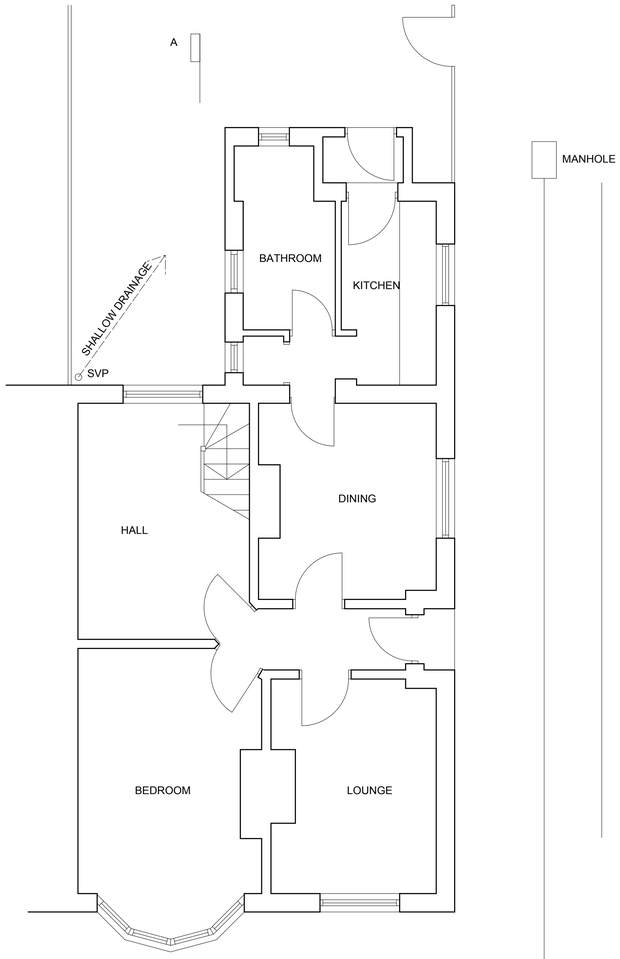
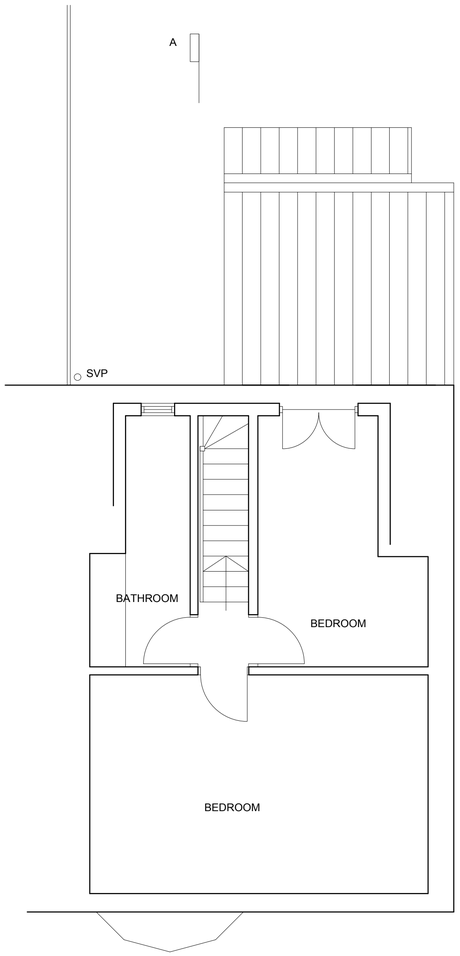
EXISTING

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EXISTING GROUND FLOOR PLAN 1:50



FIRST GROUND FLOOR PLAN 1:50

UK Planning Maps

Map data

23 The Gardens, Southwick, Brighton, BN42 4AP



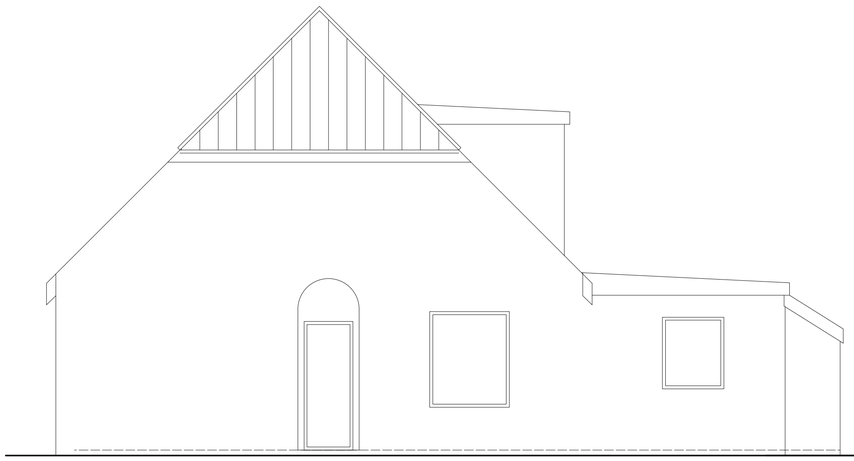
Map area bounded by: 524534,105049 524734,105249. Produced on 19 June 2018 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2018. Supplied by UKPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: p4buk/256593/349971



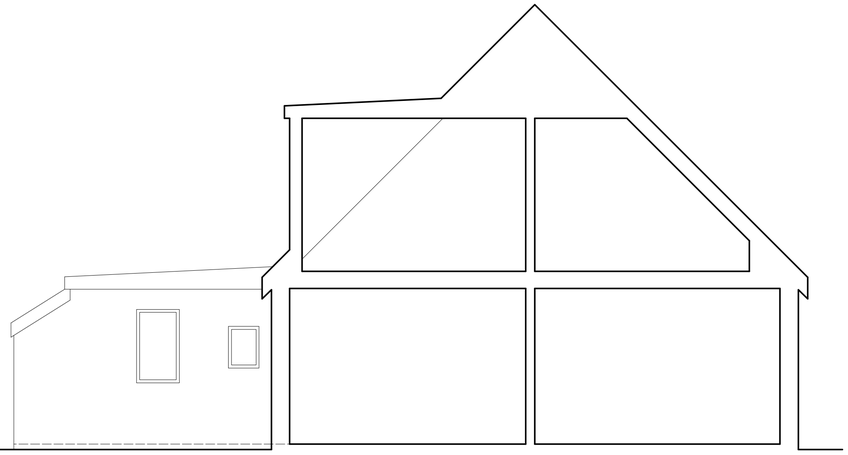
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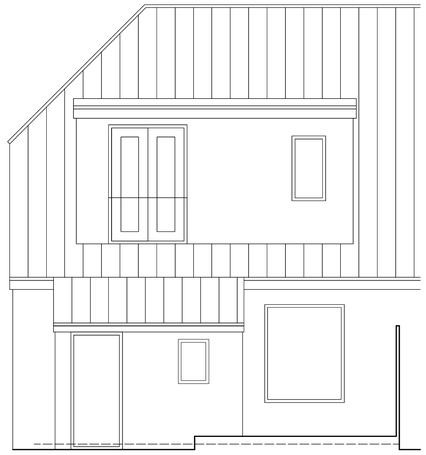
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SIDE ELEVATION



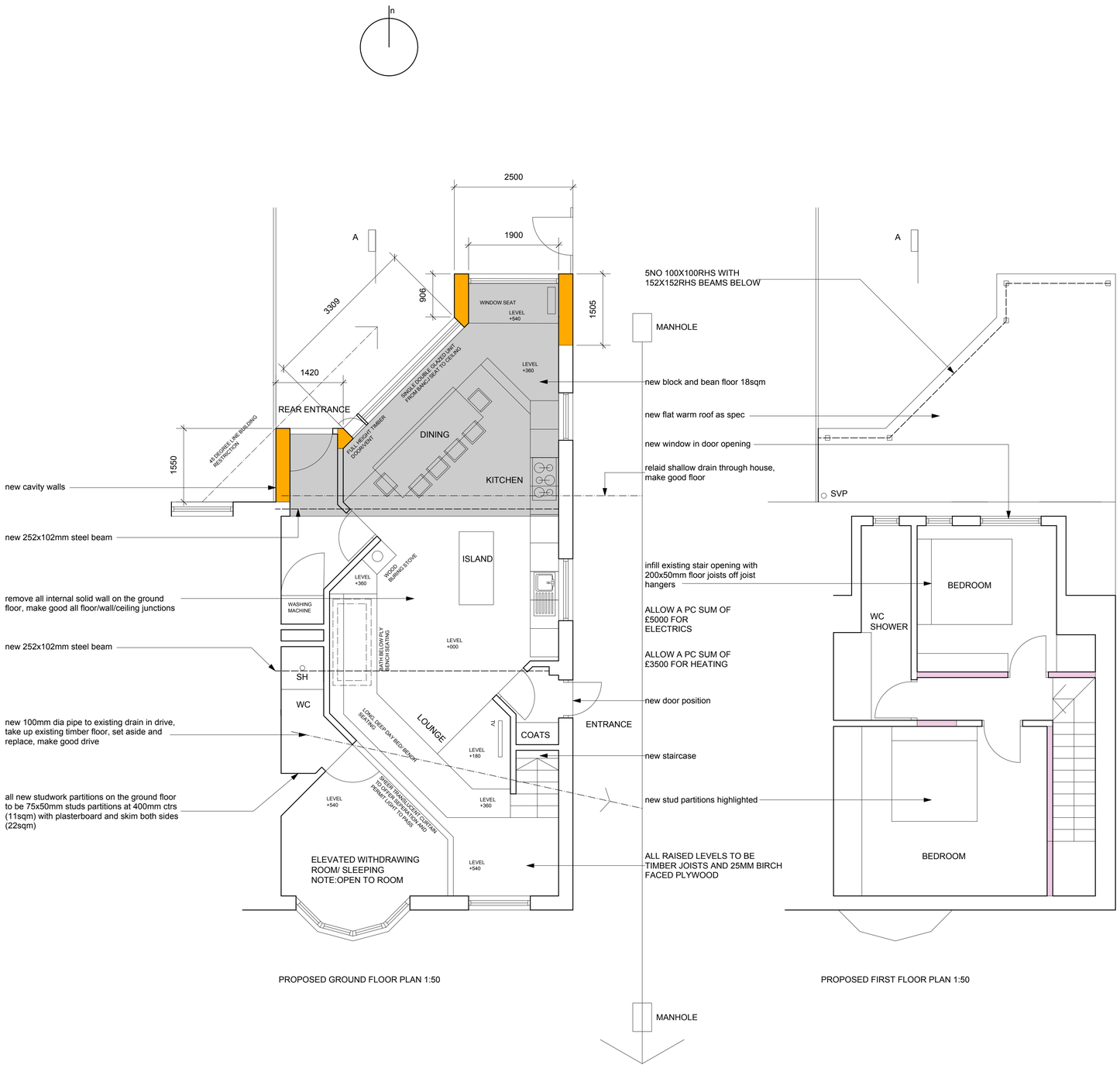
SECTION A-A



REAR ELEVATION

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PROPOSED RJ11



PROPOSED GROUND FLOOR PLAN 1:50

PROPOSED FIRST FLOOR PLAN 1:50

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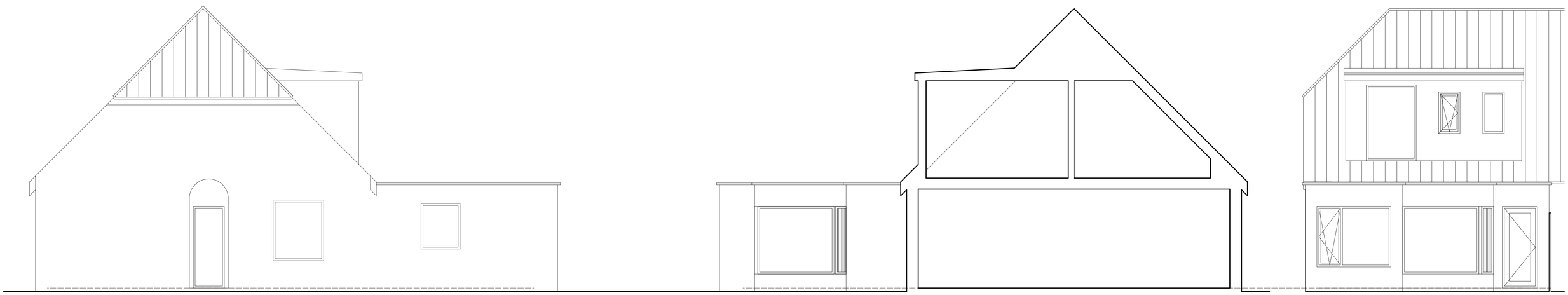
BLOCK PLAN 1:500

10 0 10 20 30 40 50

Metres

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PROPOSED RJ11



SIDE ELEVATION

SECTION A-A

REAR ELEVATION

BUILDING REGULATION NOTES (to read in conjunction with the contract specification)

FOUNDATIONS
Generally to comply with CP2004 and to the Building Inspectors approval: to assume 600x225mm strip foundation at a depth of 1000mm.

GROUND FLOOR:
- 150mm Slab
- 1:6 compo 3/8 sand cement screed with Mesh type D49, placed in top of screed.
- 1200 guage polythene Damp proof membrane
- 100mmn Celotex FR5000 floor insulation
- Prestressed concrete 'T' beam with 3.5n/msq concrete blockwork 100mm thick to Manufactures design and spec. With 75mm concrete blinding on 100mm well consolidated hardcore below.

Cavity Tray telescopic adjustable ventilator "Type TAV" with high performance Cavibrick filter. To achieve the equivalent of 1500mm² per 4m metre run of wall. Positioning of all ventilators to be off-set rather than opposite another.

DPM taken up wall and lapped with wall DPC to form continuous waterproof barrier

12mm Celotex RR insulation vertically to the perimetre of the external walls to prevent cold bridging (as detailed on drawings).

To have a 'U' value of 0.15w/K or better, to comply with the Approved document L1A

EXTERNAL WALLS
325mm cavity walls comprising:-
- 19mm 2 coat sand/cement external render.
- 100mm dence block 7K/N
- 125mm cavity.
- 75mm Celotex GA4000 insulation
- 100mm dence block 7K/N
- plasterboard and 3mm skim

To have a 'U' value of 0.15w/K or better, to comply with the Approved document L1A

CAVITIES
Stainless steel cavity wall ties to BS1243 at 600mm horizontal and 450mm vertical staggered centres generally and 225mm vertically at openings and corners, to timber frame manufacturer's design and spec. Wall ties should be capalbe of accommodating differential movement between the inner and outer leaf of brickwork. Cavity below ground level filled with lean mix concrete to within 225mm of finished floor level.
Form weep holes at 900mm centres to perpendicular joints at ground level.
Incorporate DPC horizontally to each leaf at floor level and vertically at openings.
Lap 1200 gauge polythene DPM with wall DPC's to form a continuous moisture barrier.
Straight runs of block work in excess of 6m to have movement joints in accordance with BS 6093.
Form thresholds to external door openings using bricks as detailed on drawings.

NON-LOAD BEARING STUD PARTITIONS

Stud partitions to comprise 75 x 50mm sw studs at 400mm horizontal centres with cross noggins at 600mm vertical centres finished both sides with 1 layer 9.5mm plasterboard and 3mm skim. Stud partition to kitchen/dining room, WC to incorporate 100mm mineral Rockwool RW2 fire/sound insulation infill between studs.

SOUND
All NEW internal timber floors to have 1 layer of foilbacked 12.5mm plasterboard with 3mm skim finish, 100mm rockwool RW2 insulation and 22mm fin thickness chipboard floor boards.

Stud partitions to bathroom & en-suite walls to incorporate 100mm mineral wool infill between studs, waterproof plasterboard dry lining behind tiling.

LINTELS
Cavity wall lintels to be Catnic or similar insulated steel tray lintels, with integral dpc's of depth appropriate to span, and loadings in accordance with the manufacturer's recommendations. 150mm minimum end bearing. Form weep holes at 900mm centres to perpendicular joints over lintels.

All lintels to internal partition walls to be precast or prestressed concrete appropriate to span and loadings in accordance with the manufacturers recommendations. 150mm minimum end bearing.

Openings greater than 1200mm increase lintel end bearing to 225mm
All to manufacturers design and specification.

WINDOW CILLS
cills to be stone with DPC under cill (as detailed on drawings).

CEILINGS AND INTERNAL WALLS
1 layer of 12.5mm plasterboard with 3mm skim smooth finish.

FIRE
All habitable rooms above the ground floor should have an obstructed openable area that is at least 0.33SqM, be a minimum of 450mm high and 450mm wide. The bottom of the openable area should not be more than 1100mm above the floor.

All habitable room doors to the dwellings opening onto the stairwell to be half hour fire resistant, with positive self closers.

Garage wall and ceiling to achieve 30min fire resitance using fireline check board, to be 150mm below FFL of main house and to have a external fire door between garage and utility.

WINDOWS AND STUDIO PATIO DOOR
Windows to be upvc, with double glazed sealed units, with opening lights as indicated on drawings. Glass in all windows to be low emission 'K' glass or similar approved and to have a whole unit 'U' value of 1.4Wm2K or better and to have a low g factor 0.5 to comply with the Approved document L1A.
All windows to have trickle ventilators in window frame head.
Toughened glass to be fixed to all external doors.
Installation to be in strict accordance with manufacturers specification.

NOTE: All glazing to comply with Approved Document N states that the Regulation will be satisfied if glazing in 'critical locations' is designed to limit the risk of injury:
Critical Locations
These are defined either directly or in the Regulation Documents. Note: the Building Regualations are only concerned with glazing which forms part of the building structure whereas BS 6262. Part 4: 1994 sets standards for other locations in addition, such as shower screens , shower cubicles, mirror glazing for cupboards and wardrobes.
The following locations should be regarded as critical:
- Glazing in doors where the lowest pane is less than 800mm above f.
- Between finished floor level and 1500mm above if in doors or side panels close to either edge of a door

STAIRWAYS, RAMPS AND GUARDS
Timber stairs from ground to first floor, first floor to attic to have maximum rise 200mm, minimum going 225mm, winders to be 75mm minimum width, clear headroom 2000mm vertically , 900mm wide overall strings, handrail minimum 900mm above flight and 1000mm to landing. Balusters on flights or landings, to be at 100mm minimum centres.

ROOF STRUCTURE
200 x 50mm joists at 600mm maximum centres to BS. 5268 part 3 1985, with the bottom cord capable of taking a uniformly distributed imposed load of 1.5Kn/Msq with galvanised ms plate connectors and 100 x 25mm diagonal and lateral bracing to BS 5268.
All to specialist manufacturer's design.
100 x 50mm wall plate (as drawings) strap fixed to walls using 30 x 5 x 900mm galvanised ms straps at 2000mm centres
Gable walls to be restrained by building gable walls strap fixed to masonary using 30 x 5 x 1500mm galvanised ms straps at 2000mm centres. Provide noggins between trusses at strap positions to support straps.
Form storage platform over bottom chord of trusses using 22mm chipboard base on 100 x 50 sw bearers at 400mm centres.

Roof covering WARM ROOF

- EPDM roof covering. 1:80 minimum fall on
- 18mm ply
- 200mm Celotex GA4000 insulation
- 9mm marine ply overlay board on furring pieces
- 200 x 50 mm
- vapour barrier

LEAD FLASHINGS
To New Extension
Provide ridgid cavity tray type dpc with 150mm upstand and Code 4 lead flashing to:-
- Canopy roof/main wall abutment
- Valleys
- Dormers
- Incorporate lead slate flashing where flue pipe passes through roof.

ROOF FINISH
Artificial slate roof covering, to be laid in accordance with the manufacturers recommendations on 50 x 25mm treated sw battens on sarking felt to BS 747 type F. Roofing felt to be continuous over ridge, hips and valleys, dressed down into gutter and fixed to top side of softwood roof trusses.
Vented ridge system with universal angle ridge tiles to match main roof colour.
Ventilator units nailed over trusses to maintain airflow over insulation.
Incorporate continuous cavity tray type usv eaves ventilation units to soffite to give 25mm continuous soft ventilation.

VENTILATION
Natural ventilation opening lights to Habitable rooms, kitchens and toilets to be provided of at least 1/20th of the floor area of the room.
Mechanical ventilation equivalent to 60 litres per second is to be provided to bathroom, 15ls to WC and 60 litres per second to kitchens.
Vent ducts to incorporate condensation traps and outfall pipework.
To comply with Approved Document F 2006 Volume 2 Dwellings Versatherm Intelle Plus VCU allows venting to inside when conditions require. Trickle vents to be provided to all windows to achieve 8000mmSq background ventilation in habitable rooms.

SPRINKLER SYSTEM
Sprinkler system to be designed and installed by a competent person to comply with Approved Document B in Wales. Details of automatic fire suppression system to demonstrate compliance with BS 9251:2014 to be submitted to LABC for compliance. Designer to confirmation that Water Undertaker has established that the typical water pressure range and flow capabilities are adequate.

CONSERVATION OF FUEL AND POWER.
Roof Insulation
Cold roof construction. Horizontal roof voids to be insulated with 300mm Rockwool insulation quilt laid in 2 layers, 150mm thick between rafters and 150mm over rafters. 12.5mm plasterboard and 3mm skim nailed into rafters. All to give minimum U value of 0.16 W/sq.mK
Insulate above sloping soffit roof to be insulated 150mm Celotex tuff-R insulation boards set between rafters, 50mm over rafters and 12.5mm plasterboard with 3mm skim finish as detailed. All to give a 'U'-value of 0.15w/m2/degC or better. 50mm minimum air space to be maintained above insulation.
50mm minimum air space to be maintained above insulation using treated sw spacer battens fixed to sides of rafters.

Glass to all windows to be low emission 'K' glass as window notes.

Windows to Area of double glazing not to exceed 25% of the perimeter wall area.

Hot water storage vessels and hot water pipe runs in the roof void to be insulated.

Walls to be insulated as described elsewhere and to have a 'U' value to comply with Approved Document L1A in Wales. See SAP report.

AIR PRESSURE TESTING.
Air Pressure tightness of 5 and is to be carried out in accordance with The Building Regualtions 2013, Approved Document L1a, Section 2 : Quality of construction and commissioning.

All construction details to comply with Table K1 accredited construction details for thermal bridging and air tightness.

ABOVE GROUND PLUMBING AND DRAINAGE - Employers requirements:
Soil and vent pipework to be uPVC push-fitted in accordance with the manufacturers recommendations comprising 100mm upvc pipe vented in accordance with part H1 of the Building Regulations. 32mm wastes to basins, 40mm wastes to sinks and 100mm outlets to wc pans. 50mm traps to wc pans, 75mm deep seal traps to all other fittings. Resealing traps to be provided to 32mm wastes exceeding 1500mm in length and 40mm wastes exceeding 3000mm in length. Where visible, white internally, black externally

RAINWATER DISPOSAL- Employers requirements:
Rainwater system and gutters as detailed, installed in accordance with the manufacturers recommendations.

BELOW GROUND DRAINAGE - Employers requirements:
Underground drainage to to be OSMA (or similar approved) Upvc drainage system and fittings laid in accordance with the manufacturers recommendations, to BS 4660:1973.

Foul Drains laid to 1 in 40 max falls . Surface water drains laid to 1 in 80 minimum falls.

Inspection chambers and covers to be Osma 450mm dia. universal inspection chambers including base, shaft and 4D.491 cover and frame or similar approved. All bedded and backfilled to Osma's recommendations.

Manhole with dropshaft to accomodate change in level from site to mains sewer to be provided

Rodding Eyes to be Osma sealed rodding eye and cover ref: 4D 356 or similar approved.

PIPEWORK UNDER THE BUILDING
All pipework under the building to be encased with a minimum of 150mm thick concrete of ST4 strength placed in one operation, to incorporate 18mm thick compressible expansion board at regular intervals as dictated by pipe joints.

WALL PENETRATIONS- Employers requirements:
All drains which pass through walls to have a 600mm long rocker pipe and RC lintols over.
Fill gap between around wall penetrations with expanding form.

EXTERNAL GULLIES- Employers requirements:
Provide and lay PVC-U Osma (or similar approved) plain hopper gully (4D.700) connected to universal pipework, laid on a 75mm thick 1:2:4 square concrete bed. Black

Backfill around gully with selected material, grating to be set in path 10mm below finished level to aid surface water discharge into prescribed underground drainage. To include trap insert.

SOIL & VENT- Employers requirements:
Stub stacks are to terminate above flood level of cisterns via 4S.304 air admittance valve.

HEAT PRODUCING APPLIANCES - Employers requirements:

Existing boiler to be replaced and as is. Existing radiators removed and replacement, the new extension is to be connected to existing boiler system.

The system to be designed to comply with BS 5449, 1990.

Boiler to be a Combination/Condensing boiler with heat exchanger, installed in accordance with BS 6798.:1987- to achieve a minimum of 86% efficiency.
Independent thermostatic control of heating and hot water circuits using room thermostats in main living rooms and thermostatic radiator valves to all radiators except those in main living rooms

The whole of the installation to meet the requirements of the current British Standard Code of Practice.

ELECTRICAL INSTALLATIONS- Employers requirements:

Power and Lighting
All light & power fittings to be supplied by MK or similar approved.
All power points to be double switch socket outlets.
All power outlets to be double pole.
The responsibility of design, adequacy and suitability of each system shall be the contractors. All to meet the requirements of Part P. to design, install, inspect and test all electrical work in accordance with BS 7671.

Extract Fans.
Extract fans to be fitted as indicated on plan.

HYGIENE - Employers requirements:
The hot water system is to be vented.

MATERIALS AND WORKMANSHIP

All materials and workmanship are to comply with the relevant and current British Standards, Codes of Practice, current edition of the Building Regulations, and shall be to the approval of the Building Inspector.
Plumbing to comply with BS 5572.
Electrical work to comply with the current edition of the IEE Regulations.
Generally structural timbers to be SW or whitewood C24 grade to BS 4978. To be C16 where specified by the Engineer.

All softwood to be vacuum pressure impregnated.
Softwood for joinery to BS 1186 part 1, screws to BS 1210. nails to BS 1202.
Cement to comply with BS 12.
All brickwork below DPC level to be Class B engineering bricks.

GENERAL.
Do not scale off the drawings.
All heights, levels, sizes and dimensions to be checked on site before any work is put in hand.

Locate existing services/drainage runs prior to construction. Existing services through site to be protected during construction. There is an OH power line on site near entrance follow HSE guidelines for electrical safety at work.

The manufacturers recommendations are to be followed in respect of the installation and fixing of all products and any discrepancies between those recommendations and any other requirements of the specification and/or drawings are to be notified to the architects.

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