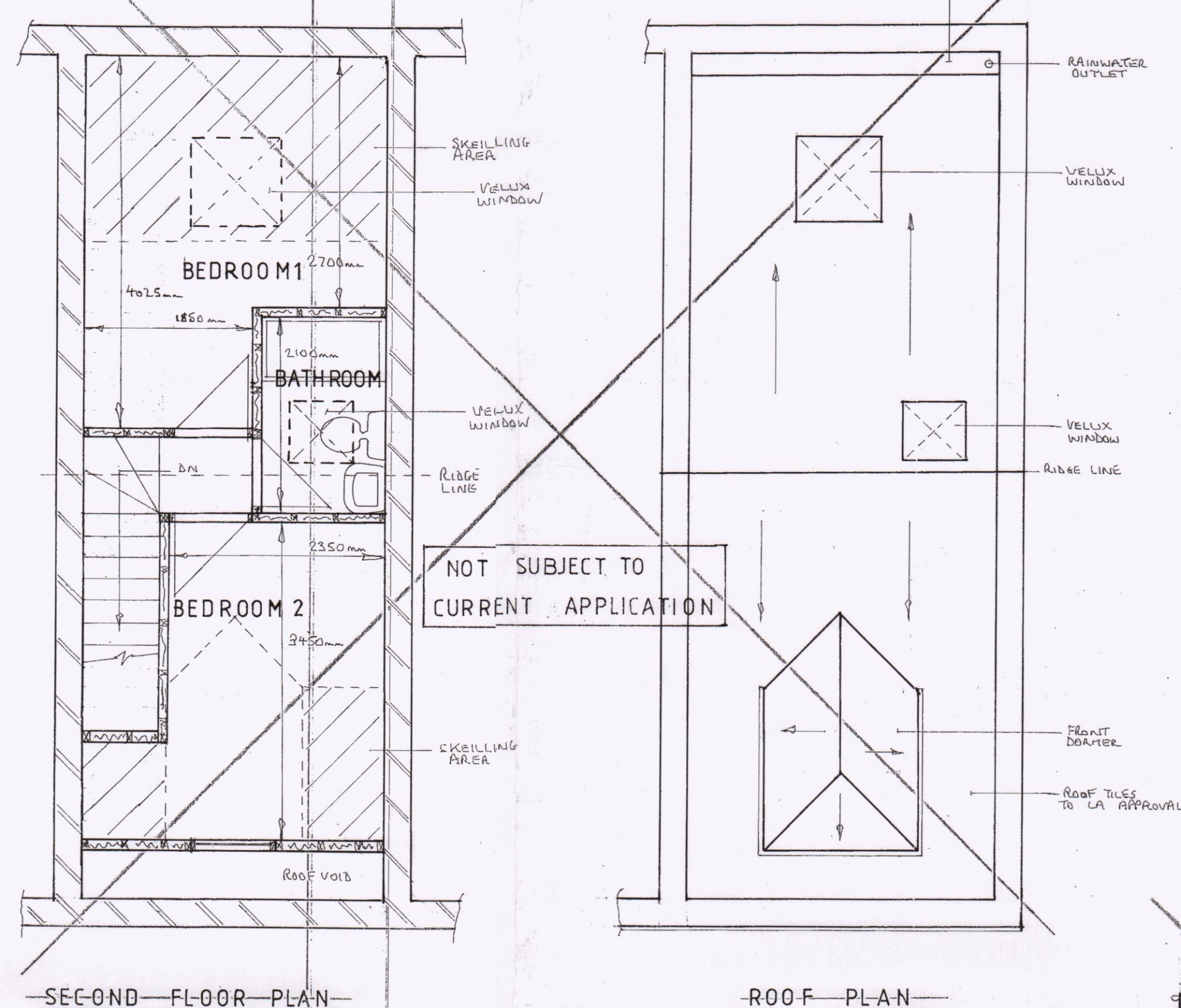
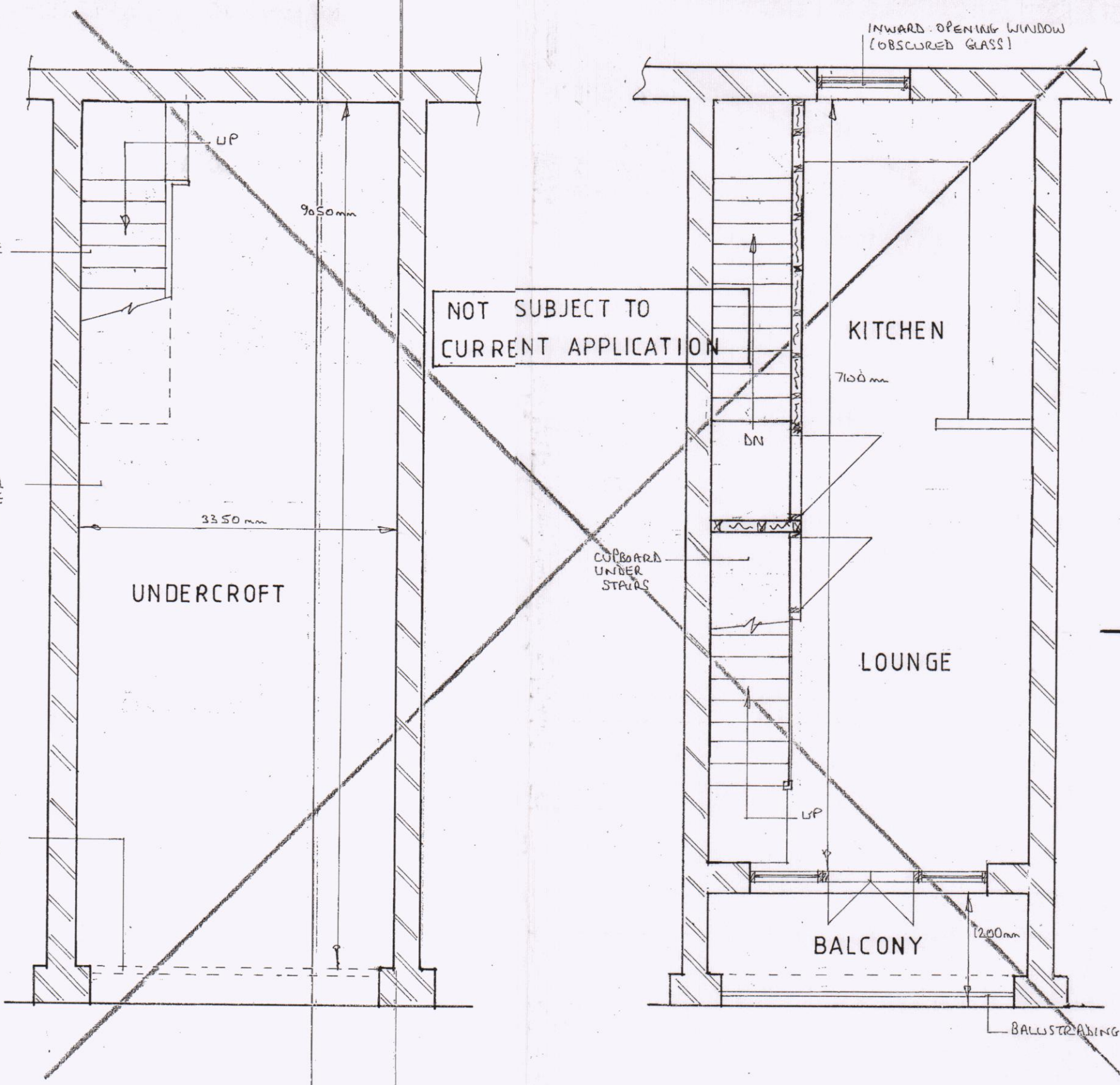




SECOND FLOOR PLAN

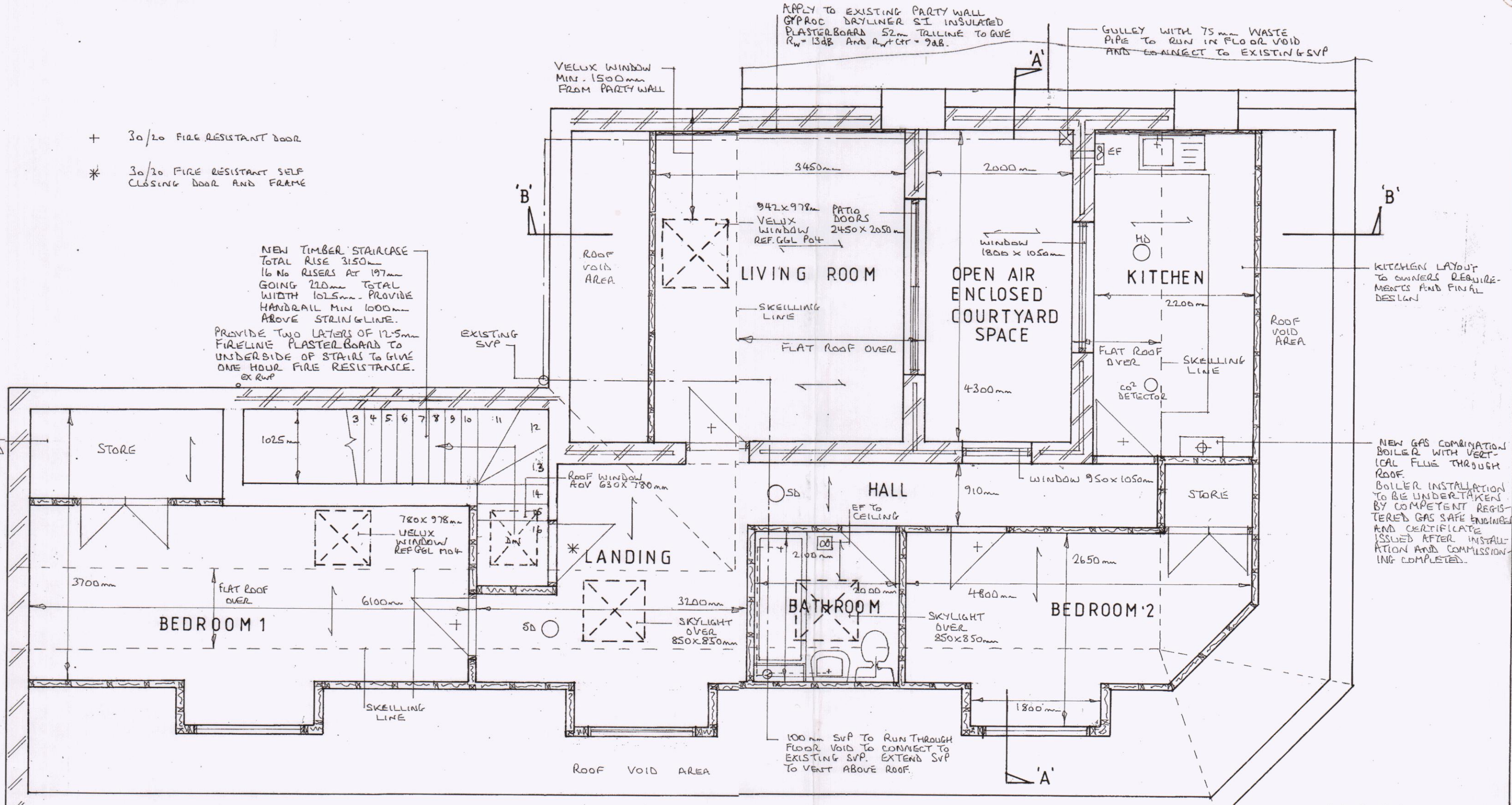
ROOF PLAN

EACH HOUSE TOTAL
FLOOR AREA - 62.4 m²

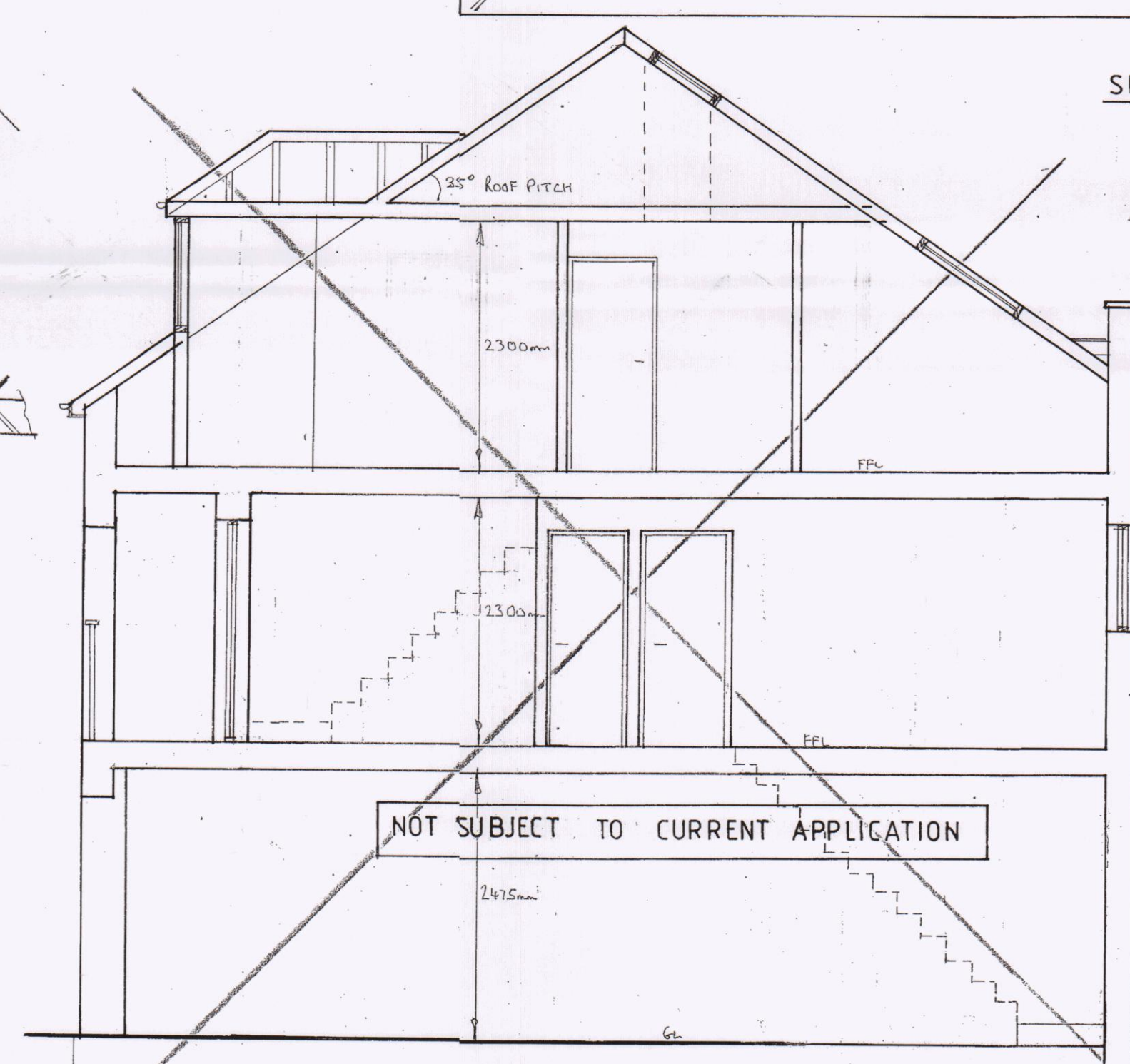


GROUND FLOOR PLAN

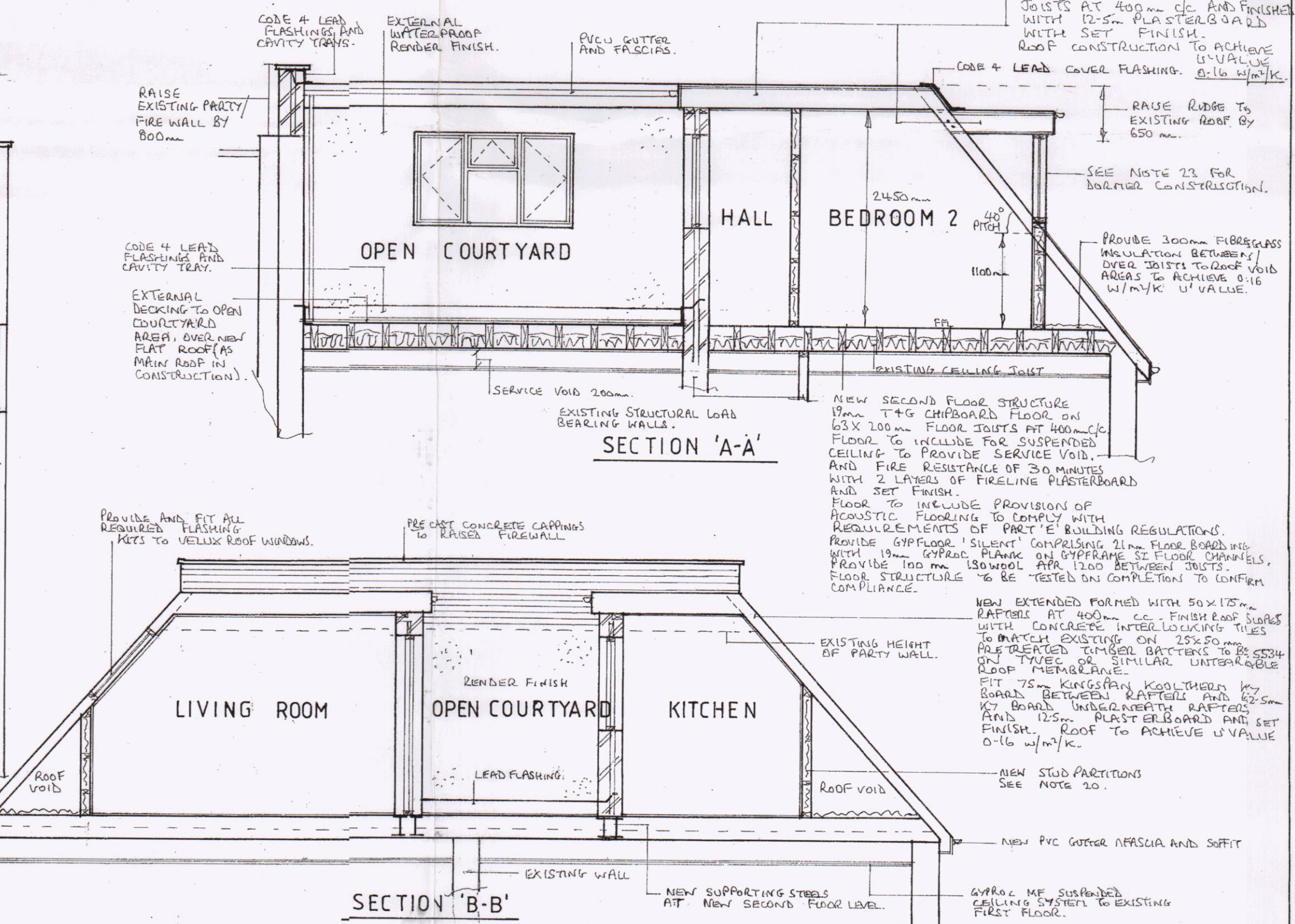
FIRST FLOOR PLAN



SECOND FLOOR MANAGERS FLAT (TOTAL FLOOR AREA 86.6m²)



SECTION THROUGH PROPOSED HOUSE



SECTION 'A-A'

SECTION 'B-B'

NOTES:

1. ALL DIMENSIONS TO BE CHECKED ON SITE.
2. ALL NEW STRUCTURAL TIMBERS TO BE GRADE S4.
3. NEW EXTERNAL WALLS TO CONCRETE AREA CONSTRUCTED OF EXTERNAL WATERPROOF RENDER FINISH ON 100mm MINIMUM ALITE TUBED OR SIMILAR BLOCKS TO OUTSIDE SKIN 50mm CLEAR CAVITY 75mm KINGSPAN KOOLOTHERM KB INSULATION BOARD FINISH TO 100mm MINIMUM SKIN LIGHTWEIGHT BLOCKS WITH PLASTER FINISH. WALL TO ACHIEVE U-VALUE 0.18 W/M²K.
4. ALL ELECTRICAL WORKS TO MEET PART P OF THE BUILDING REGULATIONS AND A CERTIFICATE OF COMPLIANCE ISSUED ON COMPLETION TO CONFORM WITH IEE REGULATIONS.
5. GLAZING TO NEW WINDOWS AND SKYLIGHTS TO ACHIEVE U-VALUES 1.6 W/M²K AND PARTS WITH LOWE HARD COAT AND 4mm ANNEALED GLASS FINISH WITH 16mm AERON FILLED CAVITY.
6. STRAP NEW FLAT ROOF AREAS TO WALLS WITH 30x60mm MS STRAPS AT 2.0m VC.
7. NEW WINDOWS TO BE MANUFACTURED AND INSTALLED BY A MEMBER OF FENSA WHO WILL CONFIRM AND CERTIFY COMPLIANCE WITH PART L OF THE BUILDING REGULATIONS.
8. WALL TIES TO CAVITY WALLS TO BE POSITIONED 740mm VERTICALLY AND 150mm HORIZONTALLY. USE STAINLESS STEEL AND LENGTH TO COVER FULL DEPTH OF CAVITY INSULATION AND BLOCKWORK.
9. WORKS TO BE CARRIED OUT IN ACCORDANCE WITH CDM REGULATIONS 2015.
10. WORKS SUBJECT TO PARTY WALL AGREEMENT WITH OWNER OF No 93 NORTH STREET.
11. EXTRACT FAN TO KITCHEN TO PROVIDE 60 L/S EXTRACTION RATE.
12. HEATING AND HOT WATER INSTALLATION FROM NEW GAS COMBINATION BOILER. ALL RADIATORS TO BE FITTED WITH TRVs.
13. WASTES TO APPLIANCES - WC 100mm BATH 32mm SINK 32mm BATH 32mm.
14. ALL DRAINAGE TO BS 8301 AND PART H OF THE BUILDING REGULATIONS.

15. PROVIDE 15mm OR SIMILAR UNGLAZED NEW OPENINGS IN CAVITY WALLS WITH 150mm MIN. REBARING.
16. GLAZING TO ABOVE LOWER PART 800mm ABOVE FLOOR LEVEL TO BE TOUGHENED SAFETY GLASS.
17. PROVIDE TRICKLE VALVES TO WINDOWS TO GIVE 8000mm³ VENTILATION TO ROOF.
18. PROVIDE CLEANING TEES AND ROBBING POINTS TO WASTES PIPES ON DIRECTIONAL CHANGES.
19. ALL PLUMBING TO BS 5571.
20. NEW STUDS PARTITIONS FORMED WITH 100x50mm TIMBER STUDS AT 400mm GC WITH 12.5mm GYPSUM BOARD AND SET EACH SIDE. FIT 60mm GYPSUM BOARD AND SET EACH SIDE. FIT 60mm GYPSUM BOARD AND SET EACH SIDE.
21. TIMBER AND STEEL STUDS TO BE CALCULATED AND DESIGNED BY STRUCTURAL ENGINEER.
22. PROVIDE DOUBLE RAFTERS EITHER SIDE OF VELUX WINDOW WITH TRIMMING AT TOP AND BOTTOM.
23. NEW FLAT ROOF BOLDED FRAMES WITH VERTICAL RAIN TIE HANGING EXTERNALLY ON 50x25mm TYPICAL 150x150mm GYPSUM BOARD ON 100x100mm SIMILAR BRICKWORK. PROVIDE 150mm MIN. INSULATION BETWEEN STUDS AND FINISHED INTERNALLY WITH 35mm THERMALINE PLUS BOARDING WITH SET FINISH.
24. FLAT ROOF TO HAVE CLASS 1 FIRE RATING.
25. FIT DOUBLE JOISTS UNDER STUD PARTITIONS WHERE RUNNING PARALLEL.
26. SPOKE AND HERT VENT DETECTABLE FAN TO BE 100mm MIN. IN INTERLINKED AND PROVIDED WITH GYPSUM BOARD.
27. PROVIDE VENTILATION TO ROOF VENTS WITH CONTINUOUS 100mm VENTILATION STRIP TO NEW JOISTS.

SCALE BAR 1:50 @ A1 SIZE

THE RAILWAY INN, 95 NORTH STREET, EMSWORTH, HANTS.		HAVANT BOROUGH COUNCIL 24 MAY 2018	
FOR: MR D. LUCAS		RECEIVED	
PROPOSED LAYOUT PLANS AND SECTIONS			
SCALE 1:50		DATE 29-7-16	
JOB No. 06/16 (03)		OWN BY MS	
REVISIONS:			
A) BUILDING REGULATIONS NOTES AND DETAILS ADDED 20-5-17.			
B) ATTENDED AS REQUIRED TO COMPLY WITH BUILDING REGULATIONS 13-17.			

22. EXISTING CHIMNEYS ADJACENT TO PARTY WALL SERVING NO 93 NORTH STREET TO BE EXTENDED ABOVE NEW FLAT ROOF STRUCTURE TO NO 95 TO ENSURE CORRECT HEIGHT IN ACCORDANCE WITH PART J OF THE BUILDING REGULATIONS. WORKS ALSO SUBJECT TO APPROVAL WITH ADJOINING OWNER AND SUTABLE PARTY WALL AGREEMENT BEING IN PLACE.
23. A FULL THERMAL ASSESSMENT OF THE NEW SECOND FLAT IS TO BE UNDERTAKEN TO COMPLY WITH PART L OF THE BUILDING REGULATIONS. ASSESSMENT TO BE UNDERTAKEN BY SUITABLY QUALIFIED SAP ASSESSOR. ASSESSMENT TO BE CARRIED IN TWO STAGES - DESIGN STAGE AND AT COMPLETION OF WORKS. DESIGN ASSESSMENT TO BE SUBMITTED TO BUILDING CONTROL BEFORE OR DURING CONSTRUCTION AND ASSESSMENT OF ENERGY PERFORMANCE CERTIFICATE (EPC) AT COMPLETION.