

Notes

Foundations
Existing Foundation are to be investigated and information given to the appointed Structural Engineer for assessment
600mm wide trench foundation to a depth specified by Structural Engineer. Building inspector to check before concrete poured.
Stop the foundation either side of the proposed drain and install a lintel over so not weight is carried on the pipe
Floor construction:
Minimum 100mm hardcore, topped off with 50mm sand blinding, with 1200 gauge damp proof membrane. Ensure the membrane laps the DPC for continuity
120mm celotex insulation with another 500 gauge membrane protecting insulation with 100mm concrete slab
50-75mm screed on top of slab
Wall construction:
Matching brickwork outer skin
100mm celotex tuff-r zero cw3000z partial fill insulation or equivalent in 150mm air cavity
100mm inner blockwork skin (thermalite shield 2000 or similar)
13mm plaster finish internally
IG insulated steel lintels to external walls (or similar)
Cavity trays above steel lintels
Wall ties - retainer clip type for insulation panels
Doubled up at the reveals (max. Horizontal spacing 900mm max. Vertical spacing 450mm)
Mortar mix 1:1:6 cement lime sand
Ruberoid hylload dpc min. 150mm above finished ground level to both skins
Vertical DPC to all external openings
50 x 100 sw wall plate
Insulated cavity closers to all new openings rmc thermabate or similar product
Partial fill insulation to be tied back to the blockwork inner skin
Staifix RT2 wall ties with staifix universal insulation retaining clips or equivalent
15mm gyproc fireline board or equivalent to provide half hour F.R. To steel beams
Lateral restraint to be provided by metal straps 1.2m long at max. 2m centres
Internal Partitions
All upstairs walls/partions to be constructed of timber studwork at 400 centres with sole plate and head plate. Please liaise with Structural Engineer. Accoustic insulation to be installed between uprights
Roof construction:
Structural Engineer to advise joist centres, timber sizes, strap to wall plate and bearer with Hangers
Bearer to be chemically fixed to house @ 400 centres
Double/triple up joists either side of all velux windows
Insulate 100mm between rafters leaving min 50mm air gap, further 70mm celotex to bridge across rafters or 270mm of fibreglass insulation
Breatheable membrane to be used, battered and tiled
Ventilation requirements:
Habitable rooms - background ventilation 8000sqmm (trickle ventilators to windows)
Shower room - background ventilation 4000sqmm
Mechanical extract ventilation 15 litres/sec
All glazing in critical areas to be 4mm toughened glass (glazing less than 800mm from floor and door glazing between 1500mm of floor and panel glazing either side to 300mm)
New doors and windows to provide a u-value of 1.6-1.8w/m2k with low e glass and min. 16mm air gap between double glazing
Electrical requirements:
All electrical work to meet part p requirements (electrical safety) and designed, installed, inspected and tested by a competent person with appropriate certificates issued on completion
Plumbing and Drainage requirements:
Existing drains (if present) beneath the proposed extension to be exposed and protected to the satisfaction of the building inspector
Rainwater disposal to newly built soakaway. Use attenuation crates wrapped in a geotextile, surrounded by 150mm pea shingle.
Hot water pipes will be insulated in unheated spaces with material having a thermal conductivity at 40°c not exceeding 0.035w/m2k with a thickness equal to the diameter of the pipe up to a maximum of 40mm
UPVC drainage pipes and connections
new SW drain 110mm diam. UPVC Hepsleve or similar 1:80 fall to existing sw drain - confirm on site
New FW drain 110mm diam. UPVC Hepsleve or similar 1:60 fall to existing fw drain - confirm on site
All existing below ground drains which are not to be used to be sealed and grouted
Steels and Locations
All structural work is to be undertaken by a qualified Structural Engineer. Steels and there loations on the drawing are indicative and additional are likely needed for support to the upstairs and roof
Utility
All utility routes, ie Water, Gas, Drainage, Electrical to be decided onsite between the relevant trade and the client.
Miscellaneous
Windows, Velux, Doors, internal fixing and fixtures to be researched and decided by the client.

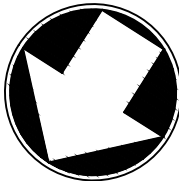
A	10/01/2025	RS	Preliminary Issue	RS	-
Rev	Date	Drawn	Description	Ch'k'd	App'd

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Client
Mrs S Mitchell
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Crawley Down
RH10 4JT

Title
Planning Permission
Consolidation of Side & Rear Extension
Proposed Elevations Option 2

Designed	R.Smith		Eng check	-	
Drawn	R.Smith			-	
Dwg check	R.Smith		Approved	-	
Scale at A1	Status	Rev	Security		
As Shown	PRE	A	STD		
Drawing Number					
GR - 0004 - 13					



Proposed Rear Elevation



Proposed Side Elevation

KITCHEN AND UTILITY LAYOUT
INDICATIVE AND MUST BE AGREED
WITH CLIENT BEFORE FIRST FIX
OCCURS

All dimensions and regulations should be
checked and understood before building works
begin. This is the contractors responsibility and
I am not liable for inaccurate information

- Do not scale from this drawing.
- All dimensions to be verified on site prior to any works being commenced.
- Any discrepancies between the drawing and any written specification to be verified.
- This drawing to be read in conjunction with relevant consultants and specialist drawings.
- All works to comply with the relevant British Standards, Codes of Practices and Building Regulations.
- Boundary lines and boundary line measurements are approximate and need to be confirmed.
- All Materials are to match existing
- All beams to be designed by a structural engineer.
- Before any walls are removed please consult a structural engineer
- Any window on the side elevation to be opaque glazed
- These drawings are Planning drawings only. Please refer to Building Control drawings for construction detail



Proposed Front Elevation



Proposed Adjoining Elevation

