## 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.

External Walls

Cavity walls comprising brickwork 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. Vertical DPC to be installed at all reveals where cavity is closed. 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.

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 ceiling lined with 1000 gauge polythene vapour barrier over 400mm Rockwool insulation in between joists. 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 8000mm² 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 and windows 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/m²K. 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 and a minimum 4000mm² trickle ventilators. All bedrooms shall have a window at least 750mm high and 450mm wide when open located to allow access with a cill height of between 0.8m and 1.1m above floor level.

Foul Water Drainage

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 diameter UPVC pipes laid and surrounded in 150mm of pea beach to fall 1 in 40, provide concrete cover where invert is less than 450mm. Any manholes installed within the building to be fitted with a doubled sealed screwed down cover.

Energy efficient lighting

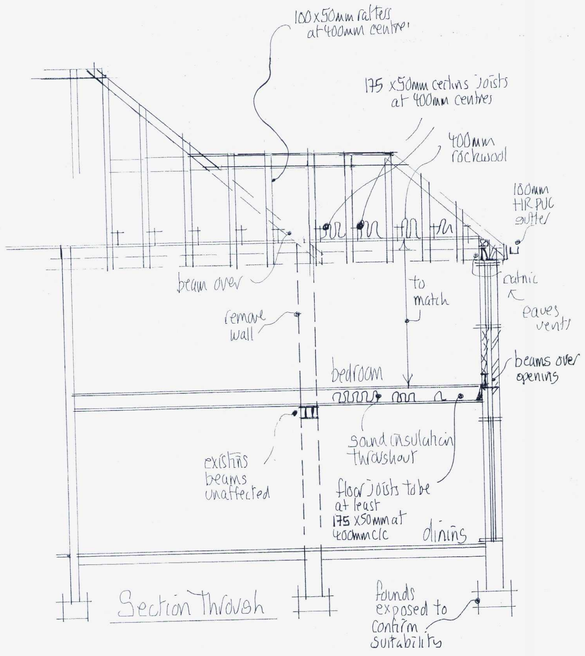
At least 75% of new light fittings will be energy efficient

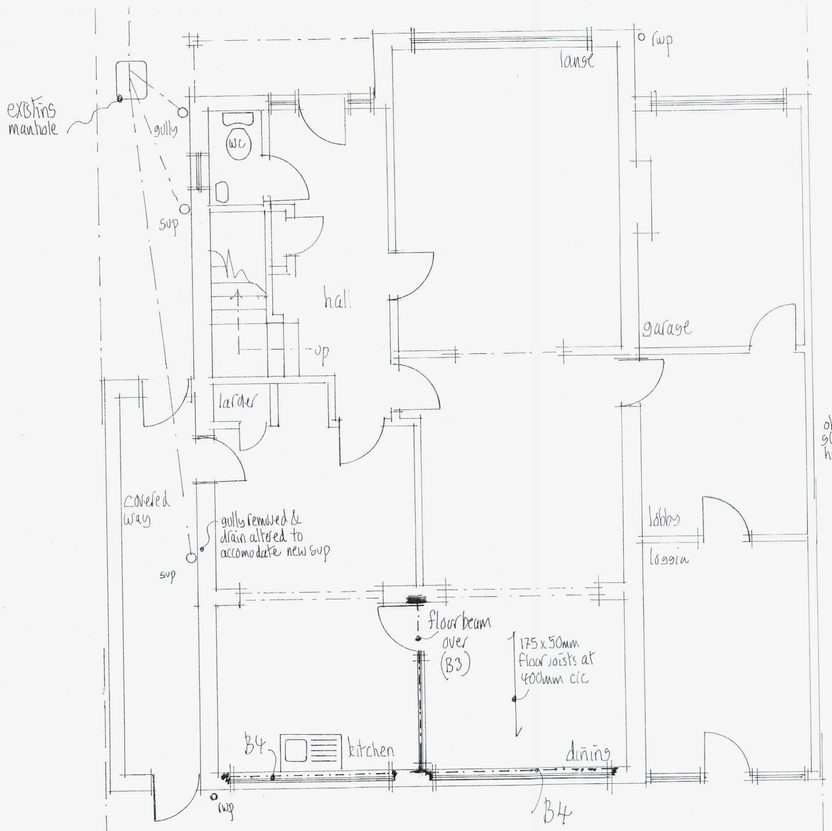
Heating

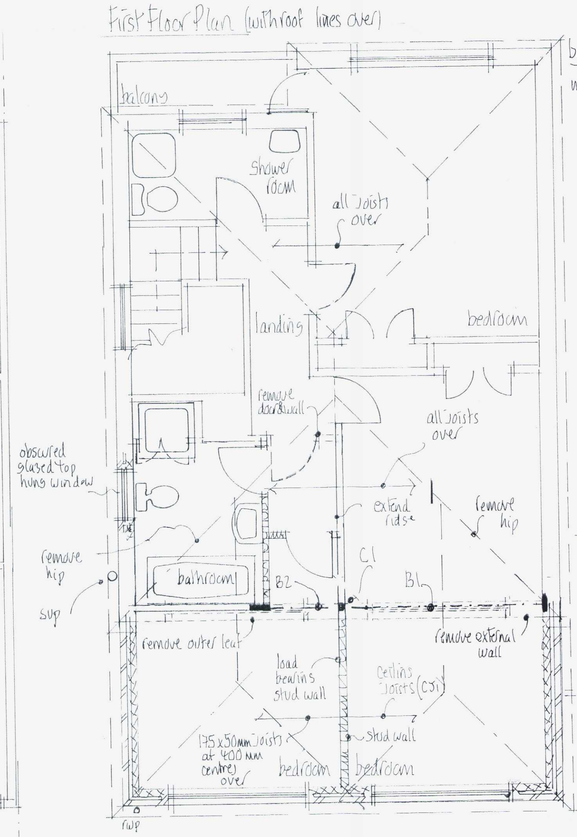
Any radiators to be installed into new extended room are to be fitted with TVR s.

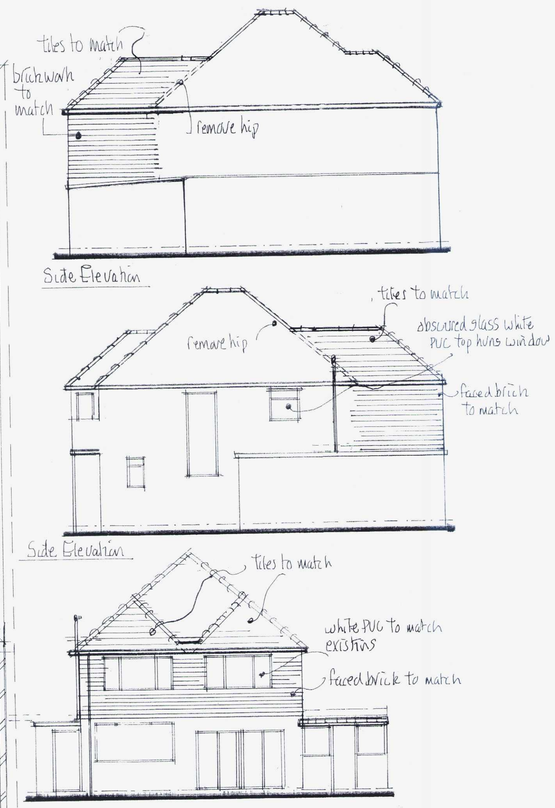
Smoke Detectors

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.




## Beam Details

Ceiling Joists (CJ1) to be 220x50mm timbers at 400mm centres.

Beams B1&B2 to be 152x89x16UB bearing onto Post C1 with 4no M12ϕ bolts & bearing onto 225x100x12mm m.s. plate.

Column C1 to be 80x80x3.6 SHS with 250x250x12mm base plate

Beam B3 to be 152x152x30 UC bearing onto 300x100x15mm m.s. plate.

Beam B4 to be 203x102x23 UB bearing onto a 225x100x12mm m.s. plate, used in conjunction with a catnic lintel.

Buildins Regulation Revisions to satisfy conditions — March 13

(1) new cavity wall to be adequately supported by the ground floor cavity wall, any timber plates should be cut to enable walls to be built off masonry wall below.

(2) External masonry wall to be supported by Beams B4 to be installed in conjunction with a catnic lintel to support external leaf.

(3) Smoke alarms to circulation areas added.

Revision to satisfy Planning Officer — April 13

Roof lines altered.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Drawing Title: First Floor Extension @ 5 Glebe Close Southwick

Scale: 1:50, 1:100

Date: Jan 13 — Drawn by: mjh

A1 sized drawing

Dwg No. — Rev.

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Imm

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