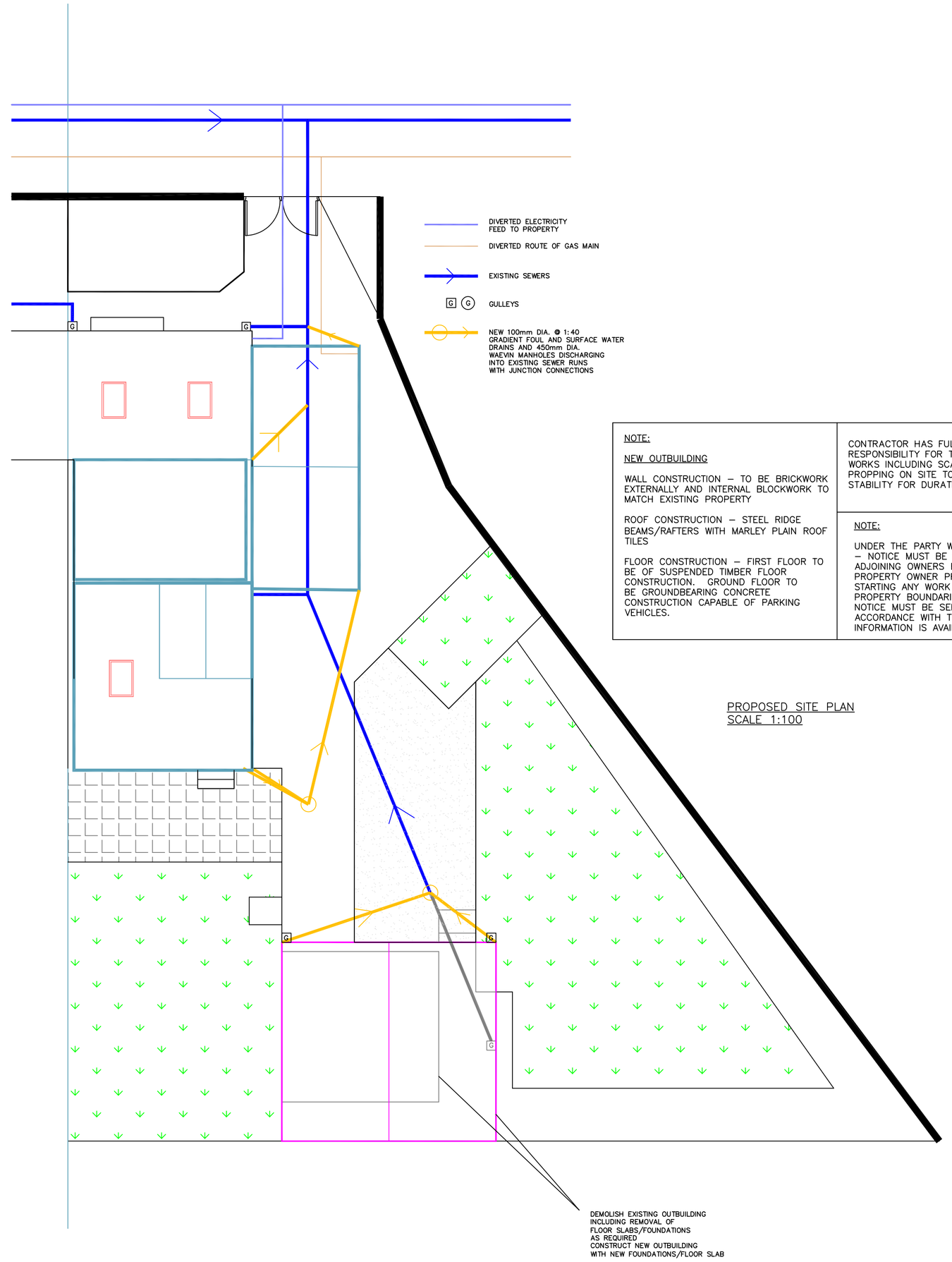


SIDE ELEVATION
FACING NO. 132



REAR ELEVATION

PROPOSED OUTBUILDING DETAILS
SCALE 1:100



PROPOSED SITE PLAN
SCALE 1:100

NOTE:

NEW OUTBUILDING

WALL CONSTRUCTION – TO BE BRICKWORK EXTERNALLY AND INTERNAL BLOCKWORK TO MATCH EXISTING PROPERTY

ROOF CONSTRUCTION – STEEL RIDGE BEAMS/RAFTERS WITH MARLEY PLAIN ROOF TILES

FLOOR CONSTRUCTION – FIRST FLOOR TO BE OF SUSPENDED TIMBER FLOOR CONSTRUCTION. GROUND FLOOR TO BE GROUNDBEARING CONCRETE CONSTRUCTION CAPABLE OF PARKING VEHICLES.

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

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

SITE LOCATION PLAN
SCALE 1:1250

Revisions			
	Date	Aug 2025	Planning Application for: New Outbuilding 130 Bywell Road, Dewsbury
			Drawing Title: Outbuilding Plans and Elevations
			Drawing No: S01 — Rev B
			Scale: As shown — Paper Size: A1