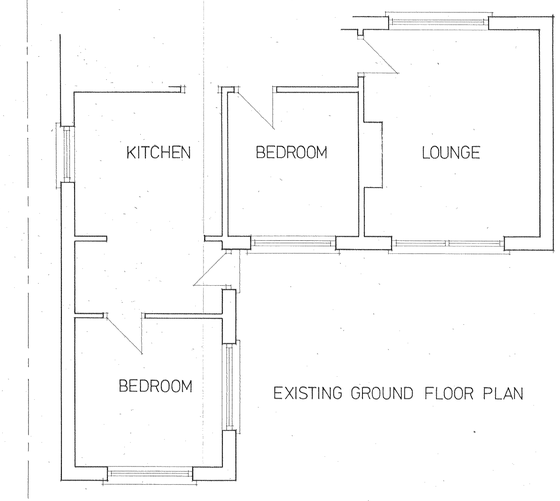
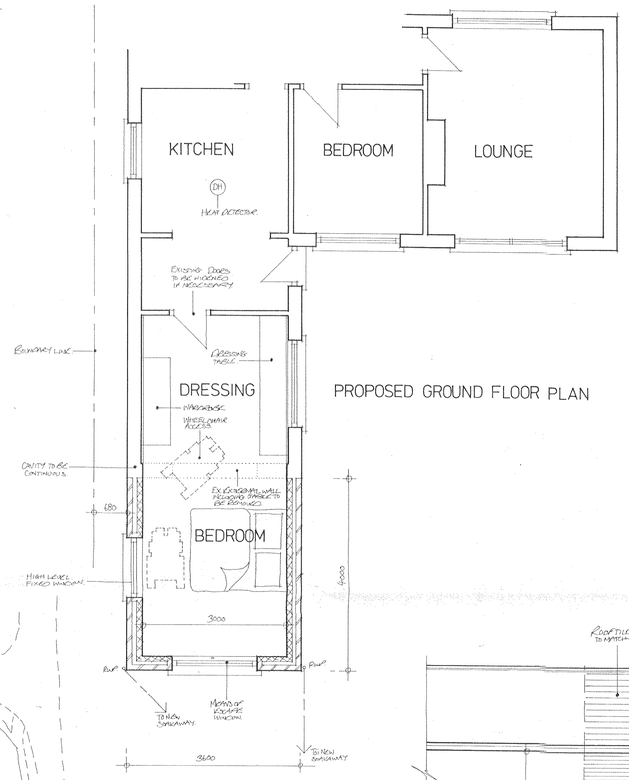


EXISTING GROUND FLOOR PLAN

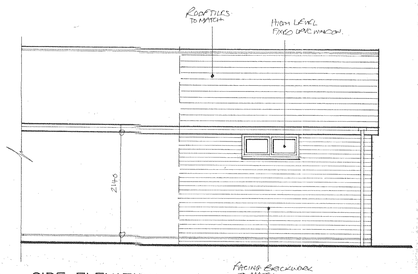


PROPOSED GROUND FLOOR PLAN

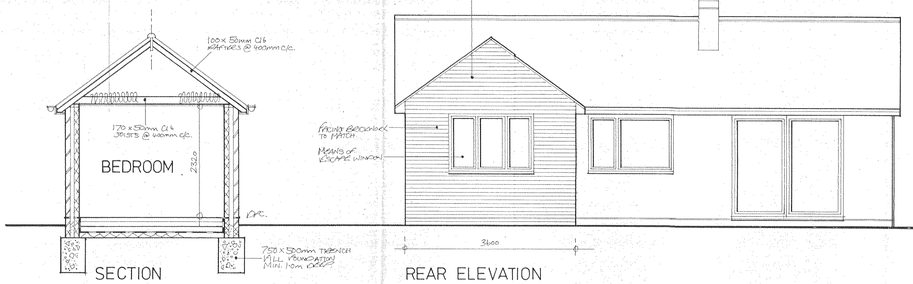


LOCATION PLAN 1:1250

SITE PLAN 1:500

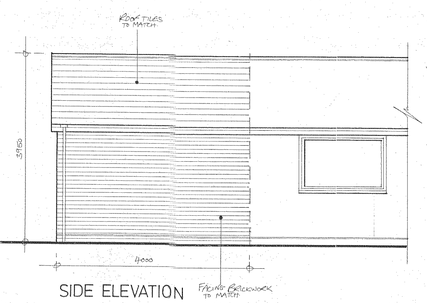


SIDE ELEVATION



SECTION

REAR ELEVATION



SIDE ELEVATION

BUILDING REGULATION NOTES

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

No work should be undertaken until all consents (Planning and Building Regulations) have been received and approved. Any work undertaken is done so at the clients risk.

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 practice in force at this time.

Any parts of structure covered over or inaccessible have not been inspected and no responsibility is accepted for these areas including underground.

If the proposed works are altered on site and deviate away from the plan then it is the responsibility of the builder to notify the Architect and the Local Authority to ensure the alterations do not have impact on the design or the Local Authority approvals. None of the measurements on this drawing should be exceeded for whatever reason without consulting the Local Authority. If they are it could result in further permission being required for the works.

No work to encroach over the boundary of the neighbour's 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 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 openings. 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

750 x 600mm trench fill foundations (1:2:4 concrete mix). All foundations to be minimum 1.0m below ground level with the exact depth to suit site conditions. New foundations to go down to invert level of any adjacent drains.

All foundations taking additional loads are to be exposed and checked for adequacy and suitability for ground conditions prior to commencement of work.

All existing lintels taking additional loads are to be exposed and checked for adequacy on commencement of work and replaced if necessary.

External Walls

Cavity walls comprising matching facing brick outer leaf with min. 100mm cavity filled with 100mm DriTherm Cavity Slab 32 Ultimate (0.032W/mK). Inner leaf 100mm Thermalite Shield block or equal and approved blockwork min. 2.8 N/mm^2. (NOTE: See structural calculations for details of any load bearing blockwork). All walls constructed using 1:1:6 mortar or 1:5 masonry cement mortar. Finished with 13mm lightweight plaster internally. Providing a U value of 0.28 W/m^{2}K. Ensure stainless steel wall ties are used and are designed for a 100mm cavity. New walls to be bonded to the existing or certified stainless steel profiles to be used.

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.

In order to provide Radon protection in the cavity, the damp proof membrane is to be linked to a cavity tray. To make the construction as gas tight as possible all joints between sheets, cavity tray and any penetrations shall be sealed with a waterproof tape.

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.

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 exists.

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 30 x 5mm galvanised mild steel horizontal restraint straps built into walls at max 1200 centres and screw fixed to joists.

Movement joints to be provided at 12m intervals in continuous brickwork (min. 16mm wide joint) and at 6m – 9m intervals in continuous blockwork (min. 10mm wide joint). Wall ties should be provided at 300mm vertical spacings, on either side of the joint. The material used for the joint shall be to BS6213.

Ground Floors

Minimum 75mm reinforced screed (mix 1.3 or 4) on a 500g polythene barrier over 100mm Celotex GA4000 flooring grade insulation on 100mm concrete ground floor slab (1:2:4 mix) over 1200 gauge polythene damp proof membrane on blinded hardcore minimum 100mm thick with perimeter insulation to slab. All to achieve a U value less than 0.20 W/m^2 K.

Pitched Roof

Timber roof structures to be fixed in accordance with BS Codes of Practice no CP3 and CP112.

Roof tiles to match existing on 25 x 38mm sw treated battens on breathable roofing membrane on C16 grade rafters at max 400mm centres. 100 x 50mm wall plate strapped to walls at 2000mm centres using 30 x 5mm mild steel straps. C16 grade ceiling joists at 400mm centres spiked to rafters. Fascia to match existing with soffit of 'Masterboard' fitted with continuous 25mm vent and fly-proof screen. 175 x 25mm ridge, hip and valley boards. 12.5mm foil faced (vapor barrier) plasterboard ceiling with 100mm Rockwall Rollbatts insulation laid in between ceiling joists and 170mm rollbatts laid in opposite direction above the ceilings joists. To provide a U value of 0.16W/m²K. Ensure 50mm air space is maintained between sarking felt and the Rollbatts.

Rafters to be restrained to gable walls with 1000 x 30 x 5mm mild steel straps at 1.2m centres screw fixed securely.

Lintels

Catnic or similar approved lintels to be used over door and window openings with min. 150mm bearings. All voids within lintels to be filled with 150mm fibreglass.

Ventilation

New windows to provide openable ventilation area of not less than 1/20th of the floor area of the room which they serve, all fitted with a minimum 8000mm^2 trickle ventilator.

All new windows to be double glazed timber or UPVC with a minimum U value of 1.6 W/m^2 K or WER (Window Energy Rating) band C or greater.

Surface Water Drainage

nwater to 100mm half round PVC gutter laid to falls to the 65mm downpipes as shown to discharge to soakaway.

New soakaway min. 4.6m away from any building to be 1m^3 below invert of drain, filled with hardcore and covered with 50mm lean mix concrete on 1000 gauge polythene. Drain to be 100 dia UPVC laid to min. fall of 1 in 40, bedded and surrounded in pea beach.

Glazing

Any glazing located in walls less than 800mm from floor level or 1500mm in a door (inc. 300mm each side) to be toughened or laminated safety glass in accordance with clause 5.3, BS6206.

Heating

All alterations and extensions to the heating and hot water systems shall be designed, installed and commissioned in accordance with the Domestic Building Services Compliance Guide 2010.

Heat Detector

At least one number mains operated self-contained heat alarm to BS 5446: Part 1 to be installed in the kitchen.

All smoke alarms within 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.

Electrical Safety

All electrical work undertaken is to meet the requirements of Part P (Electrical Safety) of the Building Regulations and should 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 will require an appropriate BS 7671:2008 electrical installation certificate to be issued for the work. Work undertaken by a competent person.

Lighting

A minimum of 75% of all new internal fixed light fittings to be energy efficient type taking only low energy lamps or if standard fittings 75% of bulbs to be low energy lamps with integrated control gear (e.g bayonet or Edison screw base compact fluorescent lamp).

ADUR & WORTHING COUNCIL
PLANNING DIVISION
PLAN No. 0010331
DATE RECEIVED 21 FEB 2011

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Address of works: 4 Ennerdale Drive, Sompting

Drawing title: Proposed Rear Extension - to improve wheelchair access to bedroom

Date:	January 2011	Revisions:	
Scales:	1:50,500,1250	Dwg No. 01	Job No. AD-135