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.

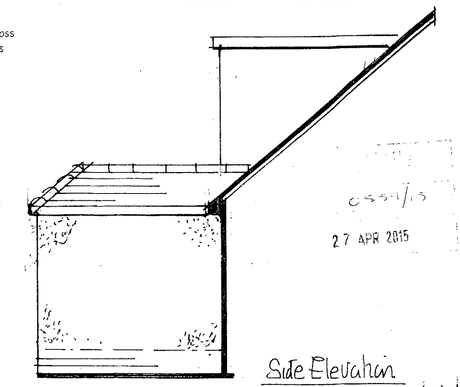
External Walls
Cavity walls comprising render to match on 100mm dense concrete blocks, 100mm cavity with 100mm Rockwool insulation cavity batts, inner leaf 100mm Thermalite or equal and approved block work min 3.5 N/mm^2. All walls constructed using 1:1:6 mortars or 1:5 masonry cement mortars. Finished 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.

Internal stud partition walls
To be constructed of minimum 100 x 50mm studs at 400mm centres with sw base and head plates and cross noggings at maximum 1200mm centres Insulated with 100mm quilt for sound insulation, faced both sides with 12.5mm Soundbloc plasterboard finished with set.

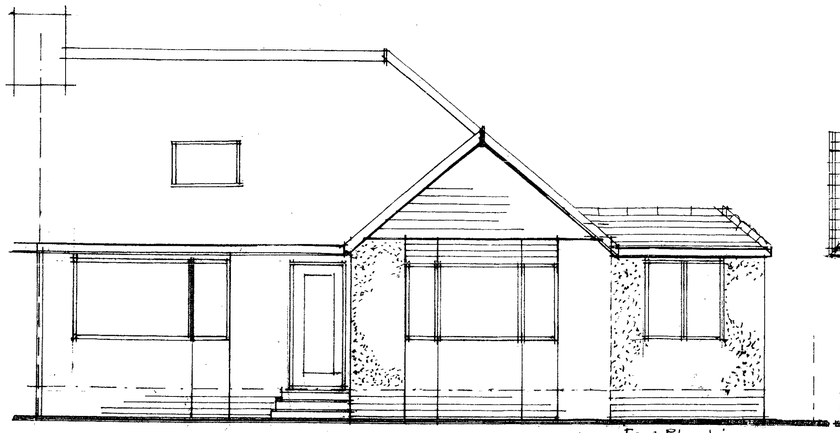
Pitched Roof
Tiles to match existing on 25 x 38mm treated battens on type 1F breathable sarking felt to BS747 on C16 grade rafters at max 400mm centres as specified. 100 mm x 50mm wall plate strapped to walls at 2000mm centres using 30 x 5mm mild steel straps. An eaves protection sheet (carrier) will be installed over the fascia board overlapping the roofing felt by 150mm.

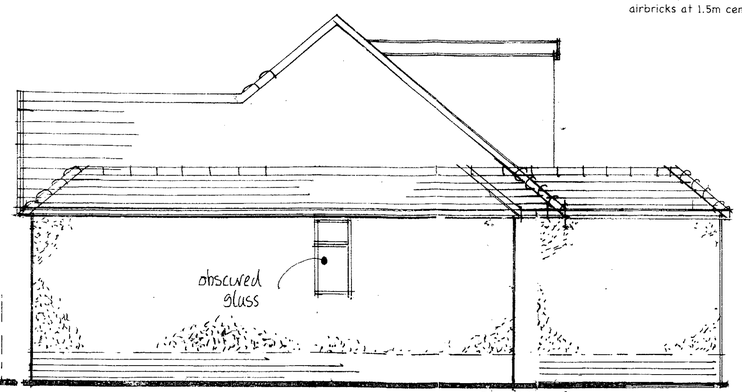
Flat Roof
Timber roof structures to be fixed in accordance with BS Codes of Practice no CP3 and CP112 Flat roof covered with 3 layers built up felt to BS747 finished with 12.5mm chippings bedded in bitumen. All felt work and detailing to be in accordance with CP144, 18mm WBP plywood decking on sw firrings laid to give a fall of at least 1 in 40 dressed over flashing to discharge down the side pitched roofs. All on C16 grade sw joists (as shown on plans.) 100mm x 50mm wall plate strapped down to walls using 1000 x 30 x 5mm mild steel straps at 1.2m centres. Insulated with 450mm Rockwool insulation with at least a 50mm air gap over. Roof to be ventilated at eaves by setting ex 25mm sw fascia min 25mm from face of wall with insect mesh backing opening to form continuous ventilation strip along full length of eaves on all sides.

Ground Floor
Suspended timber to be 22mm flooring grade T & G chipboard to BS 5669 type 11/111 decking on 150 x 50mm treated floor joists at 400mm centres with solid strutting at mid span insulated with 100mm Celotex insulation supported by timber battens, leaving a 50mm air gap between the board and the floorboards, 100mm concrete base, DPM linked to all DPCs and 150mm minimum consolidated clean hardcore. To achieve a U value of 0.22 W/m^{2}K. Suspended floor ventilation to be provided in external walls to provide cross ventilation of 1500mm^2 minimum per metre run of wall with 225mm x 75mm airbricks at 1.5m centres.

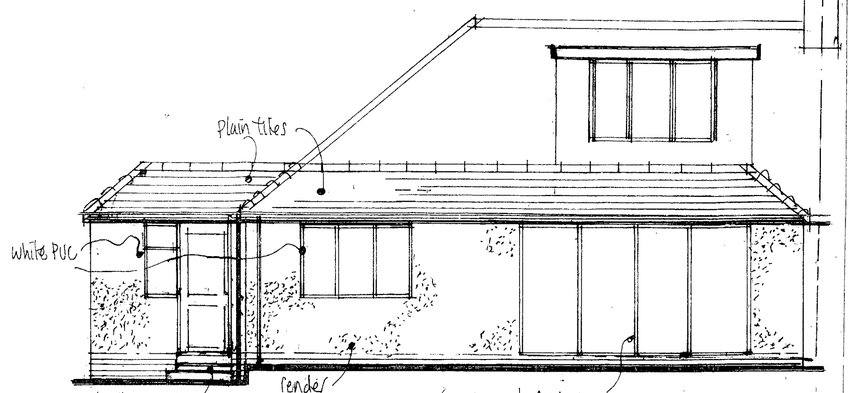


Side Elevation

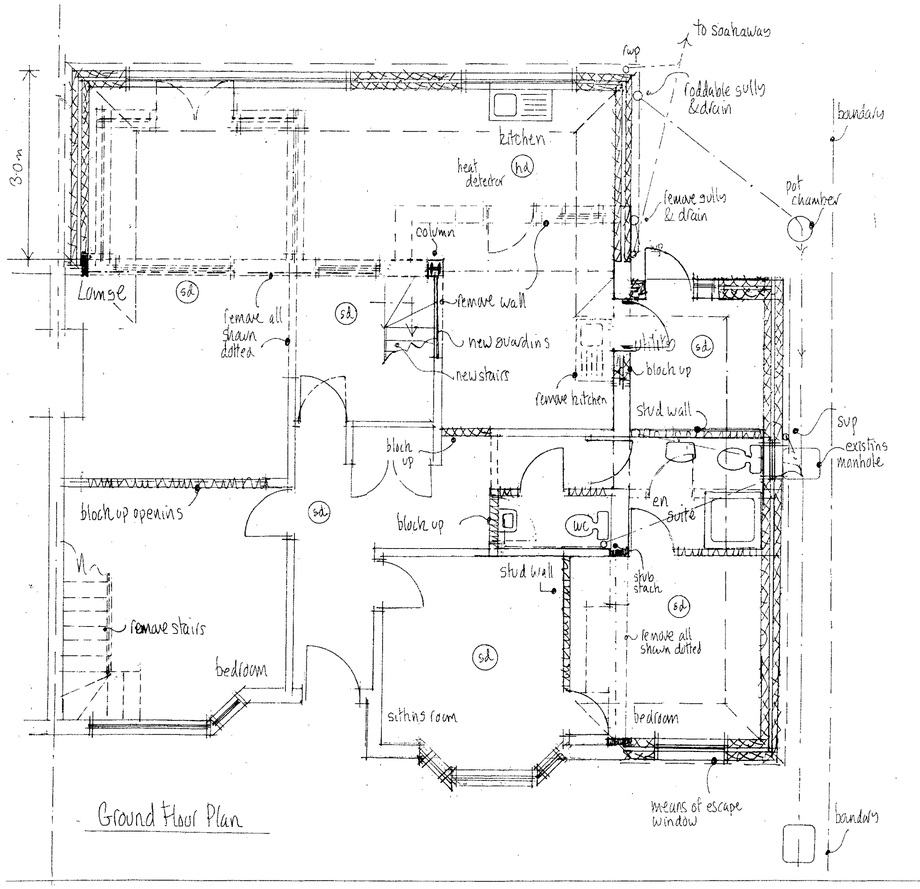

Front Elevation



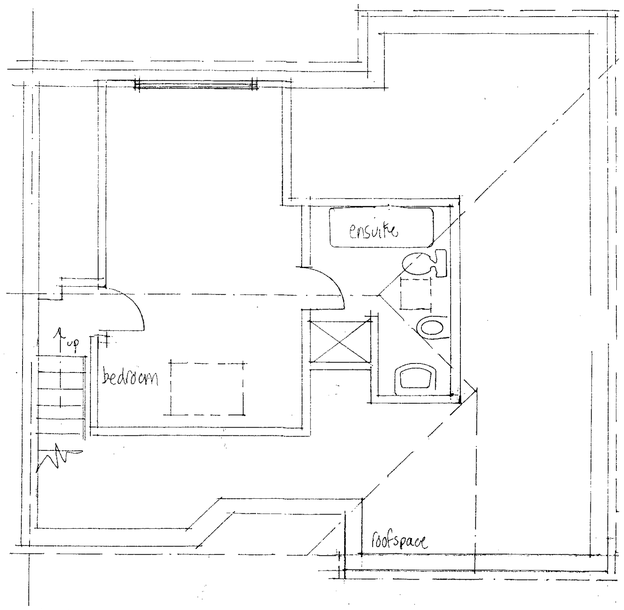
Side Elevation



Rear Elevation



Ground Floor Plan



Roof Plan

0 1 2 3 4 5 6 7 8 9 10

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 8000mm^2 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/m^{2}K. 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. Utility room and en suite to be provided with an extract fan capable of extracting not less than 30 litres per second which may be operated intermittently and ducted to external air. Internal wc to be provided with mechanical ventilation giving a rate of 15 litres per second, ducted to external air with 15 minute overrun and worked off light switch.

Smoke Detectors
Mains operated self-contained smoke alarm to BS 5446: Part 1 to be installed in every room as shown 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.

Additional Fire safety measures, the proposed mains operated fire alarm system should be extended into all the risk rooms, i.e.. Heat detector within the kitchen, and smoke detectors within the dining, lounge, and all bedrooms.

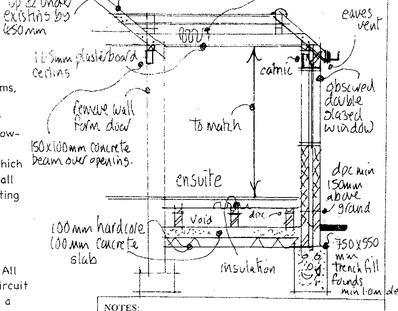
Electrics
All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671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

Foul Water Drainage
All below ground drainage to BS EN 752. Connected into existing foul water drain. New soil and vent pipe to be 100mm UPVC and terminate 900mm above any opening windows within 3.0m including a PVC cage. SVP to be connected to manhole with long radius bend at bottom. All fittings 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. New inspection chambers/manholes to be proprietary plastic mouldings supplied by "Osma" or similar approved. Installed strictly in accordance with manufacturer's instructions. All drains to be 100mm dia UPVC pipes laid and surrounded in 150mm of pea beach to fall 1 in 40, provide concrete cover where invert is less than 450mm. 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
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 2.0m^3 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.

Energy efficient lighting
At least 7.5% 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.

Section through


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

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
Proposed Extension @
21 Cobeham Lane Sompting

Scale: 1:50

Date: March 15

Drawn by: mjh.

A1 sized drawing

Drg No:

Rev: