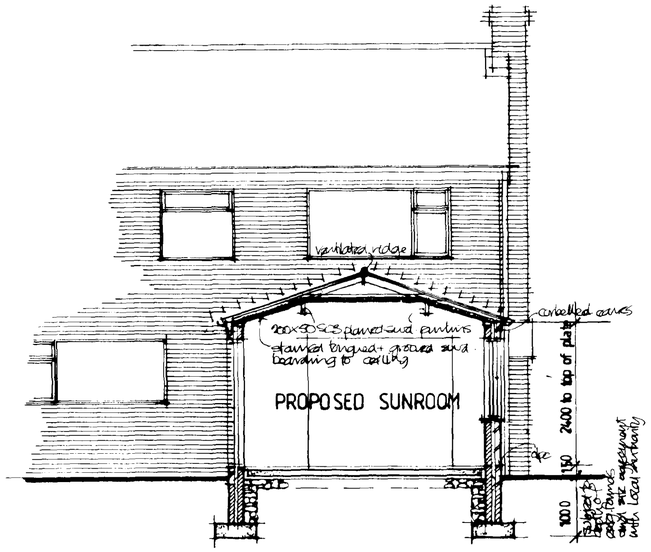
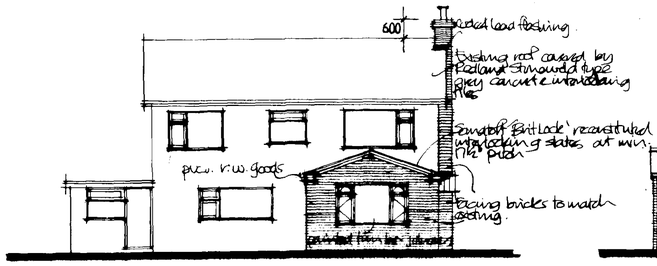
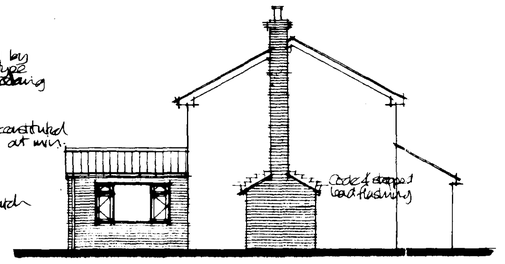


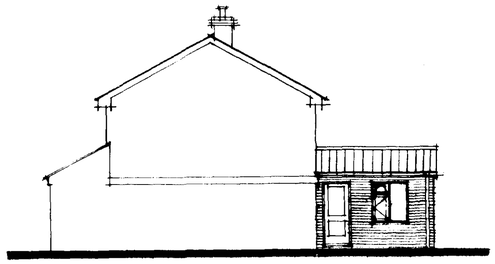
SECTION A A



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



NORTH WEST ELEVATION



LOCATION PLAN 1:1250

GROUND FLOOR PLAN

PART SITE PLAN 1:100

SUBSTRUCTURE

Foundations to load bearing walls to be ST4 concrete to BS 5328 1981, and are to be 225mm thick with one layer of A142 reinforcing mesh in the bottom. Bed of foundations to be 1000mm deep subject to Building Inspector's requirements on site. Any pockets of inferior material are to be removed and replaced with additional depth of foundation concrete. The excavated surface should be protected from deterioration and a bonding layer of concrete where foundations are not cast without delay. Foundation widths are as follows -

265mm walls	715mm wide foundations
Fireplace foundation	225 thick concrete placed above existing strip foundation, and extending down to the same level as existing foundation each side, giving min 225 mm spread.

GROUND FLOOR CONSTRUCTION

To be 40mm cementsand screed on 100mm concrete slab, on 50mm JABLITE SD insulation (turned up at edges for the full thickness of the slab), on 1200 gauge polythene dpm, on 25mm sand blinding, on min 150mm consolidated hardcore. Dpm to be brought up at perimeter to lap into horizontal dpc's. Care must be taken in excavations to avoid damage to any drains, and any existing soakaways identified closer than 5 metres from the proposed extension are to be relocated at min 5 metres. Any existing drains are to be surrounded with 150 mm pea gravel, and are to be taken through substructure walls protected by precast concrete lintels, and sealed each side of wall with fibreboard to prevent ingress of backfill and vermin.

WALL CONSTRUCTION

External walls below d.p.c. To be 265 mm overall width comprising 100 mm 'Tarmac Hemelite Standard blockwork internally, 65 mm cavity, and 100 mm "Tarmac Hemelite Standard' blockwork externally finishing two courses below ground level. 103 mm facing brickwork to match existing externally to extend up to dpc externally. Cavity to be filled with weak mix concrete to a minimum 150 mm below dpc level.

New External Walls. To be 103mm facing brickwork to match existing externally above dpc, 65 mm cavity filled with OWENS CORNING 'isotherm' cavity fill, and 100 mm 100mm 'Tarmac Hemelite Standard' blockwork internally, finished with two coat plaster within Sunroom. Jambs to all openings to be closed with proprietary insulated plastic closers ('Damcor' or similar and approved) Cavity trays to be included above each lintel over openings in external walls, and weepholes to be included externally above these openings at every second perpend (min 2 no.) Internal and external leaves to be tied across cavity with stainless steel ties to BS 1449 Part 2: 1983 at 900 mm centres horizontally and 450 mm centres vertically, staggered and with extra ties at openings (at every block course) All facing brickwork to have designation 'FL'

Eaves and verge to Sunroom to be corbelled brickwork, with no fascia / soffit boarding.

'Inglenook' fireplace to be formed by providing temporary support, cutting out an opening as shown through the existing gable wall, and supporting masonry above with an 1 G. L1/S50 steel lintel. New fireplace to be built from 103 mm facing brickwork to match existing externally, and in salvaged brickwork internally. Cavity to be insulated with 65 mm OWENS CORNING 'isotherm' cavity fill.

Cast a 100 mm slab across the space between the top of the new lintel and the inner leaf of the new external wall, laying full 100 mm bearings. Form hole in the slab sufficient to receive metal flue from the proposed log-burning stove, together with any sealing material / caulking, at the base of the structural flue. Fix 9.5 mm 'Supalux' on timber framework between 1 G lintel and timber chimney breast beam. Extend 'Supalux' around 1 G lintel as fascasing.

Facing brickwork to chimney breast to be 103 mm thick, supported by 250 mm x 125 mm x 2100 mm seasoned, salvaged hardwood Hearth to be formed by brick-on-edge.

Structural flue to be 338 mm square internally, with 200 mm square refractory concrete flue liners laid with rebates uppermost. Gap between liners and slack to be filled with weak mix concrete. Provide soot door externally at base of structural flue to facilitate flue cleaning. Chimney stack to be min 600 mm above existing ridge, and to include 2 no courses of engineering brickwork above lead flashings to stack / roof tile junction. Flashings to include Code 4 front apron, stepped side flashings, back gutter and cover flashing all to the requirements of the Lead Development Association. Flashings to be secured into brickwork joints with Code 6 lead wedges, and pointed up with mortar. Flashings to be dressed min 150 mm over roof tiles, and bossed around profile of tiles. Top of stack to be fitted with a terra-cotta pot, flaunched down to top arrises of brickwork.

Abutment of Sunroom roof to existing wall and small tiled roofs to stack ' gather' below also to be Code 4 lead flashed to existing wall. Existing mortar joints to be disc cut out to allow the insertion of stepped lead flashings, which are to be fixed with Code 6 lead wedges, and pointed up with mortar. Dress flashing min 150 mm over roof tiles.

All new walls to be fixed to existing by means of 'Furfix' profiles or similar and approved, to allow for initial settlement. New walls extending over toes of existing foundations to be built off compressible board at such points to allow for initial settlement.

ROOF

New roof over Sunroom to consist of 38 x 150 mm SC3 rafters at 600 mm centres, 38 x 150 mm SC3 collars, 200 x 50 mm SC3 planed softwood purlins. 200 x 25 SC3 ridge board, and 100 x 50 (min.) softwood wallplate. Underside of rafters and collars to be underdrawn with tongued and grooved timber boarding.

Wallplates to be fixed down at max 2000 mm centres, with 30 x 5 mm galvan sed mild steel straps bent over top of wallplates, and extending down and fixed to brickwork walls.

Rafters to be anchored to gable wall by means 30 x 5 mm galvanised mild steel straps at max 2000 mm centres, extending over min. 3 no rafters and bending down min. 100 mm into gable cavity. Solid blocking to be included between rafters at strap positions, and the gap between the end rafter and the gable wall is to be timber packed.

Approved reinforced roofing felt underlay to be laid over roof structure, lapped 150 mm. in both directions in accordance with BS 5534: Part 1: 1978 carried weal into gutters and secured with clout nails. Continuous tilting fillet at eaves to be installed to prevent water trap. Approved quality treated softwood battens of 38 mm x 25 mm section to be laid to gauge at specified and secured with non-ferrous nails. Battens with sawn ends to be treated with preservative.

ROOF COVERING AND ROOF INSULATION

Roof covering to be Sandtoft 'BritLock' interlocking re-constituted slates. Tile fixing to be in strict accordance with manufacturer's recommendations. Gable to have 38 – 50 mm oversailing verge with fibre cement undercloak and cement mortar pointing, pigmented to match tile colour. Ridge to be ventilated dry ridge in colour to match slates.

To roof over Sunroom, provide 'Celotex' GA2054 rigid polyisocyanurate foam board pressed tightly into rafter / collar spaces, up to 50 mm deep x 12 mm battens fixed at either sides of rafters immediately below felt sarking, to ensure maintenance of a 50 mm ventilation space. Roof ventilation to be provided by means of corbelled eaves type continuous vent grille to allow the equivalent of a 25 mm. continuous air gap at all eaves locations.

VENTILATION

2no. 215 mm x 215 mm airbricks to be built in at rear of 'inglenook' fireplace, with internal decorative grilles, to provide air for combustion.

RAINWATER DRAINAGE

To be 110 mm Osmadrain with flexible joints to fall 1:40 to soakaways min 5 m. away from buildings. Soakaway to be 1000 mm square and 1200 mm deep with top 500 mm vegetable soil over mineral board cover with granular materials below. Rainwater goods to be PVCu to match existing. Gutters laid at 1:600 fall, fixed by rafter brackets.

Drains to be laid on 100 mm imported granular material to be thoroughly compacted and true to gradient. Soilfill 150 mm wide each side of pipe with granular material. Provide min 300 mm compacted 'as-dug' backfill all in accordance with manufacturer's recommendations.

GENERAL EXCLUSIONS

These drawings have been prepared only for obtaining statutory approvals, and are not exhaustive in the extent of information shown. It is the responsibility of the Builder to ensure that proper standards are met. Any items discovered on site, which are different to the assumptions made on the drawing must be referred to the Architect for his advice. No responsibility will be accepted if advice is not sought.

WINDOWS, DOORS AND GLAZED SCREEN

Windows to be in standard timber, double glazed to match existing, with trickle ventilators to give min 8000 mm² background ventilation to Sunroom.

Glazing within 1500 mm of floor level to doors and screens is to be laminated safety glass.

Lintels to be I.G. L1/S50 with 150 mm bearings.

HEATING

Existing low pressure hot water system to be extended to provide addition radiator(s) in Sunroom.

New enclosed, log-burning stove to be set on brick hearth. Flue to be taken up and sealed to hole through concrete slab.

SOUTH HOLLAND DC
HOUSING & PLANNING
09 MAY 2000
Ref: 0515/00

DETERMINED
PLAN

TREVOR A CLAY R.I.B.A.
CHARTERED ARCHITECT
14 OLD FENDIKE ROAD
WESTON HILLS
SPALDING
LINCOLNSHIRE PE12 6DD

Project:
PROPOSED ALTERATIONS AND EXTENSIONS TO 13 RUTLAND CLOSE, SPALDING FOR MR AND MRS K SIDDLE

Drawing:
PLANNING AND BUILDING REGULATION DRAWING

Date: 06 May 00	Proj No: 00/057/PA	
Scale: 1:50/100/1250	Drg. No: 001	Rev: