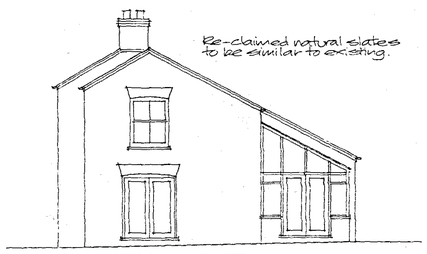
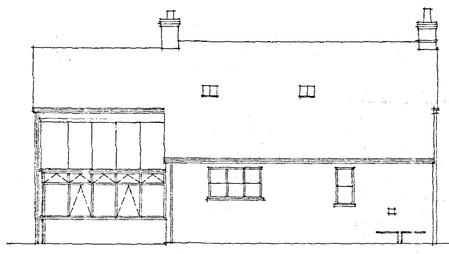
All site dimensions to be checked before work commences.

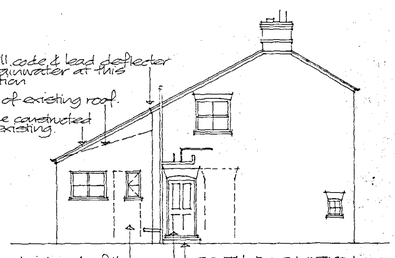

EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

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.
- 22x100 ridge board.
- 25x100 fascia at ridge
- 50x100 wall plates
- 50x100 hangers adjacent to steel purlin

Install 50x150 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 bed stone bearing at each end.

All structural timber to be grade SC3 and marked dry or kin 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 slope of roof. Where straps at right angles to timbers they are to extend over 5no. timbers with solid noggings under.

Eaves to be constructed to match existing with approx 6x 25x125 fascia board (fully treated) install over fascia roof void ventilation strips to give min 25 000 mm² per metre ventilation to roof void together with installation of ventilated ridge tiles or ventilating slates adjacent to ridge to provide equivalent of 5,000 mm² ventilation per metre.

Roof construction : (Above kitchen, utility etc)

formed of slates, battens and sarking as detailed above on new 47x175 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 same existing main roof at the same pitch (approx 20°) see existing RB. Install 30x5mm mild steel straps to raised gables at each end of this roof. Existing eaves to be adjusted, repointed and roof 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 bathroom are increase to 200mm thick if required. Maintain min. 50mm vent gap above insulation.

Ceilings:

New first floor ceilings formed of 9.5mm thick plasterboard with skim finish and support to perimeter edges.
New ground floor ceilings formed of 12.5mm plasterboard with skim finish, and support 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 thick 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 47x175 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 65mm thick fibreglass cavity insulation batts to manufacturers recommendations to give average U value of 0.45 W/m²K. Internal finish to be dense plaster.
Damp proof insulated D.P.C. to all walls with frames lapping by min. 150mm. Cavity wall ties to be installed at 900mm cts horizontally (450mm cts. vertically and at 225mm cts within 225mm of reveals.
Form cavity ties to cavity walls at jambs of openings.
Brickwork/blockwork used below d.p.c. level to be class A engineering bricks/blocks.
Fill cavities to be filled with concrete up to within 225mm of d.p.c. level. All ties to be installed with wall expansion properties.
Install hydrated d.p.c. min. 150mm above ground level.
Divert 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 expanded polystyrene insulation, 50mm thick on 150mm thick grade 7:1:4 concrete slab on 1200 gauge polythene d.p.m. on min. 150mm thick hardcore well blinded and consolidated.

Foundations:

225x700 concrete strip foundations grade ST4 to be min 750mm deep (1.000 in unmixable soil) Depth to be agreed on site with L.A. building inspector. Existing cottage foundations have been underpinned with concrete.

Windows and external doors:

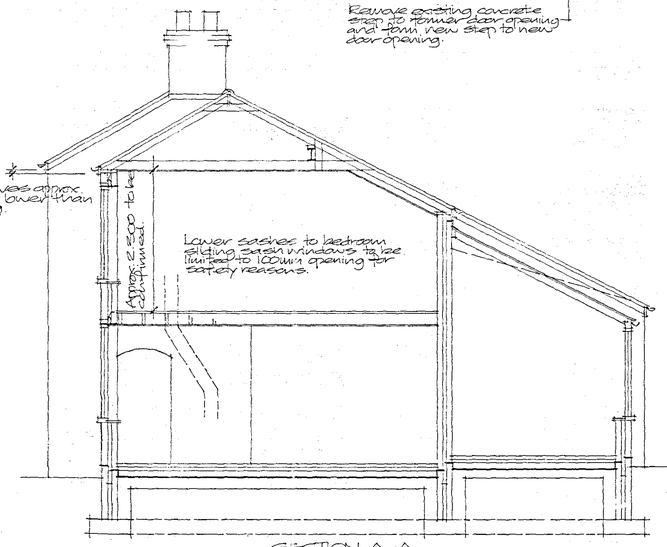
New timber framed lounge and bedroom windows to be sliding sash frames to match existing front elevation ground floor windows in size and design including glazing bead size and shape and main frame/sub frame size and shape. Windows to be fitted with traditional sash cords and weights.
Lounge and bedroom 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 lights 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 roof type roof lights to existing roof including timber trimming to opening lights to be determined on site.

Lintels:

Install 1 No. type L1/550 steel lintols with arch formers to new window openings and door opening from lounge to conservatory and type L1/1150 steel windows with arch formers to lounge french doors and new french doors to conservatory.
Install 1 No. box lintel 100 steel lintels to new openings through existing walls.

Open fireplace:

Install new, solid fuel open fireplace to lounge complete with a mining smokeless fuel.
Install fireguard fixing points at each side of fireplace.
New chimney to have 225mm dia. clay flue liners to BS 1181 with sockets uppermost. New flue to be connected to existing chimney breast serving existing bedroom. This flue to be checked for suitability and to be re-lined as necessary 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.



SECTION A-A

Heating and hot water:

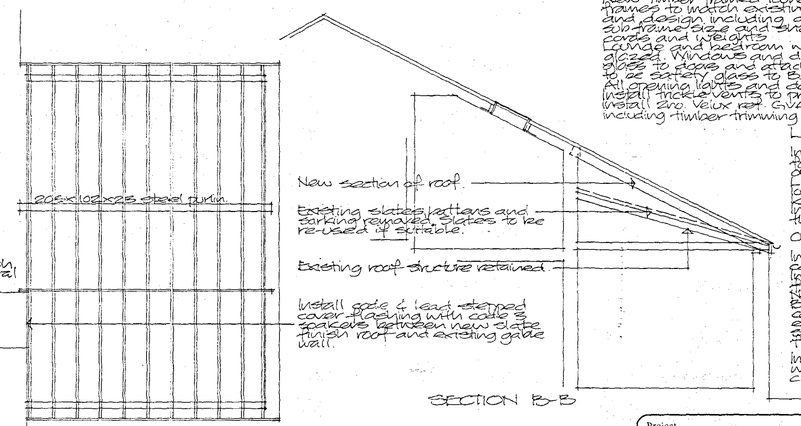
Extend existing central heating system into proposed and install thermostatic valves to new radiators. Assess existing hot and cold water services to serve new W.C. and altered shower room.
All new hot water pipes to be insulated with Armaflex or similar to match pipe outside diameter.

Drainage above ground:

Remove W.C. and wash basin from existing shower room and relocate in new shower room as shown and as near 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 (50mm galvanised 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.



SECTION B-B

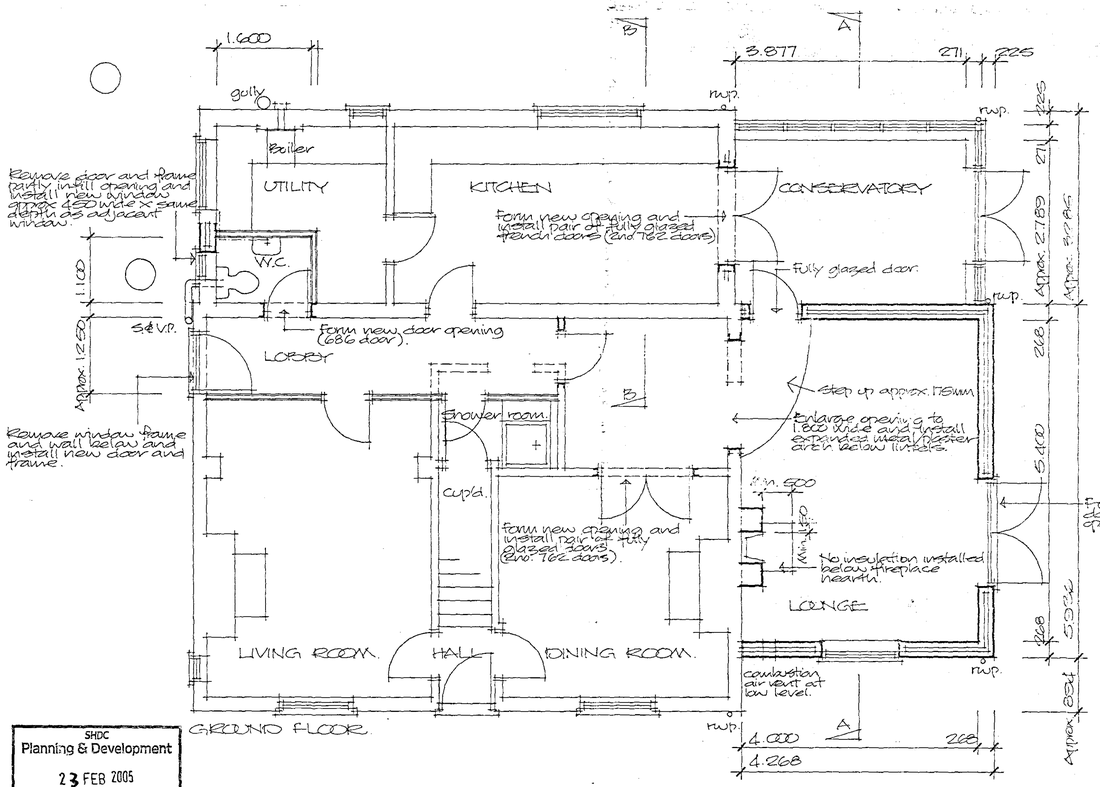
ROOF STRUCTURE LAYOUT.

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 rafters all to be supplied by specialist manufacturer/installer.



GROUND FLOOR.



FIRST FLOOR



SHDC
Planning & Development
23 FEB 2005
Ref: 0255/05

Project
PROPOSED EXTENSION AND ALTERATIONS TO HOUSE
MALLARD HOUSE FARM, MALLARD HORN, DONINGTON.

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

Client
MR & MRS A.C. TWELL

Scale 1:50/1:100
Date Dec 01
Drg. no. 01/75/01

Summit DS(UK) 0096