General Notes -

External Walls-

TBC with Oak Frame Supplier

Internal walls-

Partitions formed with 100mm x 50mm regularized studs at 400mm centres with noggins at midpoint.

Provide mineral wool sound insulation between studs.

12.5 wallboard with skimmed finish to stud walls. Moisture resistant to wet areas.

External Doors & Windows-

New doors & windows to match existing.

All new replacement doors & windows glazed with safety glass in accordance with BS 6206 & BSEN 12600.

Structural work-

TBC with Oak Frame Supplier.

Sizes & layout to structural engineers deign.

Means of Escape-

Escape windows to First floor Bedrooms to achieve min clear opening area of 0.33m2 with min clear width of 450mm.

Interlinked smoke detectors to be powered by independent circuit (battery back-up to be provided) (S)

Ventilation

in accordance with approved document F table 5.1a Extract Ventilation rates

(F) INTERMITTENT EXTRACT (Extract fans with humidistat ducted to external air)

Room	Minimum rate
Kitchen	30 l/s adjacent to hob or 60 l/s elsewhere
Utility room	30 l/s
Bathroom	15 l/s
Sanitary accommodation	6 l/s

All wet rooms to have min. 10mm air gap under door.

Provide min 5000mm2 background ventilation to habitable rooms.

Provide purge ventilation with openable windows and/or external doors equivalent to 1/20 of the floor area to all habitable rooms.

Electrics

All electrical work to meet the requirements of approved document part P & must be designed, installed & tested by a person competent to do so. certificate of electrical installation to be issued on completion in compliance with BS: 7671)

Wall Legend

	Facing Brickwork
	90mm Celotex Thermaclass
	Thermal blockwork 3.5N/mm² 100mm thick
	Internal timber studwork

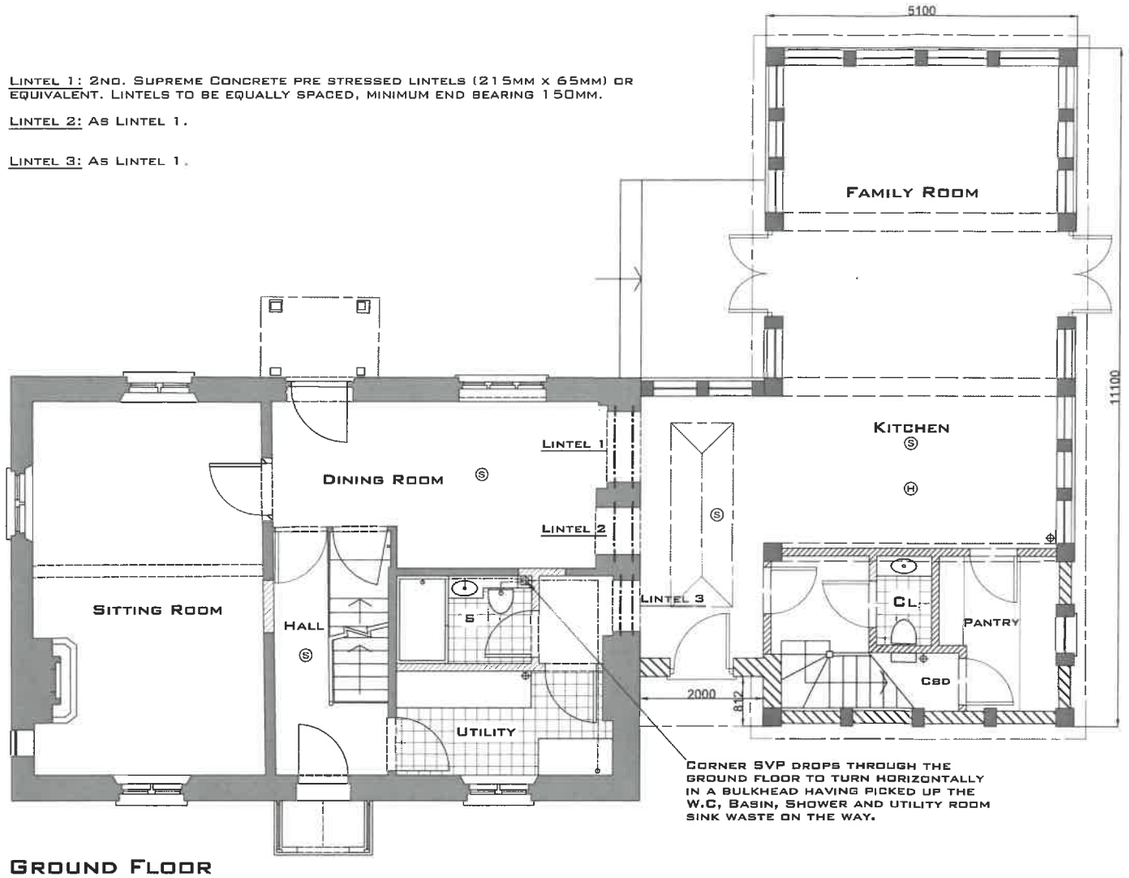
Note-

All dimensions to be checked on site by contractor prior to commencement.
All construction to be in accordance with current relevant trade/professional standards. Statutory requirements, product manufacturers specifications & details.
All construction work to be approved & agreed with local authority building control or approved inspector.
Information & Drawings to be read in conjunction with all relevant engineers & specialist information.

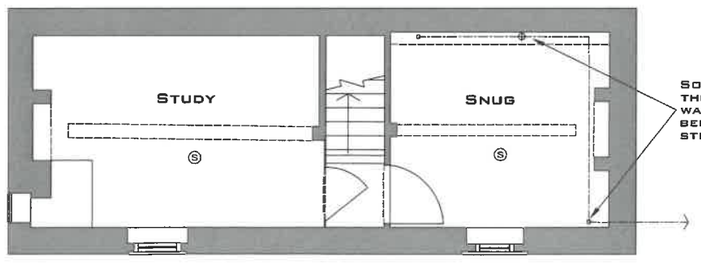
Lintel 1: 2no. Supreme Concrete pre stressed lintels (215mm x 65mm) or equivalent. Lintels to be equally spaced, minimum end bearing 150mm.

Lintel 2: As Lintel 1.

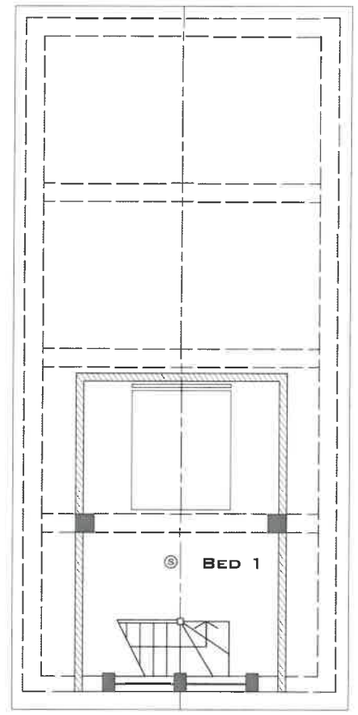
Lintel 3: As Lintel 1.



Ground Floor



Lower Ground



Mezzanine

1:50 0 1 2 3 4 5 6 7 8 9 10

Rev	Description	Date	Inital

Michael Wilson Restorations

Client: The Gladwins

Project: Palmers Lodge
West Chiltington
RH20 2LA

Title: Lower Ground/Ground Floor Plan & Mezzanine - Rev C

Date:	August 2024
Scale:	A1 1:50
Drawn:	GV
No.	112/210/10

General Notes -

External Walls-

TBC with Oak Frame Supplier

Internal walls-

Partitions formed with 100mm x 50mm regularized studs at 400mm centres with noggins at midpoint.

Provide mineral wool sound insulation between studs.

12.5 wallboard with skimmed finish to stud walls. Moisture resistant to wet areas.

External Doors & Windows-

New doors & windows to match existing.

All new replacement doors & windows glazed with safety glass in accordance with BS 6206 & BSEN 12600.

Structural work-

TBC with Oak Frame Supplier.

Sizes & layout to structural engineers deign.

Means of Escape-

Escape windows to first floor Bedrooms to achieve min clear opening area of 0.33m2 with min clear width of 450mm.

Interlinked smoke detectors to be powered by independent circuit (battery back-up to be provided) (S)

Ventilation

in accordance with approved document F table 5.1a Extract Ventilation rates

(F) INTERMITTENT EXTRACT (extract fans with humidistat ducted to external air)

Room	Minimum rate
Kitchen	30 l/s adjacent to hob or 60 l/s elsewhere
Utility room	30 l/s
Bathroom	15 l/s
Sanitary accommodation	6 l/s

All wet rooms to have min. 10mm air gap under door.

Provide min 5000mm2 background ventilation to habitable rooms.

Provide purge ventilation with openable windows and/or external doors equivalent to 1/20 of the floor area to all habitable rooms.

Electrics

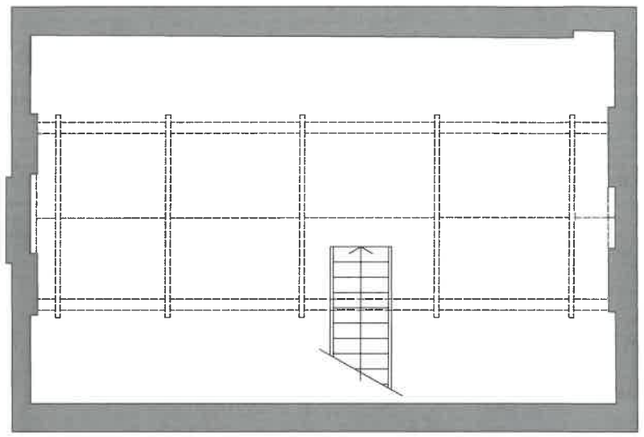
All electrical work to meet the requirements of approved document part P & must be designed, installed & tested by a person competent to do so. certificate of electrical installation to be issued on completion in compliance with BS: 7671)

Wall Legend

	Facing Brickwork
	90mm Celotex Thermaclass
	Thermal blockwork 3.5N/mm² 100mm thick
	Internal timber studwork

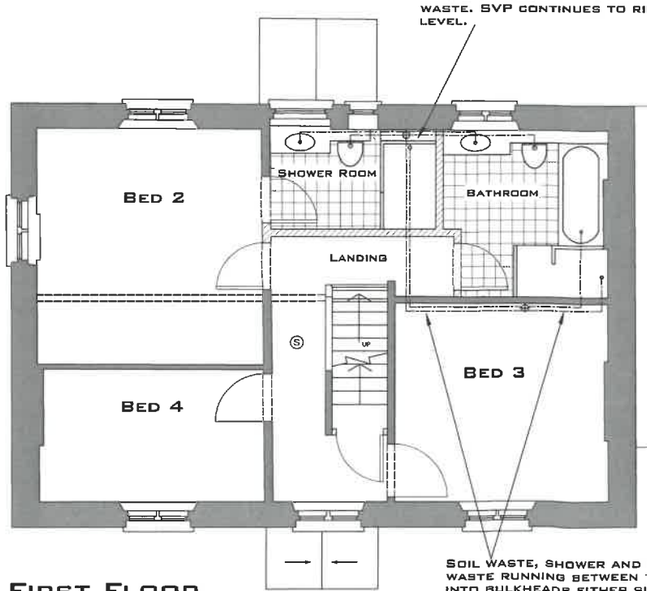
Note-

All dimensions to be checked on site by contractor prior to commencement.
All construction to be in accordance with current relevant trade/professional standards. Statutory requirements, product manufacturers specifications & details.
All construction work to be approved & agreed with local authority building control or approved inspector.
Information & Drawings to be read in conjunction with all relevant engineers & specialist information.



Second Floor

2 Basins and 2 W.c's run into SVP which drops to between the floor joists alongside the shower waste. SVP continues to ridge level.

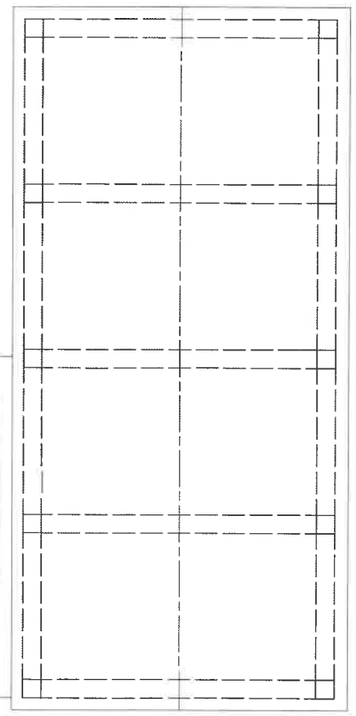


First Floor

Soil waste, shower and bath waste running between the joists into bulkheads either side of central 100mm SVP dropping in corner of shower room.

1:50

0 1 2 3 4 5 6 7 8 9 10



Rev	Descripton	Date	Inital

Michael Wilson Restorations

Client: The Gladwins

Project: Palmers Lodge
West Chiltington
RH20 2LA

Title: First & Second Floor Plan - Rev C

Date: August 2024
Scale: A1 1:50
Drawn: GV

No. 112/210/11



West

47.000m A.O.D



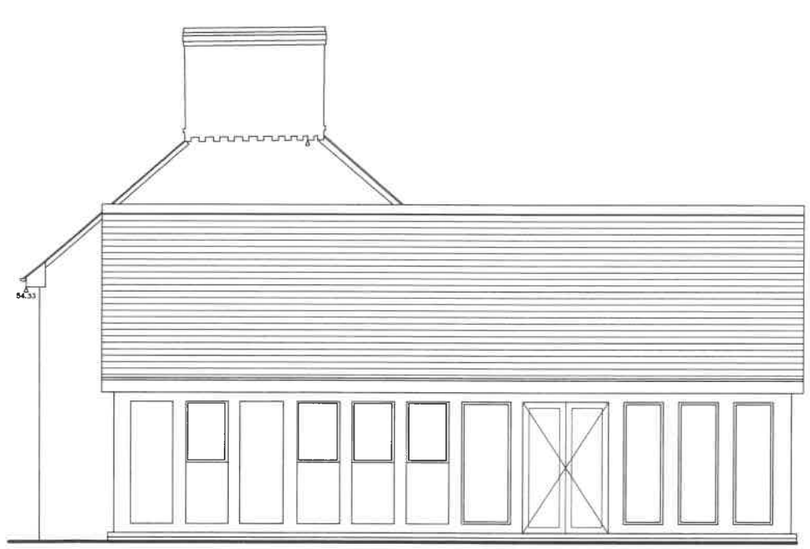
South

47.000m A.O.D



East

47.600m A.O.D



North

47.000m A.O.D

1:50

0 1 2 3 4 5 6 7 8 9 10

Rev	Descripton	Date	Inital

Michael Wilson Restorations

Client: The Gladwins

Project: Palmers Lodge
West Chiltington
RH20 2LA

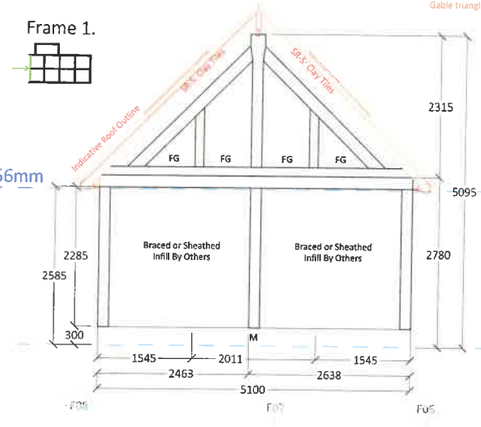
Title: Elevations - Rev C

Date:	August 2024
Scale:	A1 1:50
Drawn:	GV

No. 112/210/13

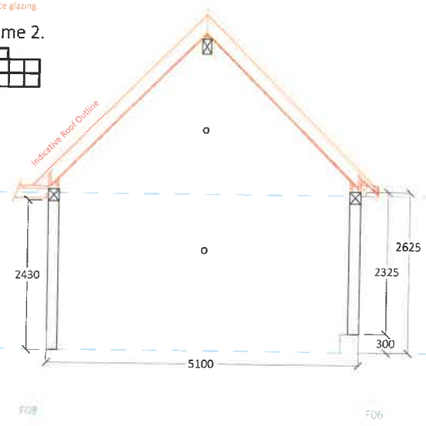
IMPORTANT NOTES: The Masonry Levels and Post Plan in this set of drawings is not an engineered foundation design and is to be read in conjunction with any additional foundation and building regulations drawings. It shows only the levels and positions at which the superstructure sits. You, the client, are to seek a suitable substructure foundation design from an engineer. Your builder will typically have a preferred foundation designer they can recommend. Oakwrights do not clean the oak frame, please refer to your aftercare pack from your project manager on details of how to clean your oak frame

Frame 1.



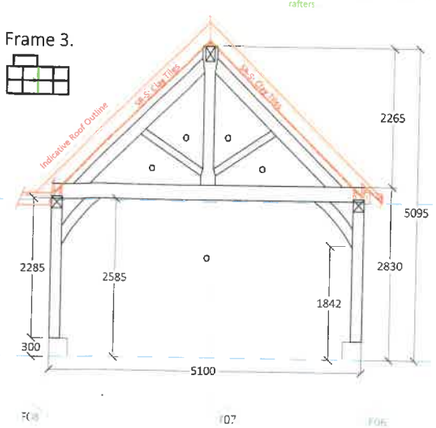
Wall plate depth increased to 195mm to leave more tolerance for eaves fitting.
Ridge depth increased to 245mm to catch rafters
Gable triangles changed to face glazing.

Frame 2.

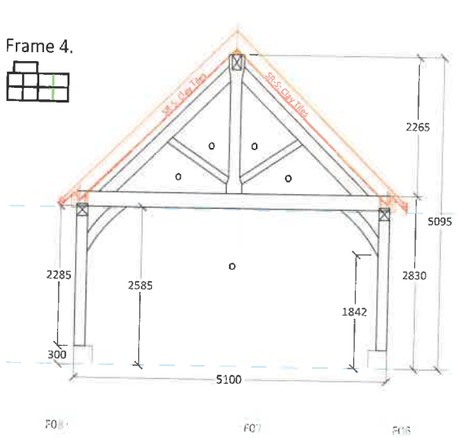


Wall plate depth increased to 195mm to leave more tolerance for eaves fitting
Ridge depth increased to 245mm to catch rafters

Frame 3.

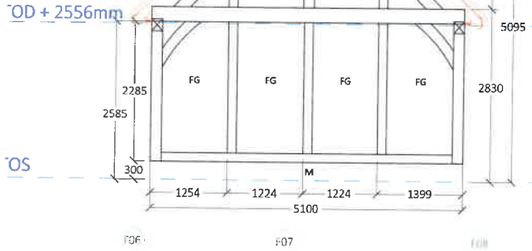


Frame 4.

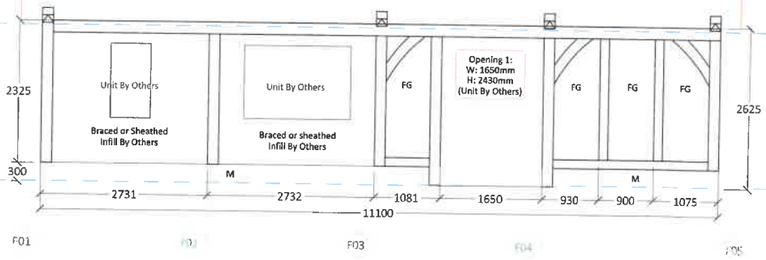


Wall plate depth increased to 195mm to leave more tolerance for eaves fitting
Ridge depth increased to 245mm to catch rafters.
Joinery heights reduced by 20mm due to wall plate increase.

Frame 5.

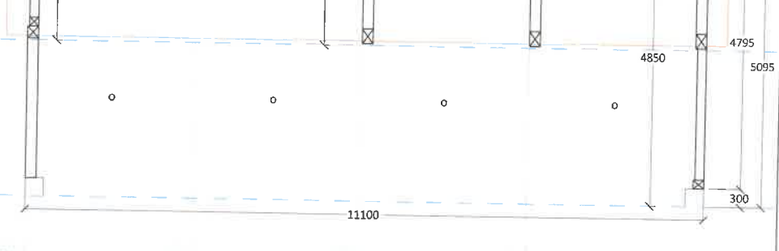


Frame 6.



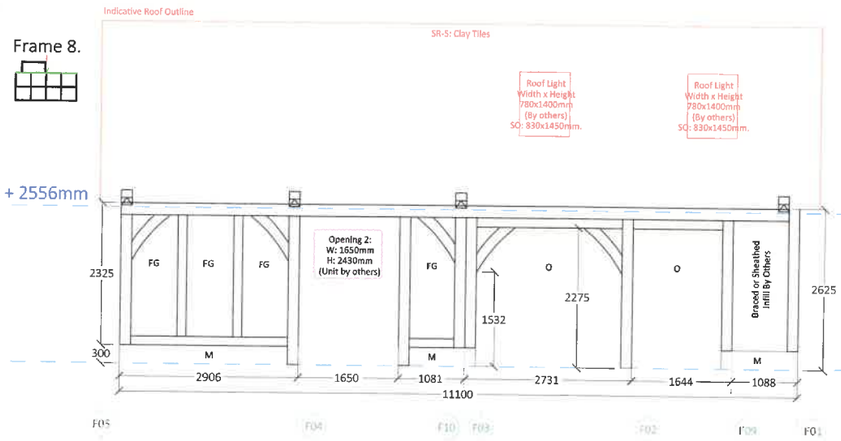
Wall plate depth increased to 195mm to leave more tolerance for eaves fitting
Ridge depth increased to 245mm to catch rafters
Joinery heights reduced by 20mm due to wall plate increase.

Frame 7.

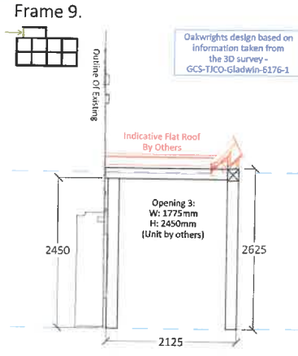


Wall plate depth increased to 195mm to leave more tolerance for eaves fitting
Ridge depth increased to 245mm to catch rafters.
Joinery heights reduced by 20mm due to wall plate increase.
Lower Eave depth changed to 400mm to maintain head height

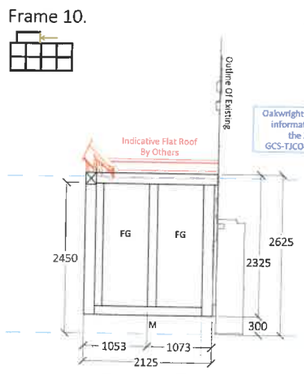
Frame 8.



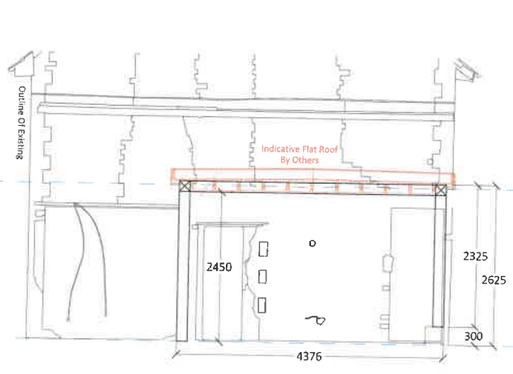
Frame 9.



Frame 10.



Frame 11.



KEY

BWK	Brickwork	Sw	Softwood by Others
DI	Door Opening - Internal	SWK	Stonework
Dx	Door Opening - External	TH	Tile Hanging
Dsf	Door Opening - Sliding/Folding	TOD	Top of Deck
FG	Face Glazing - External	TOS	Top of Screed
O	Open Space - No Detailing	SSL	Structural Slab Level
P	Infill Panel OW Type 3i	WW	Wrightwall
Pbs	Panel OW Type 3i - Brick Slips	WWN	Wrightwall Natural
SF	Glazed Opening - Sub-frames	WR	Wrightroof
REN	Render	WRN	Wrightroof Natural
GP	Garage Panel	WB	Weatherboarding
GP-FB	Garage Panel Fireboard	ROP	Room Over Panel
ESR-1	Exposed Softwood Rafters (1)	ROP-FB	Room Over Panel Fireboard
ESR-2	Exposed Softwood Rafters (2)	AW	Annex Wall
EOR	Exposed Oak Rafters	AW-FB	Annex Wall Fireboard
SR-S	Softwood Roof - Sprockets	HOR	Habitable Oak Roof
OR-S	Oak Rafters - Sprockets	SOF	Storage Over Floor
FR	Flat Roof	ROF	Room Over Floor

B	Please see notes.	14/03/25 OJC

CLIENT
Mr & Mrs Gladwin

SITE ADDRESS
Palmers Lodge
Broadford Bridge Road
West Chiltington
West Sussex
RH20 2LA

ISSUE STAMP
TJ CRUMP OAKWRIGHTS LTD
17 MARCH 2025
ISSUED ELECTRONICALLY

APPROVED - NAME, DATE, SIGNATURE

DEPARTMENT
FRAME & ENCAP DESIGN

TYPE
FRAME

DRAWING
Frames 1-11

ISSUE STATUS
APPROVAL

SCALE
1:50 @A1

DRAWN	CHECKED	DATE DRAWN
OJC	MA	13/12/24

DWG. NO.
OJC .6176 .F .01

REV.
B

OAKWRIGHTS®

DRAWING PRODUCED BY
T.J. Crump Oakwrights Ltd.
The Lakes, Swainshill,
Hereford, HR4 7PU
+44 (0) 1432 353353
enquiries@oakwrights.co.uk

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Note:
The Planning approved drawings have been followed for this design, unless otherwise stated by your Oakwrights frame designer. Should there be a departure from the Planning approved drawings, our recommendation is to secure a suitable planning amendment prior to any work starting on site.

The approved frame and encapsulation drawings supersede any building regulation drawings, planning drawings or any previous drawing issues in overall dimensions, timber sizes, positions of openings within encapsulation and details.

Once the design has been agreed and signed off it will be checked by an independent structural engineer who will provide the necessary structural calculations. The package value will increase whenever the structural engineer requests changes to the frame or encapsulation. Oak frames are produced using green timbers. As the oak dries, it will shrink by anywhere between 5 - 15% in section, which can cause shakes (cracking) and gaps in some joints. This does not affect the structural integrity of the frame. Any detail included in the drawings are generic. Please refer to contract appendices for details of Oakwrights responsibilities for the components in this drawing.

Prior to commencing on site erection, all parties must ensure they have read and understood the Oakwrights standard method statement and risk assessment in the Oakwrights site safety file. As site conditions may change, use of the information provided is at the discretion of the Oakwrights site foreman.

Do not scale from this drawing. All dimensions are to be checked on site.

All doors and windows are shown as the final structural size in the supplied panels. By signing off this set of drawings you are approving the size and location of the doors & windows.

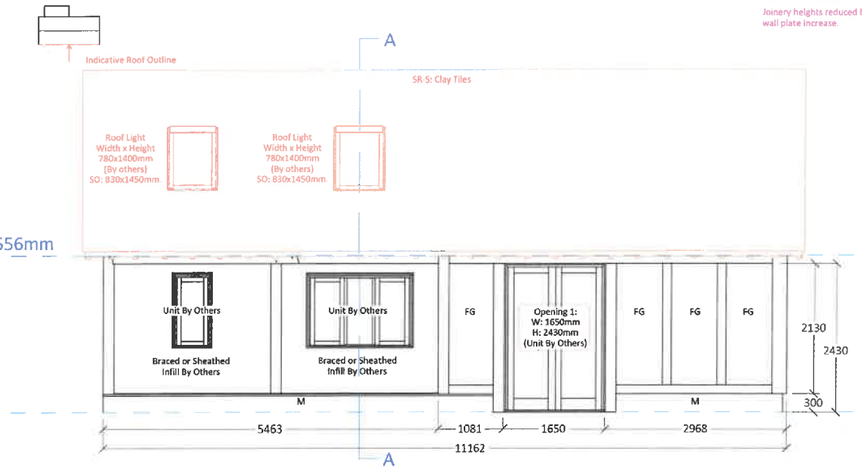
Oakwrights listed items as on order confirmation:

Pitched Roof Constructions:

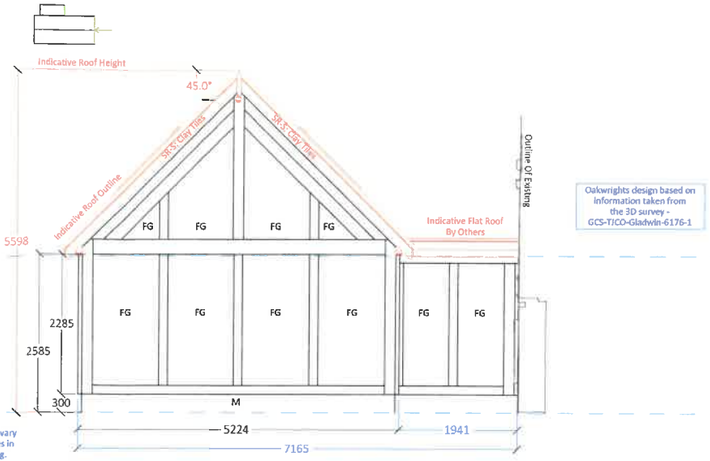
- Softwood Rafters, With Sprockets. (SR - S)
- Dimensions achieved to maintain head height by others
- Roof Finish
- Roofing Battens
- Roofing Membrane
- 160x25mm Counter Battens
- Breathable Membrane
- 150mm Insulation
- VCL
- Down Fire Lined Boards
- Timber Trusses C/C over Ceiling
- 44x145mm Ceiling Joists at 450 - 500mm ctr.
- Oak Eaves Detailing - Sprockets, Soffit Boards & Fascias.
- Oak Verge Detailing - Soffit Board, Verge Rafters, Barge Boards, & Fascia

IMPORTANT NOTES: The Masonry Levels and Post Plan in this set of drawings is not an engineered foundation design and is to be read in conjunction with any additional foundation and building regulations drawings. It shows only the levels and positions at which the superstructure sits. You, the client, are to seek a suitable substructure foundation design from an engineer. Your builder will typically have a preferred foundation designer they can recommend. Oakwrights do not clean the oak frame, please refer to your aftercare pack from your project manager on details of how to clean your oak frame

Elevation 1.



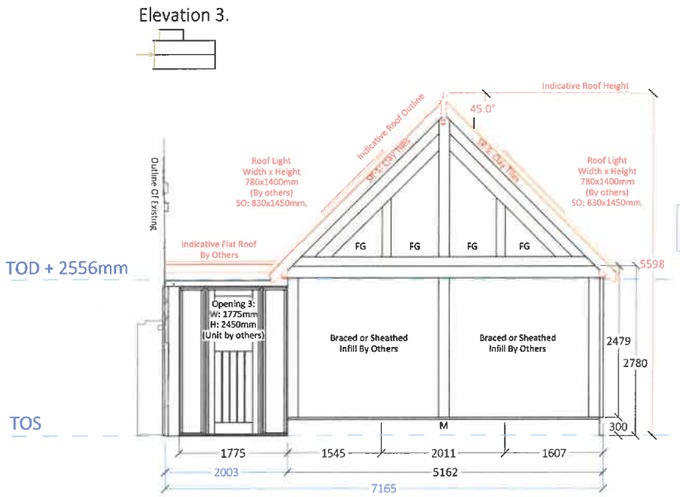
Elevation 2.



Oakwrights design based on information taken from the 3D survey - GCS-TJCO-Gladwin-6176-1

Blue dimensions may vary due to inconsistencies in the existing building.

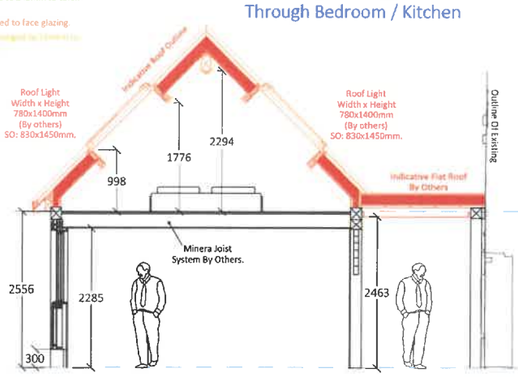
Elevation 3.



Oakwrights design based on information taken from the 3D survey - GCS-TJCO-Gladwin-6176-1

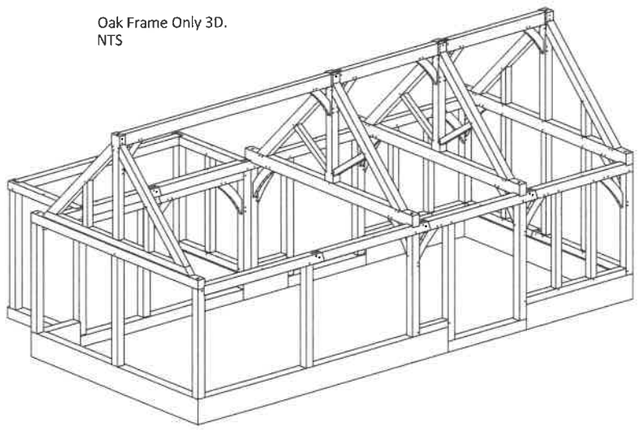
Blue dimensions may vary due to inconsistencies in the existing building.

Section A-A. Through Bedroom / Kitchen

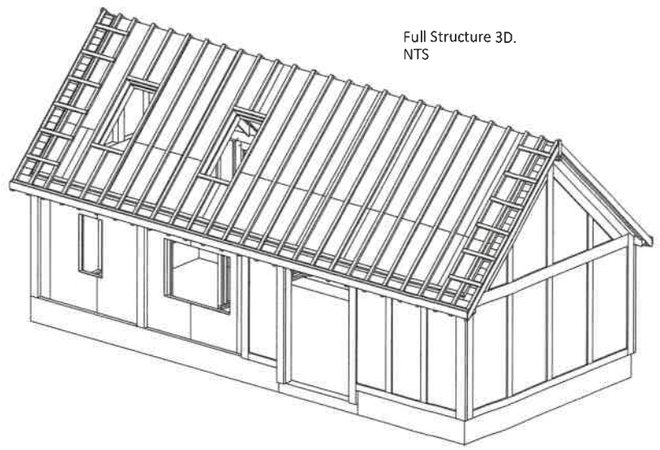


Warm Pitched Roof Build-up:
Roof Finish - By others
Roofing Batten - By others
Roofing Membrane - By others
46x72mm Counter Batten - By others
Breather Membrane - By others
150mm Insulation - By others
VCL - By others
12mm Fire-rated board - By others
18mm T&G Boarding - Left Exposed - By others
46x147mm SW Rafters at 400mm centers - Left Exposed - By Oakwrights

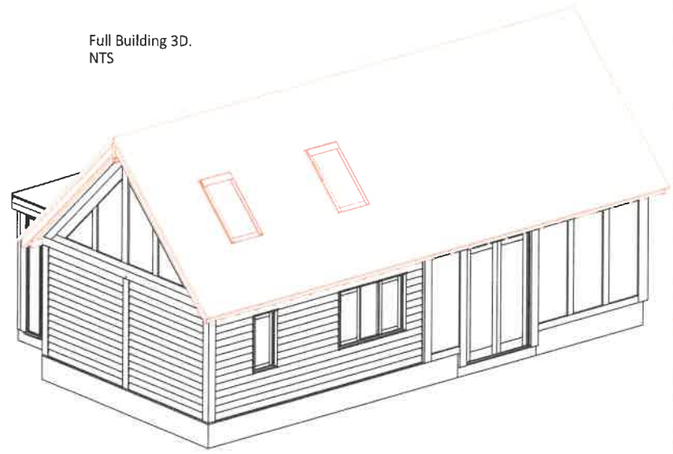
Oak Frame Only 3D.
NTS



Full Structure 3D.
NTS



Full Building 3D.
NTS



OAKWRIGHTS®

DRAWING PRODUCED BY
T.J. Crump Oakwrights Ltd.
The Lakes, Swainshill,
Hereford, HR4 7PU
+44 (0) 1432 353353
enquiries@oakwrights.co.uk

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Note:
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The approved frame and encapsulation drawings supersede any building regulation drawings, planning drawings or any previous drawing issues in overall dimensions, timber sizes, positions of openings within encapsulation and details.

Once the design has been agreed and signed off it will be checked by an independent structural engineer who will provide the necessary structural calculations. The package value will increase whenever the structural engineer requests changes to the frame or encapsulation. Oak frames are produced using green timbers. As the oak dries, it will shrink by anywhere between 5 - 15% in section, which can cause shakes (cracking) and gaps in some joints. This does not affect the structural integrity of the frame. Any detail included in the drawings are generic. Please refer to contract appendices for details of Oakwrights responsibilities for the components in this drawing.

Prior to commencing on site erection, all parties must ensure they have read and understood the Oakwrights standard method statement and risk assessment in the Oakwrights site safety file. As site conditions may change, use of the information provided is at the discretion of the Oakwrights site foreman.

Do not scale from this drawing. All dimensions are to be checked on site.

All doors and windows are shown as the final structural size in the supplied panels. By signing off this set of drawings you are approving the size and location of the doors & windows.

Oakwrights listed items as on order confirmation.

Pitched Roof Constructions:

- Softwood Rafters, With Sprockets, (SR - S)
- Maximum Unrestrained Rafter Span 5.4m
- Roof Finish
- Roofing Batten
- Roofing Membrane
- 46x72mm Counter Batten
- Breather Membrane
- 150mm Insulation
- VCL
- 12mm Fire-rated Board
- 18mm Tongue & Groove Boarding
- 46x147mm SW rafters at 450 - 500mm cts
- Oak Eaves Detailing - Sprockets, Soffit Boards & Fascia
- Oak Verge Detailing - Soffit Board, Verge Rafters, Barge Boards, & Finial

KEY

BWK	Brickwork	Sw	Softwood by Others
Di	Door Opening - Internal	SWK	Stonework
De	Door Opening - External	TH	Tile Hanging
Dsf	Door Opening - Sliding/Folding	TOD	Top of Deck
FG	Face Glazing - External	TOS	Top of Screed
O	Open Space - No Detailing	SSL	Structural Slab Level
P	Infill Panel OW Type 3i	WW	Wrightwall
Pbs	Panel OW Type 3i - Brick Slips	WWN	Wrightwall Natural
SF	Glazed Opening - Sub-frames	WR	Wrightroof
REN	Render	WRN	Wrightroof Natural
GP	Garage Panel	WB	Weatherboarding
GP-FB	Garage Panel Fireboard	ROP	Room Over Panel
ESR-1	Exposed Softwood Rafters (1)	ROP-FB	Room Over Panel Fireboard
ESR-2	Exposed Softwood Rafters (2)	AW	Annex Wall
EOR	Exposed Oak Rafters	AW-FB	Annex Wall Fireboard
SR S	Softwood Roof - Sprockets	HOR	Habitable Oak Roof
OR-S	Oak Rafters - Sprockets	SOF	Storage Over Floor
FR	Flat Roof	ROF	Room Over Floor

B	Please see notes.	17/03/25	OJC

CLIENT
Mr & Mrs Gladwin

SITE ADDRESS
Palmers Lodge
Broadford Bridge Road
West Chiltington
West Sussex
RH20 2LA

ISSUE STAMP
TJ CRUMP OAKWRIGHTS LTD
17 MARCH 2025
ISSUED ELECTRONICALLY

APPROVED - NAME, DATE, SIGNATURE

DEPARTMENT
FRAME & ENCAP DESIGN

TYPE
FRAME

DRAWING
Elevations & 3D's

ISSUE STATUS	SCALE	
APPROVAL	1:50 @A1	
DRAWN	CHECKED	DATE DRAWN
OJC	MA	13/12/24

DWG. NO. OJC .6176 .F .02
REV. B

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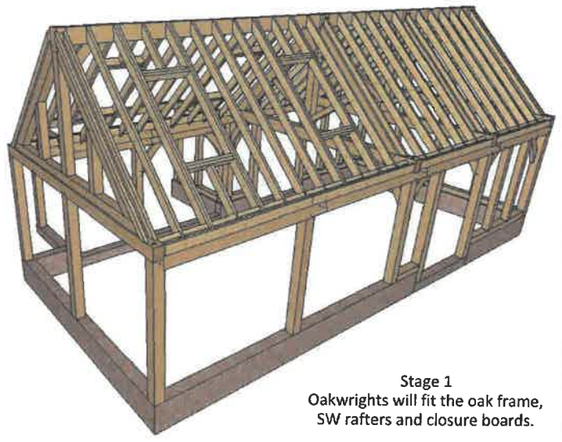
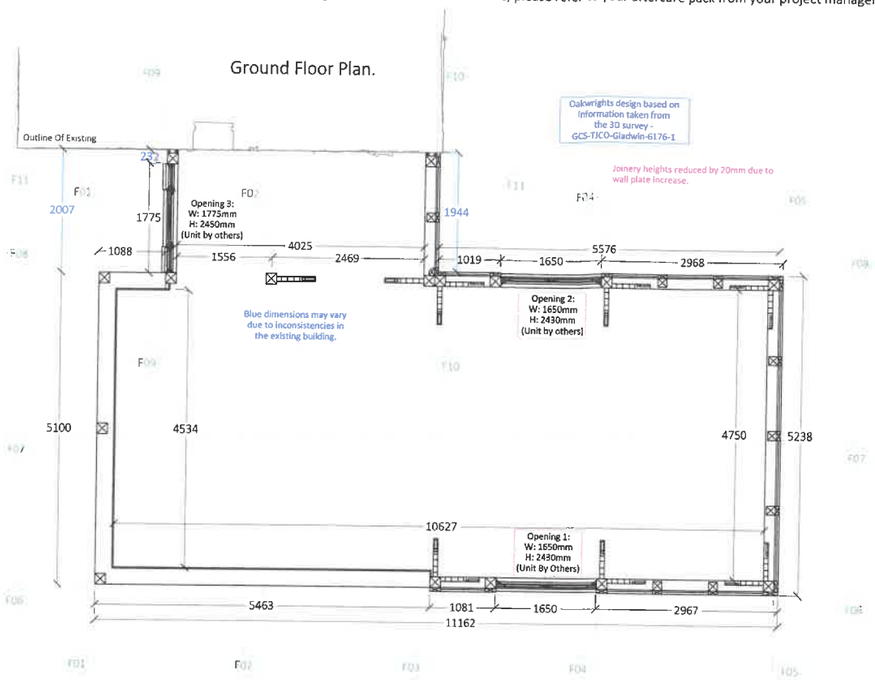
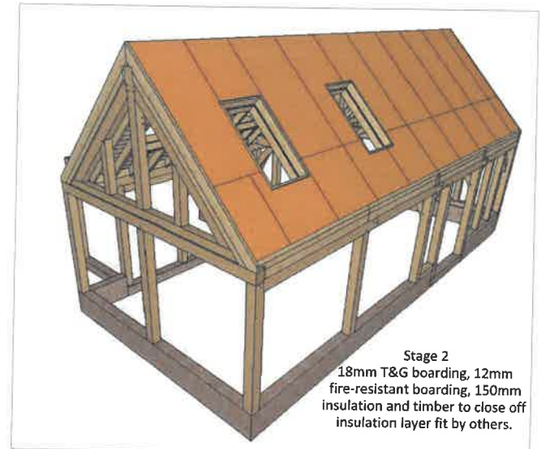
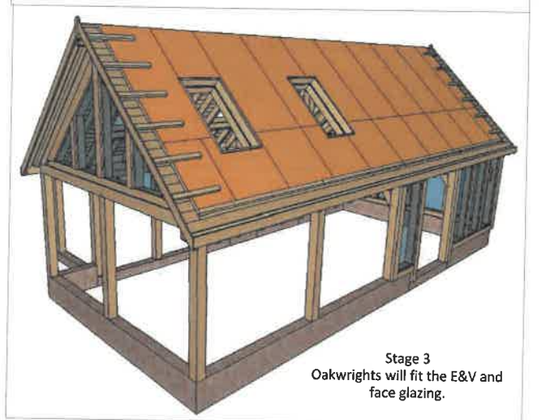


Stage 1
Oakwrights will fit the oak frame, SW rafters and closure boards.

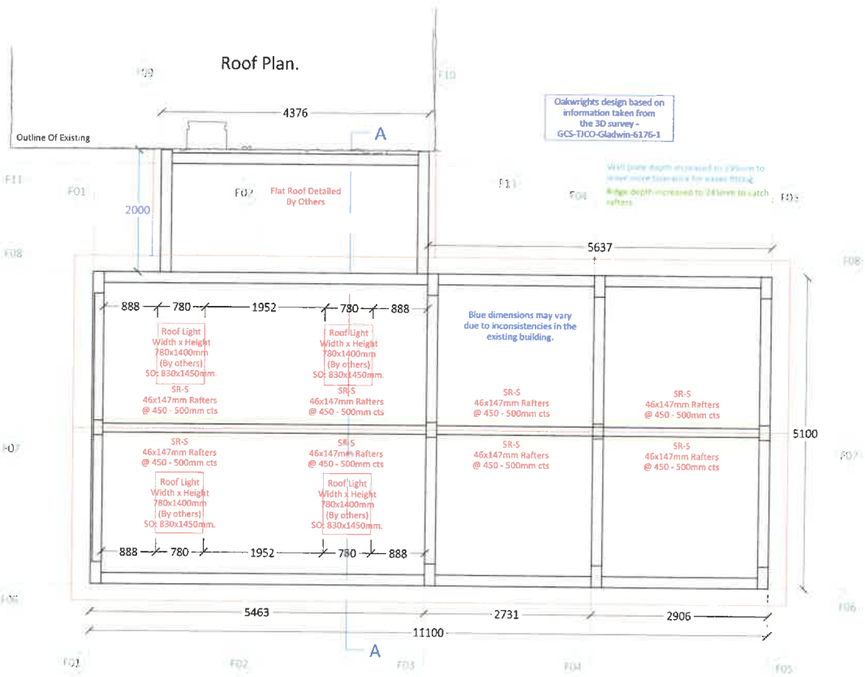


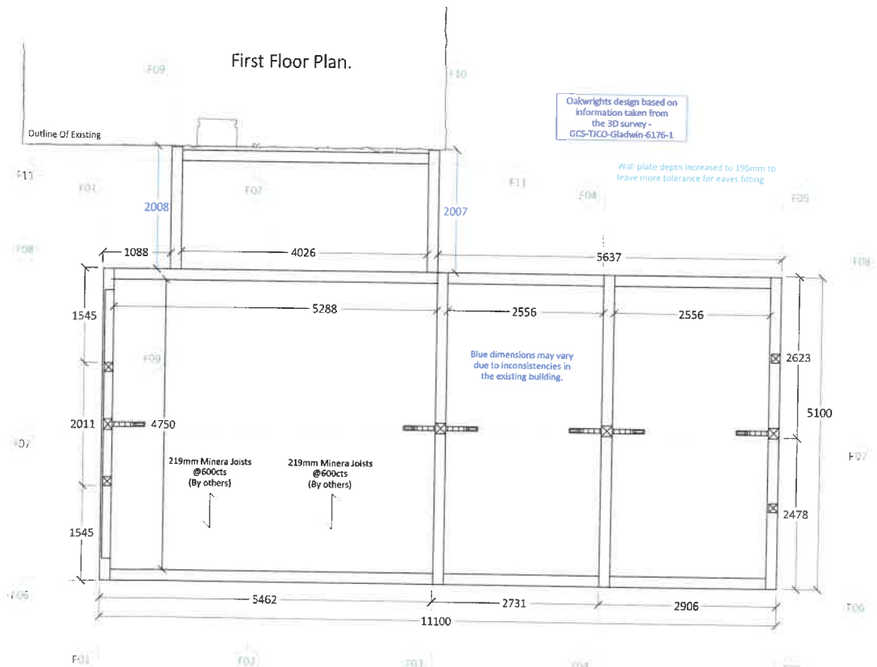


Stage 2
18mm T&G boarding, 12mm fire-resistant boarding, 150mm insulation and timber to close off insulation layer fit by others.



Stage 3
Oakwrights will fit the E&V and face glazing.





OAKWRIGHTS®

DRAWING PRODUCED BY
T.J. Crump Oakwrights Ltd.
The Lakes, Swainshill,
Hereford, HR4 7PU
+44 (0) 1432 353353
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Note:
The Planning approved drawings have been followed for this design, unless otherwise stated by your Oakwrights frame designer. Should there be a departure from the Planning approved drawings, our recommendation is to secure a suitable planning amendment prior to any work starting on site.

The approved frame and encapsulation drawings supersede any building regulation drawings, planning drawings or any previous drawing issues in overall dimensions, timber sizes, positions of openings within encapsulation and details.

Once the design has been agreed and signed off it will be checked by an independent structural engineer who will provide the necessary structural calculations. The package value will increase whenever the structural engineer requests changes to the frame or encapsulation. Oak frames are produced using green timbers. As the oak dries, it will shrink by anywhere between 5 - 15% in section, which can cause shakes (cracking) and gaps in some joints. This does not affect the structural integrity of the frame. Any detail included in the drawings are generic. Please refer to contract appendices for details of Oakwrights responsibilities for the components in this drawing.

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All doors and windows are shown as the final structural size in the supplied panels. By signing off this set of drawings you are approving the size and location of the doors & windows.

Oakwrights listed items as on order confirmation:

Pitched Roof Constructions:

Softwood Rafters, with Sprockets (SR - S)
- 46 x 147mm Sw rafters at 450 - 500mm ctrs
- Roof Fascia
- Timber Soffit
- Roof Light Upstands
- Weather Board Gables
- Breather Membrane
- Tanalised Battens
- TCL
- 12mm Ply Lining Board
- 50mm Thick PIR Over Purlins
- 46x147mm Sw rafters at 450 - 500mm ctrs
- Oak Eaves Detailing - Sprockets, Soffit Boards & Fascia
- Oak Verge Detailing - Soffit Board, Verge Rafters, Barge Boards, & Finial

KEY

BWK	Brickwork	Sw	Softwood by Others
Di	Door Opening - Internal	SWK	Stonework
Dx	Door Opening - External	TH	Tile Hanging
Dsf	Door Opening - Sliding/Folding	TOD	Top of Deck
FG	Face Glazing - External	TOS	Top of Screed
O	Open Space - No Detailing	SSL	Structural Slab Level
P	Infill Panel OW Type 3i	WW	Wrightwall
Pbs	Panel OW Type 3i - Brick Slips	WWN	Wrightwall Natural
SF	Glazed Opening - Sub-frames	WR	Wrightroof
REN	Render	WRN	Wrightroof Natural
GP	Garage Panel	WB	Weatherboarding
GP-FB	Garage Panel Fireboard	ROP	Room Over Panel
ESR-1	Exposed Softwood Rafters (1)	ROP-FB	Room Over Panel Fireboard
ESR-2	Exposed Softwood Rafters (2)	AW	Annex Wall
EOR	Exposed Oak Rafters	AW-FB	Annex Wall Fireboard
SR-S	Softwood Roof - Sprockets	HOR	Habitable Oak Roof
OR-S	Oak Rafters - Sprockets	SOF	Storage Over Floor
FR	Flat Roof	ROF	Room Over Floor

B	Please see notes.	17/03/25 OJC

CLIENT
Mr & Mrs Gladwin

SITE ADDRESS
Palmers Lodge
Broadford Bridge Road
West Chiltington
West Sussex
RH20 2LA

ISSUE STAMP	APPROVED - NAME, DATE, SIGNATURE
TJ CRUMP OAKWRIGHTS LTD 17 MARCH 2025 ISSUED ELECTRONICALLY	

DEPARTMENT: FRAME & ENCAP DESIGN		
TYPE: FRAME		
DRAWING: Plans & Renders		
ISSUE STATUS: APPROVAL		SCALE: 1:50 @A1
DRAWN: OJC	CHECKED: MA	DATE DRAWN: 13/12/24
DWG. NO.: OJC .6176 .F .03		REV.: B

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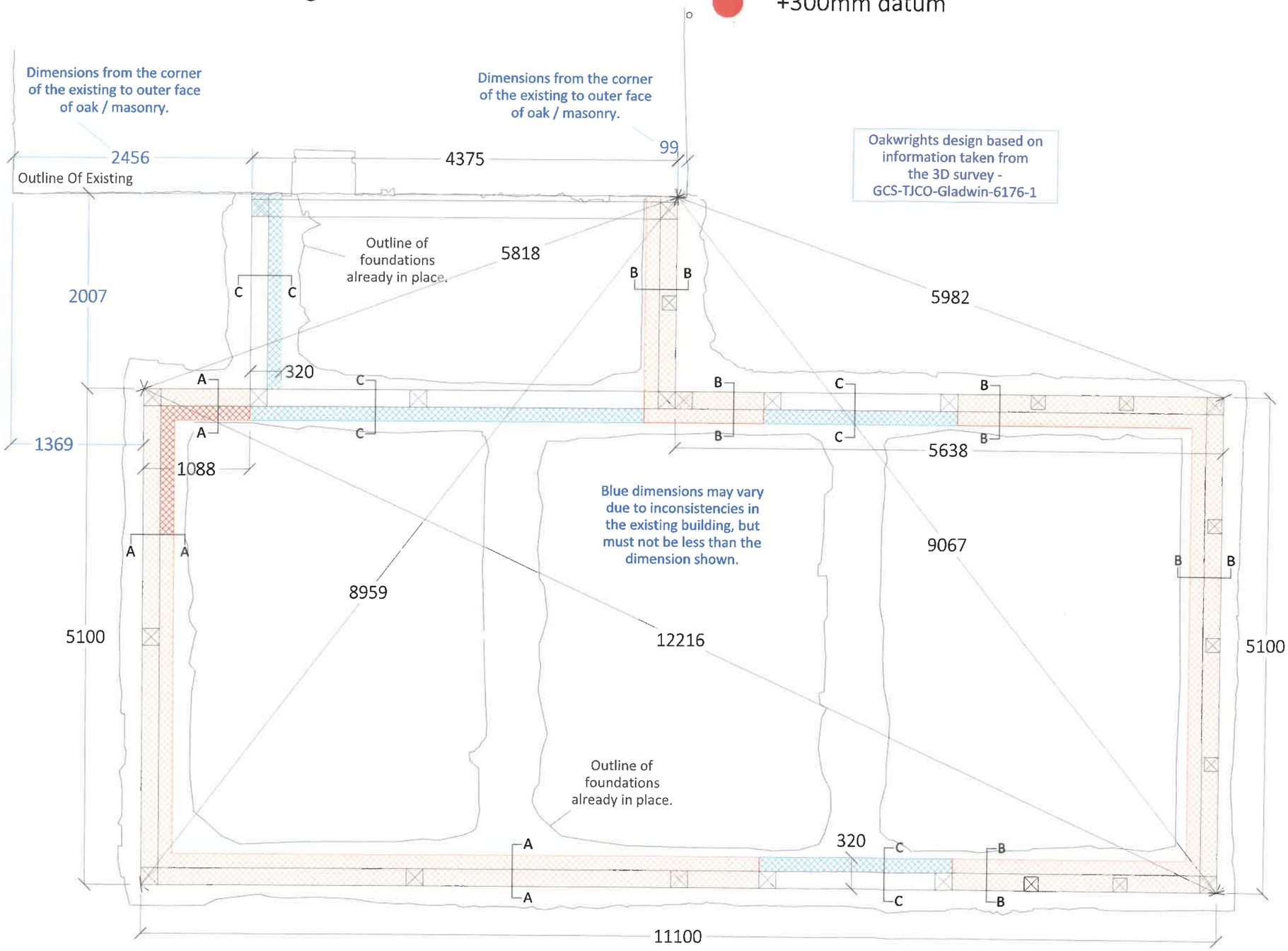
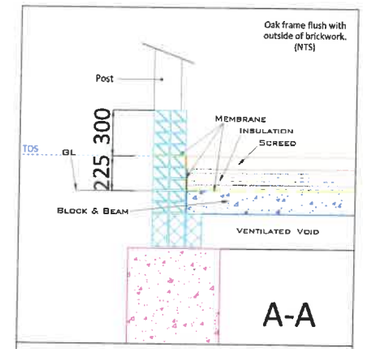
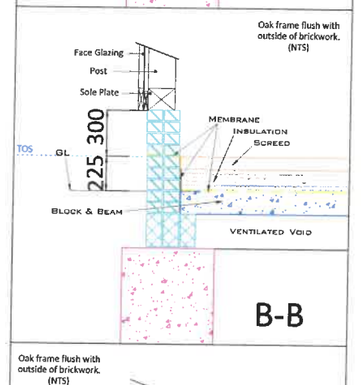
Setting Out Plan.

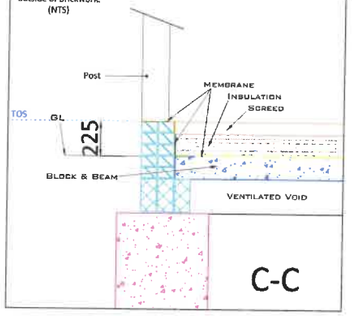
Masonry levels from datum 0mm top of screed

- 0mm datum
- +300mm datum









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SCALE
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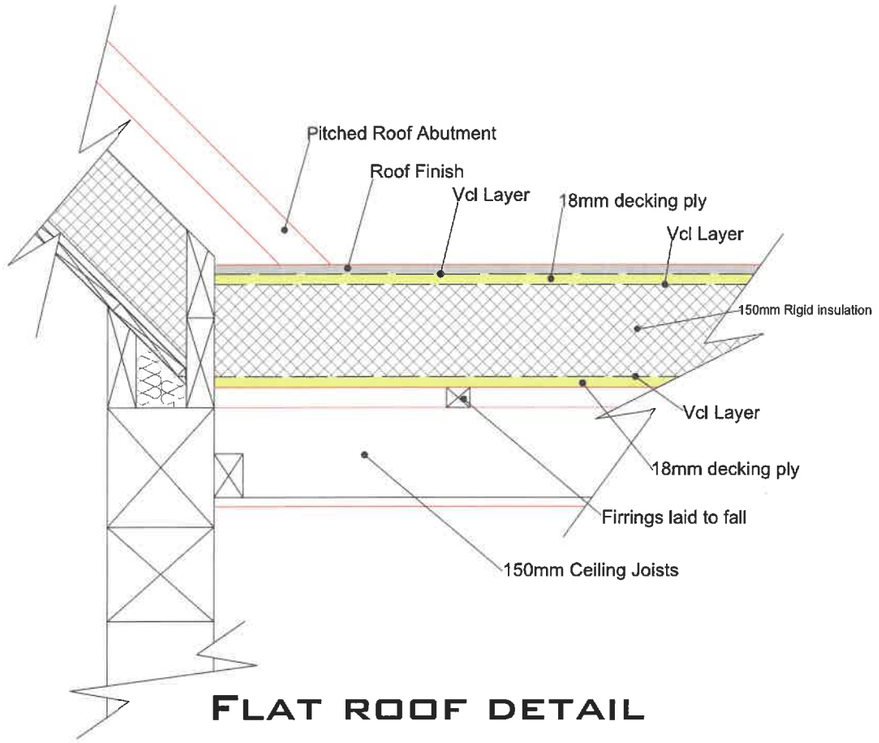
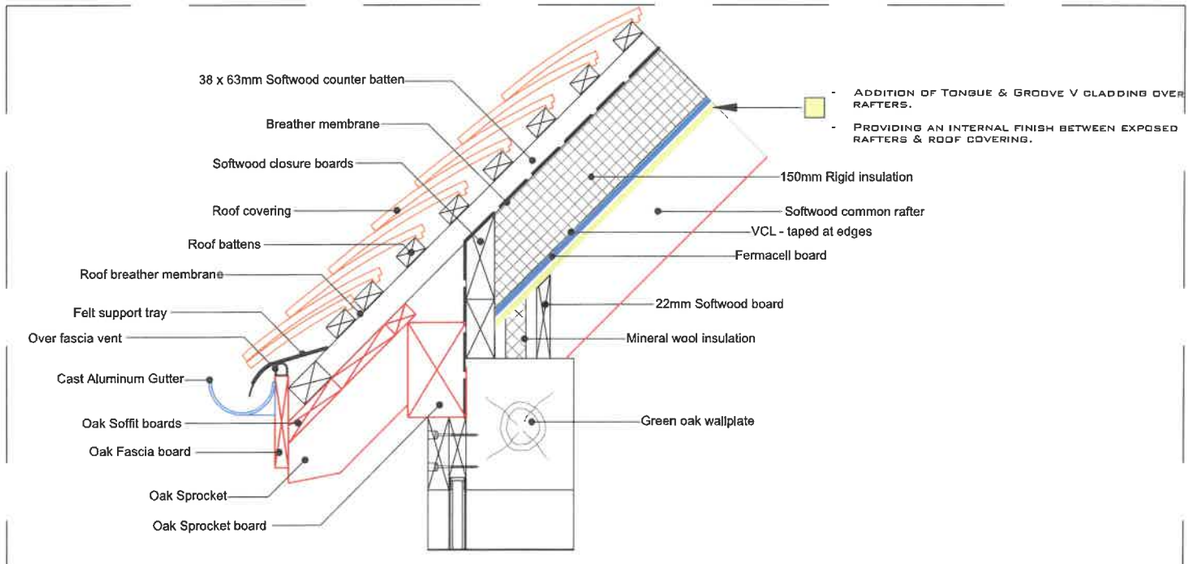
OJC	MA	13/12/24

DWG. NO.
OJC .6176 .F .04

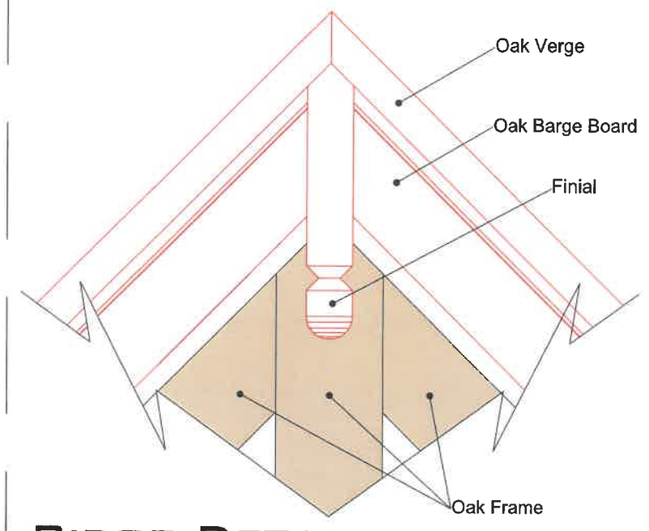
REV.
B



Flat roof detail



Roof Section

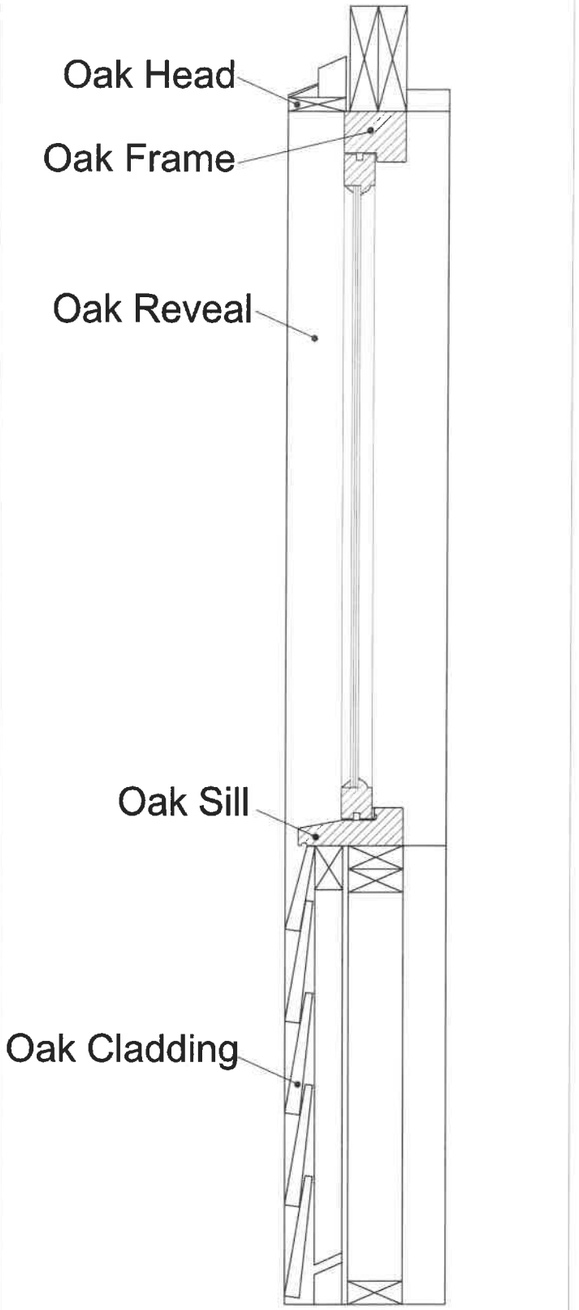


Ridge Detail

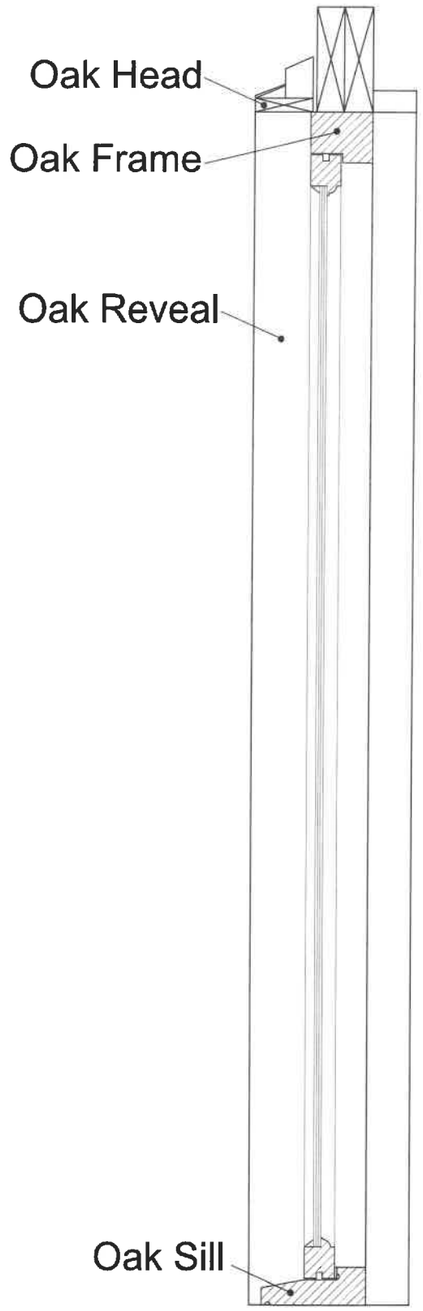
Rev	Descripton	Date	Inital

Michael Wilson Restorations

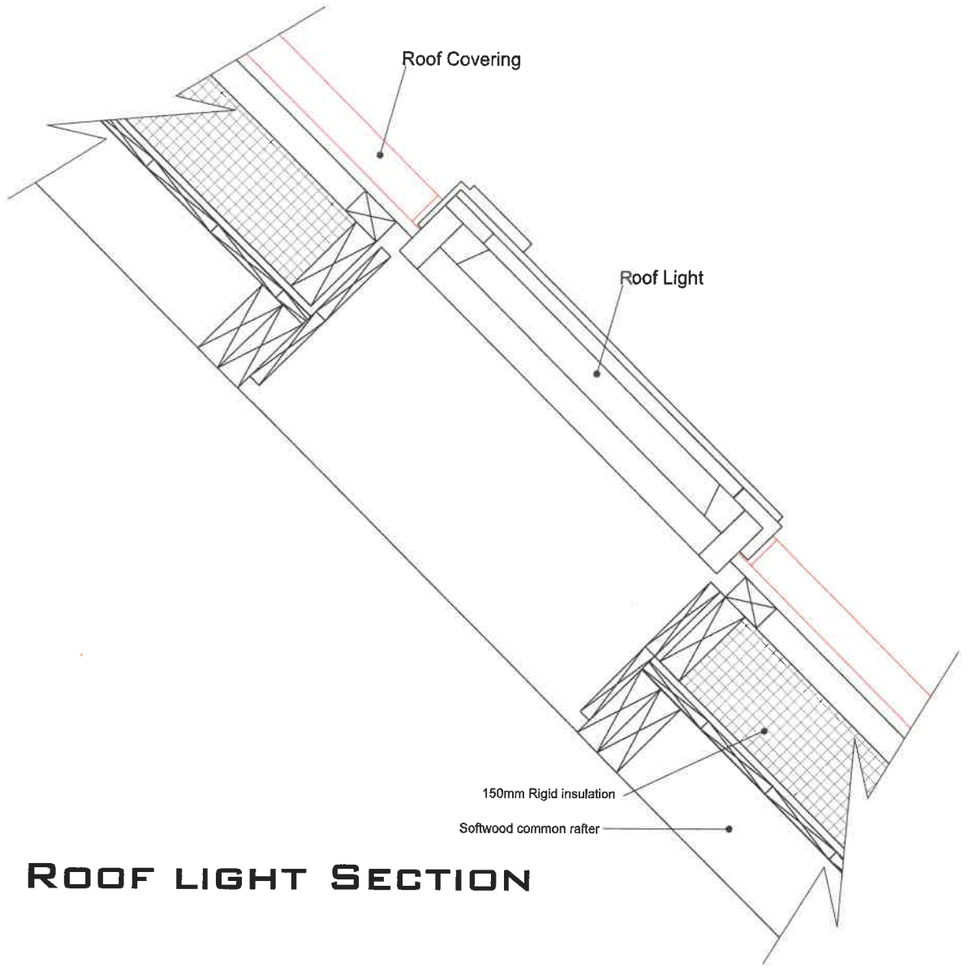
Client:	The Gladwins
Project:	Palmers Lodge West Chiltington RH20 2LA
Title:	Pre-Commencement Conditions: Roof details
Date:	April 2025
Scale:	A1 1:5
Drawn:	GV
No.	112/210/17



Window Section



Door Section



Roof light Section

Rev	Descripton	Date	Inital

Michael Wilson Restorations

Client:	The Gladwins
Project:	Palmers Lodge West Chiltington RH20 2LA
Title:	Pre-Commencement Conditions: Window, door, roof light details.
Date:	April 2025
Scale:	A1 1:5
Drawn:	GV
No.	112/210/18