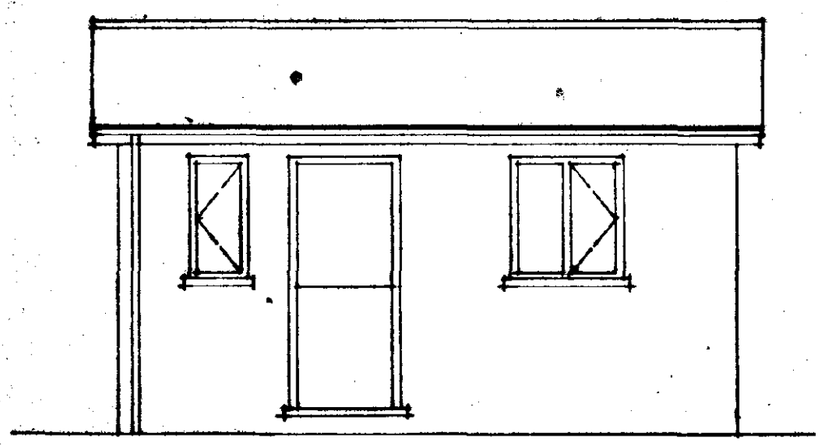
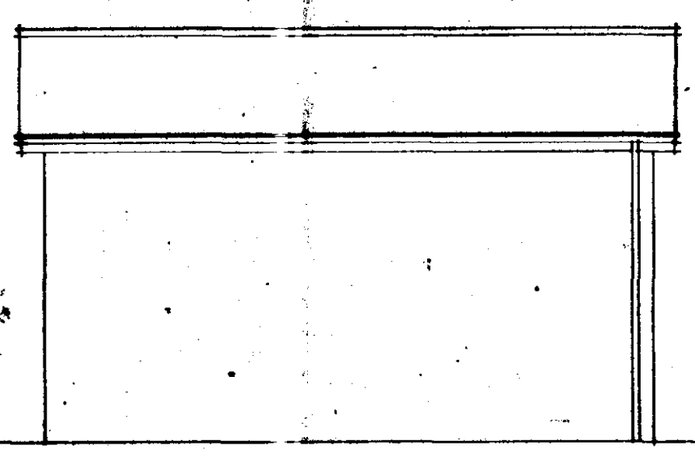
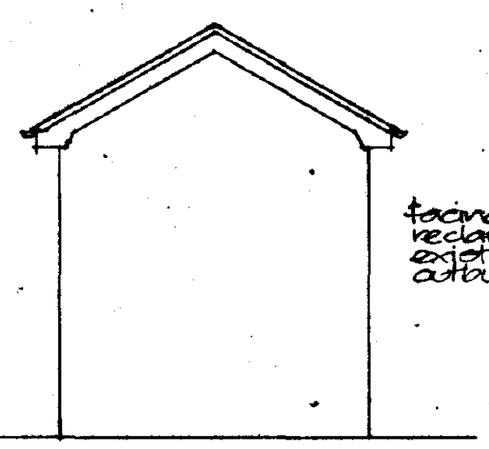
Do not scale off this drawing.
All site dimensions to be checked before work commences.



WEST ELEVATION



EAST ELEVATION



NORTH/SOUTH ELEVATIONS

facing brickwork to be reclaimed bricks from existing demolished outbuilding.

Ceilings formed of 9.5mm plasterboard with Artex finish. Edges of plasterboard adjacent to walls to be supported.

Internal finish to walls to be 11mm sand/cement render with 2mm thistle finish.

Roof insulation to consist of 2 layers of min. 80mm glassfibre quilt 1 layer between joists and 1 layer over joists.

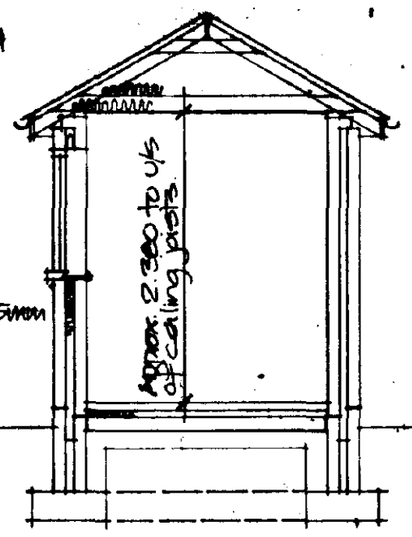
Heating to be off peak electric night storage.

I.G. type L1/5 lintels and corrugated steel to internal doors to be installed to manufacturers recommendations.

Crittall and Paul standard timber window frames to be double glazed (6mm gap).
Stable type external door to match existing.
Door and windows to be draught stripped.
Provide trickle ventilators to windows to provide min. 4000mm² vent to W.C. and Utility.

Install mechanical extract fan to utility to provide min. extract of 30 litres per second.

Cavity walls constructed of approx. 105mm thick reclaimed brickwork, 65mm cavity and 100mm thick Hemelite standard blockwork.
65mm thick Gyproc cavity insulation to be installed to manufacturers recommendations.
'U' value (average) = 0.424 w/m²k.
Foamcore insulated d.p.c. to reveals
'U' value = 1.2 w/m²k
Wall ties to be installed at 450mm ctc. vertically and max. 900mm ctc. horizontally. Ties to be installed at 225mm ctc. within 225mm of reveals.



SECTION

All above ground drainage to comply with BS. 5572.
Sink unit to discharge into 50mm dia. polypropylene waste with rodding point and air admittance valve installed below sink. 32mm waste from wash basin to discharge into 50mm waste. Traps to have 76mm seals. Sink, wash basin and W.C. wastes to connect to 110mm dia. stub stack fitted with air admittance valve and rodding access at base.

Connect new stub stack to existing polypropylene inspection chamber with new 110mm dia. UPVC drain bedded and surranded in 100mm peagravel fall approx. 1 in 40. Drain to be protected where it passes through wall with min. 50mm clearance with superflex or similar seal to both sides to prevent vermin entry.

Pitched roof constructed of interlocking concrete tiles to match existing adjacent roof tiles on 25x38 battens on sarking felt on built up roof constructed of:

- 38x100 rafters at 450mm ctc.
- 38x122 ceiling joists at 450mm ctc.
- 32x150 ridge board
- 25x100 collars at ridge.
- 50x100 wall plates
- 25x100 diagonal wind braces to gables.

Roof pitch to be 30°.
All structural timber to be grade SC3 and to be marked dry or kiln dry.
Interlocking roof tiles to be installed to manufacturers instructions.
fascia board/soffit and barge boards incl.
sizes of overhangs to match adjacent extension.

Vented plywood soffits to be installed as existing (Hene, Boheny or similar) to give equivalent of 10mm vent @ 3m. Min. 50mm vent gap to be provided above roof insulation.

Blockwork seals to tops of cavities.

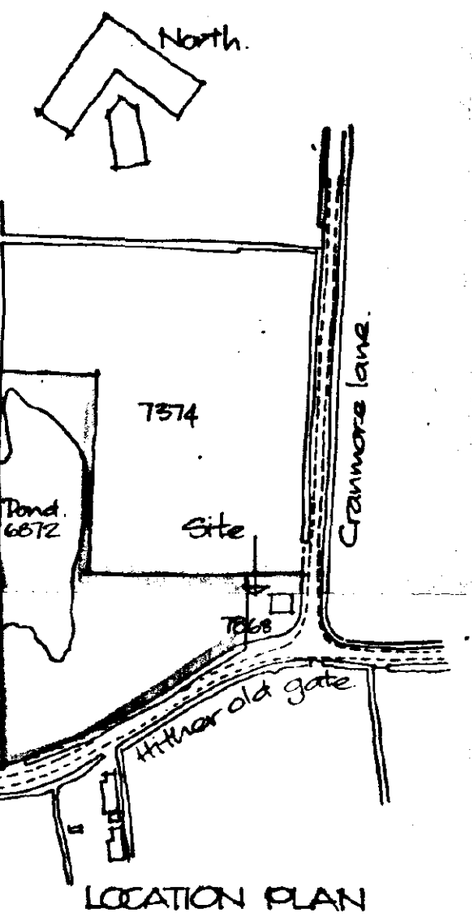
112mm hr UPVC (colour brown) gutters with 68mm dia. downpipes to discharge into 110mm dia. UPVC drains bedded and surranded in 100mm peagravel fall approx. 1 in 40 to soakpit min. 1 metre cube min. 5 000 from building.

50x5mm mild steel straps to be installed at 1.800 ctc. around roof perimeter and to be installed at ceiling level and at slope of roof straps to extend over min. 3 no. rafters/ceiling joists at gables with solid noggings under.

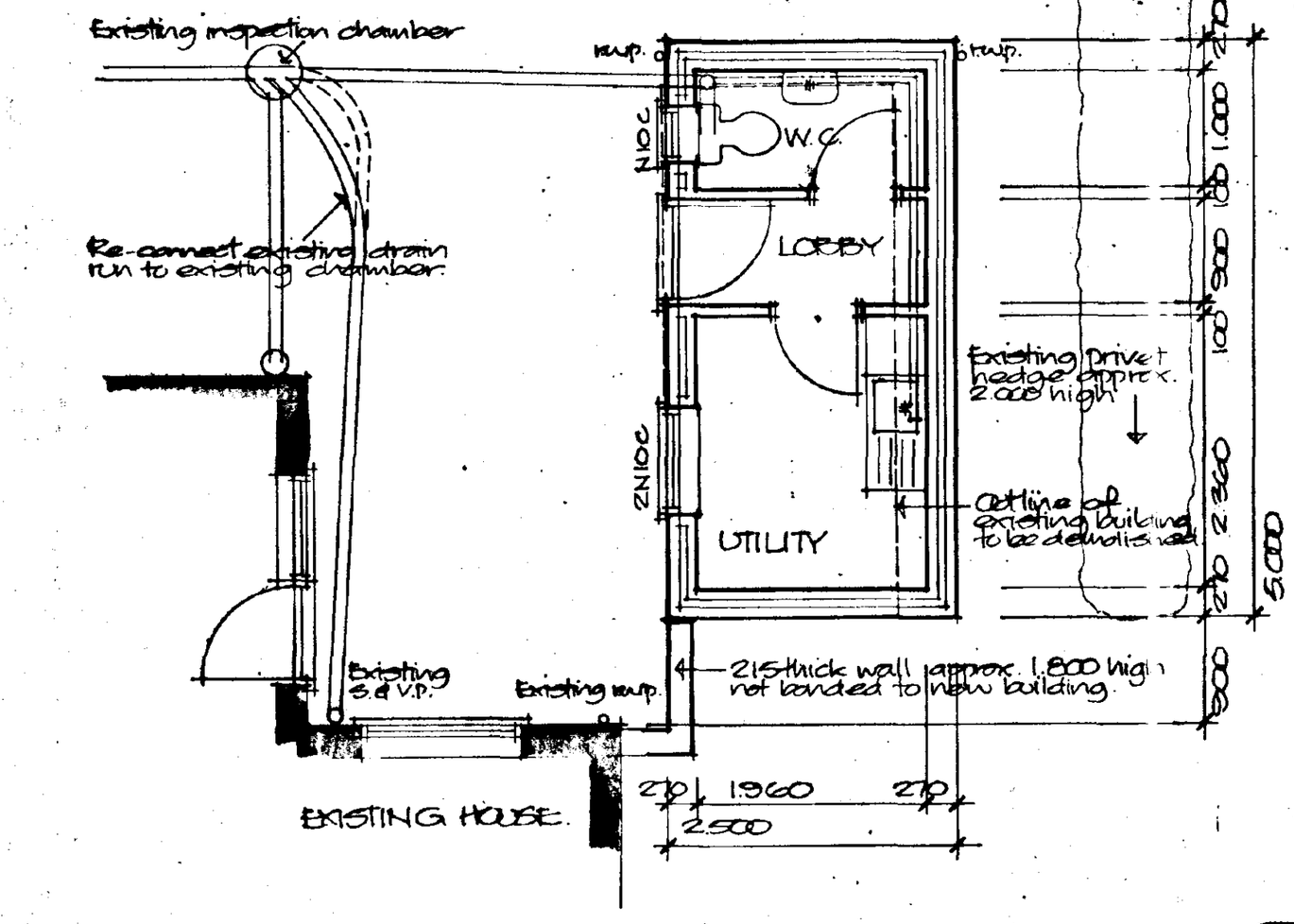
Hyload d.p.c. to each skin with d.p.m. lapped over inner skin. D.P.C. to be min. 150mm above ground level to external skin.
Concrete fill to base of cavity to within 200mm of lowest d.p.c.
Concrete blockwork below d.p.c. to be class 'A'.

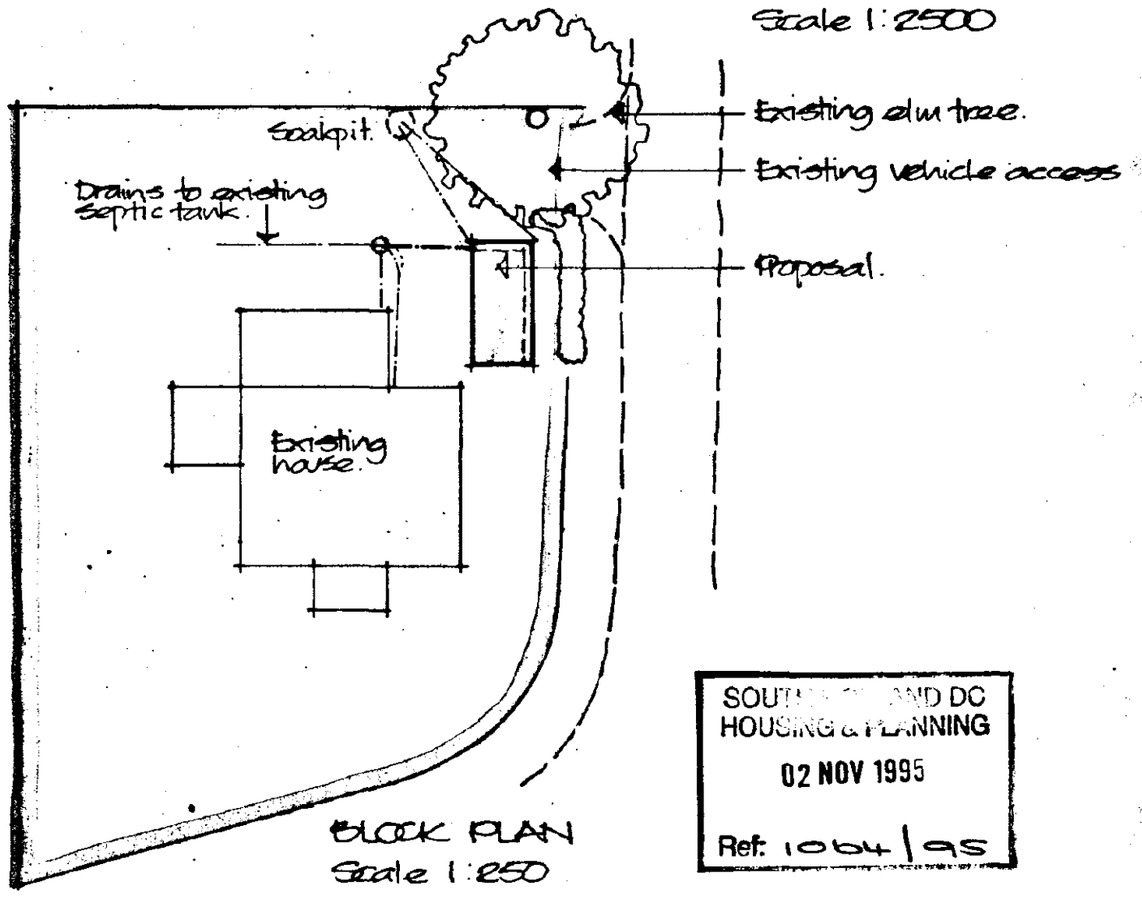
Floors constructed of min. 65mm thick lightly reinforced sand cement screed on 500 guage Visqueen separating membrane on 60mm thick SD1 grade Jablite insulation on 100mm concrete slab grade ST4. on 1200 guage Visqueen d.p.m. on min. 150mm hardcore well consolidated and blinded.

Concrete strip foundations to be 225x600 (225x450 to internal walls) grade ST4 min. 750mm deep (1.000 in shrinkable soil).



LOCATION PLAN
Scale 1:2500





BLOCK PLAN
Scale 1:250

SOUTH HOLLAND DC
HOUSING & PLANNING
02 NOV 1995
Ref: 1064/95

Project
PROPOSED REBUILDING OF EXISTING OUTBUILDING.
LADYSMITH HOUSE,
GRANMORE LANE,
HOLBEACH.

ALAN HORNSBY
ARCHITECTURAL SERVICES
'Little Acre'
Peak Hill, Cowbit,
Spalding, Lincs. PE12 6AW
Tel. Holbeach (01406) 380591

Client
MR H. ROBBINS

Scale 1:50
Date October 95

Drg. no.
95/42/01

AM ADMEL 230

DETERMINED
PLAN