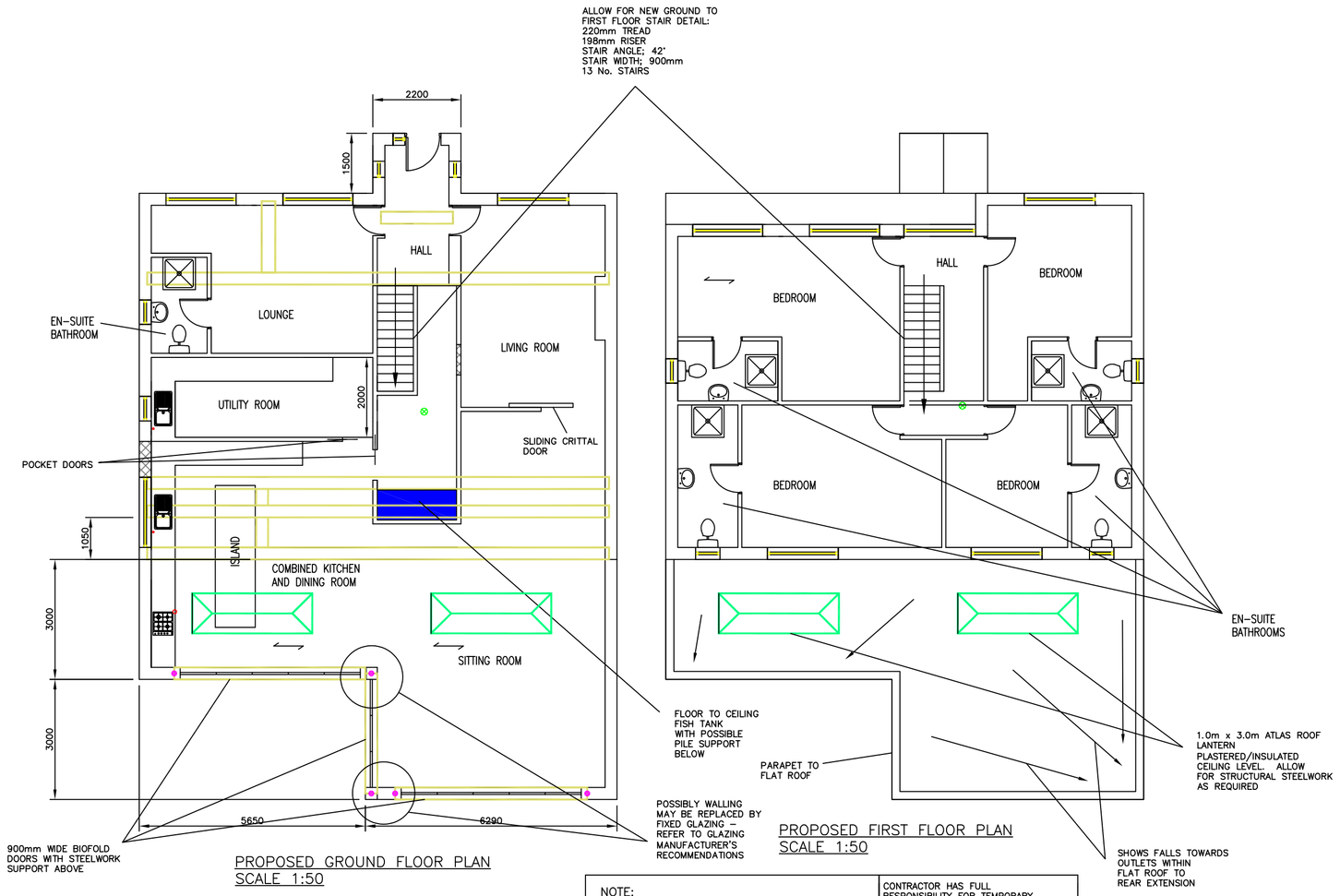


PROPOSED GROUND FLOOR PLAN
SCALE 1:50

PROPOSED FIRST FLOOR PLAN
SCALE 1:50

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. STEELWORK WITHIN FLOORS MAY NEED TO BE POSITIONED WITHIN THE FLOOR CONSTRUCTION TO ALLOW FOR A REDUCED DOWNSTAND

INDICATES WALLS/CHIMNEYS/ ROOF STRUCTURE TO BE REMOVED AND REMAINING AREA MADE GOOD

BLOCK-OFF EXISTING DOOR/WINDOW OPENINGS

STEEL POSTS WITHIN WALL CAVITY WITH INDEPENDENT PILED FOUNDATIONS BELOW PROVIDE LATERAL STABILITY AND SUPPORT TO STEELWORK ABOVE BY PORTALISED ACTION

ASSUMED JOIST SPAN TO GROUND AND FIRST FLOORS – CONTRACTOR TO CONFIRM THROUGH DISCUSSIONS WITH BUILDING CONTROL.

NOTE:

ALL SIDE WINDOWS AND BATHROOM WINDOWS TO BE OBSCURE GLAZED

NOTE:
EXTENSIONS & FRONT PORCH

WALL CONSTRUCTION – TO BE BRICKWORK EXTERNALLY TO MATCH EXISTING PROPERTY

ROOF CONSTRUCTION – MARLEY INTERLOCKING CONCRETE TILES TO FRONT PORCH WITH GRP/FELT/EPDM ROOF COVERING TO REAR EXTENSION.

FLOOR CONSTRUCTION – INTERNAL FLOORS TO GROUND FLOOR TO BE BEAM/BLOCK FLOOR WITH FIRST FLOOR OF SUSPENDED TIMBER CONSTRUCTION. PILED FOUNDATION SOLUTION.

NOTE:

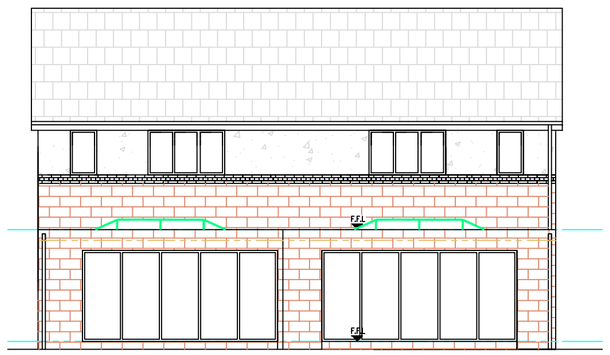
UNDER THE PARTY WALL ACT 1996 – NOTICE MUST BE SERVED ON ADJOINING OWNERS BY THE PROPERTY OWNER PRIOR TO STARTING ANY WORK NEAR PROPERTY BOUNDARIES. THIS NOTICE MUST BE SERVED IN ACCORDANCE WITH THE ACT. MORE INFORMATION IS AVAILABLE ONLINE.

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.

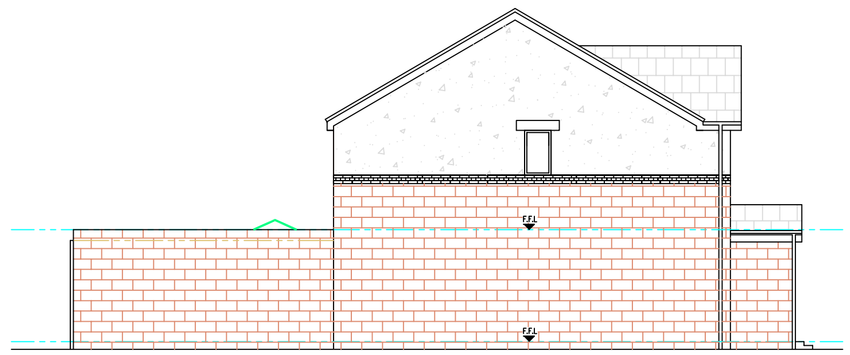
FIRE STRATEGY FOR ALL FLOORS:
ALLOW FOR SAFE FIRE ROUTE FROM FIRST AND LOFT FLOORS BY INSTALLING MAINS WIRED AND INTERLINKED WITH BATTERY BACK-UP SMOKE/FIRE ALARMS ON ALL FLOORS AND HALF HOUR FIRE RATED INTERNAL DOORS ON ALL FLOORS.
ALLOW FOR HALF HOUR FIRE DOORS ON FIRST, GROUND AND LOFT FLOORS TO ALLOW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

PROPOSED FRONT ELEVATION
SCALE 1:50

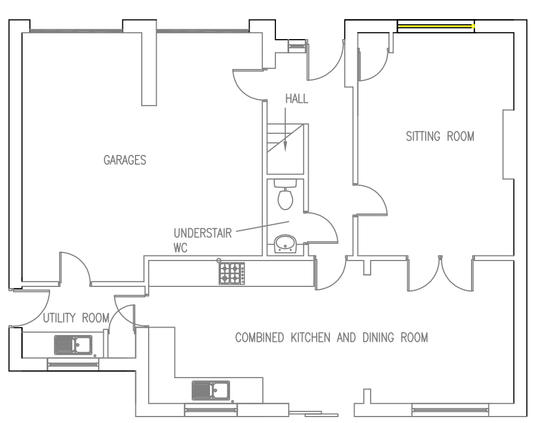


PROPOSED REAR ELEVATION
SCALE 1:50

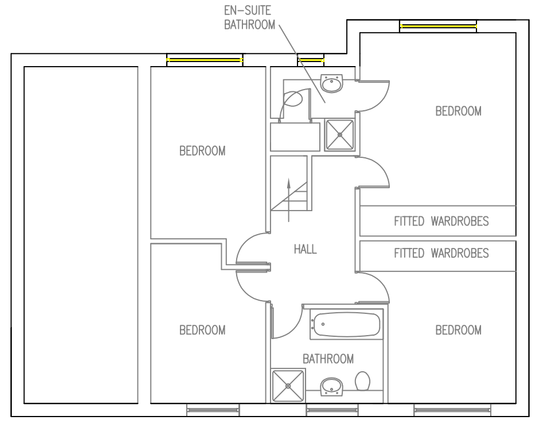
PROPOSED SIDE ELEVATION
SCALE 1:50



PROPOSED SIDE ELEVATION
SCALE 1:50

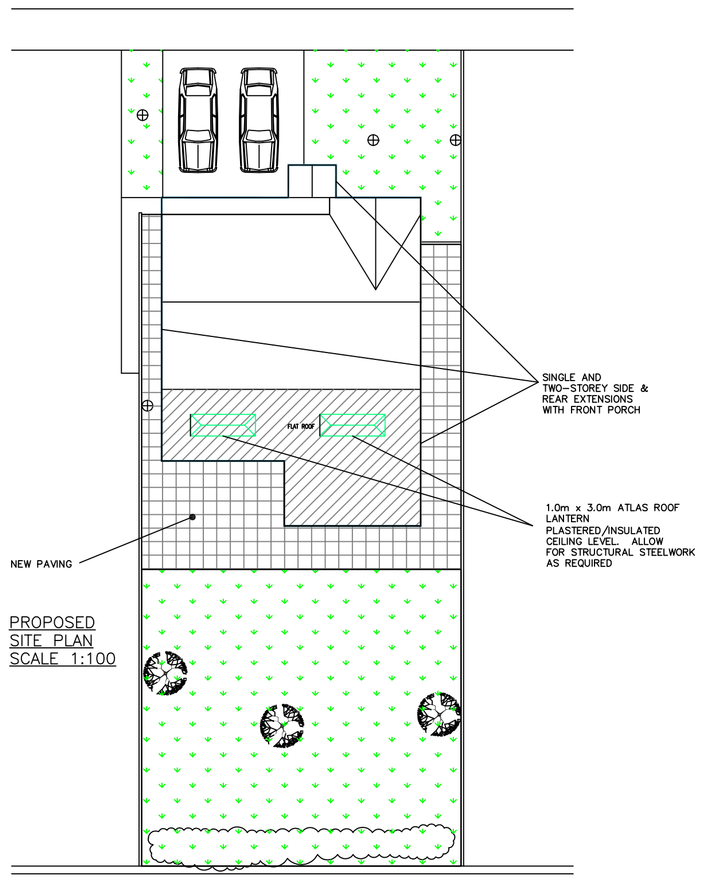


GROUND FLOOR DEMOLITIONS PLAN
SCALE 1:100



FIRST FLOOR DEMOLITIONS PLAN
SCALE 1:100

INDICATES WALLS/FURNITURE TO BE REMOVED AND REMAINING AREA MADE GOOD



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	Nov 2025

Planning Application for:
Rear and Side Extensions and Front Porch
9 Millwater Avenue, Dewsbury

Drawing Title:
Proposed Plans and Elevations

Drawing No: S02
Rev E

Scale: As shown
Paper Size: A1