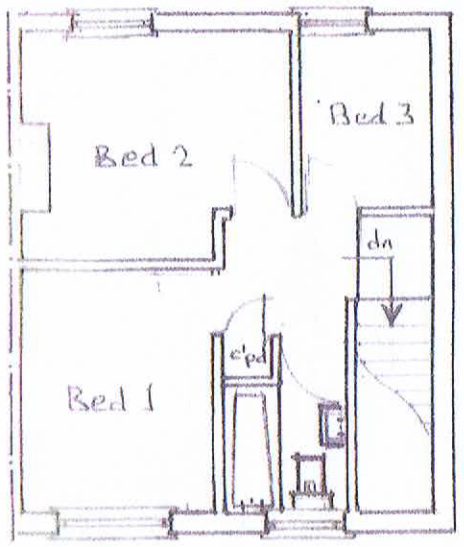
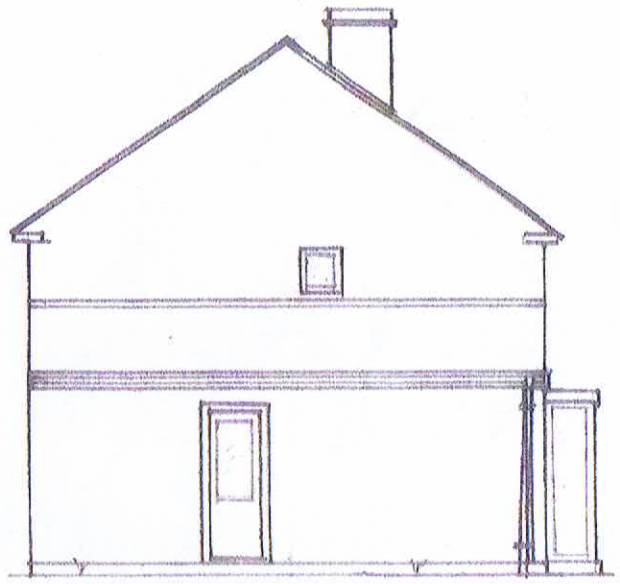


FIRST FLOOR PLAN

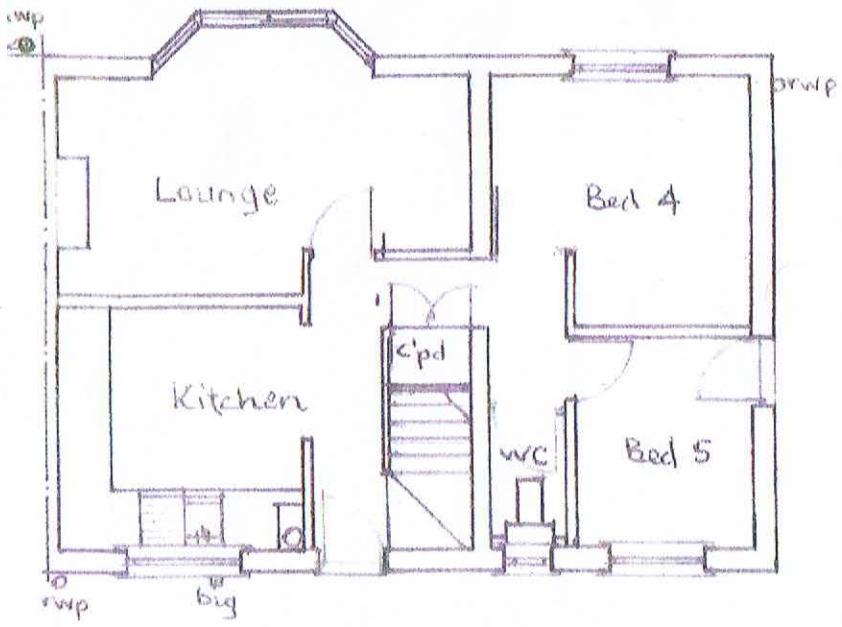


WEST ELEVATION (SIDE)



NORTH ELEVATION (FRONT)

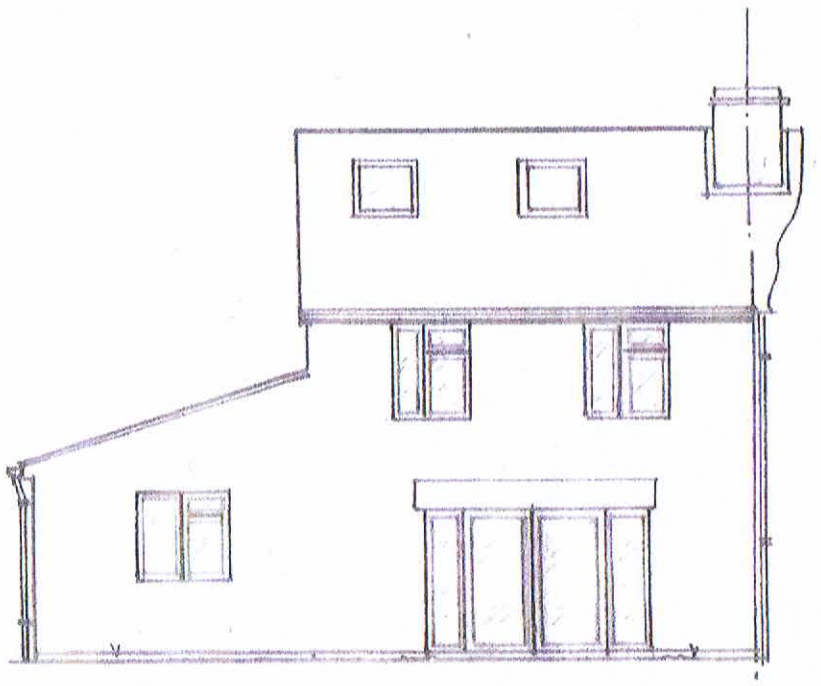
EXISTING PLANS & ELEVATIONS (Scale @ 1:100)



GROUND FLOOR PLAN



SITE LOCATION PLAN @ SCALE 1:1250
Supplied by Streetwise Maps Ltd. Licence No: 100047474



SOUTH ELEVATION (REAR)

0 1 2 3 4 5 1:100 SCALE BAR (METRES)

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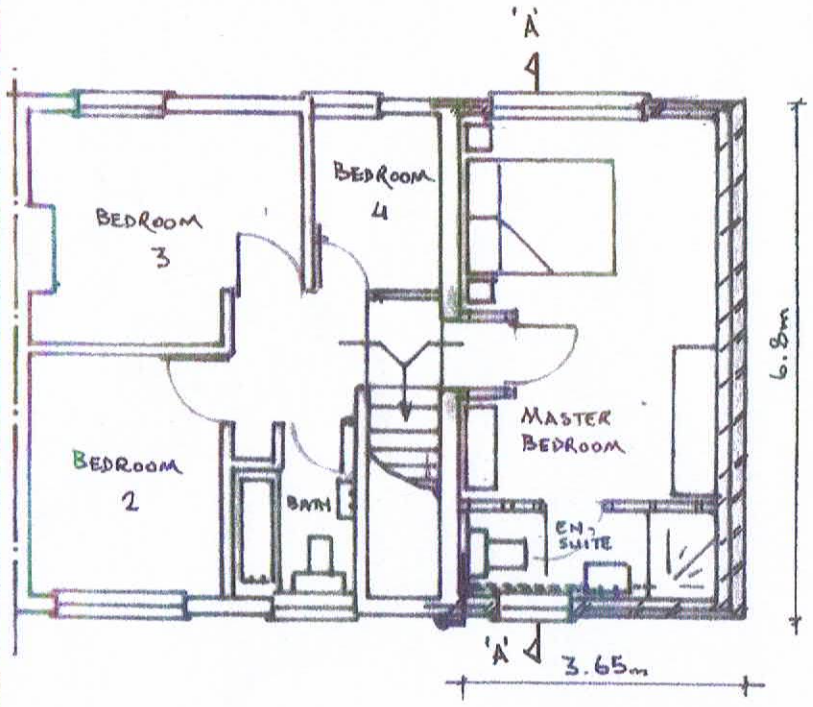
PROPOSED WORKS: FIRST FLOOR EXTENSION TO FORM MASTER BEDROOM WITH EN-SUITE SHOWER-ROOM AND CONVERSION OF GROUND FLOOR BEDROOMS TO LIVING ROOM

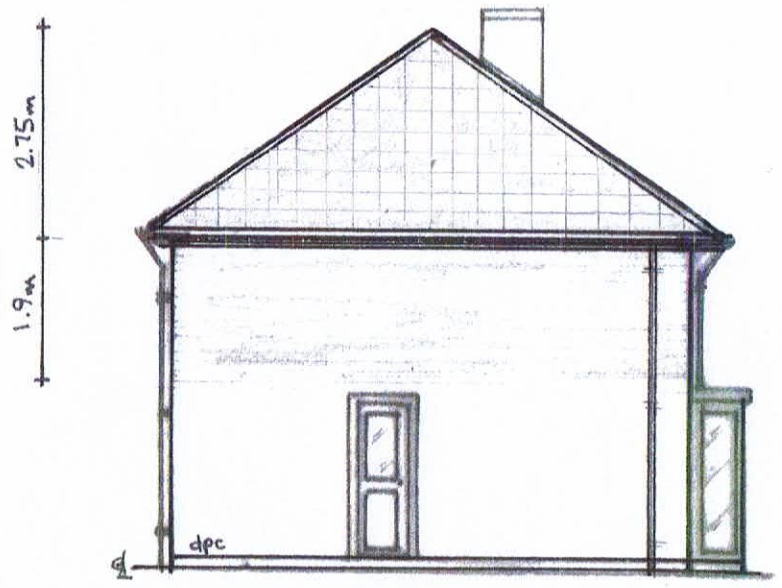
AT: 23 KEYHAVEN DRIVE, LEIGH PARK, HAVANT, PO9 4BX.

OWNER: MR S SPARKS. SCALES @ 1:50 & 1:100 ON A3 SHEET

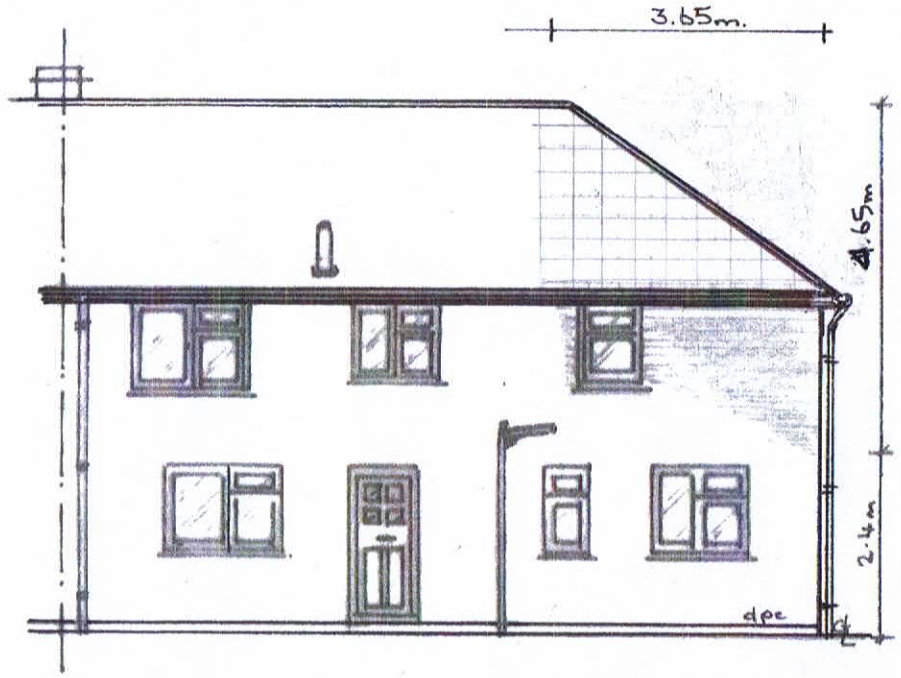
DRAWN JUNE 2011. **DRAWING NO. 23-KD/1106/1 of 4**



FIRST FLOOR PLAN

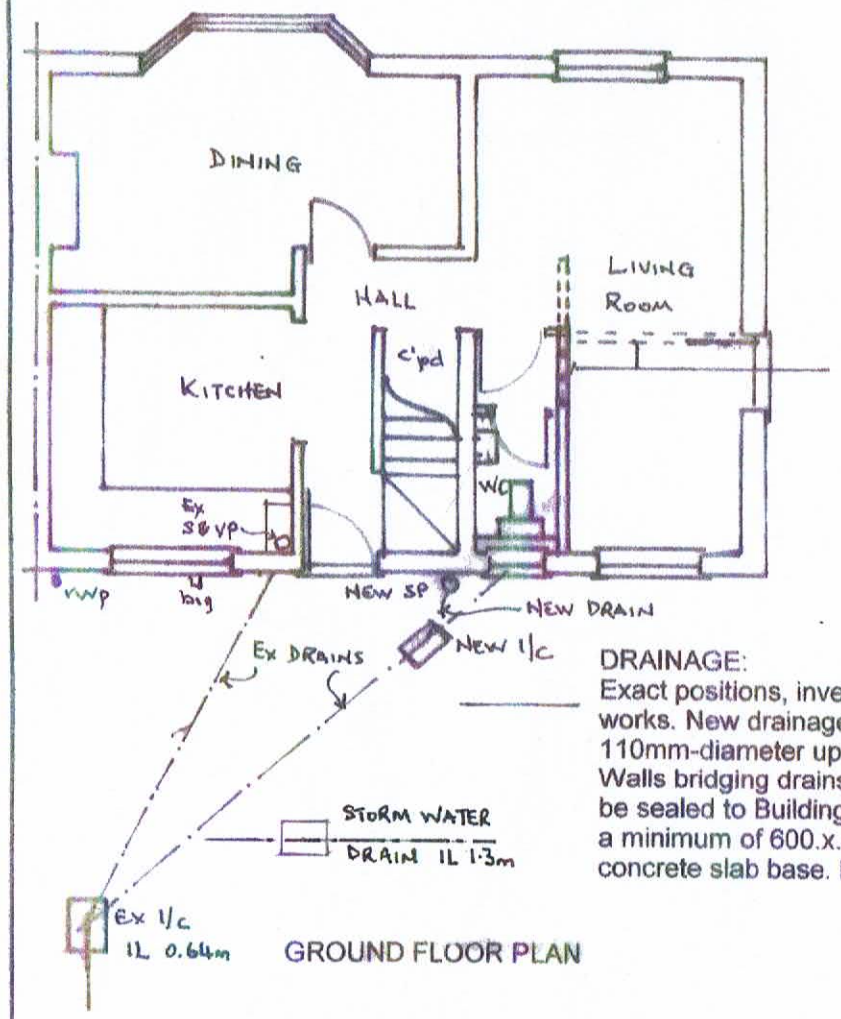


WEST ELEVATION (SIDE)



NORTH ELEVATION (FRONT)

PROPOSED PLANS & ELEVATIONS (Scale @ 1:100)



GROUND FLOOR PLAN

INTERNAL PARTITION WALLS:
Existing non-load bearing wall between bedrooms 4 and 5 to the ground floor to be removed new stud-work to enclose door opening from bedroom 5 to existing hallway. All new studwork to be formed of 50x100mm sole and head plate, noggins and studs fixed with nails and plugged and screwed to existing stud walls, 12.5mm butt jointed plasterboard and 3mm plaster skim coat to both faces with fibreglass insulation between timbers for sound insulation.

DRAINAGE:
Exact positions, inverts and direction of all existing drains are to be determined prior to commencement of works. New drainage to be in accordance with BS EN752 and approved document H. New drains to be 110mm-diameter upvc laid on minimum 150mm-pea shingle bed and surround to minimum falls of 1 in 40. Walls bridging drains to be supported on concrete lintols incorporating flexible materials. All disused drains to be sealed to Building Control satisfaction. New inspection chamber sizes to suit invert of drain and each to be a minimum of 600.x.450mm internal size with 225mm semi-engineering brickwork sides built up from 150mm concrete slab base. New gulley to be back inlet type with wastes discharging below grating level.



SOUTH ELEVATION (REAR)

0 1 2 3 4 5 1:100 SCALE BAR (METRES)

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PROPOSED WORKS: FIRST FLOOR EXTENSION TO FORM MASTER BEDROOM WITH EN-SUITE SHOWER-ROOM AND CONVERSION OF GROUND FLOOR BEDROOMS TO LIVING ROOM

AT: 23 KEYHAVEN DRIVE, LEIGH PARK, HAVANT, PO9 4BX.

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DRAWN JUNE 2011. **DRAWING NO. 23-KD/1106/2 of 4**

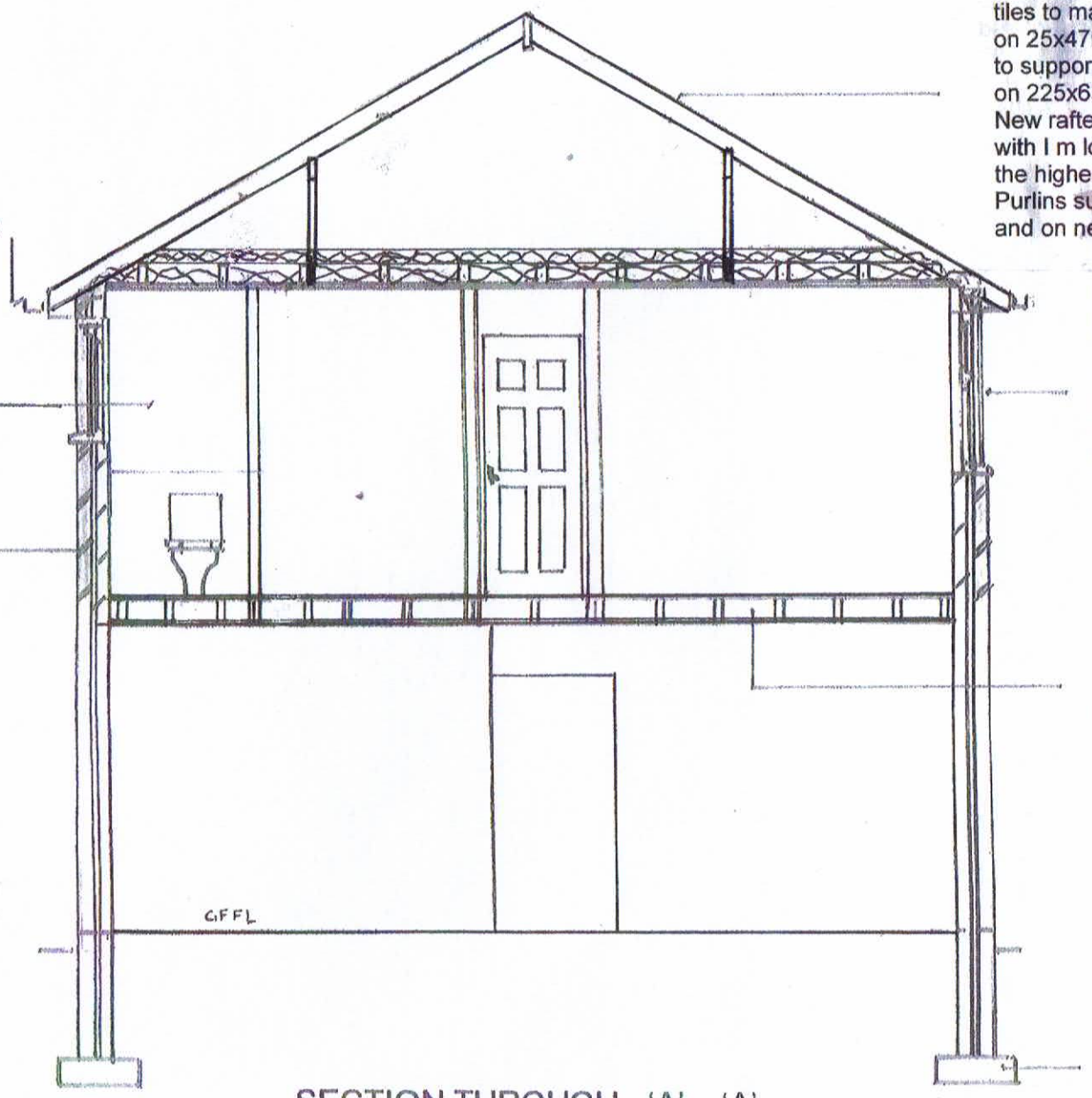
CEILING AND INSULATION:
Ceiling to first floor to be constructed of 170x47 C16 ceiling joists @600mm centres and 9mm foil backed plasterboard. Insulation to roof space to achieve 'U' value of 0.16 W/m²K by laying 170mm Rockwool (or similar) fibreglass quilt between ceiling joists with an additional 100mm Rockwool (or similar) fibreglass laid over joists ensuring loft insulation meets cavity wall insulation and 50mm void maintained above.

RAINWATER DISPOSAL
New rainwater gutters fixed on brackets to fascia beneath roof slopes to match existing profile, laid to fall and run to existing down-pipes.

VENTILATION:
Mechanical extractor fan to be fitted in en-suite shower-room to achieve minimum 15 litres per second extraction to external air.

EXTERNAL WALLS:
External skin of 103 facing brickwork to match existing, inner, skin of 100mm Celcon standard blockwork and a 75mm cavity part infilled with 50mm Celotex CG 4000, blockwork finished internally with 12mm lightweight plaster. Skins to be tied together with wall ties @ 75mm centres horizontally and 450mm centres vertically and staggered. Walls to achieve minimum 'U' value of 0.28 W/m²K.

BRICKWORK AND BLOCKWORK:
All new blockwork to be well bonded to existing and cavities to be continuous to existing. Cavities to be closed at opening reveals in insulation blockwork incorporating vertical dpc's and closed at heads with non-combustible materials. Provide catnic combined lintols/cavity trays over all external wall openings incorporating insulation materials and with minimum 160mm end bearings.



SECTION THROUGH 'A' – 'A'

(Scale @ 1:50)

INTERNAL PARTITION WALLS:
All new studwork to be formed of 50x100mm sole and head plate, noggins and studs fixed with nails and plugged and screwed to existing stud walls, 12.5mm butt jointed plasterboard and 3mm plaster skim coat to both faces with fibreglass insulation between timbers for sound insulation.

PLUMBING:
To be in accordance with BS EN2056 and Approved Document H. Waste from the WC, wash hand basin and shower tray are to be run to new stub stack with air admission valve terminating above the wash hand basins waste highest point and connected to new 110mm dia. external upvc soil pipe. Drainage vented by existing soil & vent pipe. New wastes to be upvc with deep seal traps and rodding access at all changes of direction where applicable. Sizes to be 110mm to WC's and 32mm diameter to wash hand basins, and 38mm diameter to shower.



1:50 SCALE BAR (METRES)

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PITCHED HIPPED ROOF:
Hipped roof pitched to match existing @ approx. 35 degrees and covered with salvaged tiles (from mono-pitch roof removed) and concrete interlocking tiles to match existing as closely as possible (material, size and colour), on 25x47mm s.w. battens and breathable sarking felt. 150X47mm ridge beam to support top of 125x47mm rafters © 450mm centres supported @ mid span on 225x63mm purlins © max span of 2.2m and spaced © max 2.7m.
New rafters to be strapped to perimeter walls at the eaves and the gable wall, with I m long, 32x6mm gal. ms. straps @ maximum 2000mm centres and at the highest point on the gable wall that provides a secure connection.
Purlins supported on struts bearing on beams built into existing gable wall and on new wall as detailed in structural calculations.

WINDOWS AND DOORS:
New windows to match existing in brown uPVC double glazed with 16mm air gap and K glass or Argon filled sealed units all to achieve a 'U' value of 0.18 W/m²K or better. Windows to habitable rooms to be a minimum 1/10th of room floor area and have 1/20th active opening vents and each to have controllable trickle vent of minimum 8000mm². Windows to be sealed around junctions of frames and reveals in mastic. New windows to have means of escape comprising minimum clear openings of 0.33 sq. m. minimum width or 0.45m with cill below 1.1m from floor. Glazing to be toughened safety glass to BS 6206 19800 and Regulation N1 in critical locations up to a height of 800mm above floor levels to windows and 1500mm to glazed doors.

TIMBER FLOOR TO FIRST FLOOR:
New upper floor to finish level with existing first floor comprising 25mm square edge moisture resistant floor grade boarding on 170x50 pre-treated joists @ maximum 450mm centres, run parallel with existing ceiling joists and built into gable walls or supported on galvanised joists hangers fixed to walls. Joists to have 147x38mm thick strutting positioned at mid span to prevent joists twisting. Double joists to be positioned under new stud walls and around all openings in floor.

FOUNDATIONS:
Concrete foundations to existing ground floor extension (600mm wide x 225mm thick and 1000mm deep) to be inspected by Building Control for approval in respect of proposed first floor extension.

ELECTRICAL:
All new electrical works to be designed, installed, inspected and tested in accordance with BS7671 and IEE Regulations 17th edition. The works to be undertaken by an installer registered under a self-certification Part P scheme or by a suitably qualified person with a certificate of completion produced by Building Control on completion of works.
Energy efficient light fittings are to be provided throughout the proposed works in accordance with Approved Document L1b.

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AT: 23 KEYHAVEN DRIVE, LEIGH PARK, HAVANT, PO9 4BX.

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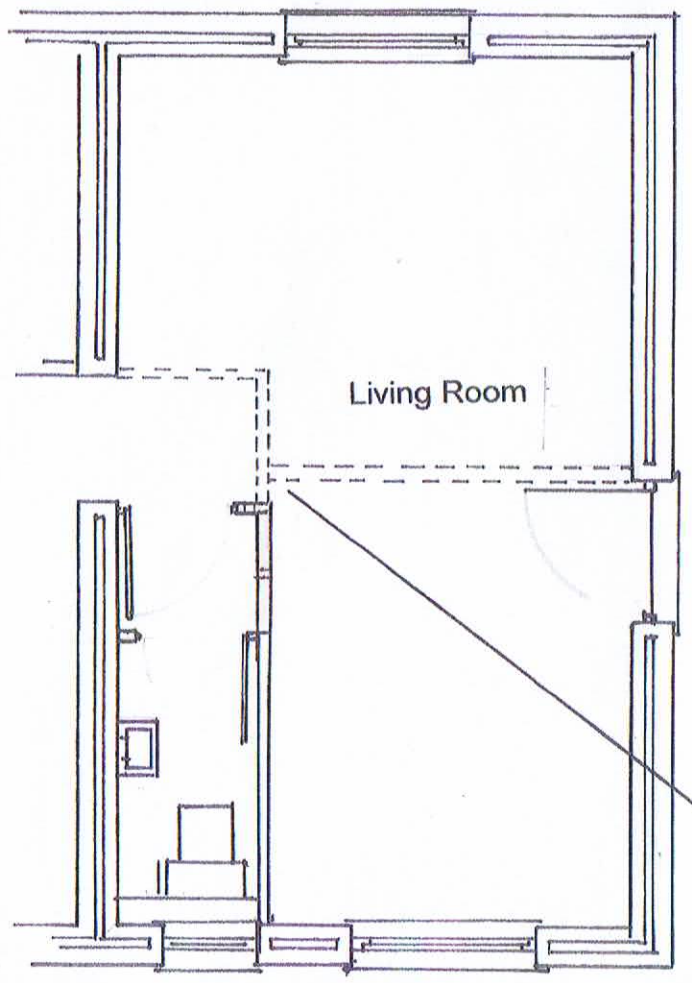
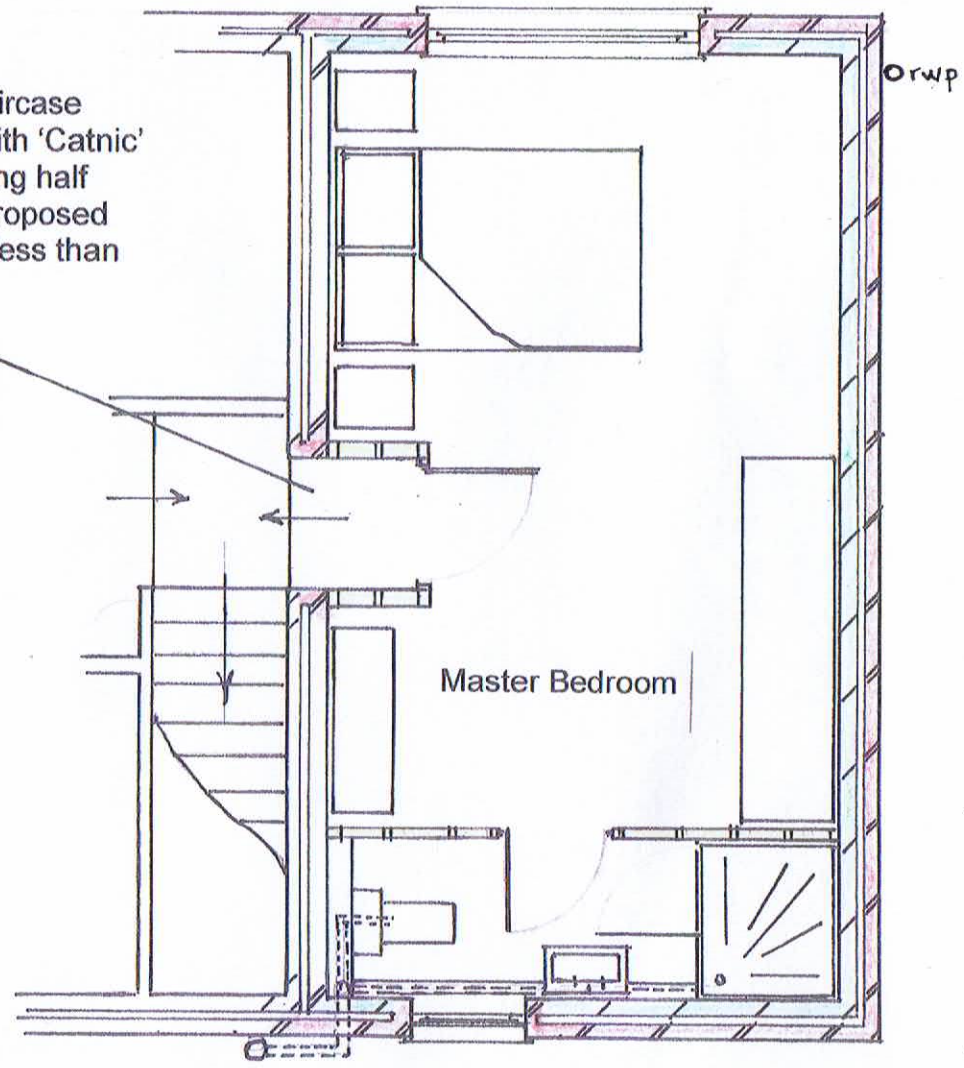
DRAWN JUNE 2011. **DRAWING NO. 23-KD/1106/ 3 OF 4**

Access to Extension:
Remove existing window in gable wall over staircase and form 850mm opening through brickwork with 'Catnic' (or similar) lintel over. A single riser from existing half landing to a new landing providing access to proposed bedroom. Landing to be a minimum length no less than the existing 850mm wide staircase.



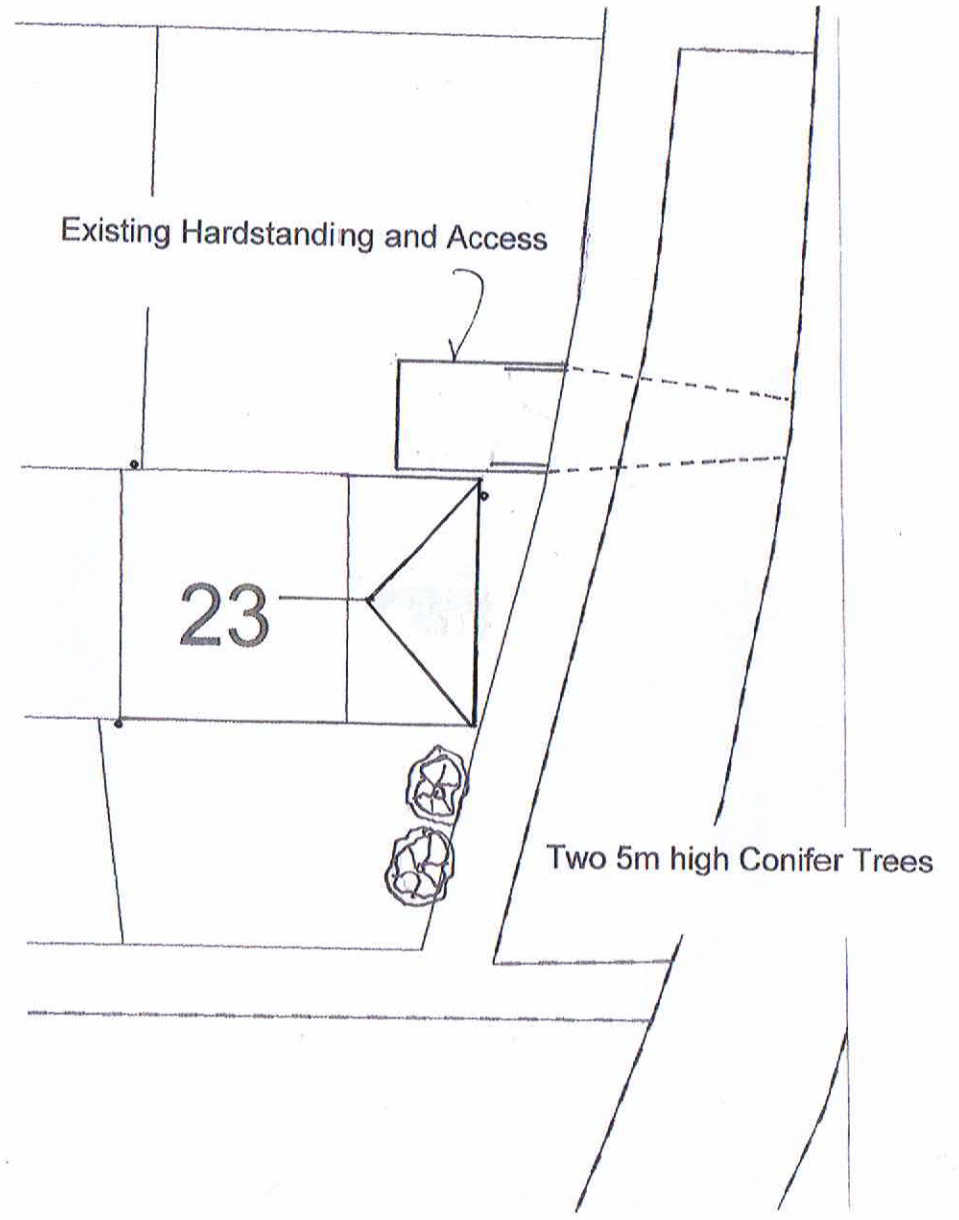
PROPOSED LAY OUT TO GROUND FLOOR

(Scale 1:50)



PROPOSED FIRST FLOOR PLAN (Scale @ 1:50)

INTERNAL WALLS:
Existing non-load bearing wall between bedrooms 4 and 5 to the ground floor to be removed new stud partition wall constructed to enclose door opening from bedroom 5 to existing hallway. Studwork to be formed of 50x100mm sole and head plate, noggins and studs fixed with nails and plugged and screwed to existing stud walls, 12.5mm butt jointed plasterboard and 3mm plaster skim coat to both faces with fibreglass insulation between timbers for sound insulation.



SITE PLAN @ SCALE 1:200 Supplied by Streetwise Maps Ltd.
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DRAWN JUNE 2011. **DRAWING NO. 23-KD/1106/4 of 4**