

EXISTING SIDE ELEVATION. (SOUTH)

EXISTING FRONT ELEVATION. (EAST)

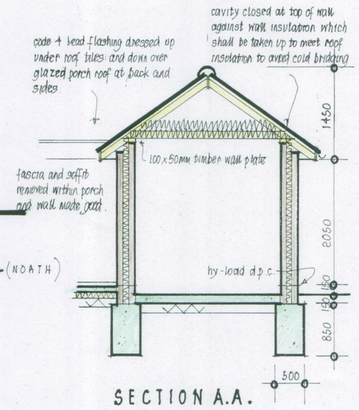
EXISTING SIDE ELEVATION. (NORTH)



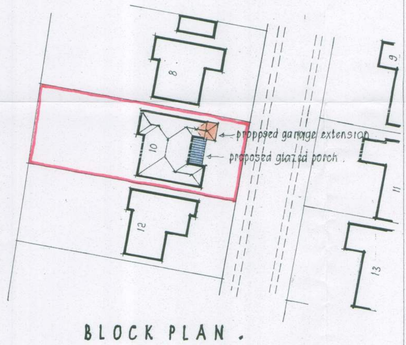
PROPOSED SIDE ELEVATION. (SOUTH)

PROPOSED FRONT ELEVATION. (EAST)

PROPOSED SIDE ELEVATION. (NORTH)

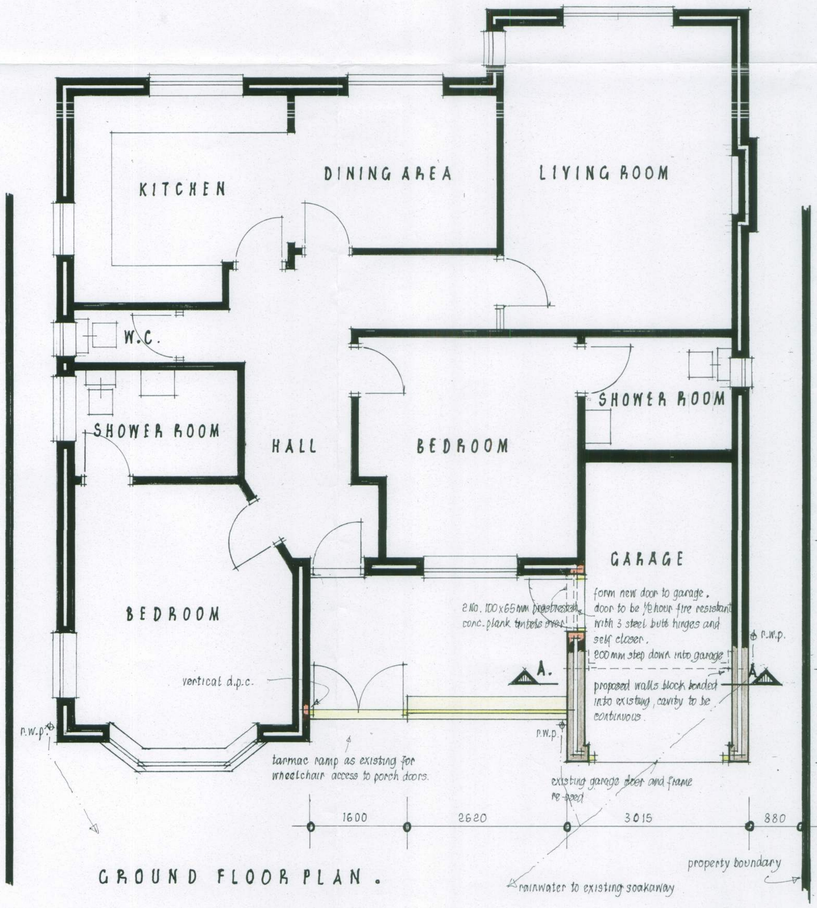


SECTION A.A.

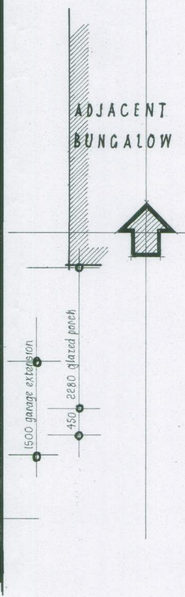


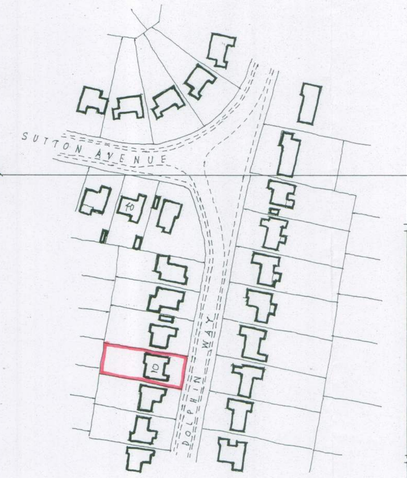
BLOCK PLAN.

SCALE. 1:500.



GROUND FLOOR PLAN.





LOCATION PLAN.

SCALE. 1:1250.

BRIEF SPECIFICATION.

PITCHED ROOF. (35° pitch to exactly match existing)
268 x 165mm plain concrete tiles, colour and texture to exactly match existing on 38 x 19mm treated softwood battens at 100mm gauge on TYVEK breathable sarking felt on 50 x 100mm rafters at 400mm c/c.

bottom 300mm of roof next to gutter use type 1F untearable sarking felt.

roof void ventilated in accordance with B.P. 1999 at eaves by fixing approved continuous air ducting tray to B.S. 5250 min 25mm deep between top of fascia board and tiles complete with fly screen.

high level ventilation not required. TYVEK felt breathable.

47 x 122mm ceiling joists at 400mm c/c with 150mm ROCKWOOL insulation between and 150mm ROCKWOOL insulation at right angles across the top. total insulation = 300mm. 'U' value not less than 0.16 W/m²°C.

8mm fibre cement boarding ceiling exactly to match existing.

roof fixed to walls with 30 x 5mm mild steel anchor straps positioned at right angles to and fixed to not less than 4 rafters and joists at not more than 2.00m c/c.

PORCH ROOF. (not less than 5° pitch)
double glazed toughened glass in white U.P.V.C. frame.

WALLS.
305mm total thickness cavity walls constructed of 2 skins of 100mm thick CELCON insulation blockwork, 85mm thick 'CROWN DRITHERM 32' insulation between, 20mm thick two coat cement and sand rendering painted to match existing externally and flush pointed internally to match existing. ('U' value = 0.28 W/m²°C)

PORCH dwarf walls to be as above with 12.5mm plasterboard on dabs and 3mm plaster finish internally.

wall ties to B.S. 1243, stainless steel, provided at 750mm c/c horizontally and 450mm vertically staggered.
extra wall ties and THERMOBATE cavity closers at all reveals.

FOUNDATIONS. (no trees affecting proposals)
shall be 1:3:6 concrete and shall not be less than 1.00m deep or as directed to suit site conditions.
semi engineering bricks or class A concrete blocks used below ground.

GROUND FLOOR.
150mm thick o.p.c. concrete oversite with trowelled finish to match existing on 1200g polythene d.p.m. well lapped into d.p.c. on min 150mm well blinded and consolidated broken brick hardcore.

PORCH FLOOR to be 60mm cement sand screed left ready for approved floor finish on 100mm thick o.p.c. concrete oversite on 1000g polythene vapour barrier on 80mm CELOTEX tapp-R insulation GA3080Tz on 1200g polythene d.p.m. well lapped into d.p.c. on min 150mm well blinded and consolidated broken brick hardcore. ('U' value = 0.22 W/m²°C)

adjacent floors solid construction.

WINDOWS AND DOORS.
shall be white U.P.V.C. frames, style to match existing, with opening portions not less than 1/20th of floor area of room being served.
windows fitted with trickle vents min. 8000mm².
double glazing shall have 16mm air gap and be 'Pilkington K' Low E glass with 'U' value not more than 1.80 W/m²°C.
all glazing below 800mm to be toughened to B.S. 6206 A

ELECTRICS. (complying fully with B.S. 7671)
all new electrical work to meet the requirements of PART P (electrical safety) of Building Regulations and inspection and test certificate issued by competant person on completion.
3 out of 4 light fittings to be energy efficient.

ALL NEW ELECTRICAL SWITCHES AND SOCKETS TO BE POSITIONED BETWEEN 450 MM AND 1500 MM ABOVE F.F.L.

RAINWATER DRAINAGE.
100mm dia. half round U.P.V.C. gutter to match and be continuation of existing to 65mm dia. U.P.V.C. downpipe to 100mm dia. U.P.V.C. drainage bedded and surrounded in pea shingle 'Y' with existing to existing soakaway.

CLIENT MADE AWARE OF "THE PARTY WALL ACT" AND THE NEED FOR SUCH AN AGREEMENT BETWEEN ADJACENT OWNERS WHEN CONSTRUCTION WORK IS WITHIN 3.00m OF BOUNDARY.

ALL PROJECTS THAT EXCEED 30 DAYS CONSTRUCTION TIME TO BE NOTIFIED TO THE LOCAL H.S.E. OFFICE ON FORM F10. 01787 881165.

DESIGN DETAILS AND BUILDING TECHNIQUES HAVE BEEN SPECIFIED IN ACCORDANCE WITH THE GUIDANCE GIVEN IN "LIMITING THERMAL BRIDGING AND AIR LEAKAGE, ROBUST CONSTRUCTION DETAILS FOR DWELLINGS AND SIMILAR BUILDINGS 2002" REPORT MAY BE REQUIRED ON COMPLETION.

PROPOSED FRONT EXTENSION TO GARAGE AND GLAZED PORCH AT 10, DOLPHIN WAY, RUSTINGTON, W. SUSSEX.

CLIENT. 01903 853284
D. TODD ESQ.
10, DOLPHIN WAY, RUSTINGTON, WEST SUSSEX BN16 2EL.

date. January 2014.

scale. 1:100 and 1:50.

DRAWING NUMBER 14114.1.

ARUN DISTRICT COUNCIL R/1714/