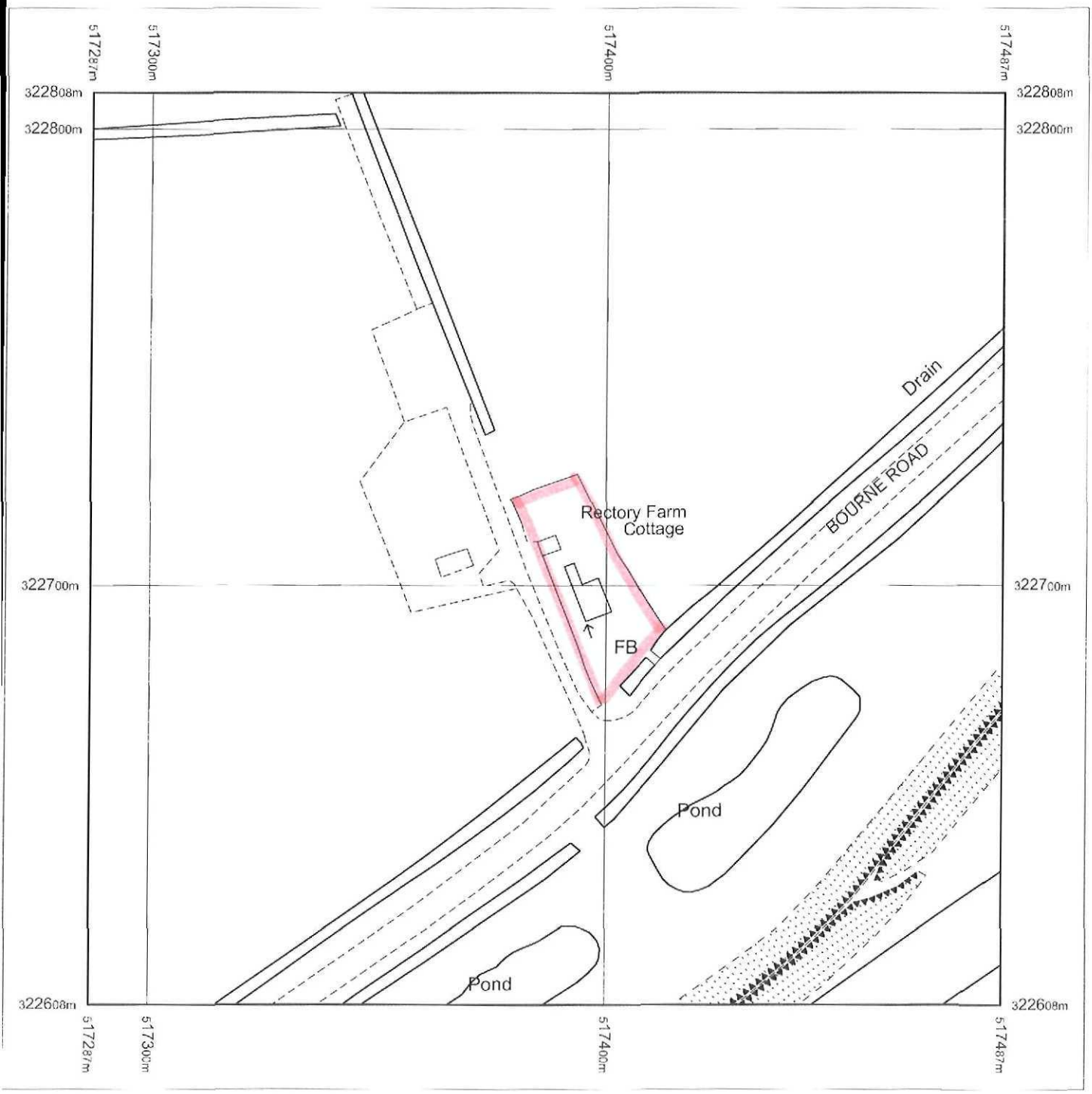
OS Sitemap®



Produced 15.04.2010 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. © Crown Copyright 2010.

Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey.

Ordnance Survey, the OS Symbol and OS Sitemap are registered trademarks of Ordnance Survey, the national mapping agency of Great Britain.

The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

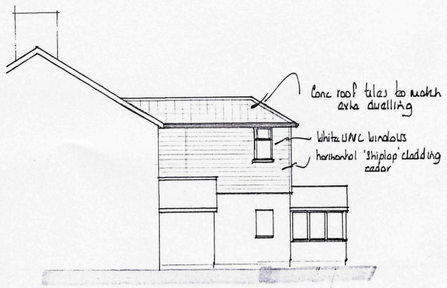
Part or all of this OS Sitemap is enlarged from mapping produced at one or more of the following scales: 1:1250, 1:2500, 1:10000.

Metres
0 20 40

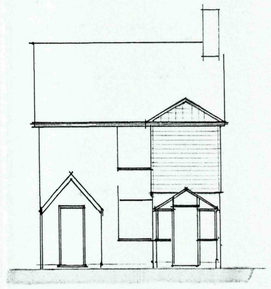
Scale 1:1250

Supplied by: **Bookmark Spalding Ltd**
Serial number: 00098900
Centre coordinates: 517387 322708

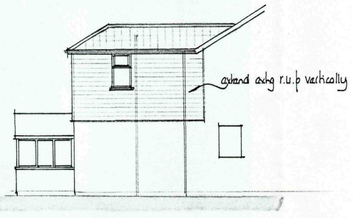
Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site:
www.ordnancesurvey.co.uk



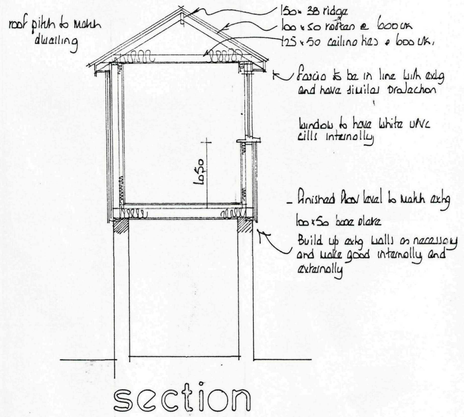
east



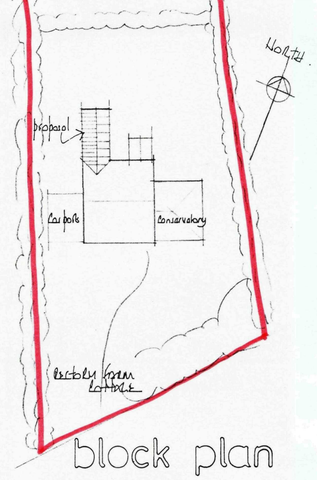
north



west



section



block plan

FLOOR CONSTRUCTION

First floor
Altro flooring or similar to be fixed in accordance with manufacturers specifications to 18mm plywood decking.
Perimeter of flooring to be formed into a reverse cove and dressed up the walls and finishing with a captile approx 150mm above floor level. Floor to be level as shown on plan then laid to falls towards central floor gully, waste to be within depth of floor joists.
Plywood decking to be screwed through tongued and grooved floor panels into joists beneath.
50mm battens to be fixed over joists and laid to falls where indicated having a fall of 15mm towards central gully
150 x 50mm joists at 400mm ctrs
100mm glass fibre insulation between joists
15mm plasterboard with taped joists and skim finish.

WALL CONSTRUCTION

19mm shiplap horizontal cladding secretly nailed tp
50 x 38mm vertical tanalised battens at 400mm ctrs
38 x 25mm horizontal tanalised battens at 400mm cts
Breathable membrane
12mm exterior grade plywood glued and screwed to timber framework consisting of :-
100 x 50mm sole and head plates
100 x 50mm studs at max 400mm ctrs with min 2 rows
100 x 50mm noggins equally spaced, further noggins to be added to support wash hand basin, wc & cistern and any known locations for support arms etc
60mm Celotex GA3000 insulation between and flush with the internal face of the studs with a further 30mm Celotex TB3000 insulation fixed to the inner face of the studwork
15mm plasterboard with skim finish

LINTELS

Lintels to be as specified on plan, or similar and equivalent, to have a min. 150mm end bearing and be installed in strict accordance with manufacturers instructions

Lintels to be protected to give a min. half hour fire protection.

WINDOWS & DOORS

Windows to be purpose made upvc double glazed using glass having a soft low E coating with an emissivity value of 0.05 with min. 16mm air gap to sealed units and weather stripped.
'U' value of double glazing to be 1.8W/m²K
Double glazing manufacturers certificate to be provided to prove compliance of the glazing to that specified.

VENTILATION

The bath/shower room is to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 15 litres/sec.

BACKGROUND VENTILATION

Background ventilation is to be provided either by trickle vents set within the construction of the windows or by airbricks through the walls with a controllable hit/miss vent on the inside. The area of the trickle vents to non habitable rooms is to be a minimum of **2500mm²**

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.

ELECTRICAL INSTALLATION

The electrical installation is to be carried out by an electrician registered with NICEIC, ECA or NAPIT. The electrician is to issue a design, installation and test certificate under BS7671 upon completion of the works.

light fitting to be comprised of fluorescent tubes or compact fluorescent lamps or other light fitting which will only accept lamps having a luminous efficacy greater than 40 lumens per circuit –watt.

DRAINAGE

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

Install where indicated a 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 and shower, 32mm diam. pvc waste to hand basins all with 75mm deep traps. 40mm diam. pvc waste to bath with combined trapped waste and overflow. *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 roof tiles to match the extg laid in accordance with manufacturers instructions and specifications

Battens
Approved quality tanalised s/w battens, 38 x 50mm, 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 breathable membrane,ie Tyvak or similar, 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 tiling 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.
Continuous eave ventilation is to be provided using proprietary vents secured between the rafters

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 equivalent to a continuous 6mm gap.

Valleys
Valleys are to be formed with a glass fibre lining supported by boards with the adjacent tiling neatly cut and bedded onto plain tile slips leaving a clear channel approx. 125mm wide.

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.

Insulation

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

Ceilings
15mm plasterboard, fixed in accord with manufacturers instructions with all necessary noggins etc. and skim finish

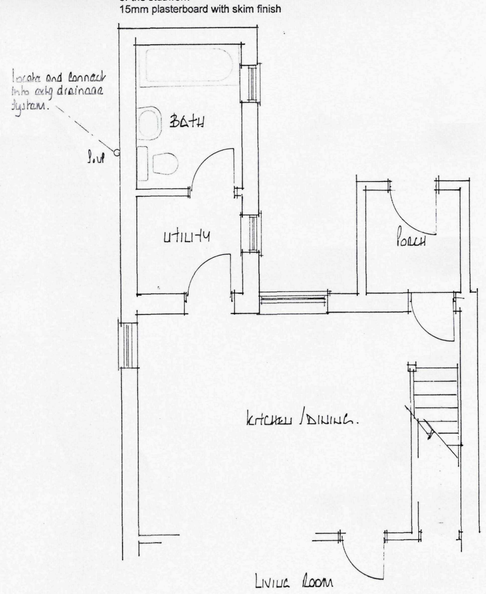
Rainwater Goods
Supply and fix 115mm PVC gutters to fascia with all necessary brackets, stop ends, outlets etc.

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.

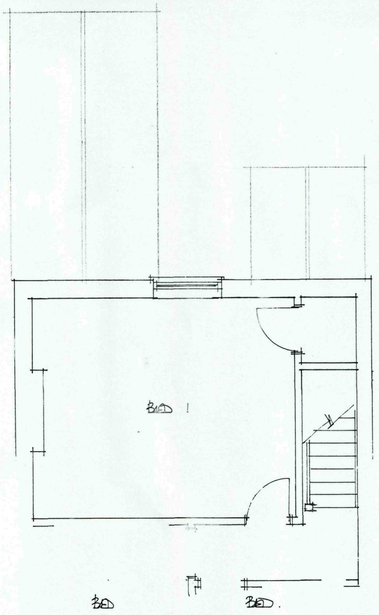
STRAPPING

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.

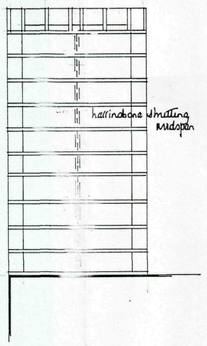
Straps to be 30 x 6mm galv. m.s.



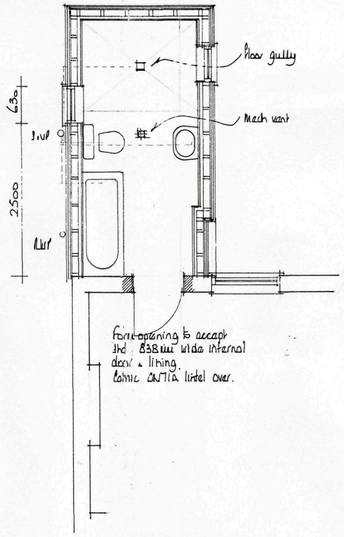
ground floor plan
existing



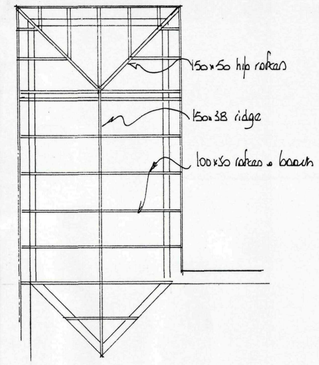
first floor plan



joist plan



first floor
proposed



roof plan

SHDC
Planning & Development
19 APR 2010
Ref: 0319-10

EAST MIDLANDS DESIGN ASSOC.

Architectural Consultants

Willow Lodge
Horseshoe Road
Spalding
Lincs
PE11 3JA

Tel/fax :- 01775 767968
Email :- willowlodge@talktalk.net
Mobile phone :- 07710815044

Client
MRS L. SINCLAIR

Project
First floor Extension to Provide En suite BATHROOM At RECTORY FARM COTTAGE GUTHLAXTON. PE10 0ED

Drawing
PLANS. SECTIONS & ELEVATIONS

Scale
1:50. 1:100 & 1:250

Date
MARCH '10

Drawn
AM

Dwg No.
10/26/01

Rev