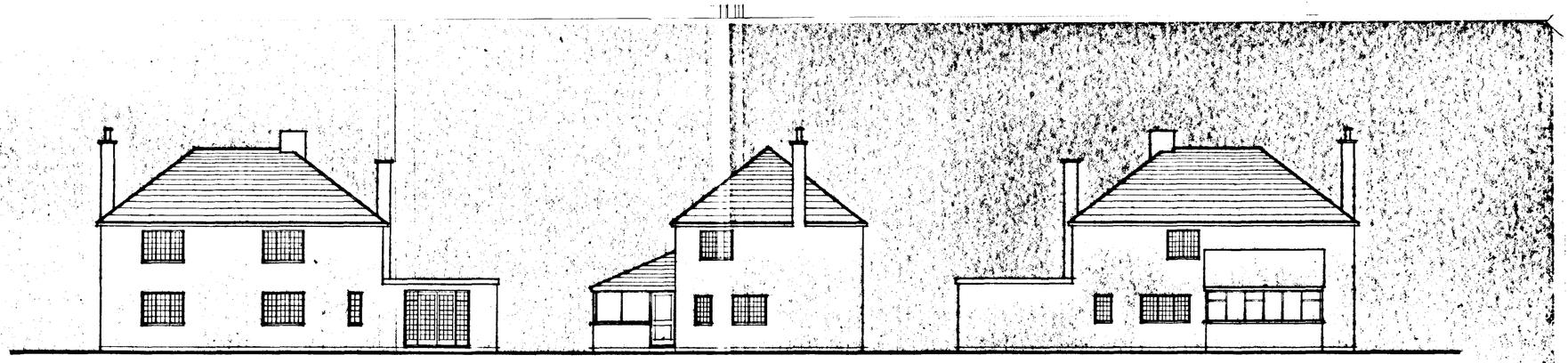
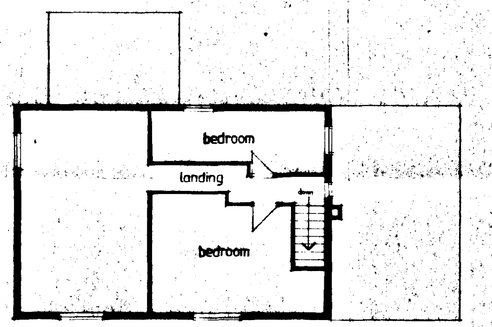


SOUTH

WEST

NORTH

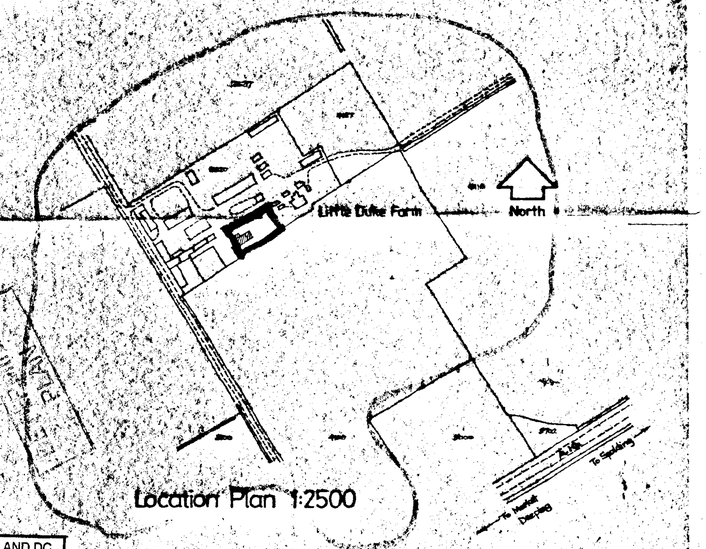
Elevations



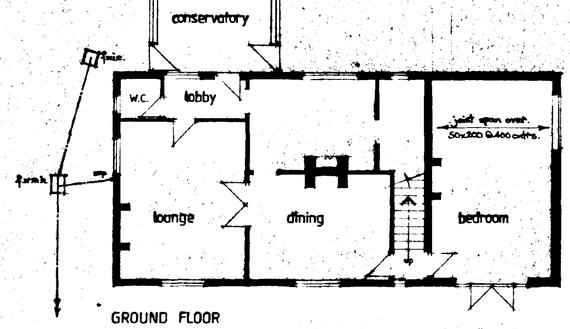
FIRST FLOOR



EAST

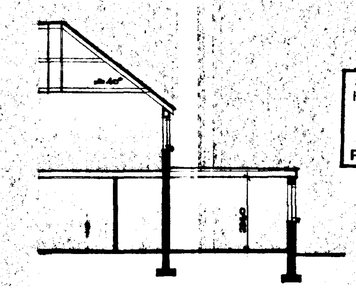


Location Plan 1:2500



GROUND FLOOR

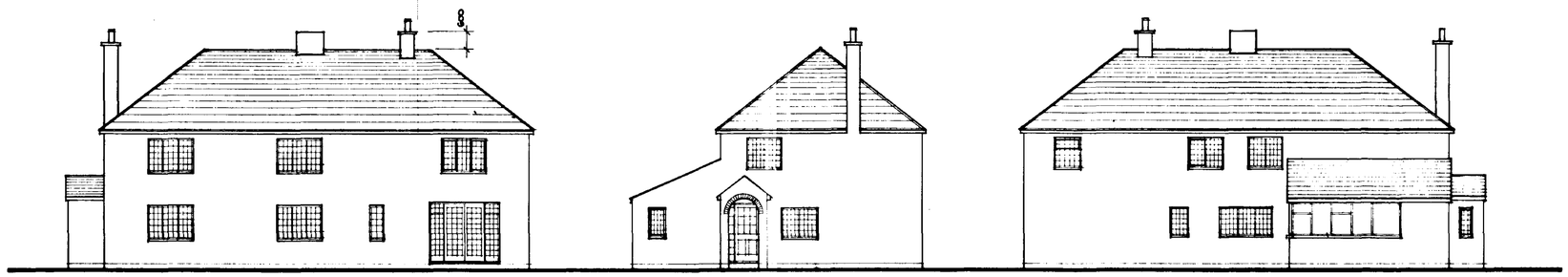
Floor Plans



SECTION

SOUTH HOLLAND DC
HOUSING & PLANNING
20 APR 1995
Ref: 0406/95

Proposed Extension and Alterations Little Duke Farm, Deeping St Nicholas For Mrs R. Grooby	Scale: 1:100 Date: March '95 Drawn:	**J. W. Rowell** M.C.I.O.B. Chartered Builder 41 GODSEY LANE MARKET DEEPING PETERBOROUGH PE6 8HT TEL: (01778) 34444 FAX: (01778) 34404
Title: EXISTING SURVEY	Dwg. No: 41:1	

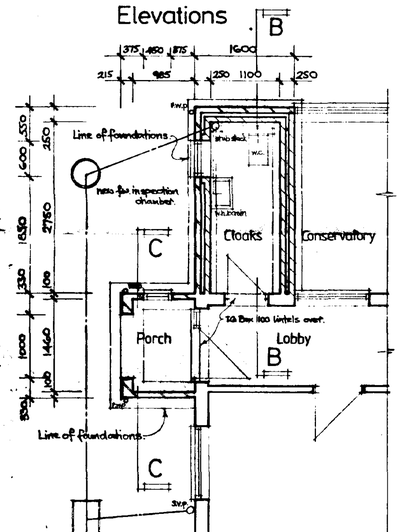


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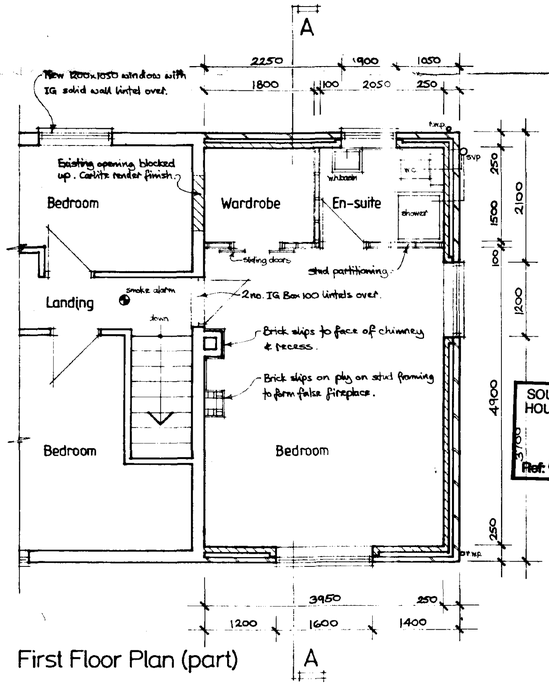
WEST

NORTH

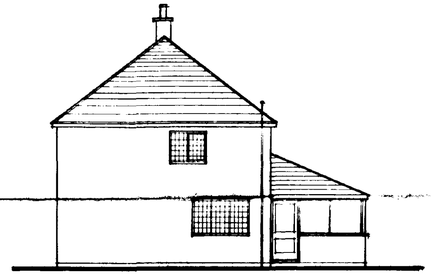
Elevations



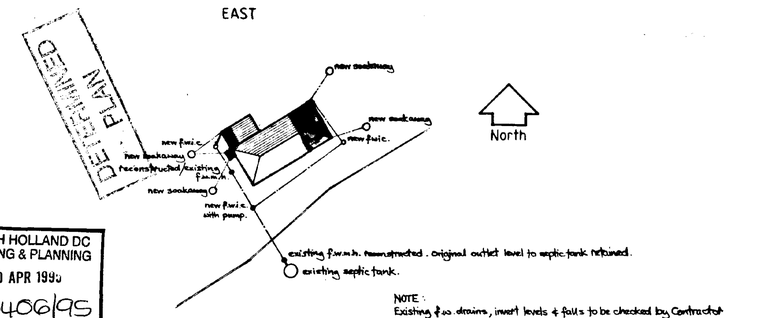
Ground Floor Plan (part)



First Floor Plan (part)



EAST



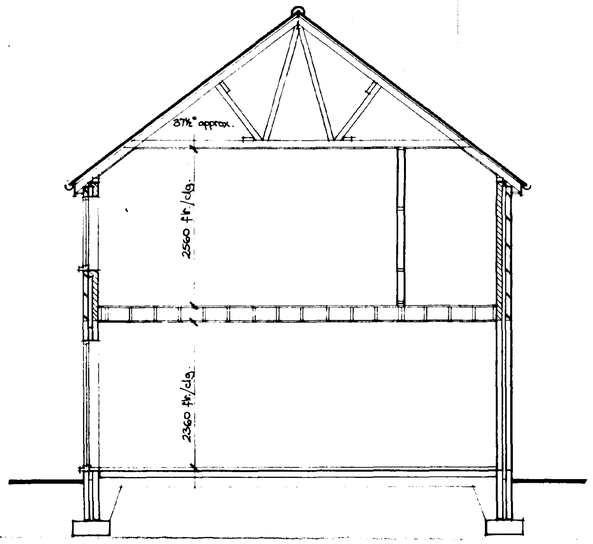
Site Plan 1:500

PLANNING DEPARTMENT

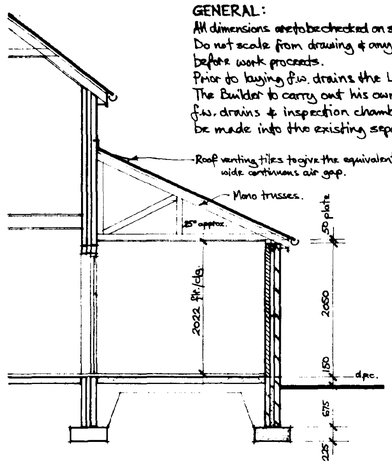
SOUTH HOLLAND DC
HOUSING & PLANNING
20 APR 1995
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NOTE :
Existing f.w.m.h. drains, invert levels & falls to be checked by Contractor before work starts. Drains to be relaid to existing septic tank, with falls to the satisfaction of the Local Authority.
Manhole with pump to have 24hr storage capacity in the event of power failure.

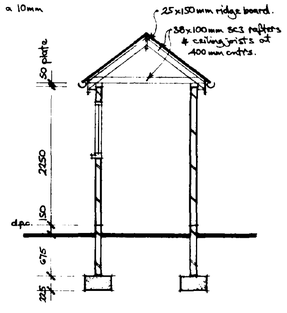
project: Proposed Extension and Alterations Little Duke Farm, Deeping St.Nicholas For Mrs R.Grooby	scale: 1:100 1:50 date: March '95 drawn:	**J. W. Rowell** M.C.I.O.B. *Chartered Builder* 41 GOOSEY LANE MARKET DEEPING PETERBOROUGH PE6 8HY TEL: (01778) 344499 FAX: (01778) 344404
title: PROPOSED PLAN and ELEVATIONS	dwg no: 41•2	



Section A-A.



Section B-B.



Section C-C.

GENERAL:

All dimensions are to be checked on site before and during construction work.
Do not scale from drawing & any discrepancies to be reported to the client before work proceeds.
Prior to laying f.w. drains the Local Authority approval is required.
The Builder to carry out his own level survey to ascertain invert's of f.w. drains & inspection chambers/manhole to enable discharge to be made into the existing septic tank.

CONSTRUCTION NOTES:

ROOF:

Existing roof slates & battens to be removed. Recover as new roof.
New roof -
Natural slates & ridge/hip tiles on 38x25mm treated battens on Tyvek or similar permeable reinforced underlay on roof trusses by licensed manufacturer. Trusses to be constructed & erected in accordance with BS 5268 at 600 mm max cntrs. Roof trusses fixed to 75x100mm wall plate with stainless steel clips. 25x100mm binders & bracing members in accordance with manufacturer's instructions. Wall plate tied down at 2.0m max cntrs with 5x30mm galv ms straps 900mm long screwed to blocks.
25x175mm fascia board with 9mm Masterboard or similar ventilated soffit. Vents, also to existing roof, to be 25mm wide continuous free air gap with mesh screen to all sides of roof. Provide roof ridge ventilation equal to a continuous strip 5mm wide. A minimum air gap of 50mm to be maintained between top of insulation & roofing underlay.
80mm Styrofoam Roofmate PR insulation laid between bottom chords & up roof slope. 12.5mm foil-backed plasterboard with skim finish.
Provide insulated roof space hatch ways, the size of which is not to exceed the truss spacing.
Roof insulation to be provided to existing roof area. Renew all lead flashings.
Existing hip features exposed at first floor to be repeated in new work.
Existing chimney & liners to be extend to 600 mm min above ridge as shown on elevations. Chimney flashed with Code 4 lead, with 150mm min upstand, & soakers.

EXTERNAL WALLS:

All walls below dpc, 150mm min above ground level, to be in brickwork or Class A concrete blocks. Damp proof course to be Hyload felt dpc.
Existing cavity wall to be extended over single storey extension.
Facing brickwork to match existing - 50mm cavity & wall ties (cavity to cloakroom to be filled with Rockwool cavity wall batts) - 100mm Hemelite or similar 3.5N/mm² insulating blockwork with 13mm Carlite plaster finish. Where required new work tied to existing with Furfix wall plate system.
Dowcore insulated dpc to all reveals & cills where cavity is closed.
Top of cavity walls closed with blockwork return. IG lintels over all openings used in accordance with manufacturers instructions. All lintels to have 150mm min end bearing.

INTERNAL PARTITIONS:

50x100mm studwork at 600 mm max vertical cntrs with double floor plate. Double studs adjacent to all door openings. 100mm thick Rockwool semi-rigid batts between studwork. 18 mm plasterboard with taped joints & skim finish. Double joists bolted together under partition.

FIRST FLOOR:

Existing flat roof felt, boarding & firrings to be removed.
Existing 50x200 mm SC3 grade joists at 400 mm cntrs to remain. Joists to be strutted at mid span. New 22mm V313 t&g chipboard flooring.
Existing joists tied to existing external walls with 5x30mm galv ms straps, 1200mm long with noggins under when counter to span, at 2.0m max cntrs.

SOAKAWAY:

To be a min of 5.0m from any structure to be 1.0m cubed min below inlet & filled with selected clean hardcore & covered with 1000g polythene.

All the above work to the satisfaction of the Local Authority and Client.

GLAZING:

All glazing to be in accordance with BS 6262:1982. All double glazing to be sealed units to BS5713. Glazing below 800mm above f.f.l. in windows or below 1.5m in doors to be toughened or laminated glass to BS 6206:1981.

SMOKE ALARM:

Self contained smoke alarm to be provided to landing in accordance with manufacturers instructions.

VENTILATION:

New bedroom to have opening lights equal to at least 5% of room floor area plus 4000mm² trickle ventilators.
Cloakroom as above but with mechanical extract giving 15 litres/sec. with intermittent operation.

PLUMBING:

All fittings to have 75mm deep seal traps.
W.h. basins - 40 mm ø upvc trap & waste to svp/stub stack.
Shower - 40mm ø upvc trap & waste to svp.
W.C.'s - 100 mm ø upvc turned 'P' trap to svp/stub stack.
Soil & vent pipe to terminate with mesh guard 900 mm above head of en-suite window. Stub stack to have screw down air tight cap.
Existing hot & cold supply to be extended to new fittings.
Existing cold water storage tank in roof space raised to give maximum pressure to shower.

FOUNDATIONS and SLAB:

Existing foundations to be checked on site & if required underpinned to a depth between 900-1000mm or as agreed on site with Building Inspector.
Cloakroom - 65mm sand/cement screed on 50mm thick Floorings grade Jablite polystyrene insulation on 1200g polythene dpm, to lap dpc, on 100 mm min. thick concrete slab, C20P to BS.5328:1981, on sand blinding on consolidated hardcore.
Foundations to be 225x600mm wide (450mm wide to porch) CISP or better concrete to BS.5328:1976 to a depth of 900mm or as agreed with the Building Inspector.
Cavities filled with lean mix concrete to within 225mm of dpc level.

FOUL WATER:

Existing pipework to septic tank to be taken up and replaced at new falls.
All pipework to be 100 mm ø upvc to BS.4660:1973 with flexible joints surrounded in 150mm pea gravel with concrete paving slab cover when less than 600 mm deep, laid to max falls of 1:80. Concrete lintels over pipes passing through walls with 50 mm min. clearance & rigid sheet material to mask opening.
Access points - 600 mm max depth x 150 mm ø upvc.
Inspection Chamber 900mm max depth x 450 mm ø upvc.
Manholes over 900mm depth to be 1200x750mm min. internally in class B engineering brick 215mm thick work, 1:3 sand/cement mortar.
Manhole covers to BS497 galvanised to class C & lockable.
Domestic pump fitted to m.h. adjacent to septic tank in accordance with manufacturers instructions.

SURFACE WATER:

110 mm half round upvc gutters, 63mm ø upvc downpipe to trapped gullies with rodding access. 100 mm ø upvc pipes to BS.4660:1973 with flexible joints laid to falls of 1:60, & surrounded in 100 mm pea gravel with conc. paving slab cover when less than 600 mm deep.

PLAN
SOUTH HOLLAND DDC
HOUSING & PLANNING
rec'd
20 APR 1995
Ref: 0406/95

project: Proposed Extension and Alterations Little Duke Farm, Deeping St. Nicholas For Mrs R. Grooby	scale: 1:50 date: March '95 drawn:	**J. W. Rowell** M.C.I.O.B. *Chartered Builder* 41 GOSSEY LANE MARKET DEEPING PETERBOROUGH PE6 8HY
title: PROPOSED SECTIONS and NOTES	dwg no: 41:3	TEL: (01778) 344494 FAX: (01778) 344404