94 MONTAGUE STREET, WORTHING.

1:10 Scale Bar
0 0.1 0.2 0.3 0.5 1.0m

1:50 Scale Bar
0 1.0 2.0 3.0 5.0m

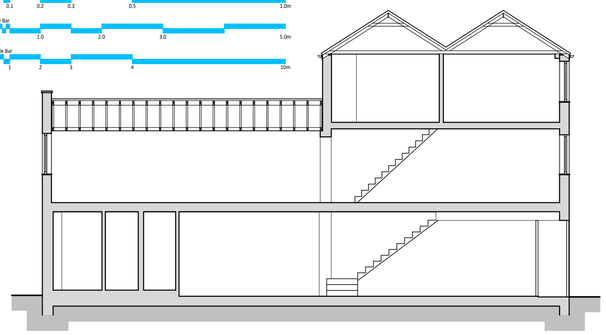
1:100 Scale Bar
0 1 2 3 4 10m

CROSS REFER TO STRUCTURAL ENGINEERS DETAILS PRIOR TO COMMENCEMENT ON SITE. ALL STEELWORK, ALONG WITH CONNECTION DETAILS, AND PADSTONES, TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THEIR DETAILS

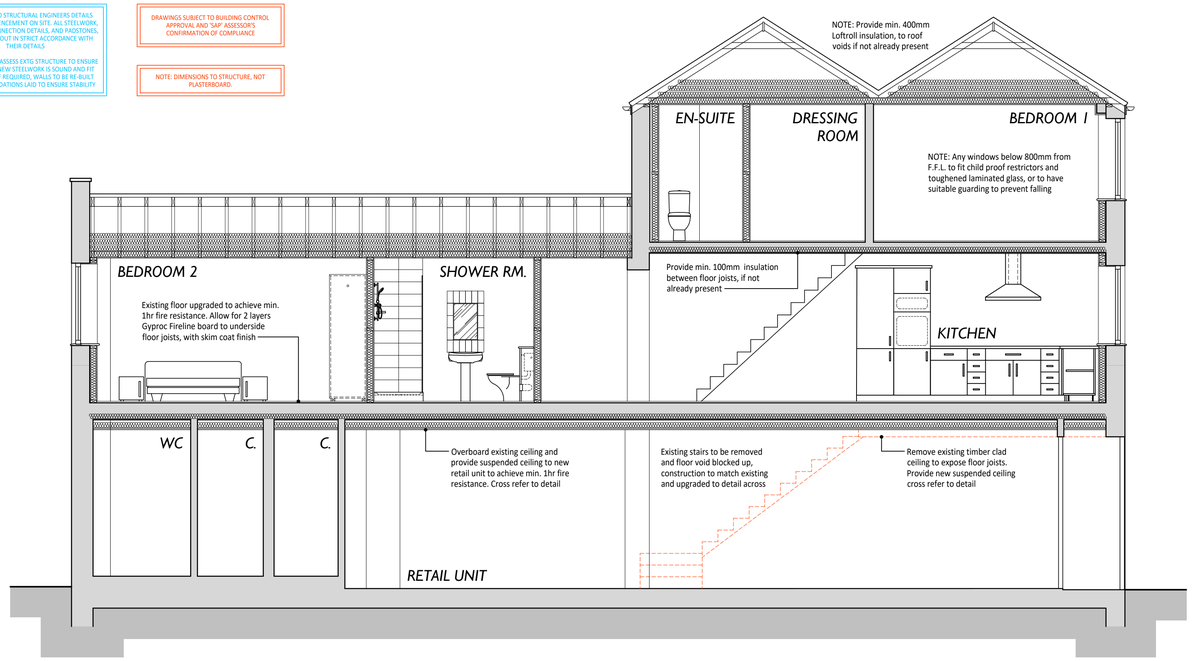
CONTRACTOR TO ASSESS EXTG STRUCTURE TO ENSURE SUPPORTS FOR NEW STEELWORK IS SOUND AND FIT FOR PURPOSE. IF REQUIRED, WALLS TO BE RE-BUILT AND NEW FOUNDATIONS LAID TO ENSURE STABILITY

DRAWINGS SUBJECT TO BUILDING CONTROL APPROVAL AND 'SAP' ASSESSOR'S CONFIRMATION OF COMPLIANCE

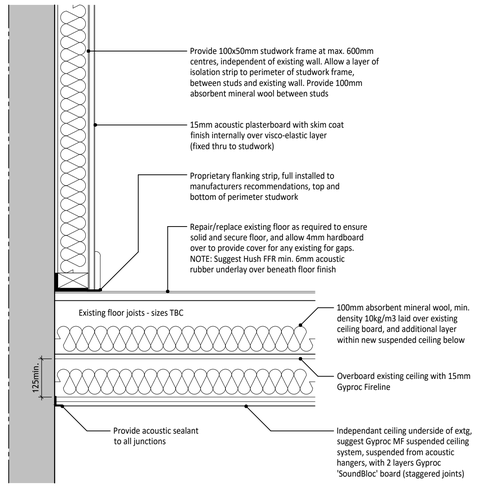
NOTE: DIMENSIONS TO STRUCTURE, NOT PLASTERBOARD.



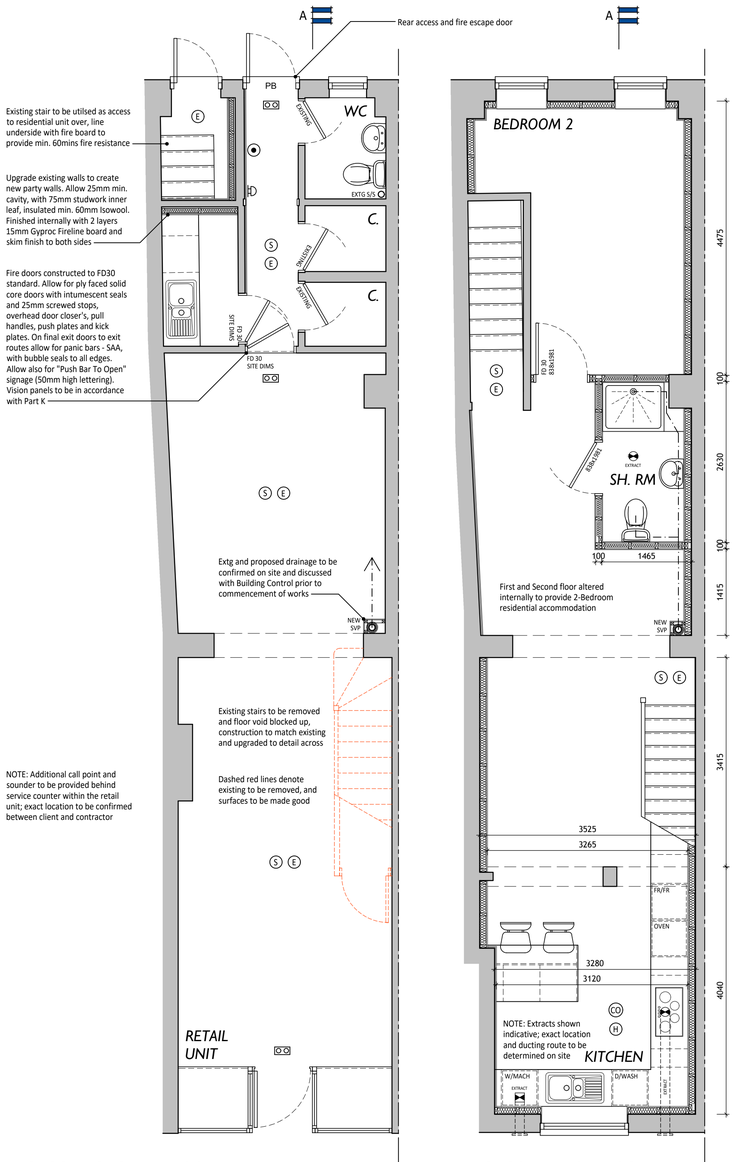
EXISTING SECTION A-A
SCALE 1:100



PROPOSED SECTION A-A
SCALE 1:50



FIRST FLOOR JUNCTION DETAIL
SCALE 1:10



PROPOSED GROUND FLOOR
SCALE 1:50

PROPOSED FIRST FLOOR
SCALE 1:50

PROPOSED SECOND FLOOR
SCALE 1:50

ALL MATERIALS AND WORKMANSHIP TO COMPLY WITH RELEVANT CODES OF PRACTICE AND CURRENT BUILDING REGULATIONS.

CONSTRUCTION (Design & Management) REGULATIONS 2015
'Principle Contractor' deemed to be responsible for H&S on site, undertaking all duties on behalf of the 'Client'.
Contractor to organise F10 form and submit prior to commencing work on site; H&S File to be available at all times with all necessary Risk Assessments in place, and for appointed sub-contractors.

QUALITY OF WORK
All materials and workmanship shall be in accordance with the Building Regulations approved documents, relevant Codes of Practice, and the latest British Standards where no specific standard is quoted. The works must be carried out in accordance with all relevant planning conditions.
All proprietary products and materials are to be installed, fitted and used full in accordance with manufacturer's instructions, recommendations and advice, and the designer advised of any conflict identified before work proceeds.

MATERIALS
Materials should comply with the appropriate British Standards or Agreement Certificates. Alternatively, the materials should be marked, stamped, independently certified to otherwise justified by test or calculation to show their stability. Standards of workmanship should meet the relevant BS8000 series.

TIMBER TREATMENT
All new timber to be pressure impregnated with preservative prior to delivery to site. Where subsequent cutting and bonding is necessary all exposed faces must be coated with 'Protim'.

DEMOLITION WORKS
Locate and make safe all services. Disconnect, seal and remove all redundant pipes, cables, conduits, etc. Provide protection to all remaining services throughout contract. Remove all walls, fixtures and fittings as shown, providing temporary support and bracing as required.
NOTE: Contractor to check all setting out dimensions before work commences. dimensions to be read not scaled.

PARTY WALL ACT 1996
As required under Party Wall Act 1966 the building owner should serve notice on any affected Party Wall neighbour including details of the proposed works, start date, building owners name and address where the work is to be carried out. This should be accompanied by a statement confirming that the notification is served as "notice under the provisions of the Party Wall etc. Act 1966".

DRAINAGE
New connections to be 110mm dia. OSMA plastic pipes 1:40 general gradient, flexible jointed, laid on and surrounded in 150mm pea shingle. Provide RC lintel over pipes passing below walls, 50mm clear space all round pipe filled with compressible material. To be encased in 150mm concrete under building, flexibility of joints maintained.
NOTE: Allow for rodding access at base of SVP and stub stacks.

UPGRADE EXISTING PARTY WALLS
Provide acoustic board with visco-elastic layer and skim coat finish either applied to 100x50mm studwork frame, at max. 600mm centres, independent of existing wall. Allow a layer of isolation strip to the perimeter of studwork frame, and provide 100mm absorbent mineral wool between studs. Or applied directly to existing wall where space is limited.

UPGRADE EXISTING FIRST FLOOR
Upgrade existing to achieve min. 1hr fire resistance. Construct as per detail across. Overboard existing ceiling, or replace, with 15mm Gyproc Fireline and provide 100mm absorbent mineral wool, min. density 10kg/m3 laid over ceiling board. Install independent suspended ceiling underside of existing, and provide 2 layers SoundBloc plasterboard (staggered joints), underside, to min. density 20kg/m2, with insulation provided over new ceiling

UPGRADE EXISTING SECOND FLOOR
Carefully remove existing floor boards and provide, if not already present, min. 100mm insulation between existing joist. Replace existing boards or provide new 22mm T&G moisture resistant chipboard floor boards.

WALL & CEILING LININGS - PUBLIC AREAS
All surface wall and ceiling linings to be class 1 spread of flame (BS476 Pt.7) and class 0 to escape routes.

ROOF INSULATION (above Second Floor ceiling)
Provide, if not already present, min. 400mm Rockwool Loftroll insulation; 100mm laid between ceiling joists, and 300mm min. laid across joists, closely butted. Finish internally with 12.5mm plasterboard and skim coat.

PARTITIONS
100x50 softwood studwork, with matching sole and head plates, studs at max. 600mm centres. (Alternative to be 70mm Gyproc metal stud system). Allow min. 50mm ISOWOOL acoustic insulation within partitions, 12.5mm Gyproc 'SoundBloc' board and skim coat to both sides, all installed in accordance with manufacturer's instructions. Provide horizontal noggins at max. 1.2m centres.
NOTE: Where secure fixings are required within room contractor to allow for min. 12mm WPB plywood layer behind plasterboard to assist.

INTERNAL FIRE SPREAD
All fire resisting walls should be suitably fire stopped at perimeters and around penetrations following the guidance provided by Association of Specialist Fire Protection (ASFP) ensuring best practice for passive fire protection in buildings. This to be inclusive of light fittings, cabling, pipework, etc. Contractor to confirm details with Building Control prior to installation.

EXISTING WINDOWS (FIRST FLOOR)
Ensure first floor habitable room windows to have 1no. 450x740mm min. opening (0.33m2), 800mm min., 1100mm max. above finished floor level. No locks or child restraints to this opening. Provide trickle ventilation to units if not already installed.

EXISTING WINDOWS (SECOND FLOOR)
Any windows below 800mm from finished floor level to be fitted with child proof restrictions and be toughened laminated glass, or to have suitable guarding to prevent failing

NEW EXTERNAL DOORS
To be UPVC double glazed units, to match style of existing units. Min. U Value 1.4 Wm2/k, with trickle vents provided. Safety glazing in critical locations to BS6206, i.e. within 800mm of floor level to windows, 1500mm to doors.

PART Q - SECURITY
All door, and accessible windows, to meet security requirements of PAS 24:2012 or equivalent/better. Entrance doors should have letter plates max. 260x40mm (located to hinder key removal), and a door viewer or glazing within the frame, along with a chain or limiter installed.

TRICKLE VENTILATION
Allow min. 8,000mm2 trickle ventilation to all habitable rooms, and 4,000mm2 to non-habitable; suggested values noted to schedules, and total ventilation to conform to Approved Document Part F.

GLAZING
Glazing in critical locations, i.e. any glazing within 800mm of floor level or 1500mm to doors to be to BS6206 and Part K of approved document.

INTERNAL RESIDENTIAL DOORS
Allow 838mm doors to all habitable rooms and WC/Washrooms at entrance level storey, a minimum 750mm clear width to be provided. All doors marked 'FD30' to be solid half hour fire resistance standard, all fitted in rebated frames, or allow 25mm screwed stops, with intumescent smoke seals. All in accordance with Part M of Building Regulations.

PLUMBING & DRAINAGE
All sinks, showers, and basins to have 38mm wastes. Combined wastes to be 50mm. All to have 75mm deep seal traps, all into SVP or Stub Stacks as shown, and all drains to be minimum 100mm dia. PVC to BS4660:1973 with flexible joints at 1:40 fall, surrounded in pea shingle unless shown otherwise. Drains running under building to be encased in 150mm concrete.
WC's as above but with 100mm dia. wastes. All works, plumbing, materials, gradients, pipe lengths, etc., to comply with Building Regulations Part H. All drainage to comply to BS6465. All waste pipes to be PVC to BS4514.
Allow for rodding access to all bends.

WATER SUPPLY
The hot water supplied to baths to be maximum 48 degrees Celsius by use of an in-line blending valve, or other appropriate temperature control device, with a maximum temperature stop and a suitable arrangement of pipework. All wash basins, sinks, baths and showers to receive wholesome hot and cold water supplies.

INTUMECENT FIRE COLLARS
'Quelfire' or similar approved 1 hour fire resisting intumescent pipe sleeves at all pipe penetrations through fire resisting walls and floors where pipe diameter is greater than 38mm except cast iron or steel. Otherwise allow for Rockwool mineral wool fire walls for ducts, pipes, conduits, cables, etc.

FIRE SIGNAGE
Fire Exit signage to be installed in accordance with BS 5499.

NEW RESIDENTIAL VENTILATION
Ventilation rates to be specified by competent person and in accordance with Approved Document F, with a certificate issued to both the client and building control upon completion of works and tests.
New extract fans shown to be 'Vent Axia' type or similar approved and suitably weatherproofed. Allow for all necessary ceiling grilles, ductwork, external terminals, flashings, upstands, etc.
Kitchen to be mechanically ventilated direct to outside air. 30l/sec extract rate, Kitchen (60l/sec if no cooker hood fitted), 15l/sec extract rate to Bathroom, En-Suite and other rooms.
15 minute automatic over-run to internal rooms, all to go to direct to outside air. If cooker hood fitted allow for extract to external air in accordance with BS5588: Part 11, providing min. 30l/s.

MECHANICAL & ELECTRICAL SERVICES
To be altered and installed to clients requirements. Installation to be designed, installed, examined and tested by competent person to comply with Part P of Approved Document, installation certificate to BS7671 to be issued upon completion, a copy to be supplied to Building Control. Power points and switches to be 450mm min., 1200mm max., above floor level.

Part R - INFRASTRUCTURE
Please note where available the dwelling should be connected to Gigabit connections, if this is not available confirmation of this is to be provided and suitable cable routes should be provided from site edge into the dwelling, and connection provided for the fastest available broadband.

RESIDENTIAL SMOKE ALARMS
Allow protection via an automatic fire detection and alarm system in accordance with B.S.5839 to a minimum LD3 standard or be provided with a suitable number of mains operated self-contained smoke alarms to B.S.5446: Part 1. They should be permanently wired to a separately fused circuit at the distribution board, and may operate at a lower voltage via a mains transformer. Wiring must be in accordance with current regulations but need have no special fire surviving properties.
Smoke alarms must be positioned in circulation areas, i.e. on landing and close to kitchen with a minimum of one unit to each storey.
Where more than one alarm is fitted, they should be interconnected, in accordance with manufacturer's instructions. Smoke alarms fixed to ceilings should be located minimum 300mm from any wall or electrical fitting. A central position is preferable, e.g. on Landing. Units designed for wall mounting should be fixed 150-300mm below ceiling. Smoke alarms should not be fixed over staircase for ease of maintenance.

CARBON MONOXIDE DETECTOR
A carbon monoxide detector to BS EN 50291, either battery or mains powered with appropriate built in power / sensor failure warnings, is to be provided and positioned on the ceiling 1-3m distance horizontally from any solid fuel burning installation.

EMERGENCY LIGHTING:
Emergency lighting installed and commissioned to BS-5266-1.

ENERGY EFFICIENT LIGHT FITTINGS
Provide 100% low energy light fittings with lamps having a luminous efficacy greater than 75 lamp lumens per circuit watt.

CENTRAL HEATING
Subject to SAP's approval. Boiler type and locations to be confirmed on site. Allow heated towel rail to new bathrooms. All pipework to be insulated within 150mm of fittings. System to have programmer, timer and room thermostat, allow TRV's to all radiators. System to be installed by GAS SAFE registered competent person, installation certificate to be issued upon completion, a copy to be provided to Building Control.

PRE-COMPLETION TESTING
Pre-completion air and sound testing is required, to ensure final build achieves required levels, and results to be submitted to Building Control.

FINISHES
To be the clients requirements.

KEY LEGEND:

⊙⊙	ILLUMINATED EXIT SIGN
EXIT	NON-ILLUMINATED EXIT SIGN
⊢D	SOUNDER
(W)	WATER EXTINGUISHER
(H)	HEAT DETECTOR
(E)	EMERGENCY LIGHT
●	CALL POINT
(S)	SMOKE DETECTOR
(CO2)	CARBON DIOXIDE EXTINGUISHER
(F)	FOAM EXTINGUISHER
(V)	VOICE ALERT
(B)	FIRE BLANKET
PB	PANIC BARS

NOTE: All symbols may not be shown/used on this drawing. Exact layout to be confirmed by specialists consultants and to current standards and relevant codes of practice

General:

This drawing is the copyright of More Space Architecture Ltd, which cannot be copied without prior consent.

The drawing is to be read in conjunction with all other drawings, schedules and specifications, and all other relevant consultants and/or specialists' information relating to the project.

All dimensions are in millimetres unless otherwise stated. Do not scale from this drawing, use figure dimensions only. All levels and dimensions to be checked on site prior to commencement of works.

All discrepancies to be relayed back to More Space Architecture Ltd as soon as possible.

The contractor is to comply in all respects with the current Building Regulations whether or not specifically stated on these drawings.

IMPORTANT NOTE: Works to be fully compliant with the CDM 2015 Regulations.

REV:	DATE:	COMMENT:
01	19.03.2024	REMOVED PROPOSED BALCONY AT SECOND FLOOR

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studio on the green, ballards gore golf club, gore road, canvey island, essex, ss8 0pp

DRAFT ISSUE

CLIENT: SMITH & SONS PROPERTY GROUP LTD

PROJECT: 94 MONTAGUE STREET WORTHING WEST SUSSEX BN11 3HF

DRAWING: PROPOSED LAYOUT PLANS AND CONSTRUCTION NOTES

SCALE:	AS NOTED @ A1	DATE:	02.02.2024
PROJECT NO:	23-092	DRAWING NO:	301
REVISION:	01		

DESIGN - PLANNING - BUILDING REG'S