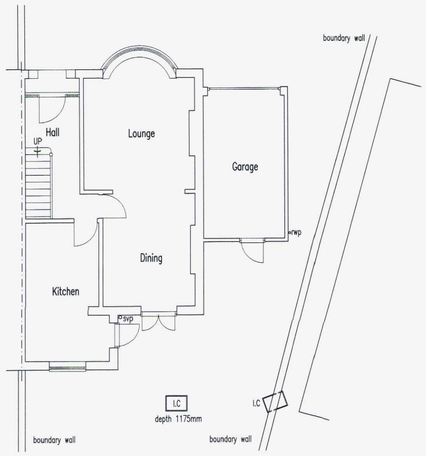
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BOROUGH OF WORTHING
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PLANNING
WBC/ 11/0255/FUL



GROUND FLOOR PLAN
EXISTING PLAN AND ELEVATIONS



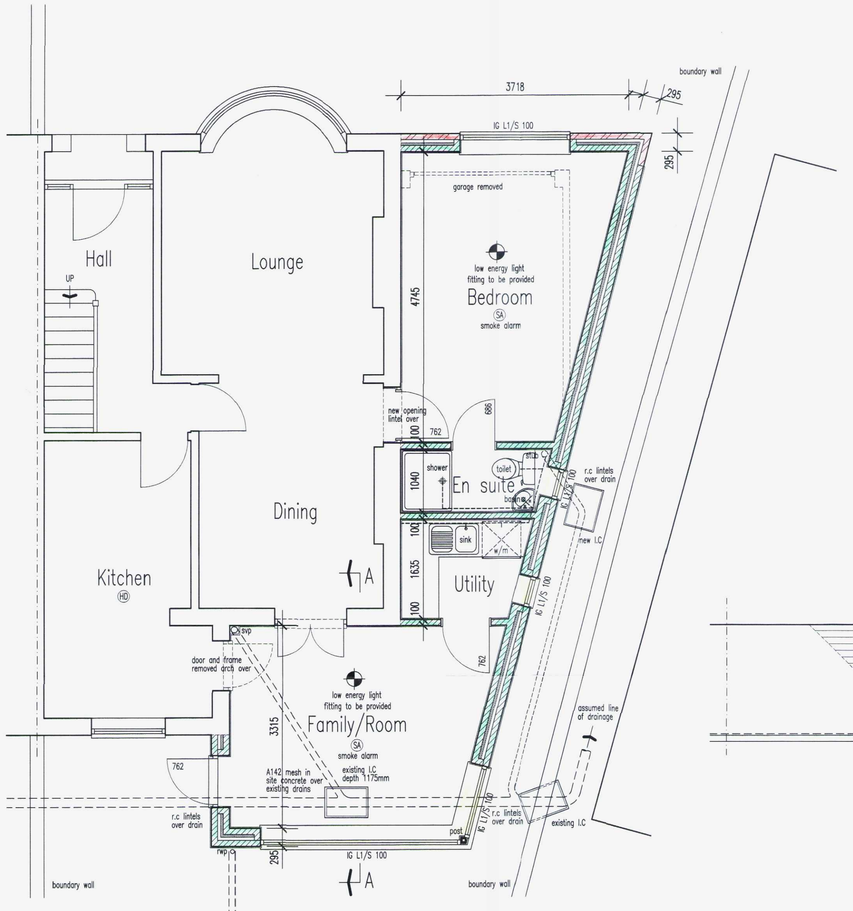
SOUTH ELEVATION



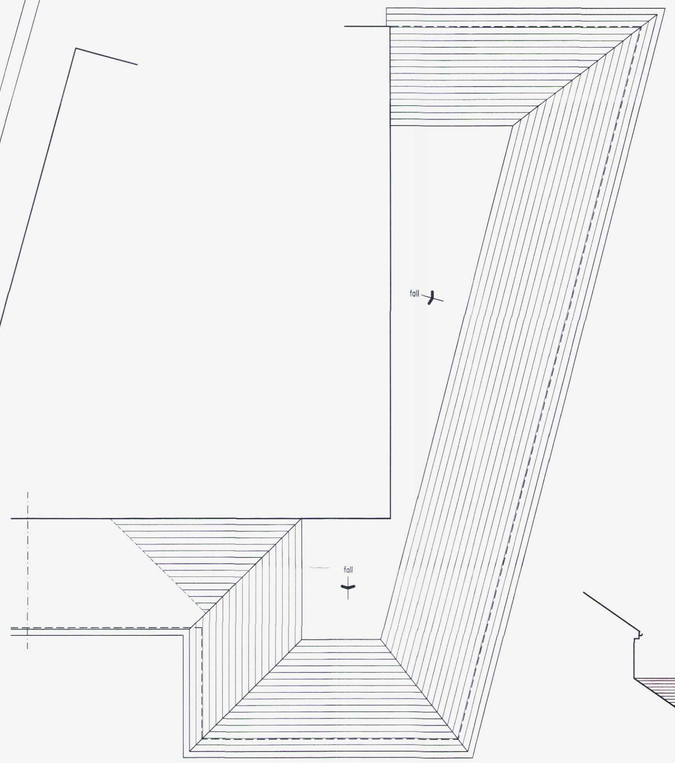
NORTH ELEVATION



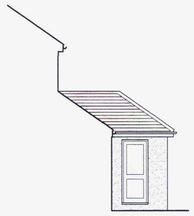
EAST ELEVATION



GROUND FLOOR PLAN
PROPOSED PLANS AND ELEVATIONS



ROOF LAYOUT



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

CONSTRUCTION NOTES

ALL MATERIALS AND COMPONENTS MUST BE SUITABLE FOR THEIR INTENDED PURPOSE AND LOCATION AND MUST BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH ALL RELEVENT CURRENT BRITISH STANDARDS AND CODES OF PRACTICE, NHBC REQUIREMENTS AND MANUFACTURER'S SPECIFICATION.

REFER STRICTLY TO DETAILS SUPPLIED BY THE STRUCTURAL ENGINEER AND OTHER SPECIALIST CONSULTANTS, CHECK BEAM LENGTHS ON SITE BEFORE INSTALLATION.

NOTE, HEIGHT AND PITCH OF EXISTING ROOF TO BE CHECKED BEFORE CONSTRUCTION IS COMMENCED.

ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE WORK IS COMMENCED

THE PROPERTY OWNER IS REQUIRED TO SERVE A PARTY STRUCTURE NOTICE ON THE ADJOINING OWNER UNDER THE PARTY WALL ACT 1996, ONE MONTH BEFORE WORK IS COMMENCED.

New tiled roofs to match, tiles on battens treated for rot on type 1F felt on 50x100mm C16 rafters and attic trusses at 400mm centres plasterboard and plaster skim ceilings, 270mm thick fibre glass insulation, 5x30mm metal straps fixed to roof plates and blockwork at 2M centres.

Flat roof, 13mm thick mineral chippings bitumen bedded on 3 layer felt to BS 747, laid to CP144 on 19mm exterior grade plywood on firring pieces on trussed rafters U valve 0.16 W/m2K.

Cavity walls, 102mm facing brickwork/waterproof render outer skin 50mm residual cavity, 45mm celotex 100mm tarmac topilte standard block inner skin, wall ties at 750mm horizontal and 450mm vertical wall ties 225mm vertical centres at reveals together with vertical dpc 13mm thick lightweight plaster, head of cavity to be fire stopped (rockwall TCB cavity barrier) or similar
cavities to be extended at wall junctions, new walls to be bonded to existing using stainless steel profiles note, if the thickness of the new wall is not compatible with the existing wall (kitchen area), the existing wall to be built out to match the finish line. U value 0.28 W/m2K

Windows/doors to be double glazed, U value 1.6 W/m2k, glazing to comply with toughened softey glass to BS 6206, opening area of windows to be 1/20th of floor areas, trickle vents to be provided open area of 8000 sqmm. bedroom and family room windows to be escape windows and to have unobstructed openable area of 0.33 sq M, and at least 450mm high and 450mm wide.

Ground floor , 65mm sand/cement screed wire reinforced, 80mm celotex insulation board on 1200 grade polythene dpm on 100mm concrete on minimum 100mm hardcore

Foundations, 600mm wide x 700mm deep concrete trench fill, minimum depth below ground 1175mm or deeper to suit soil conditions, trees and existing drains foundation depth as agreed by local authority

Mechanical ventilation to be provided to en-suites 15L/S intermittent with over runs, Utility and Kitchen 30L/S adjacent to hob or 60L/S elsewhere all ducted to external air

Gas boiler if sited in utility, boiler must be room sealed type balance flue to be fitted with durable guard and ducted through external wall, installation to comply with BS5440 and BS5546. Installers certification to be provided

New plumbing to comply with BS EN 12056 bath, shower and sink wastes to be 50mm dia. basin wastes to be 40mm dia. wastes to be anti vac deep seal traps, waste pipes and WCs to be connected to stub/svp

New foul/surface water drains 100mm diameter plastic drains minimum falls 1 in 40 laid on & surrounded with pea shingle, surface water drain taken to soakaway not less than 5M from any building soakaway size to be 1.2M dia: 1.2M deep below invert, new ICs to be polypropylene construcion

New internal block partitions to be 100mm 7K/N concrete blocks plastered both sides

Smoke alarms/detectors to be provided where indicated, (SA) connected to mains electric and to comply with BS5446: Part 1. (HD) heat detector to be provided in kitchen

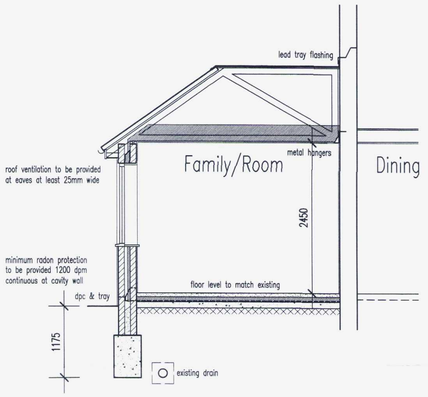
All electrical work to comply with the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so, an appropriate BS7671 electricol installation certificate to be provided for the work carried out. NOTE, any installation of electricl down lighters must be discussed with the local authority before down lighters are installed.

Note, high efficiency light fittings, capable of only accepting lamps having a luminous efficacy greater than 40 lumens per circuit-watt, to be provided, in rooms and circulation areas most frequently used, the number not less than the greater of: 1 per 25m2 of floor area of 1 per 4 fixed lighting fittings. discussed with the local authority before down lighters are installed.

Existing foundations and lintels to be exposed to ascertain stability

Certificate for C24 timbers to be provided.

Existing floor ventilation if affected by the proposal to be provided with ducts under new floor and taken to air bricks in external walls



SECTION A-A

REVISION

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SINGLE STOREY SIDE AND REAR EXTENSION
46 CHARMANDEAN ROAD WORTHING
WEST SUSSEX
SCALE 1:50, 1:100.
DATE 16.03.2011. DRG. NO. 3232

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