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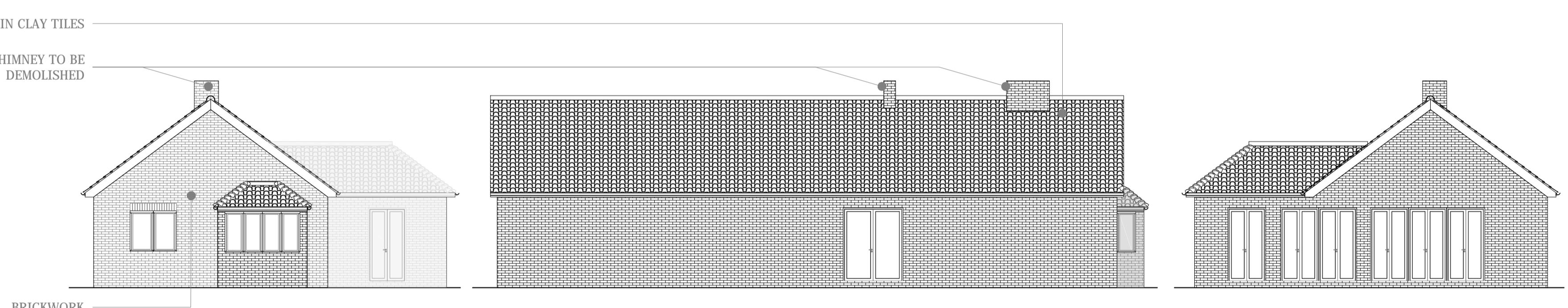
The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

Domestic clients
The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor.

The designer can take on the duties, provided there is a written agreement between you and the designer to do so.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:

- (a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
- Or:
- (b) Exceeds 500 person days.



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REVISIONS:					

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TITLE:

BUI LDI NG REGULATI ONS EXI STI NG PLANS + ELEVATI OI NS

175 HOLTYE ROAD
EAST GRINSTEAD
WEST SUSSEX
RH19 3ER

DRAWN: AAV DATE 19/01/2023

SCALES: @A1 PP# / BC#

DRG No.

TRD-2120 - A1/03

Preparation, protection, access & demolition:
All necessary scaffolding, access ladders, material hoists, temporary protection and working platforms etc for works are to be erected, maintained, certified, dismantled and removed by suitably qualified and insured specialists.
All plumbing, drainage, heating, electrical services etc including re-siting of heating appliances/boilers/flues/tanks etc to be altered/modified/adjusted by suitably qualified & experienced specialists or registered competent persons.
The contractor is to allow for and maintain all temporary protection to the building to maintain weather tightness until completion of works. All timber is to be protected on site to minimise moisture content (not exceeding 22%).

Inspection of existing structure:
Existing foundations, lintels and wall structure that will be built off or support the new upper storey extension loadings from the proposed works may need to be exposed at the discretion of the Building Control Surveyor and structural engineer to ensure they are adequate and suitable - this may include opening up or excavating walls/floors (and subsequent making good) to check internal foundations or walls. Should the existing structure not appear adequate to support the proposed works then proposed remedial works/alterations may be required to be submitted to Building Control for approval prior to works commencing on site.

CONSTRUCTION NOTES:
These notes are to be read in conjunction with all relevant Architect's drawings and details, Chartered Engineer's details and calculations, and any other specialist consultants' details and specifications.

It is the responsibility of the contractor to ensure that all their work is in compliance with the appropriate requirements of the relevant building regulations and other allied legislation.
Contractor to thoroughly read plans and calculations before commencement to ensure thorough understanding of all aspects of proposals.

All work to be carried out in strict accordance with all current Building Regulations requirements, British Standards, Codes of Practice, Agrément Certificates, Yorkshire Water Authority procedures and relevant HSE requirements.

All dimensions must be checked and verified on site prior to commencement of work and architect notified of any discrepancies. Horizontal and vertical setting-out of buildings, roads and drainage to be agreed with LA before commencement of work.

All materials to be installed in strict accordance with manufacturers' recommendations, all relevant Agrément Certificates, British Standards etc and to Local Authority approval.

Any deviation or change from materials as specified in these notes and on the relevant drawings to be agreed in writing with the Building Inspector prior to commencement of work.

It is the Contractor's responsibility to submit all appropriate Building Notices for Building Control inspections before relevant works are covered up.

Calculations where required for loading, strength and structural stability to be submitted by Chartered Engineer for approval by Local Authority.

CONSTRUCTION NOTES cont:
All timbers to be fit for purpose and to have suitable double Vac-Vac preservative treatment or equivalent Local Authority approved pressure-impregnation method.

All structural timbers to be in full accordance with BS5268 Part 2.
All general joinery timber to be in full accordance with BS1186 Parts 1 & 2.
Covered up structural timbers to be fit-for-purpose selected structural grade C24 treated SW timbers to BS EN 338.

Site to be used only for the demolition / construction of the proposed works, which is to be protected at all times along with adjacent properties, not forming part of the works.
care must be taken at all times to ensure that any works on the supply of all services into and from property, ie electricity, water, gas, bt, foul water and surface water drainage, does not, at any time interfere with the supply of services into or out from the adjacent properties, is not affected, if this proves not to be the case, then the contractor is to fully advise properties affected, as soon as problem is known, and is to negotiate with adjacent properties regarding any appropriate action that may be required, prevent smoke, dust, fumes, spillage, and other harmful activities, no fires to be allowed on site, at any time; noise levels to be kept to a reasonable level, complying with bs 5228 - 'noise control on construction sites'.

Rubbish and debris must not be allowed to accumulate on site and is to be carted away to licensed tip as occasion demands.
Site to be left clean and tidy on completion.

Contractor, sub-contractors etc. to comply with health and safety regulations during execution of the works.
Locate existing services before works commence. Take all necessary precautions when carrying out demolition works, forming new openings, excavations and working at roof or/and high level. for alteration work requiring new openings in walls or the removal of existing walls, the builder is to follow the guidance in the building research establishment 'good building guides' 15 and 20 - 'providing temporary support during work on openings in external walls' and 'removing internal load-bearing walls in older dwellings'. Any live mains electrical cables within working distance to be sheathed / protected.

PLEASE NOTE: All the materials specified and the construction details shown are not to be changed) without the full knowledge and prior approval of the client as any changes may have a detrimental effect on the designed/required carbon emissions of the structure as designed.

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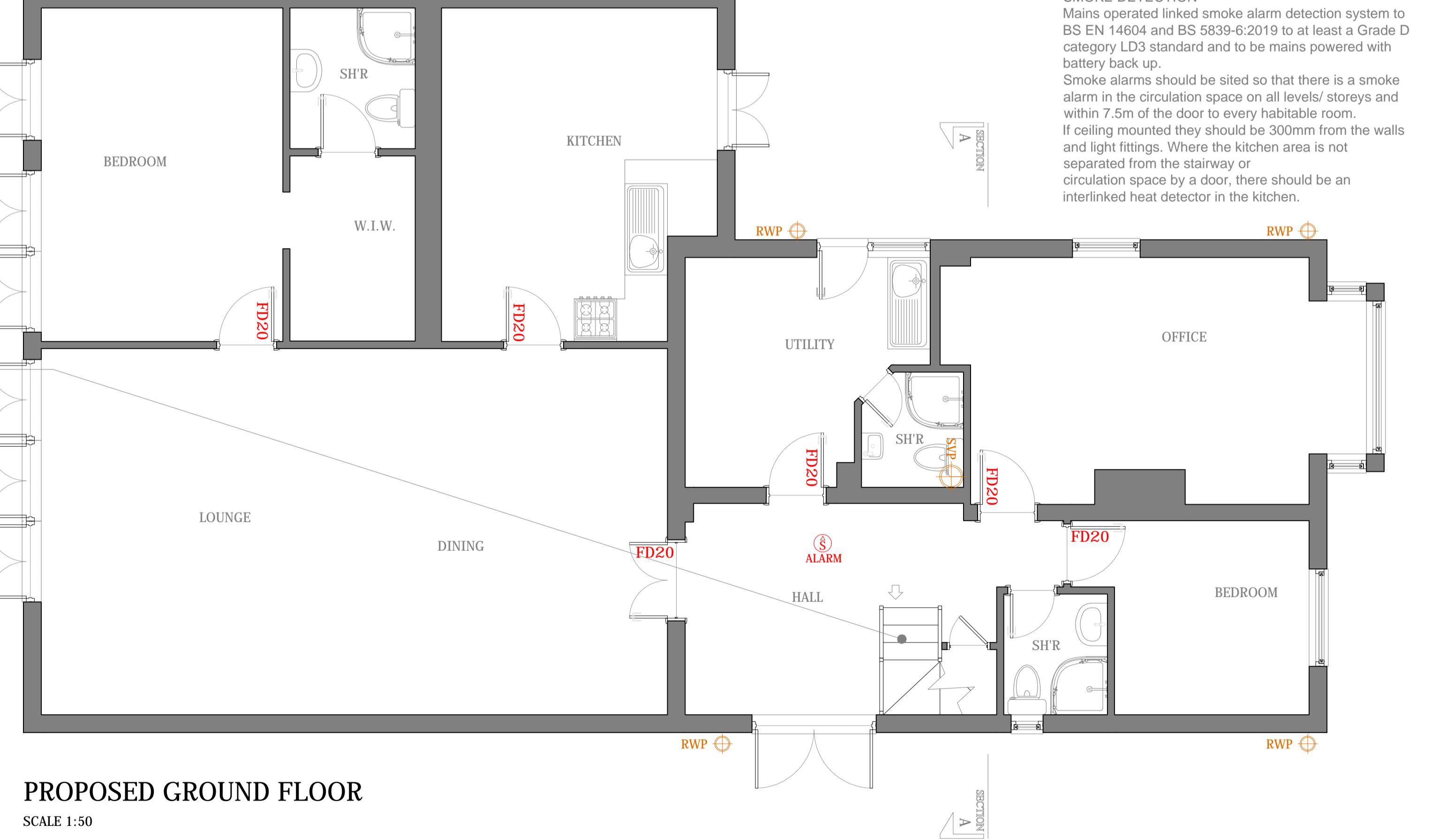
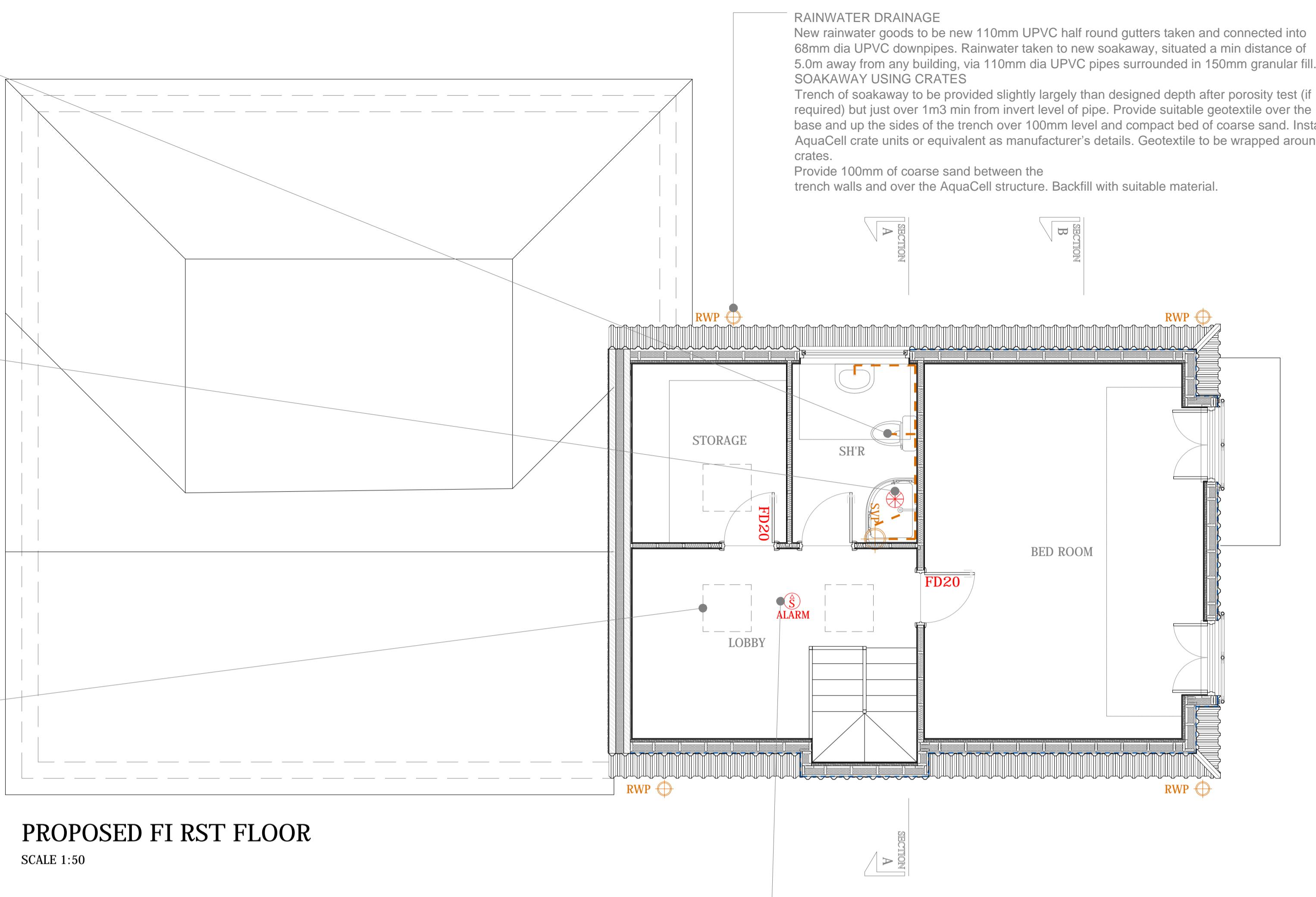
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TITLE:
BUILDING REGULATIONS
PROPOSED
ELEVATIONS, PLAN & SECTION

175 HOLTYE ROAD
EAST GRINSTEAD
WEST SUSSEX
RH19 3ER

DRAWN:	AAV	DATE	19/01/2023
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TRD-2120 - A2/03

PART H: DRAINAGE AND WASTE DISPOSAL

RAINFALL DRAINAGE
New rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes. Rainwater taken to new soakaway, situated a min distance of 5.0m away from any building, via 110mm dia UPVC pipes surrounded in 150mm granular fill. Soakaway to be min of 1 cubic metre capacity (or to depth to Local Authorities approval) with suitable granular fill and with geotextile surround to prevent migration of fines. If necessary carry out a porosity test to determine design and depth of soakaway.

UNDERGROUND FOUL DRAINAGE
Underground drainage to consist of 100mm diameter UPVC proprietary pipe work to give a 1:40 fall. Surround pipes in 100mm pea shingle. Provide 600mm suitable cover (900mm under drives). Shallow pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide rodding access at all changes of direction and junctions. All below ground drainage to comply with BS EN 1401-1: 2009.

Where drains pass through proposed foundations or other rigid structures a concrete lintel should be used to bridge the pipe run. All existing and proposed drainage runs should be cleaned and confirmed clear prior to covering over.

ABOVE GROUND DRAINAGE

New sinks to kitchen/ bathrooms to have trapped waste pipes.

All new appliances to be fitted with the minimum waste dimensions;

	Trap diameter	Depth of seal
Kitchen sink	40	75
Washbasin	32	75
Bath, Shower	40	50
W.C.	75	50
Washing Machine/ Tumble Dryer	40	75

All new piping to be connected to new SVP's accordingly based on positioning and layout. Ensure that all joints are adequately sealed.

All boxed in pipework should be wrapped in an acoustic mineral wool to minimise sound transmission.

All new above ground drainage and plumbing to comply with BS EN 12056-2:2000 for sanitary pipework. All drainage to be in accordance with Part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes to be provided at changes of direction.

Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)

Wash basin - 1.7m for 32mm pipe 4m for 40mm pipe

Bath/shower - 3m for 40mm pipe 4m for 50mm pipe

W/C - 6m for 100mm pipe for single WC

All **branch pipes** to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m.

Or to 110mm uPVC soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting.

Waste pipes not to connect on to SVP within 200mm of the WC connection.

Supply hot and cold water to all fittings as appropriate.

SOIL AND VENT PIPE

SVP to be extended up in 110mm dia UPVC and to terminate min 900mm above any openings within 3m. Provide a long radius bend at foot of SVP.

PART J: HEATING & GAS BOILERS/ APPLIANCES

Extend all heating and hot water services from existing and provide new TVRs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.

NEW GAS BOILER (IF REQUIRED)

Heating and hot water will be supplied via a wall mounted condensing vertical balanced flue pressurised boiler with a minimum efficiency of 91% (as defined in ErP(1))

The energy performance of the new components to be assessed. The results should be recorded and given to the building owner.

All accessible pipes to be insulated to the standards in Table 4.4 Approved Document L.

All parts of the system including pipework and emitters to be sized to allow the space heating system to operate effectively and in a manner that meets the heating needs of the dwelling, at a maximum flow temperature of 55°C or lower..

No combustible materials within 50mm of the flue. Rooms to be fitted with thermostatic radiator valves and all necessary zone controls and boiler control interlocks. The system will be installed, commissioned and tested by a GAS SAFE Registered Specialist and a certificate issued that the installation complies with the requirements of PART L. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.

PART P: ELECTRICAL

All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

INTERNAL LIGHTING

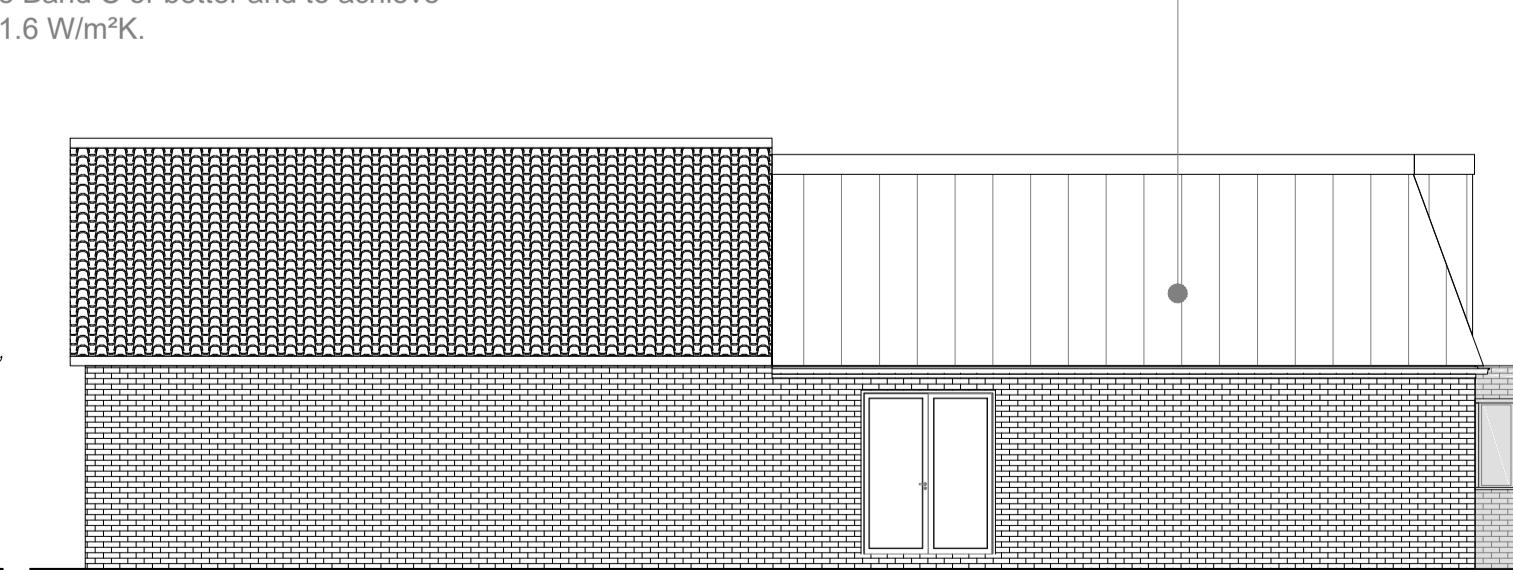
Install low energy light fittings that only take lamps having a luminous efficiency greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens. Not less than three energy efficient light fittings per four of all the light fittings in the main dwelling spaces to comply with Part L of the current Building Regulations and the Domestic Building Services Compliance Guide.

NEW FRENCH OR SLIDING DOOR
New windows to be double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band C or better and to achieve U-value of 1.6 W/m²K.



PROPOSED SE VI EW

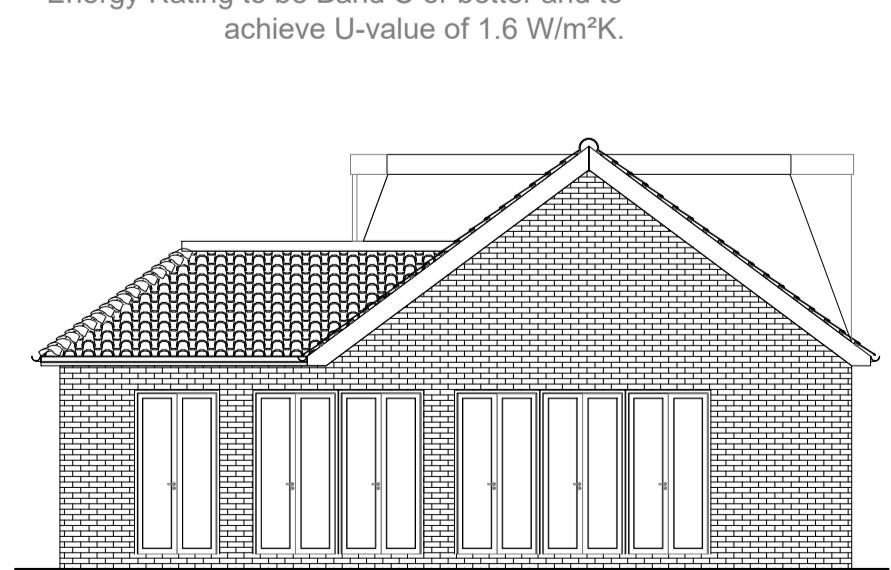
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PROPOSED SW VI EW

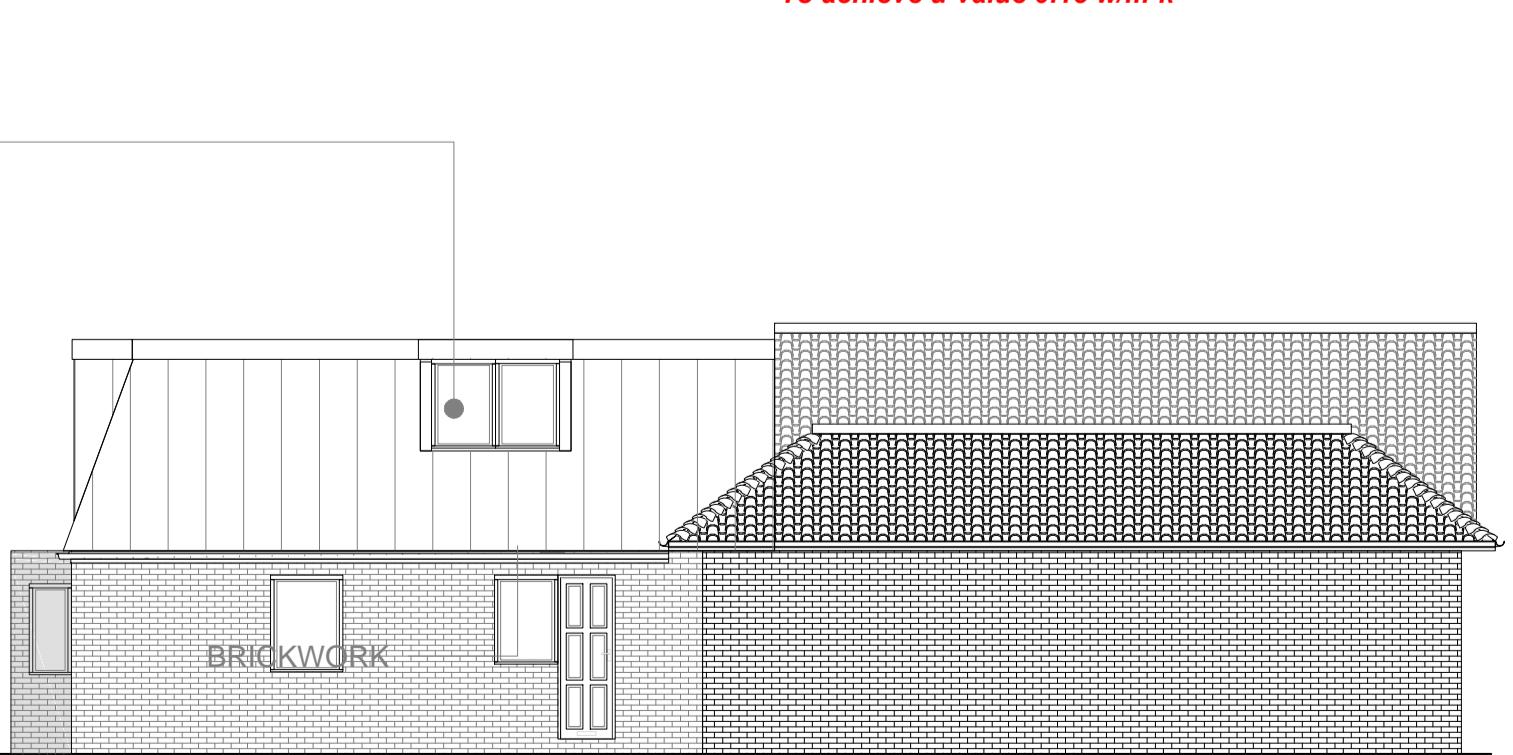
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NEW WINDOWS
New windows to be double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band C or better and to achieve U-value of 1.6 W/m²K.



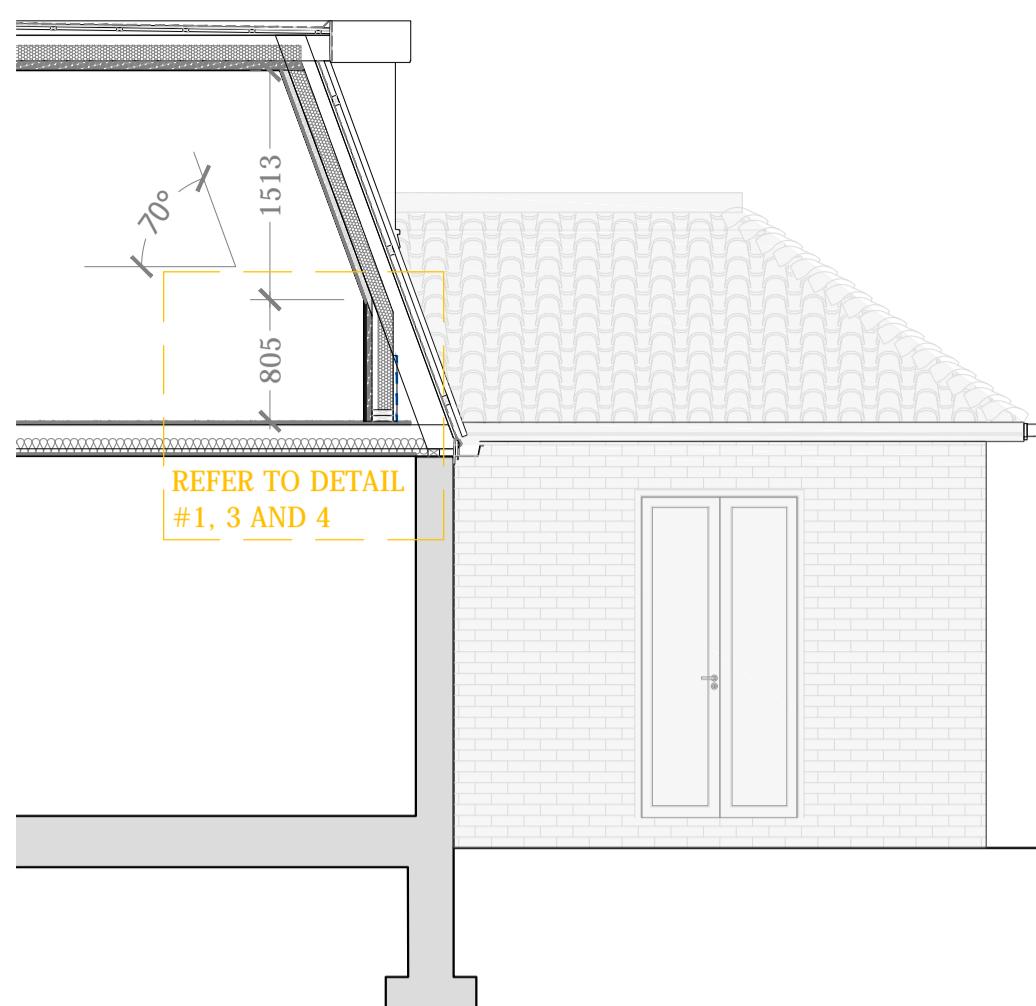
PROPOSED NW VI EW

SCALE 1:100



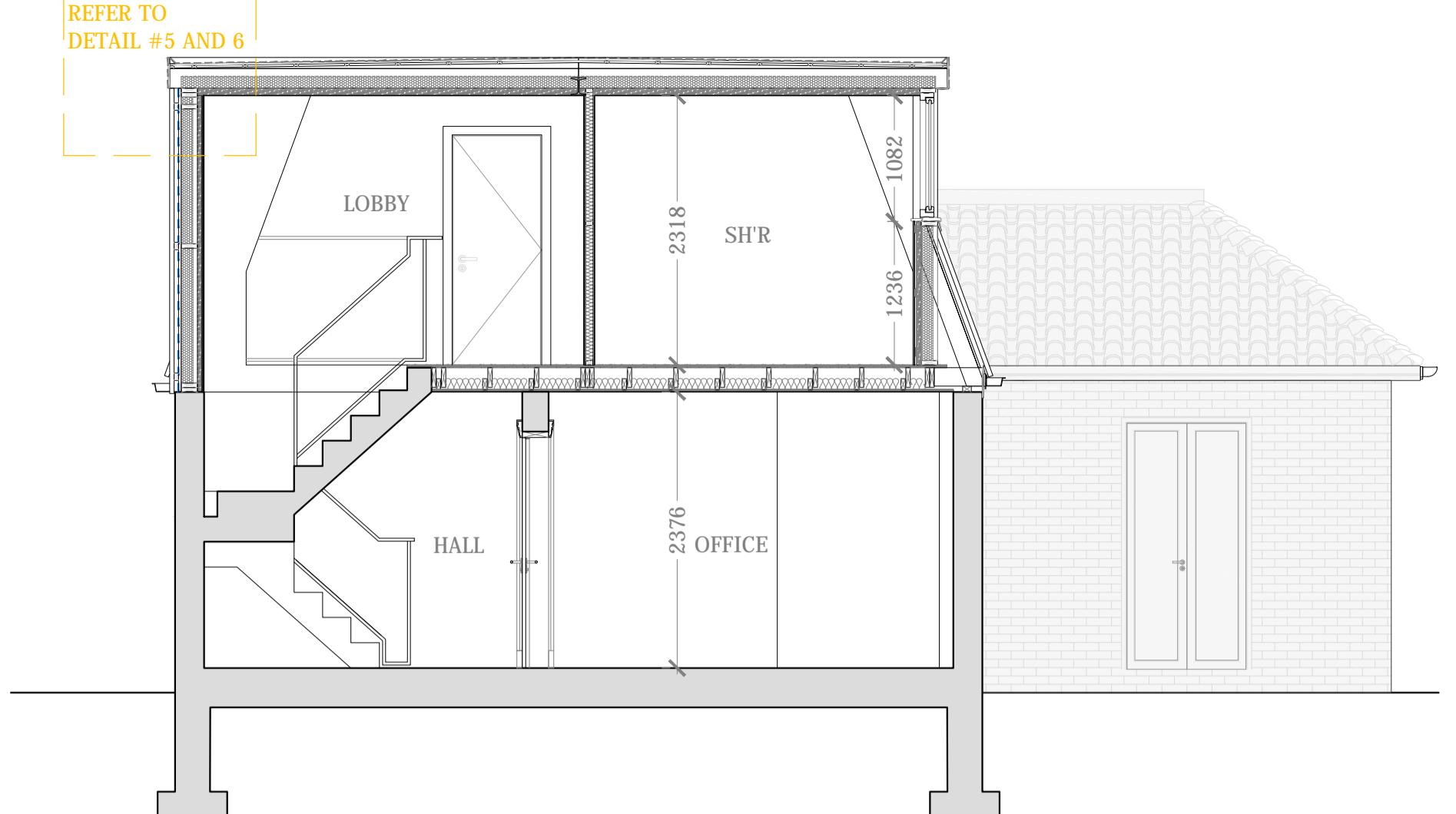
PROPOSED NE VI EW

SCALE 1:100



SECTION B-B

SCALE = 1:50

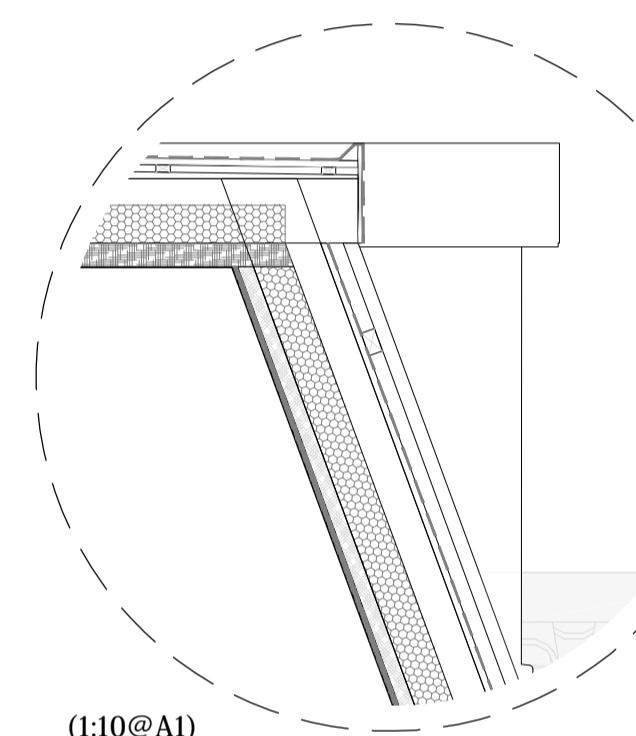


SECTION A-A

SCALE = 1:50

DETAIL #1

Ventilated Raked Ceiling



(imposed load max 1.0 kN/m² - dead load max 0.75 kN/m²)

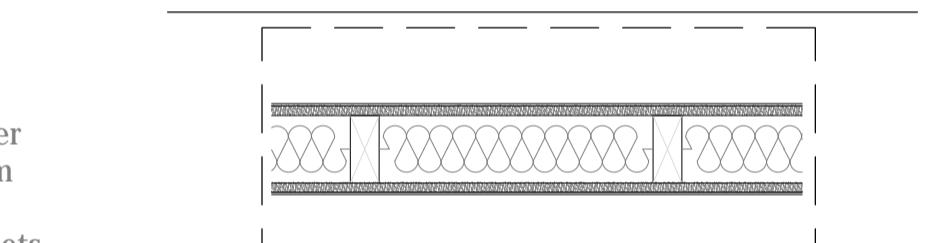
Pitched roof to be tiles (or to match existing) on battens, breathable membrane roofing with a fire rating as specialist specification, with a current BBA or WIMLAS Certificate on 18mm exterior grade plywood, fixed to 47 x 100mm grade C24 rafters at 400 ctrs (see engineer's details for sizes). Insulation to be 75mm Celotex GA4000 between rafters and a minimum of 50mm Rafters Cavity.

Ceilings to be 90mm Celotex GA4000 under rafter and 12.5mm Plasterboard with 3mm Plaster Finish.

Provide cavity tray where pitched roof meets existing wall. Provide restraint to flat roof by fixing using of 30 x 5 x 100mm ms galvanised lateral restraint straps at maximum 2000mm centres fixed to 100 x 50mm wall plates and anchored to wall.

To achieve **u-value 0.15 w/m²k**

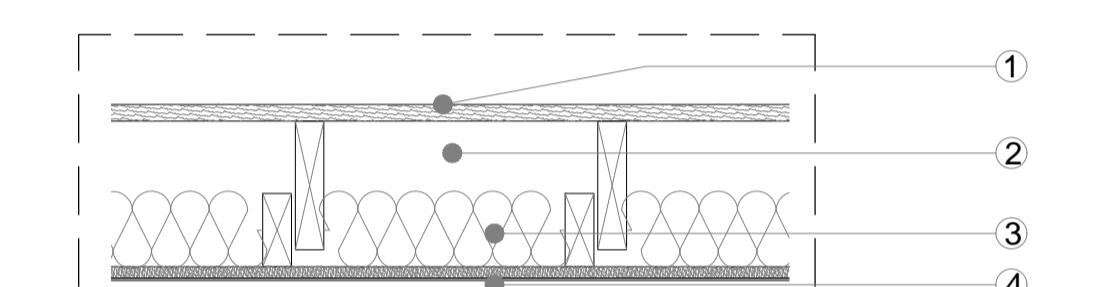
DETAIL #2 Internal SW Timber Stud Work



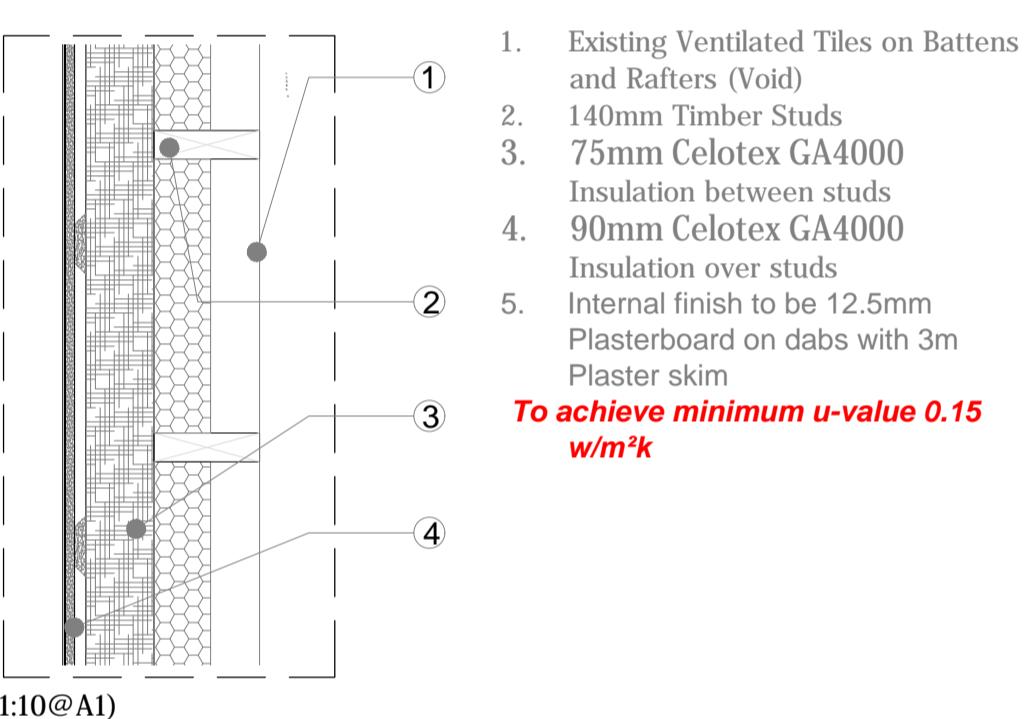
- 15mm Gyproc Soundbloc plasterboard with skim finish
- 100mm x 50mm SW timber stud work
- 150mm mineral wool with 10kg/m³ density laid between joists on chicken wire as required by building control
- 12.5mm plasterboard with skim finish

- All to achieve 30 minute fire rating and min. 44db sound rating

DETAIL #3 NEW Loft Floor



DETAIL #4 Timber Frame Dwarf Wall (Ventilated)



1. Existing Ventilated Tiles on Battens and Rafters (Void)

2. 140mm Timber Studs

3. 75mm Celotex GA4000

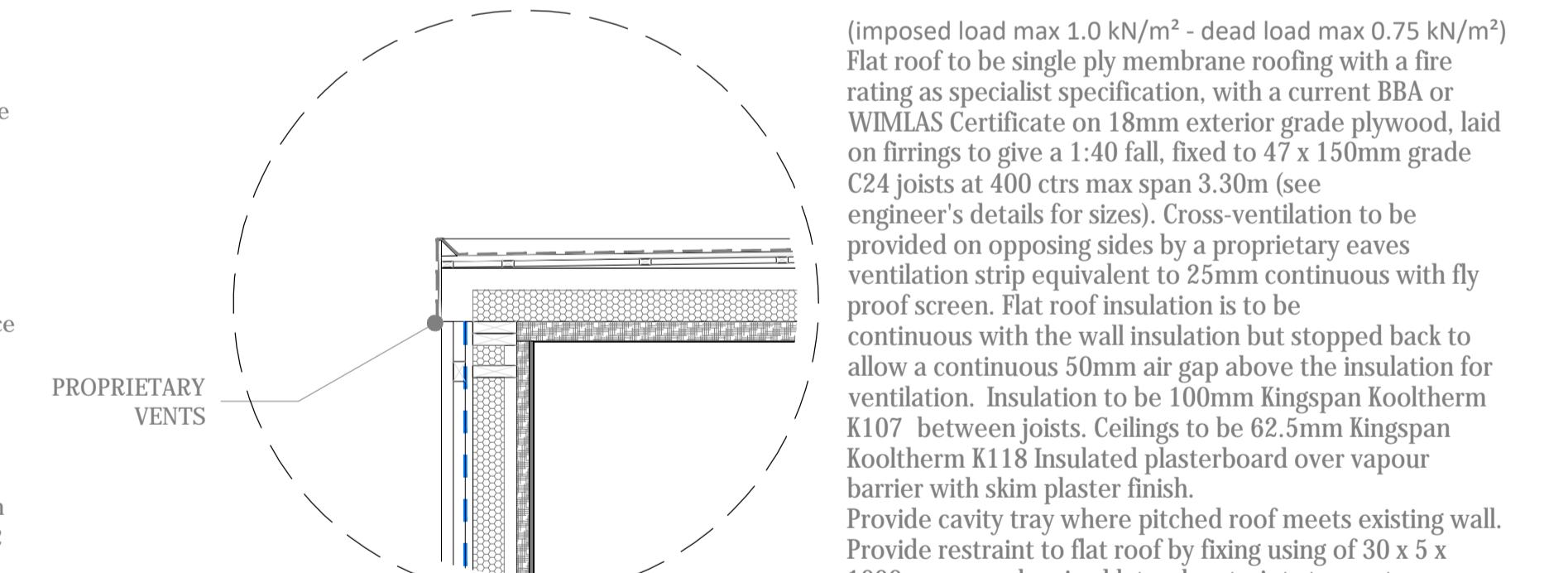
4. 90mm Celotex GA4000

5. Internal finish to be 12.5mm

Plasterboard on dabs with 3mm Plaster skim

To achieve minimum **u-value 0.15 w/m²k**

DETAIL #5 Ventilated Flat Roof



(imposed load max 1.0 kN/m² - dead load max 0.75 kN/m²)

Flat roof to be single ply membrane roofing with a fire rating as specialist specification, with a current BBA or WIMLAS Certificate on 18mm exterior grade plywood, laid on firings to give a 1:40 fall, fixed to 47 x 150mm grade C24 joists at 400 ctrs max span 3.30m (see engineer's details for sizes). Cross-ventilation to be provided on opposing sides by a proprietary eaves ventilation strip equivalent to 25mm continuous with fly proof screen. Flat roof insulation is to be continuous with the wall insulation but stopped back to allow a continuous 50mm air gap above the insulation for ventilation. Insulation to be 100mm Kingspan Kooltherm K107 between joists. Ceilings to be 62.5mm Kingspan Kooltherm K118 Insulated plasterboard over vapour barrier with skim plaster finish.

Provide cavity tray where pitched roof meets existing wall.

Provide restraint to flat roof by fixing using of 30 x 5 x 100mm ms galvanised lateral restraint straps at maximum 2000mm centres fixed to 100 x 50mm wall plates and anchored to wall.

To achieve **u-value 0.15 w/m²k**

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TITLE: BULDING REGULATIONS PROPOSED ELEVATIONS, PLAN & SECTION

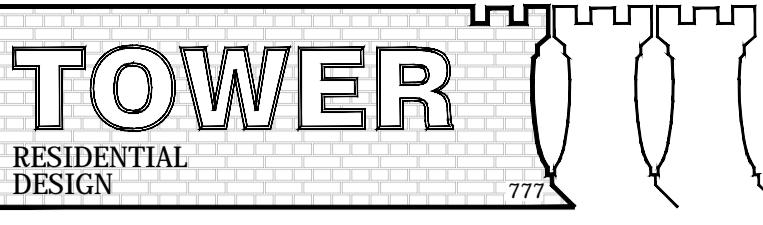
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