ADUR DISTRICT COUNCIL

Adur District Council

Town and Country Planning Act 1990

Office use
App [illegible]
Date Rc
Fee £35
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.

12 SULLINGTON WAY, SHOREHAM.

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 REAR DORMER AND HIP TO GABLE ROOF EXTENSION.

4 Applicant (in block capitals)

Full name : MR & MRS JONES.
Address (including postcode):
12 SULLINGTON WAY,
SHOREHAM-BY-SEA,
WEST SUSSEX. BN43 6PJ
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, WEST
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	1 N° A1 PLAN	A0
Floor plan		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:  **Date:** 12/06/07.

Please print your name: I CARL MOORE.

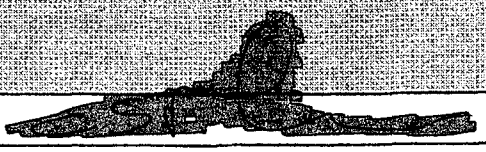
Certificate under Article 7 of the Town and Country Planning (General Development Procedure) Order 1995

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:  **Date:** 12/06/07.

Please print your name: CARL 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: 13th June 2007

DESIGN AND ACCESS STATEMENT

Site Address: 12 Sullington Way, Shoreham

Proposed Works: Proposed loft conversion including hip to gable roof extension and rear dormer.

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Ad/035367
DATE RECEIVED 14 JUN 2007

Existing

The existing property is a 3-bedroom semi-detached dwelling with an existing extension to the rear of the property. Several other properties in Sullington Way have undertaken similar alterations including hip to gable roof extensions.

Use:

The proposed gable extension will provide headroom to a new staircase that will access the proposed loft conversion. The conversion will provide a master bedroom and an en-suite shower room on the 2nd floor.

Amount:

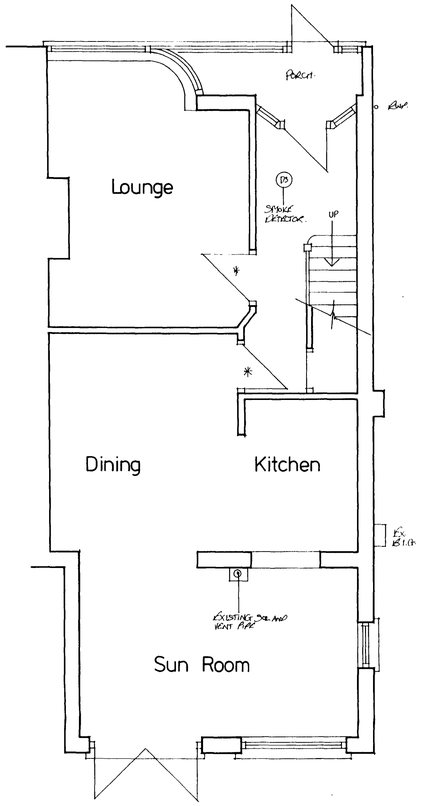
The roof extension will continue the existing ridge line approximately 4.0m and then a full timber frame gable wall will be constructed. The external wall will be extended approximately 3.1m. The rear dormer will be 4.8m wide and 2.2m high and will be positioned approximately 500mm down from the existing ridge height.

Layout:

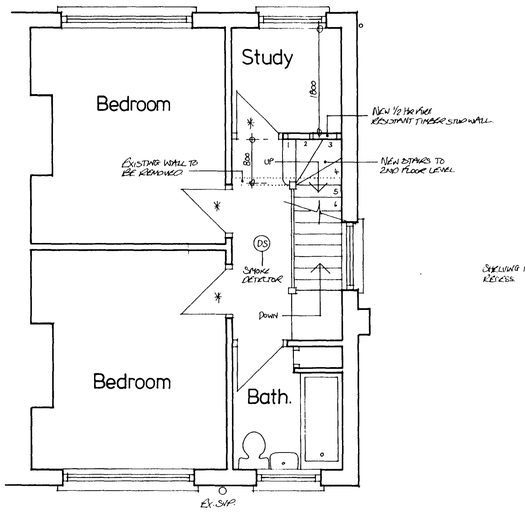
See use above.

Scale & Appearance:

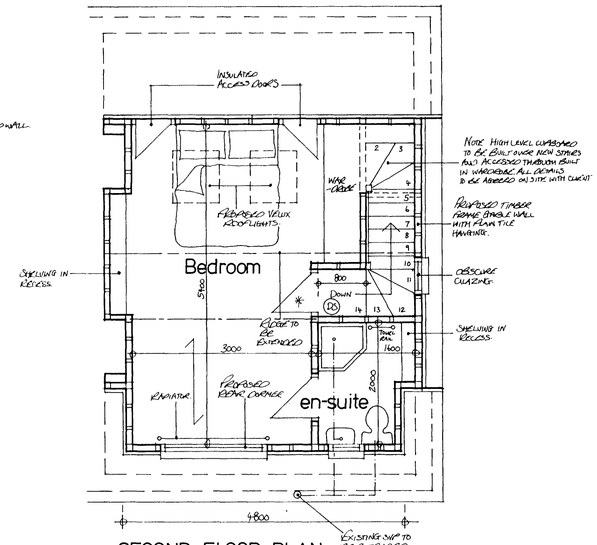
The gable wall will be a timber frame wall with a finish of plain tile hanging. The roof tiles on the new roof extension will match the existing roof tiles. The rear dormer will also be finished in plain tile hanging and will have a felt flat roof. The windows to the rear and side will be UPVC to match and the rooflights to the front will be Velux rooflights. The side window above the new stairs will have obscure glazing.



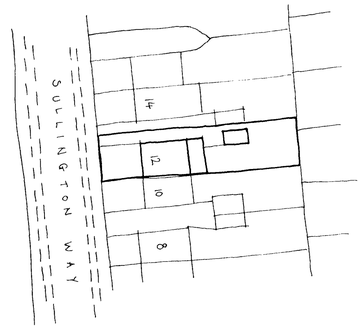
GROUND FLOOR PLAN



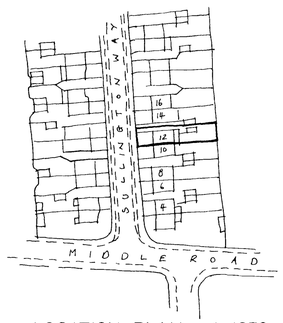
FIRST FLOOR PLAN



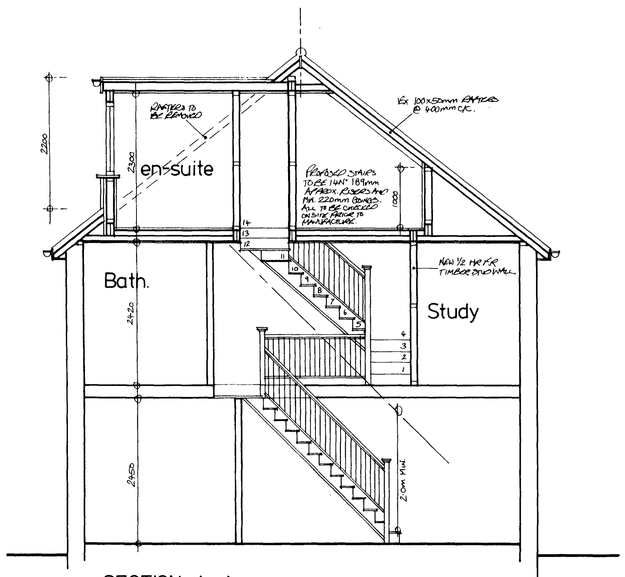
SECOND FLOOR PLAN



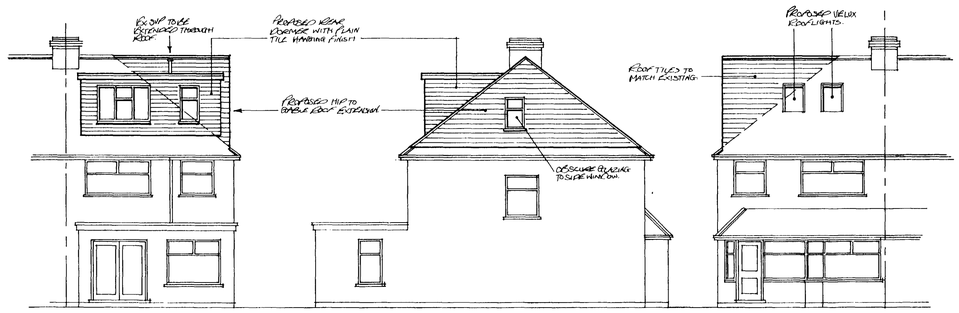
SITE PLAN 1:500



LOCATION PLAN 1:1250



SECTION A : A



Rear Elevation Side Elevation Front Elevation

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.

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 inaccessible have not been inspected and no responsibility is accepted for these areas including underground.
Any discrepancies found with this drawing should be reported to the client prior to works continuing.
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
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.

External Walls
New external wall constructed of 100 x 50mm studding at 400mm centres. Studding to be clad externally with plain tiles on horizontal 38 x 19mm battens and then vertical counter battens on breather paper (Sisalkraft), on 12.5mm WBP 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/m^2 K. Walls within 1.0m of the boundary to be lined externally with 12.5mm Superlux.

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/m^2 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.

Pitched Roof
Timber roof structures to be fixed in accordance with BS Codes of Practice no CP3 and CP112.
Roof tiles to match existing on 25 x 38mm sw treated battens on type 1F sarking felt to BS747 on C16 grade rafters at max 400mm centres. 175 x 25mm ridge board.

Beams
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 8000mm^2 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/m^2 K.
Velux rooflights to be fitted in accordance with manufacturers instructions, fitted with minimum 8000mm^2 trickle ventilator. Double up rafters either side

Foul Water Drainage
All plumbing to BS EN 12056 (BS5572).
All fittings to be provided with trapped waste pipes as follows:
Shower - 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 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 (3 Storey)
New floor to be ½ hour fire resisting. New floor to be 22mm T & G flooring grade chipboard on joists with strutting at mid span as indicated on plan. Existing ceiling is of lath and plaster and in sound condition. Provide 100mm mineral wool with a min. density of 10kg/m^3 between joists for sound insulation purposes
½ hour fire-resisting partitions around stair enclosure should be taken up to the underside of the roof covering and fire stopped.
Internal stud partitions required to be ½ hour fire resisting to be constructed of minimum 100 x 50mm studding at 400mm centres with sw base and head plates and cross noggings at 1.2m centres. Studded each side with 12.5mm Gyproc wallboard & 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/m^{2}K.
Skeilings (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/m^2 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.
All doors marked thus * to be ½ hour fire resisting with 25mm stops glued and screwed to frame.
Any glazing in doors shall be of wired glass.
Underdraw the soffit of the new stairs with 12.5mm Gyproc wallboard and set.
In order to provide adequate insulation to the existing party wall provide 50mm thick Celotex insulation between new timber stud wall. Finish with 12.5mm plasterboard with set. All to provide the minimum U value of 0.30 W/m^2 K

Dormer
Dormer 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 battens 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/m^2 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.

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. 07/0035/FP
DATE RECEIVED 14 JUN 2007

X-tendit
The loft converters
In association with:-

ama architectural & quantity surveying services
atterbury moore associates
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Clapham Common
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BN13 3UR
Phone: 01903 871131
Fax: 01903 871132
E mail: info@atterburymoore.co.uk

Address of works: 12 Sullington Way, Shoreham

Drawing title: Proposed roof conversion including rear dormer and hip to gable roof extension

Date:	May 2007	Revisions:		
Scales:	1:50,100,500,1250	Dwg No.	01	Job No. AD-108