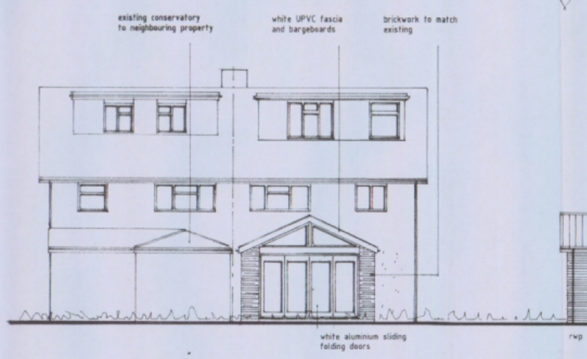
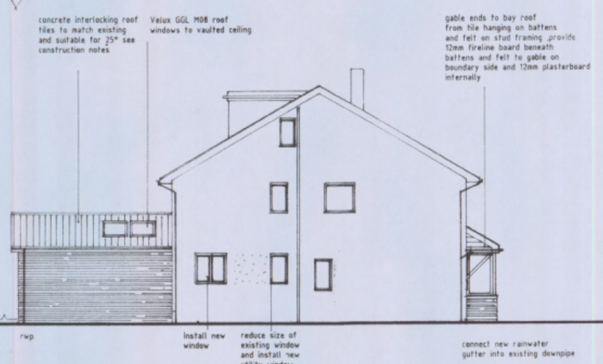
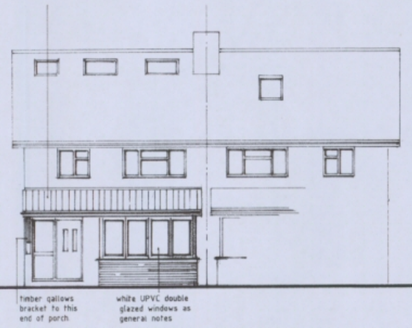


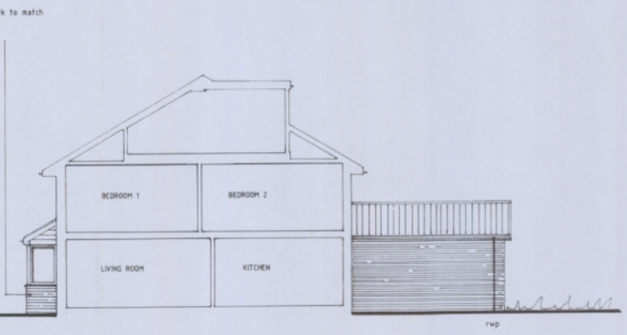
REAR ELEVATION



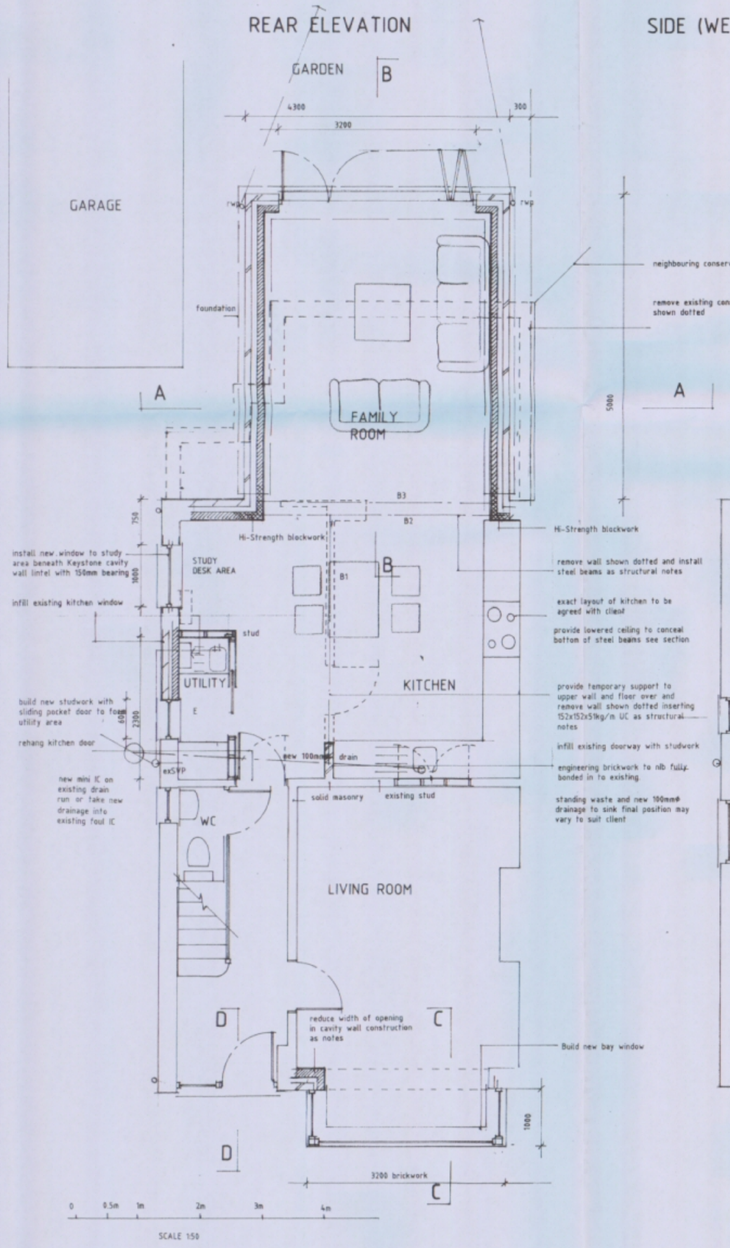
SIDE (WEST) ELEVATION



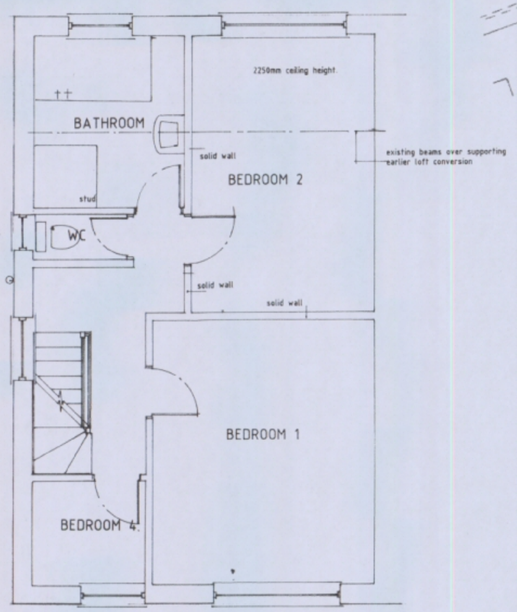
FRONT ELEVATION



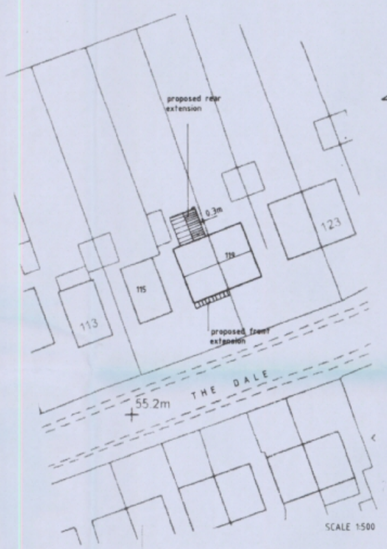
SIDE (EAST) ELEVATION / SECTION

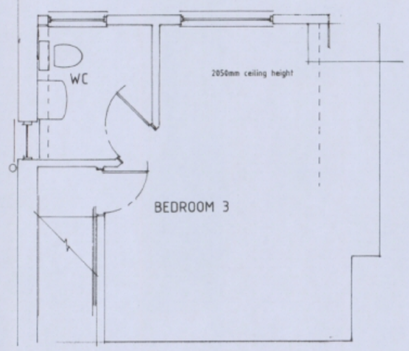


GROUND FLOOR PLAN



FIRST FLOOR PLAN





SECOND FLOOR

existing studwalls to dormer built off of steel beams assumed to bear on masonry wall between lower bathroom and bedroom 2



SITE PLANS

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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.

Provide single energy efficient light fitting (compact fluorescent lamp not GLS tungsten lamp with bayonet or Edison screw base) to area marked E Energy efficient lamp to have a maximum luminous efficacy greater than 40 lumens per circuit-watt.

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.

Rainwater drainage

White 125mm guttering and 65mm downpipes. Connect new downpipes to soakaway sited minimum 5m from any building via 100mmØ new underground drainage laid as for foul drains.

Provide 200mm radius bend at base of downpipe. Soakaway sited minimum 5m from any building via 100mmØ 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.

Preparation

Client to take responsibility for liaison with neighbours, 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.

Demolish and cart away existing rear conservatory as shown dotted on floor plan.

General

All new glazing to doors, windows adjacent to doors and windows below 800mm above floor level to be safety glazing iaw Part N of the Building Regulations.

Sliding folding doors in powder coated white aluminium to have flush threshold detail and to be by The sliding Folding Door Company (Tel: 0845 644 6630) or similar with final design and choice of doors to be agreed with client. Glazing to sliding folding door as for windows.

All other doors and windows to be white UPVC.

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 and roof windows to provide 1/20th floor area ventilation to external air with trickle vents of 8,000mm² to head of doors to Family Room and Utility.

Provide mechanical extract cooker hood to kitchen rated at 30l/s ducted to external air. Provide mechanical extract fan to utility room rated at 30l/s Fully insulate ducting passing through roof voids.

Extend existing 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.

Foul drainage

New standing waste to kitchen sink connected to existing drainage with 100mm Ø underground drainage laid at 1:80 bedded and surrounded in 150mm peashingle. 75mm deep seal trap to appliances and 40mm Ø waste to kitchen sink and washing machine. All drainage to BS 8301.

18.01.2011 revision to utility and rw from porch roof.

PROPOSED SINGLE STOREY FRONT & REAR EXTENSIONS

117 THE DALE
WIDLEY
WATERLOOVILLE
HAMPSHIRE
PO7 5DD

HAVANT BOROUGH COUNCIL
17 JAN 2011
RECEIVED

MR & MRS CORNWELL

DRAWING: PLANS & ELEVATIONS

SCALE: 1:1250 1:500 1:50 1:100 AT A1 size paper

DRG No. 921/1 **DATE:** JANUARY 2011

SPACE & Style HOME DESIGN

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PO12 2QW
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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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