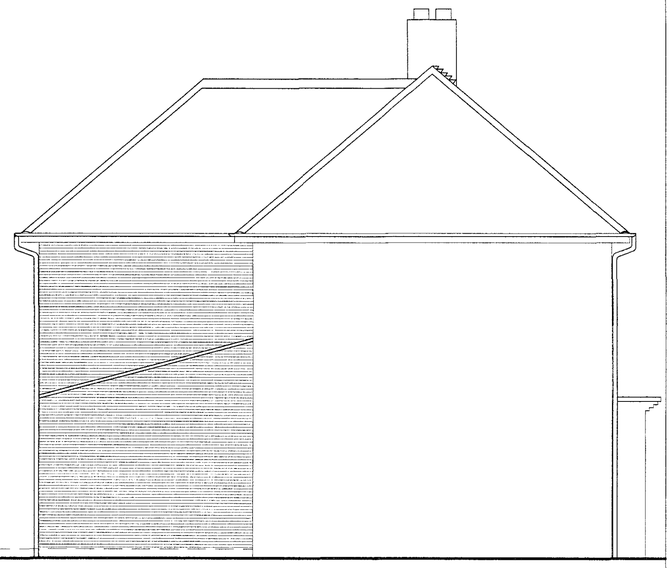


EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

FOUNDATIONS

New 225 x 600mm strip concrete foundations as shown (1:2:4 concrete mix). Foundations to be min 900mm below ground level. Any existing foundations to loadbearing walls to be exposed and checked for adequacy.

Blockwork below ground level to be Class A dense concrete in 1:4 masonry cement mortar or equal and approved specification. Cavities below ground level to be filled with lean mix concrete maintaining a clear void of 150mm below ground level.

FLOORS

Ground floor to be constructed using 150mm concrete oversite slab on min 100mm well consolidated hardcore and 1000 gauge polythen dpm. Floor to be insulated using 100mm thick Celotex tuff-R GA3000Z and finished with 65mm chicken wire reinforced sand/cement screed. U-value 0.19

New floor to be 175 x 50mm joists at 400mm centres spanning in the direction as shown on the plan. Ceiling is to be formed with 1 layer of plasterboard 12.5mm thick and finished with 5mm board finish plaster. 100mm mineral wool density 10kg/sqm laid between joists

WALLS

300mm cavity walls comprising brick outer leaf with 100mm cavity part filled with 50mm Celotex tuff-R CW3000Z insulation to achieve a U-value of 0.3. Inner leaf 100mm Thermalite Turbo blockwork or equal and approved, finished with 13m lightweight plaster. All walls to be constructed using stainless steel wall ties built in at 450mm centres vertically and 900mm centres horizontally in staggered rows. All cavities to be closed at eaves level. Cavities closed at reveals using RMC Themabate cavity closers or equal and approved.

Horizontal strip polymer (hyload) damproof course in each leaf of new walls min 150mm above ground level in external leaf.

Internal studwork partitions as shown to be constructed of min 100mm x 50mm studding at max 400mm centres with sw base and headplates and cross noggins at 400mm centres. Studding faced both sides with 12.5mm plasterboard finished with a 5mm plaster setting coat. Partitions to be sound insulated using 100mm mineral wool and lined with a vapour barrier of 1000 gauge polythene prior to plasterboarding. Walls supported off double floor joists where running parallel with floor joists or off structural beams as shown.

Build in insulated steel lintel cavity tray type over all openings in external cavity walls. Min 150mm bearing each end

INSULATION

100mm fibreglass insulation quilt to be laid between the new ceiling joists with a further 150mm of fibreglass laid across the joists. U-value 0.16

DRAINAGE

All fittings to be provided with trapped UPVC wastes as follows: Bath: 40mm diameter Basins: 32mm diameter WC: 100mm diameter. All traps are to be 75mm deep seal and all waste pipes are to be fitted with rodding access at tight bends. Where the length of a waste pipe exceeds 1.7m anti-vac traps are to be fitted. Provide hot and cold water supply to all fittings as appropriate.

Drainage to discharge to existing 110mm diameter soil and vent pipe on the western side of the building. New SVP within en-suite to terminate at high level with an air admittance valve. Horizontal drain branch pipes to be adequately fixed to provide a fall of 1 in 40. Pipes to be enclosed with 12.5mm plasterboard with 5mm plaster setting coat.

ROOFS

New pitched and mono pitched roofs to be constructed using 150mm x 50mm rafters and 150 x 50 ceiling joists at 400mm centres at a pitch of 40 degrees to match existing. 175mm x 38mm ridge and hip boards. Matching plain tiles on 50mm x 25mm battens and breathable roofing felt. 100mm x 50mm wall plates held down using 25mm x 6mm galvanised mild steel vertical restriant straps at 1200mm centres built in 3 block courses down in accordance with CP111 Part 2. Code 4 lead cavity tray to be provided where the mono-pitched roof meets the existing building.

Rainwater to 100mm half round pvc gutters with 65mm downpipes as shown fixed in accordance with the manufacturer's instructions to discharge to new garden soakway min 5m from the building. Drain trenches to be backfilled with granular material.

Existing kitchen chimney to be demolished. Chimney breasts in living room and bedroom to be demolished and new beam inserted within the roof void to support remaining section of chimney. For details of the steel beam and bearings see the Engineer's calculations

SERVICES

Smoke alarms to BS5446 are to be provided at each floor level and are to be interconnected. Alarms are to be permanently wired to a separatel fixed circuit at the distribution board.

30amp power ring main and 5amp lighting circuits extended to new power points as agreed. Installation to be in accordance with the latest edition of the IEE regulations and is to meet the requirements of Part P. An appropriate BS7671 electrical installation certification is to be provided follwoing the completion of the work.

New en-suite to have mechanical extract ventilation capable of extracting not less than 15 litres per second. Ventilation may be intermittent.

Extract ventilation is to be provided to kitchen through external wall. Extraction to provide a minimum of 60 litres per second or 30 litres per second if incorporated in a cooker hood.

Existing heating system to be extended with low pressure hot water radiators fitted with thermostatic valves located as agreed.

WINDOWS/DOORS

New UPVC Double glazed windows and doors. Glazing to be low-E with a 16mm air gap. Provide standard insulated cavity trap pattern lintel over having a min bearing of 150mm each end. Glazed doors and windows where providing additional background veintilation to have controllable trickle vent openings of at least 8mm. Glass in doors to be toughened or laminated. Glass located within 300mm of a door and 800mm from the floor to be toughened or laminated.

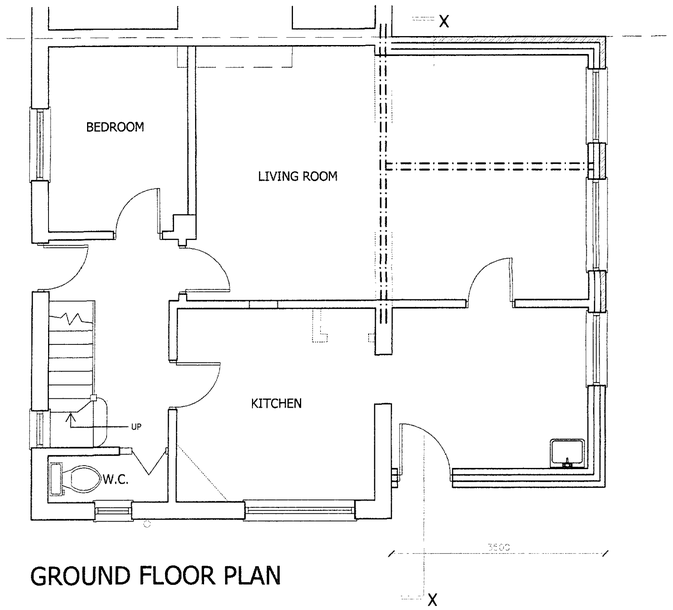
Standard internal FD30 flush or panel doors to new rooms with standard architraves and skirtings.

FINISHES

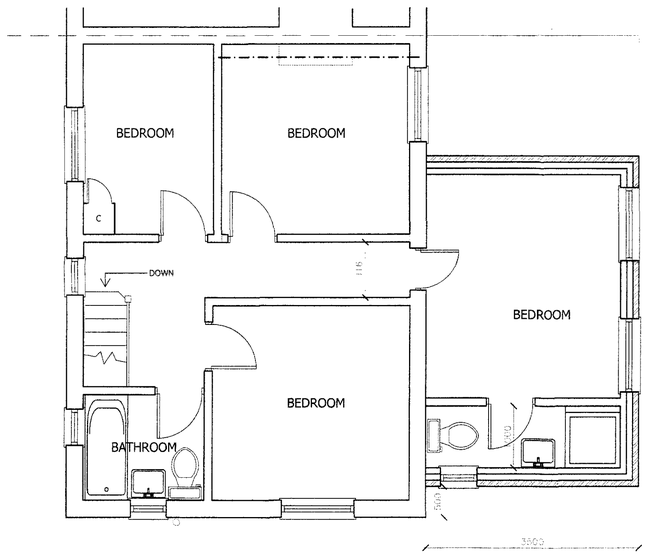
New steel beams, except where support roof structure only, to be encased to give a full half hour fire resistance using 15mm Gyproc Firecase fixed in accordance with the manufacturer's instructions or equal and approved fire proofing specification.

Plastering: Ceilings to be formed with 12.5mm vapour check plasterboard and finished with 5mm board finish plaster. Masonry walls within the roof are to be finished with 2 coat gypsum plaster min 12mm thick. Plasterboard and stud walls are to be finished with 5mm board finish plaster.

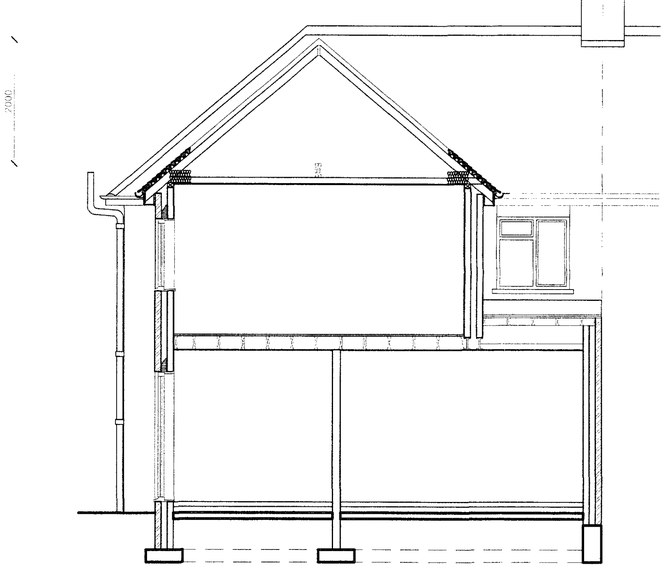
Painting: All joinery, skirtings, architraves and doors to be prepared, knotted, stopped, primed and painted with 2 undercoats and one gloss top coat. Walls and ceilings to be painted with 2 coats vinyl emulsion over primer/sealer.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECTION X-X

GENERAL NOTES

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN NO ADC/508/08
DATE RECEIVED 21/11/08

ADUR DISTRICT COUNCIL
PLANNING
APPROVED
DATE 05 DEC 2008

REV	DATE	DESCRIPTION	BY

CLIENT
MR S MIAH

PROJECT
26 MONTFORD CLOSE
SHOREHAM

TITLE
PROPOSED PLANS

SCALE	DATE	DRAWN
1:50	SEPT 2008	ML

DRAWING Nº A100 02 b

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