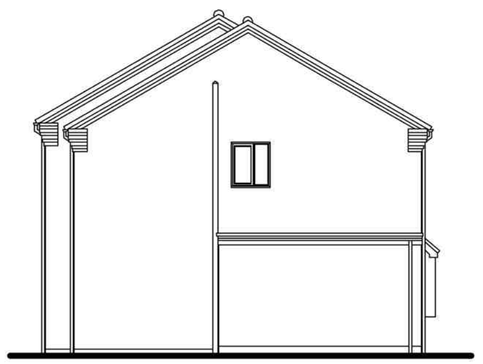


Existing Front Elevation



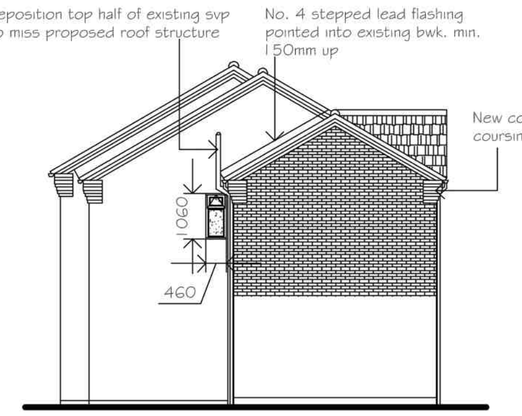
Existing Side Elevation



Existing Rear Elevation



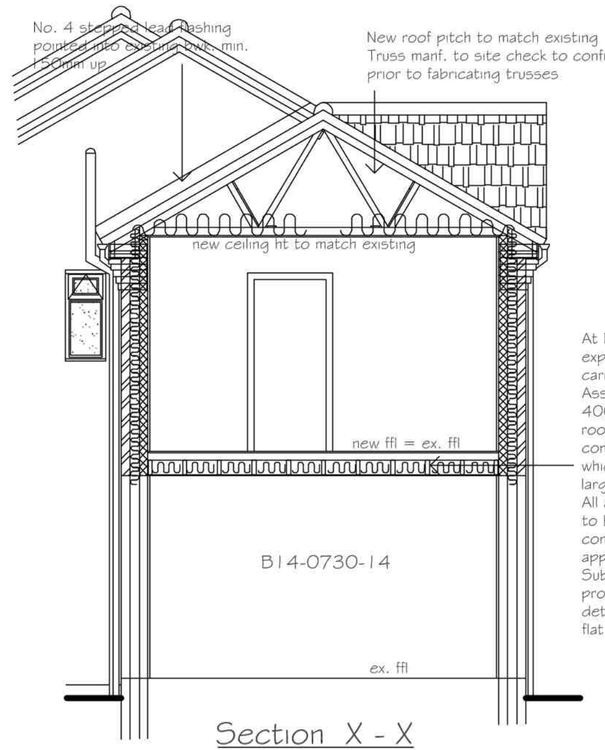
Proposed Front Elevation



Proposed Side Elevation

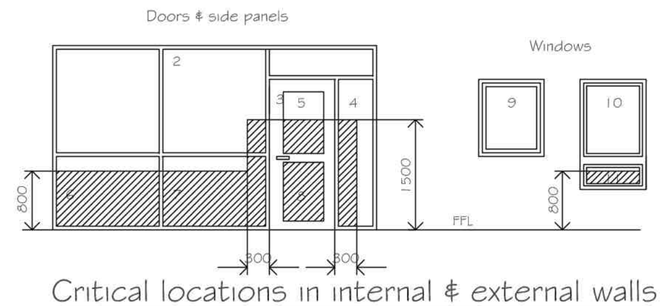


Proposed Rear Elevation



Section X - X

At Planning & Building Regs application stage no exposer of the existing roof structure has been carried out
Assumed flat roof joist size 47 x 170 at 400mm crs but need to be confirmed i.e if the roof is of a warm construction etc. (client confirms original application included a balcony which was not required or built and therefore larger roof joist where provided)
All above inc. existing flat roof joist sizes need to be confirmed on site when flat roof construction exposed and confirmed and approved with the Local Building Inspector
Subject to existing first floor level in relation to proposed when new opening created will determine what needs to be done to existing flat roof construction to bring level if possible



Critical locations in internal & external walls to proposed extensions only nts

shaded areas show critical locations to which Approved Document K applies (i.e. glazing in areas numbered 2,4,5,6,7,8,11)

GENERAL NOTES :

Copies of drawings 623/1/2021 & 623/LP/BP/2021 must not be taken,traced or altered for any purpose other than that for which they are issued without written permission of MW Architectural - Detailing Services.

The drawings are 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 is therefore the client or their appointed Builder / Contractors 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, dimn'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 / soakaways etc. 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.

TILES :

Concrete interlocking roof tiles Sandtoft or similar approved ' Double Roman ' (confirm prior to ordering) to match existing dwelling type & colour as near as possible

FACING BRICKWORK :

Facing brickwork type / colour / bond to match existing extension brickwork

FASCIA / SOFFITS :

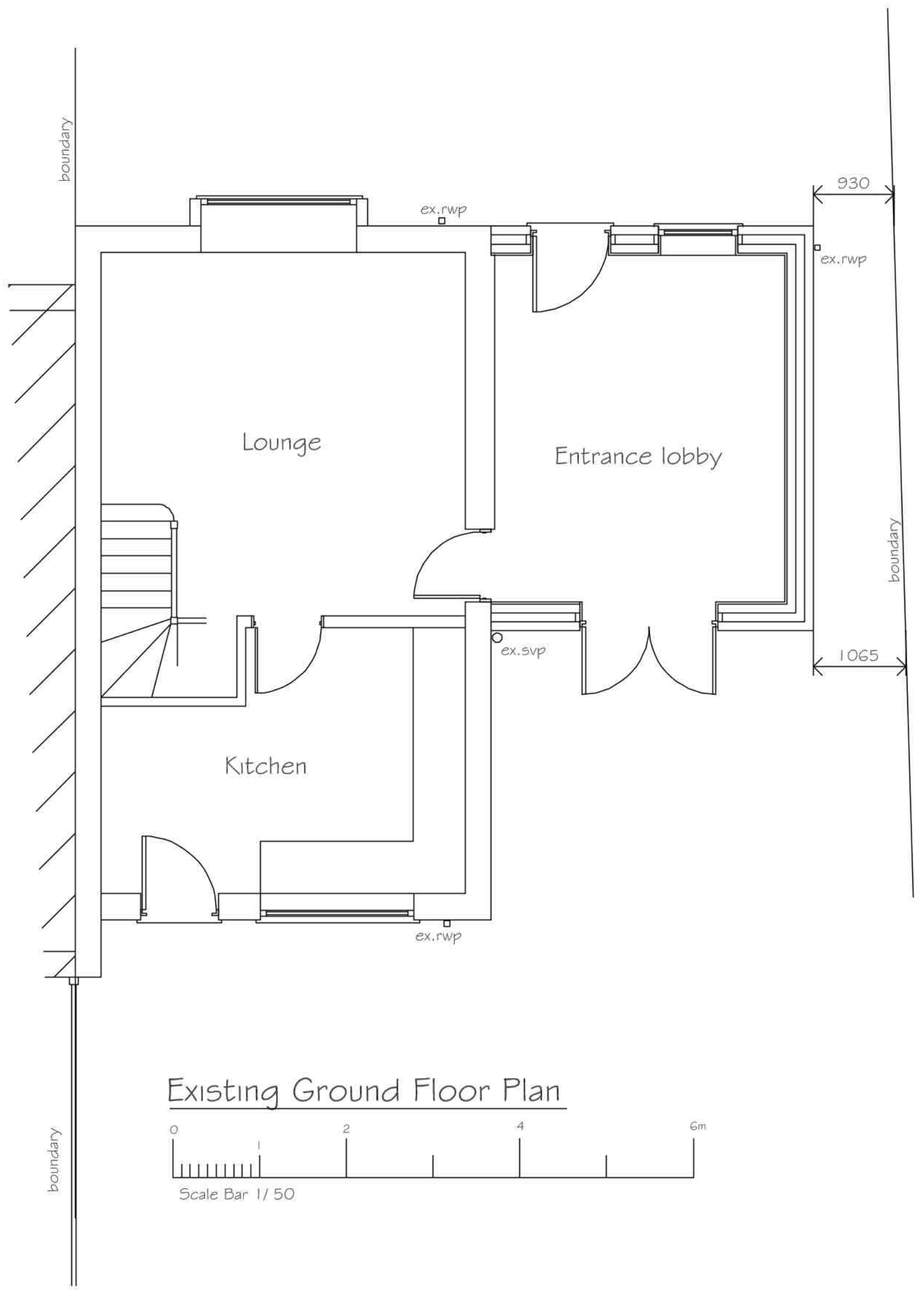
PVCu fascia / soffits colour : white (confirm white client prior to ordering if existing to be replaced as well from timber colour : brown to PVCu colour : white to match)

RWP'S / GUTTERS :

PVCu rwps / gutters to match existing dwelling profile colour : white (confirm with client prior to ordering if existing to be replaced as presently colour : brown)

WINDOWS :

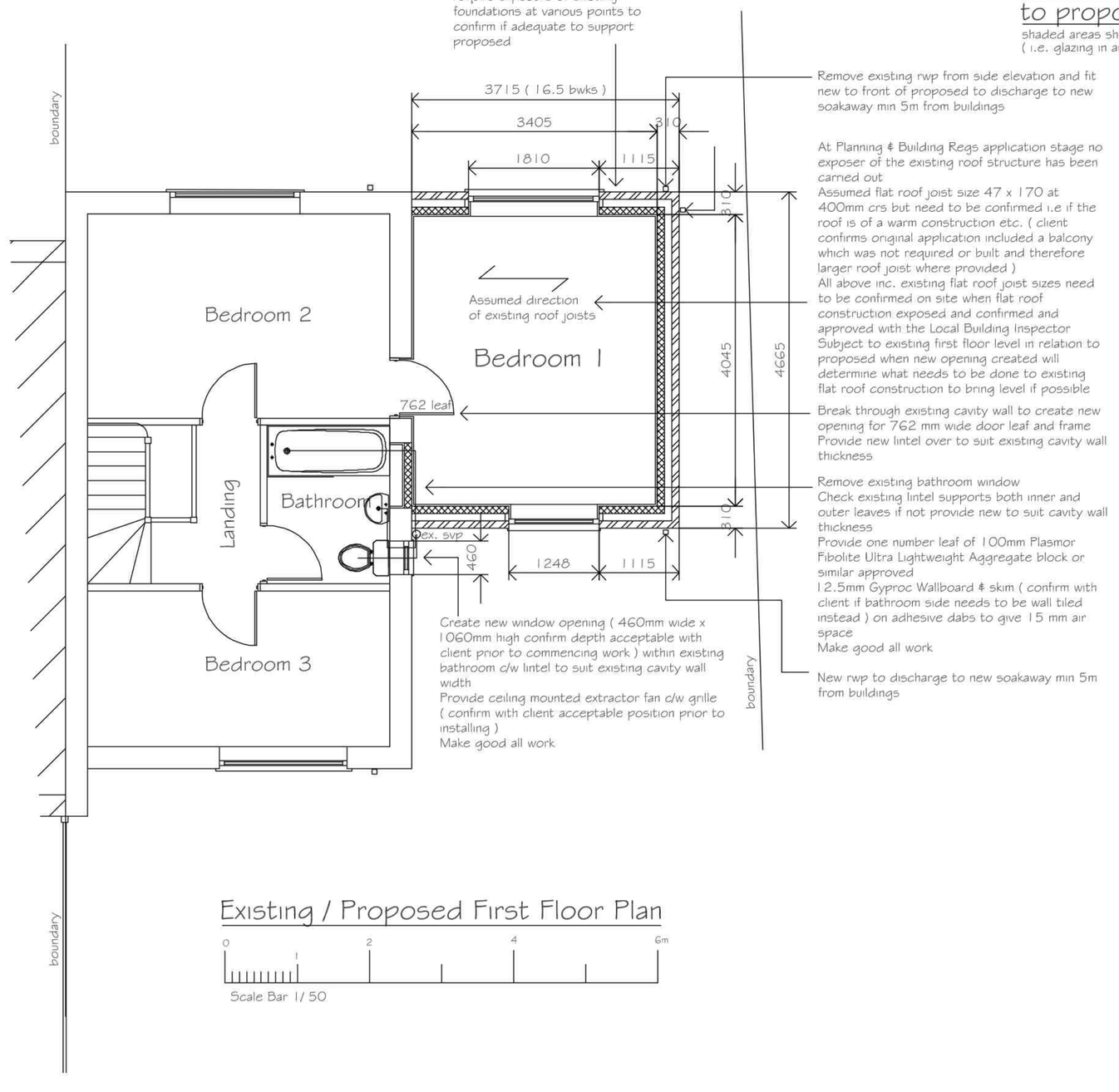
PVCu windows colour : white c/w double glazed 'K' glass sealed units & safety glass / fire escape where read



Existing Ground Floor Plan

Scale Bar 1/ 50

Prior to commencement of work SHDC Building Control Officer will require exposure of existing foundations at various points to confirm if adequate to support proposed



Remove existing rwp from side elevation and fit new to front of proposed to discharge to new soakaway min 5m from buildings

At Planning & Building Regs application stage no exposer of the existing roof structure has been carried out
Assumed flat roof joist size 47 x 170 at 400mm crs but need to be confirmed i.e if the roof is of a warm construction etc. (client confirms original application included a balcony which was not required or built and therefore larger roof joist where provided)
All above inc. existing flat roof joist sizes need to be confirmed on site when flat roof construction exposed and confirmed and approved with the Local Building Inspector
Subject to existing first floor level in relation to proposed when new opening created will determine what needs to be done to existing flat roof construction to bring level if possible

Break through existing cavity wall to create new opening for 762 mm wide door leaf and frame
Provide new lintel over to suit existing cavity wall thickness

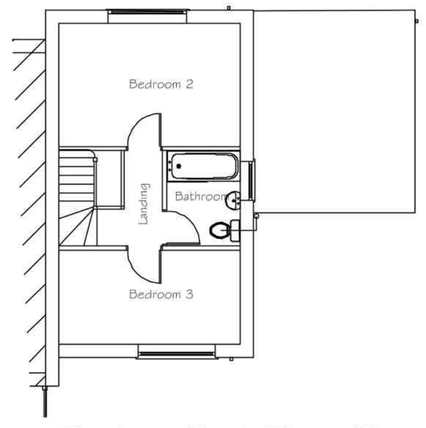
Remove existing bathroom window
Check existing lintel supports both inner and outer leaves if not provide new to suit cavity wall thickness
Provide one number leaf of 100mm Plasmor Fibolite Ultra Lightweight Aggregate block or similar approved
12.5mm Gyproc Wallboard & skim (confirm with client if bathroom side needs to be wall tiled instead) on adhesive dabs to give 15 mm air space
Make good all work

New rwp to discharge to new soakaway min 5m from buildings

Create new window opening (460mm wide x 1060mm high confirm depth acceptable with client prior to commencing work) within existing bathroom c/w lintel to suit existing cavity wall width
Provide ceiling mounted extractor fan c/w grille (confirm with client acceptable position prior to installing)
Make good all work

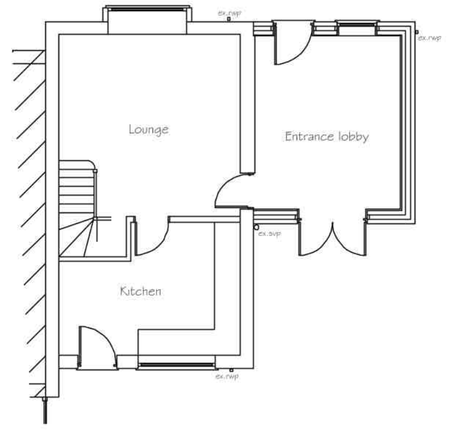
Existing / Proposed First Floor Plan

Scale Bar 1/ 50



Existing First Floor Plan

Scale 1/100



Existing Ground Floor Plan

Scale Bar 1/ 100

A Front elevation gable roof pitch increased to suit clients comments mjw 7/12/21

REVISIONS		BY	DATE
DRAWN	MJW	DATE	12/11/21
SCALE	1 / 50	CHECKED	

CLIENT

Mr & Mrs A. Pullen
3 Linden Way
West Pinchbeck
Spalding
Lincs
PE11 3NR

PROJECT

Proposed first floor side extension to existing dwelling

DETAILS

Existing / Proposed Floor Plans & Elevations

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

partner LABC

DRWG No. 623/1/2021 A