

FRONT ELEVATION

REAR ELEVATION

SIDE ELEVATION

Interlocking concrete tiles to match existing.

Facing bricks to match existing.

Roof structure:

New section of pitched roof constructed of interlocking concrete tiles to match existing, installed to manufacturers instructions on 25mm sq fully treated battens on sarking felt on built up roof constructed of:

- 50x100 rafters at 450mm cts (except where otherwise stated)
- 150x100 deep insulated where stated.
- 50x100 battens at ridge
- 50x150 ceiling joists at 450mm cts.
- 50x175 purlins
- 50x200 hip rafters
- 50x100 wall plates
- 200x200 joists (double) where indicated.

Roof pitch to match existing - approx 35 - 37½

All structural timber to be graded C16 and marked dry or kiln dry.

Short ceiling joists to front and rear combined with 50x50mm straps extending over 2no. main ceiling joists.

Ceilings:

New first floor ceilings to be formed of 9.5mm plasterboard. New ground floor ceilings to be formed of 12.5mm thick plasterboard all perimeter ceiling edges to be supported. All ceilings to be Artex finished.

Roof insulation:

Install 2 layers of 100mm thick fibreglass quilt insulation with 1 layer between and 1 layer over ceiling joists. Maintain min. 50mm vent gap above insulation at eaves.

Eaves/ventilation:

New eaves to roof to match existing incl. projection. Install within new eaves roof void ventilation strip to provide min. 10,000mm² vent per metre.

Lower roof:

To be constructed of tiles, battens and sarking as main roof on 50x100 rafters and ceiling joists at 450mm cts. with rafters supported on 50x100 timber bolted to wall at max. 600mm cts.

Eaves to be as main roof incl. roof void vents.

Install roof void vents at top of roof slope to provide equivalent of 10,000mm² vent per metre.

Install cavity tray dpc's at level of ceiling between roof and house wall combined with cavity tray dpc's.

Install 50x100 pole plates to support rafters.

Insulation to this roof to be as main roof.

Install brick gables to each end of roof together with corbelled brickwork.

Suspended floor:

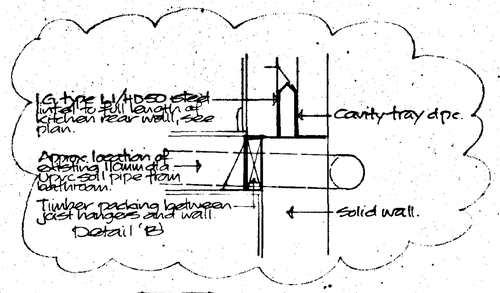
Construct of 150mm thick precast reinforced floor units on 225mm thick concrete strip foundations on 450mm wide trench filled with concrete to 150mm below finished ground level.

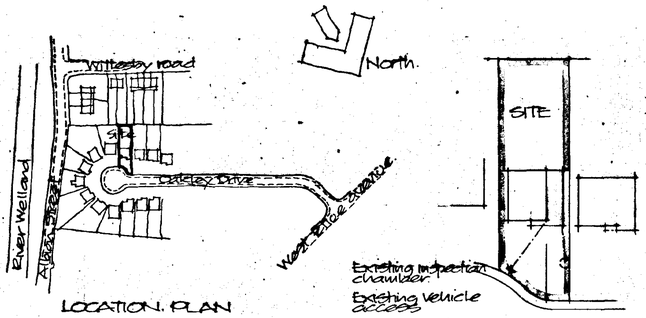
Install 225mm thick cavity wall with 100mm facing bricks, 50mm cavity and 100mm thick blockwork to underside of floor.

Install damp proof course to all cavity walls at 150mm above finished ground level.

Install 225mm wide x 150mm deep reinforced concrete ring beam around perimeter of floor.

Install 100mm thick hardcore bed on 1200 gauge polythene sheeting on 100mm thick blinded concrete slab on 150mm thick hardcore bed on 1200 gauge polythene sheeting on membrane on 25mm expanded polystyrene insulation (50 grade)





LOCATION PLAN
Scale 1:2500

BLOCK PLAN
Scale 1:500

Gutters and downpipes:

Gutters are to match existing and to be either connected to existing downpipe/drainage or to new 68mm dia downpipes connected to 110mm UPVC drain laid at an 100mm beginning to fall approx. 1in 40 to 300mm from building.

Lintels:

Install LG type L1/650 steel lintels to openings in external walls.

Install LG box lintel 100 to support floor where indicated.

Install prestressed concrete lintels to new opening from hall to kitchen and new opening at head of existing.

Install LG internal 100 lintel to door opening from dining to kitchen.

Check suitability of lintels above existing kitchen windows/external door. Install cavity tray dpc's above these lintels.

Install LG type L1/HD50 steel lintel over front of kitchen below first floor external front wall.

All lintels to be installed to manufacturers recommendations.

Lateral restraint:

Install 30x5mm mild steel straps at average 1.800 cts between roof structure and walls and between floor structure and walls straps to extend over 2no. timbers/joists where at right angles with solid noggings under.

Cavity walls:

New cavity walls to be formed of 102mm thick facing brick, 50mm cavity and 100mm thick thermalite standard blockwork with 12mm plaster finish.

Cavity insulation to be 65mm thick fibreglass batts installed to manufacturers instructions.

Average 'U' value = 0.42w/m²K.

Damp proof insulated dpc to reveals with frames lapping by min. 150mm.

Tops of cavities to be sealed with 5mm Superlux or similar.

Cavity wall ties to be installed at 450mm cts horizontally 900mm cts vertically and at 225mm cts within 225mm of reveals. Ties to be bolted to existing brick side wall of garage.

All concrete blockwork used below dpc level to be class A.

Install concrete fill to base of cavity to within 225mm of dpc level.

Install flyaad dpc to walls min. 150mm above ground.

New walls to be bonded to existing with Furfix wall extension profiles unless otherwise stated.

Foundations:

Increase size of existing foundation to side wall of garage, with 600mm wide by 150mm thick concrete strip foundation step in foundation. Detail to be agreed on site with L.A. inspector.

Foundation to front wall to be 225mm 100 concrete strip grade GEN1 at min. 150mm deep (1.000 in shrinkable soil).

Depth to be agreed on site with L.A. inspector.

Windows/external door:

To be white UPVC window frames double glazed throughout with safety glass to door to BS 6206 and to any glass within 800mm of floor.

All openings to be straight stripped.

Windows to provide 1/20th floor area as ventilation to habitable rooms.

Install trickle ventilators to new openings to provide ventilation to kitchen, breakfast and bedroom and 4,000mm² to W.C. and dressing room.

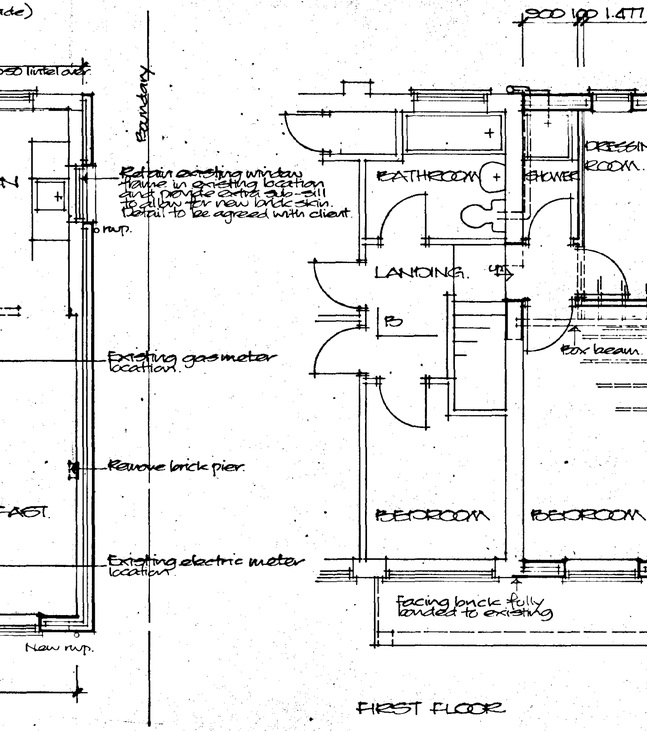
Stud partitions:

Format of 50x75 studs at 400mm cts with noggings at 1.200 & 2.400 from floor and head plates and sole plate both sides with 12.5mm plasterboard with skimmed joints and mineral wool packing between studs.

WINDOW SIZES:

Breakfast	1.770 x 1.520 deep (as large)
W.C.	488 x 750 deep.
Dressing	650 x 1200 deep.
Bedroom	1.200 x 1.200 deep (as adjacent window)

Note: Sizes are approx. and are to be confirmed with site measurements.



Heating/hot water:

Existing central heating system extended into proposal.

New radiators to be fitted with thermostatic valves.

All new hot water pipes to be insulated with glass fibre or similar of thickness to match pipe adjacent diameter.

Mechanical vents:

Install extract fan to shower room to provide min. 15 litres per second extract.

Above ground drainage:

New shower tray to be connected to existing stack with 40mm polypropylene waste with 50mm deep cleanable trap installed.

After existing wash basin waste to bathroom combined with bath waste, combined waste to be 32mm dia. 2.5 fall from basin to be 32mm dia. polypropylene with 75mm deep seal trap.

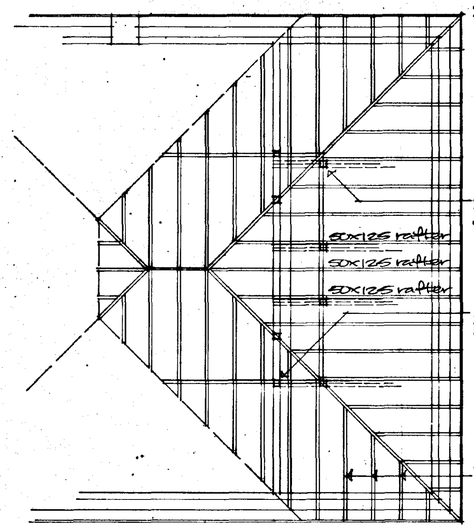
Wash basin and W.C. to be connected to 110mm dia. soil stack with air admittance valve installed above highest level in vented duct. Install reducing joint at base.

Below ground drainage:

Connect new soil stack to existing inspection chamber with 110mm dia. UPVC drain laid at 1in 40 and surround set in 100mm pea gravel to fall approx. 1 in 60.

Any new passing through wall to be protected by pre-stressed concrete slab lintel with min. 50mm clearance around pipe and protection from vermin entry. Any drain within 600mm of ground level to be protected by paving slabs above pea gravel.

FIRST FLOOR



ROOF STRUCTURE LAYOUT.

Raised 30.11.99 altered gable wall.

SPALDING DISTRICT COUNCIL
HOUSING & PLANNING
-2 DEC 1999
Ref: 0835/99

AMENDED PLAN
Ref. A

BROADGATE BUILDERS LTD
The Race Ground
Spalding
Lincolnshire
PE11 3AP
Telephone: 01775 725816
Fax: 01775 725097

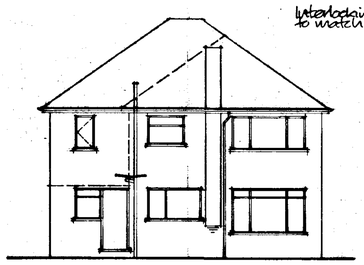
Project
PROPOSED EXTENSION TO HOUSE
32 OAKLEY DRIVE, SPALDING.

Client
MR & MRS P. ROADES

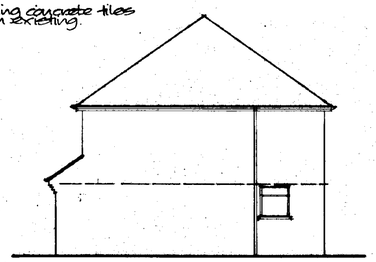
Scale 1:50/1:100 Date Aug 99



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

Interlocking concrete tiles to match existing.

Facing bricks to match existing.

Roof structure:

New section of pitched roof constructed of interlocking concrete tiles to match existing, installed to manufacturers instructions on 25mm sarking felt on treated battens on sarking felt on built up roof construction of:

- 50x100 rafters at 450mm ctrs (except where otherwise stated)
- 38x175 ridge board
- 100x100 purlins installed where stated.
- 25x100 collars at rags
- 47x122 ceiling joists at 450mm ctrs.
- 50x175 purlins
- 50x200 hip rafters
- 50x100 wall plates
- 50x200 joists (double) where indicated.

Roof pitch to match existing - approx 35° - 37½

All structural timber to be graded SC3 and marked dry or kiln dry.

Short ceiling joists to front and rear cantilevered with 50x50mm straps extending over 2no. main ceiling joists.

Ceilings:

New first floor ceilings to be formed of 9.5mm plasterboard. New ground floor ceilings to be formed of 12.5mm thick plasterboard on 38x9 battens. Ceiling edges to be supported. All ceilings to be artex finished.

Roof insulation:

Install 2 layers of 100mm thick fibreglass quilt insulation with 1 layer between and 1 layer over ceiling joists. Maintain min. 50mm vent gap above insulation at eaves.

Eaves/ventilation:

New eaves to roof to match existing incl. projection. Install within new eaves roof void ventilation strip to provide min. 10,000mm² vent per metre.

Lower roof:

To be constructed of tiles, battens and sarking as main roof on 50x100 rafters and ceiling joists at 450mm ctrs with 100mm projection on 50x100 timber bolted to wall at max. 2m ctrs.

Eaves to be as main roof incl. roof void vents.

Install roof void vents at top of roof slope to provide equivalent of 25,000mm² per metre.

Install code 4 lead flashing between roof and house wall combined with cavity tray dpc.

Install 50x100 plus 50x175 to support rafters.

Install valleys at 35° to be as main roof.

Install brick gables to each end of roof together with corbelled brickwork

Suspended floor:

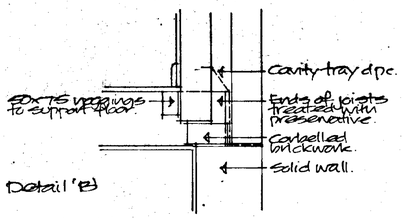
Construct of 18mm thick moisture resistant flooring grade T and G chipboard on 38x170 joists at 400mm ctrs to front area and 47x170 joists at 450mm ctrs over rear area. Install herringbone solid strutting to centre span of joists to rear area. Joists span max 3.500.

Support joists to rear area on joist hangers on new steel beam.

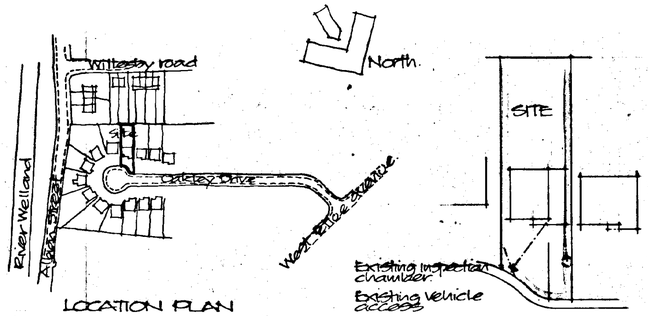
Joists to front area supported on joist hangers on existing house wall.

Ground floor:

Make good existing concrete slab to former garage. Install an 18 dpm and screed to 65mm thick to form new floor finish to match existing. Insulate with 25mm expanded polystyrene insulation (sub grade)

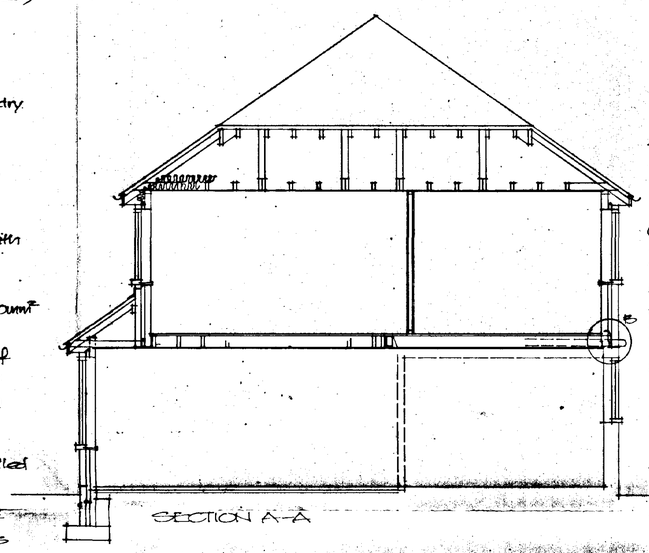


Detail 'B'



LOCATION PLAN
Scale 1:2500

BLOCK PLAN
Scale 1:500



SECTION A-A

50x175 purlins

100x100 posts from wall plate (existing) to u/s of new purlins and hip rafters. Also from double 50x200 ceiling joists to u/s of purlin and hip rafters.

2no. 50x200 joists below purlin. (Joists to be bolted together).

Existing drainage within depth of new floor structure.

Heating/hot water:

Existing central heating system extended into proposal.

New radiators to be fitted with thermostatic valves.

All new hot water pipes to be insulated with Armaflex or similar of thickness to match pipe outside diameter.

Mechanical vents:

Install extract fan to shower room to provide min. 15 litres per second extract.

Above ground drainage:

New shower tray to be connected to existing stack with 40mm polypropylene waste with 50mm deep dip trap installed.

After existing wash basin waste to bathroom combined with bath waste. Combined waste to be 50mm dia.

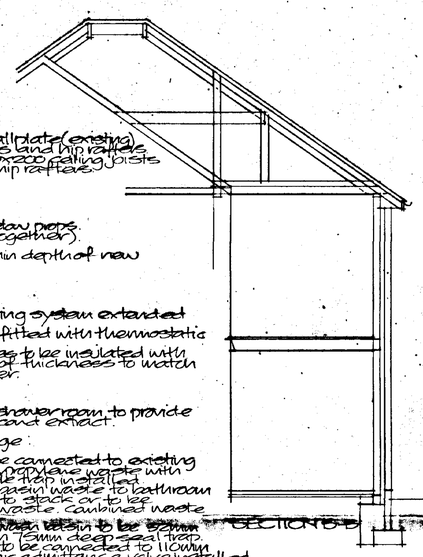
Waste from new WC to be 100mm dia. polypropylene with 75mm deep seal trap.

Wash basin and WC to be connected to 110mm dia. stack with air admittance valve installed above flood level in vented duct. Install rodding point at base.

Below ground drainage:

Connect new stub stack to existing inspection chamber with 110mm dia. UPVC drain laid at approx 1 in 60.

Drain passing through wall to be protected by preformed concrete slab lintel with min 50mm clearance around pipe and protection from vermin entry. Any drain within 600mm of ground level to be protected by paving slabs and pea gravel.



SECTION B-B

Gutters and downpipes:

Gutters are to match existing and to be either connected to existing downpipe/drainage or to new 65mm dia downpipes connected to 110mm UPVC drain laid on 100mm bed and haunched to full depth of pipe to discharge into new soakaway at least 5.000 from building.

Lintels:

Install 1 no. type LI/650 steel lintels to openings in external walls.

Install 1 no. box lintel 100 to support floor where indicated.

Install pre-stressed concrete slab lintels to new opening 2.2m to kitchen and new opening to dining.

Install 1 no. internal 100 lintel to door opening from dining to kitchen.

Check suitability of lintels above existing kitchen windows/external door. Install cavity tray dpc's above these lintels.

Install 1 no. type LI/HP 50 steel lintel over front of kitchen below first floor external front wall.

All lintels to be installed to manufacturers recommendations.

Lateral restraint:

Install 30x5mm mild steel straps at average 1.800 ctrs between roof structure and walls and between floor structure and walls straps to extend over 2no. timbers/joists where at right angles with solid noggings under.

Cavity walls:

New cavity walls to be formed of 102mm thick facing brick, 50mm cavity and 100mm thick thermalite standard blockwork with plaster finish.

Cavity insulation to be 65mm thick fibreglass batts installed to manufacturers instructions.

Average U value = 0.42w/m²K.

Damp course insulated dpc to reveals with frames lapping by min. 150mm.

Tops of cavities to be sealed with 5mm Superlux or similar.

Cavity wall ties to be installed at 900mm ctrs horizontally 450mm ctrs vertically and staggered within 225mm of all reveals. Ties to be bedded to existing brick work wall of garage.

All concrete blockwork used below dpc level to be class 'A'.

Install cavity fill to base of cavity to within 225mm of dpc level.

Install thread dpc to walls min. 150mm above ground.

New walls to be bonded to existing with Furfix wall extension profiles unless otherwise stated.

Foundations:

Trenches for strip foundation to side wall of garage with grade 5:1 concrete (1 cement: 5 aggregate) to width of foundation. Detail to be agreed on site with L.A. inspector.

Foundation to front wall to be 225x150 concrete strip grade 5:1 min. 750mm deep (1.000 in shrinkable soil).

Depth to be agreed on site with L.A. inspector.

Windows/external door:

To be white UPVC window frames double glazed throughout with safety glass to door to BS 6206 and to any glass within 800mm of floor.

All openings to be draught stripped.

Windows to provide 1/20th floor area as ventilation to habitable rooms.

Install trickle vents to provide 8000mm² background ventilation to kitchen/breakfast and bedroom and 4,000mm² to W.C. and dressing room.

Stud partitions:

Formed of 50x75 studs at 400mm ctrs with noggings at 1.200 ctrs and 50x75 side and head plates. Clad both sides with 12.5mm plasterboard with skimmed joints and mineral wool packing between studs.

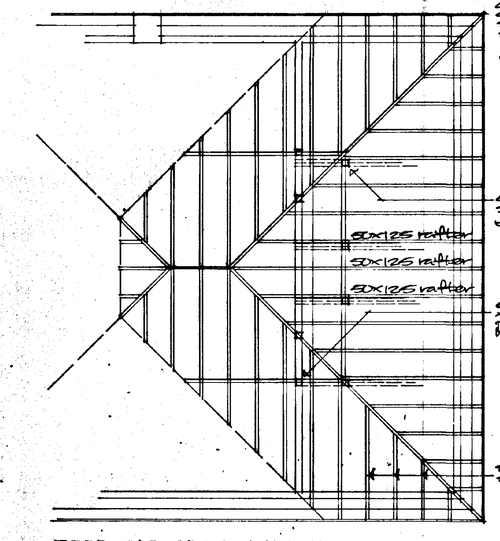
WINDOW SIZES:

Breakfast	1.770 x 1.520 deep (as large)
W.C.	488 x 750 deep.
Dressing	650 x 1200 deep.
Bedroom.	1.200 x 1.200 deep (as adjacent window)

Note: Sizes are approx. and are to be confirmed with site measurements.

GROUND FLOOR

FIRST FLOOR



ROOF STRUCTURE LAYOUT.

BROADGATE BUILDERS LTD
The Race Ground
Spalding
Lincolnshire
PE11 3AP
Telephone: 01775 725616
Fax: 01775 725097

Project
PROPOSED EXTENSION TO HOUSE
52 OAKLEY DRIVE, SPALDING.

Client
MR & MRS P. ROBERTS

Scale 1:50/1:100 Date Aug. 99

SOUTH HOLLAND DC
HOUSING & PLANNING
20 AUG 1999
Ref: 0835/99

DETERMINED PLAN