

Roof construction:
 Interlocking concrete tiles to match existing and to be installed to water level. Existing tiles to be removed. Tiles to be installed on 25mm fully treated battens on sarking felt on gable nail trusses installed at max 600mm c/c.
 Roof pitch to match existing front gable (approx 40°) to be checked. Roof trusses to comply with SCS 2 and 3 and to be installed in accordance with design certificate before truss installation.
 Wall roof section to match existing roof pitch. Ridge and ceiling level. Existing long truss ties to be installed at ridge and ceiling level. Existing wall plates to be installed to full length of roof.
 60x100 wall plates.

Eaves and verge construction to be similar to existing and to incorporate roof void ventilation to eaves to provide min. 10,000mm² ventilation per m² of eave.
 All structural timber to be grade SC3 unless otherwise stated and to be marked dry or in dry.
 300mm mild steel straps to be installed at average 1.80m between perimeter walls and between floor joists and at slope of roof.
 Straps to extend over 3m timbers where at right angles with noggings under.

Roof insulation:
 Install 2 layers of 100mm thick fibre glass quilt roof insulation with 1 layer between and 1 layer over ceiling ties.

Ceilings:
 12.5mm thick plasterboard to all new ceilings except ceiling to garage which to be 12.5mm thick plasterboard and plastered floor joists and at slope of roof. All joints and perimeter to plasterboard/fibre glass board to be supported.

Extended floor:
 Constructed of 150mm thick moisture resistant flooring grade T and G chipboard on 75x250 grade joists at 400mm c/c over remaining floor. Install 1 row of solid churning above utility and 2 rows above garage.

Cavity walls:
 Facing bricks to match existing 100mm, 65mm cavity and 100mm thick rendered standard block with dense plaster finish.
 100mm thick fibre glass batt cavity insulation installed to manufacturers recommendation.
 Average U value = 0.45 W/m²K.

Damp proof course to be installed with frames lapping by min. 15mm. Cavity wall ties installed at 900mm c/c horizontally, 450mm c/c vertically and at 225mm c/c within 225mm of reveals.
 Top of cavity to be sealed.
 New walls to be bonded to existing with Fortix wall extension profiles except rear face brick which is to be fully bonded.

Lintels:
 Install 100 type L1/550 steel lintels to new and extended first floor windows. Install cavity tray d.p.c. above openings in gables. Install cavity tray d.p.c. above ground lintels below extension where possible.
 Existing ground floor lintels to be checked for suitability.
 Lintels to new door openings into bedrooms to be 100 box lintel 100.

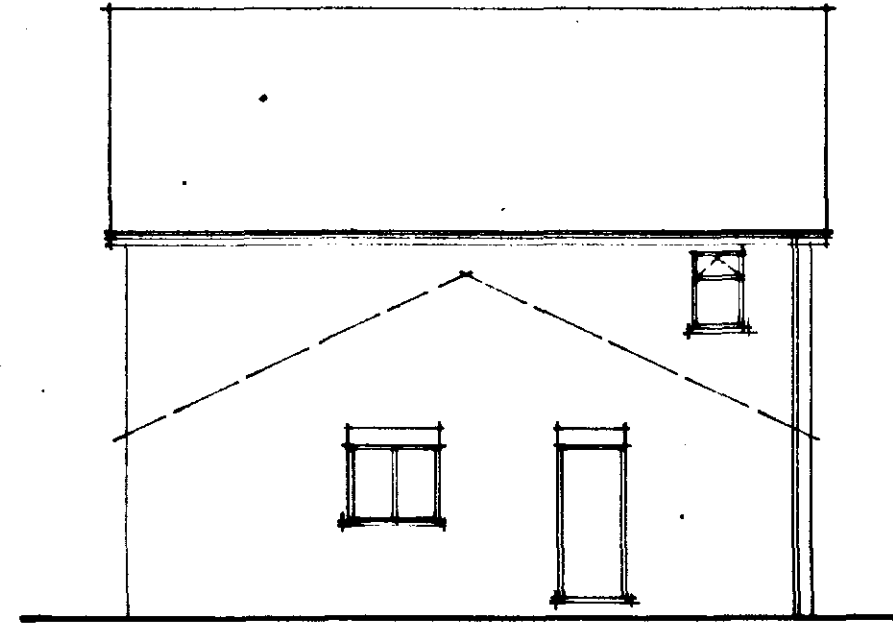
Outlets & dampers:
 Install new UPVC gutters and downpipes to match existing with downpipes either connected to existing water drains or to new downpipes. Min. 100mm cube at least 500mm from building. Drains to be 100mm dia UPVC bedded on 100mm hardcore.

Windows:
 Install new windows to match existing to be double glazed and to have draught seals to prevent air loss. No glass within 600mm of floor. Existing lights to provide at least 100 lux at floor level as well as vent to bedrooms. Install insect vents to provide min. 10,000mm² background ventilation to bedrooms and 4000mm² to en-suite.

Heating/hot water:
 Extend existing systems into proposal. New radiators to be fitted with thermostatic valves. All hot water pipes to be insulated with Armaflex or similar of thickness to match pipe outside diameter.



FRONT ELEVATION

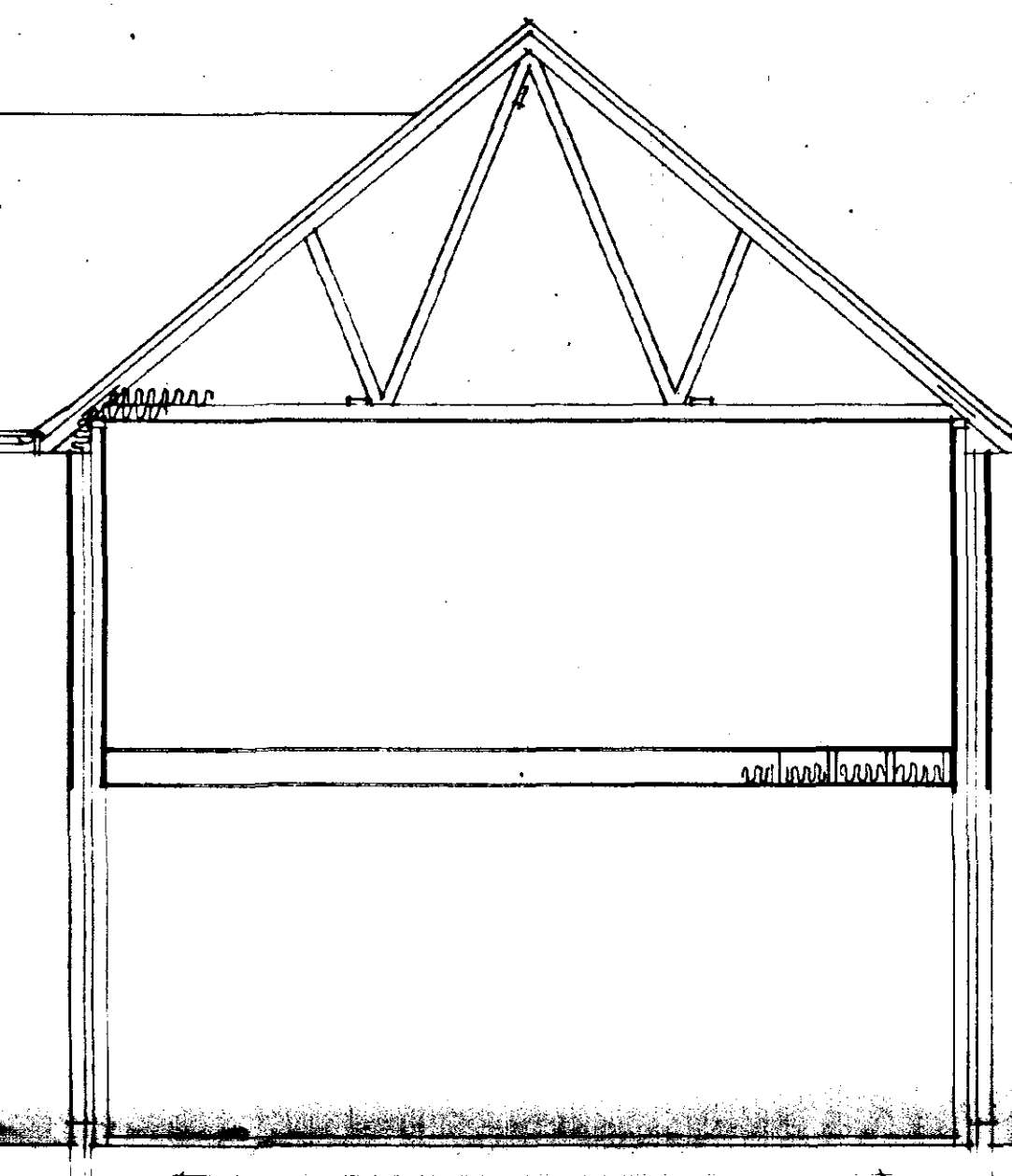


SIDE ELEVATION

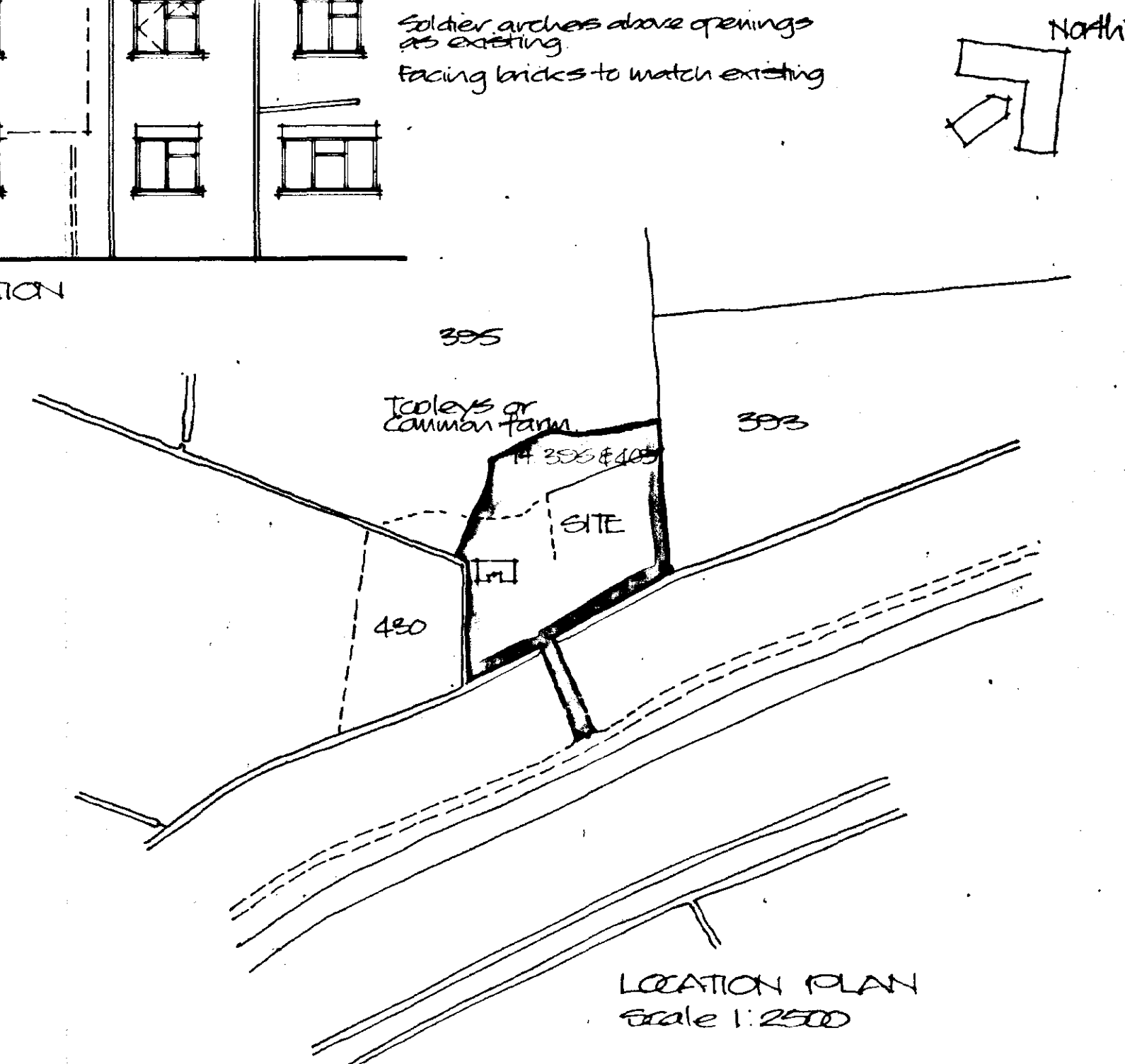


REAR ELEVATION

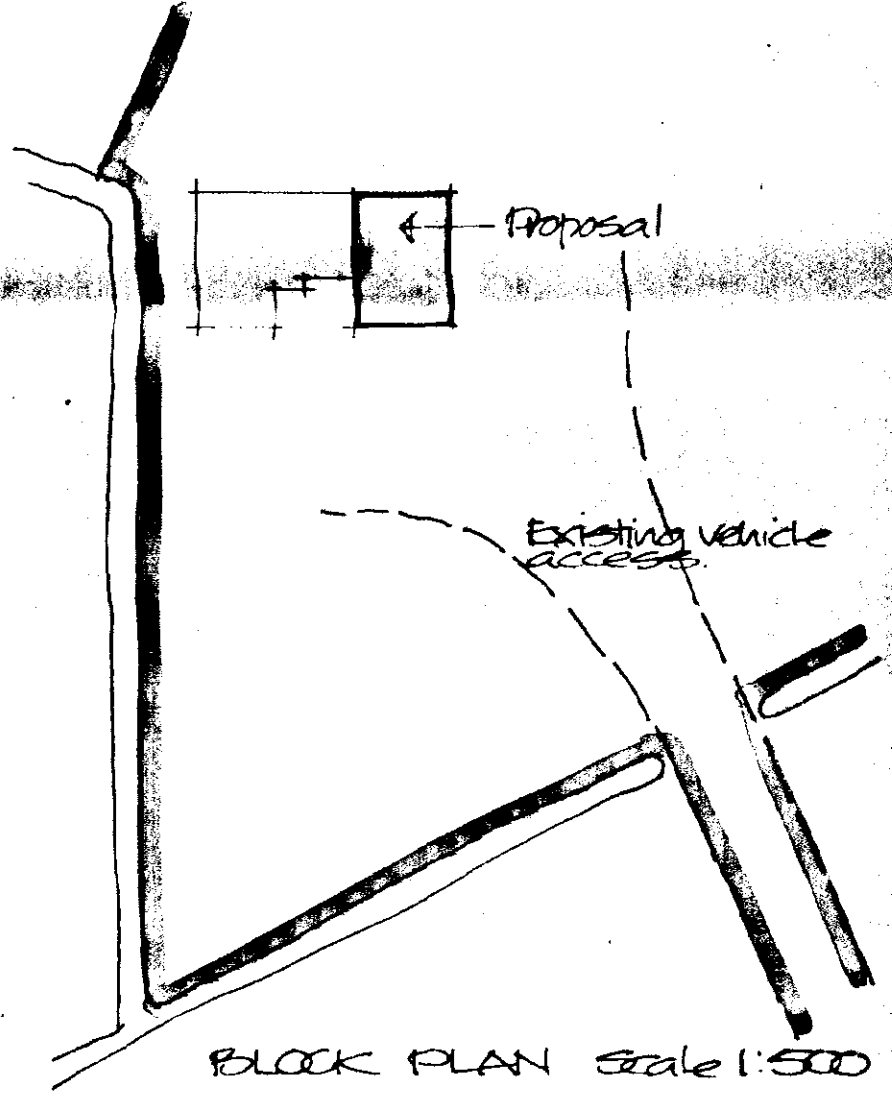
Mechanical ventilation:
 Install extract fan in en-suite to give 15 litres per second extract.
Stud partitions:
 First floor stud partitions formed of 12.5mm plasterboard cladding with downpipes on 50x75 studs at 400mm c/c with 50x75 sole and head plates and noggings at 1200 c/c.
Above ground drainage:
 Down pipe, polypropylene waste from shower and 25mm dia. from wash basin with 50mm cambrained wastes.
 All fittings to connect to new 100mm dia. UPVC soil and vent stack with racking point at base.
Below ground drainage:
 New soil and vent pipe connected to existing foul drainage system with full support into drain protected by concrete paving connection to existing inspection chamber to be confirmed on site.



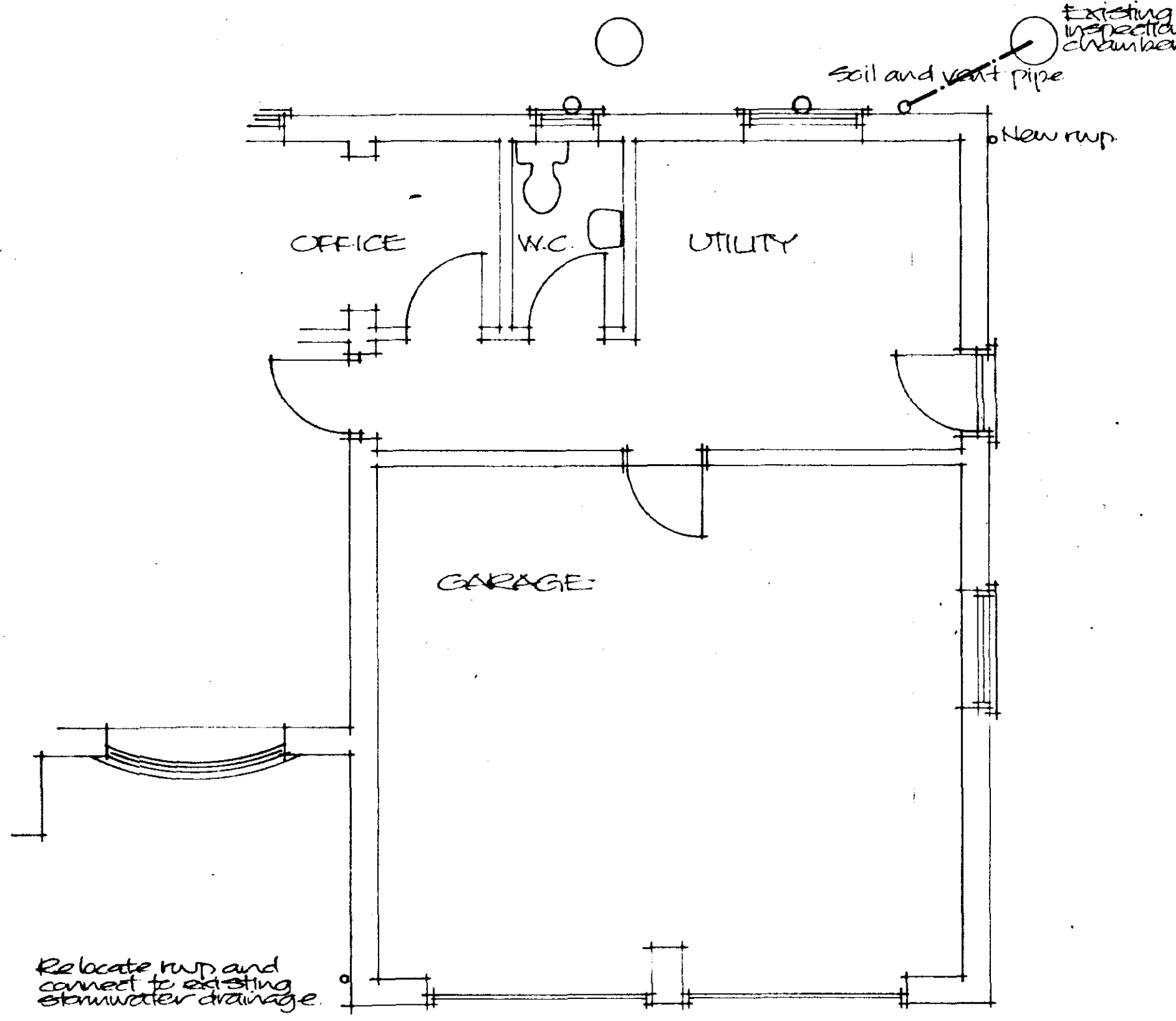
SECTION A-A



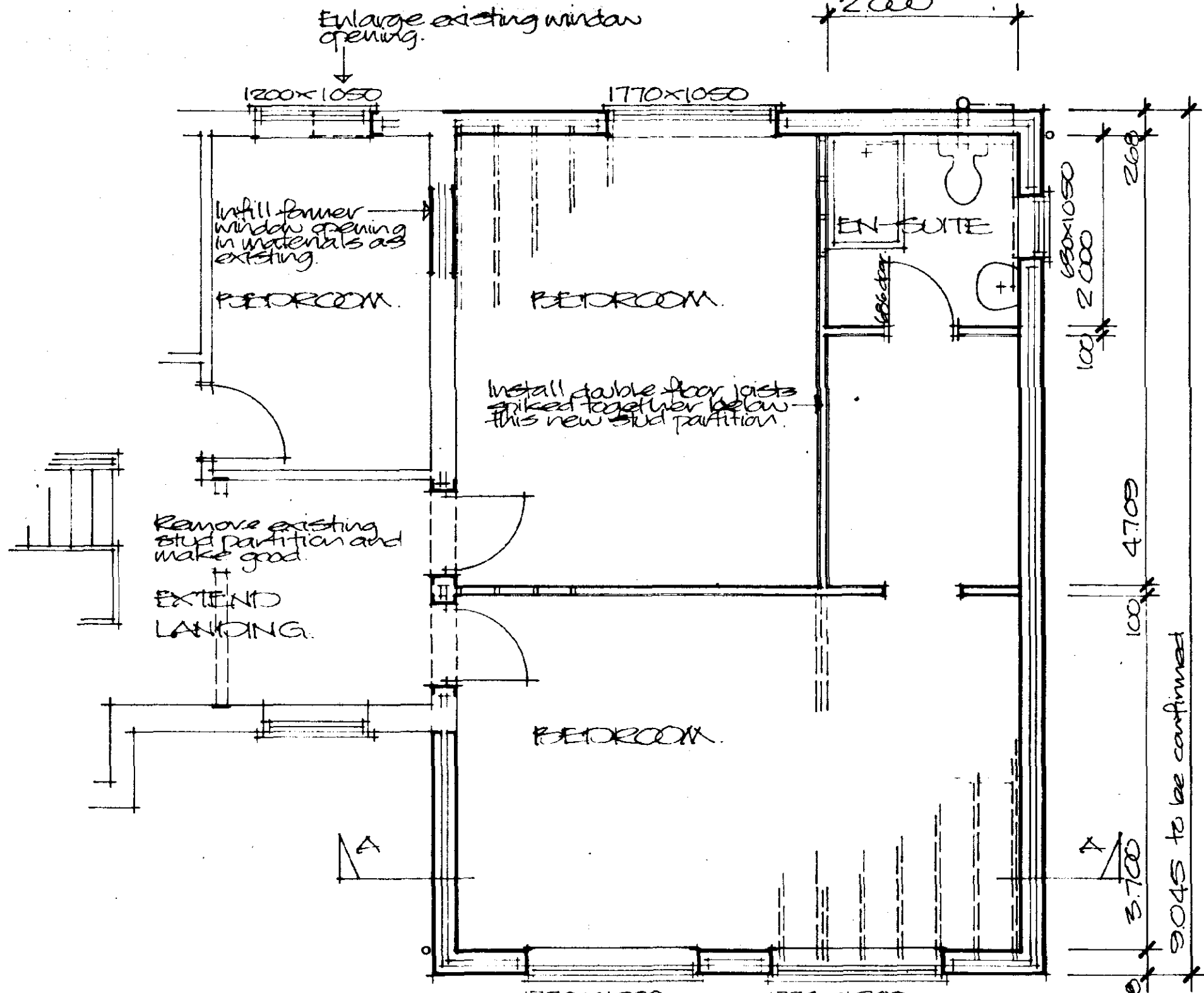
LOCATION PLAN Scale 1:2500



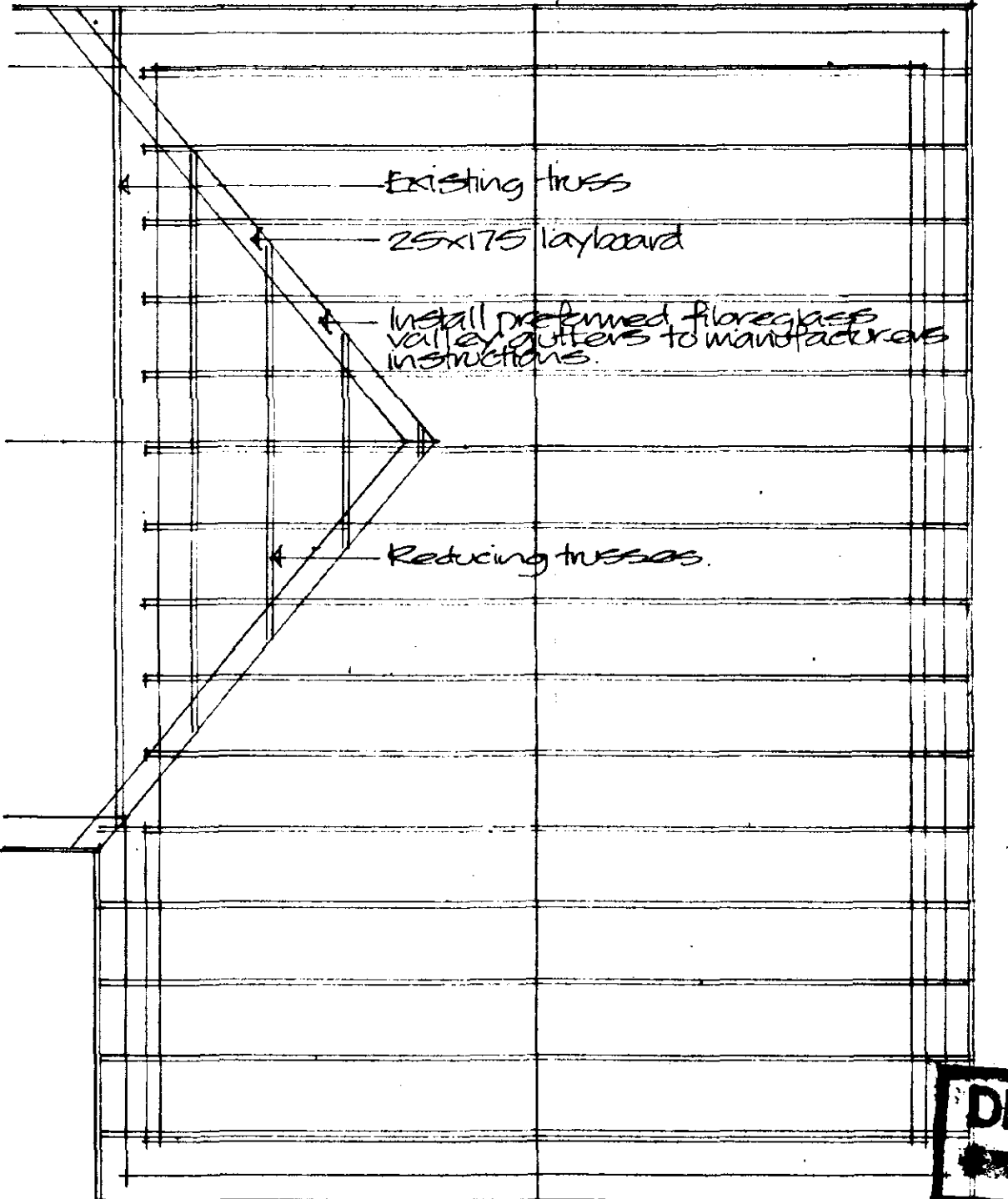
BLOCK PLAN Scale 1:500



GROUND FLOOR



FIRST FLOOR



ROOF STRUCTURE LAYOUT

BROADGATE BUILDERS LTD
 The Race Ground
 Spalding
 Lincolnshire
 PE11 3AP
 Telephone: 01775 725616
 Fax: 01775 725097

Project:
PROPOSED EXTENSION TO HOUSE, TOOLEY FARM, KEEPER HIGH BANK, ROWLAND.

Client:
MR & MRS A. JELLEY

Scale:
 1:50 & 1:100

Date:
 June 01

SOUTH HOLLAND DC
 HOUSING & PLANNING
 29 JUN 2001
 Ref: 0804101

DETERMINED PLAN