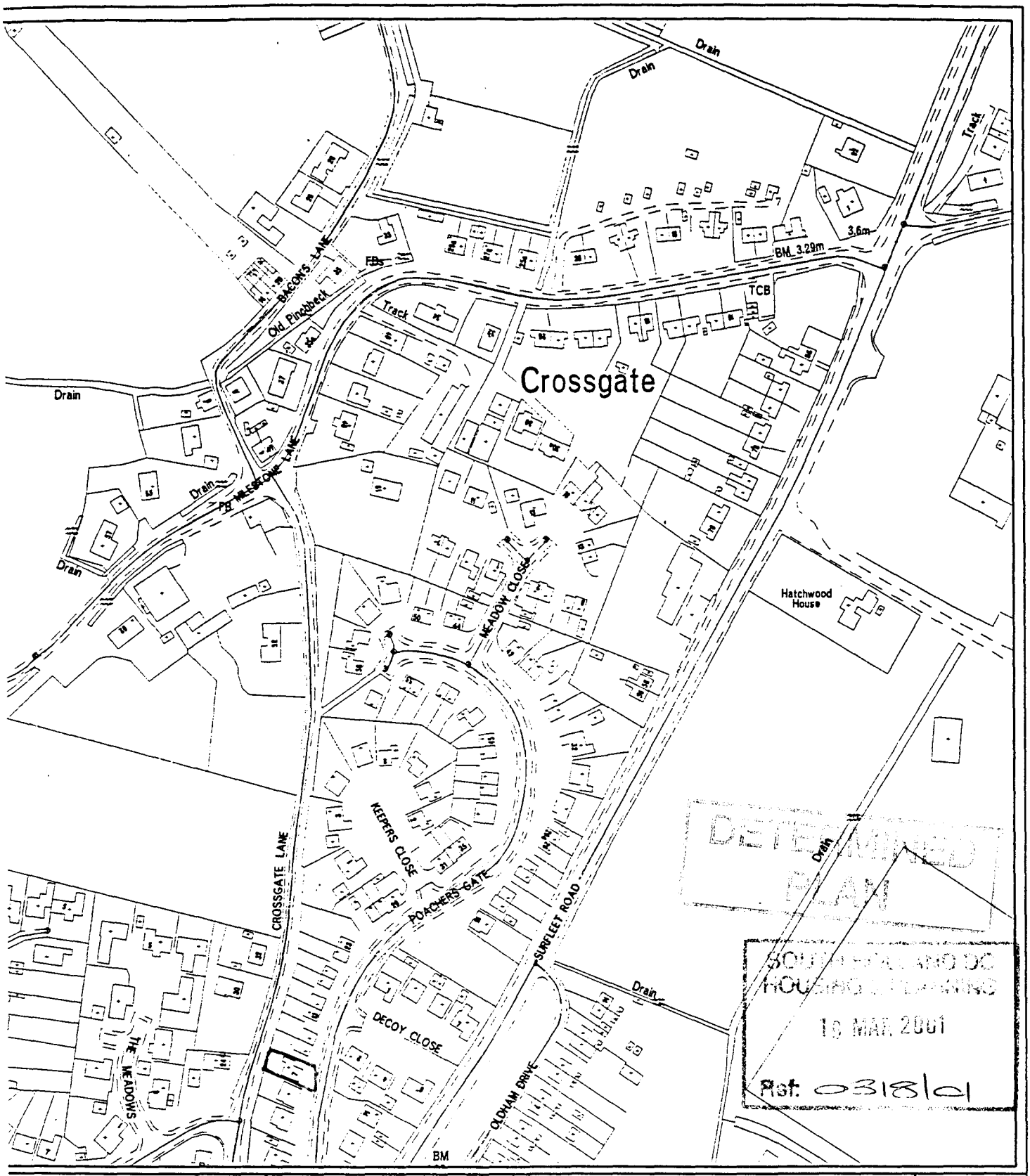


SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Tel 01775 761161

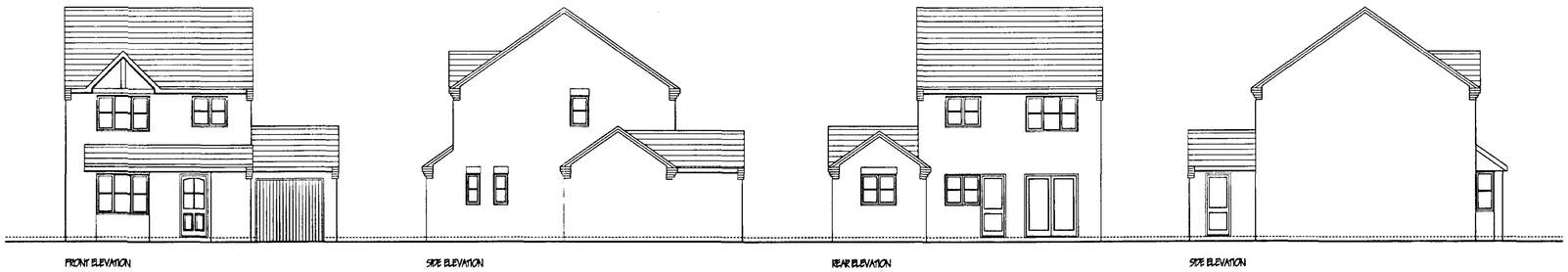
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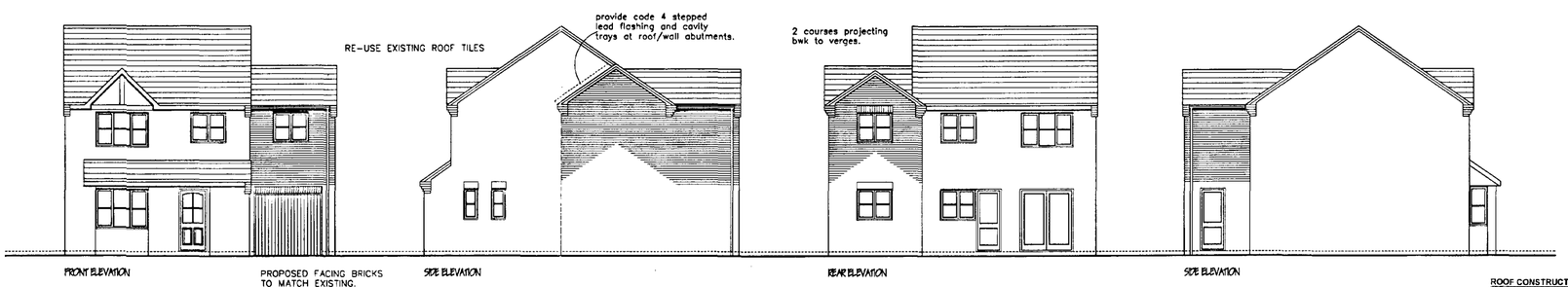
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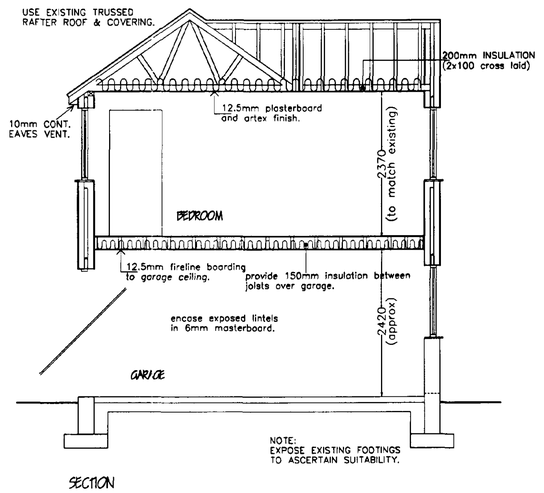
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EXISTING ELEVATIONS



PROPOSED ELEVATIONS



SECTION

GARAGE CEILING FINISHES
Provide 12.5mm fireline boarding with artex / skim finish to ceiling, fixed to manufacturer's specification.
Where habitable room above, provide 150mm approved insulation quilt between joists.
All exposed lintels to be encased in 6mm masterboard.

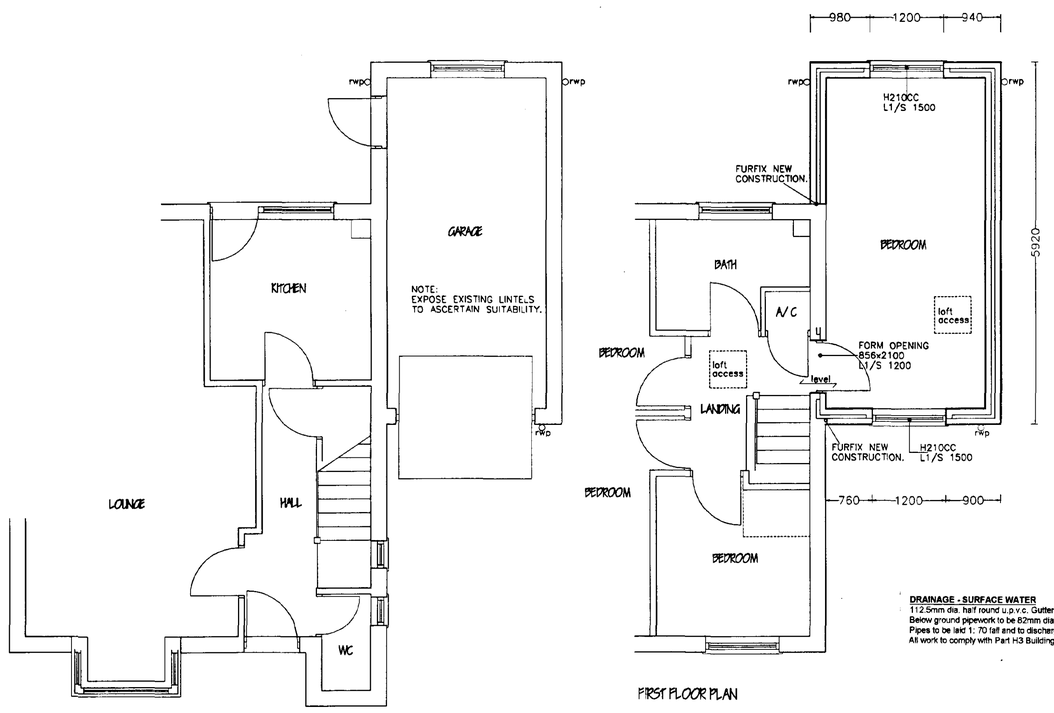
HEATING
Proposed heating to be served of existing gas boiler in garage.
All hot water and heating pipes to be insulated in accordance with REG. L1 Building Regulations.
Room thermostat / thermostat valves to radiators installed to control heat output from boiler system.

EXTERNAL WALLS
260mm cavity wall construction to comprise: -
100mm facing brick (to B.S.3921: 1974 for clay brick, BS 187: for calcium silicate brick).
60mm insulated cavity
Inner leaf to be 100mm Tarmac Hemelite or similar approved insulating blockwork.
13mm s/c render and skim to internal face.
Provide galvanised or stainless steel wall ties to BS 1243: 1978 installed at 900mm ctrs. Max. Horizontally, 450mm ctrs. Vertically.
Ties at 225mm ctrs. Max. Vertically within 225mm of reveals at unbonded jambs to all openings.
Cavity to be closed at all openings and in roof space incorporating horizontal and vertical d.p.c's.
Damcor insulating vertical d.p.c.

ROOF CONSTRUCTION
Re-use existing trussed rafter roof and existing concrete interlocking tiles to proposed extension.
38 x 25mm preservative treatment s.w. Battens on underfelt to BS 747 felt to be lapped 150mm min.
100 x 75mm wall plate strapped to walls at 2.0m ctrs. Max.
Using 30 x 5mm galvanised steel straps of not less than 1.0m in length.
Provide 30 x 5mm galvanised steel straps at 2.0m CRT's max.
From rafter and ceiling chord members to gable walls.
Span 3 no. Trusses with noggings and pack not less than 38mm thick and not less than 2 depth of roof truss member restrained.
Roof bracing is to be in accordance with the BS 5268 PART 3 1985
25 x 175mm P.S.E. fascia with 6mm ply soffit.
All timber to be C16 (SC3) structural grade minimum.
Compound trusses to bear on concrete padstones.
600x600 loft access. Trimming to be in accordance with BS 5268 PART 3: 1985.
200 mm min insulation to roof space
Provide cross ventilation of insulated roof space with 10mm min. continuous (or equivalent C.S. area) gap at opposing eaves. Insect mesh to be provided.
Ensure insulation does not obstruct airflow.

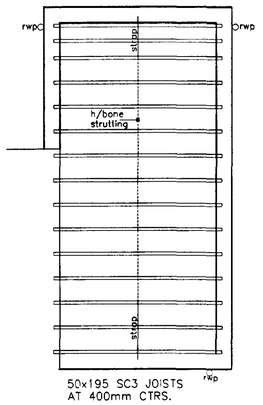
LINTELS
Lintels to be I.G. galvanised steel or similar approved lintel to BS 5977.
Selection and installation to be in strict accordance with manufacturer's instructions.
Provide 150mm min. end bearing to all lintels with bt. Felt d.p.c. Cavity tray provided in accordance with BS 5628 PART 3: 1985 to all external wall conditions except where protected by eaves overhang.

WINDOWS AND DOORS
All windows to be double glazed and capable of providing not less than 1/20th floor area 'rapid' ventilation of habitable room served.
In addition, all habitable rooms to have proprietary trickle vents installed to window frame at high level providing not less than 8000 sq. mm of 'background' ventilation.
Glazing to be in accordance with Part N Building Regulations 1991.
All external doors and opening lights to windows to be draught sealed.
Ensure windows comply with Part N Building Regulations for means of escape.

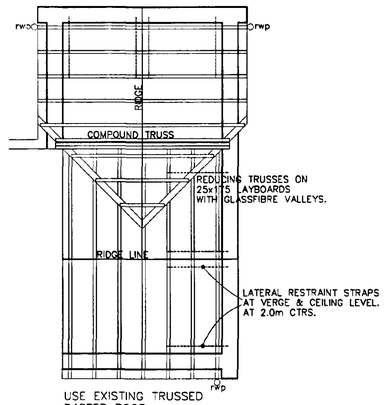


GROUND FLOOR PLAN

FIRST FLOOR PLAN



JOIST PLAN

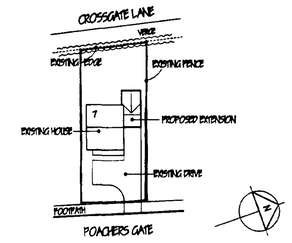


ROOF PLAN

DRAINAGE - SURFACE WATER
112.5mm dia. half round u.p.v.c. Gutters to discharge into 68mm dia. downpipes.
Below ground pipework to be 82mm dia. u.p.v.c. Flexible with 100mm-min. pea gravel bed and surround.
Pipes to be laid 1: 70 fall and to discharge into existing soakaways.
All work to comply with Part H3 Building Regulations 1991.

GLAZING
To be in accordance with Part N1 Building Regulations and BS 6206: 1981.
All glazing to internal doors where fitted to be toughened / laminated safety glass.
All glazing to external doors to be toughened / laminated safety glass except solid doors incorporating small glazing area not exceeding 250mm width and 0.5m area, e.g. cottage style.
Double-glazing to all external doors and windows.
Each safety glazed panel to incorporate the British Standard Kite Mark, as means of identification.

FIRST FLOOR CONSTRUCTION AND CEILING FINISHES
19mm Weyroc decking to floor construction.
12.5mm plasterboard and artex to ground and first floors.
All timber to be C16 (SC3) structural grade minimum.
Provide 30 x 5mm galvanised steel lateral restraint straps at 2.0m ctrs. Max.
With pack and noggings not less than 38mm thick and not less than 2 depth of joist.
Straps to span 3no. Joists minimum.
Ensure equivalent number of floor restraint straps at trimmers adj. to stairwell opening.
38 x 38mm herringbone strutting required if span is 2.5 to 4.5m mid span.
If more than 4.5m then two rows are required at a third of the span position.



BLOCK PLAN

MARK DENNIS
architectural services
90 STATION ROAD – SURFLEET – SPALDING
LINCOLNSHIRE – PE11 4DB
TEL: 01775 680183 FAX: 01775 680183

PROJECT TITLE
PROPOSED EXTENSION AT 7 POACHERS GATE, PINCHBECK, SPALDING, LINCOLNSHIRE.

FOR: MR & MRS PARKINSON

PLANNING PERMISSION GRANTED PLAN

PLANNING DEPARTMENT 16 MAR 2001 Ref: 0318/01

WORKING DRAWINGS

REV	DESCRIPTION	DATE	BY

SCALE 1: 50, 1:100, 1:500
DRAWN MD
DATE MARCH 01
DRAWING No. 01.014/01