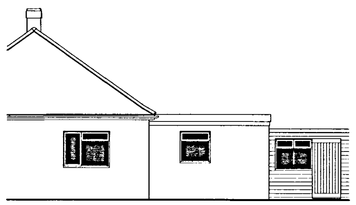
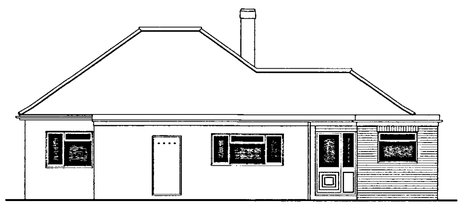


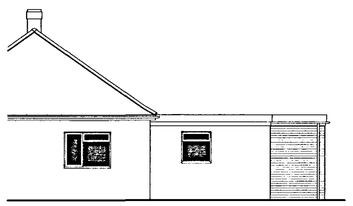
SOUTH - WEST ELEVATION (EXISTING)



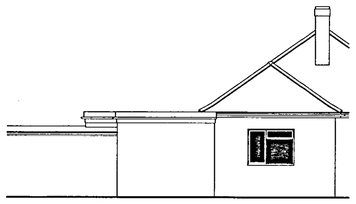
NORTH - WEST ELEVATION (EXISTING)



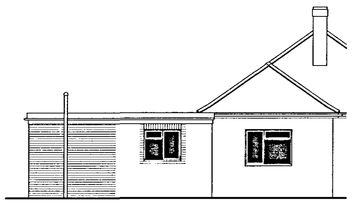
SOUTH - WEST ELEVATION (PROPOSED)



NORTH - WEST ELEVATION (PROPOSED)



SOUTH - EAST ELEVATION (EXISTING)



SOUTH - EAST ELEVATION (PROPOSED)

LINTELS.
All lintels to be manufactured by Messrs. I.G. Code LI/S 75 all 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 Box type. Provide Perp-end weep holes and stop ends to cavity tray.

FOUL DRAINAGE
Inspection chamber construction to be "Osma" and installed in accordance with makers' instructions with the internal diameter reduced to the depth in accordance with B.S. 8301:1985. 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 bed and surround with 100mm pea gravel: Where pipes pass under floors encase in 150mm pea gravel: Where pipes pass under drives surround in 150mm concrete with flexel joints to correspond with joints in pipe work. Provide 65 x 100 pre-stressed concrete lintel bridging where pipes pass through walls, provide compressible filler around pipe, opening marked both sides of wall with rodded sheet material. Soil and vent pipes to be 110mm dia. PVC to B.S. 4514: 1983 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be generally 40mm dia. If over 3.0m long run increase to 50mm dia. All PVC to B.S. 5955: 1979 complete with rodding eyes 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 50mm waste. All redundant drains to be grubbed out or filled with lean-mix concrete.

ELECTRICAL INSTALLATIONS.
All electrical work to meet the requirements of Approved Document Part P (Electrical Safety) and must be designed, installed, inspected and tested by a person competent to do so.
Prior to completion of the works the Local Authority must be satisfied that either:-
An electrical installation certificate issued under a competent persons scheme has been issued.
OR
An appropriate installation certificate has been issued for the work and that it has been signed by a person competent to do so.

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

GENERAL
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.

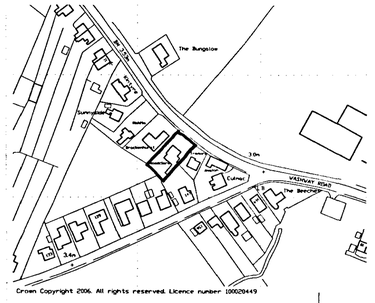
HOT WATER AND SPACE HEATING.
Extend existing system as required. Ensure timer switch, full zone control with thermostat to each floor level, and boiler control interlocks, Fit thermostatic control valves to all radiators. Hot water system to be thermostatically controlled with timer switch and to be vented. All hot water pipe work to be insulated to B.S. 5422:2001.
Heating Enaineer 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. 5839-6-2004 in positions shown on plan. Where more that one detector is to be provided they will be interconnected. All permanently wired to a separate fused circuit at distribution board.

SURFACE WATER DRAINAGE.
115mm 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 dwelling. All footpaths and drives to slope away from building.

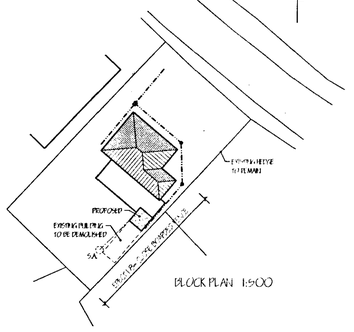
GLAZING.
Double glaze extension with p.v.c.u windows (minimum 24mm Argon filled gap to all units with Low 'E' 0.1 Glass) max 'U' value 1.6 W/ sq.m.K excluding garage. All glazing between F.F.L and 800mm high and between F.F.L. and 1900mm high in doors and side lights to be safety glass to B.S. 6206: All windows/ doors to be draught sealed.

VENTILATION.
All windows to have opening lights that open to 30 degrees or more and to provide the equivalent of 1/ 20th the floor area of each room. Should opening lights be to less than 30 degrees provide the equivalent of 1/ 10th the floor area of each room. Background ventilation to windows to provide a total of 60,000 sq/ mm permanent free air ventilation per dwelling. Based upon a minimum of 5,000 sq/ mm per habitable room and 2,900 sq/ mm per kitchen, utility room, bathroom, en-suite and cloak room. The following rooms to have in addition to the above wall mounted mechanical extractor fan to provide the following extract rates: Kitchen min. 60 litres per second. Utility rooms min. 30 litres per second. Bathroom/ En-suite min. 15 litres per second, which may be operated intermittently. W.C. min. 6 litres per second with 15 minute over-run.



LOCATION PLAN 1:2500

NORTH



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 unless stated.
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 must be checked by the Builder / Contractor and will be his responsibility prior commencement of site works.
The work's 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 ensure workmanship, substitution of materials, adherence to specification, variations to contract etc.

COPYRIGHT RESERVED.
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STANDARDS.
All materials to be new unless otherwise stated and all components and materials etc. to be used fixed and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BDA Certificate or European Code equivalent.

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

FLAT ROOF CONSTRUCTION.
12mm white spar chippings bedded on 3 layers 4.0mm Felt 3G roofing felt, on 100mm 'Celotex Tapered-insulation' decking: crns/ w formed to 1:60 (nb 47 x 150 SC3 grade joists stamped 'DRY' or 'KD' to indicate moisture content of 20% or less all in accordance with BS. 4978, at 400 c/ c Celina 12.5mm Gyproc wallboard skim finish: Provide min. 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled with 50 x 2.5 m.s. straps at max. 1.5m centres 20mm marine ply fascia.

WALLING.
225 cavity walling to consist of: Face brickwork to B.S. 3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 150 cavity: build into cavity Dritherm 32 cavity wall batts insulation boarding in accord. with makers instructions and agreement cert' No 134/ 1263 & 186/ 1984. 100mm Tarmac Toplite Grit. 3.6 N/ mm2 solid insulation blocks or similar. Cavity walls tied together using stainless steel vertical twist ties set 750 horizontally and 450 vertically all to B.S. EN 845 wall ties positioned at 300 vertical centres at all unbonded closures of cavity. Close cavities with "Thermabate" preformed closer and provide bitumen felt DPC to C.P. 121: All work to be carried out in accordance with BS Code of Practice 121 Pt.1. 1975.
Movement joints to be installed in brickwork in accordance with B.S. 5628 pt. 3:1985.
All to receive 12.5mm Plasterboard on dabs with skim finish.

SUB STRUCTURE WALLING.
100mm dense concrete blocks to B.S. 6073 pt.1 1981: DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level. Work mix concrete infill to base of cavity no closer than 225 to DPC. All brickwork below DPC to be F.L. quality.

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 65mm sand and cement screed with chicken wire reinforcement on 500g polythene D.P.M. on 75mm 'Celotex tuff-R GA5750' insulation board, on 1200g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm, lay 300mm wide D.P.M. strip into D.P.C. to lap floor D.P.M. All on 100mm concrete over site: Concrete mix GEN1 in non aggressive soils and FND2 mix in sulphate bearing soils to B.S. 5328: pt1 1991: 150 blinded and consolidated hardcore.

FOUNDATIONS.
Under walls as shown provide 225 x 600 strip concrete foundations GEN1 mix to B.S. 5328: pt1 1991. All foundations taken down to bear on load bearing strata min. depth of 450mm below ground level to underside of foundations: should unsuitable soil conditions be found on site then foundations shall be taken down to a minimum depth of 1000.0mm below ground level. In all cases foundations are to be in accord with N.H.B.C. Foundation Practice Guidance Notes.

Planning & Development
07 AUG 2008
Ref: 08/0886/08

revision	date	init.	revision details.
A	JULY '08	J.C.	PLANNING APP. A

COOPER ARCHITECTURAL DESIGN
WOODBINE COTTAGE HOCKLESGATE
FLEET SPALDING, LINC'S PE12 8LF
Tel: 01406 426899
Mobile : 07808 125 778
E-Mail : c.a.d@tiscali.co.uk

Client.
MR & MRS P WHITE

Project.
PROPOSED EXTENSION AND ALTERATION
'ROSSCLARE'
WASHWAY ROAD
HOLBEACH
SPALDING LINC'S.

Drawing.
DETERMINED PLAN

Scale	1:50 1:100	Drawing No.	0610-01-A
Date.	DEC. '06	Drawn.	J.C.