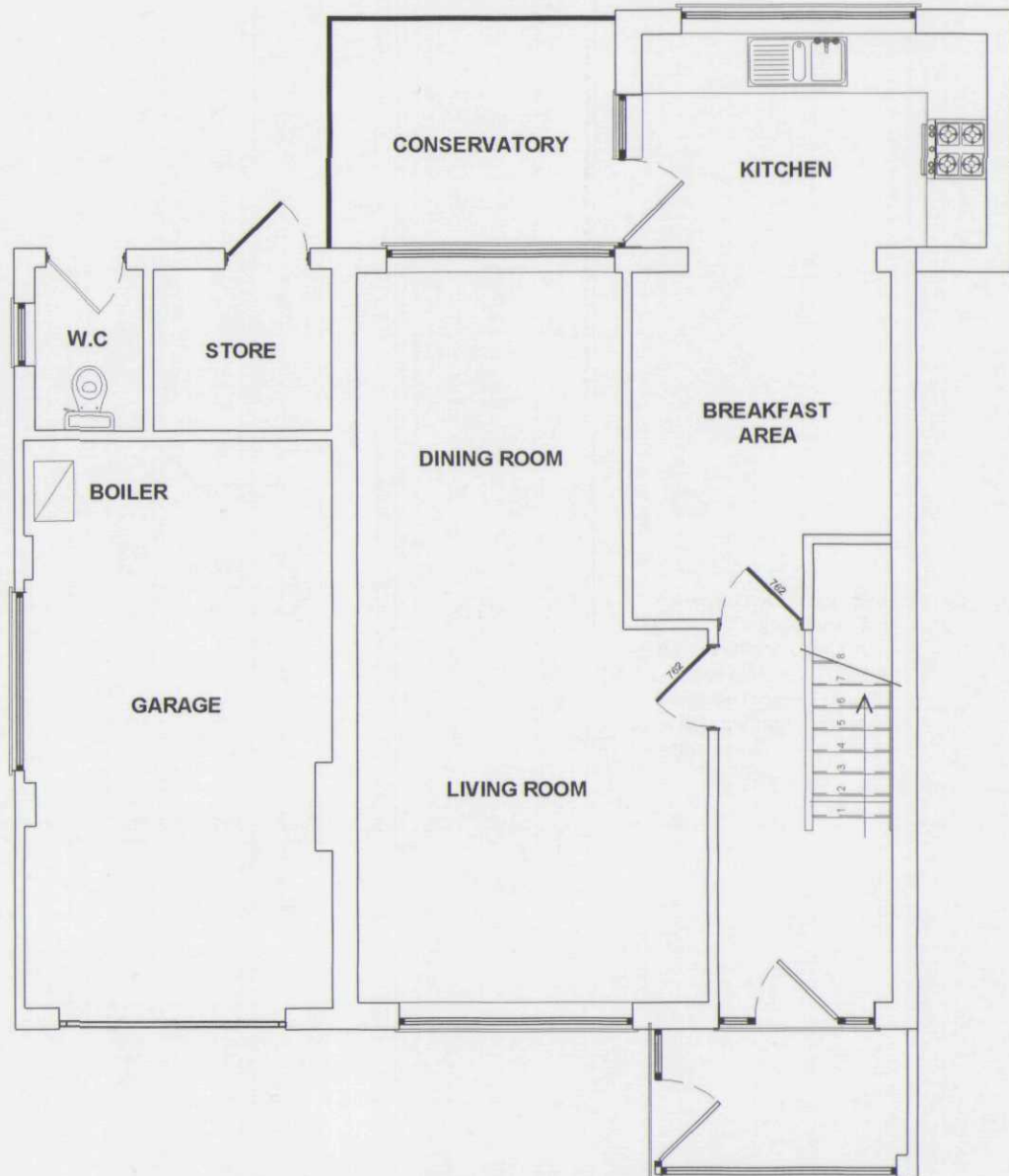


Remove existing conservatory and replace with new white uPVC conservatory as shown on plans with dwarf wall to match existing house walls. Roof to be glazed with Bronze Triple Wall polycarbonate sheeting. Conservatory to be supplied and erected by Approved manufacturer and installer and the materials should conform to all British Standards for that material and should conform to all applicable Building Regulations and be fit for purpose.

Replace existing window with new uPVC as main spec'n.

Carefully remove existing sloped roof, joists, purlins and existing brickwork wall and build off concrete slab a lightweight insulating blockwork wall as shown.

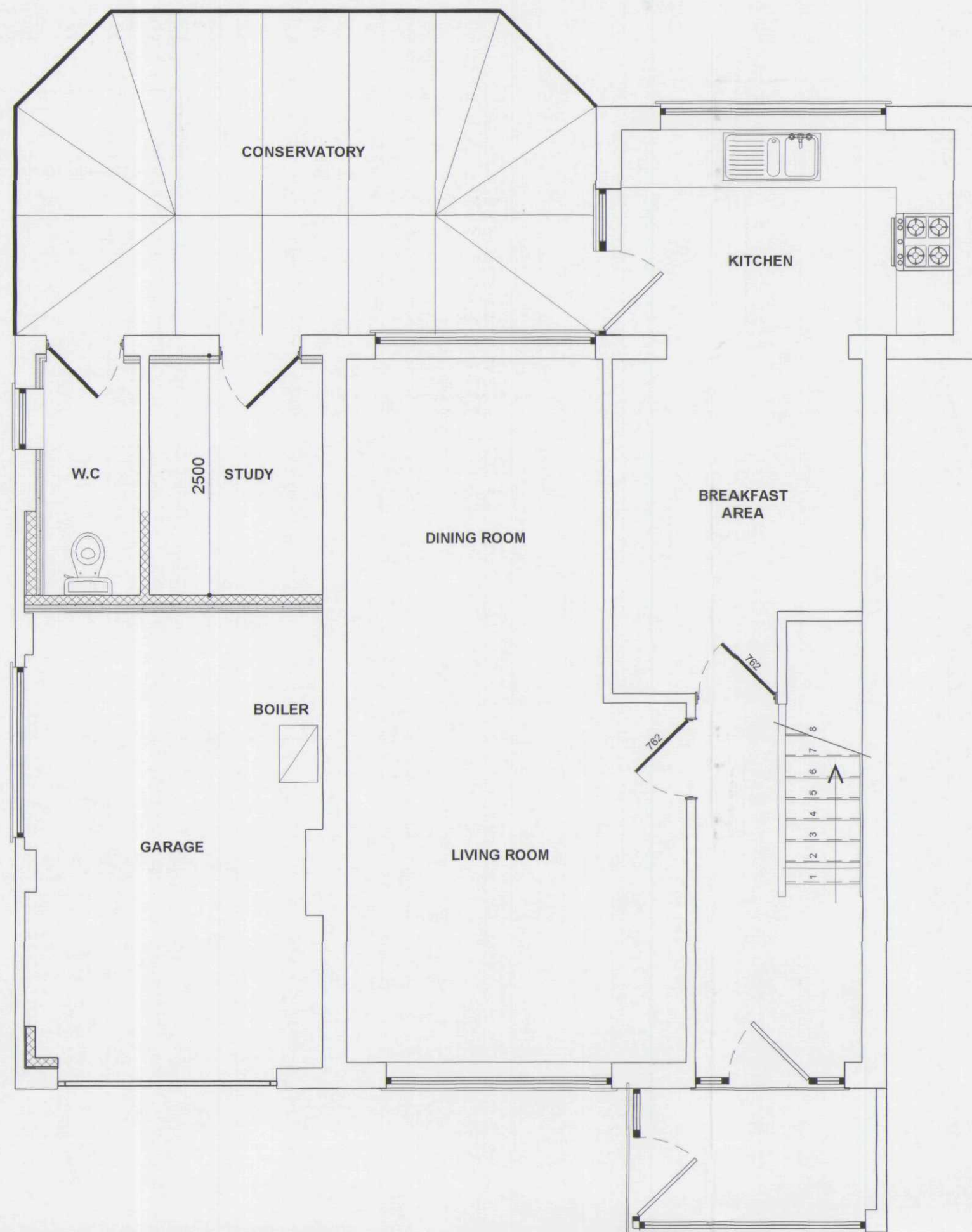
Re-locate boiler in position shown.



EXISTING GROUND FLOOR PLAN
Not to Scale

Infill single skin brickwork with lightweight insulating blocks to create 215mm thk wall as remaining and board external walls and garage separating wall as main notes.

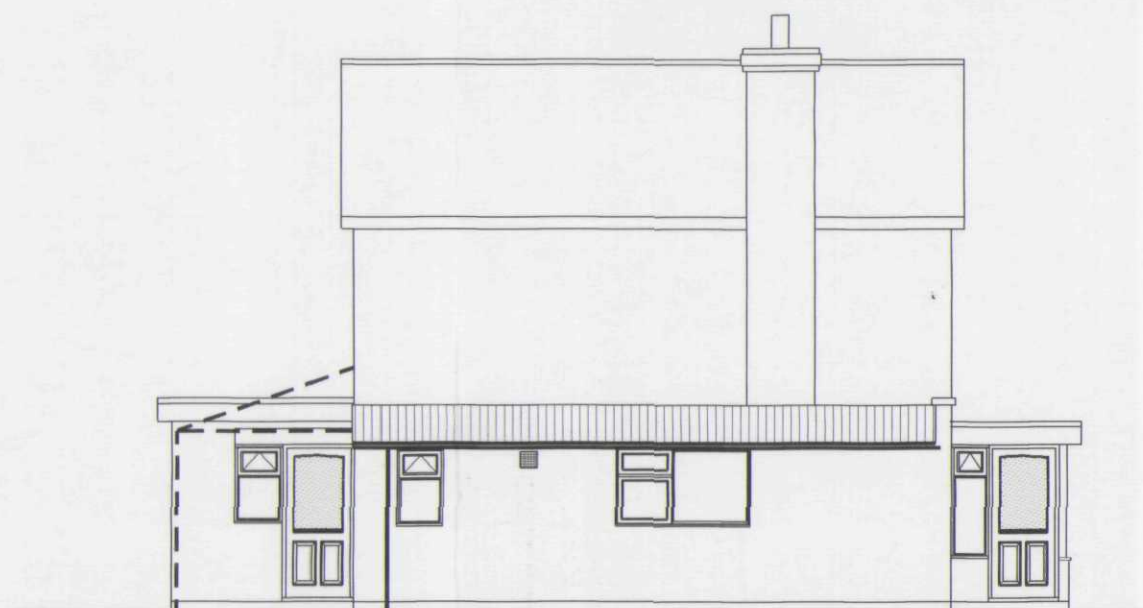
Create inner skin of 75mm blockwork wall to existing brick pillar



PROPOSED GROUND FLOOR PLAN
Not to Scale



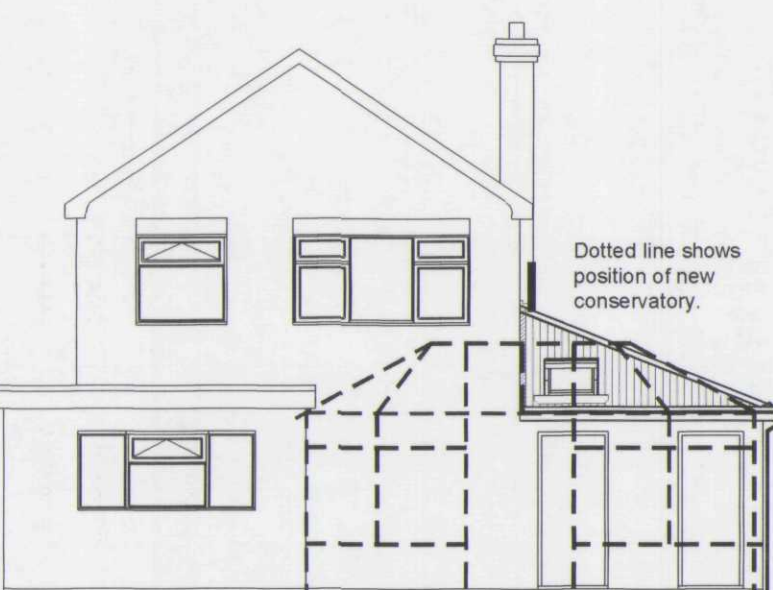
EXISTING REAR ELEVATION
Scale 1:100



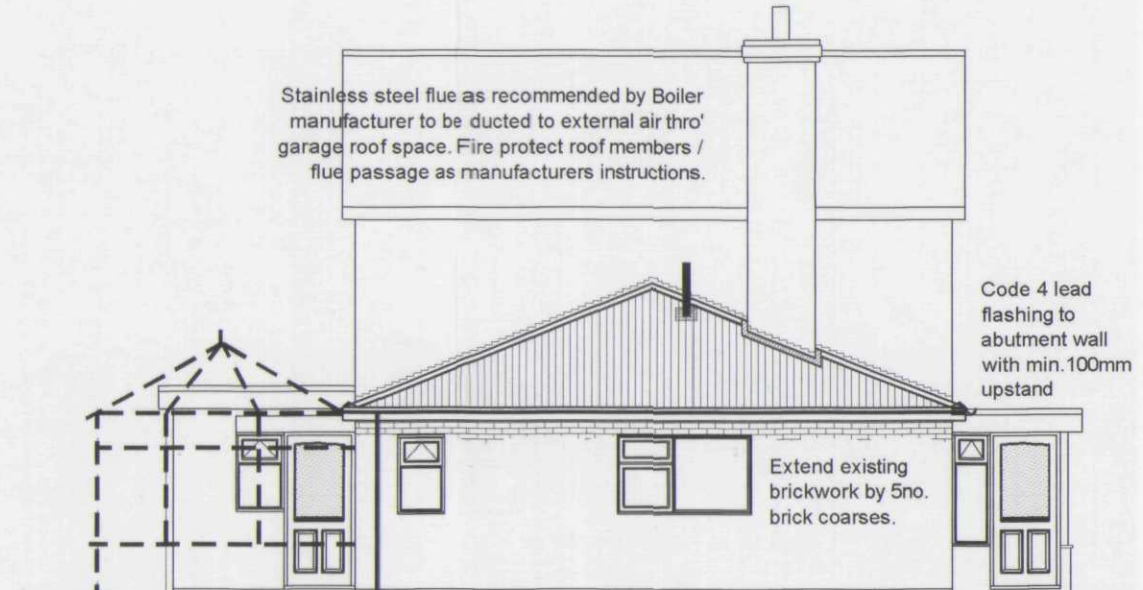
EXISTING SIDE ELEVATION
Scale 1:100



EXISTING FRONT ELEVATION
Scale 1:100



PROPOSED REAR ELEVATION
Scale 1:100



PROPOSED SIDE ELEVATION
Scale 1:100



PROPOSED FRONT ELEVATION
Scale 1:100



LOCATION PLAN
Scale 1:1250

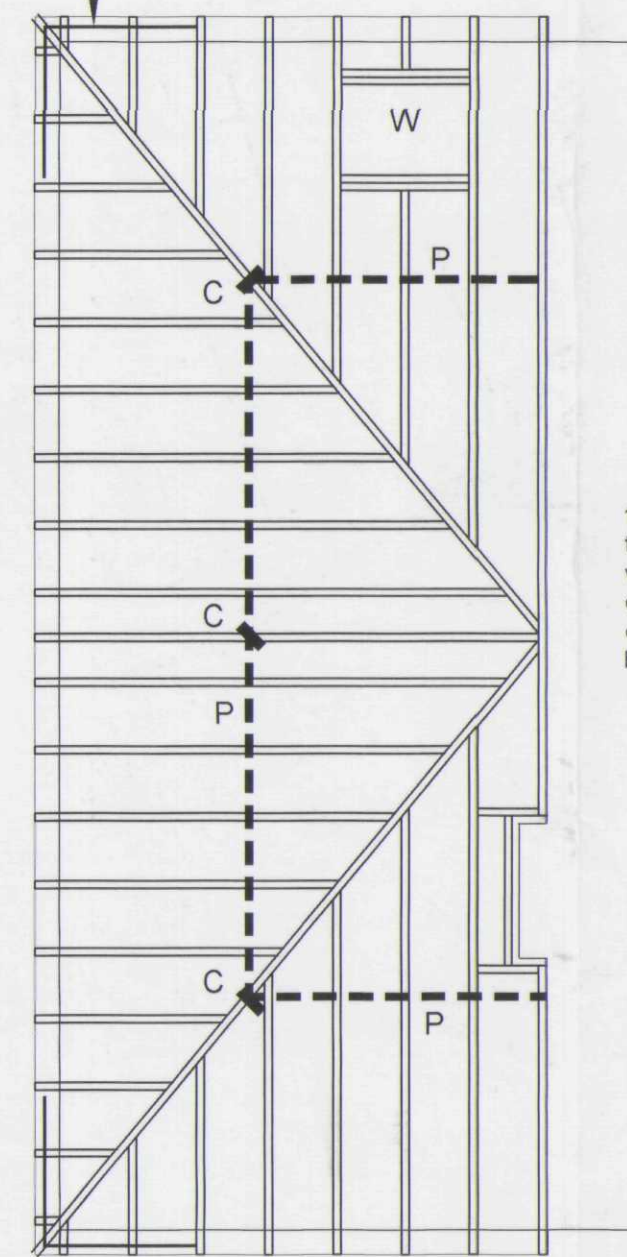
In order to minimise movement of the wallplate caused by the hip rafter, fix a 1200mm long galvanised steel angle restraint strap around the outside of the wallplate.

200 x 50 hip rafters

150 x 50 rafters @ 450mm ctrs

White uPVC soffit and fascia profile to match existing supplied & fitted by "Protect Roofing" Tel No: 07931 221108

Dotted line shows 200 x 50 continuous purlin (P) bris mouthed to rafters and 200 x 75 vertical collar (C) in positions shown. Supply 150 x 50 ceiling joists @ 400mm ctrs with solid herringbone strutting @ mid point to spans over 2m. Joists to be supported at all junctions with approved Joist Hangers with 75mm min. bearing on masonry and joist. Joist to be cut accurately for a tight fit in hanger with max 6mm gap. Joist bottom to be notched to keep ceiling line level. Double up joists at vertical collar positions.



PROPOSED ROOF PLAN
Not to Scale

WINDOWS & DOORS

All windows to be White uPVC to clients requirements based on styles shown on elevations. Fit with 4000mm² trickle ventilators to Kitchen, Utility, Bathroom & En-Suite windows and 8000mm² elsewhere all in accordance with manufacturer's recommendations. Patio doors to be fitted with 10000mm² ventilators. Opening vents to give 1/20 th of floor area rapid ventilation to all rooms. All glazing within 800mm of floor level and within 300mm of a door to a height of 1500mm of ground level to have toughened glass in accordance with Section N of the Building Regulations and BS6206 class B. All double glazed units to be installed in accordance with BS 6262 and to have a 16mm Air gap with a soft Low 'E' coating on glass inner pane to achieve a min 'U' value of 2.0 W/m²K. Note all windows to have a perimeter weatherseal both internally and externally and to be fully draught sealed. Provide frosted glass to all Bathroom, W.C.s and En-Suite windows. Ensure windows & doors are fitted within masonry reveal to overlap cavity closer by min. 15mm to avoid cold bridging. Provide reconstituted stone subcills to windows as shown. Subcill to clients approval. Ensure subcills are fully protected throughout duration of building works.

150 x 50 timber rafter to act as sloped wallplate fixed to existing wall with M10 expanding anchor bolts @ 600mm ctrs.

TIMBER WALLPLATES

All timber wallplates supporting roof trusses to be 100mm x 50mm bedded on top of wall. Timber to be SC3 grade and use a min. length of 3m and half-lap plates at joints and corners. Provide anchor straps as described in notes elsewhere.

LATERAL RESTRAINT STRAPS

The roof structure to blockwork wall with 30x5 galvanised mild steel straps at max 1.5m cts where rafters and ceiling joists run parallel to blockwork walls. Also fit at max 1.8m cts to anchor wallplate to blockwork wall with min 3no. fixings per strap.

EXISTING SOLID MASONRY EXTERNAL WALLS

All external walls to have 45mm Celotex Tuff - R GA4045Z insulation board, 25mm cavity achieved by using 50 x 25 counter battens and 15mm gypsum wallboard to achieve a 'U' value of 0.35w/m²K. Installation to be strictly in accordance with Celotex's instructions which are briefly described below:

- Ensure that existing walls are permeable. Strip any gloss paint or vinyl wallpaper.
- Cut each board, which is supplied 1200 x 2400 mm, to required height floor to ceiling.
- Fix a horizontal batten at the top and bottom of the wall to hold the board in place.
- Seal all board joints to create a vapour control layer, using an aluminium foil self-adhesive tape.
- Add further vertical battens at appropriate spacings to provide adequate fixings for the selected lining system. Ensure that a batten coincides with lining board joints.
- Apply a mastic seal along walling at top and bottom of insulation.
- Additional battens are required around all openings to provide fixing for lining and grounds for skirtings, etc. Batten size should be minimum 50 x 25 mm treated softwood.
- Batten size must be increased to take account of conduit dimensions, if cabling is to be located within the cavity created by the battens.
- Use independent horizontal battens for heavy wall mounted components. Longer fixings may be necessary to fix heavy items to the masonry, independent of the battens.
- Line window and door reveals with GA3012Z 12mm thk board to reduce the risk of thermal bridging.
- Fix a batten around the edge of the opening and scribe the GA3012Z to fit the reveal.
- Cut dry lining to suit and mechanically fix using proprietary fixings into masonry reveal.
- Finish using an angle fillet at frame and an angle bead or scrim tape at external corners.

ROOF FINISH

Concrete interlocking roof tiles to match existing. Contractor to check prior to ordering materials. Tiles to allow a roof angle of 22.5° and fitted strictly in accordance with manufacturers instructions on 50x25 preservative treated timber battens on unbreakable sarking felt type IF with min. 150mm overlaps. Generally all tiles at perimeter of roof to be clipped and nailed.

ROOF VENTILATION

Roof ventilation to be achieved via soffit level ventilators complete with integral insect proof screens which will supply the roof space with ventilation equivalent to a continuous 10mm gap. Provide at both sides of roof to ensure cross ventilation.

ROOF INSULATION

Lay 300mm mineral fibre insulation to roof area to achieve a 'U' value of 0.16w/m²K. 100mm between rafters and 200mm over rafters at right angles to first layer. Fix Dovetail rafter tray in accordance with manufacturers instructions or similar approved where insulation meets roof slope to maintain roof ventilation.

CEILINGINGS

All ceilings to be 12.7mm plasterboard to BS1230. Ceilings to be have Coveing and an Arxex finish to clients requirements. Plasterboard sheets to be fixed with joints staggered and must be layed perpendicular to all joist runs. Fix boards at a min. 150mm centres.

HEATING SYSTEM

Provided from existing but all radiators are to be fitted with thermostatic radiator valves. All space heating pipework located outside the building fabric insulation layers to be wrapped with insulation material having a thermal conductivity at 40°C not exceeding 0.035 W/m²K and a thickness equal to the outside diameter of pipe upto max. of 40mm. It should be noted that central heating and hot water pipework in unheated areas may need increased insulation thicknesses for the purpose of protection against frost, refer to BRE Report No. 262 2002 Edition.

NOGGINGS

Fix 38x38mm timber noggings to all potential loose plasterboard ceiling edges and light fittings. Position of light fittings to be advised by client on site.

INTERNAL JOINERY SKIRTING & ARCHITRAVES

All internal finished timber to be free from all defects and to clients approval prior to ordering any materials.

ELECTRICAL INSTALLATION

To be in strict accordance with the latest I.E.E Regulations and Engineer to advise if any appliance or position of appliance does not conform to regulations. Contractor to seek advice from Client with regard to lighting requirements.

DETERMINED PLAN

SHDC
Planning & Development
04 AUG 2003
Ref 0962103

REV DESCRIPTION:



Project: Proposed Conservatory, Study and Pitched Roof

Client: Mr Karl Grundy
No.7 Stricklands Close
Crowland
PE6 0AS

Date: July 03 DRG No.: KG.01 REV:

GENERAL CONDITIONS
Contractors are responsible for checking all dimensions on site when work commences and before ordering any materials. Any discrepancies should be brought to the attention of the Client for remedial action before commencing further.

All details shown are based on typical site conditions for that area, any abnormal conditions should be brought to the attention of the Client and Local Authority.

The notes shown are mainly to cover the requirements of Building Regulations and should not be treated as full specification.

No allowance has been made for any Structural Calculations, a "SAP" calculation, Soil Investigation or Flood Risk Assessment. If deemed necessary then these will be a chargeable extra. All steel beam sizes shown on drawing are all subject to confirmation from Structural Engineer.

All materials not specified to be of a standard suitable for the work proposed and be fit for purpose. All work to be in accordance with good building practice and all necessary BS codes for Workmanship on Building Sites.