

Foundations: Suitability of existing concrete footings to be confirmed by suitably qualified structural engineer and to satisfaction of L.A.

Walls: New first floor constructed off existing ground for walls using 100 facing brickwork to match the existing, 75 cavity (or thickness to match existing) filled using 75 extruded insulation, or other approved to satisfaction of L.A. 100 blockwork inner skin finished in 2 coats plaster and skim. Walls to have min U-value 0.45 W/m².

Use proprietary cavity wall ties spaced at 500 per m² and at 90° vertical centres at joints of all new openings.

New internal stud walls constructed using 50x50 SW timber finished 12.5 plasterboard both sides and plaster skim.

Floors: New first floor to be constructed using 150x30mm SW joists @ 450 c/c's. Existing first floor joists to be exposed and checked as to their suitability to use as floor joists and to be approved by L.A. Floor to be finished using 30x6 m.s. strips @ max 200 c/c's to wall and built up 300 mm above 200 c/c's. Floor to be finished using 2 flooring grade chipboard.

Roof: New roof to be constructed off 100x75 SW wall plate using 150x25 SW rafters @ max 600 c/c's diagonally, nailed and spaced to B.S. 5268 Pt 3. Rafters to be 100x25 SW timber. Kitchen wall plate using 100x30x6 m.s. strips @ max 200 c/c's to wall and built into wall.

Finish roof using corking felt to B.S. 717 and 35x25 SW riling battens at gauge to suit interlocking tiles to match existing 1/2 and ridge tiles. Verge board in roof to match min 200mm thick to give U-value 0.25 W/m².

Drainage: All new drainage to be done ground level. New drain to 400 mm dia. pipe with min 1% slope and to be existing S.V.P. N.G. to be 100 mm dia. to min 1% slope and to be existing S.V.P. Sink to 320 mm dia. with 75 mm dia. trap to be existing S.V.P. All existing bathroom drainage to be rerouted. Ensure 100 mm dia. of S.V.P. discharges min 800 mm above adjacent window openings.

Fire Precautions: The new window to Bedroom 1 should have an opening assembly min. 550x500 mm and not be less than 100mm or more than 1100mm from E.F.I. (The bottom of the window).

Supply & fix 2 no. self contained smoke alarms in the hallway at ground level and first floor level positioned to satisfaction of L.A.

Cellar: To be min 50mm SW wall plasterboard finish using 2mm plaster skim.

Cable: All links down domestic type cable to be used to be approved by L.A. with min 150 mm bend radius.

Extend existing heating and plumbing and electric to new extension.

100mm 1/2 round gutters and 75 RWP's to be supplied to new extension. Connect into existing system.

All new brickwork to be bonded with existing. Close all cavities using proprietary 'thermatec' or other approved system.

Min 200mm thick fireproof insulation to roof.

Proprietary insulation clips to ensure frame and bars. SW timber rafters & knee braces.

Existing first floor joists to be exposed below in suitability for use as floor joists.

Remove existing cupboards. Make good walls as req'd.

Extend existing opening using Cobalt No. 0135. SAE new window approx 1200x200 to clients spec. Min 300mm from return wall.

New internal stud partition wall.

First Floor Plan

750 v/c
775 v/c

614
75
303
4270
4575

Any existing cross ventilation to remaining first floor to be maintained.

New window approx 1800x1200 type to client spec. Cobalt Inbl No. 0135.

Relocate existing radiator. Extend existing window to form new door opening. Build up remainder in blockwork. Finish 2 coats plaster & skim. Set new door & frame.

Form new door into exty stud wall. Set new door & frame. M.G. as req'd.

SOUTH HOLLAND DC
HOUSING & PLANNING
24 JUN 1997
Ref: 010/01

Proposed Extension
Mr and Mrs. K. Royle
121 Balmoral Avenue
Spalding.

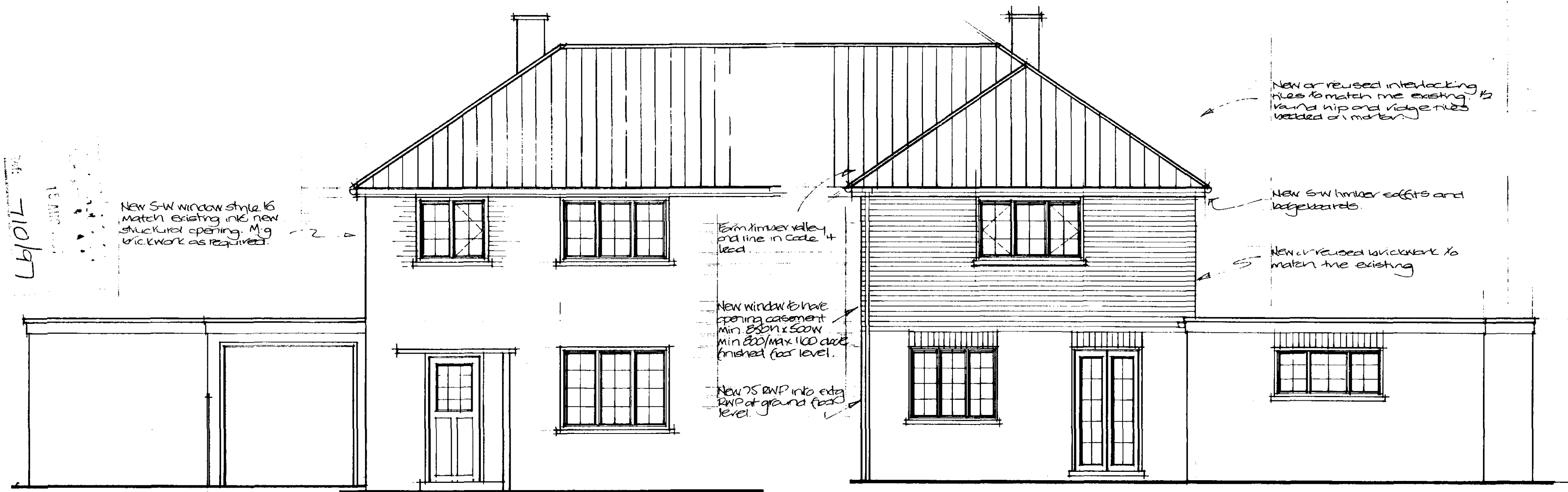
SCALE 1:50 APRIL 1997.

All dimensions to be checked on site.

Section A-A

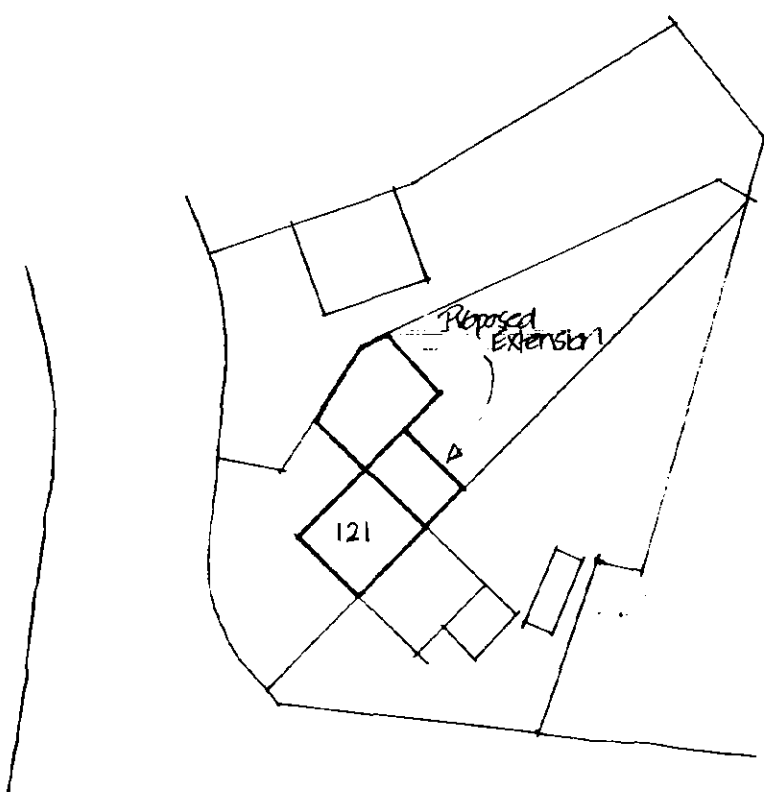
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PLAN

DETERMINED
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FRONT ELEVATION

REAR ELEVATION



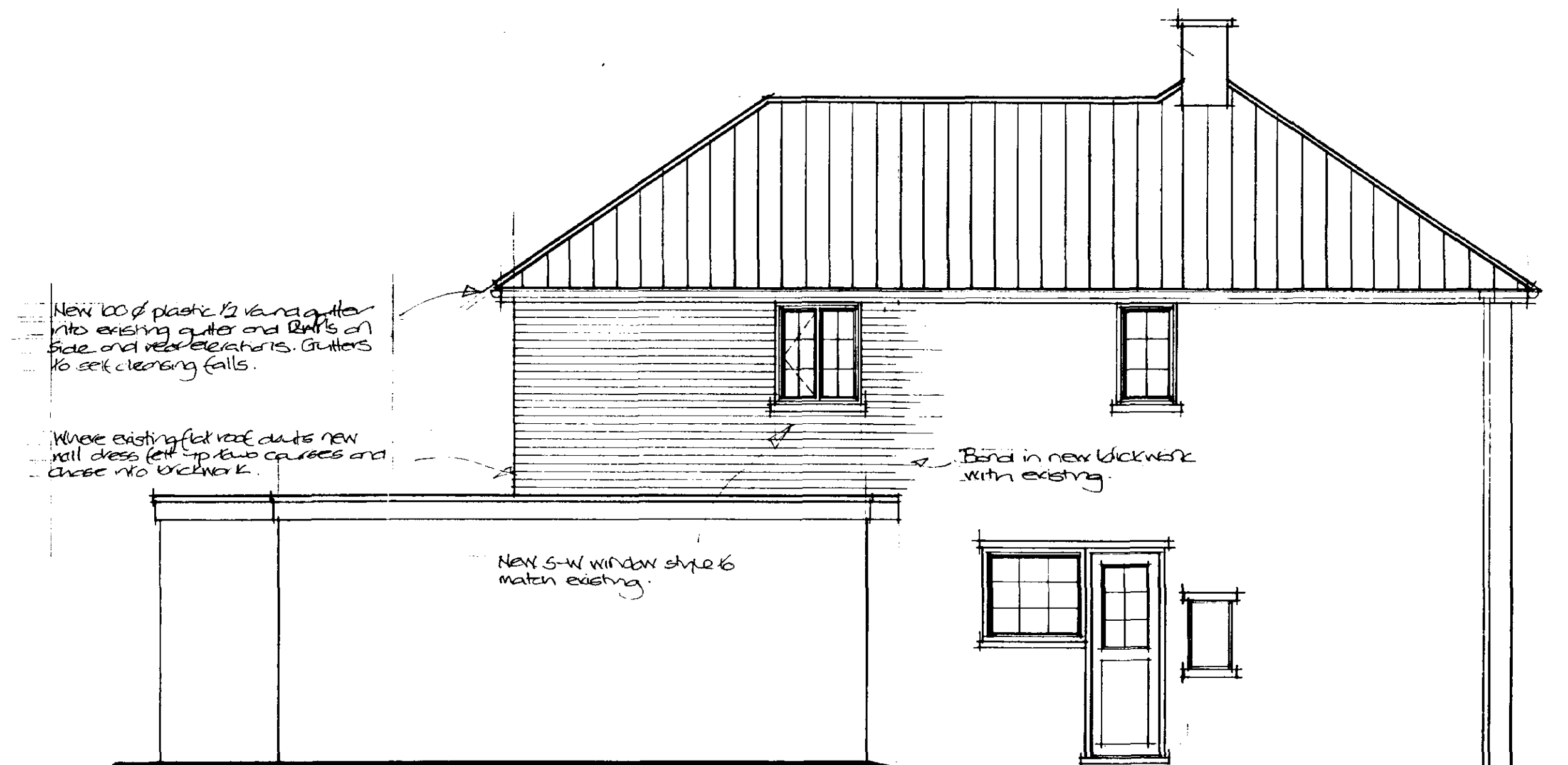
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REVISION A: 5/6/97 Site Plan

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SIDE ELEVATION

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