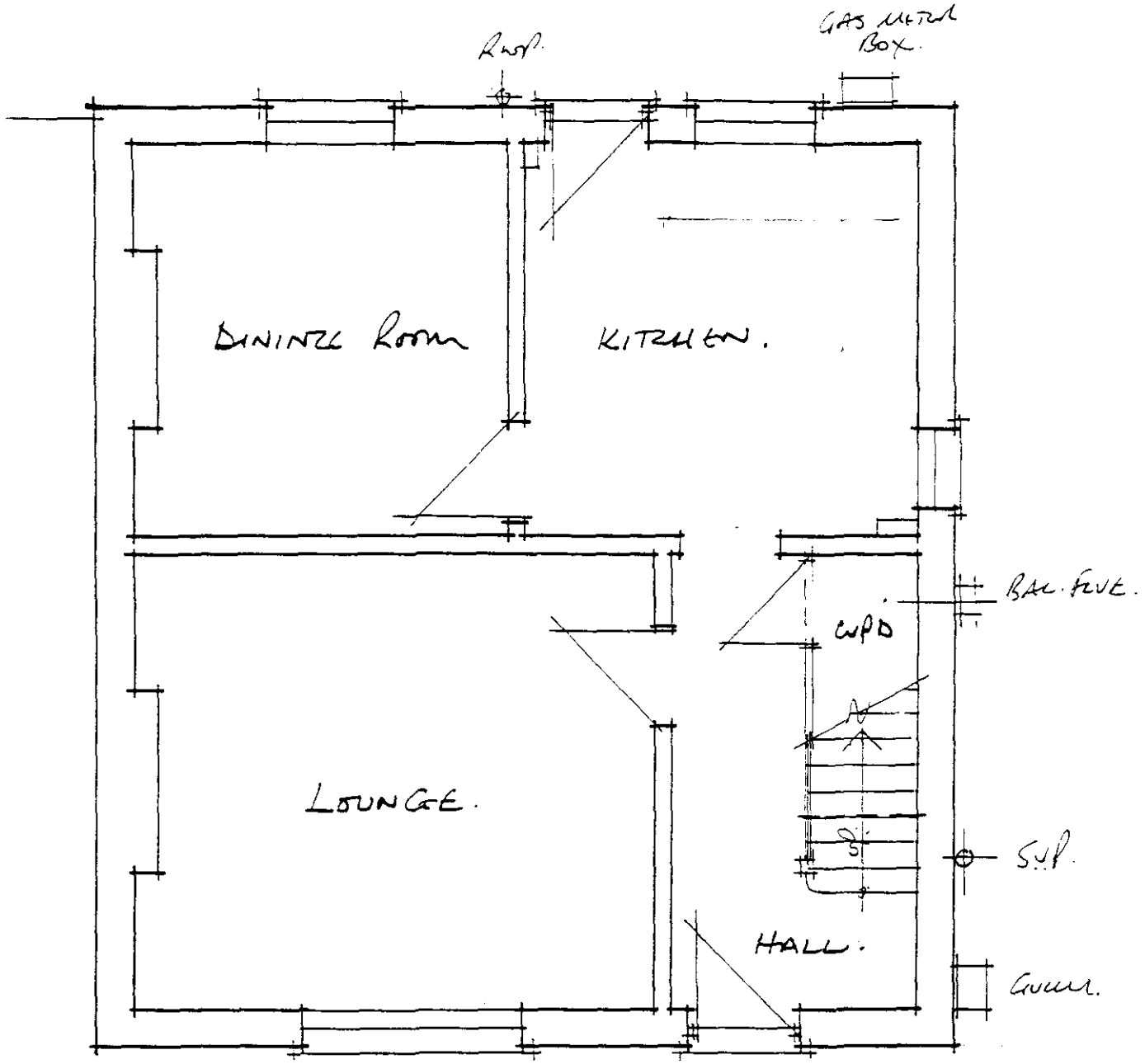
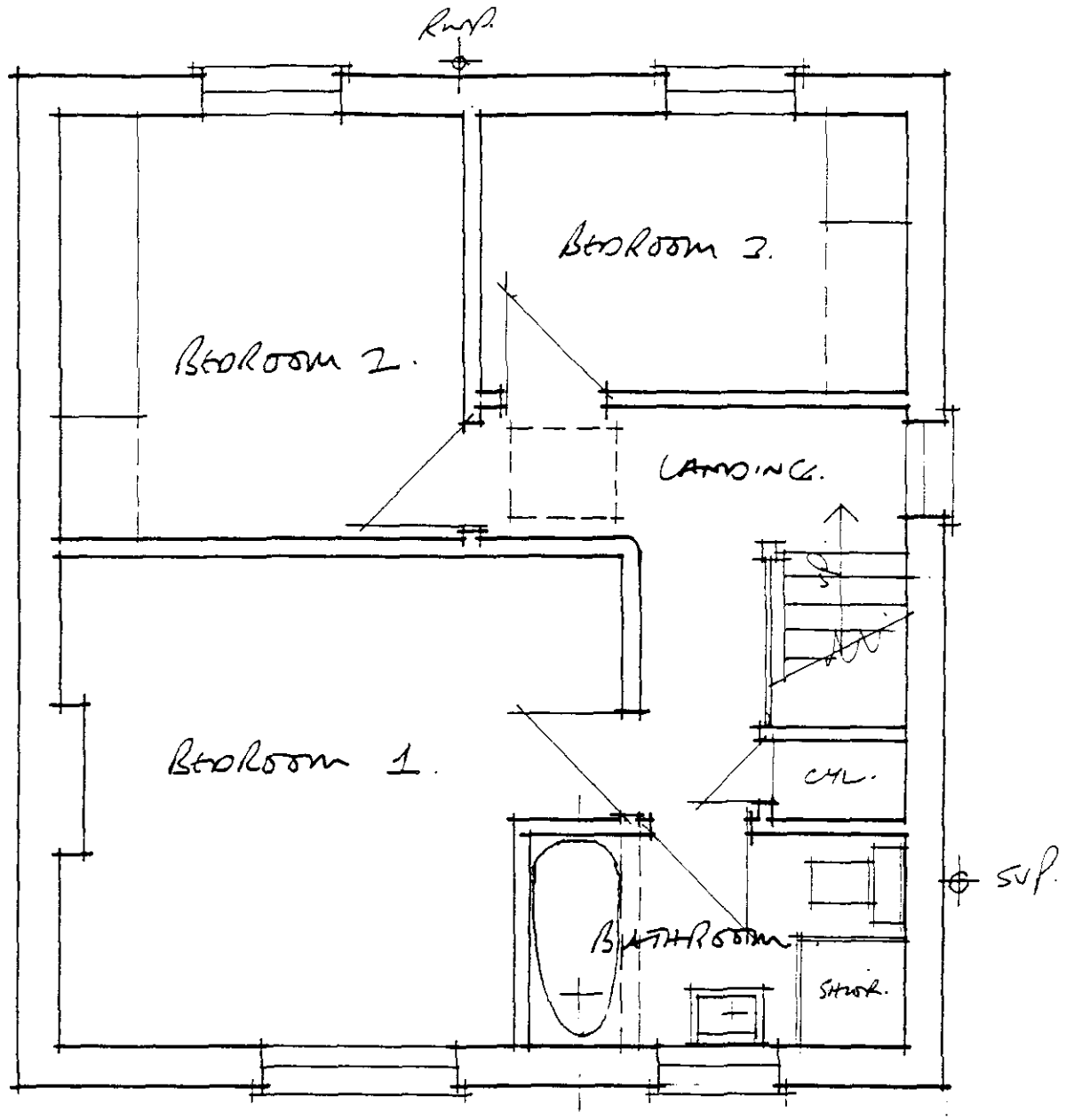


• GROUND FLOOR PLAN AS EXISTING •



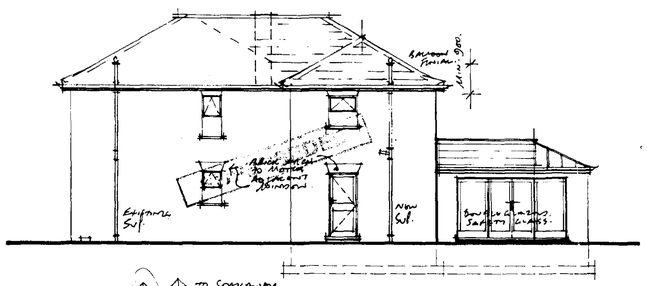
• FIRST FLOOR PLAN AS EXISTING •

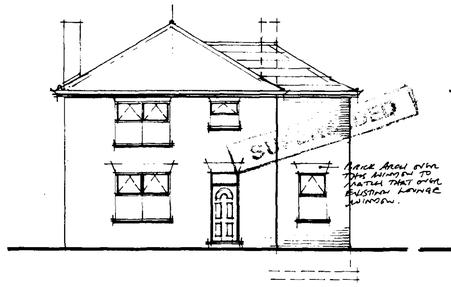
. DRAWING NO. 01/18/01.. PLANS AS EXISTING •

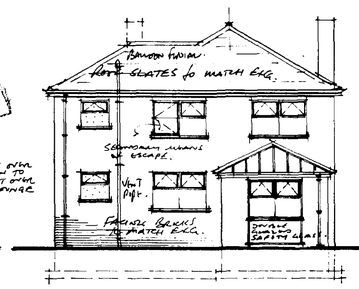
• PROPOSED ALTERATIONS AND EXTENSION TO HOUSE • 58. HALLGATE • HOLBEACH •

• SCALE 1:50. • DATE JAN. 2001.. • MR + MRS. COLIN BROOME •

. R.N. LOWING MBIAT. ARCHITECTURAL TECHNOLOGIST. 9. GALWAY CLOSE. SPALDING PE11.3FL .







NOTE: THE ENTIRE ROOF STRUCTURES will be designed by specialist and erected strictly in accordance with B.S. 5268: Pt 3. 1985. Roof truss designs + certificates to be supplied to and approved by Building Control prior to erection on site.

Roof coverings to comprise: Slates of type, size, lap, gauge + nailing system to match existing using non-ferrous slating nails all on treated sw. laths on untreated bituminous felt to BS. 747 Type 1(f). All joints in both directions to lap min 50 mm over rafters or noggings for support.

To ground floor window/door openings all lintels to have cavity tray over.

Double glazed windows in white PVCu. frames to match existing. All glazing to comply with safety glass requirements as defined in Part N.1 of the Building Regs. 2000. All window frames to incorporate 8000 mm² trickle vents.

ROOF INSULATION TO COMPRISE:—
200 mm. crown 'J' quilt in 2 no 100 mm layers. First layer between ceiling ties. Second layer over ceiling ties. 10 mm continuous 'Glidevale' eaves ventilation. All eaves details to match existing.

All new purlin supporting rafters at 450 mm centres.

Roof pitch to be existing. 30°

112 mm Ø PVCu gutters.

50 x 100 or 75 x 100 wall plates secured 30 x 6 mm galv. m.s. anchors at max. 2 m. centres.

9.5 mm 'Duplex' foil backed plasterboard + 30 mm skim (or 'Artex') to ceilings.

Bedroom 3. First floor level as existing.

Bedroom 1. 25 mm PTCL. boards on 47 x 170 SC3 joists at 400 mm centres.

Dressing Area.

Ceiling level as existing.

Floor level as existing.

Lintel height as existing windows.

Purlin as existing.

Rafter as existing.

Hearing zone strutting at mid span.

12.5 mm plasterboard + 3.0 mm skim (or 'Artex').

Utility Room

Entrance Lobby

Staining and door frame (height 2100)

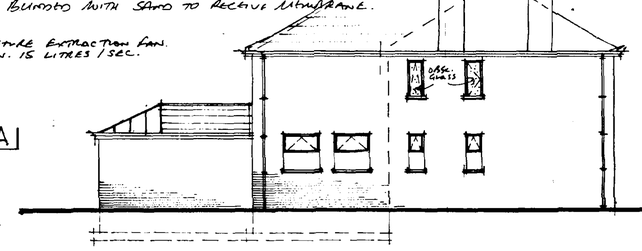
700 x 225 | 450 x 225 (Reinforced) | 450 x 225 | 700 x 225

Foundations to comprise: Grade 5:1:4 concrete strip subject to inspection + approval of Building Control at time of excavation.

N.B. The foundations as shown assume normal ground conditions and are subject to amendment if found necessary.

• SECTION A • A •

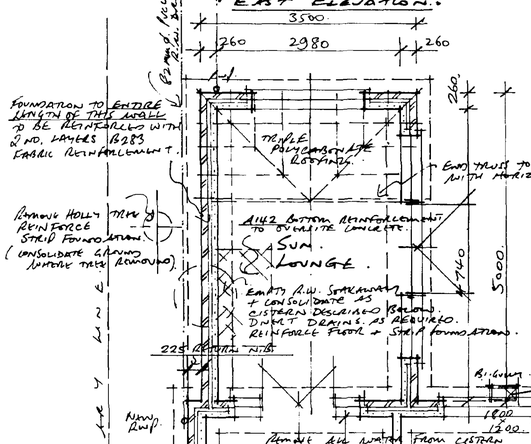
Ground floors to comprise:—
50 mm 1:3 cement / sand screed.
100 mm 1:2:4 (3/4") oversite concrete.
50 mm V.R. 'Jablite' floor insulation incl. vertical edges at external walls.
1200 g. polythene membrane (all laps min 450 mm. + turned up to + 1000 D.P.C.).
min. 150 mm consolidated hardcore.
Blinded with sand to receive membrane.



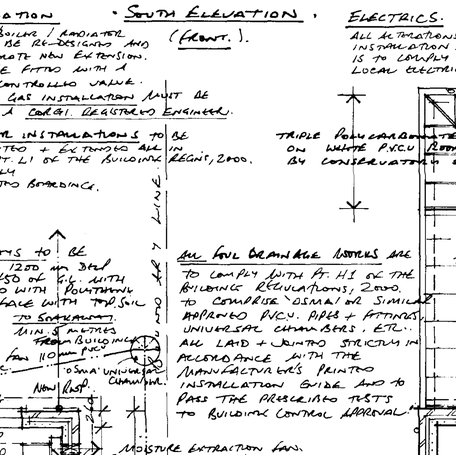
• WEST ELEVATION •

Total ventilating area = 5.04 m². (1300 mm. from west boy)

• EAST ELEVATION •



• SOUTH ELEVATION • (Front).

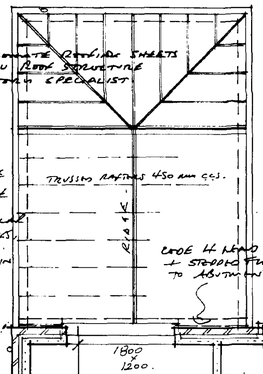


HEATING INSTALLATION
Existing gas fired boiler / radiator heating system to be re-designed and extended to incorporate new extension. All radiators to be fitted with thermostatically controlled valve. All work to the gas installation must be carried out by a CORGI registered engineer.

HOT + COLD WATER INSTALLATIONS to be re-designed, re-routed + extended all in compliance with Pt. G1 of the Building Regs., 2000.

• NORTH ELEVATION •

ELECTRICS.
All alterations + extensions to the electrical installation, including the earthing system, is to comply with the requirements of the Local Electricity Company and the I.E.E. 16th edn. (or latest).



ROOF PLAN SUN-LOUNGE ONLY 25°.
Roof structure + coverings.
Roof void insulation.
Eaves ventilation + eaves details as described for main roof. (except soffit, fascia only).
Ceilings 9.5 mm duplex foil backed plasterboard + 3.0 mm skim or 'Artex' (or P.T.G. 'J' joints to boarding).

ALL SOIL DRAINAGE systems are to comply with Pt. H1 of the Building Regulations, 2000. To comprise 'OSMA' or similar approved PVCu. pipes + fittings, universal chambers, etc. All laid + jointed strictly in accordance with the manufacturer's printed installation guide and to pass the prescribed tests to Building Control approval.

ALL NEW SOAKAWAYS TO BE 1200 mm diam. x 1200 mm deep filled to within 450 of f.l. with hardcore, covered with polythene + brought to surface with top soil or other finish. To soakaway. Min. 5 metres from building.

Moisture extraction fan. Min. 30 litres/sec.

'OSMA' universal chamber.

Moisture extraction fan. Min. 15 litres/sec.

'OSMA' universal chamber.

'OSMA' universal chamber on existing foul drain (approx. 650 mm deep).

Remove all waste from existing fill to within 450 mm of g.l. with well consolidated hardcore (crushed stone). Top with 150 mm lean mix concrete. Remove the drains + any incoming pipes.

Area bottom reinforcement to overall slab.

Formation to entire length of this wall to be reinforced with 2 no. layers B283 fabric reinforcement.

Purlin. Remove profile to full height.

Existing roof and drain to be relocated to new arrangement.

Remove window. Leave opening.

Gas meter to be re-located.

Replace door with half-height door.

Purlin. Remove profile to full height.

Purlin. Remove profile to full height.

'Furfix' 'CEE-JAY' connector profile — both ends + to full height.

New window + opening.

Windows to be set out to avoid cavity arches and to line vertically with those to bedroom over.

New window + opening.

Existing roof to be removed.

New B.I. gully.

Waste from existing sink unit.

Existing foul drain.

Boiler flue.

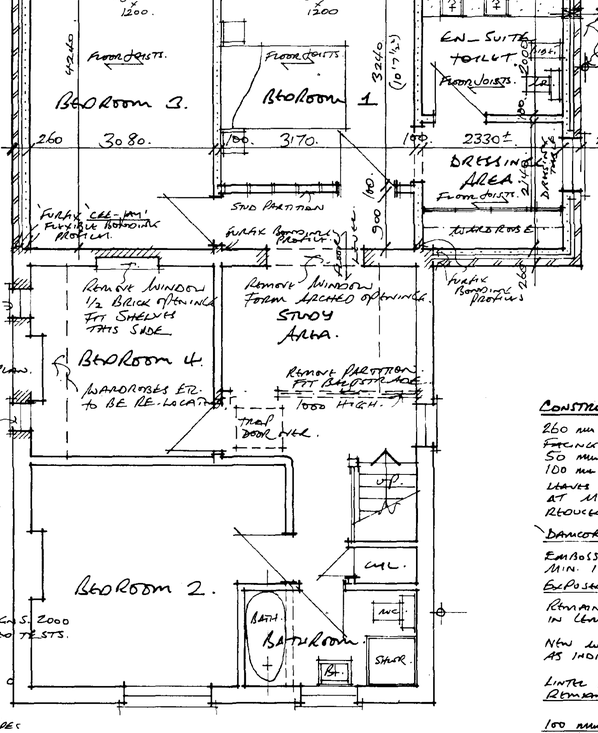
Roof to be replaced with similar re-increased rating all by corgi registered gas engineer.

Existing I.C.

Hopper.

Proposed Ground Floor Plan as Proposed

• GROUND FLOOR PLAN AS PROPOSED •



• FIRST FLOOR PLAN AS PROPOSED •

NEW FOUL DRAINAGE.
New foul drainage system to comprise:— 'OSMA' PVCu pipes + fittings to the routes indicated and incorporating 'OSMA' universal chambers + back inlet gullies, etc.
All drains to be laid to a regular and even gradient of 1 in 40 and to connect into existing drain via a new universal chamber as shown.
All drainage works to comply with approved document 'H' of the Building Regs. 2000 and to pass Building Control prescribed tests.

SANITARY FITTINGS
All new sanitary fittings to have wastes connected into removable deep seal traps + PVCu 'OSMA' waste pipes to S.V.P., gully, etc. as applicable. Cleaning eyes to be provided to facilitate access for rodding waste pipes.

WATER MAIN
Existing water main to be replaced from meter position at front boundary into utility room all to Anglian Water Bye-Laws + Regulations.

CONSTRUCTION OF WALLS + PARTITIONS.
260 mm external cavity walls to comprise:— Facing brick outer leaf as in ground mortar + to match existing. 50 mm cavity fully filled with 'Crown' Dritherm insulation batts. 100 mm Thermalite 'Shield' blocks inner leaf. Leaves of cavity walls to be tied together with stout galv. iron twist ties at max. 900 mm horizontal centres + min. 450 mm vertical centres (staggered) reduced to 225 mm vertical centres at reveals of all openings.

'Dancor' vertical damp-check to be fitted behind facing brick at reveals of all openings.

Embossed heavy duty polythene D.P.C. to be provided to all walls (both leaves) min. 150 mm above adjacent paving / ground level.

Exposed faces of walling below D.P.C. to be in F.L. grade facing bricks in cement mortar.

Remainder of sub-structure walling to be in 2 no. leaves 100 mm class 'A' conc. blocks in cement mortar. 50 mm. cavity filled to ground level with lean-mix concrete.

New walling to be fully + securely bonded to existing with 'Furfix' + Furfix 'CEE-JAY' as indicated on the plans.

Lintel over sunlounge French doors / window unit to be I.G. type with min. 600 bearings. Remaining lintels to be I.G. L1 / HD galv. insulated steel lintels min 150 mm end brgs.

100 mm internal masonry walls to comprise 100 mm Thermalite 'Shield' blocks with class 'A' concrete blocks in cement mortar below D.P.C. level. I.G. 'internal' lintels over openings.

100 mm stud partition (first floor) to comprise:— 50 x 75 mm vertical studs at 400 mm centres. 75 x 100 sole plate. 50 x 75 mm head member + noggings at mid-height and at switch positions, etc. Both sides of partition faced 9.5 mm plasterboard + 3.0 mm skim.

• PROPOSED ALTERATIONS AND EXTENSIONS to HOUSE • 58. HALLGATE • HOLBEACH • SPALDING. LINCS. • for MR + MRS COLIN BROOME •

Drawing No. 01/18/02.
Revisions:—
• Scales. • Plans + Section 1:50. • Elevations. 1:100 •

R.N. Cawdell M.B.I.A.T. Architectural Technologist 9. Galway Close Spalding. Lincs. PE11 3FL. Tel./Fax. 01775 723836.

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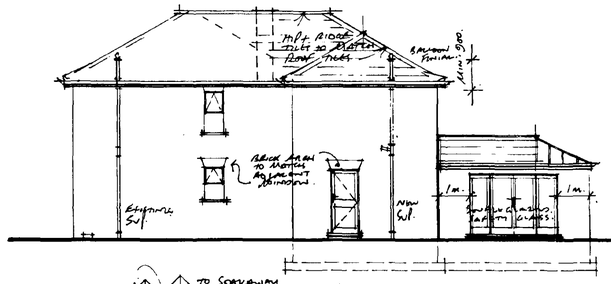
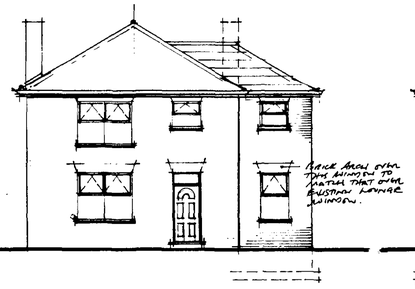
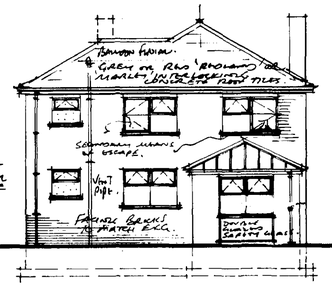






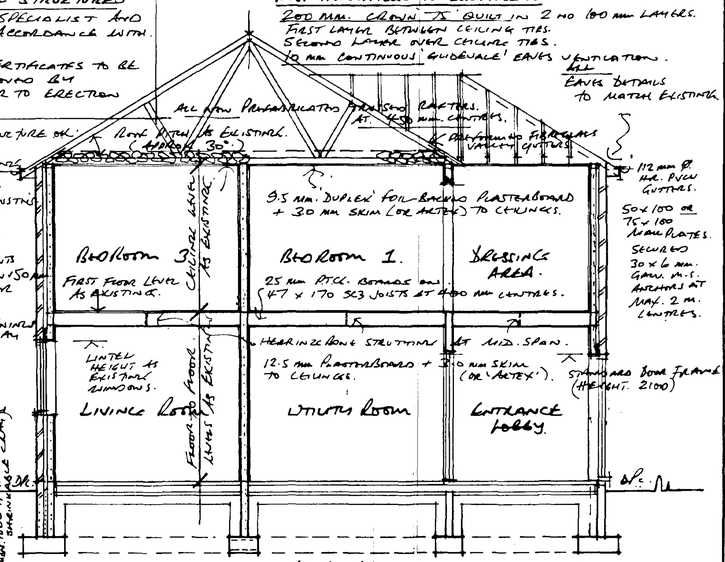
NOTE: THE ENTIRE ROOF STRUCTURES will be designed by specialist and erected strictly in accordance with B.S. 5268: Pt 3: 1985. Roof truss designs + certificates to be supplied to and approved by Building Control prior to erection on site.

The existing traditional roof structure of roof coverings to comprise: Marley or Redland interlocking concrete tiles fixed + laid strictly in accordance with the manufacturers printed instructions on treated sw. battens on untreated bitumen felt to BS. 747 Type 1(f). All joints in both directions to lap min 150 mm over rafters or noggings for support.

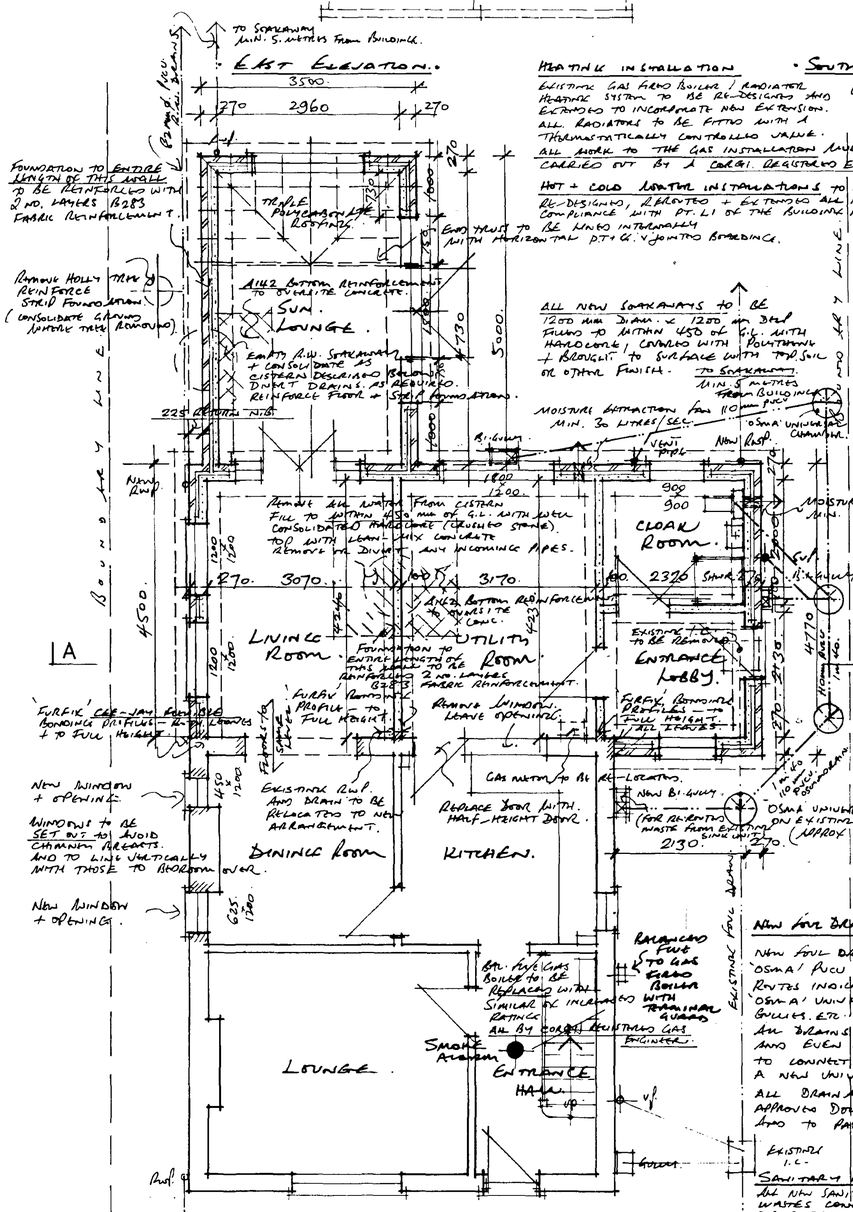
To ground floor window/door openings all lintels to have cavity tray over.

Double glazed windows in white PVCu frames to match existing. All glazing to comply with safety glass requirements as defined in Part N.1 of the Building Regs. 2000. All window frames to incorporate trickle vent.

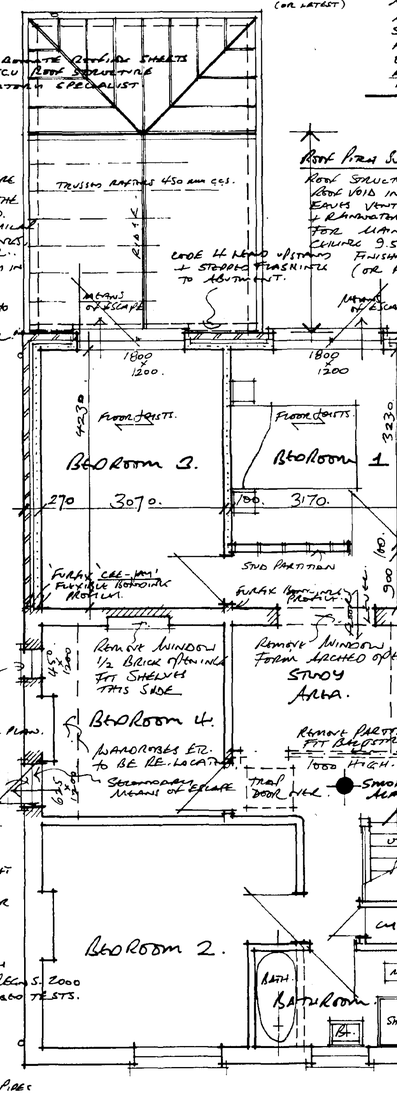
Roof Insulation to comprise: 200 mm. crown 75 quilt in 2 no 100 mm layers. First layer between ceiling ties. Second layer over ceiling ties. 50 mm continuous 'Glidevale' eaves ventilation. All eave details to match existing.



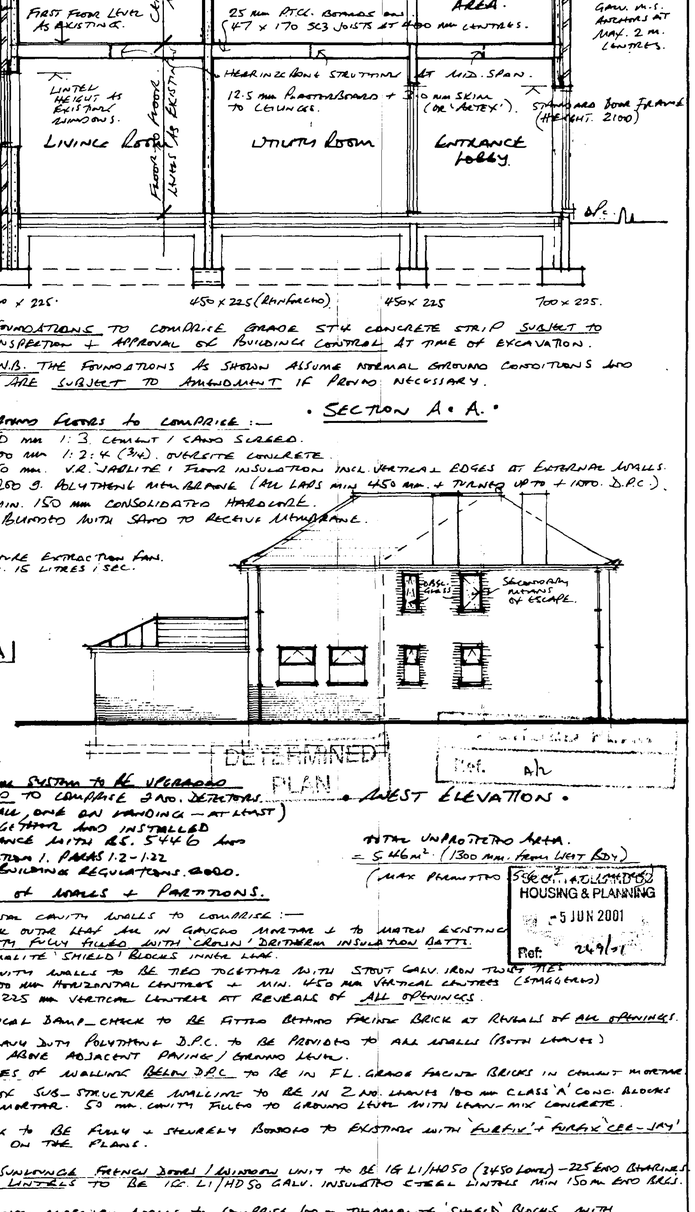
EAST ELEVATION.



SOUTH ELEVATION (FRONT.)



NORTH ELEVATION.



WEST ELEVATION.

Heating installation: Existing gas fired boiler / radiator heating system to be re-designed and extended to incorporate new extension. All radiators to be fitted with a thermostatically controlled valve. All work to the gas installation must be carried out by a CORGI. Registered Engineer.

Hot + cold water installations to be re-designed, altered + extended all in compliance with Pt. G1 of the Building Regs, 2000.

Electrics: All alterations + extensions to the electrical installation, including the earthing system, is to comply with the requirements of the local electricity company and the I.E.E. 16th edn. (or latest)

All new soakaways to be 1200 mm diam. x 1200 mm deep filled to within 450 of G.L. with hardcore, covered with polythene + blockwork to surface with top soil or other finish. To soakaways min 5 metres from building.

All foul drainage systems are to comply with Pt. H1 of the Building Regulations, 2000 to comprise 'OSMA' or similar approved PVCu pipes + fittings, universal chambers, etc. All laid + jointed strictly in accordance with the manufacturer's printed installation guide and to pass the prescribed tests to Building Control approval.

New foul drainage. New foul drainage system to comprise: 'OSMA' PVCu pipes + fittings to the routes indicated and incorporating 'OSMA' universal chambers + back inlet gullies, etc. All drains to be laid to a regular and even gradient of 1 in 40 and to connect into existing drain via a new universal chamber as shown. All drainage works to comply with approved Document 'H' of the Building Regs. 2000 and to pass Building Control prescribed tests.

Sanitary fittings. All new sanitary fittings to have wastes connected into removable deep seal traps + PVCu OSMA waste pipe to e.v.p., gully, etc as appropriate. Cleaning eyes to be provided to facilitate access for rodding waste pipes.

Water main. Existing water main to be replaced from meter position at front boundary into utility room all to Anglian Water Bye-laws + regulations.

Foundations to comprise grade 5th concrete strip subject to inspection + approval of Building Control at time of excavation.

N.B. The foundations as shown assume normal ground conditions and are subject to amendment if found necessary.

Ground floors to comprise:
- 50 mm 1:3 cement / sand screed.
- 100 mm 1:2:4 (3/4") overlite concrete.
- 50 mm. V.R. 'Jablite' / 'Floor' insulation incl. vertical edges at external walls.
- 1200 g. polythene membrane (all laps min 450 mm. + turned up to + 1000 D.P.C.).
- Min. 150 mm consolidated hardcore.
- Blinded with sand to receive membrane.

SECTION A.A.

Smoke alarm system to be upgraded on ground floor to comprise 2 no. detectors (one in hall, one on landing — at least) linked together and installed in accordance with BS. 5446 and Part B, Section 1, Paras 1.2 - 1.32 of the Building Regulations 2000.

Construction of walls + partitions.

270 mm External cavity walls to comprise:— Facing brick outer leaf all in gauged mortar + to match existing. 65 mm cavity fully filled with 'Crown' Dritherm insulation batts. 100 mm 'Thermalite' 'Shield' blocks inner leaf.

Leaves of cavity walls to be tied together with stout galv. iron twist ties at max. 900 mm horizontal centres + min. 450 mm vertical centres (staggered) reduced to 225 mm vertical centres at reveals of all openings.

'Dancor' vertical damp-check to be fitted behind facing brick at reveals of all openings.

Embossed heavy duty polythene D.P.C. to be provided to all walls (both leaves) min. 150 mm above adjacent paving / ground level.

Exposed faces of walling below D.P.C. to be in FL. grade facing bricks in cement mortar.

Remainder of sub-structure walling to be in 2 no. leaves 100 mm class 'A' conc. blocks in cement mortar. 50 mm. cavity filled to ground level with lean-mix concrete.

New walling to be fully + securely bonded to existing with 'Furfix' + 'Furfix Cee-Jay' as indication on the plans.

Lintel over sunlounge French doors / window unit to be 16 L1/HD50 (2450 long) — 225 end bearings. Remaining lintels to be 16 L1/HD50 galv. insulated steel lintels min 150 mm end bres.

100 mm internal masonry walls to comprise 100 mm thermalite 'Shield' blocks with class 'A' concrete blocks in cement mortar below D.P.C. level. 1.C. internal lintels over openings.

100 mm stud partition (first floor) to comprise:— 50 x 75 mm vertical studs at 400 mm centres. 75 x 100 sole plate. 50 x 75 mm head member + noggings at mid-height and at switch positions, etc. Both sides of partition facing 9.5 mm plasterboard + 3.0 mm skim.

Total unprotected area = 5.46 m² (1300 mm. from west boundary) (max permitted 5.6 m²)

SEEN BY BUILDING CONTROL
HOUSING & PLANNING
- 5 JUN 2001
Ref: 249/01

GROUND FLOOR PLAN AS PROPOSED.

FIRST FLOOR PLAN AS PROPOSED.

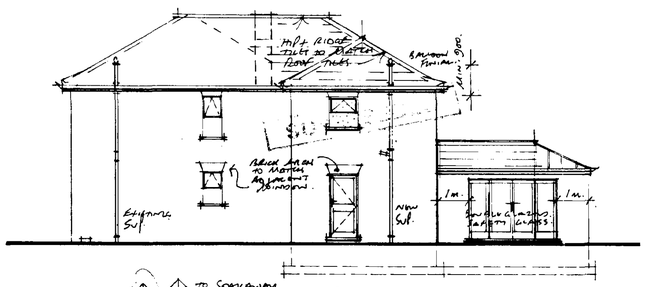
PROPOSED ALTERATIONS AND EXTENSIONS TO HOUSE. 58. HALLGATE. HOLBEACH. SPALDING. LINCS. FOR MR + MRS COLIN BROOME.

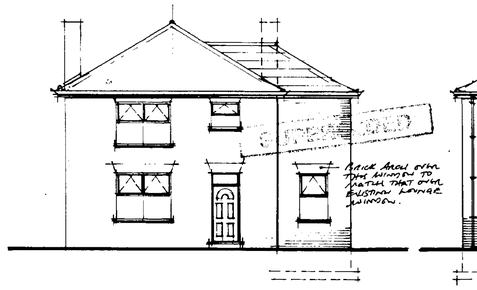
Drawings No. 01/18/02 A.B. • Scales: Plans + Section 1:50. • Elevations 1:100 •

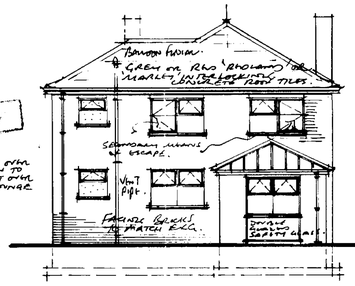
Revisions: — A. Cavities increased to 65 mm (walls 270 mm). Means of escape from Bedroom 3 + Bedroom 4 added. Smoke detectors added. Ref. of lintel over French doors / side screens to sun-lounge added. Boiler confirmed as gas fired with balanced flue. 19th March 2001. R.N.C.

B. Dressing area window transferred to south (front) elevation. 5.6.01. R.N.C.

R.N. Conunge. M.B.I.A.T. Architectural Technologist. 9. Galway Close. Spalding. Lincs. PE11 3FL. Tel./Fax. 01775 723836.







NOTE: THE ENTIRE ROOF STRUCTURES will be designed by specialist and erected strictly in accordance with B.S. 5268: Pt 3: 1985. Roof truss designs + certificates to be supplied to and approved by Building Control prior to erection on site.

The existing traditional roof structure of roof coverings to comprise: Marley or Redland interlocking concrete tiles fixed + laid strictly in accordance with the manufacturers printed instructions all on treated sw. laths on untreated roofing felt to BS. 747 Type 1(F). All joints in both directions to lap min 150 mm over rafters or noggings for support.

To ground floor window/door openings all lintels to have cavity tray dpc over.

Double glazed casements in white pvcu frames to match existing. All glazing to comply with safety glass requirements as defined in Part N.1 of the Building Regs. 2000. All window frames to incorporate 8000 mm² trickle vents.

ROOF INSULATION to comprise:—
200 mm. 'Crown 75' quilt in 2 no 100 mm layers. First layer between ceiling ties. Second layer over ceiling ties.
10 mm continuous 'Glidevale' eaves ventilation. All eaves details to match existing.

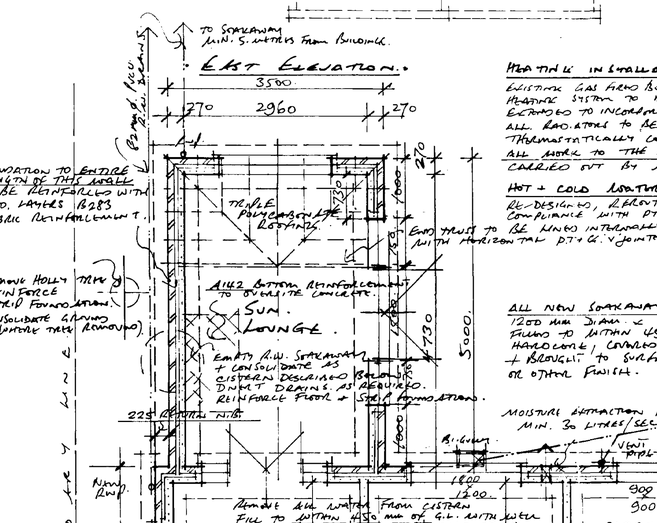
All new plasterboard finishes to rafters at 450 mm. centres. Plasterboard finishes to valley gutters.

112 mm Ø Hr. pvcu guttings. 50 x 100 or 75 x 100 mm Rafters secured 30 x 6 mm galv m.s. anchors at max. 2 m. centres.

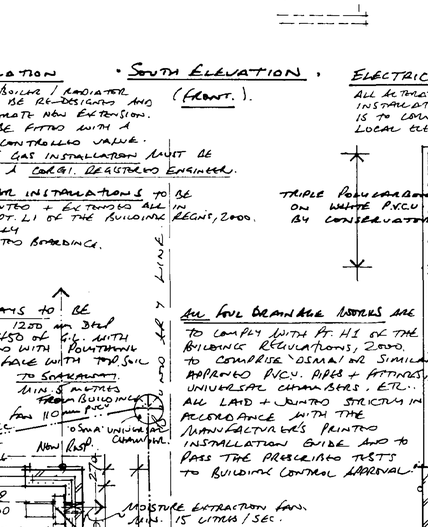
9.5 mm 'Duplex' foil-backed plasterboard + 30 mm skim (or 'Artex') to ceilings.

Bed Room 3. First floor level as existing.
Bed Room 1. 25 mm PTC. boards on (47 x 170 SC3 joists at 400 mm centres.
Dressing Area.
Hearthing stone structural at mid. span.
12.5 mm plasterboard + 3.0 mm skim (or 'Artex'). Standard door frames (height 2100)
Living Room
Utility Room
Entrance Lobby.
Floor level as existing.
Lintel height as existing windows.
Min. 1000 mm (max. 1200 mm) finished floor level as existing.
700 x 225. 450 x 225 (Rainwater) 450 x 225 700 x 225.

• EAST ELEVATION •



• SOUTH ELEVATION • (FRONT.)


To soakaway min. 5 metres from building.
Existing soil
Existing R.W.P.
Boundary
N.C.V. Sewer
Remove all water from cistern. Fill to within 450 mm of G.L. with well consolidated hardcore (crushed stone). Top with lean-mix concrete and remove all incoming pipes.
Triple polycarbonate roofing
End thrust to with horizontal p.t.g.c. v-jointed boarding.
A142 bottom reinforcement to on-site concrete.
Sun Lounge.
Extend R.W. soil manual + consolidate as cistern described below. Divert drains as required. Reinforce floor + strip foundations.
225 retaining wall
Moisture extraction fan min. 30 litres/sec.
Vent pipe.
New knee
Bi-fold doors
Remove all water from cistern. Fill to within 450 mm of G.L. with well consolidated hardcore (crushed stone). Top with lean-mix concrete and remove all incoming pipes.
Foundation to entrance lobby to be underpinned. 2 no. layers fabric reinforcement.
Furfix 'Cee-Jay' Expansion Joint Boarding Profiles — to full heights + to full height.
Furfix Partition Profile — to full height.
Remove window. Leave opening.
Gas meter to be re-located.
Replace door with half-height door.
Existing R.W.P. and drain to be relocated to new arrangement.
New window + opening.
Windows to be set out to avoid chimney breasts and to line vertically with those to bedroom over.
New window + opening.
Dining Room
Kitchen.
Lounge.
Smoke Alarm
Entrance Hall
Cloak Room.
Utility Room
Entrance Lobby.
Existing to be removed.
Moisture extraction fan min. 15 litres/sec.
OSMA universal chamber.
OSMA universal chamber.
OSMA universal chamber.
New Bi-fold doors
(for re-routing waste from existing sink unit)
Existing foul drain
Balanced flue to gas fired boiler with terminal guard
Bal. flue gas boiler to be replaced with similar or increased rating all by corgi registered gas engineer.
1800
1200
900
900
2326
2130.
270.
3070.
3170.
2320±
4500
4770
4230
4323
4330
1200
1350
1450
1300
625
1200
1800
1200
900
900
270
270
100
100
2130
2130
2130