

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.

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 bedroom doors and 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.

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 building 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. The drawing must be read in conjunction with all other related drawings and documentation.

Cavity trays with stopped ends and weepholes, minimum 2No per opening and at 900mm centres to be provided over lintels in external cavity walls.

Drainage where passing through the substructure to be in accordance with AD H H1 diagram 7 to include where linteled over a 50mm air space all round the pipe and suitably masked or short length of pipe bedded in wall with joints formed within 150mm of either wall face and adjacent rocker pipes a maximum of 600mm in length. (Para 2.23, 2.24 and diagram 7).

Doors and external cills to be installed to manufacturers specification. New internal cill to be formed and fixed to structural cill with builders caulk dabs. To project by 25mm to the front and sides of the internal window reveal. Insulated cavity closer's to be fitted to all openings.

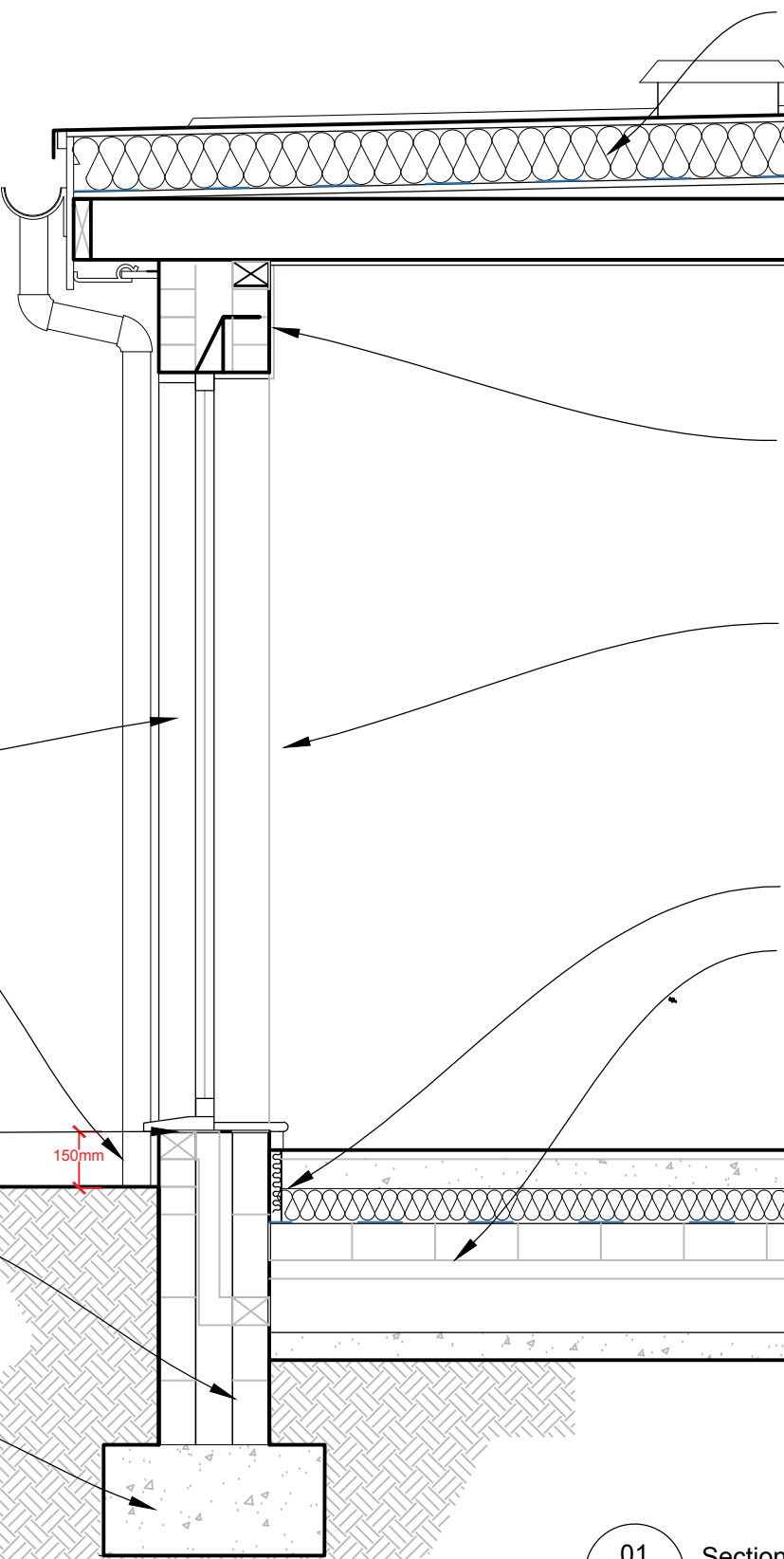
If the the new extension cannot be drained into existing drainage system a crate soakaway system required. All soakaways must be sited at least 5m from any building and preferably at least 2.5m from any boundary as per APPROVED DOC H. Drainage system is totally separate

All branch pipes and fittings to be polypropylene rigid push fit 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)

Hyload D.P.C. to inner and outer leaves, 150mm above external ground level. D.P.C not to bridge the cavity

All new walls below ground to be constructed using blockwork compliant with BS EN 771 and suitable for below ground level or semi engineering brickwork. Walls to be built using 1:4 masonry mortar mix or equal approved specification to BS EN 1996-1-1. Cavities below ground level to be filled with lean mix concrete min 225mm below damp proof course. Or provide lean mix backfill at base of cavity wall (150mm below damp course) laid to fall to weepholes.

Provide minimum 300 mm x 600mm concrete foundation, concrete mix to conform to BS EN 206:2013 and BS 8500-2. All foundations to be a minimum of 1000mm below ground level, exact depth to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2010 Building Regulations A1/2 and BS 8004:2015 Code of Practice for Foundations. Ensure foundations are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be min 600mm below ground level. Sulphate resistant cement to be used if required. Please note that should any adverse soil conditions be found or any major tree roots in excavations, the Building Control Officer is to be contacted and the advice of a Structural Engineer should be sought.New foundations to be tied into existing with 4 no h16 bars minimum 300mm embedment into existing footings with resin anchors.



WARM FLAT ROOF (imposed load max 1.0 kN/m² - dead load max 0.75 kN/m²)To achieve U value 0.15 W/m²K Roof surface to be 3 layer high-performance roofing felt achieving BROOF(t4) designated fire rating for surface spread of flame with mineral-finished top layer for UV and weather resistance, in accordance with BS EN 13707:2013, on 18mm external quality ply (ply optional, see manufacturer's details) over 150mm Celotex XR4000 insulation.Insulation to be installed over a vapour control layer (VCL) and fixed to 18mm exterior-grade plywood laid on firrings to create a 1:40 fall. Roof structure to comprise 47 x 145mm C24-grade timber joists at 400mm centres, with a maximum span of 3.22m (refer to Structural Engineer's details for confirmation of sizes). Underside of joists to be fitted with a vapour barrier and finished with 12.5mm plasterboard and a plaster skim coat. A cavity tray is to be installed where the new roof meets the existing structure. Provide restraint to flat roof by fixing of 30 x 5 x 1200mm ms galvanised lateral restraint straps at maximum 2000mm centres fixed to 100 x 50mm wall plates and anchored to wall.

Lateral restraints to be provided to the gable wall where parallel at first floor, ceiling joist and rafter level with suitable 30x5mm galvanised mild steel straps built in at maximum 2m centres and taken over 3No joists/rafters with timber noggin support beneath the full length of the strap and floor joists being built in or supported on restraint type hangers to provide lateral restraint to walls at right angles.

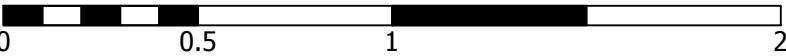
Wall Build U-value = 0.18 W/m².K: FULL FILL CAVITY WALL To achieve minimum U Value of 0.18 W/m²K (actual U Value achieved 0.16 W/m²K) New cavity wall to comprise of 103mm suitable facing brick. Full fill the cavity with 115mm Celotex Thermaclass Cavity Wall 21 as manufacturer's details. Inner leaf to be 100mm lightweight block, 0.45 W/m²K. Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1:6 cement mortar.Vertical joints in the board must be staggered and all joints tightly butted.All details including corner and junction to be as relevant BBA certificate.Location to be assessed for suitability of insulation boards.10mm cavity to be provided if required.

Perimeter insulation around screed to prevent thermal bridging.

SUSPENDED BLOCK AND BEAM FLOOR To meet min U value required of 0.18 W/m²K - P/A ratio 0.5 Remove top soil and vegetation and apply weed killer – provide 50mm concrete ground cover if required by Building Control. The underside of beams to be not less than 150mm above the top of the ground. PCC beams to be supplied and fixed to beam manufacturer's plan, layout and details (details and calculations to be sent to Building Control for approval before works commence). Beam to have a minimum bearing of 100mm onto DPC and load bearing walls. Provide concrete blocks to BS EN 772-2, wet and grout all joints with 1:4 cement/sand mix. Provide double beams below non-load bearing partitions. Lay 1200g DPM/radon barrier over beam and block floor, with 300mm laps double welted and taped at joints and service entry points using radon gas proof tape. Lay floor insulation over DPM, 90mm Celotex GA4000 applied as a rigid material. 25mm insulation to continue around floor perimeters to avoid thermal bridging. Lay 500g separating layer over insulation and provide 75mm sand/cement screed over and prepare for floor finishes as required. The top surface of the ground cover under the building shall be above the finished level of the adjoining ground. Ventilation - Provide cross-ventilation of the under floor to outside air by ventilators in at least 2 opposite external walls of the building. Ventilation openings having an opening area of 1500mm² per metre run of perimeter wall or 500mm² per square metre of floor area, whichever is the greater. Sleeper walls shall be of honeycombed construction or have provision for distribution of ventilation

01 Section 1 - As Proposed
3020 1:20 (at A3)

Scale in Metres



for 1:20



Proteus Management
Architectural Services

07921693510
www. ProteusManagement.co.uk

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

Drawing Title:
Proposed section details

Drawing Number:	Date:	Revision:
096b/3020	25/07/25	A

Scale: (at A3)	Status:
1:20	Planning Permission

Client:
Mr & Mrs Buckstone