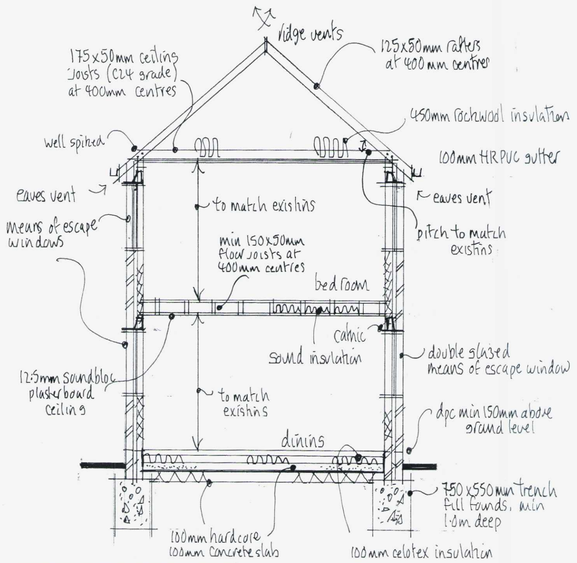
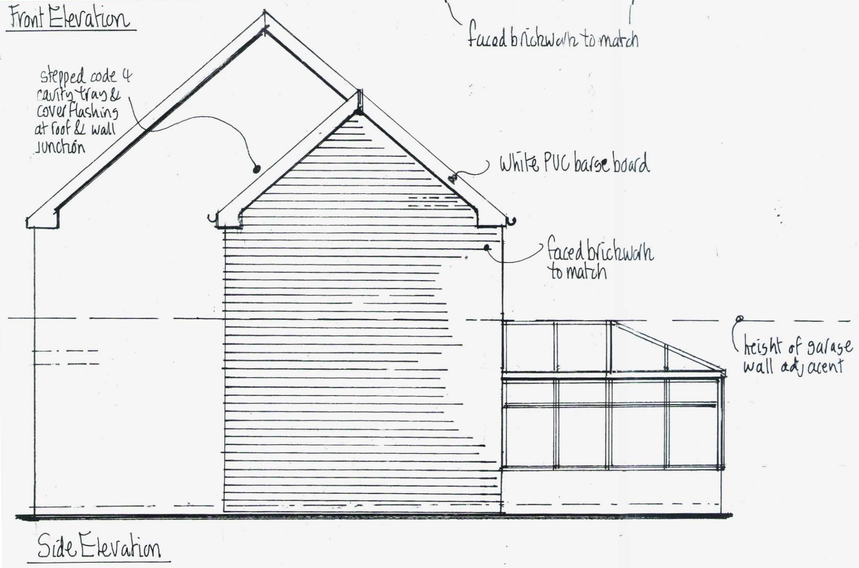






Building Regulation Notes

All building work is to be carried out in accordance with all current Building Regulations and Codes of Practice in force at this time. 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. The building fabric should be constructed so that there are no reasonably avoidable thermal bridges in the insulation layers caused by gaps within the various elements, at the joints between elements and at the edges of elements such as those around window and door opening.These construction notes are for the purposes of Building Regulation approval only and do not represent a detailed specification.

Foundations

To all cavity walls, provide 750mm x 550mm trench fill foundations (1:2:4 concrete mix). All foundations to be minimum 1.0m below ground level to suit ground conditions and at least to the depth of all adjacent drain inverts with the exact depth to suit site conditions.

External Walls

Cavity walls comprising faced brick with 100mm cavity with 100mm Dritherm cavity batts, inner leaf 100mm Thermalite Turbo or equal and approved blockwork min 3.5 N/mm^2. All walls constructed using 1:1:6 mortars or 1:5 masonry cement mortars. Finished with 13mm lightweight plaster internally. Any render to be 2 coats of 10mm each of nominal mix of 1:1:6. Horizontal strip polymer (hyload) damp proof course and cavity trays in new walls min 150mm above adjacent ground level in external leaf. DPC to be lapped with existing wall DPC and with floor DPM and tanking. Vertical DPC to be installed at all reveals where cavity is closed. Blockwork below ground level to be Class A dense concrete or alternatively semi engineering brickwork. Cavities below ground level to be filled with lean mix concrete up to ground level and min 225mm below damp proof course. Where drains pass through external walls provide 65mm deep x thickness of wall pre stressed concrete lintel over in each leaf of wall. Minimum cover over drains to be 50mm clear. Mask opening with sheet material to prevent entry of fill or vermin. Ensure that at all openings no cold bridging occurs by using a proprietary system such as Thermabate Closers, or similar approved. All walls constructed with stainless steel wall ties built in at 450mm centres vertically and 750mm centres horizontally in staggered rows. Doubled up at corners and reveals. All external walls running parallel to floor and roof to be restrained at upper floor and roof levels using 1000 x 30 x 5mm galvanised mild steel horizontal restraint straps built into walls at max 1200 centres and screw fixed to joists. Weep holes to be provided adjacent to ground level and over openings/cavity trays etc every third perpendicular. All making good to match existing and dissimilar backgrounds reinforced to obviate cracking. The new cavity wall construction is to be fixed back to the existing structure with stainless steel wall connectors with the vertical joint perpend between the existing and new weather sealed with a pre-compressed sealing strip or polymer based sealant. All cavities are to be continuous.

Ground Floor

Minimum 75mm screed reinforced with chicken wire (mix 1.3 or 4), 100mm Celotex flooring, 100mm concrete slab 1200 gauge polythene dpm on top of blinded 100mm consolidated hardcore. Provide an insulated up stand to the perimeter of the floor. Any airbricks covered to be ducted through the oversite to external air via 100mm dia ducts. A 1000guage polythene vapour control layer is to be installed above the floor insulation prior to screeding.

Upper Floors

Floor to be sound resistant, 22mm flooring grade chipboard (t & g) of at least 15kg/m^2 (moisture resistant to bathrooms) on new floor joists as indicated on plan at 400mm centres. Ceiling lined with 12.5mm Soundbloc plasterboard with set finish; 150mm Rockwool general-purpose insulation roll in the floor void for sound insulation. Floor joists to be restrained with 1000 x 30 x 5mm mild steel straps at 1.2m centres screw fixed securely. All joists to have 38mmx38mm SW herringbone strutting at mid span for spans between 2.5 and 4.5m and also at 0.33/0.66m-x span for spans over 4.5m.

Pitched Roof

Tiles to match existing on 25 x 38mm treated battens on type 1F breathable sarking felt to BS747 on C16 grade rafters at max 400mm centres as specified. Fascia and soffit of white PVC with continuous 25mm vent and fly-proof screen. 12.5mm Soundblock ceiling lined with 1000 gauge polythene vapour barrier over 450mm mineral wool insulation quilt cross laid in two layers in between joists., to achieve a U value of 0.11 W/m^{2}K. Provide ridge ventilators to assist cross ventilation. 100mm x 50mm wall plate strapped to walls at 2000mm centres using 30 x 5mm mild steel straps. An eaves protection sheet (carrier) will be installed over the fascia board overlapping the roofing felt by 150mm

Ventilation

New windows to provide open able ventilation area of not less than 1/20th of the floor area of the rooms, which they serve, all fitted with a minimum 8000mm^2 trickle ventilator. All glazing in those critical locations to be of toughened or laminated safety glass in accordance with clause 5.3, BS6206. All new windows to be double glazed PVC with 16mm argon gas filled cavity and a hard coat low-E glass. Dining room and Bedroom shall have a window with an unobstructed opening with easy clean hinges at least 850mm high and 500mm wide when open with a cill height of between 0.8 and 1.1m. suitable for means of escape.

Foul Water Drainage

Not affected by this proposal.

Surface Water Drainage

Rainwater to 100m half round PVC gutter laid to falls to new 65mm down pipes to discharge to new soak away. New soak away min 5m away from any building to be 2.0m^3 below invert of drain, filled with hardcore and covered with 50mm lean mix concrete on 1000-gauge polythene. Drain to be 100mm diameter UPVC laid to min fall of 1 in 40, bedded and surrounded in pea beach.

Smoke Detectors

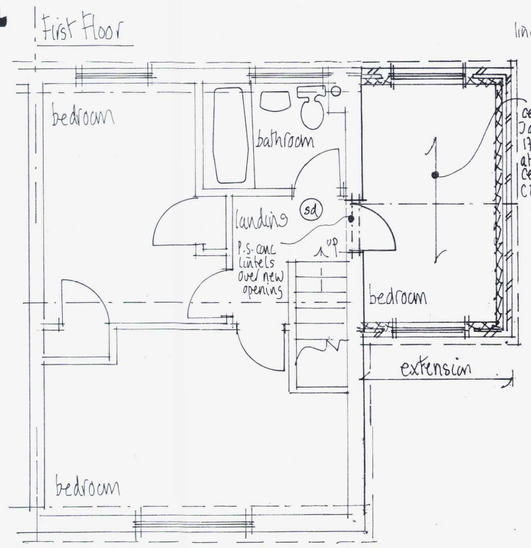
At least one number mains operated self-contained smoke alarm to BS 5446: Part 1 with battery backup to be installed in the circulation space of each storey. All smoke alarms within each dwelling to be inter-connected, be permanently wired to a separate fused circuit at the distribution boards in accordance 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. Provide a heat detector within the kitchen.

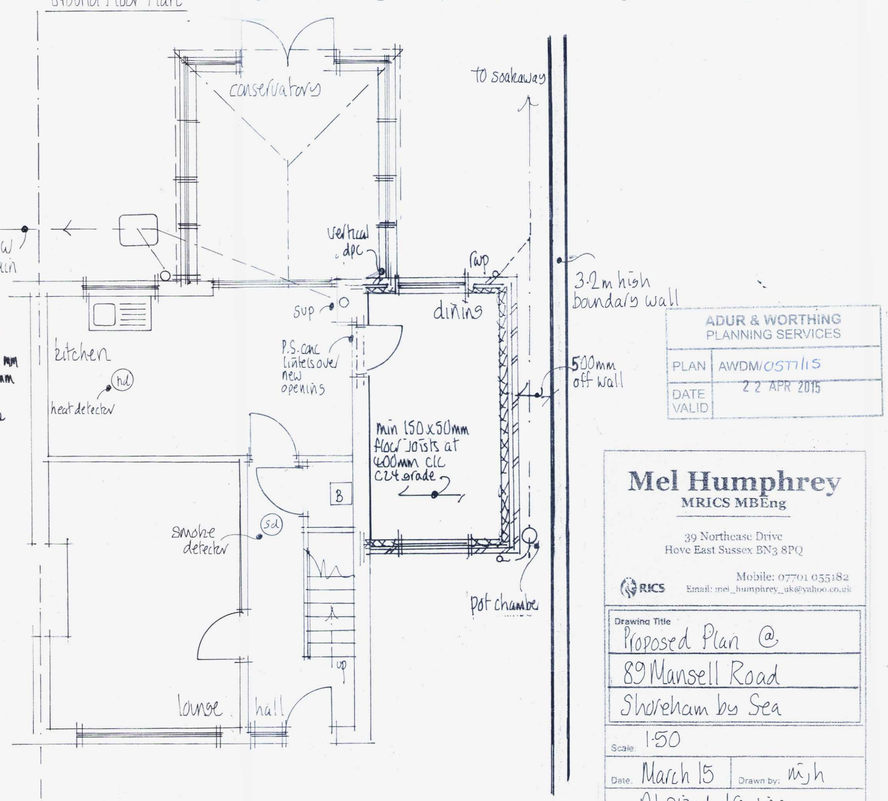
Electrics

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.

Efficient internal and external lighting systems

At least 75% of new light fittings will be low energy lighting.





ADUR & WORTHING PLANNING SERVICES

PLAN	AWDM/0571/15
DATE VALID	22 APR 2015

Mel Humphrey
MRICS MBEng
39 Northease Drive
Hove East Sussex BN3 8PQ
RICS
Mobile: 07701 055182
Email: mel_humphrey_uk@yahoo.co.uk

Drawing Title: Proposed Plan @ 89 Mansell Road Shoreham by Sea

Scale: 1:50

Date: March 15 Drawn by: MJH

A1 sized drawing

Drg No. Rev.