

THE STRUCTURAL ENGINEER IS RESPONSIBLE FOR VISITING THE SITE AND TAKING ALL NEW DETAILS PRIOR TO PREPARING CALCULATIONS AND DETAILS AS MAY BE NECESSARY TO CARRY OUT ALL/ANY OF THE WORKS.

STRUCTURAL ENGINEER'S DETAILS, DESIGN AND CALCULATIONS TAKE PRECEDENCE OVER DETAILS SHOWN ON THIS DRAWING.

FOR CALCULATIONS / DETAILS OF STRUCTURAL MEMBERS / SUPPORTS, REFER TO STRUCTURAL ENGINEER'S DETAILS.

EXISTING ROOF TO BE CHECKED AND REMEDIAL WORKS TO TAKE PLACE AS AND WHERE REQUIRED, DETERMINED BY CLIENT'S SPECIALIST ROOFING CONTRACTOR

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.

THE WORKS ARE TO BE UNDERTAKEN BY AN INSTALLER REGISTERED UNDER A SUITABLE ELECTRICAL SELF-CERTIFICATION SCHEME, OR ALTERNATIVELY BY A SUITABLY QUALIFIED PERSON ELECTRICAL CERTIFICATE TO BE PROVIDED ON COMPLETION OF WORKS.

FIXED LIGHTING THAT ONLY TAKES LAMPS HAVING A LUMINOUS EFFICACY OF 40 LUMENS PER CIRCUIT WATT TO BE PLACED IN ROOMS OR CIRCULATION AREAS MOST FREQUENTLY USED, AT A RATIO OF 1 PER 25M<sup>2</sup> OF FLOOR AREA OR 1 PER 4 FIXED LIGHTING FITTINGS, WHICHEVER IS GREATEST.

ALL INTERNAL TIMBERS TO BE KILN DRIED AND PRESERVATIVE TREATED TO BS 4478 / BS 5268, STAMPED DRY WITH AN AVERAGE MOISTURE CONTENT OF 20%. TIMBERS GENERALLY TO BE STRESS GRADED C24 (6C4) UNLESS CLEARLY MARKED.

EXTG OIL TAKE TO BE REMOVED - SPECIALIST ADVICE TO BE TAKEN IF REQUIRED. ALL TO B. CONTROL APPROVAL

THIS EXTG FLOOR PLAN WAS PREPARED FROM A MEASURED SURVEY ONLY - NO STRUCTURAL OR NON-STRUCTURAL ELEMENTS HAVE BEEN CHECKED FOR CONDITION OR ADEQUACY WHATSOEVER. DETAILS AND CONFIRMATION OF DIMENSIONS MUST BE TAKEN ON SITE.

CLIENTS MUST TAKE THEIR OWN ASSURANCES ON-

A. SOIL CONDITIONS, INC. GRADIENT OF LAND.

B. SUITABILITY OF STORM WATER DRAINAGE.

C. TREES AND THEIR AFFECT ON FOOTINGS AND FLOOR SLAB.

D. POSITION OF MAIN SEWER.

ALL WORKS MUST BE CARRIED OUT BY SKILLED, QUALIFIED AND COMPETENT TRADES PEOPLE, WITH THE CORRECT ACCREDITATION AS NECESSARY, I.E. GAS SAFE, PART P REGISTERED, ETC AND CORRECT INSURANCES.

KITCHEN EXTRACTION TO BE PROVIDED BY AN EXTRACTOR, TO BE PIPED INTO LOFT SPACE AND RECYCLED.

ALL TO MANUFACTURERS SPECIFIC INSTRUCTIONS.

STUDYWORK PARTITIONS- 100mm x 50mm TIMBER STUDS AT NOM 400mm CRS WITH CONTINUOUS SOLE AND HEAD PLATE AND HORIZONTAL ROBBING AT MAX 1200mm CRS. VOIDS BETWEEN STUDS FILLED WITH 100mm JABLITE OR SIMILAR SOLID BATT SOUND DEADENING INSULATION STUDS LINED BOTH SIDES WITH 125mm PLASTERBOARD AND 6MM COAT PLASTER.

KITCHEN AREA INCLUDING ELECTRICS, DRAINAGE, VENTILATION UNITS, ETC, TO CLIENTS SPECIFICATION AND HEALTHY LICENSING AUTHORITY APPROVAL.

NOTE- ALL NEW DRAINAGE TO COMPLY WITH BUILDING REGULATIONS APPROVED DOCUMENT PART H 2002.

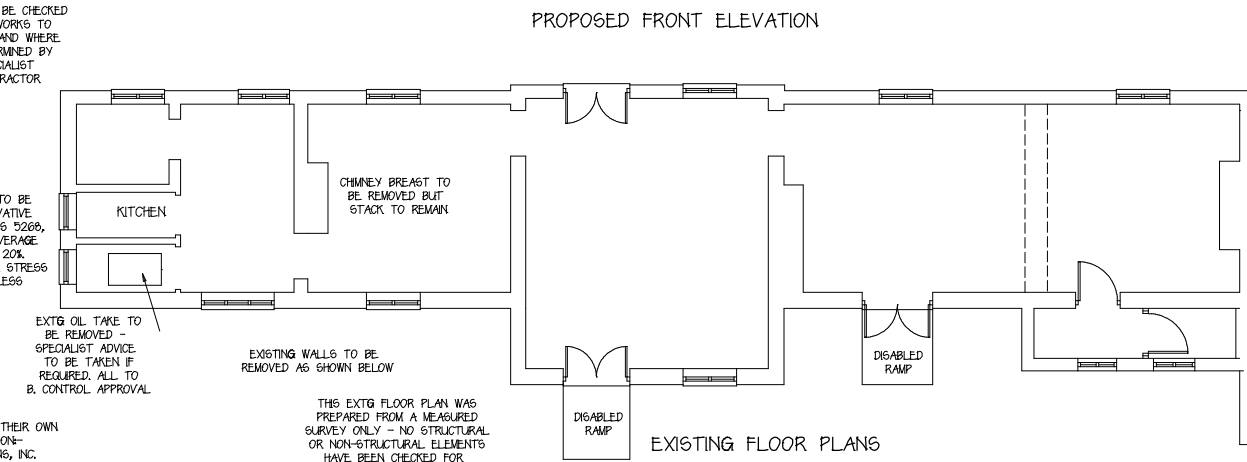
DRAINAGE ABOVE GROUND- WASTE PIPE DIAMETERS TO BE- WC, 100mm dia, SINK, BATH AND SHOWER 50mm dia, BASINS 32mm dia. COVERED WASTES TO BE MIN. 50mm dia. ALL TRAPS TO BE 70mm DEEP SEAL TYPE. ALL WASTE PLUMBING TO COMPLY WITH BS6572. INTERNAL STUB STAKES TO BE TERMINATED IN AUTOMATIC AIR INLET VALVES TAKEN UP HIGHER THAN SPILL OVER LEVEL OF HIGHEST APPLIANCE.

DRAINAGE BELOW GROUND- NEW FLOOR DRAINAGE TO BE NOM 100mm dia UPVC, BEDDED AND SURROUNDED IN PE4 SHINGLE AND LAID TO NOM 1:40 FALL. NEW INSPECTION CHAMBERS TO BE PROPRIETARY PLASTIC BASES AND RAISING PIECES WITH GALVANISED STEEL COVER AND FRAME. DRAINAGE PASSING BENEATH BUILDINGS TO BE ENCASED IN MIN. 150mm M466 1:2% CONCRETE. PROVIDE P.C. CONC.

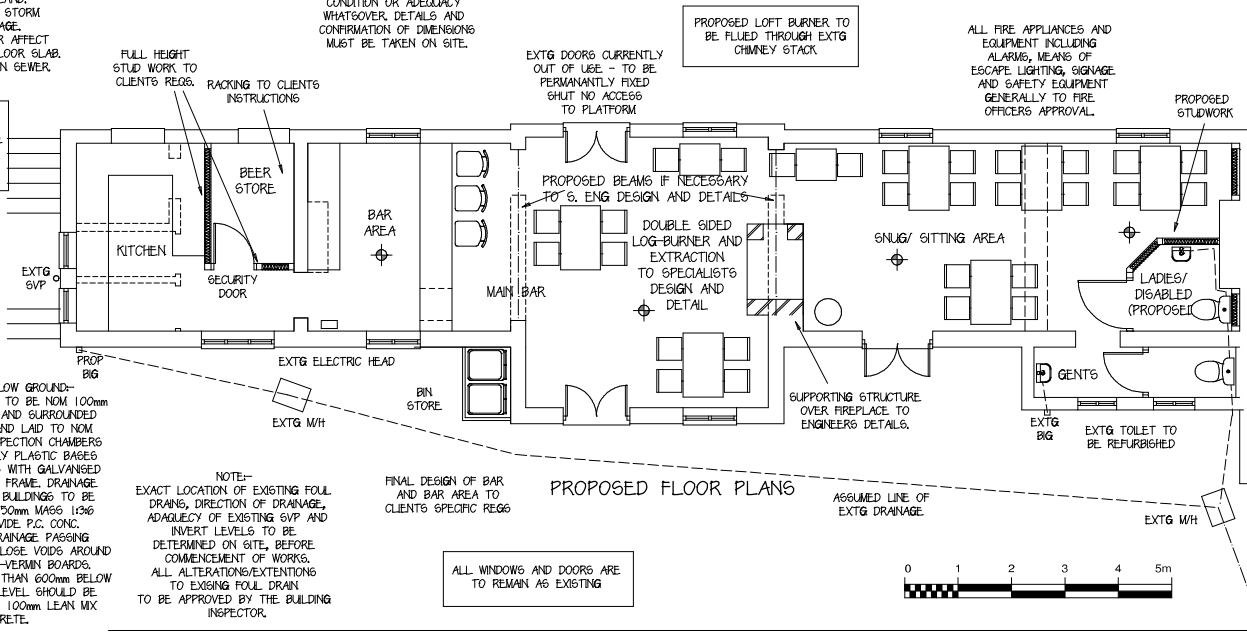
LINTELS OVER DRAINAGE PASSING UNDER WALLS AND CLOSE VOIDS AROUND DRAINS WITH ANTI-FERRO BOARD. ANY DRAINAGE LESS THAN 600mm BELOW FINISHED GROUND LEVEL SHOULD BE COVERED OVER BY 100mm LEAN MIX CONCRETE.

NOTE- EXACT LOCATION OF EXISTING FOUL DRAINS, DIRECTION OF DRAINAGE, ADEQUACY OF EXISTING SUPP AND INVERT LEVELS TO BE DETERMINED ON SITE, BEFORE COMMENCEMENT OF WORKS. ALL ALTERATIONS/EXTENSIONS TO EXISTING FOUL DRAIN TO BE APPROVED BY THE BUILDING INSPECTOR.

ALL WINDOWS AND DOORS ARE TO REMAIN AS EXISTING



EXISTING FLOOR PLANS



PROPOSED FLOOR PLANS

MAINS OPERATED INTERLINKED SMOKE DETECTORS, POWERED FROM INDEPENDENT FIRED CIRCUIT.

AT LEAST ONE MAINS OPERATED SELF-CONTAINED SMOKE ALARM TO BS 5446: PART 1 TO BE INSTALLED IN THE CIRCULATION SPACE OF EACH STOREY. ALL INSTALLED WITHIN 7M OF THE KITCHEN DOOR,

WITHIN 15M OF EACH OTHER IN CORRIDORS OR LANDING. IF CEILING MOUNTED, SMOKE ALARMS SHOULD NOT BE INSTALLED WITHIN 300MM OF A LIGHT FITTING. IF WALL MOUNTED, SMOKE ALARM SHOULD BE FIXED ELSEWHERE WITHIN 150 AND 300MM OF THE CEILING.

HEAT DETECTOR TO BE INSTALLED IN KITCHEN, INTERLINKED WITH SMOKE DETECTORS

CDM COMPLIANCE IS THE RESPONSIBILITY OF THE MAIN CONTRACTOR

VENTILATION TO ROOMS- ROOMS TO HAVE OPENING WINDOWS MIN 1/20TH OF FLOOR AREA AND BACKGROUND VENTILATION (VIA TRICKLE VENTS TO HEAD OF WINDOW FRAMES) OF 8000mm<sup>2</sup>.

WCS TO BE PROVIDED WITH AN EXTRACT FAN MIN VENTILATION OF 30 LITRE/SEC OPERATED VIA LIGHT SWITCH WITH 15 MIN OVERRUN. MECHANICAL VENT TO BE DUCTED TO THE OUTSIDE AND TO INCLUDE COWL AND ALL NECESSARY WEATHERING.

KITCHEN TO BE PROVIDED WITH AN EXTRACT FAN MIN VENTILATION OF 60 LITRE/SEC (OR 30 LITRES PER SECOND IF FITTED WITH A COOKER HOOD) WHICH MAY BE OPERATED INTERMITTENTLY AND DUCTED TO EXTERNAL AIR.

ALL OTHER ROOMS TO HAVE MIN 4000MM<sup>2</sup> BG BACKGROUND VENTILATION.

IT IS THE CLIENT'S RESPONSIBILITY TO SERVE A PARTY STRUCTURE. NOTICE ON ANY ADJOINING OWNER SHOULD THEY NEED TO DO SO UNDER THE REQUIREMENTS OF THE PARTY WALL ACT 1996.

GENERAL NOTES:

1. THIS PLAN IS TO BE READ IN CONJUNCTION WITH FLOOR PLANS, ELEVATIONS, CROSS-SECTIONS, STRUCTURAL ENGINEERS DETAILS, ETC.
2. ALL STRUCTURAL ELEMENTS TO BE CONFIRMED PRIOR TO COMMENCEMENT OF WORK ON SITE.
3. ALL PLANNING AND/OR BUILDING REGULATION CONDITIONS TO BE COMPLIED WITH. DETAILS TO BE CHECKED PRIOR TO COMMENCEMENT OF WORKS AND/OR ORDERING OF MATERIALS.
4. ALL DIMENSIONS ARE APPROXIMATE AND ARE FOR GUIDANCE ONLY. SITE DIMENSIONS MUST BE TAKEN.
5. ALL NEW WORK TO MATCH THE EXISTING STRUCTURE.
6. ALL NEW WORK TO BE TIED INTO THE EXISTING STRUCTURE.
7. ALL FINISHES TO MATCH THOSE OF THE EXISTING STRUCTURE.
8. ALL LEVELS (FLOORS AND CEILING) TO BE CONSISTENT WITH THOSE OF THE EXISTING DWELLING.

CLIENTS MUST INFORM THEIR INSURANCE COMPANIES THAT BUILDING WORKS ARE BEING CARRIED OUT AND INSURE THEY HAVE THE NECESSARY COVER.

NOTES:

ALL DIMENSIONS AND LEVELS WHETHER NOTED OR OTHERWISE ARE TO BE CHECKED ON SITE AND NOT SCALED FROM THIS DRAWING AND ANY DISCREPANCIES TO BE REFERRED TO THE SUPERVISING OFFICER PRIOR TO COMMENCEMENT OF WORK OR THE ORDERING OF MATERIALS OR COMPONENTS.

EXTENSIONS TO EXISTING BUILDINGS ARE SUBJECT TO REVISION DEPENDING UPON EX-G STRUCTURE AS EXPOSED. CLIENTS/BUILDERS MUST TAKE THEIR OWN ASSURANCES THAT STRUCTURES DESIGNATED FOR DEMOLITION ARE NOT LOADBEARING, OR THAT ADEQUATE MEASURES ARE USED TO TRANSFER LOADS TO TEMPORARY OR PERMANENT ALTERNATIVE SUPPORTS PRIOR TO REMOVAL.

EXISTING LINTELS, WALLS AND FOUNDATIONS TAKING ADDITIONAL LOADINGS MUST BE EXPOSED AND CHECKED FOR ADEQUACY WHERE TAKING ADDITIONAL LOADINGS, PRIOR TO COMMENCEMENT OF WORKS ON SITE.

EXISTING SERVICES - GAS, ELECTRIC, OIL, ETC AS WELL AS BOILER, FLUE, RADIATORS, SOCKETS, SWITCHES, ETC TO BE MOVED AS NECESSARY TO SUIT CLIENTS SPECIFIC REQUIREMENTS.

IMPORTANT NOTE - THESE PLANS ARE FOR INDICATIVE PURPOSES ONLY, AND MUST NOT BE USED FOR BUILDING OR SELLING PURPOSES. SITE DIMENSIONS MUST BE TAKEN.

BUILDING REGULATION NOTES-

1. ALL WORK TO BE CARRIED OUT IN GOOD WORKMANLIKE MANNER AND WITH MATERIALS SUITABLE FOR THE JOB.
2. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS AND CODES OF PRACTICE TO SUIT BUILDING INSPECTORS REQUIREMENTS.
3. CONTRACTOR TO BE RESPONSIBLE FOR ISSUING BOTH COMMENCEMENT NOTICE AND ALL OTHER SUBSEQUENT STAGE NOTICES IN ACCORDANCE WITH THE BUILDING REGULATIONS.

CLIENT: PETE DUFFY

PROJECT: GLYNDE STATION LACY'S HILL GLYNDE, LEWES BN8 0RU

DRAWING TITLE: PROPOSED STATION CAFE

amended oct 2023

SCALE: 1:50 DATE: MAR 2022

**PLANS**

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