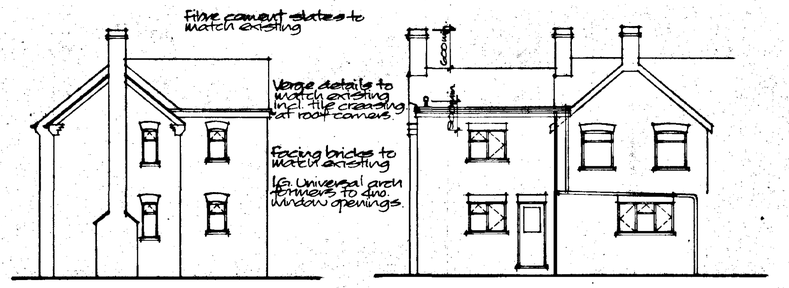
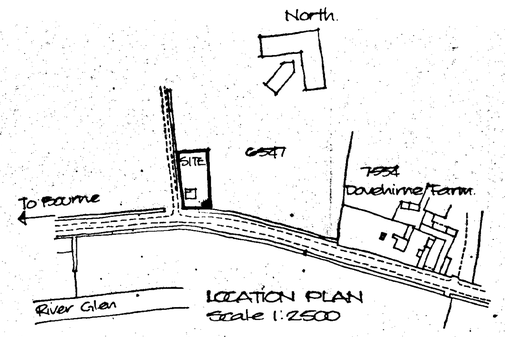


FRONT ELEVATION

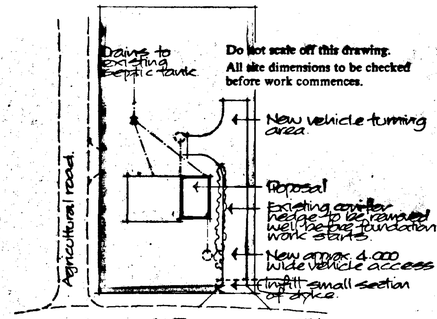


SIDE ELEVATION

REAR ELEVATION.



LOCATION PLAN
Scale 1:2500



BLOCK PLAN Scale 1:500

Cavity wall construction:

Constructed of approx. 105mm thick facing bricks to match existing, 65mm cavity and 100mm thick thermalite standard blocks with dense plaster finish.
Cavity insulation to be 65mm thick fibreglass/mineral wool batts installed to manufacturers instructions.
Average U value = 0.42 w/m²k
Damp proof insulated dpc to reveals with window/door frames, lapping dpc by min. 150mm
Wall ties to be installed at 900mm cts. horizontally 450mm cts. vertically and 225mm cts. within 225mm of reveals
To staggered or similar resists to tops of cavities.
Concrete blockwork used below dpc level, to be class 'A' 7.5mpa min. concrete to base of cavities to within 200mm of lowest dpc level.
Bitumen dpc to walls, min. 150mm above ground level.
Internal drying and first floor walls to be 100mm thick thermalite standard blocks.

Code 4 lead flashing between new roof and existing gable.

Lintels:

To be Ig type U/S except 2no. front windows which are to be type LI/HD. Lintels to internal room openings in 100mm blockwork to be type box lintel 100 together with 2no. new openings through existing cavity walls (2no. per opening).

Install cavity tray dpc. above lintels except lintel to front bedroom window.
All lintels installed to manufacturers recommendations.

Guttering/downpipes:

112mm nr upvc guttering with 65mm dia downpipes connected to 110mm dia upvc drains bedded on 100mm pea gravel to fall 1in 40 to soakpits 1 metre cube at least 3 metres from building.

Suspended floors:

Formed of 18mm thick T&G moisture resistant flooring grade chipboard on 47x150 joists at 400mm cts. with solid strutting at mid spans.

Lateral restraint:

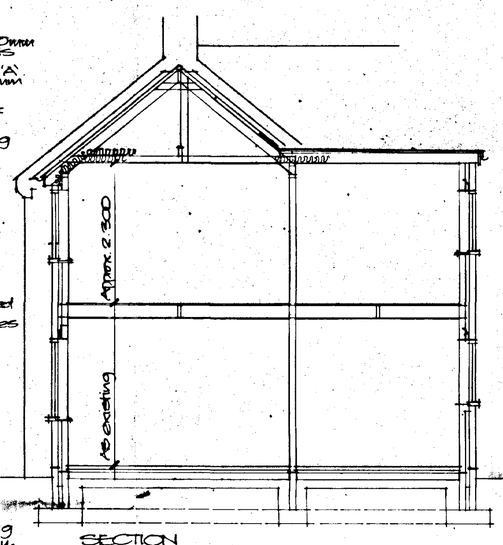
Install 30x5mm mild steel straps at average 1800 cts between roof structures and walls and between upper floor structures and walls.
Where straps at right angles to roof timbers straps to extend over 2no. timbers with noggins under.
Also straps to extend over 3no. joists with 50x150 noggings under straps at ceiling level and slope.

Windows/external doors:

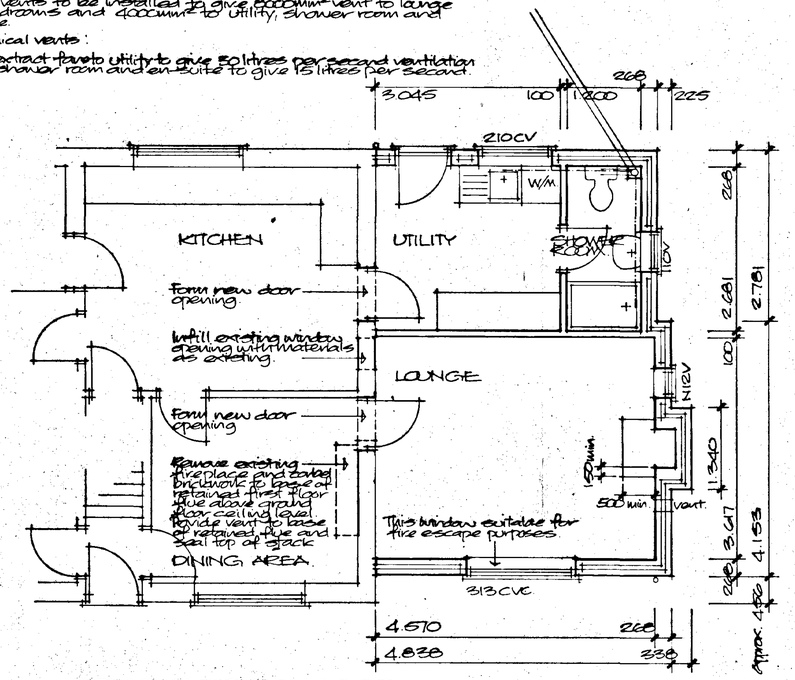
Standard Bolton and Paul window frames with all opening lights doors draught sealed.
All windows and external doors to be double glazed with safety glass to doors and any glass within 800mm of floor level.
Trickle vents to be installed to give 8000mm² vent to lounge and bedrooms and 4000mm² to utility, shower room and en-suite.

Mechanical vents:

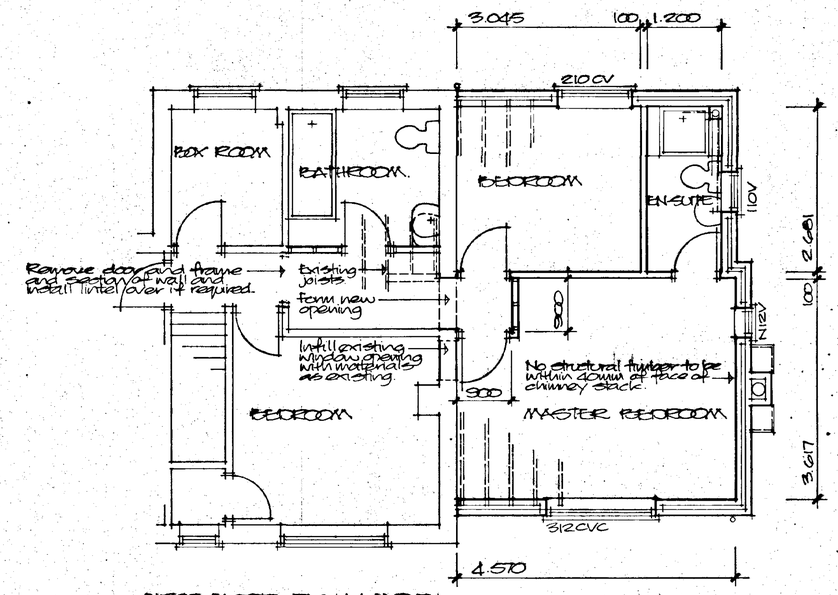
Install extract fan to utility to give 50 litres per second ventilation and to shower room and en-suite to give 15 litres per second.



SECTION



GROUND FLOOR PLAN LAYOUT.



FIRST FLOOR PLAN LAYOUT.

Pitched roof construction:

Fibre cement slates of similar type to existing installed to manufacturers recommendations on 25x38 fully treated battens on sarking felt on built up timber roof formed of:

- 38x150 rafters at 450mm cts.
- 47x150 ceiling joists at 450mm cts.
- 47x150 ceiling beam
- 38x100 hangers at max. 1.600 cts.
- 38x200 ridge board
- 38x100 collars at ridge.
- 38x100 short struts from top of wallplates to u/s ceiling joists.
- 38x100 wallplates
- Ceiling joists bolted to rafters with M12 bolts with toothed plate washers.

Form section of timber studwork on top of wallplate with 50x100 studs at 400mm cts. with 50x150 plate below at first roof joists/ ceiling joist ends clad with 12.5mm plasterboard and skim.

Roof pitch to match existing.
All structural timber to be grade SC2 and marked dry or kiln dry.
Eaves to pitched roof to match existing with approx. 265x150 fascia board and 6mm external grade plywood soffit.

Flat roof construction:

Formed of mineral chippings min. 12mm thick bedded in bitumen to built up high performance felt roof covering to min. BS.747 standard on 18mm thick exterior grade plywood decking with all edges supported on firrings to fall min. 1 in 60 on 47x150 joists at 400mm cts.
Flat roof finish taken up under existing and new slate roof finish on 18mm ply decking with slates hanging felt by min. 300mm.
Ext. 25mm thick fascia board.

Roof void ventilation:

Install roof void ventilation strips complete with flyscreens to provide min. 25000 mm² free inlet ventilation to front pitched roof eaves and 25000 mm² at flat roof eaves (between wall and rear of fascia) and 5000 mm² at ridge level.
Min. 50mm ventilation gap to be maintained above insulation and between flat and pitched roof voids.

Roof insulation:

Install 2 layers of 100mm thick fibreglass quilt insulation to pitched roof area with 1 layer between and 1 layer over ceiling joists.
Install 1 layer of 100mm thick fibreglass quilt insulation between flat roof joists, maintaining min. 50mm vent gap over.

Floor construction:

65mm thick lightly reinforced sand/cement screed on 500 gauge polythene separating membrane on 50mm 500 grade expanded polystyrene insulation on 100mm thick grade GEN 1 concrete slab on 1200 gauge visqueen dpm. tapped over wall dpc. on 150mm thick hardcore well consolidated and blinded.

Foundations:

To be 225x700 (225x450 to internal walls) grade STD concrete to be min. 750mm deep (1.000 in shrinkable soil). Depths to be agreed on site with L.A. inspector.

Ceilings:

First floor ceilings formed of 9.5mm plasterboard with all edges supported and Artex finish.
Ground floor ceilings formed of 12.5mm plasterboard with all edges supported and Artex finish.

Stud partitions:

New first floor stud partitions formed of 50x75 studs at 400mm cts. and 50x75 sole and head plates and noggings at max. 600 cts.
12.5mm plasterboard cladding to both sides with mineral wool packing between studs.

Open fire:

Install air vent adjacent to fireplace complete with hit and miss ventilator and taken externally to provide adequate combustion air supply to open fire.
Install fireguard fixing points at each side of fireplace.
Chimney to fire to have flue liners to BS.1181 225mm dia. or 165mm square installed with sockets uppermost.
No insulation to be installed below hearth.

New walls to be bonded to existing using flurfix wall extension profiles.

Above ground drainage:

To comply with BS. 5572 with 40mm dia. polypropylene wastes from utility, washing machine, shower and 32mm dia. from wash basins. Combined wastes to be 50mm dia.
Fittings to have 75mm deep seal traps except showers which are to have 50mm deep. Bath waste traps.
All fittings to connect to new 110mm dia. upvc soil and vent stack within duct with rodding point at base.
Existing bathroom wash basin may have to be moved to avoid new partition.

Below ground drainage:

Install new 110mm dia. upvc drain bedded and surrounded in 100mm pea gravel from new soil and vent stack to existing inspection chamber.
Drain to be protected where it passes through wall with R.C. slab lintel and pipe to have min. 50mm clearance around with partition from vermin entry.
Drain to fall at approx. 1 in 60 (to be determined on site).
Any drain within 600mm of ground level to be protected by paving slabs laid above pea gravel surround.

Heating and hot water:

Existing central heating system to be extended into extension and to supply hot water services.
All hot water pipework to be insulated with armaflex or similar.
All services in existing pipework to be isolated.
New radiators to be fitted with thermostatic valves.

DETERMINED PLAN
SOUTH HOLLAND DC HOUSING & PLANNING
26 MAY 1998
Ref: 0528/98

Project
PROPOSED EXTENSIONS TO HOUSE SYCAMORE COTTAGE, WEST PINCHBECK, SPALDING.

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Scale 1:50 & 1:100
Date May 98
Drg. no. 98/34