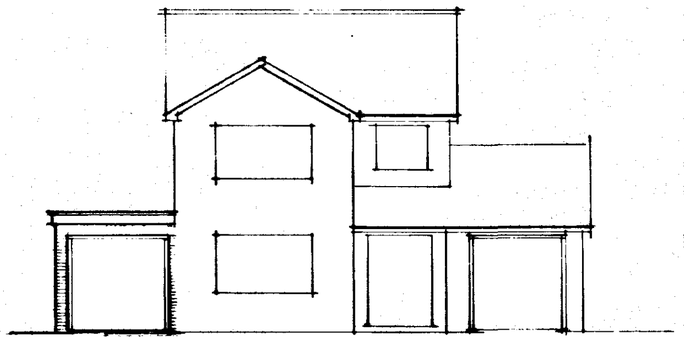
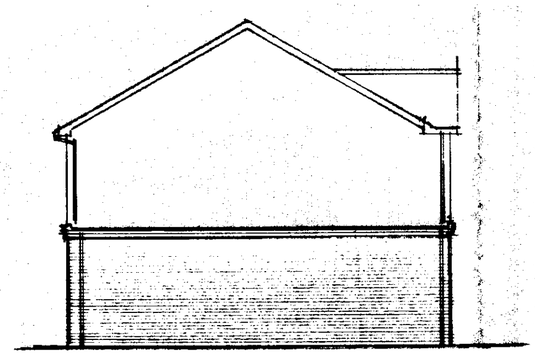
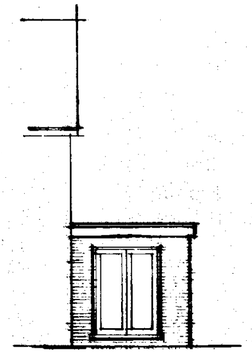


SOUTH



WEST



NORTH

HOT WATER SYSTEM

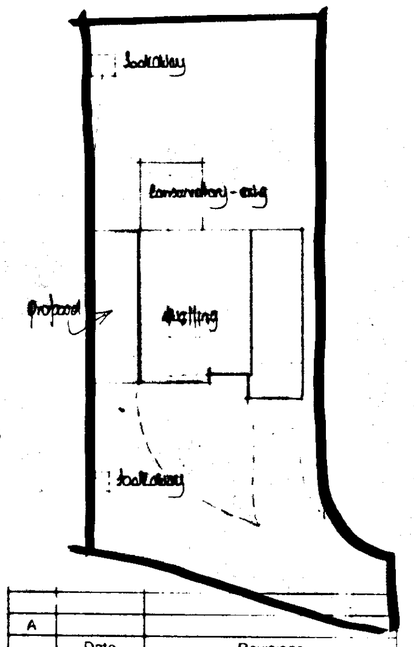
A room thermostat or radiator valves are to be installed.

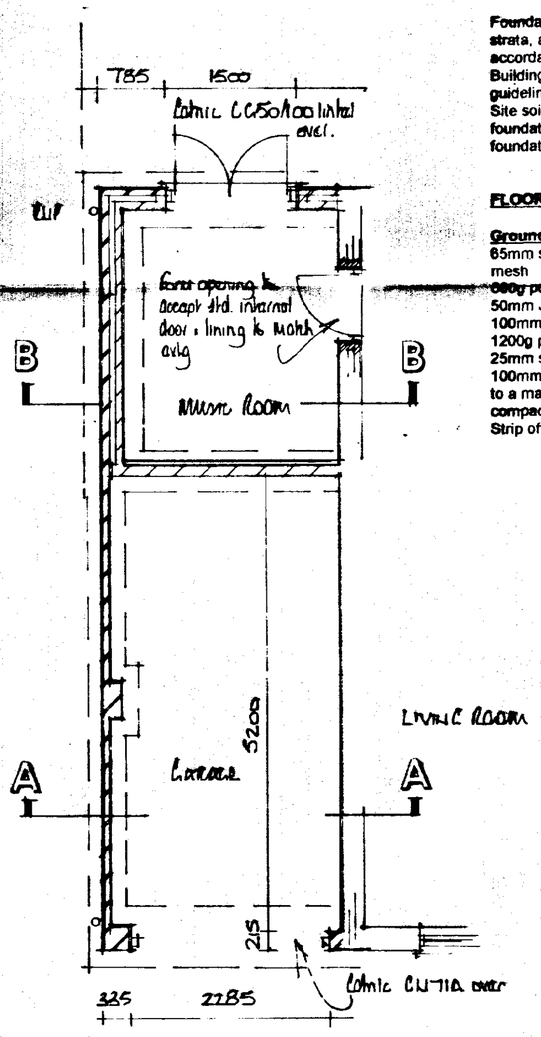
All pipes not contributing to useful heat requirements are to be insulated using an insulation material with a thermal conductivity not exceeding 0.45W/mk and a thickness equal to the external diameter of the pipe up to a max. of 40mm.

DRAINAGE

Surface
Excavate for and lay in where indicated 100mm diam. flexible jointed UPVC drains on 100mm pea gravel bed from 100mm diam. upturned bend at base of downpipe to surface water soakaway.

Form soakaway where indicated a min. 5.0m from the nearest building. Excavate 1200 x 1200 x 1200mm deep, backfill with brick rubble to 300mm below ground level, lay in sheet polythene and make up with vegetable soil.





FLOOR PLAN

FOUNDATIONS

Foundations to be ST4 grade concrete

For 265mm walls foundations to be 700 x 230mm
For 100mm " " " 450 x 230mm

Foundations to be taken down to a firm loadbearing strata, a min. 1.0m if in shrinkable sub soil, in accordance with the requirements of the Local Authority Building Control Dept. and in accord with the NHBC guidelines for building near trees.
Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

FLOOR CONSTRUCTION

Ground
65mm sand/cement screed reinforced with chicken wire mesh
~~300g polythene separating membrane~~
50mm Jablite SD floor insulation (k = 0.037W/m²°C)
100mm ST4 grade oversite concrete
1200g polythene damp proof membrane
25mm sand blinding
100mm compacted hard-core - if in excess of 100mm fill, to a max. 600mm, the hard-core is to be laid and compacted in layers not exceeding 150mm
Strip off all vegetable soil beneath proposal

WALL CONSTRUCTION

Below Ground
To be 100mm Class A concrete blocks
Cavity to be filled to 225mm below lowest dpc level with lean mix concrete

Above Ground
To be 265mm o/a constructed as follows :-

100mm facing brick (to be FL quality below dpc level)
65 mineral wall insulation i.e. Dritherm (k = 0.036)
100mm loadbearing insulation blocks i.e. Hemelite (k = 0.44)

All to be tied together using stainless steel wall ties positioned at distance not exceeding 900mm horizontally, 450mm vertically and staggered. To be at every block course vertically at all returns and reveals.

Internal finish to be 12mm render with gypsum plaster skim finish to give a 'U' value of 0.414W/mK

Internal Walls
To be 140mm blockwork finished with 50mm Gyproc thermal board to give a 'U' value of 0.6W/m²°C

DPC in Walls
To be a min. 150mm above finished ground level
An insulating vertical cavity closer and dpc, i.e. Thermabate, is to be provided to all cavity closures.

A dpc cavity tray, stepped as applicable, is to be constructed within the wall immediately above an abutment.

LINTELS

Lintels to be Catnic, or similar and equivalent, to have a min. 150mm end bearing and be installed in strict accordance with manufacturers instructions with a dpc cavity tray over where applicable.

Lintel over internal opening to be Catnic CG50/100 lintel

Lintels to be protected with min. 15mm gypsum plaster skim finish to give a min. half hour fire protection.

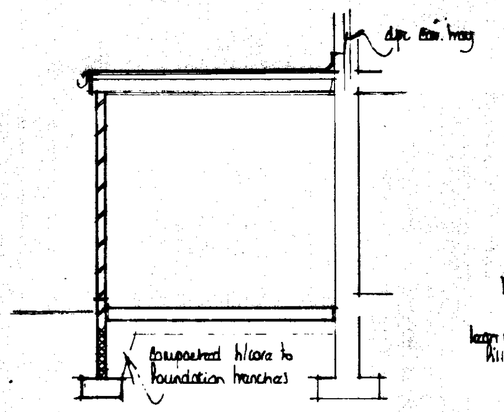
WINDOWS & DOORS

French doors to be purpose made UPVC double glazed with 20mm air gap to sealed units and weather stripped. and is to incorporate a controllable trickle vent of 8000mm²

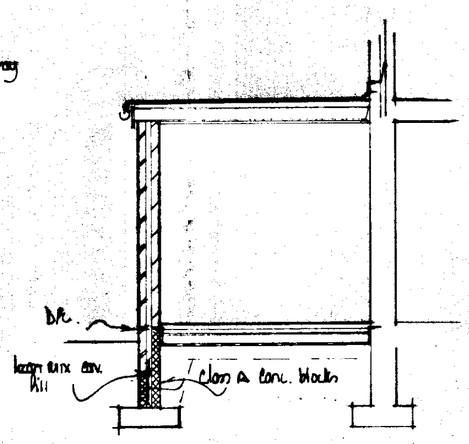
[illegible] to windows less than 800mm and doors (including sidelights to doors) less than 1500mm above floor level is to be laminated or toughened glass in accord with BS6206 : 1981.

VENTILATION

All habitable rooms are to have windows containing opening vents, the combined total of which is equal to not less than 1/20th of the floor area of the room



A - A



B - B

FLAT ROOF CONSTRUCTION

12.5mm white spar chippings bitumen bedded on
3 layer built up roofing felt, bottom layer to be astos based, dressed up abutments a min 150mm
18mm exterior grade plywood decking
Firrin pieces to give a fall of 1 : 80
175 x 50mm SC3 grade joists at 400mm cts
150mm glassfibre insulation laid between joists
12.7mm foil backed plasterboard and skim finish
Ceiling to garage to be finished with 12.7mm Gypsum Fireline board.

Where joists run parallel to walls they are to be strapped at 1800mm cts with 30 x 6mm galv m.s. straps fixed to a min 3No. joists, having nogged between beforehand, and securely fixed to walls. Similar straps to be used at 1800mm cts to hold down the wall plate.

Supply and install 103mm pvc gutters and fix to falls on fascia with all necessary brackets, stop ends, outlets etc. Supply and install 64mm downpipes securely clipped to walls at 1800mm cts together with all necessary offsets, swannecks, adaptors etc. and taken into 100mm diam. upturned bend at base.
Where the extg gutters now discharge onto the flat roof they are to discharge onto an asbestos cement slate bedded onto the new roof covering

Provide 25mm gap covered with insect proof [illegible] between the fascia and soffit and a Mackinnon and Bailey flat roof vent at the junction of the roof and wall to provide cross ventilation to the roof space

SUPERSEDED

A		
	Date	Revisions

© copyright

East Midlands Design Associates

"Willow Lodge",
Horseshoe Road,
Spalding,
Lincs PE11 3JA
Tel: Spalding (0775) 67968

Client
Mr. Mrs & Gerrans

Job Title
Proposed Garage & Music Room Extension at
11 Bowfields
Boadling. Spalding Lincs

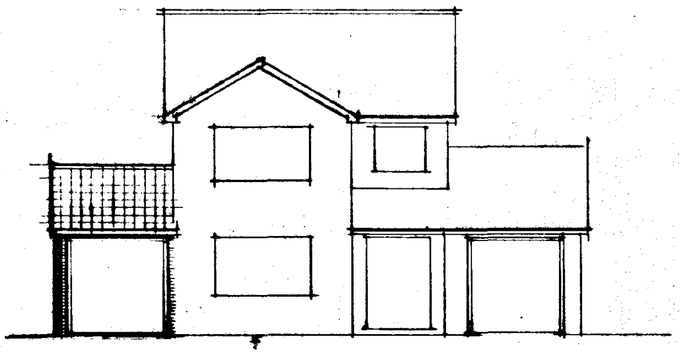
Drawing Title
Plan. Sections & Elevations

SOUTH HOLLAND DC
HOUSING & PLANNING
15 MAR 2000
Ref: 0320/00

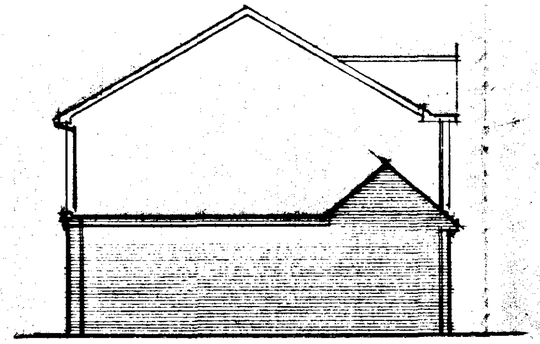
Scale 1:50 . 1:100 . 1:250

Date March 00 | Drawn by AL

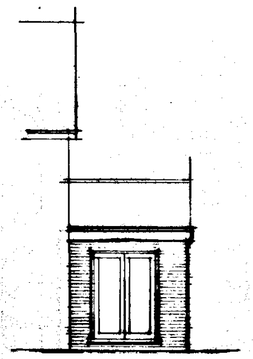
Drg No 00/14/01 | Rev



SOUTH



WEST



NORTH

HOT WATER SYSTEM

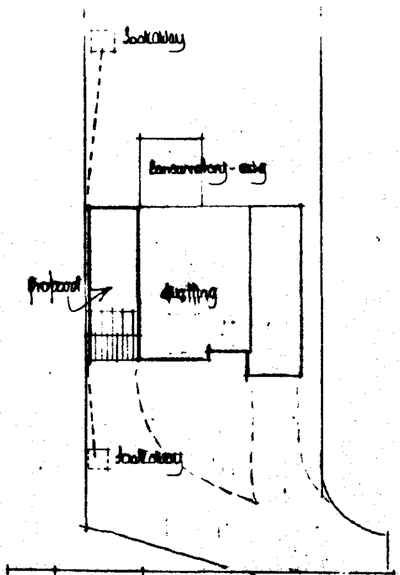
A room thermostat or radiator valves are to be installed.

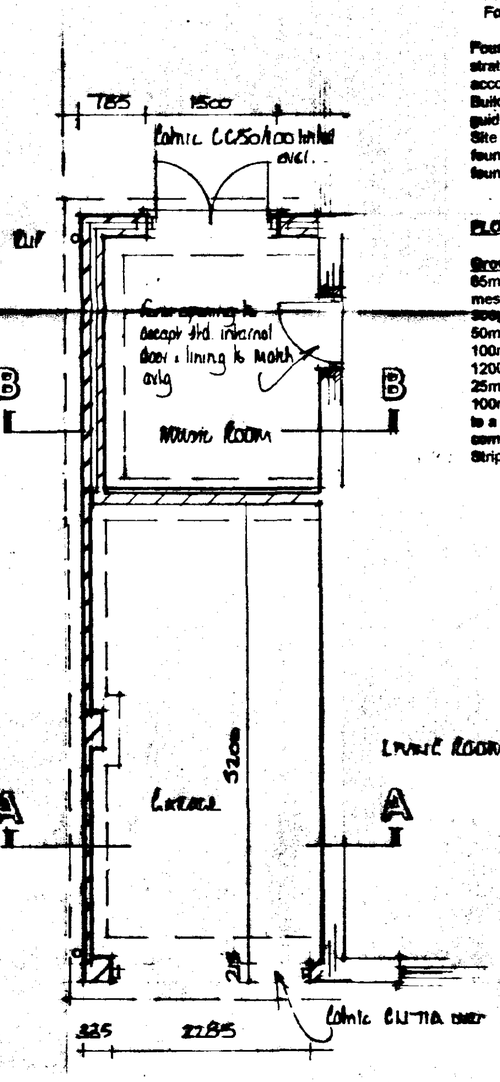
All pipes not contributing to useful heat requirements are to be insulated using an insulation material with a thermal conductivity not exceeding 0.45W/mk and a thickness equal to the external diameter of the pipe up to a max. of 40mm.

DRAINAGE

Surface
Excavate for and lay in where indicated 100mm diam flexible jointed UPVC drains on 100mm pea gravel bed from 100mm diam. upturned bend at base of downpipe to surface water soakaway.

Form soakaway where indicated a min. 5.0m from the nearest building. Excavate 1200 x 1200 x 1200mm deep, backfill with brick rubble to 300mm below ground level, lay in sheet polythene and make up with vegetable soil.





FOUNDATIONS

Foundations to be ST4 grade concrete

For 265mm walls foundations to be 700 x 230mm
For 100mm " " " 450 x 230mm

Foundations to be taken down to a firm loadbearing strata, a min. 1.0m if in shrinkable sub soil, in accordance with the requirements of the Local Authority Building Control Dept. and in accord with the NHBC guidelines for building near trees.
Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

FLOOR CONSTRUCTION

Ground
65mm sand/cement screed reinforced with chicken wire mesh
500g polythene separating membrane
50mm Jablite SD floor insulation (k = 0.037W/m*°C)
100mm ST4 grade oversite concrete
1200g polythene damp proof membrane
25mm sand blinding
100mm compacted hard-core - if in excess of 100mm fill, to a max. 600mm, the hard-core is to be laid and compacted in layers not exceeding 150mm.
Strip off all vegetable soil beneath proposal

WALL CONSTRUCTION

Below Ground
To be 100mm Class A concrete blocks
Cavity to be filled to 225mm below lowest dpc level with lean mix concrete

Above Ground
To be 265mm o/a constructed as follows :-

100mm facing brick (to be FL quality below dpc level)
65 mineral wall insulation i.e. Dritherm (k = 0.036)
100mm loadbearing insulation blocks i.e. Hemelite (k = 0.44)

All to be tied together using stainless steel wall ties positioned at distance not exceeding 900mm horizontally, 450mm vertically and staggered. To be at every block course vertically at all returns and reveals.

Internal finish to be 12mm render with gypsum plaster skim finish to give a 'U' value of 0.414W/mK

Internal Walls
To be 140mm blockwork finished with 50mm Gyproc thermal board to give a 'U' value of 0.6W/m²°C'

DPC in Walls
To be a min. 150mm above finished ground level
An insulating vertical cavity closer and dpc, i.e. Thermabate, is to be provided to all cavity closures.

A dpc cavity tray, stepped as applicable, is to be constructed within the wall immediately above an abutment.

LINTELS

Lintels to be Calmic, or similar and equivalent, to have a min. 150mm end bearing and be installed in strict accordance with manufacturers instructions with a dpc cavity tray over where applicable.

Lintel over internal opening to be Calmic CG50/100 lintel

Lintels to be protected with min. 15mm gypsum plaster skim finish to give a min. half hour fire protection.

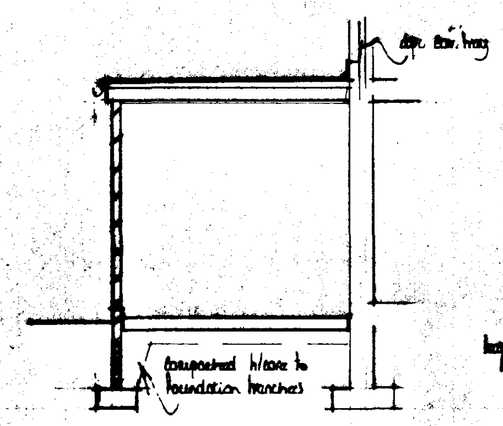
WINDOWS & DOORS

French doors to be purpose made UPVC double glazed with 20mm air gap to sealed units and weather stripped. and is to incorporate a controllable trickle vent of 8000mm²

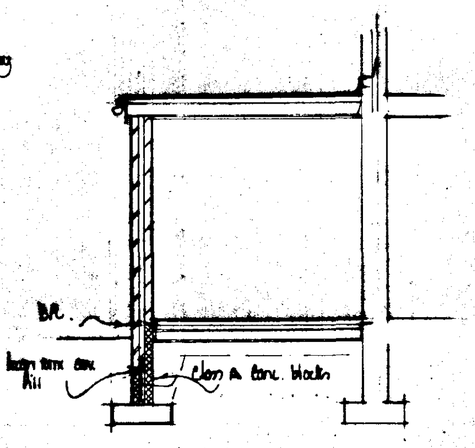
Glazing to window less than 800mm and doors (inclusive sidelights to doors) less than 1500mm above floor level is to be laminated or toughened glass in accord with BS6206 : 1981.

VENTILATION

All habitable rooms are to have windows containing opening vents, the combined total of which is equal to not less than 1/20th of the floor area of the room



A - A



B - B

FLAT ROOF CONSTRUCTION

12.5mm white spar chippings bitumen bedded on
3 layer built up roofing felt, bottom layer to be astos based, dressed up abutments a min 150mm
18mm exterior grade plywood decking
Firrin pieces to give a fall of 1 : 80
175 x 50mm SC3 grade joists at 400mm cts
150mm glassfibre insulation laid between joists
12.7mm foil backed plasterboard and skim finish
Ceiling to garage to be finished with 12.7mm Gypsum Fireline board.

Where joists run parallel to walls they are to be strapped at 1800mm cts with 30 x 6mm galv m.s. straps fixed to a min 3No. joists, having nogged between beforehand, and securely fixed to walls. Similar straps to be used at 1800mm cts to hold down the wall plate.

Supply and install 193mm pvc gutters and fix to falls on fascia with all necessary brackets, stop ends, outlets etc. Supply and install 64mm downpipes securely clipped to walls at 1800mm cts together with all necessary offsets, swannecks, adaptors etc. and taken into 100mm diam. upturned bend at base.
Where the extg gutters now discharge onto the flat roof they are to discharge onto an asbestos cement slate bedded onto the new roof covering

Provide 25mm gap covered with insect proof gauze between the fascia and soffit and a Mackinnon and Bailey flat roof vent at the junction of the roof and wall to provide cross ventilation to the roof space.

SOUTH HOLLAND DC
HOUSING & PLANNING
-6 MAY 2000
Ref: 0320/00

AMENDED PLAN
Ref.

DETERMINED PLAN

A	7-05-00	Workshop added to Plans as proposed.
	Date	Revisions

© copyright

East Midlands Design Associates

"Willow Lodge",
Horseshoe Road,
Spalding,
Lincs. PE11 3NR
Tel: Spalding (0775) 767968

Client
Mr. & Mrs. T. Gerrard

Job Title
Proposed Garage & Music Room Extension at
11 Bonfields
Bourne. Spalding. Lincs

Drawing Title
Plan.
Sections
Elevations

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

Date March 00 | Drawn by AL

Drg. No 00/14/01 | Rev A