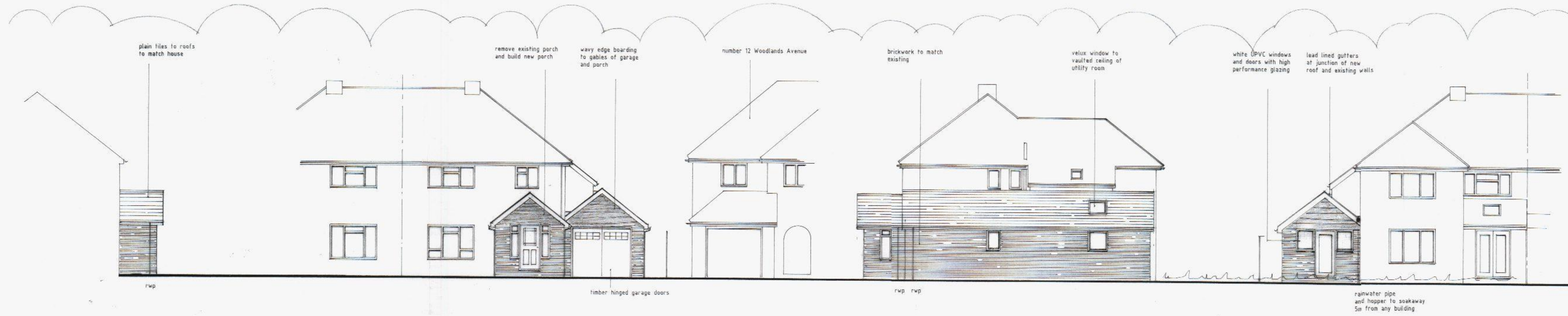


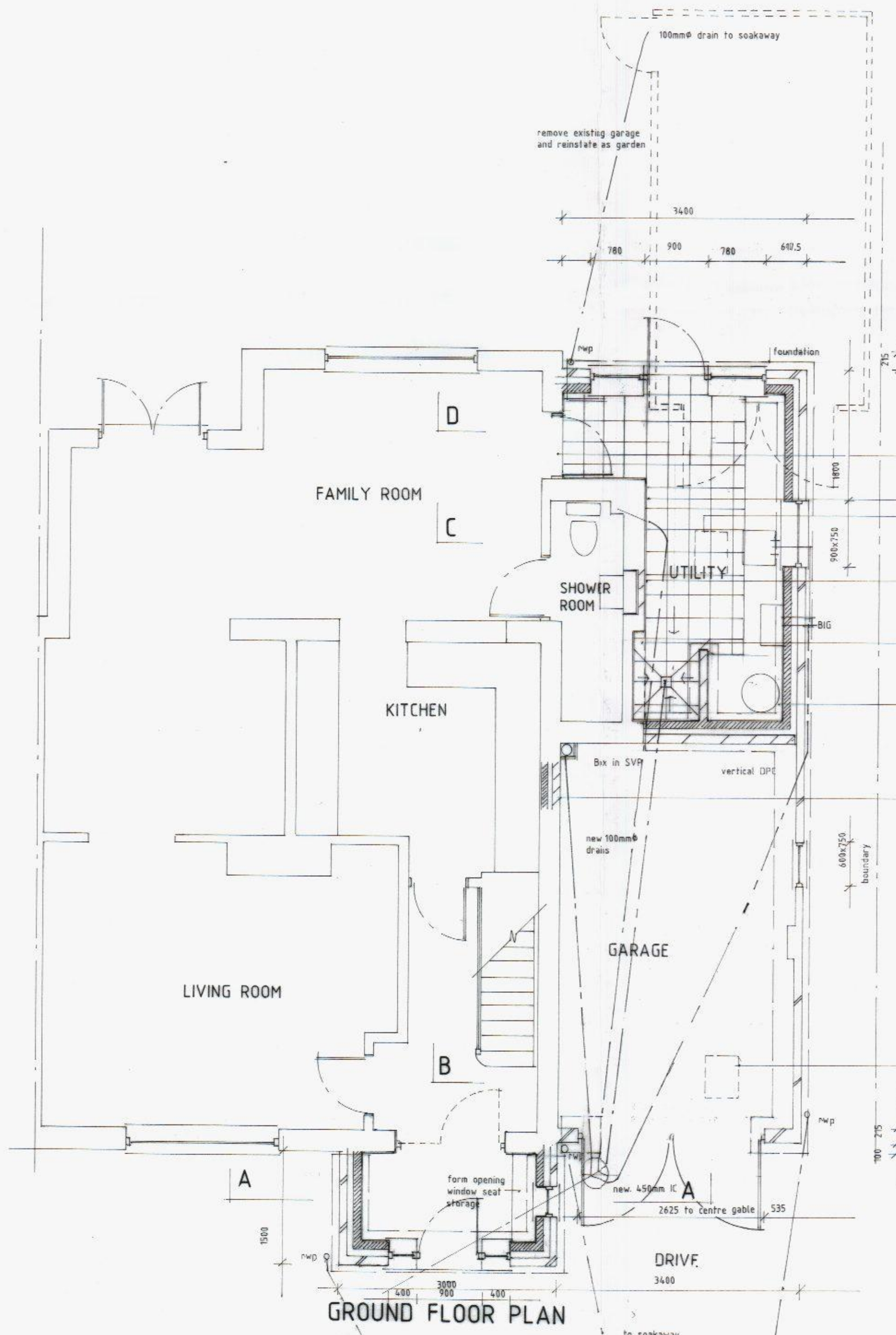
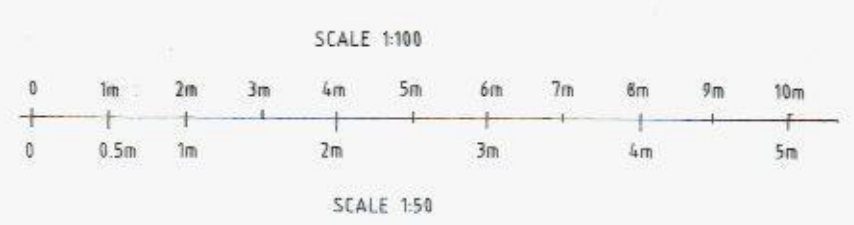


SIDE (EAST)

FRONT ELEVATION

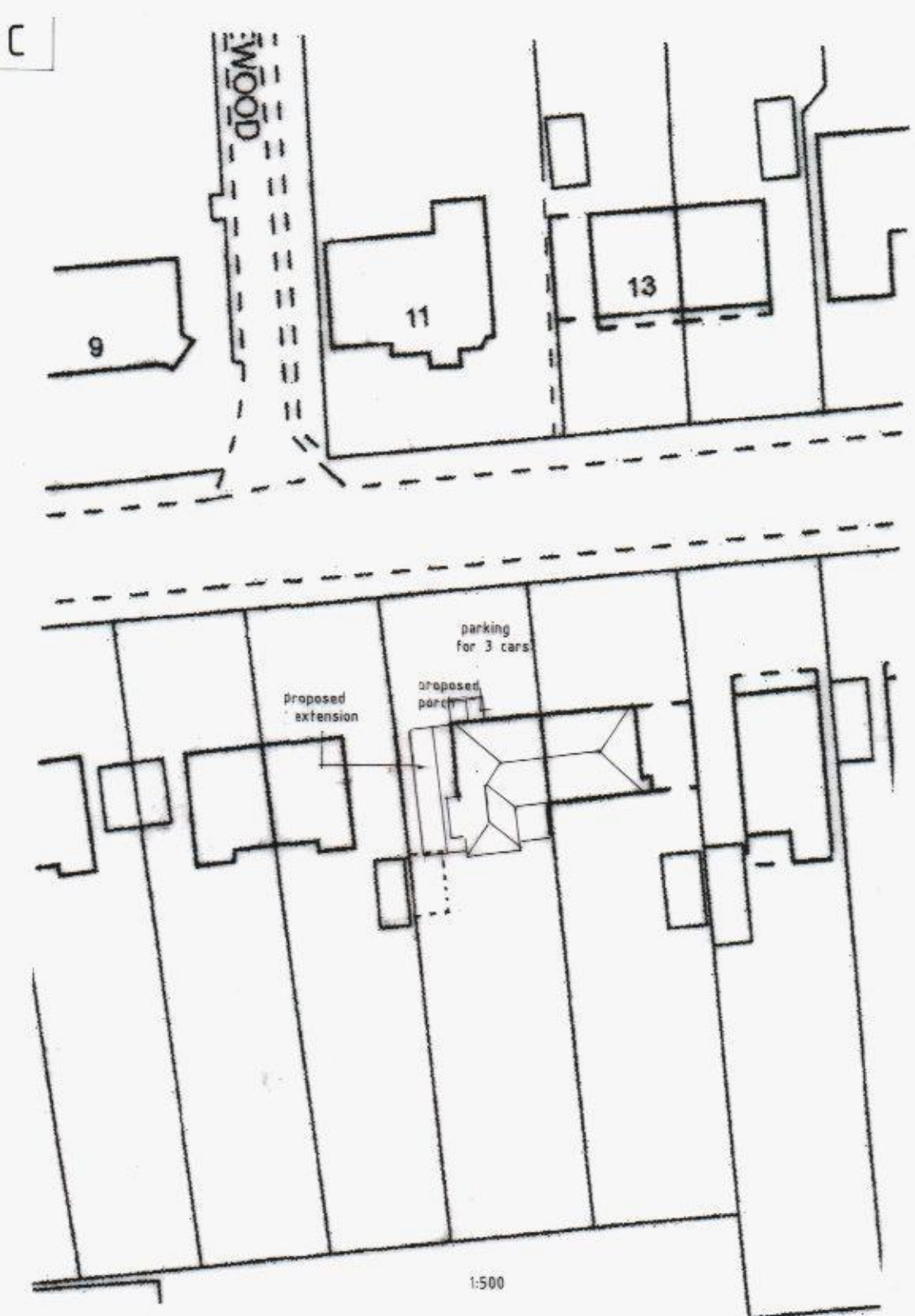
SIDE (WEST) ELEVATION

REAR ELEVATION



GROUND FLOOR PLAN

- remove existing external door and frame from kitchen and replace with new internal door and frame to match existing doors
- plaster existing outer brickwork
- remove existing IC & drainage
- block up existing window to wc on outer skin and plaster both sides to form recessed shelf area in shower room
- remove outer skin and provide prestressed concrete lintel 100x50mm over at high level of roof with minimum 3 courses of bonded brickwork over
- tile floor and screed to fall as shown to new floor wash down trapped gully with stainless steel grate
- new 220l hot water pressurized tank and Megaflo system boiler
- exact layout of utility room cupba, worktops and fittings etc to be agreed
- block up existing kitchen window and make good
- remove IC & drainage



SITE PLANS

Reproduced from Sitemap® centre coordinates 474549 107090 105772 1:1250 scale by permission of Ordnance Survey® on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright 2012. All rights reserved. Licence number 100047794.

General

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

New doors and windows to be white UPVC with double glazing. All new double glazed units to be glazed with Optifloat / 16mm argon filled gap / and Pilkington K Glass U value 1.5w/m²k. Doors 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.

Provide mechanical extract to Utility rated at 30l/s ducted to external air. Duct existing mechanical fan to kitchen and WC/shower room to external air. Note WC/shower fan already linked to lightswitch with 15 minute over run facility. Provide air inlet to WC/shower room (no opening window) in form of 10mm gap to base of door. Fully insulate any ducting passing through roof voids.

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.

Gas Safe Engineer to install central heating system with Baxi Megaflo HE System Boiler and 220l pressurised hot water tank fully installed in accordance with manufacturer's instructions.

Rainwater drainage

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

Provide 200mm radius bend at base of downpipe. 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

Break out existing manholes located beneath proposed extension and relay all drainage pipes to new 450mm inspection chamber in front of garage as indicated.

New drainage in 100mm Ø underground UPVC drains laid at minimum 1:60 bedded and surrounded in 150mm peashingle. All drainage to BS 8301.

Electrical

Provide electrical sockets, switches and ceiling pendants to positions to be agreed with client. All electrical design, installation and testing to be carried out in accordance with BS 7671:2001 (incorporating amendments No 1: 2002 and No 2: 2004). Requirements for electrical installations (IEE Wiring Regulations 17th Edition by the Institution of Electrical Engineers, including all necessary protective and relevant earthing and bonding systems).

75% of new light fittings to be energy efficient (compact fluorescent lamps not GLS tungsten lamps with bayonet or Edison screw base) having a maximum luminous efficacy greater than 45 lumens per circuit-watt.

Prior to completion the local authority should be satisfied that Part P of the Building Regulations has been complied with, this will require an appropriate BS7671 electrical installation certificate to be issued by a competent electrician.

Preparation

Client to take responsibility for liaison with 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 commencement of works. This may require the services of a separate Party Wall surveyor.

Builder to liaise with 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 advise client of any potential delay prior to commencement of works.

At time to be agreed with client take down and remove existing timber garage and reinstale area of garage as garden. Carefully remove existing porch structure.

Finishes

All plasterwork to be allowed to thoroughly dry out and surface imperfections filled and brought back to smooth finish. Single diluted (mist) coat of emulsion prior to top coat(s) or agree finish with client.

New skirtings architraves, door ironmongery etc to match existing. All timber finished with 2 coats of knotting compound, all holes filled, priming coat, two undercoats and gloss finish all timber surfaces. All coats to be allowed to dry completely before being rubbed down slightly and cleaned before additional coats are added.

Sanitary pipework

40mm Ø wastes to washing machine and sink taken to new trapped BIG for Utility. To new shower in WC/shower provide 40mm waste taken to existing SVP. 75mm deep seal traps to all appliances.

All sanitary pipework to be carried out in accordance with manufacturer's instructions. Box in all internal visible pipework with 12.5mm plasterboard and skim on timber cradle framing. SVP to garage to have 2 layers 12mm fireline boarding.

SINGLE STOREY SIDE EXTENSION AND FRONT PORCH

14 WOODLANDS AVENUE
EMSWORTH
HAMPSHIRE
PO10 7QE

MR & MRS KILPATRICK



DRAWING: SITE PLANS, PROPOSED ELEVATIONS, PROPOSED GROUND FLOOR

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

DRG No. 1001/2 DATE: DECEMBER 2012



Space & Style Home Design
Cornerways,
Gomer Lane,
Alverstoke,
Hampshire
PO12 2QW
www.spaceandstyle.co.uk
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 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.

© Copyright 2012 this drawing cannot be copied, reproduced or used without the consent of Space & Style Home Design.