Drawing Key

Door Opening Location

Existing Foul Drainage Run

Radiator Location

Proposed Foul Drainage Run

Property Boundary Line

Window Opening Location

Existing Surface Water Drainage and Cistern

Wheelchair Turning Circle

Proposed Surface Water Drainage

Party Wall Location

New Cavity Wall Location

Existing Wall Location

New Stud Wall Location

The proposal involves the construction of a single storey extension to the rear of the property. The proposed extension height is 3349mm at its maximum, and the distance which it extends into the rear garden is 5700mm.

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.

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 accessable extension, in compliance with Approved Document M. Spatial requirements of Approved Document M(3) for wheelchair accessible rooms have been adhered to as a minimum.

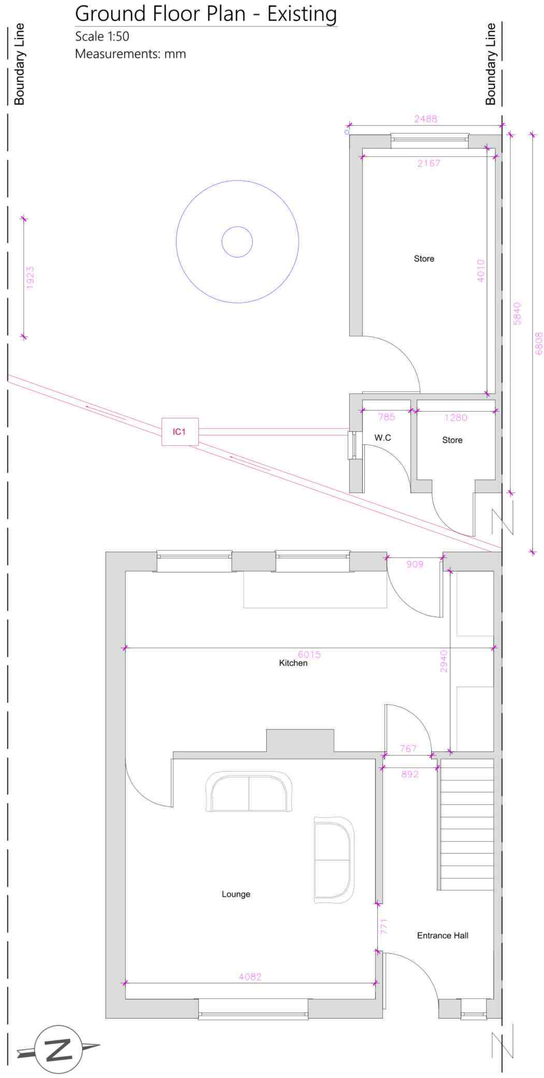
All proposed internal and external door widths to be a minimum of 850mm clear opening width.

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.

Proposal involves the removal and blocking up of the existing rear door opening in the Kitchen, as indicated. A new Kitchen rear exit door, and new internal door to access the proposed bedroom to be installed as indicated in the drawing. The proposed internal door between the existing Kitchen and proposed bedroom will have level floor access, which will also enable level access to the proposed wet room. A new window is proposed in the existing Kitchen, to allow more natural light into the space.

Ground Floor Plan - Existing

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 and Anglian Water requirements.

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.

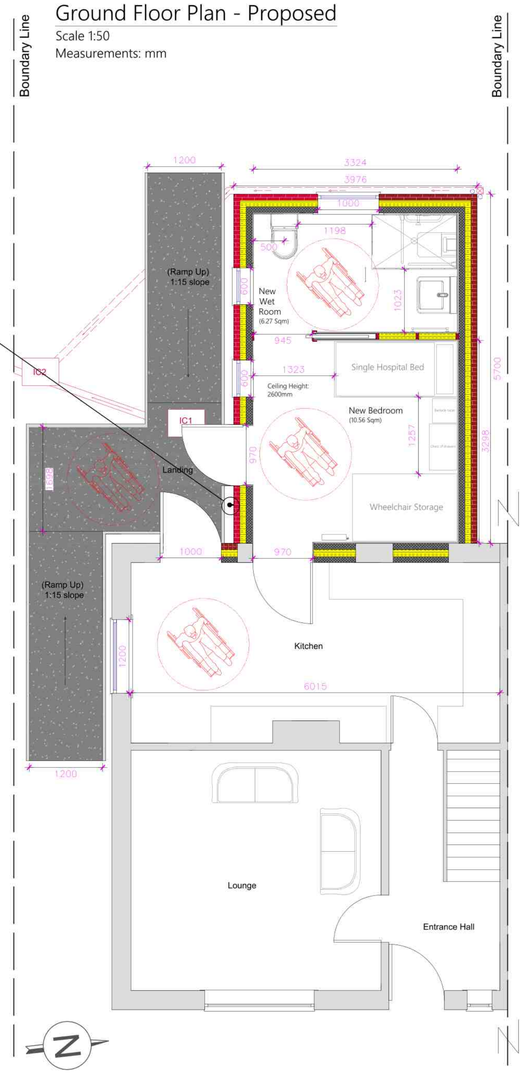
Wall Design - Engineering bricks will be used up to DPC/floor level and facing brickwork above this will be installed with best practices in mind. The bricks will be installed frog up and all mortar joints will be fully filled to avoid water penetration. Aircrete blocks will be used to the inner leaf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

Ground Floor Plan - Proposed

Scale 1:50
Measurements: mm



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. A 1500 x 1500mm turning point has been creating on the landing area as shown, in accordance with Approved Document M.

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

The proposal involves the installation of four new white uPVC windows to the proposed Bedroom and Bathroom and Kitchen, 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 accessible space within rooms.

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 2600mm, 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.

The proposed wet room will be designed as a wheelchair accessible room with the following features:

- Slip resistant floor covering
- Space for carers to assist with transfers
- Spatulate style handle to the WC flush
- WC pan height a minimum of 440mm
- Height adjustable WHB
- 1500mm x 1500mm turning space
- Level access shower with half-height enclosure
- Approach and transfer areas in accordance with Approved Document M Vol1 (3)

The proposed bedroom will be designed as a wheelchair accessible single bedroom, with the spatial requirements of Approved Document M Vol 1 (3) being adhered to.

Copyright of this drawing belongs to Focus Consultants 2010 LLP and its subsidiary and associated companies and no part thereof may be reproduced or utilised in any way whatsoever without the prior written consent of Focus Consultants 2010 LLP.

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.

Focus Consultants 2010 LLP
Focus House, Millennium Way West,
Phoenix Business Park,
Nottingham NG8 6AS
Telephone 0115 976 5050
Facsimilie 0115 979 5151
Website www.focus-consultants.com
Email enquiries@focus-consultants.com

Project

49 Queens Road, PE11 2JJ - Single Storey Rear Extension

Client

South Holland District Council

Drawing Title

Floor Layouts - Existing & Proposed

Revision	A	***Date***	November 2026
		Scale	1/50 @ A1
Drawing No.	R4780-40	***Drawn***	AB
		Checked	JK

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

© copyright

Scale 1:50

2m 0m 2m 4m 6m