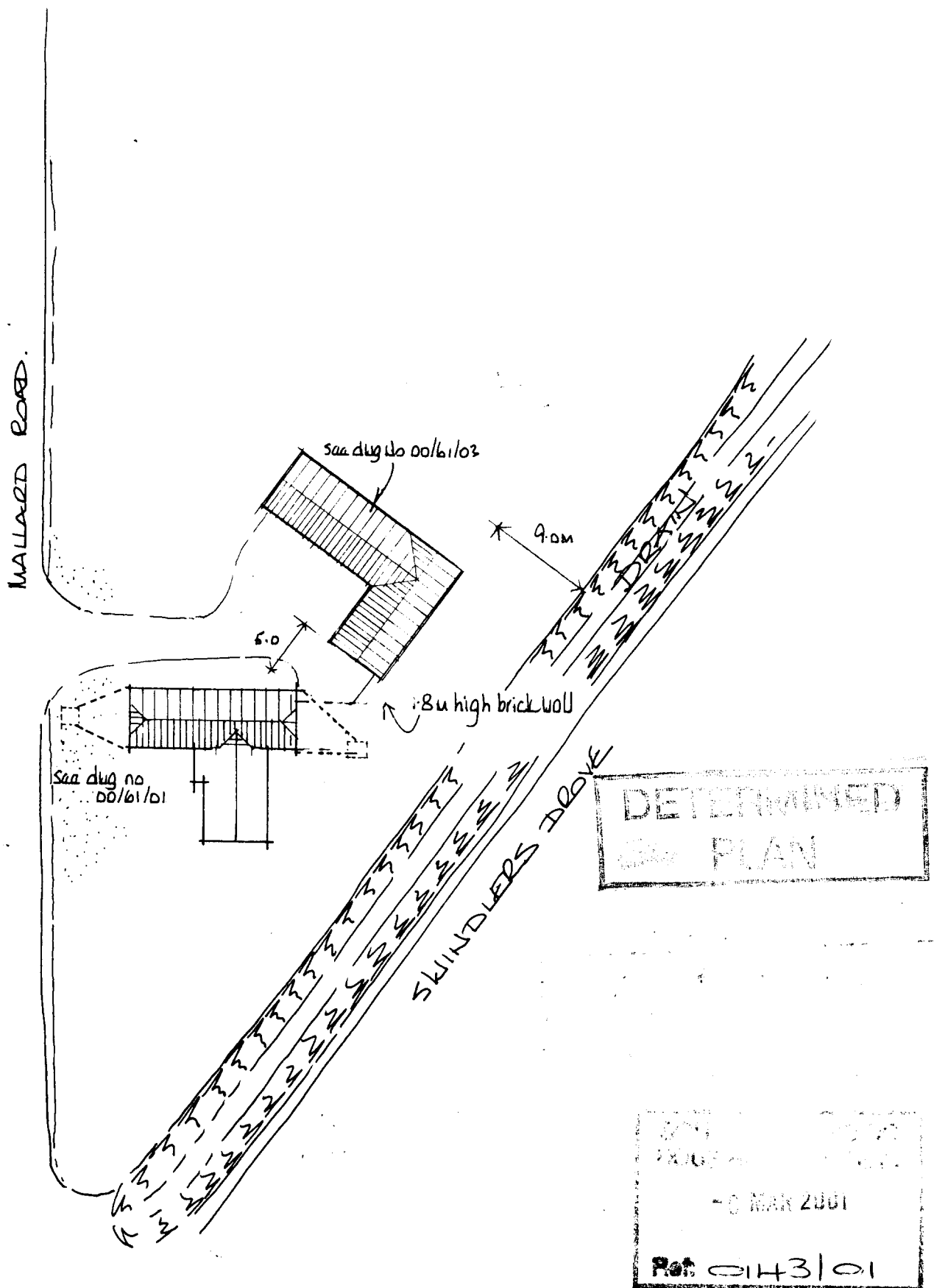




EXTENSION & ALTERATIONS TO DWELLING
INCLUDING GARAGE, WORKSHOP, GARDEN ROOMS AT
27 MALLARD ROAD, KILNEY, SPADISHA for
MR N & MRS C CROFTY.

BLOCK PLAN 1:500

Rev A: Garage block repositioned
to comply with SHDB
by-laws

Can be referred to
Fulney LSA Estate
 Spalding, Lincs.

Holding No. 178

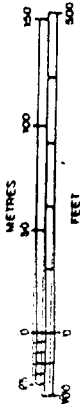
Land to be sold

Right of Way
 to Purchaser

Ownership of Bridge

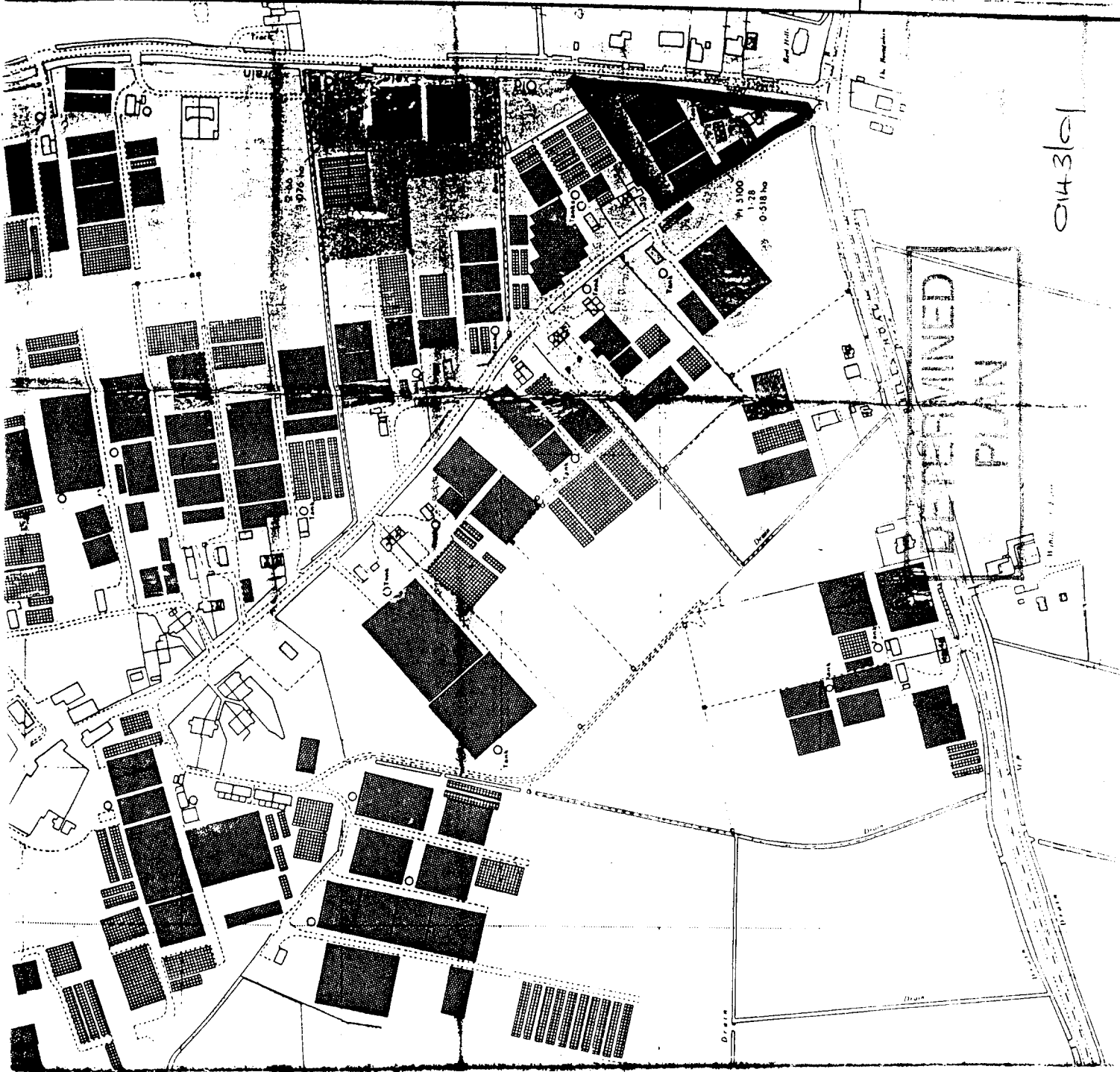
Boundary Stake

Plan A



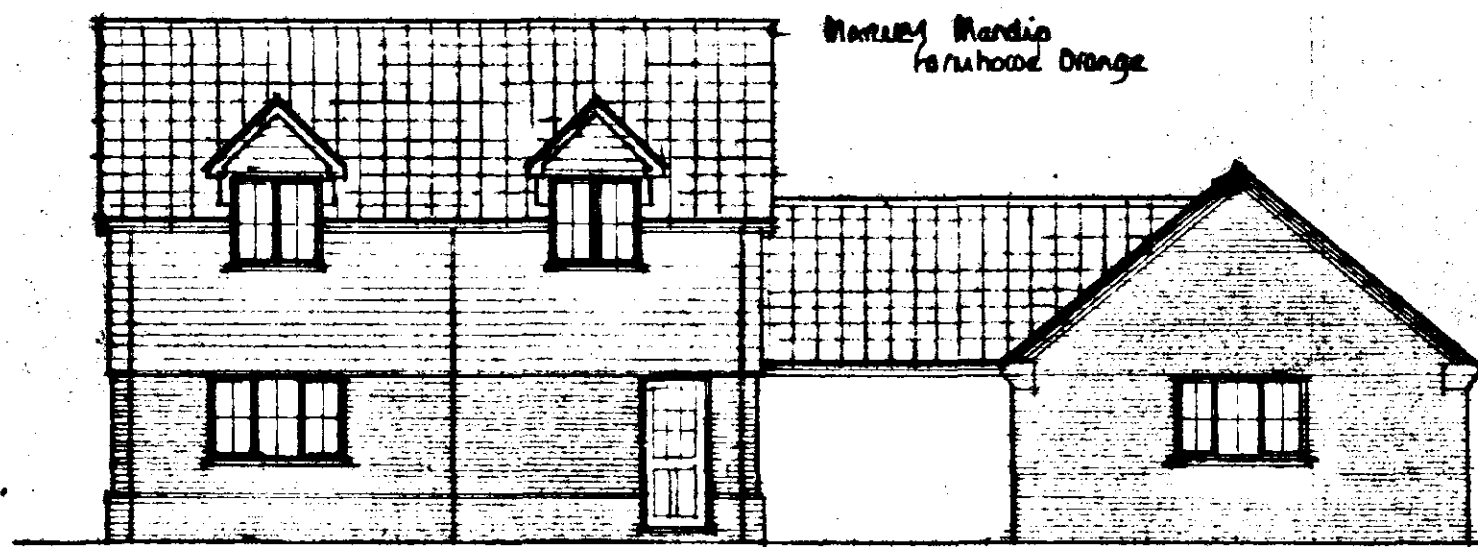
Based on OS Sheet nos 1F 0621-2721 & 2622-2722
 with SUSI, surveyed Jan 83

Produced with permission of the Ordnance Survey
 Crown Copyright 1983
 ADAS 1
 SG 8 1

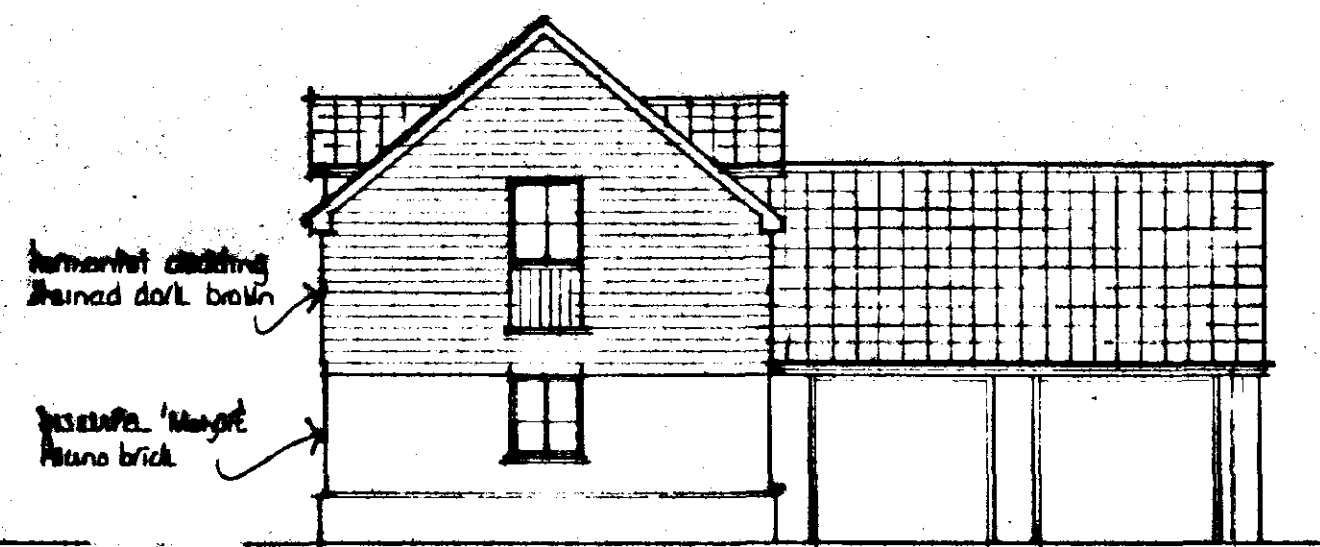


0143/01

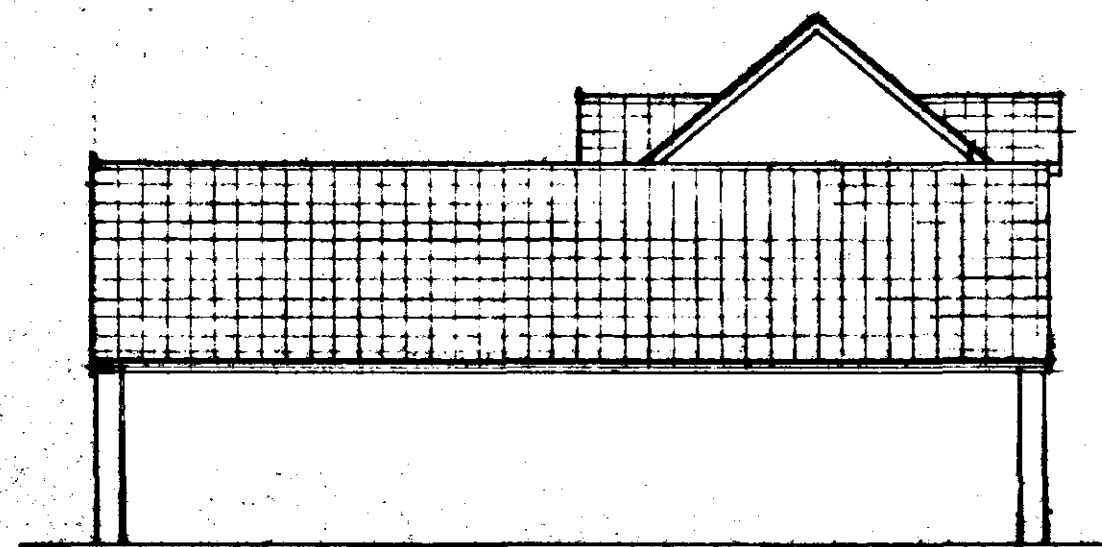
DETERMINED
 PLAN



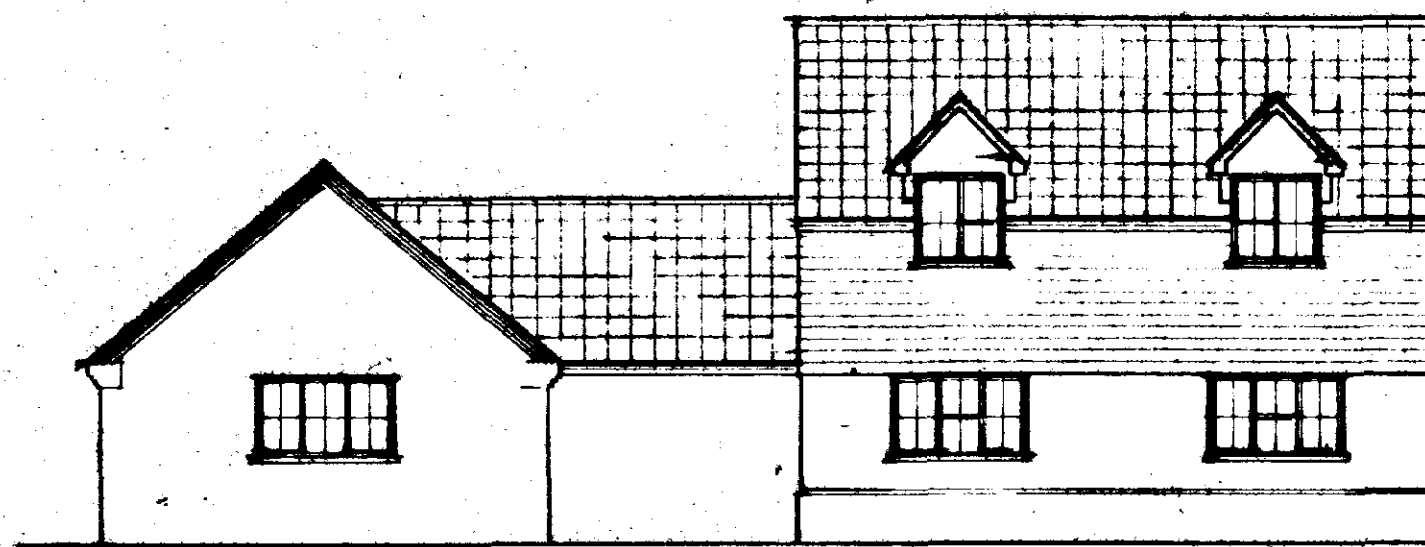
s. east



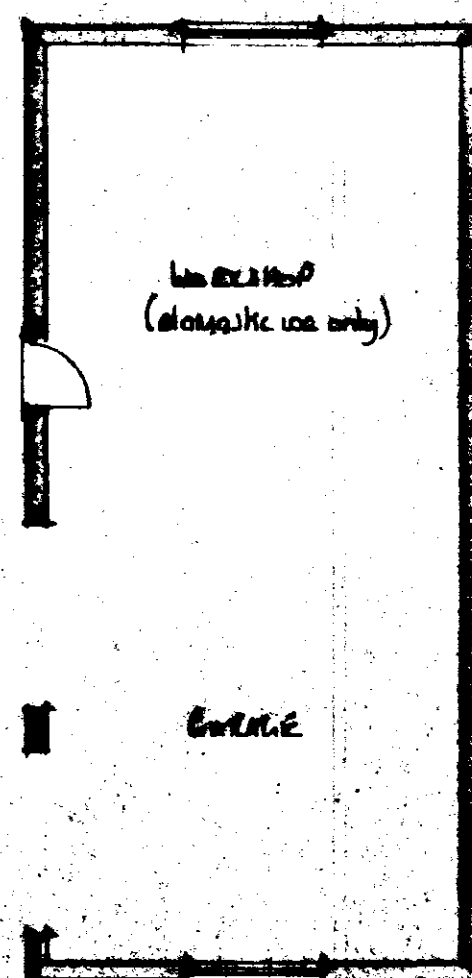
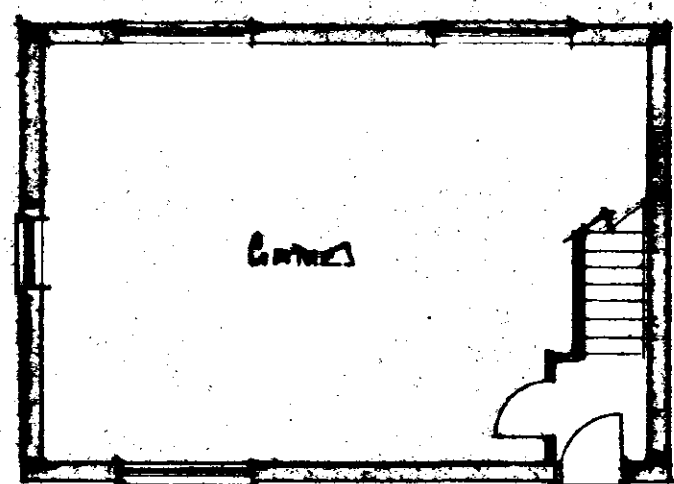
s. west



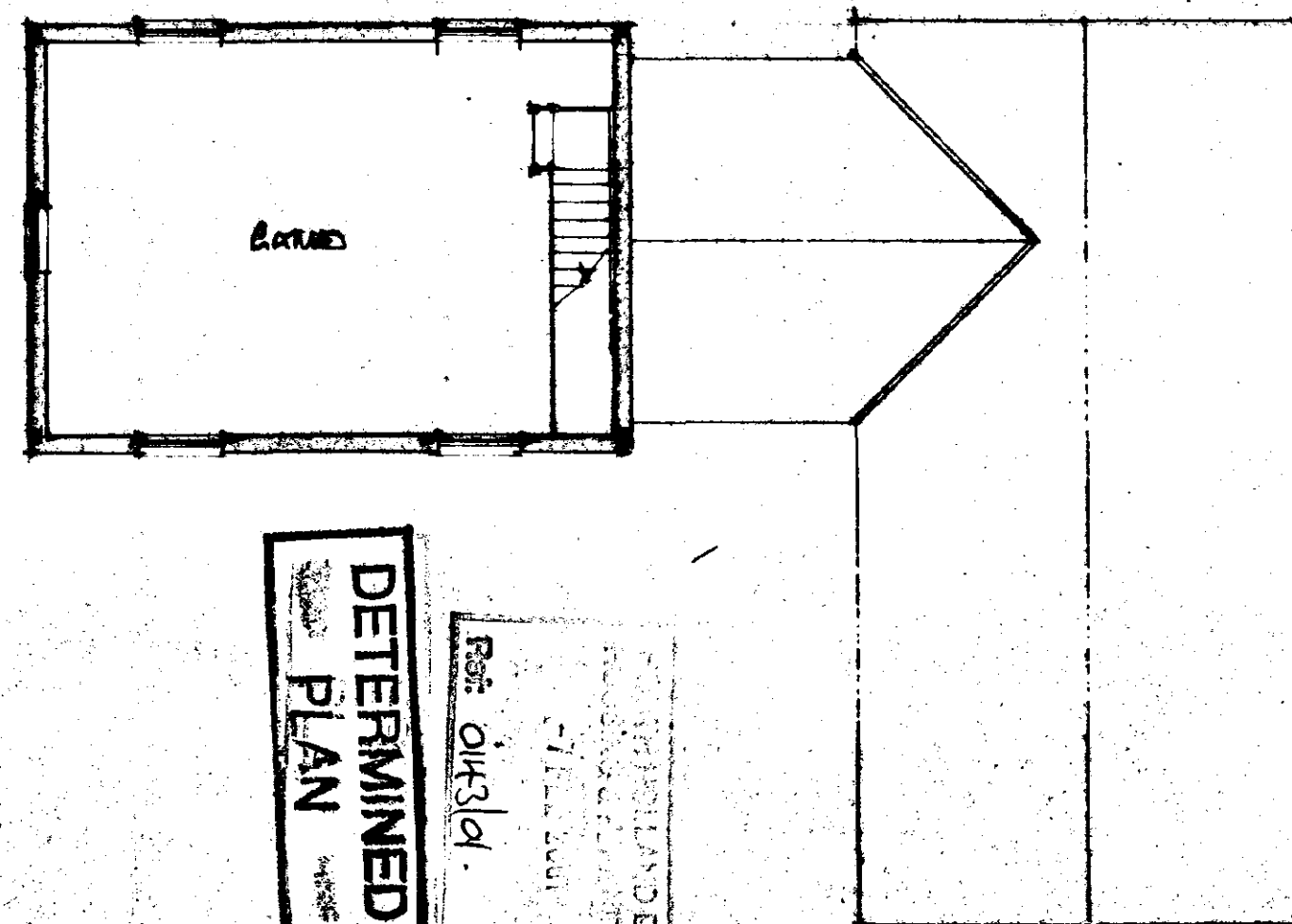
n. east



n. west



ground floor

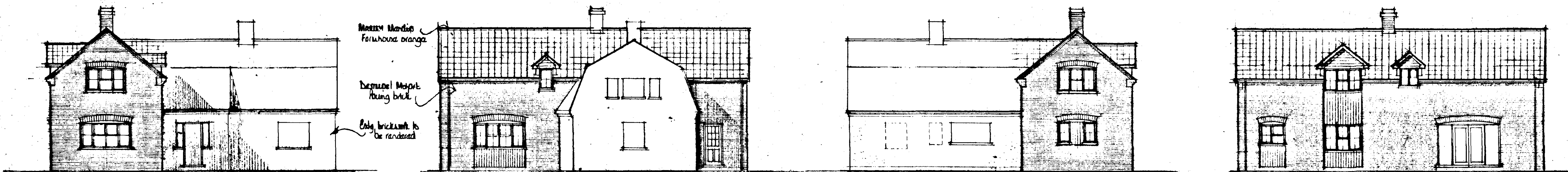


first floor

DETERMINED
PLAN

Post: 0143161
MIDLANDS DEC
27/11/2001

A	Date	Revisions
© copyright		
East Midlands Design Associates "Willow Lodge", Horsehoe Road, Spalding, Lincs. PE11 5AA Tel: Spalding (0773) 677000		
Client Mr & Mrs C. C. C.		
Job Title Redwood House, Green Lane At 27 MALLARD ROAD Lodi Hill Spalding		
Drawing Title Plans, Sections		
Scale 1:100		
Date	Drawn by	
Jul 00	AL	
Draw No	Rev	
00/61/03		



S. West

S. East

N. East

N. West

FOUNDATIONS

Foundations to be ST4 grade concrete

For 285mm walls foundations to be 780 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.

Any investigation work relating to extra foundations should be carried out prior to the commencement of any works.

FLOOR CONSTRUCTION

Ground

85mm sand/cement screed reinforced with chicken wire mesh

500g polythene separating membrane

50mm Jablete SD floor insulation (k = 0.037W/m²°C)

180mm 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.

Where 100mm internal walls are constructed off the floor slab the slab is to be thickened to 230mm for a min. width of 450mm

Strip off all vegetable soil beneath proposal.

Floor

18mm Weyroc floor panels

220 x 50mm SC3 grade tanalised timber joists at 400mm cts with min. 1 row herringbone strutting midspan

12.7mm plasterboard, fixed in accord with manufacturers instructions, with all necessary noggins etc. and finished with either artex or skim in accord. with clients instructions.

LINTELS

Lintels to be Castic, 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.

Lintels over internal openings to be Castic CN102 lintels unless specified otherwise.

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

WINDOWS & DOORS

Windows and doors to be purpose made UPVC double glazed with 12mm air gap to sealed units and weather stripped.

Windows to first floor habitable rooms are to contain openings which are a min. 450mm x 450mm, have an area of 0.33m², and have a sill level no more than 1100mm above finished floor level.

Windows to habitable rooms are to incorporate a controllable trickle vent of 8000mm², 4000mm² to non habitable rooms.

Glazing to windows less than 800mm and doors (include sidelights to doors) less than 1500mm above floor level is to be laminated or toughened glass in accord with BS6208 : 1981.

WINDOW/DOOR & LINTEL SCHEDULE

Location	Window/Door Ref.	Lintel Ref.	Area
1	2400 x 1350	CZ150/100	2700
2	2400 x 1350	CG50/100	2700
3	3000 x 2100	CZ150/100	3300
4	1800 x 1350	CZ150/100	2100
5	1200 x 1050	CG50/100	1500
6	625 x 1050	CG50/100	900
7	625 x 1050	CG50/100	900
8	900 x 2100	CG50/100	1200
9	1800 x 1200	CG50/100	2100
10	915 x 900		
11	1800 x 1200		
12	1800 x 1200	CG50/100	2100

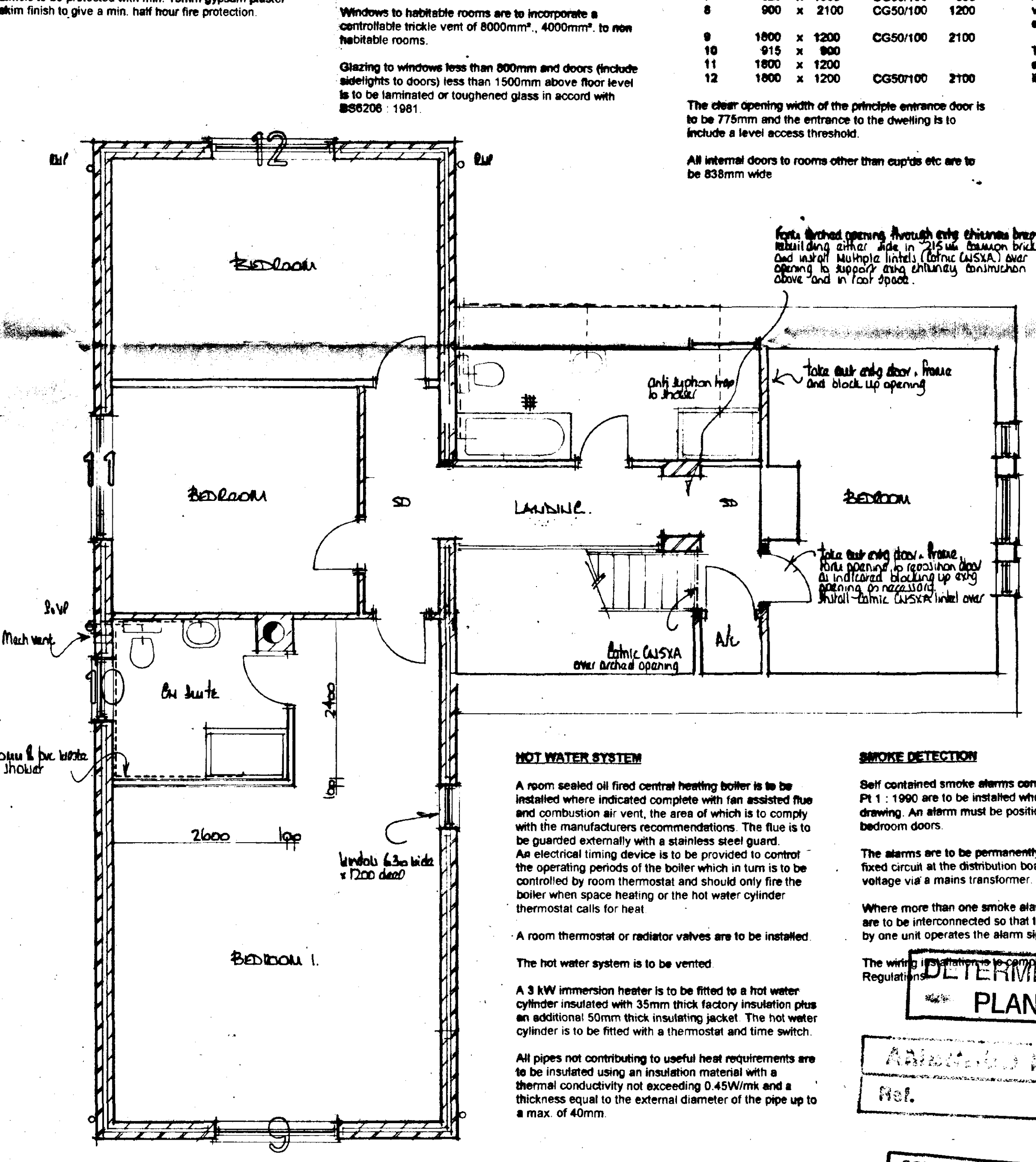
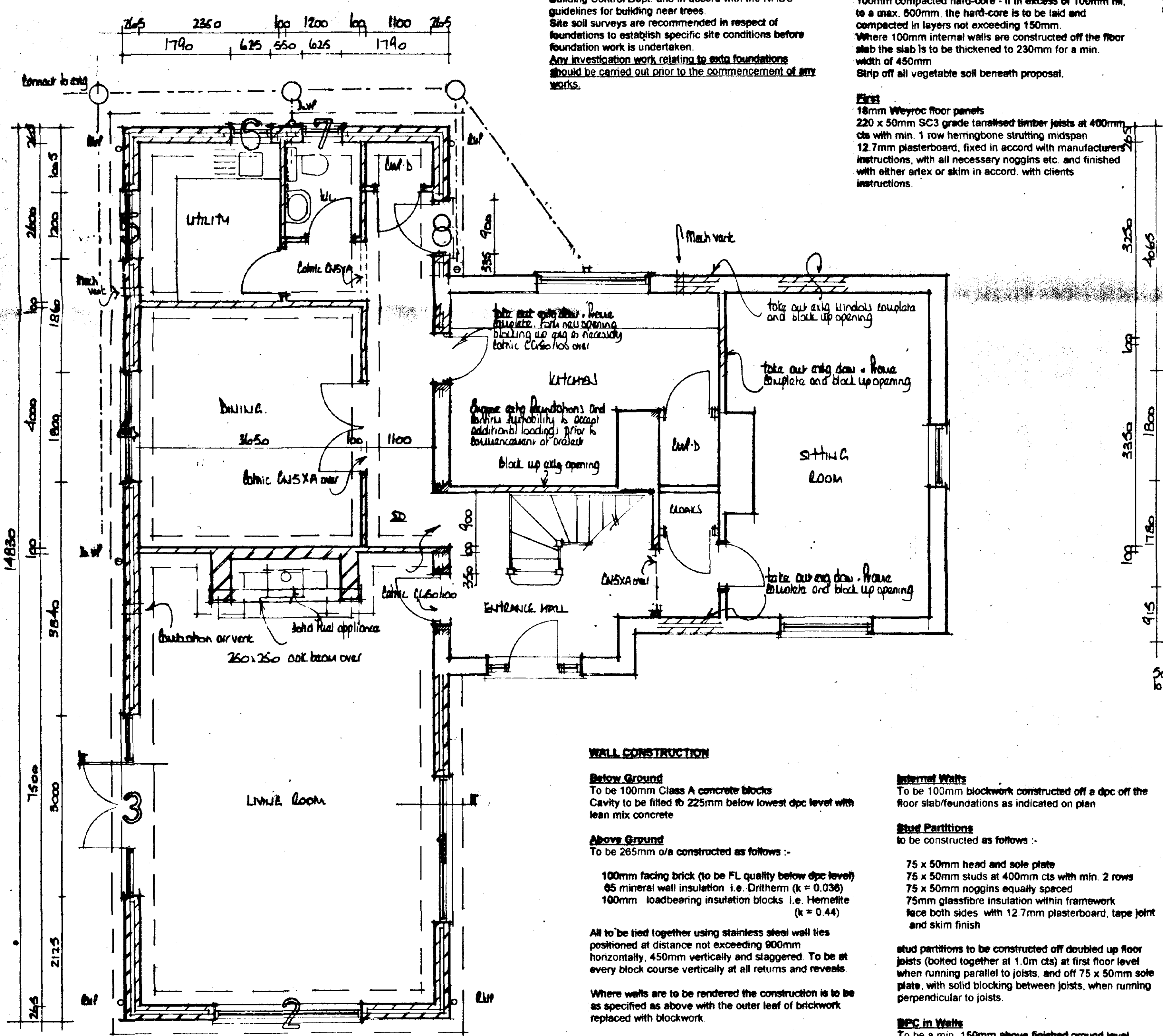
VENTILATION

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.

The kitchen is to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 60 litres/sec or 30 litres/sec if in a cooker hood.

All bath and shower rooms are to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 15 litres/sec.

The utility is to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 30 litres/sec.



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 285mm o/a constructed as follows :-

100mm facing brick (to be FL quality below dpc level)

65 mineral wool insulation i.e. Dritherm (k = 0.036)

100mm loadbearing insulation blocks i.e. Hemitell (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.

Where walls are to be rendered the construction is to be as specified as above with the outer leaf of brickwork replaced with blockwork.

External render finish to be min. 12mm thickness render with proprietary waterproof additive with all necessary expanded metal plaster stops and finished with Tyrolam render applied in strict accordance with manufacturers instructions. Render to terminate 150mm above ground level in a bell mouth drip.

Render to conform to BS5262 : 1976

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

Internal Walls

To be 100mm blockwork constructed off a dpc off the floor slab/foundations as indicated on plan

Stud Partitions

to be constructed as follows :-

75 x 50mm head and sole plate

75 x 50mm studs at 400mm cts with min. 2 rows

75 x 50mm noggins equally spaced

75mm glassfibre insulation within framework

face both sides with 12.7mm plasterboard, tape joint and skim finish

stud partitions to be constructed off doubled up floor joists (bored together at 1.0m cts) at first floor level when running parallel to joists, and off 75 x 50mm sole plate, with solid blocking between joists, when running perpendicular to joists.

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.

HOT WATER SYSTEM

A room sealed oil fired central heating boiler is to be installed where indicated complete with fan assisted flue and combustion air vent, the area of which is to comply with the manufacturers recommendations. The flue is to be guarded externally with a stainless steel guard.

An electrical timing device is to be provided to control the operating periods of the boiler which in turn is to be controlled by room thermostat and should only fire the boiler when space heating or the hot water cylinder thermostat calls for heat.

A room thermostat or radiator valves are to be installed.

The hot water system is to be vented.

A 3 kW immersion heater is to be fitted to a hot water cylinder insulated with 35mm thick factory insulation plus an additional 50mm thick insulating jacket. The hot water cylinder is to be fitted with a thermostat and time switch.

All pipes not contributing to useful heat requirements are to be insulated using an insulation material with a thermal conductivity not exceeding 0.045W/mK and a thickness equal to the external diameter of the pipe up to a max. of 40mm.

SMOKE DETECTION

Self contained smoke alarms complying with BS5446 : Pt 1 : 1990 are to be installed where indicated on the drawing. An alarm must be positioned within 3.0m of bedroom doors.

The alarms are to be permanently wired to a separately fixed circuit at the distribution board operating at a low voltage via a mains transformer.

Where more than one smoke alarm is required the units are to be interconnected so that the detection of smoke by one unit operates the alarm signal in all units.

The wiring is to be in accordance with BS5266 : Pt 1 : 1990.

DETERMINED PLAN

APPROVED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
19 APR 2001
Ref: H161013101

Client: Mr. N. & Mrs. C. CROLEY

Job Title: Extension & Alterations to 27 MALLARD LANE, LEBWORTH, LEICESTERSHIRE

Drawing Title: Plan & Elevations

Scale: 1:50 - 1:100

Date: JAN 01

Drawn by: AL

Rev: 00/61/01