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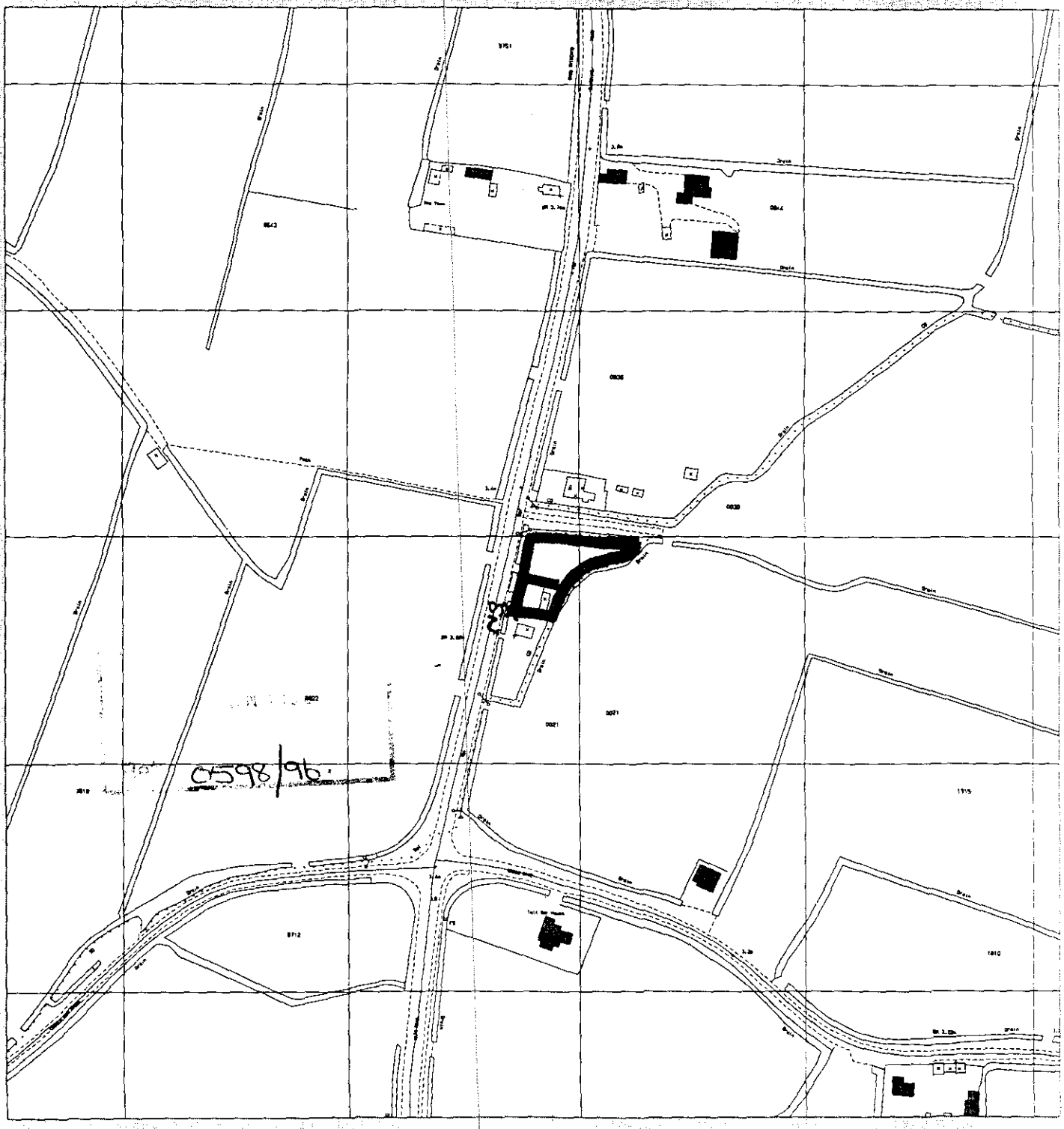
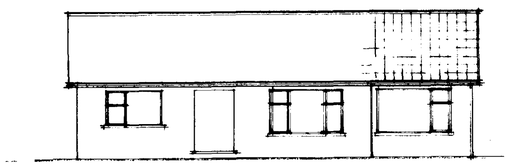
SOUTH HOLLAND DISTRICT COUNCIL

HOUSING AND PLANNING SERVICES DEPARTMENT

Council Offices,
Priory Road,
Spalding,
Lincolnshire.
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772





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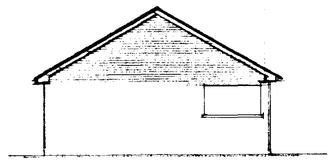

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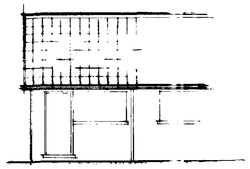

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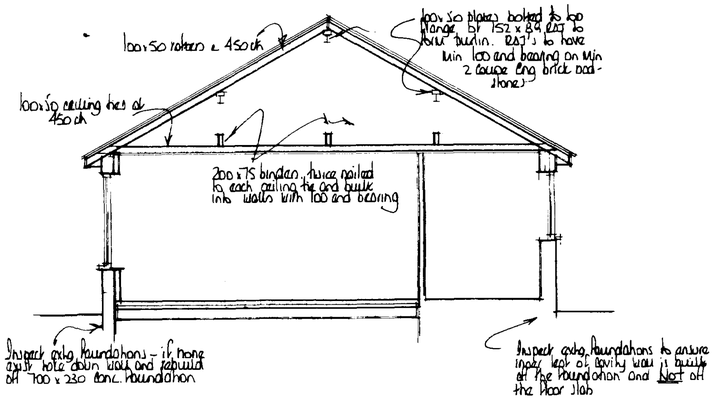

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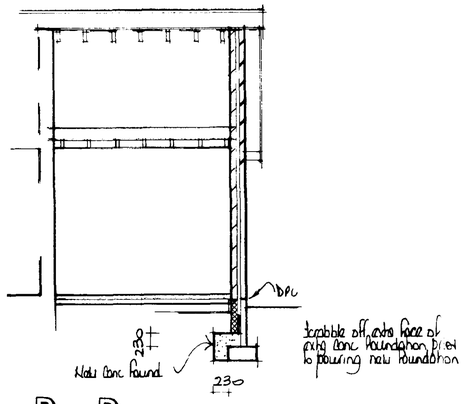
SECTION



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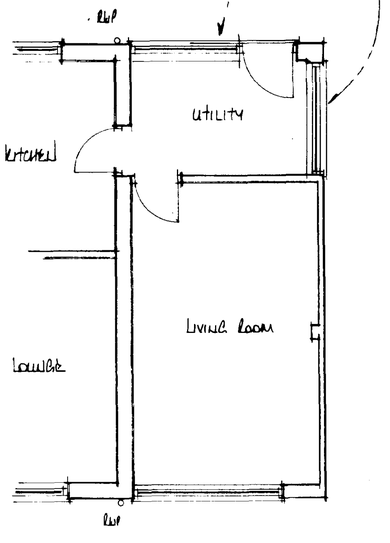
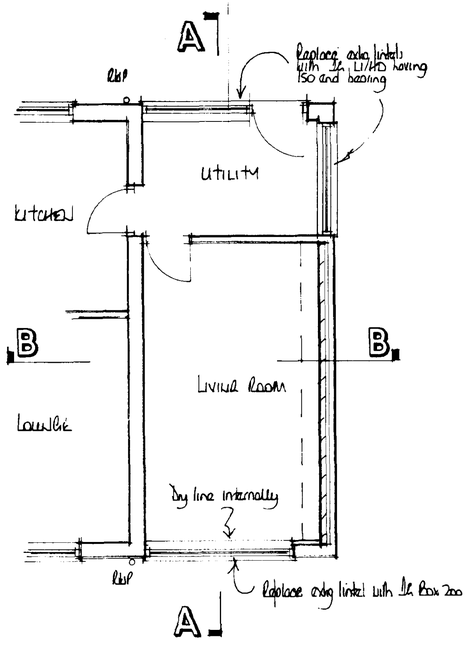
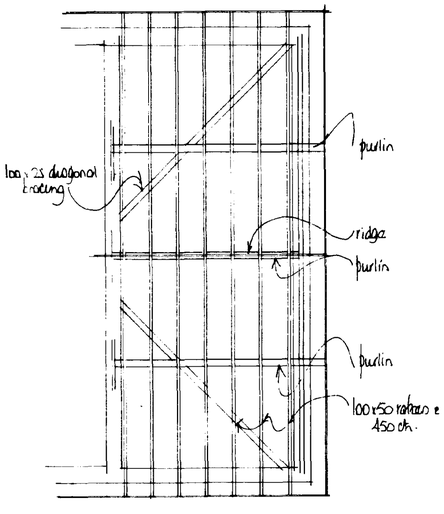


EXISTING
GROUND FLOOR PLAN



PROPOSED



ROOF PLAN

FOUNDATIONS

Foundations to be ST4 grade concrete

See section B - B for details of foundation strengthening to extg external wall

Foundations to be taken down to a firm loadbearing strata, a min. 1.0m if in shrinkable sub soil, in accordance with the requirements of the Local Authority Building Control Dept. and in accord with the NHBC guidelines for building near trees.
Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

Any investigation work relating to extg foundations should be carried out prior to the commencement of any works.

FLOOR CONSTRUCTION

Existing Ground Floor
Inspect extg floor slab and determine condition of extg damp proof membrane.
Make good floor after foundation works to match ext.
Apply two coats Synthapruf damp proof membrane to entire floor slab and raise to same level as utility floor with sand cement screed.

WALL CONSTRUCTION

Below Ground
To be 100mm Class A concrete blocks
Cavity to be filled to 225mm below lowest dpc level with lean mix concrete

Above Ground
To be 265mm o/a constructed as follows :-

100mm facing brick (to be FL quality below dpc level)
65 mineral wall insulation i.e. Dritherm (k = 0.036)
100mm loadbearing insulation blocks i.e. Hemelite (k = 0.44)

All to be tied together using stainless steel wall ties positioned at distance not exceeding 900mm horizontally, 450mm vertically and staggered. To be at every block course vertically at all returns and reveals.

Internal finish to be 12mm render with gypsum plaster skim finish to give a 'U' value of 0.414W/mK

Dry lining to extg one brick thick wall

Extg one brick thick wall
Building paper vapour barrier against wall
50 x 50mm SC3 grade s/w studs at 450mm cts with 2 rows 50 x 50mm noggins equally spaced
50mm Dritherm insulation within framework
Building paper breather paper
12.7mm plasterboard and skim finish.

DPC in Walls
To be a min. 150mm above finished ground level
An insulating vertical cavity closer and dpc, i.e. Thermabate, is to be provided to all cavity closures.
A dpc cavity tray, stepped as applicable, is to be constructed within the wall immediately above an abutment.

LINTELS

Lintels to be IG, or similar and equivalent, to have a min. 150mm end bearing and be installed in strict accordance with manufacturers instructions with a dpc cavity tray over where applicable.

Lintels to be protected with min. 15mm gypsum plaster skim finish to give a min. half hour fire protection.

ROOF CONSTRUCTION

Tiles
The roof is to be covered with interlocking concrete roof tiles (Sandtoft std pattern) fixed in strict accordance with manufacturers instructions.

Battens
Approved quality tanalised s/w battens, 38 x 25mm, are to be laid at a gauge suitable for the tiles and fixed with 90 x 3.35mm wire nails. Battens should be at least 1.2m in length and should be of sufficient length to be supported at each end and intermediately by at least three rafters, trusses or walls. Butt joints over intermediate supports should be staggered and the ends must be sawn.

Underlay
Approved reinforced roofing felt, type 1F to BS 747, is to be laid over the rafters lapped 150mm at the joins and secured with clout nails. The underlay should extend over the fascia board and into the eaves gutter. In order to prevent water traps behind the fascia it is recommended that a strip of 6mm marine plywood is provided to support the underlay. The ply is to be laid over the rafters and under the roofing felt positioned as close as possible to the last tiling batten and secured to the fascia.

Eaves
Eaves are to be formed with standard size tiles and purpose made eave fillers must be nailed to the fascia board. Eave tiles must be laid at the same pitch as the main body of tiling and should overhang the fascia by an amount sufficient to ensure that the water discharges into the centre of the gutter.

Verges
Verges are to be formed with 150mm wide asbestos cement strip onto which is bedded the tiles which form the verge projecting approx. 50mm over bargeboards

Ridge
The ridge is to be covered with segmental ridge tiles of the same colour as the main body of tiling, unless specified otherwise, and secured using a proprietary ventilated dry ridge system having ventilation equivalent to a continuous 6mm gap.

Mortar
All bedding mortar is to consist of 3 parts sharp sand to 1 part Portland cement and should be struck off to give a smooth face and pointed in one operation.

Insulation
To be Rockwool Rollbatts (k = 0.037 W/mK), 150mm laid between joists with a further layer of 80mm laid at right angles over the top.

Ceilings
12.7mm foil backed plasterboard, fixed in accordance with manuf. instructions with all necessary noggins etc, and finish with artex/skim finish in accord with clients instructions.

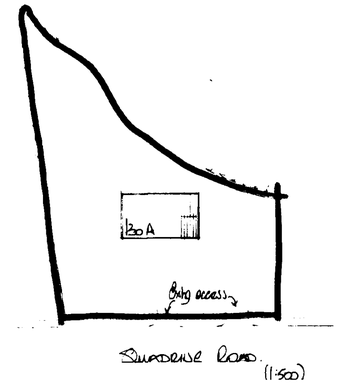
Ventilation
Provide Glidevale FV100 over fascia vents, equal to a 10mm continuous gap, in accord with manufacturers instructions

Rainwater Goods
Supply and fix 103mm PVC gutters to fascia with all necessary brackets, stop ends, outlets etc. and discharge into extg rw downpipe.

STRAPPING

Where rafters, floor joist and ceiling ties run parallel to walls they are to be strapped at 1800mm cts. Straps to be fixed to a min. 3No. rafters etc., having nogged between beforehand, and hooked into the cavity a min. 150mm.
Similar straps to be used at 1800mm cts to hold down the wall plate.

Straps to be 30 x 6mm galv. m.s.



BLOCK PLAN

DETERMINED

RECEIVED PLANNING
27 JUN 1996
Ref: 0558/96

A		
	Date	Revisions

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East Midlands Design Associates
"Willow Lodge",
Horseshoe Road,
Spalding,
Lincs. PE11 3JA
Tel: Spalding (0775) 767968

Client
Mr. & Mrs R. Sourceville

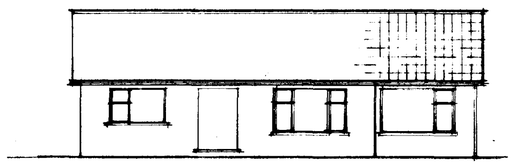
Job Title
Replacement of extg. flat roof with tiled roof to match extn at 130 A Shuttleroe Road Donnington

Drawing Title
Plans
Sections
Elevations

Scale 1:50 . 1:100

Date June 96 | Drawn by

Drg. No. 96/34/01 | Rev



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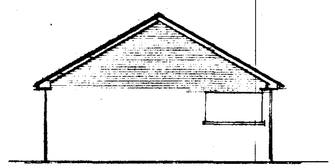

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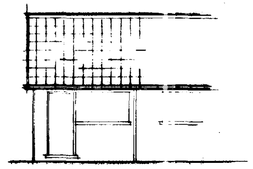

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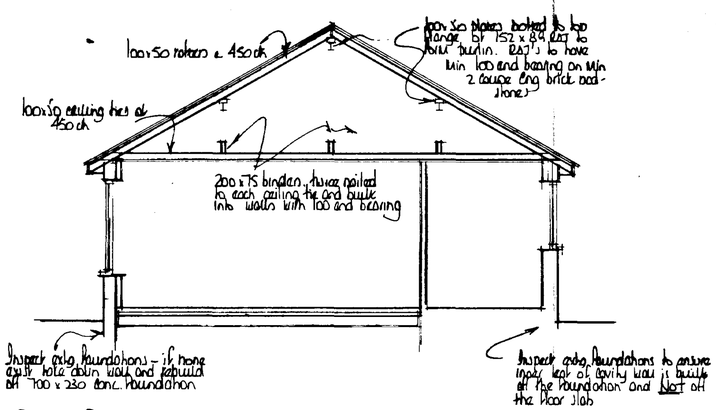
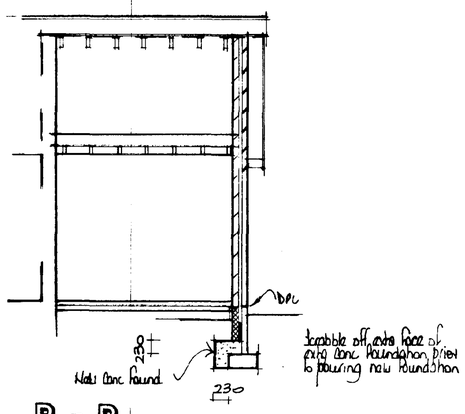


A - A
SECTION



B - B

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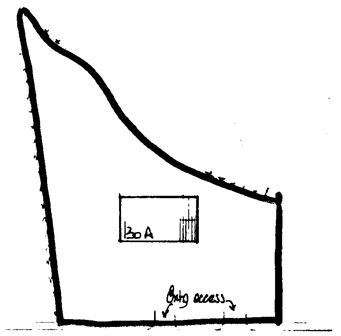
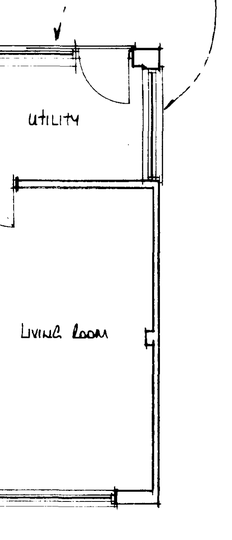
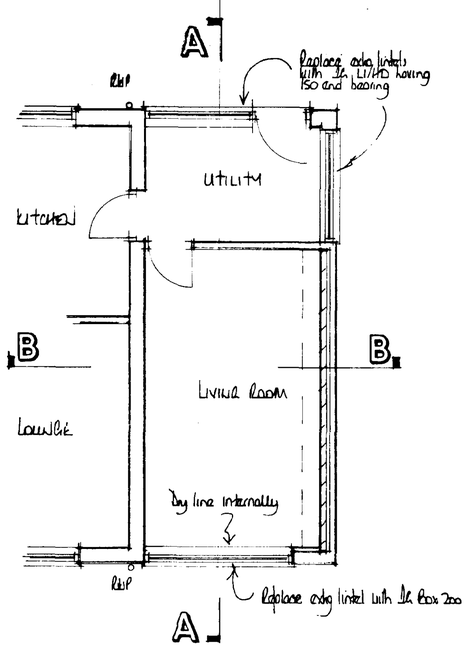


BLOCK PLAN





EXISTING
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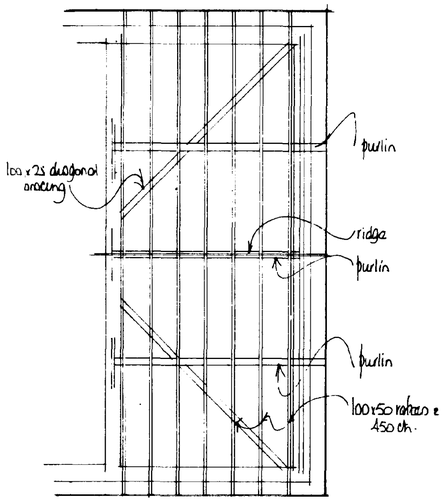

ROOF PLAN

NORTHAMPTON BOROUGH COUNCIL
HOUSING & PLANNING
27 JUN 1996
Ref: 0558/96

A		
	Date	Revisions

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East Midlands Design Associates
"Willow Lodge",
Horseshoe Road,
Spalding,
Lincs. PE11 3JA
Tel: Spalding (0775) 767966

Client
Mr. & Mrs R. Somerville

Job Title
Replacement of Both Flat Roof with tiled roof to match Extg at 130A Quadrant Road Donnington

Drawing Title
Plans
Sections
Elevations

Scale 1:50 - 1:100

Date June 96 | Drawn by

Drg. No. 96/34/01 | Rev