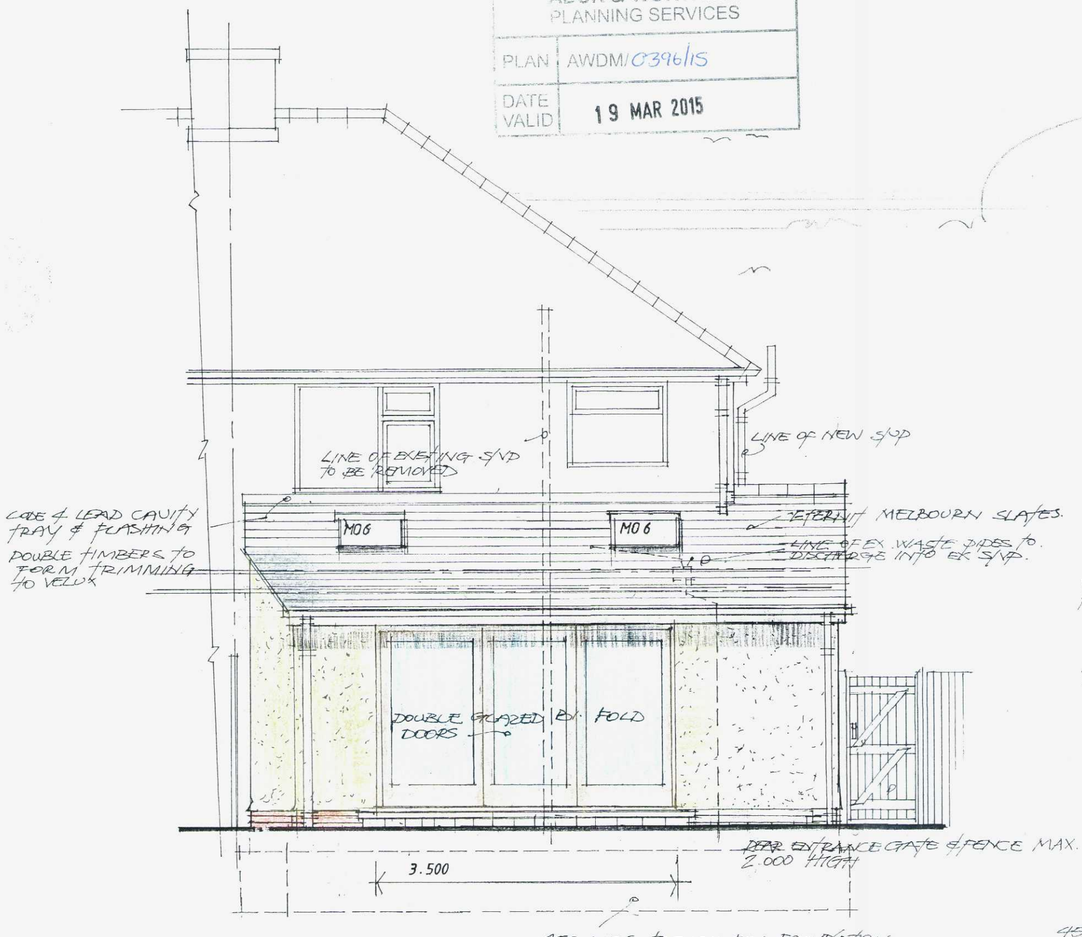
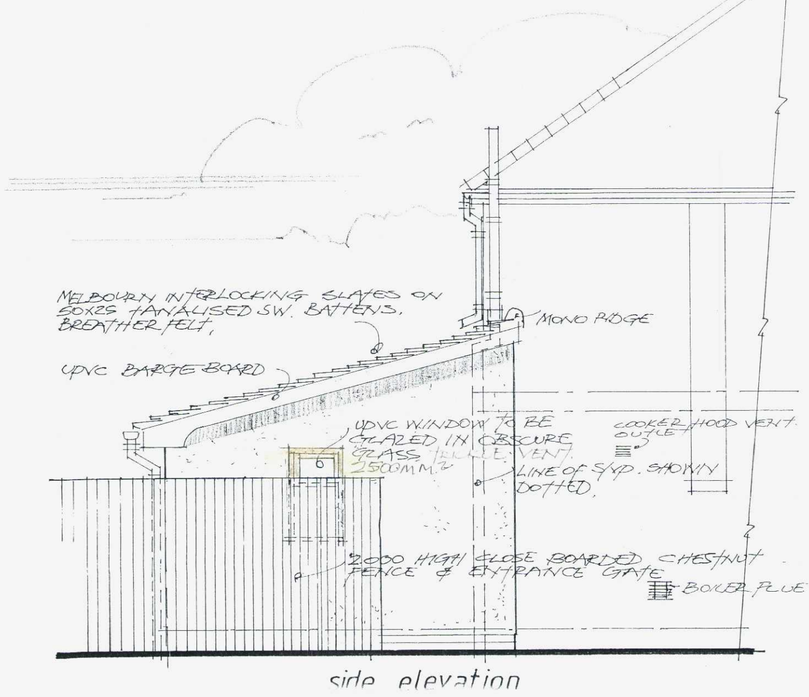
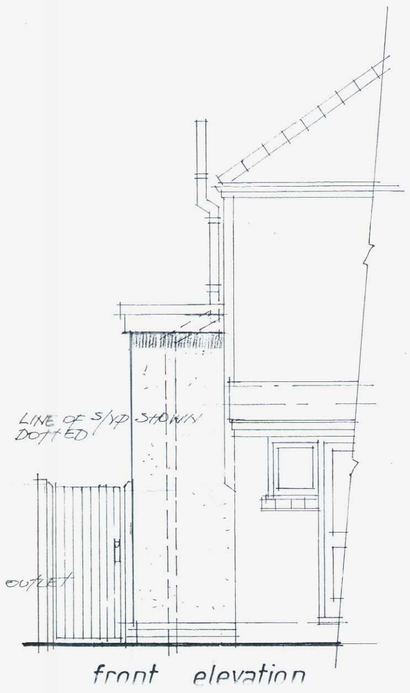
ADUR & WORTHING
PLANNING SERVICES
PLAN | AWDM/0396/15
DATE VALID | 19 MAR 2015



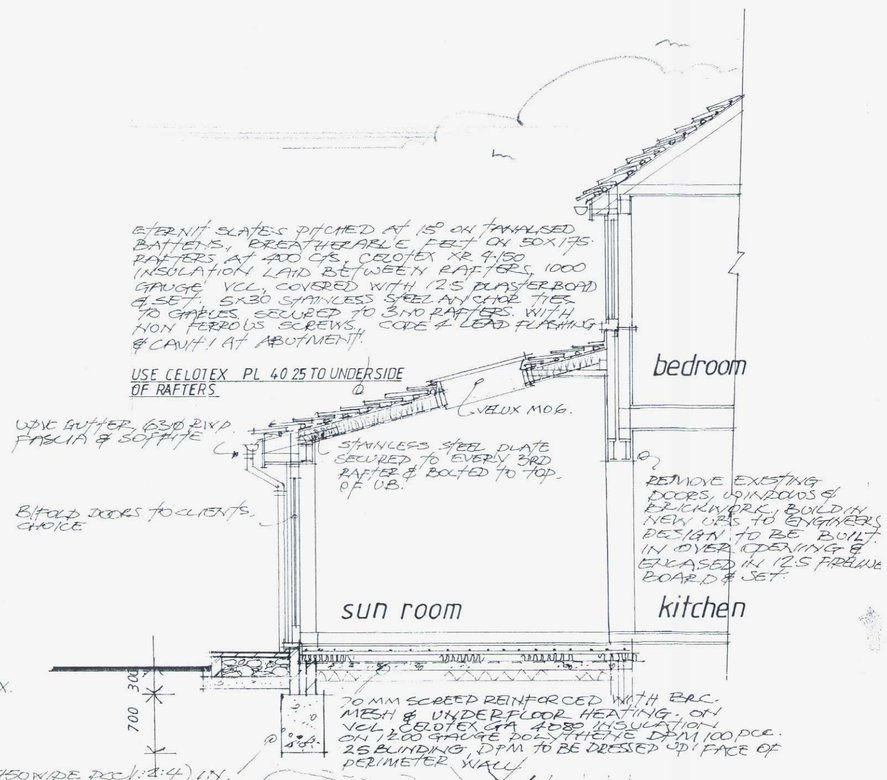
rear elevation

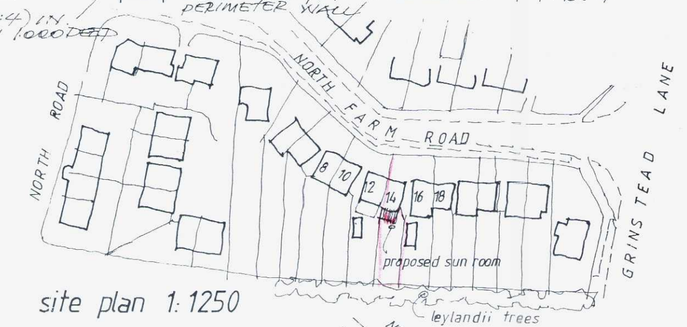


side elevation



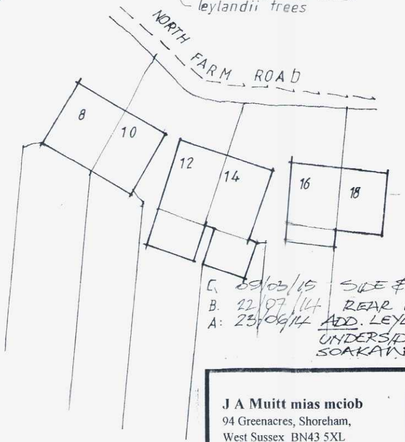
front elevation





site plan 1:1250

north



location plan
1:500

C. 28/03/15 SIDE & REAR ELEVATIONS AMENDED
B. 22/07/14 REAR ELEVATION AMENDED
A: 23/06/14 ADD. LEYLANDII TREES ON SOUTH BOUNDARY. USE CELOTEX PL4025 TO UNDERSIDE OF RAFTERS. DELETE 1.60WM²K GLASS ADD 1.40 WM²K SOAKAWAY 2M³

GENERAL All building work and materials used in the construction are to comply with current Building Regulations, Codes of Practice, British Standards and Agrement Certificates.

All details and dimensions shown on this drawing are to be checked on site by the contactor and any discrepancies reported to this office prior to commencement of work.

The Contractor is to ensure that Town Planning and Building Regulation Approval Notices have been received and to be aware of any conditions imposed prior to commencement of construction.

EX-STRUCTURE Existing foundations, beams or lintols to be exposed as requested by Building Inspector.

FOUNDATIONS Excavate oversite to reduce levels as necessary and form trenches 450 wide as shown. Trenches to be 1000 deep below final ground level or to suit site conditions, final depth to be agreed with BCO on site. Trenches to be filled with concrete (1:2:4) to a final depth of 300mm below finished ground level. New foundations to underpin existing by minimum 300mm's.

WALLS
Walling up to DPC Facings to match existing to outer skin 100 cavity with Celotex CW4050 secured to outer face of 100 Topblock GTI blockwork inner skin and 13mm render and set.

Walling above DPC Rendering in two coats to match existing on 100 Class A blockwork outer skin. 100 cavity insulation, 100 block inner skin - 13mm render and set.

General Blockwork to be minimum 2.8N/MM² bedded in 1:1:6 mortar - 'U' value minimum 0.28WM²K. Both skins of cavity to be tied together with stainless steel wall ties and plastic clips at 750mm horizontally and 450 vertically - vertical DPC minimum 150 wide with additional wall ties and proprietory type insulating cavity closer to all reveals - cavity to be sealed at head of walling and at cill level. Horizontal DPC minimum 150 above finished ground level, 70mm PS concrete lintols over drains where they perforate walls. Stainless steel anchor ties at abutment of new and existing walls, external joint to be sealed with polymer pointing, colour to match brickwork - Internal joint to be covered with expanding metal lathing before plastering, cavity to be maintained at intersection.
'U' value minimum 0.28W/M²K.

FLOORS 70mm sand/cement screed reinforced with chicken wire and underfloor heating on vapour controlled barrier Celotex CW4080 insulation on 1200 gauge polythene DPM, 100 pcc (1:2:4)- 25 blinding - 150 well consolidated hardcore - 25mm insulation board and DPM dressed up face of perimeter wall - DPM to overlap DPC - 100 Ø UPVC vent ducts to be located in new floor to vent existing suspended floor.
'U' value minimum 0.22WM²K.

ROOF Eternit Melbourne slates pitched at 15 degrees, tanalised battens and breather felt to BS747, 50 x 175 rafters @ 400 cts, 50 x 100 wall plates strapped down to walls using 1000 x 30 x 5mm m/s straps @ 1200 cts. Celotex XR4150 insulation laid between rafters, 1000 gauge VCL covered with 12.5 plaster board and set. UPVC fascia and soffite, Code 4 lead flashing and cavity tray at abutment.
'U' value minimum 0.20WM²K. USE CELOTEX PL4025 TO UNDERSIDE OF RAFTERS

JOINERY All new skirtings, architraves and mouldings are to match existing.

TIMBER All structural timber is to be a minimum SC3 (C16) grade and where built into brickwork the timber is to be treated with wood preservative for a length of 600mm's. Softwood used externally is to be impregnated against decay. All site cut ends etc are to be liberally treated with tinted preservative.

WINDOWS/DOORS To be UPVC or similar bifold doors, double glazed 1.40W/M²K secured into position with stainless steel fixings, external perimeter to be sealed with mastic. 5000mm² trickle vent ton sun room. **All glazing to comply with BS6206** USE GLAZING TO ACHIEVE 1.40 W/M²K

STEEL LINTOLS/BEAMS Steel beams to be designed by Structural Engineer - calculations to be submitted to LA for approval. Lintols to be manufactured by Messrs Catnic Lintols Ltd. Bearings minimum 150mm for spans not exceeding 1800mm, 225
bearing over 1800mm's. Steel beams to be encased in two sheets 12.5 plasterboard and set on 50 x 50 framing, board joints to be staggered.

ANCHOR TIES 5 X 30 m/s galvanised anchor ties secured to wall plates and rafters at 1200 cts. Ties secured to 3 no joists/rafters with non-ferrous screws. Noggings to be located between ceiling/joists on line of ties.

MECHANICAL VENTILATION
Kitchen Hood 30 litres/sec ducted to external air.

Utility 15litre/sec

Units ducted to external air. Certificate of compliance for the installation of the fixed ventilators is to be handed to the Building Control Officer within 30 days of completion of works.

RAINWATER New and existing rainwater taken to soakaway minimum 5 meters from building, 100mm drain pipes encased in 150mm pea beach, soakaway to be 2M³ below invert of drain pipes and filled with clean hardcore and topped off with 38mm dry lean concrete. SOAKAWAY TO BE 2 M³

PLUMBING 38 ø waste to sink to discharge into s/vp, deep seal traps to appliances discharging into soil stack. **All plumbing to comply with BS 9572.**

DRAINAGE Disconnect drainage as necessary and grub out drains, new drains to be 100 ø UPVC drain pipes encased in 150 pea beach and taken to existing new inspection chamber constructed in polypropolene Osma or similar manhole cover and frame **All Drainage to comply with BS8301.**

ELECTRICITY Existing electrics to be overhauled and extended as necessary to provide additional light and power outlets. All electrical work needed is to comply with the current requirements of Part P (Building Regulations). To be designed, installed and inspected 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.
Energy efficient lighting should be min 75% total internal light fittings and minimum 45 lamp lumens per circuit watt. See Domestic Building Services Compliance Guide.

Smoke Detector To be provided at each floor level and wired to mains electricity and interconnected.

DECORATIONS All new woodwork to be knotted and primed on all faces prior to delivery to site. Stopped and painted two undercoats and one gloss coat. All ceilings and walls are to be prepared to receive one mist coat and two full coats of emulsion. All paintwork is to be rubbed down between coats. Contractor is to make good all work disturbed by the construction work.

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Project: 14 NORTH FARM ROAD LANCING, WEST SUSSEX	Date: MAY 2014
Drawing: SECTION A.A / ELEVATIONS	Scale: 1:50
Drawing No: 02 C	Project No: 14/04