ADUR DISTRICT COUNCIL

Adur District Council

Town and Country Planning Act 1990

Office use
App A/0243/07
Date Rc. 25 APR 2007
Fee 135

Householder's planning application form

Use this form to apply for planning permission to extend or alter your house or flat, to build a garage or other structure on your property or to create access for a vehicle onto a classified road (please read note 9).

Please read the notes before you fill in this form.

1 Please give the address of the property to be altered or extended.

90 GRINSTEAD LANE, LANCING
BN15 9DZ.

2 Type of property (please tick)

Detached House	✓	Terraced House		Other (please give details)	
Semi-detached House		Flat			

3 Please describe the development you are applying for.

PROPOSED GROUND FLOOR ADDITION TO PROVIDE DISABLED FACILITIES (BEDSIT LEVEL ACCESS SHOWER + UTILITY ROOM).

4 Applicant (in block capitals)

Full name :	MR STEPHEN GODDARD
Address (including postcode):	
	90 GRINSTEAD LANE
	LANCING
	BN15 9DZ.
Phone Number:	
Home:	[redacted]
~~Work:~~	[redacted]
Extension:	/
Fax Number:	/

Agent (if any)

Full name :	
Address (including postcode):	
Phone Number:	
Home:	
Work:	
Extension:	
Fax Number:	

5 Please enclose four copies of this form and four sets of plans.
Please number

	Plan number	Scale
Location plan	✓	1:1250
Block plan		
Floor plan	✓	1:50
Elevations	✓	1:50
Other		

6 Will the development involve cutting down any trees? Yes ☑ No ☐
If "Yes", please show these clearly on the block plan.

7 Will the development (including any new or altered access affect a public footpath or any other public right of way? Yes ☐ No ☑

8 Does this application require a fee? (See note 3) Yes ☑ No ☐

If "No", please tick the option that applies (See note 3) A ☐ B ☐ C ☐

If "Yes", please state the fee enclosed (See note 4) £135—00

Signature: [redacted] Date: 20 4 07

Please print your name: MR STEPHEN GODDARD.

Certificate under Article 7 of the Town and Country Planning (General Development Procedure) Order 1995

If anyone else owns the land or part of it, you must fill in Certificate B, which you can get from the Planning Section. You must also tell the owner of the land about this application by serving a notice on them. If you own all of the land, you must fill in Certificate A below.

Certificate A

I confirm that:

- Nobody except the applicant was an owner of any part of the land involved at the beginning of the period of 21 days before the date of this application; and
- none of the land this application relates to is an agricultural holding or part of an agricultural holding.

Signature: [redacted] Date: 20 4 07

Please print your name: MR STEPHEN GODDARD

Goddard 20 4 07

LOCATION : 90 Grinstead Lane, Lancing		REF : DFG/408/ 4814	
ITEM	DESCRIPTION Formation of a New Ground Floor Addition to provide Wheel Chair Access Facilities.	OMIT	ADD

The works specified herein relate to the demolition of the existing garage located to the North Elevation of the main property and construction of a new ground floor addition to provide a bedsitting area. level access shower room/w.c. and utility room all at the above location.

ADUR DISTRICT COUNCIL
PLANNING DIVISION
Ard/02367
25 APR 2007

Note :
Contractor to note that Planning & Building Control approval has been applied for and when works are due to commence the necessary building inspection cards (to be supplied to the successful contractor) will need to be submitted to Building Control at each relevant stage in the construction process).

Construction of new Ground Floor Addition.

1. Demolition & Ground Works

Disconnect and remove existing electrical services and cable from the existing garage building to the side of the property, back to the distribution board in the main building and clear from site.

Similarly, disconnect existing gas supply/cut off switch located at high level in existing garage area and remove pipe work from structure and clear from site.

Taking all necessary precautions to protect the occupiers and neighbours, carefully demolish the existing garage building and clear spoil from site. Make good to masonry/rendered external wall surfaces left upon completion of garage demolition and leave ready for new construction works.

In particular leave openings in masonry left upon removal of garage roof joists ready for reuse with new addition roof timbers.

Allow to carefully break up the existing concrete floor structure to the garage and front yard areas affected by the proposed addition and store suitable hardcore material on site ready for reuse, clear surplus spoil from site.

Carefully dig up down existing Yucca` and replant as directed. Carefully cut down `Leylandi` tree and clear from site.

Similarly, carefully break out sections of existing patio and supporting walls and footpath affected by new addition located to the rear of the existing garage and store suitable hardcore material on site ready for reuse, clear surplus spoil from site.

Contractor to ensure that all necessary precautions are taken to protect the external fish pond during demolition, from dust etc.

To the East Elevation at the junction with the North Elevation wall carefully disconnect and take down the existing rain water down pipe and set aside for reuse.

New Works

2. Excavation

To the runs indicated on the attached drawing excavate in any material to a min depth of 1000mm x 600mm wide for new mass concrete foundations for external walls and 1000mm x 300mm wide for internal partition walls and clear spoil from site. Excavate over site to remove top soil minimum 250mm and clear from site.

During excavation works contractor to provide all necessary precautions to ensure that trenches are shored up against settlement occurring.

Consolidate sub base for floor and foundations and allow for Building Control inspection.and approval prior to infilling with concrete.

3. Foundations

To the previously mentioned excavations, supply and infill trenches with mass concrete up to 750mm above base of trench. for both new external and internal walls.

Concrete to be C30 grade using Sulphate resistant cement where sub-soil conditions dictate fully in accordance with Building Regulations A1/2 & B.S. 8004 :1986. Concrete to be well consolidated.

New concrete foundations are to extend below invert level of any adjacent drains and contractor to allow for supplying and building in concrete lintel where new waste/drain pipes.cross foundations/walls.

4.	Substructure to External Walls. To the runs indicated on the attached drawing, supply and lay up to d.p.c. level off of mass concrete foundations, one internal wall leaf of 100mm thick 7.0/mm² dense concrete block work. Form 90mm cavity and construct outer leaf wall of similar dense concrete block work up to ground level. Similarly, construct new sub walls to internal partition walls of 100mm thick 7.0/mm² dense concrete block work up to d.p.c level. From ground level to d.p.c. level on outer leaf supply and lay 112 mm face brickwork plinth to match existing on main house inclusive of single course projection. Fill cavity with lean mix concrete up to 150mm below d.p.c. level. As work proceeds supply and lay on both leafs of external walls and internal partition walls, masonry, new `Astos` or similar strip d.p.c. set at a minimum of 150 mm above ground level. (New d.p.c. detail to continue around new door and window openings) Continue with new external wall construction from new d.p.c. level to top of parapet wall height with 100mm 2.8N/mm² block work (outer and inner leafs with 90mm cavity partly filled with 40mm Celotex CW2025 rigid insulation. As work proceeds supply and build in combination vertical twist wall ties at max. 900mm c/c horizontally and 450mm c/c vertically, 300mm c/c vertically within 225 mm of jambs to door and window openings. Close cavity at parapet wall height and at eaves height ensuring that cavity wall insulation continues to these height also Tie in new outer and inner leaves of new cavity walls to existing external wall construction using stainless steel profiles allowing for opening up existing wall sections where new work meets existing to maintain continuous cavities all round. Similarly construct new internal partition walls to corridor, new shower room and utility room from 100mm 2.8n/mm² block work from d.p.c. level to plate height. Form openings for new doors and windows, closing cavities around new door and window openings with `Thermabate` or similar approved insulated cavity closers. 3.				

	Supply and build in new `Catnic` CN14A or similar approved galv.steel lintels to new door and window openings, New lintels to have a min. bearing of 150mm each end and supported on engineering brick pad stones built into block work. Encase new lintels in expanded metal lath mesh ready to receive final rendered external finish. As work proceeds supply and build in new expansion joint every 6m to external leaf full height, top of foundation to wall plate height to new cavity walls. Expansion joint to be located fully in accordance with block work suppliers recommendations to Building Control approval. Complete external surface of new cavity walls by supplying and applying a 16mm thick sand/cement render, trowelled to match the adjacent existing render to the main building, cutting in to form neat joints with existing render and apply water proofing agent to joints. Contractor to use render mix to suit block work used as recommended by manufacturers to counteract expansion Problems. Allow for supplying and building in as work proceeds `Expamet` or similar approved stop bead profiles to cover expansion joints prior to application of final external rendered finish.				
5.	.(Floor Construction.) To the proposed addition floor area prepare sub base to provide a firm even base and supply and lay 100mm compacted depth of consolidated, well rammed hardcore. Supply & blind hardcore with 50mm compacted depth of sand blinding and supply & lay on 1200 guage d.p.membrane and complete floor structure construction by supplying and laying 100mm compacted depth of C20 grade concrete over site sub floor slab. Ensure that new d.p. membrane rises up existing wall and is dressed into existing masonry a min, of 150 mm above finished ground level and around new waste well previously mentioned. To new concrete slab supply & lay 65mm min.thickness of `Celotex` rigid slab insulation and leave for final timber floor finish. Complete new floor structure to. by supplying & laying a floating layer of min. 18mm T&G timber boarding or chipboard panels with all joints glued. Allow all labours to dress boarding into existing kitchen using that floor level as datum for new flooring in proposed addition.				

	Leave new floor construction in the remainder of the proposed addition ready to receive new carpet finish, to be supplied and fitted by others.				
6	Concrete Lintel As work proceeds supply and build in new 100x120mm P.C. concrete lintels above new shower room, corridor door into utility room and archway into bedsitter. Ensure min. of 150mm bearing each end for new lintels.				
7.	Flat Roof Construction To the proposed addition. area construct new flat `warm roof` using Soar reflective chippings bedded on hot bitumen, laid on 3 layer built up felt to B.S. 747 (with felt cross layered) laid on 19mm exterior grade plywood, firred to falls on 50mm firrings to give 1:60 fall laid on 50x175mm pressure treated sw SC3 roofing joists set at 400mm c/c. New felt roofing finish to be dressed up and laid on top of new parapet walls and and up 150mm and dressed into existing main building walls left to receive final weather finish. Allow for all necessary tilt fillets to roof upstands. To the lower parapet walls supply and fix aluminium capping units mechanically fixed to masonry upstands and bedded in bitumen to weather proof detail. To the run of new felt roofing that abuts existing main building, supply and build in No 4 lead flashing neatly scribed into existing render and dressed down over new felt roof upstand to provide a complete weather tight joint. New roofing joists are to be built into openings left upon removal of the old roofing joists and mechanically fixed to existing wall plate built into masonry.and cross spiked to 100 x 50 mm treated timber wall plates set in mortar bed to new cavity walls. Supply & fit 32 x 5mm galvanized mild steel straps at max. c/c of 2.0m. plugged and screwed to inner face of new cavity walls Plant on 200 x 25mm U.P.V.C. .fascia boards to end of joists to North elevation to close roof structure.Build in between joists 2 layers of. `Celotex` GA3065Z insulation quilt.. As work proceeds provide a min.of 50mm clear air gap between new roof deck and insulation panels in roof. At eaves provide at least equal to continuous strip 25mm wide in two opposite sides to promote cross ventilation.				

To the front elevation of new roof supply and fix 19mm exterior grade plywood to pitch to match the existing on garage roof (to be demolished). Supply and lay on `Sarking` felt secured with 50 x 25 mm treated s.w. battens and supply and fixed new tiles and ridge tile to match the existing roof.

Ensure that new felt upstand is dressed under new ridge tile and bedded in bitumen to provide a weather tight joint.

To the new fascia boarding to the North elevation supply and fit new 100mm dia black U.P.V.C. gutter and 75mm dia down pipe. New gutter to be fixed to falls to drain to down pipe. Terminate new down pipe in new U.P.V.C. underground pipe to new surface water drain to be mentioned later in this schedule.

As work proceeds relocate previously mentioned existing rain water down pipe to front elevation adjacent to new Utility Room front door and connect into adapted storm water drain (existing 0

8. Doors, Windows & Patio Doors

To the locations indicated on the attached drawings supply and fit the following units which can be ordered from Travis Perkins or a similar approved supplier :-

Bed-sitter
2 No 2 100mm x 2 400mm wide `Canberra ` folding sliding patio doors fully glazed in clear glass.
1 No 1 200mm x 1 770mm wide fully glazed in clear glass Simulated Divided Lights Window.

Bathroom
1 No 750mm x 915mm wide fully glazed in `Obscure glass` high light opening window

Utility Room
2 No 1980 x 838mm doors part glazed
1 No 900mm x 1 200mm wide fully glazed in clear glass Combination Window.

The above windows and patio doors are to be fitted with `Argon` filled hermetically sealed double glazing . Opening lights as shown , internally beaded, fitted with security locks with a `U` value of 2 W/m² K. All window and door units are to be supplied and fitted by FENSA approved contractor only.

Windows to be fitted with 8000mm² trickle vents located in head of frame. Use austenitic fixings. Point up around frames with silicon sealant.

	All new doors and patio doors are to be fitted with level access thresholds to facilitate access and exit for wheel chair use.				
9	<u>Shower/Floor Finish Construction</u> Cut out area of new T&G floating timber boarding or chipboard and supply and build in new `Chiltern Invadex` (or similar approved) shower tray, with pre formed falls built in, to the location indicated on the attached drawing. Tray to be a min. of 900x1000mm and is to be installed fully in accordance with the manufacturer's instructions.. Seal all joints between new boarding and tray and leave ready to receive final non-slip floor finish. Alternatively, contractor can allow to supply and build in a `AKW Toughform 2` or similar approved under floor former with built in falls all to manufacturers instructions to the new floor structure and leave ready to receive final non-slip finish.				
10	<u>(Plaseter Boarding, Plastering and Tiling Works.)</u> To the underside of new roofing joists to the total area of the proposed addition supply and fix 9.5mm plasterboard, using flat headed galv nails. Tape all joints and supply and apply min. of 3mm thickness of` Thistle` multi-finish plaster trowelled to an even smooth finish. Make good to remaining wall surfaces to existing main building and to new blockwork surfaces in proposed addition , removing any loose filler and apply base coat skim to even out surfaces. To the same area apply a 13mm thickness of a lightweight plaster trowelled to an even smooth finish wall surface flush with adjacent surfaces in particular around new door and window openings. to provide an even vertically plumb finish, neatly trimmed adjacent to new architraves and leave ready to receive new wall tiling and final decoration. To all the wall surfaces in the shower area only prepare surfaces to remove all deleterious matter and supply and hang new ceramic wall tiles using tiles of 100x100mm colour white. New tiles are to be set out in an even pattern omitting thin tile strips wherever possible and fixed to newly skimmed wall surfaces using manufacturers recommended tile adhesive.				

	Within Utility Room area supply and fit three courses of 100 x 100mm ceramic tiles above work tops and sink unit. Prior to fixing wall tiles contractor to allow for supplying and fixing ` Captile Strip C8` (as supplied by Altro or similar approved) tile trims at skirting level to give a min 150mm upstand. Contractor to ensure that tile trim is set and fixed horizontally all round to ensure tile joint match up and to give a level, neat and even tile finish. Supply and fix new `Gyproc` or similar approved 100x100mm coving to master joints between new skimmed ceilings and wall surfaces in proposed addition. Leave coving ready to receive new wall tile finish.				
11.	<u>Utility Room Cabinetry</u> To the locations indicated on the attached drawing supply and build in the following cabinetry. Range & colour of cabinetry to be selected by client. 1 No 1000 x 500 sink base unit 1 No 1000 x 500 base unit 1 No 600 x 500 drawer unit 1 No 600 x 500 base unit. 1 No 1000 x 500 s/s sink top unit. Supply also runs of 500mm deep work top to previously mentioned floor base units neatly trimmed and edged.				
12	<u>(Plumbing Installation Works)</u> To the location indicated on the attached sketch supply and build in a new 8.5kw, electrically operated and thermostatically controlled shower unit. New shower unit to be fitted with temperature stabilisers and anti-scald device and handset to be fitted with adjustable jets and the controls, handset and soap dish should be accessible to the client from a seated position all in accordance with the attached elevational sketch. There should be a C.P.flexible detachable hose with an extended riser rail for height adjustment of between 1200mm-1800mm from floor level. Hose should be of sufficient length to allow for rinsing of the seated person. (Contractor is to check on site and allow for a drainage pump if deemed necessary. If required the new pump will have to be of such a design as to be accessible for cleaning.)				

Supply & install new standard white cantilevered wash hand basin (560mm x 455) `Galerie Design 560 from the Twyford range or similar approved pierced to take two taps to the location indicated on the attached sketch.Allow also for supplying and fitting two C.P. taps, C.P.waste outlet and C.P. chain & plug.

Similarly supply and instal new standard white W.C.suite ` Galerie Design H.O. from the Twyford range or similar approved. New W.C is to be located so as to be 550mm from side wall to c/l of W.C. pan. Allow also to supply and instal C.P.lever handle to cistern.

Pick up hot & cold water supplies from convenient location in kitchen area and run in 15mm dia copper to wash hand basin,w.c. and sink unit. positions and connect up.

Similary, locate existing rising main, pick up supply and run in 15mm dia copper to new shower position and connect up.

The water service pipes to each of the sanitary fittings is to be fitted with a `ball-o-fix` stop cock for isolation purposes. Stop cocks to be sited in accessible locations for ease of operation.

(New water supply pipes are to be concealed if possible in new roof void and in purpose made ducting at high level are to be insulated with purpose made foam pipe insulation. If not possible to conceal in roof void contractor to allow for boxing in pipe work and leave for final decoration.)

Contractor to check existing mains water supply pressure to new shower unit and to allow for the supply and connection to the water supply of a suitable pump to maintain water pressure at the rose if deemed necessary.

To the location indicated on the attached sketch supply and fit new shallow shower waste pipe and trap. (trap to be of a design similar to the McAlpine `T.S.G. 50` to allow for removal of capping to facilitate cleaning) into the previously mentioned floor former and leave ready to receive new floor finish.

From new shower waste outlet trap position run new 38mm dia u.p.v.c.waste pipe in floor structure to new external gully, to discharge below gully grill fully in accordance with current water authority regulations. Allow for suitable rodding eyes to be incorporated at any change of direction to assist cleansing and leave waste pipes in watertight condition.

	To the location indicated on the attached sketch supply and build in new 110 mm dia upvc soil and vent pipe allowing for all necessary cranking out of stack where it passes guttering to terminate 900mm above nearest opening window. New soil & vent pipe to be located into collar of new foul drain to be mentioned later. And is to be fitted with rodding eye at suitable location for internal access. From new W.C. position run 110mm dia upvc waste pipe to new soil and vent pipe location and connect up. Similarly, from new wash hand basin position run new 38mm dia u.p.v.c. waste pipe to new soil and vent pipe and connect up. From new sink unit run new 38mm dia waste to new gully to discharge below gully grate. Supply and instal new pressed steel radiators in new bedsitter, bathroom and utility room areas to the location indicated on the attached plan. (Size of radiators to suit the cubic capacity of each room and calculated by heating engineer.) Pick up existing flow and return pipework at the most convenient location in kitchen and run (in roof space and or ducting) in copper tube to match existing dia. pipework and connect up to new radiator, test and leave in full working order. Contractor to check existing central heating system at time of estimating to ensure that system is capable of accommodating new radiators and advise if not able to add to system. Allow to relocate existing boiler flue to vent to front elevation. Allow to encase new heating pipes in purpose made foam pipe insulation units.				
13	Electrical Equipment/Wiring) Inspect electrical supply in existing distribution board and upgrade to current electrical regulations where necessary. To the location of the new shower unit supply and run new electrical supply from new/existing RCD in consumer unit and connect up. As work proceeds supply and build in new cut out switch to supply with pull chord operation. Test and leave shower in full working order. Within shower room area supply and fit new steam proof light fitting and pull chord light switch. Pick up from suitable lighting circuit in main house and run to new light fitting, connect up. Test and leave in full working order.				

Supply and install 1 No `Micromark` or similar approved flush mounted shaver socket (240v) to the location to be agreed on site with client. Allow for running electrical supply from consumer unit via RCD back to new shaver socket location and connect up. Allow also for all chasing in of cable with conduit protection.

Supply & install new electrical extract fan within bathroom ceiling area, (type & location to be agreed by client). New fan unit to be wired back to suitable lighting circuit.

Within new bedsitter room, corridor and utility room supply and fit new light fitting and light switches, central to room area. Pick up from suitable lighting circuits in main house and run to new light fittings, connect up.

Within each of the above mentioned rooms (excluding the shower room) supply and fit new 13amp double socket outlets. Pick up from new socket outlets and run in 3 phase cable to existing distribution/fuse board and connect up.

For estimating purposes supply the following quantity of sockets to each room :-

Bedsitter.....4 No
Coirridor.....1 No
Utility Room.....3No

Upon connection of the new electrical services contractor is to arrange for tests to be undertaken to check circuitry and equipment and left in a safe and secure condition.

All electrical works carried out under this contract are to be undertaken fully in accordance with the current `Electrical Installation Regulations B.S. 7671 I.E.E.

The electrical supply element of the works will require a Building Notice Application prior to works commencing, for which the relevant building notices will be supplied, unless you electrical engineer is accredited to one of the accepted accreditation bodies, in which case the electrical engineer will notify Adur District Council Building Control of the works.

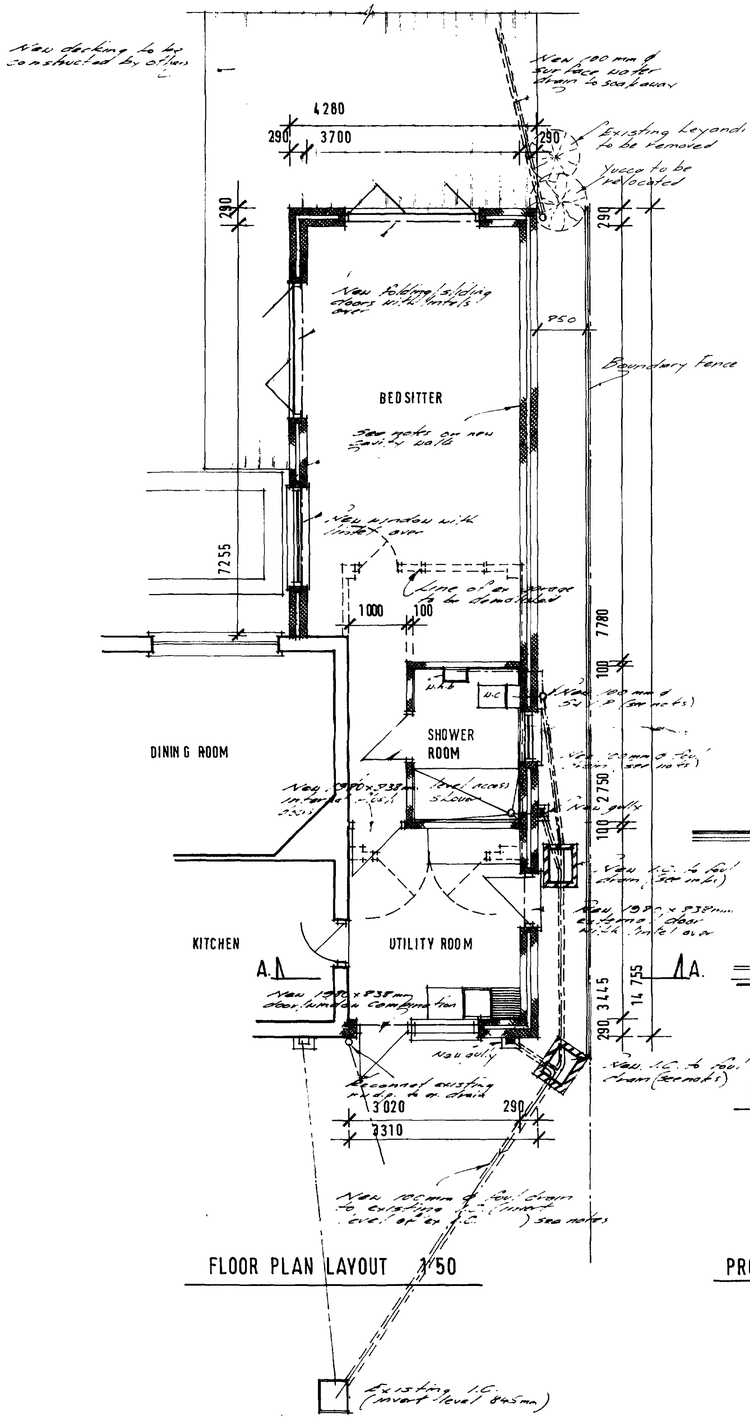
It will also be necessary to submit a copy of the `Electrical Completion Certificate ` from an accreditated electrical engineer for the electrical element of this contract with your invoice.

14	(Flooring Finish) To the total area of the new shower room floor, contractor to allow for preparing remaining surfaces, removing all dirt, surplus spoil and supply and lay new hardboard sheet layer (rough side up) to complete floor construction and leave ready for application of final floor non slip finish. Supply and install preformed coved formers to all areas of skirting trimming to door frame achitrave and supply and install new slip-resistant `Altro` type or similar approved floor covering,coved up wall surfaces at skirtings 100mm into new Captile Strip C8 previously mentioned in this schedule. Allow for all necessary labours to dress floor finish down into new shower waste outlet to leave sealed against moisture penetration into new floor structure. New non slip floor finish to be (`Altro I.P.2011 OASIS), seam weld all joints and leave the floor completely impervious to moisture penetration. To the total wall areas of the bed-sitter, corridor and utility room (where floor base units are not fixed) supply and fit 150 x 25mm s.w. skirting with chamfered finish plugged and screwed to masonry. Leave ready for decoration.				
15	(Decoration Works) To the previously mentioned new doors and window frames, in utility room, prepare surfaces to remove all loose dust,dirt and ragged edges, ,apply primer coat, one u/coat and one top coat to finished gloss. Colour White To the previously mention skirting boards in each room, prepare surfaces to remove all loose dust ,dirt and ragged edges and apply primer coat, one u/ coat and one top coat to finished gloss. To the previously mentioned newly `skimmed` ceiling and wall finishes (not to be wall tiled) and coving/ceiling in new shower room area, prepare surfaces to remove all dust and loose fibres, apply sealer coat and two further coats of an approved bathroom vyinl emulsion. Colour White. To the previously mentioned externally rendered walls to all elevations prepare surfaces to remove all dirt and debris, apply sealer coat and two further coats of `Dulux Weathershield or similar approved exterior wall coating.				

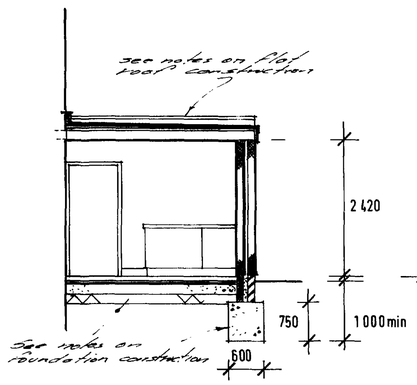
16	(Shower Curtain, Grabrail , Toilet Roll Holder , Shower Seat) To the location indicated around the new shower area contractor to allow for supplying and fixing new aluminium curtain rail suitable supported on ceiling brackets and full height weighted shower curtain to clients choice to provide all round protection to non shower areas. Contractor to supply samples of shower curtain track and shower curtain for client approval.) Similarly to the location to be agreed on site adjacent to shower unit and W.C. supply and install four no 600 mm long C/P grabrails. Adjacent to the open side of the W.C. location supply and fit 1 no drop down rail. New rail to be fitted with supporting leg unit that folds back when rail is in the vertical position. Supply & fit new C/P toilet roll holder as and where directed by client. Supply and fit into new shower area new wall fixed folding shower seat. New seat to be fitted with folding front leg supports and armrests and set at a height of 450mm above shower floor area. (Test that client is comfortable with this height prior to fixing.)				
17	External Drainage (Foul Drains) Please note that the existing drainage indicated on the attached drawings is notional and the contractor is to locate and check actual position of existing drain run at time of estimating and allow for drain runs accordingly. To the location indicated on the attached drawings, excavate for and form two number new inspection chambers for new foul drainage. For estimating purposes contractor to allow depth of 595mm. (Check depth on site when estimating) New inspection chambers to be of size 450mm wide x 760mm long and are to be constructed from 105mm Warnham Engineering bricks or similar approved to form side walls. New chamber walls to be built up off 150mm concrete bed set directly below the existing drain invert.				

	Supply and build in new half round 105mm dia channel branch drain sections fitted with two outlets. Bed new branch drain sections in concrete. Render internal sides of new inspection chambers with cement/sand render and form benching around branch trowelled to an even smooth finish. Complete new inspection chamber construction by supplying and building in new pressed steel solid top inspection chamber covers and frames, bedded on cement/sand morter. (New cover and frame should be designed to take min of 10 tonne GLVW.) Similarly to the location indicated on the attached sketch excavate for and construct new back inlet gullies. New gullies to be constructed from salt glazed stoneware or similar approved material and set in 100mm of concrete and surround. To the runs indicated on the attached sketch excavate for new branch drain pipes to new foul drain runs. Supply and build in new 100mm dia salt glazed stoneware. drain pipes to form new branch drains to connect new S & V.P. stack and gullies to the new inspection chambers. Allow for all necessary labours to connect pipes to new inspection chamber, S & V.P. stack and gullies.. Locate existing I.C. in front yard area and cut into chamber wall and benching and provide new slipper connection. Make good to benching and chamber walls to match existing, test and leave in a water tight condition. 9 Existing chamber invert is 845mm) All new foul drain pipes to be laid to a min fall of 1 in 40 and encased in 150mm of pea beech.				
18	<u>Drainage (Storm Water)</u> To a point a min. of 5m away from the building in the rear garden area excavate for in any material and form new soakaway. New soakaway to be of 1 cubic metre capacity and filled with graded clean rubble blinded with sand prior to backfilling soil and turf. Excavate in any material for new storm water drain to new soakaway and supply and lay 110mmdia. U.P.V.C. pipe laid to falls and conncect to new down pipe and soakaway. Encased in 150mm of granular fill. Reinstate trench and relay turfs. To front elevation adjacent to new Utility Room front door break out existing concrete yard area and locate existing rain water drain and reconnect existing rain water down pipe.				

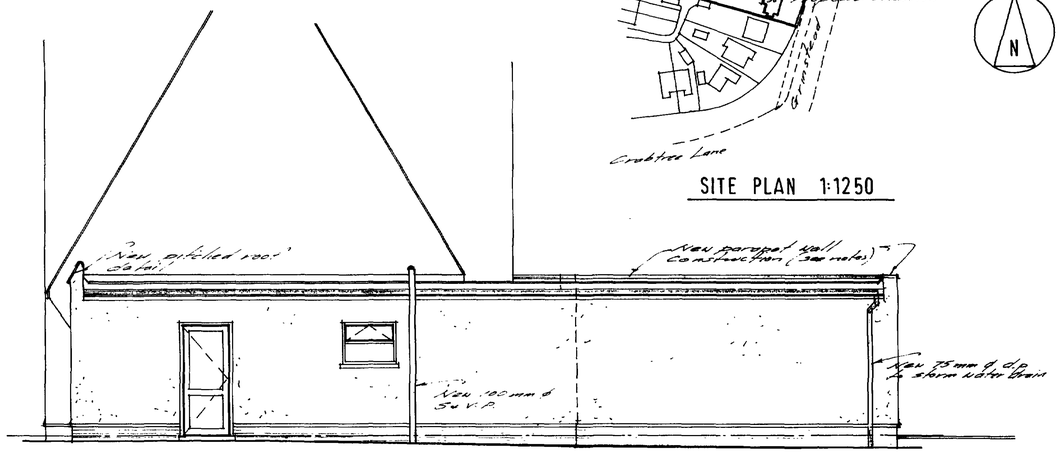
19	Contingency Provide the contingency sum of £750-00 (seven hundred and fifty pounds) to be spent in whole or in part at the direction of the client or credited in full or in part upon completion of the contract. Completion				
20	Upon completion of works or part thereof specified herein contractor to allow for cleaning up and removing all redundant and defective materials and to leave the property in a neat,tidy and weathertight condition.				
21	Health & Safety All works carried out under this contract are to be undertaken fully in accordance with the Construction (Health & Safety) Regulations 1996 inclusive of the supply of all necessary ladders,scaffolding, dust sheets and the setting up of a safe working area to protect the occupiers, their property and any adjoining property together with members of the public during the course of the works. Con tractor shall not permit his workforce or any sub contractor employed by him to disturb, penetrate or damage any asbestos found during the course of the works under any circumstances without the prior consent of the Health & Safety Excutive and the Contract Administrator. Where found any asbestos is to be noted and the Contract Administrator notified by the contractor immediately for advice on procedures. The contractor and his workforce are to be trained on how to recognize asbestos material and the procedures to be adopted.				
22	Risk Assessment Contractor to submit a risk assessment plan for implementation during the course of the contract, for approval prior to any works commencing on site. **Total.....£**				



FLOOR PLAN LAYOUT 1:50

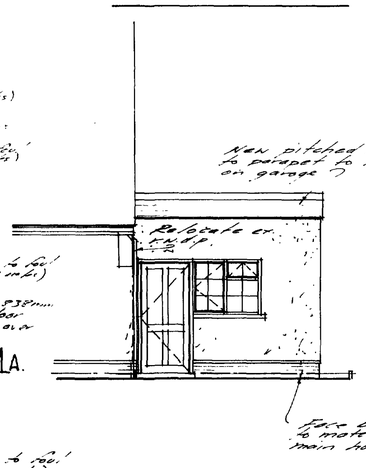


SECTION A.–A. 1:50

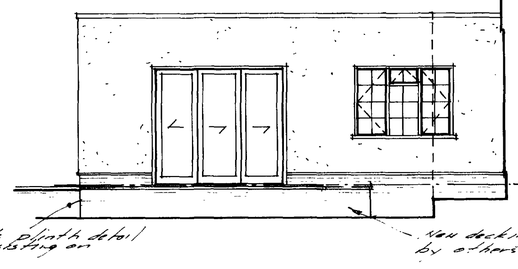


NORTH ELEVATION 1:50

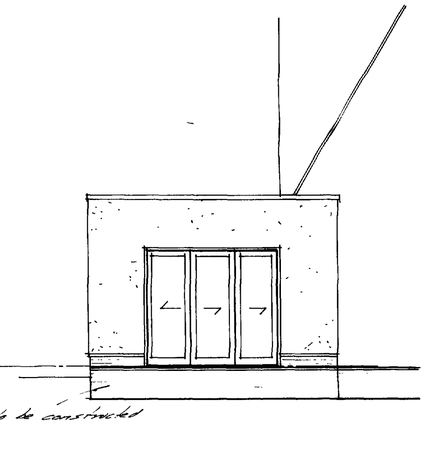
SITE PLAN 1:1250



EAST ELEVATION 1:50



SOUTH ELEVATION 1:50



WEST ELEVATION 1:50

PROPOSED GROUND FLOOR ADDITION TO No 90 GRINSTEAD LANE · LANCING · FOR MR & MRS S. GODDARD

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