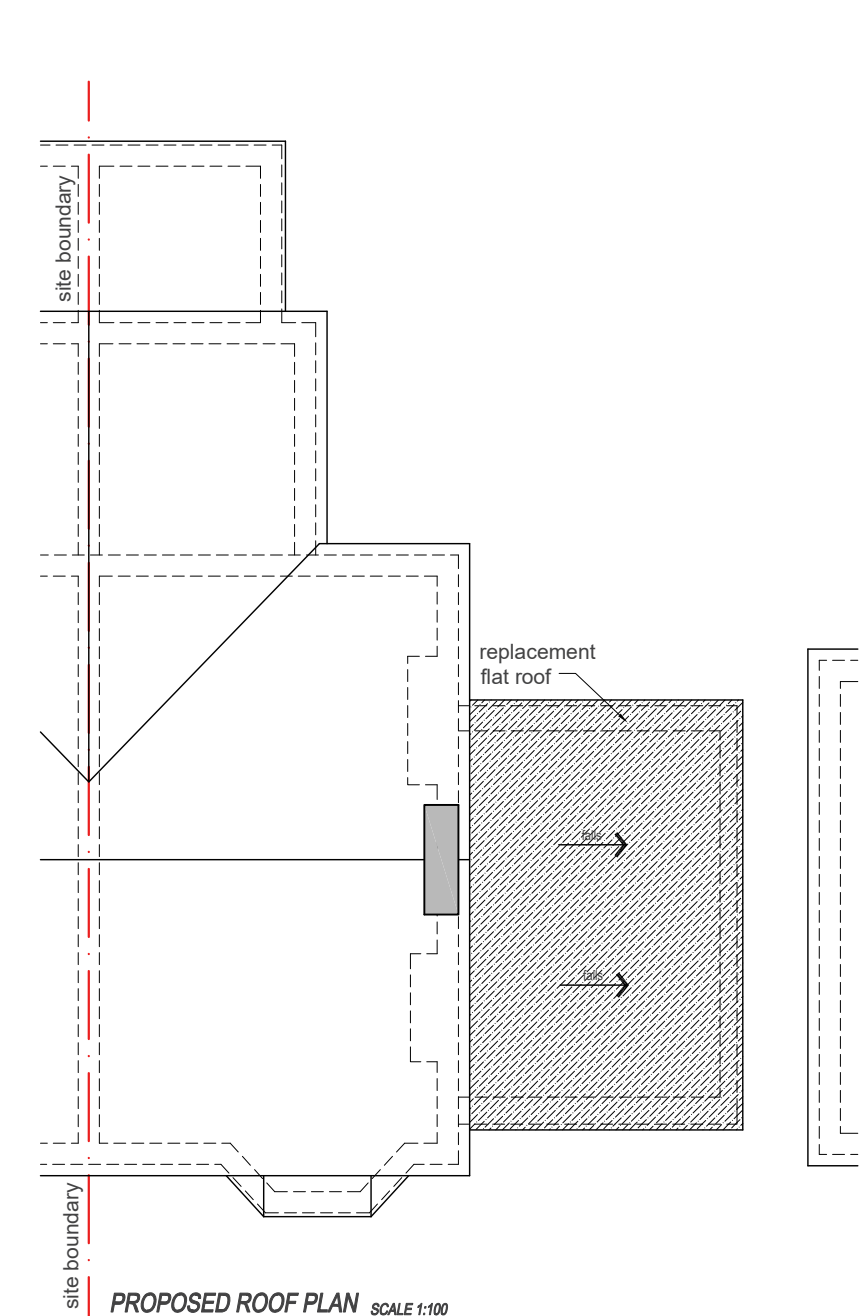


0m 10m



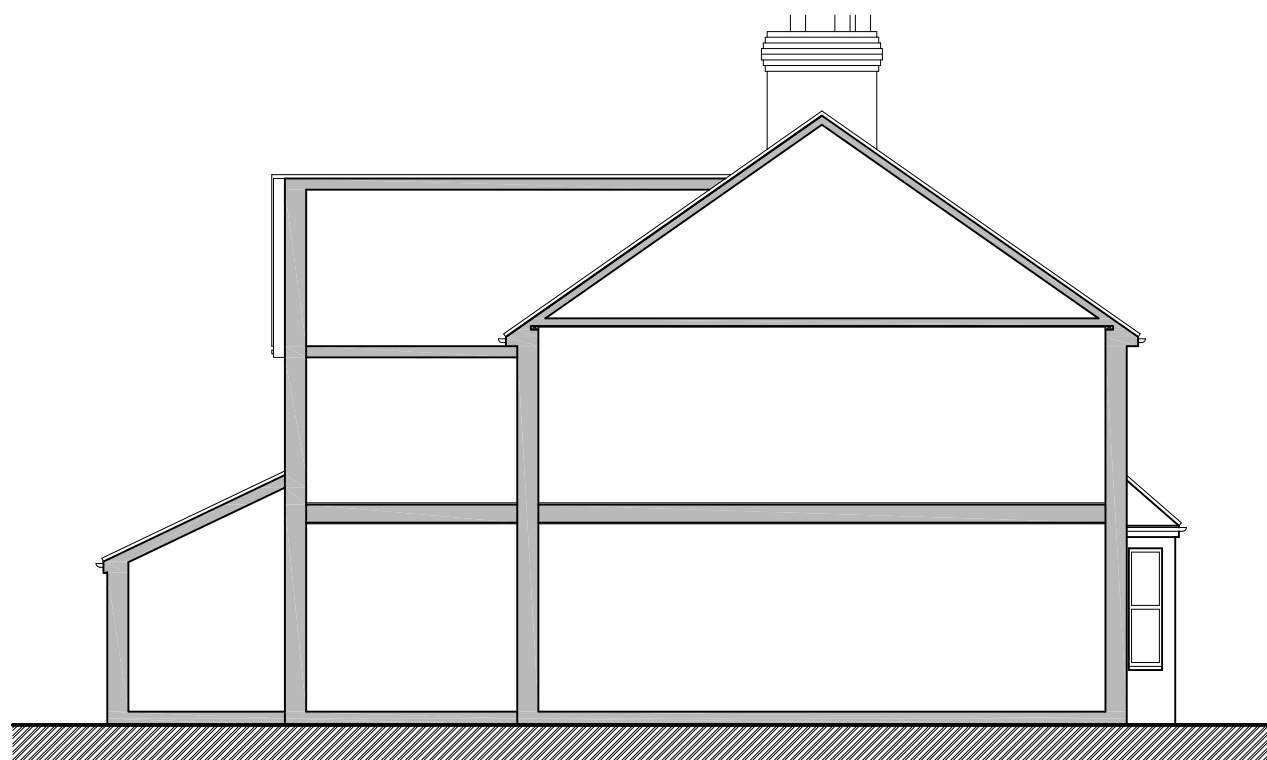
PROPOSED ROOF PLAN SCALE 1:100



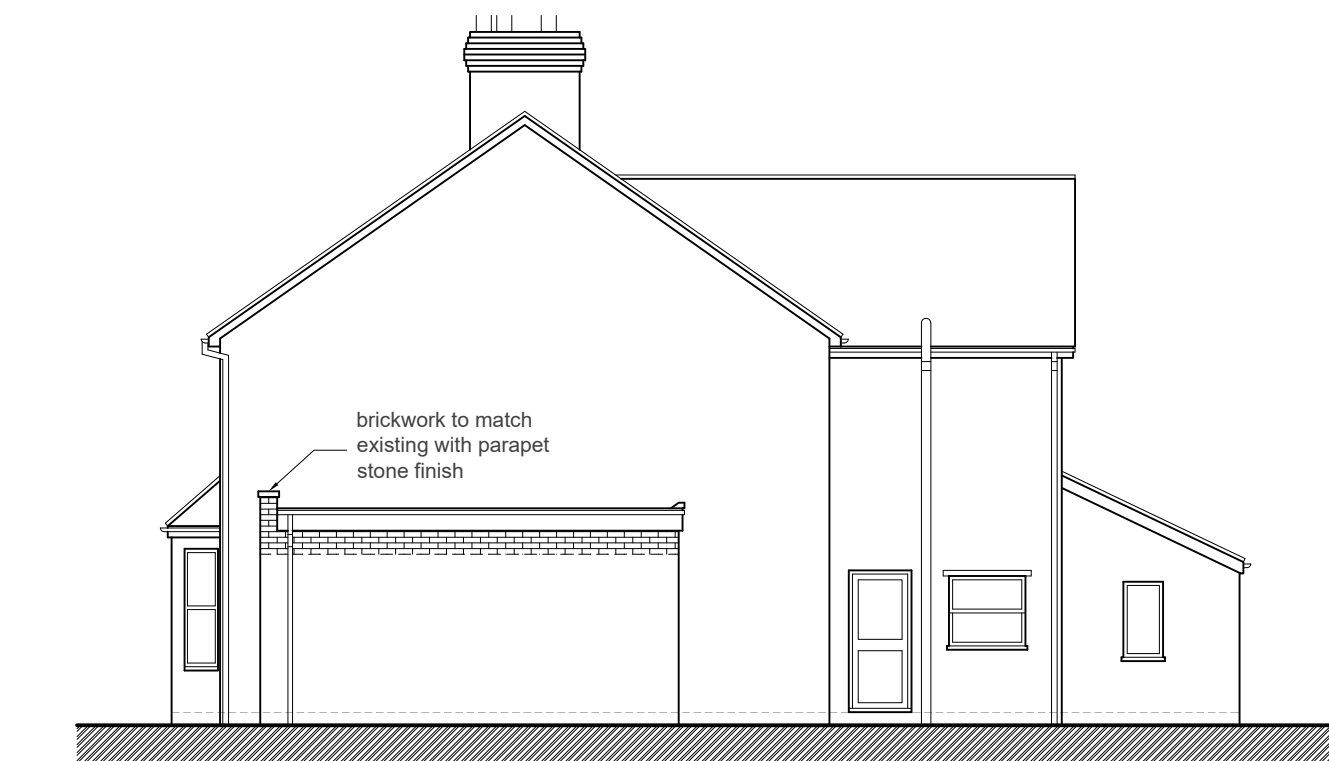
FRONT ELEVATION
PROPOSED ELEVATIONS SCALE 1:100



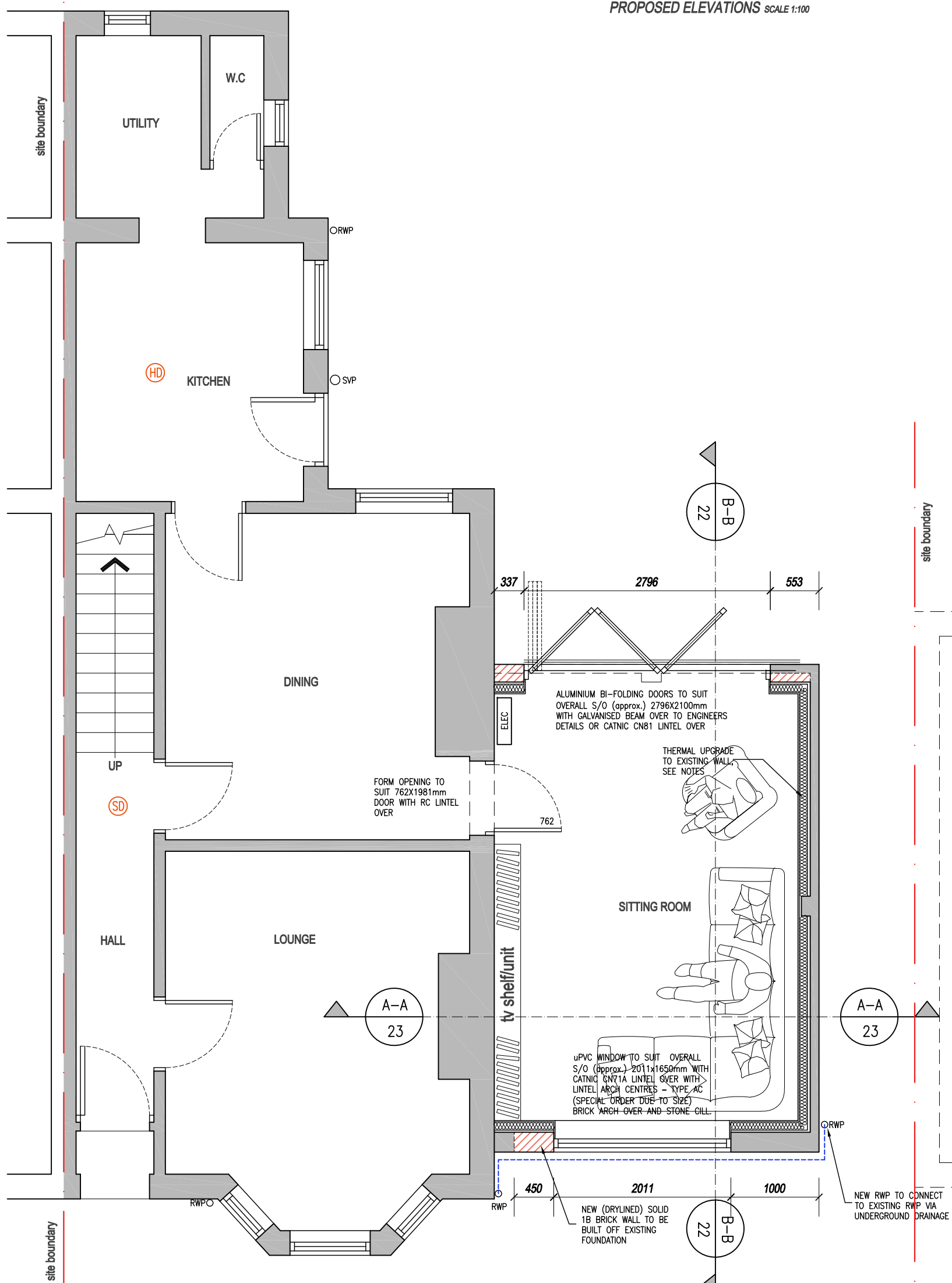
REAR ELEVATION
PROPOSED ELEVATIONS SCALE 1:100



PROPOSED SIDE ELEVATION / SECTION

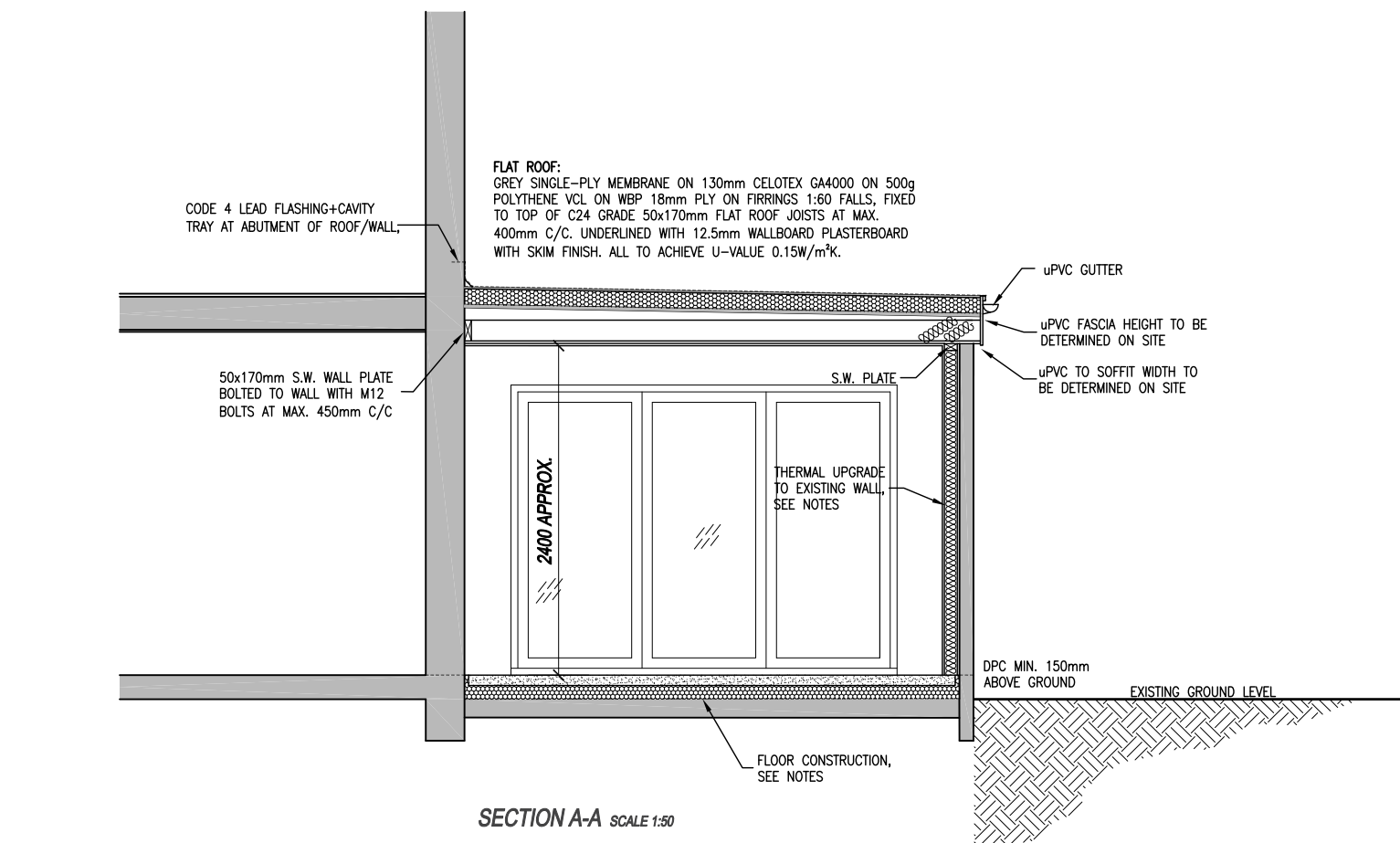


PROPOSED SIDE ELEVATION

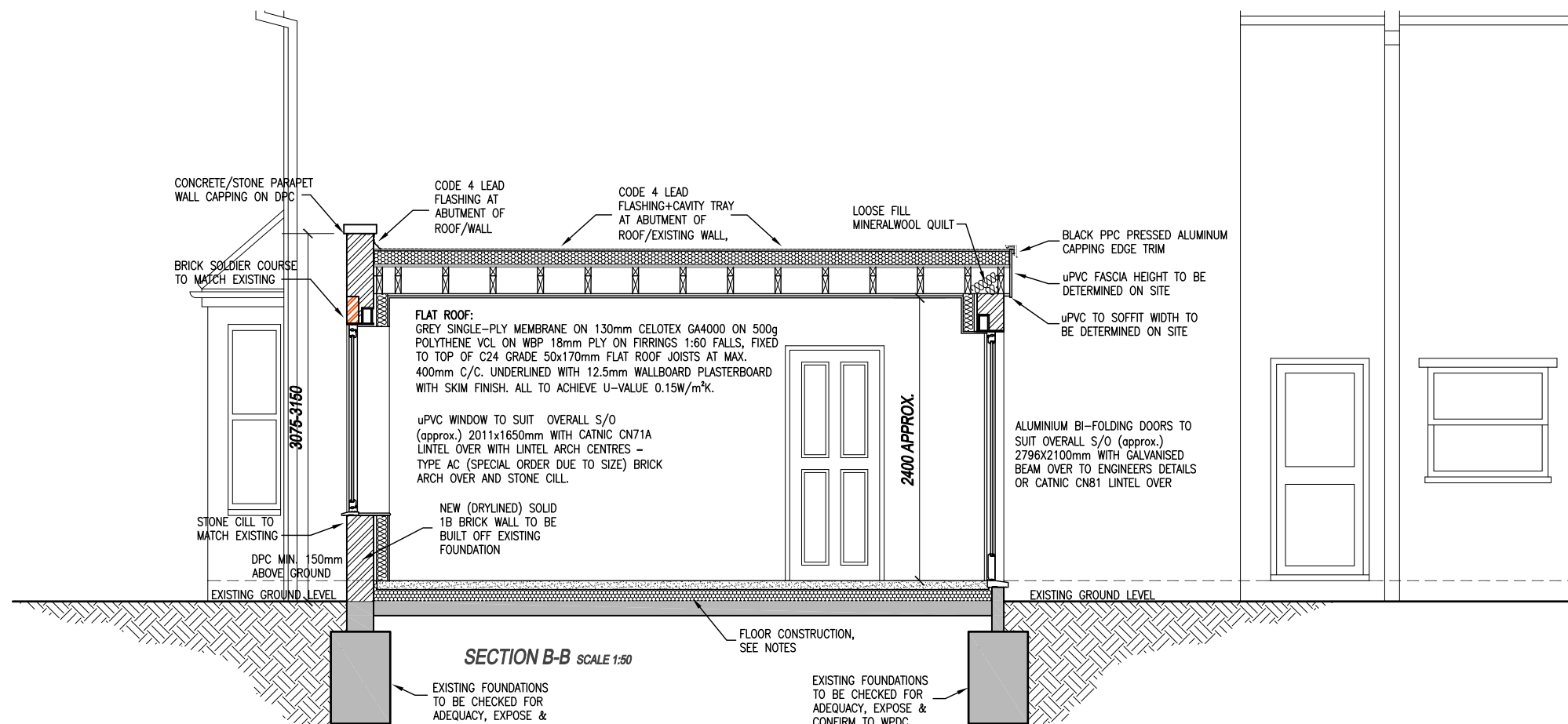


PROPOSED GROUND FLOOR PLAN SCALE 1:50

0m 5m



SECTION A-A SCALE 1:50



SECTION B-B SCALE 1:50

CONSTRUCTION NOTES

FOUNDATIONS

Existing foundations are to be exposed for inspection, on the request of the building control officer. If existing foundations are not adequate to support additional loadings then underpin as necessary.

FLOOR CONSTRUCTION

Garage Floor - 150mm sand & cement screed (1:4 mix) reinforced with wire mesh on building paper on 75mm-100mm Celotex GA4000 insulation to give a U-value of 0.224. 18Wim2k, provide min. 25mm insulation around perimeter of screed to prevent thermal bridging, on 1200 gauge polythene dpm on existing garage oversite. New dpm to be lapped with existing dpc. Provide self levelling screed on existing garage floor if required to ensure new finished floor level is level with existing F.F.L. (Insulation estimated at this stage, to be checked on site)

(Alternative Garage Floor) - Floor finish on 22mm t & g flooring grade chipboard on 500 gauge polythene vapour control layer turned up 100mm at room perimeters behind skirtings on 100mm Celotex GA4000 insulation to give a U-value of 0.18 Wm2k or 100mm Jafloor100 to give a U-value of 0.22 Wm2k, on 1200 gauge polythene dpm on existing garage floor. New dpm to be lapped with existing dpc. Provide self levelling screed on existing garage floor if required to ensure new finished floor level is level with existing F.F.L. (Insulation estimated at this stage, to be checked on site)

WALL CONSTRUCTION

(brick up existing garage door opening) - 215mm Solid Brick Wall Build solid 215 brick walls to existing foundation or concrete c.c. lintel. New solid 215 brick walls to be upgraded. Walls to be painted with (100mm WIDE COVERAGE) RW or strips of dpc or similar to manufacturer's details, before applying minimum 50x25mm battens to the wall and install Kingspan Kooltherm K118 thickness 92.5mm to give a U-value of 0.18 Wm2k. Seal all perimeter abutments with urethane sealant and joints taped, finish to 5mm skim plaster coat. Line window and door reveals with Kingspan Kooltherm K118 thickness 92.5mm to reduce thermal bridging. Provide parapet wall finish of 'concretelastone coping' cappings on dpc on new 18 brick wall. Provide code 4 lead flashing at all abutments of the roof and top of parapet wall. Refer to sections for more detail.

(DRY-LINING IN GARAGE) Existing walls to be upgraded. Walls to be painted with (100mm WIDE COVERAGE) RW or strips of dpc or similar to manufacturer's details, before applying minimum 50x25mm battens to the wall and install Kingspan Kooltherm K118 thickness 92.5mm to give a U-value of 0.18 Wm2k. Seal all perimeter abutments with urethane sealant and joints taped, finish to 5mm skim plaster coat.

DPC

Build in horizontal dpc into wall min. 150mm above finished ground level. New dpc to be lapped with existing d.p.c. and d.p.m. to lap with new and existing dpc. Provide and fix all necessary horizontal and vertical dpc to all new external door and window frames.

DRAINAGE/SANITARY

(GF FLAT ROOF EXTENSION) Provide and fix 110mm dia. half round (upvc) gutter to upvc plastic fascia board (colour to client choice/approval) with (upvc) 82mm circular downpipe, taken to existing sw drainage located at the front corner of the existing house via underground drainage. Provide fascia board in textured upvc 'to match existing'. Soffit to be finished in same material as fascia, all to client approval.

All new drains to be 100mm dia. flexible jointed and bedded on and surrounded with pea-shingle. Any existing (public) drain runs found under new extension, expose pipe and encase in min. 150mm pea-shingle or compressible material, where (private) drains pass through walls or foundations, provide and build in reinforced concrete lintel into wall to form a 50mm air space around pipe and mask opening on both sides to prevent ingress of fill and vermin. underground drainage upvc pipe-work (private) is to comply with bs4680. (public sewer) clay-ware is used it shall comply with bs651981.

WINDOWS AND DOORS

All external windows/doors noted are to be Upvc windows, PFC/aluminium bi-fold doors to client specification/approval.

All new external windows to be fitted with trickle vents min. opening area of 6000mm2 to habitable rooms, 4000mm2 to non-habitable rooms i.e. utility rooms etc. (Part F1 - Where open plan kitchen/living/dining is created, this area requires a minimum of 3 trickle vents (8000mm2 each). Purge ventilation - New windows to new rooms created are to have an openable area of min. 1/20th of their floor area to which they serve.

GLAZING

All external windows noted are to be double glazed with 16mm air gap and a soft low e coating, with maximum U-value 1.4 Wm2k. All glass in windows within 800mm of finished floor level and all glass in glazed doors including 300mm each side of the door within 1500mm of finished floor level to safety glass to BS 6206 to comply with part k of the regulations.

LINTELS

All lintels for internal and external openings are to be 'IG' or 'Cathic' and installed in strict accordance with manufacturers instructions and having an end and bearing of 150mm. Provide weep vents over lintel outer lead at max 450mm o/c and min. 200 per lintel. Provide flexible dpc cavity trays over lintels. Lintels/beams to be finished with lintel soffit cladding or pistol brick detail over steel plate, to client approval. 150mm deep pre-cast/pre-stressed concrete lintels to be built into new internal door openings where indicated on the drawings, min. bearing of 150mm at each end. All timber lintels noted are to be confirmed by structural engineers final details.

STEEL BEAMS

Structural steel work is to be installed as shown on the drawings and in strict accordance with the Structural Engineers details. Refer to the Structural Engineers calculation sheets for section size of beams, purlins etc. Actual span of beams should be measured on site before ordering. Provide Gypso Metal Framing to steel beams and encase with two layers 15mm thick Gypso Fireline plasterboard and skim coat finish to provide half hour fire resistance. Alternatively the beams can be painted with fire retardant paint in accordance with manufacturers details. All steelwork to receive the following paint finish as a minimum to achieve corrosion protection for internal environment: Blast clean to Sa 12 + High-build zinc phosphate epoxy primer 80 microns. Steels in exposed locations to be underlined with min. 50mm insulated plasterboard to reduce cold bridge.

FIRE DETECTION (required)

Install automatic fire detector and alarm system in accordance with BS 5839 Part 6 2004. Detectors to be provided on the Ground, first Floor HALL ceilings. They are to be interlinked and connected to the mains electric system on an independent circuit. Smoke detector system to be provided with battery back up. Heat detectors to be provided on the Kitchen ceilings. To be interlinked and connected to the mains electric system.

ROOF CONSTRUCTION

Flat Roof - (Warm) Single-ply membrane (DARK GREY) (Tospeal GRP or EPDM or POLYVINYL CHLORIDE PVC by Samalt or similar approved by client) on 18mm exterior quality ply on 130mm CELOTEX GR4000 boards on 500g polythene vapour barrier or 15mm exterior quality ply on 18mm falls 1:50 on 47x170mm C24 flat roof joists @ max. 400mm o/c. Cover underside of joists with 12.5mm plasterboard and set. Provide and fix m.s. straps between joists and wall at max. 1800mm o/c for lateral restraint. Provide fascia board in textured upvc 'to match existing'. Soffit to be finished in same material as fascia OR alternative is to clad with Cedar cladding boards OR 'Thermowood' (Scandinavian Pine) timber cladding, all to client approval, also provide spot lighting in area of soffit over rear elevation to client approval. Provide raised perimeter edge trim of Prefabricated Coated Metal trim finish (PFC aluminium/steel) (Colour to client approval). Provide Code 4 lead flashing/cavity tray at all abutments of the roof and existing walls. Refer to sections for more detail. Provide parapet wall finish of 'concretelastone coping' cappings on dpc on new 18 brick wall. Provide code 4 lead flashing at all abutments of the roof and top of parapet wall. Refer to sections for more detail.

ELECTRICAL

All light switches to be positioned 1200mm above finished floor level and sockets to be positioned 450mm above finished floor level. Provide energy efficient light fittings to new rooms created as a result of building work. Each light fitting to take lamps having a luminous efficiency greater than 75 lumens per circuit-watt. Lamps to be used are fluorescent tubes, compact fluorescent lamps etc. NOT GLS tungsten lamps with bayonet or Edison screw bases. All new electrical work is to be designed, installed, inspected and tested in accordance with BS 7671 IEE Wiring Regulations (18th Edition). The works are to be undertaken by an installer registered under a suitable electrical self certification scheme, or alternatively by a qualified person, with a certificate of compliance produced by that person to Building Control on completion of the works.

MECHANICAL

All pipes carrying hot water are to be adequately insulated to maintain temperature and avoid heat loss. Provide thermostatic valves to all new radiators if provided.

THERMAL BRIDGING

Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

MATERIALS AND WORKMANSHIP

All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking. All proprietary products must be installed strictly to manufacturer details and recommendations.

CAVITY BARRIERS

30 minute fire resistant cavity barriers to be provided at all tops of walls, gable end walls and vertically at junctions with separating walls and horizontally at separating walls with cavity tray over installed according to manufacturer's details.

LEAD WORK AND FLASHINGS

All lead flashings, any valleys or skarkers to be Code 415 lead and laid according to Lead Development Association. Flashings to be provided to all jambs and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc. All work to be undertaken in accordance with the Lead Development Association recommendations.

GENERAL

Client/builder to provide commissioning certificates for heating and hot water systems to building control within 5 working days of completion of the commissioning work. Provide extraction fan commissioning certificates to building control on completion of the works.

Any key elements of the existing structure, such as foundations and/or lintels accepting additional load, shall be exposed, if necessary, for consideration by the Building Control Surveyor and upgraded if found necessary.

Homeowners should be aware that any demolition works could encounter potential asbestos and removal of these material will involve the need for specialist contractors to be employed which is beyond the remit of the main contractor and additional costs could/will incur.

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This drawing may only be used for the client and location specified in the title block. It may not be copied or disclosed to any other third party without prior written consent from WPD. Prior to any works commencing on site, WPD is to be contacted regarding the current status, revision or regulatory approval of this drawing.

- The works shown have been drawn for submission to the local planning authority and are not to be used for construction.
- No works shall commence until planning approval has been given by the local authority.
- No works to commence without either full plans building control approval or a building notice served with the local authority.
- The dimensions indicated are approximate and subject to site checks by the contractor prior to commencement.
- WPD accept no responsibility for any unknown factors which either preclude the works from construction or add additional costs, ie location of public sewers and underground services, abnormal foundation designs, due to trees, ground conditions or any underground structure or obstruction, condition of the existing building.

C	PLANNING APPLICATION (HOUSEHOLDER).	20.10.25
B	UPDATED.	17.10.25
A	CLIENT PRELIM ISSUE.	15.10.25
REV	DESCRIPTION	DATE



CLIENT
MISS HELEN CAUDREY & MR JON BELL
PROJECT
CONVERSION OF GARAGE INTO HABITABLE SPACE
AT ALBANY, DEANLAND ROAD, BALCOMBE, WEST SUSSEX,
RH17 6PH.

DRAWING
PROPOSED GROUND FLOOR PLAN, ROOF PLAN & ELEVATIONS.
SECTION A-A, SECTION B-B & CONSTRUCTION NOTES.

SCALE	DATE	DRG No	REVISION
1:100, 1:50	OCT 2025	WPD7025/A/22	C