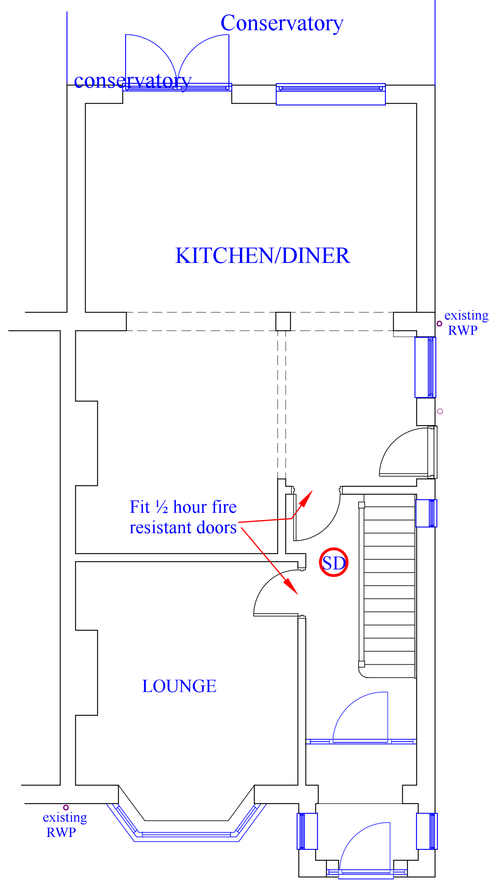
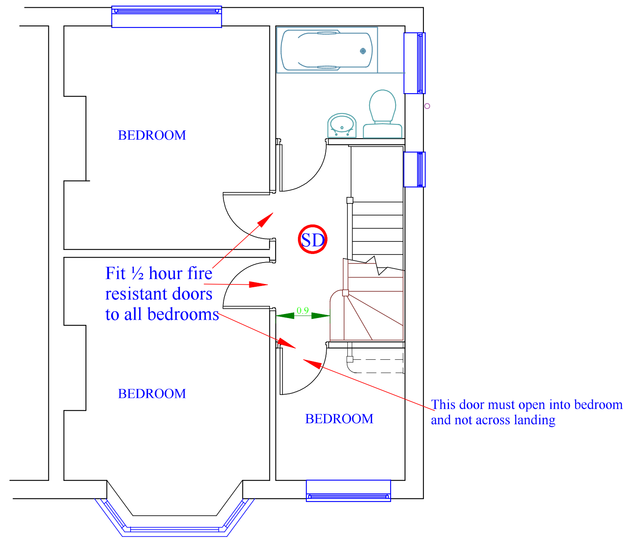
SHEET 1 of 4



GROUND FLOOR PLAN



FIRST FLOOR PLAN

SD = Mains wired and interlinked smoke detector

SCALE 1 : 50 0 1 2 3 4 5m

PROPOSED LOFT CONVERSION AT
9 ST MARYS ROAD
NETLEY SO31 5AT
for Mr B Rogers

A.J.GLADMAN
43 Portchester Road
Fareham
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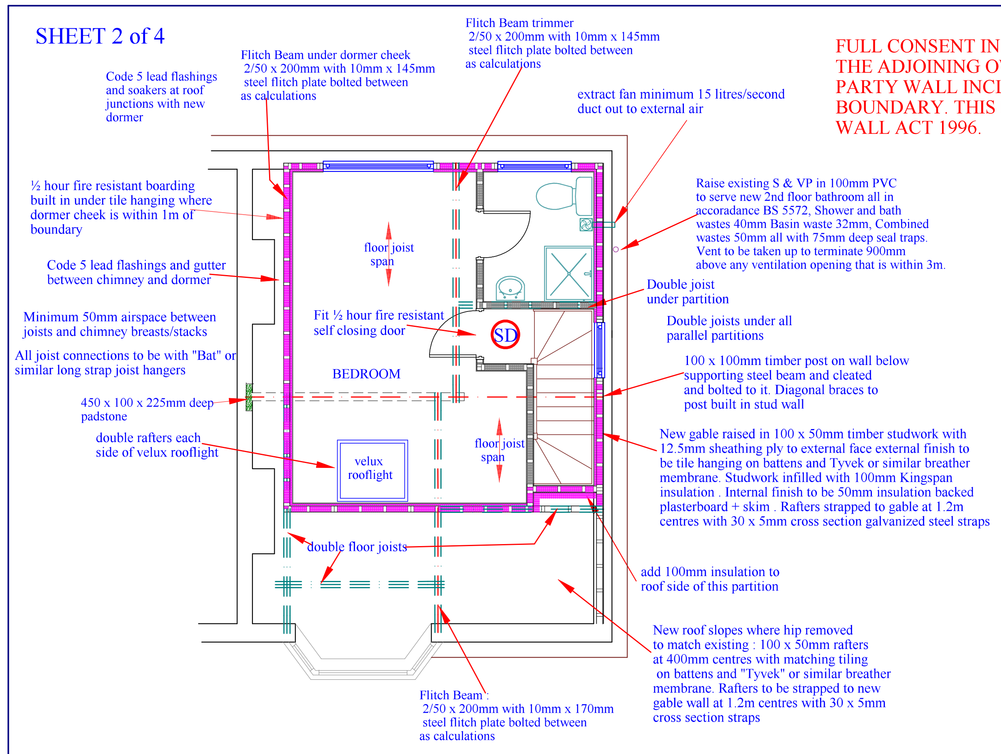
SHEET 2 of 4



PROPOSED SECOND FLOOR

FULL CONSENT IN WRITING MUST BE OBTAINED FROM THE ADJOINING OWNER FOR WORKS RELATING TO THE PARTY WALL INCLUDING ANY PROJECTIONS OVER BOUNDARY. THIS IS A REQUIREMENT OF THE PARTY WALL ACT 1996.

SD = Mains wired and interlinked smoke detector

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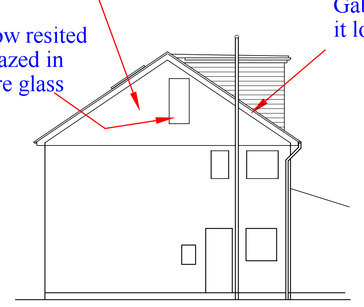
SHEET 4 of 4

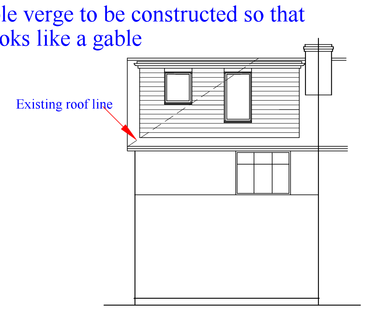
New gable rendered to match existing upper elevations

Window resited and glazed in obscure glass

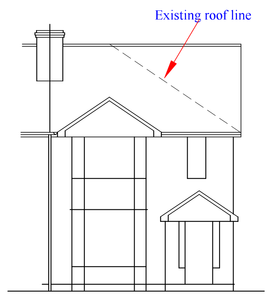
Gable verge to be constructed so that it looks like a gable



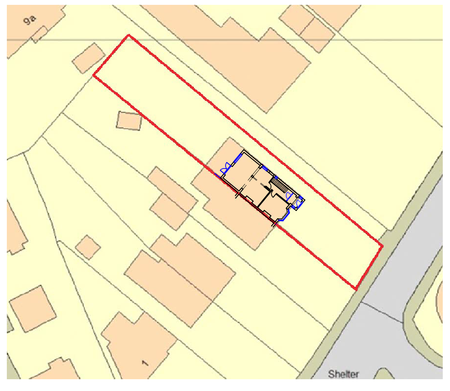
PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION
(OMITTING CONSERVATORY)



PROPOSED FRONT ELEVATION



SITE/LOCATION PLAN 1 : 500

N

SCALE 1 : 100 0 1 2 3 4 5 6 7 8 9 10m

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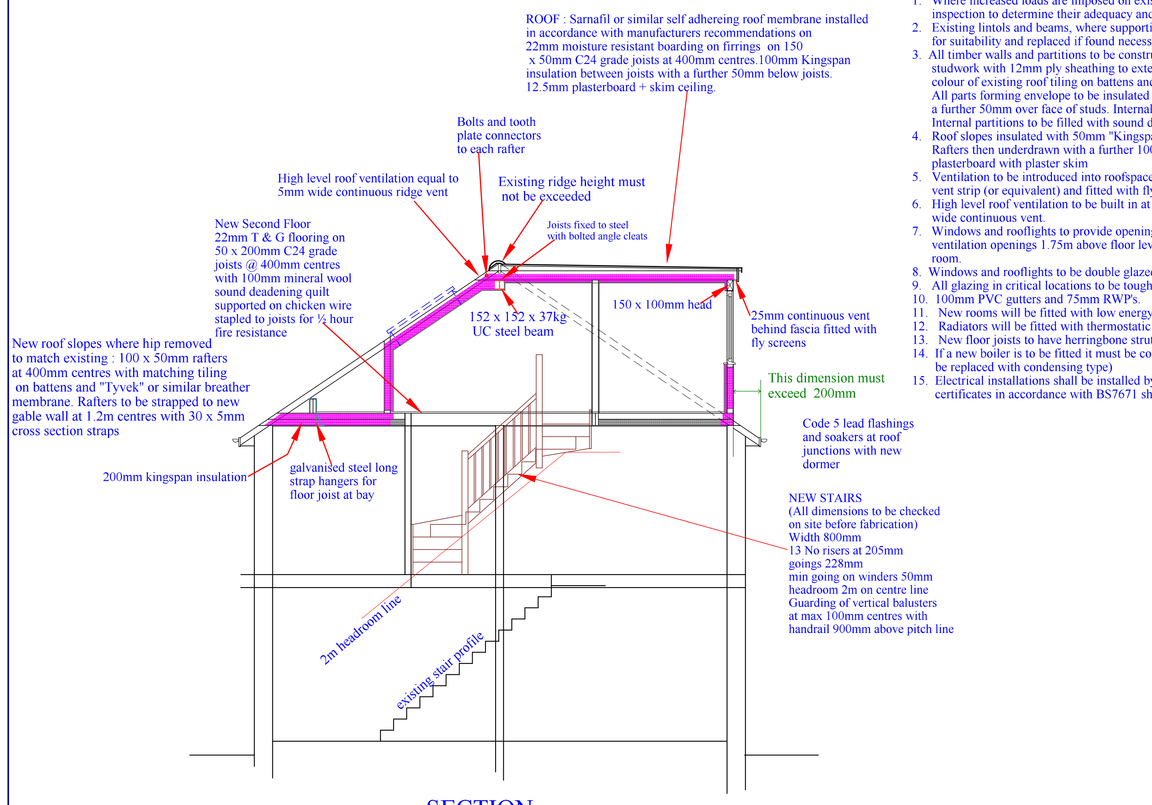
SHEET 3 of 4



SECTION

SCALE 1 : 50 0 1 2 3 4 5m

NOTE : This set of plans is for Building Regulation Submission and is not intended to form a full specification of the works.

NOTES :
1. Where increased loads are imposed on existing structure its foundations are to be exposed for inspection to determine their adequacy and underpinned if found necessary.
2. Existing lintols and beams, where supporting addition loads, are to be exposed and checked for suitability and replaced if found necessary.
3. All timber walls and partitions to be constructed in 100 x 50mm timber braced and load bearing studwork with 12mm ply sheathing to external faces. External finish to be tile hanging matching colour of existing roof tiling on battens and "Tyvek" or similar breathable membrane
   All parts forming envelope to be insulated with 100mm "Kingspan" insulation between studs and a further 50mm over face of studs. Internal finish to be 12.5mm foil backed plasterboard + skim.
   Internal partitions to be filled with sound deadening quilt.
4. Roof slopes insulated with 50mm "Kingspan" insulation between rafters with 50mm airspace over. Rafters then underdrawn with a further 100mm "Kingspan" insulation and 12.5mm foilbacked plasterboard with plaster skim
5. Ventilation to be introduced into roofspaces at eaves with minimum 25mm wide continuous vent strip (or equivalent) and fitted with flyscreens.
6. High level roof ventilation to be built in at or immediately adjacent to ridge equivalent to 5mm wide continuous vent.
7. Windows and rooflights to provide opening areas of 5% of floor areas with some part of ventilation openings 1.75m above floor level. 8000mm2 trickle ventilators to be included in every room.
8. Windows and rooflights to be double glazed (max U value 1.4W/m²degK).
9. All glazing in critical locations to be toughened or laminated (doors and low cill windows)
10. 100mm PVC gutters and 75mm RWP's.
11. New rooms will be fitted with low energy lighting fitting (LED or flourescent)
12. Radiators will be fitted with thermostatic valves
13. New floor joists to have herringbone strutting at every one third of span
14. If a new boiler is to be fitted it must be condensing type. (existing cannot be relocated. It must be replaced with condensing type)
15. Electrical installations shall be installed by a person competent to do so and installation and test certificates in accordance with BS7671 shall be submitted to the local authority.

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