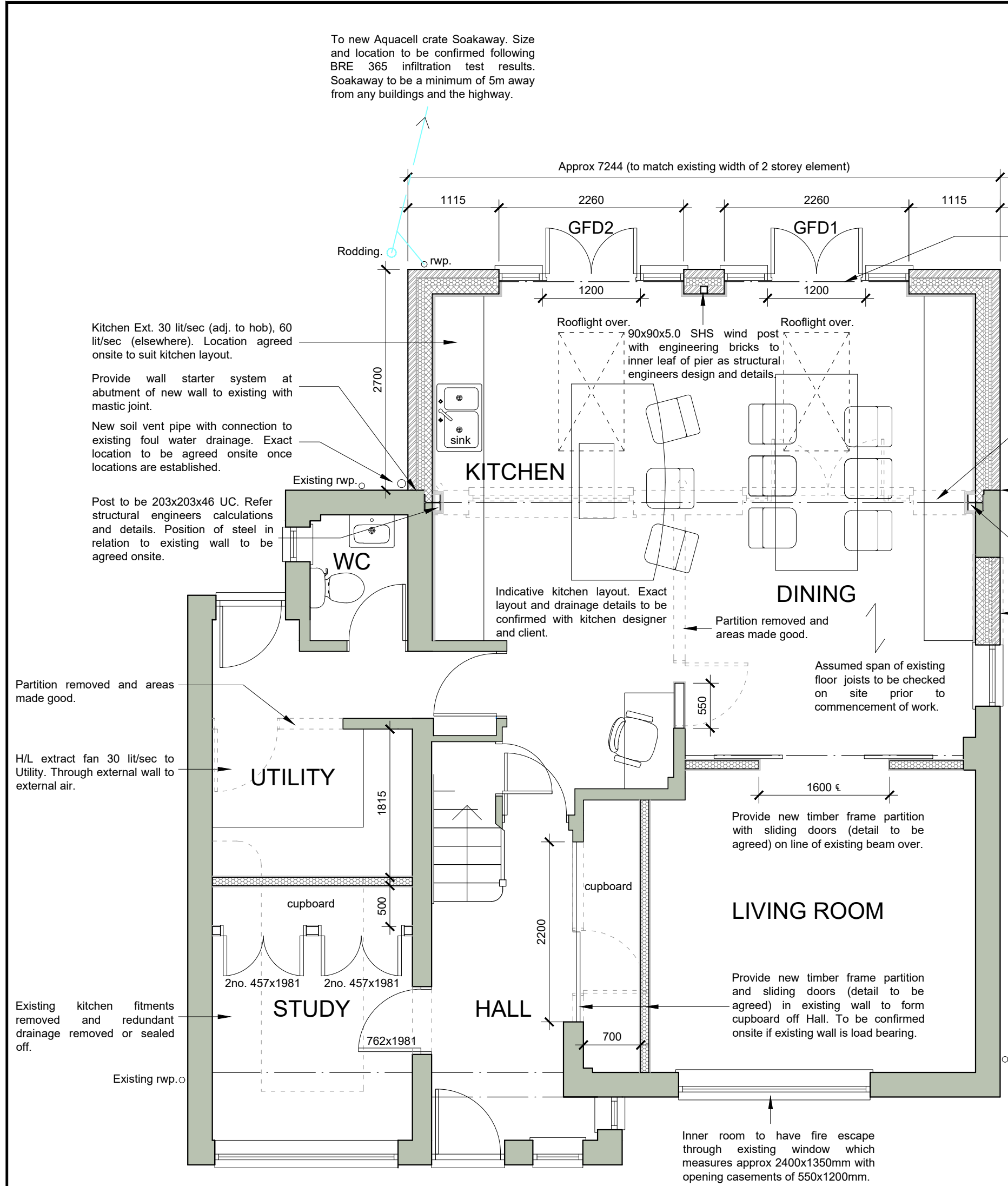
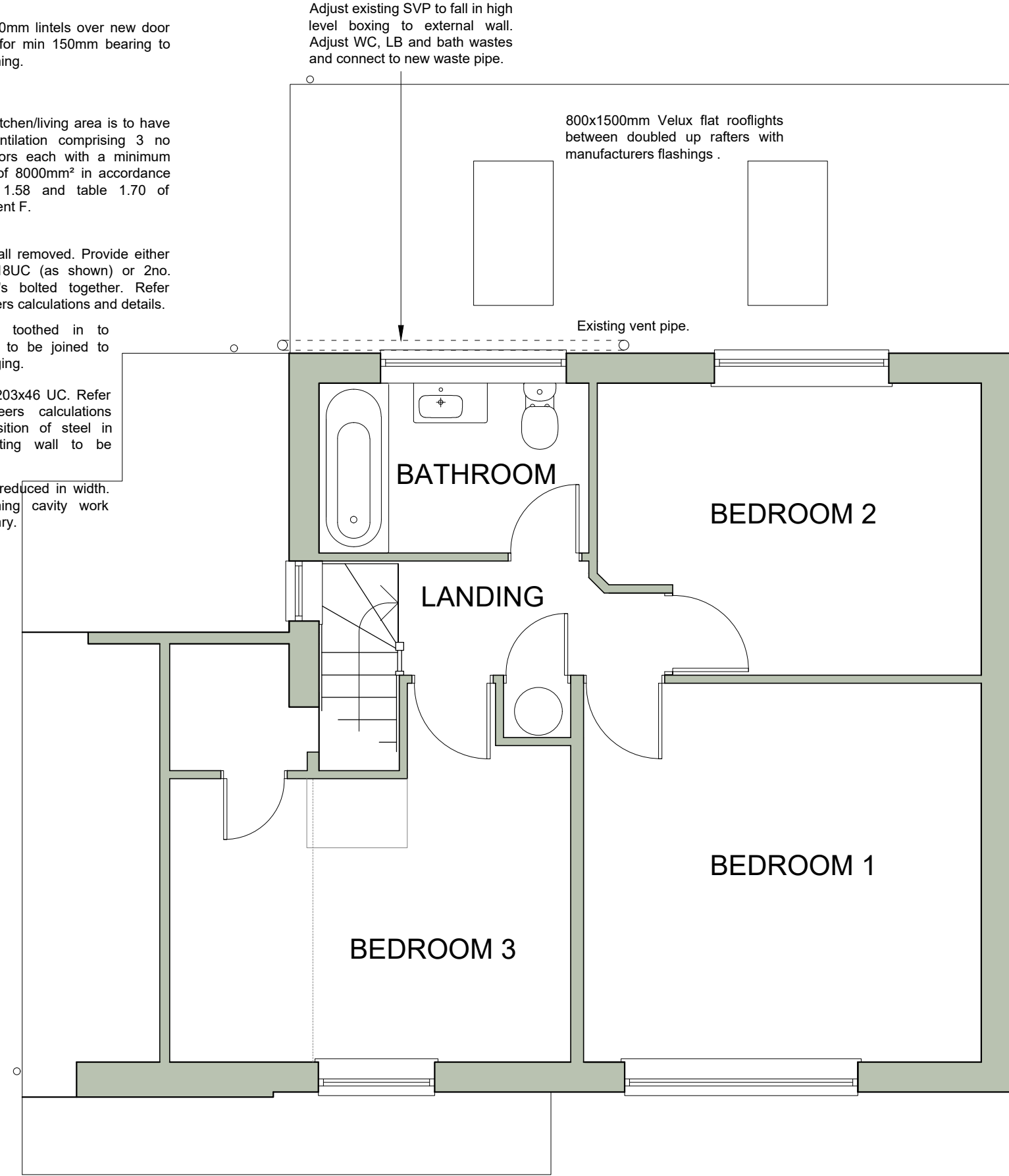


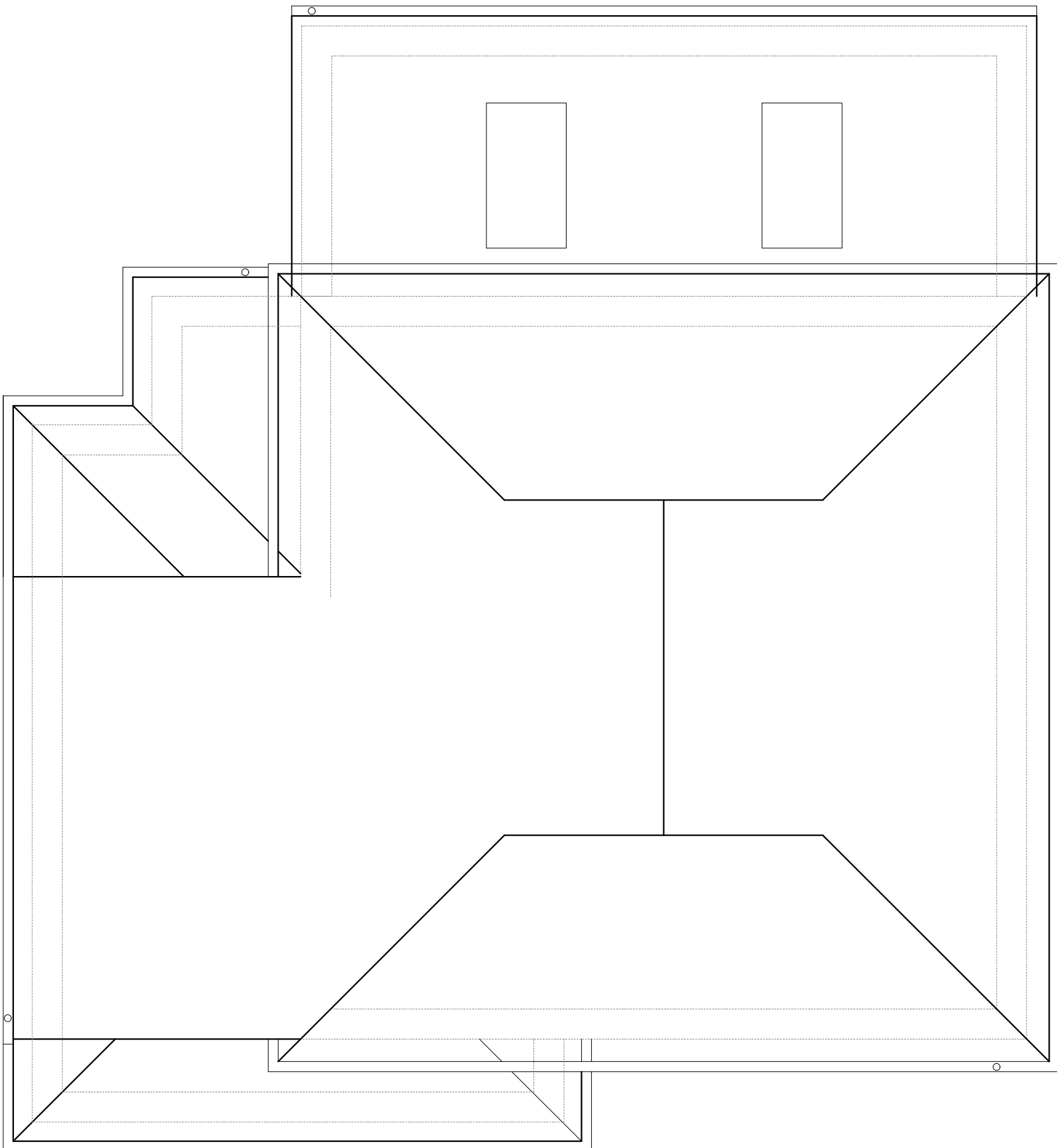


GROUND FLOOR PLAN

FIRST FLOOR PLAN



ROOF PLAN



Dimensions shown are to the faces of the structure (blockwork) and allowances need to be made for the thickness of any internal finishes i.e. plasterboard and plaster finish and external finishes i.e. battens and timber cladding.

DIMENSIONS: This drawing must not be scaled and all dimensions are to be checked onsite prior to setting out, commencing work, ordering materials and prior to any fabrication.

BUILDING REGULATIONS: The client/contractor shall be responsible for arranging notification of commencement & any inspections that are to be made by Building Control or other body to suit their programming.

SITE PREPARATION: Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth.

MATERIALS AND WORKMANSHIP All goods & materials are to be installed strictly in accordance with the manufacturers instructions, with Regulation 7 of the Building Regulations & relevant Codes of Practice, British standards etc.

CDM REGULATIONS 2015 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).

NOTICE OF COMMENCEMENT A notice of commencement is to be submitted to Building Control within 5 days of work being regarded as commenced, under regulation 16 of The Building Regulations etc. (Amendment) (England) Regulations 2010.

Work will be deemed to have commenced when the build has progressed to at least one of the following:

For complex buildings – Foundations are constructed, and the structure of the lowest floor level is complete.

NOTICE OF COMPLETION A Notice of Completion is to be given to Building Control not more than 5 days after the work has been completed. The notice to contain the following information:

C2. CONDENSATION Walls, floors and roof of the building to be designed and constructed so that their structural and thermal performance will not be adversely affected by interstitial condensation, surface condensation or mould growth.

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.

INTERNAL LIGHTING Install LED or low energy light fittings that only take lamps having a luminous efficiency better than 80 lumens per circuit watt. All fixed to have lighting capacity (lm) 185 x total floor area, to comply with Part L of the current Building Regulations and the Domestic Building Services Compliance Guide.

SMOKE DETECTION: Provide mains linked smoke alarms to comply with BS 5446 to be fitted in circulation areas on the ground and first floors in accordance with the current building regulations.

LIMITING HEAT LOSSES AND GAINS In accordance with Table 4.4 Approved Document L Insulation to be provided to:

VENTILATION Minimum total area of opening in accordance with Table 1.4 Approved Document F1.

Hinged or pivot windows with an opening angle of 15 to 30 degrees to have an openable area in excess 1/10 of the floor area of the room.

Sash windows, external doors or hinged pivot windows with an opening angle of equal to or greater than 30 degrees to have an openable area in excess of 1/20 of the floor area of the room.

Purge ventilation should be capable of extracting at least 4 air changes per hour per room directly to the outside.

Internal doors should be provided with a 10mm gap below the door to aid air circulation.

Background ventilation - Controllable background ventilation at least 1700mm above floor level to be provided to habitable rooms at a rate of min 10,000mm².

Kitchen: mechanical extract ventilators to effect extraction's at a rate of not less than 60 litres per second (or incorporated in a cooker hood not less than 30 litres per second) which may operate intermittently: 10000 sq. mm trickle vents to windows.

Utility: Mechanical extract ventilators to effect extraction at a rate of not less than 30 litres per second.

General: fans to be wall or ceiling mounted discharging direct to open air via 110mm dia duct. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

HEATING Extend heating services from existing and provide new radiators with TS's, locations to be agreed onsite. Responsibility for achieving Building Regulation compliance with the requirement of Part J rests with the person designing the system.

All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations. 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.

ABOVE GROUND DRAINAGE 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.

UNDERGROUND FOUL DRAINAGE Invert levels and exact locations of existing drains and sewers to be checked prior to laying new drains.

Underground drainage to consist of 100mm diameter UPVC proprietary pipe work to give a 1:40 fall, terminating at existing or new IC on existing foul water drain run with connection to sewage treatment / septic tank (exact location and discharge to be determined onsite). 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.

EXTERNAL SURFACE WATER DRAINAGE Drainage of paving areas to be carried out in accordance with BS 6387:1983 and Approved Document H.

Hard surfaces around the building should be provided with a proprietary non slip permeable surface laid to manufacturer's details and in compliance with BS6717, to allow adequate drainage.

or provided with a non slip surface and cross fall of 1:40 – 1:60 draining away from the building (for a minimum of 500mm) to a suitable soakaway.

Paths, driveways and other narrow areas of paving should be free draining away from any buildings to a pervious area such as grasslands or to a suitable soakaway.

RAINWATER DRAINAGE New rainwater goods to be 115mm deep flow gutters taken and connected into 68mm dia downpipes. Rainwater taken to new soakaway, situated a min distance of 5.0m away from any building or existing highway, via 110mm dia UPVC pipes surrounded in 150mm granular fill.

SOAKAWAY USING CRATES Trench of soakaway to be provided slightly largely than designed depth after porosity test (if required) but just over 1m3 min from invert level of pipe. Provide suitable geotextile over the base and up the sides of the trench over 100mm level and compact bed of coarse sand. Install AquaCell crate units or equivalent as manufacturer's details crates in driveway to be suitable vehicle rated. Geotextile to be wrapped around crates. Provide 100mm of coarse sand between the trench walls and over the AquaCell structure. Backfill with suitable material.



Notes:

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DO NOT SCALE from this drawing. All dimensions are approximate and in millimeters. Contractors are to verify all dimensions on site before setting out, commencing work, ordering materials and prior to any fabrication etc. Any discrepancies to be reported to this company.

This is not a construction drawing. This drawing is a Building Regulation drawing prepared for submission to Building Control for the purposes of obtaining Building Regulation approval.

A	Updated following structural engineers designs	NJA	26/06/26
Rev:	Description:	By:	Date:
Status:	Building Regulations		
Client:	Mr & Mrs		
Project:	Proposed Rear Extension & Alterations		
Site Address:	2 Chantlers Close East Grinstead West Sussex RH19 1LU		
Detail:	Floor Plans		
Scale @ A1:	1:50	Date:	June '26
Drawn:	NJA	Checked:	TR
Project No:	TRD - 41	Drawing No:	01
Revision:	A		