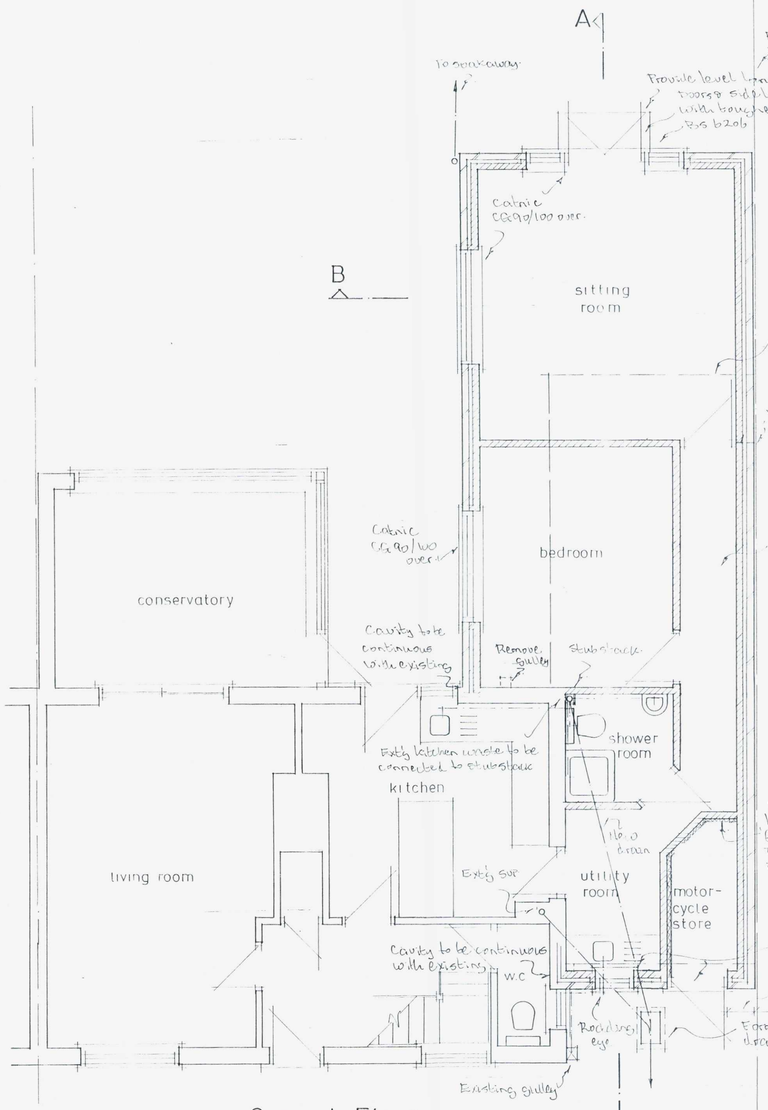
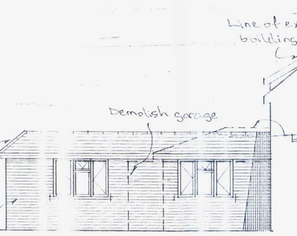
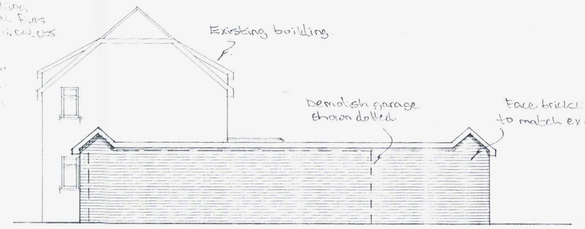


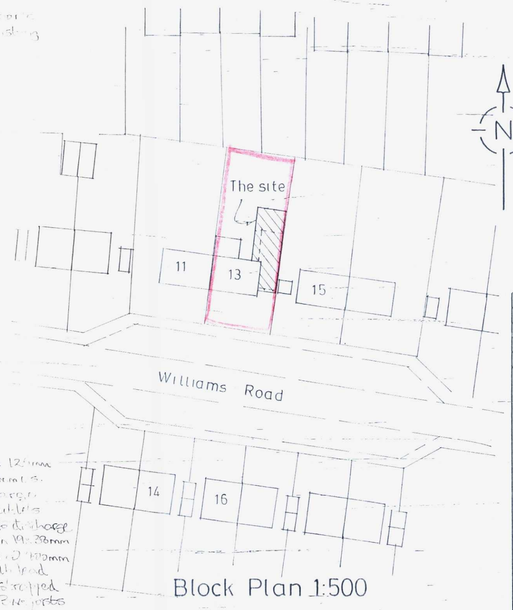








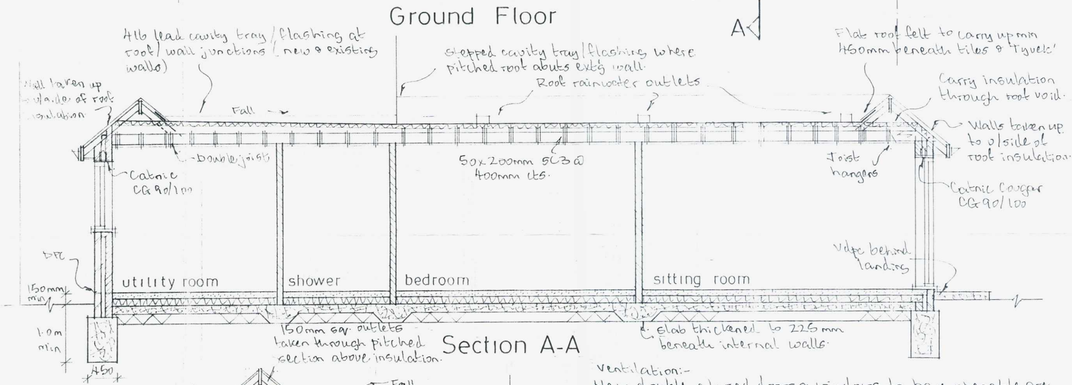
General:-
Existing walls, lintels & foundations to be exposed at commencement to be checked for suitability to sustain additional loads. Double glazing to doors, sidelights & windows to have min 16mm gap cavity and low-emissivity glass to provide a U value of 1.6 W/m²c. Existing heating system to be extended to serve new properties and all new radiators to have thermostatic control valves !!
During redevelopment any visible contaminated or odorous material is to be reported & then no further development is to take place until it has been investigated and resolved in agreement with the Environmental Protection Department.

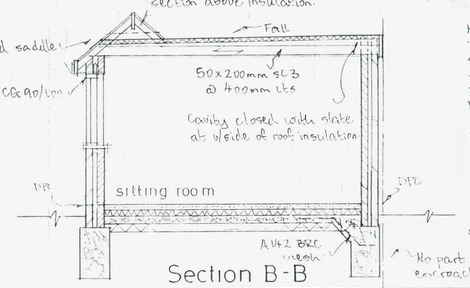


Block Plan 1:500



Site Plan 1:1250





Ventilation:-
New double glazed doors & windows to have openable area in excess of 1/20th of floor area & each room to have min 8000 mm² night vents. Shower room & utility room to have mechanical vents ducted to external air to provide min 30 litres/sec extraction. Shower-room vent to be connected to light switch & to have 15 minute over-run.

Electrical:-
Electrical installations to be designed, installed, tested & certified to BS 7671 by a suitably qualified person with copy of certificate being made available for the Local Authority. 75% of all new lighting to be low-energy type with fittings capable of only accepting bulbs having a luminous efficacy greater than 60 lumens per circuit-watt.

No part of extension to encroach over boundary.

Roof:-
12.5mm chippings bedded in bitumen on three layer felt to BS 747 laid to CP144 on 12.5mm 'Celotex' TD 4000 on firrings to provide 1:40 fall on 50x200mm SC3 joists @ 400mm ctrs. Ceiling of 12.5mm plasterboard with skim plaster finish. Flat roof to discharge through pitched section via 3No 150mm sq. outlets lined with 516 lead. Outlets to be formed on all four sides using 18mm external quality ply. Rainwater to discharge over tiles via 516 lead saddles. Pitched section of tiles to match existing on 19x38mm sw. treated battens on 'Tyvek' permeable sarking on 50x100mm SC3 rafters @ 450mm ctrs. UPVC soffit & fascia with 100mm pre gutter & 75mm downpipe. Provide 416 lead cavity tray / flashing at roof / wall junction with min 150mm upstand. Roof stepped to walls with 30x5mm m.s. straps @ 800mm ctrs. Straps to be taken across min 2 no joists where joists run parrallel with walls. Provide solid noggings between joists at strap positions. Preparatory eaves carrier to be used beneath 'Tyvek'.

Walls:-
Face brickwork to match existing, 100mm cavity with s.steel wall ties @ 15no ctrs horizontally, 450mm ctrs vertically and 225mm ctrs at reveals. Cavity to be infilled with 100mm 'Dritherm' insulation batts installed in accordance with manufacturers spec. Inner leaf of 100mm 'Thermalite' shield blocks with lightweight plaster finish. Cavity to be vertically continuous with existing & closed at head with slate. Horizontal dpc min 150mm above ground level & lapped with existing dpc. Combined vdpc/insulated cavity closers at reveals. Cabric Cougar CG90/100 lintels over openings in external walls. Pre-stressed plank lintels over drains where passing through walls. Internal walls to be 100mm 'Thermalite' with lightweight plaster finish & built off dpc on slab thickened to 225mm.

Floor:-
65mm sand/cement screed reinforced with chicken wire on 100mm 'Celotex' tuff-12 floor insulation on 100mm concrete (reinforced with 600mm wide strip of A142 BRC mesh where over drain runs). On 1500g polythene dpm on sand blinding on min 150mm well consolidated hardcore.

Lay with new & existing dpc. Any existing airbricks obstructed by new floor are to be ducted to external air via 100mm ø ducts with 10mm concrete cover.

Foundations:-
450mm wide trench-fill foundations min 1m deep with final size/depth to suit site conditions. Foundations to be taken down to invert level of any drains within 1m distance.

Drainage:-
Construct new I/C on existing drain run built off 150mm concrete base using 9cm engineering brickwork rendered externally & flush-pointed internally. (100mm high, 100mm ø) with stepic terminated with 'Durgo' air admittance valve in casing, with high & low level vents. 32mm handbasin waste. 32mm ø utility sink & shower wastes. All wastes to have 75mm deep anti-vac bottle traps & rodding eyes at changes of direction. All plumbing to be to BS EN 12056. Utility sink to discharge to existing gulley below gulley grating but above water level. New drain runs to be 100mm ø UPVC @ 1:40 fall laid & surrounded in 150mm beach with 50mm concrete cover. Rainwater taken to 2.250mm soakaway min 5.0m from any building, via pipes as noted above

Drainage (Cont):-
If existing s/a is found within 5.0m of extension then divert existing s/a runs to new s/a position via pipes as previously noted.

	Date	Revisions
C	17.9.12	B Reg Revisions
B	2.8.6.12	Bricks Area Added & Drain
A	15.6.12	Front Elevation Revised

(C) copyright

Client
Mr & Mrs Minall.

Job Title
Proposed Extension

Drawing Title
13 Williams Road
Shoreham

Scale 1:50 1:100

Date | Drawn by

Drg No. 477/03 | Rev. C

PLANNING 1167/12

DATE VALID 24 SEP 2012