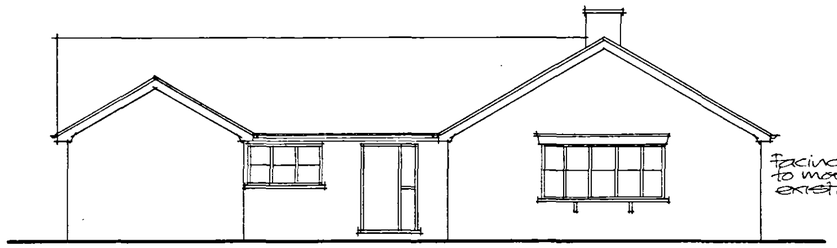
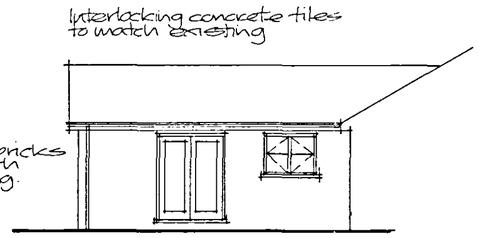
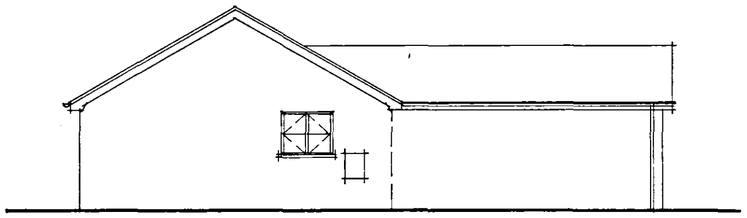


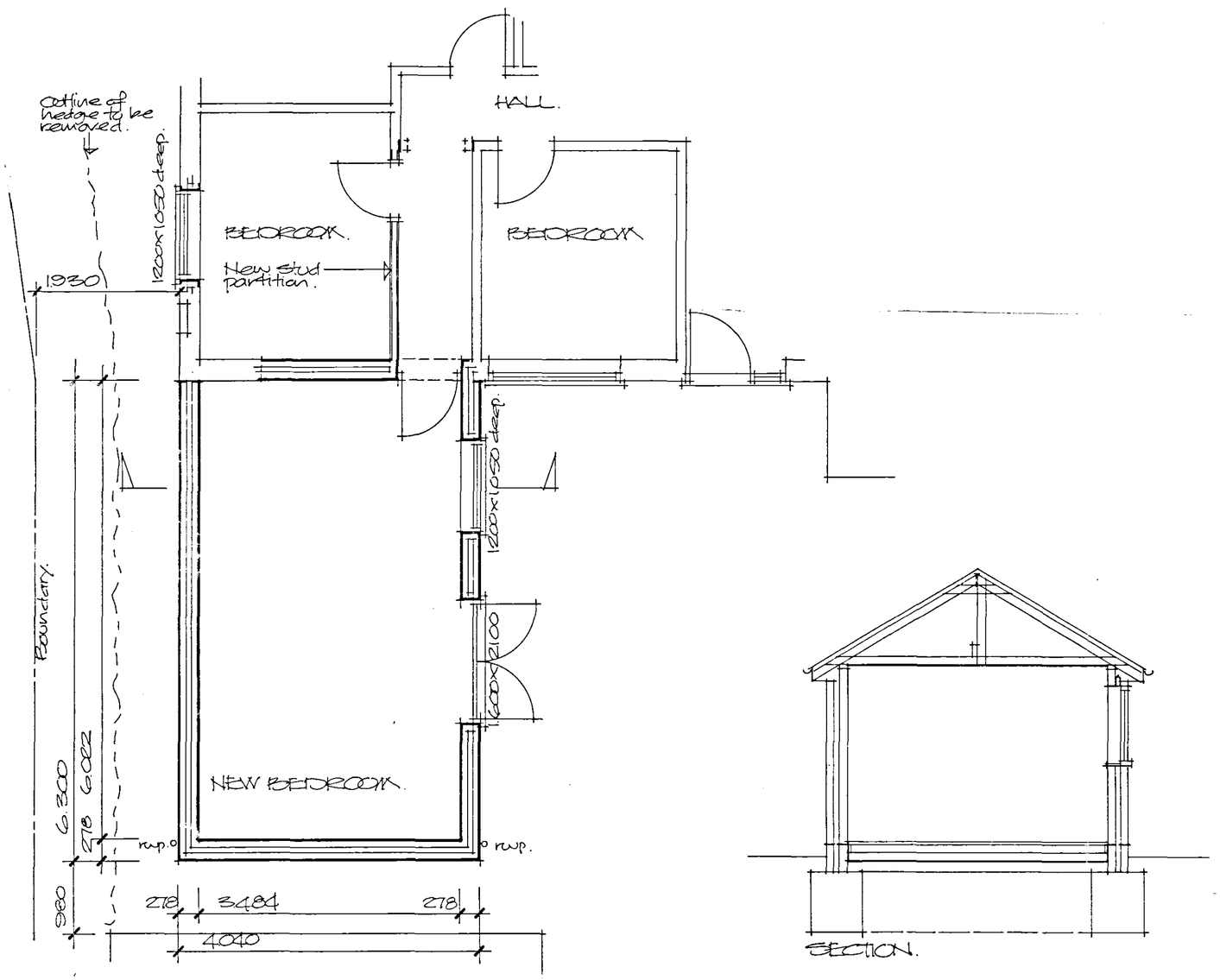
SOUTH ELEVATION



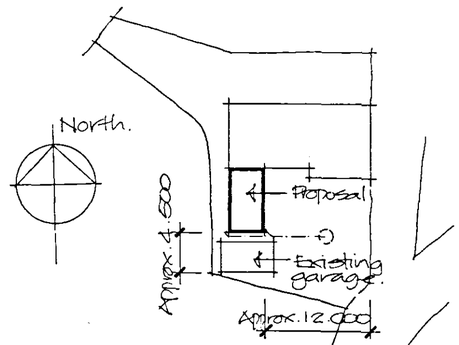
EAST ELEVATION.



WEST ELEVATION



SECTION.



BLOCK PLAN Scale 1:500

LOCATION PLAN Scale 1:1250

Roof construction:
Install interlocking concrete tiles to match existing. Tiles to be installed at approx. 30 degrees pitch to match existing and are to be installed to manufacturers recommendations. Tiles are to be installed on 25x50 fully treated battens on Proctor Roofshield or similar breathable sarking with eaves carrier on built up roof structure formed of:
50x100 rafters at 600mm cts.
50x100 ceiling joists at 600mm cts
47x150 ceiling beam
38x100 hangers at 1.800 cts.
32x150 ridge
25x100 collars at ridge
Wall plates to be min. 50x100.
The eaves are to be constructed in UPVC to be similar to existing. No additional roof void vents are required.
All structural timber to be grade SC3 marked dry or kiln dry.
Install 30x5mm mild steel straps at average 1800mm cts. Between roof structure and external walls. Straps to be installed at ceiling level and at slope of roof. Straps to gable to extend over three number timbers supported by noggings.
Install reducing trusses formed of 50x100 timbers. Install 25x175 layboards below ends of reducing trusses.
Install preformed fibreglass valley gutters.

Gutters, rainwater downpipes and stormwater drains:
Install approx. 112mm dia. half round UPVC gutters to match existing connected to new approx. 68mm dia. downpipe connected to new soakpit *min. 1 metre cube at least 5.000 from building.*

Cavity walls:
Constructed of 103mm thick facing brickwork, 75mm thick insulated cavity and 100mm thick insulating concrete block (630 kg/m3-Tarmac Toplite standard or similar block with equal insulation qualities) with internal finish of 12.5mm plasterboard and skim finish on dabs. Cavity insulation to be 75mm thick Dritherm 32 cavity insulation batts (k=0.032 m2K/W) installed to manufacturers recommendations. Average "*U*" value = 0.30W/m2K .
Alternative wall construction is facing brick as above, 75mm thick insulated cavity and 100mm thick insulating concrete block (480 kg/m3-Tarmac Toplite GTI or similar block with equal insulation qualities) with internal finish of dense plaster.
Install TDI(UK)Ltd Weathercor or similar insulated cavity closer with frames lapping by min. 30mm.
Install stainless steel wall ties at 900mm cts. Horizontally, 450mm cts. Vertically and at 225mm cts. Within 225mm of reveals.
Install Hyload DPC min. 150mm above ground level with DPM lapping inner wall DPC.
Any concrete blockwork below DPC level to be class A.
New walls bonded to existing with Furfix wall extension profiles except one blockwork wall which is fully bonded to existing.

Roof insulation:
Install 100mm thick fibreglass quilt insulation between ceiling ties and 150mm thick quilt over ties to section of ceiling above extension.

Ceiling:
Install 12.5mm thick plasterboard ceiling with support to joints and perimeter and with Artex or skim finish.

Floor:
Floor constructed of approx. 40mm thick sand/cement screed on 100mm thick grade Gen3 concrete slab with 25mm thick expanded polystyrene insulation to perimeter on 100mm thick SD grade expanded polystyrene insulation on 1200 guage polythene DPM lapped over wall DPC on min. 150mm thick hardcore well consolidated and blinded.

Foundations:
Install min. 700mm wide grade Gen3 concrete trenchfill foundations min. 750mm deep (1.000 in shrinkable soil). Depth of foundations to be agreed on site with LA building inspector.

Lintels:
Install IG type L1/S75 steel lintels to new external openings up to 1.200 span and type L1/HD75 to wider spans (French doors). Install 2no. IG box lintel 100 steel lintels to new door opening to new bedroom.

Stud partitions:
Formed of 50x75 studs at 400mm cts. with 50x75 sole and head plates and noggings at 1200mm cts. with cladding to both sides of 12.5mm Gyproc Wallboard Ten with skim finish and fibreglass quilt packing installed between studs.

Windows:
New windows and doors/door frames to be UPVC framed and to be glazed with sealed units with minimum 16mm gaps between glass and to incorporate Argon fill and Low E coating to provide "U" value of 1.8 W/m2K. All glass to doors and any glass within 800mm of floor level to be safety glass to BS 6206. All opening lights to be draught sealed. Install trickle vents to new windows to provide min. 8000mm2 background ventilation At least 5% floor area ventilation to be provided to habitable rooms.
All window and door sizes shown are to be confirmed.

Floor area to openings ratio:
Extension floor area = 20.98m2
25% = 5.245m2
Extension openings area when complete = 4.62m2

Heating and hot water:
Existing central heating system to be extended into extension. All new radiators to be fitted with thermostatic valves. All hot water and *unprotected cold water pipes insulated with Armaflex or similar of* thickness to match pipe outside diameter.

Lighting:
Install compact fluorescent or fluorescent tube type low energy light fittings to extension.

Part P – Electrical installations:
All electrical work required to meet the
Requirements of part P (electrical safety) must be designed, installed and tested by a person competent to do so. Prior to completion of the works the council must be satisfied that either:
1. An electrical installation certificate issued under a competent persons scheme has been issued, or
2. An appropriate electrical installation certificate has been issued for the work, and that it has been signed by a person competent to do so.

DETERMINED
PLAN

PROPOSED EXTENSION TO EXISTING BUNGALOW,
2A BROADWAY, CROWLAND.
MR & MRS BROWN

BROADGATE BUILDERS LTD

The Race Ground
Spalding
Lincolnshire
Scales 1:50 / 1:100
June 2006

SHDC
PLANNING & DEVELOPMENT
16 JUN 2006
Ref. 0844/06