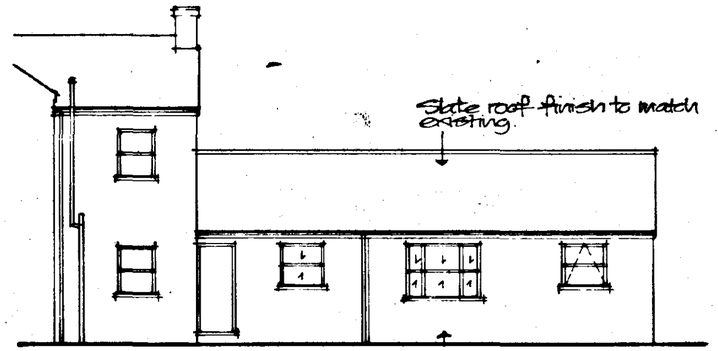
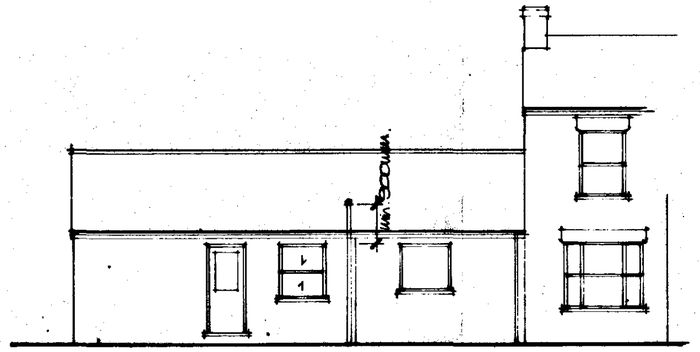
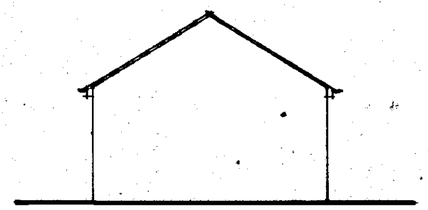


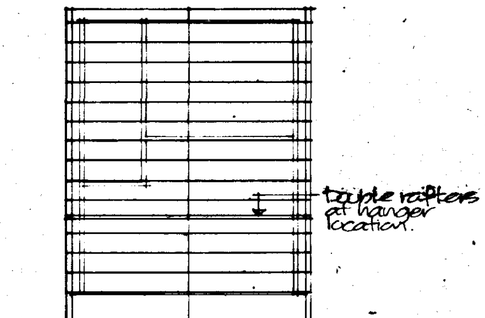
SIDE ELEVATION



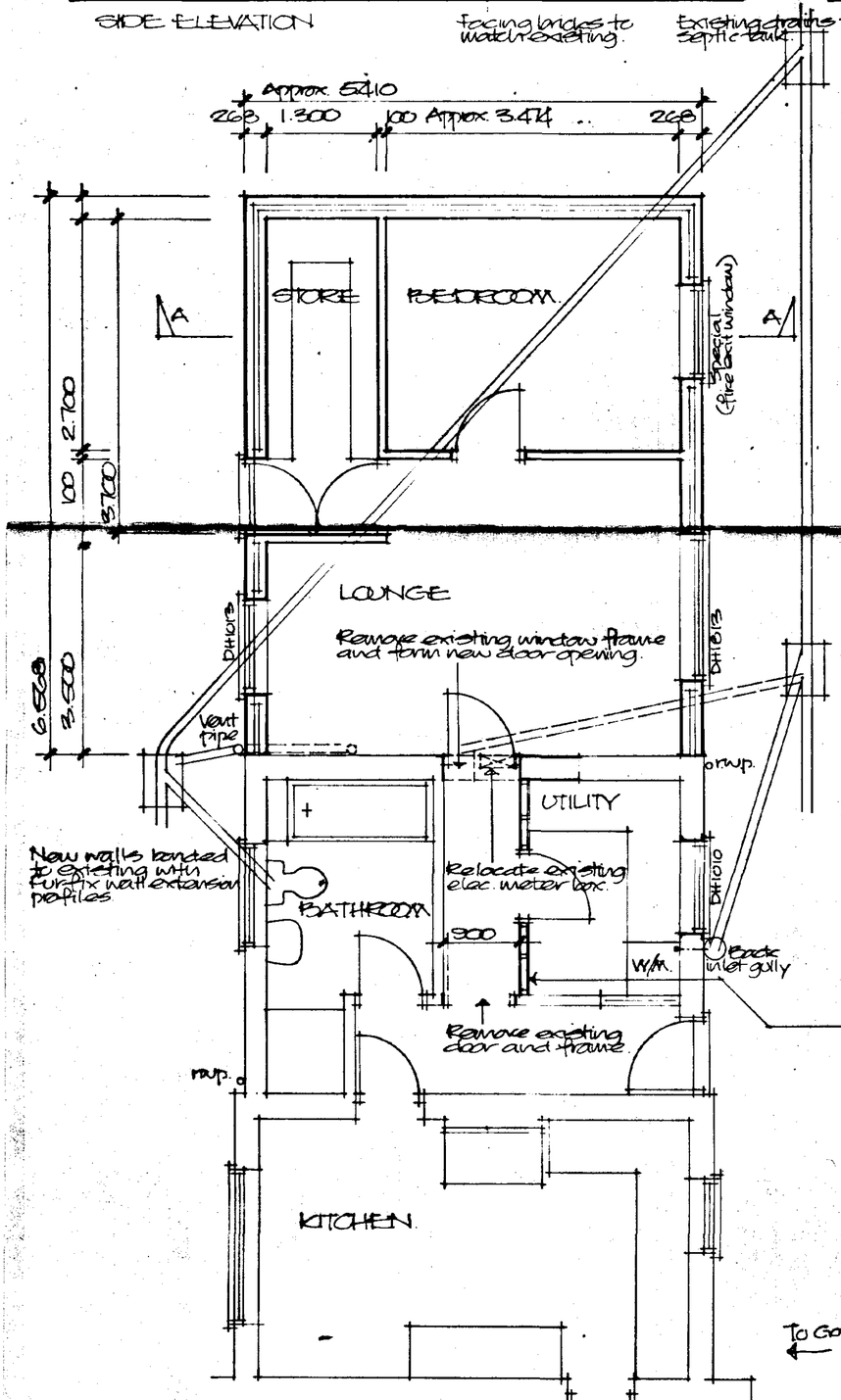
SIDE ELEVATION



REAR ELEVATION



ROOF STRUCTURE LAYOUT



Cavity wall construction:

105mm facing brick, 65mm cavity and 100mm Celcon standard blockwork with dense plaster finish.
Cavity insulation to be expanded polystyrene bonded bead installed by specialist installer to manufacturers instructions.
Average U value = 0.4 W/m²K.
Damp proof insulated dpc. to reveals with frames lapping by min. 15mm
Cavity wall ties to be installed at 450mm cts. vertically 900mm cts. horizontally and 225mm cts. within 225mm of reveals.
Concrete blockwork below ground to be class 'A'.
Lean mix concrete fill to base of cavities to within 200mm of dpc. level
Head of dpc. to be min. 150mm above ground (external skin)
Cavity walls to be sealed at top with 6mm Superlux or similar.

Ceilings:

To be 9.5mm plasterboard with all edges supported and 'Artex' finish.

Gutters/downpipes:

To be 112mm hr. upvc (to match existing) connected to existing gutters and downpipes.

Windows/doors:

Standard Rawlins & Paul timber casement bedroom special window frame
All opening lights/external doors to be draught stripped
All glass to be double glazed with glass to doors and any glass within 800mm of floor being safety glass to BS. 6206.
Trickle vents to be installed giving min. 8000mm² vent to lounge and bedroom and 4000mm² to utility.

Mechanical ventilation:

Install extract fan to utility to give min. 30 litres per second ventilation.

Above ground drainage:

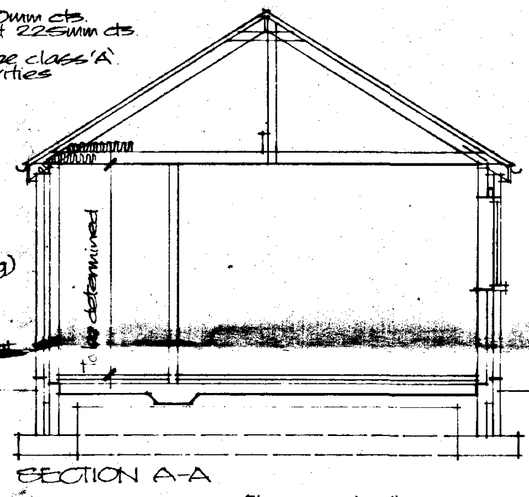
Install 40mm dia. polypropylene waste with 76mm deep seal trap to washing machine connected to new back inlet gully.

Below ground drainage:

New section of drain to be 110mm dia. UPVC bedded and surrounded in 100mm pea gravel to fall at 1in 40 to existing inspection chamber.
Remove/seal off redundant drain runs.
Install new vent pipe on existing drain connection to chamber.
Any drain passing through walls to be protected by R.C. slab lintel with min. 50mm clearance around pipe with protection from vermin entry.
If new drain within 600mm of ground level it is to be protected by paving slabs.

Stud partition:

50x75 studs at 400mm cts. with noggings at 1.200 cts. clad both sides with 12.5mm plasterboard and skim.



SECTION A-A

Floor construction:

65mm thick lightly reinforced sand/cement screet on 500 gauge polythene separating membrane on 50mm SPD grade Jablite insulation on 100mm thick grade ST4 concrete slab on 1200 guage Visqueen d.p.m. lapped over wall d.p.c. on 150mm thick hardcore well blinded and consolidated.

foundations:

225x700 grade ST4 concrete strip foundations to be min. 750mm deep (1.000 in shrinkable soil). Internal walls supported on thickened floor slab (200mm x min. 400mm wide).

Heating/hot water:

Existing central heating extended into extension with thermostatic valves fitted to radiators.
All new hot water pipes to be insulated with Armaflex or similar of thickness to match pipe outside diameter.

Roof construction:

Natural slates to match existing on 25x38 fully treated battens on sarking felt on built up roof constructed of:
- 38x150 rafters at 450mm cts.
- 38x100 purlin at double rafter location to support ceiling beam.
- 25x100 collars at ridge.
- 38x175 ridge.
- 50x122 ceiling joists at 450mm cts.
- 150x200 ceiling beam
- 50x100 wall plates

Eaves to be constructed to match existing and to incorporate Glidevale ref. FV100 over fascia vent strip giving 10,000mm² vent gap.
Roof pitch to match existing (approx. 31½°)

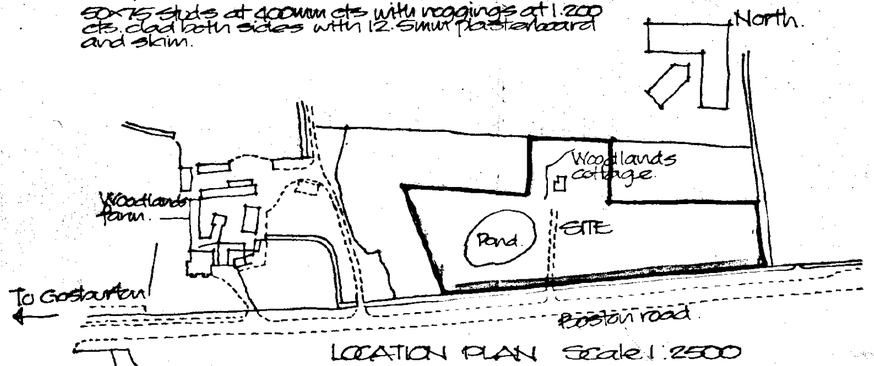
All structural timber to be grade SC3, marked dry or kiln dry.
30x5mm mild steel straps to be installed at average 1.800 cts to roof perimeter and to be fixed at ceiling level and at slope of roof. Where straps installed at gable they are to extend over 3no. timbers with noggings under.

Roof insulation:

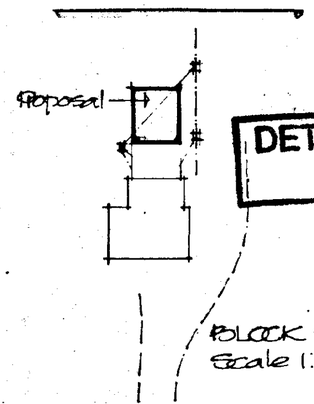
Install 2 layers of 100mm fibreglass quilt insulation with 1 layer between and 1 layer over ceiling joists. Minimum 50mm clear gap to be maintained above insulation.

Lintels:

Install I.G. ref. L1/5 steel lintels to openings in new and existing external cavity walls.
Lintel to altered opening from existing building to be 65mm clear bearing at each end.
Lintels to 2no. internal door openings to be I.G. internal 100.



LOCATION PLAN Scale 1:2500



BLOCK PLAN
Scale 1:500

SOUTH HOLLAND DC
HOUSING & PLANNING
11 NOV 1997
Ref: 1192/97

DETERMINED PLAN

BROADGATE BUILDERS LTD
The Race Ground
Spalding
Lincolnshire
PE11 3AP
Telephone: 01775 725616
Facsimile: 01775 728097

Client
MR & MRS D. KIDD

Job Title
PROPOSED EXTENSION TO HOUSE.
WOODLANDS COTTAGE,
BOSTON ROAD,
GOSBERTON.

Scale 1:50 & 1:100

Date Nov. 97

Drawn by A.C.H.

Drg. No.

Rev