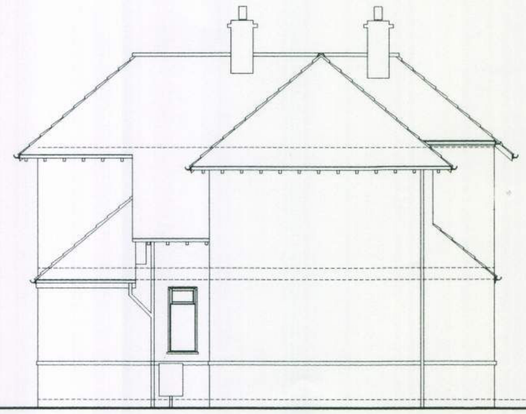


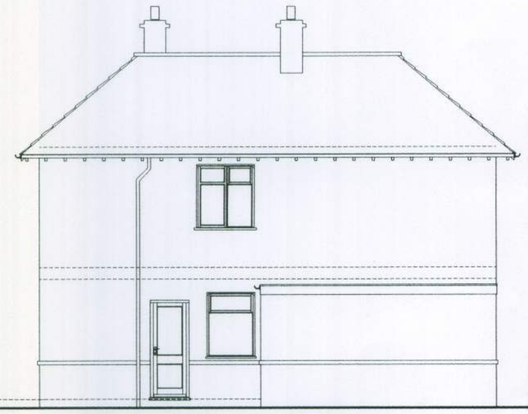
king towards 16 ELMWOOD AVENUE



SOUTH ELEVATION looking towards the Highway WESTWAY

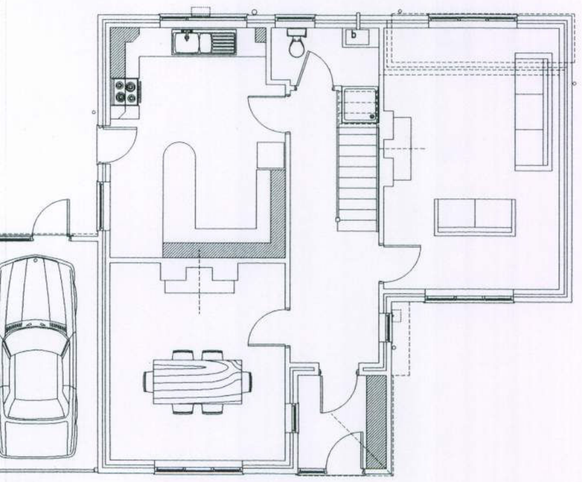


EAST ELEVATION looking towards No.7 WESTWAY

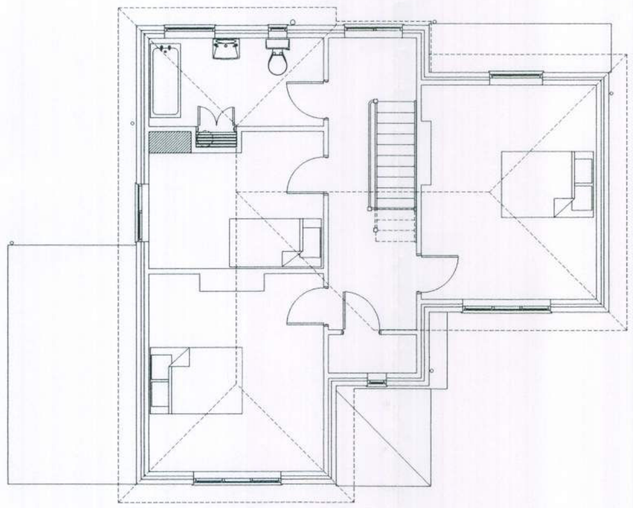


WEST ELEVATION looking towards 1 and 2 ELMWOOD AVENUE

EXISTING ELEVATIONS



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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 owersite 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

EXISTING MATERIALS and FINISHES

The roof comprises at pitched roof of 40 degess approximately with a flat roof felt finish over the rear first floor (in part) to 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) - the roof covering being of Clay plain roofing tiles on battens and a fully boarded roof slope

The roof is constructed with 100mm x 50mm Jack rafters at 400mm centres supported at the ends onto the sole plates and the ridge board (no roof purlins) with100mm x 50mm ceiling joists throughout (the internal valleys are supported on 125mm x 50mm hip rafters which are sprung from the internal load bearing spine wall)

The external walls to the original part of the Dwelling are of a 260mm wall thickness with a brick plinth rising to a height of 900mm approx. above ground level terminating with a facing brick stretcher course with a rough cast render finish over to the eaves level - the chimney stacks are partially render with a facing brick top section

The windows and doors are all of a Pvcu white section all being double glazed

The Driveway is of a Tarmacadam finish with boundary fences being post and panel to all sides

CLIENT:	Mr and Mrs Dodds – 5 West Way Bognor Regis West Sussex	DESCRIPTION:	Existing Floor Plans and Elevations		
PROJECT:	Single and Two Storey Extension and Driveway Alterations	SCALE:	1:100	DRAWING No:	09975/ 2
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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