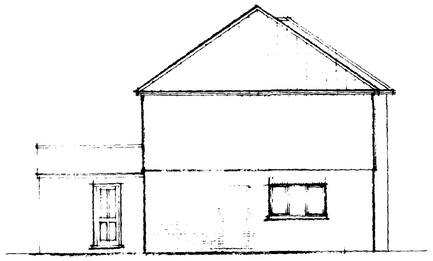
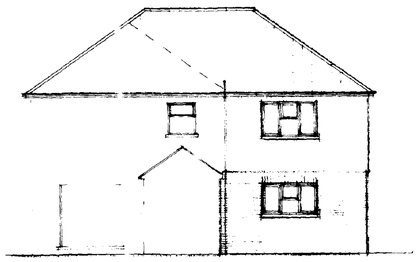


SOUTH



WEST



NORTH

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 foundations to establish specific site conditions before foundation work is undertaken.
Any investigation work relating to extg foundations should be carried out prior to the commencement of any works.

FLOOR CONSTRUCTION

Ground
65mm sand/cement screed reinforced with chicken wire mesh
500g polythene separating membrane
50mm Jablite SD floor insulation (k = 0.037W/m^{2}°C)
100mm ST4 grade oversite concrete
1200g polythene damp proof membrane
25mm sand blinding
100mm compacted hard-core - if in excess of 100mm fill, to a max. 600mm, the hard-core is to be laid and compacted in layers not exceeding 150mm.
Strip off all vegetable soil beneath proposal.

First
18mm Weyroc floor panels
220 x 50mm SC3 grade tanalised timber joists at 400mm cts with min. 1 row herringbone strutting midspan
12.7mm plasterboard, fixed in accord with manufacturers instructions, with all necessary noggins etc, and finished with either artex or skim in accord. with clients instructions
Ceiling to garage to be 12.7mm Gypsum Fireline Board with 50mm cover strips to joints to give a half hour fire resistance. 150mm g/l insulation to be placed between the floor joists above the garage.

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/a 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. Hemelite (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.

Walls to be tied to extg walls using proprietary stainless steel profiles fixed in accord with manufacturers instructions.

Where walls are to be rendered the construction is to be as specified as above with the outer leaf of brickwork replaced with blockwork.

External render finish to be min. 12mm thickness render with proprietary waterproof additive with all necessary expanded metal plaster stops and finished with Tyrolean render applied in strict accordance with manufacturers instructions. Render to terminate 150mm above ground level in a bell mouth drip.
Render to conform to BS5262 : 1976

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

Stud Partitions
to be constructed as follows -

75 x 50mm head and sole plate
75 x 50mm studs at 400mm cts with min. 2 rows
75 x 50mm noggins equally spaced
75mm glassfibre insulation within framework
face both sides with 12.7mm plasterboard, tape joint and skim finish

stud partitions to be constructed off doubled up floor joists (bolted together at 1.0m cts) at first floor level when running parallel to joists, and off 75 x 50mm sole plate, with solid blocking between joists, when running perpendicular to joists.

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 IG, 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, double glazed with 12mm air gap to sealed units and weather stripped.

Windows to habitable rooms are to incorporate a controllable trickle vent of 8000 sq. mm. 4000 sq. mm. to non habitable rooms.

Glazing to windows less than 800mm and doors (include sidelights to doors) less than 1500mm above floor level is to be laminated or toughened glass in accord with BS6206 : 1981.

WINDOW & DOOR SCHEDULE

Location	Window/door ref.	Lintel ref. & length
1	std garage door	L1/HD 50 2700
2	310CC	L/S 50 2100
3	310CVC	L1/S 50 2100
4	FNS DDR31D	BOX 200 1200
5	312CVC	L1/HD 50 2100
6	312CVC	L1/HD 50 2100
7	2N10W	L1/S 50 1200

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.

The kitchen is to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 60 litres/sec or 30 litres/sec if in a cooker hood.

The bathroom is to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 15 litres/sec

SMOKE DETECTION

Self contained smoke alarms complying with BS5446 : Pt 1 : 1990 are to be installed where indicated SD 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.

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

ELECTRICAL INSTALLATION

The Electrical Contractor is to ensure that the electrical installation is in full compliance with the latest edition of the I.E.E. Regulations
Any electrical fitting indicated on the drawing in a position contravening these regulations must be relocated in order to achieve full compliance.

HOT WATER SYSTEM

A room sealed gas fired central heating boiler is to be installed where indicated complete with fan assisted flue and combustion air vent, the area of which is to comply with the manufacturers recommendations. The flue is to be guarded externally with a stainless steel guard.
An electrical timing device is to be provided to control the operating periods of the boiler which in turn is to be controlled by room thermostat and should only fire the boiler when space heating or the hot water cylinder thermostat calls for heat.

A room thermostat or radiator valves are to be installed.

The hot water system is to be vented.

A 3 kW immersion heater is to be fitted to a hot water cylinder insulated with 35mm thick factory insulation plus an additional 50mm thick insulating jacket. The hot water cylinder is to be fitted with a thermostat and time switch.

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.

STAIRCASE

The balustrade height is to be 900mm measured vertically above finished floor level and are to be capable of withstanding a horizontal force of 0.36Kn/m

The balusters to the handrail are to be to clients choice and are to be equally spaced at centres preventing the passage of a 100mm diam. sphere.

STRUCTURAL STEEL BEAMS

Steel beams to have a min. 150mm end bearing on min. 2 course engineering brick padstones unless specified otherwise by structural engineer.

Fire protection to be achieved by cladding steel with 2 layers 12.7mm Gypsum Fireline board secured with 1.6mm wire binding at 100mm pitch and finished with 15mm gypsum plaster.

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.

Foul
Supply and install proprietary upvc inspection chambers on 100mm pea gravel bed in strict accordance with manufacturers instructions. Inspection chambers to conform to the following sizes : -

Depth	Internal diam	Cover diam
6m or less	190mm	190mm
1.0m or less	450 mm	450mm
1.5m or less	1050mm	600mm
over 1.5m	1200mm	600mm

Excavate for and lay in where indicated 100mm diam. flexible jointed upvc drains on 100mm pea gravel bed at a gradient of 1 : 70.

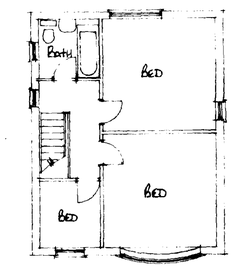
Install where indicated a 100mm diam. soil and vent pipe jointed to 100mm diam. upturned bend at base. Finish at top, a min. 900mm above window head height, with a durable cage.

Install where indicated trapped (roddable) gullies - waste pipes to discharge below grating level and above water level.

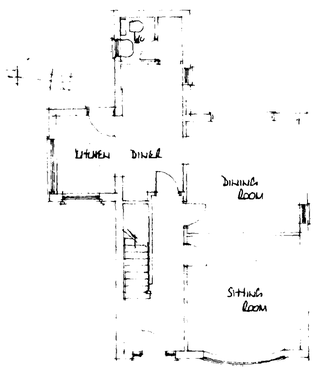
Install 40mm diam. pvc waste to sink with 75mm deep trap. All waste pipes to have rodding access at each change of direction and be readily accessible throughout their length.

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

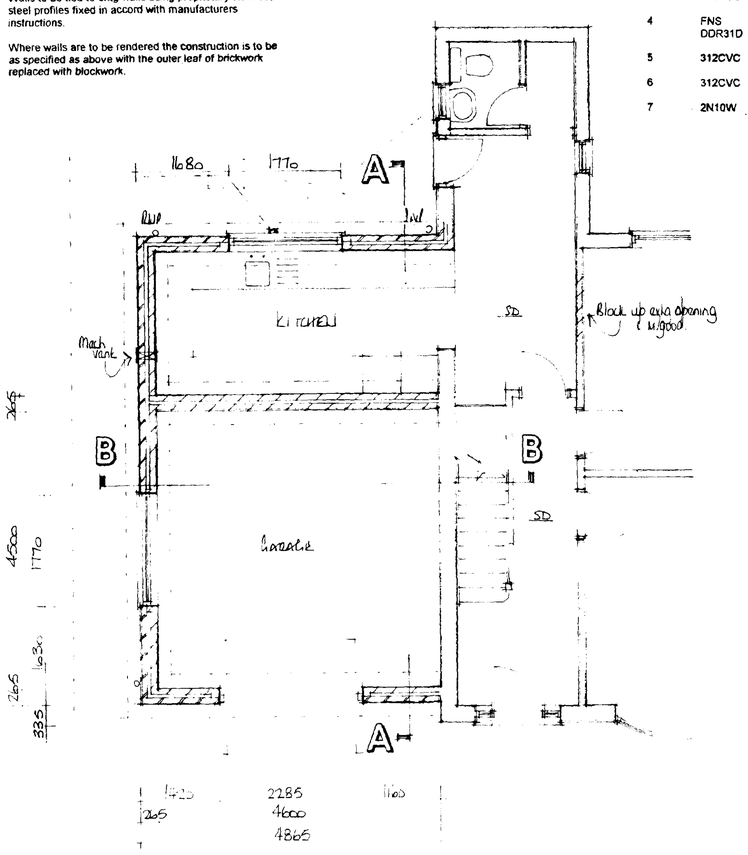
All drainage items are to be installed in strict accordance with the manufacturers instructions.



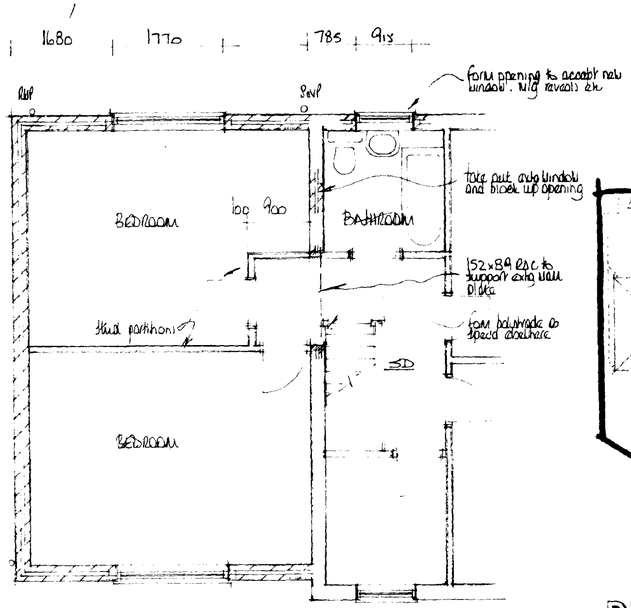
FIRST FLOOR PLAN



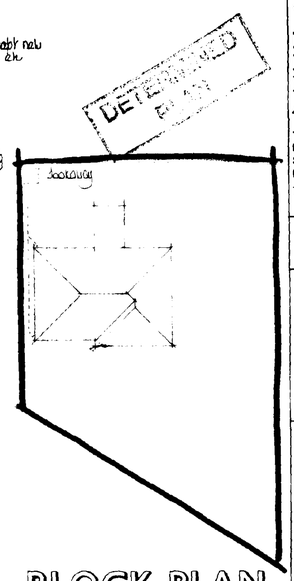
GROUND FLOOR PLAN



GROUND FLOOR PLAN PROPOSED



FIRST FLOOR PLAN



BLOCK PLAN

SOUTH HOUSING
04 JUN 1996

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 R. BUCKLAND

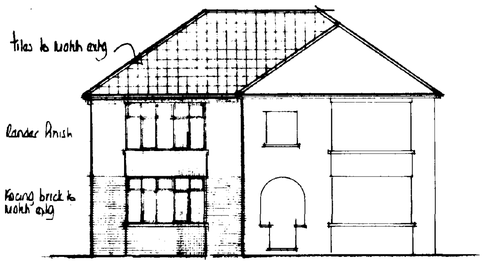
Job Title
GARAGE, KITCHEN & BEDROOM EXTENSION AT 2 BARBERS DROVE CROWLAND

Drawing Title
PLANS
SECTIONS
& ELEVATIONS

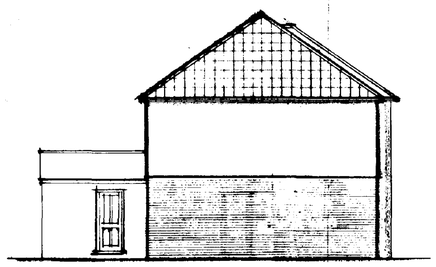
Scale 1:50 & 1:100

Date MARCH 96 | Drawn by AL

Drg. No.



SOUTH



WEST



NORTH

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 foundations to establish specific site conditions before foundation work is undertaken.
Any investigation work relating to exdg foundations should be carried out prior to the commencement of any works.

FLOOR CONSTRUCTION

Ground
65mm sand/cement screed reinforced with chicken wire mesh
500g polythene separating membrane
50mm Jabite SD floor insulation (k = 0.037W/m°C)
100mm ST4 grade oversite concrete
1200g polythene damp proof membrane
25mm sand blinding
100mm compacted hard-core - if in excess of 100mm fill, to a max. 600mm, the hard-core is to be laid and compacted in layers not exceeding 150mm.
Strip off all vegetable soil beneath proposal.

First
18mm Weyroc floor panels
220 x 50mm SC3 grade tanalised timber joists at 400mm cts with min. 1 row herringbone strutting midspan
12.7mm plasterboard, fixed in accord with manufacturers instructions, with all necessary noggins etc. and finished with either artex or skim in accord. with clients instructions.
Ceiling to garage to be 12.7mm Gypsum Fireline Board with 50mm cover strips to joints to give a half hour fire resistance. 150mm g/f insulation to be placed between the floor joists above the garage.

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/a 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. Hemelite (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.

Walls to be tied to exdg walls using proprietary stainless steel profiles fixed in accord with manufacturers instructions.

Where walls are to be rendered the construction is to be as specified as above with the outer leaf of brickwork replaced with blockwork.

External render finish to be min. 12mm thickness render with proprietary waterproof additive with all necessary expanded metal plaster stops and finished with Tyrolean render applied in strict accordance with manufacturers instructions. Render to terminate 150mm above ground level in a bell mouth drip.
Render to conform to BS5262 : 1976

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

Stud Partitions
to be constructed as follows :-

75 x 50mm head and sole plate
75 x 50mm studs at 400mm cts with min. 2 rows
75 x 50mm noggins equally spaced
75mm glassfibre insulation within framework
face both sides with 12.7mm plasterboard, tape joint and skim finish

stud partitions to be constructed off doubled up floor joists (bolted together at 1.0m cts) at first floor level when running parallel to joists, and off 75 x 50mm sole plate, with solid blocking between joists, when running perpendicular to joists.

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 IG, 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, double glazed with 12mm air gap to sealed units and weather stripped.

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

Glazing to windows less than 800mm and doors (include sidelights to doors) less than 1500mm above floor level is to be laminated or toughened glass in accord with BS6206 : 1981.

WINDOW & DOOR SCHEDULE

Location	Window/door ref.	Lintel ref.	& length
1	to match exig bay	Box loo	3000
3	310CVC	L1/S 50	2100
4	FNS DDR31D	BOX 200	1200
5	to match exig bay	L1/HD 50	3000
6	312CVC	L1/HD 50	2100
7	2N10W	L1/S 50	1200

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.

The kitchen is to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 60 litres/sec or 30 litres/sec if in a cooker hood.

The bathroom is to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 15 litres/sec.

SMOKE DETECTION

Self contained smoke alarms complying with BS5446 : Pt 1 : 1990 are to be installed where indicated SD 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.

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

ELECTRICAL INSTALLATION

The Electrical Contractor is to ensure that the electrical installation is in full compliance with the latest edition of the I.E.E. Regulations
Any electrical fitting indicated on the drawing in a position contravening these regulations must be relocated in order to achieve full compliance.

HOT WATER SYSTEM

A room sealed gas fired central heating boiler is to be installed where indicated complete with fan assisted flue and combustion air vent, the area of which is to comply with the manufacturers recommendations. The flue is to be guarded externally with a stainless steel guard.
An electrical timing device is to be provided to control the operating periods of the boiler which in turn is to be controlled by room thermostat and should only fire the boiler when space heating or the hot water cylinder thermostat calls for heat.

A room thermostat or radiator valves are to be installed.

The hot water system is to be vented.

A 3 kW immersion heater is to be fitted to a hot water cylinder insulated with 35mm thick factory insulation plus an additional 50mm thick insulating jacket. The hot water cylinder is to be fitted with a thermostat and time switch.

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.

STAIRCASE

The balustrade height is to be 900mm measured vertically above finished floor level and are to be capable of withstanding a horizontal force of 0.36Kn/m

The balusters to the handrail are to be to clients choice and are to be equally spaced at centres preventing the passage of a 100mm diam. sphere.

STRUCTURAL STEEL BEAMS

Steel beams to have a min. 150mm end bearing on min. 2 course engineering brick padstones unless specified otherwise by structural engineer.

Fire protection to be achieved by cladding steel with 2 layers 12.7mm Gypsum Fireline board secured with 1.6mm wire binding at 100mm pitch and finished with 15mm gypsum plaster.

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.

Foul
Supply and install proprietary upvc inspection chambers on 100mm pea gravel bed in strict accordance with manufacturers instructions. Inspection chambers to conform to the following sizes : -

Depth	Internal diam	Cover diam
.8m or less	190mm	190mm
1.0m or less	450 mm	450mm
1.5m or less	1050mm	600mm
over 1.5m	1200mm	600mm

Excavate for and lay in where indicated 100mm diam. flexible jointed upvc drains on 100mm pea gravel bed at a gradient of 1 : 70.

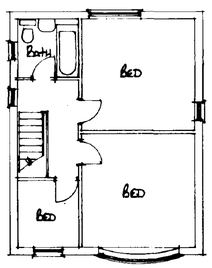
Install where indicated a 100mm diam. soil and vent pipe jointed to 100mm diam. upturned bend at base. Finish at top, a min. 900mm above window head height, with a durable cage.

Install where indicated trapped (roddable) gullies - waste pipes to discharge below grating level and above water level.

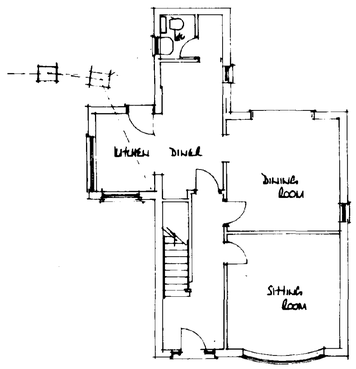
Install 40mm diam. pvc waste to sink with 75mm deep trap. All waste pipes to have rodding access at each change of direction and be readily accessible throughout their length.

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.

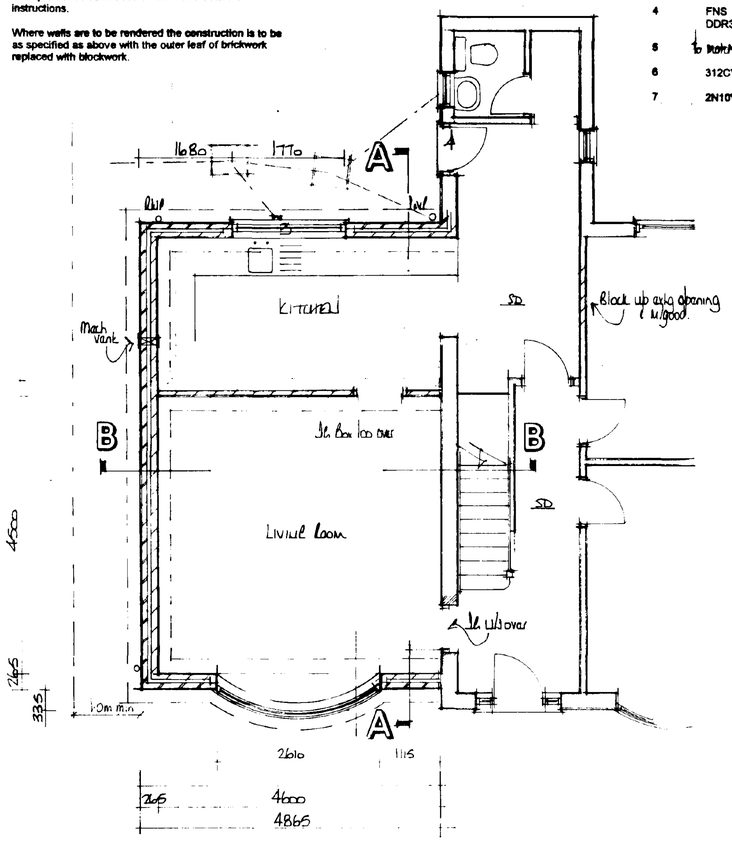


FIRST FLOOR PLAN

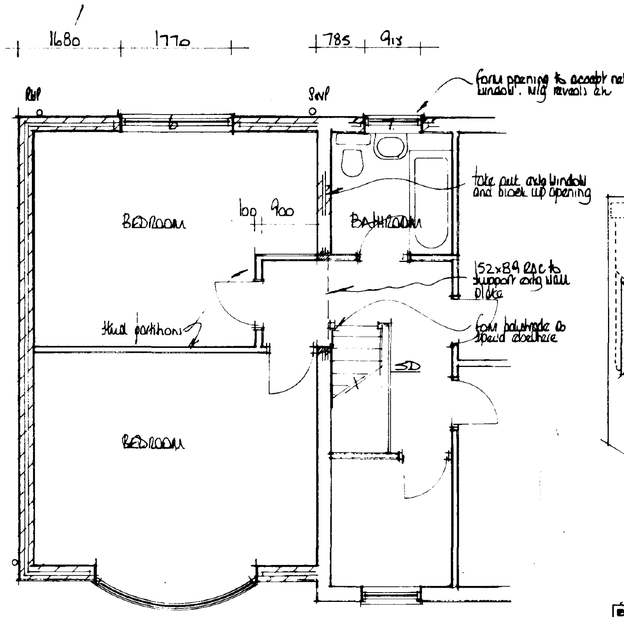


GROUND FLOOR PLAN

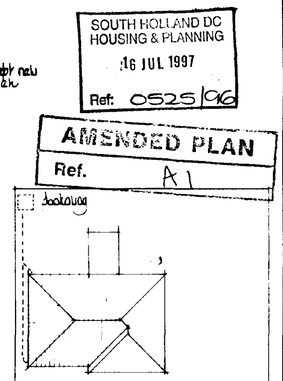
EXISTING



GROUND FLOOR PLAN
PROPOSED



FIRST FLOOR PLAN



BLOCK PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
16 JUL 1997
Ref: 0525/96

AMENDED PLAN
Ref. A1

C		Living room in rear of dwelling
B	16/6/96	South & West elevations amended
A	Sept 96	Plan issued as approved
	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 R. Bucktrout

Job Title
Living . Kitchen . Bedroom Extension at
2 Barbers Drove
Cloklonard

Drawing Title
Plans
Sections
& Elevations

Scale 1:50 . 1:100

Date March 96 | Drawn by AL

Drg. No. 96/15/01 | Rev

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