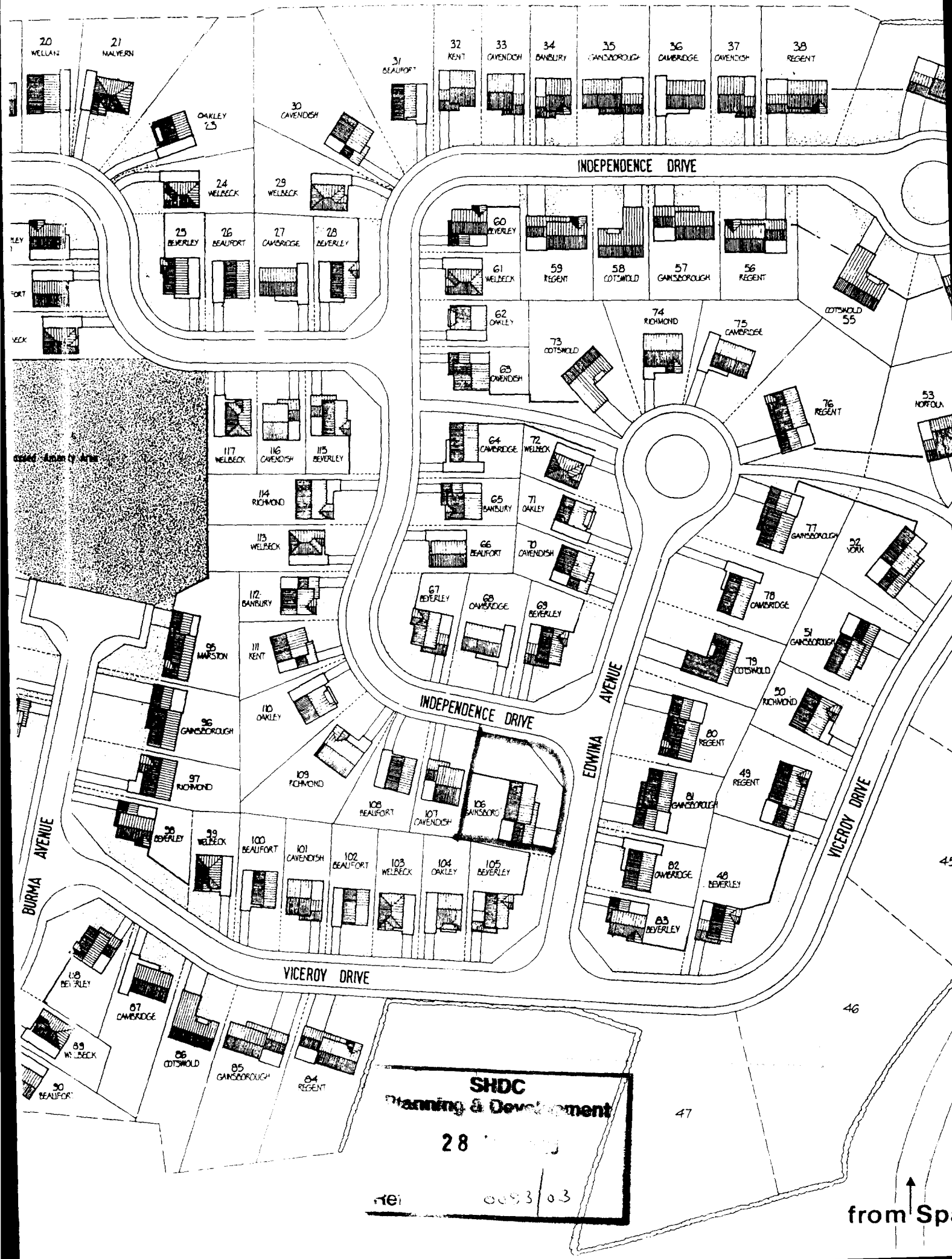
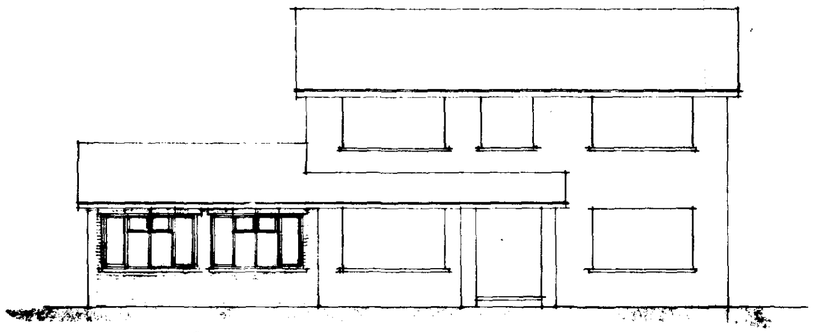
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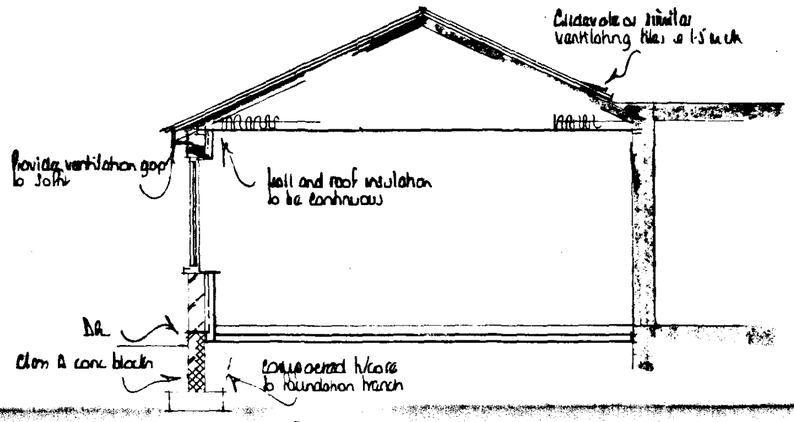


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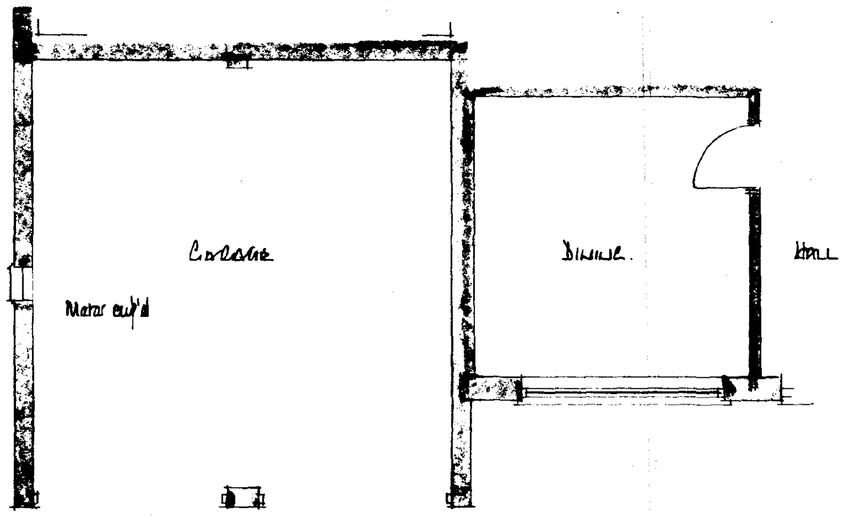
from Spa



east



section



existing
ground floor plan

FOUNDATIONS

Foundations to be ST4 grade concrete

For 215mm walls foundations to be 600 x 230mm

Foundations to be taken down to a firm loadbearing strata, a min. 1.0m if in shrinkable sub soil, in accordance with the requirements of the Local Authority Building Control Dept. and in accord with the NHBC guidelines for building near trees.
Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

FLOOR CONSTRUCTION

65mm min. sand/cement screed reinforced with chicken wire mesh. Thickness of screed to raise floor level to match that of existing dwelling
500g polythene separating membrane
48mm Celotex GA2000 floor insulation
1200g polythene damp proof membrane dressed into dpc in walls
Existing concrete garage floor

WALL CONSTRUCTION

Below Ground
To be 100mm Class A concrete blocks

Above Ground
To be 215mm o/a constructed as follows :-

100mm facing brick (to be FL quality below dpc level)
100mm loadbearing insulation blocks i.e. Tarmac Toplite standard, k = 0.15

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.

Dry lining to extern al walls
Extg wall
50mm cavity
Building paper vapour barrier
75 x 50mm head and sole plate
75 x 50mm studs at 400mm cts with min. 2 rows
75 x 50mm noggins equally spaced
75mm glassfibre insulation within framework, face with 12.7mm plasterboard, tape joint and skim finish.

DPC in Walls
To be a min. 150mm above finished ground level

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

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.
Lintels to be protected with min. 15mm gypsum plaster skim finish to give a min. half hour fire protection.

WINDOWS & DOORS

Windows to be purpose made UPVC, or similar and approved, double glazed using glass having a soft low E coating with an emissivity value of 0.05 with 12mm air gap to sealed units and weather stripped.
'U' value of double glazing to be 2.0W/m²°K
Double glazing manufacturers certificate to be provided to prove compliance of the glazing to that specified.

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

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.

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.

HOT WATER/CENTRAL HEATING SYSTEM

Thermostatic radiator valves are to be installed with a room thermostat provided to switch off the boiler when there is no demand for heating or hot water.

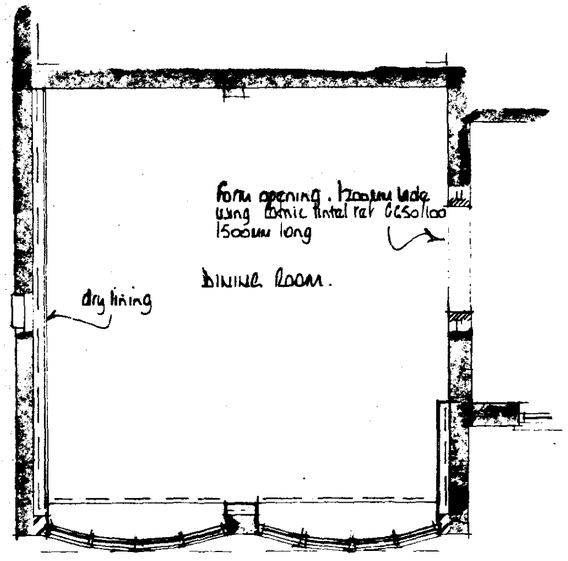
All pipes not contributing to useful heat requirements are to be insulated using an insulation material with a thermal conductivity not exceeding 0.45W/mk and a thickness equal to the external diameter of the pipe up to a max. of 40mm.

ROOF CONSTRUCTION

Insulation
Provide 150mm Rockwool Rollbatts (k = 0.037 W/mK), laid between joists with a further layer of 150mm 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.

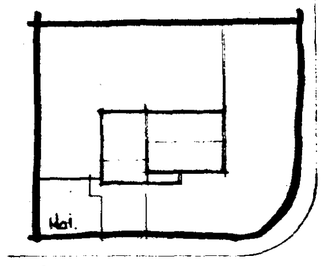
Ventilation
Provide ventilation to the existing soffit equal to a 10mm continuous gap in conjunction with Glidevale ventilating roof tiles to the rear slope of the roof at 1.5m ctrs to provide cross ventilation to the roof space



proposed

DETERMINED PLAN

SHDC
Planning & Development
28 JAN 2003
Ref 0083/03



Bedwell Avenue

block plan

A		
	Date	Revisions

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East Midlands Design Associates
"Willow Lodge",
Horseshoe Road,
Spalding,
Lincs PE11 3JA
Tel: Spalding (0775) 767988

Client: Mr. Mrs Holland

Job Title: Conversion of Garage at 1 Bedwell Drive, Pinchbeck, Spalding.

Drawing Title: Plans Section & Elevation

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

Date: Jan 03 | Drawn by: AL

Drg. No. 03/04/01 | Rev