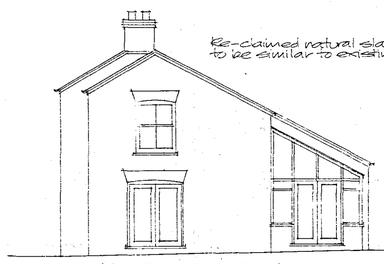
Do not scale off this drawing

All site dimensions to be checked before work commences.



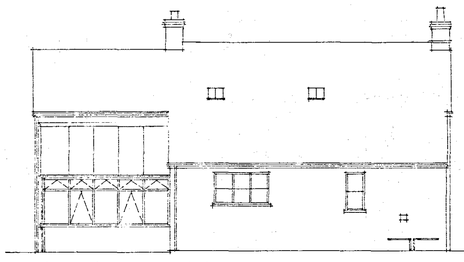
EAST ELEVATION

5 course arches to match existing formed of cut re-claimed facing brickwork as remainder

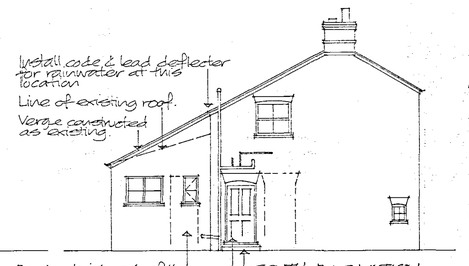


NORTH ELEVATION

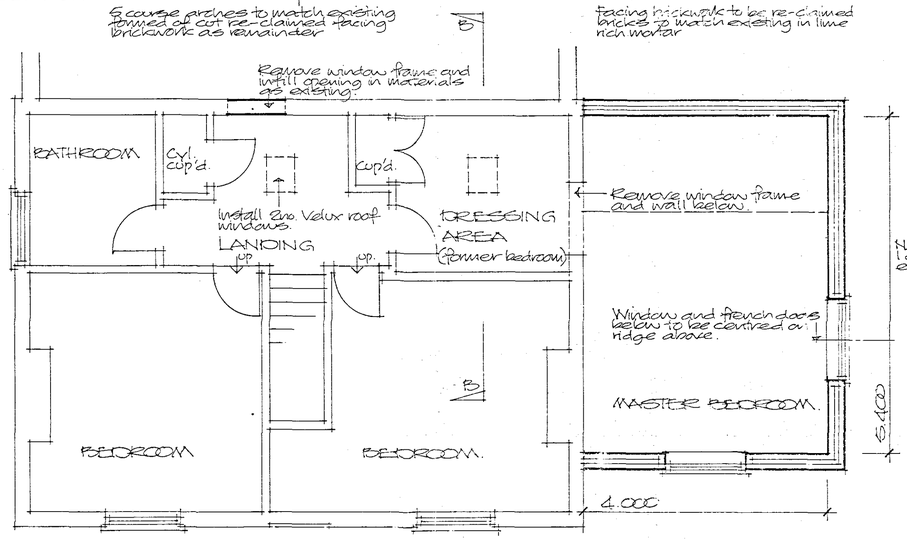
facing brickwork to be re-claimed bricks to match existing in lime rich mortar



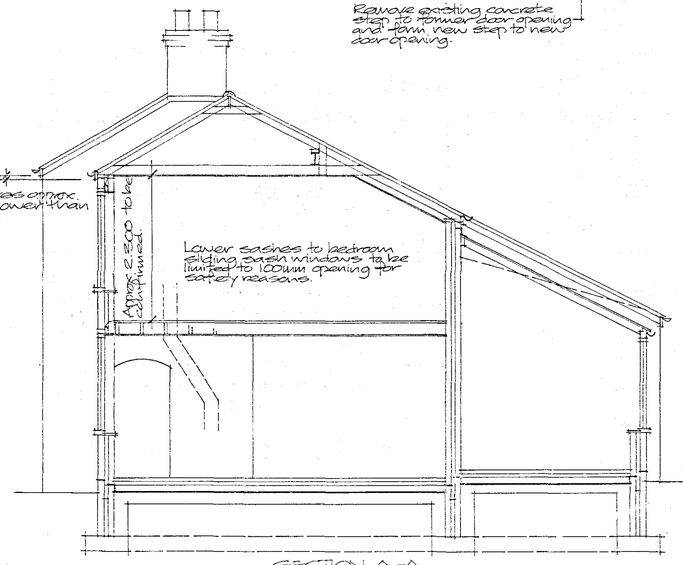
WEST ELEVATION



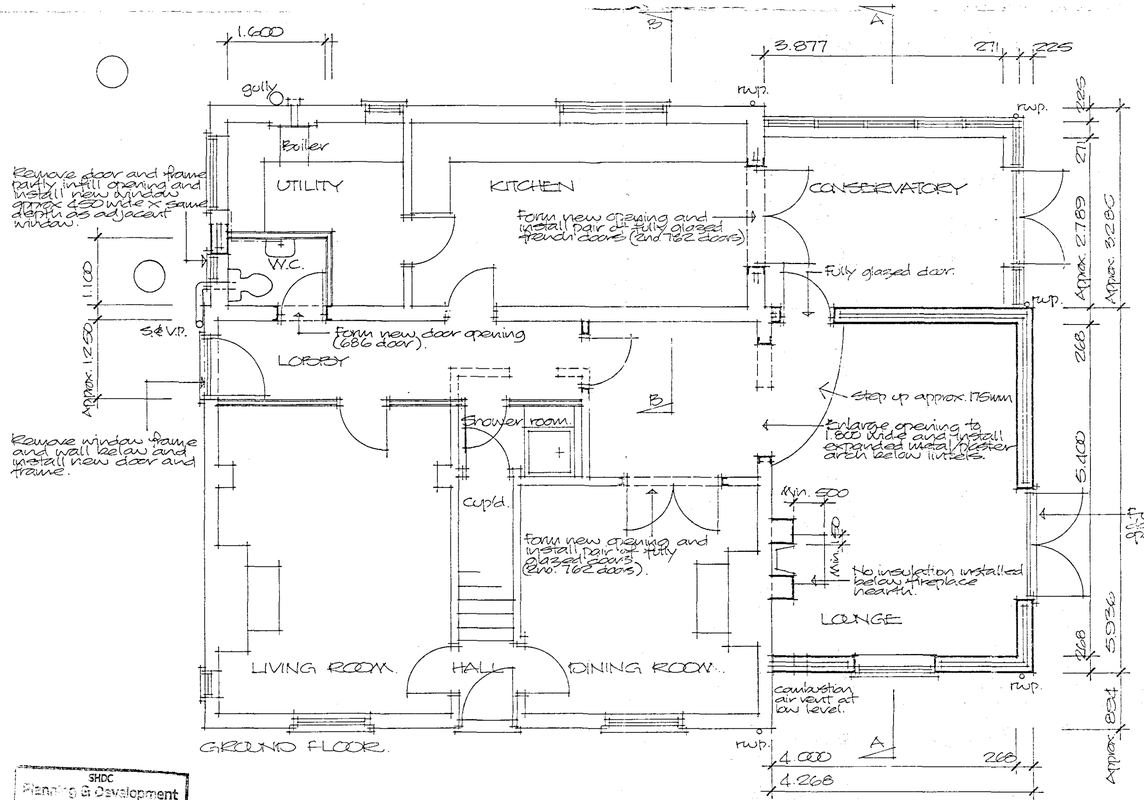
SOUTH ELEVATION

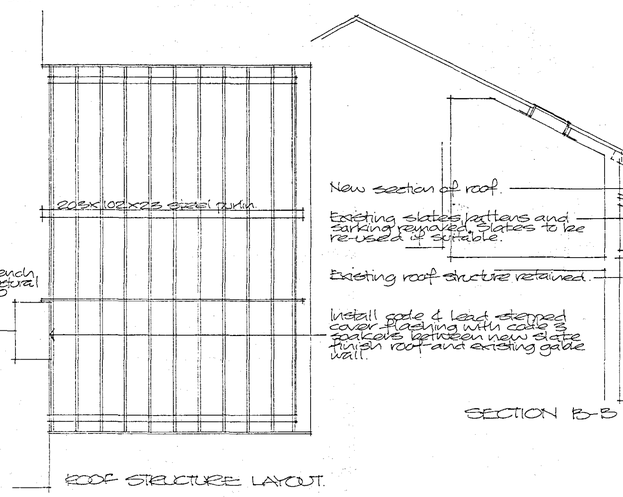


FIRST FLOOR

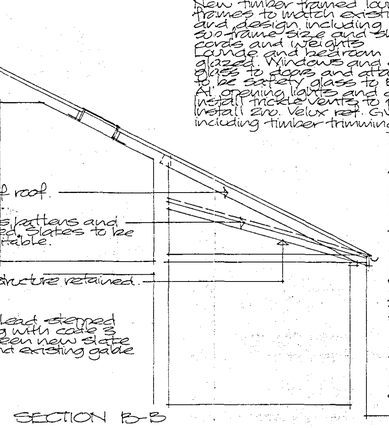


SECTION A-A





ROOF STRUCTURE LAYOUT.



SECTION B-B

Roof construction : (Main)

Install reclaimed natural slates, similar to existing on 25x38 fully treated battens on Monarflex Monarfol 250 sarking on built up timber roof structure formed of:

- 50x100 rafters at 400mm cts.
- 50x147 ceiling joists at 400mm cts.
- 225x150 ridge beam
- 225x100 collars at ridge
- 50x100 wall plates
- 150x100 hangers and jacant to steel purlin

Install 50x100 packing timbers below rafters to section of sloping ceiling to provide depth for insulation and ventilation.

Install 203x102x23 steel purlin where indicated with 450x 2 course engineering brick padstone bearing at each end.

All structural timber to be grade SC3 and marked dry or kiln dry.

Install 30x5mm mild steel straps at average 1.800 cts between roof structure and walls and between suspended floor and walls. Straps to be installed at ceiling level and at soffit of floor. Where straps at right angles to timbers they are to extend over 3no. timbers with solid noggings under.

Eaves to be constructed to match existing with approx. 225x125 fascia board (fully treated). Install over fascia roof void ventilation strips to give min. 25,000mm² per metre ventilation to roof void, together with install'n of ventilated ridge tiles or slates at least equivalent to ridge to provide equivalent of 5,000mm² ventilation per metre.

Roof construction : (Above kitchen, utility etc).

formed of slates, battens and sarking as detailed above on new 47x150 grade SC3 rafters at 400mm cts. New rafters to be strapped to existing upper and lower roof structure. Existing roof structure to be retained together with ceilings. This roof is to extend the slope of the existing main roof at the same pitch (approx 20°) see sects A & B. Install 30x5mm mild steel straps to eaves and ridge at each end of this roof. Existing eaves to be adjusted/trimmed and roof void vents installed.

Roof insulation :

Install 2 layers of 100mm thick fibreglass quilt insulation to main roof with 1 layer between and 1 layer over ceiling joists. Install 1 layer of 150mm thick fibreglass quilt to sloping section between rafters with 50mm vent gap over. Check insulation thickness to roof above kitchen etc and increase to 200mm thick if needed. Maintain min. 50mm vent gap above insulation.

Ceilings :

New first floor ceilings formed of 9.5mm thick plasterboard with skim finish and scrapt to perimeter edges.
New ground floor ceilings formed of 12.5mm plasterboard with skim finish and scrapt to perimeter edges. Make good existing ceilings where disturbed.

Gutters and downpipes :

New UPVC gutters as existing with new 68mm dia. downpipes connected to 110mm dia. UPVC drains bedded on 100mm pea gravel to fall to new min. 1 metre cube soakpits at least 5.000 from building.

Suspended floors :

formed of 18mm thick T and G moisture resistant flooring grade chipboard on 150x50 joists at 400mm cts. with 1 row of strutting at mid span. Joists supported on existing wall with joist hangers.

Cavity walls :

Approx. 103mm thick re-claimed facing brickwork built in lime rich mortar with 65mm cavity and 100mm thermalite standard blockwork or similar. Install 50mm thick fibreglass cavity insulation batts to maintain retained retaining walls to give overall U value of 0.45 w/m²k.
Internal finish to be dense plaster.
Provide insulated d.p.c. to reveals with frames lap min. 15mm. Cavity wall ties to be installed at 900mm cts horizontally, 450mm cts vertically and at 225mm cts within 225mm of reveals.
All cavities to be sealed.
All new walls to extend below dpc level to be cross hatched and cavities to be filled with concrete up within 225mm of dpc.
New walls to be bonded to existing with tooth & wall. Provide pitches.
Install min. 150mm thick gravel blanket to min. 150mm below ground level.
Dwarf walls to conservatory formed of 2 skins of 103mm facing brick with 65mm cavity (insulated).

Ground floor :

Constructed of 65mm thick lightly reinforced sand/cement screed on 500 gauge polythene separating membrane on 50 grade extruded polystyrene insulation 50mm thick on 100mm thick grade 5:1:2 concrete slab on 1200 gauge polythene d.p.m. on min. 150mm thick hardcore well blinded and consolidated.

Foundations :

225x100 concrete strip foundations grade ST4 to be min 750mm deep (1.000 in shrinkable soil). Depth to be agreed on site with L.A. building inspector. Existing cottage foundations have been underpinned with concrete.

Windows and external doors :

New timber framed lounge and bedroom windows to be sliding sash frames to match existing east elevation ground floor windows in size and design including glazing bead size and shape and main frame/sub frame shape. Windows to be fitted with traditional sash cords and weights.
Lounge and bedroom windows to be single glazed. Lounge doors to be double glazed. Windows and doors to conservatory to be double glazed. All glass to doors and attached windows and any glass within 800mm of floor to be safety glass to BS 6206.
All opening lights and doors to be draught sealed.
Install trickle vents to provide 8000mm² to lounge and bedroom.
Install 2no. Velux ref. GVA conservation type rooflights to existing roof including timber trimming to opening lights to be determined on site.

Lintels :

Install 1 No. type L1/350 steel lintols with arch formers to new window openings and door opening from lounge to conservatory and type LVH 50/3 steel windows with arch formers to double french doors and new french doors to kitchen.
Install 1 No box lintel 100 steel lintels to new openings through existing walls

Open fireplace :

Install new solid fuel open fireplace to lounge capable of burning smokeless fuel.
Install fireguard fixing points at each side of fireplace.
New chimney to have 225mm dia. clay flue, lined to BS 1181 with sockets uppermost. New flue to be connected to existing unused flue serving existing bedroom. Existing flue to be checked for suitability and to be re-opened at chimney and fitted with new chimney pot to match existing.
Install combustion air vent through lounge external wall to provide min. 50% of fireplace throat as clear ventilation.

Heating and hot water :

Extend existing central heating system into proposed and install thermostatic valves to new radiators. Assist existing hot and cold water services to serve new W.C. and attached shower room.
All new hot water pipes to be insulated with Armaflex or similar to match pipe outside diameter.

Drainage above ground :

Remove W.C. and wash basin from existing shower room and relocate in new shower room as indicated on plan and connect to existing drainage. Method / details of connection to be agreed on site when existing drainage exposed.
New W.C. connected to existing external UPVC soil and vent stack. Wash basin waste connected to existing utility waste with 40mm dia. polypropylene waste (30mm contained waste) and 75mm deep seal trap. Install air admittance on waste pipe below wash basin.

Mechanical ventilation :

Extract ventilator to shower room to be capable of extracting at a rate of 15 litres per second and to be controlled by light switch with 15 minute overrun.

Stud partitions :

New ground floor stud partitions formed of 50x75 studs at 400mm cts. with 50x75 sole and head plates and noggings at 1.200 cts. Cladding to both sides to be 12.5mm plasterboard and skim. Install fibreglass quilt packing between studs.

Conservatory :

New timber framed conservatory to have multi skin polycarbonate roof supported by timber beavers all to be supplied by specialist manufacturer/installer.

Project

PROPOSED EXTENSION AND ALTERATIONS TO HOUSE
MALLARD HOUSE FARM,
MALLARD HURN,
DONNINGTON.

Client

MR & MRS A.C. TWELL

ALAN HORNSBY
ARCHITECTURAL SERVICES
'Little Acre'
Beak Hill, Cowbit,
Spalding, Lincs. PE12 6AW
Tel. Holbeach (01406) 380591

Scale 1:50/1:100

Date Dec. 01

Drg. no. 01/75/01

SHDC
Planning & Development
23 FEB 2005
Ref: 0254/05

DETERMINED PLAN

Summit DS(UK) 0096