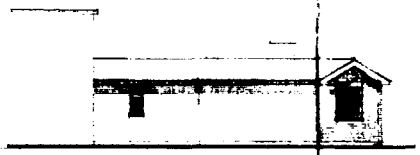
Notes & Schedules



East Elevation

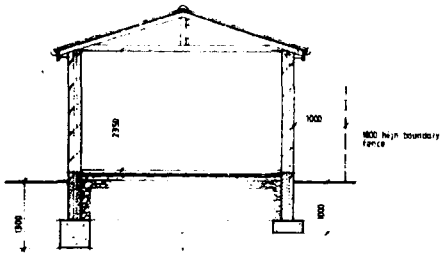


North Elevation

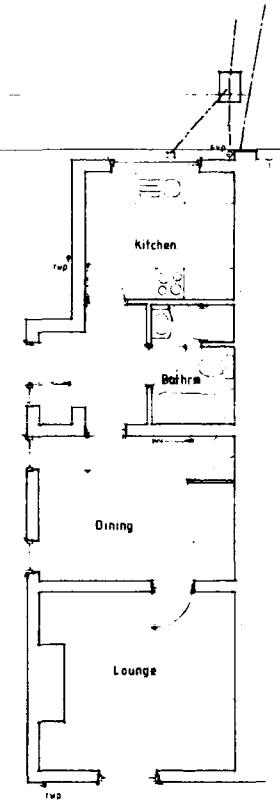


West Elevation





Section A - A



Ground Floor Existing

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles (Redland Rosemary) to B.S.473:Pt0 part 6 1985 on 25 x 38 battened treated battens on underfoil to B.S. 747 class 1F, and in areas to be lagged by 100 both vertically and horizontally. Tiles to be laid at min. headlap of 75mm and to be fixed in accordance with manufacturers recommendations. Roof pitch 30° Eaves overhang 300 and verge overhang 150 CLR Concrete 'V' port 8 1/2PP1 'Universal' or equivalent plain profiled tiles preferred roof pitch to comply with B.S. Code part 3 1985. Trussed to be 45gn Pratt type at 600c/c to a pitch of 30°. 50 x 100 wall plate bedded in cement mortar (1:3) on inner leaf of cavity wall. All timbers to be pressure impregnated with tanalith 'E' or equivalent to B.S. 4072 1974 to a minimum net retention of 4.0 kg/m³. Provide 100 x 100 galvanised mild steel restraint straps at max. 1.2 m c/c. Notch over wall plate and secure to each rafter with 2 no. 30 x 5 galvanised mild steel nails. Provide 50 x 50 wall plate bedded on mortar and secured to every 3rd rafter with 2 no. 30 x 5 galvanised mild steel nails. Provide galvanised metal eaves ventilators at max. 1.2 m c/c. Provide continuous air gap and fly proof screen. All structural timber to be min. SC3 grade. Close cavity at plate level.

CEILINGS.
12.5mm plasterboard insulation laid between joists. (See Approved Document C Plasterboard Britt Finish)

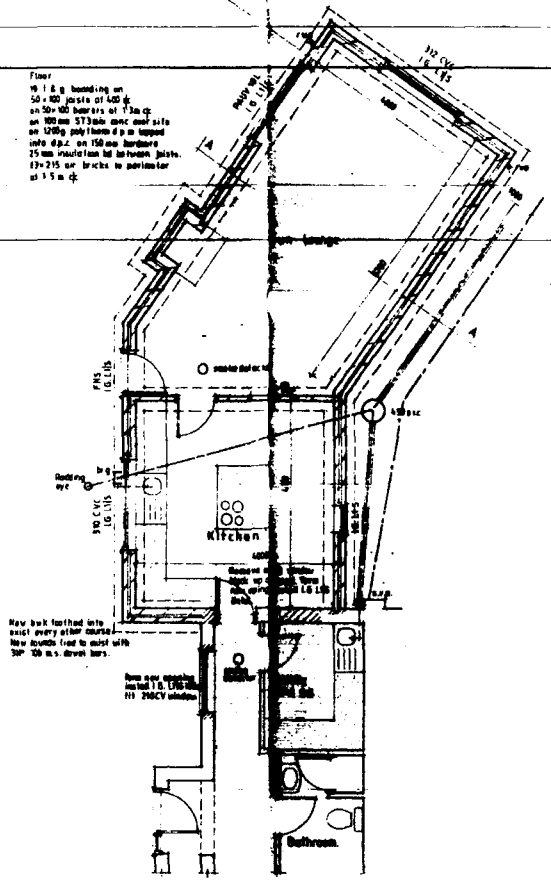
WALLING.
230 cavity walling in commonly of face brickwork to B.S. 3921:1974 for clay bricks and mortar (1:1:6) for calcium silicate bricks. 50 cavity, build into cavity fullhead cavity wall batts insulation secured to inner leaf with galvanised metal wall ties (one per sq. m) to B.S. 1243:1978 wall ties together at 300 vertical centres at all unbonded edges of cavity. Close cavities with 'Thermabate' preformed closer and provide lintels to all openings to comply with Table 9 to have max 'U' value of 0.45 W/m² deg K. Internal walls of 100mm thermalite solid blocks and to receive 10mm p/p finish and 3mm skim finish painted 50 x 100mm plinth at 600mm c/c. both sides to be clad with 12.7mm plasterboard and skim. 100mm glassfibre infill between studs.

NON STRUCTURE WALLING.
100mm clamp & dense concrete blocks: DPC to external walls positioned to accordance with CP 102 min. 150 above finished ground level. Weak mix concrete infill to base of cavity no closer than 225 to DPC. All brickwork below D.P.C. to be F.C. quality.

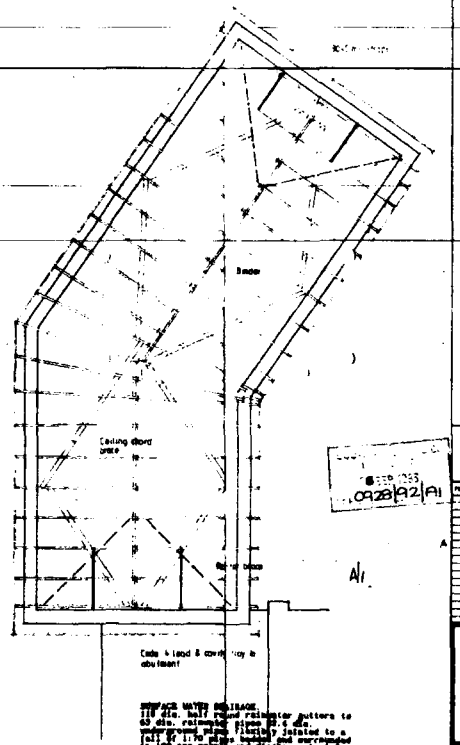
GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor [illegible] to comply with B.S. Code part 2 1985 section 4 reinforcement as 25% insulation boards, insert 100mm insulation to perimeter of all openings as shown on plan. 100mm B.F.B. lapped continuous with D.P.C. min. 100mm above [illegible] 1:3:6 concrete to B.S. 5328 1976 to be [illegible] 100mm thick. Finish floor to be smooth screed, trowelled and [illegible] 100mm thresholds at door from garage to utility.
Alternative: Floor construction as above but 25mm [illegible] chipboard on 25mm battens. 87.5 [illegible] insulation laid as overcoats to line of screed and insulation boards. Insert 12mm insulation to perimeter of boarding. [illegible]

FOUNDATIONS
Under walls as shown provide strip concrete foundations to follow. Under 230 cavity walls provide min. 225 x 600 and under 100 wall provide 225 x 450 all GL3 site to B.S. 8004 1986. All foundations taken down to bear on load bearing strata min. depth of 500 to top of foundations. Should unfavourable soil conditions be found on site the foundations shall be taken down to a depth of 1 metre below ground level.

LINTELS.
All lintels to be as manufactured by Ancaster L.D and to be installed in accordance with makers instructions. Ano to have min. end bearing of 150mm and at external openings to have cavity trays. e.g. c.t. to BP 111. Internal lintels to be corrugated steel.



Ground Floor Proposal



SURFACE WATER DRAINAGE
110 dia. half round rainwater gutters to 65 dia. rainwater pipes to 4 dia. [illegible] to new soakaway. All drainage to be laid to a fall of 1:40 min. Gullies [illegible] to be 100 dia. [illegible] 4.5m from dwelling.

GLAZING.
Double glazed throughout by approved [illegible] to comply with all glazing between 7.1 and 800mm high and between 7.1 and 1500mm high to be toughened glass lights to be safety glass.

VENTILATION
All windows to have openable lights to give the equivalent of 1/20th of the floor area. Trickle boxes to be fitted with sill and eaves ventilators to give not less than 4000mm² free air ventilation per room. Extractor fans to have in addition to above half/hour delayed mechanical extractor fan to extract not less than 60 litres per second.

HOT WATER AND SPACE HEATING
Provide 'Economy 7' electric night storage heaters and electric immersion heater to a vented hot water storage cylinder. All hot water storage tanks and pipework to be insulated to B.S.[illegible] part 2.

SMOKE DETECTORS.
Provide mains supplied self-contained smoke alarms to B.S. 5446 pt1 in positions shown on plan.

PLANE CONSTRUCTION
[illegible] internal dimension clay plain tiles to B.S. 5139 1974 and to be laid overlap [illegible] 100 face with [illegible] and [illegible] 50 x 25mm sawn softwood battens [illegible] and creosoted in accordance with B.S. [illegible] and 38 x 19 [illegible] cons. [illegible] or equal fixed to purlins [illegible] trim roof [illegible] 25mm 50 [illegible] 40mm or Plan: 21 [illegible] insulation provide [illegible] [illegible] and Protector [illegible] bracket.

VERGE FINS
To be capable of [illegible] [illegible] roof [illegible] to be symmetrical of 5mm [illegible] material and to be min. 125 [illegible] and project from wall face by 900 and passed [illegible]

[illegible] to comply with [illegible] [illegible] part C 1985 Appliance to be in accordance with building regulations Provide 225 x 150 [illegible] permanent vent positioned [illegible] above floor level. Provide [illegible] [illegible] [illegible] total over [illegible] opening.

0948/93

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revision	date	init	revision details
A	8.9.93		Plan [illegible] [illegible]

0948/92/A1

COOPER ARCHITECTURAL DESIGN

client
MR B FLYNN

project
PROPOSED EXTENSION TO
WALNUT COTTAGE
MILL GREEN ROAD
PINCHBECK
SPALDING
LINCS

drawing
PLANS, SECTIONS, ELEVATION

scale	drawing no
1 50 1 100	LS 9148 2 A
date	drawn
AUG '92	

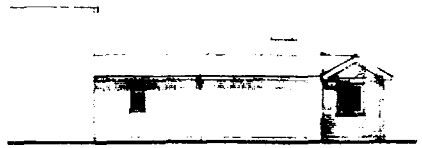
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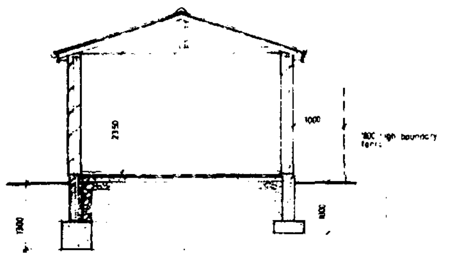
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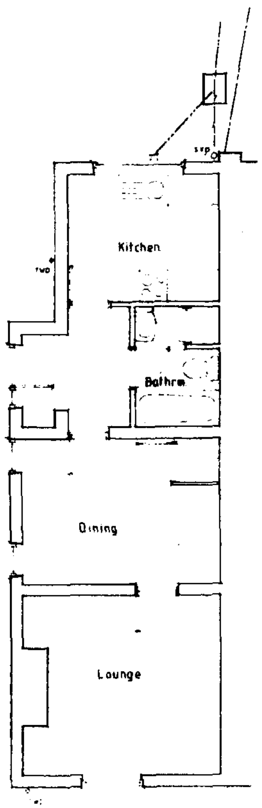
North Elevation



West Elevation



Section A - A



Ground Floor Existing

FOUL DRAINAGE.
Inspection chamber construction to be 'Osma' and installed in accordance with makers instructions with the internal diameter related to the depth in accordance with B.S. [illegible] Foul drainage pipes to be [illegible] [illegible] bedded and surrounded [illegible] terminating with [illegible] B.S. [illegible] complete with rodding eyes at every change in direction [illegible] basins and sinks to have 75 deep seal traps: Shower to be raised on [illegible] with [illegible] plate to anti-syphon trap and 50mm waste.

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles (Redland Stonewold) to B.S.473:550 part 2 1971, on 25 x 38 softwood treated battens on underfelt to B.S 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. headlap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Twinaplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1985. Trusses to be King Post type at 600c/c to a pitch of 17.5 deg. 38 x 100 ridge made binder 38 x 100 ceiling binder: All trusses to be strapped to wall plate by 3" x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1.5m c/c. Note: provide solid bridging beneath straps: 50 x 100 wall plate bedded on sand and cement: 25 x 175 fascia boards: 6mm ext. grade plywood soffit complete with 10mm wide continuous air gap and fly proof screen: All structural timber to be min. SC3 grade: Close cavity at plate level.

CEILINGS.
150mm glassfibre insulation laid between joists: 12.7mm vapour proof "duplex" plasterboard Artex finish.

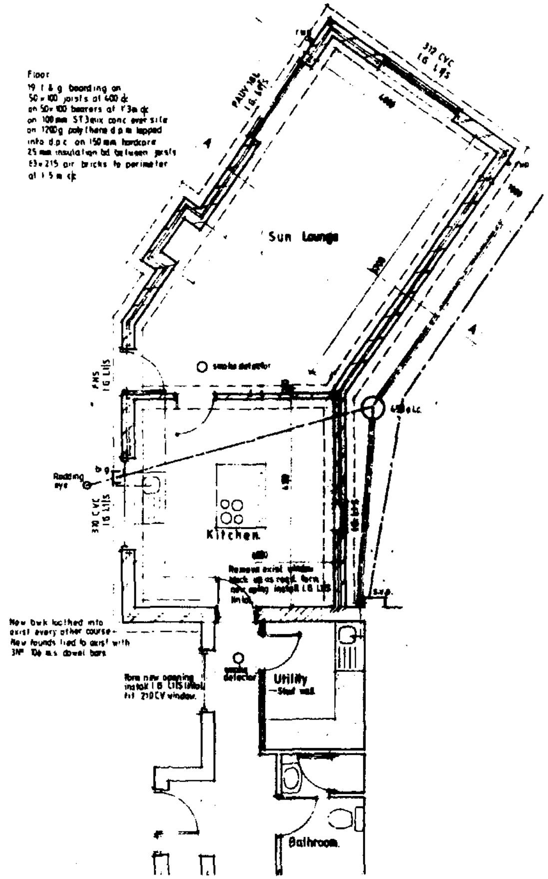
WALLING.
265 cavity walling to consist of face brickwork to B.S.3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 65 cavity: build into cavity Rockwool cavity wall batts insulation boarding in accord. with makers instructions and agrement cert' No.83/1087 . 100mm Thermalite 'Turbo' solid insulation blocks or similar: Cavity walls tied together using galvanised iron twist ties set 900 horizontally and 450 vertically to B.S. 1243:1978 wall ties positioned at 300 vertical centres at all unbonded closures of cavity: Close cavities with 'Thermabate' preformed closers and provide bitumen felt DPC to C.P.121: External walls to have max 'U' value of 0.45 W/m2 deg. C.: Internal walls of 100mm Thermalite solid insulation blocks and to receive 10mm S/C render and 3mm skim. Stud walls of 38 x 100mm studs at 400mm c/c, both sides to be clad with 12.7mm plasterboard and skim. 100mm glassfibre infill between studs.

SUB STRUCTURE WALLING.
100mm class A dense concrete blocks: DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level: Weak mix concrete infill to base of cavity no closer than 225 to DPC. All brickwork below D.P.C. to be F.L. quality.

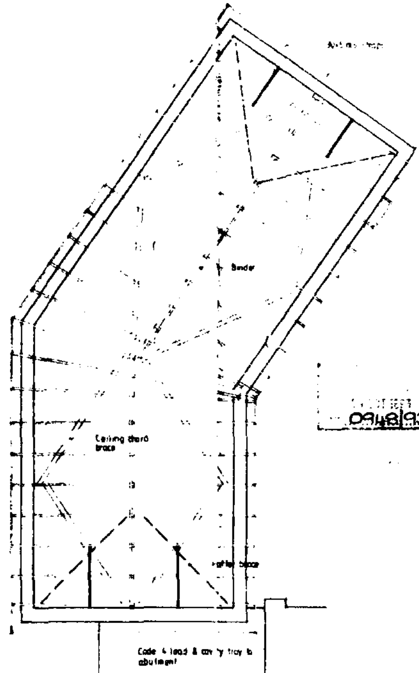
GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 75mm sand and cement screed with chicken wire reinforcement on 500g polythene D.P.M. on 20mm Celotex RF1 insulation board, insert 25mm insulation board to perimeter of all oversite on 1200g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm on 100 concrete oversite: Concrete mix ST3 to B.S. 5328 1990. 150 blinded and consolidated hardcore: Garage floor to be as above except sand cement screed and insulation: Ensure 100mm threshold at door from garage to utility.
Alternative: Floor construction as above but 19mm T&G. flooring grade chipboard on 25mm Celotex RF1 insulation board laid on oversite in lieu of screed and insulation board. Ensure 12mm expansion gap to perimeter of boarding. Use treated chipboard to kitchen.

FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows. Under 265 cavity walls provide min 225 x 600 and under [illegible] walls provide 225 x 450 [illegible] B.S. [illegible] [illegible] taken [illegible] [illegible] foundations shall be taken down to a depth of 1 metre below ground level.

LINTELS.
All lintels to be as manufactured by [illegible] and to be installed in accordance with makers instructions. And to have min. end bearing of 150mm and at external positions to have cavity tray d.p.c. to CP 121: Internal lintels to be [illegible] steel.



Ground Floor Proposed



Roof Plan

SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 53 dia. rainwater pipes 91.4 dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in 100 pea gravel and discharge to 1.2m dia. soakaway min. 5.0m from dwelling.

GLAZING.
Double glaze property throughout excluding garage. All Glazing between f.f.l. and 800mm high and between f.f.l. and 1500mm high in doors and side lights to be safety glass to B.S. 6206.

VENTILATION
All windows to have opening lights to give the equivalent of 1/20th the floor area. Window heads to be fitted with hit and miss ventilators to give min 4000mmsq permanent free air ventilation per room. All kitchens to have in addition to above Wall/Window mounted mechanical extractor fan to extract not less than 60 litres per second.

HOT WATER AND SPACE HEATING
Provide 'Economy 7' electric night storage heaters, and electric immersion heater to a vented hot water storage cylinder. All hot water storage tanks and pipework to be insulated to B.S.L. part 3.

SMOKE DETECTORS
Provide mains operated self-contained smoke alarms to B.S. 5446, pt1 in positions shown on plan.

FLUE CONSTRUCTION
225mm internal diameter clay flue liners to B.S. 1181 1971 and to be laid socket uppermost: 100 face brickwork surround to flue and to extend min. 600mm above ridge line and terminate in corbelled out brickwork and clay pot: Weak mix conc. infill around flue as work proceeds: Trim roof around flue no timber within 40mm of flue: At flue/roof intersection provide code 4 lead flashing and 2 courses engineering bricks.

OPEN FIRE
To be capable of burning smokeless fuel. Hearth to be constructed of non combustible material and be min. 125 thick and project from wall face by 500 and passed sides by min. 150mm. In accordance with approved document part J. (part C 1-25) Appliance to be in accordance with building regulations. Provide 225 x 150 louvered permanent vent positioned 150 above floor level. Provide 65 x 100 prestressed conc. lintol over chimney opening.

0948/93

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revision	date	init	revision details
A	[illegible]	[illegible]	[illegible]

COOPER ARCHITECTURAL DESIGN

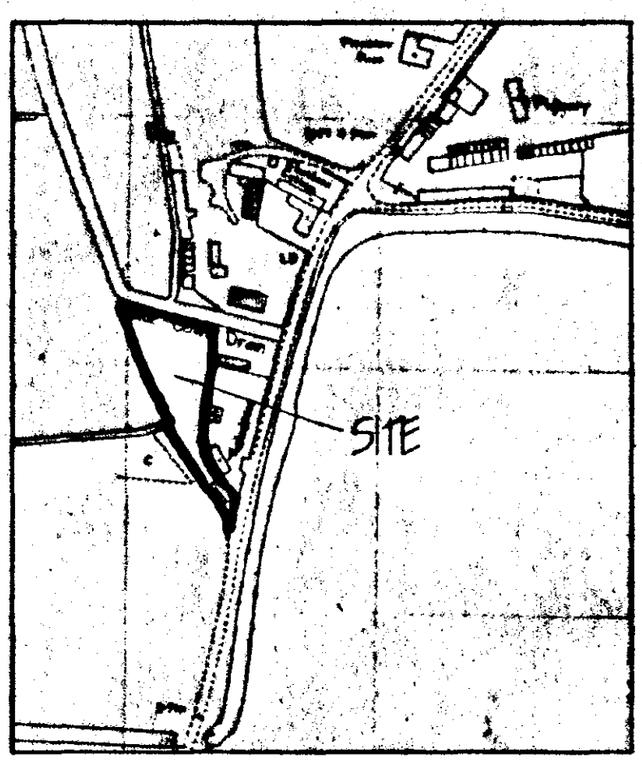
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project: PROPOSED EXTENSION TO WALNUT COTTAGE MILL GREEN ROAD PINCHBECK SPALDING LINC'S

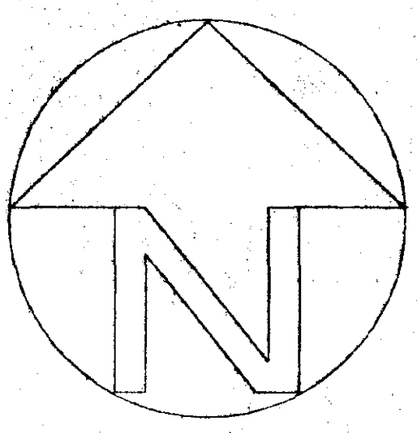
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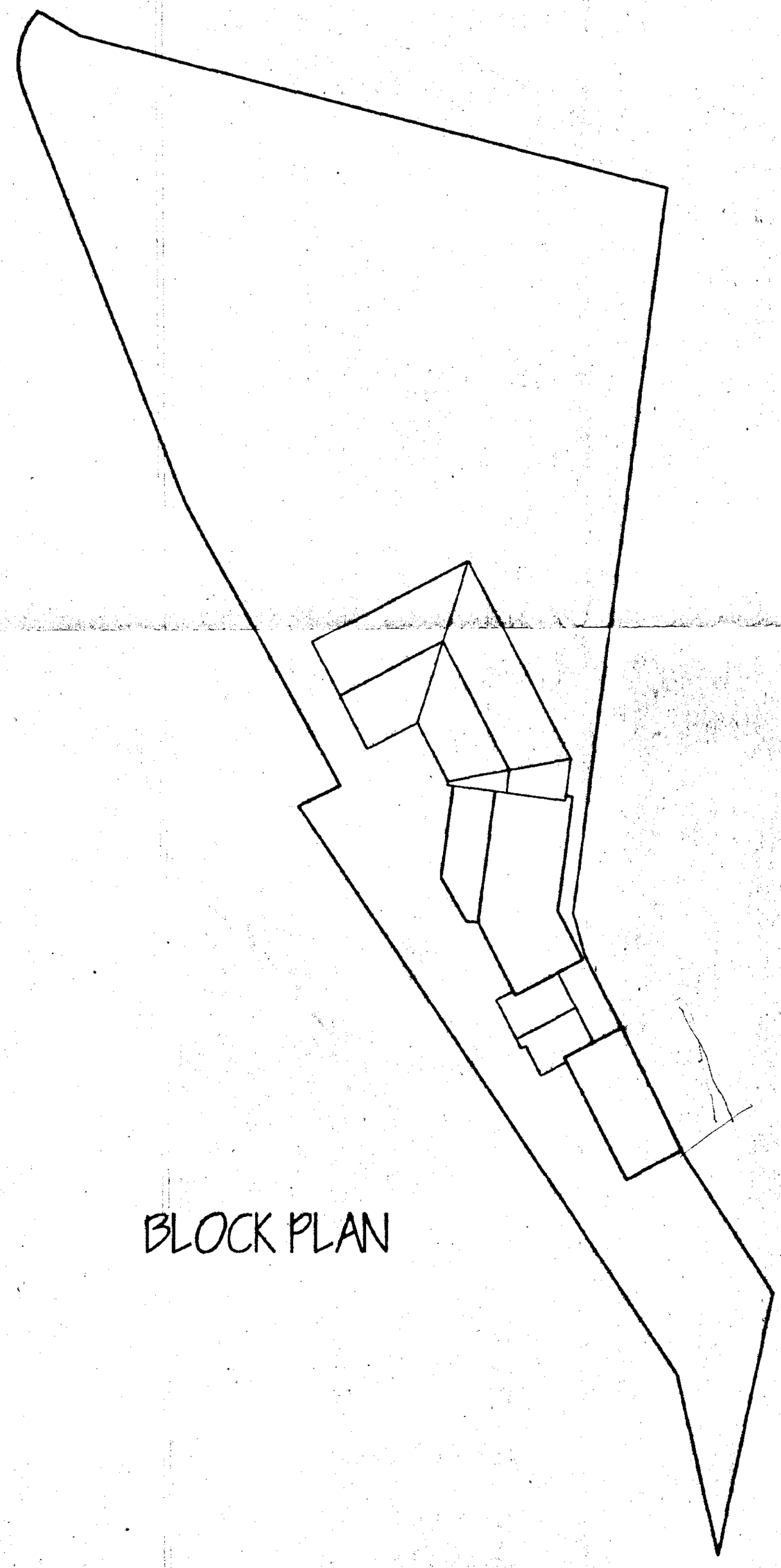
scale: 1:50 1:100

date: AUG '92



LOCATION PLAN





BLOCK PLAN

DETERMINED
PLAN

SHDC
Planning & Development
- 6 MAR 2002
Ref 0210/02

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Project
PROPOSED EXTENSION & ALTERATIONS
WALNUT COTTAGE
MILL GREEN ROAD
PINCHBECK LINCS

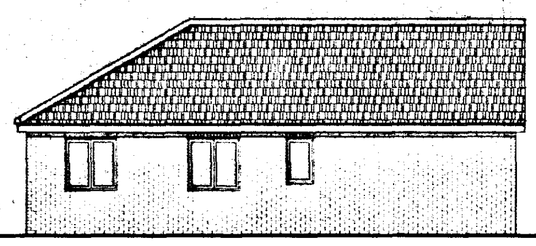
Client
MR & MRS M FLYNN

Drawing
BLOCK & LOCATION PLANS

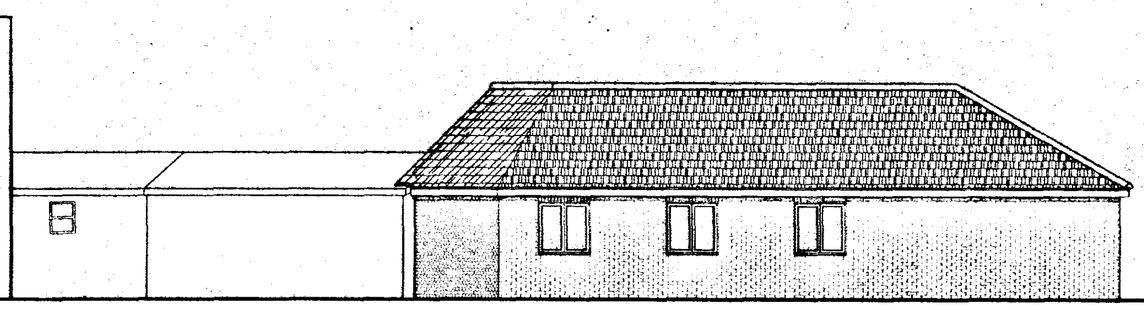
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Date: FEB 2002	Drawn: JPW

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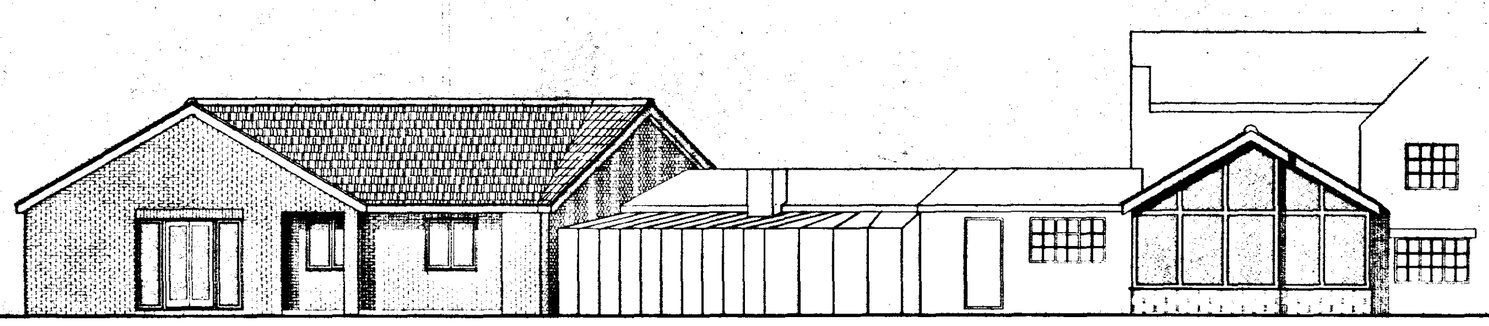
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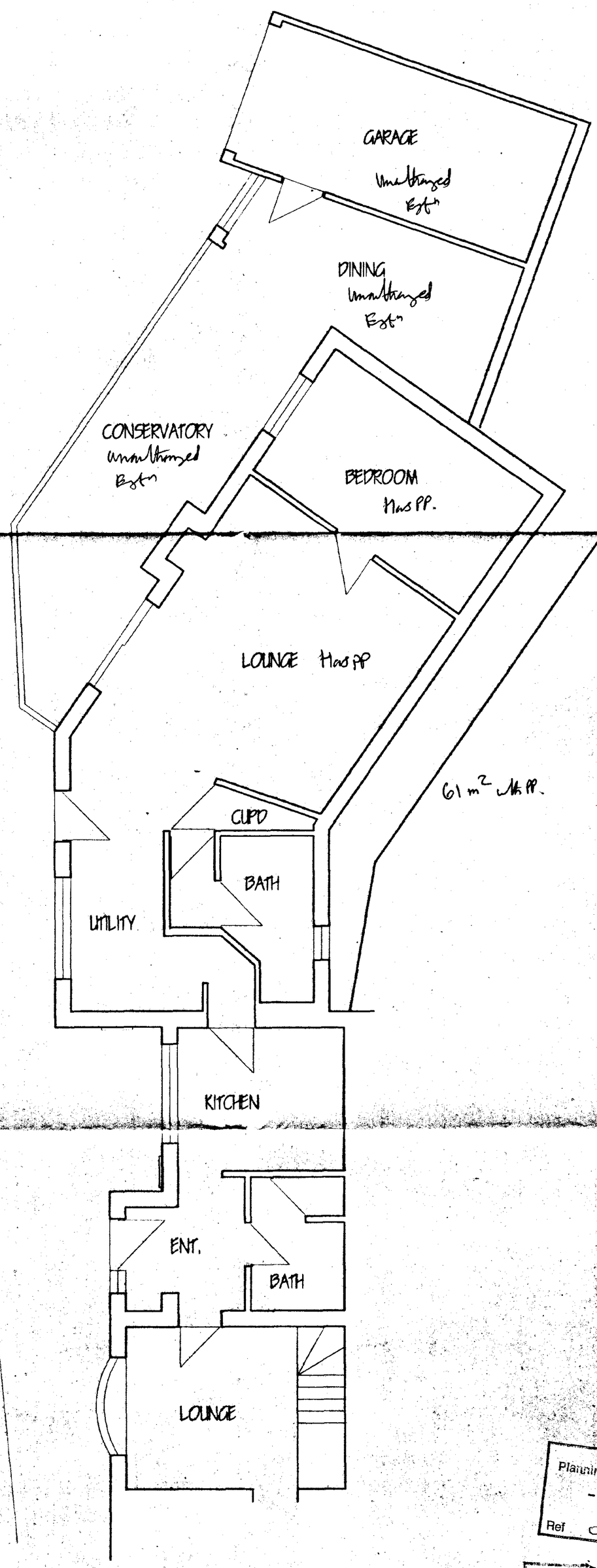
REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



EXISTING SEPTIC TANK

GROUND FLOOR PLAN AS EXISTING

SHDC
Planning & Development
- 6 MAR 2002
Ref 0270/02

DETERMINED
PLAN

ref:	revision	date

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Project
PROPOSED EXTENSIONS & ALTERATIONS
WALNUT COTTAGE
MILL GREEN ROAD
PINCHBECK LINCS

Client
MR & MRS M FLYNN

Drawing
GROUND FLOOR PLAN
AS EXISTING &
PROPOSED ELEVATIONS

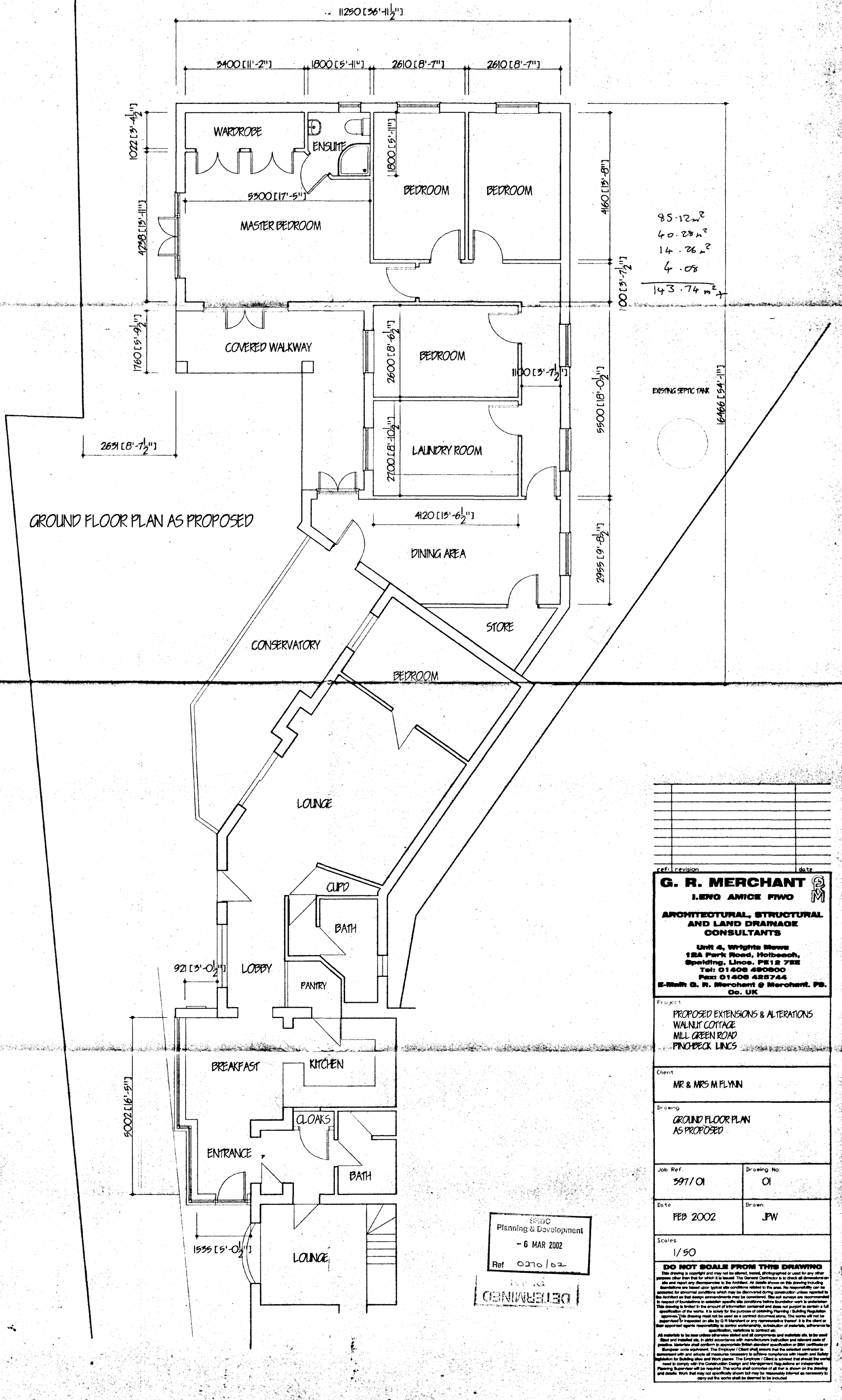
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Date: FEB 2002	Drawn: JPW

Scales
1/50 1/100

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All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant code of practice. Materials shall conform to appropriate British standard specification or BBA certificate or European code equivalent. The Employer / Client shall ensure that the selected contractor is competent with and adopts all measures necessary to achieve compliance with Health and Safety legislation for Building sites and Work places. The Employer / Client is advised that should the works need to comply with the Construction Design and Management Regulations an Independent Planning Supervisor will be required. The works shall comprise of all that is shown on the drawing and details. Work that may not specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.



GROUND FLOOR PLAN AS PROPOSED

85.12 m²
40.28 m²
14.26 m²
4.08
143.74 m² +

SHDC
Planning & Development
- 6 MAR 2002
Ref 0270/02

DETERMINED

ref:	revision	date

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Project
PROPOSED EXTENSIONS & ALTERATIONS
WALNUT COTTAGE
MILL GREEN ROAD
PINCHBECK LINCS

Client
MR & MRS M FLYNN

Drawing
GROUND FLOOR PLAN AS PROPOSED

Job Ref.	Drawing No.
397/01	01
Date	**Drawn**
FEB 2002	JPW

Scales
1/50

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