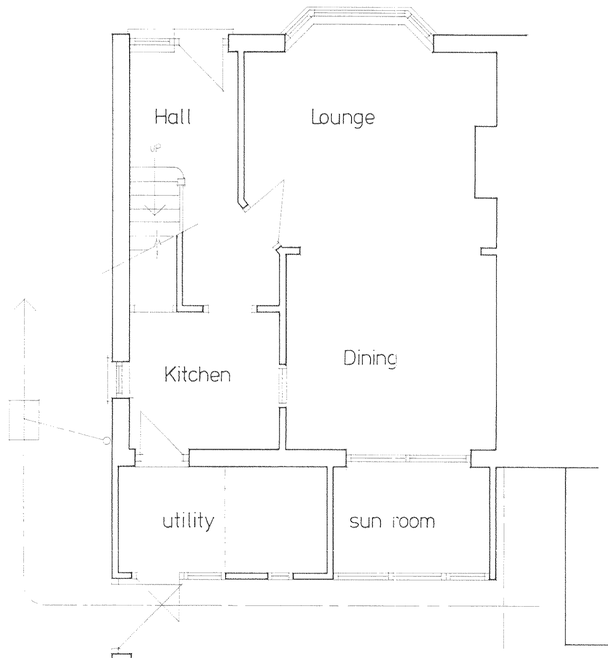
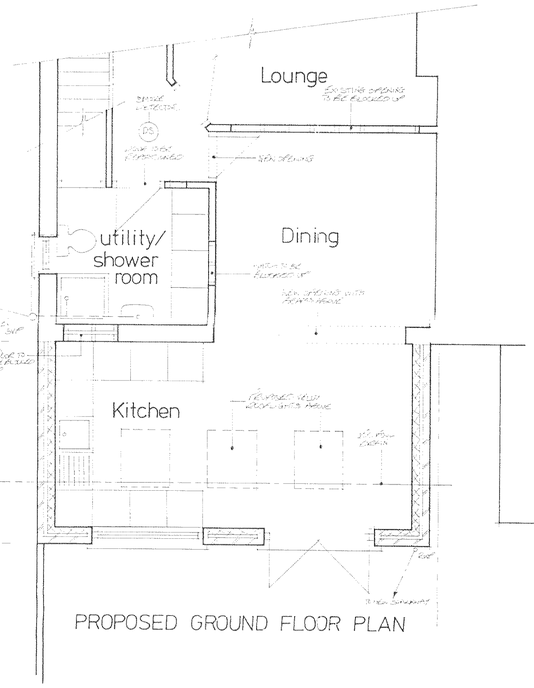
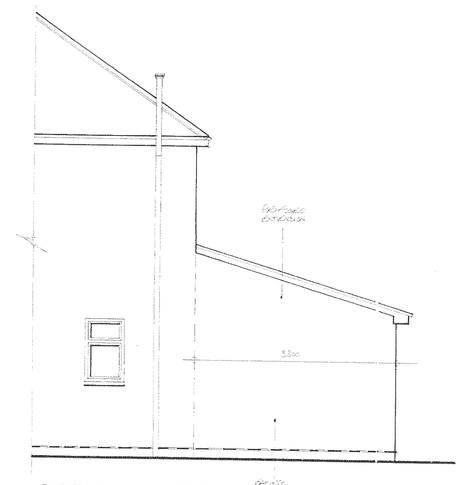


EXISTING GROUND FLOOR PLAN



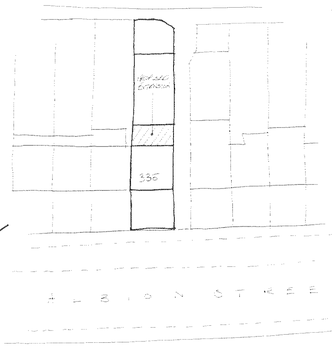
PROPOSED GROUND FLOOR PLAN



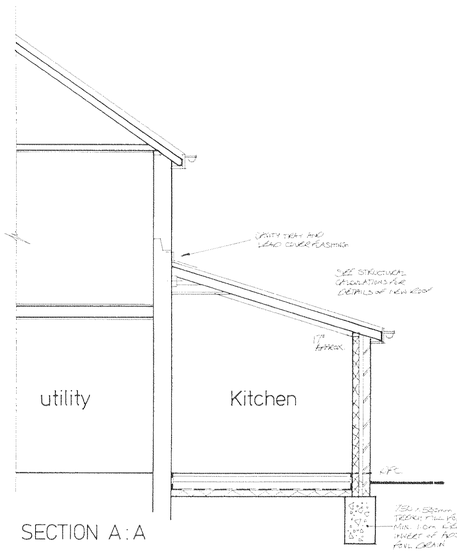
SIDE ELEVATION



LOCATION PLAN 1:1250



SITE PLAN 1:500

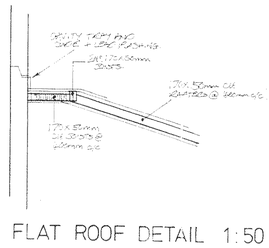


SECTION A:A



REAR ELEVATION

SIDE ELEVATION



FLAT ROOF DETAIL 1:50

Flat Roof
Timber roof structures to be fixed in accordance with BS Codes of Practice no CP3 and CP112.
Flat roof covered with code 5 lead in accordance with LDA details. 18mm WBP plywood decking on sw firrings to give min. 1 in 40 fall and C16 grade sw joists (size and centres as shown on plan). Roofing felt dressed up existing wall by 150mm with code 4 lead cavity tray and cover flashing built into existing cavity wall dressed down over felt upstand. Flat roof to be insulated with 1 layer of 165mm Celotex XR3165 insulation fixed between joists (leaving a min. air gap of 50mm above insulation. See structural calculations for details of joist sizes and increase size to suit insulation and ventilation space) and ceiling lined 12.5mm foil faced plasterboard finished to client's approval. All to achieve a U value of 0.20 W/m² K
Firrings cross battened with 50 x 50mm battens to permit cross flow ventilation above roof insulation.

Smoke Detectors
One number mains operated self-contained smoke alarm to BS 5446: Part 1 to be installed in the location shown on plan
All smoke alarms within 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.
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.

Electrical Safety
All electrical work undertaken is to meet the requirements of Part P (Electrical Safety) of the Building Regulations and should 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.

Lighting
High efficiency light fittings, capable of only accepting lamps having a luminous efficiency greater than 40 lumens per circuit-watt, will be provided in rooms or circulation areas most frequently used, the number not less than the greater of: 1 per 25m² of floor area or 1 per 4 fixed light fittings.

BUILDING REGULATION NOTES

THIS DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS CALCULATIONS AND RECOMMENDATIONS.
Careful inspection is to be carried out prior to the removal of any structural elements to ensure proper and adequate support is provided and maintained by new works.
All building work is to be carried out in accordance with all current building regulations and codes of practice in force at this time.
Any parts of structure covered over or inaccessible have not been inspected and no responsibility is accepted for these areas including underground.
If the proposed works are altered on site and deviate away from the plan then it is the responsibility of the builder to notify the Architect and the Local Authority to ensure the alterations do not have impact on the design or the Local Authority approvals. None of the measurements on this drawing should be exceeded for whatever reason without consulting the Local Authority. If they are it could result in further permission being required for the works.
No work to encroach over the boundary of the neighbour's property.
All contractors must comply with all current Health and Safety legislation and the following Health and Safety Approved Codes of Practise:-

- Management of Health and Safety at Work.
- Managing Construction for Health and Safety.

The building fabric should be constructed so that there are no reasonably avoidable thermal bridges in the insulation layers caused by gaps within the various elements, at the joints between elements and at the edges of elements such as those around window and door openings. Reasonable provision should also be made to reduce unwanted air leakage through the new envelope parts.
All electrics, heating, plumbing and decorations to be altered/extended all to client's choice.
These construction notes are for the purposes of Building Regulation approval only and do not represent a detailed specification.
All lengths of proposed beams to be measured on site prior to ordering, to verify structural engineer's dimensions.
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.
No work should be undertaken until all consents (Planning and Building Regulations) have been received and approved. Any work undertaken is done so at the clients risk.

Foundations
750 x 500mm trench fill foundations (1:2:4 concrete mix). All foundations to be minimum 1.0m below ground level with the exact depth to suit site conditions. New foundations to go down to invert level of any adjacent drains.
All foundations taking additional loads are to be exposed and checked for adequacy and suitability for ground conditions prior to commencement of work.
All existing lintels taking additional loads are to be exposed and checked for adequacy on commencement of work and replaced if necessary.

External Walls
Cavity walls comprising matching facing brick outer leaf with min. 85mm cavity filled with 85mm Dritherm. Inner leaf 100mm Thermalite 'Shield 2000' or equal and approved blockwork min. 2.8 N/mm². All walls constructed using 1:1:6 mortar or 1:5 masonry cement mortar. Finished with 13mm lightweight plaster internally. Providing a U value of 0.30 W/m²K.
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.
Blockwork 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.
Where drains pass through external walls provide 65mm deep x thickness of wall prestressed concrete lintel over in each leaf of wall. Minimum cover over drains to be 50mm clear. Mask opening with sheet material to prevent entry of fill or vermin.
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 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.

Internal Walls
Internal stud partition walls as shown to be constructed of minimum 100 x 50mm studding at 400mm centres with sw base and head plates and cross noggins at maximum 1200 centres. Studding faced both sides with 12.5mm plasterboard finished with set. Provide 100mm mineral wool between studs for sound insulation purposes.

Ground Floors
Minimum 65mm screed reinforced with chicken wire (mix 1:3 or 4) on 100mm Celotex flooring grade insulation (GA3000) on 100mm concrete ground floor slab (1:2:4 mix over 1200 gauge polythene damp proof membrane on blinded hardcore minimum 100mm thick with perimeter insulation to slab. All to achieve a U value of 0.22 W/m² K.
Where drain runs pass under new floor provide A142 mesh 1.0m wide within bottom of slab min 50mm concrete cover, over length of drain.

Pitched Roof
Timber roof structures to be fixed in accordance with BS Codes of Practice no CP3 and CP112.
Roof tiles to match existing (ensure new roof tiles can be laid at 21° pitch, colour to match existing) on 25 x 38mm sw treated battens on breathable roofing material on C16 grade rafters at max 400mm centres. 100 x 50mm wall plate strapped to walls at 2000mm centres using 30 x 5mm mild steel straps. Fascia to match existing with soffit of Masterboard, fitted with continuous 25mm vent and fly-proof screen. Skeilings (sloping ceilings) to be insulated with Celotex 2 layer method. Fit securely 100mm thick Celotex GA3100 insulation between joists leaving a minimum airspace of 50mm between the insulation and roofing membrane. Fit a second board of 35mm Celotex TB3035 under rafters and secure with 25 x 47mm vertical battens fixed through batten / insulation into rafter. Tape all joints with Celotex insulation tape and vapour seal all perimeter boards with sealant. 12.5mm foil faced plasterboard (vapour barrier) to be fixed to timber battens. All to achieve a U value of 0.20 W/m² K. Refer to Celotex for installation and fixing instructions.
Rafters to be restrained to gable walls with 1000 x 30 x 5mm mild steel straps at 1.2m centres screw fixed securely.
Provide code 4 lead stepped cavity tray and cover flashing at junction of pitch roof and existing cavity walling.
Please note that the roof tiles agreed with the planning authority should be able to be laid on the shallow pitch of the proposed roof. Contractor to check with the tile manufacturer to identify the min mum pitch that the roof tiles can be laid.

Beams and Lintels
Catnic or similar approved lintels to be used over door and window openings with min. 150mm bearings. All voids within lintels to be filled with 150mm fibreglass.
Steel beams to be encased to provide ½ hour fire protection with encasing in 2 layers of 12.5mm Gyproc wallboard nailed to timber cradles vertically and longitudinally not less than 44mm x 44mm spaced at 600mm centres, with all joints staggered.

Ventilation
New windows to provide openable 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.
Bathroom / utility room to be provided with an extract fan capable of extracting not less than 30 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.
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 and ducted to external air.
All new windows to be double glazed timber or UPVC with 16mm air gap between panes. Glazing to be 16mm cavity Low E with an emissivity of 0.15 in order to provide the minimum U value of 1.8 W/m² K.
All new doors with more than 50% of glazing to have a min. U value of 2.2 W/m² K. All other doors to have a min. U value of 3.0 W/m² K.
Velux rooflights to be fitted in accordance with manufacturers instructions, fitted with minimum 8000mm² trickle ventilator. Double up rafters either side. Contractor to check with manufacturer to ensure that the chosen rooflights can be fitted within the new pitch of the roof. (i.e. some rooflights have minumum / maximum pitches). If necessary Contractor to contact Velux direct to obtain necessary installation details.

Foul Water Drainage
All plumbing to BS EN 12056 (BS6572).
Sink waste to be 38mm diameter with 75mm deep seal trap to discharge to back inlet gully below grating level. Back inlet gully to be connected to manhole with 100mm diameter UPVC drain laid to 1:40 fall and surrounded in pea beach.
All fittings to be provided with trapped waste pipes as follows:

Sink and shower	- 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 antisyphonic traps.

Surface Water Drainage
Rainwater to 100mm half round PVC gutter laid to falls to the 65mm downpipes as shown to discharge to soakaway.
New soakaway min. 5.0m away from any building to be 1m² below invert of drain, filled with hardcore and covered with 50mm lean mix concrete on 1000 gauge polythene. Drain to be 100 dia UPVC laid to min. fall of 1 in 40, bedded and surrounded in pea beach.

Glazing
Any glazing located in walls less than 800mm from floor level or 1500mm in a door (inc. 300mm each side) to be toughened or laminated safety glass in accordance with clause 5.3, BS6206.

Revised Building Control Notes: 7th October 2009

1. Flat roof detailed on plan.
2. The boundary line is 150mm away from the east cavity wall. Therefore the wall will be loaded centrally on the new footing and not eccentrically loaded.
3. The Building Control Officer has advised that the w.c door could open outwards.
4. High level trle ventilators to be installed to assist cross ventilation of roof. To be equal to a continuous strip of 6mm wide.

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Address of works: 335 Albion Street, Southwick

Drawing title: Proposed Rear Extension

Date: July 2009	Revisions: A – Building Reg. 7/10/09.		
Scales: 1:50,100,500,1250	Dwg No. 01 /1	Job No: AD-119	