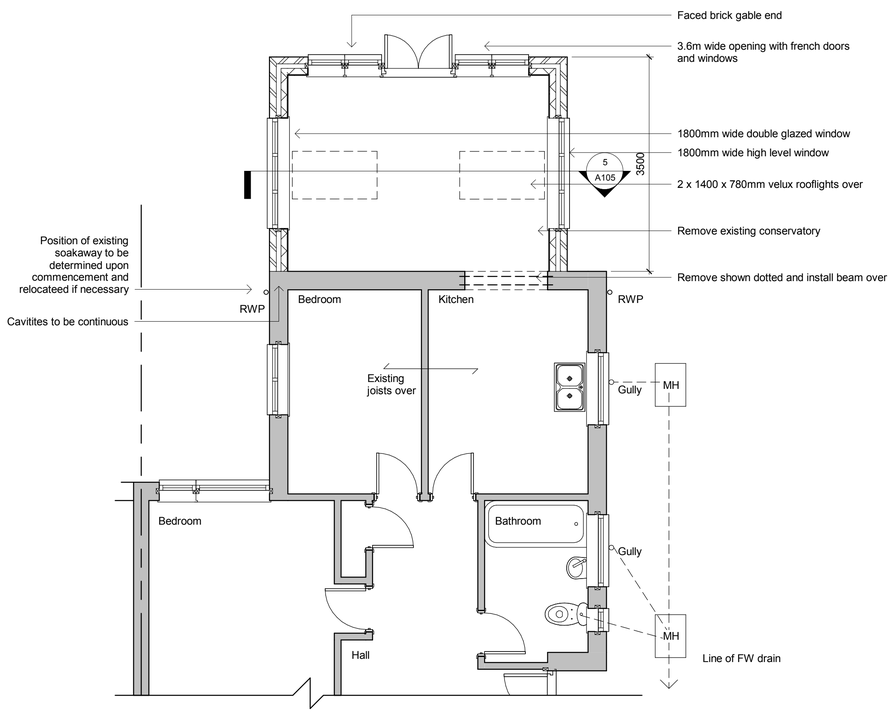
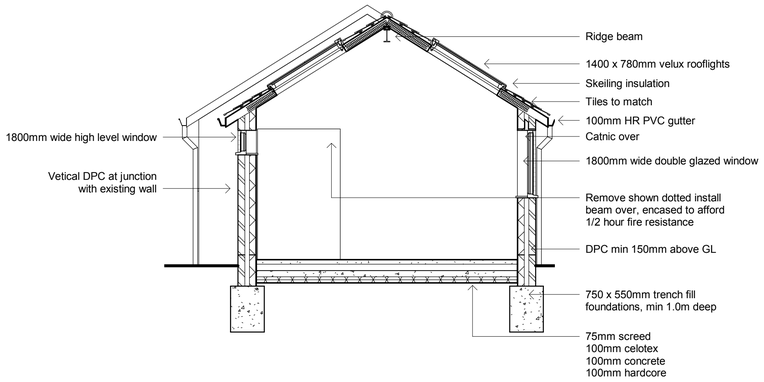
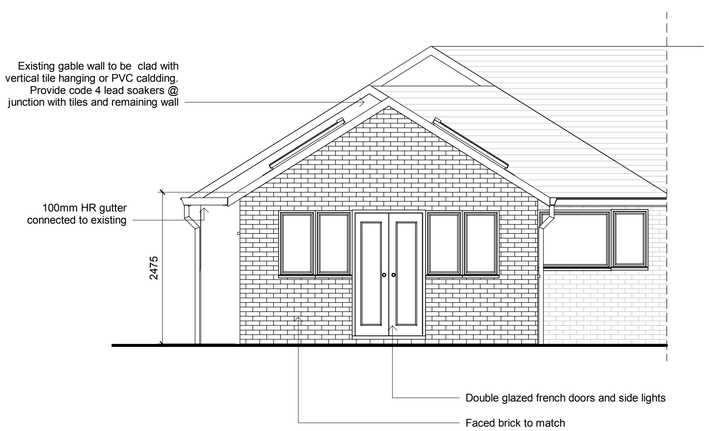


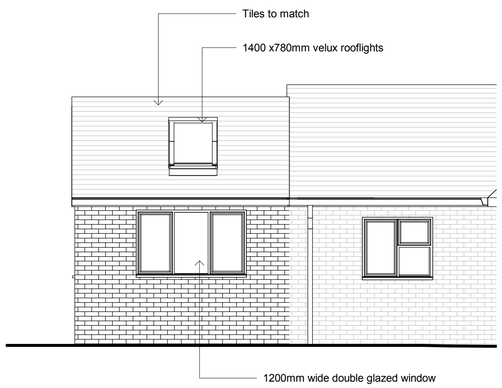
GroundFloor



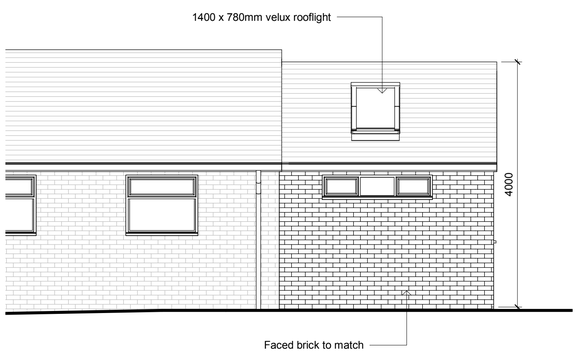
Section Through



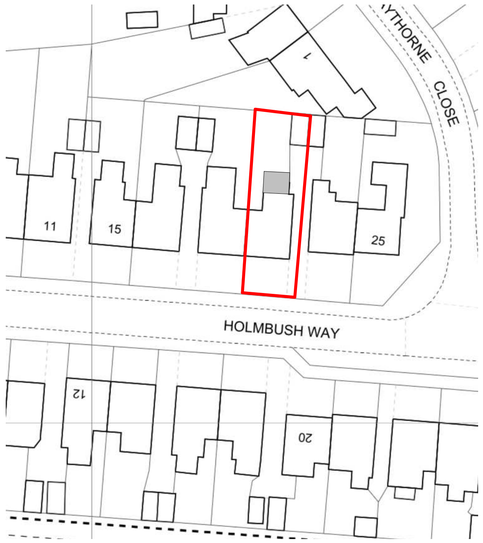
Rear Elevation



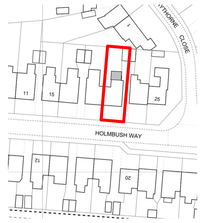
Side Elevation



Side Elevation



Site Plan: 1:500



Site Plan : 1:1250



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 lengths of proposed beams to be measured on site prior to ordering, to verify structural engineer's dimensions. 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 l996.

Foundations

To be 750mm x min 550 mm wide trenches fill (1:2:4 concrete mix). Foundations to be minimum 1.0m below ground level and to suit the site conditions.

External Walls

Cavity walls comprising faced brickwork to match, 100mm cavity with 100mm Rockwool insulation cavity batts, inner leaf 100mm Thermalite or equal and approved block work min 3.5 N/mm². 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. The new blockwork 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

Topsoil and vegetable matter to be cleared from site and floor to be in filled with minimum 150mm/maximum 600mm clean sand blinded compacted hardcore. Any airbricks covered to be ducted through the oversite to external air via 100mm dia ducts. A 300um (1200g) continuous polythene DPM is to be lapped & sealed at all joints, laid over sand blinded hardcore & linked to DPC's in walls. Provide an insulated-up stand to the perimeter of the floor. On a minimum 100mm thick concrete floor slab with a trowel smooth surface. Install a 500 guage polythene vapour control layer between the concrete slab and 100mm Celotex insulation. All finished with a minimum 75mm screed.

Pitched Roof

Tiles to match existing on 25mmx 38mm sw treated battens on type 1F breathable sarking felt (tyvek or similar) to BS747. Rafters at max 400mm centres. Rafters and 100mm x 50mm wall plate strapped down to walls using 1000 x 30 x 5mm mild steel straps at 1.2m centres.

Skeilings

To be insulated with 100mm Celotex, securely supported and battened to achieve a minimum airspace of 50mm over the insulation and under draw with a further 30mm of Celotex with 1000-gauge polythene vapour barrier between insulation and plasterboard. Rafters each side of the roof lights will be doubled up. Provide code 4 lead soakers at the junction of the clad gable wall and roof tiles.

Steel Beams

If any other than those supporting the roof are to be encased in 12.5mm Fireline board upon a timber cradle all to provide at least ½ hour fire resistance.

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 new windows and rooflights to be double-glazed with 16mm air gap and a "soft" low-E coating. All glazing in those critical locations to be of toughened or laminated safety glass in accordance with clause 5.3, BS6206. The U values of the windows will be 1.6 W/m²K and the doors 1.8 W/m²K.WC Kitchen to be provided with an extract fan capable of extracting not less than 60 litres per second (or 30 litres per second if fitted within a cooker hood) which may be operated intermittently.

Foul Water Drainage

Not affected by this proposal.

Surface Water

Rainwater to 100m half round PVC gutter laid to falls to the existing 65mm down pipes to discharge into existing soak away. Position of existing soakaways to be determined upon commencement of the work and relocated if necessary.
Any new soak away to be 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.

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.

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.

Revisions

0.5 0 0.5 1 1.5 2 2.5
SCALE 50 m
1:

5 0 5 10 15 20 25
SCALE 500 m
1:

10 0 10 20 30 40 50
SCALE 1250 m
1:

Materials

Drawing Number	2018/45	Sheet	1 of 1
Size	A1	Scale	1:50, 1:500, 1:1250

Project

Proposed details
March 2018

Job Title

21 Holmbush Way
Southwick
West Sussex
BN42 4YA

Do Not scale from this drawing except for planning as photocopies will be subject to distortion
Drawings to be read in conjunction with all other Designers and structural engineers contract drawings and specifications:
Any discrepancies must be brought to the attention of the Designer immediatialy.
The contractor must verify all dimensions by site measurement before ordering materials or manufacturing components
Substitute materials and products to those named will be acceptable if proven to be of equal or higher performance and not in conflict with other elements

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