Building Regulation Notes

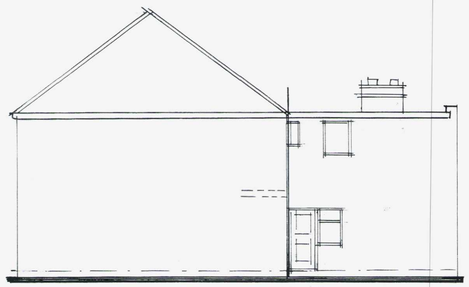
Any parts of structure covered over or inaccessible have not been inspected and no responsibility is accepted for these areas including underground. All electrics, heating, plumbing and decorations to be altered/extended all to client's choice. All foundations and lintels taking additional loads are 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

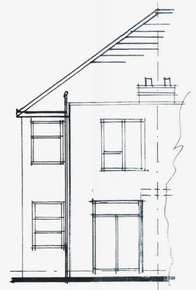
750mm x min 550 mm trenches fill (1:2:4 concrete mix). Foundations to be minimum 1.0m below ground level and at least to the level of any adjacent drains with the exact depth to suit site conditions.

Ground Floor

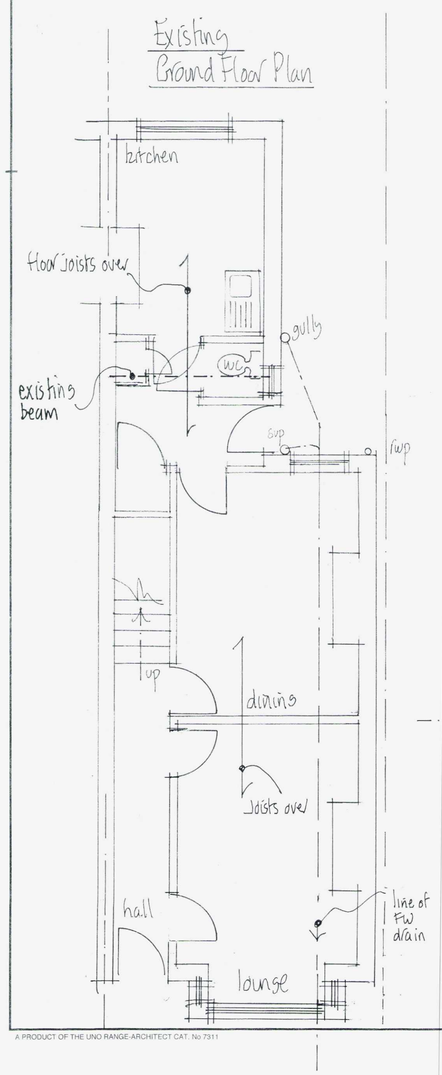
To be 75mm screed reinforced with chicken wire (mix 1.3 or 4), 100mm Celotex floor, and 3 coats RIW dpm on 100mm concrete slab and blinded 100mm consolidated hardcore. Provide an insulated up stand to the perimeter of the floor. Any airbricks covered to be ducted through the oversite to external air via 100mm dia ducts. A 1000guage polythene vapour control layer is to be installed above the floor insulation prior to screeding.



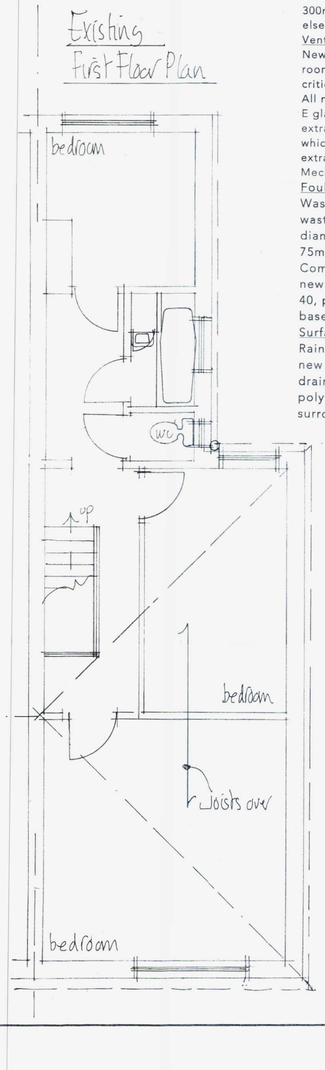
Side Elevation



Rear Elevation



Existing Ground Floor Plan



Existing First Floor Plan

External Walls

Cavity walls comprising painted 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.

Internal stud partitions

To be constructed of minimum 100 x 50mm studding at 400mm centres with sw base and head plates and cross noggings at maximum 1200mm centres. Insulated with 100mm quilt for sound insulation, faced both sides with 12.5mm Soundbloc plasterboard finished with set.

Beams

Steel beams and supports to be encased to provide ½ hour fire protection. Encased in 1 layer of 12.5mm Fireline board fixed to wooden cradles with a gypsum plaster set finish

Pitched Roof

Double glazed glass panels fixed into aluminium glazing bars.

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.

Smoke Detectors

At least one number main 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.

Ventilation

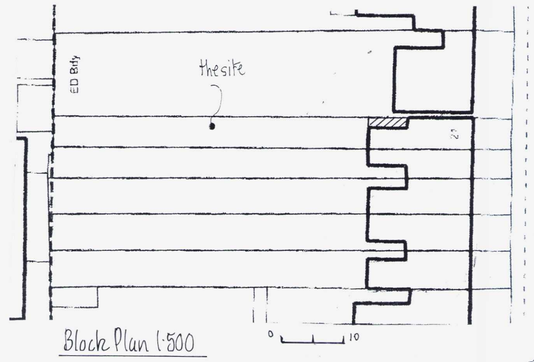
New windows to provide open able ventilation area of not less than 1/20th of the floor area of the rooms, which they serve, all fitted with a minimum 8000mm² trickle ventilator. All glazing in those critical locations to be of toughened or laminated safety glass in accordance with clause 5.3, BS6206. 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. Any new bathroom to be provided with an extract fan capable of extracting not less than 15 litres per second 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

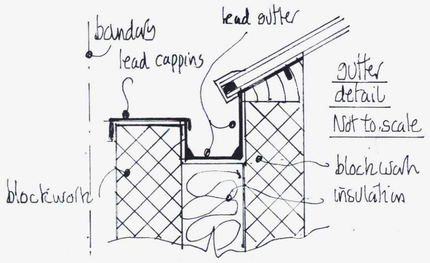
Wastes to discharge into existing soil and vent pipe. All fittings to be provided with trapped waste pipes as follows: Sink, shower & baths 40mm diameter Wash hand basin - 32mm diameter WC - 100mm diameter Common waste pipes to be 50mm diameter. All traps to be 75mm deep seal & all waste pipes are to be fitted with rodding access on tight bends. Common wastes or runs in excess of 1.7m long are to be fitted with anti-syphonic trap. Any new drains to be 100mm diameter UPVC pipes laid and surrounded in pea beach to fall 1 in 40, provide concrete cover where invert is less than 450mm. Provide rodding access at the base of any new soil and vent pipe.

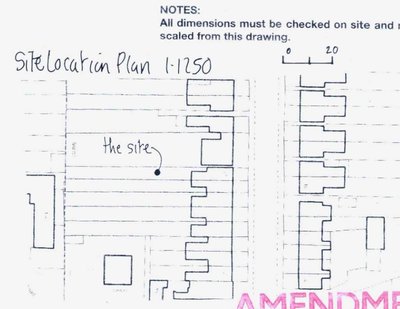
Surface Water

Rainwater to 100m half round PVC gutter laid to falls to new 65mm down pipes to discharge to new soak away. New soak away min 5m away from any building to be 2.0m³ below invert of drain, filled with hardcore and covered with 50mm lean mix concrete on 1000-gauge polythene. Drain to be 100mm diameter UPVC laid to min fall of 1 in 40, bedded and surrounded in pea beach.



Block Plan 1:500

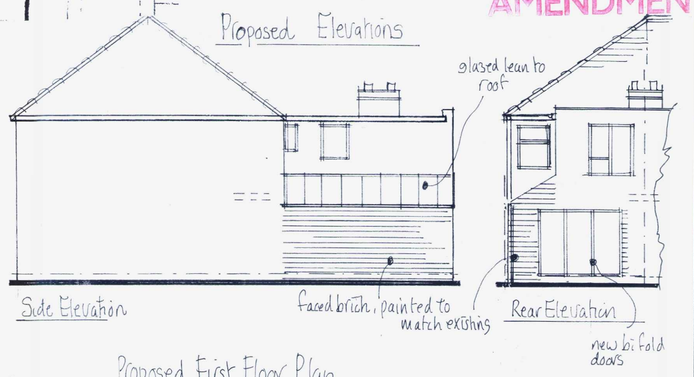




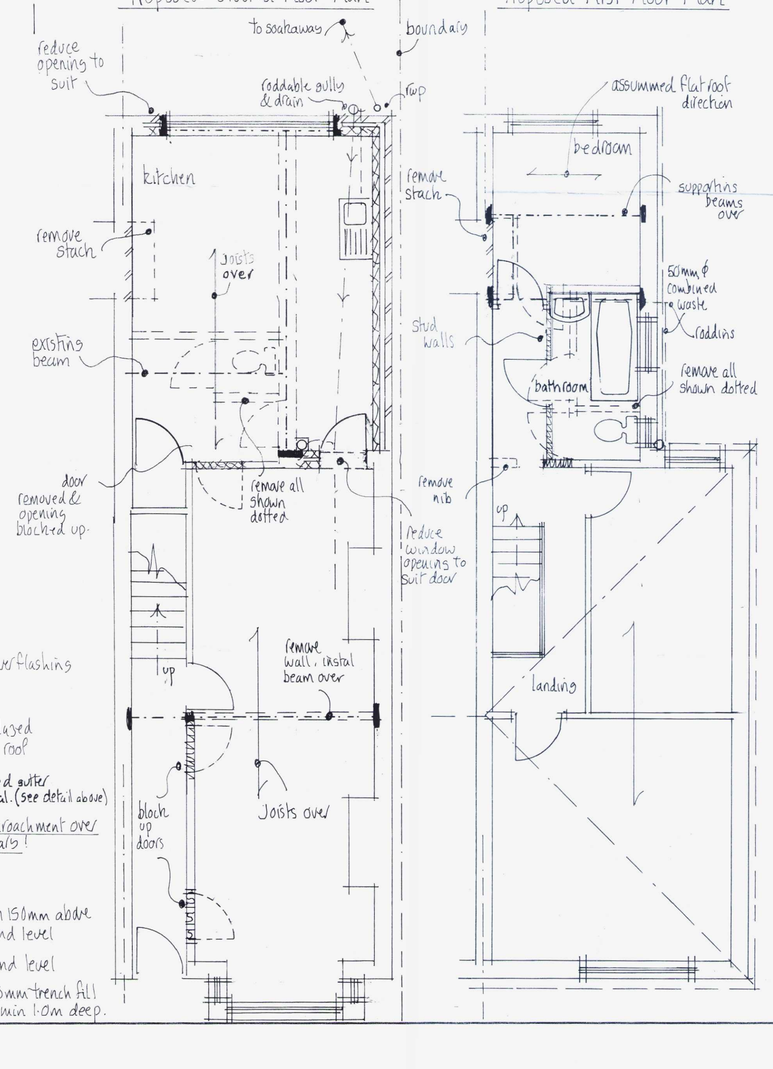
Site Location Plan 1:1250

NOTES:
All dimensions must be checked on site and not scaled from this drawing.

AMENDMENT

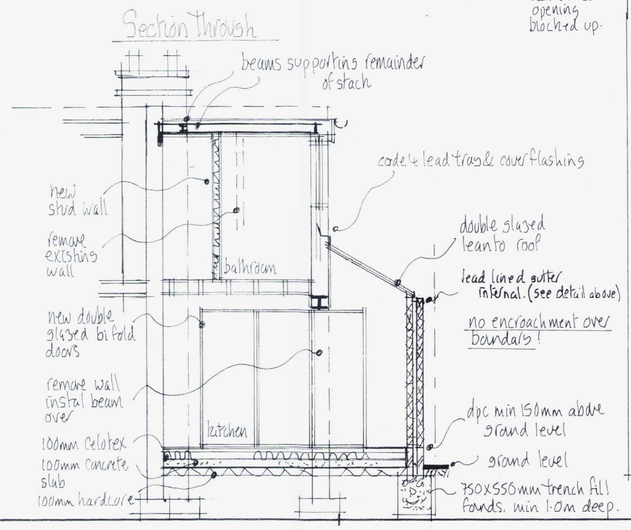


Proposed Elevations



Proposed Ground Floor Plan

Proposed First Floor Plan



Section Through

A	
Date	Revisions

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ADUR & WORTHING PLANNING SERVICES

PLAN	AWDM/ 1596/14
DATE VALID	- 5 DEC 2014

Drawing Title

Extension & Alterations @ 21 Southview Road Southwick

Scale 1:50, 1:100

Date Oct 14 | Drawn by MJH

Drg No. | Rev.

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594 x 841mm A1