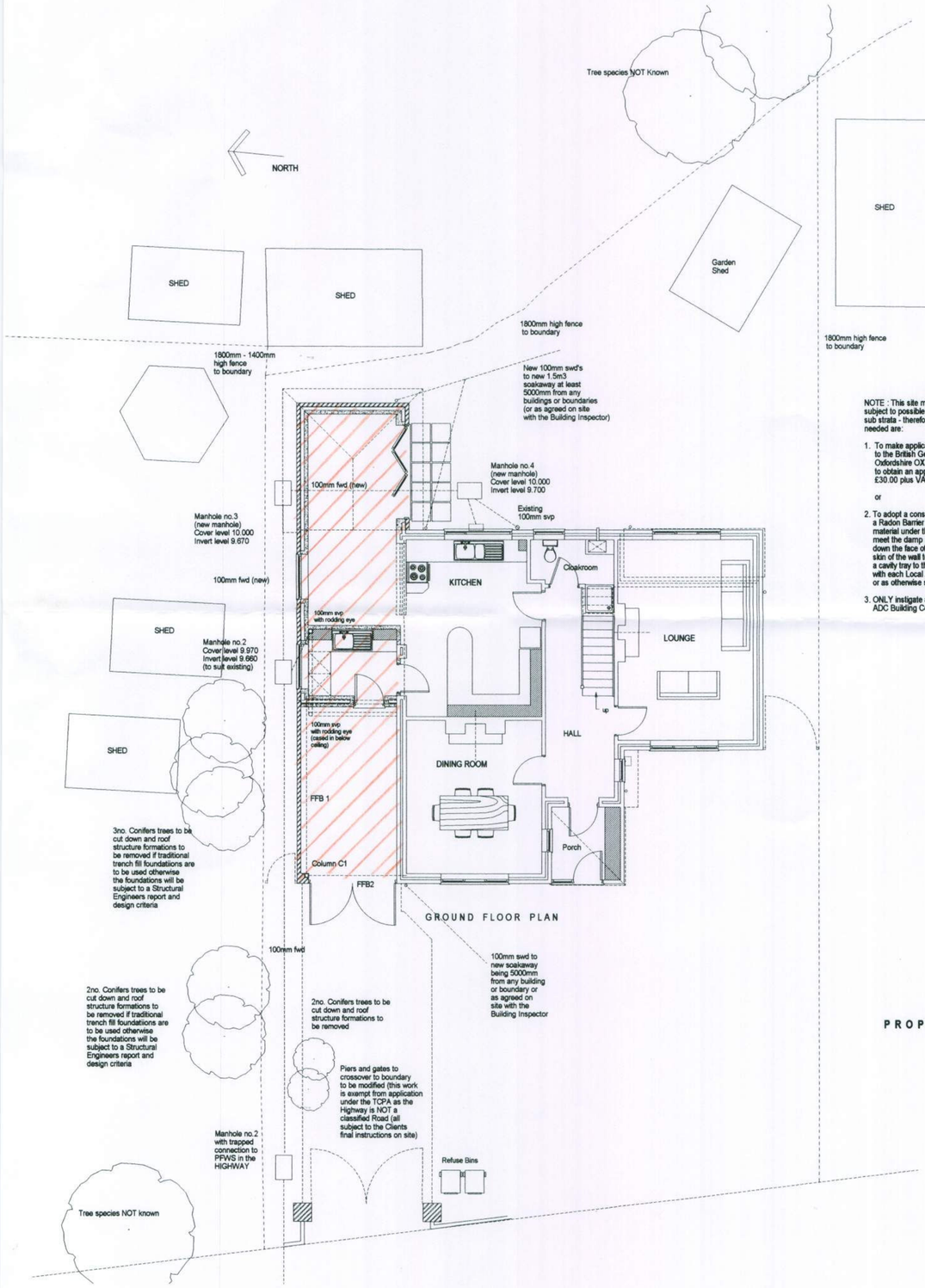


NOTE : This site may be within a designated area and is subject to possible RADON emissions through the sub strata - therefore the methods of any protection needed are:

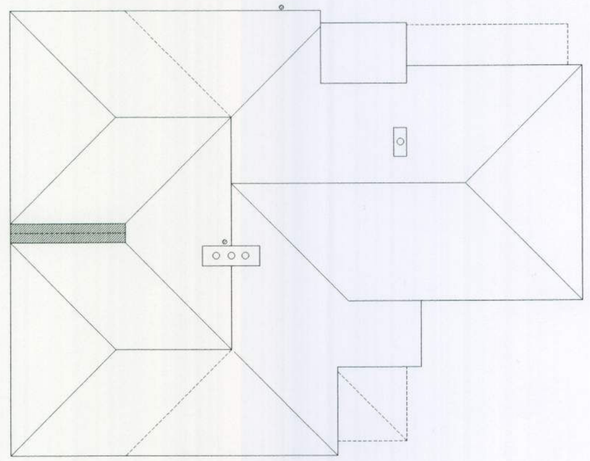
1. To make application for a Radon Site Survey Report to the British Geological Survey at NRPB Chilton Didcot Oxfordshire OX11 ORQ (tel: Radon Hotline on 0800 614529) to obtain an application form the fee charge of which is £30.00 plus VAT

   or

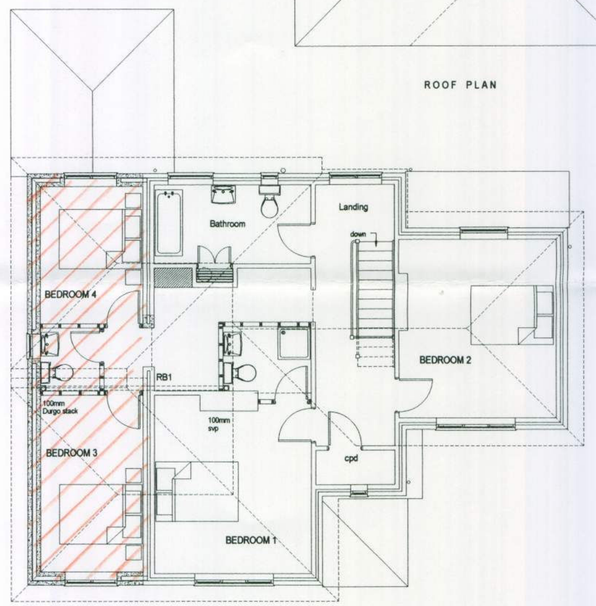
2. To adopt a construction method of protection by use of a Radon Barrier (continuous layer - no joints) of 1200 gauge material under the oversite slab formation stepped up to meet the damp proof course to the inner skin of the wall and down the face of that wall and across the cavity and outer skin 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 Building Control as the area appears not to be affected

PROPOSED FLOOR PLANS



ROOF PLAN



FIRST FLOOR PLAN

PROPOSED MATERIALS and FINISHES

The roof is to comprises at pitched roof of 40 degess approximately with an open eaves configuration with exposed rafter feet and 100mm half round gutters and 65mm rain water donwpipes all in a black section pvc with the gutter bracket fixing being fixed direct onto the rafter toe (no fascia board) all to match the existing roof - the new roof (tiles) covering being of Clay plain roofing tiles

The roof is constructed with 125mm x 50mm Jack rafters at 400mm centres supported at the ends onto the sole plates and the ridge board (with new purlins) and 100mm x 50mm ceiling joists throughout supported on Binders (the internal valley is to be supported on on new steel beam with 125mm x 50mm hip rafters which are sprung from the steel beam and internal load bearing timber spine spine wall)

The external walls to the original part of the Dwelling are of a 300mm wall thickness with a brick plinth rising to a height of 900mm approx. (to match the existing dwelling) above ground level terminating with a facing brick stretcher course with a rough cast render finish over to the eaves level

The new windows and doors are all of a Pvcu white section all being double glazed (tripple glazed to the Fold Aside Doors only)

The Driveway is of a Tarmacadam finish with and any alteration to same must match that which exisits - the front boundary brick piers are to be repositioned as shown to allow better access to the (existing) upgraded Garage

STRUCTURAL FLOOR LEVELS

Ground level to ground floor level is 280mm approximate
Ground floor to first floor under side of floor joists is 2500mm
First floor to under side of ceiling joists 2450mm
Ground floor to first floor structural height is 2740mm approx.

CLIENT:	Mr and Mrs Dodds – 5 West Way Bognor Regis West Sussex	DESCRIPTION:	Proposed Block and Floor Plans	
PROJECT:	Single and Two Storey Extension and Driveway Alterations	SCALE:	1:100	DRAWING No: 09975/ 4
DATE:	October 2009	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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