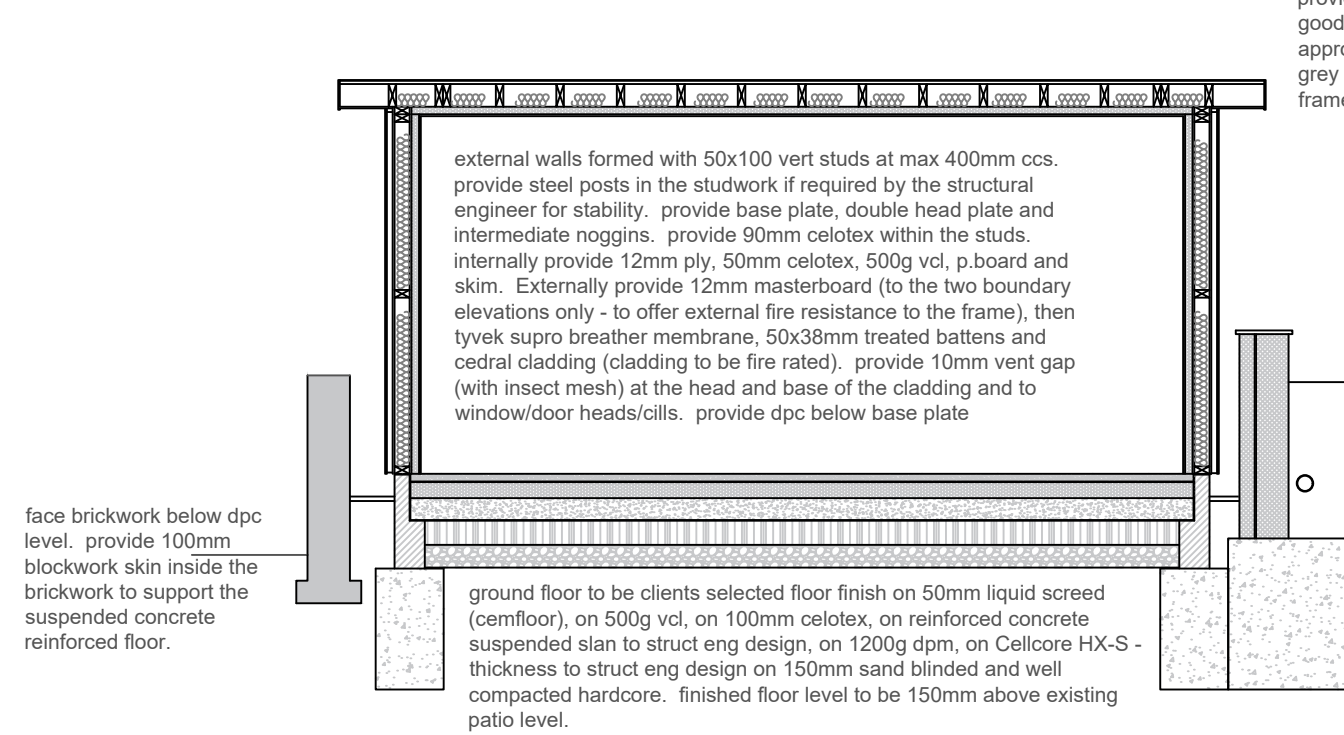
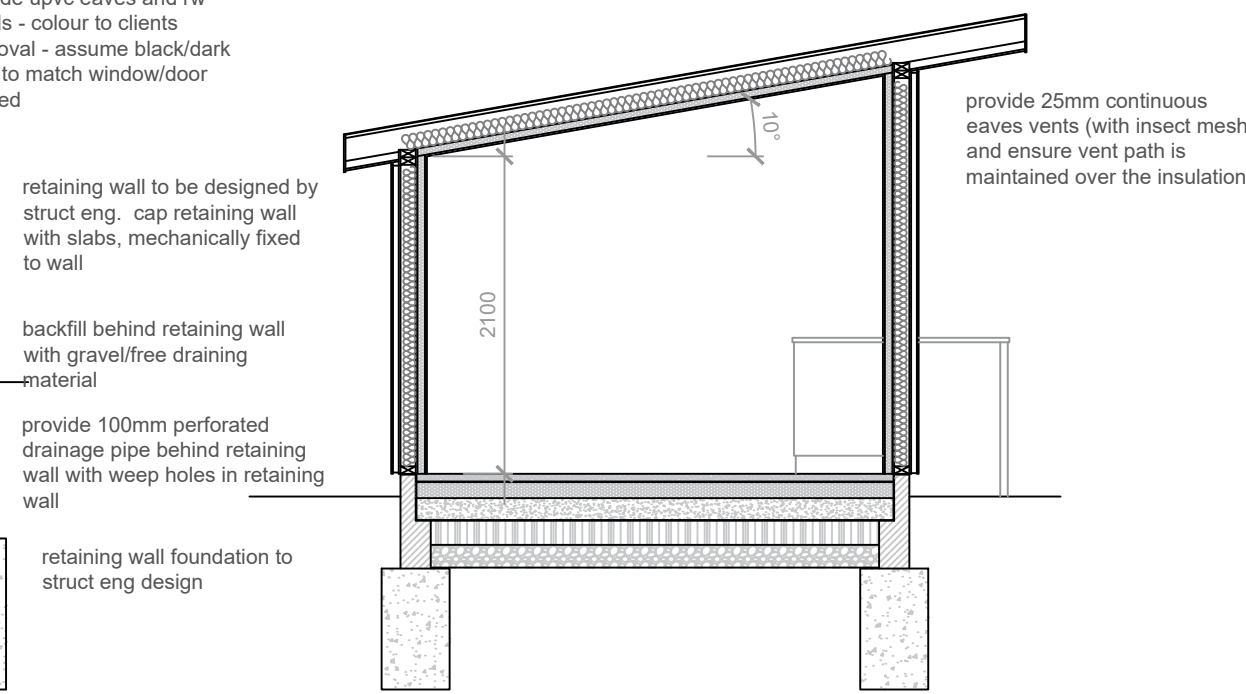


provide single ply or built up flat roof membrane to achieve a BROOF 14 fire rating on 22mm water resistant flat roof deck, on 50x150 rafters at max 400mm ccs - struct eng to confirm rafter size. Rafters to be birdsmouthed over the wall plates. Between the rafters provide 100mm celotex insulation, maintaining a 50mm vent void over. Below the rafters provide 50mm celotex, 500g vel, p.board and skim



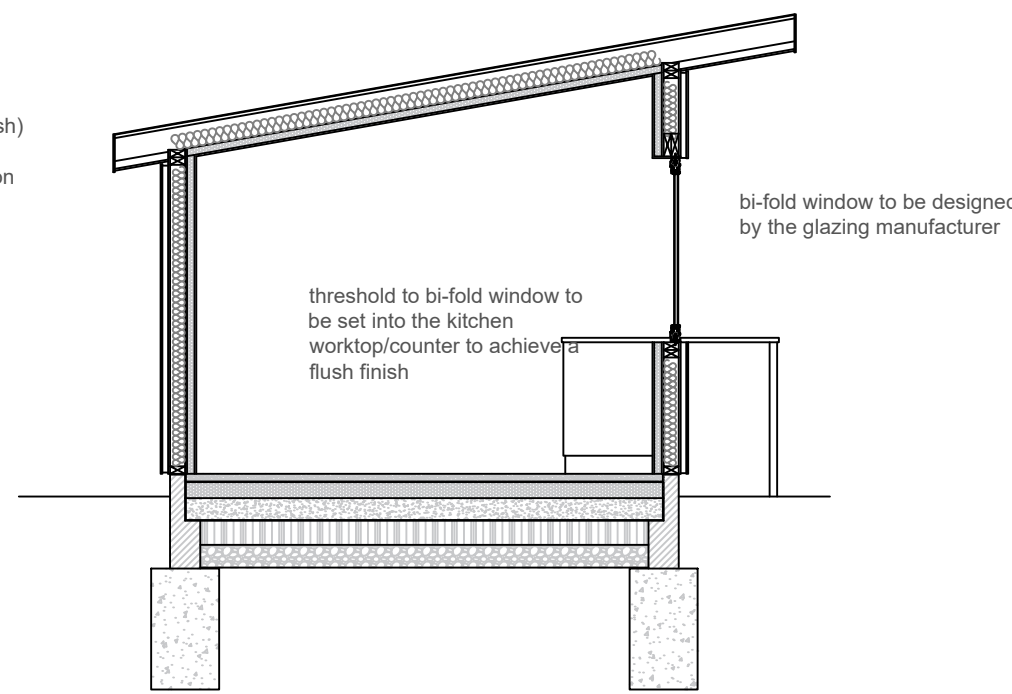
Proposed Section AA - 1:50

prior to commencement the builder is to excavate a trial hole (for building control and structural engineers inspection). this trial hole will establish the subsol conditions and will allow the new foundations to be designed. If a piled or raft foundation is required then the structural engineer will design these foundations. These plans assumes a strip foundation will be suitable. Provide 450mm wide concrete trench fill foundations to a min depth of 1m. Structural engineer to confirm the actual depth of the foundations and the need for any compressible materials to the inside face of the foundations. Actual depth of foundations to suit the subsol conditions, to NHBC Table 4.2, a min 150mm below the invert level of any drainage within 3m and to Building Control approval. Provide pcc lintels where pipes and services pass through the foundations and seal the void around with building board.



Proposed Section BB - 1:50

prior to commencement the builder is to excavate a trial hole (for building control and structural engineers inspection). this trial hole will establish the subsol conditions and will allow the new foundations to be designed. If a piled or raft foundation is required then the structural engineer will design these foundations. These plans assumes a strip foundation will be suitable. Provide 450mm wide concrete trench fill foundations to a min depth of 1m. Structural engineer to confirm the actual depth of the foundations and the need for any compressible materials to the inside face of the foundations. Actual depth of foundations to suit the subsol conditions, to NHBC Table 4.2, a min 150mm below the invert level of any drainage within 3m and to Building Control approval. Provide pcc lintels where pipes and services pass through the foundations and seal the void around with building board.



Proposed Section CC - 1:50

Building Notes/Specification

This is not a specification of works but has only been produced for gaining Planning & Building Regulation approval. The builder/client is responsible for checking prior to commencement all scaled and stated dimensions, with any discrepancies being reported to the designer. Structural design is to be in accordance with the structural engineers details. Client is to ensure that any Party Wall Act notices are signed and resolved prior to commencement.

Existing below ground drainage to be exposed on commencement (to ascertain its exact line, depth and condition) and to ensure that the drainage layout shown on the plans (which is based upon a survey carried out by Insewer Surveys) is correct.

Client to arrange for the builder to excavate a trial hole prior to commencement to ascertain the the subsol conditions and to allow Building Control/Structural Engineer to advise on the proposed new foundation type/depth.

PMG Ltd are the Principal Designer on the project and will manage/co-ordinate the design phase of the project. We will ensure that our design work, if built, will comply with the relevant requirements of the Building Regulations. Please note that PMG Ltd are not the Principal Designer on the CDM Regulations.

Under the Building Regulations the client has a duty to ensure that those designers and contractors appointed on the project are competent. The client must also appoint a competent Principal Contractor to manage the building phase of the project to ensure that the building works comply with the Building Regulations. The Principal Contractor must plan, manage and monitor the building works and ensure cooperation, communication and coordination between the duty holders.

On completion of the project the client, Principal Design and Principal Contractor must provide a signed Compliance Declaration Notice to Building Control confirming that 'to the best of their knowledge' they have complied with their duties under the Regulations

Foundations

Prior to commencement the builder is to excavate a trial hole to assess the existing foundations and to ascertain the ground conditions. This trial hole should be inspected by Building Control and the project Structural Engineer who will determine the new foundation type and depth. If a piled or raft foundation is required a structural engineer will need to be appointed to design the foundations. The plans assume that a strip foundation will be suitable.

Foundations to be 450mm wide concrete trench fill foundations to a minimum depth of 1m. Structural Engineer to confirm the depth of the foundations. Actual depth of foundations to suit the subsol conditions, to NHBC Table 4.2, a minimum 150mm below any drainage within 3m and to Building Control approval. Provide pcc lintels where pipes or services pass through the foundations and seal the void around with building board.

Foundations to the retaining wall are to be designed by the structural engineer.

Ground Floor

Provide clients selected floor finish on 50mm Cemfloor liquid screed on 500g vapour control layer on 100mm celotex insulation on cast reinforced suspended concrete slab. Cast reinforced suspended slab to be designed by the structural engineer and to sit on low level dense concrete blocks/bricks. Below the concrete slab provide 1200g dpm on Celcore HX-S leave protection (thickness to be confirmed by the structural engineer) on 150mm sand blinded and well compacted hardcore. Lap the dpm up the side of the concrete slab and then lap with the dpc.

Below Ground Walls

Provide face brickwork up to dpc level. Provide additional 100mm brickwork or dense concrete blocks below the floor to support the cast insitu concrete slab.

Above Ground Walls

External walls to summerhouse to be low level brickwork to dpc level, with insulated studwork above. Provide 50x100 timber stud wall over with studs at max 400mm ccs. Provide base plate, double head plate and intermediate noggins. Provide dpc below the timber stud base plate. Provide 90mm Celotex between the studs. Line the room side of the studs with 12mm ply, 50mm Celotex, 500g vel, plasterboard and skim. Provide steel columns as detailed by the struct eng. Externally provide - to the two boundary facing elevations provide 12mm masterboard, then Tyvek supro breather membrane, then 38x50mm treated timber battens and composite cladding. Cladding to be cement based cladding to achieve a 30 minutes fire resistance/limited surface spread of flame. Provide 10mm vent gap (with insect mesh) at the head and base of the cladding, including to window/door cills and heads.

Provide insulated vertical dpcs to be used at reveals to prevent cold bridging. Provide a continuous horizontal dpc 150mm above ground level. Provide vertical restraint straps at 1.8m centres to the wall plates. Provide lateral restraint straps (with solid noggins below) over the rafters at 1800mm centres. Restraint straps to be 30x5x1200mm cold galvanised straps. Provide timber lintels over the windows and doors, on double studs, as detailed by the structural engineer.

Internal Stud Walls

Provide 50x75 timber studs at 400mm centres with head and sole plates and intermediate noggins. Provide 70mm acoustic mineral wool within the studs. Provide plasterboard and skim finish. It is suggested that 12mm ply is provided either side of the studs to provide rigidity/improved fixing. Ensure that the stud walls are braced at their heads to the floor and roof structures.

Roof Construction

Provide a 50x100 treated timber wall plate strapped to the external walls. Provide new rafters, as detailed by the structural engineer - assume 50x150 C24 rafters at max 400mm ccs. Birds-mouth rafters over the wall plate.

Provide flat roof membrane to achieve a BROOF 14 fire rating on 22mm water on rafters at max 400mm ccs. Provide 100mm Celotex between the rafters with a min 50mm vent void over. Below the rafters provide 50mm Celotex, 500g vel, p.board and skim. Rafters to be installed at a 16degree slope.

Provide upvc fascia and rainwater goods to clients approval.

Leadwork

Provide cavity trays and lead flashings to all roof/wall abutments in accordance with the LDA guidelines.

Steel Beams

Provide steel beams, bearings and piers in accordance with the structural engineers design. Form new piers to steel beams as required by structural engineer. Steel beams to be clad or coated to achieve 30 minutes fire resistance.

Fire Safety

Provide new mains operated (with battery back-up) smoke detection within the summerhouse. It is advised that the smoke detection is linked to the detection in the main house

Windows/Glazing

Windows to be double glazed units with a 16mm air gap, soft low E coating argon filled and warm edge spacer bar to achieve a U value of 1.4W/m2k. Provide safety glass in the critical areas. Bi-fold window to be fully designed (including structural design) by the window/glazing manufacturer (including design of threshold details). Threshold to be recessed kitchen worktop/counter to achieve a flush finish. Windows/doors to habitable rooms to have trickle vents giving background ventilation of 8000mm2. Window to the non-habitable rooms to have 4000mm2 trickle vents. Frames to be sealed externally and internally with mastic. External door to have a level threshold

Ventilation of Rooms

Habitable rooms to have trickle ventilation of 8000mm2 and 4000mm2 to non habitable rooms. Shower room to have extract ventilation of 15 litres per second. Sink area to have extract ventilation of 30 l/s which is part of the cookerhood. All extract fans are to be ducted to the outside air (including any cookerhoods). Fans to be tested on completion with certificate issued to Building Control confirming that the fans achieve the specified extraction rate.

Heating & Hot Water

Heating and hot water system to be fully designed, installed and tested by a competent person. Clients to approve the heating and hot water designs by the subcontractor prior to installation. Provide TRVs to any radiators. Type and position of radiators, or underfloor heating to be determined with the client prior to installation.

Surface Water Drainage to be gutters and downpipes to client approval. Below ground surface water drainage to be 110mm diameter drainage laid to a fall and on a bed and surround of 150mm of pea shingle. Junction of the below ground drainage with the above ground rainwater downpipes is to be a trapped gully. Builder to expose the surface water drainage system prior to commencement on site. Surface water drainage to discharge to new soakaways positioned a minimum of 5m from any building. Soakaways to be formed in Wavin Aquacell crates wrapped in geotextile membrane. Builder to carry out a percolation test prior to commencement to ascertain the porosity of the soil. The results of this test can be handed to Wavin who will design the soakaways. In the event that a clay sub soil is encountered a drainage engineer should be appointed to design the soakaways.

Foul Water Drainage

Foul water drainage to be 110mm diameter upvc pipework, laid to a fall of 1in40 and bedded and surrounded in 150mm pea shingle. Baths, Showers, Basins and Sinks to have 38mm diameter waste pipes. Combined wastes to be minimum of 50mm diameter. Provide 100mm diameter waste pipe to WC's. Above ground drainage pipes to have deep seal traps and to be laid to a suitable fall. Alter the existing below ground drainage as detailed on the plans. Linted over all below ground drainage pipes as they pass through the foundations/walls. Stub stacks to be fitted with an air admittance valve positioned above the level of the wash hand basin. Provide access hatch and ventilation to the boxing enclosing the stub stacks. SVPs to extend above the roof line to discharge to a plastic cage. Provide 110mm dia below ground drainage, laid to fall of 1:40, surrounded in 150mm pea shingle. Provide a 300L below ground foul water drainage pump to pump the waste to the existing manhole. Pump to have a single pump with an alarm system. Pump to be installed in accordance with the manufacturers details. Builder to expose below ground drainage prior to commencement to establish its exact position and condition.

Electrics

Electrical installations to be in accordance with the latest edition (18th) of the IEE Regulations, and to be carried out by a NICEIC registered competent person, with a certificate of installation provided on completion of the project. Locations of sockets and switches to be determined on site. 100% of all lights are to only accept low energy light bulbs. Any external lighting is to be fitted with a sensor.

Meters/Services

Builder to allow for relocating/re-routing all existing services to suit the position of the new appliances/fitings. Client to submit any necessary applications to the Utility companies in relation to any relocated meters/services.

Finishes

All finishes, including skirting boards, coving, doors, architraves, radiators, kitchen units, tiles, lights, etc are to be agreed with the client on commencement of the project.

The drawings, details and specifications are solely for the purpose of seeking Planning and Building Regulation approvals. They are not intended as a specification of works, and PMG Ltd accepts no liability should they be used in this manner.

Drawing to be read in conjunction with specification, details notes and any specialist design elements. Any works carried out prior to approval are done so at the clients/builders own risk.

The contractor is responsible for checking all scaled and stated dimensions prior to commencement on site. The length of all structural elements are to be checked on site prior to placing orders.

The builder is to expose any existing structural elements (foundations, walls, lintels, floors, beams, roofs etc) which are accepting additional loads for Building Control and client approval prior to commencement.

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Any boundaries shown on the plan are their assumed location/line and the client should check the precise line of any boundaries prior to commencement. No works to project over the boundary line.

Client is resolve all matters relating to the Party Wall etc Act 1996 prior to commencing building works

PMG Ltd will not be liable for the accuracy of any hidden details; such as wall constructions, lintels, existing beams, foundations, drainage, etc. It is the responsibility of the client and his appointed contractor to expose all hidden features prior to commencement of any building works. The client should arrange for all drainage to be surveyed and traced prior to commencement to ensure that the drainage layouts shown on the plans are correct. The client should arrange for a trial hole to be excavated, prior to commencement, and for Building Control inspection to allow the proposed foundation type and depth to be agreed.

All drainage layouts shown on the plans are indicative only. The client must appoint a drainage survey and tracing company to ascertain the exact layout, depth and condition of the existing drainage prior to the commencement of any building works.

Project Title

**Proposed Summerhouse
Woodside
Church Lane
Bursledon
SO31 8AB**

Drawing Title

Proposed Details

Client

Mr R Buchanan

Date:

November 2025

Scale:

1:50 at A1

Drawing No.

002 rev B

PMG
SurveyingPlanDrawingConsultancy

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