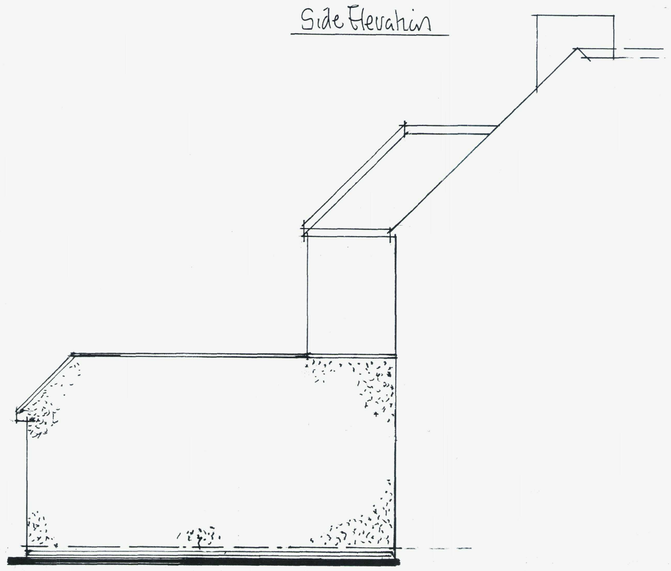
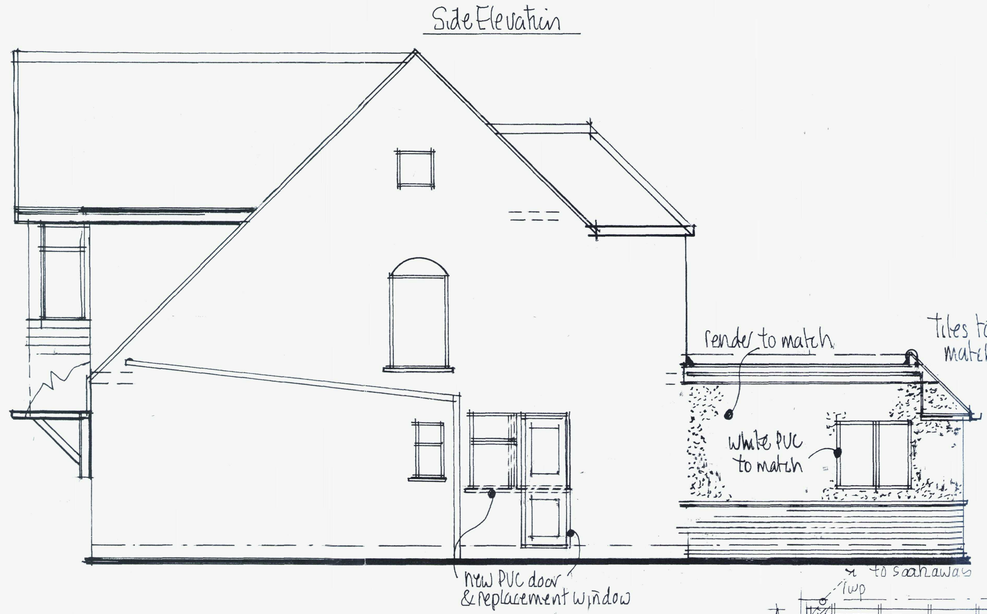
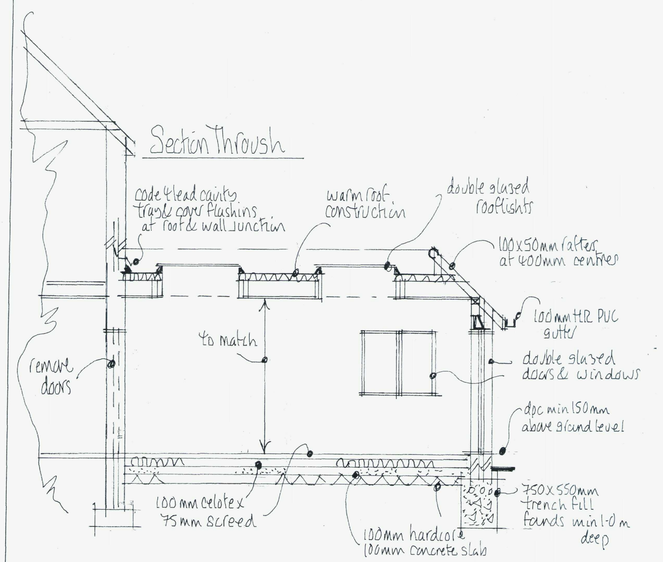


ADUR & WORTHING BUILDING SERVICES
APPLICATION NUMBER 0247/17
DATE RECEIVED 20 FEB 2017









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.

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 roof lights 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. Utility room to be provided with an extract fan capable of extracting not less than 30 litres per second which may be operated intermittently and ducted to external air.

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 rendered dense concrete blockwork and 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.

Beams and their supports
To be encased to afford ½ hrs fire resistance with 12.5mm Fireline board upon a timber cradle with a gypsum plaster set finish.

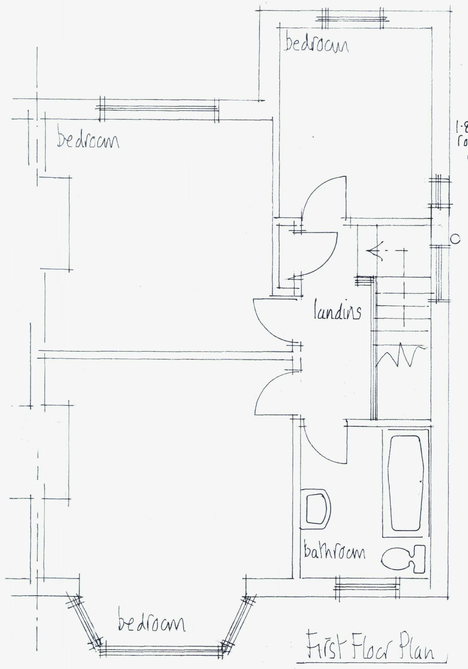
Flat Roof
To be throughout to be a warm roof construction. Timber roof structures to be fixed in accordance with BS Codes of Practice no CP3 and CP112 Flat roof covered with GRP roofing system "Top Seal " or similar, Top coat layer with Topseal GRP Edge trims. Top seal roofing resin, 600g/m2 reinforcement 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, Provide a code 4 lead cavity tray and cover flashing at roof and wall junction.

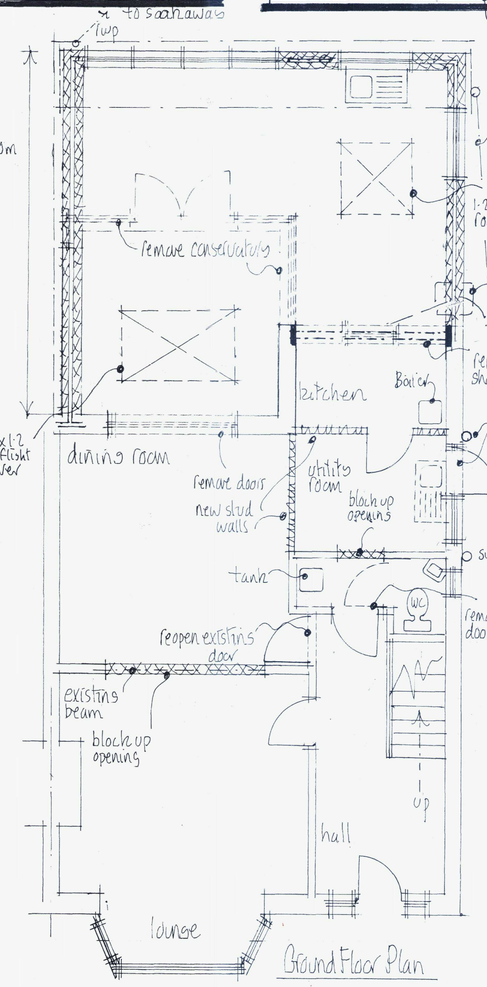
Pitched Roof
Plain tiles to match existing roof colour on 25 x 38mm sw treated battens on type 1F breathable sarking felt (tyvek or similar)to BS747. Rafters at max 400mm centres. Ceiling joists Rafters and 100mm x 50mm wall plate strapped down to walls using 1000 x 30 x 5mm mild steel straps at 1.2m centres. Fix 12.5mm plasterboard ceilings.

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

Foul water drainage
Upon commencement of the work ensure the existing manhole discharges into the foul water system. 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.Utility room waste all to discharge into existing soil and vent pipe. Provide a 50mm dia combined waste.

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.





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

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Drawing Title
Rear Extension @
275 Upper Shoreham Rd
Shoreham by Sea

Scale: 1:50
Date: Oct 15
Drawn by: MJH
October 15

Drg No:
Rev: