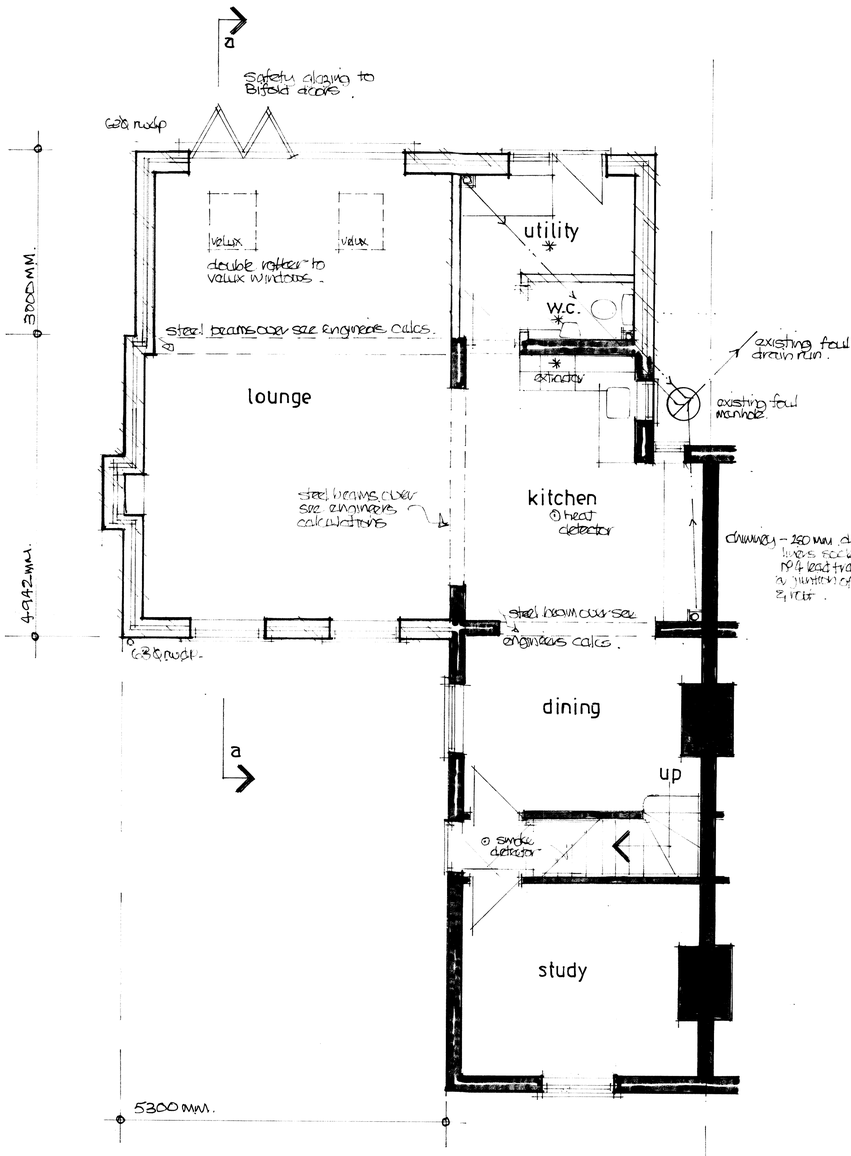



proposed front elevation

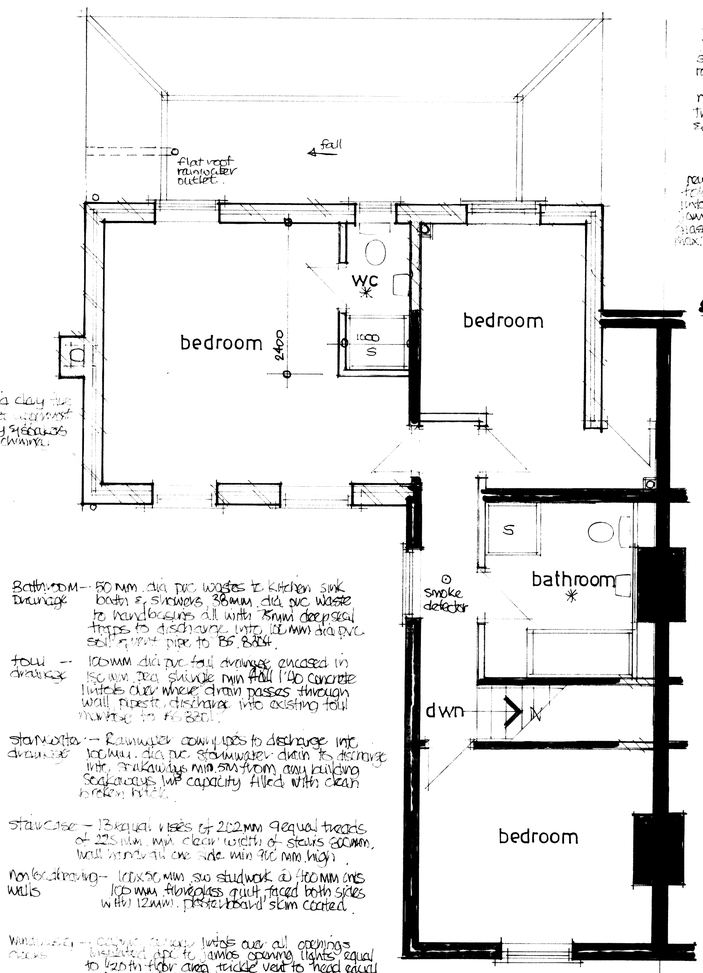
proposed side elevation

proposed rear elevation

proposed side elevation




proposed groundfloor plan




Bathroom drainage — 50 mm. dia pvc wastes to kitchen sink, bath & showers, 38mm. dia pvc waste to handbasins all with 75mm deep seal traps to discharge into 100 mm dia pvc soil & vent pipe to BS 5255.

foul drainage — 100mm dia pvc foul drainage encased in 150 mm. beg. shingle min fall 1:40 concrete lintels over where drain passes through wall. Pipe to discharge into existing foul manhole to BS 5255.

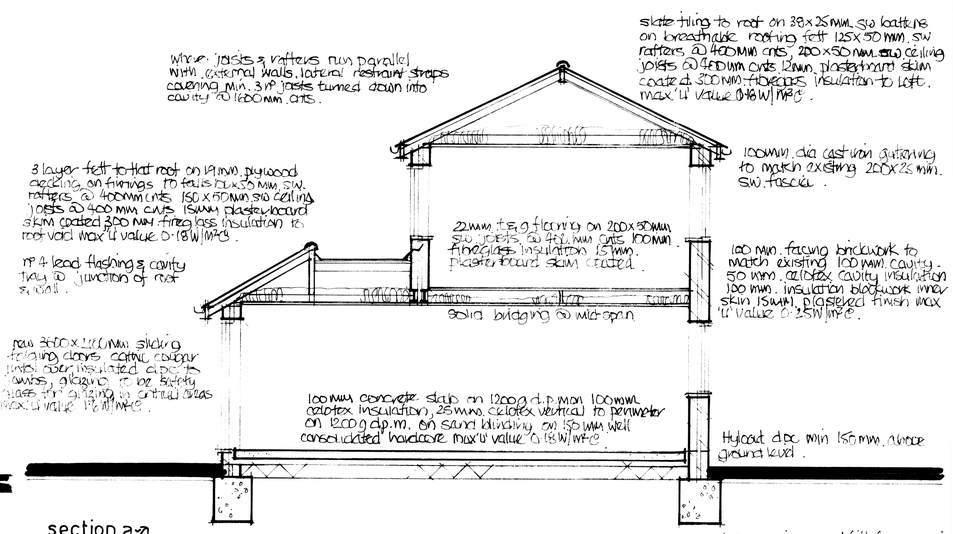
stormwater drainage — Rainwater comp uses to discharge into 100mm. dia pvc stormwater drain to discharge with soakaways min 5m from any building Soakaways 1m³ capacity filled with clean broken rubble.

staircase — 13 equal risers @ 200 mm & 12 equal treads of 225 mm. min clear width of stairs 900mm. Wall handrail one side. min 900 mm high.

non-load bearing walls — 100 x 50 mm. s.w. studwork @ 600 mm cnrs 100 mm fibrelites quilt faced both sides with 12mm. plasterboard & skim coated.

Windows — comply Building Regs all openings linked to fire alarm system. Openable lights equal to 1/20th floor area trickle vent to head equal to 6000 mm² Hardwood double glazed windows min opening size 450 x 850 mm. to habitable rooms for means of escape purposes max U value 1.6 W/m²K.

proposed firstfloor plan



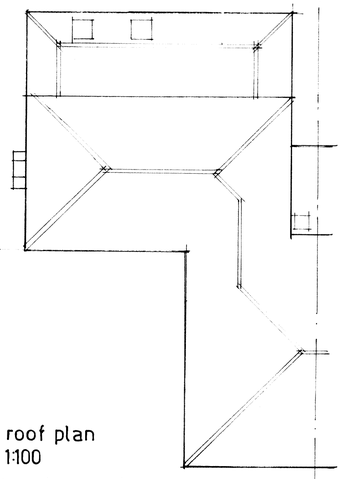

section a-a

Electrical — All electrical work to be designed installed and tested by a competent person & certificate of compliance produced on completion. All sockets & switches sited between 450 & 1200 mm. of finished floor level. All new light fittings low energy type.

smoke detectors — All heating smoke detectors to be mains operated with battery back up, all units inter-connected.

Boiler — New gas fired condensing combi Superlux natural flue space heating & hot water needs separate zone controls thermostatic radiator valves.

* Mechanical ventilation — Sedgehead extraction to kitchen, x petair input fan to utility room, extraction rate of both 30 litres/sec. ceiling fans to w.c's & bathroom, min extraction rate 15 litres/sec linked to light switch with 15 min overrun.



roof plan
1:100

A) Planning amendment 27-3-15.

Drawing Title

Proposed 2 storey extension nº1 Barnsland Cottage Swaythling Road Hants.

scale 1:50 1:100

Date February 15

Drawn by David Winchester

Drawing nº B.C.001.

Rev. A