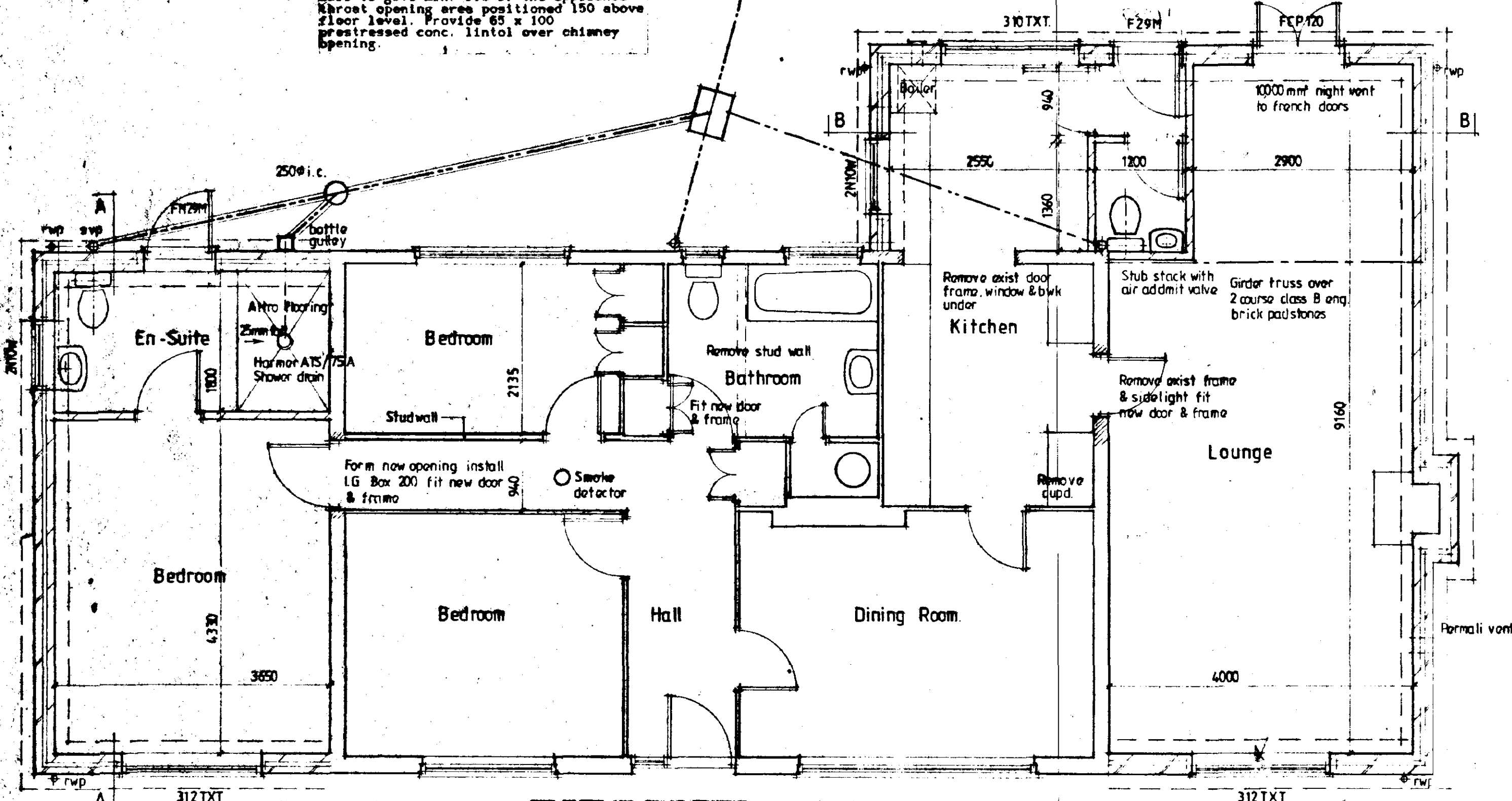


NOTE:- ALL NEW DOORS 838mm WIDE



## Plan Proposed

**LINTELS:** All lintels to be as manufactured by Messrs I.G code LI/5 and to be installed in accordance with makers instructions. And to have min. end bearing of 150mm and at external positions to have cavity tray d.p.c to C.P.121. Internal lintels to be I.G. 100 box type.

**POOL DRAINAGE:** The existing sewer construction is to be "Cased" and installed in accordance with the makers instructions with the internal diameter related to the depth in accordance with S. 4560:1983. The drainage pipes to be 100mm dia. UPVC to S. 4560:1983. Flexibly jointed and laid in accordance to a fall of 1:75 and bed and surround with 100mm pea gravel: where pipes pass under floors encase in 150mm pea gravel: Provide 65 x 100 gravel pits at each floor level: where pipes pass through walls, 815w 40mm gap around pipe, opening masked with 150mm dia. hole in floor: all wheel material: Soil and vent pipes to be 100mm int. dia. PVC to P.S. 4514: 1983 and to extend 900mm above window head level: Waste pipes to be 40mm. dia. PVC to S. 3943:1979 complete with rodding eyes and change in location: Basin to S. 3943:1979. CSPB.

New walls tied to exist with  
'Furfix' wall extn. system.  
New founds. tied to exist with  
3/4" 10mm @ m.s. dowel rods.

**HOT WATER AND SPACE HEATING**  
Oil fired boiler to be on a mdn #40mm square constructional hearth mdn 125mm thick. Flue to be balanced type with durable base guard externally. Provide automatic venting system with thermostatic valves to all radiators. Connect to existing hot water storage system All hot water storage tanks and pipes to be insulated to B.R. LI pt 3.

**SMOKE DETECTORS.**  
Provide mains operated self-contained smoke alarm to B.S. 5446. pt 1 in positions shown on plan.

**SURFACE WATER DRAINAGE.**  
115 dia. half round rainwater gutters to  
63 dia. rainwater pipes 82.4 dia.  
underground pipes flexibly jointed to a  
fall of 1:70 pipes bedded and surrounded  
in 100 pea gravel and discharge to 1.2m  
dia. soakaway min. 5.0m from dwelling.

**GLAZING.**  
Double glaze extension throughout  
(minimum 12mm air gap to all units). All  
glazing between f.f.l and 800mm high and  
between f.f.l. and 1600mm high in doors  
and side lights to be safety glass to  
S.S. 6206

**VENTILATION**  
All windows to have opening lights to give the equivalent of 1/20th the floor area. Provide background ventilation to all rooms, at least 80000 sq. equivalent free air ventilation per room. To all other rooms provide min. 400000 sq. All following rooms to have in addition to above Well/Window mounted mechanical extractor fan:- Kitchen to extract min. 60 cfm. Bathrooms to extract min. 15 litres per second which may be operated intermittently.

SUB STRUCTURE WALLING. -  
100mm dense concrete blocks to B.S. 6073  
pt1 1981: DPC to external wall  
positioned in accordance with CP 102  
min. 150 above finished ground level:  
Weak mix concrete infill to base of  
cavity no closer than 225 to DPC. All  
brickwork below D.P.C. to be F.L.  
quality.

**GROUND FLOOR CONSTRUCTION.**  
Strip all vegetable soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement on 500g

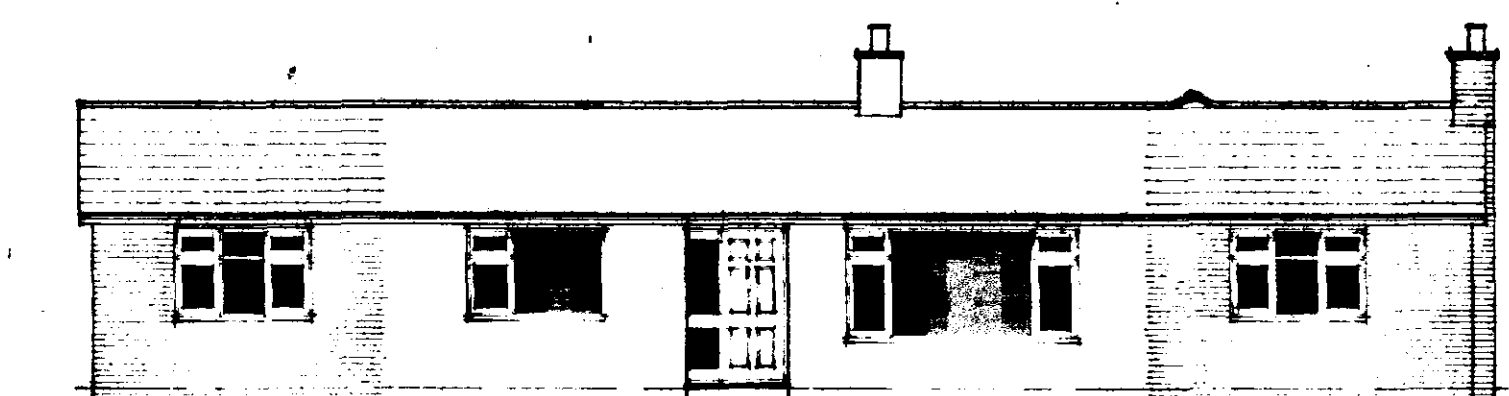
**FOUNDATIONS.**  
Under walls as shown provide strip concrete foundations as follows. Under 265 cavity walls provide 225 x 600 all ST4 mix to B.S. 5328 1990. All foundations shall be taken down to a bearing strata min. depth of 600 to top of foundations; should shrinkable soil conditions be found on site then foundations shall be taken down to a depth of 1 metre below ground level. Where internal walls are taken up off floor then thicken out slab to 225 x 450. Foundations shall be taken down to 225 x 450 foundation.

**FLUE CONSTRUCTION.**  
225mm internal diameter clay flue liners to B.S.1181:1971 and to be laid socket upon socket in brickwork, surround flue and to extend min. 600mm above ridge line and terminate in corbelled out brickwork and clay pot: Weak mix. conc. infill around flue as work proceeds : Trim roof around flue, no timber within 40mm of flue: At roof/flue intersection provide code 1 lead flashing and 2 course engineering bricks.

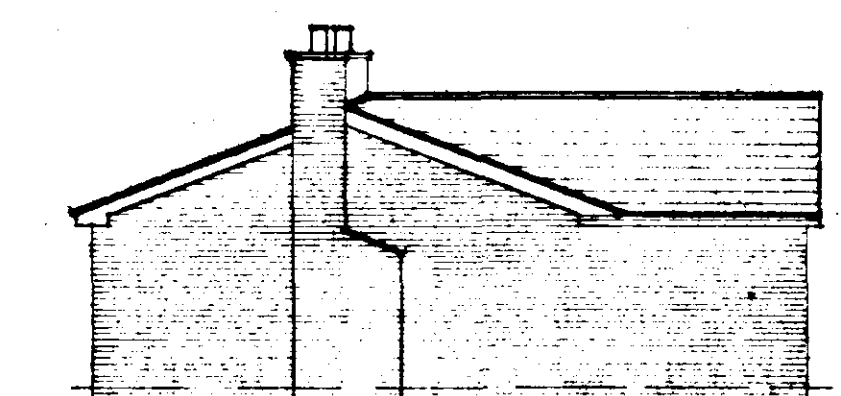
**WELLING.**  
26 cavity welling to consist of face brickwork to B.S. 9921/1974 for clay bricks and B.S. 1878/1978 for calcium silicate bricks; 65 cavity; build into cavity walling with 100mm Tarmac Hemelitte insulation boarding in accord. with makers instructions and agreement cert? Mo. 83/1087 100mm Tarmac Hemelitte solid insulation blocks to be laid in the wells tied together using galvanised iron twist ties set 900 horizontally and 450 vertically to B.S. 1243/1978 walls to be finished with 100mm Tarmac Hemelitte at all unbonded closures of cavity. Close cavities with 'Thermabatts'.  
Preformed crosstie provided butten fast 12.12.74. 12.7mm plasterboard to have max 'U' value of 0.45 W/m<sup>2</sup> deg. C.  
Internal walls of 100mm Tarmac Hemelitte solid insulation blocks and to receive 100mm Tarmac Hemelitte insulation blocks and walls to consist of 38 x 89mm c.i.s. studs at 400mm c/c, both sides to be 100mm fibrefibre infill between studs.

**PITCHED ROOF CONSTRUCTION**  
Interlocking concrete roof tiles  
(Medford Delta to match existing) to  
B.S. 575: 850 Pitch 1971, on 200 x 85  
timber rafters spaced 1000mm on center (alt  
B.S. 5747 type IF) and in all cases to be  
lapped by 150mm both vertically and  
horizontally. Tiles to be fixed with 1 min.  
headlap of 75mm and to be fixed in  
accordance with regard to wind speed,  
roof slope and exposure. Details are  
detailed in CP3 chapter V part 2 1972.  
Twinplate specialist made prefabricated  
trusses to B.S. 575: 850 Pitch 1971, on 200 x  
part 3 1985. Trusses to be fink type at  
600c/c to a pitch of approx 21 deg. 38  
to 25 deg. 38. Trusses to be fixed with 150  
teeling binders. All trusses to be  
strapped to wall plate by 30 x 6  
galvanised metal straps acting as anchors  
and to be restrained by 100mm dia. x  
1.5m c/c. Note: provide solid bridging  
beneath straps: 50 x 100 wall plate  
beams to be 100 x 100 x 100 x 100 x 100  
fascia boards: 6mm ext. grade plywood  
soffit complete with 10mm wide  
ventilation slots at 100mm c/c. No roof screem:  
All structural timber to be min. EC3  
grade: Where span of trusses refer  
to BS 575: 850 provide solid bridging  
within the plane of the rafter in  
accordance with Truss Plate Assoc. tech.  
bulletin sheet 4: At roof intersections  
provide 100 x 100 x 100 x 100 x 100  
diminishing trusses at 600 c/c: Install  
grade 4 lead valley liner. Close cavity

**Ceilings.**  
200mm glassfibre insulation total thickness. 100mm between rafters & 100mm over rafters. 12.7mm Gyproc "duplex" plasterboard 3mm skim finish. Provide min 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled. Provide access trap to 25 x 25 opening in ceiling with 25 x 25 plated stopcap. Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face.



North - West



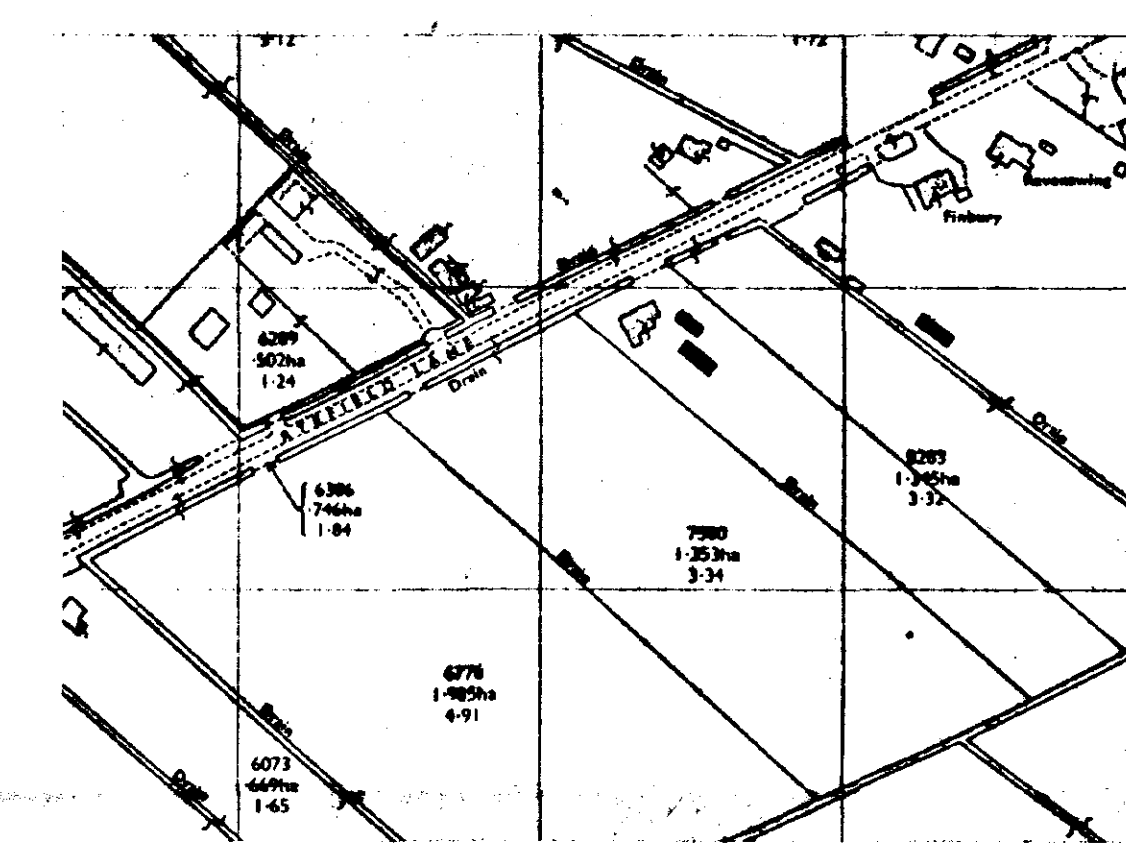
South - West



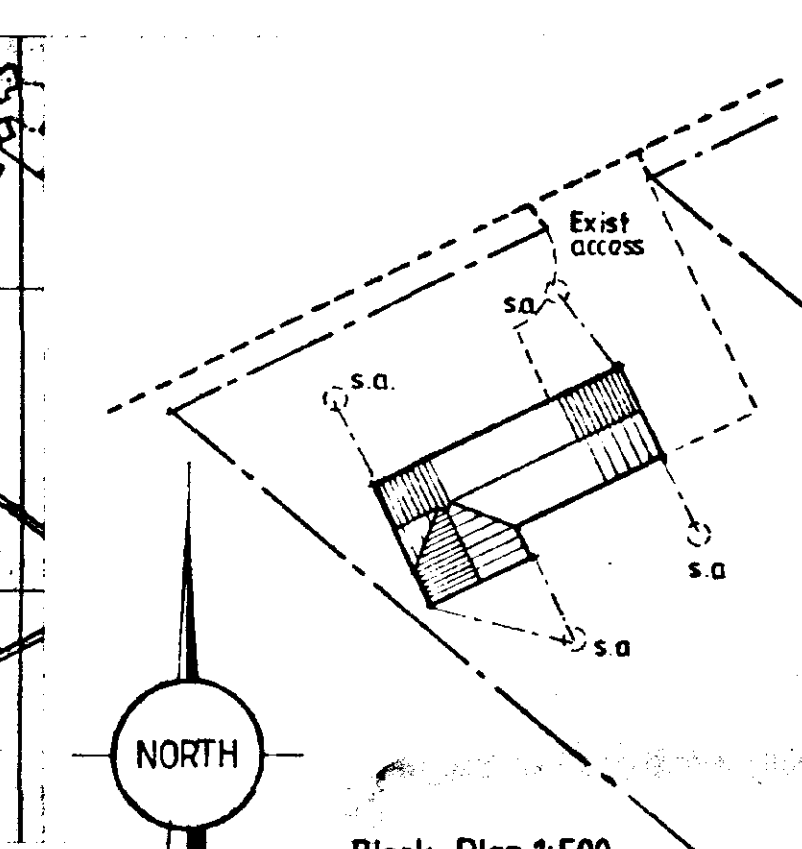
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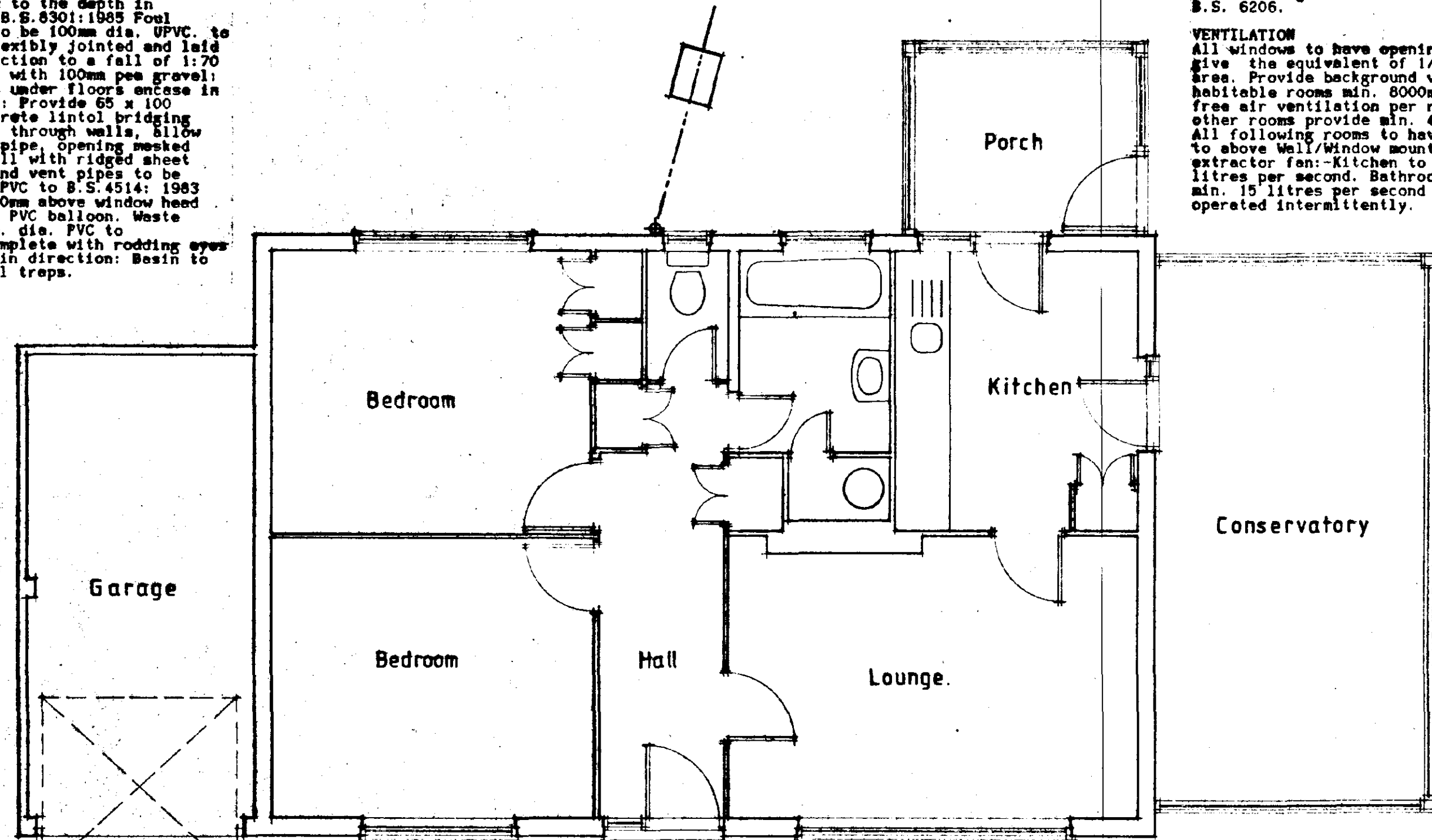
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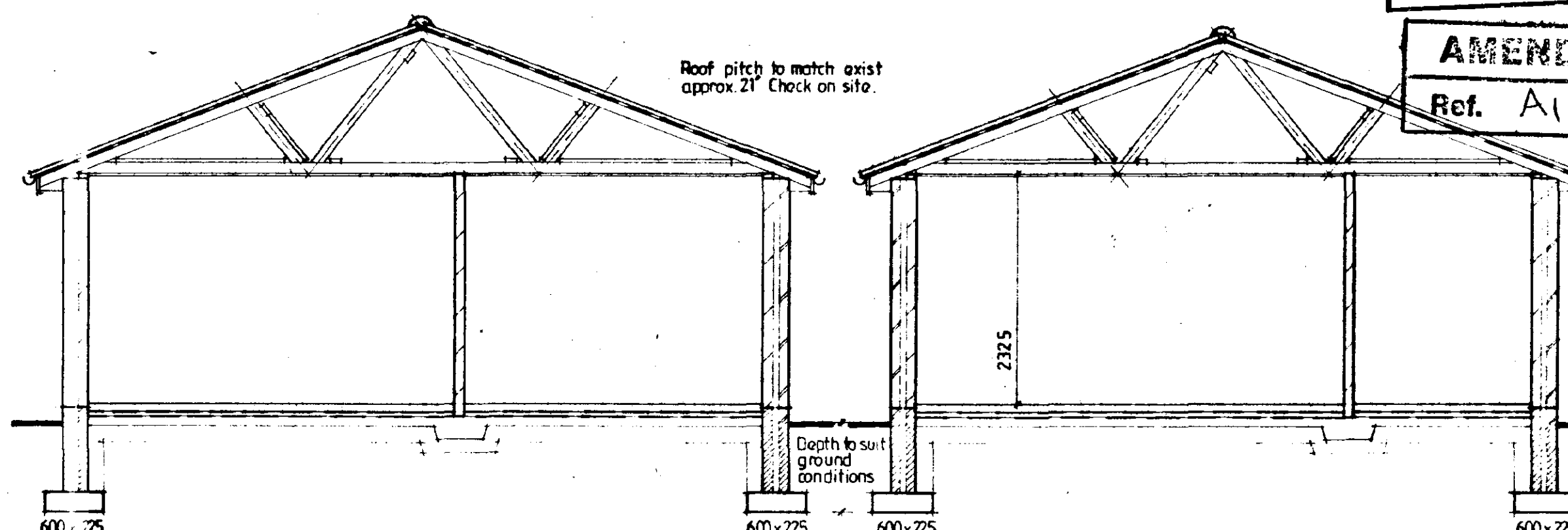
Location Plan 1:2500



Block Plan 1:500



Plan Existing



Section B - B

Section A - A

SOUTH HOLLAND DC  
HOUSING & PLANNING  
20 APR 1998  
Ref: 0575/96

|              |      |
|--------------|------|
| AMENDED PLAN |      |
| Ref. A1      | CONF |

[illegible]

**CAD**  
**COOPER ARCHITECTURAL DESIGN**

MR & MRS TAYLOR

Project  
PROPOSED EXTENSION  
RYDAL  
RYFIELD LANE  
HOLBEACH FEN  
LINGS

Drawing

100

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6

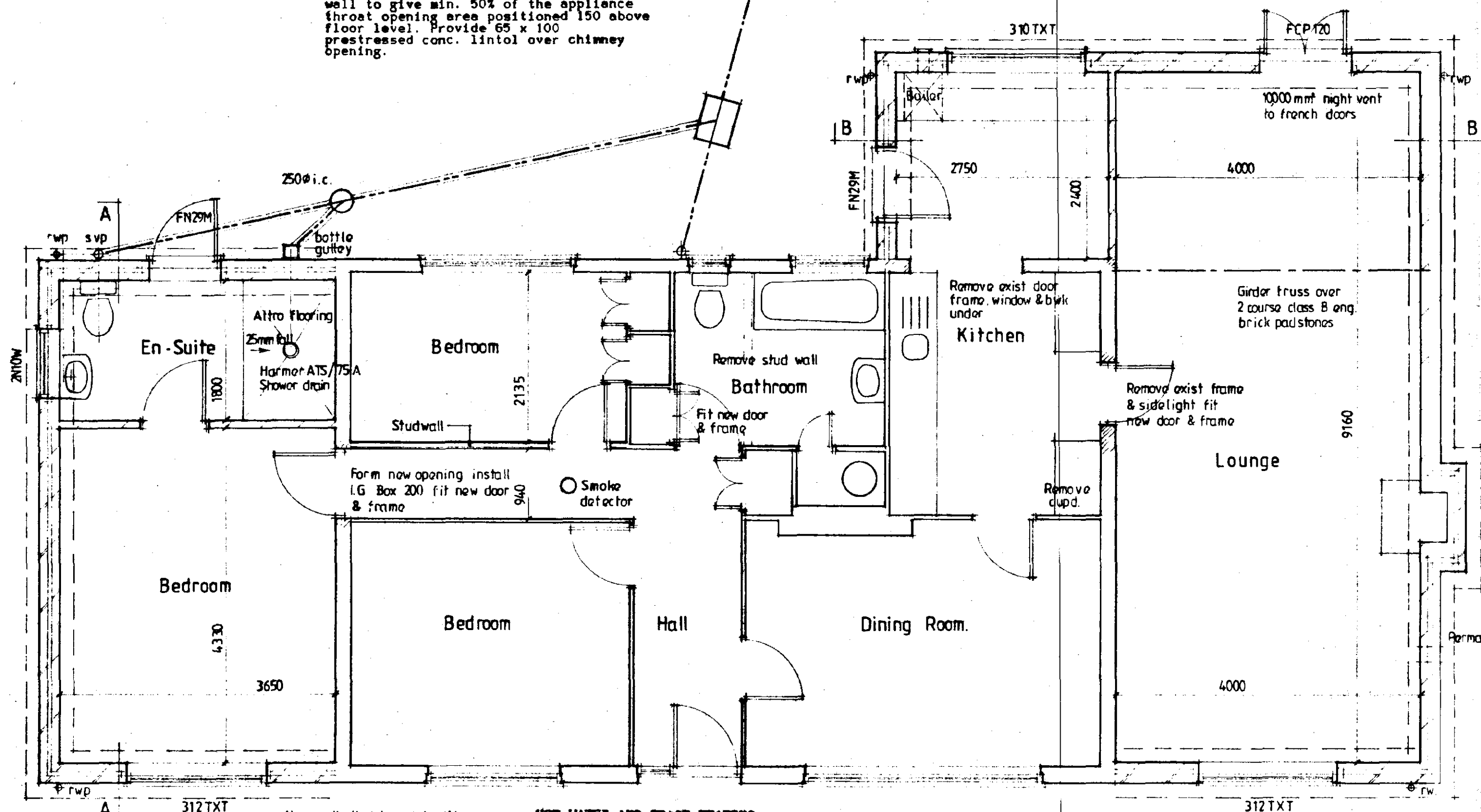
Scale 1 EA 1:100 Drawing No. 95A35

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Date MARCH '96 Drawn 

**OPEN FIRE**  
To be capable of burning smokeless fuel:  
Hearth to be constructed of non-combustible material min 125mm thick. To project from face of wall by min. 500mm and pass reveals by min 150mm. All in accordance with approved document part J (part C 1-25). Appliance to be in accordance with building regulations. Provide louvered permanent vent in ext. wall to give min. 50% of the appliance throat opening area positioned 150 above floor level. Provide 65 x 100 prestressed conc. lintol over chimney opening.

NOTE: ALL NEW DOORS 838mm WIDE



Plan Proposed

**LINTOLS**  
All lintols to be as manufactured by messrs I.G. code L1/S and to be installed in accordance with makers instructions. And to have min. and bearing of 150mm and at external positions to have cavity tray d.p.c to CP 121. Internal lintols to be I.G. 100 Box type.

**FOUL DRAINAGE**  
Inspection chamber construction to be 'Osmo' and installed in accordance with makers instructions with the internal diameter related to the depth in accordance with B.S. 6301:1995 Foul drainage pipes to be 100mm dia. UPVC to B.S. 4680:1983. Flexibly jointed and laid to makers instruction to a fall of 1:70 bed and surround with 100mm pea gravel. Where pipes pass under floors encase in 150mm pea gravel. Provide 65 x 100 prestressed concrete lintol bridging where pipes pass through walls, allow 50mm gap around pipe, opening masked both sides of wall with rigid sheet material. Soil and vent pipes to be 100mm int. dia. PVC to B.S. 4514: 1983 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be 40mm dia. PVC to B.S. 3943:1979 complete with rodding eyes at every change in direction. Basin to have 75 deep seal traps.

**HOT WATER AND SPACE HEATING**  
Oil fired boiler to be on a min 840mm square constructional hearth min 125mm thick. Flue to be balanced type with durable wire guard externally. Provide suitable thermostat to dwelling or fit thermostatic valves to all radiators. Connect to existing hot water storage system. All hot water storage tanks and pipes to be insulated to B.R. L1 pt 3.

**SMOKE DETECTORS**  
Provide mains operated self-contained smoke alarms to B.S. 5446, pt 1 in positions shown on plan.

**SURFACE WATER DRAINAGE**  
115 dia. half round rainwater gutter to 63 dia. rainwater pipes 82.4 dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in 100 pea gravel and discharge to 100mm dia. soakaway min. 5.0m from dwelling.

**GLAZING**  
Double glaze extension throughout (minimum 12mm air gap to all units). All Glazing in accordance with CP 102 min. 150 above finished ground level. Weak mix concrete infill to base of cavity no closer than 225 to D.P.C. All brickwork below D.P.C. to be F.L.C.

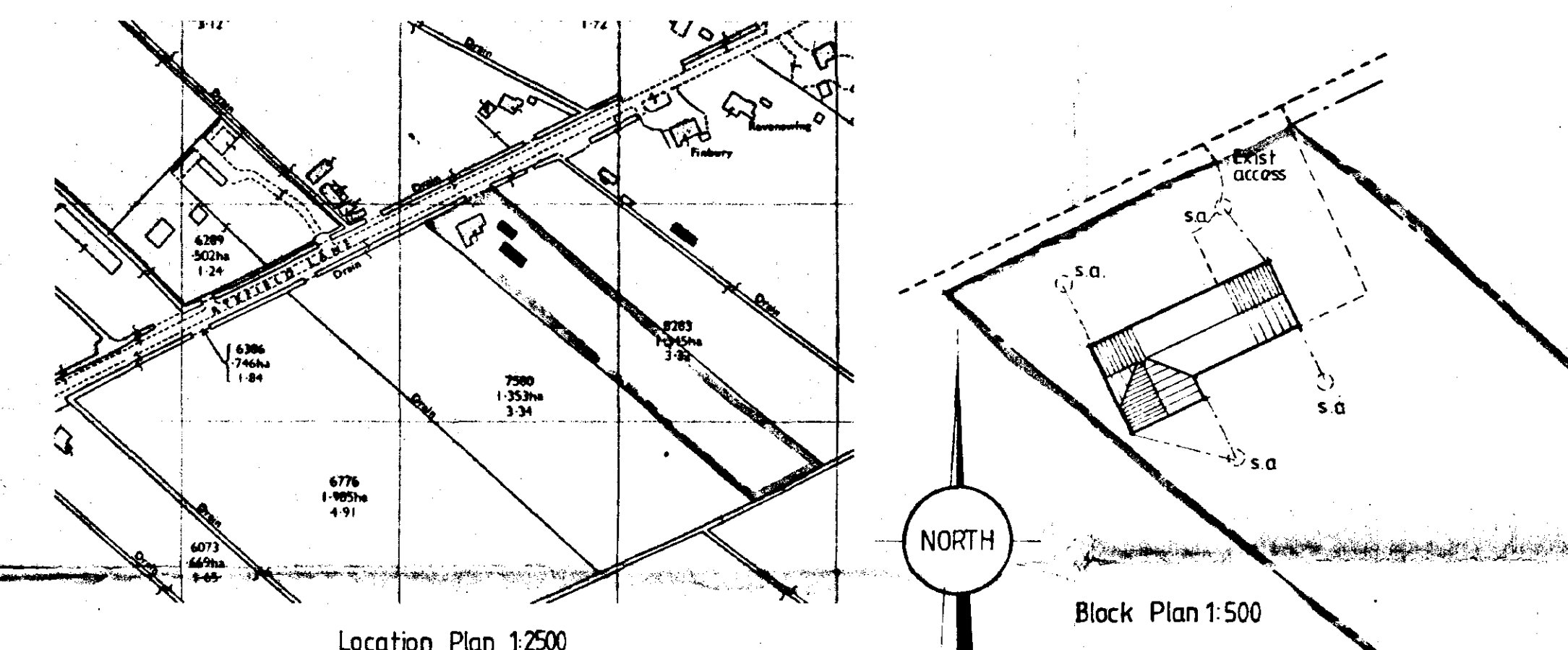
**VENTILATION**  
All windows to have opening lights to give the equivalent of 1/20th the floor area. Provide background ventilation to habitable rooms min. 8000mm sq permanent free air ventilation per room. To all other rooms provide min. 4000mm sq. All following rooms to have in addition to above Well/Window mounted mechanical extractor fan: Kitchen to extract min. 60 litres per second. Bathrooms to extract min. 15 litres per second which may be operated intermittently.

**SWB STRUCTURE WALLING**  
Under walls as shown provide strip concrete foundations as follows: Under 225 cavity walls provide 225 x 600 all ST4 mix to B.S. 5328 1990. All foundations taken down to bear on load bearing strata min. depth of 600 to top of foundations; should shrinkable soil conditions be found on site then foundations shall be taken down to a depth of 1 metre below ground level. Where internal walls are taken up off floor then thicken out slab to 225 x 450 or if considered necessary be taken down to 225 x 450 foundation.

**FLUE CONSTRUCTION**  
225mm internal diameter clay flue liners to B.S. 1181:1971 and to be laid socket uppermost; 100 face brickwork surround to flue and to extend min. 600mm above ridge line and terminate in corbelled out brickwork and clay pot: Weak mix. conc. infill around flue as work proceeds: Trim roof around flue, no timber within 40mm of flue: At roof/flue intersection provide code 4 lead flashing and 2 course engineering bricks.

**FOUNDATIONS**  
Under walls as shown provide strip concrete foundations as follows: Under 225 cavity walls provide 225 x 600 all ST4 mix to B.S. 5328 1990. All foundations taken down to bear on load bearing strata min. depth of 600 to top of foundations; should shrinkable soil conditions be found on site then foundations shall be taken down to a depth of 1 metre below ground level. Where internal walls are taken up off floor then thicken out slab to 225 x 450 or if considered necessary be taken down to 225 x 450 foundation.

**WALLING**  
225 cavity walling to consist of face brickwork to B.S. 3921:1974 for clay bricks and B.S. 107:1978 for calcium silicate bricks: 65 cavity: build into cavity Rockwool cavity wall batts insulation boarding in accord. with makers instructions and agreement cert. No. 83/1087. 100mm Tarmac Hemeelite solid insulation blocks or similar: Cavity walls tied together using galvanised iron twist ties set 900 horizontally and 450 vertically to B.S. 1243:1978 wall ties positioned at 300 vertical centres at all unbonded closures of cavity: Close cavities with 'Thermabate' preformed closers and provide bitumen felt DPC to C.P. 121: External walls to have max 'U' value of 0.45 W/m2 deg. C.: Internal walls of 100mm Tarmac Hemeelite solid insulation blocks and to receive 10mm S/C render and 3mm skia. Stud walls to consist of 38 x 89mm c.l.s. studs at 400mm c/c, both sides to be clad with 12.7mm plasterboard and 100mm glassfibre infill between studs.



Location Plan 1:2500

Block Plan 1:500

**PITCHED ROOF CONSTRUCTION**  
Interlocking concrete roof tiles (Redland Delta to match existing), to B.S. 473:650 part 2 1971 on 25 x 38 softwood treated battens on underfelt to B.S. 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. headlap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Twinplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1985. Trusses to be fixed type at 600c/c to a pitch of approx 21 deg. 38 x 100 ridge node binder 2No 38 x 100 ceiling binders: All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1.5m c/c. Note: provide solid bridging beneath straps: 50 x 100 wall plate bedded on sand and cement: 25 x 175 fascie boards: 6mm ext. grade plywood soffit complete with 10mm wide continuous air gap and fly proof screen: All structural timber to be min. SC3 grade: Where span of trussed rafter exceeds 5.0m provide additional bracing in accordance with Truss Plate Assoc. tech. bulletin sheet 4: At roof intersections provide 25 x 100 lay boards and disinfecting trusses at 600 c/c: Install code 4 lead valley liner. Close cavity at plate level.

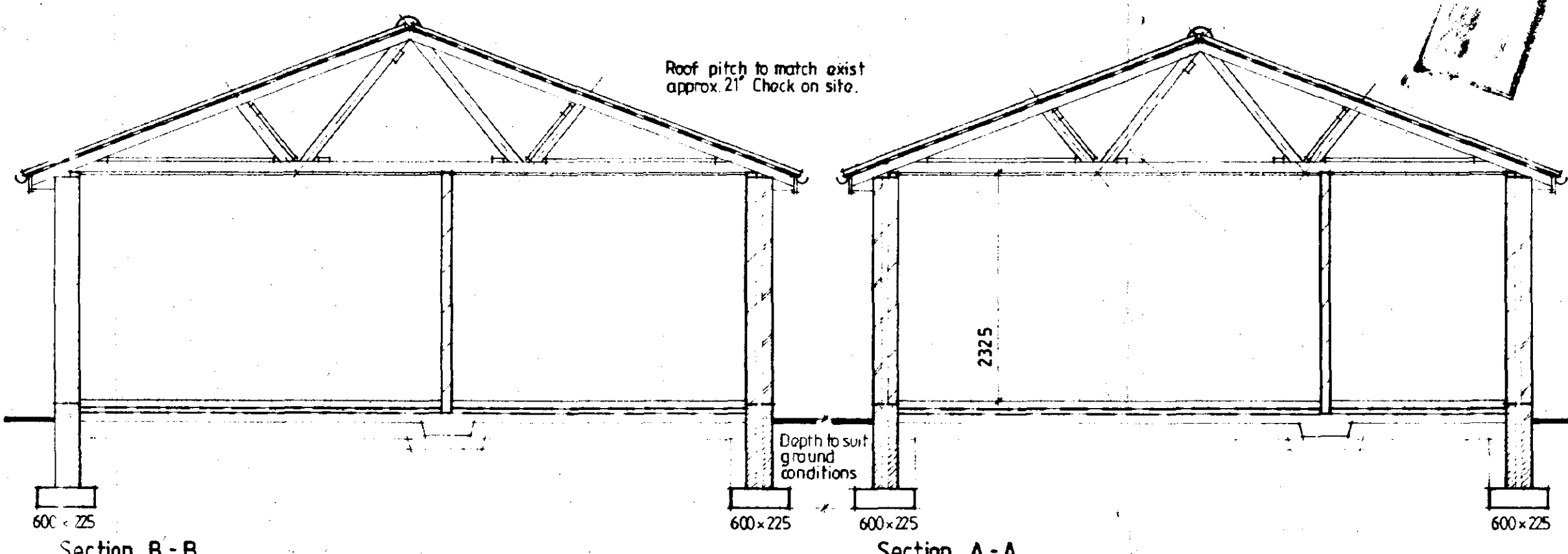
**CEILING**  
200mm glassfibre insulation total thickness. 100mm between rafters & 100mm over rafters: 12.7mm Gyproc 'duplex' plasterboard 3mm skia finish: Provide min 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled: Provide access trap to roof space: opening to be lined with 25 x 25 plasterboard access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face.

| CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES |      |      |                  |  |
|------------------------------------------------------------------|------|------|------------------|--|
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| revision                                                         | date | int. | revision details |  |
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**CAD**  
COOPER ARCHITECTURAL DESIGN  
FLYBY, BRIDGES, LARCH, POOL, RIF  
MILTON, BLAKE & WHITE

MR & MRS TAYLOR  
Project:  
PROPOSED EXTENSION  
RYDAL  
RYFIELD LANE  
HOLBEACH FEN  
Lincs.

Drawing:  
SOUTH HOLLAND DC  
HOUSING & PLANNING  
20 JUN 1996  
Scale: 1:50 1:100  
Date: MARCH '96  
Ref: 95035  
Drawn: [Signature]



Section B-B

Section A-A

DEVELOPED PLAN