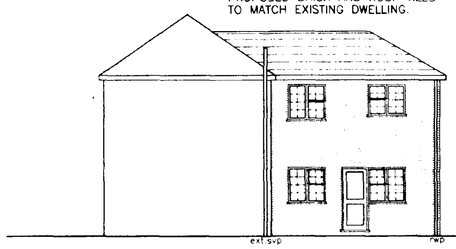
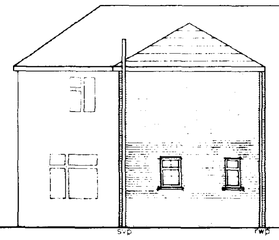
PROPOSED BRICK AND ROOF TILES
TO MATCH EXISTING DWELLING.



SIDE ELEVATION



REAR ELEVATION

NOTE: DEMOLISH EXISTING SINGLE STOREY STORE AND UTILITY INCLUDING FLOOR SLAB, NOT CAUSING ANY DAMAGE TO ADJACENT STRUCTURE
MAKE GOOD ANY BRICK/BLOCKWORK AND ROOF STRUCTURE AND FINISH.

boundary

HEATING

Thermostat valves to be fitted to all new radiators All pipes to be installed in accordance with reg L1 Building Regulations

LINTELS

All new lintels to be I.G. type installed in accordance with manufacturers instructions and to have 150mm min end bearing
Above lintels in cavity wall provide dpc cavity trays over

KITCHEN

Extractor capable of ext. rate N.L.T. 60 litres per second or incorporated in a cooker hood capable of 30 litres per second, operated intermittently and ducted to exterior of dwelling

BATHROOM

To have mechanical extractor, capable of extracting N.L.T. 15 litres per second, which may be operated intermittently and ducted to external air

SURFACE WATER DRAINAGE

112.5mm nominal half rounded guttering with 68mm diameter downpipes in pvc to match existing Pipes to discharge into existing soakaways

INTERNAL WALLS - FIRST FLOOR

to be - 50x75mm head and sole plate
50x75mm vertical studs at 400mm ctrs
75mm fibreglass insulation between studs
12.5mm plasterboard and skim f.inish to both sides
where walls run parallel to joist direction build off doubled up joist
doubled joists in addition to normal joist spacing and bolted together at 600mm ctrs using M12 bolts.
where walls run at right angels to joist direction build of sole plate.

VENTILATION PROVISION

All rooms to be served by windows incorporating vent opening not less than 1/20th floor area

ALL HABITABLE ROOMS

To have proprietary trickle vents installed to window frame at high level vent area to be not less than 4000mm

SMOKE DETECTORS

To be self contained smoke alarms permanently wired to separate fused circuit at distribution board and inter connected with the unit on the first floor units should have battery back up

FOUL WATER DRAINAGE

Inspection chambers to be UPVC barrel installed in accordance with manufacturers instructions

Below ground pipework to be 100mm dia UPVC buried to BS 4660 1989 flexible jointed pipework laid in accordance with manufacturers specification to 1:70 fall with 150mm pea gravel bed and surround.

Where pipes pass below floors provide 150mm min pea gravel bed and surround to maintain flexibility.

110mm dia. UPVC soil and vent pipes . Provide balloon grating to terminate at 900mm min. above adjacent openings within 3.0m
Provide access plate at base of stack

Waste pipes from appliances to discharge directly into soil pipes or pipline as appropriate with screw plugs at all changes of direction.

38mm dia. UPVC wastes with 75mm deep seal traps to all appliances unless otherwise stated

Where waste run exceeds 3.0m provide anti-syphon traps to appliances

Shower tray to be set on raised plinth to allow access to trap.

Where wastes and soil pipes are encased in ply ducting provide access panels.

Where drains run through walls provide concrete lintel over 300mm min long
Length dependent on angle and number of drain runs. A 50mm gap should be left all around the pipe with the opening covered by a rigid sheet material

GLAZING

To be in accordance with part N1 building regulations and BS 6206:1981
All glazing to internal doors where fitted to be toughened laminated safety glass
All glazing to external doors to be toughened laminated safety glass except
toilet doors incorporating small glazing area not exceeding 250mm width
and 0.5mm. area. E.G. cottage style

Double glazing to all external doors and windows

Each safety glazed panel to incorporate the British Standard kite mark
as means of identification

SUB STRUCTURE WALLING

To be clean A dense concrete blocks , any brickwork below dpc level to be of
frost resistant bricks
Damp proof course to external wall 150mm above f.inished ground level
weak concrete infill to cavities to terminate 225mm below
lowest dpc level

GROUND FLOOR CONSTRUCTION

50mm sand cement screed
100mm overside ST4 concl
25mm or jubilee of grade f.loor insulation with 25mm jubilee insulation to
external wall slab perimeter
1200 gauge pvc dpm lap dpm to wall dpc 100mm min
150mm blinded and consolidated hardcore base

CAVITY WALL CONSTRUCTION

280mm cavity walls to consist of.
100mm facing brickwork to match existing Ichay bricks to comply with B.S. 3921,1971)
60mm cavity filled with dry cavity wall insulation
100mm solid insulating blocks- ork to inner leaf
13mm sand+cement render and skim finish to internal face
cavity wall tied together using galvanised steel wall ties spaced 450 vertically,
900 horizontally to BS 1243:1978
ties to be staggered and placed at 225mm vertical ctrs at unbonded closure of cavity.
cavities to be closed at all open ings and in roof space incorporating horizontal and vertical dpc.s
Damcor insulating vertical dpc

FIRST FLOOR CONSTRUCTION

15mm flooring grade weyrod- ing on
50x147mm floor joists SC3 grade at 400mm ctrs
30x5mm galvanised mild stee- anchor and lateral restraining straps to floor
structure at 2.0m ctrs with pa- k and noggings N.L.T 38mm thick and M.L.T half depth of joist straps to span 3Mo joists minimum.

CEILING FINISHES

12.5mm plasterboard and artex to ground and first floors
tape and fill all joints , and ba- k with noggings to ensure adequate fire resistance
(half hour modified)

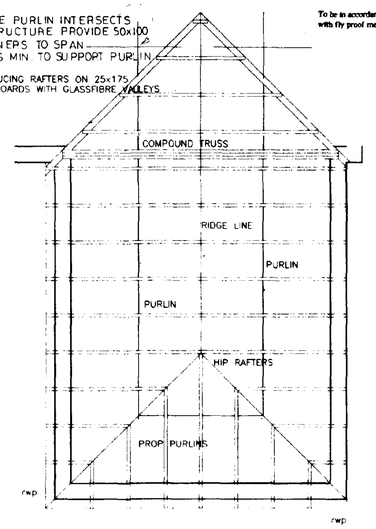
FOUNDATIONS

Provide 450mm wide con rete trench fill foundations
All concrete to be ST4 mix.
Foundations taken down to a depth of 1.0m or to an approved load bearing sub-strata.
If shrinkable sub soil is encountered on site, foundations to be taken down to a depth of 1.0m min below finished ground level or such depth as required by soil conditions.

where internal walls are to sit off floor slab thicken to 450x225mm

WHERE PURLIN INTERSECTS
EXT ROOF STRUCTURE PROVIDE 50x100
TIMBER RUNNERS TO SPAN
3 NO TRUSSES MIN. TO SUPPORT PURLIN.

REDUCING RAFTERS ON 25x175
LAYBOARDS WITH GLASSFIBRE VALLEYS



ROOF PLAN

ROOF CONSTRUCTION

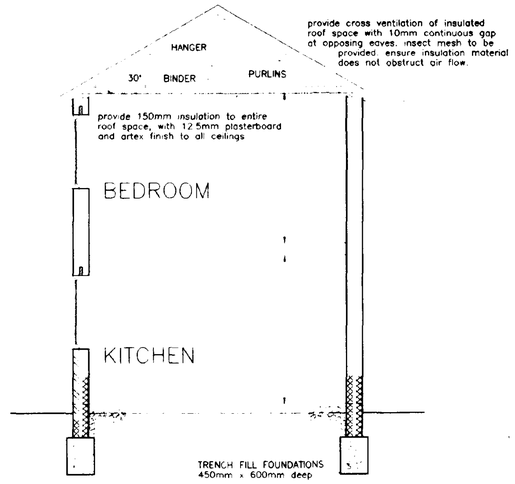
Concrete interlocking tiles to match existing and to comply
to BS 473, 550 part 2 1971.
25x38 sw battens on underfelt to BS 747 type 1F,(lap felt 150mm).
Ridge 38x150
Rafters 50x125 sc3 grade at 600mm ctrs
Ceiling ties 50x125 sc3 grade at 600mm ctrs
Purlins 75x225
Binder 63x300
Hanger 50x100 at 1200mm ctrs
Wall plate 50x100
Hip rafters 30x225

30x5mm Galvanised lateral and anchor restraining straps at verge and ceiling level at 2.0m ctrs
38x175mm fascia with 6mm plywood soffit
150mm insulation quilt to entire roof space

Tiles to be laid with 100mm head lap and fixed in accordance with manufacturers instructions and with regard to windspeed roof pitch and exposure rating as detailed in CP3 chapter V part 2, 1972

PITCHED ROOF VENTILATION

To be in accordance with Building Regulation F2 by providing a 10mm wide gap in soffit with fly proof mesh over.



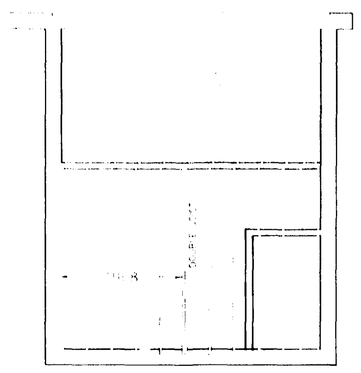
SECTION

NOTE FILL EXISTING WELL WITH LEAN MIX CONCRETE

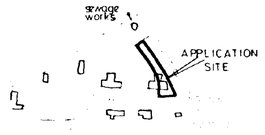
GROUND FLOOR PLAN

TO EXCAVATE FOR NEW FOUNDATIONS

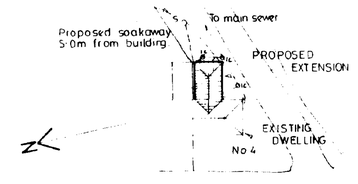
EXISTING WALL TO BE CONNECTED



DETERMINED PLAN



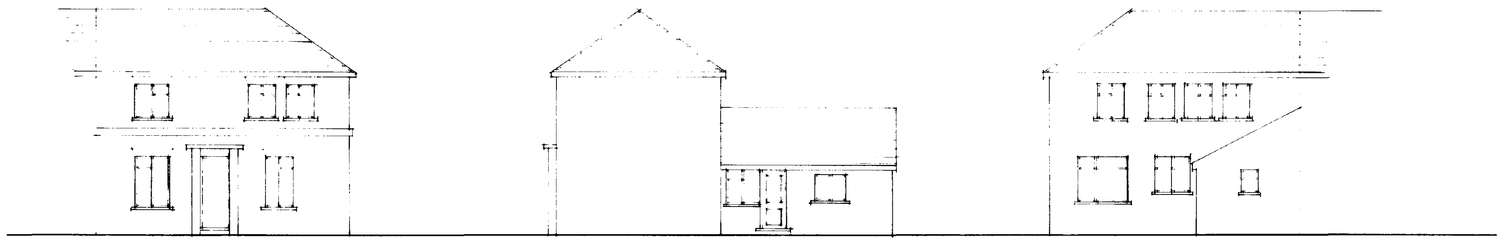
LOCATION PLAN 1:2500



SITE PLAN BECK BANK
1:500

SOUTH HOLLAND DC
HOUSING & PLANNING
28 JUN 1995
Ref: 0672/95

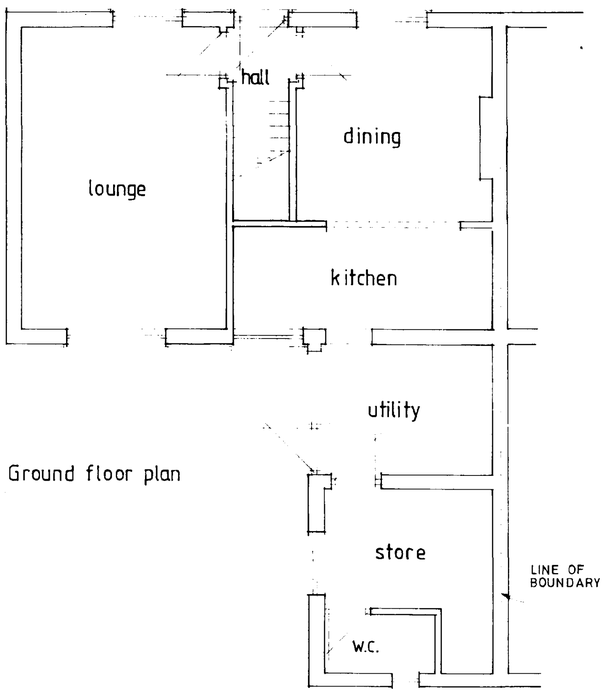
PROPOSED EXTENSION FOR MR & MRS J MANTLE, No 4, BECK BANK, GOSBERTON CLOUGH, SPALDING. WORKING DRAWING JUNE 95 1:100, 1:50, 1:500, 1:2500



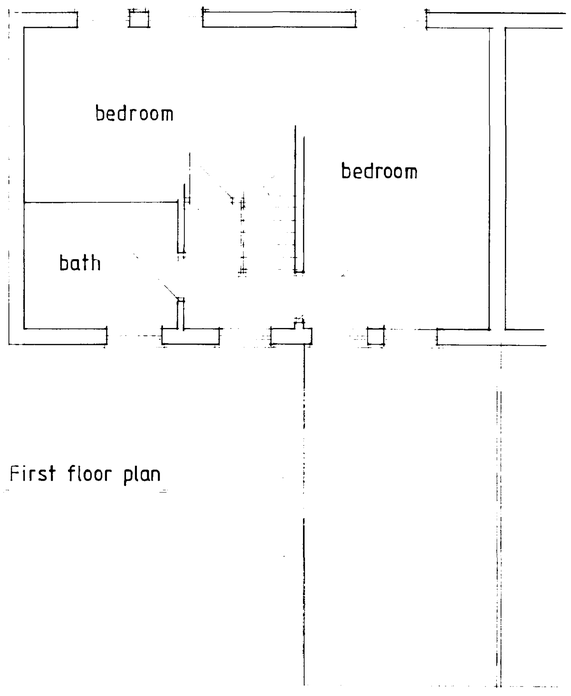
Front Elevation

Side

Rear



Ground floor plan



First floor plan

APPROVED PLANS

SOUTH HOLLAND DC
HOUSING & PLANNING
28 JUN 1995
Ref: 0672/95

PROPOSED EXTENSION FOR: MR & MRS J MANTLE, 4 BECK BANK, GOSBERTON CLOUGH, SPALDING. EXISTING FLOOR PLANS & ELEVATIONS 1:100, 1:50 JUNE 1995