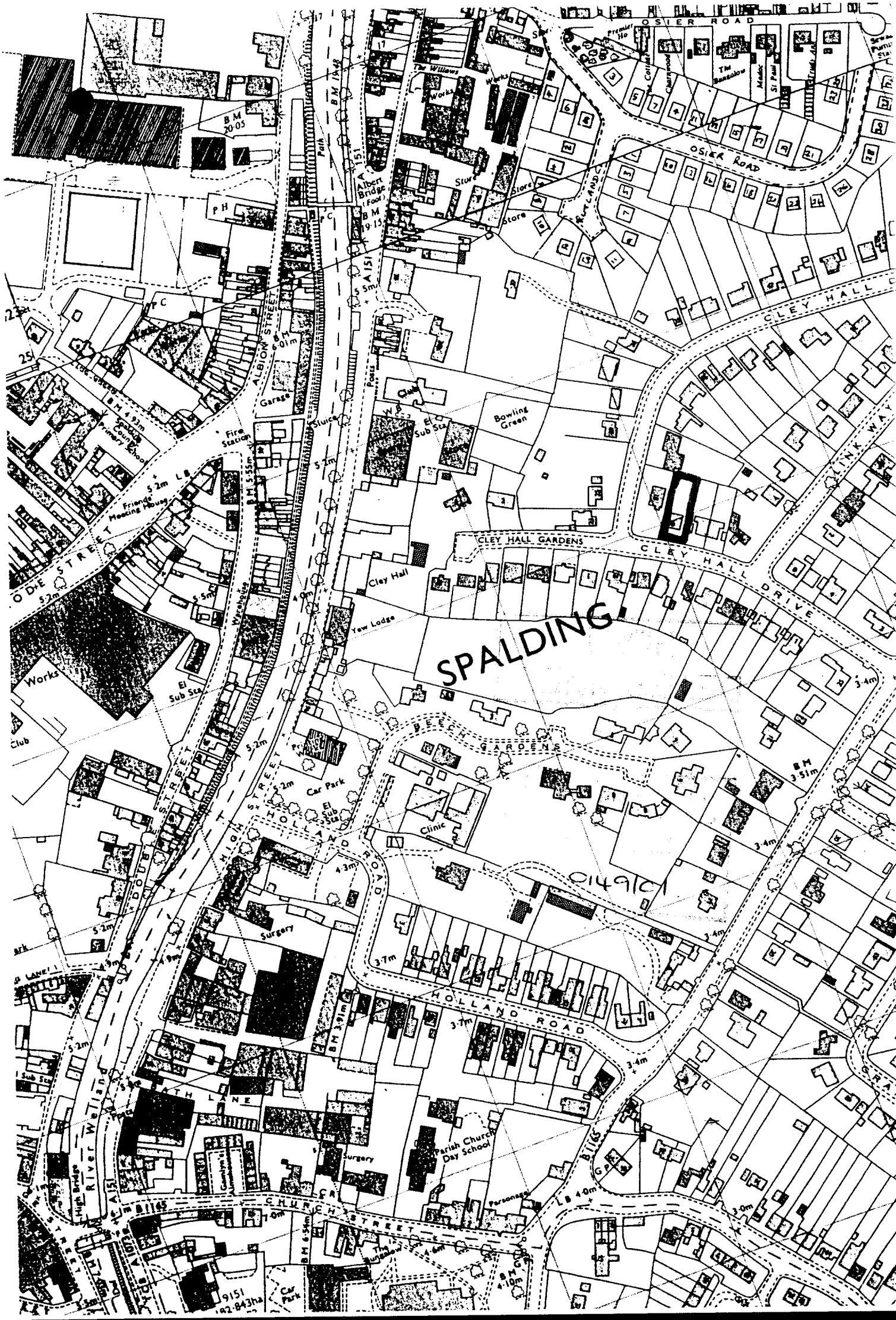
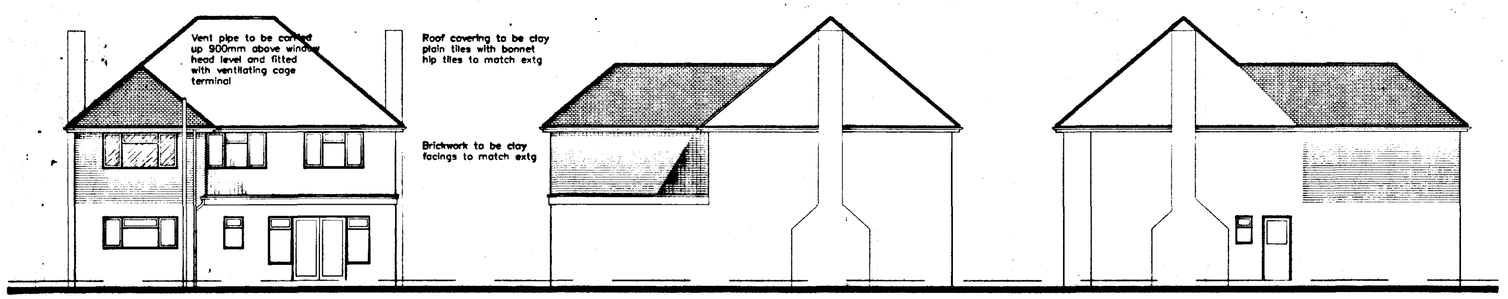
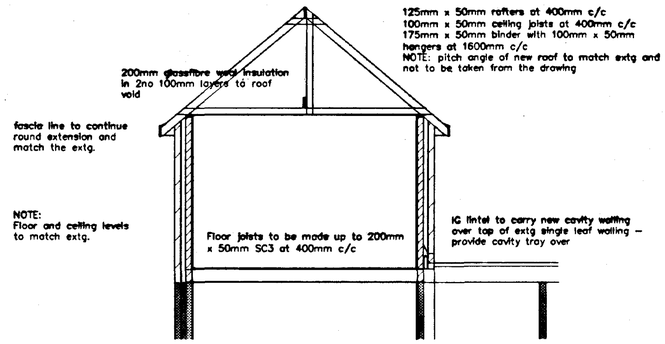

SPALDING
OSIER ROAD
CLEY HALL DRIVE
CLEY HALL GARDENS
LINK WAY
ALBION STREET
HIGH STREET
DOUGHTY STREET
BEECH GARDENS
HOLLAND ROAD
CHURCH STREET
BATH LANE
Albert Bridge (Foot)
Bowling Green
Cley Hall
Yew Lodge
Clinic
Surgery
Car Park
Parish Church Day School
Personage
Fire Station
Friends Meeting House
Garage
Works
Stores
Sluice
Path
Club
El Sub Sta
Pumping Sta
Gas Governor
Gasholder
Tram
Bungalow
Maisonettes
Flats
Pond
Sub Sta
Weighbridge
Primary School
Infant School
P H
P C
G P
B M 20·05
B M 19·13
B M 4·93m
B M 5·55m
B M 6·54m
B M 3·91m
B M 3·51m
B M 4·10m
B1165
A151
9151
192·843ha

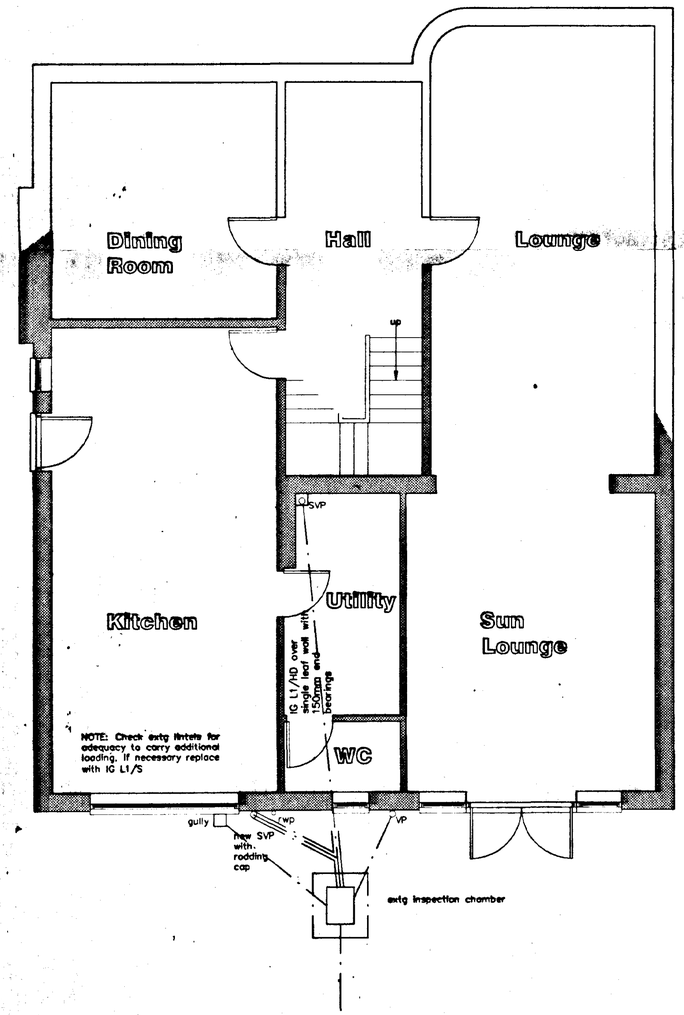
E L E V A T I O N S Scale: 1:100



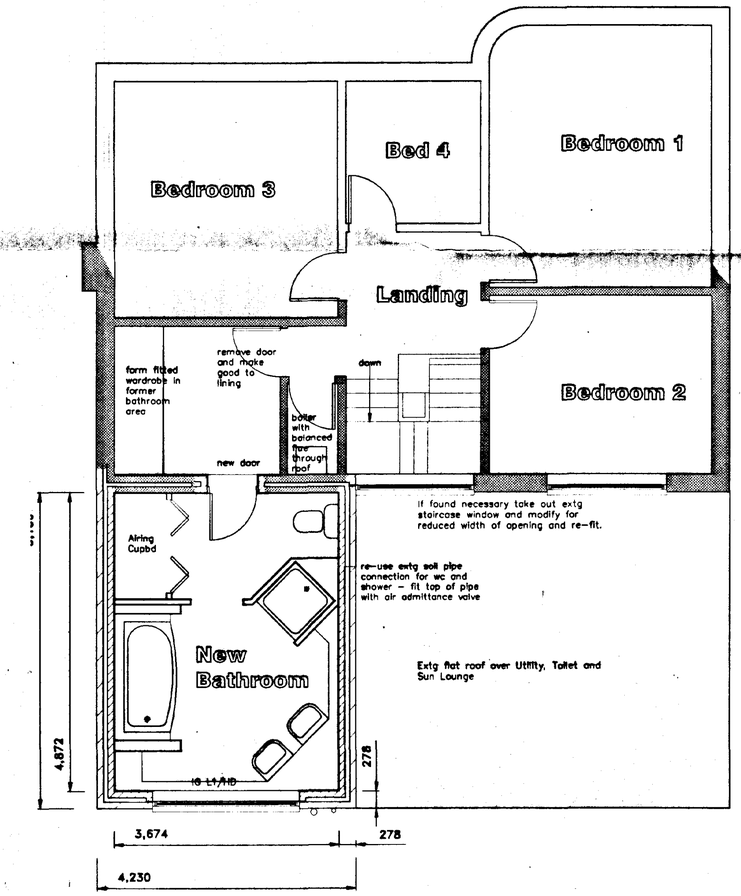
rear side side

S E C T I O N Scale: 1:50





GROUND FLOOR PLAN



FIRST FLOOR PLAN

ROOF CONSTRUCTION
Roof covering to be in clay plain tiles to match extg including bonnet tiles to hip and half round ridges fixed to treated softwood battens 38mm x 25mm at gauge centres on DIVOROLL PRO HD breather type underlay with 150mm side and head laps. All tiling to be in acordance with BS5534:1990 etc.
Valley to be lined with CODE 5 sheet lead and fully supported on layboard and carried up under underlay a distance of 450mm, securely fixed and dressed over angle fillet.
Where extg flat roof covering abuts new walling carefully dress extg felt up wall and form new upstand piece in self finished high performance felt. Cap with CODE 5 lead cover flashing let into brickwork, lead wedged and pointed.
Rafters to be 125mm x 50mm SC3 softwood at 400mm centres with 100mm x 50mm ceiling joists at 400mm centres. Ceiling binder to be 175mm x 50mm fixed centrally with 100mm x 50mm hangers at 1600mm centres. Ridgeboard to be 32mm x 175mm, ridgetiles 100mm x 50mm at hanger positions (1600mm centres), hips to be 225mm x 38mm with 150mm x 75mm angle ties dovetailed across wallplate. Layboards to be in 150mm x 25mm laid and fixed in multiples as necessary with 100mm x 50mm splay cut noggings below where required for additional support and rigidity.

INSULATION
Provide and lay 2no layers of 100mm thickness glassfibre wool, one layer between joists and one layer across joists.

FASCIAS AND SOFFIT
Provide and fix wrot softwood fascias in nominal 25mm thickness treated softwood to match existing and rebated to accept 6mm plywood soffit. Install proprietary ventilating soffit giving not less than 10,000 square mm ventilation per metre run complete with insect proof mesh over vent openings.

RAINWATER GOODS
Provide and fix 115mm dia half round gutters and 70mm diameter downpipes to match existing and connect to existing soakaway system. Provide new soakaway if required which shall be sited at least 5.0metres from any building.

DRAINAGE
Provide and fix new 110mm diameter PVC–U discharge and ventilation stack and connect to extg foul drain in 110mm diameter PVC–U underground pipe laid to fall at 1:70 with peagravel bed and surround. Reinstate path and patio over.

DRAINAGE ABOVE GROUND
All new waste pipes to be in push fit polythene or similar plastics materials. Waste pipe sizes and water trap seals as:

Bath	40mm dia	75mm trap
Shower	40mm dia	75mm trap
Basin	32mm dia	75mm trap
WC	110mm dia	50mm trap

Where and if sanitary fittings are drained in combination the pipe size shall be not less than 50mm diameter and the fittings shall be tailed up to the major pipe size from the sanitary appliance.

CEILING
Ceiling to be clad with 12.7mm GYPROC plasterboard, fill, tape and skim to finish. Ensure all perimeters and board joints are nogged to fully support sheeting. Check ceiling to Kitchen is 12.7mm plasterboard thickness – if not upgrade with 5mm plaster skim to whole ceiling to give half hour fire resistance to ceiling/floor above.

PLASTERING
Apply 10mm cement/sand render to all new and previously unplastered walls internally and skim to finish with wall finish gypsum plaster including all angles and stops etc as required. Plastering to be in accordance with BS5492:1977.

WINDOW
Provide and fix new weatherstripped, double glazed, PVC–U window to style indicated. Window to incorporate trickle vents giving 8,000mm square background ventilation and windows to have opening casements giving not less than 0.9metres square openable.

EXTRACTOR FAN
Install extractor fan to give 30 litres per second extract capacity to discharge through wall to outside air. Fan to be pull cord operated.

IMPORTANT NOTE:
All work shall comply with the requirements of the Building Regulations.
All work shall be carried out in accordance with these drawings and where work is not specifically detailed or described but can be reasonably inferred as being required to carry out and complete the work it shall be deemed included.

PREPARATION
Carefully strip back extg flat roof covering etc to reveal joists. Remove firrings and check joist size and spacing.
Take out extg Bathroom window and remove.
Break out below window opening to form access to new Bathroom – reduce opening width as appropriate and make good.

WALLING
Build up on extg walls in cavity work 278mm thickness comprising 103mm face brickwork to match extg 75mm cavity with 75mm DRITHERM cavity insulation batts and 100mm HEMELITE medium density insulation blocks.
Install lintel to support brickwork where single leaf wall is below between Kitchen and Utility IG L1/HD.
Provide continuous cavity tray for abutment with extg flat roofed area.
Build in stainless steel cavity wall ties at 750mm centres horizontally and 450mm intervals vertically with every alternate tie course staggered by 375mm.
Close cavity at reveals and incorporate DAMCOR insulated vertical damp proof course material.
Lintels to be IG L1/HD over window etc. Incorporate cavity trays where necessary.

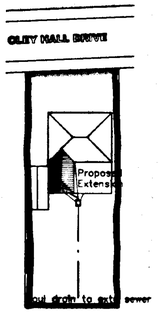
FLOOR CONSTRUCTION
If extg joists are not 200mm x 50mm at 400mm centres supplementary joists of this size in SC3 are to be built in alongside the extg allow for all alterations and temporary removal and replacement of wiring, pipework and other services etc. Ensure that where new bath is to be positioned joists are doubled up below. Securely fix over new joists 22mm moisture resistant chipboard flooring tongued and grooved (V313).

ELECTRICAL WORKS
Provide all necessary and extend electrical power and lighting circuits into new Bathroom. All work to be in accordance with the latest Code of Practice IEE Regulations.
Scope of work, positioning and accessories required to be discussed with the client.

PLUMBING WORKS
Provide all necessary for and extend hot and cold water supplies and heating circuit to new Bathroom. Sanitary fittings, types and quantity together with all accessories, taps, wastes, overflows, plugs, chains etc to be discussed with client including layout and positioning of same. All work in this connection shall be carried out so as to comply with the Building Regulations and Code of Practice for Plumbing and Drainage with respect to the size of waste pipes, access, distance of runs etc. Where necessary antisiphonic traps shall be incorporated to avoid self or induced siphonage.

GENERAL
All work shall be in accordance with BS8000 Code of Practice for Workmanship on Building Sites and all materials used shall be fit for and appropriate to their purpose. All materials shall comply with the relevant British Standard, European Standard or BBA Certificate and used in accordance therewith.

DETERMINED PLAN
SOUTH HOLLAND DC
PLANNING
-8 FEB 2001
Ref: 04916



BLOCK PLAN
Scale 1:500

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project
16 Gilby Hall Drive,
Spalding,
Lincolnshire.

client
Mr and Mrs M G Fowler

drawing
Proposed Extension over part of existing Flat Roof to Form new Bathroom
Planning and Building Regulations Drawing

date	scale(s)
February 2001	1:50 1:100 1:500
drawn by	checked
Peter Lithgow	
job no	drawing no
01/04	01