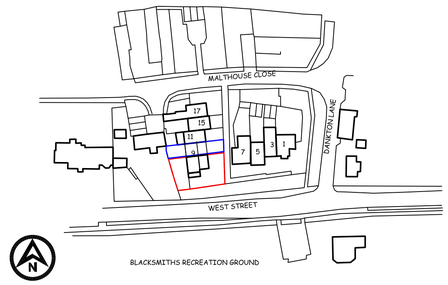
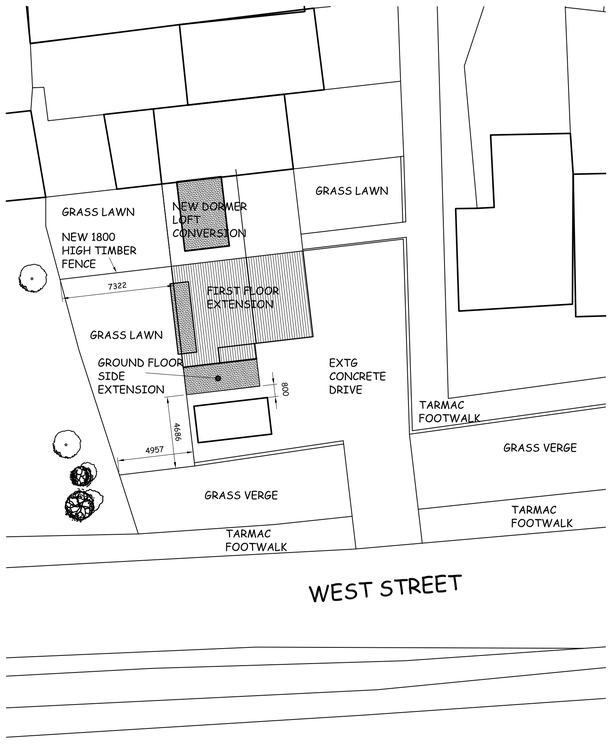
PROPOSED EXTENSION TO 9 MALTHOUSE CLOSE SOMPTING



0 10 20 30 40 50 100

LOCATION PLAN
SCALE 1:1250



SITE PLAN
SCALE 1:200

NOTE FOR BUILDING CONTROL:
THERE ARE NO TREES WITHIN 25m OF THE PROPOSED BUILDING THAT WILL AFFECT THE FOUNDATIONS

THE ARCHITECT WILL NOT BE INVOLVED WITH THE PROJECT AS WORK PROCEEDS ON SITE, HOWEVER IT IS EXPECTED THAT THE BUILDING CONTROL OFFICER WILL MAKE THE SITE INSPECTIONS IN ACCORDANCE WITH THE BUILDING REGULATIONS. ANY VARIATIONS TO THESE DRAWINGS AND NOTES SHOULD BE AGREED DIRECTLY WITH THE CLIENT AND THE BUILDING CONTROL OFFICER. THE GENERAL CONTRACTOR IS TO VERIFY ANY DISCREPANCIES WITH THE APPROPRIATE AUTHORITY AND TO CHECK ALL DIMENSIONS PRIOR TO THE COMMENCEMENT OF THE WORKS. THE CLIENT IS RESPONSIBLE FOR THE APPOINTMENT OF A PLANNING SUPERVISOR. THE CONTRACTOR TO GIVE SUPERVISING SURVEYOR AND PLANNING SUPERVISOR ALL INFORMATION REQUIRED BY C.D.M. REGULATIONS IF APPLICABLE.

CONTRACTOR TO TAKE OUT ADEQUATE INSURANCE AGAINST ALL CLAIMS FOR DAMAGE TO PERSONS OR PROPERTY RESULTING FROM BUILDING WORKS, LOSSES BY THEFT, FIRE OR OTHER HAZARDS.

CONTRACTOR TO BE RESPONSIBLE FOR ALL TEMPORARY WORKS AND SUPPORTS AND TO ENSURE STABILITY OF THE BUILDING AND WORKS.

GENERAL:
THESE NOTES ARE TO BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL ENGINEER'S AND ARCHITECTS DRAWINGS FOR THE ABOVE PROJECT. STRUCTURAL ENGINEER'S DRAWINGS AND DETAILS ARE TO TAKE PRECEDENCE.

ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED. ALL DIMENSIONS AND LEVELS MUST BE CHECKED ON SITE BY THE CONTRACTOR BEFORE COMMENCEMENT OF WORKS. NO DIMENSIONS ARE TO BE SCALED FROM THE DRAWINGS FOR ORDERING OR CONSTRUCTION PURPOSES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH ALL STATUTORY AUTHORITY REQUIREMENTS. THE BUILDER IS TO VERIFY ANY DISCREPANCIES WITH THE APPROPRIATE AUTHORITY PRIOR TO COMMENCEMENT OF THE WORKS.

SITE PREPARATION:
Refer to Site Survey drawings & any Soil Reports available.

SITE CLEARANCE & EXCAVATION:
Fully strip off all vegetable soil (where applicable) and retain on site for future use where necessary. All shrubs/non retained trees to be removed, & all roots fully grubbed out. All formation levels to be prepared as specified. Demolish existing garage and clear site.

FOUNDATIONS:
New foundations to comprise: 600mm wide C15 grade mass concrete strip foundations min 225 thick (to structural engineers detail/ specification) with bottom of foundation trench taken down min. 1.0m below ground level, or deeper if necessary, to suit existing subsoil conditions. All to local Building Control approval. Foundations to be below invert of any nearby drains.

EXTERNAL WALLS BELOW GROUND LEVEL:
New walls below ground level generally to consist of 100mm dense concrete blockwork, 100 cavity filled with concrete to 225mm below DPC and 100mm Lightweight concrete blockwork inner leaf, off of mass concrete foundations.

UNDERGROUND DRAINAGE PIPEWORK:
Underground drainage to consist of 110mm dia. UPVC pipework (HEPWORTH or equal approved), laid to falls of between 1:40 & 1:80, & bedded in granular fill or in accordance with the pipe manufacturers recommendations. Drains passing under the building are to be supported on a granular bed and encased in concrete not less than 100mm thick and having movement joints formed with compressible board at each socket or sleeve joint face.

Where flexible pipes are not under a road and have less than 600mm cover they should, where necessary have concrete paving slabs laid as bridging above the pipes with at least 75mm of granular material between the top of the pipe and the underside of the slabs and 100mm granular material between the bottom of the trench and the underside of the pipe.

Where any drain runs pass through walls, an opening is to be formed, & bridged over with pre-cast concrete lintels, maintaining a clear 50mm gap fully around pipe. Openings to be masked both sides of wall with a rigid sheet material, capable of preventing the ingress of vermin.

Any pipe runs with less than 900mm cover, or passing below vehicular traffic ways are to be bedded & surrounded in min. 150mm thick 1:2:4 mix concrete, with flexible joints (FLEXCELL) provided at every pipe joint, or max. 5m lengths. Alternatively, pipe run can be protected with a concrete slab, cast over top of pipework run, with min. 75mm gap maintained between slab & top of pipe.
New foul drain runs to be connected into existing F.W. drainage system. (For details, see site plan drawing). Manholes/Inspection Chambers are to be provided at all changes in direction, & where any junctions occur along pipe run. Invert levels to be determined on site and agreed with B.C.O.

MANHOLES: (INVERTS OVER 900mm IN DEPTH)
Brick built manholes to be constructed as follows: 150mm thick 1:2:4 mix cast concrete slab, with min. 215mm thick Class B engineering brickwork (English bond), laid in 1:3 mortar using sulphate resistant Portland cement, & flush pointed above benching level. Benching to consist of 1:2:4 mix concrete with smooth, impervious finish.

INSPECTION CHAMBERS: (INVERTS UP TO 900mm IN DEPTH)
Inspection Chambers to consist of proprietary pre-formed UPVC chambers (by HEPWORTH or equal approved), & bedded & surrounded in min. 150mm granular fill.
Manholes/Inspection Chambers generally to be fitted with light duty cast iron cover & frame (use heavy-duty frame & cover for any manholes located within driveway areas).
All drainage works to be installed & tested to the satisfaction of the B.C.O, & are to comply strictly with all current British Standards, & Codes of Practice.

Manhole/Inspection Chamber - Minimum Sizes.

Type:	Internal Size:	Cover Size:
Inspection Chamber (up to 0.9m deep)	450x450mm (450mm dia. if circ.)	450x450mm (450mm dia. if circ.)
Manhole (up to 1.5m deep)	1200x750mm (1050mm dia. if circ.)	600x600mm (600mm dia. if circ.)
Manhole (1.5 to 2.7m deep)	1200x750mm (1200mm dia. if circ.)	600x600mm (600mm dia. if circ.)

SURFACE WATER DRAINAGE:
Form surface water system with 100mm dia half round black upvc gutter (Rainwater Systems To BS 301:1985) to 75mm dia black upvc r.w.p. and shoe to be connected to 100mm dia underground quality upvc pipes laid to 1:40 falls bedded and surrounded with 150mm pea shingle.

New surface water drains to discharge to new soak away sited min. 5000mm away from the foundations of any building, preferably on land lower than, or sloping away from the building. New soak away to comprise 1000x500x400 Propriety Soakaway Storage cells Total size 2000 x 2000 x 800 high . Provide PVC sheet or concrete blinding over fill to prevent topsoil from being washed down into the soak away. Percolation/soil porosity test(s) are to be carried out to the absolute satisfaction of the Building Control Officer

DAMP PROOF COURSE:
Continuous HYLOAD horizontal DPC to be installed min. 150mm above all external ground levels (with min. 150mm laps) to lap continuously with new and existing DPC/DPM. Joints to have minimum 150 overlaps and linked to DPM in floors using RIW Sheetseal 226 or similar approved DPM, min. 300mm wide. Applied in strict accordance with the recommendations and instructions of RIW Ltd.

EXTERNAL WALLS TO HABITABLE ROOMS ABOVE GROUND LEVEL:

GROUND FLOOR EXTENSION:
New external walls to comprise: 102.5mm thick Facing brick outer leaf with 100 cavity with 75mm thick Celotex cavity wall boards, and inner leaf of 100mm Thermalite 3.5N block finished internally with 13mm thick lightweight plaster. New external walls to be capable of achieving a minimum U - Value of at least 0.30 W/m²K. Construction of the external and separating wall junctions are to be in accordance with the details and recommendations of the Robust Details Part E E-WM-3.

FIRST FLOOR EXTENSION:
New external walls to comprise: 100mm thick Thermalite 3.5N block outer leaf with 50 full filled cavity with 50mm thick celotex cavity wall boards, and inner leaf of 100mm Thermalite 3.5N block finished internally with 13mm thick lightweight plaster. New external walls to be capable of achieving a minimum u - value of at least 0.30 w/m²k. Construction of the external and separating wall junctions are to be in accordance with the details and recommendations of the Robust Details Part E E-WM-3.

INTERNAL PARTITIONS:
GROUND FLOOR: New internal partitions to consist of 100mm lightweight concrete block built off floor slab finished both sides with 13mm thick lightweight plaster.

FIRST FLOOR: 100x50mm C16 treated SW studs @ max. 400mm C/C faced both sides with 12.5mm GYPROC tapered edged wall board, complete with taped & filled joints, ready to receive decorations, as shown on plans. Stud walls to be suitably sound proofed to requirements of approved document E2 using an absorbent mineral wool bat or quilt min 50mm thick with a minimum density of 10kg/m³.

WALL TIES:
Stainless steel vertical twist wall ties 200mm long (To BS:EN 845-1) to be installed @ 750mm centres horizontally, & 450mm centres vertically, & set staggered. Around openings, wall ties to be installed @ max. 225mm vertical centres. All in accordance with Approved Document A - A1/2 Table 6.

CAVITY CLOSERS:
All cavities around window openings to be closed with proprietary THERMABATE insulated cavity closers (or equal approved), fitted in accordance with Manufacturer's instructions and recommendations. All cavities to be closed at eaves level with masonry.

LINTELS OVER OPENINGS IN EXTERNAL WALLS:
Galv. m.s. fully insulated Catnic Eaves lintels or similar to be provided over all openings to external walls, & to have min. 150mm end bearings. Lintels to have weep holes at 450mm centres and cavity trays with stop ends fitted.

GROUND FLOOR CONSTRUCTION:
New ground floor construction to comprise:
50mm Screed on 100mm thick concrete 1:3:6 mix reinforced with A193 mesh in bottom on 100mm thick Celotex floor insulation boards with a thermal conductivity of 0.035 w/mk to achieve a minimum U - Value of 0.22 W/sqmK on 2000g visqueen or similar RADON Restistant D.P.M, taken up vertically at all edges to lap with D.P.C. Cavity tray to be installed at DPC level all round the building. To make the construction as gas tight as possible all joints between sheets, cavity tray and any penetrations to be sealed with a waterproof tape. Further guidance may be found in BRE report BR 211.
All on minimum of 150mm thick well consolidated clean brick sand blinded hardcore on firm sub base.

FIRST FLOOR CONSTRUCTION:
18mm thick Chipboard flooring sheeting on 50x220 C24Timber joists at 400 c/c. Joists to be strapped to walls at 1m centres with 30x5x1m long galv ms straps. Rockwool Mineral wool insulation (min 10kg/m³) in a 100mm layer laid between floor joists joists for sound insulation. 12.5mm Plasterboard ceiling fixed to underside of floor joists.

PITCH ROOF:
Pitch roof, covered with Tiles type and colour to match adjoining existing roof with min 100 head lap on 25x50mm s.w. battens gauge to suit tile on type 1f reinforced bitumen roofing felt, with eaves course top and bottom, nailed with two nails to each tile. Allow 3mm max and 1mm min for joints. Maintain lap to overhang at eaves by 50mm and underlay carried over fascia into gutter. 50x150 Rafters @ 400 c/c off of 50x100 Wall plate. All sizes and spacing of rafters, and ceiling joists to comply with Approved Document A and the drawings and/or Structural Engineers details. Pitch to match existing. All structural timber to be treated with preservative to BS 1282:1975.

Should the client prefer to have a trussed rafter roof then all Manufacturers design and details including layout plan and bracing to be submitted to Building Control for approval.

Insulate with 100mm top layer of 'Celotex GA3100' Insulation board cut to give a snug 'friction-fit' between the 50x120mm rafters, 2nd layer of 40mm 'Celotex PL3040' Insulation board with Bonded 12.5mm plasterboard to be fitted to the underside of the rafters. Plasterboard surfaces to have self adhesive fibreglass scrim
over all joints and finished with a 3mm skim of ''Thistle' multifinish, to a true flat surface, to give a min. 'U' value of 0.16W/m²K.

LATERAL RESTRAINT STRAPPING OF ROOF STRUCTURE:
Joists to be strapped to walls at 1m centres with 30x5x1m long galv ms straps.

Where any JOISTS run parallel with gable walls or hip ends, install 1500x30x5mm thick galv. m.s. lateral restraint straps @ 1m centres, plugged & screwed to blockwork (or preferably taken right through blockwork inner skin & turned down). Straps to be fixed across min. 3No. joists, with solid noggins provided below straps to ensure adequate fixing.

WALLPLATES:
100x50mm (or as detailed by the structural engineer) C16 grade tanalised s/w wallplate to be tied down with min. 1200mm long x 30mm wide x 2.5mm thick galv. m.s. restraint straps @ max. 2m centres throughout.

STRUCTURAL TIMBER:
All structural timber to be pressure preservative treated (VAC), & to be marked " KD " or " DRY ". All cut ends to be site treated- All structural timber to be graded C16 except where indicated otherwise. Where timber is to be wrot this is to be carefully selected top quality timber and must be sound, straight and free from defects. All treated timber is to comply with European Commission Directive that restricts the marketing and use of traditional CCA (chromated copper arsenate) wood preservatives and CCA treated wood.

EXTERNAL DOORS:

To be UPVC manufactured to a design that has been shown to meet the security requirements of BS PAS 24:2012. Letter plate should have a maximum opening size of 260x40mm and be located and or designed to hinder anyone attempting to remove keys with sticks and or insert their hand by incorporating an external and internal flap. The main door to have a viewer or other means to see callers. Door to have door chain or limiter.

Frames to be mechanically fixed to the structure of the building in accordance with the manufacturers instructions.

WINDOWS:
All windows to be double glazed UPVC manufactured to a design that has been shown to meet the security requirements of BS PAS 24:2012, fully draught/ weather stripped. Frames to be mechanically fixed to the structure of the building in accordance with the manufacturers instructions. Silicon mastic pointing is to be applied around perimeter of all window frames, both externally, AND internally.

GLAZING:
All windows to be double-glazed with hermetically sealed units (6, 12, 6), argon gas filled and hard coat low-E glass (Ens=0.15), capable of achieving a min. U - Value of 1.4 W/m²K.

Any glazing located in a zone between finished floor level & 800mm above floor level is to consist of either toughened or laminated safety glass to BS6206, in accordance with Part N of the current Building Regulations. Glazing within proposed doors that is within 1500mm of the floor is to be safety glazing complying with BS 6206:1981. Any glazed panels situated within 300mm of a door opening and 1500mm above floor level are to be constructed with with safety glazing complying with BS6206:1981

MEANS OF ESCAPE:
Means of escape windows to be installed in any new room that does not open directly onto a hallway or stair leading to the entrance and Bedrooms. Means of escape windows to have a minimum CLEAR unobstructed open able area of at least 0.33sq.m (i.e.: a minimum clear opening size of at least 450mm wide x 750mm high). Windows to be fitted with escape type (NOT easy clean) hinges. All cills to be located at a height of maximum 1100mm above finished floor level.

SMOKE DETECTION:
Mains fed smoke detectors (or which operate via. a mains transformer, & conform to B.S. 5446. Part 1) are to be installed, & located within 7 metres of any doors to rooms where fires are likely to start, such as Kitchens, Living Rooms, etc, & within 3 metres of all doors to Bedrooms.
Each unit to be located at least 300mm away from any light fitting.
Smoke detectors to be interconnected so that detection of smoke by one unit operates the alarm signal in all of them. They are to be permanently wired to a separately fused circuit at the distribution board, & are to have a secondary power supply. All wiring to have fire survival properties, & to conform to current IEE regulations. Maintenance/operating instructions to be made available to occupiers. All work to be carried out to BS: 5839. Part 1. 1988.

LEADWORK GENERALLY:
All leadwork carried out generally to be fully in accordance with the recommendations laid out in the Lead Development Association's Guide to Good Practice handbook. Code 5 lead stepped soakers & apron flashings at junction between pitched roof & walls. Proprietary cavity trays to be used where built into new walls and to lap to code 5 lead apron flashings dressed over roof finishes. Code 5 lead flashings to any roof penetrations and valleys.

Exposed lead shall be kept clean and free from mortar droppings and shall be treated with patination oil on completion.

WASTE PLUMBING:
All new waste pipes serving new sanitaryware fittings are to be UPVC and are to connect into new SVP's as indicated on the plan. All svp's to terminate above the roof 900 above any opening within 3 metres, and be finished with a wire cage. All stub stacks to terminate with Air Admittance valves. All SVP's and Stub Stacks to be fitted with Rodding Access panels as Ground floor level.

Waste pipe diameters are to be as follows:
WC - 110mm dia.
Basin - 32mm dia. (40mm dia. if length more than 1700mm)
Bath - 40mm dia.
Shower - 40mm dia.
Kitchen Sink - 40mm dia.
Washing Machine - 40mm dia.
Dish Washer - 40mm dia.

All new appliances to be fitted with min. 75mm deep sealed traps. Rodding eyes are to be provided at all changes in direction.

HOT WATER SUPPLY:
Provide connection to new Unvented gas fired central heating system with condensing boiler with SEDBUK rating band A (90% or higher) installed by approved installer sited in loft space to clients requirements. Boiler outlet is to comply with diagram 3.4 of approved document J (2002 edition). All service pipes to be insulated and concealed in accessible ducts with isolating valve. Thermostatic valves to be fitted to hot water supply to the bath to limit the temperature to a maximum of 48 degrees C.

COLD WATER SUPPLY:
Provide connection to existing mains water supply. All service pipes to be insulated and concealed in accessible locations with isolating valve. Service pipes to each appliance to be fitted with 'Ball-O-Fix' valves.

HEATING:
New radiators connected to condensing boiler with SEDBUK rating band A (90% or higher) installed by approved installer sited in loft space to clients requirements. Boiler outlet is to comply with diagram 3.4 of approved document J (2002 edition). To clients requirements.

GAS INSTALLATION:
All gas pipework connections, fittings, and appliances to be installed by competant qualified Gas engineer. On completion installation, commissioning and testing certification will be required from the Gas Safe registered boiler installer to be submitted to Building Control.

Commissioning of Heating and Hot Water Systems. Heating and hot water systems are to be inspected at completion of installation so as to establish that the specified and approved provisions for efficient operation have been put in place.

All Operating, control and maintenance manuals and Instructions to be provided for the space and water heating, ventilation and other mechanical system such as the solar panels are to be given to the building owner and/or occupier. These are to be provided in a durable format for the new owner/occupier on completion.

NATURAL/TRICKLE VENTILATION:
All windows to have openable casements of an area equivalent to at least 1/20th of the floor area of the room served, in order to provide rapid ventilation, with integral trickle ventilation = min. 8000mm² giving minimum of 17Litres /second.

Ventilation of at least 5000mm² to new sanitary accommodation, kitchen and utility rooms containing a window, located a minimum of 1.7m above floor level and 0.5m away from any extract fan.

Total background ventilation to be min 40,000mm² all in accordance with Approved document Part F 2006.

MECHANICAL VENTILATION:
WC to be provided with trickle vent 4000mm² and mechanical air extract fan to take 15 litres per second, operated intermittently and ducted to external air with 20 min run on.

Kitchen to be provided with trickle vent 4000mm² and mechanical air extract fan to take not less than 60 litres per second (30 litres per second if incorporated into a cooker hood), operated intermittently and ducted to external air with 20 min run on.

ELECTRICAL INSTALLATION:
All new electrical work is to be designed, installed, inspected and tested in accordance with BS 7671:2001 or an equivalent standard. These installation works are to be undertaken by a person registered with an electrical self certification scheme, or alternatively by a suitably qualified person, with a certificate of compliance produced by that person to building control upon completion of the works.

Consumer Unit to be positioned as shown on the drawing or a suitable position for the incoming main power cable, with the switches between 1350mm and 1450mm above finished floor level..

Lighting Switches are to be placed between 450 and 1200mm above Finished Floor Level.

Socket outlets to be situated within a zone min. 450mm above floor level and max. 1200mm above floor level.

ENERGY EFFICIENT LIGHTING:
High efficiency type light fittings are to be installed to the new habitable rooms, and are to be capable of only accepting compact fluorescent lamps, providing a minimum of 40 lumens per circuit watt (Not tungsten lamps with bayonet caps, or Edison screw type bases)

INSTALLATION OF DOWNLIGHTER FITTINGS:
Any down lighter fittings being installed, are to be fully fire protected by the installation of proprietary intumescent down lighter fire covers (by ENVIROGRAF or similar), installed over each fitting (within ceiling void) to prevent the spread of fire through any resultant holes cut in the plasterboard during installation.

COMMUNICATIONS NETWORKS:
The building is to be equipped with a high-speed ready in-building physical infrastructure, up to a network termination point for high-speed electronic communications networks. A suitable position for at least one Network Termination Point to be installed at a location to be decided by the client for incoming Broadband/ fibre optic cable connections. The design of the in-building physical infrastructure should take into account satellite and wireless technologies. Internal wired computer network and computer connection points to be installed as necessary.

0	15/03/22	ORIGINAL ISSUE

PROPOSED PLANS AND ELEVATIONS
MR & MRS BALDWIN
9 MALTHOUSE CLOSE,
SOMPTING
WEST SUSSEX
BN15 0EF

AbraCADabra Draughting Services
55 Sussex Street, Littlehampton,
West Sussex, BN17 6JD

DRAWN S.G.L. | Job No 23040 | DRG No. 01 | REV 0 | DATE FEB 2022
SCALE 1:50 @ A1 FOR PLANNING APPROVAL