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.

Foundations and Ground floor construction

Minimum 75mm screed reinforced with chicken wire (mix 1:3 or 4), 100mm Celotex flooring, and 3 coats RIW dpm on 150mm concrete slab and toe reinforced with 2 no layers of A193 mesh on lean mix blinded shingle. Any air bricks covered to be ducted through the oversite to external air via 100mm dia ducts.

External Walls

Cavity walls comprising faced 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 . 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. Steel beams and their supports to be coated with fire resistant intumescent paint (Nullifire or similar) to provide at least ½ hour fire resistance, or alternatively encased in 12.5mm Fireline board upon a timber cradle.

Pitched Roof

Plain tiles to match existing 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. Fix 12.5mm plasterboard ceilings. Roof to be ventilated with high-level tile ventilators to be installed to assist cross ventilation of roof space. To be equal to a continuous strip of 5mm wide. All skeilings to be insulated with 100mm Celotex, securely supported and battened to achieve a minimum airspace of 50mm over the insulation and under draw with a further 50mm of Celotex with 1000 gauge polythene vapour barrier between insulation and plasterboard. Rafters each side of the roof lights will be doubled up.

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 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 into shingle clear of the raft foundation.

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.

Sanitation Hot Water Safety and Water Efficiency

There will be a supply of wholesome water (mains water supplied and stored in accordance with the requirements of the Water Supply (water fittings) Regulations 1999) to the following locations.....

a) Any place where drinking water is drawn off.

b) Wash hand basins, baths, showers and sinks.

c) Sanitary conveniences -however alternative supplies to sanitary conveniences are acceptable (e.g. harvester rainwater).

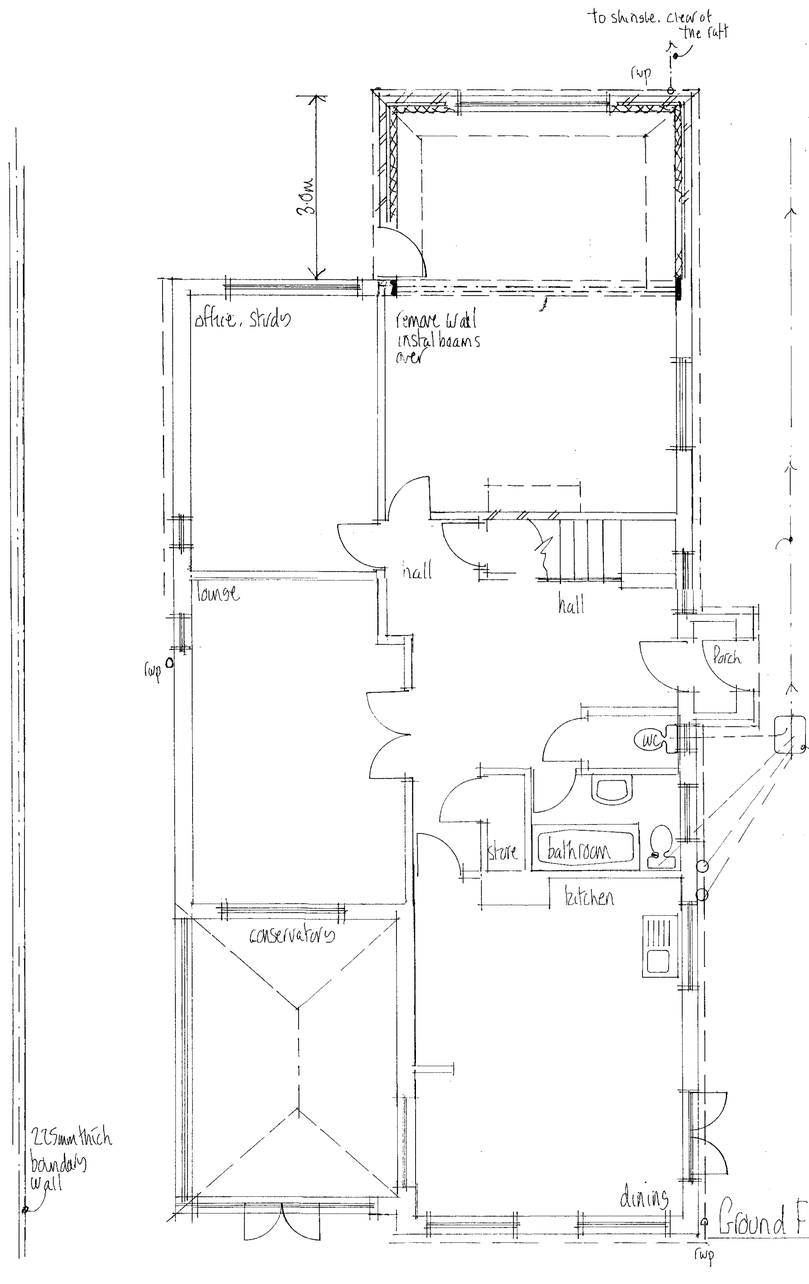
Heated (includes softened) wholesome water will be supplied to the following locations.....

Wash hand basins, bidets, baths, showers and sinks (in areas where food is prepared).

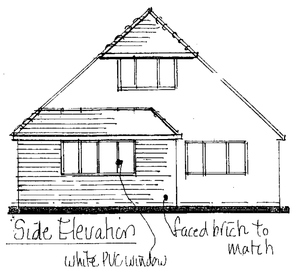
Any hot water storage and supply system installed is required to be commissioned in accordance with procedures set out in the domestic heating compliance guide .Commissioning documentation will be required at completion.

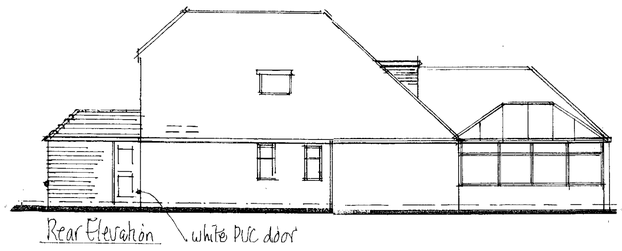
Hot water storage systems should be designed and installed in accordance with BS 6700, 2006 + A1 2009.

Indirectly heated unvented (closed) storage water heater should comply with BS EN 12897.2006.



Ground Floor Plan

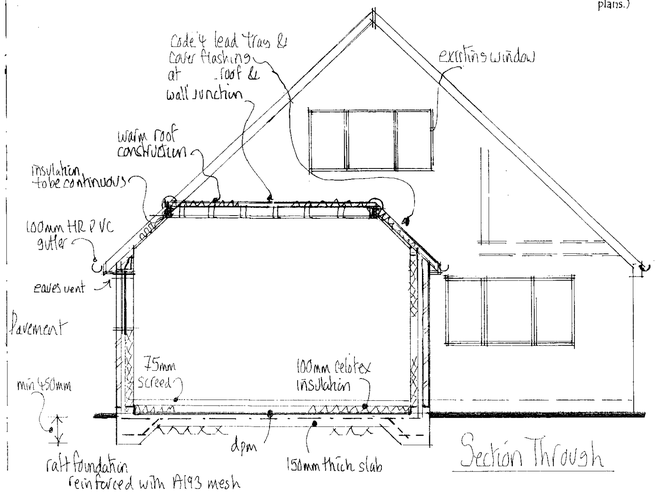




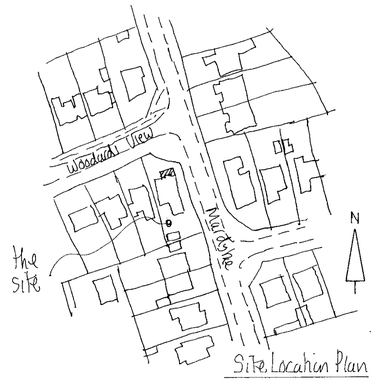


Flat Roof

To be throughout to be a warm roof construction. 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. 130mm of Celotex laminated roof board on type 1B felt vapour control layer 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.)



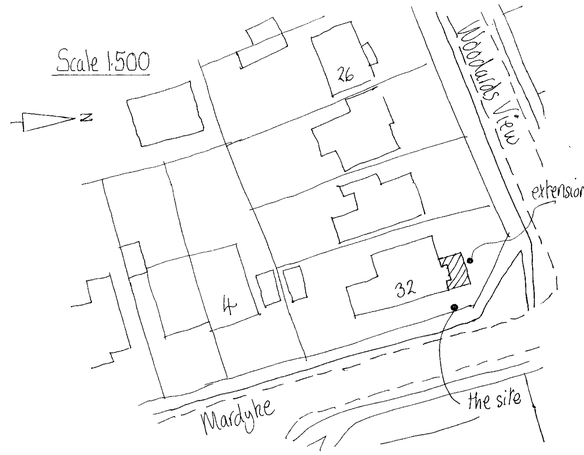
Section Through



Site Location Plan

1:1250

Scale 1:500



Amendments
27/3/12

Mel Humphrey
MRICS MBEng
39 Northease Drive
Hove East Sussex BN3 8PQ
RICS
Mobile: 07701 055182
Email: mel_humphrey_uk@yahoo.co.uk

Drawing Title	Extension @ 32 Woodards View Shoreham by Sea
Scale:	1:50, 1:100
Date: Jan 12	Drawn by: MJH
A1 size drawing	
Drg No.	Rev.