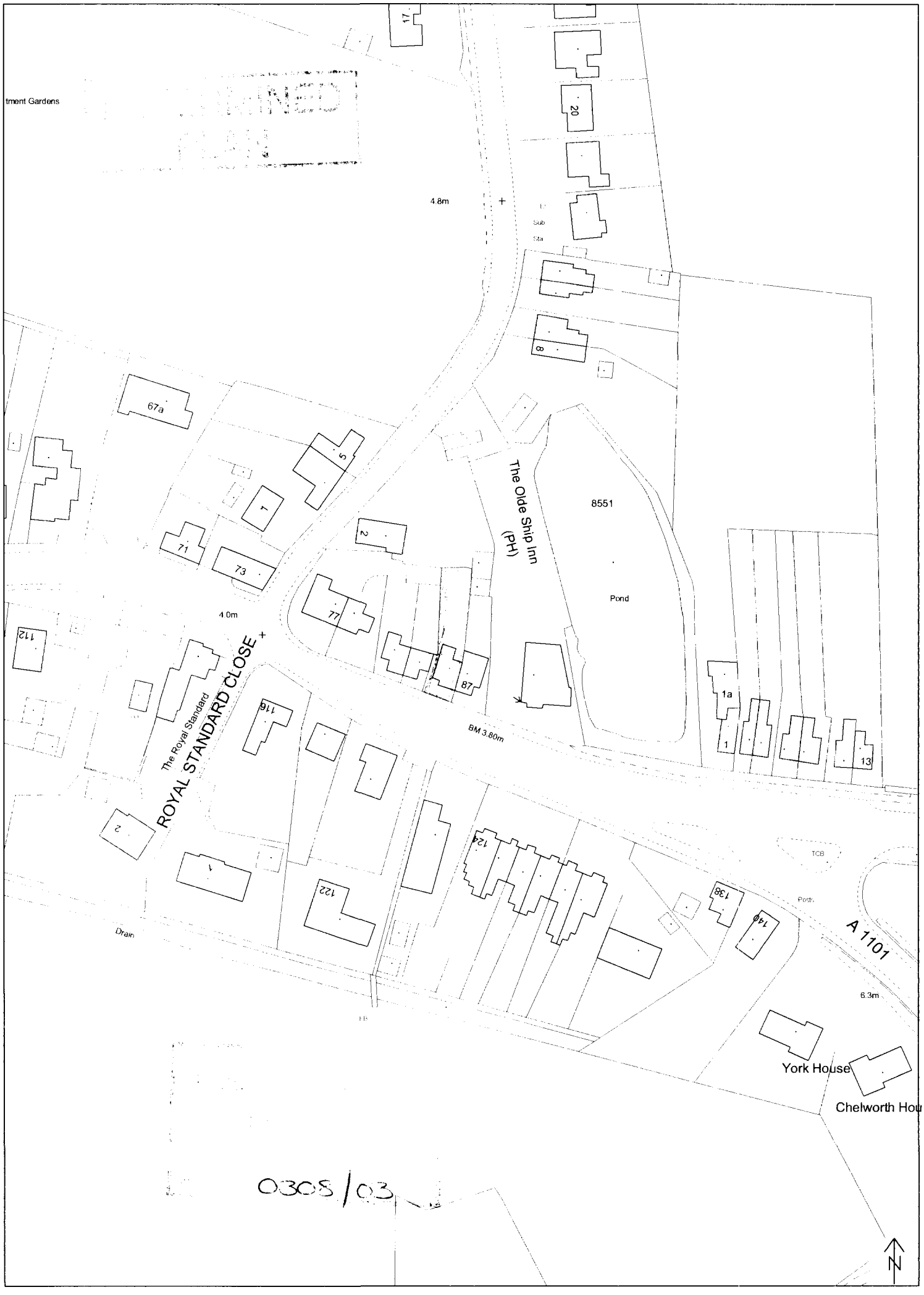


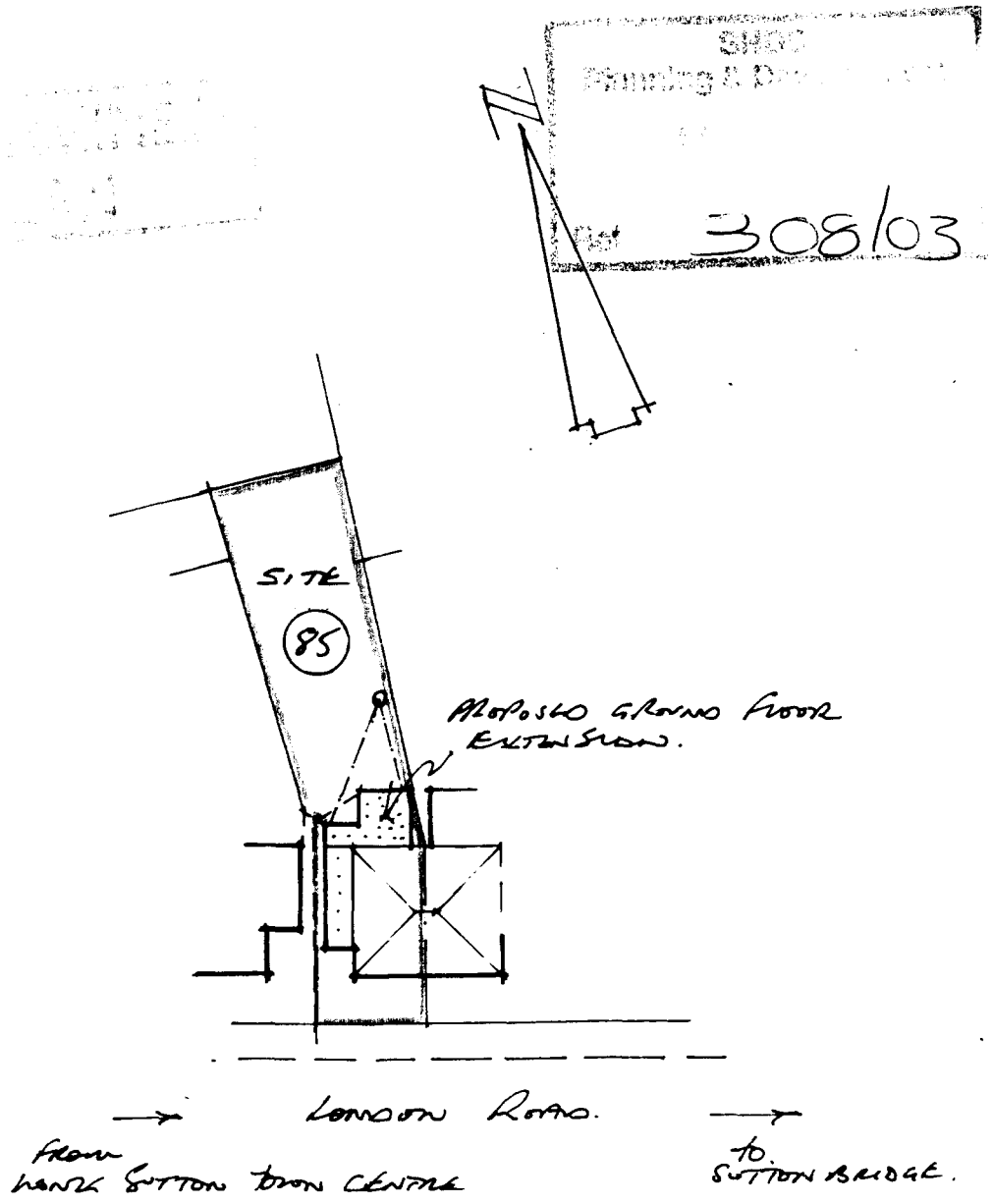
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PROPOSED ALTERATIONS + EXTENSION TO HOUSE.

85. LONDON ROAD. LONG SUTTON. SPALDING. LINCS.

FOR. MR. + MRS. G. MINNS.

PLANNING APPLICATION REF:— H11/0308/03



• BLOCK PLAN • SCALE 1:500 •

DRAWING NO:
02/108/03

R.N. LOWLINE MBIAT.
ARCHITECTURAL TECHNOLOGIST.
9. GALWAY CLOSE. SPALDING LINCS. PE11 3FL
TEL:/FAX (01775) 723836

ALL / ANY WELLS. SOCKSPOT AND OTHER OBSTRUCTIONS DISCOVERED DURING THE PROGRESS OF THE WORKS ARE TO BE CONSOLIDATED AS DIRECTED BY THE BUILDING CONTROL INSPECTOR AT THE TIME OF

ALL / ANY DRAINS. CISTERNS. GAS. ELECTRICITY. WATER SERVICES. ETC. AFFECTED BY THE WORKS ARE TO BE REPLACED. RE-ROUTED. PROTECTED. ETC. ALL AS REQUIRED BY THE RELEVANT AUTHORITY AND IN ACCORDANCE WITH THE APPROPRIATE REGULATIONS. BY-LAWS. ETC.

WINDOWS.

NEW WINDOW FRAMES TO MATCH EXISTING
ALL DOUBLE GLAZED WITH LOW 'E' GLASS — U_m = 0.05
AND WITH 16 mm. GAP BETWEEN PANES.

EXISTING WINDOW (TO NEW SHOWER ROOM) TO BE RE-GLAZED WITH OBSCURE GLASS UNITS.

DETERMINED PLAN

IMPORTANT NOTE :—

TO ENSURE FULL COMPLIANCE WITH THE CURRENT BUILDING REGULATIONS ALL MATERIALS AS SPECIFIED MUST BE USED UNLESS OTHERWISE AGREED WITH BUILDING CONTROL PRIOR TO ORDERING.

ROOF STRUCTURE & COVERINGS TO COMPRISE :—

'POLYROOF 185' MEMBRANE ROOFING SYSTEM COMPLETE WITH EAVES. VERGE AND ABUTMENT TRIMS.
ABUTMENT FILLET. UNDERCLOAK & MINIMUM 150 mm HIGH CODE 4. LEAD FLASHING. ON. 18 mm BCX PLYWOOD + TO mm KINGSPAN THERMAROOF TR 26 WARM-ROOF INSULATION / DECKING.
1200 g. 'VISQUEEN' VAPOUR BARRIER — ALL JOINTS TO LAP MIN. 450 mm.
18 mm SHIPTONLAP PLYWOOD ON SOFTWOOD CROSS. FIRRINGS TO MIN. FALL. 1 in 40.
47 x 147 (SC3.) SOFTWOOD JOISTS AT 400 mm CENTRES WITH DOUBLE JOIST TO BOTH SIDES OF ROOF-LIGHT AS TRIMMERS FOR OPENING.
ALL JOISTS TO HAVE 100 mm MINIMUM END BEARING AND WITH HERRING-BONE STRUTTING AT MID-SPAN. ALL TO 75 x 100 WALLPLATES.
30 x 5 GALV. M.S. ANCHORS + LATERAL RESTRAINT STRAPS AS SHOWN ON ROOF STRUCTURE PLAN. (MAX. 2 METRES. CENTRES).

1 NO. GRADE KAA. DUPLUS (OR SIMILAR) APPROX. 1200 x 1200 DOUBLE SKIN FIXED ROOF LIGHT IN POSITION SHOWN IN TIMBERS + LINING OPENING TO ROOF STRUCTURE ALL INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS AND INCLUDING ALL UPSTANDS AND ABUTMENT FLASHINGS, ETC..
12.5 mm. 'GYPROC' 'DUPLEX' FOIL-BACKED PLASTERBOARD TO CEILING FINISHED SKIMMING PLASTER OR 'ARTEX' AND WITH MECHANICAL VENTED ROOF LIGHT.

'OSMA' ROYNOLINE 112 Ø. PVCU. RAINWATER GUTTERS & 68 Ø DOWNPIPES TO AND INCLUDING 1200 D x 1200 DEEP SOAKAWAY MIN. 5 METRES FROM BUILDING. SOAKAWAY TO BE FILLED TO WITHIN 450 mm OF SURFACE WITH CLEAN STONE. FILTRATION MATERIAL COVERED WITH POLYTHENE SHEET & BROUGHT UP TO SURFACE WITH TOP-SOIL OR AS REQUIRED. INCOMING DRAINS TO DISCHARGE AT CENTRE OF SOAKAWAY — UNDER POLYTHENE SHEET.
12.5 mm. W.B.P. PLYWOOD FASCIAS ON 38 x 50 BATTENS TO MASONRY TO FORM DRIPS.

SUPERSTRUCTURE CAVITY WALLS TO COMPRISE :—

FACING BRICK OUTER LEAF TO MATCH EXISTING
75 mm CAVITY FULLY FILLED WITH 'CROWN' 'DRITHERM' CAVITY INSULATION
100 mm. 'THERMALITE' 'SHIELD 2000' BLOCK INNER LEAF.

LEAVES OF CAVITY TO BE TIED TOGETHER WITH STOUT GALV. IRON TWIST TIES AT. 900 mm. HORIZONTAL CENTRES + 450 mm VERTICAL CENTRES (REDUCED TO 225 mm VERTICAL CENTRES AT OPENINGS)
DAMCOR / INSULATED VERTICAL DAMP COURSE TO FULL HEIGHT OF ALL OPENING REVEALS BEHIND FACING BRICK LEAF.

CATNIC STEEL LINTELS OVER EXTERNAL & INTERNAL OPENINGS AS SPECIFIED ADJACENT TO THE RELEVANT OPENINGS ON THE PLAN.
ALL LINTELS TO HAVE MINIMUM 150 mm END BEARINGS AND TO BE FIXED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS GUIDE.

NEW WALLS TO BE BONDED TO EXISTING WITH 'KWIKFIX' PROFILES.

INTERNAL WALLS TO COMPRISE :—

100 mm THERMALITE 'SHIELD 2000' BLOCKS WITH 'CATNIC' INTERNAL LINTEL OVER DOOR OPENINGS

SUBSTRUCTURE WALLS TO COMPRISE :-

HEAVY DUTY EMBOSSED POLYTHENE DAMP-PROOF COURSE MINIMUM 150 mm ABOVE ADJACENT GROUND / PAVING LEVEL AND TO LINK WITH EXISTING DPC. AT WALL ABUTMENTS.

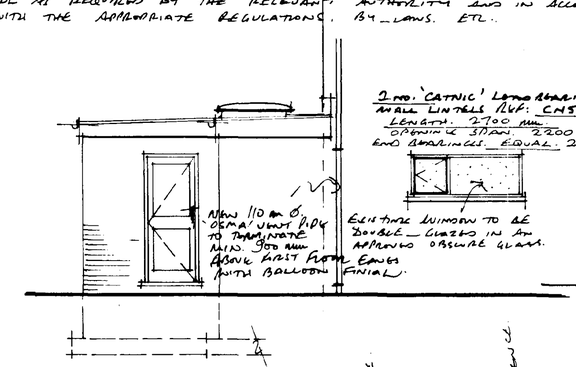
SUBSTRUCTURE CAVITY WALL TO COMPRISE 2 NO. LEAVES 100 mm THERMALITE SHIELD 2000 BLOCKS IN CEMENT MORTAR WITH 80 mm CAVITY FILLED LEAN-MIX TO GROUND LEVEL.
CHANGE OUTER LEAF TO RE-GRADE ENGINE BRICK BELOW GROUND LEVEL
SUBSTRUCTURE WALL TO 100 mm INTERNAL WALL TO COMPRISE 100 mm. THERMALITE SHIELD 2000 BLOCKS IN CEMENT MORTAR

FOUNDATIONS (SUBJECT TO BUILDING CONTROL APPROVAL AT TIME OF EXCAVATION) TO COMPRISE :-

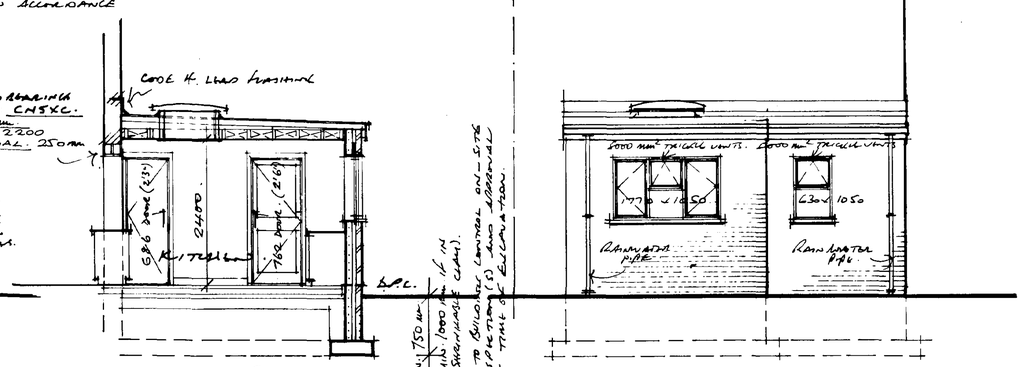
700 x 225 (1:3:6 (15 mm AGG) CONCRETE STRIP TO CAVITY WALLS.
450 x 225 (1:3:6 (15 mm AGG.) CONCRETE STRIP TO 100 mm INTERNAL WALL.

FLOOR (TO FINISH AT SAME LEVEL AS EXISTING DINING ROOM).

EXISTING FLOORS TO SHOWER ROOM AND UTILITY ROOM TO BE MADE GOOD TO SUIT NEW ARRANGEMENTS. ENSURE CONTINUITY OF DPM.
NEW KITCHEN FLOOR. 50 mm. 1:3 CEMENT / SAND SCREED
100 mm 1:2:4 (18 mm AGG) OVERSITE CONCRETE.
48 mm CELOTEX 'GA2000' CONTINUOUS FLOOR INSULATION INCLUDING UPSTANDS TO FLOOR LEVEL AT EXT. WALLS.
1200 g. POLYTHENE D.P.M. TURNED UPTO D.P.C. LEVEL AT WALL ABUTMENTS AND INTO BED JOINT
ALL JOINTS TO LAP MINIMUM 450 mm.
MINIMUM 150 mm CONSOLIDATED & RAMMED HARDCORE.

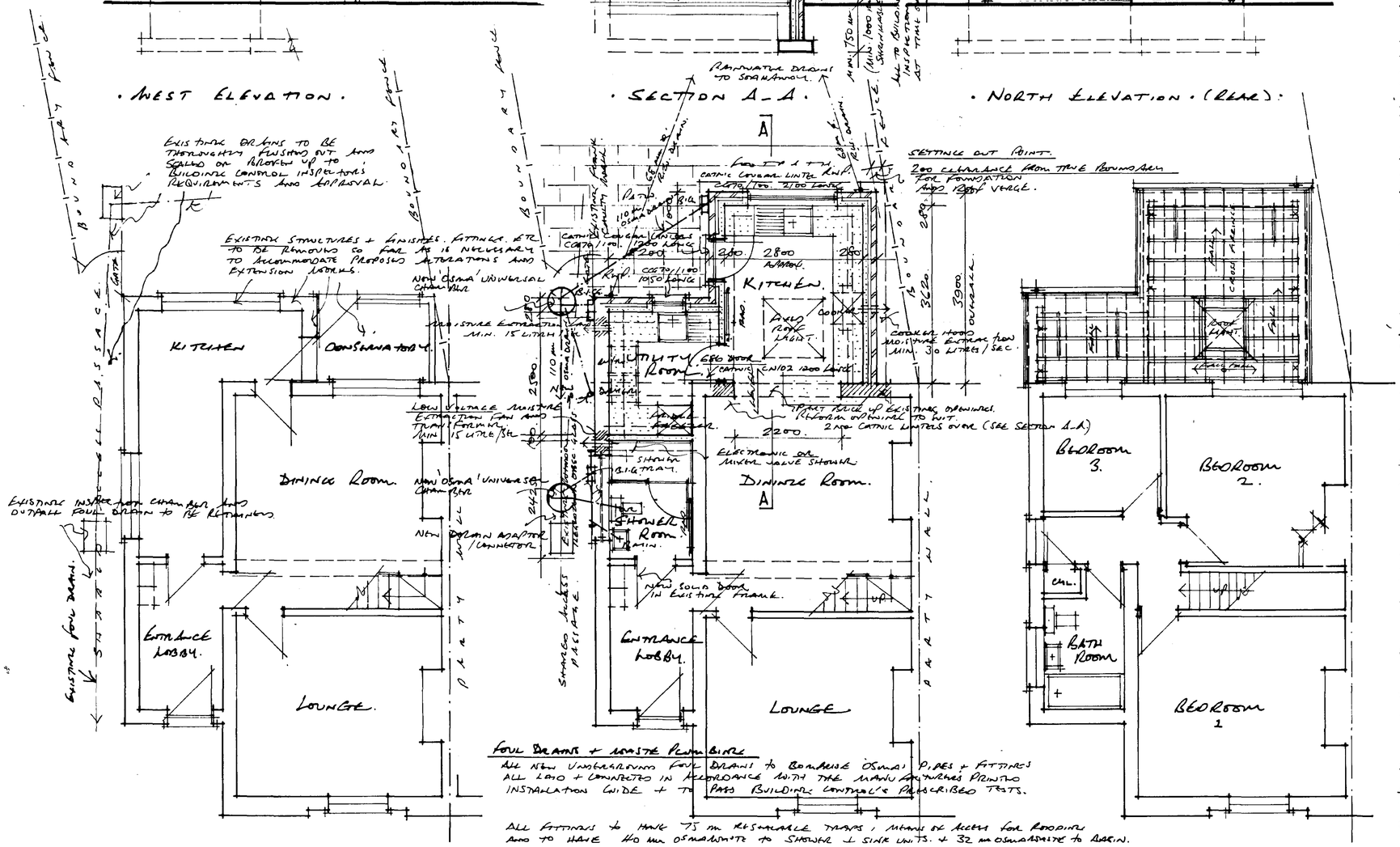


• WEST ELEVATION.



• SECTION A-A.

• NORTH ELEVATION. (REAR).


EXISTING DRAINS TO BE THOROUGHLY FLUSHED OUT AND SEALED OR BROKEN UP TO BUILDING CONTROL INSPECTOR'S REQUIREMENTS AND APPROVAL.
EXISTING STRUCTURES & FINISHES. FITTINGS. ETC. TO BE REMOVED SO FAR AS IS NECESSARY TO ACCOMMODATE PROPOSED ALTERATIONS AND EXTENSION WORKS.
BOUNDARY FENCE
KITCHEN
CONSERVATORY
DINING ROOM
LOUNGE
ENTRANCE LOBBY
EXISTING FOUL DRAIN
EXISTING INSPECTION CHAMBER AND OUTFALL FOUL DRAIN TO BE RETAINED.
NEW 'OSMA' UNIVERSAL CHAMBER
NEW DOMAIN ADAPTOR / CONNECTOR
NEW OSMA DOOR IN EXISTING FRAME.
SHARED ACCESS PASSAGE
PARTY WALL
SETTING OUT POINT.
200 CLEARANCE FROM TRUE BOUNDARY FOR FOUNDATION ONLY. ROOF VERGE.
CATNIC LINTEL REF. CN5XC. 1700 LONG
CAT 100 LINTELS 1200 LONG
CAT 100 LINTELS 1050 LONG
2800
A/WORK
KITCHEN.
DOUBLE ROOF LIGHT.
COOKER HOOD MOISTURE EXTRACTION MIN. 30 LITRES / SEC.
UTILITY ROOM.
EGO HOOK
CAT 102 1200 LINTEL
LOW VOLTAGE MOISTURE EXTRACTION FAN AND TIMER / OVERRUN MIN. 15 LITRE / SEC
SHOWER B.I.G. TRAY.
SHOWER ROOM.
ELECTRONIC OR MIXER WAVE SHOWER.
(PART INFILL OF EXISTING OPENING) (LOWER PORTION TO WC) 2 NO CATNIC LINTELS OVER (SEE SECTION A-A)
2200.
DINING ROOM.
A
ENTRANCE LOBBY.
LOUNGE
BEDROOM 3.
BEDROOM 2.
CHIL.
BATH ROOM
BEDROOM 1
2890
3220
3900
OVERALL
2300
2420
2100
1100
1800
1200
1500
1000
1100
1100
1100