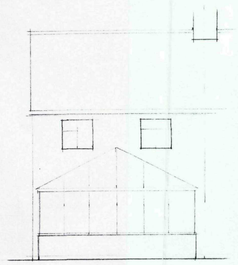
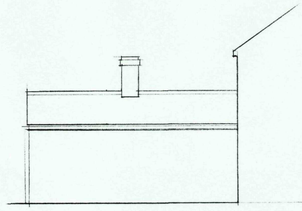


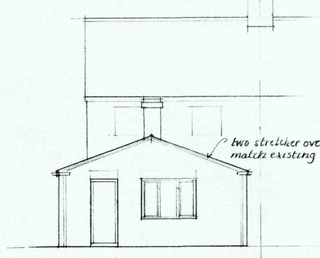
EAST ELEVATION



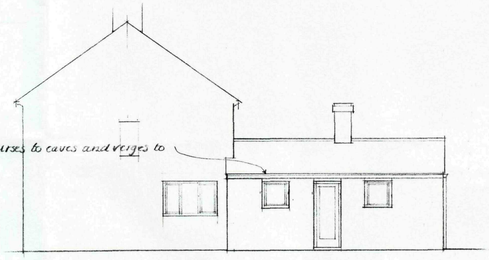
NORTH ELEVATION



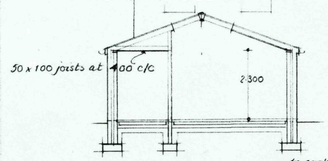
SOUTH ELEVATION



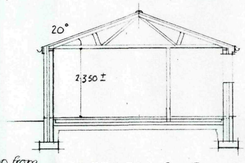
NORTH ELEVATION



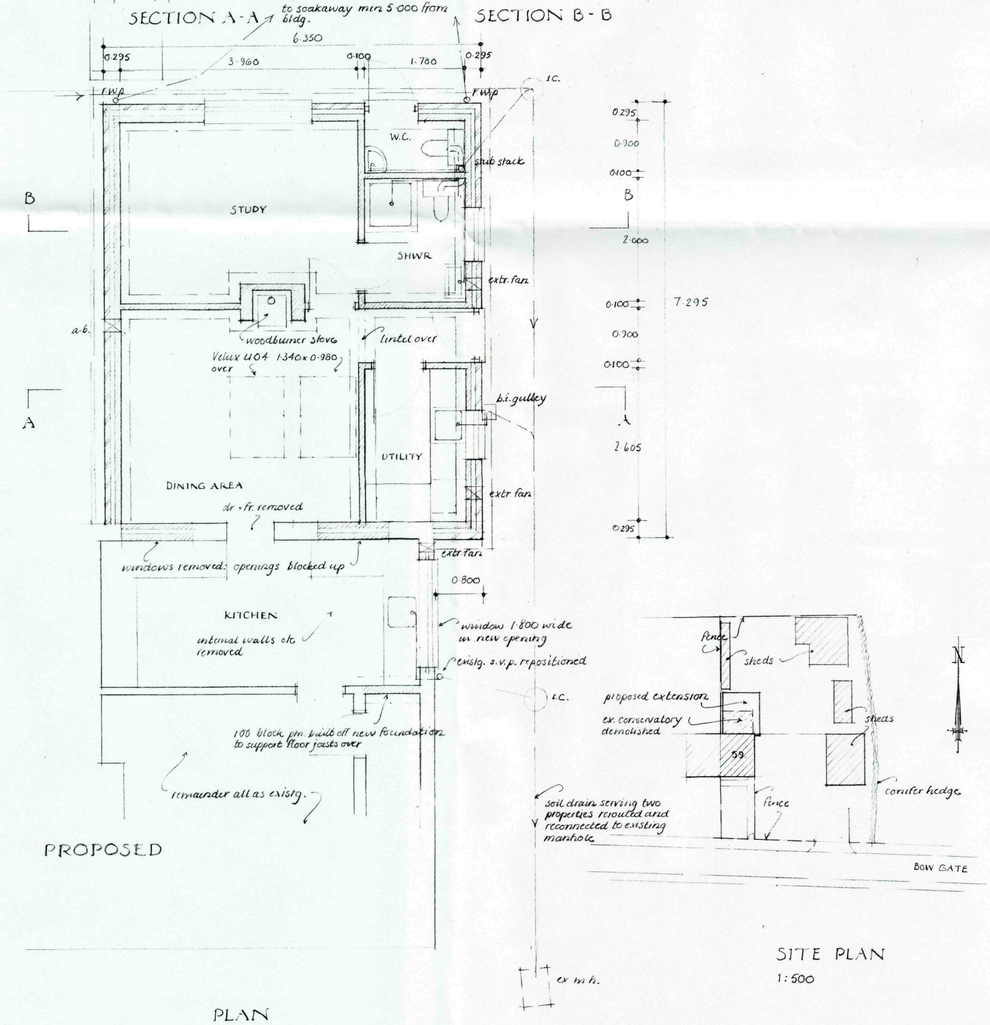
EAST ELEVATION

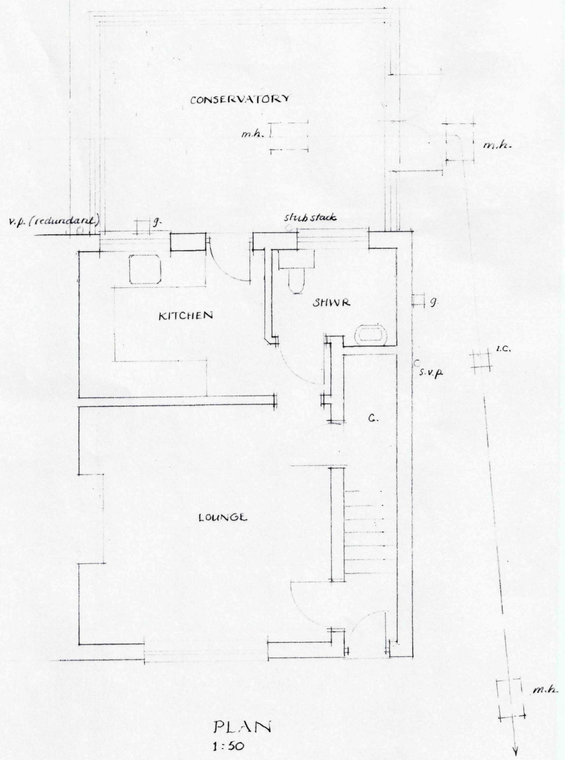


SECTION A-A



SECTION B-B





PLAN
1:50

EXISTING

PROPOSED

PLAN
1:50

SITE PLAN
1:500

Foundations: 600 x 225 concrete (min. GEN 1 mix) strip foundation to cavity walls with 450 x 225 foundation to principal 100mm walls as indicated at depth to suit ground conditions (assumed 900 below ground level): 100mm internal non-loadbearing walls built off floor slab with 900 wide strip of A252 mesh reinforcement in floor slab: substructure built in class "A" concrete blockwork in cement mortar with lean-mix concrete cavity fill up to 225 below d.p.c.: where drains pass through substructure the blockwork is to contain a prestressed concrete lintel with min. 150 bearing on each side and 50mm. masked clearance around pipe.

External walls: facing bricks, 95 mm cavity with min. five stainless steel cavity ties per m2 and 85 mm. full fill Dritherm insulation, 100 Topblock Toplite insulating block inner skin or equal (K value 0.15 or less), 12.5 plasterboard dry lining finish: I.G. L1/S 75 combined steel lintels or as noted with cavity tray d.p.c.: standard insulated cavity closers to reveals at jambs with cavity tie at every block course: window frames to cloak cavity insulation by minimum 35mm: reveals lined internally with 12.5 mm foil-backed plasterboard and skim: pitch polymer or equivalent d.p.c. min. 150mm. above ground level: max. "U" value 0.30 W/m2K.

Internal walls: mainly 100 block with 12.5 plasterboard dry lining finish: prestressed concrete plank or corrugated steel lintels over doorway openings:

Ground Floors: min. 32mm c/s screed on 100mm concrete (RC35 mix), 75mm Celotex GA3075Z insulation, 1200 gauge polythene d.p. membrane lapped with d.p.c in blockwork, min. 150mm blinded hardcore compacted in max. 150mm layers: "U" value 0.22 W/m2K.

Roof: concrete interlocking slates, battens and Tyvek vapour permeable underfelt: prefabricated fink trusses as noted by specialist manufacturer fixed at 450 centres with 25 x 100 longitudinal and diagonal wind bracing all in accordance with B.S.5268 Pt.3.: Cut roof over Dining Area and Utility with 50 x 150 rafters at 400 centres trimmed with double rafters for Velux roof windows as noted: 100 x 50 wallplates or as required to keep roof surface in line: 30 x 5 galv. m.s. anchor straps to perimeter at max. 2.000 centres and spanning three trusses at gables with supporting noggins: 12.5mm plasterboard and skim or Artex ceilings: ceil. traps to be fully insulated and draught-stripped: 270 fibreglass insulation over ceilings (100mm layer between joists, 170 layer over): 100mm Celotex or Roofmate insulation between rafters with further 40mm to underside of rafters beneath plasterboard where sloping ceilings occur in Dining Area: 112mm self-coloured pvc gutter with matching 68mmp downpipes: code 4 lead flashings at abutments: max. "U" value to pitched roofs 0.16W/m2K, but 0.20W/m2K where sloping ceilings occur. All measures are to be taken to ensure continuity of thermal insulation at all junctions etc.

Windows to be white upvc as noted double glazed throughout with 4/16/4 Low E air-filled sealed units: all glazing to doors and to windows where less than 800mm. above floor to be toughened safety glass: all windows to incorporate min. 50% opening sashes as shown and to be fully draught-stripped: one sash in Study to be fully openable in compliance with regulations governing emergency escape in case of fire (a clear opening min. 0.33m2, min. height or width 450mm, max. 1.100 from underside to f.f.l.): all windows to incorporate trickle ventilator facility min. 8000mm2. Ext. doors and frames to be draught-stripped and double glazed as windows: toughened safety glass to any glazed doors internally: max. "U" value externally 1.80 W/m2K.

Wastes: All appliances to have deep seal traps: polypropylene waste pipes generally 32mm dia. to basins and 38mm or 50mm to remainder connected to gullies or soil pipes: exposed soil pipework internally to be boxed in: repositioned 110 mm dia. soil and ventilating pipe serving main Bathroom to terminate as existing with ventilating finial: stub stack fitted with air admittance valves within pipe boxing: soil pipes above ground to have cleansing access plates.

Drains: soil and surface water drains to be 100 diameter Osmadrain or equal laid with granular bed and surround to self-cleansing falls (min. 1 in 80) : inspection chambers to be 450 diameter and set in concrete with heavy duty cover and frame if in vehicular area: external drains with less than 600mm cover to have 150 leanmix infill over surround:

Extract ventilation: extractor fans min. capacity 15l/s in Shower Room, 60l/s in Kitchen, and 30 l/s capacity in Utility: fans generally to be wall mounted:

Heating: any radiators to extended central heating system to have thermostatic controls: all pipework in roof voids, floor ducts etc. to be lagged:

Fireplace: fire to be standard enclosed woodburning stove with 225 x 225 external airbrick for combustion air: brick stack to contain rebated flue liners sized as manufacturers recommendations laid socket uppermost and jointed with fire resisting cement: structural hearth min. 125mm thick: d.p.c. to be provided to full width of brickwork to stack level with top of lead flashing. Standard fireplace notice to be provided (adjacent to mains electric point).

Switches and socket outlets to be positioned between 450 and 1200mm above finished floor level: energy efficient light fittings (e.g. fluorescents) to be used in at least one in four cases: all electrical work required to comply with Part P is to be designed, installed, inspected and tested by a person competent to do so, and a certificate to B.S. 7671 issued on completion.

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PROPOSED EXTENSIONS TO 59, BOW GATE, GOSBERTON.

8350/G/3. SCALES 1:50 AND 1:100

NIOLSOM & PARTNERS
SURVEYORS
13, MAIN RIDGE, BOSTON, LINCS.