NEW GROUND FLOOR CONSTRUCTION

Floor to comprise 65mm 1:3 sand/cement screed with steel trowel finish on 100mm C15P mix oversite concrete slab on 40mm Vencil Resil Jablite flooring insulation SD grade on 1200 gauge polythene dpm on 25mm sand blinding on 150mm well consolidated hardcore (max 600mm filling) DPM to be brought up at perimeter walls to DPC in horizontal Hyload dpc min 50mm All to meet 'U' value of 0.45 W/m2K To non loadbearing walls allow for thickening of slab to 225 x 450mm wide.

DPM to be laid with sealed joints and 300mm laps in accordance with manufacturers instructions. insulation to have 25mm upstand at perimeter of slab.

CONSERVATORY/ HALL/ SITTING ROOM GROUND FLOOR CONSTRUCTION

To be Jetfloor standard suspended pot and inverted "T" beam floor. Concrete beam layout to be as shown on drawing AB/2. Provide and fix concrete blocks 440 x 215 x 100mm between the concrete beams. Fix split course blocks and spacer blocks as shown on drawing.
Air bricks must be provided to ventilate the void (min 75mm) below the floor. Void depth 150mm minimum. Ground below suspended floor to be sealed with 75mm lean mix oversite concrete min.
Suspended floor to receive 40mm jablite insulation and 65mm bed to slate floor finish.
All beams to be laid on Hyload DPC (see Damp Proof Course).

NEW WALLS

Walls to be to dimensions shown and in strict accordance with BS 5628 Part 3:1985.

Below DPC (in 1:3 cement/sand)

Cavity walls to comprise internal and external skins Thermalite Hi-Strength 7 100mm block with 75mm cavity. External skin to terminate minimum 2 courses below ground level then continue in facing brickwork to DPC. Internal skin (including internal 100mm walls) to continue in Hi-Strength 7 to DPC.
Cavity to be filled to ground level with weak mix concrete splayed outwards.

Walls Above DPC (in 1:1:6 cement/lime/sand)

Cavity walls to comprise 102.5mm outer skin facing brickwork, 75mm cavity containing 25mm Celotex RR cw2/25 insulation, a 50mm clear cavity and an inner skin of 100mm Thermalite 'Shield' blockwork to give a minimum 'U' value of 0.45W/m2 °C. Cavities closed at heads of walls and at all openings by closing blockwork onto brickwork building in Hyload Vertical DPC with 25mm Jablite Insulation behind to give 1.2W/m2 °C. Build in stout stainless steel wall ties with insulation retaining discs at maximum 900mm cts horizontally and 450mm cts vertical with extra tries at openings at every block course where the cavity is closed.
Wall ties and cavity insulation to be built all in accordance with insulation manufacturers recommendations.
Internal walls to be 100mm Thermalite 'Shield' blockwork.
All facing brickwork to be durability designation FL.

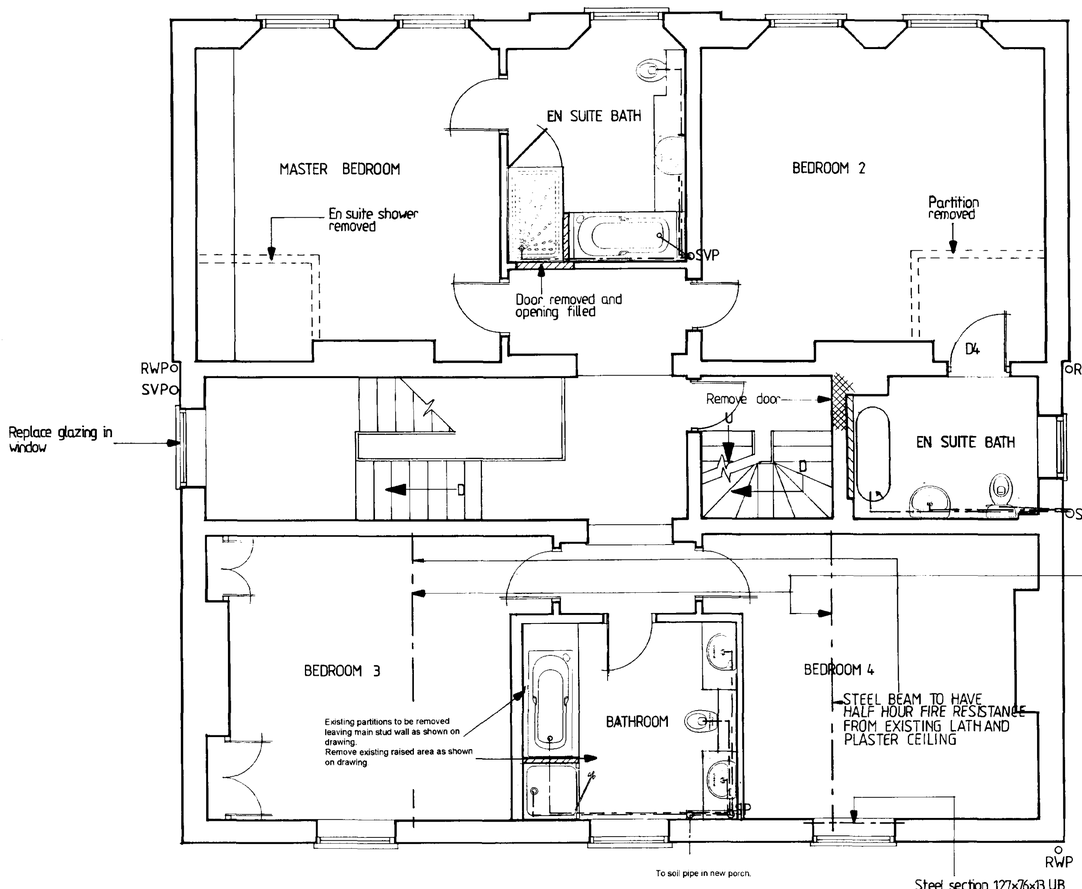
ROOF COVERING

To comprise of existing natural slates on 38 x 25mm treated softwood battens having sawn ends nailed with non ferrous nails through untearable felt to BS 747 Type IF. All joints in felt both horizontally and vertically to overlap minimum 150mm in accordance with BS 5534:Part 1:1990. Continuous tilting fillet to be provided at eaves to prevent ponding.
The slate fixing specification is to be in accordance with the manufacturers published literature with due consideration for each site location, wind velocities and roof pitches.
Provide lead flashings to roof/wall abutments taken up wall min 150mm.

ROOF VENTILATION

Provide Glidevale slate ventilators at eaves on hipped roof and on valley gutter side of the gable ended roof.
Provide and fix Glidevale FV Fascia ventilators to other side of gable ended roof. All to give equivalent of 25mm continuous ventilation at the eaves.
Provide and fix Glidevale ridge ventilators to both ridges to give the equivalent of 5mm continuous ventilation.
Maintain 50mm min air gap over insulation.

NOTE:- ALL DIMENSIONS ARE TO BE CHECKED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT IMMEDIATELY.



FIRST FLOOR

ROOF CONSTRUCTION

Allow for checking all roof timbers and replacing any damaged or decayed timbers as necessary.
Provide and fix new roof members as outlined on drawing AB/13.

Existing roof members to hipped roof are as follows:-
Ridge board 25 x 130mm
Rafters in trussed rafter 100x100mm
Purlin 75 x 95mm
Tie 35 x 270mm
Hangers 25 x 70mm
Ceiling joists 40 x 130mm
Binder 55 x 25mm
Common rafters 50 x 80mm
Hipped rafter 35 x 270mm
All rafters set at 380mm centres

Existing roof members to gable roof are as follows:-
Ridge board 25 x 150mm
Rafters in trussed rafter 110x135mm
Purlin 80 x 130mm
Tie 30 x 225mm
Common rafters 52 x 80mm
All rafters set at 380mm centres

Roof Timbers: All roof timbers, new and existing, are to be preservative treated with 'Celcure' or similar approved against beetle infestation and rot before continuing with roof covering.

Provide and lay 200mm Crown fibreglass insulation between ceiling joists in new and existing roofs to give a minimum 'U' value of 0.25 w/m2 °C. Ensure quilt does not restrict eaves ventilation.

In sloping positions (i.e. raised ties) lay Celotex TSI/70 (70mm) insulation between joists. If necessary make up rafters to allow minimum 50mm ventilation space above the insulation. 'U' value to be 0.24 w/m2 °C.

GLAZING

Provide & fix cast glass to all new windows and doors. Thickness to match existing.

TOUGHENED GLAZED AREAS

Glazing within 1500mm of floor level to doors and within 800mm of floor level for windows to be toughened float glass.

FOUL DRAINAGE

Internal waste pipes to be Osma or equal approved uPVC connected to the appliance in the approved manner with 75mm deep seal traps (anti-syphon traps at 3m + from outlet). Wastes to be: wash hand basin 32mm, sinks and bath 40mm, WC 110mm, Bidet 38mm dia. Soil and vent pipes to be 100mm dia terminating at ridge with ridge vents or min 900mm above opening lights fitted with balloon. S&VP's to have access plates at the base. Sinks to discharge into Back Inlet Gulley with pull out stopper for rodding.
All external soil/waste pipes to be cast iron type fitted in accordance with the manufacturers recommendations. Colour – black.
Underground drainage to be 110mm Osmadrain with flexible joints to a fall of 1:60 on main runs. Drains to be laid on a regulating bed of pea gravel in accordance with current Building Regulations and manufacturers recommendations. Trenches to be backfilled with selected backfill. Where drains pass through walls to be protected by reinforced concrete lintels cast over giving 50mm space around the pipe. Mask opening both sides with rigid sheet material to prevent entry of fill or vermin. Where pipes pass under the building bed as normal and continue to surround and backfill up to the underside of the dpm sand blinding level, all in accordance with manufacturers recommendations. Where pipes are not under a drive/traffic area and have less than 600mm cover, concrete paving slabs should be used as bridging above the pipes with 100mm of granular material between the top of the pipe and the underside of the slabs. Where pipes are under the drive/traffic area and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs.

Inspection chambers to be 'Osma' Universal in polypropylene having cast iron covers and frames. Chambers to be bedded in minimum 150mm pea gravel and 150mm concrete around top of shaft to provide bed for frame. IC's to traffic/parking areas to have Grade B covers and frames. Drain to connect into Bio Disc Sewage Treatment Plant.

SURFACE WATER DRAINAGE

New system to comprise Osmadrain as described above for foul drainage. Provide upturned bend to all downpipe positions. Drains to fall 1:60 on main runs to soakaways in position shown on plans minimum 5m away from any buildings, 1200mm dia x 1500mm deep with 500mm vegetable soil over mineral board cover with coarse granular material below especially around outlet. This is to subject to a standard percolation test.
Rainwater goods to be cast iron type, round rainwater system or equal approved comprising 100mm half round gutter with 68mm (or similar imperial) round downpipes including all brackets etc. fitted all in accordance with manufacturers instructions.
Gutter laid to a fall of 1:600. RWP's sealed to drain at ground level.
Colour – black.

ROOF COVERING

To comprise natural slate tiles on 38 x 25mm treated softwood battens having sawn ends nailed with non ferrous nails through untearable felt to BS 747 Type IF. All joints in felt both horizontally and vertically to overlap minimum 150mm in accordance with BS 5534:Part1:1990 carried well into gutters and secured with clout nails. Continuous tilting fillet to be provided at eaves to prevent ponding.

Colour to be natural slate to match existing. Ridge to be Marley modern angle colour to match slate.

The slate fixing specification is to be in accordance with the manufacturers published literature with due consideration for each site location, wind velocities and roof pitches.
Provide lead flashings to roof/wall abutments taken up wall min 150mm. Provide Glidevale tile valley troughs to all valley troughs to all valleys overlapped 150mm at joints fixed in accordance with manufacturers recommendations.

Door/Window/Lintel Schedule

No.	Width	Height	Lintel	Notes
W1	730	1875	NA5/446	For details see drawing AD/3
W2	730	1875	NA5/446	For details see drawing AD/3
W3	600	1950	RL5/406	For details see drawing AD/4
W4	600	1950	RL5/406	For details see drawing AD/4
D1	870	2000	New lintel designed & fabricated by IG.	Purpose made to match existing.
D2	-	-	As existing.	Existing door from Kitchen to Utility reused
D3	850	1965	As existing.	Purpose made with fanlight above. Door to match existing.
D4	990	2027	As existing	Purpose made with 25mm lining and architrave's All to match existing.
D5	Opening width 1300	2100	Purpose made and designed by IG Limited	New rectangular light above door.
D6	Width to match width of D2	Height to match height of D2	New lintel designed & fabricated by IG.	Purpose made to match D2
D7	870 Exact width to be determined on site	1981 Exact height to be determined on site	As existing brick arch/ lintel	Purpose made FL&B to match rear doors
R1	460	610	-	Velux Conservation rooflight GVA 0091
R2	460	610	-	Velux Conservation rooflight GVA 0091
R3	460	610	-	Velux Conservation rooflight GVA 0091
R4	460	610	-	Velux Conservation rooflight GVA 0091
R5	460	610	-	Velux Conservation rooflight GVA 0091
R6	460	610	-	Velux Conservation rooflight GVA 0091

Beam: Steel beams to bath to support second floor partitions. Span: 4.70 m.

Load name	Loading	Start	End	Total kN	R1comp	R2comp
U Roof	1.5*4.70/2	0	L	16.57	8.28	8.28
U Partition	0.3*4.7	0	L	6.63	3.31	3.31
				23.19	11.60	11.60

U:UDL R:Part UDL P:PL Loadings in kN/m or kN; positions in metres from R1

Maximum B.M. = 13.63 kNm at 2.35 m. from R1

Maximum S.F. = 11.60 kN at 0.00 m. from R1

Maximum deflection = 31.37 x 1e8/EI at 2.35 m. from R1 (E in N/mm2 I in cm4)

STEEL SECTION SIZE: 203 x 102 x 23 UB

Lo/ryy = 4.700 x 100/2.37 = 198 D/T = 21.8 pbc = 79.2 N/mm2 (Table 3a)

fbc = 13.63 x 1000/206.0 = 66.1 N/mm2 OK

Maximum shear in web = 11.597 x 1000 5.2 x 205.2 = 11.0 N/mm2 OK

Maximum deflection = 31.37 x 1e8/205000 x 2090 = 7.3 mm (0.0016 span) OK

Bearing details

R1 (11.60kN): Padstone size 232 x 100mm
Stress under padstone = 11.60 x 1000/232 x 100 = 0.50 N/mm2

R2 (11.60kN): Padstone size 232 x 100mm.
Stress under padstone = 11.60 x 1000/232 x 100 = 0.50 N/mm2

VENTILATION

All window-opening lights to exceed 1/20th of room floor area.
All habitable rooms to have trickle vents (8000sq.mm free air).
New windows to Kitchen, Utility room, Bathrooms and WC to have trickle vents (4000sq.mm free air). Kitchen to have either 60-litre/second-extractor fan, manual switched or duct cooker hood giving 30-litre/second extraction. Bathshower/cloak rooms to have opening window and 15 litres/second extractor manual switched or where no window, mechanical extractor wired to light switch with 15 minute overrun timer to give three air changes per hour. All ducting within roof space to be insulated of twin wall construction or incorporate a condensation trap and discharge to ridge through vent tile.

DAMP PROOF COURSE

Build in Hyload DPC to CP102 to all walls minimum 150mm above ground level and inner leaf linked with the DPM in floors. Provide vertical DPC around the perimeter of all external openings as cavity closers. All dpc's to be bedded on mortar.
Provide and fix sovereign injected damp proof course to all walls not already provided with a dpc. DPC to be installed in accordance with the manufacturers recommendations.

CEILINGS

New ceilings to be 12.5mm plasterboard with taped and filled joints to receive plaster skim.
Fixings to be 63 x no.8 wood screws at max 200mm cts. All unrestrained edges to be supported by noggins.
All existing ceilings to be *made good* after removing existing partitions.

STUD PARTITIONS

Internal stud partitions to comprise 75 x 50mm studs with head and sole plates and 9.5mm Gyproc wallboard to room side. Studs to be spaced at 450mm cts. Provide noggings at all board joints. All joints to be taped and filled. Boards to be finished with skim.
All first floor studwork to be built off double joists or off timber blocking pieces where perpendicular to span. All doubled up joists to be bolted together using 12mm dia bolts and toothplate connections at 750mm cts.

LINTELS

To be as indicated on lintel schedule to BS 5977. Provide cavity trays over all external lintels and 2no. Weep holes. Lintels to have minimum 150mm end bearing and to be installed in accordance with manufactures details and instructions.

PLASTER

All new walls internally to be finished in 13mm lightweight plaster to receive decoration.

ELECTRICS

To be in accordance with current IEE Regulations and installation is to be carried out by an NICEIC approved contractor.

FLAT ROOF

Roof covering to be 13mm mineral chippings wholly bonded to Permanite Superflex sanded wholly bonded to Permanite Superbase underlay wholly bonded to Bituglas perforated underlay Type 3G partially bonded to 80mm Foamglass T4 insulation bedded in hot bitumen on Permanite Superbase vapour on external grade plywood deck. Supported on 38 x 97mm joists at 600mm cts. Firrings to joists to give a fall of 1:60.
Roof to give 'U' Value of 0.45w/m2k.
Abutment skirting are to be minimum 150mm with metal cover flashing. All detailing to be in strict accordance with Permanite recommendations and British Flat Roofing Council recommendations.

Notes

Do not scale from this drawing.

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The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown in this drawing including foundations are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction unless reported to the Architects so that design amendments may be considered. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

revision		date
1	Notes added	11/9/98
2	Shutters removed	8/10/98
3	FIRE RESISTANCE NOTES ADDED	26/10/98
4	Lintel to window in bed 4 added	24/11/98
5	Door/window schedule rev	22/12/98
6	T. Glass note added	25/1/99

PLANNING
DELETE AMENDED

SOUTH HOLLAND DC
HOUSING & PLANNING
07 APR 1999
Ref: 0340/99

JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

project / drawing

ALTERATIONS TO OTWAY HOUSE, SPALDING ROAD, PINCHBECK FOR MR C SIMS.

scale	*date*	*drawn*
1:50	JUNE 98	*KB*
project no.		*drawing no*
1439		AB/3

revisions
1 2 3 4 5 6

Walls to be to dimensions shown and in strict accordance with BS 5628 Part 3:1985.

Below DPC (in 1:3 cement/sand)

Cavity walls to comprise internal and external skins Thermalite Hi-Strength 7 100mm block with 75mm cavity. External skin to terminate minimum 2 courses below ground level then continue in facing brickwork to DPC. Internal skin (including internal 100mm walls) to continue in Hi-Strength 7 to DPC.
Cavity to be filled to ground level with weak mix concrete splayed outwards.

Walls Above DPC (in 1:1:6 cement/lime/sand)

Cavity walls to comprise 102.5mm outer skin facing brickwork, 75mm cavity containing 25mm Celotex RR cw2/25 insulation, a 50mm clear cavity and an inner skin of 100mm Thermalite 'Shield' blockwork to give a minimum 'U' value of 0.45W/m2 °C. Cavities closed at heads of walls and at all openings by closing blockwork onto brickwork building in Hyload Vertical DPC with 25mm Jabite insulation behind to give 1.2W/m2 °C. Build in stout stainless steel wall ties with insulation retaining disc's at maximum 900mm cts horizontally and 450mm cts vertical with extra ties at openings at every block course where the cavity is closed.
Wall ties and cavity insulation to be built all in accordance with insulation manufacturers recommendations.
Internal walls to be 100mm Thermalite 'Shield' blockwork.
All facing brickwork to be durability designation FL.

DAMP PROOF COURSE

Build in Hyload DPC to CP102 to all walls minimum 150mm above ground level and inner leaf linked with the DPM in floors. Provide vertical DPC around the perimeter of all external openings as cavity closers. All dpc's to be bedded on mortar.
Provide and fix sovereign injected damp proof course to all solid and rubble filled walls not already provided with a dpc. DPC to be installed in accordance with the manufacturers recommendations.

NEW GROUND FLOOR CONSTRUCTION

Floor to comprise 65mm 1:3 sand/cement screed with steel trowel finish on 100mm C15P mix oversite concrete slab on 40mm Vencel Resil Jabite flooring insulation SD grade on 1200 gauge polythene dpm on 25mm sand blinding on 150mm well consolidated hardcore (max 600mm filling). DPM to be brought up at perimeter walls to lap into horizontal Hyload dpc min 50mm. All to meet 'U' value of 0.45 W/m2K. To non loadbearing walls allow for thickening of slab to 225 x 450mm wide.

DPM to be laid with sealed joints and 300mm laps in accordance with manufacturers instructions. Insulation to have 25mm upstand at perimeter of slab.

FOUNDATIONS

Strip foundations to be ST3 concrete to BS 5328 1981 225mm thick and minimum 1000mm below ground level but local ground conditions to be taken in consideration and final depth to be taken down to firm loadbearing strata and to Local Authority satisfaction.
Foundation width to be:- Cavity Walls 725mm
Garage & Internal Loadbearing Walls 550mm
(Non loadbearing walls to be built off 225mm thickened floor slab).

Foundations to extend 225mm beyond the faces of all piers etc.

LINTELS

To be as indicated on lintel schedule to BS 5977. Provide cavity trays over all external lintels and 2no. weep holes. Lintels to have minimum 150mm end bearing and to be installed in accordance with manufacturers details and instructions.

PLASTER

All walls internally to be finished in 13mm lightweight plaster to receive decoration.

CEILINGS

To be 12.5mm plasterboard with Plaster skim finish, to receive decoration.

GLAZING

Provide & fix cast glass to all new windows and doors. Thickness to match existing.

TOUGHENED GLAZED AREAS

Glazing within 1500mm of floor level to doors and within 800mm of floor level for windows to be toughened float glass.

Internal waste pipes to be Osma or equal approved uPVC connected to the appliance in the approved manner with 75mm deep seal traps (anti-syphon traps at 3m + from outlet). Wastes to be: wash hand basin 32mm, sinks and bath 40mm, WC 110mm, Bidet 38mm dia. Soil and vent pipes to be 100mm dia terminating at ridge with ridge vents or min 900mm above opening lights fitted with balloon S&VP's to have access plates at the base. Sinks to discharge into Back Inlet Gulley with pull out stopper for rodding.
All external soil/waste pipes to be cast iron type fitted in accordance with the manufacturers recommendations.
Colour – black.
Underground drainage to be 110mm Osmadrain with flexible joints to a fall of 1:60 on main runs. Drains to be laid on a regulating bed of pea gravel in accordance with current Building Regulations and manufacturers recommendations. Trenches to be backfilled with selected backfill. Where drains pass through walls to be protected by reinforced concrete lintels cast over giving 50mm space around the pipe. Mask opening both sides with rigid sheet material to prevent entry of fill or vermin. Where pipes pass under the building bed as normal and continue to surround and backfill up to the underside of the dpm sand blinding level, all in accordance with manufacturers recommendations. Where pipes are not under a drive/traffic area and have less than 600mm cover, concrete paving slabs should be used as bridging above the pipes with 100mm of granular material between the top of the pipe and the underside of the slabs. Where pipes are under the drive/traffic area and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs.

Inspection chambers to be 'Osma' Universal in polypropyene having cast iron covers and frames. Chambers to be bedded in minimum 150mm pea gravel and 150mm concrete around top of shaft to provide bed for frame. IC's to traffic/parking areas to have Grade B covers and frames. Drain to connect into Bio Disc Sewage Treatment Plant.

SURFACE WATER DRAINAGE

New system to comprise 'Osmadrain' as described above for foul drainage. Provide upturned bend to all downpipe positions. Drains to fall 1:60 on main runs to soakaways in position shown on plans minimum 5m away from any buildings, 1200mm dia x 1500mm deep with 500mm vegetable soil over mineral board cover with coarse granular material below especially around outlet. This is to subject to a standard percolation test.
Rainwater goods to be cast iron type, round rainwater system or equal approved comprising 100mm half round gutter with 68mm (or similar imperial) round downpipes including all brackets etc fitted all in accordance with manufacturers instructions.
Gutter laid to a fall of 1:600. RWP's sealed to drain at ground level.
Colour – black.

STUD PARTITIONS

Internal stud partitions to comprise 75 x 50mm studs with head and sole plates and 9.5mm Gyproc wallboard to room side. Studs to be spaced at 450mm cts. Provide noggings at all board joints. All joints to be taped and filled. Boards to be finished with skim.
All first floor studwork to be built off double joists or off timber blocking pieces where perpendicular to span.
All doubled up joists to be bolted together using 12mm dia bolts and toothplate connections at 750mm cts.

VENTILATION

All window opening lights to exceed 1/20th room floor area.
All habitable rooms to have trickle vents (6000sq.mm free air).
New Windows to Kitchen, Utility room, Bathrooms and W.C. to have trickle vents (4000sq.mm free air). Kitchen to have either 60 litres/second extractor fan, manual switched or duct cooker hood giving 30 litre/second extraction. Utility room to have opening window and 30 litres/second extractor fan operated by manual switch. Bath/Shower/Cloak rooms to have opening window and 15 litres/second extractor manual switched or where no window, mechanical extractor wired to light switch with 15 minute overrun timber to give three air changes per hour. All ducting within roof space to be insulated of twin wall construction or incorporate a condensation trap and discharge to ridge through vent tile.

ROOF VENTILATION

Provide Glidevale slate ventilators at eaves on hipped roof and on valley gutter, side of the gable roof. Provide and fix Glidevale FV Fascia Ventilators to other side of gable ended roof. All to give equivalent of 25mm continuous ventilation at the eaves. Provide and fix Glidevale ridge. Ventilators to both ridges to give the equivalent of 5mm continuous ventilation.
Maintain 50mm min air gap over insulation.

FLAT ROOF

Roof covering to be 13mm mineral chippings wholly bonded to Permanite Superflex sanded wholly bonded to Permanite Superbase underlay wholly bonded to Bituglas perforated underlay Type 3G partially bonded to 80mm Foamglass T4 insulation bedded in hot bitumen on Permanite Superbase vapour on external grade plywood deck. Supported on 38 x 97mm joists at 600mm cts. Firrings to joists to give a fall of 1:60.
Roof to give 'U' Value of 0.45w/m2k.
Abutment skirting are to be minimum 150mm with metal cover flashing. All detailing to be in stinct accordance with Permanite recommendations and British Flat Roofing Council recommendations.

ROOF CONSTRUCTION

Allow for checking all roof timbers and replacing any damaged or decayed timbers as necessary
Provide and fix new roof members as outlined on drawing AB/13.

Existing roof members to hipped roof are as follows:-
Ridge board 25 x 130mm
Rafters in trussed rafter 100x100mm
Purlin 75 x 95mm
Tie 35 x 270mm
Hangers 25 x 70mm
Ceiling joists 40 x 130mm
Binder 55 x 25mm
Common rafters 50 x 80mm
Hipped rafter 35 x 270mm
All rafters set at 360mm centres

Existing roof members to gable roof are as follows:-
Ridge board 25 x 150mm
Rafters in trussed rafter 110x135mm
Purlin 80 x 130mm
Tie 30 x 225mm
Common rafters 52 x 80mm
All rafters set at 360mm centres

Roof Timbers: All roof timbers, new and existing, are to be preservative treated with 'Celcure' or similar approved against beetle infestation and rot before continuing with roof covering.

Provide and lay 200mm Crown fibreglass insulation between ceiling joists in new and existing roofs to give a minimum 'U' value of 0.25 w/m2 °C. Ensure quilt does not restrict eaves ventilation.

In sloping positions (i.e. raised ties) lay Celotex TSI/70 (70mm) insulation between joists. If necessary make up rafters to allow minimum 50mm ventilation space above the insulation. 'U' value to be 0.24 w/m2 °C.

ROOF COVERING

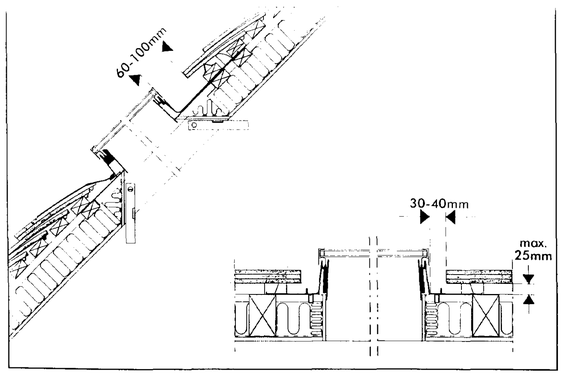
To comprise natural slate tiles on 38 x 25mm treated softwood battens having sawn ends nailed with non ferrous nails through untearable felt to BS 747 Type 1F. All joints in felt both horizontally and vertically to overlap minimum 150mm in accordance with BS 5534:Part1:1990 carried well into gutters and secured with clout nails. Continuous tilting fillet to be provided at eaves to prevent ponding.

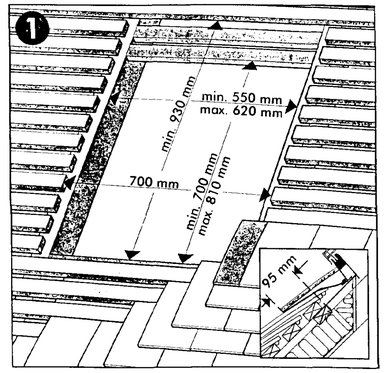
Colour to be natural slate to match existing. Ridge to be Marley modern angle colour to match slate.

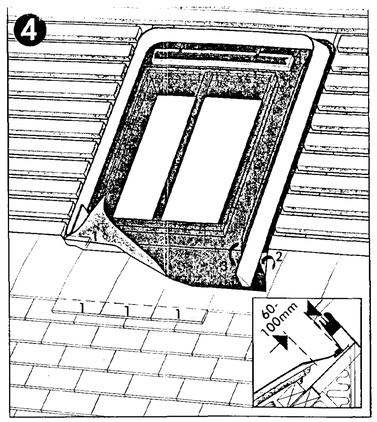
The slate fixing specification is to be in accordance with the manufacturers published literature with due consideration for each site location, wind velocities and roof pitches. Provide lead flashings to roof/wall abutments taken up wall min. 150mm. Provide Glidevale tile valley troughs to all valley troughs to all valleys overlapped 150mm at joints fixed in accordance with manufacturers recommendations.

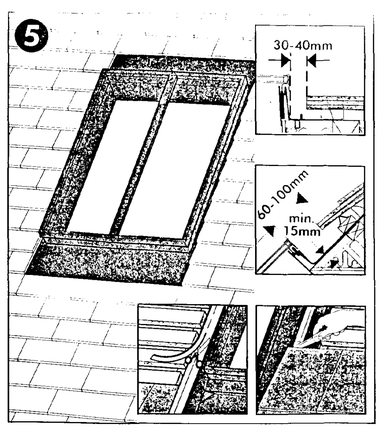
ELECTRICS

To be in accordance with the current IEE Regulations and installation is to be carried out by an NICEIC approved contractor.





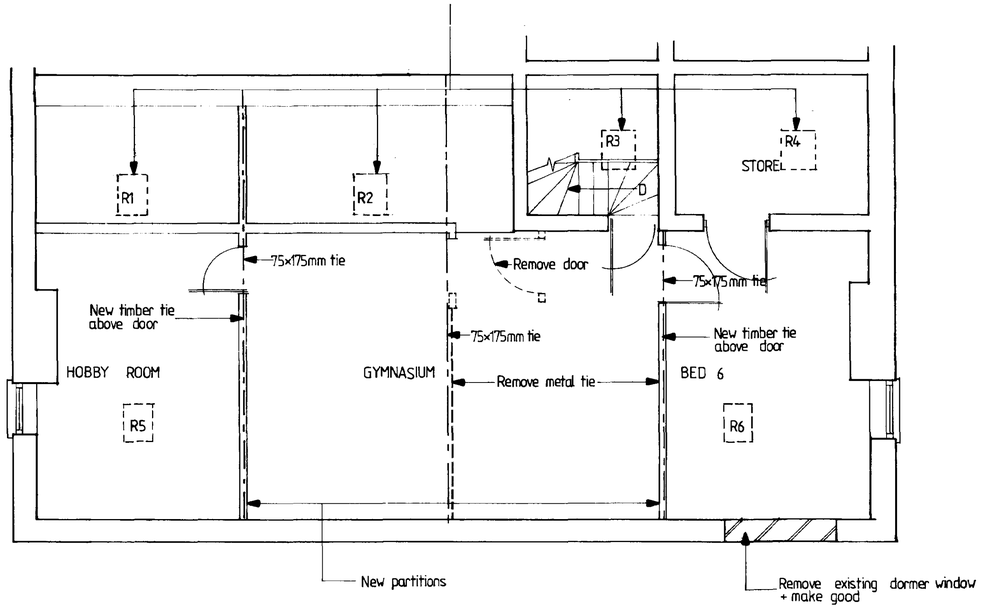




TYPICAL ROOFLIGHT DETAILS

ROOFLIGHTS

New rooflights to be above valley gutter.



PARTITIONS

New studs to be 75 x 75mm with head and sole plates (provide plates where purlins bear on partition) and T & G boarding removed from previous partitions to room side. Studs to be spaced at 450mm cts.
Partitions to bear on beams below.

NOTE:- ALL DIMENSIONS ARE TO BE CHECKED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT IMMEDIATELY.

SECOND FLOOR

Door/Window/Lintel Schedule

No.	Width	Height	Lintel	Notes
W1	730	1875	NA5/446	For details see drawing AD/3
W2	730	1875	NA5/446	For details see drawing AD/3
W3	600	1950	RL5/406	For details see drawing AD/4
W4	600	1950	RL5/406	For details see drawing AD/4
D1	870	2000	New lintel designed & fabricated by IG.	Purpose made to match existing.
D2	-	-	As existing.	Existing door from Kitchen to Utility reused
D3	850	1965	As existing.	Purpose made with fanlight above. Door to match existing.
D4	990	2027	As existing.	Purpose made with 25mm lining and architrave's. All to match existing.
D5	Opening width 1300		Purpose made and designed by IG Lamited	New rectangular light above door.
D6	Width to match width of D2	Height to match height of D2	New lintel designed & fabricated by IG.	Purpose made to match D2
D7	870 Exact width to be determined on site	1981 Exact height to be determined on site	As existing brick arch lintel	Purpose made FL&B to match rear doors
R1	460	610	-	Velux Conservation rooflight GVA 0091
R2	460	610	-	Velux Conservation rooflight GVA 0091
R3	460	610	-	Velux Conservation rooflight GVA 0091
R4	460	610	-	Velux Conservation rooflight GVA 0091
R5	460	610	-	Velux Conservation rooflight GVA 0091
R6	460	610	-	Velux Conservation rooflight GVA 0091

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revision		date
1	Notes added	15/9/98
2	Susp floor rev	26/10/98
3	Door/Wind schedule rev	22/12/98
4	T.Glass note added	25/1/99

SOUTH HOLLAND DC
HOUSING & PLANNING
07 APR 1999
Ref. 0340/99

JOHN D LYNCH
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CHARTERED ARCHITECTS

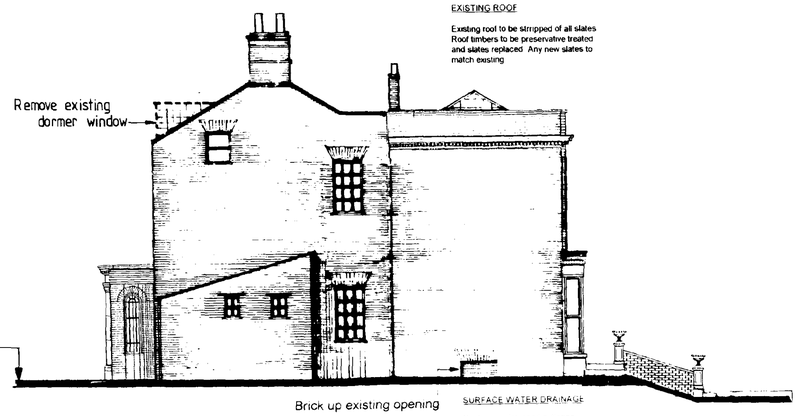
project / drawing
ALTERATIONS TO OTWAY HOUSE, SPALDING ROAD, PINCHBECK FOR MR C SIMS.

scale	*date*	*drawn*
1 : 50	JUNE 98	*KB*
project no.		*drawing no*
1439		AB/9

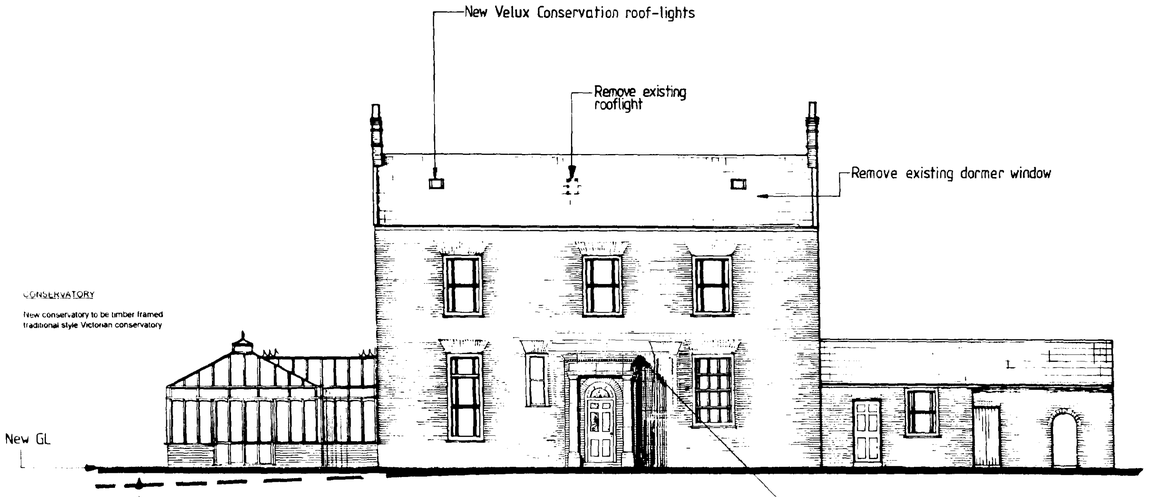
DETERMINED
PLAN
REVISIONS



WEST ELEVATION



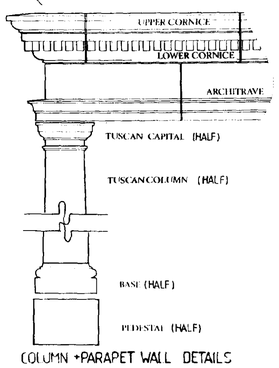
NORTH ELEVATION



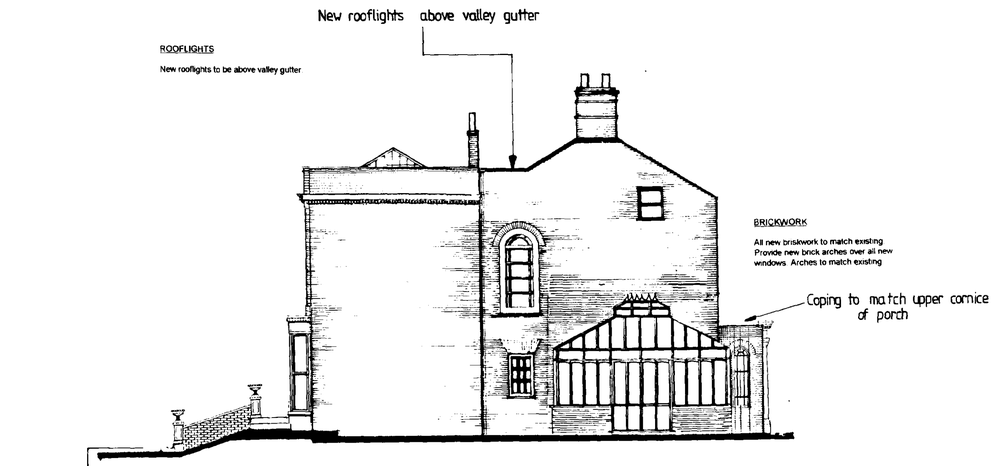
EAST ELEVATION

PORCH

East porch to be constructed of 102.5mm facing brickwok (to match existing), with reconstructed stone arcitraves and columns



COLUMN +PARAPET WALL DETAILS



SOUTH ELEVATION

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NOTE: Ground levels are approximate only.

revision		*date*
1	Dormer win rev	27/7/98
2	Portico rev	11/9/98
3	General revision	6/10/98
4	Roof-lights added	26/11/98
5	Revised for Listed Building	15/12/98
6	Coal shed roof rev	18/12/98
7	Rear porch rev	16/2/99
8	Porch rev to tuscan	25/2/99

SOUTH HOLLAND DC
HOUSING & PLANNING
07 APR 1999
Ref: 0346/99

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CHARTERED ARCHITECTS

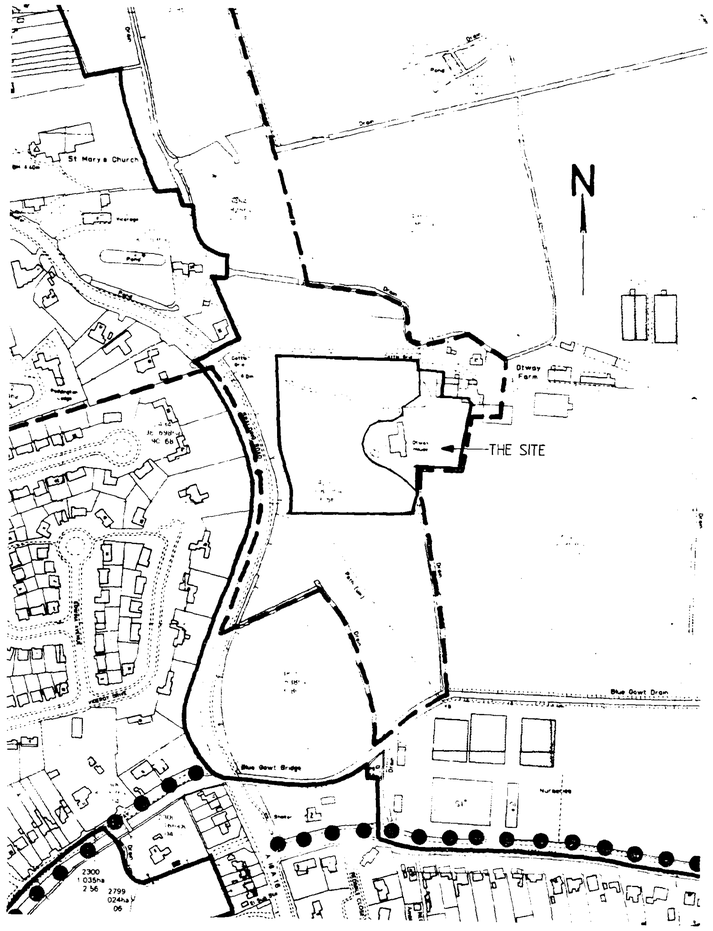
project / drawing

ALTERATIONS TO OTWAY HOUSE, SPALDING ROAD, PINCHBECK FOR MR C SIMS.

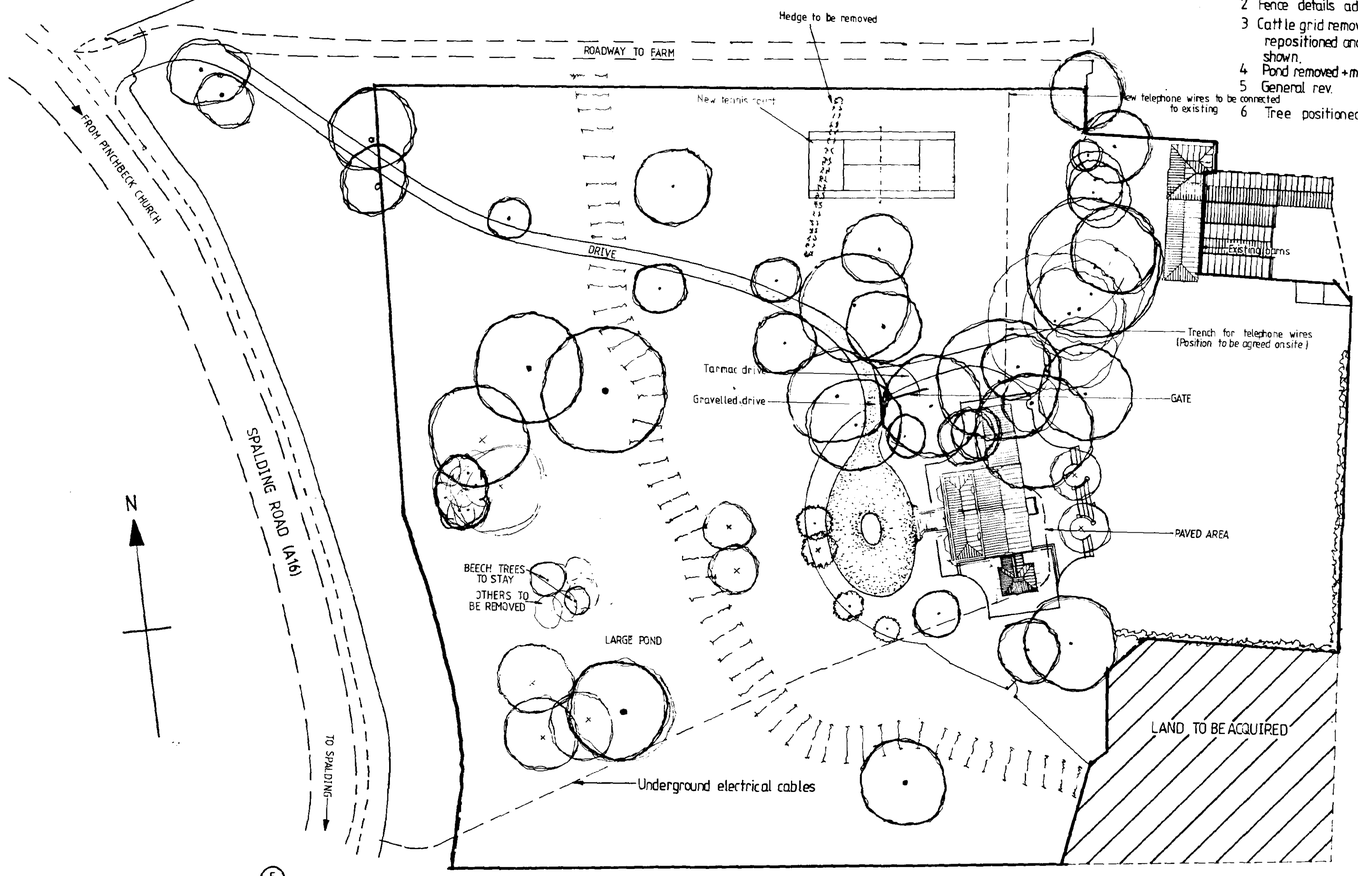
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1 : 100	JUNE 98	KB
project no.		*drawing no*
1439		AB/4

revisions A B C D E F G H

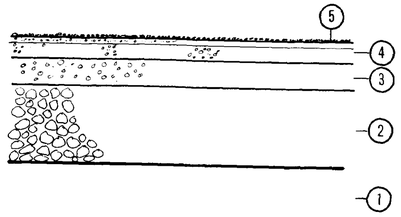
DETERMINED
PLAN



LOCATION PLAN 1:2500



SITE PLAN (1:500)



1. Subgrade compacted and shaped to the requirements of Department of Transport Specification (Clauses 608, 609)
2. Subbase 170mm granular material as DOT specification (clause 804) laid and compacted in accordance with clause 802.
3. Roadbase 80mm rolled asphalt to BS 594 laid and compacted to DOT specification (Clauses 704, 705).
4. Base course 50mm tar macadam to BS 802
5. Wearing course 20mm tar macadam to BS 802 surface dressed with 10mm gravel with binder of cut back bitumen to BS 3690.

TYPICAL TARMAC DRIVE DETAILS

notes

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NOTE: West side of site not surveyed

revision	date
1. LAND ACQUIRED & TREES POSITIONED	19/8/98
2 Fence details added	15/9/98
3 Cattle grid removed, drive repositioned and t.p.trench shown.	17/9/98
4 Pond removed + moat added	30/10/98
5 General rev.	17/12/98
6 Tree positioned	4/3/99

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project / drawing
ALTERATIONS TO OTWAY HOUSE, SPALDING ROAD, PINCHBECK FOR MR C SIMS.

scale	*date*	*drawn*
1 : 500	JULY 98	*NBS*
project no.		*drawing no*
1439		AB/8

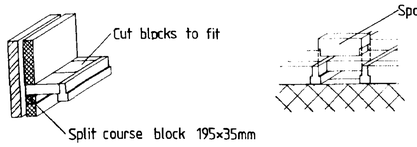
revisions
X25486

SPECIFICATION	
MATERIAL:	3.2mm PRE-GALVANISED STEEL
WEIGHT :	24 Kg
MESH WIDTH:	190 mm
MESH DETAIL:	MESH TO ARCH SOFFIT
TOLERANCE :	RADIUS +5mm −0mm

NOTE:- ALL DIMENSIONS ARE TO BE CHECKED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT IMMEDIATELY.

CONSERVATORY, HALL, SITTING ROOM GROUND FLOOR CONSTRUCTION

To be Jetfloor standard suspended pot and inverted "T" beam floor. Concrete beam layout to be as shown on drawing AB/2. Provide and fix concrete blocks 440 x 215 x 100mm between the concrete beams. Fix split course blocks and spacer blocks as shown on drawing.
Air bricks must be provided to ventilate the void (min 75mm) below the floor. Void depth 150mm minimum. Ground below suspended floor to be sealed with 75mm lean mix oversite concrete min.
Suspended floor to receive 40mm jablite insulation and 65mm bed to slate floor finish.
All beams to be laid on Hyload DPC (see Damp Proof Course)



Typical suspended floor details

ROOF COVERING

To comprise of existing natural slates on 38 x 25mm treated softwood battens having sawn ends nailed with non ferrous nails through untearable felt to BS 747 Type 1F. All joints in felt both horizontally and vertically to overlap minimum 150mm in accordance with BS 5534:Part 1:1990. Continuous tilting fillet to be provided at eaves to prevent ponding.
The slate fixing specification is to be in accordance with the manufacturers published literature with due consideration for each site location, wind velocities and roof pitches.
Provide lead flashings to roof/wall abutments taken up wall min 150mm

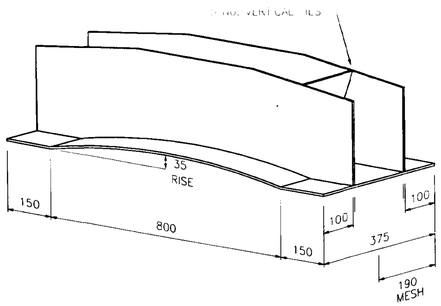
SURFACE WATER DRAINAGE

New system to comprise 'Osmadrain' as described above for foul drainage. Provide upturned bend to all downpipe positions. Drains to fall 1:60 on main runs to soakaways in position shown on plans minimum 5m away from any buildings, 1200mm dia x 1500mm deep with 500mm vegetable soil over mineral board cover with coarse granular material below especially around outlet. This is to subject to a standard percolation test.
Rainwater goods to be cast iron type, round rainwater system or equal approved comprising 100mm half round gutter with 68mm (or similar imperial) round downpipes including all brackets etc fitted all in accordance with manufacturers instructions.
Gutter laid to a fall of 1:600. RWP's sealed to drain at ground level.
Colour – black.

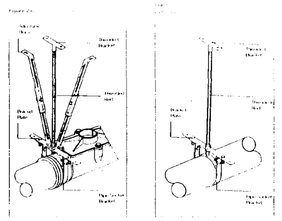
FOUL DRAINAGE

Internal waste pipes to be Osma or equal aporoved uPVC connected to the appliance in the approved manner with 75mm deep seal traps (anti-syphon traps at 3m + from outlet). Wastes to be: wash hand basin 32mm, sinks and bath 40mm, WC 110mm, Bidet 38mm dia. Soil and vent pipes to be 100mm dia terminating at ridge with ridge vents or min 900mm above opening lights fitted with balloon. S&VP's to have access plates at the base. Sinks to discharge into Back Inlet Gulley with pull out stopper for rodding.
All external soil/waste pipes to be cast Iron type fitted in accordance with the manufacturers recommendations.
Colour – black
Underground drainage to be 110mm Osmadrain with flexible joints to a fall of 1:60 on main runs. Drains to be laid on a regulating bed of pea gravel in accordance with current Building Regulations and manufacturers recommendations. Trenches to be backfilled with selected backfill. Where drains pass through walls to be protected by reinforced concrete lintels cast over giving 50mm space around the pipe. Mask opening both sides with rigid sheet material to prevent entry of fill or vermin. Where pipes pass under the building bed as normal and continue to surround and backfill up to the underside of the dpm sand blinding level, all in accordance with manufacturers recommendations. Where pipes are not under a drive/traffic area and have less than 600mm cover, concrete paving slabs should be used as bridging above the pipes with 100mm of granular material between the top of the pipe and the underside of the slabs. Where pipes are under the drive/traffic area and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs.

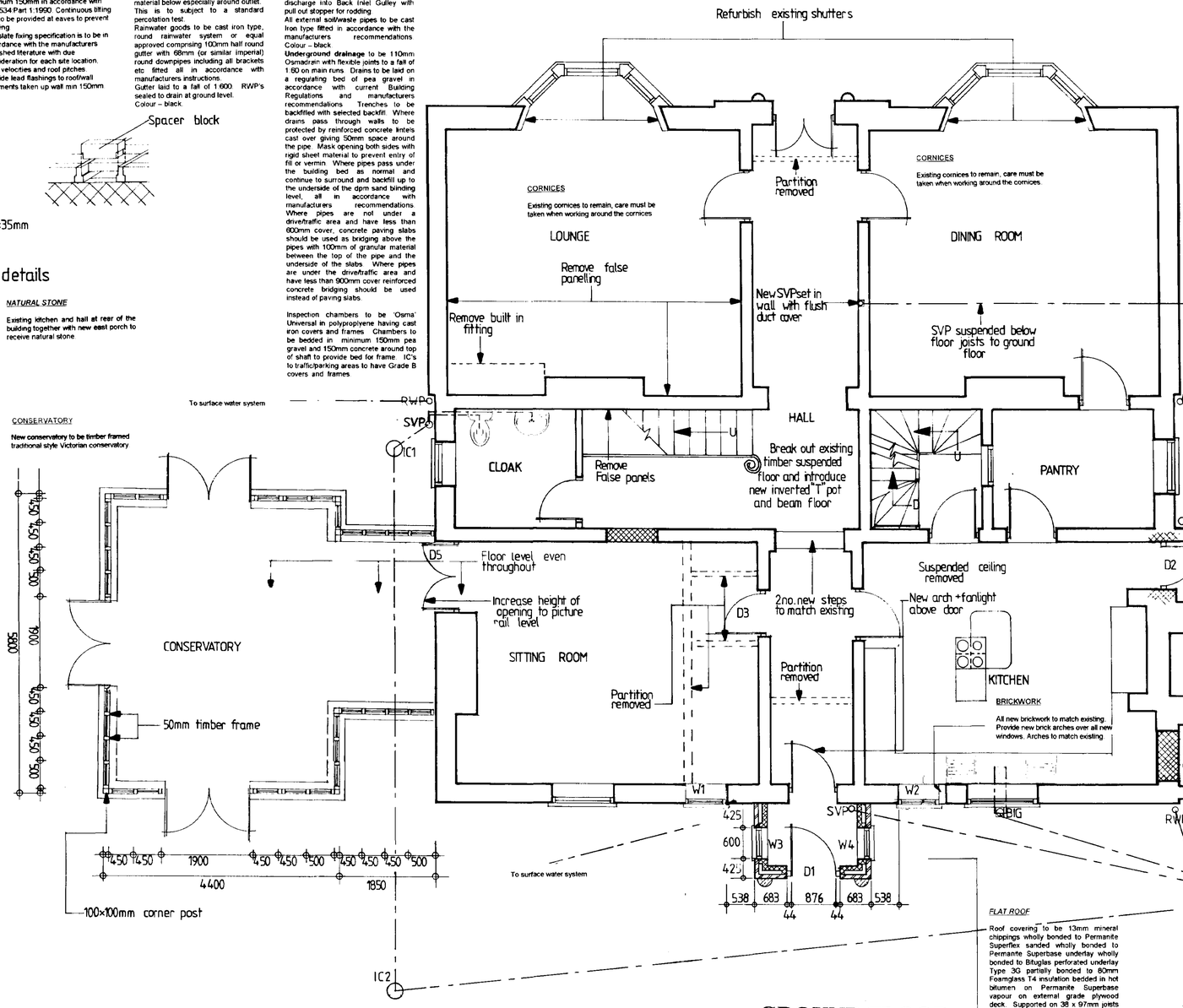
Inspection chambers to be 'Osma' Universal in polypropylene having cast iron covers and frames. Chambers to be bedded in minimum 150mm pea gravel and 150mm concrete around top of shaft to provide bed for frame. IC's to traffic/parking areas to have Grade B covers and frames.



I.G LINTEL NA5/446



Typical SVP suspension details



GROUND FLOOR

For further porch details, see drawing AD/1

GLAZING

Provide & fix cast glass to all new windows and doors. Thickness to match existing.

TOUGHENED GLAZED AREAS

Glazing within 1500mm of floor level to doors and within 800mm of floor level for windows to be toughened float glass.

OIL TANKS

Remove existing oil tanks and make good ground below.

Door/Window/Lintel Schedule

No.	Width	Height	Lintel	Notes
W1	730	1875	NA5/446	For details see drawing AD/3
W2	730	1875	NA5/446	For details see drawing AD/3
W3	600	1950	RL5/406	For details see drawing AD/4
W4	600	1950	RL5/406	For details see drawing AD/4
D1	870	2000	New lintel designed & fabricated by IG	Purpose made to match existing.
D2	-		As existing.	Existing door from Kitchen to Utility reused
D3	850	1965	As existing.	Purpose made with fanlight above. Door to match existing.
D4	990	2027	As existing.	Purpose made with 25mm lining and architrave's. All to match existing.
D5	Opening width 1300	2100	Purpose made and designed by IG Limited	New rectangular light above door.
D6	Width to match width of D2	Height to match height of D2	New lintel designed & fabricated by IG.	Purpose made to match D2
D7	870 Exact width to be determined on site	1981 Exact height to be determined on site	As existing brick arch lintel	Purpose made FL&B to match rear doors
R1	460	610	-	Velux Conservation rooflight GVA 0091
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R3	460	610	-	Velux Conservation rooflight GVA 0091
R4	460	610	-	Velux Conservation rooflight GVA 0091
R5	460	610	-	Velux Conservation rooflight GVA 0091
R6	460	610	-	Velux Conservation rooflight GVA 0091

NEW GROUND FLOOR CONSTRUCTION

Floor to comprise 65mm 1:3 sand/cement screed with steel trowel finish on 100mm C15P mix oversite concrete slab on 40mm Vencil Resil Jablite flooring insulation SD grade on 1200 gauge polythene dpm on 25mm sand blinding on 150mm well consolidated hardcore (max 600mm filling). DPM to be brought up at perimeter walls to lap into horizontal Hyload dpc min 50mm. All to meet 'U' value of 0.45 W/m2K. To non loadbearing walls allow for thickening of slab to 225 x 450mm wide.

DPM to be laid with sealed joints and 300mm laps in accordance with manufacturers instructions. Insulation to have 25mm upstand at perimeter of slab.

NEW WALLS

Walls to be dimensions shown and in strict accordance with BS 5628 Part 3:1985

Below DPC (in 1:3 cement/sand)

Cavity walls to comprise internal and external skins, ThermaMe Hi-Strength 7 100mm block with 75mm cavity. External skin to terminate minimum 2 courses below ground level then continue in facing brickwork to DPC. Internal skin (including internal 100mm walls) to continue in Hi-Strength 7 to DPC.
Cavity to be filled to ground level with weak mix concrete splayed outwards.

Walls above DPC (in 1:1:6 cement/lime/sand)

Cavity walls to comprise 102.5mm outer skin facing brickwork, 75mm cavity containing 25mm Celotex RR CW2025 insulation, a 50mm clear cavity and an inner skin of 100mm Thermalite Shield blockwork to give a minimum U value of 0.45W/m.sq. C. Cavities closed at heads of walls and at all openings by closing blockwork onto brickwork building in Hyload. Vertical DPC with 25mm Jablite Insulation behind to give 1.2W/m sq. C. Build in stout stainless steel wall ties with insulation retaining discs at maximum 900mm cts horizontally and 450mm cts vertical with extra ties at openings at every block course where the cavity is closed.
Wall ties and cavity insulation to be built all in accordance with manufacturers recommendations.
Internal walls to be 100mm Thermalite Shield blockwork.
All facing brickwork to be durability designation F1.

NATURAL STONE

Existing kitchen and hall at rear of the building together with new east porch to receive natural stone.

NEW FOUNDATIONS

Strip foundations to be ST3 concrete to BS 5328 1981 225mm thick and minimum 1000mm below ground level but local ground conditions to be taken in consideration and final depth to be taken down to firm loadbearing strata and to Local Authority satisfaction.
Foundation width to be :- Cavity Walls 750mm
Internal loadbearing walls 550mm
(Non-loadbearing walls to be built off 225mm thickened floor slab).

LINTELS

To be as indicated on lintel schedule to BS 5977. Provide cavity trays over all external lintels and 2no. Weep holes. Lintels to have minimum 150mm end bearing and to be installed in accordance with manufactures details and instructions.

CEILINGS

New ceilings to be 12.5mm plasterboard with taped and filled joints to receive plaster skim.
Fixings to be 63 x no.8 wood screws at max 200mm cts. All unrestrained edges to be supported by noggins.
All existing ceilings to be made good after removing existing partitions.

PLASTER

All new walls internally to be finished in 13mm lightweight plaster to receive decoration.

ELECTRICS

To be in accordance with current IEE Regulations and installation is to be carried out by an NICEIC approved contractor.

DAMP PROOF COURSE

Build in Hyload DPC to CP102 to all walls minimum 150mm above ground level and inner leaf linked with the DPM in floors. Provide vertical DPC around the perimeter of all external openings as cavity closers. All dpc's to be bedded on mortar.
Provide and fix sovereign injected damp proof course to all walls not already provided with a dpc. DPC to be installed in accordance with the manufacturers recommendations.

FLAT ROOF

Roof covering to be 13mm mineral chippings wholly bonded to Permanite Superflex sanded wholly bonded to Permanite Superbase underlay wholly bonded to Bituglas perforated underlay Type 3G partially bonded to 80mm Foamglass T4 insulation bedded in hot bitumen on Permanite Superbase vapour on external grade plywood deck. Supported on 38 x 97mm joists at 600mm cts. Firrings to joists to give a fall of 1:60.
Roof to give 'U' Value of 0.45w/m2k
Abutment skirting are to be minimum 150mm with metal cover flashing. All detailing to be in strict accordance with Permanite recommendations and British Flat Roofing Council recommendations.

STUD PARTITIONS

Internal stud partitions to comprise 75 x 50mm studs with head and sole plates and 9.5mm Gyproc wallboard to room side. Studs to be spaced at 450mm cts. Provide noggings at all board joints. All joints to be taped and filled. Boards to be finished with skim.
All first floor studwork to be built off double joists or off timber blocking pieces where perpendicular to span.
All doubled up joists to be bolted together using 12mm dia bolts and toothplate connections at 750mm cts.

VENTILATION

All window opening lights to exceed 1/20th room floor area.
All habitable rooms to have trickle vents (6000sq mm free air).
New Windows to Kitchen, Utility room, Bathrooms and W.C. to have trickle vents (4000sq mm free air). Kitchen to have either 60 litres/second extractor fan, manual switched or duct cooker hood giving 30 litre/second extraction.
Utility room to have opening window and 30 litres/second extractor fan operated by manual switch.
Bath/Shower/Cloak rooms to have opening window and 15 litres/second extractor manual switched or where no window, mechanical extractor wired to light switch with 15 minute overrun timber to give three air changes per hour. All ducting within roof space to be insulated of twin wall construction or incorporate a condensation trap and discharge to ridge through vent tile.

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revision		*date*
1	Notes added	26/8/98
2	Kitchen rev	10/9/98
3	Porch rev	5/10/98
4	General rev	17/12/98
5	Inv"T"floor note added	4/1/99
6	Porch dimension added	5/1/99
7	T.Glass note added	25/1/99
8	Porch rev.	26/2/99

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partnership
CHARTERED ARCHITECTS

project / drawing

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scale	*date*	*drawn*
1 : 50	JUNE 98	KB
project no.		*drawing no*
1439		AW2

revisions
X Z 3 4 5 6 7 8

DETERMINED PLAN