Ventilation

All new windows to be double glazed timber or UPVC with 16mm air gap and a soft low-E coating, windows to provide openable 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. Providing a U value of 1.6W/m²K. Bedrooms shall have a window at least 0.33m² and at least 750mm high and 450mm wide when open located not more than 1100mm above the floor.
Bath/Shower room to be provided with an extract fan capable of extracting not less than 15 litres per second, operated intermittently and ducted to external air. Mechanical vent to be ducted to the outside and to include cowl and all necessary weathering.

Glazing

All glazing in critical locations to be of toughened or laminated safety glass in accordance with clause 5.3, BS6206: 1981.

Internal Walls

Internal stud partition walls as shown to be constructed of minimum 100 x 50mm studding at 400mm centres with sw base and head plates and cross noggins at maximum 1200 centres. Studding faced both sides with 12.5mm plasterboard finished with set.

Beams and Lintels

Catnic or similar approved lintels to be used over door and window openings with min 150mm bearings. All voids within lintels to be filled with 150mm fibreglass.

Foul Water Drainage

All fittings to be provided with trapped waste pipes as follows:

Shower / Bath - 40mm diameter
Wash hand basin - 32mm diameter
WC - 100mm 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.
Extend existing SVP to terminate 900mm above any window opening within 3.0m and fit with PVC cage.
Soil and vent pipe or stub stack within the building to be fitted with a "Durgo" air admittance valve. This valve to be situated above the overflow of the highest appliance.

Surface Water Drainage

Rainwater to 100m half round PVC gutter laid to falls to the 65mm downpipes as shown to discharge to soakaway.
New soakaway min 5m away from any building to be 1m³ below invert of drain, to be hollow ring construction. Drain to be 100 dia UPVC lain to min fall of 1 in 40, bedded and surrounded in pea beach.

Heating

Heating to be controlled by room thermostat in living room and thermostatic radiator valve. If the boiler is to be moved or changed it must be a condensing type with a SEDBUK rating not less than 86%.

Electrical Works

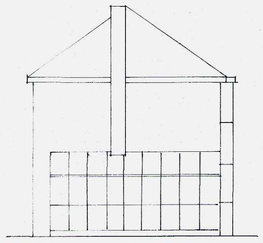
All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.
Prior to completion the council or approved inspector should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.
Please be advised that problems may occur when fitting down lighters. The areas of concern relate to fire prevention, sound insulation and thermal insulation. Advice should be taken from the Building Control Officer to prevent incorrect installation.
Provide energy efficient light fittings to 75% of new locations with a luminous efficacy greater than 45 lamp lumens per circuit watt.

Water Supply

A wholesome supply of mains water (drinking quality) to be provided to: Drinking water taps, washbasins, baths, showers, bidets, sinks, and toilets. In accordance with the requirements of the Water Supply (water fittings) regulations 1999.
Suitable quality water must be supplied to flushing toilets (i.e. recycled water, grey or harvested, can be used instead of wholesome water).
The fittings to all appliances must help prevent unnecessary water consumption.
Heated wholesome water must be supplied to washbasins, bidets, baths, showers and sinks.
Hot water systems must be designed, constructed and installed to prevent both accidents during normal use and possible malfunctions.
Hot water storage vessels must be installed to prevent the temperature exceeding 100°C.
Ensure discharge from safety devices safely convey water to places that are visible.
Hot water storage systems should be designed and installed in accordance with BS 6700 + A1 2009 indirectly heated unvented (closed) storage water heater should comply with BS EN 12897: 2006.



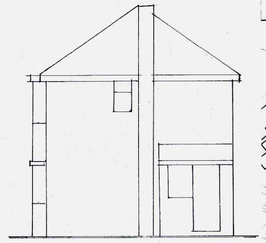
EXISTING REAR ELEVATION (W)



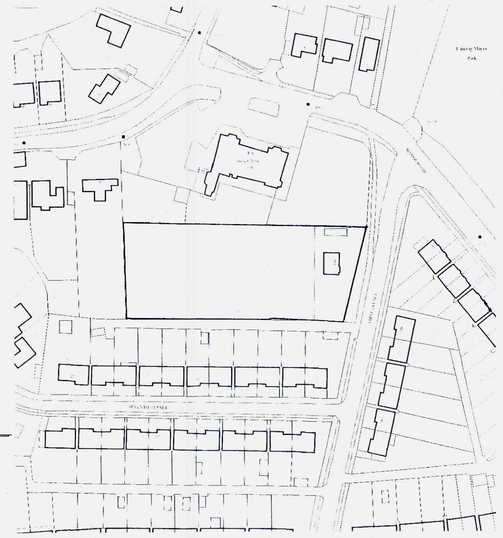
EXISTING SIDE ELEVATION (S)



EXISTING FRONT ELEVATION (E)



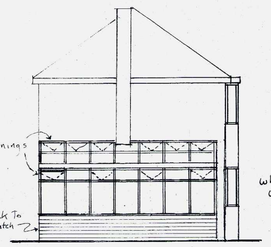
EXISTING SIDE ELEVATION (N)



LOCATION PLAN Scale 1:1250



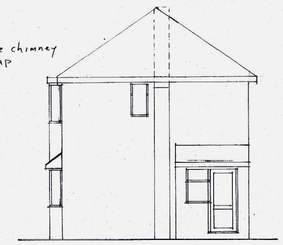
PROPOSED REAR ELEVATION (W)



PROPOSED SIDE ELEVATION (S)



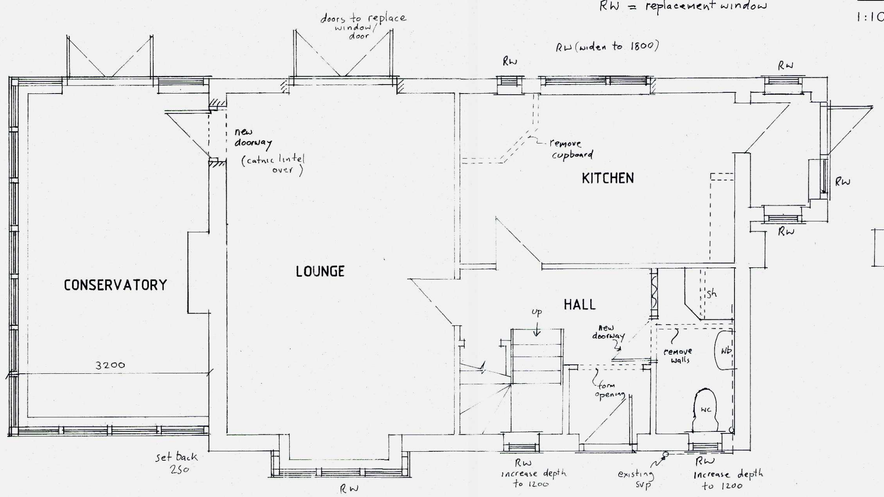
PROPOSED FRONT ELEVATION (E)



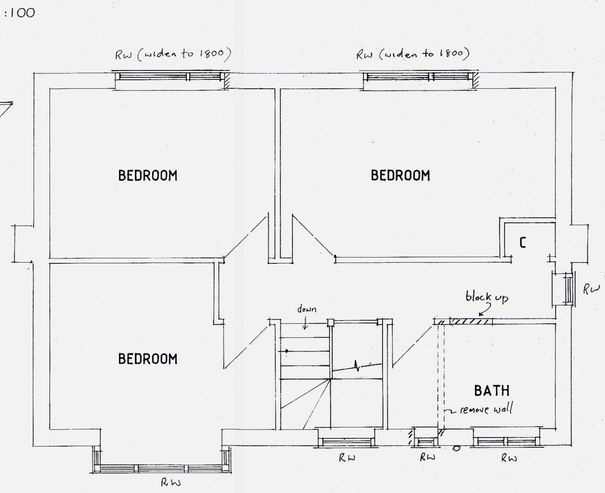
PROPOSED SIDE ELEVATION (N)

1 2 3 4 5 6 7 8 9 10
1:100

RW = replacement window

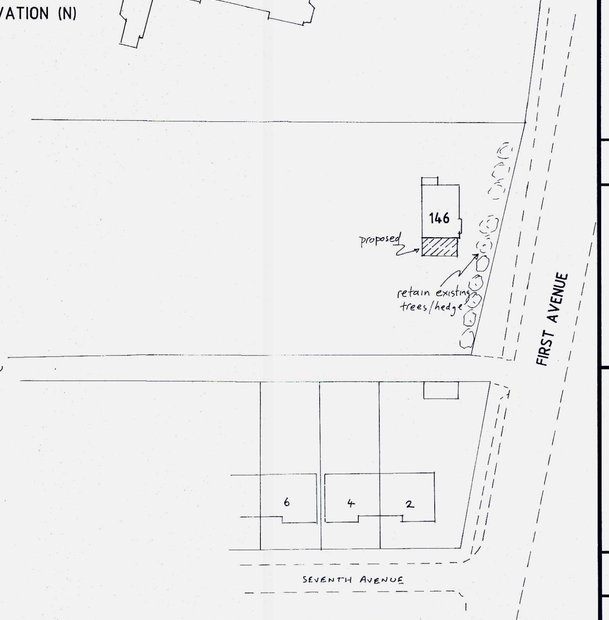


GROUND FLOOR PLAN



FIRST FLOOR PLAN

0 1 2 3 4 5 6 7 8 9 10
1:50



BLOCK PLAN Scale 1:500

ADUR & WORTHING
PLANNING SERVICES

PLAN	AWDM/0611/14
DATE ~~VALID~~	07.07.2014

Rec'd

AMENDMENT

All lengths of proposed beams to be measured on site prior to ordering, to verify structural engineer's dimensions.

Careful inspection is to be carried out prior to the removal of any structural elements to ensure proper and adequate support is provided and maintained by new works.

All building work is to be carried out in accordance with all current building regs 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.

No work to encroach over the boundary of the neighbours property.

All electrics, heating, plumbing and decorations to be altered/extended all to client's choice.

These construction notes are for the purposes of Building Regulation approval only and do not represent a detailed specification.

ALL FOUNDATIONS TAKEN ADDITIONAL LOADS ARE TO BE EXPOSED AND CHECKED FOR ADEQUACY AND SUITABILITY FOR GROUND CONDITIONS PRIOR TO COMMENCEMENT OF WORKS.

All existing lintels taking additional loads are to be exposed and checked for adequacy on commencement of work and replaced if necessary.

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RICS

Client: Mr. THOMAS

Job Title: 146 FIRST AVENUE LANCING

Drawing Title: CONSERVATORY EXTENSION AND ALTERATIONS

Scale: 1:100 & 1:50

Date: April 2014

Drawn by: JW

Drg No. JW/14/035

Rev.