ADUR & WORTHING
PLANNING SERVICES
PLAN | AWDM/1126/13
DATE VALID | 11 SEP 2013

rear gate

EX SHED AREA 3·3m²

REAR GARDEN

WORKSHOP

Total existing area of garden
96·55m² therefore 50% of area
48·275m² as permissable area of development.
Actual areas =
Conservatory 14·75m²
Existing shed 3·3 m²
Workshop 12·5 m²
Total 30·55m² therefore under

AREA 12.5m²

Actual length 2500mm.

Max length 3000mm.

Existing Assumed boundary

Ex rwp

Be-use existing french doors and side panels from living room to form part of conservatory.

CONSERVATORY
AREA 14.75m²
External facade unit between house and conservatory.

cattic lintel
C150/100

Ex rwp

Existing opening made smaller existing support to remain.

All partitions and chimney breast shown with dotted lines to be completely removed appear non load-bearing.

Ex gully

KIT

LIVING

New timber stud partitions

Bathroom to be fitted with extract fan min 15 litres/sec vent externally.

Bailey's new position

openings firmed with 65dp x100w pc lintels

New lintel for window opening cattic C250/100 start @ existing reveal.

All final drainage connects and details to be agreed on site with Building control officer.

Ex gully

AC

BATH

HALL

C

Reposition SVP to connect to exic

Approx location of exic

Ex vent pipe & associated boxing to be removed.

ex boiler

DRIVE

Remove existing step and position of existing external door to new location situated further into dwelling final position of step detail & door to be agreed on site.

up

Provision of new wc with washbasin above cistern to be connected to SVP via saniflo system. With extract fan min 6 litres/sec with 15mm overrun operated via light switch.

WC

BED

BED

Existing Assumed boundary

Ex Rwp.

Approx location of exic

Additional notes for Conservatory.
Heating from main dwelling will not extend into proposed extension.
All glazing to critical areas will be safety to B.S 6206.
Electrical works will be covered by ADP.
Total glazed area to wall will exceed 50%

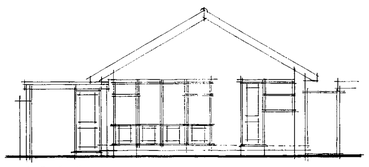
GARAGE
not surveyed.

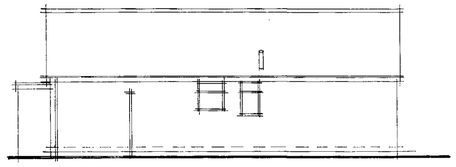
Total area of polycarbonate finish will exceed 75% to roof.

G R O U N D 1 : 5 0

Part G requirements: Wholesome water will be provided to the following locations: Any place where drinking water is drawn off, with hand basins, bidets, baths, showers & sinks. Heated wholesome water will be provided at, wash basins, bidets, baths, showers & sinks. Hot water storage installed & designed to B.S 6700·2006 + A1 2009. Unvented(closed) storage water heater to comply BS·EN 12897·2006. Hot water storage to be installed procedures in Domestic heating Compliance guide. Commissioning cert required on completion.

Electrical work: To meet requirements of ADP on completion of the works a copy of the certificate to be given to local authority and all works should meet requirements stated in B.S 7671.

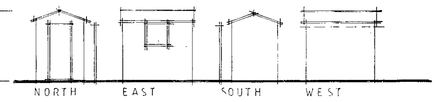




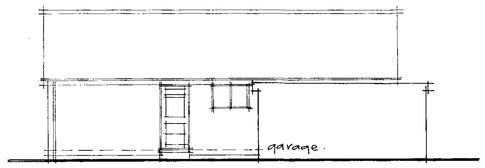
E X I S T I N G 1 : 1 0 0

Existing shed walls and roof materials used:
Roof felt and walls stained timber.

max height of existing shed does not exceed 2500

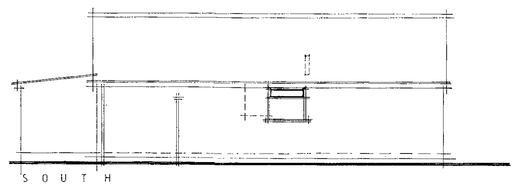


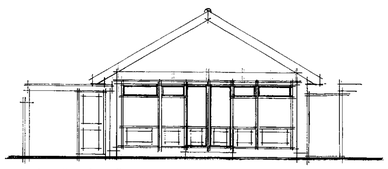
S H E D



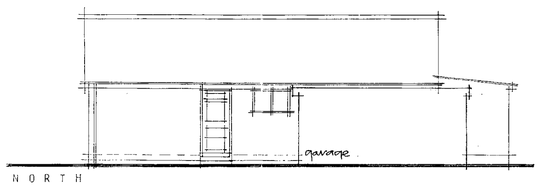
max height of roof will not exceed 4000mm from ground level.

All glazing to doors below 1500 & within 300mm of doors should be either toughened or laminated to B·S 6206.





height of eaves to conservatory max 2300 above ground level & will not exceed height of existing dwelling eaves.



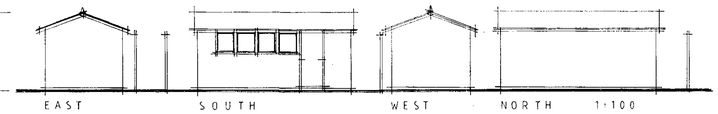
P R O P O S E D 1 : 1 0 0

Roof: Polycarbate/glass finish.

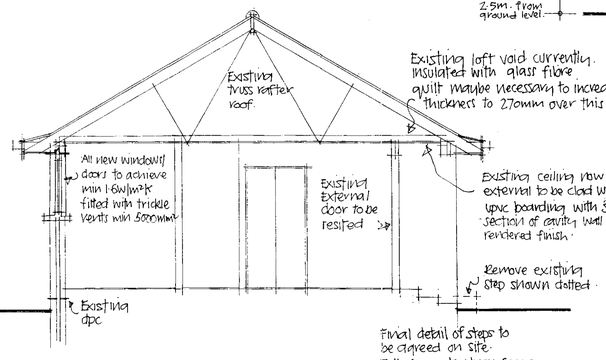
Walls: North & south elevations to be clad white upvc with face brickwork plinth.
West elevations to be double glazed white upvc windows/doors with face brickwork plinth.

Finishes to proposed conservatory to be stained timber cladding to both roof & walls.

max height of proposed building will not exceed 2.5m. from ground level.



P R O P O S E D W O R K S H O P.



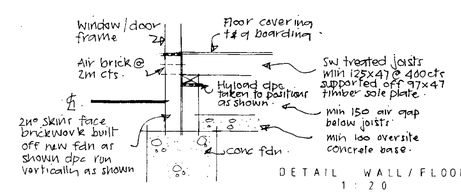
Existing loft void currently insulated with glass fibre quilt maybe necessary to increase thickness to 270mm over this area.

Existing ceiling new external to be clad with upvc boarding with small section of cavity wall to have rendered finish.

Remove existing step shown dotted.

Final detail of steps to be agreed on site. Fall no greater than 500mm.

S E C T I O N A – A 1 : 5 0



D E T A I L W A L L / F L O O R J U N C T I O N 1 : 2 0

G E N E R A L N O T E S

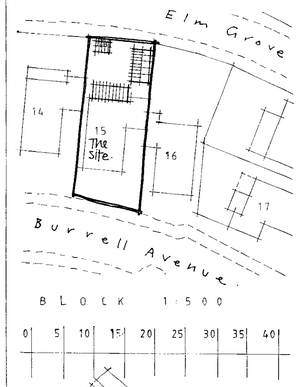
External walls:
cavity walls constructed as existing with face brickwork externally full fill cavity with suitable cavity batt to accommodate width finished internally with lightweight cove block with plaster finish. Wall ties spaced 450 vertically & 750 horizontally and @ every block courses @ reveals.
Furfix profiler to be used to bond to existing.
Reveals finished with suitable insulated dpc.
Timber frame walls to step/front door to be built of existing blockwork on horizontal dpc timber sizes 97x47 provide head, sole plate and nogging finished internally with foil backed plasterboard on filled with 90mm celotex. Finish externally with 9mm sheathing board, breather membrane, 38x25mm treated vertical battens, clad with upvc horizontal boarding.

Drainage:
Above ground to comply with BS 5572 40mm ø upvc pipe to sinks & shower wastes 32ø elsewhere
All new fittings provided with suitable trapping eyes @ change of direction all to have min 75mm deep seal traps.

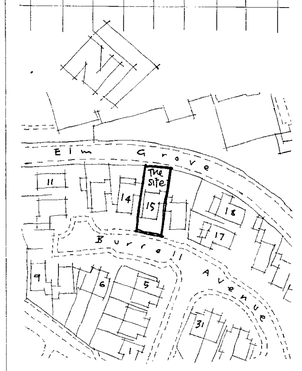
Internal partitions:
All existing walls appear to be non load bearing.
New timber stud constructed as framing as external filled with suitable insulating quilt to provide sound reduction. Finished both sides with plasterboard and skim coat. Either support off double joists or nogging between where floor joists run parallel.

Scale bar 1:100
0 1 2 3 4 5 6 7 8 9 10

Scale bar 1:50.
0 1 2 3 4 5 6 7 8 9 10



B L O C K 1 : 5 0 0
0 5 10 15 20 25 30 35 40



L O C A T I O N 1:1250
0 10 20 30 40 50 60 70 80 90 100

Ref:	Amendment Description:

client
MR T VINE

Project
15 BURRELL AVENUE

Drawing
PROPOSED WORKS

PAPER SIZE A1

Date	Scale	Drawn:
AUG 13	AS	
Project no	Drawing no	Rev.
2013/03	01	