All work to comply with building regulations and planning consent.
Workmanship and materials to comply with British standards and code of practice.
Scaled dimensions are approximate, take exact dimensions from site.
This drawing was prepared for local authority approval and not as a working drawing.
LOCAL AUTHORITY MAY SCALE THE DRAWING
Any deviation from the drawing to be agreed with the local authority.
Any queries to be agreed prior to construction.
See seperate details for Structural engineers calculations

General specification for the changing room at 1 Bramber Road, Worthing. BN14 8QB.

This specification is for a changing room behind the existing Garage, for use when using the Garden Hot Tub.

New cavity walls to be on a minimum 450 wide C24 concrete trench fill foundation with underside a minimum 1.0m from ground level. Excavation to be agreed with BCO prior to concreting.

Substructure to comprise dense concrete blocks with concrete cavity fill below ground level with stock bricks to match existing for outer leaf up to DPC at 150 above finished ground level.

Ground floor to be minimum 50mm screed on 100 concrete on 100 flooring celotex on 150 on DPM on blinded MOT.

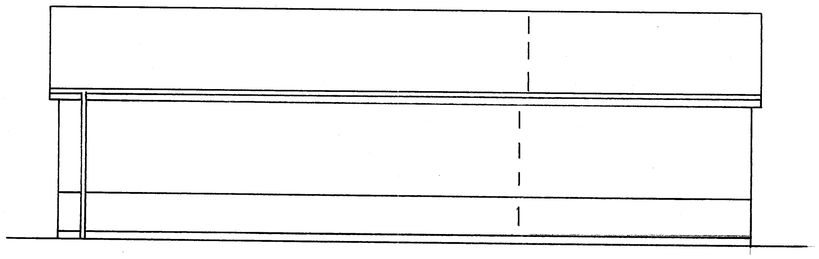
New cavity walls of stock bricks, 135 cavity with 85 thick Celotex CW4000 insulation leaving a 50mm clear cavity fixed back to 100 thick thermalite aircrete turbo blocksto inner skin finished with 13mm lightweight plaster. Provide 250mm long stainless steel wall ties at 750 horizontally and 450 vertical and additional ties at 300c/s within 250 of openings. Max U value 0.18W/m2K. Close head and reveals with thermabate insulated cavity closer. Catnic insulated lintels over door and windows, with min 150 bearing.

100 x 47 bedded wall plate with 30 x 5 galv straps at 1m c/s. 47 x 150 treated timber joists at 400 c/s with 12.5 duplex plasterboard with a skin finish. 47 x 150 treated timber rafters and collars at 400 c/s with 32 x 200 ridge. PVCu barge, fascia and trickle vented soffit. Roof covering of plain tiles on treated battens on breathable membrane.

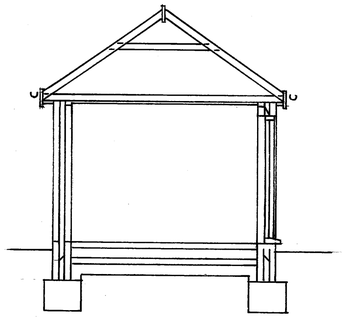
PVCu window and door with double glazed safety glass units (u value 1.4W/m2K. Glass to be toughened. Mastic seals to junctions.

Rainwater to existing system via a water butt.

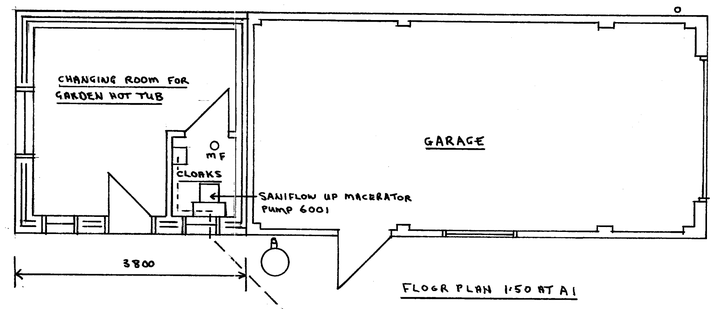
Energy efficient lighting to take a lamp having a luminouse efficiency of 75 lumens per circuit watt. Electrical work by Part P approved electrician.



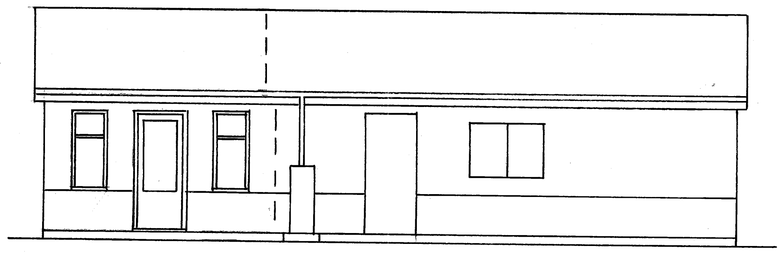
SIDE ELEVATION (EAST) 1:50 AT A1



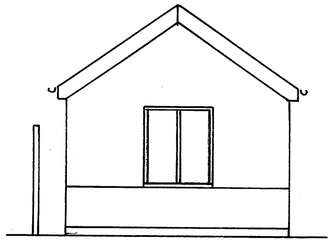
SECTION 1:50 AT A1



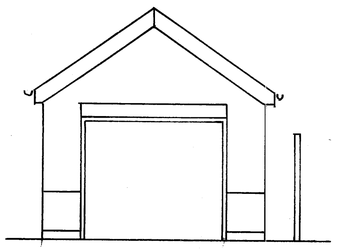
FLOOR PLAN 1:50 AT A1



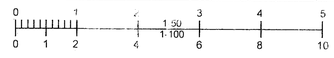
SIDE ELEVATION (WEST) 1:50 AT A1



REAR ELEVATION (NORTH) 1:50 AT A1



EXISTING FRONT ELEVATION (SOUTH) 1:50 AT A1



Tony Standing Designs
Drawing for Domestic Extensions

Title	PROPOSED CHANGING ROOM AT 1 BRAMBER ROAD, WORTHING. BN14 8QB.				
Client	MR. C. COLEMAN.				
Drawn By: TS Date FEB. 2025		Drawing Revision	C1188-11 A	Scale	AS SHOWN

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Sheet Size A1