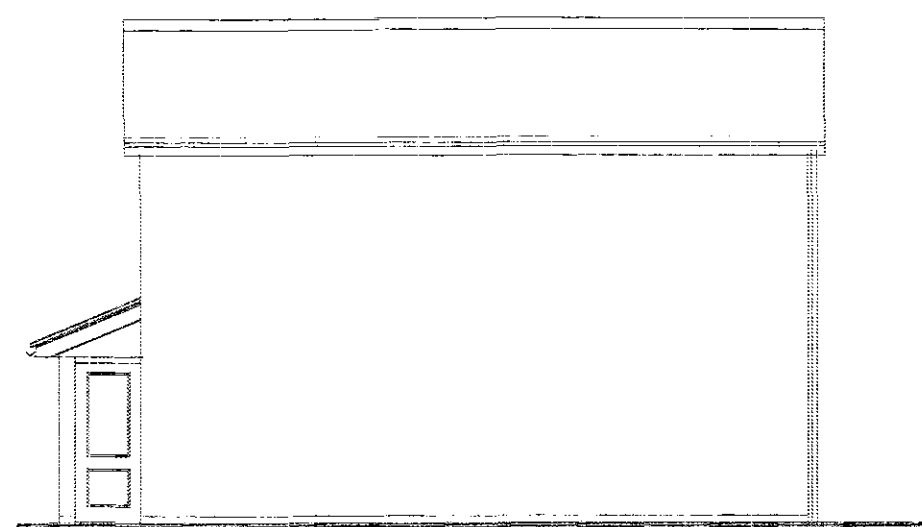
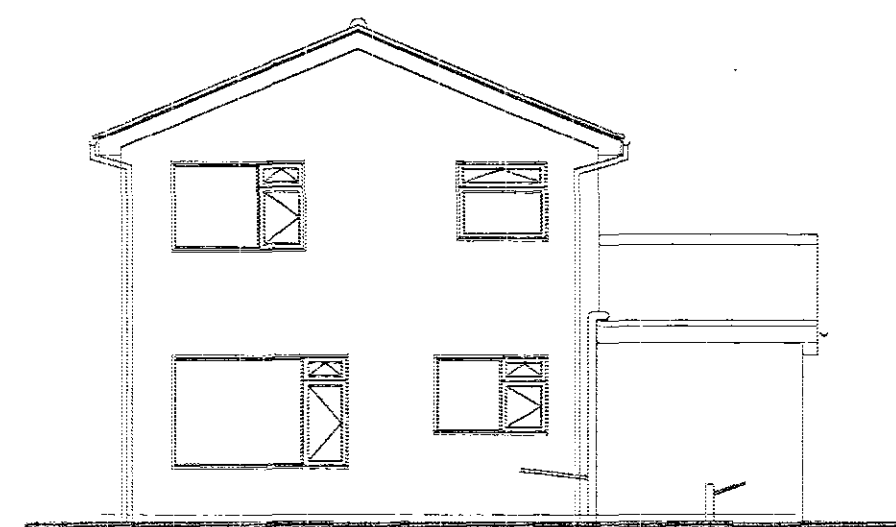




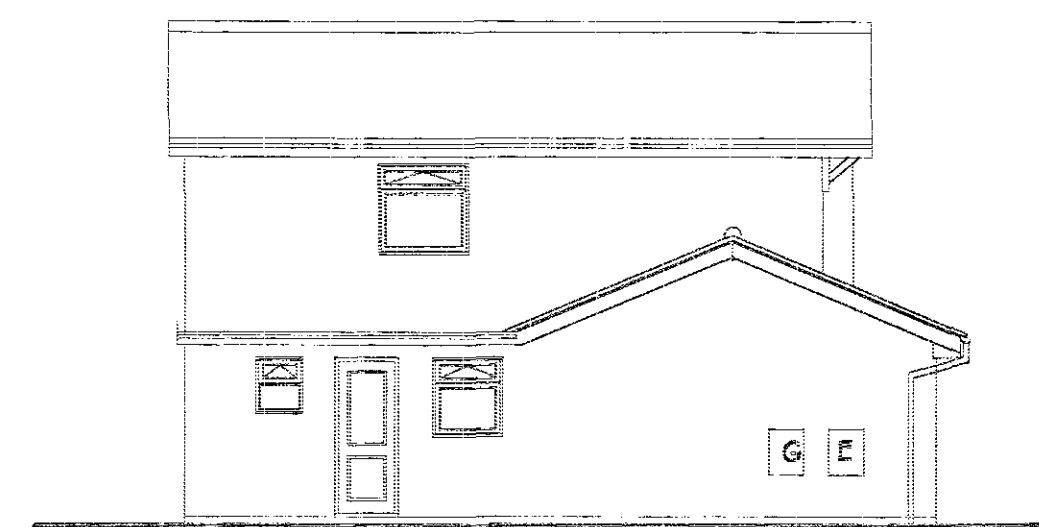
Existing Front Elevation
scale 1/100



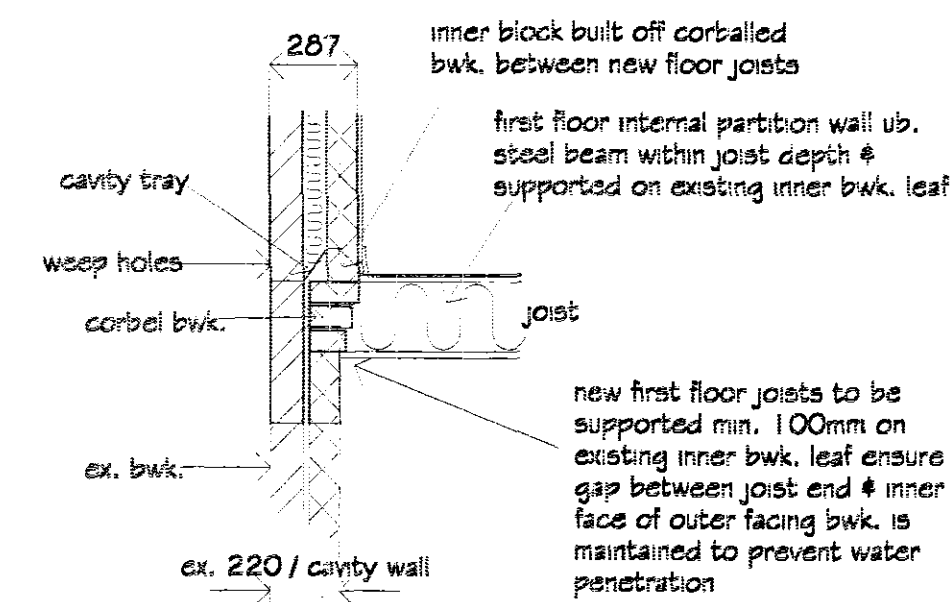
Existing Side Elevation



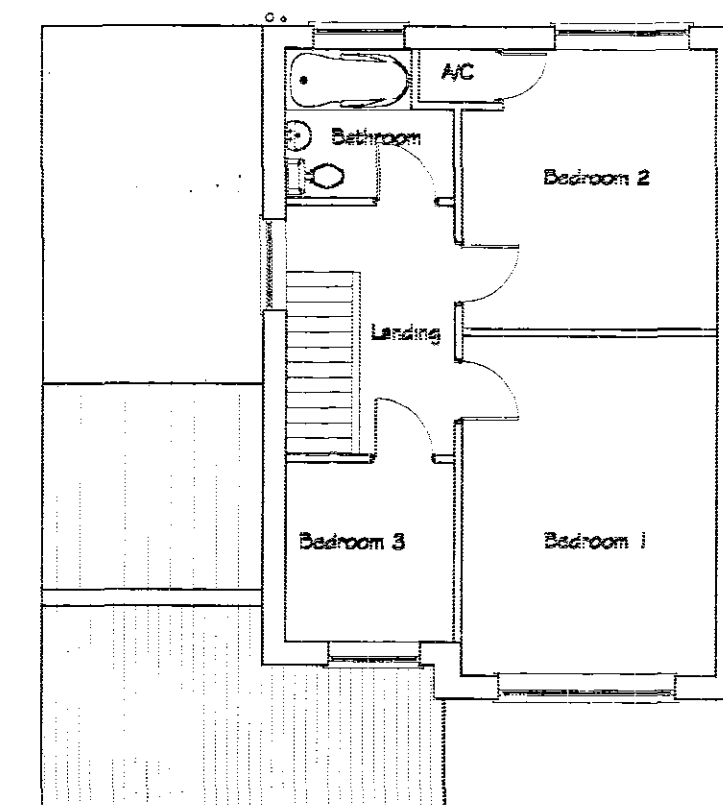
Existing Rear Elevation



Existing Side Elevation



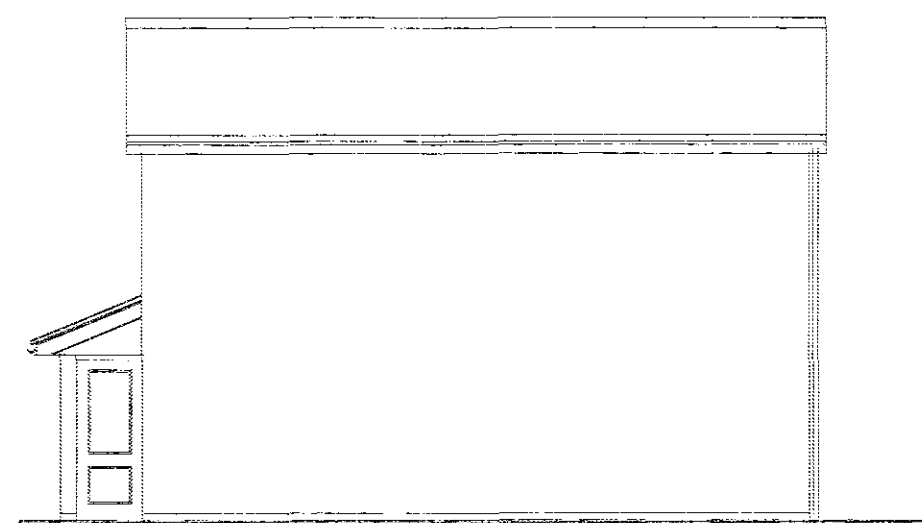
Enlarged detail @ junction of new
first floor cavity wall to existing
ground floor bwk. wall n.t.s.



Existing First Floor Plan



Proposed Front Elevation
scale 1/100



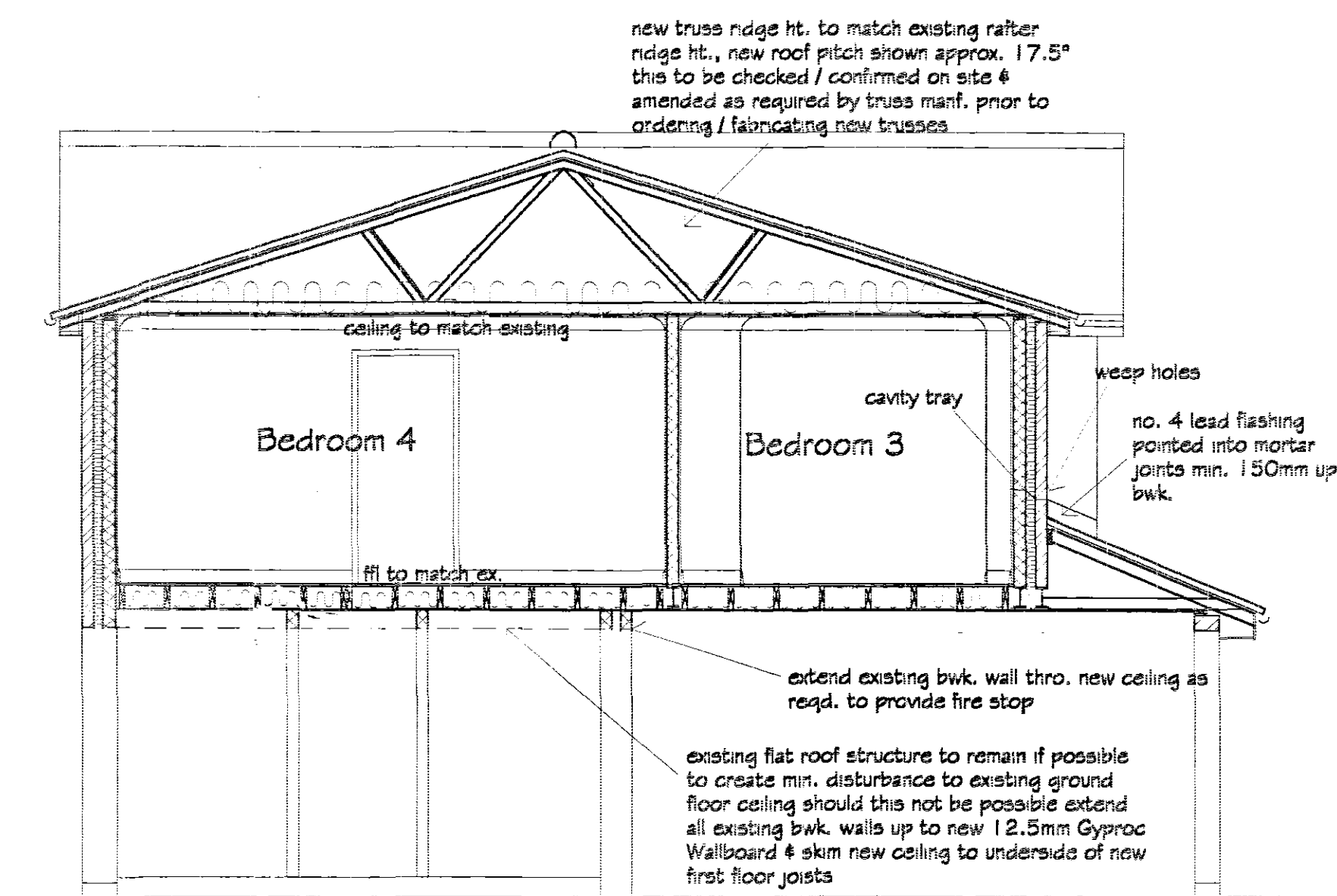
Proposed Side Elevation



Proposed Rear Elevation

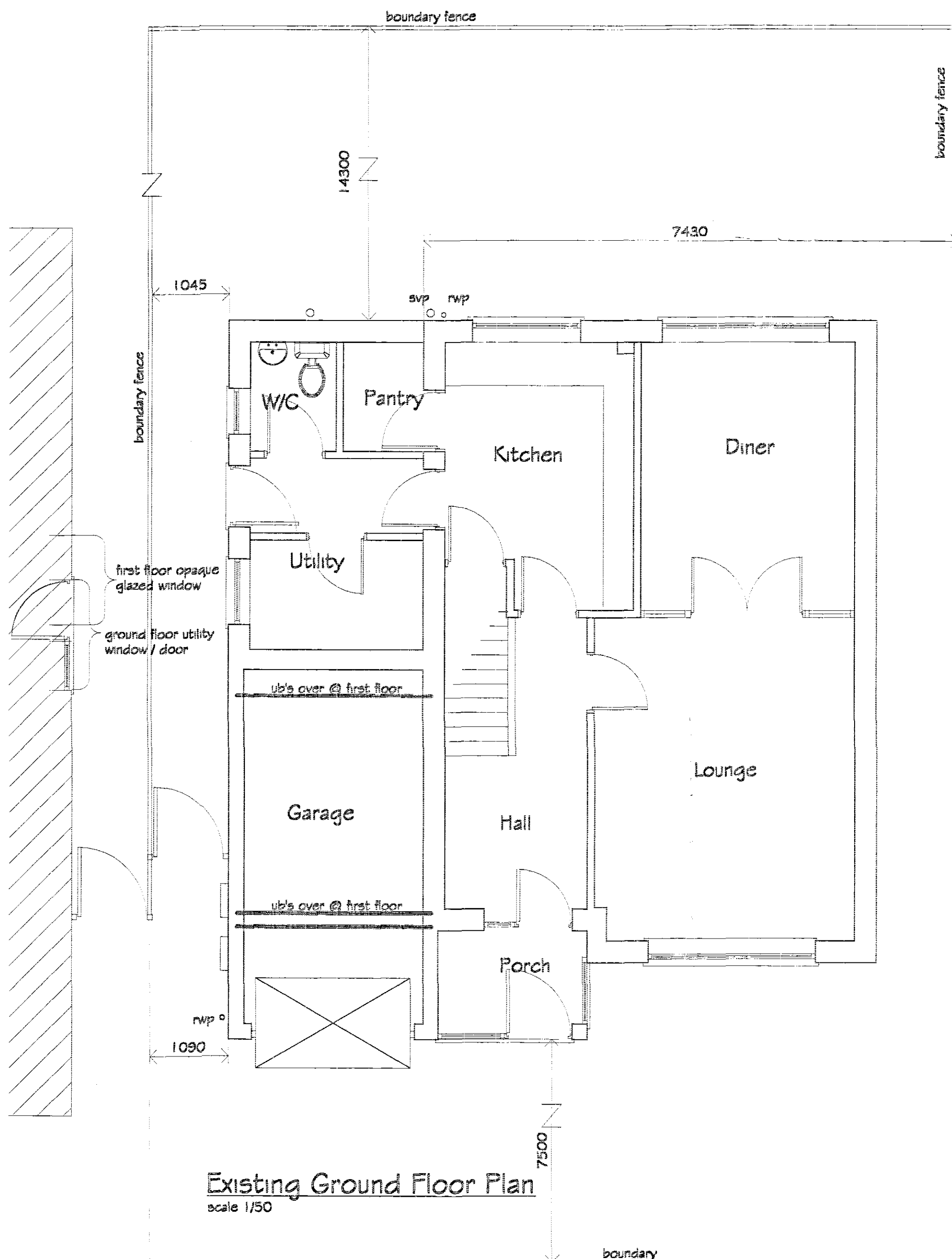


Proposed Side Elevation



Section thro.

SHDC
PLANNING & DEVELOPMENT
11 JUL 2007
Ref. 0934107



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 undesirable / reasonable all to be confirmed by the Builder / Contractor on site when feasible to expose the existing structure

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

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

removes 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

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 conc. 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 side to allow new 606w 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

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

GENERAL NOTES
Copies of drawing 2021/2007 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, 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 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 o/w double glazed 'K' glass sealed units & safety glass as req'd. 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 rmps / gutters colour : white

REVISIONS		BY	DATE
DRAWN	MJW	DATE	28/6/07
SCALE	1 / 50	CHECKED	
CLIENT			
Mr. & Mrs P. Ramage 150 Hallgate Holbeck Spalding Lincs PE12 7HX			
PROJECT			
Proposed first storey side extension to existing dwelling			
DETAILS			
Proposed / Existing Elevations & Floor Plans			
13 Wimberley Way, Pocklington, YO24 2JY Tel / Fax 01775 767222 email : mjw, lsb@malcolmwatson.co.uk			
Determined Plan DWG No. 2021/2007			