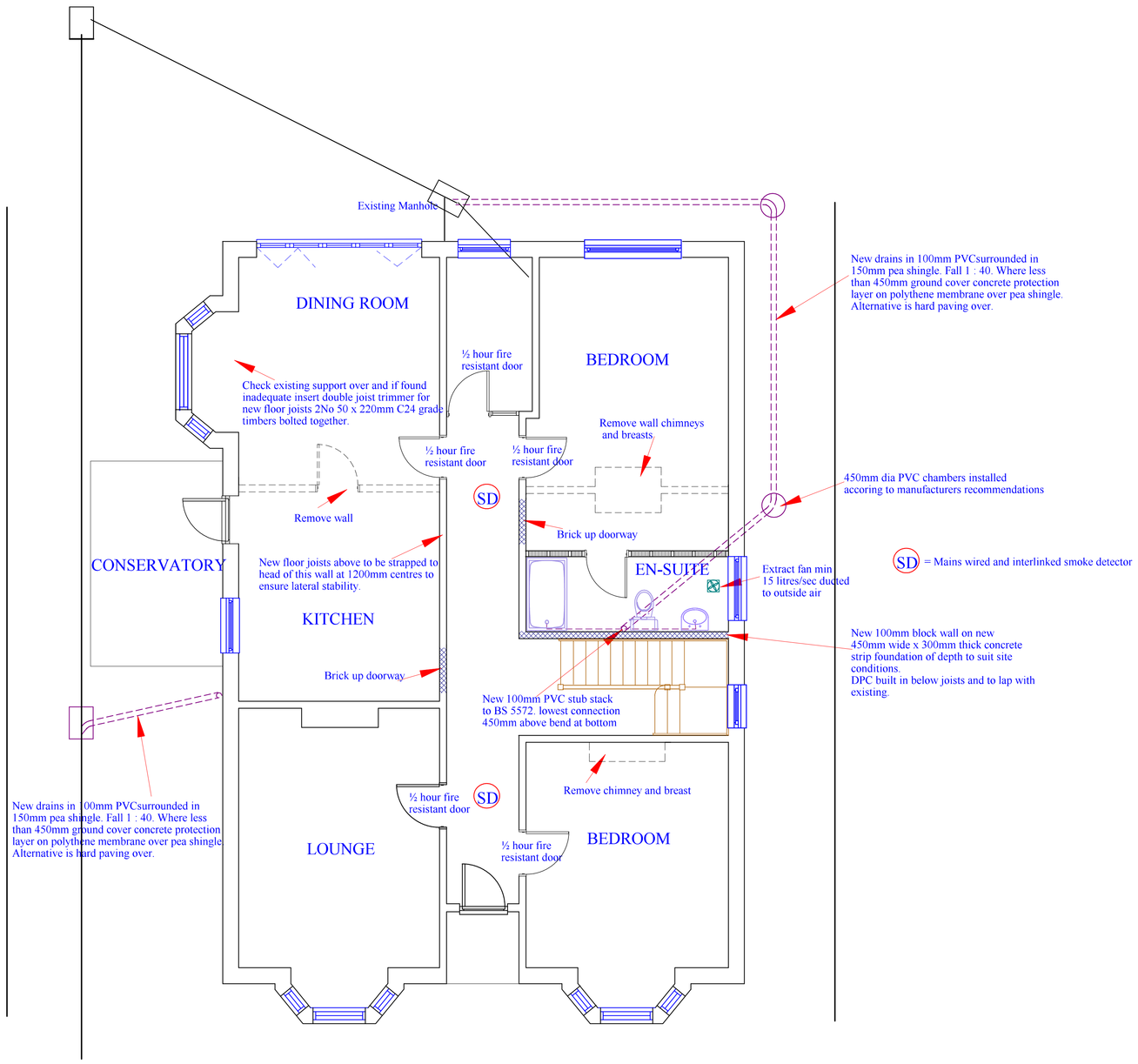
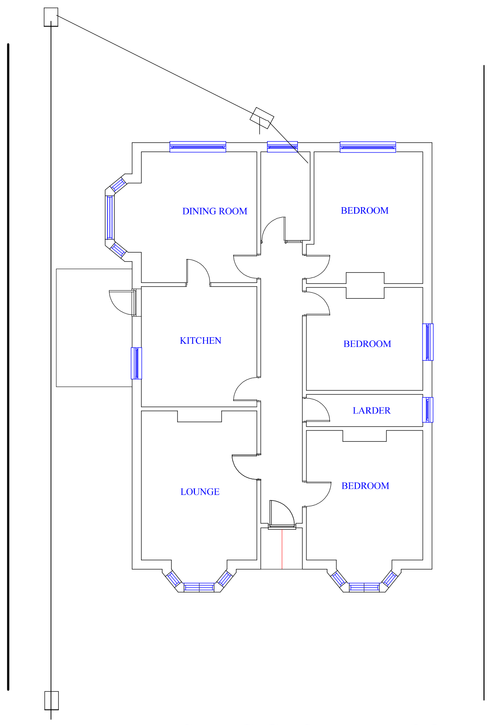
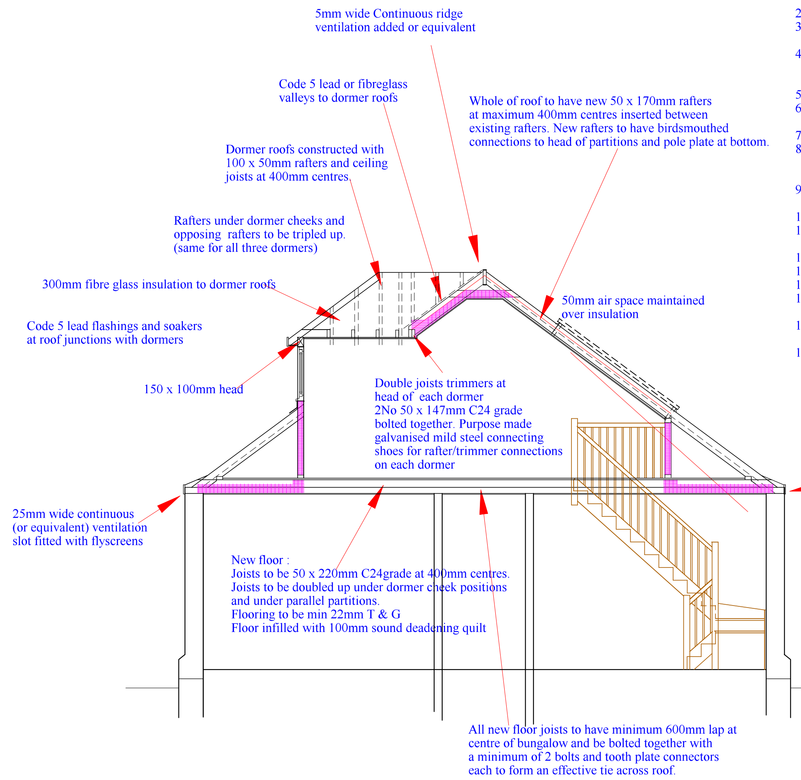


PROPOSED GROUND FLOOR PLAN



EXISTING GROUND FLOOR PLAN

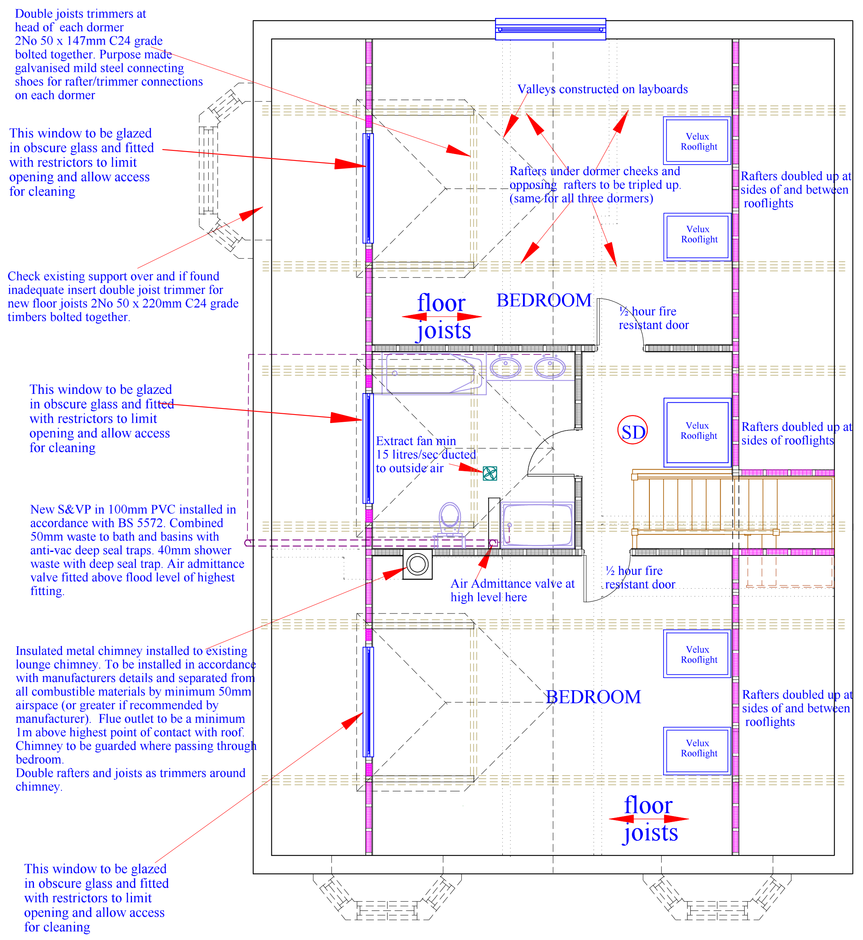


SECTION

NOTES :
1. 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 on battens and "Tyvek" or similar breathable membrane. All parts forming envelope to be insulated with 100mm "Kingspan" insulation between studs and a further 25mm over face of studs. Internal finish to be 12.5mm foil backed plasterboard + skim. Internal partitions to be filled with sound deadening quilt.
2. 100mm PVC gutters and 75mm RWP's.
3. Rafters and joists to be strapped to walls at maximum 2.0 metre centres with 30 x 5mm cross section straps.
4. Roof slopes insulated with 100mm "Kingspan" insulation between rafters with minimum 50mm airspace over. Rafters then underdrawn with a further 25mm "Kingspan" insulation and 12.5mm foilbacked plasterboard with plaster skim
5. Flooring to be 22mm tongued and grooved.
6. Ventilation to be introduced into roofspaces at eaves with minimum 25mm wide continuous vent strip (or equivalent) and fitted with flyscreens.
7. Ridge ventilation to be built in equivalent to 5mm wide continuous vent.
8. 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.
9. Windows and rooflights to be double glazed (16mm gap and Low E glass inner pane max U value 1.6W/m²degK).
10. All glazing in critical locations to be toughened or laminated.
11. Where increased loads are imposed existing foundations to be exposed for inspection and underpinned if found necessary.
12. New rooms will be fitted with low energy lighting fitting (flourescent)
13. Radiators will be fitted with thermostatic valves
14. New joists to have herringbone strutting at every one third of span
15. Existing lintels to be exposed and checked for suitability where increased loads are applied.
16. If a new boiler is to be fitted it must be condensing type. (existing cannot be relocated. It must be replaced with condensing type)
17. 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.

STAIRS (all dimensions to be checked on site before fabrication)
Width 8000mm
15No risers at 208.5mm
goings 232mm
headroom 2m
Guarding of vertical balusters at max 100mm centres with handrail 900mm above pitch line

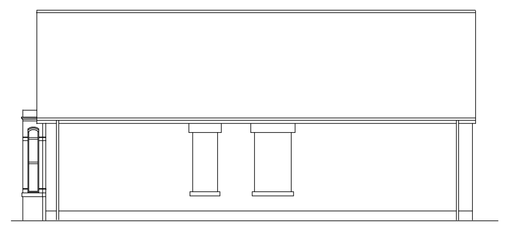
All existing windows are to be replaced in mock oak PVC double glazed (max U value 1.6w/m²°C)



PROPOSED FIRST FLOOR PLAN

EXISTING REAR ELEVATION

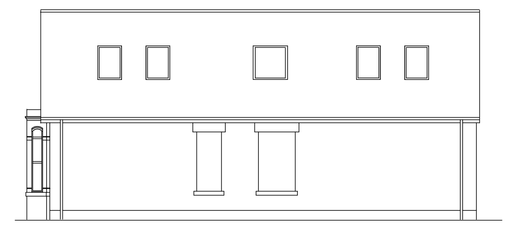
PROPOSED REAR ELEVATION



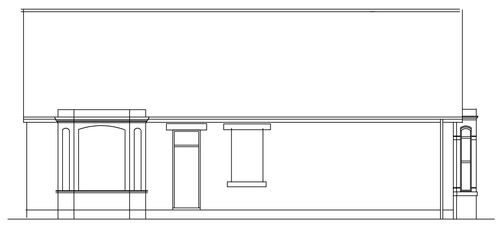
EXISTING EAST ELEVATION

EXISTING FRONT ELEVATION

PROPOSED FRONT ELEVATION



PROPOSED EAST ELEVATION



EXISTING WEST ELEVATION

PROPOSED WEST ELEVATION

SD = Mains wired and interlinked smoke detector

PROPOSED LOFT CONVERSION AT :
121 STAKES ROAD
PURBROOK
for Mr L Ware &
Mrs C Rowley
Scales 1 : 50 & 1 : 100

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