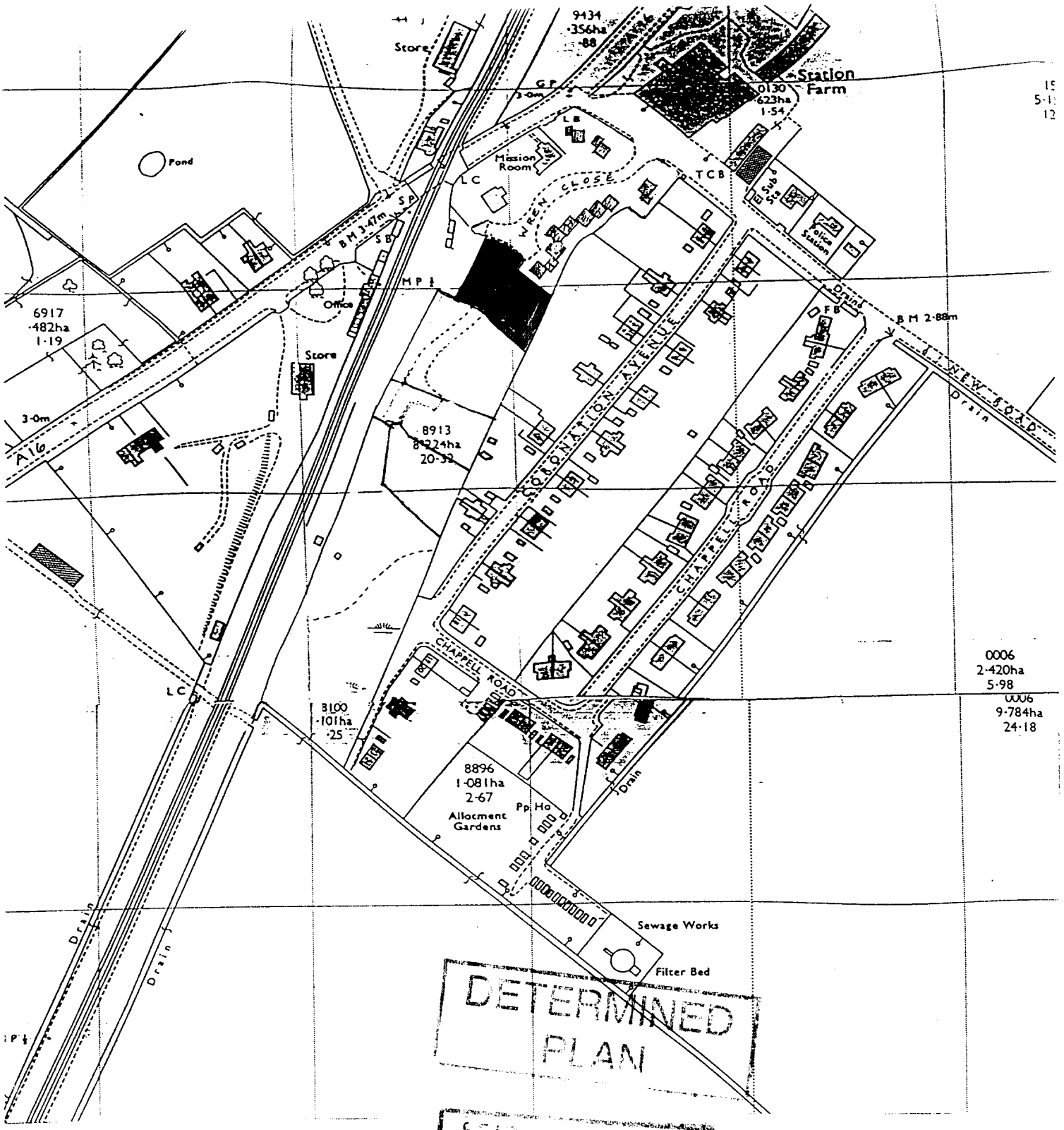


LOCATION PLAN

Scale 1:2500

O. S. Map ref. TF 2015

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2001
Ref: 0930/07

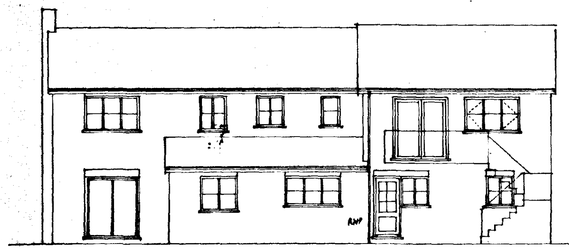
Residential Development off
Wren Close, DEEPING St. NICHOLAS.

Building Design and Plans
A. ROFFE - 1, Green Lane,
SPALDING, Lincs. PE11 2YB
Tel: 0775 - 723680

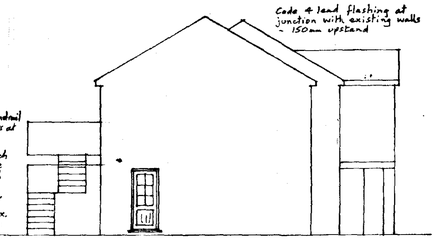
Windows to be P.V.C. double glazed with minimum 12mm air gap and draught proofed. Provide trickle ventilation of 8000mm²

French doors to have toughened safety glass to B.S. 6206

All openings to have vertical and horizontal damp proof courses and jambs to be insulated with "Domcor" or similar.



East



To balcony provide handrail at 1100mm, to stairs at 900mm.

Balustrade to be such that a 100mm sphere cannot pass through and cannot be climbed by children.

Staircase to have max. rise of 220mm and a min. tread of 220mm with a max. pitch of 42°

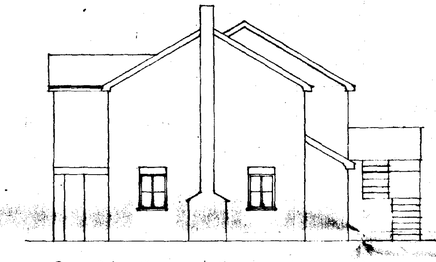
Risers to be constructed to prevent passage of a 100mm sphere if open and treads to overlap by 16mm.

Code 4 lead flashing at junction with existing walls - 150mm upstand

North



Front (West)



South

Marley Mendip tiles on 25×38mm tanalised battens at max. 345mm gauge and reinforced felt to B.S. 747 lapped 150mm horizontally and vertically.

Existing prefabricated trusses reused at 450mm centres.

50×100mm wall plates with 5×30mm galv. m.s. holding down straps at max. 2 metre centres.

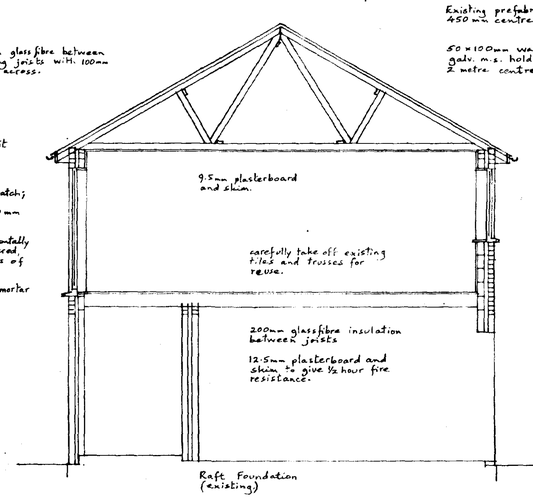
100mm glass fibre between ceiling joists with 100mm laid across.

Fascia board and soffit to be level with and to match existing.

100mm facing brick to match; 65mm cavity with 65mm Dritherm insulation; 100mm Durox block work

Wall ties at 900mm horizontally 450mm vertically, staggered, and at 225mm to jambs of openings

1:1:6 cement lime sand mortar or equal.



Refix existing guttering

10mm fly proof ventilation to both sides

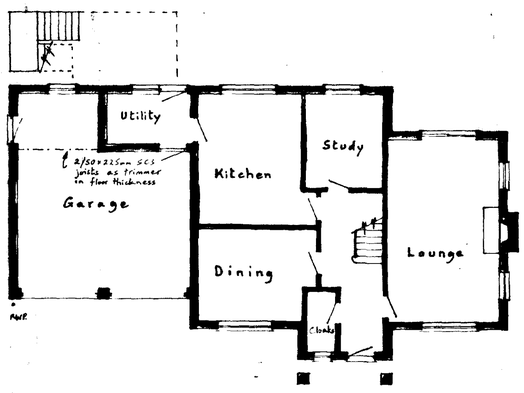
L.G. L1/50 lintels over new windows

18mm t.& g. boarding on 50×220mm SC3 joists at 400mm centres.

herring bone strutting at ⅓rd span positions.

5×30mm galv. m.s. lateral restraint straps at max. 2 metre centres.

Check existing lintols for adequacy to carry existing loadings.



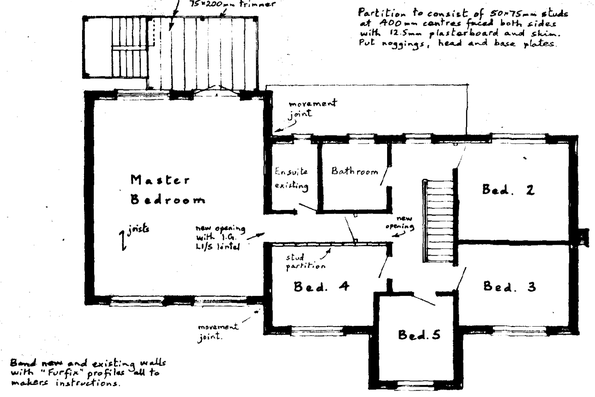
Ground Floor

All wood work to balcony and stairs to be pressure treated with preservative

50×175mm joists at 400mm centres

75×200mm trimmer

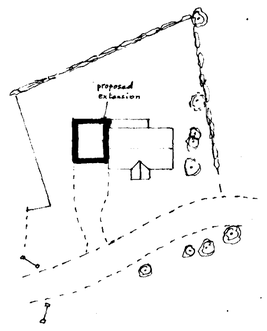
Partition to consist of 50×75mm studs at 400mm centres faced both sides with 12.5mm plasterboard and skim. Put noggings, head and base plates.



Bond new and existing walls with "Furfix" profiles all to makers instructions.

First Floor

Reconnect existing down pipes to drains and soakaways.



Extend Heating System with controls to limit the output of the system all to Part L

original approvals.
Planning H03/0065/98
B. Regs. B03/0478/95/R1

DETERMINED PLAN

SOUTH HOLLAND DISTRICT COUNCIL PLANNING & BUILDING REGULATIONS 15 JUN 2001 Ref: 0732/01

Mr. and Mrs. I.R. Morris,
12, Wren Close,
DEEPING St. NICHOLAS

First Floor Extension

Written dimensions to be used in preference to scaled, and all measurements to be verified by checking on site	Scale 1:100
Local Authority Ref. Planning	Drawing No. 210522
Building Regulations	Date May 2001

A. ROFFE
BUILDING DESIGN & PLANS
1, Green Lane,
SPALDING, Lincs. PE11 2YB
Tel: 01775-723 680 ©

BUMMITT
2141 4957