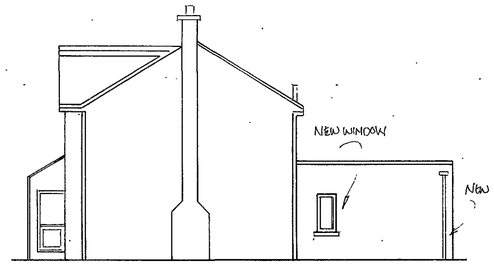
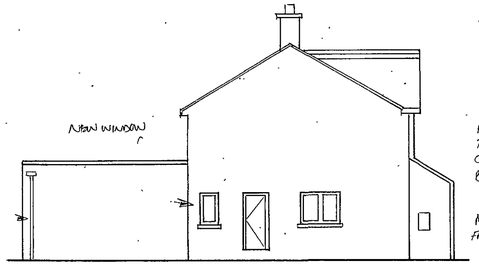


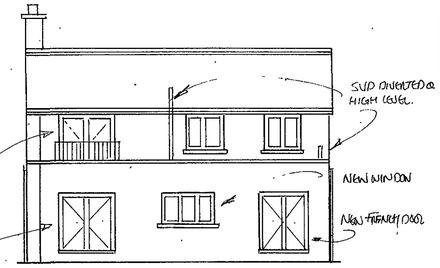
SOUTH ELEVATION



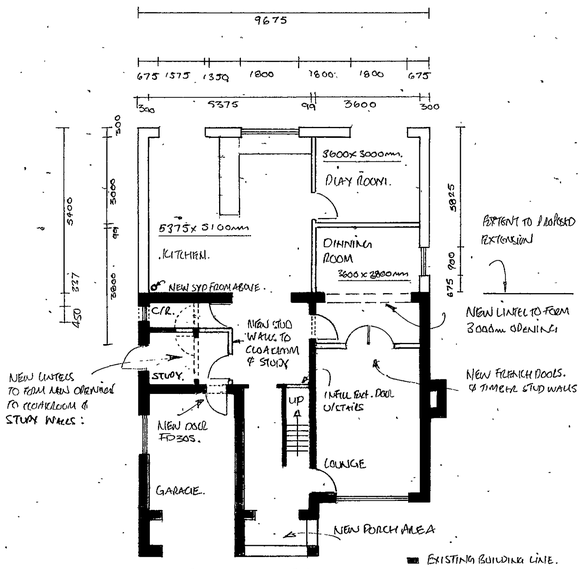
EAST ELEVATION



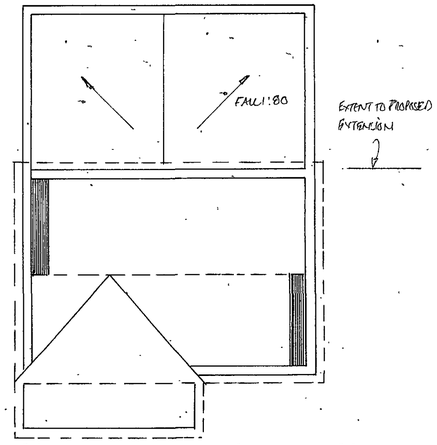
WEST ELEVATION



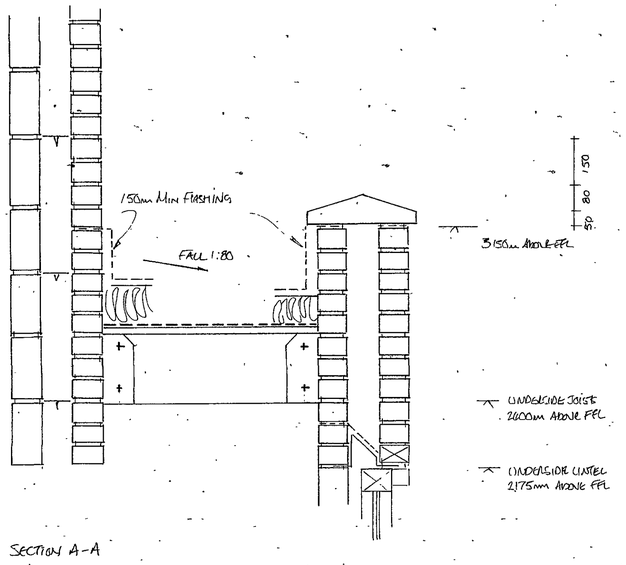
NORTH ELEVATION



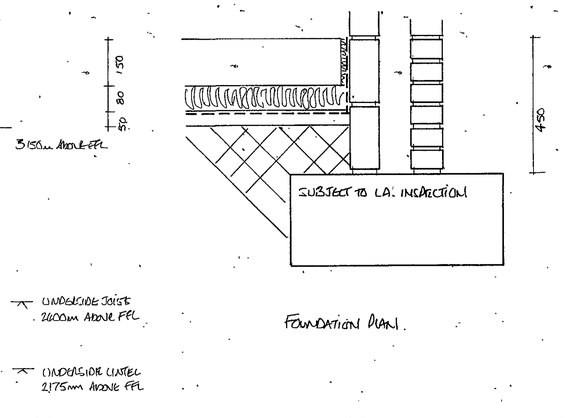
EXISTING & PROPOSED GROUND FLOOR PLAN.



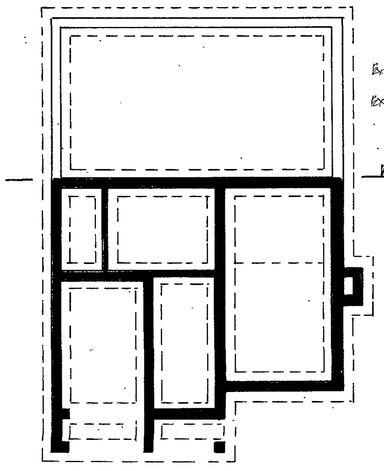
EXISTING & PROPOSED ROOF PLAN.



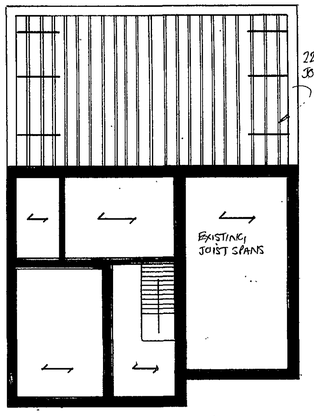
SECTION A-A



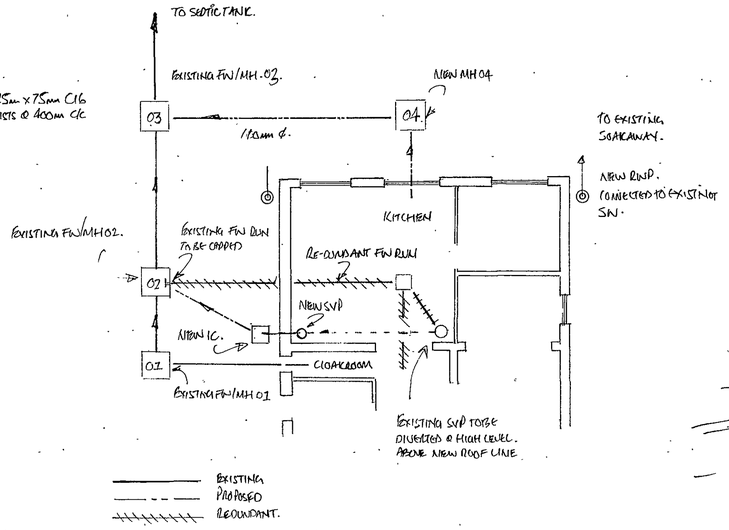
FOUNDATION PLAN.



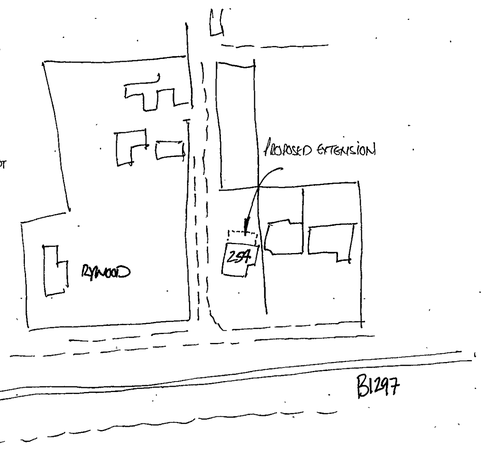
EXISTING & PROPOSED FOUNDATION PLAN



PROPOSED NEW JOIST LAYOUT.



EXISTING & PROPOSED DRAINAGE PLAN.



LOCATION PLAN.

Works Schedule

New works comprise of a 50.35m2 or 542Sqft single story domestic extension and associated works to the existing dwelling located at 254 Siltside, Gosberton Risegate, Spalding, Lincolnshire PE11 4JR.

The following works are proposed as follows,

External Alterations and New Works

- **North Elevation;** Change existing Bed 3 window to a set of inward opening French Doors C/w balustrade secured to masonry brickwork. Design to match existing to suit existing opening. Construct single story extension with new kitchen window and new outward opening French doors to both kitchen and play room as dimensioned.
- **East Elevation;** Form new window to Dinning Room area as dimensioned
- **West Elevation;** Form new window to Cloakroom as dimensioned
- **South Elevation;** Infill Porch Area with UPVC door sets including side lights to match existing
- **FW Drainage;** Grub out existing drain run to north of dwelling outside kitchen area and cap inside MH02 Construct new MH 04 outside new kitchen and connect to new MH03 once constructed over existing run leading to septic tank. External SVP serving 1st floor bathroom to be altered above roof terrace run horizontally across existing wall then drop vertically on east elevation and connect into New IC and then connect into MH02.
- **SW Drainage;** Grub out existing drain run to north of dwelling outside kitchen and lounge area. Install 2 no single ply outlets to new roof terrace and install 2 hoppers / RWP and BIG's at base of RWP and re-connect to existing SW drainage leading to existing soakaway.

Internal Alterations and New Works

- New door opening to be formed into garage wall Door to be self closing FD30s rating.
- Existing French doors to lounge to be removed and opening increased from 1800mm to 3000mm. New HD lintel to be installed.
- Existing window to cloakroom to be infilled with 302mm cavity brickwork / Blockwork.
- Existing door to cloakroom to be infilled, new lintel to be installed to enable existing blockwork wall to be removed. Studwork to be erected to extend cloakroom and to form new door opening.
- New lintel to be installed in study room as to enable existing block wall to be removed. Studwork to be erected to extend study and to form new door opening.
- Existing window to kitchen to be removed opening extended to floor level.
- New opening to be formed in existing blockwork walls to form Dinning Room door.
- Infill existing door opening to cupboard under stairs and open up stringer side.
- New stud walls built off floor slab to underside of ceiling joist to form dinning room, play room and study / cloakroom extensions.

Works Specification

Foundations
700mm x 300mm strip foundation using C30 concrete Local Authority Building Control Inspection required. Where new works abut existing 20mm compressible material to be installed.

Substructure Masonry
302mm. O/a Cavity. 102mm Brickwork, 100mm cavity and 100mm dense Blockwork 7N/mm2 constructed using sulphate-resisting mortar. Cavity to be filled with C25 concrete to 225mm below wall DPC.

Ground Floor Slab (U Value 0.22W/m2K)
150mm thick power-floated RC slab comprising of one layer of A393 bottom mesh with 50mm cover. RC slab to be formed on 80mm celltotex insulation with 25mm perimeter upstand to external walls on 1200gauge polythene with minimum 300mm laps lapped with wall DPC.

Superstructure Masonry (U Value 0.30W/m2K)
302mm Cavity wall comprising of a 102mm Hanson Nottingham Red facing brick, with 100mm full filled cavity with mineral wool (30Kg/m3), 100mm dense Blockwork 7n/mm2 with S/S wall ties at 450mm vertically, 225mm around all openings and 900mm horizontally. Where new works abut existing retro fixed walls ties to be installed at 225mm vertical centers with a 10mm compressible material forming a vertical movement joint.

Windows UPVC (U Value 0.18W/m2K)
By ASL limited to match existing (light Oak externally, white internally) with 28mm thermosealed double glazing (4/20/4) with integral trickle vents.

External Lintels (schedule)
To be galvanized Catnic lintels 300mm wide to suit 100mm cavity with minimum bearing 150mm with DPC cavity tray over. (Heavy Duty HD lintels to be used where joist are located above) Internal lintels to be Catnic CN5XA internal box lintel 143mm x 100mm

- Garage door (internal) 1200mm HD cavity lintel
- Cloakroom window 750mm cavity lintel
- Dinning room window 1200mm cavity lintel
- Kitchen window 1950mm HD cavity lintel
- Kitchen Door 2100mm HD cavity lintel
- Play Room Doors 2100mm HD cavity lintel
- Lounge opening (internal) 3600mm HD cavity lintel
- Dinning Room Door (internal) 1200 x 215 x 65mm PC lintel
- Cloakroom Opening (internal) 1200mm CN5XA Box lintel
- Study Opening (internal) 2100mm CN5XA Box lintel

Flat Roof (U Value 0.2W/m2K)
To be of warm deck construction comprising of 225mm x 75mm C16 joist (service class 2), at 400mm c/c on masonry joist hangers, with lateral restraint straps at 2m c/c carried over a min 3 joists 2 rows of solid noggins 150mm x 50mm. 22mm T & G chipboard flooring screwed at 300mm c/c. 175mm to 125mm x 50mm firrings to be installed on 1200 Gauge DPM at 400mm c/c infilled with 120mm celltotex insulation. 22mm WPB marine ply installed weathered with single ply membrane dressed over parapet wall finished minimum 150mm against existing brick wall. Internal ceiling finish to be 12.5mm duplex wall board. (foil backed) with 3mm skim plaster finish

Internal Wall and Door Specification
Internal studwork walls (90Db Walls) -To be constructed from 38mm x 63mm CLS @ 600mm c/c with 2 rows of noggins @ 1200mm c/c. Insulated with 25mm Isoversroof with 15mm BG Sterndbbs board either side with 3mm skim plaster finish
External blockwork walls – To be 12.5mm wall board on dabs with 3mm skim plaster finish Internal doors sizes as follows;

- Garage Door FD30s 838mm x 1981mm
- Lounge French Doors pair FD30 838mm x 1981mm
- Dinning Room FD30 838mm x 1981mm
- Play Room FD30 838mm x 1981mm
- Hall FD30 838mm x 1981mm
- Study FD30 838mm x 1981mm
- Cloakroom FD20/1686mm x 1981mm

PLANNING
PLAN
13 OCT 2008
1167/08

AMENDMENTS.

CLIENT:
MR & MRS K MULLANEY
254 SILTSIDE
GOSBERTON RISEGATE
SPALDING
LINCOLNSHIRE PE11 4JR.

DRAWN BY: P. DAVIS	CHECKED BY.
DRAWING No: 254/SILTSIDE/101	SCALE: 1:100 & 1:10