

KEY

- ew

Emergency egress window fitted with hinges to allow minimum 450mm x 800mm clear opening (min. area 0.33m2). Cill height should not be greater than 1100mm from finished floor level)
- ef

Mechanical extractor ducted to outside air. Shower/WC minimum 15ltr/sec with separate switch, 15 minutes overrun if windowless or fixed unopenable windows. Provide 10mm gap under all doors for air circulation. Kitchen to have extractor at 60ltr/sec ducted to outside air.
- sa

ha

Mains operated with battery back-up and interlinked smoke alarms and heat alarm are to be fitted at positions shown on plans. Minimum system to be grade D, category LD3 system complying to BS5839-6: 2004. Positions to be ceiling mounted, minimum 300mm away from wall junctions or light fittings and max. 3 metres from bedroom door. Detector units to comply to BS5446-1-2:

All new party walls to comply with current building regulations and to be constructed with the guidelines of British gypsum separating wall types. Party walls to have minimum fire rating of 1 hour and minimum insulation requirements as shown on British Gypsum requirements to block sound from flat to flat.

Lifetime Homes Reuirement's Applied:

- Internal walls (stud partition walls) to take adaptations
- Accessible entrance level WC
- Width of doors and hall allow wheelchair access on Flat A
- Accessible threshold covered and lit
- Space for entrance level bed (labeled on the plan as TB)

Lifetime Homes Reuirement's Applied:

- Bathroom planned to give access to WC and Bath

Floor Area of 1 Bed 2 People Flat (Flat A)

Kitchen/Living/Dining = 27m2
Bedroom 1 = 14.6m2

Total Gross Floor Area = 50m2

Floor Area of 1 Bed 2 People Flat (Flat B)

Kitchen/Living/Dining = 27m2
Bedroom 1 = 12.5m2

Total Gross Floor Area = 48.5m2

Floor Area of 1 Bed 2 People Flat (Flat C)

Kitchen/Living/Dining = 27m2
Bedroom 1 = 12.5m2

Total Gross Floor Area = 49m2

General Notes:

- Dimensions should not be scaled from the drawings where accuracy is essential.
- Details dimensions and levels to be checked on site by builder prior to commencement of works. Any works commenced prior to all necessary local authority approvals are entirely at the risk of the owner & builder.
- Structural details are subject to exposure of existing construction and verification by L.A Surveyor and any necessary revised details are to be agreed with the L.A Surveyor prior to carrying out the affected works.
- All materials are to be used in accordance with the manufacturers' guidelines and all relevant British Standards Codes of Practice & Regulation 7 of Building Regs.
- All works are to be carried out in accordance with Local Authority requirements.
- The intended works fall within the Party Wall Act 1996 and any adjoining owners affected must be notified prior to commencement of any works.
- Thames Water Authority permission to be obtained if building over or adjacent to sewers within 3 metres.(Tel: 08459 200 800)
- No part of the extension to project into adjoining boundary lines.

Direct Planning Ltd.

Town Planners & Architects Est. 1988
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Client:
Ms Vilma Edmonds

Project:

1 Willow Brook
Littlehampton
BN17 7NW

Title:
Erection of a 3 Storey Building to
Create 3 x 1 Bed Flats.

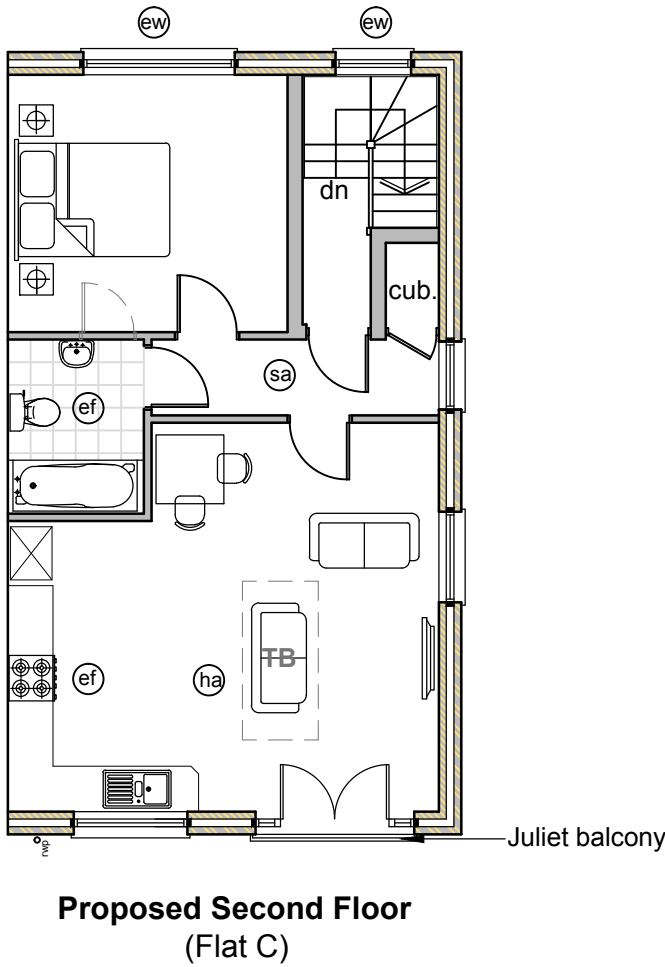
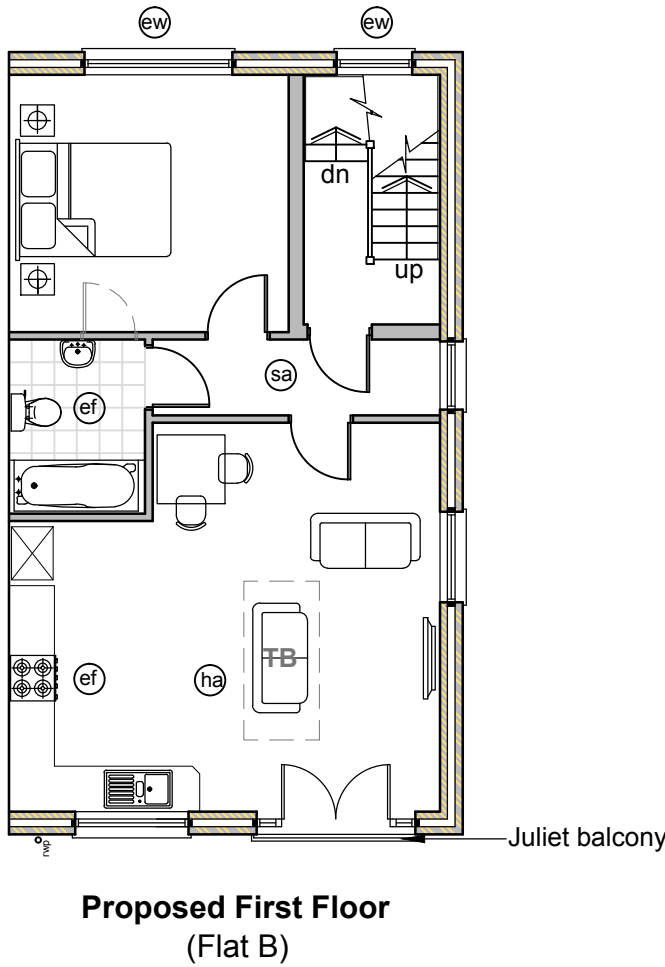
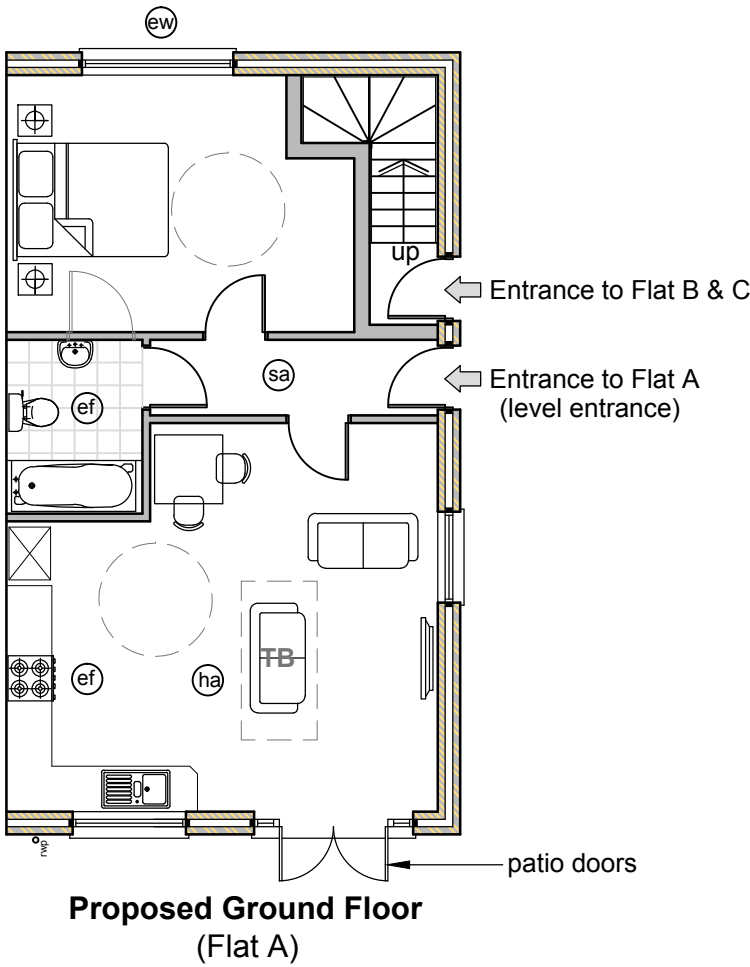
Proposed Floor Plans.

Drawn: Eralp Semi

Drawing No. DP/1917/ES - 3

Scale : 1:100 & A3

Date : November 2012



When printing off pdf drawings, it is the responsibility of the user to verify that the resulting prints are to scale on the appropriate sized sheet. Also the scale bar on the plan measure correctly.

