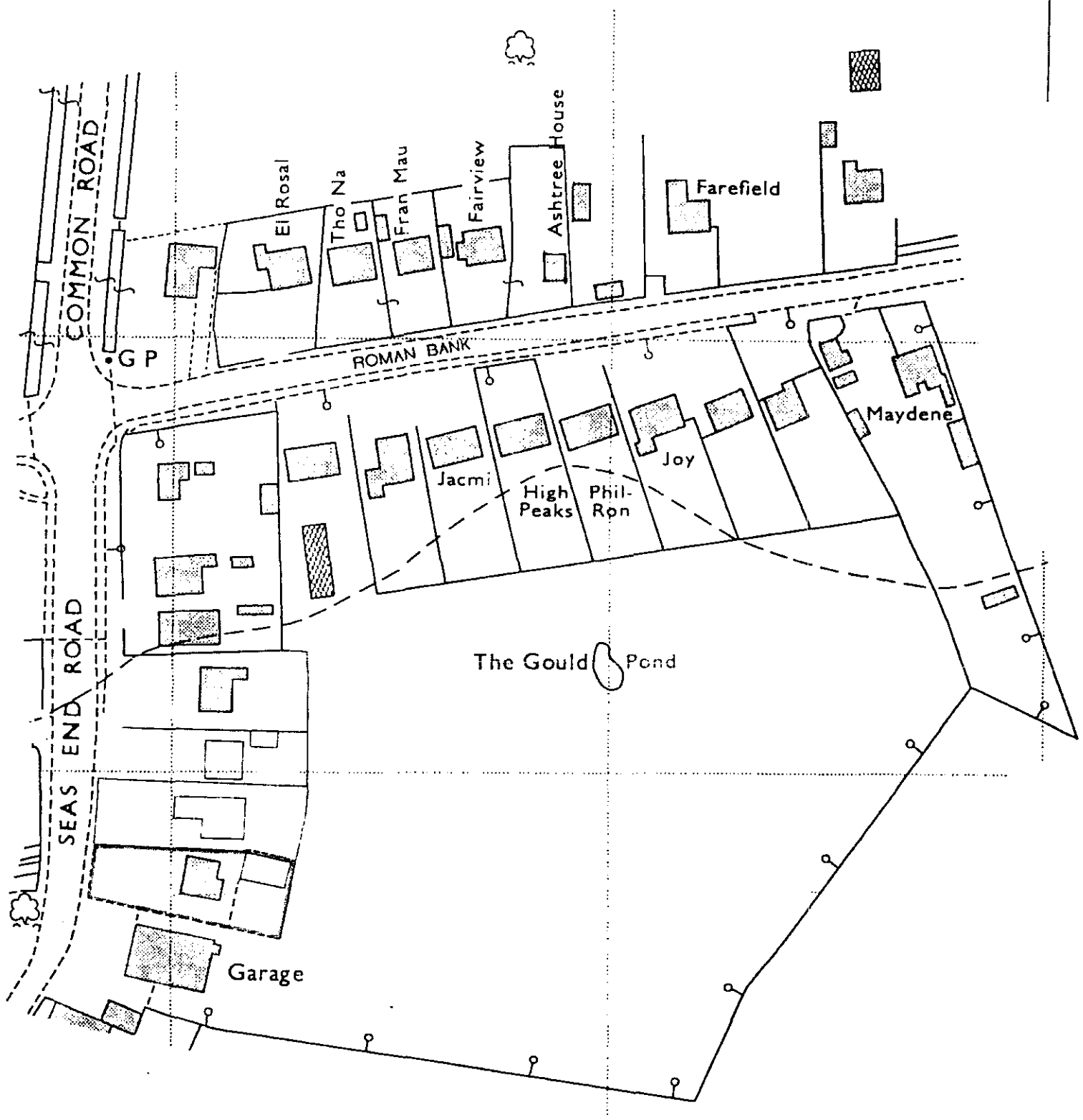
H.M. LAND REGISTRY

TITLE NUMBER			
LL 117825			
ORDNANCE SURVEY PLAN REFERENCE	TF 3227	SECTION A	Scale 1/1250 Enlarged from 1/2500
COUNTY LINCOLNSHIRE	DISTRICT SOUTH HOLLAND		© Crown copyright 1988

The boundaries shown by dotted lines have been plotted from the plans on the deeds The title plan may be updated from later survey information

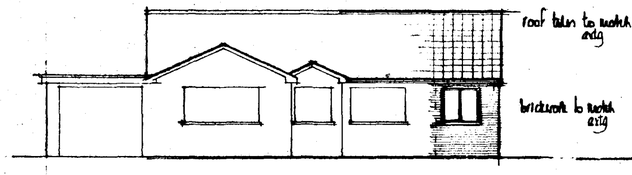


SOUTH HOLLAND DC
HOUSING & PLANNING
02 OCT 2001
Ref:

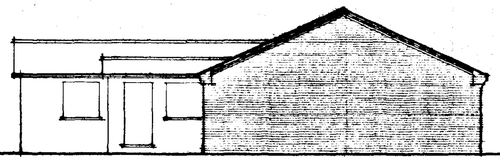
FILED PLAN
H.M. LAND
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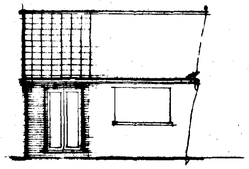
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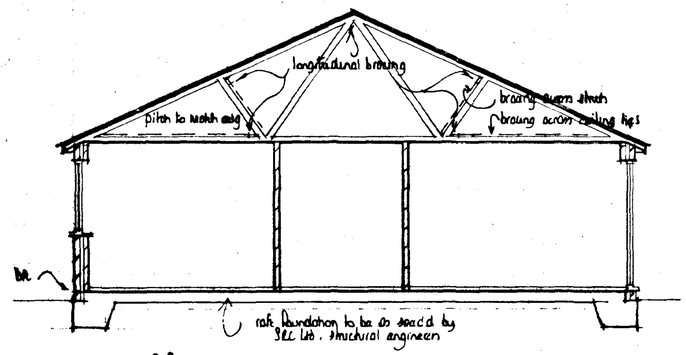
west



south



east



section

FOUNDATIONS/FLOOR SLAB

Foundation and floor slab to proposal to be a reinforced raft foundation tied to the existing all in accordance with the design drawings and specification etc. prepared by Sidebottom, Richardson and Cheng Ltd.

Two coats Synthaprufdamp proof membrane are to be applied to the upper surface of the raft , lapped with existing and proposed damp proof courses. The finish be a min.65mm sand cement screed to match the existing floor level.

WALL CONSTRUCTION

Above Ground
To be 265mm o/a constructed as follows :-

100mm facing brick (to be FL quality below dpc level)
65 mineral wall insulation i.e. Dritherm (k = 0.036)
100mm loadbearing insulation blocks i.e Hemelite (k = 0.44)

All to be tied together using stainless steel wall ties positioned at distance not exceeding 900mm horizontally, 450mm vertically and staggered. To be at every block course vertically at all returns and reveals.

Internal finish to be 12mm render with gypsum plaster skim finish to give a 'U' value of 0.414W/mK

Internal Walls
To be 100mm blockwork constructed off a dpc off the floor slab

DPC in Walls
To be a min. 150mm above finished ground level
An insulating vertical cavity closer and dpc, i.e. Thermabate, is to be provided to all cavity closures. A dpc cavity tray, stepped as applicable, is to be constructed within the wall immediately above an abutment.

LINTELS

Lintels to be Catnic, or similar and equivalent, to have a min. 150mm end bearing and be installed in strict accordance with manufacturers instructions with a dpc cavity tray over where applicable.

Lintels over internal openings to be Catnic CN102 lintels unless specified otherwise.

Lintels to be protected with min. 19mm gypsum plaster skim finish to give a min. half hour fire protection.

WINDOWS & DOORS

Windows and doors to be purpose made UPVC, double glazed with min.12mm air gap to sealed units and weather stripped

Windows to habitable rooms are to incorporate a controllable trickle vent of 8000mm², 4000mm², to non habitable rooms.

Glazing to windows less than 800mm and doors (include sidelights to doors) less than 1500mm above floor level is to be laminated or toughened glass in accord with BS6206 : 1981.

WINDOW/DOOR & LINTEL SCHEDULE

Location	window/door ref. Width x height	lintel ref. & length
1	1200 x 2100	CG50/100 1500
2	1200 x 1200	CG50/100 1500

VENTILATION

All habitable rooms are to have windows containing opening vents, the combined total of which is equal to not less than 1/20th of the floor area of the room.

The internal en suite is to be mechanically ventilated dicact to the external air. Extractor is to be capable of 6 min. 3No. air changes per hour and is to incorporate a 15 minute over-run period.

SMOKE DETECTION

Self contained smoke alarms complying with BS5446 : Pt 1 : 1990 are to be installed where indicated SD on the drawing. An alarm must be positioned within 3.0m of bedroom doors.

The alarms are to be permanently wired to a separately fixed circuit at the distribution board operating at a low voltage via a mains transformer.

Where more than one smoke alarm is required the units are to be interconnected so that the detection of smoke by one unit operates the alarm signal in all units.

The wiring installation is to comply with the I.E.E. Regulations.

ELECTRICAL INSTALLATION

The Electrical Contractor is to ensure that the electrical installation is in full compliance with the latest edition of the I.E.E. Regulations
Any electrical fitting indicated on the drawing in a position contravening these regulations must be relocated in order to achieve full compliance.

All switches, sockets, tv points and telephone jackpoints are to be located at a height between 450 and 1200mm above finished floor level.

HOT WATER SYSTEM

A room thermostat or radiator valves are to be installed.

All pipes not contributing to useful heat requirements are to be insulated using an insulation material with a thermal conductivity not exceeding 0.45W/mk and a thickness equal to the external diameter of the pipe up to a max. of 40mm.

DRAINAGE

Surface
Excavate for and lay in where indicated 100mm diam. flexible jointed UPVC drains on 100mm pea gravel bed from 100mm diam. upturned bend at base of downpipe to surface water soakaway.

Form soakaway where indicated a min. 5.0m from the nearest building. Excavate 1200 x 1200 x 1200mm deep, backfill with brick rubble to 300mm below ground level, lay in sheet polythene and make up with vegetable soil.

Foul
Supply and install proprietary upvc inspection chambers on 100mm pea gravel bed in strict accordance with manufacturers instructions. Inspection chambers to conform to the following sizes : -

Depth	Internal diam	Cover diam
.6m or less	190mm	190mm
1.0m or less	450 mm	450mm

Excavate for and lay in where indicated 100mm diam. flexible jointed upvc drains on 100mm pea gravel bed at a gradient of 1 : 70.

Where 100mm diam. drains pass through walls they are to be protected by the use of a lintel over. Both sides the wall to be masked with rigid sheet material with 50mm clearance of the pipe.

Where flexible pipes are not under a road and have less than 600mm cover they are to have concrete paving slabs laid as bridging above the pipes for protection and are to have a min. 75mm granular material between the top of the pipe and the underside of he slab.

Where flexible pipes are under a roaddrive with less than 900mm cover reinforced concrete bridging is to be used instead of paving slabs.

Install where indicated ø 100mm diam. soil and vent pipe jointed to 100mm diam. upturned bend at base. Finish at top, a min. 900mm above window head height, with a durable cage.

Install 40mm diam. pvc waste to shower *(NOTE : shower trays to be constructed on a suitable plinth to maintain access to trap and waste)*, 32mm diam. pvc waste to hand basins all with 75mm deep traps. *Unless specified other wise on plan.*
All waste pipes to have rodding access at each change of direction and be readily accessible throughout their length.

Above ground drainage to comply with BS5272 : 1978
Below ground drainage to comply with BS8301 : 1985

All drainage items are to be installed in strict accordance with the manufacturers instructions.

ROOF CONSTRUCTION

Tiles
The roof is to be covered with interlocking concrete roof tiles fixed in strict accordance with manufacturers instructions.

Battens
Approved quality tanalised s/w battens, 38 x 25mm, are to be laid at a gauge suitable for the tiles and fixed with 90 x 3.35mm wire nails. Battens should be at least 1.2m in length and should be of sufficient length to be supported at each end and intermediately by at least three rafters, trusses or walls. Butt joints over intermediate supports should be staggered and the ends must be sawn.

Underlay
Approved reinforced roofing felt, type 1F to BS 747, is to be laid over the rafters lapped 150mm at the joins and secured with clout nails. The underlay should extend over the fascia board and into the eaves gutter. In order to prevent water traps behind the fascia it is recommended that a strip of 6mm marine plywood is provided to support the underlay. The ply is to be laid over the rafters and under the roofing felt positioned as close as possible to the last tilling batten and secured to the fascia.

Eaves
Eaves are to be formed with standard size tiles and purpose made eave fillers must be nailed to the fascia board. Eave tiles must be laid at the same pitch as the main body of tiling and should overhang the fascia by an amount sufficient to ensure that the water discharges into the centre of the gutter.

Verges
Verges are to be formed with 150mm wide asbestos cement strip onto which is bedded the tiles which form the verge projecting approx. 50mm over gable brickwork.

Ridge
The ridge is to be covered with segmental ridge tiles of the same colour as the main body of tiling, unless specified otherwise, and secured using a proprietary ventilated dry ridge system having ventilation equivelent to a continuous 6mm gap.

Mortar
All bedding mortar is to consist of 3 parts sharp sand to 1 part Portland cement and should be struck off to give a smooth face and pointed in one operation.

Trusses
Gangnail trusses, pitch to match existing, at 600mm centres to be designed, fixed and braced in accordance with BS5268 : pt3 : 1985 and secured to wall plate with proprietary stainless steel clips.

Manufacturers details and calculations in respect of prefabricated trusses, include compound roof trusses, are to be submitted to the Local Authority Building Control Dept. for approval at least 28 days prior to fixing on site.

Truss positions and bracing shown is indicative only and is to be confirmed/superseded by truss manufacturer

All bracing to be 100 x 25mm.

Insulation
To be Rockwool Rollbatts (k = 0.037 W/mK), 150mm laid between joists with a further layer of 80mm laid at right angles over the top.

Ceilings
12.7mm foil backed plasterboard, fixed in accordance with manuf. instructions with all necessary noggins etc., and finish with artex/skim finish in accord with clients instructions.

Ventilation
Provide over fascia ventilation (equal to a 10mm continuous gap) to provide cross ventilation to the roof space.

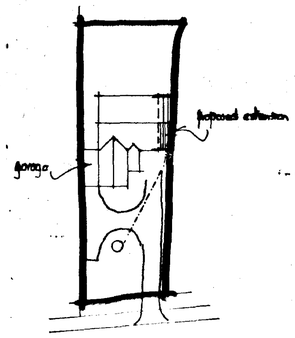
Rainwater Goods
Supply and fix 115mm PVC gutters to fascia with all necessary brackets, stop ends, outlets etc.

Supply and fix 64mm PVC downpipes securely clipped to walls at 1800mm cts with all necessary offsets, swannecks, adaptors etc. and taken into 100mm diam. upturned bend at base.

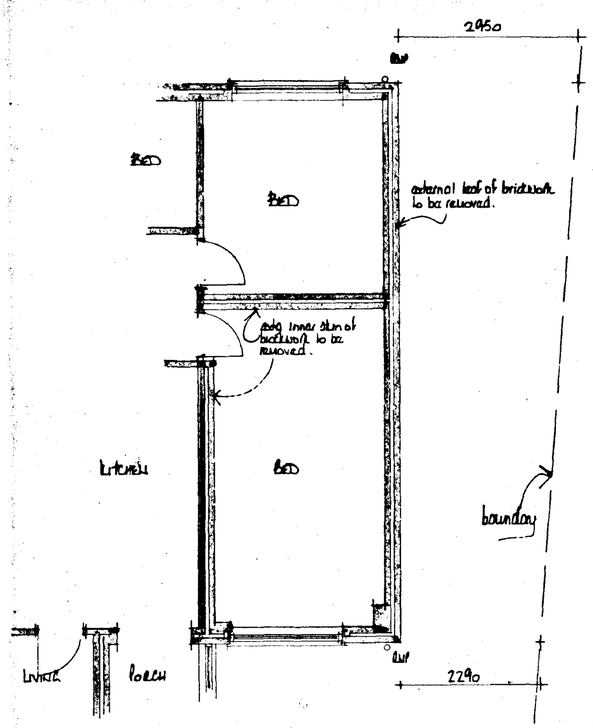
STRAPPING

Where rafters, floor joist and ceiling ties run parallel to walls they are to be strapped at 1800mm cts. Straps to be fixed to a min. 3No. rafters etc., having nogged between beforehand, and hooked into the cavity a min. 150mm.
Similar straps to be used at 1800mm cts to hold down the wall plate.

Straps to be 30 x 6mm galv. m.s.

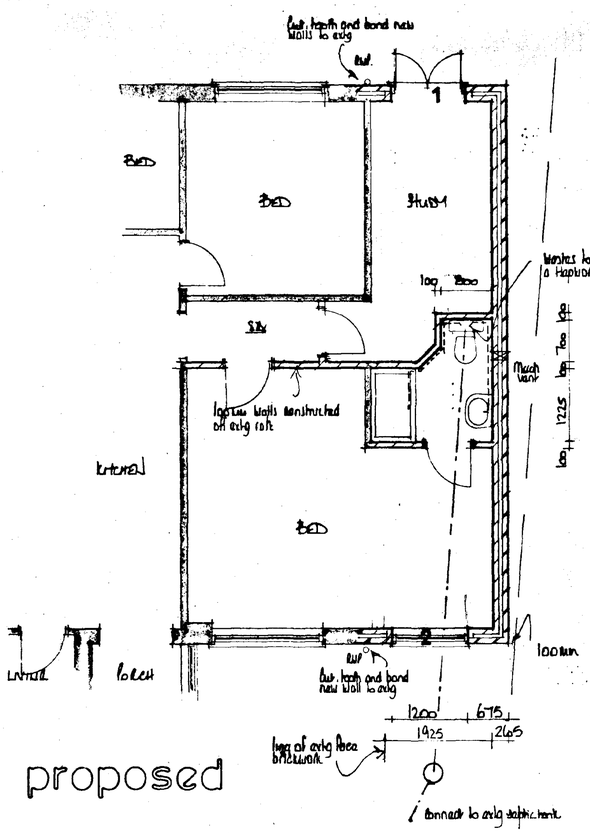


block plan



existing

ground floor plan



proposed

ground floor plan

DETERMINED PLAN

SOUTH HOLLAND DC HOUSING & PLANNING 13 SEP 2001 Ref: 1105/01

A		
Date		Revisions

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Client
Mr. & Mrs Burns

Job Title
Extension to Dwelling at
9A SEAS END ROAD
MOULTON SEAS END
SPALDING. LINCS

Drawing Title
Plans
Sections
&
Elevations

Scale 1:50, 1:100, 1:500

Date June 01 | Drawn by AL

Drg. No. 01/24/02 | Rev