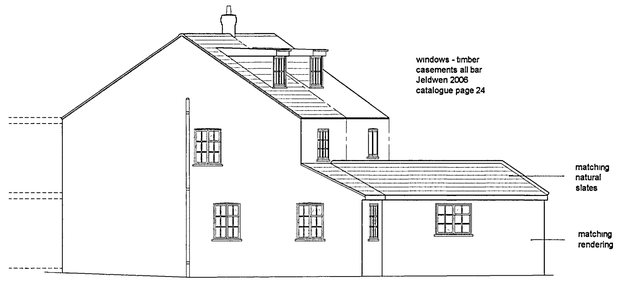
ARUN DISTRICT COUNCIL:AB/151/05/ 17/11/20

Rev	Change	Date



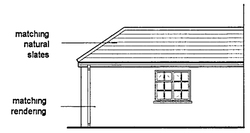
Front Elevation



South Side Elevation face on



Rear Elevation face on
single storey part



North Side Elevation

Generally

All works to be carried out in accordance with the latest Building Regulations and to the satisfaction of the local authority.
All structural timbers to be stress graded C24 and Celcured or similarly treated & cut ends brush treated on site
All materials, finishes and detailing to match existing
Decorations, electrics, heating, fixtures and fittings & landscaping all to client's requirements

Note

See separate engineer's details
SAP rating for new house to be obtained and sent to LA
Air pressure and sound tests to be carried out on completion and certificates sent to LA
Adjoining owner (no 4) to be served a 6 Metre Notice under the Party Wall etc. Act

Demolition

Remove existing rear single storey extension

Foundations

Concrete trench fill foundations 600mm wide to cavity walls and 450mm wide to ground floor walls, also foundation across junction of kitchen and dining room to take floor slabs Depth minimum 150mm below invert of sewer and to suit ground conditions and LA requirements Rear outer corner of existing house to be underpinned

Walls (U-value 0.30W/m^{2}K)

External - of cavity construction comprising two inner skins of 100mm Thermalite Shield or similar (650 kg/cu m - inner skin to end of kitchens 200mm thick) with minimum 2 coats 20mm thick rendering 85mm fully insulated cavity (eg Kooltherm) continuous with roof insulation Install cavity barrier to rearmost wall at point of boundary line
Stainless steel wall ties spaced at max 900mm horizontally and 450mm vertically, doubled at openings Dpc min 150mm above finished ground level and continuous with existing and vertically to openings Trenchblock or similar solid blockwork below ground level but if of cavity construction then cavity filled with weak mix concrete to within 225mm of ground level
Proprietary cavity closers to be used to new door and window openings
Airbricks to ground floor voids to be 217 x 67mm at 1 8m centres to provide min 1500mm sq mm ventilation per metre run

Dormer cheeks - 100 x 50mm studwork at 400mm centres with staggered noggins at 600mm centres and 100mm Celotex insulation between Inner faces lined with 1200g polythene vapour barrier with welted joints covered with 12 5mm foil backed plasterboarding with set coat finish Outer faces of studwork lined with 15mm marine or external grade plywood covered with breather paper and 32 x 25mm battens and natural slate Code 4 lead flashing to be provided beneath windows and with roof junctions

Internal - Party wall to rear additions to be cavity construction as above but 2 skins of Party Wall blocks with 6-8mm scratch render coat and 12mm plasterboarding on dabs to meet robust details construction
100mm load bearing lightweight blockwork to ground floor.
Upper floors to be 100 x 50mm studwork at 450mm centres with staggered noggins at 600mm centres with 12 5mm plasterboard and set coat finish but to bathroom walls to be lined behind foiled back plasterboarding with 500g polyethylene vapour control layer with lapped and sealed joints All stud work insulated with fibreglass quilting Walls finished with 13mm lightweight plaster.
Catnic lintels or similar (insulated to external walls) over all openings with weepholes every 450mm (min 2 per opening) but pre-cast concrete lintels where drains pass through walls Lintels to have min 150mm bearings

Ground Floor (U - value 0.22W/m^{2}K)

To comprise 70mm screed on vapour control layer of 500g polyethylene turned up wall junctions, on 80mm Celotex insulation turned 80mm up edges of screed, on 1200g polythene dpm (continuous with dpc in walls) on pre-cast concrete Bison or similar slabs with infill blockwork to manufacturer's design. Ends of slabs under stairs and to wc supported by plate fixed to existing wall
Minimum 150mm void beneath slabs. Minimum 50mm oversite concrete with either top above highest ground level or laid to fall to drainage outlet above lowest level of adjoining ground
Service pipes to be laid in accessible ducting within screed or insulation

First and Second Floors

22mm plywood or floor grade chipboard on 50 x 145mm joists at 400mm centres, doubled to bathroom, beneath stud walls and where trimmed to stairs Joists to be braced at mid span by noggins
Joists parallel to external walls to be anchored to them by 30 x 5mm ms straps at 1.8m centres with straps extended across 3No joists secured with 2No screws each with blocking pieces between
All joists supported by joist hangers Fill voids with 100mm Jablite or similar

Ceilings

12 5mm plasterboarding (foil backed beneath roof) with skim coat finish 2 layers to ground (including kitchens) and first floors and undersides of staircases to new house with staggered joints for minimum ½ hr fire resistance Seal edges to party wall with mastic
Smoke detectors fitted in hallways and landings and heat sensor in kitchens and linked with own wiring to the distribution board to be in accordance with BS5839
Steel beams - see separate details Beams encased in two skins of 12 5mm plasterboarding (joints lapped) with skim coat of plaster finish to provide min 1/2 hour fire resistance

Doors (External U - value max. 1.8W/m^{2}K)

Details to client's requirements but allow for internal door clear widths 750mm but 686mm to bathroom Disabled access and wc doors minimum opening width 775mm
Any glazing to be same as windows
All doors minimum 1/2 hour fire resisting except wc, cupboards and bathroom Fire doors to be minimum 1/2 hour fire resisting fitted with intumescent strips, 25mm stops and self closers

Windows and Ventilation

Windows (U - value 1 8W/m^{2}K) to be doubled glazed with min 1/20th of floor area to open (16 mm air gap, low e k-glass)
Trickle ventilation minimum 8000 sq mm and minimum 1 7m above floor and minimum 0 5m from extractor fan
Mechanical ventilation to new bathroom and cloakroom minimum 15 litres per second with minimum 3 air changes per hour and 15 minute overrun, and to kitchens 30 litres per second if over hob or 60 litres per second if sited elsewhere Vents to discharge externally Bathroom window to be obscurely glazed Safety glass to be used where glazing in doors and in windows adjoining doors within 1500mm of floor and where windows are within 800mm of floor
All first and second floor habitable rooms to have an escape window clear minimum opening area of 0 33m^2 and minimum width and height of 450mm and bottom of openable area above floor between 1100 and 800

Staircases

To be of timber with 13No risers Pitch 39° Treads 230mm risers 187mm, width 900mm Min going of tapered treads 50mm Handrail
to one side of flight and to landing minimum 900mm vertically above pitch line. Minimum headroom 2m First and second floor balustrade max 100mm wide gaps

Dormer Flat Roofs (U - value 0.20W/m^{2}K)

Code 5 lead on non-woven needle punched polyester geotextile on 22mm wpb plywood deck on firring pieces (1 in 80 fall), on 150 x
50mm joists at 400mm centres with 90mm Celotex insulation between and 40mm beneath Minimum vent gap above insulation 50mm Proprietary eaves vents to provide equivalent of 25mm continuous gap around roof with gap filled with fly proof mesh

Valley Gutter

Code 5 lead on non-woven needle - punched polyester geotextile on 70mm Celotex on vapour control layer with sealed joints on 22mm wpb plywood on firrings (min 1 in 80) on 100 x 50mm bearers Lead fixed to Lead Development Association's standards laid in three bays with min 50mm drip and taken min 200mm up undersides of slates

Pitched Roofs (U - value 0.16W/m^{2}K)

Main roof - 36° to match existing, rafters 47 x 125mm at 400mm centres (doubled by dormers) Collars 40 x 100mm at 400mm centres 250mm fibreglass insulation between/over collars Purlins 63 x 150mm, struts/studwork 50x100mm at 450mm centres Tyvek sarking felt, battens and matching natural slates
Wall plates to be anchored to external walls with 30 x 5mm ms straps every 1 8m.
Anchor straps to be built into gable wall and extended across min 3No rafters at high and low levels with blocking pieces between Straps 30 x 5mm at max 1 8m centres

Sloping ceilings - 90mm Celotex between rafters, 40mm Celotex under with foil backed plasterboarding

Single storey roofs - rafters 38 x 100mm at 400mm centres, pitch 34°, ceiling joists 38 x 120mm at 400mm centres 250mm fibreglass insulation to ceiling joists Tyvek sarking felt, battens and natural slates Anchor straps and wall plate straps as for main roof Ends of rafters also strapped to ceiling joists

Dummy Chimney

To be built on top of existing side wall, of rendered solid brickwork with brick oversailing courses

Electrics

All electrical work to meet the requirements of Part P (Electrical Safety) and 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 BS7671 electrical installation certificate to be issued for the work by a person competent to do so
1/3 of all light fittings to be only capable of taking energy efficient bulbs in accordance with regulations L1
Light switches and electrical sockets to be positioned between 450 and 1200mm above floor finish

Disability

Disabled access to be to rear door Path to front door to have hard surface and 'level' approach with ramp maximum gradient 1-20 minimum 900mm wide with door to have level threshold

ARUN DISTRICT COUNCIL
No. AB 151 05
MINOR AMENDMENT
RECEIVED 26-2-07

Building Regulations

See also engineer's details

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Client: J C Boxall Ltd

Site: 2 Orchard Place
Arundel

Project: Replacement Extension, Alterations and New House

Title: Proposed Elevations

Date: 30.1.07 | Scale: 1/100

Dwg No: 204.6 | Rev: | Drawn By: AM