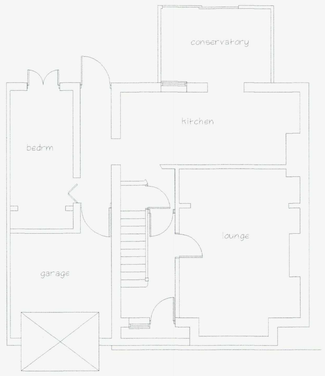
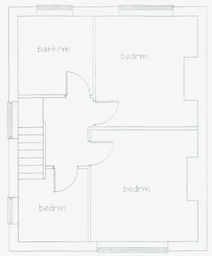
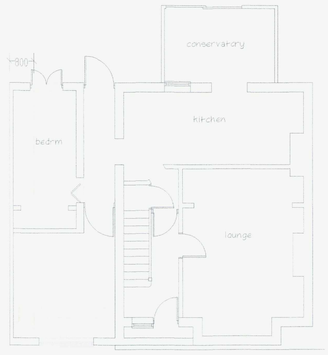


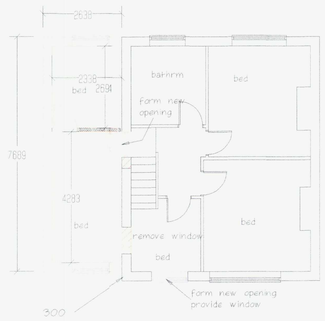
ground floor layout - existing



first floor layout - existing



ground floor layout - proposed



first floor layout - proposed



front elevation - existing



rear elevation - existing



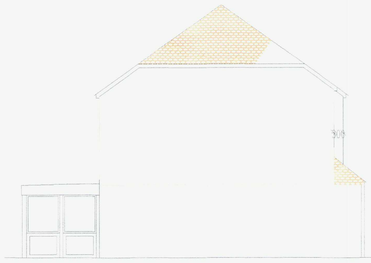
side (West) elevation - existing



front elevation - proposed



rear elevation - proposed



side (West) elevation - proposed

GENERAL CONSTRUCTION NOTES
To be read in conjunction with attached drawings and structural designs. Where there are discrepancies between the drawings, these notes and the structural engineers details, then the Structural Engineers details will prevail. All dimensions to be checked on site, and all applicable sections of the Health & Safety at Work Act shall be strictly adhered to. All works to be carried out in accordance with Limiting thermal bridging and air leakage - robust construction details for dwellings and other similar buildings

Accommodation works:
Allow to remove existing side window to small front bedroom complete and make good to all disturbances to match existing. Form new opening in front elevation to accommodate proposed new window sized 1284h x 1200w complete with Catnic (or similar) lintel over.

Garage:
Allow to remove existing garage door & frame complete. Provide 225x75 P.C.C. lintel set in existing walls at ground level in door opening to support new wall over. Construct new wall in part of brickwork to match existing Provide polythene vapour barrier. Provide DPC to new garage door infill lintel etc. ensure Synthaprufe is carried past new dpc.

Securely fix into prepared opening new white UPVC window as detailed below - size 1.780w x 1.233m high.
New internal cladding to existing external brickwork walls comprises Celotex GA4000 60mm spot bonded directly to existing brickwork with all joints fully taped with foil tape and skimmed finish. Internal masonry walls between garage & main house GA4000 50mm spot bonded directly to existing brickwork with all joints fully taped with foil tape & skimmed finish.
Line around window and door openings with 25mm Celotex.
Fill between ceiling joisrs with Celotex FR5075 & clad underside of joists with Celotex FR5060, 65mm Finish giving U value of 0.18 Wm2K (Manufacturers details)

Floor:
Provide 3 coats Synthaprufe liquid DPM on existing oversite carried up existing external walls to full height. Provide Celotex GA4000 50mm thick insulation on DPM & provide and lay 19mm Moisture resistant chipboard flooring with all joints glued and fixed.

Prepare for, provide and install new steel work all in accordance with Structural Engineers details and make ready to receive new structure over.

New external walls:
In position indicated allow to construct new cavity walls compriesing 280mm cavity wall construction to BS: 243: 1978 with 50mm residual cavity with Celotex CW4030 (30mm thickness) insulation, 100mm Celcon Solar blocks. Provide GA4000 40mm spot bonded directly to internal surfaces of existing & new brickwork with all joints fully taped with foil tape & skimmed finish.

13mm lightweight plastered. Stainless steel wall ties to BS 1243: 1978 @ 750mm horizontal and 450mm vertical c/s. (staggered formation) and 300mm c/s at openings. Provide Ruberoid Hyload D.P.C. to B.S. 8215: 1991 over steels.
All mortar to comply with B.S. 6.1.28. Close cavities at jambs and cills of external
window and other openings with insulated rigid cavity closers and sealed at their heads with fire resistant manerials. New walls tied into existing using Furfix or similar approved, with all cavities maintained. External elevations to be rough cast & decorated to match existing.

Ceiling:
Provide new ceiling in accordance with Structural Engineers details. To ceiling areas provide and infill between ceiling joists with Celotex GA4000 (100mm thick) and Celotex TB4000 (45mm thick) beneath ceiling joists giving U value of 0.18 Wm2K, and clad in 12.5mm plasterboard.

Roof:
Construct new roof structure as indicated on Engineers details, securely fixed to 100x50 wallplate securely fixed to external walls with stainless steel straps @ 600 c/s, in accordance with A. D. A1/2 section 4m.c. 2036.
Provide soffit & fascia to match existing, to include min 25mm continuous permanent eaves ventilation.
Clad roof with Unitearable roofing felt securely fixed to rafters with galvanised clour nails, 38x25 treated battens and covered with concrete tiles - all to match existing on main house in colour. Provide ventilated ridge tiles positioned @ 1.5m c/s, to give min 5mm continuous (or equivalent) gap. All fixed strictly in accordance with manufacturers instructions. All timber to be grade SC3. Provide lateral restraint & strutting in accordance with Para. 2036 of A. D. A1/2 The Building Regulations 1991 (2004 amendments). The above applies to low-level monopitch roof over garage.

In position indicated on drawing allow to provide all necessary supports to permit the formation of new opening between First Floor mid-way landing and proposed extension complete with new CATNIC lintel over with min 150mm bearing each end. Make good to all disturbances. There will be a step up from the landing to the new extension floor level to match that opposite.

In position indicated on drawing allow to provide new stud walls comprising 50x100 in plates, studs & noggins. Fully infill between with ROCKWOOL mineral fibre insulation, clad both sides in 12mm plasterboard and skim Finish. In positions indicated provide new doorways and fix therein new door lining, door complete with all ironmongery.

Windows & doors: -
All glazing to comply to BS: 6206, 881 and Part N of the Building Regulations. Windows to be thermally broken with trickle ventilation providing min 8000m2 and to be fitted with multi-point locking mechanism. All new windows to meet min 'U' value of 1.6W/m2k. Provide CATNIC eaves lintels over door & window openings with min 150 bearing each end. Opening sections of windows to be min 1.7m above floor level with cills between 0.8 & 1.1 above floor level.

Services: -
Extend existing services and heating system to accommodate new works. Thermostatic radiator valves to be provided to any new radiators.
Rainwater system: -
Adapt and re-align existing r.w. system to enable connection from extension to be made. Provide 100mm h/r plastic gutter discharging into r.w. pipe into adjacent or rear of property.

Joinery: -
All timber to be preservative treated and to B.S. 4978. Strength class SC3 0.75kN/m2 All joinery to be Finished in primer, undercoat and gloss paint to match existing.

All electrical work required to meet the requirements of Part P (Electrical Safety) and must be designed, installed, inspected and tested by a person competent to do so. It is confirmed that if electrical down lighters are no be installed, advice to be sought from Building Control on installation methods. Prior to completion, the Council should be satisfied that Part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so. Provide high efficiency light fittings capable of only accepting lamps having a luminous efficacy greater than 40 lumens per circuit-watt will be provided in rooms or circulation areas most frequently used, the number not less than the greater of 1 per 25m2 of floor area of 1 per 4 fixed lighting fittings.

DAVID DAWSON
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Tel / Fax: 01903 764515

Client: Mr. & Mrs. Thompson
60 Sompting Road
Lancing

Project: First Floor exension over existing garage

Drawing Title: Building Regulations

Ratio: 1:100 unless otherwise stated

Job No: 31/2347

Date: December 2011

Drawing No: BC / 1

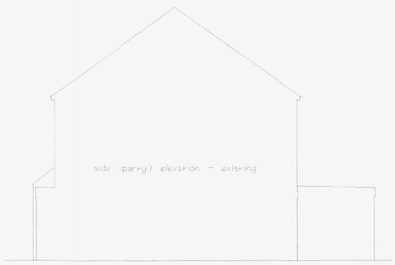
Rev No:

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West Sussex BN15 9QA Mobile: 07990 527999
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[redacted]
Agreed with applicant on phone
SC 10.03.17

ADUR & WORTHING
PLANNING SERVICES
PLAN AWDAW/ C282/17
DATE VALID 10 MAR 2017

Notes
brickwork to match existing - decorated
All height dimensions are taken from DPC (approx 150 above g/l)



side (party) elevation - existing