amendments				
rev.	date	comment	auth.	chkd.
-	-	-	-	-

Relevant Planning Conditions

(refer to decision notice AWDM/0448/24
dated 09/05/2024 for full list of conditions)

03 'Unless otherwise approved in writing by the Local Planning Authority the external finish of the South and West elevations of the extension hereby permitted shall consist of smooth white painted render to match the existing dwelling.'
See 0729.PL.002, 0729.PL.003 and 0729.PL.004

04 'Prior to the commencement of works to implement the development specification/manufacturer's brochure extract (or similar) detailing the proposed natural timber cladding to the North and East elevations of the proposed extension shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the agreed cladding details.'
See 0729.PL.003 and 0729.PL.004

05 'Prior to the commencement of works to implement the development a specification and details of the proposed materials, colours and detailed design of the proposed windows and doors of the extension hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall only be carried out in accordance with the agreed details.'
See 0729.PL002, 0729.PL.003 and 0729.PL.004

06 'Prior to the commencement of works to implement the development a specification and scaled section drawing detailing the construction of the proposed parapet sedum roof shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the agreed roof construction details.'
See 0729.PL.003 and 0729.PL.004

08 'The windows in the west side elevation of the extension hereby permitted shall at all times be glazed with obscured glass.'
See 0729.PL.002, 0729.PL.003 and 0729.PL.004

Key to 0729.PL.002 and 0729.PL.003:

03 Smooth white painted render.

04 Sweet Chestnut timber cladding.

05 Windows and doors:
F = Fixed light
WD01, WD03 = Opening pair of glazed doors + fixed glazed sidelights (Black RAL 9005)
WD02 = Fixed glazed lights (Black RAL 9005)
WD04 = Window (White RAL 9016) to match existing
WD05 = Obscure glazed window (White RAL 9016) to match existing
WD06 = Glazed door (White RAL 9016) to match existing

06 Parapet Sedum roof.

08 Obscured glazing

Relevant Planning Conditions - Proposed Specifications

(refer to decision notice AWDM/0448/24
dated 09/05/2024 for full list of conditions)

03 Where new extension has white painted rendered walls, spec to be 22mm two coat sand and cement smooth render on base of 100mm medium blockwork as Engineer's details. Painted finish to be white exterior grade (coastal spec) smooth masonry paint applied in two/three coats as manufacturers instructions and recommendations. Allow thorough drying between coats. Allow for render bead detail at base of rendered section above dpc/brick facing plinth courses. Protect facing materials during application process.
See 0729.PL.002, 0729.PL.003 and 0729.PL.004

04 Sweet Chestnut rain-screen (open jointed) horizontally laid, natural (no surface finish applied) timber cladding with square edges at reveals and mitred corners at external angles. All reveals to be formed in square edge reveal boards to each reveal.
Profile to be 102mm (high) x 22mm (wide) overall with 92mm exposed face with angled fall to top and bottom edge cut to lengths to suit setting out of elevation/nailing pattern with vertical breaks in boarding where required by client. Each board to be pinned with double stainless steel screw pattern and set out for uniformity of elevation.
Sweet Chestnut cladding to be locally sourced by InWood Developments Ltd (The Woodland Culture, Whitesmith, Lewes, BN8 6JB) or similar approved. All cladding to be fixed in accordance with the manufacturers instruction and recommendations.
Client to ensure tannins have leached out of timber prior to installation or provide protection over/to any exposed adjacent facing materials to avoid staining.
Cladding will weather naturally to a silver tone during its early exposure to the elements.
Sweet Chestnut cladding to be fixed to black UV stable fly mesh on 50x50mm softwood timber battens. Refer to drawings BR.001-004 for building regulations details.
See 0729.PL.003 and 0729.PL004

05 New windows and doors to be as follows:
WD01,WD02,WD03, to be black RAL 9005 (to client approval) powder coated marine grade aluminium, double glazed, to achieve U-values as required under building regulations including any coatings etc to glazing.
Doors/windows marked 'F' denote fixed glazed panel, where opening (hinged) dotted lines indicated.
WD04,WD05 and WD06 to be white RAL 9016 (to client approval).
Joinery to be softwood timber painted windows to match existing double glazed with U-values as required under building regs including any coating etc to glazing.
See 0729.PL002, 0729.PL.003 and 0729.PL.004

08 WD04 (side window) to be 'glazed with obscured glass' as condition 08 states.
See 0729.PL002, 0729.PL.003 and 0729.PL004

06 New flat roof to extension to be Sempergreen 30mm lightweight sedum roof system (OEA) by The Green Roof Company (OEA).
Roof to comprise minimum gradient of 3°-15° with sedum blanket covering (evergreen succulents) on lightweight 40mm substrate roll on 10mm filler fleece drainage roll laid to perforated aluminium edge trim and border to entire roof comprising stone chipping/pebble of grade to manufacturers spec.
Sedum roof to be laid on light grey GRP water proofing roof finish on deck/insulation and structure as building regs drawings.
All roofing to be laid in strict accordance with manufacturer instructions and recommendations. Parapet detail/coping edge etc to be in accordance with the same, including minimum upstand etc.
See 0729.PL.003 and 0729.PL.004











All materials indicative

This drawing to be read in strict conjunction with all documents and drawings etc on approved planning application AWDM/0448/24.

client	drawing number	revision
Mr A Spicer & Ms S Evans	0729.PL.004	_

project	drawing title
3 Glebe Road Worthing	Planning Specifications/Materials AWDM/0448/24 PLANNING CONDITIONS

drawn by	checked by	riba work stage	date	scale/original sheet size
ES	MR	3	Jul' 24	A2

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