TITLE NUMBER

LL199143

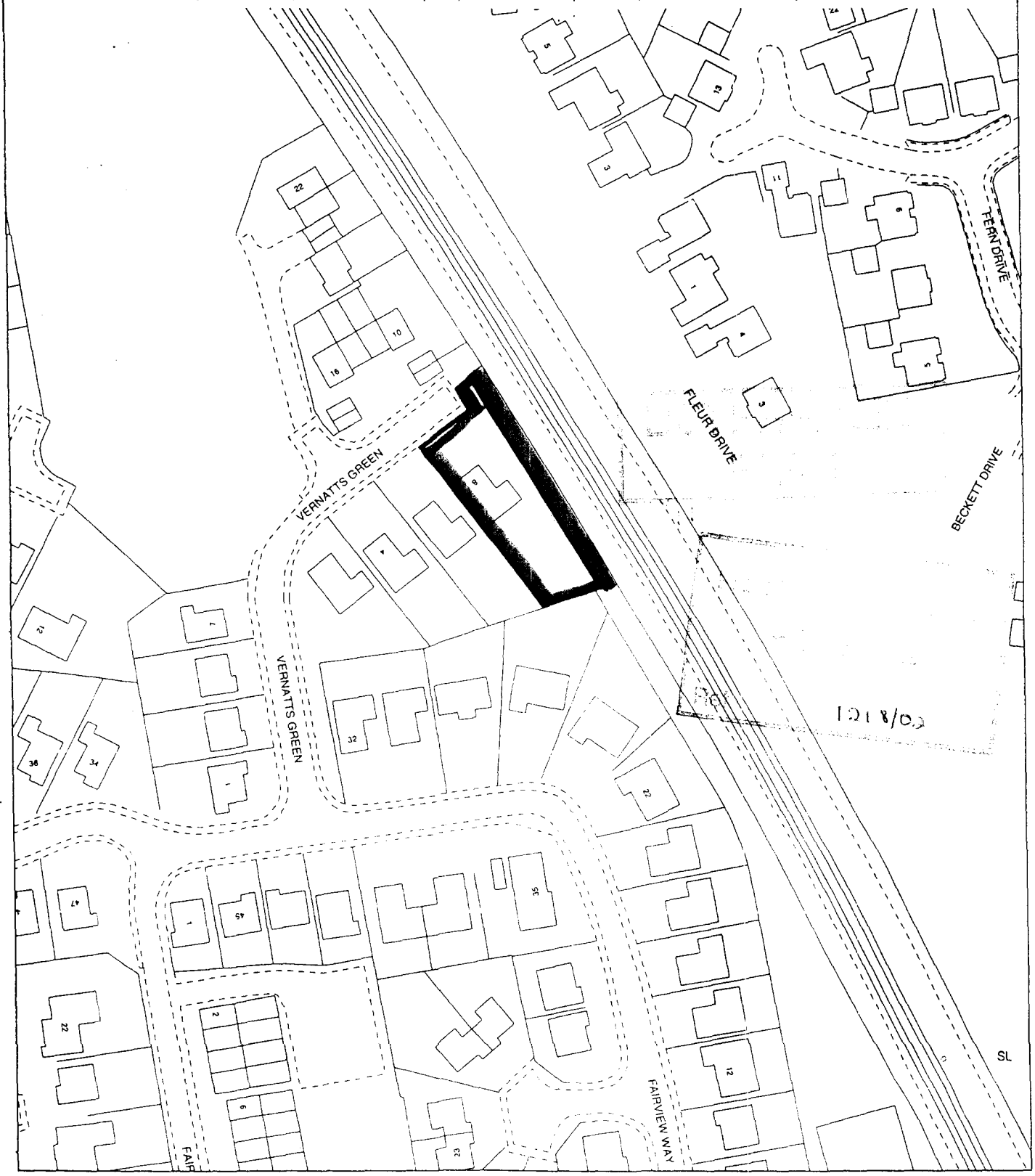
LINCOLNSHIRE : SOUTH HOLLAND

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ORDNANCE SURVEY MAP REFERENCE: TF2424SW

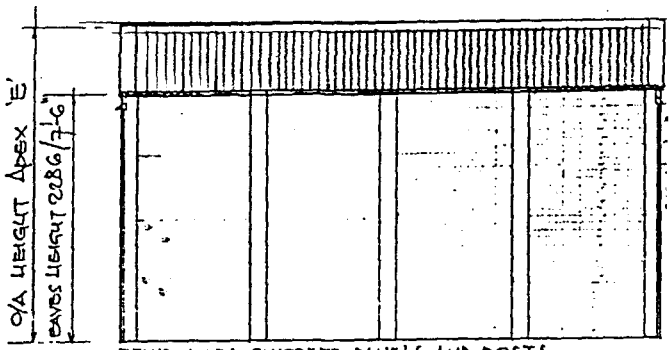
SCALE 1:1250 Enlarged from 1/2500

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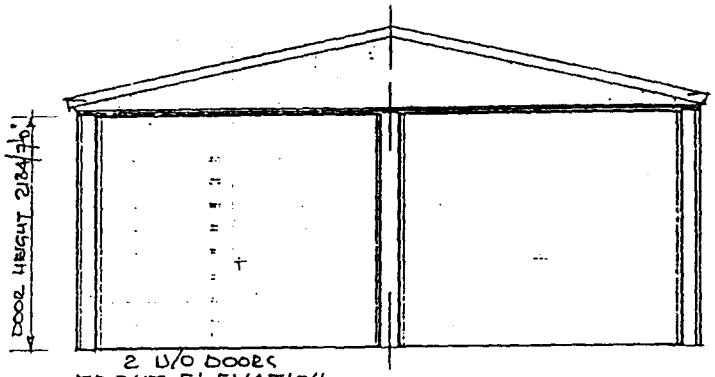
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H.M. LAND REGISTRY SS 07/2001

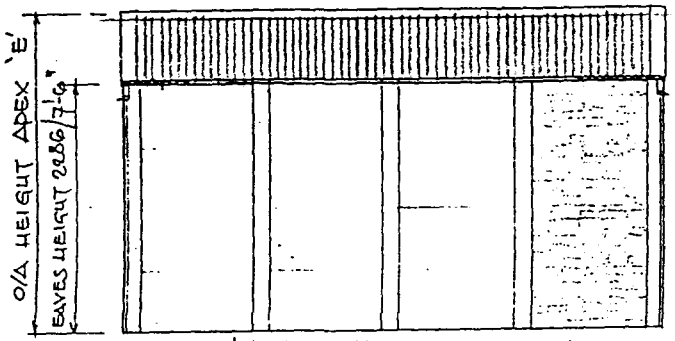


SIDE ELEVATION

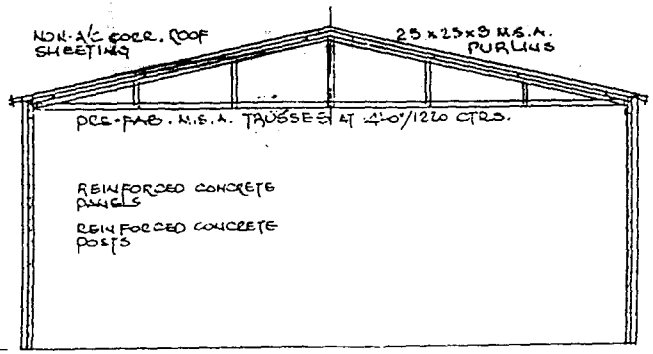
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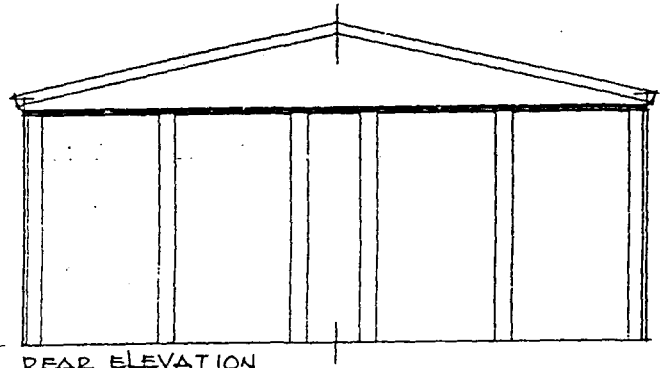
2 U/O DOORS
FRONT ELEVATION



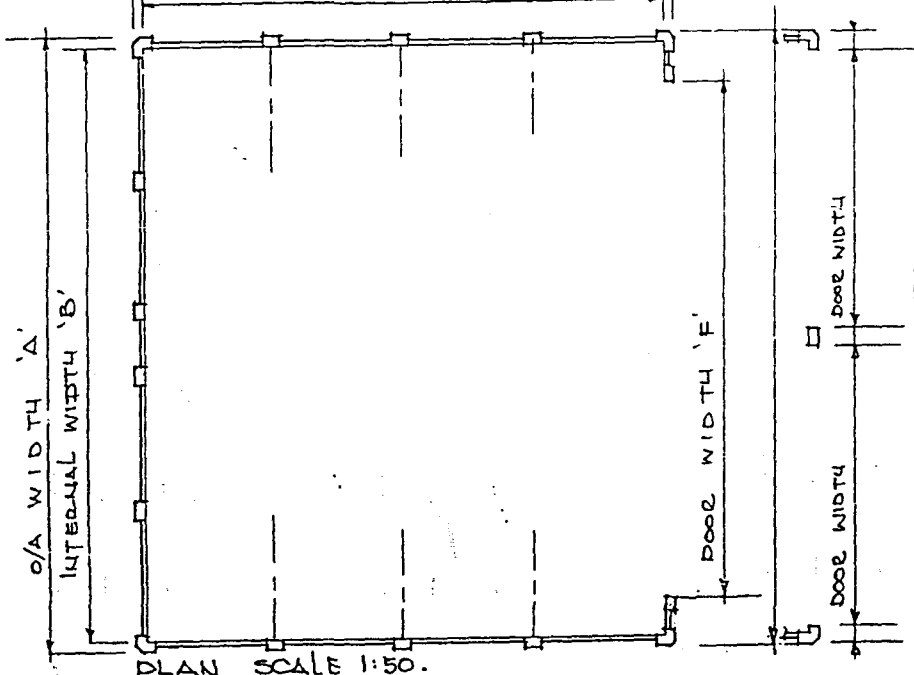
SIDE ELEVATION



CROSS SECTION 1-50.

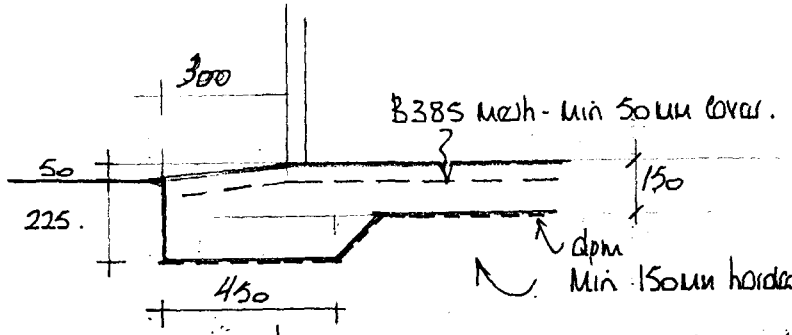


REAR ELEVATION

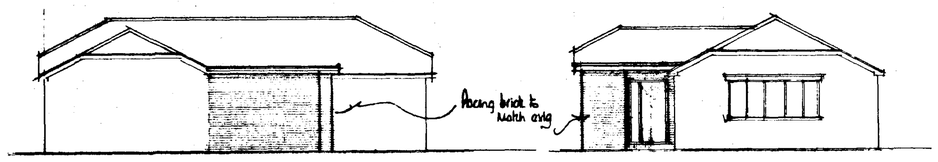


PLAN SCALE 1:50.

MODEL	O/A WIDTH 'A'		INT. WIDTH 'B'		O/A LENGTH 'C'		INT. LENGTH 'D'		O/A APEX 'E'		DOOR WIDTH 'F'		PROPOSED GARAGE	
5684	18'-7¾"		5547	18'-2⅜"	3800	12'-5½"	3663	12'-1"	2964	9'-8¾"	FULL WIDTH			
					4410	14'-5½"	4293	14'-1"			4744	15'-6¾"		
					5020	16'-5½"	4902	16'-1"			TWO DOORS			
					5630	18'-5½"	5512	18'-1"			2604	8'-6½"		
6294	20'-7¾"		6156	20'-2⅜"	6240	20'-5½"	6121	20'-1"	3033	9'-11⅝"	FULL WIDTH			
					6850	22'-5½"	6731	22'-1"			2744	15'-6¾"	SCALE 1-50	DRG. Nº
					7460	24'-5½"	7341	24'-1"			TWO DOORS		DRG. 6-7-94	
					8070	26'-5½"	7950	26'-1"			2909	9'-6½"	STURDY CONCRETE Co LTD. HINTON ROAD. BRACKLEY NORTHANTS NN13. 7EU.	
					8680	28'-5½"	8560	28'-1"						



Floor construction



n east

n west

FOUNDATIONS

Foundations to be ST4 grade concrete

For 275mm walls foundations to be 700 x 230mm

Foundations to be taken down to a firm loadbearing strata, a min. 1.0m if in shrinkable sub soil, in accordance with the requirements of the Local Authority Building Control Dept. and in accord with the NHBC guidelines for building near trees.
Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

FLOOR CONSTRUCTION

Ground
65mm sand/cement screed reinforced with chicken wire mesh
300g polythene seperating membrane
48mm Celotex GA2000 floor insulation
100mm ST4 grade oversite concrete
1200g polythene damp proof membrane
25mm sand blinding
100mm compacted hard-core - if in excess of 100mm fill, to a max. 600mm, the hard-core is to be laid and compacted in layers not exceeding 150mm.
Where 100mm internal walls are constructed off the floor slab the slab is to be thickened to 230mm for a min. width of 450mm
Strip off all vegetable soil beneath proposal

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 275mm o/a constructed as follows :-

100mm facing brick (to be FL quality below dpc level)
75 mineral wall insulation i.e. Dritherm (k = 0.036)
100mm loadbearing insulation blocks i.e. Tarmac Topfite standard, k = 0.15

All to be tied together using stainless steel wall ties positioned at distance not exceeding 900mm horizontally, 450mm vertically and staggered. To be at every block course vertically at all returns and reveals.

Internal finish to be 12mm render with gypsum plaster skim finish to give a 'U' value of 0.303W/mK

Internal Walls
To be 100mm blockwork constructed off a dpc off the floor slab

Existing garage external walls
Inspect exig cavity walls for insulation and if found to be uninsulated then engage services of specialist to inject cavity wall insulation into walls
Finish walls with 12mm render with gypsum plaster skim finish

LINTELS

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

Lintels over internal openings to be Catnic CN102 lintels unless specified otherwise.

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

WINDOWS & DOORS

Take out existing window to garage and replace with purpose made UPVC window to the following specification.

Windows 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 12mm air gap to sealed units and weather stripped.
'U' value of double glazing to be 2.0W/m²K
Double glazing manufacturers certificate to be provided to prove compliance of the glazing to that specified.

Windows to habitable rooms are to incorporate a controllable trickle vent of 8000mm

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.

WINDOW/DOOR & LINTEL SCHEDULE

Location	window/door ref. Width x height	lintel ref. & length
1	site measurements exig	
2	exig door/frame reused	
		CG70/100 1500

VENTILATION

All habitable rooms are to have windows containing opening vents, the combined total of which is equal to net less than 1/20th of the floor area of the room.

The bathroom is to be mechanically ventilated direct to the external air. The extractor is to be capable of a min. 3No. air changes per hour and is to incorporate a 15 minute over-run period

SMOKE DETECTION

Self contained smoke alarms complying with BS5446 : Pt 1 : 1990 are to be installed where indicated SD on the drawing. An alarm must be positioned within 3.0m of bedroom doors.

The alarms are to be permanently wired to a separately fused circuit at the distribution board operating at a low voltage via a mains transformer

Where more than one smoke alarm is required the units are to be interconnected so that the detection of smoke by one unit operates the alarm signal in all units.

The wiring installation is to comply with the I.E.E. Regulations.

ELECTRICAL INSTALLATION

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

HOT WATER/CENTRAL HEATING SYSTEM

Thermostatic radiator valves are to be installed with a room thermostat provided to switch off the boiler when there is no demand for heating or hot water.

All pipes not contributing to useful heat requirements are to be insulated using an insulation material with a thermal conductivity not exceeding 0.45W/mk and a thickness equal to the external diameter of the pipe up to a max. of 40mm.

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.

Foul
Supply and install proprietary upvc inspection chambers on 100mm pea gravel bed in strict accordance with manufacturers instructions. Inspection chambers to conform to the following sizes : -

Depth	Internal diam	Cover diam
.6m or less	190mm	190mm
1.0m or less	450 mm	450mm

Excavate for and lay in where indicated 100mm diam. flexible jointed upvc drains on 100mm pea gravel bed at a gradient of 1 : 70 from exig stub soil stack to new inspection chamber constructed on exig drainage run.

Where 100mm diam. drains pass through walls they are to be protected by the use of a lintel over. Both sides the wall to be masked with rigid sheet material with 50mm clearance of the pipe and the void filled with compressible material to prevent entry of gas.

Where flexible pipes are not under a road and have less than 600mm cover they are to have concrete paving slabs with a compressible filler laid as bridging above the pipes for protection and are to have a min. 75mm granular material between the top of the pipe and the underside of the compressible filler.

Above ground drainage to comply with BS5272 : 1978
Below ground drainage to comply with BS8301 : 1985

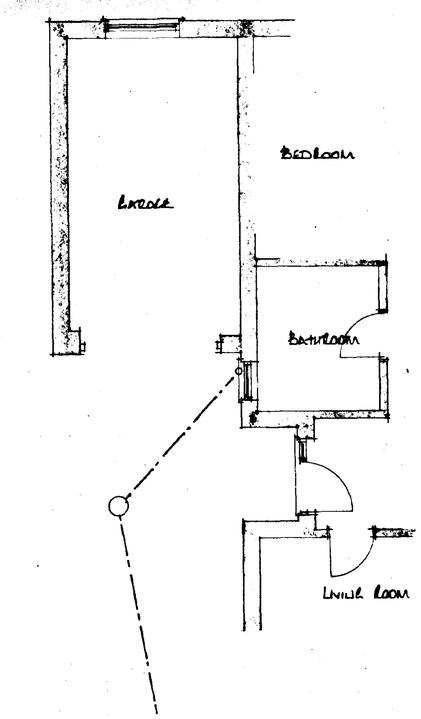
All drainage items are to be installed in strict accordance with the manufacturers instructions.

FLAT ROOF CONSTRUCTION

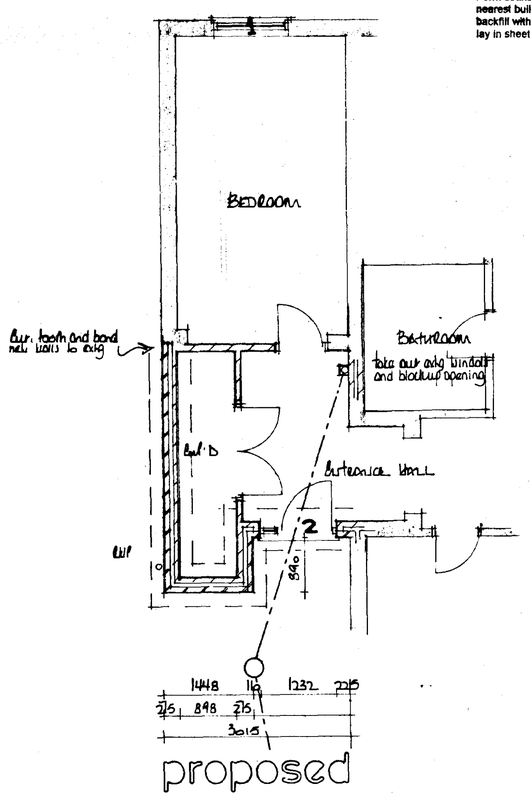
12.5mm white spar chippings bitumen bedded on
3 layer built up roofing felt, bottom layer to be Type 3G to BS747, dressed up adjacent pitched roof a min. 450mm.
Celotex TD2075 insulating decking fixed in accordance with manufacturers specifications.
Firrin pieces to give a fall of 1 : 80
150 x 50mm SC3 grade joists at 400mm cts
12.7mm foil backed plasterboard and skim finish

Where joists run parallel to walls they are to be strapped at 1800mm cts with 30 x 6mm galv m.s. straps fixed to a min 3No. joists, having nogged between beforehand, and securely fixed to walls. Similar straps to be used at 1800mm cts to hold down the wall plate.

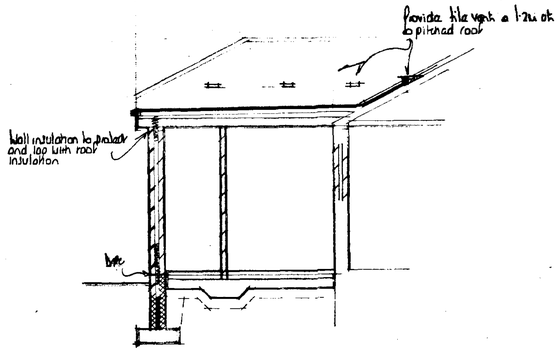
Supply and install 115mm pvc gutters and fix to falls on fascia with all necessary brackets, stop ends, outlets etc. Supply and install 64mm downpipes securely clipped to walls at 1800mm cts together with all necessary offsets, swannecks, adaptors etc. and taken into 100mm diam. upturned bend at base.



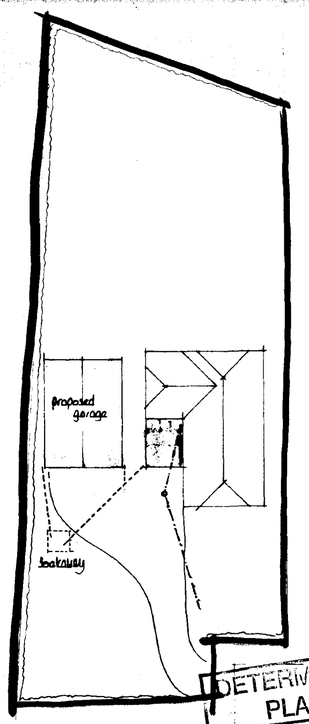
existing
ground floor plans



proposed



section



DETERMINED PLAN

SHDC
Planning & Development
- 8 NOV 2002
Ref 1218/02

A		
	Date	Revisions

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Tel: Spalding (0775) 767968

Client
Mr. & Mrs Welch

Job Title
Extension to Bungalow and Conversion of Garage to Bedroom at 8 Verratts Green Spalding. Lincs

Drawing Title
Plans, Section & Elevations

Scale 1:50. 1:100. 1:

Date Nov '02 | Drawn by AL

Drg No 02/37/01 | Rev