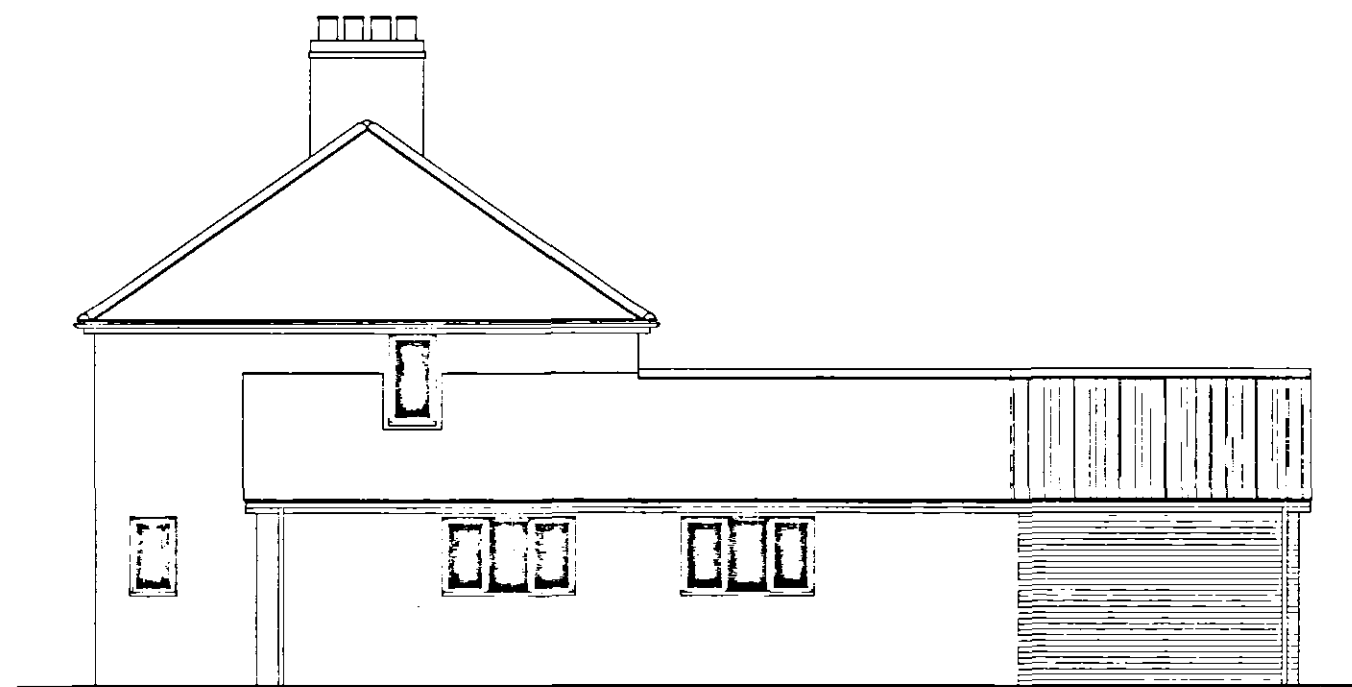




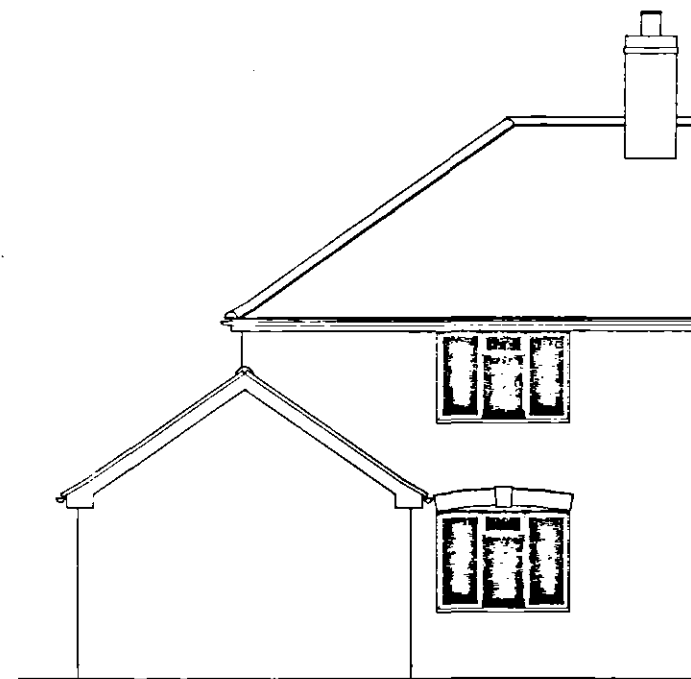
NORTH ELEVATION (PROPOSED)



NORTH ELEVATION (EXISTING)



WEST ELEVATION (PROPOSED)



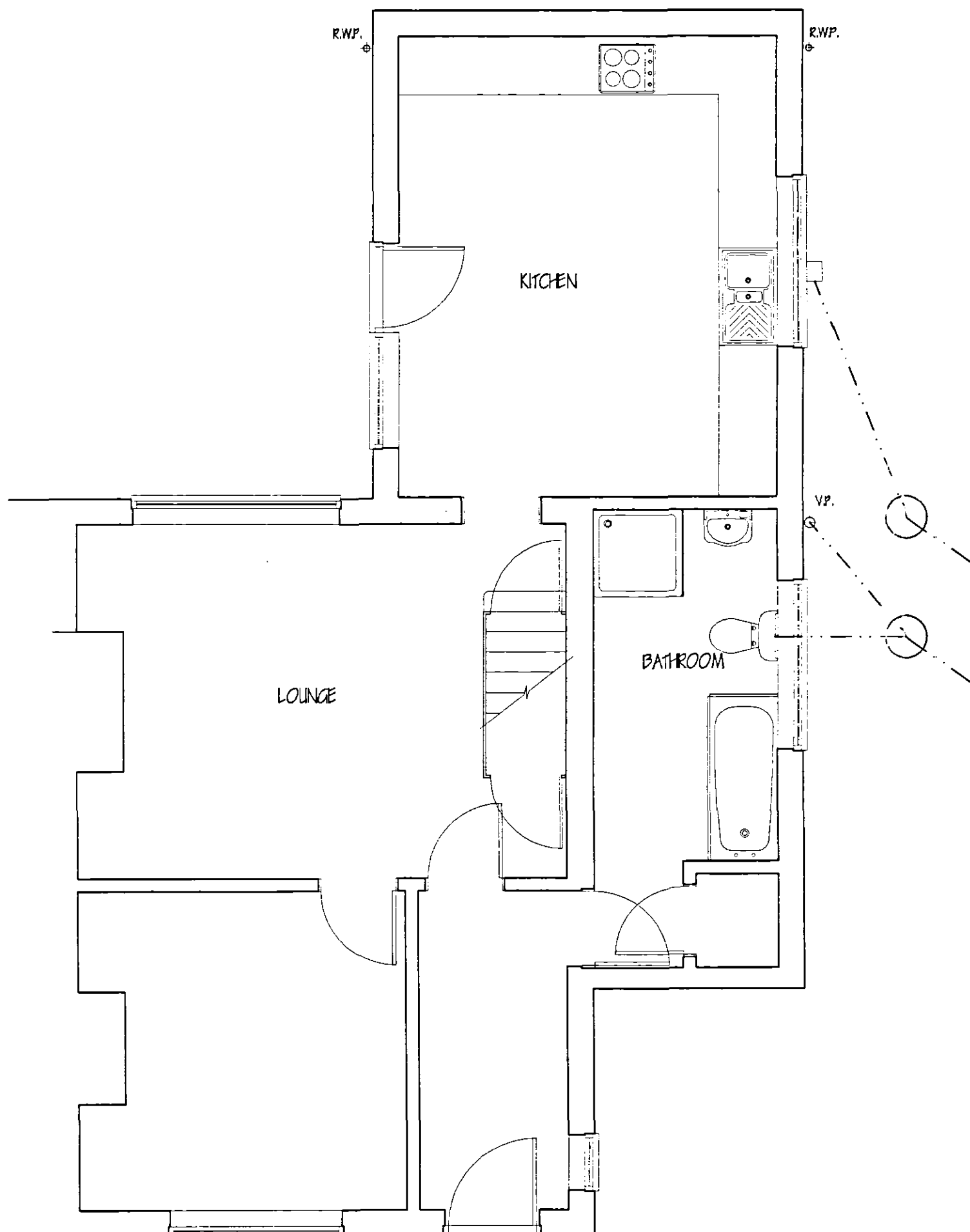
WEST ELEVATION (EXISTING)



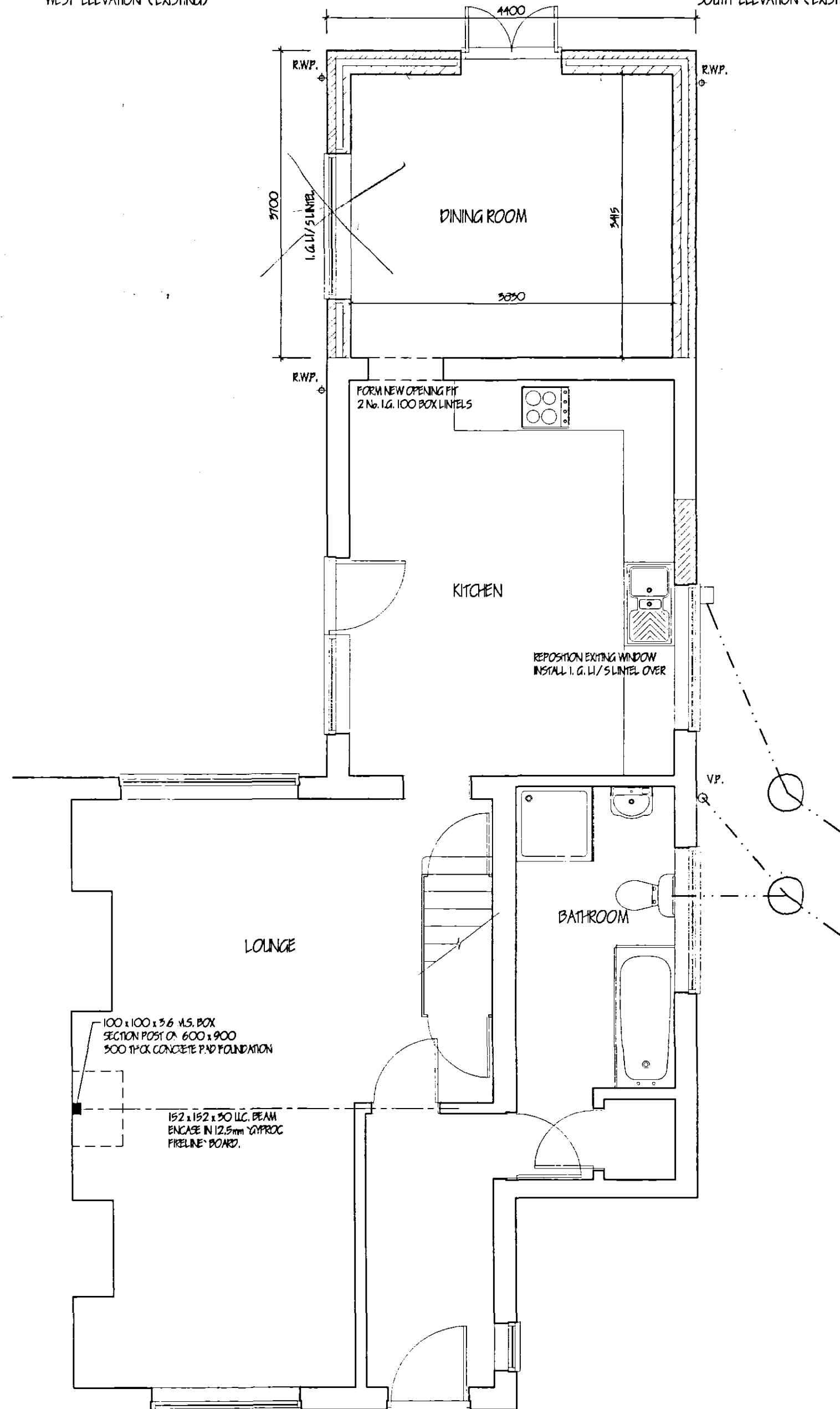
SOUTH ELEVATION (PROPOSED)



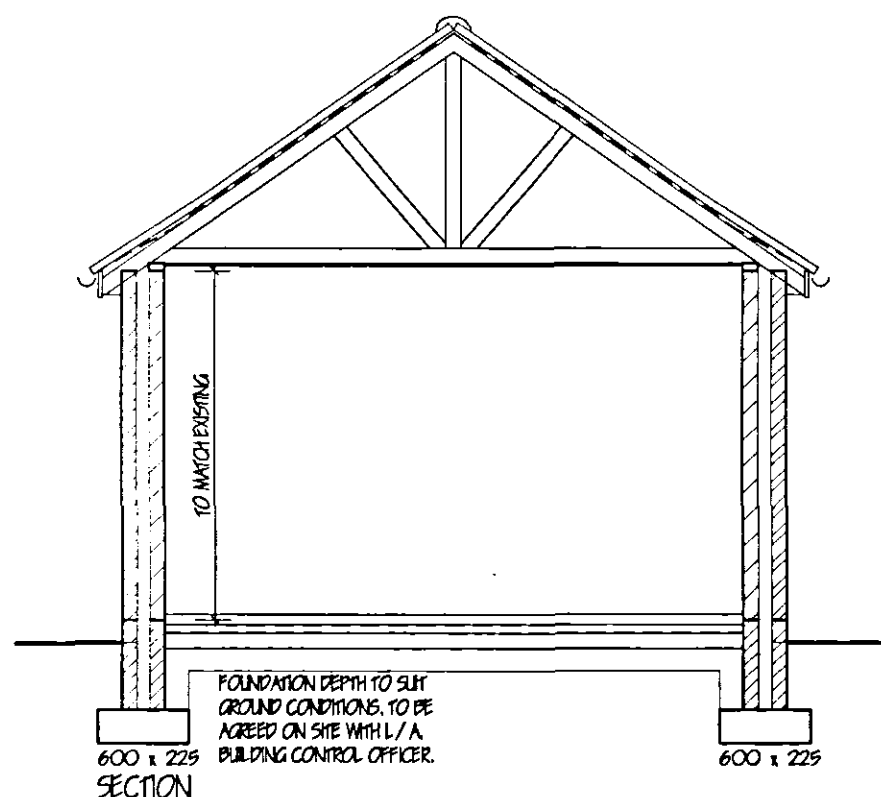
SOUTH ELEVATION (EXISTING)



FLOOR PLAN (EXISTING)



FLOOR PLAN (PROPOSED)



SECTION

PITCHED ROOF CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement on 500q polythene D.P.M. on 60mm Celotex G5000 insulation board, on 200q polythene D.P.M. lapped continuous with D.P.C. by min. 100mm, lay 500mm wide D.P.M. strip into D.P.C. to lap floor D.P.M. All on 100 concrete over site. Concrete mix GEM to B.S. 5923, p11991, 150 bleed and consolidated hardcore. Garage floor to be as above except sand cement screed and insulation. Ensure 100mm threshold at door from aprace to utility.

CEILING / INSULATION.
Roof Levels: Flat ceilings lay 250mm glass fibre insulation total thickness, 100mm between joists & 150mm over joists to provide max. 'U' value of 0.16 W/sqm.K. Ensure 50mm air gap over all insulation. 12.5mm Gypsum wallboard, skim finish. Provide min. 50 x 50 noggins to all plankboard edges. All joists to be lapped and filled. Provide access trap to roof space opening to be lined with 25 x 25 planed stops. Access panel to be 12mm ply with layer of 12.7mm Fibre board fixed to face, 100mm. Joints to top surface. Provide slide bolt fastening & draught seal all round.

WALLING.
225 cavity walling to consist of face brickwork to B.S. 5923/1974 for clay bricks and B.S. 1871/1978 for calcium silicate bricks. 85 cavity build into cavity. Ditherm cavity wall batt insulation boarding in accord. with makers instructions and approved cert. No.84/1268 & 26/1584. 100mm Tarmac Hemitite 3.5 W/m2 solid insulation blocks or similar. Cavity walls tied together using stainless steel vertical brick ties set 750mm horizontally and 450mm vertically all to B.S. EN 845 wall ties positioned at 500 vertical centres at all unbraced closures of cavity. Close cavities with "thermatek" preformed closer and provide bitumen felt DPC to CP, 121. All work to be carried out in accordance with BS Code of Practice 121 Pt.1, 1975. External walls to have max. 'U' value of 0.25 W/sqm.K. Internal walls of 100mm Tarmac Hemitite solid insulation blocks. Movement joints to be installed in blockwork in accordance with B.S. 5628 pt. 3 1985. All to receive 12mm lightweight plaster finish. (except aprace).

SLAB STRUCTURE WALLING.
100mm dense concrete blocks to B.S. 6073 p11 1981. DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level. Weak mix concrete infill to base of cavity no closer than 225 to DPC. All brickwork below DPC to be F.L. quality.

INTERNAL DOORS.
All internal doors to ground floor habitable rooms and toilet accommodation to be 650mm wide.

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement on 500q polythene D.P.M. on 60mm Celotex G5000 insulation board, on 200q polythene D.P.M. lapped continuous with D.P.C. by min. 100mm, lay 500mm wide D.P.M. strip into D.P.C. to lap floor D.P.M. All on 100 concrete over site. Concrete mix GEM to B.S. 5923, p11991, 150 bleed and consolidated hardcore. Garage floor to be as above except sand cement screed and insulation. Ensure 100mm threshold at door from aprace to utility.

FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows: Under 225 cavity walls provide 225 x 600 and under 100 walls provide 225 x 450 all GEM mix to B.S. 5923, p11991. All foundations taken down to bear on load bearing strata min. depth of 450mm below ground level to underside of Foundations should shrinkable soil conditions be found on site then Foundations shall be taken down to a minimum depth of 1000mm below ground level. Where internal walls are taken up off floor then thicken out slab to 225 x 450 or if considered necessary be taken down to 225 x 450 foundation. In all cases foundations are to be in accord with N.H.B.L. Foundation Practice Guidance Notes.

LIMITS.
All limits to be manufactured by Messrs. I.G. Codes LI/575 and LI/HD 75 all to be installed in accordance with makers' instructions, and to have min. and bearing of 150mm and at external positions to have cavity tray D.P.C. to CP, 121. Internal limits to be LG, 100 Box tape. Limits in aprace to be underlined with 12.7 fire line board or receive 12mm render and skim. Provide P-strap and weep holes and stop ends to cavity tray.

SURFACE WATER DRAINAGE.
15mm dia. half round rainwater gutters to 65mm dia. rainwater pipes. 110mm dia. underground pipes flexibly joined to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soak away min. 5.0m to edge from dwellings. All footpaths and drives to slope away from buildings.

GLAZING.
Double glaze property throughout with timber / p.v.c. windows (minimum 16mm air gap to all units with Low 'E' O.U. Glass) max. 'U' value 1.9 W/sqm.K. including aprace. All glazing between F.F.L. and 800mm high and between F.F.L. and 1500mm high in doors and side lights to be safety glass to B.S. 6206. All windows / doors to be draught sealed.

VENTILATION.
All windows to have opening lights to give the equivalent of 1/20th the floor area. Provide background ventilation to habitable rooms min. 8000mm sq permanent free air ventilation per room. To all other rooms provide min 4000 sq. All following rooms to have in addition to above Wall / Window mounted mechanical extractor fan. Kitchen to extract min. 60 litres per second. Utility rooms to extract min. 30 litres per second. Bathrooms to extract min. 15 litres per second which may be operated intermittently. W.C. to extract min. 6 litres per second with 15 minute overrun.

HOT WATER AND SPACE HEATING.
Extend and upgrade existing system as required. Ensure timer switch, suitable zone and boiler control interlocks, fit thermostatic control valves to all radiators. Hot water system to be thermostatically controlled with timer switch and to be vented. All hot water storage cylinders to have min. 35mm thick factory applied foam insulation and pipe work to be insulated to B.S. 5422:2001. Heating Engineer to provide L / A. Building Control with a suitable Commissioning Certificate in accordance with that published as part of the Benchmark Code of Practice upon completion.

SMOKE DETECTORS.
Provide ceiling mounted mains operated self-contained smoke alarms to B.S. 5446: p11.1990. In positions shown on plan. Where more than one detector is to be provided they will be interconnected. All permanently wired to a separate fused circuit at distribution board.

LIGHTING.
To all rooms provide energy efficient light fittings capable only of taking lamps having a luminous efficacy greater than 40 lumens per candle. External lighting to be fitted with Dawn-Dusk or movement sensors and capable only of taking lamps having a luminous efficacy greater than 40 lumens per candle.

GENERAL.
All electrical installations to be in accordance with the latest I.E.E. Regulations. Provide hot & cold water supply to all wash basins. All electrical switches, socket outlets, telephone and T.V. points to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from F.F.L.

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 Planning / 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 work. The works will not be supervised or inspected on site by C.A.D. or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contracts etc.

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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 instruction and relevant Code of Practice. Materials shall conform to appropriate British Standard Specification or BSA Certificate or European Code equivalent.

HEALTH & SAFETY.
The Employer / Client shall ensure that the selected contractor is conversant with and accepts all measures necessary to achieve compliance with Health & 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 independent Planning Supervisor will be required.

SCOPE OF THE WORKS.
The works shall comprise of all that is shown on this 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.

SHDC
Planning & Development
23 MAR 2005
Ref: 039465

revision	date	init.	revision details
A	MAR 05	JG	REDUCTION SIZE

COOPER ARCHITECTURAL DESIGN
WRIGHTS WENS, 12A PARK ROAD,
HOLBEACH, SPALDING, Lincs. PE12 7EE
Tel/Fax: 01438 423162
Mobile: 07858 125 778

Client: **MR & MRS P WALMSLEY**

Project: **PROPOSED EXTENSION
44 SLUCE ROAD
HOLBEACH ST MARKS
SPALDING
Lincs.**

Drawing.

Scale	1:50 1:100	Drawing No.	0411-01-A
Date	DEC '04	Drawn.	JG