

PROPOSED REAR ELEVATION

PROPOSED SIDE ELEVATION

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This drawing is not a working drawing, and is only for the purpose of the following :-

A - Planning Submission
B - Building Regulations Submission

The main contractor is responsible for informing Belmont Design of any discrepancy on, or between, this drawing and any other related document.

All existing walls, foundations and lintels or other structural items are to be confirmed load bearing and adequate for increased loading where relevant prior to work commencing.

Any existing walls to be removed are to be confirmed non-loadbearing prior to removal.

Boundaries, angles, and dimensions are to be checked by the main contractor prior to work commencing.

Written dimensions only to be used from this drawing.
- if doubt exists consult Belmont Design
for clarification.

NOTE

Client please note that you have duties under the CDM 2015

Main contractor to provide a pre-construction information and health and safety file to help them comply with their duties, such as ensuring a construction phase plan PDF is prepared.

Main contractor to reduce or remove any foreseeable health and safety risks to anyone affected by the project (if possible) and to take steps to reduce or control any risks that cannot be eliminated

CDM
Contractor is to ensure stability of existing structure throughout the works

Contactor to note heavy elements, specifically steel beams.

PLEASE NOTE THAT BELMONT DESIGN SERVICES
HAS BEEN APPOINTED TO DEAL WITH THE INITIAL
DESIGN STAGE AND IS NOT INVOLVED
IN THE PRECONSTRUCTION PHASE

PROPOSED GROUND FLOOR PLAN

PROPOSED LOWER GROUND FLOOR PLAN

PROPOSED BASEMENT BELOW PATIO PLAN

- ✓ New extended patio area structure to structural engineer details with composite decking boards and cladding



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PROPOSED ALTERATIONS AND
EXTENSION TO PATIO AREA
TO REAR AT :

69 Albion Road
Thornhill Edge
Dewsbury
WF12 0PZ

FOR : Mr Jarrod Morris

Proposed Plans/Elevations

Date - Sept 2025

Scale - 1:50

Dwg No. - 10359/02

Beams and padstones are to be designed and detailed by a structural engineer UB'S to be clad with 2 layers fireline board to give 1 hour fire protection.

NOTE:
Removal of wall shown dotted would constitute a major risk and a method statement should be submitted to and approved by Building Control.

Enlarge opening with lintel/beams and padstones
— designed and detailed by a structural engineer

Existing patio area falls to rainwater outlets.
New patio area to fall to outlets as required,
to be agreed on site.
If required provide new outlet to
— extended patio connected to existing drainage

- Enlarge opening with lintel/beams and padstones designed and detailed by a structural engineer

NOTE:
Removal of wall shown dotted would constitute a major risk and a method statement should be submitted to and approved by Building Control.

1:50

1m 0 1m 2m 3m 4m 5m