

EXISTING ELEVATIONS. SCALE 1:100

General Building Specs

Consult structural engineers calcs for beams, and timber sizes, to be checked and approved by Building Control. It is the builder's responsibility to ensure this is done.

Foundations: New to be constructed to Local Authority approval and to suit site conditions. Minimum 1000mm deep and 500mm wide. 4:2:1 concrete min 450 thick. Raft foundations to suit local soil conditions.

Walls: External cavity walls with face brickwork to match existing, with 25 cavity alongside 40 Celotex insulation, (or as specified by local building authority), then 100 Turbo block inner leaf. Internal 12mm carlite plaster. Secure to existing walls with furfix channels. Stainless steel butterfly wall ties at 450 c/c vertically and 900 c/c horizontally. Insulated cavity closers at reveals. Holding down straps every 2 metres fixed to wall plate and screwed to wall.

Floor: 75 sand and cement screed (4:1) on 100 concrete (4:2:1) on 70 Celotex insulation on 1200 gauge polythene DPM on sand blinding on min 150 clean hardcore well compacted. 100 horizontal Hyload DPC min 150 above ground in outer leaf and at floor level in inner leaf.

Flat roof: Bitumen bedded limestone chippings, (minimum 12.5mm deep), on three layers bitumen roofing felt to BS747 (or alternative suitable flat roofing system) on 18mm exterior plywood decking on (for cold roof) 50x50 cross battens at 400 centres, on firring pieces (at 1:40) on 195 flat roof joists at 400 centres. For cold roof construction, infill joists with 150 celotex, and 12mm under. For warm roof construction, lay firrings (at 1:40), over the top of joists, with 12mm OSB over, 120mm celotex, and 18mm OSB on top.

Glazing: All glazing in critical locations to be of toughened or laminated safety glass in accordance with clause 5.3;BS 6206;1981. Means of Escape windows to conform to regulation sizes, and subject to check from Building Control Officer during construction. New glazing needs to achieve 1.6W/m2 K. Habitable rooms to have a window opening of at least 1/20th of the floor area.

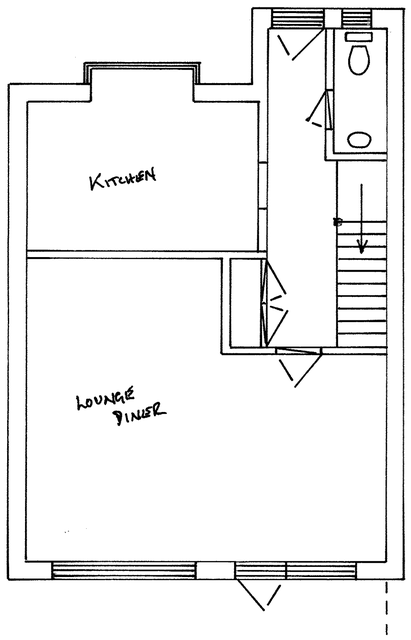
Roof lantern to be trimmed by double joists.

Electrical work: All electrical work required to meet the latest requirements of electrical Safety, must be designed, installed, inspected, and tested by a person competent to do so. Prior to completion, the Council must be satisfied that an appropriate electrical installation certificate has been issued for the work, and it has been signed by a person competent to do so.

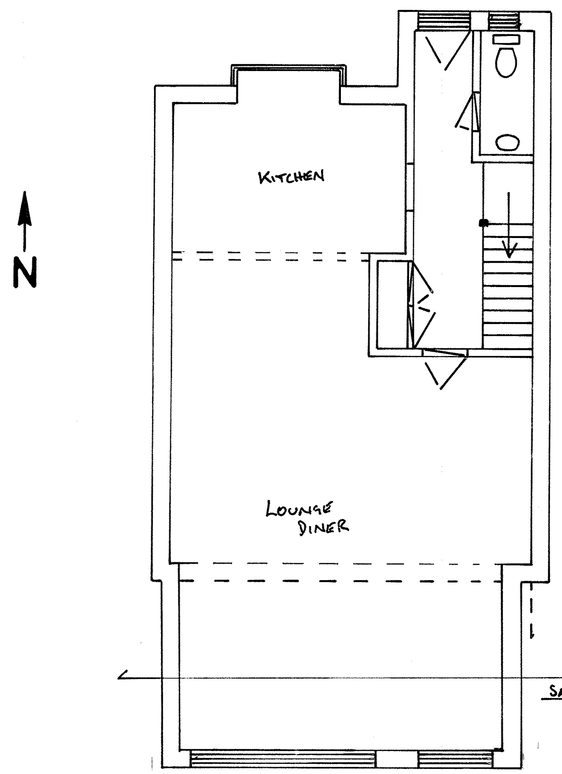
Energy efficient lights need to be provided at a rate of 75%.

Notes

1. No critical dimensions are to be scaled from this drawing. (except for planning purposes)
2. It is the contractors responsibility to ensure that all work is carried out in accordance with Local Authority and N.H.B.C requirements and that all plumbing and electrical work complies with the current regulations of the area water board and electricity board.
3. Any works carried out prior to the receipt of the necessary approvals are the responsibility of the client.
4. Whilst every effort has been made to obtain accurate information on the existing structure or site, it is essential that the contractor or client check at every stage and notify the Designer of any discrepancies.



EXISTING GROUND FLOOR PLAN. SCALE 1:50



PROPOSED GROUND FLOOR PLAN. SCALE 1:50

EVIDENCE TO VERIFY APPLICATION:

158 Harbour Way, Shoreham Beach. Single storey rear extension.

The proposals comply with the Permitted Development guidance as set out on the Planning Portal website.

The relevant guidance for this proposal is set below:

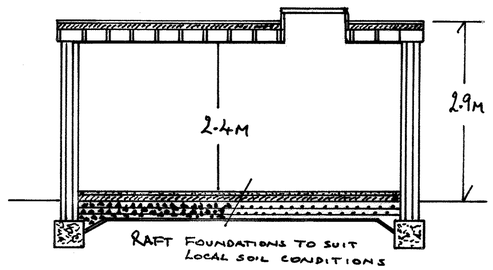
1. Existing house is not a listed building and is not in a conservation area.

2. Single storey rear extension height of no more than four metres

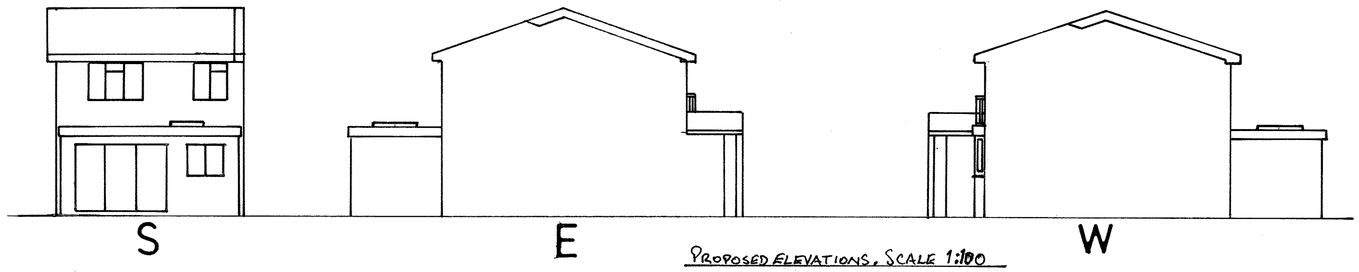
3. Maximum eaves height of extension within two metres of the boundary of no more than 3 metres.

4. Proposed new extension materials are to match existing.

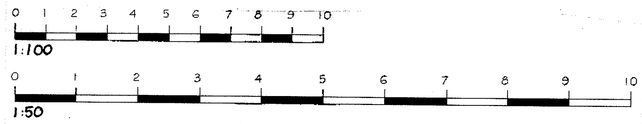
5. Velux windows must not protrude more than 150mm above plane of roof.



SECTION 'A'. SCALE 1:50



PROPOSED ELEVATIONS, SCALE 1:100



SCALE BARS

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	Date	Revisions

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ED63

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Client
MR & MRS BRENNAN

Job Title
SINGLE STOREY EXTENSION

Drawing Title
158 HARBOUR WAY
SHOREHAM BEACH

Scale

Date
12-12-17

Drawn by
A·RAMUS

Drg No.

Rev.

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