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.

Foundations and Ground floor construction

Minimum 75mm screed reinforced with chicken wire (mix 1.3 or 4), 100mm Celotex flooring, and 3 coats RIW dpm on 150mm concrete slab and toe reinforced with 2 no layers of A193 mesh on lean mix blinded shingle. Any air bricks covered to be ducted through the oversite to external air via 100mm dia ducts.

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 . Rendering should be in 2 coats of 10mm each (Nominal mix should be 1:1:6). 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 Cattic or similar approved lintels to be used over door and window openings with min 150mm bearings.

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 windows and 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.

Floor

Provide min 20mm T and G chipboard flooring minimum 150mm Rockwool insulating material Laid on chicken wire between and fixed to the joists for fire resistance and sound insulation purposes. Nails or staples should penetrate into the joist sides to a minimum depth of 20mm.

Party stud partition

To be of minimum 100 x 50mm studding at 400mm centres with sw base and head and cross nogged. Insulated with 100mm Celotex insulation, lined with 1000-gauge polythene vapour barrier under 12.5mm plasterboard and set finish. Provide 20mm celotex insulation above stud walls internally prior to vapour barrier & plasterboard *

Skeilings

To be insulated with 50mm Celotex, securely supported and battened to achieve a minimum air space of 50mm over the insulation and under draw with a further 70mm of Celotex with 1000 gauge polythene vapour barrier between insulation and plasterboard. Ridge or high level tile ventilators to be installed to assist cross ventilation of roof space. To be equal to a continuous strip of 5mm wide. Provide ventilation to the existing soffit equivalent to a 25mm continuous ventilation strip fitted with a fly screen.

Steel beams to be encased to afford ½ hour fire resistance. Use 12.5mm Fhelme board upon a timber cradle.

Dormers and Gable End

To be constructed of 100 x 50mm studding at 400mm centres with 100 x 100mm posts at corners and window jambs. Studding to be lined externally with plain tile hanging of colour to match main roof on 38 x 19mm battens and heather paper (Stallkraft) on 12.5mm sheathing ply and insulated with 80mm Celotex (GA3000Z) insulation with 25mm unvented air space and then overdrawn with 12mm Celotex tuff-R TB3000, joints taped and 12.5mm gyproc wallboard and set. Rafters to be doubled up under dormer cheeks. Provide code 4 lead soakers and flashings as necessary.

Smoke Detectors

At least one number mains operated self-contained smoke alarm to BS 5446: Part 1 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 a radiator and should be fixed elsewhere within 150 and 300mm of the ceiling.

Surface Water

Rainwater to 100m half round PVC gutter laid to falls to new 65mm down pipes to discharge into shingle clear of the raft foundation.

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 by this proposal

Rafters R2 to be 150x50mm at 400mm centres.,
Rafters R3 to be 2no 170x50mm timbers
Floor Joists F1 to be 175x50mm timbers at 400mm centres.
B5 to be 152x89x16 UB bolted to beam with 2no M16ϕ bolts & onto cavity brick padstone
B6, B7 to be 254x146x31 UB bolted to beam with 2no M16ϕ bolts & onto a 300x100x20mm m.s. plate
B8, B9 to be 203x203x46 UC bearing onto a 300x100x20mm m.s plate
Beam B10 to be 203x133x30 UB bearing onto cavity brick padstone. Provide a 10mm steel plate stitch welded to bottom flange of beam. Beam to be galvanised.
Brick Pier BP1 to be 73 Mn/m² blocks
Beam B11 to be 152x89x16 UB bolted to column with 4no M16ϕ bolts & bearing onto 225x100x12mm m.s. plate
Beam B12 2no 175x50mm timbers

3.3m

column C1 to be 80x80x3.6 SHS with 250x150mm baseplate
Rafters R4 to be 170x50mm timbers at 400mm c/c

1:100 METRES

1:50 METRES

Building Regulation Revisions July 12

(1) Attic Wall insulation revised ie. 20mm Celotex added to inner face.
(2) Insulation to ceiling areas added - ie. 400mm Rockwool

Pitched Roof

Plain tiles to match existing roof colour to be suitable for the shallow pitch of no less than 15°, (Sandtoft 20/20 interlocking plain tile with a 100mm headlap)on 25 x 38mm sw treated battens on type 1F breathable sarking felt (tyvek or similar)to BS747. Rafters at max 400mm centres. 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 ceilings. 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. All 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 50mm of Celotex with 1000 gauge polythene vapour barrier between insulation and plasterboard. Rafters each side of the roof lights will be doubled up.

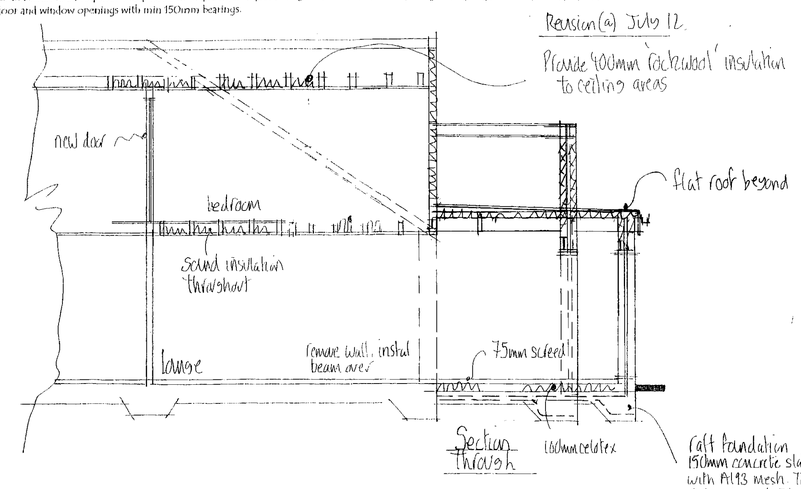
Planning Officers Revision (a) July 201

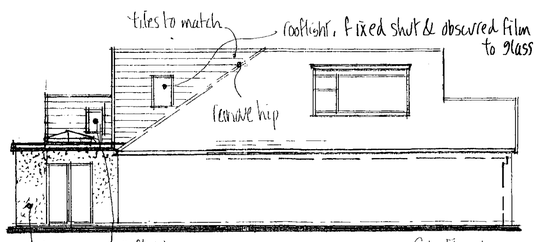
Front Dormer Extension removed

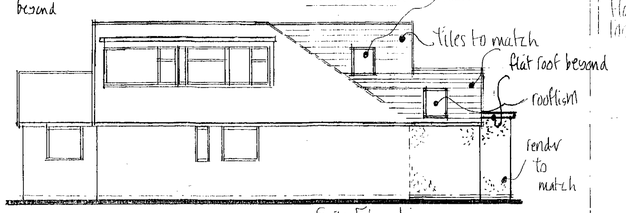
East Facing Rooflight to be fixed shut & fitted with obscured film over glass

Pitched roof over dining room removed & replaced with flat roof.

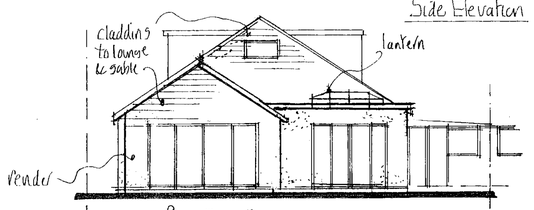
Projection wall to west side removed.



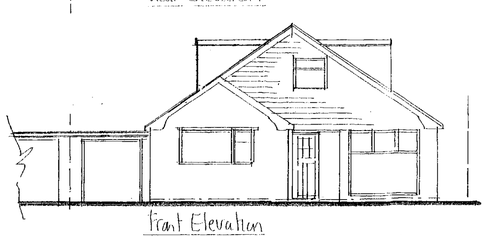




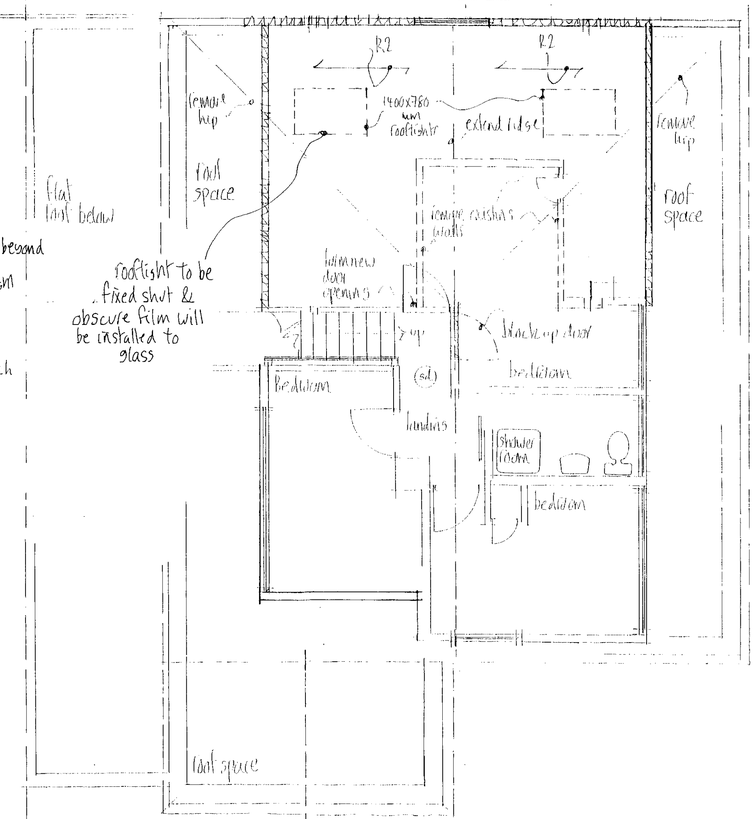
Side Elevation



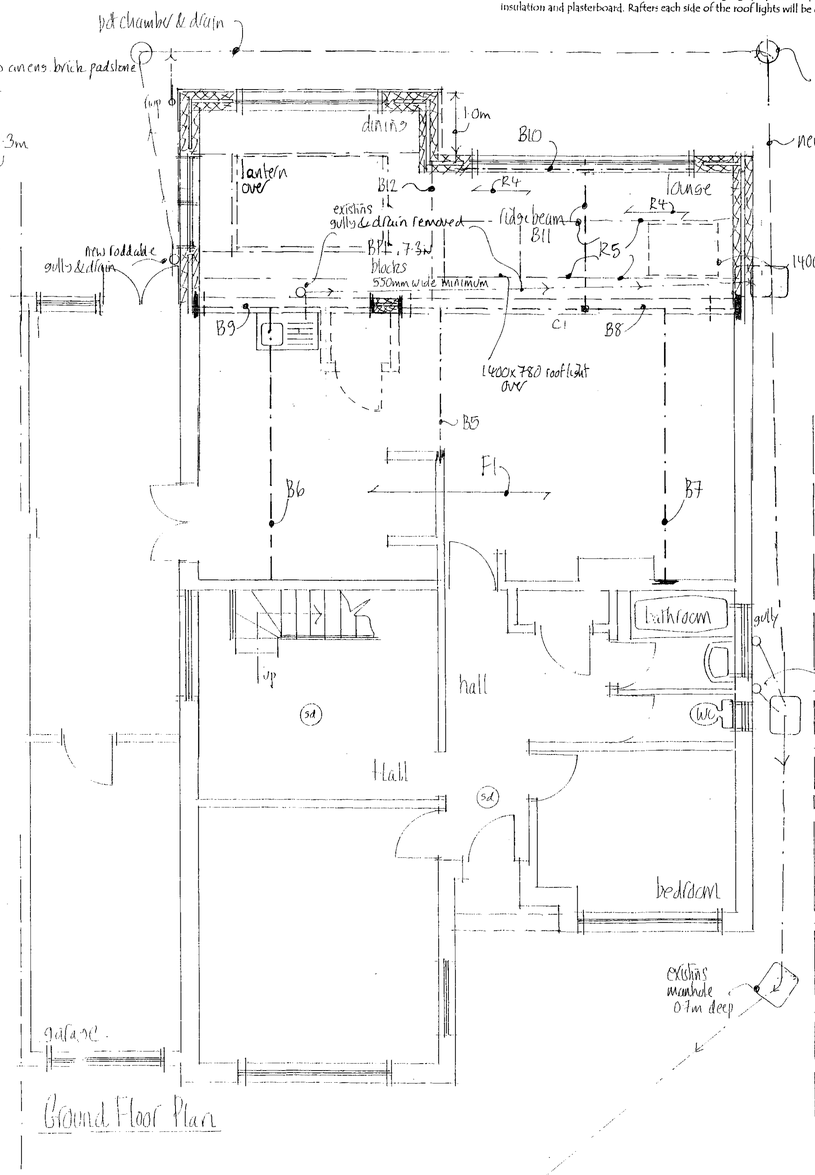
Rear Elevation



Front Elevation



First Floor Plan



Ground Floor Plan

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Drawing Title: Extension & alterations
35 The Martinspike
Shoreham by Sea

Scale: 1:50, 1:100
Date: April 12 | Drawn by: MJH
A1 size drawing
Dwg No. | Rev