ADUR & WORTHING
PLANNING SERVICES
PLAN AWDM/0618/12
1 5 MAY 2012
VALID

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 wide trenches fill (1:2:4 concrete mix). Foundations to be minimum 1.0m below ground level and at least 50mm below the level of any adjacent drains with the exact depth to suit site conditions. Provide 150 .100mm concrete beams over drains where passing through foundations minimum 100mm cover over.

Ground Floor

Minimum 75mm screed :inforced with chicken wire (mix 1.3 or 4), 100mm Celotex flooring, and 3 coats RIW dpm on 100mm concret slab and blinded 100mm consolidated hardcore. Provide an insulated up stand to the perimeter of the floor. Ay air bricks covered to be ducted through the oversite to external air via 100mm dia ducts. An additional laye of polythene will be provided over the floor insulation to prevent condensation forming.

External Walls

Cavity walls comprising bickwork to match existing, 100mm cavity with 100mm Rockwool insulation cavity batts, inner leaf 100mm Termalite or equal and approved block work min 3.5 N/mm^2. Render to be 2 coats of 10mm each of nominal mix of 1:1:6.All walls constructed using 1:1:6 mortars or 1:5 masonry cement mortars. Finished with 13mm lightweight plaster internally. Horizontal strip polymer (hyload) damp proof course in each leaf of new walls min 50mm above adjacent ground level in external leaf. DPC to be lapped with existing wall DPC and with floor DM. Vertical DPC to be installed at all reveals where cavity is closed. Block work below ground level to be cass a dense concrete or alternatively semi engineering brickwork. Cavities below ground level to be filled wh lean mix concrete up to ground level and min 225mm below damp proof course. Ensure that at all openingsno cold bridging occurs by using a proprietary system such as Thermabate Closers, or similar approved. All was constructed with stainless steel wall ties built in at 450mm centres vertically and 750mm centres horizontay in staggered rows. Doubled up at corners and reveals. Cavities closed at eaves level with slate and to be continous. 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. Weepholes to be provided adjacent to ground level and over openings/cavity trays etc every third perpendicular Ctnic or similar approved lintels to be used over door and window openings with min 150mm bearings.

Steel beams and supports

To provide at least ½ hourfire resistance, encased in 12.5mm Fireline board upon a timber cradle.

Flat Roof

Timber roof structures to b 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 accordane with CP144.

Pitched Roof

Tiles to match on 25 x 38mm treated battens on type 1F sarking felt to BS747 .Ceiling joists , rafters and 100mm x 50mm wall plate strapped down to walls using 1000 x 30 x 5mm mild steel straps at 1.2m centres. Fix 12.5mm plasterboard celing lined with 1000 gauge polythene vapour barrier over 400mm Rockwool insulation in between joist. Roof to be ventilated with high-level tile ventilators to be installed to assist cross ventilation of roof space. To be equal to a continuous strip of 5mm wide. Rainwater to 100mm half round pvc gutter laid to falls to the 65mm down pipes as shown.

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.

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. 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 doors to be double glazed PVC 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.

Foul Water Drainage

All fittings to be provided with trapped waste pipes as follows: Sink, to discharge into a 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.

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 75% 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.

Sanitation Hot Water Safety and Water Efficiency

There will be a supply of wholesome water (mains water supplied and stored in accordance with the requirements of the Water Supply (water fittings) Regulations 1999) to the following locations.....

a) Any place where drinking water is drawn off.

b) Wash hand basins, baths, showers and sinks.

c) Sanitary conveniences -however alternative supplies to sanitary conveniences are acceptable (e.g. harvester rainwater).

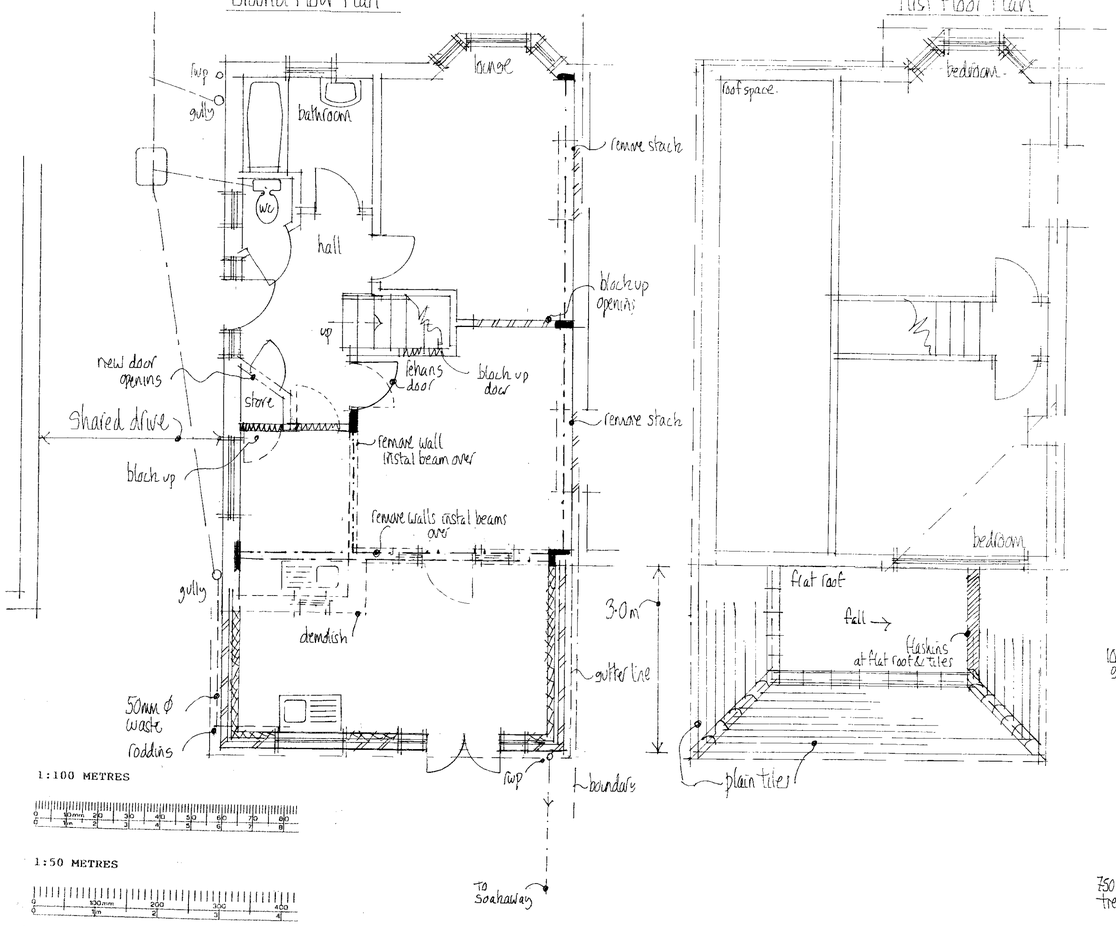
Heated (includes softened) wholesome water will be supplied to the following locations.....

Wash hand basins, bidets, baths, showers and sinks (in areas where food is prepared).

Any hot water storage and supply system installed is required to be commissioned in accordance with procedures set out in the domestic heating compliance guide .Commissioning documentation will be required at completion .

Hot water storage systems should be designed and installed in accordance with BS 6700, 2006 + A1 2009. Indirectly heated unvented (closed) storage water heater should comply with BS EN 12897.2006.

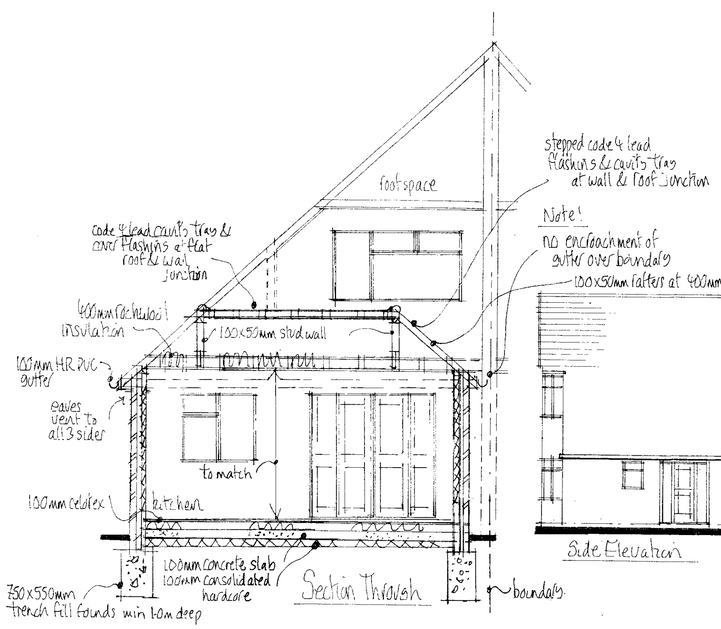
Grand Floor Plan

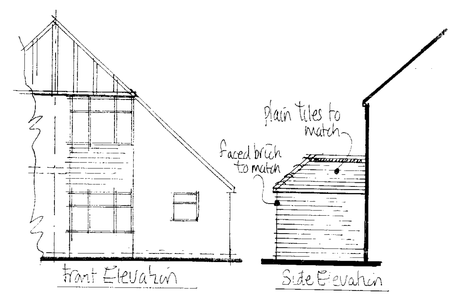


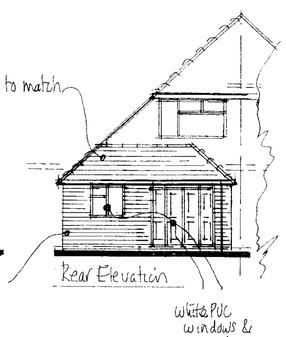
1:100 METRES

1:50 METRES

First Floor Plan







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Drawing Title	Rear Extension @ 33 Upper Tinsstone Lane Shoreham by Sea
Scale	1:50, 1:100
Date	April 12
Drawn by	mjh
	A1 sized drawing.
Org No.	Rev.