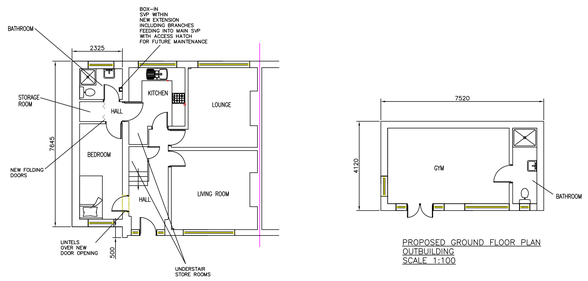


PROPOSED SIDE ELEVATION
SCALE 1:100

PROPOSED FRONT ELEVATION
SCALE 1:100

PROPOSED REAR ELEVATION
SCALE 1:100



PROPOSED GROUND FLOOR PLAN
SCALE 1:100

PROPOSED GROUND FLOOR PLAN
OUTBUILDING
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 FLOOR AND LOADS FROM UPPER FLOORS. PORTALISED FRAMES WITH INDEPENDENT FOUNDATIONS MAY BE REQUIRED FOR MAJOR OPENINGS.
- INDICATES WALLS/CHIMNEYS TO BE PARTIALLY TO BE REMOVED AND REMAINING AREA MADE GOOD
- BLOCK-OFF EXISTING DOOR/WINDOW OPENINGS
- MP2 ANCON WINDPOSTS POSITIONED WITHIN CAVITY FIXED TO FOUNDATIONS AND TO EXTENSION ROOF - OBTAIN DESIGN FROM ANCON. ALLOW FOR MIN. 4-6 WEEKS FOR ANCON DESIGN AND SUPPLY FROM ANCON
- ASSUMED JOIST SPAN TO GROUND FLOOR - CONTRACTOR TO CONFIRM THROUGH DISCUSSIONS WITH BUILDING CONTROL.

NOTE:
SIDE EXTENSION
WALL CONSTRUCTION – TO BE BRICKWORK TO MATCH EXISTING PROPERTY

ROOF CONSTRUCTION – CENTURION FORTICRETE LOW-PITCHED ROOF TILES TO SIDE EXTENSION.

FLOOR CONSTRUCTION – INTERNAL FLOOR TO GROUND FLOOR TO BE OF SUSPENDED TIMBER FLOOR CONSTRUCTION

NOTE:
OUTBUILDING
WALL CONSTRUCTION – TO BE BLOCKWORK WITH SAND/CEMENT RENDER.

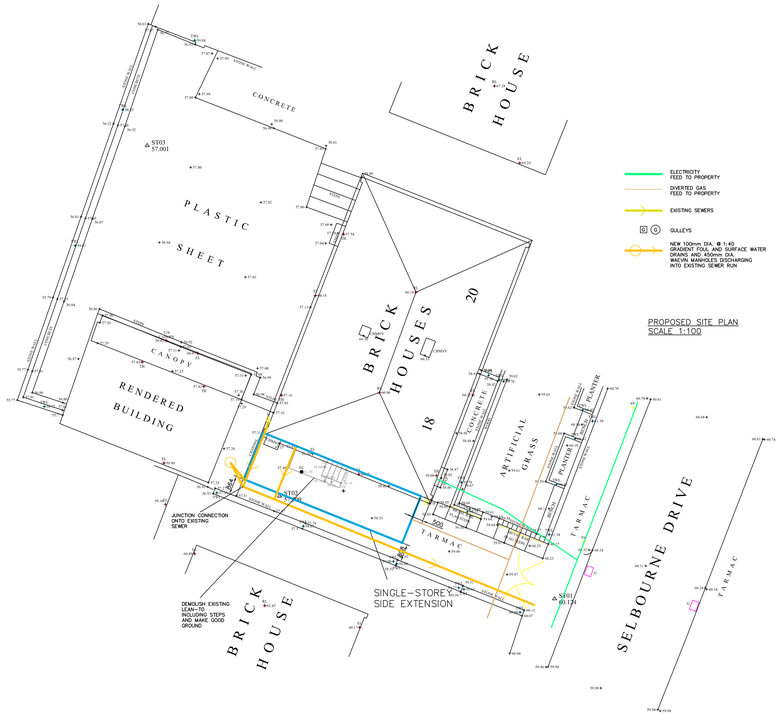
ROOF CONSTRUCTION – FLAT ROOF WITH FELT SHEETING.

FLOOR CONSTRUCTION – INTERNAL FLOOR TO BE OF GROUNDBEARING CONCRETE CONSTRUCTION.

NOTE:
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.

CONTRACTOR HAS FULL RESPONSIBILITY FOR TEMPORARY WORKS INCLUDING SCAFFOLDING ENSURING IT IS MAINTAINED STABILITY FOR DURATION OF WORKS.

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



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	Nov 2026

Planning Application for:
Side Extension and Outbuilding
18 Selbourne Drive, Dewsbury

Drawing Title:
Proposed Plans and Elevations

Drawing No: S02 | Rev A

Scale: As shown | Paper Size: A0