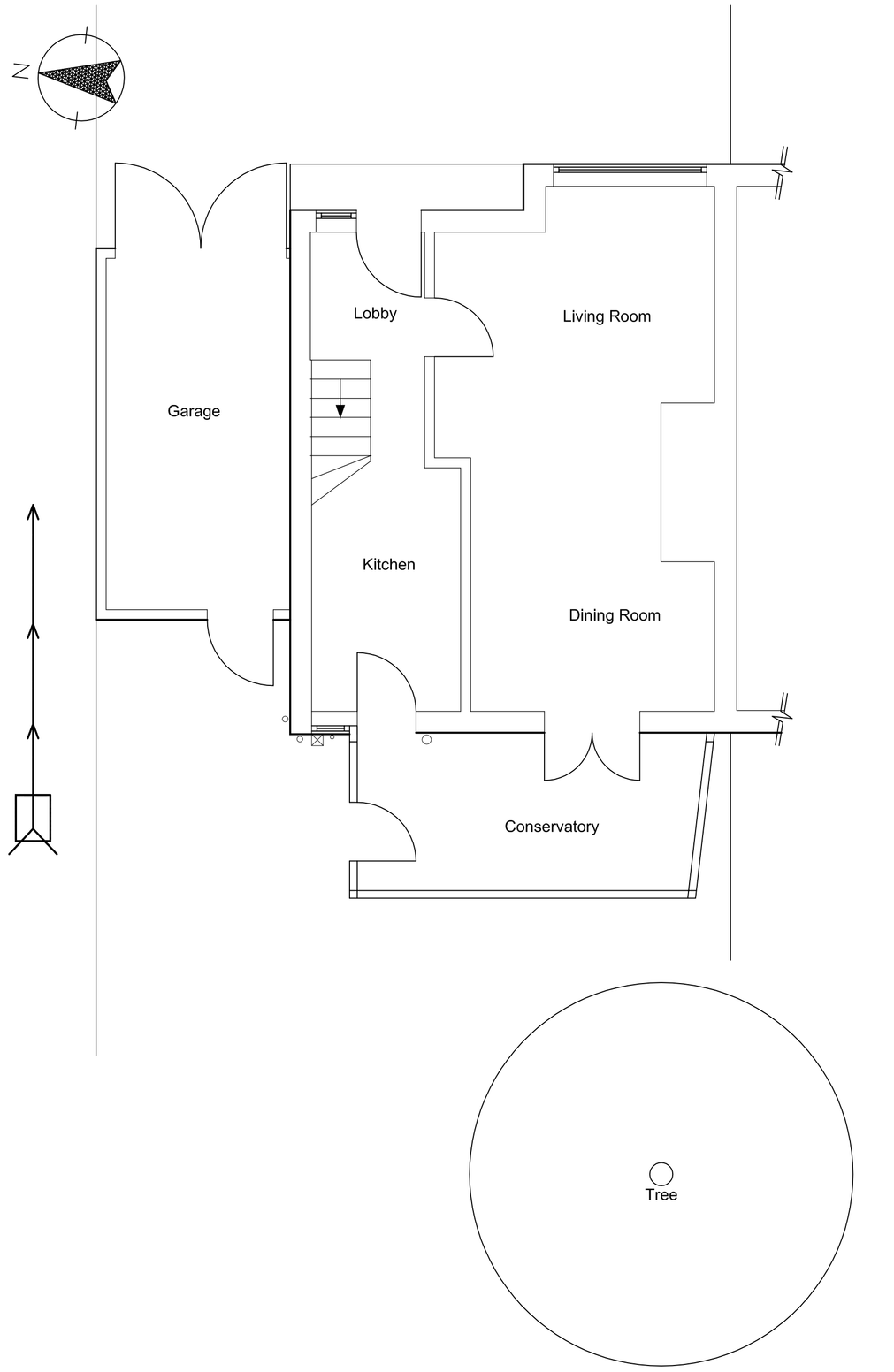
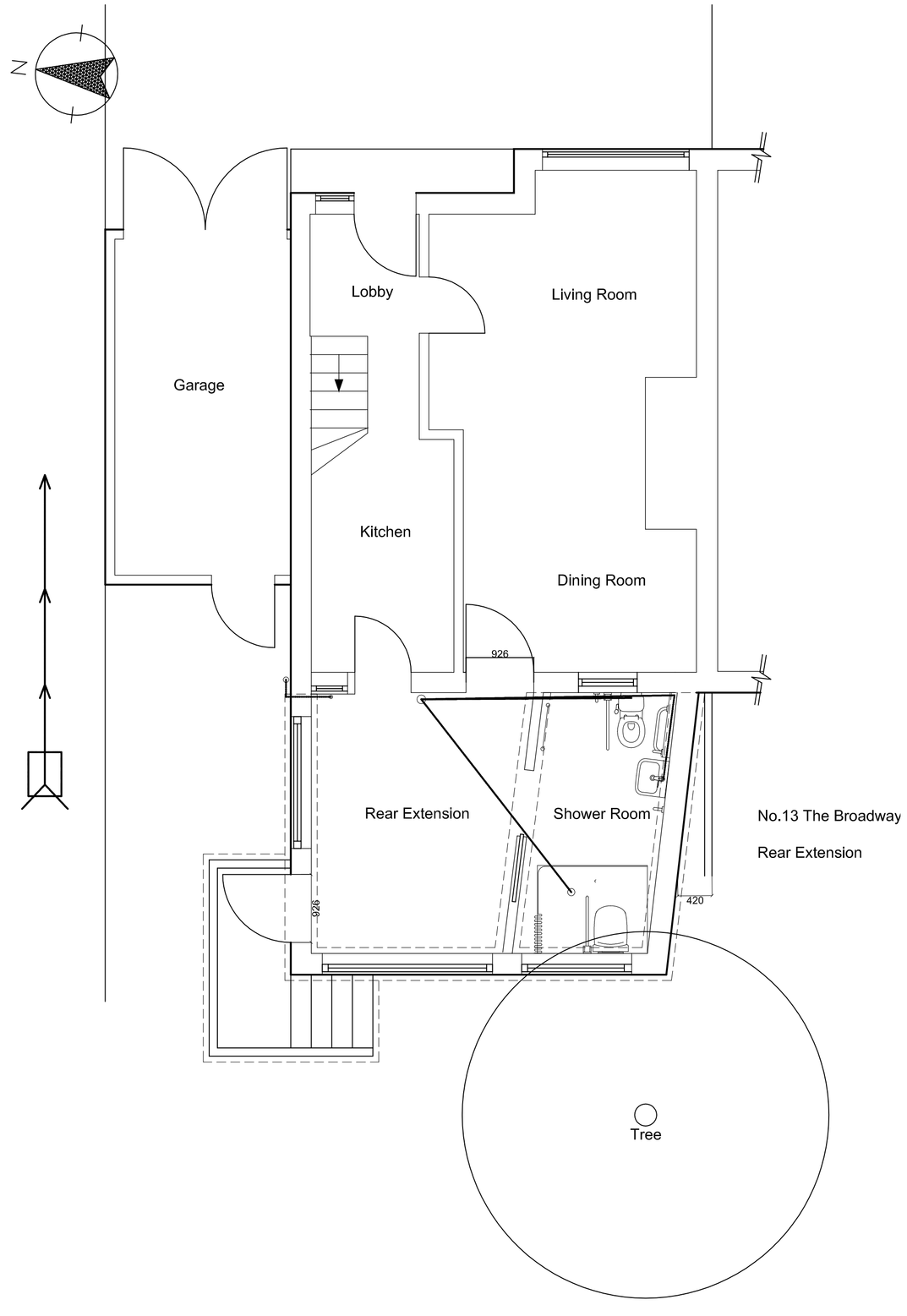
## As Existing Ground Floor Plan



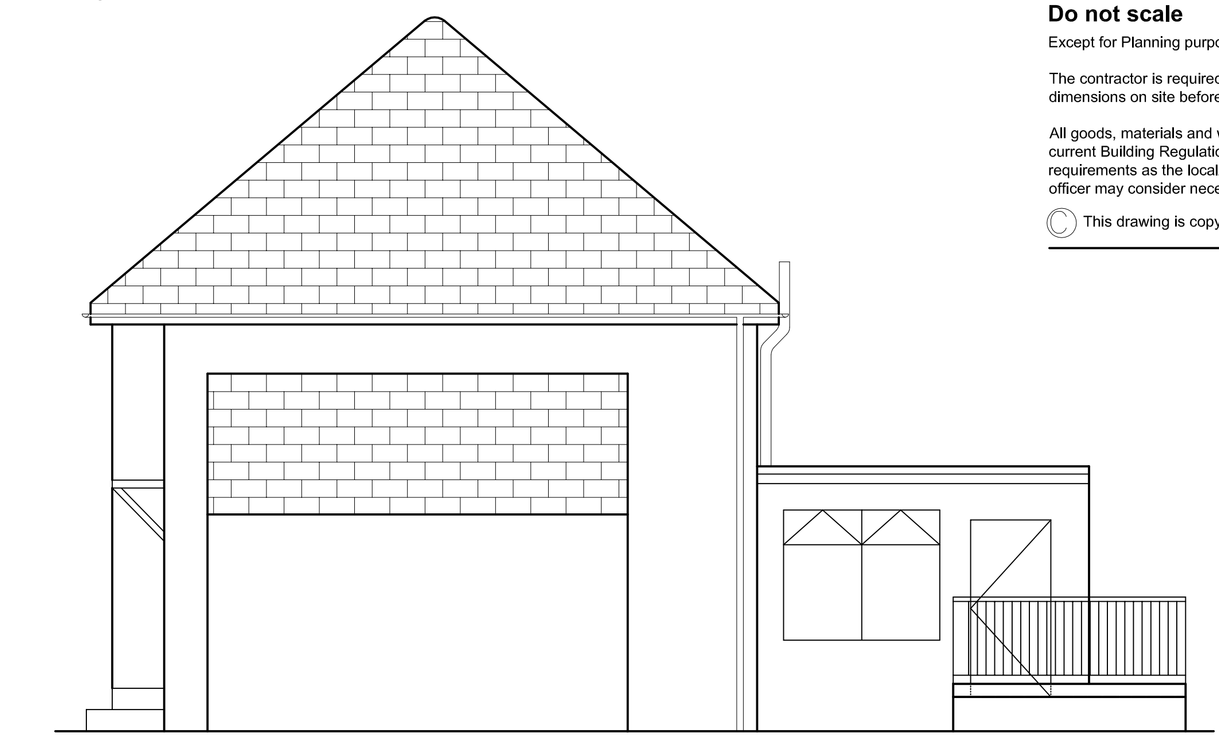

## As Proposed Ground Floor Plan



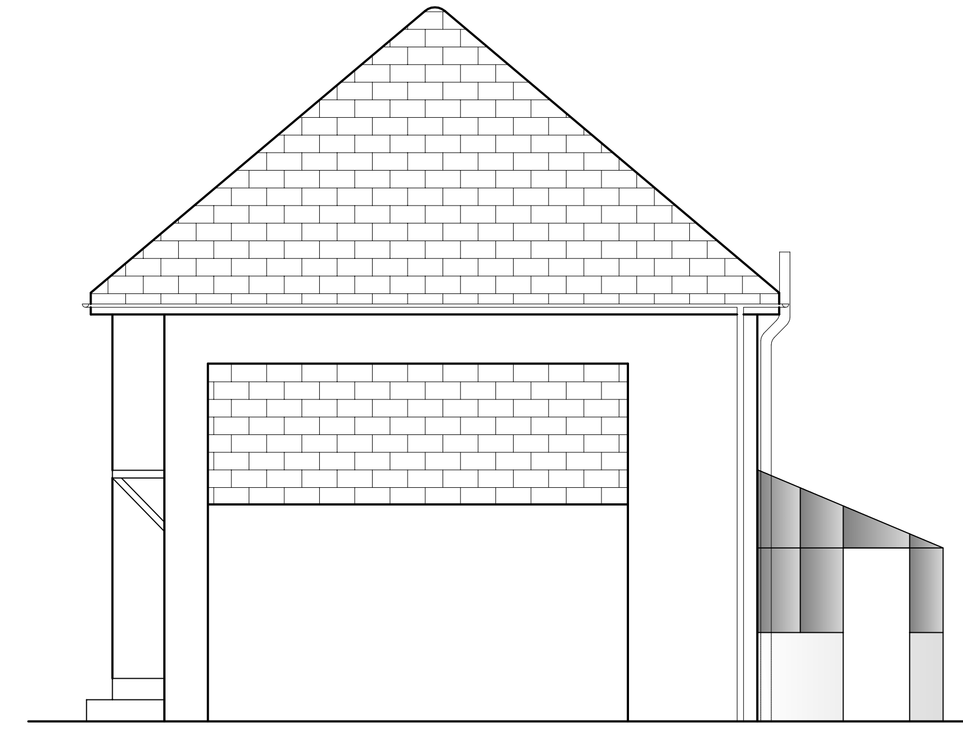

No.13 The Broadway

Rear Extension

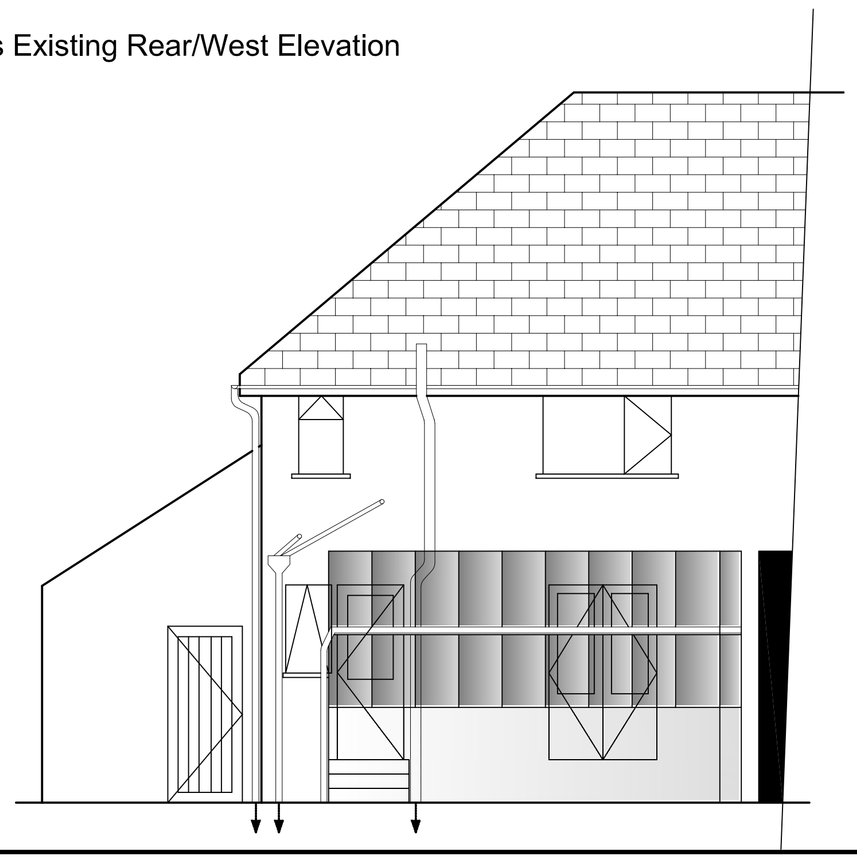
## As Proposed North Elevation



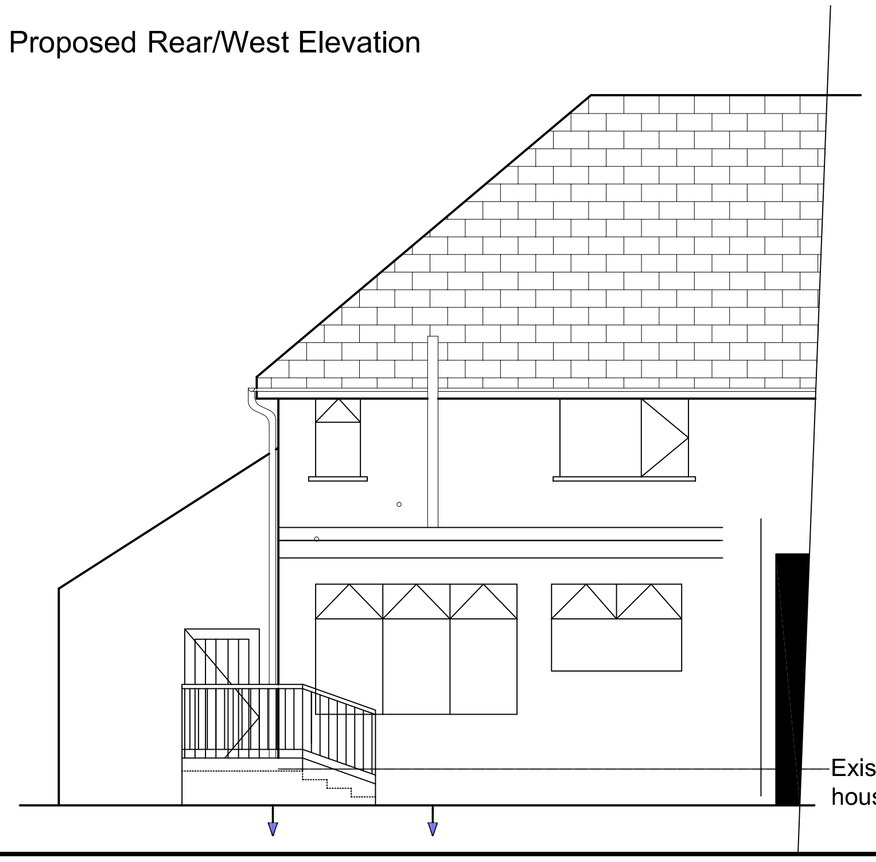
## As Existing North Elevation



## As Existing Rear/West Elevation



## As Proposed Rear/West Elevation




NOTES

All specified to requirements of Occupational Therapy Service for Disabled Facilities Grant, in conjunction with Employer's requirements for their property

Party Wall agreement required with neighbour for excavating foundations to requirements of BCO on site

Engineer to size new lintels and flat roof joists

Side door for Shower Room as more width required if door at end

Floor raised approx 495mm to match rest of property

External landing with shallow rise steps and handrail in to garden to Part M dimensions for handrail, steps and landing

Depth of extension slightly larger than required for Shower Room to provide some meaningful ground floor space in conservatory for occupants who now generally intend to dwell on ground floor only

High level borrowed light window proposed between Shower Room and Living Room to provide additional natural light, with door between Living Room and Conservatory to be full height glazed in laminated glass

Existing asbestos SVP needs replacing and approved disposal

Existing Bathroom drainage pipes on existing rear elevation to be diverted to side elevation and adapted to avoid proposed flat roof

Conservatory and Kitchen appliance wastes will need to be diverted after appliances relocated

Gully should probably be extended as well to pick these up

Only underground drainage chamber found is in neighbour's side pathway, with apparent branch to 15 The Broadway

All drainage to be run to existing outlets

Confirmation will be provided by Occupational Therapist as to amount of handrails necessary in Shower Room and model of WC (close-coupled or Standard Doc M pack)

Consider pruning or even removing tree to enable build and prevent any potential disruption by roots

Anticipated Building Control requirement to install soakaway in back garden to take flat roof run-off TBC

There is a back access route and potential skip location, but this would need clearing and probably a new back gate

1 2 3 4 5 10 metres

## Notes

**Do not scale**

Except for Planning purposes.

The contractor is required to check all dimensions on site before work commences.

All goods, materials and workmanship to comply with current Building Regulations BSS and COP's and such other requirements as the local/statutory authorities' enforcement officer may consider necessary.

This drawing is copyright of Crowther Overton-Hart

| Revision | Initial |
|---|---|
| B - Adjusted to 13 The Broadway layout | MS |
| A - Prelim to Planning & B Regs issue | MS |

Project: 15 The Broadway, Lancing, BN15 8NN

Drawing: Preliminary Scheme Plans For Rear Extension

Client: Mr & Mrs Newark

Scale: 1:50 @A1

Date: July 12

Drawn By: MS Checked By: PC

| | | | |
|---|---|---|---|
| Preliminary | ☐ | Tender | ☐ |
| Planning | ☐ | Construction | ☐ |
| Building Regulations | ☐ | As Built | ☐ |

Drawing No. 052/12.01 Revision B

crowther overton-hart

Tel: 01903 816290 Fax: 01903 814163
E-mail: reception@cohsurveyors.co.uk

RICS