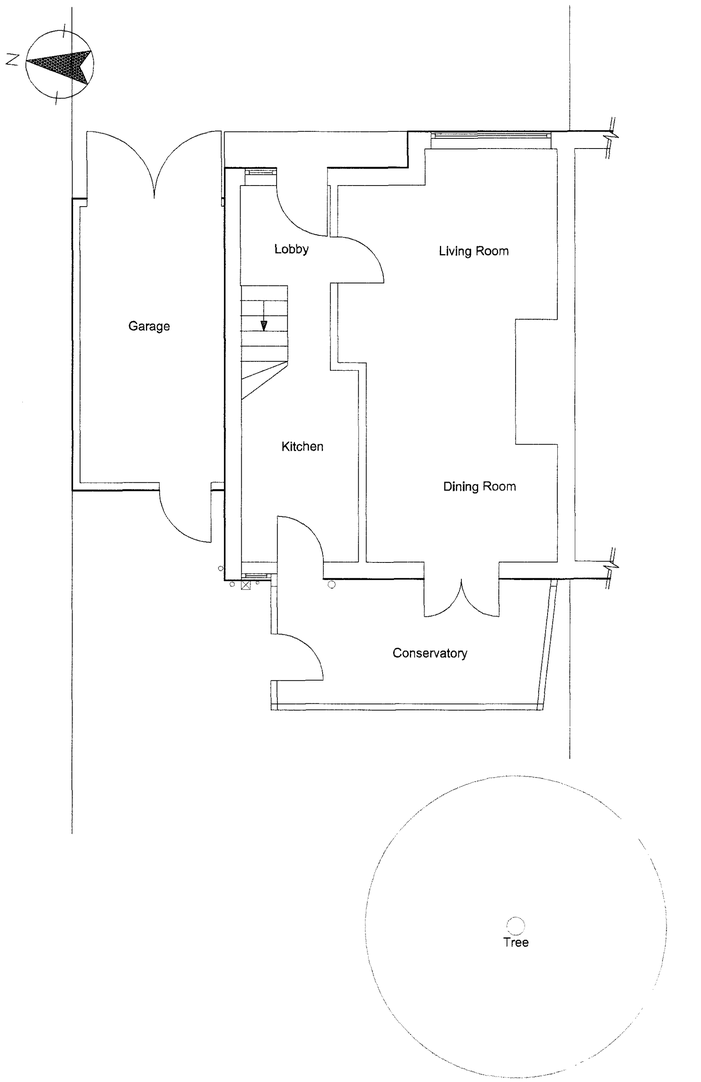
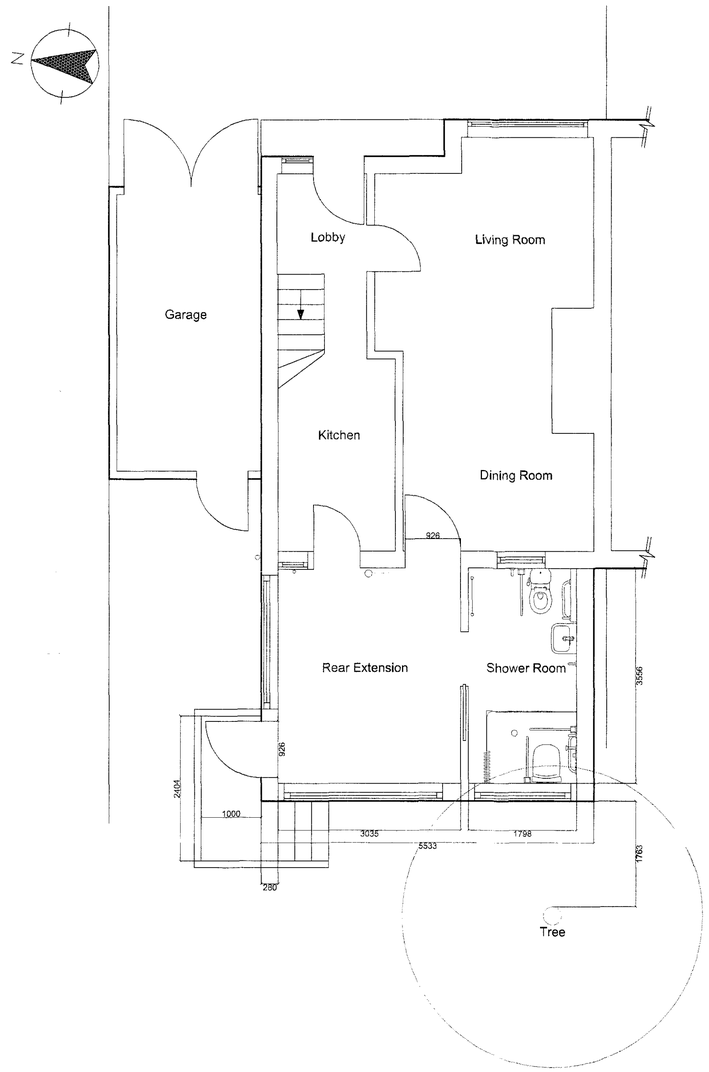
As Existing Ground Floor Plan



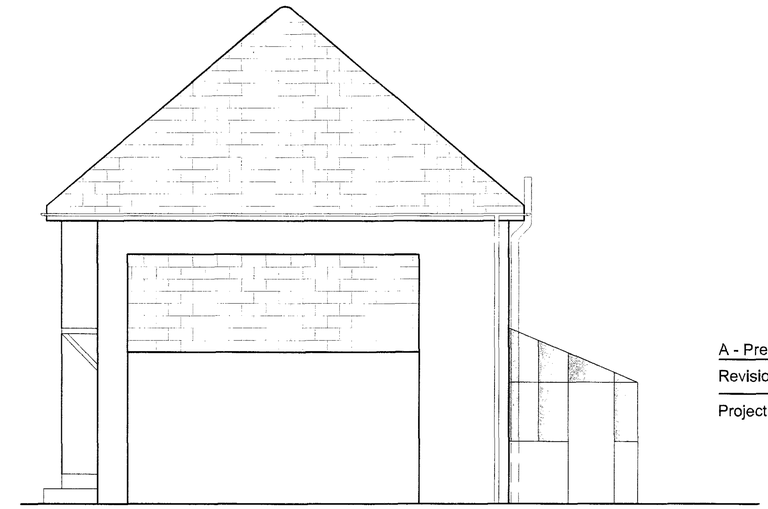
As Proposed Ground Floor Plan



As Proposed North Elevation



As Existing North Elevation



As Existing Rear/West Elevation



As Proposed Rear/West Elevation



NOTES

All specified to requirements of Occupational Therapy Service for Disabled Facilities Grant, in conjunction with Employer's requirements for their property
Party Wall agreement required with neighbour for excavating foundations to requirements of BCO on site
Engineer to size new lintels and flat roof joists
Side door for Shower Room as more width required if door at end
Floor raised approx 495mm to match rest of property
External landing with shallow rise steps and handrail in to garden to Part M dimensions for handrail, steps and landing
Depth of extension slightly larger than required for Shower Room to provide some meaningful ground floor space in conservatory for occupants who now generally intend to dwell on ground floor only
High level borrowed light window proposed between Shower Room and Living Room to provide additional natural light, with door between Living Room and Conservatory to be full height glazed in laminated glass
Existing asbestos SVP needs replacing and approved disposal
Existing Bathroom drainage pipes on existing rear elevation to be diverted to side elevation and adapted to avoid proposed flat roof
Conservatory and Kitchen appliance wastes will need to be diverted after appliances relocated
Gully should probably be extended as well to pick these up
Only underground drainage chamber found is in neighbour's side pathway, with apparent branch to 15 The Broadway
All drainage to be run to existing outlets
Confirmation will be provided by Occupational Therapist as to amount of handrails necessary in Shower Room and model of WC (close-coupled or Standard Doc M pack)
Consider pruning or even removing tree to enable build and prevent any potential disruption by roots
Anticipated Building Control requirement to install soakaway in back garden to take flat roof run-off TBC
There is a back access route and potential skip location, but this would need clearing and probably a new back gate

1 2 3 4 5 10 metres

Notes

Do not scale

Except for Planning purposes.

The contractor is required to check all dimensions on site before work commences.

All goods, materials and workmanship to comply with current Building Regulations BSS and COP's and such other requirements as the local/statutory authorities' enforcement officer may consider necessary.

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ADUR & WORTHING PLANNING SERVICES
REF AWDM/0512/12
DATE VALID

A - Prelim to Planning & B Regs issue MS
Revision Initial

Project 15 The Broadway
Lancing
BN15 8NN

Drawing Preliminary Scheme Plans For Rear Extension

Client Mr & Mrs Newark

Scale 1:50 @A1

Date July 12

Drawn By MS Checked By PC

Preliminary	☐	Tender	☐
Planning	■	Construction	☐
Building Regulations	■	As Built	☐

Drawing No. 052/12.01 Revision A

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RICS