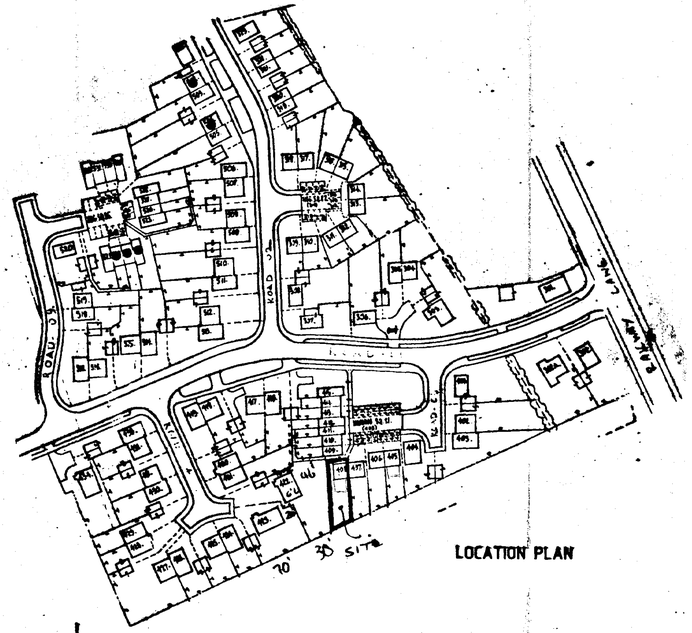
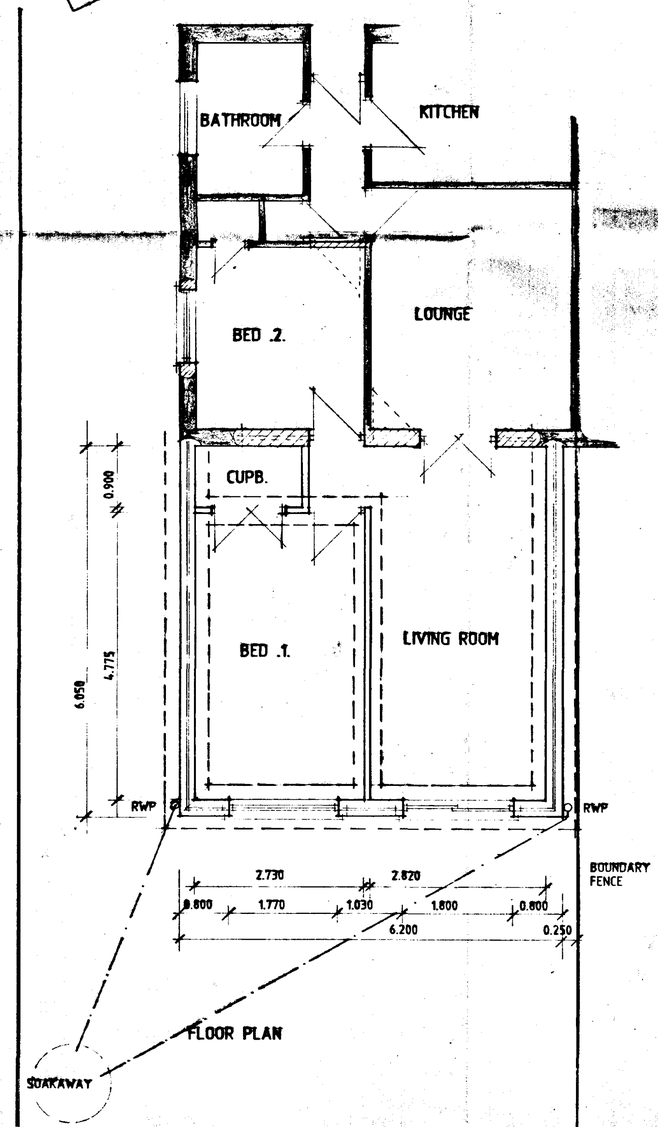



LOCATION PLAN




FLOOR PLAN

**Insulation Quilt**
Where new walling meets old provide proprietary flexible wall starters.

**Roof Ventilation**
At eaves provide proprietary ventilation equivalent to a 10 mm continuous gap along eaves.

**Valleys**
Use proprietary fibreglass valleys or provide Code 4 lead to valleys to make completely watertight.

**Heating System**
Provide room thermostat or thermostatic radiator valves or similar approved to control the output from the heating system.

**Insulated Pipes and Tanks**
All pipes, which do not contribute to the heating of the building, will be insulated to BS5422 1977.

**Safety Glazing**
Provide safety glass to BS6206 to all windows to a minimum height of 800 mm above floor level plus doors to a minimum height of 1500 mm above floor level. Side screens to be same as doors if within 300 mm of doors.

**Smoke Detection**
Provide mains operated self-contained smoke alarms to BS5446 Part 1 in accordance with Approved Document B1.

**Rainwater Goods**
PVC rainwater goods 150 mm half round gutter with 68 mm diameter downpipes.

**Wall Construction**
275 mm cavity walls to consist of:
100 mm face brickwork (see site plan for details), 75 mm cavity to be filled with Crown Dritherm full fill insulation in accordance with BBA Certificate No. 86/1678 or similar approved, 100 mm internal skin of Tarmac Hemelite blockwork. Cavity walls tied together using galvanised iron or plastic twist ties spaced 900 mm horizontally and 450 mm vertically to BS1243, 1978. Internal block-work walls to receive 10 mm sand/cement render and skim finish.

**Sub-floor Ventilation**
Provide proprietary trickle ventilators to both of windows giving a total opening area of not less than 6000 mm².

**Quilt Insulation**
To roof spaces provide proprietary fire rated quilt insulation laid to 100 mm between joists and 100 mm across joists. Ensure a gap of 50 mm between roof underfelt and quilt at all times.

**Surface Water Drainage**
To be proprietary 110 mm diameter pvc-u pipes flexible jointed to fall 1:70 bedded in 100 mm pea gravel. Pipes to discharge into 1200 mm diameter soakaways sited 5000 mm away from buildings.

**Roof Intersections**
At compound truss work where gable trusses fit to compound truss provide proprietary truss connectors. Provide 32 x 175 mm valley lay boards and fix purlin-ring trusses over to complete roof intersection. Fix in accordance with roof truss manufacturers instructions.

**Roof Construction**
Concrete interlocking roof tiles (see site plan for details) on 38 x 25 mm softwood treated timber battens on underfelt to BS747 (Type 1F) lapped 150 mm horizontally and 100 mm vertically. Double-laced roof trusses at 600 mm c/c and pitch as stated in accordance with BS5268, 1985. Provide 25 x 100 mm timber bracing and fix in accordance with truss manufacturers instructions. All trusses and gable bidders (if any) to be strapped to 50 x 100 mm timber wallplate, the gable wall at verges and ceiling level with 30 x 5 mm mild steel anchor and lateral restraint straps to span minimum 3 no. trusses at a maximum of 1200 mm c/c. At strap positions provide pack and noggins to trusses. Main contractor to supply local authority building control with roof truss calculations 28 days prior to erection on site.

**Hearth and Hearthboards**
To be 25 x 75 mm PSE with 6 mm groove to accept 6 mm thick exterior grade plywood soffit.

**Ceilings**
To all insulated roof ceilings provide 9E3 thin Gyproc Duplex plasterboard or similar and skim/ 5 mm skim or Artex finish. To remaining ceilings provide 12.5 mm Gyproc plasterboard or similar with finishes as above.

**Ground Floor Construction**
65 mm sand/cement screed on proprietary 50mm thick floor insulation with perimeter insulation to screed on 1200 gauge polythene d.p.m. on 100 mm concrete oversite on minimum 150 mm, maximum 600 mm well blinded and compacted hardcore. Wall d.p.c. to top floor d.p.m. by a minimum of 50 mm.

**Lintels**
All metal lintels over openings to consist of one piece to be by I - G
To be installed in strict accordance with manufacturers instructions. Form d.p.c. cavity tray above all lintels. To all exposed lintels i.e. not sheltered from overhanging eaves, etc. to have proprietary weepholes to joints of brickwork at approximately 450 mm c/c.

**Sub-structure Walling**
100 mm Class A dense concrete blocks. Bitumen thin d.p.c. to external walls 150 mm above ground level. Block oak infill to inner of cavities to terminate 225 mm below lowest d.p.c. level.

**Foundations**
As indicated on plan provide concrete strip foundations. To cavity walls provide 700 mm wide x 225 mm thick and to 100 mm walls provide 450 mm wide x 225 mm thick, unless noted otherwise. To one-load bearing internal walls thicken out ground floor oversite concrete to 450 mm wide x 200 mm thick. Widen foundations at chimney breast accordingly and make 300 mm thick. Foundations to be taken down to an approved firm base, subject to local authority specifications. Concrete to be ST3 grade unless noted otherwise.

**Joinery**
All joinery or timber to finishable or painted or stain by
(SC) denotes items finished. All windows to be double-glazed sealed units except to garage.

BS. Type LI/575 Bends to cavity walls and DX. type lintered lintels to 100 mm internal walls unless stated otherwise.

**Notes**
- (a) Brickwork below dpc to be PZ. quality
- (b) All brickwork to be reinforced 1 in drop.
- (c) All external lintels to be insulated type.
- (d) All external joinery to be fully draught-proofed.
- (f) Soft lands to be draught sealed and finished shut.
- (g) Insulation to roof spaces to meet with insulation to external cavity walls to prevent cold bridging.

Remove existing Bedroom 2 door and brick up opening.

Remove existing Bedroom 2 window and reposition to suit wall where shown. Adjust opening to suit new internal walls as shown. Provide LG. L1/S lintels to these openings.

Existing existing existing door and window to Utility/ Window to be re-used in bedroom 1. Block up opening to suit new internal French doors as shown.

Provide 1.8m wide patio door to new Lounge, double-glazed.

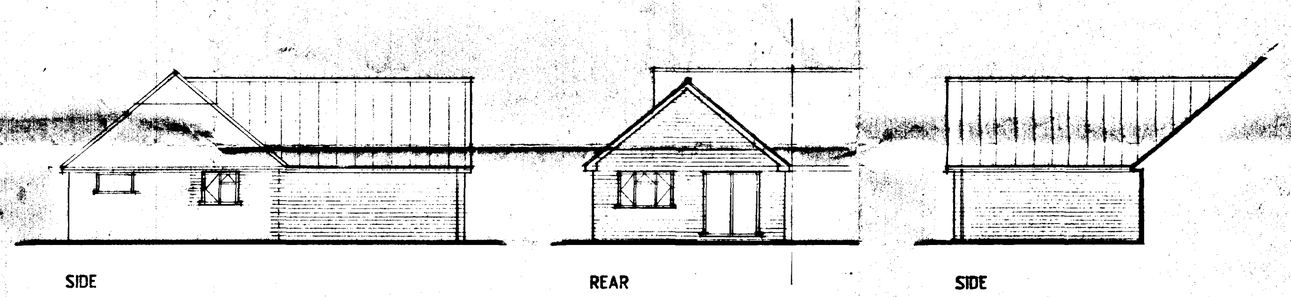
Re-used window to be double-glazed.

External materials – bricks and tiles to match that of existing bungalow.

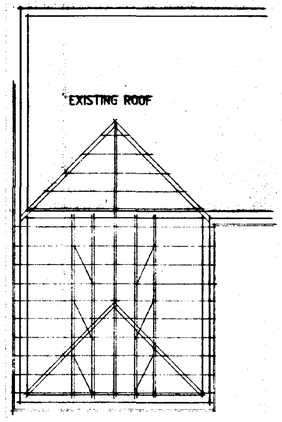
Roof pitch of new extension to match that of existing bungalow – approx. 45°.

Floor level, ceiling level, fascia line, etc. to match that of existing bungalow.

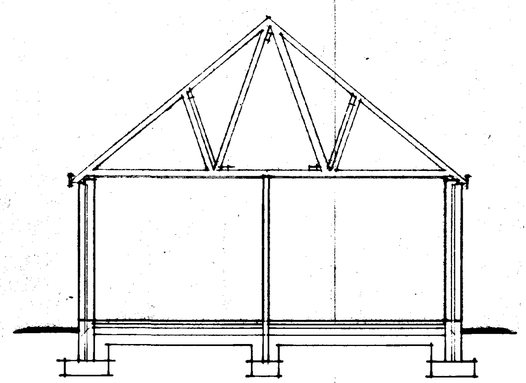
Overhang of roof, including guttering, to be kept within boundary of property.



SIDE REAR SIDE




ROOF PLAN



SECTION

SOUTH HOLLAND DC
HOUSING & PLANNING
29 MAY 1998
Ref: 0545/98

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED EXTENSION TO BUNGALOW AT 16 GOOSE GREEN, SUTTON BRIDGE
FOR
MR. & MRS. G. WILLIAMS

1:50 1:100
1:1250 1:500
MAY-98
771992/1
B.GILHAM.

2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP
Tel: 01406 424343 Fax: 01406 490702

DETERMINED PLAN