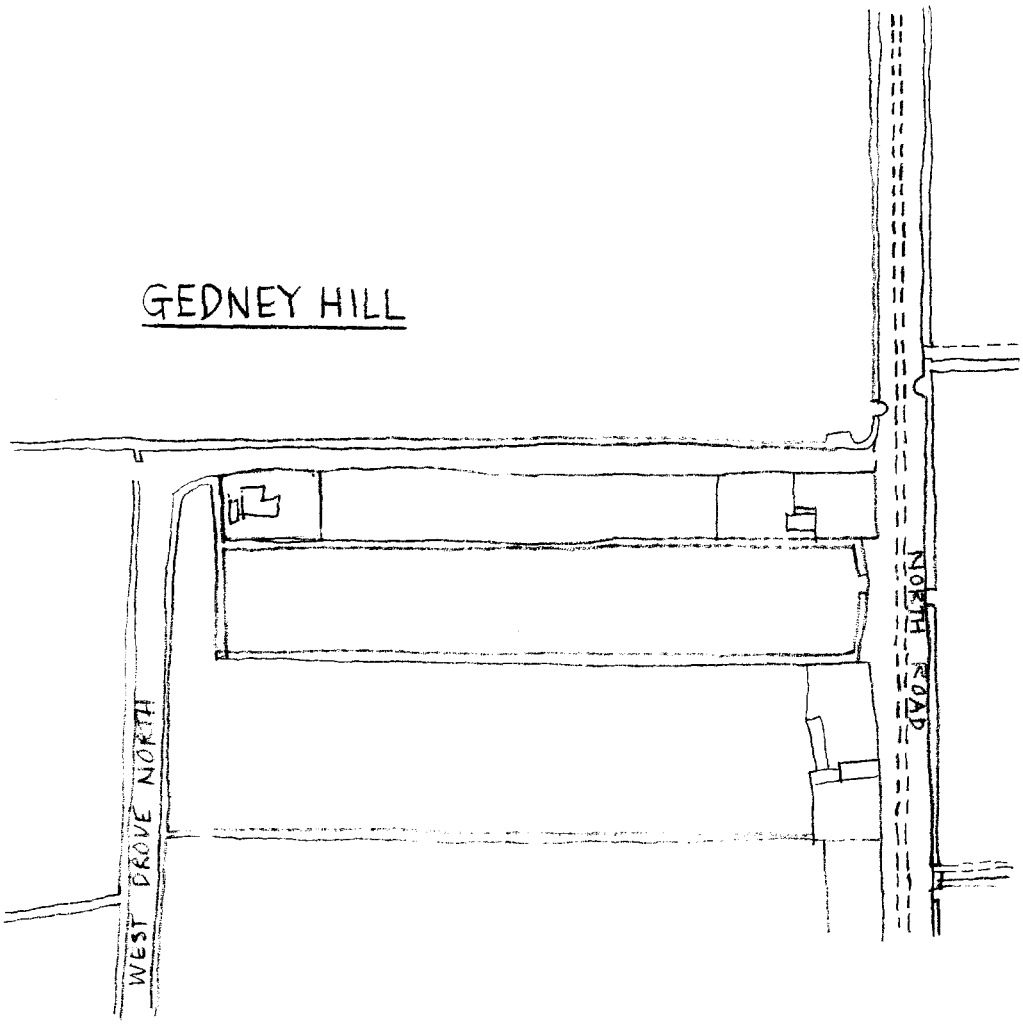
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DETERMINED PLAN

Plann opment
25 JUN 2002
Ref 07/38/02

PROPOSED EXTENSION TO, PINDER LODGE
106 WEST DROVE NORTH, GEDNEY HILL.
FOR, MR AND MRS KING
Location plan, scale – 1:2500
Dwg no. 02/09/05

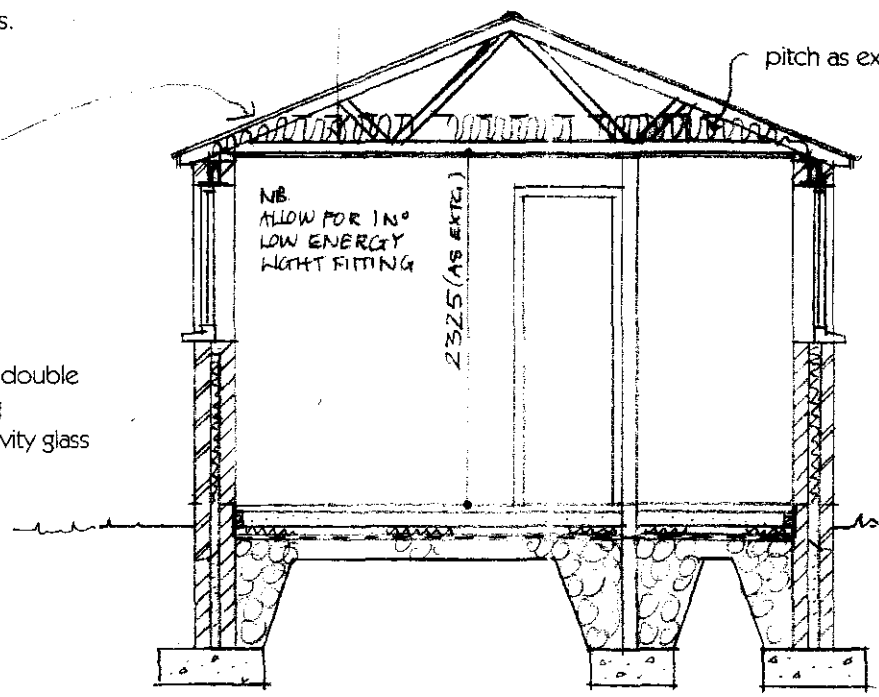
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RAINWATER GOODS
Hepworth or similar approved 112mm dia. u.p.v.c. gutter, laid at a 1:600 fall, combined with 68mm dia. downpipes.

NATURAL VENTILATION
Windows to provide natural ventilation equivalent to 1/20th of the floor area. Windows are all to be fitted with overframe ventilators,allowing a total of 8000mm2 air ventilation per room (4000mm2 in rooms which have mechanical ventilation.)

ROOF CONSTRUCTION
Concrete interlocking tiles laid with a min. 75mm headlap on, 38x25 scandanavian treated timber battens on, reinforced roofing felt with min. 150mm laps both ways on, attic trusses, manufactured, braced and erected to B.S.5268:pt 3 1985 and fixed with truss clips @ max. 600 ctrs. Bracing to manufactures instructions. On gables end 3 trusses to have 30x5mm galvanised straps fixed at 2m ctrs. and built into gable brickwork, with noggins under.
100x50 tanalised wallplates, bedded on mortar and fixed to top of wall with 30x5mm m/s straps at max. 2m ctrs. Valleys to have code 4 lead flashings laid on valley boards. with tiles cut into valley.
ROOF INSULATION
250mm fibreglass laid between and over ceiling ties.
WINDOWS
To be high performance u.p.v.c. windows with weather stripping.
GLAZING
All ext.windows and doors to be double glazed with 24mm double glazing units, outer pane to be low emissivity glass with all glazing in critical locations to be toughened safety glass to B.S. 6206:1981.

CEILINGS
All ceilings to be 12.5mm plasterboard on noggins to suit, with skim finish to underside.



SECTION A-A

EAVES
To be formed with ext. grade plywood Fascia and soffit.
Cavity to be closed at eaves.
Eaves ventilation to be provided to achieve the equivalent of a 10mm continuous opening .
Cavity insulation to tie in with roof insulation at eaves level.

CAVITY WALLS
275 mm cavity wall comprising, 100mm facing brick outer leaf 75mm cavity filled with 75mm Rockwool or similar approved cavity wall batts 100mm lightweight concrete block inner leaf. (min 3.5 N)
Build in s.s. cavity wall ties spaced at max 900mm ctrs. horizontally and 450mm ctrs. vertically. Spacings to be decreased around openings to provide ties within 150mm of opening.

Min 3 course of facing bricks below ground level.
Provide lean mix cavity fill to terminate min.225mm below d.p.c.

FOUNDATIONS
Provide 700/x225 concrete foundations to all 275mm thick walls and 500x225mm concrete foundations to all 100mm walls. All concrete to be st4. All foundations to be taken down to a suitable load-bearing strata (min 1000mm below ground), which is to be agreed with the building inspector on site.

All walls below ground level to be constructed in class 'A' blocks.

GROUND FLOOR CONSTRUCTION
All vegetable matter to be removed from site and ground floor constructed as follows.
min 100mm C10P concrete slab on.
1200g d.p.m. continuous with d.p.c.at edges,
on 50mm Rockfloor floor insulation on,
min. 150mm blinded and well consolidated hardcore.

CAVITY CLOSERS
Where cavities are closed at jambs and cills, use Damcor insulating d.p.c. extending a min. 100mm into cavity. Windows and doors are to be set back a min.30mm into cavity and reveals to be finished with a lightweight plaster.

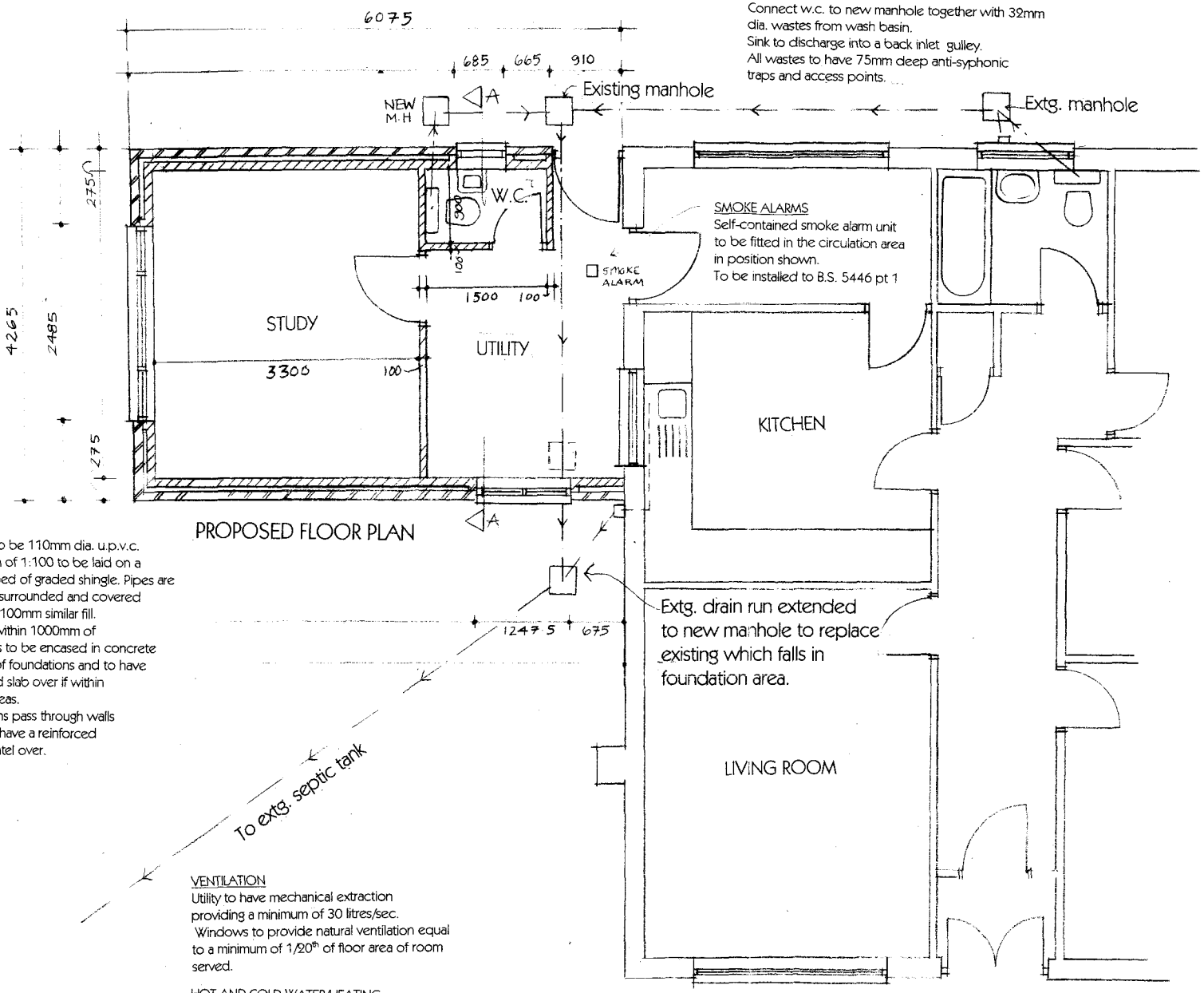
LINTELS
All lintels to be heavy duty, I.G. or Catnic or similar approved, galvanised and insulated with a p.v.c. cavity tray over.
All lintels to be fitted in strict accordance with the manufacturers instructions and are to have a min. end bearing of 150mm.
Weep holes are to be provided above the lintels in external walls, positioned directly above the lowest edge of the lintel at max 450mm ctrs. horizontally, with a min. of 2 per opening.

SHDC
Planning & Development
25 JUN 2002
0738/02

Karen Bradley – Chartered Architect

PROPOSED EXTENSION TO, PINDER LODGE,
106 WEST DROVE NORTH, GEDNEY HILL.
FOR, MR AND MRS KING
Section A-A, scale – 1:100
Dwg no. 02/09/04 REV A (JUNE 2002)

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PROPOSED FLOOR PLAN

INTERNAL DRAINAGE
Connect w.c. to new manhole together with 32mm dia. wastes from wash basin.
Sink to discharge into a back inlet gulley.
All wastes to have 75mm deep anti-syphonic traps and access points.

SMOKE ALARMS
Self-contained smoke alarm unit to be fitted in the circulation area in position shown.
To be installed to B.S. 5446 pt 1

DRAINAGE
Drain runs to be 110mm dia. u.p.v.c. laid at a min of 1:100 to be laid on a regulating bed of graded shingle. Pipes are then to be surrounded and covered with a min. 100mm similar fill.
Drain runs within 1000mm of foundations to be encased in concrete up to top of foundations and to have a reinforced slab over if within vehicular areas.
Where drains pass through walls they are to have a reinforced concrete lintel over.

VENTILATION
Utility to have mechanical extraction providing a minimum of 30 litres/sec.
Windows to provide natural ventilation equal to a minimum of 1/20th of floor area of room served.

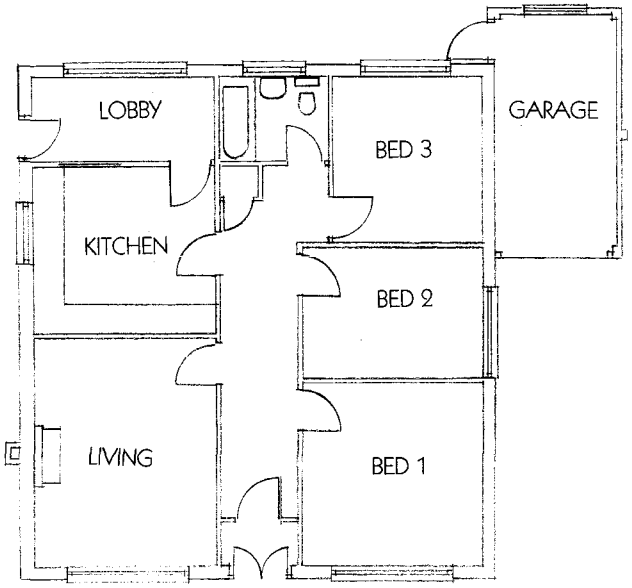
HOT AND COLD WATER/HEATING
Existing oil central heating system to be extended to provide 2 no. radiators with individual T.R.V.'s

PLANNED PLAN

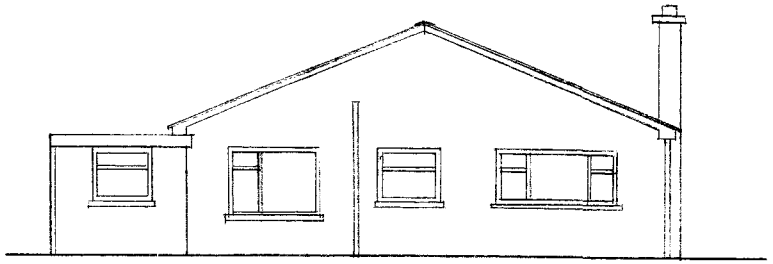
Planning Development
25 JUN 2002
Ref 0735/02

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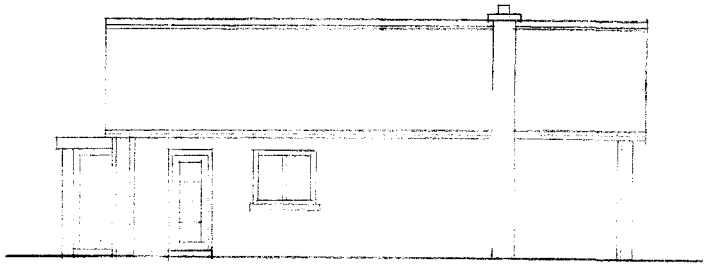
PROPOSED EXTENSION TO, PINDER LODGE,
106 WEST DROVE NORTH, GEDNEY HILL.
FOR, MR AND MRS KING
Proposed plan, scale – 1:50
Dwg no. 02/09/02 REVA (JUNE 2002)



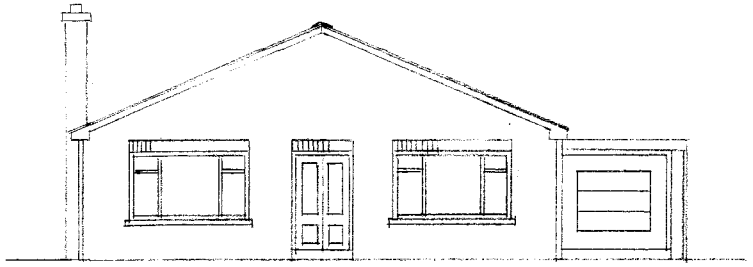
EXISTING FLOOR PLAN

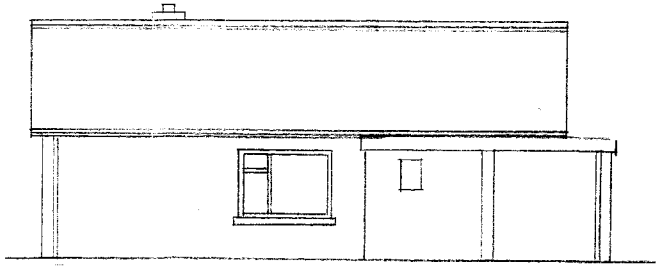


REAR



SIDE





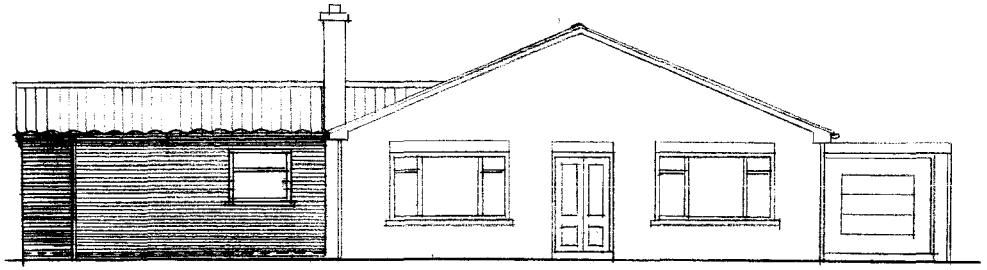
SIDE

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25 JUN 2002
Ref C/735/02

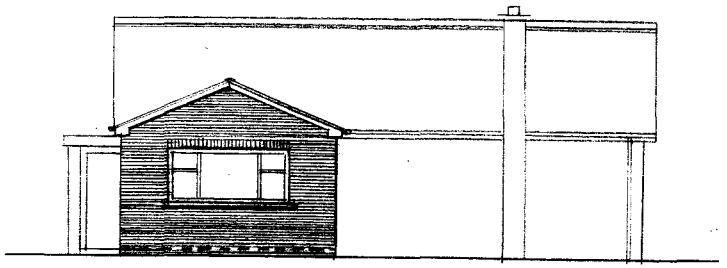
PROPOSED EXTENSION TO, PINDER LODGE,
106 WEST DROVE NORTH, GEDNEY HILL.
FOR, MR AND MRS KING
Existing plan and elevations, scale – 1:100
Dwg no. 02/09/01

Karen Bradley – Chartered Architect

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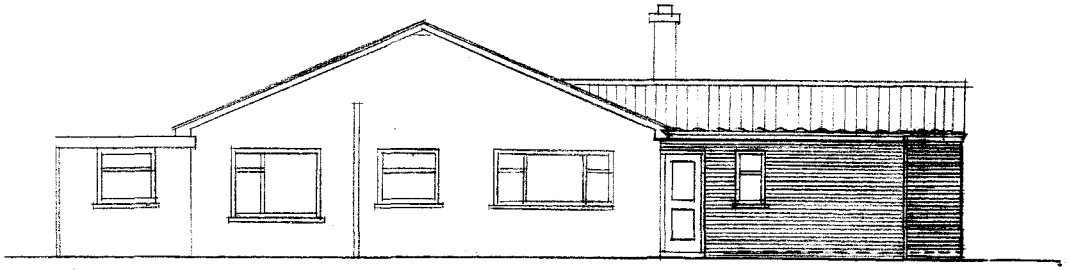
FRONT



SIDE

PROPOSED ELEVATIONS

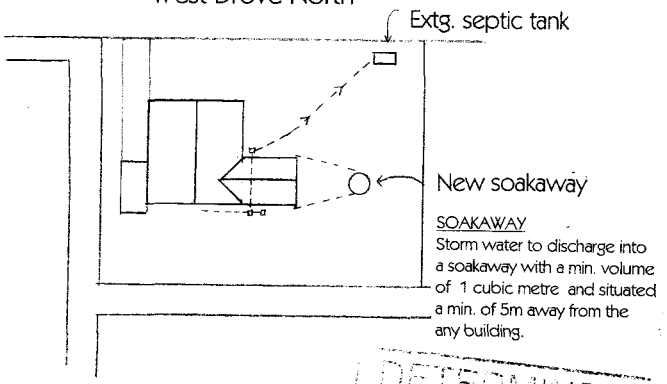
MATERIALS
Walls – Buff/brown bricks as existing
Roof – Concrete pantiles to match existing
joinery – White to match existing



REAR

Plann velopment
25 JUN 2002
Ref 02/381/2

West Drove North



BLOCK PLAN

DETERMINED PLAN

PROPOSED EXTENSION TO, PINDER LODGE,
106 WEST DROVE NORTH, GEDNEY HILL.
FOR, MR AND MRS KING
Proposed elevations & block plan, scales – 1:100/1:500
Dwg no. 02/09/03 REV A (JUNE 2002)

Karen Bradley – Chartered Architect