



Materials;
Brick/Render Walls
Concrete Roof Tiles
Black Windows/Doors

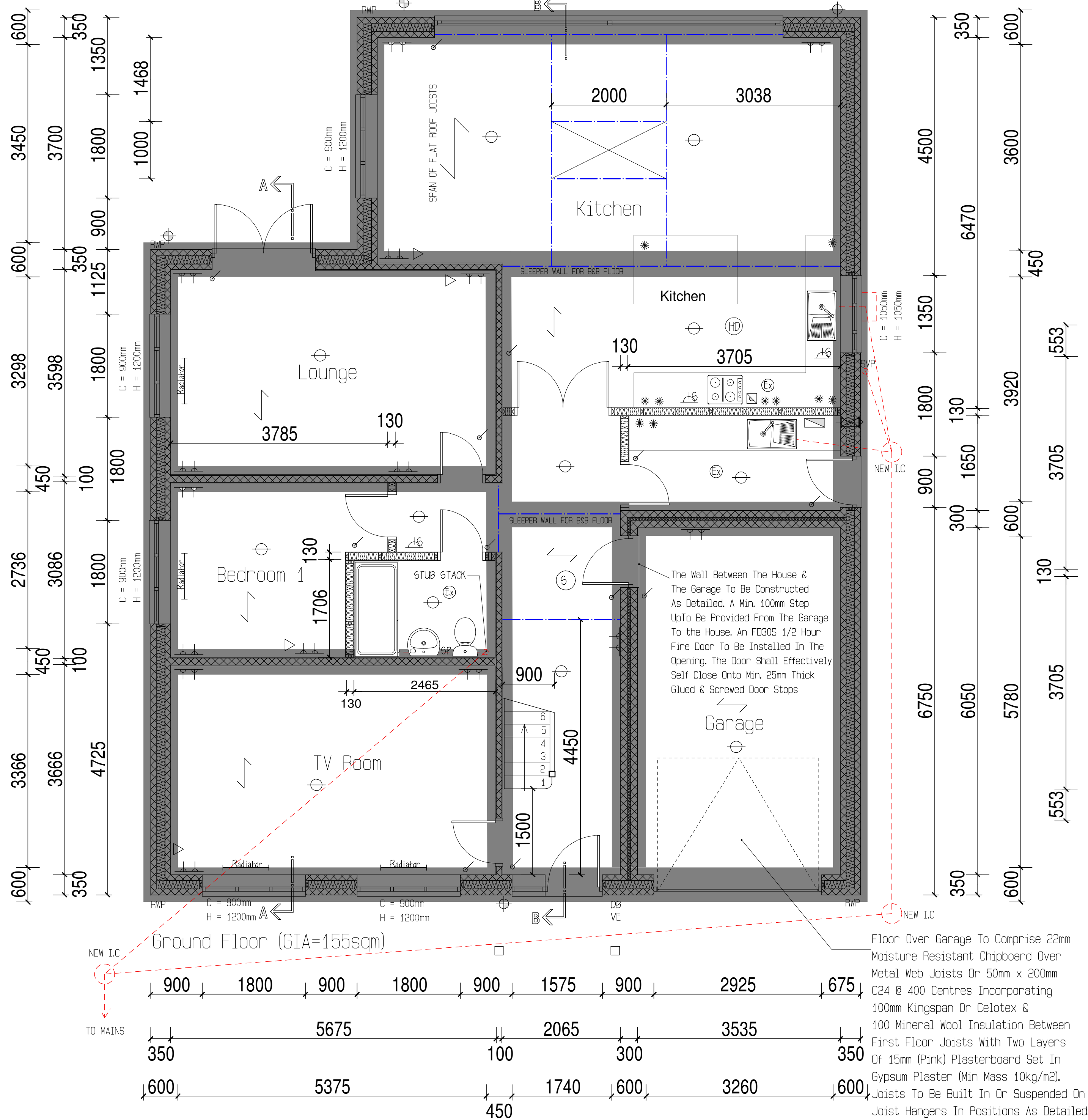
600 3000 600 1775 5600 600
350 3250 2075 450 5900 350
1070 1800 730 1350 6075 1350

Note;
Main Entrance To Be Level Threshold- See Detail 1:20. Access To Front Door From Parking Area Must Comply With A.D M1. Distance From Parking Area To The Front Door Area Should Be As Minimal As Possible So That Direct And Immediate Access From Parking Areas Attainable. Area Of Non Migratory Material To Be Used For An Area By The House Which May Be Used As A Setting Down Area. Material To Be Concrete Or Similar, With Decorative Finish. Due Raised Grand Finished Floor Level A Stepped Approach Will Be Required; Min 150mm Rise, 280mm Going, Unobstructed 900mm Width, 900-1100mm Balustrade

Window(S) To All New Habitable Accommodation To Have Operable Vents Equal To At Least 1/20th Floor Area Of Room For Rapid Ventilation And Trickle Vent(S) Of At Least 10000mm² For Background Ventilation
The Temperature Of The Hot Water Supply To Baths Will Be Limited To A Maximum Of 48°C By The Use Of Thermostatic Mixing Valves (TMV)
Catnic 'DN' Type Lintels To Suit Clear Openings To Manufacturers Design 150mm Clear End Bearing To Be Provided.
Glazing In 'Critical' Locations To Meet Requirements Of BS 6206: 1981
Glazing In Relation To Impact, Opening And Cleaning.
The Following Windows And Doors Will Need To Be Safety Glazing:
(A) Any Glazing Below 800mm Above Finished Floor Level
(B) Any Glazing To Doors And Adjacent Windows/Sidelights Below 1500mm Above Finished Floor Level
(C) Any Glazing Within 300mm Of A Door

All Sanitary Pipework In Accordance With BS5572:1978. 32mm Diameter Upvc Branches To Serve Sinks, Shower And Bath, 32mm To Basin (30mm Where Combined). 100mm Diameter To W.C. Anti-Siphon Traps With 80mm Seals To All Appliances. Access Points At Bottom Of All Vertical Pipes, Soil And Vents To Terminate 900mm Above Any Openings With Balcon Grating.
450mm & 650mm Wide Foundations To Be Provided To New Posts/Cavity Walls As Detailed At A Depth To Suit Site Conditions And To The Satisfaction Of The Local Authority Building Control Officer. New Foundations To Be Formed So As Not To Adversely Affect Any Adjacent Drainage Runs, And N.H.B.C. Guidance Notes Chapter 42 Shall Be Followed In Respect Of Any Building Near Trees.
Access & Facilities For Disabled Persons.
Internal Doors- Min. Unobstructed Width Of 750mm
External Doors- Min. Unobstructed Width Of 775mm
Electrical Switches And Sockets- Min. 450mm & Max. 1200mm Above Finished Floor Level. With Electrical Consumer Units To Be At Accessible Height.
Ground Floor Corridor- Min. Width 900mm.
Front Access- Ramped Approach To Front Door With Max Gradient 1:15 Of Width Not Less Than 900mm.

ELECTRICAL KEY TBC
single 2 or 3 Light switch TBC
Double power socket - 13 amp
Fuse spur to suit appliance
Sockets at workshop height/high level
Cooker Point
Consumer Unit
Media Point (telephone/internet)
Bayonet light fitting/Spot light fitting (IP Rated in bathroom)
Outside Wall Light Fitting
Ceiling/Wall mount extract fan
Radiator/Towel Rail Position
DB Door Bell
VE Video Entry
SP Shaver/Mirror Point



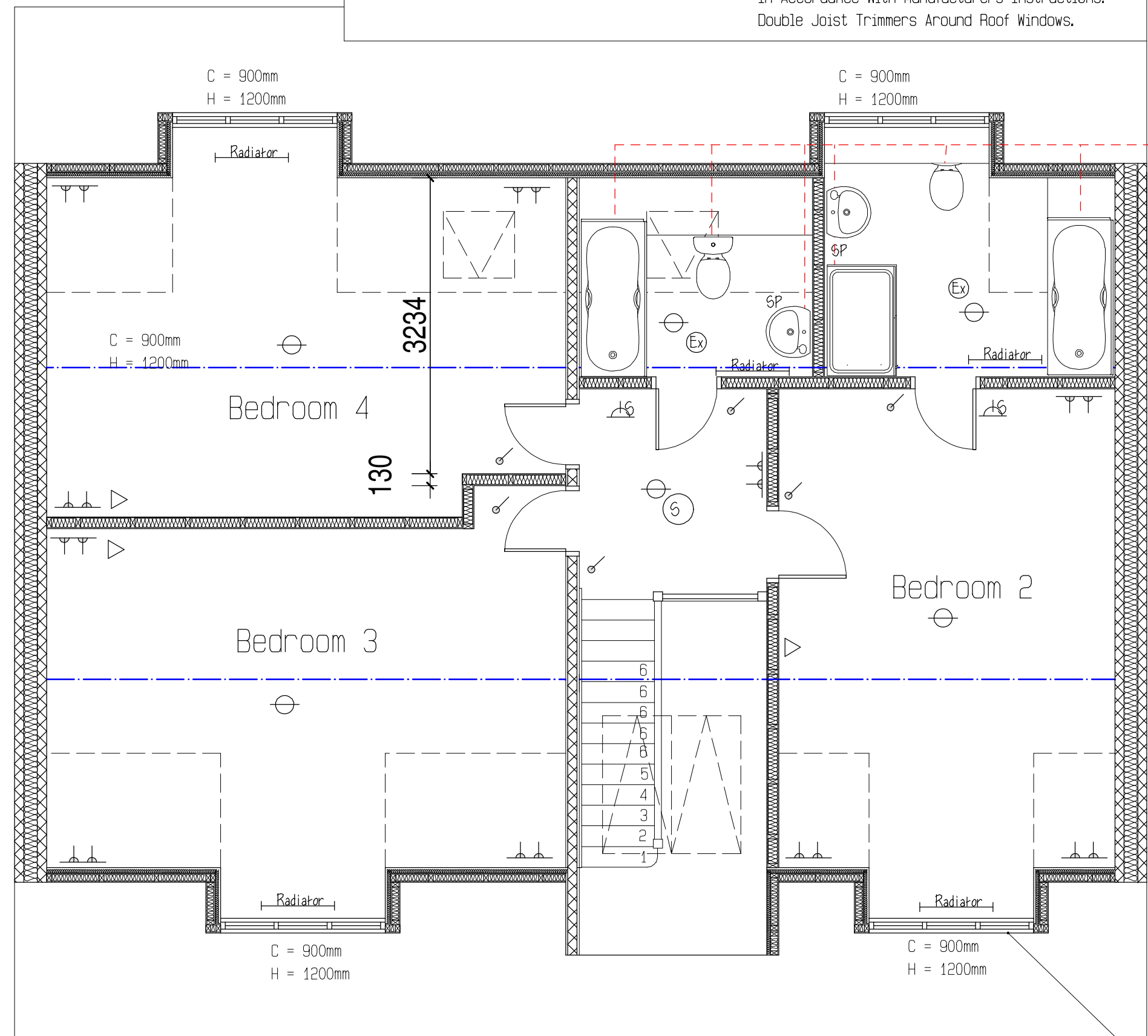
U- Values To Be Achieved For National Building Specifications;

Ground Floor 0.13W/m²K.

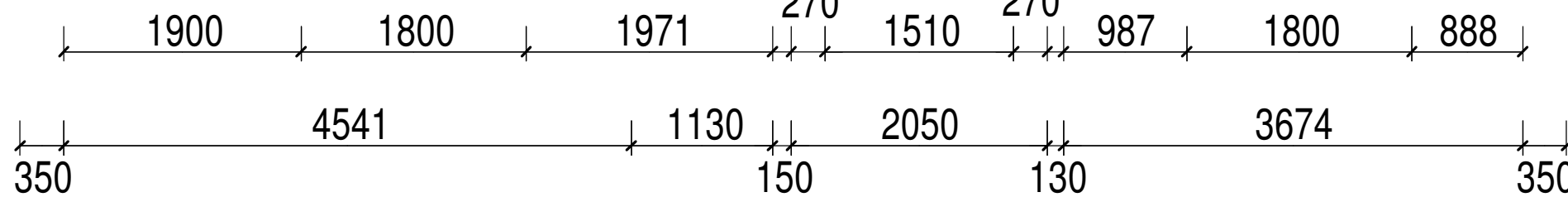
Cavity Walls 0.18W/m²K.

Roof 0.15W/m²K.

Doors/Windows 1.2W/m²K.



First Floor (GIA - 91sqm)



Min. Unobstructed Opening Of 0.33m² And At Least 450mm High And 450mm Wide. The Bottom Of The Openable Area To Be No More Than 1.1m Above Floor Level To All First Floor Bedrooms

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Client
Shonchee

Project Title
32 Valley Road, Chandlers Ford
Eastleigh, S053 1GP

Drawing Title
Proposed plans and elevations

Scale
1:50 & 1:100 on A1 Paper

Drawn By
AC

Drawing No.
2025/01

Rev.
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