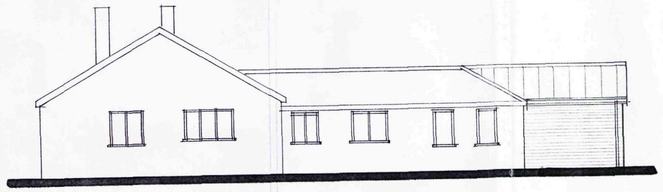


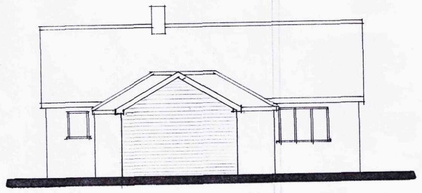
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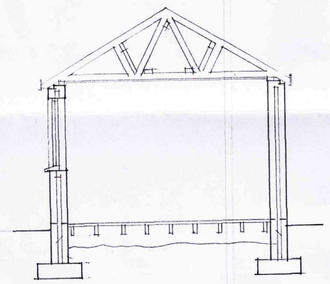
Planning & Development
25 NOV 2010
Ref: 09/52-10



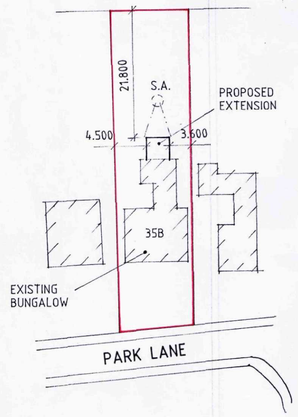
SIDE



REAR



SECTION



SITE PLAN

Hilton

Build on extension in the manner shown.

External materials to match those of existing bungalow.

New ground floor to be laid level with the existing.

Existing window to be removed and opening to be adjusted to suit internal door and obscure-glazed side screen to client's choice, for access into new bedroom.

Roof pitch to suit height of existing roof, approx. 30° Maximum height to ridge to be 4.0 metres.

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.

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 BS5839 Part 6, 2006 in accordance with Approved Document B1.

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

Roof Insulation
To roof spaces provide proprietary 300mm thick fibreglass insulation laid as 100mm between joists and 200mm across joists or equivalent to give 0.16 U/value. Ensure a gap of 50mm between roof underfelt and quilt at all times.

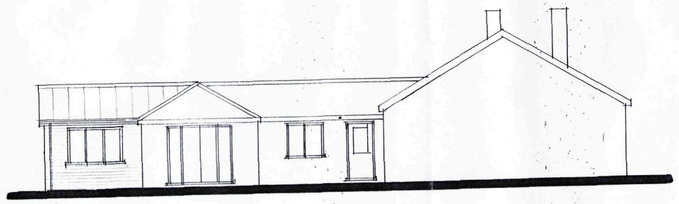
Surface Water Drainage
To be proprietary 110mm diameter p.v.c. pipes flexible joined to fall 1:70 bedded in 100mm pea gravel. Pipes to discharge into 1200mm diameter soakaways sited 5000mm away from buildings.

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. 4I.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 of 10kg/m^3 or similar and either 5mm skim or Artex finish. To remaining ceilings provide 12.5mm Gyproc plasterboard or similar with finishes as above.

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.



SIDE

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 weepholes 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/E lintels by I.G. or similar approved.

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.

All windows to give minimum 1/20th of floor area as ventilation and to be double-glazed.

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.

Electrical Work
All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion of the works the council must be satisfied that either:-
a) an electrical installation certificate issued under a competent person's scheme has been issued
or
b) an appropriate electrical installation certificate has been issued for the work, and that it has been signed by a person competent to do so.

Purge ventilation to windows
For a hinged or pivot window that opens 30° or more the height and width should be at least 1/20th of the floor area of the room.
For a hinged or pivot window that opens less than 30° the height and width should be at least 1/10th of the floor area.

Background Ventilation
Background ventilation is to be provided by trickle ventilators to the tops of windows. Use trickle vents offering 8000mm^2 per window head. Ventilation for whole extension to be 25,000mm^2

All soakaways to be minimum 1m deep.

All external lintels to be insulated type.

All external joinery to be fully draught proofed.

Loft hatch to be draught sealed and latched shut.

Insulation in roof space to meet with insulation in external cavity walls to prevent cold bridging.

Seal all openings and joints to perimeter walls.

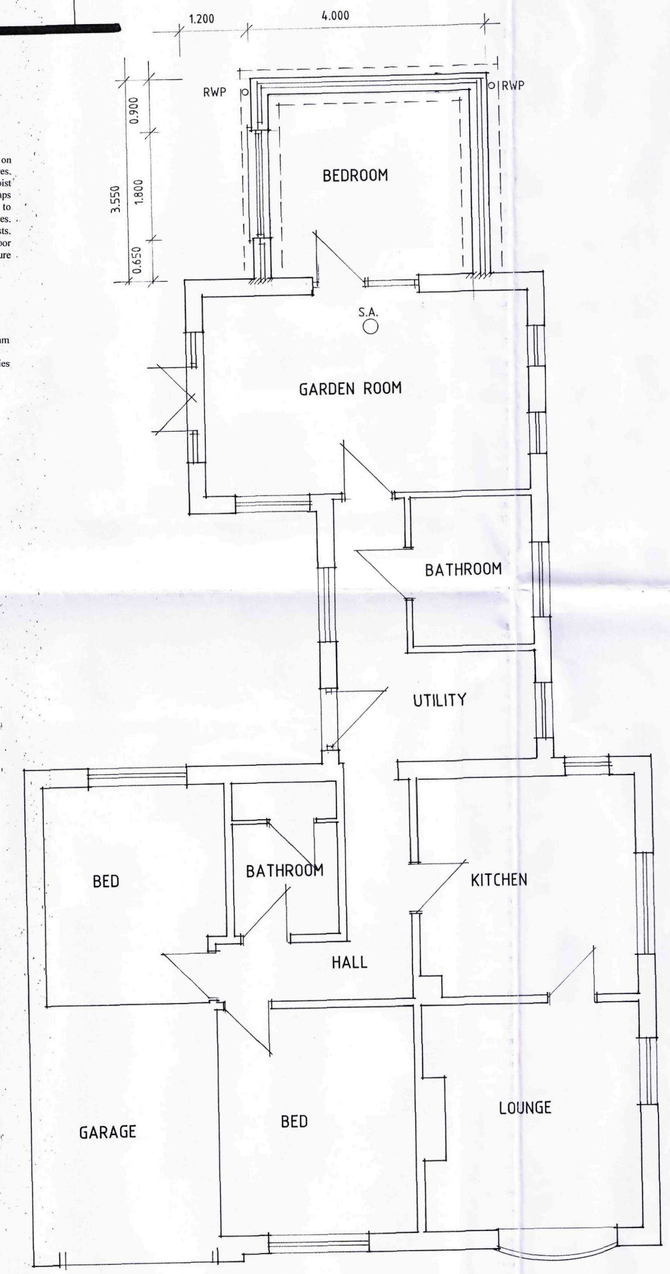
All doors, windows and any loft hatches to be effectively sealed and draught proofed.

Smoke detectors to be to BS5839/6:2004, Grade D, Category LD3.

Ground Floor Construction
19mm flooring grade moisture resistant decking on 150 x 50mm SC3 grade floor joists at 400mm centres. To external walls joists to be supported on joist hangers. Provide 30 x 5mm mild steel restraint straps to joists running parallel with wall securely fixed to walls to span 3 no. joists at maximum 1.2 m centres. At strap positions provide pack and noggin to joists. Provide solid strutting to mid span. Between floor joists provide 100mm Celotex insulation. Ensure 150mm gap between floor joists and soil below.

External Wall Construction
100mm facing brickwork
100mm cavity filled with Dritherm insulation
Breather paper on 10mm plywood fixed to 100mm studwork.
Cavity wall tied together with stainless wall ties spaced 90° horizontally and 100mm vertically.

External lintel to be IG L10, or similar approved.



THIS DRG. TO BE READ IN CONJUNCTION WTH 0532-01-A

General Notes

Do not scale from this drawing.

This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other that that for which it is issued without written permission from Messrs Status Design.

The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects so that design amendments may be considered. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

Please note this drawing is not a conveyance drawing.

Proposed on-site soakaways to be maintained by the owner for the life duration of the property.

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 and Building Regulations approvals. This drawing must not be used as a contract document alone. The works will not be supervised or inspected by Status Design unless specifically contracted to do so. It is the client or their agent's responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract, etc.

All materials to be new unless stated otherwise and all components and materials, etc. to be used, fitted and installed, etc. in strict accordance with manufacturers' instructions and relevant Code of Practise. Materials should conform to appropriate British Standard specification or BBA Certificate or European Code equivalent.

The Employer/Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health and 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 1994 (CDM) and Health and Safety at Work, etc., Act 1974 (HSW Act) an independent Planning Supervisor will be required, whom should be supplied with a set of all relevant drawings, etc.

The works shall comprise of all that shown on the drawings and information, etc. Works that may not specifically be shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

These notes relate to this drawing and all associated drawings.

SHDC
Planning & Development
25 NOV 2010
Ref: 0532-10

A - ALTS - 18.11.10

Status DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

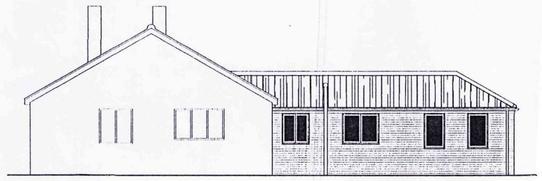
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35B PARK LANE, HOLBEACH
FOR

MR. J. HILTON.

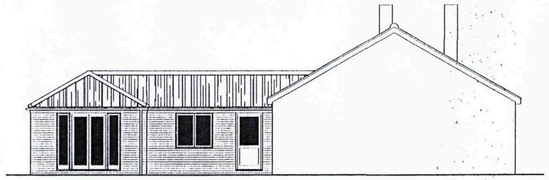
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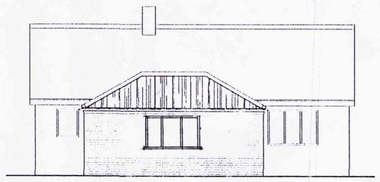
2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP
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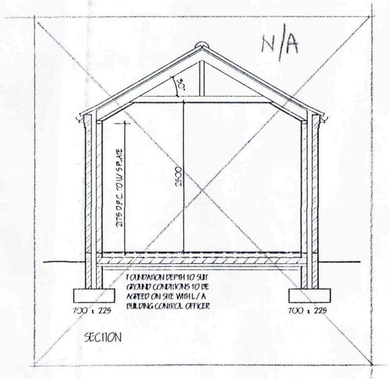
SIDE ELEVATION



SIDE ELEVATION



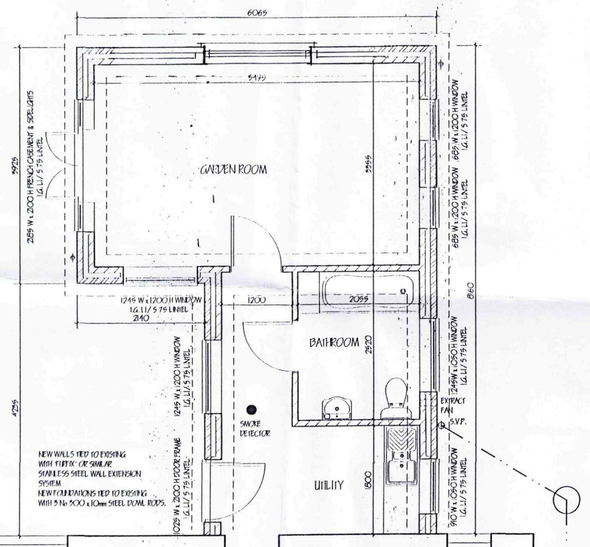
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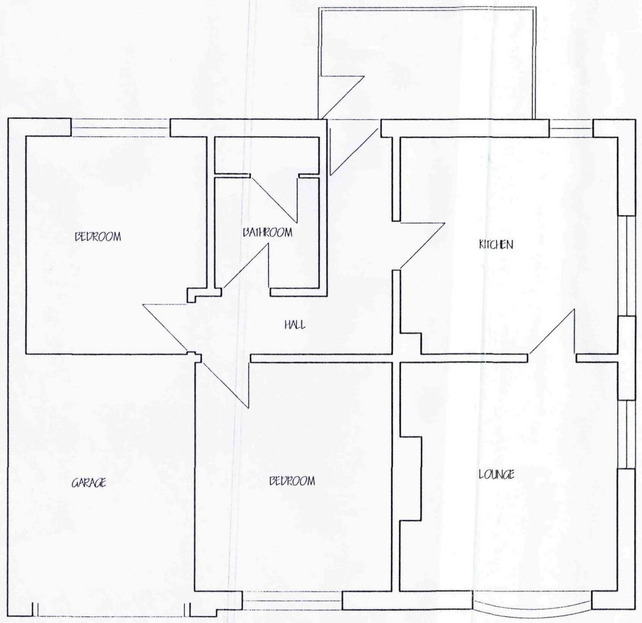
SECTION

NOTE

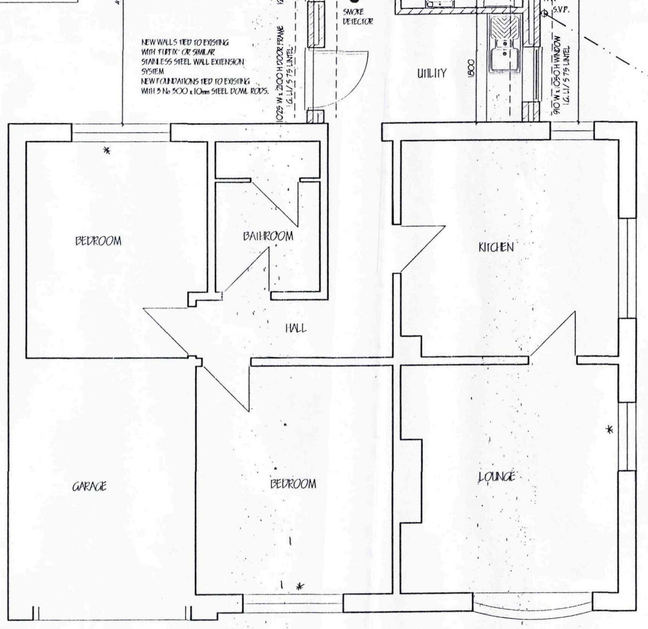
THIS DRG. IS PLAN & ELEVATIONS AS EXISTING



ALL WINDOWS TO HAVE SUITABLE OPENINGS TO PROVIDE EGRESS



PLAN AS EXISTING



N/A PLAN AS PROPOSED

PLAN AS EXISTING

FOUL DRAINAGE

Inspection chamber construction to be "Ovmia" and installed in accordance with makers' instructions with the internal diameter related 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 to kidney where pipes pipes through walls, provide compressible filler around pipe, opening marked both sides of wall with rolland sheet material: Soil and vent pipes to be 110mm dia. PVC to B.S. 4514: 1989 and to extend 900mm above window head terminating with PVC bollon. 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: All redundant drains to be grubbed out or filled with lean mix concrete.

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 properly throughout with timber / p.v.c.u windows (minimum 24mm air gap to all units with Low - 'E' 0.1 Glass) max 'U' value 2.2 W/ sq.m. K excluding carrage. 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.

VENTILATION.

All windows to have opening lights 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 mounted mechanical extractor fan. Kitchen to extract min. 60 litres per second. Utility rooms to extract min. 30 litres per second. 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 WAIER AND SPACE HEATING.

Extend and upgrade existing system as required. Ensure timer switch, suitable zone and boiler control interlocks, fit thermostatic control valve to all radiators. Hot water system to be thermostatically controlled with timer switch and to be vented. All hot water storage cylinders to have min. 35mm thick factory applied foam insulation and pipe work to be insulated to B.S. 5422:2001.

Heating Engineer 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. 5446: pt.1:1990 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.

ELECTRICAL INSTALLATIONS.

All electrical work to meet the requirements of '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 Garden Room provide energy efficient light fittings capable only of taking lamps having a luminous 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 luminous 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.

PITCHED ROOF CONSTRUCTION.

Interlocking concrete roof tiles to B.S. EN 490 / 491, on 25 x 50 softwood treated battens on under felt to B.S. 747 (type IF) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. head lap of 75mm and to be fixed in accordance with respect to wind speed, roof pitch and exposure category as detailed in B. S 6399. Pt. 2. Trimplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1988. TRUSS CALCS TO BE SUBMITTED TO L/ A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at. 600c/ c to a pitch of 30 deg. 50 x 100 ridge rode binder 50 x 100 ceiling binders: All trusses 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 on sand and cement: 25mm wide continuous air vapp and fly proof screen: All structural timber to be min SC5 grade, stamped 'DRY' or 'KD' to indicate moisture content of 20% or less all in accordance with BS. 4978. Where span of trussed rafter exceeds 5.0m provide additional bracing within the plane of the web in accordance with Truss Plate Assoc. tech. bulletin sheet 4: Timber supports are to be provided beneath water storage tanks over 4No ceiling joists. At roof intersections provide 25 x 100 lag boards and diminishing trusses at 600 c/ c : Install code 4 lead valley liner.

CEILINGS / INSULATION.

Roof Level: Flat ceilings lay 250mm glass fibre insulation total thickness, 100mm between joists & 150mm over Joists to provide max. 'U' value of 0.16 W/ sq.m.K. Sloped ceilings lay 'Celotex GA5080 + GA5040 ' to provide a max 'U' value of 0.2 w/ sq.m.K. Ensure 50mm air vapp over all insulation. 12.5mm Gyproc wallboard skim finish: Provide min. 50 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 Jabbite to lap surface. Provide slide bolt fasteners & draught seal all round

WALLING.

215 cavity walling to consist of face brickwork to B.S. 5628:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 115 cavity build into cavity Dritherm cavity wall batt insulation boarding in accord. with makers instructions and agreement cert' No.84/1268 & 86/1584. 100mm Thermalite Turbo 2.5 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 CP. 121: All work to be carried out in accordance with BS Code of Practice 121 Pt.1. 1975. External walls to have max. 'U' value of 0.30 W/ sq.m.K. Internal walls of 100mm Thermalite Turbo solid insulation blocks.

Movement joints to be installed in blockwork in accordance with B.S. 5628 pt. 3 1985.

All to receive 10mm Plasterboard on dot & dab skim finish.

SELF 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: Weak mix concrete infill to base of cavity no closer than 225 to DPC. All brickwork below DPC to be F.L. quality.

INTERNAL DOORS.

All internal doors to ground floor habitable rooms and toilet accommodation to be 838mm wide.

GROUND FLOOR CONSTRUCTION.

Strip all vegetable soil and lay floor as follows: 19mm T&G. flooring grade chipboard on 500g polythene D.P.M. on 60mm 'Celotex GA2060' insulation board, on 1200g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm on 150mm deep pre-stressed concrete beams to B.S. 8110: pt.1: 1985 complete with 100mm 5.5N/ mm2 concrete block infill to B.S. 5750: pt.2: 1987. Block density 1550Kg/ m3 for ground floors and 1905kg/ m3 for upper floors. Install cranked ventilators to opposite sides of building to give min. 1500mm2 actual opening per lm run. Internal walls to receive 100mm diameter, openings to give equivalent cross flow ventilation. Min. air space under infill blocks to be 150mm.

FOUNDATIONS.

Under walls as shown provide 225 x 700 strip concrete all GEN1 mix to B.S. 5328: pt1 1981. All foundations taken down to bear on load bearing strata min. depth of 450mm below ground level to underside of foundations: should stinkable soil conditions be found on site then foundations shall be taken down to a minimum depth of 1000mm below ground level. Where internal walls are taken up off floor then thicken out slab to 225 x 450 or if considered necessary be taken down to 225 x 450 foundation. In all cases foundations are to be in accord with N.H.B.C. Foundation Practice Guidance Notes.

LINTELS.

All lintels to be manufactured by Messrs. I.G. Castes LI/ S 75 and LI/ HD 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. Lintels in garage to be underlined with 12.7 Fire line board or receive 12mm render and skim. Provide Perp-end weep holes and stop ends to cavity tray

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, adherence to specification, variations to contract etc.

Developers are advised to establish if there is any unstable ground or voids within the type of subsoil under the footprint area and no soil on which the foundations rest within such depth as may impair the stability of the structure.

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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.

N/A

N/A

N/A

The deposited plans have been examined by me and are approved as the Building Regulations in the matter proposed or varied provided all checks required on site are carried out and no departure is taken from the plans unless agreed by me in writing. Approval does not relieve any person of any duty or obligation imposed on him by any statute.

AMENDED PLAN
Ref:
SOUTH HOLLAND RECEPTION RECEIVED 22 MAY 2006

SOUTH HOLLAND D.C. BUILDING CONTROL
22 MAY 2006
REF B05/0755/06

No. 1

revision	date	init.	revision details.
A	MAY '06	J.C.	BUILDING REGS

COOPER ARCHITECTURAL DESIGN
VINE HOUSE 2 VINE STREET
SPALDING, LINC'S PE11 1AN
Tel : 01775 723233
Mobile : 07808 125 778

Client.
MR & MRS J. HILTON

Project.
PROPOSED EXTENSION
358 PARK LANE
HOLBEACH
SPALDING
LINC'S.

SHDC Planning & Development
25 NOV 2010
Ref: 0952/10

Drawing.
PLAN AS EXISTING

This is a true copy of the Plan deposited with the South Holland District Council and approved by them under the Building Regulations.

Scale	1:50 1:100	Drawing No.	0552/01 A
Date.	FEB. '06	Drawn.	J.C.