

BLUE BUILDING CONTRACTORS LTD

Planning & Design

BBC-PL-001-07

CONSTRUCTION SPECIFICATION

Retrospective Householder Planning Application

83 Howard Road, Sompting, West Sussex BN15 0LP

Prepared for Mr. & Mrs. Gough

1. Introduction

This document provides a summary of the principal construction methods and materials used in the replacement ancillary garden room. It supports the planning submission by demonstrating the quality, scale and permanent nature of the development.

2. General Description

The building is a detached timber-framed ancillary garden room measuring approximately 6.0m x 3.0m with an overall height of approximately 2.57m. It is intended solely for incidental domestic use.

3. Foundations

The structure is supported on suitable foundations designed for domestic ancillary construction in accordance with good building practice and ground conditions.

4. Structural Frame

The superstructure comprises a treated timber frame providing strength, durability and efficient construction while remaining appropriate for a domestic garden building.

5. Floor Construction

The finished floor provides a stable and level platform suitable for ancillary residential accommodation and is constructed using conventional materials compatible with the supporting structure.

6. Roof Construction

The roof comprises approximately 200 x 50 mm timber roof joists with furring pieces to provide falls. An 18 mm OSB roof deck supports a single-piece EPDM waterproof membrane, creating a durable low-maintenance flat roof.

7. External Walls

External elevations are finished in cedar shiplap cladding fixed over the timber frame, producing a high-quality natural finish that complements the residential setting.

8. Windows and Doors

The building incorporates two approximately 500 mm x 2100 mm windows together with one approximately 1600 mm x 2100 mm double glazed aluminium door set finished in black.

9. Rainwater Goods

Rainwater is collected by discreet gutters and discharged appropriately, protecting the building fabric and assisting long-term durability.

10. Internal Finish

Internal finishes are appropriate to the ancillary domestic function and are intended to provide a comfortable, durable and functional internal environment.

11. Materials and Workmanship

Construction materials have been selected for durability, appearance and low maintenance. Workmanship is intended to reflect normal domestic construction standards and good building practice.

12. Conclusion

The specification demonstrates that the replacement garden room is a well-constructed ancillary building using high-quality materials appropriate to its residential setting.

Construction Summary

Element	Specification
Building size	Approx. 6.0m × 3.0m
Overall height	Approx. 2.57m
Frame	Timber construction
Roof joists	200 × 50 mm timber
Roof deck	18 mm OSB
Roof finish	EPDM membrane
Cladding	Cedar shiplap
Windows	2 × 500 × 2100 mm
Doors	1 × 1600 × 2100 mm double glazed aluminium

Use	Ancillary to the dwellinghouse
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