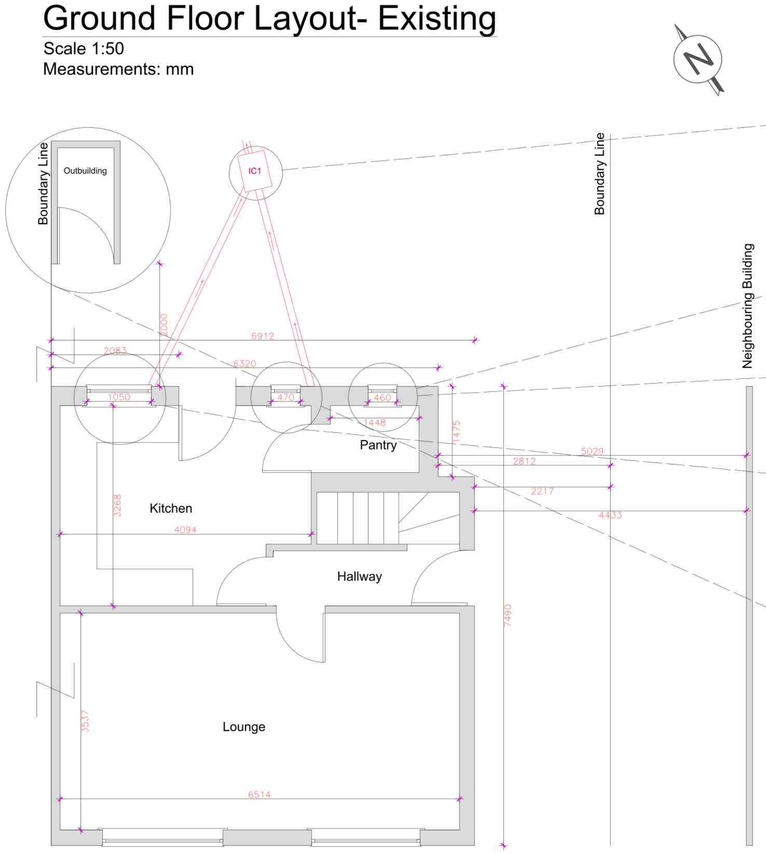
Ground Floor Layout- Existing

Scale 1:50
Measurements: mm



Location of existing foul drainage run show in Brown. Continues towards the rear garden's rear boundary.
Proposal involves connecting new foul & surface water drainage to existing combined system.

Proposal involves the removal and blocking up of the window located in the existing Pantry.

Proposal involves the removal and blocking up of the window located between the rear external door and the existing Pantry.

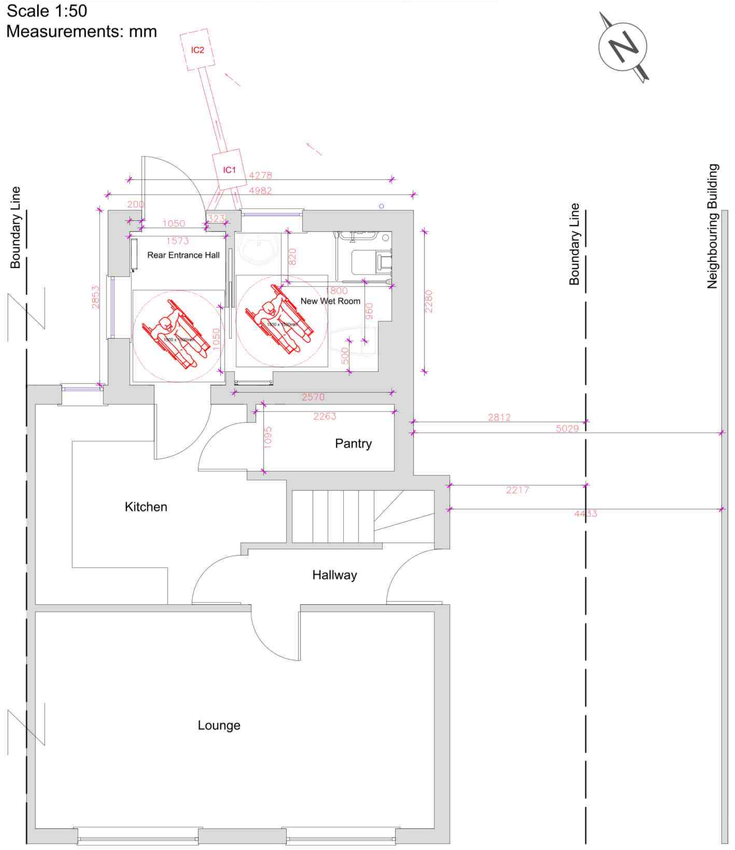
Proposal involves reducing the size of the window opening located between the rear door and the party wall.

Proposal involves the demolition and making good of the existing Outbuilding. The existing outbuilding is currently attached to the neighbouring property's Outbuilding.

The external masonry to the proposed extension will be constructed from red bricks identical to the existing building, or the nearest equivalent if no longer available.

Ground Floor Layout - Proposed

Scale 1:50
Measurements: mm



The proposal involves the construction of a single storey extension to the rear of the property. The proposed extension height is below 3m, and the distance which it extends into the rear garden is also less than 3m.

The reasoning behind the proposed extension is to provide a ground floor WC for current and future tenants where an upstairs WC is not suitable. The proposal has been designed as a wheelchair adaptable Wet Room and Circulation Hallway. Spatial requirements of Approved Document M for wheelchair adaptable rooms have been adhered to where appropriate.

The proposed construction will be of a cavity wall and flat roof design, with a standard strip foundation.

The proposal involves the installation of three new white uPVC windows to the proposed Circulation Hallway, proposed Wet Room and existing Kitchen, to maximise the level of natural light entering the rooms. It also involves the installation of a new white uPVC rear external door to the proposed Circulation Hallway.

Drawing Key

Existing Foul Drainage Run

Proposed Foul Drainage Run

Property Boundary Line

Party Wall Location

Wall Location

Door Opening Location

Radiator Location

Window Opening Location

Wheelchair Turning Circle (1500mm)

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Figured dimensions shall be taken in preference to scaled dimensions and any discrepancies or errors are to be referred to the Designer. Contractors, sub-contractors and suppliers must verify all dimensions on site before commencing work or making any fabrication drawings.

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P r o j e c t

12 Alexandra Road - Single Storey Rear Extension

C l i e n t

South Holland District Council

D r a w i n g T i t l e

Floor Layouts - Existing & Proposed

R e v i s i o n	A	***D a t e***	August 2026
		S c a l e	1/50 @ A1
D r a w i n g N o .	R4780-20	***D r a w n***	AB
		C h e c k e d	JK

Preliminary		For Approval	
Planning Issue		Building Reg. Issue	
Tender Issue		Construction Issue	
As Built			

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Scale 1:50
2m 0m 2m 4m 6m