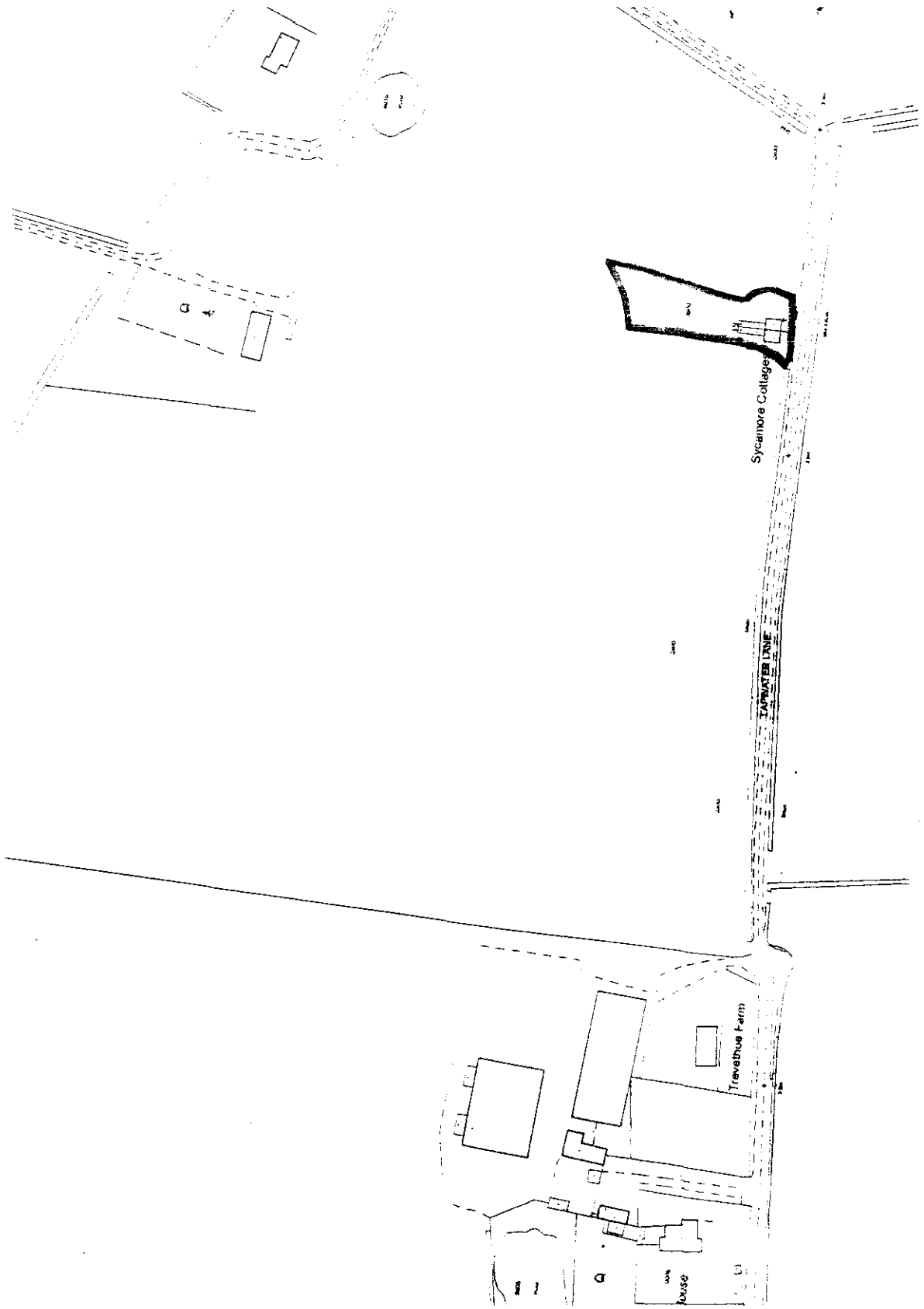
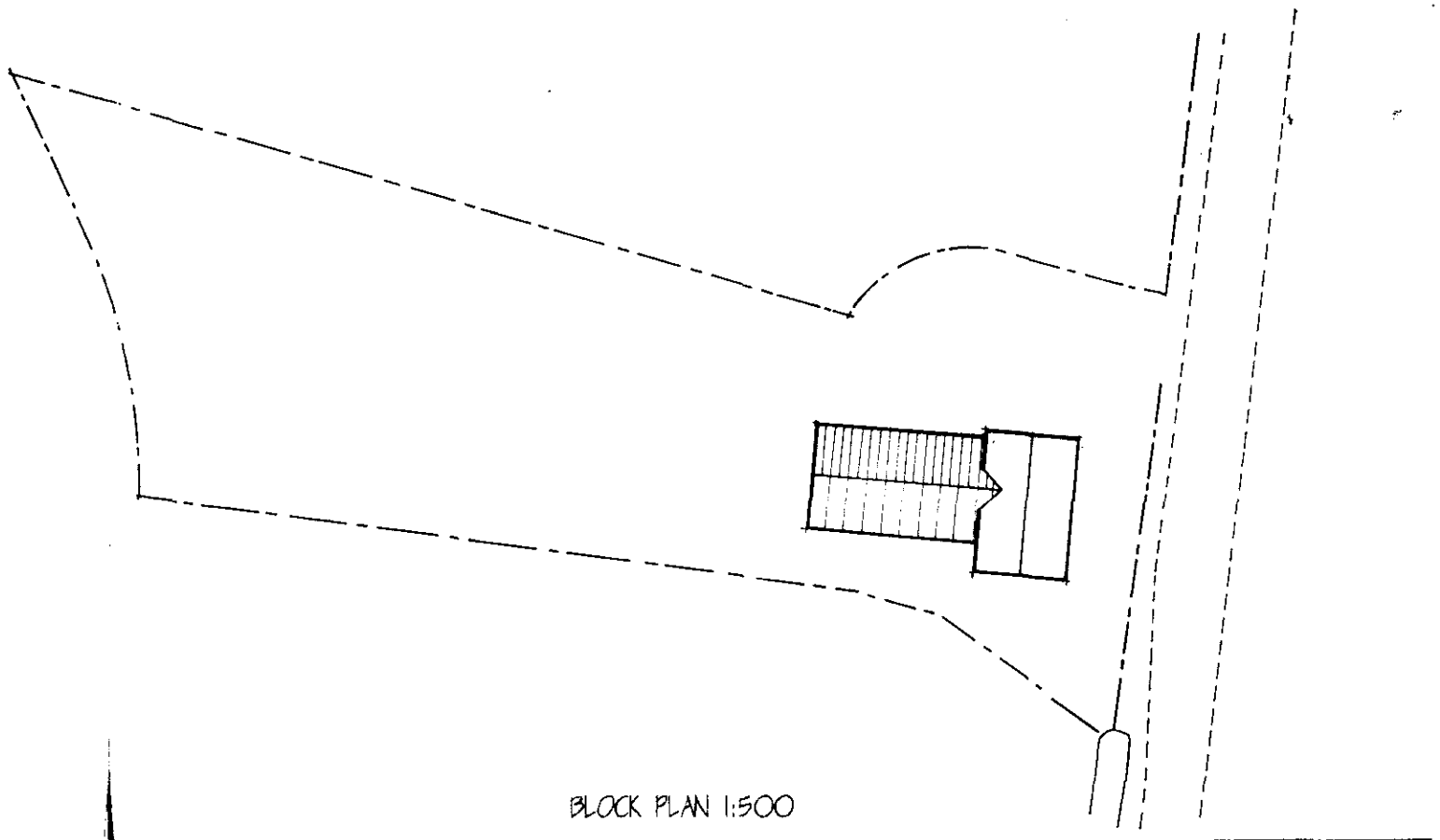


LOCATION PLAN 1:2500



BLOCK PLAN 1:500

NORTH

revision	date	init.	revision details.

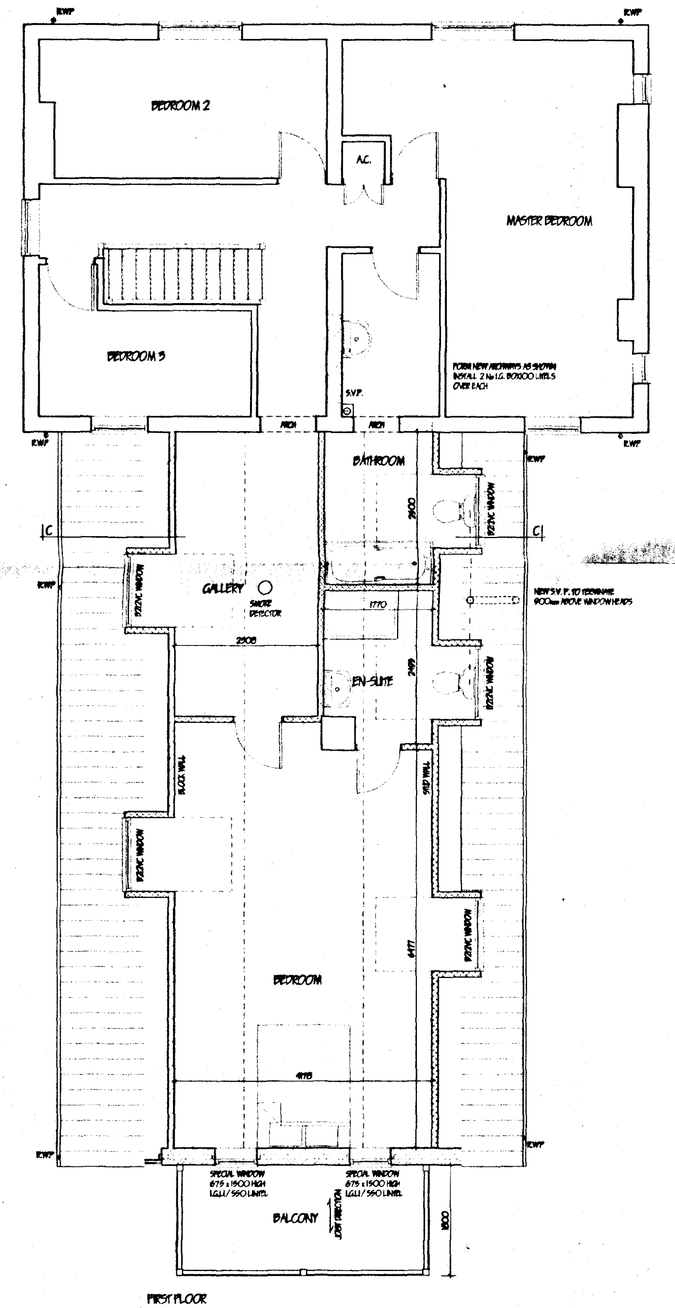
COOPER ARCHITECTURAL DESIGN
WRIGHTS MEWS, 12A PARK ROAD,
HOLBEACH, SPALDING, LINC'S PE12 7EE
Tel/Fax : 01406 423762
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Client.
MR & MRS N. WORTH

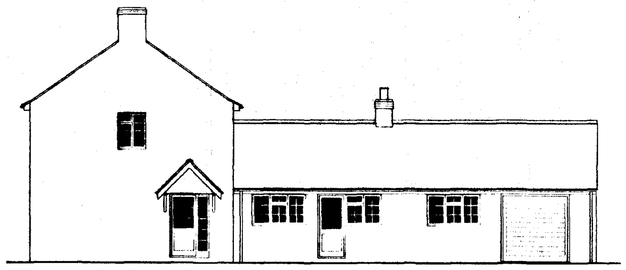
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PROPOSED EXTENSION TO COTTAGE
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LAPWATER LANE
HOLBEACH ST MARKS
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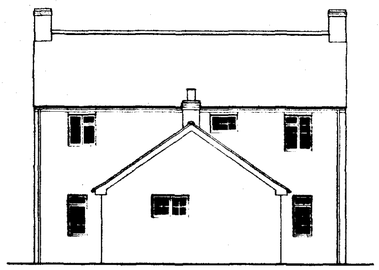
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BLOCK & LOCATION PLANS

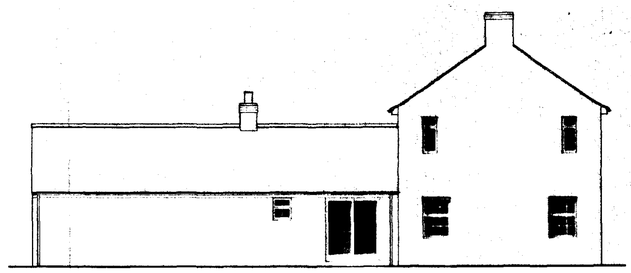
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FIRST FLOOR













PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S. EN 490 / 491, on 25 x 38 softwood treated battens on underfelt to B.S. 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. headlap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure categories as detailed in CP3 chapter V part 2 1972. 9ø x 225 Rubip Board. 47 x 125 Ceiling Joists and 47 x 150 Jack Rafters at 400c/c to a pitch of 45 deg. Double Rafters at all Dormer Cheek positions. All rafters to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1.5m c/c. Note: provide solid bridging beneath straps: 50 x 100 wall plate bedded in sand and cement. 25 x 175 Fascia boards: 6mm ext. grade plywood soffit complete with 25mm wide continuous air gap and fly proof screen. All structural timber to be min SC9 grade. stamped 'DRY' or 'KD' to indicate moisture content of 20% or less all in accordance with BS. 4978. At roof intersections provide 25 x 100 lay boards and dwarf rafter trusses at 600 c/c to install code 4 lead valley liner.

DORMER CONSTRUCTION
Form 45 deg. pitch dormer a shown on plan: roof covering as main roof on 50 x 100 rafters and ceiling joists at 400 c/c on 50 x 100 head plates: 12.7mm plasterboard and skim to ceiling with 100mm glassfibre insulation laid between joists: Form external walls and cheeks of 19 x 125 treated timber on 25 x 38 treated timber studs at 400 c/c on breather paper fixed to 9mm ext. grade sheathing ply on 50 x 100 timber studs at 400 c/c. 100mm glassfibre infill between studs: finish internally with 12.7mm Gyproc "duplex" plasterboard and skim. Form code 4 lead flashing to dormer cheeks.

FIRE ESCAPE WINDOWS.
All habitable rooms in the upper storey's of a dwelling should have a window with an unobstructed openable area of at least 0.33 sq.m. and at least 450mm wide x 450mm high (the route through the opening may be at an angle rather than straight through) th bottom of the openable area should not be more than 1100mm above floor level

CEILINGS.
Flat ceilings to receive 200mm glassfibre insulation total thickness. 100mm between joists & 100mm over Joists. Sloped ceilings to receive 100mm "Isbilite 50" insulation board between rafters 12.7mm Gyproc plasterboard 5mm skim finish: Provide min. 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled. Provide access trap to roof space: opening to be lined with 25 x 25 planted stops: Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face. 100mm Isbilite to top surface. Provide slide bolt fasterning & draught seal all round

WALLING.
265 cavity walling to consist of face brickwork to B.S. 3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 65 cavity: build into cavity Rockwool cavity wall batts insulation boarding in accord. with makers instructions and agreement cert' No.89/1087. 100mm Tarmac Hemelite solid insulation blocks or similar: Cavity walls bind together using galvanised iron twist ties set 900 horizontally and 450 vertically to B.S. 1243:1978 wall ties positioned at 300 vertical centres at all unbonded closures of cavity. Close cavities with "Thermabate" preformed closer and provide Intumex Felt DPC to C.P. 121: External walls to have min. "U" value of 0.45 W/m2 deg. C.: Internal walls of 100mm Tarmac Hemelite solid insulation blocks: All to receive 10mm S/C render and 7mm skim. Stud walls to consist of 38 x 89mm c.l.s. studs at 400mm c/c. both sides to be clad with 12.7mm plasterboard and skim. 100mm glassfibre infill between studs.

FIRST FLOOR CONSTRUCTION
19mm T&G. flooring grade chipboard on 47 x 175 SC9 grade joists stamped 'DRY' or 'KD' to indicate moisture content of 20% or less all in accordance with BS. 4978. at 400c/c 50 x 9 galv. steel anchor and lateral restraint straps to joist at max. 1.5m c/c straps to be run over min. 5No. joists with solid bridging beneath: Provide herring bone strutting min. 38 x 38 at mid span of joists where span exceeds 2.5m Provide 2No. joists bolted together under all First floor walls where not supported on blockwork below.

LINTELS.
All lintels to be manufactured by Masonry I.G. and to be installed in accordance with makers' instructions, and to have min. end bearing of 150mm and at external positions to have cavity tray D.P.C. to CP. 121: Internal lintels to be I.G. 100 Flat type. Provide Perp-end weep holes and stopends to cavity tray

FOUL DRAINAGE
Connect to existing System. Foul drainage pipes to be 110mm dia. UPVC. to B.S. 4660:1989 flexibly jointed and laid to makers' instructions to a fall of 1:70 laid and surround with 100mm pea gravel: Where pipes pass under floors encase in 150mm pea gravel: Provide 65 x 100 prestressed concrete lintel bridges where pipes pass through walls, allow 90mm upp around pipe, openins marked both sides of wall with rubond sheet material: Soil and vent pipes to be 110mm dia. PVC to B.S. 4514: 1969 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be generally 40mm dia. 1" over 3.0m long run increase to 50mm dia. All PVC to B.S. 5949: 1979 complete with resilime rupe at every change of direction: Bath, basins and sink to have 75 deep seal traps: Shower to be raised on 150mm plinth with access plate to anti-syphon trap and 90mm waste.

VENTILATION.
All windows to have openins hights 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/ Ceiling mounted mechanical extractor fan. 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 existing system as required. Ensure timer switch and suitable zone thermostats to dwelling. 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 tanks and pipework to be insulated to B.R. LI. part 3.

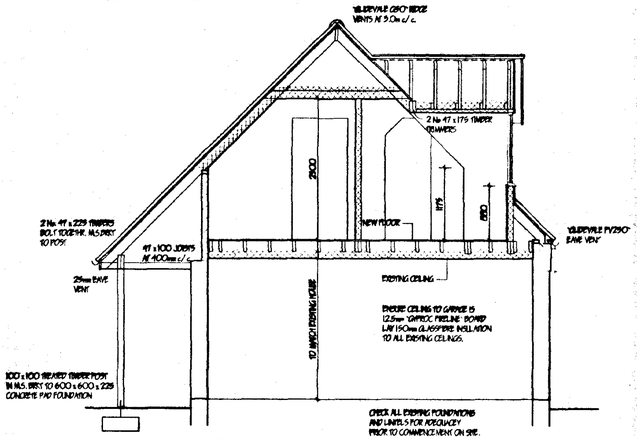
SMOKE DETECTORS.
Provide ceiling mounted mains operated self-contained smoke alarms to B.S. 5446: pt.1.1990 in positions shown on plan. Where more than one detector is to be provided they will be interconnected. All permanently wired to a seperate fused circuit at distribution board.

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

BALCONY
Lay 25mm grooved timber decking over 47 X 150 timber Joists at 400mm c/ c. into double 47 x 150 perimeter beams halved onto 100 x 100 timber posts on m.s. bricks.
Gap between vertical balusters not to exceed 99mm.
Handrail and balustrade to be capable of resisting the appropriate load specified in B.S. 6399: Pt. 1.
Balustrade to be min. 1100mm high.

SERVICE WATER DOWNPIPE.
115mm dia. half round rainwater gutters connect to Existing to 65mm dia. rainwater pipes.

GLAZING.
Double glazed extension throughout (minimum 6mm air gap to all units). 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.



SECTION C - C

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 works.
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, adherance to specification, variations to contract 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 BBA Certificate or European Code equivalent.

HEALTH & SAFETY.
The Employer / Client shall ensure that the selected contractor is conversant with and adopts 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 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.

SOUTH HOLLAND DC
HOUSING & PLANNING
19 APR 2001
Ref: 0475/01

revision	date	init.	revision details.

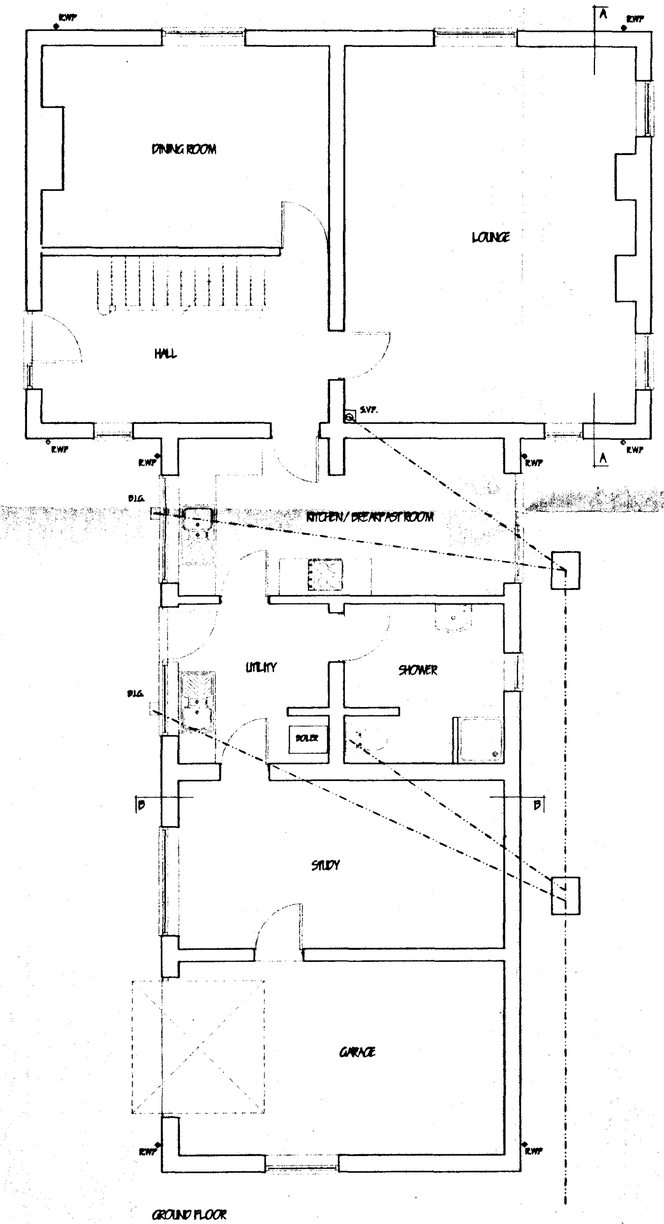
COOPER ARCHITECTURAL DESIGN
12A WRIGHTS MEWS, PARK LANE, HOLBEACH, SPALDING, LINC'S PE12 7EE
Tel/Fax : 01406 423782
Mobile : 07808 125 778

Client.
MR & MRS N. WORTH.

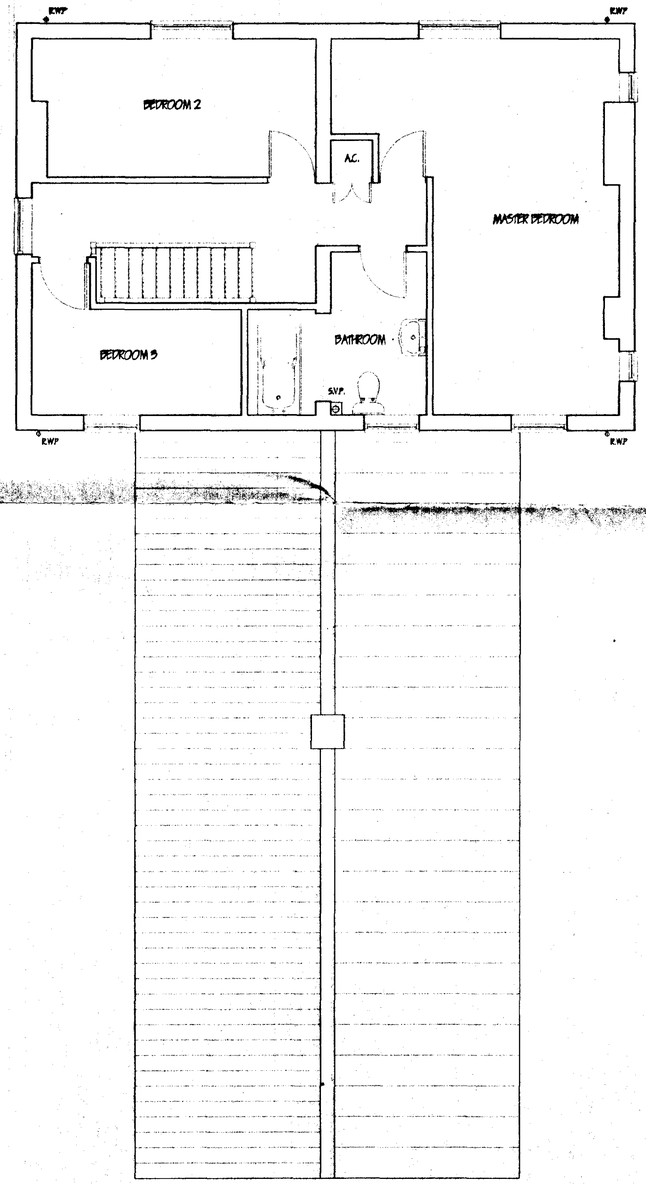
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PROPOSED FIRST FLOOR EXTENSION TO COTTAGE, 'ELLEPHALA'
LAP WATER LANE
HOLBEACH ST. MARKS,
SPALDING, LINC'S.

Drawing.
FLOOR PLANS/ SECTION/ ELEVATIONS PROPOSED

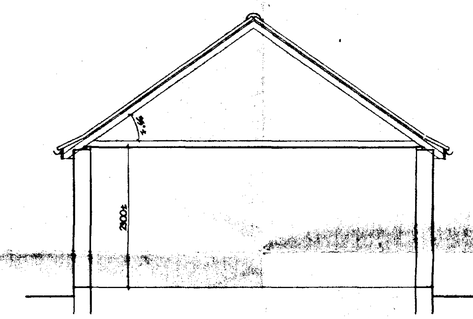
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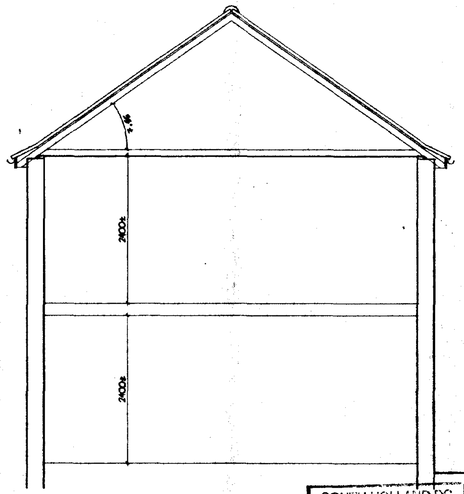
GROUND FLOOR



FIRST FLOOR



SECTION B - B.



SECTION A - A.

revision	date	init.	revision details.

COOPER ARCHITECTURAL DESIGN
12A WRIGHTS MEWS, PARK LANE,
HOLBEACH, SPALDING, LINC'S PE12 7EE
Tel/Fax : 01406 423782
Mobile : 07806 125 778

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Project.
PROPOSED EXTENSION TO COTTAGE,
'BUCEPHALA'
LAP WATER LANE
HOLBEACH ST. MARKS,
SPALDING, LINC'S.

Drawing.
FLOOR PLANS/ SECTIONS EXISTING

Scale 1:50	Drawing No. 0017:01
Date. DEC. '00	Drawn. J.C.

SOUTH HOLLAND DC
HOUSING & PLANNING
19 APR 2001
Ref: 0475/01