

EXISTING STRUCTURE:
Expose existing foundations, lintels, beams etc. at points of new or altered loading prior to commencement, and their adequacy to take additional loadings to be agreed with the Building Control Officer/Structural Engineer.

DEMOLITIONS:
Remove existing roof over day room. Remove walls, doors, windows etc. shown dotted on plans, set aside windows for reuse. Install new steel beams as engineers details. Building to remain watertight and secure at all times. Allow for all necessary temporary support of existing structure and protection to existing surfaces. Take down existing fence and refit on completion of the works. Client to remove all shrubs etc. prior to commencement.
Remove all rubbish from site, location of skips to be agreed with client.

FOUNDATIONS:
Generally excavate trenches 600mm wide x 1500mm deep onto firm subsoil (min bearing capacity 100KN/m) to the satisfaction of the Local Authority. Remove any water/slurry prior to placing grade 20N (1:2:4) concrete min. 600mm thick.

DRAINAGE BELOW GROUND LEVEL:
All new drains below ground to be 100mm dia uPVC laid to a min 1:60 fall on & surrounded by 150mm pea beach shingle. Ensure all joints are watertight upon completion.

SURFACE WATER DRAINAGE:
New brown 100mm dia. 1/2 round uPVC gutters 68mm downpipes following profile of external wall. Downpipe to be sealed with no open gullies. Surface water to discharge into new soakaway in front garden a min 5.0m away from any building, 1 cubic metre below invert level loose filled with hardcore & capped with polythene, 100mm concrete slab & 225mm topsoil & finished to match existing ground levels. Contractor to allow for carrying out a porosity test.

EXTERNAL WALLS BELOW DPC LEVEL:
Cavity walls laid centrally on new foundations, 100mm class A blockwork inner leaf, 85mm cavity & 102.5mm face brickwork outer leaf all in cement mortar 1:3. Cavities to be filled with lean mix concrete (10mm ballast) up to 150mm below dpc level. Face brickwork above ground level. Cavities to be made continuous down to 225mm below dpc level.

SUSPENDED GROUND FLOOR:
Ensure that all vegetable soil & any soft areas of ground are removed & filled with hardcore, lay 125mm of 40mm washed marine reject stone & 50mm lean mix concrete blinding. Provide suitable approved (Marley GASGUARD or similar) methane barrier extending across cavity walls, install proprietary cavity tray above barrier. Lay 100mm concrete oversite. 100x50mm C16 grade softwood floor joists at 400mm cts. supported on joist hangers. Lay 90mm Celotex GA3090Z insulation boards between joists supported on proprietary saddle clips. Floor void to be ventilated via 75x225mm terracotta airbricks placed at 1500mm cts. in opposing walls.

HORIZONTAL & VERTICAL DPC's:
Loadbearing walls to receive 'hyload' or other similar approved horizontal dpc's all a min. 150mm above external ground level tying in with new and existing dpc/dpm's. Vertical dpc's fixed to all new external frames extending across closed cavities.

EXTERNAL WALLS ABOVE DPC LEVEL:
Cavity walls formed in 103mm face brickwork to match existing laid stretcher bond in cement mortar 1:5 with joints as existing lining through with existing, 85mm cavities partially filled with 35mm Celotex tuff-R CW3035Z insulation as the work proceeds. Inner skin formed in 100mm 3.5N/mm Celcon Standard blockwork in cement mortar. All horizontal edges to be kept free of mortar snots. Proprietary wall ties at 750mm cts. horizontally and 450mm cts. vertically increasing to 225mm around openings. Furrif profiles where new wall abuts existing maintaining clear cavity with existing, no coursing brickwork permitted internally. New cavities closed at window reveals with proprietary insulated cavity closers incorporating 150mm DPC. Bed new 100x50mm softwood treated wall plates onto the inner skin and strap down with 30x5mm galvanised mild steel straps at 2.0m cts.
New ground floor external lintels to be IG insulated Lintels with min 150mm end bearings.

EXTERNAL WALLS ABOVE DPC LEVEL (cont'd):
New first floor timber frame walls: M10 wall bolts at 300mm cts. fixing vertical studs to existing masonry wall. 150mm wide vertical dpc chased min 25mm into existing masonry & fix across plywood lapping with breather paper. 100x50mm treated softwood studs at 400mm cts. with solid row of noggins mid span built off 100x50mm treated softwood wall plate on outer skin of cavity wall with 30x5mm galvanised holding down straps. Clad externally with 12mm WBP plywood fixed to studs at 150mm cts with breather paper to outer face of ply. Infill between studs with 90mm Celotex GA3090Z insulation boards, clad room side with 500g polythene vapour barrier. Provide 100x50mm treated softwood eaves tilt lath. Fix 25x38mm treated softwood battens at 115mm cts. and twice nail new concrete plain tiles vertically including internal/external angle tiles. New external lintels to be 2 No. 150x50mm C16 grade softwood timbers bolted together fixed to vertical studs with proprietary angle cramps, or as per engineers details. Provide treated prepared softwood cover fillet to underside of vertical tiling. Allow for all necessary code 4 lead cill flashings to windows finished with patination oil.

FIRST FLOOR:
New first floor to line through flush with existing. Contractor to allow for any packing to ensure floor runs through flush. Strap new 100x50mm treated softwood wall plate to top of existing wall with 30x5mm galvanised steel straps at 2m cts. Bolt 150x50mm softwood plate to existing masonry wall with M10 resin anchor bolts at 300mm cts. 150x50mm C16 grade softwood joists at 400mm cts. supported on joist hangers spiked to plate bolted to existing wall and spiked to new wall plates. Provide solid noggins mid span and at perimeters. Allow for double joists under non-loadbearing partitions. Where joists run parallel to roof pitch spike 30x5mm galv. mild steel straps across 3 No. joists at 800mm cts.
Lay 100mm Rockwool Roll between floor joists to provide sound separation between floors.

ROOF STRUCTURE:
All timber to be supplied pressure treated with preservative, all cut ends to be flood coated with proprietary preservative. Strip back existing tiling as required and set aside tiles for re-use on front roof slope. Install new steel beam as engineers details. Bolt 100x50mm softwood plate to top of steel beam with 12mm dia. black bolts at 450mm cts. Bolt solid softwood noggin to web of steel beam with 12mm dia. black bolts at 450mm cts. Existing ceiling joists supported from joist hangers spiked to web of steel beam. Existing rafters birdsmouthed over plate bolted to top of beam.
50x150mm C16 grade softwood ceiling joists at 400mm cts. 100x50mm C16 grade softwood rafters at 400mm cts. spiked to and birdsmouthed over head plates of vertical studwork. 175x38mm softwood ridge, hip & layboards.

ROOF COVERING:
Lay one layer of Tyvek breathable roofing membrane draped between rafters with 150mm laps. Fix 25x38mm softwood tanalised battens with eaves tilt fillet at bottom edge of tiling. Lay salvaged tiles to front roof slope, fix new plain tiles to match existing to remaining slopes, each tile nailed every course with 65mm long galvanised nails, 1 No. per tile. Provide double course of tile at eaves and top edge of tiling. Provide valley tiles, fibreglass troughs not permitted. Fix half round ridge tiles and third round hip tiles to match existing. Provide galvanised mild steel hip irons. Verges to be bedded and pointed on a plain tile underlock. All mortar for bedding purposes to be coloured to match existing.

EAVES:
Fix new 25mm thick treated prepared softwood barge and fascia boards, depth to suit.

INSULATION:
Lay 250mm glass fibre quilt to new loft areas, 100mm laid between joists & 150mm over at right angles to first layer.

WINDOWS, EXTERNAL DOORS:
Existing windows to be relocated to positions indicated on plans to be fitted with new 24mm double glazed units, inner pane in Low E glass. Provide new aluminium window in hardwood surround, style to match existing, to new first floor WC. Provide new aluminium French doors in hardwood sub frame to existing day room. All windows and doors to be thermally broken & draught sealed. All windows to be fitted with headline ventilators to provide trickle/background ventilation of 8000sq mm to habitable rooms & 4000sq mm to the remainder. Opening casements to provide 1/20th floor area ventilation. WC window to be glazed with obscured glass, contractor to confirm pattern with client before ordering. Where window cills are less than 800mm & glass in doors 1500mm from the finished floor level the double glazed units are to be supplied with both panes in toughened 4mm glass. Window to bedroom to be escape window providing a minimum opening size of 0.33 sq. m with a minimum opening dimension in each direction of 450mm.

INTERNAL WALLS:
Generally new studwork walls to be 75x50mm softwood studs at max. 400mm cts. with noggins mid span. studs between rooms with 75mm Rockwool Flexi insulation to provide sound separation.

FLOOR, WALL & CEILING FINISHES:
Floor:
Lay 22mm T&G flooring grade chipboard to new floors, moisture resistant to WC secured to joists at 150mts. All floor tiling, carpeting etc. to be carried out by client.

Walls:
Masonry walls - Make good damage to existing finishes as required. 10mm backing coat in lightweight plaster/screatched for key with 3mm universal finish coat trowelled to a smooth even finish with no blistering, pimpling or water marks.
Studwork walls - clad with 12.5mm plasterboard fixed at min 300mm cts. all joints filled & jute scrimmed, ter with 3mm thistleboard finish.

Ceilings:
Clad underside of first floor ceiling joists with 500g polythene vapour barrier. Clad new ceilings with 12.5mm plasterboard fixed at min 300mm cts. all joints filled & jute scrimmed, plaster with 3mm thistleboard finish trowelled as for walls. All for complete new ceiling to sitting room, day room and bedroom 2.

FIRE PRECAUTIONS:
Install new mains run with battery back-up interlinked smoke detectors to ground and first floor hallways landings. Detectors to be sited max. 3m from bedrooms and min. 300mm from vertical face of wall or heat source i.e. light fittings. Steel beams to be painted with Nullifire intumescent paint achieving 30 mins. fire protection.

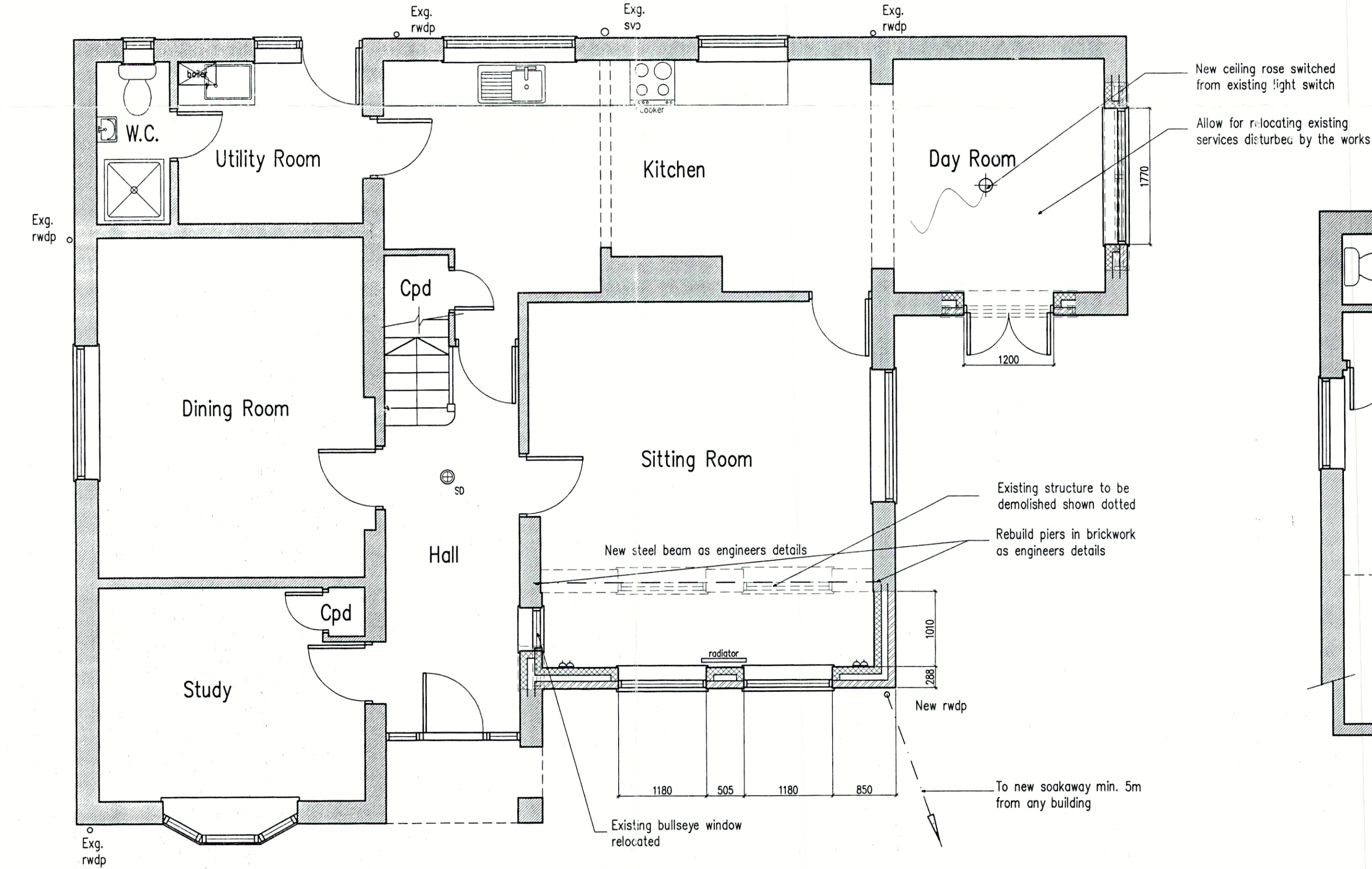
JOINERY & INTERNAL DOORS:
Fit new softwood skirtings & architraves to match existing. Allow for relocating existing door into bedroom to position indicated on plans in new softwood linings. New WC door to be 1981x686mm softwood flush door in 100x32mm prep'd softwood linings. Ironmongery to clients choice. Allow for forming new cupboard to first floor hallway as indicated on plans. 30mm wide x 1981mm softwood double door set with rebated meeting styles, ironmongery to clients choice. All internal window boxes formed in 25mm softwood with bull nose edges, depth to suit.

PLUMBING:
32mm diameter waste to basin, 100mm dia. waste to WC position. All waste pipes to be trapped with 75mm deep seal traps and to have rodding access at changes of direction. All exposed pipework to be boxed in with plywood boxes on sward framework. Wastes to discharge into existing soil & vent pipe.
Extend existing heating system to serve new radiators. Heating engineer to size new internal radiators all w thermostatic valves. Insulate all hot water pipes with 22mm polyurethane pipe insulation. Allow a PC sum of £500 for supply of sanitary fittings. Contractor to allow for running all hot and cold feeds.

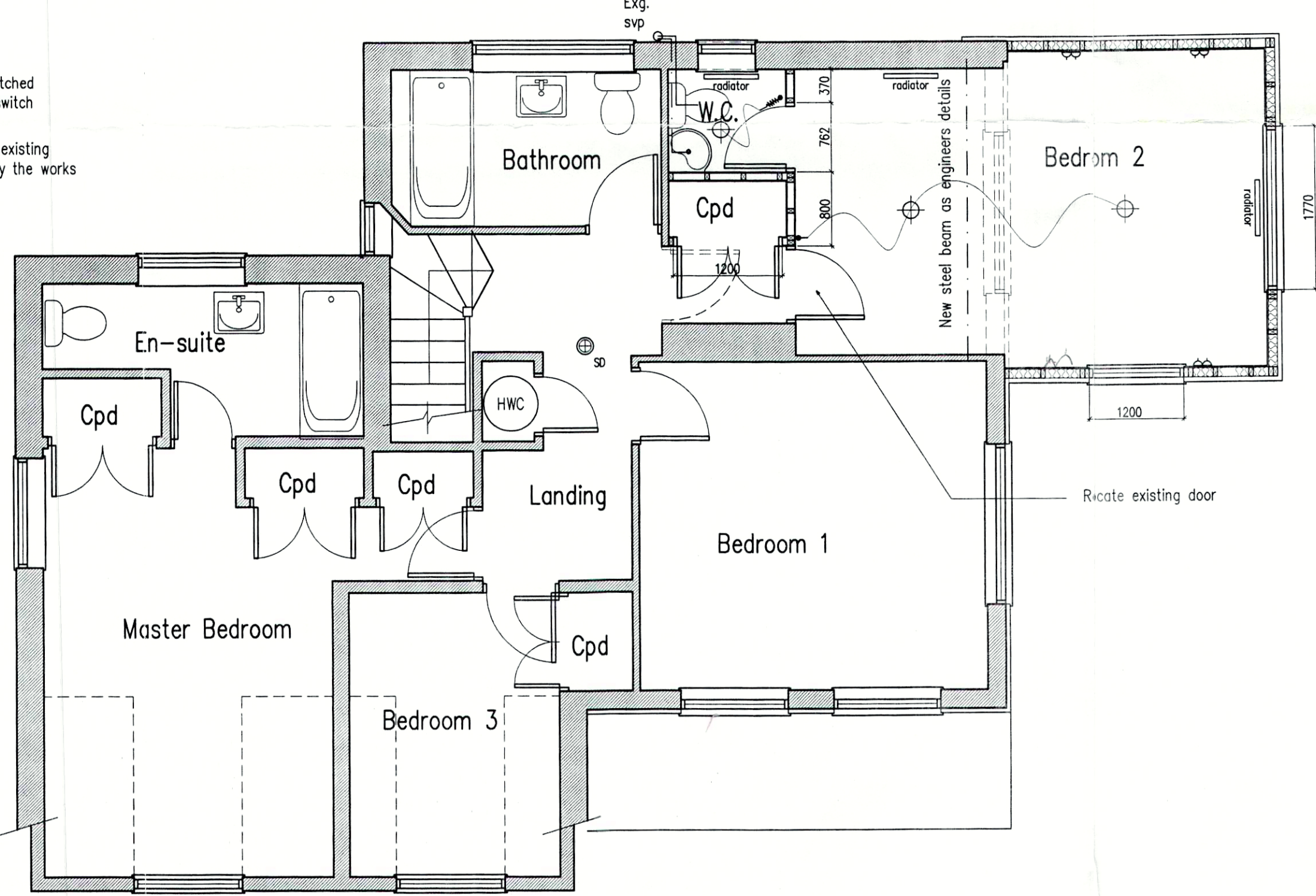
SERVICES:
All work to be designed, inspected and tested to comply with BS 7671 and carried out by IEE registered practor. Contractor to supply commissioning certificate on completion of installation to client and Building Control Department.
All cables to be concealed & all electrical fittings flush mounted. Allow for white MK fittings. Layout as prased floor plans. Final number and location of power points etc. to be confirmed with client.
Allow for 1 No. energy efficient light fittings only capable of taking lamps with a luminous efficacy greater in 40 lumens per circuit-watt.

DECORATIONS AND CERAMIC WALL TILING:
All wall tiling and decorations to be carried out by client.

- Services Key**
- Denotes pull cord
 - 2 — Denotes light switch (2 way)
 - 1 — Denotes light switch (timer)
 - dim — Denotes light switch (dimmer)
 - int — Denotes light switch (intermediate)
 - ph — Denotes telephone
 - ep — Denotes Entry Phone
 - ca — Denotes television aerial points
 - double socket — Denotes double socket
 - double socket (floor level) — Denotes double socket (floor level)
 - cooker point — Denotes cooker point
 - spur — Denotes spur
 - shaver socket incorporating light — Denotes shaver socket incorporating light
 - external water tap — Denotes external water tap
 - light wall — Denotes wall light
 - ceiling rose — Denotes ceiling rose
 - low voltage recessed spotlight — Denotes low voltage recessed spotlight
 - fluorescent tube — Denotes fluorescent tube
 - radiator — Denotes radiator
 - PIR detector — Denotes PIR detector
 - extractor fan — Denotes extractor fan
 - smoke detector — Denotes smoke detector
 - heat detector — Denotes heat detector
 - meter — Denotes meter
 - gas point — Denotes gas point
 - alarm panel — Denotes alarm panel
 - alarm panel — Denotes alarm panel
 - alarm panel — Denotes alarm panel
 - alarm panel — Denotes alarm panel
 - alarm panel — Denotes alarm panel
 - emergency lighting self contained — Denotes emergency lighting self contained



Ground Floor Plan



First Floor Plan

Proposed Extensions At: Croft Corner, Oldlands Avenue, Balcombe, West Sussex

B 1 02.03.05 Construction detail added
A 17.11.04 Amended to suit clients requirements

Project:
Proposed Extensions At
Croft Corner
Oldlands Avenue
Balcombe
West Sussex

Drawing title:
Floor Plans
As Proposed

11-02-2025
These plans are a true representation of Croft Corner today. Offered with the full permission of Clive Voller Associates
R.F. PARKER

Client:
Mr. & Mrs. Parker

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Clive Voller Associates
Chartered Building Surveyors
15 Station Road
Burgess Hill
West Sussex
RH15 9DE
Tel: 01444 871010
Fax: 01444 870099
Web: www.clivevoller.com

RICS

Scale:
1:50

Date:
26.10.04

Drawn:
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Org. No. 01 Rev'n B