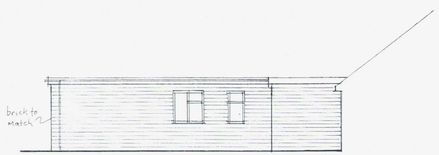
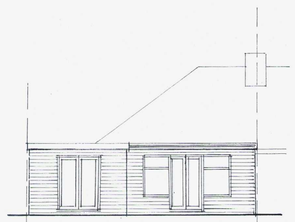


PROPOSED FRONT ELEVATION



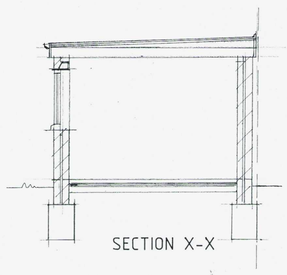
PROPOSED SIDE ELEVATION (S)



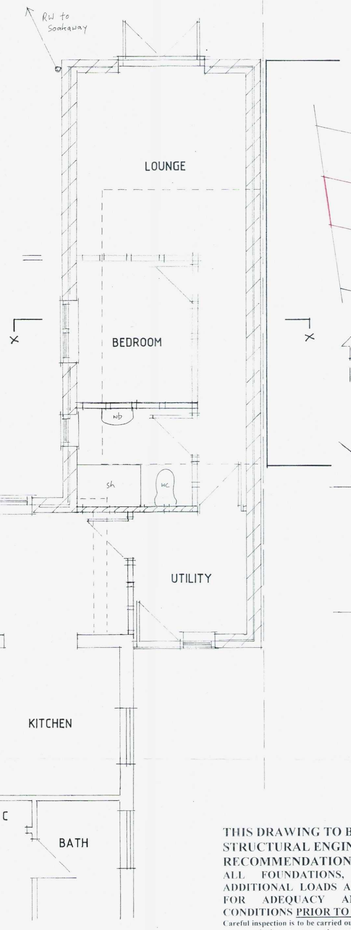
PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION (N)



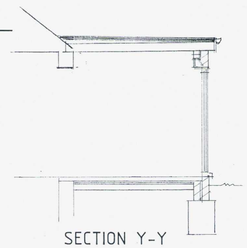
SECTION X-X



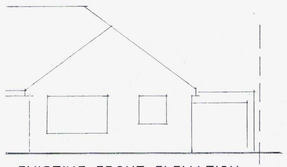
GROUND FLOOR PLAN



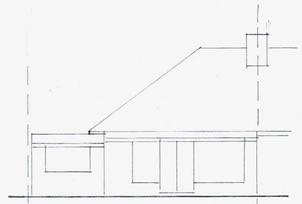
BLOCK PLAN Scale 1:500



SECTION Y-Y



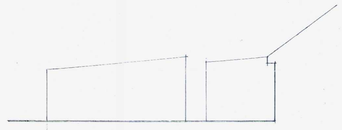
EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION (N)



EXISTING SIDE ELEVATION (S)

THIS DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS CALCULATIONS AND RECOMMENDATIONS

ALL FOUNDATIONS, WALLS AND LINTELS TAKEN ADDITIONAL LOADS ARE TO BE EXPOSED AND CHECKED FOR ADEQUACY AND SUITABILITY FOR GROUND CONDITIONS PRIOR TO COMMENCEMENT OF WORKS.

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 regs 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.
No work to encroach over the boundary of the neighbours property.
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.

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. Internal loadbearing walls to have 225 x 450mm strip concrete foundations (1:2:4 concrete mix) taken to at least 1.0m deep or to suit site conditions.
Foundation depth and floor construction may alter if tree roots are present within excavations, foundations should be taken down to 600mm below any root growth, external face of trenches to be lined with 1000 gauge polythene slip membrane, internal face of trenches lined with 25mm thick clayboard.

External Walls

Cavity walls comprising matching 102.5mm facing brick outer leaf with 100mm cavity filled with 100mm Dritherm or Rockwool batts. Inner leaf 100mm Thermalite "Shield" or equal and approved blockwork min 3.6 N/mm^2. All walls constructed using 1:1:6 mortar or 1:5 masonry cement mortar. Finished with 12.5mm plasterboard on dabs and set finish internally. Providing a U value of 0.28W/m^{2}K.
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. Ensure that at all openings no cold bridging occurs by using a proprietary system such as Thermabate Closers, or similar approved.
New walls to be bonded to existing using British Board of Agrément certificated stainless steel wall profiles.
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.
All walls constructed with stainless steel double triangle 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.
The building fabric will 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 to be made to reduce unwanted air leakage through the new envelope parts.

Ground Floors

Minimum 75mm screed reinforced with chicken wire (mix 1.3 or 4) on 100mm concrete ground floor slab (1.2.4 mix), on 80mm Celotex insulation laid over 1200 gauge polythene damp proof membrane on blinded hardcore minimum 100mm thick with 35mm Celotex perimeter insulation to slab. Provide additional 500g polythene between concrete slab and insulation.
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. Where existing suspended timber floor air bricks are covered by new extension provide 100mm dia vent duct under new floor within hardcore to terminate at new 65 x 215mm air bricks built into new cavity wall. Ducts to be sleeved through cavity with cavity tray over. Providing a U value of 0.22W/m^{2}K.

Ventilation

All new windows to be double glazed timber or UPVC with 16mm air gap and a soft low-E coating, 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 8000mm^2 trickle ventilator. Providing a U value of 1.6W/m^{2}K.
Bath/Shower room 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.
Internal WCs, bathroom and shower room to be provided with mechanical ventilation giving a rate of 15 litres per second, ducted to external air with 15 minute overrun and worked off light switch.
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.

Flat Roof

Flat roof to be of warm roof construction. 3 layer built up felt to BS747 finished with 12.5mm white stone chippings bedded in bitumen. All felt work and detailing to be in accordance with CP144. 125mm of Celotex laminated roofboard on type 1B felt vapour control layer on 18mm WBP plywood decking on sw firrings laid to give a fall of at least 1 in 40, all on SC3 grade sw joists (as shown on plans). 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. Ceiling to be 12.5mm plasterboard finished to clients approval.
Providing a U value of 0.18 W/m^{2}K. Edge tiles to match existing on 25 x 38mm sw treated battens on breathable type sarking felt to BS747 on SC3 grade rafters at max 400mm centres.

Internal Walls

Internal blockwork partition walls as shown to be constructed of 100mm lightweight blockwork.
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.

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 plasterboard fixed to wooden cradles with Gypsum plaster finish; wire bound with 1.6mm wire at 100mm centres.

Foul Water Drainage

All fittings to be provided with trapped waste pipes as follows:
Shower / Bath - 40mm diameter
Wash hand basin - 32mm diameter
WC - 100mm 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 traps.
Extend existing SVP to terminate 900mm above any window opening within 3.0m and fit with PVC cage.
Soil and vent pipe or stub stack within the building to be fitted with a "Durgo" air admittance valve. This valve to be situated above the overflow of the highest appliance.
New inspection chambers/manholes to be proprietary plastic mouldings supplied by "Osma" or similar approved. Installed strictly in accordance with manufacturer's instructions.
All drains to be 100mm dia UPVC pipes laid and surrounded in pea beach to fall 1 in 40, provide concrete cover where invert is less than 450m.
All manholes within the building to be fitted with double seal screw down covers.

Surface Water Drainage

Rainwater to 100m half round PVC gutter laid to falls to the 65mm downpipes as shown to discharge to soakaway.
New soakaway min 5m away from any building to be 1m^3 below invert of drain, to be hollow ring construction. Drain to be 100 dia UPVC lain to min fall of 1 in 40, bedded and surrounded in pea beach.

Glazing

All glazing in critical locations to be of toughened or laminated safety glass in accordance with clause 5.3, BS6206; 1981.

Heating

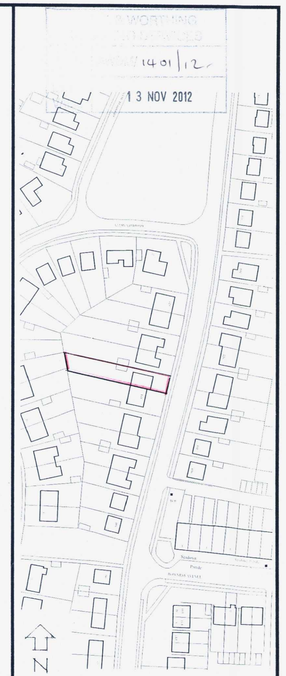
Heating to be controlled by room thermostat in living room and thermostatic radiator valve.

Electrical Works

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 or approved inspector 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.
Please be advised that problems may occur when fitting down lighters. The areas of concern relate to fire prevention, sound insulation and thermal insulation. Advice should be taken from the Building Control Officer to prevent incorrect installation.
Provide energy efficient light fittings to 75% of new locations with a luminous efficacy greater than 45 lamp lumens per circuit watt.

Water Supply

A wholesome supply of mains water (drinking quality) to be provided to: Drinking water taps, washbasins, baths, showers, bidets, sinks, and toilets. In accordance with the requirements of the Water Supply (water fittings) regulations 1999.
Suitable quality water must be supplied to flushing toilets (i.e. recycled water, grey or harvested, can be used instead of wholesome water).
The fittings to all appliances must help prevent unnecessary water consumption.
Heated wholesome water must be supplied to washbasins, bidets, baths, showers and sinks.
Hot water systems must be designed, constructed and installed to prevent both accidents during normal use and possible malfunctions.
Hot water storage vessels must be installed to prevent the temperature exceeding 100°C.
Ensure discharge from safety devices safely convey water to places that are visible.
Hot water storage systems should be designed and installed in accordance with BS 6700 + A1 2009 indirectly heated unvented (closed) storage water heater should comply with BS EN 12897: 2006.



LOCATION PLAN Scale 1:1250

© Copyright

John Wright MRICS

12 Seamill Park Crescent
Worthing
West Sussex
BN11 2PN

Phone: 01903 205572
Mobile: 07809 205095
Email: johnforplans@yahoo.co.uk

RICS

Client
Mr.&Mrs.JOHNSON

Job Title
115 WESTERN ROAD
SOMPTING

Drawing Title:
REAR EXTENSIONS

Scale: 1:50 & 1:100

Date: Nov. 2012

Drawn by: JW

Drg No. JW/12/084

Rev.