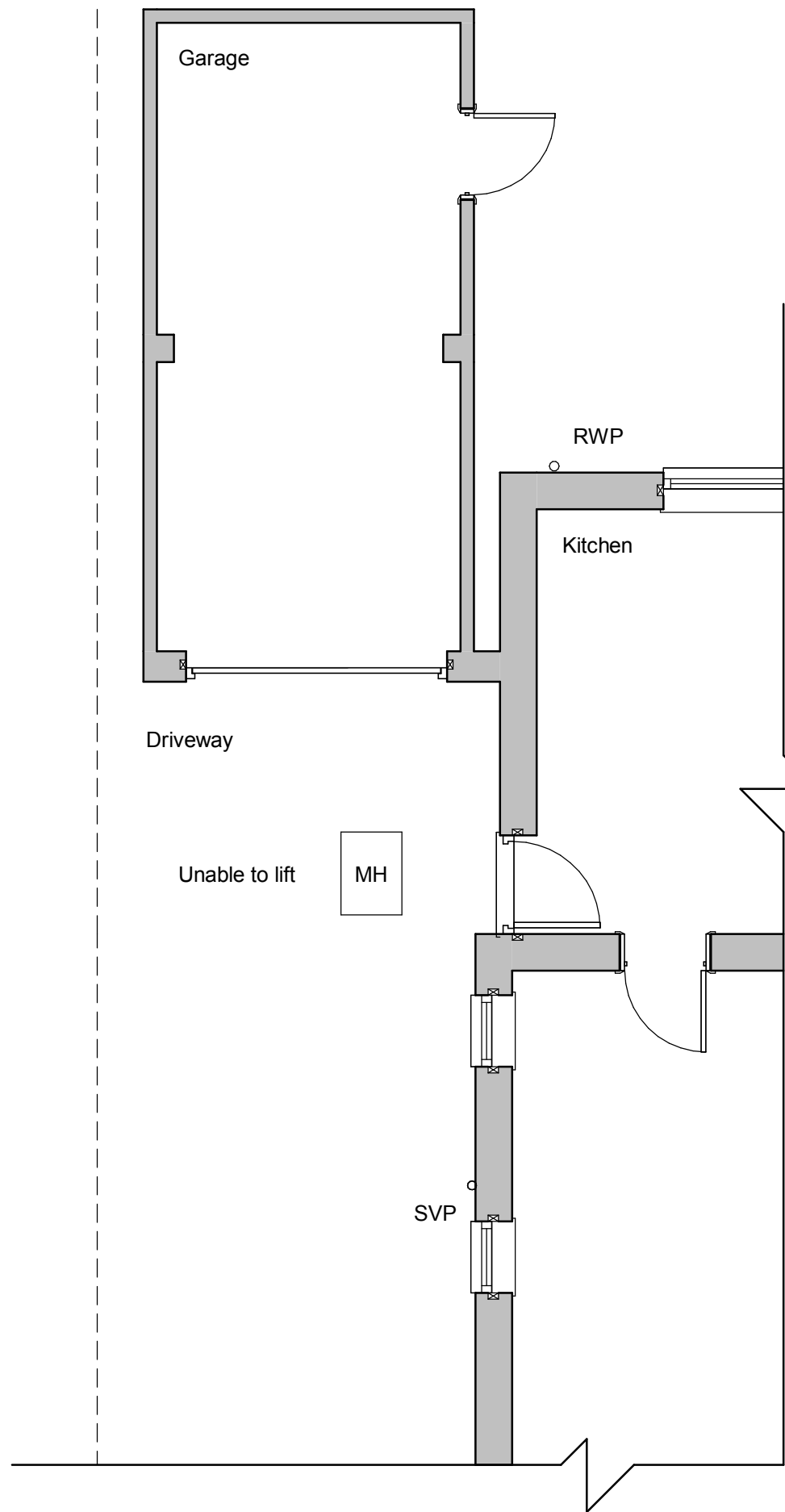
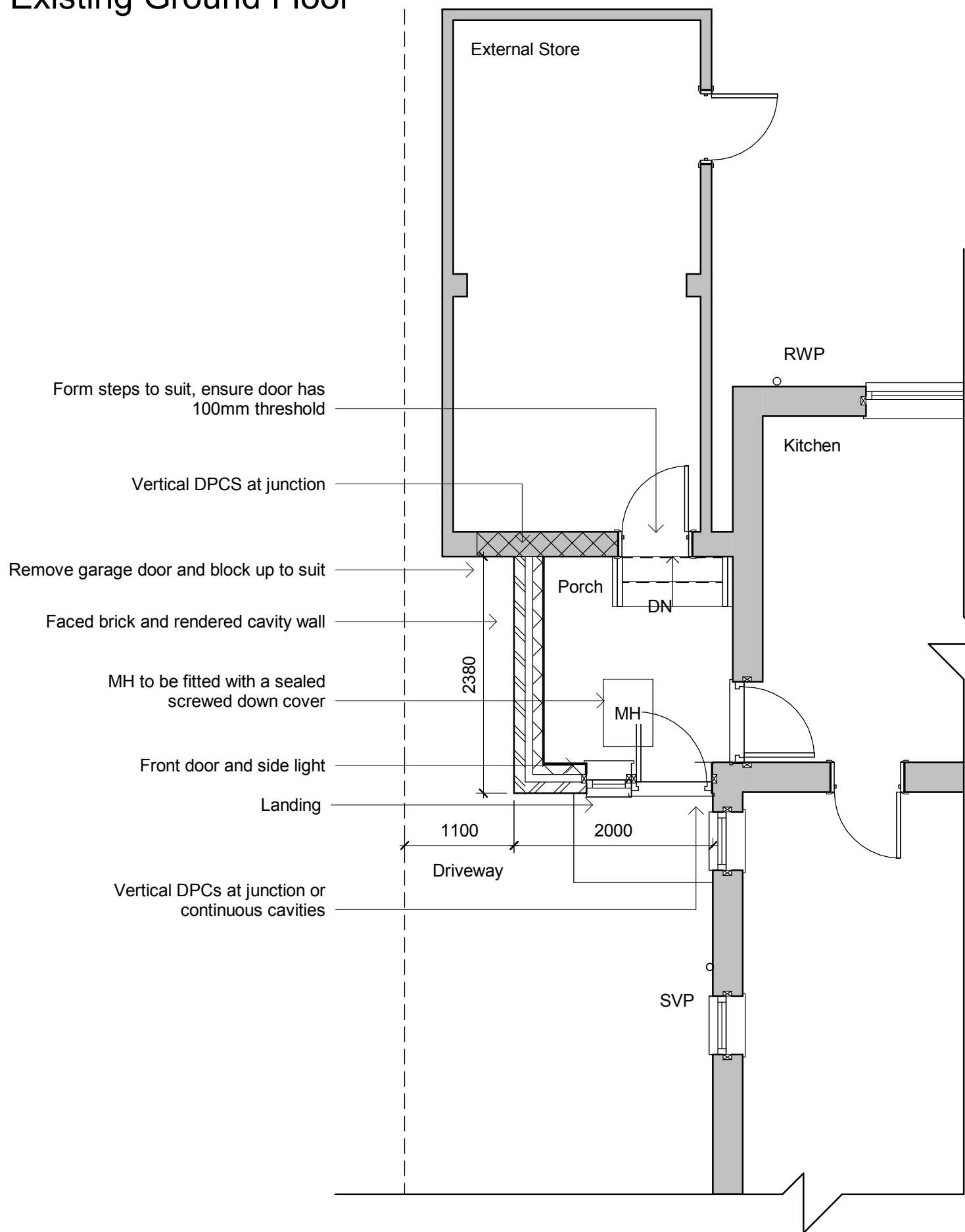
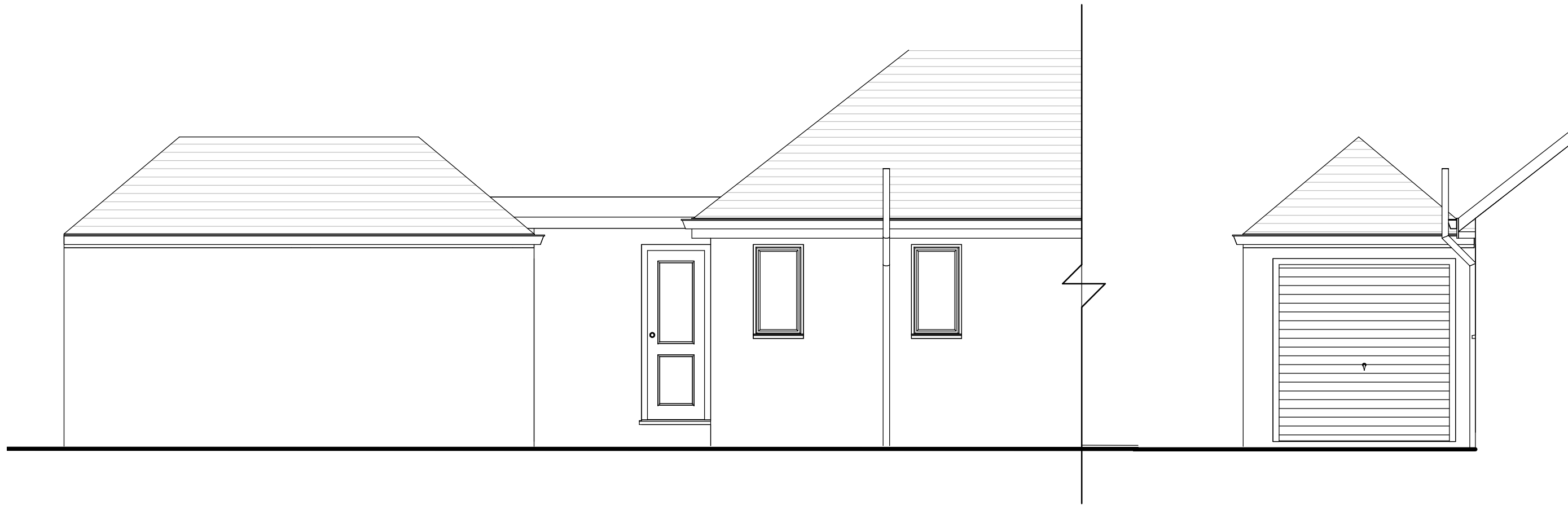




Existing Ground Floor

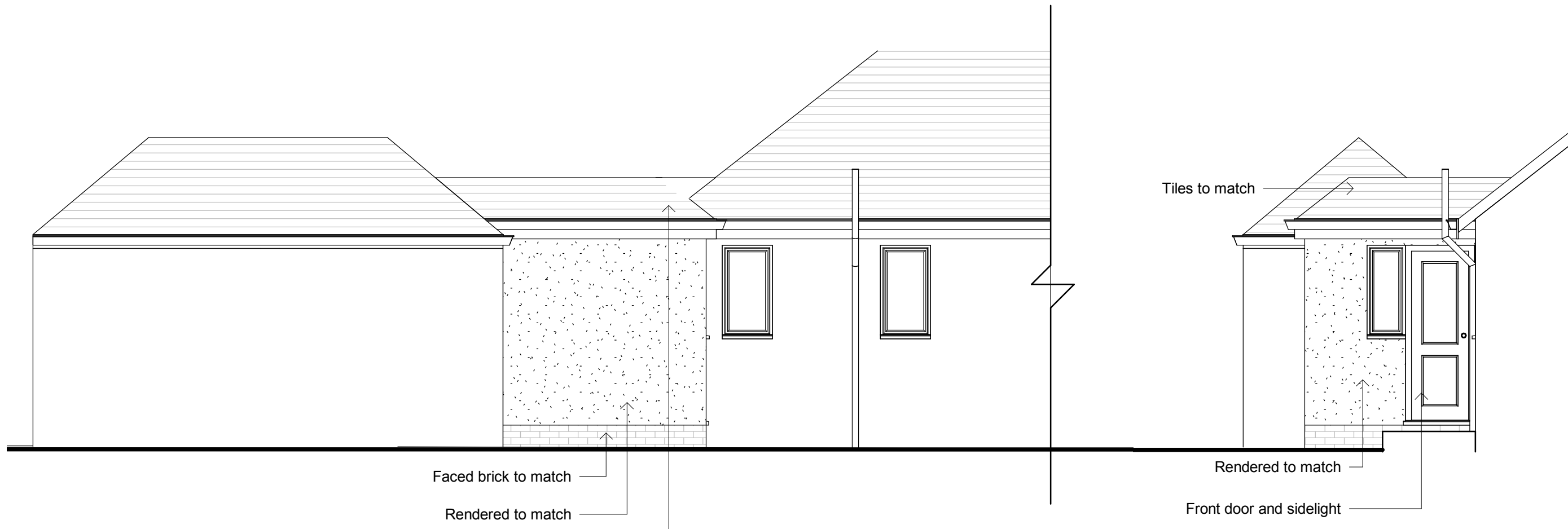


Proposed Ground Floor



Existing Side Elevation

Existing Front Elevation

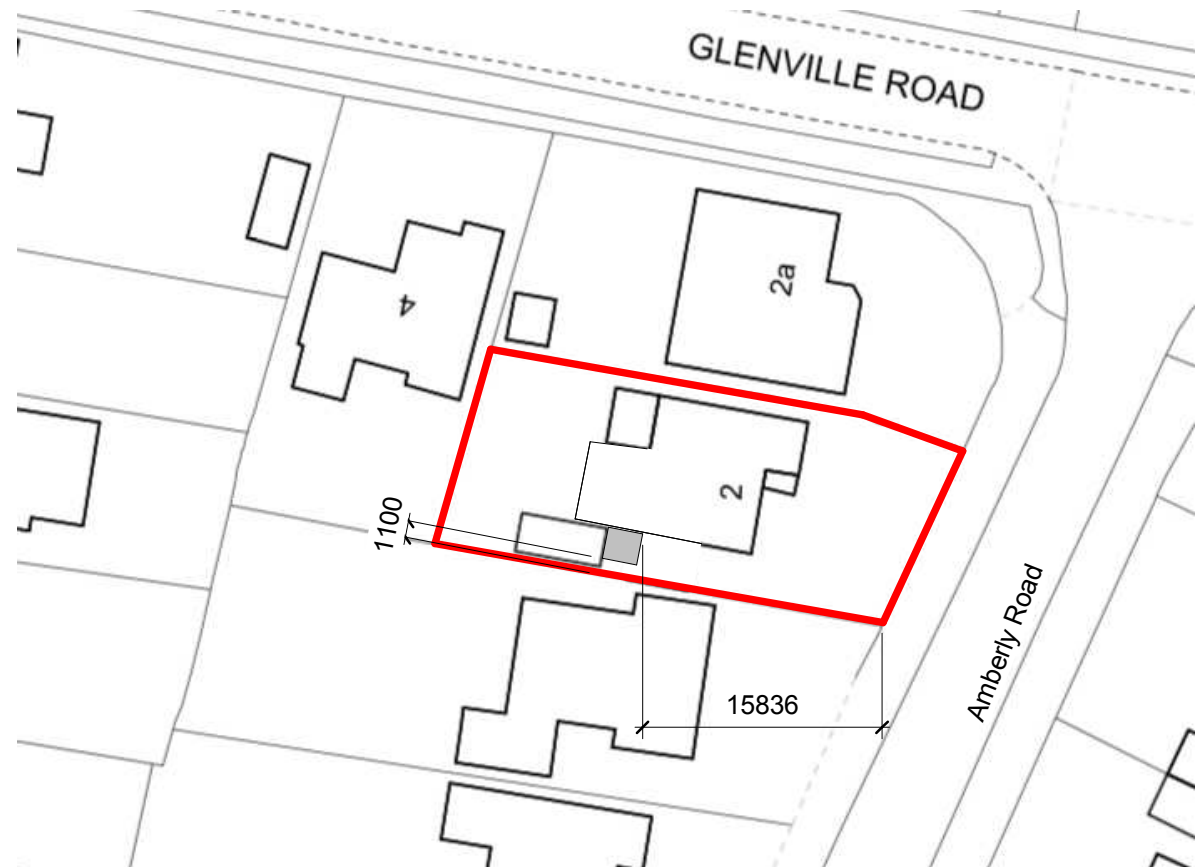
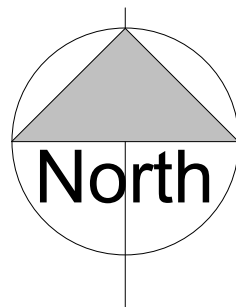


Proposed Side Elevation

Proposed Front Elevation

Site plan 1:500

Site plan 1:1250



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 lengths of proposed beams to be measured on site prior to ordering, to verify structural engineer's dimensions. Foundations To be 750mm x min 550 mm wide trenches fill (1:2:4 concrete mix). Foundations depth to suit the site conditions.

External Walls Cavity walls comprising faced brickwork and render to match, 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. Render to be 2 coats of 10mm each of nominal mix of 1:1:6. 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. Vertical DPC to be installed at all reveals where cavity is closed. Block work 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. 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. The new blockwork construction is to be fixed back to the existing structure with stainless steel wall connectors with the vertical joint perpended between the existing and new weather sealed with a pre-compressed sealing strip or polymer based sealant. All cavities are to be continuous.

Ground Floor Suspended timber to be 22mm flooring grade T & G chipboard to BS 5669 type 11/111 decking on 100 x 50mm treated floor joists at 400mm centres with solid strutting at mid span insulated with 100mm Celotex insulation supported by timber battens, leaving a 50mm air gap between the board and the floorboards, 100mm concrete base, DPM linked to all DPCs and 150mm minimum consolidated clean hardcore. To achieve a U value of 0.22 W/m²K. Suspended floor ventilation to be provided in external walls to provide cross ventilation of 1500mm² minimum per metre run of wall with 225 mm x 75 mm airbricks at 1.5m centres.

Pitched Roof Tiles to match existing on 25mmx 38mm sw treated battens on type 1F breathable sarking felt (tyvek or similar) to BS747. 100 x 50mm rafters at max 400mm centres. Rafters and 100mm x 50mm wall plate strapped down to walls using 1000 x 30 x 5mm mild steel straps at 1.2m centres.

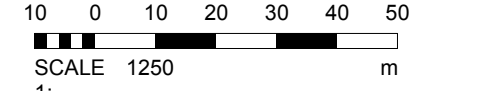
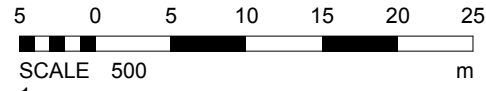
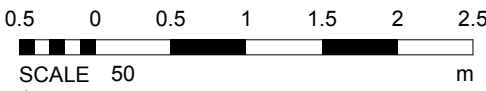
Ventilation New windows to provide open able ventilation area of not less than 1/20th of the floor area of the rooms, which they serve, all fitted with a minimum 8000mm² trickle ventilator. All new windows to be double-glazed with 16mm air gap and a "soft" low-E coating. All glazing in those critical locations to be of toughened or laminated safety glass in accordance with clause 5.3, BS6206. The U values of the windows will be 1.6 W/m²K and the doors 1.8 W/m²K.

Foul Water Drainage Provide a sealed screwed down cover to the existing manhole.

Surface Water Rainwater to 100mm half round PVC gutter laid to falls to the existing 65mm down pipes.

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.

Revisions



A - May 2019

Client revisions

Materials

Tiles to match

Rendered to match

Faced brick to match

Doors and windows to be white PVC to match

Drawing Number 2019/65

Sheet 1 of 1

Size A1

Scale 1:50, 1:500, 1:1250

Project

Existing and proposed details
May 2019

Job Title

2 Amberley Road
Rustington
West Sussex
BN16 2EE

Do Not scale from this drawing except for planning as photocopies will be subject to distortion
Drawings to be read in conjunction with all other Designers and structural engineers contract drawings and specifications: Any discrepancies must be brought to the attention of the Designer immediately.
The contractor must verify all dimensions by site measurement before ordering materials or manufacturing components
Substitute materials and products to those named will be acceptable if proven to be of equal or higher performance and not in conflict with other elements

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