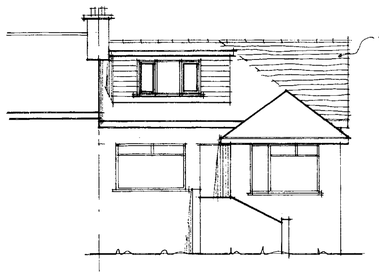
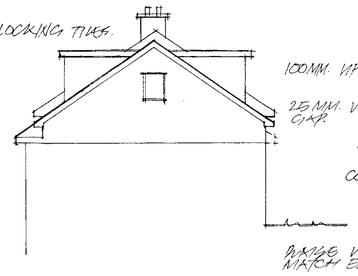
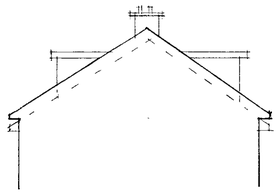
A/C NEW MATERIALS TO BE CAREFULLY SELECTED TO MATCH EXISTING.



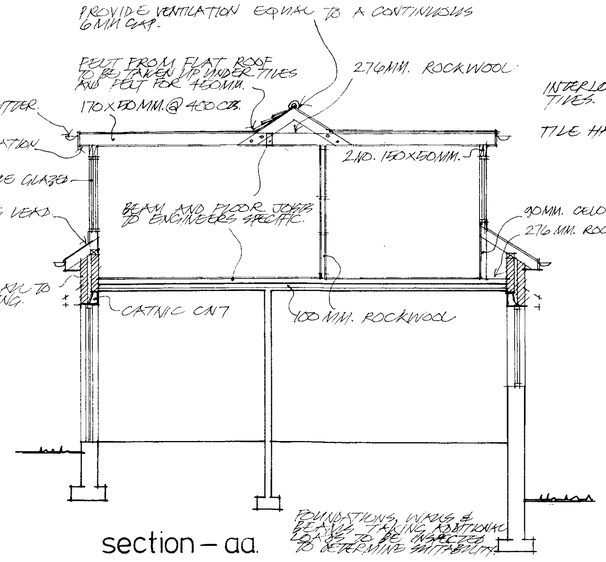
front elevation.



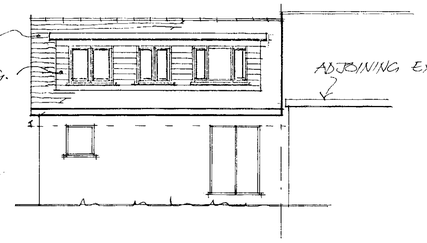
side elevation. – SOUTH.



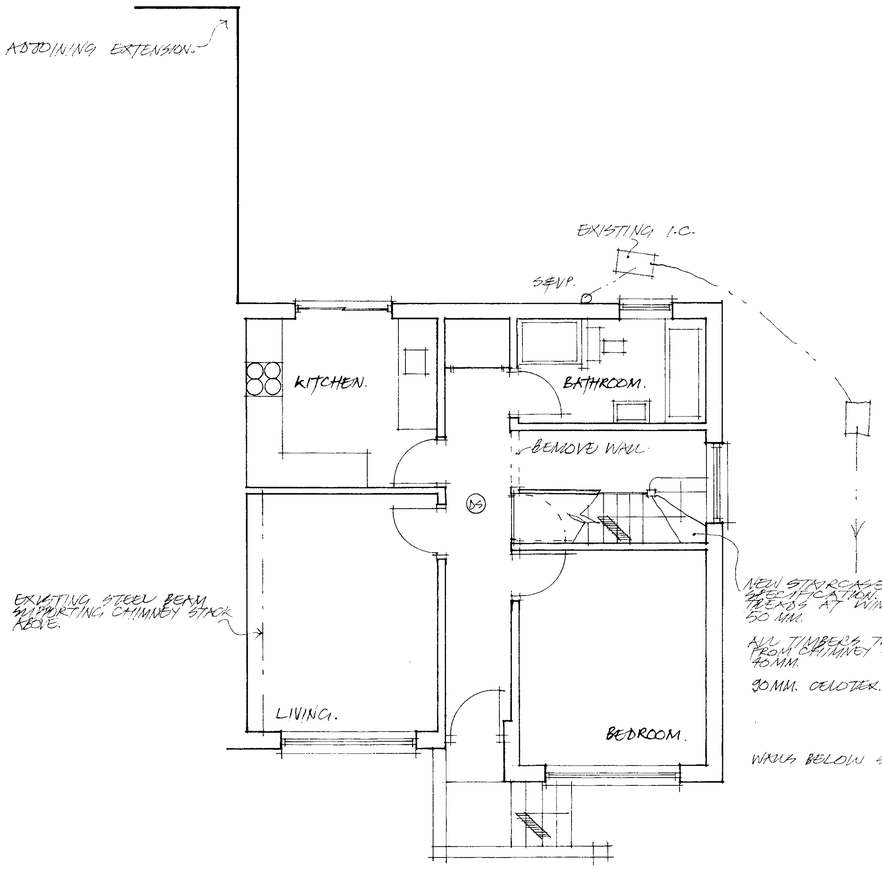
side Elevation. – North.



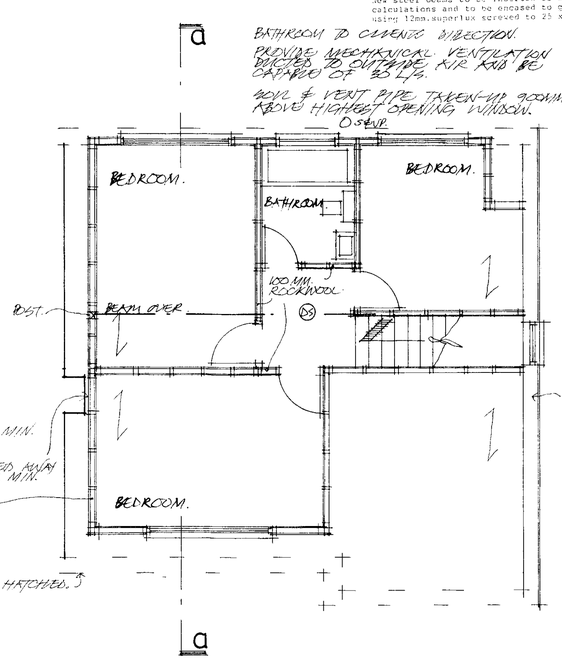
section – aa.



rear elevation.



ground floor plan.



first floor plan.

FLAT ROOF:
New flat roof to be 13mm. white spar chippings bedded in bitumen on 3no. layers of roofing felt to B.S. 747 onto 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.

INTERNAL WALLS:
Internal load bearing walls to be 100mm.3.5N/mm^2 blocks laid in 1:1:6 mortar with 9.5mm.plasterbrd.and skim finish both sides.

Partitions to be constructed in 50 x 100mm.studs at 450mm.centres finish both sides with 12.5mm.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.

BEAMS:
New steel beams to be inserted as shown to Structural Engineers calculations and to be encased to give 1 hours fire resistance using 12mm.superlux screwed to 25 x 25mm.x 20g light steel angles.

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.

WINDOWS:
New windows to be confirmed with client for style, patern 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 4no. 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. Pips 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.

ELECTRICAL:
All electrical work to be carried out by a competent person (electrical contractor designated by the National Inspection Council for Electrical Installation Contracting) and to comply with the latest edition of the IEE Regulations for Electrical Installations and Building Regulations.

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 s.w. treated battens and breather type felt on 9.5mm.exterior grade plywood stress skin thermal sheathing TS2. on 12mm.exterior grade plywood stress skin thermal sheathing TS2. on 12mm.exterior grade plywood stress skin with 100mm. insulation between studs at 400mm.centres.Corner and reveal posts to be on 50 x 100mm.studs at 400mm.centres.Corner and reveal posts to be 100 x 100mm. Internally provide 12mm.plasterbrd.and set.
Dormer cheeks within 1 metre of boundary to have 9mm.thickness of supalux between plywood stress skin and felt.
Dormer walls to be strapped to floor with 30 x 5mm.galv.anchor straps at 2 metre centres.

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 25mm. 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. 275 mm.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.masterboard and a slidevale roof space ventilator type SV604 or other equal and approved to give min.25mm.continuous ventilation gap. Fascia to clients direction.
Provide proprietry ridge vents in position to be agreed with Building Inspector. Provide code 6 lead at valleys and other roof junctions.

DRAINAGE:
Pipes shall be hepsleve flexible joinsed laid in straight lines and even gradients and bedded and surrounded in 150mm.peabeach under garden areas and in leanmix 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 proprietry 'osma' type or constructed in 100mm. semi-engineering brick work on 150mm.concrete base.Internal 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.sealed traps.
Waste pipes to sinks and baths/showers shall be 38mm.upvc.and 32mm.from basins.Rodding eyes provided at all changes of direction and fit anti-vacuum waste traps where necessary.

FIRST FLOOR:
First floor to be 18mm.t&g boarding on joists as specified,strapped to walls with 5 x 30cm.galvanised anchor straps fixed to 3no.joists at 2 met centres.Ceiling of 9.5mm.plasterboard with finish to clients direction. (Min.skim coat of plaster or plastic finish.)

STAIRCASE:
Construct timber staircase in position as shown with pitch not exceeding 42 degrees.Equal risers of 214mm.and treads of 238mm.going.
Stairs to be 800mm.wide between handrails.Form handrail 900mm.above pitch line and terminate with newal post.
Maintain a 2 metre headroom throughout its length.
Infilstrading to clients direction of non climbable type.900mm.high and with gappings max.100mm.

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.

REVISIONS:
STRUCTURAL ENGINEERS CALCULATIONS SUBMITTED.
PROVIDE MID SPAN STRUTTING TO FLOOR JOISTS.
SMOKE DETECTORS TO BE INTERLINKED AND HAVE BATTERY BACK-UP.
ESCAPE WINDOWS TO GIVE ACCESS TO AN AREA FREE FROM DANGER OF FIRE. PROVIDE UNOBSTRUCTED OPENING OF 750 x 450 MM WITH CILL LEVEL POSITIONED BETWEEN 800 AND 1100 MM. ABOVE FLOOR LEVEL.
FLAT ROOF INSULATION TO BE 90MM. CELOTEX BETWEEN JOISTS AND 45 MM. UNDER.
PARTY WALL WITHIN ROOF TO HAVE SKIM & CEMENT SCRATCH COAT OF RENDER.
SOIL & VENT PIPE TO BE TAKEN UP 900 MM. ABOVE HIGHEST OPENING WINDOW WITHIN 3M.
GAPS IN BALUSTRADE GUARDING TO BE MAX 100 MM.
WINDOW TO BASE OF STAIR TO HAVE GUARD RAILS.
PROVIDE ADDITIONAL 270 MM. CELOTEX TO INSIDE OF DORMERS.
PROVIDE EFFICIENT LIGHTS AT A RATE OF 75% OF NEW FITTINGS.

B	AUG '12	BUILDING REG. AMENDMENTS
A	JULY '12	PLANNING
	Date	Revisions

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Client
mr & mrs. luxford

Job Title
proposed loft conversion.

Drawing Title
6 HILLSIDE ROAD.
sompting.
west sussex.

Scale 1:50 & 1:100

Date MAY 2012 | Drawn by

ADUR & WORTHING PLANNING SERVICES
PLAN LAWDM 0588/12
DATE VALID 17 AUG 2012

Drg.No. | Rev