Form Ref. No. 391328

ADUR DISTRICT COUNCIL

Town and Country Planning Act 1990
Householder Planning Application

Use this form to apply for planning permission to extend or alter your house or flat, to build a garage or other structure on your property or to create access for a vehicle onto a classified road (please read note 9).

Please read the notes before you fill in this form.

1 Please give the address of the property to be altered or extended

16 GRINSTEAD LANE
LANCING
WEST SUSSEX

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Adc0312/07
DATE RECEIVED 23 MAY 2007

2 Type of property

Semi-detached House

3 Please describe the development you are applying for.

LOFT CONVERSION AND REAR EXTENSION

4 Applicant (in block capitals)

Name
MR & MRS
RANCE

Address
16 GRINSTEAD LANE
LANCING
WEST SUSSEX

Telephone
[redacted]

Fax

Email

Agent (if any)

Full Name
JOHN WRIGHT

Address
GREYTILES
Upper West Lane
LANCING
West Sussex
BN15 0EX

Telephone
01903 753240
07809 205095

Fax

Email
johnforplans@yahoo.co.uk

5 Please enclose four copies of this form and four sets of plans.
Please number your plans and write the numbers and scales against the titles here.

	Plan Number	Scale
Location Plan		1:1250
Block Plan		1:500
Floor Plan		1:50
Elevations		1:100
Other		

6 Will the development involve cutting down any trees? No
If "Yes", please show these clearly on the block plan.

7 Will the development (including any new or altered access) affect a public footpath or any other public right of way? No

8 **Does this application require a fee?** Yes
(See note 3)

If "No", please choose the option that applies
(See note 3)

If "Yes", please state the fee enclosed £ 135.00
(See note 4)

Signature: [redacted] **Date:** 21/5/2007

Please print your name: JOHN WRIGHT

Certificate under Article 7 of the Town and Country Planning (General Development Procedure) Order 1995

If anyone else owns the land or part of it, you must fill in Certificate B, which you can get from the Planning Section. You must also tell the owner of the land about this application by serving a notice on them. If you own all of the land, you must fill in Certificate A below.

Certificate A

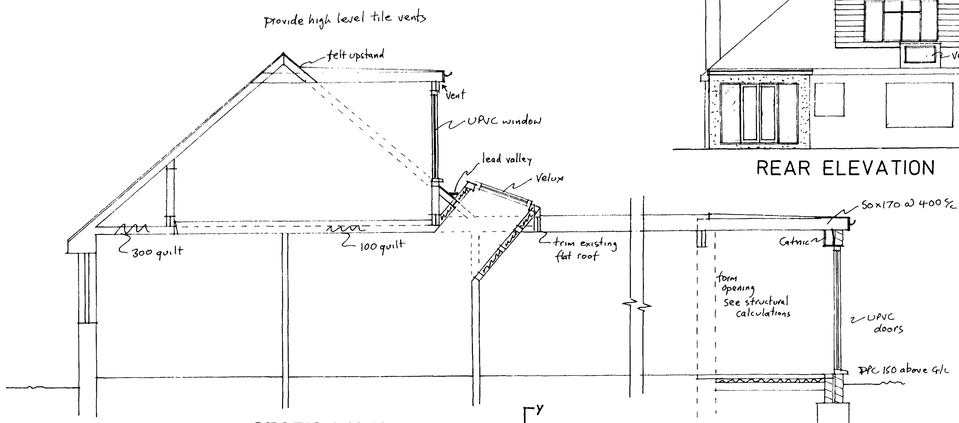
I confirm that:

- Nobody except the applicant was an owner of any part of the land involved at the beginning of the period of 21 days before the date of this application; and

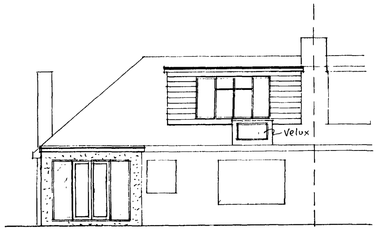
- none of the land this application relates to is an agricultural holding or part of an agricultural holding.

Signature: [redacted] **Date:** 21/5/2007

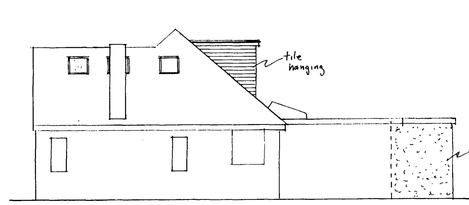
Please print your name: JOHN WRIGHT



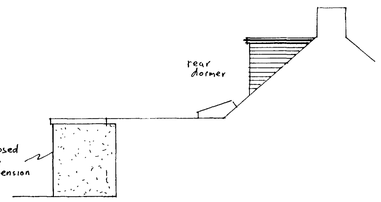
SECTION X-X



REAR ELEVATION

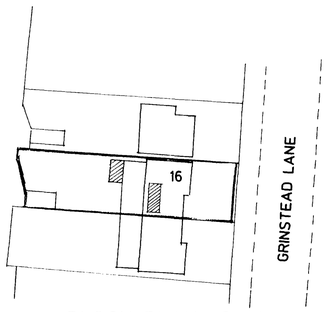


SIDE ELEVATION (N)

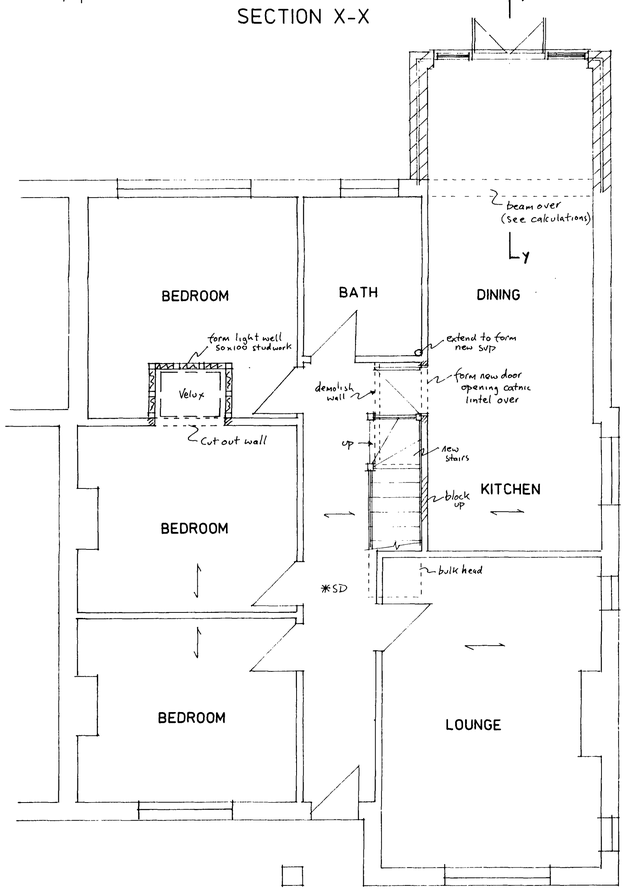


SIDE ELEVATION (S)

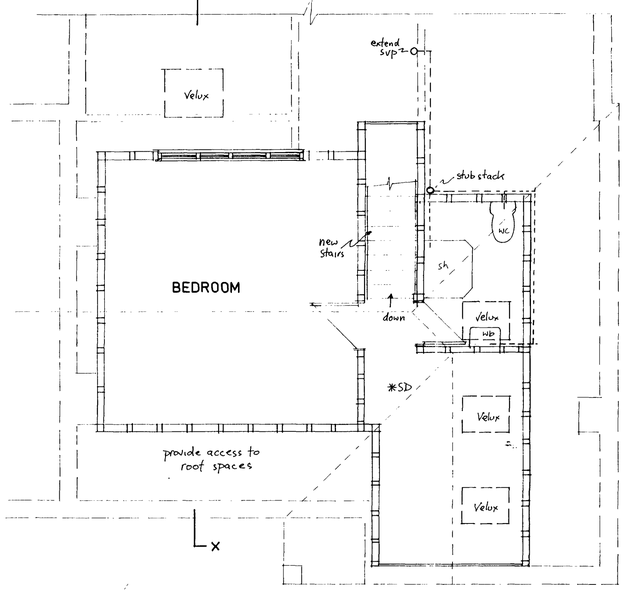
SECTION Y-Y



BLOCK PLAN Scale 1:500



GROUND FLOOR PLAN



FIRST FLOOR PLAN

BUILDING REGULATION NOTES

THIS DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS CALCULATIONS AND RECOMMENDATIONS

ALL FOUNDATIONS TAKEN ADDITIONAL LOADS ARE TO BE EXPOSED AND CHECKED FOR ADEQUACY AND SUITABILITY FOR GROUND CONDITIONS PRIOR TO COMMENCEMENT OF WORKS.

All existing lintels taking additional loads are to be exposed and checked for adequacy on commencement of work and replaced if necessary.
Careful inspection is to be carried out prior to the removal of any structural elements to ensure proper and adequate support is provided and maintained by new works.
All building work is to be carried out in accordance with all current building regs and codes of practice in force at this time.
Any parts of structure covered over or inaccessible have not been inspected and no responsibility is accepted for these areas including underground.
No work to encroach over the boundary of the neighbours property.
All electrics, heating, plumbing and decorations to be altered/extended all to client's choice.
These construction notes are for the purposes of Building Regulation approval only and do not represent a detailed specification.
All lengths of proposed beams to be measured on site prior to ordering, to verify structural engineer's dimensions.
THE PROPERTY OWNER IS REMINDED OF THE REQUIREMENT TO SERVE A PARTY STRUCTURE NOTICE ON ANY ADJOINING OWNER SHOULD THEY NEED TO DO SO UNDER THE REQUIREMENTS OF THE PARTY WALL ACT 1996.

Rooms in Roof

New floor to be 22mm T & G flooring grade chipboard on joists with strutting at mid span as indicated on plan. All existing ceilings are of 12.5mm plasterboard and 5mm neat gypsum plaster and finish to provide the modified ½ hour fire resistance required.
The room shall have a window or rooflight at least 0.33m² and at least 450mm high and 450mm wide when open located not more than 1100mm above the floor (as indicated).
Internal stud partition walls as shown to be constructed of minimum 100 x 50mm studding at 400mm centres with sw base and head plates and cross noggings at maximum 1200mm centres. Studding faced both sides with 12.5mm plasterboard finished with set. Walls supported off doubled up floor joists where running parallel with floor joists.
Dwarf stud partition to be of minimum 100 x 50mm studding at 400mm centres with sw base and head and cross nogged. Install 70mm Celotex tuff-R GA3000 insulation between studwork (leaving a 30mm cavity). Internally fix 12mm Celotex T-Break TB3000 over studs with 1000 gauge polythene vapour barrier and 12.5mm plasterboard with set finish. Providing a U value of 0.3 W/m²K.
All skeilings to be insulated with 70mm Celotex tuff-R GA3000 insulation between rafters and Thinsulex Multi-foil insulation system fixed to underside of rafters, all joints foil taped. Minimum 25mm thick cross battens at 400mm centres. Ceiling lined with 1000 gauge polythene and 12.5mm plasterboard with set finish. Providing a U value of 0.2 W/m²K. (This construction method has LABC system approval)
Ridge or high level tile ventilators to be installed to assist cross ventilation of roof space. To be equal to a continuous strip of 5mm wide.
Provide ventilation to the existing soffit equivalent to a 25mm continous ventilation strip fitted with a fly screen.
Access doors into roofspaces should be backed with 80mm Celotex insulation and be fitted with draught strips.
The building fabric should be constructed so that there are no reasonably avoidable thermal bridges in the insulation layers caused by gaps within the various elements,at the joints between elements and at the edges of the elements such as those around window and door openings.
Reasonable provision should also be made to reduce unwanted air leakage through the new envelope parts.
Insulate at ceiling level with 300mm Rockwool insulation quilt e.g. 150mm between joists and 150mm cross-laid. Ceiling lined with 1000 gauge polythene and 12.5mm plasterboard with set finish. Providing a U value of 0.2 W/m²K.

Dormer Walls

Dormers to be constructed of 100 x 50mm studding at 400mm centres with 100 x 100mm posts at corners and window jambs. Cheeking 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. Install 70mm Celotex tuff-R GA3000 insulation between studwork (leaving a 30mm cavity). Internally fix 12mm Celotex T-Break TB3000 over studs with 1000 gauge polythene vapour barrier and 12.5mm plasterboard with set finish. Providing a U value of 0.3 W/m²K. Rafters to be doubled up under dormer cheeks. Provide code 4 lead soakers and flashings as necessary. Dormer cheeks within 1.0m of the boundary to be lined externally with 12.5mm Superlux to achieve ½ hour fire resistance from both sides.

Flat Roof

Flat roof covered with 3 layer built up felt to BS747 finished with 12.5mm white stone chippings bedded in bitumen. All felt work and detailing to be in accordance with CP144. 18mm WBP plywood decking on sw firrings to give min 1 in 40 fall and SC3 grade sw joists (size and centres as shown on plan) with 120mm Celotex Extra-R XR3000 insulation laid between joists and 25mm Celotex T-Break below joists. Roofing felt taken up under existing sarking felt minimum 450mm. Ceiling lined with 1000 gauge polythene and 12.5mm plasterboard with set finish. Providing a U value of 0.2 W/m²K.

Ventilation

All new windows to be double glazed timber or UPVC with 16mm air gap and a soft low-E coating, windows to provide openable 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. Providing a U value of 1.8W/m²K.
Bath/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. Mechanical vent to be ducted to the outside and to include cowl and all necessary weathering.
Velux rooflights to be fitted in accordance with manufacturers instructions, fitted with minimum 8000mm² trickle ventilator. Double up rafters either side. Providing a U value of 1.8W/m²K.

Heating

Heating to be controlled by room thermostat in living room and thermostatic radiator valve.

Glazing

All glazing in critical locations to be of toughened or laminated safety glass in accordance with clause 5.3, BS6206; 1981.

Electrical Works

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 or approved inspector should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical insulation certificate to be issued for the work by a person competent to do so.
Please be advised that problems may occur when fitting down lighters. The areas of concern relate to fire prevention, sound insulation and thermal insulation. Advice should be taken from the Building Control Officer to prevent incorrect installation.
Provide energy efficient light fittings in 1 per 4 of new locations or 1 per 25m² whichever is greater.

Smoke Detectors

At least one number mains operated self-contained smoke alarm to BS 5446: Part 1 to be installed in the circulation space of each storey. 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.

Foundations

750 x 500mm trench fill foundations (1:2:4 concrete mix). All foundations to be minimum 1.0m below ground level with the exact depth to suit site conditions. New foundations to go down to invert level of any adjacent drains. Internal loadbearing walls to have 225 x 450mm strip concrete foundations (1:2:4 concrete mix) taken to at least 1.0m deep or to suit site conditions.
If tree roots are present within excavations, foundations should be taken down to 600mm below any root growth, external face of trenches to be lined with 1000 gauge polythene slip membrane, internal face of trenches lined with 25mm thick clayboard.

External Walls

Cavity walls comprising matching brick/block outer leaf with min 85mm cavity filled with 85mm Dritherm or Rockwool. Inner leaf 100mm Thermalite "Turbo" or equal and approved blockwork min 3.5 N/mm². All walls constructed using 1:1:6 mortar or 1:5 masonry cement mortar. Finished with 12.5mm plasterboard on dabs and set finish internally.
Horizontal strip polymer (hyload) damp proof course in each leaf of new walls min 150mm above adjacent ground level in external leaf.
DPC to be lapped with existing wall DPC and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.
New walls to be bonded to existing using British Board of Agrément certificated stainless steel wall profiles.
Blockwork below ground level to be Class A dense concrete or alternatively semi engineering brickwork. Cavities below ground level to be filled with lean mix concrete up to ground level and min 225mm below damp proof course.
Where drains pass through external walls provide 65mm deep x thickness of wall prestressed concrete lintel over in each leaf of wall. Minimum cover over drains to be 50mm clear. Mask opening with sheet material to prevent entry of fill or vermin.
Ensure that at all openings no cold bridging occurs by using a proprietary system such as Thermabate Closers, or similar approved.
All walls constructed with stainless steel double triangle wall ties built in at 450mm centres vertically and 900mm centres horizontally in staggered rows. Doubled up at corners and reveals. Cavities closed at eaves level with slate and to be continuous.
All external walls running parallel to roof to be restrained at roof level using 1000 x 30 x 5mm galvanised mild steel horizontal restraint straps built into walls at max 1200 centres and screw fixed to joists.

Ground Floors

22mm flooring grade tongued and grooved chipboard on a 1200 gauge polythene vapour barrier, turned up 100mm at room edges, fixed behind the skirting. 80mm Celotex Insulation, laid on 100mm concrete ground floor slab (1.2.4 mix) on 1200 gauge polythene damp proof membrane on blinded hardcore minimum 100mm thick. Where drain runs pass under new floor provide A142 mesh 1.0m wide within bottom of slab min 50mm concrete cover, over length of drain. Where existing suspended timber floor air bricks are covered by new extension provide 100mm dia vent duct under new floor within hardcore to terminate at new 65 x 215mm air bricks built into new cavity wall. Ducts to be sleeved through cavity with cavity tray over.

Beams and Lintels

Catnic or similar approved lintels to be used over door and window openings with min 150mm bearings. All voids within lintels to be filled with 150mm fibreglass. Steel beams to be encased to provide ½ hour fire protection with encasing in 2 layers of 12.5mm plasterboard fixed to wooden cradles with Gypsum plaster finish; wire bound with 1.6mm wire at 100mm centres. Steel beams to be encased to provide ½ hour fire protection with encasing in 2 layers of 12.5mm plasterboard fixed to wooden cradles with Gypsum plaster finish; wire bound with 1.6mm wire at 100mm centres.

Surface Water Drainage

Rainwater to 100m half round PVC gutter laid to falls to the 65mm downpipes as shown to discharge to soakaway.
New soakaway min 5m away from any building to be 1m³ below invert of drain, to be hollow ring construction. Drain to be 100 dia UPVC lain to min fall of 1 in 40, bedded and surrounded in pea beach.

Foul Water Drainage

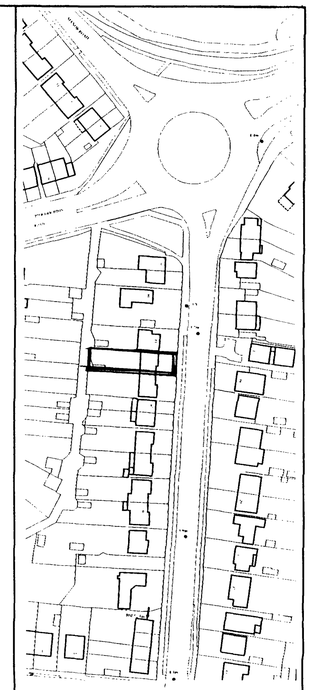
All fittings to be provided with trapped waste pipes as follows:

Shower / Bath	- 40mm diameter
Wash hand basin	- 32mm diameter
WC	- 100mm diameter

All traps to be 75mm deep seal & all waste pipes are to be fitted with rodding access on tight bends. Common wastes or runs in excess of 1.7m long are to be fitted with anti-syphonic traps.
Extend existing SVP to terminate 900mm above any window opening within 3.0m and fit with PVC cage.
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.

Staircase

Standard timber staircase with 220mm maximum rise, 220mm minimum going, 800mm width and layout as shown on plan. Pitch 42 degrees maximum. Openings in vertical balustrades not to exceed 100mm. 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 50mm. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO MANUFACTURE.



LOCATION PLAN
Scale 1:1250

A		
	Date	Revisions

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JOHN WRIGHT
Tel: 01903 753240

DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AWC/0312/07
DATE RECEIVED 23 MAY 2007

Client
Mr.&Mrs.RANCE

Job Title
16 GRINSTEAD LANE
LANCING

Drawing Title
LOFT CONVERSION
AND REAR EXTENSION

Scale 1:50 & 1:100

Date May 07 | Drawn by JW

Drg. No. | Rev.

594 x 841mm A1