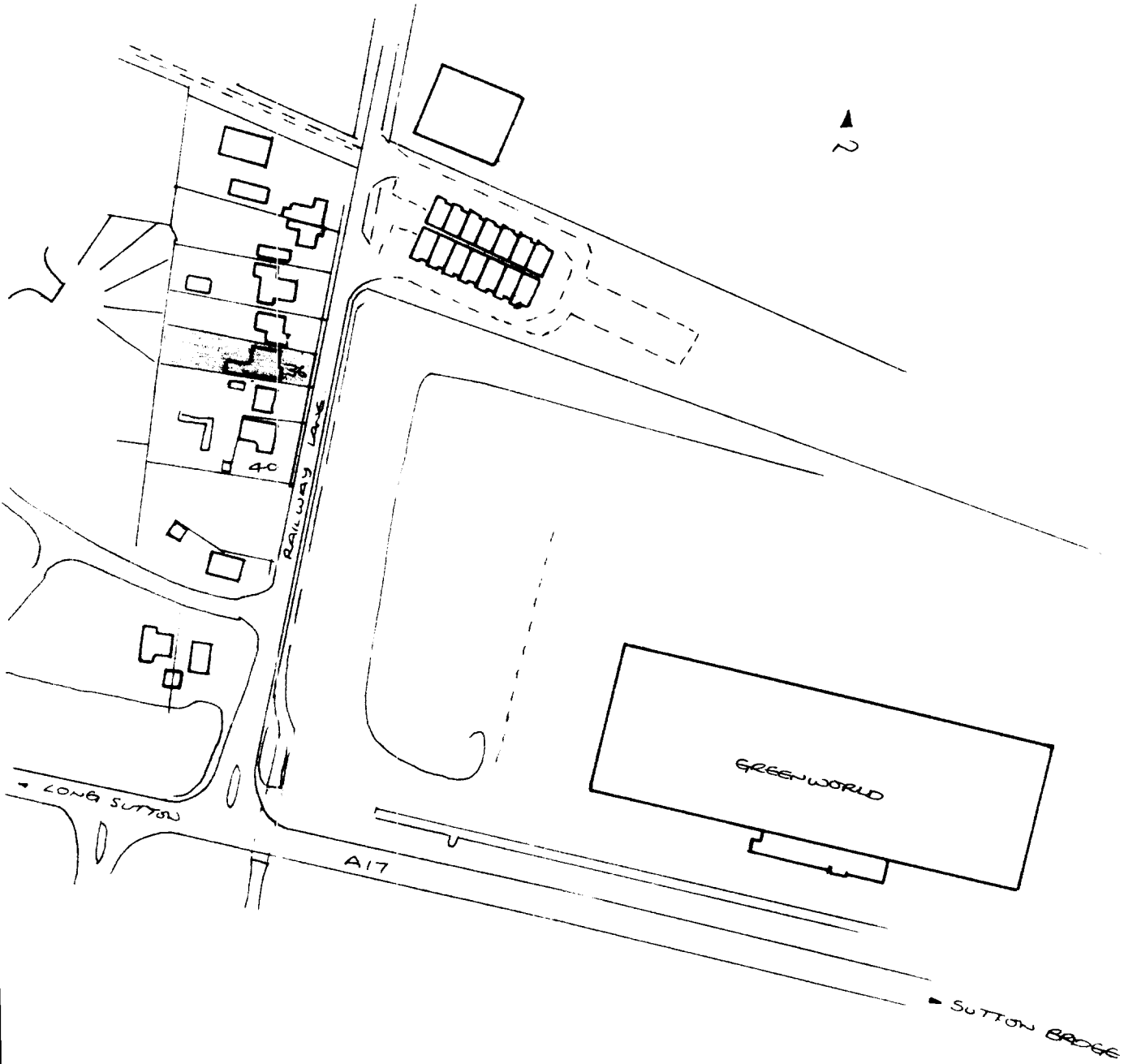
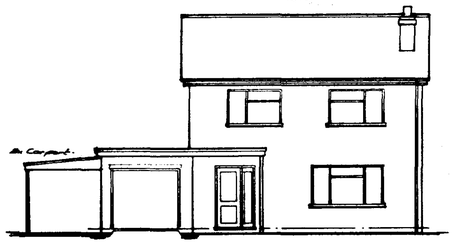


DETERMINED

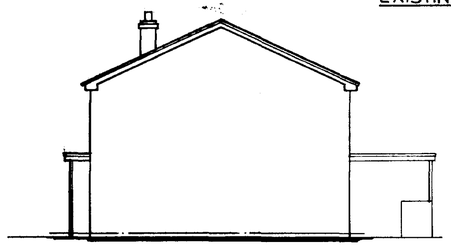
H18/1425/00

Reproduced from..... Ordnance Survey 1:2500 map with the permission of The Controller of Her Majesty's Stationery Office. c Crown Copyright.
ARCHITECTURAL DESIGN SERVICES.
3 Newgate Road
Tydd St.Giles
Wisbech, Cambs, PE13 5LH.
Licence No. AR35449R0001.

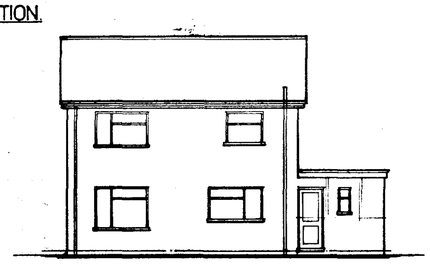
EXISTING ELEVATION.



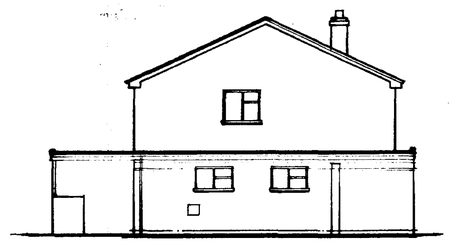
FRONT.



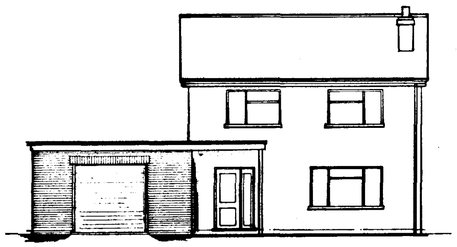
SIDE.



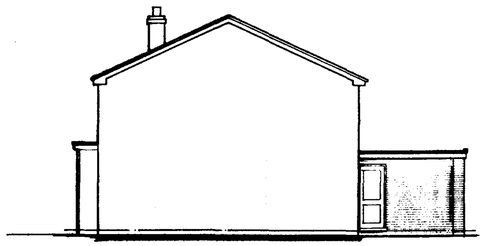
REAR.



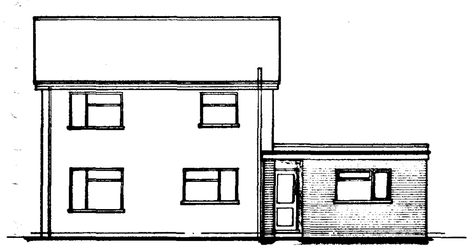
SIDE.



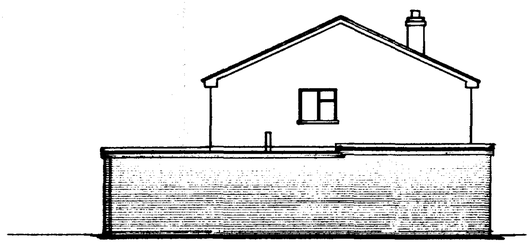
FRONT.



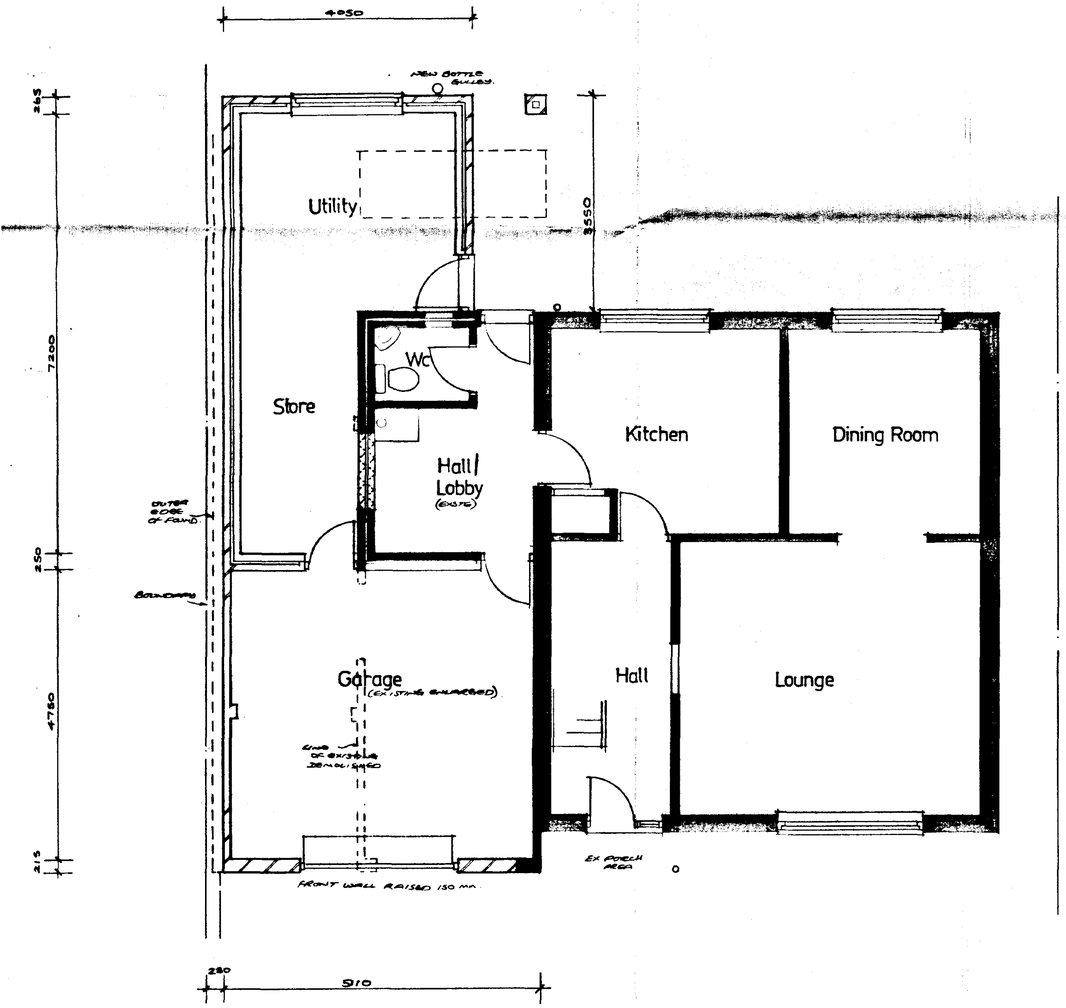
SIDE.



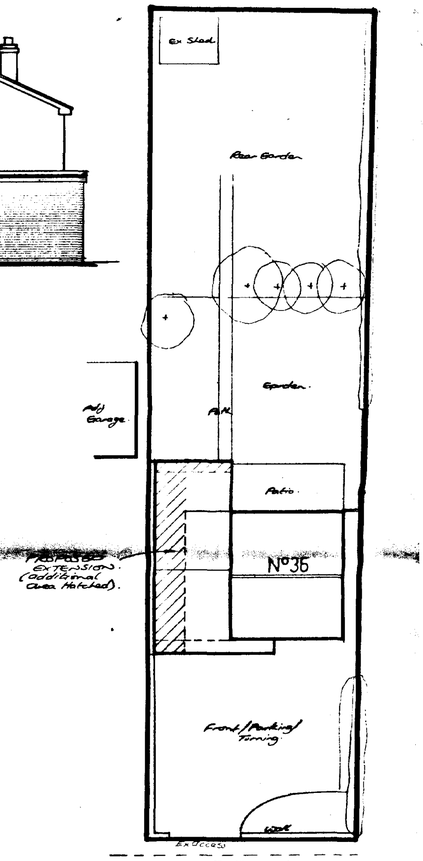
REAR.



SIDE.



PROPOSED FLOOR PLAN.



SITE PLAN 1-200.

PLANNING ISSUE.

Architectural Design Services

S.J. Thrower

3 Newgate Road
Tydd St. Giles
Wisbech
Cambridgeshire
PE13 5LH
Telephone
01945 870072

Proposed Extension to Existing Garage and Rear Utility/Store Addition at N°36 Railway Lane, Sutton Bridge.

For Mr. N. Thomas.

General Arrangement Plan.

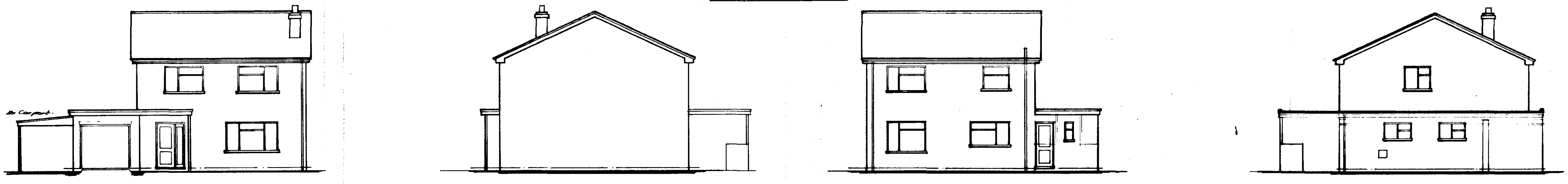
Scale	Date	Drwn.	Chkd
1-50. 1-100.	Nov 00	S.J.T.	—

Drng no. SH/66500.

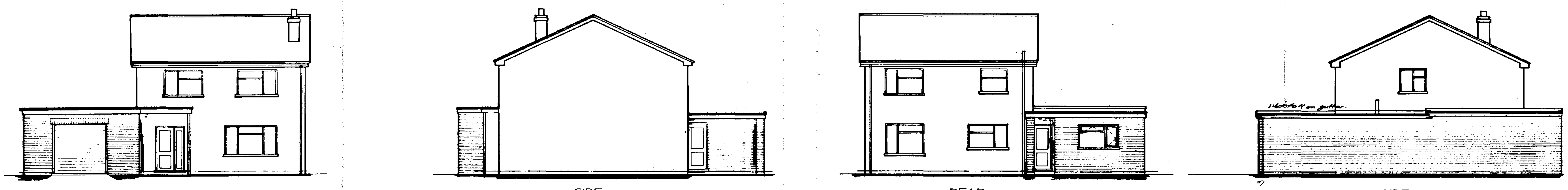
DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
-6 DEC 2000
Ref: H/81/1225/00

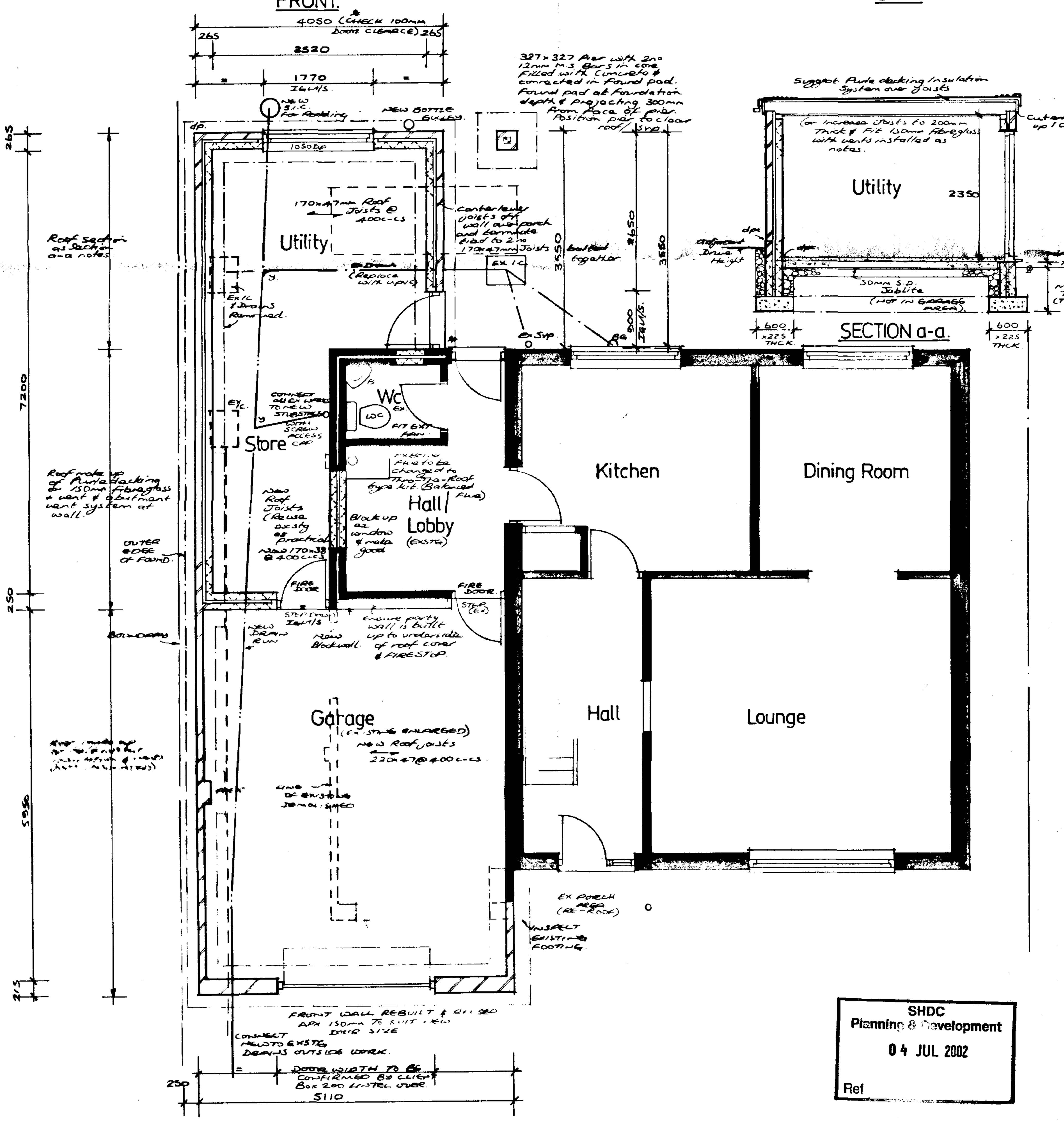
EXISTING ELEVATION.



FRONT. SIDE. REAR. SIDE.



FRONT. SIDE. REAR. SIDE.



FLOOR.

150mm blinded and consolidated hardcore backfilled and rammed to internal foundations, compacted in 225mm layers. 1200g polythene d.p.m. linked to wall dpc. Min 150mm d.p.m laps.Lay 50mm SD Jablite insulation over polythene with the joints taped and perimeter upstand all in accordance with Manufacturers specification.
NOTE: POLYTHENE D.P.M. MAY BE LAID ON TOP OF JABLITE IF AGREED BY B.C. INSPECTORS.100mm site concrete (C15P Grade or C20P where reinforcement is incorperated). 50mm sand/cement screed.
(NO SCREED & INSULATION IN GARAGE)

D.P.C.

Install Astos or similar d.p.c. to BS6398 min 150mm above G.L. and 18mm thick Damcor insulated d.p.c. to all reveals. Fit dpc to external lintels (See lintel notes). Also to roof/wall abutments above lead flashings. Provide weep holes where appropriate if necessary.(See Flashing notes

MASONARY/WALLS.

103mm facings to match existing to all elevations. 65mm cavity with 65mm Dri-therm installed to manufacturers spec with 6no s/s or galv wall ties to BS 1243 at 900mm centres horizontally and 450mm centres vertically. 225mm centres at all jamb openings. Masonary bricks and blocks to be to BS 3921, BS 6073 Part 1 and BS 5628. Blocks to be min 2.8N/mm2. Mortar 1:1:5 cement: lime: sand with airentraining agent Walls below ground level to be 7N/mm2 dense concrete blocks, 1:1/2:4 cement:lime: sand mortar. Bridge drains as Soil Drainage notes. Fill cavity void with lean mix concrete to a height of 225mm below d.p.c, top splayed to shed water outwards. Lay 2 course facings to outer leaf below d.p.c. (or Eng bricks). Inner leaf in TARMAC or similar approved internal thermal block with 12mm thick, 2 coat gypsum plaster/skim finish. Incorporate piers as indicated Use Catnic/Furfix or Bluebird fixings to tie new to existing with ties to manufacturers spec at 225mm c.cs through 12mm Compriband membrane sealed over externally with a 12x20mm polysulphide sealant

Walls to achieve a 'U'Value of not exceeding 0.45m2 degrees C

LINTELS.

Install I.G. type steel lintels to manufacturers instructions, min end bearing 150mm All external lintels to have a tray d.p.c installed in accordance with BS.5268 which should extend to the edge of the toe and at least 100mm beyond each end of the lintel to shed moisture clear of reveals. See ref nos on plan Ensure lintels have manufacturers insulation installed

VENTILATION.

SANITARY ACCOMMODATION (SEPARATE FROM BATHROOM) to have openable window 1/20th of floor area or mechanical ventilation at 15 litres /second per Background Ventilation of 4000mm sq.

WINDOWS, DOORS AND GLAZING.

Windows as drawing with double glazing installed as existing. Fix windows 150mm from each end of jamb, adjacent to each opening jamb and at max 600mm c-cs. All windows to be as specified on plan as calculated for the Building Regulations etc Any alterations to be agreed with Agent and Building Control Before ordering etc. Glazing laminated or toughened glass to BS6206, Class B in the following critical locations. WINDOWS 800mm or less above floor level. within 300mm of a door and 1500mm or less above floor level. DOOR 1500mm or less above floor level. EXCEPTION; small panes maximum 250mm wide not exceeding 0.5m2 may be 6mm annealed glass.
All windows and doors to be draughtproofed.
All doors to be double glazed

JOINERY (INTERNAL).

Standard mouldings, architraves & skirtings to Clients choice / specification

TIMBER.

All timber to be SC3 Grade.

CEILINGS.

12.5mm plasterboard ceilings throughout to BS.1230 and installed to manufacturers details Support all joints and edges of boards with timber noggins Tape all joints.Artex and cove finish to clients requirements. Ensure boards are layed perpendicular to joist span and joints staggered and fixed at min 150mm c-cs

STORM DRAINAGE.

Fit 112mm dia h.r. rainwater gutters at 1:600 falls and 68mm dia vc downpipe to BS 4576 Part 1: 1989 and strictly to the manufacturers instructions or squareline Gutter brackets at 2mt c-cs. and necessary outlets and stop ends etc. Downpipes to be secured using the necessary proprietary clips and all the necessary offsets and swan necks etc. Downpipes to be connected into Underground drains via adaptor. Underground drains to be 100mm dia Hepworth Supersleeve or Osma uPvc 110mm dia,(or sim approved), with flexible joints laid on 100mm pea gravel and min 150mm surrounds laid to Falls of 1:100 run to 1m cube rubble filled soakaway min 5m from building and boundaries Fill soakaway hole with rubble to within 450mm of ground level overlayed with polythene sheet and backfilled to ground level with topsoil. All work carried out to BS 8301 1985. Provide access rodding points as shown on plan at change in directions. ALL EXISTING DISCHARGES & SOAKAWAYS TO BE INVESTIGATED/ REPOSITIONED WHEN WORK COMMENCES. ENSURE NO LIVE DRAINS EXIST BENEATH PROPOSAL

SOIL DRAINAGE.

Relay new Underground drains to be as Storm Drains above with falls of Min 1:80 and Max 1:40 Fall of drains from sealed gullies to be 1:40 Drains running through walls to have Prestressed concrete lintels provided over Provide min 50mm space around, filled with compressible material, opening to be masked with durable rigid sheet to prevent the ingress of fill or vermin or a length of pipe (as short as possible) built in with joints as close as possible to the wall faces(within 150mm) and connected to rocker pipes with alength of at most 600 mm and flexible joints A drain trench should not be excavated lower than the foundations of anybuilding nearby unless either where the trench is filled with concrete up to the lowest level of the building or where the trench is further than 1mt from the building, the trench is filled with concrete to a level below the lowest level for the building equal to the distance from the building, less 150mm.

Provide roddable access to all bends and junctions.
Install Inspection chambers. If less than 600mm deep & with max one branch per side use 250mm dia Osma type Upvc i.c. or Hepworth 225mm dia vitrified clay i.c. Chambers 600mm to 1000mm deep use Osma 450 Dia polpropylene on 150mm granular or concrete bed (or Hepworth)

Run Drains to: Existing Sewer Discharge at /front of property.

All drains to be tested to Local Authorities satisfaction and BS.8301

SOIL WASTES ABOVE GROUND.

Install stubstacks as shown with screw down sealed cap or air admittance valve as indicated on plan Sockets to Stubstack to be min 450mm above drain invert Bend at foot of Ss to have min radius of 200mm at the centre line

FOUNDATIONS.

Concrete strip foundations min depth 750mm (or 1mt if soil is of a shrinkable nature) to be agreed on site with B.C.O. Any reinforcement to be incorperated as sections Any irregularity in subsoil/ filled ground to be reported to Agent /B.C.O. for remedial advice or seek the advice of a Chartered Structural Engineer. Foundation width shown on floor plan layout Grade C20P Concrete/Gen mix eqiuivalent Concrete to BS 5228, BS8110, Aggregates BS882

SPACE HEATING AND PLUMBING.

Re-route all heating pipes and extend system to heating engineers details/spec.
Install radiators to rooms. Radiators to have thermostatic valves fitted and flow control dvices are required such as pressure bypass valves are required to prevent unnecessary boiler cycling
Fit new Through the roof Balanced Flue kit.

ELECTRICAL.

Electrical installation to comply with the latest Edition of the IEE wiring regulations Switches and socket oulets for lighting and other equipment in habitable rooms to be positioned at appropriate heights and clients requirements.

LATERAL RESTRAINT STRAPS.

Tie roof structure to blockwork with Catnic straps at 2mt c-cs. Prefix V.L. type straps along wall plates, 30 x 5 x 1000 long. Screw and plug fix straps to blockwork. Prefix VTs at joist ends and walls at 1.2 mt c-cs

SMOKE DETECTION.

It is advisable that at least Battery operated smoke alarms to BS 5446 Part 1 are installed in circulation areas within 7000mm of doors to high risk rooms and within 3000mm of bedroom doors. At least one smoke alarm to be installed to each storey. Fixing of smoke alarms should be not less than 300mm from any wall or light fitting Where wall mounted units are installed they are to be a height between 150mm and 300mm below ceiling Occupants of property to be provided with information on the use and maintenance of the equipment

GENERAL GARAGE NOTES.

Render exposed faces of lintels with lime mortar. See also Fire Door and floor/ceiling notes. Fit up and over metal door and frame to manufacturers requirements and clients choice etc.Check on size before setting out and ordering etc.

FLAT FELT ROOF.

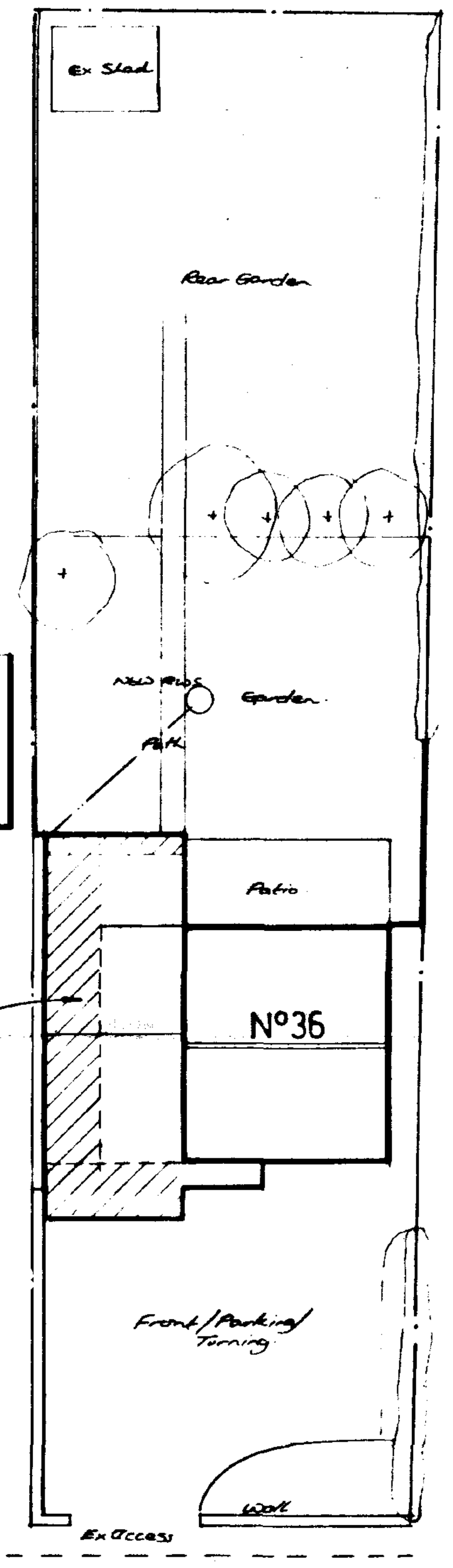
Lay 12.5mm granite chippings in hot pitch on three layers built up felt roofing on 18mm roofing grade chipboard on ex 75x38mm firrings layed on roof joists at 400mm c-cs (Span and size shown on floor plans Build into walls or support on 50x100mm wall plates as found practical (See Lateral Strap notes)
Lay 150mm Fibreglass insulation between joists. Ensure min 50mm air gap above insulation

Or alternatively lay Composite roof decking of 75mm Thick Coolag Purlroofer or similar approved decking
Fascia board to suit x 25mm. Cut joists over plate as section to avoid a 'jumbo'type fascia. Ex 38x25mm weatherings and drip fillets. Ensure fasciaboards are offset from brickwork at joist ends to allow a continuous 25mm air gap full length of fascia. This will allow cross ventilation to roof above insulation. Incorporate anti-vermin and insect mesh or Glidevale SV609 with 6mm masterboard soffit as applicable. Install abutment vent system to parapet area, Glidevale No. FV250. This vent system can also be installed where fascia fitted flush to brickwork as an over the fascia vent

FIRE DOORS.

FD30 type to BS476 Part 22, Half hour fire resisting to have intumescent strips fitted all round and self closing device.

Openings between dwelling and garage to have FD30 Fire Door and step down into garage of min 100mm.



SITE PLAN 1-200.

SHDC
Planning & Development
04 JUL 2002
Ref

AMENDED PLAN
Ref. A1. 3/7/02

NO OBJECTIONS
Lynn Richa
[signature]

38 RAILWAY LANE
SUTTON BRIDGE
LINCS

B. Revised Issue
A. Building Regs Issue
PLANNING ISSUE.

Architectural Design Services
S. J. Thrower

3 Newgate Road
Tydd St. Giles
Wisbech
Cambridgeshire
PE13 5LH
Telephone
01945 870022

Proposed Extension to Existing Garage and Rear Utility/Store Addition at N°36 Railway Lane, Sutton Bridge.

For. Mr. N. Thomas.

General Arrangement Plan.

Scale	Date	Drawn	Chkd
1-50 1-100	Nov 00	S.J.T.	—

Drng no. SH/65500. B