

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

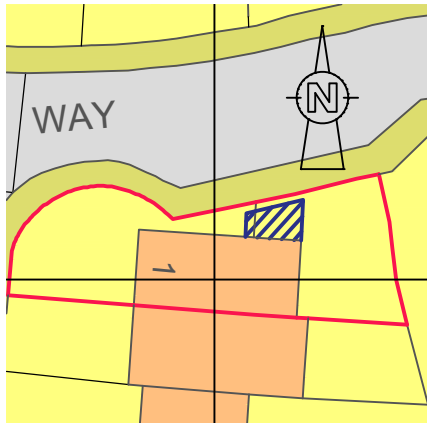
All dimensions and particulars are to be checked on site before work commences and any discrepancy to be reported to PM Home Consultants. This drawing can be scaled for Planning purposes. **DO NOT SCALE** this drawing for setting out, use written dimensions only. Any work commenced before Council approval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

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

Location Key:



Window and door to client specification - All to be glazed in 16mm (Low E) 'Pilington K' or equivalent Argon filled sealed units doubled glazed. Glass to critical areas to be toughened or safety glass to BS 6206. All first floor habitable rooms to be fitted with egress windows with a minimal opening of 450 x 735 mm : bottom of opening to be between 800 - 1100mm from FFL.

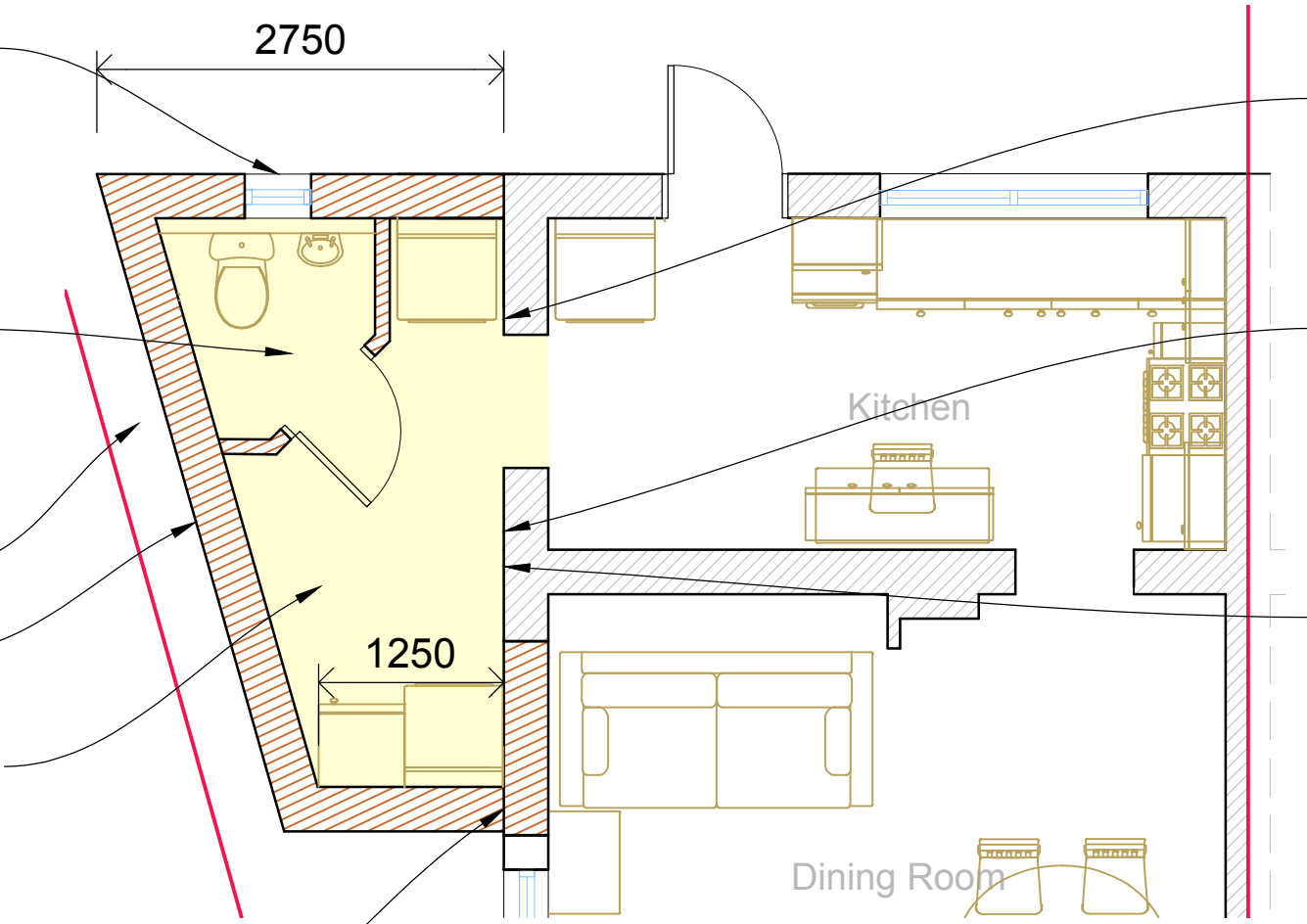
Install low energy light fittings that only take lamps having a luminous efficiency better than 80 lumens per circuit watt. All fixed to have lighting capacity (lm) 185 x total floor area, to comply with Part L of the current Building Regulations and the Domestic Building Services Compliance Guide.

Foundations to be 600mm wide and minimum 1100mm below ground level.

Humidity activated extractor fan to be located in the rear wall(min 30ltrs/sec)

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.

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.



New/extended heating and lighting to comply with Approved Document L - boiler efficiency, TRV's to radiators/zone controls, energy efficiency lighting etc

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.

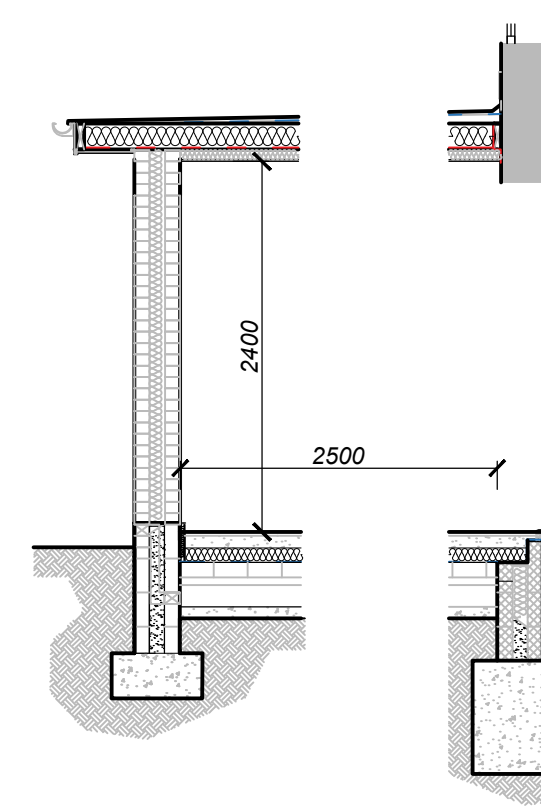
Cavity tray required where extension roof abuts existing first floor masonry wall. Provide cavity trays over openings and where roofs abut walls. All cavities to be closed at eaves and around openings using Thermabate or similar non combustible insulated cavity closers. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.

01
3001 Floor plan - As Proposed
1:50 (at A3)

Scale in Metres



for 1:50



02
3001 Section - As Proposed
1:50 (at A3)



Proteus Management
Home Extension Consultants

Project:

Proposed Side extension at 1 Garton Close, Ifield. RH11 0UB

Drawing Title:

Proposed detailed floor plans

Drawing Number:

128/3001

Date:

01/05/26

Revision:

B

Scale: (at A3)

1:50

Status:

Planning Permission

Client:

Mr & Mrs Taylor