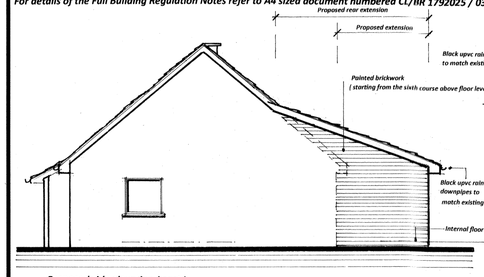
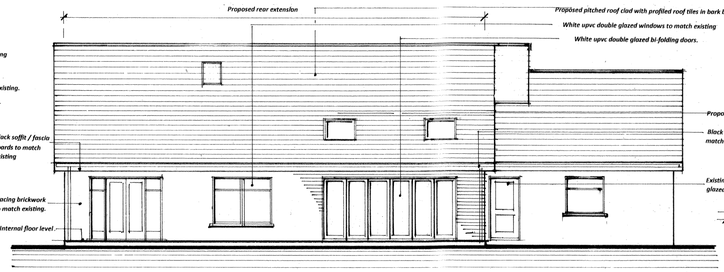
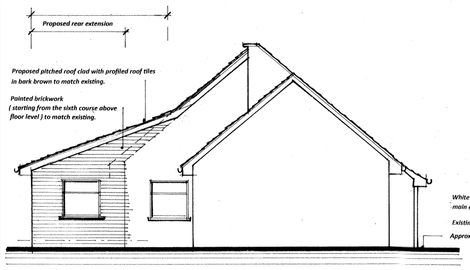
For details of the Full Building Regulation Notes refer to A4 sized document numbered CL/BR 1792025 / 03.



Proposed side elevation (east)



Proposed rear elevation (south)



Proposed side elevation (west)

Proposed front elevation (north)

New 20degree roof pitch, it is assumed that the existing tiles are Redland Regent (which can go down to a minimum pitch of 17.5degree pitch, this to be checked on site prior to the start of work on site)

All structural and exposed timber is to be treated with preservative against rot and infestation in accordance with BS Codes of Practice 98.

Timber roof structures to be fixed in accordance with B.S Codes of Practice No CP3 and CP112.

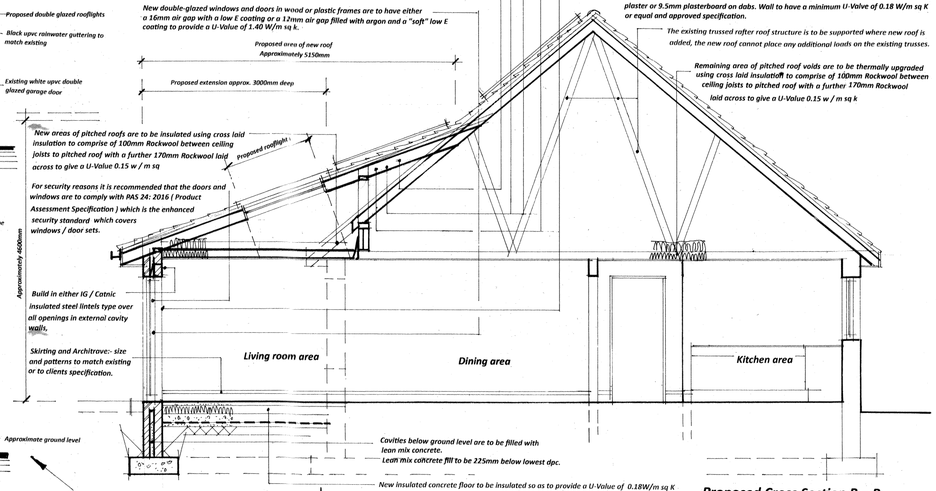
New timber pitched roofs are to have rafters and ceiling joists (specified / detailed by the appointed structural engineer) at maximum 400mm centres, pitch is to match the existing main roof. New roof tiles are to match existing on 38mm x 25mm tanalised battens and type IF roofing felt.

New double-glazed windows and doors in wood or plastic frames are to have either a 16mm air gap with a low E coating or a 12mm air gap filled with argon and a "soft" low E coating to provide a U-Value of 1.40 W/m sq k.

New exterior walls are to be- constructed as full fill cavity insulation construction comprising of 100mm brick outer leaf with 90mm Kingspan Kooltherm K106 or 90mm insulation within cavity. Inner leaf 100mm Toplite blocks (eg Toplite standard 3.5N or Toplite GTI 2.8N or Thermalite Sheild or equal and approved). Internal finish to be 13mm lightweight plaster or 9.5mm plasterboard on dabs. Wall to have a minimum U-Valve of 0.18 W/m sq K or equal and approved specification.

The existing trussed rafter roof structure is to be supported where new roof is added, the new roof cannot place any additional loads on the existing trusses.

Remaining area of pitched roof voids are to be thermally upgraded using cross laid insulation to comprise of 100mm Rockwool between ceiling joists to pitched roof with a further 170mm Rockwool laid across to give a U-Value 0.15 w / m sq k



Proposed Cross Section B – B.

Rainwater downpipes are to discharge into the existing garden soakaway, however if found to be inadequate then a new 1000mm diameter garden soakaway is to be constructed at least 5000mm away from building.

Double glazed French doors to provide a U-Value of 1.2W/m sq K

Build in either IG / Catnic insulated steel lintels type over all openings in external cavity walls, where inner leaf does not exceed 100mm and cavity does exceed 65mm. Use appropriate height lintel to suit opening.

Dotted line of double glazed rooflights above (indicated are MK08 780mm x 1400mm)

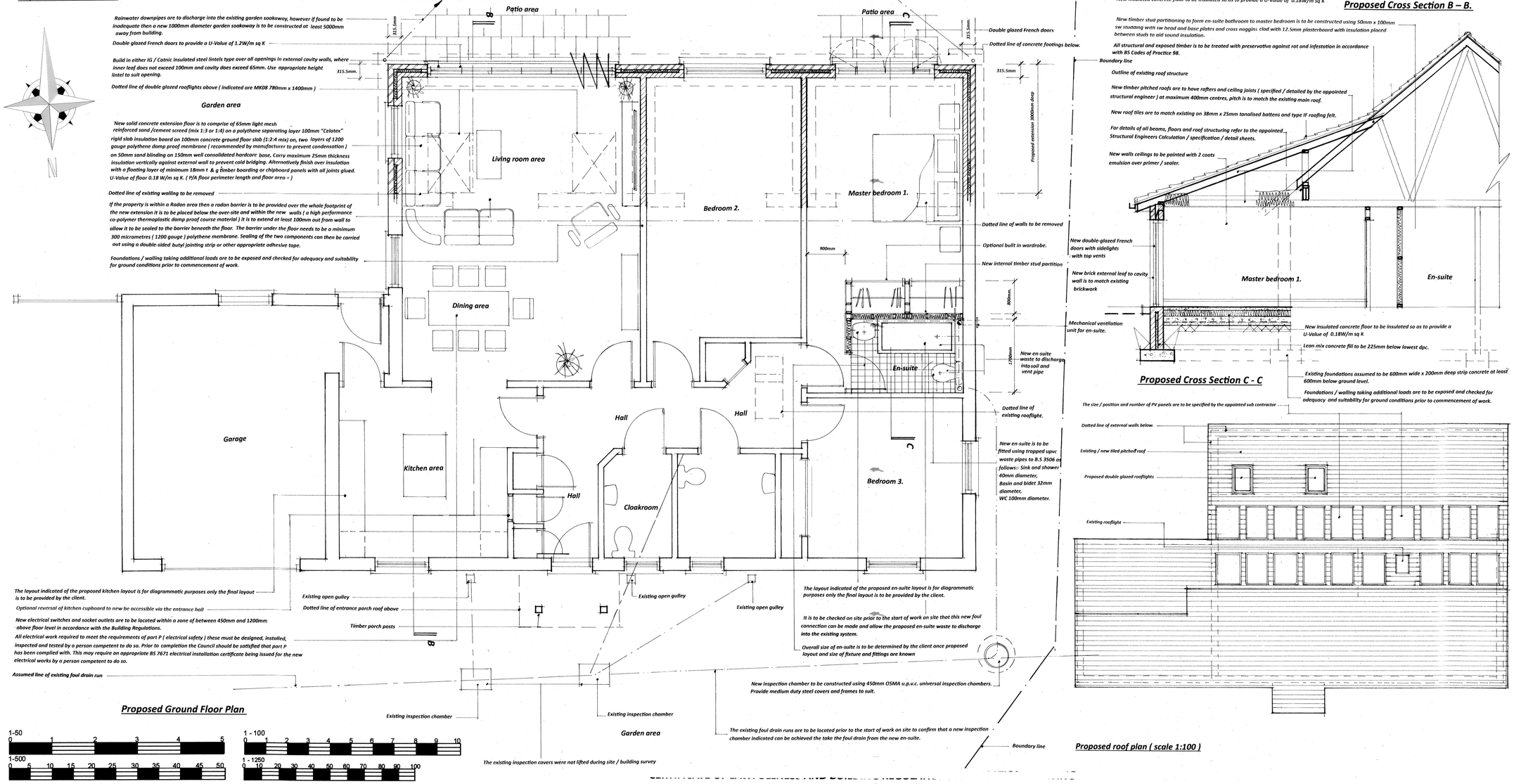
Garden area

New solid concrete extension floor is to comprise of 65mm light mesh reinforced sand /cement screed (mix 1:3 or 1:4) on a polythene separating layer 100mm "Celotex" rigid slab insulation board on 100mm concrete ground floor slab (1:2:4 mix) on, two layers of 1200 gauge polythene damp proof membrane (recommended by manufacturer to prevent condensation) on 50mm sand blinding on 150mm well consolidated hardcore base. Carry maximum 25mm thickness insulation vertically against external wall to prevent cold bridging. Alternatively finish over insulation with a floating layer of minimum 18mm t & g timber boarding or chipboard panels with all joints glued. U-Value of floor 0.18 W/m sq K. (P/A floor perimeter length and floor area =)

Dotted line of existing walling to be removed

If the property is within a Radon area then a radon barrier is to be provided over the whole footprint of the new extension it is to be placed below the over-site and within the new walls (a high performance co-polymer thermoplastic damp proof course material) it is to extend at least 100mm out from wall to allow it to be sealed to the barrier beneath the floor. The barrier under the floor needs to be a minimum 300 micrometres (1200 gauge) polythene membrane. Sealing of the two components can then be carried out using a double-sided butyl jointing strip or other appropriate adhesive tape.

Foundations / walling taking additional loads are to be exposed and checked for adequacy and suitability for ground conditions prior to commencement of work.



Proposed Ground Floor Plan

1-50 0 1 2 3 4 5

1-500 0 5 10 15 20 25 30 35 40 45 50

1 - 100 0 1 2 3 4 5 6 7 8 9 10

1 - 1250 0 10 20 30 40 50 60 70 80 90 100

New timber stud partitioning to form en-suite bathroom to master bedroom is to be constructed using 50mm x 100mm sw studding with sw head and base plates and cross noggins clad with 12.5mm plasterboard with insulation placed between studs to aid sound insulation.

All structural and exposed timber is to be treated with preservative against rot and infestation in accordance with BS Codes of Practice 98.

Boundary line

Outline of existing roof structure

New timber pitched roofs are to have rafters and ceiling joists (specified / detailed by the appointed structural engineer) at maximum 400mm centres, pitch is to match the existing main roof.

New roof tiles are to match existing on 38mm x 25mm tanalised battens and type IF roofing felt.

For details of all beams, floors and roof structuring refer to the appointed Structural Engineers Calculation / specification / detail sheets.

New walls ceilings to be painted with 2 coats emulsion over primer / sealer.

Proposed Cross Section C - C

Proposed roof plan (scale 1:100)

Notes:

1/. This drawing is the copyright of SDR Designs Architectural Services and cannot be reproduced without written authority.

2/. This drawing should be considered preliminary, as it may form part of a planning application and / or be subject to Building Regulation Approval. No building work should commence until the relevant approvals as required by law have been obtained.

3/. This drawing, if appropriate, should be read in conjunction with the Structural Engineers Drawings and calculations and the Building Regulations Specification. Any discrepancies found between associated documentation should be notified immediately in writing to SDR Designs Architectural Services for clarification prior to any building work end / or any off-site fabrication work being carried out.

4/. Whilst every effort has been made to identify existing visible underground drainage / services, it is the contractor's responsibility to ensure a survey is carried out to verify and identify any underground drainage / services prior to the carrying out of any excavation work.

5/. Whilst every effort has been made to ensure dimensions are correct, it is the contractor's responsibility to check all dimensions on site prior to any building work and / or any off-site fabrication work being carried out.

6/. All works are to be carried out in accordance with current Building Regulations, British Standards, Codes of Practice, manufacturers recommendations and to the approval of the inspecting building control officer, including the issuance of all requisite notices and the provision of appropriate certificates of testing and commissioning on completion.

7/. It is the clients responsibility to employ a Primary Contractor and to ensure all building work is carried out in compliance with current Construction Design and Management (CDM 2015) Regulations and current Health and Safety Legislation.

8/. The client should ensure that their Buildings / Contents Insurance company is notified of the relevant building works being undertaken on their property.

9/. The contractor is to ensure that the completed building is exactly as dimensioned and a completion certificate is issued by The Local Authority Building Control Department.

	Date	Revisions

copyright

SDR Designs

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Client

Mr & Mrs J. Rotheray.

Job Title

Proposed pitched roof rear extension, and internal alterations.
(to form larger living / dining room, bedroom 2., bedroom 1. and en-suite bathroom added to bedroom 1.)
6, Oakenfield
Burgess Hill.
RH15 8SJ
Sussex.

Drawing Title

Proposed Ground Floor Plan, Elevations, Roof Plan and Cross Sections B – B & C – C.

Scale *1:50 & 1:100 @ A1.*

Date *October 2025*

Drawn *SLW.*

PROPOSED INFORMATION

Drg. No. ***CL/BR 1792025 / 02.***

Rev.

Paper Size A1