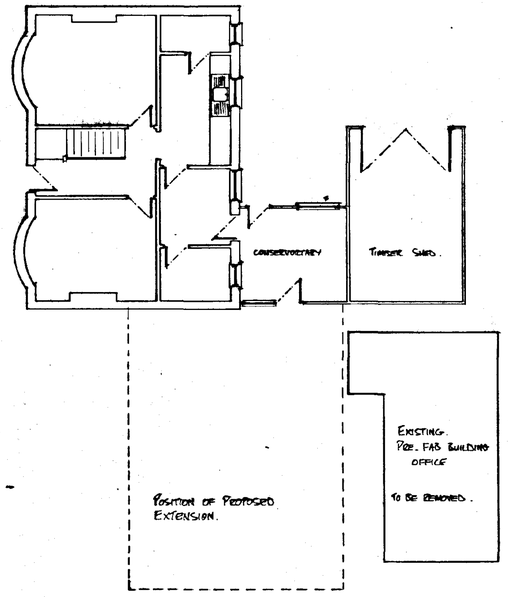
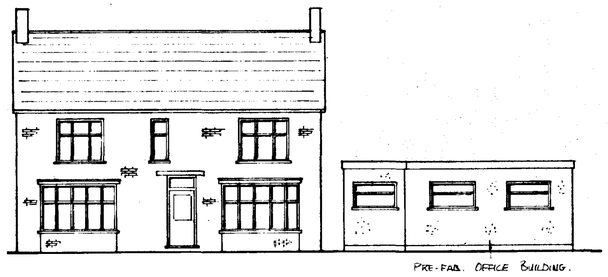
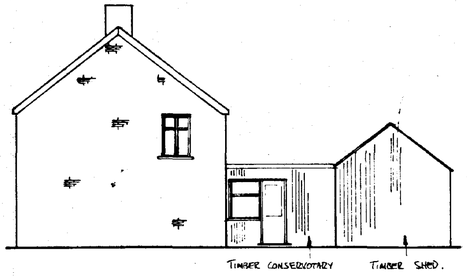


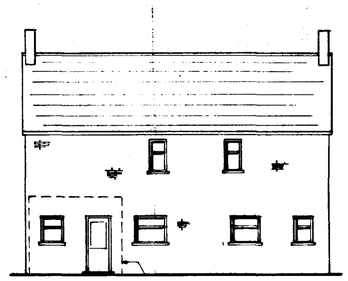
EXISTING GROUND FLOOR PLAN. 1:100



EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION.

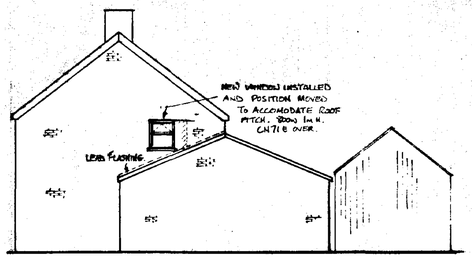


CONSERVOTARY, SHED ETC. OMMITTED FOR CLARITY.

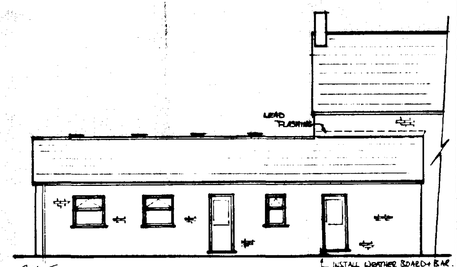
EXISTING REAR ELEVATION.



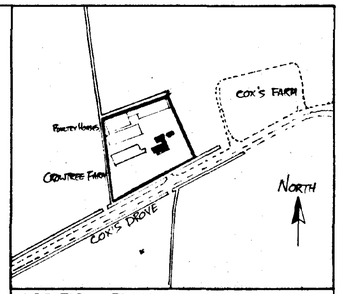
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION ON EXTENSION.



LOCATION PLAN 1:1250

NOTES

1. All work shown to be carried to the satisfaction of the local Authority and in compliance with Building regulation 1991.

2. All timber used to be of SC3 grade. All external timber to be treated in accordance with the relevant code of practice. All structural timber to be marked Dry or KD (Kiln Dry).

3. All new brick work to be bonded to existing.

4. All measurements to be verified on site.

5. Work not to commence until all statutory approvals have been issued.

6. Work to be carried out as per approved plans. Any diversions, Local Authority to be informed prior to carrying out the diversion.

8. Ventilation in rooms to be not less than 1/20 of the floor area.

9. Background ventilation to be 2 x 8000mm² incorporated within the window frame itself.

10. Where loading is increased - foundation to be exposed so as to ascertain their suitability.

11. All fendering to be carried out to B.E.5262: 1976.

12. There are no trees in the vicinity of the extension.

13. All lintels to be installed to manufacturer instruction.

14. Closures to have vertical and horizontal D.P.C.

15. All double glazing to be carried out in accordance with B.S.6262.

16. Glazing in critical locations to comply with regulation N1. Use safety glass to comply with B.S. 6206.
- panes less than 900 - Class C
- panes over 900 - Class B

17. Catnic lintels to be rendered with 1:3mm sand and cement.

18. Internal W.L.B. walls to be constructed off a thickened slab of at least 200mm thick.

19. All flashing to be in lead code 5 with 150mm upstand.

20. Bathroom to be ventilated by means of mechanical ventilation equivalent to 15l per second extraction, with 15 minutes over run installed.

46. To reduce excessive heat loss and possibility of local condensation problems, window and door frames should overlap blockwork by at least 55mm.

47. Install draught stripping to frames of all openable elements in order to limit filtration of cold air.

49. Any glazing in doors or within 800mm of a door, to be safety glazing to B.S.6206for a height of 1.5m above floor or ground level.

44. Fall of drains to be 1:40, drains to be of 100mm diameter, of flexible joints - surrounded in 150mm pea gravel bed.

45. Means of preventing entry of vermin: drains to be lintelled over where passing through foundation walls. the gap around the pipe to be filled with solid material such as sand and cement install flexible joints at 150mm from each wall faces the invert flexible joints to be installed at 600mm.

42. Rodding eye to be installed at all changes in direction.

1. Floor level between existing and proposed to be the same.

23. All plumbing to be carried out B.S.5572.

24. All electrical work to comply to I.E.E. regulations.

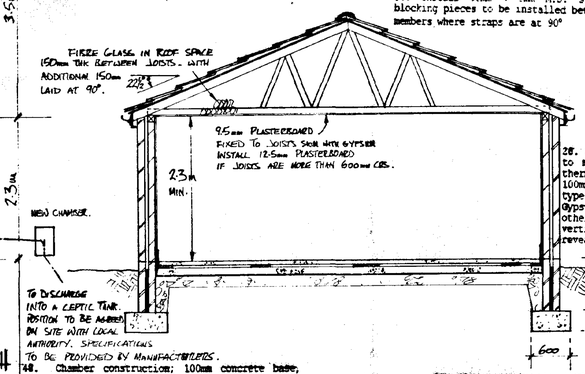
26. Appliances to have 75mm deep seal traps.

PROPOSED GROUND FLOOR PLAN. 1:50

30. Roof trusses to be made by an approved manufacturer, approval certificates to be submitted to the Local Authority for approval. Wind bracing to be to B.S. 5268 part 3 1985. 30 x 5mm galvanised lateral restraint straps to be provided at maximum 1.8m centres at rafter and ceiling level. Blocking pieces to be installed between structural members, where lateral restraint straps are at right angles to them.

SLATE roofing tiles to match those existing on main roof, on 38 x 25mm battens at 330mm centres fixed to manufacturer's instruction and to the relevant code of practice. The angle to be the same as existing.

26. Install 30mm x 5mm M.S. straps at 1.8m, blocking pieces to be installed between structural members where straps are at 90°

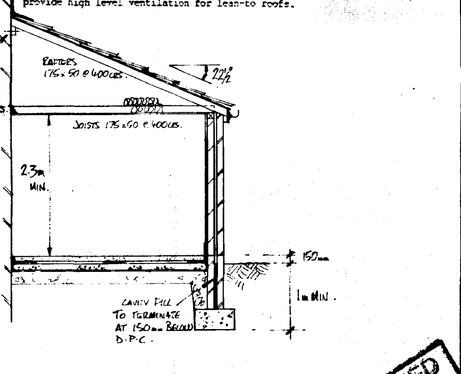


SECTION A-A. 1:50

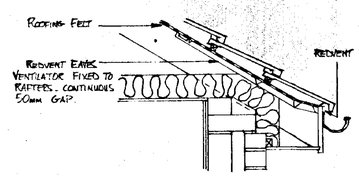
28. Cavity wall construction: External brick work to match existing, 50mm cavity filled with dry therm installed to manufacturers instructions, 100mm block work to be of the CELCON " STANDARD " type, 13mm light weight plaster skimmed with Gypsum. Wall ties to be of the butterfly, or other approved type, to be positioned at 450mm vertically, 900mm horizontally, doubled up at reveals.

29. Floor construction: 65mm screed with chicken wire incorporated on 50mm insulation slab. Type Rockwool 986 on 100mm 1:2:4 concrete on 1200 gauge polythene membrane on 150mm. Hard core consolidated and blinded with sand. D.M.P. to be continuous and linked with D.P.C.

32. Cill to windows: Cavity to be filled right up to the underside of the cill with insulating material along the sides of the vertical openings, insulate reveals with polystyrene or thermabate cavity closer.



SECTION B-B. 1:50



EAVES DETAIL (N.T.S.)

DETERMINED PLAN

SOUTH HOLLAND DC HOUSING & PLANNING 13 NOV 1996 Ref: 1025/96

M.A.P. DESIGN SERVICES • 01733 60026

TITLE PROPOSED DEVELOPEMENT AT. CROWTREE FARM COX'S DROVE POSTLAND CROWLAND.

For. MR. M. ATKINSON.

SCALE 1:100 1:50

DATE Nov '96 DRAWN M.A.P.

REVISION