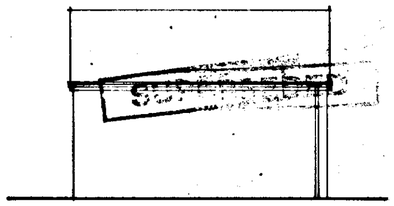
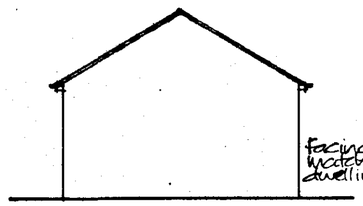


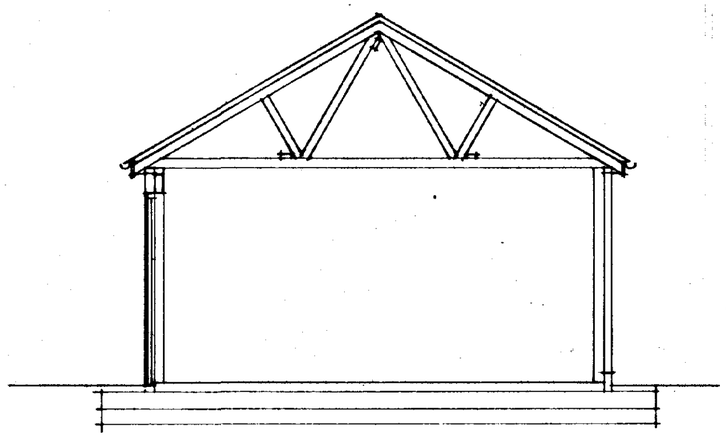
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION.



SECTION

Roof construction:

Redland 49 or similar interlocking concrete tiles in colour similar to existing dwelling installed to manufacturers instructions on 25x38 fully treated battens on sarking felt on gangnail roof trusses at max 600mm ctrs.

Roof pitch 30°.

Install 25x100 longitudinal ties and diagonal ties to gables.

Eaves to have approx. 150mm projection with ex. 25x150 fascia and plywood soffit.

50x100 wall plates.

Install 30x5mm mild steel straps between roof structure and walls at average 1.800 ctrs at ceiling level and slope of roof.

Install 112mm hr. Upvc guttering with 68mm downpipes connected to 110mm Upvc drains to soakpit 1 metre cube at least 5.000 from building.

Walls:

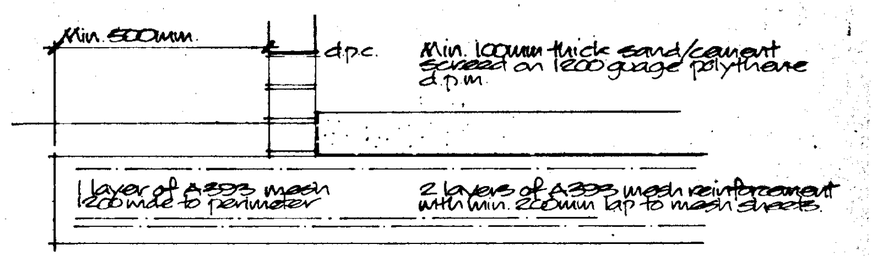
To be 103mm facing brick with 112x440 piers and 215mm thick solid wall at each side and between garage doors. Gable piers taken up to ridge level.

Install Hyload d.p.c at least 150mm above ground level.

Refer to detail regarding floor/foundation.

Lintels:

To be 1G. box lintel 200 steel lintels installed to manufacturers recommendations.



DETAIL SECTION

Sheets of mesh to be placed with laps staggered between top and bottom layers.

Cover to mesh to be 40mm top and bottom

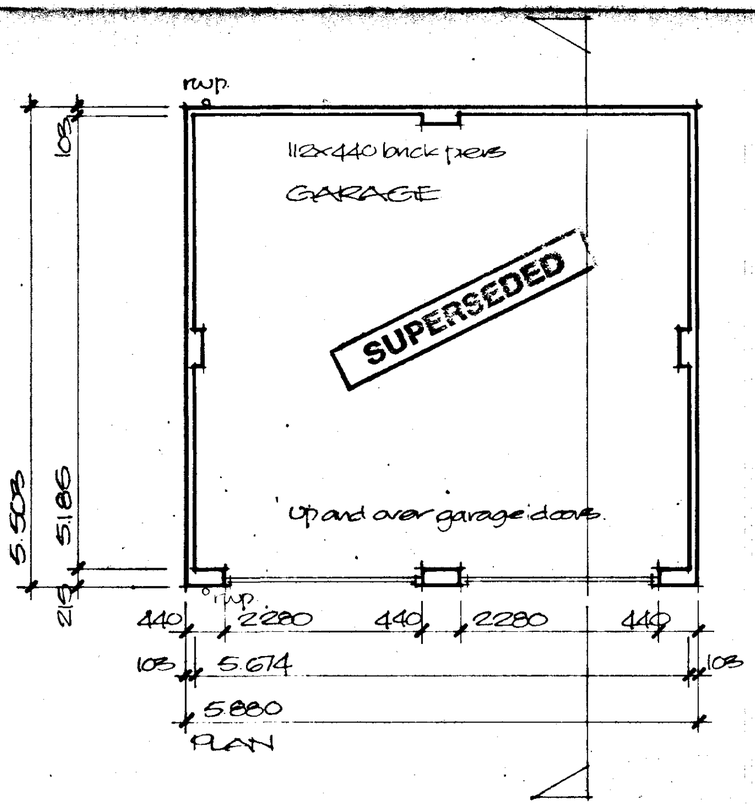
Mesh sheets to be wired together.

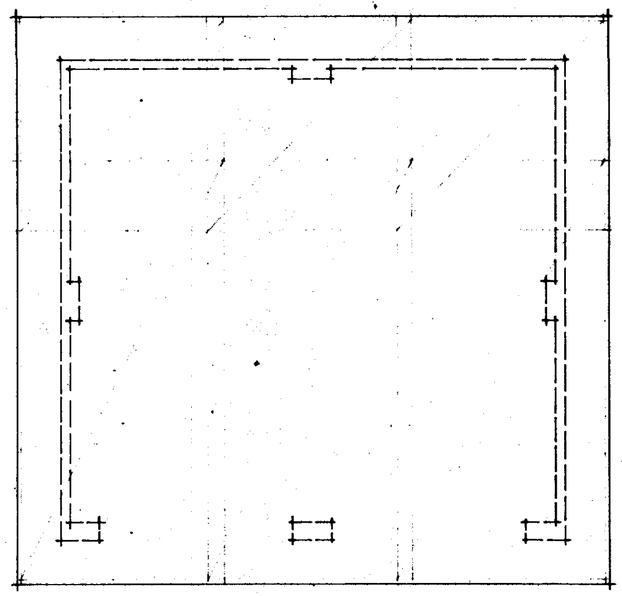
Concrete slab to be min. 200mm thick standard C25 min. 20mm aggregate, 300 kg/m³ O.P.C. with 0.6 water/cement ratio.

Slab to be laid on min. 150mm hardcore well consolidated.

Reinforcement to be held adequately in position by use of proper spacers and chairs and to be wired together.

SUPERSEDED





FLOOR STRUCTURE LAYOUT.

SUPERSEDED

SOUTH HOLLAND DC
HOUSING & PLANNING
25 JUL 2000
Ref. 0976/00

BROADGATE BUILDERS LTD

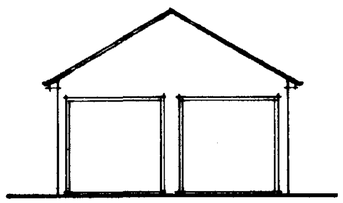
The Race Ground
Spalding
Lincolnshire
PE11 3AP

Telephone : 01775 725616
Fax : 01775 725097

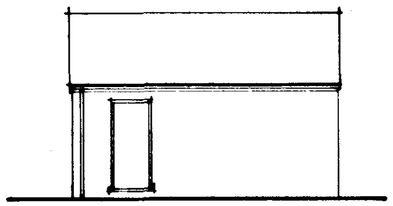
Project
PROPOSED GARAGE
7 CHURCH LANE,
MOULTON.

Client
MR. H.W. HEWENS.

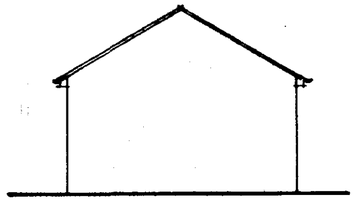
Scale 1:50/1:100 Date July 2000



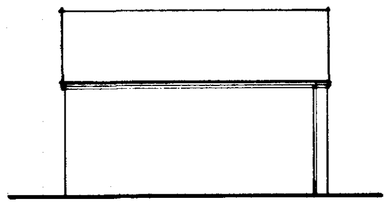
FRONT ELEVATION



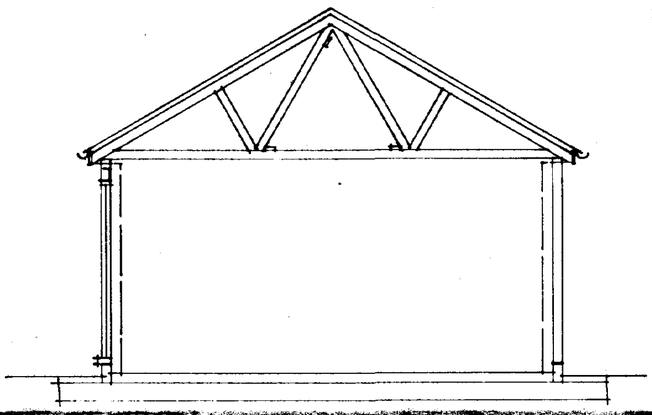
SIDE ELEVATION



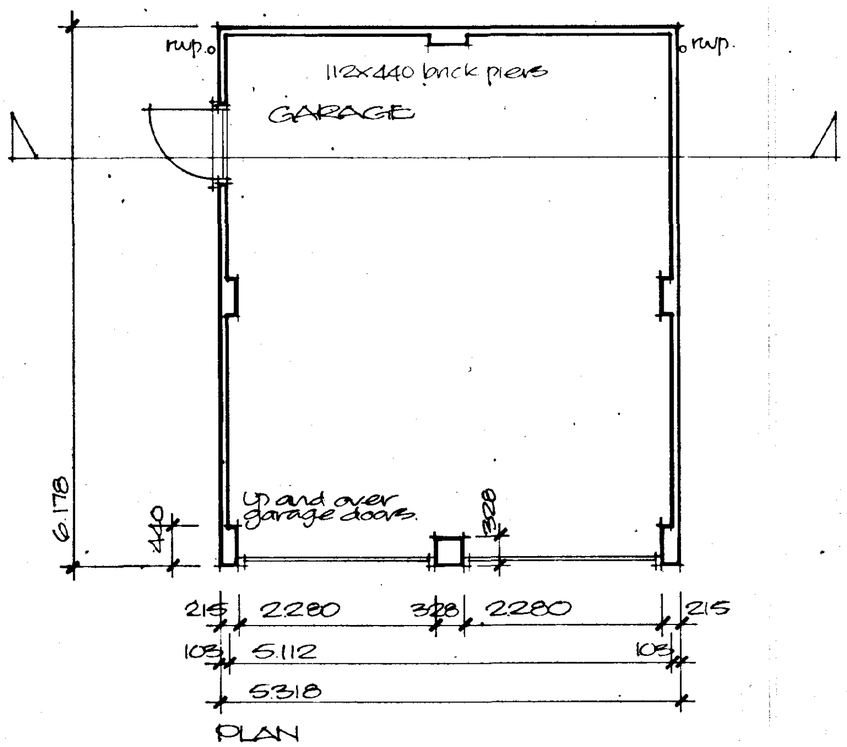
REAR ELEVATION

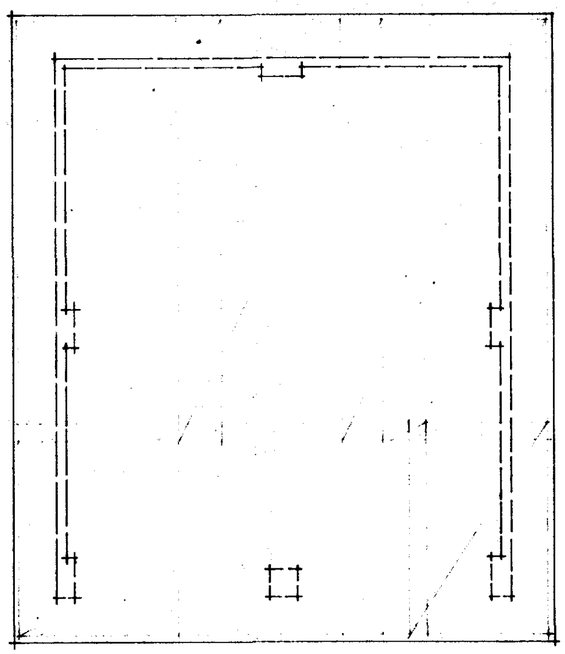


SIDE ELEVATION
facing bricks to match existing dwelling.

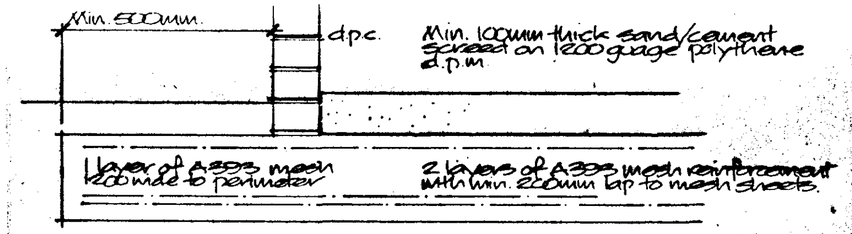


SECTION





FLOOR STRUCTURE LAYOUT.



DETAIL SECTION

Sheets of mesh to be placed with laps staggered between top and bottom layers.

Cover to mesh to be 40mm top and bottom

Mesh sheets to be wired together.

Concrete slab to be min. 200mm thick standard C25/min. 20mm aggregate, 300 kg/m³ O.P.C. with 0.6 water/cement ratio.

Slab to be laid on min. 150mm hardcore well consolidated.

Reinforcement to be held adequately in position by use of proper spacers and chairs and to be wired together.

Roof construction:

Redland 49 or similar interlocking concrete tiles in colour similar to existing dwelling installed to manufacturers instructions on 25x38 tally treated battens on sarking felt on gangnail roof trusses at max. 600mm ctrs.

Roof pitch 30°

Install 25x100 longitudinal ties and diagonal ties to gables.

Eaves to have approx. 150mm projection with ex. 25x150 fascia and plywood soffit.

50x100 wall plates.

Install 30x5mm mild steel straps between roof structure and walls at average 1.800 ctrs at ceiling level and slope of roof.

Install 112mm hr. UPVC gutters with 68mm downpipes connected to 110mm UPVC drains to soakpit 1 metre cubed at least 5.000 from building.

Walls:

To be 103mm facing brick with 112x440 piers and 215mm thick solid wall at each side and between garage doors. Gable piers taken up to ridge level.

Install Hyload d.p.c at least 150mm above ground level.

Refer to detail regarding floor/foundation.

Lintels:

To be I.G. type L11 steel lintels installed to manufacturers recommendations.

SOUTH HOLLAND DC
HOUSING & PLANNING
18 AUG 2000
Ref: H/0926/00.

AMENDED PLAN

Ref.

BROADGATE
BUILDERS LTD
The Race Ground
Spalding
Lincolnshire
PE11 3AP
Telephone : 01775 723616
Fax : 01775 725097

Project
PROPOSED GARAGE
7 CHURCH LANE,
MOULTON.

Client
MR. H.W. HEMENS

Scale 1:50/1:100

Date Aug 2000

Roof construction:

Interlocking concrete tiles to match existing installed to manufacturers recommendations on 25mm dia. battens treated battens on sarking felt on built up timber roof structure formed of:

- 50x150 rafters at 400mm cts.
- 47x225 floor joists at 400mm cts.
- 38x97 ceiling joists at 400mm cts. extending through as flat roof joists to dormer roofs.
- 250x50 collars at ridge
- 38x150mm ridge board.
- 38x150 hangers at 400mm cts. adjacent to upper steel purlins
- 150x100 wall plates above each steel purlin and below each floor joists.
- 50x150 fire plate to north side of roof.

Dormer roofs constructed of mineral chippings min. 12mm thick bedded in between on built up high performance polyester based roof finish on 18mm thick external grade plywood decking on firrings to fall 1 in 60 on flat roof joists/ceiling joists.

Install 2no. 50x225 timbers spiked together and located above window frames to support flat roof joists. At raised gable construction to be similar to existing dormer roofs but to incorporate roof void ventilator strip providing 25,000mm² ventilation per metre.

Dormer front and side external walls formed of tile hanging to match existing on 25mm x 38mm treated battens & sarking felt on breather membrane on 12mm thick external grade plywood sheathing on 38x89 studs at 400mm cts with internal finish of 9.5mm thick plasterboard and skim on vapour barrier.
Side walls to dormers supported on double rafters.

All structural timber to be grade SC3 marked dry or kiln dry.

Lateral restraint:

Install 30x5mm mild steel straps at average 1800 cts between roof structure and walls. Straps to be installed at suspended floor level and at slope of roof. Straps to extend over 3no. timbers at gable with solid noggings under.

Install 2 rows of solid strutting to suspended floor at ½ span.

Install 4no. 225x102x28 UB's as steel purlins where indicated (refer to structural calculations).

Roof void ventilation:

Install roof void vent strips to eaves to provide 25,000mm² ventilation per metre together with vents at ridge to provide 5,000mm² ventilation per metre.

Roof insulation:

Install 2 layers of 100mm thick fibreglass quilt insulation above flat ceilings (not dormer roofs) with 1 layer between and 1 layer over ceiling joists.
Install 1 layer of 150mm thick fibreglass quilt insulation above ceiling to dormer roofs with 50mm ventilation gap over.
Install 1 layer of 100mm thick semi-rigid fibreglass quilt insulation between rafters above ceiling/sloping with min. 50mm ventilation gap over.

Install 100mm thick fibreglass quilt insulation between studs to dormer sides and front.

Ceilings:

Ground floor ceilings and ceilings to sloping areas to be 12.5mm thick plasterboard with artex finish to flat ceilings and 9.5mm thick to sloping ceilings.
First floor flat ceilings to be formed of 9.5mm plasterboard with artex finish.

Gutters and downpipes:

Extend/replace existing Upvc. gutters and connect to existing downpipes.

Cavity walls:

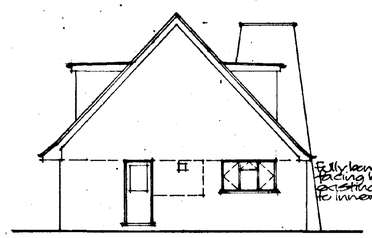
New sections of cavity wall constructed of 103mm facing, 65mm cavity and 100mm thermalite standard block or similar with coarse plaster internal finish.
Cavity insulation to be 65mm thick fibreglass batts installed to manufacturers recommendations.
Average 'u' value = to or less than 0.45 W/m²K.
Damp proof course dpc to reveals with frame lapping by 15mm.
Cavity wall ties to be installed at 900mm cts horizontally 450mm cts vertically and at 225mm cts within 225mm of reveals
Top of cavities to be sealed at with Supaflex or similar.
Concrete blockwork used below ground to be class A.
Concrete fill to base of cavity to within 225mm of dpc level.
Install flyland dpc to walls min. 150mm above ground level.

Foundations:

Install new 225x100 grade 30N concrete strip foundation to new wall replacing passage entrance and 225x450 strip foundation to small section of 100mm block internal wall.
Depth of new foundations to be min. 750mm (1,000 in shrinkable soil) depth to be agreed on site with B.C. building inspector.
Existing foundations to be checked for suitability.

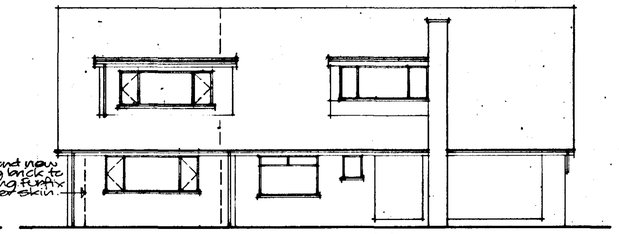
Install new 65mm dia. rainwater downpipe at this location connected to 110mm dia. Upvc drains bedded on 100mm pea gravel to soakaway 1 metre cube at least 5.000 from building.

NORTH ELEVATION



WEST ELEVATION.

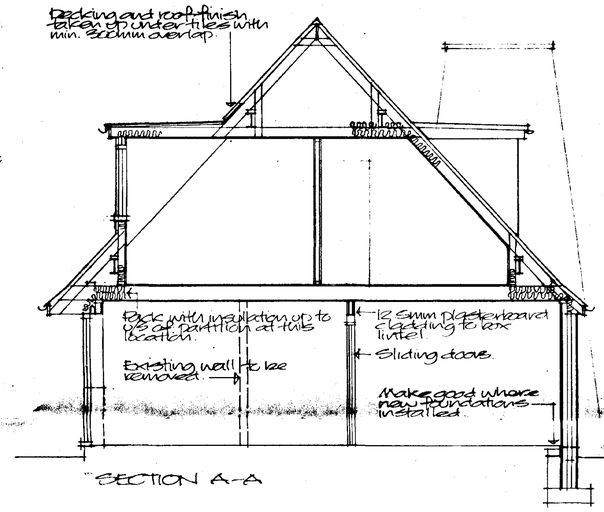
Fully bond new facing brick to existing & join to inner skin.



SOUTH ELEVATION

Roof finish: To be plain tiles to match existing together with cladding to sides and fronts of new dormer windows

Walls: To be facing brickwork to match existing.



SECTION A-A

Lintels:

Install LS type LI/HD50 steel lintel to new window opening to study and to form 1.50m wide opening to kitchen/breakfast. Install LS type LI/HD50 steel lintel to new door opening to utility.
Install 2 no. RSJ lintel 100 to sliding door/studwork between kitchen and study. Span approx 3.600.
Install LS. box lintel 100 (2no.) to 2no. openings through gable wall at ground floor level.
All lintels to be installed to manufacturers recommendations.

Windows/external doors:

To be Upvc frames with all glazing double glazed and with safety glass to BS 6206 to doors and to any glass within 800mm of floor level.
Install trickle vents to habitable rooms* background ventilation to bedrooms, study and breakfast/kitchen and 4000mm² to utility. Windows to provide at least ½ of floor area and ventilation to habitable rooms.

Approx. window sizes:

Bedrooms	1200 x 1710 & 3000 wide
Study	1200 x 2300 wide
Kitchen/breakfast	1800 x 1800
	2160 x 1800

Depths of kitchen/breakfast windows to be confirmed.

Ground floor:

Existing ground floor concrete slab to be retained and made good where required.

Heating/hot water:

Existing boiler and flue to be removed and new wall mounted gas fired boiler with balanced flue installed in new utility. Boiler to be fitted with timing controls and boiler control interlock. Guard to be fitted to flue outlet.
Existing heating and hot and cold water systems to be retained and altered to suit. New thermostatic valves to be fitted to all new radiators.
Hot water pipes to be insulated with Armaflex or similar. Insulation of thickness to match pipe outside diameter.

Mechanical ventilation:

Install extract fan mounted in cooker hood to kitchen to extract at a rate of 30 litres per second.
Install extract fan to utility to extract at a rate of 30 litres per second.
Install extract fan to en-suite to extract at a rate of 15 litres per second controlled by light switch with 15 minute overrun.

Above ground drainage:

To comply with BS 5572 with 40mm dia. polypropylene waste from kitchen and utility sinks, washing machine and bath and 32mm dia. waste from wash basin. Combined wastes to be 50mm dia. Stub stack to have 50mm dia. waste and ventilated 50mm dia. fittings connected to new 110mm dia. Upvc stub stack with ~~anti-siphon~~ air admittance valve above flood level.
~~Stub stack to be connected to new floor drain at base of stub stack and to existing soil and vent stack.~~
New ground floor fittings connected to existing back inlet gully.
Install air admittance valve on waste adjacent to utility sink together with rodding point (RP) at bend in waste pipe.

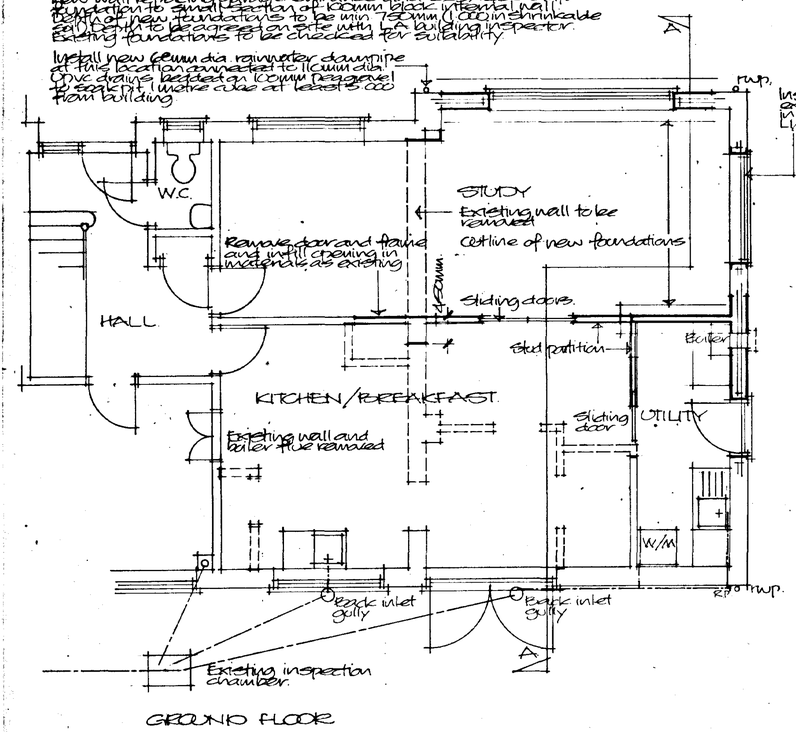
Stud partitions:

New stud partitions formed of 50x75 studs at 400mm cts. with 50x75 sole and head plates and noggings at 1200 cts. Clad both sides with 12.5mm plasterboard and skim and install fibreglass packing between studs.

Lead flashings:

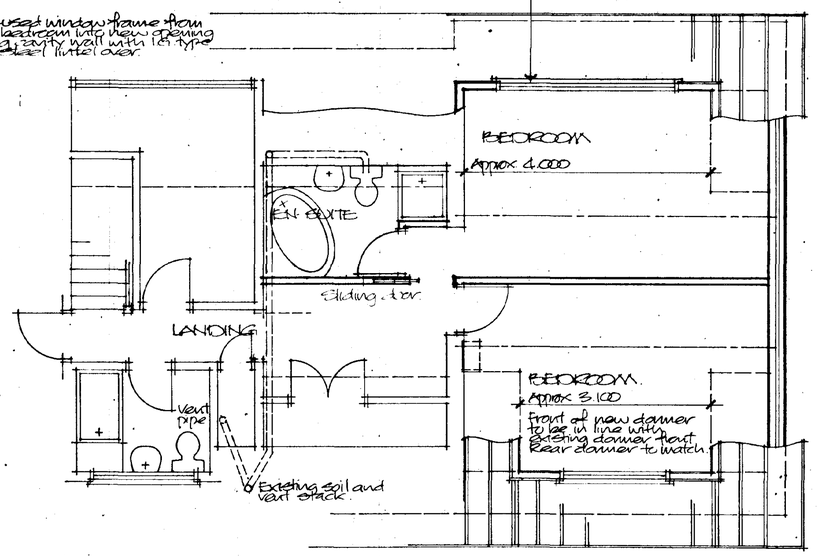
Install code 4 lead flashings around new dormer windows.

* Install 2no. 50x225 timbers spiked together and located above window frame to support flat roof.

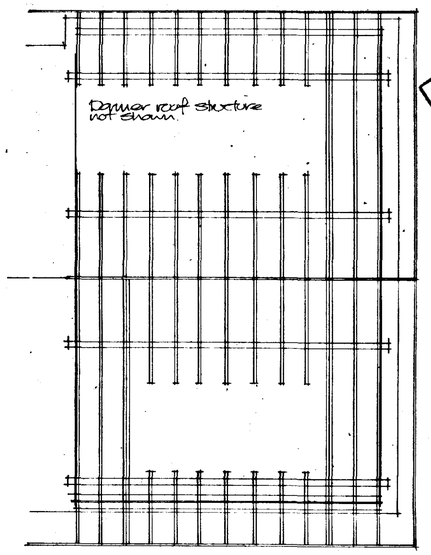


GROUND FLOOR

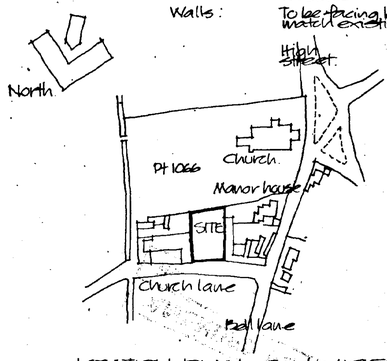
Install re-used window frame from existing cavity wall with new opening in existing cavity wall with LI type LI/HD50 steel lintel over.



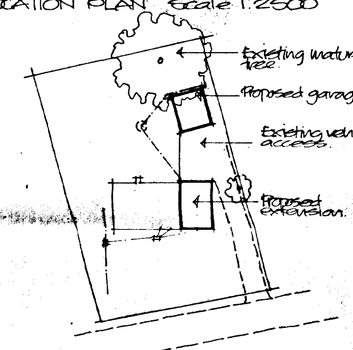
FIRST FLOOR



ROOF STRUCTURE LAYOUT



LOCATION PLAN Scale 1:2500



BLOCK PLAN Scale 1:500

AMENDED PLAN
Ref. A2

SOUTH HOLLAND DC
HOUSING & PLANNING
10 JAN 2001
Ref: 0926/00

BROADGATE BUILDERS LTD

The Race Ground
Spalding
Lincolnshire
PE11 3AP

Telephone : 01775 725616
Fax : 01775 725097

Project
PROPOSED EXTENSION TO DWELLING 7 CHURCH LANE, MOULTON.

Client
MR. H.W. HEMENS

Scale 1:50/1:100 Date July 2000

Revised Aug 2000
Jan. 2001

Roof construction:

Interlocking concrete tiles to match existing installed to manufacturers recommendations on 25x50 tiling battens on sarking felt on built up timber roof structure formed of:

- 50x150 rafters at 400mm cts.
- 47x225 floor joists at 400mm cts.
- 38x150 ceiling joists at 400mm cts. extending through eaves as flat roof joists to dormer roofs.
- 225x100 collars at ridge
- 50x175mm ridge board
- 50x200 hangers at 400mm cts. adjacent to upper steel purlins
- 100x100 wall plates above each steel purlin and below ceiling joists
- 50x150 fascia boards to north side of roof

Dormer roofs constructed of mineral chippings min. 12mm thick bedded in bitumen on built up high performance polyester based roof finish on 18mm thick exterior grade plywood decking on firrings to fall 1 in 60 on flat roof joists/ceiling joists.

Install 2no. 50x225 timbers spiked together and located above window frame to support flat roof joists at eaves and adjacent to existing dormer roofs, but to incorporate roof void ventilator strip providing 25,000mm² ventilation per metre

Dormer front and side external walls formed of tile hanging to match existing on 25x38 studs, treated battens & sarking breather membrane on 12mm thick sheathing ply on 150x100 studs at 400mm cts with internal finish of 12.5mm thick plasterboard and skim on vapour barrier.
Side walls to dormers supported on double rafters.

All structural timber to be grade SC3 marked dry or kiln dry.

Lateral restraint:

Install 30x5mm mild steel straps at average 1,800 cts between roof structure and walls. straps to be installed at suggested floor level and at slope of roof straps to extend over 3no. timbers at gable with solid noggings under

Install 2 rows of solid strutting to suspended floor at ½ span.

Install 2no. 225x102x28 UBs as steel purlins where indicated (refer to structural calculations).

Roof void ventilation:

Install roof void vent strips to eaves to provide 25,000mm² ventilation per metre together with vents at ridge to provide 5,000mm² ventilation per metre.

Roof insulation:

Install 2 layers of 100mm thick fibreglass quilt insulation above flat ceilings (no dormer roofs) with 1 layer between and 1 layer over ceiling joists.
Install layer of 80mm thick fibreglass quilt insulation above ceiling to dormer roofs with min. 50mm ventilation gap over
Install 1 layer of 100mm thick 50mm thick fibreglass quilt insulation between rafters above ceiling/joists with min. 50mm ventilation gap over
Install 100mm thick fibreglass quilt insulation between studs to dormer sides and front.

Ceilings:

Ground floor ceilings and ceilings to sloping areas to be 12.5mm thick plasterboard with paper faced taped and filled joints with finish to flat ceilings and sloping ceilings.
First floor flat ceilings to be formed of 9.5mm plasterboard with artex finish.

Gutters and downpipes:

Extend/replace existing UPVC gutters and connect to existing downpipes.

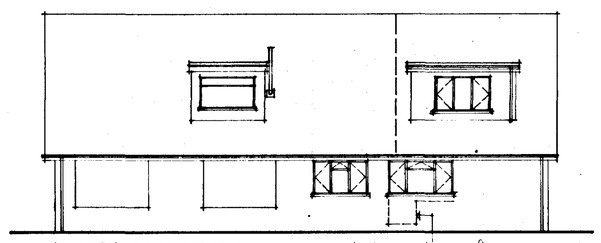
Cavity walls:

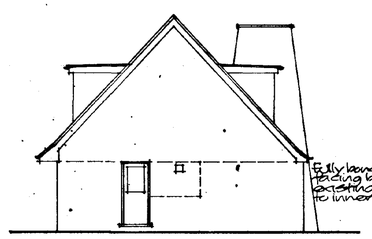
New sections of cavity wall constructed of 102mm facing, 65mm cavity and 100mm 'Thermalite' standard block or similar with dense plaster internal finish.
Cavity insulation to be 65mm thick fibreglass batts installed to manufacturers recommendations.
Average 'U' value = 0.42 W/m²K
Damp proof insulated dpc to reveals with 150mm lapping by 150mm cavity wall ties to be installed at 900mm cts horizontally, 450mm cts vertically and at 225mm cts within 225mm of reveals
Dpc at cavities to be sealed with superflex or similar
Concrete blockwork used below ground to be class A1
Dpc/dpm to be at least 150mm above ground level.
Install 175x54 dpc to walls min. 150mm above ground level

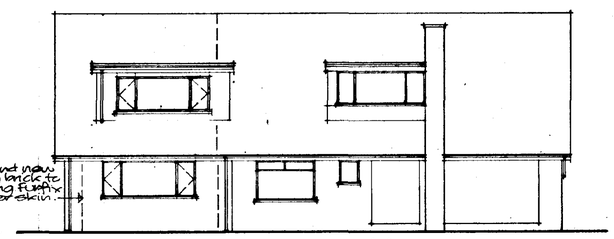
Foundations:

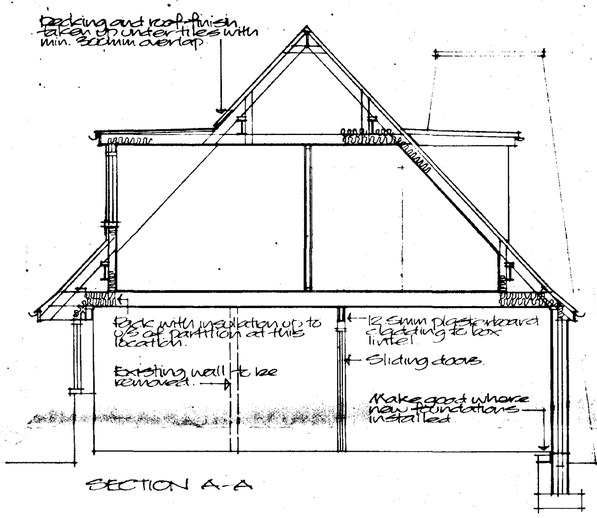
Install new 225x700 grade 5ST1 concrete strip foundation to new wall replacing garage entrance and 225x450 strip foundation to small section of 100mm block internal wall
Depth of new foundations to be min. 750mm (1,000 in shrinkable soil) depth to be agreed on site with L.A. building inspector
Existing foundations to be checked for suitability.

Install new 65mm dia. rainwater downpipe at this location connected to 110mm dia. UPVC drains bedded on 10mm pea gravel to soakaway 1 metre cube at least 5.000 from building

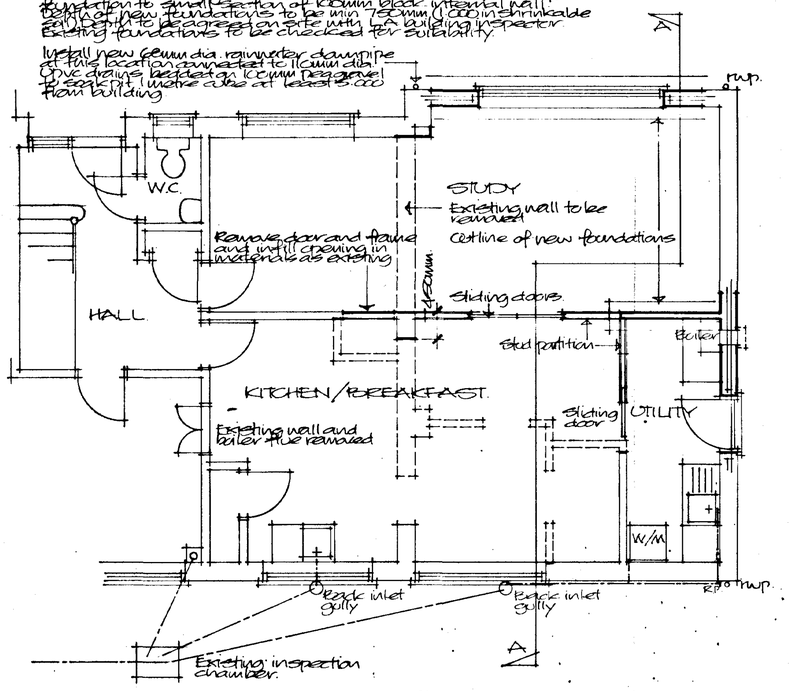








SECTION A-A



GROUND FLOOR

Lintels:

Install 1.G. type LI/HD50 steel lintel to new window opening to study and new double door/window opening to kitchen
Install type LI/HD50 steel lintel with cavity wall tray to new door opening to utility
Install 2 no. lintel 100 to sliding door/studwork between kitchen and study each approx. 3.500
Install 1.G. box lintel 100 (2no.) to 2no. openings through gable wall at ground floor level and 1no. opening at first floor level
All lintels to be installed to manufacturers recommendations.

Windows/external doors:

To be UPVC frames with all glazing double glazed and with safety glass to BS 6262 to doors and to any glass within 800mm of floor level
Install trickle vents to provide 8000mm² background ventilation to bedrooms, study and breakfast kitchen and 4000mm² to utility.
Windows to provide at least 1/20 of floor area as ventilation to habitable rooms.

Approx. window sizes:

Bedrooms	1200x1770 @ 3000 wide
Study	1200x2000 wide
Kitchen/breakfast	1800x1800
	2160x1200

Depths of kitchen/breakfast windows to be confirmed.

Ground floor:

Existing ground floor concrete slab to be retained and made good where required.

Heating/hot water:

Existing boiler and flue to be removed and new wall mounted gas fired boiler with balanced flue installed in new utility
Boiler to be fitted with timing controls and boiler control interlock
Existing to be fitted to new gas fire
Existing heating and cold water systems to be retained and altered to suit. New thermostatic valves to be fitted to all new radiators
Hot water pipes to be insulated with Armaflex or similar insulation 25mm thickness to match pipe outside diameter.

Mechanical ventilation:

Install extract fan mounted in cooker hood to kitchen to extract 60 litres per second
Install extract fan to utility to extract at a rate of 30 litres per second
Install extract fan to en-suite to extract at a rate of 15 litres per second controlled by light switch with 15 minute overrun.

Above ground drainage:

To comply with BS 5572 with 40mm dia. polypropylene waste from kitchen and utility sinks, washing machine and bath and 32mm dia. waste from wash basin. Combined wastes to be 50mm dia.
All sanitary fittings connected to new 110mm dia. UPVC stub stack fitted with air admittance valve above flood level
Stub stack to be taken through floor void to existing soil and vent stack. Install rodding eye at base of stub stack
New ground floor fittings connected to existing back inlet gullies
Install air admittance valve on waste adjacent to utility sink together with rodding point (RP) at bend in waste pipe.

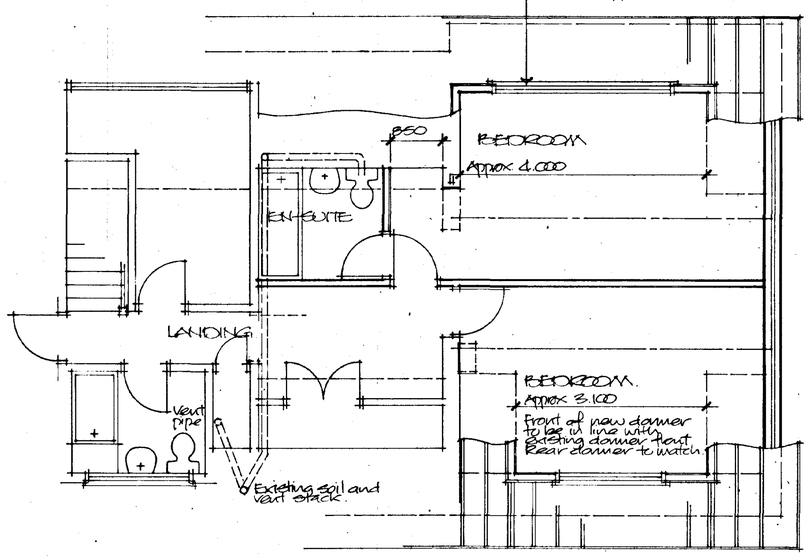
Stud partitions:

New stud partitions formed of 50x75 studs at 400mm cts. with 50x75 sole and head plates and noggings at 1,200 cts.
Clad both sides with 12.5mm plasterboard and skim and install fibreglass packing between studs.

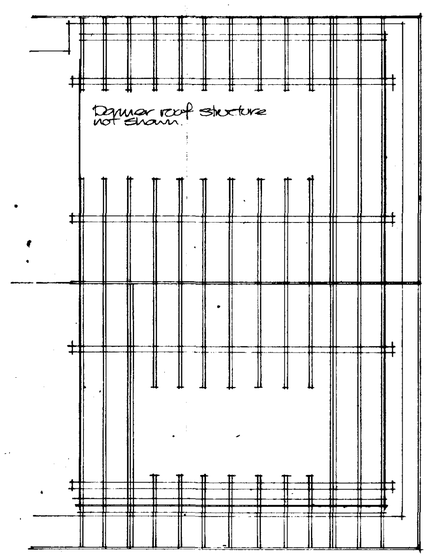
Lead flashings:

Install code 4 lead flashings around new dormer windows.

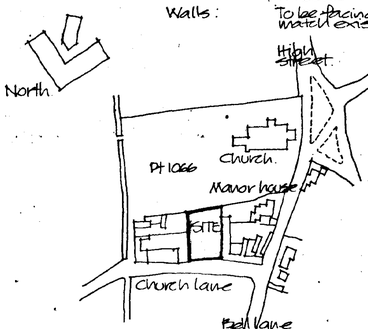
* Install 2no. 50x225 timbers spiked together and located above window frame to support flat roof.



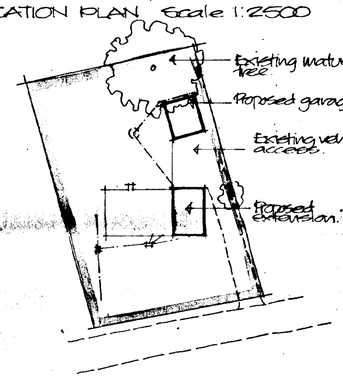
FIRST FLOOR



ROOF STRUCTURE LAYOUT



LOCATION PLAN Scale 1:2500



BLOCK PLAN Scale 1:500

AMENDED PLAN
Ref.

SOUTH HOLLAND DC
HOUSING & PLANNING
18 AUG 2000
09/26/00
Ref:

BROADGATE BUILDERS LTD
The Race Ground
Spalding
Lincolnshire
PE11 3AP
Telephone : 01775 723516
Fax : 01775 725097

Project
PROPOSED EXTENSION TO DWELLING 7 CHURCH LANE, MOULTON.

Client
MR. H.W. HEMENS

Scale 1:50/1:100 Date July 2000

Revised Aug 2000

Roof construction:

Interlocking concrete tiles to match existing installed to manufacturers recommendations on 25x38 fully treated battens on sarking felt on built up timber roof structure formed of:

- 50x150 rafters at 400mm ctrs.
- 47x225 floor joists at 400mm ctrs.
- 38x250 ceiling joists at 400mm ctrs. extending through gable at roof joists to dormer roofs.
- 250x100 collars at ridge
- 50x150 min ridge board
- 50x100 hangers at 400mm ctrs adjacent to upper steel purlins
- 100x100 wall plates above each steel purlin and below eaves floor joists
- 50x150 pole plate to north side of roof.

Dormer roofs constructed of mineral chippings min. 12mm thick bedded in bitumen on built up high performance polyester based roof finish on 18mm thick external grade plywood decking on firrings to fall 1 in 60 on flat roof joists/ceiling joists.
Install 2no 50x125 timbers spiked together and located above window lintels to support flat roof joists forming a gable upstand to be similar to existing dormer roofs but to incorporate roof void ventilator strip providing 25,000mm² ventilation per metre.

Dormer front and side external walls formed of tile hanging to match existing on 25x38 treated battens on breather membrane on 12mm thick sheathing ply on 50x100 studs at 400mm ctrs with internal finish of 9.5mm thick plasterboard and skim on vapour barrier.
Side walls to dormers supported on double rafters.

All structural timber to be grade SC5 marked dry or kin dry.

Lateral restraint:

Install 30x5mm mild steel straps at average 1.800 ctrs between roof structure and walls. Straps to be installed at suggested floor level and at slope of roof. Straps to extend over two timbers at gable with solid noggings under.

Install 2 rows of solid strutting to suspended floor at ½ span.

Install 4no. 203x102x23 UBs as steel purlins where indicated (refer to structural calculations)

Roof void ventilation:

Install roof void vent strips to eaves to provide 25,000mm² ventilation per metre together with vents at ridge to provide 5,000mm² ventilation per metre.

Roof insulation:

Install 2 layers of 100mm thick fibreglass quilt insulation above flat ceilings (not dormer roofs) with 1 layer between and 1 layer over ceiling joists.
Install 1 layer of 150mm thick fibreglass quilt insulation above ceiling to dormer roofs with min 50mm ventilation gap over.
Install 1 layer of 100mm thick 50mm thick fibreglass quilt insulation between rafters above ceiling (sloping) with min 50mm ventilation gap over.

Install 100mm thick fibreglass quilt insulation between studs to dormer sides and front.

Ceilings:

Ground floor ceilings and ceilings to sloping areas to be 12.5mm thick plasterboard with skim finish to flat ceilings and plasterboard finish to sloping ceilings.
First floor flat ceilings to be formed of 9.5mm plasterboard with skim finish.

Gutters and downpipes:

Extend/replace existing UPVC gutters and connect to existing downpipes.

Cavity walls:

New sections of cavity wall constructed of 102mm facing, 50mm cavity and 100mm 'thermalite' standard block or similar with dense plastering internally.
Cavity insulation to be 50mm thick fibreglass batts installed to manufacturers recommendations.
Average U value to be 0.27 W/m²K.
Damp proof installed dpc to read's with flame lapping by 150mm.
Cavity wall ties to be installed at 900mm ctrs horizontally, 450mm ctrs vertically and at 225mm ctrs within 225mm of reveals.
Ends of cavities to be sealed with superlux or similar.
Concrete brickwork used below ground to be class A engineering brick to base of cavity to within 225mm of dpc level.
Install flyfold dpc to walls min 150mm above ground level.

Foundations:

Install new 225x100 grade 30N concrete strip foundation to new wall replacing garage entrance and 225x450 strip foundation to spinal section at 100mm block internal wall.
Depth of new foundations to be min 750mm (1,000 in shrinkable soil) depth to be agreed on site with L.A. building inspector.
Existing foundations to be checked for suitability.

Install new 65mm dia rainwater downpipe at this location connected to 110mm dia UPVC drains bedded on 100mm bed gravel to soak pit 1 metre cube at least 5,000 from building.

NORTH ELEVATION

fully bond new facing brick to existing

WEST ELEVATION.

fully bond new facing brick to existing flank wall & to inner skin

SOUTH ELEVATION

Roof finish: To be plain tiles to match existing together with cladding to sides and fronts of new dormer windows

Walls: To be facing brickwork to match existing.

Lintels:

Install 1 No. type LI/HD50 steel lintel to new window opening to utility type LI/HD50 steel lintel with cavity wall tray to new door opening to utility.
Install 1 No. type LI/HD50 steel lintel to new window opening to kitchen and form new opening approx 3.300
Install 1 No. box lintel 100 (2no) to give openings through gable wall at ground floor level and 1 No. opening at first floor level.
All lintels to be installed to manufacturers recommendations.

Windows/external doors:

To be UPVC frames with all glazing double glazed and with safety glass to BS 6206 to doors and to any glass within 800mm of floor level.
Install trickle vents to provide 8000mm² background ventilation to bedrooms, study and lounge/dining/kitchen and 4000mm² to utility. Windows to provide at least ½ of floor area as ventilation to habitable rooms.
Approx window sizes:

Bedrooms	1050x1770 wide
Study	2200x2400 wide
Kitchen/breakfast	1800x1200
	2160x1200

Depths of kitchen/breakfast windows to be confirmed.

Ground floor:

Existing ground floor concrete slab to be retained and made good where required.

Heating/hot water:

Existing boiler and flue to be removed and new wall mounted gas fired boiler with balanced flue installed in new utility. Boiler to be fitted with timing controls and boiler control interlock circuit to be fitted to flue outlet.
Existing heating and hot and cold water systems to be retained and altered to suit. New thermostatic valves to be fitted to all new radiators.
Hot water pipes to be insulated with Armaflex or similar insulation of thickness to match pipe outside diameter.

Mechanical ventilation:

Install extract fan mounted in cooker hood to kitchen to extract at a rate of 30 litres per second.
Install extract fan to utility to extract at a rate of 30 litres per second.
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Above ground drainage:

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All sanitary fittings connected to new 110mm dia UPVC stub stack with air admittance valve above flood level.
Stub stack connected through floor void to existing soil and vent stack. Install sealing access at base of stub stacks.
New ground floor fittings connected to existing back inlet gullies.
Install air admittance valve on waste adjacent to utility sink together with rodding point (RP) at bend in waste pipe.

Stud partitions:

New stud partitions formed of 50x75 studs at 400mm ctrs with 50x75 sole and head plates and noggings at 1,200 ctrs. Clad both sides with 12.5mm plasterboard and skim and install fibreglass packing between studs.

Lead flashings:

Install code 4 lead flashings around new dormer windows.

LOCATION PLAN Scale 1:2500

SUPERSEDED

Existing mature tree.
Proposed garage
Existing vehicle access.
Proposed extension.

SUPERSEDED BLOCK PLAN Scale 1:500

SOUTH HOLLAND DC HOUSING & PLANNING
25 JUL 2000
Ref: 0926/00

Decking and roof finish laid to under tiles with min. 300mm overlap

Pack with insulation up to line of partition at this location

Existing wall to be removed.

12.5mm plasterboard & skimming to box lintel

Sliding doors.

Make good where new foundations installed.

SECTION A-A

GROUND FLOOR -

W.C.
STUDY
Existing wall to be removed
Centre line of new foundations
Remove door and frame and infill opening in materials as existing
HALL
Sliding doors.
Boiler
Stud partition
KITCHEN/BREAKFAST
Existing wall and boiler flue removed
Sliding door
UTILITY
W/M
RWP
Back inlet gully
Back inlet gully
Existing inspection chamber.

FIRST FLOOR

BEDROOM
Approx 4.000
EN-SUITE
LANDING
Vent pipe
BEDROOM
Approx 3.100
Front of new dormer to be in line with existing dormer. Rear dormer to match.
Existing soil and vent stack.

ROOF STRUCTURE LAYOUT

Dormer roof structure not shown.

BROADGATE BUILDERS LTD
The Race Ground
Spalding
Lincolnshire
PE11 3AP
Telephone: 01775 725616
Fax: 01775 725097

Project
PROPOSED EXTENSION TO DWELLING
7 CHURCH LANE, MOULTON.

Client
MR. H.W. HEMENS

Scale 1:50/1:100 Date July 2000