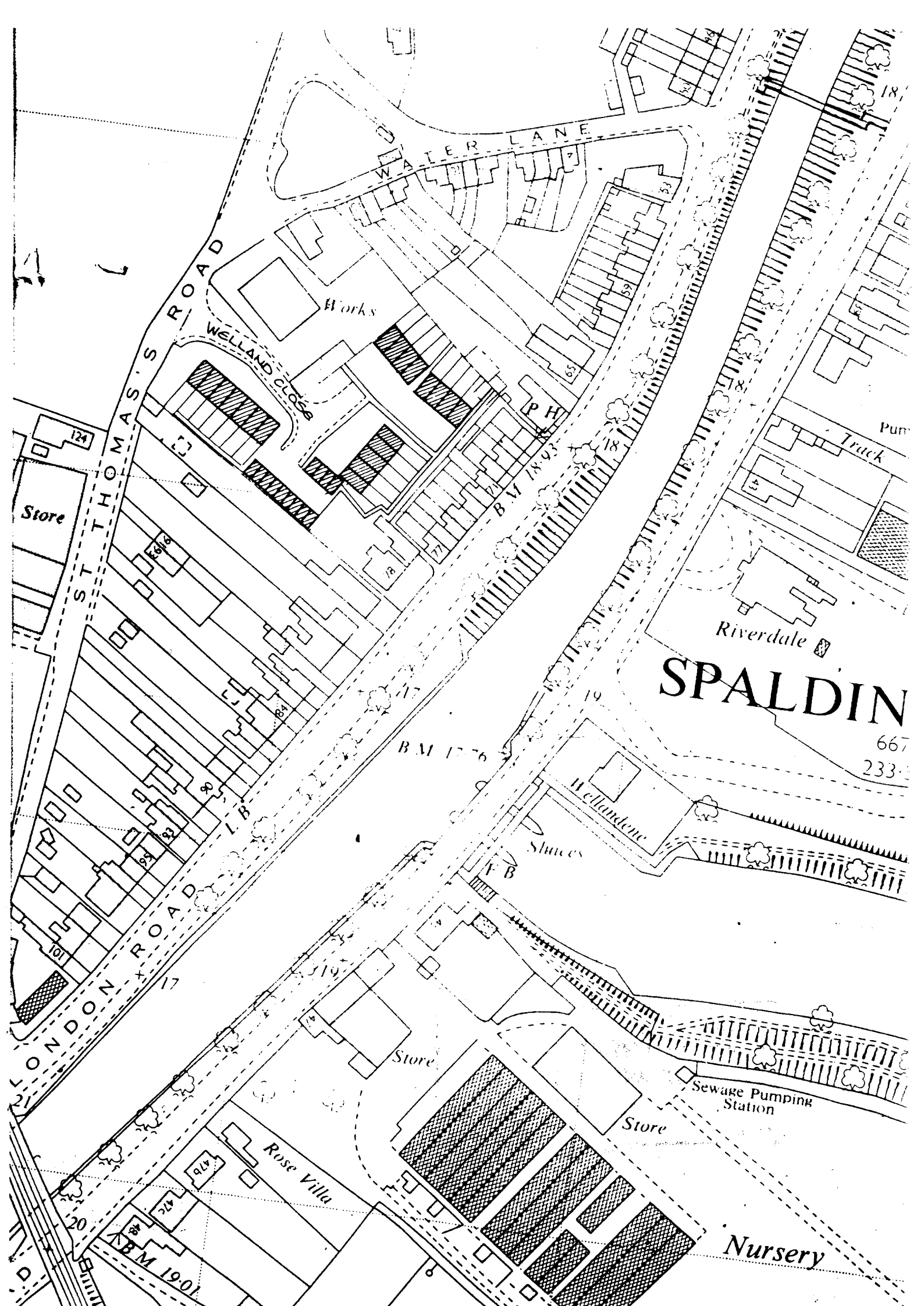


SOUTH HOLLAND DC
HOUSING & PLANNING
28 AUG 2001
Ref: 1034/01

BLOCK PLAN
SCALE: 1/500
O.S. BASED.

DETERMINED PLAN


WATER LANE
Works
WELLAND CLOSE
ST THOMAS'S ROAD
P H
Store
BM 18.93
Track
Riverdale
SPALDIN
Hellandene
Sluices
LONDON ROAD
Store
Sewage Pumping Station
Store
Rose Villa
BM 19.01
Nursery

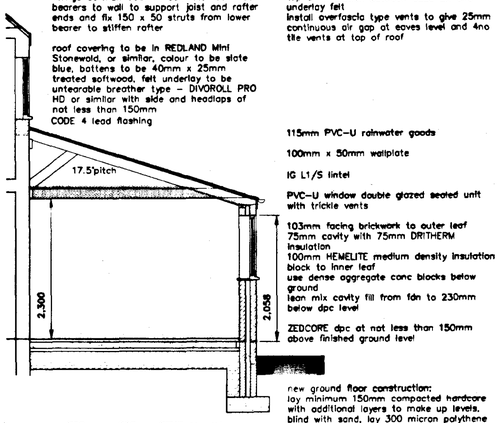
E L E V A T I O N S



front



rear



construct new roof structure using 150mm x 50mm SC3 rafters @ 400mm centres with 150mm x 50mm ceiling joists plug and screw, using 150mm HD frame fixings at max 600mm centres. 150 x 50 bearers to wall to support joist and rafter ends and fix 150 x 50 struts from lower bearer to stiffen rafter

roof covering to be in REDLAND Mini Stonewold, or similar, colour to be slate blue, battens to be 40mm x 25mm treated softwood, felt underlay to be untearable breather type - DIVOROLL PRO HD or similar with side and headlaps of not less than 150mm
CODE 4 lead flashing

43mm CELOTEX RR GA2000 PIR insulation up slope of roof and 200mm glassfibre wool to flat roof vold areas
maintain 50mm clear ventilation path over top of insulation between CELOTEX and underlay felt
Install overfascia type vents to give 25mm continuous air gap at eaves level and 4no tile vents at top of roof

115mm PVC-U rainwater goods

100mm x 50mm wallplate

IG L1/S lintel

PVC-U window double glazed seated unit with trickle vents

103mm facing brickwork to outer leaf
75mm cavity with 75mm DRITHERM insulation
100mm HEMELITE medium density insulation block to inner leaf
use dense aggregate conc blocks below ground
lean mix cavity fill from fdn to 230mm below dpc level

ZEDCORE dpc at not less than 150mm above finished ground level

new ground floor construction:
lay minimum 150mm compacted hardcore with additional layers to make up levels. blind with sand, lay 300 micron polythene membrane and carry up walls and lap with dpc to new walls. 50mm JABLITE flooring grade insulation and tape all joints and lay 100mm GEN 4 concrete with 50mm dense mortar screed 1:3 trowelled hard, smooth, flat and level

new 700mm x 250mm GEN3 concrete foundation to 278mm cavity walling

SECTION

dormer to be constructed using 75mm x 50mm studs, rafters and ceiling ties all in SC3 grade softwood
cheeks to be clad with 12mm WBP plywood and faced with CODE 4 LEAD
insulate between studs with 43mm CELOTEX RR GA2000 PIR
clad inner face with 13mm GYPROC DUPLEXBOARD

replace one extg dormer window and install two new dormers to match in position shown on plan

carefully take off extg slate roof covering. timber rafters and purlin etc and remove
replace with 200mm x 50mm SC3 rafters @ 400mm centres
ridge to be 300mm x 30mm
ceiling ties to be 100mm x 50mm SC3 @ 400mm centres
roof covering to be in REDLAND Mini Stonewold, or similar, colour to be slate blue, battens to be 40mm x 25mm
treated softwood, felt underlay to be untearable breather type - DIVOROLL PRO HD or similar with side and headlaps of not less than 150mm

13mm GYPROC DUPLEXBOARD and skim to underside rafters in attic rooms

replace floor joists as necessary with 170mm x 50mm SC4 @ 400mm centres

22mm flooring grade T & G chipboard

100mm x 50mm cashioring

150mm fibreglass wool insulation up slope of roof and 200mm glassfibre wool to flat roof vold areas
maintain 50mm clear ventilation path over top of insulation between fibreglass and underlay felt
Install overfascia type vents to give 25mm continuous air gap at eaves level on both sides of roof and ridge vents at top of roof

13mm GYPROC wallboard and skim to ceilings

extg joists 185mm x 50mm @ 420mm centres (average)
replace joists as necessary with ex 170mm x 50mm SC4 @ 400mm centres

22mm flooring grade T & G chipboard

13mm GYPROC wallboard and skim to ceilings

take off all wall plaster, drill all extg walls for and install chemical damp proof course and make good to all holes
re-plaster all internal walls to damp proofing chemical manufacturer's instructions
NOTE: DPC injection to be carried out before new floor laid

take up all ground floors, lay minimum 150mm compacted hardcore, blind with sand, lay 300 micron polythene membrane and carry up walls, 50mm JABLITE flooring grade insulation and tape all joints and lay 100mm GEN 4 concrete with 50mm dense mortar screed 1:3 trowelled hard, smooth, flat and level

new 450mm x 250mm GEN3 concrete foundation to 100mm block walling

SECTION

new foul drainage pipework to be in 110mm PVC-U underground pipe on 50mm bed of pea gravel, sidefills and 50mm over top of pipe barrel, laid to fall at 1:70
where pipe pass through walls provide concrete lintels over to remove any load from pipe and maintain 50mm clearance, wrap with fibreglass wool to pack gap
new chambers to be 450mm diameter HDPE or similar complete with class C cover and frame bedded in position
vent pipes and soil and vent pipes to be taken up to 900mm above adjacent window head level and fitted with ventilating cage terminal

to extg sewer connection

take down extg lean-to scullery and conservatory and re-build forming new kitchen accommodation for each dwelling

gully (roddable)

gully

L1/S

L1/S

KITCHEN

cooker space with hob extractor over

KITCHEN

cooker space with hob extractor over

L1/S

take off all wall plaster, drill all extg walls for and install chemical damp proof course and make good to all holes
re-plaster all internal walls to damp proofing chemical manufacturer's instructions

SVP

200 BOX

SVP with rodding cap at base

take down extg chimney breasts to full height and make good all

DINING ROOM

smoke alarm

smoke alarm

up

Stub Stack with rodding cap

IG 100 BOX

SHOWER / WC

extractor fan

install new 152mm x 152mm UC on engineering brick padstones

take down extg brick wall and rebuild in 100mm medium density concrete blockwork and tie in to extg walls
form new 450mm x 250mm deep GEN3 concrete foundations below new and replaced walls

LOUNGE

ENTRANCE HALL

up

replace all windows in white PVC-U

replace front doors in white PVC-U

GROUND FLOOR PLAN

SECTION THRO KITCHEN

replace all windows in white PVC-U

SVP

replace all windows in white PVC-U - raise cill height to allow roof pitch below

SVP

extractor fan

BEDROOM 2

BATHROOM

up

LANDING

smoke alarm

down

IG 100 BOX

down

take down extg chimney breasts to full height and make good all

form stud walls in positions shown double up floor joists below

install new staircases

install new 152mm x 152mm UC on engineering brick padstones

take down extg chimney breast to full height and make good all

BEDROOM 1

smoke alarm

LOUNGE

up

replace all windows in white PVC-U

FIRST FLOOR PLAN

BEDROOM 3

smoke alarm

form dormers in new roof structure

extractor fan

BEDROOM

smoke alarm

down

form dormers in new roof structure

ROOF PLAN

AMENDMENTS

A

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drawing
Refurbishment and Modernisation of Existing Dwelling and Reinstatement to Two Cottages

date	scale(s)
August 2001	1:50 1:100
drawn by	checked
Peter Lithgow	
job no	drawing no
01/32	01

DETERMINED PLAN