

Left Flank
Front Elevation
Right Flank
Rear Elevation
RIGHT FLANK (Potting Shed)

0 1 2 3 4 5
SCALE 1:100 AT A1

ELECTRICAL WORK
TO BE CARRIED OUT TO IEE ELECTRICAL REGULATIONS 18TH EDITION.
WALLS TO BE DESIGNATED, INSTALLED & TESTED TO BS 7671.
ALL ELECTRICAL WORK TO BE CARRIED OUT BY A PART 'P'
REGISTERED ELECTRICIAN AND REGISTERED UNDER A
GOVERNMENT APPROVED PART 'P' COMPETENT FOR SON
SCHEME

32mm THK TANGLED TIMBER
CLADDING AS INDICATED, 38x25mm
VERTICAL TREATED BATTENS
AT MAX 600% WITH TYLER
BREATHABLE PAPER BACKING

EXTERNAL FINISHES TO MATCH EXISTING
MACHINE MADE PLAIN ROOF TILES
FACE BRICK TO EXTERNAL WALLS
6% GUTTER & DOWN REPLACED TO MATCH
NEW RMG. 100mm DEEP FLOW AND O
63mm DOWN PIPE

END OF CAVITY
WALL FACED WITH
TIMBER AND
100/100mm TIMBER
INTERMEDIATE
POSTS

EXTERNAL WALL U VALUE 0.18 W/m²K

100mm FACE BRICKWORK, 100mm CAVITY FULLY FILLED WITH
CAVITY THERM CT/PIR INSULATING INSULATION 100mm THK
CALCON THERMO SOUND BLOCKS, 12.5mm THK GYPROC
WALLBOARD & 5mm FINISH DOF & DAB FIXING OR
38x25mm BATTENS AT MAX 600%

WALL TIES
STAINLESS STEEL WALL TIES MIN. 225mm LONG AT
750% HORIZONTALLY, 450% VERTICALLY, DOUBLED UP TO
WINDOW AND DOOR JAMBES.

LINTOLS
CAVITY COUGAR LINTOLS TO BE FORGIVEN QUOTED
LINTOL TO HAVE 150mm END BEARING AND NEEP HOLES
AT 450%, MIN. 2x10° PEE OPENING

ALTERNATIVE WALL WITH REDUCED WIDTH POSSIBLY
APPLICABLE TO FIRST FLOOR EXTENSION
100mm FACE BRICKWORK, 65mm DRITHERM 32 FULL CAVITY
FILL, 100mm CALCON STANFORD BLOCKWORK
77.5mm THK CELOTEX PL 4065 WALLBOARD WITH SEAM
FINISH

WG/POTTING SHED WITH U VALUE 0.18 W/m²K

EXTERNAL GRADE PLYWOOD SHEATHING MIN. 12mm THK
47x100mm STUDS AT MAX 600mm VC WITH 75mm THK
CELOTEX GA 4025 BETWEEN STUDS, 77.5mm THK CELOTEX
PL 4065 TO FACE OF STUDS WITH SEAM FINISH

WINDOWS/DOORS & VENTILATION U VALUE 1.4 W/m²K

WINDOW AND DOOR FRAMES TO BE EITHER TIMBER OR
WOOD EFFECT UPVC. DRAINABLE SECTION TO AT LEAST EQUAL
1/20TH OF FLOOR AREA. OPENABLE SECTION TO SU-SITE
UTILITY ROOM AND W.C.

FRAMES FITTED WITH ADJUSTABLE BACKGROUND
VENT AT LEAST EQUAL TO 8000mm² FLOOR AREA TO
GARDEN ROOM AND 4000mm² TO BATHROOM.
VENT MIN. 1.70m ABOVE FLOOR.

ALL OPENABLE SECTIONS TO BE DRAUGHT PROOFED.
GLAZING (SEE NOTE ON ESCAPE WINDOWS)
DOUBLE GLAZED UNITS WITH MIN 16mm AIR GAP, ARGON
GAS FILL AND LOW E GLASS.

GLASS TO DOORS, 300mm EITHER SIDE OF DOORS, LESS
THAN 800mm ABOVE FLOOR TO BE TOUGHENED OR
LAMINATED GLASS TO EN12600

EXTRACT FANS
EXTRACTOR FAN LOCATED AS HIGH AS POSSIBLE
AND VENTED TO OPEN AIR.
UTILITY ROOM FAN CAPABLE OF EXTRACTING 30 L/sec
AND 15 L/sec TO BATHROOM.
10mm AIR GAP UNDER DOORS.

FLUISING
TO APPROVED DOCUMENT 'H'
EXISTING STUB STACK
REPLACED WITH SUP. TO
TERMINATE MIN. 900mm
ABOVE FIRST FLOOR WINDOW
AND FITTED WITH SUITABLE
TERMINAL.

NO CONNECTION WITHIN
300mm BELOW W.C. BRANCH
MIN 50mm TEAR TO BATH &
SHOWER. 75mm TO SINK
AND HAND BASIN

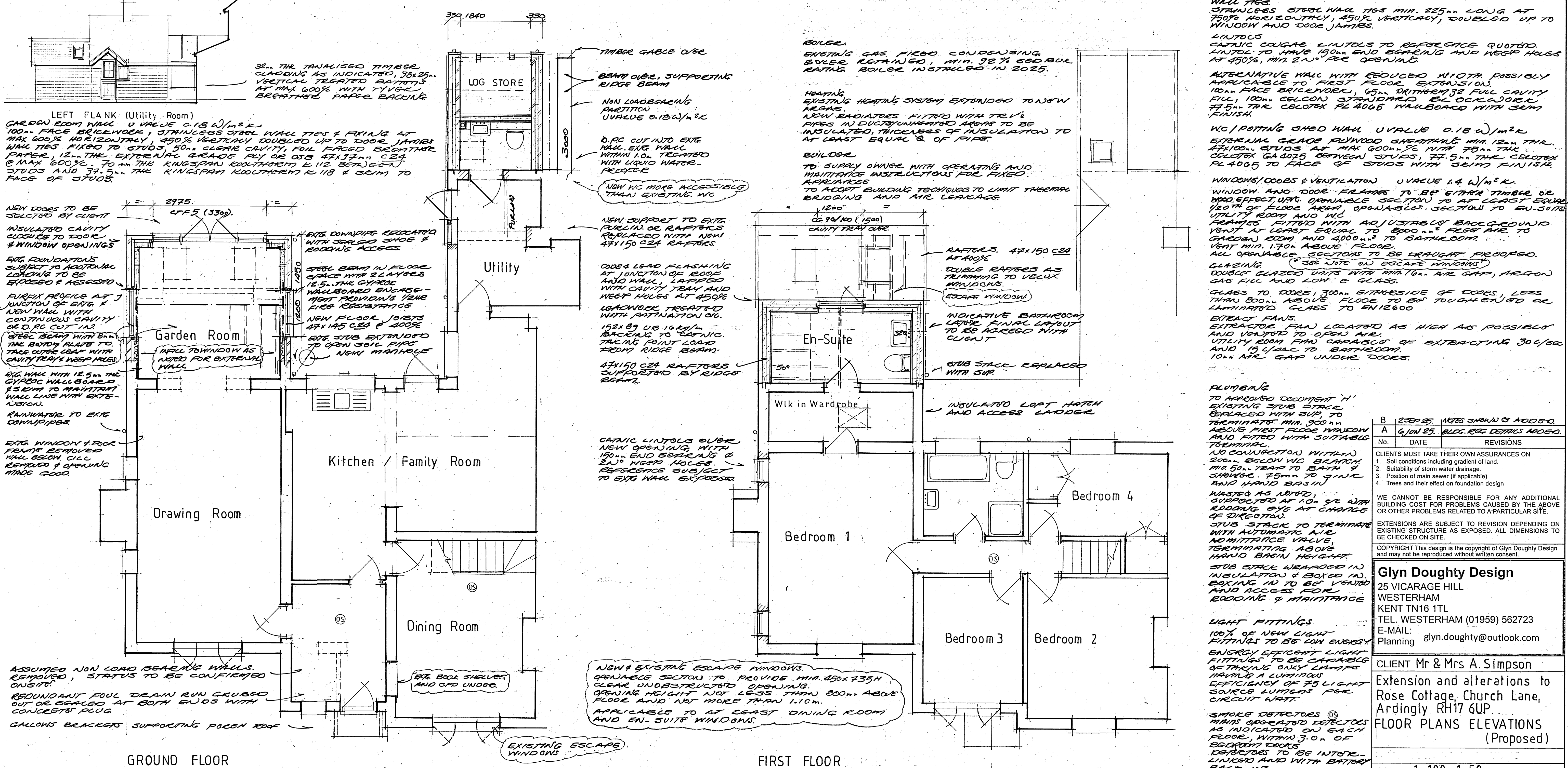
WASTES AS NOTED
SUPPORTED AT 1.0m SL WITH
RODING EYE AT CHANGE
OF DIRECTION

STUB STACK TO TERMINATE
WITH AUTOMATIC AIE
ADMITTANCE VALVE,
TERMINATING ABOVE
HAND BASIN HEIGHT

STUB STACK WEAPONS IN
INSULATION & BOXED IN
BOXING IN TO 80° VENT
AND ACCESS FOR
RODING & MAINTENANCE

LIGHT FITTINGS
100% OF NEW LIGHT
FITTINGS TO BE LOW ENERGY
ENERGY EFFICIENT LIGHT
FITTINGS TO BE CAPABLE
OF TAKING ONLY LAMP
HAVING A LUMINOUS
EFFICIENCY OF 75 LIGHT
SOURCE LUMENS PER
CIRCUIT WATT

SMOKE DETECTORS
MINIS OPERATED DETECTORS
AS INDICATED ON EACH
FLOOR, WITHIN 3.0m OF
BEDROOM DOORS
DETECTORS TO BE INTER-
LINKED AND WITH BATTERY
BACK UP
DETECTORS 300mm AWAY
FROM WALL & LIGHT
FITTINGS



GROUND FLOOR
FIRST FLOOR

0 1 2 3 4 5
SCALE 1:50 AT A1

NEW & EXISTING ESCAPE WINDOWS
OPENABLE SECTION TO PROVIDE MIN. 450x735mm
CLEAR UNOBSTRUCTED OPENING.
OPENING HEIGHT NOT LESS THAN 800mm ABOVE
FLOOR AND NOT MORE THAN 1.10m.
APPLICABLE TO AT LEAST DINING ROOM
AND EN-SUITE WINDOWS

EXISTING ESCAPE
WINDOWS

NEW WC MORE ACCESSIBLE
THAN EXISTING WC

NEW SUPPORT TO EXIST.
PURLIN OR RAFTERS
REPLACED WITH NEW
47x150 C24 RAFTERS

CODED LEAD FLASHING
AT JUNCTION OF ROOF
AND WALL, LAPPED
WITH CAVITY SEAL AND
NEEP HOLES AT 450%

LEADWORK TREATED
WITH PATINATION OIL

152x89 UB 10.42/m
BACKING TO CAVITY.
TAKING POINT LOAD
FROM RIDGE BEAM

47x150 C24 RAFTERS
SUPPORTED BY RIDGE
BEAM

CAVITY LINTOLS OVER
NEW OPENING WITH
150mm END BEARING &
2x10° NEEP HOLES.
REFERENCE SUBJECT
TO EXIST WALL EXPOSURE

INDICATIVE BATHROOM
LAYOUT
TO BE AGREED WITH
CLIENT

STUB STACK REPLACED
WITH SUP.

INSULATED LOFT HATCH
AND ACCESS LADDER

WIK in Wardrobe

RAFTERS 47x150 C24
AT 400%

DOUBLE RAFTERS AS
TERMINATING TO VELUX
WINDOWS

ESCAPE WINDOW

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THAN 800mm ABOVE FLOOR TO BE TOUGHENED OR
LAMINATED GLASS TO EN12600

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B	25/05/25	NOTES SHOWN & ADDED	
A	6/JUN 25	BUDG. & REV. DETAILS ADDED	
No.	DATE	REVISIONS	
CLIENTS MUST TAKE THEIR OWN ASSURANCES ON			
1. Soil conditions including gradient of land.			
2. Suitability of storm water drainage.			
3. Position of main sewer (if applicable)			
4. Trees and their effect on foundation design			
WE CANNOT BE RESPONSIBLE FOR ANY ADDITIONAL BUILDING COST FOR PROBLEMS CAUSED BY THE ABOVE OR OTHER PROBLEMS RELATED TO A PARTICULAR SITE.			
EXTENSIONS ARE SUBJECT TO REVISION DEPENDING ON EXISTING STRUCTURE AS EXPOSED. ALL DIMENSIONS TO BE CHECKED ON SITE.			
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Planning			
CLIENT Mr & Mrs A. Simpson			
Extension and alterations to			
Rose Cottage, Church Lane,			
Ardingly RH17 6UP			
FLOOR PLANS ELEVATIONS			
(Proposed)			
SCALE 1-100 1-50			
DRAWN G.T.D.		DATE 14 Dec 24	
DRAWING No.		revision	
SA 2412-03		A B	