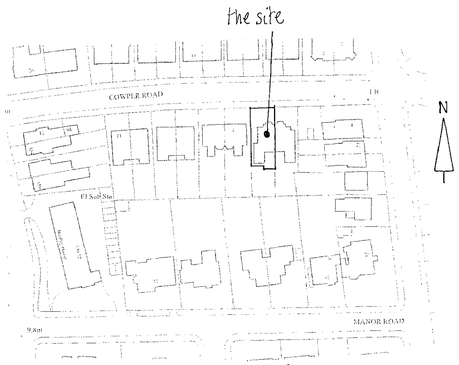
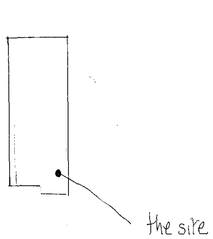
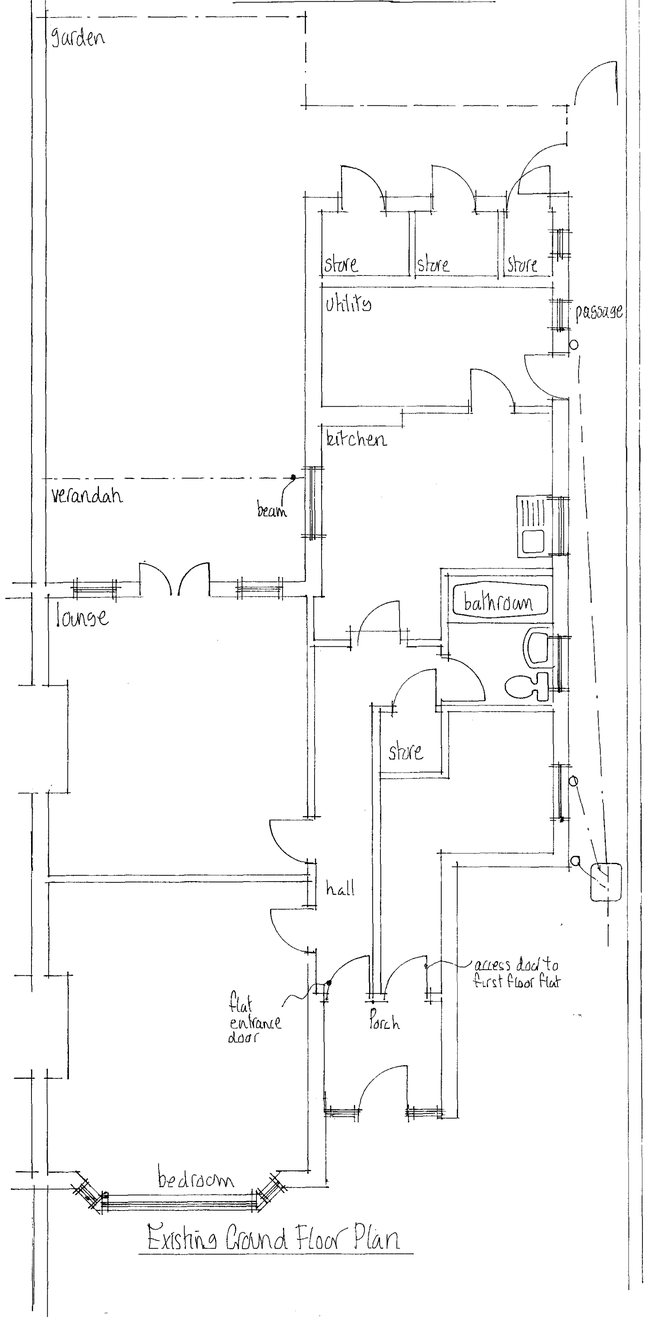


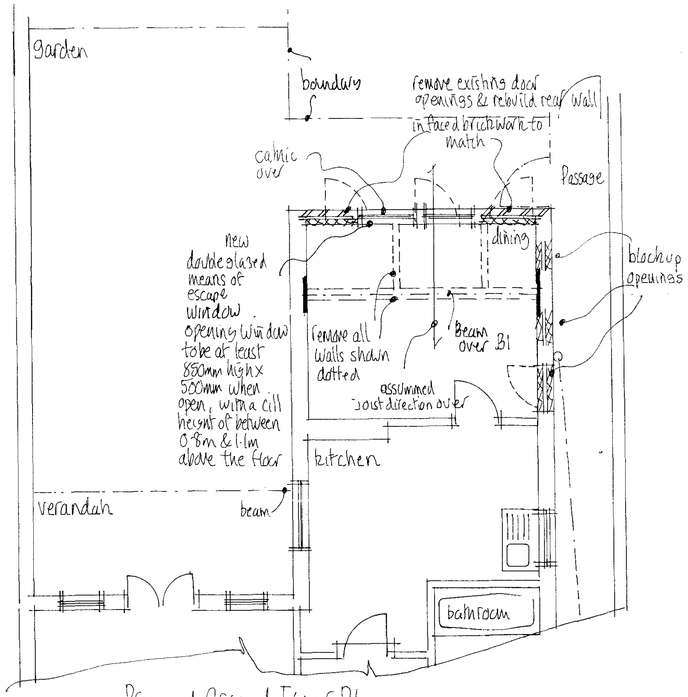
Site Location Plan 1:1250



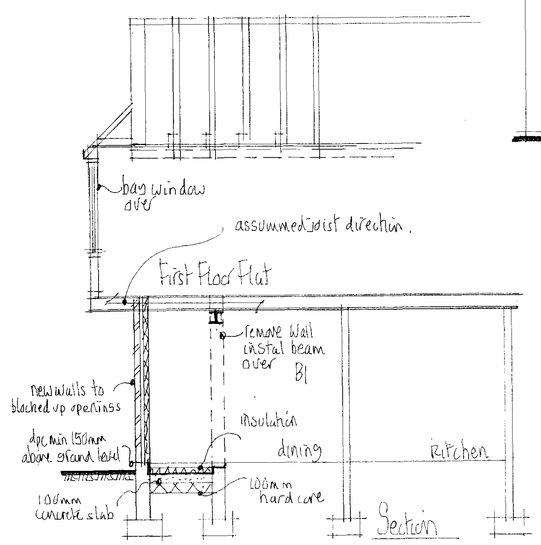
Block Plan
1:500



Existing Ground Floor Plan

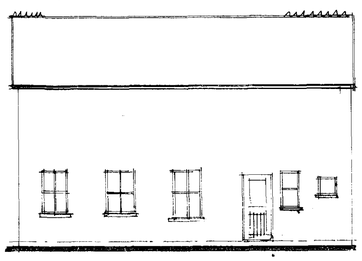


Proposed Ground Floor Plan

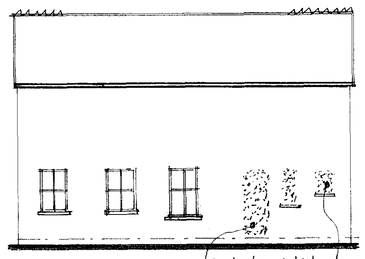


Section

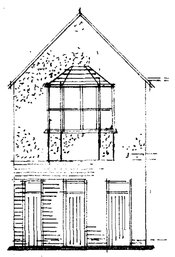
Existing Side Elevation



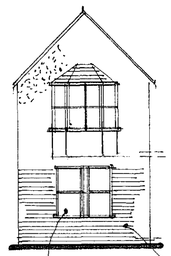
Proposed Side Elevation



Existing Rear Elevation



Proposed Rear Elevation



Beam B1 to be 178x102x19 UB or 152x152x23 UC bearing each end onto a 225x100x15mm m.s. plate

Building Regulation Notes

All electrics, heating, plumbing and decorations to be altered/extended all to client's choice. All lengths of proposed beams to be measured on site prior to ordering, to verify structural engineer's dimensions. All foundations and lintels taking additional loads are to be exposed and checked for adequacy and suitability for ground conditions prior to commencement of work. . 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 elements such as those around window and door opening. Reasonable provision should also be made to reduce unwanted air leakage through the new envelope parts.

External Walls

Rebuilt external wall to be faced brickwork to match existing 85mm cavity with 85mm Rockwool insulation cavity batts, inner leaf 100mm Thermalite or equal and approved block work min 3.5 N/mm². All walls constructed using 1:1:6 mortars or 1:5 masonry cement mortars. Finished with 13mm lightweight plaster 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. Block work 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 stainless steel wall ties built in at 450mm centres vertically and 750mm 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. Weep holes to be provided adjacent to ground level and over openings/cavity trays etc every third perpendicular Catnic or similar approved lintels to be used over door and window openings with min 150mm bearings.

Steel beams

To provide at least ½ hour fire resistance, encased in 12.5mm Fireline board upon a timber cradle.

Ground Floor

Existing floor substructure to be excavated to the required level to accommodate minimum 65mm screed reinforced with chicken wire (mix 1.3 or 4), 100mm Celotex flooring, 3 coats RIW dpm all linked to the new and existing dpc s on 100mm concrete slab over 100mm consolidated hardcore.

Ventilation

New window serving all rooms to provide open able 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. All glazing in those critical locations to be of toughened or laminated safety glass in accordance with clause 5.3, BS6206 All new windows to be timber double glazed with 16mm air gap and a "soft" low-E coating.

Electric

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 BS 7671 electrical installation certificate to be issued for the work by a person competent to do so. New extended room to be capable to support energy efficient fitting, capable of only accepting lamps having a luminous efficacy greater than 40 lumens per circuit watt

Heating

Any radiators to be installed into new extended room are to be fitted with TVR s.

Foul Water Drainage

Not affected by this proposal.

Sanitation Hot Water Safety and Water Efficiency

Not affected by this proposal

Revision (a) April 11

Planning revision_Timber sash windows confirmed

Mel Humphrey
MRICS MBEng
39 Northease Drive
Hove East Sussex BN3 8PQ
Mobile: 07701 055182
RICS Email: mel_humphrey_uk@yahoo.co.uk

Drawing Title
External rear alterations @
ground floor flat @
5 Cowper Road, Worthing

Scale: 1:50, 1:100
Date: Dec 10 Drawn by: m.h
A1 size drawing

Drg No. | Rev.

REVISED PLAN
TP HEF No.