

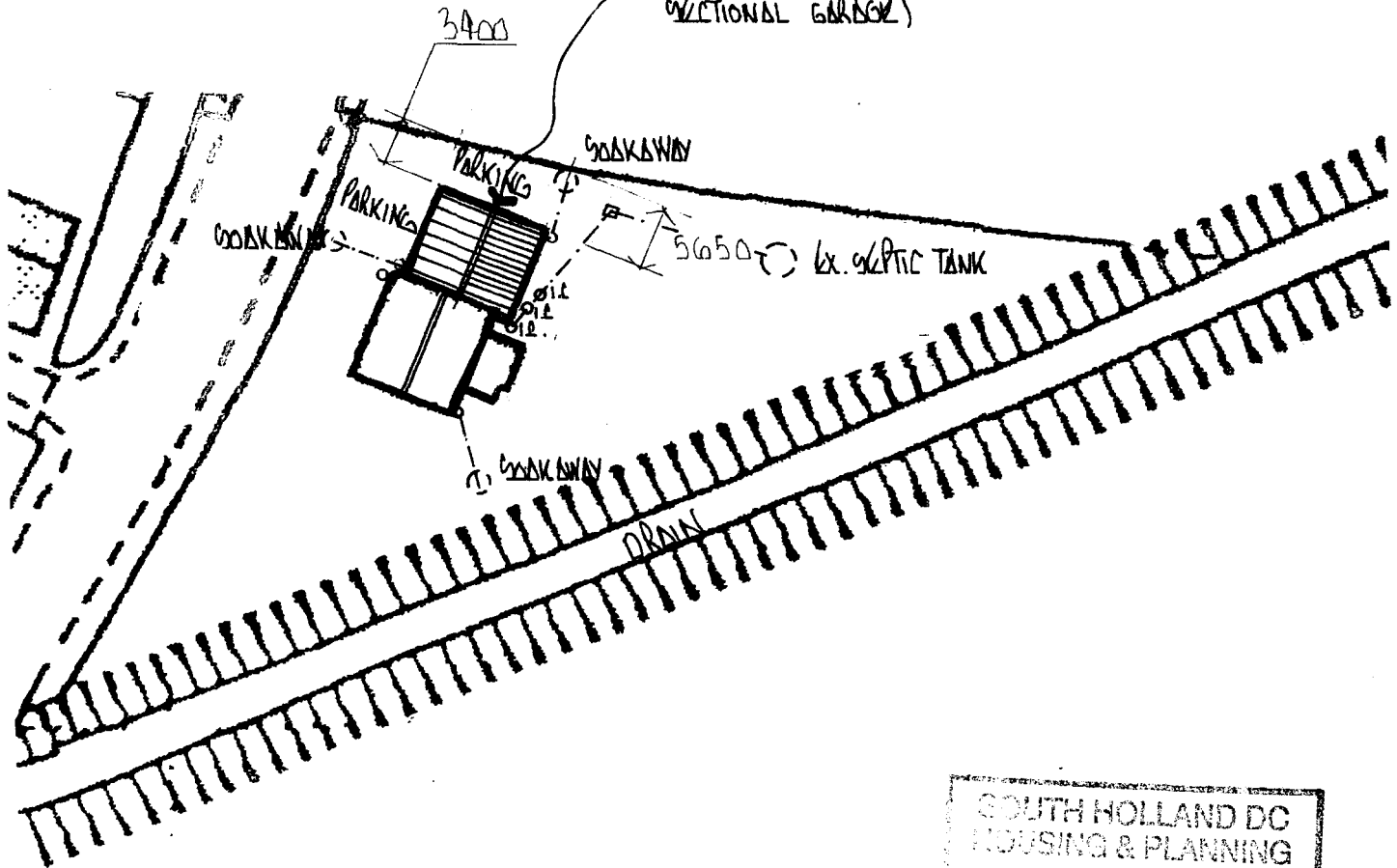


MW architectural/detailing services

RESIDENTIAL COMMERCIAL INDUSTRIAL & AGRICULTURAL
PLANNING & BUILDING REGULATIONS SUBMISSIONS

PROPOSED

(DEMOLISH EX. DOUBLE CONC.
SECTIONAL GARAGE)



BLOCK PLAN

SCALE 1/500

SOUTH HOLLAND DC
HOUSING & PLANNING
27 SEP 2001

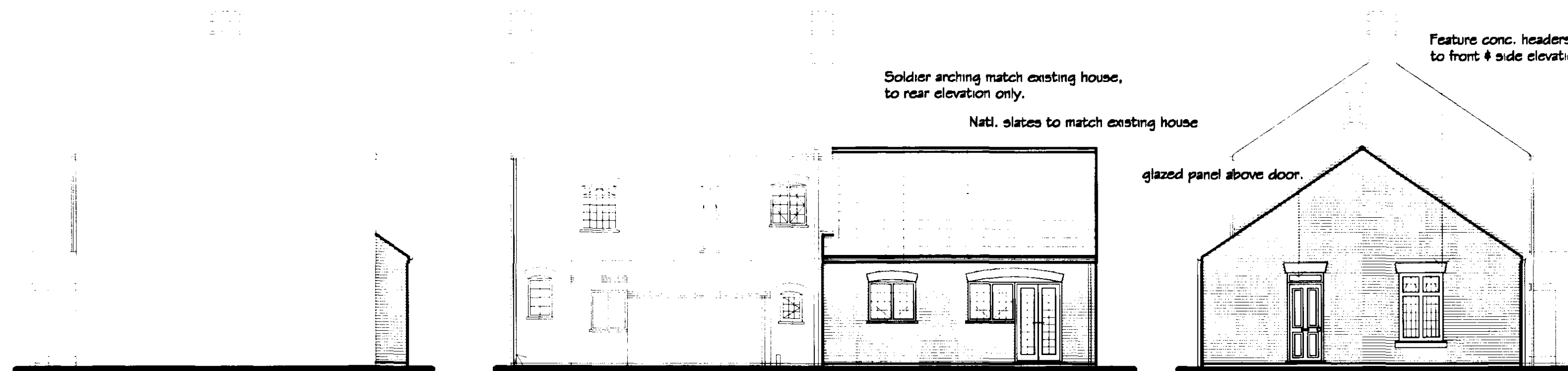
PROPOSED EXTENSION ONTO EXISTING DWELLING TO FORM ANNEX.

MR & MRS G. DITKEN
"ALMONDBURY COTTAGE"
BELCHMIRE LANE
WARGATE BRIDGE
GEMBEKTON

DETERMINED
PLAN

13 Wimberley Way, Pinchbeck, Spalding, Lincs. PE11 3RY.
Tel/Fax: 01775 767650 Mobile: 07957 627167
email: mfw.13@btinternet.com

DRWG. NO. MW 002 / 2 / 2001



Section thro. / Side Elevation

Rear Elevation

Side Elevation



Front Elevation

LINTOLS

All lintols in b/wk. / block openings to be i.g. galvanized or similar approved laid to manf. instructions with min. 150mm end bearings. Lintols in cavity walls to be insulated & installed with flexible damp proof course in accordance with B.S.5628 & NHBC requirements, extended to the edge of the front toe, 50 to 150 mm beyond the end of the lintol (depending on coursing). A min. of 2no. weepholes should be provided for each lintol generally at 450mm c/s. Stop ends should be provided as specified by B.S. 5628 Part 3: 1985 to prevent excess moisture entering the cavity near the reveals. A dpc is not read where a lintol is adequately protected by an eaves overhang.

ref.	qty.	door / window / internal openings	i.g. lintol insulated u.n.o.	length mm
1	3	1140w.x1760h. o/a window frame	L1/S 50	1500
2	1	921w. x 2360 h. (approx.) o/a door frame	L1/S 50	1200
3	1	1200w. x 2100h. o/a french door frame	L1/S 50 c/w IGAR2425	2700
4	1	1200w.x 1050h. o/a window frame	L1/S 50 c/w IGAR1225	1500
5	1	1200w.x 1050h.o/a window frame	L1/S 50 c/w IGAR1225	1500
6	3	762w internal doors (100mm block)	prestressed conc. lintol	1100 min.
7	1	2400 internal opening (100mm block)	prestressed conc. lintol	2700 min.
8	1	762 internal door (215mm b/wk)	prestressed conc. lintol	1200 min.

EXTERNAL FOUL DRAINAGE

New drains to be 110mm min. UPVC Polydrain or similar approved, laid to manf. instructions & to a self cleansing gradient min. 1 in 70 to branch drains, 1 in 130 to main drains (as recommended by Polydrain). All junctions to have slow bends. Trench to be as narrow as practicable, prepare bed with 100mm deep layer of recommended bedding material i.e. gravel from 10mm to 5mm, sand or other material which has a compaction factor less than 0.3. Place selected backfill material around the pipe & carefully compact up to a min. height level with the crown of the pipe. Compact backfill by hand until 300mm of cover has been made, remaining backfill can be compacted with mechanical compacting equipment. Where UPVC drains run under buildings lay the pipe on a bed of gravel (10mm to 5mm) & surround with this gravel up to surface level or the underside of the concrete slab. Provide i.c.s at junctions & change of directions, i.c.s to be high density black Polyethylene chambers installed to manf. instructions with internal dia. related to the pipe invert all in accordance with B.S.6301:1985 c/w lip seal & cast iron lid, where i.c.s are positioned on vehicle routes these then to have heavy duty cast iron lid & can be constructed in 215 class B engineering b/wk. built off min. 150 thk. conc. base c/w heavy duty cast iron lid.

ELECTRICS (connect to existing dwelling)

Sockets / outlets / lighting points & switches to I.E.E. regulations & N.H.B.C. standards, positions to be agreed with client prior to fitting (switches / sockets / tv sockets / telephone jack points & other equipment in habitable rooms at appropriate lts. between 450mm & 1200mm from fl.).

HEATING

Provide Electric storage heaters installed to manf. instructions.

SMOKE DETECTORS

Provide self contained smoke alarms to B.S.5446 PT. In positions shown on plan.

GLAZING TO WINDOWS / DOORS

All windows / doors to have double glazed sealed units (min. 12mm air gap) & draughted sealed. All full ht. glazed doors & windows in critical areas i.e. below 1500mm above fl in doors / side panels & 800mm above fl in windows to be glazed with toughened glass to B.S.6206 1981 std. To all windows provide softwood / tile or similar approved by client cills internally. Bathroom windows to have obscure glazing to clients chose. See ventilation notes for natural ventilation.

INTERNAL DOORS

All internal doors to habitable rooms / bathroom be 762mm wide to clients chose.

VENTILATION (mechanical)

Provide mechanical extractor fans to all internal rooms with no natural ventilation ducted to the external air with grille on outside. Bathroom to have extractor fan with rate of 15 L / second. Kitchen / Utility to have extractor fan with a rate of 30L / second adjacent to hob or 60L/second elsewhere, all fans to have 15min. overrun.

VENTILATION (natural)

All windows to have opening lights to give the equivalent of 1/20th. of the floor area. Provide background ventilation to habitable rooms min. 8000mm sq. permanent free air. To all other rooms provide min. 4000mm sq. In addition to this natural ventilation provide either wall / ceiling / window mounted mechanical extractor fans to rooms described above to give the recommended extraction rate.

FOOTPATHS & DRIVEWAYS

Provide 900mm min. wide concrete / slab footpath off 100mm consolidated hardcore, positioned approx 150mm away from facing b/wk. wall to perimeter of proposed. All footpaths to have falls away from building. Area between footpath & wall to be filled with washed 20mm gravel / granite chippings. Driveway to have washed 20mm gravel / granite chippings off 100mm consolidated hardcore with precast concrete edge kerbs bedded & haunched in conc.

All works & materials to comply with the manuals & approved documents of the Building Regulations (Regulation 1992 (as amended), current N.H.B.C. technical requirements, codes of practice & British Standards.

Building Contractor to strip off all top soil & vegetable matter from the new building area. Where existing buildings are to be demolished, old foundations & drains etc. are to be broken out, except where their presence does not adversely affect new works. Set out the works as shown on the drawings & report any discrepancies immediately.

FOUNDATIONS

CAVITY WALLS

700 wide x 225 deep conc. strip foundations set max. taken down to a suitable load bearing sub strata, if any non-load sub strata or soft spots are encountered the designer must be informed before any concrete etc. is laid so the advice of a Consulting Engineer can be obtained. All the above is to be approved by the local Building Inspector.

LOAD BEARING internal single leaf 100mm thk. walls

450mm wide x 225mm deep conc. strip foundations (spec. as cavity wall)

NON LOAD BEARING internal single leaf 100mm thk. walls

Provide 1 layer of A142 mesh within oversite concrete floor slab, 1000mm wide x length of wall central.

CAVITY WALLS

(External Walls "U" value of 0.45Wm2/k)

252 cavity brickwork, comprising of 102 facing b/wk. (to match existing dwelling as near as possible) 50 cavity c/w 50 ditherm insulation or similar approved laid to manf. instructions, 100mm Tarmac "Toplite" std insulation block, rendered, skinned & painted to clients chose internally, softwood skirting board / architrave around doors / openings to clients chose to all internal walls. All mortar mixes / movement joints etc. as recommended by the brick / block manf. & in accordance with B.S. 5628: Part 3. (see Topblock Design Guide for concrete block masonry) relevant Codes of practice. Close cavity wall at plate level & provide 50x100 softwood wallplates off mortar bed c/w 30mmx5mmx1000mm lg. galv. metal anchor straps securely fitted to block / wallplate @ max. 2000mm c/s. Galv. or similar approved wall ties (butterfly or twist type) with central dnp fitted in accordance with B.S.5628. @ 900c/s. horizontally & 450c/s. vertically, staggered & at 300c/s. as near to door / window jambs as possible. Provide insulated cavity closer to jambs & cills (T.D.I. UK Ltd.) fitted to manf. instructions within the structure to avoid cold bridging occurring. See lintols for weep hole details. Class "A" concrete blocks below ground level, any b/wks below ground level to be F.L. quality to B.S.3921. Any drains passing thro. walls to have pre-stressed conc. lintol over with min. gap around the pipework of 50mm filled with compressible matl. & masked on both sides of wall with ngd matl. D.P.C.s & D.P.M.s to be lapped & continuous

INTERNAL WALLS

100mm Tarmac "Toplite" std 3.5N/mm2 lightweight insulation block, rendered & skinned either side c/w softwood skirting board / architrave around doors/ openings to clients chose, all laid to manufactures recommendations, all mortar mixes / movement joints as recommended by the block manf. & in accordance with B.S. 5628: Part 3. (see Topblock Design Guide for concrete block masonry) relevant Codes of practice. Build non load bearing blockwork off floor slab c/w 1 layer of A142 mesh 1000mm wide within slab under wall, all load bearing blockwork to be taken down to a strip foundation (see foundation notes).

GROUND FLOOR CONSTRUCTION

Remove all turf & vegetable matter from the ground to be covered by the proposed to at least a depth sufficient to prevent growth. Where the water table can rise within 250mm of the lowest floor of the building, or where surface water could enter or affect the building the ground covered by the building should be drained by an effective means. Any subsoil drain cut during excavation should be re-routed, run to another outfall, if it has to run thro. the building be re-laid in pipes with sealed joints & have access points outside the building. Lay floor as follows: min. 50mm sand / cement screed to bring floors level, 100mm concrete oversite (mix GEN 3 to B.S.5328:pt1 1991), 50mm thk. jablete or similar approved flooring grade 5D insulation boards with penmeter insulation to walls laid to manf. instructions, 1200 gauge d.p.m. lapped over dpc, min. 150 mm thk. blinded & well consolidated hardcore

ROOF

Natl. slates to match existing house as near as possible c/w softwood treated battens, on 1 layer of untearable roofing felt to B.S.747 type 1F with min. 150mm laps both vertically & horizontally. Slates to be laid with min. headlap to match existing & fixed in accordance with B.S.5534:Part 1; 1990 (Code of practice for slating & tiling) appropriate wind speed map. Roofspace ventilation requirements to Building Regulations 72:1985 & B.S.5250:1989 (25000 sq. mm per metre @ eaves level & 5000 sq. mm per metre @ ridge). To eaves provide 25mm eaves ventilator c/w continuous rafter roll, or set away from b/wk. 25mm c/w fly proof screen @ ridge provide 3 no concealed air vent ridges.

Wallplates: 50x100 softwood

Rafter ridge tie: 50x150

Timber rafters @ 400 c/s.: see calcs

Ceiling joists @ 400 c/s.: see calcs

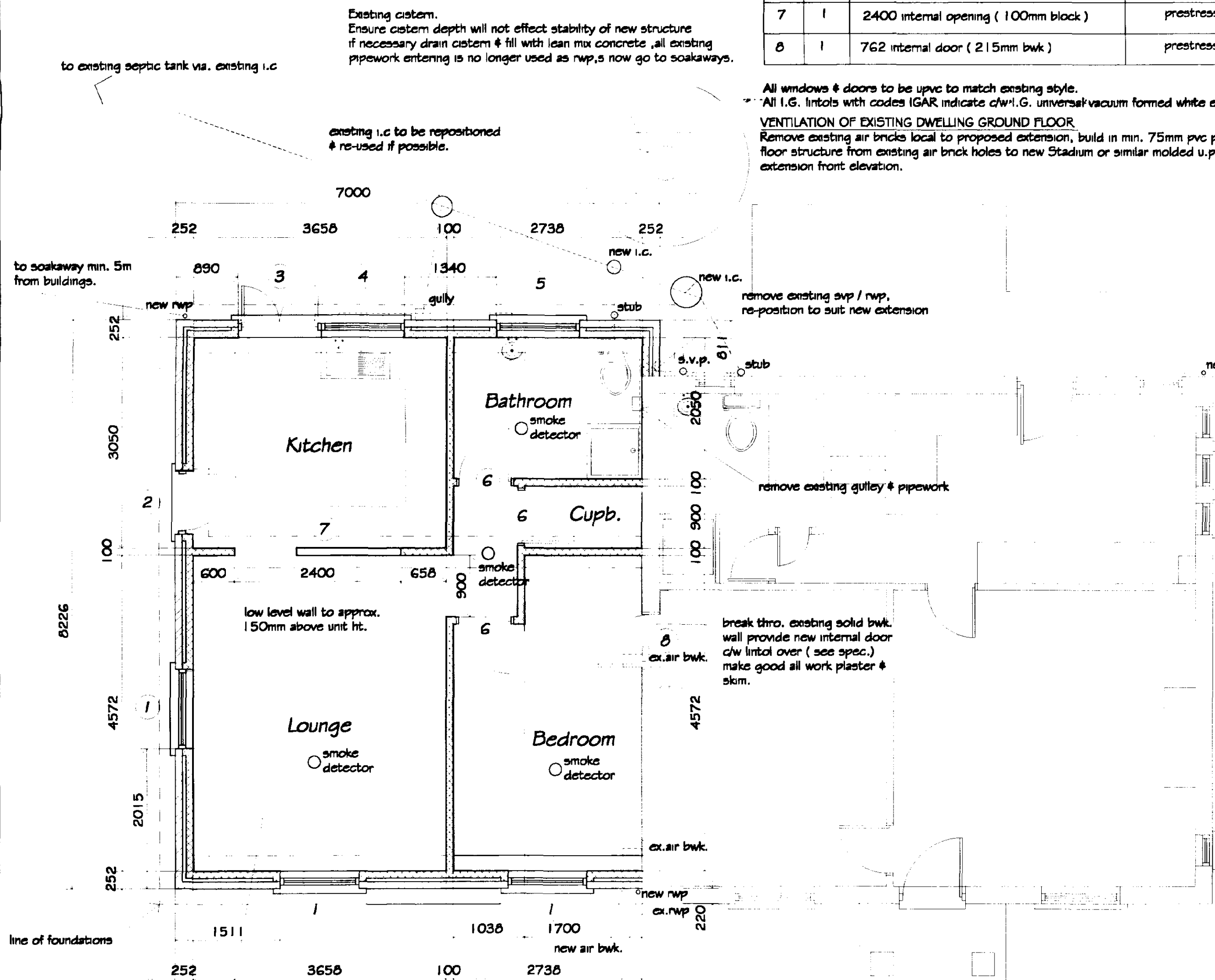
Fascia board: softwood to match existing flush to b/wk. or set off 25mm, primed, undercoated & glossed. Trim out for loft access, access panel to be 19mm plywood or similar opening lined with planted slopes 200mm fibreglass insulation to roof void, 100mm between ceiling joists, 10mm plasterboard & skim with all joints taped & filled, provide softwood noggings min. 50mmx50mm to all plasterboard edges

SURFACE WATER DRAINAGE

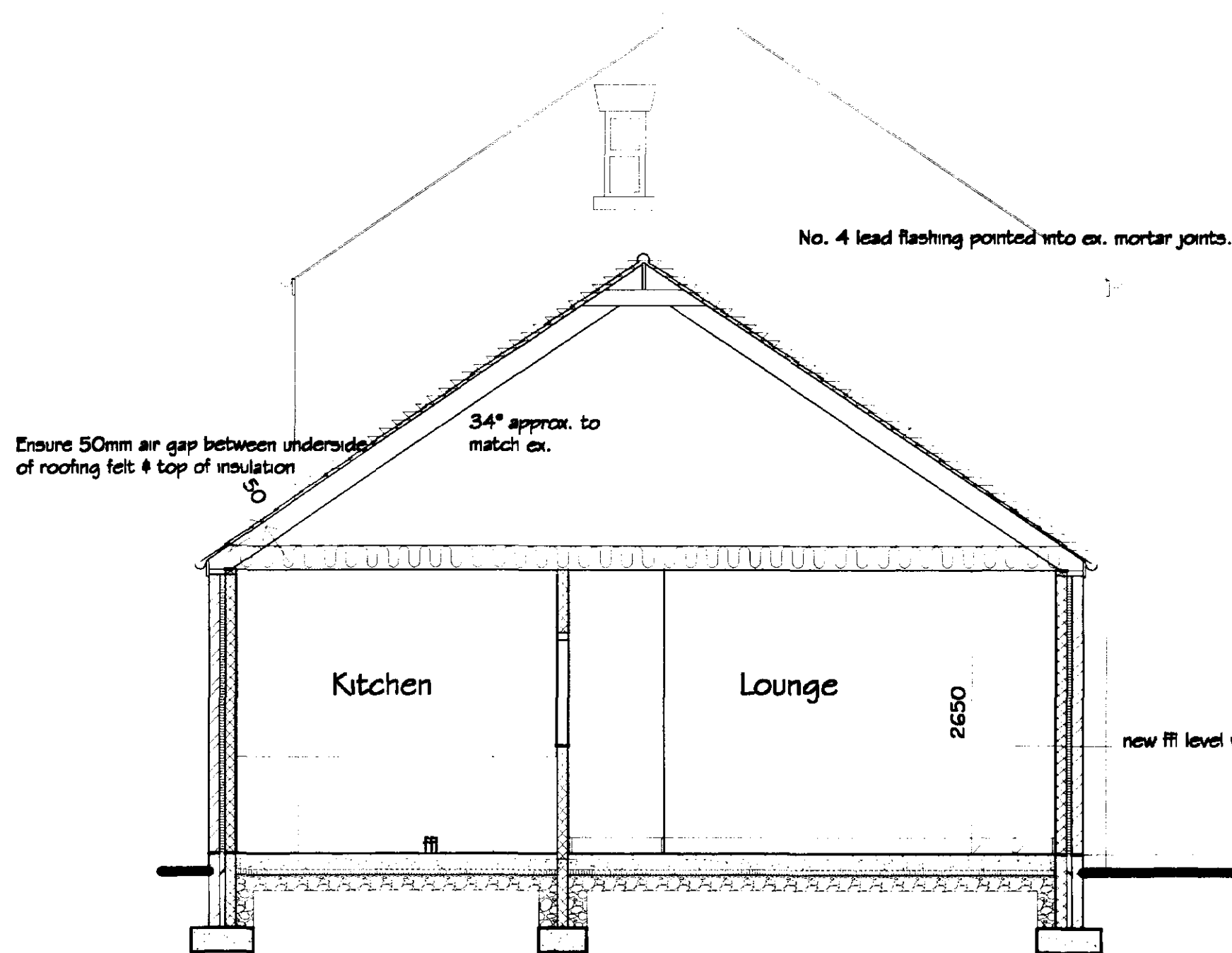
100 h.r. pvc gutters to match existing to 63mm dia. rainwater pipes connected to 110mm dia. upvc pipes flexibly jointed to fall min. 1 in 65 (as recommended by Polydrain). Laying & bedding of underground pipework as external foul drains, all taken to soakaways min. 5m from buildings & constructed of min. 1200mm dia. brick filled hole with polythene over & covered with top soil etc.

PLUMBING (connect to existing system)

Wastes generally to be the following sizes
Sink 40mm, Wash basin 32mm, shower 50mm (shower to be raised on 150mm plinth with access plate), all traps to be 75mm deep seal type with runs exceeding 1.7m using anti-siphon re-sealing traps or air relief valves. Rodding points to be provided at all changes of directions. All wastes to be connected to S.V.P. or horizontal back inlet gullies. All work to be carried out in accordance with B.S. 5572 / 97B. Soil & vent pipes to be min. 110mm pvc with cleaning access above ground floor level. S.V.P. to discharge either through roof space, taken to ridge terminal vent, or positioned on the outside of the building, terminating a min. 900mm above any window head within 3000mm c/w a pvc balloon or similar. If an internal stub stack is used provide an air admittance valve (Hunter or similar approved) fitted above the highest fitting inlet & to manf. instructions.



Ground Floor Plan



Section thro.

REVISIONS

DRAWN	MJW	DATE	18/9/01
SCALE	1/50 & 1/100	CHECKED	

PROJECT
Mr. & Mrs. G. Aitken,
"Almond Cottage", Belchmire Lane,
Wargate Bridge, Gosberton, Spalding, Lincs.
PE11 4JA.

DETAILS

Proposed Extension onto
existing dwelling to form annex.

Malcolm Watson
architectural - detailing services
Residential - Commercial - Industrial - Agricultural
Planning & Building Regulations Submissions

13 Wimberley Way, Fintock, Spalding, Lincs. PE11 3RY.
Tel / Fax: 01775 767650
email: mjw.13@btinternet.com

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