

ROOF CONSTRUCTION

COLD roof insulation and waterproofing laid over timber joists and steel beams to structural engineer's drawings, details and specifications, comprise of:

- Roof Finish and Waterproofing system
 - BAUDER SINGLE PLY MEMBRANE;
 - Bauder Single ply membrane adhesive;
 - VCL - Bauder Vapour Control layer, over;
 - Deck - 18mm WBP ply deck, in accordance with Structural Engineer's drawings, details and specification, mechanically-fixed to;
 - Treated softwood timber furring pieces to create a min. 1:40 fall towards the gutter, in accordance with Structural Engineer's drawings, details and specification;
 - Timber flat roof joists, with size and spacing in accordance with Structural Engineer's drawings, details and specification;
 - Mechanically-fix black 18x16 standard flyscreen mesh behind timber soffit boarding and beneath timber joists, by Premier Environmental Ltd;
 - Timber cladding to soffit mechanically-fixed to timber joists, allowing for 8mm spacing between the boards.
- Cladding fixing in accordance with the instructions and recommendations of the cladding manufacturer;
- At abutment of balcony with adjacent flat roof, provided to provide cross-flow ventilation of 25,000mm/sq.m.

Clay chimney pot with cover

Reclaimed clay roof tiles from collapsed bake house re-purposed for new roof

New Crittall windows and double doors by Light Foot Windows Ltd. in Elegant slim Corporate W20 steel profiles;

- Hot dipped galvanised to prevent corrosion;
- Duralife polyester powder coated frames finished in RAL 8080 (dark bronze)
- New windows and doors to receive the same powder coated finish internally;
- New windows and doors to receive 16mm Krypton Gas filled doubleglazed units with Low E glass - centre pane U-Value 1.2W/m2

Cast aluminium painted black rainwater downpipe

21.5mm toughened laminated glass balustrade by South Coast Steel Ltd, bespoke fascia brackets, 50mm projection buttons

Re-constructed bake house and chimney, 'Hamsey Mixed Stock' by Ibstock facing brickwork laid in Flemish bond

SECTION A-A
Scale 1:50@A1
1:100@A3

Proposed (re-constructed) bake house
Proposed (constructed) Extension

- FIRST FLOOR CONSTRUCTION:
- Timber floor matching existing by The West Sussex Antique Timber, random width tongue and grooved character grade solid oak flooring 150mm to 280nn wide x 20mm thick in random lengths up to 3500mm, hand planed on the edges of the boards, screwed and pelleted into the existing timber boards, stained to an approved colour and protected with 3 coats of a durable floor sealer
 - Plateau rooflight window by Duplus 10mm Clear TGH & Heatsoaked /10mm Black warm edge spacer argon gas filled silicone (DC3362) seal/8.8mm Clear soft coat 1.1 laminated with polished edges on inner laminate
 - Re-constructed brickwork chimney faced in lime render with white breathable painted finish.
 - Top four brick courses left fair-faced, using blend of bricks reclaimed from original chimney and new matching bricks. Implemented in accordance with permission DM/24/0987
 - New boiler flue
 - Historic attic access hatch with timber finish reinstated, salvaged timber planks to be reused.
 - Historic staircase reinstated, salvaged timber steps to be used
 - Historic timber horizontal joists removed
 - Reclaimed aged oak timber floorboards reinstated in attic to match historic floorboards.
 - Reinstated opening in the wall, existing timber door reinstated and fixed shut, door exposed on both sides.
 - New fitted wardrobe within niche adjacent to chimney breast, 18mm MDF painted off white, secured by means of non-intrusive fixings
 - Existing door removed
 - Existing door removed
 - New timber plank door made of salvaged floor boards
 - Historic staircase reinstated, new timber steps to replicate original
 - Reinstated timber enclosure and basement access timber door.

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NOTE
DRAWINGS TO BE READ IN CONJUNCTION WITH SUBMITTED DESIGN&ACCESS STATEMENT AND HERITAGE STATEMENT MATERIALS INSTALLED IN ACCORDANCE WITH THOSE OUTLINED IN CONDITION #9 OF APPROVAL DM/23/1605.
REFER TO DRAWINGS 5000 SERIES FOR DETAILS.

LISTED BUILDING
CONSENT

Rev.	Comments.	By:	Date.
B	Amendments as clouded	KN	Nov 25
C	Amendments as clouded	JE	Apr 26

Client:
Mr. Simon Dougall

Project Title:
107 High St, Lindfield, Haywards Heath, West Sussex, RH16 2HR

Drawing Title:
Proposed Section AA

Scale:
1:50@A1
1:100@A3

Studio
28 Scrutton Street
London
UK
EC2A 4RP

T: +44(0) 20 7247 2462
E: enquiries@kyson.co.uk
W: www.kyson.co.uk

Project No.:
900-25

Drawing No.:
4000

Revision:
C

1



New timber floor finish, first floor

2



First floor bedroom with crittle style doors and windows

3



New crittle style door between existing dwelling and new extension

4



New timber plank door

0 0.5 1 1.5 2.5m

SCALE - 1:50

0 1 2 3 4 5m

SCALE - 1:100

Do not scale this drawing All dimensions must be checked on site
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