Do not scale off this drawing

All site dimensions to be checked before work commences.

New flat roof:

Constructed of mineral chippings min. 12mm thick bedded in bituminous hot melt gravel applied roof covering (min BS 747 reinforced) on 6mm plywood or fibreboard decking/insulation installed to manufacturers recommendations on timbers to fall at min 1:80 to gutter on 75x50 joists at 400mm ctrs. Ceiling formed of 12.5mm plasterboard with artex finish and perimeter supported.

Average 'U' value = 0.22 w/m²K.

Install 80x5mm mild steel straps to roof perimeter at average 1.800 ctrs with straps extending over 3 no joists where at right angles supported by noggings.

Flat roof finish taken up under roof tiles of adjoining pitched roof on min. 12mm thick exterior grade plywood on top of rafters with felt flashing. Flat roof finish to min. 150mm code 4 lead tucked under existing and upstand to existing gable wall. Install patent trim to edge of roof covering at junction with boundary.

Extend/alter existing UPVC gutters and connect to existing downpipe. All structural timber to be grade SC3 and marked dry or kiln dry. New flat roof finish/structure to extend from existing.

Walls:

Remove existing brick skin from part of wall adjacent to existing chimney. 10mm thick cavity closed with 5mm thick insulated plasterboard supported on 38mm thick timber battens at 400mm ctrs to give average 'U' value of 0.35 w/m²K.

Small section of new wall at side of new patio doors constructed of facing brick to match existing, 75mm cavity and 100mm celcon blocks with 13mm thick plaster internal finish. Install 50mm thick rigid cavity insulation. Small section of wall at each side of altered window to match pattern to be of similar construction. Install bonding ties at 450mm ctrs to reveals. Install wall ties at 225mm ctrs vertically.

New walls bonded to existing with Furfix wall extension profiles.

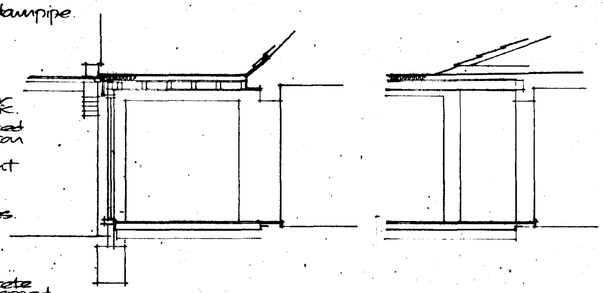
Single skin brick wall below patio doors

Foundation:

450mm wide trench fill concrete foundation in grade 5:1:4 concrete to be 500mm deep min. (1.000 in shrinkable soil). Depth to be agreed on site with L.A. building inspector. Brick on 1½ dry concrete mix bed on top of new foundation and underside of existing reinforced concrete slab.

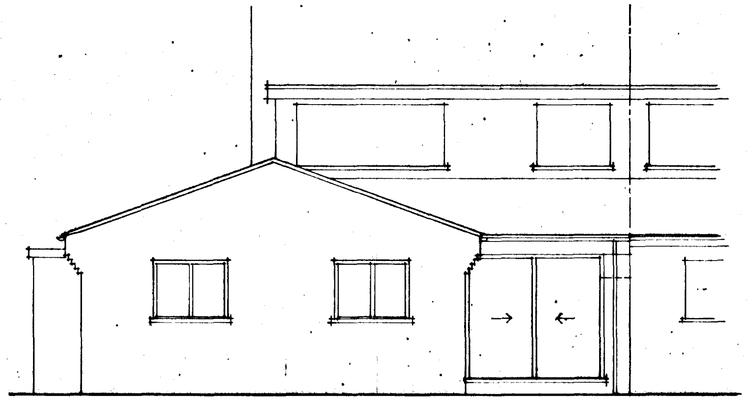
Floor:

18mm thick moisture resistant flooring grade T and G chipboard on 1200 gauge polythene separating membrane on 100mm thick 30 grade expanded polystyrene insulation on 1200 gauge visqueen on 50mm lapped over wall dpc on existing reinforced concrete slab (former conservatory floor slab/raft).

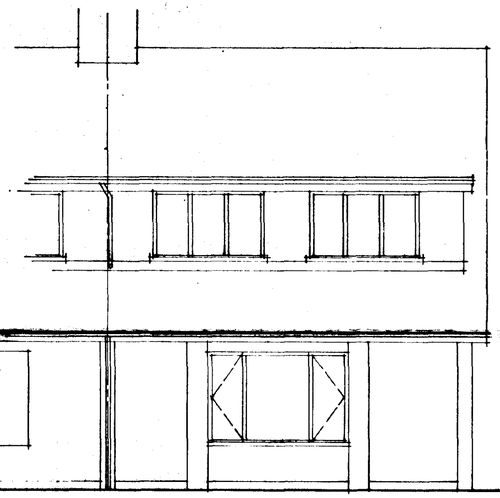


SECTION A-A

SECTION B-B

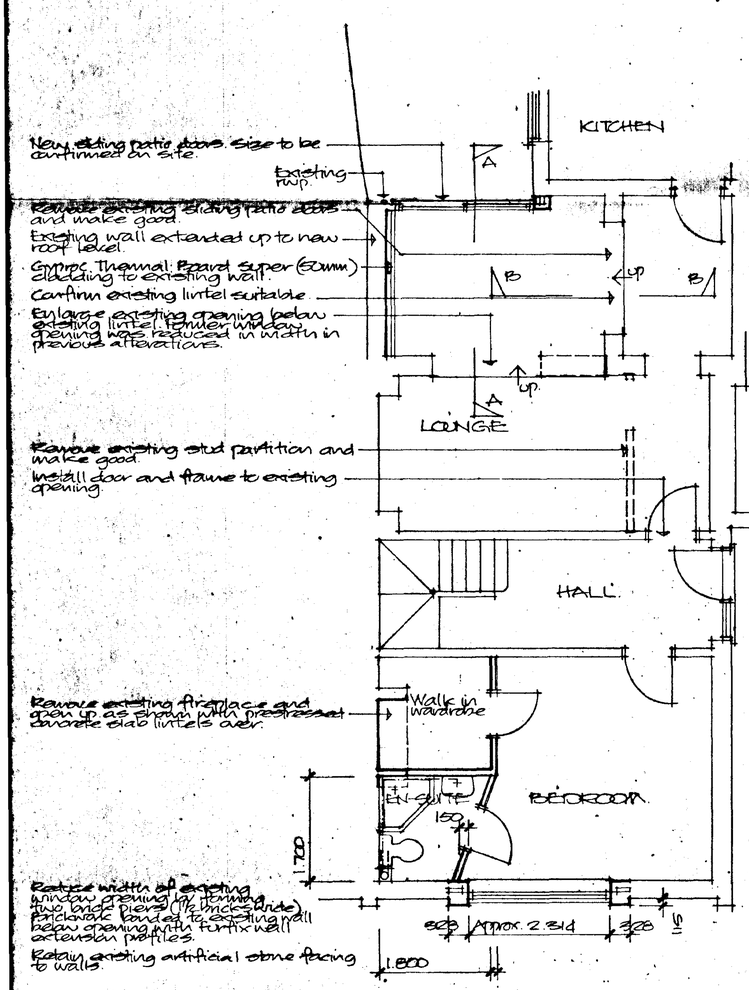


REAR ELEVATION



ROOF STRUCTURE LAYOUT

FRONT ELEVATION



New sliding patio doors. Size to be confirmed on site.

Remove existing sliding patio doors and make good.

Existing wall extended up to new roof level.

Gyproc Thermal Board Super (50mm) cladding to existing wall.

Confirm existing lintel suitable.

Enlarge existing opening below existing lintel. Smaller window opening was reduced in width in previous alterations.

Remove existing stud partition and make good.

Install door and frame to existing opening.

Remove existing fireplace and break up as shown. With prestressed concrete slab lintels over.

Reduce width of existing window opening by forming two half piers (1¾ bricks wide) brickwork bonded to existing wall below opening with Furfix wall extension profiles.

Retain existing artificial stone facing to walls.

Heating:

Any new radiators to be fitted with thermostatic valves. All new hot water pipes to be insulated with Armaflex or similar of thickness to match pipe outside diameter.

Windows/external doors:

UPVC frames to new shower/bathroom window and sliding patio doors to be double glazed with sealed units with min. 16mm argon gap between panes and low E glass to provide min 'U' value of 2.0 w/m²K. Safety glass to doors and any glass within 800mm of floor level to be safety glass to BS 6206.
Install trickle vents to provide min. 8000mm² background ventilation to lounge and bedroom.
Window/doors to provide min. 1/20th of floor area of room as main ventilation.
Opening lights/doors to be draught sealed.
Note: Window/door openings are smaller in area than existing.

Above ground drainage:

40mm dia. polypropylene waste from wash basin and shower tray and 50mm dia. solvented waste from basin to have 75mm deep seal trap and shower to have 50mm deep seal anti-syphon trap fitted with air admittance valve above flood level and rodding point at base.

Below ground drainage:

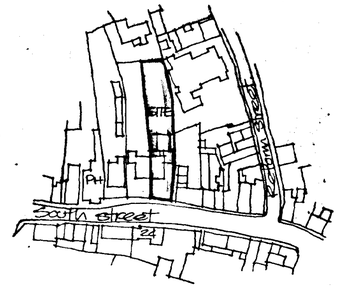
110mm dia. UPVC drains bedded and surrounded in 100mm pea gravel to fall at 1:40 approx. 1 in 40 to connect to existing drain run with new 450mm dia. polypropylene inspection chamber.
No drain within 1000mm of ground level.
Drain passing through wall to be protected by prestressed concrete slab lintel with min. 50mm clearance around pipe, protection from vermin entry and gas seal.

Mechanical ventilation:

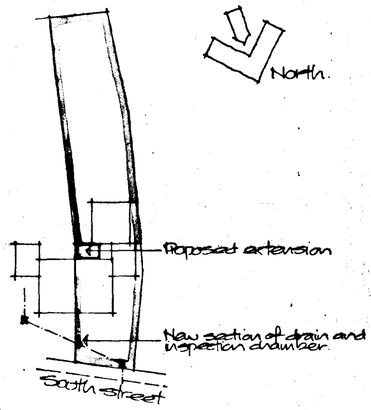
Install extract fan to en-suite to extract at a rate of 15 litres per second controlled by light switch with min. 15 minute overrun.

Stud partitions:

Format of 50x75 studs at 400mm ctrs with 50x75 sole and head plates and noggings at 1.200 ctrs clad both sides with 12.5mm thick plasterboard and skim. Install fibreglass quilt packing between studs.



LOCATION PLAN
Scale 1:1250



BLOCK PLAN
Scale 1:500

SHDC
Planning & Development
24 OCT 2002
Ref 1164/02

DETERMINED
PLAN

Project
PROPOSED EXTENSION AND ALTERATIONS TO DWELLING, 19 SOUTH STREET, CROWLAND.

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Scale 1:50
Date July 02

Drg. no.
02/15/01