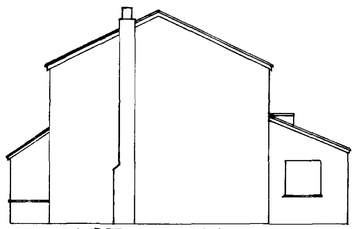
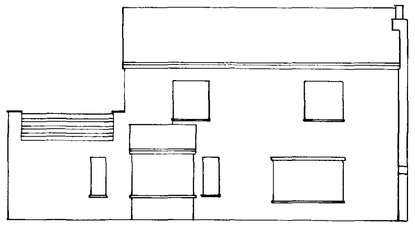


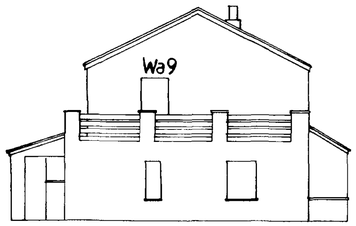
SOUTH ELEVATION



WEST ELEVATION



NORTH : ELEVATION



EAST ELEVATION

EXISTING DWELLING CONSISTS OF;
Main building, assumed solid brick wall construction, two storey, pitched roof, with clay tiles.
South extension, solid brick wall, single storey, flat reinforced concrete roof.
Utility extension, cavity wall construction, single pitched roof, clay tiles to match main structure.
All exterior walls rendered. Windows of gorgian style, mixture of wood, plastic and metal frames.

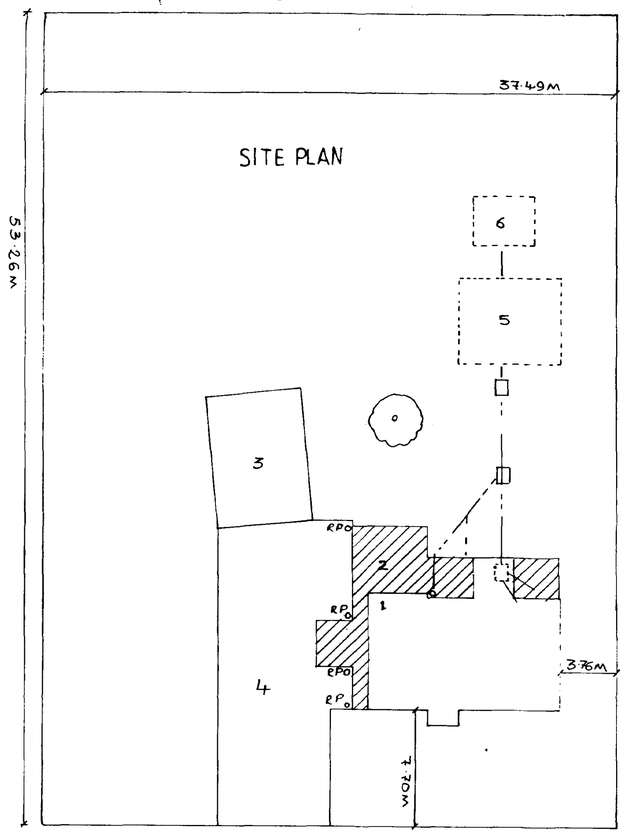
BRIEF;
Demolish East single storey extension, after making safe gable wall on ground floor level. Concrete roof is eight inch thick reinforced, in nine interlocking panels which are keyed into the gable wall. Care must be taken when removing roof as gable maybe unstable.
To be replaced with three storey extension, cavity wall construction, rendered to match existing building 45 degree pitched roof.
Kitchen and ground floor bathroom to be extended in line with utility extension, cavity wall construction, facing brick, single pitch roof.

1. East extension to be demolished, usable rubble to be stored on site for hardcore. The rest to be skipped and removed.
Subject to investigation dig up and remove concrete floor, if no d.p.m is found.
2. Remove window A7. In utility room and brick and make good.
3. Remove door in utility and brick up and make good, around new window A6.
4. Remove window A8. in utility and enlarge to fit door and side light, 1320 x 2040mm. (Door 3)

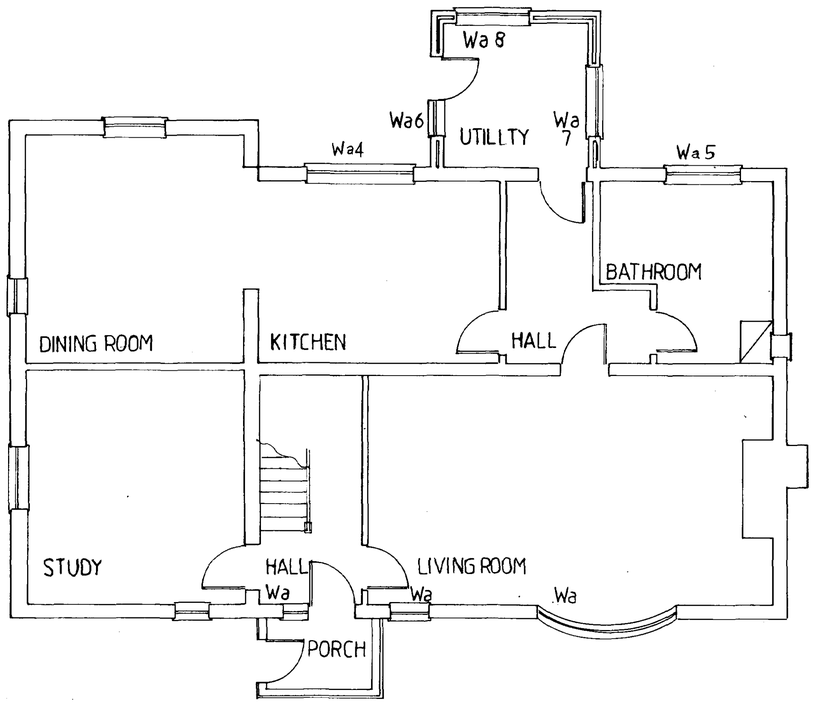
5. Remove utility roof and relay pitch in line with extension of kitchen and bathroom.
6. Remove groundfloor bathroom window A5. And wall below, for archway through bathroom.
7.Remove Kitchen window A4. and wall below and around and fit lintel above.
8.Existing chimney in living room not in use, and to capped if required.
9. Window A9. To be removed and wall below, to become doorway between first floor extension and main existing frst floor hallway.
10. Eisting drainage that becomes internal due to extension, to be exposed and surrounded in concrete.

MAIN THREE STOREY EXTENSION EXTERNALLY RENDERED
CLADDING BRICKS TO MATCH ENTRANCE PORCH AND REAR EXTENSION
BRICKWORK WHERE INDICATED ON RENDERING, EXTENSION AND EXISTING

SITE PLAN
1. Existing building
2. Extension
3. Garage
4. Drive
5. Cess pool
6. Overflow
Rain water piped to soakaways, 1.5m cubed min 5m away from building.
Waste to cess pool.



EXISTING GROUND FLOOR PLAN



DETERMINED PLAN
SCU... HOUS... ...NG
22 FEB 2000
Ref: 0219/00

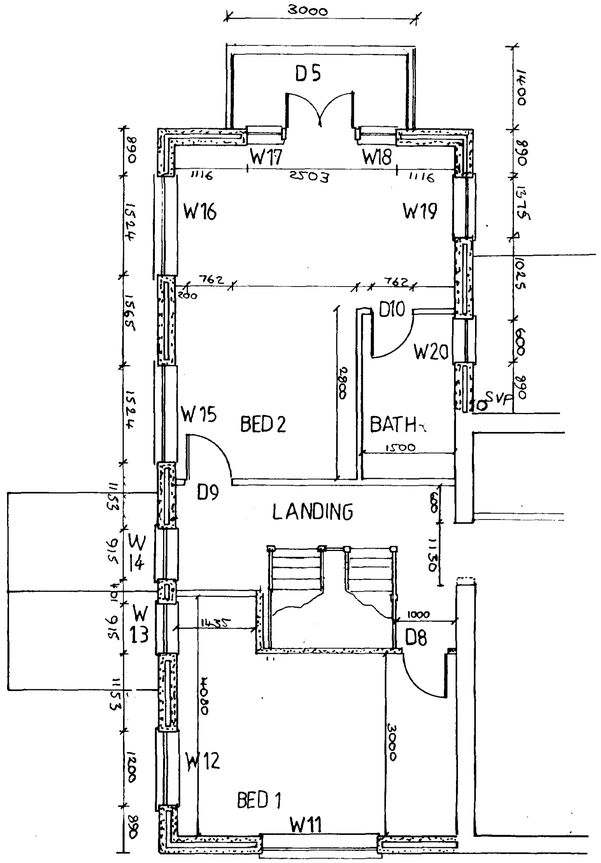
PAGE 1	BLOCK PLAN
REFERANCE	SITE PLAN
SCALE 1:50 1:100	EXISTING GROUND FLOOR PLAN. 1 : 50
	EXISTING NORTH ELEVATION. 1 : 100
	EXISTING EAST ELEVATION. 1 : 100
	EXISTING SOUTH ELEVATION. 1 : 100
	EXISTING WEST ELEVATION. 1 : 100
	BRIEF.

DESIGN AND DRAWN
PORDRIC CLAY
55 WILLESBY ROAD, SPALDING
LINCOLSHIRE PE11 2AX
TEL 01775 762918

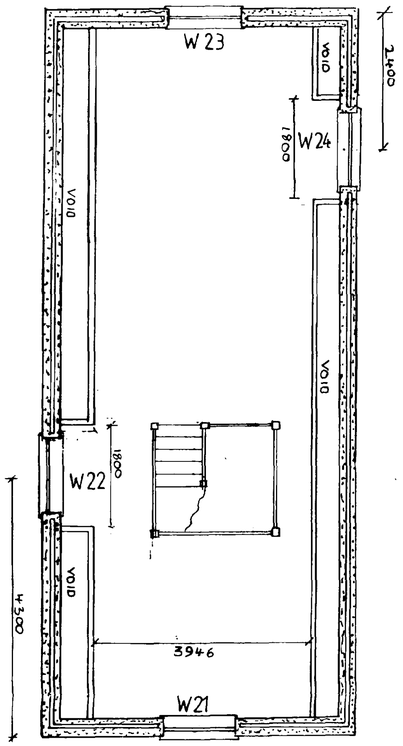
CLIENT
MR. G. ROLFE.
THE OLD WHEATSHEAF
STARLODE DROVE
WEST PINCHBECK, SPALDING.



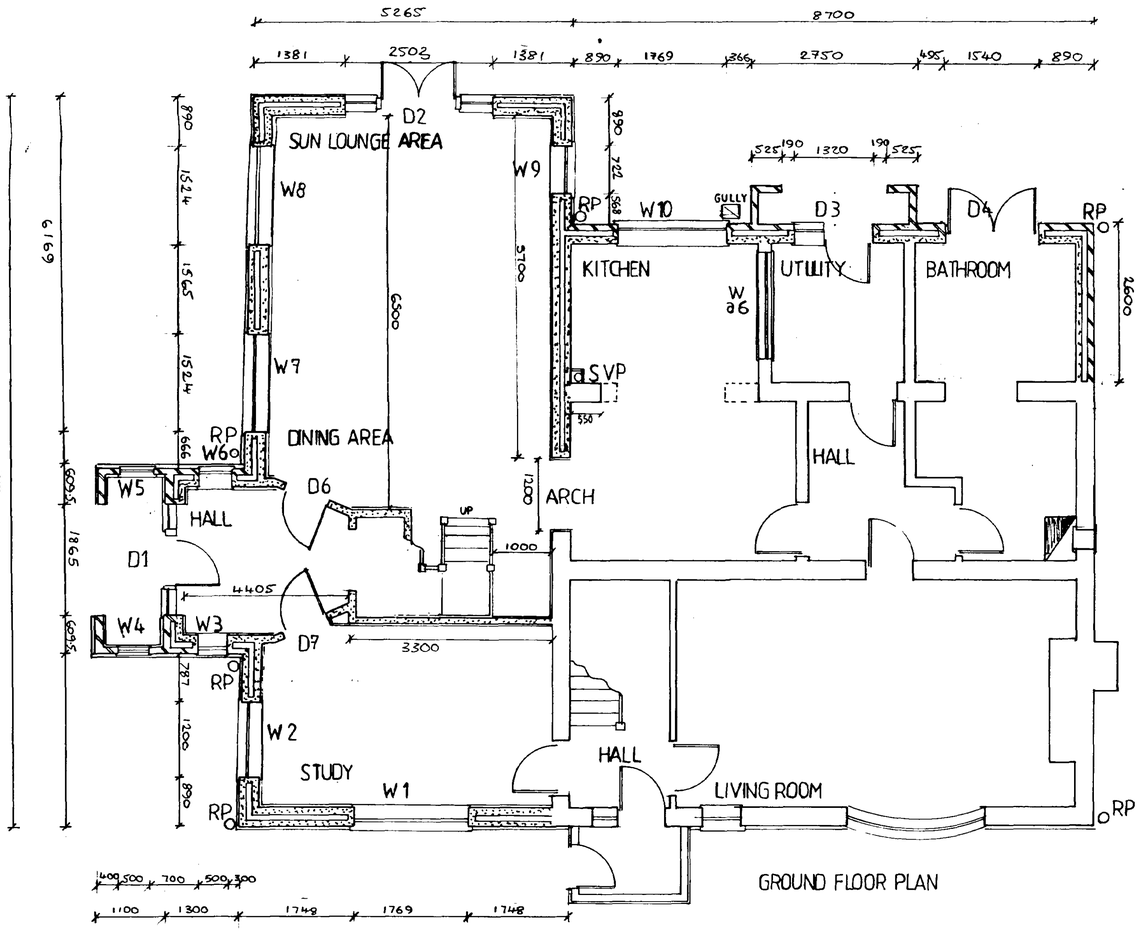
NORTH ELEVATION



FIRST FLOOR PLAN



LOFT ROOM PLAN



GROUND FLOOR PLAN

BALCONY CROSS SECTION.
75 x 220mm timbers at 600 centres
built through cavity wall and tied
in to first floor joists with
galvanised ties.
Balistrade 100 x 100.
Handrail 1100mm above deck level
Spindels min 100mm spacing
75 x 220mm cross bracing
Grade 1 exterior ply decking
with gradiant 1\50
Tongue and grove under.

DORMER CONSTRUCTION.
Timber dormer construction
False full width gable, with
1800mm dormer behind, Dormer
roof extended to give appearance
of full width gable.
100 x 50 SC3 tanalized and sawn
timber
18mm WB plywood
25mm insulation
Expanded metal lathing
12mm cement sand render.
Internal, 100mm insulation
12.5 plasterboard and skim.

HOUSING
22 FEB 2000
Ref: 0819/00
DETERMINED PLAN

PAGE	2
REFERENCE	
SCALE	1:50 REFERENCE ONLY DIMENSIONS ARE ACCURATE

GROUND FLOOR PLAN.	1 : 50
FIRST FLOOR PLAN.	1 : 50
LOFT FLOOR PLAN.	1 : 50
NORTH ELEVATION.	1 : 50

NOTE:

EXISTING FIRST FLOOR IS UNCHANGED EXCEPT FOR LANDING WINDOW, OPENED UP TO ALLOW ACCESS BETWEEN LANDINGS.

LOFT ROOM WINDOW 5700 ABOVE GROUND FLOOR, 1800 HIGH.

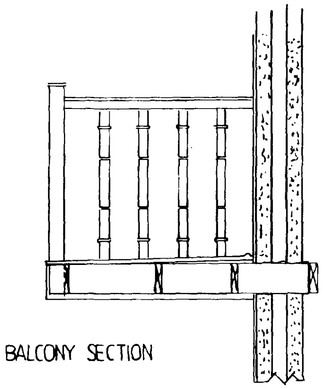
DRAWN AND DESIGNED
PORDRIC CLAY
55 WILLESBY ROAD, SPALDING
LINCOLSHIRE PE11 2AX
TEL 01775 762918

CLIENT
MR G ROLFE
THE OLD WHEAT SHEAF
STARIODE DROVE
WEST PINCHBECK
SPALDING

SOUTH ELEVAVATION



EAST ELEVATION



BALCONY SECTION

WINDOW AND DOOR SCHEDULE

PVC WINDOWS AND DOORS

GROUND FLOOR.
Study:-
Window 1. 1769mm wide, 1200mm high.
Window 2. 1200mm wide, 1200mm high.

Entrance Porch:-
Window 3. 500mm wide, 830mm high.
Window 4. 500mm wide, 830mm high.
Window 5. 500mm wide, 830mm high.
Window 6. 500mm wide, 830mm high.

Dining Room\ Sun Lounge:-
Window 7. 1524mm wide, 1200mm high.
Window 8. 1524mm wide, 1200mm high.
Window 9. 722mm wide, 2240mm high.

Kitchen:-
Window 10. 1769mm wide, 1050mm high.
Utility.A6 1675mm wide, 1000mm high.
FIRST FLOOR.
Front Bedroom:-
Window 11. 1769mm wide, 1200mm high.
Window 12. 1200mm wide, 1200mm high.
Window 13. 915mm wide, 1200mm high.

Landing:-
Window 14. 915mm wide, 1200mm high.

Sec. Bedroom:-
Window 15. 1524mm wide, 1200mm high.
Window 16. 1524mm wide, 1200mm high.
Window 19. 1375mm wide, 1372mm high.
Window 17. 556mm wide, 1200mm high.
Window 18. 556mm wide, 1200mm high.
Sec. Bedroom Ensuite:-
Window 20. 600mm wide, 1320mm high.

SEC. FLOOR.
Attic Room:-
Windows 21,22,23,24 1200mm x 1800mm arched.

DOORS.
Entrance Door.
Single door opening, Twin side light vestibule.

Door 1. 1865mm wide, 2095mm high.

Sunlounge.
Double door opening 1350mm, twin side light french doors.

Door 2. 2502mm wide, 2070mm high.
Rear Porch.
Glass Door. and side light vestibule

Door 3. 1320mm wide, 2040mm high.

Groundfloor bathroom.
French doors.

Door 4. 1540mm wide, 2010mm high.

Balcony Bedroom french doors.

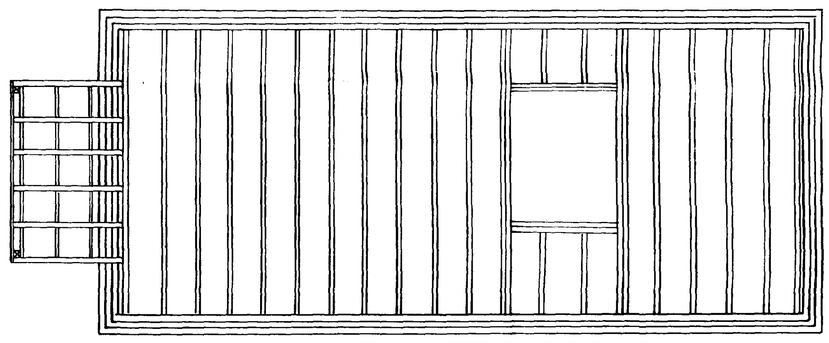
Door 5. 1350mm wide, 2070mm high.

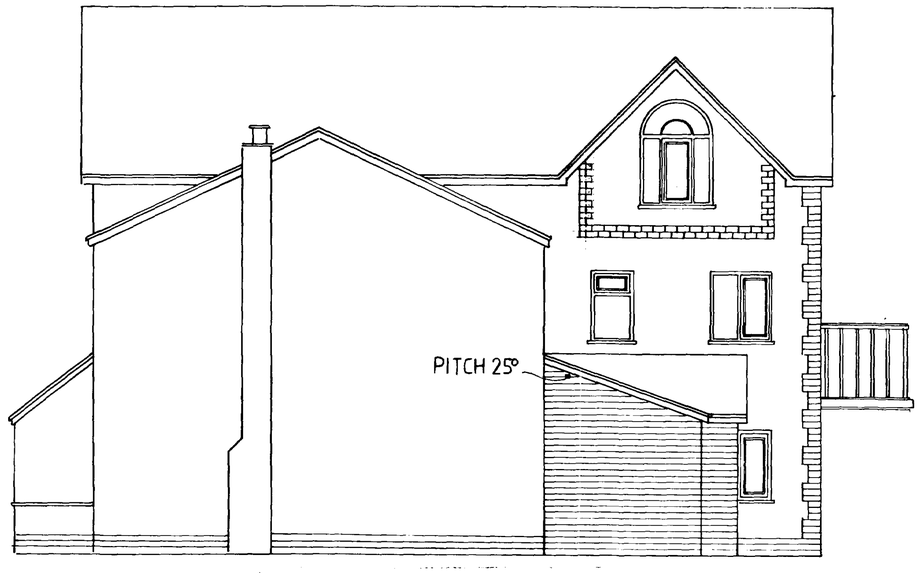
Internal Doors.
6,7,8,9. 838mm wide, 1981mm high.
10. 686mm wide, 1981mm high.

LINTEL SCHEDULE
Using catnic 'cougar' lintels.
(ground floor, heavy duty.
The rest standard duty.)

WINDOW 1,11.	2100mm
WINDOW 2,12.	1500mm
WINDOW 3,4,5,6.	750mm (st)
WINDOW 7,8,15,16.	2100mm
WINDOW 9.	1200mm
WINDOW 10.	2100mm
WINDOW 13,14.	1350mm
WINDOW 17,18 and incorp. door 5.	3000mm
WINDOW 19.	1800mm
WINDOW 20.	900mm
WINDOW 21,23.(arch)	1200mm
DOOR 1.	2400mm
DOOR 2	3000mm
DOOR 3	1650mm
DOOR 4	2100mm
KITCHEN ARCH	1560mm
HALL CLOAK	1200mm
FRONT BED DOOR	1200mm
EX KIT WINDOW	3000mm
LANDING	1800mm

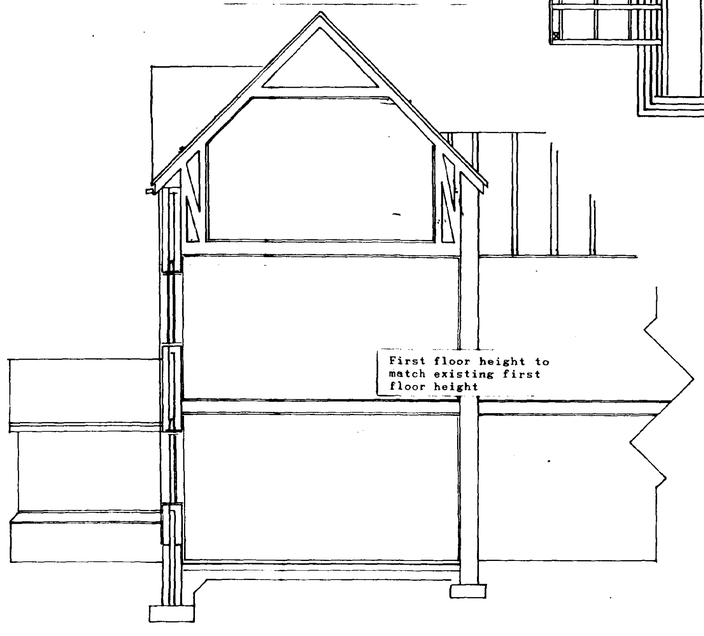
JOIST PLAN





CLADDING BRICKS BELOW DPC ON EXISTING BUILDING.

WEST ELEVATION



CROSS SECTION MAIN

PAGE 3

REFERENCE

SCALE
1: 20
1: 50

SOUTH ELEVATION.	1 : 50
EAST ELEVATION.	1 : 50
WEST ELEVATION.	1 : 50
FIRST FLOOR JOIST PLAN.	1 : 50
BALCONY CROSS SECTION.	1 : 20
CROSS SECTION MAIN BUILDING.	1 : 50
WINDOW AND DOOR SCHEDULE.	
LINTEL SCHEDULE.	

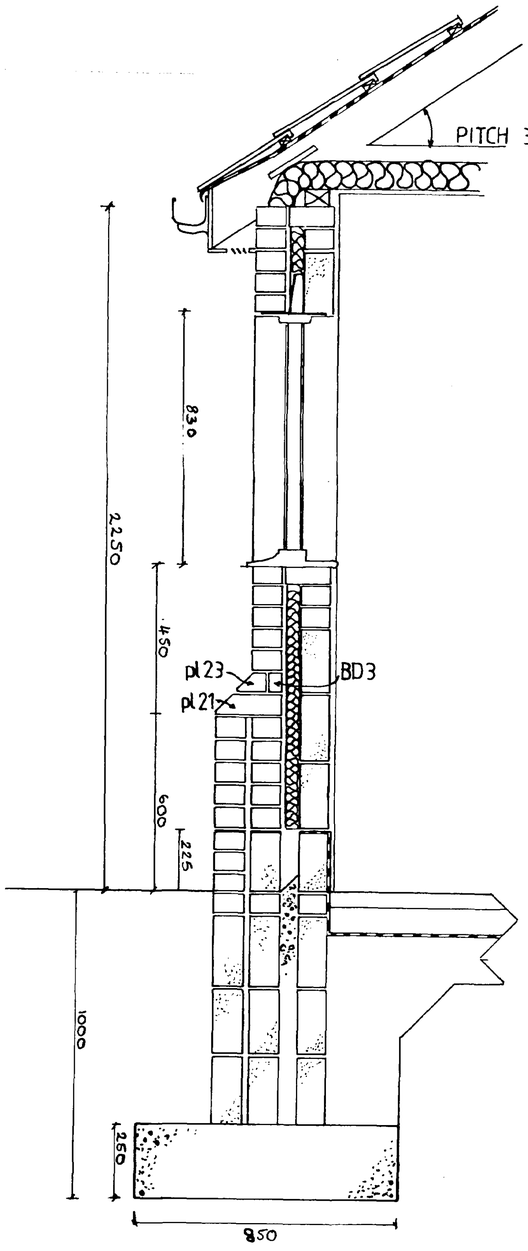
HOUSING
22 FEB 2000
Ref: 0219/00

DETERMINED PLAN

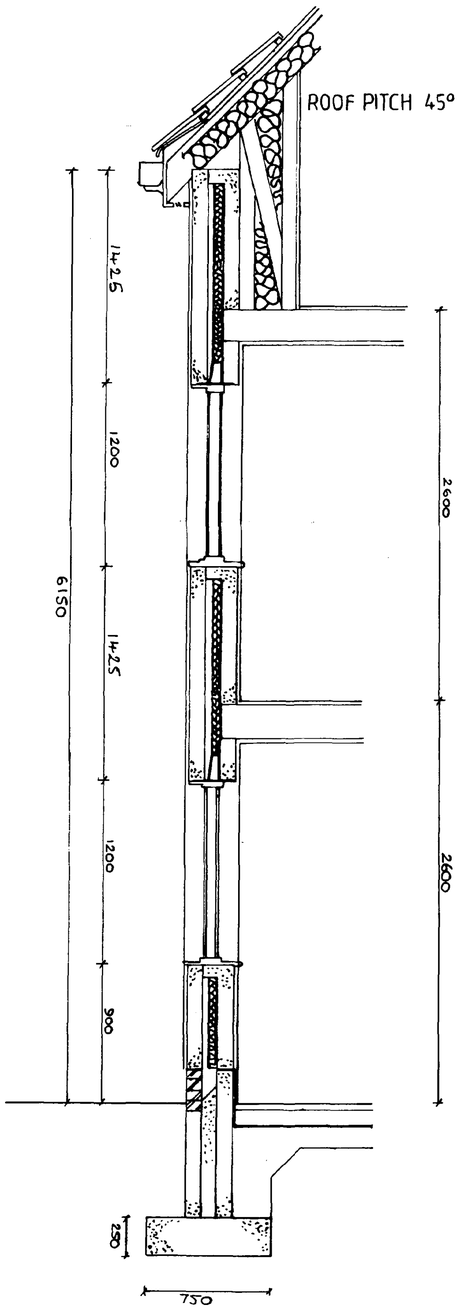
DESIGN AND DRAWN
PORDRIC CLAY
55 WILLESBY ROAD, SPALDING
LINCOLSHIRE PE11 2AX
TEL 01775 762918

CLIENT
MR. G. ROLFE.
THE OLD WHEATSHEAF
STARLODE DROVE
WEST PINCHBECK, SPALDING.

CROSS SECTION OF ENTRANCE PORCH



CROSS SECTION MAIN



FOUNDATIONS.
Provide concrete strip foundations to all walls. Concrete to C.15.P Foudations taken down to a depth of 1.00m below finished ground level.

GROUND FLOOR
50mm sand\cement screed, 100mm concrete oversite (gradeC.20.P) to BS5328. 1200 gauge polythene damp proof membrane, to lap d.p.c in walls, 150mm consolidated and blinded hardcore.

To incorperate underfloor heating by DAVID ROBBENS UNDERFLOOR HEATING SYSTEMS, or similar manufacturer.
75mm sand\ cement screed, underfloor heating system, 45mm thermal insulation.

FIRST FLOOR
19mm flooring grade chipboard grade 11, to B.S.5669, in general areas. Grade 111 in bath and shower rooms, on softwood joists SC3 75mm x 220mm @ 450mm centres with solid blocking 38mm x220mm to joists at 2.0m centres
Cieling to be 12.5 mm plasterboard with artex finish.
Joists to be built into inner skin of cavity wall
Notches in floor and ceiling joists to be no greater diameter than 1\8 of the joists depth, positioned no closer to the support than 0.07 of the span and no further away from the support than 0.25 of the span.
Holes in floor and ceiling joists to be no greater diameter than 0.25 of the joist depth, positioned at the mid joist depth, no closer than 3 times the diameter apart and located between 0.25 and 0.4 times the span from the support.
Work relating to notches and holes in joists to comply with BS5268.

DAMP PROOF COURSE.
Bitumus felt or polythene horizontal d.p.c. to suit widht of masonry, min 150 above ground level and 150 wide vertical d.p.c.

to all openings in eternal walls all to comply with BS747 amd.

WALLS:
Loadbearing bricks\blocks to have mimimum crushing strength of 5 and 3.5N\mm2 respectively, unless otherwise stated.
External walls to be 265 cavity construction , 102 facing bricks 63 cavity, 100 block, or, 100 block, 65 cavity, 100 block, block below d.p.c. class A
Class B blocks above d.p.c.
Fill cavity to within 150mm of d.p.c. with lean mix concrete.
50mm Dritherm or similar cavity insulation with retaining clips.
Cavities to be closed at eaves, and verge with brick,block, or 9mm insulation board (ie. masterboard or similar.)
Cavity walls tied together using twisted stainless steel ties at 450mm centers vertically, 900mm horizontally, 300mm at openings and staggered with ties to BS1243

ROOF.
Concrete interlocking roof tiles to match existing roof tiles. nailed on 38 x 25mm batterns. (Tile fiing to be in accordance with manufufacturers recommendations to suit prevailing conditions.) On untearable roofing felt.
45 degree Prefabricated roof trusses designed by 'Nene trussed rafters' manufactured and installed in accordance to BS5268 part 3 at 600mm centers.
Single pitched roof rafters, 50 x 150mm, at 600mm centers
All diagonal and longitudinal bracing to be minimum. 100 x 25 and secured with 2 no. 3.35mm diameter x 65mm long galvaniised long wire nails to every rafter
Trussed rafters skew nailed to 75 x 50mm treated wall plates, using two 4.5mm diameter x 100mm long galvanised round wire nails.
10mm continuous ventilation provided either side of the roof by proprietry over fascia ventalation units to eaves fixed in accordance to manufacturers guidance.
200mm mineral fibre insulation quilt laid between joists.
Isulation to have min 50mm clearance at eaves to maintain ventalation.
12.5mm gyproc wallboard plaster board and artex ceilings.
Hatch to roof space to be insulated to same standard as roof.
UPVC fascia's and soffits to be fixed as recommended by manufacturer.

LATERAL SUPPORT
Galvanised mild steel straps of cross section 30 x 5mm to be provided at 2.0m as in the locations indicated on roof, ceiling and joist layouts. in all cases anchor straps to span two joists or equivelant. Noggin to be fixed between joist strap locations and to include a packer between wall and joist.
Noggins (50 x 50mm) and packing pieces also at rafter and ceiling and joist.
All straps drilled to receive 6 x 63mm srews.

Lintels
Size as schedule.
Galvanised steel lintels ie. catnic, with polythene cavity tray over, all with 150mm end bearings to BS449 above all openings in external walls and internal loadbearing walls.

WINDOWS
UPVC, sizes as on shedule to be supplied by client.

STAIRS
Timber staircases by specialist, refer to staicase details.
Pitch of flight not to exceed 42 degrees, headroom to be minimum 2.0m clearance, measured from pitch line.
Handrails to be 840mm vertically from pitch line, and 900mm at landings. Balistrades not to be climable on their openings to exceed 100mm. width not to be less than 800mm

TIMBER
All timber to be treated.
All carcassing timber to be graded in accordance with BS5268.

PLUMBING
75mm deep traps to basin, sink, baths.
50mm deep trap to w.c.
32mm waste to basin. 40mm waste to sink and bath.
All traps to be removeable, or with cleaning eye.
S.V.P passing through habitable rooms to be surrounded in 25mm glss fibre quilt and plsterboard on timber framing with access panel.
Rain water gutters and pipes to be p.v.c. 100mm half round and 63mm diameter respectively to BS4576
All internal baths to have mechanical ventilation wired to light switch to achieve 3 air changes per hour with 15 min over run

DRAINAGE
Storm water pipes to soakaway 1.5m cubed.

VENTALATION
Kitchen;
Minimum 8000mm sq background ventilation provided by a controlable trickle vent in window head.
Rapid ventilation to be provided by a extractor fan ducted to external air giving a min extraction of 60 litres per sec.
Habitable rooms;
Minimum 8000mm sq background ventilation provided by a controlable trickle vent in window head.
Rapid ventilation by opening windows equivilent to 1\20 of floor area.
Bathroom;
As stated in plumbing.

COLD WATER SUPPLY
Extend to feed new area.

HEATING
Extend to feed new area,
Oil fired heating radiators, all pipes in light gauge copper, manufactured to BS2871.

ELECTRICAL
Outlets, S.S.O and T.V. points 225mm above finshed ground level
Light switches and kitchen sockets
1375mm above finished floor level.
All electrical instalations to be carried out in accordance with the I.E.E Regulations and local company conditions and testing procedures.

RENDERING.
To be painted in 'Wheatsheaf' yellow, exterior grade masonry paint.
BRICKWORK.
Butterly 'Arlesey fenland mixture' code 56\681. Or other manufacturers similar style and colour.
ROOFING TILES.
Concrete roof tiles to match existing roof.
On three storey extension roof, first 4 tiles height to be secured by manufacturers retension ties to prevent tile movement due to wind conditions.

PAGE 4

REFERENCE

SCALE 1:10 1:20

CROSS SECTION ENTRANCE PORCH. 1 : 10

CROSS SECTION MAIN WALL. 1 : 20

SPECIFICATION

AMMENDMENT TO SPECIFICATION:

ALL MECHANICAL VENTILATION TO BE DUCTED THROUGH CEILINGS AND VENTED THROUGH SOFFITS.

AMMENDMENT TO FOUNDATIONS.
REINFORCING MESS A393 TO BS4483 LAYERED TOP AND BOTTOM OF FOUNDATION

22 FEB 2000
Ref: 0219/00

DETERMINED PLAN

DRAWN AND DESIGNED
PORDRIC CLAY
55 WILLESBY ROAD, SPALDING
LINCOLSHIRE PE11 2AX
TEL 01775 762918

CLIENT
MR. G. ROLFE.
THE OLD WHEATSHEAF
STARLODE DROVE
WEST PINCHBECK, SPALDING.