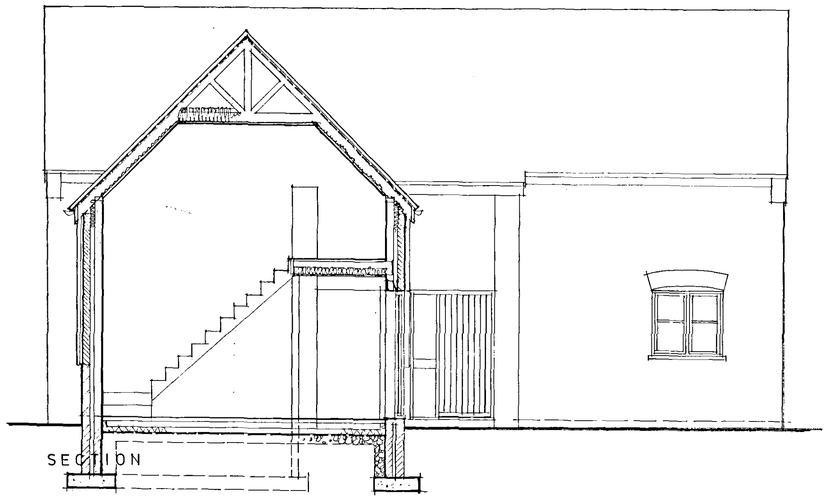
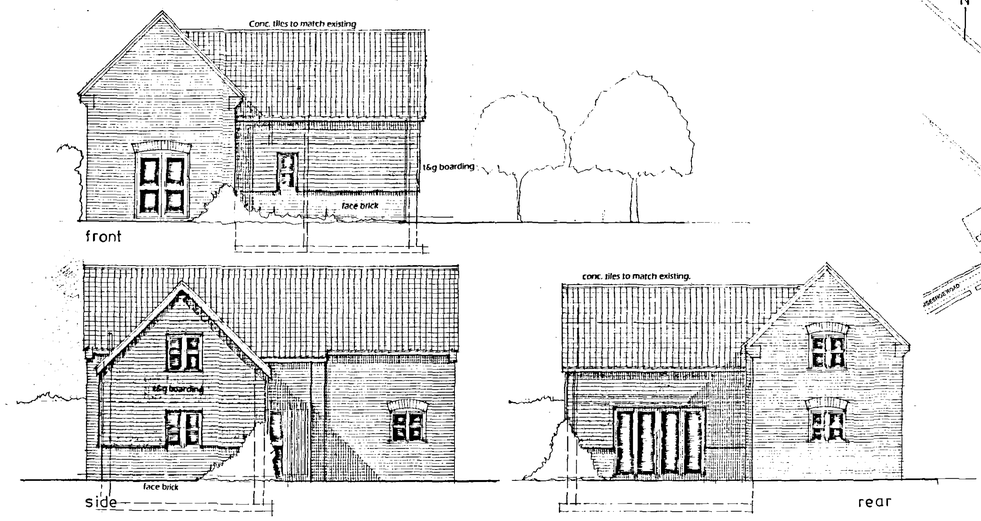
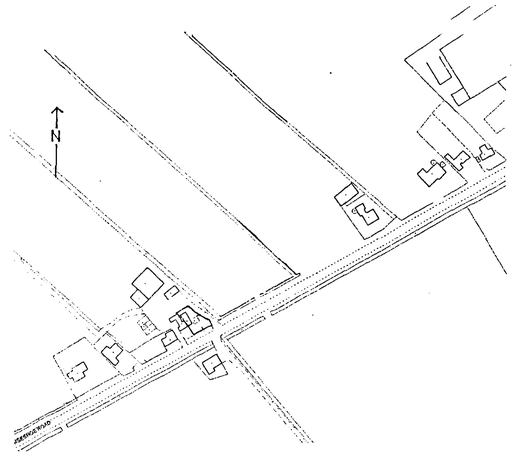
ROOF CONSTRUCTION: Interlocking concrete roof tiles to BS:473:500 part 2 1972 on 25 x 38 softwood treated battens and roofing underlay on breathable membrane with 38 x 38 tanalised battens to form ventilated cavity at eaves and ridge, all to be laid with a minimum head lap of 75mm and be fixed with regard to wind speed roof pitch and exposure category as detailed in BS:6399 part2:1985. Specialist made prefabricated roof trusses set at maximum 600mm centres to BS:5268:part 5:1985. 25 x 100 ridge node and intermediate binders. Wind bracing to Truss Plate Association Technical Bulletin. 50 x 100mm wall plate bedded on sand and cement. 30 x 5 galvanised metal straps to act as anchor and lateral restraint straps set at max. 2 M centres. Lateral straps to be over minimum 3 No. members with solid bridging beneath. Straps down walls to be minimum 900 long. 38 x 150 lay boards. Vulcanal Fibreglass trough valleys . All structural timber to be minimum SC3 grade. 300mm insulation quilt to roof space laid to lap integral with other insulation. 112 half round plastic guttering to 68mm downpipes to 110 underground pipes flexibly jointed and laid to falls. Bed and surround of 150mm pea gravel. Discharge to 1.2M dia. soakaway set min. 5.0 M from any buildings. To sloping ceiling areas provide TRISO-SUPER 10 with 38 x 25 rafters fixed to rafters and clad with 12.5mm vapour checked plasterboard and skim all in complete accordance with the makers instructions. Code 4 lead flashings to all abutments.



FIRST FLOOR CONSTRUCTION: 19MM t&g flooring grade chipboard with all joints glued and screwed over either 75 x 195 SC3 grade floor joists at 400mm centres or 75 x 220 SC3 grade floor joists at 400mm centres. Provide solid bridging at 1/3rd and 2/3rd span. Lateral restraint straps 30 x 5mm at max. 2 M centres over minimum 3No. members with solid bridging beneath. Provide wildfill in the voids between the joists 100mm of resilient sound insulation quilt. Provide 15mm plasterboard to ceilings with skim finish. Where stud walls run parallel to joists provide beneath the same 2No joists bolted together in addition to normal joist spacing.





LOCATION PLAN 1:2500

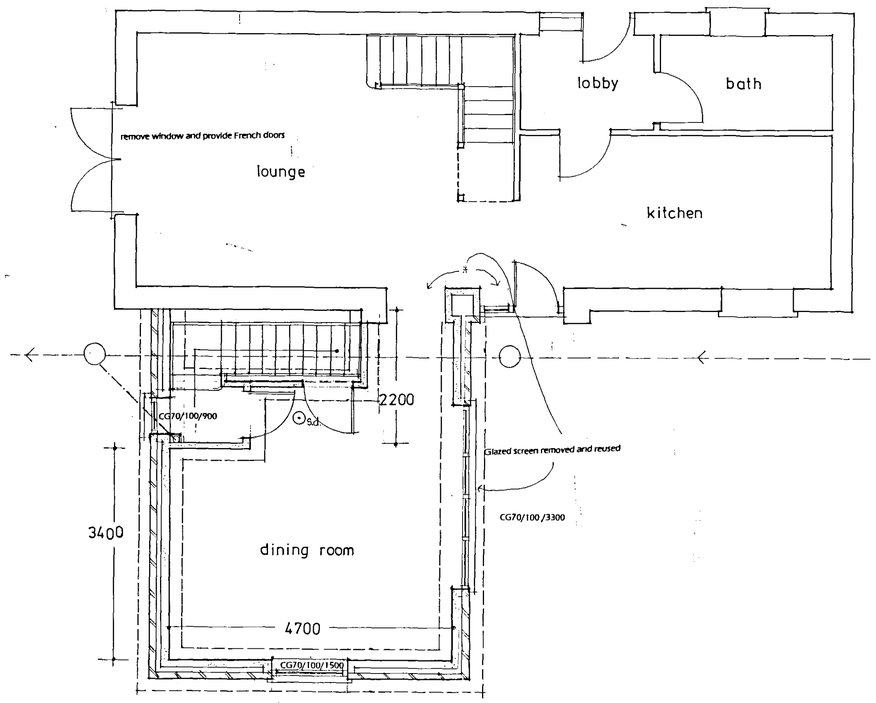
STAIRS: In position shown provide new flight of stairs rising in 13 No. equal risers of 200 mm and goings of 230mm. Maintain minimum 2 M clear head room throughout. Handrail to be set minimum 900mm above pitch line. Guarding to have no gaps greater than would allow the free passage of a 99mm spherical object.

GROUND FLOOR: Minimum 150mm well consolidated hardcore with sand or dust blinding. 1200g polythene membrane lapped continuous with dpc by 100mm. Kingspan Kooltherm K3 floor board 65mm thick cut to lap up walls at perimeters. 500g membrane. 100mm concrete laid oversite with 50mm sand and cement screed finish. U-Value 0.22W/m2k.

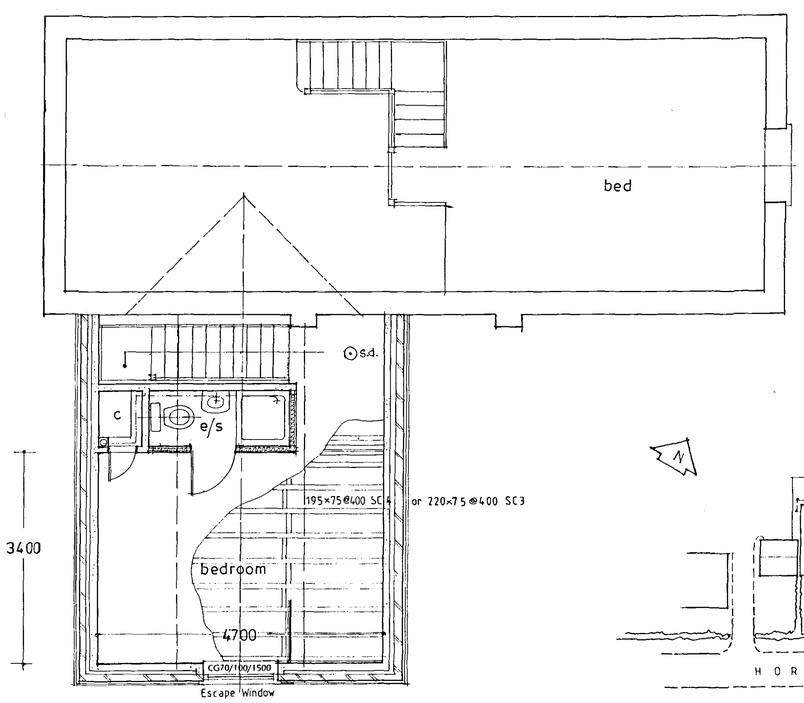
FOUNDATIONS: 700 X 225 AND 450 X 225 Strip concrete foundations taken down to bear on suitable load bearing strat deemed to be 1.0M below natural ground level or as on site conditions or local authority building inspector dictates.

WALLING: 285 mm cavity wall construction to consist of face brickwork to BS:3921:1974 for clay bricks. 85mm cavity with Dritherm 32 full fill cavity wall insulation bats to makers instructions. Inner leaf from 100mm solid insulation blocks Tarmac Toplite standard with 13mm dense plaster giving U-value of 0.29W/m2k. Cavity walls tied together using stainless steel twist ties set at – 1st course 600mm centres and the following at 900mm horizontally and 450 vertically to BS:1243:1978. Wall ties to be positioned at 225mm vertical centres at all unbonded closures of cavity. To all closures of cavity provide Damcor or similar to makers instructions. Substructure walling to consist of 100mm Class A Dense concrete blocks to BS:6703 part 1:1981. Dpc to be set minimum 150mm above finished ground level. Weak mix infill to base of cavity and to come no closer to dpc than 225mm. dpc's to BS:6398/8215:1991. To sections as shown prove externally, vapour barrier, vertical battens and clad with timber shiplap boarding stained dark brown. Stud walls to consist of 50 x 100 members complete with sole and head plates, insulation quilt to voids, clad on both sides with 15mm plasterboard with a minimum density of 10kg/m2.

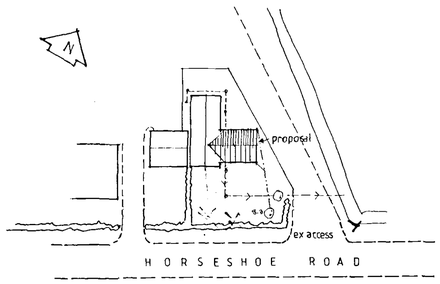
WINDOWS / DOORS / GLASS: Standard pattern framing in brown pvcu to match existing. Double glazed with minimum 28mm thermal break and energy glass (Pilkington K) or similar. Toughened or laminated glass to doors / side screens and any areas falling within 800mm of floor. Glass to BS:6206:1981 and to Approved Document Part N of the Building Regulations. Provide 100% draught proofing. Provide purge ventilation equal to 1/20th of floor area part of which is at least 1.75M above floor level. Controllable background ventilation via trickle vents with an equivalent area of 5000 sq.mm in habitable rooms and 2500 sq. mm in wet rooms. Provide escape hinges to windows with a minimum unobstructed openable area of at least 0.33 sq. M (450 x 750) U-Value 0.18W/m2k.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



BLOCK PLAN 1:500

FOUL DRAINS: Inspection chamber construction to be Bartol or similar to maker instructions and with the internal dia. related to the depth to BS:8301:1985. Pipes to be 110 dia. plastic laid to falls and flexibly jointed to BS:4660:1983 with a bed and surround of 150mm pea gravel. Provide suitable bridging where pipes pass through external walls. Svp to be 100 dia pvc to BS:4514:1983 and to extend minimum 900mm above any window head and terminate with pvc balloon. Waste pipes to be 38mm int. dia. to BS:3943:1979 [illegible] at changes of direction. 75mm deep seal traps to appliances. 50mm waste to shower. Discharge to existing

MECHANICAL VENTILATION: To En-suite shower room provide mechanical ventilator offering minimum 3No. air changes per hour with a 20 minute over run and controlled from light switch and isolation switch. Ensure an extract rate of at least 15 litres per second.

SMOKE DETECTORS: Provide in positions shown and marked s.d. mains operated smoke detectors, interconnected with existing units and wired back to distribution board and fused on a separate circuit. ADVISORY NOTE: Provide in suitable position a Carbon Monoxide

HOT WATER / HEAT: Existing circuits to be extended to new accommodation. Insulate all pipes not contributiong to useful heat output. Provide thermostatic radiator valves.

ELECTRICAL: All electrical works shall be carried out to the latest and current regulations and to Approved Document Part P of the Building Regulations. Reasonable provision shall be made in the installation of electrical installations in order to protect persons from fire or injury. 25% of light fittings to be energy efficient light fittings. Upon completion of works a certificate must be issued by a person

Roger Williams
31 Stephenson Close Boston Lincolnshire PE21 7SY

Architectural Design Consultant
Phone: 01205 363603 Mobile: 07767 888684 Fax: as phone
E-mail: drawr@btl.pipex.com

Client: Mr. M. Wright (C.A. Wright & Son)

Project:

Proposed extension to property at:

'The Barn' Horseshoe Farm Horseshoe Rd. Spalding. Lincs.

SHDC
PLANNING & DEVELOPMENT
- 4 DEC 2006
Ref. 16/80/06

Scale: 1:50 and 1:100

Date: November 2006

Drawing Number: 003

Notes:

WORKING DRAWING

c This drawing is copyright

All dimensions are to be checked and verified on site prior to commencement of works. Ground bearing capabilities are assumed to be normal unless declared or found to be otherwise wherefore due account shall be given to. All drawings are issued where appropriate subject to local authority approvals.

The works shall comprise of that shown on the drawings and include any works that whilst not specifically shown but may be reasonably inferred as being necessary to carry out the works shall be deemed to be included. The drawings are limited in the amount of information contained and are specifically for the purpose of obtaining consents or considerations from local authorities.

The works are not fully specified and drawings should not be used for contract purposes.

Unless specified no formal flood risk assessment has be carried out.

The Party Wall etc. Act 1996

You are advised that if any of the works related to this project affect a party wall or a boundary condition then the ACT applies.

Full copies of the ACT are available from:

ODPM Free literature
PO Box 236 Wetherby West Yorkshire LS23 7NB
Email: odpm@twoten.press.net
www.odpm.gov.uk/partywall-1996