Building Regulation Notes

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. All foundations and lintels taking additional loads are to be exposed and checked for adequacy and suitability for ground conditions prior to commencement of work. The property owner is reminded of the requirement to serve a Party Structure Notice on any adjoining owner should they need to do so under the requirements of the Party Wall Act 1996.

Foundations

750mm x min 550 mm wide trenches fill (1:2:4 concrete mix). Foundations to be minimum 1.0m below ground level and at least 150mm below the level of any adjacent drains with the exact depth to suit site conditions. Provide 150 x 100mm concrete beams over drains where passing through foundations minimum 100mm cover over.

Ground Floor

Minimum 75mm screed reinforced with chicken wire (mix 1.3 or 4), 100mm Celotex flooring, and 3 coats RIW dpm on 100mm concrete slab and blinded 100mm consolidated hardcore. Provide A193 mesh, 1m wide within oversite slab over any drain runs. Provide an insulated up stand to the perimeter of the floor. Any air bricks covered to be ducted through the oversite to external air via 100mm dia ducts. An additional layer of polythene will be provided over the floor insulation to prevent condensation forming.

External Walls

Cavity walls comprising rendered blockwork to match existing, 100mm cavity with 100mm Rockwool insulation cavity batts, inner leaf 100mm Thermalite or equal and approved block work min 3.5 N/mm². Render to be 2 coats of 10mm each of nominal mix of 1:1:6.All walls constructed using 1:1:6 mortars or 1:5 masonry cement mortars. Finished with 13mm lightweight plaster internally. Horizontal strip polymer (hyload) damp proof course in each leaf of new walls min 150mm above adjacent ground level in external leaf. DPC to be lapped with existing wall DPC and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed. Block work 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. 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. Cavities closed at eaves level with slate and to be continuous. All external walls running parallel to roof to be restrained at roof level 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 Catnic or similar approved lintels to be used over door and window openings with min 150mm bearings.

Flat Roof

Timber roof structures to be fixed in accordance with BS Codes of Practice no CP3 and CP112 Flat roof covered with 3 layers built up felt to BS747 finished with 12.5mm chippings bedded in bitumen. All felt work and detailing to be in accordance with CP144.

Pitched Roof

Tiles to match on 25 x 38mm treated battens on type 1F sarking felt to BS747 .Ceiling joists , rafters and 100mm x 50mm wall plate strapped down to walls using 1000 x 30 x 5mm mild steel straps at 1.2m centres. Fix 12.5mm plasterboard ceiling lined with 1000 gauge polythene vapour barrier over 400mm rockwool insulation in between joists. Roof to be ventilated with high-level tile ventilators to be installed to assist cross ventilation of roof space. To be equal to a continuous strip of 5mm wide. Rainwater to 100mm half round pvc gutter laid to falls to the 65mm down pipes as shown.

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.

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 8000mm² 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 doors to be double glazed PVC with 16mm argon gas filled cavity and a hard coat low-E glass to achieve a u value of 1.6 W/m²K.

Foul Water Drainage

All fittings to be provided with trapped waste pipes as follows: Sink, shower & baths 40mm diameter Wash hand basin – 32mm diameter WC – 100mm diameter Common waste pipes to be 50mm diameter. All traps to be 75mm deep seal & all waste pipes are to be fitted with rodding access on tight bends. Common wastes or runs in excess of 1.7m long are to be fitted with anti-syphonic traps. All drains to be 100mm diameter clay pipes laid and surrounded in 150mm of pea beach to fall 1 in 40, provide concrete cover where invert is less than 450mm.gully to be fitted with a sealed screwed down cover.

Surface Water

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 2.0m³ 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.

Energy efficient lighting

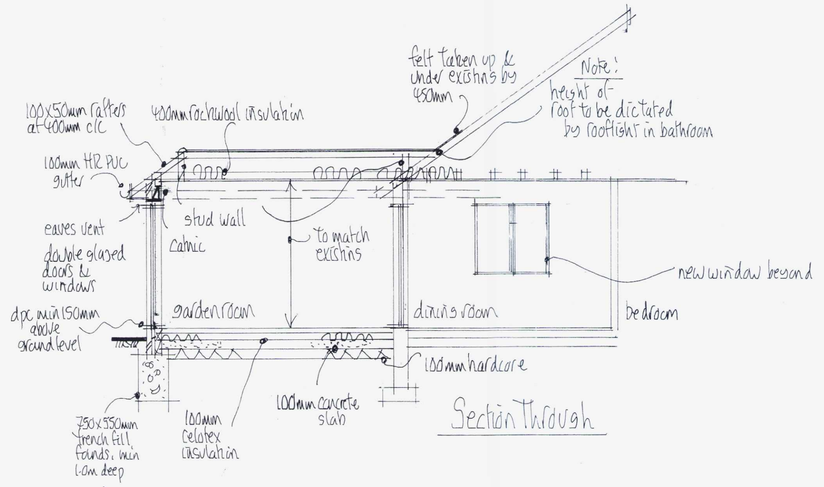
At least 75% of new light fittings will be energy efficient

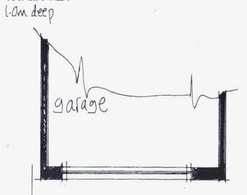
Heating

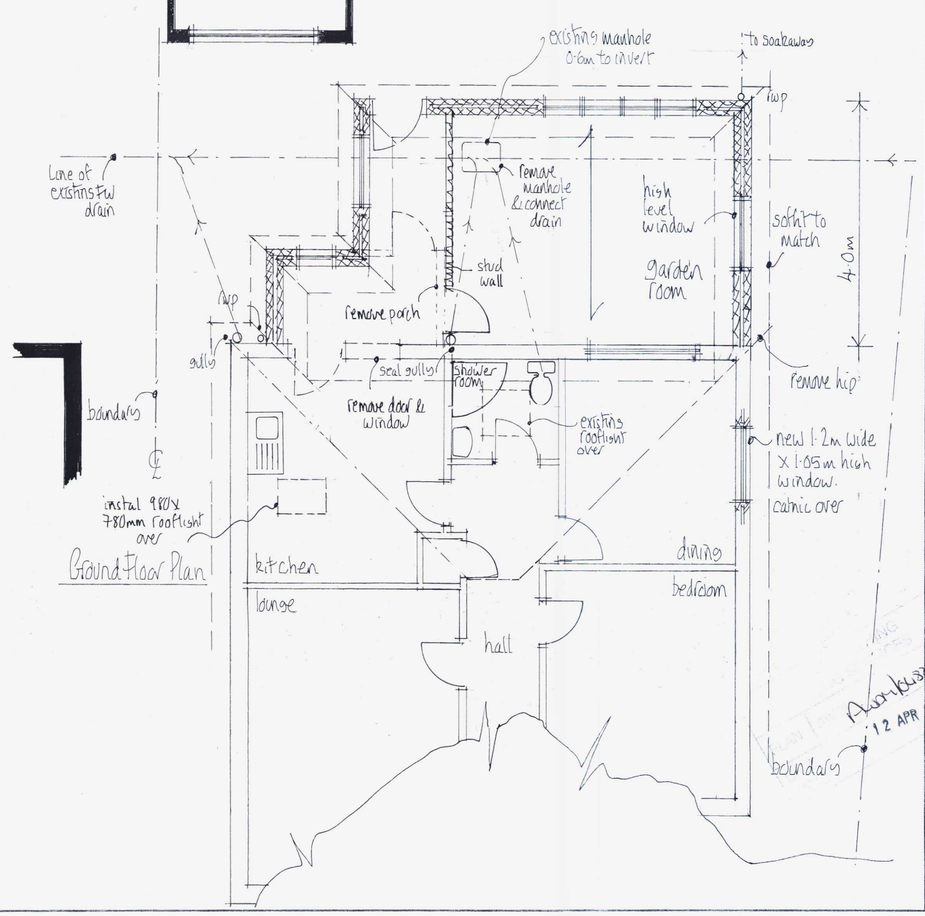
Any radiators to be installed into new extended room are to be fitted with TVR s.

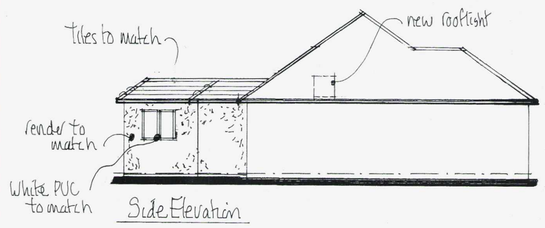
Sanitation Hot Water Safety and Water Efficiency

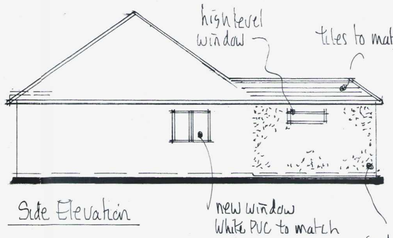
Not affected at all by this proposal.

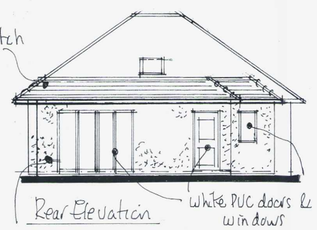




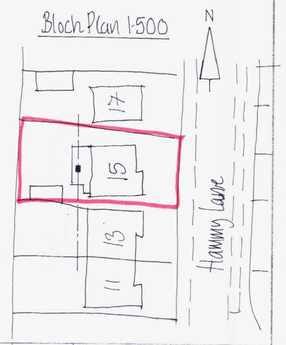








NOTES:
All dimensions must be checked on site and not scaled from this drawing.



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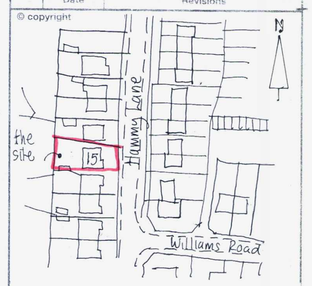

Block Plan 1:1250

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Drawing Title
Rear Extension & Alterations
@ 15 Hammy Lane. Shoreham

Scale 1:50, 1:100

Date Feb 2012 | Drawn by mjh

A1 size drawing

Drg No. | Rev.

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594 x 841mm A1