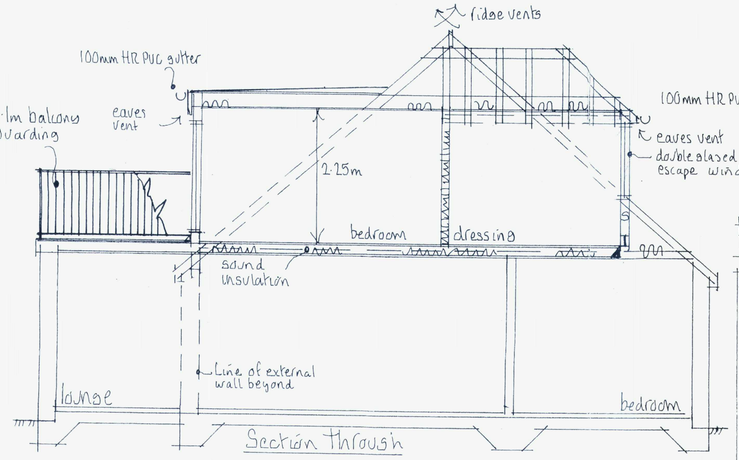
MINOR AMENDMENT

NOTES:
All dimensions must be checked on site and not scaled from this drawing.

ADC | 424 | 06
2 | 11 | 07



Section through

Any parts of structure covered over or inaccessible have not been inspected and no responsibility is accepted for these areas including underground. All electrics, heating, plumbing and decorations to be altered/extended all to client's choice. All lengths of proposed beams to be measured on site prior to ordering, to verify structural engineer's dimensions THIS DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS CALCULATIONS AND RECOMMENDATIONS

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Foul Water Drainage
All fittings to be provided with trapped waste pipes as follows: Sink, shower & baths - 40mm diameter Wash hand basin 32mm diameter WC - 100mm diameter Common waste pipes to be 50mm diameter. All traps to be 75mm deep seal & all waste pipes are to be fitted with rodding access on tight bends. Common wastes or runs in excess of 1.7m long are to be fitted with anti-syphonic traps New soil and vent pipe to be 100mm UPVC and terminate 900mm above any opening windows within 3.0m including a PVC cage. All drains to be 100mm diameter UPVC pipes laid and surrounded in pea beach to fall 1 in 40, provide concrete cover where invert is less than 450mm below ground level. New inspection chambers/manholes to be proprietary plastic mouldings supplied by "Osma" or similar approved. Installed strictly in accordance with manufacturer's instructions.

Rooms in Roof
New floor to be 22mm T & G flooring moisture resistant grade chipboard of 15kg/m² on joists with strutting at mid span insulated with 100mm rockwool quilt for sound insulation as indicated on plan. Existing ceiling is of 12.5 mm plasterboard 10kg/m² to provide the modified ½ hour fire resistance required. Dwarf stud partition to be of minimum 100 x 50mm studding at 400mm centres with sw base and head and cross nogged. Insulated with 100mm Celotex insulation, lined with 1000-gauge polythene vapour barrier under 12.5mm plasterboard and set finish. All skeilings to be insulated with 50mm Celotex, securely supported and battened to achieve a minimum airspace of 50mm over the insulation and under draw with a further 70mm of Celotex with 1000 gauge polythene vapour barrier between insulation and plasterboard finish. Ridge or high-level tile ventilators to be installed to assist cross ventilation of roof space. To be equal to a continuous strip of 5mm wide. Provide ventilation to the existing soffit equivalent to a 25mm continuous ventilation strip fitted with a fly screen. All existing binders supporting ceiling joists are to remain in position where cut. Steel beams to be coated with fire resistant intumescent paint (Nullifire or similar) to provide at least ½ hour fire resistance. Internal stud partition walls as shown to be constructed of minimum 100 x 50mm studding at 400mm centres with sw base and head plates and cross noggings at maximum 1200mm centres. Insulated with 100mm quilt for sound insulation, faced both sides with 12.5mm plasterboard finished with set.

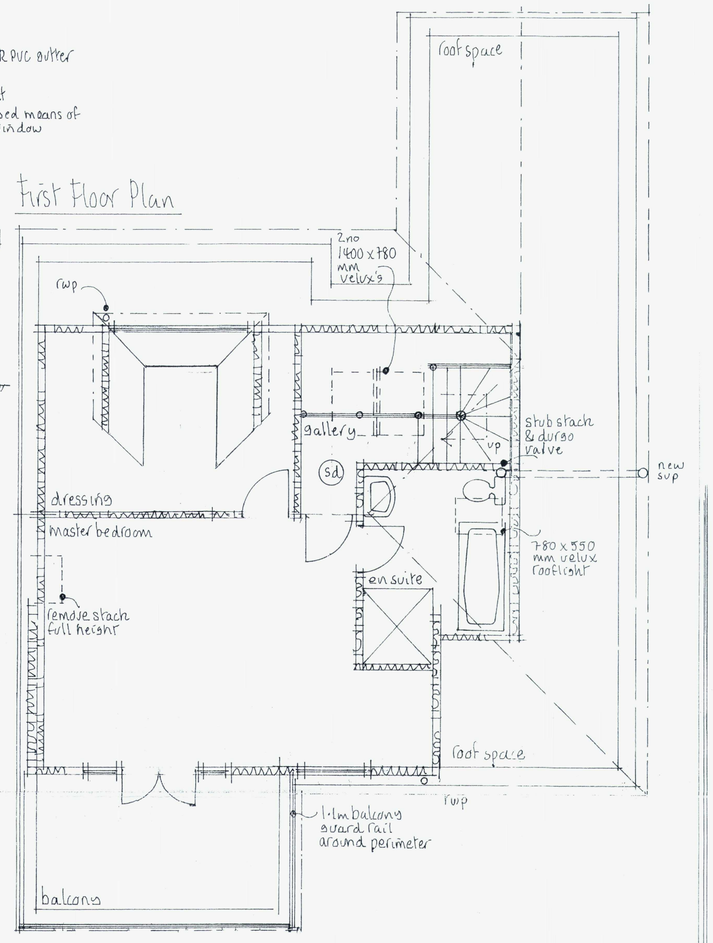
Balcony
Existing felt to receive traffic tiles to client's specification. Guarded around its perimeter with wrought iron guarding 1.1m high with vertical balustrades at 100mm maximum centres built in accordance with the structural engineers calculations.

Dormers
To be constructed of 100 x 50mm studding at 400mm centres with 100 x 100mm posts at corners and window jambs. Studding to be lined externally with plain tile hanging of colour to match main roof on 38 x 19mm battens and breather paper (Sisalkraft) on 12.5mm sheathing ply and internally with 1000 gauge polythene vapour barrier over 100mm Celotex insulation in between studwork and 12.5mm plasterboard finished with set. Rafters to be doubled up under dormer cheeks. Provide code 4 lead soakers and flashings as necessary.

Flat Roof
Timber roof structures to be fixed in accordance with BS Codes of Practice no CP3 and CP112. Flat roof covered with 3 layers built up felt to BS747 finished with 12.5mm white stone chippings bedded in bitumen. All felt work and detailing to be in accordance with CP144. 18mm WBP plywood decking on sw firrings to give min 1 in 40 fall and SC3 grade sw joists (size and centres as shown on plan) with 120mm celotex insulation laid in between joists at ceiling level and underdrawn with a further layer of 20mm celotex beneath with the ceiling lined with 1000-gauge polythene and 12.5mm plasterboard finished to client's approval. Roofing felt taken up under existing sarking felt minimum 450mm. Roof to be ventilated at eaves by setting ex 25mm sw fascia min 25mm from face of wall with insect mesh backing opening to form continuous ventilation strip along full length of eaves on all sides. 100mm x 50mm wall plate strapped down to walls using 1000 x 30 x 5mm mild steel straps at 1.2m centres. Provide 50 x 50mm counter battens to achieve a 50mm air gap over the insulation if required.

Stairs
Standard timber staircase with rise, going, width and layout as shown on plan. Pitch 42 degrees maximum. Openings in vertical balustrades not to exceed 100mm. Minimum handrail height for stairs and landing to be 900mm. Handrail to be continuous top to bottom of flight, with no finger traps. Minimum headroom at centre of stair width to be 1.9m reducing to 1.8m at the side of the stair, measured vertically above the pitch line. Minimum going at newel posts to be 50mm.
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO MANUFACTURE.

First Floor Plan

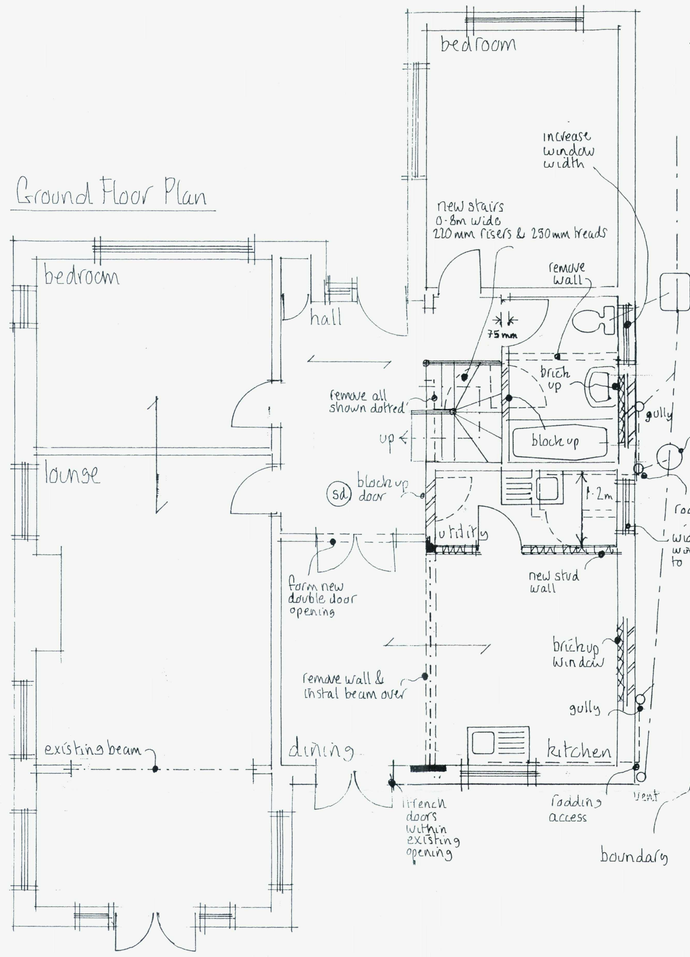


Pitched Roof
Tiles to match existing on 25 x 38mm sw treated battens on type 1F breathable sarking felt to BS747 on SC3 grade rafters at max 400mm centres. 100mm x 50mm wall plate strapped to walls at 2000mm centres using 30 x 5mm mild steel straps. SC3 grade ceiling joists at 400mm centres spiked to rafters. Fascia to match existing with soffit of 'Masterboard' fitted with continuous 25mm vent and fly-proof screen. 12.5mm plasterboard ceiling lined with 1000-gauge polythene vapour barrier over 300mm fibreglass insulation in between ceiling joists laid in 2layers at right angles to each other. Provide high-level tile ventilators to assist cross ventilation.

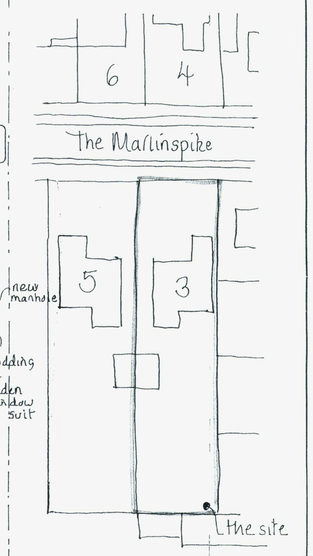
Smoke Detectors
At least one number main operated self-contained smoke alarm to BS 5446: Part 1 to be installed in the circulation space of each storey. All smoke alarms within each dwelling to be inter-connected, be permanently wired to a separate fused circuit at the distribution boards in accordance with IEE Regulations. They may operate at a low voltage via a mains transformer. Smoke alarms must be installed within 7m of the living room and kitchen door, within 3m of all bedroom doors and within 15m of each other in corridors or landings. If ceiling mounted, smoke alarms should not be installed within 300mm of a light fitting. If wall mounted, smoke alarm should not be over radiator and should be fixed elsewhere within 150 and 300mm of the ceiling.

Electrics
All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested 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 is to be provided at a rate of one / 25m² or one for every 4 fixed fittings provided

Ground Floor Plan

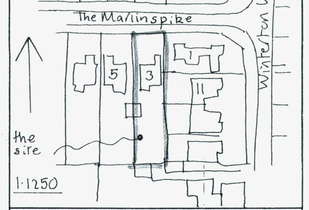


Block Plan 1:500



A		
Date		Revisions

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Rear dormer 2|11|07

Client
Mr & Mrs Ross

Job Title
Loft Conversion @ 3, The Marlinspike, Shoreham Beach, West Sussex

Mel Humphrey
MRICS MBEng
39 Northease Drive
Hove East Sussex BN3 8PQ

Scale 1:50, 1:100, 1:1250, 1:500

Date Oct 06 | Drawn by mjh

Drg. No. | Rev.

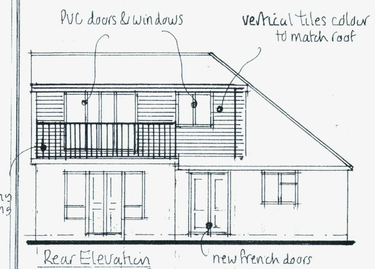
cubic capacities
rear dormer = 3·0 / 2 x 2·6 x 6·75 = 26·35m³ considered "permitted development"
front dormer = (1·3 / 2 x 1·6 x 2·6) + (2·6/2 x 1·0 x 0·33 x 1·6) = 3·40m³
detached garage more than 5m from dwelling.



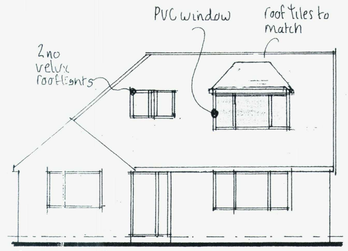
Side Elevation



Side Elevation



Rear Elevation

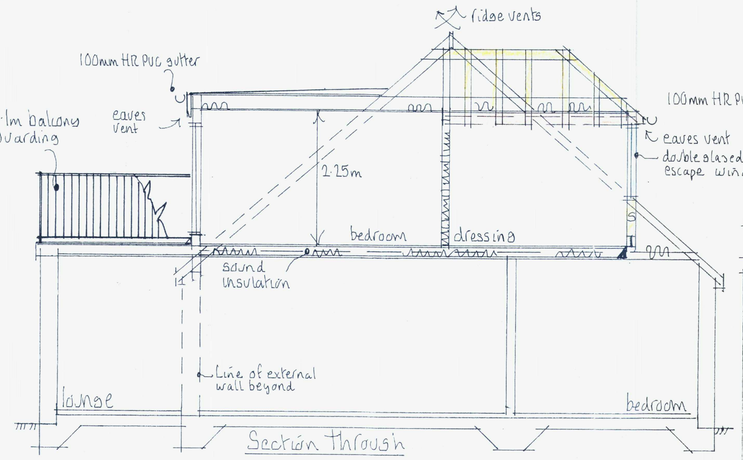


Front Elevation

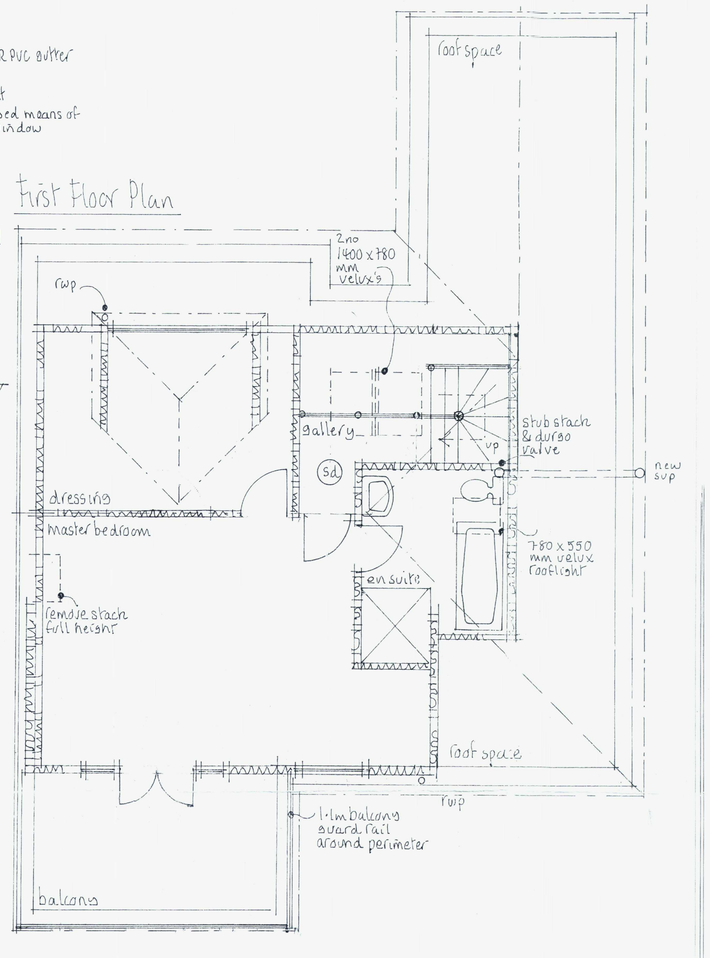
594 x 841mm A1

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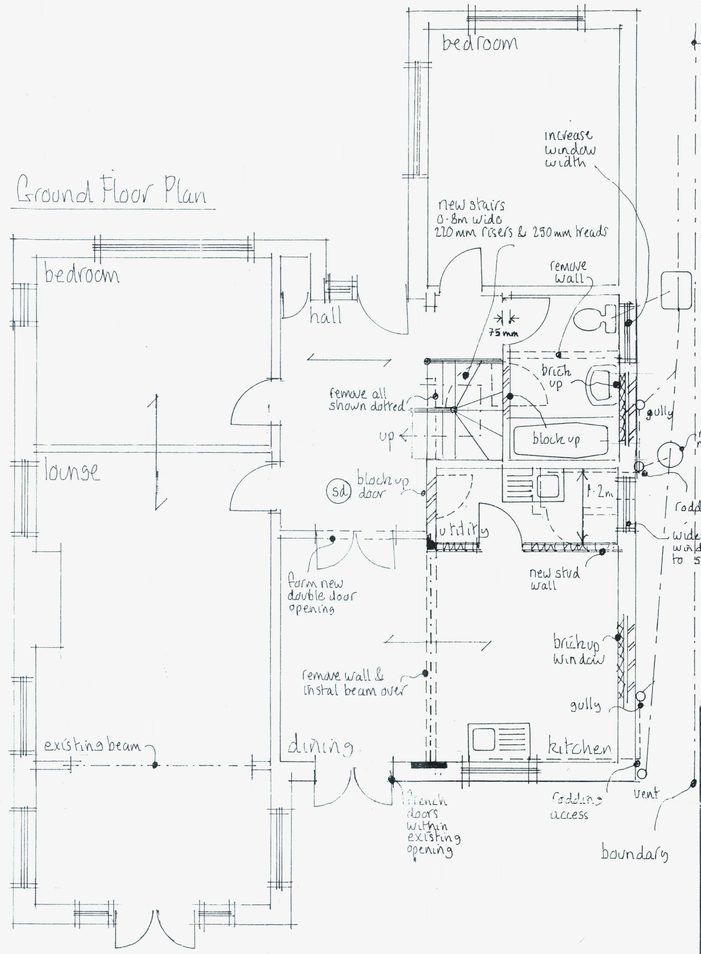
PLANNING COUNCIL
PLANNING DIVISION
PLAN No. Adc/0424/06
DATE RECEIVED - 9 NOV 2006



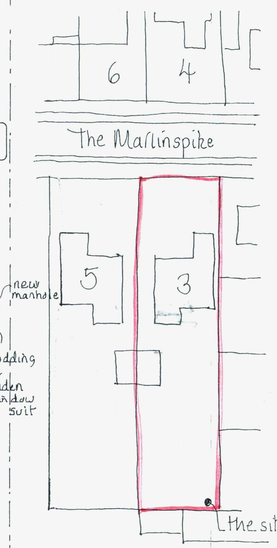
Section through



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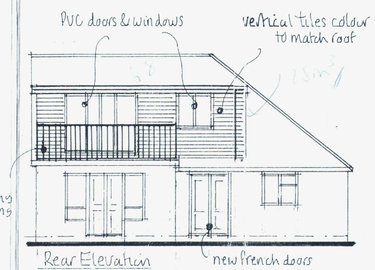
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Side Elevation



Side Elevation



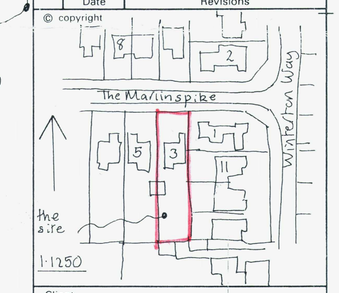
Rear Elevation



Front Elevation

A	
Date	Revisions

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1:1250

Client
Mr & Mrs Ross

Job Title
loft Conversion @
3, The Marlinspike
Shoreham Beach,
West Sussex

Mel Humphrey
MRICS MBEng
39 Northease Drive
Hove East Sussex BN3 8PQ

PLANNING COUNCIL
PLANNING DIVISION
APPROVED
DATE 11 DEC 2006

Scale ~~1:50, 1:100, 1:1250, 1:500~~

Date Oct 06 | Drawn by mjh

Drg. No. | Rev.

594 x 841mm A1