GENERAL NOTES: DO NOT SCALE FROM THIS DRAWING. USE WRITTEN DIMENSIONS ONLY. DRAINAGE IS STRICTLY SHOWN INDICATIVE AND SHOULD BE CAREFULLY LOCATED ON SITE BY CONTRACTOR TO AVOID DAMAGE DURING CONSTRUCTION. BOUNDARY POSITIONS ARE ASSUMED ONLY ON THE BASIS OF AN ON SITE VISUAL INPSECTION, CLIENT TO ENSURE BOUNDARY POSITION IS CONFIRMED BEFORE COMMENCEMENT OF ANY CONSTRUCTION..

SEE LATEST REVISION OF STRUCTURAL ENGINEERS DRAWINGS (MBM DESIGN) AND OTHER DOCUMENTS FOR FURTHER DETAILS. ALL NEW STRUCTURAL BEAMS TO BE MEASURED ON SITE BY CONTRACTOR BEFORE MANUFACTURE.

NOT FOR CONSTRUCTION UNTIL UNTIL APPROVED BY BUILDING CONTROL & SOUTHERN WATER.

CDM NOTE :
ENSURE HOUSE IS FULLY PROPPED, LATERALLY SUPPORTED AND BRACED BEFORE, DURING & AFTER REMOVAL OF LOAD BEARING WALLS.

CM CARBON MONOXIDE DETECTOR
HD HEAT DETECTOR
SD SMOKE DETECTOR
If not present ensure new interlinked smoke and heat detectors are provided as shown

PLEASE NOTE EXTERNAL CAVITY WALL MUST ACHIEVE A 'U' VALUE OF 0.18 W/m2k. TO ACHIEVE THIS 90MM ECOTHERM ECO-CAVITY FILL INSULATION (OEA) MUST BE USED WHERE CAVITY SIZE IS TO BE 100MM

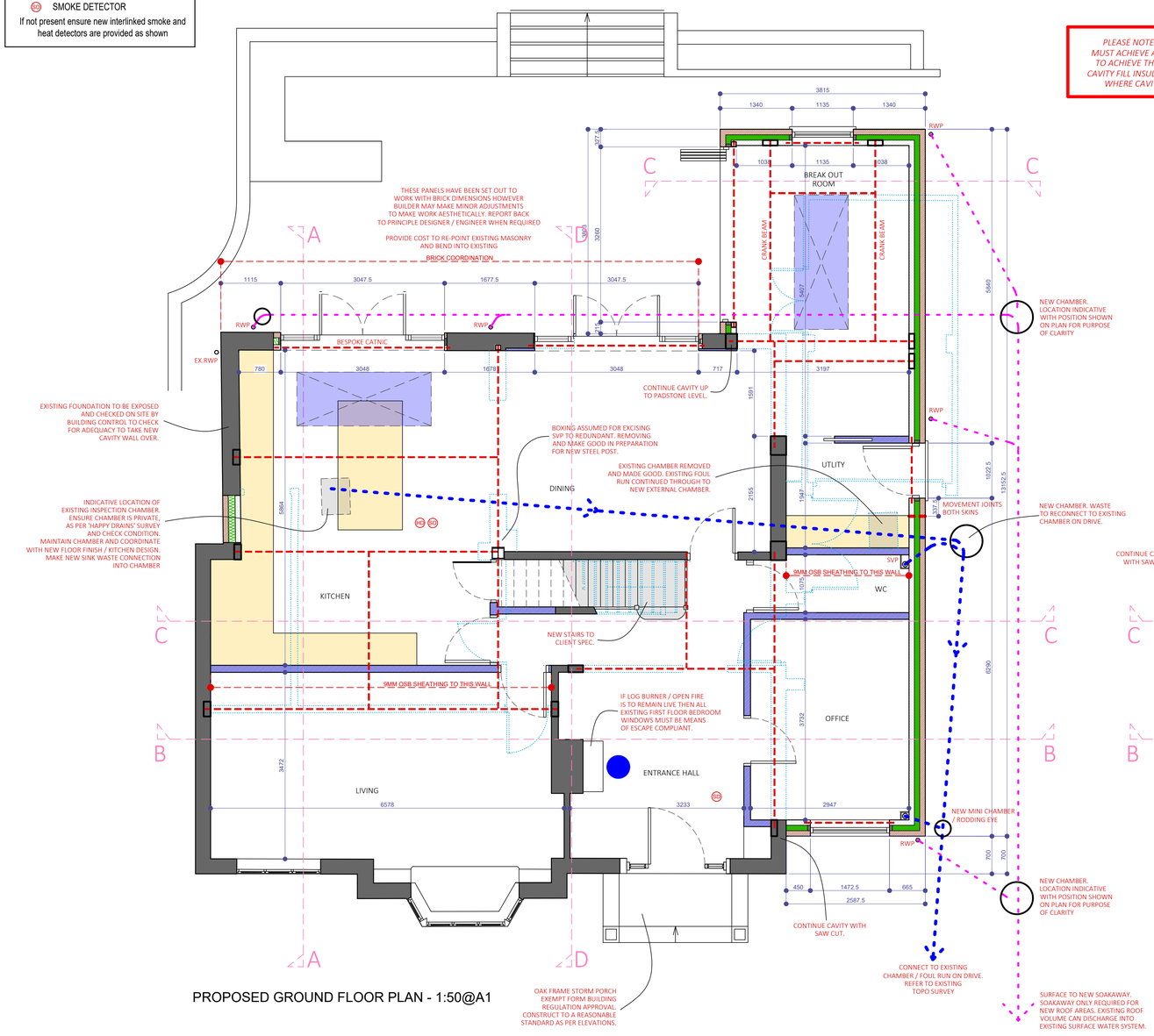
ESCAPE WINDOWS / DOORS

PROVIDE EMERGENCY EGRESS WINDOWS TO ANY NEWLY CREATED FIRST FLOOR HABITABLE ROOMS AND GROUND FLOOR INNER ROOMS. WINDOWS TO HAVE AN UNOBSTRUCTED OPENABLE AREA THAT COMPLIES WITH:

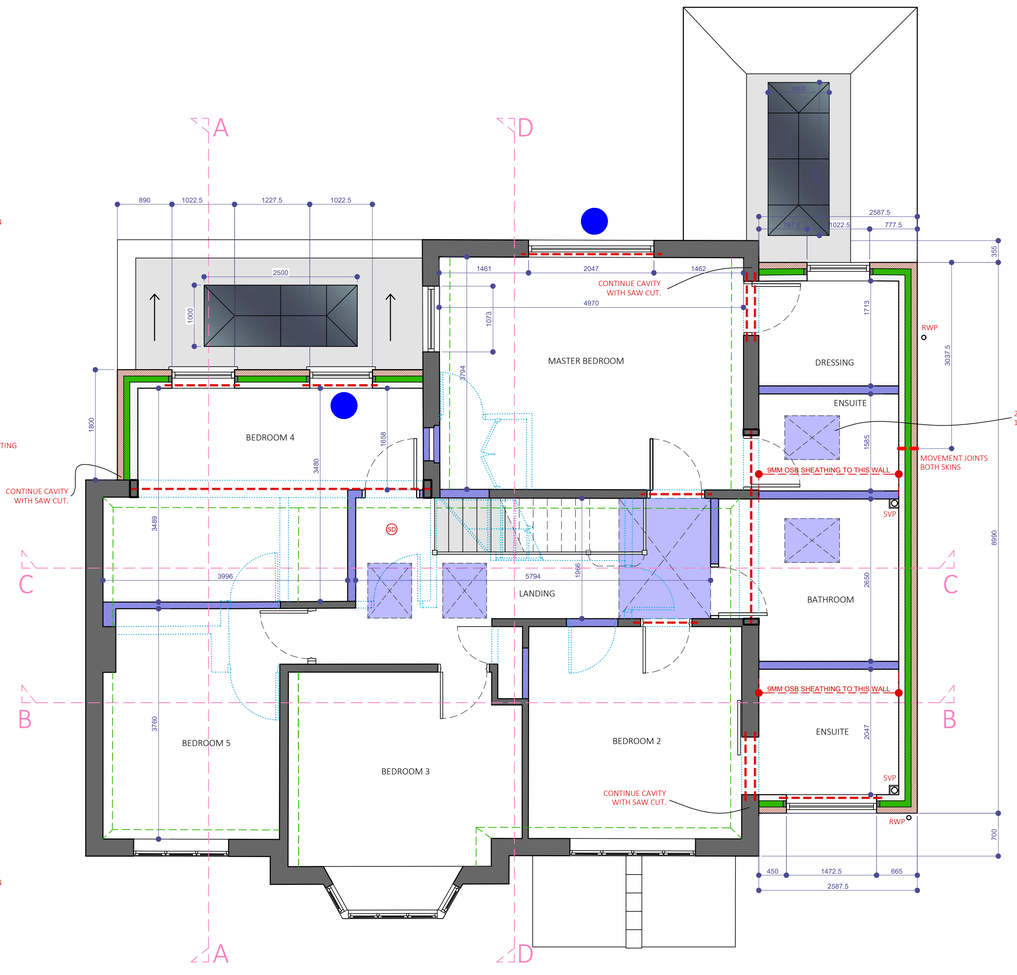
- MINIMUM HEIGHT OF 450MM AND MINIMUM WIDTH OF 450MM.
- MINIMUM AREA 0.33M².
- THE BOTTOM OF THE OPENABLE AREA SHOULD BE NOT MORE THAN 1100MM ABOVE THE FLOOR.
- THE WINDOW SHOULD ENABLE THE PERSON TO REACH A PLACE FREE FROM DANGER FROM FIRE.

TO BE READ IN CONJUNCTION WITH SPECIFICATION NOTES

- PROPOSED CAVITY WALL. FACEBRICK TO MATCH EXISTING + 100MM CAVITY PLUS BLOCKWORK.
- INFILL OF EXISTING EXTERNAL WALL. PROVIDE MINERAL WOOL INSULATION TO SUIT.
- EXISTING STRUCTURE (TO REMAIN AS PLANNING CONSENT)
- DEMOLISHED STRUCTURE
- STRUCTURAL BEAM BY ENGINEER
- NON LOAD BEARING STUD WALL FILLED WITH ACOUSTIC INSULATION. SEE SPECIFICATION.



PROPOSED GROUND FLOOR PLAN - 1:50@A1



PROPOSED GROUND FLOOR PLAN - 1:50@A1

CONTACT INFO

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SCALE BARS

1:100 0 1 2 3 4 5 6 7 8 9 10M

1:50 0 1 2 3 4 5 6 7 8 9 10M

REVISION	DESCRIPTION
A	
B	
C	
D	
E	

STATUS: PLANNING

CLIENT:	MR & MRS NICHOLAS
JOB REF:	692
DRG. NO:	03
DRG. TITLE:	PROPOSED FLOOR PLANS
DATE:	FEBRUARY 2026
SCALE:	1:50/100@A1

SITE ADDRESS:
12 BROOK LANE
LINDFIELD
RH16 1SG