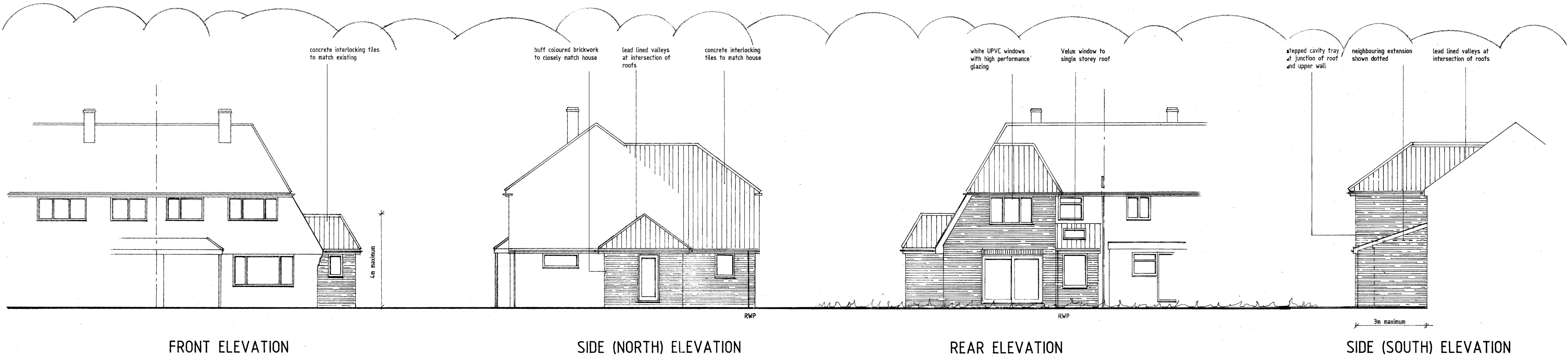


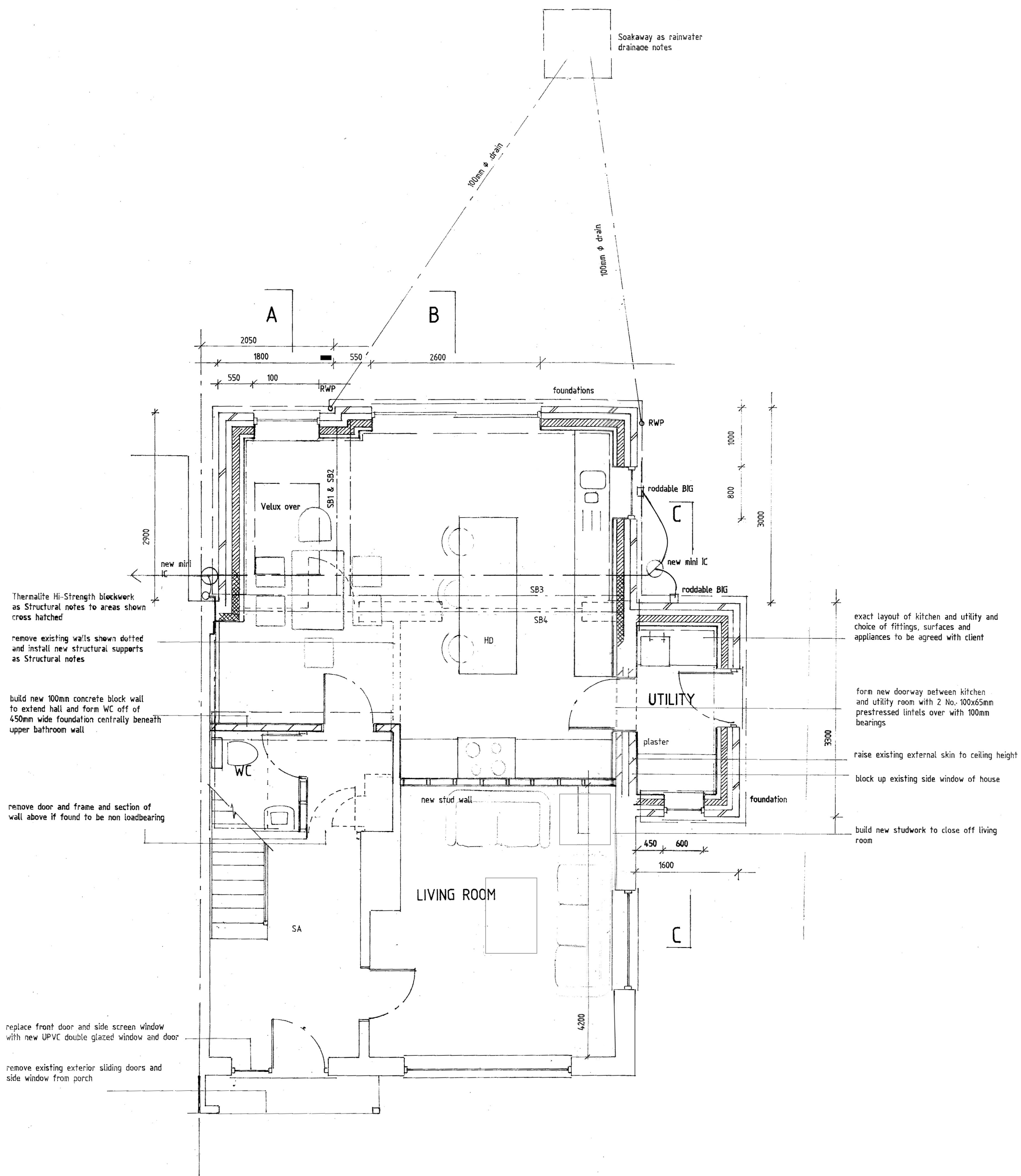


FRONT ELEVATION

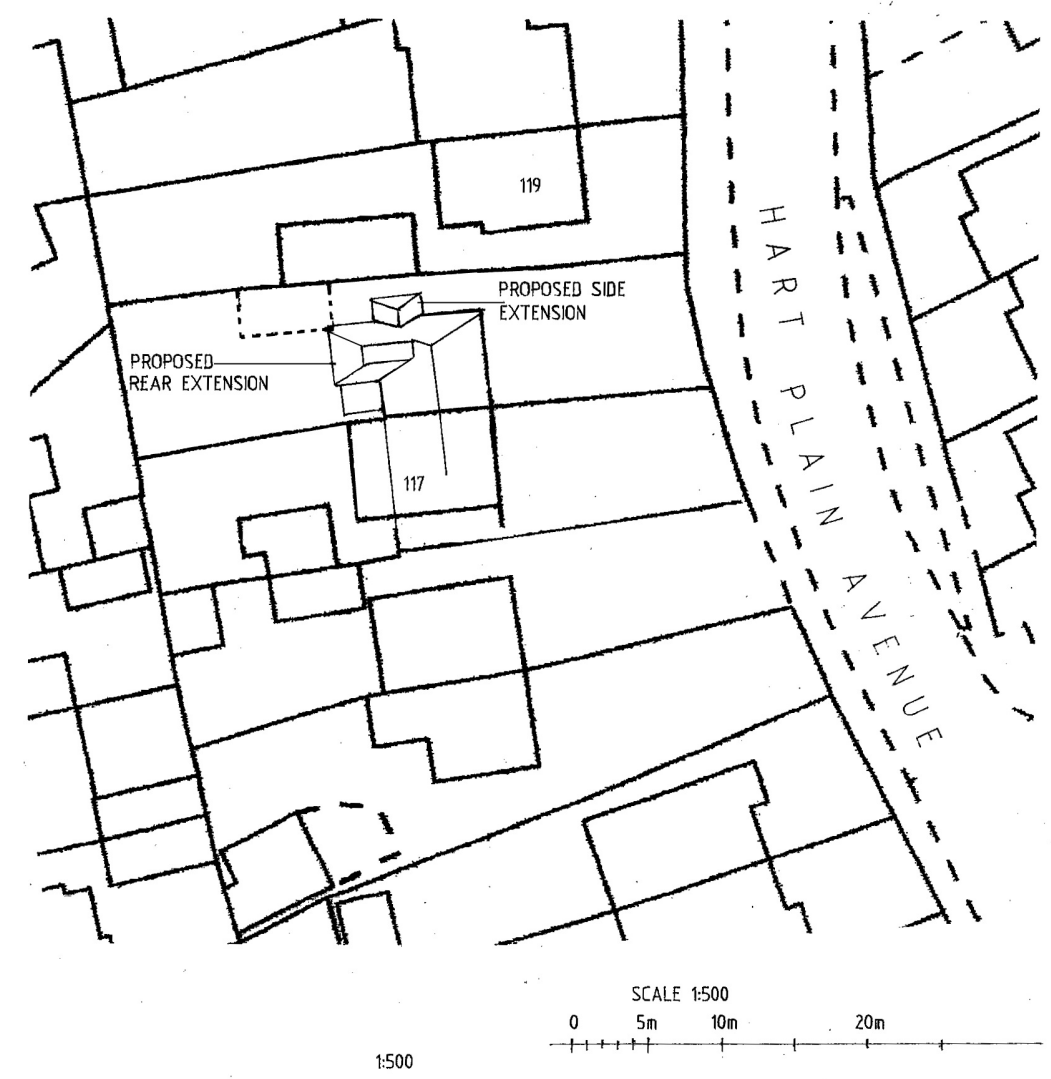
SIDE (NORTH) ELEVATION

REAR ELEVATION

SIDE (SOUTH) ELEVATION



GROUND FLOOR



SITE PLANS

Preparation

The client is to take responsibility for liaison with the neighbour for access or any work within 3m of the boundary in relation to the Party Wall Act 1996 and obtain agreement in writing prior to the commencement of work. This may require the additional services of a separate Party Wall surveyor.

The builder is to liaise with the client and to agree the sequence and phasing of the work to minimise disruption to the client's home. Ensure the client's home is left in a secure and weather proof condition at all reasonable times.

The builder is to allow for all lead-in times for delivery of materials and components and advise the client of any potential delay prior to the commencement of work.

To ensure the stability of the structure at all times, the work shown on these plans and drawings, should only be undertaken by persons with sufficient knowledge, resources and experience of this form of work.

General

New glazing to doors and windows below 800mm or within 300mm of doors to be safety glazing in accordance with Part K of the Building Regulations.

New windows and doors to kitchen to be powder coated aluminium by Smart Systems Ltd (Tel: 01934 876 100). Other windows and doors to the Utility room and first floor bedroom 2 to be white UPVC with double glazing.

All windows and doors glazed with Optifloat / 16mm argon filled gap / and Pilkington K Glass U value 1.5w/m²k. Windows and doors to be draught proofed and sealed at perimeter as necessary with expanding foam insulation.

New window to the extended bedroom 2 to provide means of escape having clear unobstructed opening equal to 0.33m² and having clear opening dimensions of minimum 450mm wide x 750mm high sited with bottom of opening a maximum 1100mm above floor level for means of escape.

Provide trickle vents of 8,000mm² to all rooms and opening windows equal to 1/20th floor area.

To the Kitchen provide an extract cooker hood rated at 30l/s and to the Utility room provide an extract fan rated at 30l/s. To extended bathroom and WC provide extract fans rated at 15l/s and 6l/s respectively. Provide air inlet to internal WC with 10mm gap at bottom of door and connect fan to light switch with 20 minute overrun facility. Insulate any ductwork passing through roof voids.

Extend the existing central heating system to the new areas. Radiators to be sized by competent heating engineer for room capacities and located in positions to be agreed. Provide thermostatic radiator valves to all new radiators. Hot water supply to bathroom basin to be limited to 48°C.

PROPOSED EXTENSIONS & ALTERATIONS

117A HART PLAIN AVENUE
WATERLOOVILLE
HAMPSHIRE
PO8 8PW

MRS SEALE

DRAWING: PROPOSED PLANS & ELEVATIONS

SCALE: 1:1250 1:500 1:100 1:50

DRG No. 1207/2 DATE: MARCH 2023



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Tel: 02392 525 100

This drawing is to be read in conjunction with any accompanying calculations, drawings, notes or specification. All dimensions on site supersede the drawing and to be checked and verified by contractor prior to ordering materials. Any discrepancies or changes to be referred to Space & Style Home Design.

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