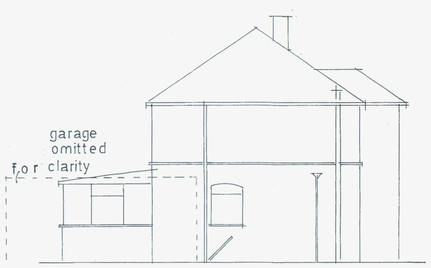


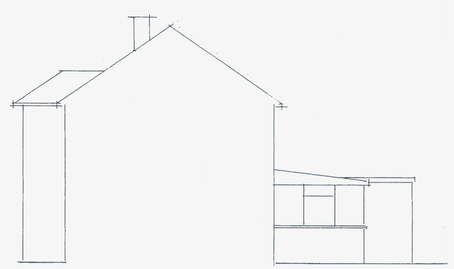
FRONT ELEVATION



REAR ELEVATION



LEFT FLANK



RIGHT FLANK



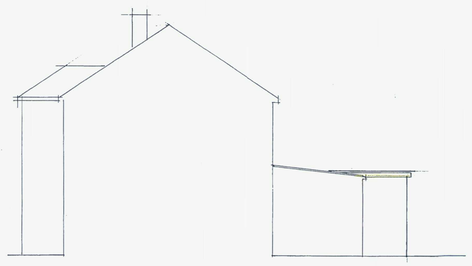
PROPOSED FRONT ELEVATION



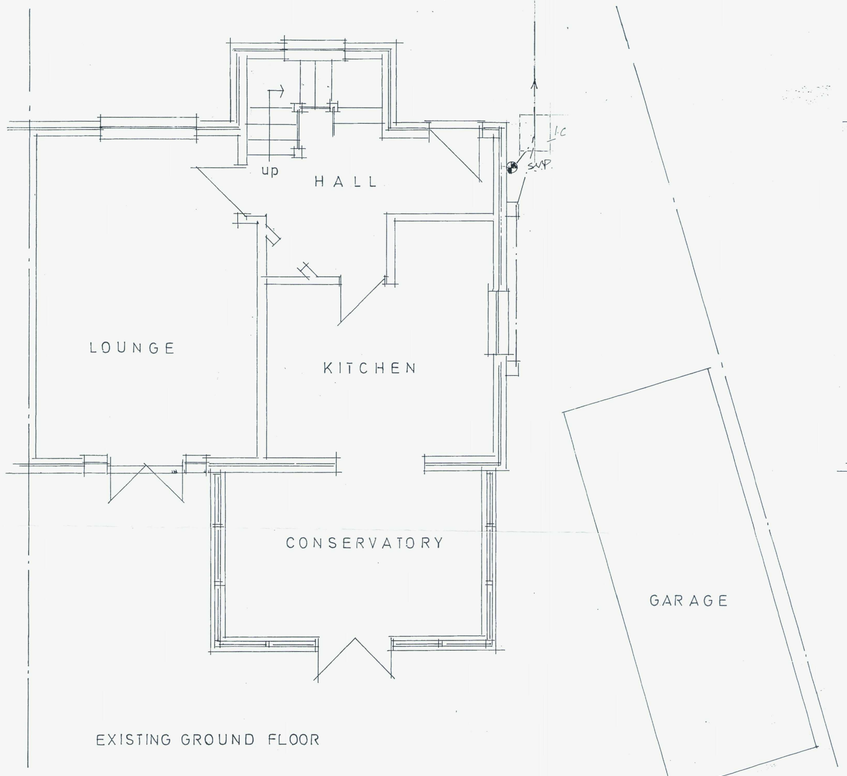
PROPOSED REAR ELEVATION



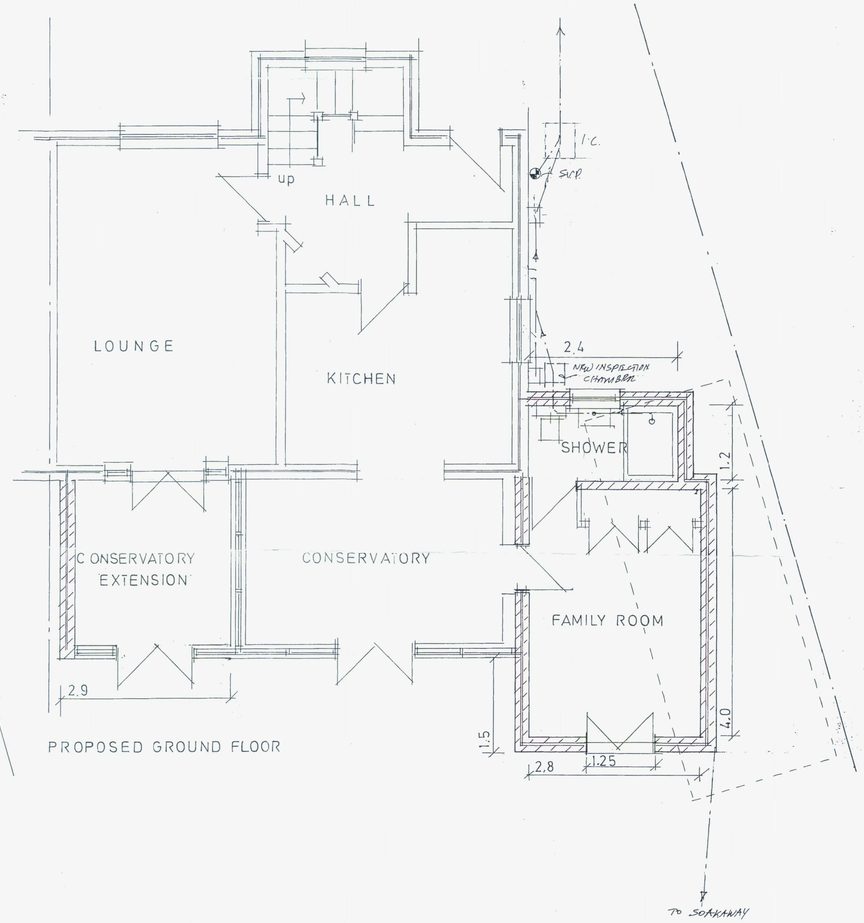
PROPOSED LEFT FLANK



PROPOSED RIGHT FLANK



EXISTING GROUND FLOOR



PROPOSED GROUND FLOOR

PROPOSAL:
TO DEMOLISH EXISTING GARAGE AND TO BUILD A SINGLE STOREY SIDE EXTENSION TO PROVIDE A FAMILY ROOM AND SHOWER ROOM WITH W/C.
AND TO EXTEND EXISTING CONSERVATORY TO THE REAR OF THE LOUNGE.

FOUNDATIONS: 500 WIDE CONCRETE TRENCH FILL FOUNDATIONS. MIN 1.M DEEP. DEPTH TO SUIT SITE CONDITIONS AND TO BE AGREED WITH LOCAL AUTHORITY. FOUNDATIONS TO BE BELOW INVERT LEVEL OF EXISTING FOUL DRAINAGE.

WALLS: CAVITY WALLS TO COMPRISE OUTER LEAF OF FACING BRICKWORK TO MATCH EXISTING, INNER LEAF OF 100mm THERMALITE BLOCKWORK WITH 75mm CAVITY. INSULATE CAVITY WITH FULL FILL ROCKWOOL BATS OR EQUIV. WALL INSULATION TO MEET ROOF INSULATION. FOOTINGS BELOW GROUND LEVEL TO BE OF THERMALITE TRENCH BLOCKS OR EQUIVALENT. NEW WALL TO BE BONDED WITH EXISTING. CAVITY TO BE CONTINUOUS WITH EXISTING. PROVIDE D.P.C. AT MIN OF 150mm ABOVE GROUND LEVEL, TO BE CONTINUOUS WITH EXISTING. PROVIDE VERT D.P.C. AT DOOR AND WINDOW JAMBS. INTERNAL FINISH TO COMPRISE BONDING & SET COATS.
PROVIDE BYSTEEL WALL TIES SPACED MAX. 900mm HORIZ. 220mm VERT. & 220mm VERT. AT DOOR & WINDOW OPENINGS. PROVIDE THERMABATE OR SIMILAR CLOSERS TO WINDOWS AND DOOR OPENINGS. PROVIDE AIR BRICKS AT MAX 2.M SPACING TO VENTILATE SUSPENDED FLOOR. INTERNAL NON LOAD BEARING WALLS TO BE IN STUDWORK, 100 X 50 STUDS AT 400C/C WITH 100 X 50 PLATES AND NOGGINS AT MID HEIGHT. PROVIDE SOUND INSULATION OF 10KGM^2 ROCKWOOL TO CAVITY AND FINISH WITH SOUND BLOCK BOARD BOTH SIDES.

FLOOR: 100mm CONCRETE OVERSITE. SUSPENDED TIMBER FLOOR TO COMPRISE 18MM MOISTURE RESISTANT T&G FLOORING GRADE CHIPBOARD ON 150 X 50 TREATED FLOOR JOISTS AT 400C/C. MAX SPAN 2M PROVIDE 100mm CELOTEX BETWEEN JOISTS . PROVIDE AIR BRICKS TO ALL ELEVATIONS TO VENTILATE NEW FLOOR

FLAT ROOF: WARM ROOF CONSTRUCTION. 50 x 150 TREATED SOFTWOOD JOISTS AT 400 C/C MAX. SPAN 2.8M WITH FIRRINGS TO GIVE A MIN. FALL OF 1:40. PROVIDE GALVANISED RESTRAINT STRAPS AT 900mm c/c. FLAT ROOF FINISH TO COMPRISE 3 LAYER FELT TO BS. 747 LAID TO CP. 144, ON CELOTEX TD 80, FINISHED WITH 12MM BEDDED CHIPPINGS.
PROVIDE 225mm UPVC FASCIA WITH UPV SOFFIT.
CEILINGS TO BE 12.5mm FOIL BACKED PLASTERBOARD & SET WITH TAPED JOINTS.
PROVIDE CAVITY TRAY LINKED TO FLASHING TO EXISTING HOUSE WALL ABOVE THE POINT WHERE NEW FLAT ROOF ABUTS IT.

BEAMS: OVER WINDOWS AND DOORS TO BE CATNIC COMBINED LINTOL/TRAY 3 COURSES DEEP. MAX SPAN 1.25M TO HAVE MIN 150MM END BEARING.

RAINWATER: 100mm UPVC GUTTERING DISCHARGING VIA DOWNPIPE AND 100MM. UNDER-GROUND PIPEWORK INTO NEW 1M^3 SOAKAWAY. POSITIONED MIN 5M FROM BUILDING & BUILT TO LOCAL AUTHORITY APPROVAL AND DESIGNED TO SUIT SITE CONDITIONS.

SOIL PIPE AND WASTES: ALL PLUMBING TO CONFORM TO BS5572. CONNECT NEW W/C. TO EXISTING DRAIN RUN VIA 100MM UPVC PIPEWORK Y CONNECTION. PROVIDE NEW PLASTIC INSPECTION CHAMBER. SHOWER TO HAVE 40mm WASTE. HAND BASIN TO HAVE 32mm DIA WASTE. ALL TO BE PROVIDED WITH RODDING ACCESS AT 90 DEGREE BENDS.
ALL NEW DRAINS TO BE 100mm UPVC PIPE SURROUNDED IN PEA BEACH AND LAID TO A FALL OF 1:40. PROVIDE CONCRETE COVER TO PIPE IF INVERT LEVEL IS LESS THAN 450mm.

WINDOWS:
PROVIDE UPVC DOUBLE GLAZED WINDOWS, DOORS AND ROOF LIGHT TO PROVIDE 1/10 FLOOR AREA NATURAL LIGHT AND 1/20 FLOOR AREA OPENINGS, WINDOWS AND DOORS TO HAVE MIN OF 8000mm TRICKLE VENTS. ALL GLAZING TO CONFORM TO PART 'L' & TO HAVE SOFT E COATING AND 16mm AIR GAP. SAFETY GLASS TO BS 6206 TO BE USED IN CRITICAL POSITIONS.

SHOWER ROOM AND GROUND FLOOR WC: PROVIDE MECHANICAL VENTILATION WITH MIN EXTRACTION RATE OF 15 LITRES PER SECOND. FAN TO BE CAPABLE OF INTERMITTANT OPERATION.

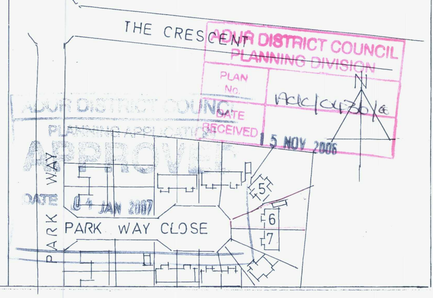
LIGHTING : NEW LIGHT FITTINGS TO HAVE A LUMINOUS EFFICACY OF 40 LUMENS PER CIRCUIT WATT.

ELECTRICAL WORK: ALL ELECTRICAL WORK TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) AND MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO.
AN APPROPRIATE BS 7671 ELECTRICAL INSTALLATION CERTIFICATE ISSUED BY A PERSON COMPETENT TO DO SO MAY BE REQUIRED PRIOR TO COMPLETION.

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE

PROPOSED GROUND FLOOR EXTENSION
& CONSERVATORY EXTENSION
at
6 PARK WAY CLOSE, SOUTHWICK
Drawn By T R Banfield OCTOBER 2006.
DRG. NO. PWC06/010/1
SCALES 1:50 & 1:100

SITE PLAN SCALE 1:1250



ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN NO. AWA/1436/06
DATE RECEIVED 15 NOV 2006
ADUR DISTRICT COUNCIL
PLANNING COMMITTEE
APPROVED
DATE 24 JAN 2007