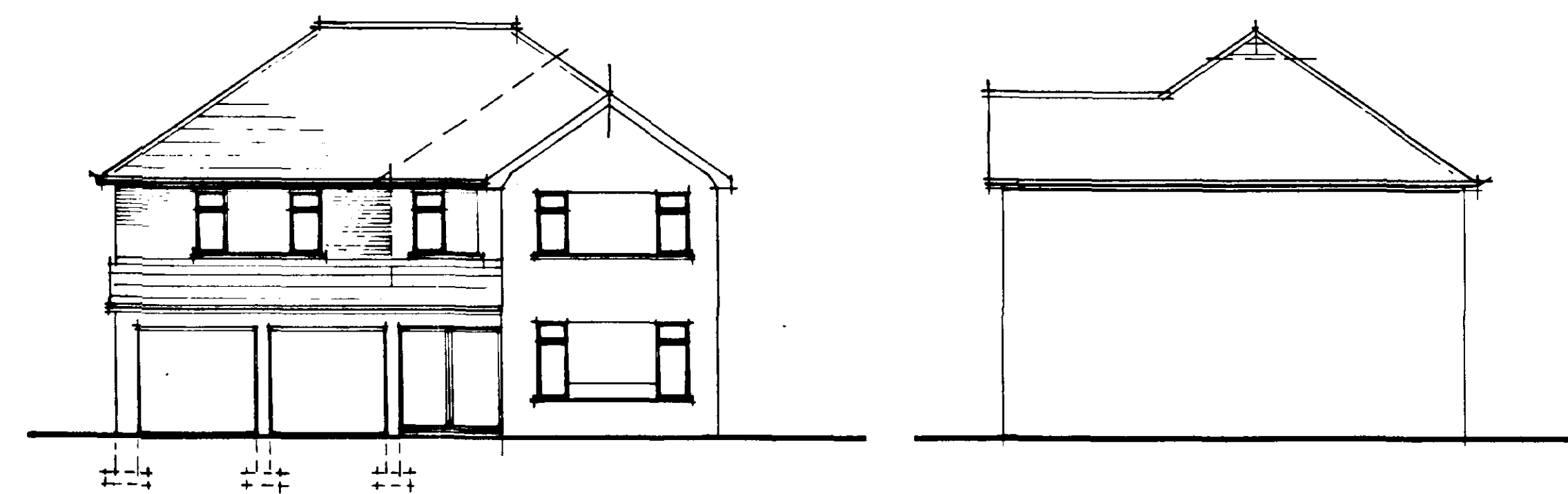
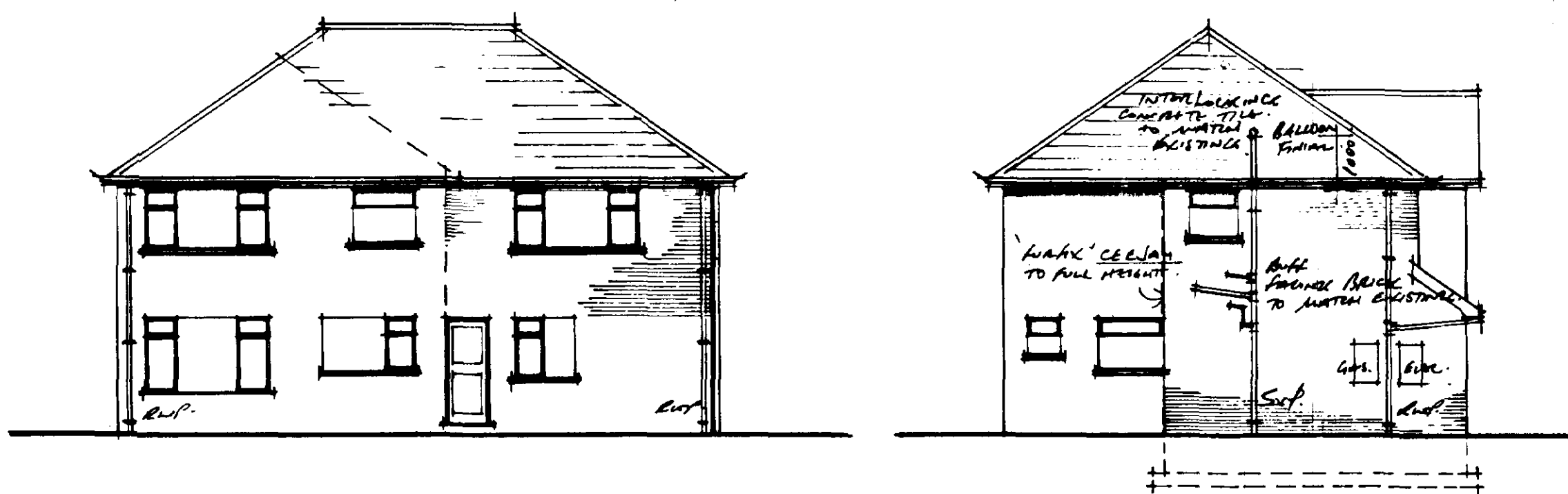




FRONT (SOUTH EAST).  
ELEVATION AS PROPOSED

NORTH EAST ELEVATION  
AS PROPOSED



REAR (NORTH WEST).  
ELEVATION AS PROPOSED

SOUTH WEST ELEVATION  
AS PROPOSED

### Roof Structures + Roof Coverings

THE ENTIRE ROOF STRUCTURE IS TO BE ALTERED + EXTENDED IN ACCORDANCE WITH A DETAILED DESIGN + CALCULATIONS TO BE PREPARED + SUPPLIED BY A SPECIALIST COMPANY AND ELECTRO STRICTLY IN ACCORDANCE WITH BS. 5268, PT.3: 1985. PERGASULATED TRUSS ROOFERS INCLUDING AN LATERAL BEARING, LINDO BRACING, ETC. AND DETAILS OF THE LINK WITH + RELATIONSHIP TO THE EXISTING ROOF STRUCTURE WILL BE SUBJECT TO DESIGN DETAILS + CALCULATIONS TO BE SUBMITTED TO AND APPROVED BY BUILDING CONTROL, SOUTH HOLLAND DISTRICT COUNCIL PRIOR TO ORDERING.

ROOF STRUCTURES TO BOTH MAIN ROOF + LOWER CAVITY TO FRONT OF GARAGE + LOBBY TO BE FIXED TO 75x100 SW. WALL PLATES ALL SECURED TO MASONRY WITH 30x5 GALV. A.S. ANCHORS AT MAX 2 METRES CENTRES.

INTERLOCKING CONCRETE ROOF TILES TO MATCH + ALIGN WITH EXISTING INCLUDING ALL LAPSELS + MATERIALS TO RIDGE, HIPS, EAVES, SOFFITS, ETC. ON AND INCLUDING APPROPRIATE ROOFING LATHS + UNWARRANTED SARKING FEET TO BS. 717: 1981. ROOFING TO BE LAPPED OUT IN ACCORDANCE WITH THE TILE MANUFACTURER'S DRAINAGE INSTRUCTIONS / SPECIFICATION. ALL JOINTS IN UNIFORMITY TO LAP MIN 150 MM IN BOTH DIRECTIONS AND OVER CENTRELINE OF RAFTER OR OVER NOGGINGS FIXED BETWEEN RAFTERS.

### RAV. RAINWATER GUTTERS + DOWNPIPS, ETC.

TO BE ALTERED AND EXTENDED AS NECESSARY TO SUIT NEW ROOF ARRANGEMENT. GUTTERS TO BE REFIXED TO REVISED FALLS ETC. AS NECESSARY. NEW RAINWATER PIPES TO DISCHARGE INTO NEW SPARKWAY(S) TO BE EXCAVATED MIN. 5 METRES FROM BUILDING 1200 MM DIA. 1200 MM DEEP WITH 1200 G. POLYTHENE OVER HARDWARE FILLING MIN. 450 MM BELOW GROUND LEVEL + ADJACENT TO SURFACE WITH TOP SOIL OR TO MATCH EXISTING SURFACE. 82 MM RAINWATER DRAINING FROM NEW DOWNPIPS ARE TO DISCHARGE INTO CENTRE OF NEW SPARKWAY(S) UNDER POLYTHENE.

### ROOF VENTILATION

TO COMPRISE 'GLIDEVALE' EAVES VENTS OR SIMILAR MIN. 10 MM CLEARANCE TO FULL LENGTH OF ALL NEW + EXISTING EAVES.

### ROOF INSULATION

ALL NEW + EXISTING ROOF VOIDS TO HAVE MIN. 200 MM INSULATION COMPRISING 2 NO. LAYERS CROWN'S' BUILT. FIRST LAYER BETWEEN CEILING JOISTS - SECOND LAYER Laid OVER JOISTS. ENSURE TUCKING INTO EAVES BUT AVOID BLOCKING EAVES VENTS.

INSULATION TO FLOOR OVER GARAGE CROWN'S' BUILT TO FULL ENTIRE VOID. BETWEEN FLOOR JOISTS OVER GARAGE ALL UNDERLINED WITH CEILING COMPRISING 12.5 MM GYPROC 'FIRELINE' BOARDING WITH 75 MM x 12.5 MM GYPROC FILLING BOARDING COVER STRIPS OVER ALL JOISTS. ALL BEAMS TO BE CAREFULLY + FULLY ENCASED TO SIDES + SOFFITS WITH 2 NO. LAYERS 12.5 MM GYPROC 'FIRELINE' BOARDING WITH STAGGARD JOINTS.

### DEMOLITIONS + REMOVALS

THE FOLLOWING ELEMENTS OF THE EXISTING ENVIRONMENT, FINISHES AND STRUCTURES ARE TO BE DEMOLISHED AND REMOVED AT THE APPROPRIATE STAGES OF THE WORKS.

1. THE ENTIRE EAST ROOF COVERINGS, JOISTS + CEILINGES TO THE DOUBLE GARAGE, UTILITY ROOM, CLOAKS, LOBBY + LARDER.
2. THE EXISTING HALF BRICK (105 MM), EXTERNAL FLANK WALL AND EXTERNAL PIER TO THE GARAGE, INCLUDING BETTING OUT THE SUB-STRUCTURE WALL + FOUNDATION.

NOTE: ELECTRICITY + GAS SERVICES + BOXES TO BE BUILT INTO THE NEW CAVITY WALL BY ARRANGEMENT WITH AND IN ACCORDANCE WITH THE REQUIREMENTS + REGULATIONS OF THE RELEVANT AUTHORITY.

3. EXISTING EXTERNAL CAVITY WALLS TO UTILITY ROOM, CLOAKS AND REAR LOBBY TO BE PREPARED FOR RECEIVING FIRST FLOOR STRUCTURE(S). FOUNDATIONS TO THESE WALLS TO BE CHECKED ON SITE + APPROVED BY BUILDING CONTROL AT THE TIME OF GENERAL EXCAVATIONS.

### PROTECTIONS, EXCAVATIONS + FOUNDATIONS

ALL / ANY EXISTING DRAINS, SERVICES, ETC. DISCOVERED UNOCCUPY ADJACENT TO THE NEW FOUNDATIONS AND OTHER STRUCTURES DURING THE PROGRESS OF THE BUILDING OPERATIONS ARE TO BE ALTERED, ADJUSTED, RE-ROUTED AND / OR PROTECTED ALL AS REQUIRED BY THE REGULATIONS, BYLAWS, ETC. OF THE RELEVANT AUTHORITY.

ANY WELLS, SLOTTED, ETC. TO BE CONSIDERED TO BUILDING CONTROL INSTRUCTIONS AND APPROVAL.

SUBJECT TO NORMAL SUB-SOIL CONDITIONS AND BUILDING CONTROL INSPECTION AND APPROVAL AT TIME OF EXCAVATION THE NEW FOUNDATIONS, INDICATED IN THE DRAWING NO. 01/29/02 ARE TO COMPRISE: 700 x 225 (1:3:6 3 LAYS) CONCRETE STRIP TO 270 CAVITY WALLS. 650 x 225 (1:3:6 3 LAYS) CONCRETE STRIP TO 215 SOLID WALLS. 225 THICK x 225 PROTECTION FROM FACE OF PIER, PILLAR, ETC. ALL IN 1:3:6 - 3 LAYS. CONCRETE.

THE FOUNDATION THICKNESS ARE TO BE MINIMUM 750 MM DEEP (INCREASED TO MINIMUM 1 METRE DEEP IF IN SHRINKABLE CLAY). DRAIN + DIMENSIONS OF FOUNDATIONS SUBJECT TO VARIATION IF REQUIRED TO SATISFY BUILDING CONTROL.

### SUB-STRUCTURE + SUPERSTRUCTURE WALLS

SUB-STRUCTURE WALLS TO BE BUILT ON CONCRETE FOUNDATIONS AS DETAILED ABOVE TO COMPRISE CLASS 'A' CONCRETE BLOCKS ALL IN CONCRETE MORTAR AND AS FOLLOWS:

FOR 270 MM CAVITY WALLS. 2 NO. LAYERS 100 MM BLOCKS WITH 215 MM CAVITY FILLED TO GROUND LEVEL ONLY WITH LAMINATE CONCRETE FOR 215 MM SOLID WALLS - 215 MM BLOCKS (INCL. TO PILLARS + PIERS)

NB: CHANGE TO GRADE FL FACING BRICKS IN CAVITY MORTAR TO ALL EXPOSED FACES FROM 1 NO. LAYER BELOW GROUND / PAVING LEVEL UP TO D.P.L. LEVEL.

ANY 1 ALL DISTURBANCES TO EXISTING FENCES TO BE MADE GOOD - INCLUDING CONTINUITY OF DAMP PROOF MEMBRANE TO VERTICAL ADJUTMENTS WITH SMALL WALLS.

### DAMP - PROOF - COURSE

DAMP - PROOF - COURSE TO BE OF HEAVY DUTY POLYTHENE D.P.C. MATERIAL PLACED OVER ALL SUB-STRUCTURE INCLUDING MINIMUM 150 MM ABOVE GROUND / PAVING LEVEL (AS EXISTING) AND CAREFULLY LAPPED AT ALL JOINTS + CORNERS TO AVOID BRIDGING.

### SUPERSTRUCTURE WALLS

270 MM CAVITY WALLING TO COMPRISE:-

FACING BRICK OUTER LEAF IN BRICKS MEETING TO MATCH EXISTING. 65 MM CAVITY FULLY FILLED WITH CROWN BRICKS, INSULATION BATTES ENSURING CAREFUL FITTING WITH NO GAPS EITHER HORIZONTALLY OR VERTICALLY.

100 MM THERMALITE 'SHIELD' INNER LEAF IN CONCRETE MORTAR.

LEAVES OF CAVITY WALL TO BE TIED TOGETHER WITH STOUT GALV. IRON TWIST TIES AT 900 MM HORIZONTAL CENTRES + 450 MM VERTICAL CENTRES - BROOKED TO 225 VERTICAL CENTRES AT ALL OPENINGS. NEW WALLS TO BE BUILT TO EXISTENCE AT ADJUTMENTS WITH FURTHER / REPAIRS. DAMPER / VERTICAL DAMP CHECK TO BE PROVIDED BEHIND FACING BRICK AT ALL OPENING REVEALS.

215 MM INTERNAL BRICK PILLARS + PIERS TO SUPPORT MAIN STRUCTURAL LINTELS TO COMPRISE 215 MM CLASS 'A' CONCRETE BLOCKS IN CONCRETE MORTAR

LINTELS OVER ALL NEW + EXISTING OPENINGS IN CAVITY WALLING AND OVER GARAGE DOORS + PATIO DOORS TO FRONT PORCH I.E. TO ALL OPENINGS WITH NEW OR ADJUSTED STRUCTURE OVER TO COMPRISE 'CATNAC' COUGAR CODE CG/H50/100 HAVING MIN. 150 END BEARINGS.

### INTERNAL STUD PARTITIONS - FIRST FLOOR

INTERNAL STUD PARTITIONS TO FIRST FLOOR AREAS TO COMPRISE

50x75 MM VERTICAL STUDS AT 400 MM CENTRES WITH 50x75 MM HEAD ANCHORS, 100x75 MM (ON EDGE) SOLE PLATE AND WITH 50x75 NOGGINGS AT MID-HEIGHT AND AT ALL MAIN FIXING POINTS, SWITCH BOX POSITIONS, ETC.

ALL DRAWINGS TO BE FIRMLY + SECURELY FIXED TO FLOOR, CEILING TIES + ADJUTMENT WALLS AND TO INCLUDE INTERNAL DOWN LININGS, STOPS + ARCHITRAVES ETC. IN POSITIONS SHOWN ON DRAWING NO. 01/29/02.

CAVITIES BETWEEN VERTICAL STUDS + BE FILLED WITH 75 MM CROWN'S' INSULATION QUILT

BOTH SIDES OF PARTITIONS TO BE FACED WITH 12.5 MM GYPROC PLASTERBOARD + SKIM AND WITH SKIRTING BOARDS TO MATCH THOSE IN THE EXISTING HOUSE. MASONRY JAMBS INTERNALLY TO BE FINISHED PLASTER RENDER + SET.

NB: ALL WALLS IN EN-SUITE SHOWER ROOM TO BE FULLY TILED FROM FLOOR / SHOWER TRAY TO CEILING DIRECT TO PARTITIONED

IN SELECTED 150x150 CERAMIC WALL TILES FINISHED IN WATERPROOF GROUT OF APPROPRIATE COLOUR.

INCLUDE TO WINDOW CILL + REVEALS ALL WITH QUADRANT TRIMS TO EXTERNAL CORNERS + ANGLES.

### OPENING - LANDING TO NEW EXTENSION

PROVIDE ALL NECESSARY TEMPORARY SUPPORTS FOR AND REMOVE EXISTING LANDING WINDOW + LINTEL OVER.

INCREASE WIDTH OF UPPER SECTION OF OPENING TO 1800 MM AND INSERT 'CATNAC' COUGAR LINTEL REF CG/H50/100

2100 LONG AND WITH EQUAL 150 MM END BEARINGS.

FORM FULL HEIGHT DOWNING AT HEAD OF STAIRCASE 800 MM WIDE FOR ACCESS. REMAINING 1000 MM OF OPENING WIDTH TO HAVE SHELF AT 1000 MM ABOVE FLOOR LEVEL TO MATCH

THAT TO THE EXISTING LANDING, INCLUDE FOR VERTICAL CLADDING TO OPEN EDGE AND ENSURE 2 LAYERS OF CAVITY WALL AT EDGES OF FULL HEIGHT OPENING ARE SECURELY TIED TOGETHER BEFORE FINISHES ARE APPLIED.

### STRUCTURAL SUPPORT LINTELS / BEAMS (OVER GARAGE)

IN POSITION SHOWN ON THE DRAWING BEAM TO SUPPORT NEW (FRONT) FIRST FLOOR CAVITY WALL TO COMPRISE 15. LG 150 EXTRA HEAVY DUTY STEEL LINTEL 5250 LONG (4750 SPAN) HAVING EQUAL (250 MM) END BEARINGS. ENDS + CENTRE SUPPORTS TO COMPRISE PRECAST CONCRETE PADSTONES BUILT INTO WALLING.

BEAM TO SUPPORT NEW FIRST FLOOR STRUCTURE TO COMPRISE 1 G. BOX 100' STEEL LINTEL 3900 LONG (3550 SPAN) HAVING EQUAL 175 MM END BEARINGS ONTO PRECAST CONCRETE PADSTONES BUILT INTO WALLING.

### NEW FIRST FLOOR JOISTS + FLOORING

THE NEW FLOOR OVER THE GARAGE, UTILITY ROOM, CLOAKS, LOBBY AND LARDER TO COMPRISE:-

FLOORING QUALITY METELOCK DECKING ON + SECURELY FIXED TO:- 47x175 SCB. SUPPORTED JOISTS AT 400 MM CENTRES

JOISTS TO BE SUPPORTED BOTH ENDS WITH MIN. 100 MM BEARING, AND TO THE DIRECTIONS INDICATED IN THE FIRST FLOOR PLAN (DRAWING NO. 01/29/02).

HORRAN + BONE STRUCTURE TO BE PROVIDED AT MID-SPAN OF ALL JOISTS. 30x5 GALV. MILD STEEL LATERAL SUPPORT FOR JOISTS (INCLUDING PACK PIECES + NOGGINGS TO BE PROVIDED AT MAXIMUM 2 METRES CENTRES ALL AS DETAILED IN DRAWING'S (APPROVED DOCUMENT 'A') OF THE BUILDING REGULATIONS, 2000.

INTERNAL PARTITION WALLS TO UTILITY ROOM, CLOAKS, LOBBY AND LARDER ALL TO BE BUILT UP TO UNDERSIDE OF NEW FIRST FLOOR METELOCK DECKING INCLUDING BETWEEN JOISTS.

PARTICULAR ATTENTION TO BE PAID TO REAR WALL OF GARAGE TO ENSURE ADEQUATE FIRE - STOP.

SEE ELSEWHERE FOR DETAILS OF INSULATION + CEILING FINISHES.

1 G. BOX 100' LINTELS TO BE PROVIDED OVER EXISTING INTERNAL DOOR OPENINGS TO UTILITY ROOM + CLOAKS BOTH WITH MIN. 150 MM. END BEARINGS.

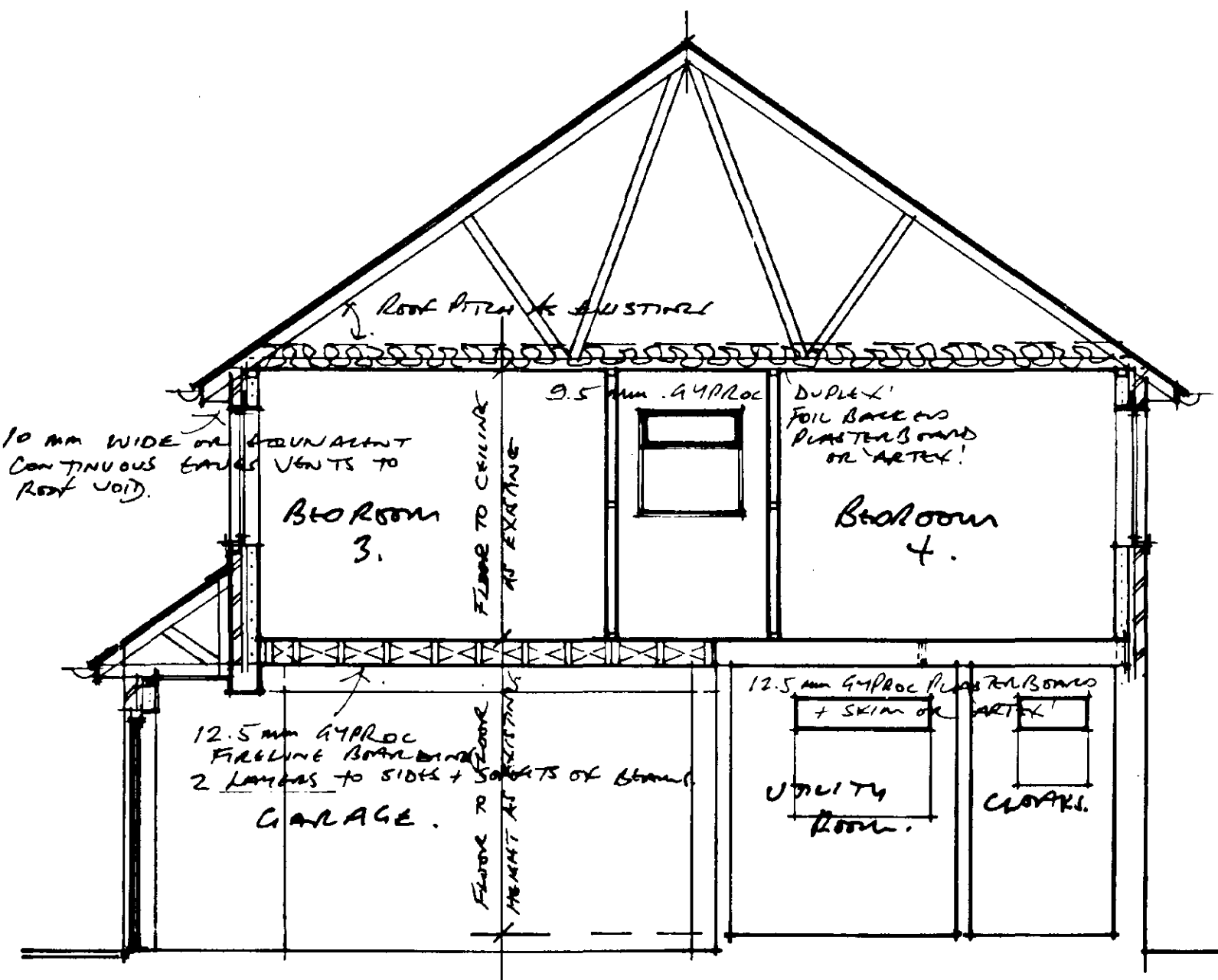
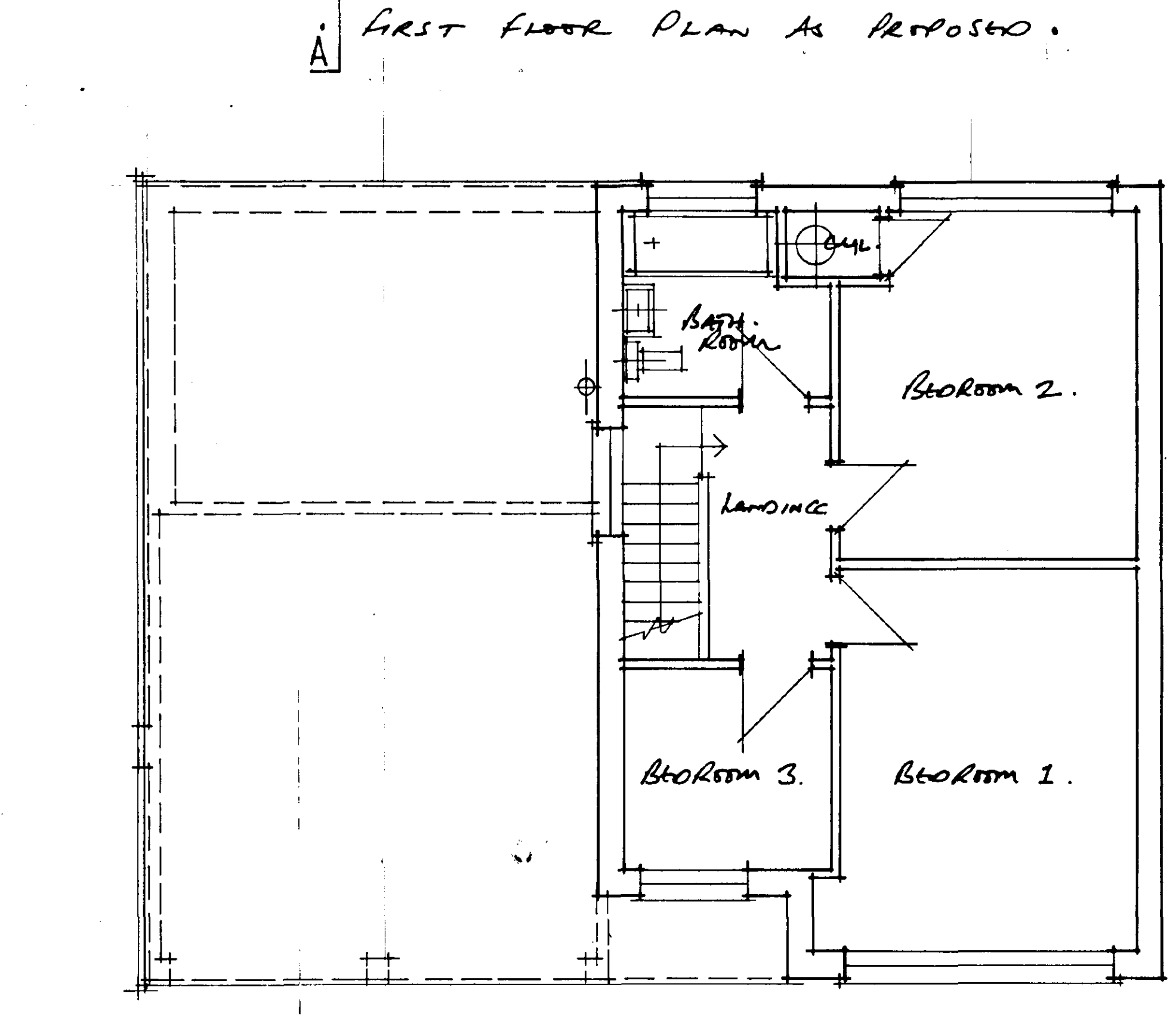
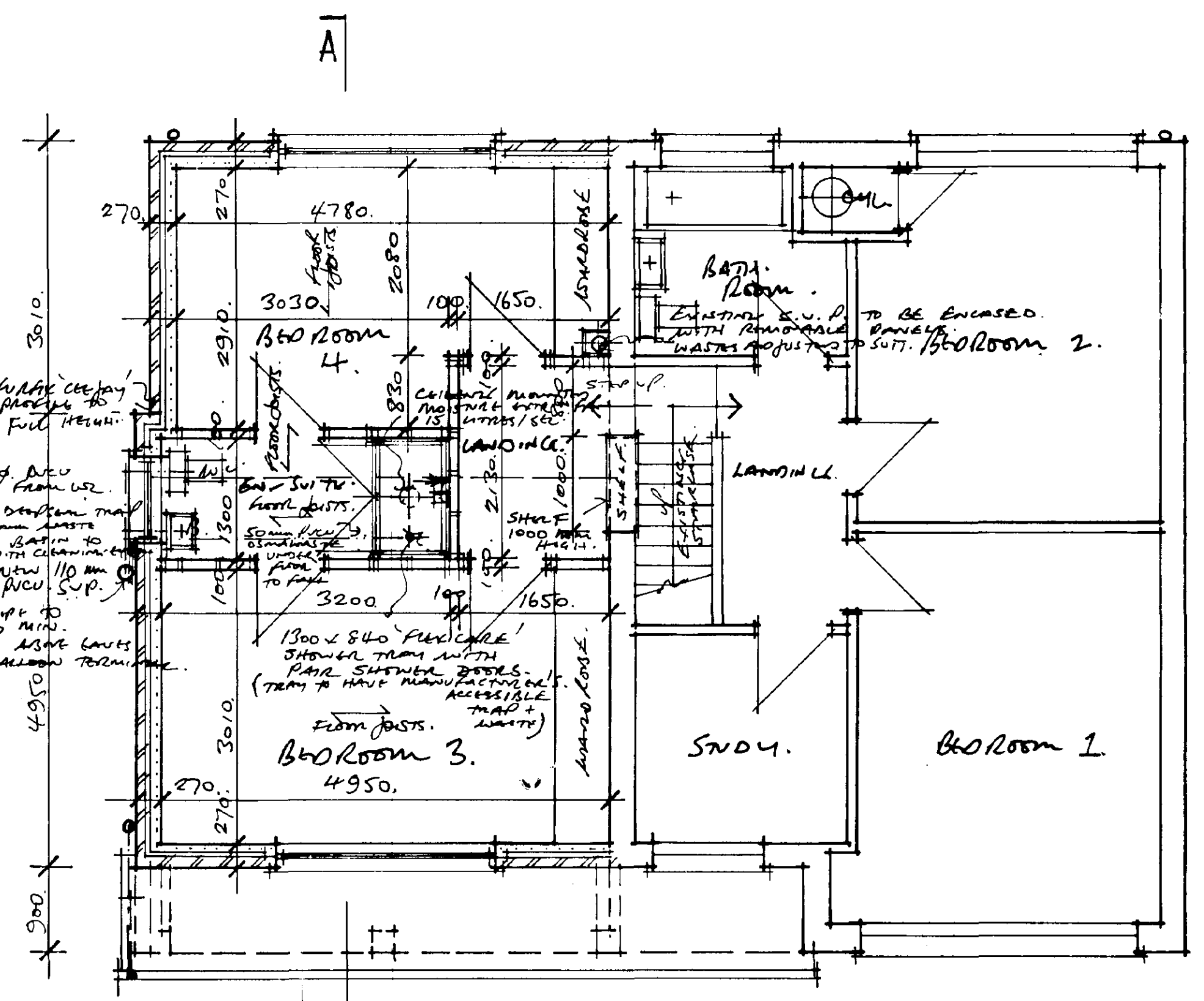
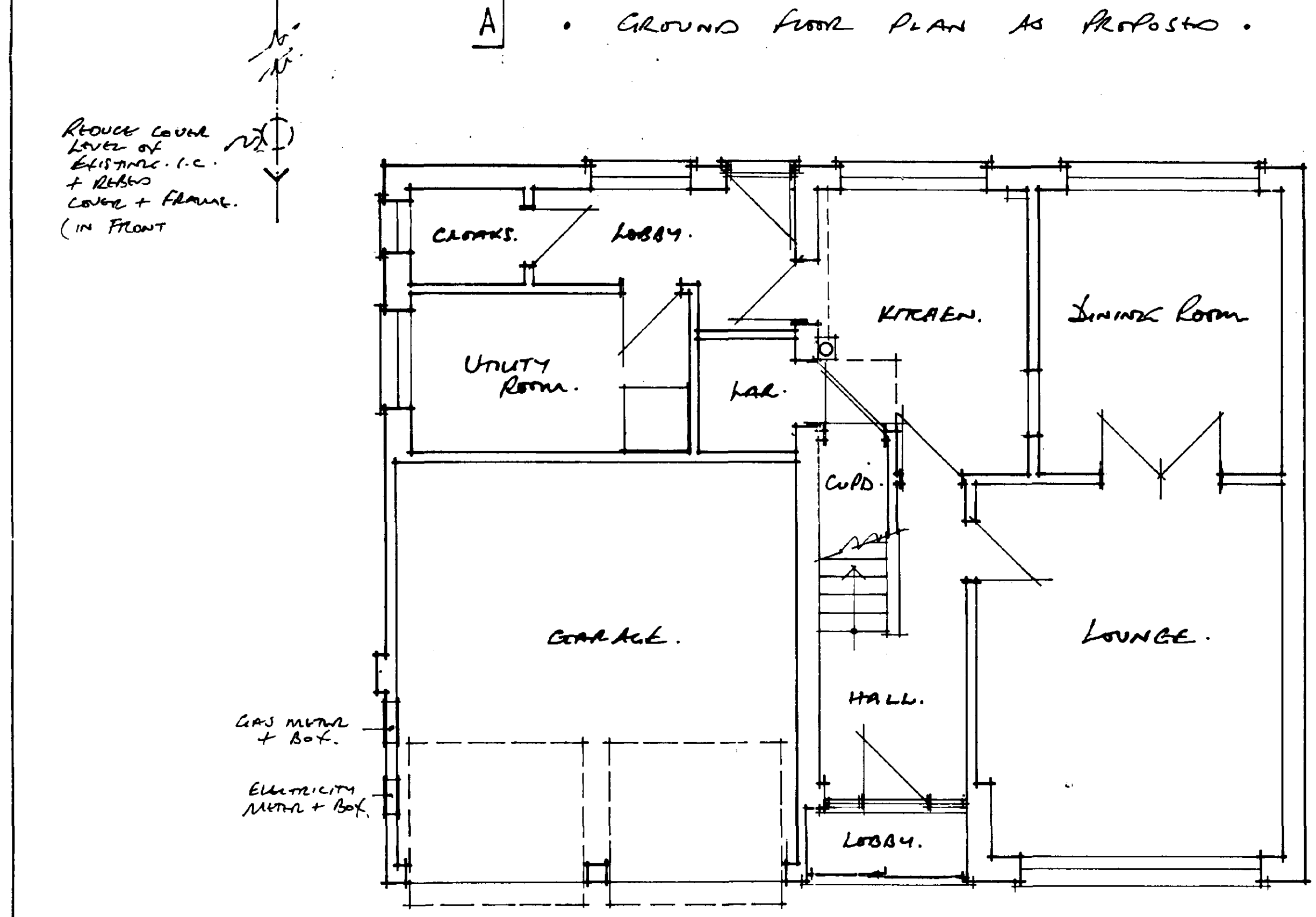
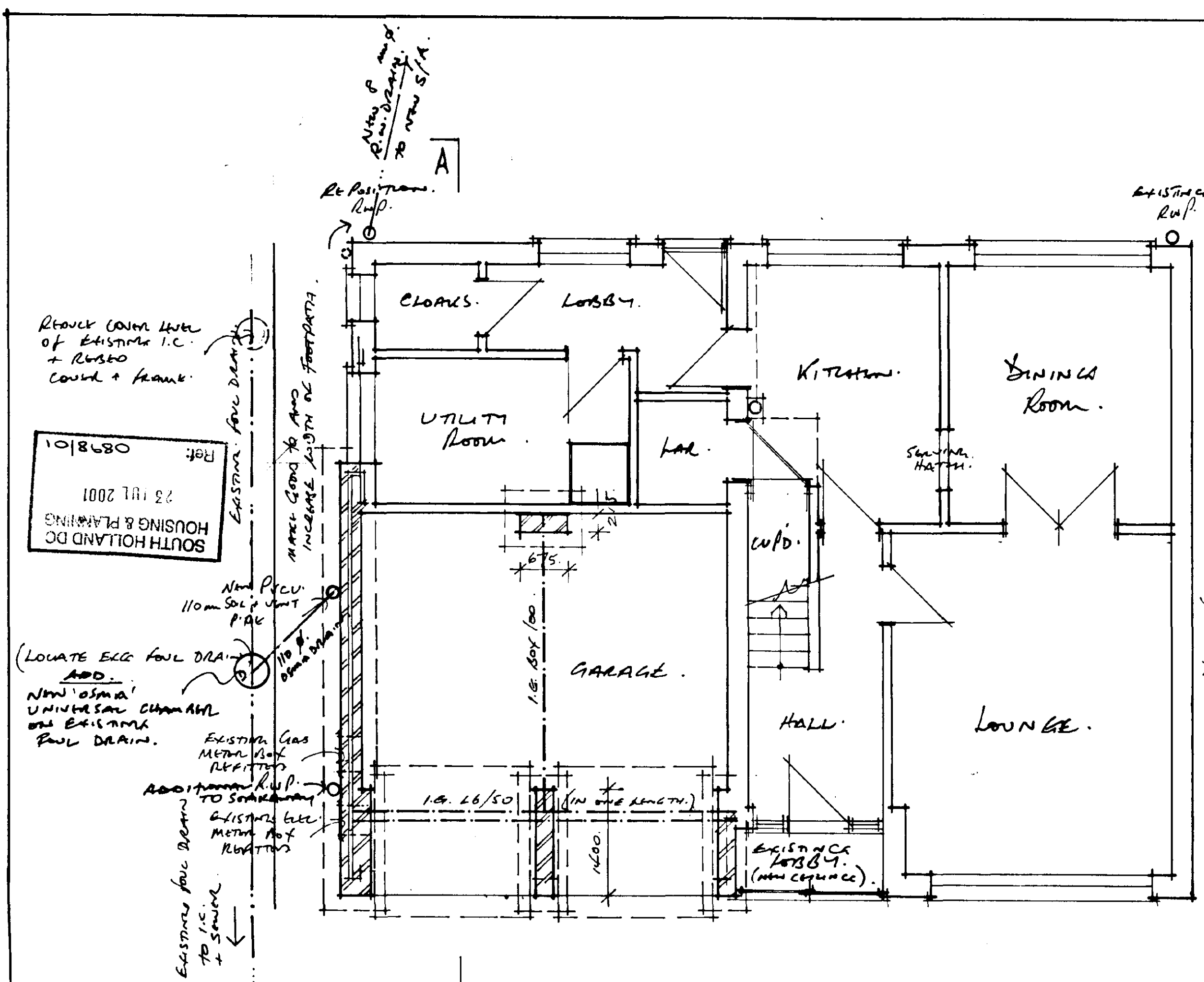
SOUTH HOLLAND  
HOUSING & PLANNING  
23 JUL 2001  
Ref: 088101

DETAILED  
PLAN

PROPOSED ALTERATIONS AND EXTENSION TO HOUSE 34 MALVERN AVENUE, SPALDING, LINCOLNSHIRE. J. M. R. + MRS. M. G. CHAPMAN.

DRAWING NO. 01/29/03 (ELEVATIONS + CONSTRUCTION NOTES) SCALE 1:100  
(TO BE READ IN CONJUNCTION WITH DRAWING NO. 01/29/02)

R. N. COWLING M.B.A.T. ARCHITECTURAL TECHNOLOGIST. S. GALLAGHER CLOSE, SPALDING, Lincs PE11 3FL TEL/FAX (01775) 723836.



**Ceilings**

NEW FIRST FLOOR CEILINGS TO COMPRISE 9.5mm GYPROC DUALS FOR BACKED PLASTERBOARDS + SKIN ON ACRYL.

NEW GROUND FLOOR CEILINGS (EXCEPT GARAGE) TO COMPRISE 12.5mm GYPROC PLASTERBOARDS + SKIN.

GARAGE CEILING TO COMPRISE 12.5mm GYPROC FIRELINE/BEARDS WITH 75mm WIDE x 12.5mm STRIPS OF SAME MATERIAL OVER ALL JOINTS. BEAMS/UNTELS TO HAVE 2 LAYERS 12.5mm FIRELINE/BEARDS TO SIDES + SLOTTES ALL WITH STAGGERED JOINTS.

**Windows**

ALL NEW WINDOWS ARE TO BE AS SHOWN ON THE ELEVATIONS AND TO MATCH THE EXISTING STYLES/PROFILES.

ALL TO BE DOUBLE GLAZED, THE WINDOW IN THE EN-SUITE TO BE GLAZED IN A SELECTED OBSCURE GLASS.

ALL WINDOWS TO BE FITTED WITH GOOD QUALITY TRICKLE VENTS TO HEADS MINIMUM.

**Heating + Hot Water System**

THE EXISTING HEATING + HOT WATER SYSTEM IS TO BE MAINTAINED, ADAPTED + EXTENDED TO SUIT THE PROPOSED ALTERATIONS + EXTENSION. ALL NEW RADIATORS ARE TO BE CONTROLLED BY INDEPENDENT THERMOSTATIC VALVES.

ALL/ANY EXPOSED PIPING IS TO BE INSULATED IN COMPLIANCE WITH THE BUILDING REGULATIONS + BS.5412:1990. ALL TO A THICKNESS EQUAL TO THE OUTSIDE DIAMETER OF THE PIPE.

ALL/ANY WORK TO THE GAS SUPPLY AND INSTALLATION MUST BE CARRIED OUT BY A C.O.R.G.I. REGISTERED GAS ENGINEER.

ALL/ANY WORK TO THE ELECTRICITY SUPPLY AND INSTALLATION MUST COMPLY WITH THE LATEST EDITION OF THE I.E.E. REGULATIONS AND BE CARRIED OUT BY THE SUPPLY AUTHORITY, THE I.E.E. AND OTHER REGULATIONS.