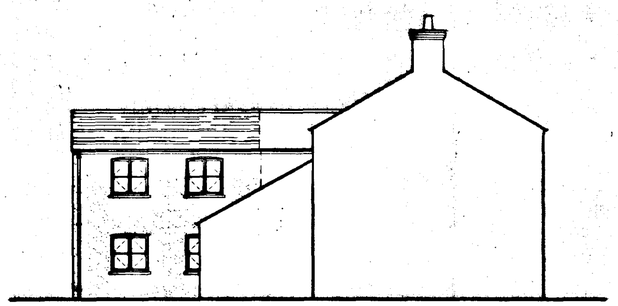
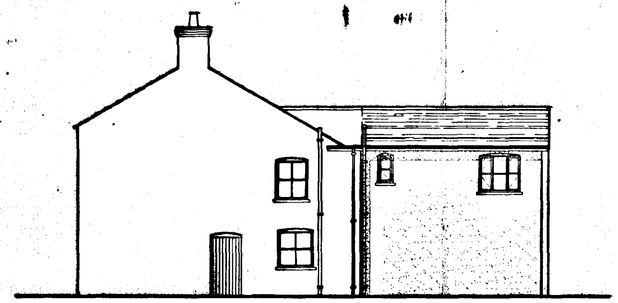


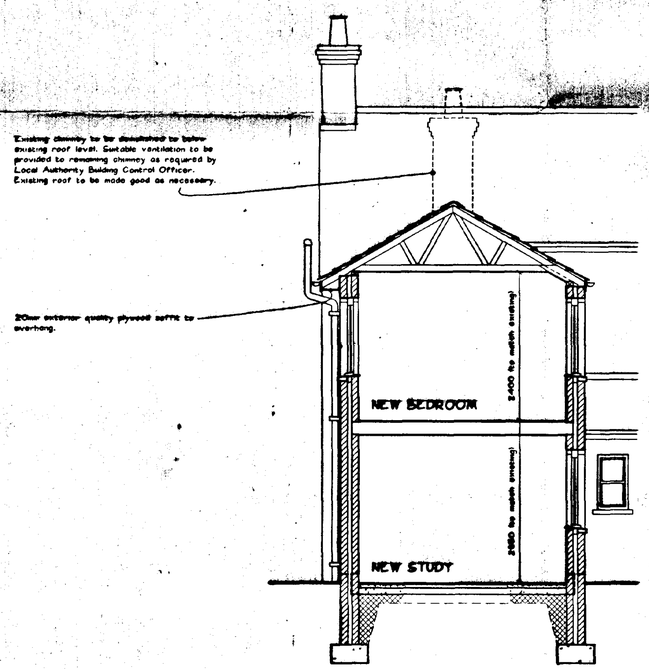
NORTH ELEVATION (FACING BRICKWORK)



EAST ELEVATION (RENDER)



SOUTH ELEVATION (RENDER)



SECTION AA

GENERAL SPECIFICATION NOTES

FOUNDATIONS
To be 600 x 300mm deep mass concrete to external walls. Underside to be founded at minimum 750mm below external ground level (or minimum 1000mm if shrinkable subsoil is encountered).
Foundations to be stepped up as necessary to meet existing and movement joins to be formed between new and existing. Final depth and detail to be agreed on site with Local Authority.

GROUND FLOOR CONSTRUCTION
To comprise 50mm sand/cement screed on 150mm ST20 grade) mass concrete floor slab on 1200g polythene membrane with 150mm laps and turned up at all edges and lapped with wall dpc on 50mm thick 'Floormate' or similar polystyrene insulation on 25mm sand blinding on 150mm minimum thickness well rolled and consolidated hardcore bed.

Note: Polythene damp proof membrane to be extended through internal skin of blockwork into cavity, taken up inside face of cavity and turned back into internal skin at damp proof course level.

Vertical upstands of insulation to be provided to all edges of concrete slab in strict accordance with manufacturer's instructions.

EXTERNAL WALL CONSTRUCTION
225mm cavity wall construction to comprise 100mm external blockwork skin rendered externally to match existing, 65mm cavity infilled as work proceeds with 'Rockwool' or similar insulation, 100mm internal skin of insulating blockwork with 13mm thick dense plaster finish internally.

Note: External render to finish at dpc level.

New wall to be tied to existing by building in galvanised crocodile ties in strict accordance with manufacturer's instructions and forming 13mm movement joint at junction by inserting 'Flexcell' or similar progressively infill Pointed externally with mastic pointing to match colour of render.

Leaves of cavity wall to be tied together with galvanised wall ties at 300mm horizontal centres and 450mm vertical centres (300mm vertical centres where next to an opening).

Jambs and cills to be closed by inserting proprietary insulated cavity closers (Thermobate or similar).

Cavities to be sealed at highest point.

Bituminous based damp proof course to be built in 150mm minimum above outside ground level.

Cavities to be filled with weak mix concrete to ground level and top sloped to shed water out.

INTERNAL WALL CONSTRUCTION
To comprise 75 x 90mm softwood studwork framing clad both sides with 12.5mm plasterboard with taped joints and skim coat plaster finish.

WINDOWS
To be John Carr or similar softwood framed with sealed unit double glazing and controllable trickle ventilators (8000mm2). Types to be agreed but generally as shown on elevations.
All windows to have openable lights equalling a minimum of 1/20th of the floor area in each room.
Note: Windows to be set back into opening as far as the cavity closers will allow but in accordance with 'Thermobate' manufacturer's recommendations.

WINDOW CILLS
To be in reconstructed stone to match existing houses.

DOORS
External doors to be weather board stable or softwood frame complete with ironmongery all to client's preferred design.

DRAUGHT PROOFING
Draught stripping to be fitted to all openable elements of windows, doors and loft hatches.

All piped services to be draught sealed where they pass through floors and external walls.

GLAZING
Glazing to internal and external doors and to windows within 800mm of floor to be 6mm thick to be laminated or toughened safety glass to BS6202 : 1981.

LINTELS
To be 'Ideal' or similar special 'Natural Arch Span Lintels' in galvanised steel complete with insulation and cavity tray over. All to have 150mm minimum end bearing.

FIRST FLOOR CONSTRUCTION
To comprise 22mm flooring quality chipboard on 200 x 50mm SC3 grade timber joists at 400mm centres with solid strutting at 1000mm centres.

Double joists and strutting to be provided under all first floor partitions and shower tray.

30 x 5mm cross-section galvanised mild steel anchor straps to be fixed at 2000mm maximum centres to ends of joists and across 3No joists where running parallel to external walls. Noggins to be provided under anchor straps as necessary.

ROOF CONSTRUCTION
To comprise lightweight interlocking plastic to match existing slate roof on 38 x 25mm treated softwood battens gauged to suit tiling on underside sarking felt to BS747 : Part 2 : Type 1F on pre-made timber trussed rafters at 600mm centres - roof pitch to match existing.

Trussed rafters to be designed, braced and fixed in accordance with BS 5268 : Part 3 : 1985.

Specialist manufacturer's design calculations to be submitted to Local Authority for approval prior fixing on site.

To be fixed at eaves level with galvanised truss clips on 100 x 75mm softwood wallplate bedded in mortar.

Diagonal bracing to be provided to full length of roof in plan of rafters and ceiling ties to BS5268 : Part 3 : 1985.

Timber purlins to be provided at all truss node points for full length of roof.

Proprietary eaves and ridge ventilation system to be installed in accordance with manufacturer's instructions. Ridge ventilators to match slates. Eaves vents to be equal to a continuous strip - 10mm wide.

External walls to be strapped to roof with 30 x 5mm cross-section galvanised mild steel anchor straps fixed at eaves level to wallplate and blockwork in cavity and fixed to gable walls and first two gable rafters at 2000mm maximum centres. Noggins to be provided under straps where necessary.

200mm minimum thickness quilt insulation to be laid in roof space in two 100mm layers - first layer between ceiling ties and second layer at right angles over ceiling ties. Roof insulation to be extended into top of wall cavity to ensure continuity of insulation but still maintaining 50mm air gap above insulation.

Insulated roof access hatch to be provided.

CEILINGS
To be 12.5mm Fire Resistant Plasterboard Fixed to underside of ceiling ties and with taped joints and skim coat plaster or 'Artex' finish.

Timber noggins to be provided to all unsupported joints in plasterboard.

HOT AND COLD WATER SERVICES
Existing system to be extended to accommodate new sanitaryware, fittings and appliances.

MECHANICAL VENTILATION
To be provided in Shower Room capable of extracting 15 litres per second.

ELECTRICAL INSTALLATION
To be carried out in strict accordance with the latest edition of the IEE regulations. Socket outlet and lighting positions all to client's requirements.

HEATING INSTALLATION
Existing radiator heating system to be extended into new areas including the provision of a new oil fired balanced flue boiler in new Boiler Room. All new radiators to be fitted with thermostatic valves.

SANITARYWARE AND FITTINGS
New washbasin, water closet, shower tray, taps and fittings etc all to be to client's selected design and colours.

Shower tray to be 1200 x 800mm 'resin bonded' type mounted on tiled plinth as necessary.

SKIRTINGS AND ARCHITRAVES
Skirtings and architraves to be moulded softwood to match existing.

NOTES

LIMITATIONS

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DIMENSIONS

Do not scale from this drawing.

All dimensions are to be checked on site by the builder who shall take responsibility for measurements for construction and ordering purposes from commencement of site works.

Whilst every effort is made to ensure accuracy in dimensioning, measurements should be carefully checked to ensure compatibility with existing structures and features.

SUPERVISION

The works will not be supervised by Richard J Diggle or any representative thereof. It is the clients or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

STANDARDS

All materials to be new unless otherwise stated and all components and materials etc. to be used, fitted and installed in strict accordance with manufacturers instructions and relevant Code of Practice.

Materials shall conform to the appropriate British Standard Specification or BBA Certificate or European Code equivalent.

Preservative treatment to BS 5268 : Part A is to be carried out to all timber prior to delivery to site.

DETAILS / FOUNDATIONS

All details shown on this drawing including foundations, are based upon typical site conditions including soil of good bearing capacity.

Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

If adverse ground conditions are encountered, then the advice of a qualified structural engineer should be sought.

HEALTH AND SAFETY

The Employer / Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health and Safety legislation for Building Sites and Work Places.

The Employer / Client is advised that should the works need to comply with the Construction Design and Management Regulations, and independent Planning Supervisor will be required.

SCOPE OF THE WORKS

The works comprise all that is shown on the drawings and details. Any work that may not be specifically shown, but may reasonably be inferred as necessary to carry out the works will be deemed to be included

SOUTH HOLLAND DC
HOUSING & PLANNING
16 FEB 1999
Ref: H138/99

Revisions

Richard J Diggle
Building Design Consultant

Oak House
Wisbech Road
Walsoken St Johns
Spalding
Lincs
PE12 8RB

Telephone/Fax: 01406 360378
Mobile: 07771 621902
E-Mail: RDiggle@compuserve.com

Project Title

TWO STOREY EXTENSION
TO EXISTING HOUSE
HURDLETREE FARMHOUSE
HURDLETREE BANK
WHAPLODE ST CATHERINE

MR & MRS M J H GRIFFIN

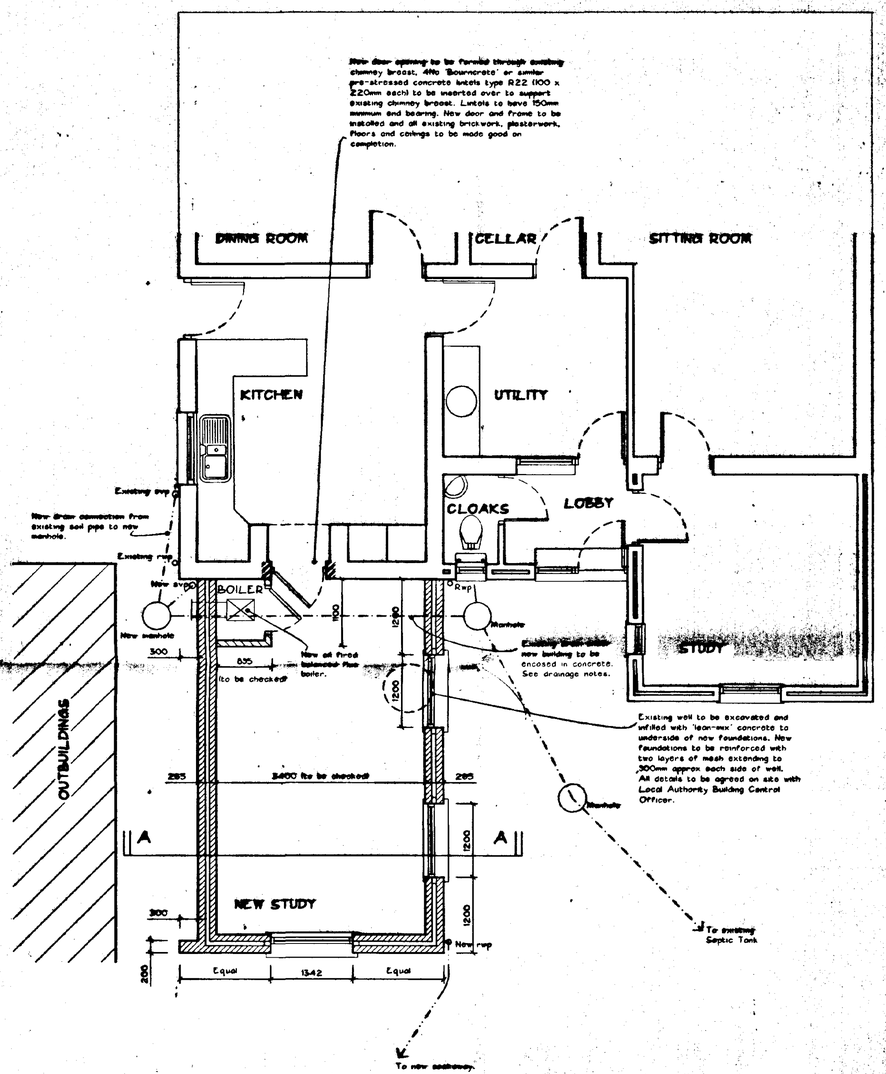
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DETAIL: SECTION
ELEVATIONS

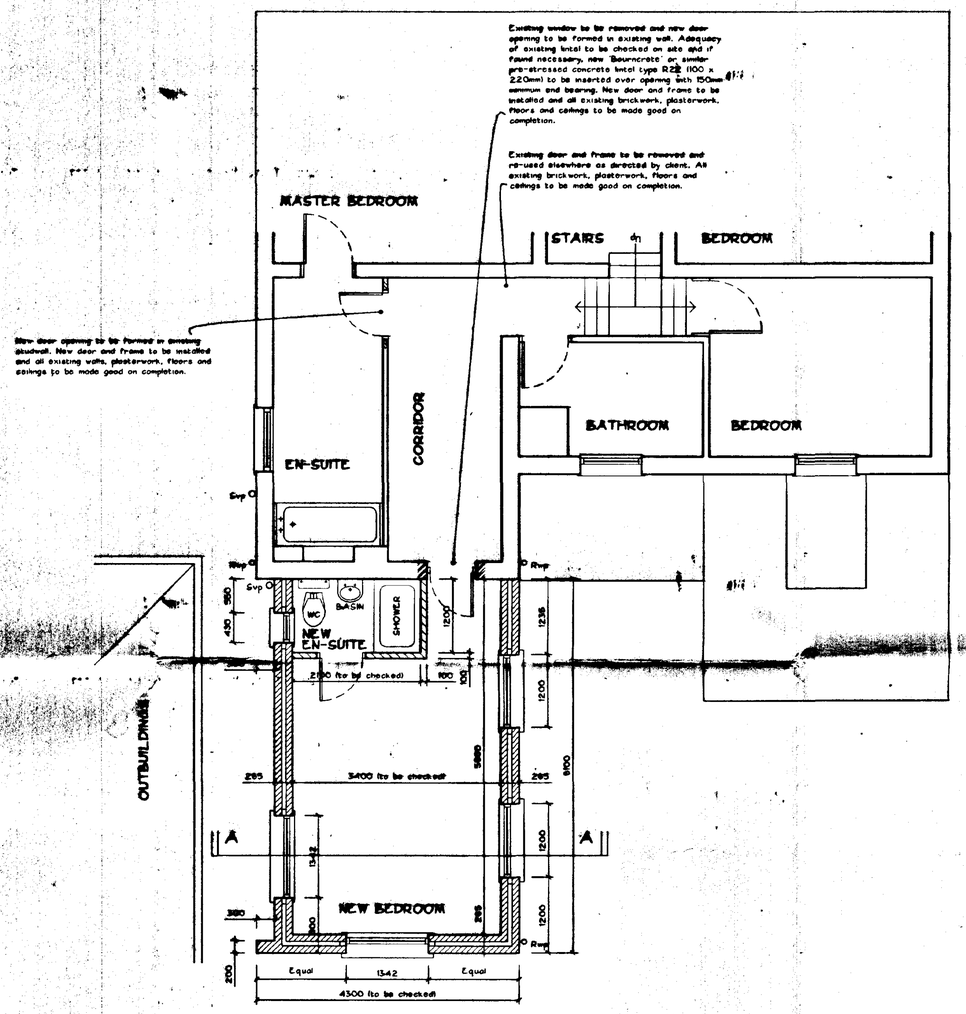
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Drawing Number: 303/3
Revision:

DETERMINED
PLAN



GROUND FLOOR PLAN - PROPOSED



FIRST FLOOR PLAN - PROPOSED

DRAINAGE SPECIFICATION NOTES

WASTE PIPEWORK
Washbasin and shower trap to be fitted with 40mm ø wastes with accessible 75mm deep seal traps.

Rodding access to be provided at all changes of direction in waste pipework.

RAINWATER GOODS
Gutters and downpipes to match existing and be securely fixed to fascia, laid to falls complete with all required outlet positions, stopends etc. To be installed in strict accordance with manufacturer's instructions.

UNDERGROUND DRAINAGE PIPES
New drains to be 110mm diameter
UPVC to BS4660 laid to self-cleansing gradient bedded and surrounded in 150mm minimum thickness of 10mm pea gravel to maintain flexibility.

Existing drain, where passing under building, to be surrounded in 150mm minimum thickness concrete with fibre inserts at 3000mm centres to maintain flexibility.

Pre-stressed concrete lintels to be inserted in walls where pipes pass through.

SOAKAWAY
Storm water pipes be drain to soakaway, constructed to CP301 minimum 5000mm from any building (6000mm in clay). To be 1000 x 1000 x 300mm deep filled with rubble to within 450mm of ground level and overlaid with polythene sheet and backfilled to ground level with vegetable soil.

MANHOLE
To be pre-formed polypropylene inspection chamber installed and surrounded in concrete in strict accordance with manufacturer's instructions

VENTILATING PIPE
To be 100mmø UPVC terminating at minimum 900mm above head of nearest window and fitted at top with balloon guard mesh.

EXTERNAL WORKS
All existing footpaths and patio areas affected by the works are to be made good and/or relaid to match existing and to the satisfaction of the Client.

DETERMINED PLAN

NOTES

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HOUSING & PLANNING
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Ref: S138/99

Revisions

Richard J Diggle
Building Design Consultant

Oak House
Wisteria Close
Wisbech St Johns
Spalding
Lincs
PE12 8RS

Telephone/Fax: 01406 540378
Mobile: 07771 621902
E-Mail: RDiggle@compuserve.com

Project / Client

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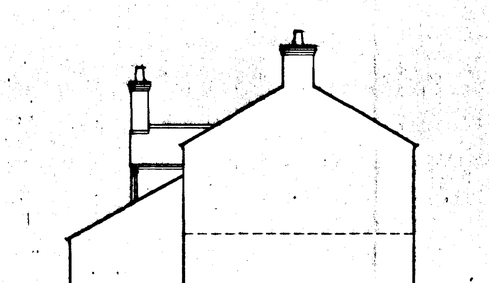
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DETAIL PLANS

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Drawing Number: 303/2

Revision



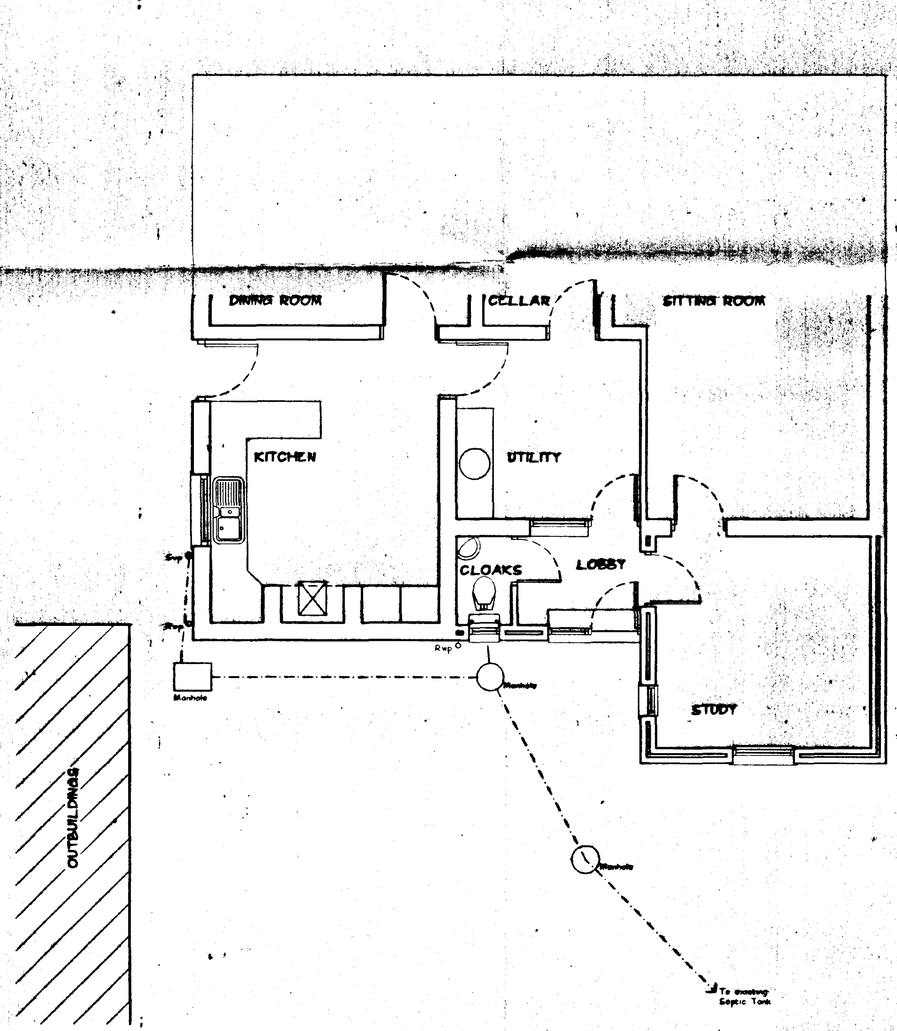
NORTH ELEVATION (FACING BRICKWORK)



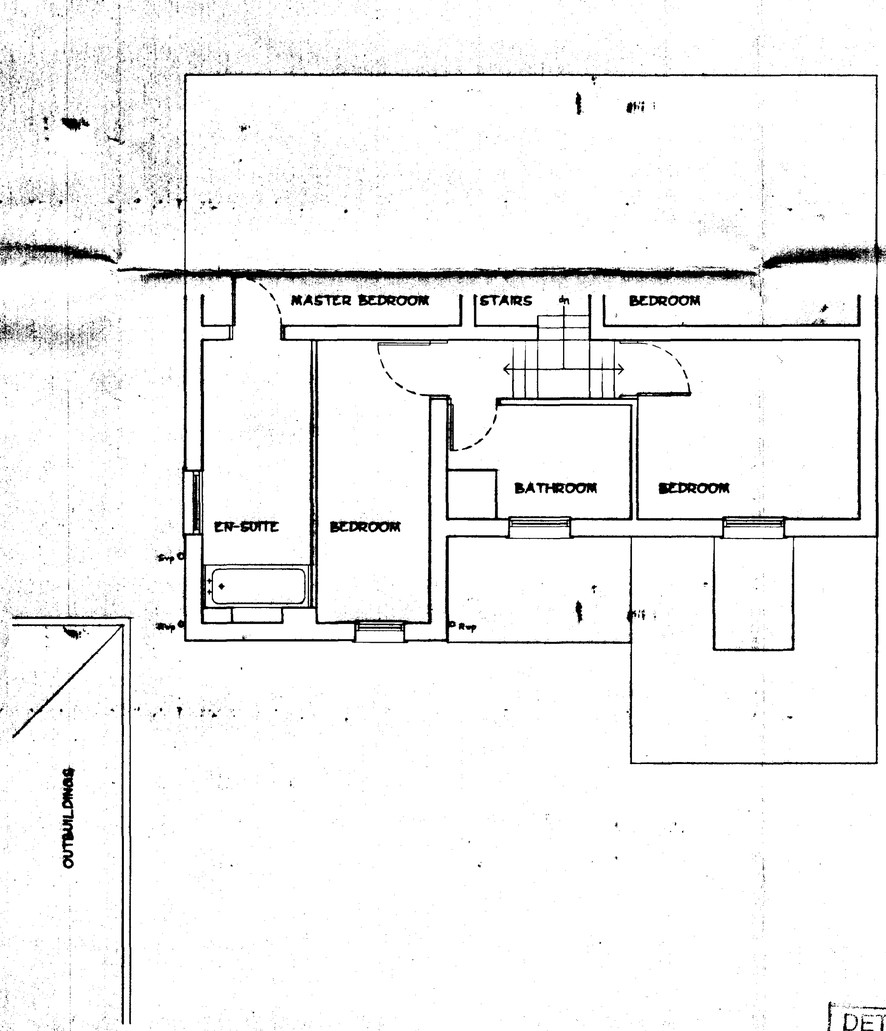
EAST ELEVATION (RENDER)



SOUTH ELEVATION (RENDER)



GROUND FLOOR PLAN



FIRST FLOOR PLAN

DETERMINED PLAN

NOTES

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Richard J Diggle
Building Design Consultant

Oak House
Wisenge Close
Wisbech St Johns
Spalding
Lincs
PE12 6RB

Telephone/Fax: 01945 860378
Mobile: 07771 621902
Email: RJDiggle@compuserve.com

Project

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Drawing

EXISTING: PLANS
ELEVATIONS

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1:50 / 1:100	JAN 1999	R J Diggle

Drawing Number: 303/1

Revision