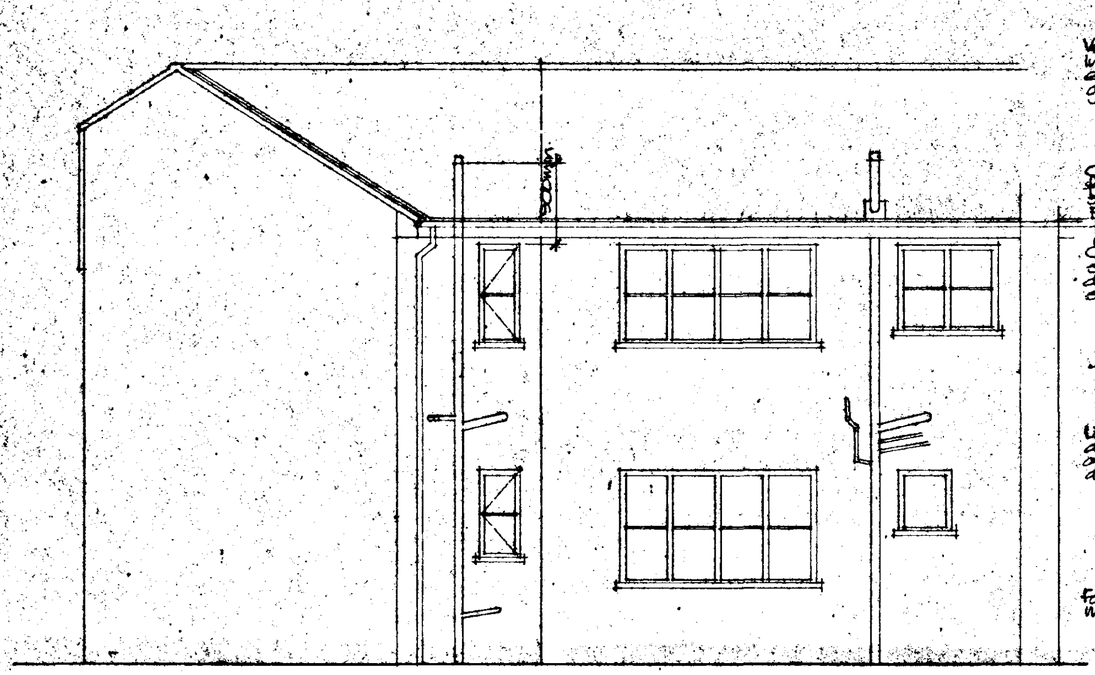


REAR ELEVATION

Ventilated ridge tiles to be incorporated into main roof at extension to give the equivalent of 5mm wide continuous vent gap for roof void ventilation.

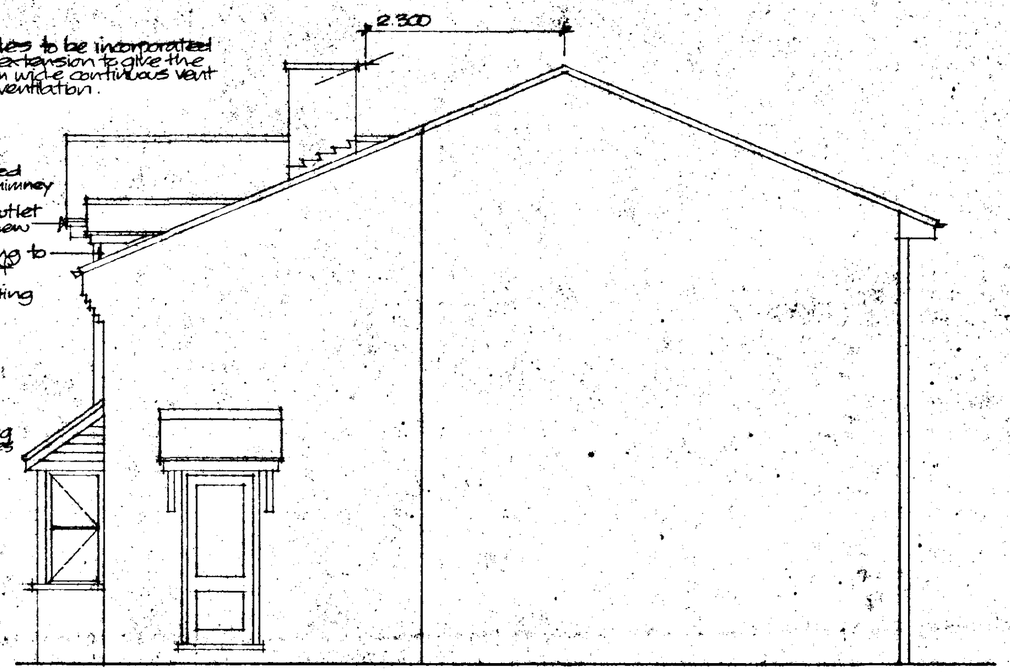
Code 4 lead stepped flashing around chimney stack.

Existing rainwater outlet to discharge onto new roof.

Code 4 lead flashing to sides and front of dormer below UPVC. shiplap gable cladding

UPVC. shiplap boarding as cladding to sides of bay window roof and canopy.

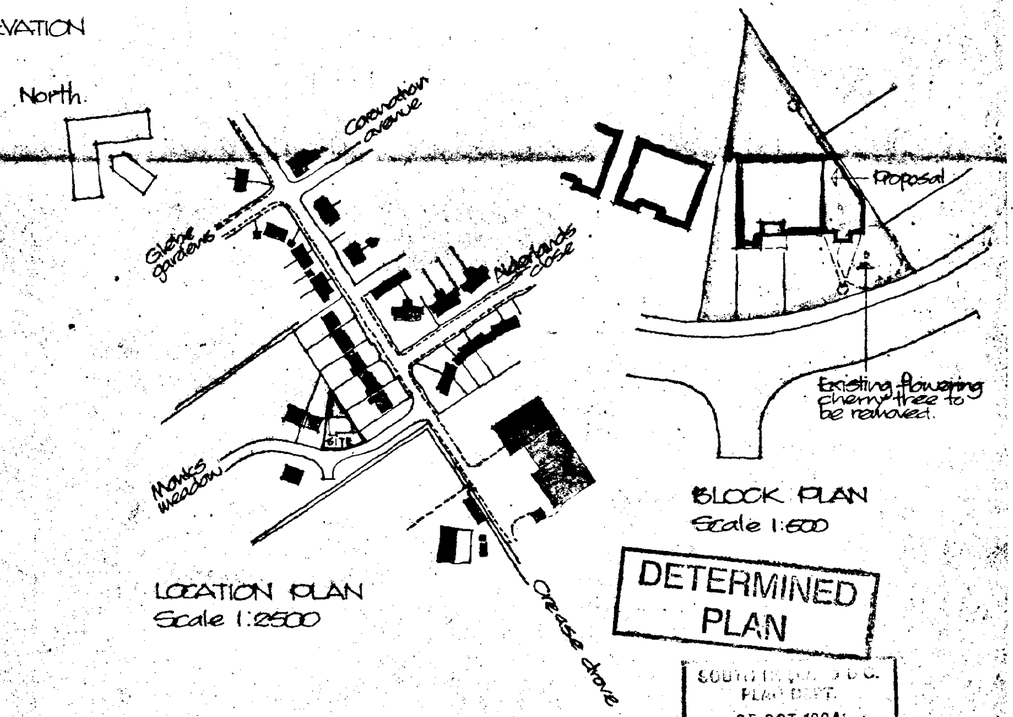
Facing brickwork to match existing.



SIDE ELEVATION



FRONT ELEVATION



LOCATION PLAN
Scale 1:2500

BLOCK PLAN
Scale 1:500

DETERMINED PLAN

SOUTH HOLLAND D.C.
PLANNING
05 OCT 1994
REF 0959/94

PROPOSED EXTENSIONS TO EXISTING HOUSE AT 2 MONKS MEADOW, CROWLAND.

FOR P. PRZYSZLAK ESQ.

ALAN HORNSBY
ARCHITECTURAL SERVICES
"LITTLE ACRE"
PEAK HILL, LOVEDAY,
SPALDING, LINCS. PE12 6AW
TEL. HOLBEACH (0406) 330571

Scale 1:50
Date October 94
Dwg no. 94/07/03

Hot water pipes to be insulated with insulation material of thermal conductivity not greater than 0.045 w/mk and thickness of the pipe diameter (max 40mm thick or insulated to B.S. 5422)
Cold water pipes to be insulated to similar standards where not otherwise suitably protected.

150mm thick glassfibre quilt roof insulation laid between ceiling ties. Ventilation gap to be maintained above insulation at eaves.

12mm dia. hr. Upvc. gutters to match existing with 65mm dia. downpipes.
Downpipes to discharge into 110mm dia. Upvc. drains bedded and surrounded in 10mm peagravel to soakpits min. 1 metre cube min. 5.000 from building.

Brick or block seals to tops of cavities.

Kitchenette ventilation.
Install mechanical extract fan capable of extracting at a rate of not less than 60 litres per second.

Shower room ventilation:
Install mechanical extract fan capable of extracting at a rate of not less than 15 litres per second.

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

50x5mm mild steel lateral restraint straps to be installed at average 1.800 cts. between roof joists and external walls with straps spanning min. 3 no. joists where at right angles with 50x150 noggings under.

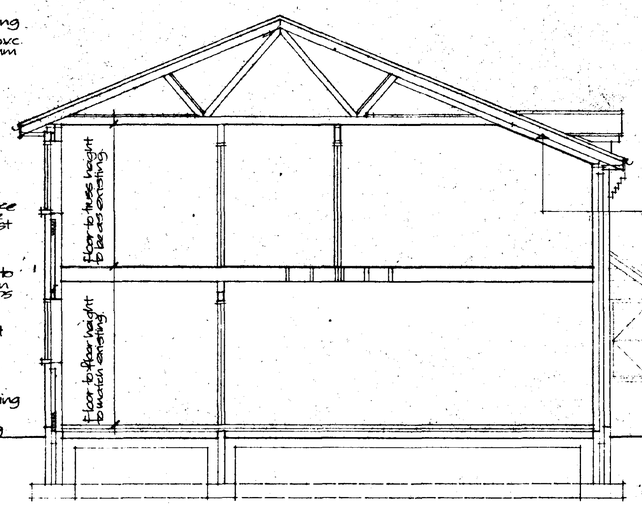
All ceilings formed of 12.7mm plasterboard with Artex finish. Support to be given to plasterboard edges adjacent to walls.

Stud partitions formed of 50x75 studs at 400mm cts. with noggings at 1.200 cts. vertically. Clad both sides with 12.7mm plasterboard and skim. Mineral wool packing to be installed between studs.

Cavity walls constructed of 103mm facing brick, 75mm cavity and 100mm Standard Celcon blockwork.
50mm thick Crystals cavity insulation installed to manufacturers instructions.
U value = 0.55 w/m²deg.c
Damp proof course to be installed at all reveals. (U value of 2w/m²deg.c
Stainless steel wall ties to be installed at 450mm cts. vertically and max. 900mm cts. horizontally. Ties to be installed at 225mm cts. vertically within 225mm of reveals.

Hybrid d.p.c. with d.p.m. lapped over to be minimum of 150mm above ground level (external leaf).

Concrete fill to base of cavity to within 200mm of lowest d.p.c. level.



SECTION A-A

Roof constructed of interlocking concrete tiles to match existing installed to manufacturers recommendations on 25x38 battens treated basrow on 22mm x 160 or similar sarking felt on gangnail roof trusses at maximum 600mm cts.

Roof trusses to comply with B.S. 5268 part 3.
Roof pitch to match existing (approx. 22½° to be checked on site.
Design certificate to be supplied by roof truss manufacturer before work starts on roof structure.

25x100 longitudinal ties at ridge and ceiling level.
38x100 chevron bracing to struts.
25x100 diagonal bracing to gables.

All structural timber to be stress grade SC3
30x5mm mild steel straps to be provided at average 1.800 cts around roof perimeter & are to be fixed at ceiling level and at slope of roof straps to extend over 3no rafters/ceiling ties at gable with solid noggings under.

Rytons ref. DVP50 over fascia ventilator strip to give equivalent of 10mm wide clear vent gap.

Ex 25mm fascia board
5mm exterior quality plywood soffit with paint finish as existing on 38x50 bearers.
Overall eaves projection at front 250mm fascia board at rear to line with existing.
50x100 wall plates.

Extended rafter trusses to be as designed and supplied by truss manufacturer. Depth of truss structure to be at least 200mm to allow for 150mm insulation and min 50mm ventilation gap.

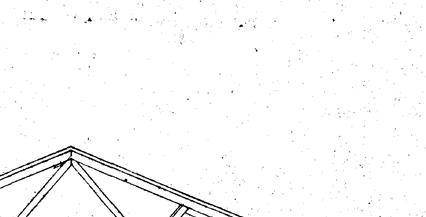
Suspended timber floors constructed of 18mm thick T&G flooring grade chipboard, sub-floor room to be 18mm T&G flooring grade plywood with silicon sealed joints on 38x225 joists at 400mm cts under bathroom and 38x220 joists at 400mm cts under landing and shower room. Herringbone or solid strutting to centre of joist span under bedroom.

1 No. type L1/HP70 steel lintel to living room window opening and type L1/S70 to remaining openings cavity tray d.p.c. above kitchenette window opening, all other lintels protected.
2 no. 1 No. box lintel 100 steel lintels to 2 no. openings through existing cavity wall.
1 No. solid lintels to other openings through 100mm block walls.
All lintels to be installed to manufacturers recommendations.

Upvc. windows and external door frame (colour white) all to be weather stripped.
Windows to be fitted with trickle ventilators to give minimum of 4000mm² clear ventilation per room.
All windows to be double glazed to comply with part N of building regulations (safety glass).

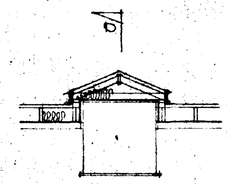
Floors constructed of 65mm flyde sand/cement screed with light mesh reinforcement on 500 gauge Visqueen separating membrane on 50mm thick 50 grade Expanded polystyrene insulation on 100mm concrete slab (min. grade C15P on 1200 gauge Visqueen d.p.m. lapped over wall d.p.c. on min. 150mm hardcore well blinded and consolidated.

225x100 (225x150 to internal walls) concrete strip foundations to be min. 150mm deep (1.000 in shrinkable soil). Concrete grade to be min. C15P.


50x150 ceiling beam supported by joist hung to each side of dormer roof.

50x150 trimmer to ends of 5 no 150 infill rafters.

SECTION D-D


Ventilation gap to be retained above insulation.

Code 4 lead flashing between roof tiles and rear of fascia board.

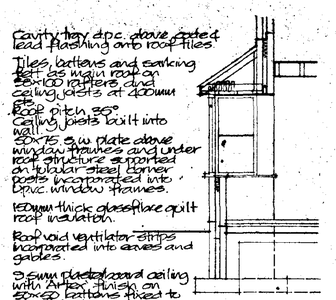
Ex 25x125 fascia boards.

38x100 rafters and ceiling joists at 400mm cts.

Rytons over fascia roof void ventilator ref. DFV250

Minimum 50mm ventilation void to be retained above insulation.

SECTION E-E DORMER WINDOW.


Cavity tray d.p.c. above code 4 lead flashing onto roof tiles

Tiles, battens and sarking felt as main roof on 38x100 rafters and ceiling joists at 400mm cts.
Roof pitch 30°
Ceiling joists built into wall.
50x75 s.w. plate above window frames and under roof structure supported on tubular steel corner posts incorporated into Upvc. window frames.

150mm thick glassfibre quilt roof insulation.

Roof void ventilator strips incorporated into eaves and gables.

9.5mm plasterboard ceiling with Artex finish on 50x50 battens fixed to u/s of joists.

SECTION THROUGH BAY WINDOW.

Ceiling to covered area formed of 16mm thick exterior quality plywood with paint finish to match existing.

Existing flat roof area to be recovered as new roof. Existing decking to be inspected for soundness before new roof covering installed.

Ceiling to lobby formed of 9.5mm plasterboard with Artex finish.

Existing flat roof structure to be retained.

Make good existing paving

New flat roof constructed of wrinkal coverings with 12mm thick decking to manufacturers recommendations. Decking to be 12mm T&G exterior grade plywood on firrings to match existing roof slope on 47x147 joists at 455mm cts. Fillet to be 25° grade. Joist ends to be either built into existing structure or supported on m.s. joist hangers.

2no. 30x5mm mild steel straps to be built into brick pier and fixed to new roof joists.

215x650 brick pier built off 600x600 thick strip foundation to within 150mm of ground level.
4 courses of facing brickwork from 450mm wide thick strip foundation to underside of new door frame.

Foundations to be min. 750mm deep (1.000 in shrinkable soil) Grade of concrete to be C15P min.)

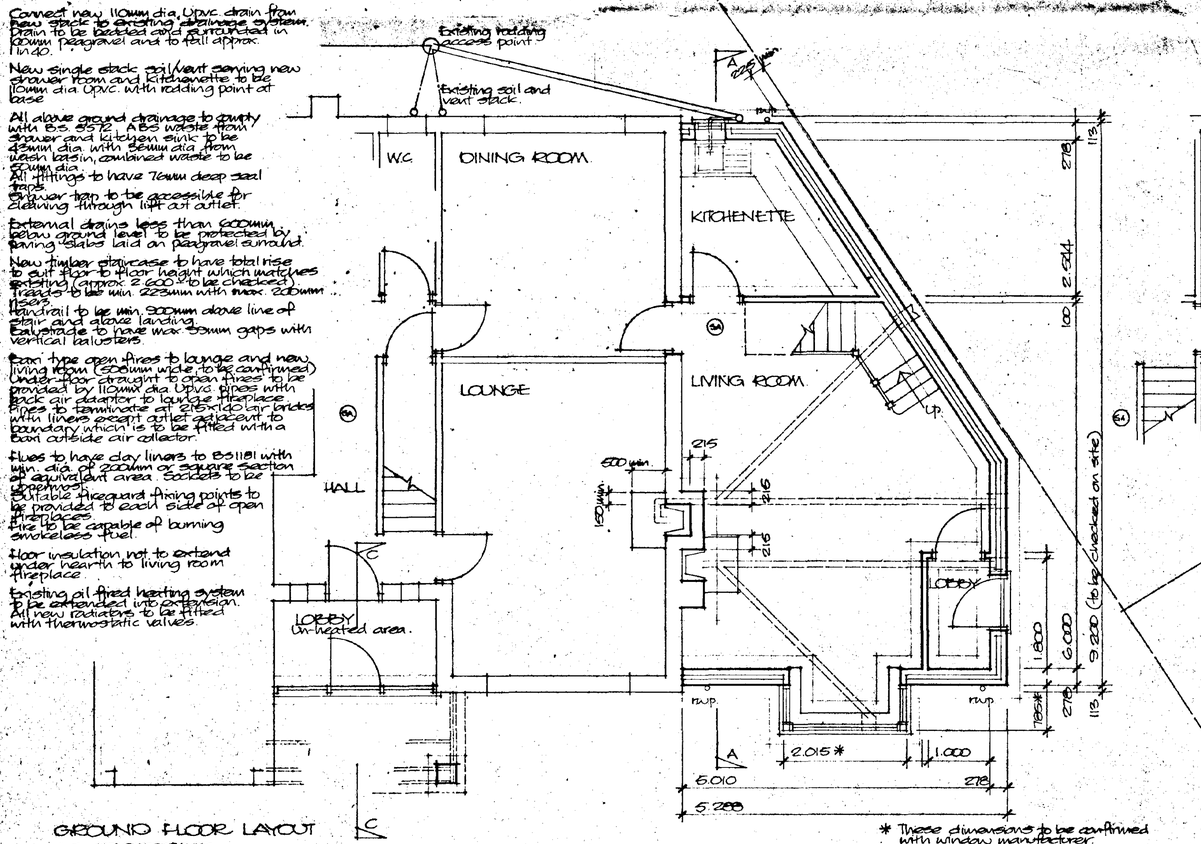
New floor formed of 65mm sand/cement screed on 100mm concrete slab (grade C10P min.) on 1200 gauge Visqueen d.p.m. on min. 150mm thick hardcore well blinded and consolidated.
New d.p.m. to be lapped with existing d.p.c. and new hybrid d.p.c. installed min. of 150mm above ground level.

SECTION B-B

Rafter and ceiling tie ends (horns) built into gable wall. Fabrication of these horses to be carried out by manufacturer.

Form secret gutter behind Upvc. dry verge with code 4 lead flashing.
Secret gutter trimmed to stop water discharging down gable wall and to direct rainwater to gutter at rear of property.
This detail to be agreed before installation carried out.

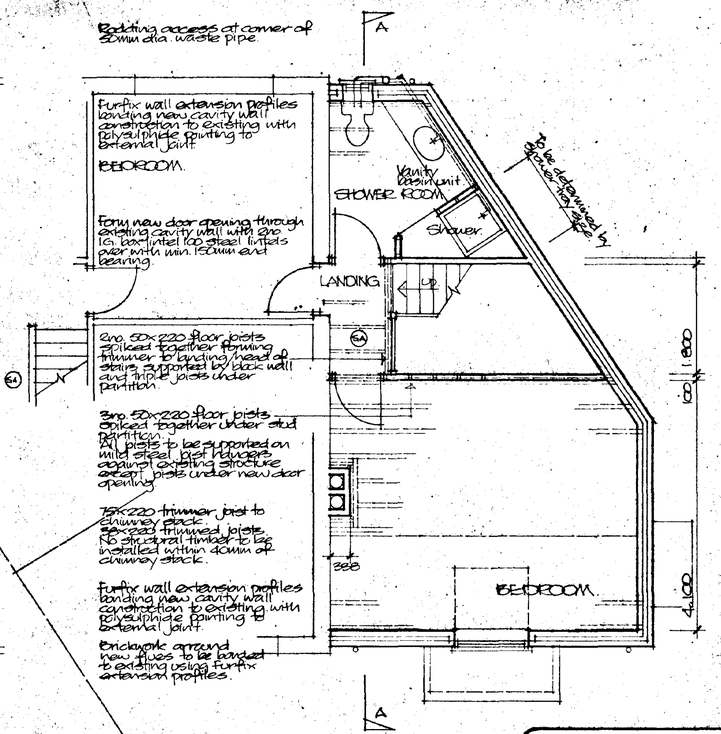
SECTION C-C



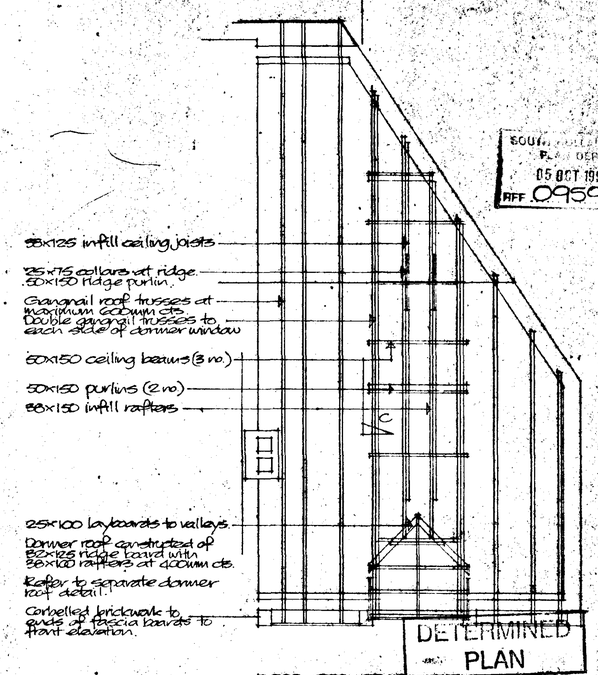
GROUND FLOOR LAYOUT AS PROPOSED.

Existing soil and vent stack.

Bedding access at corner of 50mm dia. waste pipe.



FIRST FLOOR LAYOUT AS PROPOSED.



ROOF STRUCTURE LAYOUT

SOUTH ... D.C.
P.A. DEPT.
05 OCT 1994
REF 0959/94

DETERMINED
PLAN

* These dimensions to be confirmed with window manufacturer.

Connect new 110mm dia. Upvc. drain from new stack to existing drainage system. Drain to be bedded and surrounded in 20mm peagravel and to fall approx. 1 in 40.

New single stack soil/vent serving new shower room and kitchenette to be 110mm dia. Upvc. with rodding point at base

All above ground drainage to gravity with B.S. 65 to 1 ABS waste from shower and kitchen sink to be 32mm dia. with 38mm dia. from wash basin, combined waste to be 40mm dia.
All fittings to have 76mm deep seal traps.
Shower tray to be accessible for cleaning through light out outlet.

External drains less than 600mm below ground level to be protected by paving slabs laid on pea gravel surround.

New timber staircase to have total rise to suit floor to floor height which matches existing approx. 2.600 to be checked. 13 treads to be min. 225mm with max. 200mm risers.
Handrail to be min. 900mm above line of stair and above landing.
Balustrade to have max 90mm gaps with vertical balusters.

Room type open fires to lounge and new living room (600mm wide, to be confirmed) to be straight through flues to be provided by 110mm dia. Upvc. pipes with back air adaptor to lounge fireplace. Pipes to terminate at 215 clay pots with liners except outlet adjacent to boundary which is to be fitted with a room outside air collector.

Flues to have clay liners to BS1181 with min. dia. of 200mm or square section of equivalent area. Sockets to be uppermost.
Suitable fireguard fixing points to be provided to each side of open fireplaces.
Flue to be capable of burning smokeless fuel.

Floor insulation not to extend under hearth to living room fireplace.

Existing oil fired heating system to be extended into extension. All new radiators to be fitted with thermostatic valves.

GROUND FLOOR LAYOUT AS PROPOSED.

PROPOSED EXTENSIONS TO EXISTING HOUSE AT 2 MONKS MEADOW, CROWLAND.

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TEL. HOLBEACH (0406) 380591

Scale 1:60
Date October 94
Dwg no. 94/01/02