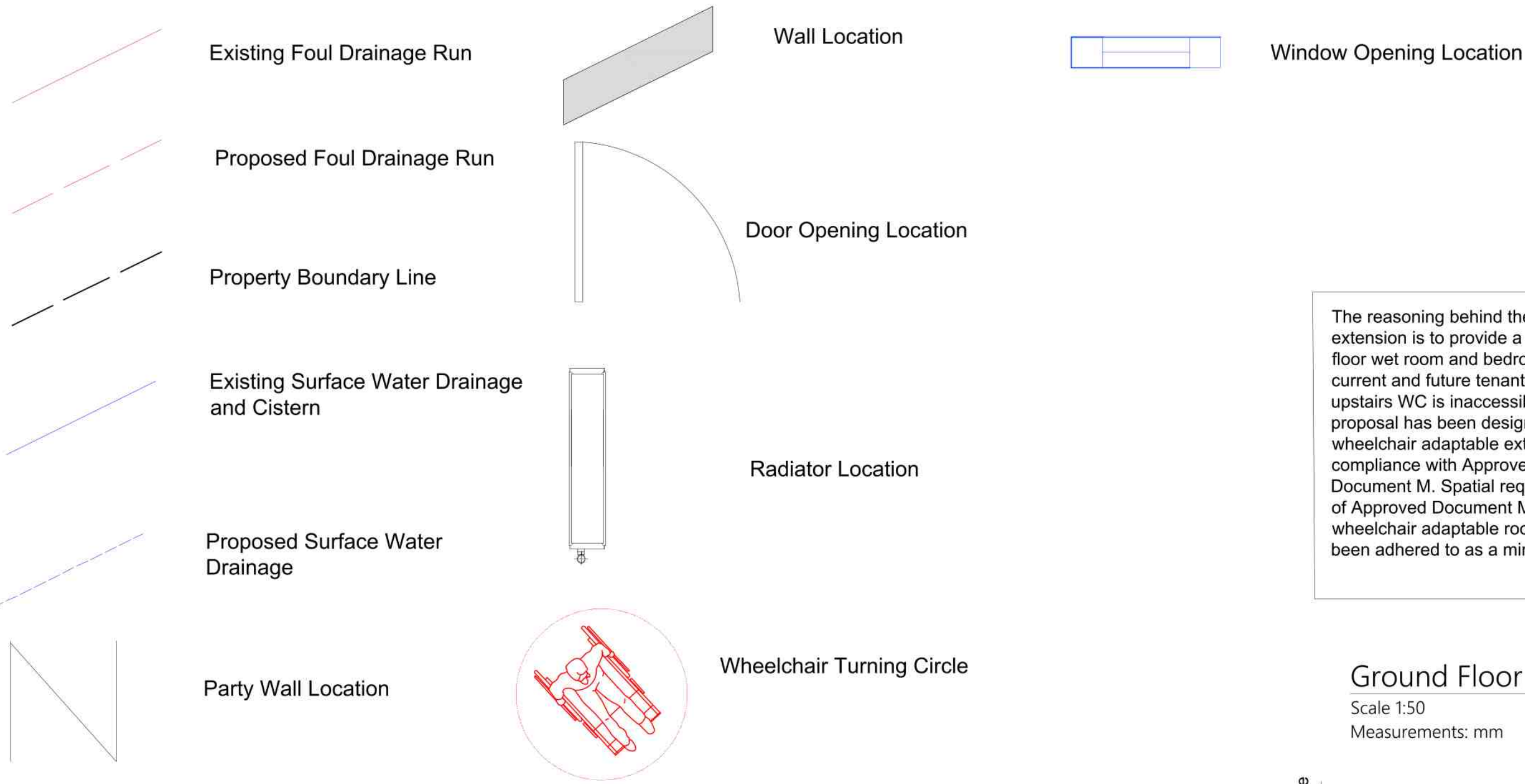


Drawing Key



The reasoning behind the proposed extension is to provide a ground floor wet room and bedroom for current and future tenants where an upstairs WC is inaccessible. The proposal has been designed as a wheelchair adaptable extension, in compliance with Approved Document M. Spatial requirements of Approved Document M(2) for wheelchair adaptable rooms have been adhered to as a minimum.

Proposal involves the removal and blocking up of the two windows located in the Kitchen, as indicated. The existing Kitchen rear entrance door is to be re-positioned and increased in width. This will then provide level access to the proposed extension. The partition wall between the existing Playroom and Kitchen will be taken down to create a larger Kitchen space. A new rear entrance door will then be constructed as indicated in the drawing.

The proposal involves the construction of a single storey extension to the rear of the property. The proposed extension height is 3453mm at its maximum, and the distance which it extends into the rear garden is 6653mm.

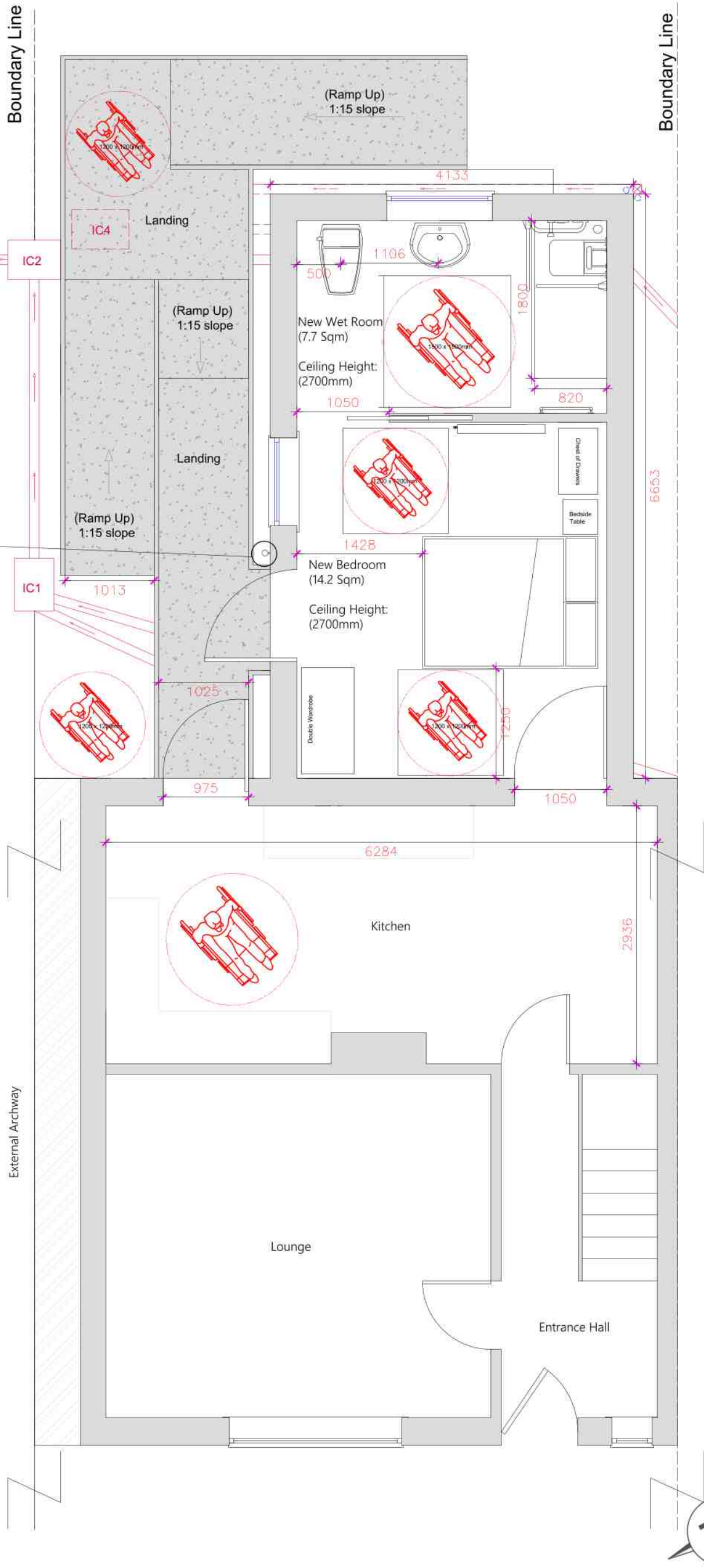
The proposed construction will be of a cavity wall and flat roof design, with a block and beam floor slab construction.

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.

A concrete access ramp and railing is proposed to improve access to the rear entrance door, and provide a level floor for the Bedroom's escape door. The ramp is to be sloped at 1:15. 1200 x 1200mm turning points have been allocated as shown, in accordance with Approved Document M.

Ground Floor Plan - Proposed

Scale 1:50
Measurements: mm



The existing and proposed drainage runs have been indicated in the drawings. The relevant permissions from Anglian Water and Building Control will be obtained prior to any works commencing. Final drain design to be designed by the Structural Engineer, in-line with Building Regulations.

Existing underground cistern to be de-comissioned, capped off and in-filled as instructed by Structural Engineer and Building Control.

External Lighting

1 x Low energy downward facing wall light, to illuminate the proposed access ramp, fitted with a PIR sensor and timer. Installed at a height of 2.3m to provide uniform, glare-free illumination along the access ramp, for safety and accessibility.

Floor Resilience Measures

Foundation Design - Concrete blockwork below DPC that forms any part of the foundation will be sealed using an impermeable material, either a prefabricated sheet membrane system or a fluid-applied membrane system, or encased in concrete.

Floor Design - The floor will be of concrete block and beam construction, over a layer of well compacted hardcore and blinding. A DPM of minimum 1200 gauge will be installed in strict accordance with the manufacturers details and a suitable closed cell insulation board will be used to ensure no loss of thermal performance.

Wall Design - Engineering bricks will be used up to DPC/floor level and facing brickwork above this will be installed with best practices in mind. The bricks will be installed frog up and all mortar joints will be fully filled to avoid water penetration. Aircrete blocks will be used to the inner leaf as these perform better in stopping water ingress.

Windows and Doors - All windows will be manufactured from UPVC, and external doors of a composite material, and will be sealed to aid with preventing water ingress. These will also be sealed against the structure of the building to a satisfactory manner for the same reason.

Drainage Design - Non return valves will be installed to all new drainage to prevent the back-flow of diluted sewage in to the drainage system within the building and site.

An access door is to be constructed to the proposed bedroom, as a means of fire escape that avoids traveling through the Kitchen.

Proposal involves the demolition and making good of the existing Outbuilding. This is an attached construct to the neighbouring Outbuilding. The necessary permissions will be obtained prior to any work commencing, with the design being guided by the Structural Engineer and Building Control, to ensure the building is constructed in a structurally compliant and safe manner.

The proposal involves the installation of two new white uPVC windows to the proposed Bedroom and Bathroom, to maximise the level of natural light entering the rooms. It also involves the installation of two new white composite external doors to the existing Kitchen & proposed Bedroom.

A Pocket sliding door between proposed Bedroom and Wet Room to maximise space within rooms.

All proposed internal and external door widths to be a minimum of 850mm clear opening width.

The proposal involves level access between the existing Kitchen and the proposed extension, and also between the proposed bedroom and proposed wet room. Internal ceiling heights to be 2700mm, and roof structure to be strengthened according to the Structural Engineer's designs, in order to accommodate the future installation of movement and handling equipment.

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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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Project

15 Cherry Tree Grove, PE11 2NA - Single Storey Rear Extension

Client

South Holland District Council

Drawing Title

Floor Layouts - Existing & Proposed

Revision	A	Date	September 2026
		Scale	1/50 @ A1
Drawing No.	R4780-32	Drawn	AB
		Checked	JK

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

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