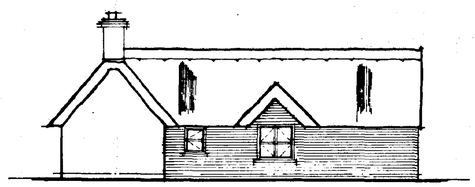
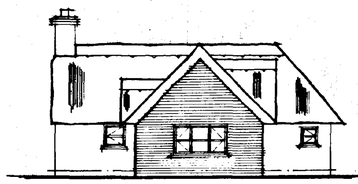


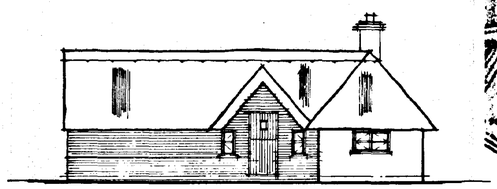
FRONT ELEVATION



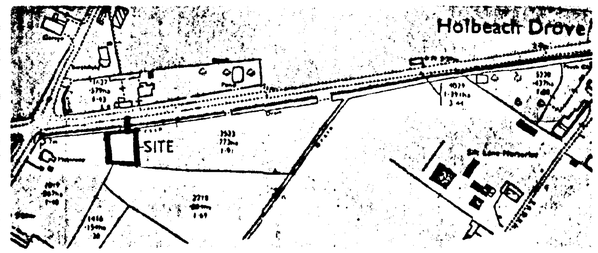
SIDE ELEVATION



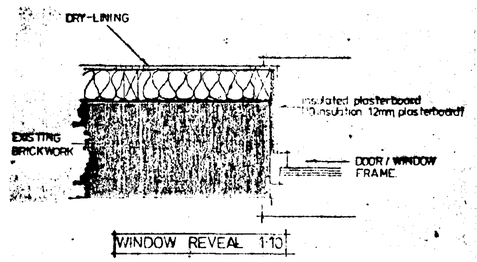
REAR ELEVATION



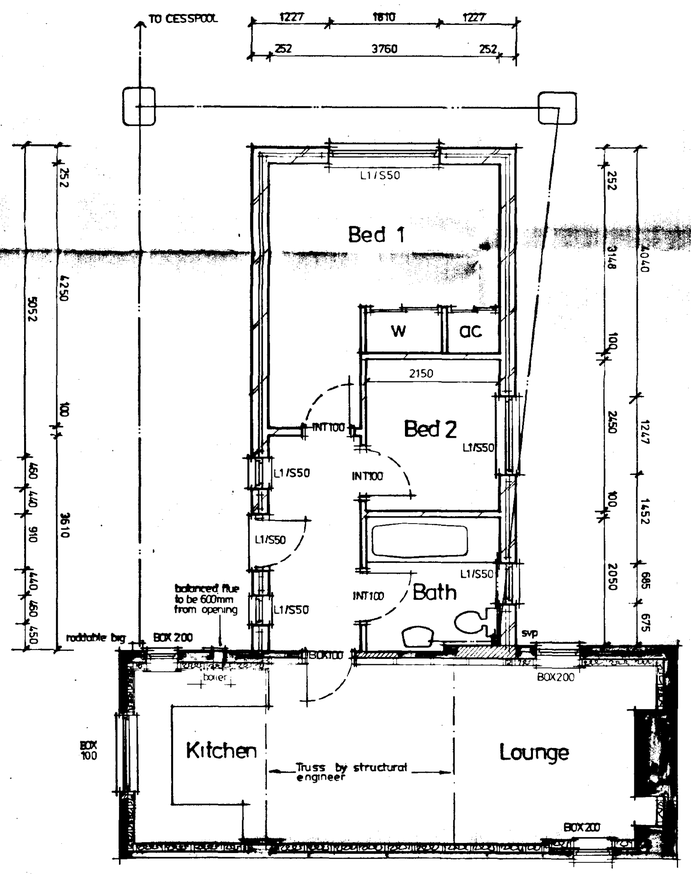
SIDE ELEVATION



LOCATION PLAN 1:2500



EXTERNAL WALLS
Cavity wall 253mm overall consisting of good quality facing bricks 50mm min. cavity with Dritherm cavity insulation 50mm thick,100mm Thermalite insulating blocks 9.5N. 13mm plaster to internal faces of walls. All cavities to be sealed at highest point. Close reveals with damcore insulated vertical DPC in accordance with manufactures specification. DPC's to all walls external & internal, min 150mm above Finished Ground Level. DPC to be laid/lapped with DPM.
Galvanized butterfly wall ties 6 no. per square metre (450 ctrs vertically & 900 ctrs horizontally to B.S.1243 (1978) amended) & 300 mm max. ctrs at reveals.
New bricks/blockwork joined to existing via Thru-line crocodile clips installed in strict accordance with manufactures instructions.



FLOOR PLAN

WINDOWS
All windows to be double glazed and fitted with trickle vents providing the following background ventilation:-
Habitable rooms 8,000mm²
Kitchen, W.C., Utility and Baths. 4,000mm 2
All glass lower than 1.5m above floor level, to doors adj. Sidelights and windows, and lower than 900mm above floor level should be break safety glass or laminated or toughened glass to B.S. 5522:1981.
Double glazing to have min 12mm air gap between glass.

LINTELS
Lintels to be I.G. Catnic or similar approved lintels installed in accordance with manufacturer's instructions.
I.G. lintels to have cavity tray over.
Min. 2m headroom under all arches.
Steel beams to be designed by Structural Engineer.

DRY-LINING
Dry-lining to consist of 50 x 100mm studs @ 1200mm ctrs horizontally and 450mm ctrs vertically with 12.5mm plasterboard to side. Vapor barrier to be placed between plasterboard and studwork of dry-lining and a breather membrane to be placed between studwork and wall. Incorporate 100mm fibreglass insulation between studs.

DRAFT PROOFING
Limiting infiltration
The following methods satisfy the requirements:-
a. Sealing the gaps between dry-lining and masonry walls at the edge of openings such as windows and doors and at the junctions with walls floors and ceilings by continuos bands of fixing plaster.
b. sealing vapor control membranes in timber frame and other framed panel constructions.
c. Fitting draught-stripping in the frames of operable elements on windows, doors and roof lights.
d. Sealing around floor and ceiling hatches.
e. Ensuring boxing for concealed services is sealed at floor and ceiling levels and sealing piped Services where they penetrate or project into hollow constructions or voids

SMOKE DETECTORS
Smoke detectors to be interconnected and run off mains with separate circuit at distribution board, to a min standard of BS 5839:Part 1: Standard L3.

ROOF CONSTRUCTION
100 x 75 wall plate, strapped to wall with 30 x 5 mm m.s. straps 1500 long once bent over at 2m ctrs. Fixed back to wall. Trusses fixed to wall plate by galvanized truss clip or tosh nailed. 30x 5mm m.s. straps 1500 long at 2m ctrs laid over 3 no. ceiling joists & up rake of rafters at gables, all with solid packing.

HEATING
Boiler to be oiled fired with balanced flue. All durable wire guard over at ground floor level. All hot water pipes to be within insulated space unless adequately insulated.
Hot water storage vessel to be vented atmosphere & be well insulated.
Heating system to have zone controls, timing controls and boiler interlocks.
Zone controls required for hot water central heating systems, fan controlled electric storage heaters and electric panel heaters to control the temperatures independently in three areas that require different temperatures. The control devices could be room thermostats and /or thermostatic radiator valves at any boiler suitable temperature sensing devices. Timing devices should be provided to control the periods when heating systems operate. This provision should be made for gas fired and oil fired systems and for systems with solid fuel fired boilers where forced draught fans operate when heat is required.
Boiler control interlocks
Gas and oil fired hot water central heating systems controls should switch the boiler off when no heat is required whether on control is by room thermostats or by the operation of radiator valves.
Systems controlled by thermostats should fire only when a space heating or cylinder thermostats is calling for heat.
Systems controlled by thermostatic radiator valves should be fitted with flow control or other devices to prevent unnecessary boiler cycling.
Insulation of hot water storage vessel to be a 35mm thick factory applied coating of P.U. foam having zero ozone depletion potential and a minimum density 30 Kg/m.
Hot water pipes connected to a hot water storage vessel including primary flow and returns to be insulated for at least one metre from their points of connection. Insulation thickness minimum 16mm. hot water cylinder to be foam lagged type.

EXTRACTOR FANS
Kitchen to have extract rate of 30 Litres/second adjacent to a hob or 60 Litres/second elsewhere.
Bathrooms to have extract rate of 15 Litres/second.

DRAINAGE
Inspection chambers to be Hepworth or similar approved polypropylene with 100mm dia. Inlets, 450 dia. Int. upto 1m deep, 1050mm dia. . Up to 1.5m deep. Cast iron cover & frame. 100mm dia. Upvc foul & surface water drains bedded & surrounded in 150mm pea gravel.
Drains protected against differential movement where passing through walls to be wrapped in 25mm fibreglass & have lintels over. Drains protected where passing under floors if within 300mm of underside of floor slab, by surrounding in 25mm fibreglass & 150mm concrete.
Drains passing under road/drives to be protected if within 900mm of surface, by reinforced concrete bridging slab bearing on firm ground/I.C. in road/drives protected by surrounding in 150mm concrete. Cover & frame to have a wheel load of 1.5 tonnes.
No connection to be made to s&vp within 450mm of invert. S&vp to terminate 900mm above nearest window opening balloon guard.
No bends to occur in wet section of s&vp.
Boxed in S&VP to terminate with ventilator tile.
Shower set on 150mm high plinth.
Front panel to shower to be screwed to allow access to clean waste.
All hand basins, baths & showers to have resealing traps Bath & sink 38 dia. waste, shower 40 dia. Waste, hand basin 32 dia. waste, w.c. 100 dia. waste.
Where runs over 1.7m waste pipes to be 40 dia. 75mm deep seal traps. Back inlet gullies to take waste pipes where s&vp not convenient.
Incorporate septic tank/cesspool depending on out-come of suitable soakage test carried out on site by applicant. Cesepools to have capacity of at least 18,000 litres(18m³).
Septic tanks should have a capacity of at least 2,700 litres (2.7m³)
ALL DRAINS BE 100mm DIA. UPVC.
FALLS TO BE:- 1:40 BETWEEN SVP and I.C.
1:70 BETWEEN I.C. and I.C.

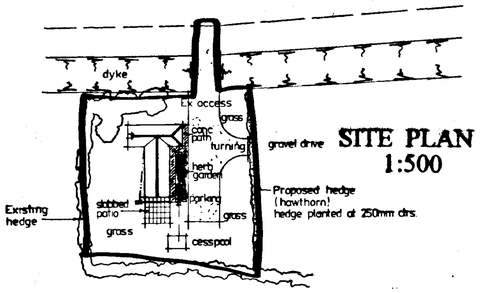
CEILINGS
12.5mm plasterboard ceiling to underside of joists.

EXTERNAL WORK
Paths to be 75mm thick concrete on 100mm hard-core.
Movement joints at 4m. ctrs.

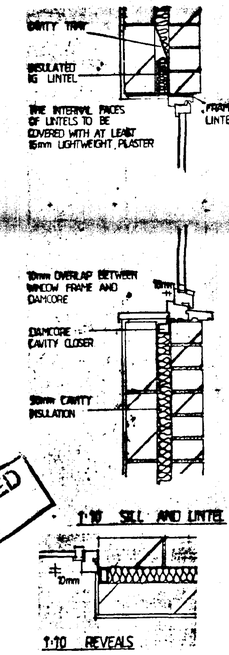
GROUND FLOOR CONSTRUCTION
Floor Slab:-
38mm polystyrene topped with 19mm chipboard.
500 DPM Between chipboard and insulation on 100mm concrete slab on 1200 gauge Visqueen DPM, on 25mm compacted sand blinding, on min. 150mm consolidated, max. fill 600mm DPM dressed up & linked with all DPC's in external and internal walls.

SERVICES BELOW GROUND LEVEL
Where drains pass through walls/footings below ground level to be protected with 0.6mm protection sleeve or similar to prevent entry of vermin.

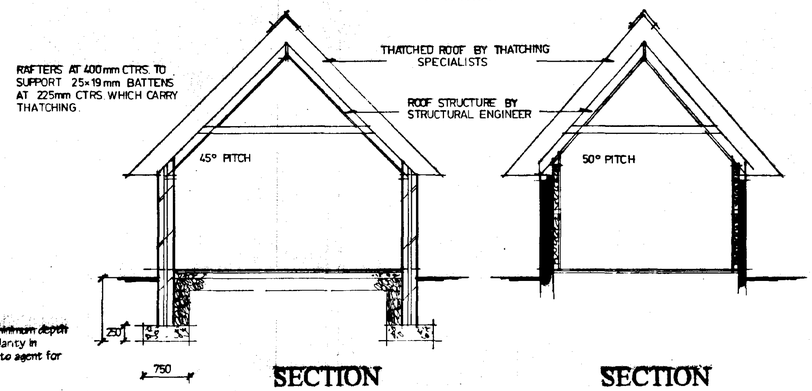
BELOW DPC WALLS.
Incorporate 7N/mm² block below Ground level.
Lean mix concrete fill to cavity below Ground level.



ELECTRICAL KEY	
SYMBOL	DESCRIPTION
	DOUBLE SOCKET
	EXTERNAL DOUBLE SOCKET
	CEILING LIGHT
	WALL LIGHT
	EXTERNAL LIGHT
	LIGHT SWITCH
	PULL CORD LIGHT SWITCH
	FLUORESCENT LIGHT
	TELEPHONE POINT
	SMOKE DETECTOR
	COOKER POINT
	DIMMER LIGHT SWITCH
	SINGLE SOCKET
	T.V. AERIAL
	SINGLE RADIATOR
	DOUBLE RADIATOR



DETERMINED PLAN



SECTION SECTION

FOUNDATIONS
Concrete strip foundations to a minimum depth of 750mm or 1 metre. Any irregularity in subsoil conditions to be reported to agent for remedial advice.

DRAWINGS TOBE READ INCONJUNCTION WITH HOLYOAKE AND ASSOCIATES REPORT AND DETAILS

SOUTH HOLLAND DC
HOUSING & PLANNING
16 MAR 1998
Ref: 0296/98

CONDITIONAL APPROVAL
The contractors should check the building regulations approval notice for conditions. The appropriate manufacturer's details must be obtained & submitted to the building control office

Peter Humphrey associates
19 Chapel Road,
Wisbech,
Cambridgeshire PE13 1RF
Telephone 01945 466966
Fax 01945 466433

PROJECT
Proposed Extension and Alterations
The Cottage
Acre Hill
Holbeach Drove

CLIENT Mrs Border-Shaw

DATE	SCALE	JOB No
Jan 1998	1:50 1:100	1450/1A
REVISED		
A12 3 98	Landscaping added	

British Institute of Architectural Technologists

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