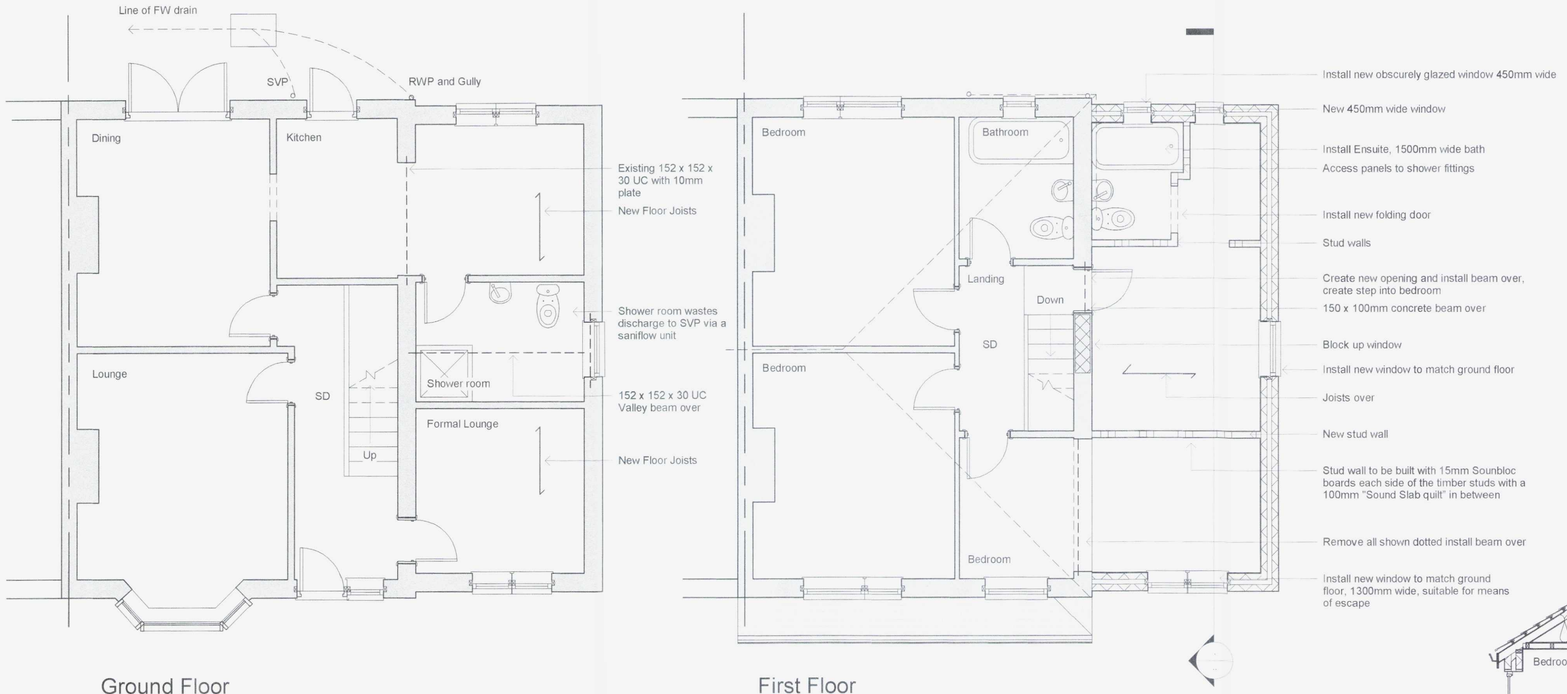
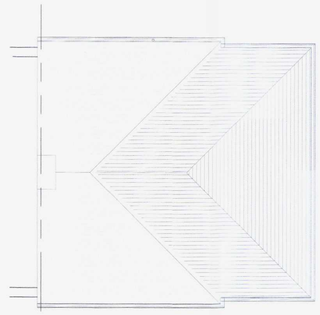
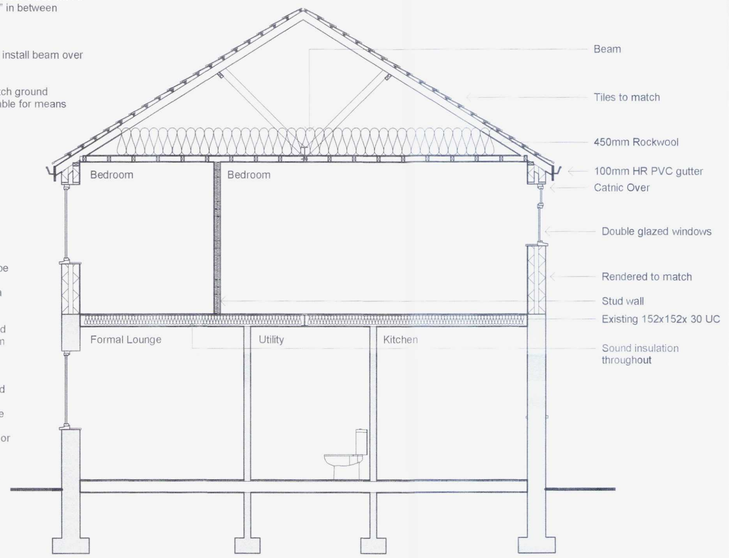


Ground Floor

First Floor



Roof Plan



Secton Through

Building Regulation Notes

All building work is to be carried out in accordance with all current Building Regulations 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. These construction notes are for the purposes of Building Regulation approval only and do not represent a detailed specification.

External Walls

Cavity walls rendered block work with 100mm cavity with 100mm Dritherm cavity batts, inner leaf 100mm Thermalite Turbo 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. Any render to be 2 coats of 10mm each of nominal mix of 1:1:6. Vertical DPC to be installed at all reveals where cavity is closed. 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. All external walls running parallel to floor and roof to be restrained at upper floor and roof levels 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. All making good to match existing and dissimilar backgrounds reinforced to obviate cracking. The new cavity wall 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.

Upper Floors

Floor to be sound resistant, 22mm flooring grade chipboard (t & g) of at least 15kg/m^2 (moisture resistant to bathrooms) on new floor joists as indicated on plan at 400mm centres. 150mm Rockwool general-purpose insulation roll in the floor void for sound insulation. Floor joists to be restrained with 1000 x 30 x 5mm mild steel straps at 1.2m centres screw fixed securely. All joists to have 38mmx38mm SW herringbone strutting at mid span for spans between 2.5 and 4.5m and also at 0.33/0.66m-x span for spans over 4.5m.

Pitched Roof

Tiles to match existing on 25 x 38mm treated battens on type 1F breathable sarking felt to BS747 on rafters and ceiling joists at 400mm centres. Fascia and soffit of white PVC with continuous 25mm vent and fly-proof screen. 12.5mm Soundblock ceiling lined with 1000 gauge polythene vapour barrier over 450mm mineral wool insulation quilt cross laid in two layers in between joists., to achieve a U value of 0.11 W/m^{2}K. Provide ridge ventilators to assist cross ventilation. 100mm x 50mm wall plate strapped to walls at 2000mm centres using 30 x 5mm mild steel straps. An eaves protection sheet (carrier) will be installed over the fascia board overlapping the roofing felt by 150mm.

Internal Walls

First floor walls to be timber stud partition walls to be constructed of minimum 100 x 50mm studding at 400mm centres with sw base and head plates and cross noggings at maximum 1200mm centres. Insulated with 100mm quilt for sound insulation, faced both sides with 12.5mm Soundbloc plasterboard finished with set.

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. Bathrooms to be provided with an extract fan capable of extracting not less than 15 litres per second operated intermittently and ducted to external air and a minimum 4000mm^2 trickle ventilators. All new windows to be double-glazed PVC with 16mm argon gas filled cavity and a soft coat low-E glass. To achieve a U value of 1.40 W/M2K. External doors to achieve a U value of 1.6 W/M2K All bedrooms shall have a window at least 750mm high and 450mm wide when open located to allow means of escape access with a cill height of between 0.8m and 1.1m above floor level.

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. At least 75% of new light fittings will be low energy lighting.

Smoke Detectors

At least one number mains operated self-contained smoke alarm to BS 5446: Part 1 with battery backup to be installed in the circulation space of each storey. All smoke alarms within each dwelling to be inter-connected, be permanently wired to a separate fused circuit at the distribution boards in accordance with IEE Regulations. They may operate at a low voltage via a mains transformer. Smoke alarms must be installed within 7m of the living room and kitchen door, within 3m of all bedroom doors and within 15m of each other in corridors or landings. If ceiling mounted, smoke alarms should not be installed within 300mm of a light fitting. If wall mounted, smoke alarm should not be over radiator and should be fixed elsewhere within 150 and 300mm of the ceiling. Provide a heat detector within the kitchen.

Foul Water Drainage

New bathroom to be connected into existing SVP . All fittings to be provided with trapped waste pipes as follows: Sink, shower & baths 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 traps.

Surface Water Drainage

Rainwater to 100m half round PVC gutter laid to falls to the existing 65mm down pipes as shown.



Front Elevation

Rear Eelvation

Side Elevation

Revisions

0.5 0 0.5 1 1.5 2 2.5
SCALE 1: 50 m

1 0 1 2 3 4 5
SCALE 1: 100 m

June 2017

A: Client Revisions

ADUR & WORTHING PLANNING SERVICES
REF NO/M 1388/17
VALID 11 SEP 2017

Materials

Drawing Number	2017/66	Sheet	1 of 1
Size	A1	Scale	1:50

Project

Proposed Details
June 2017

Job Title

55 Adur Drive,
Shoreham By Sea
West Sussex
BN43 6PN

Do Not scale from this drawing except for planning as photocopies will be subject to distortion
Drawings to be read in conjunction with all other architect's and structural engineers contract drawings and specifications:
Any discrepancies must be brought to the attention of the architect immediately
The contractor must verify all dimensions by site measurement before ordering materials or manufacturing components
Substitute materials and products to those named will be acceptable if proven to be of equal or higher performance and not in conflict with other elements

M. J. Humphrey

Design ~ Surveying ~ Planning

RICS cabe chartered association of building engineers

Mel Humphrey 07701055182

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