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 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/mm^2 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 Bay Window

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. 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 code 4 lead flashing at flat roof and pitched roof junction.

Pitched Roof

Plain tiles to match existing roof colour to be suitable for the shallow pitch of no less than 15º (Sandtoft 20/20 interlocking plain tile with a 100mm headlap)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. All skeilings to be insulated with 100mm Celotex, securely supported and battened to achieve a minimum airspace of 50mm over the insulation and under draw with a further 30mm of Celotex with 1000 gauge polythene vapour barrier between insulation and plasterboard. Rafters each side of the roof lights will be doubled up. Provide a code 4 lead cavity tray and cover flashing at roof and wall junction.

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.

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 8000mm^2 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 doubleglazed with 16mm argon gas filled cavity and a hard coat low-E glass to achieve a U value of 1.6 W/m^{2}K. 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.

Foul water drainage

Not affected below ground. Utility room waste all to discharge into existing soil and vent pipe within garage. Provide a 50mm dia combined waste. All fittings to be provided with trapped waste pipes as follows: Sink, 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.

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 2.0m^3 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.

Rendered Gable End

New external wall constructed of 100mm x 50mm studding at 400mm centres. External finish of 20mm render on stainless steel expanded metal lathing and vertical stainless steel or timber treated battens on counter battens fixed through breather paper (Tyvek) minimum 12.5mm WBP plywood sheathing, nailed to studwork at 150mm centres and internally with 1200 gauge polythene vapour barrier over 100mm Celotex insulation and finished with 12.5mm Celotex over studwork to prevent cold bridging and 12.5mm plasterboard with joints taped and filled with a set finish. Render matching existing to be 2 coats of 10mm each of nominal mix of 1:1:6. All external walls running parallel to ceiling joist 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.

Existing garage wall upgrade

Utility room external walls to receive 3 coat RIW dpm tanking 100mm Celotex within a dry lined stud wall finished with 20mm Celotex over studs, 1200 gauge vapour barrier and 12.5m plasterboard and set finish.

Existing garage floor

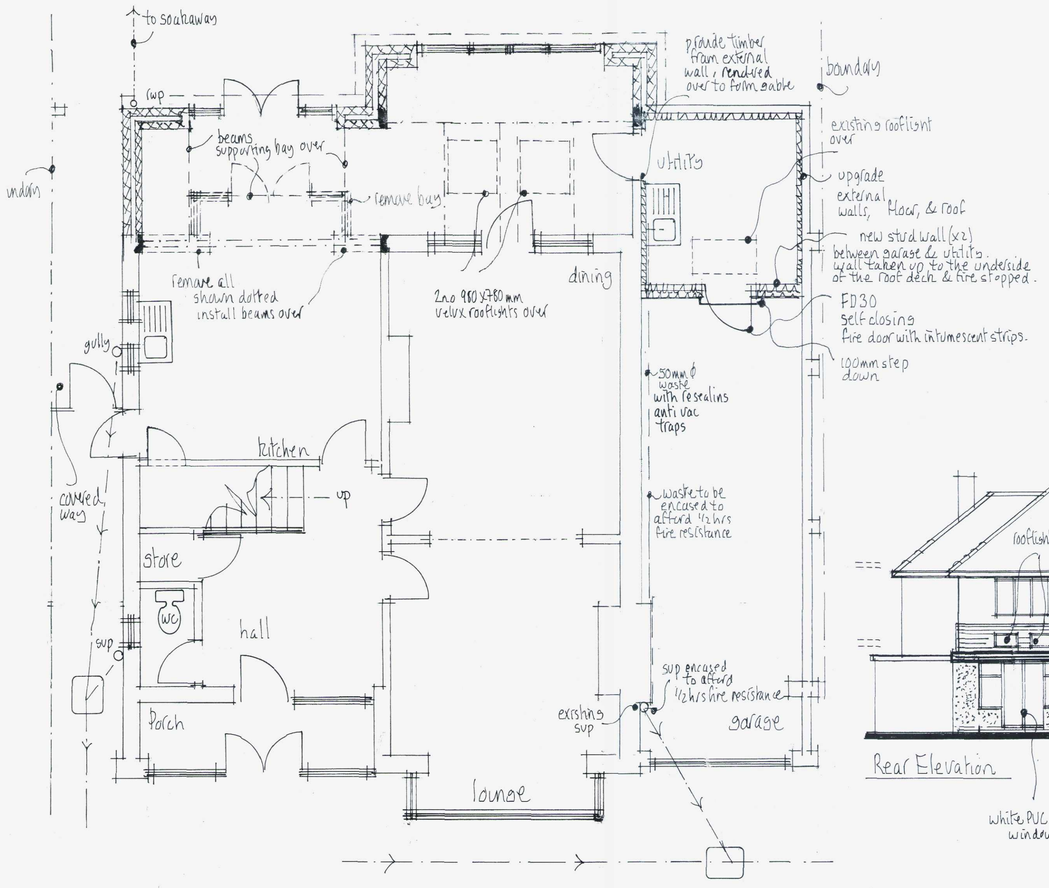
Existing garage slab provide 75mm screed on 100mm Celotex insulation, laid over 3coat RIW dpm onto existing concrete slab.

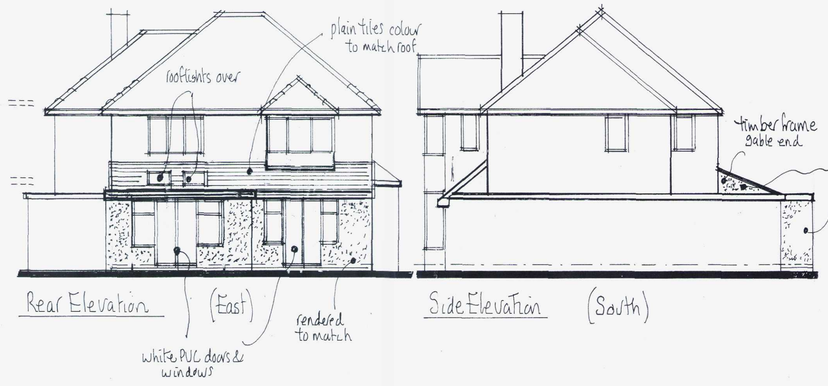
Wall Between Garage and Utility room

To be constructed of 100 x 50mm studding at 400mm centres. Studding to be lined with 32mm Gyproc Thermal board on the utility room side with 100mm Celotex insulation in between studs. Wall lined on the garage side with 12.5mm Fireline board. Walls taken up the underside of the roof decking and fire stopped.

Fire Door

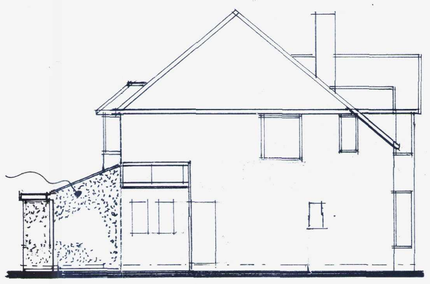
Provide a FD30 self-closing door with intumescent strips within the opening between the utility room and garage, with a 100mm threshold.



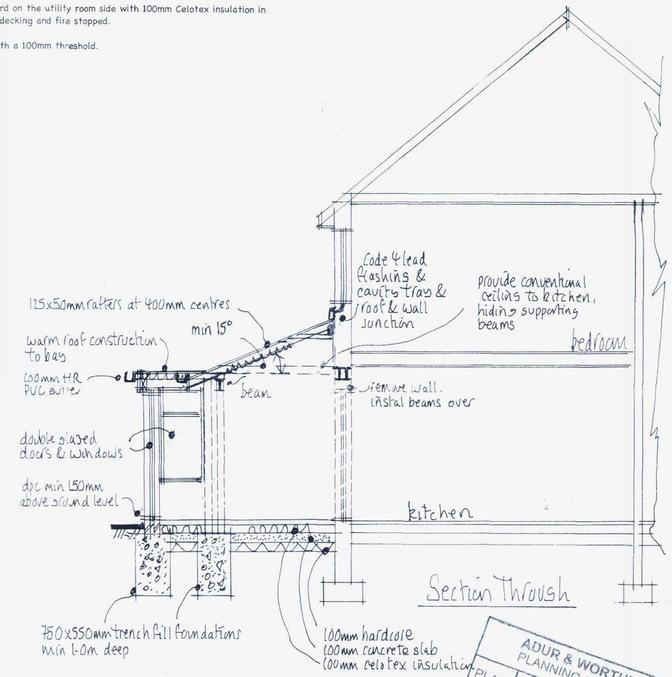


Rear Elevation (East)

Side Elevation (South)



Side Elevation (North)



Section Through

1m 2m 3m 4m 5m
1:50 Scale Bar

1m 2m 3m 4m 5m
1:100 Scale Bar

ADUR & WORTHING PLANNING SERVICES
PLAN AWDM/1423/15
DATE RECEIVED 24 SEP 2015

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

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Drawing Title
Proposed Plans @
80 Park Avenue. Shoreham
West Sussex

Scale: 1:50. 1:100

Date: July 15 Drawn by: mjh.

A1 sized drawing

Drg No: Rev: