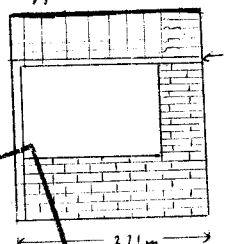
Roof tiles & bricks to match existing.

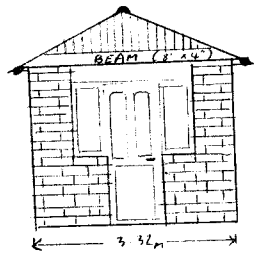
Exterior size 3·32 M × 2·21 m

No exterior door, sale front door to replace existing window sited on house.

Pillar support & beam size checked with Mr R Sutton

Mr K Brooks
Owens Cottage
North Drove Bank
Spalding
Lincs
PE11 3JX.





FRONT WILL BE LEFT OPEN, DOOR WOULD BE SEEN AS SHOWN

FRONT.

SHDC
14 AUG 1997
Housing & Planning
Received

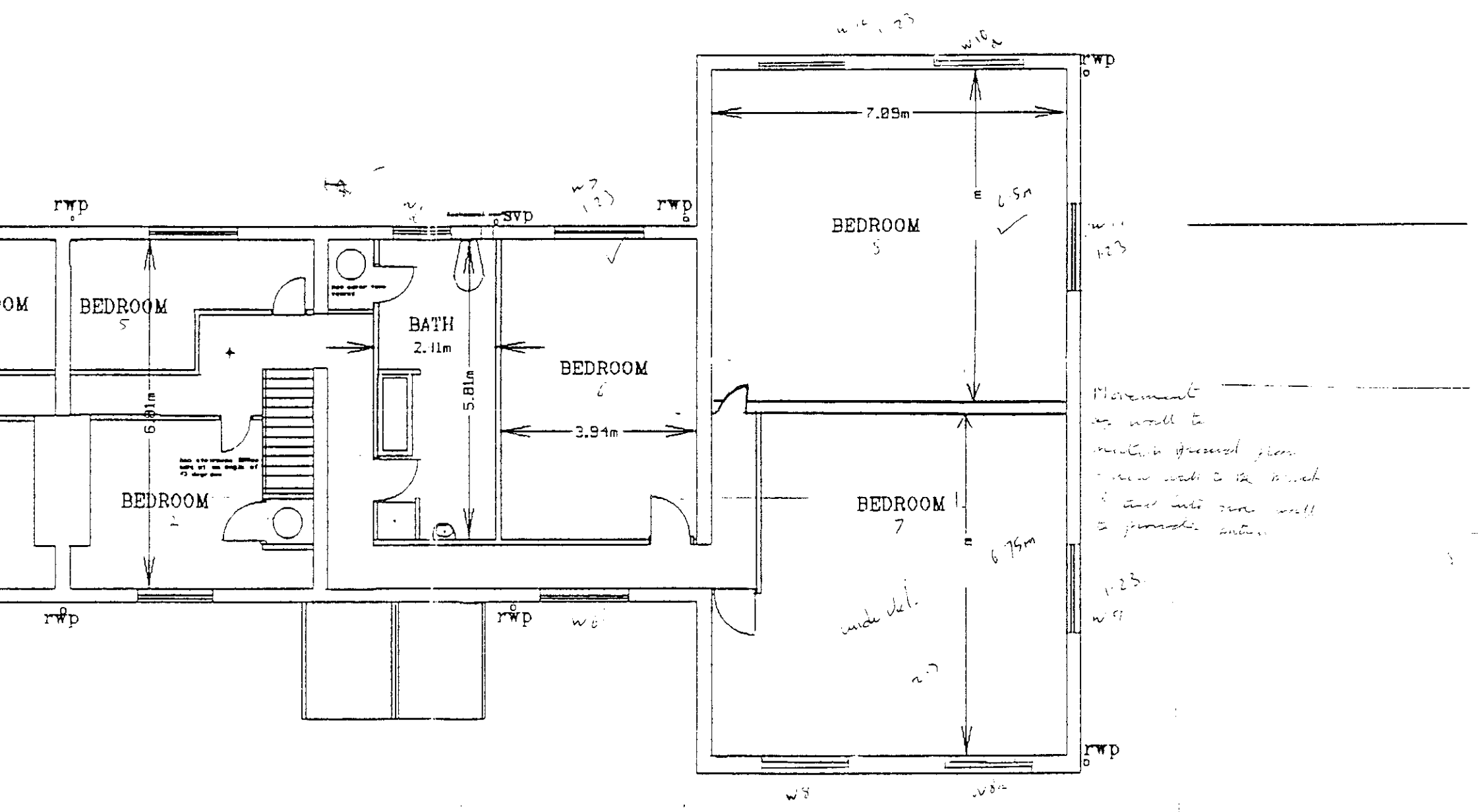
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Dear Mr Hdy

Rec. A1

Enclosed are more detailed drawings ~~as requested~~, if you need more information please call me on 01775 712154. If you could call with your opinion it would be appreciated

Yours C. Brooks

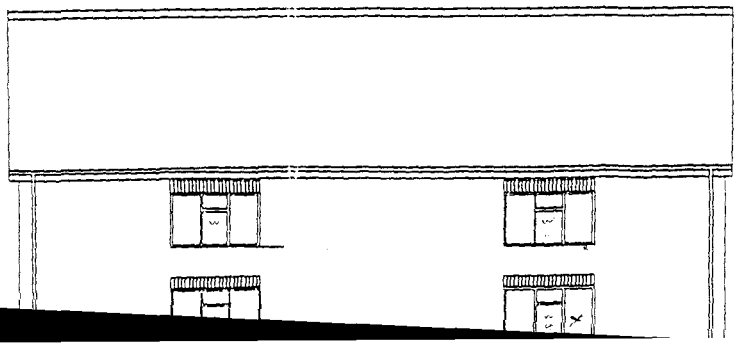


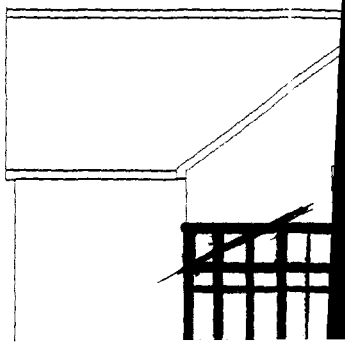
FIRST FLOOR PLAN

BATH Room
KITCHEN
BATH
LOUNGE
LOUNGE
PORCH
BATH
2.72m
1.22m
4.47m
6.81m



FRONT ELEVATION





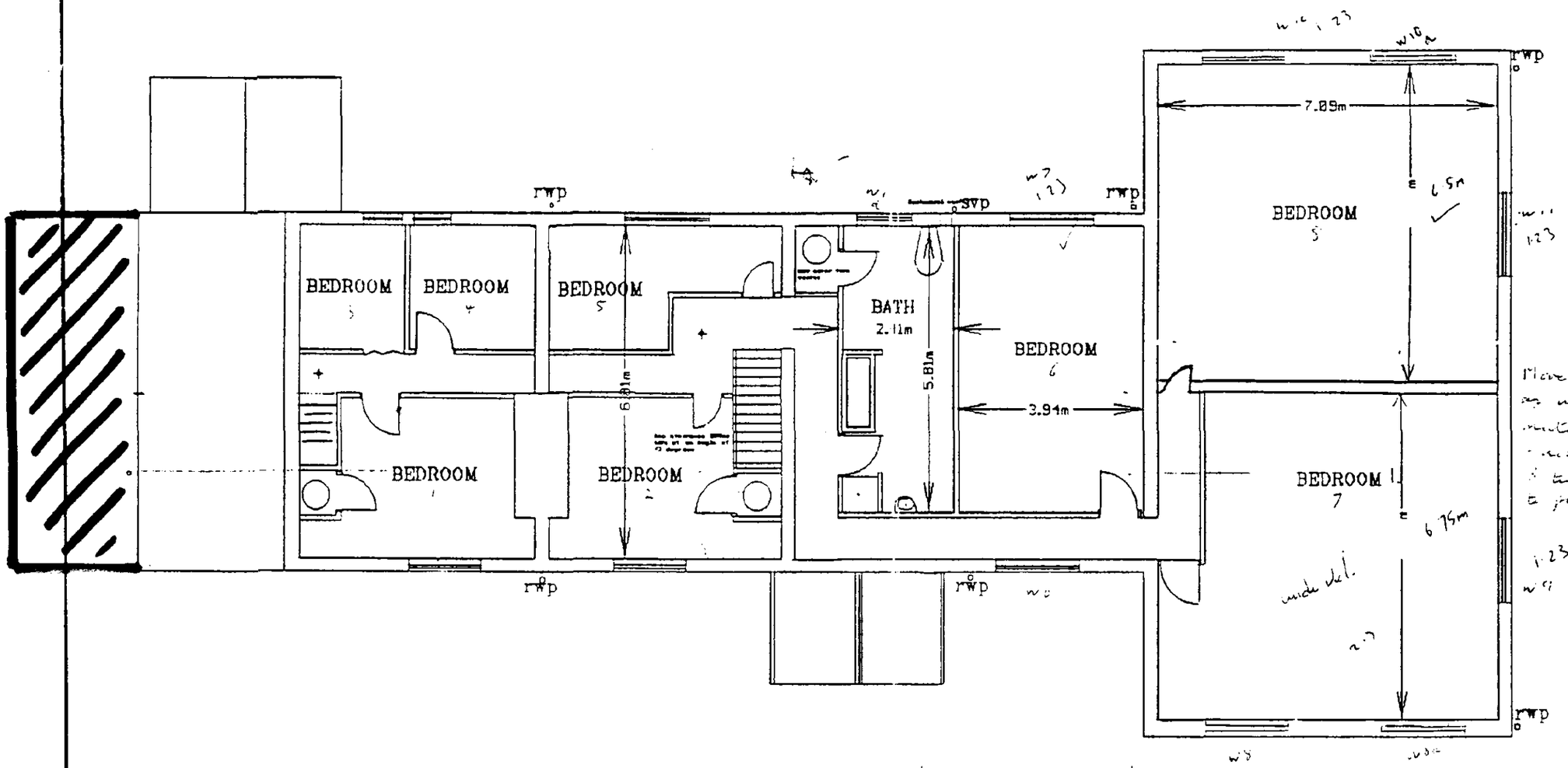


REAR ELEVATION

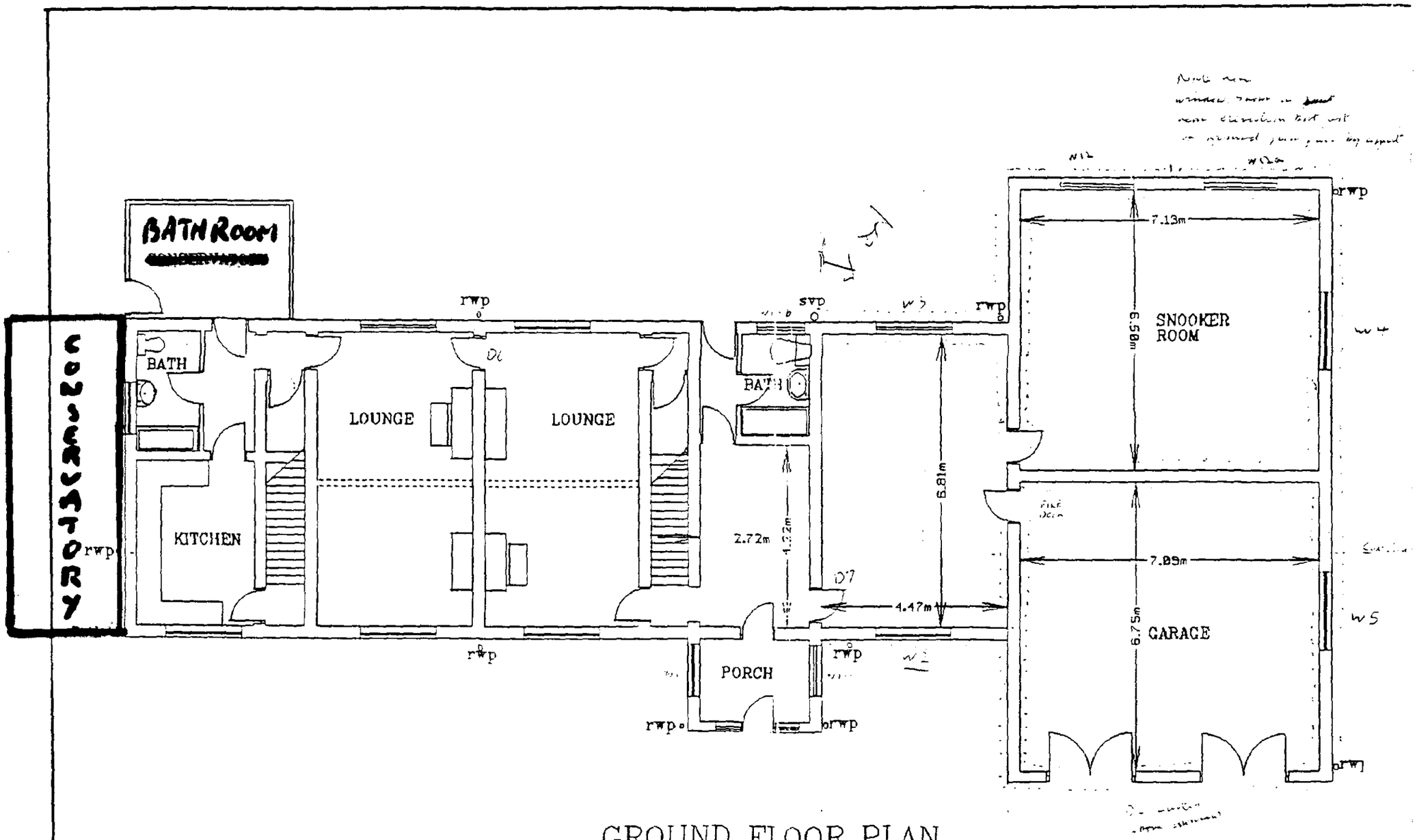
SOUTH HOLLAND D.C.
BUILDING CONTROL
13 FEB 2001
REF 114/01

The above plans have been examin
against the criteria set out in the Buildin
Regulations. It is neither practical o
reasonable to show all relevant matters on
working drawings, the fact that matter
not here are not mentioned does not
relieve the builder from his responsibility
of non-compliance in the carrying out of
the operations.

Builders are advised to establish
if there is no made ground or made
ground in the type of subsoil
where the loaded area and nc

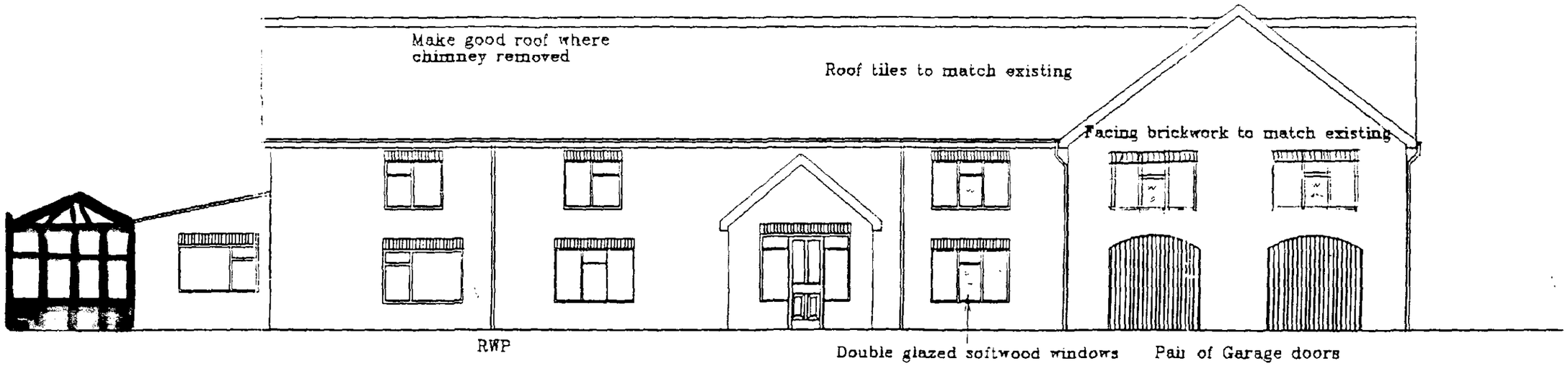


FIRST FLOOR PLAN

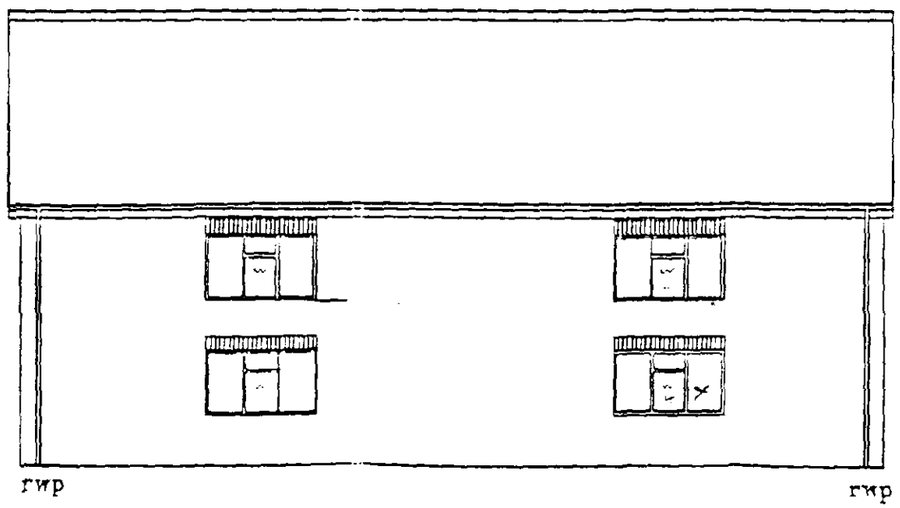


GROUND FLOOR PLAN

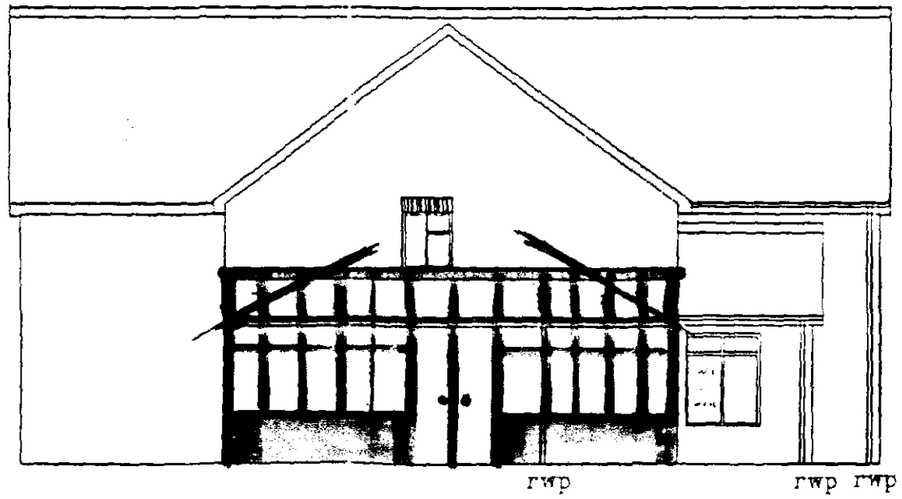
B16/0114/01 2.3.01



FRONT ELEVATION



END ELEVATION



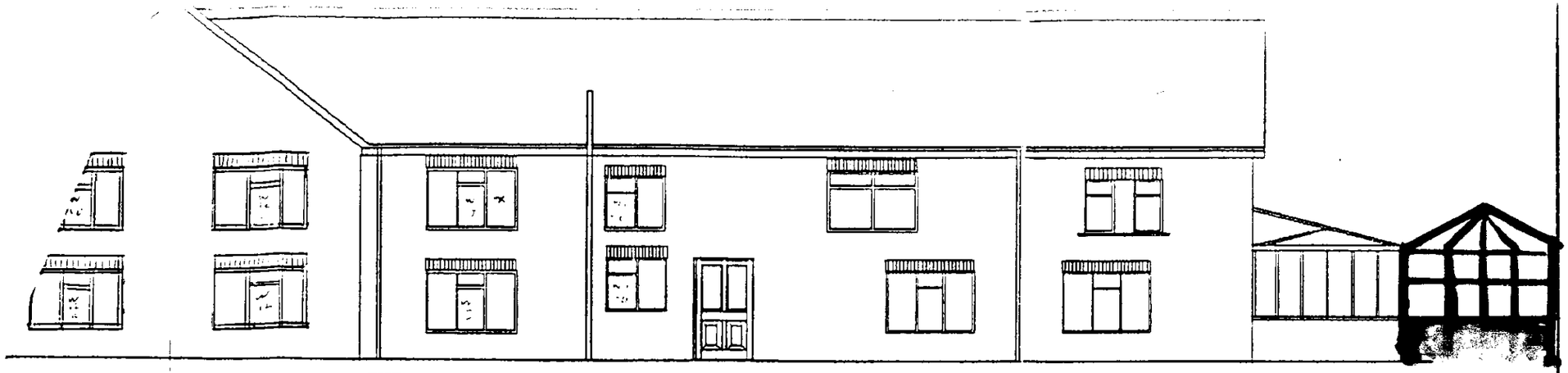
END ELEVATION

Notes or
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John W. Ma

The Builder
on site an
to the Arc

All details
based upon
related to
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any design



REAR ELEVATION

SOUTH HOLLAND D.C.
BUILDING CONTROL
13 FEB 2001
REF 114/01

The [illegible] shall comply in every respect with the provisions of the Building Regulations. It is neither practical or reasonable to show all relevant matters on working drawings, the fact that minor matters are not mentioned does not alleviate the builder from his responsibility of non-compliance in the carrying out of site operations.

[illegible] are advised to establish [illegible] is no made ground or made [illegible] depth in the type of subsoil [illegible] the loaded area and no weaker type of soil exists below the [illegible] which the foundations rest [illegible] such depth as may impair the stability of the structure.

DATE :14/3/97

SCALE :1:100

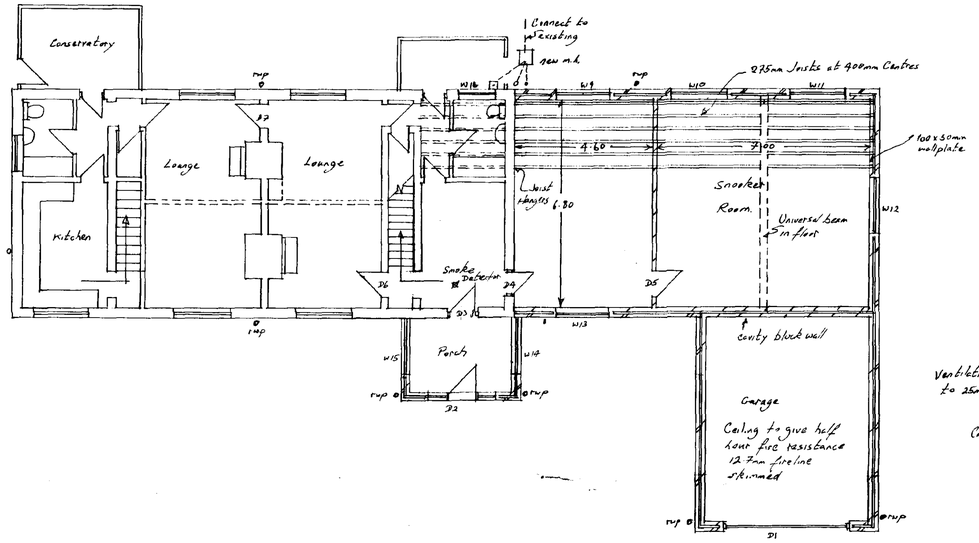
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CLIENT :MR & MRS K BROOKS

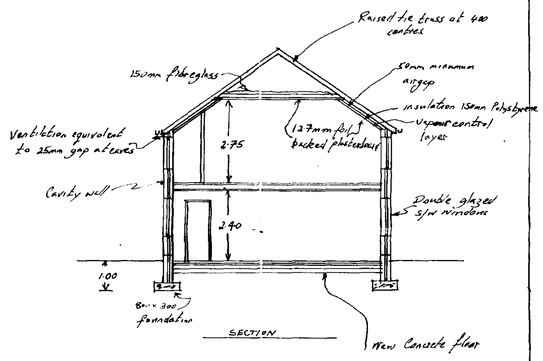
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DRAWING : JWMRS/TT/005

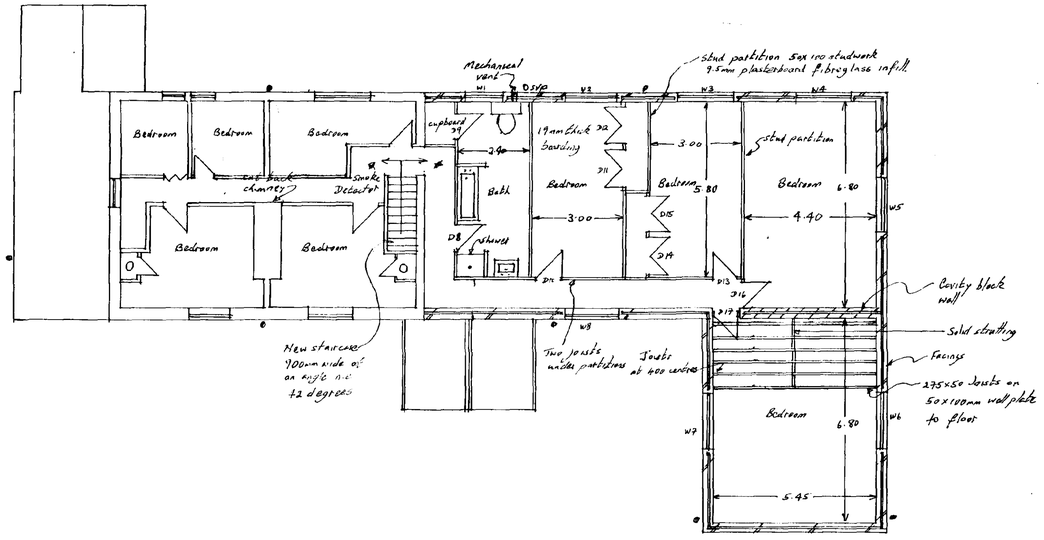
JOHN W MOSES A.R.I.C.S.
CHARTERED SURVEYOR
33 FAIRVIEW WAY
SPALDING
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PE11 3PL
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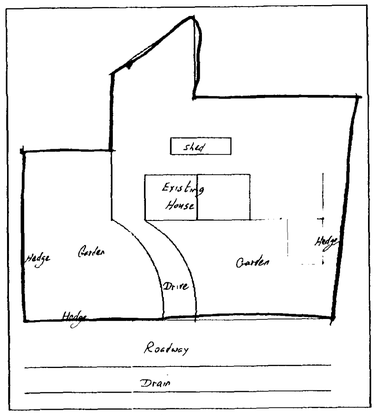
GROUND FLOOR PLAN



SECTION



FIRST FLOOR PLAN



Site Plan 1:500

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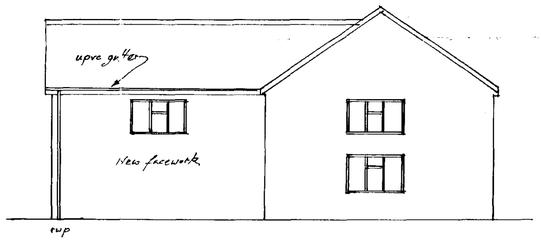
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SCALE	:1:100
PROJECT	:PROPOSED EXTENSIONS AND ALTERATIONS TO OWENS COTTAGE NORTH DROVE BANK SPALDING PE11 3JX
CLIENT	:MR & MRS K BROOKS
TITLE	:PROPOSED PLANS AND SECTION
DRAWING	:JWM/KB/02

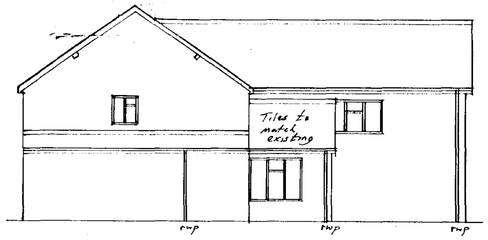
JOHN W. MOSES
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33 FAIRVIEW WAY
SPALDING
LINCOLNSHIRE
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TEL (01775) 762824



FRONT ELEVATION



END ELEVATION



END ELEVATION



REAR ELEVATION

SUPERSEDED
Rec. 10/4/96
BUT KEER

DATE	:14/10/1996
SCALE	:1:100
PROJECT	:PROPOSED EXTENSIONS AND ALTERATIONS TO OWENS COTTAGE NORTH DROVE BANK SPALDING PE11 3JX
CLIENT	:MR & MRS K BROOKS
TITLE	:PROPOSED ELEVATIONS
DRAWING	:JWM/KB/03

JOHN W. MOSES
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TEL (01775) 762824

FOUNDATIONS

Foundations

Foundations to be STD4 21N/MM2 concrete

275mm thick cavity wall shall have 800 x 300mm foundation

100mm thick partitions shall have 600 x 300mm foundations

Foundations shall be taken down to a firm load bearing strata a minimum of 1.00m deep if shrinkable subsoil in accordance with the requirements of the Local Authority Building Control Department.

WALL CONSTRUCTION

Below ground

Cavity wall 275mm thick as follows :-

External leaf : Class A concrete blocks

Cavity : 75mm wide

Inner leaf : Class A concrete blocks

Above ground

External leaf : Facing bricks to match existing

Cavity : 75mm wide

Inner leaf : Insulation Blocks

Any brickwork below damp proof course level shall be FI quality

Wall ties shall be stainless steel butterfly type positioned not exceeding 900mm horizontally and 450mm vertically and staggered .

They shall be inserted on every block course vertically to all returns and reveals.

Dampproof courses shall have a minimum laps of 100mm and inserted a minimum of 150mm above finished floor level.

An insulated vertical damp proof course shall be inserted at all cavity closures.

Cavity trays shall be built into cavity walls,stepped as applicable,immediately above an abutment.

Damp proof courses shall project slightly on the external face and shall not be pointed over.

A dampproof course shall be inserted under all ground floor partitions.

Lintels in cavity walls shall be I.G. steellintels and have an end bearing of 150mm and to be installed in strict accordance with the manufacturer's instructions.

WALL CONSTRUCTION

Location	Type	Length
W1	L1/S 70	1500
W2	L1/S 70	2100
W3	L1/S 70	2100
W4	L1/S 70	2100
W5	L1/S 70	2100
W6	L1/S 70	2100
W7	L1/S 70	2100
W8	L1/S 70	2100
W9	L1/S 70	2100
W10	L1/S 70	2100
W11	L1/S 70	2100
W12	L1/S 70	2100
W13	L1/S 70	2100
W14	L1/S 70	2100
W15	L1/S 70	2100
D1	L1/S 70	4500
D2	L1/S 70	2700
D3	L1/S 70	1200
D4	L1/S 70	1200
D5	INT LINTEL	1100
D6	PC LINTEL 225 X 225	1200
D7	PC LINTEL 225 X 225	1200

SPECIFICATION

FLOOR CONSTRUCTION

Ground

65mm thick cement and sand screed including chicken wire reinforcement.

500 gauge polythene membrane.

50mm thick polystyrene insulation.

100mm minimum thickness ST4 grade concrete slab.

1200 gauge polythene dampproof membrane

25mm thick sand blinding

100mm minimum thickness hardcore.If in excess of 100mm fill to maximum 800mm the hardcore is to be laid and compacted in layers not exceeding 150mm thick.

All vegetable soil shall be stripped from site prior to work commencing.

PITCHED ROOF CONSTRUCTION

Trusses
Gangnail trusses to the pitch shown on the drawing shall be fixed at 450mm centres.They shall be designed fixed and braced in accordance with BS5268 pt3:1985 and secured with proprietary stainless steel clips to the wall plate.

Wall plates
Wall plates shall be 50 x 100mm tanalised and be bedded onto blockwork with gauged mortar (1:1:6)

Bracing
Longitudinal bracing shall be 25 x 100mm tanalised sawn softwood fixed at right angles to the trusses and shall extend the whole length of the roof and installed at every unsupported node point.Adjacent to the rafters the brace shall be fixed to the web allowing the diagonal rafter brace to pass through.the bracing shall be nailed to every truss using 2No 3.35 x 65mm galvanised wire nails.

Diagonal bracing shall be 25 x 100mm tanalised sawn softwood and nailed to the underside of the rafters shall be fixed at the wallplate and run up tothe ridge at an angle of approximately 45 degrees to the rafters.The bracing shall extend to the whole of the roof with a minimum of four braces being provided.The bracing may be omitted to no more than two trussed rafters between bracing sets and single trussed rafters adjacent to the face of the gable and party walls.diagonal bracing shall be nailed to every truss using 2 No 3.35 x 65mm galvanised nails.

Strapping
Where rafters,ceiling and floor joists run parallel to walls they shall be strapped at 1800mm centres.The straps shall be fixed to a minimum of 3 No rafters or joists and fixed 150mm into the wall cavity,50 x 50mm noggings shall be fixed between rafters or joists before the straps are fixed.

Straps shall be fixed to wallplates at 1800mm centres 1000mm long plugged and screwed to blockwork.

All straps shall be 30 x 6mm galvanised mild steel.

Fascias
Fascias shall be made from WBP plywood 25mm thick

Soffit
Soffits shall be made from WBP plywood 6mm thick

ROOF

Tiles

Type :To match existing

The roof shall be covered in tiles fixed in accordance with the manufacturer's instructions.

Battens
Type :38 x 5mm tanalised softwood
Gauge : To match existing
Fixing : 90 x 3.35 wire nails

Battens shall be at least 1.2m in length and shall be of sufficient length to be supported at each end and intermediately by at least 3 rafters,trusses or walls.Butt joints over intermediate supports should be staggered and ends must be sawn.

Underlayer
Type ;Approved reinforced roofing felt type 1F to BS 747.The underlayer shall be laid over rafters lapped 150mm at joints and secured with galvanised clout nails.The underlay shall extend over fascia boards and into gutter.Water traps behind the fascia shall be avoided.A continuous fillet to support the underlay shall be provided.

Eaves
The eaves shall be formed with standard siz e tiles and purpose made eaves filler.Eaves tiles shall be laid at the samepitch as the main body of the tiling and shall overhang the fascia by an amount sufficient to ensure that water discharges into the centre of the gutter.

Verges
The verges shall be formed with tile and a half tiles bedded over the gable in gauged mortar onto 150mm wide asbestos cement strip.The tiles shall project 50mm over gable walls or bargeboards.

Ridge Type Half Round

The ridge tiles shall be bedded onto the roof with solid bedding at butt joints.Provision shall be made to secure the two end tiles at each gable by fixing a 2m lengthof batten at the apex of the wall and the adjacent trusses.All shall be fixed to this and the ridge wired to it.

Valleys
Valleys shall be formed with code 4 lead supported on boards with the adjacent tileing neatly cut and bedded onto plain tile slips leaving a clear channel 125mm wide.

Abutments

ROOF

Cut tiles closely into abutment and dress stepped lead cover flashing a minimum of 150mm over the tile profile.

Hips
Fix galvanised hip irons to foot of each hip rafter using two 12 gauge galvanised screws.
Cut roof tiles to rake and lay into hip filling pans of each tile with dentil slips bedded into mortar.
Cover hip with third round hip tiles bedded into mortar.
Cover hip with third round hip tiles bedded continuously along edges and solidly at butt joints

Mortar
All bedding mortar shall consist of 1 part cement to 3 parts sharp sand.

Ventilation
A 10mm wide continuous gap covered with insect proof gauze to the soffit.

Flashing
Flashings shall be code 4 lead properly cut,dressed and fixed.

INSULATION

Roof Insulation
150mm glassfibre laid between trusses

Wall Insulation
50mm thick polystyrene

VENTILATION

Room Ventilation
All habitable rooms shall have opening vents equal to at least 1/20th floor area

All bath/shower/cloakrooms to be mechanically ventilated direct to the external air having an extraction capacity of 15 litres/second to give one air change per hour.

All Kitchens to be mechanically ventilated direct to the external air having an extraction capacity of 60 litres/second to give three air changes per hour.

WINDOWS

Type :Softwood metric windows
Ventilation :Controllable trickle vent of 4000mm2 area.
Glazing :Double glazed sealed units with weather stripping.Windows less than 800mm above floor level to have laminated or toughened glass in accordance with BS 6206:198188

Window No	size	Room size	Ventilation Area	
W1	1200 x 1050	13.92 sm	3.23%	MV
W2	1800 x 1050	19.80 sm	5.40%	
W3	1800 x 1050	19.80 sm	5.40%	
W4	1800 x 1050	29.92 sm	7.15%	
W5	1800 x 1050	See above		
W6	1800 x 1050	37.06 sm	5.77%	
W7	1800 x 1050	See above		
W8	1800 x 1050	15.90 sm	6.73%	
W9	1800 x 1200	31.28 sm	6.84%	
W10	1800 x 1200	47.60 sm	6.74%	
W11	1800 x 1200	See above		
W12	1800 x 1200	See above		
W13	1800 x 1200	See W9		
W14	1800 x 1200	8.50sm	25.17%	
W15	1800 x 1200	See above		
W16	1200 x 1050	4.42 sm	10.11%	

MV = Mechanical Ventilation

Window and external door Area	
W1	1.26
W2	1.89
W3	1.89
W4	1.89
W5	1.89
W6	1.89
W7	1.89
W8	1.89
W9	2.16
W10	2.16
W11	2.16
W12	2.16
W13	2.16
W14	2.16
W15	2.16
D2	3.60
	33.21

Floor Area New Extension

223.78 sm

$$\frac{\text{Window and External door Area}}{\text{Floor Area}} \times 100$$

14.84%

DOORS

Doors less than 1500mm above floor level to have laminated or toughened glass in accordance with BS6206:1981

FINISHES

Wall Finishes
Internal finishes shall be 13mm thick render amd set plaster to give a maximum ' U ' value of .45.m2 per degree centigrade.

Steel lintels and beams shall be clad with 13mm gypsum plaster to give a minimum half hour fire protection.

Ceiling Finishes
The ceiling shall be covered with 12.7mm thick foil backed plasterboard fixed in accordance with the manufacturer's instructions. The boards shall be fixed on all sides and all necessary noggings shall be installed.

The ceiling shall be finished with Artex applied in accordance with the manufacturer's instructions.

PLUMBING

Rainwater

Gutters shall be 115mm PVC fixed with brackets to fascia complete with all stop ends,outlets etc.

Downpipes shall be 64mm PVC securely fixed to walls at 1800mm centres including all necessary offsets,swan necks,adapters etc jointed to drainage.

Soil Pipes
Soil pipes shall be 110mm diameter Upvc pipes complete with WC connectors,bends,access door,boss connectors and balloon grating.

Waste Pipes

Plastic waste pipes with weldable joints shall be installed as follows:-

32mm diameter
Wash hand basin

40mm diameter
Sinks
Showers
Baths
Washing machines

Traps shall be 75mm deep seal traps
Baths shall be fitted with a combined trapped waste and overflow.

All waste pipes shall be rodable at each change in direction and readily accessible throughout their length.

Above ground drainage shal comply with BS 5272:1978

Sanitary Fittings
W.C. suites shall consist of low level vitreous china close coupled wash down pans,9 litre vitreous china cistern, plastic ring seat connected to drain.Each cistern shall have a 19mm plastic overflow discharging externally.

Baths shall be 3mm glass fibre reinforced acrylic with 38mm chromium plated waste,pug,chain and overflow fitting,pair 19mm chromium plated pillar taps.The bath shall be 1690mm long complete with enamelled hardboerd panels.

Lavatory basins shall be in vitrous china with 32mm chromium plated waste,plug chain and stay and complete with vitreous china pedestal.

Cold Water

The rising main shall be 15mm diameter copper and go from the main stop cock inside the building to the cold water storage tank.

Stop cocks shall be installed at each end of the rising main.

The cold water storage cistern shall be a PC70 plastic cistern with a capacity of 318 litres.The cistern shall comply with BS 7181:1989 together with BS417 and 4213.The cistern shall be insulated and have a ridgid close fitting and securely fixed cover.The cover shall be made of material which does not shatter or fragment when broken and which will contaminate any water which condenses on the underside.It shall fit closely around any vent or expension pipe which passes through it.The cistern shall have an air inlet or vent pipe which is screened to exclude light and insects and the overflow pipe must be similarly screeded.

The cistern shall have a 22mm diameter overflow pipe discharging externally..

Copper pipework of suitable diameter shall be installed to all appliances and boilers.

Heating

Heating pipework shall be extended to provide space heating to all new areas.Radiator positions shall be as directed.

Thermostatic radiator valves shall be installed to all new radiators.

All pipework shall be insulated

ELECTRICAL INSTALLATION

All work shall be carried out in accordance out in accordance with the latest I.E.E. regulations. Extend electrical circuits to positions as shown on the drawings.

Smoke alarms
Provide mains operated self contained smoke alarms that conform to BS 5446 Part1 as shown on the drawings.

DRAINAGE

Surface Water

Excavate for and lay where shown on the drawings100mm diameter flexible jointed UPVC drains surrounded with gravel.

Soakaways
Form Soakaways a minimum 5m from the buildings. Soakaways shall be excavated to a size 1200mm x 1200mm x 1200mm deep backfilled with brick rubble 300mm below ground level.a polythene sheet shall be laid over the top and the ground made good with vegetable soil.

Foul Water
Excavate for and lay where shown on drawings 100mm diameter Upvc pipes on 100mm pea gravel bed and surround to a gradient of 1 in 70.
Where pipes pass below the building and are within 300mm of the underside of the floor slab they shall be encased in concrete .This concrete shall be seperate from the floor slab.

Where pipes pass through walls they shall be protected
as follows:-
Form opening with lintel over and with rigid sheet material to the sides of the opening with a 50mm clearance of the pipe.

Gullies shall be trapped rodable back inlet gullies connected to the drains with the necessary bends

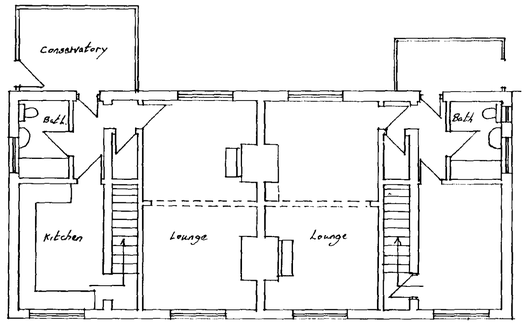
Below ground drainage to comply with BS8301:1985

1004/96

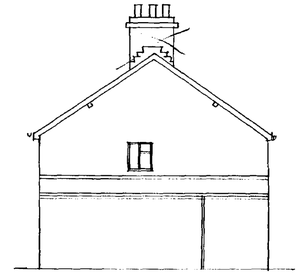
DETERMINED
PLAN

DATE	:14/10/1996
SCALE	:
PROJECT	:PROPOSED EXTENSIONS AND ALTERATIONS TO OWENS COTTAGE NORTH DROVE BANK SPALDING PE11 3JX
CLIENT	:MR & MRS K BROOKS
TITLE	:SPECIFICATION
DRAWING	:JWM/KB/04

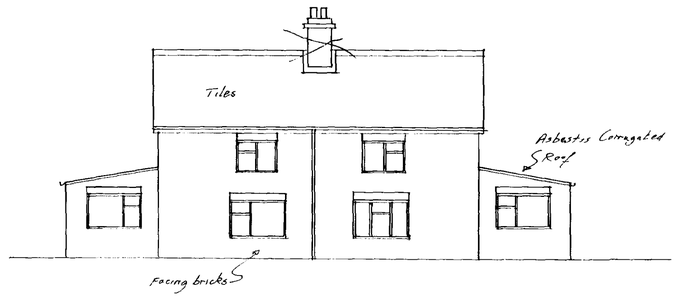
JOHN W.MOSES
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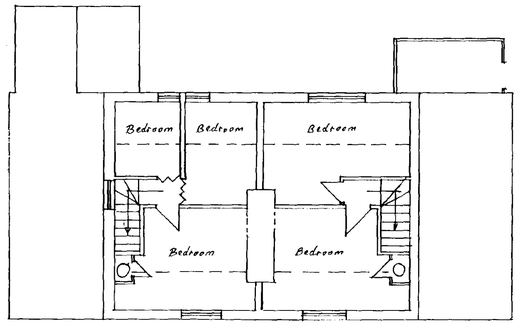
GROUND FLOOR PLAN



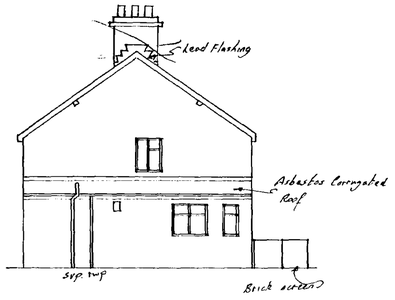
SIDE ELEVATION



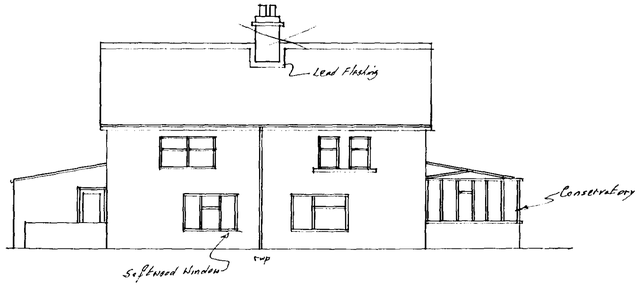
FRONT ELEVATION



FIRST FLOOR PLAN



SIDE ELEVATION



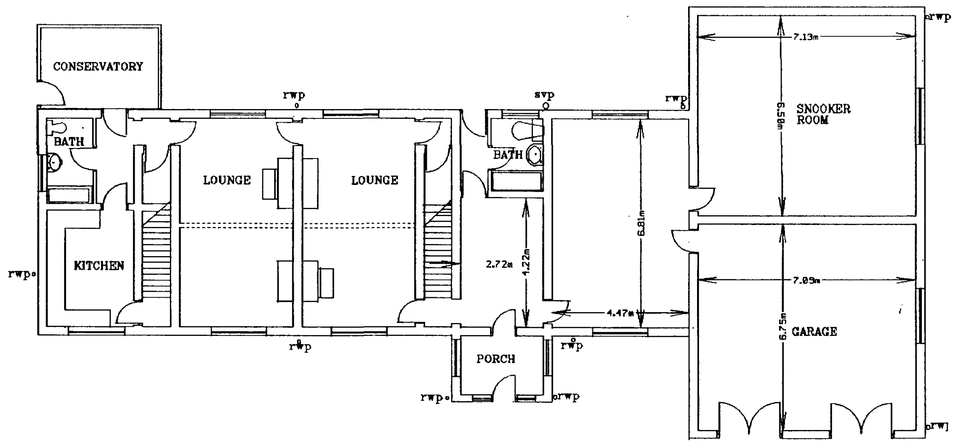
REAR ELEVATION

DETERMINED PLAN

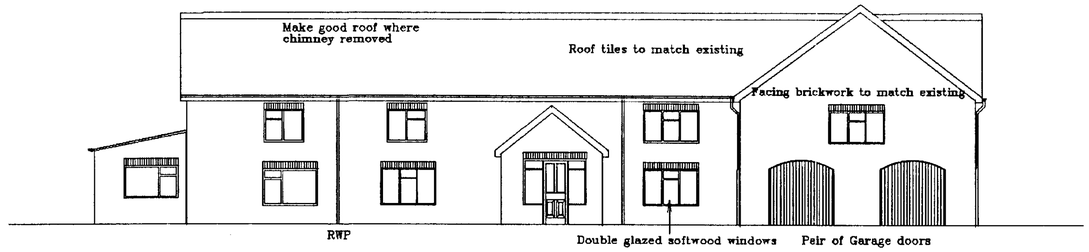
SC... HOU...
01 NOV 1996
Ref: 1004/96

DATE	:14/10/1996
SCALE	:1:100
PROJECT	:PROPOSED EXTENSIONS AND ALTERATIONS TO OWENS COTTAGE NORTH DROVE BANK SPALDING PE11 3JX
CLIENT	:MR & MRS K BROOKS
TITLE	:EXISTING PLANS AND ELEVATIONS
DRAWING	:JWM/KB/01

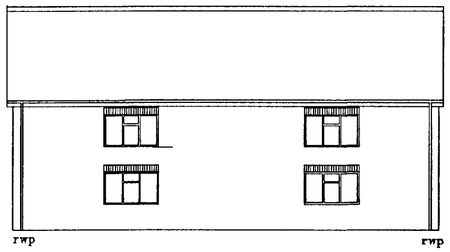
JOHN W.MOSES
CHARTERED SURVEYOR
33 FAIRVIEW WAY
SPALDING
LINCOLNSHIRE
PE11 3PL
TEL (01775) 762824



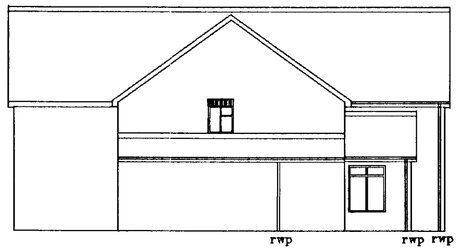
GROUND FLOOR PLAN



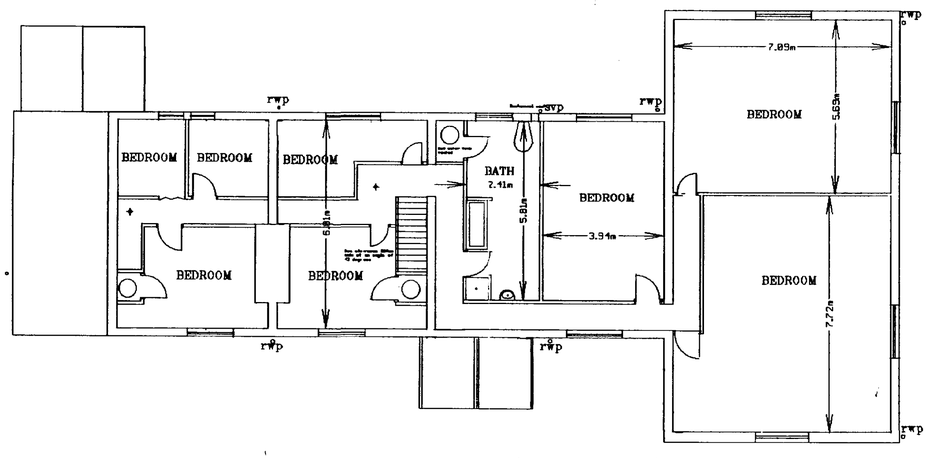
FRONT ELEVATION



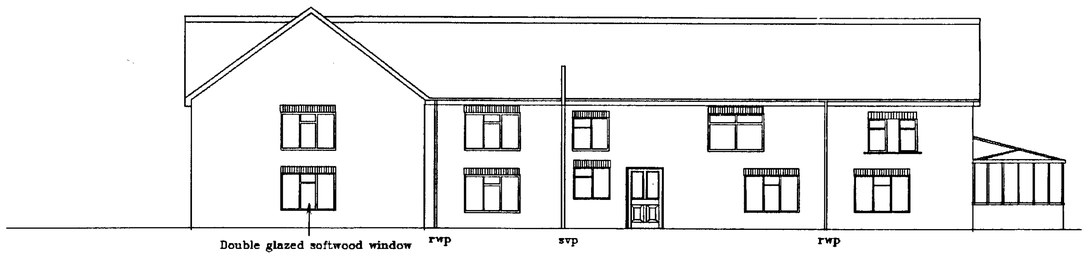
END ELEVATION



END ELEVATION



FIRST FLOOR PLAN



REAR ELEVATION

Notes and Revisions

Do not scale from this drawing

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The Builder shall check all dimensions on site and report any discrepancies to the Architect.

All details shown on this drawing are based upon typical site conditions reloted to this area.No responsibilities can be accepted for abnormal conditions unless reported to the Architect so that any design ammendments can be considered.

DETERMINED PLAN

DATE	:14/3/97
SCALE	:1:100
PROJECT	:PROPOSED EXTENSIONS AND ALTERATIONS TO OWENS COTTAGE NORTH DROVE BANK SPALDING PE11 3JX
CLIENT	:MR & MRS K. BROOKS
TITLE	: PROPOSED PLANS AND ELEVATIONS (SCHEME 2)
DRAWING	: JWMRS/TT/005

17 MAR 1997
Ref: 1004/96

AMENDED PLAN
Ref.

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