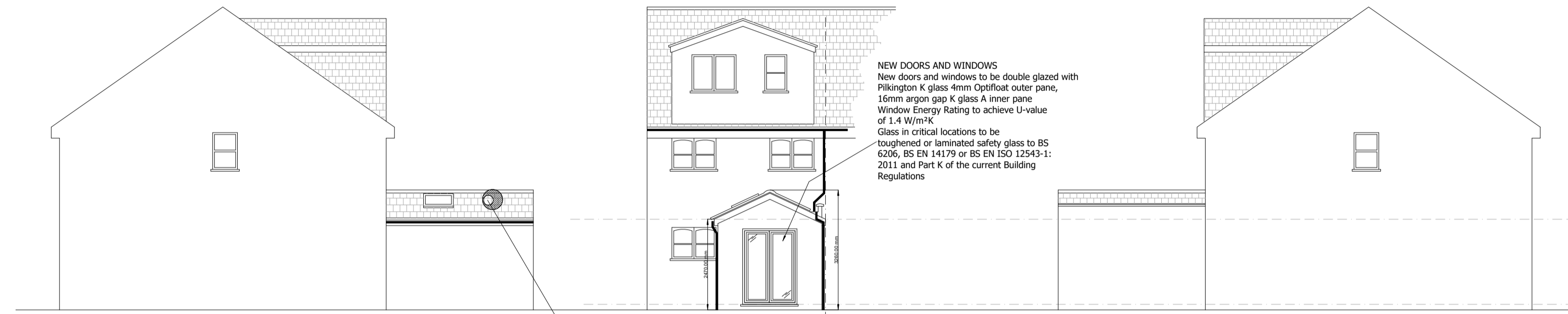




Existing Side Elevation
1:100

Existing Rear Elevation
1:100

Existing Side Elevation
1:100

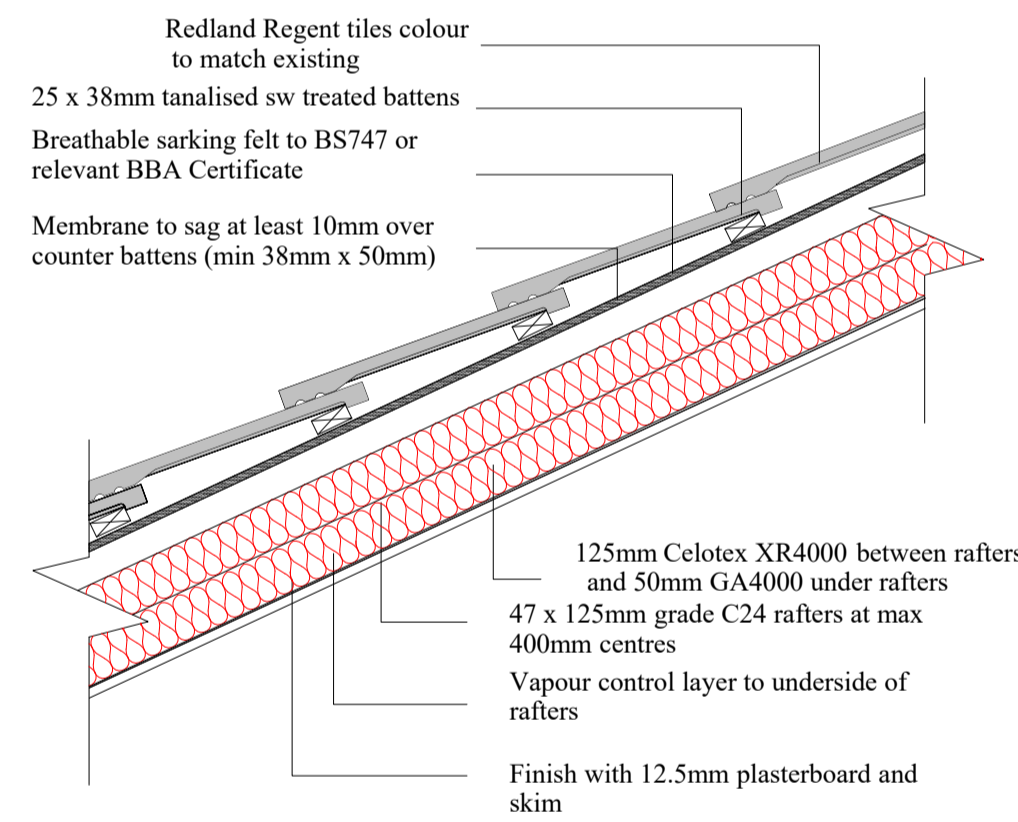


Proposed Side Elevation
1:100

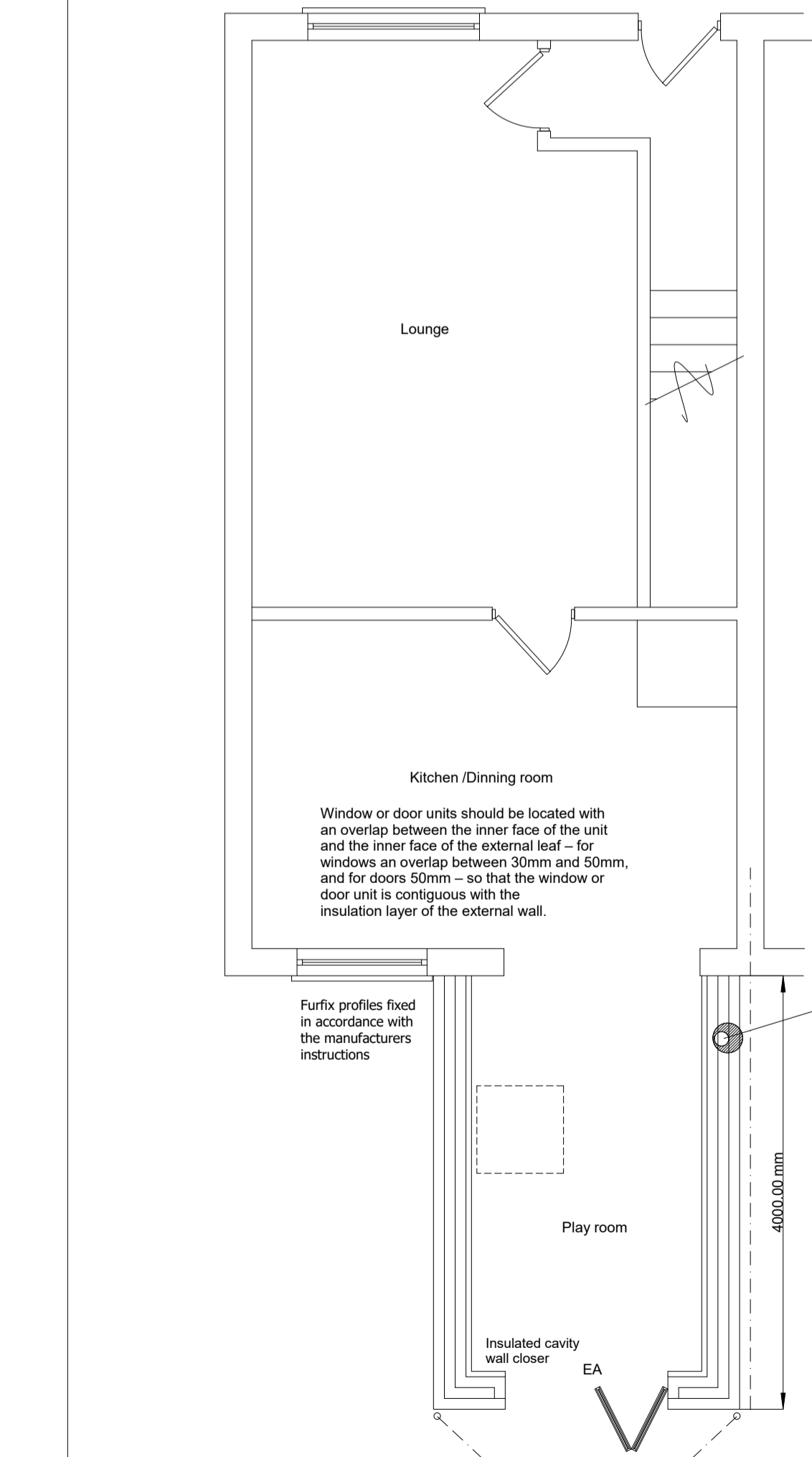
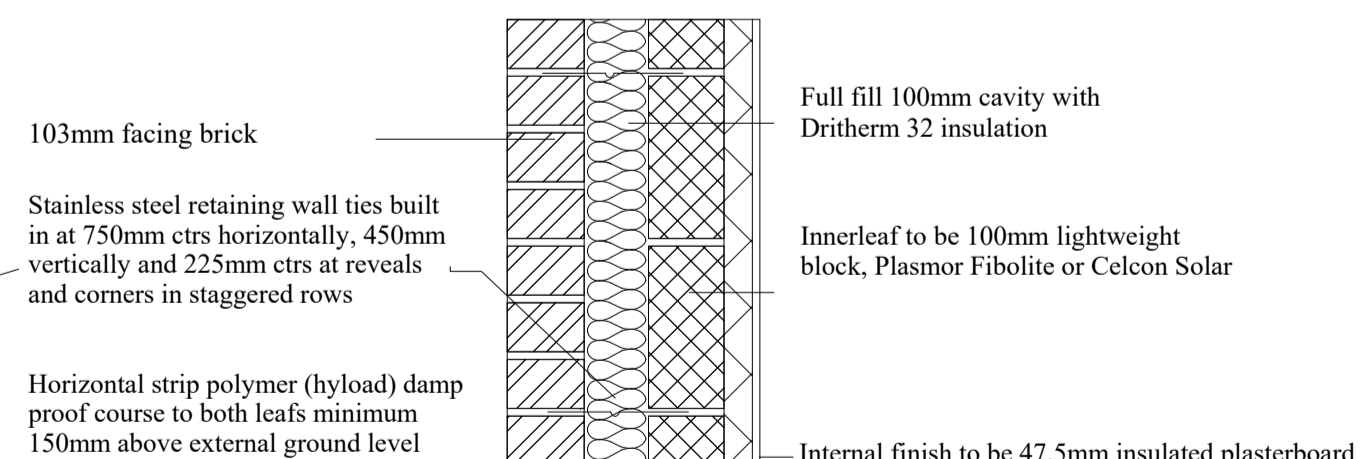
Proposed Rear Elevation
1:100

Proposed Side Elevation
1:100

WARM PITCHED ROOF



FULL FILL CAVITY WALL



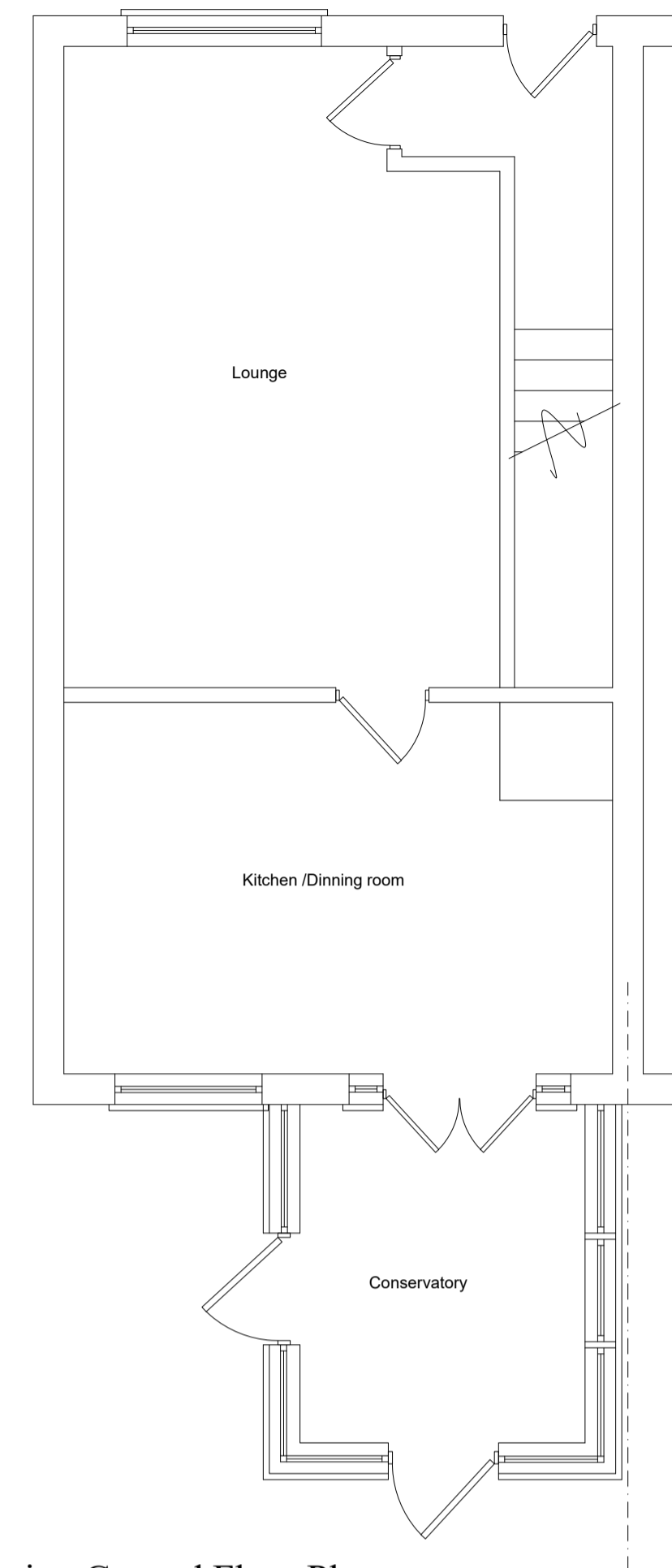
Proposed Ground Floor Plan
1:50

Window or door units should be located with an overlap between the inner face of the unit and the inner face of the external leaf - for windows an overlap between 30mm and 50mm, and for doors 50mm - so that the window or door unit is contiguous with the insulation layer of the external wall.

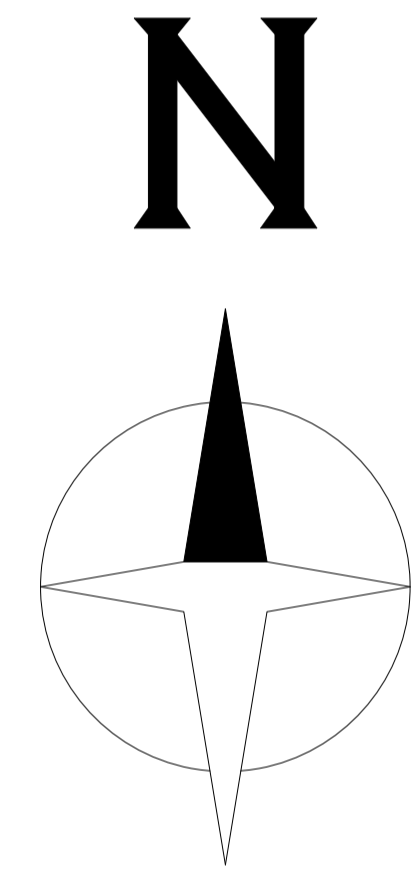
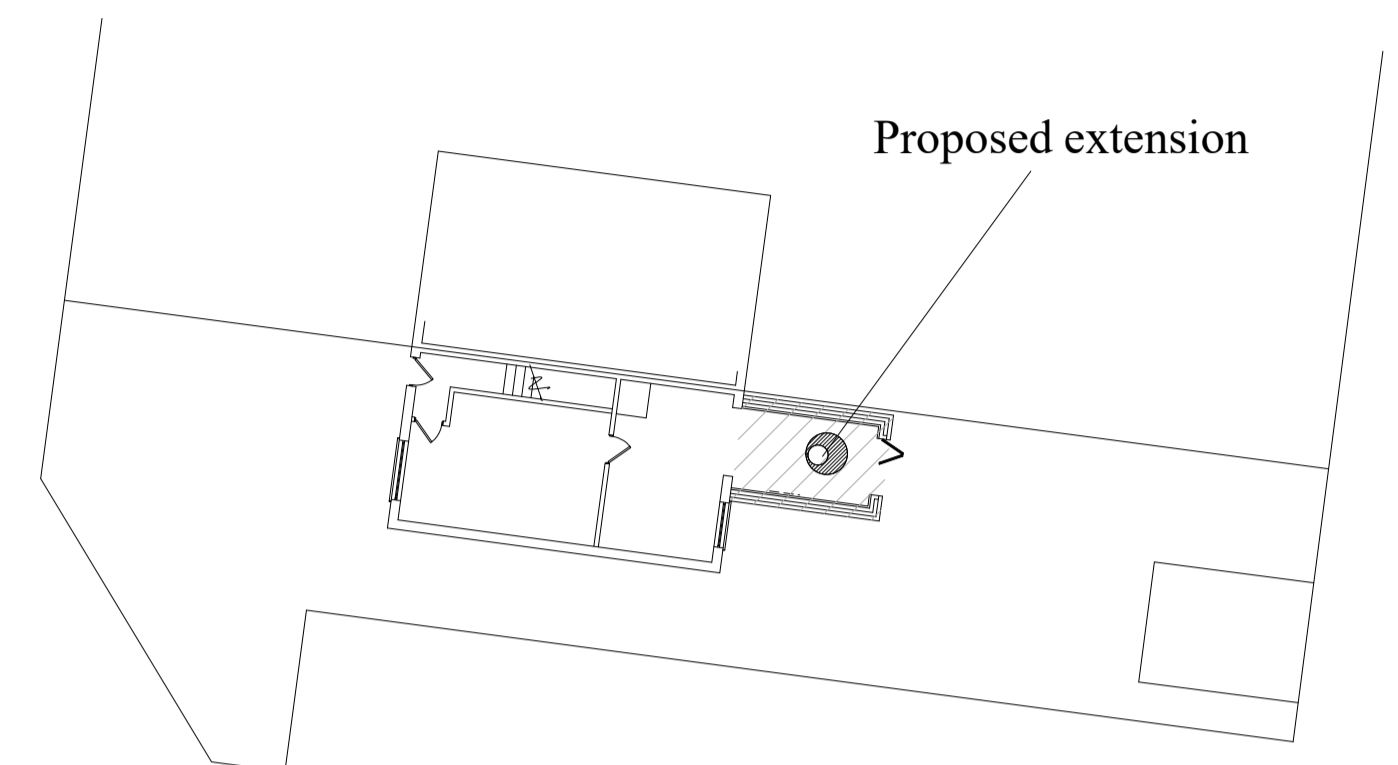
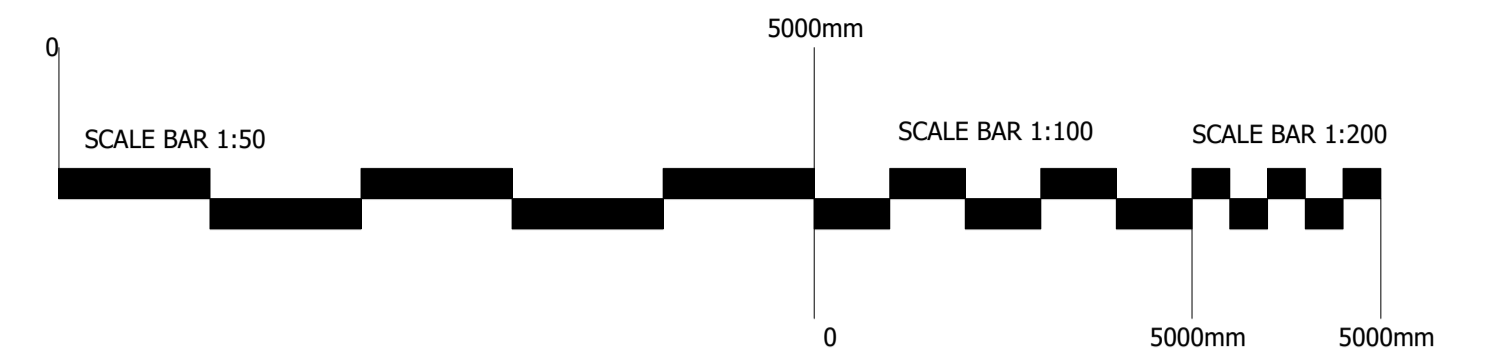
Furrif profiles fixed in accordance with the manufacturers instructions

RAINWATER DRAINAGE
New rainwater goods to be few 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes. Rainwater taken to new soakaway, situated a min distance of 5.0m away from any building, via 110mm dia UPVC pipes surrounded in 150mm granular fill. Soakaway to be Stormcell hollow box construction with a min of 3.0 cubic metre capacity (or to depth to Local Authorities approval)

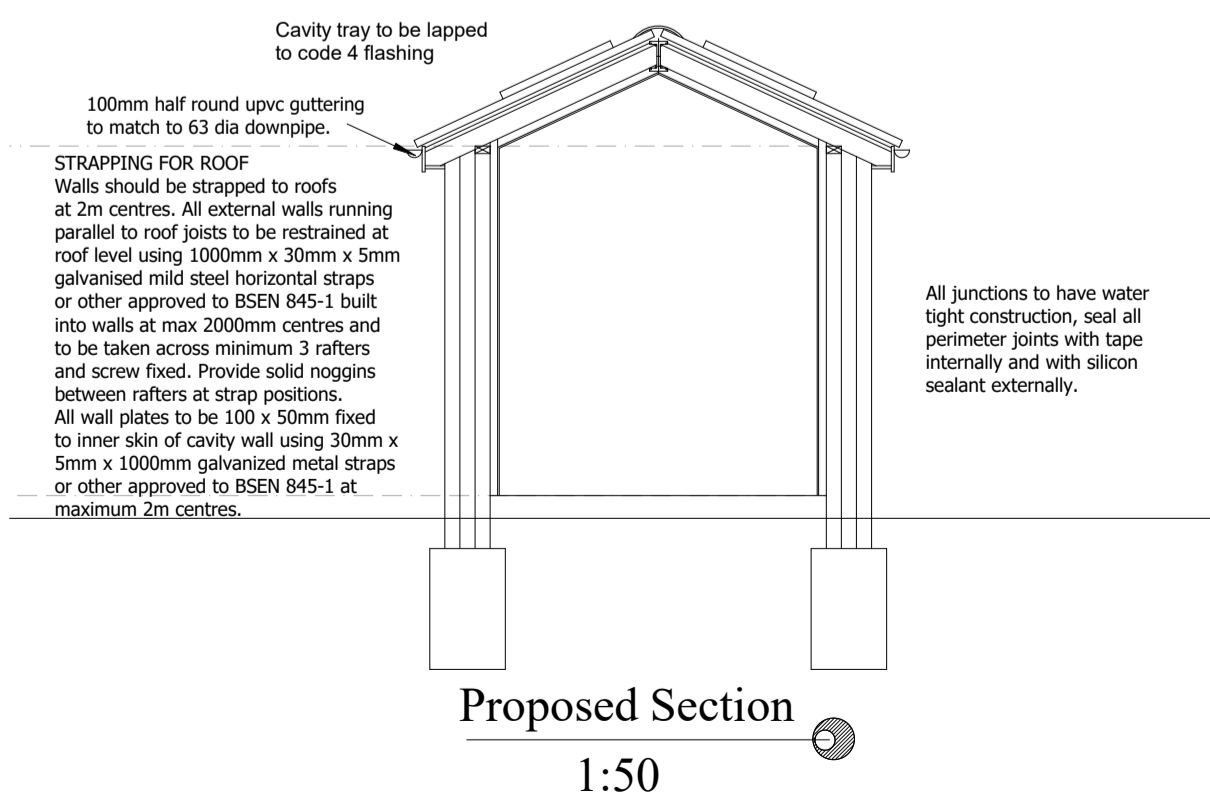
NEW DOORS AND WINDOWS
New doors and windows to be double glazed with Pilkington K glass 4mm Optifloat outer pane, 16mm argon gap K glass A inner pane Window Energy Rating to achieve U-value of 1.4 W/m²K
Glass in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1: 2011 and Part K of the current Building Regulations



Existing Ground Floor Plan
1:50



BLOCK PLAN
SCALE 1/200



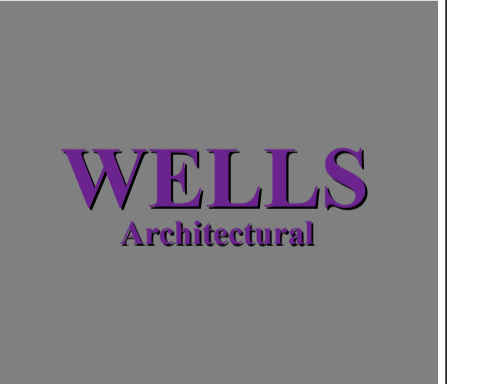
Proposed Section
1:50

NOTE
While all due care and attention has been taken in the preparation of this drawing it is advised that all dimensions are Verified on Site by the Contractor prior to commencement of Work.

This design is subject to approval by Building Control, any works commenced prior to consent being obtained is at the owners risk

Materials to match existing

©2008 Wells Architectural



Walnut Tree Cottage
6 Craffon, Leighton Buzzard
LU7 0QG
m:07795 217365 t:01296 662220
e:peter@wellsarchitectural.co.uk
w:www.wellsarchitectural.co.uk

Client	Mr & Mrs Middleton		
Project	94 Manor Way Croxley WD3 3LY		
Drawing Title	Single storey rear extension		
Date	08/02/23	Scale	1:50 & 1:100 @ A1
Drawn By	PJW	Checked By	SW
Project No.	C-23-06	Drawing No.	Rev.
			C-23-06-1