If any trees of significance are found to exist within 15 m of the proposed extension & shrinkable subsoil's are encountered. The final foundation depths are to be agreed on site, following the prescriptive guidance contained within LABC/NHBC Foundation depth tables.

Garden Shed

I.C.

Min. 5.0m

375mm dia. Invert in region of 2.4m

150mm dia. Invert in region of 1.2m

Flower Bed

Soakaway

Min. 1.0m

Min. 5.0m

Min. 4.4m

Lawn

12.0m

Min. 5.0m

Step

Min. 2.3m

4.15m

4.25m

r.w.p.

3.5m (11ft 6in)

Patio

Garage

4.85m

4.5m (14ft 8in)

Garden Room

Min. 2.3m

0.9m

r.w.p.

BT

Kitchen

Bedroom 1

B.I.Gully

Sh. Room

Living

I.C.

Hall

Bedroom 2

Existing surface water drainage serving the front/ south of the property is to be retained as existing. Suitability of same to be confirmed on site

N

GROUND FLOOR PLAN

Surface Water Drainage

Surface Water Sewer

Foul Sewer

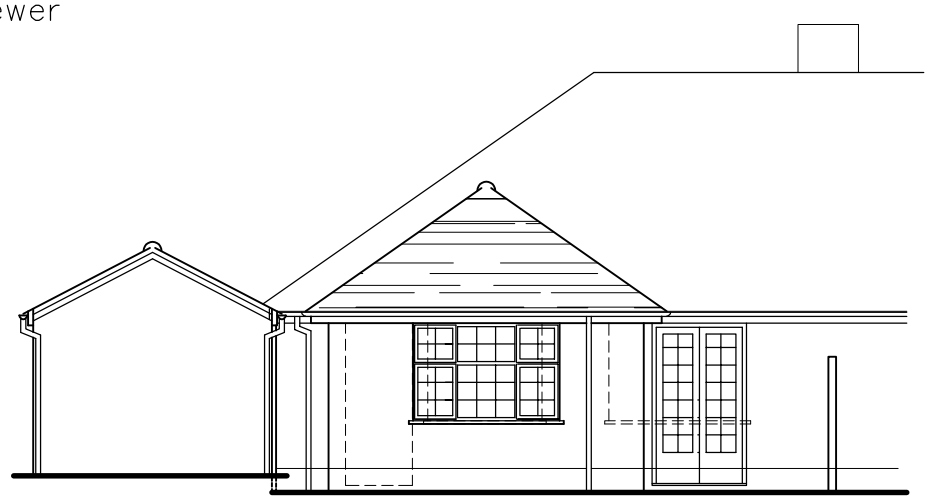
Existing S.V.P To be extended up to terminate with vent cowl a min. 900mm above the any door/ window opening within 3.0m horizontally

900

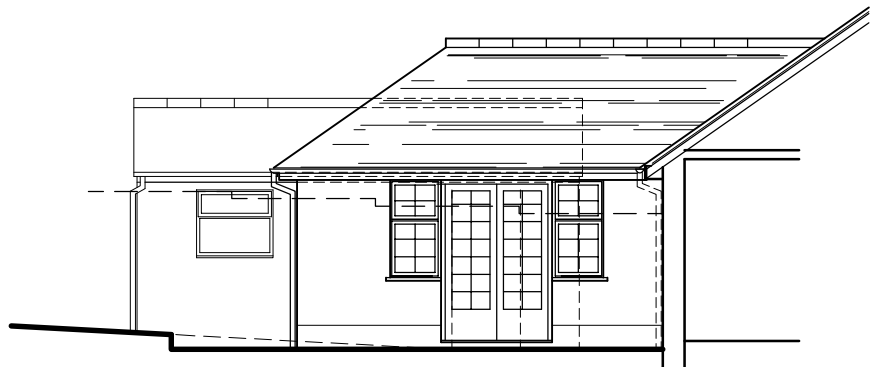
Existing S.V.P

EAST ELEVATION

This Drawing is to be read in conjunction with dwg. No. 673–01 to 08 Inclusive together with Structural Engineers Cal's/ Drawings/ Details at all times



NORTH ELEVATION



WEST ELEVATION

SCHEDULE OF EXTERNAL MATERIALS

Walls :– Proposed single storey rear extension, to be white painted render, over fairfaced brickwork plinth at low level, to match existing.

Roof :– Proposed roof to be clad with interlocking concrete tiles colour, texture & profile to match existing.

External Joinery :– Windows/ doors to be double glazed white u.P.V.C. to match existing, proposed fascia's, soffits, barge boards, etc. to be white u.P.V.C.

Rainwater goods :– To be half–round u.P.V.C. guttering with circular down pipes, Colour – white all to match existing

0 1 2 3 4 5 10m

Scale Bar 1:100

Rev.	Description	Date
C	Revised scheme	22/10/26
B	Foul & S.W. Sewers added	31/08/26
A	Drawing revised for Building Regs submission	27/07/26

The Client is advised to ascertain and comply with his duties under the C.D.M. Regs 2015 and his obligations under the Party Wall etc. Act 1996 and Equality Act 2010 where applicable.
Contractors must verify all dimensions on site before commencing any work.
The copyright of this drawing is reserved.
The drawing must not be disclosed without authority
The drawings and drawing notes do not purport to cover each and every item required to complete the project, the notes are not a specification of works, the contractor is advised to verify the full extent of the works with the client.
This drawing to be read in conjunction with Designers Risk Assessment

Project
38 Rackham Rd.
Worthing
W. Sx.
BN13 1LL

Proposed Extension
PLANS As PROPOSED

Client
K. La Russa

Drawing no. 673–04 (A3) C

Scale 1 : 100

Date Mar. 2024

KG DESIGNS
ARCHITECTURAL CONSULTANT

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