BUILDING REGULATION NOTES :

TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DESIGN CALCULATION SHEETS + SKETCHES

Preliminaries

The Contractor is responsible for all propping and the protection of the existing structure.

All assumed load bearing walls, foundations and structural elements are to be exposed and checked on site prior to the commencement of works.

All exposed structure is to be inspected by the Building Control Officer and verified as adequate. Any defects are to be reported to the Structural Engineer / Architect.

The contractor is to prepare safe methods of transporting and installation of all heavy items including beams and the large glazed screens etc.

Sub-structure:

600mm wide mass concrete foundations, C20 mix. Foundation depth to be min 1000mm deep or 300mm below root activity, whichever is lower. Final depths to be agreed on site with Building Control. Foundations in excess of 2.5m deep are to be designed by a Structural Engineer. Pad foundations and ground beams to be designed by Engineer.

(Construction 9.) - New Ground Floor: Reduce ground level to create min 150mm ventilated void and provide telescopic air bricks on opposing walls. Allow for laying 50mm conc oversite. Employ specialist to complete design and supply beam + block suspended floor. Overlay with 1200g Radon DPM dressed through wall to seal cavities, min 100mm PIR floor insulation, 30mm insulation upstand to perimeter, min 500g VCL and 75mm screed. (U-value 0.18 W/m²K)

Sub-floor ventilation should be provided at a rate of 1,500mm²/m per linear run or 500mm²/m² of floor area, whichever gives the greater area. Telescopic air bricks are not to breech Radon cavity tray.

It is assumed the site is identified by Building Control as being in an area of Radon. Allow extra over for installing additional precautionary measures prescribed in BRE Report BR211. All joints to be taped and sealed. Any penetrations to be fully taped and sealed. Final details to be agreed with Building Control Officer.

External Walls - Ground Storey:

All blockwork below DPC to be medium density concrete blocks.

(Construction 8.) - New External Walls 103mm stock brick outer leaf to match existing, 100mm cavity (10mm residue cavity) partially filled with 90mm Kingspan K106 wall insulation (or equal approved) retaining with plastic clips, 100mm aircrete block inner leaf (lambda 0.15). Stainless steel Type 2 cavity ties at 750cts horz, 450cts vert, staggered on alternate courses and doubled up at openings and at eaves. 13mm lightweight plaster. (U-value 0.17 W/m²K).

Close cavity at openings with Thermabate 100 closers (or equal approved). Horz DPC min 150mm above ground level, linked to DPM on inner leaf. See note regarding gas proof cavity trays.

Mortar mix for work above DPC, designation (iii). Mortar mix for work below DPC, designation (i). Med density block work or face brickwork below DPC. Min 3.6N/mm² blockwork inner leaf above DPC in mortar designation (iii).

Upgrade existing lintels where indicated by Engineer. All new beams, lintels, plates in the external wall are to be galvanised. Provide separate cavity trays with weeps & stop ends (except under eaves where a separate tray is not required).

External Walls - Upper Walls:

Upgrade existing beams/lintels where indicated by Engineer. Any new steel beams, lintels, plates within the external wall are to be galvanised.

(Construction 1.) - New gable wall to be constructed in 47 x 147 C24 studwork at 400cts, clad externally in 10mm cement board sheathing, breather membrane, vert treated battens, 25x38 horz treated battens and plain tile hanging. Strap gable wall to roof with 1.2m L shape straps at 1.6m cts. Apply 100mm PIR insulation between studs and 42.5mm PIR insulated plasterboard + skim. (U-value 0.18 Wm²/K).

(Construction 1.) - New dormer to be constructed in 47 x 147 C24 studwork at 400cts, clad externally in 10mm cement board sheathing, breather membrane, min 25x50 vert treated battens, 25x38 horz treated battens and plain tile hanging. Apply 100mm PIR insulation between studs and 42.5mm PIR insulated plasterboard + skim. (U-value 0.18 Wm²/K).

(Construction 2.) - Ashlering walls to be constructed in 47 x 147 C24 studwork at 400cts. Apply 100mm PIR insulation between studs and 42.5mm PIR insulated plasterboard + skim. (U-value 0.18 Wm²/K).

Internal Walls:

(Construction 3.) - 100 x 50 C16 studwork faced both sides in 12.5mm plasterboard unless noted otherwise. Fill cavity with 50mm mineral wool quilt to walls separating bathrooms. To wet areas, use moisture resistant plasterboard. To walls adjacent to bath/showers, fit Tile Backer board in lieu of plasterboard where walls are to be fully tiled.

Make good to existing internal walls in similar construction.

Upper Floor:

Install new steelwork in accordance with Structural Engineer's design details. All steels providing support to first floor to be 30mins fire protected with Fireline board or protected by plasterboard ceiling (confirmed by inspection and agreed with Building Control).

(Construction 4.) - Install new 47 x 200 C24 floor joists at 400cts to Engineer's details and deck in 22mm T+G P5 chipboard (use 19mm T+G WBP ply in bathrooms to receive tiled finish). New joists to be bolted to existing ceiling ties which are to be retained.

Provide 30x5 GMS restraint straps at 1.6m cts. Straps to be fixed to min 3no joists with noggins between and solid packing between wall and last joist.

Doubled up joists where indicated on the plans and under partitions and bath tubs. Where partition is located between joists, provide full depth noggins to support sole plate.

Provide noggin edge support to perimeter and herringbone strutting mid span or at thirds on longer spans.

Subject to inspection and agreement with Building Control, retain existing ceilings. Insert 100mm mineral wool to floor void between ground and upper floor for Part E sound regs.

New Roof:

Carefully take off existing tiles and set aside for re-use. Carry out alterations to roof in accordance with Eng's details including new steel beams where indicated.

Build out roof to new gable in 47 x 147 C24 rafters at 400cts in accordance with Engineer's structural details.

(Construction 10.) - Build new roof to side extension in 47 x 125 C24 rafters and ceiling joists with 47 x 147 C24 binder. Double up timbers to trim new rooflight. 300mm mineral wool insulation at ceiling level. Tile, batten and breather membrane to match main roof. 12.5mm plasterboard ceiling. 10,000mm²/m fascia + rafter ventilators at eaves. (U-value 0.15 W/m²K).

(Construction 5.) - Strip off existing felt and replace with breathable membrane, 25x50 treated roofing battens and refit extg tiles in accordance with BS5534. Make up any shortfall in matching tiles. Cut 100mm PIR insulation tight between joists maintaining air gap between insulation and membrane. Apply 82.5mm PIR insulated plasterboard to inner face of rafters, with suitable length screws and apply skim coat finish. (U-value 0.15 W/m²K).

(Construction 6.) - To party wall within loft space, apply parge coat to seal masonry and construct 50x100 independent stud parition. Fill void with 100mm PIR insulation. Fix resilient bars to studwork and apply two layers 12.5mm Sounbloc plasterboard + skim.

To horizontal ceilings, apply 300mm mineral wool insulation. (U-value 0.15 W/m²K).

Strap gable end to min 3no rafters with GMS restraint straps at 1.6m cts with solid noggins between and solid blocking between last rafter and external stud wall.

Lead flashings, soakers,etc to be in accordance with the guidance in the Lead Sheet Association manual.

Provide insulated access hatch in ashlering wall, final position TBA agreed with client.

(Construction 7.) - New Flat Roofs: Provide 50 x 200 C24 flat roof joists at 400cts in accordance with Eng's details. Treated firrings cut to 1:60 fall. 18mm OSB3 T+G deck. Employ specialist to install vapour control layer, 150mm PIR insulation, 2nd layer OSB3 board sealed in prep for specialist roofing contractor to complete design and install cold applied liquid roof waterproofing system, including matting, trims etc. Min 150mm upstand as detailed.12.5mm plasterboard ceiling + skim. (U-value 0.15 W/m²K).

New fascias, soffits, barge boards and guttering to match existing.

Doors / Windows / Carpentry:

Specialist joiner to complete design and construct new winder staircase to BS 5395 to serve new storey. Guarding min 900mm above pitch line. Min 2.0m headroom. Newel and baluster style to be agreed with client. Max pitch 42°.

Employ FENSA registed company to complete design and fit new Part L compliant windows (final style TBC with client). Provide toughened glass in critical locations. Provide obscure glazing to bathrooms. Trickle vents in head, 8,000mm² to habitable rooms, 4,000mm² elsewhere. Opening casements equivalent to at least 1/20th floor area. (min U-value 1.4 W/m²K). NOTE: location of escape windows.

Trim opening in double rafter and install new Velux style Part L compliant rooflights including flashing kit to suit profiled tiles. NOTE: location of escape window.

Install new internal doorsets to match existing. FD30 fire rated doorsets where indicated (FD) to provide safe means of escape from upper floor.

Provide new skirtings and architraves, final profile to match existing style.

Finishes:

Reinstate all plasterboard surfaces affected by the works and skim.

New wall, ceiling and floor finishes to be agreed with Client.

Full height tiling to shower enclosures. Extent of other wall tiling to be agreed with client. Apply BAL WP1 waterproofing kit to all linings prior to tiling.

Mechanical & Electrical Services:

Employ Engineer to complete design of akterations to heating system and H+C water supplies. Builder to make good all surfaces affected by the works. Boiler to be relocated and concealed within new cupboard, final location to be agreed between the client and the heating engineer. Radiators to be fitted with TRV's. It is the Engineer's responsibility to ensure compliance with Building Regulations.

Employ Electrical Engineer to complete design of alterations to electrical system, in accordance with BS 7671 (IEE regulations) and new AD Part P. Engineer to liaise with client and agree type and final position of electrical fittings. Provide 100% low energy light fittings. All faceplates to be flush type.

Ventilation system based upon background trickle vents and intermittent fans. Employ Electrical Engineer to complete design and install individual fans. To bathrooms, provide mechanical extract fan 15 litres/sec linked to air sensor controller. To Kitchens and Utility Rooms provide extractor fans 30 litres/sec. Kitchen fan to be located adjacent to hob (cooker hood). To windowless WCs, provide mechanical fan 6 litres/sec linked to light switch with 15min overrun.

Electrical Engineer to provide smoke detection to circulation areas on all levels in accordance with BS 5839-6:2019 Grade D category LD2. Detectors to be interlinked and fitted with battery backup. Provide optical detector in rooms with open fires.

Bathrooms:

Employ specialists to complete design and install new Bathroom in accordance with the plan and the client's requirements. Work to be liaised with main contract including wall, floor and ceiling finishes.

Plumbing Services:

The builder is to locate the existing foul drains within the site. If any shared drain is within 3m of the new extension, then a Self Declaration application is to be made to Southern Water. No internal manholes will be permitted. Refer to Approved Document Part H with regard to building adjacent to existing drains. Builder to allow for adapting or maintaining and protecting foul drainage on site. Final details to be agreed on site in conjunction with Building Control.

Installation to comply with BS 5572.

Rainwater: Provide black uPVC gutters and downpipes to match adj. house. All new downpipes to be connected to new soakaways, min 5m away from building, designed to either BRE Digest 365 or CIRIA Report 156. Contractor to carry out percolation test to determine final size to the satisfaction of Building Control. Soakaways to be constructed in plastic soakaways crates and wrapped in geotextile membrane to prevent ingress of fines.

Provide trap sizes and seal depth in accordance Approved Document Part H1, Table 1.
Common appliances are:
Wash basin/bidet - 32mm dia, 75mm deep seal
Bath/shower - 40mm dia, 50mm deep seal
Urinal/sink/washing/dishwaster - 40mm dia, 75mm seal
WC Pan - 100mm dia, 50mm deep seal

Provide access for clearing blockages. Do not discharge into open hoppers. A branch pipe discharging into a gully should terminate between the grating or sealing plate and the top of the water seal. Unventilated branch pipes are limited to those stated in Table 2 & Diagram 3, H1. Ventilation of branch pipes is not required if the length and slope do not exceed those shown in Table 2 or Diagram 3, H1. 42. 110Ø soil vent pipe to be terminated to durgo type air admittance valve, set above highest overflow level.

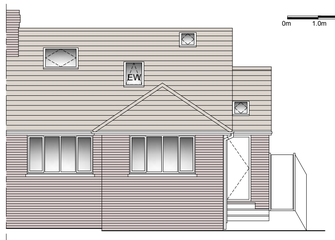
SVP / stub stacks to be encased in two layer plasterboard boxing with 25mm mineral wool wrap. Provide access and rodding point near base of stack for cleaning purposes.

External Works:

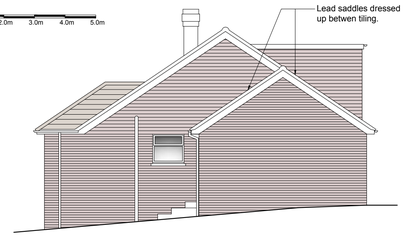
Take up old shed and paving to allow for construction of new extension.

Allow for reinstating external paving and soft landscaping in accordance with the agreement with the client.

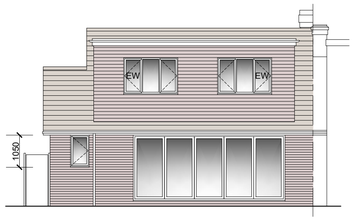
Remove all waste material arising and leave site in tidy condition.



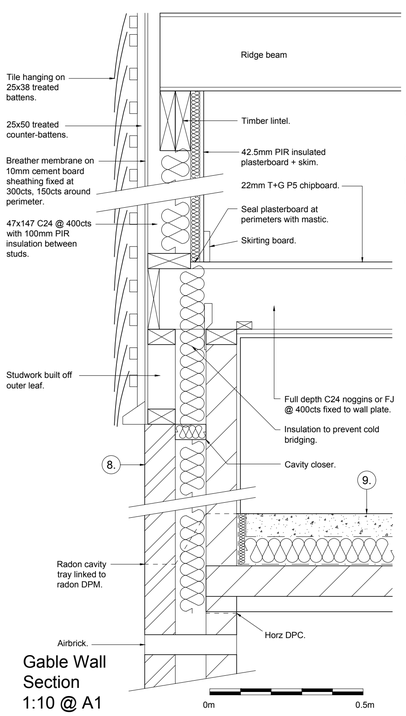
Proposed East Elevation (front)
1:100 @ A1



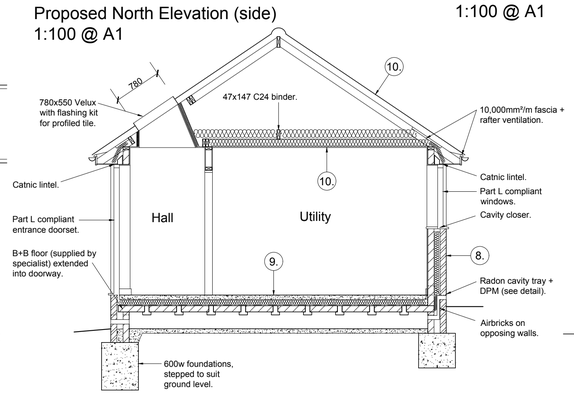
Proposed North Elevation (side)
1:100 @ A1



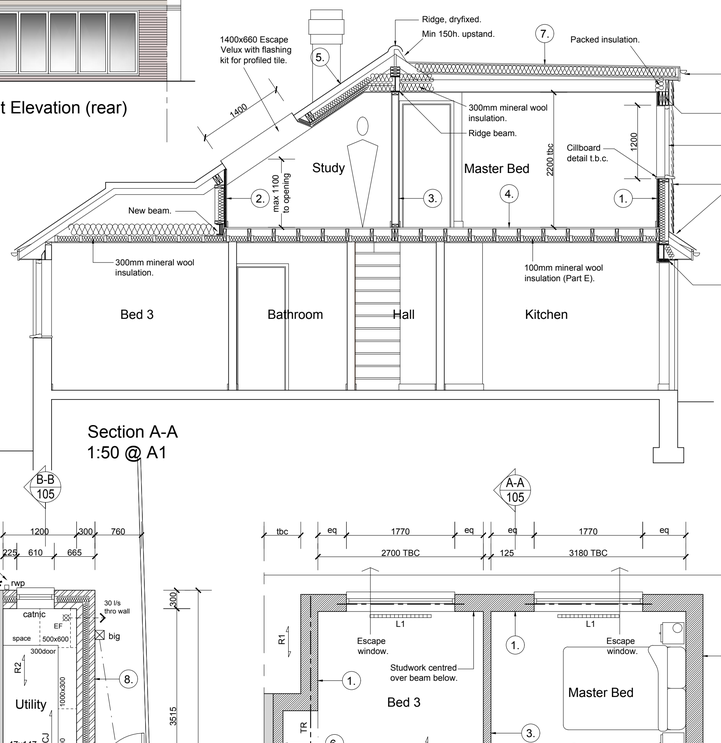
Proposed West Elevation (rear)
1:100 @ A1



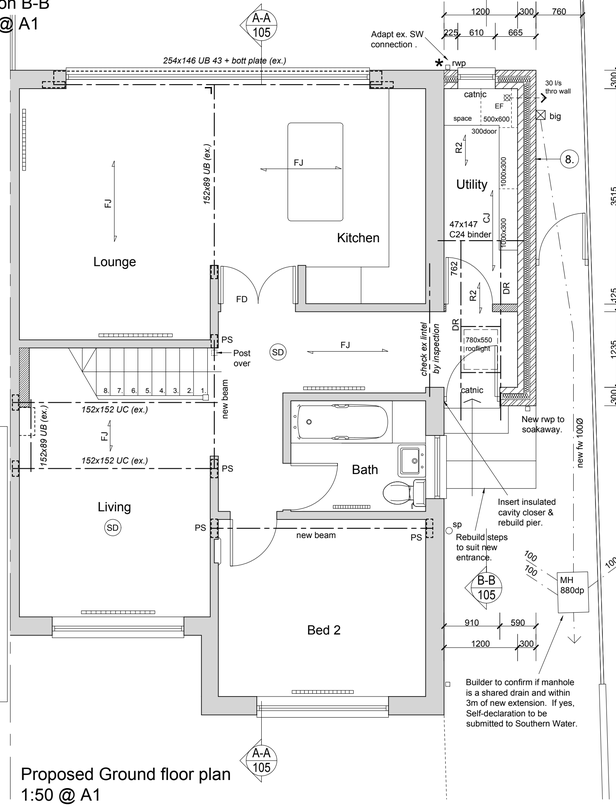
Gable Wall Section
1:10 @ A1



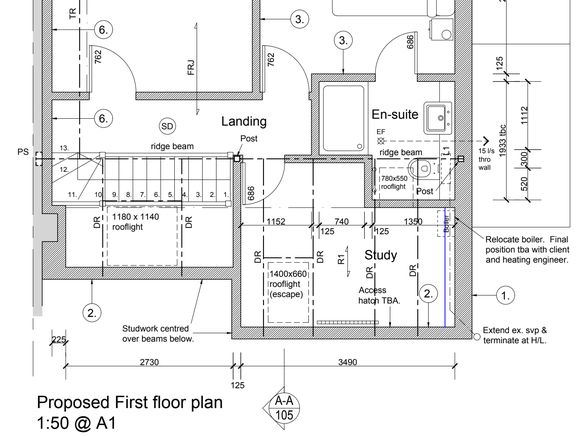
Section B-B
1:50 @ A1



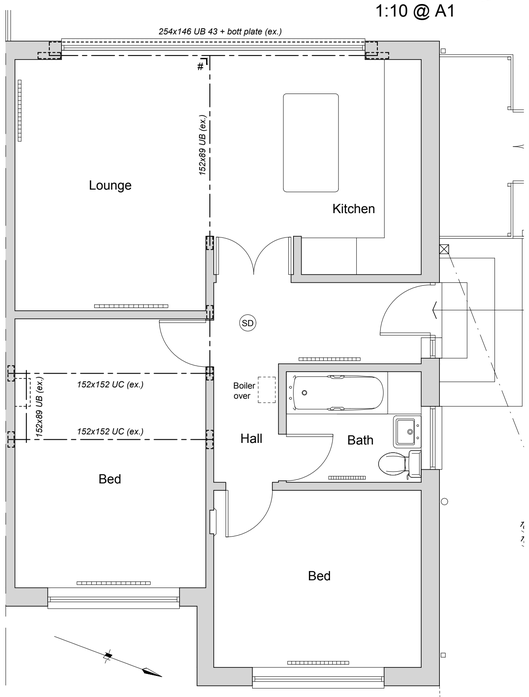
Section A-A
1:50 @ A1



Proposed Ground floor plan
1:50 @ A1



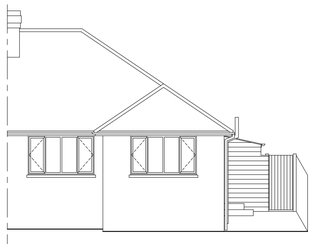
Proposed First floor plan
1:50 @ A1



Existing Floor plan
1:50 @ A1

LEGEND:

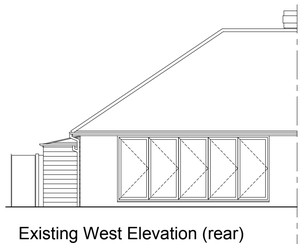
	47 x 147 C24 studwork u.n.o.	PS	= Padstone to Eng's details
	Med den conc Blockwork	SVP	= Soil vent pipe
	Aircrete Blockwork	RWP	= Rainwater downpipe
	Brickwork	LF	= Lead flashing
	Existing wall	CT	= Cavity tray
	Walls to be demolished	BIG	= Back inlet gully
	Structural member (beam, joists etc)	SD	= Smoke detector
*	MJ - Make existing cavity continuous with new cavity wall. Inner leaf to be tied into existing with S/S furfix connectors. Outer leaf to be tooth bonded.	HD	= Heat detector
		OD	= Optical detector
		EF	= Extractor Fan
		MG	= Make good
	Direction of extg joists/rafters.	R	= Rafter
	Direction of new joists/rafters.	DR	= Double Rafter
FD	= 30min Fire rated doorset	CJ	= Ceiling joists
FD30S	= 30min Fire rated doorset with intu + S/S	RS	= Restraint strap (floor)
		JH	= Joist hanger
		SS	= Soil stack
		AAV	= Air admittance valve
		PSC	= Prestressed concrete



Existing East Elevation (front)
1:100 @ A1



Existing North Elevation (side)
1:100 @ A1



Existing West Elevation (rear)
1:100 @ A1

General Notes:

No dimensions to be scaled from drawing except for planning purposes.

The contractor should check all dimensions on site.

Revision	Date	Amendment
Rev B.	13.08.24	Amended to suit planning comments.
Rev A.	23.04.24	Amended to client's comments.

Peter Davey Ltd
construction consultants
49 Park Drive
Rustington
West Sussex BN16 3DY
Tel: 01903 773105
Mob: 07941 402217
Email: peterdavey67@btinternet.com

Client: Josh Costello

Project: Loft conversion + extension at 14 Parham Road, Findon Worthing, BN14 0BL

Drawing Title: Detailed Plans & Elevations

Drawn: pd

Date: Mar 24

Scale: 1:50, 1:100 @ A1 (1:100, 1:200 @ A3)

Drawing Number: 0274 / 200

Revision: B