FIRE STRATEGY FOR FIRST FLOOR:
ALLOW FOR 5 OF FIRE ISOLATION FROM GROUND FLOOR AT FIRST FLOOR, WIRED AND INTERLINKED WITH BATTERY BACK-UP SMOKE/FIRE ALARMS ON ALL FLOORS AND HALF HOUR FIRE RATED INTERNAL DOORS ON ALL FLOORS. ALL DOORS TO BE SELF CLOSING DOORS ON GROUND AND FIRST FLOORS TO ALLOW FOR A PROTECTED FIRE ROUTE.

NOTE:

EXTENSIONS

WALL CONSTRUCTION – TO BE BRICKWORK EXTERNALLY TO MATCH EXISTING PROPERTY. ENSURE EXISTING BRICKWORK PATTERNS ARE CONSTRUCTED INTO NEW EXTENSIONS TO MATCH EXISTING.

ROOF CONSTRUCTION – PROPRIETARY TRUSSES WITH MARLEY INTERLOCKING CONCRETE TILES TO ROOF.

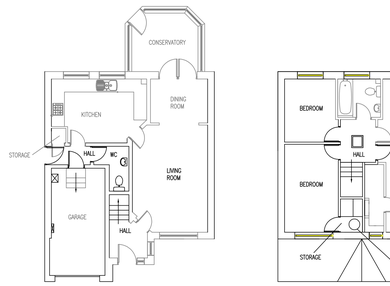
FLOOR CONSTRUCTION – INTERNAL FLOORS TO BE OF BEAM/BLOCK FLOORS TO GROUND FLOOR AND SUSPENDED TIMBER TO FIRST FLOOR.

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.

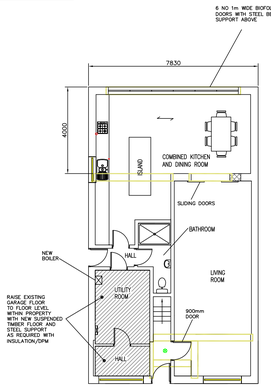
CONTRACTOR HAS FULL RESPONSIBILITY FOR TEMPORARY WORKS INCLUDING SCAFFOLDING PROPPING ON SITE TO MAINTAIN STABILITY FOR DURATION OF WORKS.

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

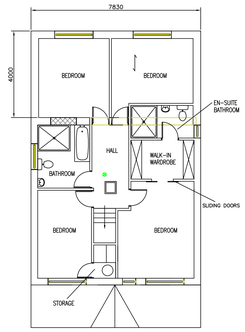


GROUND FLOOR DEMOLITIONS PLAN
SCALE 1:100

FIRST FLOOR DEMOLITIONS PLAN
SCALE 1:100



PROPOSED GROUND FLOOR PLAN
SCALE 1:100



PROPOSED FIRST FLOOR PLAN
SCALE 1:100

MAINS WIRED WITH INTERLINKED SMOKE FIRE ALARMS TO BE INTRODUCED ON ALL FLOORS WITHIN HALLWAY AREAS

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

INDICATES WALLS/CHIMNEYS VEGETATION/TREES DRIVE/PATH AND REMAINING AREA MADE GOOD. STEELWORK SUPPORT MAY BE REQUIRED WHERE EXISTING WALLS ARE BEING REMOVED.

BLOCK-OFF EXISTING DOOR/WINDOW OPENINGS

MF2 ANCON WINDPOSTS HORIZONTAL WITHIN CAVITY FIXED TO FOUNDATIONS AND TO EXTENSION ROOF – OBTAIN DESIGN FROM ANCON. ALLOW FOR MIN. 4–6 WEEKS LEAD TIME FOR DESIGN AND SUPPLY FROM ANCON

ASSUMED SPAN OF FLOOR – CONTRACTOR TO CONFIRM THROUGH DISCUSSIONS WITH BUILDING CONTROL.

ASSUMED ELECTRICITY FEED TO PROPERTY

ASSUMED ROUTE OF GAS MAIN

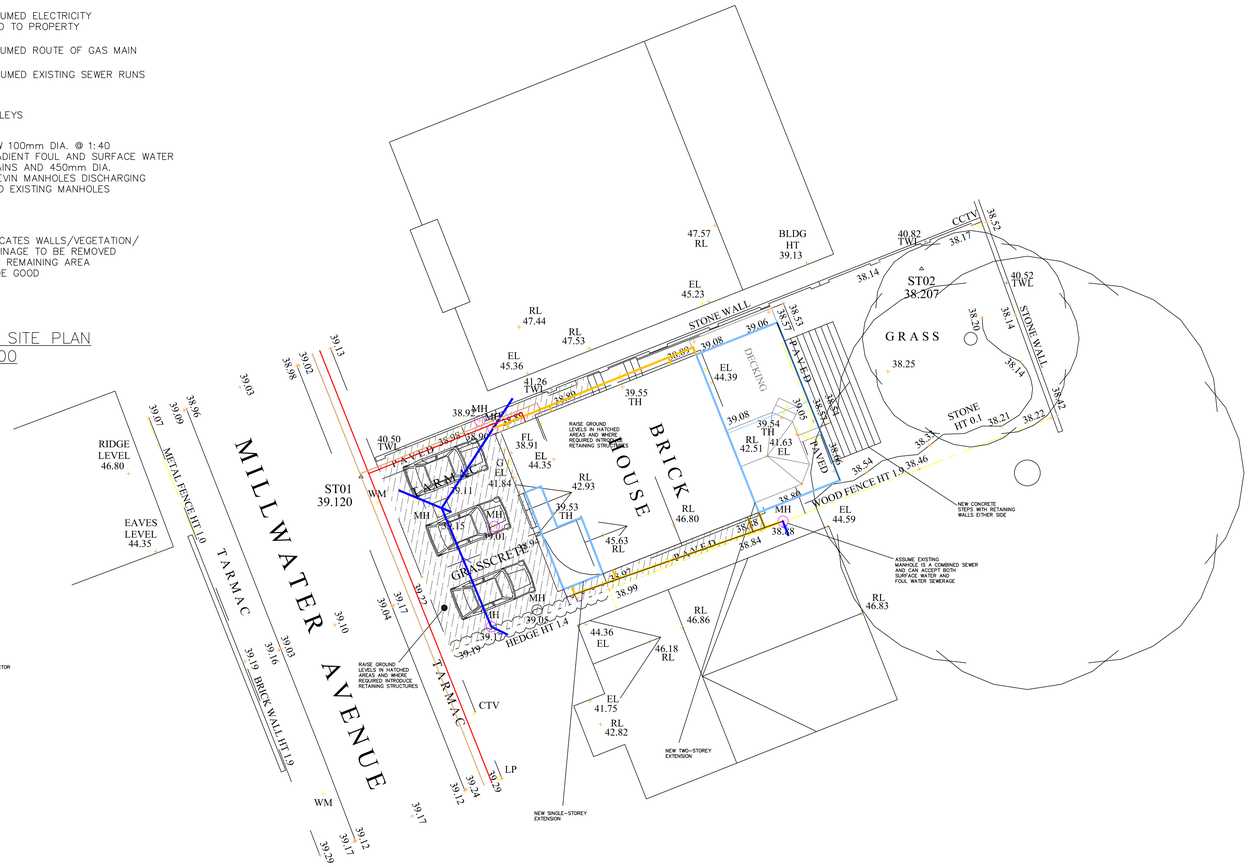
ASSUMED EXISTING SEWER RUNS

G G GULLEYS

NEW 100mm DIA. @ 1:40 GRADIENT FOUL AND SURFACE WATER DRAINS AND 450mm DIA. WAEVIN MANHOLES DISCHARGING INTO EXISTING MANHOLES

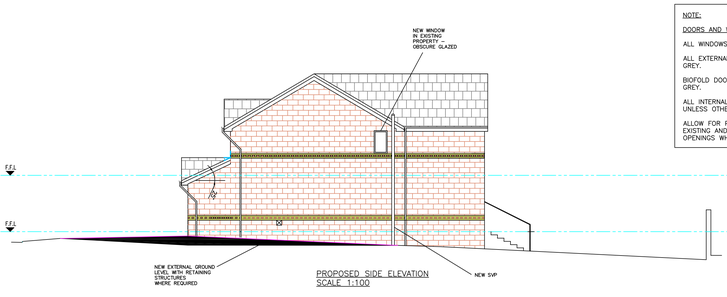
INDICATES WALLS/VEGETATION/ DRAINAGE TO BE REMOVED AND REMAINING AREA MADE GOOD

PROPOSED SITE PLAN
SCALE 1:200





PROPOSED FRONT ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100

NOTE:

DOORS AND WINDOWS

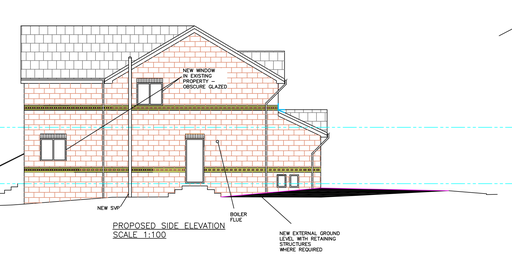
ALL WINDOWS TO BE UPVC GREY.

ALL EXTERNAL DOORS TO BE COMPOSITE GREY.

BIOFOLD DOORS TO BE ALUMINIUM FRAMED GREY.

ALL INTERNAL DOORS TO BE 800mm WIDE UNLESS OTHERWISE SPECIFIED.

ALLOW FOR PROPRIETARY LINTELS OVER EXISTING AND NEW DOOR AND WINDOW OPENINGS WHERE REQUIRED.



PROPOSED SIDE ELEVATION
SCALE 1:100



PROPOSED REAR ELEVATION
SCALE 1:100

DATUM 35.00m

DATUM 35.00m

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		Planning Application for:
Date	Nov 2026	Extensions 3 Millwater Avenue, Dewsbury
		Drawing Title: Proposed Plans and Elevations
		Drawing No: S01 — Rev A
		Scale: As shown — Paper Size: A0