

4.2/2.1

1961
1962

The Poplars

Drain

5243
18.96

Coreylans

Mill Side

Leonard

2615
.504

1723
2-16

The Slipped River

SOUTH HOLLAND DC
HOUSING PLANNING

27 OCT 2000

Ref: 1292106

Combit

Drainage

Surface

Excavate for and lay in where indicated 100mm diam. flexible jointed UPVC drains on 100mm pea gravel bed from 100mm diam. upturned bend at base of downpipe to surface water soakaway

Form soakaway where indicated a min. 5.0m from the nearest building. Excavate 1200 x 1200 x 1200mm deep, backfill with brick rubble to 300mm below ground level, lay in sheet polythene and make up with vegetable soil.

Above ground drainage to comply with BS5272 : 1978
Below ground drainage to comply with BS8301 : 1985

All drainage items are to be installed in strict accordance with the manufacturers instructions.

ROOF CONSTRUCTION

Tiles

The roof is to be covered with interlocking concrete roof tiles fixed in strict accordance with manufacturers instructions.

Battens

Approved quality tanalised s/w battens, 38 x 25mm, are to be laid at a gauge suitable for the tiles and fixed with 80 x 3.35mm wire nails. Battens should be at least 1.2m in length and should be of sufficient length to be supported at each end and intermediately by at least three rafters, trusses or walls. Butt joints over intermediate supports should be staggered and the ends must be sawn.

Underlay

Approved reinforced roofing felt, type 1F to BS 747, is to be laid over the rafters lapped 150mm at the joins and secured with clout nails. The underlay should extend over the fascia board and into the eaves gutter. In order to prevent water traps behind the fascia it is recommended that a strip of 6mm marine plywood is provided to support the underlay. The ply is to be laid over the rafters and under the roofing felt positioned as close as possible to the last tiling batten and secured to the fascia

Eaves

Eaves are to be formed with standard size tiles and purpose made eave fillers must be nailed to the fascia board. Eave tiles must be laid at the same pitch as the main body of tiling and should overhang the fascia by an amount sufficient to ensure that the water discharges into the centre of the gutter.

Verges

Verges are to be formed with 150mm wide asbestos cement strip onto which is bedded the tiles which form the verge projecting approx. 50mm over bargeboards or gable brickwork

Ridge

The ridge is to be covered with segmental ridge tiles of the same colour as the main body of tiling, unless specified otherwise, and secured using a proprietary ventilated dry ridge system having ventilation equivalent to a continuous 6mm gap.

Valleys

Valleys are to be formed with Code 4 lead lining supported by boards with the adjacent tiling neatly cut and bedded onto plain tile slips leaving a clear channel approx. 125mm wide.

Abutments

The tiling is to be cut closely at abutments and weathered by Code 4 lead flashing dressed down over the tiles and up the abutment a min. 150mm

Mortar

All bedding mortar is to consist of 3 parts sharp sand to 1 part Portland cement and should be struck off to give a smooth face and pointed in one operation.

Insulation

To be Rockwool FibreBatts ($\lambda = 0.037 \text{ W/mK}$), 150mm laid between joists with a further layer of 80mm laid at right angles over the top.

Where the ceiling line follows that of the rafters 50mm Celotex Double R insulation is to be laid between and flush with the underside of the rafters with an additional layer of 20mm Celotex Double R insulation fixed to the underside of the rafters.

Ceiling

12.7mm foil backed plasterboard, fixed in accordance with manuf. instructions with all necessary noggins etc., and finish with artex/skim finish in accord with clients instructions.

Ventilation

Provide over fascia ventilation (equal to a 25mm continuous gap) to the soffit to provide cross ventilation to the roof space.

Rainwater Goods

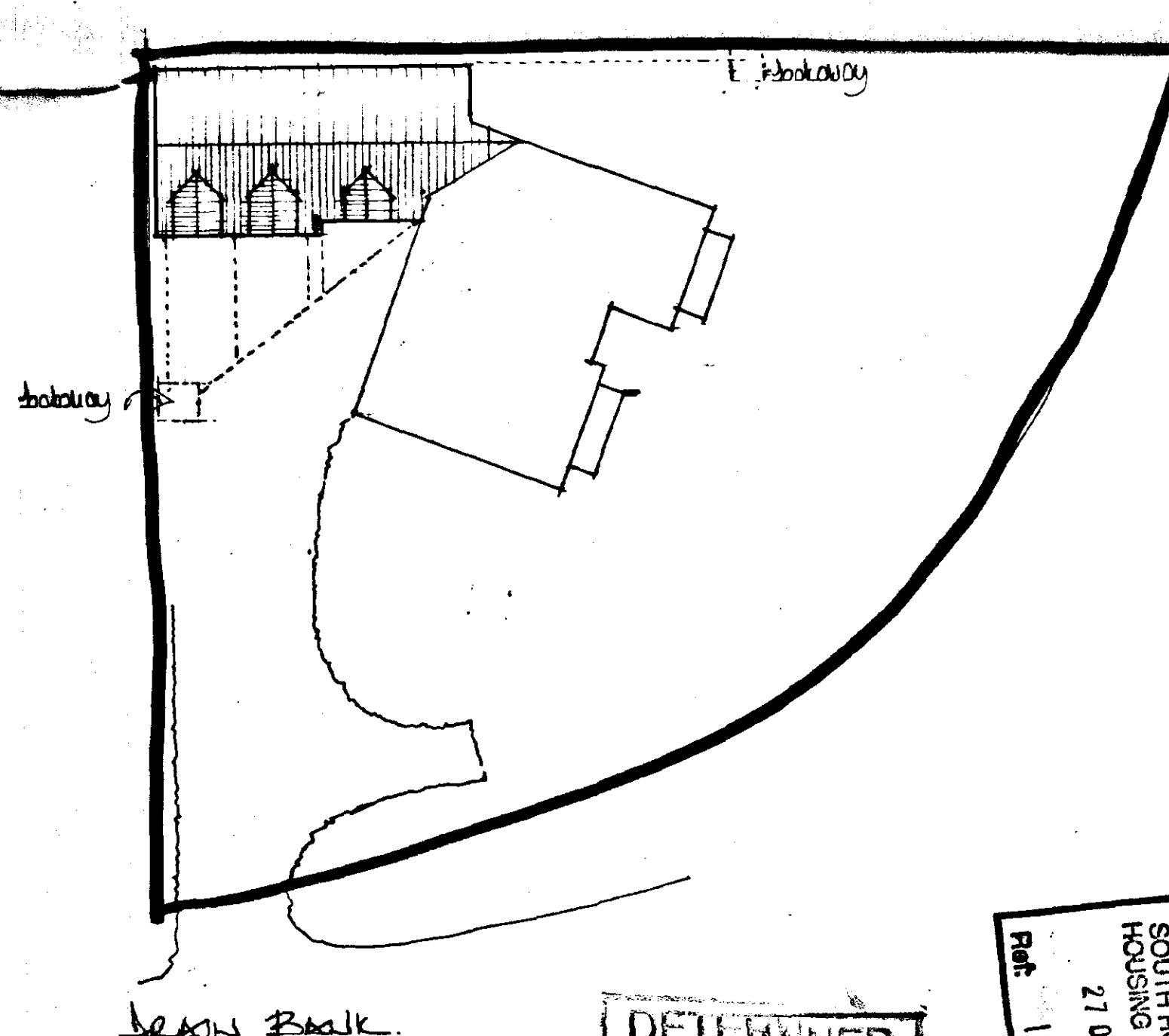
Supply and fix 115mm PVC gutters to fascia with all necessary brackets, stop ends, outlets etc.

Supply and fix 64mm PVC downpipes securely clipped to walls at 1800mm cts with all necessary offsets, swannecks, adaptors etc. and taken into 100mm diam. upturned bend at base

STRAPPING

Where rafters, floor joist and ceiling ties run parallel to walls they are to be strapped at 1800mm cts. Straps to be fixed to a min. 3No. rafters etc., having noggied between beforehand, and hooked into the cavity a min. 150mm.
Similar straps to be used at 1800mm cts to hold down the wall plate.

Straps to be 30 x 6mm galv. m.s.



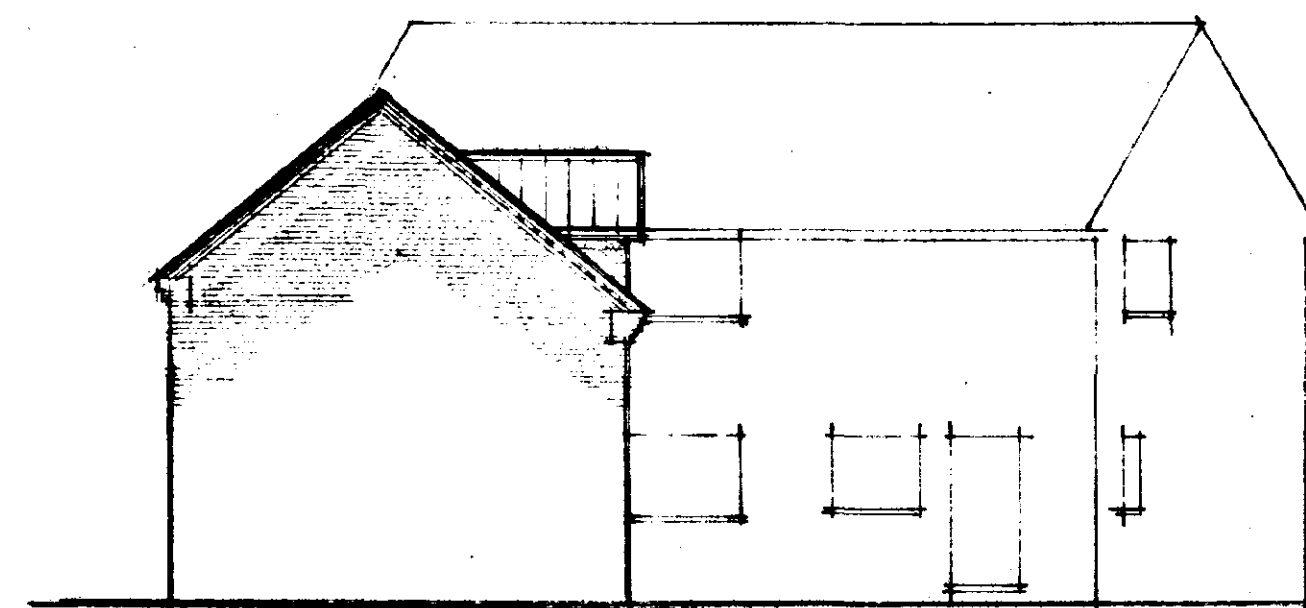
DETERMINED
PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
27 OCT 2000
Ref: 1292/00

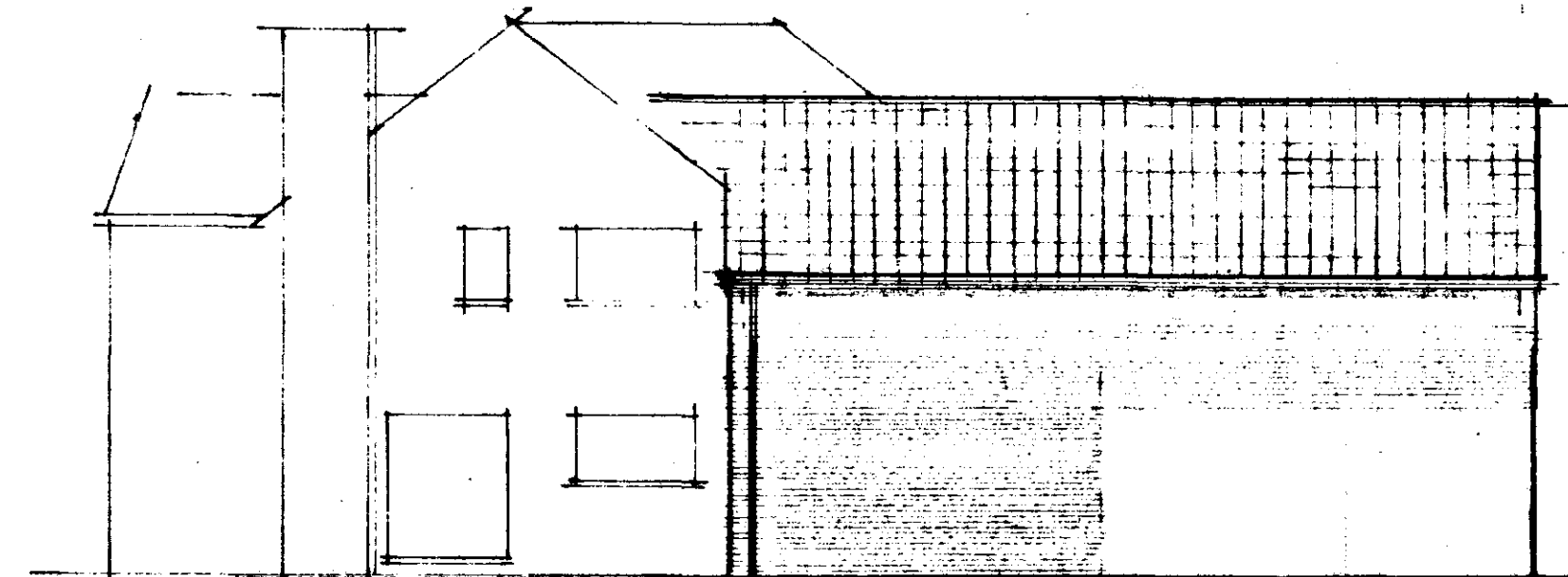
A		
	Date	Revisions
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East Midlands Design Associates		
"Willow Lodge", Horseshoe Road, Spalding, Lincs PE11 3JA Tel: Spalding (0775) 767968		
Client MR & MRS D CRATHAN		
Job Title First Floor Extension at the Lower House Beau Bank Lower Spalding, Lincs		
Drawing Title Block Plan		
Scale 1:200		
Date Oct 00	Drawn by ML	
Dwg. No. 00/40/02		Rev



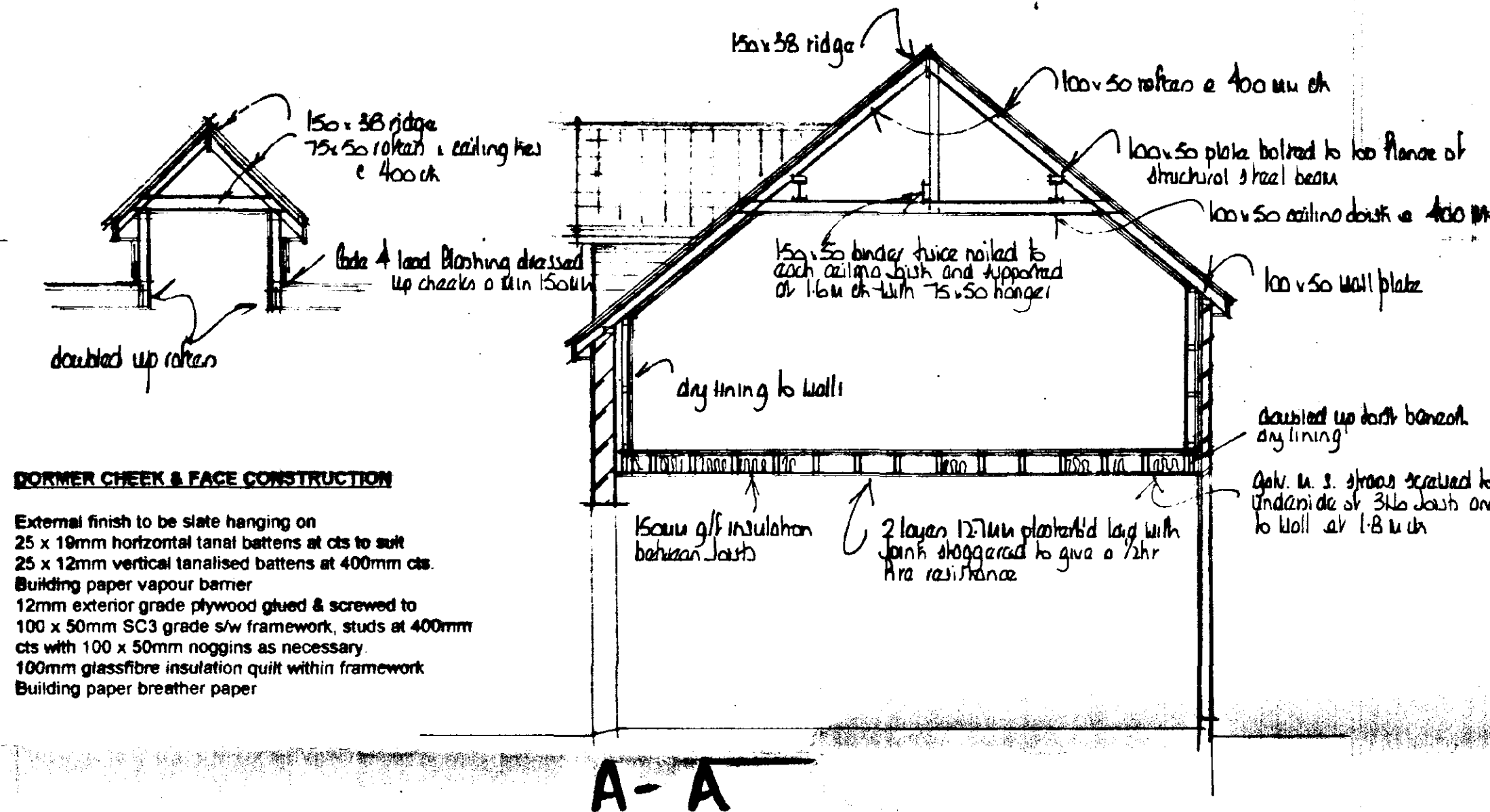
WEST



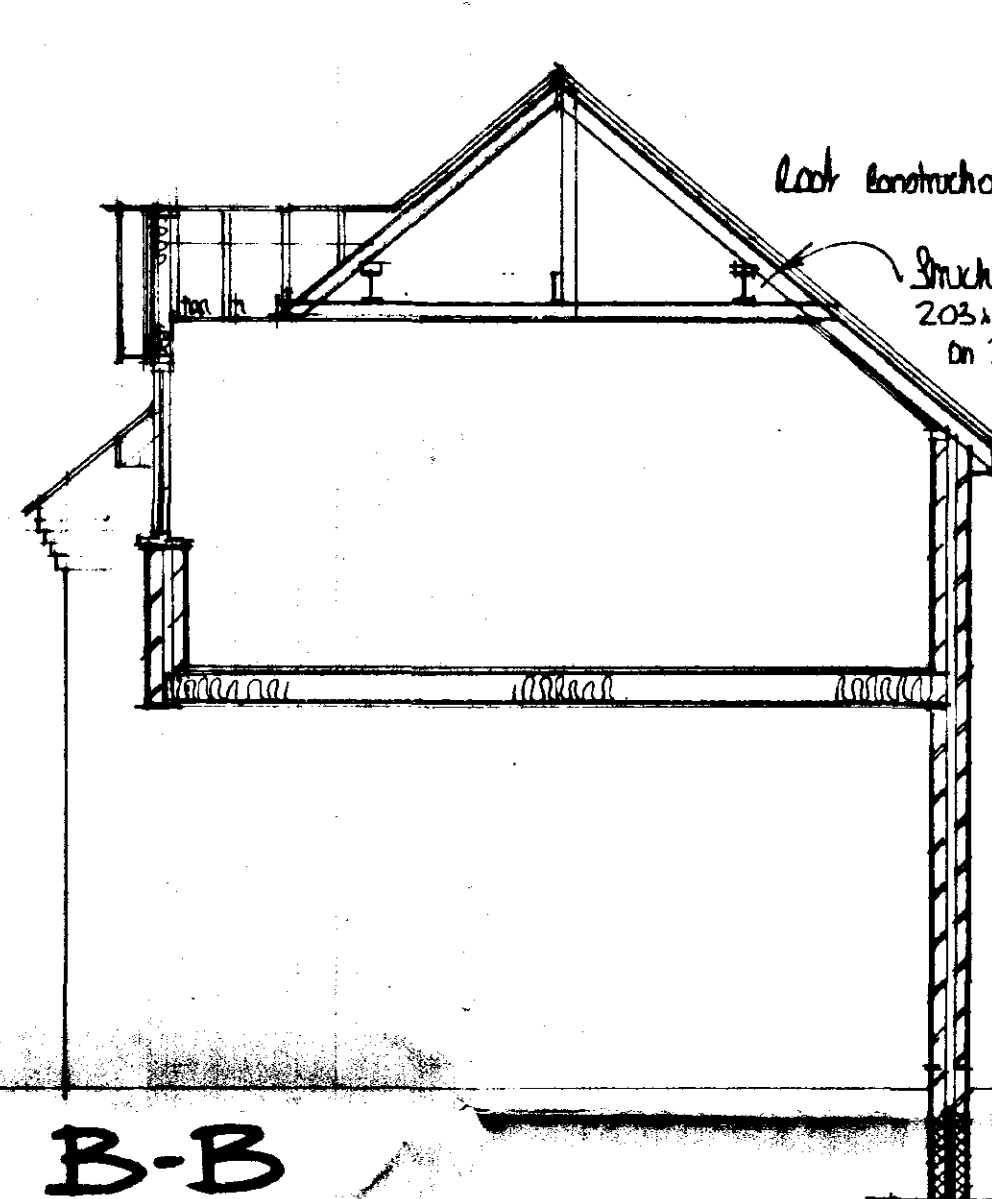
NORTH



EAST



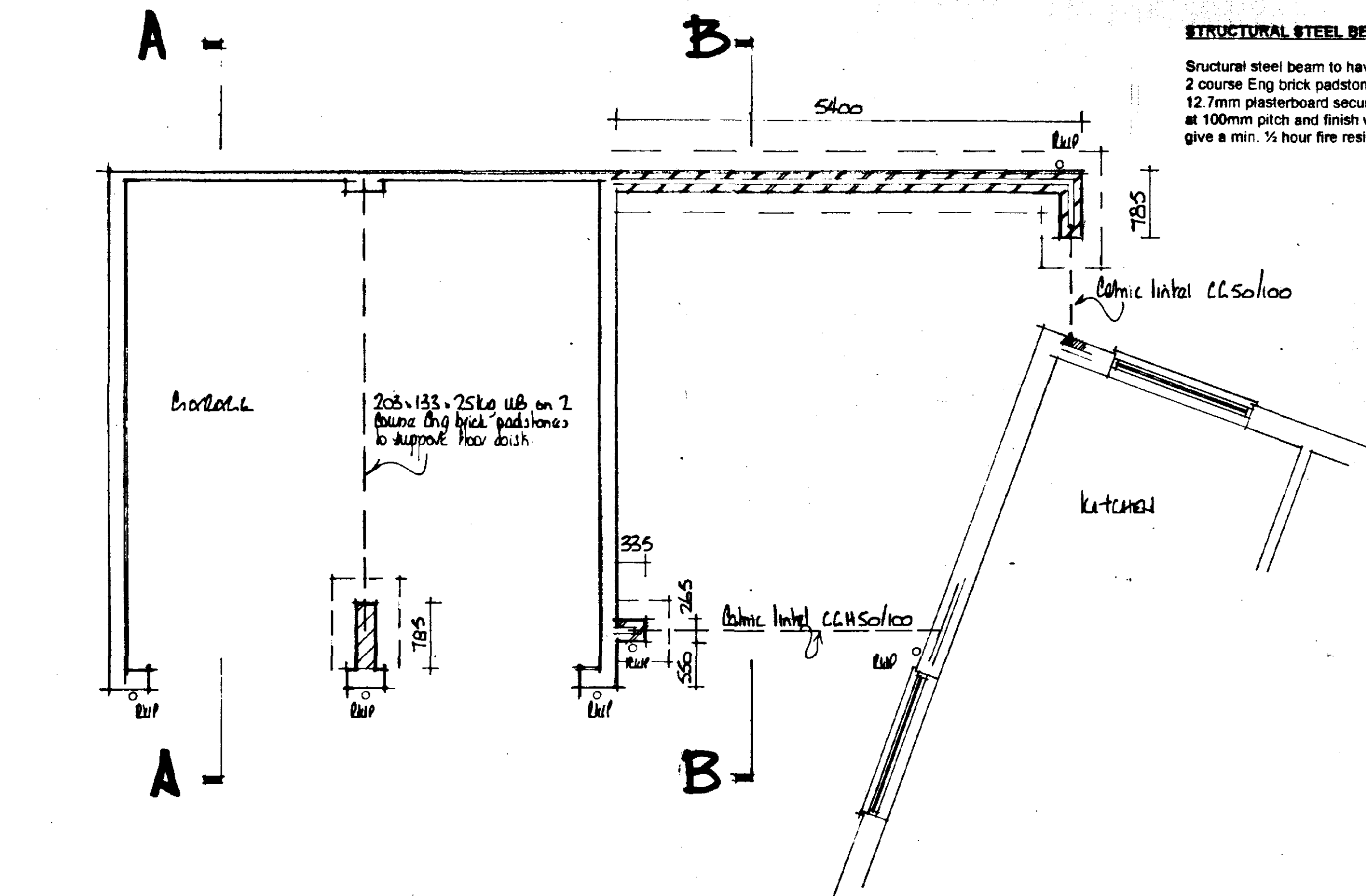
A - A



B - B

DORMER CHIEK & FACE CONSTRUCTION

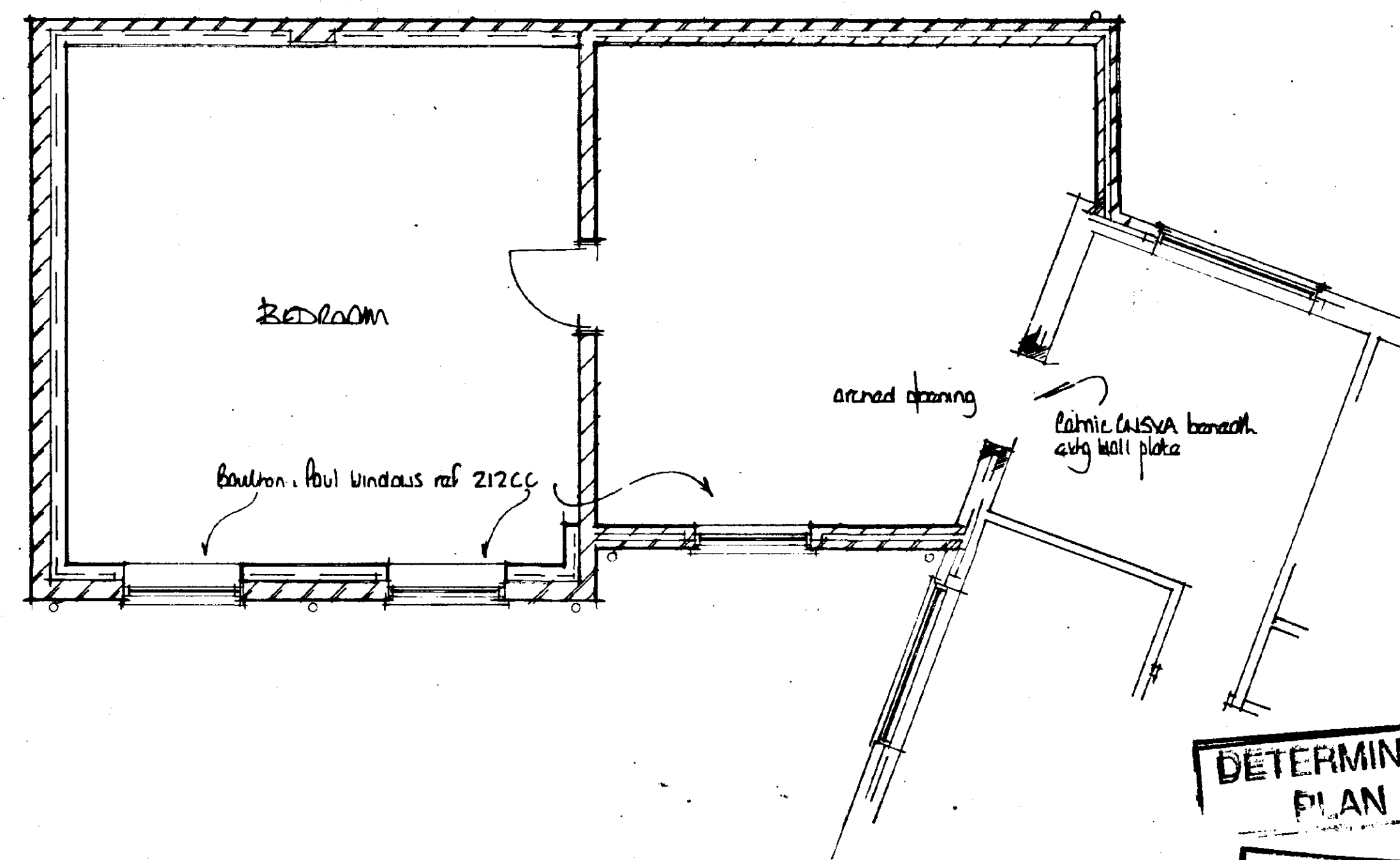
External finish to be slate hanging on 25 x 10mm horizontal tanal battens at cts to suit 25 x 12mm vertical tanalised battens at 400mm cts. Building paper vapour barrier. 12mm exterior grade plywood glued & screwed to 100 x 50mm SC3 grade s/w framework, studs at 400mm cts with 100 x 50mm nogginns as necessary. 100mm glassfibre insulation quilt within framework. Building paper breather paper.



GROUND FLOOR PLAN

STRUCTURAL STEEL BEAMS

Structural steel beam to have min 150mm end bearing on 2 course Eng brick padstone. Beam to be encased with 12.7mm plasterboard secured with 1.6mm wire binding at 100mm pitch and finish with 5mm gypsum plaster to give a min. 1/2 hour fire resistance.



FIRST FLOOR PLAN

FOUNDATIONS

Foundations to be ST4 grade concrete. For 265mm walls foundations to be 700 x 230mm. Foundations to be taken down to a firm loadbearing strata, a min. 1.0m if in shrinkable sub soil, in accordance with the requirements of the Local Authority Building Control Dept. and in accord with the NHBC guidelines for building near trees. Site soil surveys are recommended in respect of foundation work is undertaken. Any investigation work relating to extg foundations should be carried out prior to the commencement of any works.

FLOOR CONSTRUCTION

First: 18mm Weyroc floor panels. 220 x 50mm SC3 grade tanalised timber joists at 400mm cts with min. 1 row hemingbone strutting midspan. 2 layers 12.7mm plasterboard, fixed in accord with manufacturers instructions, with joints staggered and with all necessary nogginns etc. and finished with either artex or skim in accord with clients instructions. Floor construction to incorporate 150mm glassfibre insulation. Soffit over open area to be 12mm Masterboard or similar laid with 50mm cover strips to joints to provide a min 1/2 hour fire resistance.

WALL CONSTRUCTION

Below Ground: To be 100mm Class A concrete blocks. Cavity to be filled to 225mm below lowest dpc level with lean mix concrete. Above Ground: To be 265mm o/s constructed as follows:-

100mm facing brick (to be FL quality below dpc level) 65 mineral wall insulation i.e. Dritherm (k = 0.036) 100mm loadbearing insulation blocks i.e. Hermetite (k = 0.44)

All to be tied together using stainless steel wall ties positioned at distance not exceeding 900mm horizontally, 450mm vertically and staggered. To be at every block course vertically at all returns and reveals.

Internal finish to be 12mm render with gypsum plaster skim finish to give a 'U' value of 0.414W/mK.

Dry lining to extg and proposed brick and half brick walls.

Extg wall: 50mm cavity. Building paper vapour barrier. 75 x 50mm head and sole plate. 75 x 50mm studs at 400mm cts with min. 2 rows. 75 x 50mm nogginns equally spaced. 75mm glassfibre insulation within framework face with 12.7mm plasterboard, tape joint and skim finish.

DPC in Walls

To be a min. 150mm above finished ground level. An insulating vertical cavity closer and dpc, i.e. Thermabate, is to be provided to all cavity closures. A dpc cavity tray, stepped as applicable, is to be constructed within the wall immediately above an abutment.

LINTELS

Lintels to be Colmic, or similar and equivalent, to have a min. 150mm end bearing and be installed in strict accordance with manufacturers instructions with a dpc cavity tray over where applicable.

Lintels to be protected with min. 15mm gypsum plaster skim finish to give a min. half hour fire protection.

WINDOWS & DOORS

Windows and doors to be Boulton and Paul, or similar and approved, double glazed with 12mm air gap to sealed units and weather stripped.

Windows to first floor habitable rooms are to contain openings which are a min. 450mm x 450mm, have an area of 0.33m², and have a sill level no more than 1100mm above finished floor level.

Windows to habitable rooms are to incorporate a controllable trickle vent of 8000mm², 4000mm², for non habitable rooms.

VENTILATION

All habitable rooms are to have windows containing opening vents, the combined total of which is equal to not less than 1/20th of the floor area of the room.

SMOKE DETECTION

Self contained smoke alarms complying with BS5446: Pt 1: 1990 are to be installed where indicated on the drawing. An alarm must be positioned within 3.0m of bedroom doors.

The alarms are to be permanently wired to a separately fixed circuit at the distribution board operating at a low voltage via a mains transformer.

Where more than one smoke alarm is required the units are to be interconnected so that the detection of smoke by one unit operates the alarm signal in all units.

The wiring installation is to comply with the I.E.E. Regulations.

HOT WATER SYSTEM

A room thermostat or radiator valves are to be installed.

All pipes not contributing to useful heat requirements are to be insulated using an insulation material with a thermal conductivity not exceeding 0.45W/mK and a thickness equal to the external diameter of the pipe up to a max. of 40mm.

A		Date	Revisions
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East Midlands Design Associates "Willow Lodge", Horseshoe Road, Spalding, Lincs PE11 3JA Tel Spalding (0775) 767968			
Client		MR. & MRS D GRAHAM	
Job Title		FIRST FLOOR EXTENSION AT THE CORNER HOUSE	
		DEAN BANK	
		LOWEST. SPALDING. Lincs	
Drawing Title			
PLANS, SECTIONS, ELEVATIONS			
Scale 1:50, 1:100			
Date	Oct 00	Drawn by	21
Drg No		00/40/01	
Rev			

DETERMINED PLAN

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