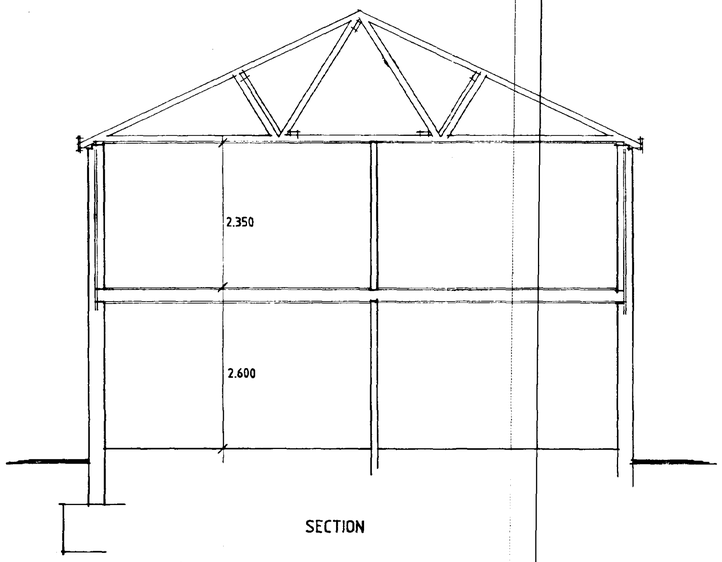
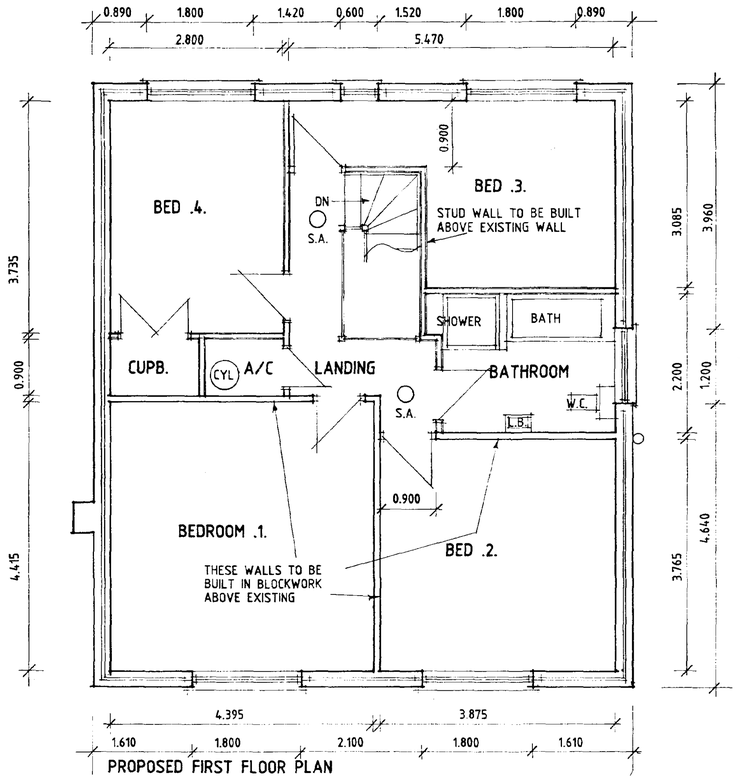


SECTION

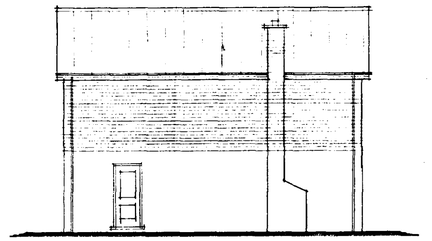


PROPOSED FIRST FLOOR PLAN

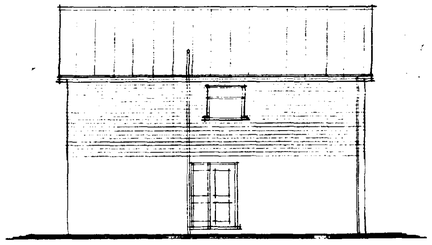


FRONT

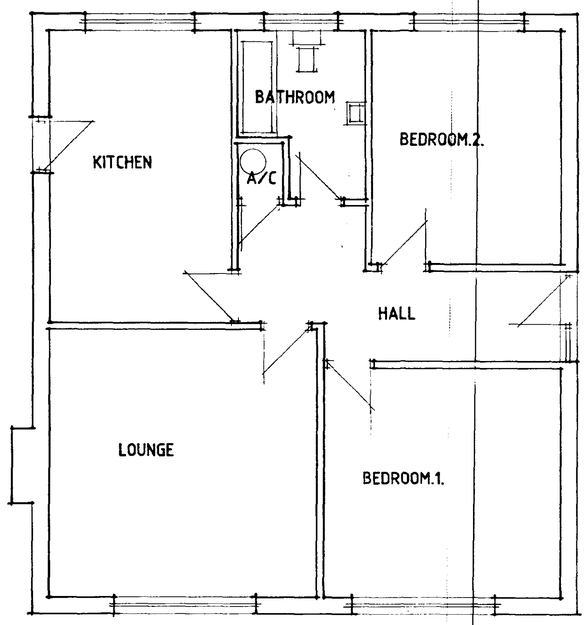
REAR



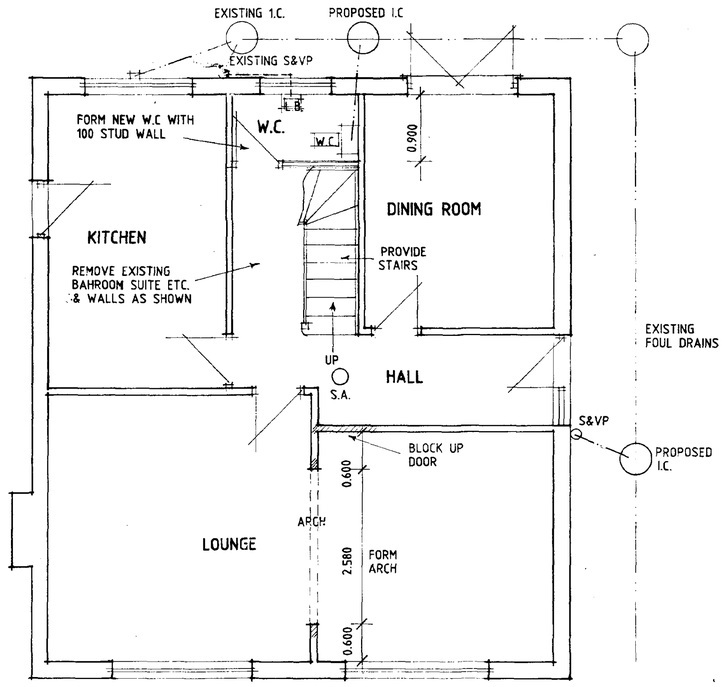
SIDE



SIDE



EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

THIS DRG. TO BE READ IN CONJUNCTION WITH 772100/2

A - DETAILS ADDED - 25.1.00

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED FIRST FLOOR EXTENSION TO BUNGALOW AT 16, WOODGATE ROAD, MOULTON CHAPEL FOR

MR. & MRS. M. SAYER.

1:50 1:100	772100/1
JAN-2000	B.GILHAM.

SOUTH HOLLAND DC HOUSING & PLANNING - 4 FEB 2000 Ref: S/36/00

DETERMINED PLAN

2 Edinburgh Walk, Holbeach, Spalding, Lincs. PE12 7AP. Tel: 01406 424343 Fax: 01406 490

Smoke Detection
Provide mains operated self-contained smoke alarms to BS5446 Part 1 in accordance with Approved Document B1.

Rainwater Goods
PVC rainwater goods 110mm half round gutters and 68mm diameter downpipes.

Wall Construction
275mm cavity walls to consist of:
100mm face brickwork (see site plan for details), 75mm cavity to be filled with Crown Dritherm full fill insulation in accordance with BBA Certificate No. 86/1678 or similar approved, 100mm internal skin of Tarmac Hemelite blockwork. Cavity walls tied together using galvanised iron or plastic twist ties spaced 900mm horizontally and 450mm vertically to BS1243, 1978. Internal blockwork walls to receive 10mm sand/cement render and skim finish.

Habitable Room Trickle Ventilation
Provide proprietary trickle ventilators to head of windows giving a total opening area of not less than 8000mm².

Kitchen/Utility/Bathroom/WC Trickle Ventilation
Provide proprietary trickle ventilators to head of window giving a total opening area of not less than 4000mm².

Roof Insulation
To roof spaces provide proprietary 200mm thick insulation laid as 100mm between joists and 100mm across joists. Ensure a gap of 50mm between roof underfelt and quilt at all times.

Foul Water Drainage
Underground drainage to be proprietary 110mm diameter p.v.c. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Under building drains to be encased in 150mm pea gravel with lintel over pipes at wall abutments. Surround pipes at wall abutments with 50mm compressible material. 110mm diameter soil and vent pipe to extend 900mm above window head and to terminate in balloon finial. Soil and vent pipe to be fitted with access plate at base. Provide suitably sized wastes from all appliances (in accordance with Approved Document H) complete with minimum 75mm deep sealed traps and rodding eye access points at every direction change. All above ground drainage to BS5582 and all underground drainage to BS8301.

Fascia and Bargeboards
To be 25 x 75mm PSE with 6 mm groove to accept 6mm thick exterior grade plywood soffit.

Header Tank Support
Water tank in roof space to be supported on bearers to spread the load to BS5268 Part 3 1985.

Ceilings
To all insulated roof ceilings provide 12.5mm Gyproc Duplex plasterboard or similar and either 5mm skim or Artex finish. To remaining ceilings provide 12.5mm Gyproc plasterboard or similar with finishes as above.

Lintels
All coded lintels as stated in Schedule or marked on plan to be by (I.G)
To be installed in strict accordance with manufacturers instructions. Form d.p.c. cavity tray above all lintels. To all exposed lintels i.e. not sheltered from overhanging eaves, etc. to have proprietary weepholes to joints of brickwork at approximately 450mm c/c.

I.G. Type L1/S75 lintels to cavity walls and I.G. type internal lintels to 100mm internal walls unless stated otherwise.

Notes

All external lintels to be insulated type.

All external joinery to be fully draught proofed.

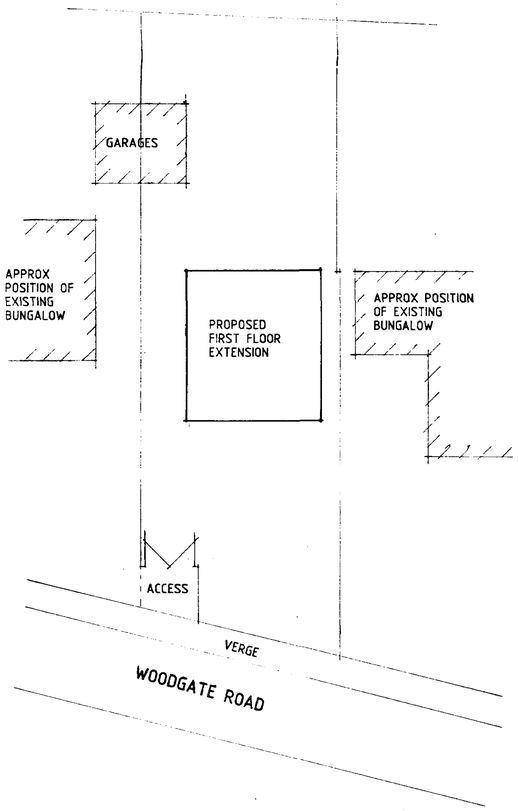
Loft hatch to be draught sealed and latched shut.

Insulation in roof space to meet with insulation in external cavity walls to prevent cold bridging.

Hot water cylinder to be minimum 115lt capacity.

Seal all openings and joints to perimeter walls.

All doors, windows and any loft hatches to be effectively sealed and draught proofed.



SITE PLAN

Flue Construction
Provide 225mm diameter clay flue liners to BS1181, 1971, with minimum 100mm brick surround. Flue to extend past ridge as stated in Approved Document J1/2/3 Part B and to terminate in 75mm concrete capping and clay pot. Provide Code 4 lead flashing to roof intersection. Provide 2 no. courses of engineering brick or similar as d.p.c. No timbers to be within 40mm of chimney. Chimney also to be read in conjunction with Approved Document A1/2 Section 1D.

Private Stairs
Stairwell formed by timber trimmers and load bearing walls (see plan). Provide timber balustrading to open side of stairs 900mm above pitch line and 1000mm high to stairwell opening to act as guarding and to be capable of resisting a horizontal force of 0.36 KN/m. Balustrading to be vertical type, not horizontal or ranch style. No parts of stairs to have any gaps greater than 99mm. Provide timber handrail to top of balustrading or independently 900mm above pitch line. Ensure minimum headroom above pitch line is 2000mm. Total rise: See plan. Maximum rise: 220mm. Minimum going: 220mm. Maximum pitch: 42°. Read in conjunction with Approved Document K.

Roof Ventilation
At eaves provide proprietary ventilation equivalent to a 10mm continuous gap along eaves.
Bathroom Ventilation
Provide proprietary mechanical extract ventilation unit capable of extracting 15 lt/sec. System to offer intermittent operation.

Hot Water Storage
Provide system approved by BBA and installed by BBA approved installer. System to be vented and insulated in accordance with BS5615 1985. Provide thermostatic control.

Heating System
Provide room thermostat or thermostatic radiator valves or 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.

Safety Glazing
Provide safety glass to BS6206 to all windows to a minimum height of 800mm above floor level plus doors to a minimum height of 1500mm above floor level. Side screens to be same as doors if within 300mm of doors.

Protection to Underground Pipes
Where pipes are not under road and have less than 600mm cover concrete paving slabs should be laid as bridging above the pipes on minimum 75mm pea gravel. If flexible pipes are under a road and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs.

Inspection Chamber Construction
Proprietary polypropylene inspection chambers bedded on 150mm concrete. Form protective 255mm thick concrete collar around head of inspection chamber with 300mm projection from cover. Covers to be Grade C light duty unless inspection chambers are in driveways where Grade B medium duty covers are to be used.

First Floor Walling
Provide 50 x 75mm timber vertical studs at 400mm c/c to be constructed of 50 x 75mm timber head and sole plates. Provide 12.5mm Gyproc plasterboard and skim finish to both sides. Provide to airspace proprietary acoustic insulation (optional). Timber stud partitions running parallel to joist direction to be built off 2 no. floor joists fixed together. Provide 1 no. joist either end of stud partition joist beam to fix flooring.

First Floor Construction
19mm flooring grade moisture resistant decking on timber joists as stated on plan. Joists built into external wall 100mm. Provide 30 x 5mm mild steel restraint straps to joists running parallel with wall securely fixed to walls and to span minimum 3 no. joists at maximum 1200mm c/c. At strap positions provide pack and noggin to joists. Provide herringbone strutting if shown on plan. Double up floor joists locally under bath feet and hot water cylinder where applicable.

Roof Construction
Concrete interlocking roof tiles (see site plan for details) on 38 x 25mm softwood treated timber battens on underfelt to BS747 (Type 1F) lapped 150mm horizontally and 100mm vertically. Prefabricated roof trusses at 600mm c/c and pitch as stated in accordance with BS5268, 1963. Provide 25 x 100mm timber bracing and fix in accordance with truss manufacturers instructions. All trusses and gable ladders (if any) to be strapped to 50 x 100mm timber wallplate, the gable wall at verges and ceiling level with 30 x 5mm mild steel anchor and lateral restraint straps to span minimum 3 no. trusses at a maximum of 1200mm c/c. At strap positions provide pack and noggins to trusses. Main contractor to supply local authority building control with roof truss calculations 28 days prior to erection on site.

This proposal consists of removal of the existing bungalow roof and raising up the existing walls to form a first floor area and re-installing the roof trusses and tiles etc.

The existing bungalow foundations have been exposed and were found to be 1.0m wide x 800m thick at a depth of 1.5m to the base from ground level.

The stairs to be used are Boulton and Paul Ref:SLB7W31N (HANDED).

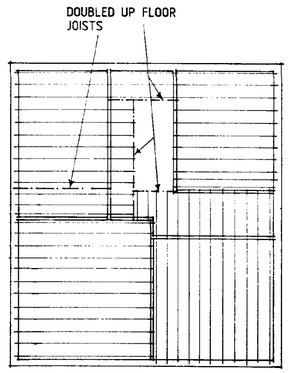
Existing door into Dining Room to be blocked up.

From opening in Lounge as shown and support over with I.G. Box 100 lintel, provide arch to underside.

Re use existing roof tiles.

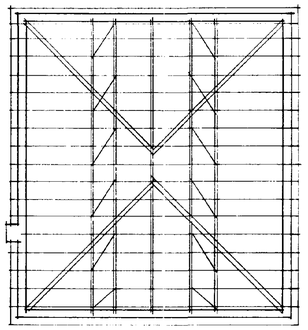
Facing bricks to match those of existing.

White UPVC windows double glazed with minimum 1/20th of floor area as ventilation.

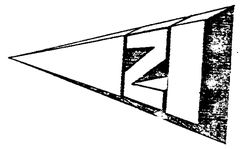


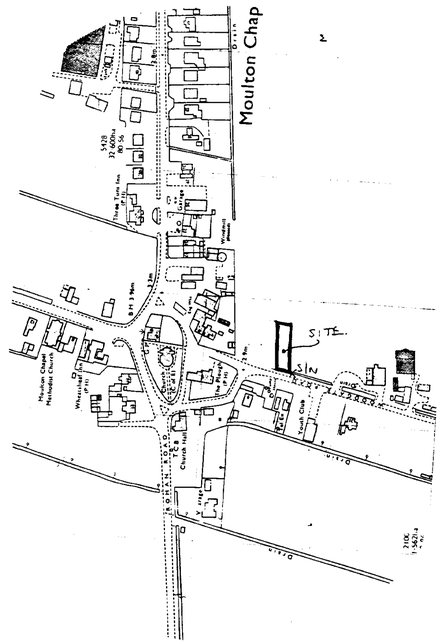
200 x 50 SC3 GRADE FLOOR JOISTS AT 400 C/C

FLOOR JOIST PLAN



ROOF PLAN




Moulton Chap
SITE
Moulton Chapel Methodist Church
Whitehall Farm
The Rectory
Church
Sch
Path
Sch
Sch
Sch