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

Window & external door:

New window and door to rear elevation to be standard timber with draught sealed openings and double glazing. Safety glass used in door to BS 6206. Install trickle vent to toilet to provide 4000mm^2 vent. Rear entrance door to be Rugby Joinery/John Carr ref. Landseer 4 panel door with top panels glazed. Door, frame and window frame to have paint finish.

Generally all retained windows/doors throughout to be renovated where required and finished with gloss paint throughout.

Install new 112mm hr. Upvc gutter connected to existing downpipe to rear elevation. Existing gutters and downpipes to be repaired/replaced where required.

Demolish existing outbuilding but retain existing boundary wall and parts of wall to form piers. Provide new brick on edge coping to wall and repair wall where needed.

Also demolish existing toilet and seal off redundant drains. Remove plaster/drylining from retained walls to provide fair faced brick finish repointed where required.

Adapt existing inspection chamber to allow for altered connection.

Alter existing rear wall of former shower room/utility to install new door and window openings replacing existing.

Drainage: (WC & Kitchen)

Install new 110mm dia. Upvc stub stack with rodding point at base all within duct. (vented) New stub stack connected to existing inspection chamber with 110mm dia. Upvc drains bedded and surrounded in 100mm peagravel to fall 1 in 40. Drain to be protected where it passes through wall with prestressed concrete slab lintel with 50mm clearance around pipe and protection from vermin entry. Drain to be protected by concrete paving.

Install 40mm polypropylene wastes serving sink unit and washing machine and 32mm dia. serving wash basin. Combined waste to be 50mm dia. Fittings to have 76mm deep seal traps.

Install new stud partition forming WC formed of 50x75 studs at 400mm cts clad both sides with 12.5mm plasterboard.

Remove wall forming existing pantry.

Install extract fan to kitchen through existing opening to provide 60 litres per second extract.

Infill small window opening in brickwork fully bonded to existing and to match existing.

Install throughout ground floor chemical injection damp proof course together with waterproof plaster all to specialist installers specification.

Install new inspection chamber on existing drain run, type of chamber (construction) and size to be agreed with building inspector. This existing drain is a sewer serving other properties and is the responsibility of the local authority.

Drainage: (Serving new bathroom)

Install new 110mm dia. soil and vent stack with rodding point at base all within duct. New stack connected to new inspection chamber with 110mm dia. Upvc drain bedded and surrounded in 100mm peagravel to fall 1 in 40. Drain to be protected where it passes through wall with prestressed concrete slab lintel with 50mm clearance around pipe and protection from vermin entry. Drain protected by paving and floor.

Install 40mm dia. polypropylene waste serving bath and 32mm dia. serving wash basin with 50mm dia. combined waste. Fittings to have 76mm deep seal traps.

Remove existing fireplace and form arched recess, seal off existing flue and provide suitable air brick ventilation to flue.

Install where indicated to external walls 50mm thick Gyproc Thermal board installed to manufacturers recommendations.

Heating and hot water:

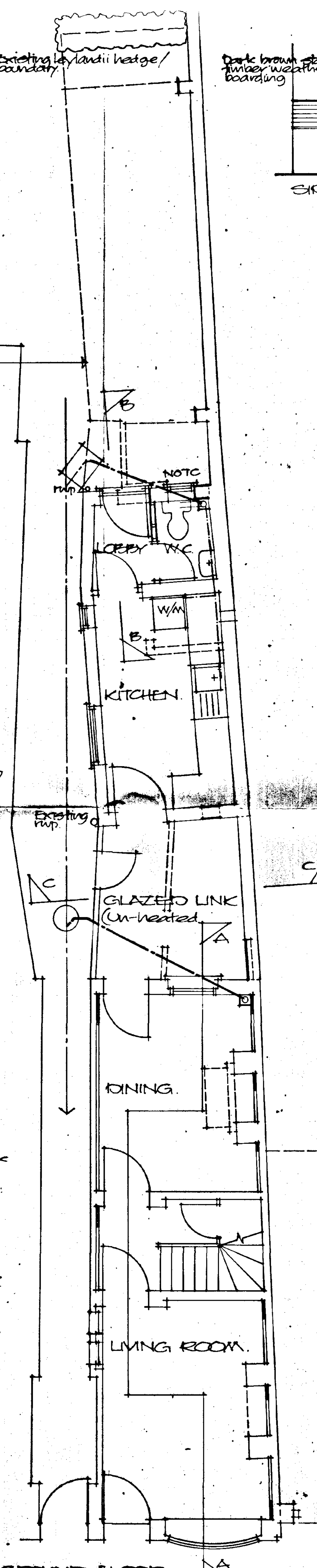
Install gas fired balanced flue wall mounted boiler (size to be determined) through rear wall of bathroom. Boiler to be fitted with timing controls and boiler control interlock. Suitable guard to be fitted to flue. New radiators to be fitted with thermostatic valves. All hot water pipework to be insulated with Armaflex or similar of thickness to match pipe outside diameter. New hot water cylinder to be min. 120 litre capacity factory insulated type (35mm thick) and to be fitted with cylinder stat

Install gas and electric meter boxes through existing wall with plasterboard on timber framing behind to flush finish existing internal wall.

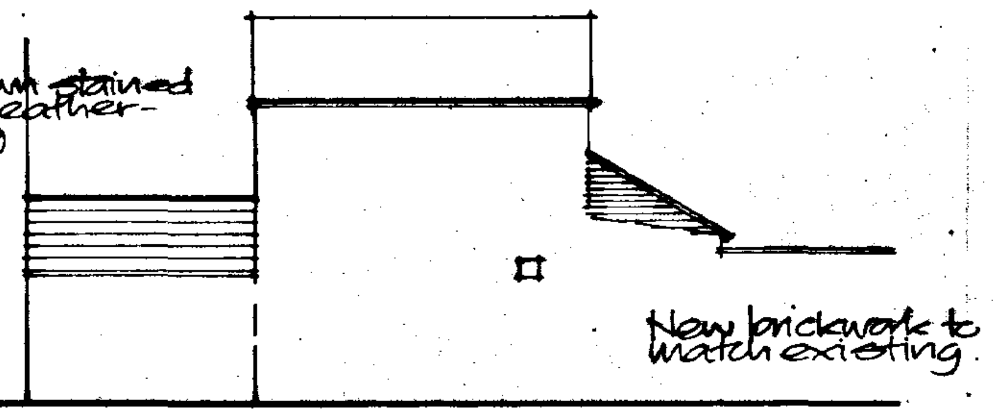
Existing shop fittings to be removed from this area.

Retain existing front entrance door and bow window to front elevation, repair as required.

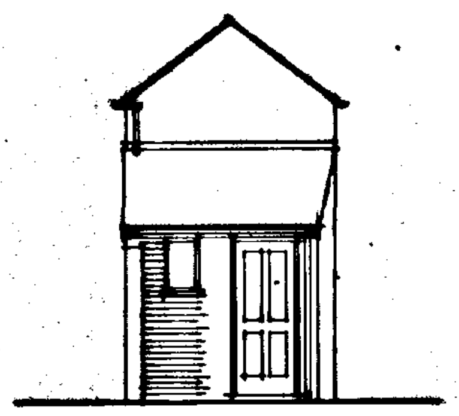
Replace existing timber floor to living room/former shop with new floor formed of 65mm lightly reinforced sand/cement screed on 500 guage polythene separating membrane on 50mm thick grade SD expanded polystyrene insulation on 100mm thick grade ST4 concrete slab on 1200 guage polythene d.p.m. on min. 150mm thick hardcore well consolidated and blinded.



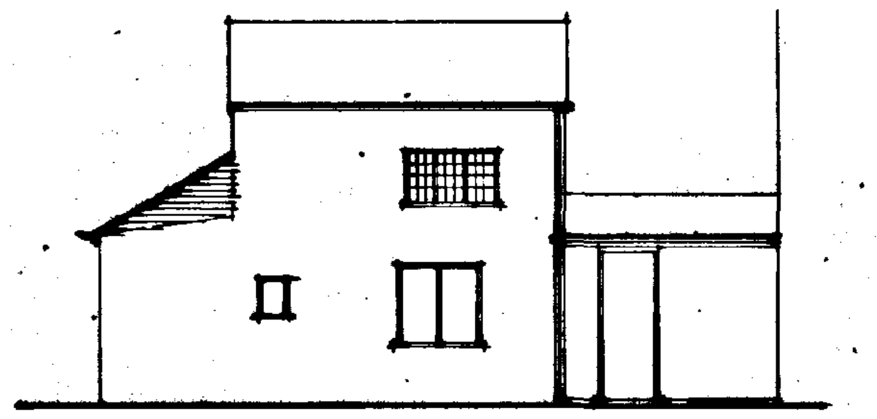
GROUND FLOOR


Dark brown stained timber weather-boarding
New brickwork to match existing.

SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION.

New roof construction:

Redland Grovebury interlocking concrete tiles colour Terracotta installed to manufacturers instructions on 25x38 fully treated battens on sarking felt on built up timber roof constructed of:

38x100 rafters and ceiling joists at 450mm cts.
50x100 wall plate
38x100 timbers bolted to existing wall at max. 600mm cts to support rafters and ceiling joists
Min. 25x150 fascia board.

All structural timber to be grade SC3 and marked dry or kiln dry.
Roof pitch to be 30°

Install code 4 lead flashing between top of roof and existing wall.

Line of existing corrugated fibrous cement finished roof

Install 30x5mm mild steel straps between new roof structure and existing walls at 1.800 cts. average with straps extending over 3no. timbers where at right angles with noggings under.

Roof void ventilation:

Install over fascia strip vent to provide 10,000mm^2 vent per metre. Also install roof tile vents at top of pitch to provide 5,000mm^2 vent per metre.

Roof insulation:

Install 2 layers of 100mm thick fibreglass quilt insulation with 1 layer between and 1 layer over ceiling joists with min. 50mm vent gap over.

New ceiling formed of 9.5mm plasterboard with perimeter supported and 'Artex' finish.

Lintels to new openings to be prestressed concrete slab lintels.

Remove existing door and frame to attic room and infill opening with 215mm brick to match existing. Brick face to be set back approx. 15mm.

Code 4 lead stepped flashings to new roof.

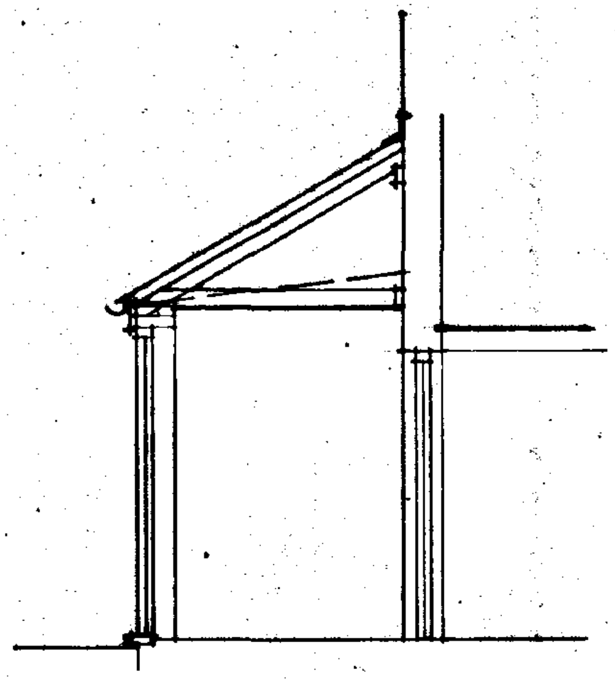
Remove existing translucent roof and install new multi skin polycarbonate translucent sheet roof including patent support ribs.

New section of stud wall formed of timber weather boarding (stained dark brown) on breather membrane on 12mm exterior grade sheathing ply on 38x100 studs at 400mm cts with internal finish of 12.5mm plasterboard on vapour barrier. Insulation between studs to be 100mm thick fibreglass quilt.

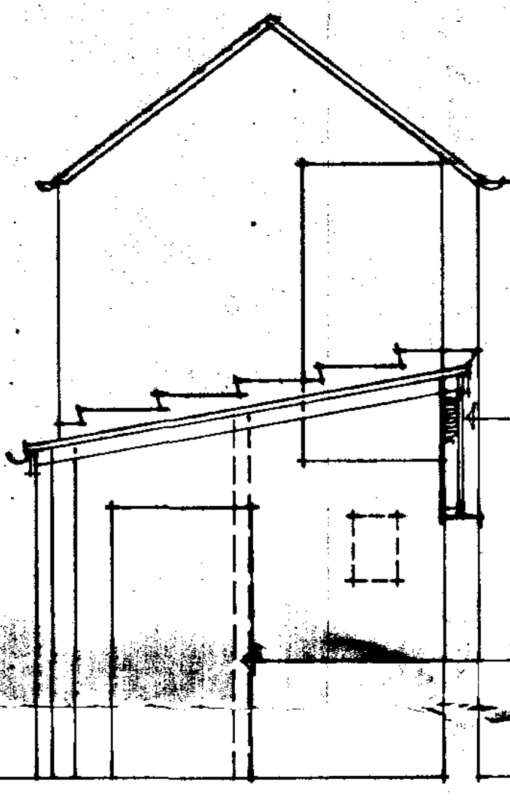
Code 4 lead flashing to top of wall taken up behind weather boarding.

Remove existing stud wall

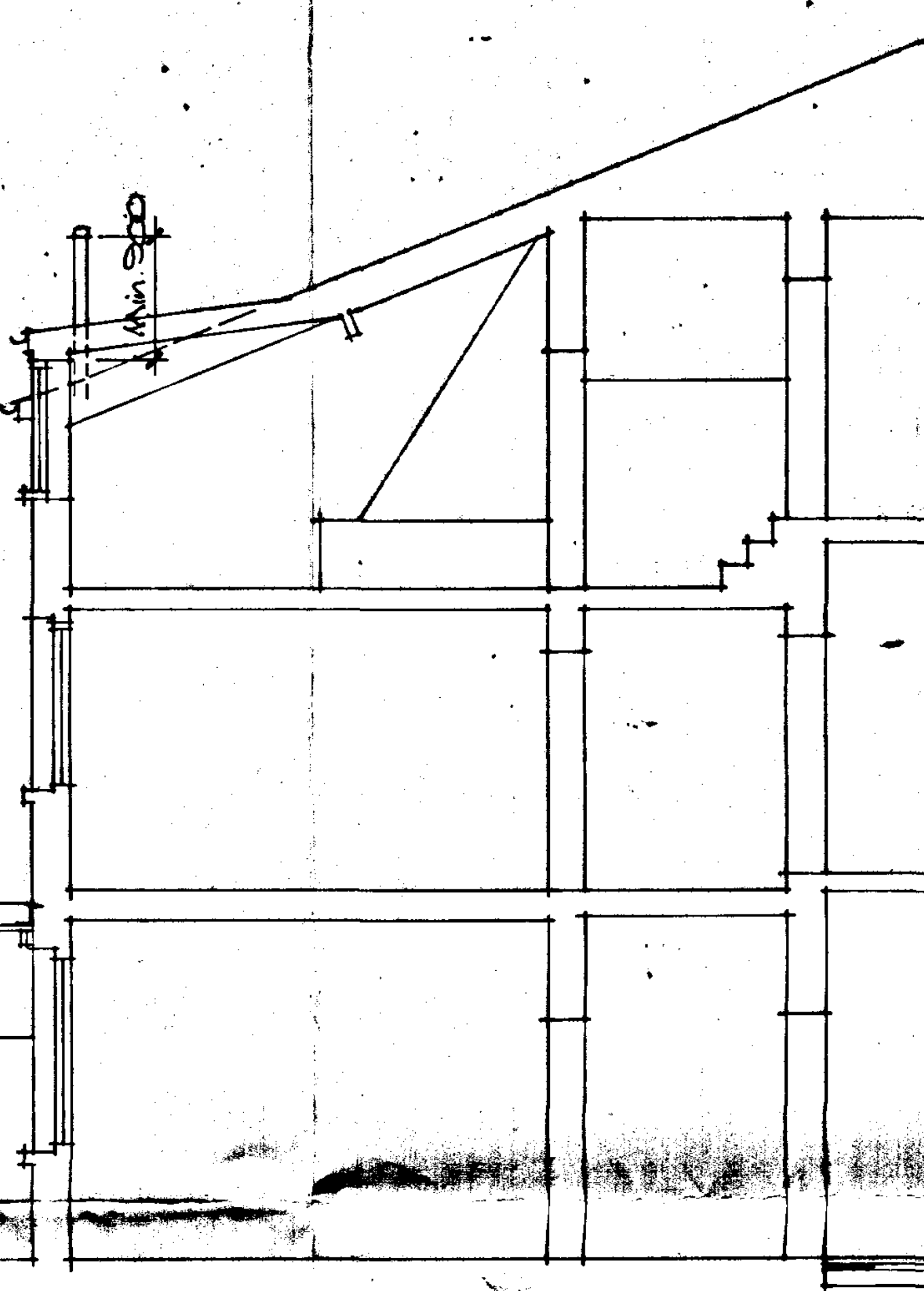
Reinstate existing concrete paving where new drain installed.



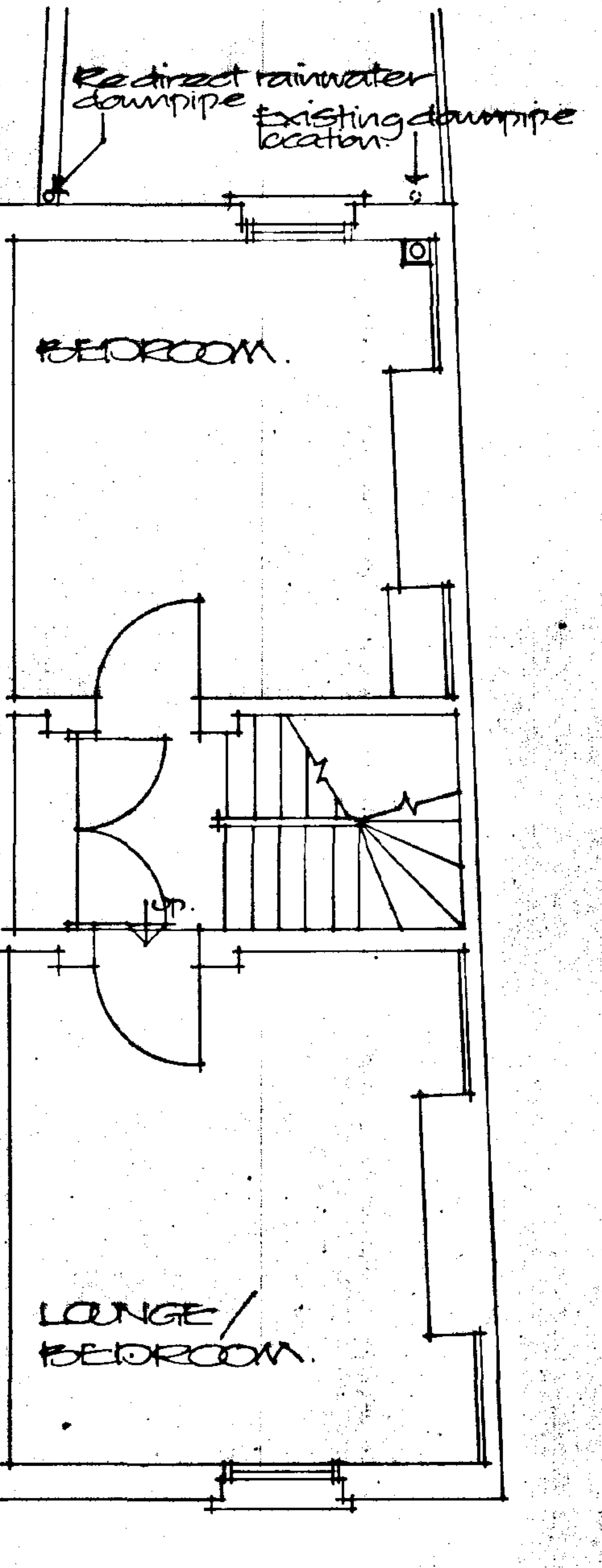
SECTION B-B



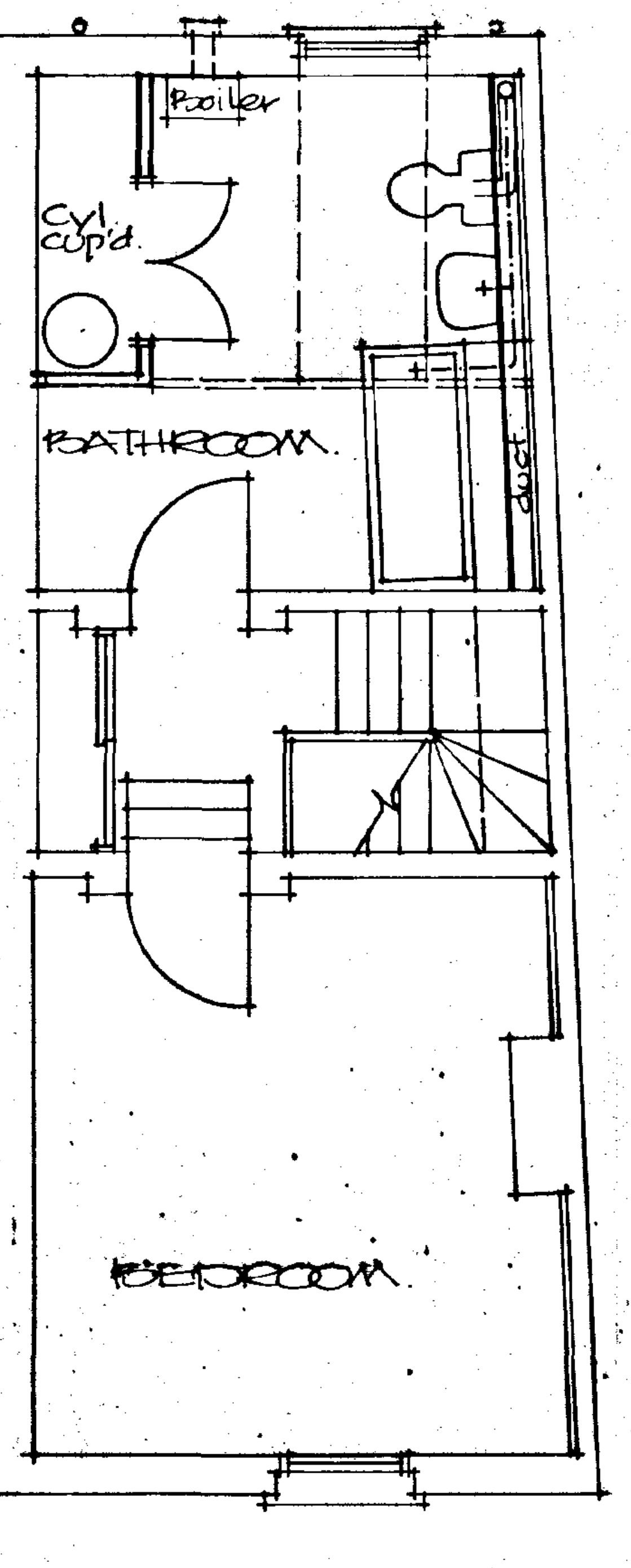
SECTION C-C



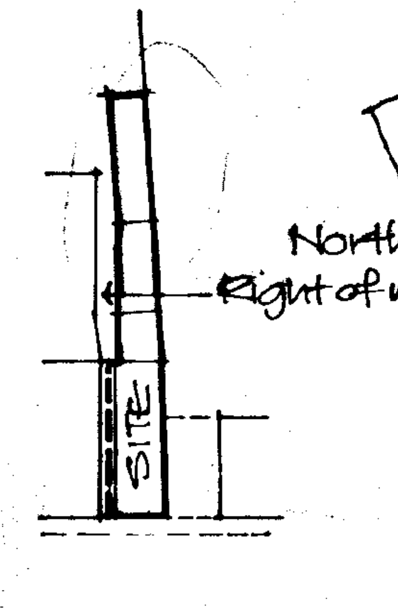
SECTION A-A



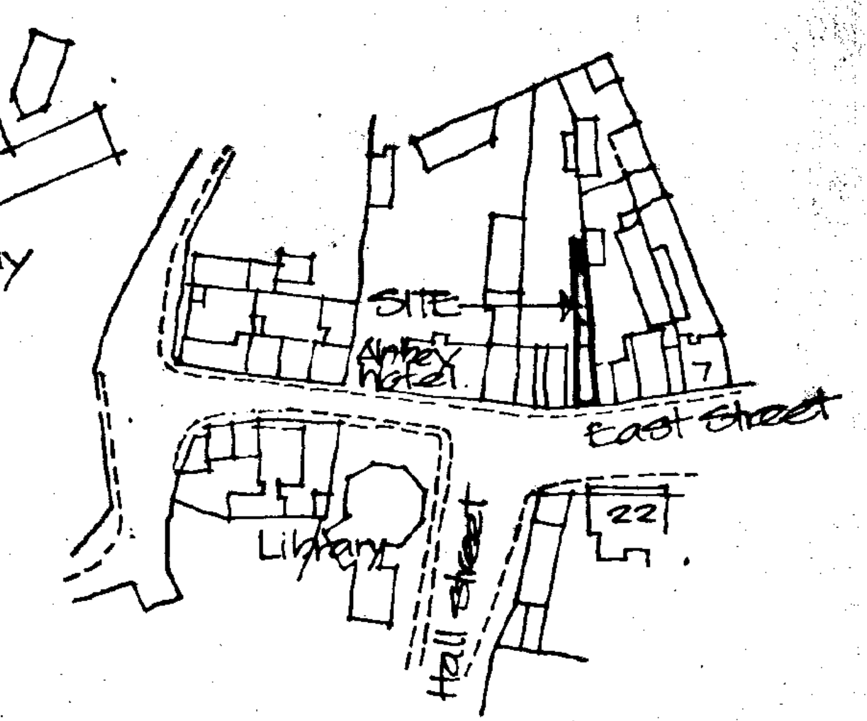
FIRST FLOOR



SECOND FLOOR.



BLOCK PLAN
Scale 1:500



LOCATION PLAN
Scale 1:1250

DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
16 AUG 1999
Ref: 0823/99

Project
PROPOSED ALTERATIONS
TO EXISTING COTTAGE
13 EAST STREET,
CROWLAND.

ALAN HORNSBY
ARCHITECTURAL SERVICES
'Little Acre'
Peak Hill, Cowbit,
Spalding, Lincs. PE12 6AW
Tel. Holbeach (01406) 380591

Client
MRS F.M. THOMPSON.

Scale 1:50/1:100
Date Aug.99

Drg. no.
99/37/01

AM ADMEL 230