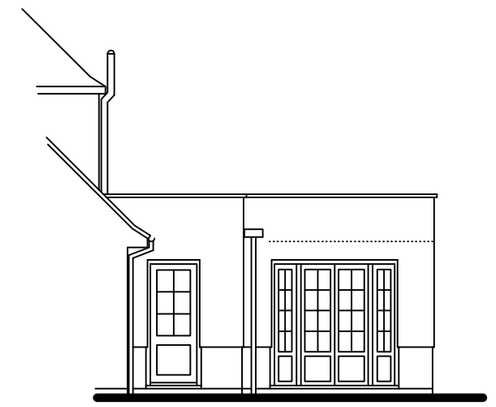


Existing Side Elevation

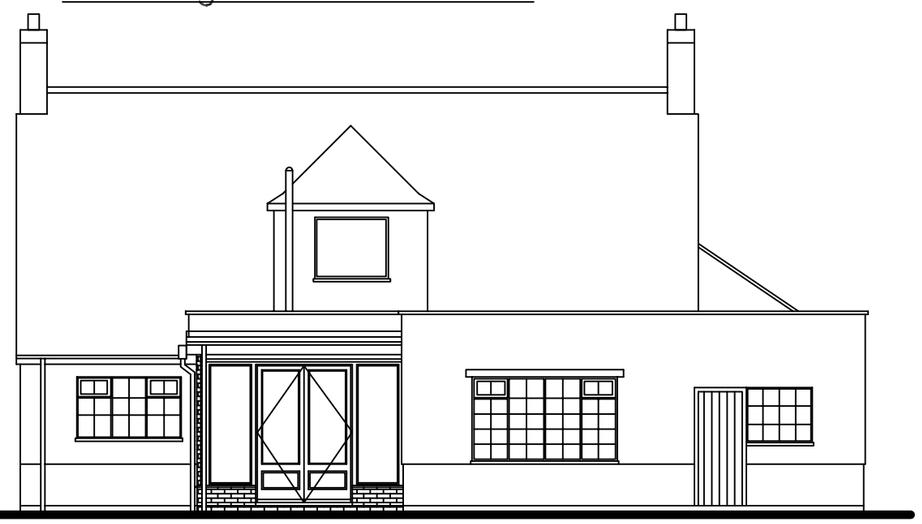


Existing Rear Elevation

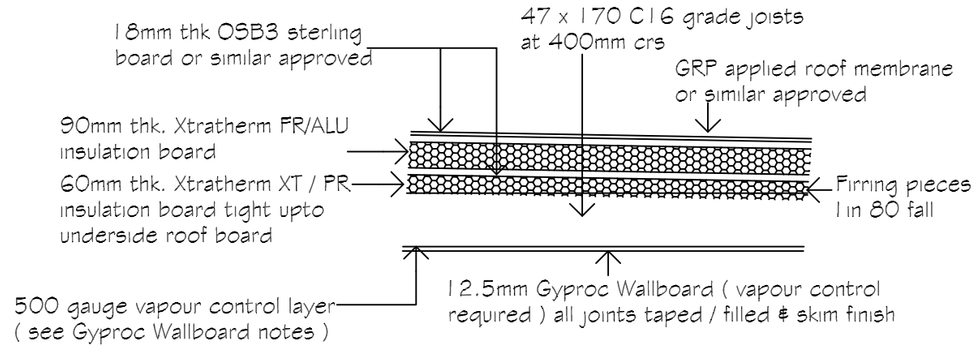
0 2 4 6m



Proposed Side Elevation

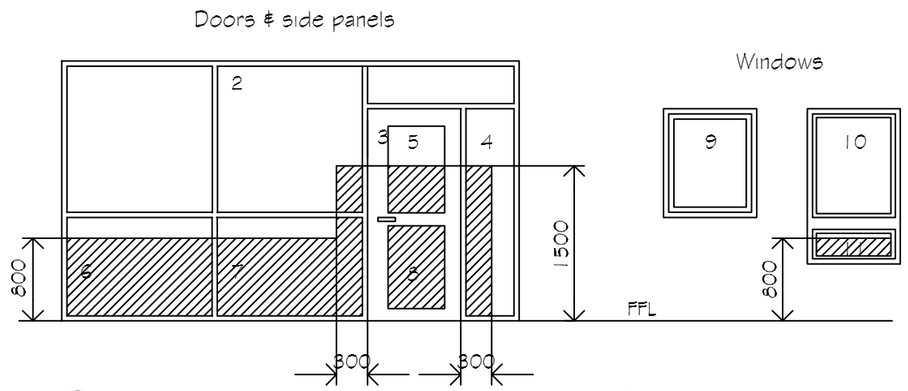


Proposed Rear Elevation



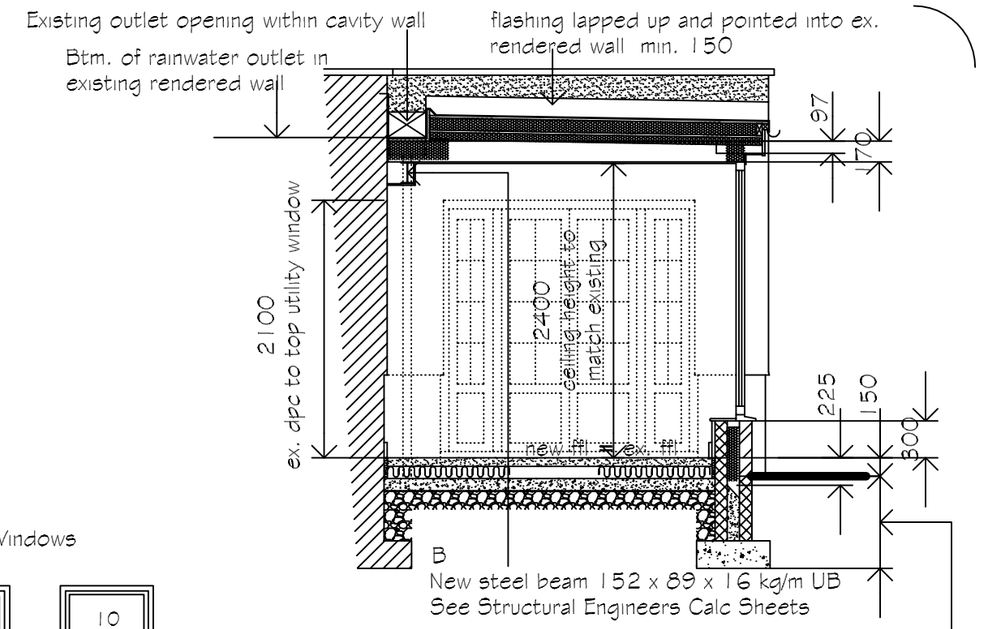
Section Thro. Flat Roof

'U' value = 0.15 W/m2K n.t.s.



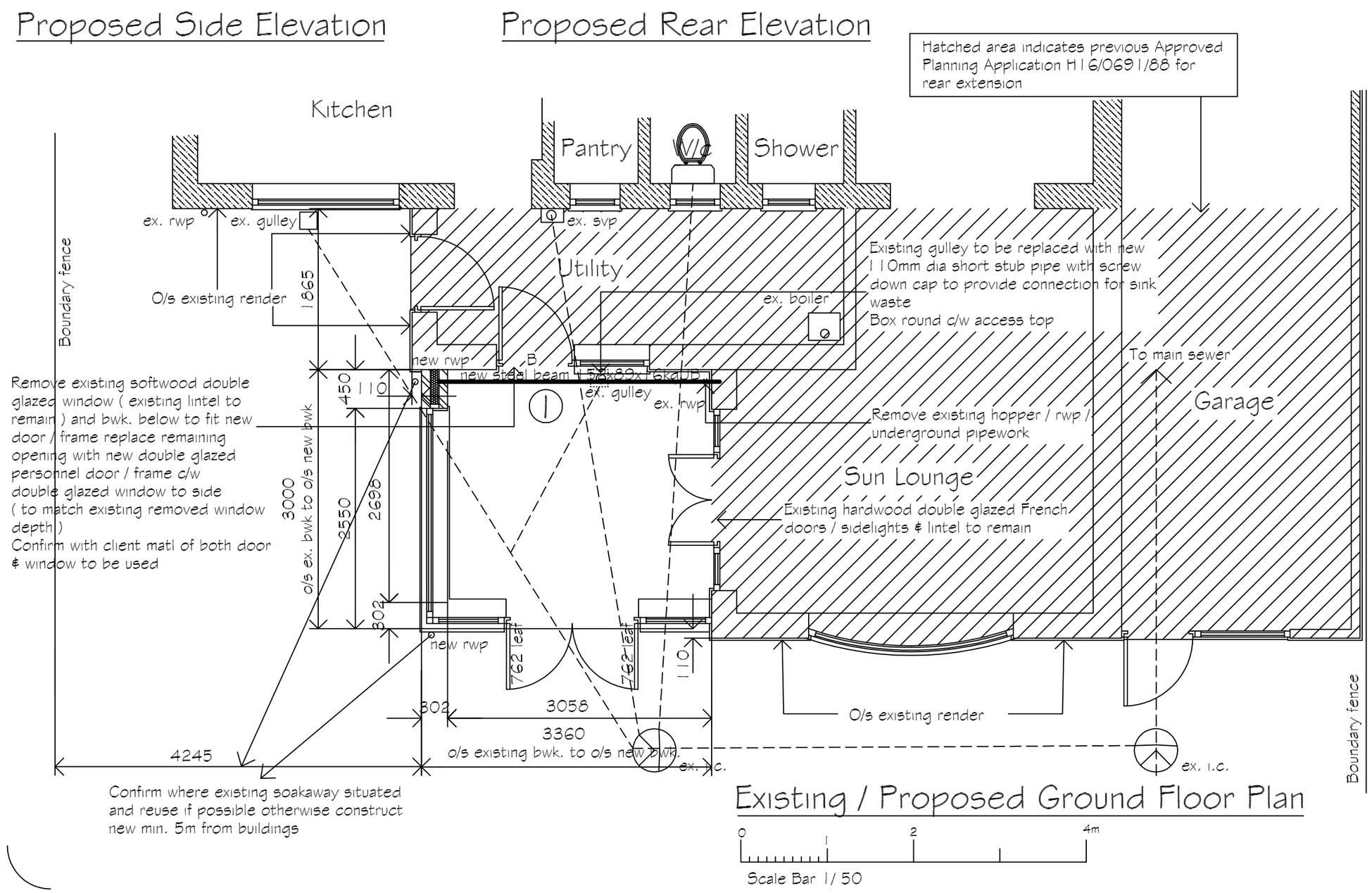
Critical locations in internal & external walls to proposed extensions only nts

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



Section X - X

Scale Bar 1/ 50



Existing / Proposed Ground Floor Plan

0 1 2 4m

Scale Bar 1/ 50

GENERAL NOTES :

Copies of drawings 697/1/2025,& 697/LP/BP/2025 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 a Planning Approval & 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 is therefore the client or their appointed Builder / Contractors 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, 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.

FLAT ROOF :

Warm roof construction with fibreglass weather proof finish inc. box gutter colour : grey

FACING BWK. :

300mm high external facing brickwork type / colour / bond to match existing dwelling brickwork

FASCIA / SOFFITS :

Hardwood fascia / soffits to match joinary

HOPPER / RWP'S / GUTTERS :

PVCu hopper / rwps / gutters to match existing dwelling profile & colour

REAR ELEVATION FRENCH DOORS :

Hardwood French doors c/w side lights c/w double glazed 'K' glass sealed units & safety glass

SIDE ELEVATION WINDOW :

Hardwood double glazed window

PERSONNEL DOOR / WINDOW : INTERNAL

New external quality double glazed personnel door / frame c/w double glazed window to side (confirm with client matl of both to be used) all to fit within opening of removed softwood window

D Issued to SHDC Planning mjw 9/9/25

C Revised to suit increased glazing mjw 28/7/25

B Steel beam size added plus Structural Calcs provided mjw 25/7/25

A Revised to suit Building Regs submission mjw 22/7/25

REVISIONS		BY	DATE
DRAWN	MJW	DATE	14/7/25
SCALE	1/50 1/100	CHECKED	

CLIENT

Mr M Watson
13 Wimberley Way
Pinchbeck
Spalding
Lincs
PE11 3RY

PROJECT

Proposed single storey rear extension inc. internal alterations to existing dwelling @ 49 West Elloe Ave Spalding Lincs PE11 2BJ

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. 697/1/2025 D

A2