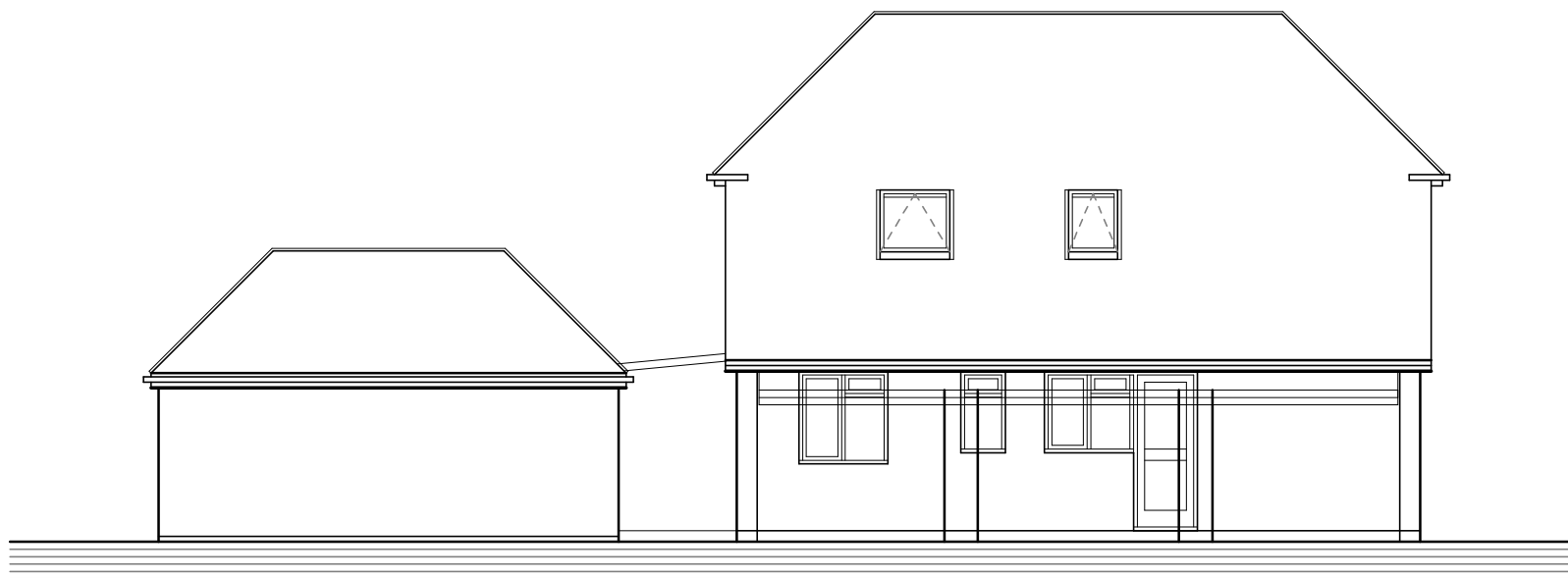


Existing Elevations:

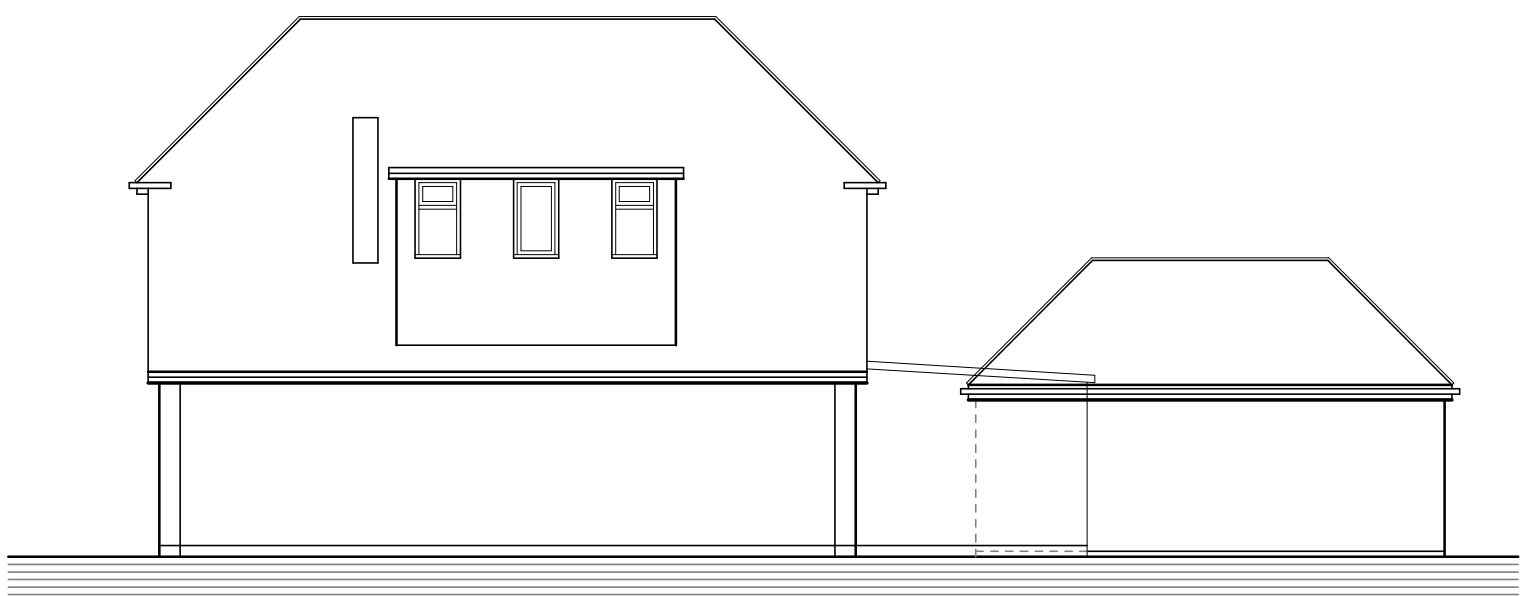
SE



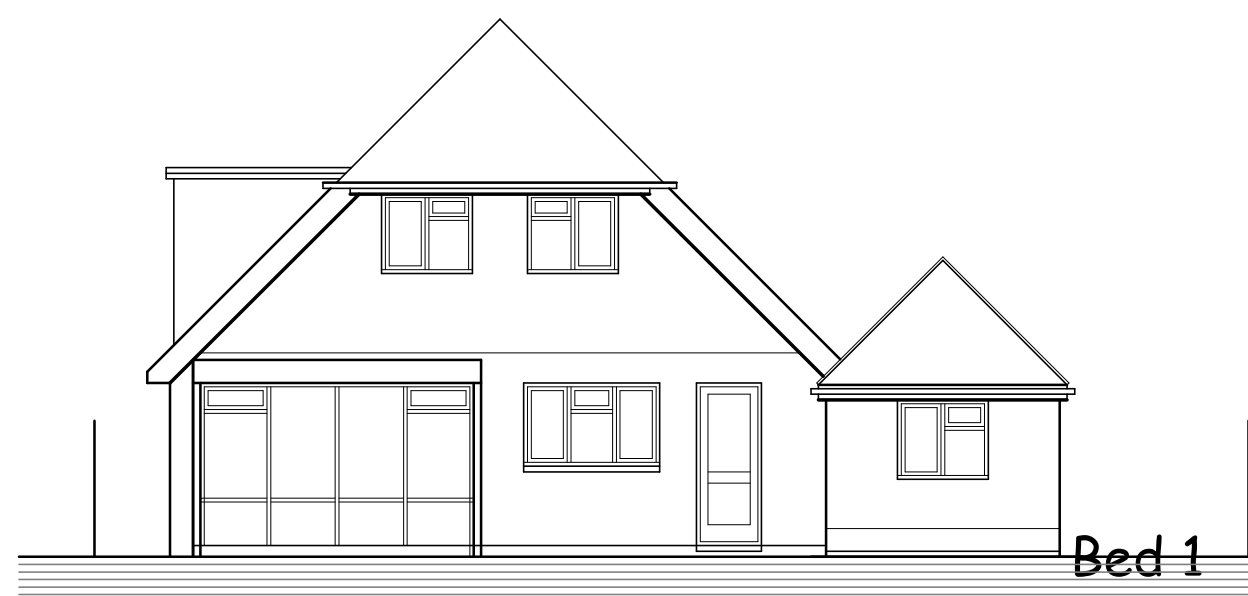
SW



NE



NW

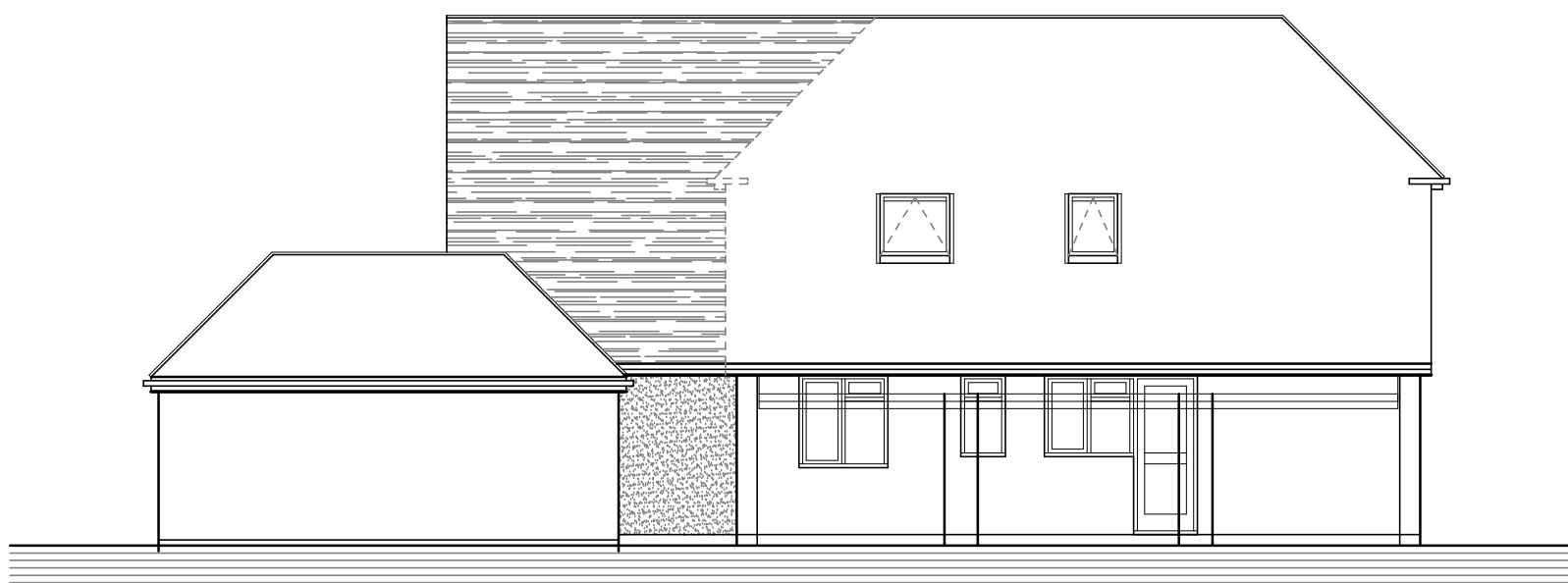


Proposed Elevations

SE



SW



External Finishes: - to match/blend with existing.
Walls: Rough Cast Render
Roof: Plain Concrete Tiles
Gables: Plain Concrete Tiles
Dormers: Plain Concrete Tiles
Windows: White uPVC
Bifolds: White Aluminium

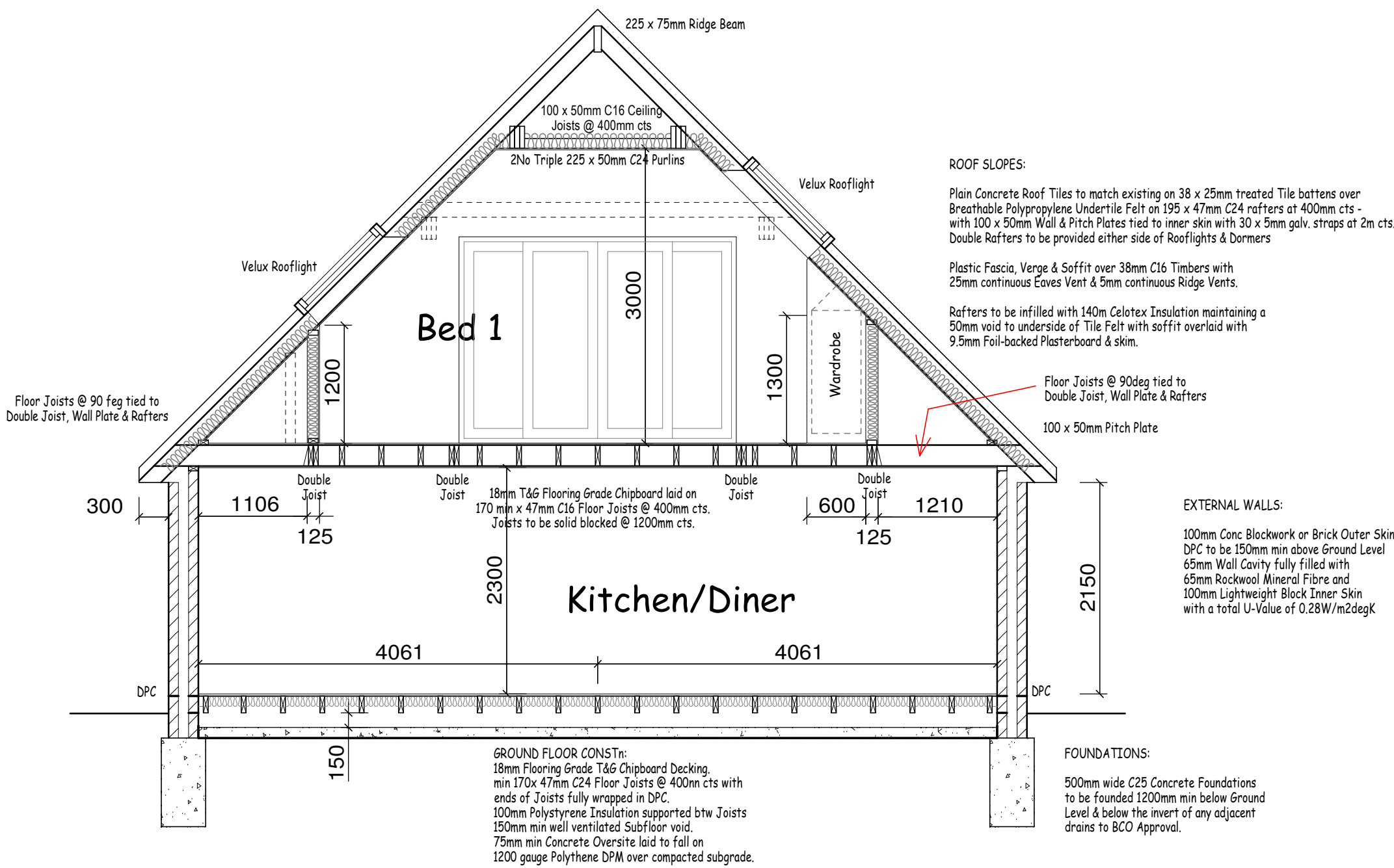
NE



NW



Proposed Section:



FOUNDATIONS:

500mm wide C25 Concrete Foundations to be founded 1200mm min below Ground Level & below the invert of any adjacent drains to BCO Approval.

As requested by Southern Water - No Foundations are permitted within 500mm of the external face of any public Sewer.

GROUND FL-OOR CONSTn:

18mm Flooring Grade T&G Chipboard Decking, min 170x 47mm C24 Floor Joists @ 400mm cts with ends of Joists fully wrapped in DPC.
Joists to be solid blocked @ 1200mm cts
100mm Polystyrene Insulation supported btw Joists
150mm min well ventilated Subfloor void.
75mm min Concrete Oversite laid to fall on 1200 gauge Polythene DPM over compacted subgrade.

EXTERNAL WALLS:

100mm Conc Blockwork or Brick Outer Skin, DPC to be 150mm min above Ground Level
65mm Wall Cavity fully filled with 65mm Rockwool Mineral Fibre and 100mm Lightweight Block Inner Skin with a total U-Value of 0.28W/m2degK

STEELWORK:

All Steelwork to have 150mm min bearing on PCC Padstones and encased in blockwork or 2 layers of 10mm plasterboard & skim to provide 1/2 hr.f.r.

FIRST FLOOR CONSTn:

18mm T&G Flooring Grade Chipboard laid on min 170 x 47mm C16 Floor Joists @ 400mm cts. to match with existing.
Joists to be fitted into web of UB & solid blocked to resist any moment.
Joists to be solid blocked across span @ 1200mm cts

ROOF SLOPES:

Plain Concrete Roof Tiles to match existing on 38 x 25mm treated Tile battens over Breathable Polypropylene Undertile Felt on 195 x 47mm C24 rafters at 400mm cts - with 100 x 50mm Wall & Pitch Plates tied to inner skin with 30 x 5mm galv. straps at 2m cts.
Double Rafters to be provided either side of Rooflights & Dormers

Plastic Fascia, Verge & Soffit over 38mm C16 Timbers with 25mm continuous Eaves Vent & 5mm continuous Ridge Vents.

Rafters to be infilled with 140mm Celotex Insulation maintaining a 50mm void to underside of Tile Felt with soffit overlaid with 10mm Foil-backed Plasterboard & skim.

REAR GABLE WALL:

Rear Gable Wall to be of 150 x 50mm C16 Timber Framing @ 400mm cts - with double post either side of Window & double 225 x 50mm C16 Timber Lintel - lined externally with 11mm WBP Ply & Tyvek Breather Membrane, & clad with Plain Concrete Tiles to match existing on 38 x 25mm treated Tile battens.

Gable Framing to be infilled with 150mm Celotex Insulation & lined internally with 10mm Plasterboard & skim with Class "O" Surface Spread of Flame.

INTERNAL PARTITIONS:

Internal Partition Walls to be constructed of., 100mm Lightweight blockwork or 100 x 50mm C16 Treated Timber Framing @ 400mm cts. fully filled with Rockwool Quilt Insul'n & clad both sides with 10mm Plasterboard & skim with Class "O" Surface Spread of Flame.

EXTERNAL DOORS & WINDOWS:

All new Doors & Windows to be in uPVC or Aluminium with sealed double glazed units and trickle ventilators - having a U-Value of 1.8W/m2K with Insulated Cavity Closers & Insulated Combined Type Galv. Steel Lintel over having 150mm min bearing either end.
All glazing in critical areas to be in laminated or safety glass to BS:6206.

VELUX ROOF LIGHTS:

Double Glazed Velux Rooflights having a U-Value of 1.6W/m2K & fitted with sun blinds.

VENTILATION:

All Habitable Rooms to be provided with opening windows equal to 1/20th of their floor area & a min of 5,000mm2 of background ventilation

INTERNAL DOORS:

All new & existing internal door openings to be fitted with an agreed proprietary pattern door within a timber lining with suitable architraves & stops.
Glazed panels to be in Safety Glass to BS:6206.

DRAINAGE - to BS:EN:12056:2000:

Existing drainage to be investigated on site. New Foundations to extend 300mm min below any existing drains.
New Drains to be in 100mm uPVC laid at falls of 1:60 min bedded & surrounded in 10mm gravel. Any drains within 600mm of finished Gf being covered in concrete.
Drains passing though load-bearing walls to be lintoled over & have 50mm clearance Chambers to be of a size appropriate to its required depth & fitted with suitable strength cover - with Int'l chambers having double-seal screw down Cover
New RWP's to discharge to existing storm drain connections.

PLUMBING - to BS:8000-13:1998:

WC Suites to be close-coupled back to wall. Bath & Basins to have Mixer Taps. Basins to have 32mm PVC trapped wastes Bath to have 38mm PVC trapped waste WC Branches, VP's & SVP to be in 100mm PVC. SVP to terminate externally with balloon grating. VP's to terminate internally with AAV located above flood level of appliances.

CENTRAL HEATING:

New Gas Fired Hot Water & Central Heating System to be provided to all areas with all new Radiators being fitted with Thermostatic Control Valves.

ELECTRICAL & LIGHTING:

Electrical work to be in accordance with Ch 71 & 74 of BS:7671:2000 and the installation tested & certified by a NICEIC Contractor on completion.

New lighting to use low energy lamps providing 45lumens/circuit watt
Light switches to be 1200mm above FFL
Low Energy Lighting with lamps providing min of 45 lumens/circuit watt to be installed to 75% of the new Area created.

Wall Power sockets to be located between 450 & 1200mm above Floor Level.

All Services to be installed in accordance with the recommendations of the Domestic Building Services Compliance Guide, and a Summary Report as to this and their commissioning in accordance with the CIBSE Code M provided on completion.

FIRE PROVISIONS:

Blockwork Walls to be rendered & skimmed Stud Partitioning and Ceilings to be lined with 12mm Plasterboard & skim to provide a Class 1 Surface Spread of Flame.
Structural elements, steel beams, etc. to be encased to provide 1/2 hr. fire resistance.
Services passing through casings to be fire stopped.

FIRE DETECTION & ALARM:

Fire Alarm System is to be installed to BS:5839: Pt 6: 2004
Mains Powered & linked Smoke Detectors with Battery Backup to be provided 300mm min from any wall or light in the Kitchen, Dining & Utility Areas in compliance with BS:5446-1:2000.

GENERAL:

All materials used to be certified compliant with BS: AC or BBA requirements to confirm suitability
All Works to be Inspected & Approved by the Building Control Officer as work proceeds
Existing services, including drainage, gas, water, electric, telecom, etc. to be carefully located & marked prior to commencement of works.
All works subject to Building Control Inspn.

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Proposed Extension.
17 Cavendish Drive,
Waterlooville. PO7 7PJ

Existing & Proposed
Elevations & Section

Scale: 1:100/50 @ A1
Date: 23rd Aug '21

Meon Building Designs

19 Blackbrook Park Ave, Fareham, PO15 5JN - tel: 07848 454294

Revisions:

A - First Issue - 23.8.21
B - Completed for Planning Appn - 1.9.21
C - Penetration amended - 1.9.21
D - Proposed amended - 16.10.21
E - Detail added for BR Appn - 19.2.22
J - Finalised for BR Appn - 13.3.22

Drawing No:

CS-3-J