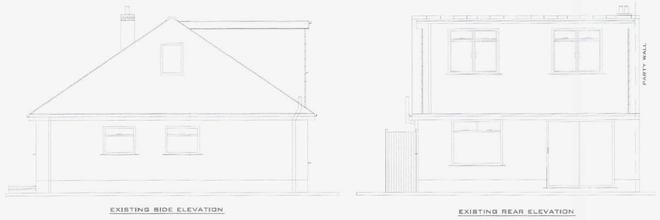
NO.5 LINKS ROAD, LANCING, WEST SUSSEX



EXISTING SIDE ELEVATION

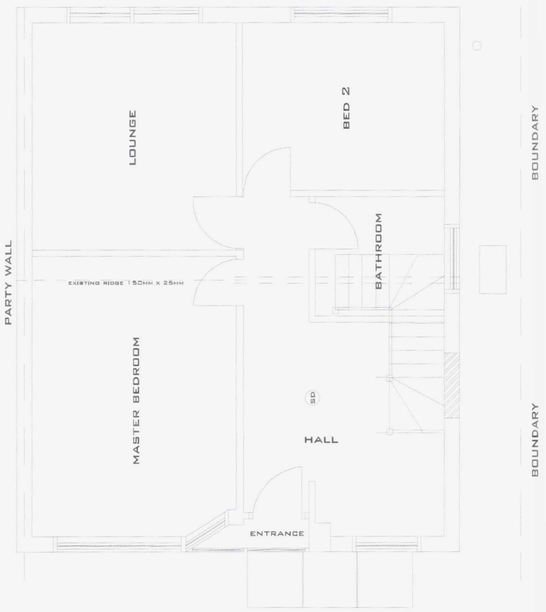
EXISTING REAR ELEVATION

EXISTING SURVEY

SCALE: 1:100

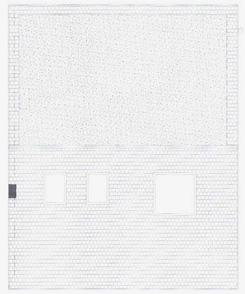
Scale Bar: 1:100 (Meters)





SCALE: 1:50

EXISTING FLOOR PLAN



EXISTING ROOF PLAN

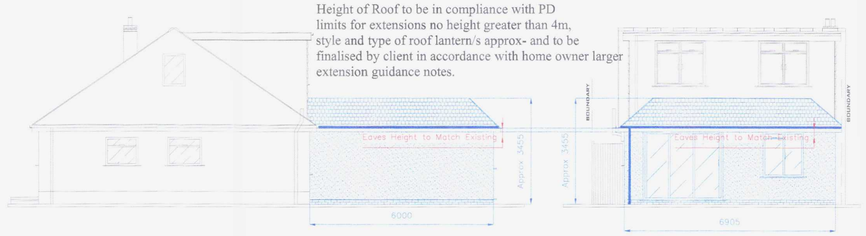
SCALE: 1:100

LOCATION PLAN SCLAE 1:1250

SITE PLAN SCLAE 1:500

Roof Lantern

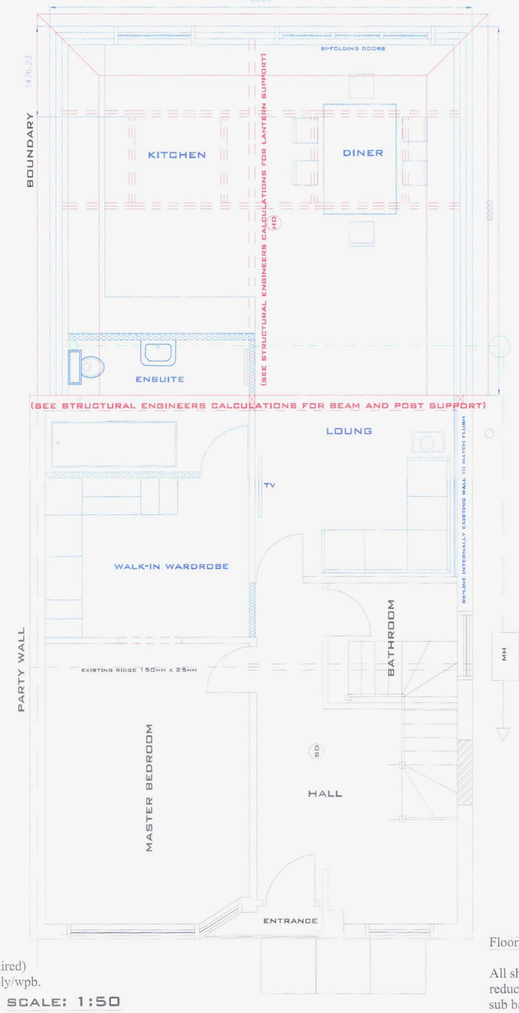
Height of Roof to be in compliance with PD limits for extensions no height greater than 4m, style and type of roof lantern/s approx- and to be finalised by client in accordance with home owner larger extension guidance notes.



PROPOSED SIDE ELEVATION

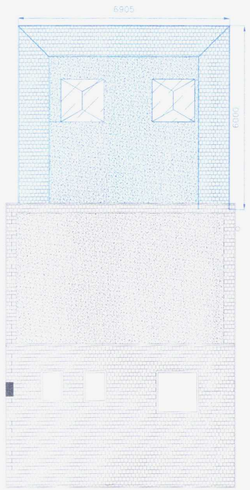
PROPOSED REAR ELEVATION

PROPOSALS



SCALE: 1:50

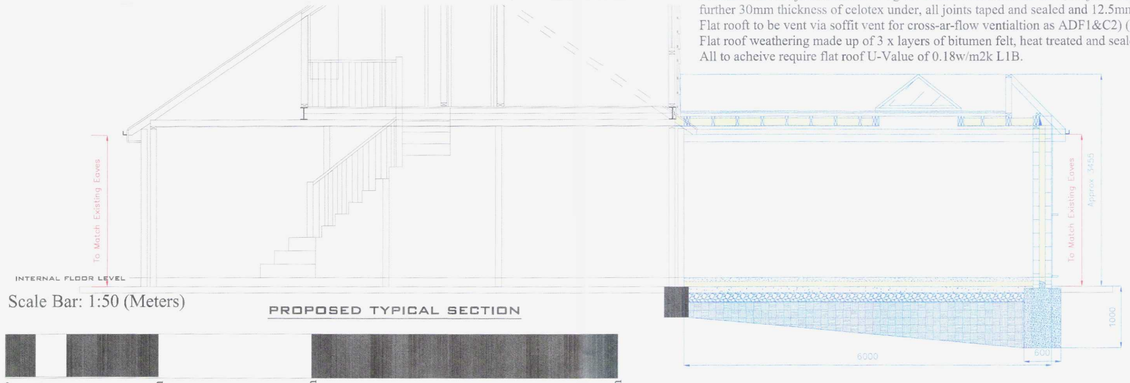
PROPOSED FLOOR PLAN



PROPOSED ROOF PLAN

Flat Roof

'Cold-Roof' celotex construction, 150mm x 50mm C24 flat roof joists with 120mm celotex thickness between flat roof joists thus allowing for 80mm ventilation air flow, all joints taped and sealed, with a further 30mm thickness of celotex under, all joints taped and sealed and 12.5mm plasterboard + skim coat.
Flat rooft to be vent via soffit vent for cross-ar-flow ventialtion as ADF1&C2) (cross battening maybe required)
Flat roof weathering made up of 3 x layers of bitumen felt, heat treated and seald laid on 18mm thickness ply/wpb.
All to acheive require flat roof U-Value of 0.18w/m2k L1B.



Scale Bar: 1:50 (Meters)

PROPOSED TYPICAL SECTION

External Wall Construction

Cement based rendering system to match existing property on external Hemlite
7N dense blockwork, 100mm fullfill 'knauf' dritherm 32 cavity
wall batts, inner-skin of 100mm Hemlite 3N shield or turbo block, min
225mm stainless steel wall ties at 450mm x 750mm cc doubled up nr reveals and openings, Firfix starter profile to be used
in connecting to abutments and existing walls in conjunction with a vertical dpc, all cavties closed with Themabatte closers with 10mm wet plaster skim or plasterboard finish.
All to acheive require wall U-Value of 0.28w/m2k L1B.

Lintels

Generally to be proprietary galvanized mild steel insulated lintels of appropriate type for span and loading and to have min end bearing of 150mm 'Catnic' can also be contacted for table of lintels, loads and span table if required.

Lead work

Code 4 lead flashing to be installed at vertical/horizontal abutments of pitched and flat roofs with brick/block walls to be continuous with lead min 150mm under external sill.

Windows & doors

Sealed double glazed units having a min. 'u' value of 1.6w/m²k (adl1). Glass to be 'low e' or Pilkington 'k', safety glazing to be provided to all areas within 800mm of floor, windows or sidelights within 300mm of doors and to door glazing within 1500mm of floor BS6206 (Approved Document (N1) background ventilation to habitable rooms to be 8000mm² and 4000mm² to kitchens and bathrooms, provided through permanent trickle vents fitted to frame Heads located @ 1700 above 'ffl'.
All doors and windows to be draft sealed and mastic sealant is to be applied to perimeter of windows & doors both internally and externally.
rapid ventilation from openings to be min. of 5% of floor area with some part of the opening being at least 1700mm above ffl.
all doors and windows to be fitted with security locks & furniture as specified by the customer.
horizontal guarding to be provided at 800mm above floor level for deep windows, where the difference between that level and the ground is Greater than 600mm.

Electrical Safety

All new electrical works are to be installed, tested & comissioned by a fully qualified electrician, who is a member of a recognised electrical governing body. The minimum standards of installations are to be incompliance with BS7671 and Part P of the Building Regulations. All new switches & sockets are to be installed at accessible height ranges between 450mm-1200 with mains fuse box installed in a safe dry place around 1350mm from floor level. All new lighting units and downlighters are to incorporate a minimum of 3/4 ratio or 75% high efficency bulbs with maximum 40 lumenens.

Drainage & Plumbing

All new drainage to be connected to external SVP all fittings and inallation to be by GASAFE engineer TRV's to all new radiators, sanitary 42mm all and 76mm 'P' traps to sink wastes, rodding eyes to all changes of direction, connect to existing onsite MH. (ADH1)

Surface water from flat roof fall 1/80 to sw guttering to 68mm down pipe to connect to existing roof drainage system or soak-a-way 5m from buildings (ADH3)

Mechanical Ventilation (F1)

Bathrooms/shower 15lit/sec
Kitchen 30lit/sec
All ducted to expel to extrnal air

Foundations

All Guidance of NHBC, HSE and CDM regulations to be followed. Excavate to a minimum 1m depth x 600mm width into firm strata trench filled conrete C20 to Building Control Officer satisfaction. Any drain or sewer pipes depth to be 150mm below invert of pipe, all penetartion to be shuttred and lintelled over at higher level (ADA1-3/H1/H4)

Floor Construction

All shrubs and roots to be removed, ground treat, reduced an dprepaired to suit proposed finished levels. sub base of 150mm thickness of compacted crushed hardcore or MOT type 1, compacted and blinded with sand followed by 1200g DPM continiously lapped with horizontal dpc at 150mm of internal inner-skin followed by 100mm thickness C20 concrete floor slab, 80mm thickness of celotex all joints taped, 500g VCL & 65mm thick screed. Floor to have a 'U'-Value to acheive 0.22w/m2k (ADL1B)

PROVISION OF INFORMATION FOR GUIDANCE:

All drawings printed can effect scale and presentation.
Please scale onsite during construction for exact dimensions any descrepencies should be reported by to the designer. Independant companies to take there own measurments onsite especially for structural elements stairs & windows and doors.

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CLIENTS MUST TAKE THEIR OWN ASSURANCES ON:

1. Soil conditions, resistance from contaminants & gradient of land.
2. Suitability of storm and foul water drainage.
3. location and position of main sewer & services. (Consultation with Southern Water & Statatory undertakers such as EDF, GAS board.
4. Trees type and distances and their effect on soil type & foundations.
5. Existing structure, foundations and load bearing elements.

Additional costs invloving all the above and any other site problems onsite issues are NOT the responsibility of the designer.
Civil Law matters, such as the 'PartyWall Act 1996' neighbour disputes and boundary issues DO NOT form part of this drawing service. You should seek a independant accredited RICS Surveyors Guidance.

(Any Details Specified by Structural Engineers are to be checked onsite before ordering; including steel beams measurements, legnths, timber spans and lintels locations and bearings etc...)

All installations for plumbing and santitary, sewarage, water quality ADG1-5 & supply and risk from contaminants To comply with the Water Act 2014 & Environmental Health & Environmental Agency & Protection Act 1990. Bath water to be delivered at max 48oC + Maximum useage of 125litres/person per day.
The Designer is NOT responsible for onsite construction or health and safety issues. All owners, contractors, builders and trades should follow all the guidance of full site CDM regulations and HSE regulations. All contractors & trades should be fully qualified and should members of recognised competent proffessional bodys & do there own risk assessments.

RECOGNISED PROFESSIONAL BODIES, REGULATIONS AND STANDARDS:

CDM (Construction Design Management for onsite health and saftey responsibilties, site managers and contractors)
HSE (Health & Saftey Guidance for contractors & Trades)
NAPIT & BS7671 (Electrical Installations and Testing)
BS 5839 & 5446, Part 6 :2013 Type LD3 Fire Detection & Alarm Sytems)
ESA (Electrical Safety Association)
OFTEC (Oil Installations and Testing)
HETAS (Solid Fuel Installations and Testing)
GASAFE (Gas Installations and Testing & CM Detection)
RRO (Regulatory Reform Fire Safety Order)
Building Regulations (England & Wales as Amended 2010 & Building Act 1984, Planning Act 2008, Local Policies & Core Strategy of Local Authorities & Planning Permissions). TRADA Span Tables (Timber Research And Development Association).

Heating & Controls

Any new boiler is to have a minimum SEDBUK rating of 90% and is to be installed tested and comissioned by a GASAFE, OFTEC or HETAS engineer dependant on its fuel type. TRV's are to provided to any new radiators, safety temperature valves are to be provided to any new bathroom for maximum 48C. Carbon-monoxide detection is to be provided to within 3m of any new appliance.

PRIOR APPROVAL OF A PROPOSED LARGER HOME EXTENSION

PLAN-IT
ARCHITECTURAL DESIGN CONSULTANCY
CONTACT: ARCHITECTURALDESIGN37@YAHOO.CO.UK
TELEPHONE: 07975551748

BUILDING REGULATIONS BY: PM

DRAWING TITLE:

EXTENSION

@

MR & MRS PANELLA
NO. 5 LINKS ROAD
LANCING
WEST SUSSEX

ADUR & WORTHING PLANNING SERVICE
PLAN NUMBER 1890/15
DATE VALID 20 JAN 2016

EXISTING & PROPOSED
AMENDED 15/01/2016

DATE: JAN 2016 | DRWG 00/16B

SCALE: 1:50 1:100 | CLIENT: PANELLA

DRAWINGS FOR PLANNING APPLICATION:

ALL MATERIALS USED I.E. BRICKWORK, UPVC WINDOWS ETC, TO BE APPROVED BY PLANNING OFFICER BEFORE COMMENCEMENT OF ANY WORKS.
(NEW PROPOSED EXTENSION EAVES HEIGHT TO MATCH EXISTING)