



Existing Front Elevation

Scale 1/100



Existing Side Elevation

B Subject to existing bathroom window conforming to Building Regulation requirements re use in new position c/w lintel over if not provide new but does not require two opening lights. Window repositioned C



Existing Rear Elevation

C gyp valleys or similar approved

C new roof pitch to match existing house roof pitch approx. 35°

C new none opening window depth equal to side window



Existing Side Elevation

en-suite extractor fan c/w ducting & external grille



Proposed Front Elevation

Scale 1/100

B 4 No. 650 x 1180 pivoting timber roof windows with aluminium exterior confirm with client size / construction acceptable prior to ordering

B No4 stepped lead flashing & soakers pointed into existing mortar joints min. 150 up bsk

B approx. 23.5° roof pitch ensure this pitch allows new roof construction to miss existing bedroom window adjust to suit

4000 max.



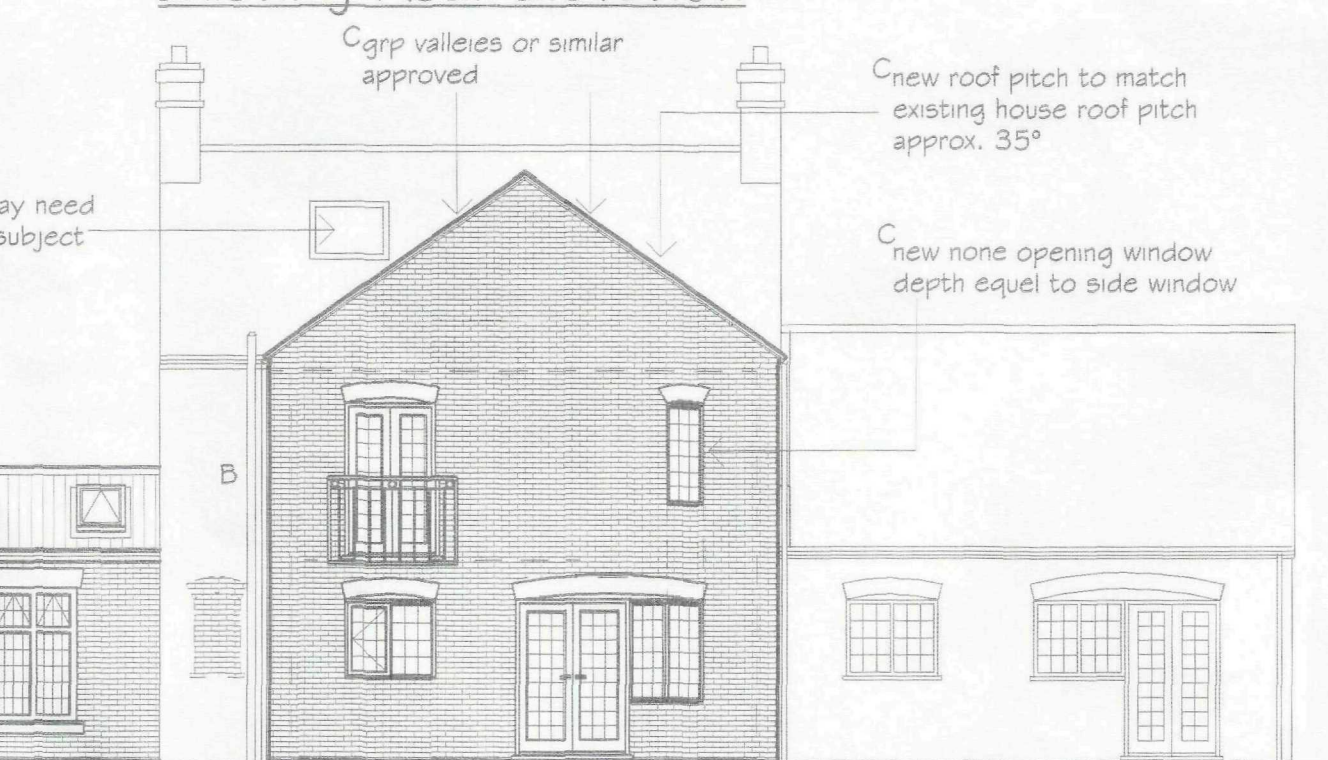
Proposed Side Elevation

B aluminium bifolding doors

B remove existing three number windows, bsk. between inspect existing lintel etc. remove / make good to suit new opening, fit new door / frame

C existing roof window may need to be repositioned all subject to proposed new roof structure

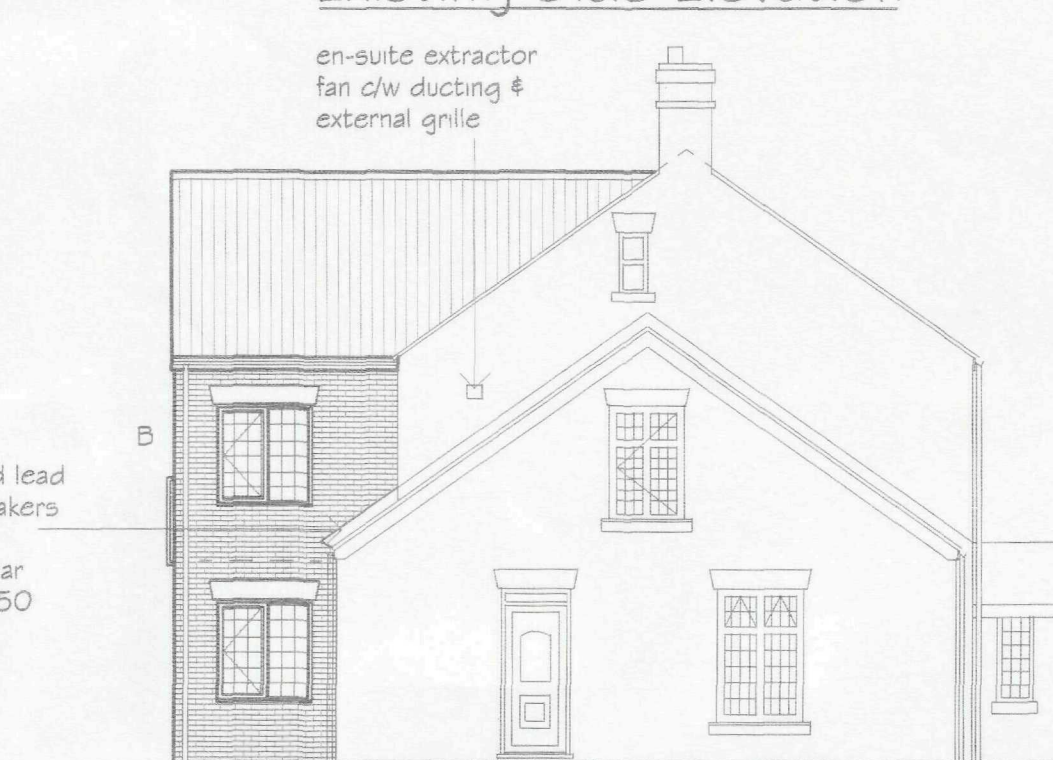
4000 max.



ffi conc step kitchen

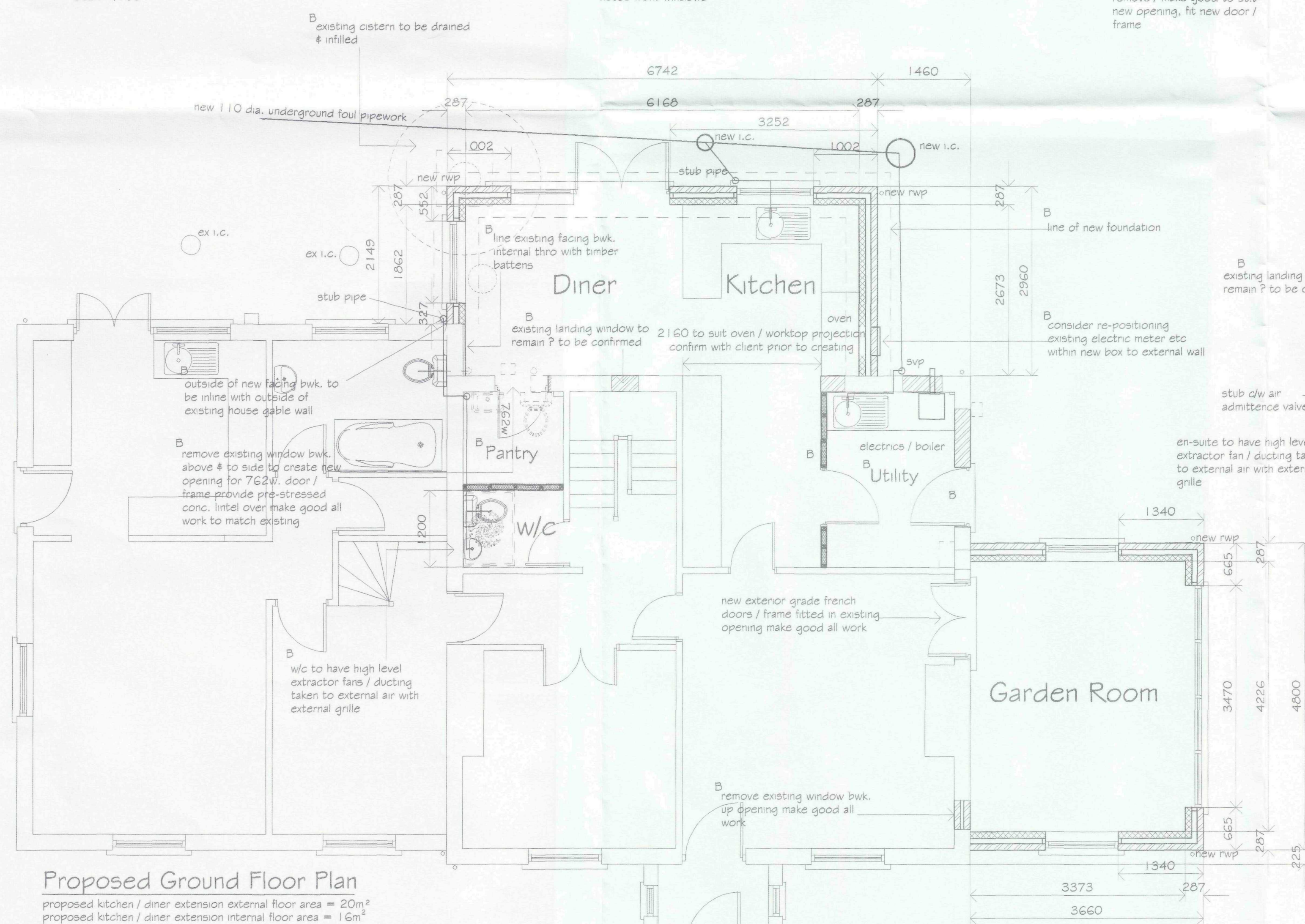
ffi stairwell

Proposed Rear Elevation



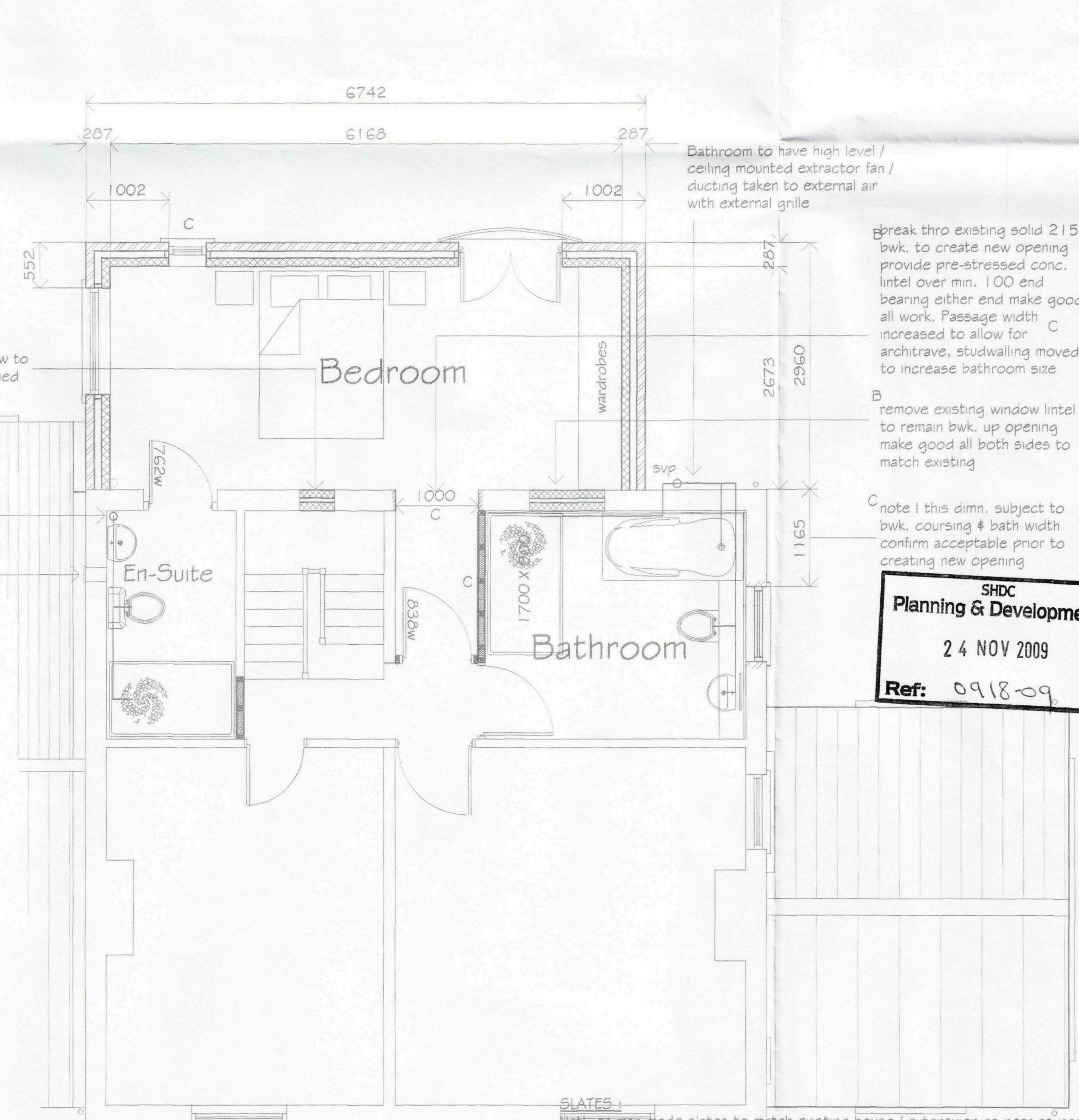
Proposed Side Elevation

Scale 1/100



Proposed Ground Floor Plan

proposed kitchen / diner extension external floor area = 20m²
proposed kitchen / diner extension internal floor area = 16m²
proposed garden room extension external floor area = 18m²
proposed garden room extension internal floor area = 14m²
perimeter / int. area kitchen / diner = 11 / 16 = .7 therefore use Xtratherm (mm thk.) with perimeter 30mm edge strips
perimeter / int. area garden room = 11 / 14 = .8 therefore use Xtratherm (mm thk.) with perimeter 30mm edge strips
Site area approx. = .05 ha.



Proposed First Floor Plan

proposed kitchen / diner extension external floor area = 20m²
proposed kitchen / diner extension internal floor area = 16m²

SLATES:
colour : grey
WINDOWS / DOORS:
PVCu windows / doors colour : white c/w leaded infill beads all to match existing house / extension c/w double glazed 'K' glass sealed units / safety glass / fire escape provisions as read.
FACING BRICKWORK:
Facing brickwork type / colour / bond to match existing house / extension as near as possible
FASCIA:
Softwood timber fascia boards primed / undercoated & top coated to match existing house / extension
RWPS / GUTTERS:
PVCu rws / gutters to match existing dwelling type / colour : black

GENERAL NOTES
Copies of drawing 268/1/2009 must not be taken, traced or altered for any purpose other than that for which it is issued without written permission of MW Architectural - Detailing Services. The drawing is produced only for the purpose of obtaining Planning Permission & do not contain a full specification for the proposed works & must not be used as a contract document alone. The proposed work will not be supervised / inspected on site by MW Architectural / Detailing Services & it therefore the client or their appointed Builder / Contractor responsibility to control workmanship / materials / specification & any variations to the contract (variations may require amended drawings / new application having to be submitted to S.H.D.C. Planning Dept. for approval, Builder / Contractor to confirm prior to any variations with S.H.D.C. Planning Dept.). All measurements on this drawing are not to be scaled for construction / ordering purposes, dim's & set out of the works as shown on the drawing to be checked by the Builder / Contractor prior to the commencement of work & any discrepancies report immediately. The actual position of existing gas / electric underground service pipes / cables, surface water pipes / soakways are not all known / shown the actual positions of all these apparatus must be established by the Builder / Contractor prior to commencement of or during any work.
HEALTH & SAFETY
The client is to ensure that the appointed contractor is familiar with & complies with Health & Safety for Building Sites & Work Places.

C Revised to suit clients comments mjjw 31/10/09
B Revised to suit clients comments mjjw 20/10/09
A Revised to suit clients comments mjjw 6/8/09

REVISIONS BY DATE

DRAWN MJW DATE

SCALE 1 / 50 CHECKED

CLIENT Mr. & Mrs. C. Leachman
"Almondbury Cottage"
Belchmire Lane
Wargate Bridge
Gosberton
Spalding, Lincs.
PE11 4JA.

PROJECT

Proposed two storey rear & single storey side extensions to existing dwelling

DETAILS

Existing & proposed elevations / floor plans

DRWG No. 268/1/2009^c

Malcolm Watson Architectural - Detailing Services Residential - Commercial - Industrial - Agriculture Planning & Building Regulations submissions

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Ref: 0918-09

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