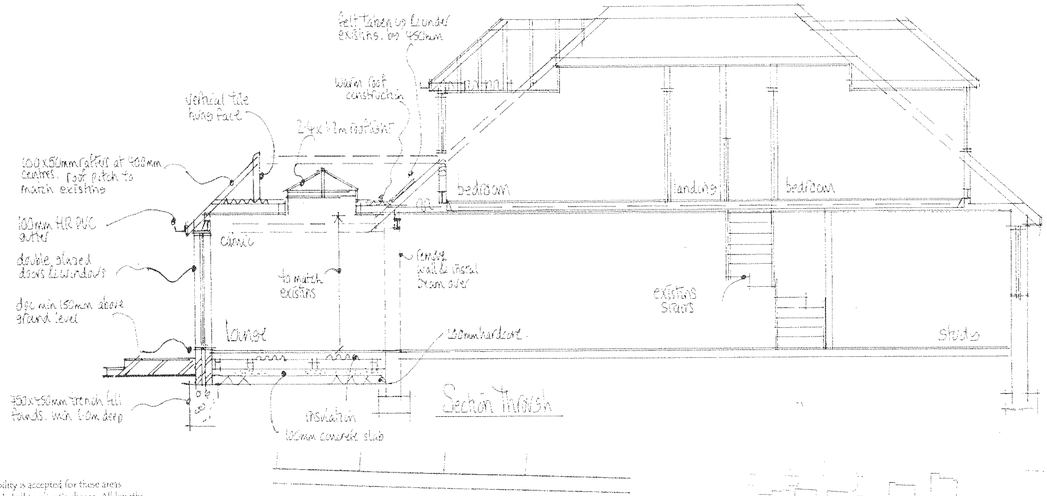
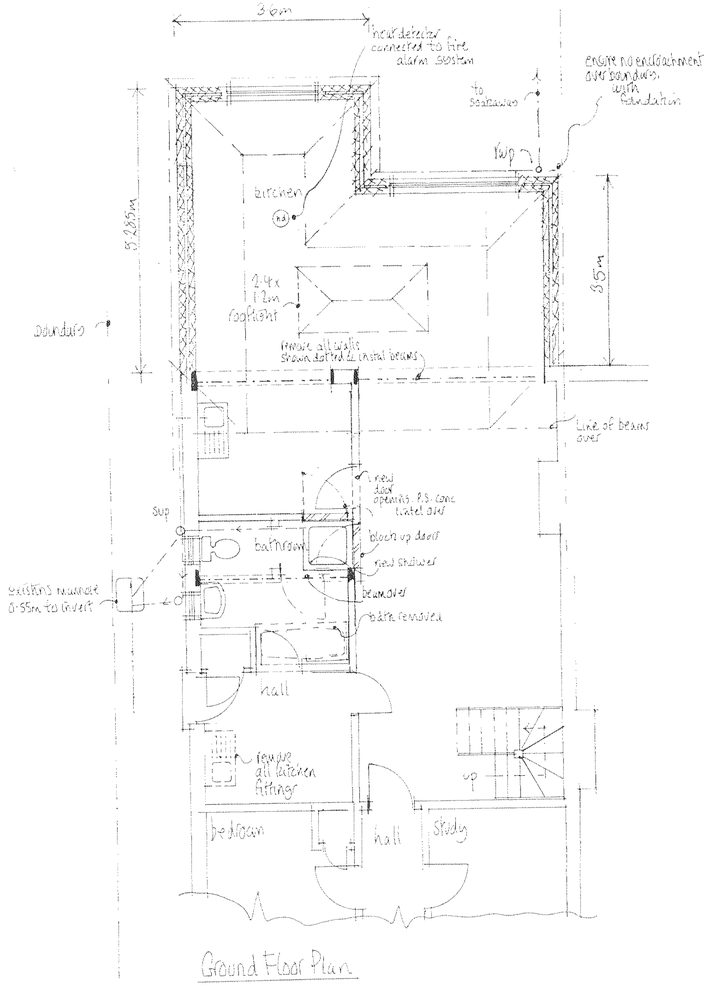


Materials
Doors & windows . stoked to match existing .
Roof tiles . to be plain tiles to match existing
Walls . To be faced brickwork & render to match existing





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 deadenings to be altered/extended at 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. The building fabric should be constructed so that there are no reasonably avoidable thermal bridges in the insulation layers caused by gaps within the various elements, at the joints between elements and at the edges of elements such as those around window and door opening. Reasonable provision should also be made to reduce unwanted air leakage through the new envelope parts. 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.

Foundations
750mm x 450mm trench fill foundations (1:2:4 concrete mix). All foundations to be minimum 1.0m below ground level and at least to drain invert with the exact depth to suit site conditions.

External Walls
Cavity walls to comprise render finish and faced brickwork to match on 100mm dense concrete block, 85mm cavity with 85mm Rockwool insulation cavity batts, inner leaf 100mm Thermalite or equal and approved dblockwork min 3.5 N/mm². All walls constructed using 1:1:6 mortar or 1:5 masonry cement mortars. Finished with 13mm lightweight plaster internally. Render to be 2 coats of 10mm each of nominal mix of 1:1:6. 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 Roof 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 Ffrenmabate 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 90 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 Catnic or similar approved lintels to be used over door and window openings with min 150mm bearings. Beam to be encased in 12.5mm Fireline board to afford ½ hours fire resistance.

Timber suspended floor
Where proposed to be 22mm flooring grade T & G chipboard to BS 5669 type 11/111 decking on 150 x 50mm treated floor joists at 400mm centres bearing onto honey combed brick sleeper walls with solid strutting at mid span insulated with 100mm Celotex, supported on chicken wire between the joists, 75mm minimum air space between concrete and w/side or wall plates and 150mm air gap between concrete and underside of the floor joists. Suspended floor ventilation to be provided in external walls to provide cross ventilation of 1500mm² minimum per metre run of wall with 225mm x 75mm airbricks at 1.5m centres.

Flat Roof
To be replaced 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. 150mm of Celotex laminated roof board on; type 13 foil 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) Rain water to discharge through pitched roof section via code 4 lead lined rainwater outlets, on the side elevation.

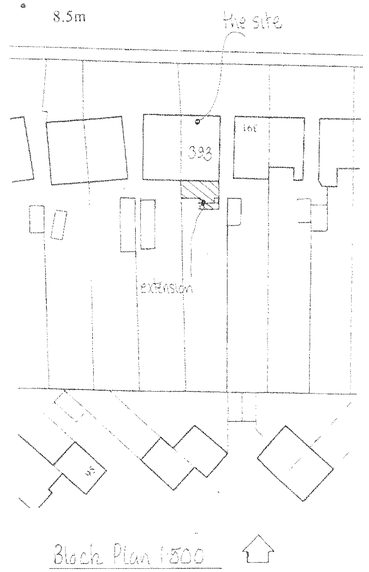
Ventilation
New window serving all rooms to provide open able ventilation area of not less than 1/20th of the floor area of the rooms, which they serve, all fitted with a minimum 1800mm² trickle ventilator. All glazing in those critical locations to be of toughened or laminated safety glass in accordance with clause 8.5, BS6206 All new windows and rooflights to be double glazed timber with 16mm air gap and a "Self" low-E coating. 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. Bathrooms to be provided with mechanical ventilation giving a rate of 15 litres per second, ducted to external air.

Foul Water Drainage
All below ground drainage to BS EN 752. SVP to be connected to manhole with long radius bend at bottom. 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. New inspection chambers/manholes to be proprietary plastic mouldings supplied by "Osma" or similar approved. Installed strictly in accordance with manufacturer's instructions. All drains to be 100mm dia UPVC pipes laid and surrounded in 150mm of pea beach to fall 1 in 40, provide concrete cover where invert is less than 450mm.

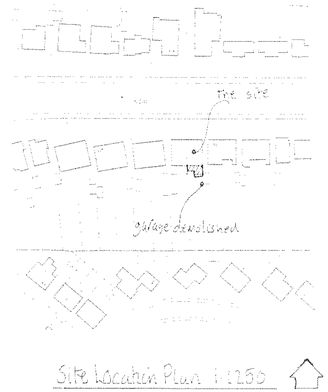
Surface Water
Rainwater to 100m half round PVC gutter laid to falls to new 65mm down pipes to discharge onto existing surface water drains and also to new soak away. New soak away min 5m away from any building to be 2.0m³ below invert of drain, filled with hardcore and covered with 50mm lean mix concrete on 1000-gauge polythene. Drain to be 100mm diameter UPVC laid to min fall of 1 in 40, bedded and surrounded in pea beach

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. New rooms to be capable to support energy efficient light fittings, capable of only accepting lamps having a luminous efficacy greater than 40 lumens per circuit watt at a rate of not less than the greater of; 1 per 25m² or 1 per 4 fixed light fittings.

Heating
Any radiators to be installed into new bedrooms are to be fitted with TVR's.



Revision (a) Nov 09
L.A. Planning Request – length of wall adjacent to boundary reduced to 2.5m.
parapet wall adjacent to boundary to be as low as practicable.
kitchen area extended



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Drawing Title
Single Storey rear extension
@ 393, Upper Shoreham Road,
Shoreham, West Sussex

Scale: 1:50, 1:100, 1:1250, 1:500

Date: April 09 | Drawn by: mjh

Drg No. | Rev.