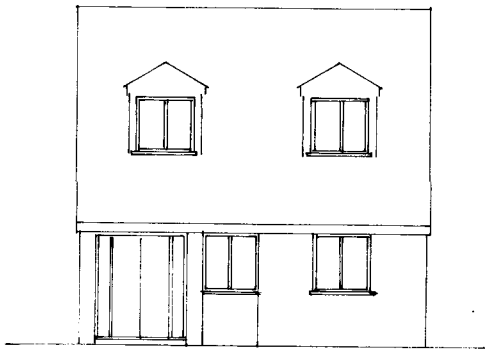
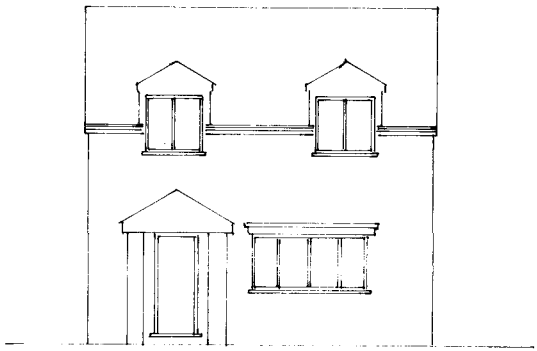
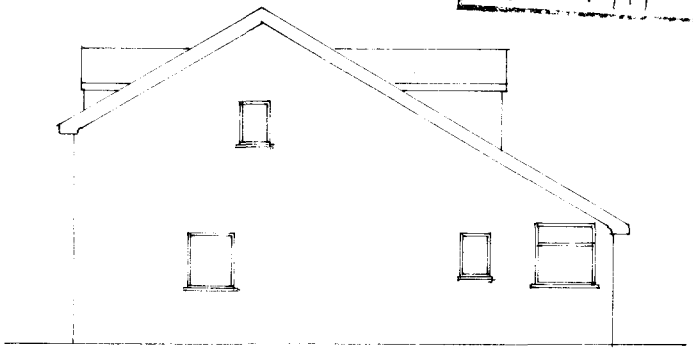


North



South

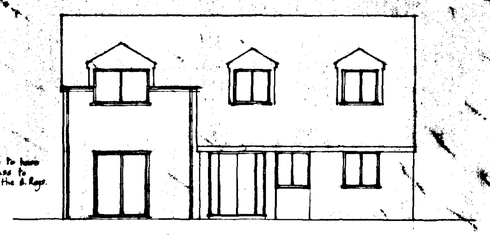


East

Mr. and Mrs. D. J. Willcox,
Manor Farm Cottage,
Little Common Lane,
HOLBEACH CLOUGH

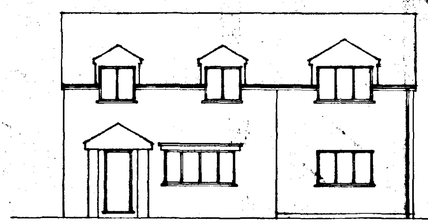
Existing Elevations.
Scale 1:100 Planning ref. H09/0890/99

Ref: 0890/99

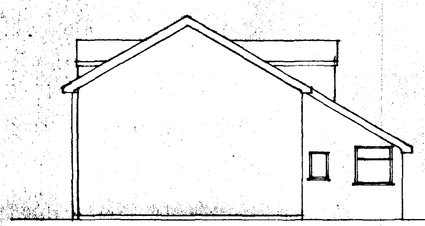


North

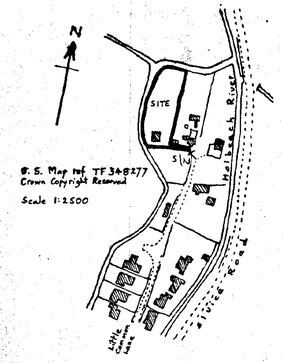
Patio doors to have safety glass to Part N of the B.Regs



South



East



Location Plan

Windows to be double glazed with minimum 12mm air gap and draught stripped.

Lintols to be I.G. L1/6-50 with cavity trays and 150mm end bearings.

Provide 8000mm² trickle ventilation to habitable rooms.

To gable put 6-38mm galv. m.s. lateral restraint straps to ceiling joists and rafters at max 2m centres. Nog out under

Celotex double R - GA2059 (89mm thick) insulation between rafters with 50mm air space over. Cut packing under rafter to provide necessary thickness.

200mm glass fibre insulation to main roof areas.

Vallteye formed with preformed glass fibre units on 32-175mm log boards.

fascia soffit and gutter to match existing.

100mm facing brick to match
65mm cavity with 65mm Dritherm cavity insulation
100mm insulating blockwork Durox, Celcon or Thermalite.

Provide wall ties at 900mm horizontally 450mm vertically and at 225mm to jambs of openings.

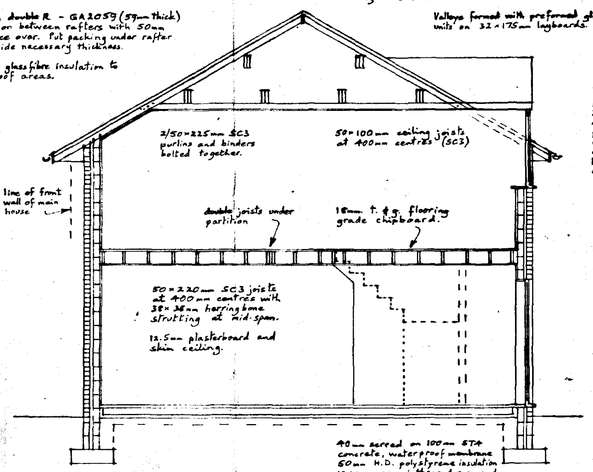
Mortar to be 1:1:6 cement lime sand or equal.

Openings to have horizontal and vertical damp proof courses joints to be insulated with "Damcor" or similar.

D.P.C. to be set 150mm above ground/concrete level.

Cavity to be filled with weak concrete to ground level.

Walls below d.p.c. to be frostproof (FL grade) bricks or Class "A" concrete blocks.



Section B-B

Form dormer cheeks with 38-100mm struting at 400mm centres and 100mm polystyrene insulation. Clad with 12mm ext. grade plywood and Code 4 leadwork. Put 12.5mm plasterboard and skim internally.

6-38mm galv. m.s. lateral restraint straps at max 2m centres. Nog out under.

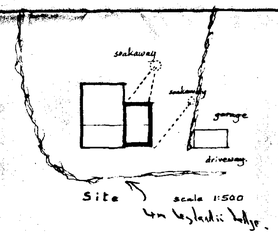
700mm wide, 230mm deep ST4 concrete foundation taken down to firm strata and to be compatable with existing.

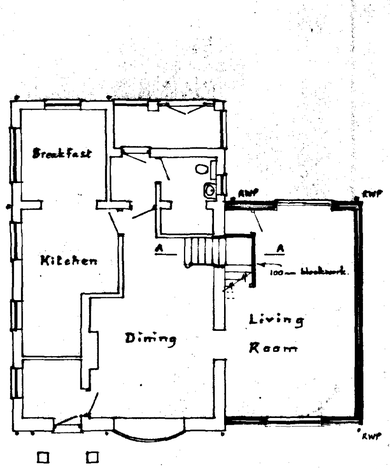
Rainwater drains to be 100mm PEC. impervious where less than 5m from building and to fall 1:70 to soakaway which are to be more than 5m from the building. Soakaway to be 1m. cube below drain inlet, filled with broken brickbats, covered with polythene and backfilled with soil.

Bond new and existing walls with "Furfix" profiles all to manufacturers details.

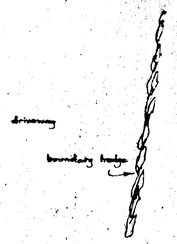
Extend central heating system with controls to limit the lengths of heating periods and the output of the system.

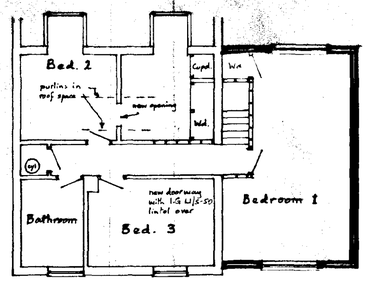
Pipes and storage vessels to have adequate thermal insulation.





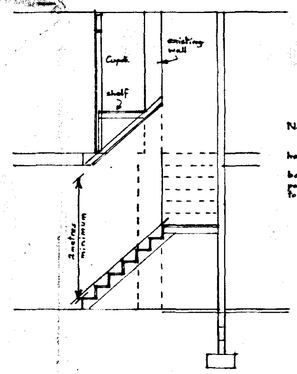
Ground Floor





First Floor

partitioning to consist of 50-75mm studwork at 400mm centres with nogging, head and base plates faced both sides with 12.5mm plasterboard and skim.



New staircase :- 195-4 rise 220mm going 41°37 pitch.

handrail at 900 to one side.

balustrade to be formed to prevent passage of a 100mm sphere and to prevent climbing by children.

Section A-A

DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
-7 SEP 1999
Ref: 0890/99

Mr. and Mrs. D. J. Willcox
Manor Farm Cottage, Little Common Lane,
HOLBEACH CLOUGH, Holbeach.

Extension to house.

Written dimensions to be used in preference to scaled, and all measurements to be verified by checking on site.	Scale 1:100 & 1:50
Local Authority Ref. Planning	Drawing No. 990823
Building Regulations	Date August 1999

A. ROFFE
BUILDING DESIGN & PLANS
1, Green Lane,
SPALDING, Lincs. PE11 2YB
Tel: 01775-723 680

BUMMITT
2141-455T