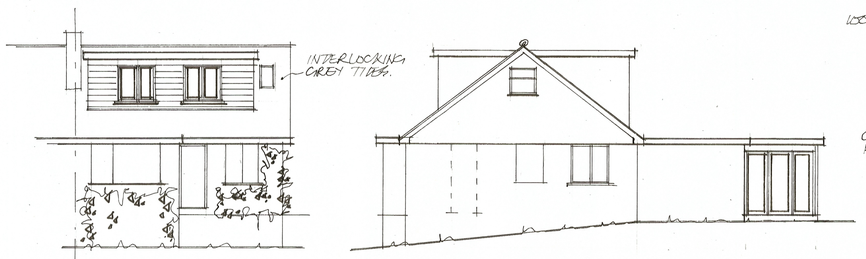
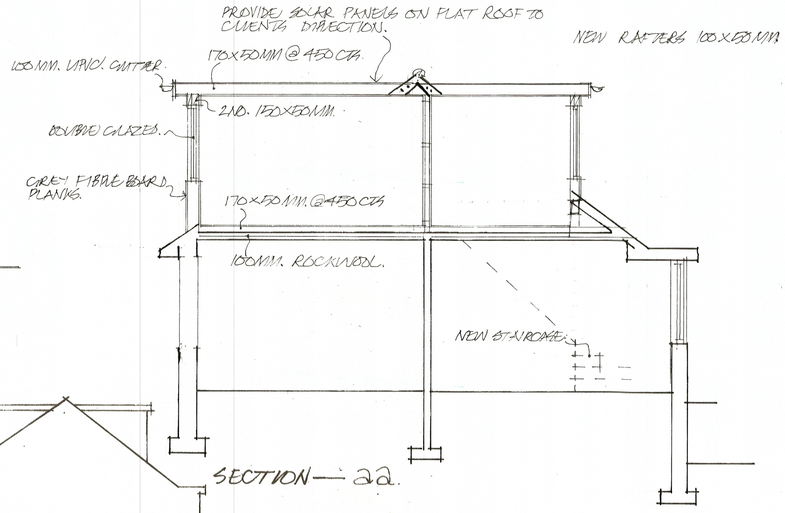
ALL NEW MATERIALS TO BE CAREFULLY CHOSEN TO REFLECT EXISTING CHARACTER.



FRONT ELEVATION:—SOUTH.

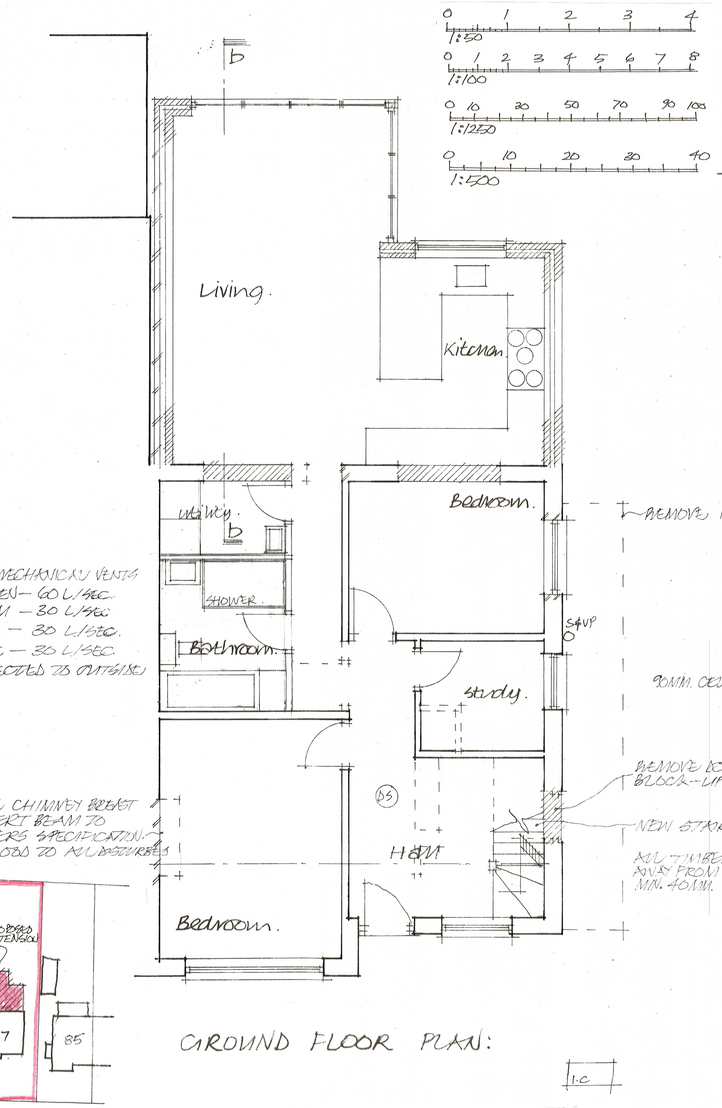
SIDE ELEVATION:—EAST.



SECTION—aa.



REAR ELEVATION:—NORTH.

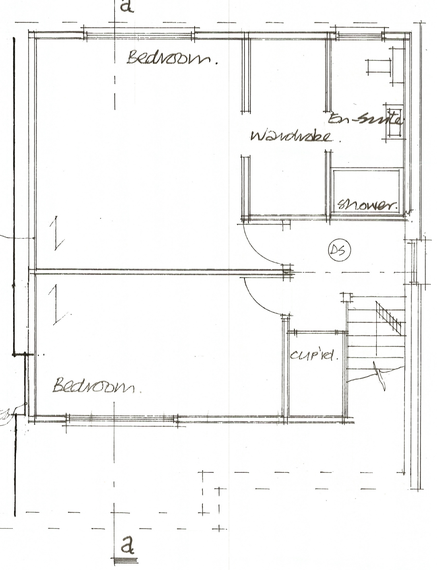


GROUND FLOOR PLAN:

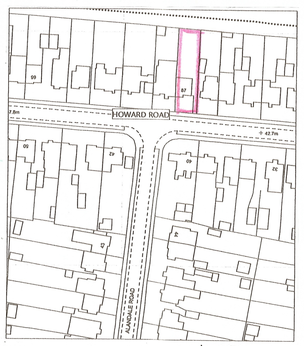
HOWARD ROAD.
1:500

1:50
1:100
1:1250
1:500

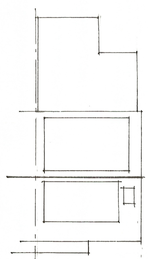
SECTION—bb.



FIRST FLOOR PLAN:



1:1250



ROOF PLAN. 1:200

1:c

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

ELECTRICAL:
Positions and numbers of socket outlets, cooker point, lighting switches and points as directed by client. All electrical work required to meet the guidance in Approved Document P (electrical safety) will be designed, installed, inspected and tested by a person competent to do so. A copy of a certificate in accordance with BS7671, provided by a person competent to do so will be given to the council.

PITCHED ROOF:
The whole to be covered with a reinforced roofing breather felt 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. 3 rafters.
Fix chosen tiles to manufacturers direction. All bedded mortar to consist of 1:3 sharp sand Portland cement struck off to give a smooth face and pointed all in one operation.
Ventilation to comply with BS.5250. Provide450mm rockwool insulation laid between ceiling joists. Ceiling to be 9.5mm plasterboard and set coat.
The eaves soffits are to be formed with 6mm master board and a glidvale roof space ventilator type SV604 or other to give a min 25mm continuous ventilation gap. Fascia to clients direction.
Provide code 4 lead flashing at valleys and other roof junctions.

STAIRCASE:
New staircase to be in accordance with approved document K. T o have equal risers of approximately 208.54mm with goings of 231.61mm and width as indicated. The exact dimensions to be taken by the stair manufacturer prior to the fabrication of the staircase. Allow for 100mm2 newel post, pitch of 42 degrees and a clear headroom of 2 metres throughout. The handrail to be 900mm above pitch line, the max gap between the vertical balusters to be 100mm and the landing going to be at least the width of the staircase.

MEANS OF ESCAPE:
Provide a means operated linked smoke detector alarm system to BS5839-6-2004. The smoke detector alarms should be positioned in the staircase enclosure at each level with 7.5m of the doors to habitable rooms. A commissioning certificate to be provided by a competent person to do so will be given to the council.
The undersides of both flights of staircases to be lined with 12.5mm Gyproc Fireline board and skim coat.

GENERAL:
All works are to be completed in a good workmanlike 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 foundations to suitable bearing soil approximately 1 metre deep but to be confirmed on site with Building Inspector.
Lay 1:2:4 mix 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 passes below building the foundations to be stepped down and bridge over with pc. Concrete lintols.

GROUND FLOOR:
New ground floor to be 150mm clean compacted hardcore, 50mm sand blinding and 1200 gauge visqueen or its equal polythene sheet dpm. With fully lapped joints and taken up to dpc in walls. 90mm Celotex insulation with 100mm concrete slab and 50mm sand and cement screed. Floor level to be continuous with existing where appropriate.

WALLS:
To achieve minimum U value of 0.18W/m2k
Walls below ground level to be class 3 common bricks or proprietary concrete foundation blocks to BS.6073 part 1 type A laid in 1:1:3 mortar. Walls above ground level to be an external skin of 103mm face brickwork with 90mm celotex CG5000 insulation, 50mm clear cavity and inner leaf of 100mm thermalite shield blockwork finished with 19mm plaster and skim or 12.5mm plasterboard on dabs.
Cavities to be continuous with existing where appropriate and closed at reveals and jambs using therabate closers. Stainless steel double triangle or vertical twist wall ties to be positioned at 750mm horizontal and 450mm vertical intervals plus 300mm at reveals and jambs.
Walls to have hyload dpc minimum 150mm above ground level.

Wall at higher level to be as above only external skin to be 100mm dense concrete blocks with 22mm render finish applied in a two coat application with a water proofer added to mix.

INTERNAL WALLS:
Internal load bearing walls to be 100mm 3.5N mm2 blocks laid in 1:1:6 mortar with 9.5mm plasterboard and skim finish both sides.

Partitions to be constructed in 50 x 100mm studs at 450mm centres finished both sides with 12.5mm plasterboard and set coat. Provide head and sole plates and noggins at third points. Provide 100mm rockwool insulation between studs.
Floor joists running parallel to partitions to be doubled up.

WINDOWS:
New windows to be confirmed with client for style and material.
To provide glazed areas equal to 1 10^{th} of floor area and with opening lights equal to 1 20^{th} of floor areas.
All windows to have a trickle vent min. 8,000mm2.
All new glazing units to achieve a u value of 1.2Wm2K and have a soft low e coating. Allow for necessary vertical damp proof courses.
All glazing in critical locations, in positions less than 800mm from floor level, in doors within 1500mm of floor level and within 300mm each side of the door in the ional plane, to be toughened or laminated safety glass to BS6206.
All first floor windows to have an unobstructed opening area of at least 0.33m2 and not les than 450 x 450mm.

SKEILING:
Where skeiling forms part of room provide 90mm Celotex securely fixed between rafters and fix Triso- Super 10 foil insulation over rafters fully taped all in accordance with manufacturers recommendations. 1000 gauge polythene vapour barrier between insulation and 12.5mm plasterboard and set coat.

FLAT ROOF: (warm)
New flat roof to be 25mm asphalt with reflective paint finish over an isolating felt to BS 747 on 150mm Celotex Double R TSI boards over joists. Provide Hi-ten vapour check over 18mm exterior grade plywood decking. Ceiling of 9.5mm plasterboard and set coat.
Provide 30 x 5mm galvanised anchor straps at 2 metre centres.

RAINWATER:
Rainwater to be directed into 100mm upvc gutters and 75mm down pipes and there to soak ways 1metre cubed with 100mm concrete cover. Pipes below ground to be 100mm osma laid in pea beach at fall of 1: 40. Soakaways to be min. 5 metres away from any building.
DORMER:
Dormer walls to have plain tiles on treated 25 x 38mm battens on tyvek breather felt on 12.5mm external quality plywood on 50 x 100mm.c16 at 400mm centres with solid noggins at third points including 50 x 100mm timber sole and head plates. Celotex FR5000 (90mm) insulation between studs and celotex TB4000 (12mm.) insulation over the studs internally, taped as VCL, foil backed plasterboard and skim. Achieves a U value of 0.26Wm2K.
Dormer cheeks within 1 metre of boundary to have 12.5mm supalux board between the tyvek breather sheet and the 12.5mm external quality plywood rigidity.

GABLE WALL:
Constructed as for dormer walls or as otherwise specified.

NEW TIMBER FLOOR:
Weyroc moisture resistant 19mm boarding to BSEN312 part 5 on timber floor joists as specified packed up 20mm above the upper surface of the ceiling board and where binders removed connect existing ceiling joists to the new floor joists. Where new floor joists span 3m or more provide solid strutting at mid span. Double up floor joists under bath or similar fitting. Place 100mm Rockwool having a density of 10kg m3 on chicken wire fixed to the sides of the new joists. The floor insulation to extend over roof void.

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.

	Date	Revisions
A		

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Client
JACK & TILLY.

Job Title
PROPOSED LOFT CONVERSION AND GROUND FLOOR REAR EXTENSION.

Drawing Title
87 HOWARD ROAD.
LANCING.
WEST SUSSEX.

Scale 1:50 & 1:100

Date SEPT 2023 | Drawn by

Drg.No. | Rev

Paper Size A1