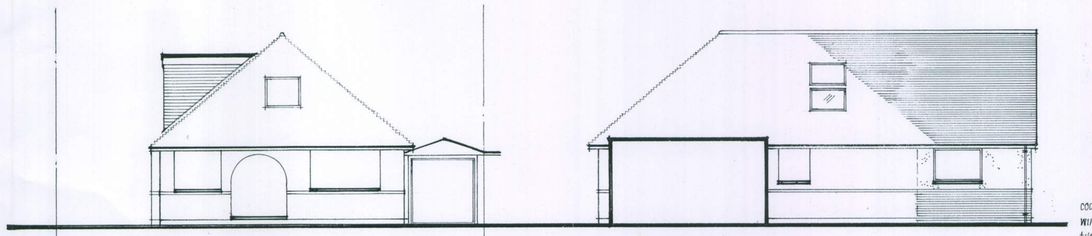
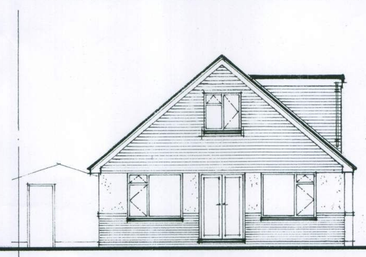
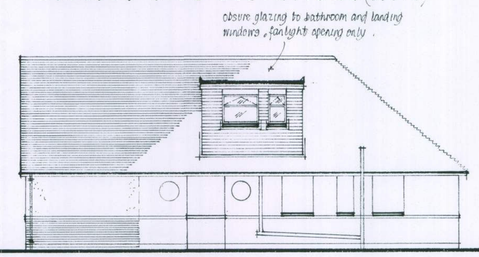


PROPOSED FRONT ELEVATION. (WEST)

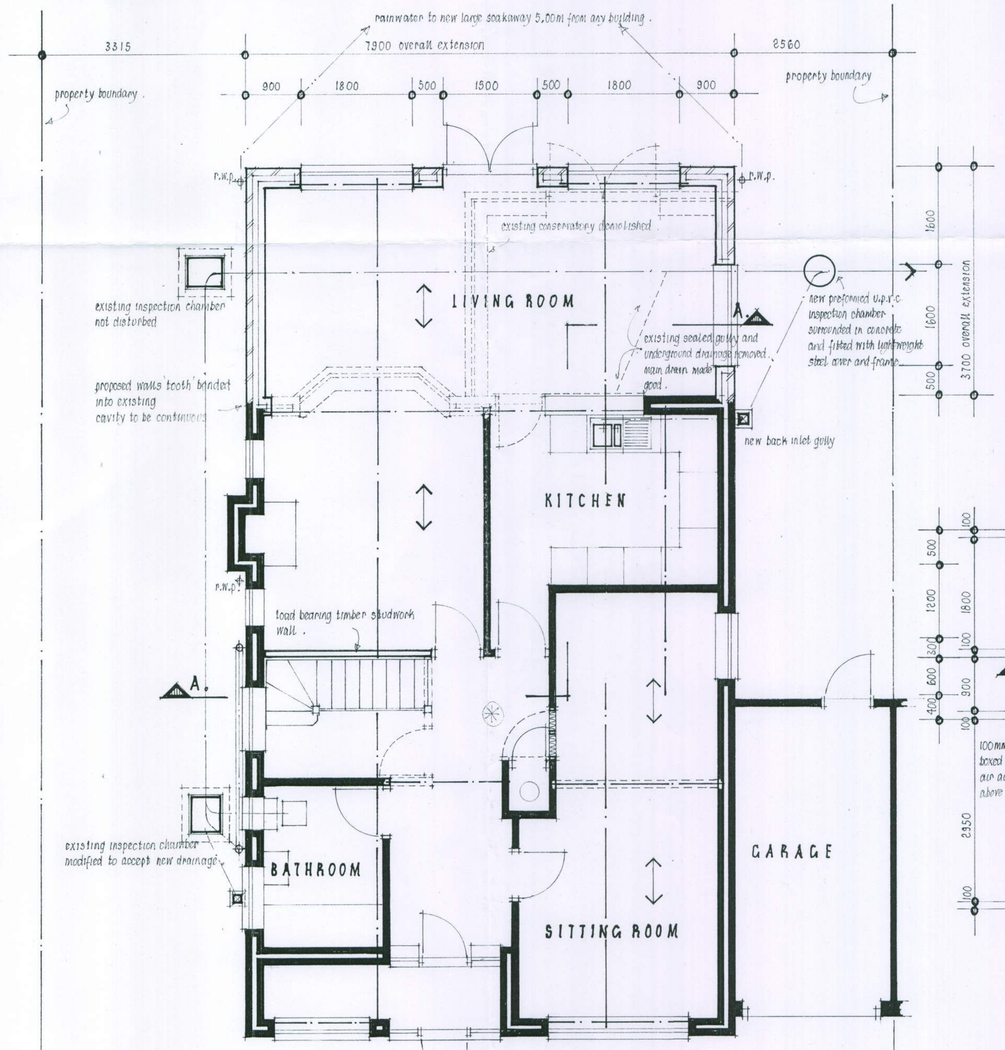
PROPOSED SIDE ELEVATION. (SOUTH)



PROPOSED REAR ELEVATION. (EAST)



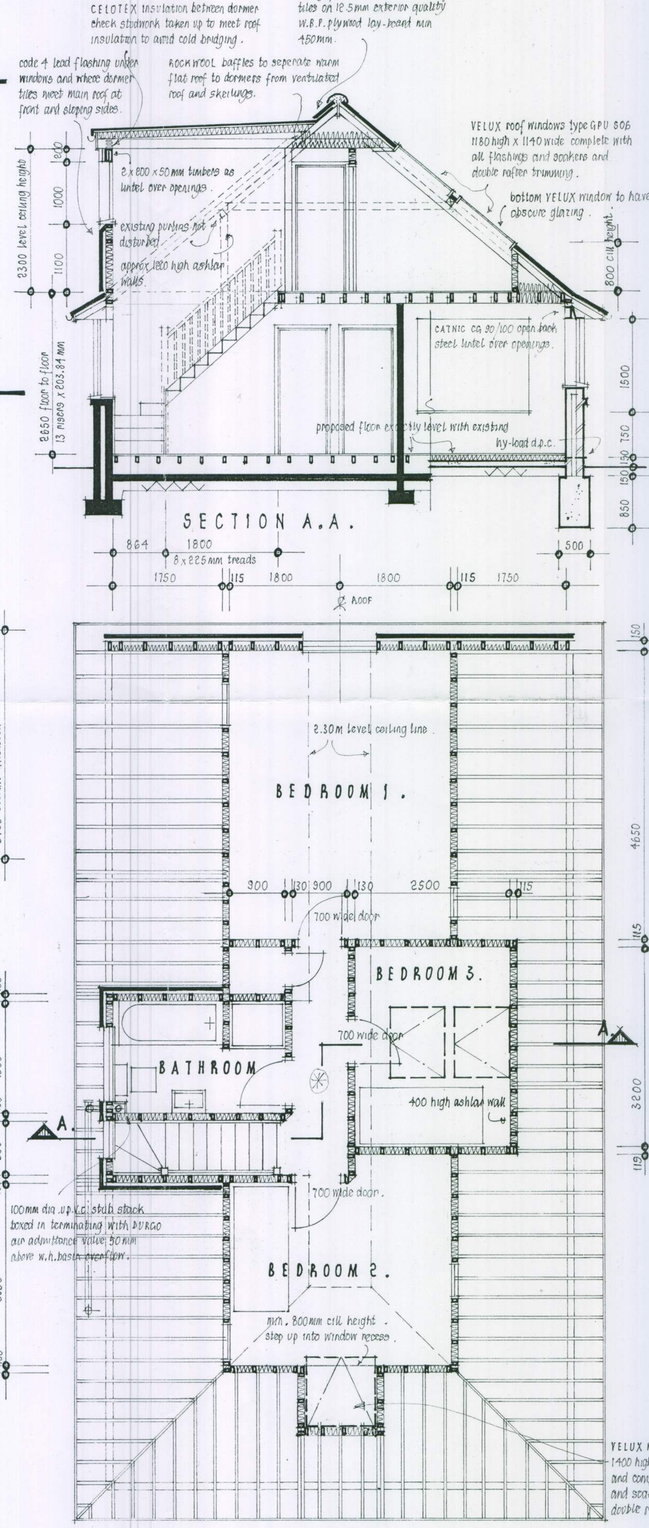
PROPOSED SIDE ELEVATION. (NORTH)



PROPOSED GROUND FLOOR PLAN.

WATER SUPPLY.

cold water to kitchen sink and stored hot water and cold water to be wholesome mains water supplied direct from water main.
No GREY water or harvested rainwater to be re-used within project.



SECTION A.A.

PROPOSED FIRST FLOOR/ROOF PLAN.

VELUX roof window type GPU 508 1400 high x 1140 wide, top hung and complete with all flashings and soakers. double rafter trimming.

BRIEF SPEC. CONT.

GROUND FLOOR.

18mm flooring grade chipboard with tongued and grooved edges laid ready for approved floor finish on 80mm CELOTEX double-R GA3080 insulation or similar approved on 100mm o.p.c. concrete oversite on 1200g polythene d.p.m. well lapped into d.p.c. on min 150mm well blinded and consolidated broken brick hardcore, (U value = 0.28 W/m²°c)

air bricks venting existing adjacent suspended floor, if obstructed, shall be ducted under new floor with 225 x 75mm u.p.v.c. ductwork and terminated in new external wall with 225x75mm terra-cotta air bricks.

WINDOWS.

shall be white u.p.v.c. frames, style to match existing with opening portions not less than 1/20th of floor area of room being served. windows fitted with trickle vents min 8000mm², double glazing shall have min 16mm air gap and be Pilkington K low E glass with U value not more than 1.80 W/m²°c
all glazing below 800mm to be toughened to B.S. 6206 A.

VENTILATION.

kitchen fitted with mechanical ventilation extracting to external air 60 litre/sec. or 30 litre fan plus 30 litre cooker hood.
bathroom fitted with mechanical ventilation extracting to external air min. 30 litre/sec.

HEATING.

all new radiators fitted with (TRVs) thermostatic radiator valves.

existing balanced flue, wall mounted gas boiler not disturbed.

ELECTRICS. (complying fully with B.S. 7671)

all new electrical work to meet the requirements of PART P (electrical safety) of Building Regulations and inspection and test certificate issued by competent person on completion.

ALL NEW LIGHT FITTINGS FITTED WITH LOW ENERGY LIGHT BULBS (SPECIAL FITTINGS)

ALL NEW ELECTRICAL SWITCHES AND SOCKETS TO BE POSITIONED BETWEEN 450 mm AND 1500 mm ABOVE F.F.L.

FIRE.

mains wired (hard wire) smoke detectors with battery back up complying to B.S. 5839 part 1, 1988 provided and fitted in position shown (SD) thus on each floor.
at least one opening within windows serving all habitable rooms to be 500 x 850 mm (>33ft²) for means of escape in case of fire.
door to outside considered adequate.

RAINWATER DRAINAGE.

100mm dia. half round u.p.v.c. gutters to 65mm dia. u.p.v.c. downpipes in position shown on plan to 100mm dia. u.p.v.c. drainpipe bedded and surrounded in pea shingle to new soakaway min. 5.00m away from any building.
new soakaway shall be 1.50m² x 1.50m deep below pipe invert filled with clean broken brick hardcore, 1200g polythene, 75mm concrete and 225mm top soil.
[BRE Digest 365 soakaway design, 1m² rubble filled per 16-18 m² roof area]

FOUL DRAINAGE. (complying fully with EN12056)

40mm dia. u.p.v.c. waste pipe from kitchen sink and appliances discharging directly into new back inlet gully.

38mm dia. waste pipe from wash hand basin and 40mm dia. u.p.v.c. waste pipe from bath and shower discharging directly into 100mm dia. u.p.v.c. soil vent pipe.

soil vent pipe shall be existing vent pipe converted, terminating 900mm above highest window head with wire balloon and modified within inspection chamber to discharge at invert level.

existing drainpipe now under new extension shall be tested and repaired if necessary before work commences.

Concrete concrete reinforced with A142 steel mesh reinforcement locally over drain run.

Where drainpipe passes under walls, wall load supported off pipe with prestressed concrete plank lintels built in below ground.
bottom of foundations to be level or lower than drain invert.

STAIRCASE. (42° pitch)

purpose made softwood staircase as shown, 864mm overall strings risers = 203.84 mm. treads = 225mm.
handrail fitted one side at 900 mm measured vertically above pitch line.
90 sq. newel posts and 25 x 25mm spindles at 120 mm c/c
handrail to be continuous from top to bottom.
min going to winder treads to be 50mm at newel post.
2.00m clear uninterrupted headroom over full length and width of staircase.
staircase underdrawn with 12.5 mm plasterboard and 3 mm plaster finish triple floor joist trimming (3 x 50 x 170) bolted together.

ALL DIMENSIONS CHECKED ON SITE BEFORE MANUFACTURE.

ALL TIMBER USED IN PROJECT TO BE MIN C16 STRESS GRADED.

CLIENT MADE AWARE OF "THE PARTY WALL ACT" AND THE NEED FOR SUCH AN AGREEMENT BETWEEN ADJACENT OWNERS WHEN CONSTRUCTION WORK IS WITHIN 3.00M OF BOUNDARY.

ALL PROJECTS THAT EXCEED 30 DAYS CONSTRUCTION TIME TO BE NOTIFIED TO THE LOCAL H.S.E OFFICE ON FORM F10. TELE. No. 01787 881165

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" REPORT MAY BE REQUIRED ON COMPLETION.

BRIEF SPECIFICATION.

PITCHED ROOF. (40° pitch to exactly match existing)

288 x 165 mm plain concrete tiles, colour, texture and gauge to exactly match existing, existing re-used where possible, on 38 x 19 mm treated softwood battens at 100mm gauge on TYVEK breathable sarking felt on 50 x 100 mm rafters at 400 mm c/c.
bottom 900mm of roof next to gutter use type 1F untearable sarking felt.

first floor level ceiling to be 100 x 50 mm timber noggins and treated as skeylings.

roof space ventilated in accordance with C.P. 144 at eaves by fixing REDIVENT eaves ventilation system to B.S. 5250 mm. 25mm depth between top of fascia board and roof tiles and be complete with fly screen.

no high level ventilation necessary, TYVEK sarking felt.

roof and first floor fixed to walls using 30 x 5 mm mild steel anchor straps positioned at right angles to and fixed to not less than 4 joists and rafters at not more than 2.00m c/c built into walls.

FLAT ROOF. (DORMERS) WARM ROOF.

shall be 3 layer felt to B.S. 747 laid in accordance with C.P. 144, 2 layers 18 kg/10 m² and bituminous fibre based underlay 2.5 kg/10m².
13 mm white mineral chippings finish bedded in hot bitumen.
115 mm thick CELOTEX toff-R deck TD3115 Z insulated decking or similar approved on 75 mm firring pieces on 50 x 147 mm roof joists at 400 mm c/c.

500 g polythene vapour barrier and 9.5 mm plasterboard and 3 mm plaster finish ceiling. (U value not less than 0.20 W/m²°c)

DORMER CHEEKS AND WALL.

288 x 165 mm plain concrete tiles, colour, texture and gauge to exactly match main roof on 38 x 19 mm treated softwood battens at 100 mm gauge on TYVEK breathable sarking felt on 12.5 mm exterior quality W.B.P. plywood on 100 x 50 mm timber studwork at 400 mm c/c with horizontal noggins, 100 mm CELOTEX insulation between plus 12.5 mm CELOTEX continuous across studwork.
250 g polythene vapour barrier internally and 12.5 mm plasterboard and 3 mm plaster finish. (U value = 0.30 W/m²°c)

GABLE END as dormer cheeks except using 90 x 147 mm studwork.

SLOPING CEILINGS.

50 x 50 mm timber battens planted onto underside of 100 x 50 mm rafters and 100 mm CELOTEX fixed between to maintain 50 mm air gap against roof tiles plus 40 mm CELOTEX continuous across rafters, 250 g polythene vapour barrier and 9.5 mm plasterboard and 3 mm plaster finish. (U value = 0.20 W/m²°c)

ASHLAR WALLS.

shall be 100 x 50 mm timber studwork at 400 mm c/c or rafter c/c with horizontal noggins at 800 mm with 100 mm CELOTEX insulation between and 12.5 mm continuous across face with 12.5 mm plasterboard and 3 mm plaster finish. (U value = 0.30 W/m²°c)

INTERNAL PARTITIONS.

shall be 100 x 50 mm timber studwork at 400 mm c/c with horizontal noggins at 800 c/c and 12.5 mm plasterboard and 3 mm plaster finish both sides.
rockwool insulation quilt to fill void. DOUBLE RAFTERS UNDER.

FIRST FLOOR.

18 mm thick flooring grade chipboard with tongued and grooved edges on 50 x 170 mm floor joists max 400 mm c/c laid next to existing 50 x 100 mm ceiling joists and clear of existing ceiling board.
100 mm Rockwool roll batts insulation between floor joists within habitable rooms and 270 mm insulation within remaining roof space.

new ceiling within extension to be 9.5 mm plasterboard and 3 mm plaster finish

EXTERNAL WALLS.

325 mm total thickness cavity walls constructed of 115 mm facing bricks type, colour and mortar to exactly match existing outer skin below string line then 100 mm CELCON blockwork with 2 coat cement sand rendering and pebbledash and painted above exactly to match existing, 99 mm cavity with CELOTEX toff-R CW3045 insulation batts against inner skin leaving 50 mm residual cavity between insulation and outer skin, 100 mm CELCON insulation blockwork inner skin and 15 mm two coat lightweight plaster finish. (U value = 0.30 W/m²°c)

wall ties to B.S. 1243, stainless steel, twin triangle type with retaining discs at 750 mm c/c horizontally and 450 mm vertically staggered.
extra wall ties and THERMOBATE cavity closers at all reveals.

FOUNDATIONS. (no trees affecting proposal)

shall be 1:3:6 concrete and shall not be less than 1.00m deep or as directed to suit site conditions.
semi engineering bricks or class A concrete blocks used below ground.

STRUCTURE. (DRAWING READ TOGETHER WITH STRUCTURAL CALCS)

all walls expected to support additional loads assumed to be load bearing with foundation under.
foundations exposed if necessary for inspection by L.A.
all lintels expected to support additional loads exposed and inspected and replaced if necessary.

PROPOSED PITCHED ROOF REAR EXTENSION TO FORM LIVING ROOM AND MODIFICATIONS TO ROOF SPACE TO FORM 3 No. BEDROOMS, BATHROOM AND STAIRCASE

AT 92, NORTH LANE, RUSTINGTON.

ARUN DISTRICT COUNCIL
No. R 123 10
SUBSTITUTION
Received 15-7-10

Amendment A south dormer omitted 16.7.10

CLIENT. 01903 773179
S. WOODS ESQ.
92, NORTH LANE,
RUSTINGTON, W. SUSSEX BN16 3PH

date. May 2010.

scale. 1:50 and 1:100.

DRAWING NUMBER. 10510.1A OF 2.

ARUN DISTRICT COUNCIL R/123/10/