ADUR & WORTHING
PLANNING SERVICES

PLAN	AWDM/1049/12
DATE VALID	11 SEP 2012

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 wide trenches fill (1:2:4 concrete mix). Foundations to be minimum 1.0m below ground level and at least 150mm below the level of any adjacent drains with the exact depth to suit site conditions. Provide 150 x 100mm concrete beams over drains where passing through foundations minimum 100mm cover over.

Ground Floor

Minimum 75mm screed reinforced with chicken wire (mix 1.3 or 4), 100mm Celotex flooring, and 3 coats RIW dpm on 100mm concrete slab and blinded 100mm consolidated hardcore. Provide an insulated up stand to the perimeter of the floor. Any air bricks covered to be ducted through the oversite to external air via 100mm dia ducts. Provide A193 mesh, 1m wide within oversite slab over any drain runs.An additional layer of polythene will be provided over the floor insulation to prevent condensation forming.

External Walls

Cavity walls comprising 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. Render to be 2 coats of 10mm each of nominal mix of 1:1:6.All walls constructed using 1:1:6 mortars or 1:5 masonry cement mortars. Finished with 13mm lightweight plaster internally. 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.

Internal wall

Provide vandex tanking membrane to existing external wall linked to dpm. and provide stud wall to the front receive 80mm Celotex within a dry lined stud wall 1200 gauge vapour barrier and 12.5m plasterboard and set finish.

Steel beams and supports

To provide at least ½ hour fire resistance, encased in 12.5mm Fireline board upon a timber cradle.

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.

Stairs

Standard timber staircase with layout as shown on plan. Pitch 42 degrees maximum. Openings in vertical balustrades not to exceed 100mm. Minimum handrail height for stairs and landing to be 900mm. Handrail to be continuous top to bottom of flight, with no finger traps. Minimum headroom over pitch of staircase to be 2000mm, measured vertically above the pitch line. Minimum going at newel posts to be 50mm. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO MANUFACTURE. .New external steps to have a maximum pitch of 42 degrees with a minimum going of 220mm and a maximum rise of 196mm. Handrail and glass guarding to floor to be 900mm high.

Pitched Roof

To be un ventilated insulated between and under rafters. Tiles to match 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. All rafters to be insulated with 100mm Celotex in between rafters and insulated under the rafters with a further layer of 40mm, provide a 1000 gauge polythene vapour barrier between insulation and plasterboard. Rainwater to 100mm half round pvc gutter laid to falls to the 65mm down pipes as shown.

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 to be double glazed PVC with 16mm argon gas filled cavity and a hard coat low-E glass to achieve a u value of 1.6 W/m²K.

Surface Water

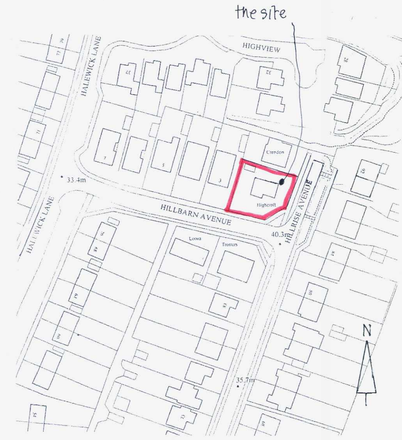
Rainwater to 100m half round PVC gutter laid to falls to new 65mm down pipes to discharge to new soak away. New soak away min 5m away from any building to be 2.0m³ below invert of drain, filled with hardcore and covered with 50mm lean mix concrete on 1000-gauge polythene. Drain to be 100mm diameter UPVC laid to min fall of 1 in 40, bedded and surrounded in pea beach.

Energy efficient lighting

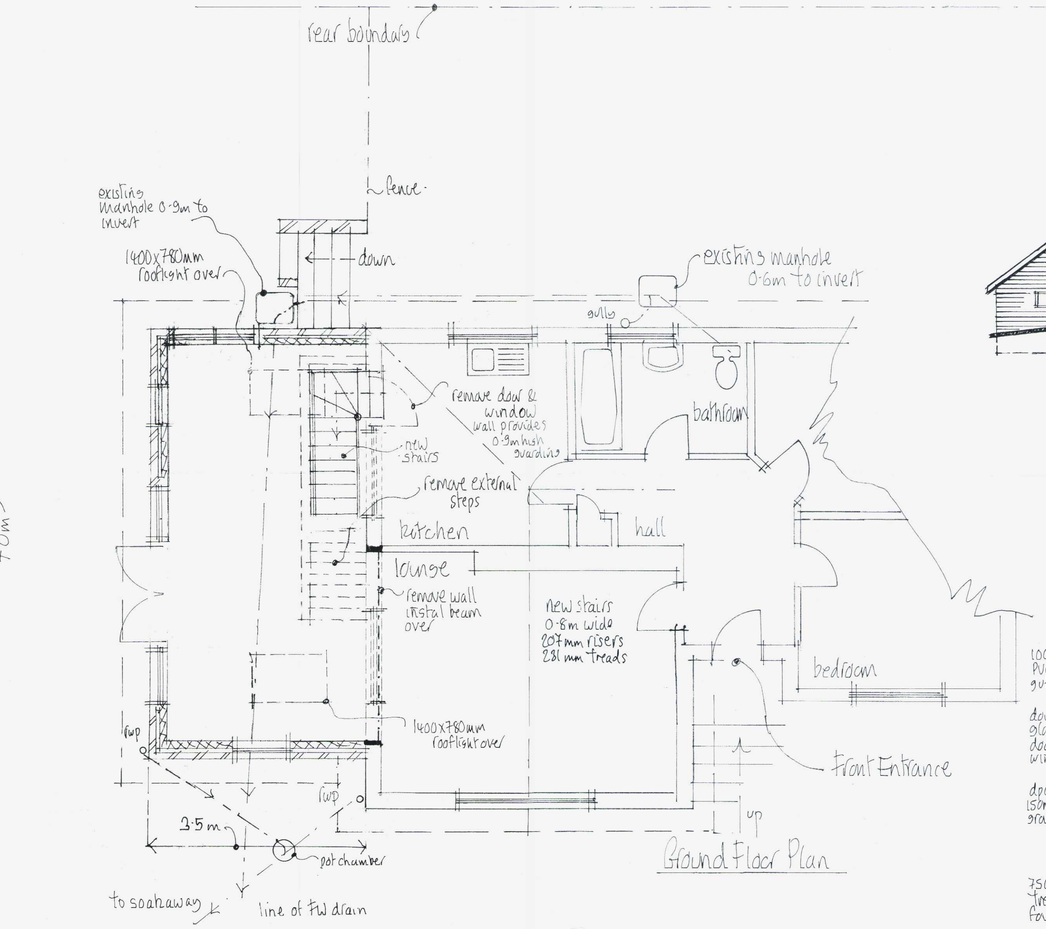
At least 75% of new light fittings will be energy efficient

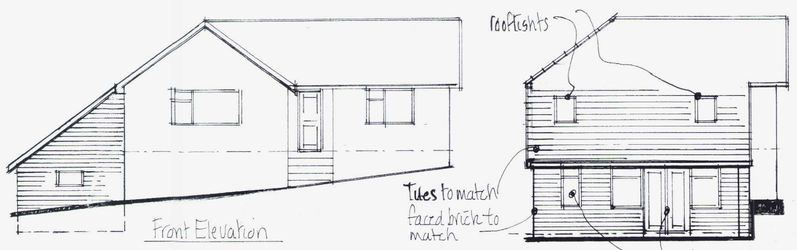
Heating

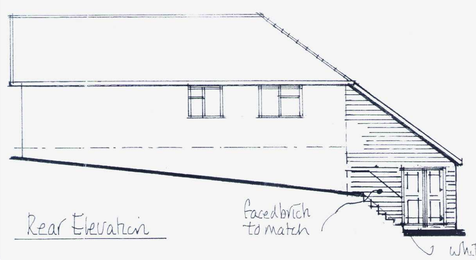
Any radiators to be installed into new extended room are to be fitted with TVR s.

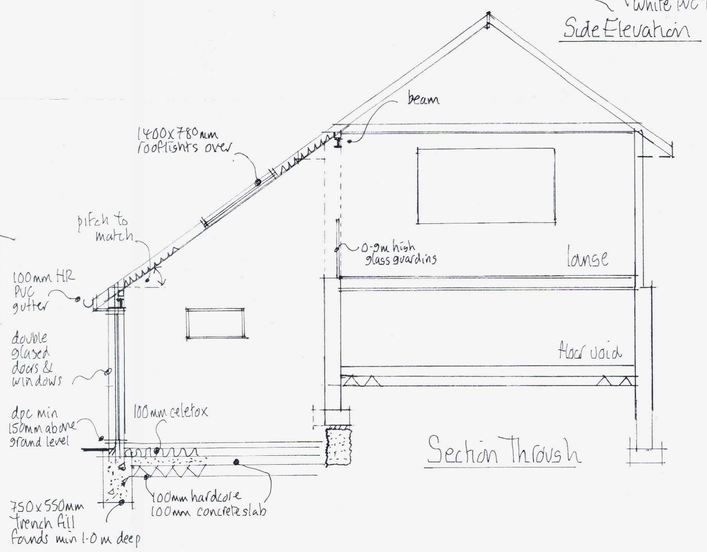


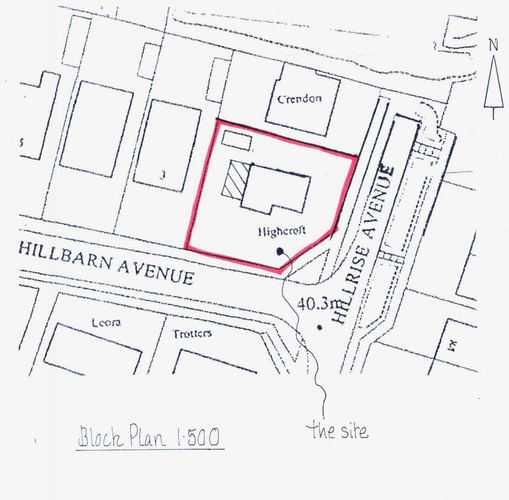
Site location Plan 1:1250











Mel Humphrey
MRICS MBEng
39 Northease Drive
Hove East Sussex BN3 8PQ
RICS
Mobile: 07701 054182
Email: mel_humphrey_uk@yahoo.co.uk

Drawing Title	Side Extension @ Highcroft Hillbarn Avenue Sompting West Sussex
Scale:	1:50, 1:100
Date:	Aug 12
Drawn By	mjh
	A1 sized drawing
Drg No.	Rev.