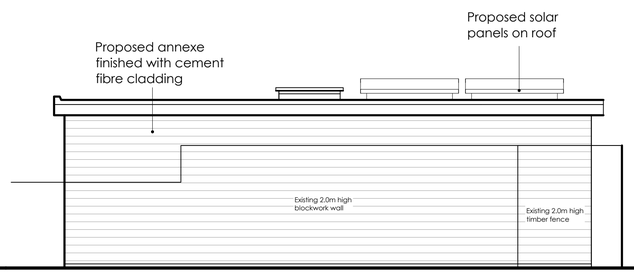
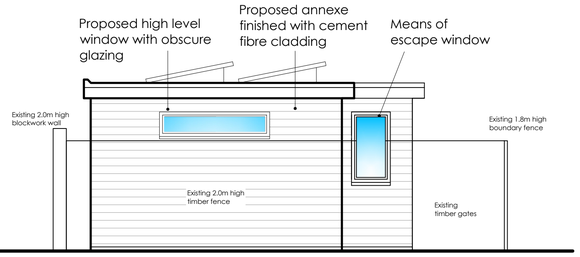


PROPOSED NORTH ELEVATION 1:50

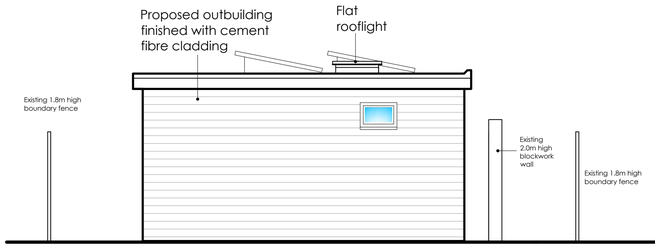


PROPOSED SOUTH ELEVATION 1:50



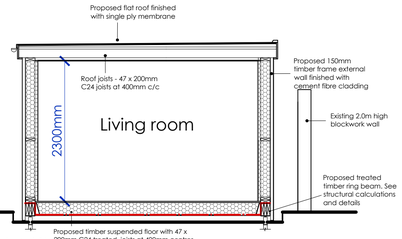
PROPOSED EAST ELEVATION 1:50

0m 1m 2m



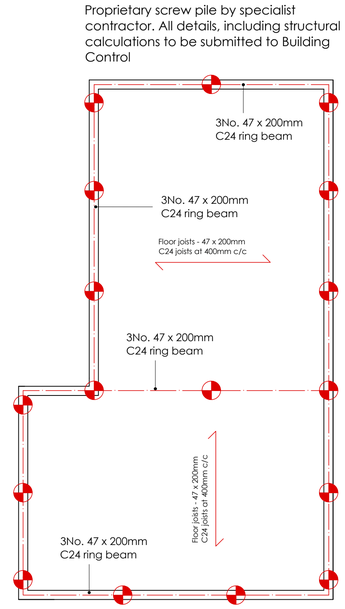
PROPOSED WEST ELEVATION 1:50

0m 1m 2m



PROPOSED SECTION 1:50

102a GRAND AVENUE, LANCING, BN15 9QD



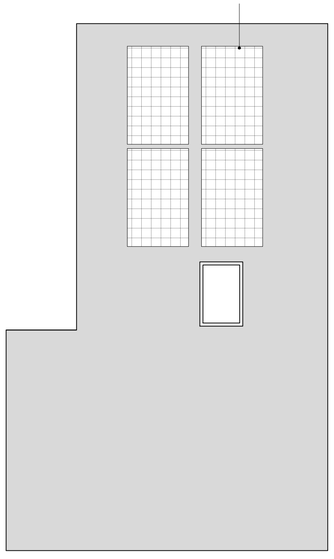
Note: See structural calculations for full details of foundations, beams and floor structure. All steelwork to be hot dip galvanised as per Engineers instruction.

PROPOSED FOUNDATION PLAN 1:50

0m 1m 2m

(Example layout - to be confirmed by specialist company)

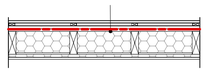
Proposed solar panels to be designed and installed by specialist company



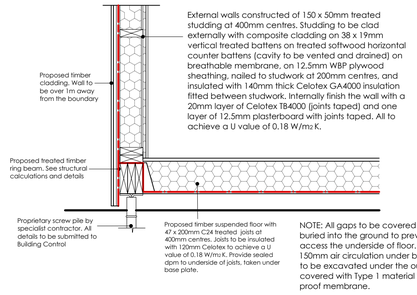
PROPOSED ROOF PLAN 1:100

0m 1m 2m

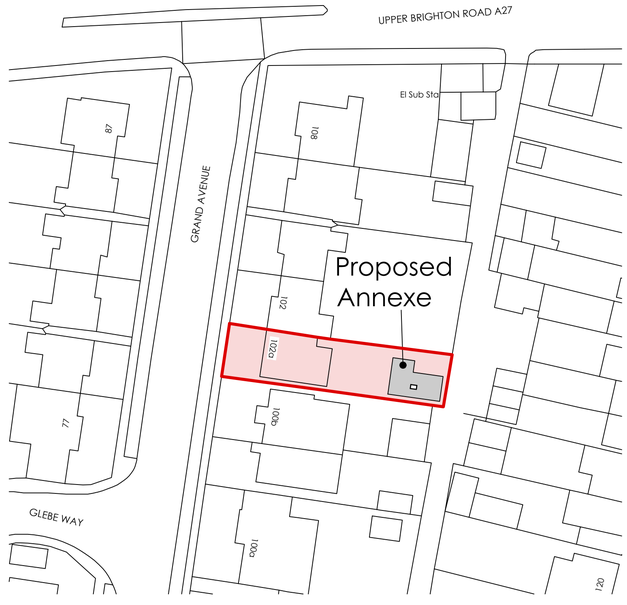
External walls constructed of 150 x 50mm treated studding at 400mm centres. Studding to be clad externally with composite cladding on 38 x 19mm vertical treated battens on treated softwood horizontal counter battens (cavity to be vented and drained) on breathable membrane, on 11mm OSB sheathing, nailed to studwork at 200mm centres, and insulated with 140mm thick Celotex GA4000 insulation fitted between studwork (leaving a minimum service void behind between the insulation and the plywood). Internally finish the wall with a 20mm layer of Celotex TB4000 (joints taped) and one layer of 12.5mm plasterboard with joints taped. All to achieve a U value of 0.18 W/m2K.



PROPOSED WALL DETAIL 1:20



PROPOSED FLOOR / WALL DETAIL 1:20



SITE PLAN 1:500

N

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architectural design
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Goring-By-Sea
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01903 533276
carl@cm-arch.co.uk

Address of Works:	102a GRAND AVENUE LANCING BN15 9QD
Drawing Title:	Proposed Annexe
Paper Size/ Scale:	A1
Date:	Aug. 2024
Drawing Number:	AD-245-02
Revision:	Revision

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.