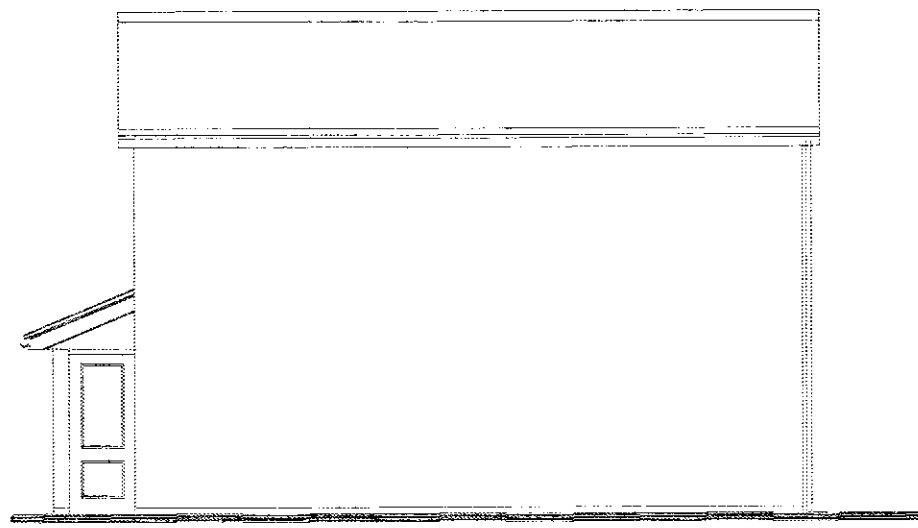
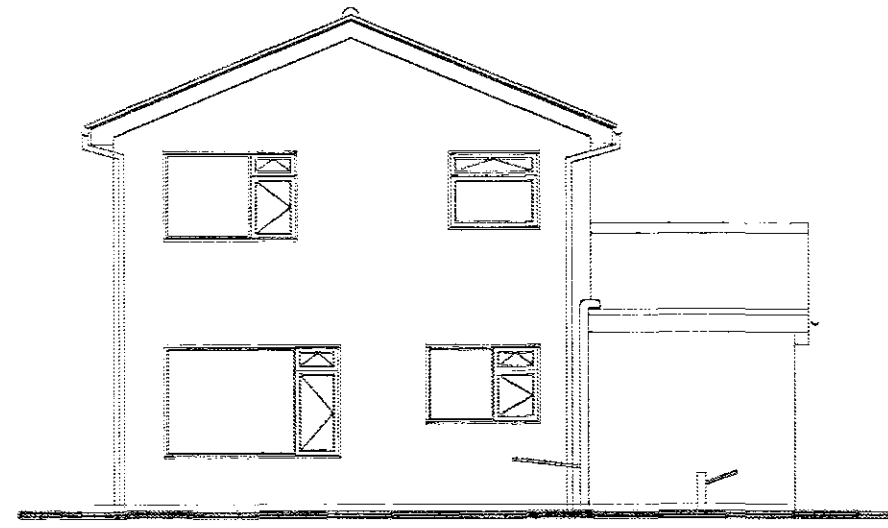




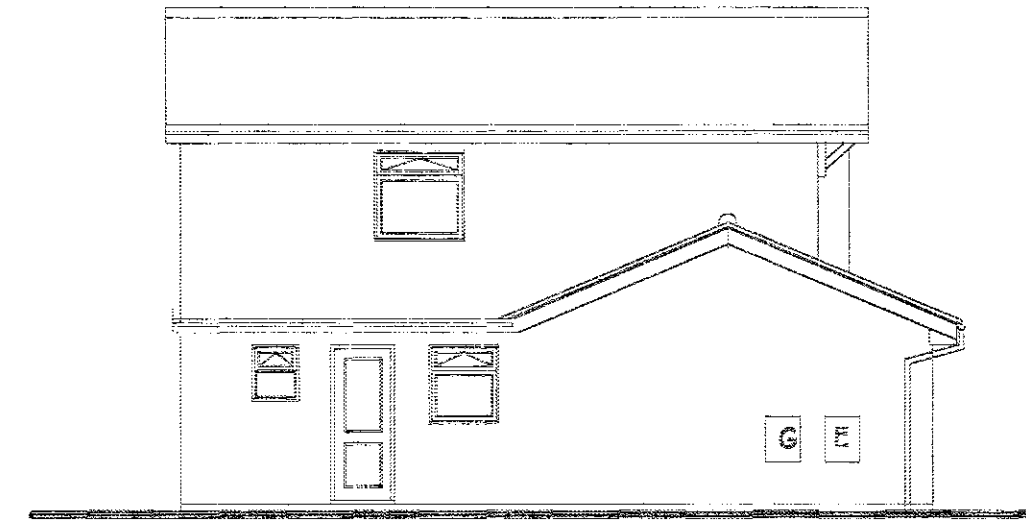
Existing Front Elevation
scale 1/100



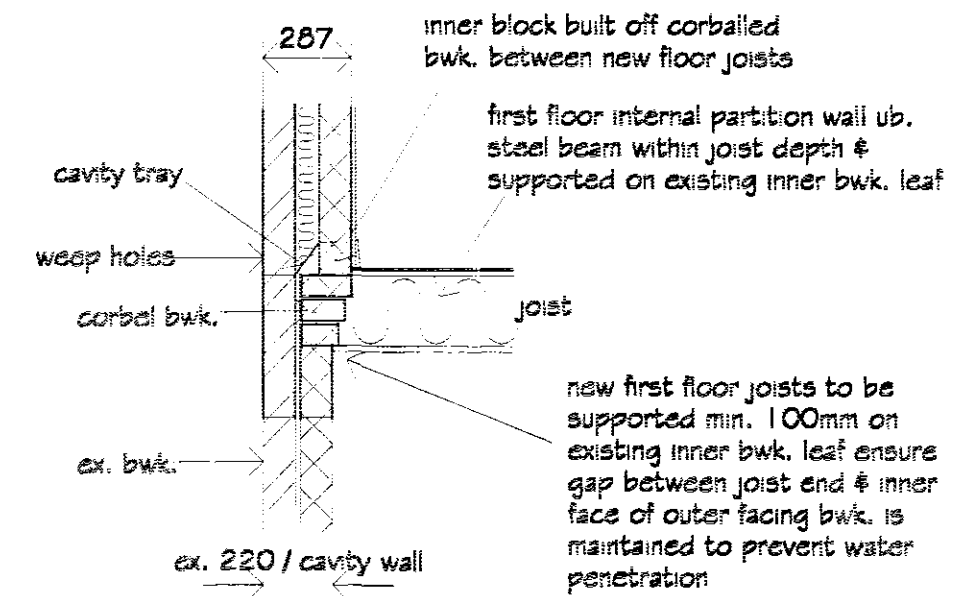
Existing Side Elevation



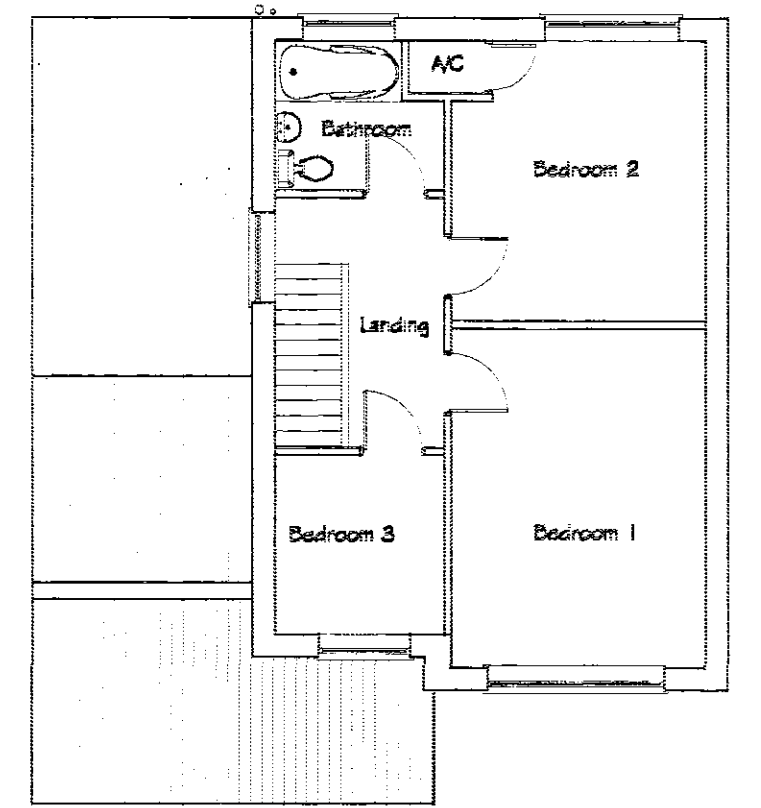
Existing Rear Elevation



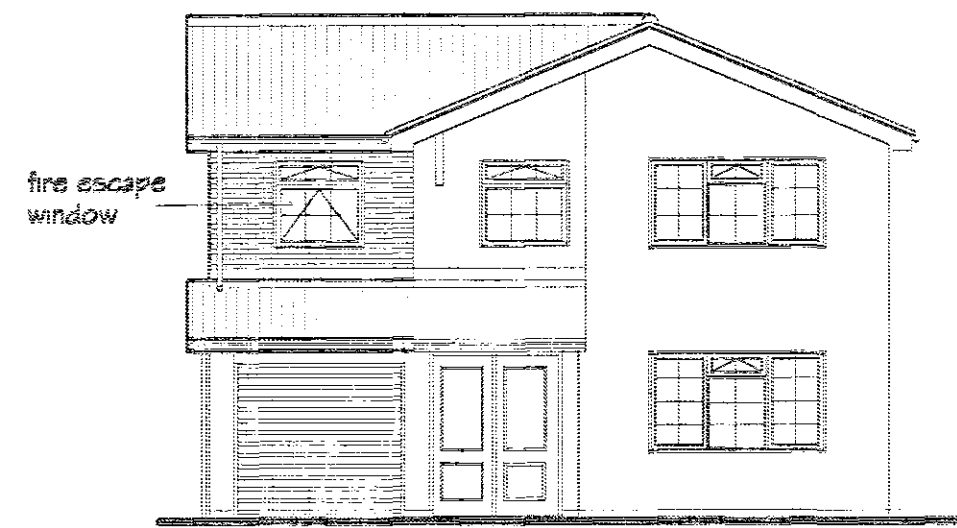
Existing Side Elevation



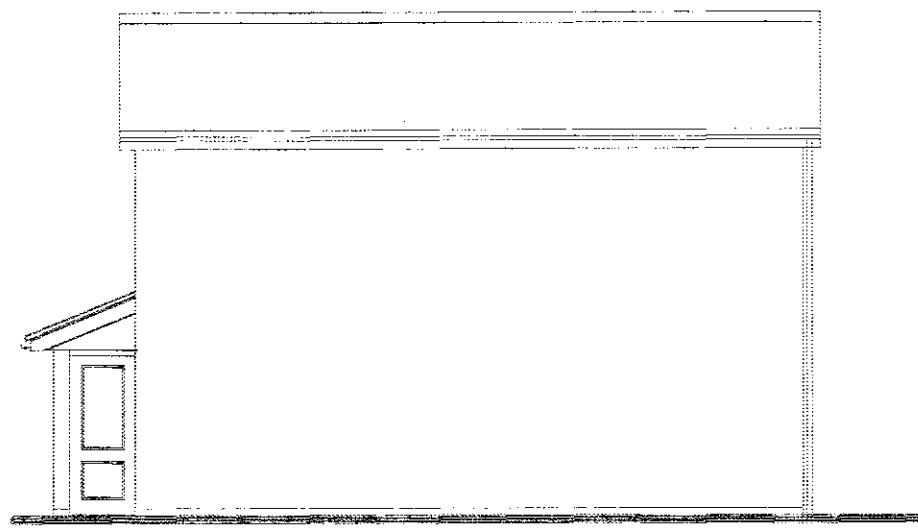
Enlarged detail @ junction of new first floor cavity wall to existing ground floor bwk. wall n.t.s.



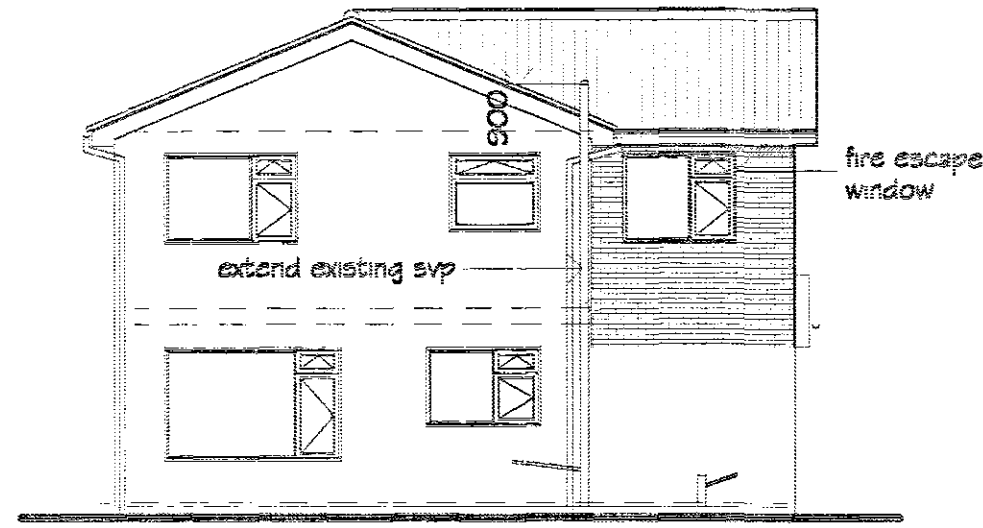
Existing First Floor Plan



Proposed Front Elevation
scale 1/100



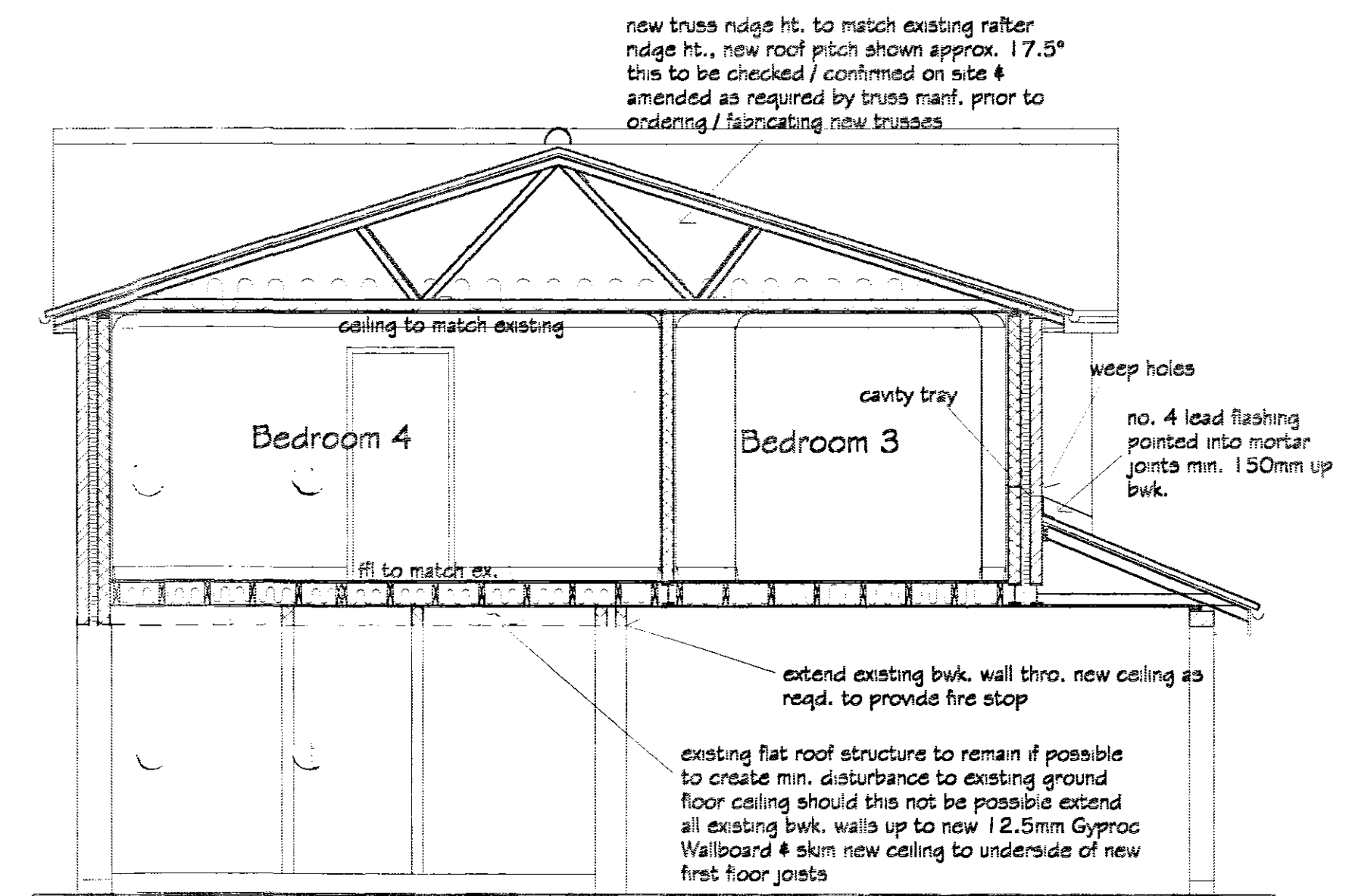
Proposed Side Elevation



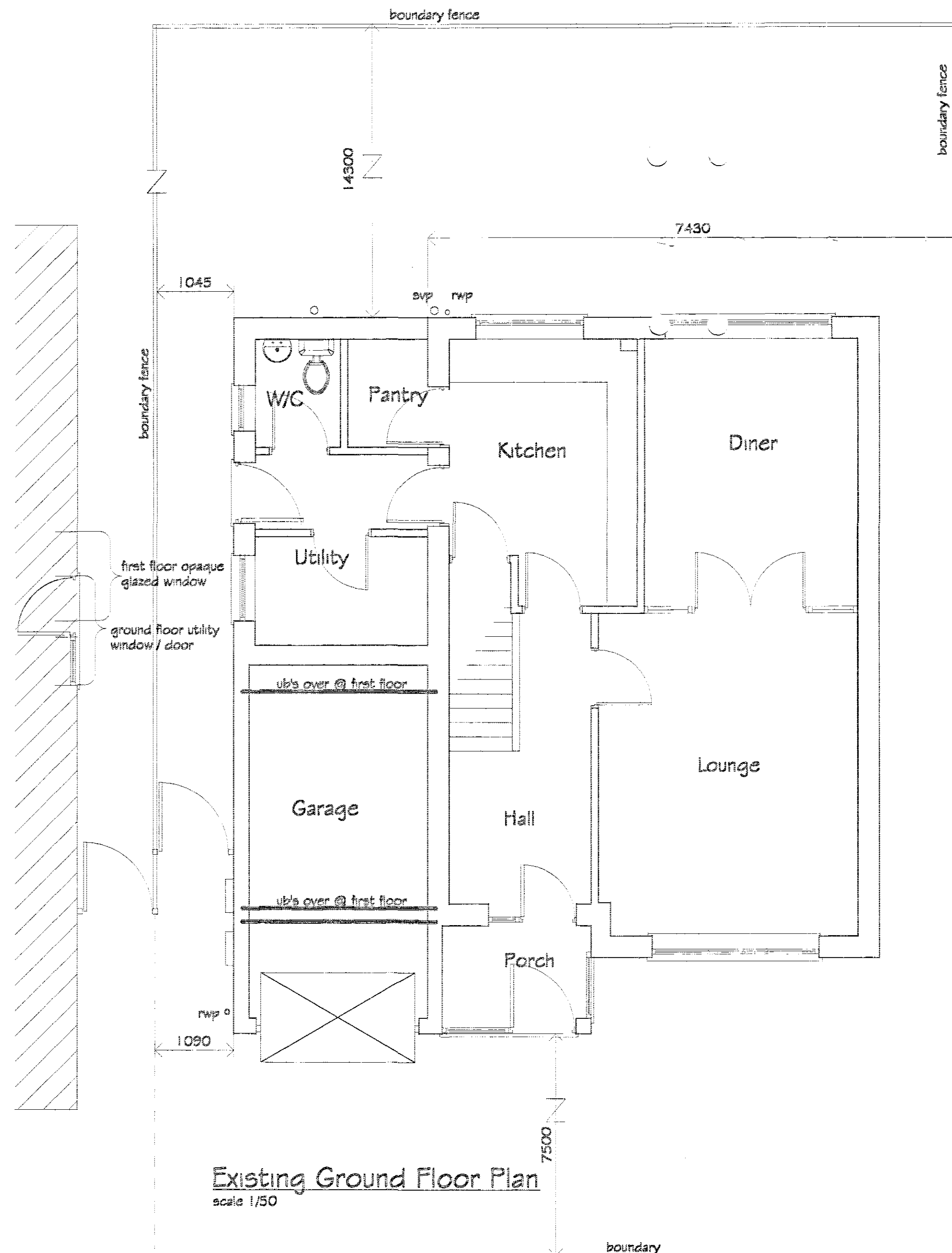
Proposed Rear Elevation



Proposed Side Elevation



Section thro.



Existing Ground Floor Plan
scale 1/50

subject to existing ground floor flat roof joists centres, cable & pipework positions within it may be possible for this roof to remain with only the removal of the roof decking @ Planning / Building Regulation application stage allow for complete removal due to it being unexposable / inaccessible all to be confirmed by the Builder / Contractor on site when feasible to expose the existing structure

possible doubled up first floor joists to form trimmer joists subject to new foul pipework position

existing flat roof structure to remain if possible to create min. disturbance to existing ground floor ceiling

due to length of external cavity wall & only one first floor internal partition wall for restraint construct this partition wall in blockwork built off up. steel beam

remove all existing pitched roof structure above garage reuse existing tiles to front of proposed remove garage bwk. gable level with existing flat roof bwk

subject to new first floor joist positions existing bathroom foul pipework to be repositioned / replaced either between (this will require trimmer joists) or above new joist level & boxed round all above subject to site conditions & clients requirements

2 Options (client to confirm with builder prior to commencement of work)
1) remove existing window & bwk. below & to bathroom wall side to allow new 762w door & frame to match existing house door style, bwk. up part removed window opening to one side. Existing lintel to be removed & new prestressed concrete lintel fitted min. 150 end bearings all to suit cavity bwk. Make good all work
2) remove existing window & bwk. below leave existing bwk. to bathroom wall add to allow new 686w door & frame to match existing house door style, bwk. up part removed window opening to one side. Check existing lintel & leave if adequate. Make good all work

remove existing cavity wall leave min. 225 return local to existing / new bedroom 3 to allow for different wall thickness provide lintel above new opening to support existing roof structure i.e. I.G. or textured pre-stressed conc. make good all work

Proposed First Floor Plan
proposed extension external floor area = 23m²
proposed extension internal floor area = 19m²

GENERAL NOTES
Copies of drawing 202/1/2007 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 & does 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. All measurements on this drawing are not to be scaled for construction / ordering purposes, dimits & 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 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.
TILES:
Concrete interlocking roof tiles type & colour to match existing dwelling as near as possible i.e. Santof or similar approved 'Calderdale Slate'
NEW WINDOWS / DOORS:
Pvcu white frames d/w double glazed 'K' glass sealed units & safety glass as reqd. to match existing house colour & style
FACING BRICKWORK:
Facing brickwork to match existing dwelling type & colour as near as possible
FASCIA / SOFFITS: (new & replace existing house softwood to match)
Pvcu fascia & soffits colour : white to proposed & replace existing house softwood to match
RWPS / GUTTERS:
PVCu rwps / gutters colour : white

A First floor Bedroom 4 window facing No. 152 Hailgate removed not shown on Proposed Side Elevation & drawn in error on Proposed First Floor Plan
mjw 2/1/08

REVISIONS			BY	DATE
DRAWN	MJW	DATE	28/6/07	
SCALE	1 / 50	CHECKED		
CLIENT Mr. & Mrs P. Ramage 150 Hailgate Holbeach Spalding Lincs PE12 7HX				
PROJECT Proposed first storey side extension to existing dwelling				
DETAILS Proposed / Existing Elevations & Floor Plans				
 Malcolm Watson architectural - detailing services Residential - Commercial - Industrial - Agricultural Planning & Building Regulations Submissions 13 Wimberley Way, Pinchbeck, Spalding, Lincs. PE11 3RY. Tel / Fax : 01775 767650 email : mjw.13@btinternet.com				
DRWG No. 202/1/2007 ^A				