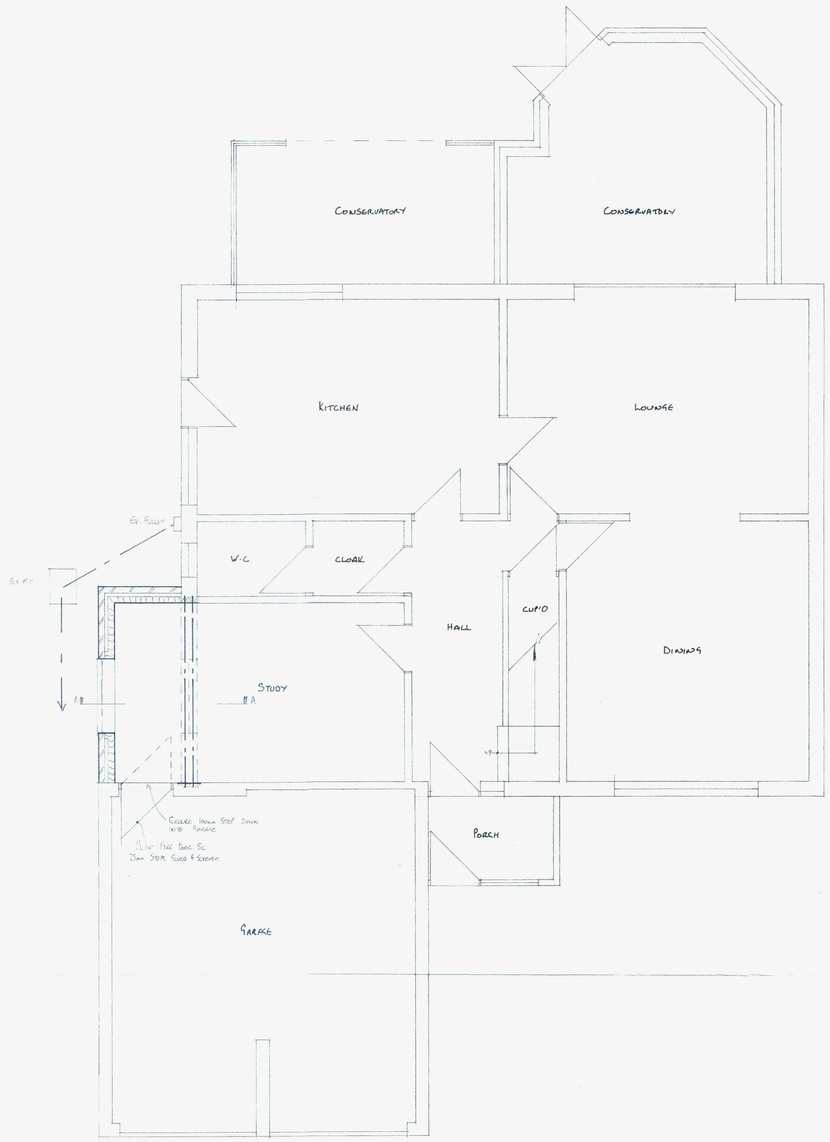
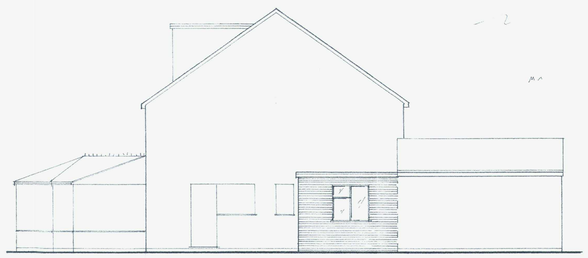
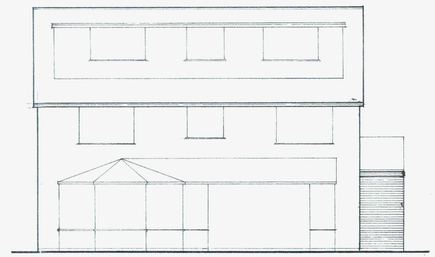


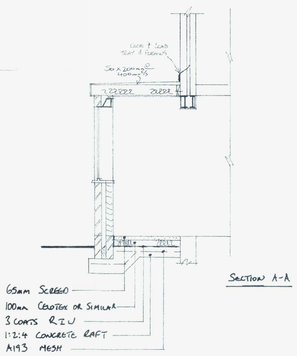
GROUND FLOOR PLAN 1:50



SIDE ELEVATION 1:100



REAR ELEVATION 1:100



SECTION A-A

Miscellaneous

Building Regulation Notes
Scales 1:100 1:50

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS CALCULATIONS AND RECOMMENDATIONS.

Careful inspection is to be carried out prior to the removal of any structural elements to ensure proper and adequate support is provided and maintained by new works.
All building work is to be carried out in accordance with all current Building Regulations and Codes of Practise in force at this time. Any parts of the structure covered over or inaccessible have not been inspected and no responsibility is accepted for these areas including underground.
Any discrepancies found with this drawing should be reported to the client prior to works continuing.
No work to encroach over the boundary of the neighbours property.
All electrics, heating, plumbing and decorations to be altered / extended all to client's choice.
These construction notes are for the purposes of Building Regulation approval only and do not represent a detailed specification.
All lengths of proposed beams to be measured on site prior to ordering, to verify structural engineer's dimensions.
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.
New dwellings are to be provided with a SAP rating upon completion of the work, prior to occupation.
Measurements to be checked prior to manufacture.
All measurements for stairs including headroom to new and existing to be checked before building works commence. Any discrepancies to be reported to client and architect.
Measurements shown on plan may differ once job is completed.
All works started before Building Regulation approval are carried out at the owners own risk.
No responsibility is accepted for furniture that doesn't fit into rooms.
The owner is ask to notify architect if building is built prior to 1937 and has shared drainage, as these drains may be deemed vested sewers and belong to Southern Water.
ROOMS IN ROOF ARE DESIGNED WITH THE ASSUMPTION THAT NEW FLOOR JOISTS ARE HUNG ALONGSIDE EXISTING CEILING JOISTS PACKED OFF CEILING BY 12mm.

FOUNDATIONS
All foundations taking additional loads are to be exposed and checked for adequacy and suitability for ground conditions prior to commencement of works. All existing lintels taking additional load are to be exposed and checked for adequacy on commencement of work and replaced if necessary.
See section A-A for slab details.

EXTERNAL WALLS
Cavity walls comprising matching facing brick outer leaf with min 85mm cavity filled with 85mm Dritherm or Rockwool. Inner leaf 100mm thermalite 'Shield' or equal and approved blockwork min 3.5 N/mm2. All walls constructed using 1:1:6 mortar or 1:5 masonry cement mortar. 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. Blockwork 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. Where drains pass through external walls provide 65mm deep x thickness of wall prestressed concrete lintel over in each leaf of wall. Minimum cover over drains to be 50mm clear. Mask opening with sheet material to prevent entry of fill or vermin. Ensure that at all openings no cold bridging occurs by using a proprietary system such as Thermabate Closers, or similar approved. The separating wall between the garage and dwelling shall be taken up to the underside of the floor covering and fire stopped with mineral wool quilt ensuring no gaps exist. All walls constructed with wall ties built in at 450mm centres vertically and 900mm 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 1200mm centres and screw fixed to joists. Weep holes to be provided adjacent to ground level and over openings / cavity trays etc. every third perpendicular. All making good to match existing and dissimilar backgrounds reinforced to obviate cracking.

GROUND FLOORS
See section a-a

FLAT ROOF
Timber roof structures to be fixed in accordance with BS Codes of practice no CP3 and CP112.
Flat roof covered with 3 layer built up felt to BS 747 finished with 12.5mm chippings bedded in Bitumen. All felt work and detailing to be in accordance with CP 144. 18mm WBP plywood decking on sw firrings to give minimum 1 in 40 fall and SC3 grade sw joists (size and centres as shown on plan). Roofing felt dressed up existing wall by 150mm with code 4 lead cavity tray and cover flashing built into existing cavity wall dressed down over felt upstand. Ceiling lined with 1000 gauge polythene vapour barrier over 150mm Celotex insulation in between joists and 12.5mm plasterboard finished to client's approval. Flat roof to be ventilated at eaves by setting ex 25mm sw fascis min 25mm from face of wall with insect mesh backing opening to form continuous ventilation strip along full length of eaves on all sides. 100 x 50mm wall plate strapped down to walls using 1000 x 30 x 5mm mild steel straps at 1.2m centres. Firrings cross-battened with 50 x 50mm battens to permit cross flow ventilation above roof insulation. Flat roof joists to be restrained with 1000 x 30 x 5mm mild steel straps at 1.2m centres screw fixed securely.

BEAMS AND LINTELS
Catnic or similar approved lintels to be used over door a window opening with 150mm bearings. All voids within lintels to be filled with 150mm fibreglass. Steel beams to be encased to provide ½ hour fire protection with encasing in 2 layers of 12.5mm plasterboard fixed to wooden cradles with Gypsum plaster finish; wire bound with 1.6mm wire at 100mm centres. OR Steel beams to be encased to provide ½ hour fire protection with encasing in 2 layers of 12.5mm Gyproc wallboard nailed to timber cradles vertically and longitudinally not less that 44mm x 44mm spaced at 600mm centres, with all joints staggered.

VENTILATION
New windows to provide openable 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 to be double glazed timber or UPVC with 16mm air gap and 'K' glass, providing min 'U' value of 1.8W/m2k.

FOUL WATER DRAINAGE
All plumbing to BS 5572. All below ground drainage to BS 8301.

SURFACE WATER DRAINAGE
Rainwater to 100mm half round PVC gutter laid to falls to the 65mm downpipes as shown to discharge 600mm from building into clean beach.

GLAZING
All glazing to be of toughened or laminated safety glass in accordance with clause 5.3, BS6206.

HEATING
Existing central heating system to be extended into new extension / room in roof with appropriate sized radiators. New radiators to be thermostatically controlled. All works to be extended/upgraded to be carried out in accordance with the 'Domestic Heating Compliance Guide'.

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 BS7671 electrical installation certificate to be issued for the work by a person competent to do so.

LIGHTING
New lighting (comprising either basic lighting outlets or complete luminaries) must only take lamps having a luminous efficacy greater than 40 lumens per circuit-watt. Examples are fluorescent tubes and compact fluorescent lamps (not GLS tungsten lamps with bayonet cap or Edison screw bases). Recommended number of efficient lighting is as follows – 1-3 new rooms – 1 light, 4-6 rooms – 2 lights, 7-9 rooms – 3lights and 10-12 rooms- 4 lights.

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AC/C 10/1111/CO
DATE RECEIVED 27 NOV 2006

BARRVELL Ltd

Architectural & Party Wall Services

ADDRESS
244 Harbour Way, Shoreham Beach

CLIENT
Mr Walford

PROJECT
Side extension

09 JAN 2007

DATE	SCALE	DRAWING No.	DRAWN BY	REVISION
Oct 06	1:50 1:100	**BAR/06/071**	**Steve Barrett**	

BARRVELL Ltd, 07890450384 52 Freshbrook Road, Lancing, W.Sussex. BN15 8DA