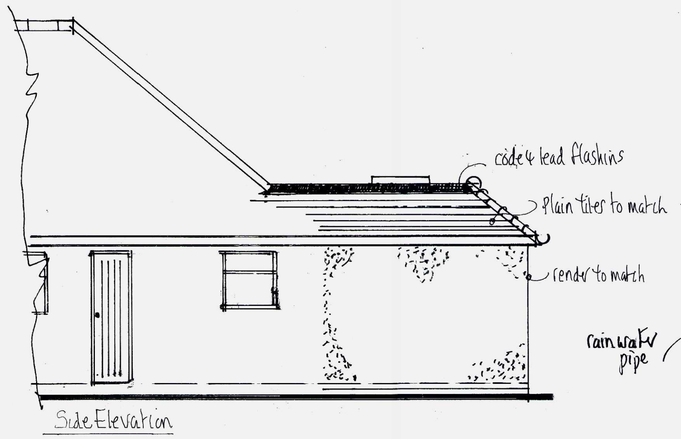
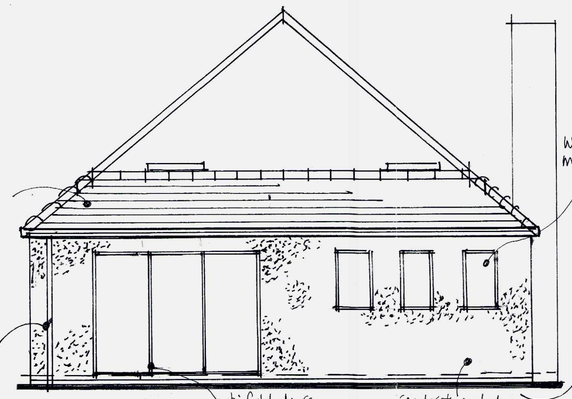
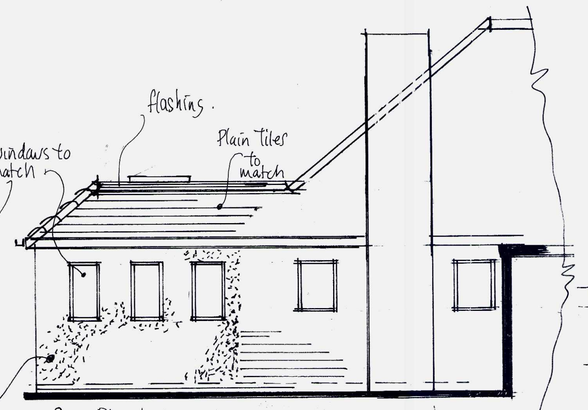


Side Elevation



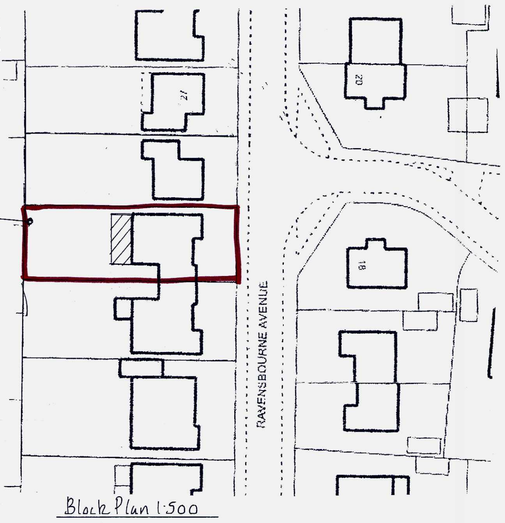
Rear Elevation



Side Elevation



Site Location Plan 1:1250



Block Plan 1:500

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 trenches fill (1:2:4 concrete mix). Foundations to be minimum 1.0m below ground level and at least to the level of any adjacent drains with the exact depth to suit site conditions.

Ground Floor
Minimum 65mm 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 airbricks covered to be ducted through the oversite to external air via 100mm dia ducts.

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

Flat Roof
Timber roof structures to be fixed in accordance with BS Codes of Practice no CP3 and CP112 Flat roof covered with 3 layers built up felt to BS747 finished with 12.5mm chippings bedded in bitumen. All felt work and detailing to be in accordance with CP144 on 18mm WBP plywood decking on sw firrings laid to give a fall of at least 1 in 40, all on C16 grade sw joists (as shown on plans.) insulated with 400mm of Rockwool insulation , 1000guage polythene vapour barrier and 12.5mm plasterboard and set finish.100mm x 50mm wall plate strapped down to walls using 1000 x 30 x 5mm mild steel straps at 1.2m centres.

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.

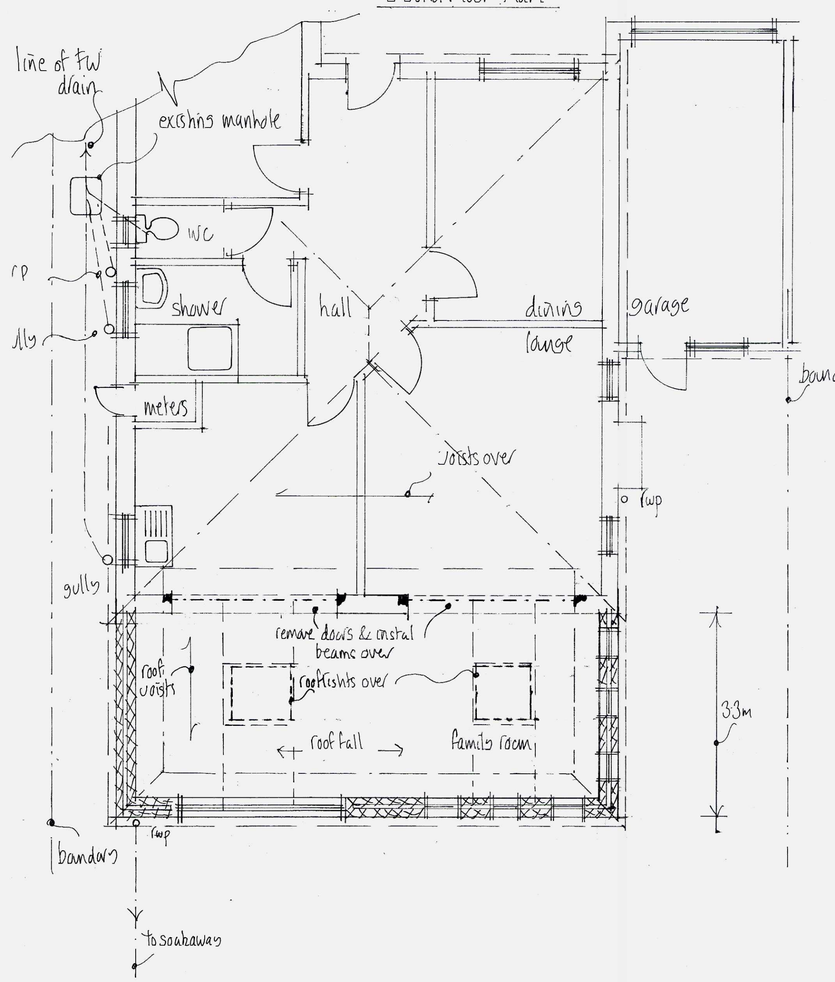
Electrics
All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

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, windows and roof lights to be double-glazed with 16mm argon gas filled cavity and a hard coat low-E glass to achieve a U value of 1.6 W/m²K. Kitchen to be provided with an extract fan capable of extracting not less than 60 litres per second (or 30 litres per second if fitted within a cooker hood) which may be operated intermittently. Mechanical vent to be ducted to the outside and to include cowl and all necessary weathering.

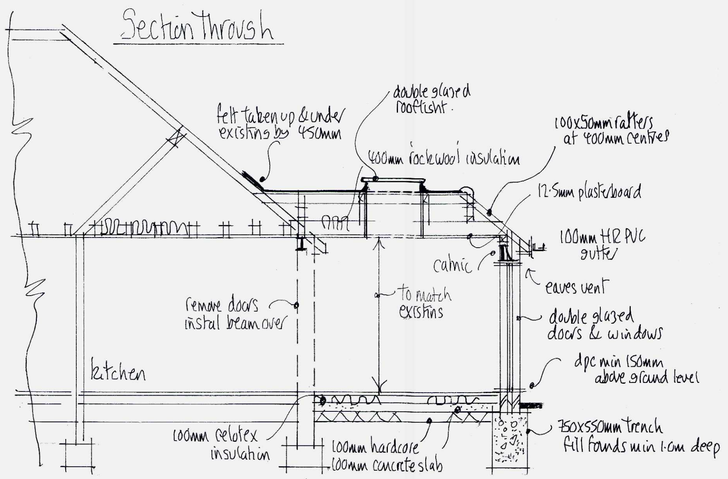
Foul Water Drainage
Kitchen sink waste to discharge into existing gully below grating level.

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.

Ground Floor Plan



Section Through



ADUR & WORTHING PLANNING SERVICES	
PLAN	AWDM/ 0720/14
DATE VALID	28/5/14

Mel Humphrey
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Email: mel_humphrey_uk@yahoo.co.uk

Drawing Title: Rear Extension @ 23 Ravensbourne Ave. Shoreham by Sea

Scale: 1:50

Date: May 14 | Drawn by: mjh

A1 sized drawing

Drg No. | Rev.