



SOUTH ELEVATION looking towards HAVANT ROAD

NORTH ELEVATION looking towards No. 33 HAVANT ROAD

The ground floor is partly of a timber suspended floor construction whilst the rear is of a solid floor construction with structural heights of 2500mm generally whilst the kitchen and rear areas are of a structural height of 2180mm approx.

The first floor structural floor height is 2400mm to all the Bedrooms and 2040mm to the Bathroom - the structural floor to floor height is 2750mm approx.

EXISTING ELEVATIONS

NOTE- see drawing number 12180/2 for the Existing Floor Plans that should be read in conjunction with these Elevations)

EXISTING MATERIALS and FINISHES

The roof comprises of a Carpenters Cut roof formation comprising 100mm x 50mm C-16 Jack rafters at 400mm average with 100mm x 50mm Ceiling joists also at 400mm centres (with min. insulation) the roof having Welsh roofing slate tiles fixed to battens over a mineral felt laid over the rafters all under a 40 degrees pitch (approx) (see photographs) and a 45 degrees pitch (approx.) to the rear single storey extension - no ventilation could be found at the eaves to any roof slopes.

The eaves is of a open configuration no fascia or soffit boards but having projecting brick courses with a mixture of white and grey Upvc 100mm diameter half round gutters and 65mm rain water down pipes all taken to trapped gullies and the combined Public Foul Water Sewer.

The ground floor is a mixture of Suspended floor construction (and solid floor construction to the rear) with square edge floor boarding generally on what is assumed to be timber floor joists on sleeper walls.

The external walls are all 215mm construction (100mm single skin walls to the West facing external wall to the Kitchen area) whilst the front elevation is finished with a white colour wash paint over Ashlar pointing and to the rear as facing brickwork with a white coloured wash Sandtex or Dulux masonry paint finish.

The windows and doors throughout are of a mixture of white gloss painted softwood timber sections (an aluminium window was found to the side elevation of one room (Dining Room) all being single glazed as well as the front and rear external doors which were finished in a gloss paint.

The front door and internal floor are of the same level approximately which to the rear door there is a step up of approx. 150mm.

The existing Garage and shed are of a mixture of timber frame and corrugated sheet finish with a flat felt roof over same.

The combined Foul and Surface water drains were not uncovered whilst new plastic manholes to the PFWS.

This broken line indicates the approximate position of the 225mm thickness boundary wall

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EAST ELEVATION looking towards 15 - 20 HAVANT ROAD

NOTE: This site may be within a designated area and is subject to possible RADON emissions through the sub strata - therefore the methods of any protection needed are:

1. To make application for a Radon Site Survey Report to the British Geological Survey at NRPB Chilton Didcot Oxfordshire OX11 0RQ (tel: Radon Hotline on 0800 814529) to obtain an application form the fee charge of which is £30.00 plus VAT

or

2. To adopt a construction method of protection by use of a Radon Barrier (continuous layer - no joints) of 1200 gauge material under the oversite slab formation stepped up to meet the damp proof course to the inner skin of the wall and down the face of that wall and across the cavity and outer skin of the wall terminating at finished ground level (forming a cavity tray to the cavity wall construction all in accordance with each Local Authority's approval and any typical details or as otherwise shc in on the application drawings

3. ONLY instigate an application for a Report if directed by the CDC Building Control as the area appears be within Zones 1 - 3 and as such no action is required to the sub strata works as confirmed by the HBC Building Control on the 29th October 2012

NOTE - The site falls outside the Flood Plane Area and as such NO application (as confirmed by the Planning Department of the HBC on the 29th October 2012) is required to be submitted to the Environmental Agency

Roof over Garage and Store laid to a slight fall and constructed in Corrugated Sheets with timber clad and Corrugated walls in part and shown in a broken line in front of this side Elevation



CLIENT:	Mr and Mrs Sinclair - 35 Havant Road Ermsworth	DESCRIPTION:	Existing Elevations
PROJECT:	Proposed Single Storey Extension and Alterations to a Listed Building	SCALE:	1:100
DATE:	November 2012	DRAWING No:	12180 3
		REVISION:	

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