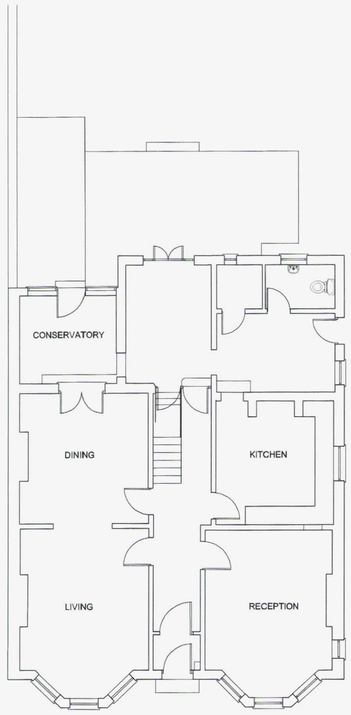
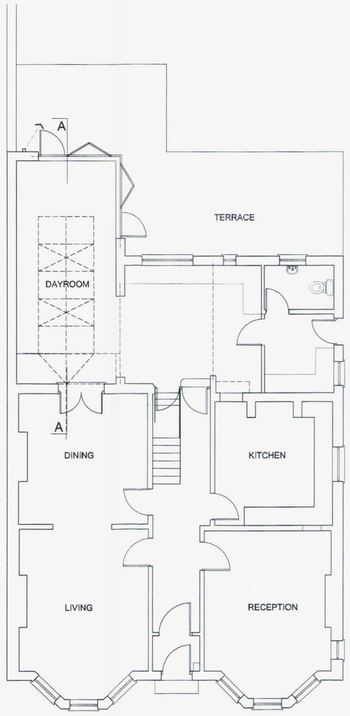


EXISTING GROUND FLOOR PLAN



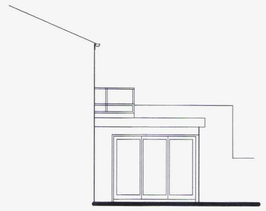
PROPOSED GROUND FLOOR PLAN



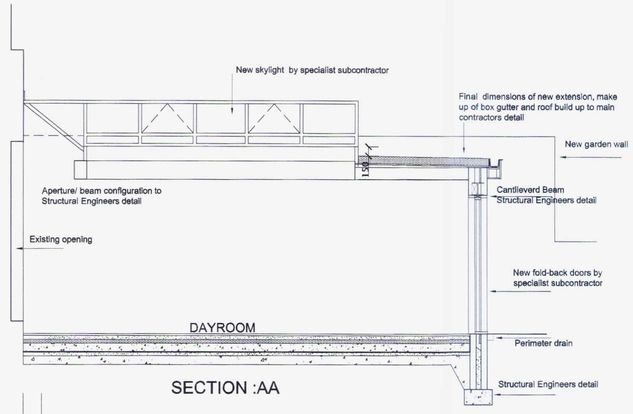
PROPOSED REAR ELEVATION



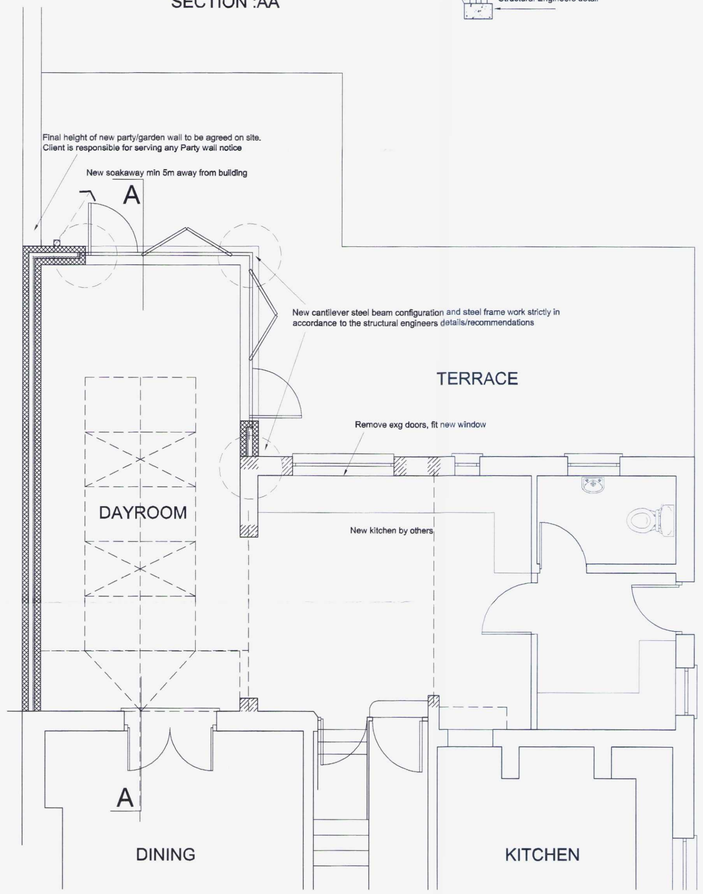
EXISTING REAR ELEVATION



PROPOSED WEST ELEVATION



SECTION :AA



PROPOSED REAR GROUND FLOOR PLAN

GENERAL
Mild steel Fixing/Anchor straps galvanised ms straps BAT M305 or similar approved hooked over and fixed to new floor joists,roof joist, roof rafters, wall plates etc as appropriate with 150mm down ends fixed with min 75mm No8 swg 6 No nails all to manufactures recommendations.

Mild Steel joist hangers, galvanised MS BAT products SPH or similar approved. Depth to be equal to joist depth and fixed strictly in accordance to manufacturers recommendations. Where fixed to steels etc fix SW plate to top of steel with coach bolts, insert sw blocks behind hangers and nail hanger to both timbers.

All structural steel & timbers etc to be fixed strictly in accordance to the structural Engineers recommendations

All timbers to be SC3 grade softwood, unless otherwise stated for structural work to comply to BSCP 112

All structural/exposed timbers to be treated with preservative in accordance to BS codes of practice 98

During construction of cavity wall insert approved d.p.c. to both skins of cavity wall min 150mm above ground, lapped / jointed to new d.p.m.
Insert cavity wall ties at 900cc's horizontally and 450cc's vertically with additional ties at every other course to openings.

FOUNDATIONS - PART A
All structural components, timbers, steel beams, foundations , lintels, concrete design type of soil conditions etc to be strictly in accordance to the Structural Engineers specifications/recommendations

Excavate for and lay (sizes and design to be confirmed by Structural Engineer) concrete foundation at depth to local authority approval min depth 1M or below drain which ever the greater.

FIRE SAFETY - PART B
Fire alarms and detection systems.
Fit smoke and heat detectors where indicated.
System to be mains linked with independent supply.
Detectors to have back up supply i.e. rechargeable battery.
Ceiling mounted at least 300mm away from walls and light fittings.
Sensors to be between 25mm & 600mm below ceiling level and 25-150mm for heat sensors.
Systems to conform to BS 5446 & BS5839

New steel beams to be boxed in using 12.5mm Plasterboard,screw fixed into sw timber studs to achieve a min Fire Resistance of 30mins.

GROUND FLOOR - PART C
Excavate to reduce levels and lay 150mm min well consolidated hardcore material.
Lay 50mm sand blinding layer over hardcore.
Lay 1200 gauge approved d.p.m lapped/jointed to new d.p.c.
Lay 150 mm oversite concrete slab with min 60mm Kingspan Cooltherm K3 insulation material to top of slab. Fit underfloor heating system with 500 gauge polythene separating layer on top of insulation.
Lay new sand and cement screed min 65mm thickness.
Floor screed to incorporate plasticiser to enable complete coverage over piped underfloor heating system.
Contractor to ensure no hollow spots in screed
All strictly in accordance to Structural Engineers specifications/recommendations
Required U Value to be min 0.22W/m2 K

NEW EXTERNAL WALLS GROUND FLOOR(Part C)
Construct off of new concrete foundations one external skin of 100mm Thermalite Shield with a min cavity of 80mm and 100mm Thermalite Turbo Blockwork internally.
Thermalite Turbo blocks Strength 2.8N/mm²
Thermal conductivity 0.11 W/mK
Density 470 kg/m³
May be used below ground in soils up to Design Sulphate Class DS 3
Thermalite Shield block Strength 4.0 N/mm²
Thermal conductivity 0.15 W/mK
Density 600 kg/m³
May be used below ground in soils up to Design Sulphate Class DS 4
The construction of Thermalite blocks should be carried out in accordance with BS5628: Parts 1 and 3, BS 5250 and BS 6000, as well as the information contained in the British Board of Agrément certificate 00/3720.
Apply to internal face of cavity blockwork, Kingspan Kooltherm K8 30mm cavity insulation or similar approved held in position with proprietary fixing clips.
Achievable U-Value to be 0.30 W/m2K.
Top of new parapet wall to receive new min code 4 lead tray dressed under coping stone.
Reverse side of wall to be dressed in lead.
Structural Engineer to confirm all block types, strengths etc

Apply to external face of blockwork 16mm two-coat sand and cement render with approved waterproof admix.
Do not use any corner beading for external edges

DRAINAGE ABOVE GROUND - PART H
All fittings to be to BS 3506.
All new pipes and wastes to be fitted to exg drains.
Connect new kitchen sink using 40mm UPVC waste with 75mm deep seal trap to B S 3943 run into existing drain.Branch connection to be max 3m and 450 above invert of drain.
All new waste pipes to be fitted with rodding access on tight bends.
Fit anti-syphon trap if basin waste exceeds 1700mm and sink waste exceeds 2300m.
Fit new WC to exg 100mm soil pipe.
Encase all visible pipework in exg toilet using 50x25mm tanalised s.wood timbers finished with 12.5mm P. Board screw fixed at 400cc's.Finish with Multifinish plaster .

DRAINAGE BELOW GROUND - PART H
Where drains pass under building encase in 100mm massed concrete with flexcell at each drain joint.
Insert PCC lintels where drains pass through walls.
Drainage above ground level to be in accordance with BS 5572.
Drainage below ground level to be in accordance with BS 8301.

RAINWATER DISPOSAL - PART H
Form new exterior grade plywood boxed gutters dressed with single layer Sarnafil Five Point System fixed strictly in accordance to the manufacturers recommendations.
Fix into 80mm exposed down pipes linked into new soakaways. Downpipes, type to be confirmed by client.
New soakaways to be min 5m away from any buildings bedded in pea beach laid to falls.
For every 16-20m2 of roof area , soakaway pits to be min 1m3 with adequate percolation.

SOUND - PART E
Roof space to have min 120mm insulation boards on top of roof above ceiling joists.
New glazed skylight to be min 20mm double glazed units. External wall construction to be 16mm two coat san & cement render, one external skin of 100mm Thermalite Shield blockwork with a max cavity of 100mm and 100mm Thermalite Turbo Blockwork internally.Internal finish sand 7 cement render with plaster skim coat.

VENTILATION - PART F
Intermittent ventilation rate to the kitchen must provide 60 litres per second and adjacent to the hob 30 litres per second.
Utility room to be 30 litres per second.
Achieved with background ventilators (i.e. trickle ventilators to doors and windows) and intermittent extract fans and additional air bricks if required.

CONSERVATION OF FUEL & POWER - PART L
Refer to attached documentation.
Replace exg boiler
Heating to be gas fired combination boiler and radiators.
Boiler to be a condensing boiler Band A.
For heating and boiler efficiency , please refer to attached documentation.
Lighting, use low energy efficient lighting one per four fixed lights.
Commissioning and certification will be required.

NEW CEILINGS
Fit new 12.5mm plasterboard ceilings throughout.
Screw fixed @ 400 ccs scrim joints and finish with 2/3mm multifinish plaster skim coat.

GLAZING - PART N1
N1 Glazing materials and protection.
Safety glass to be incorporated throughout between finished floor level and 800mm above that level in new doors.

ELECTRICAL - PART P
All Electrical Works to comply to the latest I .E .E Regulations and should be under taken by an approved contractor.
Number, positions and type of ceiling lights and electrical sockets to be confirmed.
Switches and sockets to be placed between 450mm and 1200mm above finished floor level.
All work to comply to BS7671, 2001.or equivalent standard.
A certificate complying to BS 7671 must be produced on completion of the works

WALLS BELOW DPC - PART C
Construct walls as described in External Wall Construction.
Alternatively:
Construct off prepared foundations two skins of 102mm class B Engineering bricks with 100mmm cavity up to d.p.c. level.
Fill cavity with lean mix concrete falled externally min four courses below d.p.c.
Structural Engineer to confirm all block types, strengths etc.

SKYLIGHT
Fit new powder coated(final size to be agreed) double glazed skylight using Low E 6mm clear safety glass with four electrical central opening vents. Colour & final design to be confirmed.
Designation type to be AA, AB or AC.

FLAT ROOF
Form new flat roof using 200mm x 50mm C16 grade timbers @ 400mm cc's using galvanised mild steel joist hangers fitted to new wall plates/new steel beam.

All new timbers, steels, loadbearing elements to be strictly in accordance with the Structural Engineers specifications/reccommendations.
Apply to top of joists timber firing pieces laid to falls. Min falls 1:80.
Apply 18mm exterior grade plywood sheeting
Apply approved vapour control layer
Apply 120mm Kingspan Thermaroof insulation board fixed strictly in accordance to the manufactures recommendations.
Apply a 3G perforated venting layer to the face of the insulation board.
Apply 3 layer high tensile felt.Apply approved mineralised finish top layer.
Alternatively apply single layer Sarnafil Five Point System fixed strictly in accordance to the manufacturers recommendations.
Ensure adequate protection during construction
Required U value to be 0.2W/m2K

Cut-in new lead flashing (code 4 lead) to new & exg walls/vertical tiling/roof, min lapping 150mm.
Exposed areas to be 300mm ensure joints are sealed with approved lead mastic.

1. All dimensions are to be checked on site prior to the commencement of the project. Any discrepancy must be reported to the construction administrator / designer
2. Figured dimensions only do not scale
3. This drawing must be read in conjunction with all other drawings / specifications / details for this project
4. Contractor must ensure they have the latest issued drawings / details prior to commencing work
5. All new work to conform to the local authority requirements / Building Regulation Approval.Workmanship and standards to comply to the relevant British Standards and current Codes of Pratice

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AMENDMENTS:

WORTHING BOROUGH COUNCIL
WB/07/1479/FUL
AGREED POST-DECISION
AMENDED PLAN
DATE: 01/07/08

Title: MR P BOUCH
6 CHURCH WALK,WORTHING

Drawing: EXISTING & PROPOSED REAR EXTENSION . ELAVATIONS, FLOOR PLANS, SECTION AA.

Scale: 1:100, 1:50

Date: APRIL 2008

Drawn by: rd

Dwg No: (22) 200 BR

Amendment:

ROBERT DEAN
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