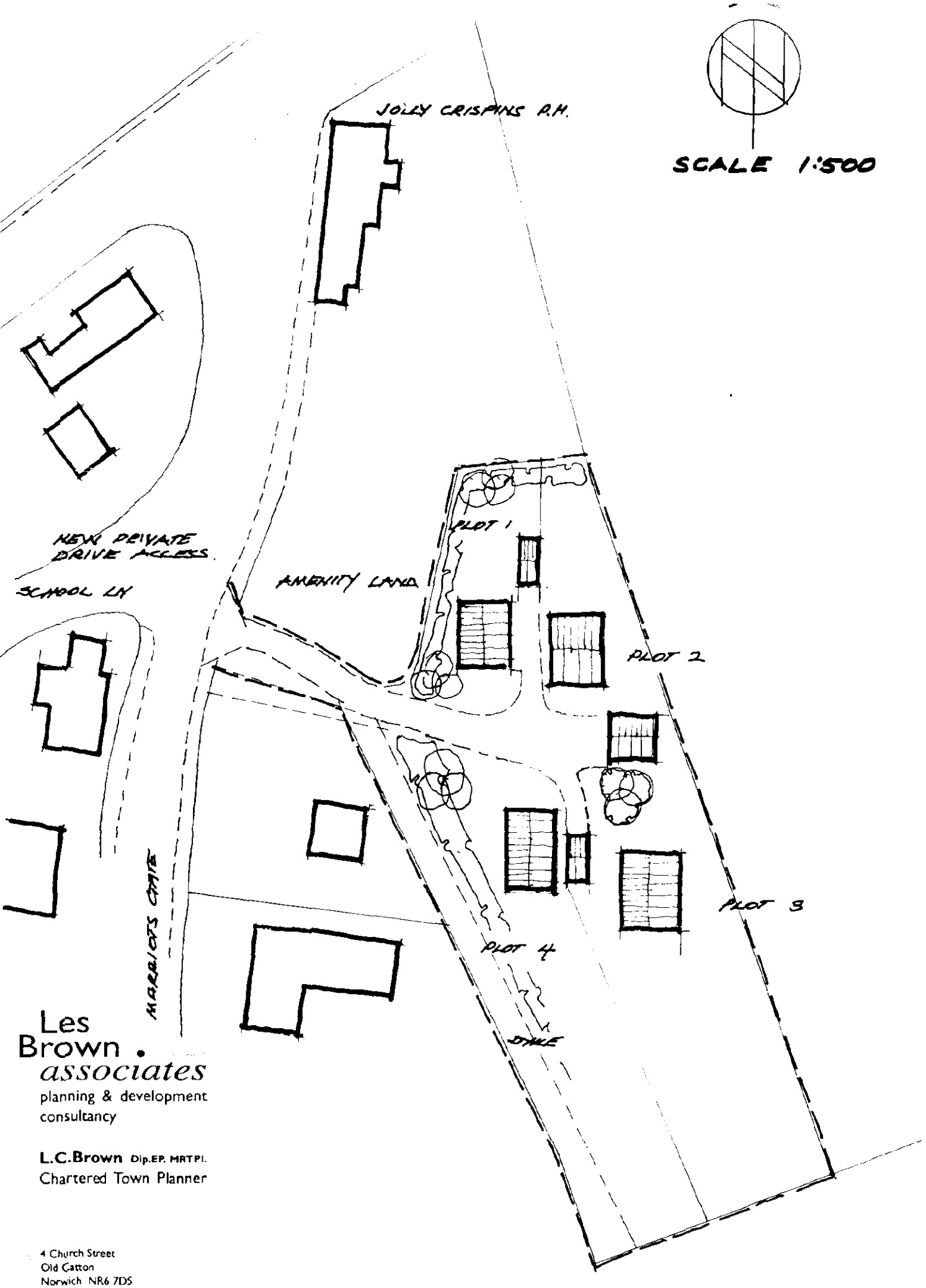
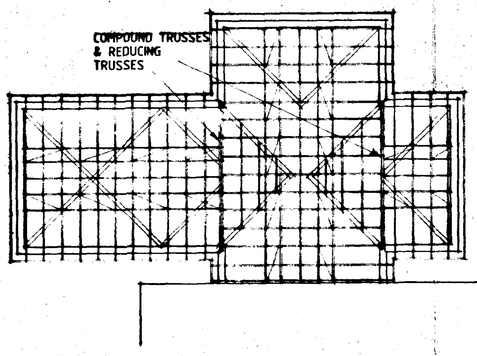


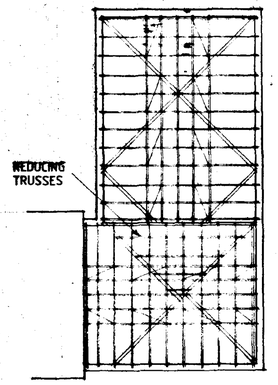

Les Brown • *associates*
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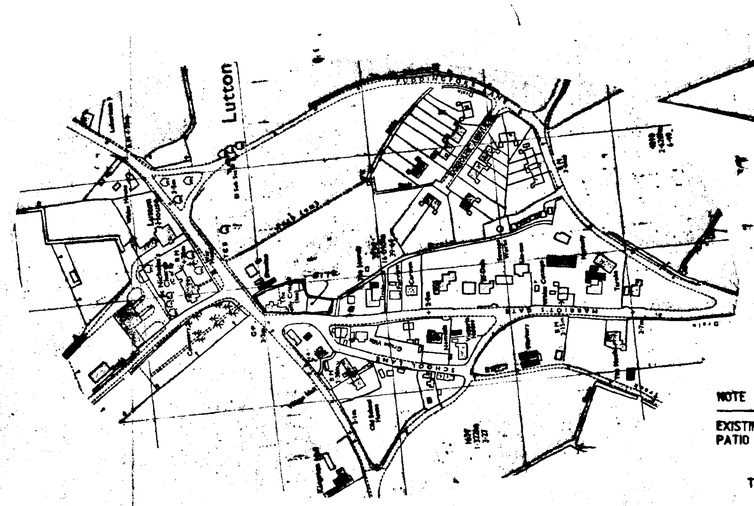
4 Church Street
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Fax. 01603 403186
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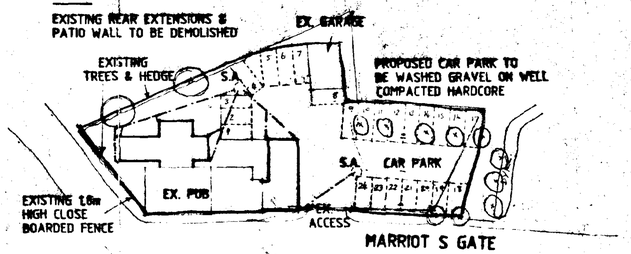

ROOF PLANS



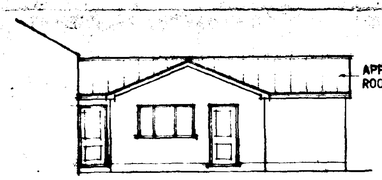

LOCATION PLAN

NOTE

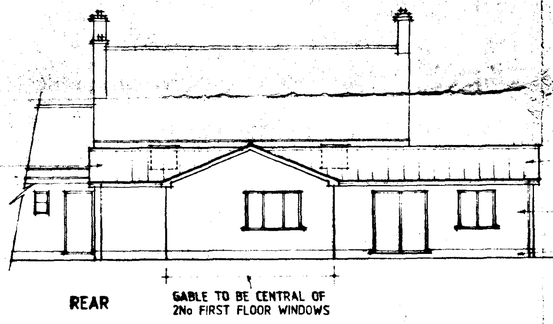
EXISTING REAR EXTENSIONS & PATIO WALL TO BE DEMOLISHED



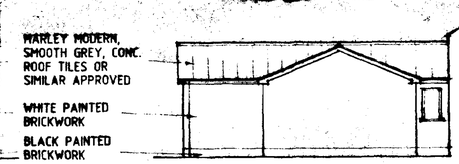

SITE PLAN



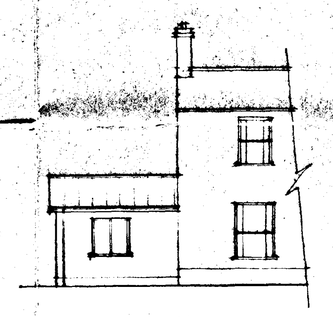

SIDE




REAR

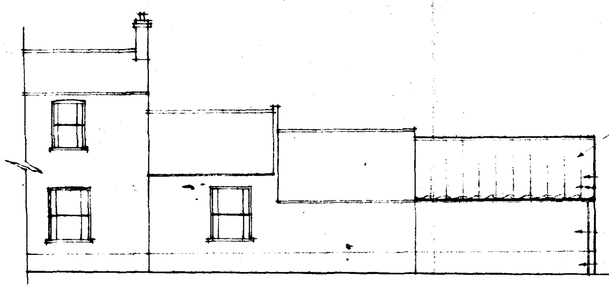



SIDE



FRONT

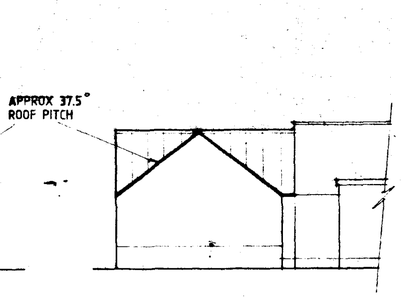
ELEVATIONS OF REAR EXTENSION



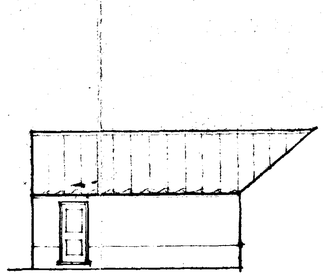
FRONT




SIDE




REAR



SIDE

ELEVATIONS OF SIDE EXTENSION

THIS DRG. TO BE READ IN CONJUNCTION WITH 771805/1 & 771805/3

**AMENDED PLAN**

Ref. Plt/011/95 12/4/95

DESIGN Status

CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED EXTENSION TO THE JOLLY CRISPIN P.H. AT MARRIOT S GATE, LUTTON FOR

MR. M. BUNN

1:50 1:2500
1:100 1:500

771805/4

JAN-95

B.GILHAM.

A - B.R. ALTS.
B - SITE ALTS - 10-4-95

Status House, 4 Princes Street, Holbeach, Lincs. PE12 7BB
Tel: 01406 424343 Fax: 01406 490702

DETERMINED PLAN

Status and Restrictions

Do not scale from this drawing.

This drawing is copyright and may not be altered, erased, copied, photographed or used for any purpose other than 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.

Please note: This drawing is not a conveyance drawing.

DETERMINED PLAN

**ROOF CONSTRUCTION:**
Roof: Interlocking Sandtoft 20/20 tiles (or similar approved) on 38 x 25 m/w treated timber battens on underfelt to B.S. 747 (type 1F) lapped 150mm horizontally and 100mm vertically. Twinskin Flak type tray-pack 9 600 c/c in accordance with B.S. 5268 part 3 1985.
Provide bracing comprising:
25 x 100 longitudinal bracing, 25 x 100 bracing on internal members, 2 no. 25 x 100 38° apex ceiling binder bracing and 25 x 100 diagonal roof bracing.
Provide 50 x 100 wallplate. All trusses and gable ladders (if any) to be strapped to wallplates, the gable wall at verges and ceiling level with 30 x 5 s.s. anchor & lateral restraint straps at a max. of 1.800m c/c. At lateral straps positions provide pack and 38 x 50 noggins to trusses.

**ROOF VENTILATION:**
To roof soffits use 'Thos Ackroyd' soffit ventilation boards. Soffit boards to give ventilation of equivalent to a 50mm continuous strip.

**CEILINGS:**
To all insulated roof ceilings provide 12.7mm Gyproc Duplex plasterboard and either 5mm skim or Artex finish.

**WALLING:**
250 cavity walls to consist of:
200 face bnk (see side plan for Details)
50 cavity, filled with Ecomax dry cavity wall insulation, all work carried out in accordance with Agrement Board Cert. No. 88/2031, or similar approved.
100 internal skin of 'Lytag' solid insulation blockwork.
Cavity walls tied together using galvanised 5mm or plastic twist ties spaced 900 horizontally and 450 vertically to comply with B.S. 1243, 1978.
Ground floor internal walls to be 100 solid insulation blockwork.
All internal walls to receive 20mm sand/cement render - skim finish.

**KITCHEN VENTILATION:**
Provide Vanlo 250 by Silavent Ltd. or similar by approved manufacturer to extract ventilation, of 220 cu.m./hr. (approx 61.5 l/sec). Alternative method - provide suitable cooker hood by Silavent Ltd or similar by approved manufacturer to extract ventilation of at least 30 l/sec. Duct to extract ventilation of at least 30 l/sec. Both systems to offer intermittent operation. See plan for ducting to outside air.

**BATHROOMS:**
Provide 'Mayfair 2000' by Silavent Ltd or similar by approved manufacturer to extract ventilation of 100 cu. m./hr (approx 27.5 l/sec) or 70 sq.m/hr (approx 19.5 l/sec). System to offer intermittent operation. See plan for ducting to outside air.

**HOT WATER STORAGE**
Provide system approved by British Board or Agrement and install by B.D.A. approved installer. System to be vented and insulated in accordance with B.S. 5615 1985. Provide thermostatic control.

**ROOF INSULATION**
Provide 150mm of Gyplyn 1200 by Gyproc Insulation Ltd.

**SAFETY GLAZING**
Provide safety glass to BS 6206 to all windows a min. height of 800mm above floor level plus doors to a min. height of 1500mm above floor level. Note: Sidescreens same as doors if within 300mm of door.

**DOOR RESTRICTOR**
Provide ashim operated self-contained smoke alarms to BS 5446 Part 1 in accordance with Approved Document B).

**RAINWATER GOODS ETC.**
To rainwater goods, 100 half round gutters and 65 ø down pipes.
38 x 200 pre fascia and bargeboards.

**GUTTERS:**
To all insulated roof ceilings provide 10.7mm Gyproc Duplex plasterboard and either 5mm skim or Artex finish.
To garage: 2 No. layers 12.7 plasterboard layed with staggered joints and Artex finish.

**FOUL WATER DRAINAGE:**
Foul water drains to be 100 ø PVC pipes 'Supersleve' flexible jointed to BS11 1:70 bedded in 50 mm gravel. Under buildings drains to be encased in 150 mm gravel with 13mtel over pipes at wall abutments.
NOTE: Surround pipes at wall abutments with 50 compressible material
100 ø soil and vent pipe to extend 900mm above window head and to terminate in balloon finial.
B & B 4" pipe to be fitted with access plate at base. 90mm int. ø PVC waste pipes from all appliances complete with 75mm deep sealed traps and rodding eye access points at every direction change.
All above ground drainage to B.S. 5972. All underground drainage to B.S. 8301
NOTE: Waste pipe from bath to be 90mm ø

**SURFACE WATER DRAINAGE**
100mm ø PVC pipes 'Supersleve' flexible jointed to fall 1:70 bedded in 50 mm gravel. Pipes to discharge into 1.200mm ø soakaways situated 5.00m from buildings

**TANK SUPPORT**
Tank on 75mm ply board on 38 x 75 bearers on 50 x 100 bearers on ceiling joists. 230 litre tank supported on minimum 3 no. trusses or 300 litre tank supported on 4 No. trusses.

**PROTECTION TO FOUL AND SURFACE WATER FLEXIBLE PIPES:**
Where flexible pipes are not under a road and have less than 0.6m cover, conc. paving slabs should be laid as bridging above the pipes on min 75mm pea gravel. If flexible pipes are under a road and have less than 0.9m cover, reinforced conc. bridging should be used instead of paving slabs.

**PROTECTION CHAMBER CONSTRUCTION:**
'Supersleve' polypropylene inspection chambers bedded on 150mm conc. Form protective 225mm thick conc. collar around head of I.C. with 300mm projection from cover. Covers to be Grade C - light duty circular covers unless I.C.'s are in driveways where Grade B - medium duty covers are to be used.

**ROOFLIGHT**
Velux 750mm x 950mm trupdoor

**EXTERNAL LIGHTS**
To be I.C. type 100 Universal Lantern.

**INTERNAL LIGHTS:**
I.C. Lights to be downlight or shallowbowl recommendations. To all openings in cavity wall provide bit. felt d.p.c. cavity tray.

**HEATER TANK:**
Heater tank in roof space to be supported on bearers to spread the load to B.S. 5268 Part 3, 1985.

**VALLEYS:**
Use fibreglass valleys or provide 915 boot to valleys to make completely watertight.

**SUB-STRUCTURE WALLING:**
100 Class A dense conc. blocks. Bit. felt d.p.c. to external walls 150 above ground level. Weak mix infill to base of cavities to terminate 225 below lowest d.p.c. level.

**FOUNDATIONS:**
Under walls as shown provide conc. strip foundations:
700 x 225 to cavity walls
950 x 225 to 100 walls
To non-loadbearing internal walls thicken out ground floor slab conc. to 450mm wide x 200mm thick. Widen foundations at chimney breast and to be 300mm thick.
Foundations taken down to an approved fire bank, subject to local authority specifications. Foundations to be C15P mix.

**GROUND FLOORS CONSTRUCTION:**
100 reinforced screed on 100 conc. on 1.2mm gauge polythene d.p.m. on 150 well blinded and compacted hardcore.
Garage floor to be as for domestic except omit sand/cement screed.

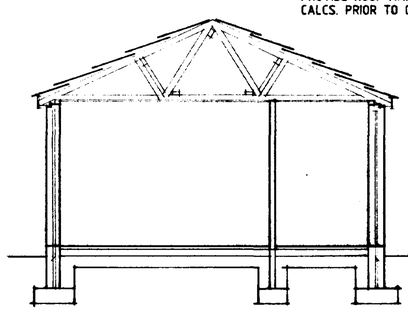
**HEATING SYSTEM**
Provide a room thermostat or thermostatic radiator valve for similar approved to control the output from the heating system.

**INSULATED PIPES AND DUCTS**
All pipes which do not contribute to the heating of the building will be insulated to BS5422:1977

**HABITABLE ROOMS & KITCHENS - BACKGROUND VENTILATION**
Provide window manufacturers suitable head (trickle) ventilation giving a total opening area of not less than 4000 sq. mm.

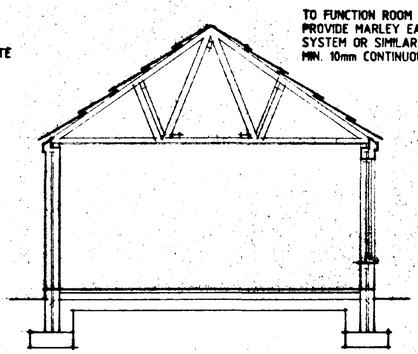
**VERTICAL INSULATED DAMP PROOF COURSE**
To all door and window reveals provide insulated d.p.c.'s to achieve 1.2w/m²C°or better.

**ROOF TRUSS CALCS.**
PROVIDE ROOF MANUFACTURERS TRUSS CALCS. PRIOR TO COMMENCEMENT ON SITE

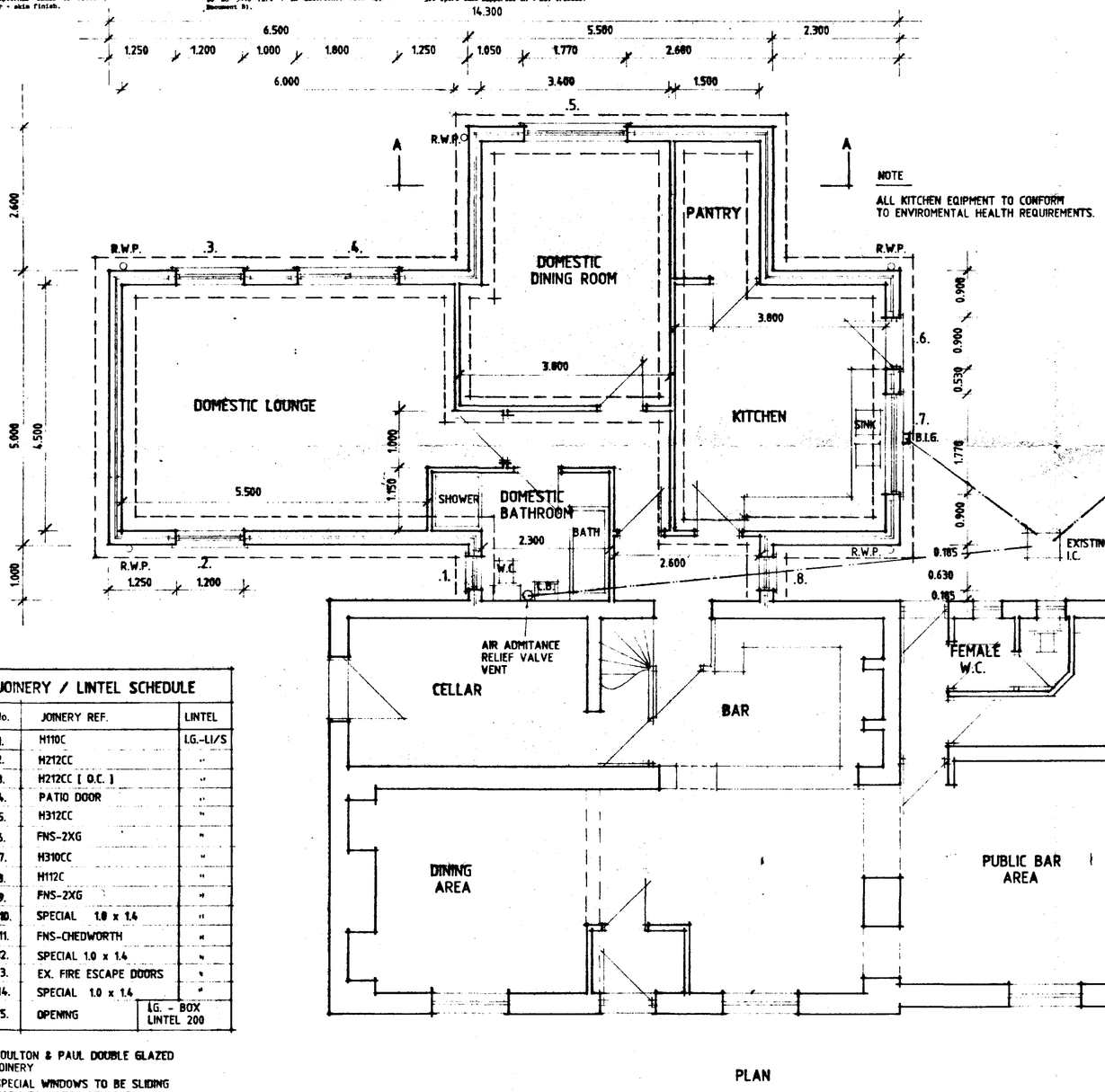


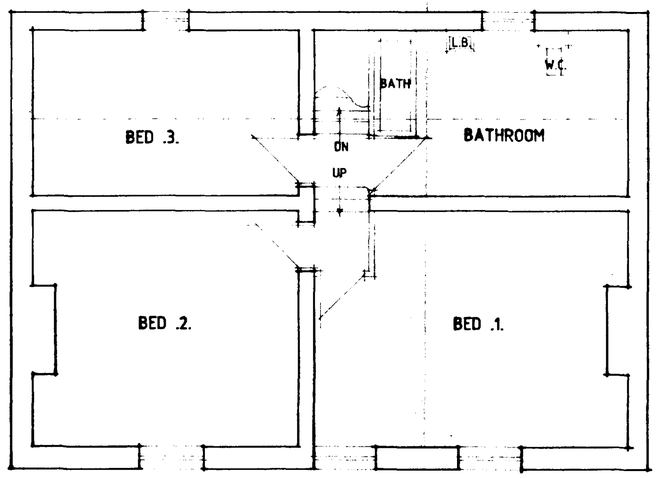
SECTION A-A

**ROOF VENTILATION**
TO FUNCTION ROOM / SHOP EXTENSION PROVIDE MARLEY EAVES VENTILATION SYSTEM OR SIMILAR APPROVED TO GIVE MIN. 10mm CONTINUOUS GAP.

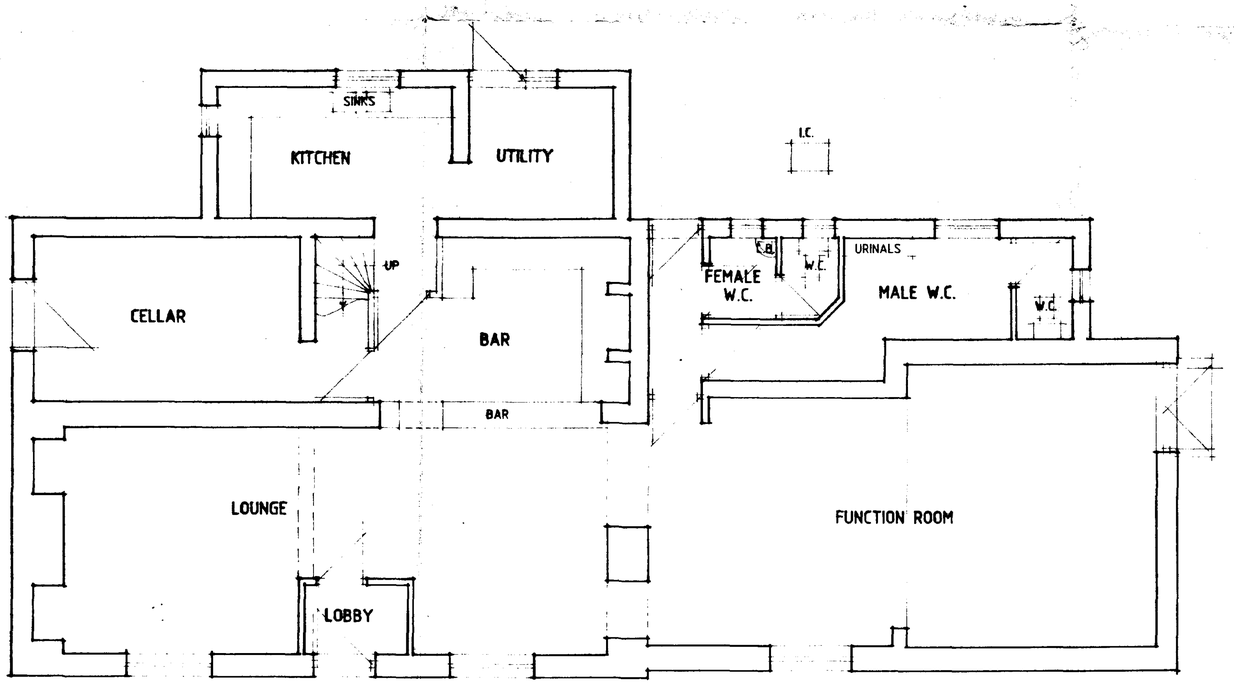


SECTION B-B


14.300
6.500
5.500
2.300
1.250
1.200
1.000
1.800
1.250
1.050
1.770
2.600
6.000
3.400
1.500
5.
A
A
R.W.P.
PANTRY
DOMESTIC DINING ROOM
R.W.P.
3.
4.
2.600
3.800
3.800
.6.
0.900
0.900
0.530
0.530
DOMESTIC LOUNGE
KITCHEN
SINK
.7.
B.I.G.
5.000
4.500
1.000
5.500
1.000
1.150
SHOWER
DOMESTIC BATHROOM
2.300
BATH
2.600
R.W.P.
0.900
0.185
EXISTING I.C.
R.W.P.
1.250
1.200
.2.
.1.
W.C.
B.I.G.
.8.
0.630
0.185
AIR ADMITANCE RELIEF VALVE VENT
CELLAR
BAR
FEMALE W.C.
MALE W.C.
0.215
DINING AREA
PUBLIC BAR AREA
BUILD UP BRICK PIER TO MATCH EXISTING PIER OPP. SIDE OF ROOM
DN 200
FUNCTION ROOM
.15.
.13.
.14.
4.500
1.125
1.000
1.000
1.000
1.000
1.000
1.050
1.050
1.050




FIRST FLOOR PLAN




GROUND FLOOR PLAN

SOUTH HOLLAND D.C.
PLAN DEPT.
06 FEB 1995
REF. S/1111/95

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED EXTENSIONS TO
THE JOLLY CRISPIN P.H.
AT MARRIOT'S GATE,
LUTTON FOR

MR. M. BUNN

PLANS AS EXISTING

| | |
|---|---|
| 1:50 | 771805/1 |
| JAN-95 | B.GILHAM. |

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DETERMINED
PLAN