PROPOSED SIDE ELEVATION
SCALE 1:100

PROPOSED FRONT ELEVATION
SCALE 1:100

PROPOSED REAR ELEVATION
SCALE 1:100

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

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

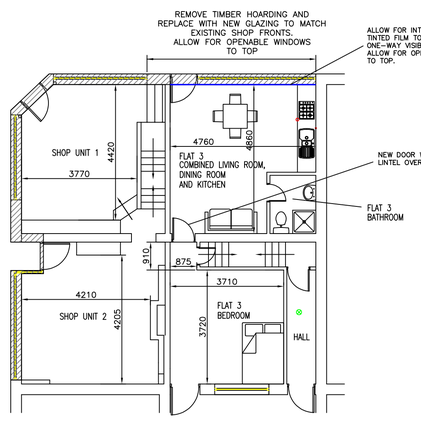
LINTELS:- ALL LINTELS TO ACHIEVE 150mm END BEARING. ALL LINTELS TO HAVE HORIZONTAL DAMP PROOF COURSE.

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.

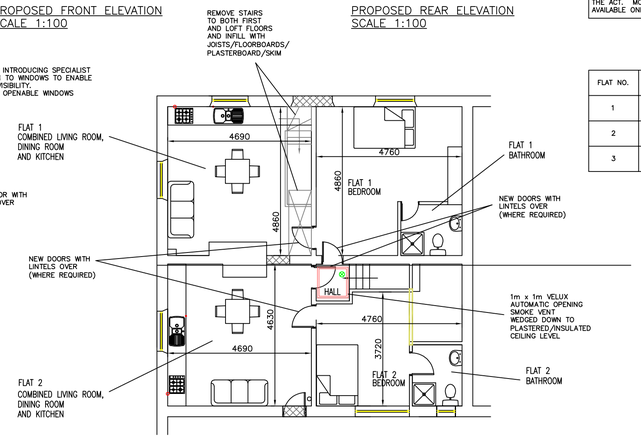
ALLOW FOR ALL PARTITIONS AND CEILINGS ON BOTH GROUND AND FIRST FLOORS TO HAVE 1 HOUR FIRE PROTECTION.

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 (m²)
1	45.9
2	39.4
3	38.3



PROPOSED GROUND FLOOR PLAN
SCALE 1:100



PROPOSED FIRST FLOOR PLAN
APPROVED UNDER SEPARATE
PLANNING APPLICATION
SCALE 1:100

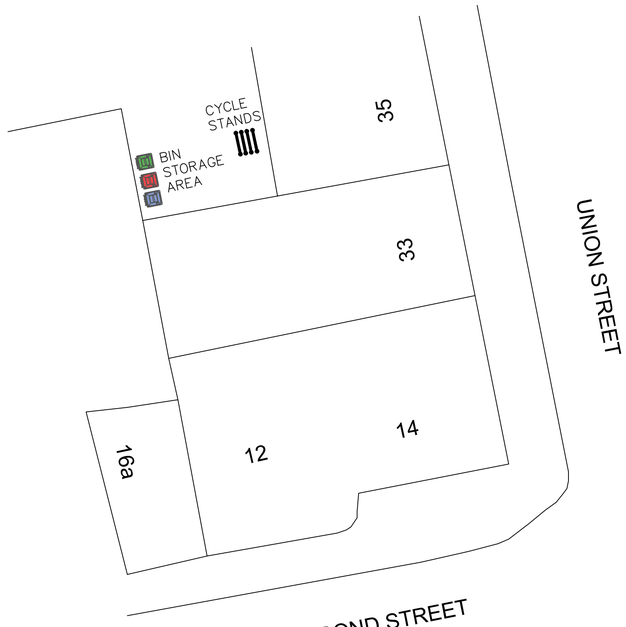
MAINS WIRED WITH BATTERY BACK-UP FIRE ALARMS TO BE INTRODUCED ON ALL FLOORS WITHIN HALLWAY AREAS

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

EXISTING TIMBER SHOP FRONTS TO BE REPLACED BY NEW ALUMINIUM FRAMED SHOP FRONTS



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. S04 – WORK SPECIFICATION

Revisions		
	Date	May 2025

Planning Application for:
Alterations to Construct New Flats
12–14 Bond St & 33 Union St, Dewsbury

Drawing Title:
Proposed Plans and Elevations

Drawing No: S03
Rev D

Scale: As shown
Paper Size: A1