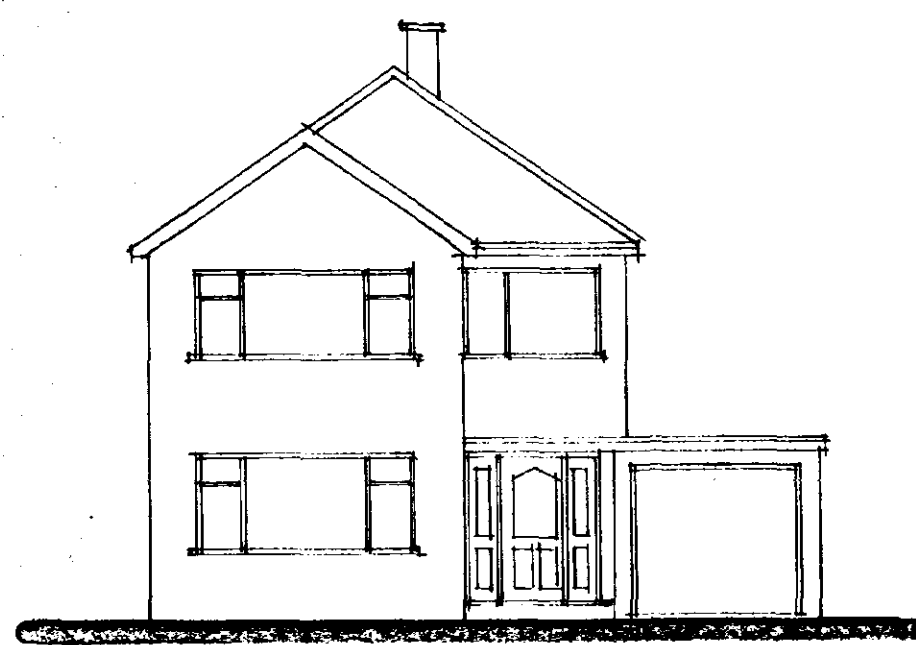
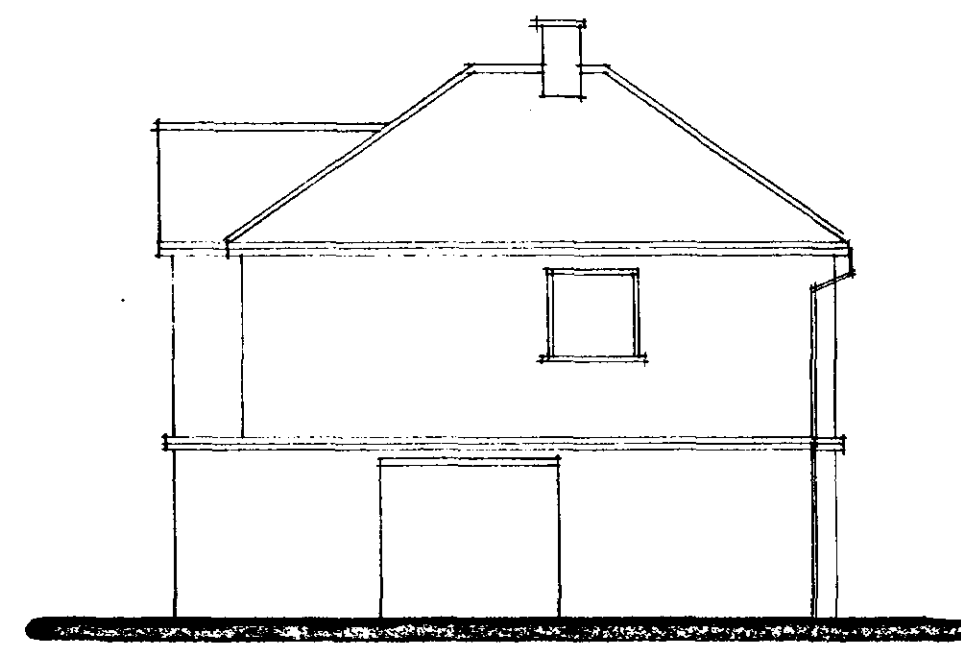
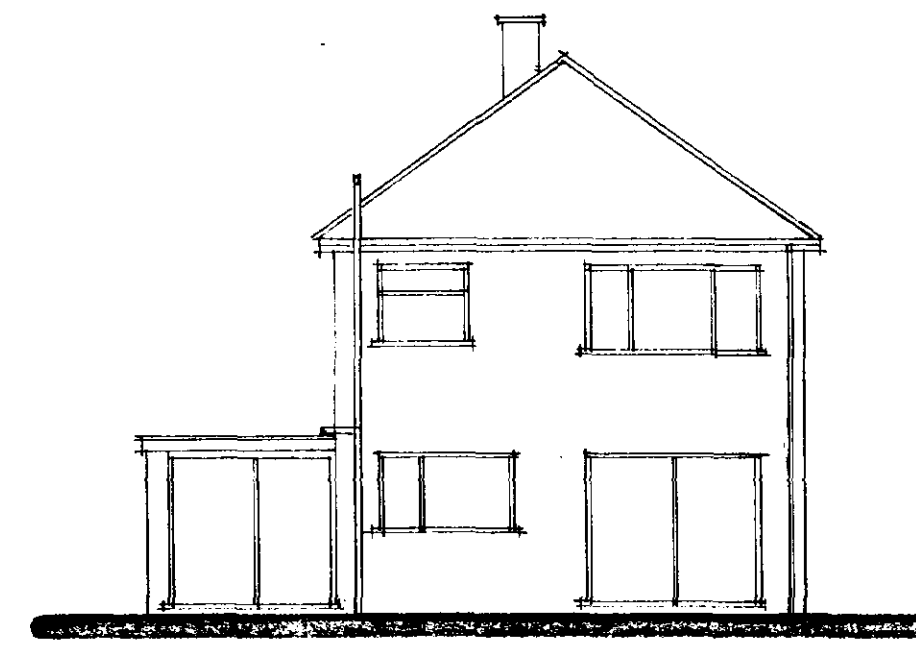




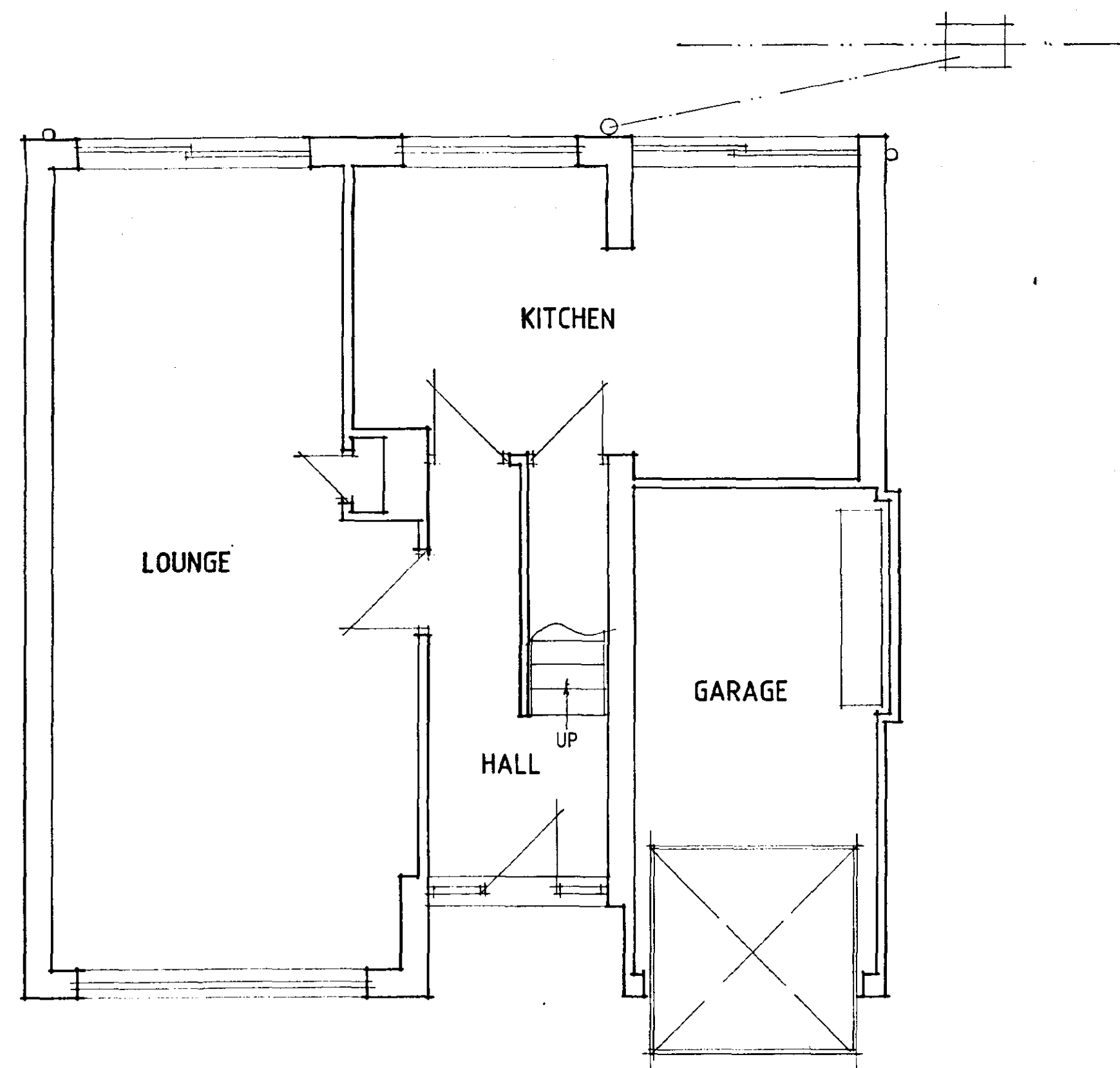
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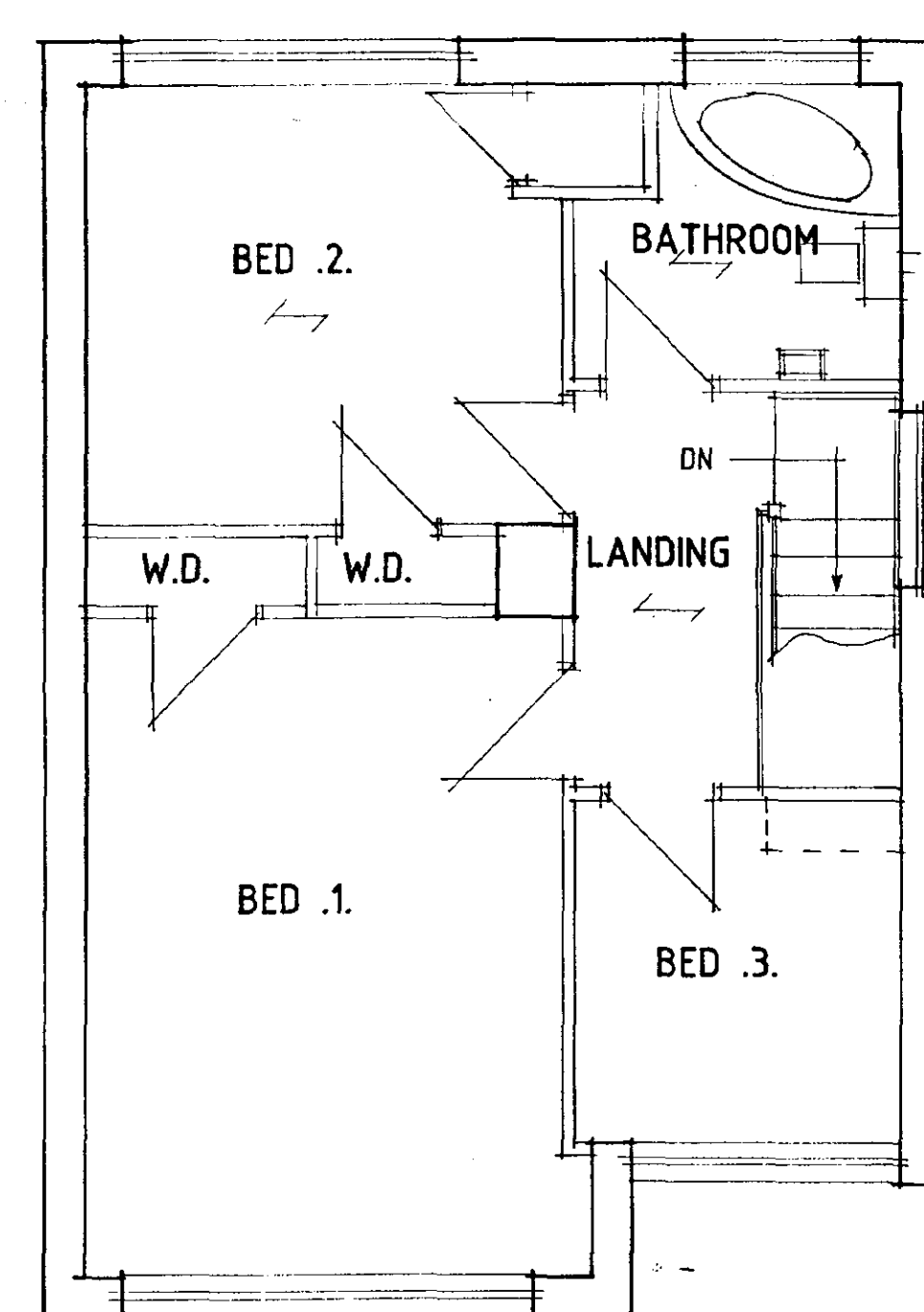
SIDE



REAR



GROUND FLOOR PLAN



FIRST FLOOR PLAN

SHDC
Planning & Development
29 AUG 2002
Ref: H09/0976/02

DESIGN **Status**
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED EXTENSION TO
13 DAMGATE, HOLBEACH
FOR

MR. S. CONROY.

PLAN AS EXISTING

1:50 1:100 SD02-039/1

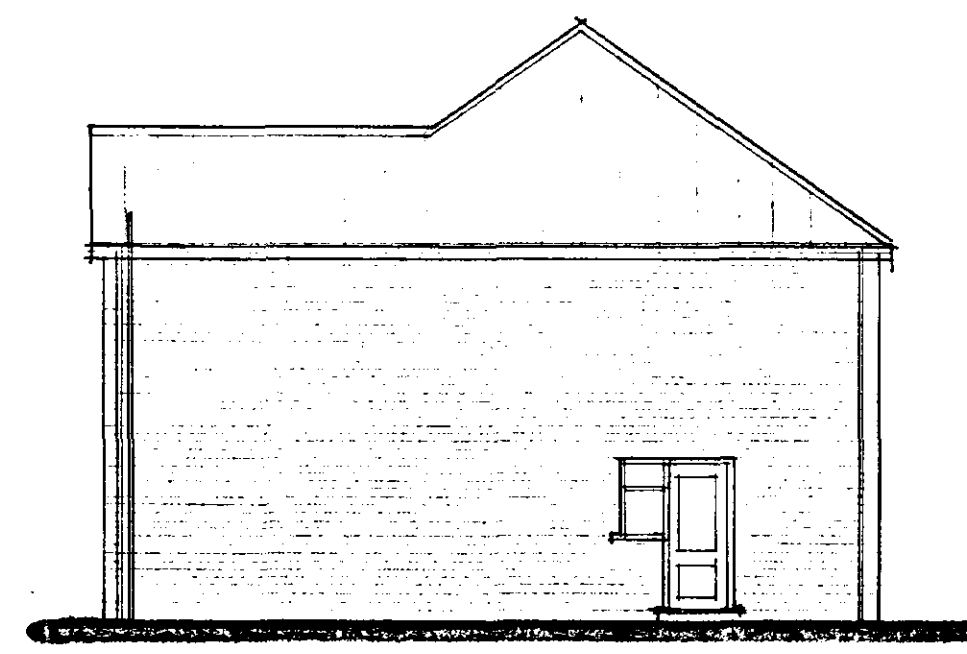
JULY-02 B.GILHAM.

DETERMINED
PLAN

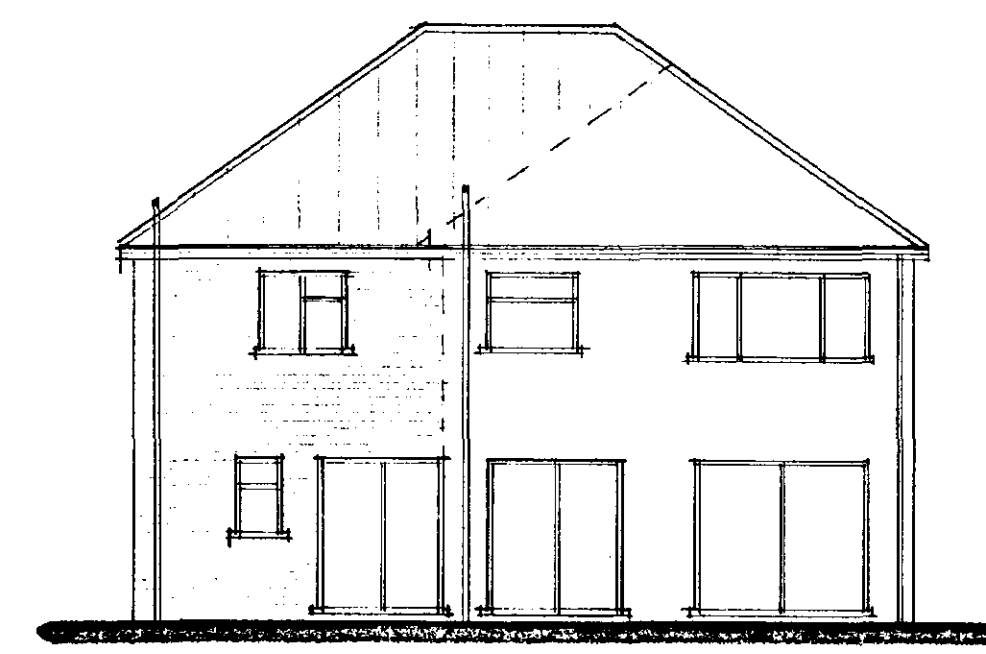
2 Edinburgh Walk, Holbeach,
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Tel: 01406 424343 Fax: 01406 490702



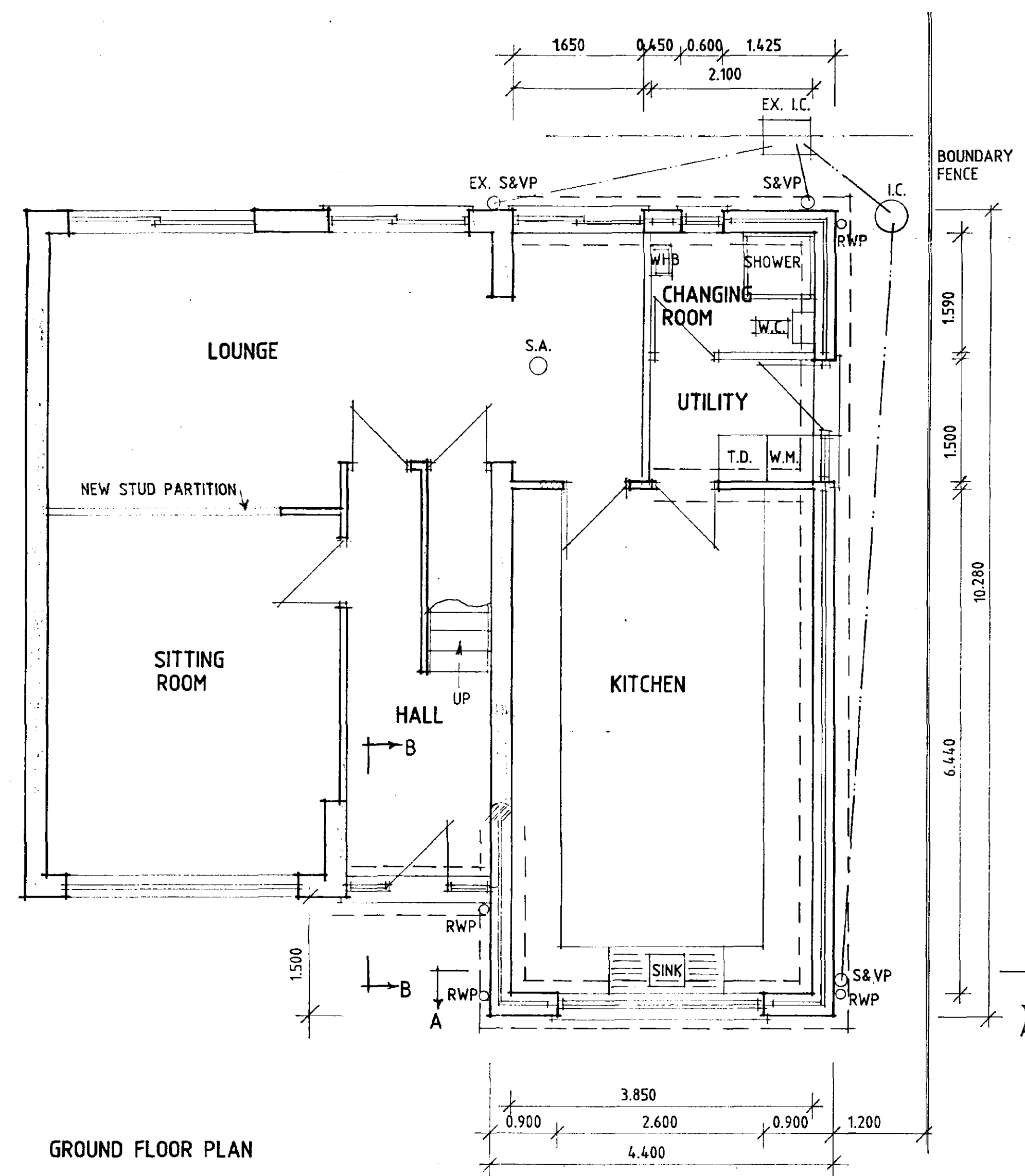
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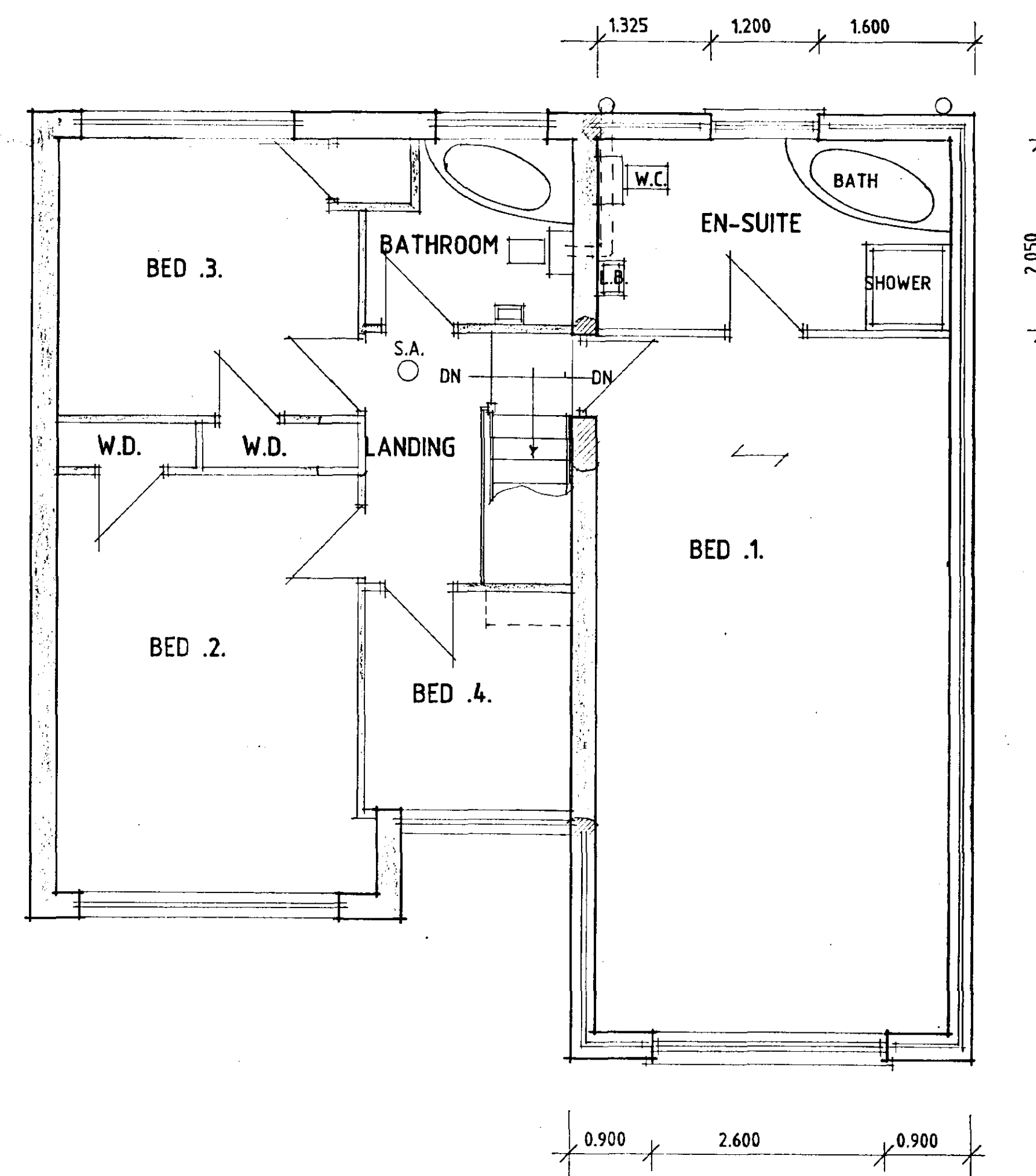
SIDE



REAR



GROUND FLOOR PLAN



FIRST FLOOR PLAN

SHDC
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29 AUG 2002
Ref: H09/0976/02

A - DETAILS ADDED -27.8.02

DESIGN **Status**
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED EXTENSION TO
13 DAMGATE, HOLBEACH
FOR

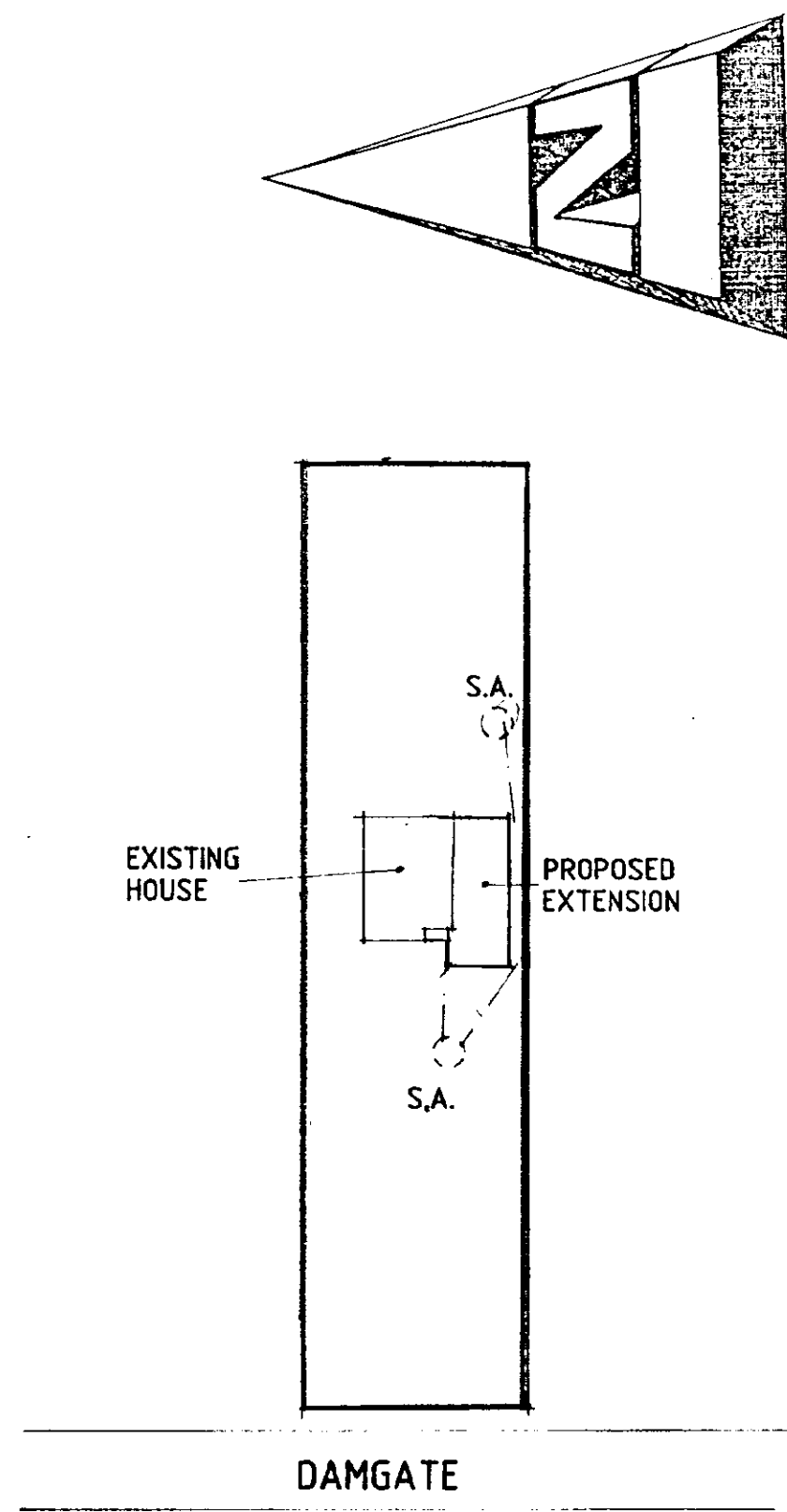
MR. S. CONROY.

PLAN AS PROPOSED

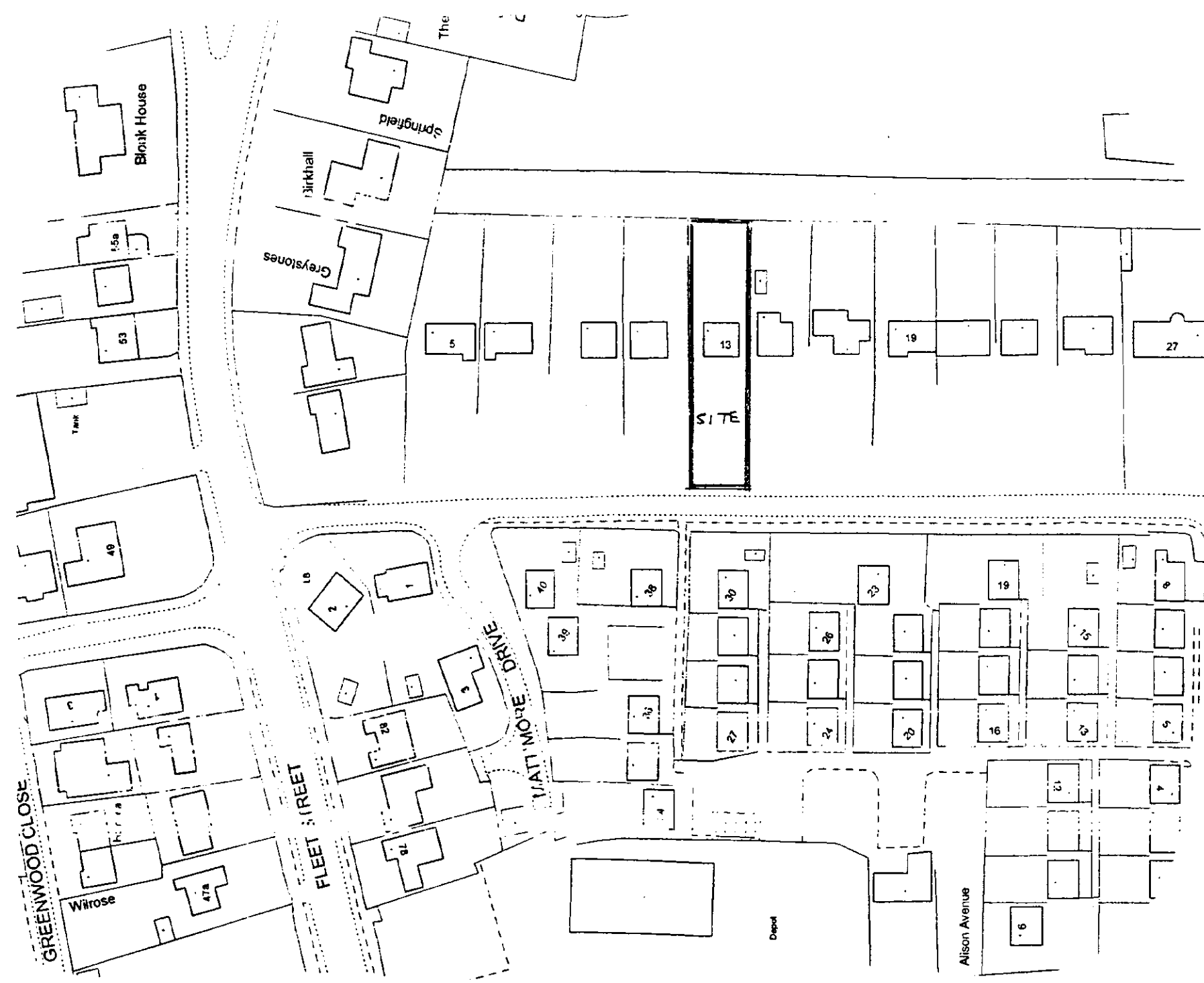
DETERMINED
PLAN

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JULY-02 B.GILHAM.





SITE PLAN



LOCATION PLAN

Demolish existing garage and kitchen area behind garage (flat roof area) to make way for new extension.

Remove front door and frame and re-use in new position as shown. Support over with steel beam - see structural calculations.

Wall between lounge and kitchen along with flue to be removed as shown. Support over with steel beam - see structural calculations.

Provide and install new 100mm stud partitioning in position shown to create Sitting Room and Lounge areas.

Flue to first floor area and chimney above all to be removed. Make good to first floor walls and roof timbers as necessary.

Build on new 2-storey extension as shown.

Landing window to be removed and opening adjusted as necessary to suit internal door. Support over with IG L/S lintel.

Waste pipes from existing bathroom to be boxed in below new extension first floor.

Connect new foul drains to existing foul drainage system as shown.

External Materials
Facing bricks and roof tiles to match those of existing house.

Windows and doors to be white UPVC double-glazed.

Existing kitchen window to be removed on rear elevation and opening extended down to floor level to suit new patio doors.

New ground and first floors to be level with existing house floors.

Roof pitch, overhang, fascia line, etc., all to match existing.

Existing hip roof to be extended with new trusses added to existing roof structure.

Make good to all disturbed and affected areas.

New floor joists to be 200mm x 50mm SC3 grade at 400mm centres.

Roof Intersections
If compound truss used, where main trusses fix to compound truss provide proprietary truss connectors. Provide 32 x 175mm valley lay boards and fix reducing trusses over to complete roof intersection. Fix in accordance with roof truss manufacturers instructions.

Roof Construction
Concrete interlocking roof tiles (see site plan for details) on 38 x 25mm softwood treated timber battens on underfelt to BS747 (Type 1F) lapped 150mm horizontally and 100mm vertically. Prefabricated roof trusses at 600mm c/c and pitch as stated in accordance with BS5268, 1985. Provide 25 x 100mm timber bracing and fix in accordance with truss manufacturers instructions. All trusses and gable ladders (if any) to be strapped to 50 x 100mm timber wallplate, the gable wall at verges and ceiling level with 30 x 5mm mild steel anchor and lateral restraint straps to span minimum 3 no. trusses at a maximum of 1200mm c/c. At strap positions provide pack and noggins to trusses. Main contractor to supply local authority building control with roof truss calculations 28 days prior to erection on site. Provide concrete padstones at compound truss supports where required by roof design. Water storage tanks to be installed in accordance with Technical Bulletin No. 41.T.P.A. with timber support members to span 4 no. trusses.

Fascia and Bargeboards
To be 25 x 75mm PSE with 6 mm groove to accept 6mm thick exterior grade plywood soffit.

Ceilings
To all insulated roof ceilings provide 12.5mm Gyproc Duplex plasterboard or similar and either 5mm skim or Artex finish. To remaining ceilings provide 12.5mm Gyproc plasterboard or similar with finishes as above.

Ground Floor Construction
65mm sand/cement screed on proprietary 100 mm thick Jabbite floor insulation or 60mm Celotex with perimeter insulation to screed on 1200 gauge polythene d.p.m. on 100mm concrete oversite on minimum 150mm, maximum 600mm well blinded and compacted hardcore. Wall d.p.c. to lap floor d.p.m. by a minimum of 50mm.

Surface Water Drainage
To be proprietary 110mm diameter p.v.c. pipes flexible joined to fall 1:70 bedded in 100mm pea gravel. Pipes to discharge into 1200mm diameter soakaways sited 5000mm away from buildings.

Protection to Underground Pipes
Where pipes are not under road and have less than 600mm cover concrete paving slabs should be laid as bridging above the pipes on minimum 75mm pea gravel. If flexible pipes are under a road and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs. Provide compressible material below slab/concrete.

Inspection Chamber Construction
Proprietary polypropylene inspection chambers bedded on 150mm concrete. Form protective 255mm thick concrete collar around head of inspection chamber with 300mm projection from cover. Covers to be Grade C light duty unless inspection chambers are in driveways where Grade B medium duty covers are to be used.

First Floor Walling
Provide 50 x 75mm timber vertical studs at 400mm c/c to be constructed of 50 x 75mm timber head and sole plates. Provide 12.5mm Gyproc plasterboard and skim finish to both sides. Provide to airspace proprietary acoustic insulation (optional). Timber stud partitions running parallel to joist direction to be built off 2 no. floor joists fixed together. Provide 1 no. joist either end of stud partition joist beam to fix flooring.

First Floor Construction
19mm flooring grade moisture resistant decking on timber joists as stated on plan. To external walls joists to be supported on joist hangers (not built into wall). Provide 30mm x 5mm mild steel restraint straps to joists running parallel with wall securely fixed to walls and to span minimum 3 no. joists at maximum 1200mm c/c. At strap positions provide pack and noggins to joists. Solid strutting to be installed mid-span where span of joists between 2.5m and 4.5m. For spans in excess of 4.5m position of struts at 1/3 span. Double up floor joists locally under bath feet and hot water cylinder where applicable. All doubled up joists to be bolted together at 600mm centres.

Porch Roof Construction
Tiles, battens and underlay as for main house roof on 50 x 150mm rafters, 50 x 150mm ceiling ties and 50 x 100mm wall studs. Rafters and ceiling ties to be built into outside wall 100mm or supported on mild steel hangers. Rafters to be supported on 100 x 200mm beam in turn built into wall 100mm and on 200 x 200mm vertical post all as shown on roof layout plan. All timber SC3 grade.

Roof/Wall Abutments
Provide Code 4 lead flashings and lap over roof covering. Dress up wall a minimum of 150mm (stepped on pitched abutments) and provide d.p.c. cavity tray to make completely watertight.

New/Old Walling
Where new walling meets old provide proprietary flexible wall starters.

Roof Ventilation
At eaves provide proprietary ventilation equivalent to a 10mm continuous gap along eaves.

Valleys
Use proprietary fibreglass valleys or provide Code 4 lead to valleys to make completely watertight.

Kitchen Ventilation
Provide proprietary mechanical extract ventilation unit capable of extracting 60 l/sec. Alternatively provide proprietary cooker hood capable of extracting 30 l/sec.

Bathroom/En-suite Ventilation
Provide proprietary mechanical extract ventilation unit capable of extracting 15 l/sec. System to offer intermittent operation.

Safety Glazing
Provide safety glass to BS6206 to all windows to a minimum height of 800mm above floor level plus doors to a minimum height of 1500mm above floor level. Side screens to be same as doors if within 300mm of doors.

Smoke Detection
Provide mains operated self-contained smoke alarms to BS5446 Part 1 in accordance with Approved Document D1.

Rainwater Goods
PVC rainwater goods 110mm half round gutters and 68mm diameter downpipes.

Wall Construction
275mm cavity walls to consist of: 100mm face brickwork (see site plan for details), 75mm cavity to be filled with Crown Dritherm full fill insulation in accordance with HSA Certificate No. 86/1678 or similar approved, 100mm internal skin of Celcon standard blocks or similar approved to give 0.35 U-value. Cavity walls tied together using galvanised iron or plastic twist ties spaced 900mm horizontally and 450mm vertically to BS1243, 1978. Internal blockwork walls to receive 10mm sand/cement render and skim finish. Robust details in accordance with T50, 2001.

Habitable Room Trickle Ventilation
Provide proprietary trickle ventilators to head of windows giving a total opening area of not less than 8000mm²

Kitchen/Utility/Bathroom/WC Trickle Ventilation
Provide proprietary trickle ventilators to head of window giving a total opening area of not less than 4000mm²

Utility Ventilation
Use proprietary mechanical extract ventilation unit capable of extracting 30 l/sec. System to offer intermittent operation.

Roof Insulation
To roof spaces provide proprietary 300mm thick fibreglass insulation unit capable of extracting 60 l/sec. joists and 200mm across joists or equivalent to give 0.25 U-value. Ensure a gap of 50mm between roof underfelt and quilt at all times.

Foul Water Drainage
Underground drainage to be proprietary 110mm diameter p.v.c. pipes flexible joined to fall 1:70 bedded in 100mm pea gravel. Under building drains to be encased in 150mm pea gravel with lintel over pipes at wall abutments. Where drain passes through wall, provide suitable protection to prevent gas ingress to building. 110mm diameter soil and vent pipe to extend 900mm above window head and to terminate in balloon finish. Soil and vent pipe to be fitted with access plate at base. Provide suitably sized wastes from all appliances (in accordance with Approved Document J1) complete with minimum 75mm deep sealed traps and rodding eye access points at every direction change. All above ground drainage to BS5582 and all underground drainage to BS8301. Provide seal plates both sides of pipe entry to avoid vermin entry.

Lintels

All coded lintels as stated in Schedule or marked on plan to be by I.G. To be installed in strict accordance with manufacturers instructions. Form d.p.c. cavity tray above all lintels. To all exposed lintels i.e. not sheltered from overhanging eaves, etc. to have proprietary weapholes to joints of brickwork at approximately 450mm c/c. To be confirmed on site with Building Control Surveyor

Opening at eaves level to be L1/B lintels by I.G. or similar approved.

Sub-structure Walling

100 mm Class A dense concrete blocks. Bitumen felt d.p.c. to external walls 150mm above ground level. Weak mix infill to base of cavities to terminate 225mm below lowest d.p.c. level.

Foundations

As indicated on plan provide concrete strip foundations. To cavity walls provide 700mm wide x 225mm thick and to 100mm walls provide 450mm wide x 225mm thick, unless noted otherwise. To non-load bearing internal walls thicken out ground floor oversite concrete to 450mm wide x 200mm thick. Widen foundations at chimney breast accordingly and make 300mm thick. Foundations to be taken down to an approved firm base, subject to local authority specifications. Concrete to be ST3 grade unless noted otherwise. Proximity of existing and proposed trees are to be taken into account in accordance with N.H.B.C. chapter 4 when determining foundation depth.

I.G. Type L1/S75 lintels to cavity walls and I.G. type internal lintels to 100mm internal walls unless stated otherwise. To be confirmed on site with Building Control Surveyor.

Glazing

All windows and doors to be double-glazed with minimum 16mm spacing and to use Pilkington 'K' glass or similar approved, efficiency of 0.05.

Commissioning of Heating and HWS Systems

A competent person, i.e. the main contractor or sub-contractor shall supply a Certificate of Satisfactory Compliance with Building Regulations Part L. A copy of which shall be made available to both the client and the Building Control body.

A suitable set of operating and maintenance instructions are to be made available to the client to explain to the householders how to operate the systems so that they can perform efficiently and what routine maintenance is advisable for the purpose of the conservation of fuel and power.

Internal Lighting

Provide energy efficient lights that only take lamps having a luminous efficiency greater than 40 lumens per circuit watt. Examples of lamps are fluorescent tubes and compact fluorescent lamps (note GLS tungsten lamps with bayonet cap or Edison screw bases).

Method of determining number of locations:

Number of Rooms	Recommended min number of locations
1-3	1
4-6	2
7-9	3
10-12	4

Note - Hall stairs and landing count as one room (but may contain more than one fitting).

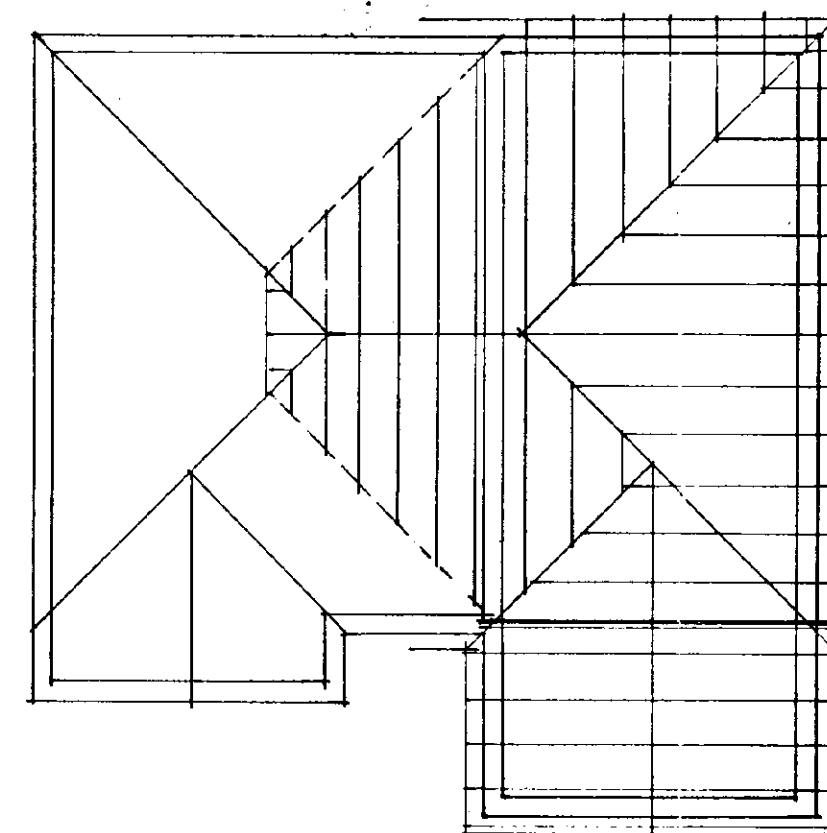
Excludes garages, lofts and outhouses.

External Lighting Fixed to the Building

External lights include lights in porches but not lights in garages and carports.

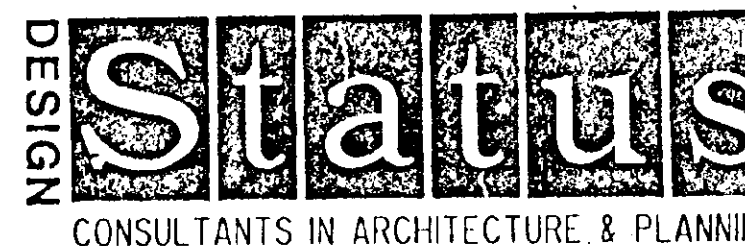
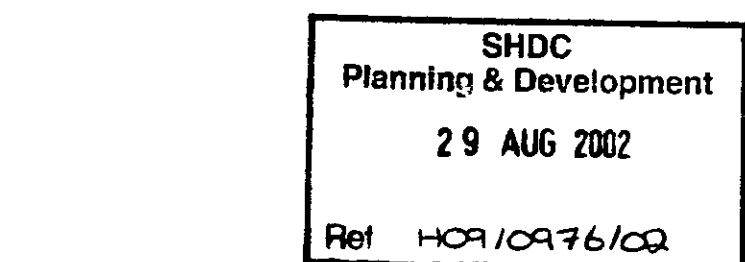
External lights should be made to enable effective control and/or the use of efficient lamps as follows:

- Automatically extinguish when there is enough daylight and when no required at night.
- Have sockets that can only be used with lamps having an efficiency greater than 40 lumens per circuit watt.



ROOF PLAN

DETERMINED PLAN



PROPOSED EXTENSION TO
13 DAMGATE, HOLBEACH
FOR

MR. S.CONROY.

SITE PLAN / SECTIONS

1:50 1:100 SD02-039/3

1:500 1:1250

AUG-02

B.GILHAM.