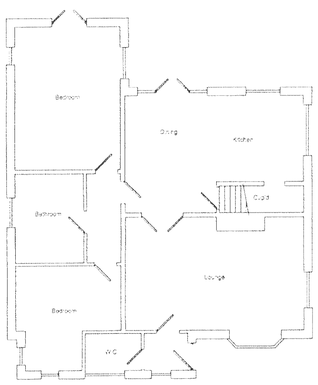


Existing Garage

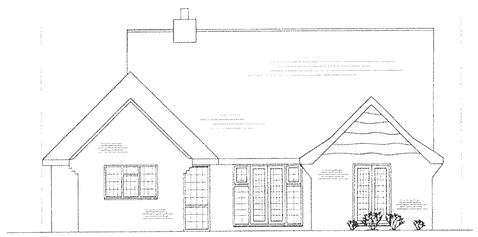


Existing Ground Floor

Proposed Ground Floor



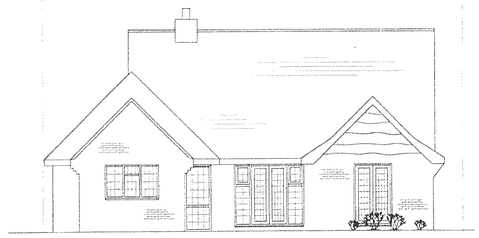
Existing Front Elevation



Existing Rear Elevation

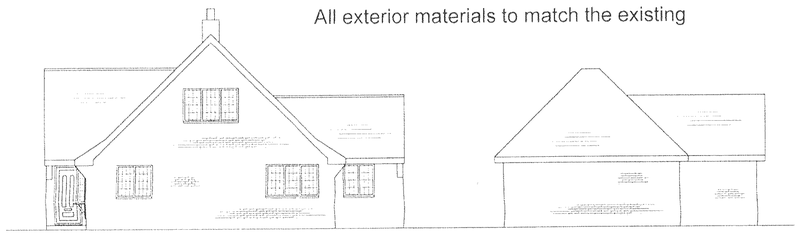


Proposed Front Elevation

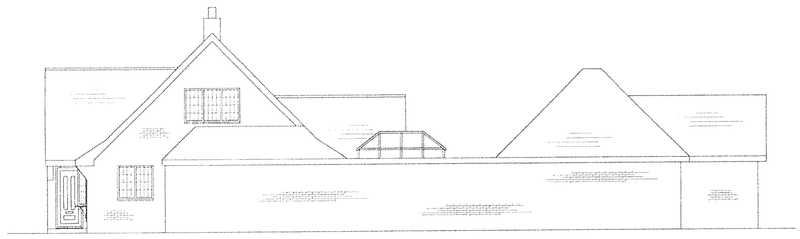


Proposed Rear Elevation

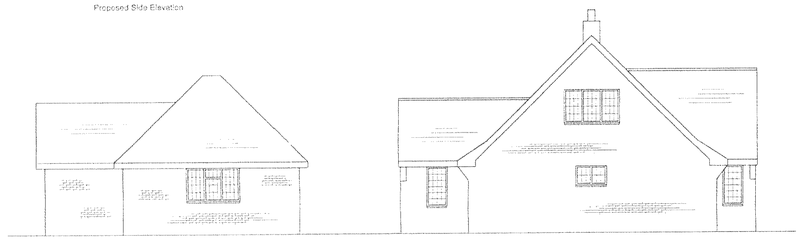
All exterior materials to match the existing



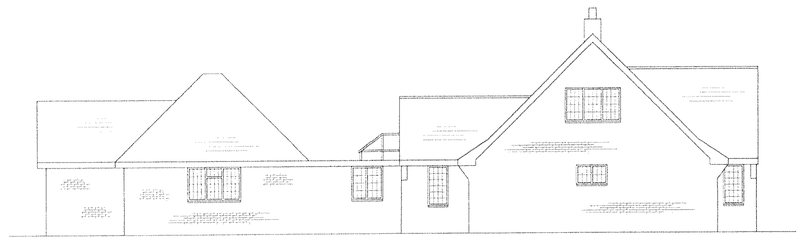
Existing Side Elevation



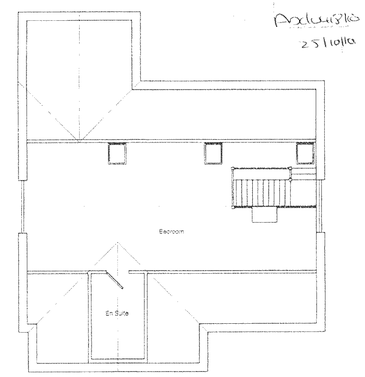
Proposed Side Elevation



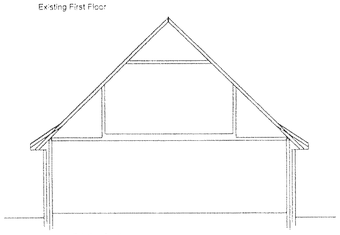
Existing Side Elevation



Proposed Side Elevation



Existing First Floor



Existing Section

This drawing is to be used only for Building Regulation submission not as a "working drawing", if used as such all dimensions to be checked on site by Premier.
All work to be carried out to satisfaction of Building Control.
Prior to commencement of works on site, Premier / building owner to produce a method statement with regard to safety of occupiers / employees during building operations.
Premier to allow for safe support of existing / new structure of new contract

UTILITY EXTENSION CONSTRUCTION

Foundations	Foundations to new 200mm cavity to be 600 x 300 Strip Foundation. Base of foundation to be 1000mm from ground level.
Floor Construction	New timber joists as per calculations supported at mid span on centralised sleeper wall. Clear air circulation of 200mm below new floor joists. Insulation board inserted between joists to give a U value of 0.25w/m2°c. Remove any organic material prior to laying sub base. Sub base 65mm concrete screed on Visqueen 1200 Gauge DPM on 65mm sand cement screed. Vertical insulation to all base perimiters.
Cavity Wall Construction	102.5 facing brick to outer leaf as existing. Minimum of 90mm cavity retaining a clear 50mm air space. 40mm Celotex Tuff RCW 2000 insulation. 100mm thermal block inner leaf to achieve U - value 0.35. Inner face 12.5 plasterboard. 200mm Stainless steel cavity wall tiesHRTA with retaining caps at 450mm vertical and 750mm horizontal centres. 225 mm staggered around all openings
Lintels	Birtley HD 90/130. Code C for window and door apertures. 150mm end bearings. All lintels to have 30 Minute fire resistance.
Roof Construction	Roof tile to match existing on treated 50mm x 25mm batten on Tyvek breathable membrane on new rafters. Ceiling to be formed from 12.5mm fireline plasterboard. All fascia, rainwater guttering and soffit type to exactly match the existing in style and colour.
First Floor	n/a
Roof	Built up 3 layer felt roof system
General	Refer to calculations for joist and beam sizes. Provide additional mains operated Smoke detection with battery back up as illustrated All electrical work carried out by a qualified engineer. Rainwater discharged through the existing system. All new wastes to have rodding access and anti vac traps. New radiators continued off the existing system. Mechanical extraction to the new Bathroom En Suite. New 100mm waste pipe to connect to the existing SVP system.

PROPOSED EXTENSION AT:

14 Kingston Bay Road
Shoreham-by-Sea
West Sussex
BN43 5HP

CLIENT:	Mr & Mrs Pickles	AMENDMENTS:	DATE:
CONTRACT No:	Pickles/MB/27-Mar-08		
DATE:	27th March 2008		
SCALE:	1:100 & 1:50	PREMIER LOFT CONVERSIONS LTD	
DWG No:	MB 0837		
L.A:	Adur D/C		

Application PP-01254867
Freeman