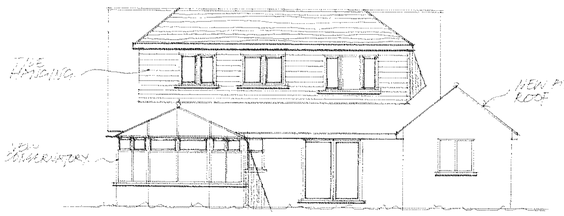
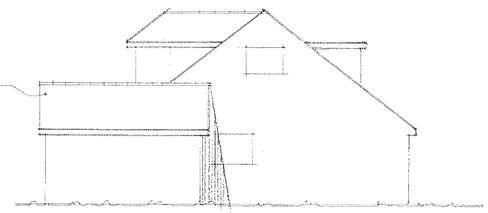
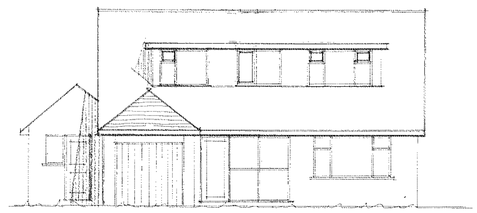
ALL NEW MATERIALS TO BE CAREFULLY SELECTED TO MATCH EXISTING.



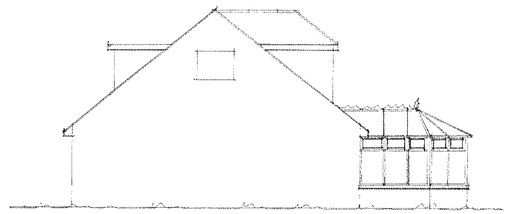
rear elevation.



side elevation.



front elevation.



side elevation.

NOTES:

All dimensions must be checked on site and not scaled from this drawing

Contractor and client are reminded of their obligation under the Party Wall Act. If in doubt ask.
Contractor is to confirm all below ground drain run direction and invert levels.

RE-GLAZING:
ENGINEERS TO BE ASKED TO CONFIRM
WHERE SCAFFOLD IS REQUIRED IN NEIGHBOURS PROPERTY.
ALL MECHANICAL EXTRACT FANS TO BE FITTED WITH TIMED OVERRUN DEVICES.
WINDOWS & DOORS TO BE DOUBLE GLAZED.
PITCH ROOFING TO MATCH EXISTING.
NEW LEADWORK DETAILS TO MATCH EXISTING ROOFWORK WHERE POSS.
CORNER WALL SUPPORTED WITH BRICKWORK TO BRICKWORK CLOSURE.

DORMERS:
New external studwork construction to be Plain tiles on 38 x 25mm. s.w. treated battens and breather type felt on 9.5mm.celotex double-R thermal sheeting TS2. on 12mm.exterior grade plywood stress skin on 50 x 100mm.studs at 400mm.centres.Corner and reveal posts to be 150 x 100mm. Internally provide 12mm.plasterbrd.and set. Corner chases within 1 metre of boundary to have 9mm.thickness of supalux between plywood stress skin and felt. Corner walls to be strapped to floor with 30 x 2mm.galv.anchor straps at 2 metre centres.

BEAMS:
New steel beams to be inserted as shown to Structural Engineers calculations and to be encased to give 1 hours fire resistance using 15Fr.supersux screwed to 25 x 25mm.x 20g light steel angles.

Pt - Design, Installation, Inspection & Testing
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 BS7671 Electrical Installation Certificate to be issued for the work by a person competent to do so.

GENERAL:
All works are to be completed in a good workmanship manner and to comply with all relevant codes of practice.
Contractor is to check all dimensions on site with any error/omission reported to client.
Sample materials are to be submitted to and approved by both client and Local Authority prior to commencement of work and are to be carefully selected to reflect character of area.
Heating,lighting and power to be installed as directed by client and all to be completed to statutory authority regulations.
Contractor is to agree with client all types and style of new doors, windows and other secondary fixings.

FOUNDATIONS:
Excavate for new foundation to suitable bearing soil approximately 1 mtr deep but to be confirmed on site with Building Inspector.
Lay 4:2:1 concrete 300mm.deep by 600mm.wide strip foundation or trench fill type 450mm.wide.Foundation within 1 metre of drain to be taken down to invert level.If any drain pass below building the foundation to be stepped down and bridge over with p.c.concrete lintols.

GROUND FLOOR:
New ground floor to be 150mm. clean compacted hardcore, 50mm. sand blinding and 125u gauge visqueen or equal polythene sheet s.p.m. with fully lapped joints. 90mm celotex or 96mm. Styrofoam with 150mm. concrete slab and 50mm. sand and cement screed. Floor level to be continuous with existing.

SKEILING:
Where skeiling forms part of room provide 89mm. Celotex (GA2300) securely supported and battened to achieve a minimum airspace of 50mm. over the insulation and underdraw with a further 45mm. of Celotex (GA2000) with 1000 gauge polythene vapour barrier between insulation and plasterboard. All joints to be lapped and taped.

WALLS:
Walls below ground level to be class 3 common bricks or proprietry concrete foundation blocks to BS.6073 part 1 type A laid in 1:1:6 mortar. Walls above ground level to be an external skin of 103mm. face brickwork with 100 mm. thermalite or celcon block inner leaf and 90mm. cavity with cavity batts between with 13 mm. lightweight plaster finish.
Wall ties to be provided at 750mm. horizontal and 450mm. vertical intervals.
Cavity to be continuous and closed at its head with brick or slate.
Additional wall ties to be provided at all closures.
D.P.C. to be provided min. 150mm above ground level bedded in mortar.
At all window and door reveals provide vertical D.P.C. of 150mm. wide hylcad pitch polymer weft lapped into cavity.

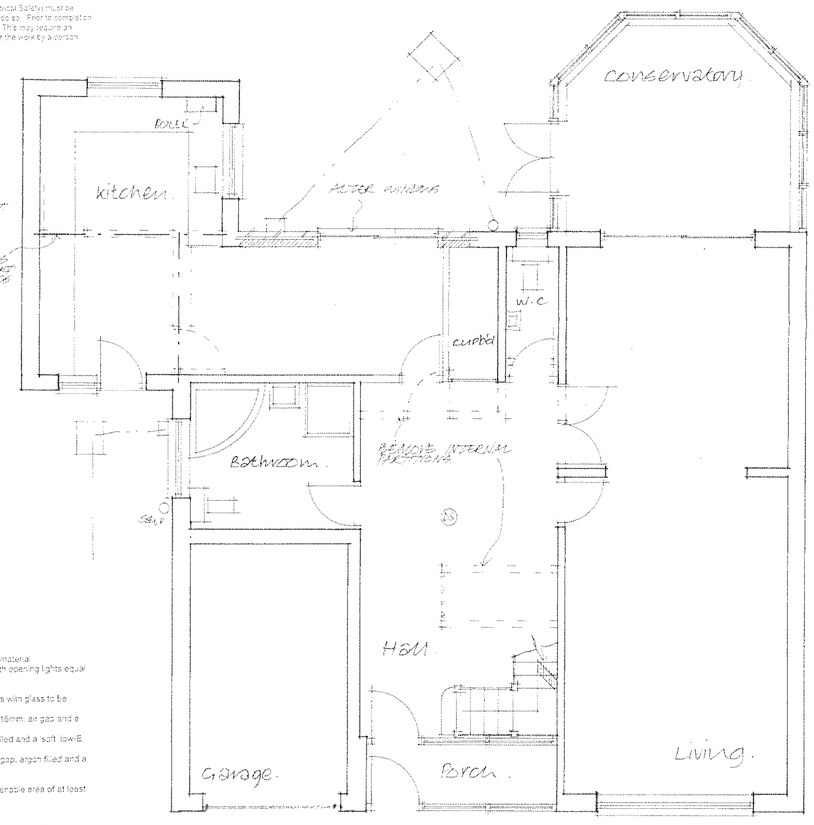
INTERNAL WALLS:
Ornamental hoarding walls to be 100mm.3.5N/mm² blockwork in cement mortar with 9.5mm.plasterbrd.and skim finish both sides.

Partitions to be constructed in 50 x 100mm.studs at 450cm.centres finish both sides with 12.5cm.plasterbrd.and set coat.Provide head and sole plates and noggins at third points.
Floor joists running parallel to partitions to be doubled-up.

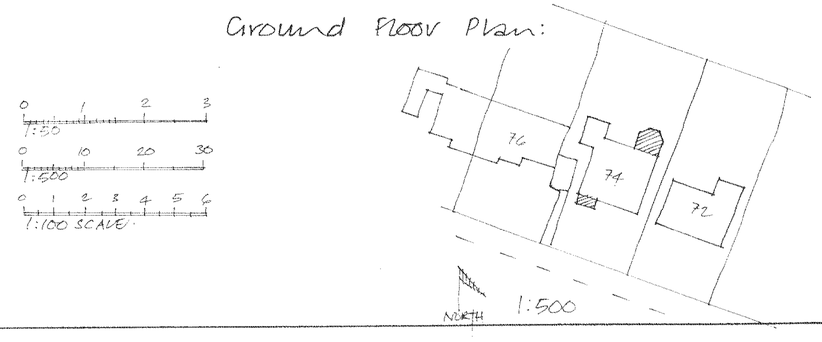
Run skirtings to clients direction.

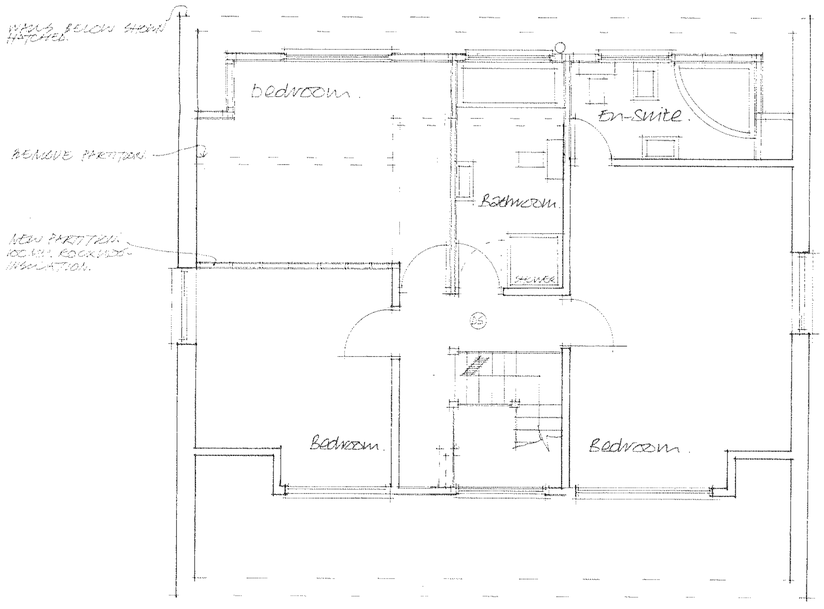
LINTOLS:
All openings to external walls to have catnic lintols as specified cut to correct lengths with a min.end bearing of 150mm.
Internal openings to have 150mm.deep p.s.concrete lintols with rein.end bearing of 100mm.

FLAT ROOF:
New flat roof to be 18mm. white spar chippings bedded in bitumen on 3no. layers of roofing felt to B.S. 747 on 18mm. plywood decking on firrings to give fall of 1:40 to gutters.
Provide 150mm Celotex or 90mm celotex between and 45mm celotex under.
between joists with 50mm. air gap over.
Ensure adequate ventilation via 25mm. gap in soffit and if necessary provide 50mm. battens over joists.
Ceilings of 9.5mm plasterboard and set coat.
Provide 30 x 5mm. galvanised anchor straps at 2 metre centres.



Ground Floor Plan:





First Floor Plan:

REFER MECHANICAL VENTILATION TO ENSUITE AND BATHROOM WHICH TO CHANGE AIR AND BE CAPABLE OF 60 L/S

WINDOWS:
New windows to be confirmed with client for style, pattern and material.
To provide glazed areas equal to 1/10th. of floor areas and with opening lights equal to 1/20th. of floor areas.
All windows to have a trickle vent min. 8,000mm. sq.
Glazing to comply with part N of the latest Building Regulations with glass to be toughened or laminated to B.S. 6206.
Glazing in timber or plastic frames to be double glazed with a 16mm. air gap and a soft low-E coating or double glazing with a 12mm. air gap, argon filled and a soft low-E coating.
Glazing in metal frames to be double glazed with a 16mm. air gap, argon filled and a soft low-E coating.
All first floor windows in dwellings to have an unobstructed openable area of at least 0.33m.sq. and be not less than 450 x 450mm.

INTERNAL LIGHTING:
Provision shall be made for the installation of energy efficient lighting, preferably in those areas where the lighting is expected to have most use.
Therefore it is necessary to install Ano. light fittings, which will only take lamps having a luminous efficiency greater than 40 lumens per circuit-watt.

HEATING AND HOT WATER SYSTEMS:
The following to be included in the heating system.
1. Areas with differing heating needs to have individual temperature control by use of room
thermostats or individual radiator valves.
2. Separate timing controls to be provided for space heating and hot water(except for combination boilers and solid fuel appliances) The system must allow the provision of only
space heating, only water heating or both when required.
3. Boiler controls to include provision to prevent the boiler operation when neither the space
heating system nor the hot water system requires heat.
4. Hot water storage vessels should have a min. 35mm. factory applied coating of PU-foam
or the equivalent. Pipes and ducts should also be insulated. Hot pipework connecting to
boilers and hot water storage vessels to be insulated for at least 1m from the point of
connection.
5. All heating and hot water systems to be fully commissioned and a certificate confirming
correct compliance to both client and Building Inspector.
6. Proper instructions to owners to be provided to inform them how to operate the system
efficiently, what routine maintenance is required and the benefits of conserving fuel and
power.

FIRST FLOOR:
First floor to be 15mm.t&g boarding on joists as specified,strapped to walls with 5 x 30cm.galvanised anchor straps fixed to 3no.joists at 2 m centres.Ceiling of 9.5cm.plasterboard with finish to clients direction. (Min.60sm cost of plaster or plastic finish.)

ROOF:
The whole to be covered with a reinforced roofing felt type F laid over rafters and lapped 150mm.horizontally and vertically. Carried well into gutters and secured with clout nails.
Provide 38 x 25cm. treated softwood battens secured with wire nails to rafters. Battens to be at least 1200mm.in length and be supported by min.3no.rafters.
Smooth faced interlocking tiles to be fixed to manufacturers direction.
All bedded mortar to consist of 3:1 sharp sand/portland cement struck off to give a smooth face and pointed All in one operation.
Ventilation to comply with BS.5250.270mm.fibreglass insulation laid between ceiling joists. Ceiling to be 9.5mm.plasterbrd.with skim or artex finish.
The eaves soffits are to be formed with 6mm.mastercared and a glidevale roof space ventilator type SV104 or other equal and approved to give min.25cm.continous ventilation gap. Fascia to clients direction.
Provide proprietory ridge vents in position to be agreed with Building Inspector. Provide code 4 lead at valleys and other roof junctions.

DRAINAGE:
Pipes shall be hepsteve flexible jointed laid in straight lines and even gradients and bedded and surrounded in 15cm.peabeach under garden areas and in lean-mix under footpaths.Flexible joints kept flexible where covered in lean mix.
All pipes of 100mm.diameter laid at fall of 1:40.
Inspection chambers to be proprietary 'osma' type or constructed in 100 semi-engineering brick work on 15cm.concrete base.External joints to be flush pointed and chamber rendered externally. Channels to be formed in hepworth vitrified clay channels fittings.

PLUMBING:-BS.5572
Traps shall be 75mm.deep.upvc.vented traps.
Waste pipes to sinks and baths/showers shall be 38mm.upvc.and 32mm.from basins.Bedding eyes provided at all changes of direction and fit anti-vacuum waste traps where necessary.

RAINWATER:
Rainwater to be directed into 100mm.upvc.gutters and 75mm.downpipes and there to new soakaways I metre cubed with 100mm concrete cover. Pipes below ground to be 105mm.upvc laid in pennach at fall of 1:40. Soakaways to be min.5 metres away from any building.

B	14.8.09	PLANNING AMENDMENTS
A	7.7.09	PLANNING REVISIONS
	Date	Revisions

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TIM CORDING
Architectural and Planning Services
"Kingshead", 140 High Street,
Steyning, West Sussex BN44 3LH
Tel/Fax: 01903 814836

Client
MR & MRS. GIBBS.

Job Title
PROPOSED EXTENSIONS & ALTERATIONS.

Drawing Title
74 BEACH GREEN.
SHOREHAM-BY-SEA.
WEST SUSSEX

Scale 1:50 & 1:100

Date MAY 2009 | **Drawn by**

Drg. No. | **Rev.**

594 x 841 mm. A1