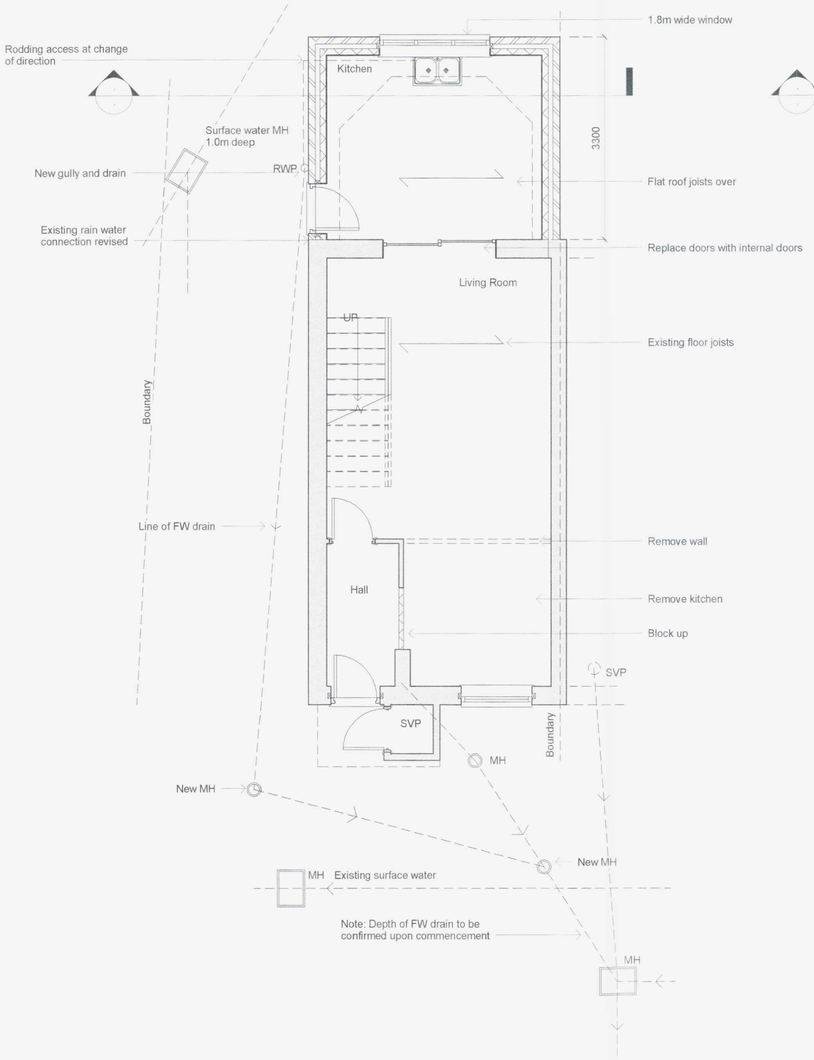
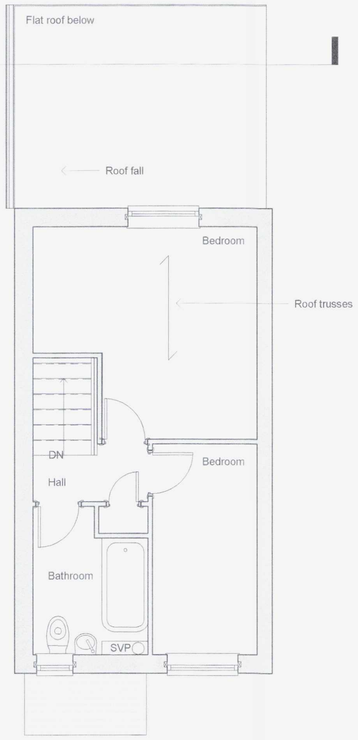
Ground Floor



First Floor



0 1 2 3 4 5 Scale Bar : 1:50 10

ADUR & WORTHING PLANNING SERVICES

PLAN	AWDM/0426/16
DATE VALID	13 APR 2016

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 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 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 min 550 mm trenches fill (1:2:4 concrete mix). Foundations to be minimum 1.0m below ground level and at least to the level of any adjacent drains with the exact depth to suit site conditions.

Ground Floor
Topsoil and vegetable matter to be cleared from site and floor to be in filled with minimum 150mm/maximum 600mm clean sand blinded compacted hardcore. Any airbricks covered to be ducted through the oversite to external air via 100mm dia ducts. A 300um (1200g) continuous polythene DPM is to be lapped & sealed at all joints, laid over sand blinded hardcore & linked to DPC's in walls. Provide an insulated up stand to the perimeter of the floor. On a minimum 100mm thick concrete floor slab with a trowel smooth surface. Install a 500g polythene vapour control layer between the concrete slab and 100mm Celotex insulation. All finished with a minimum 75mm screed.

External Walls
Cavity walls comprising faced brickwork to match existing 100mm cavity with 100mm Rockwool insulation cavity batts, inner leaf 100mm Thermalite or equal and approved block work min 3.5 N/mm2. All walls constructed using 1:1:6 mortars 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 floor 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 Thermabate 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 30 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. The new blockwork construction is to be fixed back to the existing structure with stainless steel wall connectors with the vertical joint perpend between the existing and new weather sealed with a pre-compressed sealing strip or polymer based sealant. All cavities are to be continuous.

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 GRP roofing system "Top Seal " or similar, Top coat layer with Topseal GRP Edge trims. Top seal roofing resin, 600g/m2 reinforcement matt. On 18mm OSB 3 deck, 130mm of Celotex laminated roof board, on vapour check 18mm WBP plywood sub decking on sw firrings laid to give a fall of at least 1 in 40 over dressed code 4 lead flashing over tiles, all on C16 grade sw joists (as shown on plans.) 100mm x 50mm wall plate strapped down to walls using 1000 x 30 x 5mm mild steel straps at 1.2m centres.

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 glazing in those critical locations to be of toughened or laminated safety glass in accordance with clause 5.3, BS6206. All new doors and windows to be double glazed with 16mm argon gas filled cavity and a hard coat low-E glass to achieve a U value of 1.6 W/m²K. 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. Mechanical vent to be ducted to the outside and to include cowl and all necessary weathering.

Surface Water
Existing surface water disposal serving the rear of the property to be checked out upon commencement of the work. All believed to discharge into adjacent surface water sewer. Rainwater from extension to discharge into existing surface water drain via a roddable gully.

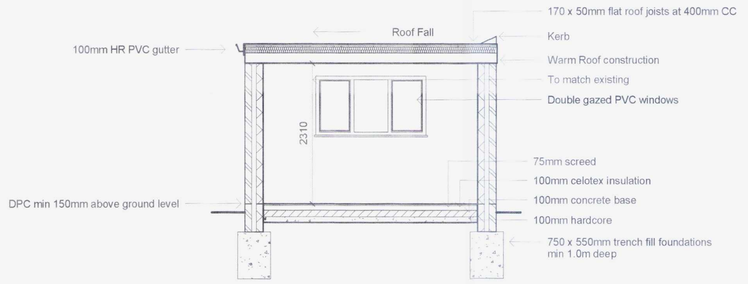
Foul Water Drainage
All to discharge into existing foul water system. Sink to discharge into roddable back inlet gully and drain. All fittings to be provided with trapped waste pipes as follows: Sink, 40mm diameter Common waste pipes to be 50mm diameter. All traps to be 75mm deep seal & all waste pipes 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 trap. 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.

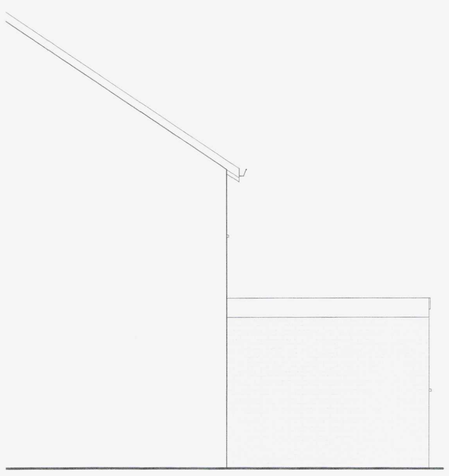
Energy efficient lighting
At least 75% of new light fittings will be energy efficient.

Heating
Any radiators to be installed into new extended room are to be fitted with TVR s.

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.

Section Through

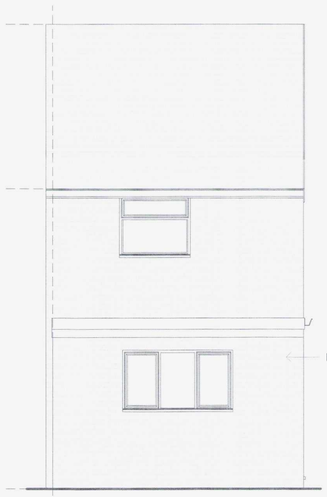




Side Elevation



Front Elevation



Rear Elevation



Side Elevation

Do Not scale from this drawing except for planning as photocopies will be subject to distortion
Drawings to be read in conjunction with all other architect's and structural engineers contract drawings and specifications.
Any discrepancies must be brought to the attention of the architect immediately.
The contractor must verify all dimensions by site measurement before ordering materials or manufacturing components.
Substitute materials and products to those named will be acceptable if proven to be of equal or higher performance and not in conflict with other elements

Drawing title

A1 drawing - 1:50 scale
Proposed detail
Rear Extension
February 2016

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