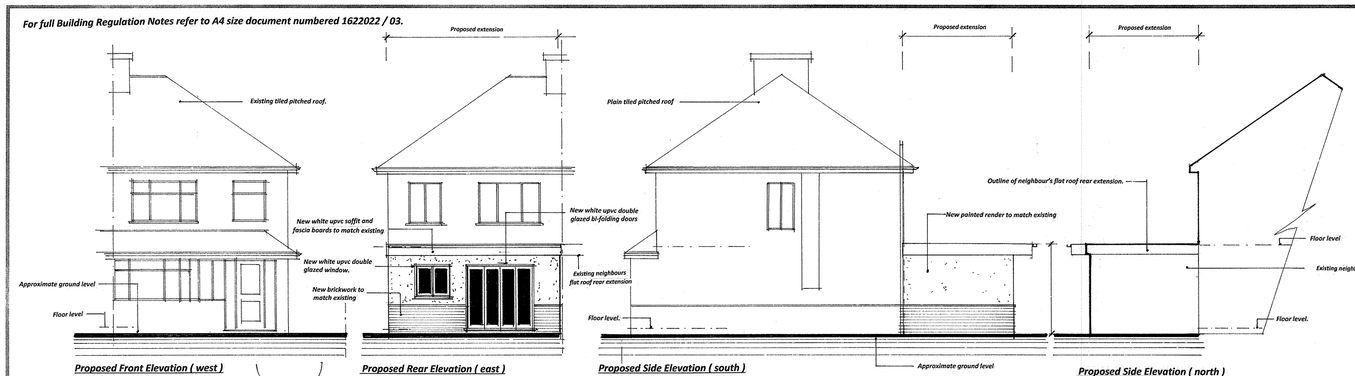
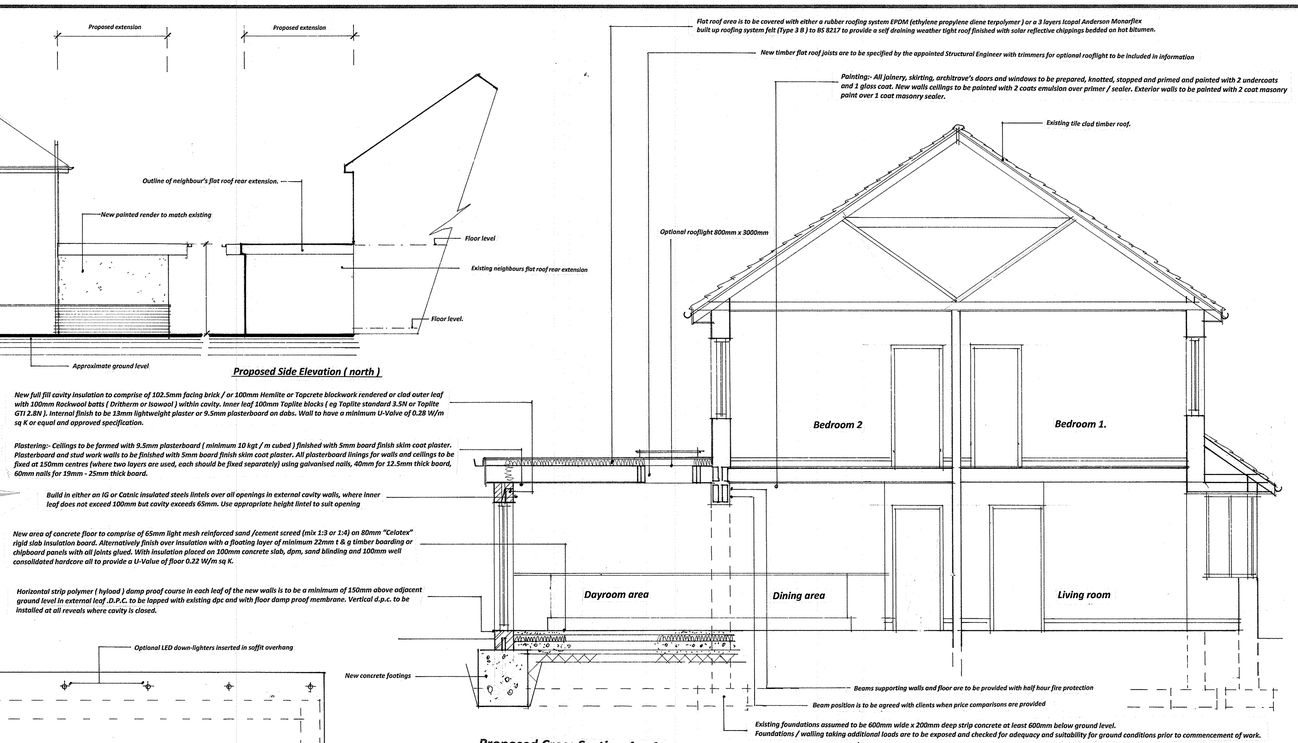
For full Building Regulation Notes refer to A4 size document numbered 1622022 / 03.

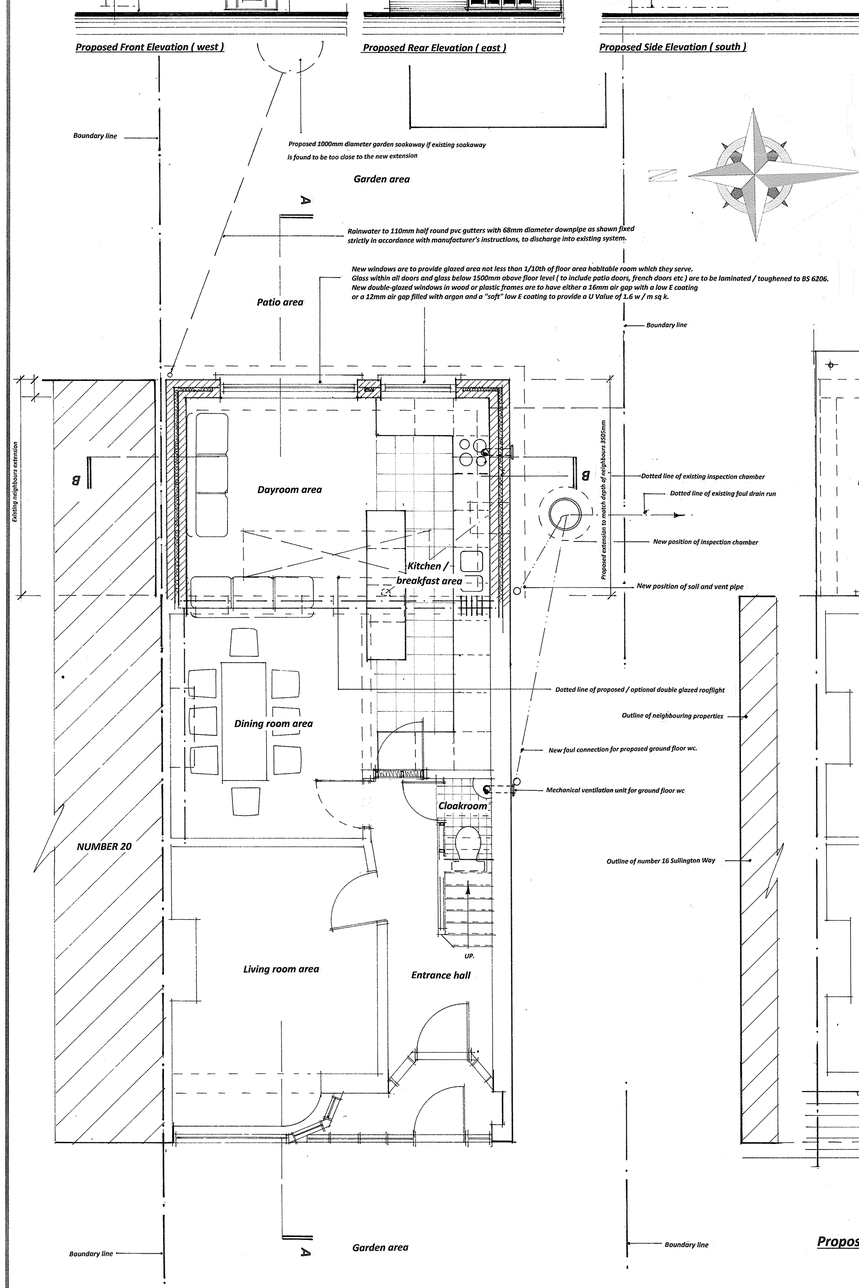


Proposed Front Elevation (west) ***Proposed Rear Elevation (east)*** ***Proposed Side Elevation (south)***

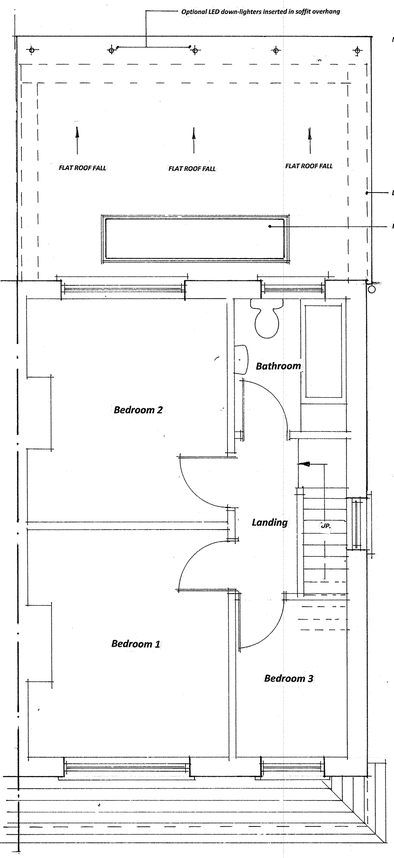
Proposed Side Elevation (north)



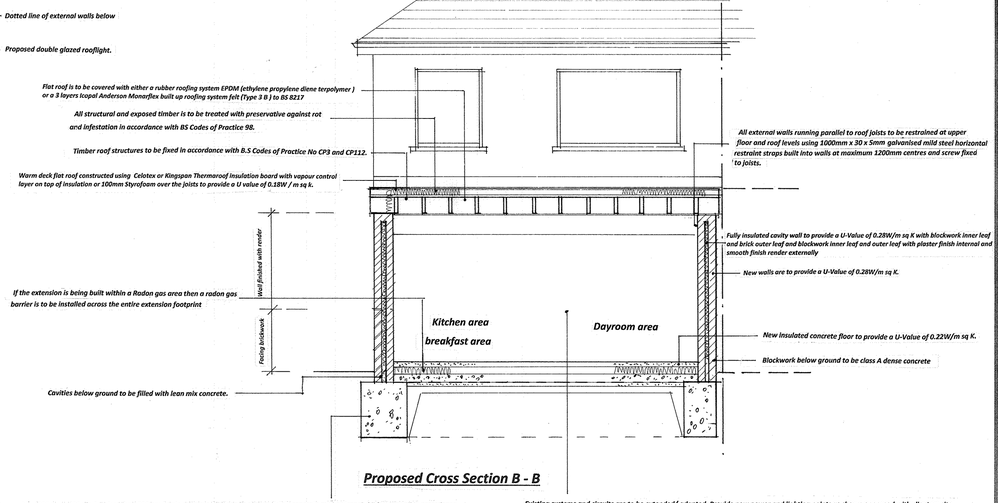
Proposed Cross Section A – A



Proposed Ground Floor Plan



Proposed First Floor / Roof Plan



Proposed Cross Section B - B

New full fill cavity insulation to comprise of 102.5mm facing brick / or 100mm Hemlite or Topcrete blockwork rendered or clad outer leaf with 100mm Rockwool batts (Dritherm or Isowool) within cavity. Inner leaf 100mm Toplite blocks (eg Toplite standard 3.5N or Toplite GTI 2.8N). Internal finish to be 13mm lightweight plaster or 9.5mm plasterboard on dabs. Wall to have a minimum U-Value of 0.28 W/m sq K or equal and approved specification.

Plastering:- Ceilings to be formed with 9.5mm plasterboard (minimum 10 kgt / m cubed) finished with 5mm board finish skim coat plaster. Plasterboard and stud work walls to be finished with 5mm board finish skim coat plaster. All plasterboard linings for walls and ceilings to be fixed at 150mm centres (where two layers are used, each should be fixed separately) using galvanised nails, 40mm for 12.5mm thick board, 60mm nails for 19mm - 25mm thick board.

Build in either an IG or Catnic insulated steels lintels over all openings in external cavity walls, where inner leaf does not exceed 100mm but cavity exceeds 65mm. Use appropriate height lintel to suit opening

New area of concrete floor to comprise of 65mm light mesh reinforced sand /cement screed (mix 1:3 or 1:4) on 80mm "Celotex" rigid slab insulation board. Alternatively finish over insulation with a floating layer of minimum 22mm t & g timber boarding or chipboard panels with all joints glued. With insulation placed on 100mm concrete slab, dpm, sand blinding and 100mm well consolidated hardcore all to provide a U-Value of floor 0.22 W/m sq K.

Horizontal strip polymer (hylod) damp proof course in each leaf of the new walls is to be a minimum of 150mm above adjacent ground level in external leaf .D.P.C. to be lapped with existing dpc and with floor damp proof membrane. Vertical d.p.c. to be installed at all reveals where cavity is closed.

New 225mm x 600mm (no less than 500mm) strip concrete footings as shown (1:3:6 concrete mix) or trench fill footings all in accordance with 1991 Building Regulations A1 / 2 and BS 8004 : 1986. Ensure that base of foundations are below invert of any adjacent drains. All foundations to be a minimum of 1000mm below ground level, exact depth to be agreed on site when exact conditions are known. Base of foundations supporting internal walls to be a minimum 600mm below ground level, 400mm wide and 200mm thick.

Existing systems and circuits are to be extended/ adapted. Provide new power and lighting points as shown or agreed with client on site. All alterations are to comply with current I.E.E regulations. The external lighting should automatically extinguish when there is enough daylight and have sockets that can only take luminous efficiency greater than 40 lumens per circuit-watt. New electrical switches and socket outlets are to be located within a zone of between 450mm and 1200mm above floor level in accordance with the Building Regulations. All electrical work required to meet the requirements of part P (electrical safety) these 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 compiled with. This may require an appropriate BS 7671 electrical installation certificate being issued for the new electrical works by a person competent to do so. All light switches are to be set at 1200mm above finished floor level and all switched socket outlets are to set at 450mm above finished floor level.

GENERAL NOTES:-

1/. This drawing is the copyright of SDR Designs Architectural Services and cannot be reproduced without written authority.
2/. This drawing should be considered preliminary, as it may form part of a planning application and / or be subject to Building Regulation Approval. No building work should commence until the relevant approvals as required by law have been obtained.
3/. This drawing, if appropriate, should be read in conjunction with the Structural Engineers Drawings and calculations and the Building Regulations Specification. Any discrepancies found between associated documentation should be notified immediately in writing to SDR Designs Architectural Services for clarification prior to any building work and / or any off site fabrication work being carried out.
4/. Whilst every effort has been made to identify existing visible underground drainage / services, it is the contractors responsibility to ensure a survey is carried out to verify and identify any underground drainage / services prior to the carrying out of any excavation work.
5/. Whilst every effort has been made to ensure dimensions are correct, it is the contractors responsibility to check all dimensions on site prior to any building work and / or any off site fabrication work being carried out.
6/. All works are to be carried out in accordance with current Building Regulations, British Standards, Codes of Practice, manufacturers recommendations and to the approval of the inspecting building control officer, including the issuance of all requisite notices and the provision of appropriate certificates of testing and commissioning on completion.
7/. It is the clients responsibility to employ a Primary Contractor and to ensure all building work is carried out in compliance with current Construction Design and Management (CDM2015) regulations and current Health and Safety Legislation.
8/. The client should ensure that their Buildings / Contents Insurance company is notified of the relevant building works being undertaken on their property.
9/. The contractor is to ensure that the completed building is exactly as dimensioned and a completion certificate is issued by The Local Authority Building Control Department.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL STRUCTURAL ENGINEERS DETAILS / SPECIFICATION NOTES

	Date	Revisions

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Client
Mr & Mrs .M. Vitty

Job Title
Proposed Single Storey Flat Roof Rear Extension. *(to form a larger open plan Kitchen / breakfast / dining area / living room area)*
18 Sullington Way.
Shoreham-by-Sea.
East Sussex.
BN43 6PJ

Drawing Title
Proposed Ground Floor Plan, First Floor / Roof Plan and elevations. Proposed Cross Sections A – A & B – B.

Scale *1:100, 1:50 @ A1*

Date *April 2022.* Drawn *SLW.*

Drg. No. ***1622022 / .02.*** Rev.

PLANNING APPLICATION AND BUILDING REGULATIONS APPLICATION DRAWING

Paper Size A1