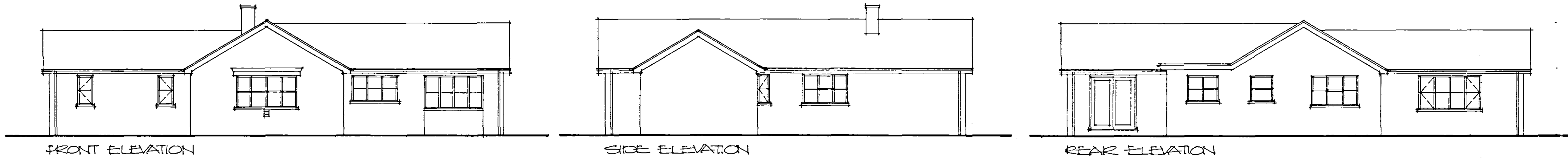
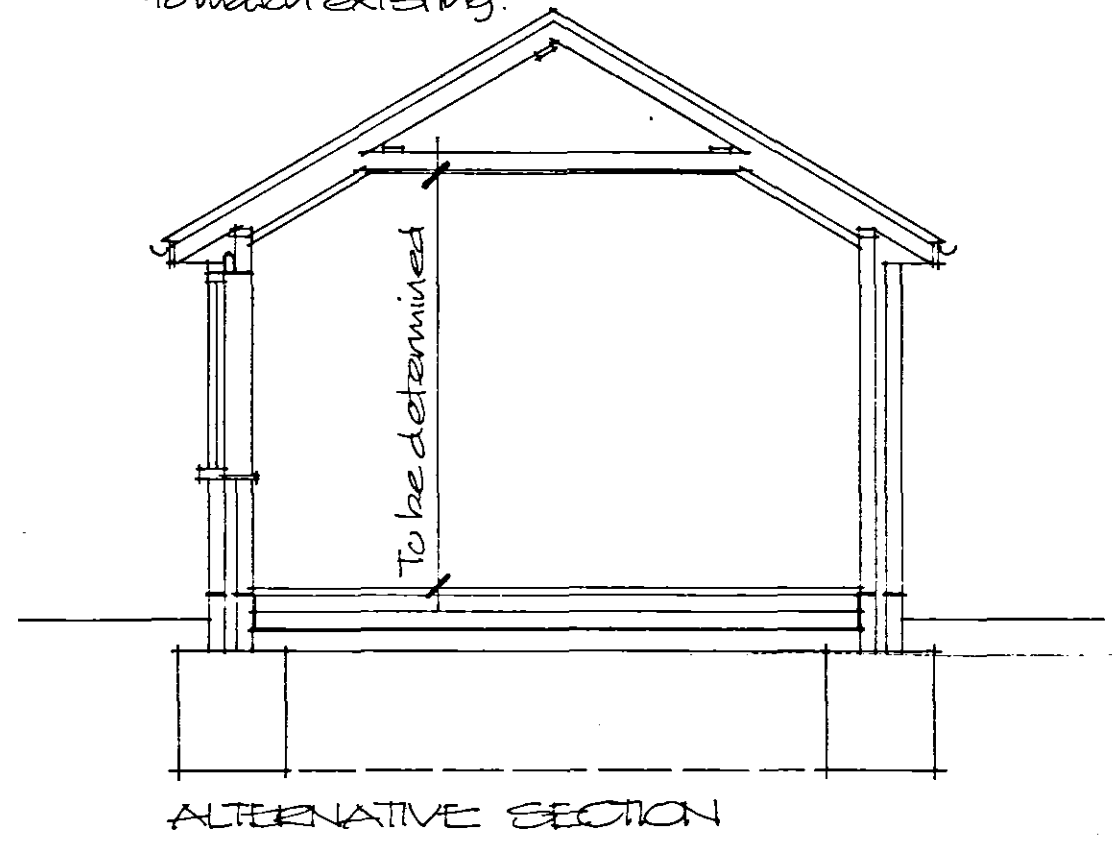
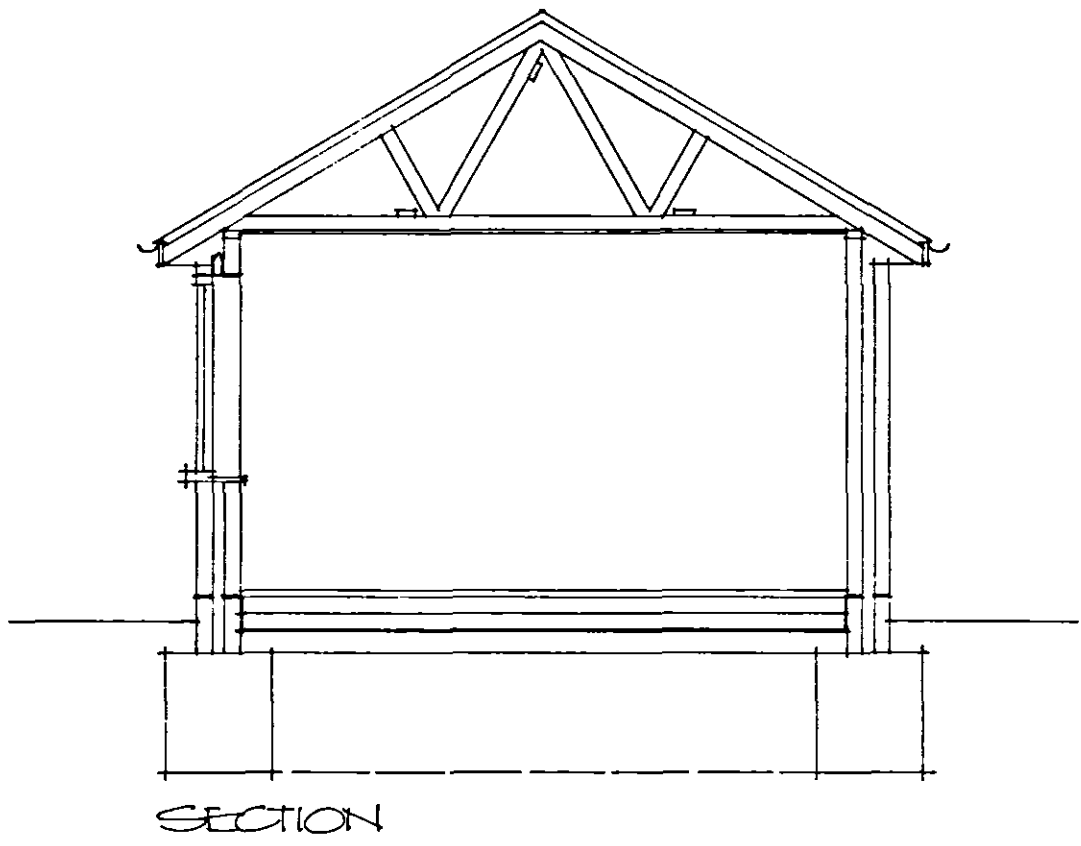


Do not start work until all site dimensions have been checked before work commences.



Finishes: Interlocking concrete tiles to match existing.
Facing bricks to match existing.
White UPVC window frames to match existing.



Alternative roof construction:
All as other roof construction except roof formed of gangnail raised tie trusses at max. 600mm cts. including reducing trusses. Also 25x50 fully treated counter battens to be installed between tiling battens and breathable sarking. Raised tie trusses to raise flat area of ceiling approx. 400mm. (to be confirmed with truss manufacturer).
Roof insulation to sloping section of ceiling to be formed of 90mm thick Celotex Tuff-Rtm Zero GA 3000Z insulation fitted between rafters and 40mm thick Celotex Tuff-Rtm Zero GA 3000Z insulation fitted below rafters with finish of 12.5mm plasterboard and skim. (average "U" value = 2.0 W/m2K).

Roof construction:
Install interlocking concrete tile roof finish to match existing and at same pitch as existing. Tiles are to be installed to manufacturers recommendations.
Tiles are to be installed on 25x50 fully treated battens on Proctor Roofshield or similar breathable sarking with eaves carrier on gangnail roof trusses at max. 600mm cts. including reducing trusses.
Roof trusses to comply with BS 5268 parts 2 and 3 and manufacturer to supply design certificate before installation. Roof truss sizes incl. Spans to be checked on site before ordering.
Wall plates to be min. 50x100.
Eaves and verge construction to be formed to match existing. No roof void vents are required as breathable sarking to be used.
Install 25x100 ties at ceiling and ridge level.
All structural timber to be grade SC3 marked dry or kiln dry.
Install 30x5mm mild steel straps at average 1800mm cts. Between roof structure and external walls. Straps to extend over 3 trusses at gable supported by noggings. Straps to be installed at ceiling level and at slope of roof.
Install 25x175 layboards below ends of reducing trusses.
Install preformed fibreglass valley gutters.

Gutters, rainwater downpipes and stormwater drains:
Install approx. 112mm dia. half round UPVC gutters with approx. 68mm dia. downpipes all to match existing. Downpipes to be connected to new soakpits with 110mm dia. UPVC drains bedded on 100mm peagravel to fall to soakpits min. 1 metre cube at least 5 metres from building. Location of soakpits will be confirmed on site with LA building inspector.

Ceilings:
New ceilings to be formed of 12.5mm thick plasterboard with skim or Artex finish. All new ceilings to have support to all plasterboard joints and perimeter of all new ceilings to be supported.

Roof insulation:
Install 100mm thick fibreglass quilt insulation between ceiling ties and 150mm thick quilt over ties to new ceilings.

Ground floor:
Floor constructed of approx. 40mm thick sand/cement screed on 100mm thick grade Gen3 concrete slab with 25mm thick expanded polystyrene insulation to perimeter on 100mm thick SD grade expanded polystyrene insulation on 1200 gauge polythene DPM lapped over wall DPC on min. 150mm thick hardcore well consolidated and blinded.

Cavity walls:
Constructed of approx. 103mm thick facing brickwork, 75mm thick insulated cavity and 100mm thick insulating concrete block (650 kg/m3-0.16 W/m2K) with dense plaster internal finish. Cavity insulation to be 75mm thick Dritherm cavity insulation batts installed to manufacturers recommendations. Average "U" value = 0.33W/m2K.
Install TDI(UK)Ltd Weathercor or similar insulated cavity closer with frames lapping by min. 30mm.
Install stainless steel wall ties at 900mm cts. horizontally, 450mm cts. vertically and at 225mm cts. within 225mm of reveals.
Install Hyloak DPC min. 150mm above ground level with DPM lapping inner wall DPC.
Install Expamet movement beads in plaster at junction between new and existing walls.
Any concrete blockwork below DPC level to be class A.
New walls bonded to existing with Furfix wall extension profiles.

Foundations:
Install 700mm wide trenchfill grade Gen3 concrete foundations min. 750mm deep (1,000 in shrinkable soil). Depth of foundations to be agreed on site with LA building inspector.

Lintels:
Install IG type L1/S75 steel lintels to two new window openings in front elevation and type L1/HD75 to larger window opening in rear elevation. Install IG box lintel 75 steel lintel to enlarged cupboard door opening. Retain existing lintel to former window opening over ensuite window and access into new bedroom.

Windows:
New window frames to be UPVC framed to match existing and to be glazed with sealed units with minimum 16mm gaps between glass and to incorporate Low E coating to provide "U" value of 2.0 W/m2K. Any glass within 800mm of floor level to be safety glass to BS 6206. All opening lights to be draught sealed. Install trickle vents to new bedroom to provide 8000mm2 background ventilation and provide 4000mm2 to en-suite window. At least 5% floor area ventilation to be provided to bedroom. All window sizes shown are to be confirmed.

Drains above ground:
New window frames to be UPVC framed to match existing and to be glazed with sealed units with minimum 16mm gaps between glass and to incorporate Low E coating to provide "U" value of 2.0 W/m2K. Any glass within 800mm of floor level to be safety glass to BS 6206. All opening lights to be draught sealed. Install trickle vents to new bedroom to provide 8000mm2 background ventilation and provide 4000mm2 to en-suite window. At least 5% floor area ventilation to be provided to bedroom. All window sizes shown are to be confirmed.

Drains below ground:
New stub stack to connect to new 110mm dia. UPVC drains bedded and surrounded in 100mm peagravel to fall at approx. 1 in 60 to connect to new and existing inspection chambers and existing foul drainage. Drains passing through walls to be protected by prestressed concrete slab lintels with min. 50mm clearance around pipe with protection from vermin entry and gas sealed or built into walls with rocker pipes/flexible joints to each side. Drains within 600mm of ground level to be protected by reinforced concrete slab laid above compressible layer above peagravel surround. New inspection chambers to be approx. 450mm dia. Preformed polypropylene type with standard duty covers and frames.

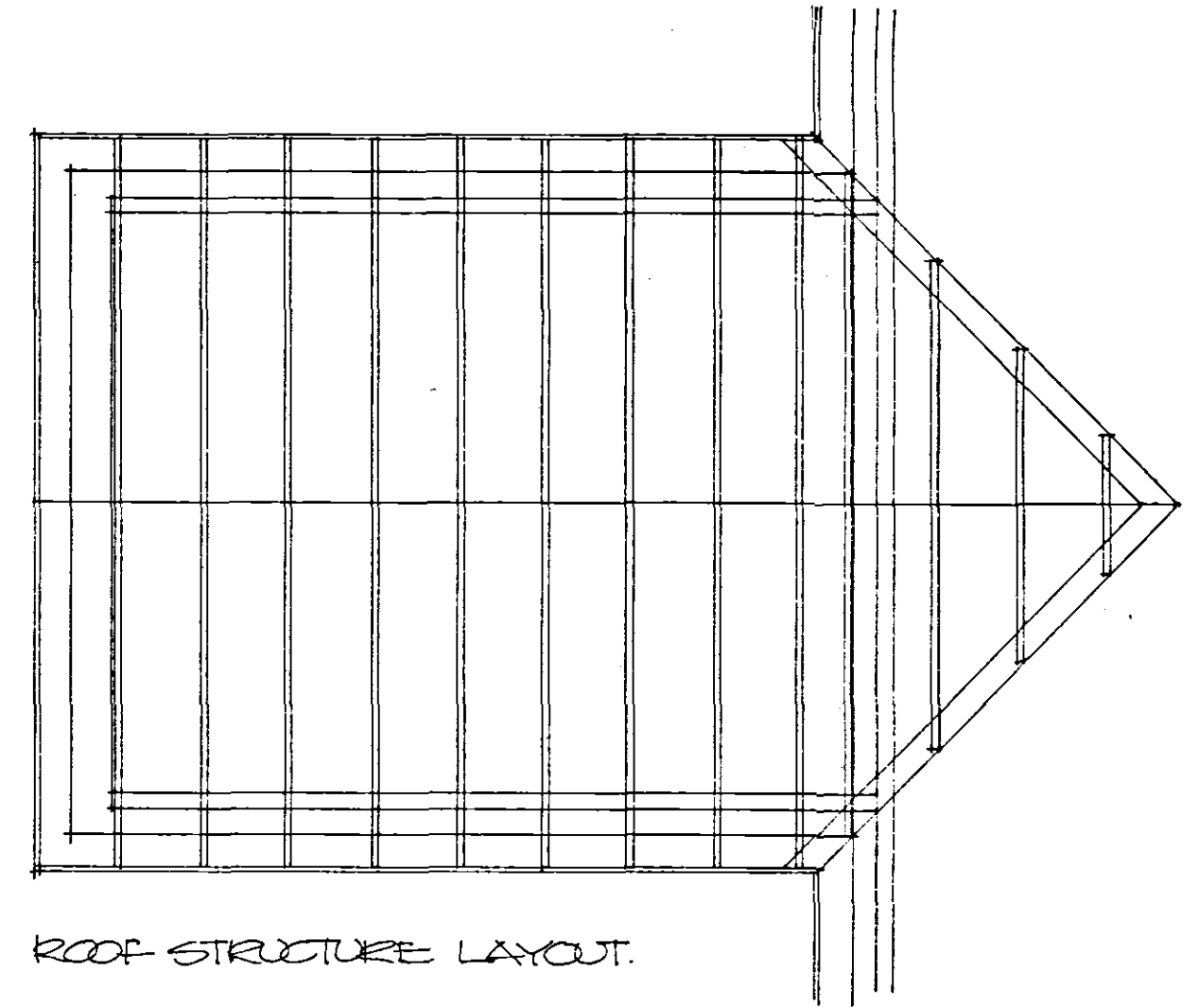
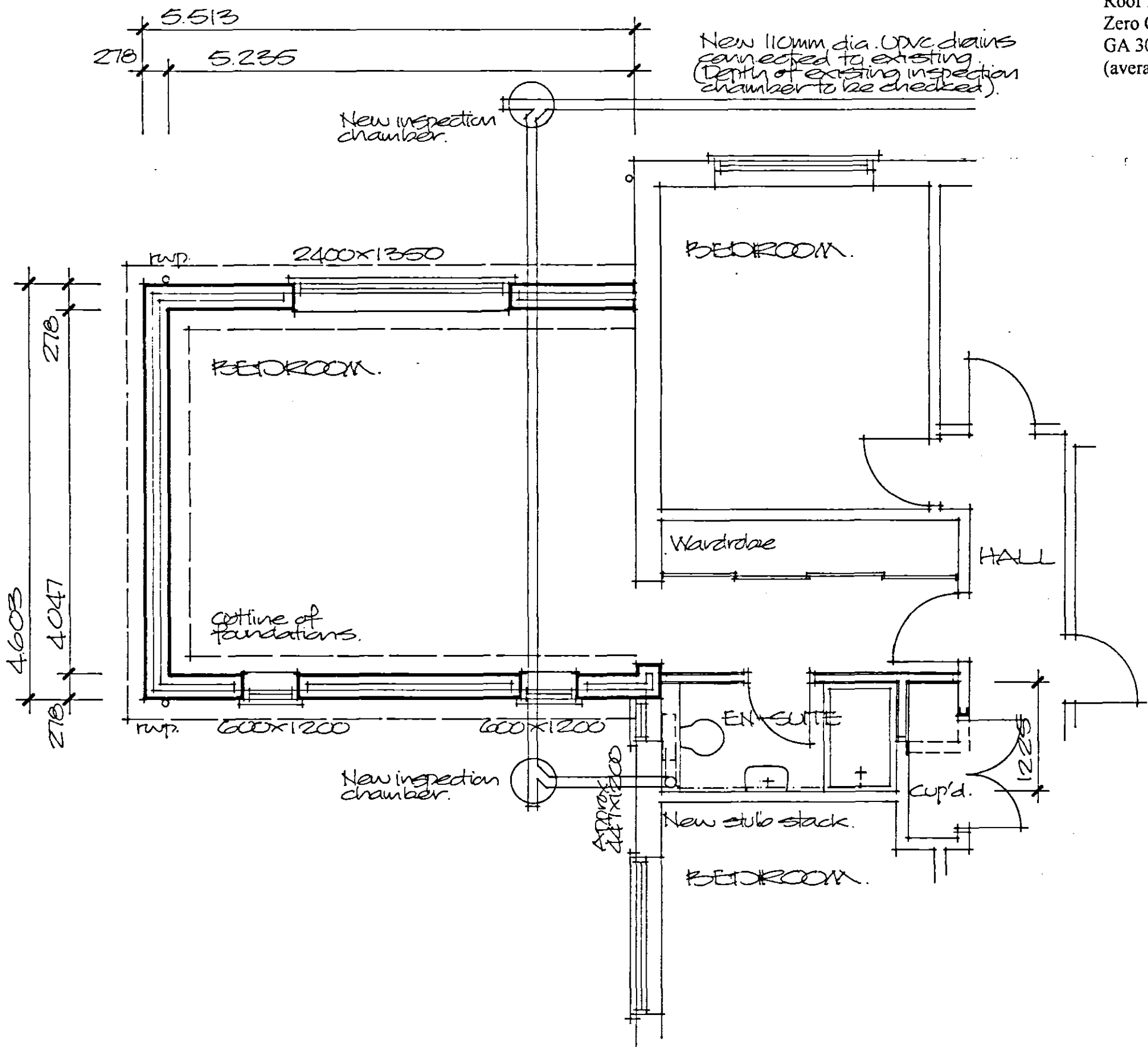
Heating and hot water:
Extend existing heating and water services into proposal. Thermostatic valves fitted to new radiators and all new hot water and unprotected cold water pipes insulated with Armaflex or similar of thickness to match pipe outside diameter.

Mechanical ventilation:
Install extract fan to en-suite to extract at a rate of 15 litres per second.

Stud partitions:
Formed of 50x75 studs at 400mm cts. with 50x75 sole and head plates and noggings at 1200mm cts. with cladding to both sides of 12.5mm Gyproc Wallboard Ten with skim finish and fibreglass quilt packing installed between studs.

Lighting:
Install to at least one location, compact fluorescent or fluorescent tube type low energy light fittings.

Part P – Electrical installations:
All electrical work required to meet the Requirements of part P (electrical safety) must be designed, installed and tested by a person competent to do so. Prior to completion of the works the council must be satisfied that either:
1. An electrical installation certificate issued under a competent persons scheme has been issued, or
2. An appropriate electrical installation certificate has been issued for the work, and that it has been signed by a person competent to do so.



DETERMINED
PLAN

SHDC
PLANNING & DEVELOPMENT
15 DEC 2005
Ref. 1714/05

Project
PROPOSED EXTENSION
TO BUNGALOW
'IVORY LODGE'
CHAPEL DRIVE,
HOLBEACH DRIVE,
SPALDING.

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

Client
MR & MRS A.M. COLE

Scale 1:50/1:100
Date DEC 05
Drg. no. 06/06/01