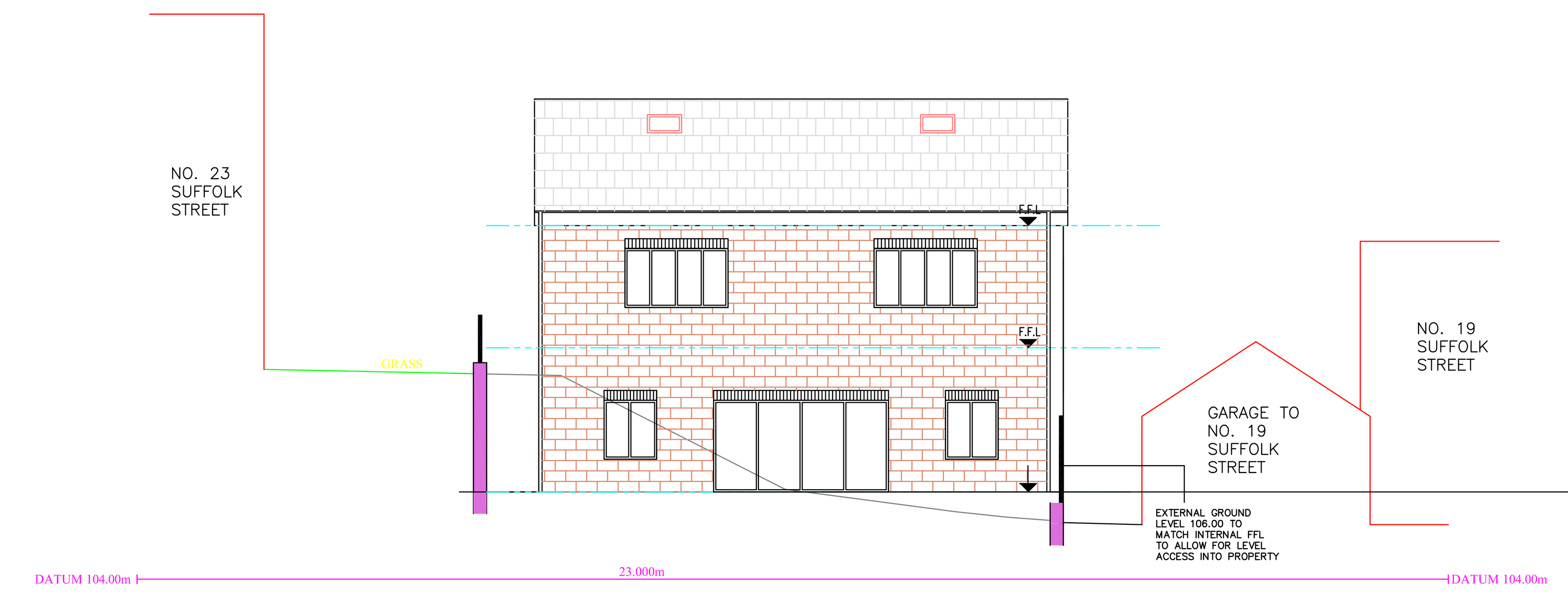
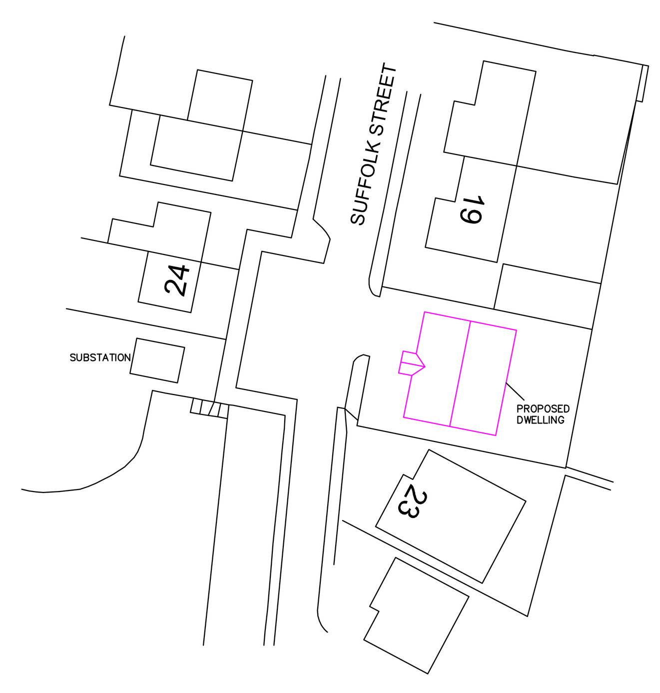


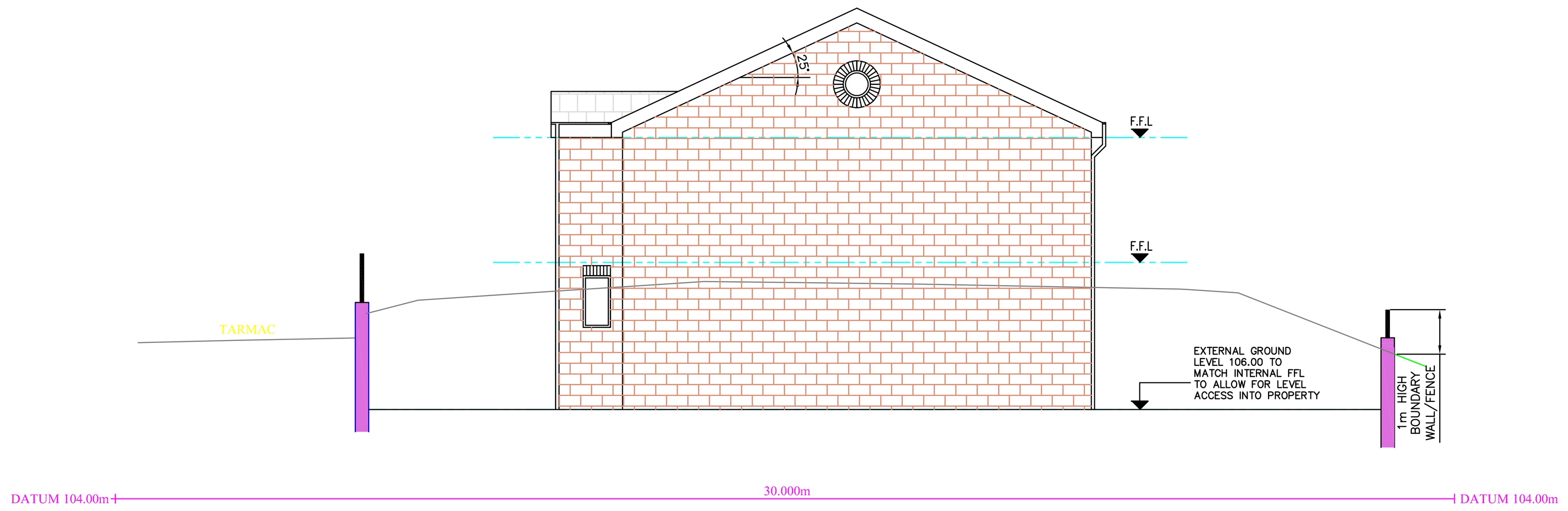
PROPOSED FRONT ELEVATION
SCALE 1:100



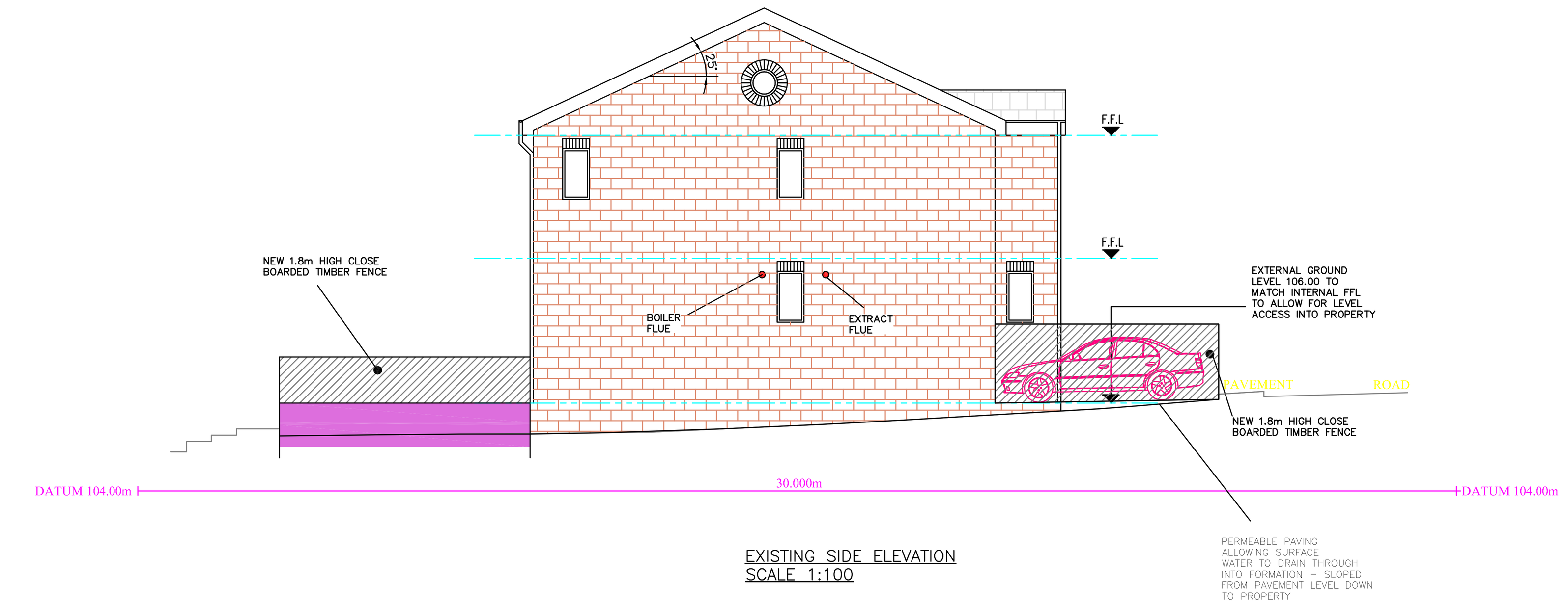
PROPOSED REAR ELEVATION
SCALE 1:100



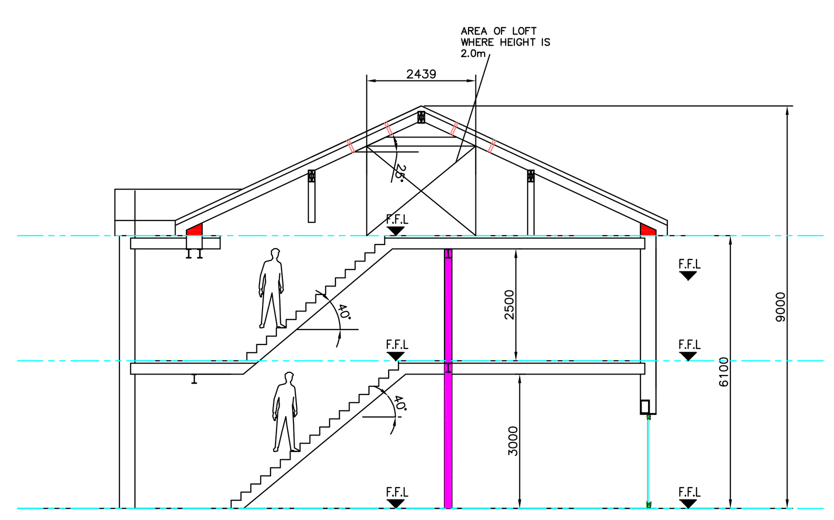
PROPOSED SITE
PLAN
SCALE 1:200



PROPOSED SIDE ELEVATION
SCALE 1:100



EXISTING SIDE ELEVATION
SCALE 1:100



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 INTERLINKED WITH BATTERY 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

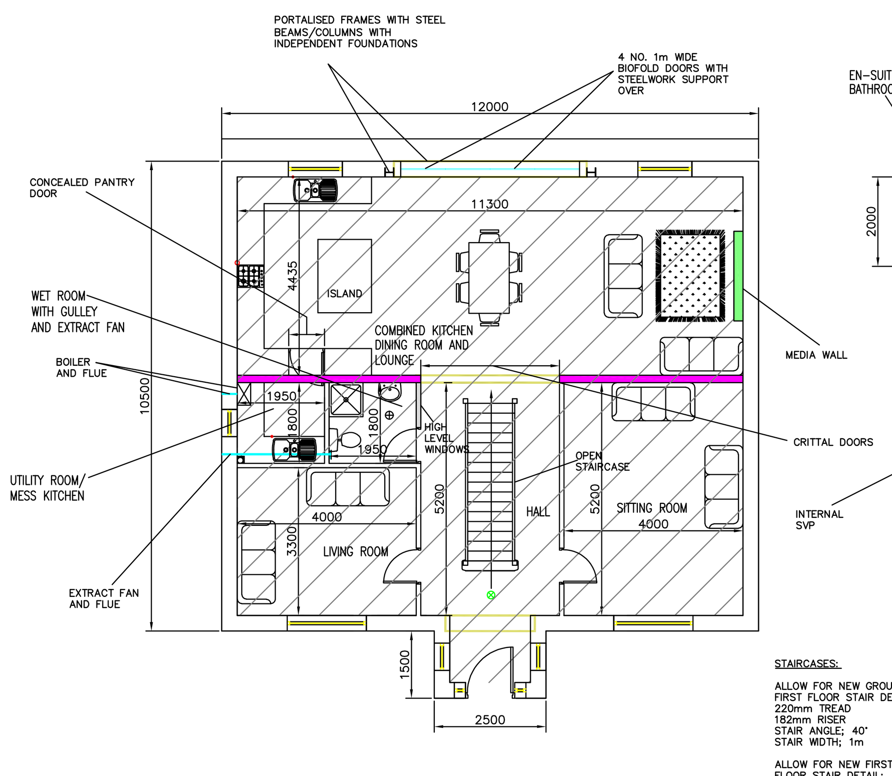
WALL CONSTRUCTION – TO BE BRICKWORK EXTERNALLY TO MATCH EXISTING PROPERTY

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 FLOORS/WALLS/ROOFS. PORTALISED FRAMES 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 LATERAL STABILITY TO EXTERNAL WALLS
- ASSUMED JOIST SPAN OF JJI 245D JOISTS TO FIRST AND LOFT FLOORS – CONTRACTOR TO CONFIRM THROUGH DISCUSSIONS WITH BUILDING CONTROL.

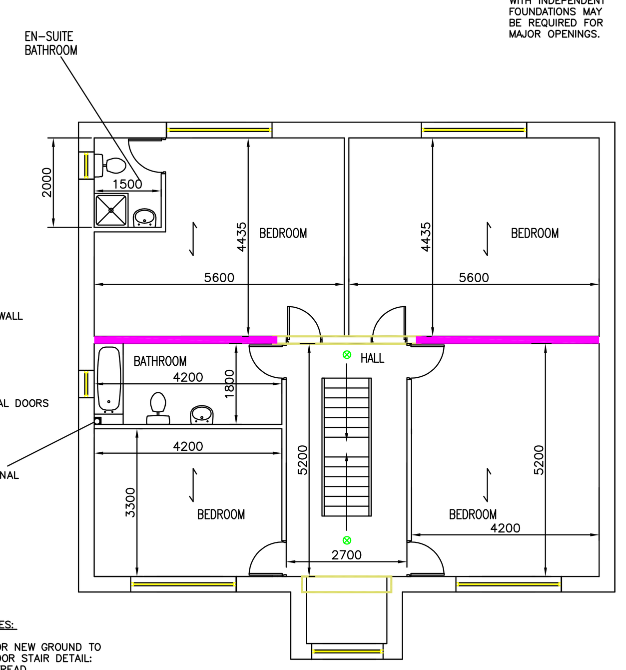
- ELECTRICITY CABLE ROUTE
- GAS MAIN ROUTE
- YORKSHIRE WATER SEWER RUNS
- YORKSHIRE WATER MAINS WATER RUN
- NEW 100mm DIA. @ 1:40 GRADIENT SURFACE WATER DRAINS AND 450mm DIA. WAEVIN MANHOLES DISCHARGING INTO EXISTING YORKSHIRE WATER COMBINED SEWER
- NEW 100mm DIA. @ 1:40 GRADIENT FOUL WATER DRAINS AND 450mm DIA. WAEVIN MANHOLES DISCHARGING INTO EXISTING YORKSHIRE WATER COMBINED SEWER
- YORKSHIRE WATER MANHOLE
- NEW GULLEYS
- BRICKWORK CLADDING TO REINFORCED CONCRETE RETAINING WALLS – PREVENT UNDERMINING ADJOINING GARDENS/PROPERTY. INCLUDE FOR 1.1-1.8m HIGH CLOSE BOARDED TIMBER FENCING TO TOP WHERE REQUIRED FOR SAFETY AND PRIVACY. ALLOW FOR DRAINAGE BEHIND WALL TO PICK-UP SURFACE WATER AND DISCHARGE INTO NEAREST MANHOLE VIA A SILT TRAP.
- NEW 2.0m HIGH CLOSE BOARDED TIMBER FENCE
- PERMEABLE PAVING ALLOWING SURFACE WATER TO DRAIN THROUGH INTO FORMATION
- ACO DRAINAGE CHANNEL TO DRAIN INTO GULLEYS EITHER SIDE – COVER TO ALLOW FOR VEHICLES OVER
- EXISTING WALL TO BE RAISED AND STRENGTHENED. INCLUDE FOR 1.1-1.8m HIGH CLOSE BOARDED TIMBER FENCING TO TOP WHERE REQUIRED FOR SAFETY AND PRIVACY. ALLOW FOR DRAINAGE BEHIND WALL TO PICK-UP SURFACE WATER AND DISCHARGE INTO NEAREST MANHOLE VIA A SILT TRAP.



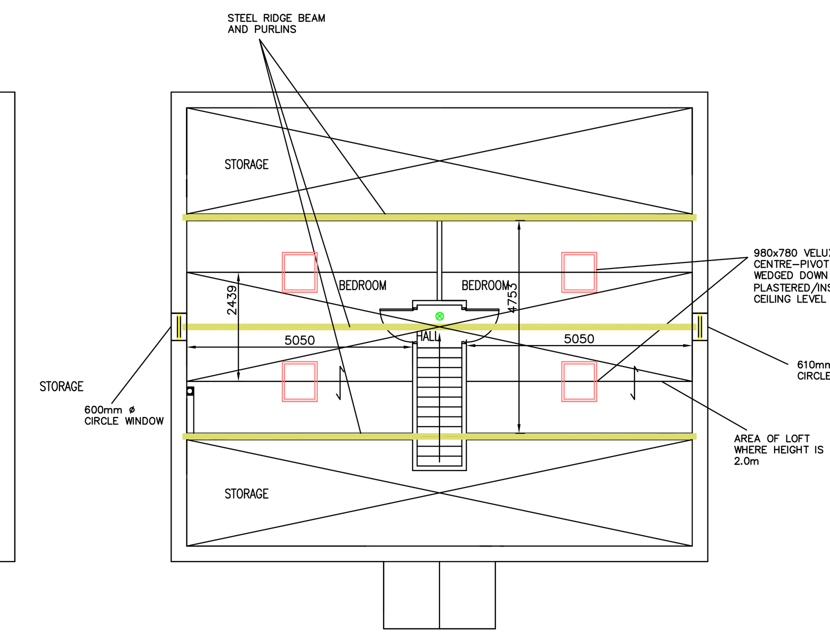
PROPOSED GROUND FLOOR PLAN
SCALE 1:100

STAIRCASES:
ALLOW FOR NEW GROUND TO FIRST FLOOR STAIR DETAIL:
220mm TREAD
182mm RISER
STAIR ANGLE: 40°
STAIR WIDTH: 1m

ALLOW FOR NEW FIRST TO LOFT FLOOR STAIR DETAIL:
220mm TREAD
186mm RISER
STAIR ANGLE: 40°
STAIR WIDTH: 1m

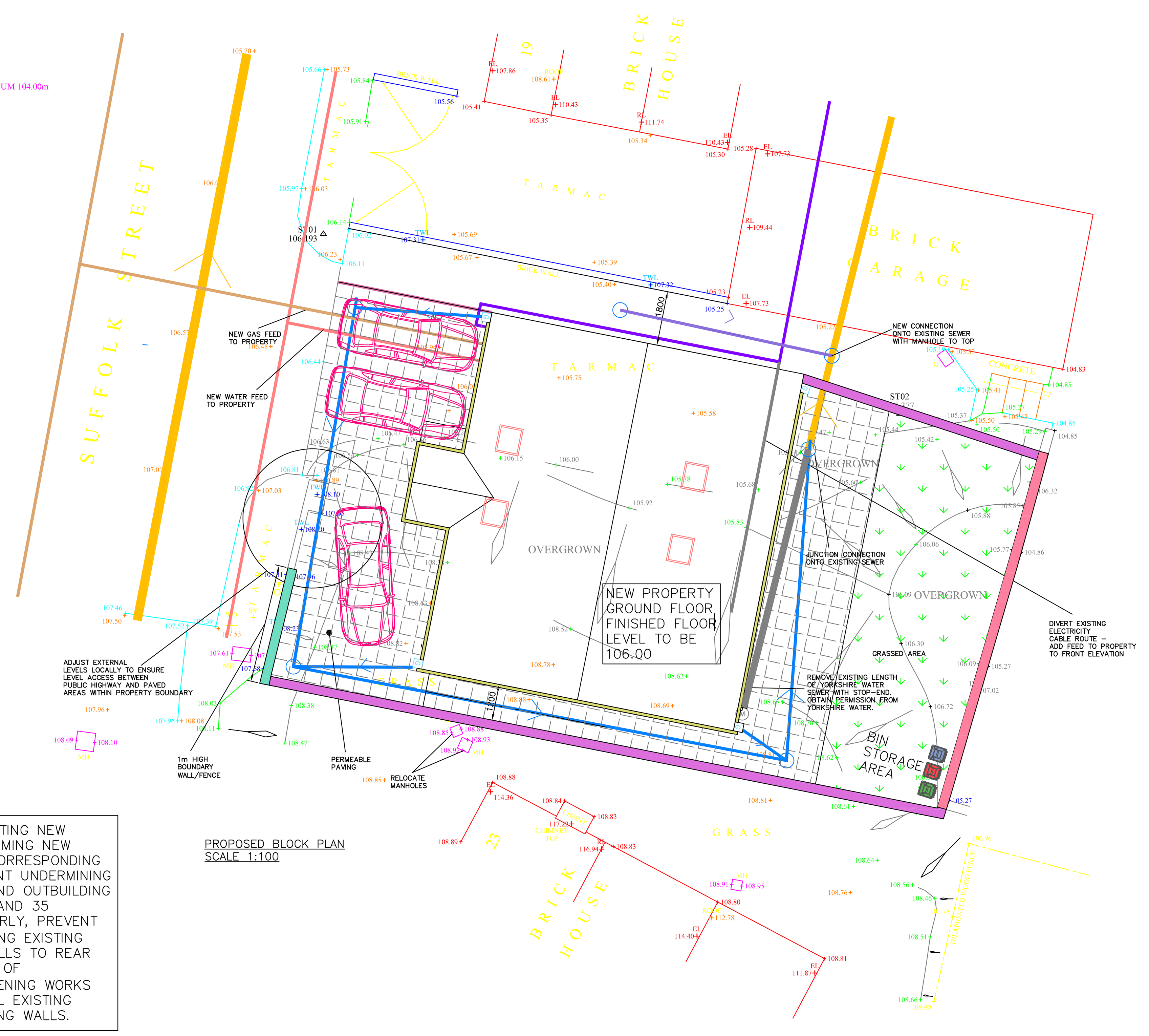


PROPOSED FIRST FLOOR PLAN
SCALE 1:100



PROPOSED LOFT FLOOR PLAN
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 BLOCK 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: S02 | Rev G

Scale: As shown | Paper Size: A0