From: info <info@natterjackconstruction.co.uk>
Sent: 16 August 2010 11:47
To: Keith Morgan
Subject: Fwd: RE: surry arms
Attachments: 1121BR10D.pdf; 1121BR07F.pdf; 1121BR08F.pdf; 1121BR09D.pdf

As discussed

---------- Original Message ----------
From: Tony Phebey <adcs@sky.com>
To: 'info' <info@natterjackconstruction.co.uk>
Date: 26 July 2010 at 13:53
Subject: RE: surry arms

Ed,

Please find attached the amended drawings incorporating your recent mark up comments.

I trust these amendments are satisfactory, could you please confirm if you require any hard copies and how many?

Many thanks

Tony Phebey

On behalf of ADCS Ltd

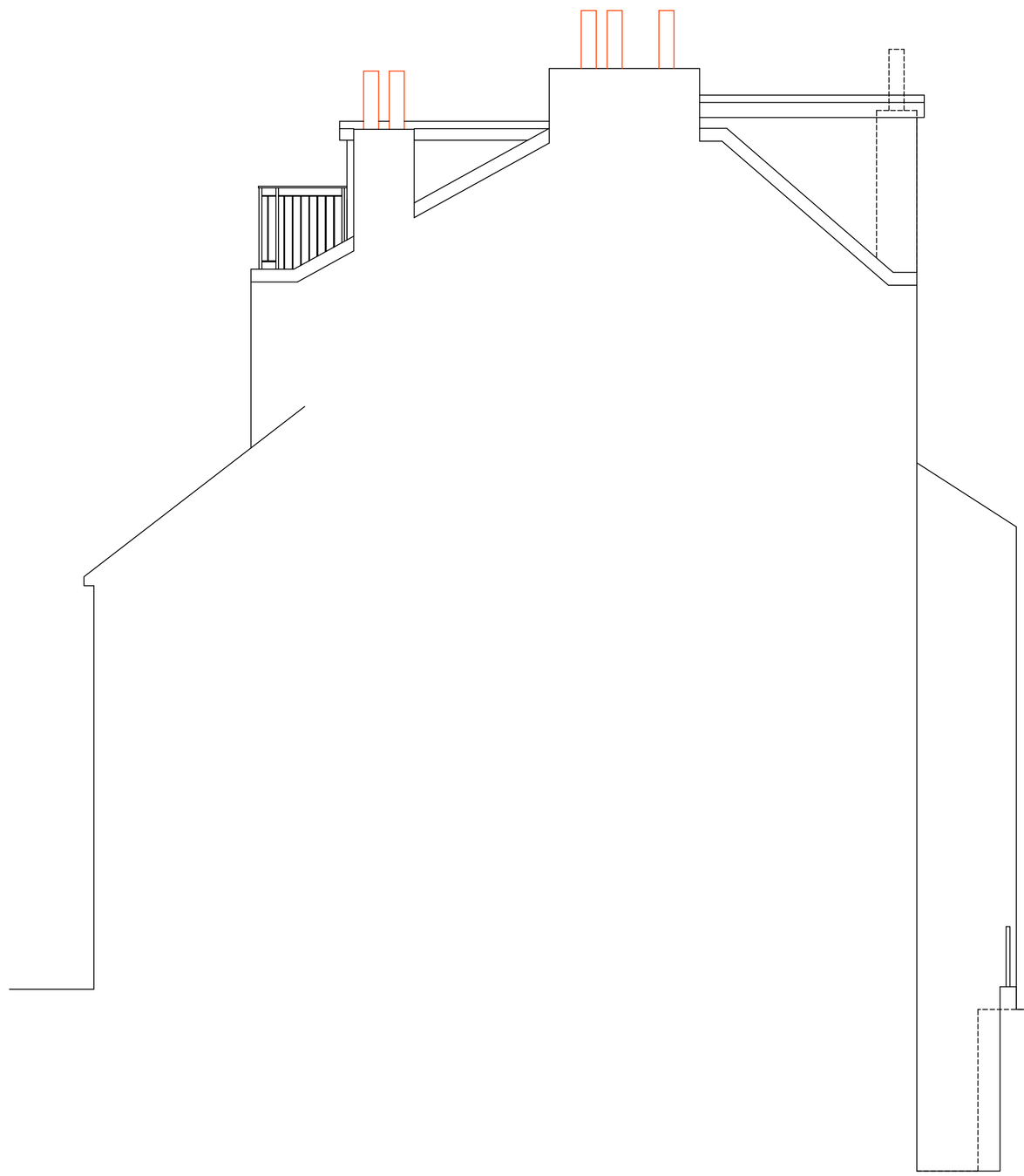
-----Original Message-----
From: info [mailto:info@natterjackconstruction.co.uk]
Sent: 21 July 2010 08:40
To: adcs@sky.com
Subject: surry arms

Hi Tony,

Did you get the updated drawings I sent showing bathrooms and the commonway storage area?

Thanks

Ed



EAST ELEVATION



NORTH ELEVATION

DATUM 0.00 m

No dimensions to be scaled from drawing except for planning purposes.

The contractor should check all dimensions on site.

It is the contractors responsibility to ensure compliance with Building Regulations.

C.D.M. Regs. 2007. The Client is advised of his responsibilities to appoint a Planning Supervisor under these Regs. All works to comply with the C.D.M. Regs. 2007

The Party Wall Act, 1996 The property owner is advised of the requirements of the Act, & the requirement to serve a Party Wall Notice on any adjoining owners as required under the act.

REVISIONS:

A. 25.01.08 External ground level to the rear amended. Basement lightwells omitted.
B. 14.04.08 Amended in accordance with building control's comments dated 04.04.08.
C. 08.06.10 Elevations amended to suit revised floor plans.
D. 26.07.10 Entrance doors to basement amended to suit client's requirements.

ADCS
Computer Services
16 Copthorne Hill
Worthing
West Sussex
BN13 2EH
Tel: 01903 260701
E-mail:
adcs@sky.com

Client
NATTERJACK CONSTRUCTION

Project
SURRY ARMS CONVERSION
SURRY ARMS, 388 BRIGHTON ROAD
SHOREHAM-BY-SEA
WEST SUSSEX BN43 6RE

Drawing
PROPOSED ELEVATIONS
SHEET 2 OF 2

Scale	Date	Drawn
1:50	24.09.07	TP

Drawing No. 1121/BR10 Revision D

Legend :

Existing wall

Existing wall/door/window to be removed

Existing External Wall Construction – Overall structural thickness varies.
Existing external wall to be dry lined with 12.5mm plasterboard on 47x25mm s.w. battens @600mm ctrs. max. on 40mm Celotex TB3000 board with all joints taped & sealed all to manufacturers details/specification – Subject to SAP calculationsU-value 0.35 W/m²K

Existing party wall to be finished with
12.5mm thick plasterboard and skim on dabs on 13mm render except stairwells when 13mm thick plaster min. density 10kg/m3. Independent 'I' studs @400mm ctrs. max. spaced 13mm off scratch coat render with 50mm insulation between studs with 12.5mm Knauf Soundshield board to one side only.

New party wall – 263mm overall lightweight twin studwork wall to consist of 70mm 'C' studwork twin frame, faced each side with 19mm plank & 12.5mm wallboard. 1 No. layer of 50mm Rockwil RS33 insulation slab mounted between studs all in accordance with Knauf Drywall recommendations.

215mm solid party wall to consist one leaf of 215mm dense concrete blockwork (min. density 1840kg/m³) drylined on both sides. Weight of the wall to be 415kg/m² (including the drylining). Plasterboard to be 12.5mm thick. All joints between block to be fully filled and joints between the wall and other parts of the construction to be completely sealed prior to drylining and avoid air paths.

Existing wall to be blocked up

Studwork partition – 75x47mm C16 sw studs at 400mm centres with 12.5mm plasterboard and skim facing

Studwork partition – as above with the inclusion of 25mm min. thickness insulation quilt bewteen studs

F1 Denotes span of new floor joists & rafters to engineers requirements

indicates FD30S fire door set with intumescent strips and cold smoke seals

Note: The door frame shall have a minimum depth of rebate of 12.5mm which can be either be formed from the solid or build up. Door stops must be a minimum of 12.5mm x 35mm.
Note: Door closing devices are to conform to BSEN1154.

indicates FD20 fire door set with intumescent strips

H Heat detector

S Smoke detector interlinked hard wired to mains to B.S. 5446

Ceiling mounted extract fan

FE sign Fire exit sign

Fire alarm call points conforming to BSEN 54: Part 11

Emergency artifical lighting to be provided on escape routes in accordance with B.S.5266: Part 1:1988. Lighting to escape stair should be on a separate protected circuit from that supplying any other part of the escape route.

Steel beam shown thus on plan B1
See structural engineer's calculation sheets and drawings for details
All dimensions are to be checked on site prior to ordering steelwork.

Provide 30 minutes fire protection to all structural steel members. Steelwork to be encased in 15mm Glasroc S frameless encasement board or intumescent paint or similar and approved.

No dimensions to be scaled from drawing except for planning purposes.

The contractor should check all dimensions on site.

It is the contractors responsibility to ensure compliance with Building Regulations.

C.D.M. Regs. 2007. The Client is advised of his responsibilities to appoint a Planning Supervisor under these Regs.
All works to comply with the C.D.M. Regs. 2007

The Party Wall Act, 1996 The property owner is advised of the requirements of the Act, & the requirement to serve a Party Wall Notice on any adjoining owners as required under the act.

REVISIONS:

A. 25.01.08 Basement flat omitted. Entrance doors and staircase amended adjacent to flats 1 & 2.
B. 04.02.08 Structural engineer's information added.
C. 14.04.08 Amended in accordance with building control's comments dated 04.04.08.
D. 07.06.10 Plans redesigned in accordance with client's instructions
E. 17.06.10 Bathrooms, kitchens and linen cup'ds removed from layouts.
F. 26.07.10 Internal layouts amended to suit client's requirements.

NOTE:

Before any work commences a specialist report is to be prepared regarding the effects of timber rot and insect infestation to the existing structure, together with water penetration through the existing roof and external walls. The report is to clearly identify all problem areas and make recommendations for the remedial work required, including the provision of a pressure injection system of damp proof course.

The necessary work is to be carried out strictly in accordance with the report and be phased to co-ordinate with all other building works.

ELECTRICAL WORK

All electrical work is required to meet the requirements of Part P of the building regs. (Electrical safety) must be designed, installed, inspected and tested by a person competent to do so.
An appropiate BS7671 electrical installation certificate to be issued for the work by a person competent to do so.

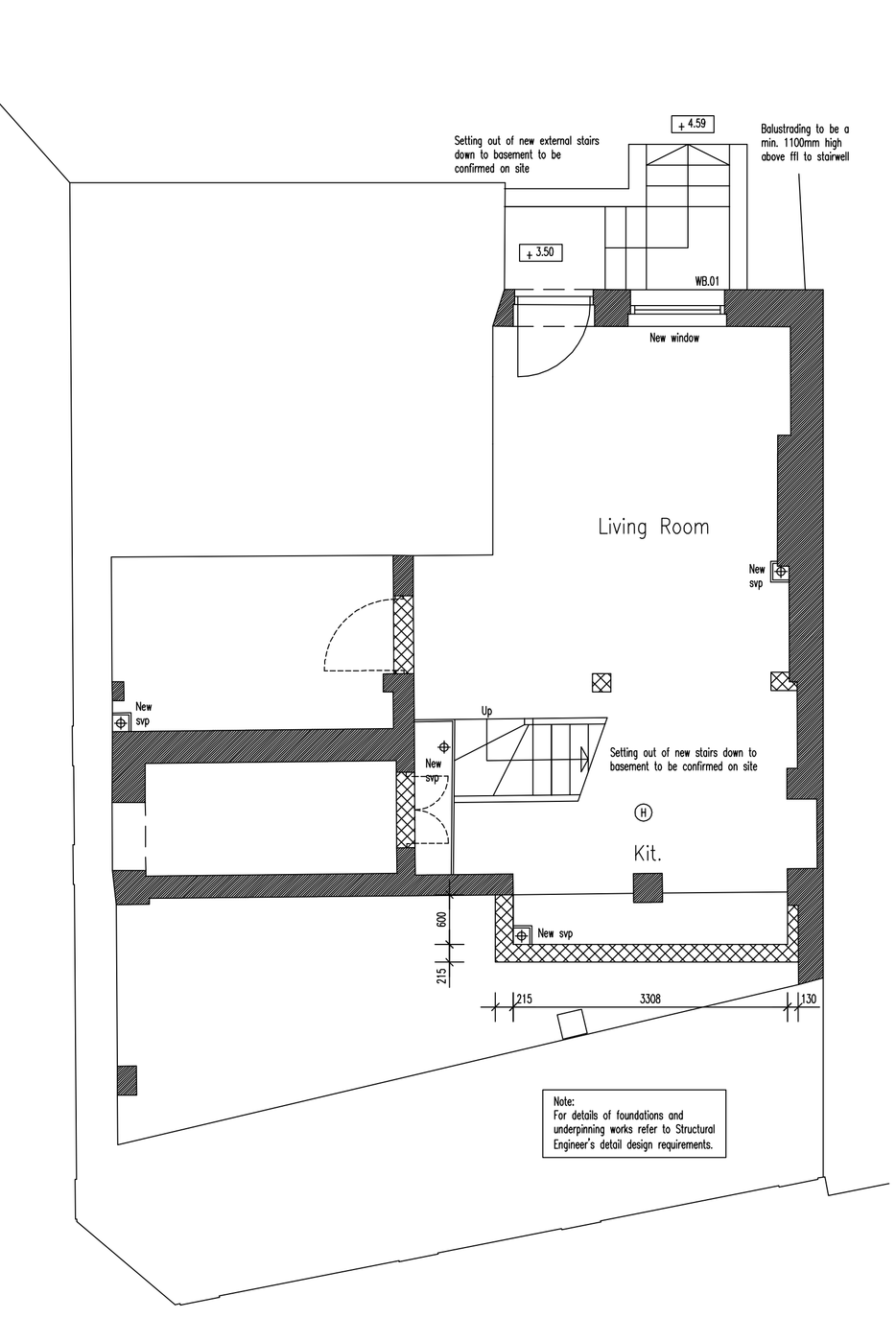
The builder and electrical contractor are required to make reference to the building control's fire safety schedule in particular to automatic fire detection, alarm system, fire alarm control and indicator panel, emergency lighting and portable firefighting equipment.

LIGHT FITTINGS

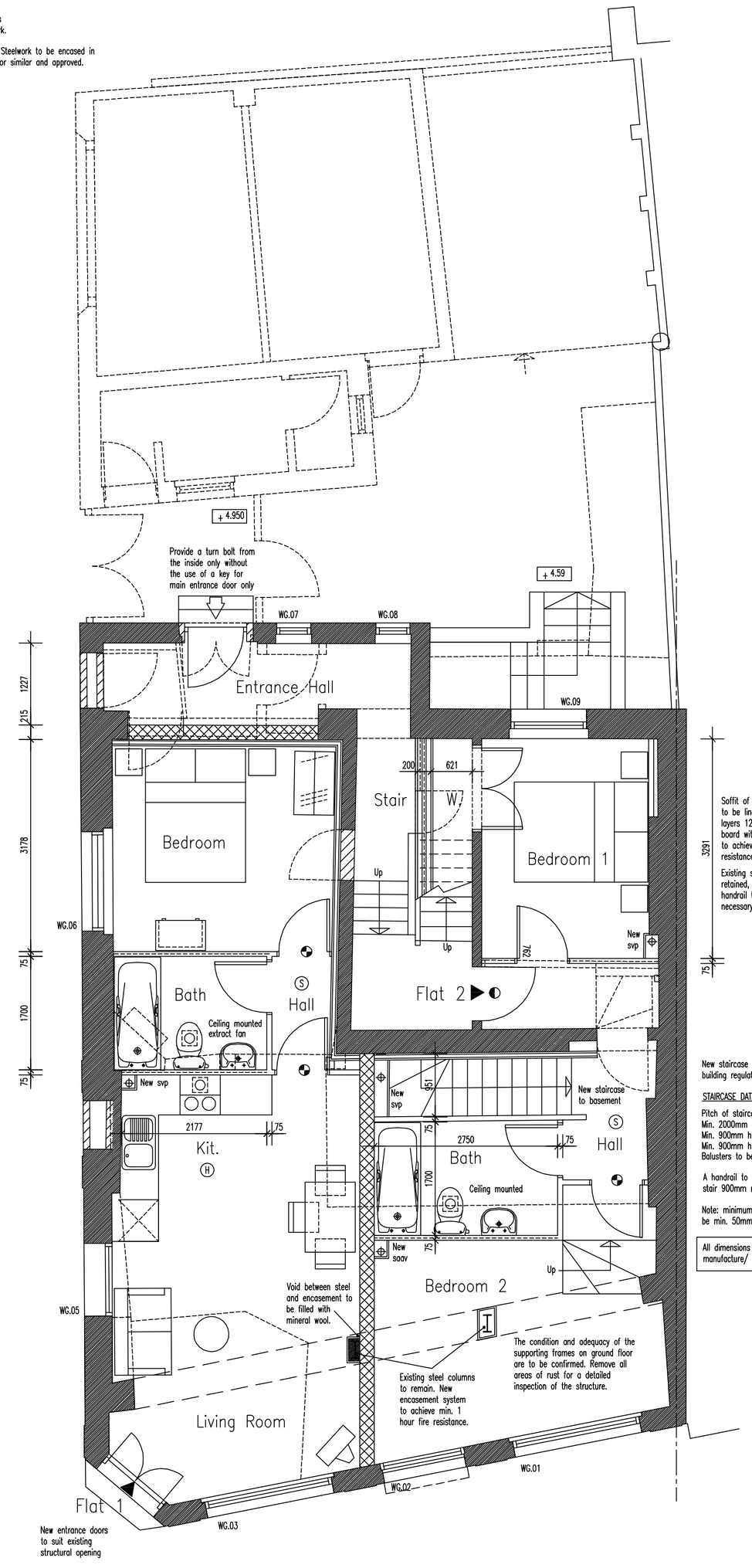
High efficiency light fittings capable of only accepting lamps having a luminous efficacy greater than 40 lumens per circuit-watt to be provided in rooms or circulation areas most frequently used, the number not less than the greater of: 1 per 25m² of floor area of 1 per 4 fixed lighting fittings.

Note: If downlighters are intended to be used on this project then the builder/contractor should discuss the matter with Building Control before ordering/installation.

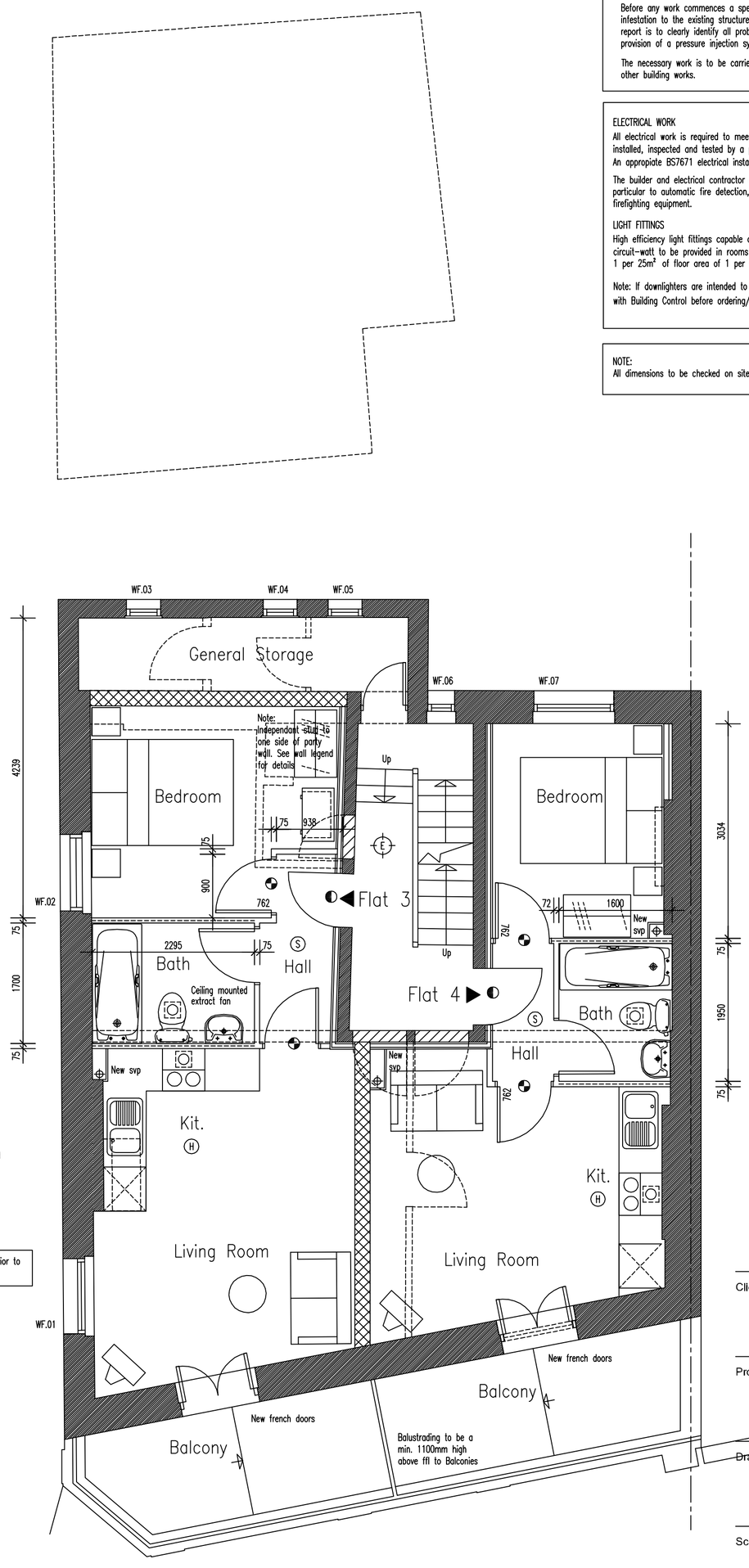
NOTE:
All dimensions to be checked on site prior to setting out and ordering.



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

ADCS Computer Services

16 Copthorne Hill
Worthing
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Client
NATTERJACK CONSTRUCTION

Project
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SURRY ARMS, 388 BRIGHTON ROAD
SHOREHAM-BY-SEA
WEST SUSSEX BN43 6RE

Drawing
PROPOSED FLOOR PLANS
SHEET 1 OF 2

Scale	Date	Drawn
1:50	24.09.07	TP

Drawing No. 1121/BR07 Revision F

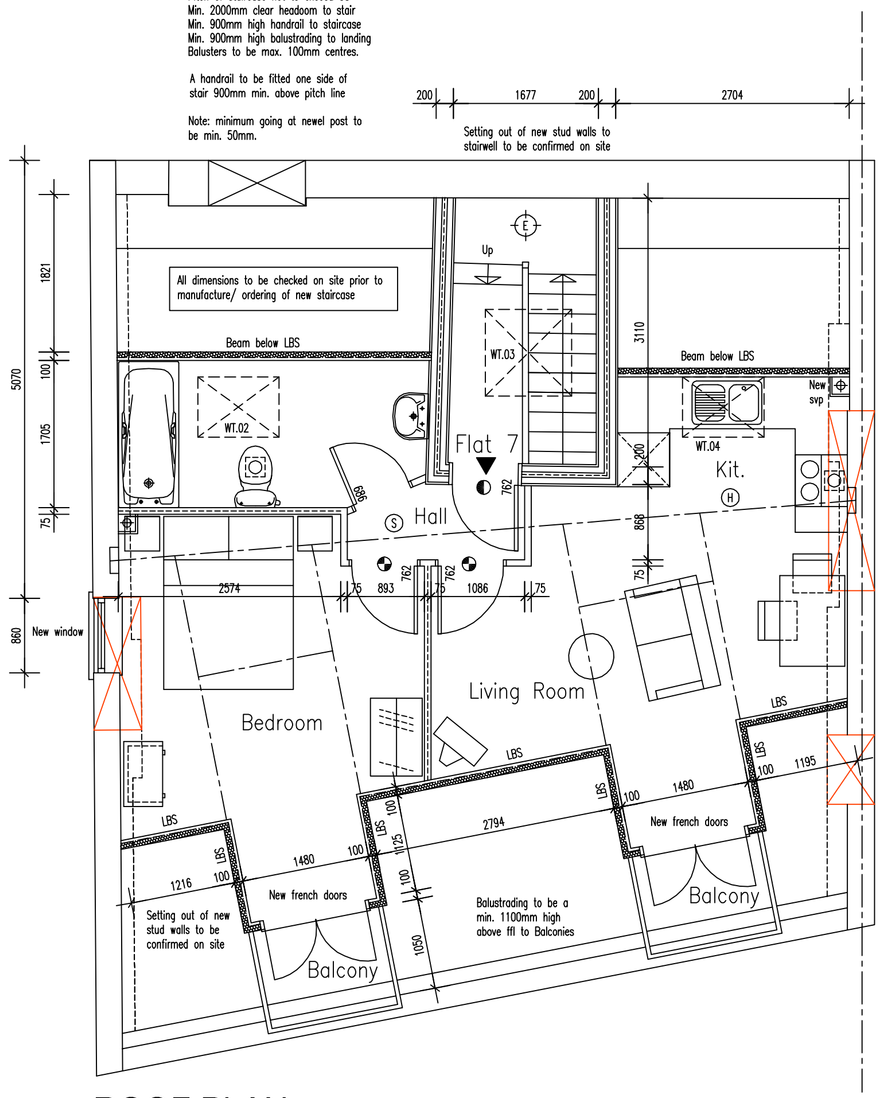
New staircase to comply with Part K building regulations.

STAIRCASE DATA

Pitch of staircase not to exceed 38°
Min. 2000mm clear headoom to stair
Min. 900mm high handrail to staircase
Min. 900mm high balustrading to landing
Balusters to be max. 100mm centres.

A handrail to be fitted one side of stair 900mm min. above pitch line

Note: minimum going at newel post to be min. 50mm.



ROOF PLAN

Rooflight WT.03 at head of Stair to be manufactured to allow a total opening light area of 1.0m² minimum when open.

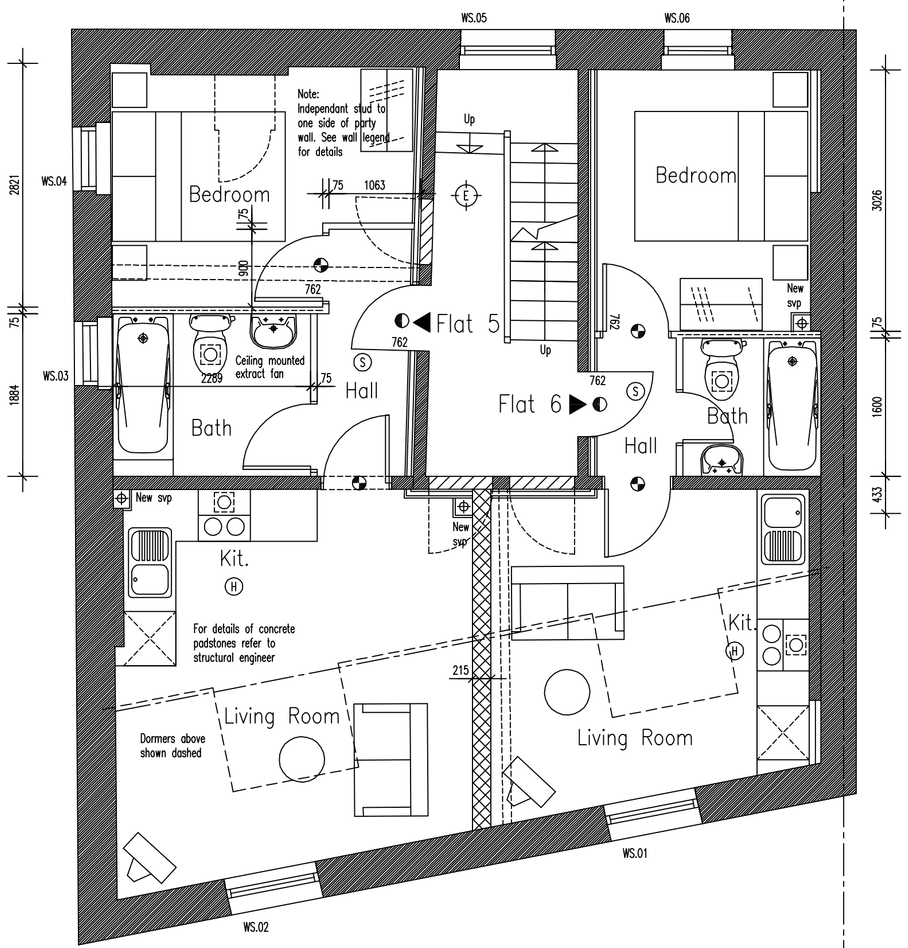
Remote opening mechanism to be provided to allow manual operation of rooflight at head of stair from Ground Floor and third floor.

Note:
The Builder is to allow for a new cut and pitch roof

Double up rafters either side of rooflights.

Velux rooflight Type GGL 406 (940w x 1180h)

Attic Walls (U Value 0.20 W/m²K)
100X50mm studwork at 600mm ctrs. max. with 65mm Celotex tuff-R GA3000 insulation between studs with 35mm cavity between studs with 12mm thick Celotex T-break TB3000 over studs, joints taped & finished with one layer 12.5mm plasterboard.
U-value 0.29 W/m²K



SECOND FLOOR PLAN

NEW FLAT ROOF CONSTRUCTION (U value 0.20 W/m² K)

Single ply roofing membrane (Sarnafil or similar & approved) on vapour check all to manufacturer's requirements on 125mm thick Celotex Tempchek TA3 insulation on breather membrane on 18mm thick exterior grade plywood on on timber firrings to create 1:40 falls on 125x47mm C16 grade joists @ 400mm crs. max. Provide 125x47mm blocking pieces at mid spans.

Where party walls do not currently exist in roof spaces then provide new party wall up to underside of roof covering and suitably firestopped with mineral wool. Compartmentation within roof void will need to go around staircase and in between flats.

NEW FRONT DORMERS
NEW DORMER CHEEK CONSTRUCTION

100x50mm s.w. studs @400mm ctrs. max. with 65mm Celotex tuff-R GA3000 insulation between studs with 35mm clear cavity between studs with 18mm exterior grade plywood sheathing with plain tile hanging on 38x19mm timber battens to manufacturers requirements. Welted edge to window jamb and cheek dressed over lead soakers to roof abutment. Dormer studwork faced internally with 12mm thick Celotex T-break TB3000 over studs, joints taped and finished with one layer 12.5mm plasterboard.
New 100x50mm timber rafters to be double up and bolted with M10 bolts @ 600mm ctrs. max.

NEW DORMER ROOF CONSTRUCTION (U value 0.20 W/m² K)

Single ply roofing membrane (Sarnafil or similar & approved) on vapour check all to manufacturer's requirements on 125mm thick Celotex Tempchek TA3 insulation on breather membrane on 18mm thick exterior grade plywood on on timber firrings to create 1:40 falls on 125x47mm C16 grade joists @ 400mm crs. max. Provide 125x47mm blocking pieces at mid spans.

Note:
Brick chimney stacks to be inspected and all defective brickwork carefully cut out and re bedded or replaced to match and repointed to match. Cap off and ventilate.

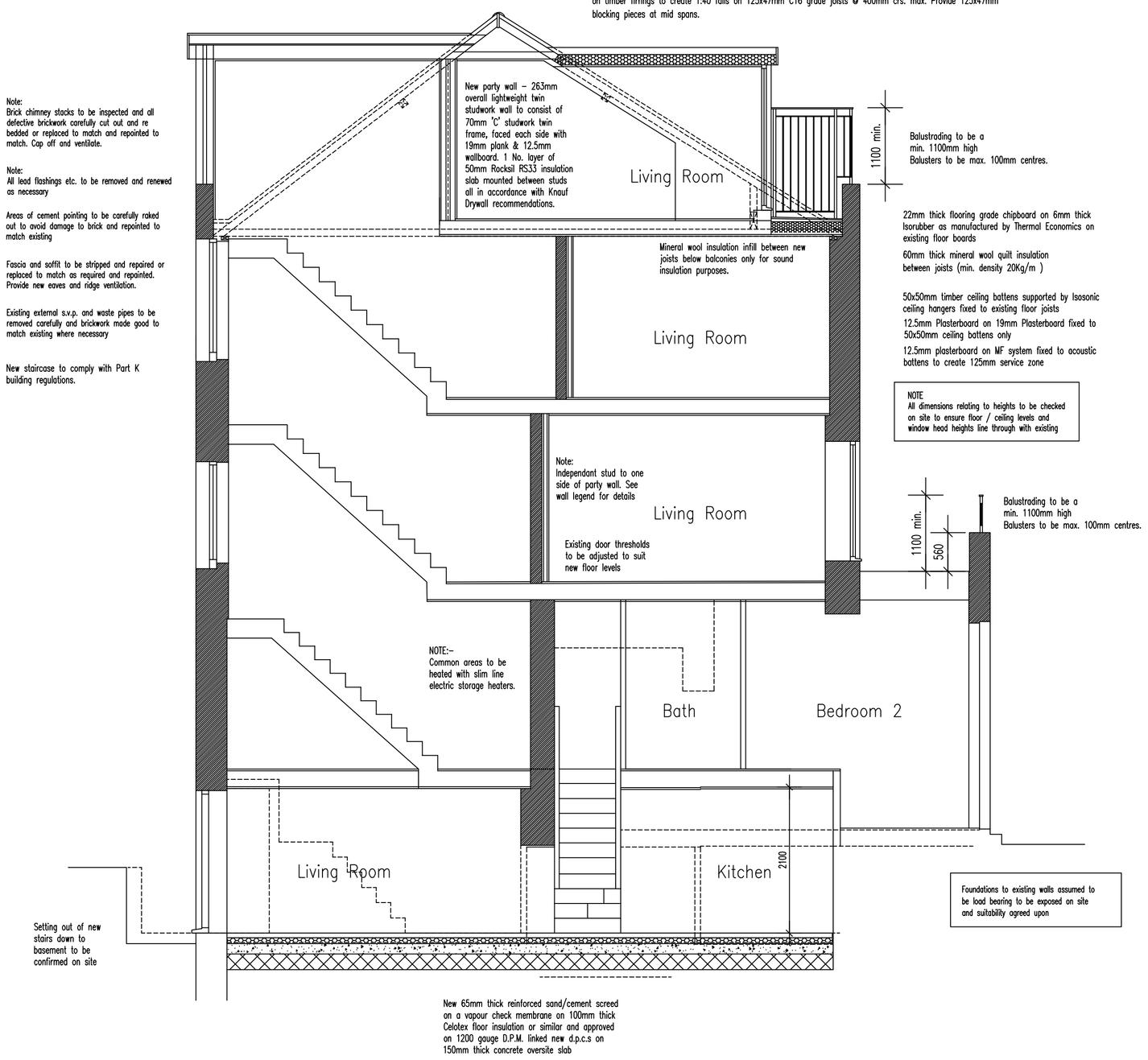
Note:
All lead flashings etc. to be removed and renewed as necessary

Areas of cement pointing to be carefully raked out to avoid damage to brick and repointed to match existing

Fascia and soffit to be stripped and repaired or replaced to match as required and repainted. Provide new eaves and ridge ventilation.

Existing external s.v.p. and waste pipes to be removed carefully and brickwork made good to match existing where necessary

New staircase to comply with Part K building regulations.



SECTION 1-1

NOTE:

Before any work commences a specialist report is to be prepared regarding the effects of timber rot and insect infestation to the existing structure, together with water penetration through the existing roof and external walls. The report is to clearly identify all problem areas and make recommendations for the remedial work required, including the provision of a pressure injection system of damp proof course.

The necessary work is to be carried out strictly in accordance with the report and be phased to co-ordinate with all other building works.

ELECTRICAL WORK

All electrical work is required to meet the requirements of Part P of the building regs. (Electrical safety) must be designed, installed, inspected and tested by a person competent to do so.
An appropiate BS7671 electrical installation certificate to be issued for the work by a person competent to do so.

The builder and electrical contractor are required to make reference to the building control's fire safety schedule in particular to automatic fire detection, alarm system, fire alarm control and indicator panel, emergency lighting and portable firefighting equipment.

LIGHT FITTINGS

High efficiency light fittings capable of only accepting lamps having a luminous efficacy greater than 40 lumens per circuit-watt to be provided in rooms or circulation areas most frequently used, the number not less than the greater of: 1 per 25m² of floor area of 1 per 4 fixed lighting fittings.

Note: If downlighters are intended to be used on this project then the builder/contractor should discuss the matter with Building Control before ordering/installation.

NOTE:
All dimensions to be checked on site prior to setting out and ordering.

No dimensions to be scaled from drawing except for planning purposes.

The contractor should check all dimensions on site.

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The Party Wall Act, 1996 The property owner is advised of the requirements of the Act, & the requirement to serve a Party Wall Notice on any adjoining owners as required under the act.

REVISIONS:

A. 25.01.08 Loadbearing wall added between living room and shower room to flat 5. Basement flat omitted from cross section. Ground floor level revised.
B. 04.02.08 Structural engineer's information added.
C. 14.04.08 Amended in accordance with building control's comments dated 04.04.08.
D. 07.06.10 Plans redesigned in accordance with client's instructions
E. 17.06.10 Bathrooms, kitchens and linen cup'ds removed from layouts.
F. 26.07.10 Internal layouts amended to suit client's requirements.

Legend :

- Existing wall
- Existing wall/door/window to be removed
- Existing External Wall Construction – Overall structural thickness varies. Existing external wall to be dry lined with 12.5mm plasterboard on 47x25mm s.w. battens @600mm ctrs. max. on 40mm Celotex TB3000 board with all joints taped & sealed all to manufacturers details/specification – Subject to SAP calculationsU-value 0.35 W/m²K
- Existing party wall to be finished with 12.5mm thick plasterboard and skim on dabs on 13mm render except stairwells when 13mm thick plaster min. density 10kg/m3. Independent 'I' studs @400mm ctrs. max. spaced 13mm off scratch coat render with 50mm insulation between studs with 12.5mm Knauf Soundshield board to one side only.
- New party wall – 263mm overall lightweight twin studwork wall to consist of 70mm 'C' studwork twin frame, faced each side with 19mm plank & 12.5mm wallboard. 1 No. layer of 50mm Rockwil RS33 insulation slab mounted between studs all in accordance with Knauf Drywall recommendations.
- 215mm solid party wall to consist one leaf of 215mm dense concrete blockwork (min. density 1840kg/m³) drylined on both sides. Weight of the wall to be 415kg/m² (including the drylining). Plasterboard to be 12.5mm thick. All joints between block to be fully filled and joints between the wall and other parts of the construction to be completely sealed prior to drylining and avoid air paths.
- Existing wall to be blocked up
- Studwork partition – 75x47mm C16 sw studs at 400mm centres with 12.5mm plasterboard and skim facing
- Studwork partition – as above with the inclusion of 25mm min. thickness insulation quilt between studs
- F1 Denotes span of new floor joists & rafters to engineers requirements
- indicates FD30S fire door set with intumescent strips and cold smoke seals. Note: The door frame shall have a minimum depth of rebate of 12.5mm which can be either be formed from the solid or build up. Door stops must be a minimum of 12.5mm x 35mm. Note: Door closing devices are to conform to BSEN1154.
- indicates FD20 fire door set with intumescent strips
- H Heat detector
- S Smoke detector interlinked hard wired to mains to B.S. 5446
- Ceiling mounted extract fan
- FE sign Fire exit sign
- Fire alarm call points conforming to BSEN 54: Part 11
- E Emergency artifical lighting to be provided on escape routes in accordance with B.S.5266: Part 1:1988. Lighting to escape stair should be on a separate protected circuit from that supplying any other part of the escape route.
- Steel beam shown thus on plan (B1) See structural engineer's calculation sheets and drawings for details. All dimensions are to be checked on site prior to ordering steelwork.
- Provide 30 minutes fire protection to all structural steel members. Steelwork to be encased in 15mm Glasroc S frameless encasement board or intumescent paint or similar and approved.

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WEST SUSSEX BN43 6RE

Drawing
PROPOSED FLOOR PLANS
SHEET 2 OF 2

Scale	Date	Drawn
1:50	24.09.07	TP

Drawing No. 1121/BR08 Revision F



SOUTH ELEVATION



WEST ELEVATION

DATUM 0.00 m

No dimensions to be scaled from drawing except for planning purposes.

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REVISIONS:

A. 25.01.08 External ground level to the rear amended. Basement lightwells omitted.
B. 14.04.08 Amended in accordance with building control's comments dated 04.04.08.
C. 08.06.10 Elevations amended to suit revised floor plans.
D. 26.07.10 Entrance doors amended to suit client's requirements.

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SURRY ARMS, 388 BRIGHTON ROAD
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WEST SUSSEX BN43 6RE

Drawing
PROPOSED ELEVATIONS
SHEET 1 OF 2

Scale	Date	Drawn
1:50	24.09.07	TP

Drawing No.	Revision
1121/BR09	D