AMENDMENT
ADUR & WORTHING PLANNING SERVICES
PLAN | AWDM/ 1599/15
DATE VALID | 13.1.16

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.

First Floor
New areas of first floor to be 22mm T & G flooring, moisture resistant grade chipboard of 15kg/m³ on new floor joists at 400mm centres insulated with 100mm Rockwool quilt for sound insulation purposes.

Steel beams and supports
Any new to be clad to afford 1/2hours fire resistance encased in 12.5mm Fireline board upon a timber cradle or alternatively coated with intumescent paint (Nullifire or similar)

Internal stud partitions
To be constructed of minimum 100 x 50mm studding at 400mm centres with sw base and head plates and cross noggings at maximum 1200mm centres. Insulated with 100mm quilt for sound insulation, faced both sides with 12.5mm Soundbloc plasterboard finished with set.

Pitched Roof
Tiles to match existing on 25 x 38mm treated battens on type 1F breathable sarking felt to BS747 on C16 grade rafters at max 400mm centres as specified. 100 mm x 50mm wall plate strapped to walls at 2000mm centres using 30 x 5mm mild steel straps. An eaves protection sheet (carrier) will be installed over the fascia board overlapping the roofing felt by 150mm. Skeillings to be insulated with 70mm 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.

Stairs
Standard timber staircase with rise, going, width and layout as shown on plan. Pitch 42 degrees maximum. Openings in vertical balustrades not to exceed 99mm. Minimum handrail height for stairs and landing to be 900mm. Handrail to be continuous top to bottom of flight, with no finger traps. Minimum headroom over pitch of staircase to be 2000mm, measured vertically above the pitch line. Minimum going at newel posts to be 50mm. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO MANUFACTURE.

Flat Roof
To be throughout to be a warm roof construction. Timber roof structures to be fixed in accordance with BS Codes of Practice no CP3 and CP112. Flat roof covered with 3 layers built up felt to BS747 finished with 12.5mm chippings bedded in bitumen. All felt work and detailing to be in accordance with CP144. 130mm of Celotex laminated roof board on type 1B felt vapour control layer on 18mm WBP plywood decking on sw firrings laid to give a fall of at least 1 in 40, all on C16 grade sw joists (as shown on plans.) Rainwater to discharge onto existing pitched roof via a code 4 flashing.

Heating
Any radiators to be installed into new rooms are to be fitted with TVR.

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 breather paper (SisalKraft) 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 T83000, joints taped and 12.5mm gpyroc wallboard and set. Rafters to be doubled up under dormer cheeks. Provide code 4 lead soakers and flashings as necessary.

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 roof lights to be double glazed PVC C rated with 16mm air gap and a "soft" low-E coating. All glazing in those critical iocations to be of toughened or laminated safety glass in accordance with clause 5.3, BS6206. Any new bathroom to be provided with an extract fan capable of extracting not less than 15 litres per second operated intermittently and ducted to external air. Roof lights to be double-glazed and AA rated. 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 and ducted to external air. WC to be provided with an extract fan capable of extracting not less than 6 litres per second which may be operated intermittently and ducted to external air. The U values of the windows will be 1.6 W/m²K and the doors 1.8 W/m²K. . All bedrooms shall have a window with an unobstructed opening with easy clean hinges at least 850mm high and 500mm wide when open with a cill height of between 0.8 and 1.1m.

Foul Water Drainage
All complying with BS EN 752. All fittings to be provided with trapped waste pipes as follows: Sink, shower & baths - 40mm diameter Wash hand basin 32mm diameter WC - 100mm diameter Common waste pipes to be 50mm diameter. All traps to be 75mm deep seal & all waste pipes are to be fitted with rodding access on tight bends. Common wastes or runs in excess of 1.7m long are to be fitted with anti-syphonic traps, all to discharge into existing soil and vent pipe to be 100mm UPVC and terminate 900mm above any opening windows within 3.0m including a PVC cage. Any new drains to be 100mm diameter UPVC pipes laid and surrounded in pea beach to fall 1 in 40, provide concrete cover where invert is less than 450mm. Provide rodding access at the base of any new soil and vent pipe.

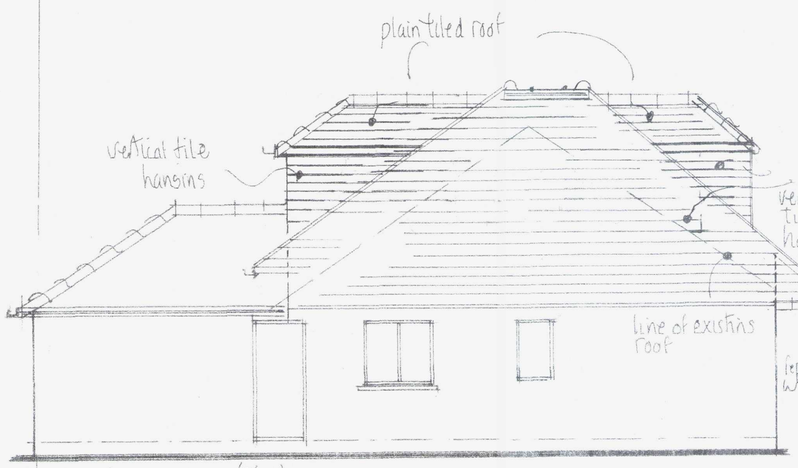
Smoke Detectors
At least one number main operated self-contained smoke alarm to BS 5446: Part 1 to be installed in the circulation space of each storey. All smoke alarms within each dwelling to be inter-connected, be permanently wired to a separate fused circuit at the distribution boards in accordance 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 radiator and should be fixed elsewhere within 150 and 300mm of the ceiling.

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. A minimum of 75% of all new lighting will be high efficiency type.

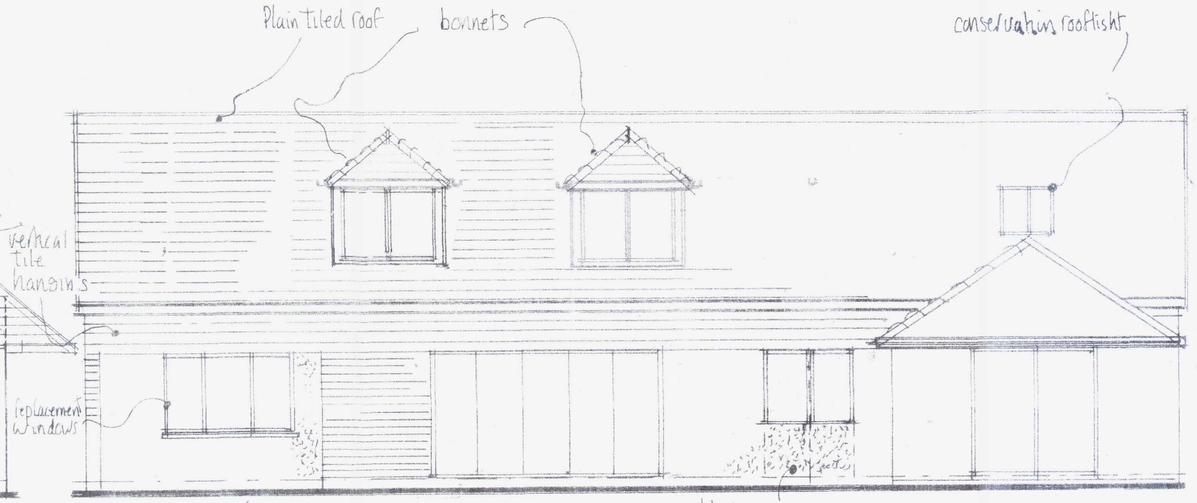
Building Regulation Revisions November 2015

Eye Brow Construction
The pitch of the eyebrow dormer to be at its flattest point to be 35 degrees. The flowing eyebrow to be supported upon substantial timber frame of 100 x100mm members.
To provide adequate weathering provide 38mm x 25mm treated battens on 1 layer of felt on 38mm x 25mm treated counter battens with 2 layers of breather able roofing felt random tacked to 12.5mm ply board. All feltwork to be lapped at least 300mm.

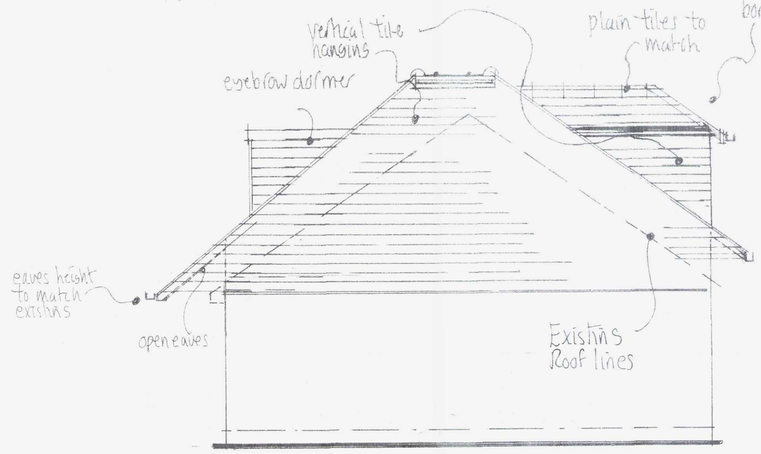
If the window at the bottom of the stairs is within 800mm of the raperae treads, then provide adequate guarding.



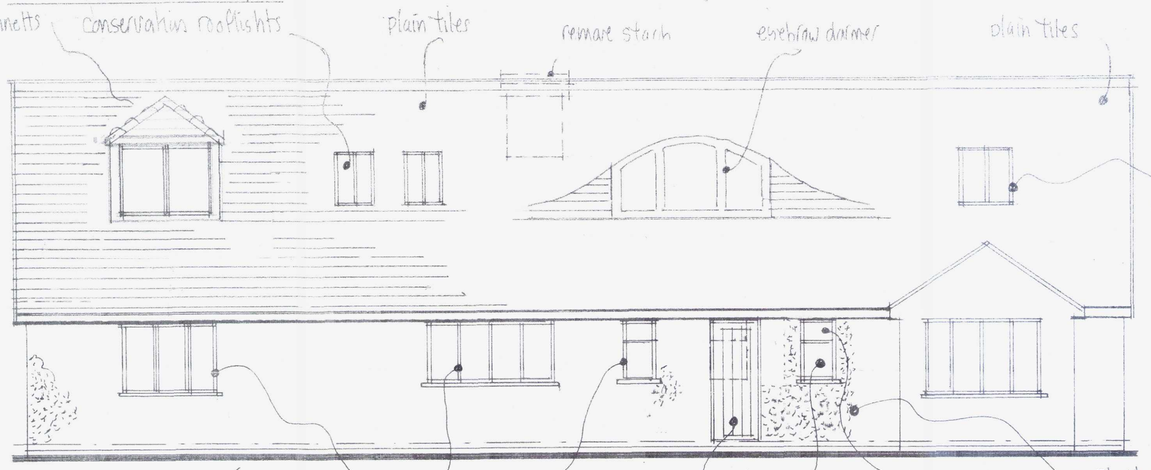
Side Elevation (East)



Rear Elevation (South)

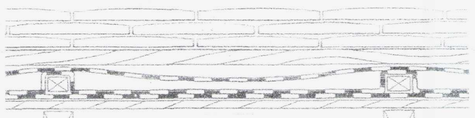


Side Elevation (West)



Front Elevation (North)

Recommended Construction for Tiling Below Minimum Pitch



Revision (A) Nov 15
Rear Dormer position corrected
Beam Details added.

Revision (a) Dec 15
Flat Roof removed. Ridge roof formed.
Pitch reduced.
Dormers reduced in width & restyled
Rear dormers repositioned.

Revision (b) Jan 16
Roof reconfigured. Ridge line reduced in height, eaves height matching existing
Dormer heights reduced

1m 2m 3m 4m 5m
1:50 Scale Bar

NOTES:
All dimensions must be checked on site and not scaled from this drawing.

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Drawing Title
Proposed Elevations
69 Manor Road
Lancing

Scale: 1:50
Date: Oct 15 Drawn by: MJH
A1 sized drawing
Drg No: Rev: