

Drawing Specific Notes:

Where named products are proposed on these drawings, the manufacturer's typical details should be adhered to in the first instance, from which these details have been drawn. If there is found to be a discrepancy between the drawings and the manufacturer's details, the PM must be informed by the contractor prior to proceeding. The manufacturer's details will take precedence and should be followed unless otherwise agreed.

Red dimensions and text indicate setting out notes.

Foundations and ground floor designs to be amended as necessary in accordance with LABC/ NHBC guidance for building on clay soils near trees.

Structural Engineers details are to take precedence with all specifications.

All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

The extension should meet the following Minimum U values

Wall	0.18 W/m²K
Roof	0.15 W/m²K
Floor	0.18 W/m²K

All dimensions and particulars are to be checked on site before work commences and any discrepancy to be reported to PM Home Consultants. This drawing can be scaled for Planning purposes. **DO NOT SCALE** this drawing for setting out, use written dimensions only. Any work commenced before Council approval is at the Clients risk

An opening or recess greater than 0.1m² shall be at least 550mm from the supported wall (measured internally).

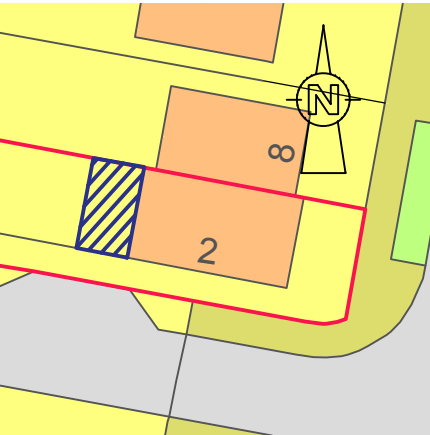
All external finished to match the materials of the current dwelling.

Soak away size based on plan area 16.2m² utilising create soak away. Soakaway capacity to hold maximum daily rainfall (taken as 40mm)

Volume required = 16.2 x 0.040 = 0.648m³ - Using typical pre-formed storage cells 1.0x0.5x0.4=0.2m³ - No. of cells= 0.648/0.2 = 4 no cells.

Therefore, the soakaway to be 1.0m below invert of pipe, with a minimum of 4 cells. See the manufacturer's details for lining materials and backfill.

Location Key:



Install low energy light fittings that only take lamps having a luminous efficiency better than 80 lumens per circuit watt. All fixed to have lighting capacity (lm) 185 x total floor area, to comply with Part L of the current Building Regulations and the Domestic Building Services Compliance Guide.

Foundations to be 600mm wide and minimum 1000mm below ground level into to the satisfaction of the builder control officer. New foundations to be tied into existing foundations using 4 no. H16 bars 600mm long resin fixed into existing by 300mm and cast into new

New/extended heating and lighting to comply with Approved Document L - boiler efficiency, TRV's to radiators/zone controls, energy efficiency lighting etc. Lamps to energy efficient lighting to achieve better than 75 lumens/circuit watt.

Mains operated linked smoke alarm detection system to BS EN 14604 and BS 5839-6:2019 to at least a Grade D category LD3 standard. System to be mains powered with battery back up. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/storeys and within 3m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

Drainage system is totally separate - Crate soakaway to be 0.648m² in size installed to manufactures specification. All soakaways must be sited at least 5m from any building or road and preferably at least 2.5m from any boundary

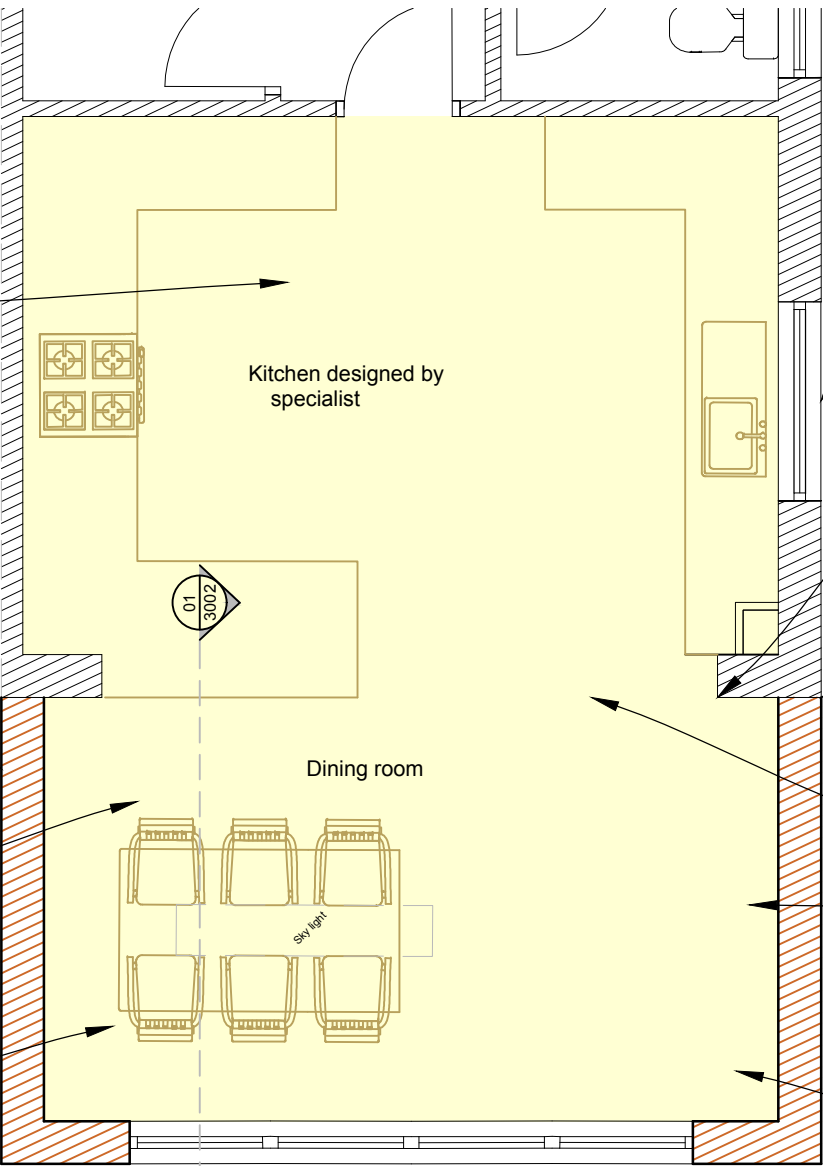
All branch pipes and fittings to be polypropylene rigid push fit supplied by hepworth plumbing with a fall of 1:80

All sub soil drainage to be laid with bedding and backfill as specified by as per APPROVED DOC H, diagram 10(flexible pipes)

Scale in Metres



for 1:50



01 3002 Floor plan - As Proposed 1:50 (at A3)

As part of the kitchen redesign, the existing window will be reduced in size and the cill raised to accommodate the new kitchen worktop layout. The void beneath the new window opening will be infilled with new brickwork, carefully keyed in and matched to the existing brickwork in both type, size, and colour to ensure a seamless appearance. The new window will be of the same style, colour, and height as the existing bathroom window, maintaining consistency with the property's overall aesthetic

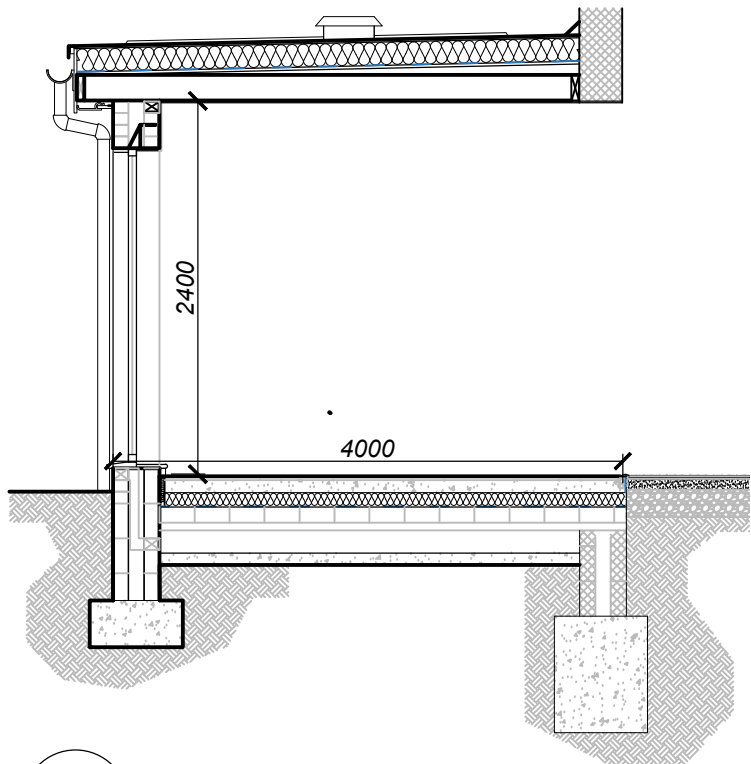
47x150 C24 timber wall plate fixed into existing buildings masonry wall with M10 resin anchors at 450mm ctrs to support hangers, fully nailed to rafters to resist roof spread.

Cavities in new wall to be made continuous with existing, where possible, to ensure continuous weather break. If a continuous cavity cannot be achieved, where new walls abuts the existing walls provide a movement joint with vertical DPC. All tied into existing construction with suitable proprietary stainless steel starter profiles.

Cavity tray required where extension roof abuts existing first floor masonry wall.

New habitable rooms to have background ventilation equivalent to 8000mm². Open plan kitchen living room to have a minimum of three No. background vents (3 x 8000mm²)

47 x 150 C24 roof joists @ 600mm C/C (Double up either side of roof lights)



02 3002 Section One - As Proposed 1:50 (at A3)



Proteus Management Architectural Services

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Project:
Proposed single storey rear extension at 2 Gordans Way, Pease Pottage, Crawley, RH11 9SJ

Drawing Title:
Proposed ground floor detailed floor plan

Drawing Number:	Date:	Revision:
096b/3002	25/07/25	A

Scale: (at A3)	Status:
1:50	Planning Permission

Client:
Mr & Mrs Buckstone