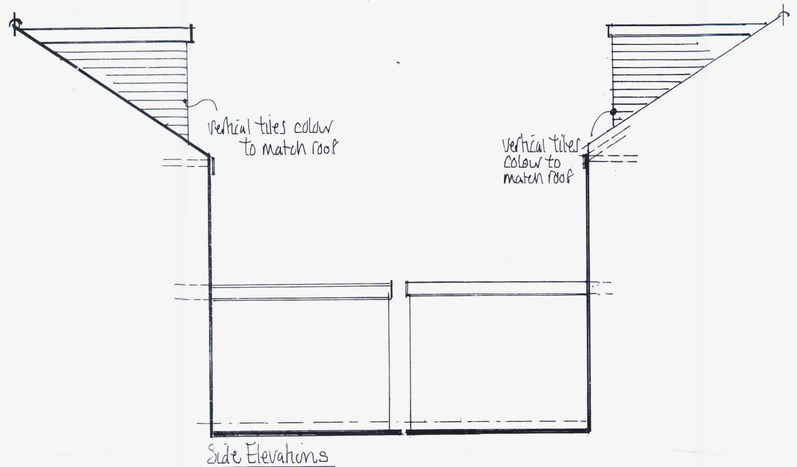
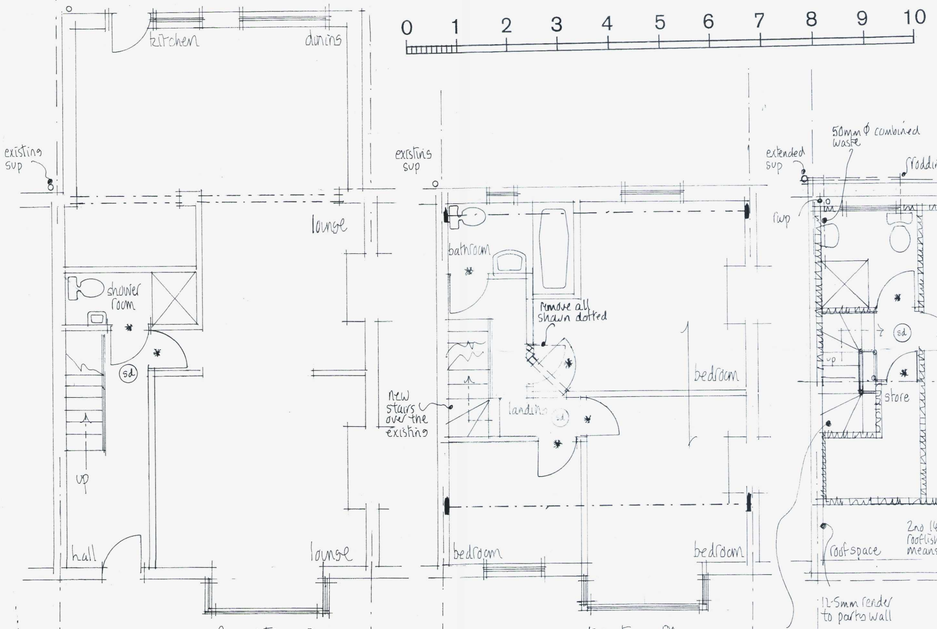


Rear Elevation

Front Elevation



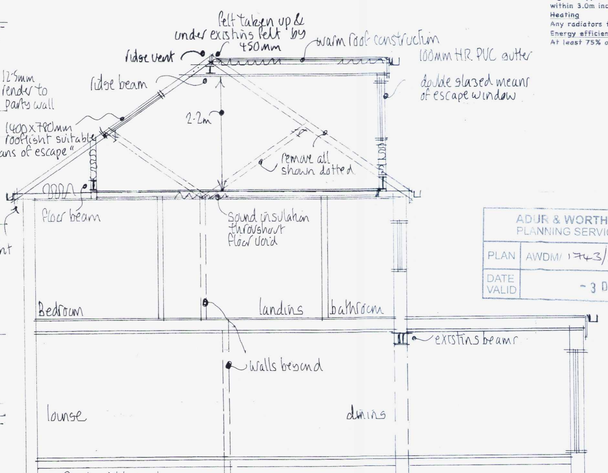
Side Elevations



Ground Floor Plan

First Floor Plan

Roof Plan



Section Through

ADUR & WORTHING PLANNING SERVICES

PLAN	AWDM/1743/15
DATE VALID	- 3 DEC 2015

Building Regulation Notes

Any parts of structure covered over or inaccessible have not been inspected an responsibility is accepted for these areas including underground ... All electrics, plumbing and decorations to be altered/extended all to client's choice. All leng dimensions. All foundations and lintels taking additional loads are to be exposed checked for adequacy and suitability for ground conditions prior to commencem work. The property owner is reminded of the requirement to serve a Party Struc Notice on any adjoining owner should they need to do so under the requirements Party Wall Act 1996.

Loft conversion

To upgrade to the ½ hour fire resistance required provide min 20mm T and G chip flooring minimum 150mm Rockwool insulating material laid on chicken wire betwee fixed to the joists for fire resistance and sound insulation purposes. Nails or sc should penetrate into the joist sides to a minimum depth of 20mm. ½ hour fire r partitions around stair enclosure should be taken up to the underside of the roof covering and fire stopped. All doors marked thus * to be ½ hour fire resisting fir with 1½ pairs of 100mm butt hinges. Steel beams (other than those supporting roof) to be coated with fire resistant intumescent paint (Nullifire or similar) to p at least ½ hour fire resistance. Provide ridge or high-level tile ventilators to be installed to assist cross ventilation of roof space. To be equal to a continuous st 5mm wide. Provide ventilation to the existing soffit equivalent to a 25mm continuc ventilation strip fitted with a fly screen. All skeilings to be insulated with 50mm Celotex, securely supported and battened to achieve a minimum airspace of 50mm the insulation and under draw with a further 70mm of Celotex with 1000 gauge polythene vapour barrier between insulation and plasterboard.

Flat Roof

To be throughout to be a warm roof construction. Timber roof structures to be fix accordance with BS Codes of Practice no CP3 and CP112 Flat roof covered with 3 la built up felt to BS747 finished with 12.5mm chippings bedded in bitumen. All felt w and detailing to be in accordance with CP144. 150mm of Celotex laminated roof boa type 1B felt vapour control layer on 18mm WBP plywood decking on sw firrings laid gives fall of at least 1 in 40, all on C16 grade sw joists (as shown on plans.) Rainw to discharge onto existing pitched roof. 100mm x 50mm wall plate strapped down to walls using 1000 x 30 x 5mm mild steel straps at 1.2m centres. Rainwater to 100mm round PVC gutter laid to falls to the 65mm down pipes as shown discharging on exis roof.

Internal stud partition walls

To be constructed of minimum 100 x 50mm studding at 400mm centres with sw base nead plates and cross noggings at maximum 1200mm centres. Insulated with 100mm q for sound insulation, faced both sides with 12.5mm Soundbloc plasterboard finished w set.

Dormers

To be constructed of 100 x 50mm studding at 400mm centres with 100 x 100mm posts corners and window jambs. Studding to be lined externally with plain tile hanging of colour to match main roof on 38 x 19mm battens and breather paper (Sisalkraft) on 12.5mm sheathing ply and insulated with 100mm Celotex insulation with 25mm ventila air space and then overdrawn with 20mm Celotex, joints taped and 12.5mm gyproc wallboard and set. Rafters to be doubled up under dormer cheeks. Provide code 4 lea soakers and flashings as necessary. Dormer cheeks within 1.0m of the boundary to be lined externally with 12.5mm Superlux and internally with 12.5mm plasterboard to achieve ½ hour fire resistance from both sides.

Ventilation

New window serving all rooms to provide open able ventilation area of not less than 1/20th of the floor area of the rooms, which they serve, all fitted with a minimum 8000mm² trickle ventilator. All glazing in those critical locations to be of toughened o laminated safety glass in accordance with clause 5.3, BS6206. All new windows and roo lights to be double- glazed with 16mm air gap and a "soft" low-E coating. All bedroom shall have a window with an unobstructed opening with easy clean hinges at least 850mm high and 500mm wide when open with a cill height of between 0.8 and 1.1m. Shower room to be provided with an extract fan capable of extracting not less than 15 litres per second operated intermittently and ducted to external air.

Smoke Detectors

Mains operated self-contained smoke alarm to BS 5446: Part 1 to be installed in every room as shown All smoke alarms within each 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.

Stairs

Standard timber staircase with rise, going, width and layout as shown on plan. Pitch 42 degrees maximum. Openings in vertical balustrades not to exceed 99mm. 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 430mm. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO MANUFACTURE.

Electrics

All electrical work required to meet the requirements of Part P (Electrical Safety) must 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 by a person competent to do so.

Foul Water Drainage

Wash hand basins to discharge into extended soil and vent pipe. All fittings to be provided with trapped waste pipes as follows: Sink, shower & baths 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 right bends. Common wastes or runs in excess of 1.7m long are to be fitted with anti-syphonic traps. All drains to be 100mm dia UPVC pipes laid and surrounded in 150mm of pea beach to fall 1 in 40, provide concrete cover where invert is less than 450mm. Soil and vent pipe or stub stack within the building to be fitted with a "Durgo" air admittance valve. This valve to be situated above the overflow of the highest appliance. Soil and vent pipes to terminate 900mm above any opening windows within 3.0m including a PVC cage.

Heating

Any radiators to be installed into new rooms are to be fitted with TVR s.

Energy efficient lighting

At least 75% of new light fittings will be energy efficient.

NOTES:
All dimensions must be checked on site

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Drawing Title
Proposed Details @
104 Old Shoreham Road
Shoreham by Sea

Scale: 1:50

Date: Oct 15 | Drawn by: MJH

A1 sized drawing

Drg No: | Rev: