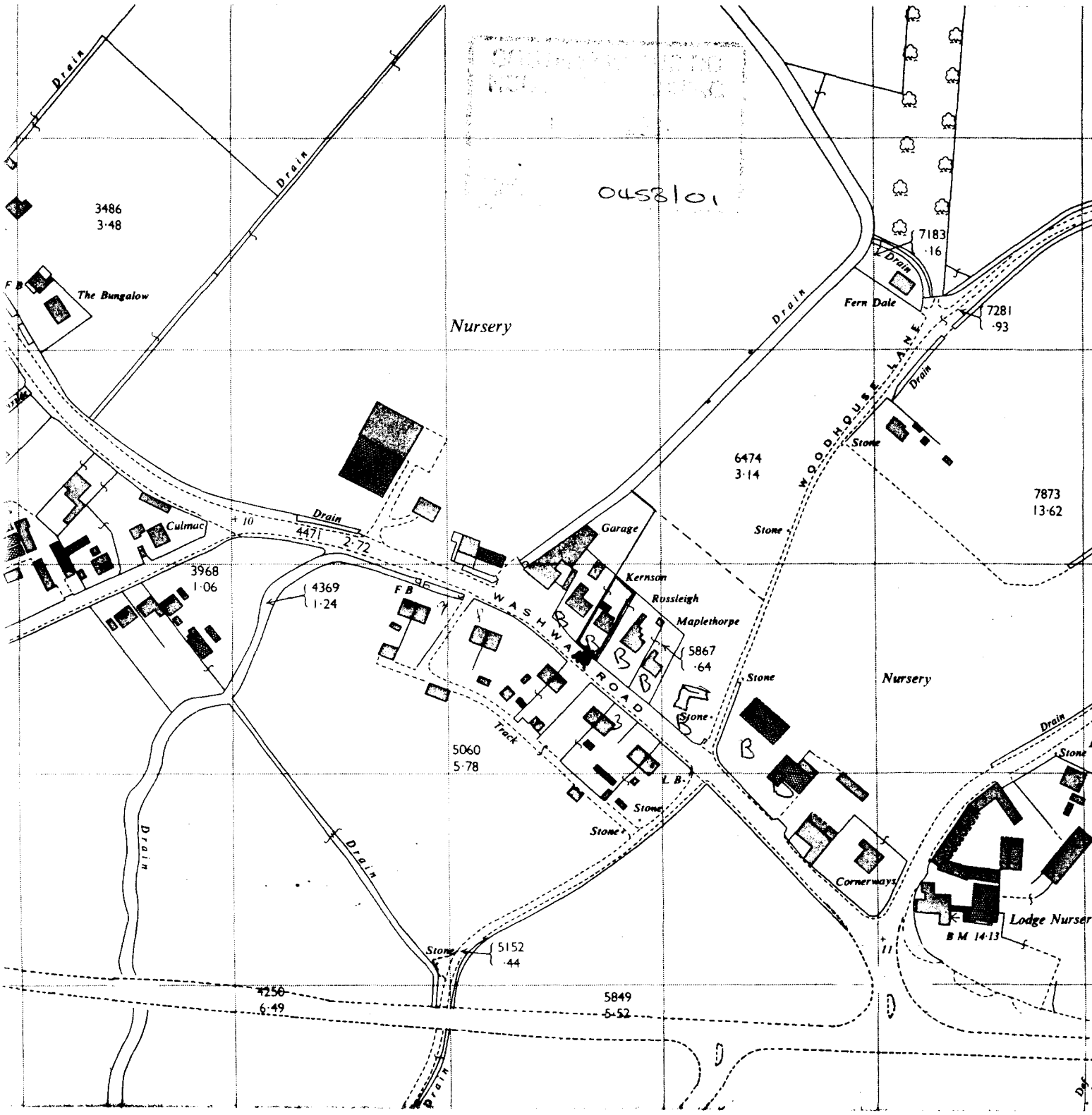
L. A. BUILDING DESIGN

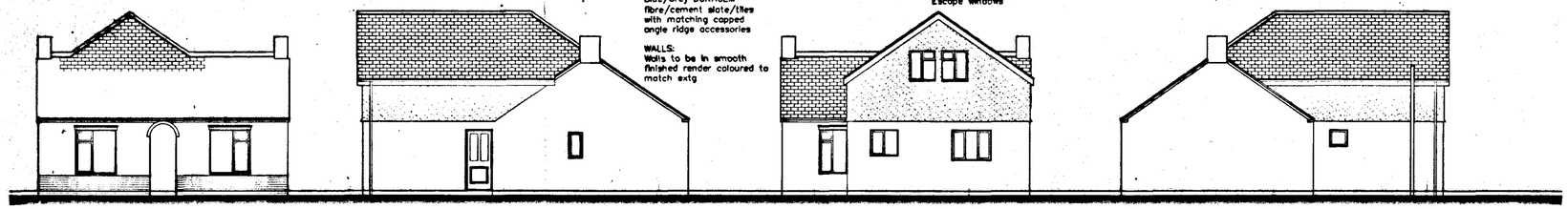
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REPRODUCED FROM THE ORDNANCE SURVEY 1: 2500 SCALE MAP
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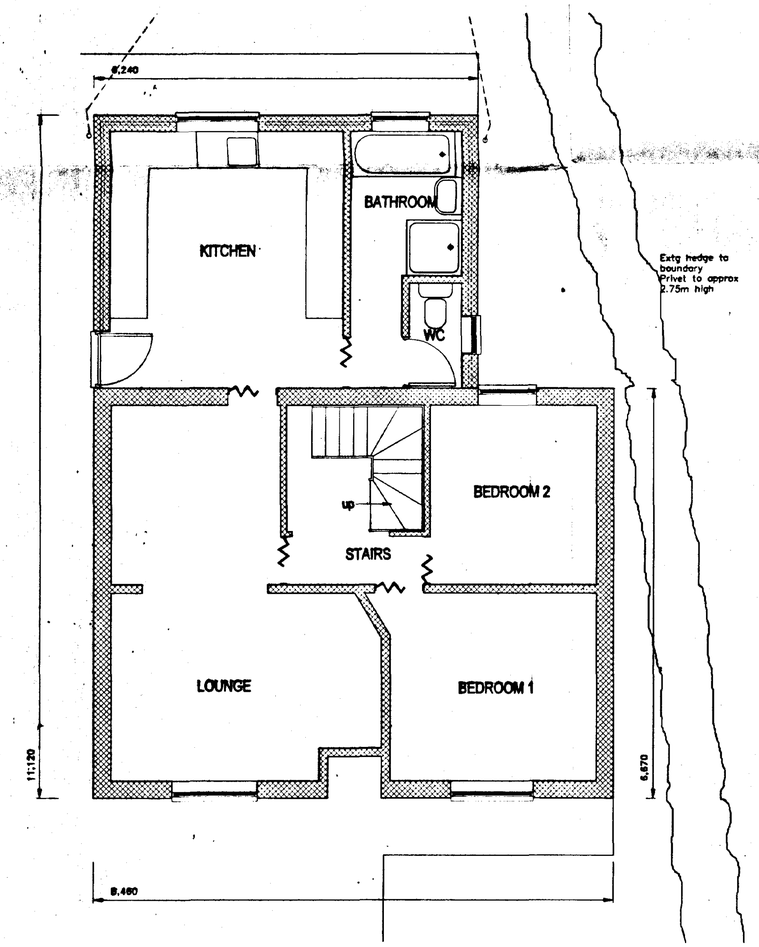


E L E V A T I O N S



front side rear side

GROUND FLOOR PLAN



REINFORCEMENT TO EXISTING ROOF AND INFILL
To support extg roof structure that is to remain insert new 225mm x 65mm SC3 purlin, build in to extg gable walls and form timber prop supports at studwalling end as described, where required provide additional propping of purlin to spine wall using 150mm x 50mm SC3 timber and bolt through to extg collar supports.
Infilling rafters to be 150mm x 50mm SC3 at 600mm centres with collar tie at ceiling level in 150mm x 50mm SC3 timber. Form ceiling binders using 150mm x 50mm timbers. Vertical infill studs to follow line of studwalling and new attic truss profile to be in 100mm x 50mm SC3 timbers at 800mm centres to match rest of new construction.
Provide cross bracing to stiffen structural frame and where necessary plywood gussets in 12mm thickness WBP ply.
Form valley gutters in 175mm x 25mm timbers laid and fixed in multiples including any necessary splay cut noggings below to provide additional support and rigidity to the construction Include for angle fillets and isolation membrane for lead lining

SMOKE ALARM
Provide and install automatic single point interlinked mains operated smoke alarms positioned on each floor within 7.5 metres of every habitable room. Alarms to be wired to a separately fused circuit and have an independent secondary power supply

FASCIAS AND BARGEBOARDS
Provide and fix wrot treated softwood fascias and bargeboards in nominal 22mm thickness timber including 6mm fairfaced marine plywood to soffit

WOOD TRIMS
Within the new extension provide and fix all new wood trims including skirtings, architraves, window boards, curtain battens, cover beads etc generally to match extg and to the clients choice

LEADWORK
Provide and carefully cut, dress and fix in position CODE 5 lead to valley gutters and stepped cover flashings with CODE 4 sheet lead soakers to DURACEM tiles. All work to be in accordance with the Lead Development Associations Practice Guide and recommendations

STAIRCASE
Form new staircase in former bedroom area in the layout indicated. Stairs to be constructed in European grown softwood 850mm overall strings with a polished wood handrail at a height of 900mm above the pitchline of the stair.
Balusters to be turned 32mm wood fixed at 115mm centres.
Rise and going to be determined after attic trusses have been fixed in position and an accurate measurement floor to floor has been taken. Provisionally 13no treads to the landing level of 211mm with treads at 225mm.
All treads are to be equal and risers are to be equal. Tapered treads to have a minimum 50mm going at the narrowest end.
Landing to be constructed in 200mm x 50mm SC3 timbers at 400mm centres as joists spanning from outer wall to inner spine wall. Trebie up joists where supporting studwork and purlin props over

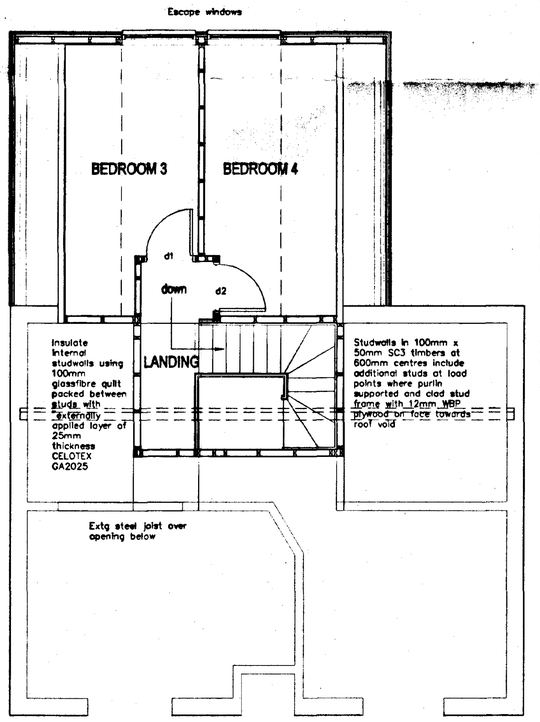
GENERAL
All works are to be in accordance with the requirements of the Building Regulations 1991 and as amended

All material to be used shall be new and fit for purpose and appropriate to their use. Where applicable materials, products etc SHALL comply with the relevant British Standards, BBA Certificate or European Standard equivalent

The Contractor shall carry out all works in a proper and workmanlike manner in accordance with the British Standard Code of Practice appropriate to the work and in general with BS8000 Workmanship on Building Sites

The Contractor shall take all precautions in the execution of the works and provide all protection of the existing structure and new work etc. The Contractor shall have due regard for Health and Safety Practices on and off site and work in compliance with his published Health and Safety Policy, Risk Assessment, Special Hazards (e.g. asbestos materials, demolitions etc)
The Contractor shall take all measures necessary to provide safety equipment for his workforce and any sub-contractors that require it. He shall make special provision for the protection of all other people on site whether resident or visitors to that site

FIRST FLOOR PLAN



Attic trussed as manufactured by Woolf Engineering to BS5268:Pt3:1985 and installed at maximum 600mm centres and braced with 12mm WBP plywood sheathing

Trim back extg flat roof joists as necessary and expose as required areas to identify extg anchor strapping of extg flat roof joists. Provide and fix 30mm x 2.5mm galvanised metal straps to fix and anchor new trusses to extg anchored roof joists. Straps to be at 1800mm centres. If inadequate fixing found chop out in plasterwork suitable channels to fix proprietary anchor straps over plate with 100mm leg over plate and min 1200mm leg down extg cavity wall – plug and screw fix and make good to plasterwork

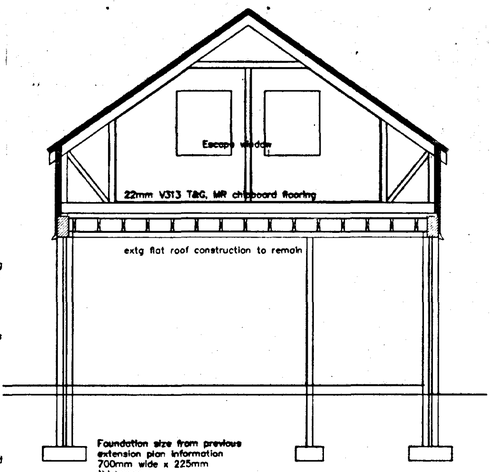
Roof covering in ETERNIT DURACEM blue/black mineral fibre/cement slates on 25mm x 50mm treated battens with DIVOROLL PRO HD underlay lapped min 150mm in each direction on 25mm x 50mm treated counterbattens over 25mm CELOTEX GA2025 over rafters and 50mm CELOTEX GA2059 fitted tightly between rafters directly below the over rafter insulation
Use stainless steel INSKEW long helix fixings to secure composite construction

Use similar constructional build up for wall insulation system except external finish to be 20mm thickness cement/sand render 1:1:6 maximum strength on EXPAMET RIB–LATH in stainless steel complete with all angles, stops, beads and bellcast drips etc

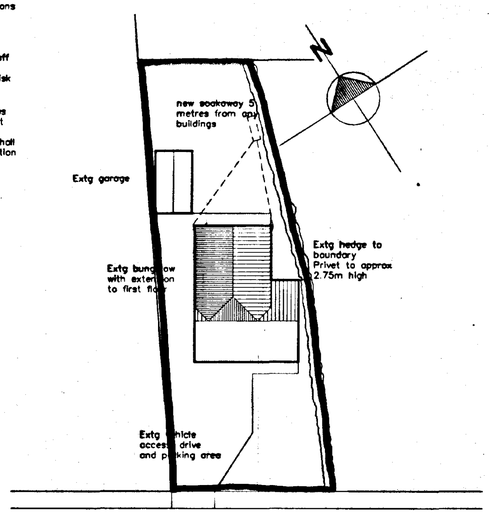
Endwall construction to be in SC3 timber studs size 100mm x 50mm at 600mm centres with 12mm WBP plywood sheathing and insulated as described

Build up on extg cavity walling in 190mm thickness THERMALITE SOLAR blocks to achieve clearance height over extg flat roofed area and bed on 100mm x 50mm wallplate

Plasterboard finish to internal stud framework and trusses to be in 12.5mm GYPROC WALLBOARD, tape and fill joints and skim with 3mm min thickness board finish gypsum plaster



SECTION
Scale 1:50



WASHWAY ROAD

BLOCK PLAN
Scale 1:250

WINDOWS
New windows to be MAGNET or similar with double glazed sealed units, weatherstripped and fitted with trickle vents giving 8.000 sq mm per room Windows also to be used as points of emergency egress and should therefore have opening casements 350mm wide and 1000mm high clear opening. Cill level of window to be at 800mm above floor level

DOORS
Form openings in stud walling for new door linings in wrot 32mm softwood with planted stops and provide and hang 762mm x 1981mm veneer faced solid core doors to give FD20 rating including 1.5 pairs 100mm butt hinges in brass finished steel, tubular mortice latch, striking plate and matching lever handle furniture etc

RAINWATER GOODS
Rainwater goods to be in PVC–U to match extg including guttering and new downpipes and run to new soakaway in position indicated at min 5 metres from any buildings
Pipework to be 110mm dia PVC–U laid to fall at 1:70 with pearoyel bed and surround. Where pipe has less than 600mm ground cover provide paving slab protection over

SOUTH HOLLAND DC HOUSING & PLANNING
17 APR 2001
Ref: H01/0581

AMENDMENTS

A Staircase amended to client instruction 11/04/2001

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project
"Kernson", Washway Road, Holbeach, Spalding, Lincolnshire.

client
Mr and Mrs M O Cambridge

drawing
Proposed Extension over existing Bungalow
Planning Drawing

date	scale(s)
February 2001	1:50 1:100 1:250
drawn by: Peter Lithgow	checked
job no: 01/09	drawing no: 02A