Internal walls to extension formed of 100mm thick standard Celcon blockwork

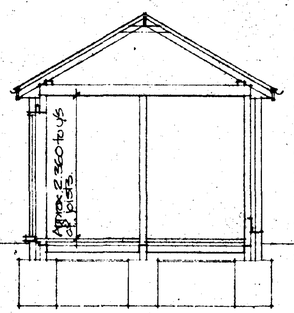
New timber stud partitions formed of 50x75 sw studs at 400mm ctrs with noggings at 1 200 ctrs vertically and 50x75 sole and head plates clad both sides with 12.5mm plasterboard and skim with void between studs packed with mineral wool

Cavity walls constructed of second hand reclaimed bricks to match existing approx. 105mm thick, 50mm cavity and 100mm standard Celcon blockwork with internal finish of limy sand / cement render with 6mm Thistle finish
U value = 0.35 w/m² deg C
Bounce insulated d.p.c. to reveals
U value = 1.2 w/m² deg C
75mm thick Gyproc cavity insulation installed to manufacturers recommendations
Stainless steel wall ties to be installed at 450mm ctrs. vertically and 900mm ctrs. horizontally. Ties to be installed at 225mm ctrs within 225 of reveals
New cavity walls to be bonded to existing with turning wall extension jambs pointed externally with polysulphide sealant and to have expanded metal incorporated in plaster internally over joint

LG type L1/510 steel lintels to openings in cavity walls with cavity tray d.p.c. installed above each lintel
100mm corrugated steel lintels to openings in 100mm blockwalls
All lintels to be installed to manufacturers recommendations

Concrete trench fill foundations grade ST4 to be 600mm wide to external walls and 450mm wide to internal walls. Depth of foundations to be min. 750mm (1.000 in shrinkable soil.)

Foundation/floor design is subject to ground conditions encountered when site works commences. Should ground conditions not be suitable the foundation proposed a revised more suitable design to be agreed with L.A. inspector.



SECTION.

Roof constructed of interlocking concrete tiles to match existing and installed to manufacturers recommendations on 38mm sawn treated battens on sarking felt on built up timber roof construction of:
50x150 ridge board
50x100 collars at ridge
50x100 rafters at 450mm ctrs.
47x170 ceiling joists at 450mm ctrs. (future floor joists)
50x100 pole plate
Approx. 65x150 fascia board
6mm thick Supalux soffit
Overall soffit projection approx. 200mm

Ceiling formed of 12.5mm plasterboard with artex finish. All unsupported edges of plasterboard to be supported.

30x5mm mild steel straps to be installed between ceiling joists and perimeter walls. Straps also to be provided between rafters and walls at gable. All straps to be at average 1.800 ctrs.
Ceiling noggings to be installed under straps at gable and straps to extend over 3no. timber members.

112mm hr. Upvc. gutters with 68mm dia. downpipes.

Eyebrow ref. OVEBD over fascia ventilator strip to be installed to provide roof void ventilation of at least equivalent to 10mm clear gap.

150mm glass fibre or mineral wool quilt roof insulation laid between joists.

Roof pitch to be 30°.

Cavity tray d.p.c. to be installed above d.p.c. to external skin at cavity (ground level just below floor level.)

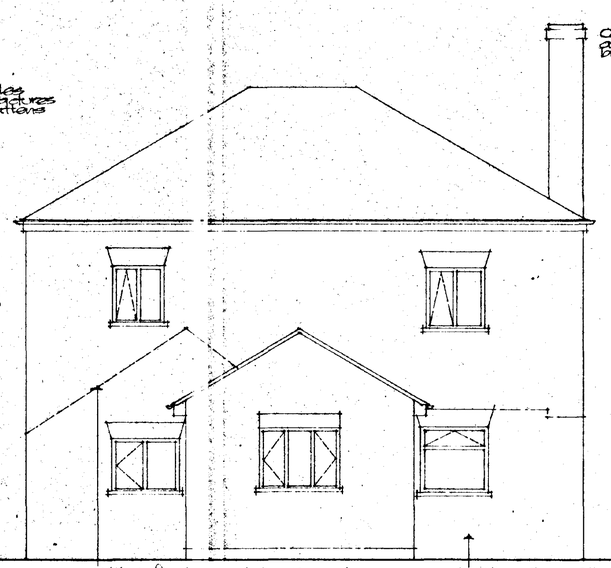
Hyload d.p.c. to be min. of 150mm above ground level (external skin) DPm to be lapped over internal skin d.p.c.

Floors constructed of 65mm thick lightly reinforced sand/cement screed on 50mm S.D grade Jablite insulation with 500 gauge Visqueen separating membrane between screed and insulation, on 100mm concrete slab min. grade ST4, on 1200 gauge Visqueen d.p.m. on min. 150mm hardcore well blinded and consolidated.

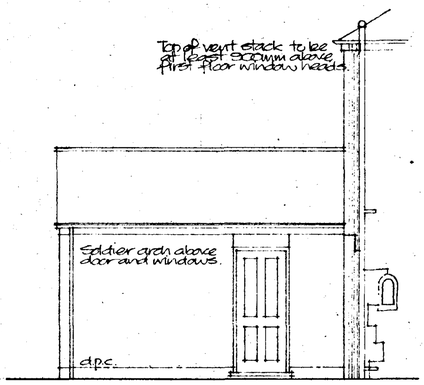
New window frames to be Boulton & Paul standard frames or special timber frames to match fitted with trickle ventilators giving min. 4000mm² ventilation per room.
Windows to be double glazed.

All glass to comply with B.S. 6206 (safety glass) to be laminated safety glass where glass within 800mm of floor and to all doors and glazed wall panels.

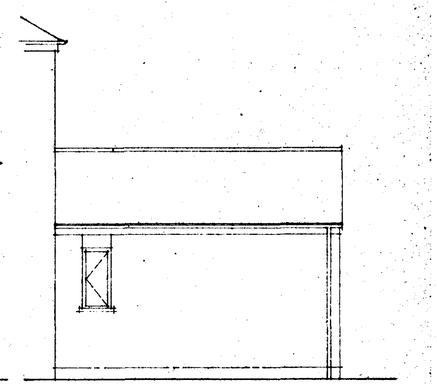
Cap off 2no existing flues and install 150x225 air brick to top of flues

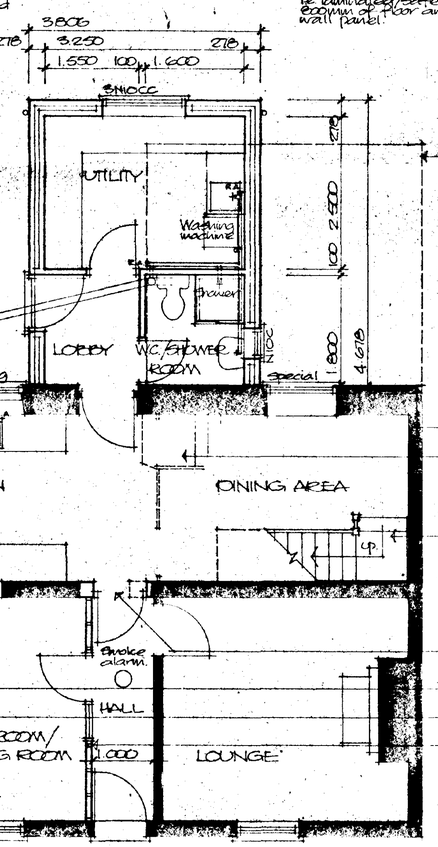


REAR ELEVATION



SIDE ELEVATION


SIDE ELEVATION



GROUND FLOOR PLAN

Seal off/remove existing disused drain connections to existing inspection chamber.

Existing drain run to existing outside W.C. to be retained.

Make good benching within existing inspection chamber.

New drains passing through walls to be protected/sleeved to maintain flexibility. Opening around pipe to be sealed with 6mm Superlux or similar to prevent vermin entry.

Form new 450x600 inspection chamber on existing drain run.
Chamber to be constructed of 215mm thick class B engineering brickwork on 150mm thick concrete slab foundation.

Install glazed panel to rear of existing stone surround opening.

Existing drain to sewer.

Remove existing boiler and seal off flue liner and incorporate 150x225 air into liner part of existing disused flue.

Remove infill from rear of boiler recess and install hob door with decorative brick arch formed over to form canopy.

Install mechanical extract fan above hob unit within canopy to be capable of extracting at a rate of not less than 30 litres per second.

Install new wall mounted gas fired boiler with balanced flue boiler to be approx 17.58 kw output rating (to be confirmed) and to supply hot water and central heating.

All radiators on central heating system to be fitted with thermostatic radiator valves or system to be controlled by thermostatic room stat. Hot water temperature to be controlled at cylinder stat.
Hot water and unprotected cold water pipes to be insulated with Armaflex or similar insulation with thickness equal to pipe article diameter or insulated to BS 5422.
Hot water cylinder to be fully insulated.

New rainwater downpipes from extension to discharge into 110mm dia. UPVC drains bedded and surrounded in 10mm pea gravel full appon. 1 in 40 to soakpits 1 metre cube min. 5.000 from building.

Outline of existing extension to be demolished.

All above ground drainage to comply with BS 5572. Polypropylene wastes from kitchen and utility sinks, washing machine, showers and bath to be 43mm dia. with 32mm dia. from wash basins. Combined wastes to be 50mm dia.
Rodding/cleaning access points installed where shown (RE)
16mm deep seal traps to all fittings. Shower outlets to be removable for cleaning.
New soil stack to be installed in ground floor inc. with air admittance valve fitted, rodding access to be provided at base of stack.
Install new 110mm dia. UPVC single stack soil and vent pipe serving bathroom and kitchen.

New drains from stub stack and soil and vent pipe to be 110mm dia. UPVC bedded and surrounded in 100mm pea gravel full appon. 1 in 40 to new inspection chamber formed on existing drain run.

Make good brickwork/stonework where wall removed.

Remove existing staircase and non-loadbearing partitions.

Remove existing non-loadbearing partitions and existing cylinder/linen cupd.

Install new staircase (existing to be reused/adapted if suitable) with total rise approx 2.600
15 risers of 200mm each
Treads to be min. 220mm each
Handrail to be fixed to min. 900mm max. 1.000 high with vertical balusters with gaps not greater than 99mm

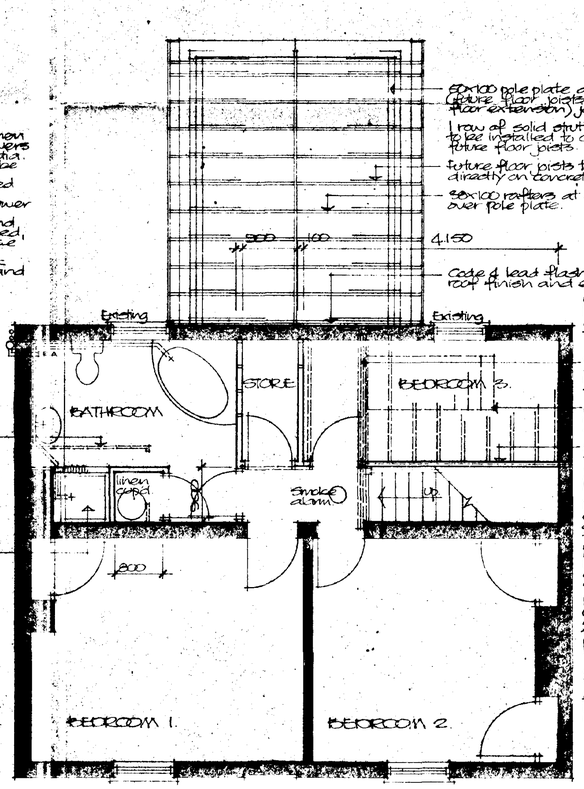
Install new shower (shower tray size to determine enclosure size) Install new cylinder/linen cupd.

Relocate existing door opening with 2no. 1G type barrfast 100 steel lintels over with plaster finish.

Re-open existing hatch.

Remove existing fireplace and infill opening incorporating 450x225 air brick as ventilation of existing flue.

Form new stud partition incorporating glazed panel to divide new hall from playroom/dining room.



FIRST FLOOR PLAN.

60x100 pole plate above 47x170 ceiling (future floor joists for future first floor extension) joists at 450mm ctrs

1 row of solid strutting min. 38mm thick to be installed to centre of span of future floor joists

Future floor joists to be supported directly on concrete block inner skin.

50x100 rafters at 450mm ctrs. notched over pole plate.

4.150

Code 4 lead flashing between new roof finish and existing wall.

Bathroom Ventilation:
Install mechanical extract fan capable of extracting at a rate of not less than 15 litres per second

2no. 47x147 joists bolted together to form trimmer joist supporting head of new staircase and trimmer joist to staircase.

Outline of existing staircase removed.
47x147 floor joists at 400mm ctrs.

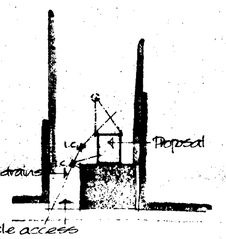
2no. 47x147 joists bolted together to form trimmer joist to obtain well and support for stud partition.
All joists built into existing walls to have ends treated with preservative.

New stud partitions to be supported on 2no. 47x147 joists bolted together and installed between existing floor joists.
Additional 47x147 joists to be installed between existing joists to obtain new bath and cylinder cupd. Number of joists to be installed to be agreed on site.

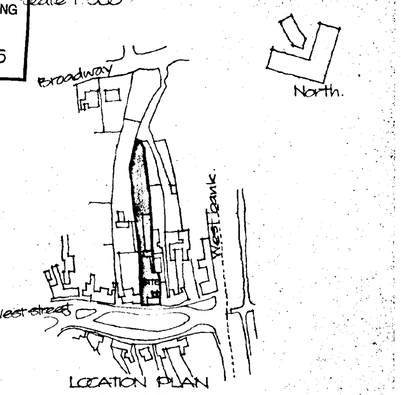
Install mains operated battery back up self contained smoke alarms & alarms to be installed at least 300mm from any light fitting or wall and not more than 3.000 from any bedroom door. Alarms to be interlinked.

Minimum head room above stairs to be 2.000 measured vertically.

Replaced ground floor ceiling to be 12.5mm plasterboard with Artex finish with edges supported adjacent to walls.



BLOCK PLAN
Scale 1:500



LOCATION PLAN
Scale 1:2500

SOUTH HOLLAND DC
HOUSING & PLANNING
20 APR 1995
Ref. 0407/95

DETERMINED PLAN

**Do not scale off this drawing.**
**All site dimensions to be checked before work commences.**

Project
PROPOSED EXTENSION AND ALTERATIONS TO HOUSE
70 WEST STREET, CROWLAND.


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Scale 1:50
Date April 95
Drg. no. 95/15/03

AM ADMEL 230