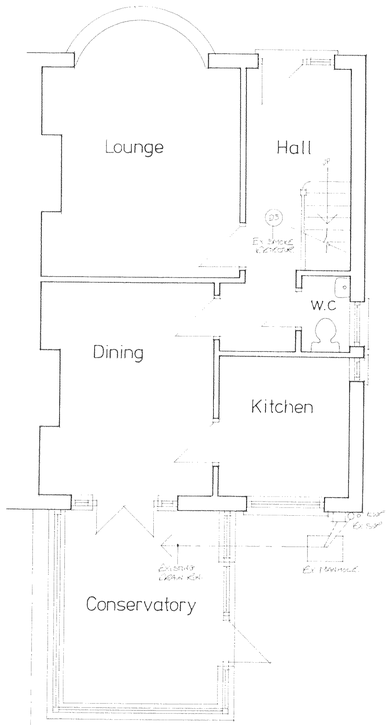
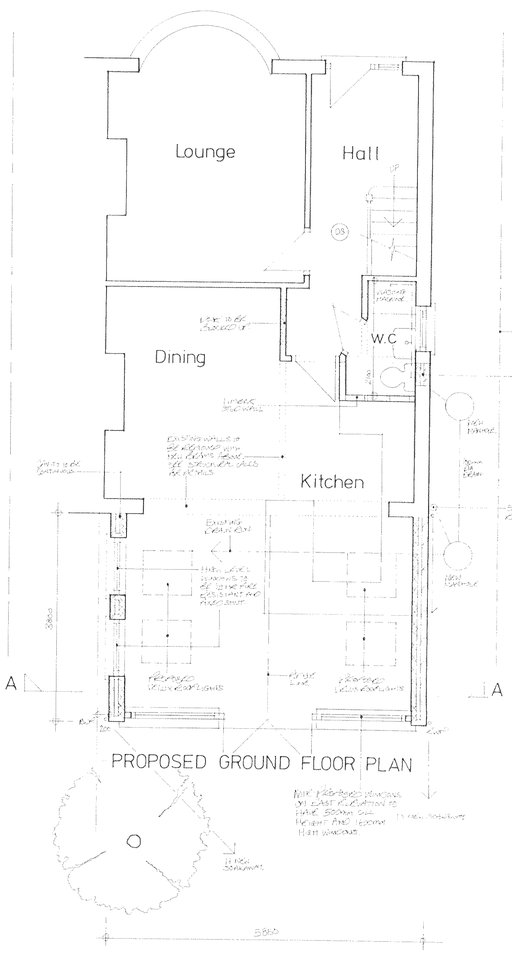
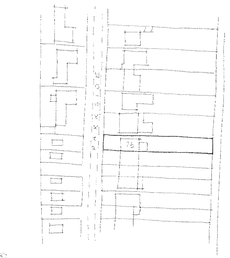


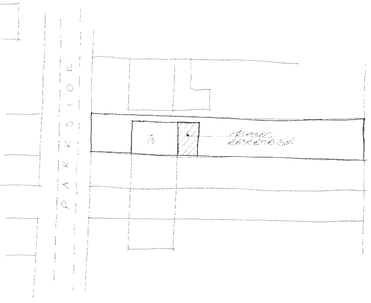
EXISTING GROUND FLOOR PLAN



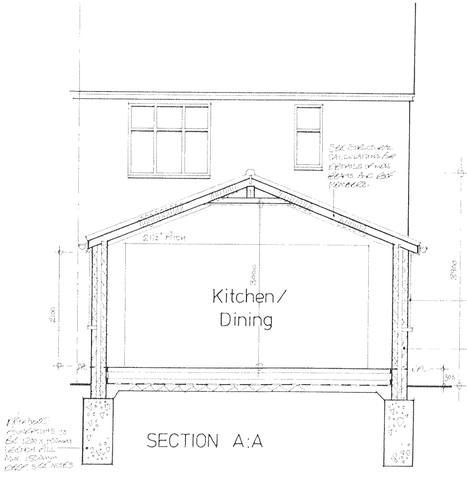
PROPOSED GROUND FLOOR PLAN



LOCATION PLAN 1:1250



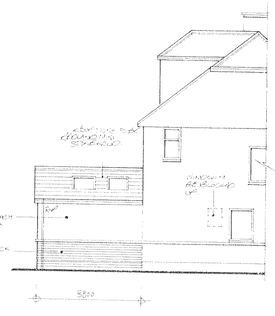
SITE PLAN 1:500



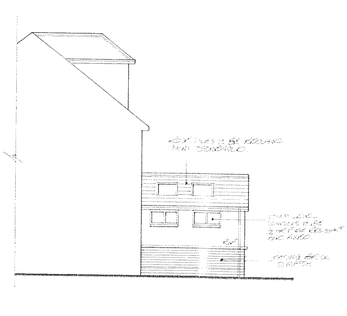
SECTION A:A



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

BUILDING REGULATION NOTES

THIS DRAWING 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 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.
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 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.
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.
Information note: Problems have arisen due to the current trend to use electrical downlighters. The concern is the fire prevention, sound and thermal insulation. If it is the intention to install these fittings then the contractor is advised to contact the Building Control Officer. Incorrect installation will prevent the completion certificate being issued.

Foundations
1200mm x 600mm wide trench fill foundations (1:2:4 concrete mix). All foundations to be minimum 1.5m* below ground level with the exact depth to suit site conditions. New foundations to go down to invert level of any adjacent drains.
*_There is a mature Cherry tree approximately 2.5m away from the proposed extension. Using the NHBC guidance of Building Near Trees (low shrinkage soil and moderate water demand tree) the foundation depth shall be a minimum of 1.5m._
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
Lower cavity walls comprising matching facing brick outer leaf with min. 90mm cavity partially filled with 40mm Celotex CW4000 leaving a clear cavity of 50mm. Inner leaf 100mm Thermalite "Shield 2000" or equal and approved blockwork min. 2.8 N/mm² (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 0.30 W/m²K. Ensure stainless steel wall ties are used and are designed for a 90mm cavity. New walls to be bonded to the existing or certified stainless steel profiles to be used.
Upper cavity walls to be bonded into existing walls comprising 100mm Thermalite Standard outer leaf, 16mm render externally with pebble dash finish. 90mm cavity partially filled with 40mm Celotex CW4000 leaving a clear cavity of 50mm with a 100mm Thermalite "Shield 2000" inner leaf with 13mm lightweight plaster internally. All providing a U value of 0.30 W/m²K. Ensure wall ties that are to be used are designed for a 90mm cavity. New walls to be bonded to the existing or certified stainless steel profiles to be used.
Horizontal stop 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 Foor 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.
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.
Rendering should be in 2 coats of 10mm each with a scraped or textured finish. (Nominal mix should be 1:1:6)

Internal Walls
Internal stud partition walls as shown to be constructed of minimum 100 x 50mm studding at 400mm centres with sw base and head plates and cross noggins at maximum 1200 centres. Studding faced both sides with 12.5mm plasterboard finished with set. Provide 100mm mineral wool between studs for sound insulation purposes.

Ground Floors
Minimum 65mm screed reinforced with chicken wire (mix 1:3 or 4) on a 500g polythene barrier over 100mm Celotex flooring grade insulation (GA3000) on 150mm concrete ground floor slab (1:2:4 mix) over 1200 gauge polythene damp proof membrane on blinded hardcore minimum100mm thick with perimeter insulation to slab. All to achieve a U value of 0.22 W/m²K.
Where drain runs pass under new floor provide A142 mesh 1.0m wide within bottom of slab mim 50mm concrete cover, over length of drain.
Where existing suspended timber floor air bricks are covered by new extension provide 100mm dia. vent duct under new floor within handdug to terminate at new 215 x 215mm air bricks built into new cavity wall. Ducts to be sleeved through cavity with cavity tray over.

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. 12.5mm foil faced (vapour 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.
Provide code 4 lead stepped cavity tray and cover flashing at junction of pitch roof and existing cavity walling.
Note: Due to the shallow pitch of the roof Redland Mini Stonewold tiles are to be used.

Beams and 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.
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 than 44mm x 44mm spaced at 600mm centres, with all joints staggered.

Ventilation
New windows to provide operable 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.
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.
All new windows to be double glazed timber or UPVC with 16mm air gap between panes. Glazing to be 16mm cavity Low E with an emissivity of 0.15 in order to provide the minimum U value of 1.8 W/m²K.
All new doo s with more than 50% of glazing to have a min. U value of 2.2 W/m²K. All other doors to have a min. U value of 3.0 W/m²K.
Velux rooflights to be fitted in accordance with manufacturers instructions, fitted with minimum 8000mm² trickle ventilator. Double up rafters either side. Contractor to check with manufacturer to ensure that the chosen rooflights can be fitted within the new pitch of the roof. (i.e. some rooflights have minimum / maximum pitches). If necessary Contractor to contact Velux direct to obtain necessary installation details.
WC / Utility room to be provided with an extract fan capable of extracting not less than 30 litres per second that may be operated intermittently and ducted to external air. Mechanical vent to be ducted to the outside and to include cowl and all necessary weathering.

Foul Water Drainage
All plumbing to BS EN 12056 (BS5572).
All below ground drainage to BS8301.
New soil and vent pipe to be 100mm UPVC and terminate 900mm above any opening windows within 3.0m including a PVC cage. SVP to be connected to manhole with long radius bend at bottom.
All fittings to be provided with trapped waste pipes as follows:

Sink	- 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 3.7m long are to be fitted with antisyphonic traps.

Surface Water Drainage
Rainwater to 100mm half round PVC gutter laid to falls to the 65mm downpipes as shown to discharge to soakaway.
New soakaway min. 5.0m away from any building to be 1m³ 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.
Expose and locate position and size of existing soakaway and, if less than 5.0m from building abandon and take existing drains into new soakaway.

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 Heating Compliance Guide.

Smoke Detectors
At least one number mains operated self-contained smoke alarm to BS 5446: Part 1 to be installed in the circulation space of each storey.
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 may require an appropriate BS 7671 electrical installation certificate to be issued for the work.

Lighting
High efficiency light fittings capable of only accepting lamps having a luminous efficiency greater than 40 lumens per circuit-watt, will be provided in rooms or circulation areas most frequently used, the number not less than the greater of: 1 per 25m² of floor area or 1 per 4 fixed light fittings.

Building Control
No. Approved
DATE - 7 OCT 2010

ama architectural & quantity surveying services
attebury moore associates
Unit 1 Dolling Croft Business Park, Long Furlong, Clapham, Worthing, West Sussex, BN13 3UT
Phone: 01903 871131
Fax: 01903 871132
E mail: [illegible]

Address of works: 76 Parkside, Shoreham-by-Sea

Drawing title: Proposed Rear Extension

Date:	Revisions:		
September 2010			
Scales: 1:50,100,500,1250	Dwg No. 01	Job No.	AD-130