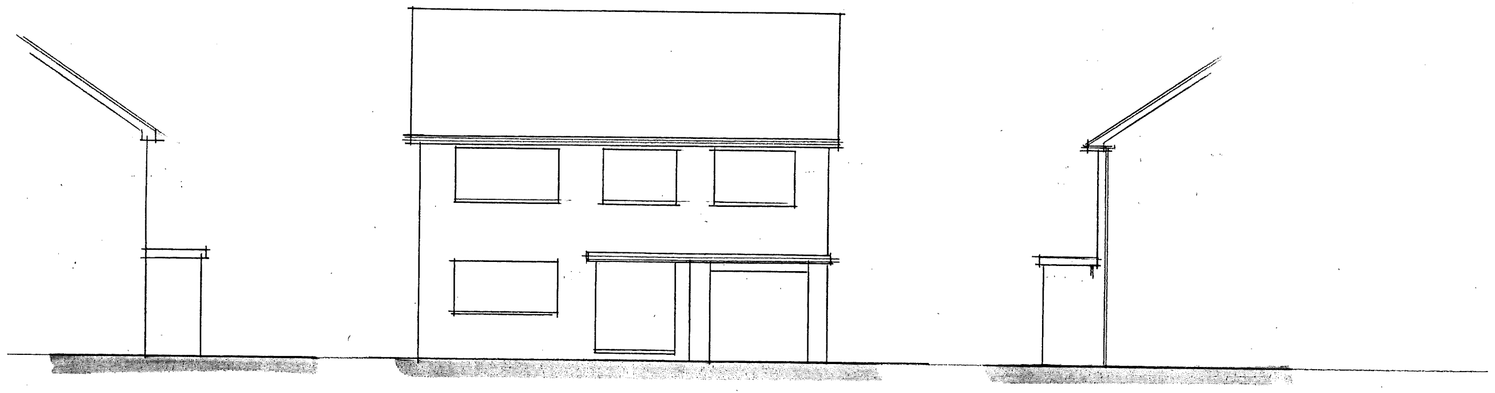
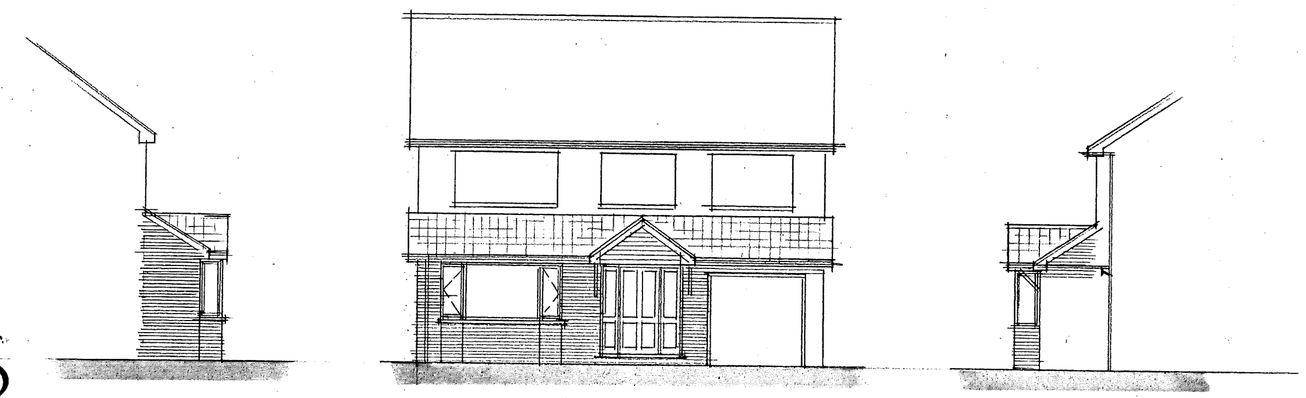
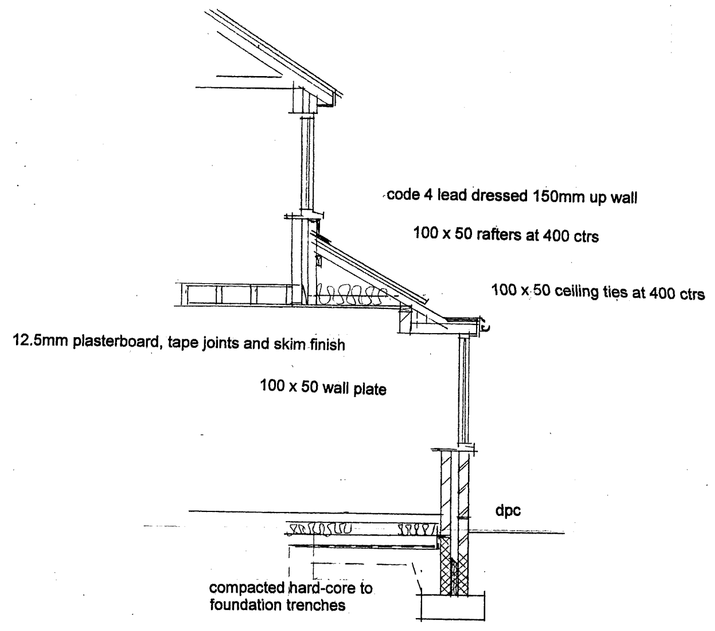


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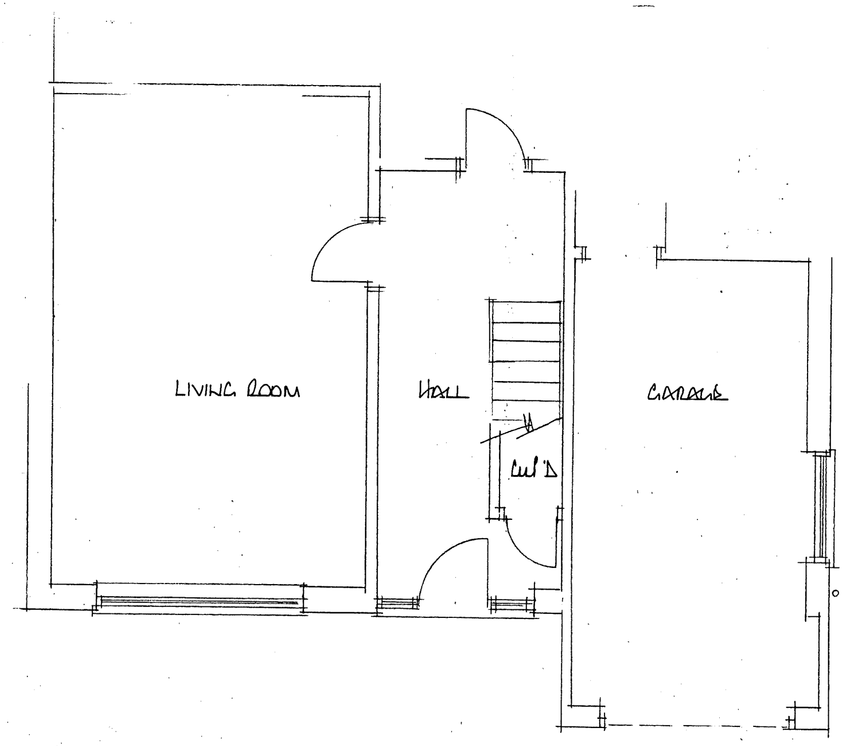
SOUTH EAST NORTH



PROPOSED

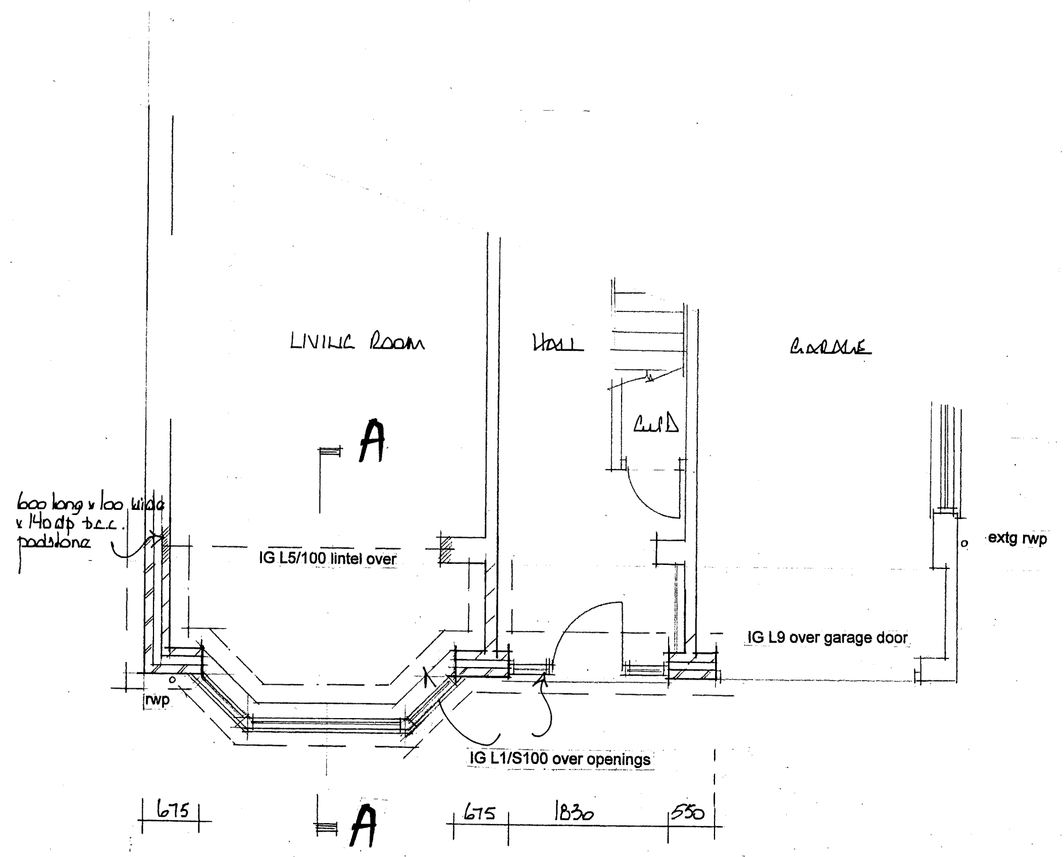


SECTION A – A



EXISTING

GROUND FLOOR PLAN



FOUNDATIONS

Foundations to be ST4 grade concrete

For 300mm walls foundations to be 700 x 230mm

Foundations to be taken down to a firm load-bearing strata, a min. 1.0m if in shrinkable sub soil, in accordance with the requirements of the Local Authority Building Control Dept. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

FLOOR CONSTRUCTION

Ground
75mm sand/cement screed reinforced with chicken wire mesh
150mm Celotex fast-R PF3000 floor insulation
100mm oversite concrete
1200g polythene damp proof membrane lapped with dpc in walls
25mm sand blinding
100mm min compacted hardcore, where a greater depth is required, up to a maximum of 600mm, it is to be laid and compacted in layers not exceeding 150mm

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 250mm o/a constructed as follows :-

100mm facing brick
100mm full fill insulation ie Celotex CWS 36
100mm Thermalite Shield insulation blocks , k = 0.15

All to be tied together using stainless steel wall ties positioned at distance not exceeding 750mm horizontally, 450mm vertically and staggered. To be at every block course vertically at all returns and reveals.

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.

LINTELS

Lintels to be IG, or similar and equivalent, to have a min. 150mm end bearing and to be installed in strict accordance with manufacturer's instructions with a dpc cavity tray over where applicable.

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

WINDOWS & DOORS

Existing front entrance door and frame to be re-used

Windows and doors to be purpose made upvc or similar and approved, double glazed using glass having a soft low E coating with an emissivity value of 0.05 with min. 16mm air gap to sealed units and weather stripped.
'U' value of double glazing to be 1.3W/m²K
Double glazing manufacturer's certificate to be provided to prove compliance of the glazing to that specified.

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 BS6206 : 1981.

Ground floor and other easily accessible windows (including easily accessible rooflights) should be secure windows in accordance with Approved Document Q paragraphs 2.2 and 2.3, windows should be made to a design that has been shown by test to meet the security requirement of the British Standards publication PAS 24:2012

VENTILATION

All habitable rooms are to have windows containing hinged or pivoted opening vents (which open greater than 30°) or sashes, the combined total of which is equal to not less than 1/20th of the floor area of the room
If the vents open at an angle of less than 30° then the combined total is to be not less that 1/10th of the floor area

ELECTRICAL INSTALLATION

The electrical installation is to be carried out by an electrician registered with NICEIC, ECA or NAPIT. The electrician is to issue a design, installation and test certificate under BS7671 upon completion of the works.

100% of the new light fittings shall be energy efficient

External light fittings i.e. porch etc. are to be controlled by the fitting of passive infra red's with bulkhead fittings having sockets that can only be used with lamps having an efficacy greater than 40 lumens per circuit-watt.

DRAINAGE

Surface
Excavate for and lay in where indicated 100mm diam. flexible jointed UPVC drains on 100mm pea gravel bed from 100mm diam. upturned bend at base of downpipe to surface water soakaway.

Form soakaway where indicated a min. 5.0m from the nearest building. Excavate 1200 x 1200 x 1200mm deep, backfill with brick rubble to 300mm below ground level, lay in sheet polythene and make up with vegetable soil.

ROOF CONSTRUCTION

Tiles
The roof to be interlocking concrete tiles to match existing. All to be laid in strict accord with manufacturer's specifications and instructions.

Battens
Approved quality tanal s/w battens, 38 x 25mm, are to be laid to a gauge to suit the tiles and fixed with 90 x 3.35mm nails. Battens should be at least 1.2m in length and should be of sufficient length to be supported at each end and intermediately by at least 3 rafters, trusses or walls. Butt joints over intermediate supports should be staggered and the ends must be sawn.

Underlay
Approved breathable membrane,ie Tyvak or similar, is to be laid over the rafters lapped 150mm at the joins and secured with clout nails. The underlay should extend over the fascia board and into the eaves gutter. In order to prevent water traps behind the fascia it is recommended that a strip of 6mm marine plywood is provided to support the underlay. The ply is to be laid over the rafters and under the roofing felt positioned as close as possible to the last tiling batten and secured to the fascia.

Eaves
Eaves are to be formed with standard size tiles. Provide Ryton over fascia ventilator ref OFV1000, Ryton combed bird/insect and vermin guard in conjunction with Ryton Rafter Roll, RRV250 to enable adequate ventilation to the roof space. Eave tiles must be laid at the same pitch as the main body of tiling and should overhang the fascia by an amount sufficient to ensure that the water discharges into the centre of the gutter.

Verges
Verges are to be finished using proprietary dry verge system installed in accord with manufacturer's specifications and instructions.

Insulation
200mm Knauf Loft roll 40 (lambda +0.040W/mK) between the ceiling ties with a further layer of 200mm laid at right angles over the top to give a U value of 0.11W/m²k

Rainwater Goods
Supply and fix 115mm pvc gutters to brickwork with all necessary brackets, stop ends, outlets etc.

Supply and fix 64mm pvc downpipes securely clipped to walls at 1800mm c/c with all necessary offsets, swannecks, adaptors etc. and taken into 100mm diam. upturned bend at base.

Strapping
Where rafters and ceiling joists run parallel to walls they are to be strapped at 1800mm cts. Straps to be fixed to a min. 3No. rafters etc., having nogged between beforehand, and hooked into the cavity a min 150mm. Similar straps to be used at 1800mm cts. to hold down the wall plate. Straps to be 30 x 6mm galv. m.s.

EAST MIDLANDS DESIGN ASSOC.

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Client
MR S BOODEN

Project
EXTENSION to DWELLING at
56 SHERWOOD DRIVE
SPALDING
PE11 1EP

Drawing
PLANS, SECTION & ELEVATIONS

Scale
1:50 & 1:100

Date
July 22

Drawn
DL

Dwg No.
1184/02

Rev