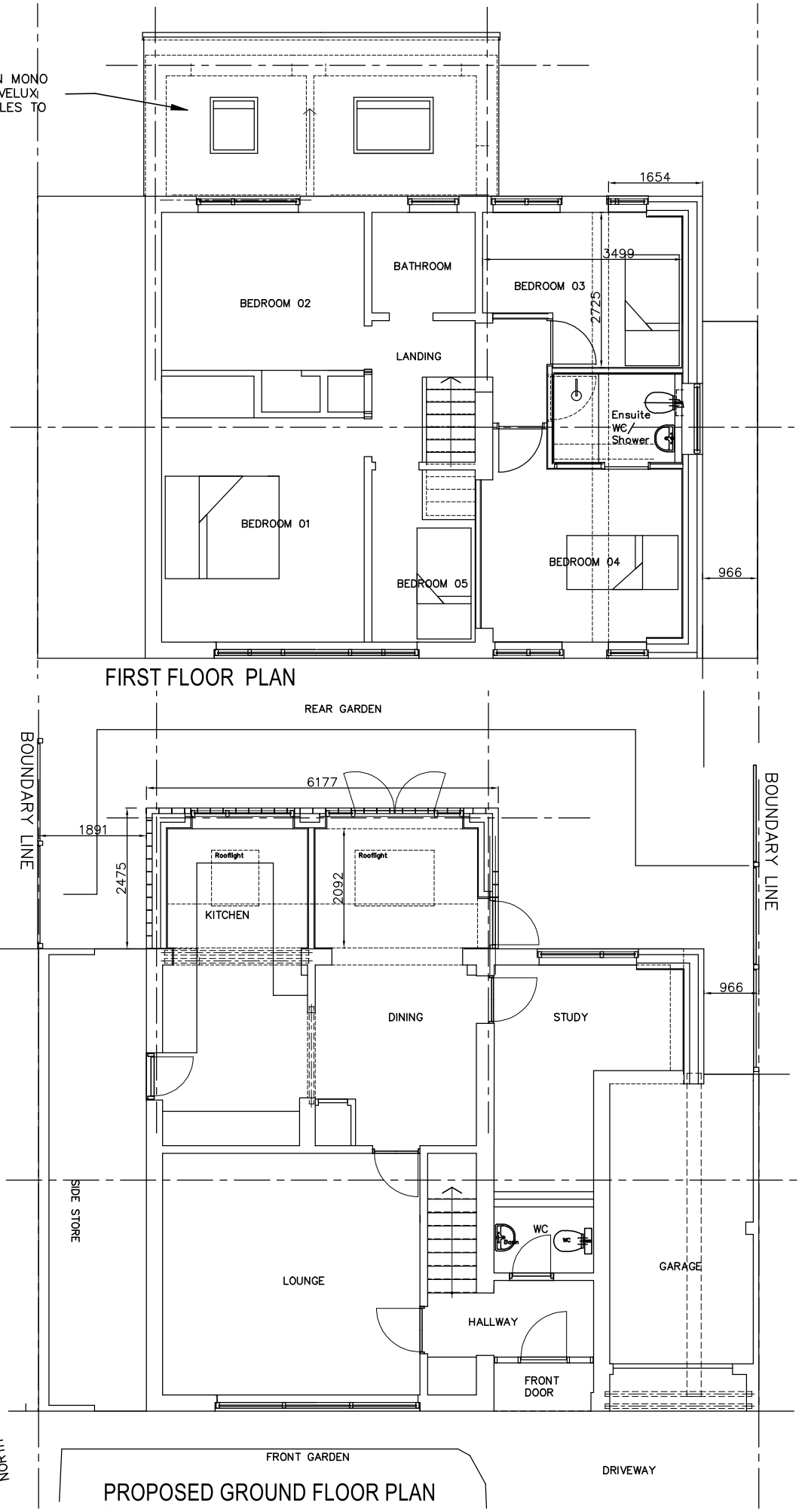
© COPYRIGHT - ALL DOCUMENTS AND DRAWINGS PREPARED BY IAN WATERS DESIGN LTD. REMAIN THE PROPERTY OF THE CREATOR AND MAY NOT BE REPRODUCED WITHOUT CONSENT.

DRAWING NOTES :

DIMENSIONS : ARE TO BE VERIFIED ON SITE, CRITICAL DIMENSIONS TO BE CHECKED PROIR TO ANY WORKS.

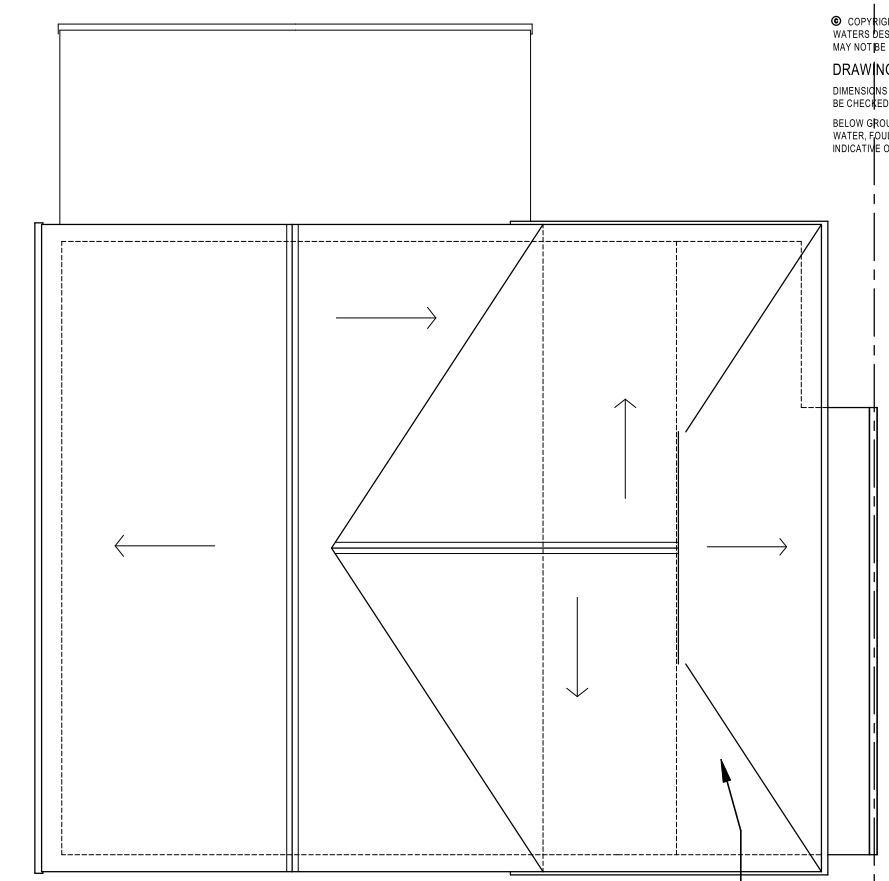
BELOW GROUND SERVICES : GAS/ELECTRIC UTILITY ROUTES, SURFACE WATER, FOUL DRAINAGE ROUTES AND MANHOLE LOCATIONS AS DRAWN ARE INDICATIVE ONLY, ALL TO BE CHECKED / CONFIRMED ON SITE.

NEW REAR EXTENSION MONO PITCHED ROOF, 2No VELUX ROOFLIGHTS. ROOF TILES TO MATCH



FIRST FLOOR PLAN

PROPOSED GROUND FLOOR PLAN
Scale 1;100

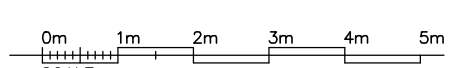


ROOF PLAN

NEW SIDE EXTENSION EXTENDED PITCHED ROOF TO MATCH, DUTCH GABLE STYLE, ROOF TILES TO MATCH

NEW EXTENSION MATERIALS
Walls–Brick/Block cavity masonary, Facing Brickwork to match existing.
Roof–plain roof tiles to match existing. Re laid flat roof.
Windows/Door–UPVC frames, to match existing.

Areas
Existing GIFA =112m2
New Rear Extension Floor Area =11.3m2
New Side Extension Floor Area =11.8m2
Total increase in GIFA =23.1m2



IAN WATERS - Architecture
St Ives, Cambridgeshire. 01480 464777 ian.waters77@btinternet.com

AS PROPOSED – PLANS

NEW EXTENSION
22 SHAKESPEARE RD,
ST IVES, CAMBRIDGESHIRE PE27 6TR

FOR Mr & Mrs JARVIS

Date	AUGUST 2024
Scale	1:100(A3)
Status	..
Drawing No	0291/050