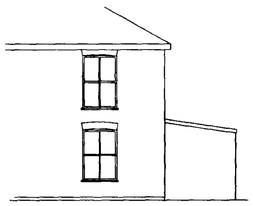
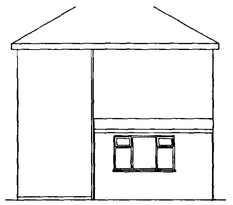
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ALL DIMENSIONS IN mm DO NOT SCALE : IF IN DOUBT ASK

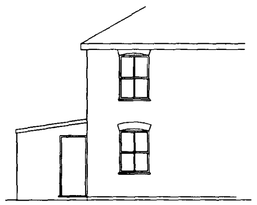
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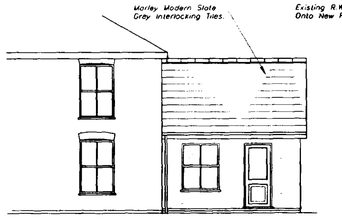
Side Elevation.
(Existing)



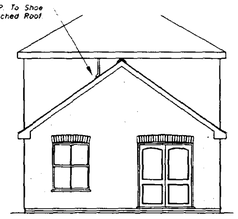
Rear Elevation.
(Existing)



Side Elevation.
(Existing)



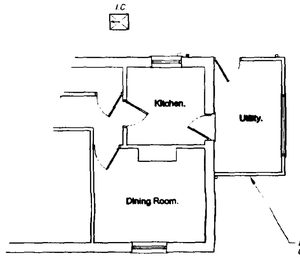
Side Elevation.
(Proposed)
SCALE 1:100



Rear Elevation.
(Proposed)



Side Elevation.
(Proposed)
Render & Masonry Paint Finish To Match Existing.



Floor Plan.
(Existing)
SCALE 1:100

LIMITATIONS

This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Building Regulation approval. The drawing must not be used as a contract document alone. All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes. All given dimensions shall be checked by the builder/contractor and will be his responsibility from commencement of site works. The works will not be supervised or inspected on site by Poddingtons or any representative thereof. It is the client 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 etc. in strict accordance with manufacturers instructions and relevant Code of Practice.
Materials shall conform to appropriate British Standard specification or BBA Certificate or European Code equivalent.

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 an Independant Planning Supervisor will be required.

SCOPE OF THE WORKS

The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

FOUNDATIONS:
Strip all top soil/vegetable soil locally and reduce levels further as necessary. Unless otherwise stated foundations to be 700mm wide x 225mm deep under cavity walls and 450mm wide x 225mm deep under 100mm loadbearing walls. Foundations to be taken down minimum 750mm below ground level or to an approved firm base is agreed with local authority on site Building Control Inspector. Foundation concrete ST4 strength class.

Any foundations in close proximity to trees to be deepened in accordance with current NHBC Practice note 3 and any subsequent amendment.

SUB STRUCTURE WALLING:
Class 'B' engineering brickwork or Class 'A' concrete brickwork (7N/M²)
In 1:3 cement mortar. Bricks below DPC to be F.L. designation and to B.S.3921
1:2 lean mix concrete cavity fill and to terminate 225mm below lowest D.P.C level. Internal 100mm walls below D.P.C. in class A concrete blockwork. Drains passing through walls to be protected by concrete lintel with a 50mm gap between underside of the lintel and the crown of the pipe. Gap filled with compressible material. Provide vermin guard to ext. face of wall.
D.P.C. installed a minimum 150mm above ground levels to both skins of cavity walls and all internal walls.

DAMP PROOF COURSs:

To be from 2000 gauge black polythene to B.S. 6515 or bitumen based to B.S. 6398 laid to both leafs of external wall and to all internal walls. To external wall d.p.c. to be laid 150mm above ground level with d.p.c. to inner leaf linked to floor d.p.m. All d.p.c.'s to be bedded on mortar. All vertical and horizontal cavity closures to incorporate a d.p.c. At roof to wall abutments, flexible cavity trays are to be used and are to rise 225mm up the cavity. Flues to be provided with a d.p.c. at their junction with the roof by the use of 3 courses of clay engineering brickwork to B.S.3921 laid to break bond and bedded and jointed with mortar.

GROUND FLOOR CONSTRUCTION:

70mm sand/cement screed on 500 gauge p.v.c. dpm. on 29mm thickness Celotex double-R General Application boards GA2000, product code GA2029 (thermal resistance 1.53m²k/w) layed in strict accordance with manufacturers instructions. Insulation on 100mm concrete oversite slab ST4 to B.S. 5328:1990 on 1200 gauge (300 micron) p.v.c. d.p.m. with welted joints and lapped into wall d.p.c.'s.150mm min (max 600mm) wall blinded and consolidated clean limestone or crushed carrstone hardcore base.
NOTE: Thicken out oversite under internal non loadbearing walls to a minimum dimensions 450mm wide x 225mm deep with 45° batters or alternatively provide a strip A252 mesh reinforcement centrally in oversite under walls 1 metre wide.

CAVITY WALL CONSTRUCTION:

265mm cavity walling to consist:
100mm external brickwork to B.S.3921:1974
(below cavity)
100mm external tarmac hemelitG blockwork
65mm cavity: Build into cavity Rockwool cavity wall insulation Boarding in accord. Makers instructions and agreement certificate N83/1087
100mm internal cavity skin of tarmac hemelite insulation blockwork.
Cavity walls to be tied together using galvanised iron or plastic twist ties spaced 900mm horizontally and 450mm vertically 300mm ctrs at unbonded cavity closures internal masonary walls of 100mm tarmac hemellite.
Mortar to B.R.E. digest No178 and CP 121 part 1 1973. And as recommended by bwk. manufacturer. Close cavities at eaves and provide Bituminous felt D.P.C. Provide bit. felt D.P.C also to sills and jambs at closure. Provide thermal plasterboard to the int. jambs of all windows and doors, at the head under lintels and also under sills. Provide bituminous felt D.P.C. above all exposed lintels as cavity tray and stepped D.P.C cavity tray and code 4 lead flashing with a min 150mm upstand @ all roof/wall abutments.

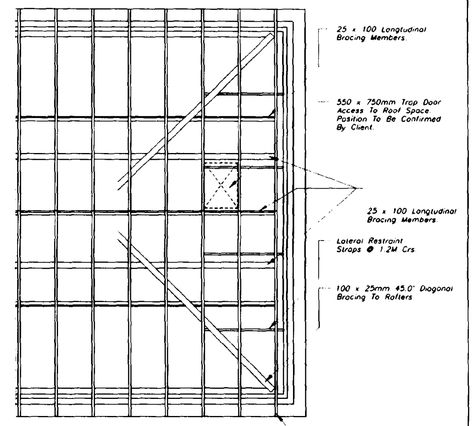
LINTELS:
Specified lintels are by I.G. Lintels LTD. Insulated as standard and installed with a min. 150mm end bearing. Lintels installed in strict accordance manufacturers recommendations incl. all necessary stop ends and 10mm weep holes at 675mm c/c above trays.

GLAZING:
All windows and doors to be double glazed with 14mm sealed units. All glazing between F.F.L and 800mm high in windows and between F.F.L and 1500mm high in doors and side lights to be safety glass to B.S.6206. Obscure glass to bathroom/en-suite and doors where req'd.

VENTILATION:
All window opening lights to have area to exceed 1/20 from floor area. All habitable rooms to have Trickle Ventilators in wondow/door heads giving ventilation equivelent to 8000mm² and Trickle Vents in windows doors of utility/kitchens, bathroom, en-suite to have Trickle Vent giving minimum 4000mm² free air.

ROOF COVERING:
Concrete interlocking roof tiles on 38 x 25mm treated softwood battens, gauge to suit tiling on B.S.747 type 1F untearable roofing felt or similar on cut/trussed rafters as applicable. Contractor is to determine tile fixing specification from manufacturers published literature with due consideration for site location, antisipated wind velocities and roof pitch.

ROOF CONSTRUCTION:
Wall plates generally 100 x 65mm treated softwood with half lapped joints and fully bedded strapped down to support wall with 30 x 5mm GMS straps at max 1.2m centres. Cut rafters fully birdsmouthed over and twice nailed to all supports. Trussed rafter roof to be designed and manufactured by an approved manufacturer and fixed, together with min 100 x 25mm sawn SW binders and bracing in accordance with B.S.5268 Part 111 1985 (and any subsequent amendment). Twinaplate fink trusses spaced at max 600mm centres and pitched at 35° approx. Provide 30 x 5mm once bent (900/100) glav M.S. lateral restraint straps to external walls at ceiling and rafter level where shown at max 1.8m fixed with 4N 50mm B gauge CSK screws or 5N 3.5 x 50mm galv. round wire nails to 3N trusses/ceiling joists minimum coupled with solid blocking support and edge packing. All structural timbers to be kept 50mm clear of chimneys, flues etc. Provide edge restraint noggings at perimeters for plasterboard fixing.



Roof Plan.
(Proposed)
SCALE 1:50

ROOFSPACE VENTILATION AND INSULATION:

Provide Glidevale ventilator with insect screen or Marley system installed in strict accordance with manufacturers details. Ventilators to give eave to eave ventilation equivelent to 10,000mm²/m run. Provide 100mm fibreglass insulation quilt over ceiling ties (total 200mm thickness). Ensure to maintain a minimum 50mm air space between roof insulation and roofing felt. Roof hatch insulated and to include compressible seal.

ACCESS TO ROOFSPACE:

Provide, as shown dotted on plan, 550 x 750mm trap door access to roof space trimmed around in accordance with truss manufacturers instructions.

PROTECTION TO FOUL AND SURFACE WATER FLEXIBLE PIPES.
Where flexible pipes are not under a road and have less than 0.6m cover, conc. paving slabs should be laid as bridging above the pipes on min 75mm pea gravel. If flexible pipes are under a road and have less than 0.9m cover reinforced concrete bridging should be used instead of paving slabs.

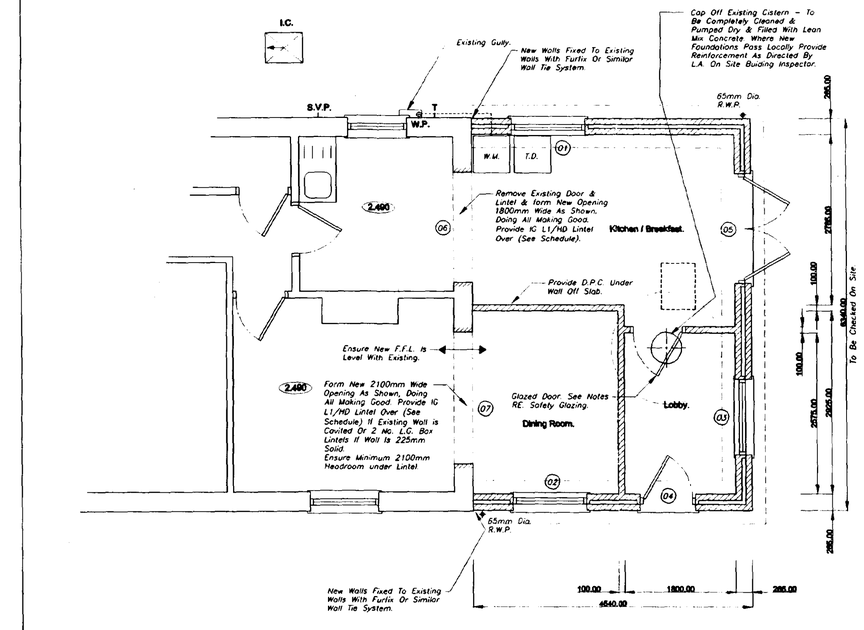
SURFACE WATER DRAINAGE:

82.4mm DIA underground pipes flexibly jointed to fall 1 In 70. Pipes bedded on 50mm pea gravel: see site plan for discharge.

INTERNAL DRAINAGE

Waste pipes to be Osma or equal approved PVCu connected to the soilliances in the approved manner with 75 mm deepseal antivac traps. Wastes to be:-

Wash hand basins	32 mm diameter
W.C.'s	100 mm diameter
Bath, Showers and sinks	40 mm diameter
Collection pipes	50 mm diameter

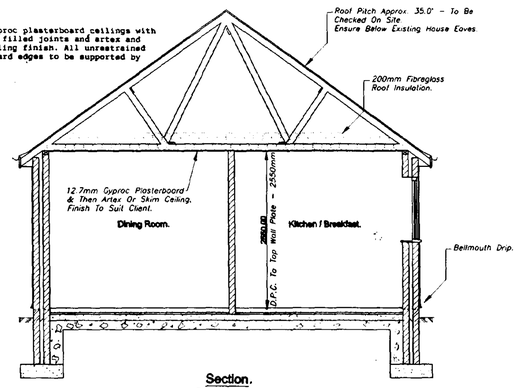


Floor Plan.
(Proposed)
SCALE 1:50

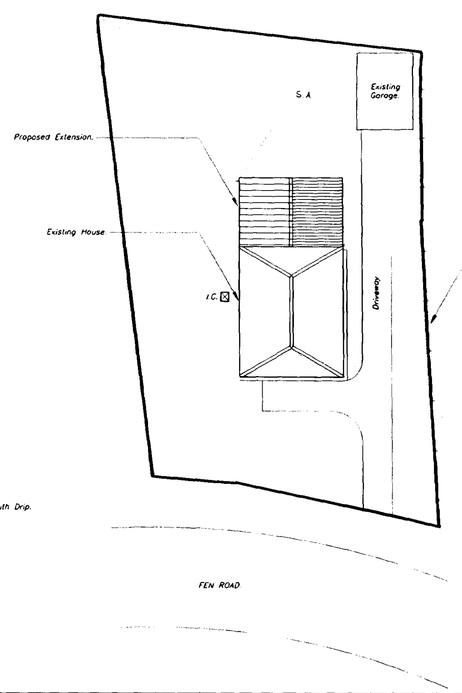
DOOR / WINDOW / LINTEL SCHEDULE				
No.	SIZE (mm) W x H	LINTEL	LENGTH O/A	NOTES
01	1200 x 1050	IG L1/S	1500	Trickle Vent - 4000 mm²
02	1200 x 1500	IG L1/S	1500	Trickle Vent - 8000 mm²
03	1200 x 1500	IG L1/S	1500	Trickle Vent - 4000 mm
04	900 x 2100 O/A Frame	IG L1/S	1200	
05	1800 x 2100 O/A Frame	IG L1/S	2100	
06	Internal Opening	See Notes	2100	
07	Internal Opening	See Notes	2400	

All New Windows & Doors In Upvc To Suit Client With Concrete Weathered Cills.
Provide Cantelevered Head & feature Soldier Brickwork If Desired By Client.

CEILINGS:
12.7mm Gyproc plasterboard ceilings with taped and filled joints and artex and coved ceiling finish. All unrestrained plasterboard edges to be supported by noggings.



Section.
(Proposed)
SCALE 1:50



Site Plan.
(Proposed)
SCALE 1:200



Site Plan.
(Proposed)
SCALE 1:1250

SOUTH HOLLAND DC
HOUSING & PLANNING
29 MAR 2000
Ref: 0367/00

DEPOSITED PLAN

ISSUE	DESCRIPTION	APPR'd	DATE

PODDINGTONS
Architectural Design Consultants
44 Double Street, Spalding, Lincs. PE11 2AA
Tel. (01775) 761856 & 768296 Fax. (01775) 710218

Project
Proposed Extension To 59 Fen Road, Holbeach, Spalding, Lincolnshire.

Client
Mr. & Mrs. L. Thorpe.

Drawn	Scale	Date	Checked	Approved
J.C.P.	1:50	06.03.00		

DWG. No. 2945 - 001 | ISSUE