AMENDMENT

ADUR & WORTHING PLANNING SERVICES

PLAN	AWDM/ 0999/15
DATE VALID	21/7/15

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 lengths of proposed beams to be measured on site prior to ordering, to verify structural engineer's dimensions. 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 building fabric should be constructed so that there are no reasonably avoidable thermal bridges in the insulation layers caused by gaps within the various elements, at the joints between elements and at the edges of elements such as those around window and door opening. Reasonable provision should also be made to reduce unwanted air leakage through the new envelope parts. 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.

Timber Frame External walls

New external wall constructed of 100mm x 50mm studding at 400mm centres. External finish of 20mm render on stainless steel expanded metal lathing and vertical stainless steel or timber treated battens on counter battens fixed through breather paper (Tyvek) minimum 12.5mm WBP plywood sheathing, nailed to studwork at 150mm centres and internally with 1200 gauge polythene vapour barrier over 100mm Celotex insulation in between studs and finished with 20mm Celotex over studwork to prevent cold bridging and 12.5mm plasterboard with joints taped and filled with a set finish. To neighbouring side boundaries provide external finish of 12mm "Masterclad" board to achieve 1/2hrs fire resistance. Render matching existing to be 2 coats of 10mm each of nominal mix of 1:1:6. All external walls running parallel to ceiling joist 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.

Fire Doors

All doors marked thus * to be ½ hour fire resisting fitted with 1 1/2 pairs of 100mm butt hinges.

Upper Floors

Floor to be sound resistant, 22mm flooring grade chipboard (t & g) of at least 15kg/m² (moisture resistant to bathrooms) on new floor joists as indicated on plan at 400mm centres. Provide 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

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 beddad 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.) Rainwater to discharge onto 100mm PVC gutter and 63mm downpipe to discharge into the existing downpipe 100mm x 50mm wall plate strapped down to walls using 1000 x 30 x 5mm mild steel straps at 1.2m centres. Provide code 4 lead tray and cover flashing at wall and roof junction.

Ventilation

New windows to provide open able ventilation area of not less than i/20th of the floor area of the rooms, which they serve, all fitted with a minimum 8000mm² trickle ventilator. All new and replacement windows to be double glazed with 16mm air gap and a "soft" low-E coating. All glazing in those critical locations to be of toughened or laminated safety glass in accordance with clause 5.3, BS6206. Any new bathroom to be provided with an extract fan capable of extracting not less than 15 litres per second operated intermittently and ducted to external air.

Foul Water Drainage

All complying with BS EN 752. All fittings to discharge into existing soil and vent pipe once located. All 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, all to discharge into existing soil and vent pipe to be 100mm UPVC and terminate 900mm above any opening windows within 3.0m including a PVC cage. Any new drains to be 100mm diameter UPVC pipes laid and surrounded in pea beach to fall 1 in 40, provide concrete cover where invert is less than 450mm. Provide rodding access at the base of any new soil and vent pipe.

Smoke Detectors

At least one number main operated self-contained smoke alarm to BS 5446: Part 1 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.

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. A minimum of 75% of all new lighting will be high efficiency type.

Energy efficient lighting

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

Heating

Any radiators to be installed into new rooms are to be fitted with TVR.

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

Topsoil and vegetable matter to be cleared from site and floor to be in filled with minimum 150mm/maximum 600mm clean sand blinded compacted hardcore. Any airbricks covered to be ducted through the oversite to external air via 100mm dia ducts. A 300um (1200g) continuous polythene DPM is to be lapped & sealed at all joints, laid over sand blinded hardcore & linked to DPC's in walls. Provide an insulated up stand to the perimeter of the floor. On a minimum 100mm thick concrete floor slab with a trowel smooth surface. Install a 500g polythene vapour control layer between the concrete slab and 100mm Celotex insulation. All finished with a minimum 75mm screed.

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. The new blockwork 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.

Beams and their supports

To be encased to afford ½ hrs fire resistance with 12.5mm Fireline board upon a timber cradle with a gypsum plaster set finish.

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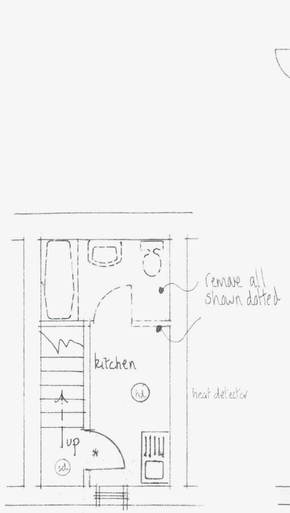

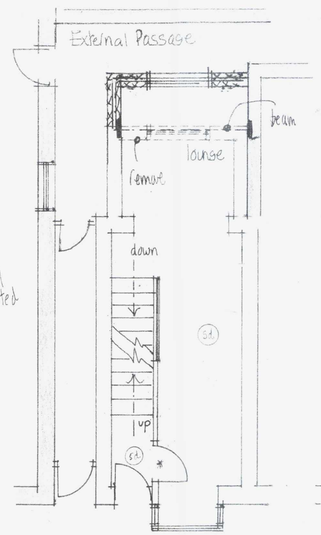

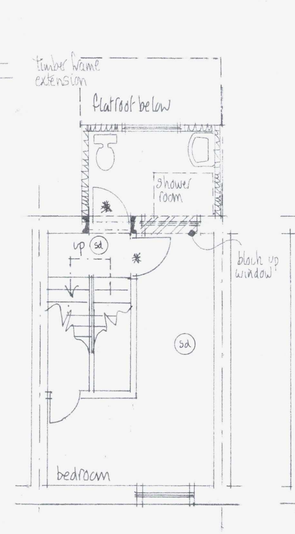

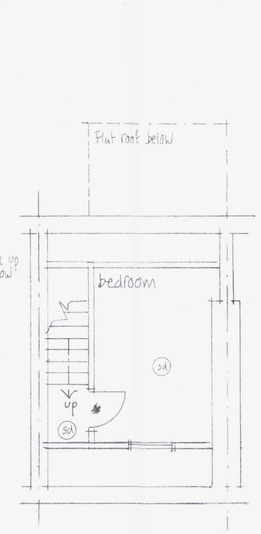

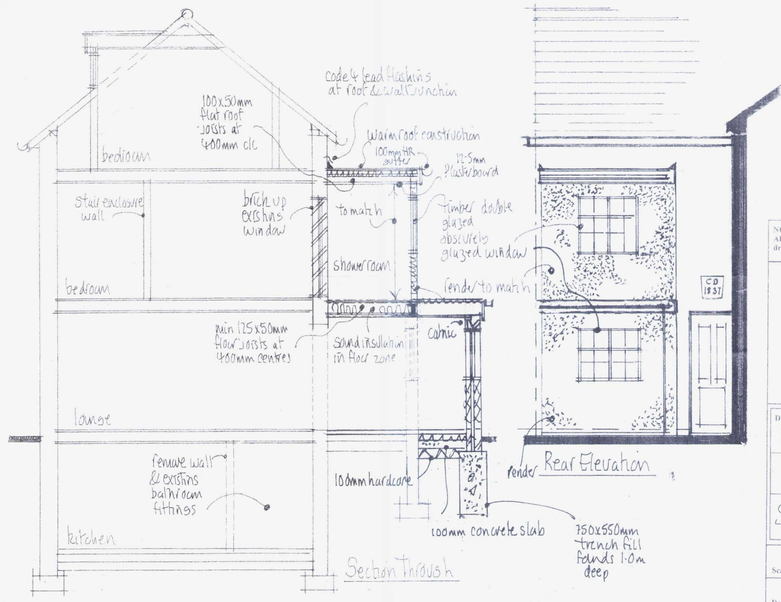

Revision (a)

July 15 - Ground floor extension added.

NOTES:
All dimensions must be checked on site and not scaled from this drawing.

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Drawing Title: Proposed Plan @ 1 Church Street Shoreham by Sea

Scale: 1:50

Date: June 16 Drawn by: mjh

A1 sized drawing

Drg No: Rev: