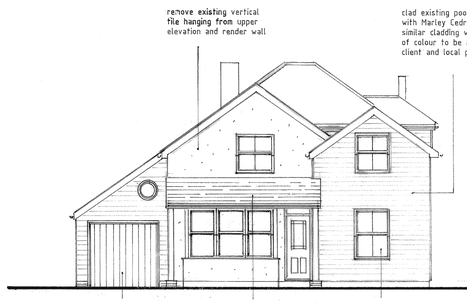
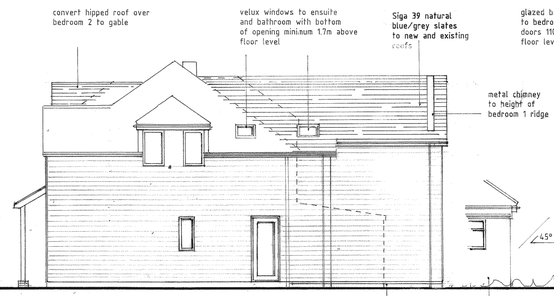
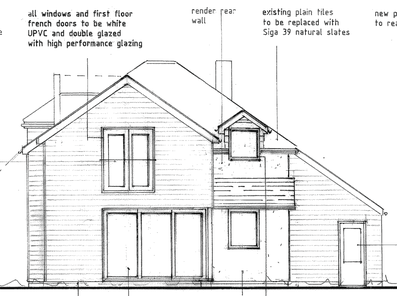


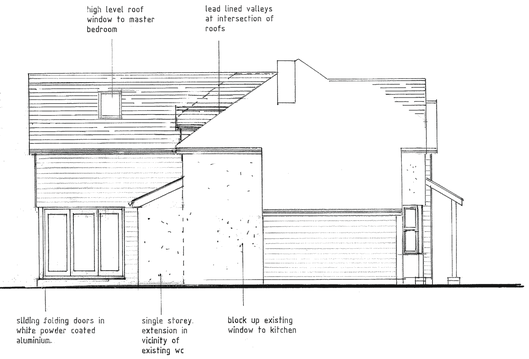
FRONT ELEVATION



SIDE (NORTH) ELEVATION



REAR ELEVATION



SIDE (SOUTH) ELEVATION

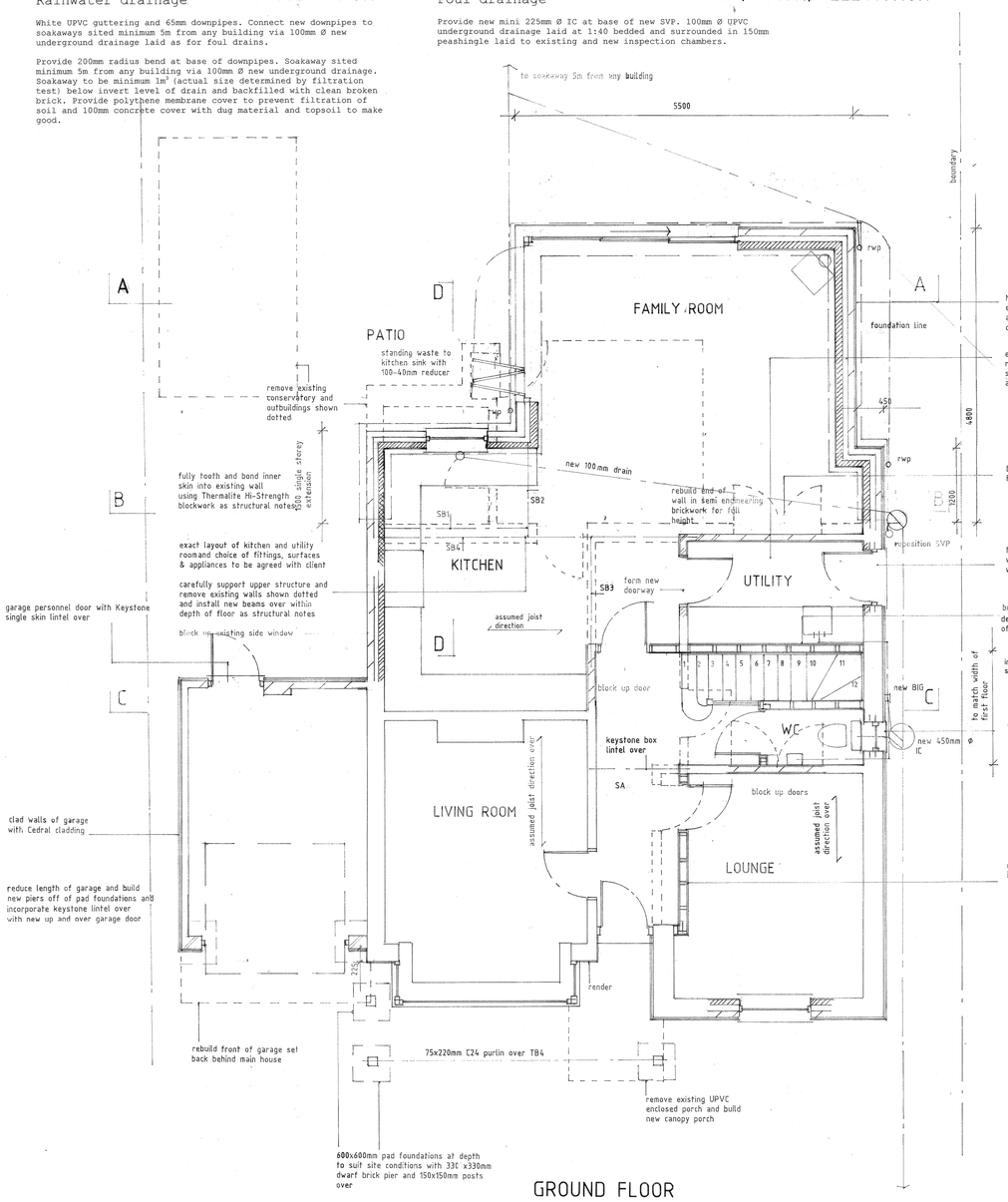
Rainwater drainage

White UPVC guttering and 65mm downpipes. Connect new downpipes to soakaways sited minimum 5m from any building via 100mm Ø new underground drainage laid as for foul drains.

Provide 200mm radius bend at base of downpipes. Soakaway sited minimum 5m from any building via 100mm Ø new underground drainage. Soakaway to be minimum 1m³ (actual size determined by filtration test) below invert level of drain and backfilled with clean broken brick. Provide polythene membrane cover to prevent filtration of soil and 100mm concrete cover with dug material and topsoil to make good.

Foul drainage

Provide new mini 225mm Ø IC at base of new SVP. 100mm Ø UPVC underground drainage laid at 1:40 bedded and surrounded in 150mm peashingle laid to existing and new inspection chambers.



GROUND FLOOR

Sanitary pipework

Client to supply sanitary fittings and appliances, exact layout on site may vary to suit client.

100mm Ø branch to WCs, 32mm Ø waste to hand basins, 40mm Ø waste to showers, and bath all with 75mm deep traps. New 100mm Ø soil and vent pipe on outside of building terminating 900mm above any window within 3m. Provide bird cowl cage to top of SVP.

All sanitary pipework to be carried out iaw manufacturer's instructions and to part H of the Building Regulations. Box in all visible pipework with 12.5mm plasterboard and skim on timber cradle framing.

General

All new glazing to doors and windows within 300mm of doors or below 800mm high to be safety glazing iaw Part K of the Building Regulations.

Purpose made powder coated aluminium windows and doors with double glazing. All double glazed units to be glazed with Optifloat / 16mm argon filled gap / and Pilkington K Glass U value 1.5w/m²k. Doors and window frames to be draught proofed and sealed at perimeter as necessary with expanding foam insulation.

Doors, windows and roof windows to provide 1/20th floor area ventilation to external air with trickle vents of 8,000mm² to all rooms.

Doors and window to upper bedrooms 3 and 4 to provide escape having clear unobstructed openings equal to 0.33m² and have 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 extract ventilation fan to ensuites, bathroom and utility rooms rated at minimum 15l/s and ducted to external air. Provide cooker hood fan rated at 30l/s ducted to external air. Fully insulate any ductwork passing through roof void.

Extend central heating system to new extension new radiators, sized by competent heating engineer for room capacity and located in positions to be agreed. Provide thermostatic radiator valves to all new radiators.

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SITE PLANS

Preparation

The work should be carried out strictly in accordance with planning application approval reference App/15/00838issued by Havant Borough Council and the conditions contained within. -

Builder to liaise with the client and agree sequence and phasing of 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.

Builder to allow for all lead-in times for delivery of materials and components and to advise the client of any potential delay prior to commencement of works.

To ensure the stability of the structure at all times, the structural alterations of removing sections of walls as indicated, should only be undertaken by competent builders with sufficient knowledge, experience and resources to undertake the work.

At timing to be agreed with client, demolish and remove the existing rear conservatory and WC.

03.11.2016 Revisions to show "as built" including omission of Keylite roof window and vertical element to bedroom 3 and provision of dormer window to bedroom 3. Introduction of woodburner and twin wall metal chimney. Omission of tiles to match existing and replace with Siga 39 roofing slates. Bedroom French doors now UPVC, rear doors on Family room now 3 sliding panels. Large up and over door omitted from rear of garage and personnel door added. Timber posts at front now steel posts clad in wood. Balustrade to bedroom 4 to be glazed.

08.06.2016 Drainage layout added.

06.04.2016 Building Regulation and construction information added.

30.11.2015 Two storey extension reduced in depth to 4800mm and stepped 450mm away from north boundary. Dormer omitted to bedroom 3.

SCALE 1:100

0 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

SCALE 1:50

0 0.5m 1m 2m 3m 4m 5m

TWO STOREY EXTENSION & ALTERATIONS

3 PARK LANE
BEDHAMPTON
HAVANT
HAMPSHIRE
PO9 3HG

MR & MRS SENNETT

DRAWING: PROPOSED PLANS & ELEVATIONS

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

DRG No. 1053/2 **DATE:** MAY 2015

SPACE & Style HOME DESIGN

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This drawing is to be read in conjunction with any accompanying calculations, drawings, notes or specification. All dimensions on site supersede 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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