Roof construction:

Interlocking concrete tiles to match existing installed to manufacturers recommendations on sarking felt and tanalised battens on trussed rafter roof structure together with section of built up timber roof structure over kitchen.

Roof tiles installed on 25x50 fully treated battens on sarking felt. Roof pitch to match and be in line with main roof to west elevation. Gable ends to main roof and open ends to rear over kitchen which to be the same pitch as roof over existing bathroom.

Roof trusses to be installed at max. 600mm ctrs and manufacturer to supply design certificate before installation. Trusses to comply with part A, B, C, D, E and H of the building regulations.

Install 25x100 longitudinal ties at ridge and ceiling level.

Built up section of roof constructed of:
- 25x150 rafters and ceiling joists at max. 600mm ctrs
- Wall plates to all roofs to be 100x100

Eaves to be formed of approx. 6m 225x150 fully treated fascia board together with roof void ventilation strip (over fascia type) to provide min. 10,000mm² per metre ventilation.

All structural timber to be grade SC3 and marked dry or kiln dry.

Install 50x5mm mild steel straps between roof structure and perimeter walls. Straps to be installed at ceiling level and at slope of roof. Straps to be fixed over wall plates and timbers, trusses where at right angles supported by noggings.

Roof insulation:

Install 100mm thick fibreglass quilt insulation between ceiling joists and 150mm thick quilt over joists. Maintain roof void ventilation gap at eaves.

Gutters and downpipes:

Install 112mm hr upvc gutters with 68mm dia. downpipes. New downpipes connected to 110mm dia upvc drains bedded on 100mm pea gravel to fall to soakpits / mature trees at least 5.000 from building.

Ceilings:

New ceilings formed of 12.5mm thick plasterboard with 'Artex' finish and scrim to perimeter and at all joints. Make good existing to bedroom where new Velux rooflight installed.

Cavity walls:

Formed of 102mm facing brickwork, 75mm cavity and 100mm thick thermalite or celcon standard blockwork with dense plaster internal finish.
Install 75mm thick Dritherm cavity insulation to manufacturers recommendations.
Average U value = 0.35 W/m²K
Install concrete insulated d.p.c. to reveals with frames lapping by min. 15mm.
Install wall ties at 900mm ctrs horizontally, 450mm ctrs vertically and at 5mm ctrs within 225mm of reveals.
Install flexible d.p.c. min. 150mm above ground level to external skin and approx. 75mm lower to internal skin with d.p.m. lapping inner skin d.p.c.
Install concrete fill to base of cavity to within 225mm of d.p.c. level.
Brickwork / lead below d.p.c. level to be class A.
Install soldier / shallow arches above new openings.
New walls bonded to existing with Furfix wall extension profiles.

Lintels:

Install I.G. type LJ 65/75 steel lintels to all new openings in cavity walls, combined with cavity tray d.p.c. to each lintel.
Install I.G. box lintel 200 to new window opening in existing bedroom.
Install I.G. box lintel 100 to door opening between dining room and kitchen.
Install I.G. internal 100 steel lintels to 2no. other internal doors.
Install I.G. arch formers to 3no. openings.



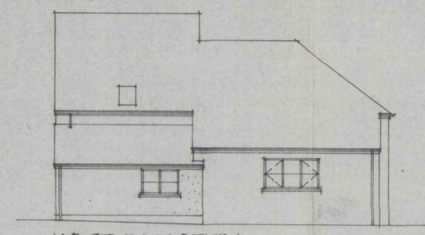
EAST ELEVATION



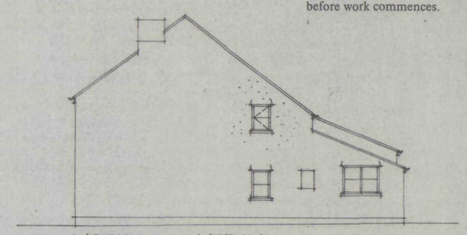
SOUTH ELEVATION

Extension constructed in Ibstock Mayhoe red mixture facing bricks

Install arch formers to 3no. new openings to south elevation



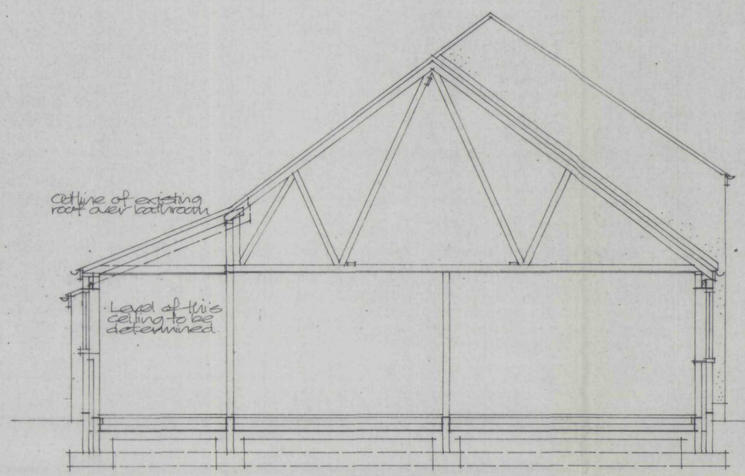
WEST ELEVATION



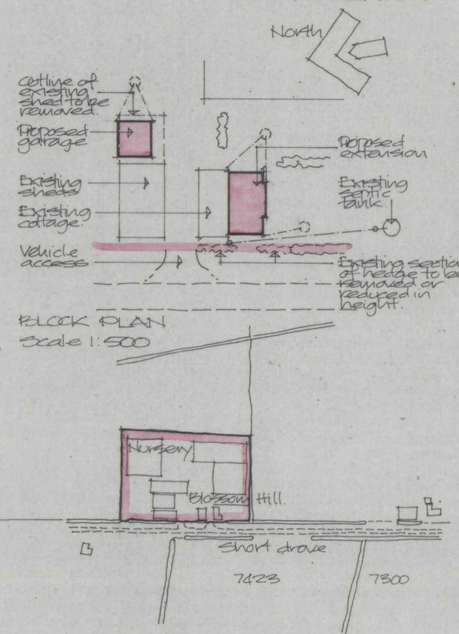
NORTH ELEVATION

Do not scale off this drawing

All site dimensions to be checked before work commences.

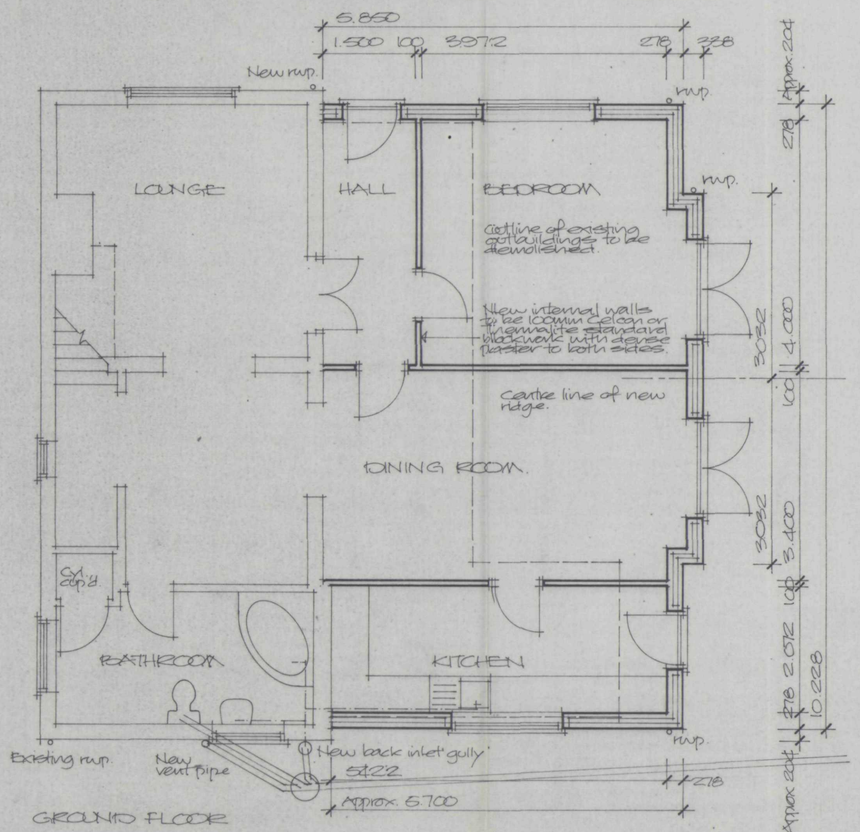


SECTION

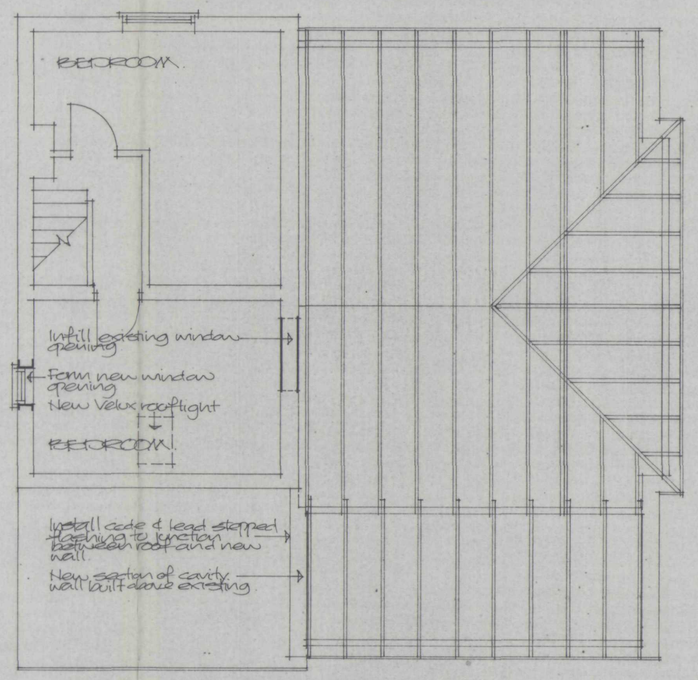


BLOCK PLAN
Scale 1:500

LOCATION PLAN Scale 1:2500



GROUND FLOOR



FIRST FLOOR

Windows and external doors:

Install timber or UPVC framed windows and doors (to be confirmed) glazed with sealed unit double glazing with min. 16mm gaps incorporating low E glass to give min. U value of 2.0 W/m²K. All glass to doors and any glass within 800mm of floor to be safety glass to BS 6206.

Windows / doors to new bedroom, dining room and existing altered bedroom to provide min. 5% openings (ventilation) to floor area. Where required also to have trickle ventilators installed to give min. of 8000mm² background ventilation. Install trickle vents to kitchen to give min. of 4000mm².

All openings to be draught sealed.
Window to altered existing bedroom to be suitable as fire exit.
Install Velux ref. G.G.L. 104 roof window into existing bedroom.

Approx window sizes:

Bedroom (new)	1770x1800 1600x2100 (doors)
Dining room	1600x2100 (doors)
Kitchen	1770x1050
Bedroom (existing)	650x900

Above ground drainage:

90mm dia. polypropylene waste from kitchen sink and bath and 32mm dia. waste from wash basin. Install 50mm dia. contained wastes. All fittings to have 75mm deep seal traps.

Existing bath, basin and toilet to be connected to new drainage together with new kitchen waste.

Install new 110mm dia. vent stack terminating min. 900mm above bathroom window head.

Below ground drainage:

Install new 110mm dia. UPVC drains bedded and surrounded in 100mm pea gravel to fall at approx. 1 in 60 to connect to existing septic tank.
Any drain within 600mm of ground level to be protected by reinforced concrete slab and all drains below paved areas to have Drain Doctor Duraflow wall to be protected by 225mm reinforced concrete slab lintel with min. 50mm clearance, protection from vermin, entry and gas sealed.
Seal off any disused drain runs.

Heating and hot water:

Extend existing central heating and water services. Install thermostatic valves to all new radiators. All hot water pipes and un-protected cold water pipes to be insulated with Armaflex or equivalent insulation of thickness to match pipe outside diameter.
Check that existing boiler is suitable.

Mechanical ventilation:

Install extract fan to kitchen within cooker hood to extract at a rate of 30 litres per second.

Lighting:

Install to at least 2 rooms fluorescent tube or compact fluorescent type light fittings.

Lead flashings:

Install code 4 lead flashings at junction of new roof and existing cottage wall (combined with render stop) and between existing roof above bathroom and new wall.

Foundations:

225x700 (225x450) grade GEN 3 concrete strip foundations to be min. 750mm deep (1.000 in shrinkable soil) Depth to be agreed on site with L.A. Building Inspector.

Floor construction:

Approx. 50mm sand / cement screed on 100mm thick grade GEN 3 concrete slab with 25mm thick engineered polystyrene insulation between concrete and external walls, slab laid on 100mm thick GEN 3 grade compacted hardcore with an 1200 gauge polythene dpm on min. 150mm hardcore well blinded and consolidated.

DETERMINED PLAN

SHDC
Planning & Development
31 JUL 2003
Ref 0950/03

Project	PROPOSED EXTENSION TO COTTAGE BLOSSOM HILL, SHORT DROVE, GOSBERTON CLOUGH.
Client	MR & MRS R. FIRTH
Scale	1:50, 1:100
Date	JULY 03
Drg. no.	03/28/01

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