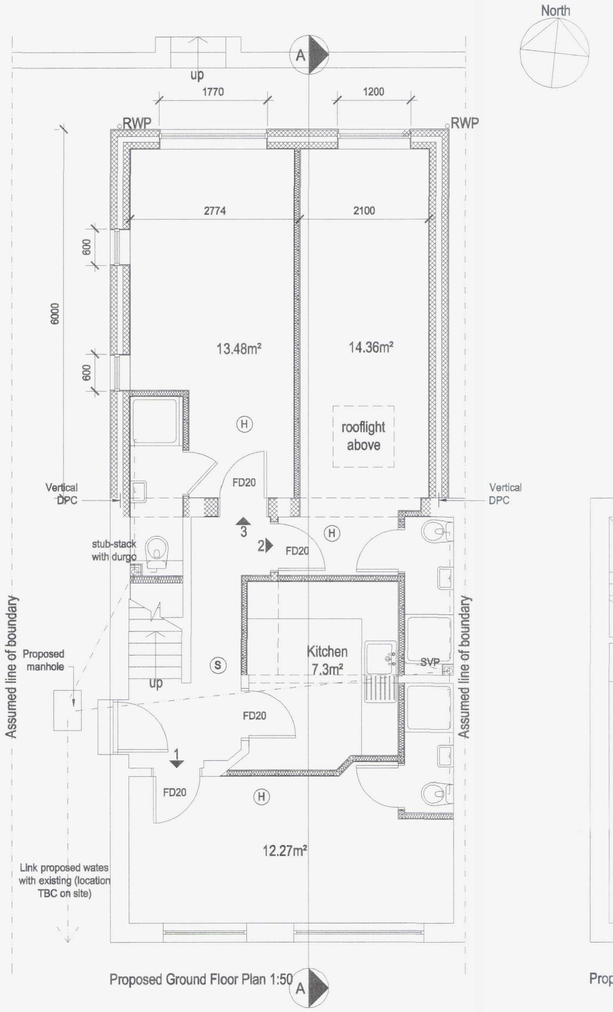
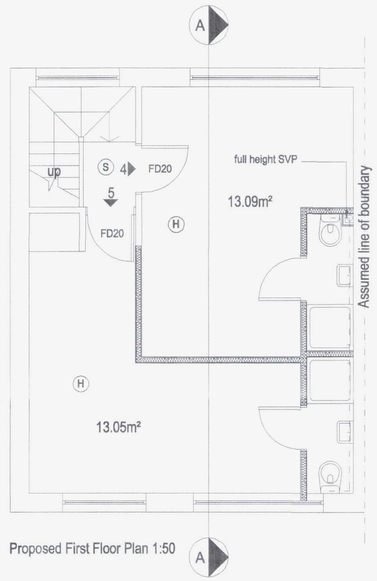
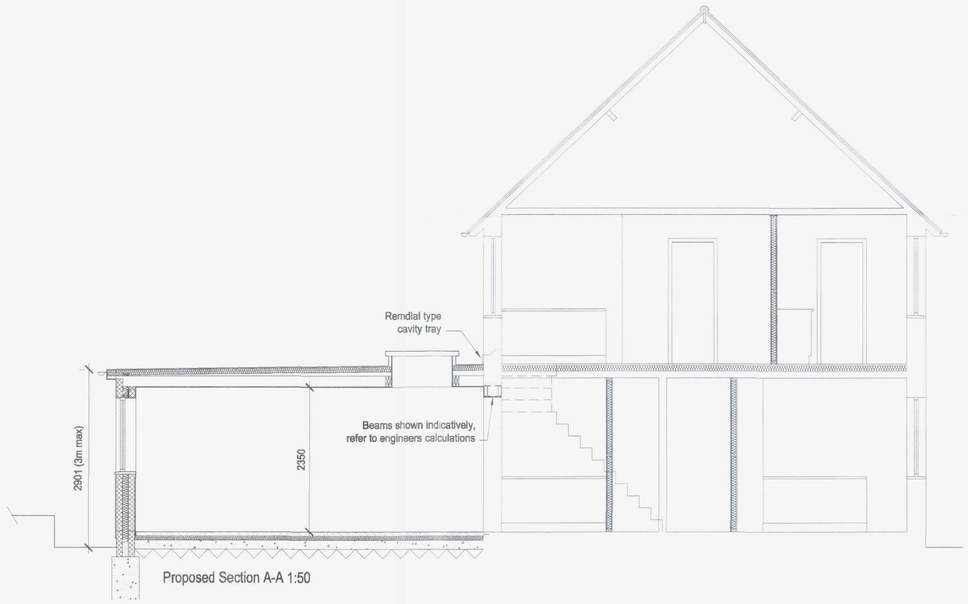


Proposed Ground Floor Plan 1:50



Proposed First Floor Plan 1:50



Proposed Section A-A 1:50

British Standards
Where applicable all materials are to comply with the relevant British Standards and the work is to be carried out in strict accordance with the relevant Codes of Practice issued by the British Standards Institute. Ensure all materials are fitted/installed in strict accordance with manufacturers details and recommendations.

Local Authority/Building Regulations
The work is to be carried out in strict accordance to and with the approval of the Local Authority, administered by the Building Control Officer. All work is to be carried out in strict accordance with the current Building Regulations, including any amendments and updates. Contractor to ensure regular site visits carried out by BCO.

Foundations
Existing Foundations and existing structure to be exposed/checked as necessary and as required by the Building Control Officer to check adequacy of carrying any additional loads. New Foundations to be as structural engineers calculations and to be within line of boundary.

Drainage
Exact positions of existing drainage to be checked on site and confirmed before work commences. Existing and proposed layouts shown indicative only, exact layout to be agreed on site. Above ground drainage to comply with BS.5572:1978 COP for Sanitary Pipe work. Provide 75mm deep pre-cast concrete lintels in walls where drains pass under. New WHB's and shower's to have 32mmØ (max run 1.7m) or 40mm Ø waste (max run 3m). New WC's to have 100mmØ wastes. Wastes from new shower rooms, and kitchenettes in units 1, 2, 4 and 5 to connect to new full height SVP as indicated. SVP to connect into new manhole located to the side of house. Wastes from unit 3 to connect into manhole as indicated. Existing and proposed drainage layout is indicative only and is subject to detailed drainage survey. All appliances to be fitted with minimum 75mm deep sealed traps. Any wastes exceeding 1700mm to be fitted with anti-syphonic valves. Provide rodding access at all changes in direction. All drainage to be in accordance with Part H of the current building regulations. Careful consideration to be given to direction of new drainage to ensure suitable route of discharge between joists/beams etc.

Ground floor construction
Provide 65mm sand and cement screed on 500g slip membrane on minimum 70mm Celotex FF4000 insulation or similar approved on concrete on 1200g polythene DPM on 150mm concrete oversite on 150mm well consolidated hardcore. Floor construction to achieve minimum u-value of 0.22W/m2K. Ensure any existing air bricks are maintained by provision of ducting through new floor of some size. Provide 25mm perimeter insulation to screed.

New Extension Wall Construction
New external wall construction to be 16mm two coat water proof render on 100mm Shield blockwork to match existing. Provide 85mm full fill cavity with Dri Therm mineral wool insulation. Inner leaf to be 100mm GTI toplite blockwork by Tarmac OEA with 13mm lightweight plaster finish internally or plasterboard on dabs. Provide stainless steel stop beads where required. Provide DPC to both leafs minimum 150mm above external ground level. New DPC to be made continuous with existing DPC's and with new floor DPM/tanking. Provide wall ties at a rate of 900mm horizontally and 450mm vertically doubled up at openings and reveals. Provide lean mix backfill at base of cavity wall laid to fall to weepholes. All cavities to be closed using Thermabate cavity closers. Provide horizontal and vertical DPC's around openings and at abutments. Wall construction to achieve minimum U-value of 0.28W/m sq. K. Cavity wall insulation to be taken down to be continuous with floor insulation to ensure thermal continuity. Existing cavities to be made continuous with new where possible. Provide vertical DPC's elsewhere. Provide cavity trays where required.

Flat Roof Construction
Flat roof to be high performance felt on 120mm Kingspan Thermaroof TR27 on VCL on 18mm WBP plywood on SW firrings laid to minimum 1 in 80 falls on SW joists as engineers details. Finish underside of joists with 12.5mm plasterboard and skim. New flat roof construction to achieve minimum U-value of 0.18W/m sq.K. Flat roof coverings to be designated AA, AB or AC for fire spread.

Internal Partitions
New internal partitions to be where hatched, ex 75x50mm CLS grade studwork with head and sole plate and noggins at mid-point and as required for wall fixings. Studwork to be doubled at openings and reveals. Where studwork is built off floor joists, double up where running parallel and provide noggins where at right angles. Internal partitions to have full fill mineral wool insulation tightly packed between studs. New partitions forming protected escape route to be minimum 30mins fire resistance. Provide 12.5mm soundbloc plasterboard and skim to both faces of studs.

First floor upgrading
Provide 100mm rockwool RW45 sound resisiting insulation between joists to improve accoustic resistance between storeys.

Surface Water
New Rainwater goods to be uPVC by Marley OEA. Gutters to be 110mm half round and downpipes to be 68mm dia. New RWP to rear extension to discharge into new soakaway located minimum 5m from any building. Soakaway to be 1m3 with suitable granular fill with geotextile surround to prevent migration of fines.

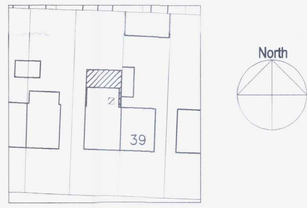
Ventilation
New bedrooms to have opening windows/rooflights for rapid ventilation at least 1/20th room floor area, provide background ventilation to bedroom with minimum 5000mm sq. opening area. New bathrooms to have mechanical ventilation capable of extracting 15 litres per second, with 15 minute overrun operated via lightswitch and provide 10mm air gap below door. Provide cooker hood to kitchenettes capable of extracting 30 litres per second. All mechanical ventilation and cooker hoods to be ducted to outside air. Background ventilation is to be provided in the form of trickle vents above windows.

Joinery/Glazing
Any new glazing below 800mm from floor level or below 1500mm from floor level within doors or 300mm horizontally of doors to be laminated safety glazing to comply with BS6206 and Part N and L of the current building regulations. Windows and rooflight to achieve minimum u-value of 1.6W/msq K. New rooflight to be by Velux OEA fitted in strict accordance with manufacturers details and recommendations.

Beams, Lintels & Supporting Structure
New beams lintels and supporting structure to be to Structural Engineers details and calculations. Existing structure, beams and lintels to be checked for adequacy of carrying any additional loads. New lintels to external walls to be by Catnic or Similar approved fitted in strict accordance with manufacturers details and recommendations (or as engineers details). Lintels to be insulated to prevent cold bridging (where steel), exact specification to be determined by structural engineer. New beams to be boxed around in 12.5mm fireline board or painted in Nullifire S or similar intumescent paint. Chosen method to be fitted in strict accordance with manufacturers details and recommendations.

Fire protection
Provide smoke detectors to BS 5446 as indicated to communal areas on ground and first floor. Provide heat detectors within all units. Detectors to be interlinked and connected to lighting circuit with battery back up. Provide FD20 fire doors throughout building as required to provide a safe egress from all units to the front door (excluding bathroom door). Ensure construction of ground/first floor hallways provide half hour protection and replace/upgrade any glazing as necessary. All bedrooms to have a means of escape window with minimum 450x450mm and 0.33m² clear opening with bottom of opening between 800 and 1100mm from floor level.

Electrical installation, Lighting/Thermal design
All new electrical work is required to meet the requirements of Part P (electrical safety) of the latest building regulations. Electrical installation to be designed, installed inspected and tested by a person competent to do so. A test certificate may be required to BS7671 if requested by building control, provided by suitably qualified persons.
Provide minimum of 75% energy efficient light fitting to loft conversion and extension to comply with part L of the current building regulations. Fitting to have efficiency greater than 45 lumens per circuit-watts. Ensure design complies with robust construction details in approved document L1 with reference to thermal performance. Ensure continuity between insulation in walls and floors. Avoid cold bridging by using insulants at all critical locations. Extend heating system into extension and any new radiators to be fitted with thermostatic radiator valves.



Block Plan 1:500

1:500 0 10 20 30 40 50m

1:100 0 1 2 3 4 5 6 7 8 9 10m

1:50 0 1 2 3 4 5 6 7 8 9 10m



Proposed Part Side Elevation 1:100



Proposed Rear Elevation 1:100

ADUR & WORTHING PLANNING SERVICES

PLAN	AWDM/1760/15
DATE VALID	-2 AUG 2015

Rev. C - 22.06.15 Amendments to layouts
Rev. B - 13.05.15 Amendments to ground floor layout
Rev. A - 20.04.15 Building Regulations Added
amendments

bpm Architectural Services Limited

client: Star Property

project: 37 King George Road
Shoreham
West Sussex
BN43 6YL

project ref: 1278 Drawing No. 02B

drawing title: Proposed plans, section and elevations

drawn by: C Darby

date: Feb 15 scale: 1:50/100@ A1

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Do not scale off drawing, check all dimensions on site before work is commenced. All goods materials workmanship to conform with current building regs BSS and COP's