

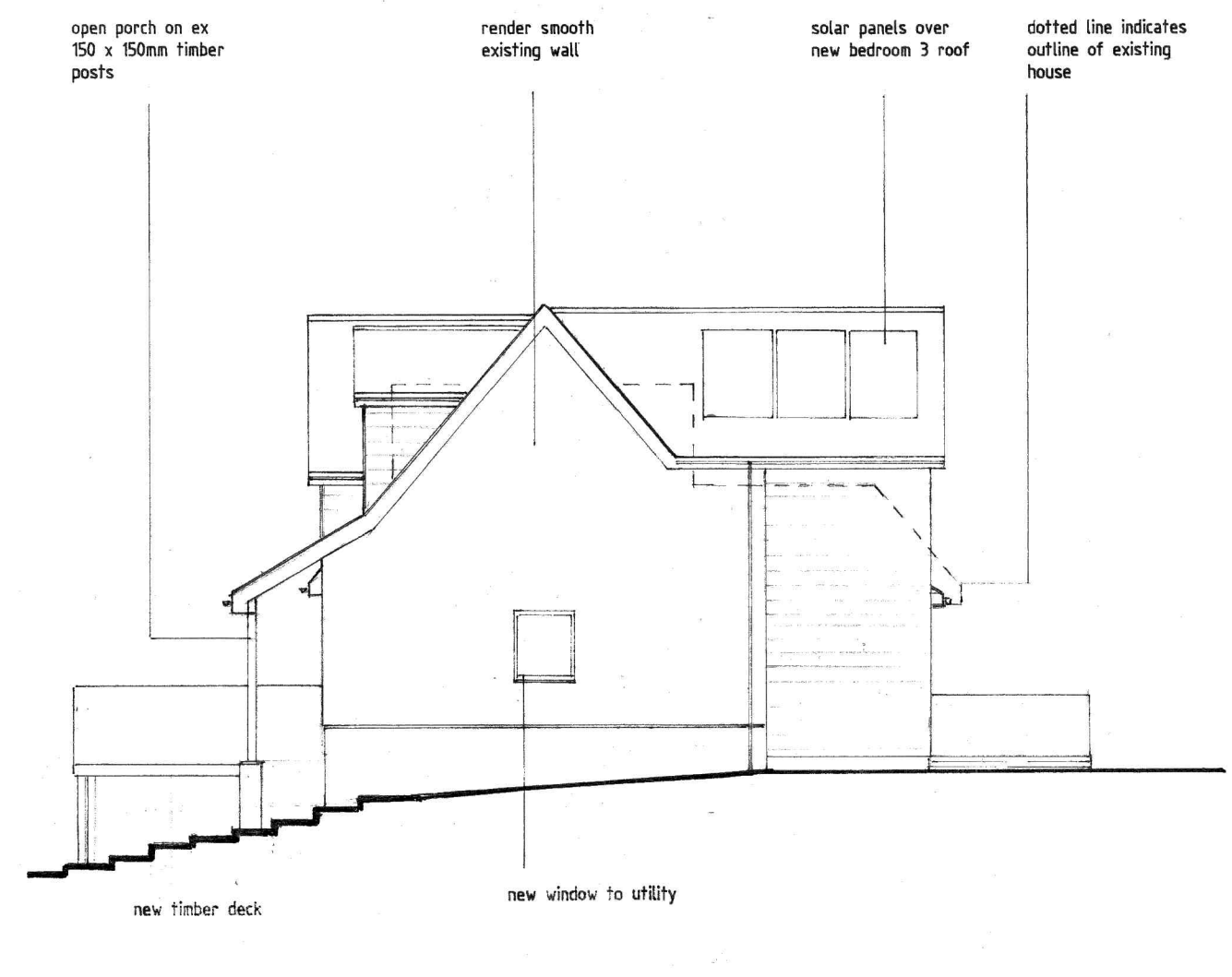


Sanitary pipework FRONT ELEVATION

The exact layout of the kitchen, utility, ensuite and the bathroom and choice of fittings, surfaces and appliances to be agreed with the client.

New WC and first floor bathroom to drain to the existing SVP adjacent to the utility / stairway wall. New ensuite to drain to new SVP sited at side of house. 110mm Ø SVP to terminate 900mm above any window within 3m, fitted with bird guard to top and flashings where passing through eaves at the side of the house. New Kitchen to drain to new BiG.

110mm Ø branch pipes to WCs. Provide 40mm Ø waste pipes to kitchen and utility sinks, washing machine, bath and showers. 32mm Ø waste pipes to hand basins in WC, ensuite and bathroom. All appliances to have 75mm deep seal traps. All sanitary pipework to be carried out in accordance with manufacturer's instructions and to R1 of the Building Regulations.



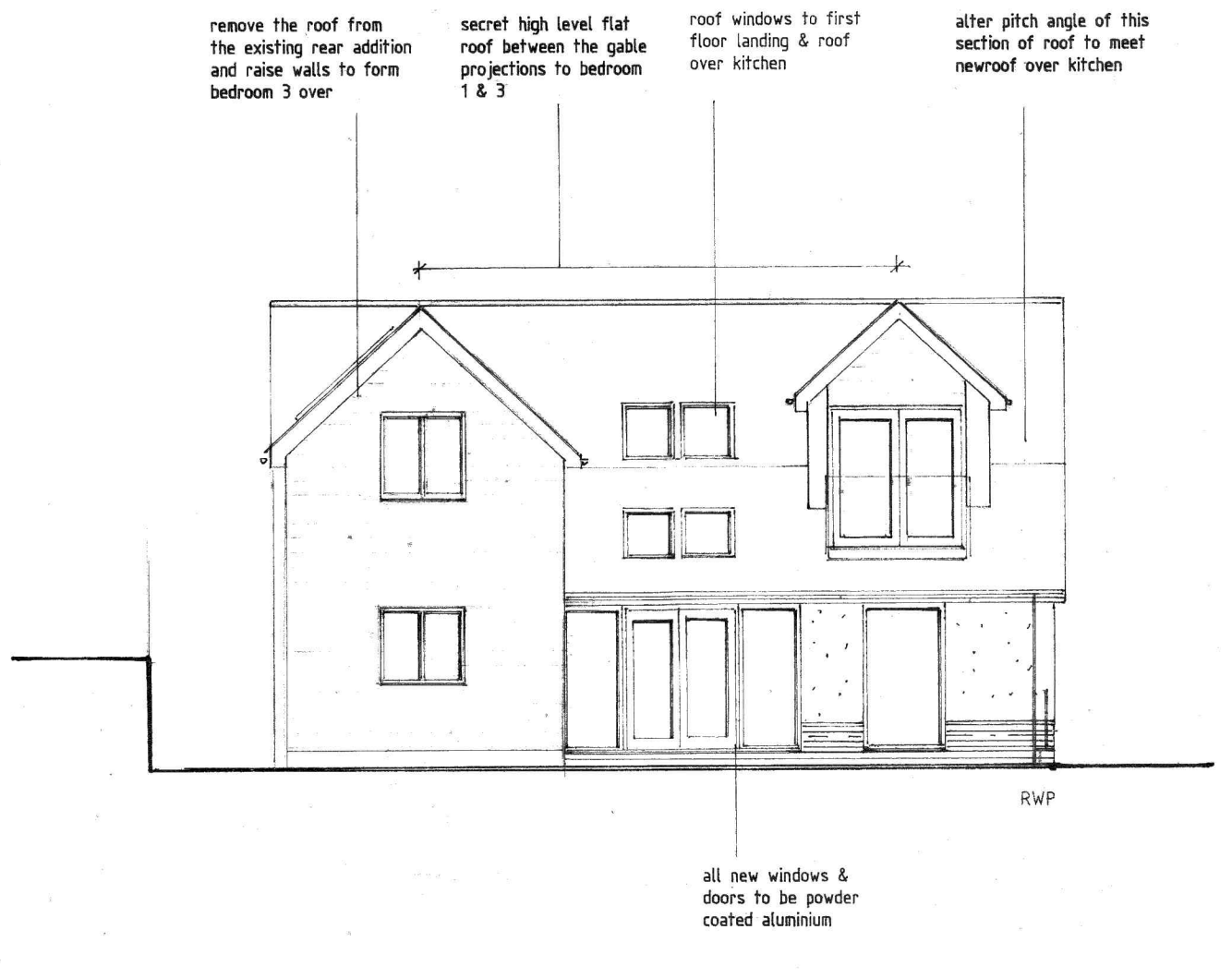
SIDE (SOUTH) ELEVATION

Electrical

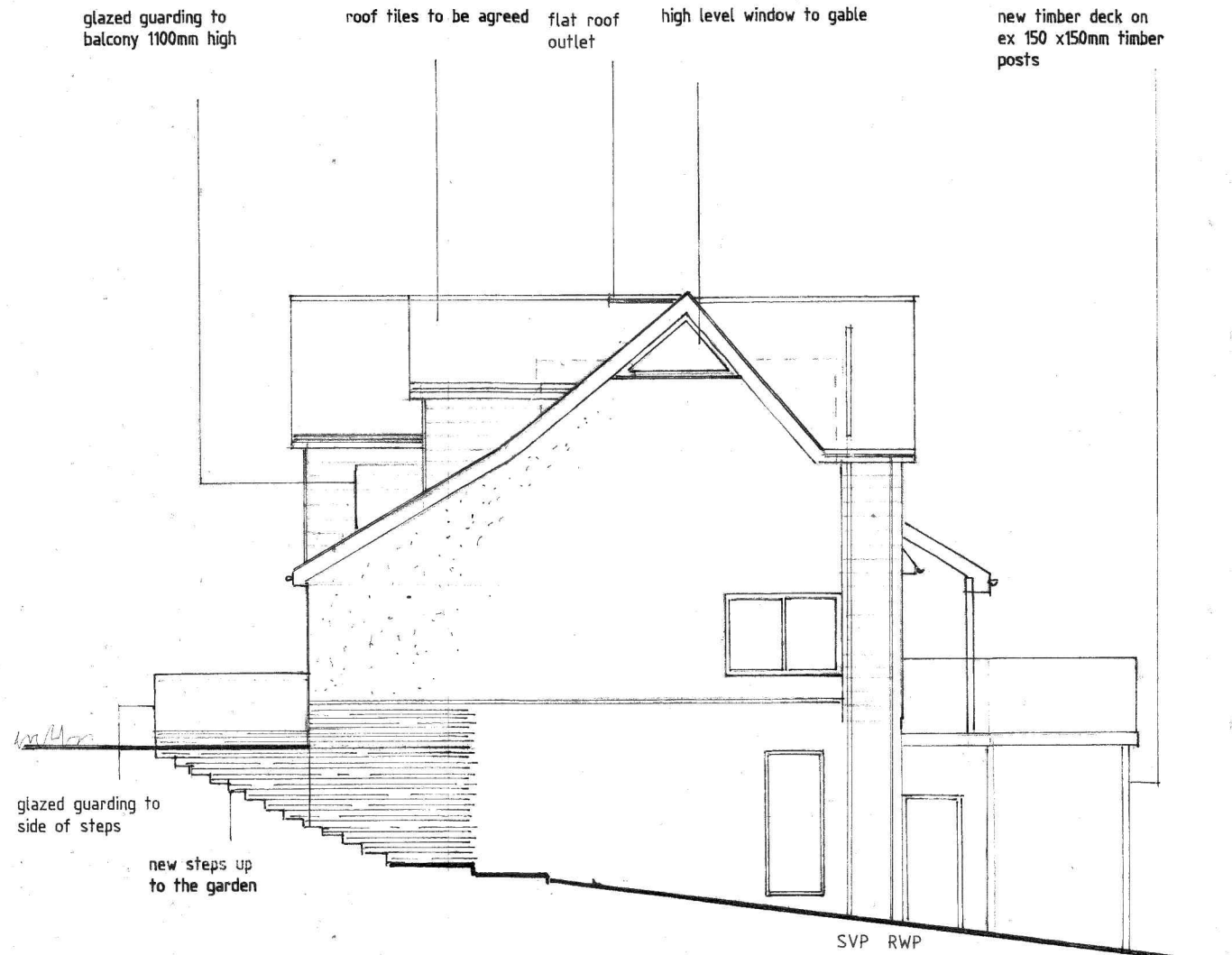
75% of new light fittings to be energy efficient (compact fluorescent lamps not GLS tungsten lamps with bayonet or Edison screw base) having a maximum luminous efficacy greater than 45 lumens per circuit-watt.

Provide electrical sockets, switches and ceiling pendants to positions to be agreed with the client. All electrical design, installation and testing to be carried out by competent and qualified electrician in accordance with BS 7671:2001 (incorporating amendments No 3 (A3): 2015). Requirements for Electrical Installations (IEE Wiring Regulations 18th Edition by the Institution of Electrical Engineers, including all necessary protective and relevant earthing and bonding systems.

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.



REAR ELEVATION



SIDE (NORTH) ELEVATION

Building Regulations & Dutyholders

For guidance on the duties, responsibilities and competence requirements for complying with the Building Regulations etc. (Amendment) (England) Regulations 2023 that clients, designers and contractors must meet, see www.gov.uk/guidance/design-and-building-work-meeting-building-requirements

In addition to compliance with the Building Regulations, the client and Principal Contractor must consult with and obtain approval from Space and Style Home Design before proceeding with any changes to the design or specification as shown on these drawings.

Preparation

The work is to conform with Planning Permission H/25/100061 and the conditions contained within issued by Eastleigh Borough Council on the 26th November 2025.

To ensure the stability of the structure at all times, the work indicated on these plans and drawings should only be undertaken by builders with sufficient knowledge, experience and resources for this form of work.

The builder is to liaise with the client and agree the 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.

The builder is to allow for all lead-in times for delivery of materials and components and advise client of any potential delay at the commencement of works.

The work to be carried out taking account of the tree protection measures and plan as recommended within the Arboricultural Impact Assessment Method Statement & Tree Protection Plan by Trevor Heaps dated 7th October 2025.

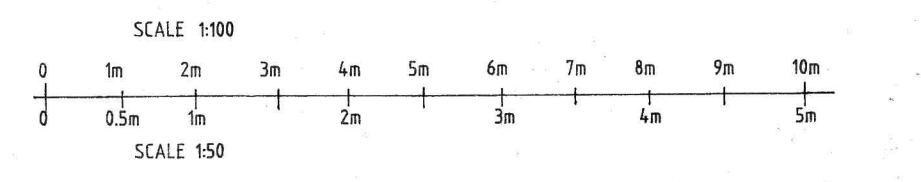
At a time to be agreed, strip existing roof over the house.

19.01.2026 New drainage from kitchen and ensuite shown, Building Regulation notes added, cross section cut lines shown.

07.12.2021 Door to store beneath deck, now shown on north elevation.

25.11.2021 Additional notes added and drawing updated prior to planning application.

13.09.2021 Minor amendments for client including 3 solar panels to south elevation not 2, side windows to front door now full height and staircase window now omitted from south elevation. Roof windows to kitchen ceiling added.



PROPOSED EXTENSION & ALTERATIONS

ST GEORGES
KEW LANE
BURSLEDON
SOUTHAMPTON
SO31 8DG

MR & MRS POWELL

DRAWING: PROPOSED PLANS & ELEVATIONS

SCALE: 1:250 1:500 1:100 1:50

DRG No. 1192/2 DATE: AUGUST 2021



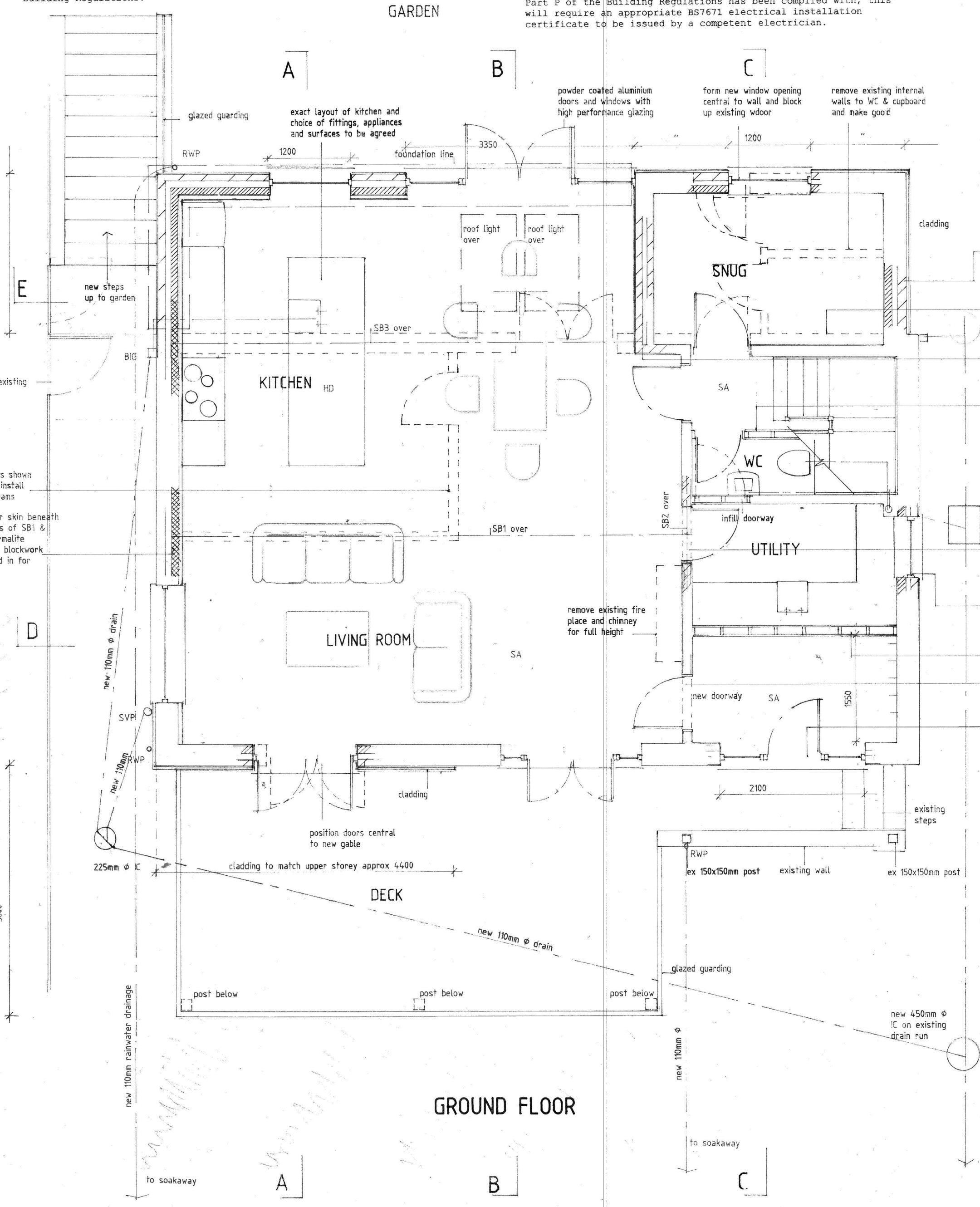
Space & Style Home Design

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Gomer Lane,
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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 the 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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GROUND FLOOR

Rainwater drainage

Black 125mm UPVC gutters and 65mm downpipe. Connect new downpipe to soakaway sited minimum 5m from any building via 110mm Ø new underground drainage laid as for foul drains.

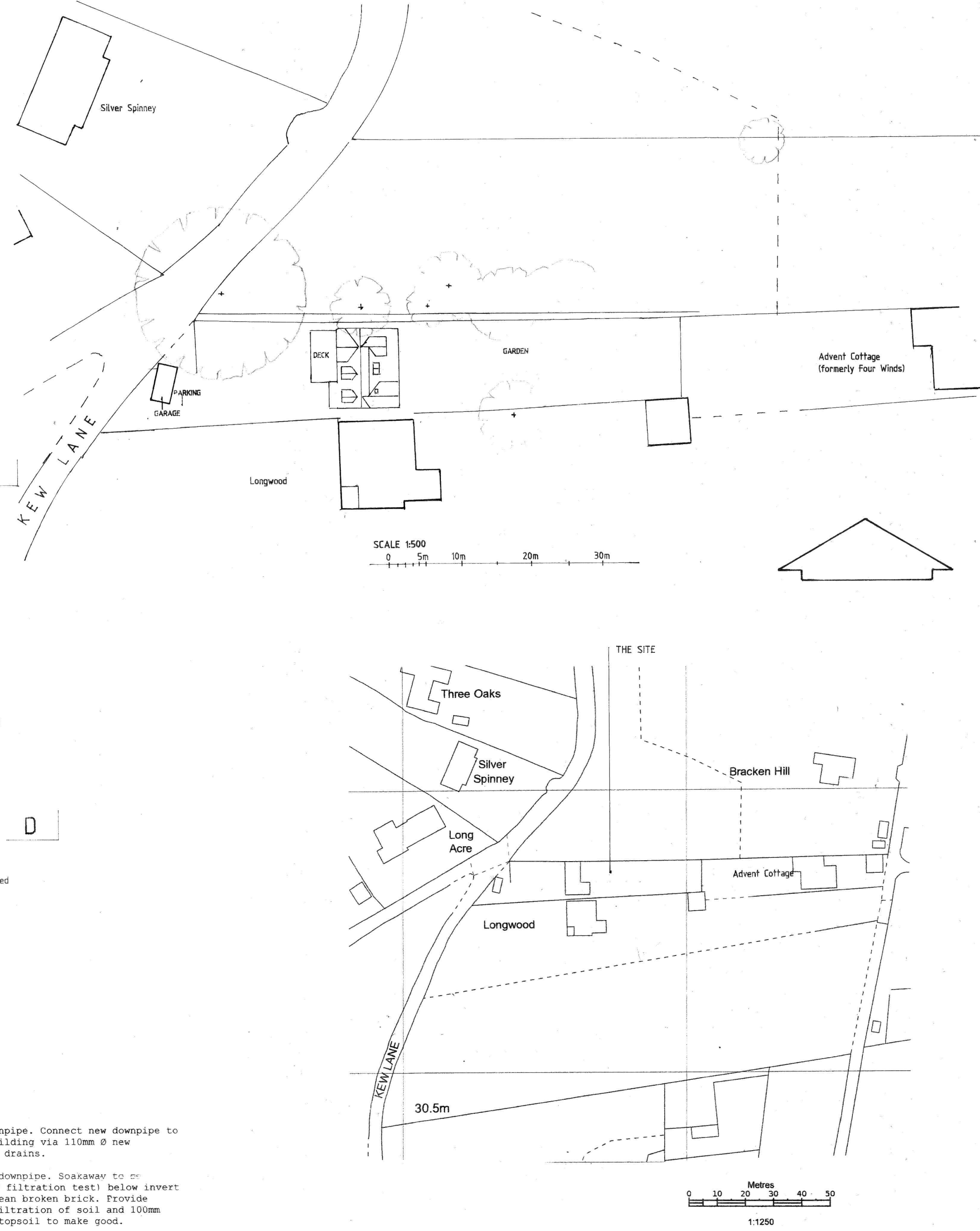
Provide 200mm radius bend at base of downpipe. Soakaway to minimum 1m³ (actual size determined by filtration test) below invert level of drain and backfilled with clean broken brick. Provide polythene membrane cover to prevent filtration of soil and 100mm concrete cover with dug material and topsoil to make good.

Foul drainage

Install new 225mm and 450mm Ø inspection chambers and extend and adjust the drainage layout as shown. New 110mm Ø underground drainage laid at 1:60 bedded and surrounded in 150mm peashingle.

Minimum 200mm radius bends beneath ground to new SVP serving ensuite.

All drainage to comply with Building Regulation Approved Document R1.



SITE PLANS