

Annex to be of timber framed construction by specialist manufacturer in accordance with TRADA Specification. Roof tiles to be plain concrete type. External walls in feather edge boarding, on concrete reinforced raft to engineers details. Triple rafters both sides of dormer. 2 No 100 x 50mm timber posts to corners of dormer. 80mm GA3080z Celotex to sides of dormer constructed in 100 x 50mm C16 timber rafters, ceiling joist and stud work cheeks.

FLASHING Building Regulation C4

To be code 4 lead. Cavity tray to be provided between garage roof and joining wall.

PLUMBER Hot water and central heating Building Regulations G3/J and L.

The hot water and central heating system will be extended to include the new extension to comply with approved documents J & L, by a competent plumbing and heating engineer. All gas installations will be installed by a qualified

CORGI gas engineer. Central Heating and Hot and Cold water in copper to BS864.

RAIN WATER Building Regulation H3 Table 2 100mm Gutter, 75mm down pipes discharging into 100mm Osma drains into soakaways 4.5m from buildings.

All underground drains to be Osma below ground type surrounded with pea shingle.

All traps from sinks, baths and basins are to be deep seal 76 mm, showers 50 mm seal.

shower traps. Bath, shower and sink waste pipe to be 40 mm dia. basin waste to be

32 mm dia. access plugs where necessary, 110 mm pipe soil and vent pipe. Building

Regulation H1.

ELECTRICITY Building Regulation Part P (Electrical Safety).

To comply BS 7671 (I.E.E. Wiring Regulations 16th Edition). Fit mechanical extractor

to Bathrooms, Kitchens and Utility rooms to vent 30 litre /sec adjacent to hob and

60 litres/sec elsewhere in kitchens. 30 litres/sec utility rooms, 15 litres/sec for

bathrooms. Certificate to comply with BS7671 to be issued after completion of the work.

Smoke alarms, mains operated and interconnected, to be fitted to ground floor hall

and landings. Building Regulation B 7 10. 2 No low energy lights will be installed.

PLASTERING

Ceilings to be boarded with 12.5mm plasterboard and skimmed with plaster. Internal

walls to receive 13mm Carlite plaster. External walls to be plastered to match existing.

GLAZING Building Regulations F1 Table 11.1 Ventilation, N1 Glazing.

Windows and doors to be double glazed with 16 mm separation low emissive glass

to give maximum 2.0 U-Value. New windows ventilation not less than 1/20 of room floor

area and fitted with a minimum 8000mm² trickle ventilator to habitable rooms, all

other rooms 4000mm². All new external doors and joining windows to be glazed

in safety glass in an area 1500mm high from bottom of glass and extend 300mm

either side of door frame opening. All internal glass doors and screens to be in

safety glass. All to BS6206 and supplied by FENSA approved installer.

PASSAGE OF SOUND Building Regulation E Resistance to passage of sound.

Stud partition walls to include sound insulation to regulation E2 with 75mm

minimum distance between 12mm plaster board linings. 25mm wool batts

or quilt, minimum density 10 kg/m³, suspended in cavity. Solid block walls

type C minimum mass per unit area, excluding finish, 120 kg/m².

Sound insulation to first floor to be mineral wool a minimum 100mm thick,

minimum density 10kg /m³ laid between joist. Test Certificate to be

provided for Local Authority.

EMERGENCY ESCAPE WINDOWS Building Regulation B1/2.11.

All first floor bedroom windows and habitable rooms to incorporate opening sash for

means of escape not less than 33 m², width of opening not less than 450mm, window

height from floor to sill not less than 800mm not more than 1100mm except roof

windows (bottom of opening 600mm above floor).

DISABILITY SPECIFICATION Building Regulation Part M.

Ramp to front door to have non-slip surface and not rise more than 1 in 20, to a

landing 1200mm long, clear of any door swing, ramp width 1200mm, entrance door

threshold to be flat, flush with floors and entrance platform. Light switch and socket

outlets to be not lower than 450mm or higher than 1200mm. VVC to be sited not less

than 500mm from side walls from centre line of pan, clear of washbasin and not less

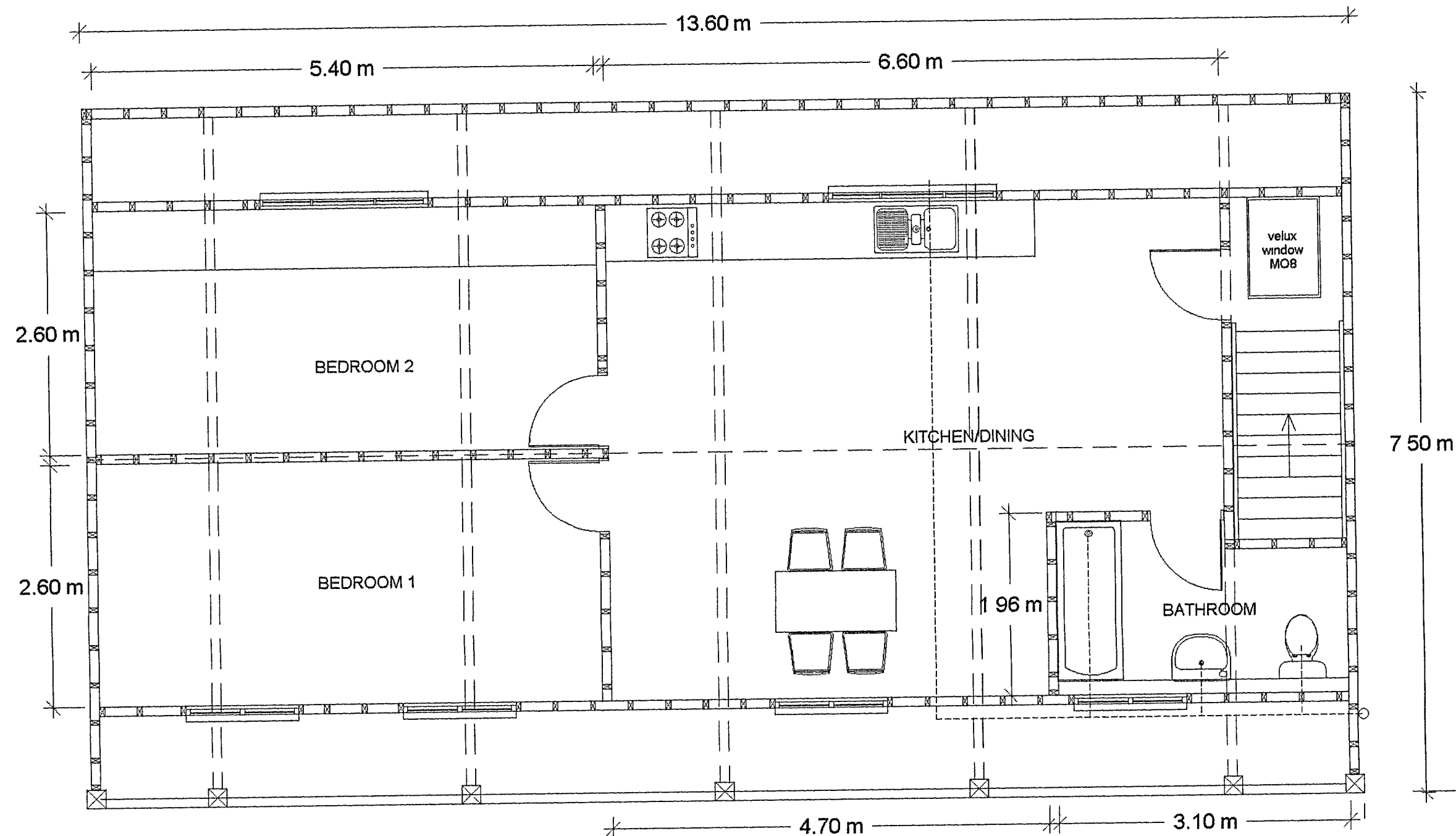
than 750mm from entrance door and pan, door to open out. Doors to habitable

rooms and VVC's on ground floor to be 750mm minimum clear opening from open

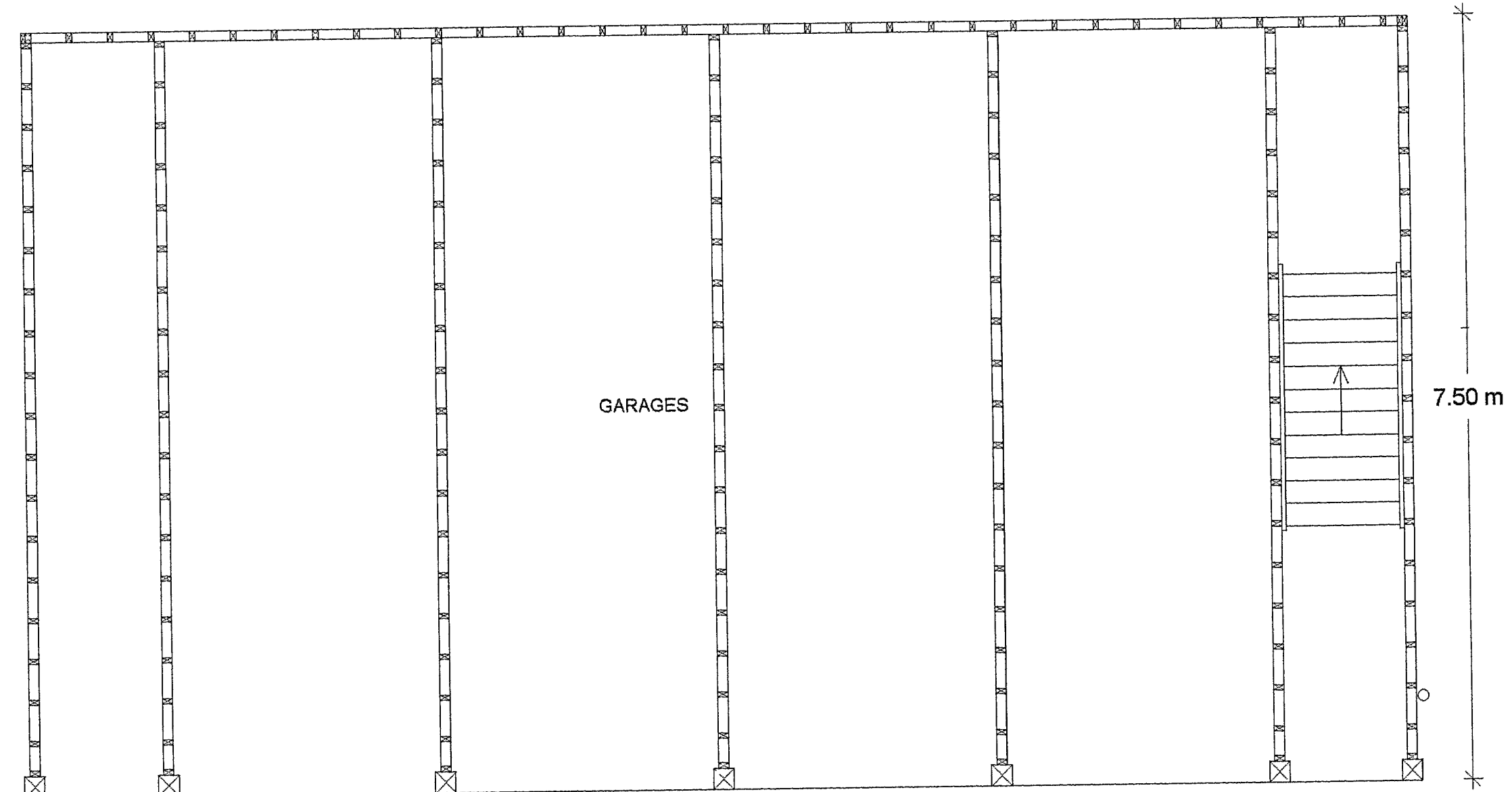
door to steps.

Building Regulations Part L SAPs rating will be forwarded to

Arun District Council as soon as received.



FIRST FLOOR PLAN



GROUND FLOOR PLAN

27 06
8.3.06

Do not scale from drawings
(excepting Local Authorities)
All dimensions to be checked on site

All work to comply with Building Regulations,
British Standards, manufacturer's instructions
/specifications and engineer's calculations at
all times. Construction must also comply with
all safety at work regulations. Additional work
may be requested by the building inspector
as work proceeds to ensure the new building
complies with all building regulations

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Drawing 1 / 2
ANNEX to 95a Yapton Road Middleton

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