T.P. OFFICE COPY

ADUR & WORTHING PLANNING SERVICES
PLAN | AWDM/ 0992/12
DATE VALID | 15 AUG 2012

Notes
These Notes are to be read in conjunction with structural engineers calculations. They are produced for Building regulations only.
The client is reminded that the party wall etc ACT 1996 may apply to these works and, if so, that there should be an agreement between neighbouring parties.
All dimensions to be verified on site. Do not scale from drawings.
All electrics, heating and plumbing to be clients requirements.

Structure
Any existing elements subject to additional loads are to be exposed and assessed for adequacy. Exact details of existing structure to be determined on site and variations reported to the structural engineer. All structural works must be carried out in accordance with structural calculations and details. Rafters to be doubled each side of new Velux windows.
Beams to be provided with 30 minutes fire protection using 12.5mm "Fireline" plasterboard or similar fixed to timber cradle.

Loft Floor
New loft floor to achieve full half hour fire resistance. 100mm Rockwool RW2 to be laid over existing ceiling supported on chicken wire, to extend to eaves. New floor to be min 18mm tongue and grooved moisture resistant chipboard flooring on floor joists to structural engineers details. Existing ceiling to be strapped up to new floor where binders removed.

Windows
Glazing to new windows to have U-valve not more than 1.6W/m2K, double glazed with low "E" coating. Rafters to be duplicated each side of new Velux windows. Cill heights not to be less than 800mm from finished floor level.

Dormer Roof
Bitumen bedded limestone chippings on three layers bitumen roof felt to BS747, on 18mm exterior plywood decking on firring pieces (at 1:40) on flat roof joists at 400mm centres. Roof covering to have a spread of flame classification of AA, AB or AC. 150mm Celotex between joists and 37.5mm Celotex below joists with 12mm Duplex plasterboard plus 5mm plaster skim. Alternatively use 60mm Celotex (or similar) between joists with Tri-Iso Super 10 stapled to underside of rafters, 75mm overlap with aluminium tape to seal. 25x50mm cross battens over insulation at 400mm centres, all in accordance with manufacturers recommendations plus 12.5mm plasterboard and skim. Roof construction to achieve a U-value of not more than 0.18 W/m2K. Provide 25mm Ventiliation gap to soffit to all sides. Counter battens to be provided as necessary to achieve adequate cross ventiliation. 112mm half round gutter to roof to discharge into existing via 68mm downpipe.

Dormer Walls
Vertical tile hanging on treated battens on breather paper on 12mm ply bracing on 100 x 50 studs at 400mm centres. 60mm Celotex GA4060 between studs with 20mm Celotex TB4000 over studs all in accordance with manufacturers recommendations plus 12.5mm plasterboard and skim. Wall construction to achieve a U-value of not more than 0.28 W/m2K. 100x100mm corner and reveal posts. Walls within 1000mm of boundary to have a layer of Superflux or similar over ply. Cheeks built of exisitng masonary to have GMS straps at 900mm centres. Dormer fully weathered on Code 4 lead flashing.

Skeilings (Tri ISO)
Skeiling construction to achieve a U-value of not more than 0.18 W/m2K. Insulation to skeilings to comprise 60mm Celotex between rafters with Tri-Iso Super 10 stapled to inside face, 75mm overlap with aluminium tape to seal. 25x50mm cross battens over insulation at 400mm centres, all in accordance of manufacturers recommendations plus 12.5mm plasterboard and skim. Minimum 50mm clear ventilation gap to be provided behind insulation. Low level tile vents/soffit vents equivalent to a 25mm wide continuous strip to be provided. Party walls to be thermally upgraded using 40mm Gyproc Thermaline or similar.

Skeilings (Celotex)
Skeiling construction to achieve a U-value of not more than 0.18 W/m2K. Insulation to skeilings to comprise 90mm Celotex between rafters with 60MM Celotex (or similar) over rafters plus 12.5mm plasterboard and skim. Minimum 50mm clear ventilation gap to be provided behind insulation. Low level tile vents/soffit vents equivalent to a 25mm wide continuous strip to Party walls to be thermally upgraded using 40mm Gyproc Thermaline or similar.

Ashlar Walls
Ashlar wall construction to achieve a U-value of not more than0.28 W/m2K. Insulation to comprise 60mm Celotex GA4060 between studs with 20mm Celotex TB4000 over studs plus 12.5mm plasterboard and skim.

Staircase
New staircase to comprise equal risers of not more than 220mm and equal goings at least 220mm (actual dimensions to be confirmed on site), Min. 50mm going to tapered treads pitch of stair not to exceed 42 degrees. Headroom over centreline of stair to be 2m minimum. Handrailand guarding 900mm high to be provided. Spindles at 100mm centres.

Fire Safety
Mains powered battery backed up interlinked smoke detectors conforming to BS5446 to be provided as indicated. Doors to new loft room and all habitable rooms off the staircase to be FD20. New fire resistant doors and partitions to be provided as shown to ground floor to protect staircase.

Sound insulation
New stud partitions to be constructed from 50x100 studwork, 12.5mm Soundbloc plasterboard each side with 50mm mineral wool batts between. 12.5mm scratch coat render to be applied to existing party walls throughout roof space.

Drainage
Soil and waste pipes to discharge to new SVP connected to existing manhole/WC drain. Any new drains to be 100mm diameter PVC-U pipe on granular bedding and laid to falls not exceeding 1:40. Waste pipes to be 38mm diameter to wash hand basin and WC to be 100mm diameter. Soil vent pipes to terminate 900mm above openable window.

Heating
Existing heating and hot water system to be extended. Exisitng boiler to be checked for suitability to serve extended system. A new condensing combi boiler to be installed if not.

Ventilation
Habitable rooms to have an openable windows at least 1/20th of the floor area and background ventilation equivalent to not less than 800mm^2.

Mechanical Ventilation
New WC to be provided with mechanical ventilation at a rate of 15 litres per second. New window to be provided with trickle ventilators not less than 5000mm^2.

Electrics
All electrical works are required to meet the requirements of Part P (electrical Safety) and must be designed, installed, inspected and tested by a person competent to do so. An appropriate BS7671 Electrical Installtion certificate to be issued for the work on completion. 75% of new lighting to be energy efficient.

Concrete Foundations
Strip foundations cast as deep fill at least 600mm wide. Concrete levelling pegs at 525mm below dpc (to be confirmed by bulding control).

damp proof course - needs to be a minimum of 150mm above outside ground level
Radiators
new radiator installed will require a thermostatic radiator valve (TRV) to be installed