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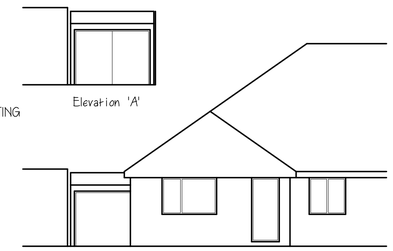
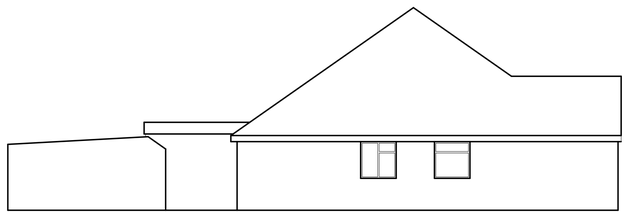
DO NOT SCALE EXCEPT FOR PLANNING PURPOSES.
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION AND STEPHEN BROMLEY ASSOCIATES SHOULD BE NOTIFIED OF ANY DISCREPANCIES.
WE CAN TAKE NO RESPONSIBILITY FOR ANY WORKS LATE, THEY ARE CHECKED AND CERTIFIED TO COMPLY BY THE RELEVANT BUILDING CONTROL

0 1 2 3 4 5 6 7 8 9 10m

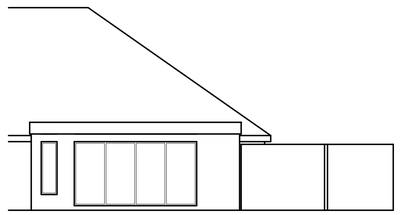
EXISTING



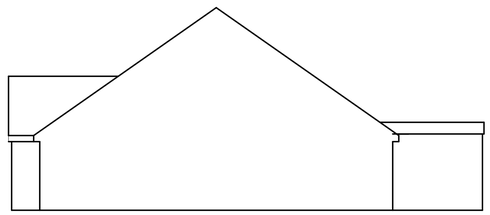
FRONT ELEVATION EAST ELEVATION



SIDE ELEVATION SOUTH ELEVATION

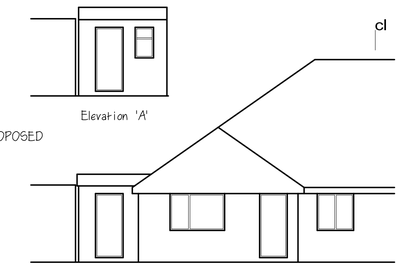


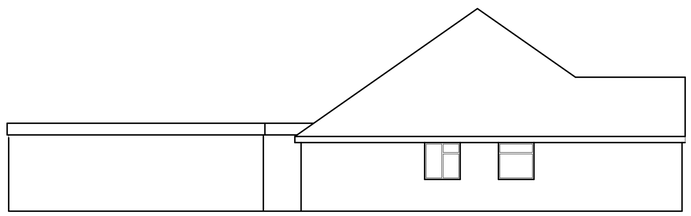
REAR ELEVATION WEST ELEVATION

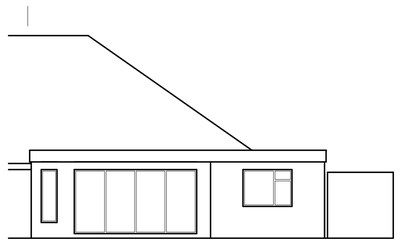


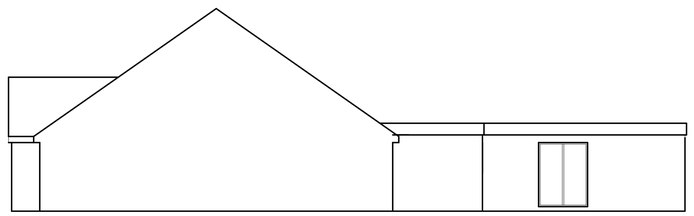
SIDE ELEVATION NORTH ELEVATION

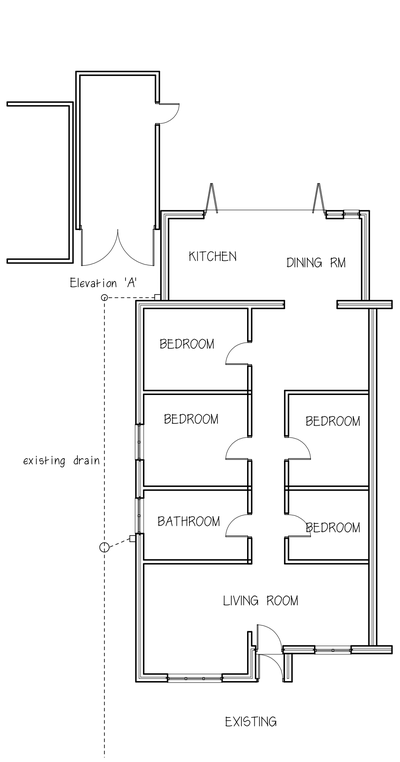
PROPOSED





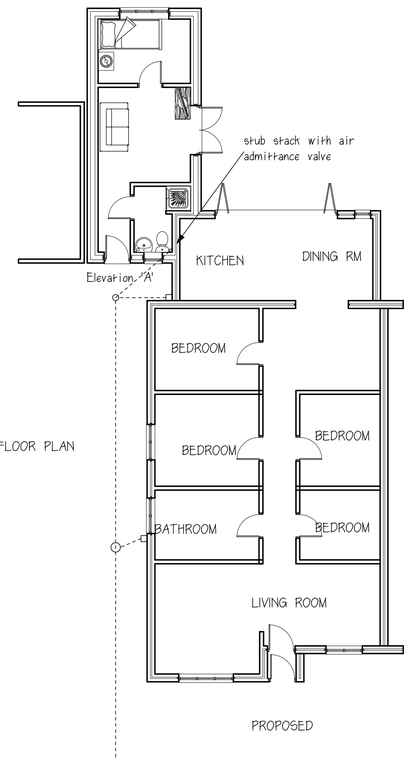






EXISTING

GROUND FLOOR PLAN



PROPOSED

NOTES FOR PLAN

All works to comply with building regulations 2010 as amended.
All plumbing to BS 752.
All drainage to BS 12056.
All gas/ heating and hot water works to be by gas safe registered installer.
water to all outlets to be wholesome water max temperature 48/0c.
All electrical works by part p certified electrician.
Existing structure to be checked and upgraded as necessary prior
to commencement of other works.
All steelwork to be protected by two layers 12.5mm plasterboard with a 5mm set finish
or approved intumescant paint.
Pad stones min 150 high and to suit brick sizes.
Windows all double glazed to comply with latest heat loss regulations min 1.2w/m2/0k.
Fire escape windows to all habitable rooms min 450 x 450, min.333m2 bottom of open area
min 800, max 1.1 above floor level.
Safety glass to all doors and windows in critical locations as detailed in building regs part K.
Min 1/20 of floor area openable ventilation. Min 8000mm trickle ventilation to each room.
Mechanical extract to any bathrooms, utility and kitchen (by cooker hood) min 30 l/s.
Mechanical extract to internal wc 6 l/s with 15 min overrun and 10mm airgap below door.
Drainage 100mm soil and vent pipe, underground quality where necessary surrounded in 100 pea shingle.
Vent pipes to finish min 900mm above any window within 3m.
AAV to be min 150 above overspill level of any appliance it serves.
38mm waste to sink bath and shower, 32 mm waste to basins 50mm where any wastes are combined.
Rodding points at all changes in direction 75mm deep seal traps.
100 half round PVC gutter with 83 down pipes to discharge to existing disposal system
or if soakaway inadequate new soakaway min 1m3 min 5m from any building.
Mains connected fire alarm system with battery back up
to extended area, ground floor hallway and any landings.
Energy efficient lighting to altered areas min 3 in 4.
high efficiency light fittings capable of accepting lamps having luminous
efficiency greater than 45 lumens per circuit watt will be provided
in rooms or circulation areas most frequently used.
100 sound insulation to all lightweight partitions and upper floors.
Drainage layout to be agreed on site.

Walls - brickwork to match existing
50 cavity with stainless steel ties 450 vert 750
horizontal staggered double ties around openings.
Cavities closed around openings
with proprietory insulated cavity closers.
Cavities made effectively continuous with existing.
150100 celotex 100 turbo blocks
12.5 plasterboard .
Catnic 150/100 lintels over external openings.

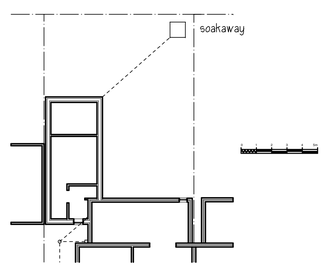
foundations- 600 x 250 grade 20 concrete foundations
min 1 m below ground level in clay and to suit site
conditions.100 dense concrete blocks outside
150 cavity with stainless steel ties 450 vert 750 hor
staggered.100 dense concrete blocks inside
fine concrete fill to 225mm below dpc level.

ground floor - 18mm flooring grade chipboard
on 100mm celotex on 1200 g dpm lapped to dpc in wall
on150 grade 30 concrete on 300 well compacted hardcore

roof - g r p roofing system on
25 ply on 125 celotex dec
on joists as calculations
at 400 c/s with
12.5mm plasterboard below.
u value min 0.18 w/m2 k

Code 4 lead flashings (and cavity trays where
roof abuts cavity wall), at abutments between
walls and roof.

5 x 32 x 1m galvanised holding down and gable straps
at 2m c/s with noggins between rafters.



STEPHEN BROMLEY ASSOCIATES
5 WEST ST SHOREHAM BY SEA
WEST SUSSEX

PROPOSED ANNEX FOR
DISABLED RELATIVE

AT SCALE 1-100 1-200 @ A1

17 ASHCROFT CLOSE
SHOREHAM BY SEA

Drawing no 12179-1 br-a