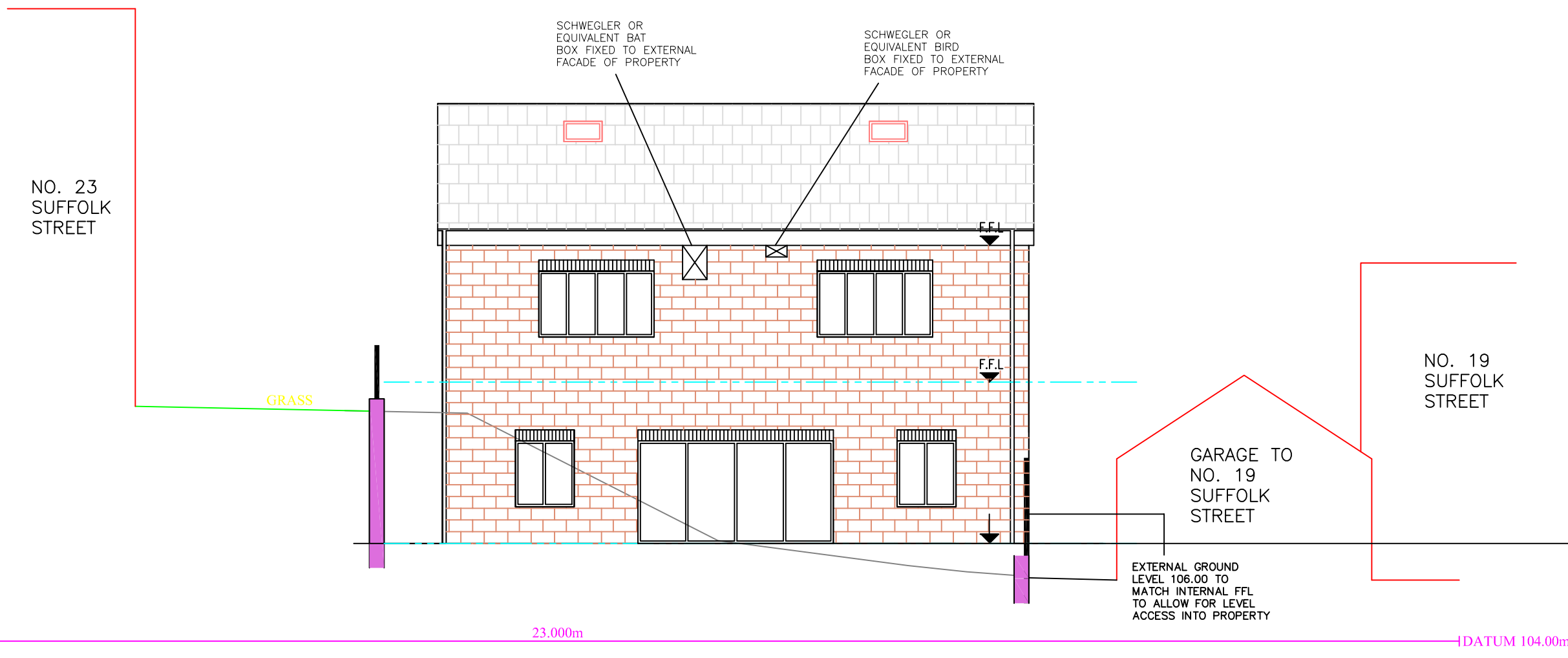
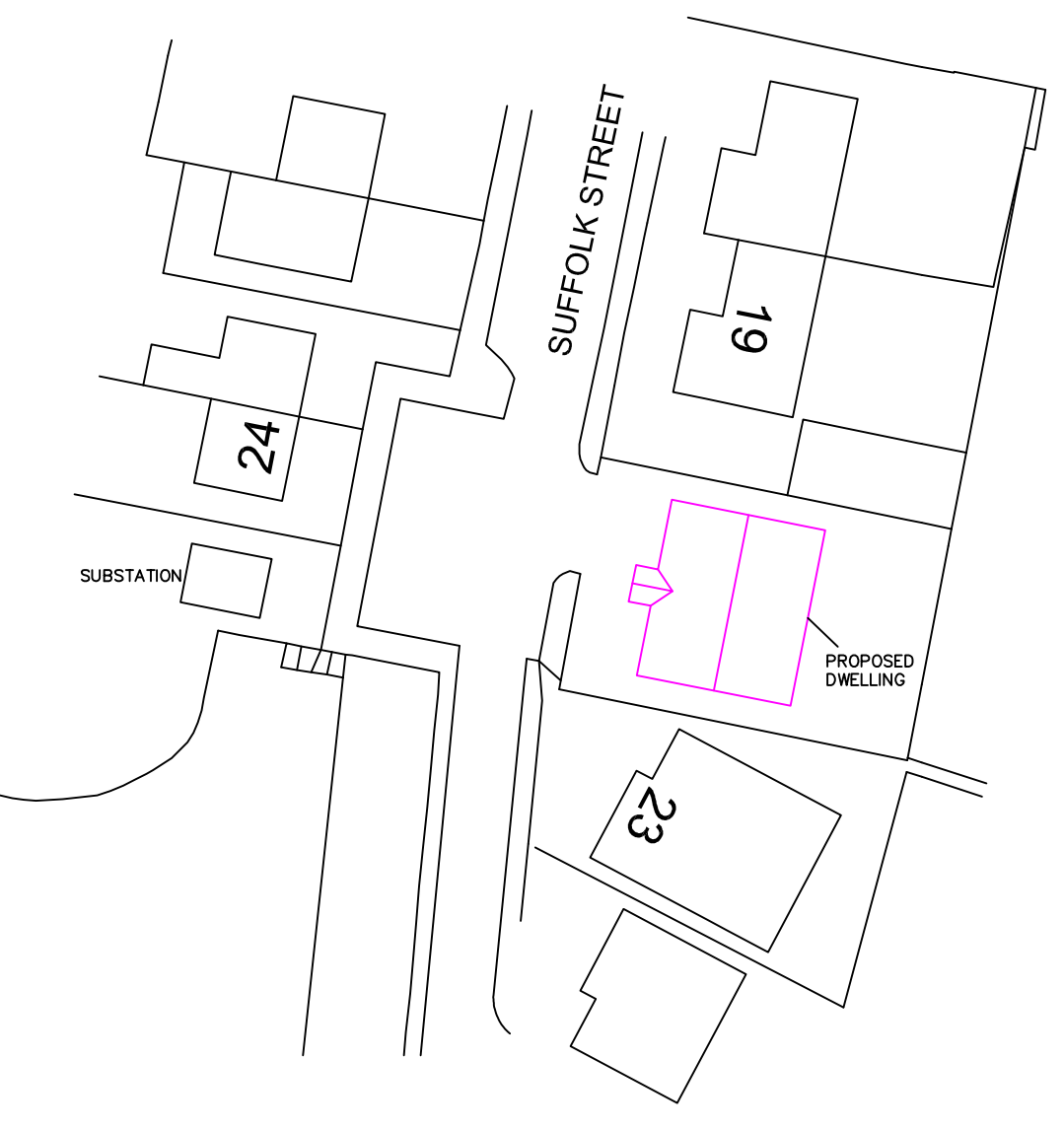




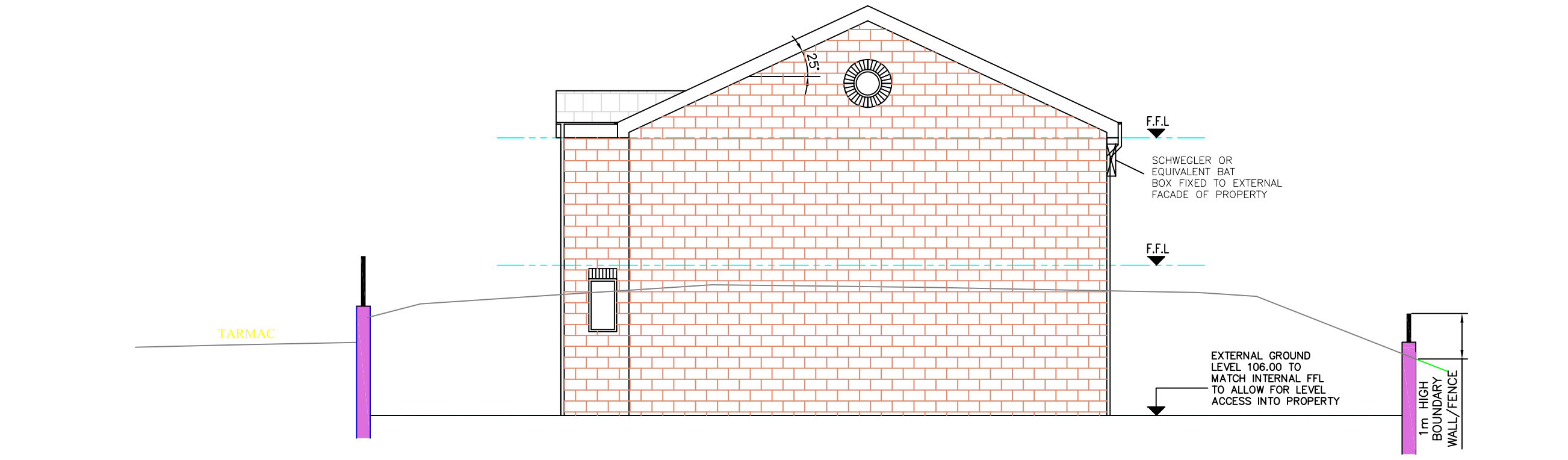
PROPOSED FRONT ELEVATION
SCALE 1:100



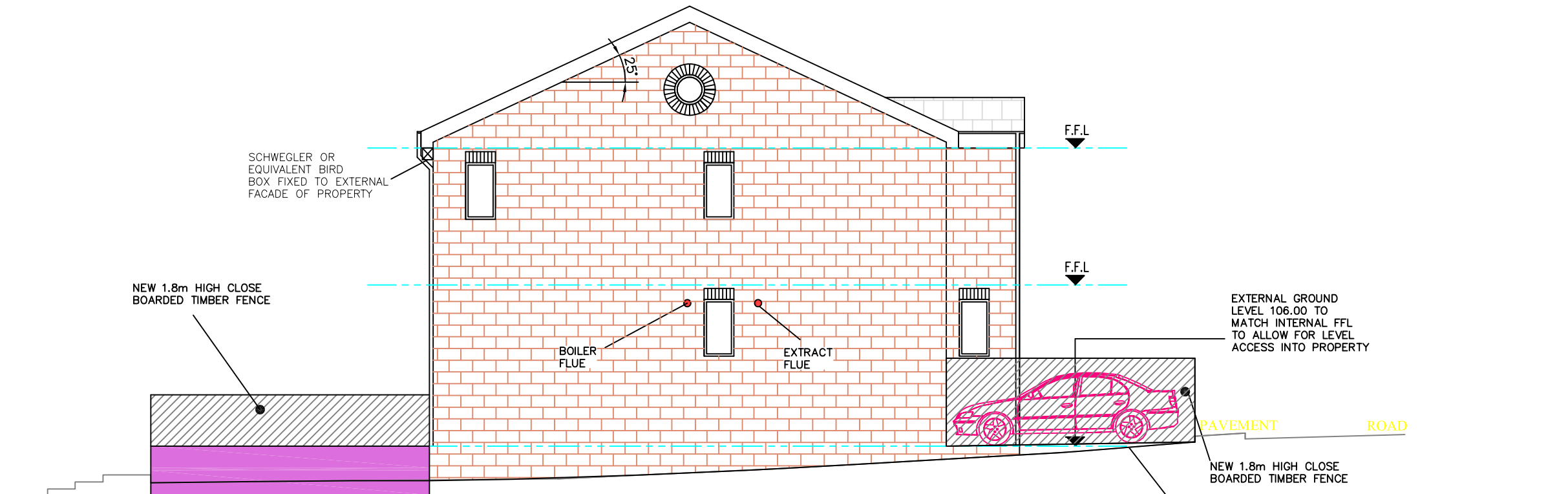
PROPOSED REAR ELEVATION
SCALE 1:100



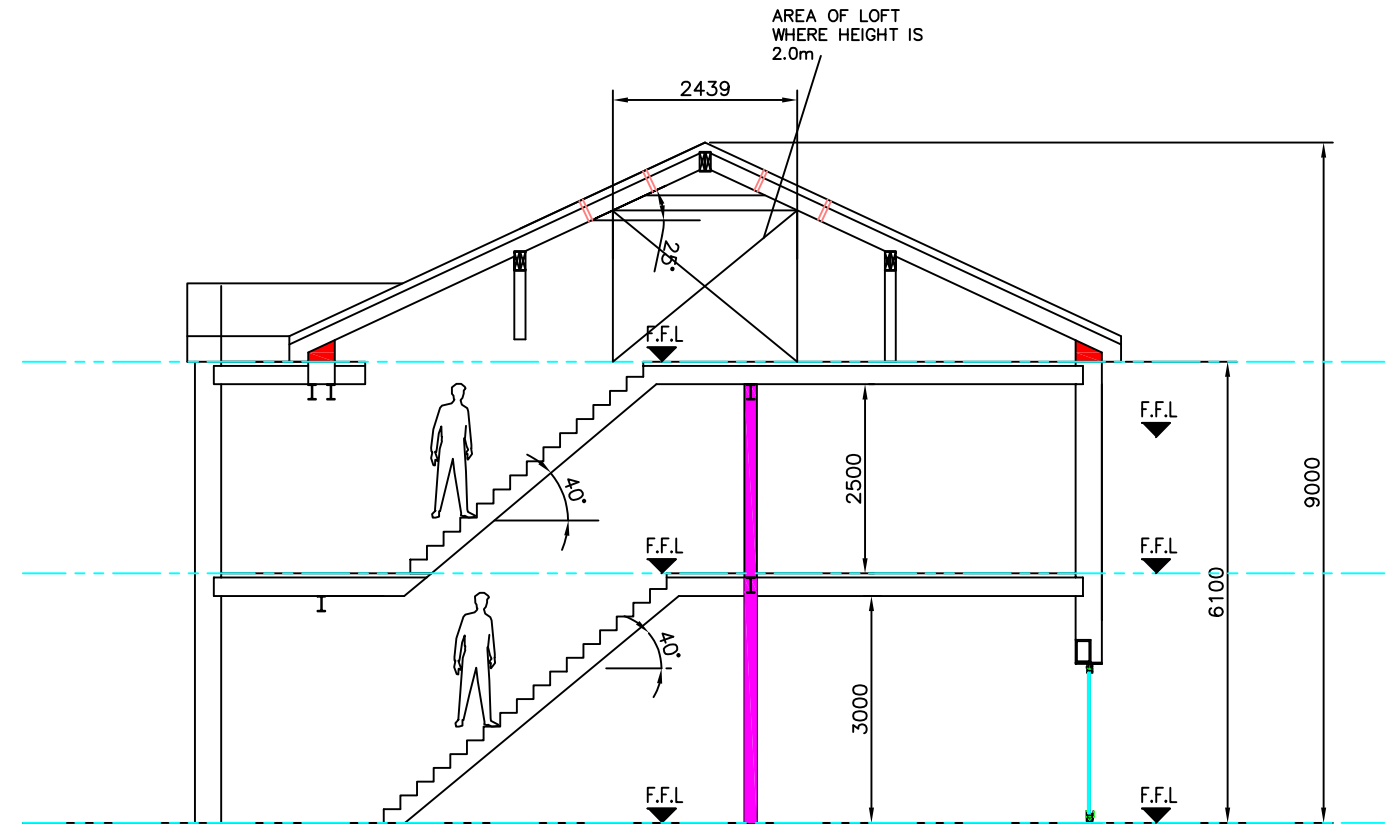
PROPOSED SITE
PLAN
SCALE 1:200



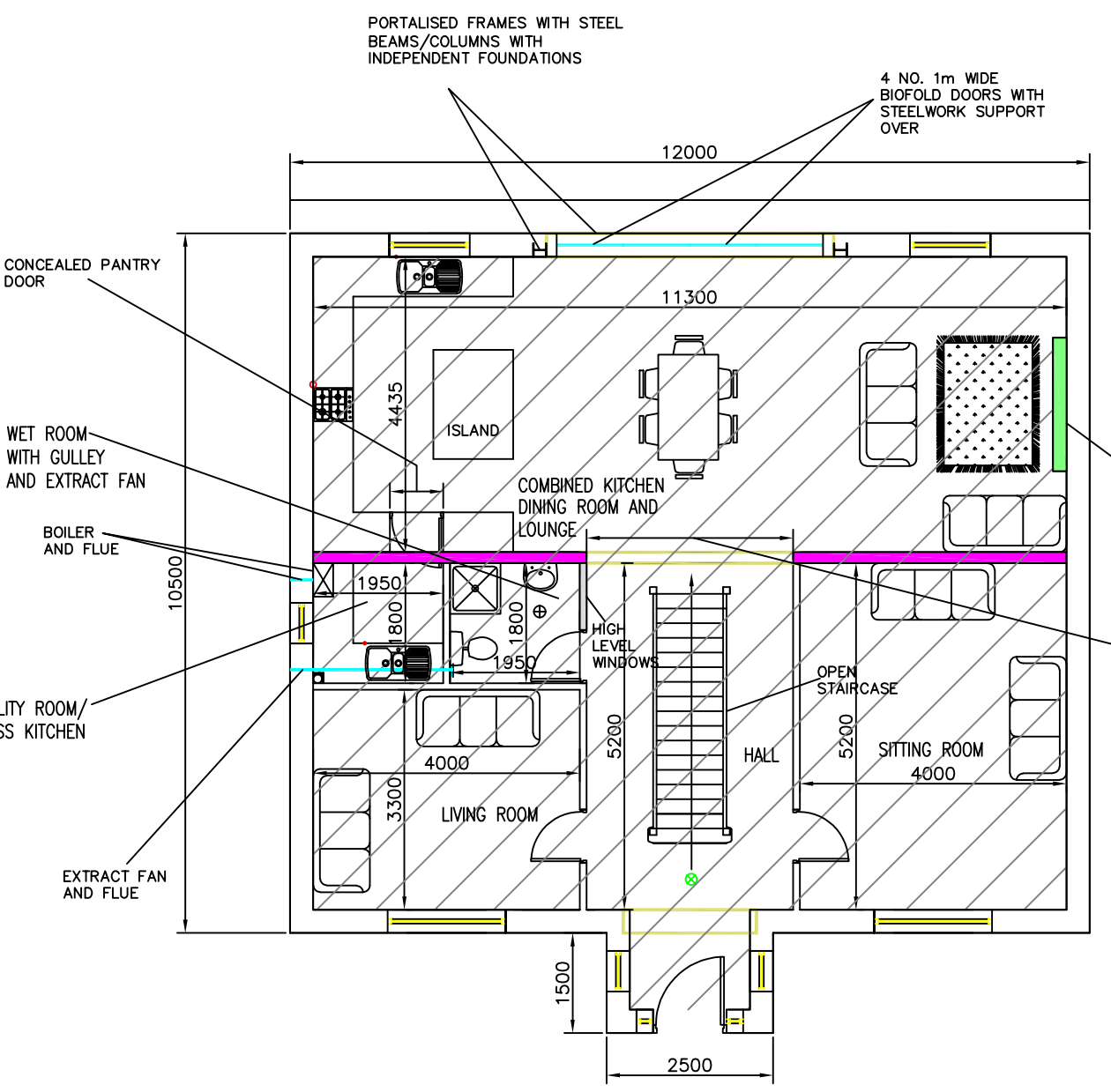
PROPOSED SIDE ELEVATION
SCALE 1:100



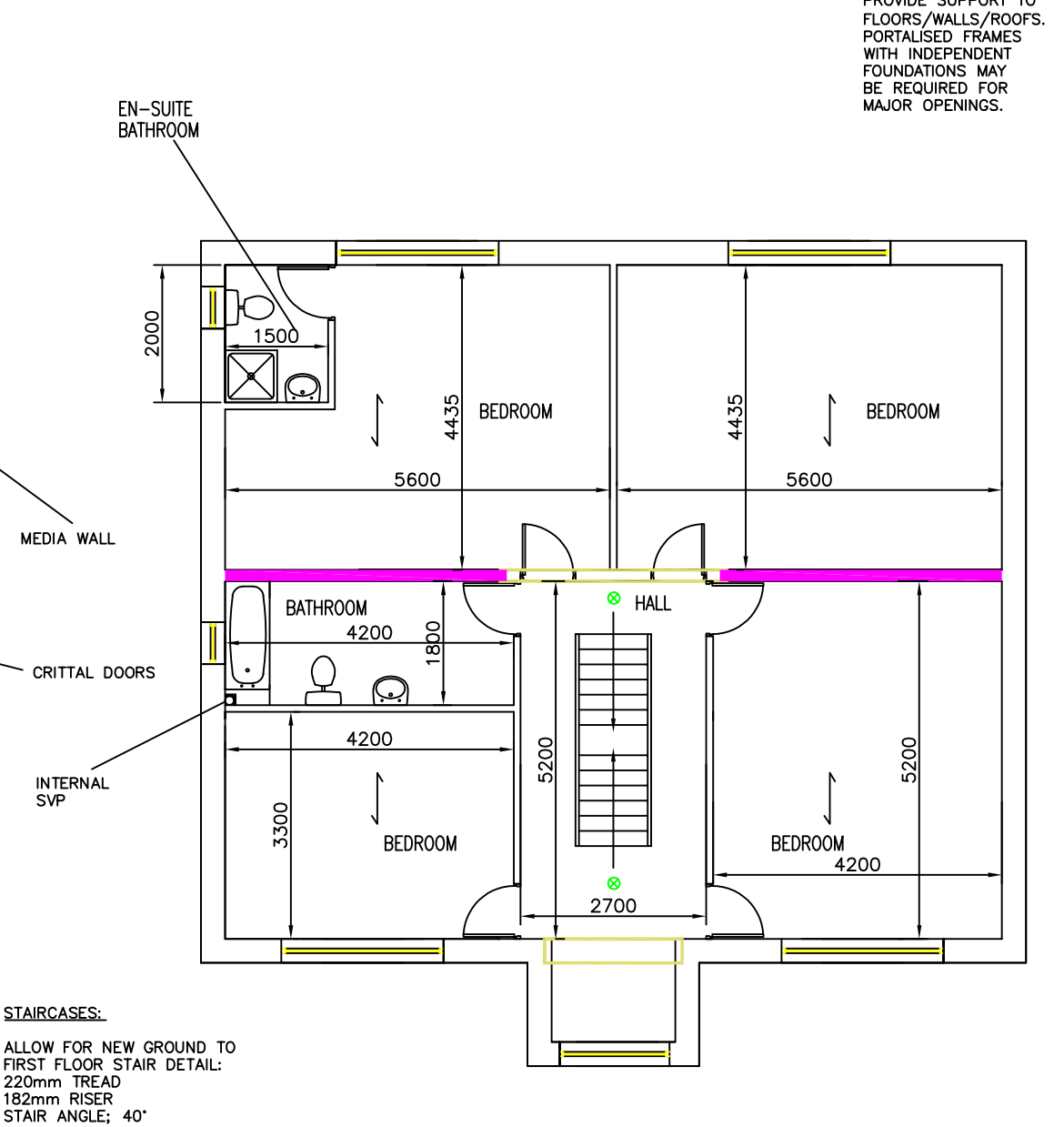
PROPOSED SIDE ELEVATION
SCALE 1:100



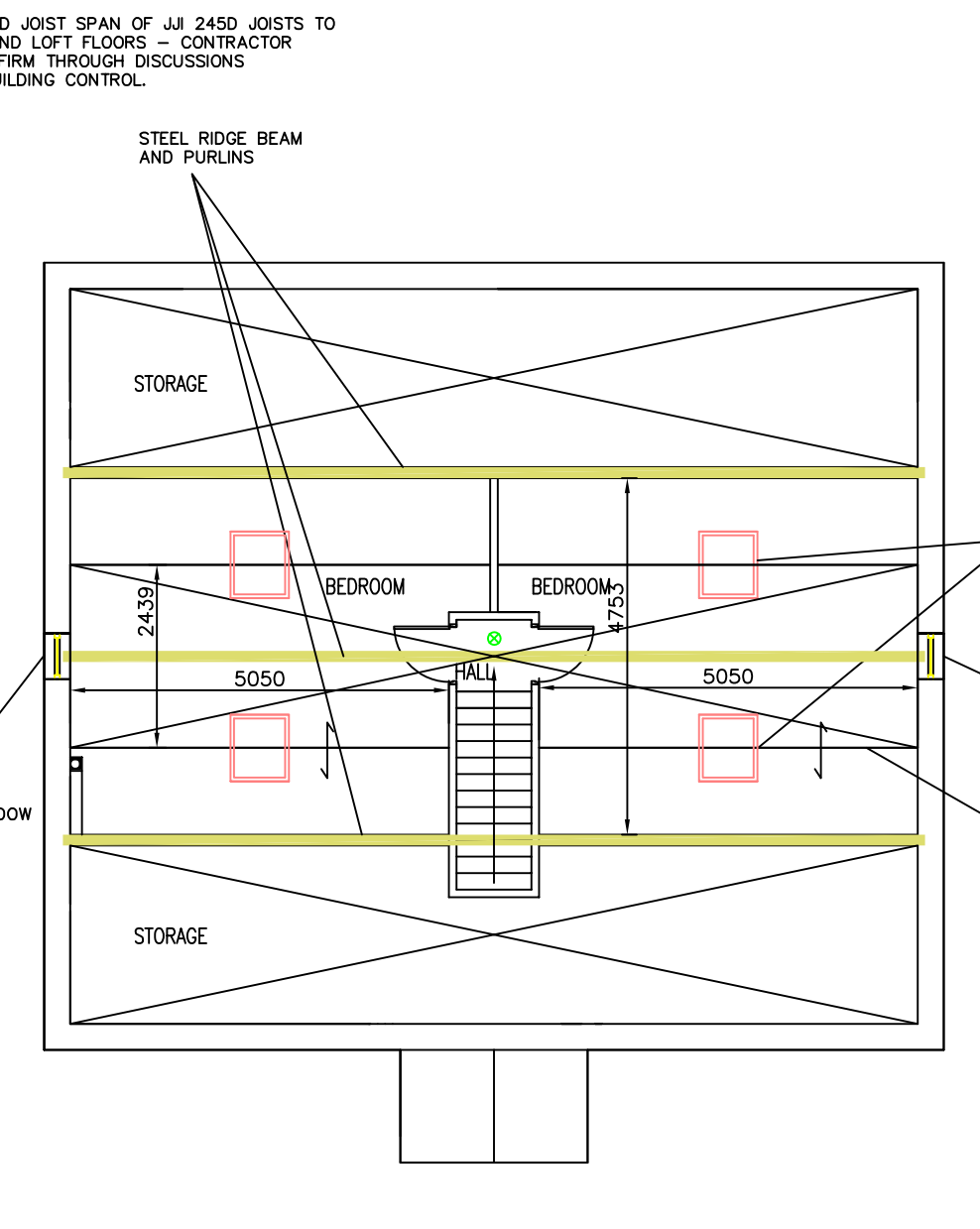
PROPOSED SECTION THROUGH ROOF
SCALE 1:100



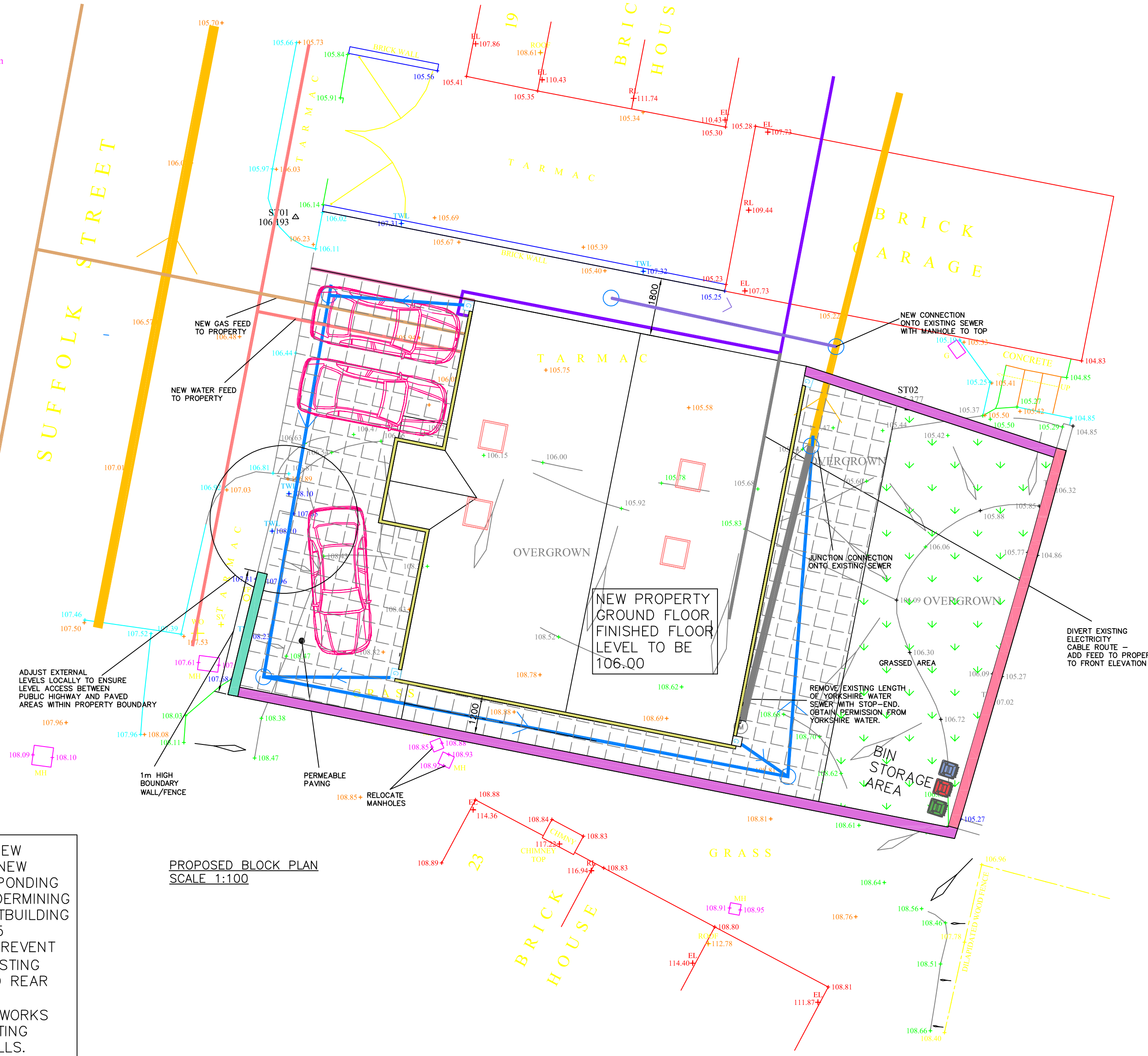
PROPOSED GROUND FLOOR PLAN
SCALE 1:100



PROPOSED FIRST FLOOR PLAN
SCALE 1:100



PROPOSED LOFT FLOOR PLAN
SCALE 1:100



PROPOSED BLOCK PLAN
SCALE 1:100

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

LIMITS - ALL LIMITS TO ACHIEVE 150mm END BEARING, ALL LIMITS TO HAVE HORIZONTAL DRAIN PROOF COURSE.

PERMITS - PERMITS FOR ALL FLOORS ALLOW FOR SAFE THE ROUTE FROM LIGHT, FIRST AND GROUND FLOORS BY INSTALLING MAINS WIRES AND INTERLOCKING WITH BATTERY BACK-UP SUPPLYING POWER TO 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 BEING 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 PLAN CONCRETE TILES.
FLOOR CONSTRUCTION - INTERNAL FLOORS TO GROUND FLOOR TO BE OF GROUND-BEARING CONCRETE CONSTRUCTION AND REMAINING FLOORS TO BE OF SUSPENDED TIMBER FLOOR CONSTRUCTION.

MAINS WIRED WITH BATTERY BACK-UP FIRE ALARM TO BE INTRODUCED ON ALL FLOORS WITHIN HALF HOUR.

STEEL BEAMS INTRODUCED TO PROVIDE SUPPORT TO FLOORS/WALLS/ROOFS. PORTULATED FRAMES WITH INDEPENDENT FOUNDATIONS MAY BE REQUIRED FOR MAJOR OPENINGS.

WATER-BASED UNDERFLOOR HEATING ON GROUND FLOOR OF PROPERTY.

SOILS BECOMING UNDERPINNING WALLS WITH INDEPENDENT FOUNDATIONS PROVIDING BOTH LATERAL STABILITY TO EXTERNAL WALLS.

ASSUMED JOIST SPAN OF JA 2450 JOISTS TO FIRST AND LOFT FLOORS - CONTRACTOR TO CONFIRM THROUGH DECISIONS WITH BUILDING CONTROL.

STEEL ROOF BEAM AND PURLINS.

- ELECTRICITY CABLE ROUTE
- GAS MAIN ROUTE
- YORKSHIRE WATER MAINS RUNS
- YORKSHIRE WATER MAINS WATER RUN
- NEW 100mm DIA. @ 1:40 GRADIENT SURFACE WATER DRAINING AND DOWN DRAINING MANHOLE DISCHARGING INTO EXISTING YORKSHIRE WATER CONCRETE SEWER
- NEW 100mm DIA. @ 1:40 GRADIENT FILL WATER DRAINING AND DOWN DRAINING MANHOLE DISCHARGING INTO EXISTING YORKSHIRE WATER CONCRETE SEWER
- YORKSHIRE WATER MANHOLE
- NEW 2.0m HIGH CLOSE BOARDED TIMBER FENCE
- PERMEABLE PAVING ALLOWING SURFACE WATER TO DRAIN THROUGH INTO FORMATION
- ACID DRAINAGE CHANNEL TO DRAIN INTO GULLIES OTHER SIDE - COVER TO ALLOW FOR VEHICLES OVER
- NEW GULLIES
- EXISTING WALL TO BE RASED AND STRENGTHENED. INCLUDE FOR 1:1.5m HIGH CLOSE BOARDED TIMBER FENCING TO TOP WHERE REQUIRED FOR SAFETY AND PRIVACY. ALLOW FOR DRAINAGE REMAINING WALL TO PICK-UP SURFACE WATER AND DISCHARGE INTO NEAREST MANHOLE VIA A SLOTTED MANHOLE.

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 33 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.

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 2025	Planning Application for:
			New Dwelling Land Adjoining 23 Suffolk Street, Batley
			Drawing Title:
			Proposed Plans and Elevations
			Drawing No:
			S02
			Rev H
			Scale: As shown
			Paper Size: A0