Roof construction:

Interlocking concrete tiles to match existing installed to manufacturers recommendations on 25x38 tilly treated battens on sarking felt on built up roof constructed of:

- 38x100 rafters and ceiling joists at 400mm cts
- 38x100 hangers at max. 2000 cts.
- 47x150 ceiling beam
- 32x150 ridge board.
- 25x100 collars at ridge
- 50x100 wall plates
- 25x1,15 layboards to valleys.

All structural timber to be grade SC3 and marked dry or kiln dry.
Roof pitch to match existing (approx. 40°)

Eaves construction and projection to match existing and to incorporate roof void ventilation strip giving min. 10,000mm² per metre.

50x5mm mild steel straps to be installed at average 1.800cts between roof structure and walls. Straps to be installed at ceiling level and at slope of roof and to extend over min. 3no. timbers where at right angles with solid noggings under

Roof insulation:

Install 2 layers of 100mm thick fibreglass quilt insulation above dining room with 1 layer between and 1 layer over ceiling joists. (If no insulation already exists)
No insulation required above garage.

Ceiling:

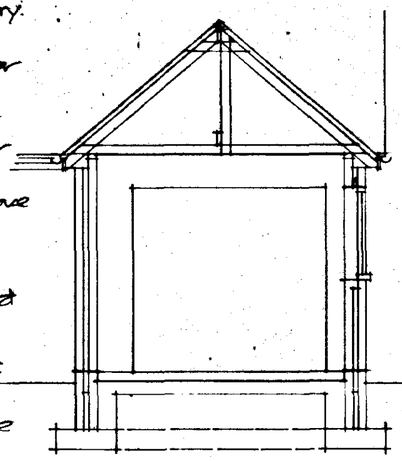
New ceiling to be formed of 12.5mm thick Gyproc Fireline board with Artex finish and perimeter edges supported.

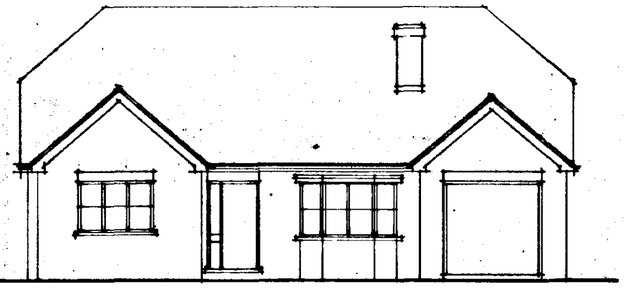
Floor construction:

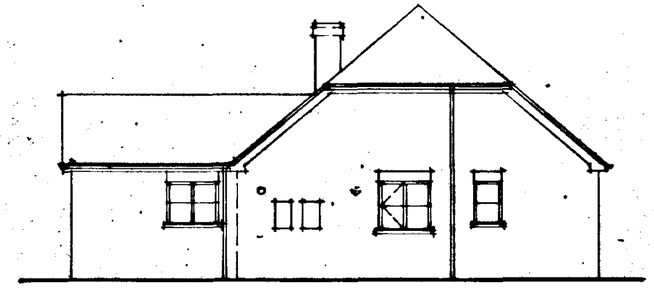
New floor to be formed of 100mm thick float finish grade ST4 concrete slab on 1200 gauge polythene dpm on approx. 150mm hardcore well blinded and consolidated.
former garage floor to dining room to have approx. 50mm thick sand/cement screed added to existing concrete slab to bring new dining room floor finish to the same level as lounge.

Foundations:

New 225x700 grade ST4 concrete strip foundations to be min. 750mm deep (1.000 in shrinkable soil). Depth to be agreed on site with L.A. building inspector.


SECTION.


FRONT ELEVATION


SIDE ELEVATION

Cavity walls:

Constructed of 102mm facing brickwork, 50mm cavity and 100mm thick lightweight standard blockwork.
Install flying dpc to reveals.
Cavity wall ties to be installed at 900mm cts horizontally, 450mm cts vertically and at 225mm cts within 225mm of reveals.
Jambs of cavities to be sealed with 6mm Masterboard or similar.
Concrete blockwork below d.p.c. level to be class A.
Install flyglass dpc to walls min. 150mm above ground level.
Concrete infill to base of cavity to within 225mm of d.p.c. level.
New walls bonded to existing with Furfix wall extension profiles.
Inner blockwork thickened to 200mm each side of garage door.

Stud partition:

New stud partition to be formed of 50x75 studs at 400mm cts with 50x75 sole and head plates and 50x75 noggings at max. 1.200 cts.
Partition clad both sides with 12.5mm plasterboard with skimmed joints.
Install 80mm thick fibreglass quilt insulation between studs.
Seal perimeter edges of partition.

Gutters and downpipes:

Install new squareline UPVC gutters and downpipes to match existing. New downpipes to be either connected to existing stormwater drainage or to new soakpit with 110mm dia. UPVC drains bedded on 100mm deep gravel to soakpit 1 metre cube at least 5.000 from building.

Windows/doors:

Install new white UPVC approx. 1.200x1.200 window frame to dining room (cill lowered 2 courses).
Window to be double glazed (cill more than 800mm from floor).
Opening lights to be draught sealed.
Install trickle vents to provide min. 8000mm² background vent opening lights to provide at least 1/20th floor area ventilation.

Reuse existing window frame in new garage.
Reuse existing up and over garage door.
Door between garage and dining room to be ½ hr. fire resisting and self closing.
Door from lounge into dining room to be 15 pane glazed door, glass to be safety glass to BS 6206.

Heating/services:

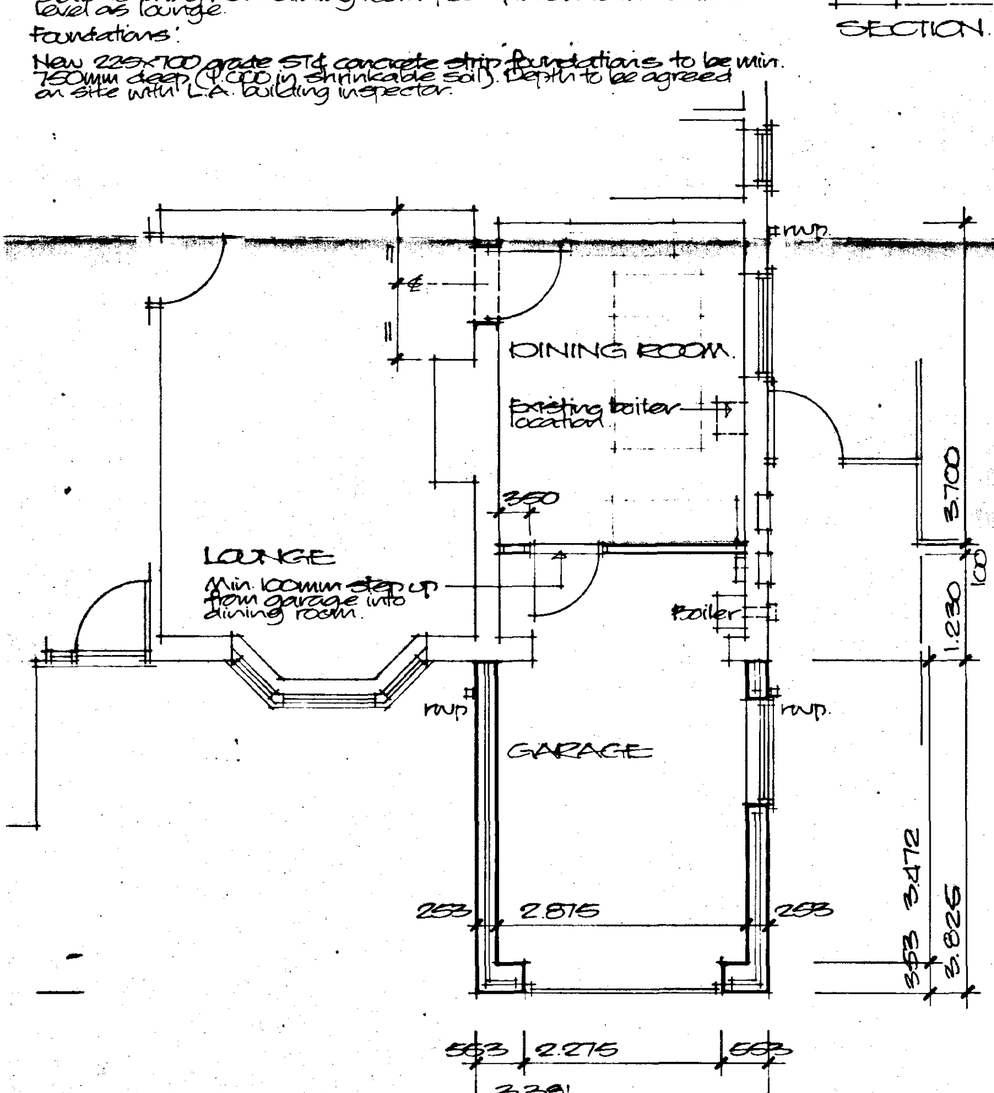
Re-locate existing wall mounted balanced flue boiler (gas) to new location in garage.
Move existing electrical switchgear to avoid new partition.
Provide suitable guard to boiler flue outlet.
New dining room radiator to be fitted with thermostatic valve. All hot water pipes to be insulated with Armaflex or similar of thickness to match pipe outside diameter.

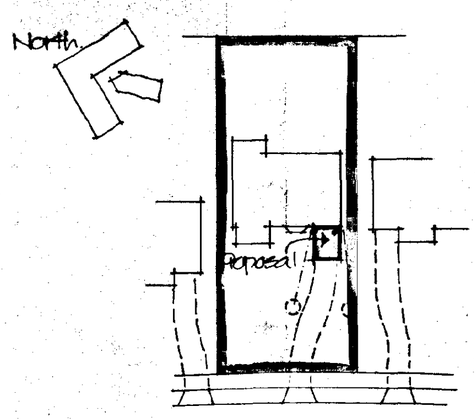
Lintels:

Install I.G. ref LI/S 50 steel lintel to new window and ref LI/HD 50 to garage door with cavity tray d.p.c. above garage door lintel. Reinforced conc. slab lintel to opening through existing wall.

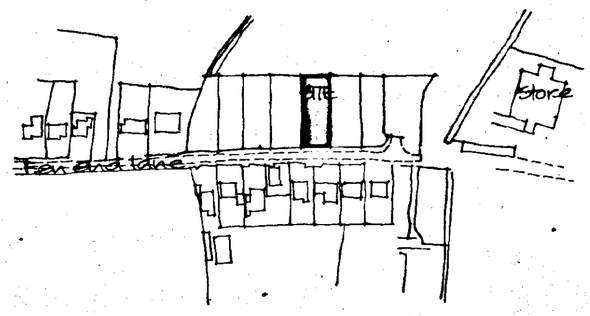
Valley gutters:

Install preformed fibreglass valley gutters complete with supports as recommended by manufacturer.





BLOCK PLAN Scale 1:500



LOCATION PLAN Scale 1:2500

SOUTH HOLLAND DC
HOUSING & PLANNING
14 SEP 1999
Ref: 0909/99

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Project
PROPOSED EXTENSION TO BUNGALOW 63 FEN END LANE, ERALDING.

Client
MR & MRS E.L. HOCKHAM.

Scale 1:50/1:100 Date Sept 99