

GENERAL NOTES :

DO NOT SCALE OFF THIS DRAWING - IF IN DOUBT ASK!!

This drawing as an instrument of service, is the property of Brian R Martel MCIAT

All dimensions are to be checked on site by the Contractor, sub-Contractor, Contract Administrator, and / or builder, before the work commences, and any discrepancies found to be relevant must be reported to Brian R Martel MCIAT immediately

Detailed and larger scaled drawings take preference over scaled drawings

Drawings and details supplied by Consulting Engineers, Mechanical and Electrical Engineers, etc., may supersede the details indicated on these drawings

No guarantee will be given that the works will receive the necessary statutory approvals

All dimensions are in millimetres, and whilst every effort has been made to ensure accuracy, this cannot be guaranteed

This drawing may need to be read in conjunction with other drawings supplied by Brian R Martel, and / or other specialists in association with these works

Every effort has been undertaken to ensure that the drawings supplied are to the scale noted, no guarantee can be given that the printing process provides the exact scaled drawings, any discrepancies must be reported to Brian R Martel immediately

PLANNING CONDITIONS :

Once the development has been authorised by the granting of the planning permission, the development must be carried out and completed in every detail, in accordance with the written application, plans and drawings as approved, no variations to the development, amounting to development, may be made without the permission of the Development and Planning Authority

The development, as approved, must be begun within three years from the date of the notification of grant of planning permission

The development, as approved, and all the operations which constitute or are incidental to that development, must be carried out in compliance with all such requirements of the The Building (Guernsey) Regulations, 2012 as are applicable to them, and no operation to which such a requirement applies may be commenced or continued unless (i) plans relating to that operation have been approved by the Development and Planning Authority, and (ii) it is commenced or, as the case may be, continued, in accordance with that requirement and any further requirements imposed by the Development and Planning Authority when approving those plans, for the purpose of securing that the building regulations are complied with

It is important to note the expiry date of the Notification of Grant of Planning Permission, as this terminates the approval, two approved documents from both Planning Service and Building Control, need to be valid otherwise the proposed development cannot be commenced, even if the Building Licence expiry date is later than the Planning Permission expiry date, if this is the case then a new Planning application is required to enable the works to commence

BUILDING LICENCE CONDITIONS :

Under The Building (Guernsey) Regulations, 2012, a person who proposes to carry out building work must give the Department notice of the proposed commencement date of certain stages of the work before commencing that work

Where building work has commenced, but is stopped for a period of more than one year, the Department may, under The Building (Guernsey) Regulations, 2012, at any time before work is recommenced, give notice to the person to whom the licence was granted, that the licence is no longer valid

The Building Control Division must be notified by the client / builder / contractor when reaching the stages of work specified on the Builders Information Sheet, which accompanies the Building Licence and Approved Plans

Consensual improvements of a buildings thermal performance will be required when building work is undertaken on its external envelope, as outlined in The Building (Guernsey) Regulations, 2012, where at least 50% of the surface of an individual thermal element is being renovated or replaced, or 25% of the total building envelope is being renovated or replaced, the thermal elements must achieve the u-values to comply with the relevant building regulation

It is the responsibility of the property owner to ensure that all the necessary inspections are carried out by the Development and Planning Authority's Building Control Surveyors; the statutory notifications are listed on the Builders Information Sheet, the Development and Planning Authority will be unable to issue a completion certificate for these controlled building works if the notifications have not been received; this may cause difficulties for a property owner in the future when they look to sell the property, the Development and Planning Authority will need to declare on the immunity Certificate, any outstanding matters and where life safety issues are identified, enforcement action may be taken

The client, the clients representative, main contractor, sub contractor's, etc. must satisfy themselves that they do not need any other permissions, consents or approvals under any other legislation or from any persons by virtue of contractual or other rights in order to carry out the building works or material changes of use

REVISIONS :

existing site levels shown thus : +100.000
proposed site levels shown thus : +100.000



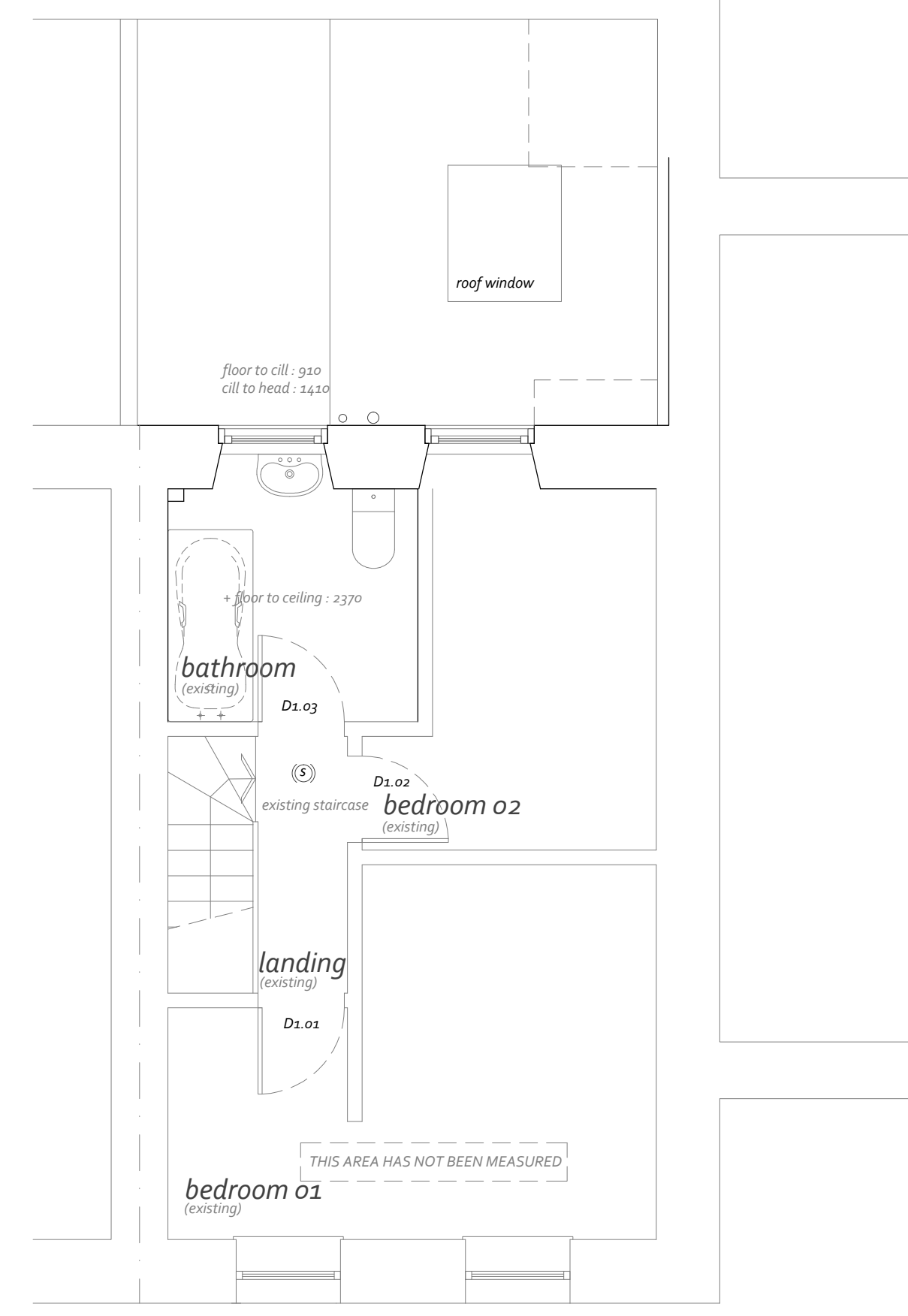
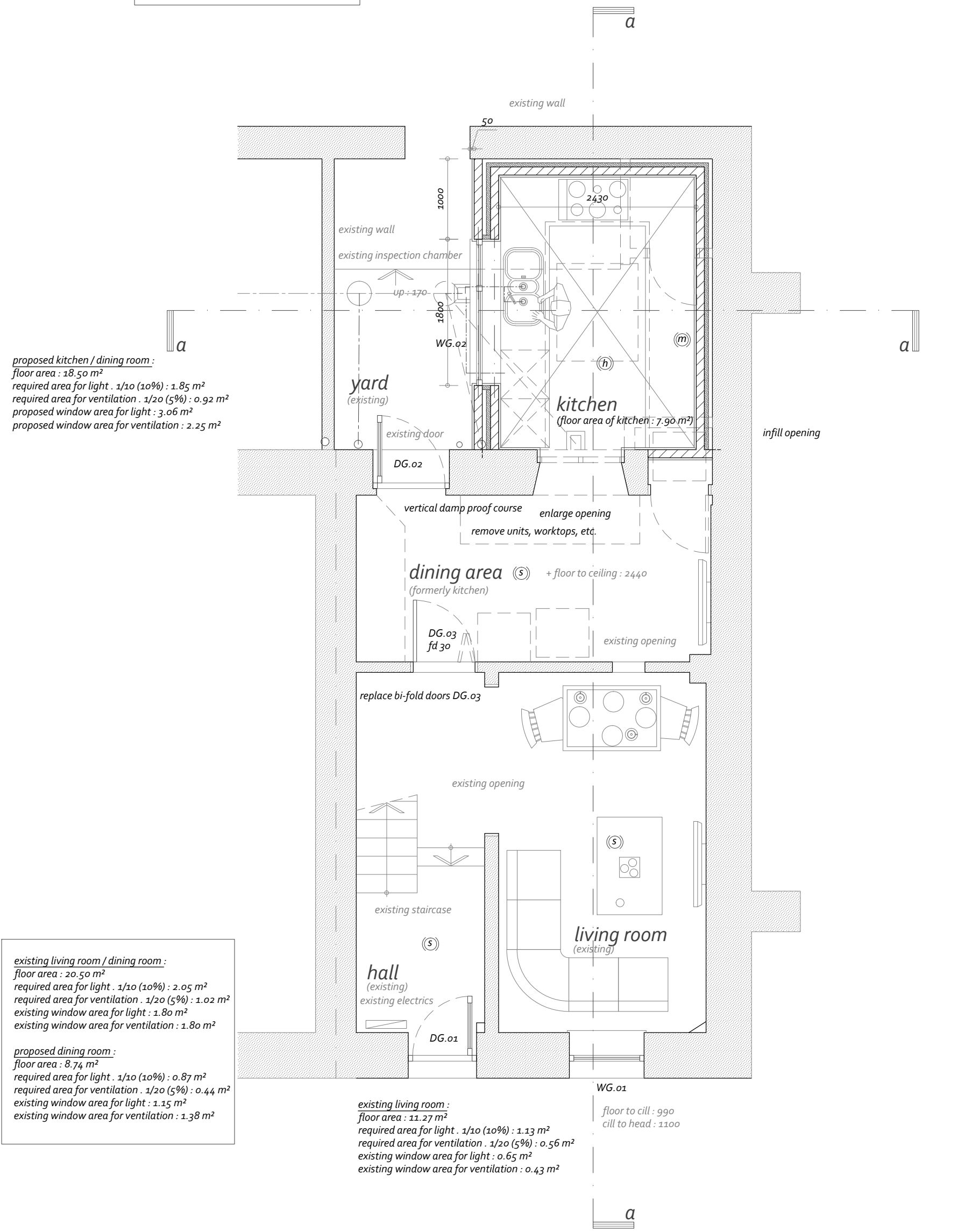
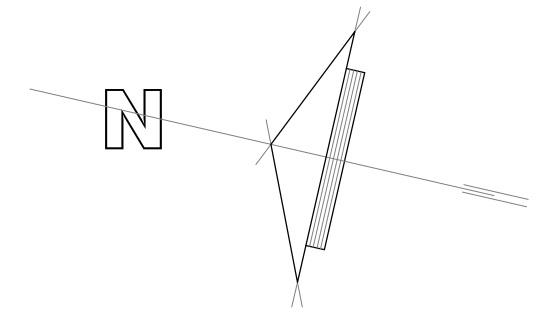
location plan
approximate scale : 1:250 @ A1. for identification purposes only. DO NOT SCALE OFF THIS PLAN

this location plan has been taken from a map of the Island of Guernsey dated 2004

Table with client information (Mr S Behagg), project details (Proposed single storey extension), drawing title (Planning Permission and Building Licence drawing), scale (1:50 @ A1), date (January 2020), and contact information for Brian R Martel.

- remove the existing kitchen window and sill, lower the sill level to form a new door opening; make good to all surfaces disturbed
- investigations to be carried out on site to determine whether any of the existing lintels are timber; if found to be necessary then replace with new concrete lintels
- remove the existing worktops, units, appliances and associated pipe work
- remove the existing gas fired boiler and either replace or provide a new electric combination boiler
- provide new electric night storage heaters and / or electric panels, to be detailed and designed by a qualified specialist
- confirmation is necessary to ensure that the proposed extension can be built against the existing walls, third party permission may be required
- reposition the existing soil and vent pipe, exact position to be determined on site
- provide a 30 minute fire door between the new dining room and the existing hall
- demolish and remove from site the existing small lean-to extension, shown dashed
- upgrade the existing fire detection / alarm system
- reposition the existing inspection chamber, and re-connect drainage
- extend the existing drain to a new gully to receive drainage from the new sink and washing machine

- smoke detector / alarm (S)
- heat detector / alarm (H)
- carbon monoxide detector / alarm (CO)
- mechanical extract fan (M)
- shower LED light / extractor fan (m)



first floor plan

scale 1 : 50 @ A1

ground floor plan

scale 1 : 50 @ A1

GLASSFIBRE COVERED FLAT ROOF CONSTRUCTION:
Glassfibre roof covering, on 18 mm moisture resistant, tongued and grooved, plywood decking, on 100 mm thick Kingspan Thermafloor TR16 LPC / FM flat roof insulation, achieving an overall U-value of 0.22 W/m²K, on a 500 gauge polythene vapour control layer, on 18 mm plywood decking, on softwood battens laid to minimum 1 in 80 falls, on timber joists, 22.5 mm Sinat GTEC standard board, and thistle plaster skim, tightly pack voids with mineral wool, treated timber packers to carry single ply membrane roof profile, uPVC gutter and fascia board

CAVITY WALL CONSTRUCTION :
300 mm thick blockwork cavity wall construction, comprising 100 mm thick external and internal leaves of standard dense concrete blocks, 100 mm wide cavity incorporating 50 mm thick EcoTherm Eco-Cavity, or similar approved product, cavity insulation, achieving an overall U-value of 0.20 W/m²K, stainless steel wall ties installed at 900 mm maximum horizontal centres and at 450 mm maximum vertical centres (2.5 ties / m²), ties should conform with the requirements of BS EN 1996-1-1: 2005 and BS EN 845-1: 2013, ensure insulation is continued a minimum of 150 mm below top of perimeter insulation and support on row of wall ties; minimum of 225 mm deep void from damp proof course to accommodate mortar droppings during wall construction; minimum 15 mm thick (two coats) sand and cement render externally, minimum 15 mm thick sand and cement undercoat and thistle plaster skim internally; provide a rubberoid Hylodamp proof course with stainless steel rendered bedding

GROUND FLOOR CONSTRUCTION INSULATION BELOW CONCRETE SLAB :
75 mm thick screed, on 150 mm thick concrete slab, to be detailed and designed by a qualified consultant; 25 mm thick EcoTherm Eco-Versal perimeter insulation between the screed, concrete slab and the wall, on 500 gauge separating layer; 70 mm thick of Dux Floormate 300-A, or similar approved non compressible rigid insulator, on 2200 gauge damp proof membrane, on 25 mm thick layer of stone dust, on 150 mm thick layers of well consolidated hardcore, foundation design and final depth to suit ground conditions and to Building Control approval; all joints sealed with Sinat GTEC Intumescent acoustic sealant

U-VALUE RATINGS FOR RENOVATION OR REPLACEMENT OF A THERMAL ELEMENT, OR NEW BUILD CONSTRUCTION :
For renovation or replacement of a thermal element, or new build construction, the following thermal transmittance u-value ratings must be achieved to comply with the current Guernsey Technical Standards :

- floor : 0.22 W/m²K
- external wall with cavity insulation : 0.28 W/m²K
- external wall with external or internal insulation : 0.28 W/m²K
- external windows and doors with wood or PVCu frames, and roof windows : 1.60 W/m²K
- external windows and doors with metal frames : 1.60 W/m²K
- pitched roof, with insulation at ceiling level : 0.16 W/m²K
- pitched roof, with insulation between rafters : 0.18 W/m²K
- flat roof or roof with integral insulation : 0.18 W/m²K
- (u-value = thermal conductivity in W/mK, divided by thickness in metres)

The U-values and construction details shown, have been verified by the States of Guernsey Building Control, as complying with the requirements of the Regulations, subject to the total area of glazing, including roof lights, not exceeding 25% of the total floor area, where the total area of glazing, including roof lights, exceeds 25% of the total floor area, separate calculations are required

any external surfaces of walls within 1000 mm of the relevant boundary should meet Class 0 (National Class) or Class B-s3,d2 or better (European class), ensure that at least 30 minutes fire protection is achieved both internally and externally

all new dwelling houses should be provided with a fire detection and fire alarm system in accordance with the relevant recommendations of BS 5839-6:2004, to at least a Grade D Category D3 standard, the smoke and heat alarms should be mains-operated and conform to BS EN 14604:2005; they should have a standby power supply, such as a battery (either rechargeable or non-rechargeable) or capacitor, all to comply with BS 5839-6:2004

ensure that the existing, and all new windows, shall be suitable for means of escape, and have a clear opening of 0.30 m² and an opening width / height no less than 450 mm; replace the existing sashes, or hinges, if found to be necessary

if the building (or part of it) is to be demolished, or undergo major refurbishment, and has been constructed prior to the year 2000, then a demolition / refurbishment survey must be conducted by a qualified and competent asbestos surveyor, no work should commence on any area until the appropriate survey has been carried out and reported on

measurements have been taken at an approximate height of 1300 mm above the finished floor / ground levels

finished levels to ridge, top of chimney stacks, etc., unless otherwise stated, have been assumed, as access to these areas was restricted at the time of the measured survey

any discrepancies between these drawings and site conditions found must be made clear to Brian R Martel immediately

it is advisable that a camera survey is undertaken by a specialist to determine the condition of the existing foul and surface water drainage

a qualified consultant engineer's details of the following, with calculations where necessary, are submitted and approved before that work is commenced :

- adequacy of the existing foundations;
- adequacy of the existing roof structure, floor joists, lintels and beams;
- new foundations, floors, and roof designs;
- new lintel and beam designs;
- new soakaway design

all structural elements are to be detailed and designed by a qualified structural / consulting engineer, and may be the subject of change from indicated on these drawings; any structural information shown on the architectural drawings is indicative, and is for information purposes only

all works of drainage and sanitary plumbing are carried out in accordance with the requirements of Part H of Schedule 1 of the Building (Guernsey) Regulations, 2012 and with BS 8000-13 and 14

safety glazing is provided in all critical locations, in accordance with the requirements of Part N of Schedule 1 of the Building (Guernsey) Regulations, 2012

a sufficient wholesome, potable water supply is provided, together with the suitable provision of hot water, in accordance with the requirements of Part G of Schedule 1 of the Building (Guernsey) Regulations, 2012

the owner(s) of the property must satisfy themselves that they do not need any other permissions, consents or approvals under any other legislation or from any persons by virtue of contractual or other rights in order to carry out the building works or material changes of use

if the property owner and / or the building contractor, sub-contractor, etc. amend the construction details described within these drawings, then they must ensure that the amendments comply with all the relevant regulations and the approval of the Building Control Department, or any other relevant statutory body

the development submitted has been designed to take into account the use of energy and resources and any adverse impact on the environment; the design, including insulation, drainage, water efficiency, materials, waste storage and disposal, and the conservation of fuel and power, meets the requirements of the Building (Guernsey) Regulations, 2012

the materials which are to be removed from the site should be either re-cycled or re-used, prior to taking to a land fill site

the way in which waste is dealt with on the site (reused, recycled or disposed of) should be recorded during the clearing of the site and the construction process; this information will be provided in order to inform the final 'site waste management plan' document that is required to be submitted to the Authority at the end of the process, to ensure that the development is managed to minimise waste during the demolition of any existing buildings or structures or during construction, that existing materials are reused, recycled or disposed of either on or off site, and that residual waste will be dealt with appropriately, in accordance with the aims and objectives of Policy GP9

Thermal upgrade to an existing roof :
all roof works are to be carried out to prevent the passage of moisture / water ingress in accordance with the requirements of Part C of the Building (Guernsey) Regulations, 2012
the insulation specification must be discussed and agreed on site with a Building Control Surveyor
a breathable membrane must be applied to the roof timbers, under the batten or alternatively, adequate ventilation must be provided in accordance with Part C of the Building (Guernsey) Regulations, 2012
tiles must be fixed in accordance with BS5534

this line is 100 mm long at the original drawing size of A1