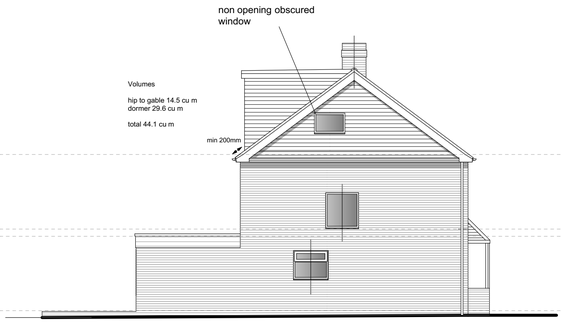
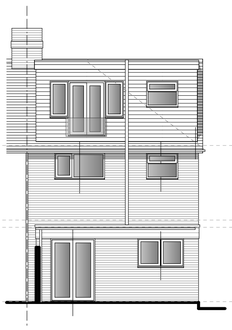


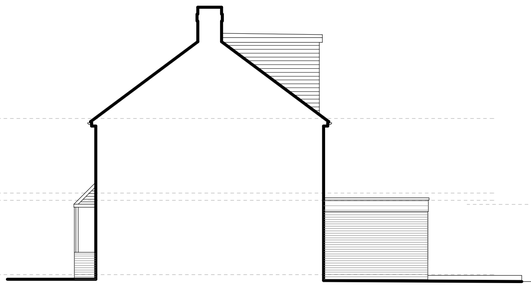
FRONT ELEVATION
WEST



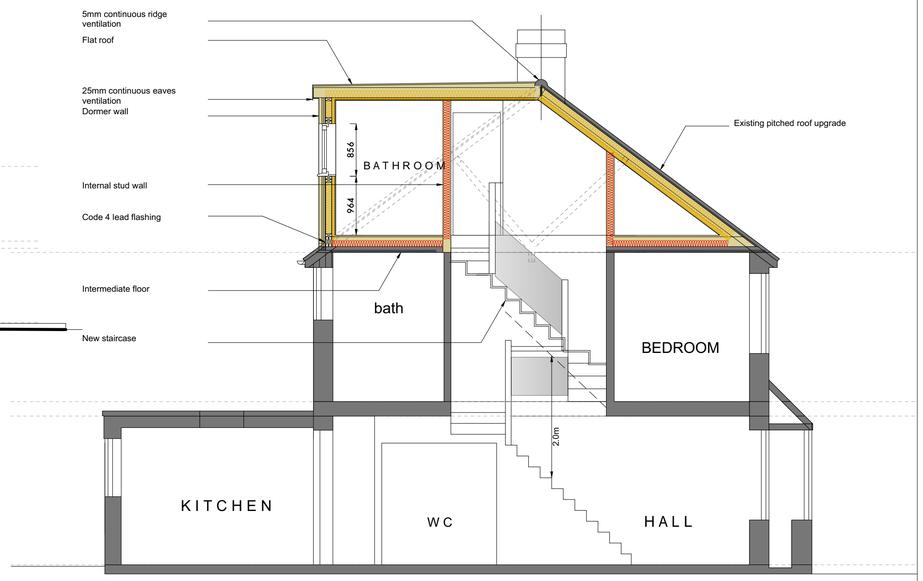
SIDE ELEVATION
NORTH



REAR ELEVATION
EAST

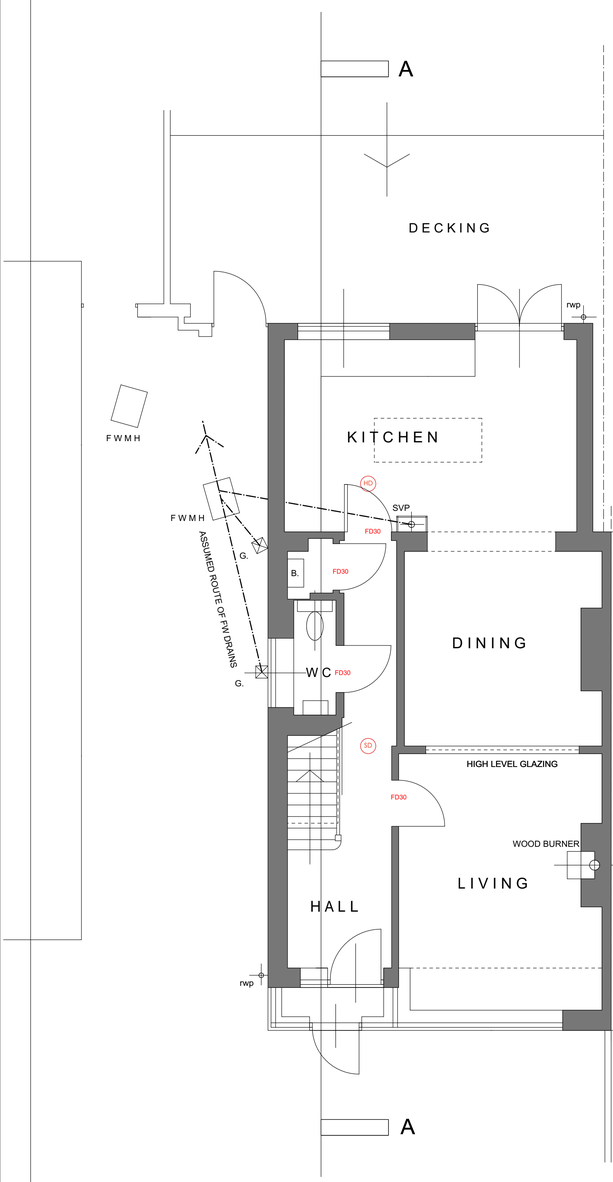


SIDE ELEVATION
SOUTH

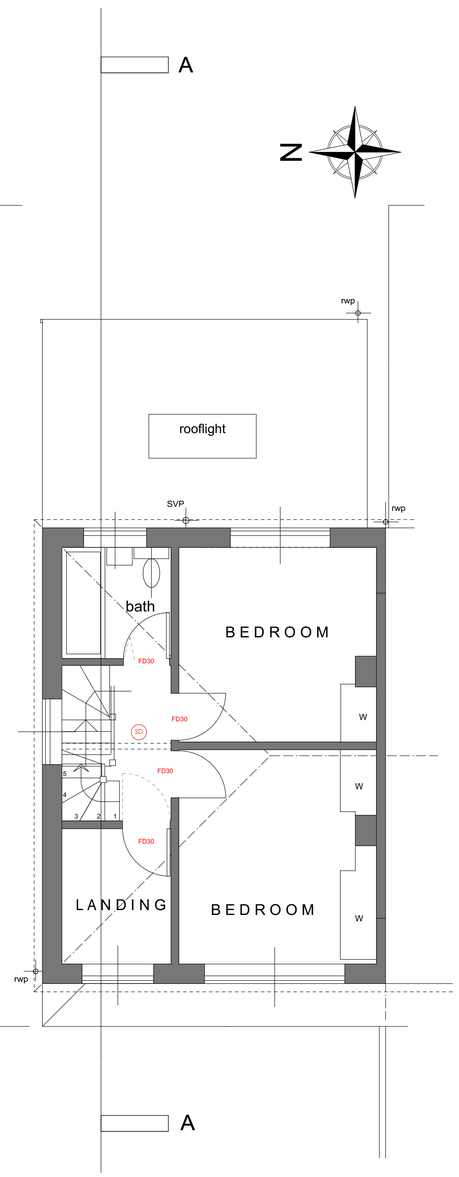


SECTION A - A

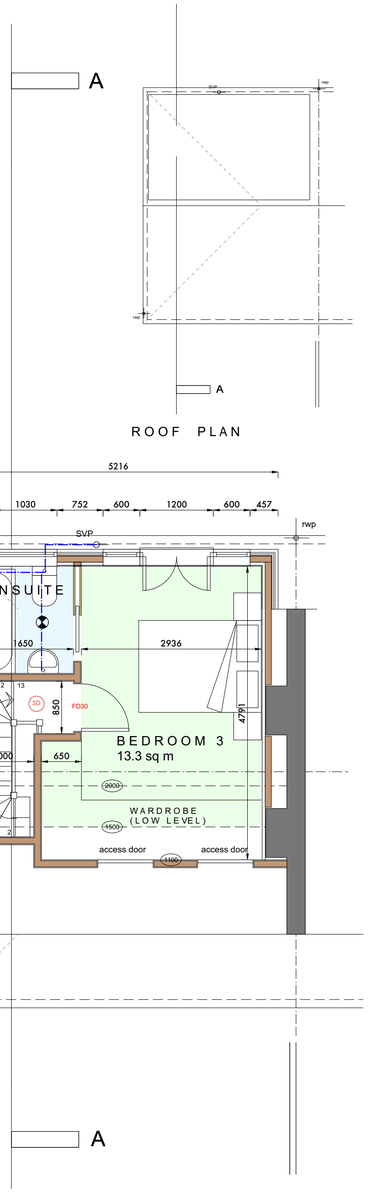
0 1 2 5m



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

0 1 2 5m

122 Eastern Road, Shoreham, West Sussex BN43 6PE – Building Regulations

These drawings must be read in conjunction with all calculations, details and drawings produced by consulting structural engineers.
Structural calculations and details to be submitted and approved by Building Control or an Approved Inspector before work commences on site.

Existing structure
All existing floors, walls and lintels that are subject to increased loads are to be exposed for inspection by the district building control officer PRIOR to the general commencement of works and underpinned, strengthened or replaced as may be necessary. We agree to a conditional consent for this item.

Existing services
Contractor is to ascertain the exact line, position and depth of all existing services. Pipes, and cables etc. that are likely to affect the works and divert, re-position or replace as necessary to carry out the works.

Dimensions and levels
All figured dimensions and levels are to be verified on site by the contractor PRIOR to the commencement of works and any discrepancies reported to the consultant.

Statutory requirements and standards
All works are to be carried out in compliance with the building regulations. Workmanship and standards shall be carried out in accordance with the product manufacturers recommendations, codes of practice and British standards.

Building regulation completion certificate
To be obtained by builder from the local authority and supplied to the client.

Local Conditions
Any requirements by virtue of 'Local Conditions' as advised by the Inspecting Authority' (Building Control), are to be incorporated in the scheme.

All specified products to be installed in accordance with manufacturers instructions and details.

Intermediate timber floor (Part A & L)
To be floor covering to client spec, on 22mm moisture resistant chipboard on new joists between existing joists to engineers detail. Joists set 20mm above existing plasterboard ceiling (unless replaced) to allow for deflection. Provide min 100mm mineral wool between joists. New ceilings to be 12.5mm GYPROC Wallboard Ten or similar 10kg/m2 plasterboard and set to underside. Provide noggins at least every 1.5m mid-span. Joists to be doubled up below stud walls.

Timber frame external walls
Tile hanging on 25x38mm treated SW horizontal battens on counter battens on breathable sarking membrane on 9mm plywood sheathing on 100mm C16 studs at 400mm centers. 90mm CELOTEX GA4000 or similar approved PIR insulation in-between studs and 25mm CELOTEX TB4000 and 12.5mm plasterboard and set to inside face. Double up studs to all window reveals. Tape all joints in insulation with manufacturers tape. To achieve min u-value of 0.23 W/m sq. K. provide lead weathering at all abutments with pitched roof. All lead work to be installed in accordance with Rolled Lead Sheet Complete Manual. DPC to be Hyload or similar at least 150mm above ground level.

Dormer cheeks within 1.0m of facing walls to be provided with 6mm Promat Masterboard to each side of stud, to provide 30minutes fire resistance from each side

Walls - Internal stud
To be 100mm sw timber studs, with mineral wool between studs and 12.5mm GYPROC Wallboard Ten or similar 10kg/m2 plasterboard and set to each side. Provide water resistant tile backer board behind shower areas.

Ashlar walls / Light walls
To be 100mm sw timber studs insulated with 90mm Celotex GA4000 between studs and 50mm to outside of studs. To achieve a u-value of 0.21 W/m sq. K.

Fire resistance (Part B)
All beams and column to be protected with 12.5mm Fireline plasterboard and set to provide 30minutes fire resistance.

Existing Pitch Roof (Part A & L)
Existing roof structure to upgraded as necessary and new rafters to be to engineer's detail. Insulate with 100mm CELOTEX GA4000 or similar approved insulation between existing rafters and 50mm CELOTEX GA4000 or similar PIR insulation and 12.5mm plasterboard and set to underside. All joints in insulation to be taped with manufacturers tape. Under-batten existing rafters as necessary to maintain 50mm ventilation gap over insulation. To achieve min u-value of 0.18 W/m sq. K. Maintain min 25mm air-gap at eaves and 5mm at ridge. If replaced any new roof membrane to be breathable sarking membrane with BBA certificate for use in cold roof with no additional ventilation requirement.
Ceiling level insulation upgrade; 400mm mineral wool insulation in two overlapping layers between and over joists, 12.5mm plasterboard to underside. To achieve a min u-value of 0.11 W/m sq. K. Loft hatch to be insulated.
Provide lead flashings, soakers etc. to valleys and at all abutments with pitched roof. All lead work to be installed in accordance with Rolled Lead Sheet Complete Manual.

Roof - Flat roof (Part A, B & L)
Flat roof to be 3 layers polyester based roofing felt to BS EN 13707:2013. Cap sheet to be mineral surfaced. Base layer type 3g partially bonded onto on min 18mm T&G OSB3 on joists to engineers' detail. Firred to 1 in 50 falls to gutter. Insulate with 100mm Celotex GA4000 between joist and 30mm Celotex XR4000 and 12.5mm plasterboard to underside. Maintain 50mm airgap above insulation and continuous with existing roof. Achieves a u-value of 0.17 W/m sq. K.

Windows / external doors (Part B, F, K, Q)
All new windows and doors are to be to client spec, with double glazed sealed units, fitted with 2500sq mm trickle vents. Windows to achieve min u-value of 1.4 W/m sq. K. External doors to achieve min u-value of 1.4 W/m sq. K. Glazing in doors and side windows up to 1500mm, and below 800mm to be safety glass to BS 6206:1981 & BS EN 12600:2002.
Windows to bedrooms/habitable rooms at first floor to have escape casements with a minimum clear opening dimension of 450mm and an area of at least 0.33m2. Openings to be between 800-1100mm above floor level. Any openings below 800mm to be guarded or fitted with restrictors. To comply with ADB1 para 2.8.
Openable areas of windows to habitable rooms to be min 1/20th of floor area.

Staircase and balustrade - Internal (Part K)
New staircases to have min 235mm goings, 13N° risers approx. 208.8mm for approx. 2715mm floor-to-floor height. To be no steeper than 42°. Min 2.0m headroom over stairs, measured vertically above string line. The going of tapered treads to be no less than 50mm at the narrowest point and to be no less than that of parallel treads. Landing at top of stair to be at least equal to width of staircase with no doors opening onto it. Landing at bottom of staircase to be min 400mm clear of doors.
Provide handrail to at least one side, and balustrade at top of main staircase, both min 900mm high. No gaps larger than 100mm in the guarding. Any glazing to be laminated or toughened glass.
Any new glazing acting as guarding will be installed to manufactured details and to be structurally sound to withstand at least the horizontal force given in BS EN 1991-1-4:2005+A1:2010

Juliet balcony to be 1100mm above FFL. No gaps larger than 100mm in the guarding.
Any new glazing acting as guarding will be installed to manufactured details and to be structurally sound to withstand at least the horizontal force given in BS EN 1991-1-4:2005+A1:2010

Internal doors – Houses (Part B, F & M)
All new doors to have 10mm clearance to bottom for trickle ventilation. Any glazing within doors to be to be in safety glass to BS 6206:1981 & BS EN 12600:2002.

All doors to habitable rooms opening onto hallways and landings to be FD30 with intumescent strips.

Surface water disposal
To be 112mm HR gutters, into 68mmØ downpipes. Existing discharge to be established by contractor on site. ACO drains or French drains to be provided where ground level is less than 150mm below DPC. Where ground level/over-site below suspended floors is below external ground level provide drainage gulley's connected to surface water system. All SW to discharge into soak-away min 5.0m from all buildings. Soak-away size to be determined by percolation test.
For Combined FW/SW system, trapped gulleys to be provided.

Foul drainage (Part H)
Existing private sewer around building is to be inspected via a CCTV and tested for water tightness and replaced as may be necessary. Where new connection is made to existing, drain to be exposed and invert level measured prior to construction to ascertain suitability of 1:40 falls.
Any new drains to be 100mmØ PVC-u OSMA pipe to min 1 in 40 gradient, connected to new inspections chambers as shown. Pipes to be bedded and surrounded in 150mm pea beach and protected with concrete under building and where ground cover is less than 450mm. Connect into existing foul water system. Bridge through foundations with PCC lintels. Provides rockers or 50mm clearance to drains which pass through foundations.
If applicable all necessary consents to be obtained from the local water authority for new connections.

Waste plumbing (Part H)
All to be PVC-u, with 75mm deep seal traps. WC wastes to be 100mmØ. Sink, bath and shower wastes to be 40mmØ. Basin wastes to be 32mmØ. All connected to new 100mmØ PVC-u SVP's or AAV as shown. Provide cleaning eyes at changes in direction. New SVP to terminate to tile or ridge vent min 900mm above window openings within 3m horizontally.

Heating (Part J & L)
Contractor to ascertain adequacy of existing boiler to serve extended areas.
Any new boiler, if required, to be fitted by a GAS SAFE engineer and to have a minimum SEDBUK efficiency rating of 89%.
GAS SAFE installation certificates to be provided to Building Control prior to completion of works for proposed gas boilers.
Install new radiators, type and design to be agreed with client. All to be installed in accordance with the requirements of the 'Domestic Heating Compliance Guide in respect of pressure relief valves, insulation, controls, zoning, and interlocks. All new radiators to be fitted with thermostatic control valves.
Gas flue outlets to be min distance from edge of window openings as per Part J, diagram 34. Distance dependent on boiler specification. Outlets to be min 150mm (fanned draught) or 300mm (natural draught) away from air vent and extracts.

Existing Electrical installation (Part P)
Check existing mains, meter, consumer unit to ascertain adequacy to supply extended areas. Extend the existing installation in accordance with IEE regulations. Provide 13A switched socket outlets, telephone, data and digital TV sockets, internal and external lighting and switching, and fire alarm system as described, all as specified by the client. Electrical installation must be carried out by a person registered in accordance with building regulation approved document P. Installation certificate to BS 7671:2008+A3:2015 is to be supplied on completion with a copy to the Building Control.

Fire protection – Houses (Part B1)
Extend existing or provide new interlinked fire detection and alarm system, in accordance in BS 5839-6:2013 to at least a Grade D category LD3 standard.

Lighting & Electrical (Part P & L)
All new light fittings to be low energy fittings to client spec, and to have A-rated luminaires with a minimum lamp efficacy of 45 lamp-lumens per circuit-watt.

Ventilation (Part F)
Ventilation to habitable rooms - Rapid ventilation is to be provided by opening windows with an area of at least 1/20 of the floor area. Background ventilation is to be at least 8000 sq mm with rooms that are greater than 10 sq m have at least 400 sq mm per sq m of the floor area.

Bathroom. Background ventilation to be at least 2500 sq. mm. Mechanical extractor fan ducted to the external air with a min extract rate of 15l/sec. Extract to be linked to light switch with 15minute over-run.

Operational documentation for ventilation systems to be provided to owner/occupier on completion in accordance with Domestic Ventilation Compliance Guide - Section 4

Infiltration will be limited by continuous seals around windows and at wall junctions on external walls. Windows and external doors will be fitted with draught-stripping in frames of all openable elements. Ceiling hatches will be draught-sealed and any boxing for concealed services or piped services, where they penetrate hollow construction or voids, will be sealed at ceiling and floor levels.

Baths (Part G)
New bath to be fitted with thermostatic control valve, limiting the temperature of the water to max 48°C.

Internal joinery
All skirting's, architraves and doors as specified by the client.

Decoration
All new timber is it be rubbed down, stopped, filled smooth, primed as necessary and painted with 1 undercoat and 2 top coats of gloss paint, colour to approval.
New plasterwork to be finished with 1 mist and 2 top-coats of vinyl matt emulsion, colour to approval.
Existing walls and ceilings affected by the works are to be made good and decorated as described.

Bathroom
New bathroom suites, tiling etc. to client spec.

F 17/03/2020 Updated

E 09/03/2020 Roof lights removed

Revisions

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Drawing Name
Proposed Plans and Elevations

Scale 1:50 & 100 @ A1

Date February 2020

Drawing No 25883 03

Revision F