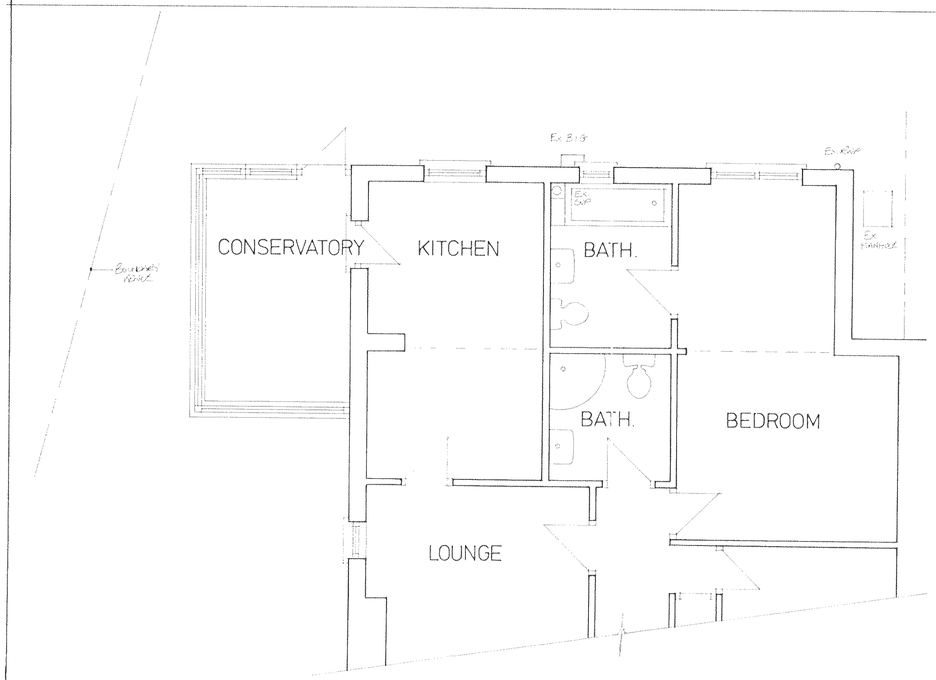
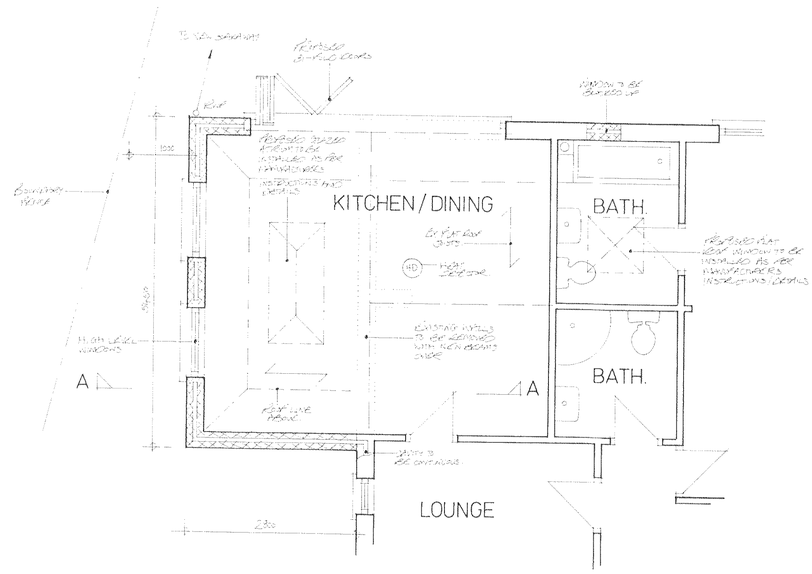
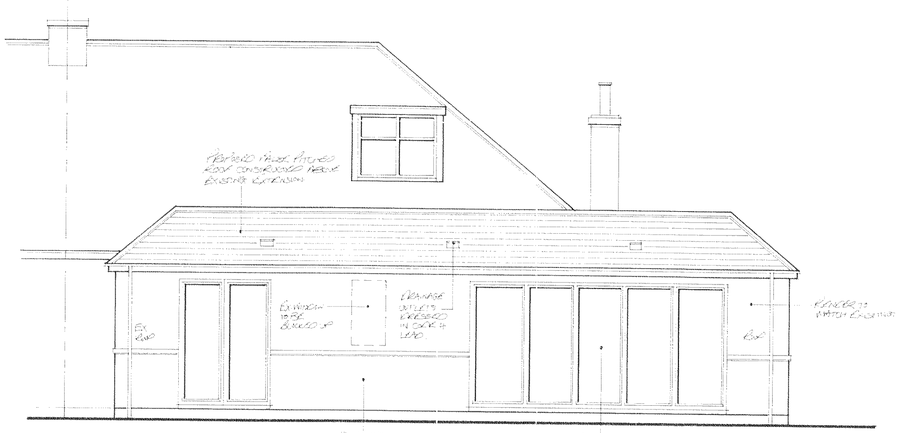
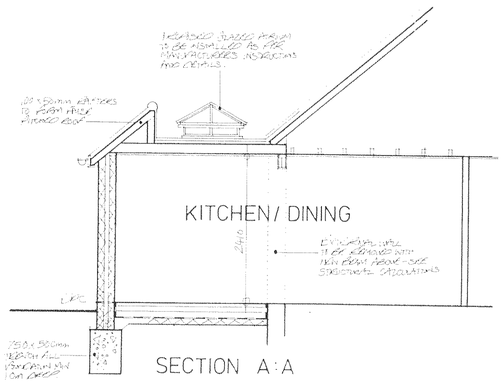


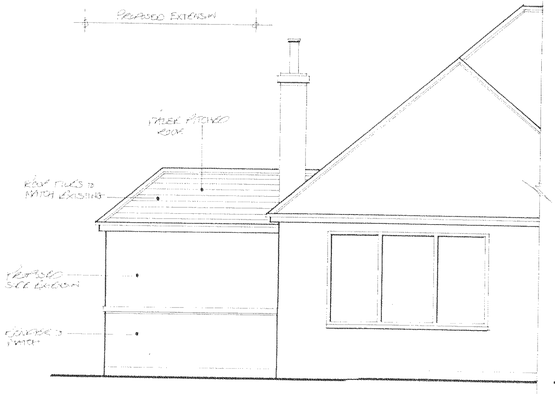
EXISTING GROUND FLOOR PLAN

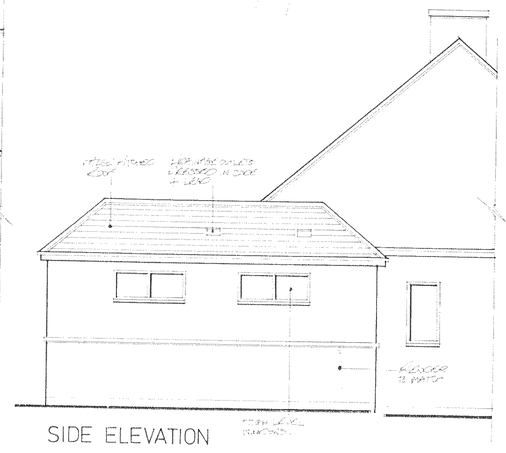


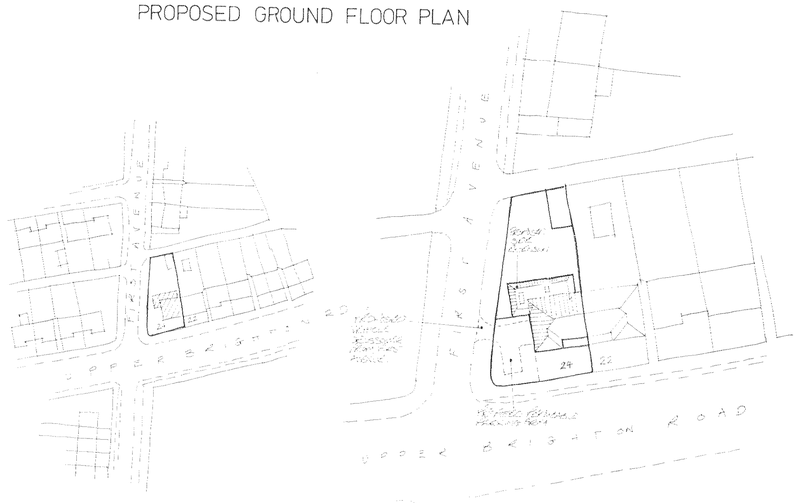
PROPOSED GROUND FLOOR PLAN











BUILDING REGULATION NOTES

THIS DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS CALCULATIONS AND RECOMMENDATIONS

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 regulations 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.
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 lengths of proposed beams to be measured on site prior to ordering, to verify structural engineer's dimensions.
No work should be undertaken until all consents (Planning and Building Regulations) have been received and approved. Any work undertaken is done so at the clients risk.

Foundations

750 x 600mm trench fill foundations (1:2:4 concrete mix). All foundations to be minimum 1.0m below ground level with the exact depth to suit site conditions. New foundations to go down to invert level of any adjacent drains.
All foundations taking additional loads are to be exposed and checked for adequacy and suitability for ground conditions prior to commencement of work.
All existing lintels taking additional loads are to be exposed and checked for adequacy on commencement of work and replaced if necessary.
There are no trees or hedges in the vicinity that will affect the depth of the proposed foundations.

External Walls

Cavity walls comprising matching facing brick outer leaf with min. 100mm cavity filled with 100mm Dritherm. Inner leaf 100mm Thermalite 'Shield 2000' or equal and approved blockwork min. 2.8 N/mm². All walls constructed using 1:1:6 mortar or 1:5 masonry cement mortar. Finished with 13mm lightweight plaster internally. Providing a U value of 0.35 W/m²K. New walls to be bonded to the existing or certified stainless steel profiles to be used.
Horizontal strip polymer (hylac) 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.
Blockwork 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.
Where drains pass through external walls provide 65mm deep x thickness of wall prestressed concrete lintel over in each leaf of wall. Minimum cover over drains to be 50mm clear. Mask opening with sheet material to prevent entry of fill or vermin.
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.

Ground Floors

Minimum 65mm screed reinforced with chicken wire (mix 1:3 or 4) on a 500g polythene barrier over 100mm Celotex flooring grade insulation (GA3000) on 100mm concrete ground floor slab (1:2:4 mix) over 1200 gauge polythene damp proof membrane on blinded hardcore minimum100mm thick with perimeter insulation to slab. All to achieve a U value of 0.22 W/m² K.
If existing suspended timber floor air bricks are covered by new extension provide 100mm dia. vent duct under new floor within hardcore to terminate at new 65 x 215mm air bricks built into new cavity wall. Ducts to be sleeved through cavity with cavity tray over.

Flat Roof

Timber roof structures to be fixed in accordance with BS Codes of Practice no CP3 and CP112.
Flat roof covered with 3 layer built up felt to BS747 finished with 12.5mm white stone chippings bedded in bitumen.
All felt work and detailing to be in accordance with CP144. 18mm WBP plywood decking on sw firrings to give min. 1 in 40 fall and C16 grade sw joists (size and centres as shown on plan) with 1 layer of 165mm Celotex XR3165 insulation fixed between joists (leaving min. 50mm air space above insulation. See structural calculations for details of joist sizes and increase size to suit insulation and ventilation space). Roofing felt taken up under existing sarking felt minimum 450mm. Ceiling lined with 12.5mm foil faced plasterboard finished to client's approval. Flat roof to be ventilated at eaves by fixing 18mm UPVC fascia board with 10mm thick ventilated soffit board to form continuous 25mm ventilation strip along full length of eaves on all sides. 100 x 50mm wall plate strapped down to walls using 1000 x 30 x 5mm mild steel straps at 1.2m centres. All to achieve a U value of 0.20 W/m² K. For alternative insulation methods (ie. above and under joists) please refer to www.celotex.co.uk.
Firrings cross battened with 50 x 50mm battens to permit cross flow ventilation above roof insulation.
Flat roof joists to be restrained with 1000 x 30 x 5mm mild steel straps at1.2m centres screw fixed securely.

False Pitched Roof

Timber roof structures to be fixed in accordance with BS Codes of Practice no CP3 and CP112.
Roof tiles to match existing on 25 x 38mm sw treated battens on type 1F sarking felt to BS747 on C16 grade rafters at max 400mm centres.
Provide lay boards at junction of new and existing roofs.

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.
Steel beams to be encased to provide ½ hour fire protection with encasing in 2 layers of 12.5mm Gyproc wallboard nailed to timber cradles vertically and longitudinally not less than 44mm x 44mm spaced at 600mm centres, with all joints staggered.

Ventilation

New 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.
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 and ducted to external air.
All new windows to be double glazed timber or UPVC with 16mm air gap between panes. Glazing to be 16mm cavity Low E with an emissivity of 0.15 in order to provide the minimum U value of 1.8 W/m² K.
All new doors with more than 50% of glazing to have a min. U value of 2.2 W/m² K. All other doors to have a min. U value of 3.0 W/m² K.
Internal WCs, bathroom and shower room 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. Provide 10mm air intake gap beneath bathroom door.

Surface Water Drainage

Rainwater to 100mm half round PVC gutter laid to falls to the 65mm downpipes as shown to discharge to soakaway.
New soakaway min. 4.6m away from any building to be 1m³ below invert of drain, filled with hardcore and covered with 80mm lean mix concrete on 1000 gauge polythene. Drain to be 100 dia UPVC laid to min. fall of 1 in 40, bedded and surrounded in pea beach.

Glazing

Any glazing located in walls less than 800mm from floor level or 1500mm in a door (inc. 300mm each side) to be toughened or laminated safety glass in accordance with clause 5.3, BS6206.

Heating

All alterations and extensions to the heating and hot water systems shall be designed, installed and commissioned in accordance with the Domestic Heating Compliance Guide.

Smoke Detectors

At least one number mains operated self-contained smoke alarm to BS 5446: Part 1 to be installed in the circulation space of the ground floor. Heat detector to be installed within the kitchen.
All smoke alarms within 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.

Electrical Safety

All electrical work undertaken is to meet the requirements of Part P (Electrical Safety) of the Building Regulations and should 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.

Lighting

High efficiency light fittings, capable of only accepting lamps having a luminous efficiency greater than 40 lumens per circuit-watt, will be provided, in rooms or circulation areas most frequently used, the number not less than the greater of: 1 per 25m² of floor area or 1 per 4 fixed light fittings.

PLAN
No.
3 DEC 2010

ama architectural & quantity surveying services
attenbury moore associates
Unit 1 Gosling Croft Business Park
Long Furlong
Clapham
Worthing
West Sussex
BN13 3UT
Phone: 01903 871131
Fax: 01903 871132
E mail: info@attenburymoore.co.uk

Address of works: 24 Upper Brighton Road, Lancing

Drawing title: Proposed side extension, false pitched roof over existing extension and vehicle crossover/permeable off road parking

Date:	October 2010	Revisions:	
Scales:	1:50,100,500,1250	Dwg No. 01	Job No. AD-132