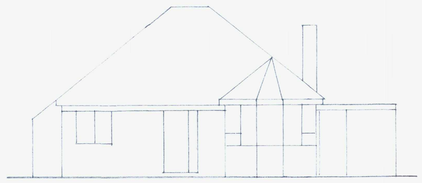
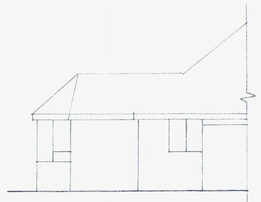


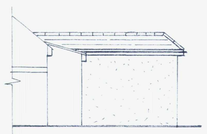
EXISTING SIDE ELEVATION (E)



EXISTING REAR ELEVATION



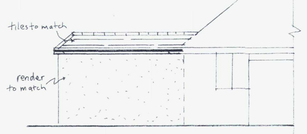
EXISTING SIDE ELEVATION (W)



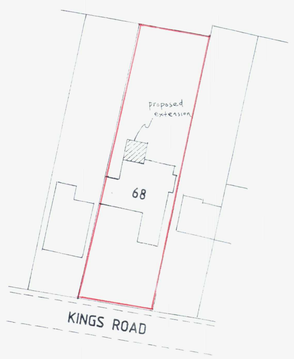
PROPOSED SIDE ELEVATION (E)



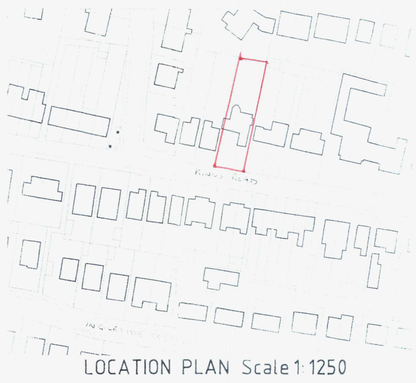
PROPOSED REAR ELEVATION



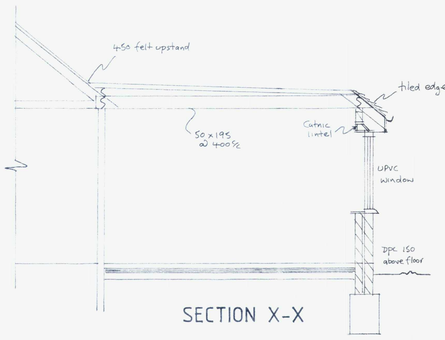
PROPOSED SIDE ELEVATION (W)



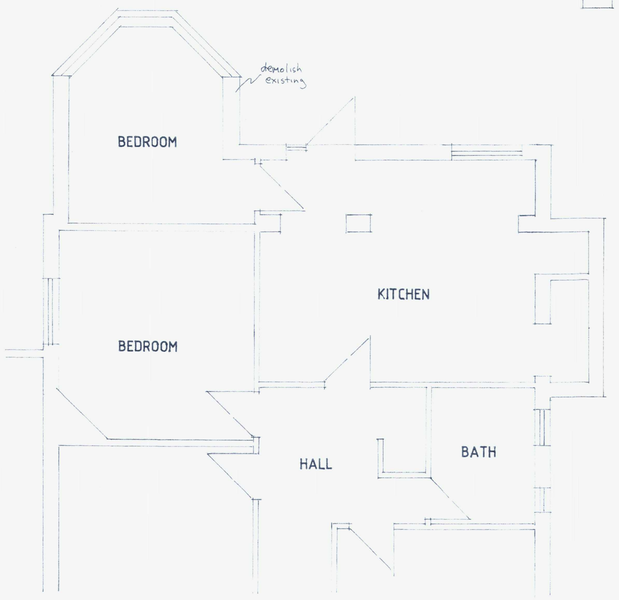
BLOCK PLAN Scale 1:500



LOCATION PLAN Scale 1:1250



SECTION X-X



EXISTING GROUND FLOOR PLAN

PROPOSED GROUND FLOOR PLAN

BUILDING REGULATION NOTES

Full Building Regulation plan approval, including the approval of any structural calculations that were the subject of a Conditional Approval, to be obtained prior to commencing any works or ordering any materials. Starting work prior to full approval is undertaken entirely at the risk of client/contractor/project manager.

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

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 lengths of proposed beams to be measured on site prior to ordering, to verify structural engineer's dimensions.
All setting out, room sizes, headroom clearances etc. particularly to stairs to be to be checked and confirmed prior to any ordering of materials or starting any site works.

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

750 x 500mm 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. There are no tree roots present which will effect the depth and design of the foundation.

External Walls

Cavity walls comprising matching rendered block outer leaf with min 85mm cavity filled with 85mm Dritherm or Rockwool, inner leaf 100mm Thermalite "Turbo" or equal and approved blockwork min 3.5 N/mm². All walls constructed using 1:1:6 mortar or 1:5 masonry cement mortar. Finished with 12.5mm plasterboard on dabs and set finish internally. Providing a U value of 0.28W/m²K.
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. Ensure that at all openings no cold bridging occurs by using a proprietary system such as Thermabate Closers, or similar approved. Windows are to overlap insulated cavity closers by a minimum of 30mm.
New walls to be bonded to existing using British Board of Agrément certificated stainless steel wall profiles.
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.
All walls constructed with stainless steel double triangle 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.
The building fabric will 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 openings. Reasonable provision to be made to reduce unwanted air leakage through the new envelope parts.
NEW BRICK / BLOCK WALLS TO BE PROVIDED WITH MOVEMENT JOINTS AS REQUIRED BY THE BRICK / BLOCK MANUFACTURER.

Ground Floors

Minimum 75mm screed reinforced with chicken wire (mix 1:3 or 4) on 100mm concrete ground floor slab (1:2:4 mix), on 80mm Celotex insulation laid over 1200 gauge polythene damp proof membrane on blinded hardcore minimum 100mm thick with 35mm Celotex perimeter insulation to slab. Where 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 walls. Ducts to be sleeved through cavity with cavity tray over.

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.

Flat Roof

Flat roof to be of warm roof construction. 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. 120mm of Celotex laminated roofboard 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 SC3 grade sw joists (as shown on plans). Roofing felt taken up under existing sarking felt minimum 450mm. Ceiling lined with 1000 gauge polythene and 12.5mm plasterboard with set finish. Providing a U value of 0.18 W/m²K.

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.

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.

Glazing

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

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 (sealed) storage water heater should comply with BS EN 12897: 2006.

ADUR & WORTHING PLANNING SERVICES

PLAN	AWDM/1920/17
DATE VALID	- 5 DEC 2017

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Client: Mr.&Mrs. JOHNSON

Job Title: 68 KINGS ROAD LANCING

Drawing Title: REAR EXTENSION

Scale: 1:100 & 1:50

Date: Nov. 2017

Drawn by: JW

Drg No.: JW/17/097

Rev.:

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

1:100 0 1 2 3 4 5 6 7 8 9 10

1:500 0 10 20 30 40 50

1:1250 0 10 20 30 40 50 60 70 80 90 100

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