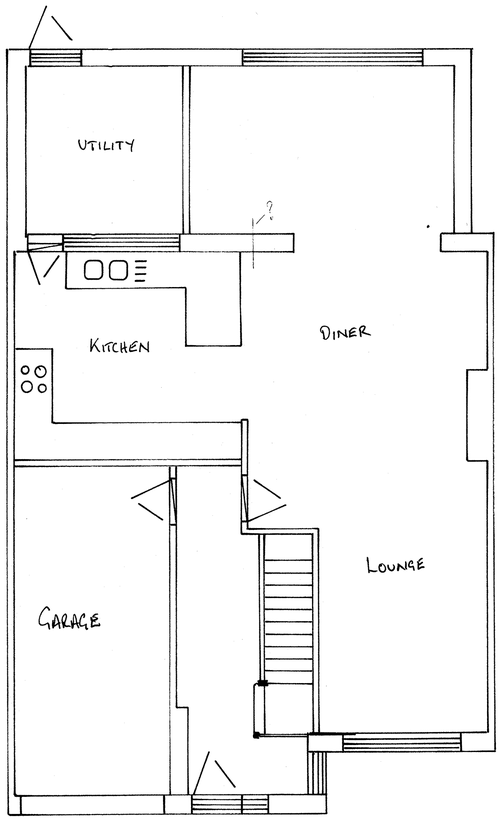
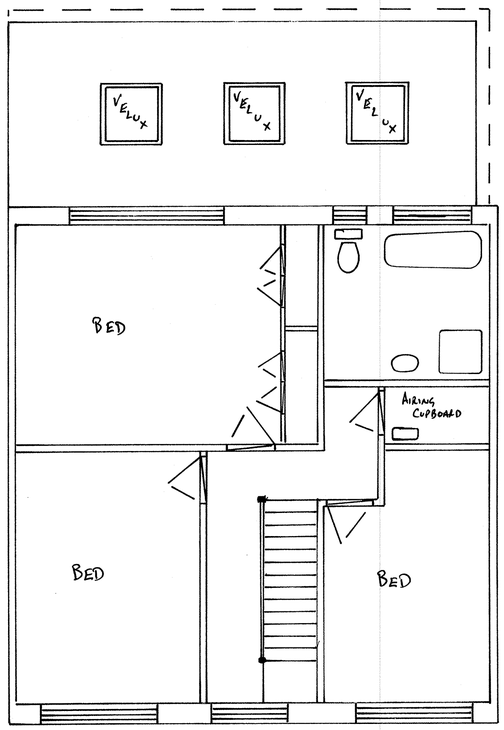


PROPOSED ELEVATIONS. SCALE 1:100

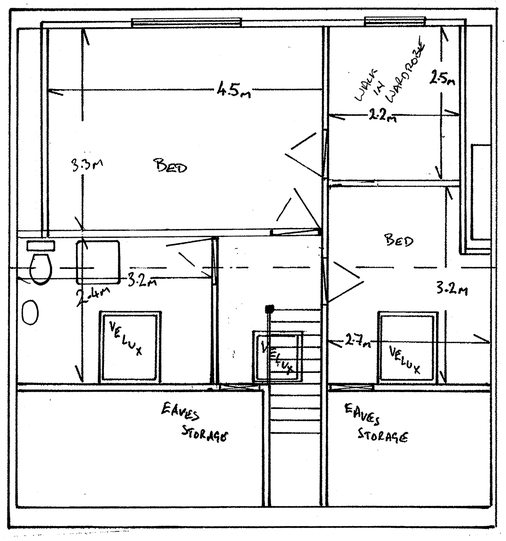
1m 2m 3m 4m 5m 6m 7m 8m 9m 10m
1:100 Scale Bar



PROPOSED GROUND FLOOR. SCALE 1:50



PROPOSED FIRST FLOOR. SCALE 1:50



PROPOSED SECOND FLOOR. SCALE 1:50

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

142 Harbour Way

Dormer, and Extension Specifications

Foundations: New foundations to be constructed to Local Authority approval and to suit site conditions. Minimum 1000mm deep and 500mm wide. 4:2:1 concrete min 450 thick.

Walls: External cavity walls with face brickwork to match existing, with 25 cavity alongside 40 Celotex insulation, (or as specified by local building authority), then 100 Turbo block inner leaf. Internal 12mm carlite plaster. Secure to existing walls with furfix channels. Stainless steel butterfly wall ties at 450 c/c vertically and 900 c/c horizontally. Insulated cavity closers at reveals. Holding down straps every 2 metres fixed to wall plate and screwed to wall.

Extension roof:- Pitch 6x2 rafters and lay breathable membrane. Fix 25x38mm softwood tanalised battens, fit Felt support trays. Fix new Marley smooth grey flat concrete roof tiles, - provide sample to client for approval. All fixing to be in accordance with manufacturers recommendations. All mortar for bedding purposes to be colour matched.

Concrete Floor: 75 sand and cement screed (4:1) on 100 concrete (4:2:1) on 70 Celotex insulation on 1200 gauge polythene DPM on sand blinding on min 150 clean hardcore well compacted. 100 horizontal Hyload DPC min 150 above ground in outer leaf and at floor level in inner leaf.

New Loft Floor: Main beams, (check engineers calcs), on load bearing walls supporting new and existing structure. Supporting studwork under rafters to have sole plates bolted to top flange of RSJ via M6 bolts at 600 centres, carrying GMS joist hangers. Lay rockwool insulation between joists as per requirements for sound and fire resistance. Joists to be minimum 50mm from live chimney breasts. Existing ceiling joists strapped up to new floor beams where binders/truss members removed. New flooring to be 22mm moisture resistant caber floor, or equivalent flooring grade chipboard.

Dormer walls, cheeks: Vertical tile hanging on treated battens, on breathable paper, on 12mm ply, on 100x50 stud framing at 400 centres, infilled with 90mm celotex insulation, with 12mm celotex insulation over, 12mm plasterboard, and skim finish internally. Cheeks within 1000mm of boundary to have half hour fire resistant board. Cheeks built on existing masonry to have GMS straps at 900mm centres. Dormer fully weathered in code 4 lead flashing. Dormer cheeks built off triple 6 x 2 rafters, running from ridge to plate, or to pick up purlin point.

Dormer roof- Flat: Bitumen bedded limestone chippings, (minimum 12.5mm deep), on three layers bitumen roofing felt to BS747 (or alternative suitable flat roofing system) on 18mm OSB decking on 120mm celotex, on 11mm OSB, on firring pieces (at 1:40) on 195 roof joists at 400 centres.

Roof lights: Velux windows should be fitted according to manufacturers instructions, and should not project more than 150mm above existing roof plane. Rafters to be doubled up either side of velux.

Ceilings and skeilings: Existing/new rafters to achieve ventilation gap behind 70mm celotex insulation between rafters; 50mm Celotex across rafters, with 12 foil backed plasterboard, and skim finish.

Staircase: Rise=205 Going=228 Number of equal risers=13 Overall width= 800 Maximum pitch=42 degrees. Headroom above the pitch line of the stair should be a minimum of 2m. Floor/pitch line to top of handrail= 900. Spindles at 100 centres. Tapered treads to have min 50 going, and same as straight treads at mid point.

Glazing: All glazing in critical locations to be of toughened or laminated safety glass in accordance with clause 5.3;BS 6206;1981. New glazing needs to achieve 1.6W/m2 K

Electrical work: All electrical work required to meet the latest requirements of electrical Safety, must be designed, installed, inspected, and tested by a person competent to do so. Prior to completion, the Council must be satisfied that an appropriate electrical installation certificate has been issued for the work, and it has been signed by a person competent to do so. Energy efficient lights need to be provided at a rate of 75%.

Ventilation: Provide equivalent to 5mm continuous strip at ridge. Ensure/provide 25mm ventilation strip (or equivalent) to existing eaves. Provide trickle ventilator to give 8000mm2 background ventilation to loft room(s). New roofing to be with breathable membrane throughout.

Mechanical fans required to bathroom 15l/s and WC 6l/s.

Sanitation: New bathroom and toilet to be fed from existing mains water supply.

Drainage & waste disposal: New upstairs bathroom and toilet to run in to existing drain, through new SVP. Soil Vent Pipe to terminate 900mm above any opening within 3m.

Means of Warning and Escape: Mains linked interconnected alarm required with heat detection to kitchen, and smoke detection to all landing levels. FD20 doors to be fitted to all habitable rooms on escape route at all floor levels. Stair enclosure to provide 30 minutes fire resistance.

EVIDENCE TO VERIFY APPLICATION:

142 Harbour Way, Shoreham.

Single storey rear extension.

The proposals comply with the Permitted Development guidance as set out on the Planning Portal website.

The relevant guidance for this proposal is set below:

1. Existing house is not a listed building and is not in a conservation area.

2. Single storey rear extension height of no more than four metres

3. Maximum eaves height of extension within two metres of the boundary of three metres.

4. Proposed new extension materials are to match existing.

5. Velux windows must not protrude more than 150mm above plane of roof.

Loft Conversion,
Flat Roof Dormer

The proposals comply with the Permitted Development guidance as set out on the Planning Portal website.

The relevant guidance for this proposal is set below:

1. Existing house is not a listed building and is not in a conservation area.

2. Proposed dormer with a volume under 40m3.

3. Dormer minimum 200mm back from existing eaves.

4. Velux windows not to protrude more than 150mm from existing plane of roof.

5. Proposed materials are to match existing, bathroom window to be obscured glazing.

Notes

1. No critical dimensions are to be scaled from this drawing. (except for planning purposes)

2. It is the contractor's responsibility to ensure that all work is carried out in accordance with Local Authority and N.H.B.C requirements and that all plumbing and electrical work complies with the current regulations of the area water board and electricity board.

3 Any works carried out prior to the receipt of the necessary approvals are the responsibility of the client.

4 Whilst every effort has been made to obtain accurate information on the existing structure or site, it is essential that the contractor or client check at every stage and notify the Designer of any discrepancies.

	Date	Revisions
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Client
MR & MRS DRUMMOND-DAVIES

Job Title
142 HARBOUR WAY, SHOREHAM BEACH

Drawing Title
PROPOSED ELEVATIONS & PLANS FOR REAR SINGLE STOREY EXTENSION, & REAR FLAT ROOF DORMER.

Scale
1:50, 1:100

Date
09.08.2018

Drawn by
A.RAMUS

Drg No.
02/06/18

Rev.
3

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