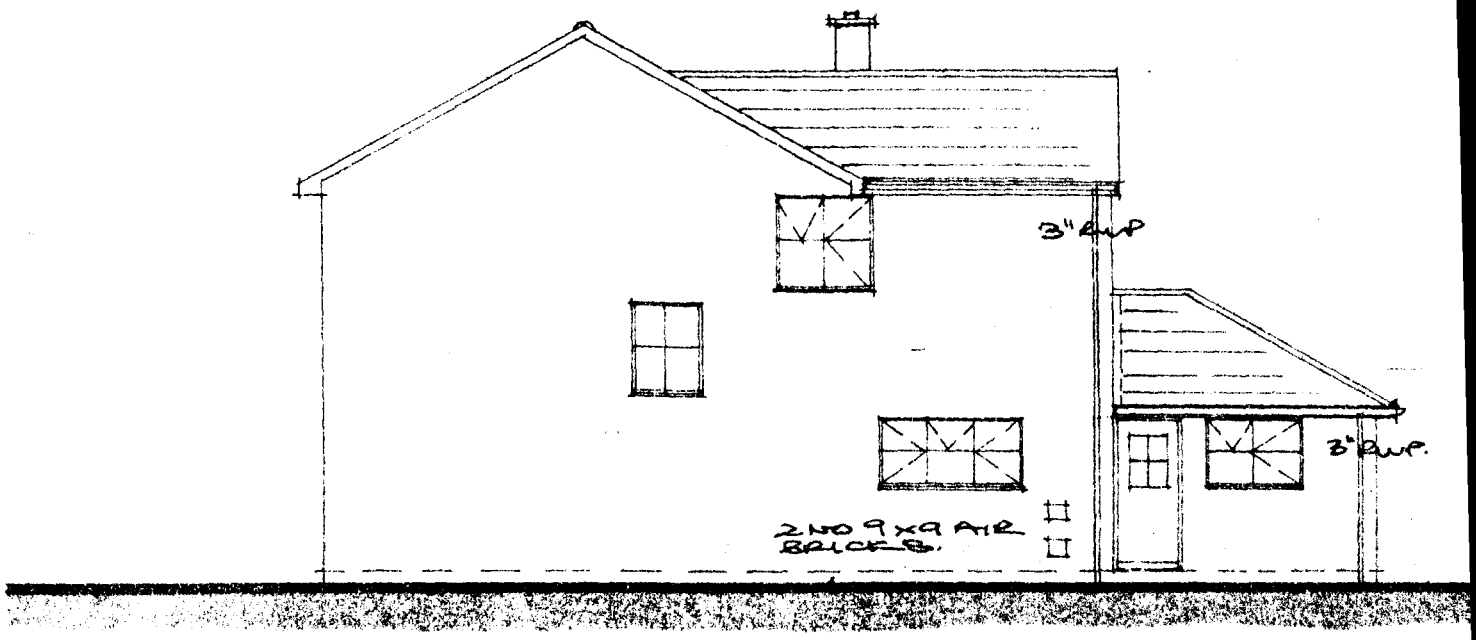
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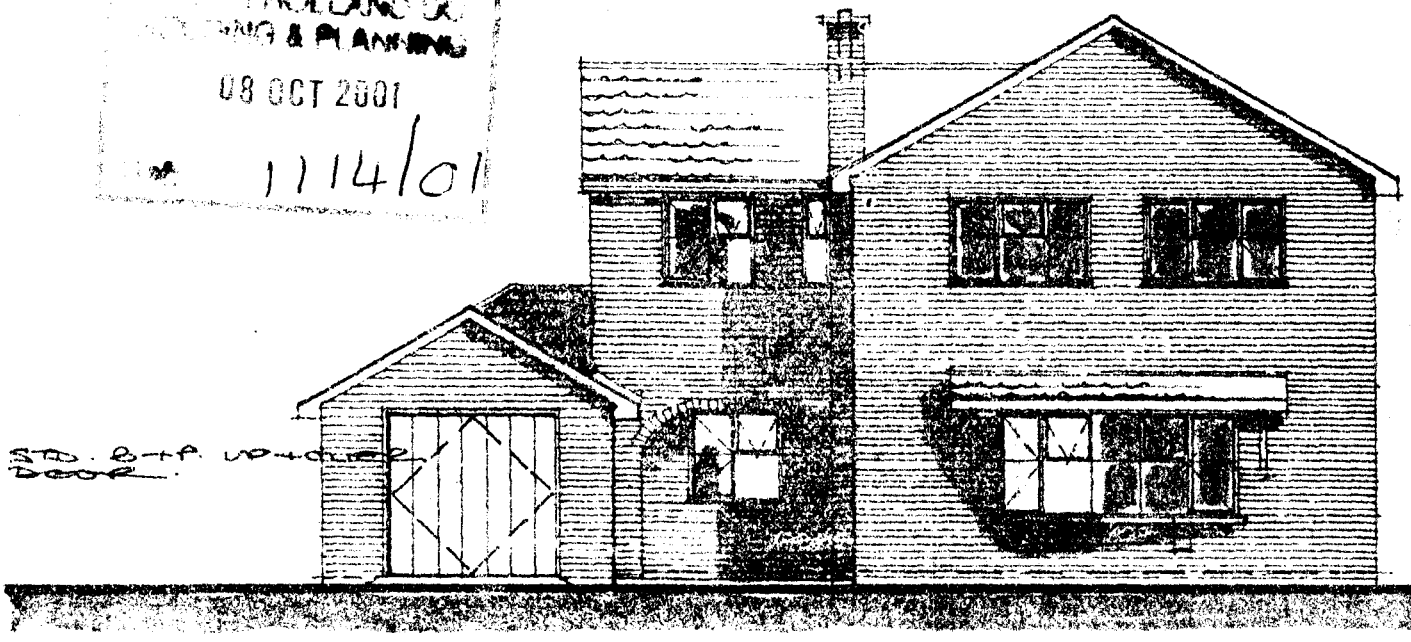


REAR.

ALL WINDOWS FROM B+P RANGE TO BE DOUBLE GLAZED AND TO HAVE TRICKLE VENTS SIZED 4000 sq mm.

OBSCURE GLAZE BATHROOM WINDOW + FRONT + REAR DOO

PLANNING & PLANNING
08 OCT 2001
1114/01

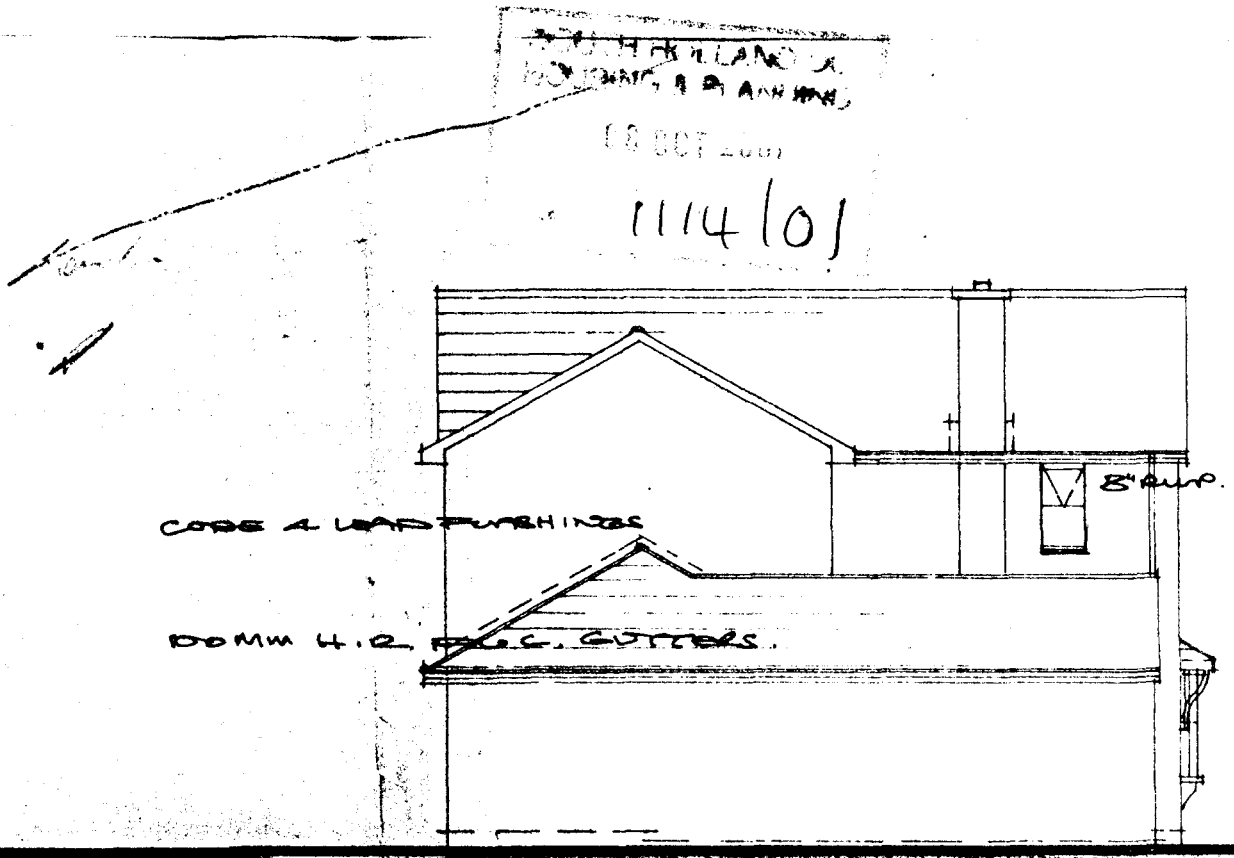


SS OGEE GUTTERS & RWPS. FINISH TO BE HD OVER.

INSULATED TO ROOF W

FRONT.

EXTERNAL LINTELS TO BE I.G. U/L OR AS SHOWN.
INTERNAL TO BE I.G. U/O OR AS SHOWN.
CAVITY TRAYS ABOVE LINTELS AND AT ABUTMENTS.



SIDE.

Do not scale off this drawing

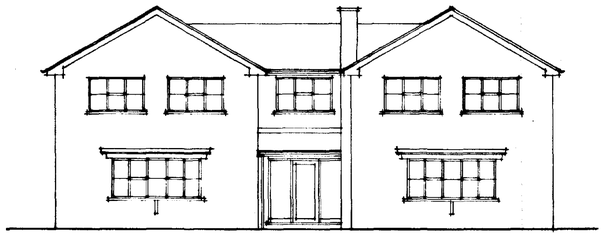
All site dimensions to be checked before work commences.

Interlocking concrete tiles to match existing

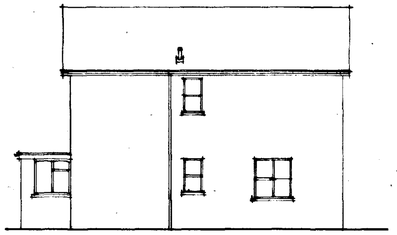
Eaves/barge board etc to match existing

Window frames to match existing

Facing bricks to match existing and to be fully bonded to existing on rear elevation.



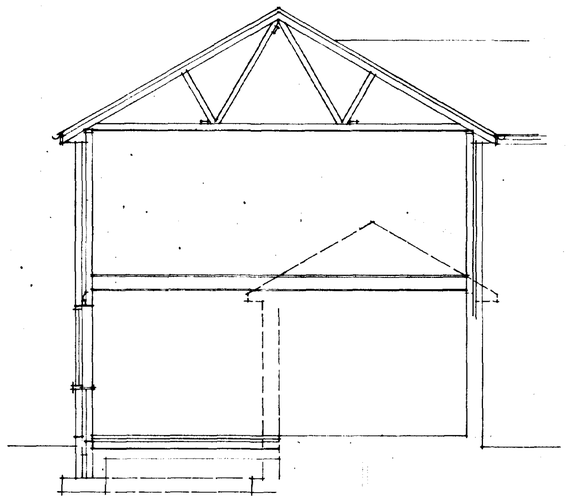
FRONT ELEVATION



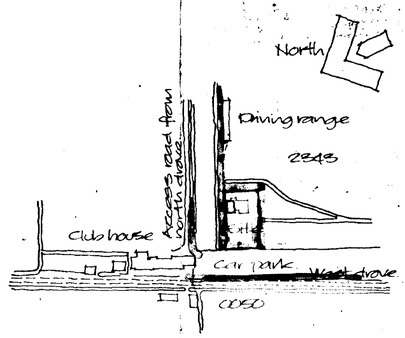
SIDE ELEVATION



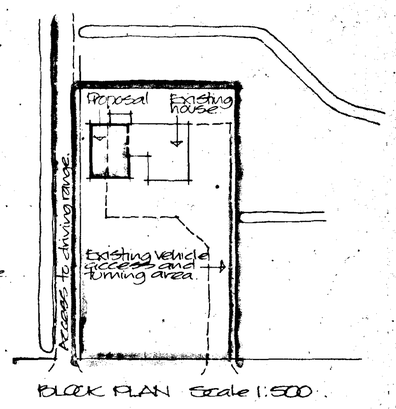
REAR ELEVATION



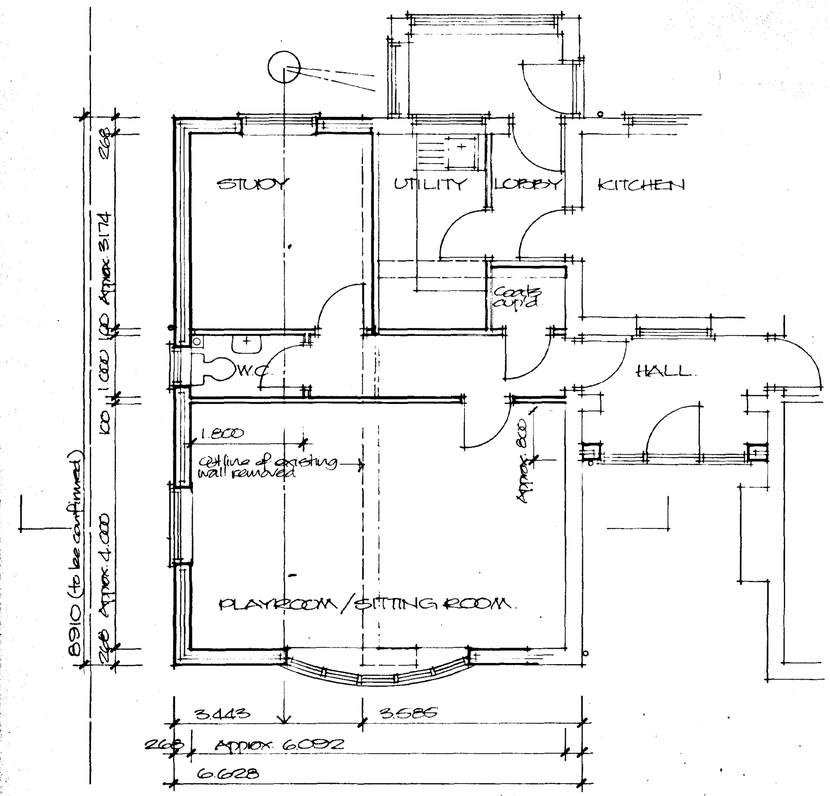
SECTION



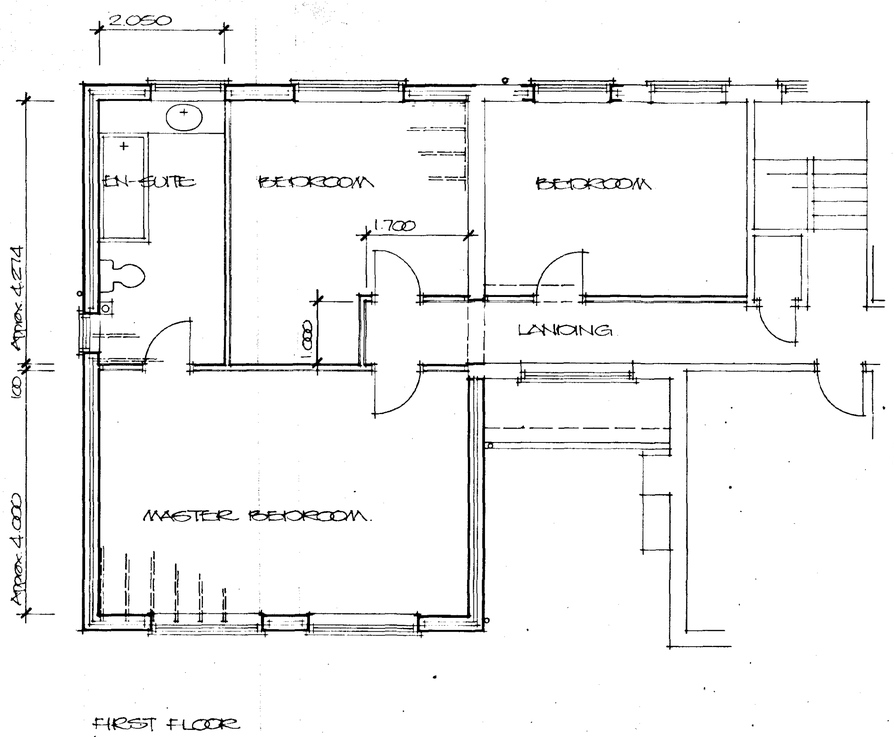
LOCATION PLAN Scale 1:2500



BLOCK PLAN Scale 1:500



GROUND FLOOR



FIRST FLOOR

SOUTH HOLLAND DC
HOUSING & PLANNING
14 SEP 2001
Ref: 1114/01

DETERMINED PLAN

Project

PROPOSED EXTENSION TO HOUSE WEST DROVE, GEDNEY HILL, SPALDING.

ALAN HORNSBY
ARCHITECTURAL SERVICES

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

Client

MR & MRS C. BRITTON

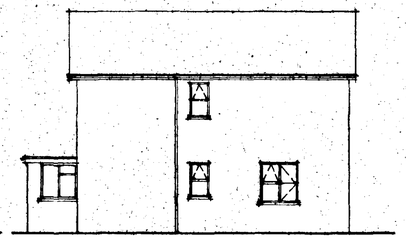
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Drg. no. 01/61/01

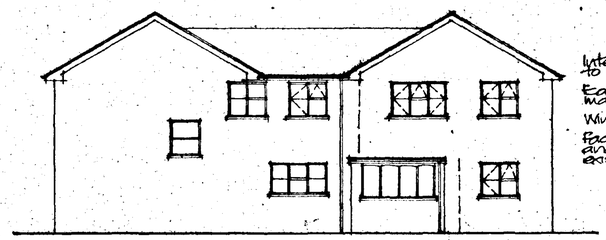
Date Sept 01

Roof construction: (Main roof)
Interlocking concrete tiles to match existing installed to manufacturers recommendations on 25x38 fully treated battens on sarking felt on gungnail roof trusses installed at max. 600mm cts.
Roof pitch to match existing (approx. 35°)
Install gungnail reducing trusses to extending existing roof structure
Roof trusses to comply with BS 5268 parts 2 and 3 and manufacturer to supply design certificate before work starts on roof structure.
Longitudinal 25x100 ties to be installed at ceiling level and ridge level where indicated.
Install 25x100 diagonal windbraces to full length of roof.
Install preformed fibreglass valley gutters installed to manufacturers recommendations.
All structural timber to be grade SC3 and marked dry or kin dry.
Eaves and verge construction to match existing with eaves incorporating roof void ventilation to provide min. 10,000mm² per metre.
Install UPVC gutters with downpipes to match existing.
Lateral restraint
Install 30x5mm mild steel straps at average 1.800 cts between roof structure and perimeter walls and between suspended floor structure and perimeter walls. Straps to extend over 3no. trusses/joists where joists at right angles with solid nogging under. Straps installed at ceiling level and at slope of roof.
Roof insulation
Install 2 layers of 100mm thick fibreglass quilt insulation with 1 layer between and 1 layer over ceiling joists. Maintain min 50mm vent gap above insulation at eaves.
Ceilings
All ceilings to be formed of 12.5mm thick plasterboard with 'Artex' finish and with all edges of plasterboard supported.
Suspended floors
18mm thick moisture resistant flooring grade T and G chipboard on 47x150 grade SC3 joists at 400mm ctc.
Install solid strutting at mid span to all joist spans above 2.500.
Joists supported on joist hangers on existing walls.
Ground floor construction
New areas of floor constructed of 65mm thick lightly reinforced sand/cement screed on 300 gauge polythene separating membrane on 50mm thick 30 grade expanded polystyrene insulation on 100mm grade 30 concrete slab on 1200 gauge polythene dpm lapped over wall d.p.c. on min. 150mm thick hardcore well consolidated and blinded.
Foundations
225x700 (225x450 to internal walls) grade ST4 ready mix concrete strip foundations to be min. 450mm deep (1.800 in shrinkable soil) Depth to be agreed on site with L.A. building inspector.
Cavity walls
Constructed of 102.5mm thick facing brick, 65mm cavity and 100mm thick thermalite standard blockwork or similar with dense plaster internal finish.
Cavity insulation to be 65mm thick fibreglass cavity batts installed to manufacturers recommendations.
Average U value = 0.45W/m²K
Provide insulated d.p.c. to reveals with flashes lapping by min. 15mm
Cavity wall ties installed at 900mm cts horizontally, 450mm cts vertically and at 225mm cts within 225mm of reveals.
Weep holes at 1.350 cts.
Cavities to be sealed.
Blockwork below d.p.c. level to be class 'A'
Provide wall ties at 675mm cts within 225mm of d.p.c. level.
Install thylad d.p.c. to walls min. 150mm above ground level (external).
Internal block walls to be 100mm thick as inner skin to cavity wall.
New walls to be bonded to existing with Furfix wall extension profiles unless otherwise stated.
Lintels
Install 1/3 No. lintel 100 over cavity where indicated. Install 1/3 L/3500 steel lintels spanning in cavity wall up to 800 span and type LINTOR to larger openings. Install box lintel 100 over door opening to playroom. Install cavity tray d.p.c. to lintels not protected by eaves overhang.

FRONT ELEVATION



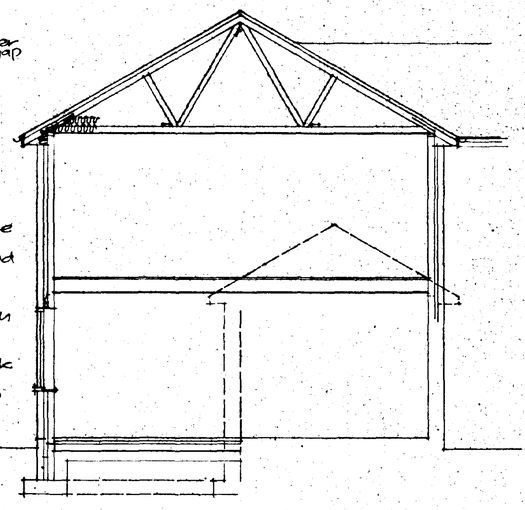
SIDE ELEVATION



REAR ELEVATION

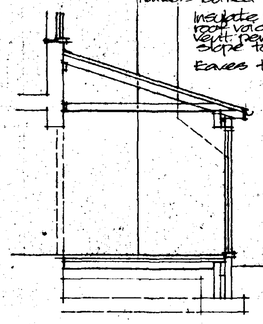
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Interlocking concrete tiles to match existing
Eaves/barge board etc to match existing
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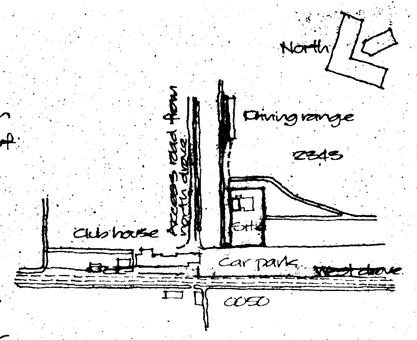


SECTION A-A

Each roof constructed of Redland Grovebury interlocking concrete tiles installed at approx 17½° pitch installed to manufacturers recommendations (colour and design similar to existing)
Tiles installed on 38x38 fully treated battens on sarking felt on built up timber roof structure formed of
50x150 rafters at 400mm cts.
50x150 ceiling joists at 400mm cts
50x100 wall plates
Ridge and ceiling joists supported on 50x125 hangers bolted to wall at 600mm max. cts.
Insulate roof as main extension and install roof void vents at eaves to give 10,000mm² per metre and install vents at top of slope to provide 5000mm² vent per metre
Eaves to match main house/extension.
Install code 6 lead flashings between roof and adjoining walls including cavity tray d.p.c. to new wall.
Ceilings, new cavity wall and floor and foundations as main extension.



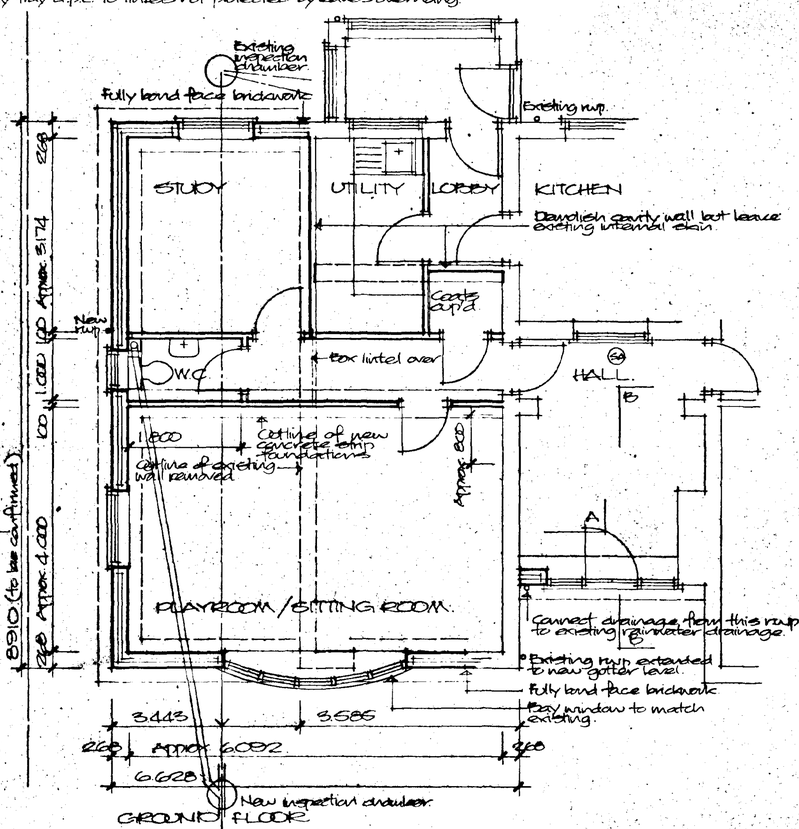
SECTION B-B

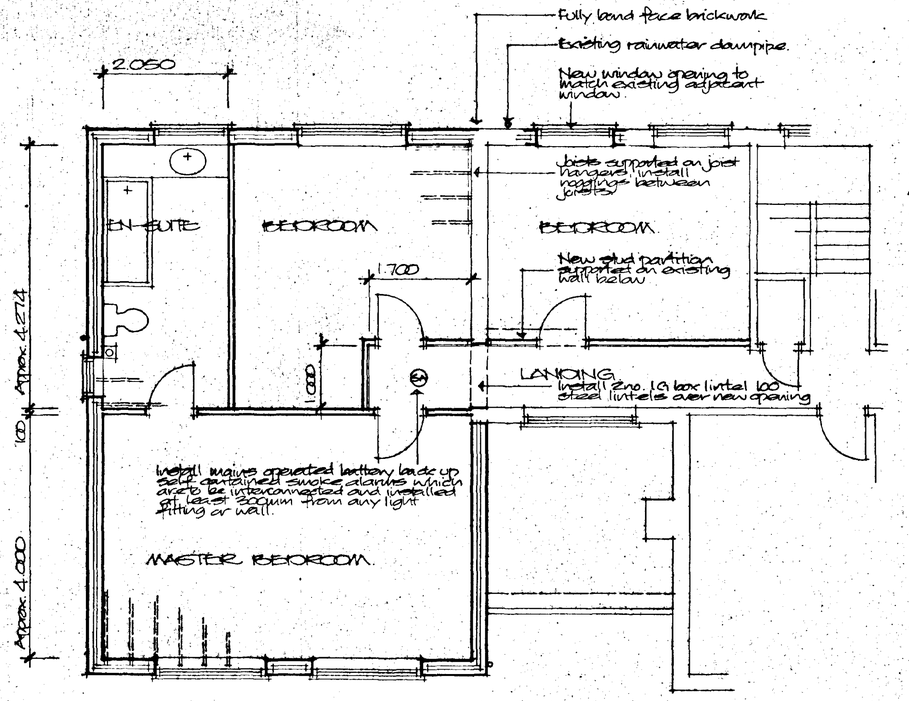


LOCATION PLAN Scale 1:2500

BLOCK PLAN Scale 1:500

Windows and external door:
New timber mid-rail frames to match existing to be double glazed with sealed units. All glass to doors, rooflights and any glass to windows within 800mm of floor level to be safety glass to BS 6206.
All openings to be draught sealed.
Window openings to provide at least 1/20th of floor area as ventilation to habitable rooms.
Install trickle vents to provide 8000mm² background ventilation to playroom, study and bedrooms and 4000mm² to en-suite and W.C.
Mechanical ventilation:
Install extract fan to en-suite to provide 15 litres per second extract.
Heating:
Extend existing electric night storage heating into extension together with hot and cold water services from existing system.
Above ground drainage:
To comply with BS 5572 with 40mm dia. polypropylene wastes from bath and all suite wash basin and 32mm dia. from g.f. wash basin. Install 50mm dia. combined wastes.
Install 75mm deep seal traps to fittings.
All new fittings connected to 110mm dia. UPVC soil and vent stack installed in accordance with Building Regulations. Vent to reduce to 82mm dia. and to terminate at ridge tile vent.
Install air admittance valve on waste pipe below en-suite wash basin.
Below ground drainage
To be 110mm dia. bedded and surrounded in 100mm pea gravel to fall at approx. 1 in 40 to connect to new preformed polypropylene inspection chamber installed on existing drain run.
Drains passing through walls to be protected by precast concrete slab lintels with min. 50mm clearance to pipes and protection from vermin entry.
Any drain within 600mm of ground level to be protected by paving slabs laid above pea gravel surround.
New rainwater downpipes connected to 110mm dia. UPVC drains bedded on 100mm pea gravel to fall to soakaways min. 1 metre cubic at least 5.000 from building.
Stud partitions
Constructed of 50x75 studs at 600mm cts with 50x75 sole and head plates and noggings at 1.200 cts. clad both sides with 12.5mm thick plasterboard and skim. Install fibreglass quilt packing between studs.
Fire exit
Windows to new bedrooms to have openings that comply with fire exit requirements (min. 450mm wide and at least 0.85m²)





FIRST FLOOR

SHDC
Planning & Development
11 JUL 2002
Ref 0114/0

AMENDED PLAN
Ref. n/a

Project
PROPOSED EXTENSION TO HOUSE, WEST GROVE, GEDNEY HILL, EARLSDING.

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

Client
MR & MRS C. BRITTON

Scale 1:50/1:100
Drg. no. 01/61/01c
Date Sept 01