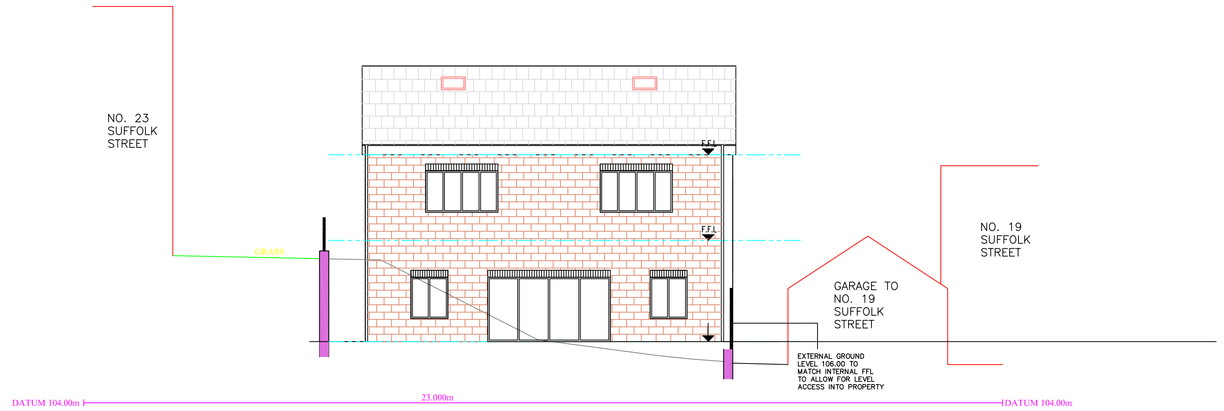
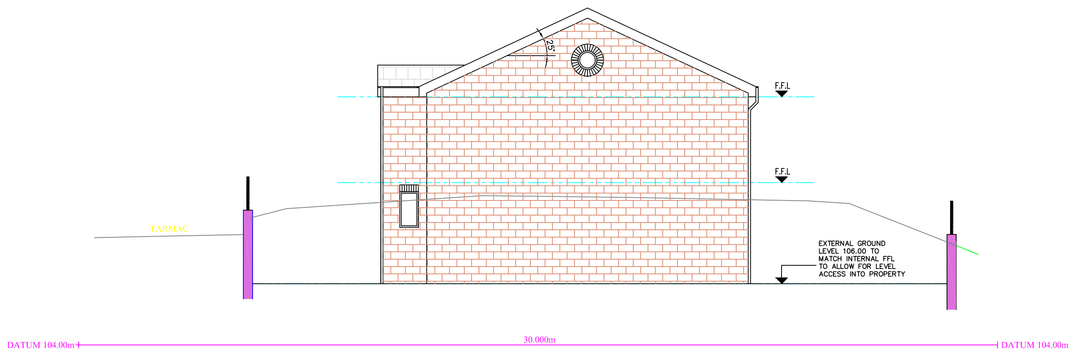
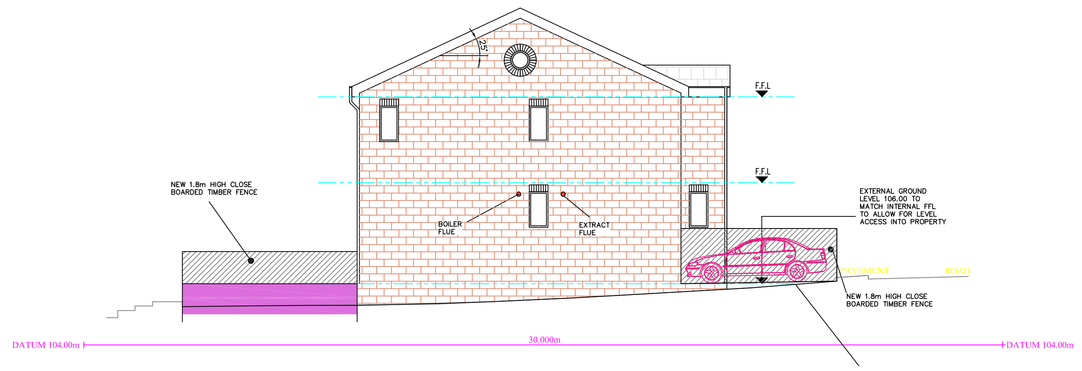
PROPOSED FRONT ELEVATION
SCALE 1:100



PROPOSED REAR ELEVATION
SCALE 1:100

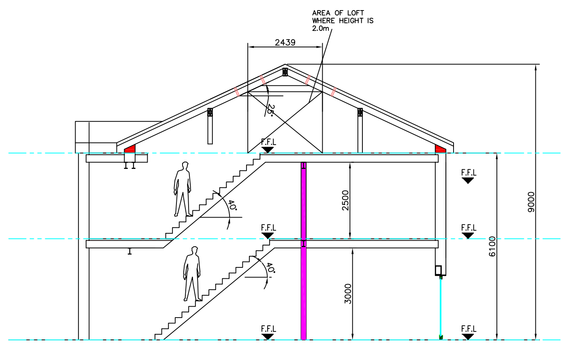


PROPOSED SIDE ELEVATION
SCALE 1:100



EXISTING SIDE ELEVATION
SCALE 1:100

NOTE – WHEN CONSTRUCTING NEW PROPERTY INCLUDING FORMING NEW EXTERNAL LEVELS AND CORRESPONDING RETAINING WALLS, PREVENT UNDERMINING ADJOINING PROPERTIES AND OUTBUILDING ESPECIALLY TO NOS. 19 AND 35 SUFFOLK STREET. SIMILARLY, PREVENT UNDERMINING/DESTABILISING EXISTING BOUNDARY RETAINING WALLS TO REAR AND SIDES. SOME FORM OF UNDERPINNING/STRENGTHENING WORKS MAY BE REQUIRED TO ALL EXISTING PROPERTIES AND RETAINING WALLS.



PROPOSED SECTION THROUGH ROOF
SCALE 1:100

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 LOFT, FIRST AND GROUND FLOORS BY INSTALLING MAINS WIRED AND INTERCONNECTED FIRE ALARMS BACK-UP SMOKE/FIRE ALARMS ON ALL FLOORS AND HALF HOUR FIRE RATED INTERNAL DOORS ON ALL FLOORS.

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:

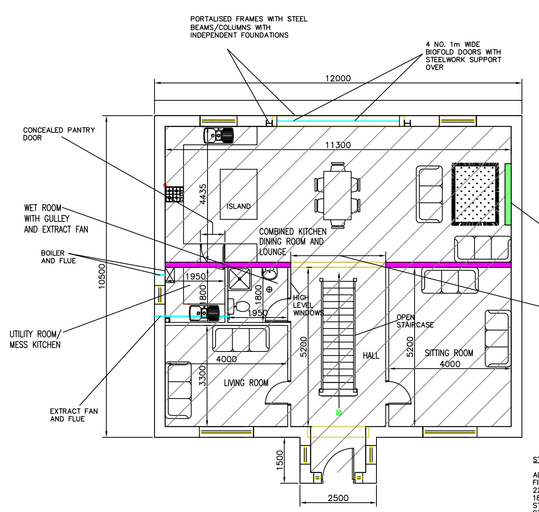
NEW HOUSE

WALL CONSTRUCTION – TO BE BRICKWORK EXTERNALLY TO MATCH EXISTING PROPERTY

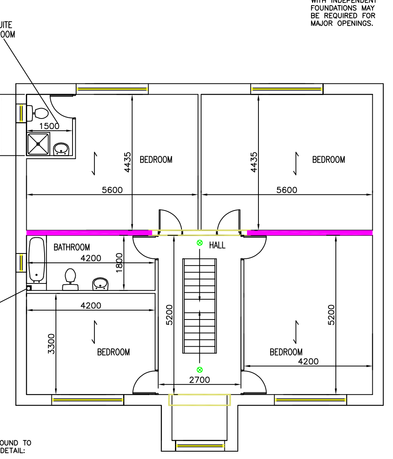
ROOF CONSTRUCTION: PITCHED ROOF WITH MARLEY PLAIN CONCRETE TILES.

FLOOR CONSTRUCTION – INTERNAL FLOORS TO GROUND FLOOR TO BE OF GROUNDBEARING CONCRETE CONSTRUCTION AND REMAINING FLOORS TO BE OF SUSPENDED TIMBER FLOOR CONSTRUCTION.

- MAINS WIRED WITH BATTERY BACK-UP FIRE ALARMS TO BE INTRODUCED ON ALL FLOORS WITHIN HALLWAY AREAS
- STEEL BEAMS INTRODUCED TO PROVIDE SUPPORT TO FLOOR AND ROOFS. CONCEALED STEELWORK WITH INDEPENDENT FOUNDATIONS MAY BE REQUIRED FOR MAJOR OPENINGS.
- WATER-BASED UNDERFLOOR HEATING ON GROUND FLOOR OF PROPERTY
- SOLID BLOCKWORK LOADBEARING WALLS WITH INDEPENDENT FOUNDATIONS PROVIDING BOTH SUPPORT TO FLOORS AND PROVIDE STABILITY TO EXTERNAL WALLS.
- ASSUMED JOIST SPAN OF JJI 2450 JOISTS TO FIRST AND LOFT FLOORS – CONTRACTOR TO CONFIRM THROUGH DISCUSSIONS WITH BUILDING CONTROL.



PROPOSED GROUND FLOOR PLAN
SCALE 1:100

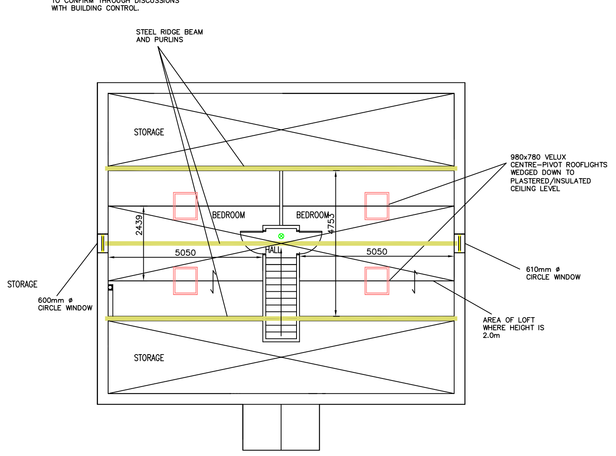


PROPOSED FIRST FLOOR PLAN
SCALE 1:100

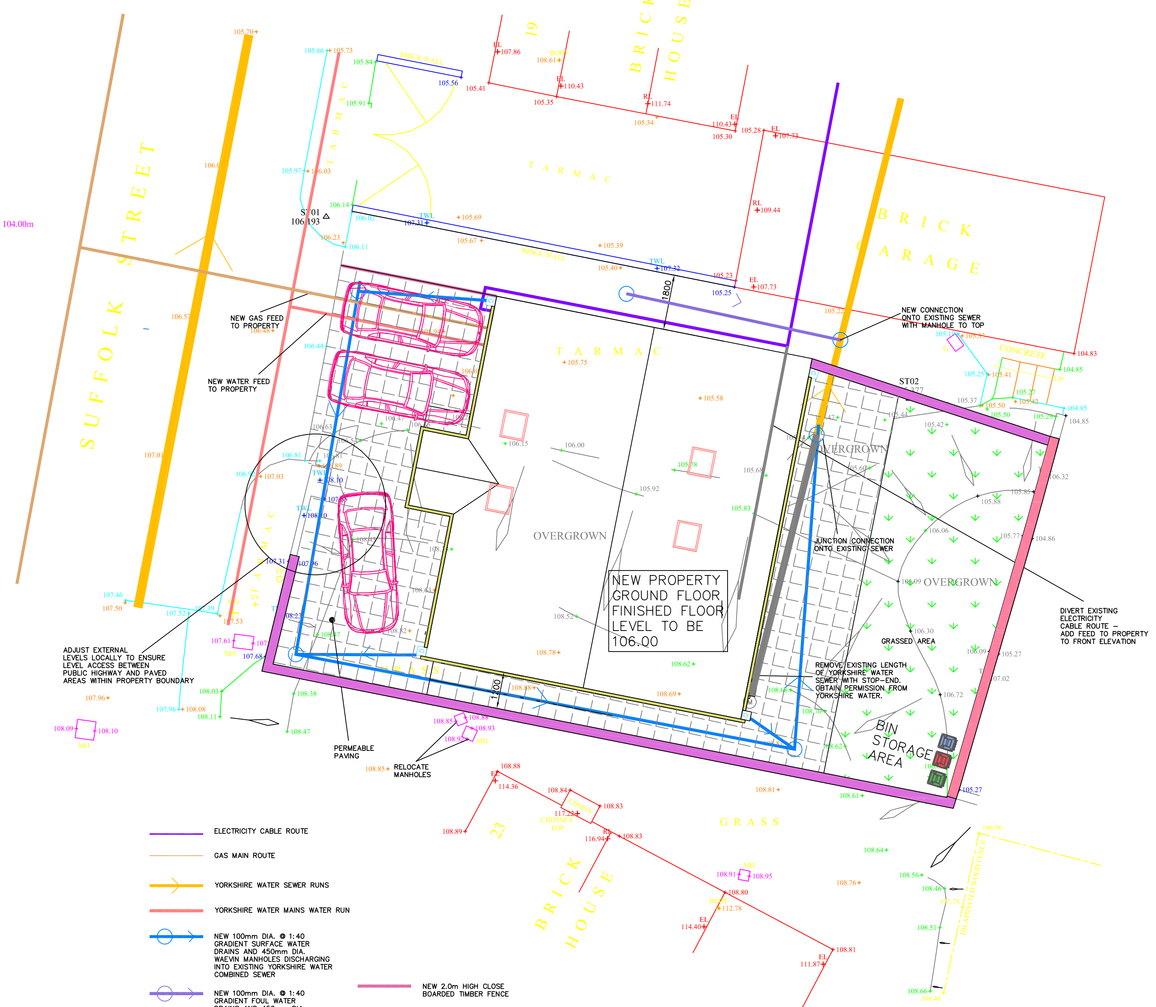
STAIRCASE:

ALLOW FOR NEW GROUND TO FIRST FLOOR STAIR DETAIL:
220mm TREAD
180mm RISER
STAIR ANGLE: 40°
STAIR WIDTH: 1m

ALLOW FOR NEW FIRST TO LOFT FLOOR STAIR DETAIL:
220mm TREAD
180mm RISER
STAIR ANGLE: 40°
STAIR WIDTH: 1m



PROPOSED LOFT FLOOR PLAN
SCALE 1:100



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		June 2026

Planning Application for:
New Dwelling
Land Adjoining 23 Suffolk Street, Batley

Drawing Title:
Proposed Plans and Elevations

Drawing No: S01
Rev F

Scale: As shown
Paper Size: A0