

Drawing Notes:

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Written dimensions to take precedent over scaling the drawing however all dimensions to be checked and verified on site prior to commencing works. The Contractor shall take all responsibility for setting out. Any discrepancies should be clarified prior to proceeding with work.

All workmanship and materials shall comply with BS 8000 Parts 1 - 15.

All drawings and notes are prepared for the purposes of demonstrating compliance with the Approved Documents comprising the Building Regulations and do not necessarily describe the full extent of the construction works required. Details of all existing parts of the structure (drainage etc) and the exact requirements of the Client should be verified for the contract sum prior to commencement. Any variations from those implied from these drawings should be clarified.



Proposed Side Elevation
Currently Under Construction

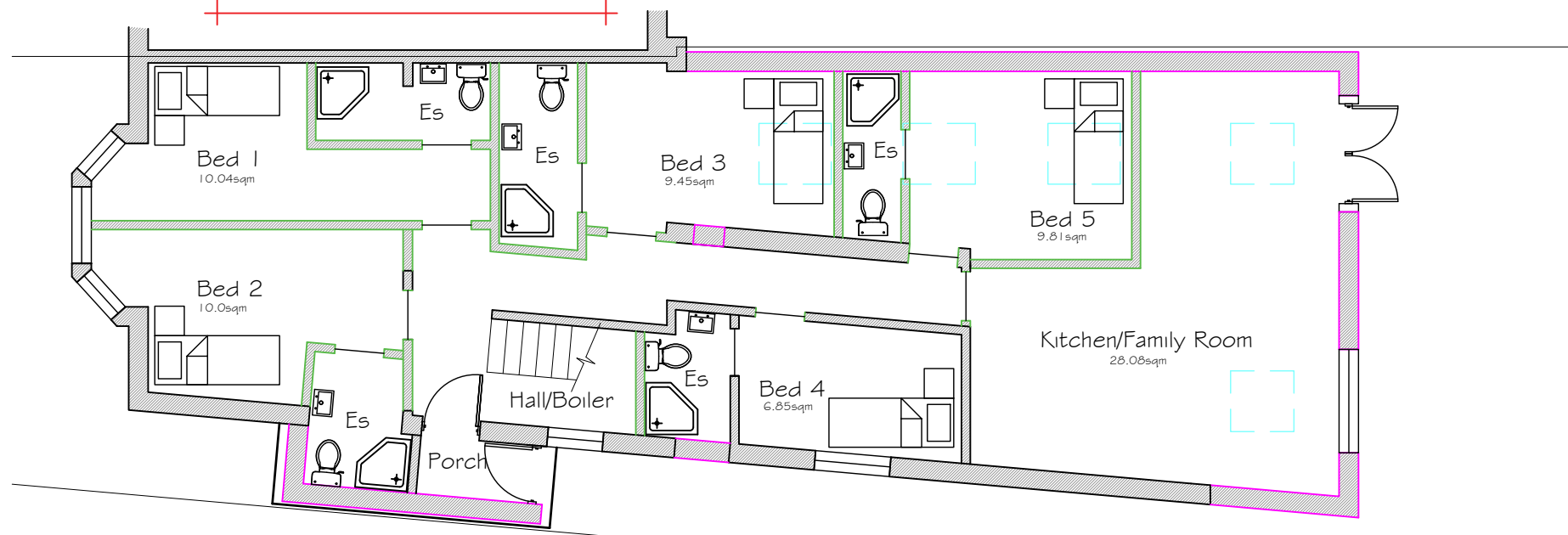
Proposed Rear Elevation
Currently Under Construction

Proposed Front Elevation
Currently Under Construction

Proposed Side Elevation
Currently Under Construction

Minimum room size excluding ensuite is 6.51sqm for a single room and 10.22sqm for a double room. All rooms are between these areas so only licensable of single occupancy.

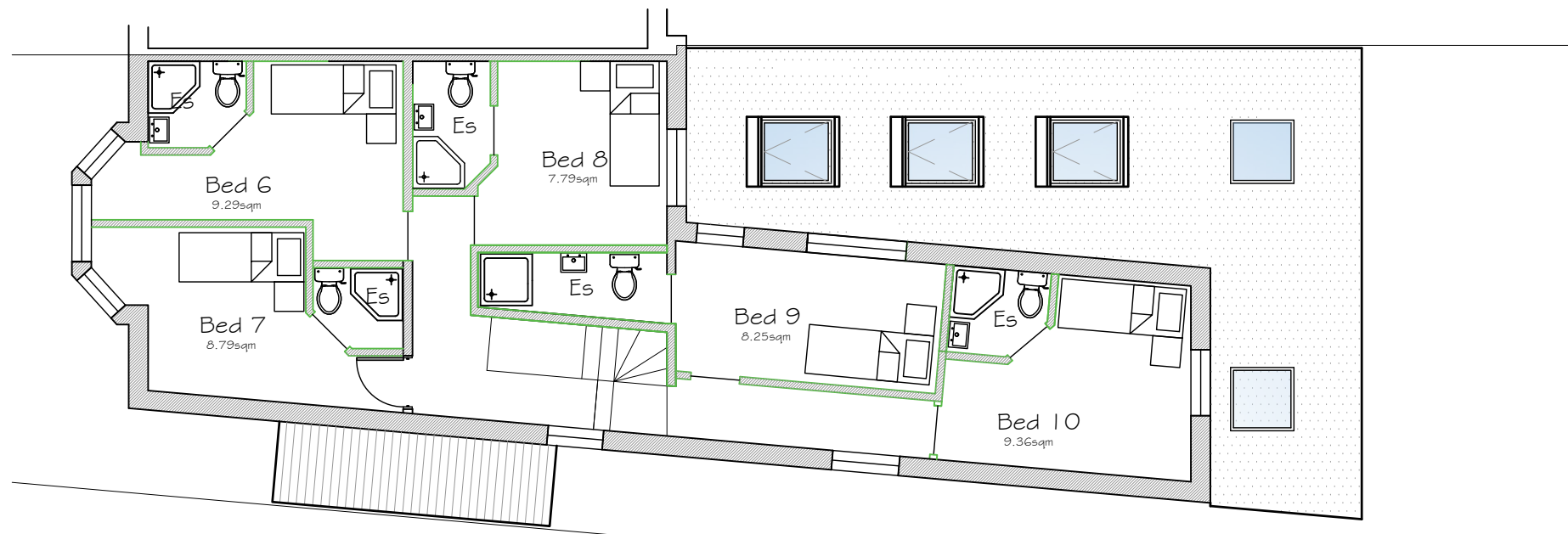
Based on room size a occupancy can only be licensable for a maximum of 10 No persons.



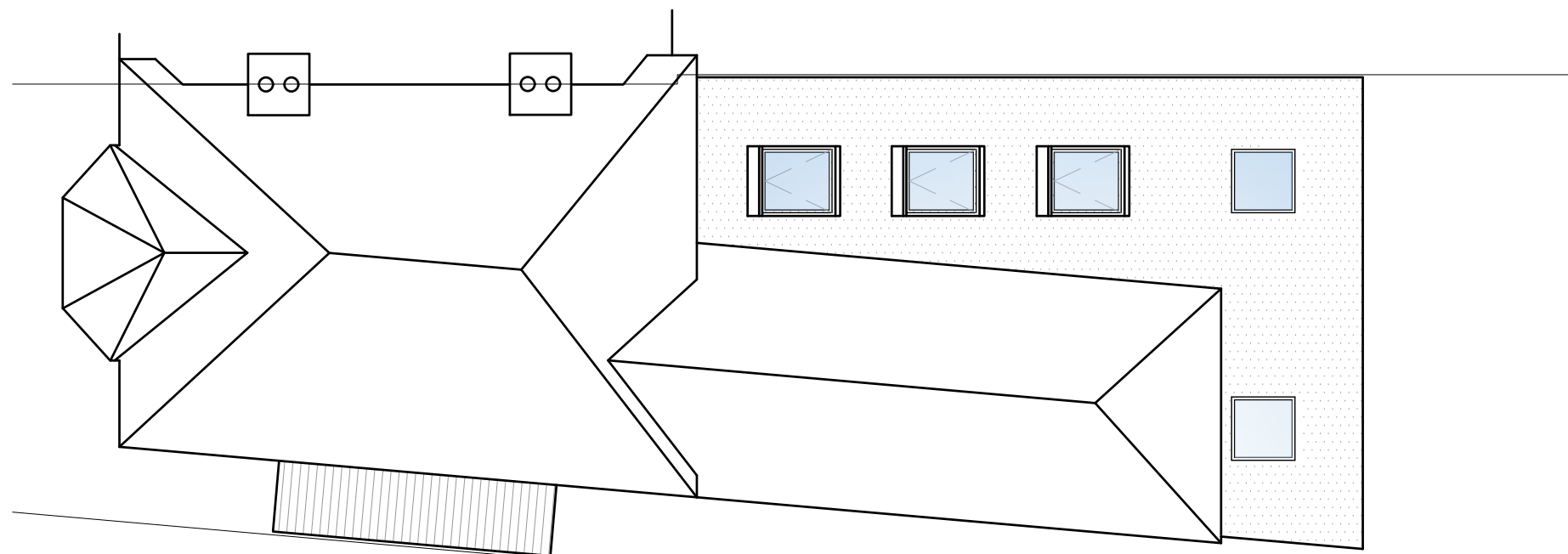
Proposed Ground Floor Plan

Minimum room size excluding ensuite is 6.51sqm for a single room and 10.22sqm for a double room. All rooms are between these areas so only licensable of single occupancy.

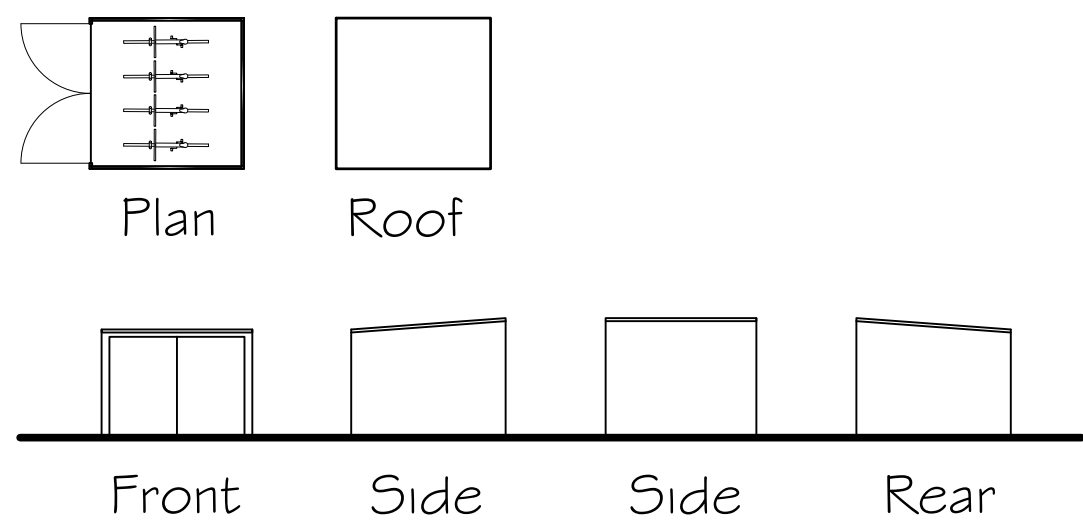
Based on room size a occupancy can only be licensable for a maximum of 10 No persons.



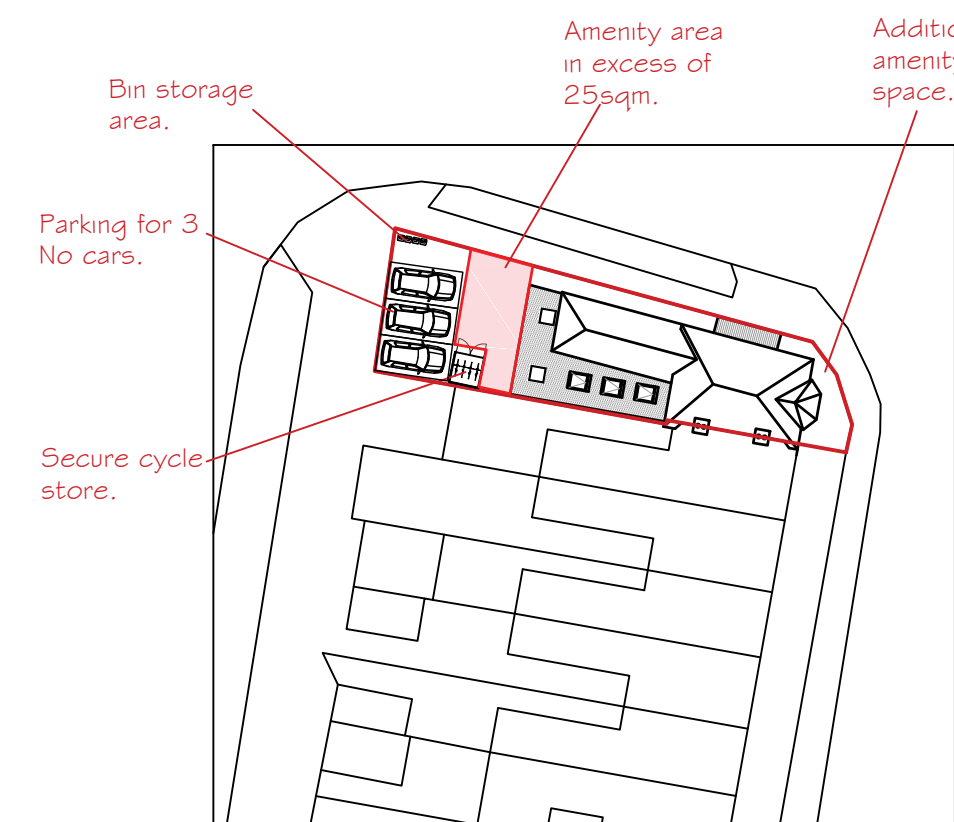
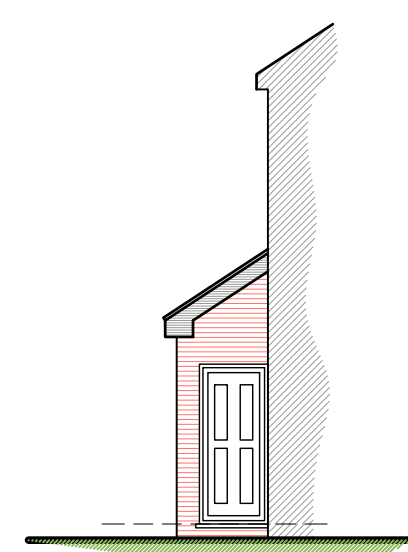
Proposed First Floor Plan



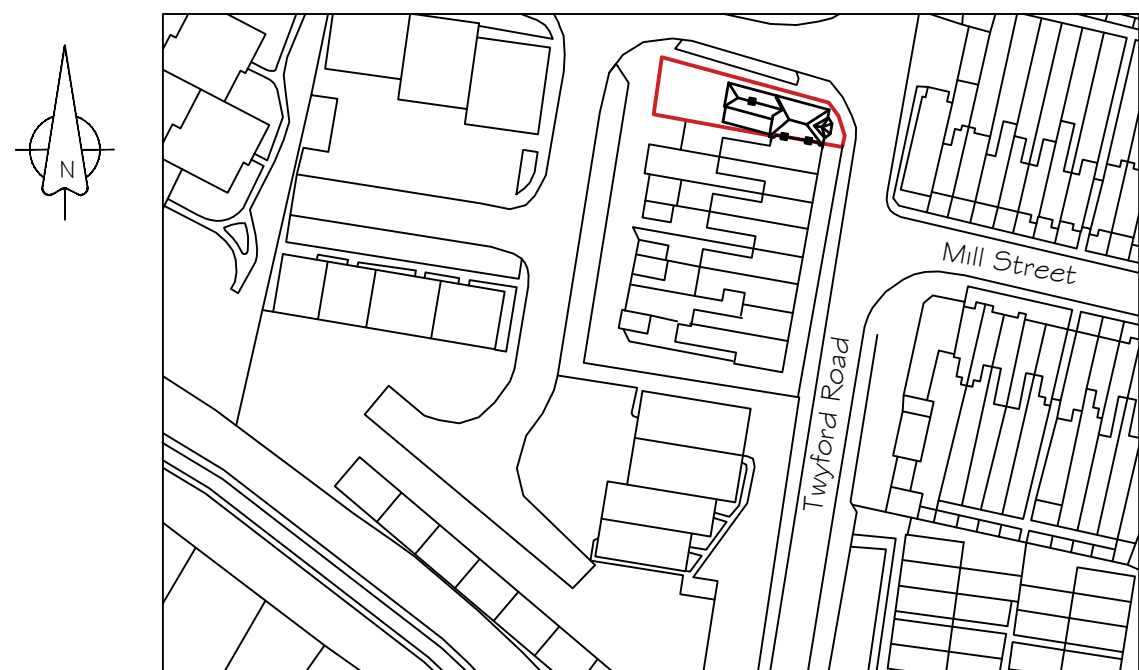
Proposed Roof Plan
Currently Under Construction



Proposed Metal Bike Store 369
www.summergardenbuildings.co.uk



Block Plan 1:500



Location Plan 1:1250

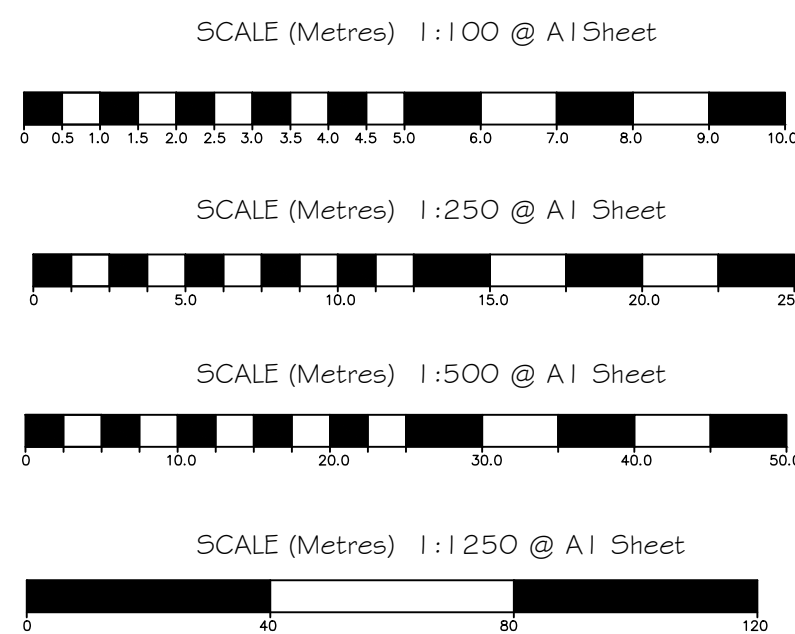
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Proposed Elevations and Plans C4 Dwelling to Sui Generis HMO 10 Bed (Single Occupancy Per Room) 1:100

Acoustic vent

TL80F-dB			
Art no	Max airflow	Hole opening	Sound reduction
638040	10 Pa; 7,8 l/s	Ø150mm	300 mm; 49 dB

Fresh Flimmer Filter Acoustic Vent - to be installed in bedrooms 1,2,6,7 and 10 to provide fresh air and reduced noise and pollution levels.



Rev B - Room Sizes amended to show single occupancy.

Rev A - Filters Added.

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Project:

29 Twyford Road
Eastleigh
SO50 4HD

Client:

Mr L Bowers

Dwg Title:

Proposed 10 Person HMO

Dwg No:

PL/08

Revision:

B

Date:

Jan 2023

By:

rjn

Scale:

As Shown

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