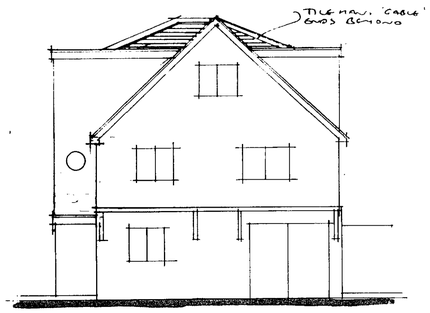
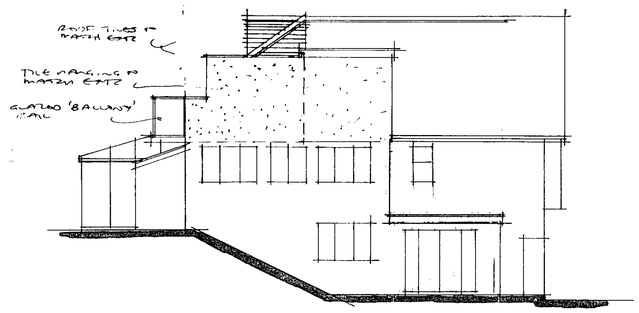
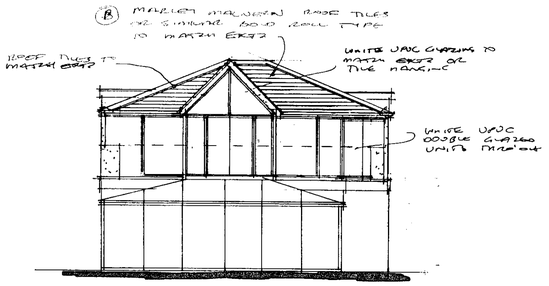


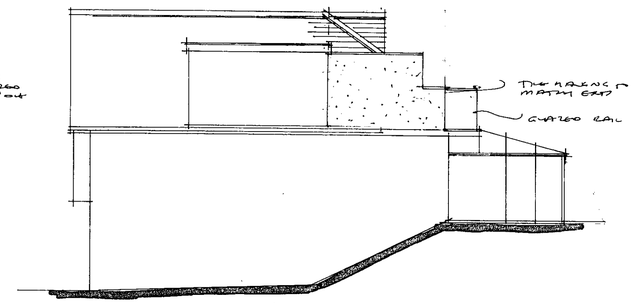
North 1:100



East



South



West

1 ROOF
New roof rafters with **bolted & spiked** fixings at 400mm centres, with 47mm x 122mm rafters, 47mm x 97mm **ceiling ties**, 75mm x 170mm **valley**, all as **calculations**. All timbers to be **stress graded** to C16 grade unless stated otherwise and roof to be **strapped down** with 30mm x 5mm m.s. **galvanised** metal straps at 2m centres. **Cover rafters** with **underslate felt type 1F**, with min 150mm lap to joints. Fix **batten** s **25mm** timber battens, and **finish** with roof tiles to match main house. **Boarded soffit** with **suitable soffit vents**, to provide min continuous 25mm wide **unobstructed** ventilation gap to soffit, and allow for fine ridge vent for cross ventilation of roof. In skillings, **insulate** between new rafters with 75mm thick **Celotex GA3075** insulation boards, cut to a tight fit, and **set** to maintain min 50mm **air gap** above. **Rafters underdrawn** with 75mm Celotex GA3075 insulation **boards with aluminium foil taped joints** to provide vapour barrier. (Or any suitable **roof insulating material**) Provide min 25mm x 25mm battens to underface of **insulation**, and **finish internally** with 12.5mm Gyproc Soundblock boards and **set** or Artex finish. To provide 'U' value of 0.16W/m²K (Min 0.16W/m²K)

2 **EXTERNAL WALLS**
Colourwashed render to match existing, XPM lathing, on 12mm ply sheeting, nailed at 150mm centres, on 50mm x 100mm timber studding at 400mm centres vertically and horizontally. Insulate between studding with 1 layer of 90mm thick Celotex tuff-R GA3090 insulation boards cut to a tight fit. Line internally with 1 layer of 30mm thick Celotex T-Break TB3030 with joints taped to provide vapour barrier, and finish internally with 12.5mm Gyproc Soundblock boards and with min 13mm setting coat plaster finish. Provides 'U' value of 0.21 W/m²K (Min = 0.28 W/m²K) Provide double joists under walls, or as calcs Walls to balcony in render both sides as above, with 50mm x 170mm studs at 400mm centres, as engineer's calculations. (Cmit Insulation)

3 **WINDOWS (EXAMPLE TO SHOW COMPLIANCE)**
New windows to be white uPVC units, double-glazed in Pilkington Eclipse 6mm clear glass outer pane, 16mm cavity insulating unit between, (Argon filled cavity) and 6mm, Pilkington K glass inner pane. Provides 'U' value of 1.5 W/m²K.
Units to be fitted with equivalent to 5000mm² trickle ventilators. All glazing within 800mm of floor level to be in toughened or laminated glass to BS6206. New windows to be fitted with suitable guardingwhere cill of window within 800mm of floor level.

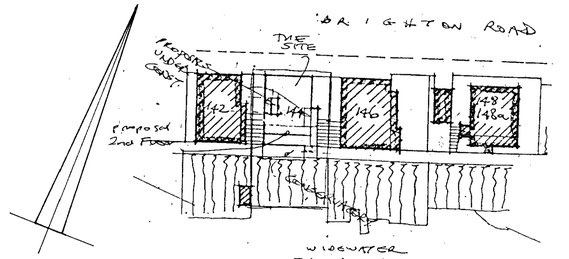
BEAM SCHEDULE - First Floor

F	-	47mm x 147mm C16 Grade joists at 400mm centres
B6, B8 B10, B11	-	152 x 89 x 16 UB all supported on padstones. Provide 2no M12 rawlbolts
B7, B9	-	127 x 76 x 13 UB both supported on padstones. Provide 2no M12 rawlbolts

ALL THE ABOVE TO BE READ IN CONJUNCTION WITH ENGINEERS CALCULATIONS AND DETAILS AT ALL TIMES

BEAM SCHEDULE - Second Floor

Rafters	-	47mm x 122mm C16 Grade rafters at 400mm centres
Purlins	-	47mm x 147mm C16 Grade timbers
Ceiling	-	47mm x 97mm C16 Grade joists at 400mm centres
RB1	-	47mm x 170mm C16 Grade timber
V	-	75mm x 170mm C16 Grade timber
H1	-	2/47mm x 220mm C24 Grade timbers spiked together



Block plan 1:500

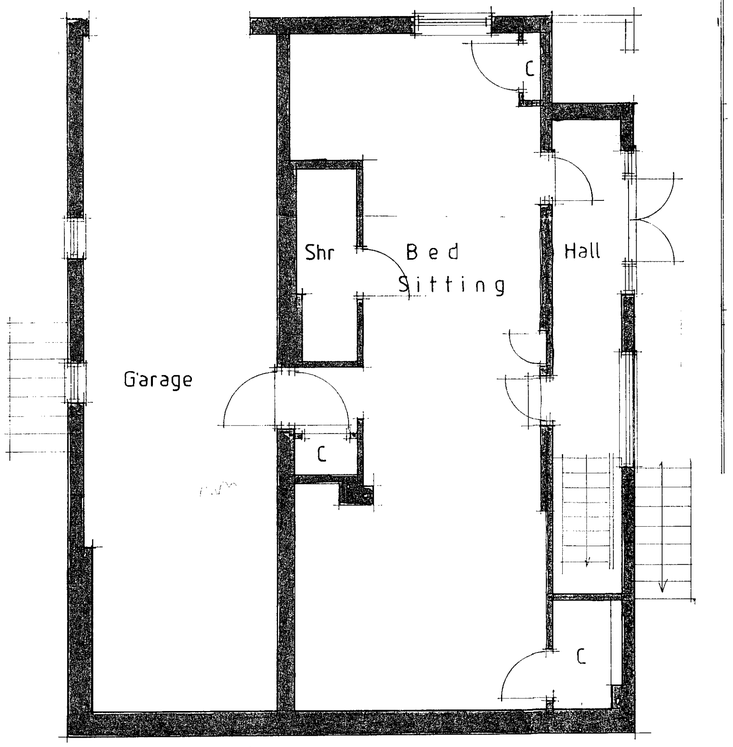
(B) **EXTERNAL DOORS**
External doors to be glazed in toughened or laminated glass to BS6206, with any winglight within 300mm ditto. Doors to be in white uPVC, double-glazed units, as windows (with min 16mm air gap between panes) to provide min 'U' value of 1.5 w/m²K.

NEW FLOOR (Where required - minimum requirements)
(B) 22mm T&G flooring grade chipboard, on 47mm x 147mm C16 grade floor joists at 400mm centres. Joists supported on new beam and existing wall as calcs. Insulate between floor joists with min 100mm thick 10kg/m³ sound deadening quilt. Ceiling below repaired if damaged. Confirm size and direction of existing floor joists on site. (Thought to be 50 x 225's running north to south)

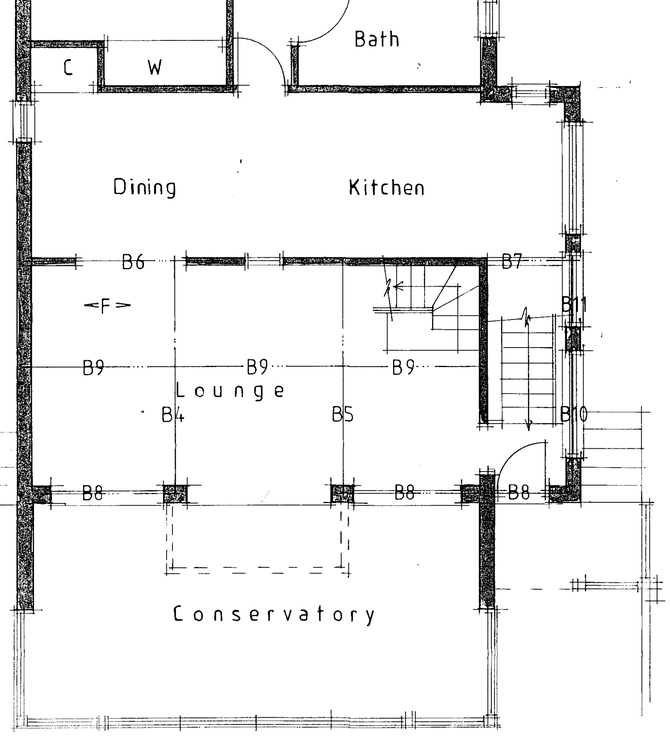
6 **BEAM ENCASEMENT**
Steel beams and Catnics to be encased in Carlite metal Lathing, and 13mm vermiculite/gypsum plaster for min 1-hour fire resistance.
ALTERNATIVE encase beam in 2 layers of 12.5mm plasterboard, and finish in min 7mm setting coat plaster. In all cases maintain min 2m clear headroom under encased beam.
Where beams concealed, paint same with Nullfire or similar fire retardant paint and undercoat prior to insertion.

B1 - 3 EB1 - 4	-	150 x 75 x 18 PFC As above, beams to be galvanised
Props	-	2/47mm x 100mm C16 Grade timbers spiked together
P1 - 3	-	80 x 80 x 5 SHS Galvanised
P4	-	80 x 80 x 4.SHS Galvanised
P5	-	100 x 100 x 10 SHS Galvanised

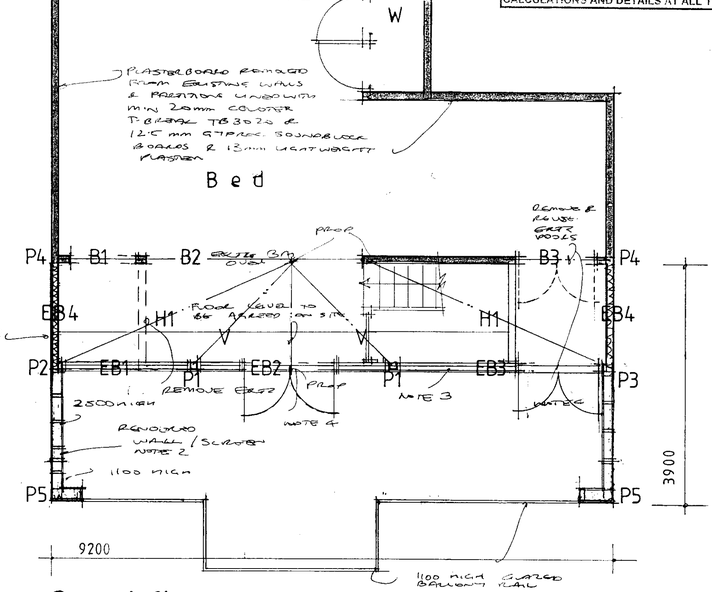
ALL THE ABOVE TO BE READ IN CONJUNCTION WITH ENGINEERS CALCULATIONS AND DETAILS AT ALL TIMES



Ground floor plan 1:50

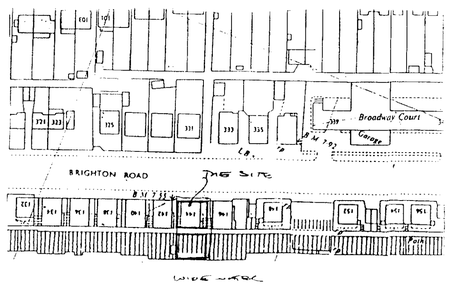


First floor 1:50



Second floor 1:50

1100 HIGH GLAZED BALCONY RAIL TO WITHSTAND HORIZONTAL FORCE OF 0.74 kN/m PER METRE LENGTH
MANUFACTURER TO PROVIDE DETAILS OF GLAZING, FIXINGS ETC. PRIOR TO INSERTION (B)



Site plan 1:1250

7 **LIGHTING PROVISION (If new lighting required)**
Lamps to new area to all be fixed lighting points, only capable of taking lamps having a luminous efficacy greater than 45 lumens per circuit-watt. Down lighters to be suitable low energy type (Contractor to discuss correct fitting of any down lighters on site, prior to insertion). Use fluorescent tubes and compact fluorescent lamps. External lamps to be of type that extinguish when there is enough daylight, and when not required at night, and fitted with sockets that can only be used with lamps having efficacy of greater than 45 lumens per circuit watt

8 **HEATING**

9 **DESIGN DETAILS**
Design details and building techniques have been specified in accordance with the guidance given in "Limiting Thermal Bridging and Air Leakage, Robust Construction Details for Dwellings and Similar Buildings 2002". Building fabric to be constructed to ensure there are no reasonably avoidable thermal bridges in the insulation layers caused by gaps within elements at the joints between elements and edges of elements, such as around window and door openings. Provision to be made to reduce air leakage through new envelope parts
FIXED BUILDING SERVICES
A notice will be provided confirming that all new fixed building services have been commissioned in accordance with the procedure in regulation 20c
PIPES, DUCTS ETC.
Installation will be carried out to the pipes, ducts and vessels to standards no worse

All electrical works to meet requirements of Part P (Electrical Safety) installation to be designed installed, inspected and tested by person competent to do so. Council to be satisfied that Part P has been complied with, by issuing of appropriate BS7671 electrical installation certificate for works by person competent to issue same

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C			
B	TO D. CANNOCK REQTS (C)	JUNE 11	GS
A	UPDATED FOR B.CONTROL SUBMISSION	JUNE 10	RS
Client	G. PAGE ESQ.		
Address	144 Brighton Road : Lancing		
Drawing	EXTENSION	No. 5108:1	B4
Scale	1:50 1:100 1:500 1:1250	Drawn RS	Date APR. '08