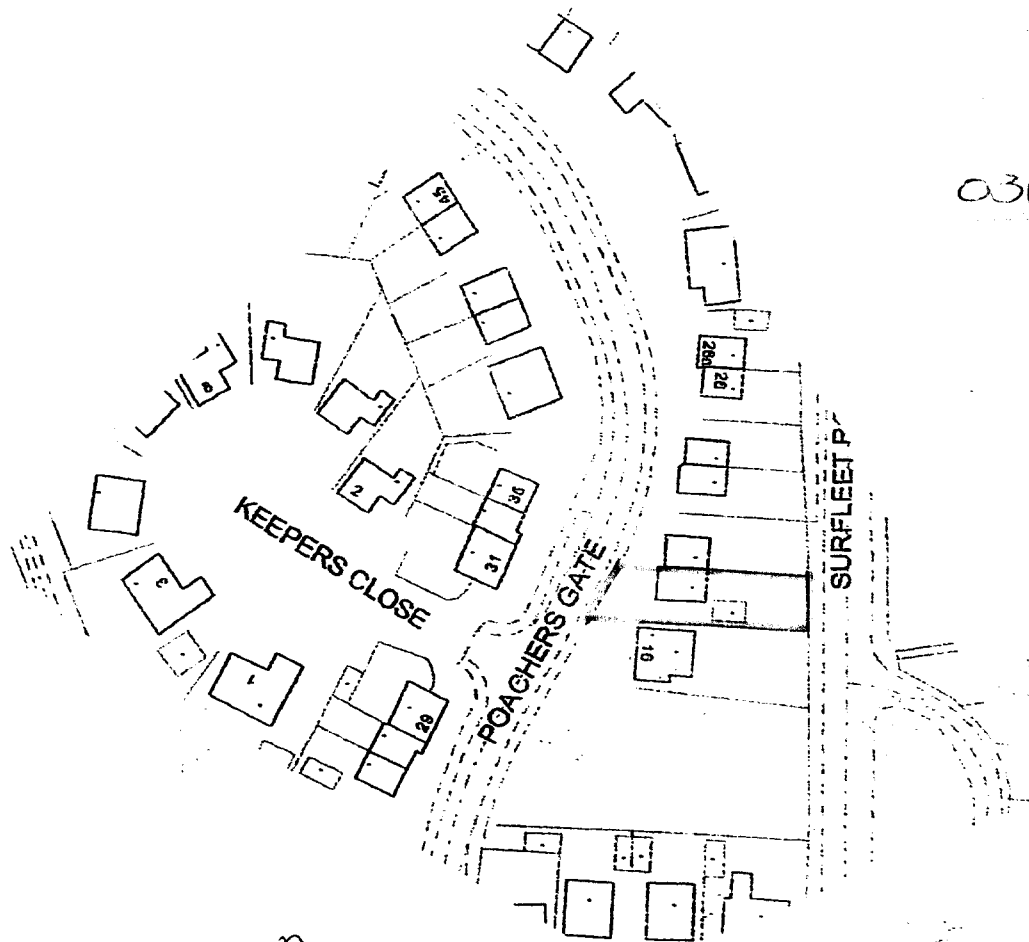


RESIDENTIAL COMMERCIAL INDUSTRIAL & AGRICULTURAL
PLANNING & BUILDING REGULATIONS SUBMISSIONS



03/8/03

LOCATION PLAN SCALE 1/2500

PROPOSED SINGLE STOREY EXTENSION ONTO

EXISTING DWELLING

FOR MR & MRS D. K. WARD

18 POACHERS GATE

PINCHBECK

SHALING

LINCS

DRWG NO. 044 SKETCH 2 of 2

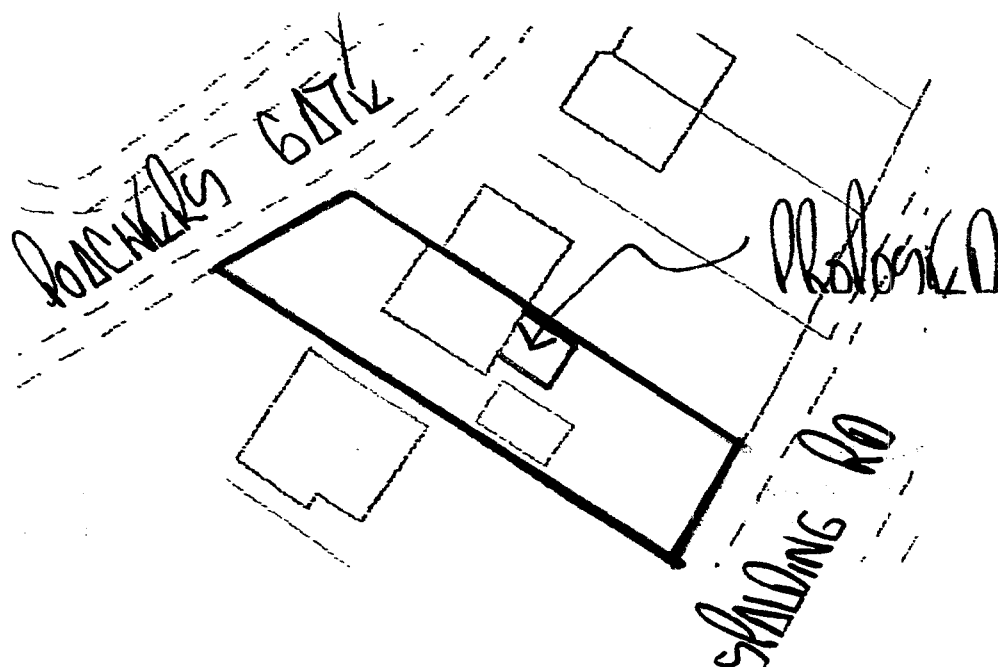
13 Wimberley Way, Pinchbeck, Spalding, Lincs. PE11 3RY.
Tel/Fax: 01775 767650 Mobile: 07957 627167
email: m.j.w.13@btinternet.com



MJW Architectural/Detailing Services
architectural/detailing services

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0315/03

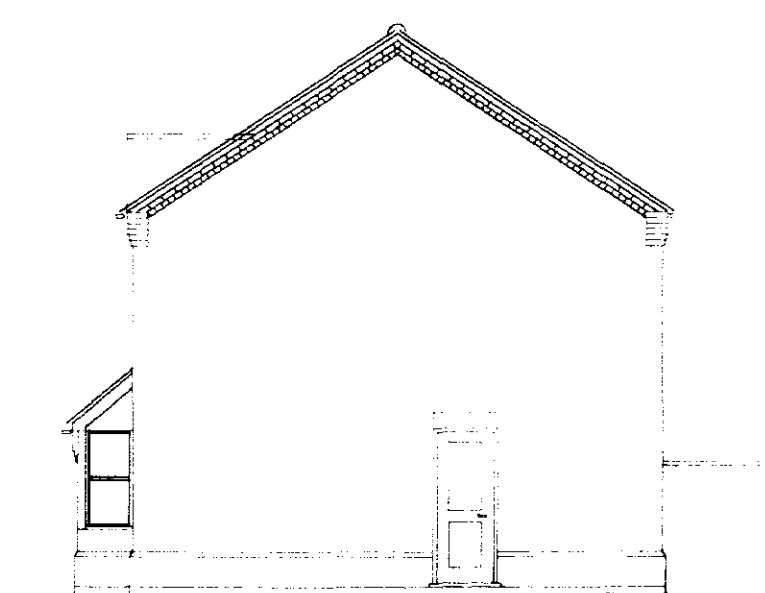


BLOCK PLAN (SITE AREA APPROX. 0.325 Ha)

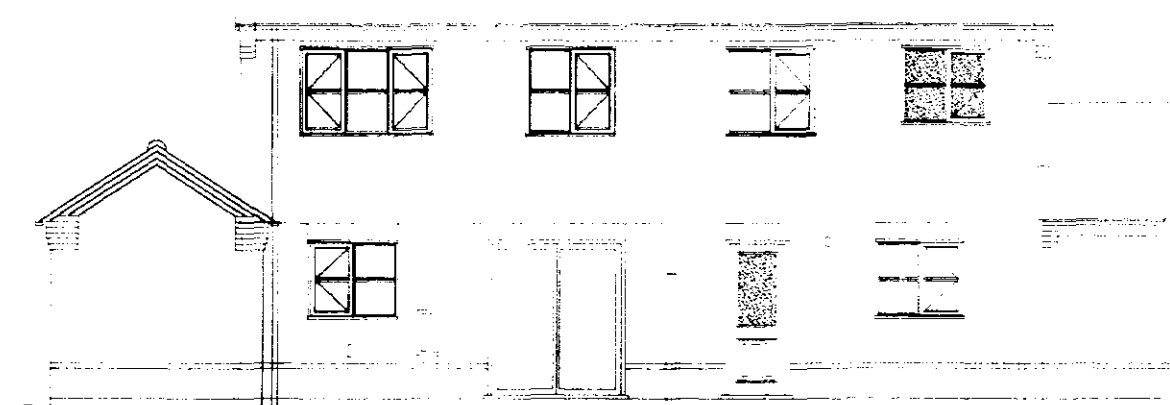
SCALE 1/500

PROPOSED SINGLE STOREY EXTENSION ONTO
EXISTING DWELLING FOR MR & MRS D.K. WARD
18 POACHERS GATE PINCHBECK SPALDING
Lincs

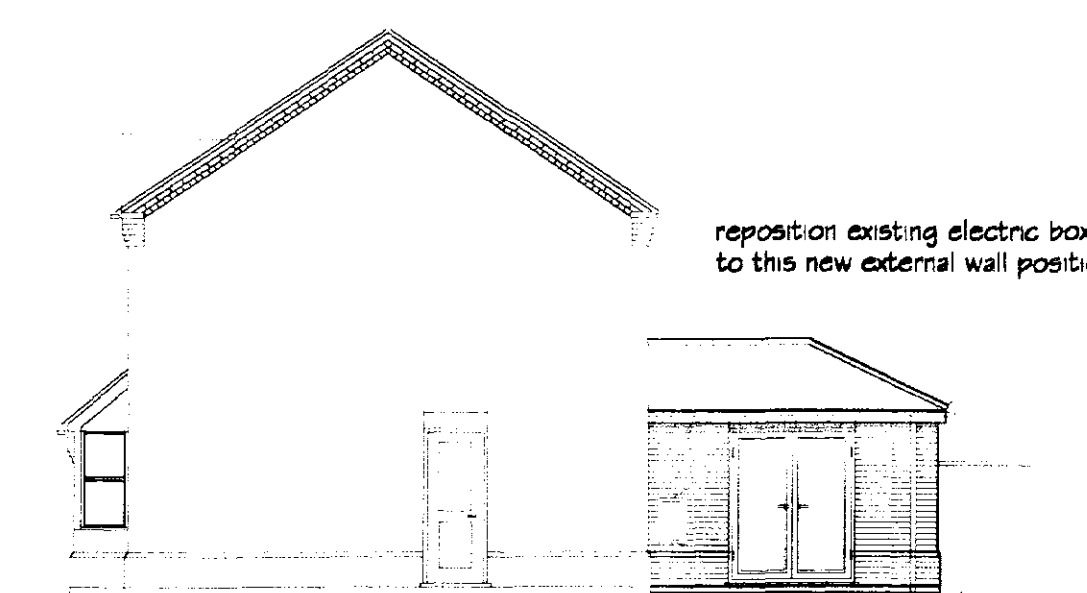
DRWG NO 044 SKETCH 1 OF 2



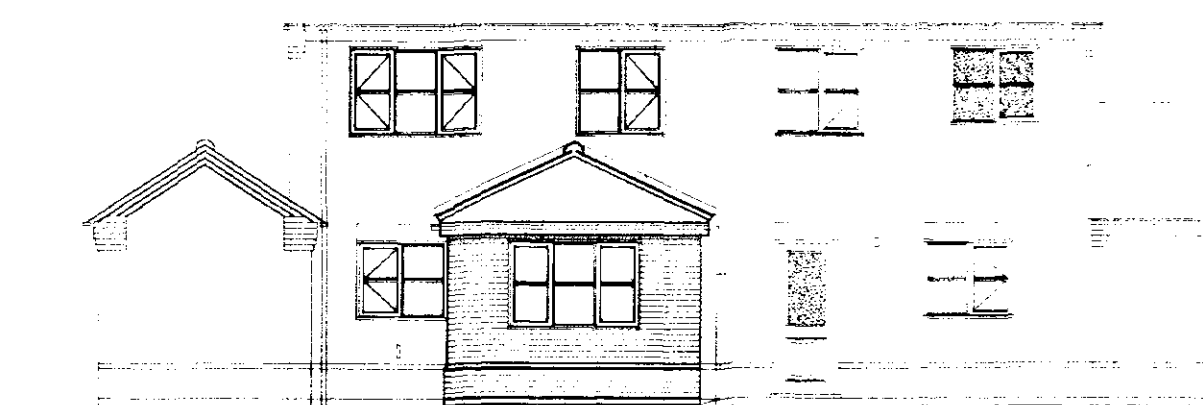
Existing Side Elevation



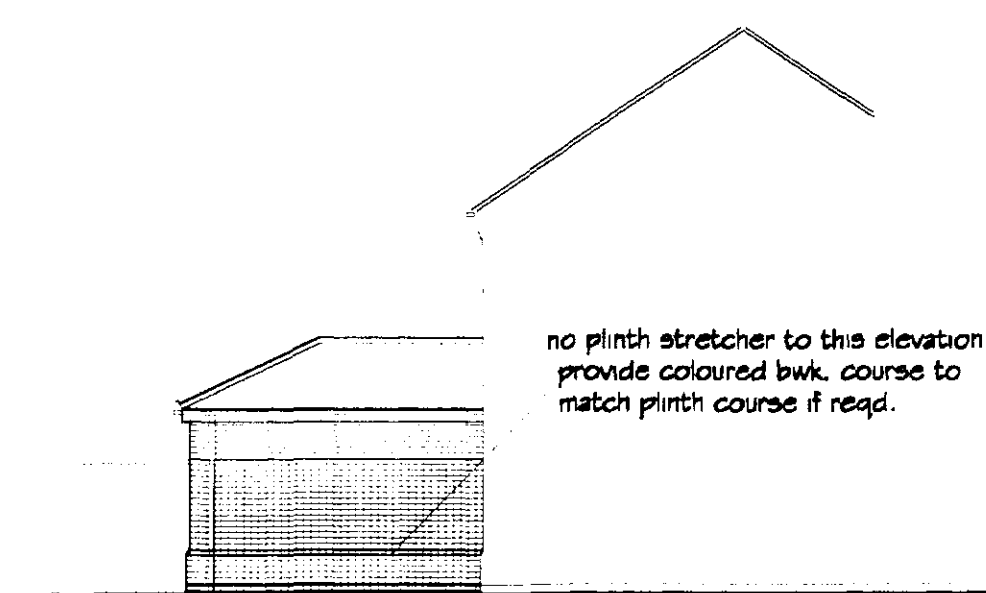
Existing Rear Elevation



Proposed Side Elevation



Proposed Rear Elevation



Proposed Side Elevation

TILES :
CONC. INTERLOCKING ROOF TILES TO MATCH EXISTING STYLE & COLOUR

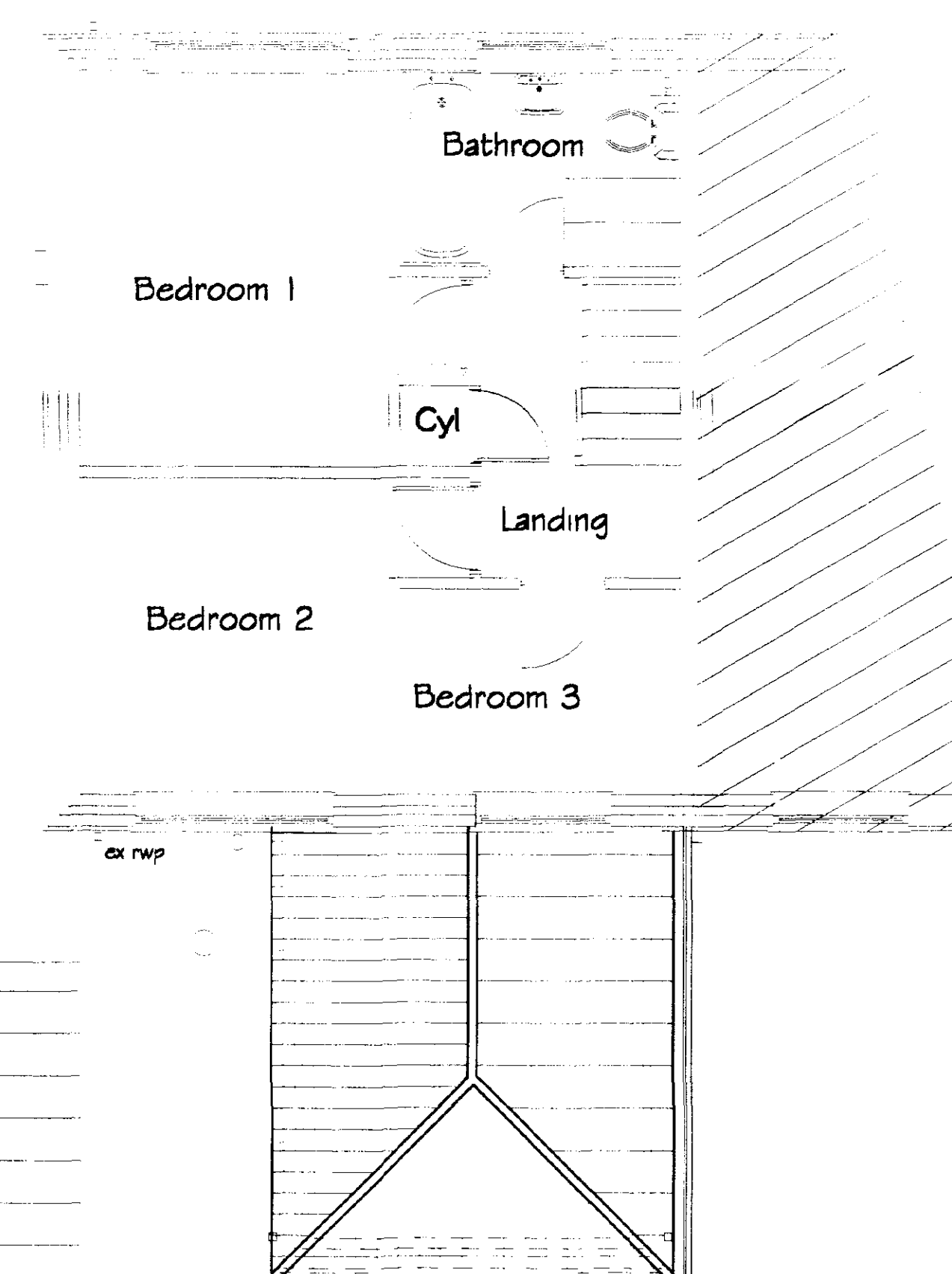
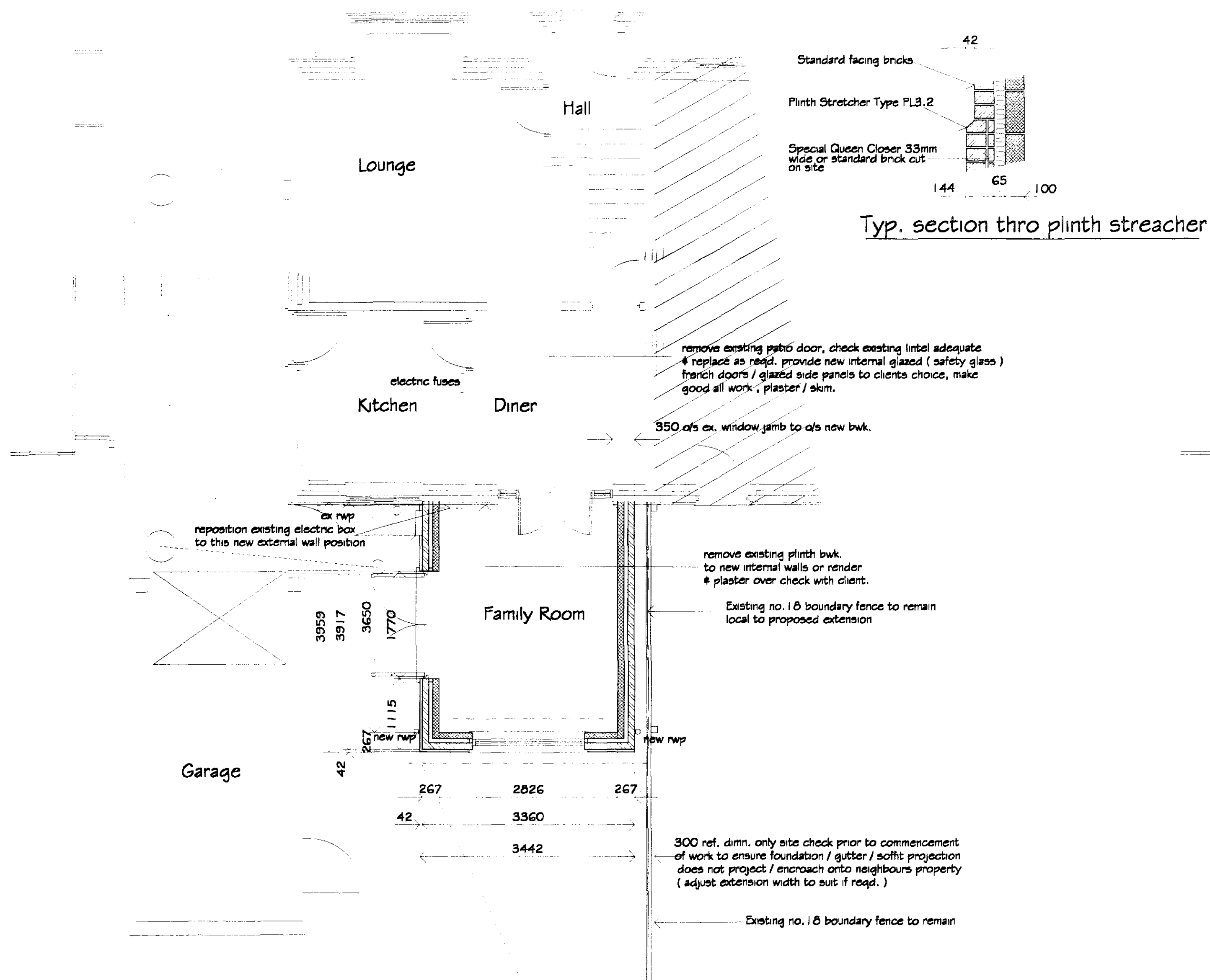
FASCIA BOARDS / SOFFITS / RAINWATER GOODS
STAINED SOFTWOOD TIMBER FASCIA BOARDS / SOFFITS GW BROWN PVC GUTTERS & RWP,S TO MATCH EXISTING

FACING BRICKWORK :
TO MATCH EXISTING HOUSE TYPE & COLOUR AS NEAR AS POSSIBLE INC. FEATURE PLINTH BWK. ETC.

WINDOWS / FRENCH DOORS:
PVCU BROWN DOUBLE GLAZED WINDOWS STYLE TO MATCH EX. TIMBER WINDOWS & FRENCH DOORS

coloured engineering bwk. typ. below dpc to match ex. dwelling

GENERAL NOTES
Copies of this drawing 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. This drawing is produced only for the purpose of obtaining Planning Approval only & does not contain a full specification for the proposed work. The proposed work will not be supervised / inspected on site by MW architectural / detailing services & it is therefore the client or their appointed Builder / Contractor responsibility to control workmanship / materials / specification & any variations to the contract. It is neither practical or reasonable to show all relevant matters on the drawings, the fact that matters are not mentioned does not alleviate the Builder / Contractor from responsibility of non-compliance in carrying out the work. All works & materials to be fitted & installed to the manf. instructions & comply with the manuals & approved documents of the Building Regulations & current N.H.B.C. technical requirements, codes of practice & British Standards. All measurements on this drawing are not to be scaled for construction / ordering purposes. All 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 service pipes, electrical cables are not generally shown, the actual position of all apparatus must be established by the Builder / Contractor prior to commencement of work.



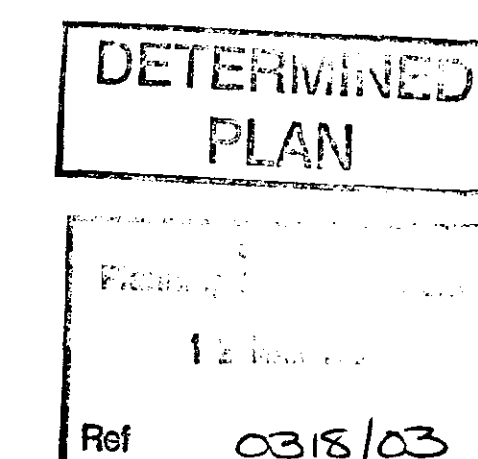
Existing Dwelling First Floor Plan
& Proposed Roof Plan

Existing House Internal Floor Area = 34m²

Ground Floor Plan

Site area approx. = .0325ha.
Existing House Internal Floor Area = 37m²
Proposed Extension External Floor Area = 13.6m²
Proposed Extension Internal Floor Area = 10.6m²
Proposed Extension Internal Perimeter Floor = 12.9m
Building Regs only
Total existing floor area + proposed floor area = 82m²
Total area of openings in existing dwelling = 15m² + new extension = 6m² = 21m²
25% of 82m² = 21m² (total area of openings 21m² does not exceed total floor area)

soakaway min. 5m from buildings



REVISIONS			BY	DATE
DRAWN	MJW	DATE		7/03/03
SCALE	1/50 & 1/100	CHECKED		
CLIENT Mr. & Mrs. D. K. Ward 18 Poachers Gate Pinchbeck Spalding Lincs				
PROJECT Proposed single storey extension onto existing dwelling				
DETAILS Elevations / Section / Plan				

Malcolm Watson
architectural - detailing services
Residential - Commercial - Industrial - Agricultural
Planning & Building Regulations Submissions

13 Winterton Way, Pinchbeck, Spalding, Lincs. PE11 3RY.
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