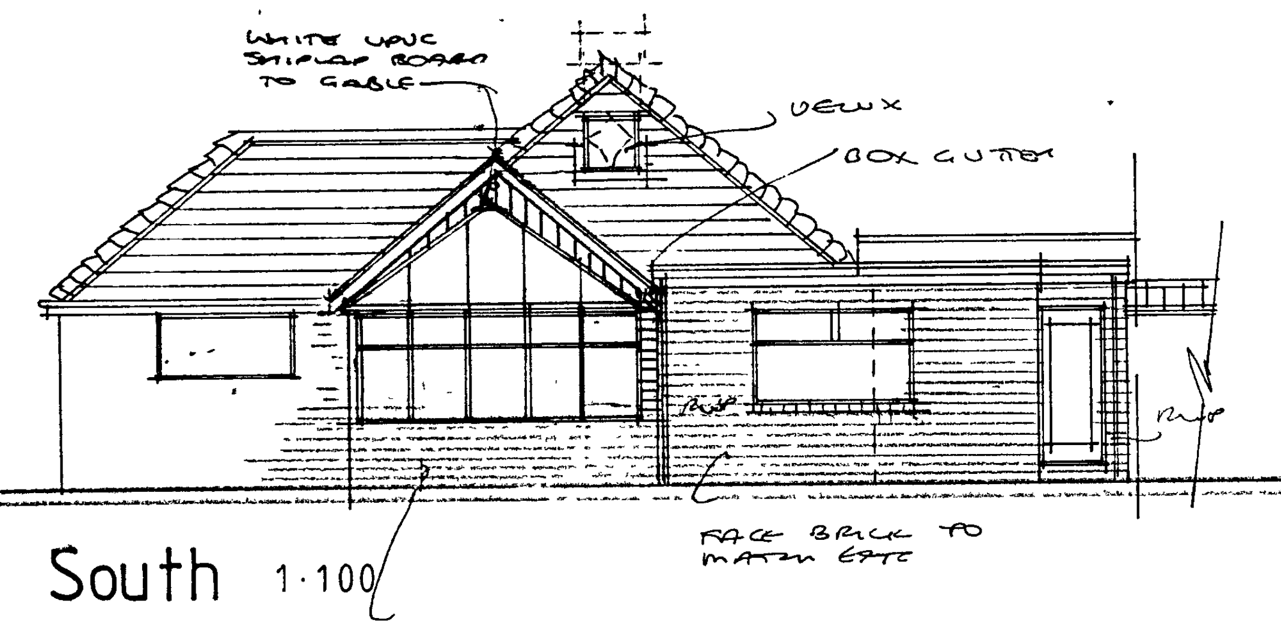
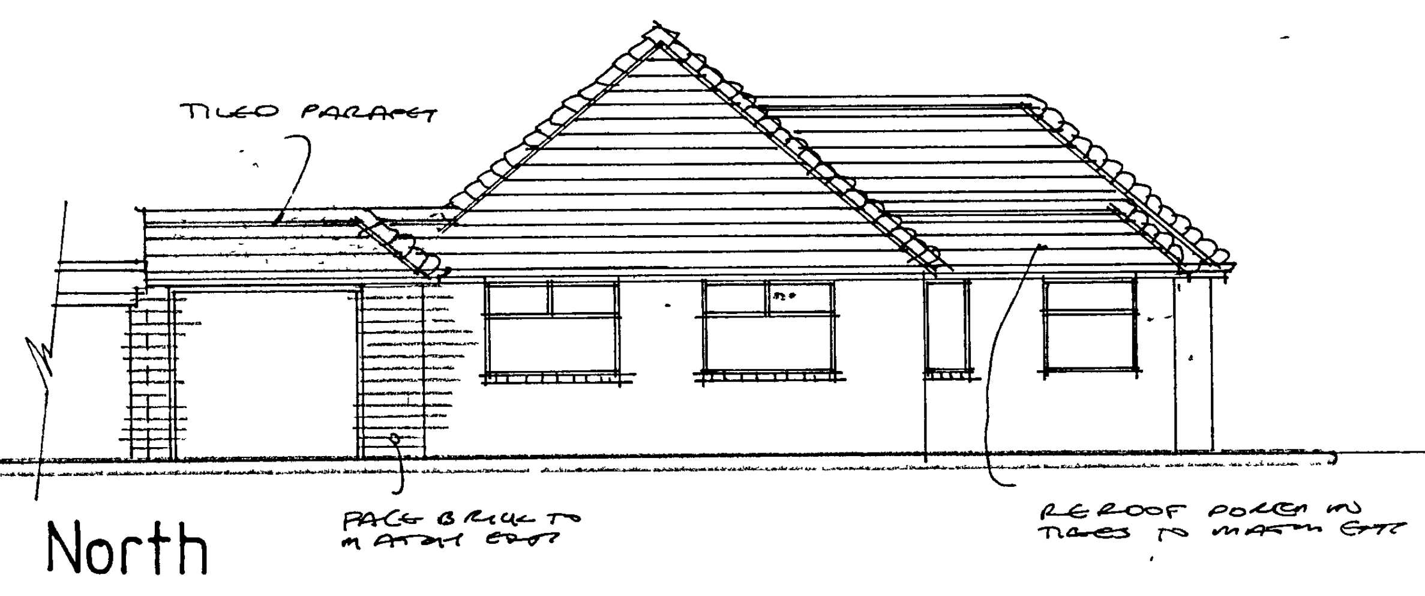
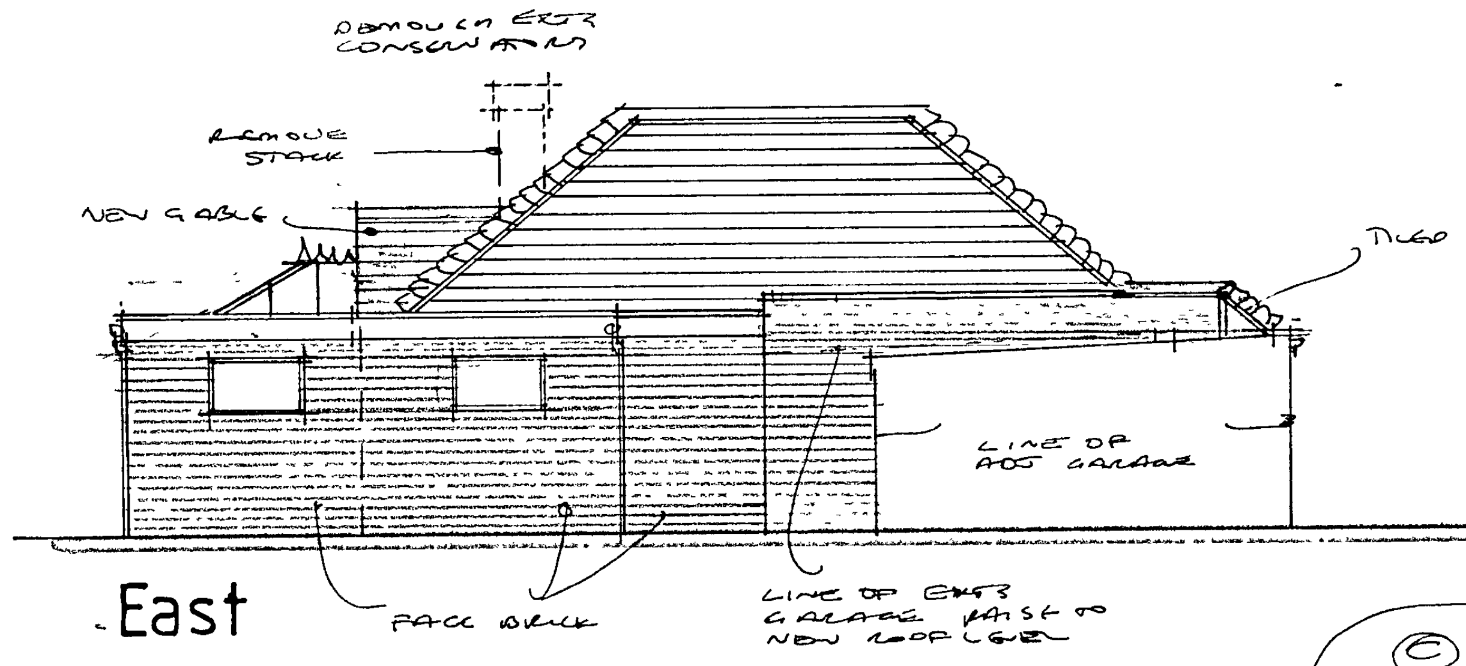
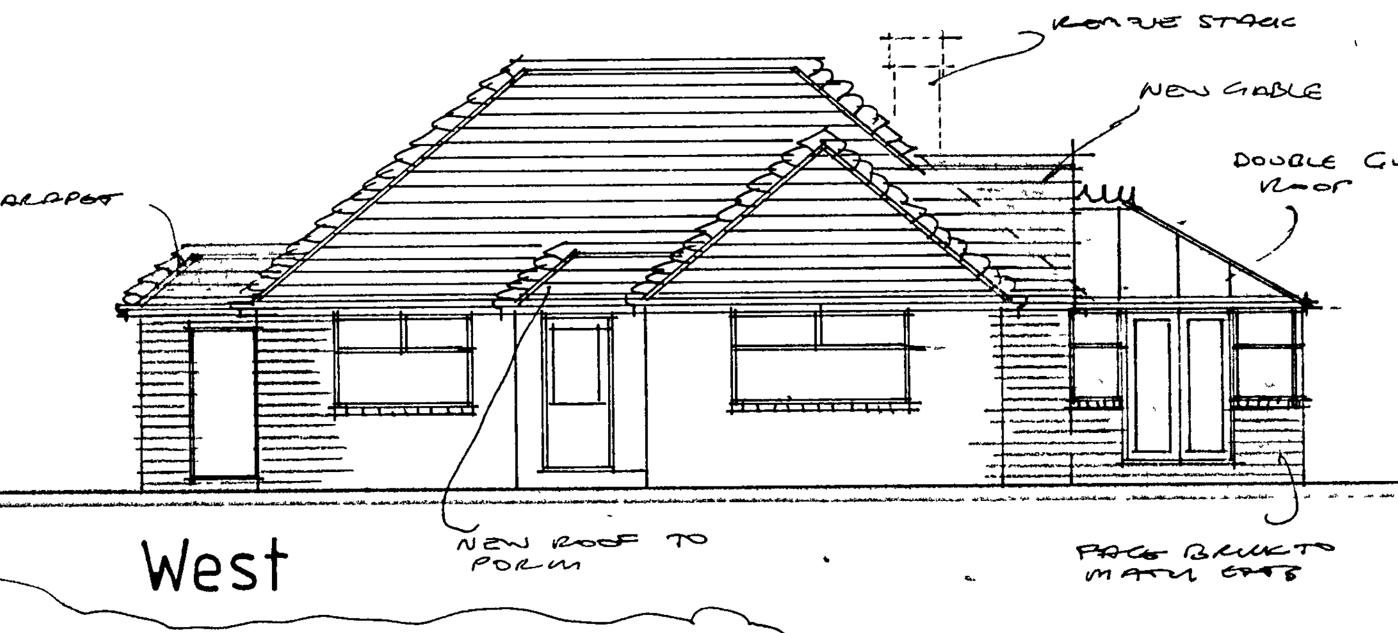
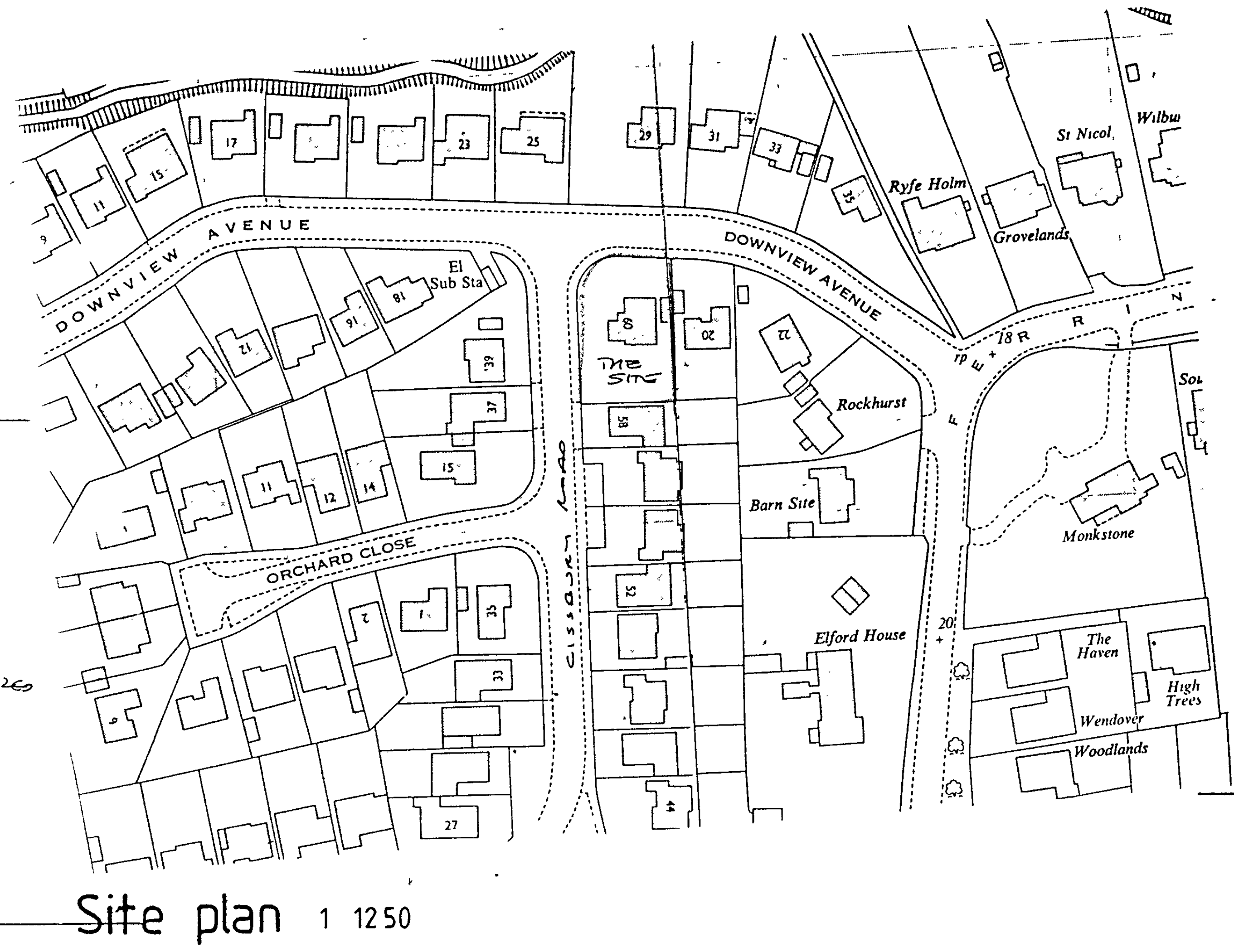





DEMOLISH EXTG CONSERVATORY
REMOVE STACK
NEW GABLE
TILED PARAPET
LINE OF EXTG GARAGE
FACE BRICK
LINE OF EXTG GARAGE RAISE TO NEW ROOF LEVEL
East



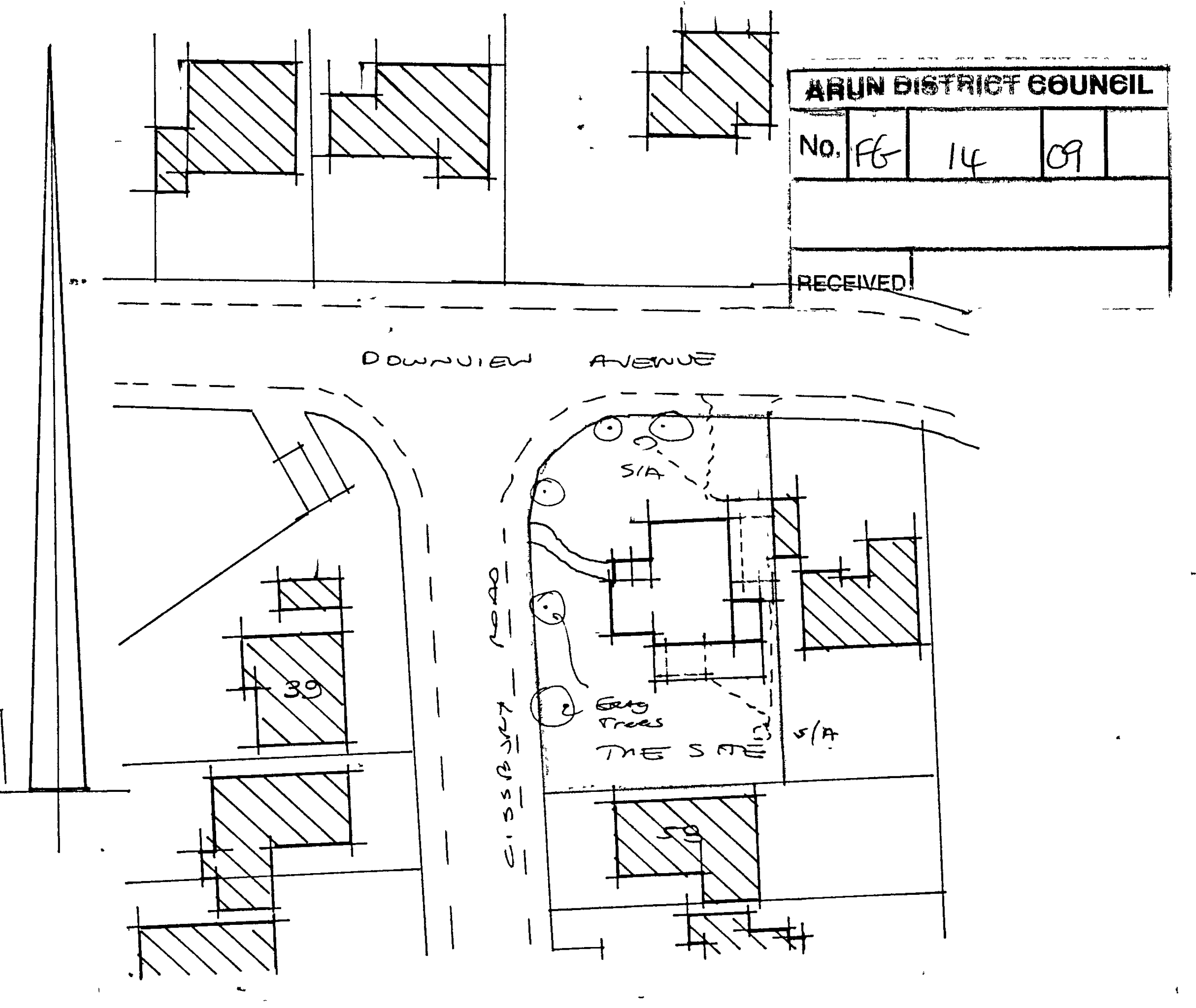


Site plan 1 1250

ARUN DISTRICT COUNCIL

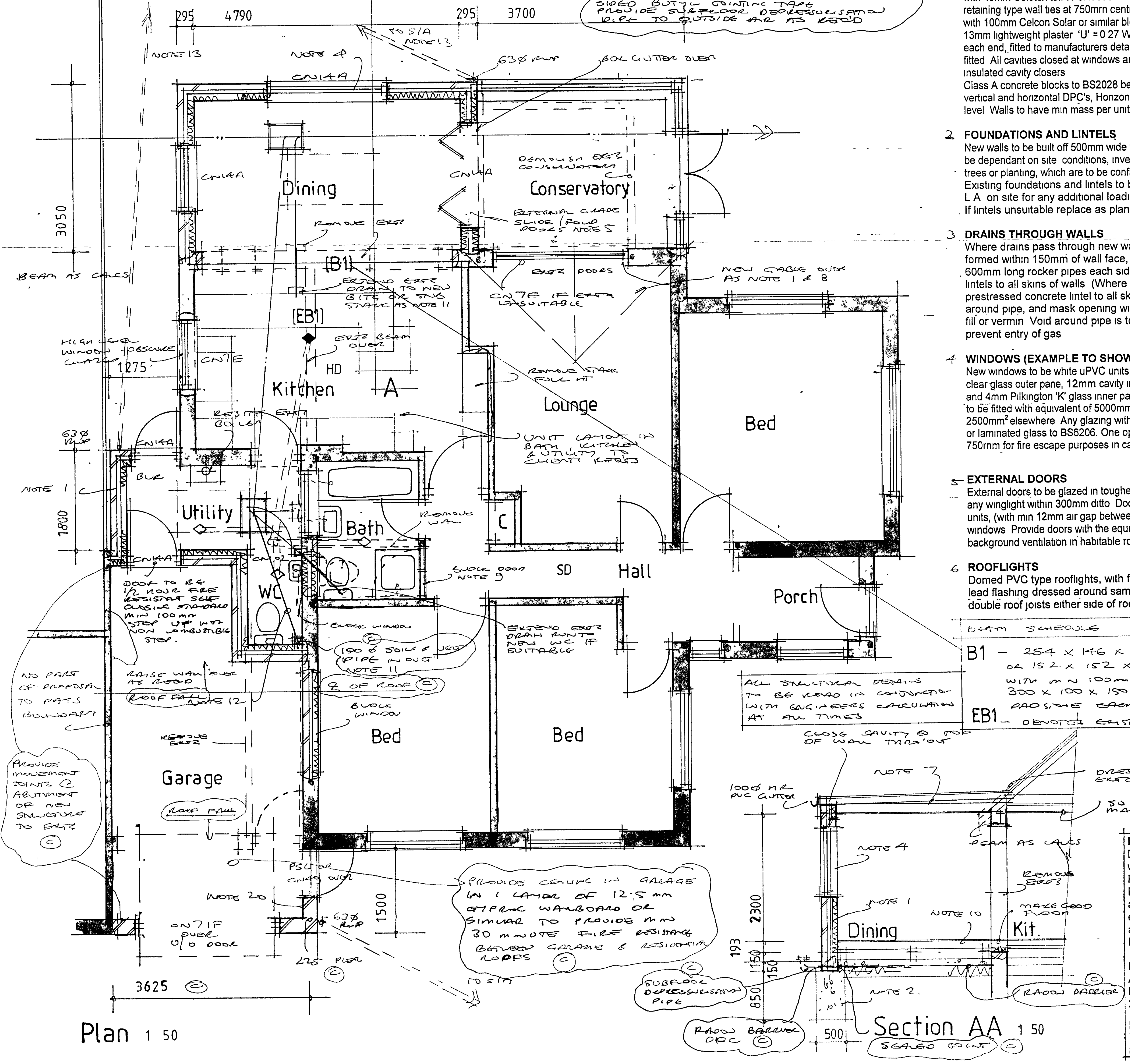
No. FG 14 09

RECEIVED



Block plan 1 500

Ⓒ GROUND FLOOR :- PROVIDE HIGH PERFORMANCE CO-POLYMER THERMOPLASTIC DAMP PROOF COURSE MATERIAL IN EXTERNAL WALLS EXTENDED 100mm (MIN) INTO BUILDING WITH 1200 GUAGE POLYTHENE MEMBRANE UNDER CONCRETE OVERSITE LINKED TO DPC & SEALED WITH DOUBLE SIDED BUTYL JOINTING TAPE PROVIDE SUBFLOOR DEPRESSURISATION PIPE TO OUTSIDE AIR AS REQD



PROVIDE CEILING IN GARAGE IN 1 LAYER OF 12·5 mm GYPROC WALLBOARD OR SIMILAR TO PROVIDE MIN 30 MINUTE FIRE RESISTANCE BETWEEN GARAGE & RESIDENTIAL ROOFS Ⓒ

Ⓒ SUBFLOOR DEPRESSURISATION PIPE

RADON BARRIER DPC Ⓒ

1 **EXTERNAL WALLS**

100mrn face brickwork externally, (Celcon blockwork rendered with 13mm lightweight plaster render finish in conservatory), with 95mm cavity, insulated with 45mm Celotex tuff-R GA3030 insulation boards held in place with insulation retaining type wall ties at 750mrn centres horizontally, and 450mm vertically, with 100mm Celcon Solar or similar blockwork inner leaf, finished internally with 13mm lightweight plaster 'U' = 0 27 W/m²K Bearing on all lintels min 150mrn each end, fitted to manufacturers details, with stop ends and cavity weep vents fitted All cavities closed at windows and doors etc , with Thermabate or similar insulated cavity closers

Class A concrete blocks to BS2028 below ground level Provide Astos or similar vertical and horizontal DPC's, Horizontal set min 150mm above adjacent ground level Walls to have min mass per unit area, including plaster, of 300 kg/m²

2 **FOUNDATIONS AND LINTELS**

New walls to be built off 500mm wide trench fill foundations, depth of which to be dependant on site conditions, invert level of drain runs, and proximity of any trees or planting, which are to be confirmed on site

Existing foundations and lintels to be exposed and suitability agreed with L A on site for any additional loading

If lintels unsuitable replace as plan note

3 **DRAINS THROUGH WALLS**

Where drains pass through new walls, they are to be bedded in, joints formed within 150mm of wall face, with flexible joints each side, and with 600mm long rocker pipes each side of joint, Provide prestressed concrete lintels to all skins of walls (Where space allows) If space limited, provide prestressed concrete lintel to all skins of wall, to retain min 50mm gap around pipe, and mask opening with rigid material, to prevent ingress of fill or vermin Void around pipe is to be filled with compressed sealant to prevent entry of gas

4 **WINDOWS (EXAMPLE TO SHOW COMPLIANCE)**

New windows to be white uPVC units, double glazed in Pilkington Optifloat 4rnm clear glass outer pane, 12mm cavity insulating unit between, (air filled cavity) and 4mm Pilkington 'K' glass inner pane Provides 'U' value of 1 9 W/m²K Units to be fitted with equivalent of 5000mm² trickle ventilators to habitable rooms, 2500mm² elsewhere Any glazing within 800mm of floor level to be in toughened or laminated glass to BS6206. One opening light per room to be min 450mm x 750rnm for fire escape purposes in case of fire

5 **EXTERNAL DOORS**

External doors to be glazed in toughened, or laminated glass to BS6206, with any winglight within 300mm ditto Doors to be in white uPVC, double-glazed units, (with min 12mm air gap between panes) to provide min 'U' value to match windows Provide doors with the equivalent of 5000mm² trickle ventilators for background ventilation in habitable rooms

6 **ROOFLIGHTS**

Domed PVC type rooflights, with framed vertical upstand/support with lead flashing dressed around same with min 150mm upstands Provide double roof joists either side of rooflight (under upstands)

BEAM SCHEDULE Ⓑ

B1 – 254 x 146 x 37UB GRADE 43
OR 152 x 152 x 37UC GRADE 43
WITH MIN 100mm END BEARING ONTO
300 x 100 x 150 THICK MASS CONCRETE
PADSTONE EACH END

EB1 – DENOTES EXISTING BEAM

ALL STRUCTURAL DETAILS TO BE READ IN CONJUNCTION WITH ENGINEERS CALCULATION AT ALL TIMES

7 **FLAT ROOF**

13mm bitumen bedded chippings finish on 3 layer asbestos based felt to BS747, laid to CP144, on 115mm thick Celotex Tempchek Deck TD3115 on firring pieces set to fall at 1·40, on 50mm x 147mm C16 grade flat roof joists, at 400mm centres Ceiling below in 12.5mm Gyproc Wallboard or similar, with plaster skim or Artex finish 'U' = 0 20 W/m²K. Plates 50mm x 100mm on new walls and beam, 25mm softwood or Celuka fascia to match main building Roof to be strapped down with 30mm x 5mm galvanised metal straps at 2m centres

For garage roof, all as above omit insulation, ceiling as plan note Ⓒ

8 **NEW GABLE ROOF**

New framed rafters with bolted & spiked fixings at 400mm centres, with 50mm x 100mm rafters, borne on min 200mm wide lay boards on existing roof, and suitable valley rafters All timbers to be stress graded to C16 grade unless stated otherwise, and roof to be strapped to gable with 30mm x 5mm m s galvanised metal straps at 2m centres Cover rafters with untearable felt type 1F, with min 150mm lap to joints Fix 38mm x 25mm timber battens, and finish with roof tiles to match main house

9 **PARTITION**

50mm x 100mm timber studding at 400mm, centres vertically and horizontally, clad both sides in 12 5mm Gyproc Wallboard, and finished with 7mm setting coat plaster Where soundproofing required provide min 25mm of 10kg/m² fibreglass insulation between studs Provides min ½ -hour fire resistance

10 **FLOOR** SEE PLAN NOTE ALSO Ⓒ

18rnm flooring grade chipboard set to maintain same floor level as existing premises, on 50mm x 125mm C16 grade floor joists at 400mm centres, on 50mm x 100mm plate, set on suitable DPC (Astos or similar), on 102mm brick sleeper walls in honeycombed construction, at max 1500mm centres Off 100mm concrete, increased to 250mm under sleeper walls, on layers of hardcore as required, in max thickness of 225mm and with sand blinding between layers Lay 110mm thick Celotex Extra-R XR3110 insulation boards on patent saddle clips placed over floor joists at centres to manufacturers written instructions, or suitable nails spiked to joists, set to maintain min 15mm airspace above insulation Provides 'U' of 0 22 W/m²K

Provide 75mm x 225mm airbricks at max 1800mm centres around perimeter wall for cross ventilation of new and existing floor voids Ensure min 150mm clear gap is maintained between oversite and bottom of floor joists Provide min 600mm wide A142 mesh reinforcement in oversite over drain runs within building/extension

11 **PLUMBING TO BSEN 12056**

New sanitary fittings to have 75mm deep seal traps, to be resealing type if shower fitted, With 32mm dia wastes to basins, 38mm dia to Sinks, baths and showers Wastes to be increased to 50mm dia when of excessive length, and with anti-syphon traps fitted All wastes fixed to walls, and all with rodding access points at all changes of direction New S.V.P. to be uPVC, 100mm dia with wire cage at top, and with easy bend at base, to discharge into new or existing manholes All wastes discharging into SVP to do so min 200mm from WC outlet into same Kitchen wastes to discharge into new internal BITG (with double seal bolt down cover) below grating and above water level Ⓒ

12 **DRAINS**

100mm dia S G W, or Osma plastic drains, on bed and haunch of 150mm pea shingle, at 1·40 gradient, to discharge into new or existing manholes Where manholes are now internal, they are to be provided with new double seal bolt down covers and access panels in new floor

13 **RAINWATER**

100mm dia half round PVC guttering, to fall to 63mm dia. RWP, to discharge into min 210 Litre rainwater butt if required Overflow from butt taken by 100mm dia SGW or Osma drain, on bed and haunch of 150mm pea shingle, to soakaway min 4 6m from nearest building (Where possible) Soakaway to be min 1.2m dia by 1 2m deep (Or of size suitable for roof discharge)

DESIGN DETAILS

Design details and building techniques have been specified in accordance with the guidance given in 'Limiting Thermal Bridging and Air Leakage, Robust Construction Details for Dwellings and Similar Buildings 2002' Building fabric to be constructed to ensure there are no reasonably avoidable thermal bridges in the insulation layers caused by gaps within elements at the joints between elements and edges of elements, such as around window and door openings Provision to be made to reduce air leakage through new envelope parts

FIXED BUILDING SERVICES

A notice will be provided confirming that all new fixed building services have been commissioned in accordance with the procedure in regulation 20c

PIPES, DUCTS ETC.

Insulation will be carried out to the pipes, ducts and vessels to standards no worse than those set out in the Domestic Heating Compliance Guide.

14 **VENTILATION**

BATHROOMS AND WC'S

◇ on plan denotes Greenwood Airvac Mechavent S90HT type, or similar, giving 3 air changes per hour, worked off light switches, with Humidistat with over-run timer. Bathroom/WC units to have min 15-litres/sec extraction rate Doors to new rooms without windows to have min 10mm gap to base

15 KITCHEN Ⓒ

◆ on plan denotes Greenwood Airvac SK200 type extractor, giving 3 air changes per hour, worked off light switch (or separate circuit if preferred) Extraction rate of 30 litres/sec CH3 type cooker hood or 60 litres/sec elsewhere

If there is an open flued heating appliance within property, a spillage test will need to be carried out, when extractor fan is in operation, and certified as satisfactory by qualified, or competent person

All outlets to discharge direct to outside air, via 100mm dia fire resistant pipe in 1 hour FR ducting at ceiling level, to suitable single combined cowl when taken through roof. All units to be fitted to manufacturers written instructions

15 **BEAM ENCASEMENT**

Steel beams to be encased in Carlite metal Lathing, and 13mm vermiculite/gypsum plaster for min 1-hour fire resistance

ALTERNATIVE encase beam in 2 layers of 12 5mm plasterboard, and finish in min 7mm setting coat plaster

16 **HEATING & HOT WATER**

By extension or alteration of existing system by Corgi registered installer Existing wall mounted boiler to be resited into utility room, flue taken out through new flat roof Provide suitable airbrick in new external wall to provide combustion air for boiler as required

17 **FIRE DETECTION (Recommendation if not existing)**

Ⓢⓓ on plan denotes ceiling mounted, mains linked smoke detector, with battery backup to BS5446 Part I

Ⓗⓓ on plan denotes ceiling mounted, mains linked heat detector, with battery backup as above

All detectors to be linked together.

18 **LIGHTING PROVISION**

Lamps to new rooms or circulation areas most frequently used (1 per 25m² or 1 per 4 lighting points – whichever is greater) to be fixed lighting points, only capable of taking lamps having a luminous efficacy greater than 40 lumens per circuit-watt Down lighters to kitchen and bathrooms to be suitable low energy type (Contractor to discuss correct fitting of any down lighters on site with Building Inspector, prior to insertion) Use fluorescent tubes and compact fluorescent lamps. External lamps to be of type that extinguish when there is enough daylight, and when not required at night, and fitted with sockets that can only be used with lamps having efficacy of greater than 40 lumens per circuit watt

GARAGE

19 **ROOF**

As note above

20 **EXTERNAL WALLS**

102mm face brickwork to match existing, with 220mm square piers where indicated Bearing on all lintels min 150mm each end Semi-engineering brickwork below ground level. Provide Astos or similar vertical and horizontal DPC' s, horizontal set min 150mm above adjacent ground level Where walls are to be built off existing structure, the foundations and construction of same are to be checked and suitability agreed for additional loadings Ⓒ

21 **EXTERNAL DOOR**

External door to be glazed in toughened or laminated glass to BS6206,

22 **FLOOR**

100mm concrete, on layers of suitable hardcore n/e 225mm thick IF EXTG DRIVE IS UNSUITABLE.

All electrical works to meet requirements of Part P (Electrical Safety) Installation to be designed installed, inspected and tested by person competent to do so. Council to be satisfied that Part P has been complied with, by issuing of appropriate BS7671 electrical installation certificate for works by person competent to issue same

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E-mail: ajsalterandson@hotmail.com

D	TO CLIENTS REQTS / AS BUILT	JAN 09	B
C	TO B. CONTROL REQTS Ⓒ	APR 08	B
B	STRUCTURAL DETAILS ADDED	APR 08	B
A	UPDATED FOR B REGS SUBMISSION	MAR 08	B

Client MR. & MRS. CHATTAWAY
Address 60 Cissbury Road : Ferring
Drawing EXTENSIONS AND ALTERATIONS
No. 10407:1 D
Scale 1:50 1:100 1:1250 1:500
Drawn B
Date NOV '07