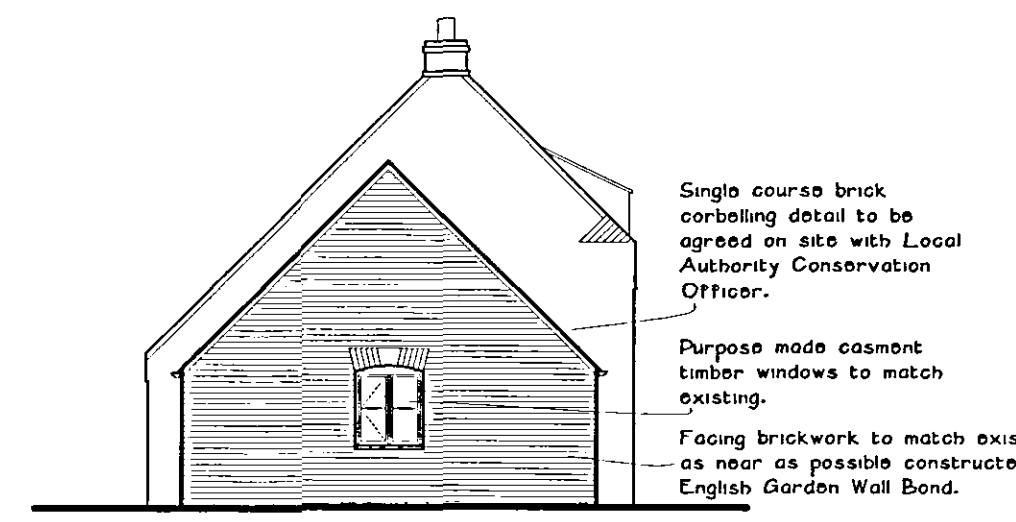


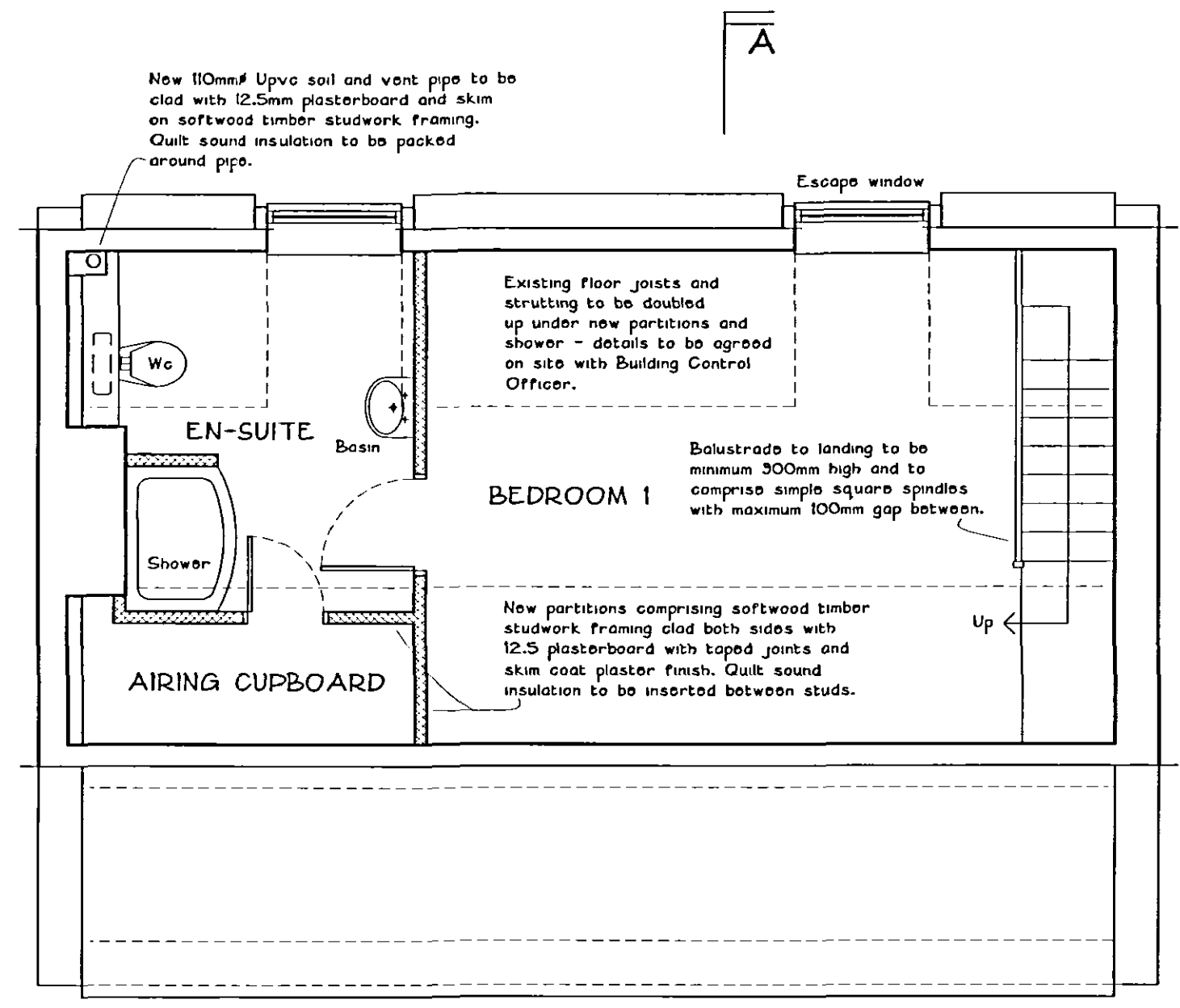
REAR (NORTH) ELEVATION 1:100

SIDE (EAST) ELEVATION 1:100

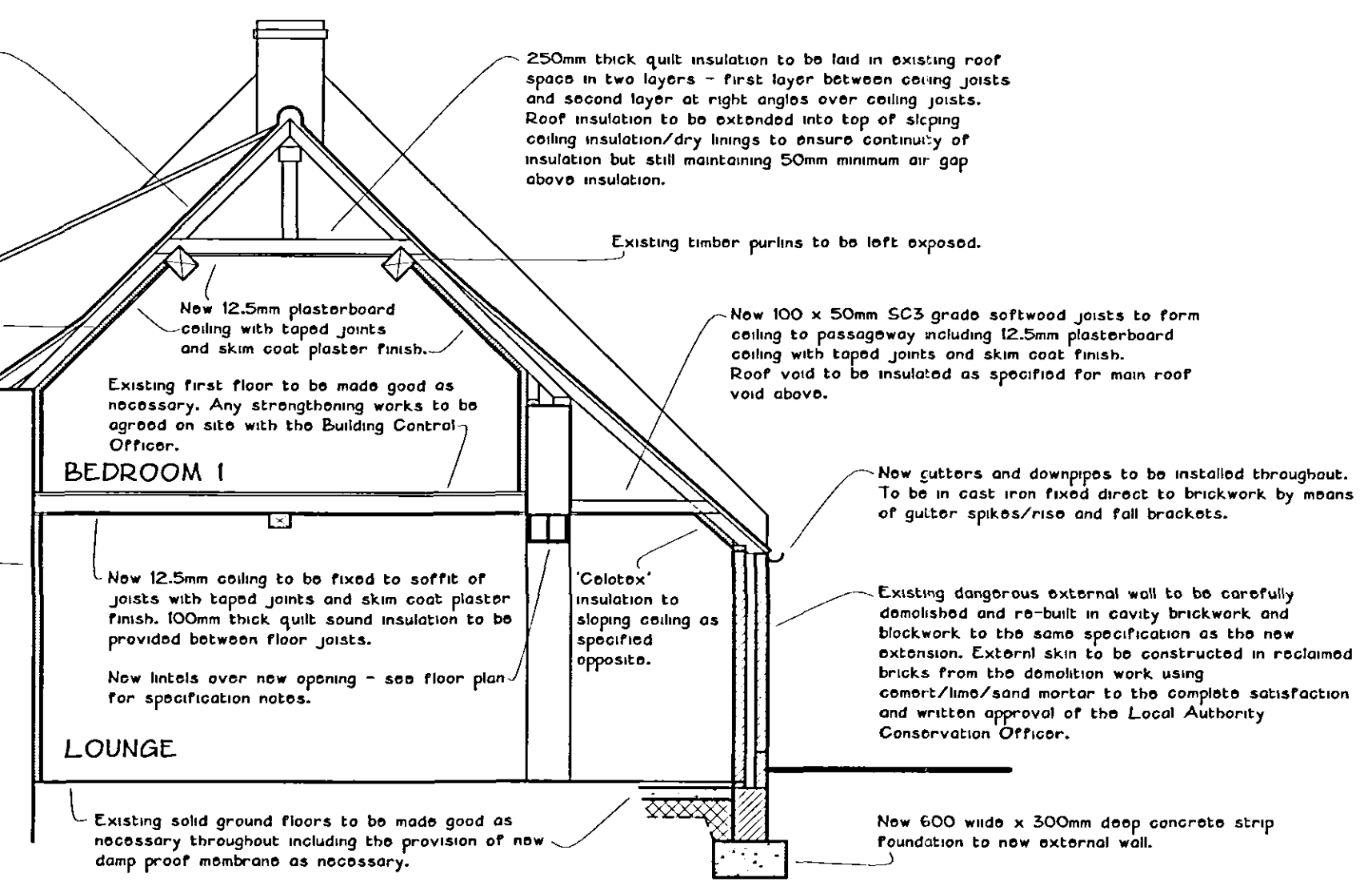
FRONT (SOUTH) ELEVATION 1:100



SIDE (WEST) ELEVATION 1:100



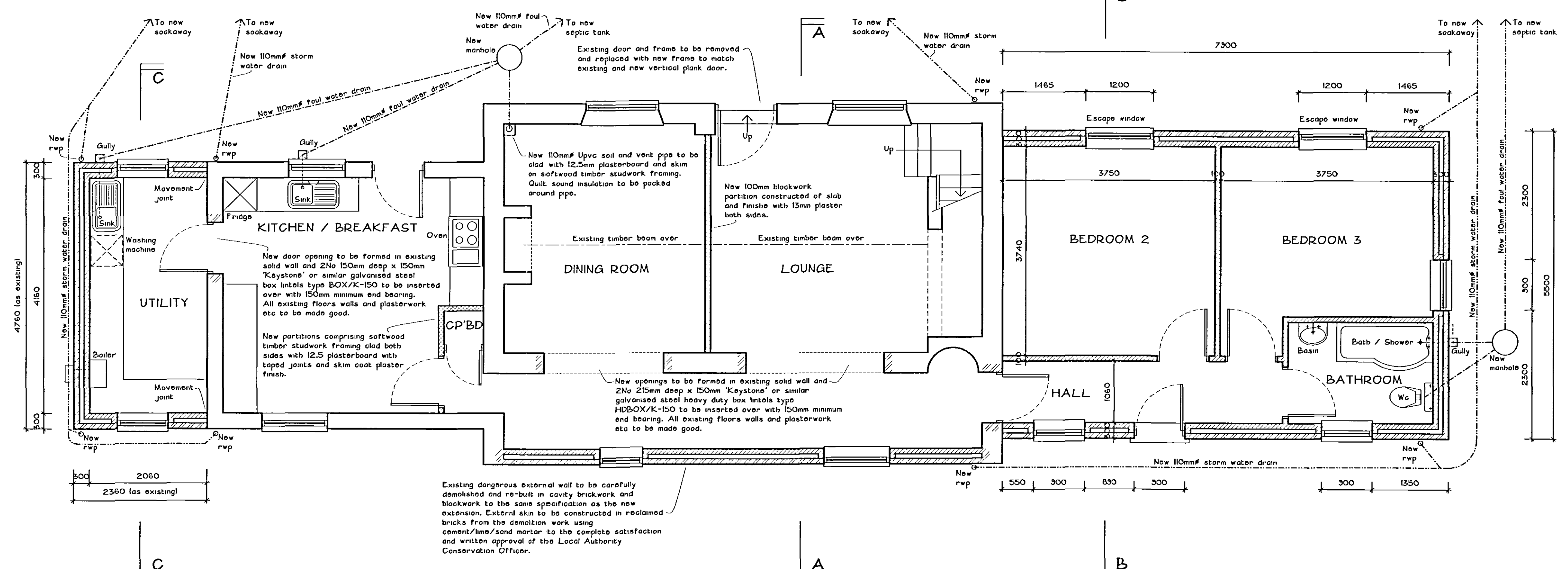
All existing clay pantile roof coverings to be removed and any required roof strengthening work to be agreed on site with Building Control Officer.
New roof coverings to be provided comprising: Clay pantiles to match existing as near as possible on 36 x 25mm treated softwood battens gauged to suit tiling on untarred sarking felt to BS747: Part 2: Type F all on existing rafters.
Existing rotten closed boarded cladding to dormer cheeks to be replaced with Code 5 lead cladding.
Insulation to sloping ceilings to be in two layers comprising: 30mm thick 'Celotex' insulation fixed between rafters and 45mm thick 'Celotex' insulation fixed under rafters (or similar roof insulation system to achieve a 'U' value of 0.2W/K). 50mm minimum air gap to be maintained above insulation and ensuring continuity with wall insulation.
All existing external solid walls to be dry lined internally comprising: 45mm minimum thickness 'Celotex' insulation board ref: GA3045Z over-fixed with treated softwood battens and all clad internally with 12.5mm plasterboard with taped joints and skim coat plaster finish.
Overall wall construction to achieve combined 'U' value of 0.3W/m2K.



NOTE: All works are to be carried out to the complete satisfaction and written approval of the Local Authority Conservation Officer.

FIRST FLOOR PLAN 1:50

TYPICAL SECTION AA 1:50



Existing dangerous external wall to be carefully demolished and re-built in cavity brickwork and blockwork to the same specification as the new extension. External skin to be constructed in reclaimed bricks from the demolition work using cement/lime/sand mortar to the complete satisfaction and written approval of the Local Authority Conservation Officer.

GROUND FLOOR PLAN 1:50

NOTES

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 Building Regulation approval. The drawing must not be used as a contract document alone.

DIMENSIONS

Do not scale from this drawing.

All dimensions are to be checked on site by the builder who shall take responsibility for measurements for construction and ordering purposes from commencement of site works.

Whilst every effort is made to ensure accuracy in dimensioning, measurements should be carefully checked to ensure compatibility with existing structures and features.

SUPERVISION

The works will not be supervised by Richard J Diggle or any representative thereof. It is the client's or their appointed agent's responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

STANDARDS

All materials to be new unless otherwise stated and all components and materials etc. to be used, fitted and installed in strict accordance with manufacturers' instructions and relevant Code of Practice.

Materials shall conform to the appropriate British Standard Specification or BBA Certificate or European Code equivalent.

Preservative treatment to BS 5268: Part A is to be carried out to all timber prior to delivery to site.

DETAILS / FOUNDATIONS

All details shown on this drawing including foundations, are based upon typical site conditions including soil of good bearing capacity.

Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

If adverse ground conditions are encountered then the advice of a qualified structural engineer should be sought.

HEALTH AND SAFETY

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, and Independent Planning Supervisor will be required.

SCOPE OF THE WORKS

The works comprise all that is shown on the drawings and details. Any work that may not be specifically shown, but may reasonably be inferred as necessary to carry out the works will be deemed to be included.

B Amended as agreed with Conservation Officer: 4/11/2006

Revisions

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Client:
MR & MRS T HILLIAM

Project:
COTTAGE EXTENSION AND ALTERATIONS

THE OLD COTTAGE
NORTHONS LANE
HOLBEACH

Drawing:
SCHEME DRAWING

FLOOR PLANS
ELEVATIONS
SECTION

Scale: 1:50 / 1:100 Date: July 2006

Drawing Number:
1003-02 B