ADUR DISTRICT COUNCIL

Adur District Council

Town and Country Planning Act 1990

Office use
App
Date Rc 23 APR 2007
Fee £135
Rec. No.

Householder's planning application form

Use this form to apply for planning permission to extend or alter your house or flat, to build a garage or other structure on your property or to create access for a vehicle onto a classified road (please read note 9).

Please read the notes before you fill in this form.

1 Please give the address of the property to be altered or extended.

294 UPPER STORRHAM RD, STORRHAM.

2 Type of property (please tick)

Detached House	☐	Terraced House	☐	Other (please give details)	☐
Semi-detached House	☑	Flat	☐		

3 Please describe the development you are applying for.

PROPOSED ROOF CONVERSION. INCLUDING HIP TO GABLE ROOF.

4 Applicant (in block capitals)

Full name :	MR & MRS KING.
Address (including postcode):	294 UPPER STORRHAM ROAD, STORRHAM. BN43 6BD.
Phone Number:	
Home:	[redacted]
Work:	
Extension:	
Fax Number:	

Agent (if any)

Full name :	ATTERBURY MOORE ASSOC.
Address (including postcode):	THE OLD STABLES, CLAPHAM COMMON, CLAPHAM, WORTHING, W. SUSSEX. BN13 3UR.
Phone Number:	
Home:	
Work:	01903 871131.
Extension:	
Fax Number:	

5 **Please enclose four copies of this form and four sets of plans.**
Please number

	Plan number	Scale
Location plan		
Block plan	1N° A1 PLAN.	AS SHOWN.
Floor plan		
Elevations		
Other		

6 **Will the development involve cutting down any trees?** Yes ☐ No ☑
If "Yes", please show these clearly on the block plan.

7 **Will the development (including any new or altered access affect a public footpath or any other public right of way?** Yes ☐ No ☑

8 **Does this application require a fee?** (See note 3) Yes ☑ No ☐

If "No", please tick the option that applies (See note 3) A ☐ B ☐ C ☐

If "Yes", please state the fee enclosed (See note 4) £ 135.00.

Signature:  **Date:** 18/04/07.

Please print your name: C. Moore.

Certificate under Article 7 of the Town and Country Planning (General Development Procedure) Order 1995

If anyone else owns the land or part of it, you must fill in Certificate B, which you can get from the Planning Section. You must also tell the owner of the land about this application by serving a notice on them. If you own all of the land, you must fill in Certificate A below.

Certificate A

I confirm that:

- Nobody except the applicant was an owner of any part of the land involved at the beginning of the period of 21 days before the date of this application; and
- none of the land this application relates to is an agricultural holding or part of an agricultural holding.

Signature:  **Date:** 18/04/07.

Please print your name: C. Moore.

ATTERBURY MOORE ASSOCIATES

architectural & quantity surveying services

The Old Stables
Clapham Common
Clapham
Worthing
West Sussex BN13 3UR

phone: 01903 871131
fax: 01903 871132
e mail: info@atterburymoore.co.uk

date: 19th September 2006

DESIGN AND ACCESS STATEMENT

Site Address: 294 Upper Shoreham Road, Shoreham
Proposed Works: Proposed loft conversion including hip to gable roof extension.

COUNCIL
NNING DIVISION
DATE
ECEIVED 23 APR 2007

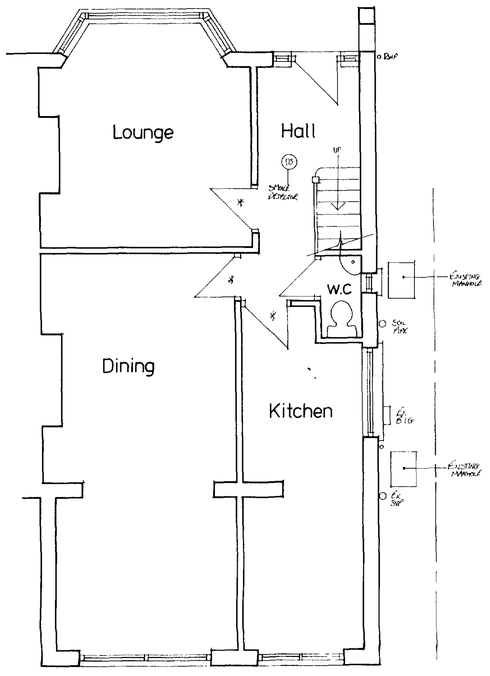
Existing
The existing property is a 3-bedroom semi-detached dwelling with an existing extension to the rear of the property.

Use:
The proposed gable extension will provide headroom to a new staircase that will access the proposed loft conversion. The conversion will provide a master bedroom and an en-suite shower room on the 2nd floor.

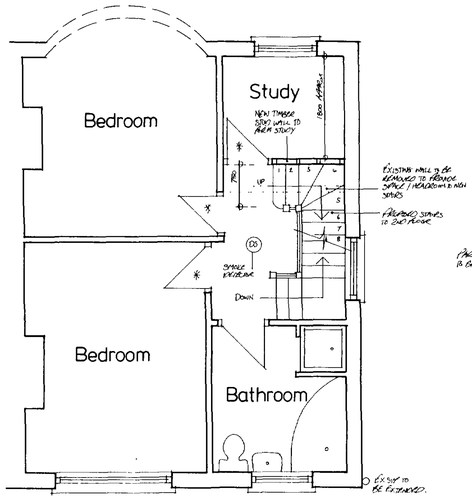
Amount:
The roof extension will continue the existing ridge line approximately 3.0m and then a barn hip will be constructed to the side. The external wall will be extended approximately 2.7m.

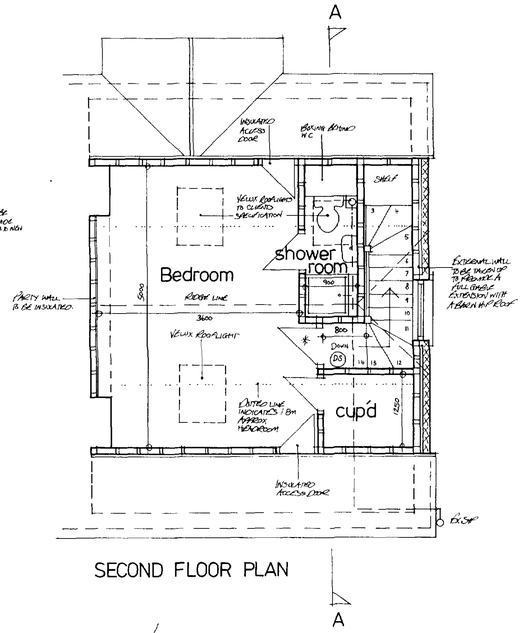
Layout:
See use above.

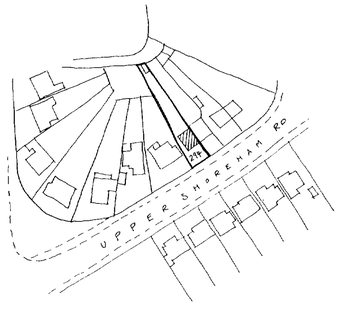
Scale & Appearance:
The gable wall will be a timber frame cavity wall with block/render finish to match the existing house. The roof tiles on the new roof extension will match the existing roof tiles. The window to the side will be UPVC to match and the rooflights to the front and back will be Velux rooflights.

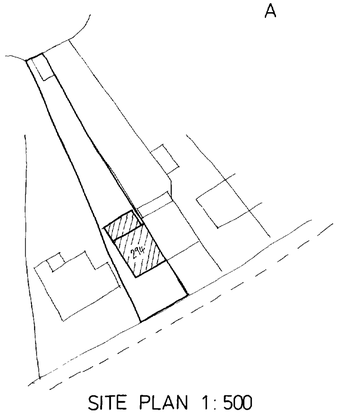


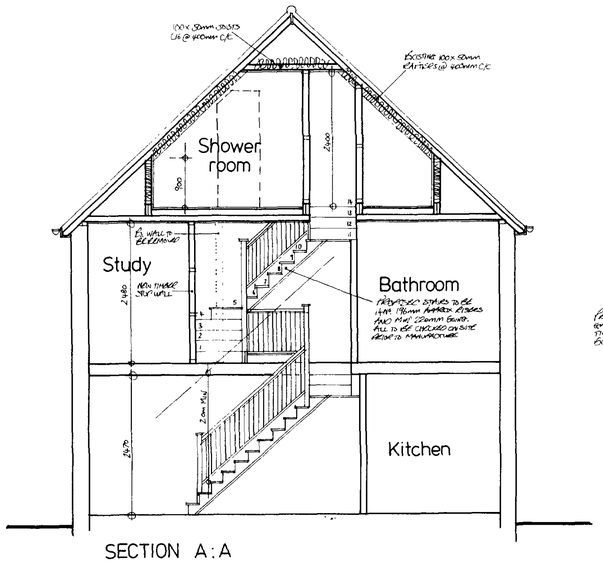
GROUND FLOOR PLAN

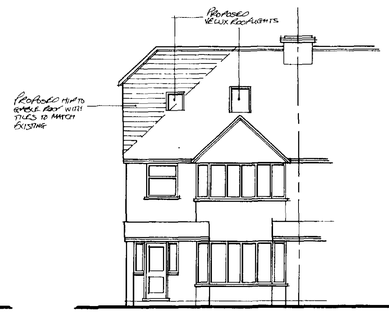


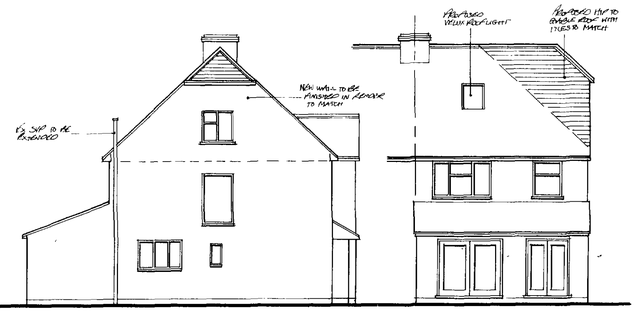












BUILDING REGULATION NOTES

THIS DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS CALCULATIONS AND RECOMMENDATIONS

Careful inspection is to be carried out prior to the removal of any structural elements to ensure proper and adequate support is provided and maintained by new works

All building work is to be carried out in accordance with all current building regs and codes of practice in force at this time

Any parts of structure covered over or inaccessible have not been inspected and no responsibility is accepted for these areas including underground

No work to encroach over the boundary of the neighbour's property

All electrics, heating, plumbing and decorations to be altered/extended all to client's choice

These construction notes are for the purposes of Building Regulation approval only and do not represent a detailed specification

All lengths of proposed beams to be measured on site prior to ordering, to verify structural engineer's dimensions.

The property owner is reminded of the requirement to serve a Party Structure Notice on any adjoining owner should they need to do so under the requirements of the Party Wall Act 1996

No work should be undertaken until all consents (Planning and Building Regulations) have been received and approved

Any work undertaken is done so at the clients risk

Foundations

All foundations taking additional loads are to be exposed and checked for adequacy and suitability for ground conditions prior to commencement of work

All existing lintels taking additional loads are to be exposed and checked for adequacy on commencement of work and replaced if necessary.

External Walls

New external wall to be timber frame construction comprising 100mm Thermailite Standard outer leaf, rendered externally with 16mm render, 50mm clear cavity and 100 x 50mm studding at 400mm centres. Studding to be clad externally with breather paper (Sisalkraft), on 12 5mm plywood sheathing, nailed to studwork at 200mm centres, and insulated with 75mm thick Celotex GA3000 insulation fitted between studwork (push insulation hard against ply leaving a 25mm air gap) Internally finish the wall with a 12mm layer of Celotex and one layer of 12 5mm foil backed (vapour barrier) plasterboard with joints taped All to achieve a U value of 0 30 W/m^2 K

Ensure that at all openings no cold bridging occurs by using a proprietary system such as Thermabate Closers, or similar approved

All walls constructed with wall ties built in at 450mm centres vertically and 900mm centres horizontally in staggered rows

Doubled up at corners and reveals Cavities closed at eaves level with slate and to be continuous

Rendering should be in 2 coats of 10mm each with a scraped or textured finish (Nominal mix should be 1 1.6).

Pitched Roof

Timber roof structures to be fixed in accordance with BS Codes of Practice no CP3 and CP112

Roof tiles to match existing on 25 x 38mm sw treated battens on type 1F sarking felt to BS747 on C16 grade rafters at max 400mm centres.

Beams and Lintels

Steel beams to be encased to provide ½ hour fire protection with encasing in 2 layers of 12 5mm Gyproc wallboard nailed to timber cradles vertically and longitudinally not less than 44mm x 44mm spaced at 600mm centres, with all joints staggered.

Ventilation

New windows to provide openable ventilation area of not less than 1/20th of the floor area of the rooms which they serve, all fitted with a minimum 8000mm^2 trickle ventilator

En-suite to be provided with an extract fan capable of extracting not less than 15 litres per second, operated intermittently and ducted to external air Mechanical vent to be ducted to the outside and to include cowl and all necessary weathering

All new windows to be double glazed timber or UPVC with 16mm air gap between panes Glazing to be 16mm cavity Low E with an emissivity of 0.15 in order to provide the minimum U value of 1 8 W/m^2 K

Velux rooflights to be fitted in accordance with manufacturers instructions, fitted with minimum 8000mm^2 trickle ventilator

Double up rafters either side

Foul Water Drainage

All plumbing to BS EN 12056 (BS5572)

All fittings to be provided with trapped waste pipes as follows

Shower	- 40mm diameter
Wash hand basin	- 32mm diameter
WC	- 100mm diameter

Common waste pipes to be 50mm diameter

All traps to be 75mm deep seal & all waste pipes are to be fitted with rodding access on tight bends Common wastes or runs in excess of 1 7m long are to be fitted with antisyphonic traps

Extend existing SVP to terminate 900mm above any window opening within 3 0m and fit with PVC cage.

Glazing

Any glazing located in walls less than 800mm from floor level or 1500mm in a door (inc. 300mm each side) to be toughened or laminated safety glass in accordance with clause 5 3, BS6206

Rooms in Roof (3 Storey)

New floor to be ½ hour fire resisting Existing ceilings are of 9 5mm plasterboard with plaster finish To upgrade to the ½ hour fire resistance required provide minimum 100mm mineral fibre insulating material with a min density of 10kg/m^3 laid between and fixed to the joists. Nails or staples should penetrate into the joist sides to a minimum depth of 20mm All in accordance with Bre-Digest 208, August 1988

½ hour fire-resisting partitions around stair enclosure should be taken up to the underside of the roof covering and fire stopped

Internal stud partitions required to be ½ hour fire resisting to be constructed of minimum 100 x 50mm studding at 400mm centres with sw base and head plates and cross noggings at 1.2m centres Studded each side with 12 5mm Gyproc wallboard & set. Provide 100mm mineral wool between studs for sound insulation purposes.

Walls supported off doubled up floor joists where running parallel with floor joists

Dwarf stud partition to be of minimum 100 x 50mm studding at 400mm centres with sw base and head and cross nogged. Insulated with 75mm Celotex GA3000 insulation fitted between studs (pushed to rear of stud leaving a 25mm air gap), lined with 12mm Celotex GA3000 insulation and 9 5mm foil faced plasterboard and set finish To provide a U value of 0 30W/m^{2}K

Ceilings to be 12 5mm foil faced plasterboard with 100mm Rockwall Rollbatts insulation laid in between ceiling joists and 150mm rollbatts laid in opposite direction above the ceilings joists. To provide a U value of 0 14W/m^{2}K Ensure 50mm air space is maintained between sarking felt and the Rollbatts

Skeilings (sloping ceilings) to be insulated with Celotex 2 layer method Fix battens to existing 100 x 50mm rafters to achieve a minimum airspace of 50mm between the insulation and sarking felt. Fit securely 50mm thick Celotex GA3000 insulation between joists. Fix 25mm x 35mm timber horizontal battens through a further layer of 70mm thick Celotex GA3000 insulation to underside of rafter (leaving a 25mm air gap between plasterboard and 2nd layer of insulation). 12.5mm foil faced plasterboard (vapour barrier) to be fixed to timber battens. All joints to be lapped and taped All to achieve a U value of 0 20 W/m^2 K Refer to Celotex for installation and fixing instructions.

Ridge or high level tile ventilators to be installed to assist cross ventilation of roof space To be equal to a continuous strip of 5mm wide

Provide ventilation to the existing soffit equivalent to a 25mm continuous ventilation strip fitted with a fly screen.

All doors marked thus * to be ½ hour fire resisting with 25mm stops glued and screwed to frame. Any glazing in doors shall be of wired glass.

Underdraw the soffit of the new stairs with 12 5mm Gyproc wallboard and set

In order to provide adequate insulation to the existing party wall provide 50mm thick Celotex insulation between battens fixed to wall Finish with 12 5mm plasterboard with set All to provide the minimum U value of 0.30 W/m^2 K

Staircase

Standard timber staircase with rise, going, width and layout as shown on plan. Pitch 42 degrees maximum Openings in vertical balustrades not to exceed 100mm Minimum handrail height for stairs and landing to be 900mm. Handrail to be continuous top to bottom of flight, with no finger traps Minimum headroom over pitch of staircase to be 2000mm, measured vertically above the pitch line Minimum going at newel posts to be 50mm ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO MANUFACTURE

Provide handrail on widest side of tapered treads

Smoke Detectors

At least one number mains operated self-contained smoke alarm to BS 5446, Part 1 to be installed in the circulation space of each storey.

All smoke alarms within dwelling to be inter-connected, be permanently wired to a separate fused circuit at the distribution boards in accordance with IEE Regulations They may operate at a low voltage via a mains transformer.

Smoke alarms must be installed within 7m of the living room and kitchen door, within 3m of all bedroom doors and within 15m of each other in corridors or landings

If ceiling mounted, smoke alarms should not be installed within 300mm of a light fitting

If wall mounted, smoke alarm should not be over radiator and should be fixed elsewhere within 150 and 300mm of the ceiling

Electrical Safety

All electrical work undertaken is to meet the requirements of Part P (Electrical Safety) of the Building Regulations and should be designed, installed, inspected and tested by a person competent to do so.

Prior to completion the Council should be satisfied that Part P has been complied with This may require an appropriate BS 7671 electrical installation certificate to be issued for the work.

Received
23 APR 2007

X-tendit

The loft convertors

In association with -

ama architectural & quantity surveying services
atterbury moore associates
The Old Stables
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Address of works.	294 Upper Shoreham Road, Shoreham
Drawing title	Proposed Roof Conversion - including hip to gable roof extension
Date: April 2007	Revisions
Scales: 1:50,100,500,1250	Dwg No. 01 / Job No AD-105