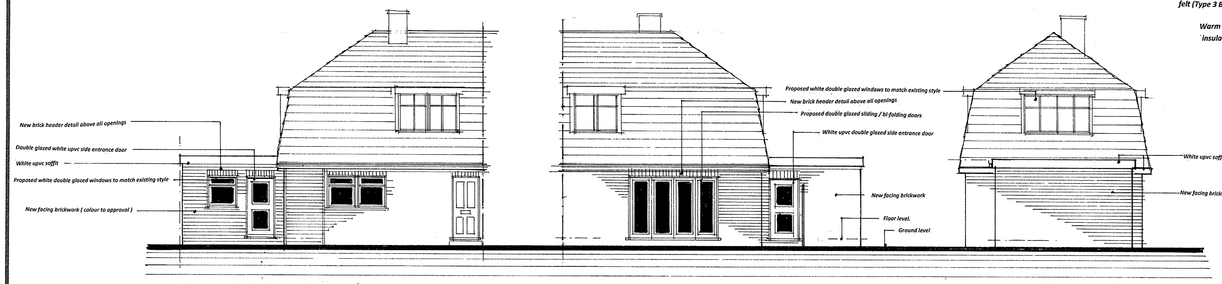
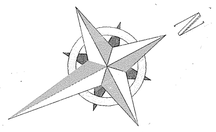
For full Building Regulation Notes refer to A4 size document numbered 1492022 / 02.

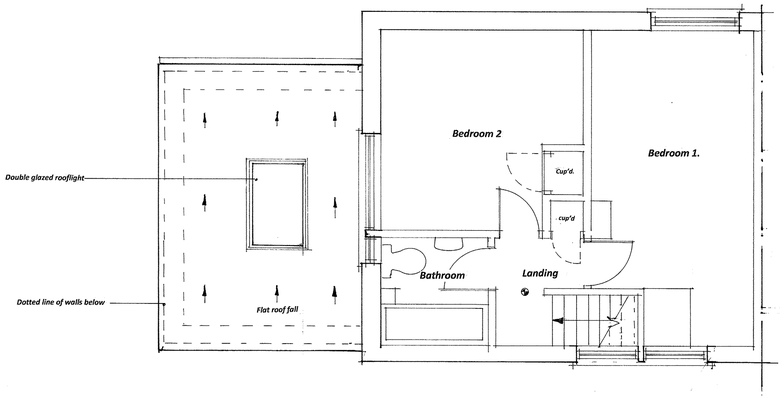


Proposed Front Elevation (south – east)

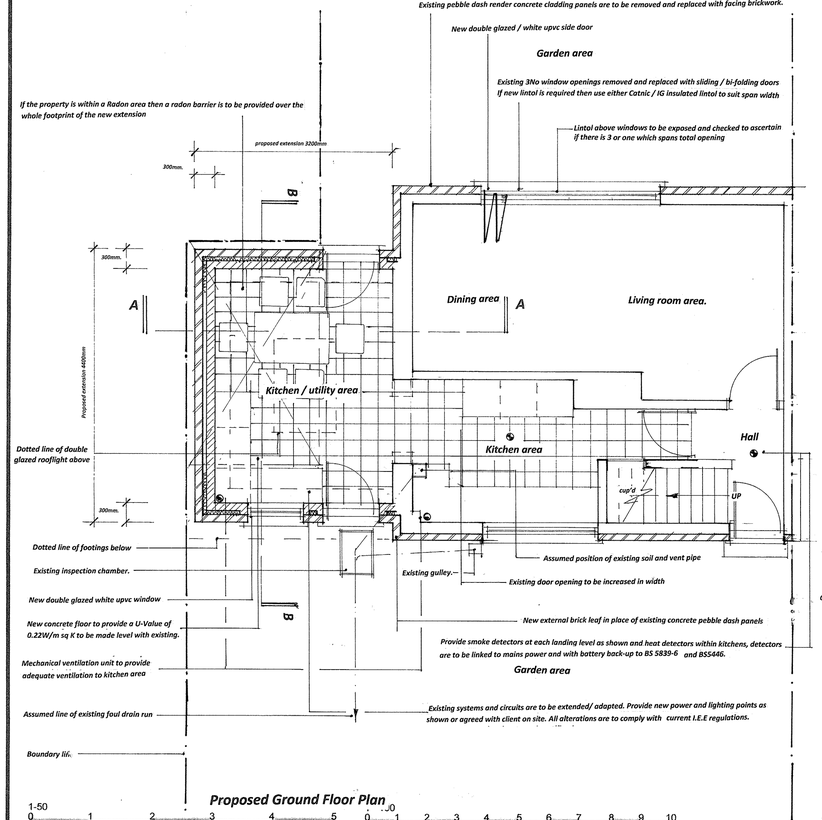
Proposed Rear Elevation (north – west)

Proposed Side Elevation (south – west)





Proposed First Floor Plan



Proposed Ground Floor Plan

1-50 0 1 2 3 4 5

1-500 0 5 10 15 20 25 30 35 40 45 50

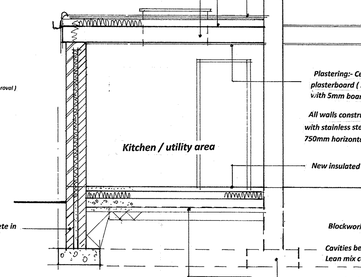
1 - 100 0 1 2 3 4 5 6 7 8 9 10

1 - 1250 0 10 20 30 40 50 60 70 80 90 100

Flat roof area is to be covered with either a rubber roofing system EPDM (ethylene propylene diene terpolymer) or a 3 layers Icopal Anderson Monarflex built up roofing system felt (Type 3 B) to BS 8217

Warm deck flat roof constructed using Celotex or Kingspan Thermaroof insulation board with vapour control layer on top of insulation

All structural and exposed timber is to be treated with preservative against rot and infestation in accordance with BS Codes of Practice 98.

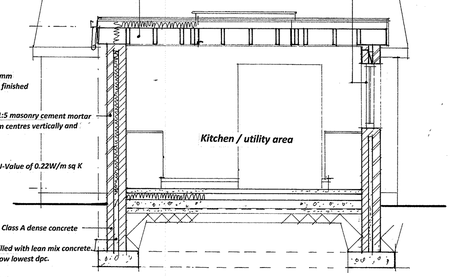


Blockwork below ground level is to be Class A dense concrete in 1:4 masonry cement or equal and approved specification.

Proposed Cross Section A – A.

Timber roof structures to be fixed in accordance with B.S Codes of Practice No CP3 and CP112.

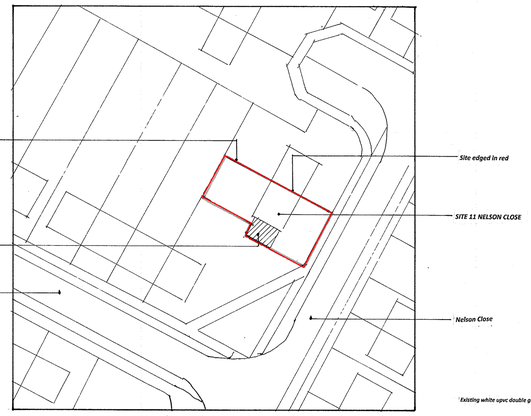
New windows are to provide glazed area not less than 1/10th of floor area habitable room which they serve.



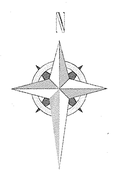
Proposed Cross Section B – B.

Existing foundations assumed to be 600mm wide x 200mm deep strip concrete at least 600mm below ground level. Foundations / walling taking additional loads are to be exposed and checked for adequacy and suitability for ground conditions prior to commencement of work.

Horizontal strip polymer (hyload) damp proof course in each leaf of the new walls is to be a minimum of 150mm above adjacent ground level in external leaf .D.P.C. to be lapped with existing dpc and with floor damp proof membrane.

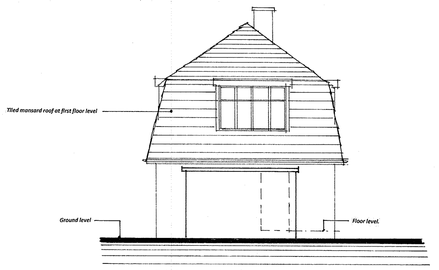


Block Plan scale 1:500

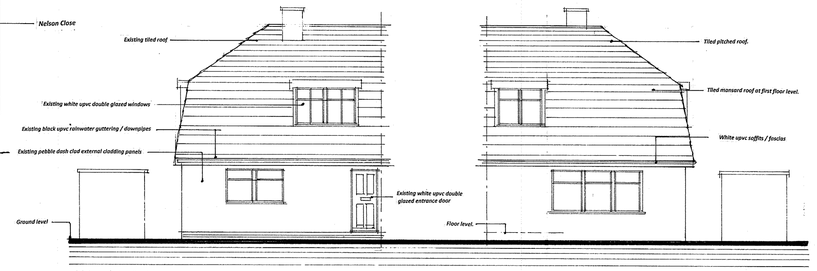




Location Plan scale 1:1250.

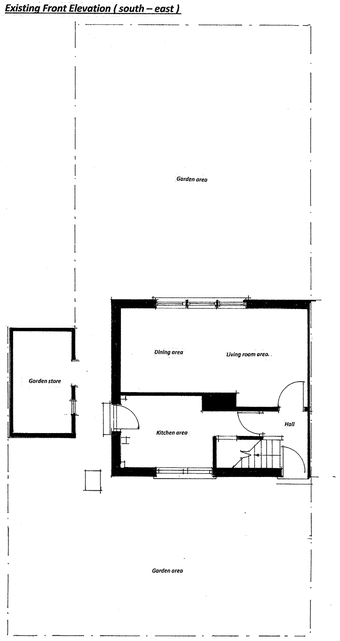


Existing Side Elevation (south – west)

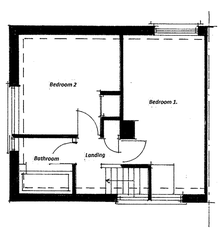


Existing Front Elevation (south – east)

Existing Rear Elevation (north – west)



Existing Ground Floor Plan



Existing First Floor Plan

PLANNING AND BUILDING REGULATIONS APPLICATION DRAWING

GENERAL NOTES:-

1/. This drawing is the copyright of SDR Designs Architectural Services and cannot be reproduced without written authority.
2/. This drawing should be considered preliminary, as it may form part of a planning application and / or be subject to Building Regulation Approval. No building work should commence until the relevant approvals as required by law have been obtained.
3/. This drawing, if appropriate, should be read in conjunction with the Structural Engineers Drawings and calculations and the Building Regulations Specification. Any discrepancies found between associated documentation should be notified immediately in writing to SDR Designs Architectural Services for clarification prior to any building work and / or any off site fabrication work being carried out.
4/. Whilst every effort has been made to identify existing visible underground drainage / services, it is the contractors responsibility to ensure a survey is carried out to verify and identify any underground drainage / services prior to the carrying out of any excavation work.
5/. Whilst every effort has been made to ensure dimensions are correct, it is the contractors responsibility to check all dimensions on site prior to any building work and / or any off site fabrication work being carried out.
6/. All works are to be carried out in accordance with current Building Regulations, British Standards, Codes of Practice, manufacturers recommendations and to the approval of the inspecting building control officer, including the issuance of all requisite notices and the provision of appropriate certificates of testing and commissioning on completion.
7/. It is the clients responsibility to employ a Primary Contractor and to ensure all building work is carried out in compliance with current Construction Design and Management (CDM2015) regulations and current Health and Safety Legislation.
8/. The client should ensure that their Buildings / Contents Insurance company is notified of the relevant building works being undertaken on their property.
9/. The contractor is to ensure that the completed building is exactly as dimensioned and a completion certificate is issued by The Local Authority Building Control Department.

	Date	Revisions
A	18 / 02 / 2022.	Location plan altered to indicate existing garden store

copyright

SDR Designs
Architectural & Planning Consultants
14 Batemans Road,
Brighton
East Sussex
BN2 6RD
Tel: 0790 9966787
Email: sdr_designs@hotmail.com

Client
Mr .D. Mcaneney

Job Title
Proposed flat roof single storey side extension and replacement of existing ground floor cladding with facing brickwork.
(extension to form utility / kitchen area).
11, Nelson Close.
Sompting.
Lancing.
BN15 7OLY West Sussex.

Drawing Title
Existing Ground Floor / First Floor Plans, Elevations, Location Plan and Block Plan. Proposed Ground / First Floor Plans, Elevations and Proposed Cross Sections A -A / B – B.

Scale 1:50, 1:100, 1:1250, 1:500 @ A1.

Date February 2022.

Drawn .SLW.

Drg. No. 1492022 / .01.

Rev. A

Paper Size A1