Kestrel DESIGN
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Project
ANGMERING MANOR, HIGH STREET, ANGMERING

Title
ADDITIONAL GARDEN BEDROOMS

Date	Scale	Drawing No.	Revision
Nov 2013	1:100	1000/13	Reduced to 4 bedrooms 27.10.14

Form pitched of roof in 150x50mm sw rafters at 400mmcentres, felt, batten and tile with tiles with tiles to match main building.

Form ceiling with 170x50mm sw joists at 400mm centres and cover in 15mm fireline board and set.
Provide minimum 250mm insulation 100mm between joists and 150mm across joists.

Walls - 100mm lightweight insulation blocks outer skin, 50mm cavity, 75mm insulation and 100mm lightweight insulation block inner skin rendered and set.

Bedroom and hallway partitions. Form as Robust Detail E-WT-1
2 No stud partitions 50mm apart comprising 100x50mm sw studding at 400mm centres, infill between studs with 100mm HushSlab sound insulation and cover both sides of partitions with 2 No thicknesses of 15mm fireline board with staggered joints and set.

Foundations - 600x225mm PC concrete foundations minimum 1.0m deep or to suit site conditions.

Floor - 150mm consolidated hardcore, blind with sand, 1200g polythene damp proof membrane, 100mm PC concrete, 75mm Jablite or similar insulation, 75mm reinforced sand and cement screed.

Windows - timber full height with fixed side pane and tilt and turn window - double glazed.
Doors - external - framed ledged and braced, infill frame with insulation and clad interior with 12.5mm plywood.
Doors - internal - Provide and install sw linings and stops and provide and hang solid core flush faced plywood doors.

Provide and install 150mm PVC guttering and 75mm PVC down pipes and connect to new soakaways minimum 1.0m cube minimum 7.0m from building.

Bathrooms

100x50mm sw studding at 100mm centres, infill between studs with 100mm HushSlab sound insulation, cover both sides with 15mm plasterboard and set.
All walls to be tiles for full height.

Provide and install where shown:-
Shower trays,
Basins,
WC suites
Baths.

Run cold supplies to all fittings and hot supply to baths, basins and showers. All supplies to be fitted with isolating valves.

Run 36mm trapped waste pipe from basins and 43mm trapped waste pipes from baths and showers. All to discharge into soil pipe.

Hot water to be supplied by existing system.

Provide and install extractor fans to give minimum air changes of 15ltrs/sec

1. Bin storage - as this is an hotel it is already provided with storage and collection facilities. 2 No. 1100 litre bins provided and emptied by Biffa.
2. Mechanical ventilation will be provided to the bathrooms and the extractor fans to be installed are virtually silent. Vent Axia Lo-Carbon Solo Plus or similar fan
3. Biodiversity checklist completed.

ARUN DISTRICT COUNCIL A/77/15/L