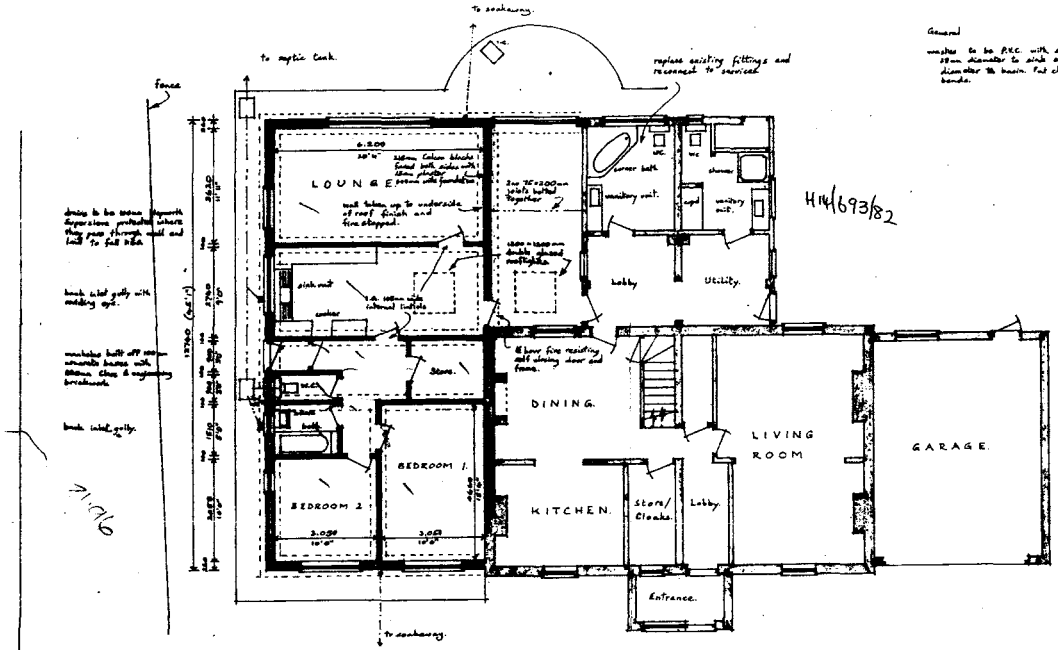
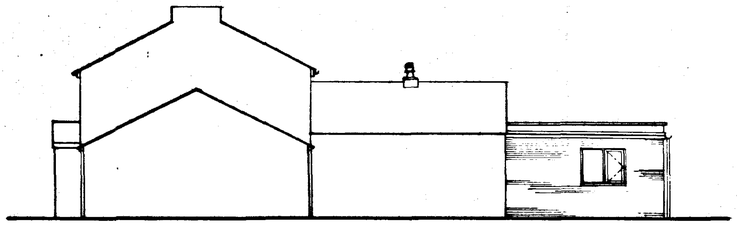
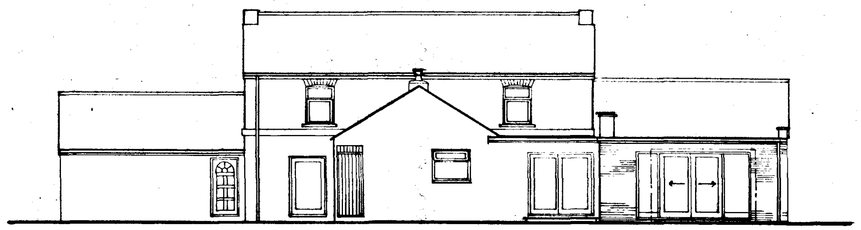


extension to provide additional accomodation

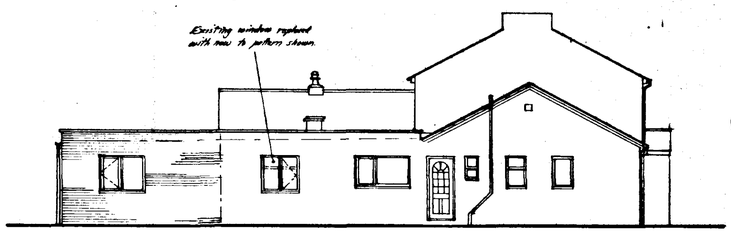
Madras Cottages, Tongue End Road, POOE HOLE



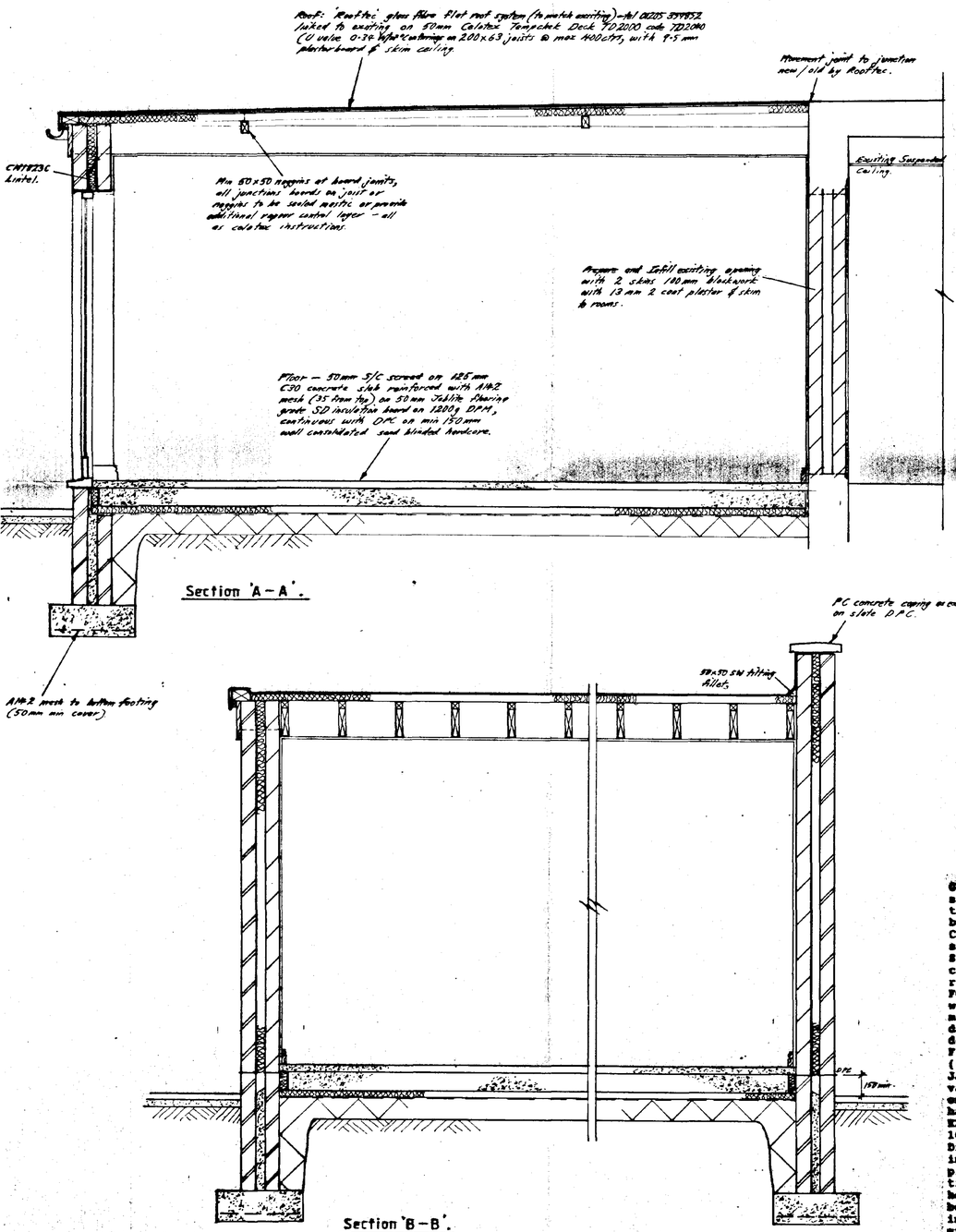
West Elevation.

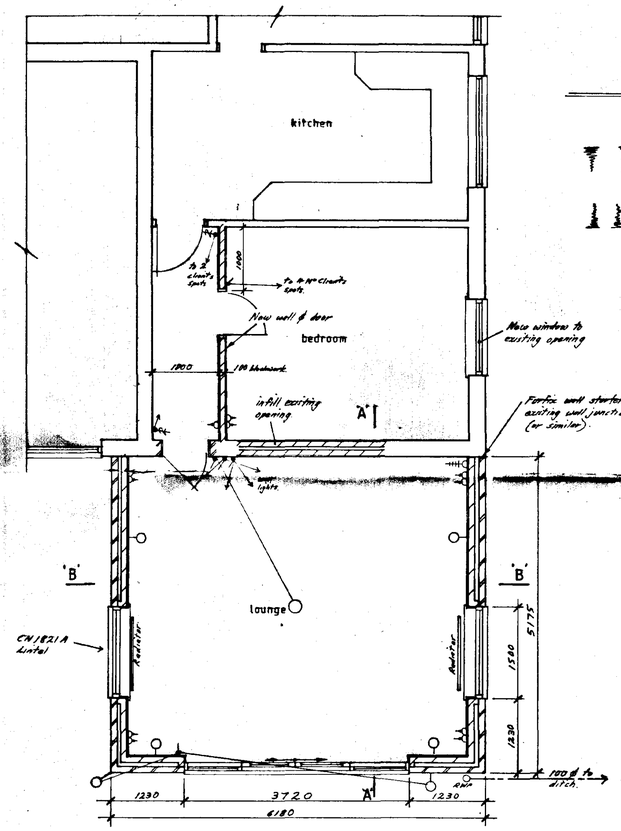


South Elevation.

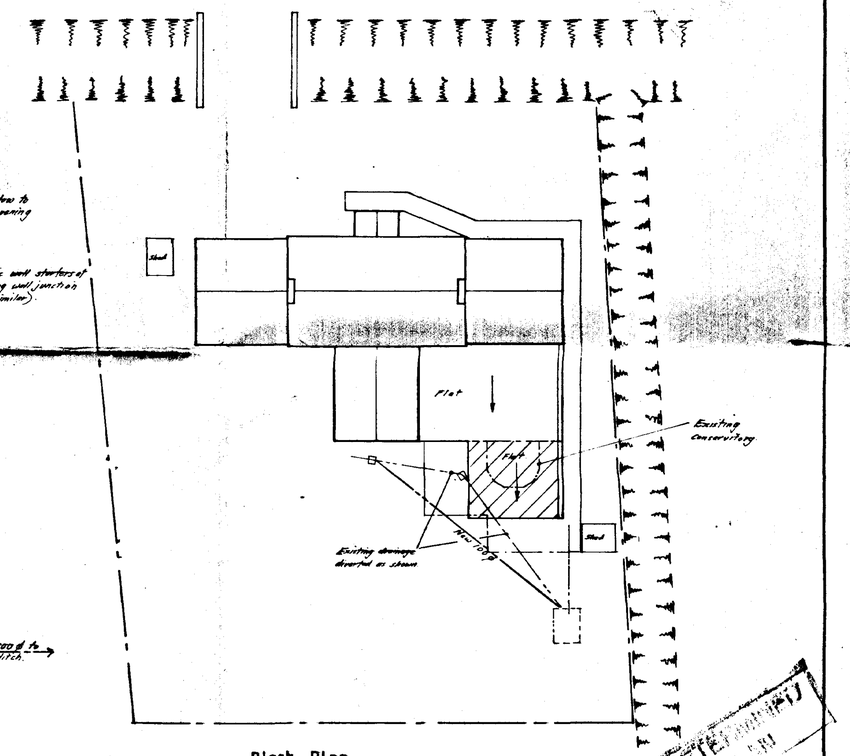


East Elevation.





Plan.



Block Plan.

GENERAL:- All dimensions in mm unless otherwise stated. All structural timbers to be SC3 grade and to be tanalised treated softwood U.O.S. All work to be carried out in accordance with the relevant BS, COP, manufacturers instructions and to the satisfaction of the Building Control Officer.
SITE CLEARANCE:- area of new construction to be cleared of min 150mm vegetable soil, select and retain as necessary for landscaping on completion.
FOUNDATIONS:- 600x225 concrete footings to cavity walls, with A142 mesh in bottom, concrete C20 with min cement content 220Kg M³ (1:3:6 mix). Minimum depth to be 750mm in gravel and 1000mm in clay dependent on proximity of drains/trees.
FLOOR: 50mm S/C screed on 125mm concrete slab C30 (1:2:4 mix) reinforced with A142 mesh on 50mm Jablite flooring grade SD insulation board (max U value 0.45w/m²°C) on 1200g DPM - continuous with DPC on min 150mm sand blinded wall consolidated hardcore.
EXTERNAL WALLS:- 275 cavity wall consisting of, 103mm facing bricks, 70mm nominal cavity with 65mm Dritherm cavity batts (installed to manufacturers instructions), 100mm blockwork and 13 mm 2 coat plaster - to give max U value of 0.45 W/M²/°C/. Wall tiles to BS1243;1972 to be provided, 900 horizontally 450 vertically (300 at openings). Walls below ground level to be 7N blocks or common bricks in 1:3 S/C mortar cavity filled with mortar to ground level.
DPC's:- 2000g Visqueen DPC to be provided min 150 above finished G level to all walls and horizontally and vertically to all openings. Cavity closures to have Damcor insulated DPC to give max U vale 1.2 w/m² °C.
LINTELS: Catnic 'Steel lintels sized and fitted to manufacturers instructions. Insulated to give max U value 1.2w/m²°C.
WINDOWS AND DOORS:- UPVC double glazed units. Window size to be min 10% of floor area and ventilation min 5%. have min 8000mm² permanent slit vent to head with fly screen. Windows/doors to be masticed externally to brickwork and to have draft seals. All windows to be double glazed (max U value 3.0).
ROOF:- Roof to be Rooftec glass fibre flat roof system (as existing) linked to existing via movement joint, on 50mm Celotex Tempchek Deck TD2000 code TD2050 insulation (U value 0.34W/M²K) on 200x63 roof joists @ max 400 ctrs to achieve overall U value to roof of 0.35 W/M²/°C max.
CEILINGS:- To be 12.5mm (600 ctrs) 9.5mm (450 ctrs) plasterboard, with skim coat.
RAINWATER GOODS:- Nominal, 100mm uPVC gutter and 63mm down pipes.
BELOW GROUND DRAINAGE:- To be uPVC pipes laid to min fall of 1:80 (after 1 wc on foul - 1:40 prior) bedded and surrounded in 100mm pea gravel. Drains with less than 600 cover to have concrete slab protection over. All drainage to L.A. satisfaction and to CP301. Access to be via 250 dia plastic chambers up to 600 deep and 450 dia plastic chambers up to 1000 deep, covers to be class B parking class C footpaths.
ELECTRICAL:- To comply with I.E.E. regulations and meet all requirements of local supply authority.
HEATING:- To part J of B.Regs - to be via radiators extended from existing system. Insulation of pipes, cylinders, tanks, etc to Part L of Building Regs.

SOUTH HOLLAND DC
HOUSING & PLANNING
02 DEC 1996
Ref: 1699/96
DETAILED PLAN

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project: PROPOSED EXTENSION TO MADRAS COTTAGE PODE HOLE.

drawing: PLANS & ELEVATIONS

client: MR.W. BALL.

drawing no. 96/3120/1

revision

scale 1:200,1:100,1:50 & 1:20 date NOV 96