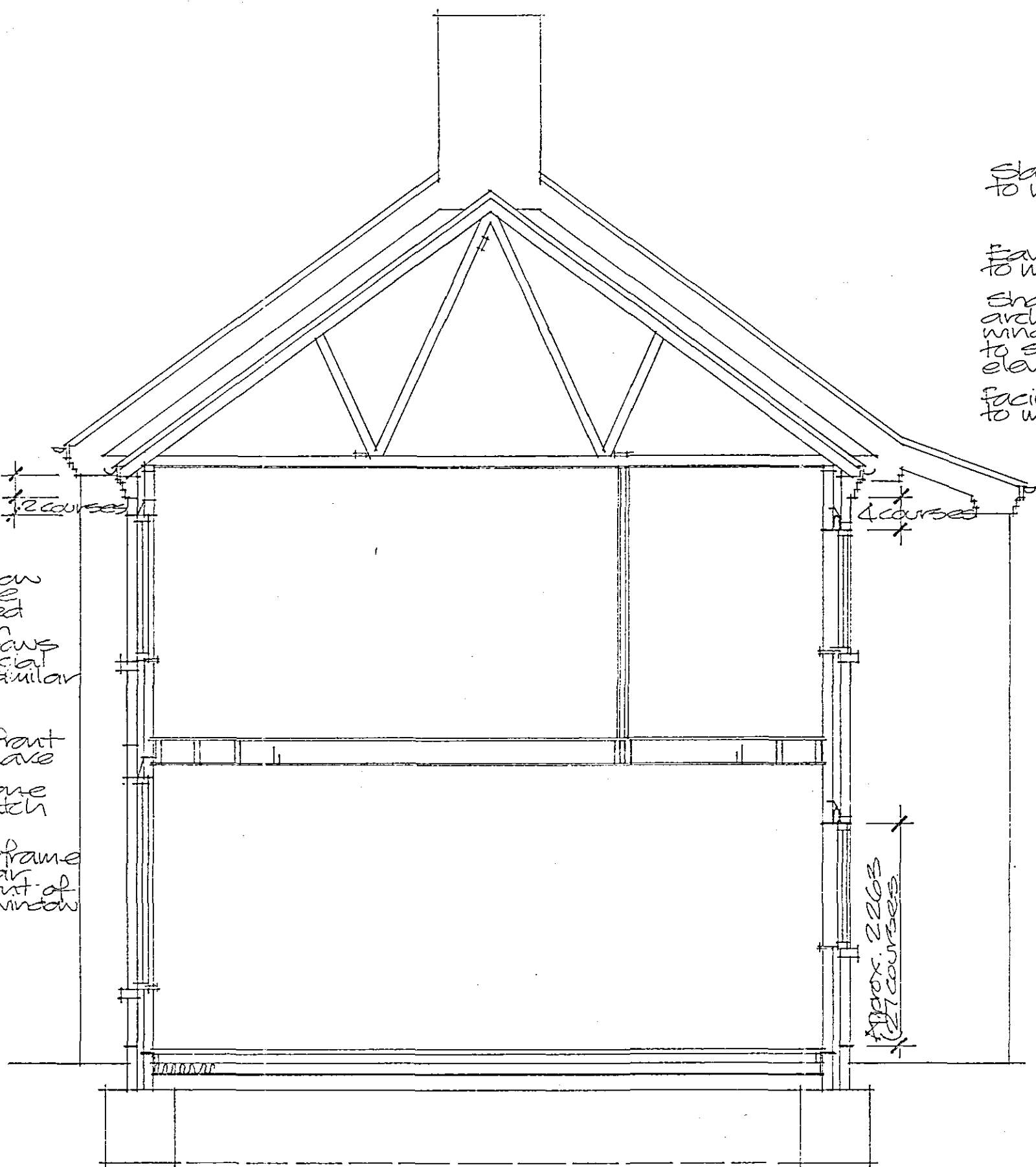




FRONT ELEVATION.



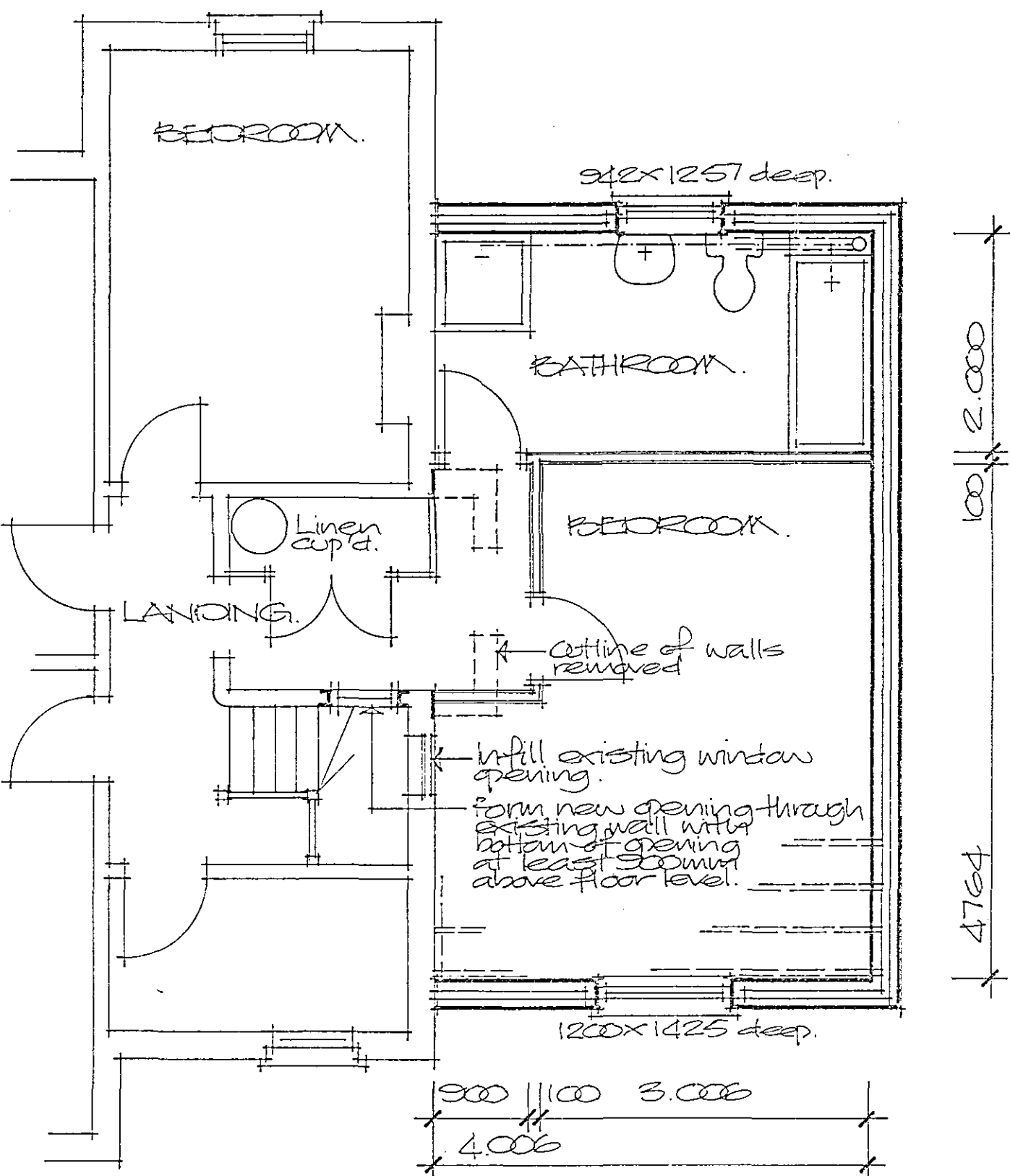
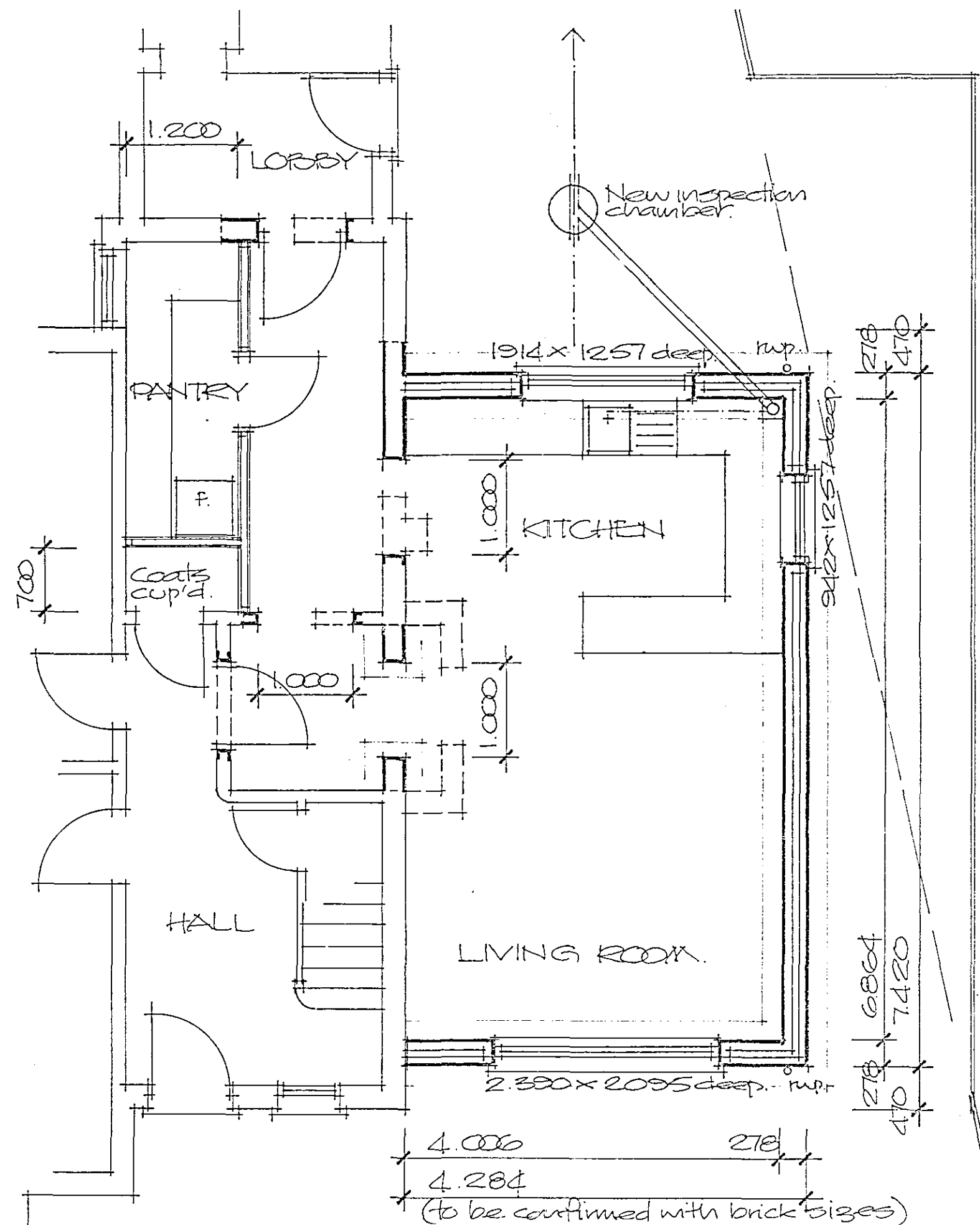
SECTION.

Drains above ground:

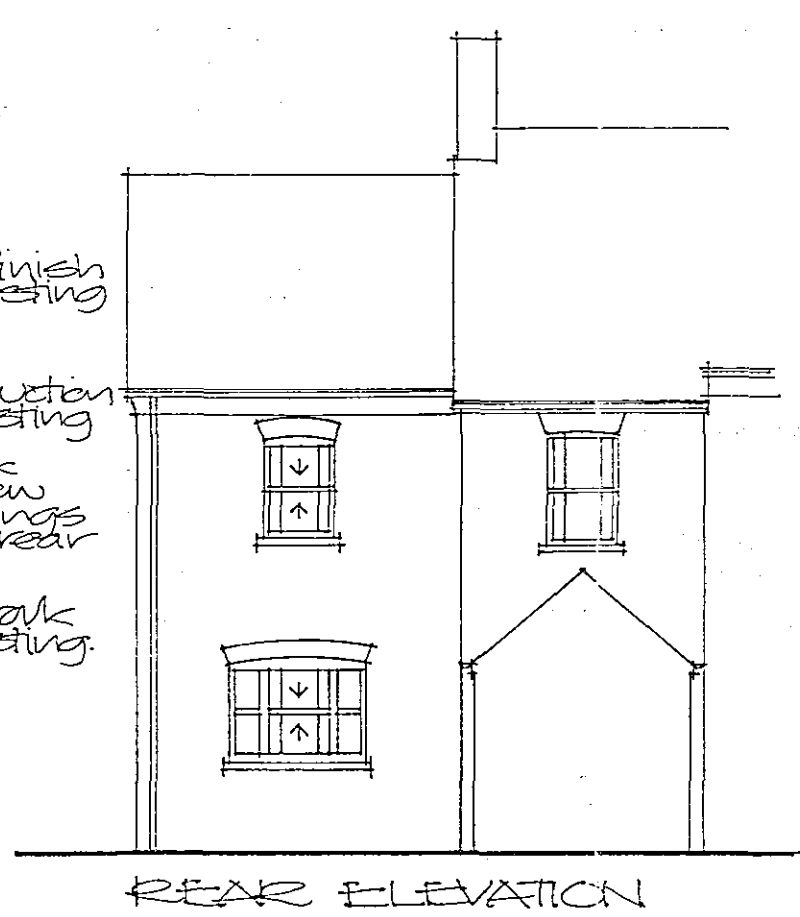
Install 50mm dia. Polypropylene waste from shower tray and 32mm dia. From wash basin and 40mm dia. From kitchen sink and bath with 50mm dia. Combined wastes. Wash basin and kitchen sink to have 75mm deep seal traps and shower to have 50mm deep cleanable trap. All fittings to connect to new 110mm dia. UPVC soil and vent stack within duct with rodding point at base. Soil and vent to reduce to 82mm dia. Above highest connection and to be taken to ridge terminal.

Drains below ground:

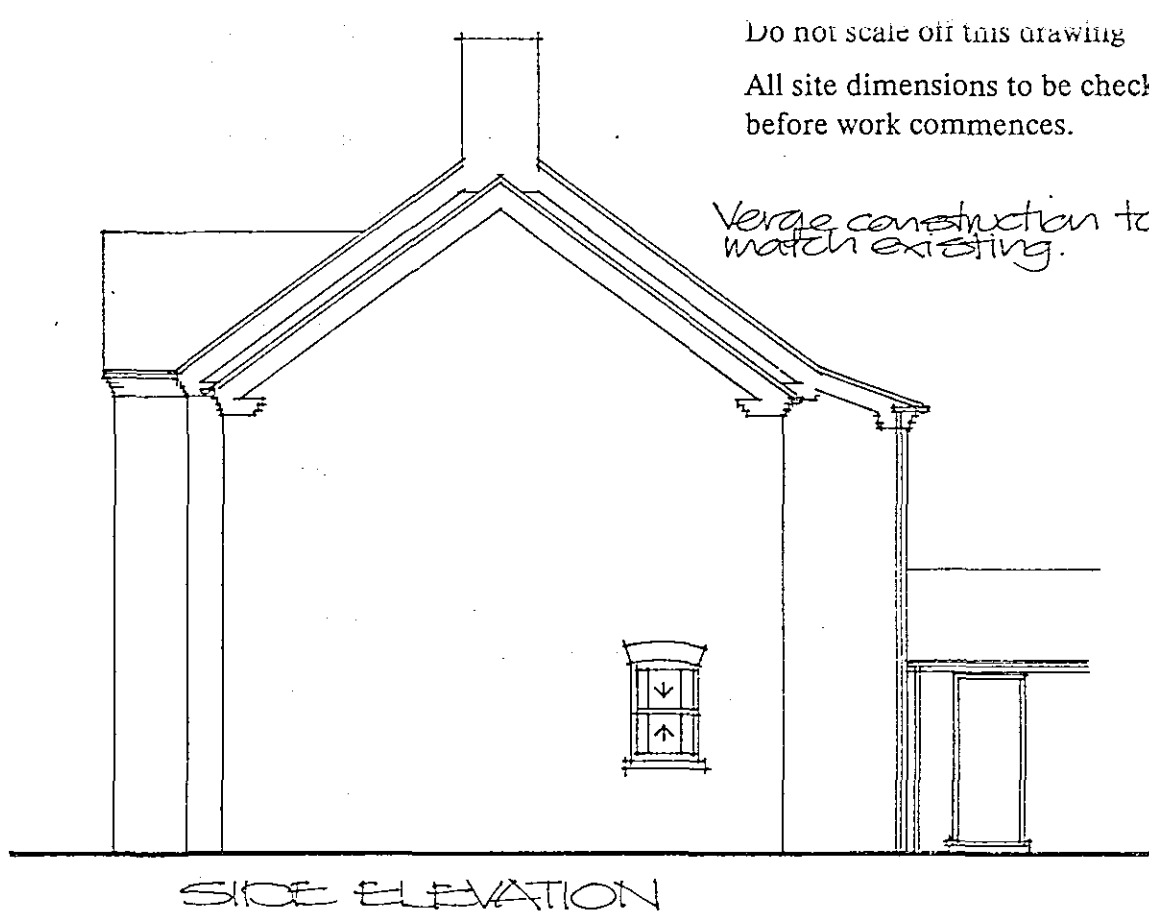
New soil and vent stack connected to new 110mm dia. UPVC drains bedded and surrounded in 100mm peagravel to fall at approx. 1 in 60 to connect to new inspection chamber on existing drain run. Drain passing through wall to be protected by prestressed concrete slab lintel with min. 50mm clearance around pipe with protection from vermin entry and gas sealed. Drains within 600mm of ground level to be protected by reinforced concrete slab laid above compressible layer above peagravel surround. Confirm location and direction of existing drain runs. New inspection chamber to be approx. 450mm dia. Preformed polypropylene type with standard duty cover and frame. Remove/seal off existing redundant drain runs.



slate roof finish to match existing
Eaves construction to match existing
Shallow brick arches to new window openings to side and rear elevation.
Facing brickwork to match existing



REAR ELEVATION



SIDE ELEVATION

Do not scale off this drawing
All site dimensions to be checked before work commences.

Verge construction to match existing.

Roof construction:

Install natural slate roof finish at same pitch as existing. Slates to be of similar size and colour to existing on adjacent roof. Slates are to be installed to manufacturers recommendations. Re-claimed good quality slates may be an alternative. Slates are to be installed on 25x50 fully treated battens on Proctor Roofshield or similar breathable sarking with eaves carrier on gangnail trusses at max. 600mm cts. Roof trusses to comply with BS 5268 parts 2 and 3 and manufacturer to supply design certificate before installation. Wall plates to be min. 50x100. Eaves and verge construction to be formed to match existing. No roof void vents are required as breathable sarking to be used. Install 25x100 ties at ceiling and ridge level and 25x100 diagonal wind braces to full length of roof. All structural timber to be grade SC3 marked dry or kiln dry. Install 30x5mm mild steel straps at average 1800mm cts. Between roof structure and external walls. Straps to be installed at ceiling level and at slope of roof. Straps at gable to extend over 3 timbers and to be supported by noggings. Install code 4 lead flashings/stepped flashings at junction of new roof and existing house wall. Verge detail to new gable to match existing.

Gutters, rainwater downpipes and stormwater drains:

Install approx. 112mm dia. half round UPVC gutters with approx. 68mm dia. Downpipes. Downpipes to be connected to new soakpits with 110mm dia. UPVC drains bedded on 100mm peagravel to fall to soakpits min. 1 metre cube at least 5 metres from building. Location of soakpits will be agreed on site with LA building inspector.

Ceilings:

New ground and first floor ceilings to be formed of 12.5mm thick plasterboard with skim finish. All new first floor ceilings to have support to all plasterboard joints. Perimeter of all new ceilings to be supported.

Roof insulation:

Install 100mm thick fibreglass quilt insulation between ceiling ties and 150mm thick quilt over ties.

Lintels:

Install IG type L1/S75 steel lintels to kitchen small window and bathroom window and type L1/HD75 to kitchen large window all with arch formers. Install reinforced artificial stone lintels to match existing to 2no. new front windows combined with IG box lintel 100 steel backing lintels. Install cavity tray DPC above all lintels to external walls. Install prestressed concrete slab lintels of suitable size or IG box lintel 100 steel lintels (2no. to 1 brick thick walls) to new internal openings.

Windows:

All new window frames to be timber of sliding sash design with artificial stone cills to be similar to existing particularly windows to front elevation, and to be glazed with sealed units with minimum 16mm gaps between glass and to incorporate Low E coating to provide "U" value of 2.0 W/m2K. All glass within 800mm of floor level to be safety glass to BS 6206. All opening lights to be draught sealed. Install trickle vents to new bedroom and living room/kitchen to provide 8000mm2 background ventilation and provide 4000mm2 to bathroom window. At least 5% floor area ventilation to be provided to new bedroom and living room area. Window frames to front elevation to be set back from face of brickwork similar to existing. All window sizes shown do not include stone cills and are to be confirmed and will relate to brick sizes. Bedroom window to be suitable as fire escape with min. clear opening width of 450mm and min. opening area of 0.33m2.

Suspended timber floor:

Formed of 18mm thick moisture resistant T&G flooring grade chipboard on 47x220 joists at 400mm cts. with solid or herringbone suiting at mid span. Joists supported on joist hangers on existing wall or on 38x150 timbers bolted to existing wall at max. 600mm cts. And built into new wall. Install triple joists bolted together at max. 600mm cts. Below stud partition. Install min. 100mm thick fibreglass quilt sound deadening between floor joists. Install 30x5mm mild steel straps between floor structure and external walls at average 1800mm cts. Straps to extend over 3no. timbers where at right angles supported by noggings.

Cavity walls:

Constructed of approx 103mm thick either new or re-claimed facing bricks to match existing incl.size (sample to be supplied and agreed with Local Authority Planners), 75mm thick insulated cavity and 100mm thick insulating concrete block (650 kg/m3-0.16 W/m2K) with dense plaster internal finish. Cavity insulation to be 75mm thick Dritherm cavity insulation batts installed to manufacturers recommendations. Average "U" value = 0.33W/m2K . Install TDI(UK)Ltd Weathercor or similar insulated cavity closer with frames lapping by min. 30mm. Install wall ties at 900mm cts. Horizontally, 450mm cts. Vertically and at 225mm cts. Within 225mm of reveals. Install Hyload DPC min. 150mm above ground level with DPM lapping inner wall DPC. Any concrete blockwork below DPC level to be class A. New walls bonded to existing with Furfix wall extension profiles. New face brickwork to incorporate snapped headers to give the appearance of Flemish bond brickwork. Incorporate shallow brick arches above new openings one brick deep to side and rear elevations. All arches to rise one coarse in centre.

Ground floor:

Constructed of approx. 50mm thick sand/cement screed on 100mm thick grade Gen3 concrete slab with 25mm thick expanded polystyrene insulation to perimeter on 100mm thick SD grade expanded polystyrene insulation on 1200 gauge polythene DPM lapped over wall DPC on min. 150mm thick hardcore well consolidated and blinded.

Foundations:

Install 700mm wide trenchfill grade Gen3 concrete foundations min. 750mm deep (1.000 in shrinkable soil). Depth of foundations to be agreed on site with LA building inspector.

Heating and hot water:

Extend existing central heating and water services into proposal with thermostatic valves fitted to new radiators and all new hot water and unprotected cold water pipes insulated with Armaflex or similar of thickness to match pipe outside diameter.

Mechanical ventilation:

Install extract fan to en-suite to extract at a rate of 15 litres per second. Install extract fan to kitchen located in cooker hood to extract at a rate of 30 litres per second.

Stud partitions:

Formed of 50x75 studs at 400mm cts. With 50x75 sole and head plates and noggings at 1200mm cts. with cladding to both sides of 12.5mm plasterboard and skim and fibreglass quilt packing installed between studs.

Lighting:

Install to at least two rooms, compact fluorescent or fluorescent tube type low energy light fittings.

Project
PROPOSED EXTENSION
TO HOUSE
WYVERN HOUSE
SMALL GROVE LANE,
WEST PINCHBECK,
SPALDING.

Planning
2004
Ref:

DETERMINED
PLAN
ALAN HORNSBY
ARCHITECTURAL SERVICES
'Little Acre'
Peak Hill, Cowbit,
Spalding, Lincs. PE12 6AW
Tel. Holbeach (01406) 380591

Client
E.M. COLE (FARMS) LTD

Scale 1:50/1:100
Date Aug 04

Drng. no.
04/53/01