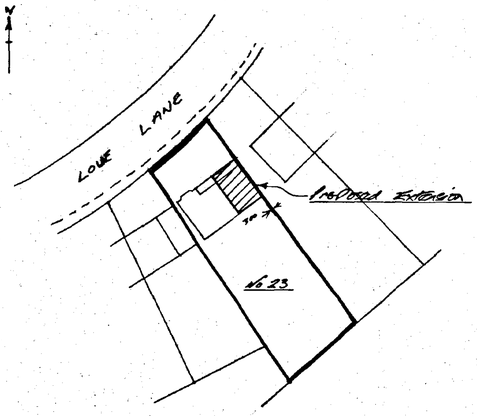
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Site Plan

1:500



Notes.

Demolition :- all existing out bldgs & garage to be demolished.

Foundations Conc. strip foundation 700 wide 225 thk min depth 1000 & all to NHBC code part 3.

Roof :- Blue slate & plain tiles all to match existing roofs all fitted with manufacturers instruction & relevant codes of Practice on 25x38 tile battens on slaters felt on trussed rafters designed & constr. in accordance with BS5268 Pt3 1985 with all necessary spacing lo. runners in 100 x 25 at ridge & ceiling level and diagonal bracing etc on 100x50 wall plate securely fixed to blockwork with metal galv. straps at 2m c/s.
Existing roof construction to be removed. on top of existing hip to be level with new trussed rafter roof.
New hip to be constructed with mono trusses all designed by trussed rafter manufacturers.

Lateral Restraint at 1st Floor & ground floor ceiling levels with galv. straps 1200 long 6x35 scrs at 2m c/s.

Blocking Pieces :- 100x60 at right angles where lateral restraints occ

Roof Ventilation :- to have vented soffit to give equiv. 10mm width continuous air gap to give cross flow vent. no boarding to back roof.

Roof :- Insulation to be 150 rollock fibre glass insulation to give U value .25 w/m²K

Walls :- to be cav. brickwork Outer skin to be 100 m brickwork to match existing 50 m cav. with 50 'Drytherm' cav. insul. inner skin 100 m 'Fosalite' Load bearing blockwork to achieve 'U' value .45 w/m²K wall tie spacing :- 900 horizontal also vertically & 225 vertically at sides of unbonded jambs at all window & door openings.

Ceilings :- 12.5 m plasterboard screwnailed & skimmed with gyp plaster.

Wall plasterwork render with sand/cl & plaster with gyp plaster skim finish.

Floor :- Ground-7½ thick sand/cl screed with chicken wire rein. on 50 m 'Sealite' (Building paper below) on 100 m conc. sub floor with 1200 g. DPM (overlapped to wall DPC) on 150 thick cons. hardcore

Floor 1st Flooring grade 18 m water proof chipboard on 200x50 floor joists at 400 c/s. with block strutting at 2m c/s.

Floor :- garage ditto to ground floor but omitt screed & 'Sealite'.

Lintels :- I.B. steel type C/S with 'Sealite' insulation type C/HD where roof loads involved.

DPC's :- 100 m wide black UPVC for walls 150 above outside ground level

Insulation 'thermabatt' cav. closer to all window & door openings to achieve min U val. 1.2 w/m²K.

Gutters & DPS 4½ round (110 dia) & DPS (65 dia) in black UPVC to soakaways min dist from bldgs & 4.5 m via 100 m UPVC pipe with flex joints bedded in & surrounded by 150 pea gravel.

Windows & Doors :- to be in white UPVC. from local man. Circled areas to be in toughened glass to BS 6262 & 6206 and all to be double glazed.

Painting & Decorating :- All woodwork to be knotted stopped & primed 1 under coat & 1 full gloss. Walls & Ceilings to have 2 coats of vinyl emulsion.

Skirting & Architrave to be to match existing style & size.

Background Ventilation :- to be trickle vent in window frame, head min area 4000 m²

Mechanical Ventilation to kitchen WC's & bath/shower rooms. Kitchen to be 60 Litres/sec. WC's shower/bathrooms to be 15 Litres/sec. worked by light switch & to have 15 min overun.

Window & door position must be used to ensure min 450 returns on all external corners measured internally

Plumbing :- water supply in to house to be redirected from mains to stop cock & drain non return valve under new kitchen unit and to be fed to 50 gall cold water storage tank in loft space, pipes and tank to be lagged to water boards req's. New 900 x 450 lagged hot water cylinder fitted with imm heater and flow & return from existing central heating boiler. Hot & cold supply by 15 m copper to all wash hand basins & kitchen and utility sink units, by 22 m to bath and cold water supply only to WC's by 15 m copper. Basins in bathroom, shower and sinks dispersion rising main. Bath shower & sink wastes to be in 40 m UPVC. with 'P' trap 75 m min depth with seal. Hand basin to be ditto but in 32 m UPVC. All 100 m gullys with resealing traps. All to be connected via soilstacks or soil pipes to new inspection chambers.

Drainage 100 m UPVC with flex joints bedded in & surrounded by 150 m pea gravel laid to fall of 1 in 40 to new inspection chamers on existing sewer run.

Inspection chambers :- to be built in water proof concr. in semi engineering bricks 225 wide on 150 thick conc. slabs with light duty galv. covers. double seal with sealed lid for garage.
Sizes up to 600 deep 450x450 600 to 1000 deep 450x450 1000 to 1500 deep 1200x750
1500 to 2700 deep 1200x750 over 2700 deep 900 x 840.

Garage Door :- Henderson type 'Regent' up & over in timber frame. Door into utility room from garage to be ½ hr fire door with self closer in timber frame with intumescent strip

Electrical Adequate 13 amp double sockets and light points as required also cooker point and imm heater point.

Hard Flooring All to be above in code & level as required.

Bath Notes

Building moved in boundary 300 m so does no encroach on neighbours property.
Smoke detectors to be provided at each floor level.
Cavity trays D.P.C. (black UPVC) to be provided where the porch & garage roofs abutt the house wall.
Trickle Vents to habitable rooms of to 8000 mm min area. 4000 to Kitchen, Bath rooms & Utilities. (Utilities to have mech. vent. 30 litres/sec.)

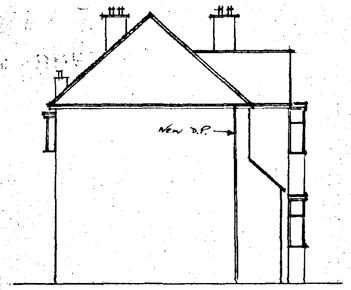
Truss Manufacturer design details will to submitted prior to commencement of any building work.



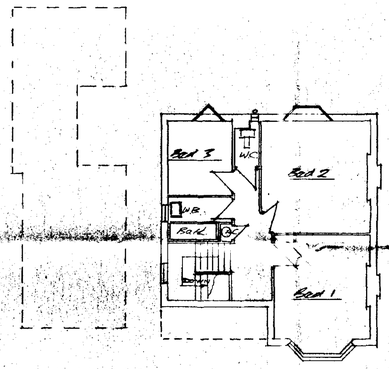
Proposed South East Elevation.



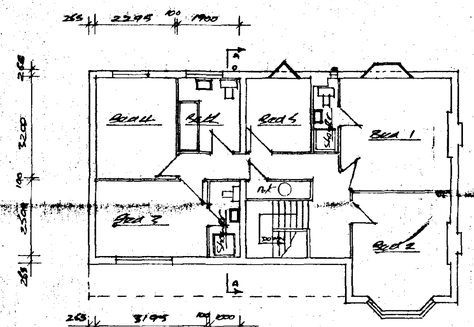
Proposed North West Elevation



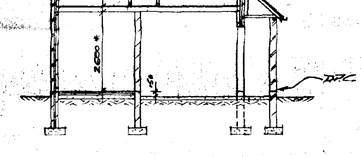
Proposed North East Elevation



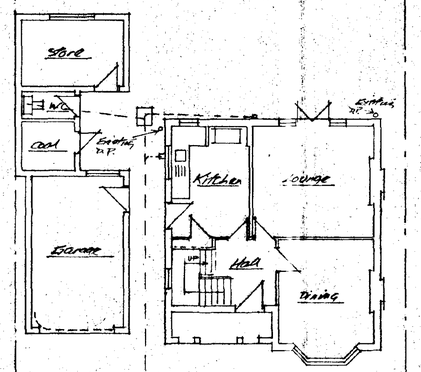
Existing 1st Floor Plan



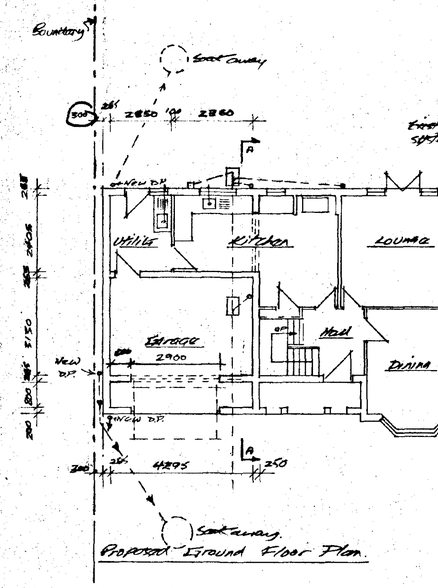
Proposed 1st Floor Plan



Cross Section 'AA'



Existing Ground Floor Plan



Proposed Ground Floor Plan

SOUTH KESTEVEN DISTRICT COUNCIL
HOUSING & PLANNING
11 SEP 1995
Ref: 0707/95

AMENDED PLANS
Ref.

DETERMINING PLAN

DRAWINGS & SURVEYS ARCHITECTURAL
3 OLD RECTORY DRIVE,
THORNHAUGH,
PETERBOROUGH PE8 6HW
TEL. (0780) 783073



CLIENT
Mr & Mrs R. Blunden,
23 Love Lane, Spalding,
Lincolnshire

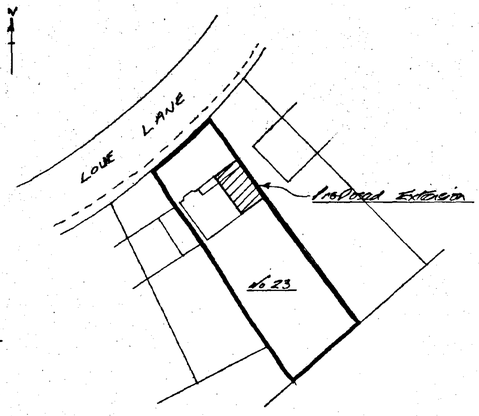
PROJECT
Proposed Garage, Kitchen, Utilities, bedrooms, bathrooms, Extension.

SCALE	DRAWN	DATE
1:100	JW.	13.6.95

DRAWING No.
95-886-1

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Site Plan
1:500

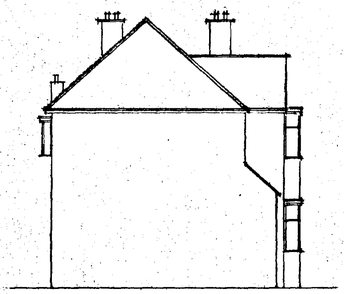
Notes.
Demolition :- all existing out bldgs & garage to be demolished.
Foundations Conc. strip foundation 600 wide 225 thk min depth 1000 & all to NHBC code part 3.
Roof :- Blue slate & plain tiles all to match existing roofs all fitted with manufacturers instructions & relevant codes of practice on 25x38 tile battens on slaters felt on trussed rafters designed & constr. in accordance with BS5268 Pt3 1985 with all necessary bracing ie. runners in 100 x 25 at ridge & ceiling level and diagonal bracing etc on 100x50 wall plate securely fixed to brickwork with metal galv. straps at 2m c/s. Existing roof constructed from on top of existing hip to be level with new trussed rafter roof. New hip to be constructed with jack trusses all designed by trussed rafter manufacturers.
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Roof Ventilation :- to have vented soffit to give equiv. 10mm wide continuous air gap to give cross flow vent. No boarding to flank roof.
Roof :- Insulation to be 150 rollock fibre glass insulation to give U value .25 w/m²K.
Walls :- to be cav. brickwork Outer skin to be 100 mm brickwork to match existing 50 mm cav. with 50 'Dritherm' cav. insul. inner skin 100 mm 'Fenlite' load bearing blockwork to achieve 'U' Value .45 W/m²K Wall tie spacing :- 900 horizontal also vertically & 225 vertically at sides of unbonded jambs at all window & door openings.
Ceilings :- 12.5 mm plasterboard screwnailed & skimmed with gyp plaster.
Wall plasterwork render with sand/cement & plaster with gyp plaster skim finish.
Floor :- Ground Floor 75 thick sand/cement screed with chicken wire reinforcement on 50 mm 'Jablite' (Building insulation) on 100 mm conc. subfloor with 1200 g. DPM (overlapped & wall DPC) on 150 thick cons. hardcore
Floor 1st Flooring grade 18 mm water proof chipboard on 200x50 floor joists at 400 cs. with block strutting at 2 m cs.
Floor :- garage ditto to ground floor but omitt screed & 'Jablite'
Lintols :- R.S. steel type C/S with 'Jablite' insulation type L1/HD where roof loads involved.
D.P.C.'s :- 100 mm wide black upvc dpc for walls 150 above outside ground level proprietary 'thermabatt' cav. closer to all window & door openings to achieve min U val 1.2 w/m²K.
Gutters & D.P.'s 4" round (100 dia) & D.P.'s (65 dia) in black UPVC to soakaways min dist from bldgs & 4.5 m via 100 mm UPVC pipes with flexible joints bedded in & surrounded by 150 pea gravel.
Windows & Doors :- to be in white upvc. from local man. Critical areas to be in toughened glass to BS 6262 & 6206 and all to be double glazed.
Painting & Decorating :- All woodwork to be knotted stopped & primed 1 under coat & 1 full gloss. Walls & ceilings to have 2 coats of vinyl emulsion.
Skirtings & Architraves to be in timber to match existing style & size.
Background Ventilation :- to be trickle vent in window frame, head min area 4000 mm²
Mechanical Ventilation to Kitchen W/C's & bath/shower rooms. Kitchen to be 60 Litres/sec. W/C's shower/bathrooms to be 15 Litres/sec. worked by light switch & to have 15 min overun.
Window & door position must be such to ensure min 450 returns on all external corners measured internally.
Plumbing :- water supply is to house to be redirected from mains to stopcock & drain non return valve under new kitchen sink and to be fed to 50 gall cold water storage tank in loft space, pipes and tank to be lagged to water boards regs. New 900 x 450 lagged hot water cylinder fitted with immersion heater and flow & return from existing central heating boiler. Hot & cold supply by 15 mm copper to all wcs hand basins & kitchen and utility sink units, by 22 mm to bath and cold water supplying only to W/C's by 15 mm copper. Basins in bathroom/shower and sinks direct from rising main. Bath shower & sink wastes to be in 40 mm UPVC. with 'P' traps min depth 75 mm W/M hand basins to be ditto but in 32 mm UPVC. All 100 mm gullys with resealing traps. All to be connected via soilstacks or soil pipes to new inspection chambers.
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Electrical Adequate 13 amp double sockets and light points as required also cooker point and immersion heater point.
Load Bearing All to be above in code & load as required.



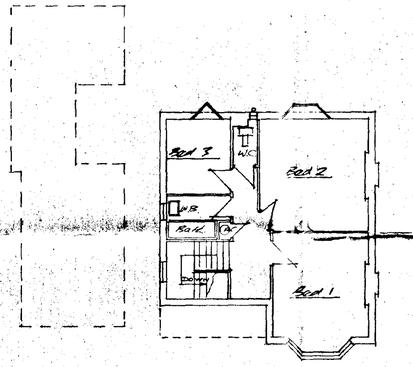
Proposed South East Elevation.



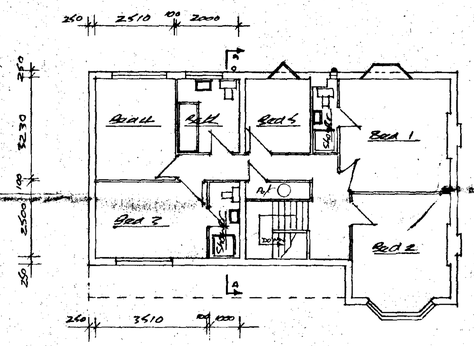
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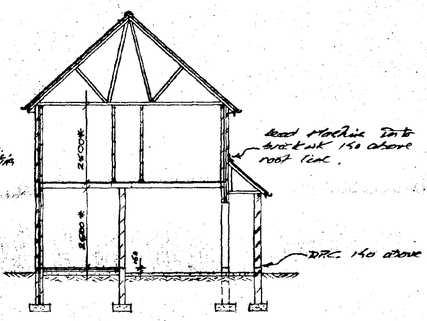
Proposed North East Elevation



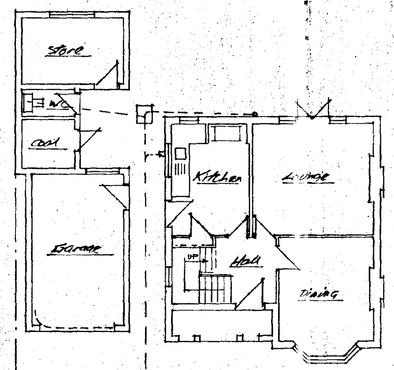
Existing 1st Floor Plan



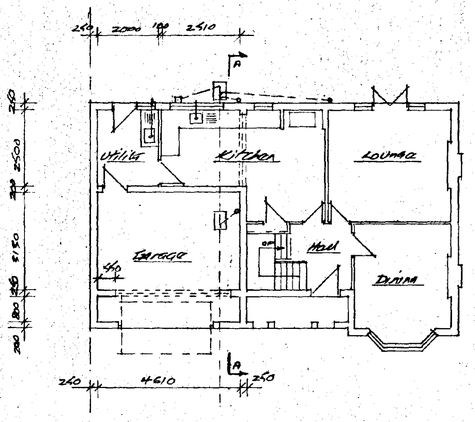
Proposed 1st Floor Plan



Cross Section 'AA'



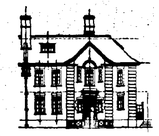
Existing Ground Floor Plan



Proposed Ground Floor Plan

SOUTH HOLLAND DISTRICT COUNCIL PLANNING
SUPERSEDED
Ref: 0707/95
BUT KEEP

DRAWINGS & SURVEYS ARCHITECTURAL
3 OLD RECTORY DRIVE,
THORNHAUGH,
PETERBOROUGH PE8 6HW
TEL. (0780) 783073



CLIENT
Mr & Mrs R. Blunden,
23 Love Lane, Spalding,
Lincolnshire

PROJECT
Proposed Garage, Kitchen, Utility, Bedrooms, Bathrooms, Extension.

SCALE	DRAWN	DATE
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DRAWING No.
95-886