1:100 METRES

1:50 METRES

ADUR & WORTHING PLANNING SERVICES

AWDM/ 0535/12

DATE VALID – 6 JUN 2012

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.

Foundations and Ground floor construction

Minimum 75mm screed reinforced with chicken wire (mix 1.3 or 4), 100mm Celotex flooring, and 3 coats RIW dpm on 150mm concrete slab and toe reinforced with 2 no layers of A193 mesh on lean mix blinded shingle. Any air bricks covered to be ducted through the oversite to external air via 100mm dia ducts.

External Walls

Cavity walls comprising rendered blockwork 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 . Rendering should be in 2 coats of 10mm each (Nominal mix should be 1:1:6). Finished with 13mm lightweight plaster internally. 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.

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.

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 windows and doors to be double glazed PVC with 16mm argon gas filled cavity and a hard coat low-E glass to achieve a u value of 1.6 W/m²K.

Floor

Provide min 20mm T and G chipboard flooring minimum 150mm Rockwool insulating material laid on chicken wire between and fixed to the joists for fire resistance and sound insulation purposes. Nails or staples should penetrate into the joist sides to a minimum depth of 20mm.

Dwarf stud partition

To be of minimum 100 x 50mm studding at 400mm centres with sw base and head and cross nogged. Insulated with 100mm Celotex insulation, lined with 1000-gauge polythene vapour barrier under 12.5mm plasterboard and set finish.

Skellings

To be insulated with 50mm Celotex, securely supported and battened to achieve a minimum airspace of 50mm over the insulation and under draw with a further 70mm of Celotex with 1000 gauge polythene vapour barrier between insulation and plasterboard. Ridge or high-level tile ventilators to be installed to assist cross ventilation of roof space. To be equal to a continuous strip of 5mm wide. Provide ventilation to the existing soffit equivalent to a 25mm continuous ventilation strip fitted with a fly screen.

Steel beams to be encased to afford ½ hour fire resistance. Use 12.5mm Fireline board upon a timber cradle.

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 each 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.

Surface Water

Rainwater to 100m half round PVC gutter laid to falls to new 65mm down pipes to discharge into shingle clear of the raft foundation.

Energy efficient lighting

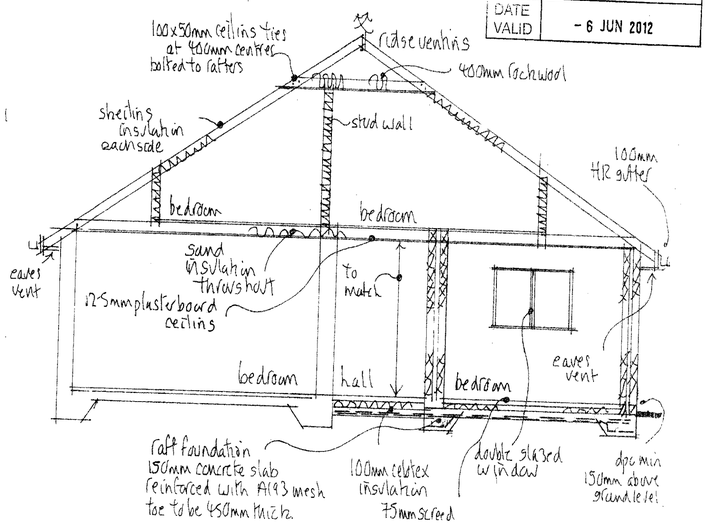
At least 75% of new light fittings will be energy efficient

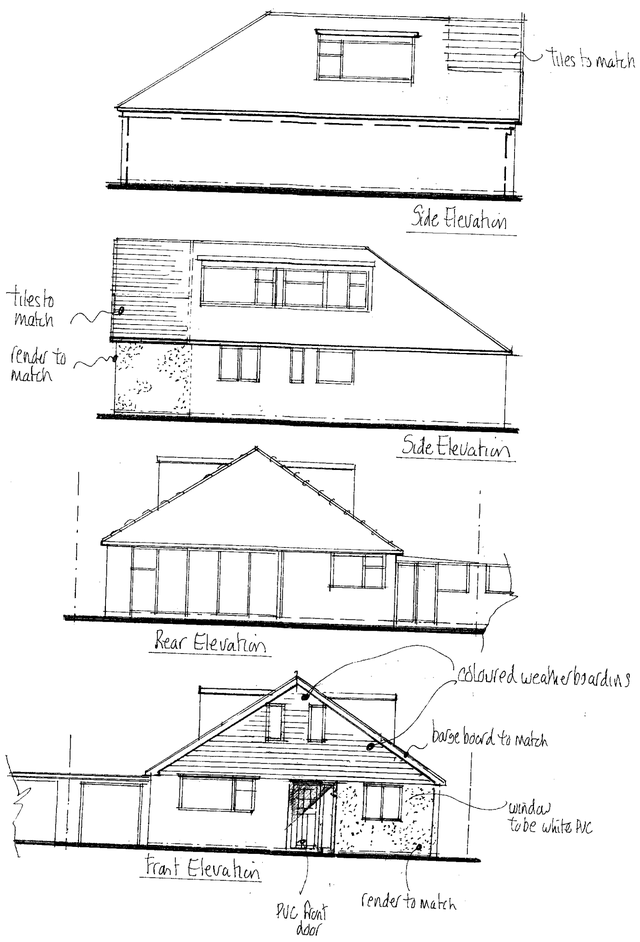
Heating

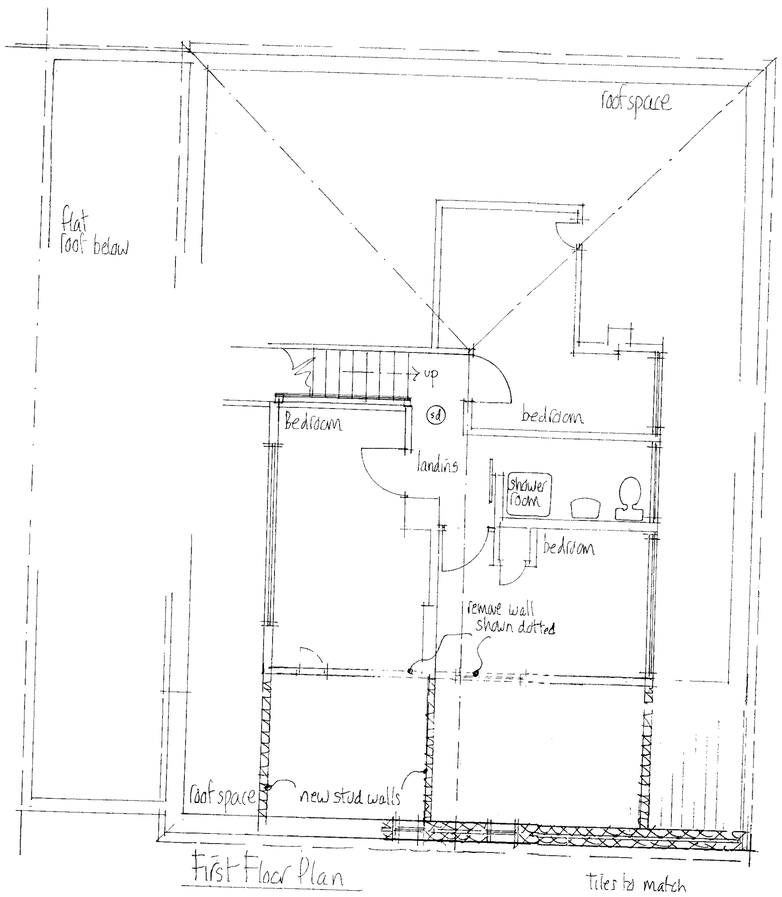
Any radiators to be installed into new extended room are to be fitted with TVR s.

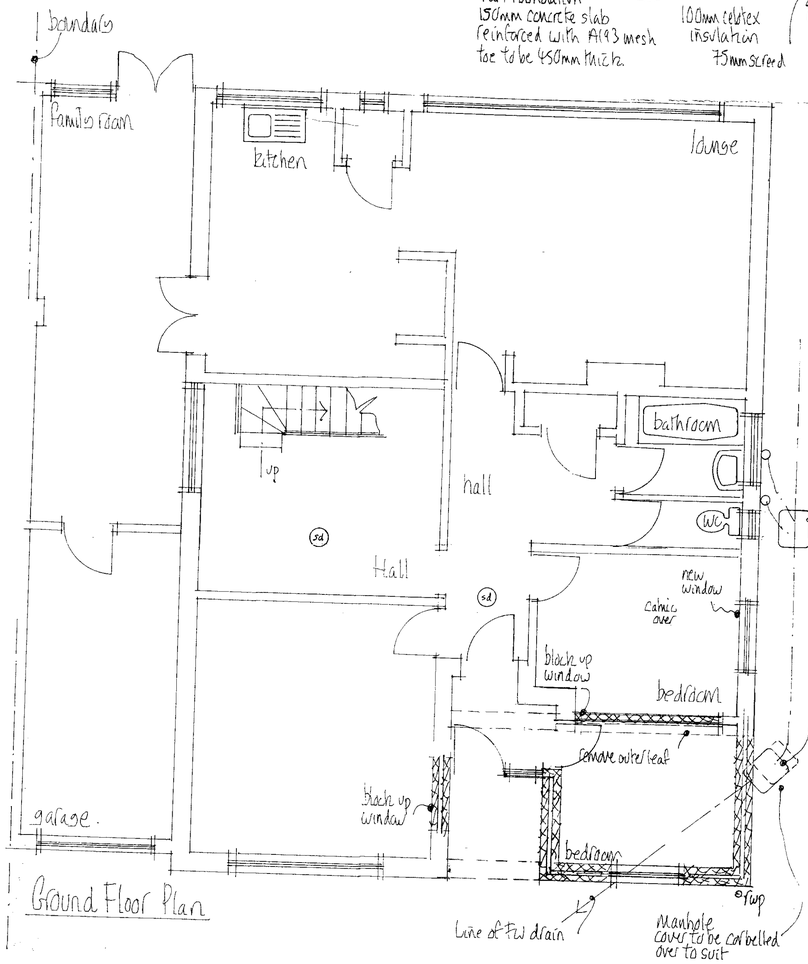
Sanitation Hot Water Safety and Water Efficiency

Not affected by this proposal









Mel Humphrey
MRICS MBEng

39 Northcase Drive
Hove East Sussex BN3 8PQ
RICS Mobile: 07701 055182
Email: mel_humphrey_uk@yahoo.co.uk

Drawing Title
Front Extension @
35 The Marlinspike
Shoreham by Sea

Scale: 1:50, 1:100
Date: April 12 Drawn by: mjh
A1 size drawing