

4 EASTHOLM, LETCHWORTH

PROPOSED REAR TWO STOREY EXTENSION, WINDOW REPLACEMENT AND GARAGE RELOCATION

DWG: EXIST BLOCK PLAN

SCALE: 1 TO 500

DRAWING Nr. 01



4 EASTHOLM, LETCHWORTH

PROPOSED REAR TWO STOREY EXTENSION, WINDOW REPLACEMENT AND GARAGE RELOCATION

DWG: PROPOSED BLOCK PLAN

SCALE: 1 TO 500

DRAWING Nr. 02



4 EASTHOLM, LETCHWORTH

PROPOSED REAR TWO STOREY EXTENSION, WINDOW REPLACEMENT AND GARAGE RELOCATION

DWG: EXIST SIDE ELEVATION

SCALE: 1 TO 50

Roof Tiling.

Plain Clay Tiles;(all to match Existing ~~Rear Elevation.~~

Rainwater Goods.

Shall be Black uPVC all to match existing.

New or Replacement Windows and Doors

To be Double glazed Timber or uPVC;

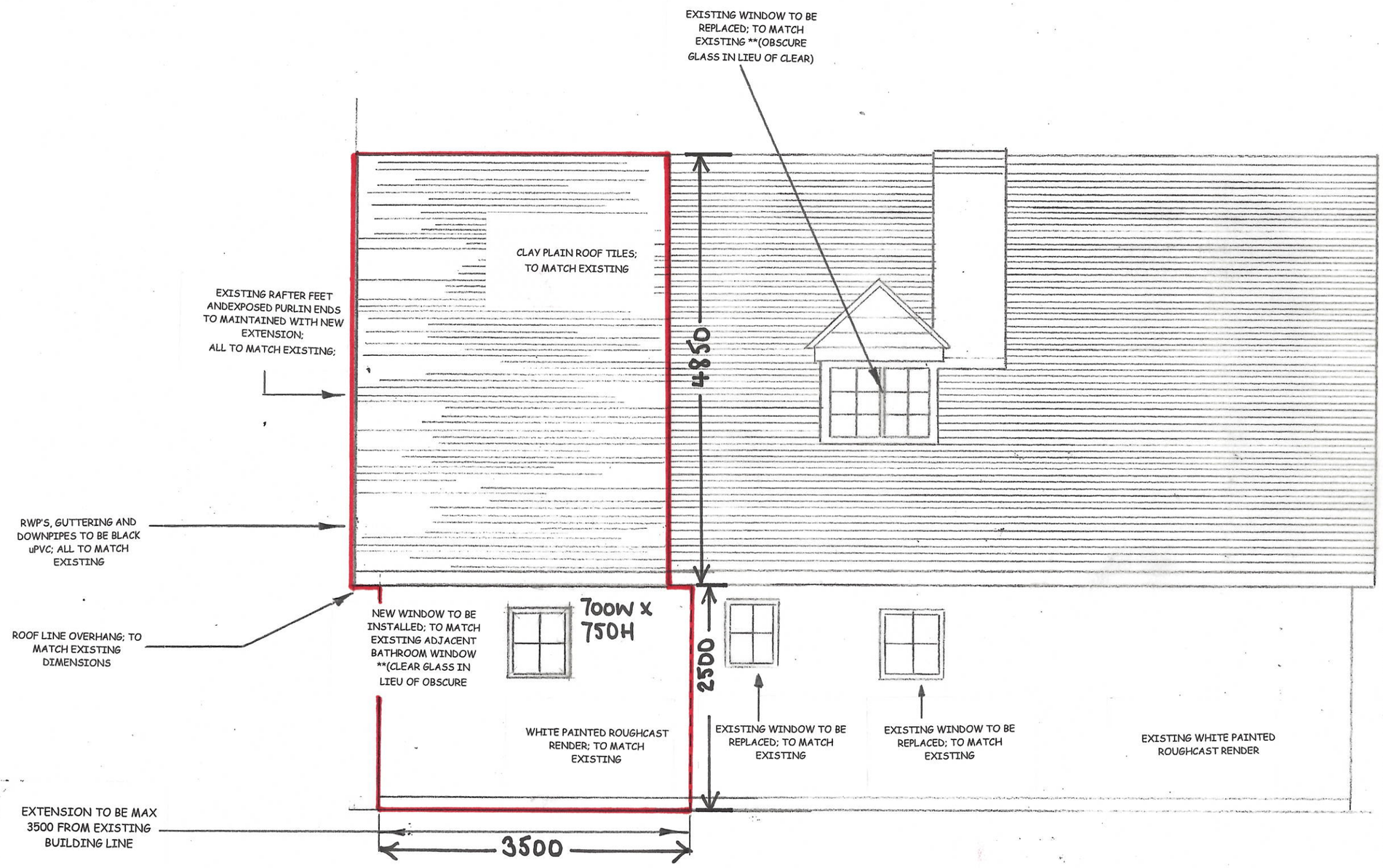
Flush casements; Raised Glazing bars; all styling, colour, proportion is to match existing windwows.~~or elevation.~~

External Walls: Rear Elevation.

Finish to be White Painted Brickwork (Monk Bond); (all to match Existing Rear Elevation)

External Walls: Side Elevation.

Finish to be White Painted Roughcast Rendered Finish; (all to match Existing Side Elevation).



DRAWING Nr. 03

Roof Timbers.

Eposed rafter feet detailing to be employed to match existing building side elevation.

Soffits, fascias, bargeboards and the like to be black painted timber; all to match existing.

4 EASTHOLM, LETCHWORTH

PROPOSED REAR TWO STOREY EXTENSION, WINDOW REPLACEMENT AND GARAGE RELOCATION

DWG: PROPOSED SIDE ELEVATION

SCALE: 1 TO 50

New or Replacement Windows and Doors

To be Double glazed Timber or uPVC;

Flush casements; Raised Glazing bars; all styling, colour, proportion is to match existing windows~~or elevation~~.

External Walls: Rear Elevation.

Finish to be White Painted Brickwork (Monk Bond); (all to match Existing Rear Elevation)

External Walls: Side Elevation.

Finish to be White Painted Roughcast Rendered Finish; (all to match Existing Side Elevation).

Roof Tiling.

Plain Clay Tiles;(all to match Existing ~~Rear Elevation.~~

Rainwater Goods.

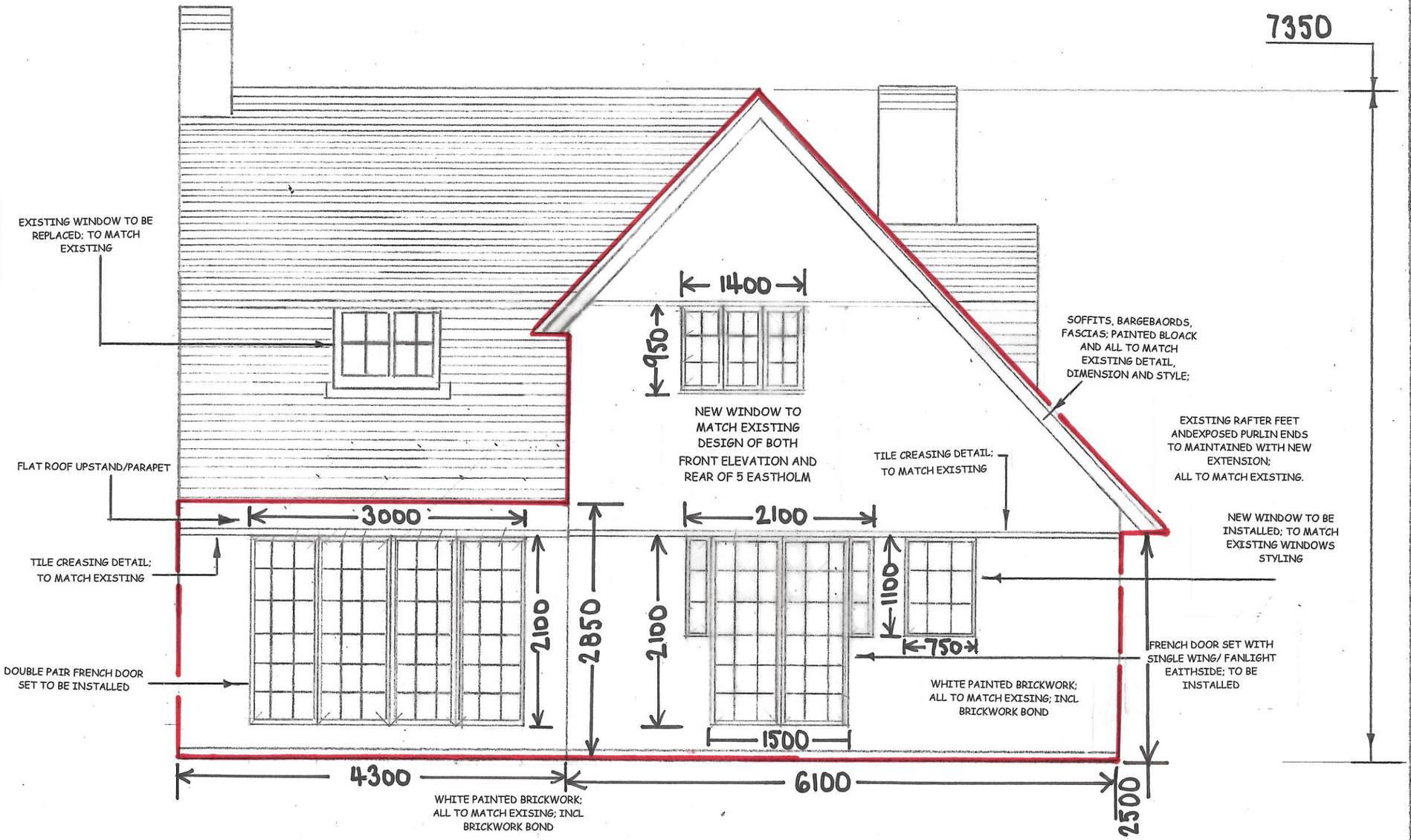
Shall be Black uPVC all to match existing.

DRAWING Nr. 04

Roof Timbers.

Exposed Purlin End detail to be employed to rear of double storey extension; to match existing building rear elevation.

Soffits, fascias, bargeboards and the like to be black painted timber; all to match existing.

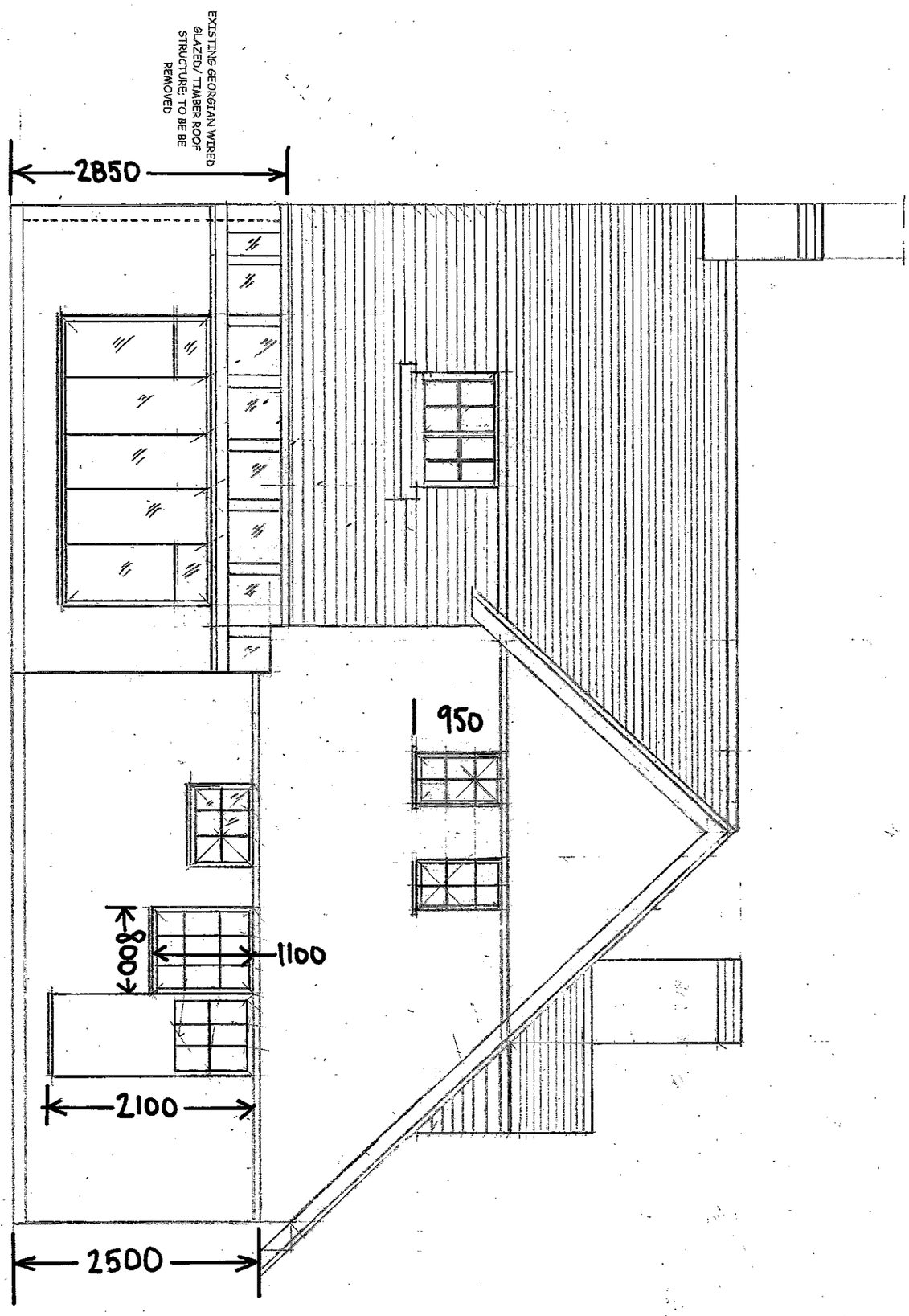


4 EASTHOLM, LETCHWORTH

PROPOSED REAR TWO STOREY EXTENSION, WINDOW REPLACEMENT AND GARAGE RELOCATION

DWG: PROPOSED REAR ELEVATION

SCALE: 1 TO 50



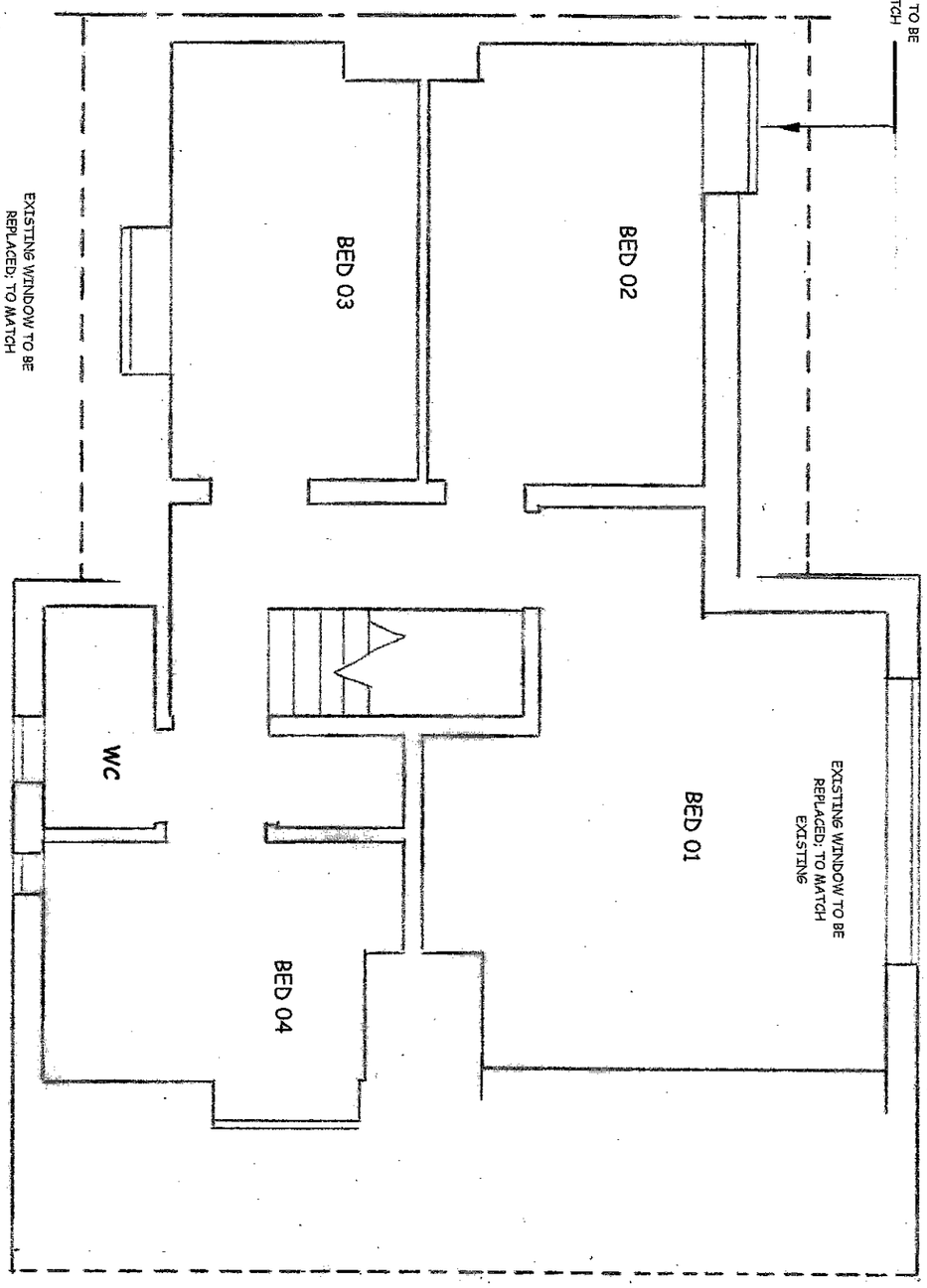
4 EASTHOLM, LETCHWORTH

PROPOSED REAR TWO STOREY EXTENSION, WINDOW REPLACEMENT AND GARAGE RELOCATION

DWG: EXIST REAR ELEVATION

SCALE: 1 TO 50

DRAWING Nr. 05



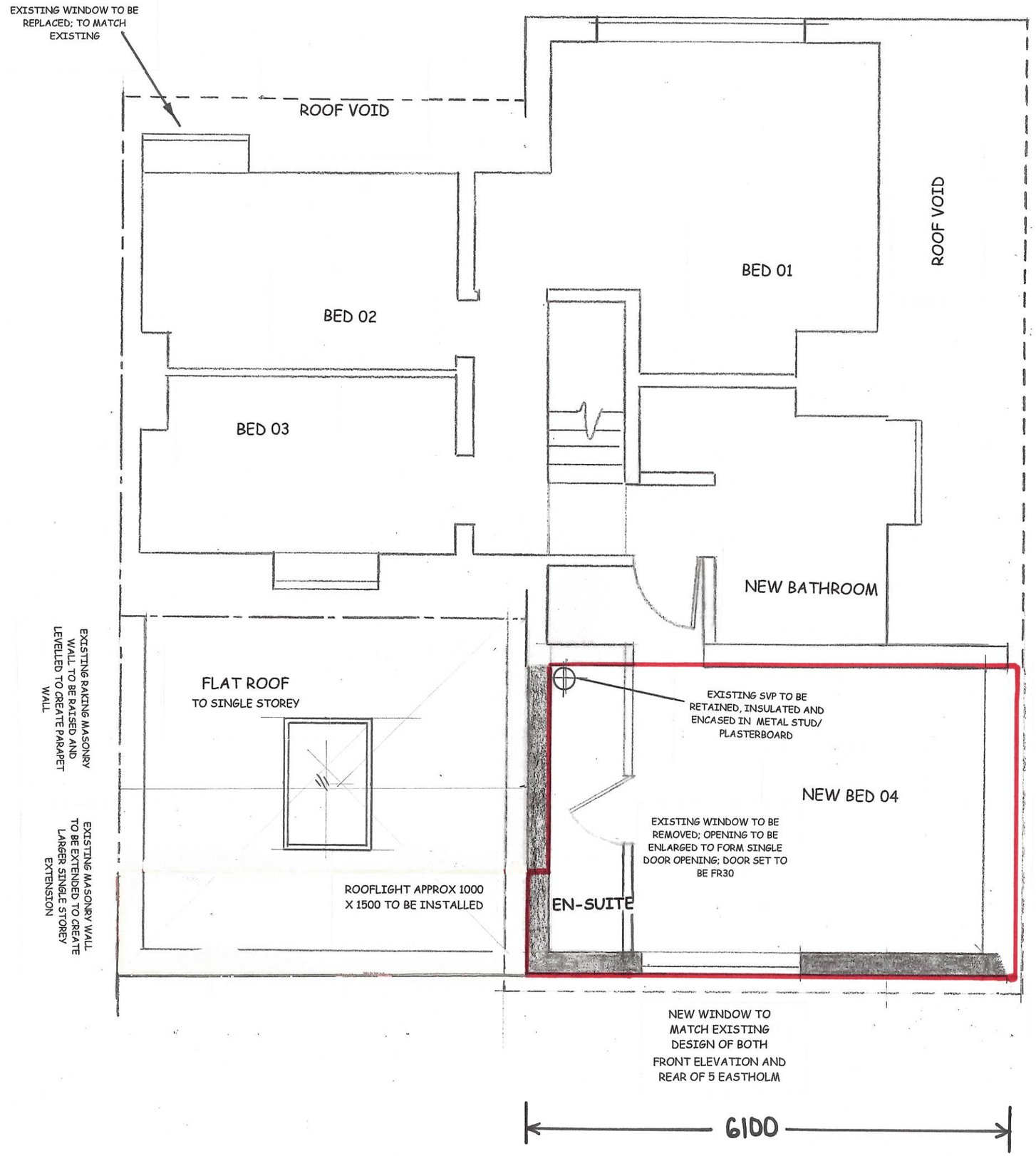
4 EASTHOLM, LETCHWORTH

PROPOSED REAR TWO STOREY EXTENSION, WINDOW REPLACEMENT AND GARAGE RELOCATION

DWG: EXIST FIRST FLR PLAN

SCALE: 1 TO 50

DRAWING Nr. 06



Roof Timbers.

Exposed Purlin End detail to be employed to rear of double storey extension; to match existing building rear elevation.

Soffits, fascias, bargeboards and the like to be black painted timber; all to match existing.

DRAWING Nr. 07

4 EASTHOLM, LETCHWORTH

PROPOSED REAR TWO STOREY EXTENSION, WINDOW REPLACEMENT AND GARAGE RELOCATION

DWG: PROPOSED FIRST FLR PLAN

SCALE: 1 TO 50

DRAWING Nr.08

EXISTING WINDOW TO BE REPLACED; TO MATCH EXISTING

EXISTING WINDOW TO BE REPLACED; TO MATCH EXISTING

LIVING ROOM 01

LIVING ROOM 02

2500

EXISTING BOUNDARY LINE 3 EASTHOLM

EXISTING KICHEN

BATHROOM

EXISTING FENCING AND GATESTO BE REPLACED; AND EXTENDED TO SUIT NEW GARAGE POSITION

SUN ROOM

EXISTING WINDOWS (2NR) AND DOORSET (1NR) TO BE REMOVED; MASONRY OPENING TO BE CREATED TO FORM BLANK OPENING

2500

3000

EXISTING GEORGIAN WIRED GLAZED/ TIMBER ROOF STRUCTURE; TO BE BE REMOVED

EXISTING GARAGE

GAS METER TO BE RELOCATED

TO BE DISMANTLED AND REMOVED

ASBESTOS ROOF SHEETING TO BE REMOVED OFF SITE BY SPECIALIST APPROVED CONTRACTOR

EXISTING BOUNDARY LINE 5 EASTHOLM

4 EASTHOLM, LETCHWORTH

PROPOSED REAR TWO STOREY EXTENSION, WINDOW REPLACEMENT AND GARAGE RELOCATION

DWG: EXIST GROUND FLR PLAN

SCALE: 1 TO 50

DRAWING Nr.09

EXISTING BOUNDARY LINE
3 EASTHOLM

EXISTING WINDOW TO BE REMOVED; OPENING TO BE INFILLED/ CLOSED UP

EXISTING RAKING MASONRY WALL TO BE RAISED AND LEVELLED TO CREATE PARAPET WALL

EXISTING SVP TO BE RETAINED, INSULATED AND ENCASED IN METAL STUD/ PLASTERBOARD

KITCHEN AREA

EXTENSION TO BE MAX 3500 FROM EXISTING BUILDING LINE

3500

EXISTING MASONRY WALL TO BE EXTENDED TO CREATE LARGER SINGLE STOREY EXTENSION

ROOFLIGHT APPROX 1000 X 1500 TO BE INSTALLED

1300

GAS METER RELOCATION POSITION

2500

EXISTING FENCING AND GATESTO ~~BE~~ REPLACED; AND EXTENDED TO SUIT NEW GARAGE POSITION

FRENCH DOOR SET WITH SINGLE WING/ FANLIGHT BOTH SIDES; TO BE INSTALLED

2200

EXISTING BOUNDARY LINE
5 EASTHOLM

DOUBLE PAIR FRENCH DOOR SET TO BE INSTALLED

10400

4 EASTHOLM, LETCHWORTH

PROPOSED REAR TWO STOREY EXTENSION, WINDOW REPLACEMENT AND GARAGE RELOCATION

DWG:PROPOSED GROUND FLR PLAN

SCALE: 1 TO 50

EXISTING BOUNDARY
LINE : 3 EASTHOLM

GAS METER
tO BE RELOCATED

EXISTING FENCING AND
GATESTO BE REPLACED; AND
EXTENDED TO SUIT NEW
GARAGE POSITION;

EXISTING BOUNDARY
LINE : 5 EASTHOLM

5100

3000

6000

11400

EXISTING
GARAGE

EXISTING
TIMBER SHED
TO BE DISMANTLED AND
REMOVED

4 EASTHOLM, LETCHWORTH

PROPOSED REAR TWO STOREY
EXTENSION, WINDOW REPLACEMENT
AND GARAGE RELOCATION

DWG: EXISTING AND PROPOSED
EXTERNAL/ DRAINAGE LAYOUTS
BLOCK PLAN
SCALE: 1 TO ~~500~~ 100

EXISTING BOUNDARY
LINE : 5 EASTHOLM

EXISTING BOUNDARY
LINE : 3 EASTHOLM.

EXTENSION TO BE MAX
3500 FROM EXISTING
BUILDING LINE

2500

5900

3500

2400

EXISTING PAVINGS REUSED
AND RELAID TO SUIT NEW
EXTENSION

NEW TIMBER FENCING
BETWEEN 4 AND 3 EASTHOLM
WHERE GARAGE REMOVED

5400

11400

3000

6000

RELOCATED
NEW GARAGE

EXISTING DRAIN

NEW DRAIN (min 100)

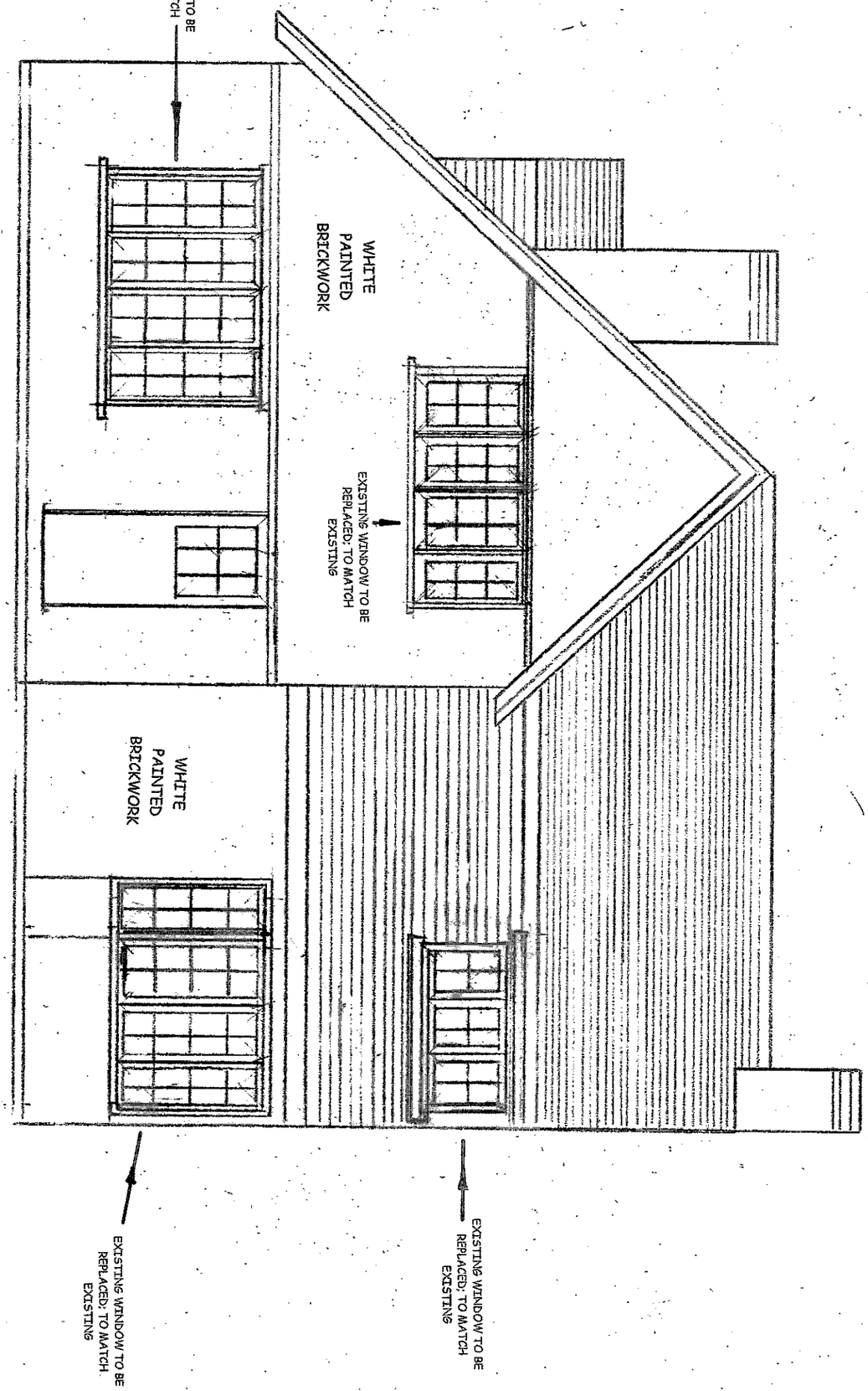
EXISTING MANHOLE

NEW MANHOLE

ANGLIAN WATER
XTG FOUL SEWER

GAS METER POS'N

DRAWING Nr. 10



4 EASTHOLM, LETCHWORTH

PROPOSED REAR TWO STOREY EXTENSION, WINDOW REPLACEMENT AND GARAGE RELOCATION

DWG: EXIST FRONT ELEVATION

SCALE: 1 TO 50

DRAWING Nr.11