manhole

Bedroom 4

Sitting room

Proposed stairs to be 16No. 193mm approx. risers and min. 220mm goings. All to be checked on site prior to manufacture. 42 degree max. pitch. Min. 2.0m headroom.

2400mm

Smoke detector

Cupboard to be framed under stairs

Hall

Bathroom

cupboard

cup'd

UP

Proposed larger opening to include front door and sidelight

A

Existing manhole

SVP

Existing gully

New window opening with catnic lintel above

Study

Existing wall to be removed and hallway widened

Existing electric meter to be re-positioned

Proposed garage door

Existing door to be blocked up

Kitchen

New kitchen to be designed by a specialist company

Heat detector

DH

Store

Proposed four sided chimney breast. All to be designed by specialist, including flue above

Living Room

w/m

See structural calculations for details of new beams etc.

Existing internal walls to be removed. See structural calculations.

Proposed flat rooflight above

Existing pier to be reduced

Existing external wall to be removed with new beam above. See structural calculations

Proposed fire door fitted with smoke seals / door closer and min. 100mm step up

Dining Room

2400mm

B

Proposed 1.8m wide French doors

Proposed rainwater downpipe to discharge to new soakaway min. 5m from any building

8090mm

Proposed rear extension finished with facing brickwork

PATIO

Proposed 1.8m wide French doors

Store

Existing pitch roof to be removed from garage, walls raised and new flat roof installed.

Store

Store

# PROPOSED GROUND FLOOR PLAN 1:50

0m 1m 2m

Existing beech tree

6650mm

Proposed side extension finished with facing brickwork

Proposed high level window

Proposed hip to gable roof extension finished with grey fibre cement weatherboard

Existing chimney in loft to be removed

Proposed window to include means of escape opening

Proposed side dormers finished with grey fibre cement weatherboard

Proposed high level window

Proposed window to include means of escape opening

Bedroom 3 (4.2 x 3.1m)

Bedroom 2 (4.0 x 3.1m)

wardrobe

wardrobe

Smoke detector

DOWN

Window with obscure glazing at high level

Existing SVP to be extended. New shower room to discharge to SVP.

Window with obscure glazing

Proposed stairs to be 16No. 193mm approx. risers and min. 220mm goings. All to be checked on site prior to manufacture. 42 degree max. pitch. Min. 2.0m headroom.

Bathroom

New boiler to be positioned in airing cupboard

Dressing (2.5 x 1.8m)

Window with obscure glazing

Window with obscure glazing

en-suite

Timber studwork walls

New flue to be designed and installed by specialist company. Flue to be boxed in.

TV

Proposed high level window

Proposed side extension finished with facing brickwork

Bedroom 1 (6.4 x 4.1m)

Proposed window to include means of escape opening

Proposed flat rooflight above

Proposed hip to gable roof extension finished with grey fibre cement weatherboard

Proposed rear extension finished with facing brickwork

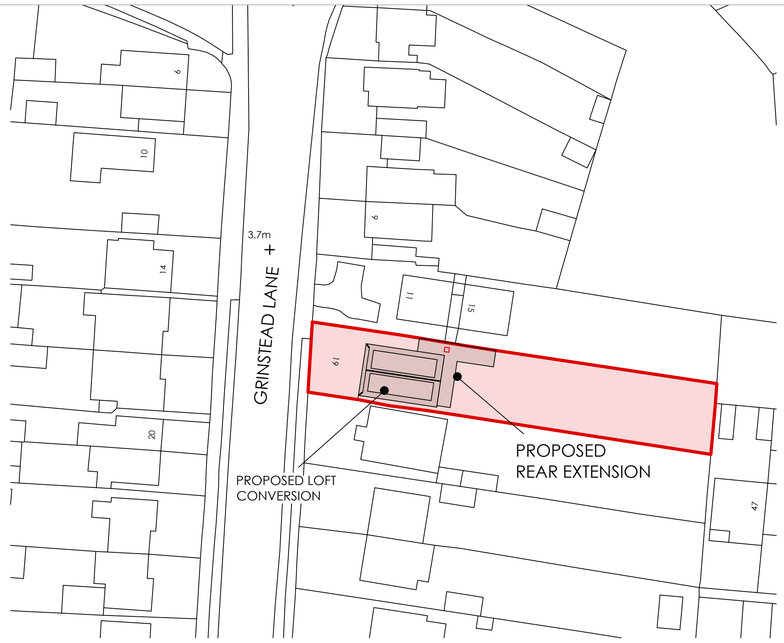
Existing pitch roof to be removed from garage, walls raised and new flat roof installed.

A

B

# PROPOSED FIRST FLOOR PLAN 1:50

0m 1m 2m




# SITE PLAN 1:500

N

**REVISIONS:**

A - January 2025 - Side dormers reduced

# 19 GRINSTEAD LANE, LANCING

carl moore
architectural design

| | |
|---|---|
| Address of Works: | 19 GRINSTEAD LANE<br>LANCING<br>BN15 9DU |
| Drawing Title: | EXTENSION AND LOFT CONVERSION |
| Paper Size/ Scale: | A1 |
| Date: | Aug. 24 |
| Drawing Number: | AD-247-02/A |
| Revision: | A-09/01/25 |

General Notes:

1: Do not scale from these drawings (unless for planning purposes).
2: Drawings to be read in conjunction with the structural calculations and the building notes provided.
3: The client/ contractor is advised to read the separate notes and the details provided in the structural calculations regarding the CDM regulations.
4: The property owner is reminded to serve a Party Wall Notice on any adjoining owner should they need to do so under the requirements of the Party Wall Act 1996.
5: No work should be undertaken until all consents (Planning and Building Control) have been received and approved in writing. Any work undertaken without consent is done so at the clients risk.
6: All dimensions to be checked on site prior to ordering any materials, kitchens or bathrooms.
7: All existing foundations and lintels taking any additional loads are to be exposed and agreed with the Building Control Officer.