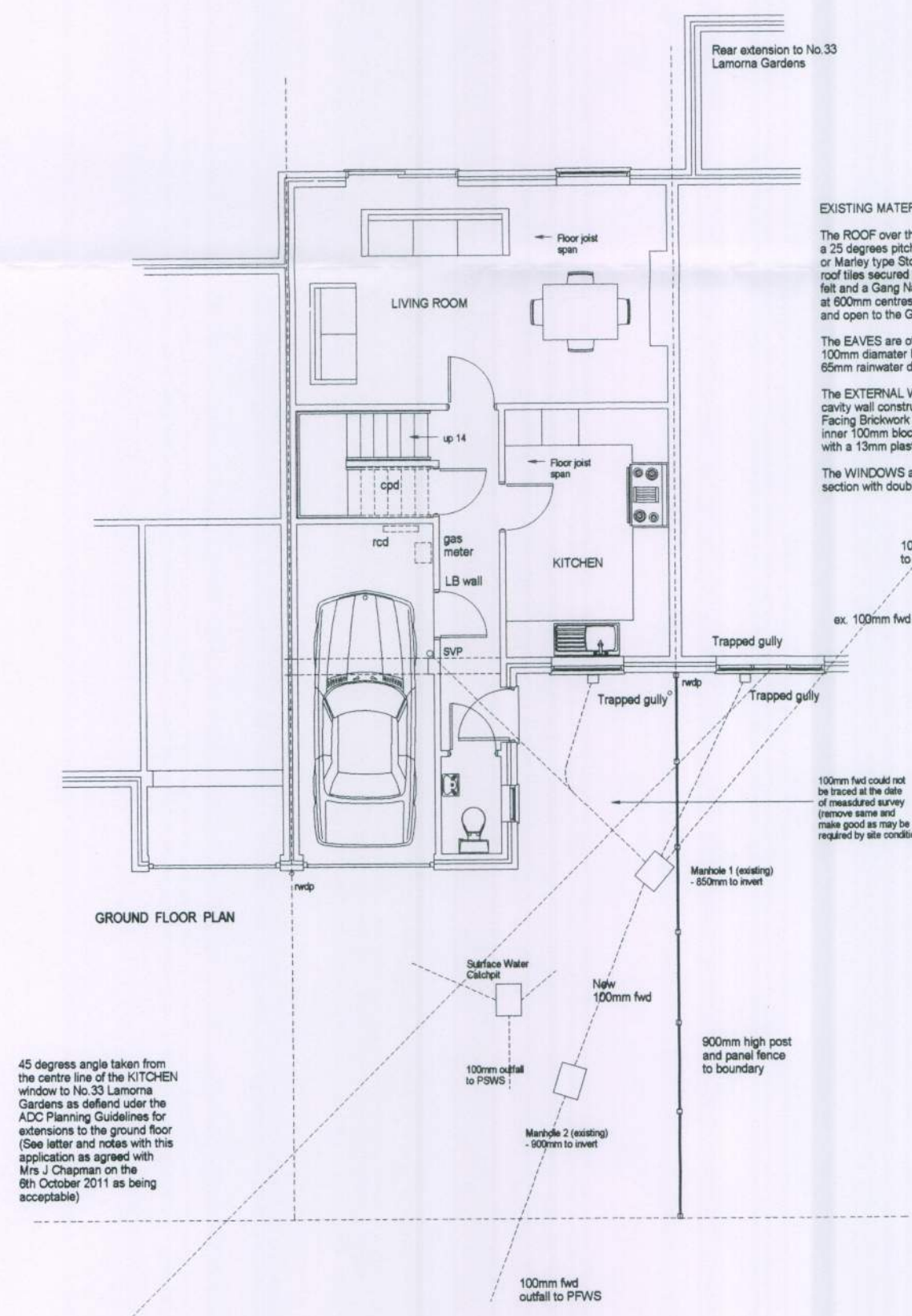




NORTH ELEVATION looking towards LAMORNA GARDENS (road)

WEST ELEVATION looking towards No. 33 LAMORNA GARDENS

EXISTING FLOOR PLANS and ELEVATIONS



EXISTING MATERIALS and FINISHES

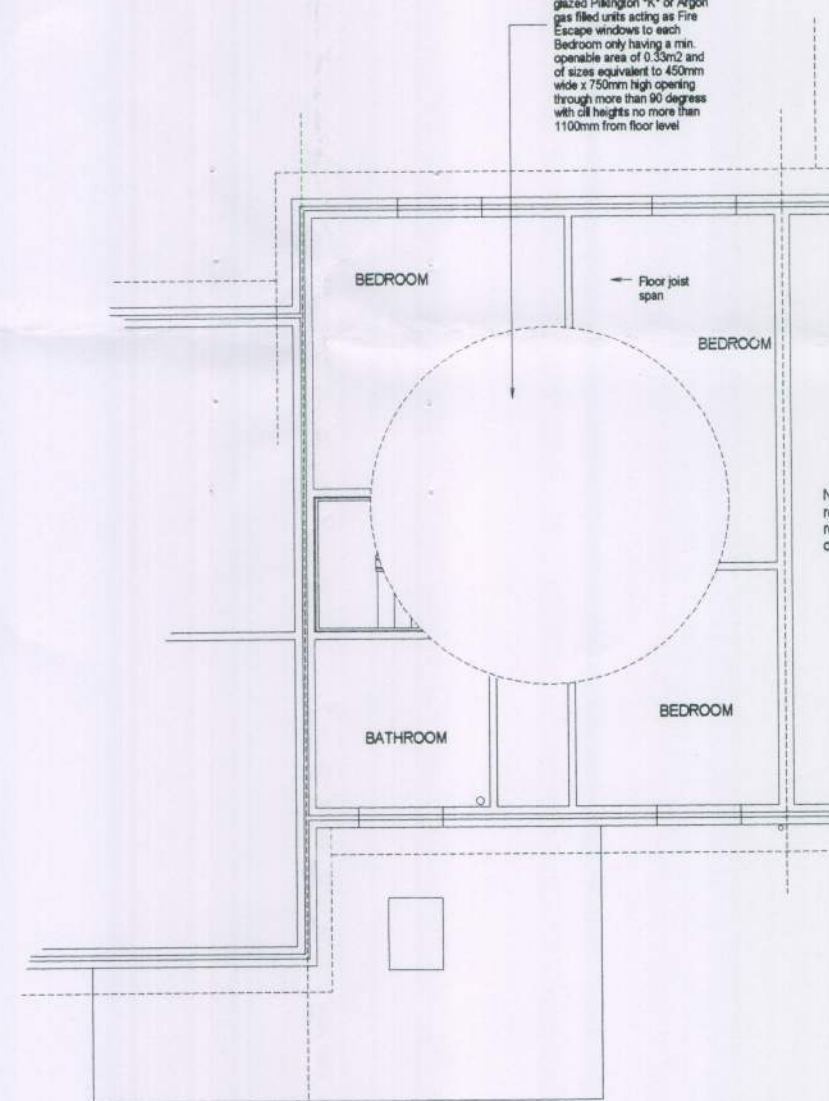
The ROOF over the Garage is to comprise a 25 degrees pitch approximately of Redland or Marley type Stonefold concrete interlocking roof tiles secured to battens on a mineral roofing felt and a Gang Nail Trussed Rafter roof formation at 600mm centres uninsulated between the rafters and open to the Garage space

The EAVES are of a closed configuration with 100mm diameter half round gutters and 65mm rainwater downpipes

The EXTERNAL WALLS are all of a 280mm cavity wall construction comprising 102mm Facing Brickwork with a 60mm cavity and an inner 100mm blockwork with all walls finished with a 13mm plaster

The WINDOWS and DOORS are of a PVCu white section with double glazing throughout

NOTE - the first floor Bedroom windows are shown in the approximate positions and these are to be replaced with new PVCu 24mm double glazed Pilkington 777 or Argon gas filled units acting as Fire Escape windows to each Bedroom only having a min. operable area of 0.5m² and of size equivalent to 450mm wide x 750mm high opening through more than 90 degrees with all heights no more than 1100mm from floor level

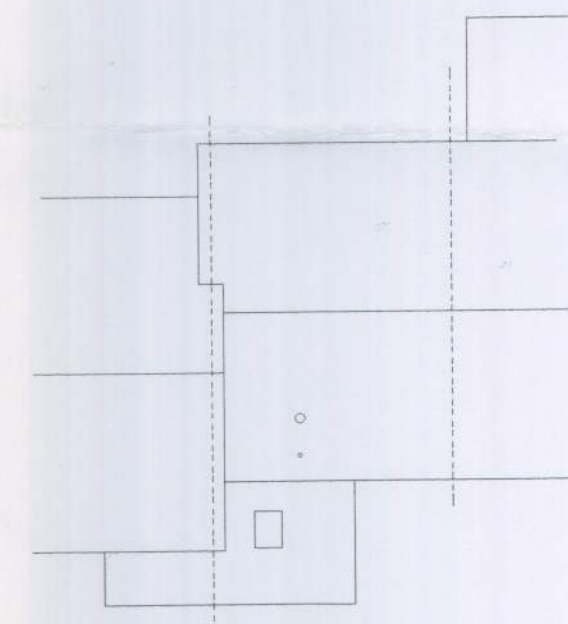


FIRST FLOOR PLAN (in part only as the first floor will not form part of the application)

NOTE - This site may be within a designated area and is subject to possible RADON emissions through the sub strata - therefore the methods of any protection needed are:

1. To make application for a Radon Site Survey Report to the British Geological Survey at NRPB Chilton Didcot Oxfordshire OX11 0RQ (tel: Radon Hotline on 0800 614529) to obtain an application form the fee charge of which is £30.00 plus VAT or
2. To adopt a construction method of protection by use of a Radon Barrier (continuous layer - no joints) of 1200 gauge material under the oversite slab formation stepped up to meet the damp proof course to the inner skin of the wall and down the face of that wall and across the cavity and outer skin of the wall terminating at finished ground level (forming a cavity tray to the cavity wall construction all in accordance with each Local Authority's approval and any typical details or as otherwise shown on the application drawings
3. ONLY instigate an application for a Report if directed by the ADC as the area appears not to be affected as advised by the Building Control on the 8th October 2011

NOTE - The water table level in this area has been advised by the Arun District Council (Building Control) as being very high in relationship to finished ground levels and as such it has been assumed that this is likely to be at 750mm to 800mm below ground level



ROOF PLAN (to a scale of 1:200)

CLIENT:	Mr and Mrs Sheppard 34 Lamorna Gardens Westergate West Sussex	DESCRIPTION:	Existing Floor Plans and Elevations
PROJECT:	Conversion Garage to Study / Cloakroom and Extension to Kitchen	SCALE:	1:100 and 1:200
DATE:	October 2011	DRAWING No:	11162/ 2
		REVISION:	

DRAWING PREPARED BY - DESIGN CONSULTANCY SERVICE - PO BOX 180 CHICHESTER WEST SUSSEX PO18 8YJ (Tel/fax 01 243 775 996)

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