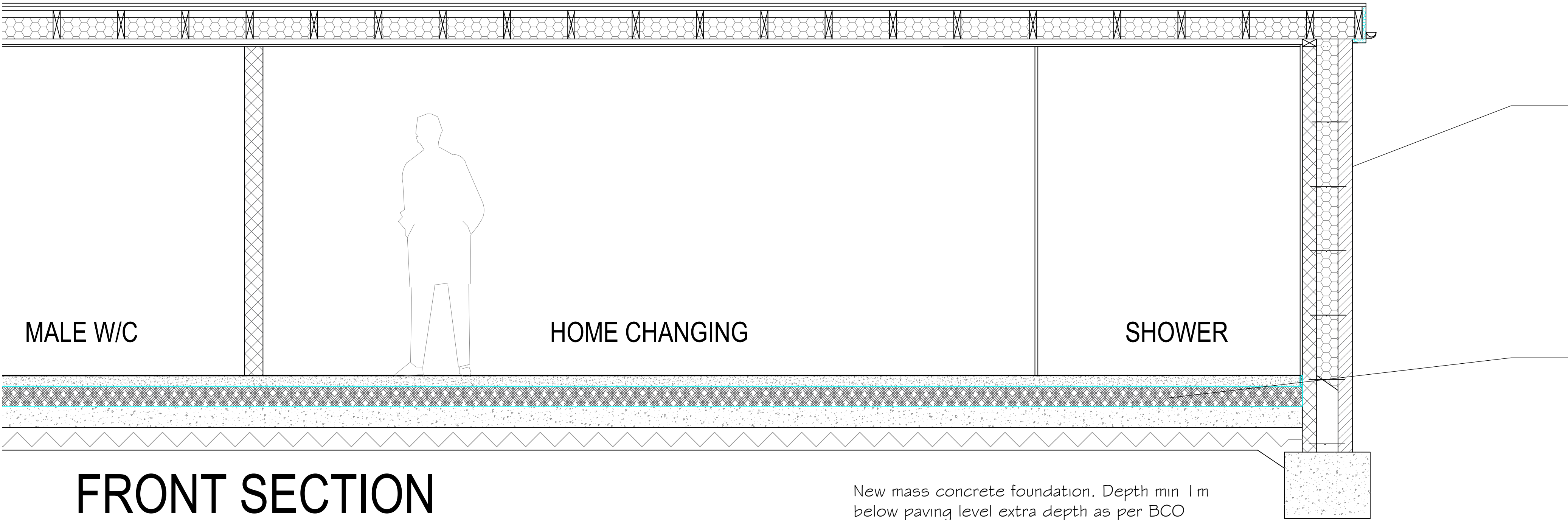


New Roof Covering.

- 1) Elastomeric built up felt roof in two layers to Manufacturers recommendations and laid to falls.
- 2) Tan SW timber structure to engineers design supported on timber plate and steel hangers/plates.
- 3) 18mm OSB timber boarding as roof deck
- 4) 50mm cross-ventilated air space
- 5) Cold deck roof insulation of min 250 mm Knauf or similar fixed between roof joists and with taped joints.
- 6) Code 4 lead flashing at junction to tiled slope to meet with membrane of roof slope.
- 7) 38.5mm Knauf board fixed to underside of joists with taped joints.
- 8) 12.5mm plasterboard to underside of ceiling joists.

DRAFT FOR REVIEW



New Wall Construction

- 1) 12.5mm Gypsum board drylining on dabs. Showerboard to be used to wet areas.
- 2) 100mm lightweight concrete block
- 3) 150mm Mineral wool cavity insulation
- 4) 100mm brick outer skin bedded and pointed in cement:sand mortar (1:4)
- 5) PVC DPC to both skins lapped to existing.

New Solid Floor Construction.

- 1) Ground below new floor excavated to reduced levels to level compacted surface.
- 2) min 300mm inert crushed hardcore. in 150mm layers, graded as needed.
- 3) Min 25mm sand blinding ready for DPM. levelled and compacted
- 4) min 2000 gauge polythene DPM lapped to new and extg DPC's. min 300mm laps at sheets.
- 5) 100mm C20 concrete compacted to a level even and tamped finish
- 6) min 120mm Polyurethane slab insulation laid on pvc membrane and taken up to DPC level at perimeter.
- 7) Min 85mm cement sand screed laid over insulation to a compacted, leveled and steel floated finish ready for floor coverings.

FRONT SECTION

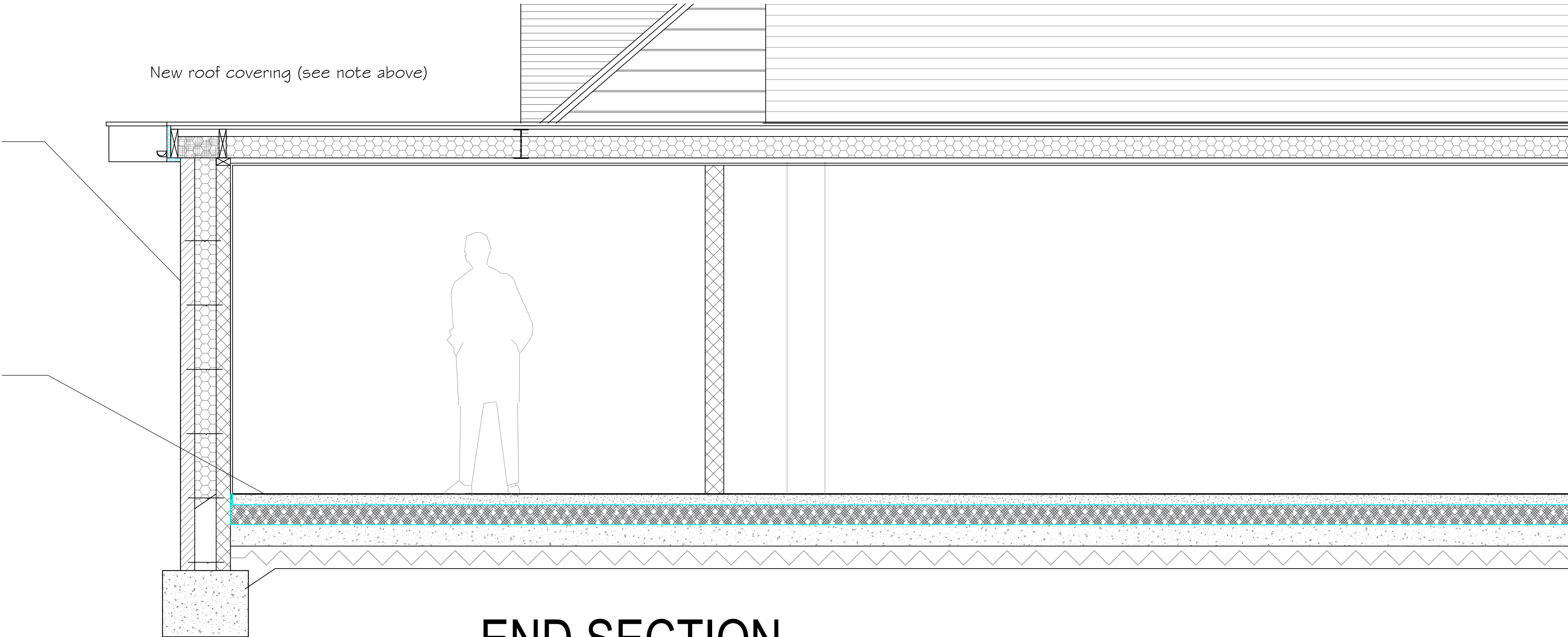


New Wall Construction

- 1) 12.5mm Gypsum board drylining on dabs. Showerboard to be used to wet areas.
- 2) 100mm lightweight concrete block
- 3) 150mm Mineral wool cavity insulation
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- 3) Min 25mm sand blinding ready for DPM. levelled and compacted
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- 5) 100mm C20 concrete compacted to a level even and tamped finish
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- 7) Min 85mm cement sand screed laid over insulation to a compacted, leveled and steel floated finish ready for floor coverings.



END SECTION



Rev. Date Comments



Heffle Buildings, 33a High Street,
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Client
Hellingly Parish Council

Job Title
Horsebridge Recreation Ground
Horsebridge
Hailsham
East Sussex
BN27 4DJ

Drawing Title
Sports Pavilion
Sections

As Proposed

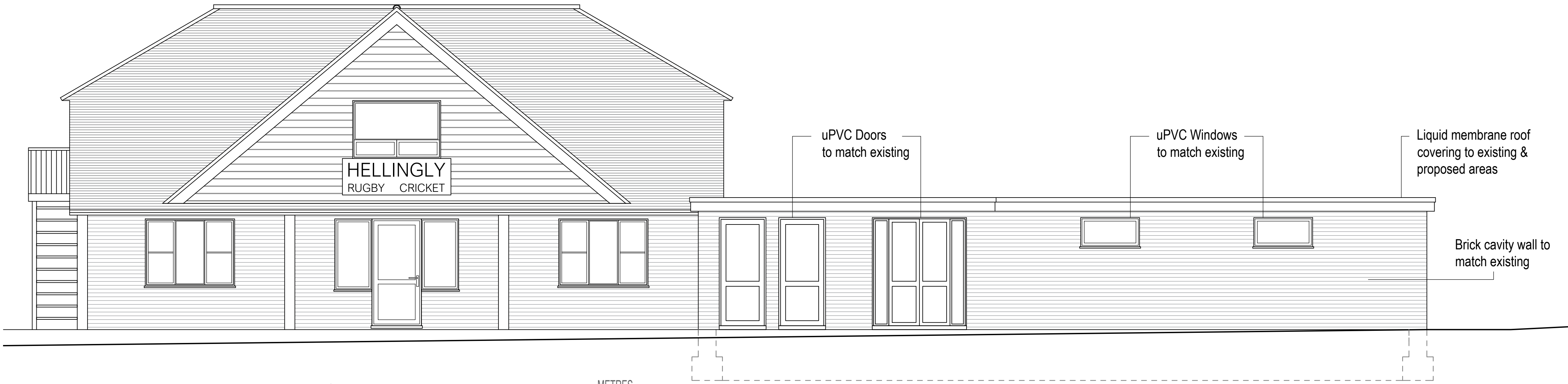
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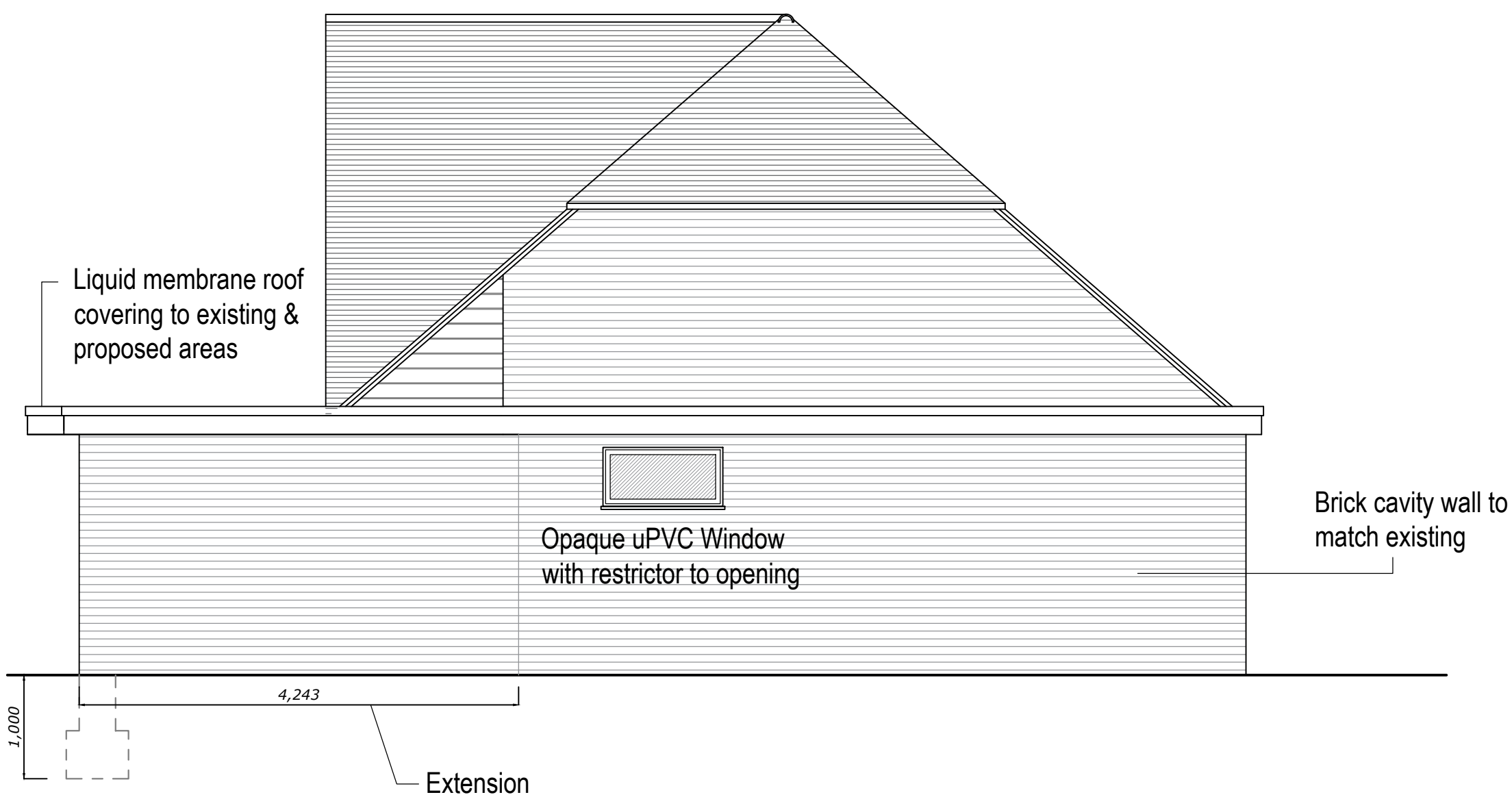
Date
Oct '25

Drawn By
AVP/OL

Drwg. No.
24/4312/SP12



FRONT ELEVATION



END ELEVATION



END ELEVATION



REAR ELEVATION



Rev.	Date	Comments



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Client
Hellingly Parish Council

Job Title
Horsebridge Recreation Ground
Horsebridge
Hailsham
East Sussex
BN27 4DJ

Drawing Title
Sports Pavilion
Elevations

As Proposed

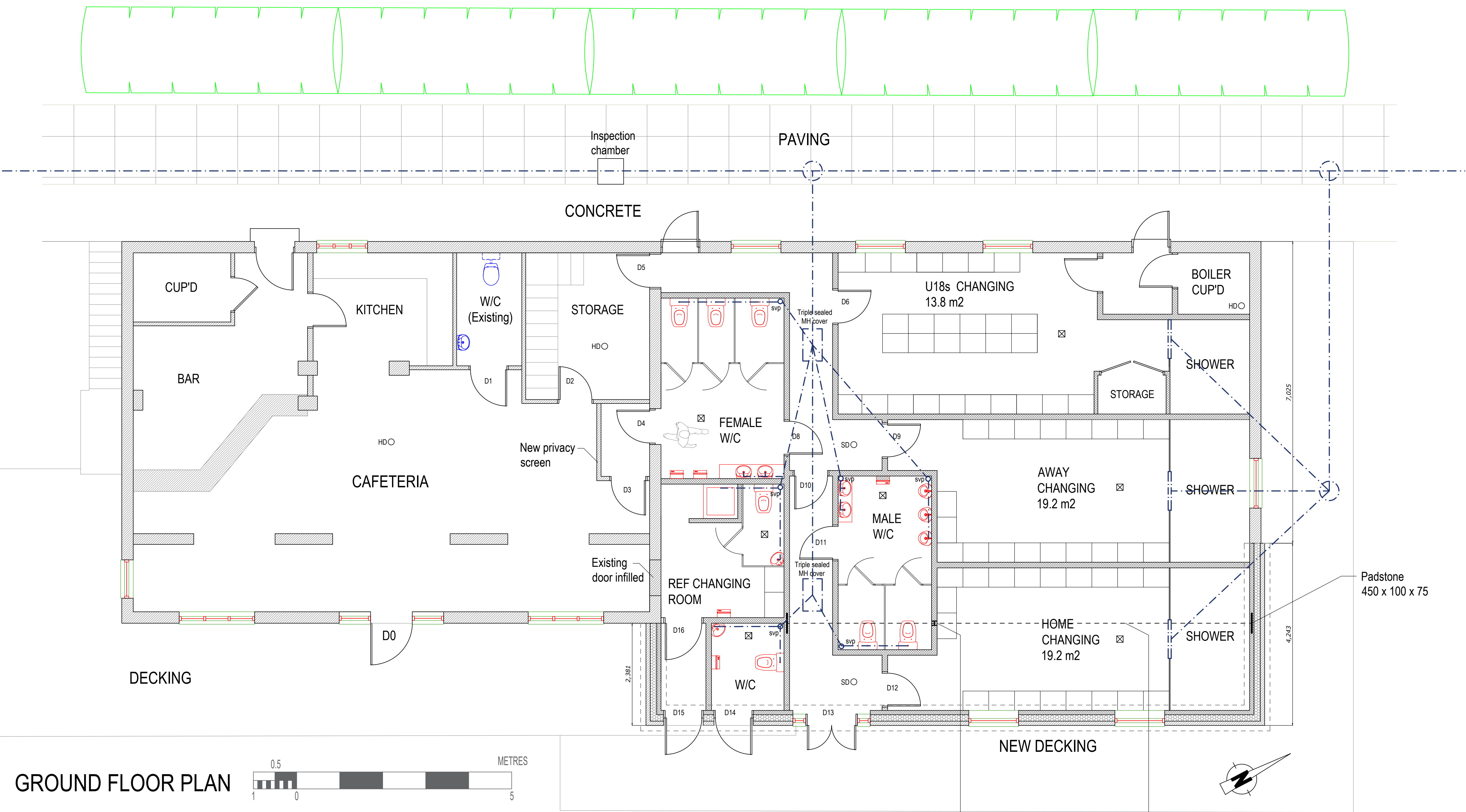
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Date
Oct '25

Drawn By
AVP/OL

Drwg. No.
24/4312/SP11



GROUND FLOOR PLAN



Rev.	Date	Comments



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Client
Hellingly Parish Council

Job Title
**Horsebridge Recreation Ground
Horsebridge
Hailsham
East Sussex
BN27 4DJ**

Drawing Title
**Sports Pavilion
Ground Floor Plan
As Proposed**

Building Regulations

Scale
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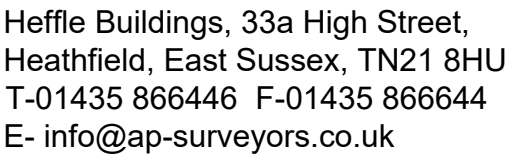
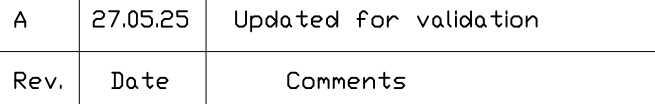
Date
Oct '25

Drawn By
AVP/OL

Drwg. No.
24/4312/SP10

Steel post to support beams
on 600mm x 600mm pad
foundation 1m deep

Steel beam over to support
new & existing roof



Job Title
Horsebridge Recreation Ground
Horsebridge
Hailsham
East Sussex
BN27 4DJ

Scale
1:2500 & 1:500 @A3

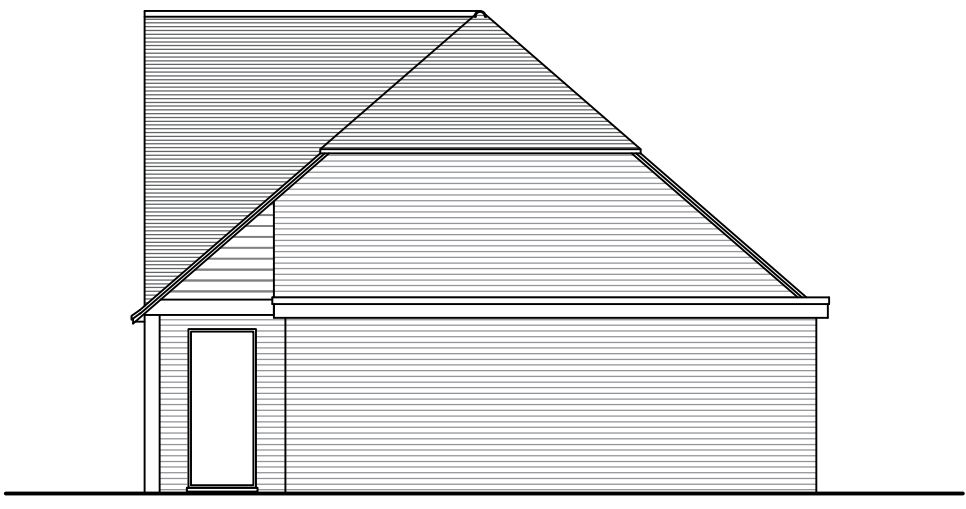
Date <i>Apr '25</i>	Drawn By <i>AVP/OL</i>
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Drwg. No.
24/4312/SP08A





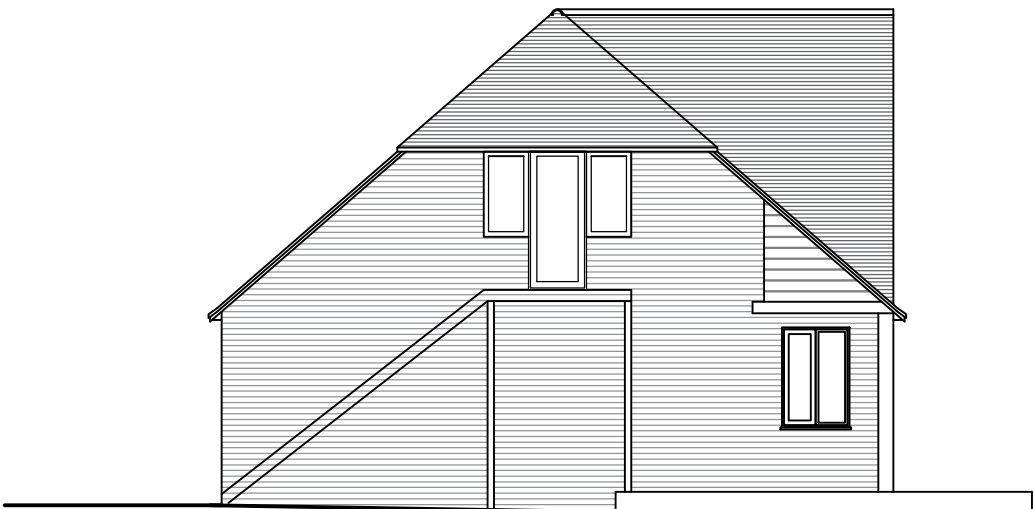
FRONT ELEVATION



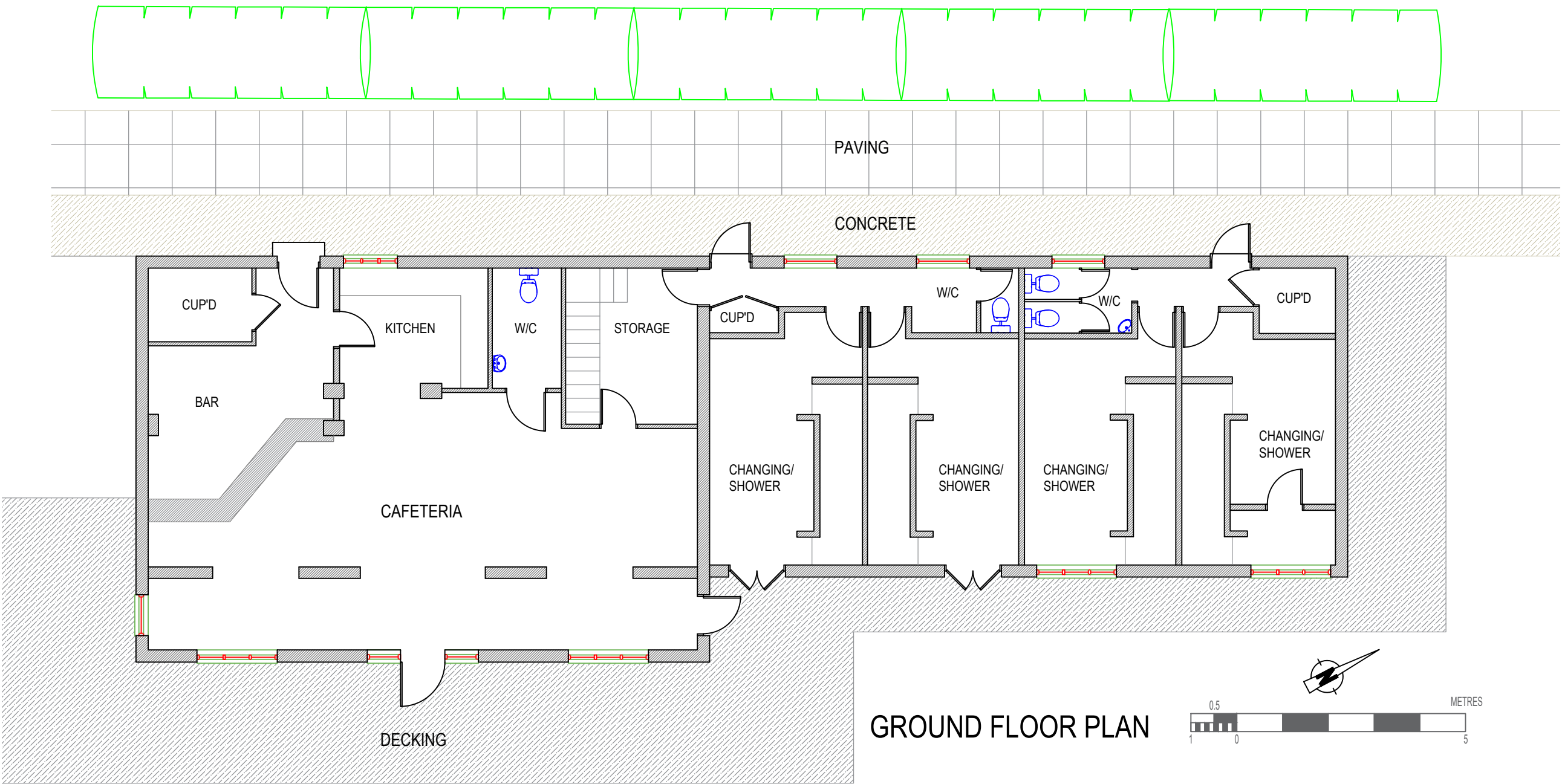
END ELEVATION



REAR ELEVATION



END ELEVATION



GROUND FLOOR PLAN



Rev.	Date	Comments
-	-	-



Heffle Buildings, 33a High Street,
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Client
Hellingly Parish Council

Job Title
*Horsebridge Recreation Ground
Horsebridge
Hailsham
East Sussex
BN27 4DJ*

Drawing Title
Plans and Elevations
As Existing
PLANNING

Scale
1:100 @A2

Date
Sep' 24

Drawn By
AVP/OL

Drwg. No.
24/4312/SP01

SCHEDULE FOR BUILDING CONTROL

[NOTE: This is not a specification of works]

October 2025 (Application) - DRAFT

SINGLE STOREY EXTENSION AND ALTERATIONS TO EXISTING SPORTS PAVILLION

Extension And Alteration of The Sports Pavilion at Hellingly Recreation Ground

To be read in conjunction with the following drawings:

- Existing Location Plan 24/4312/SP01
- Existing plans and elevations 24/4312/SP02 & SP03
- Proposed Location Plan 24/4312/SP08
- Building Regulations Floor plan (1:50) 24/4312/SP10
- Building Regulations Elevations (1:50) 24/4312/SP11
- Section drawings (1:20) 24/4312/SP12

GENERAL

Planning consent was granted by Wealden District Council on 14th August 2025 under reference **WD/2025/1233/F**

LISTED STATUS

The property is not listed or in a conservation area.

STRUCTURAL CALCULATIONS (PART A)

Structural calculations will be submitted for relevant parts of the structure, including individual beams and other load bearing structures as required. (See information attached).

Calculations will be submitted prior to construction of the relevant area of work. **Conditional approval for calculations is considered acceptable.**

DEMOLITIONS (PART A)

Some demolition of secondary elements will be needed as part of the alterations, but no significant demolition or total loss is intended.

PARTY WALL Etc. Act 1996

Works are to a detached building.

There are new foundations are more than 3m of the boundary.

No party Wall agreement is considered to be needed.

FOUNDATIONS (PART A/C)

Existing foundations to the building and extensions are likely to be concrete strip foundations at a depth of up to 1m, depending on the age of construction.

New foundations, where required, will be of a trench fill type, excavated to a minimum depth of **1000mm**. Additional excavation may be required, and this is to be to the satisfaction of the BCO. Concrete to be C20 mix (1:2:4) compacted to receive walling. The finished level of concrete is to be min 150mm below finished ground level.

Any steps in foundations are to co-ordinate with brick or block courses for ease of later construction and avoidance of cut courses.

Any additional foundation depth required is to meet NHBC requirements with depth relating to adjacent trees or hedges, both existing and proposed.

The depth of foundations close to drains to be determined on site. Additional excavation may be needed to reach the invert level of local drainage at foundation lines.

The foundations will need to accommodate the 110mm drains serving the internal space and the chamber at the rear of the property. See Drainage.

GROUND FLOORS (PART A/C)

New solid floor

The new ground floor to the extension is to be of solid concrete construction to lap with the retained existing.

The floor is to be made up as follows:

Excavate to reduce levels to achieve the required finished level. Level and compact surface and provide a layer of compacted hardcore or similar material, min depth 300mm in two layers and max particle size 100mm.

Lay over the infill a min depth of 25mm of soft sand blinding. Apply new Damp-proof membrane of 2000 gauge polythene with min 300mm laps and lapped to DPC treatment in low walls.

Pour concrete over-site of C20 mix concrete a min 100mm thick to a compacted and levelled tamped finish.

Insulation to be as follows: Overlay DPM with Bauder PIR FA G20 [or equal] insulation min 120mm in thickness. in turn overlaid with Min 85mm cement sand screed laid over insulation and VCL to a smooth compacted steel floated finish. Include for min 25mm similar insulation at external wall edges to prevent cold bridging. Surface finish laid over screed after minimum curing time has been completed. See Condensation analysis sheet.

Note: If any existing floors are suspended construction (timber or concrete), ventilation of floor areas must be maintained with new solid floor construction. Ducts should be provided through the hardcore layer of the solid floor construction to ventilate suspended floor areas. Telescopic vents to be used at cavity walls with air bricks above DPC level.

UPPER FLOORS (PART A)

None

EXTERNAL WALLS (PART A/C)

New external walls are to be of brick/block cavity construction as set out below.

External skin to comprise 102mm brickwork in stretcher bond to match existing, bedded and pointed in cement mortar supported on stainless steel cavity ties (see below). The external face to be neatly pointed to match the style on the main building.

The cavity is to be insulated with Bauder PIR FA G20 [or equal] insulation **105mm** in thickness. Insulation to be held against the inner skin with cavity tie clips. A 45-50mm cavity is to be retained.

The internal skin is to be light weight concrete blockwork 100mm thick bedded and pointed in cement mortar (1:5). New sections of wall to be built off a plastic DPC laid for external walls and off the floor structure as needed. New cavity to be **150mm** wide.

Application V1

New cavity wall skins, above and below DPC, are to be tied with stainless steel house type ties of type to suit location. Ties to be **275mm** long to suit cavity width. The ties are to be spaced 900mm horizontally and 450mm vertically, with rows staggered. For additional support, increase the frequency of ties at corners and around openings. The cavities to be kept clean and free of mortar droppings.

Reveals and cills are to be installed at openings with preformed insulated cavity closers and combined DPC profiles ready for window/door frames.

Infill the cavity to within 225mm of DPC with lean mix concrete (1:12) to a towelled finished to slope towards the outer skin. The walling immediately above DPC is to be of stock brickwork, of bricks to match the existing to comply with the planning condition.

New openings are to be formed with the treated steel cavity or box lintols to support structure above. Lintols to have a min bearing of 150mm at each end and be fitted with insulation (if hollow or box section) and to incorporate cavity trays or have plastic trays fitted with end caps for full lintol length. Weep vents to be added to brickwork facing to drain cavity behind.

Walls are to be dry lined as shown on the section drawing. Dry-lining and insulation is to be taken into the reveals to ensure continuity of insulation. The window frames are to be designed to allow for the reduced width of opening internally.

CHIMNEYS - PART A/J

No New chimneys.

ROOF CONSTRUCTION (PART A/C)

The retained main roof structure to the property is to remain largely unchanged.

The new roof structure is to be a traditional, flat roof of timber frame with some supporting steelwork as per the Engineer's design.

Structural calculations are to be submitted for Timber structure where needed. Conditional Approval is accepted.

Externally the roof is to be finished with a lightweight covering of fibreglass or liquid membrane construction. This is to be laid over an OSB deck with a cold roof layout to link with the existing roof levels.

MEANS OF ESCAPE (PART B)

Means of escape will be from the building via external doors at ground level with opening casement windows at ground floor level.

The existing doors to the front and rear of the building are retained, with new doors at the front forming part of the extension.

FIRE PRECAUTIONS AND UPGRADING (PART B)

A smoke/heat detector is required in the new spaces. This should be linked to the existing system.

All detectors are to be mains powered with a battery back up and interlinked to operate simultaneously.

FIRE BRIGADE ACCESS (PART B)

Access is available from the public highway. Parking and turning for firefighting appliances are available on the public highway or close to the property. The proposed alterations do not compromise the existing arrangement.

The highway is more than 20m from the building, but access is available to the structure via a pathway. The building isn't believed to have any sleeping accommodation.

RESISTANCE TO MOISTURE (PART C)

CEILING LININGS.

New and replaced ceiling and skimming linings to be 12.7mm foil backed plasterboard fixed to timberwork with plasterboard nails. Joints to be scrimmed and should be finished with skim coat plaster as above. Ceilings are to be overlaid over Knauf insulation board as per the roof construction.

WALL LININGS

External walls and the internal face of solid walls are to be finished with lightweight plaster with a skim coat finish and to give a thickness of about 15mm.

Timber framed partitions are to be finished with 12.7mm plasterboard with a taped and filled or skim coat finish. Tile board will be used in the shower area as needed.

CAVITY INSULATION (PART D)

New insulation to be provided as part of the new construction as detailed. See data sheets.

SOUND INSULATION (PART E)

The property comprises a detached building.

New hollow partitions between rooms should be insulated with Rockwool sound block insulation.

Insulation within floor structures is shown elsewhere.

Pipework in boxing is to be insulated for sound protection from moving water.

ROOF VOID VENTILATION (PART F)

A cold roof is proposed.

Eaves and cross ventilation to be provided at the perimeter of the new roof to link with similar provision of the existing.

ROOM VENTILATION (PART F)

All new rooms to have background ventilation provided by trickle vents to windows/doors. Minimum ventilation levels to be: 10,000mm² per habitable room (single storey) and 8,000mm² (multiple storey), and 4,000mm² for bathrooms, with no minimum for other rooms.

Rapid ventilation is to be provided by opening lights to the windows or doors in all new rooms. The minimum opening area is to be 5% of room floor area to habitable rooms. Opening lights (including doors) are shown on the drawings.

New windows and doors to be fitted with trickle vents to assist in background ventilation. Handles to be lockable unless used for means of escape, in which case green push button handles are to be used.

Thermal performance is covered in section L1. Safety glazing is covered in section K.

Mechanical extract ventilation

The extract in the new sanitary areas is to be via wall or ceiling mounted extract fans, ducted to the outside air via the eaves or tile vents. Any extract ducting is to be insulated to reduce the risk of condensation occurring in the duct. The extract rates are to be as follows (Table 1.1 ADF).

Bathroom 15 L/S

WC 6 L/S

Extract ducts are to be insulated to prevent condensation occurring on the outer face which could cause damage.

WATER AND SANITARY FITTINGS (PART G).

Cold water supply to the property is via the mains and is an appropriate potable supply.

The location of new WC's and sanitaryware is shown on the drawing with suitable wash basins.

New WCs are to be a close-couple type in vitreous enamel with a cistern of a 6ltr flush ideally with a dual flush mechanism.

Hot water storage is to be fitted with a thermostat and pressure valve to limit hot water temperature to 48⁰c and allow adjustment to prevent scalding. Safe pressure release and overflow are to be installed to provide visual and safe warning. [Wholesome hot and cold water is to be provided to all sinks, wash hand basins and to food preparation areas.]

New taps to be fitted with spray heads to reduce water usage.

Hot taps are to be provided on the LEFT-HAND SIDE in all cases. Consistency is to be maintained around the dwelling, where existing may be different.

WC basins are to be vitreous enamel on pedestals or within vanity units as shown supplied with both hot and cold water.

Hot water supply is from an adaptation of the existing provision.

WC's, basin, showers, and other sanitary fittings are connected to deep seal (min 75mm) traps as identified in the text for part H.

WC cisterns are to be fitted with overflow devices, either on an external tun dish arrangement where no external discharge is possible, or via an internal discharge into the WC pan.

INTERNAL WALLS

New internal walls to be of either timber frame stud construction of min100mm studwork with plasterboard facing on each side. All stud walls to be insulated with Rockwool or equal and approved insulation to fully fill the voids for sound insulation (see elsewhere for sound resisting boarding to certain partitions.)

Solid internal walls are to be of dense concrete blockwork bedded and pointed in cement mortar as per external walls and with a neatly pointed finish for decoration.

RAINWATER GOODS (PART H)

The extensions and alterations can be made to existing drainage provision, and no new soakaways or connections are required. Existing connections may need to be altered to take account of changes made.

Rainwater goods will be of conventional configuration of gutters and rainwater pipes connected to gullies/direct connections to the underground system.

Soakaways (if required)

A percolation test is to be prepared for the new soakaway. Excavation for and undertaking of the test is to follow standard practice and section H 3.26 and NHBC guidance. Rainwater for the existing dwelling runs to existing soakaways.

PLUMBING/DRAINAGE (PART H)

All new waste traps to be of deep seal type with minimum of 75mm seal. All waste and soil connections are to be to new existing underground connection. All soil pipes to be min 110mm dia. pipework in plastic with push fit/seal joints.

All new internal soil and waste pipe work is to be PVCu with push fit joints to soil pipe and solvent welded joints to waste pipes. Waste pipes are to be min 38 mm diameter rising to 50mm diameter for longer runs or high-volume use.

If new stub stacks are required to be installed these are to terminate minimum of 100mm above the height of the highest appliance and fitted with air inlet valve. Any boxing must incorporate air vents for air circulation. One soil vent pipe to discharge to open air, min 900mm above height window opening.

Access to stacks is to be provided at each level. Maximum branch lengths for soil pipe connections are to be 6m.

The new soil pipe run at attic level is to terminate close to the ridge level to be min 900mm above the dormer window openings. A suitable flashing kit is to be provided to weather with the roof covering.

All new pipework is to be air tested for leaks and water tightness and left sound.

BELOW GROUND SOIL DRAINAGE (PART H (I))

Drainage to the dwelling is to the mains private drainage system as shown on the drawing. The drainage layout is shown on the drawings affected including chamber locations.

Any new connections are to be made to 250mm or 450mm diameter PVC inspection chambers, with locations shown on the drawings. Existing, retained foul drains are to be tested prior to being covered over with sub-grade or concrete. Any repairs to be undertaken and the drain retested and found to be satisfactory before any back filling commences.

Where new foundations part across the new or existing drain runs, the run is to be sleeved and the void between the sleeve and drain, filled with sand. The minimum sand thickness is to be 50mm in any direction.

The remaining sections of exposed drains should be protected from damage by new floor construction.

New soil drains are to be 110mm pipework of either PVC or clay, to suit existing. Pipes and fittings should be bedded on a minimum of 100mm granular fill to BS882: 1983, such as 10mm pea gravel. The pipes should be surrounded with the same up to at least the top. The pipe should be covered to a minimum depth of 100mm with graded fill (max particle size 40mm). The remaining depth can be back filled with graded fill, max stone size 40mm, clay particle size 100mm, and be free of vegetation and frozen material and foreign bodies. Pipes close to the building will need to be surrounded with mass concrete to prevent movement.

New inspection chambers will be circular PVC or 250mm or 450mm diameter, depending upon location. The chambers will be bedded and surrounded by gravel as per drain run. Covers of drains will be cast iron, with covers in any traffic areas being of a quality and type suitable to obtain vehicle loads.

Drainage is to the existing mains sewer. Connections and chambers will require alteration as shown on the drawings.

BELOW GROUND RAINWATER (PART H (3))

New connections to suit new rwp positions but to existing connections. Rainwater discharge to run to a new Soakaway in the rear garden minimum 5m from the dwelling in position to be agreed. Approximate position shown on drawings for the purposes of approval.

Existing connections will be maintained taking account of the roof structure being created.

REFUSE STORAGE (PART H)

As existing and no change required.

HEATING AND HOT WATER (PART J)

Heating for the extension is to be provided by an extension of the existing heating system. The system will be reconfigured to take account of new rooms and sizes.

Hot water is provided on an instantaneous basis as existing.

Any new/replacement radiators fitted are to be installed with Thermostatic radiator valves (TRVs) to provide thermal control. Radiators are to be sized to take account of the room size, use and aspect.

The boiler is to be retained in its existing position. Should the boiler be relocated or replaced, a new unit is to be provided and located to comply with Part rules for efficiency and a commissioning certificate provided by a competent person under the **Gas Safe** scheme. At that time, an MO2 detector is to be provided close to the boiler position.

STEPS/RAMPS (PART K)

None required internally.

None required externally.

GLAZING (PART K)

All new double glazing is to be minimum 20mm air gap in window and door frames with lowE glass to achieve minimum U value of **1.4w/m²k** (windows) and **1.4w/m²k** (doors).

The ratio of glazed area to floor area for the building are as follows:

AS EXISTING

Building

Floor area 114.20 m²
Glazed area 19.32 m²
Ratio 16.92% Less than 25%

AS PROPOSED

Building and Extension

Floor area 132.10 m²
Glazed area 21.44 m²
Ratio 16.23% less than 25%

The glazing/floor area is for the building as a whole is less than 25%. This relates to the house, loft conversion and extension as built. As such standard glazing can be used on the new extension as exists elsewhere.

Any new glazing units in doors below 1.5m (including side screens within 300mm) or to windows with sills below 0.8m above finished floor level, to be toughened or laminated glass to be BS EN 12600.

New glazing units to meet FENSA standards. Glazing units to be min 28mm sealed air gaps with 4mm float glass panes and with Low E coating on the internal face of the external pane, Additional solar reflective coating is to be added for the glazed panes of the lantern roof light.

LIGHTING (PART L1B)

Low energy lighting is to be installed in positions as shown on the drawing as a minimum and LE bulbs/fittings used for 75% of fittings installed.

INSULATION (PART L1B)

Insulation of new elements is to achieve the following minimum standards: -

Walls **0.18w/m²k**
Floor **0.18w/m²k**
Flat Roof **0.15w/m²k**

Extensions to existing building: Existing elements are to be left no worse than existing and upgraded where reasonably practicable, as part of adjacent associated work to meet current regulations.

A U-Value calculation is to be provided to show compliance for the dwelling and extension. This is acceptable as a condition of approval.

DISABLED FACILITIES (PART M)

The works comprise alterations and extension to an existing non-residential building. Disabled persons access and facilities are included as part of the design whether by existing or new provision.

OVERHEATING (PART O)

The building is existing, and alterations are to part only.

The levels of insulation in the flat roof and arrangement reduce overheating internally, using the warm roof construction. Insulation of external walls achieves the same.

Through ventilation is possible from doors and windows in the extension and existing dwelling.

Because of the type of structure, windows are small and doors are limited in number.

No significant additional provision is considered necessary beyond the proposed construction and configuration.

ELECTRICAL INSTALLATION REGULATIONS (PART P)

The new or altered electrical installation is to be installed, tested and commissioned by a competent electrician approved under Government approved persons scheme with appropriate IEE qualification or similar and equal standards. A test certificate will be required before any new connection by Statutory Authority.

A final satisfactory test certificate will be required before occupation or upon completion of alterations to the electrical installation.

DOWNLIGHTS (PART P)

If recessed downlights are to be installed it is essential to ensure these are fitted to manufacturers instructions. Insulation must be kept away from recessed downlights to ensure they do not overheat. Proprietary hoods or insulation support boxes designed to provide an adequate airspace and support the insulation should be generally provided to each downlighter including those with rigid steel body construction. Only where a downlighter is marked with an insulating ceiling 'F Mark' should insulation be laid directly over the downlighter.

SECURITY (Part Q)

Existing structure and arrangement.

Windows to be fitted with locks unless required for means of escape.

Trickle vents to be fitted instead of two stage fasteners at ground floor windows.

New doors to be installed with min 5 lever dead locks or multi point locking mechanisms depending on type all to meet normal insurance requirements.

Existing security alarm system in place.

HIGH SPEED INTERNET (R)

An internet connection is in place for an existing building.

MATERIALS & WORKMANSHIP (Approved Document 7)

The works proposed shall be undertaken in accordance with Regulation 7 and to a good and proper standard using good quality materials and building practice.

End.