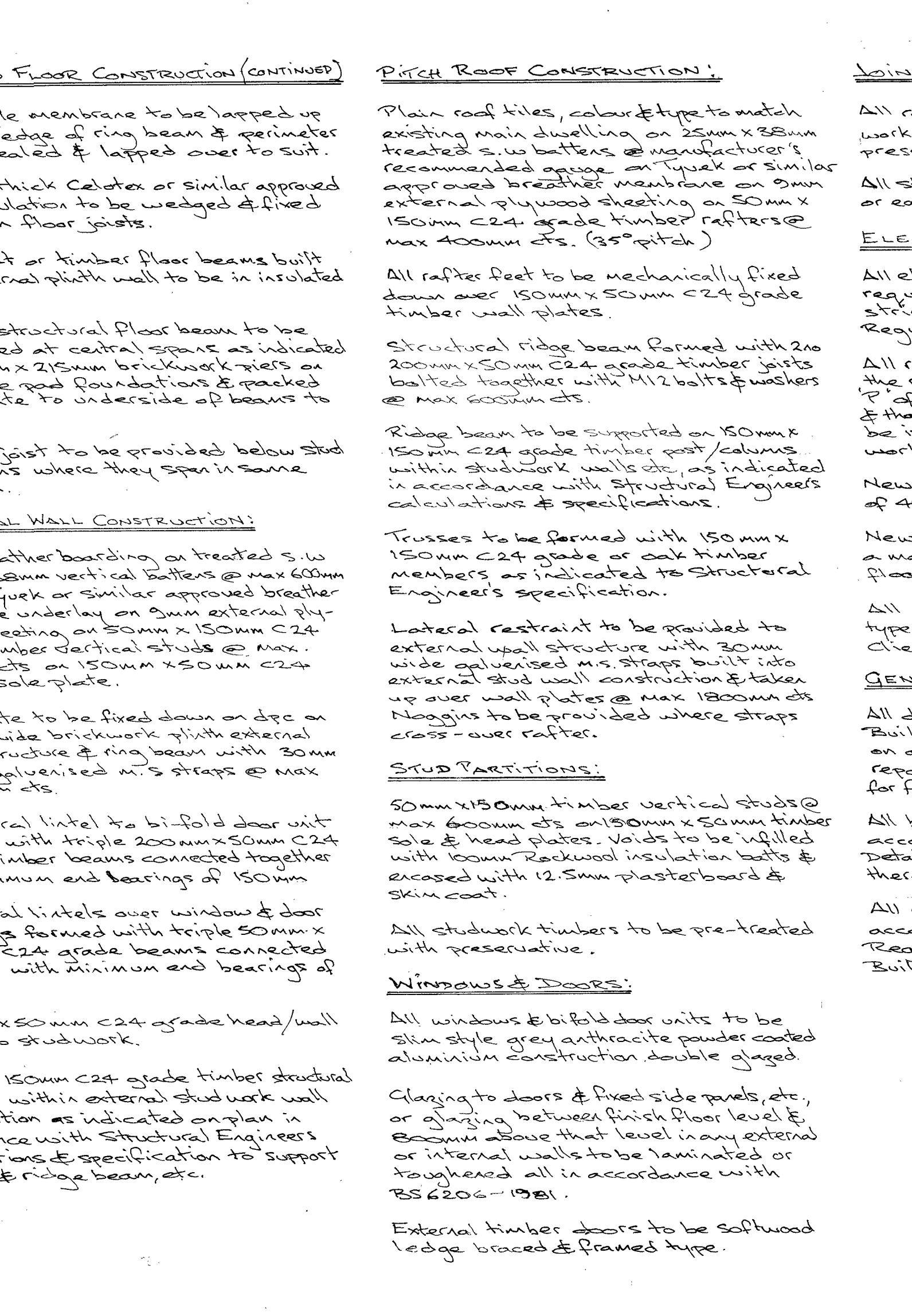
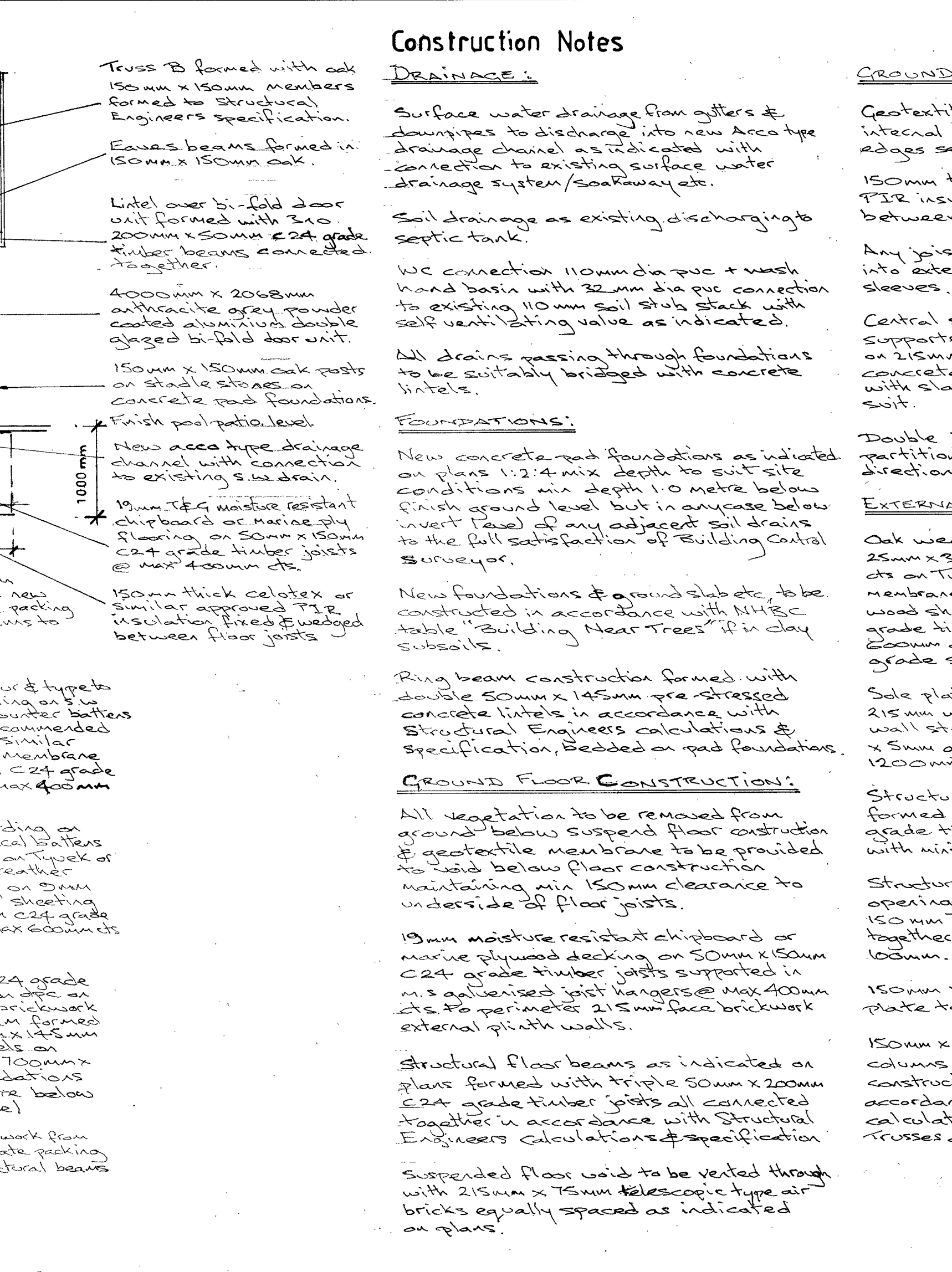
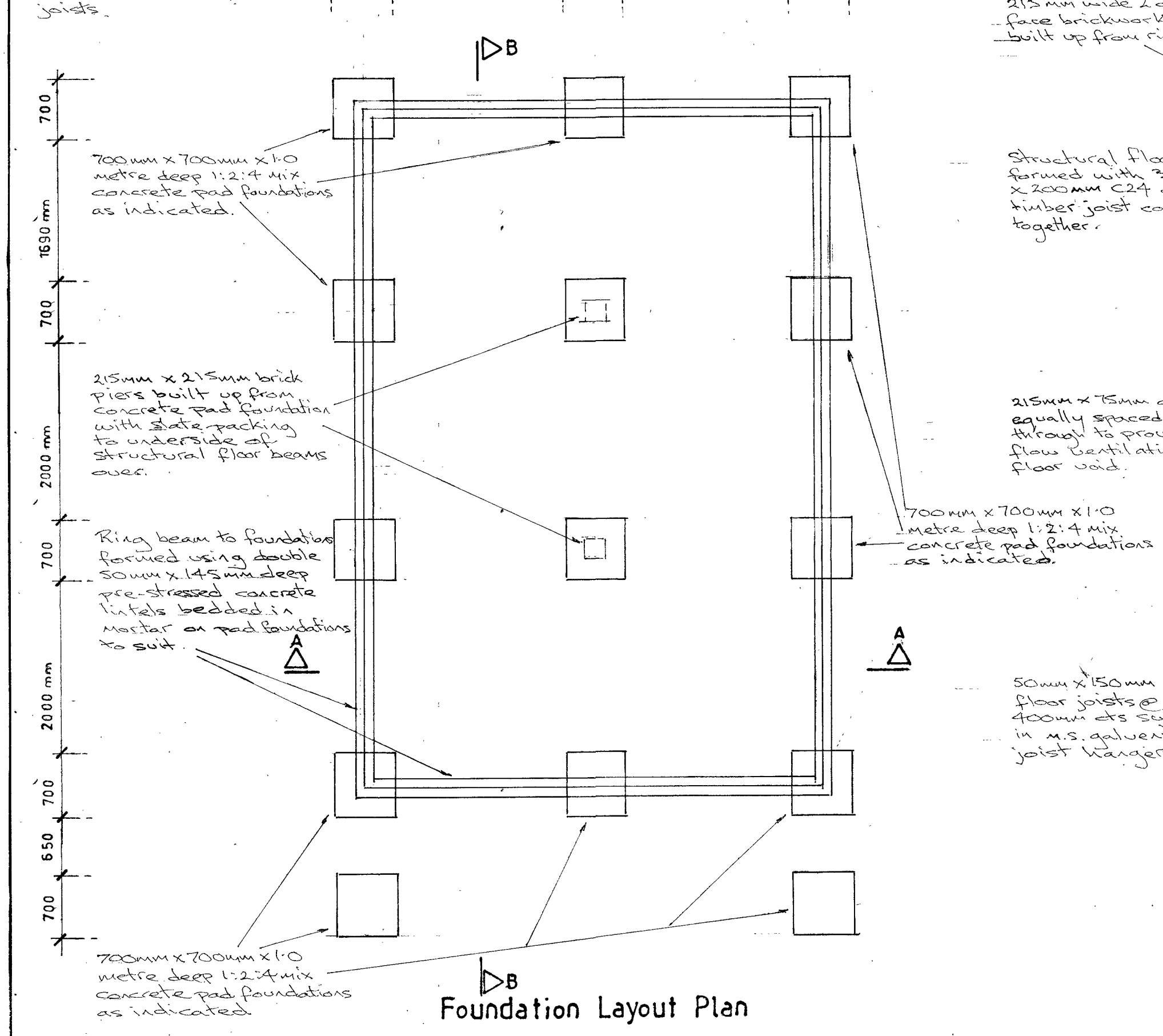
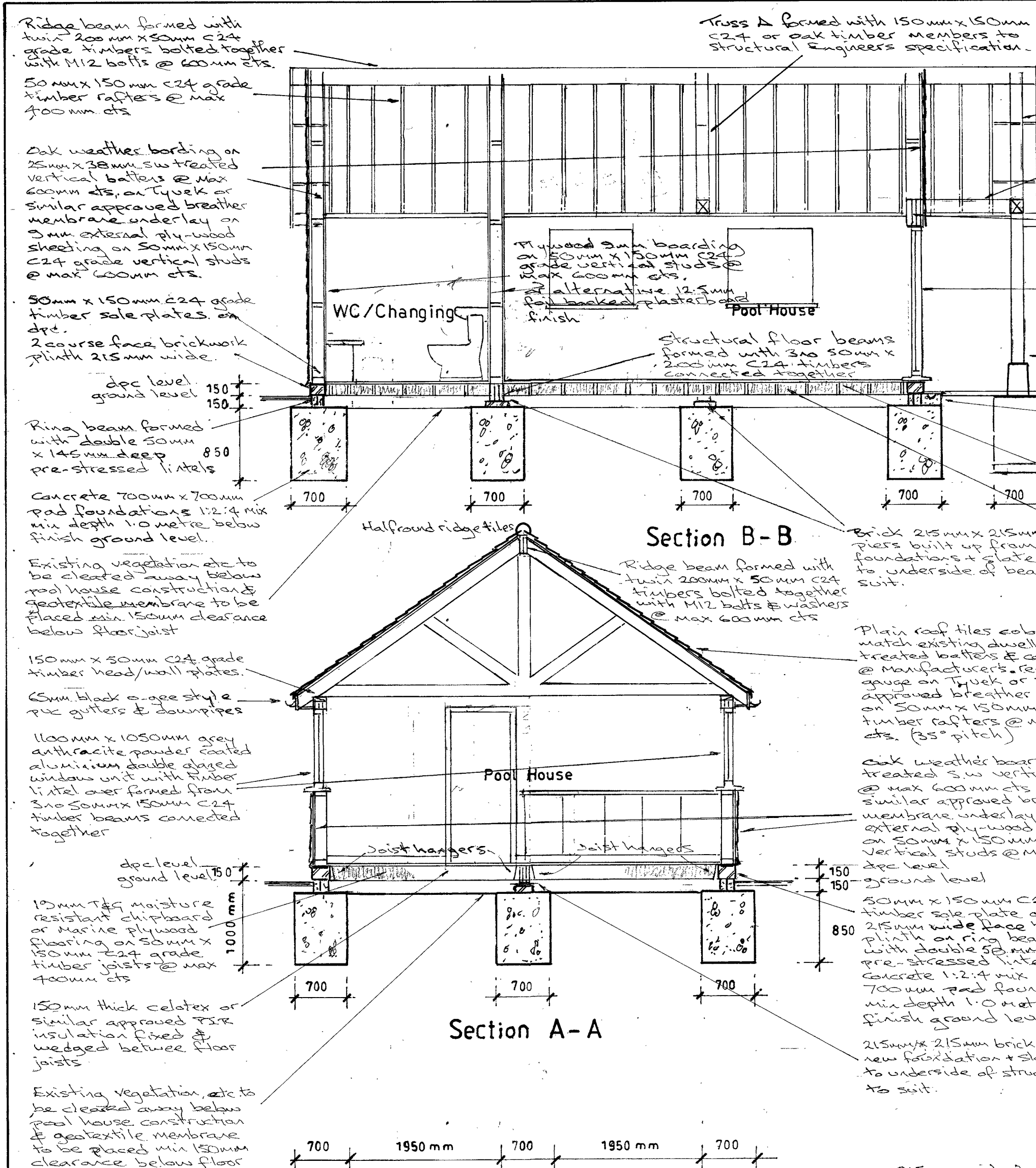




Construction Notes

DRAINAGE:

Surface water drainage from gutters & downpipes to discharge into new access type drainage channel as indicated with connection to existing surface water drainage system/soakaway etc.

Soil drainage as existing discharging to septic tank.

WC connection 110mm dia PVC + wash hand basin with 32mm dia PVC connection to existing 110mm soil stub stack with self ventilating valve as indicated.

All drains passing through foundations to be suitably bridged with concrete lintels.

FOUNDATIONS:

New concrete pad foundations as indicated on plans 1:2:4 mix depth to suit site conditions min depth 1.0 metre below finish ground level but in any case below invert (base) of any adjacent soil drains to the full satisfaction of Building Control Surveyor.

New foundations & ground slab etc. to be constructed in accordance with M&EC table 'Building Near Trees' if in clay subsails.

Ring beam construction formed with double 50mm x 145mm pre-stressed concrete lintels in accordance with Structural Engineers calculations & specification, bedded on pad foundations.

GROUND FLOOR CONSTRUCTION:

All vegetation to be removed from ground below suspended floor construction & geotextile membrane to be provided to void below floor construction maintaining min 150mm clearance to underside of floor joists.

19mm moisture resistant chipboard or marine plywood decking on 50mm x 150mm C24 grade timber joists supported in m.s. galvanised joist hangers @ max 400mm cts to perimeter 215mm face brickwork external plinth walls.

Structural floor beams as indicated on plans formed with triple 50mm x 200mm C24 grade timber joists all connected together in accordance with Structural Engineers calculations & specification.

Suspended floor void to be vented through with 215mm x 75mm telescopic type air bricks equally spaced as indicated on plans.

GROUND FLOOR CONSTRUCTION (CONTINUED)

Geotextile membrane to be lapped up internal edge of ring beam & perimeter edges sealed & lapped over to suit.

150mm thick Celotex or similar approved PIR insulation to be wedged & fixed between floor joists.

Any joist or timber floor beams built into external plinth wall to be in insulated sleeves.

Central structural floor beam to be supported at central spans as indicated on 215mm x 215mm brickwork piers or concrete pad foundations & packed with slate to underside of beams to suit.

Double joist to be provided below stud partitions where they span in same direction.

EXTERNAL WALL CONSTRUCTION:

Oak weather boarding or treated S.W. 25mm x 38mm vertical battens @ max 600mm cts on Tylek or similar approved breather membrane underlay on 50mm external ply-wood sheathing on 50mm x 150mm C24 grade timber rafters @ max 400mm cts or 150mm x 50mm C24 grade sole plate.

Sole plate to be fixed down on dpc on 215mm wide brickwork plinth external wall structure & ring beam with 30mm x 5mm galvanised m.s. straps @ max 1200mm cts.

Structural lintel to bi-fold door unit formed with triple 200mm x 50mm C24 grade timber beams connected together with minimum end bearings of 150mm.

Structural lintels over window & door openings formed with triple 50mm x 150mm C24 grade beams connected together with minimum end bearings of 150mm.

150mm x 50mm C24 grade head/wall plate to studwork.

150mm x 150mm C24 grade timber structural columns within external studwork wall construction as indicated on plan in accordance with Structural Engineers calculations & specification to support trusses & ridge beam, etc.

PITCH ROOF CONSTRUCTION:

Plain roof tiles, colour & type to match existing main dwelling on 25mm x 38mm treated S.W. battens @ manufacturer's recommended spacing or Tylek or similar approved breather membrane on 50mm external plywood sheathing on 50mm x 150mm C24 grade timber rafters @ max 400mm cts. (35° pitch)

All rafter feet to be mechanically fixed down over 150mm x 50mm C24 grade timber wall plates.

Structural ridge beam formed with 2x200mm x 50mm C24 grade timber joists bolted together with M12 bolts & washers @ max 600mm cts.

Ridge beam to be supported on 150mm x 150mm C24 grade timber post/columns within studwork walls etc. as indicated in accordance with Structural Engineers calculations & specifications.

Trusses to be formed with 150mm x 150mm C24 grade or oak timber members as indicated to Structural Engineers specification.

Lateral restraint to be provided to external wall structure with 30mm wide galvanised m.s. straps built into external stud wall construction & taken up over wall plates @ max 1800mm cts. Noggins to be provided where straps cross - over rafter.

STUD PARTITIONS:

50mm x 150mm timber vertical studs @ max 600mm cts on 150mm x 50mm timber sole & head plates. Voids to be filled with 100mm Rockwool insulation batts & covered with 12.5mm plasterboard & skim coat.

All studwork timbers to be pre-treated with preservative.

WINDOWS & DOORS:

All windows & bi-fold door units to be slim style grey anthracite powder coated aluminium construction double glazed.

Glazing to doors & fixed side panels etc, or glazing between finish floor level & 800mm above that level in any external or internal walls to be laminated or toughened all in accordance with BS 6206-1981.

External timber doors to be softwood ledge braced & framed type.

JOINERY:

All roof, external studwork & internal stud work timbers to be pre-treated with preservative.

All structural timbers to be C24 grade or equivalent.

ELECTRICAL INSTALLATIONS:

All electrical installations to clients requirements & to be carried out strictly in accordance with current IEE Regulations.

All relevant electrical work to meet the requirements of Approved Document 'P' of the Current Building Regulations & that the appropriate certificate is to be issued by Electrical Contractor when work is completed.

New socket outlets set at minimum of 450mm above finish floor level.

New light switches to be located at a maximum of 1200mm above finish floor level.

All light fittings to be energy efficient type. Position of fittings to be agreed with clients.

GENERAL NOTES:

All dimensions to be checked & verified by Builder prior to any work commencing on or off site & any discrepancy to be reported to Architect/Supervising Officer for final resolution.

All building works & components to be in accordance with Robust Construction Details TSO 2001 with respect to limiting thermal bridging & air leakage.

All work to be carried out strictly in accordance with current Building Regulations & to full satisfaction of Building Control Officer/Surveyor.

Revisions
A General revisions to align with new Floor Plan Layout
September 2025

**Glebe House
Church Hill
West Hoathly
West Sussex**

**Construction Details and
Sections for Proposed
Replacement Pool House**

A.D. WALSH DEVELOPMENTS
Architectural Consultants
Alescroft,
Lewes Road, Scaynes Hill,
West Sussex RH17 7PG
Tel: (01444) 831777

Scale: 1:50
Drawing No: 123/755/16
Date: September 2025
Drawn: MWD

