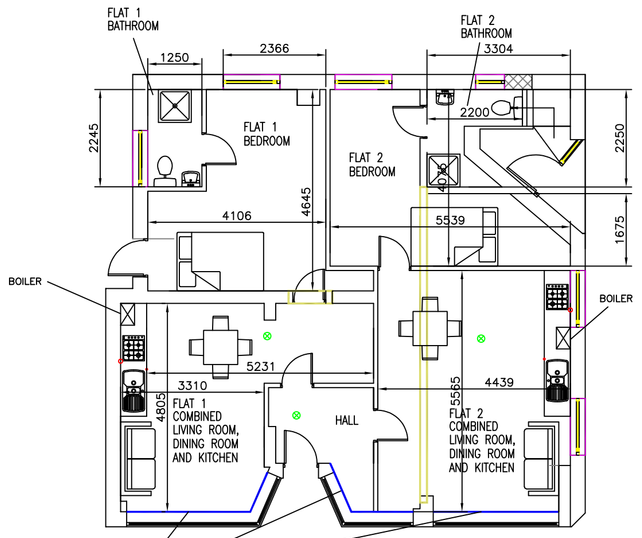
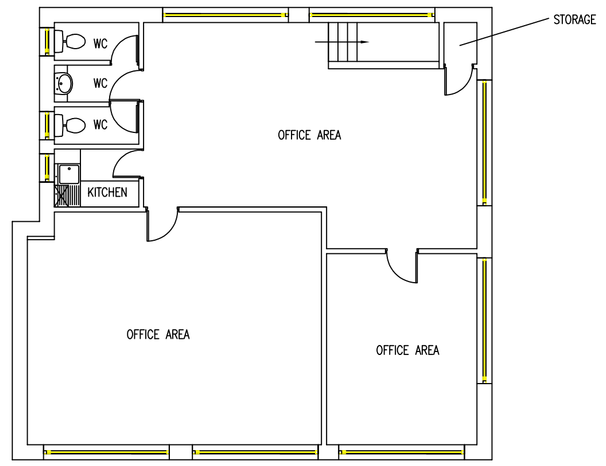


ALLOW FOR INTRODUCING SPECIALIST TINTED FILM TO WINDOWS TO ENABLE ONE-WAY VISIBILITY. ALLOW FOR OPENABLE WINDOWS TO TOP.

PROPOSED GROUND FLOOR PLAN
SCALE 1:100



PROPOSED FIRST FLOOR PLAN
(NO CHANGES)
SCALE 1:100

NOTE:
ALLOW FOR REPLACING EXISTING TIMBER FRAMED WINDOWS AND DOORS INCLUDING SHOP FRONTS WITH WINDOWS WITH NEW ALUMINIUM FRAMED WINDOWS AND DOORS

NOTE:
ALLOW FOR REPLACING BEDROOM WINDOWS TO ALLOW FOR ESCAPE WINDOWS WITH MINIMUM CLEAR OPENING OF 750mm DEEP x 450mm WIDE. ALLOW FOR BETWEEN 800mm – 1100mm FROM FINISHED FLOOR LEVEL TO UNDERSIDE OF WINDOW SILLS.

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.

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

BLOCK-OFF EXISTING DOOR/WINDOW OPENINGS

RE-OPEN BLOCKED-UP WINDOWS WITH NEW ALUMINIUM FRAMED WINDOWS

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

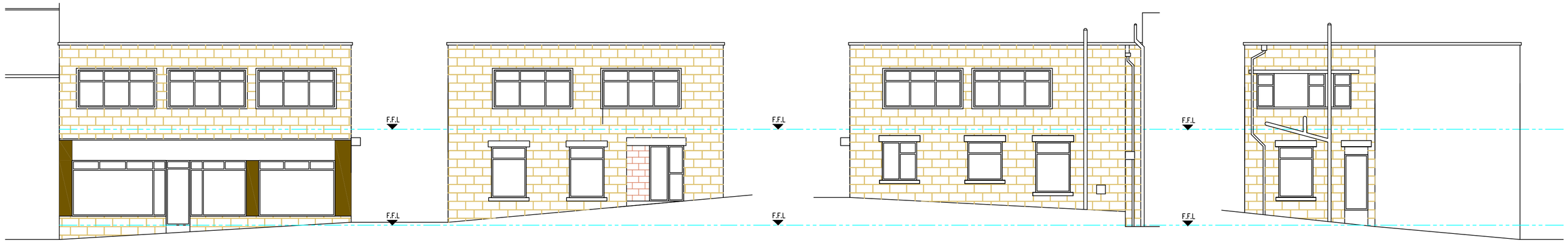
LINTELS:– ALL LINTELS TO ACHIEVE 150mm END BEARING. ALL LINTELS TO HAVE HORIZONTAL DAMP PROOF COURSE.

FIRE STRATEGY FOR ALL FLOORS:
ALLOW FOR SAFE FIRE ROUTE FROM FIRST AND GROUND 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 GROUND AND FIRST FLOORS TO ALLOW FOR A PROTECTED FIRE ROUTE.

ALLOW FOR ALL PARTITIONS AND CEILINGS ON BOTH GROUND AND FIRST FLOORS TO HAVE 1 HOUR FIRE PROTECTION.

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.

FLAT NO.	TOTAL FLOOR AREA (m^2)
1	38.8
2	40.6

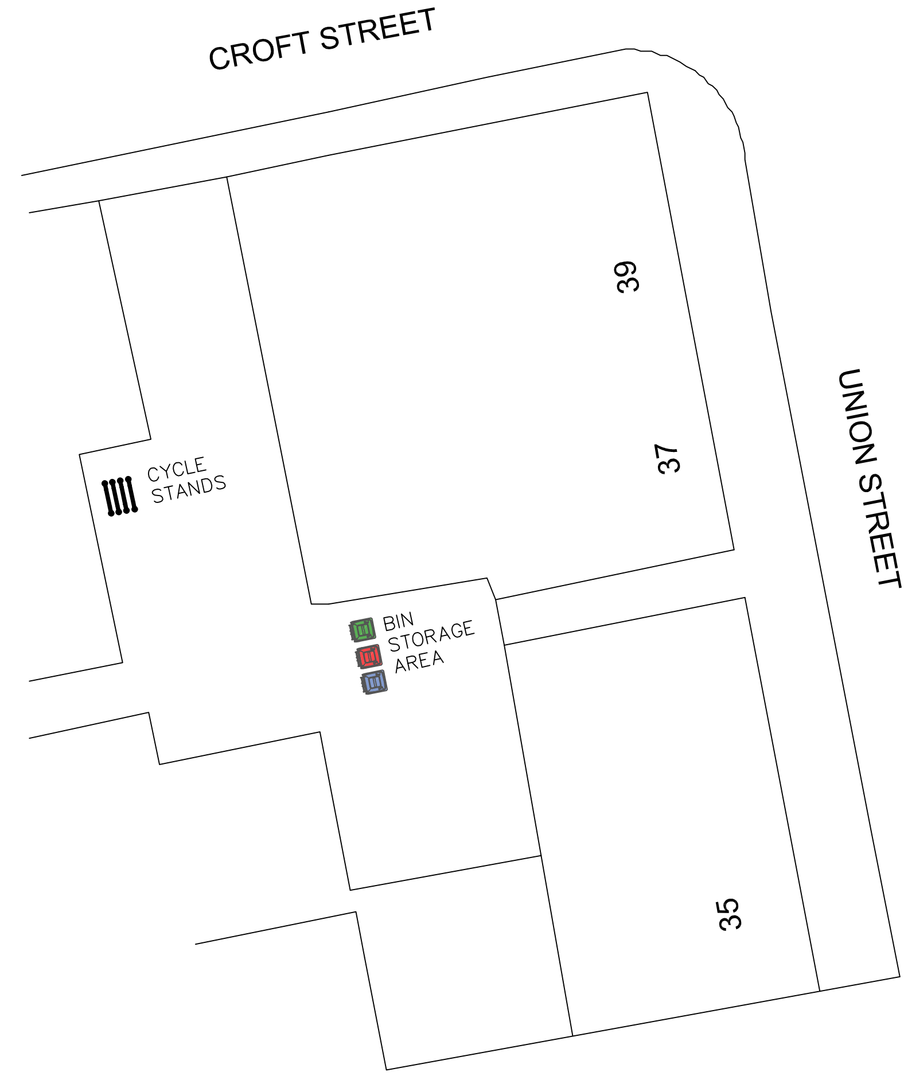


PROPOSED FRONT ELEVATION
SCALE 1:100

PROPOSED SIDE ELEVATION
SCALE 1:100

PROPOSED REAR ELEVATION
SCALE 1:100

PROPOSED SIDE ELEVATION
SCALE 1:100



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	Jan 2026

Planning Application for:
Alterations to Construct New Flats
37–39 Union St, Dewsbury

Drawing Title:
Proposed Plans and Elevations
Ground Floor Flat Development

Drawing No: S04 | Rev

Scale: As shown | Paper Size: A1