ADUR DISTRICT COUNCIL

Adur District Council

Town and Country Planning Act 1990

Office use
App A/0632/07
Date Rc
Fee 350 1 JUN 2007
Rec. No.

Householder's planning application form

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 BERRIEDALE DRIVE, SOMPTING

2 Type of property (please tick)

Detached House		Terraced House		Other (please give details)	
Semi-detached House	✓	Flat			

3 Please describe the development you are applying for.

PROPOSED ROOF CONVERSION (INCLUDING HIP TO GABLE ROOF EXTENSION AND FRONT/REAR DORMERS) AND SINGLE STOREY REAR EXTENSION.

4 Applicant (in block capitals)

Full name : MRS M SMITH

Address (including postcode):

16 BERRIEDALE DRIVE,
SOMPTING,
WEST SUSSEX

Phone Number:

Home: [redacted]

Work:

Extension:

Fax Number:

Agent (if any)

Full name : ATTERBURY MOORE ASSOC.

Address (including postcode):

THE OLD STABLES, CLAPHAM
COMMON, CLAPHAM, WORTHING
W. SUSSEX. BN13 3UR.

Phone Number:

Home:

Work: 01903 871131.

Extension:

Fax Number:

5 **Please enclose four copies of this form and four sets of plans.**
Please number

	Plan number	Scale
Location plan		
Block plan		
Floor plan	1 No. A1 PLAN.	AS SHOWN.
Elevations		
Other		

6 **Will the development involve cutting down any trees?** Yes ☐ 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?** Yes ☐ No ☑

8 **Does this application require a fee?** (See note 3) Yes ☑ No ☐

If "No", please tick the option that applies (See note 3) A ☐ B ☐ C ☐

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

Signature: [redacted] **Date:** 30/05/07.

Please print your name: C. Moore.

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:** 30/05/07.

Please print your name: C. Moore

ATTERBURY MOORE ASSOCIATES

architectural & quantity surveying services

The Old Stables
Clapham Common
Clapham
Worthing
West Sussex BN13 3UR

phone: 01903 871131
fax: 01903 871132
e mail: info@atterburymoore.co.uk

date: 30th May 2007

DESIGN STATEMENT

Site Address: 16 Berriedale Drive, Sompting

Proposed Works: Proposed roof conversion (including hip to gable roof extension and front / rear dormers) and single storey rear extension.

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Ad/0328/07
DATE RECEIVED 01 JUN 2007

Existing

The existing dwelling is a semi-detached bungalow with a previous rear extension to the kitchen.

The amount and scale:

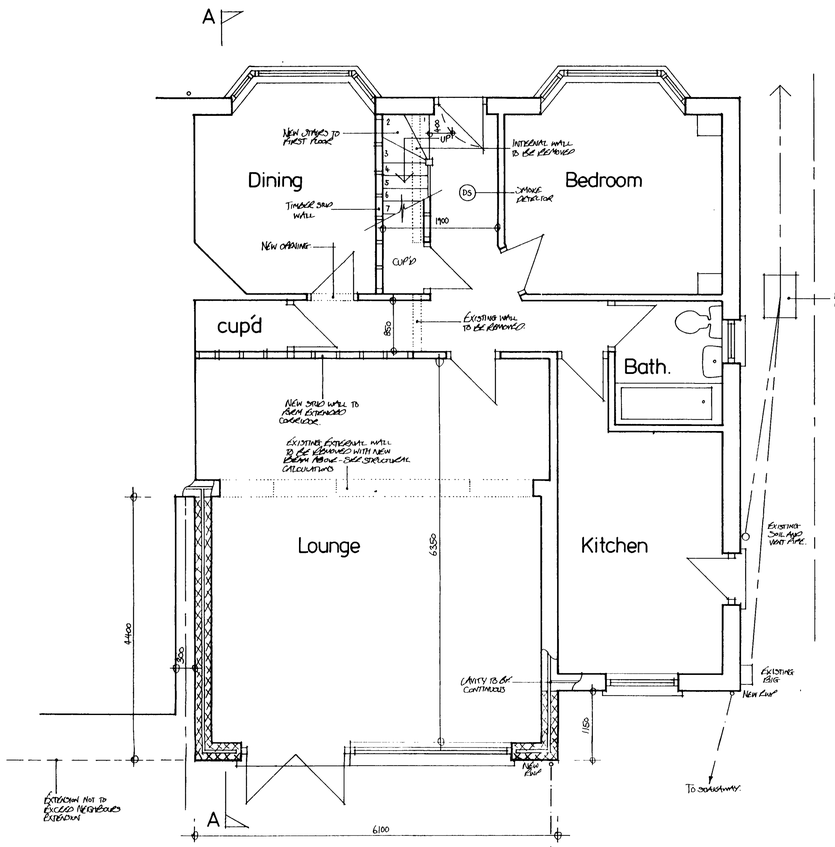
The proposed rear extension will measure 4.4m deep and 6.1m wide. The front dormers will be 2.8m wide and the rear dormer will be 7.9m wide.

The use:

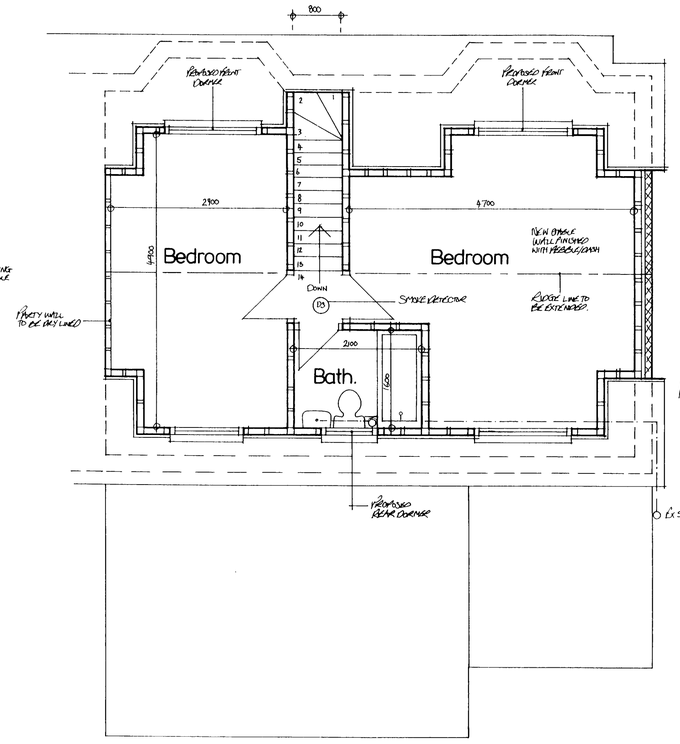
The extension will provide a large living room and the loft conversion will provide 2 further double bedrooms and a family bathroom.

Appearance:

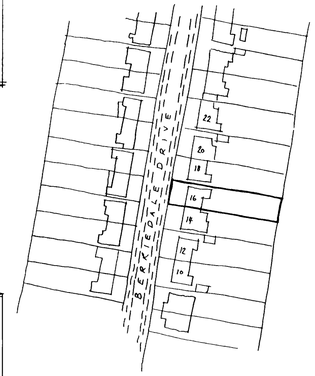
The client would like to match No. 16 with the neighbouring property No. 14. The neighbours have previously undertaken similar dormers and a hip to gable roof extension. The new works will match these and balance the front elevation. The client will also remove all the roof tiles and re-tile the roof with the same tiles as the neighbouring property. The dormers will have felt flat roofs and will be finished with plain tiles. The new gable wall will have an external skin of blockwork, which will be finished with pebbledash render to match the existing.
The rear extension will also match the neighbours and will be built in line with the furthest point of the extension at No.14. The walls will be finished in pebbledash render to match the existing. All windows and doors will be UPVC.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



LOCATION PLAN 1:1250

BUILDING REGULATION NOTES

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

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 inaccessable have not been inspected and no responsibility is accepted for these areas including underground.
No work to encroach over the boundary of the neighbour's 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.
No work should be undertaken until all consents (Planning and Building Regulations) have been received and approved. Any work undertaken is done so at the clients risk.

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.
All foundations taking additional loads are to be exposed and checked for adequacy and suitability for ground conditions prior to commencement of work.
All existing lintels taking additional loads are to be exposed and checked for adequacy on commencement of work and replaced if necessary.
There are no trees or hedges in the vicinity that will affect the depth of the proposed foundations.

External Walls
Extension - Cavity walls to be bonded into existing walls comprising 100mm Thermalite Standard outer leaf, rendered externally with 18mm render and pebble dash, 85mm cavity filled with 85mm Rockwool with a 100mm Thermalite "Shield 2000" inner leaf with 13mm lightweight plaster internally. All providing a U value of 0.30 W/m²K. Ensure wall ties that are to be used are designed for a 85mm cavity.
Gable wall - New external wall to be timber frame construction comprising 100mm Thermalite Standard outer leaf, rendered externally with 16mm render and pebble dash, 50mm clear cavity and 100 x 50mm studding at 400mm centres. Studding to be clad externally with breather paper (Sisalkraft), on 12.5mm plywood sheathing, nailed to studwork at 200mm centres, and insulated with 75mm thick Celotex GA3000 insulation fitted between studwork (push insulation hard against ply leaving a 25mm air gap). Internally finish the wall with a 12mm layer of Celotex and one layer of 12.5mm foil backed (vapour barrier) plasterboard with joints taped. All to achieve a U value of 0.30 W/m² K. ***Please note: side elevation adjecent to neighbours extension to be constructed with brickwork external leaf, as wall will be difficult to maintain due to limited access.***
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.
Brickwork 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.
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 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.
Rendering should be in 2 coats of 10mm each with a scraped or textured finish. (Nominal mix should be 1:1:6).

Internal Walls
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 noggins at maximum 1200 centres. Studding faced both sides with 12.5mm plasterboard finished with set. Provide 100mm mineral wool between studs for sound insulation purposes.

Ground Floors
Minimum 65mm screed reinforced with chicken wire (mix 1:3 or 4) on 100mm Celotex flooring grade insulation (GA3000) on 100mm concrete ground floor slab (1:2:4 mix over 1200 gauge polythene damp proof membrane on blinded hardcore minimum 100mm thick with perimeter insulation to slab. All to achieve a U value of 0.22 W/m² K.

Flat Roof
Timber roof structures to be fixed in accordance with BS Codes of Practice no CP3 and CP112.
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 1 layers of 100mm Celotex GA3000 insulation fixed between joists (leaving 50mm air space above). Roofing felt taken up under existing sarking felt minimum 450mm. Ceiling lined with 40mm Celotex GA3000 insulation fixed to underside of joists finished with 12.5mm foil faced plasterboard finished to client's approval. Flat roof to be ventilated at eaves by fixing 18mm UPVC fascia board with 10mm thick ventilated soffit board to form continuous 25mm ventilation strip along full length of eaves on all sides. 100 x 50mm wall plate strapped down to walls using 1000 x 30 x 5mm mild steel straps at 1.2m centres. All to achieve a U value of 0.20 W/m² K.
Firrings cross battened with 50 x 50mm battens to permit cross flow ventilation above roof insulation.
Flat roof joists to be restrained with 1000 x 30 x 5mm mild steel straps at1 .2m centres screw fixed securely.
High level tile ventilators to be installed in the adjacent pitched roof to assist cross ventilation of roof space. To be equal to a continuous strip of 5mm wide.

Pitched Roof
Timber roof structures to be fixed in accordance with BS Codes of Practice no CP3 and CP112.
Roof tiles on 25 x 38mm sw treated battens on type 1F sarking felt to BS747 on C16 grade rafters at max 400mm centres. 100 x 50mm wall plate strapped to walls at 2000mm centres using 30 x 5mm mild steel straps. Rafters to be restrained to gable walls with 1000 x 30 x 5mm mild steel straps at 1 .2m centres screw fixed securely.

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 Gyproc wallboard nailed to timber cradles vertically and longitudinally not less than 44mm x 44mm spaced at 600mm centres, with all joints staggered.

Ventilation
New 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.
Bathroom 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.
All new windows to be double glazed timber or UPVC with 16mm air gap between panes. Glazing to be 16mm cavity Low E with an emissivity of 0.15 in order to provide the minimum U value of 1.8 W/m² K.
All new doors with more than 50% of glazing to have a min. U value of 2.2 W/m² K. All other doors to have a min. U value of 3.0 W/m² K.

Foul Water Drainage
All plumbing to BS EN 12056 (BS5572).
All fittings to be provided with trapped waste pipes as follows:

Bath	- 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 tight bends. Common wastes or runs in excess of 1.7m long are to be fitted with antisyphonic traps.
Extend existing SVP to terminate 900mm above any window opening within 3.0m and fit with PVC cage.

Surface Water Drainage
Rainwater to 100mm half round PVC gutter laid to falls to the 65mm downpipes as shown to discharge to soakaway.
New soakaway min. 5.0m away from any building to be 1m³ below invert of drain, filled with hardcore and covered with 50mm lean mix concrete on 1000 gauge polythene. Drain to be 100 dia UPVC laid to min. fall of 1 in 40, bedded and surrounded in pea beach.
Rainwater from dormers to 100mm half round pvc gutter laid to falls to the 65mm downpipes as shown discharging on existing roof.

Glazing
Any glazing located in walls less than 800mm from floor level or 1500mm in a door (inc. 300mm each side) to be toughened or laminated safety glass in accordance with clause 5.3, BS6206.

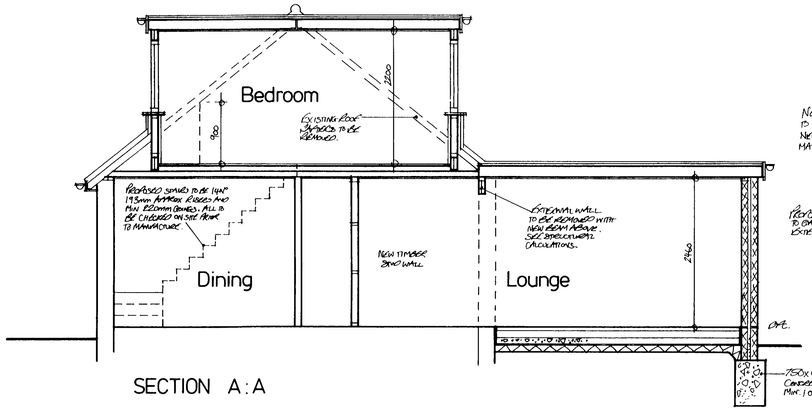
Rooms in Roof (2 Storey)
New floor to be 22mm T & G flooring grade chipboard on joists with strutting at mid span as indicated on plan. All existing ceilings are of 9.5mm plasterboard and 5mm neat gypsum plaster and finish to provide the modified ½ hour fire resistance required. Provide 100mm mineral wool with a min. density of 10kg/m³ between joists for sound insulation purposes.
The rooms shall have a window with an unobstructed openable area that is at least 850mm high and 500mm wide when open located to allow access by ladder from the ground (as indicated). Cill height to be minimum 800mm and maximum 1100mm above floor level.
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. Provide 100mm mineral wool between studs for sound insulation purposes.
Dwarf stud partition to be of minimum 100 x 50mm studding at 400mm centres with sw base and head and cross nogged. Insulated with 75mm Celotex GA3000 insulation fitted between studs (pushed to rear of stud leaving a 25mm air gap), lined with 12mm Celotex GA3000 insulation and 9.5mm foil faced plasterboard and set finish. To provide a U value of 0.30W/m²K.
Skellings (sloping ceilings) to be insulated with Celotex 2 layer method. Fix battens to existing 100 x 50mm rafters to achieve a minimum airspace of 50mm between the insulation and sarking felt. Fit securely 50mm thick Celotex GA3000 insulation between joists. Fix 25mm x 35mm timber horizontal battens through a further layer of 70mm thick Celotex GA3000 insulation to underside of rafter (leaving a 25mm air gap between plasterboard and 2nd layer of insulation). 12.5mm foil faced plasterboard (vapour barrier) to be fixed to timber battens. All joints to be lapped and taped. All to achieve a U value of 0.20 W/m² K. Refer to Celotex for installation and fixing instructions.
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 continuous ventilation strip fitted with a fly screen.
In order to provide adequate insulation to the existing party wall provide 50mm thick Celotex insulation between battens fixed to wall. Finish with 12.5mm plasterboard with set. All to provide the minimum U value of 0.30 W/m² K

Dormers
Dormers to be constructed of 100 x 50mm studding at 400mm centres with 100 x 100mm posts at corners and window jambs. Studding to be lined externally with plain tile hanging of colour to match main roof on 38 x 19mm tile battens on cross battening to provide ventilation and breather paper (Sisalkraft) on 12.5mm sheathing ply and insulated with 75mm Celotex GA3000 insulation fitted against plywood between studs (leaving 25mm air space between plasterboard and insulation). Finish internally with a 12mm layer of Celotex GA3000 and 12.5mm foil backed (vapour barrier) plasterboard with joints taped/lapped. Rafters to be doubled up under dormer cheeks. Provide code 4 lead soakers and flashings as necessary. All to achieve a U value of 0.30 W/m² K.
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.

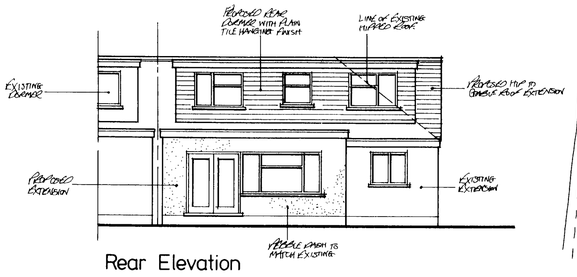
Staircase
Standard timber staircase with rise, going, width and layout as shown on plan. Pitch 42 degrees maximum. Openings in vertical balustrades not to exceed 100mm. Minimum handrail height for stairs and landing to be 900mm. Handrail to be continuous top to bottom of flight, with no finger traps. 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. Provide handrail on widest side of tapered treads.

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 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.

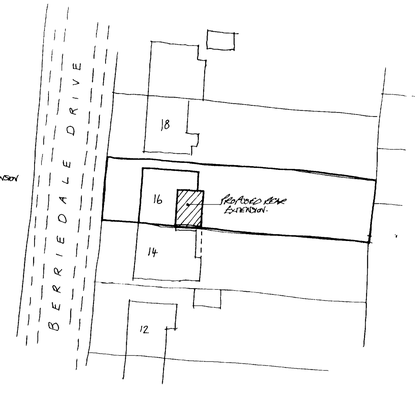
Electrical Safety
All electrical work undertaken is to meet the requirements of Part P (Electrical Safety) of the Building Regulations and should be designed, installed, inspected and tested by a person competent to do so.
Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work



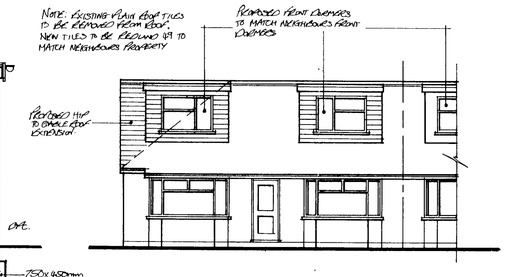
SECTION A:A



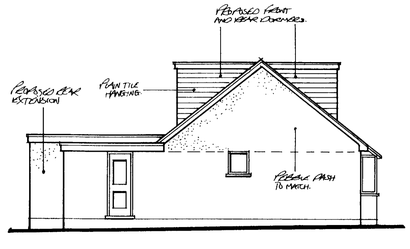
Rear Elevation



SITE PLAN 1:500



Front Elevation



Side Elevation

DUN DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AD/032/07
DATE RECEIVED 01 JUN 2007

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Address of works: **16 Berriedale Drive, Sompting**

Drawing title: **Proposed Roof Conversion and Single Storey Rear Extension**

Date:	April 2007	Revisions:	
Scales:	1:50,100,500,1250	Dwg No. 01	Job No. AD-106