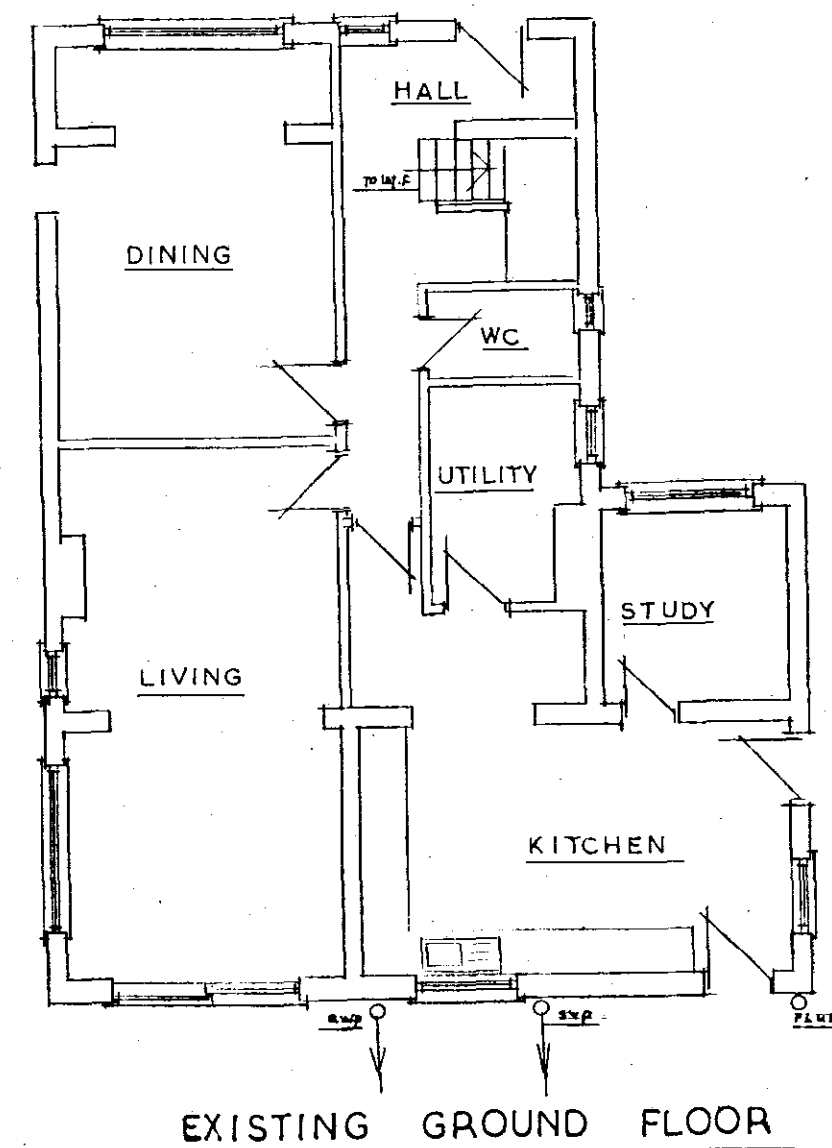
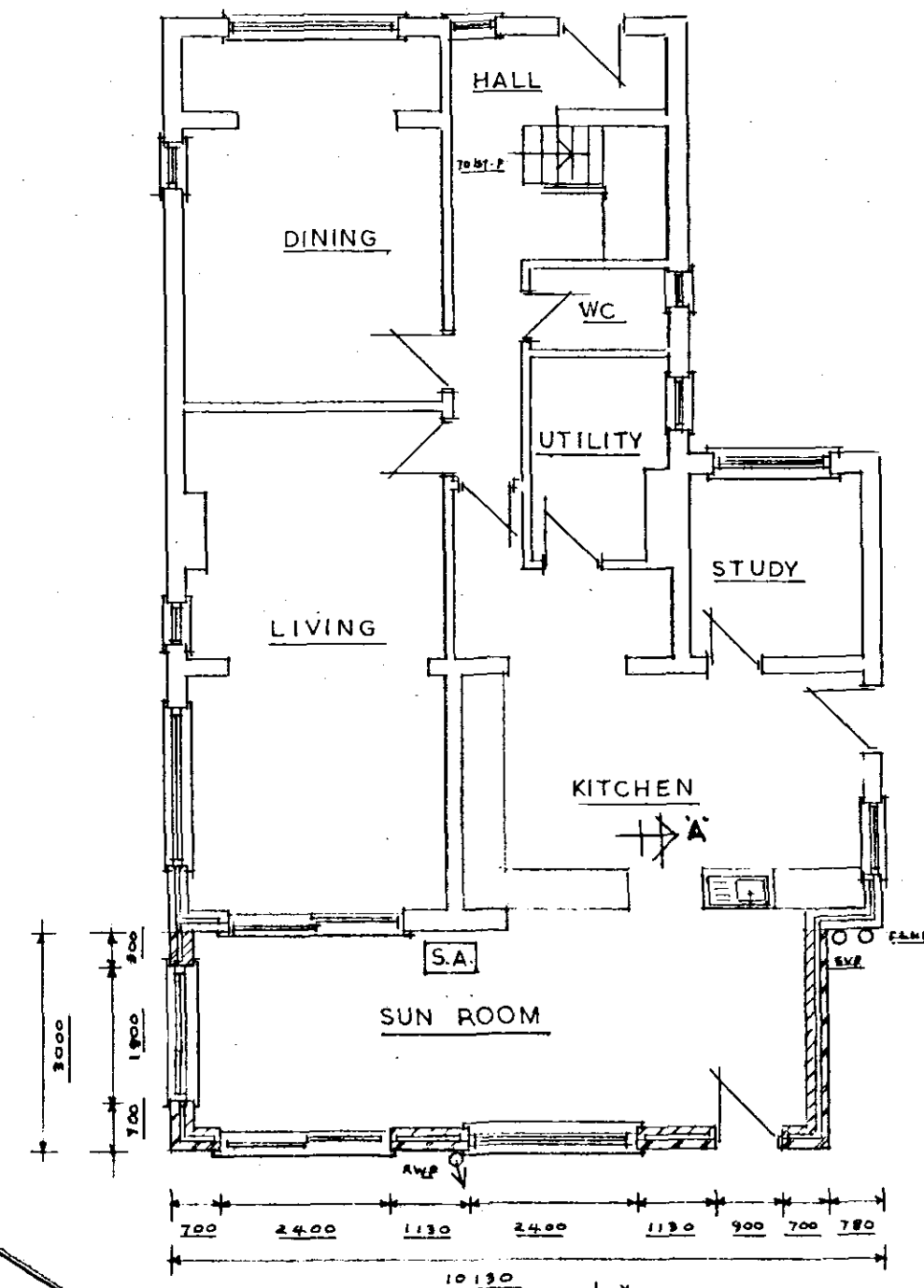
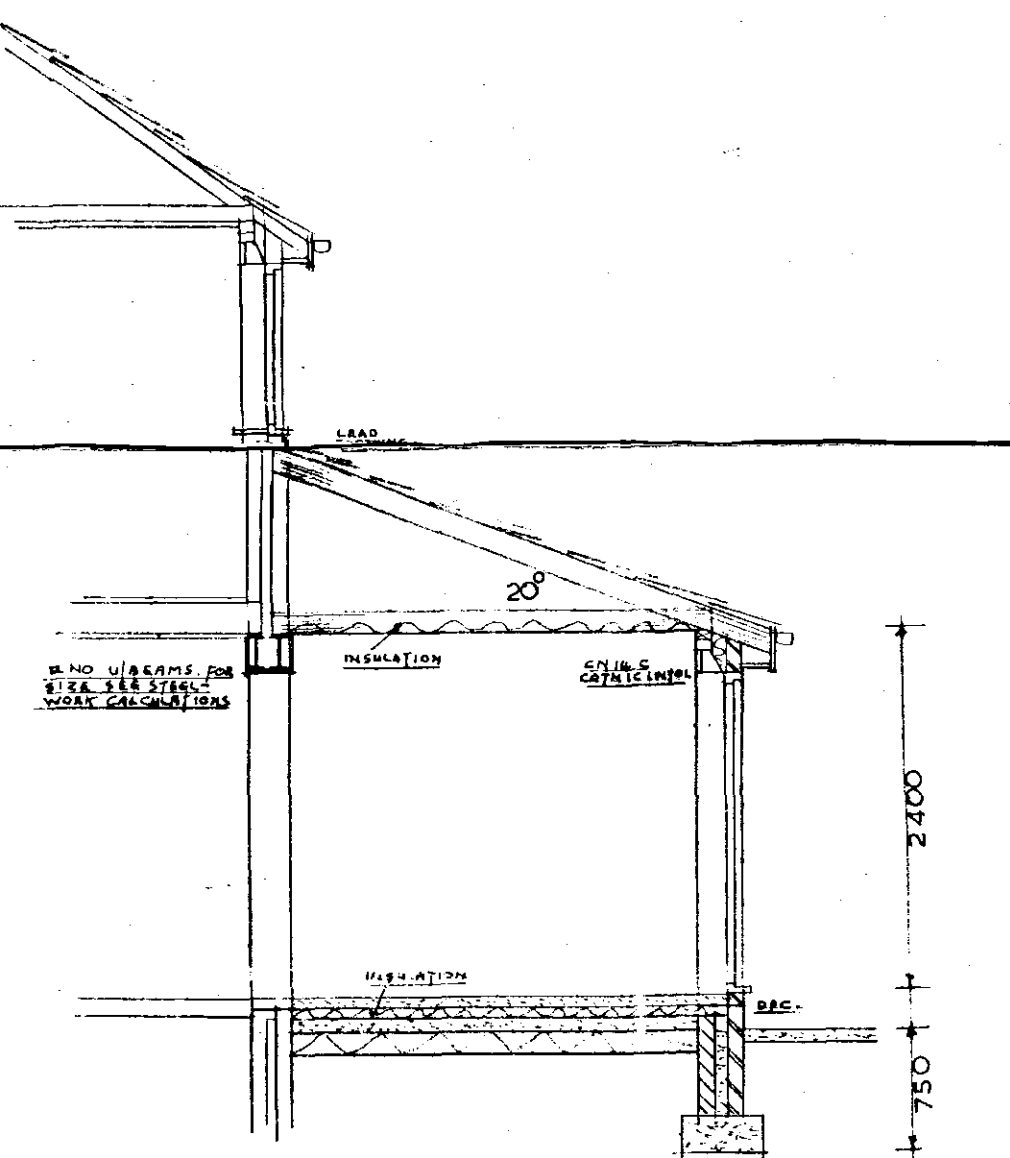




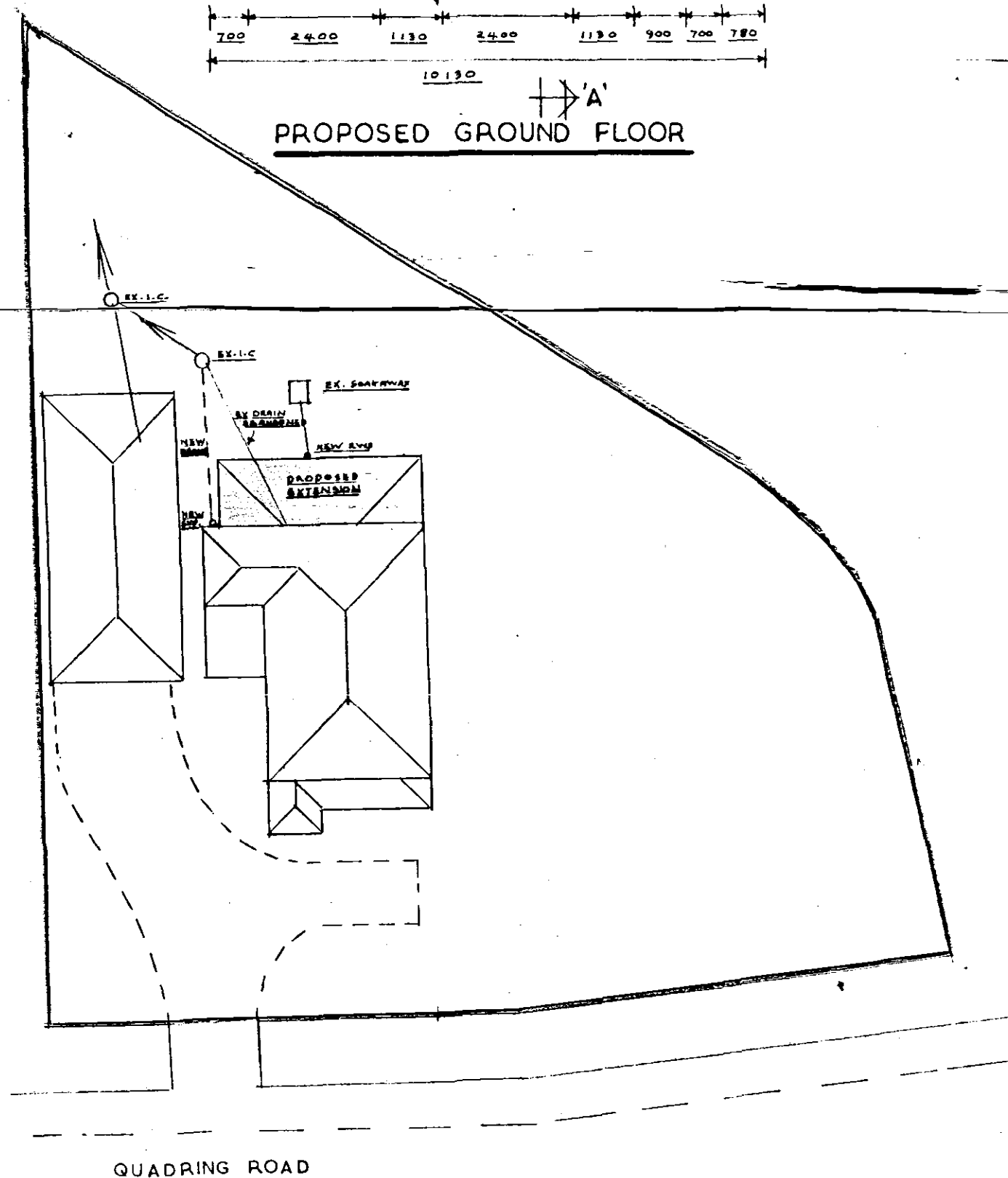
EXISTING GROUND FLOOR



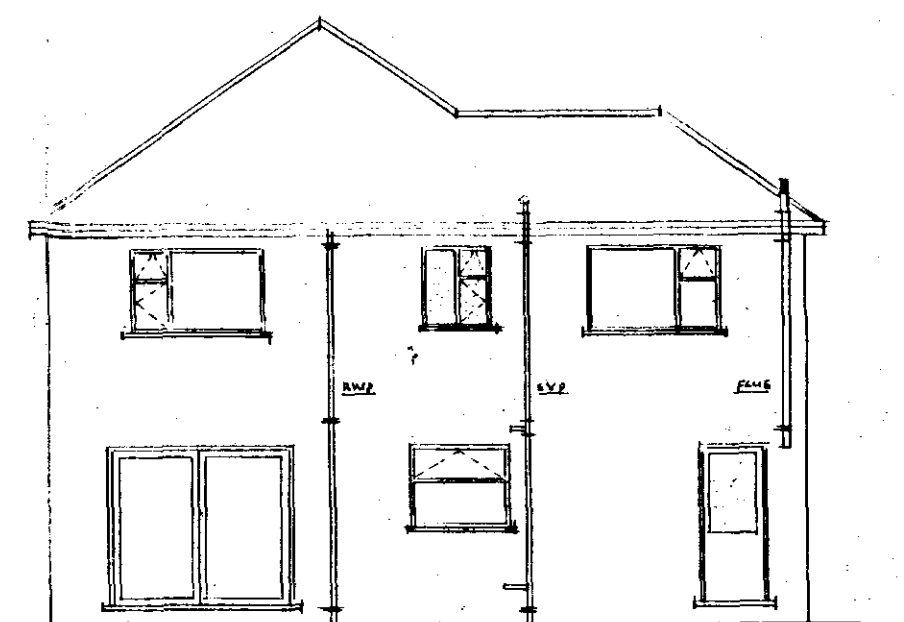
PROPOSED GROUND FLOOR



SECTION 'A-A' SCALE 1/50



SITE PLAN SCALE 1/250



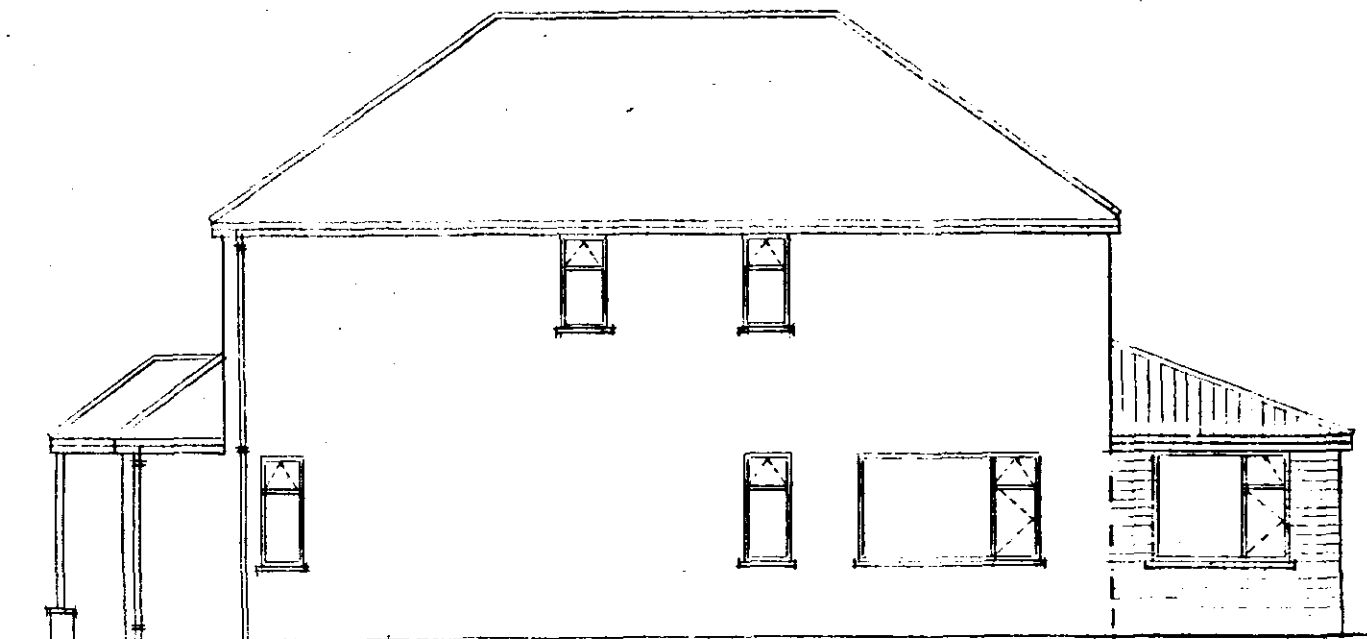
EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION



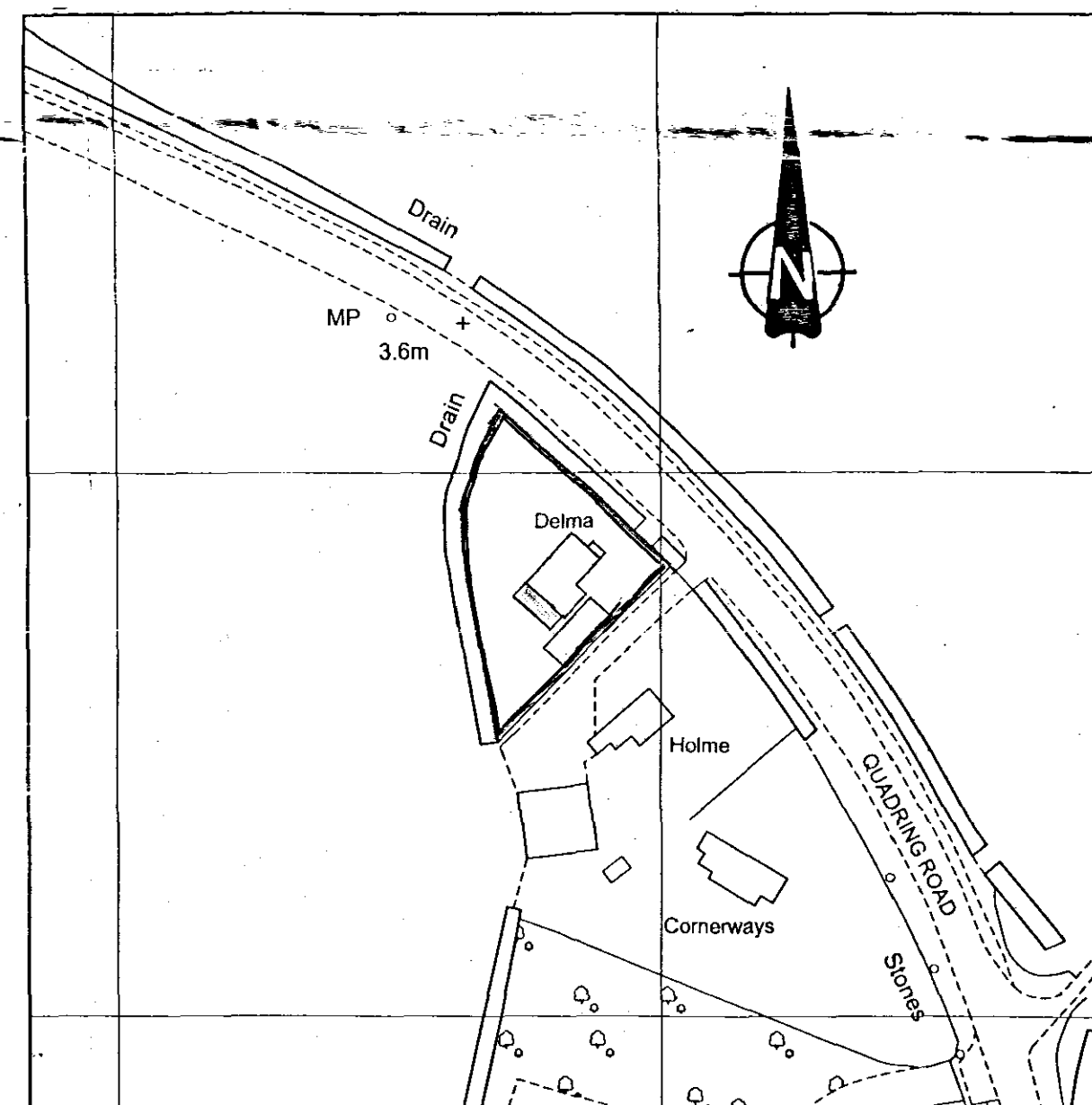
PROPOSED SIDE ELEVATION WEST



PROPOSED SIDE ELEVATION EAST

SHDC
Planning & Development
24 SEP 2008
Ref: 1021/08

**DETERMINED
PLAN**



LOCATION PLAN SCALE 1/1250

SPECIFICATION

- Concrete tiles to roof suitable for 20° slope with colour to match existing laid on battens and breathable felt, 150 x 50 mm joists and rafters at max 400mm centres, well nailed to wall plate. Hip rafters to be 150 x 75mm with dragon ties to fix rafters to wall plates. Wall plates to be 100 x 50mm and be bedded on inner leaf and strapped down to block work at max. 1500mm centres, with 1000 x 30 x 5mm thick galvanised mild steel straps. Roof ventilated with soffit vents to all sides sufficient to provide the equivalent of a 10mm, wide continuous gap. Addition ventilation provided by 2 no. high level tile vents fixed just below flashing. Code 5 lead to be used for all flashing. New fascias and soffits to be out of 18mm thick UPVC. Gutters to be 112mm dia. H.R. and RWPs 63mm dia to match existing. New RSPs to be connected to existing S.W. drain via 100mm dia. V.C. or plastic pipes laid to min. Gradient of 1 in 40 and with 150mm pea gravel bed and surround. Insulation to roof to comprise 100mm thick fibreglass laid between joists and 150mm thick laid over joists. Ceiling to be underdrawn with 12.5mm thick plasterboard with skim finish.
- Extensions to be built in facing bricks to match existing. Minimum return to wall piers to be 665mm, measured externally. Cavity to be 100mm wide with 100mm thick Thermalite or Celcon blocks to inside leaf with plaster finish. Insulation to cavities to be 100mm thick mineral fibre cavity bats. Double triangle S.S. wall ties built into cavity walls at 750mm, horizontally, 450mm. Vertically at 225mm adjacent to reveals. New cavities to be made continuous with existing, sealed at eaves and filled with concrete to within 225mm of D.P.C. New walls to be bonded to existing every alternate course and all reveals to have insulated D.P.C. New walls to be built off 600 x 225mm thick concrete foundations taken down min 750mm below G.L. or to greater depth as required by Building Control. Galvanised steel restraint straps at max 1500mm ctrs size 30 x 5mm thick to be built into inner leaf of both end walls at 1st. F. ceiling joints level. Straps pass over 3no joists and be screwed down. Timber noggins to be fixed between joists directly under straps.
- G/I in extension to be solid as existing and comprise 63mm thick grano screed on 70mm thick Kingspan Kooltherm K3 insulation on 1200 gauge d.p.m. which is to align with or lap up to wall d.p.c. on 100mm thick site concrete on 150mm thick sand blined hardcore.
- New windows and patio door to be double glazed in UPVC frames to match existing with opening lights of size sufficient to achieve 1/20th room floor area ventilation, glazing to achieve a 'U' value of 1.80 and have 16 mm wide air space between panes. Glazing to be toughened glass in any window or door with cill less than 800 mm about F.L. All frames to be sealed around perimeter to prevent air leakage. Trickle vents provided in window/door heads to give min 8000 sq mm ventilation. Lintels over new opening Catnic type CN14C. Smoke alarm to be provided in position marked S.A on plan. Alarm to be wired back to main fuse board and provided with a battery back up system and to be designed, installed and commissioned in accordance with BS 5446 part 1.
- Double universal steel beams fixed at ceiling level between Kitchen and Sun Room. Beam sizes to be as shown on Structural Engineers drawing. Beams to be protected with 12.5mm thick Fireline plasterboard with skim finish to achieve ½ hr fire protection.
- Existing S.V.P. to be abandoned. New S.V.P provided as shown on plan and connected into flow of existing inspection chamber using flexible jointed pipes as specified in item 1. Waste to kitchen sink to be 40mm dia. to have anti vac trap.
- All electrical work to comply with part P of Building Regulations and be designed, installed, inspected and tested by a person certified as competent to do so, and who is registered with a Competent Person's Scheme and can issue a design, insulation and test certificate under BS 7671. Alterations to existing central heating system and boiler to be carried out by a CORGI Registered Contractor. Builder to agree with Client the number and position of new radiators, lighting points and socket outlets. Note energy efficient lighting to be fitted within extension. New radiators to have thermostatic valves.
- All dimensions to be checked on site by Builder at commencement of work and any discrepancies discussed with the Design Engineer before work proceeds. Scaled dimensions must not be used. All work to be carried out in accordance with current Building Regulations and to the satisfaction of Building Control. Builder to visit site and discuss the extent of the scheme with Client and fully acquaint himself with nature of the work before finalising his quotation.

PROPOSED S.S. REAR EXTENSION FOR MR. & MRS. C. HENRY, AT 'DELMA' QUADRING ROAD, GOSBERTON.

SCALE 1/50 & 1/100