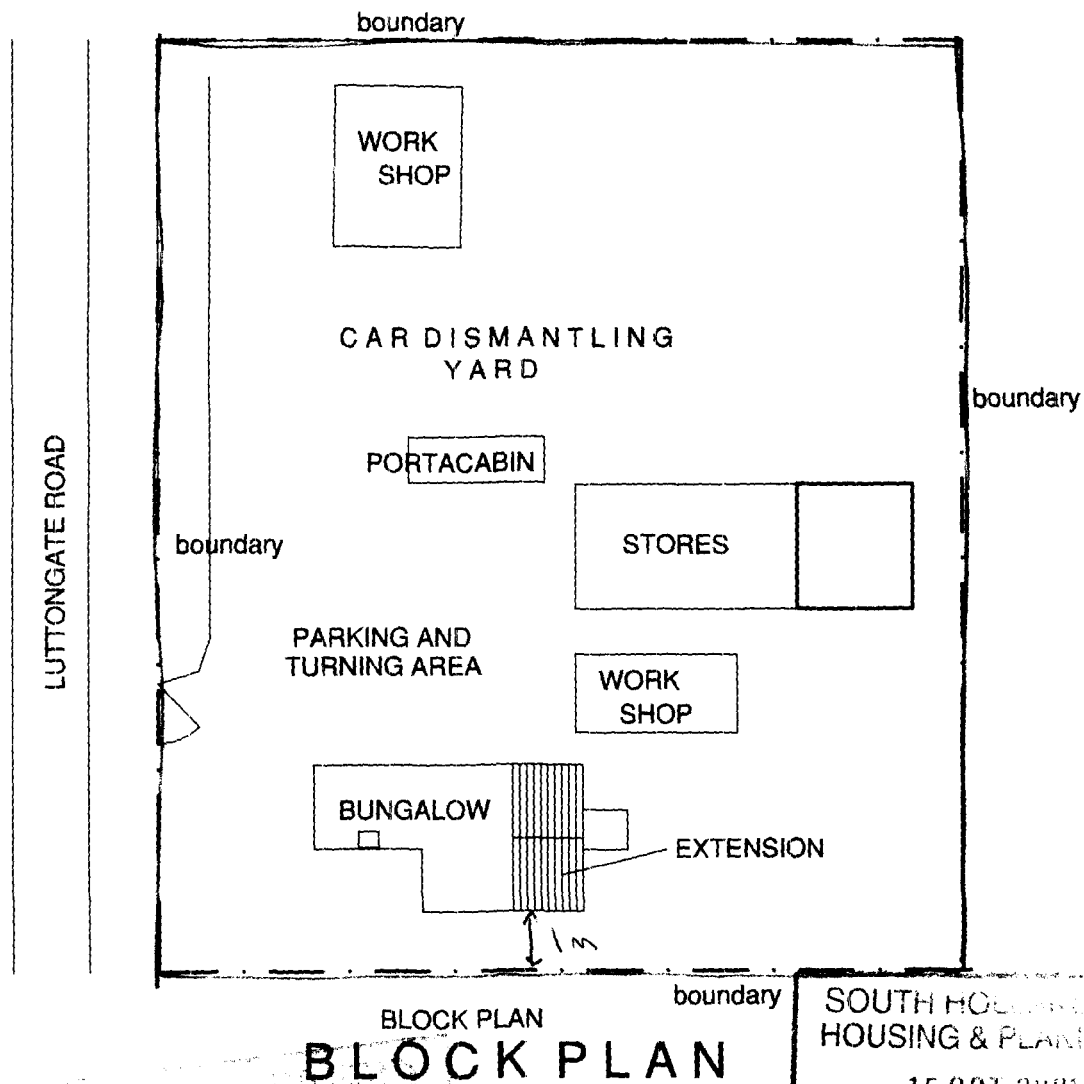


DAVID BROKER DESIGN
SERVICES
2000
CONCEPT
ARCHITECTURE
COMPUTER AIDED DESIGN

CLIENT

MR J WHITWELL

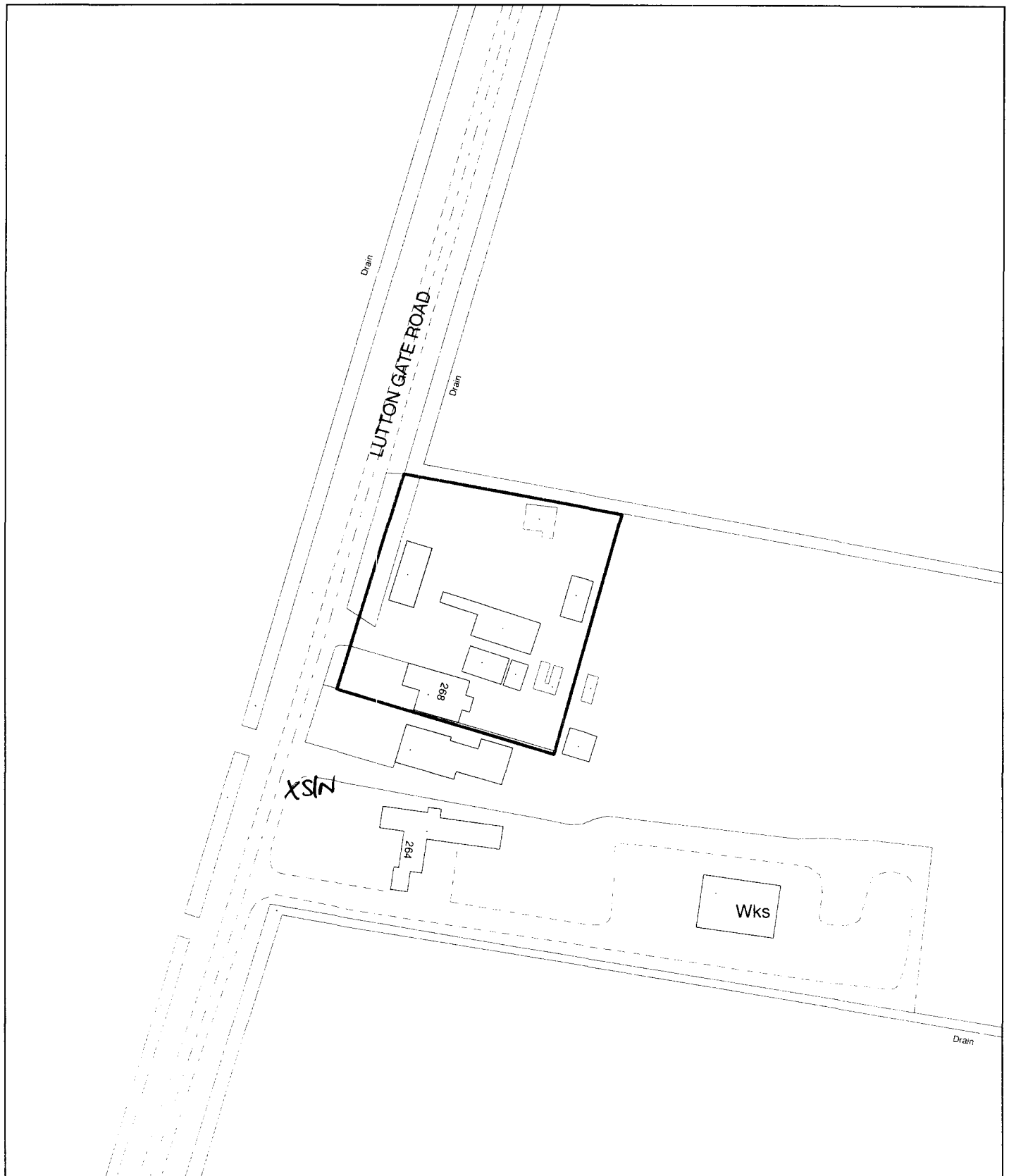
LUTTON GATE ROAD SUTTON ST EDMONDS



SOUTH HOUSING
HOUSING & PLANNING

15 OCT 2001

Ref: 1209/01



**Planning Application Location Plan
Ward Member Notification**

H19/1209/01

Scale: 1:1250

Housing and Planning Services Department

Council Offices, Priory Road, Soaldino, Lincolnshire

PLEASE DO NOT COPY THIS PLAN

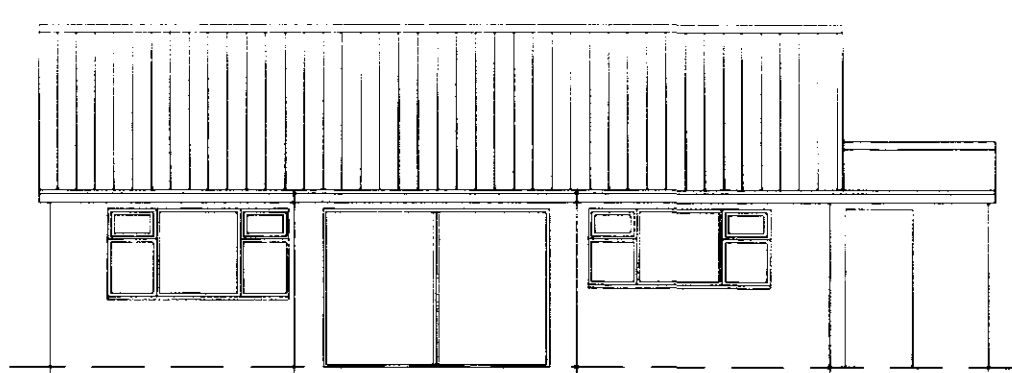
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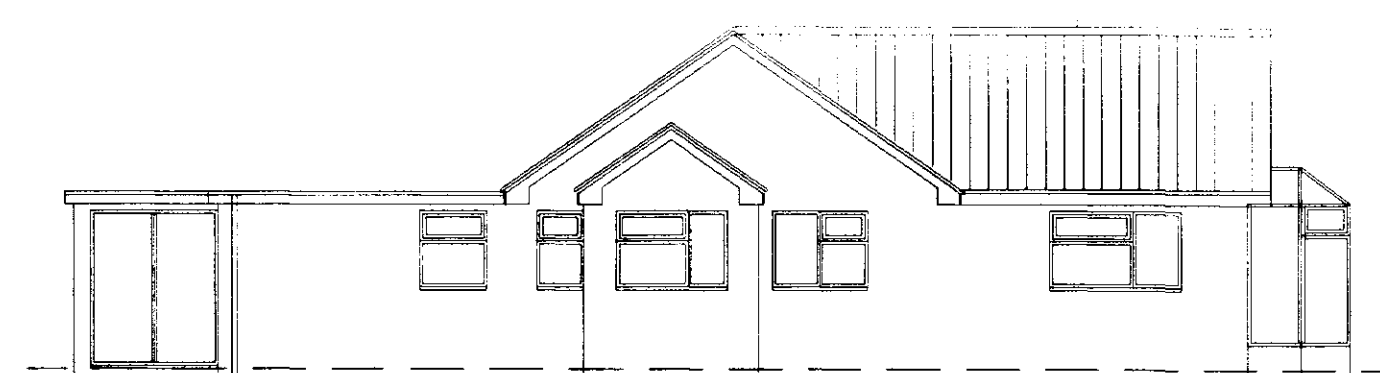
CLIENT

MR J W WHITWELL

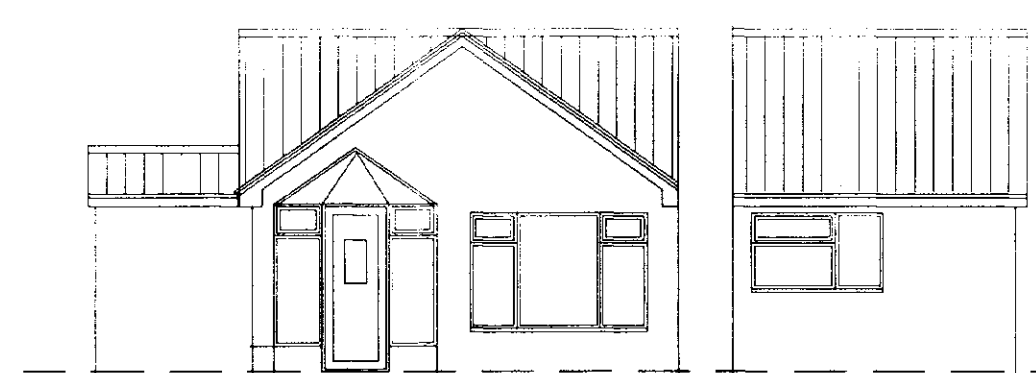
268 LUTTON GATE ROAD SUTTON ST EDMONDS



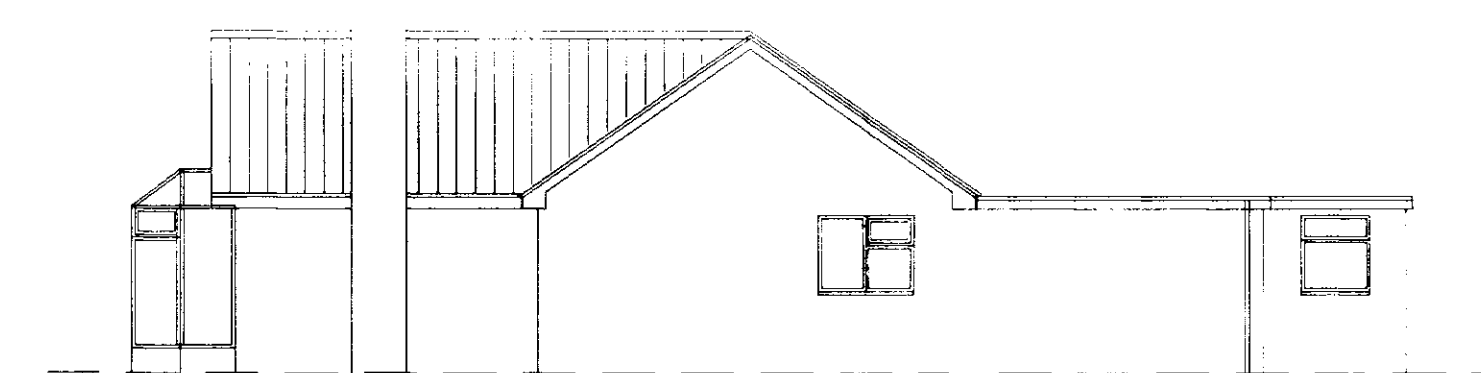
EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



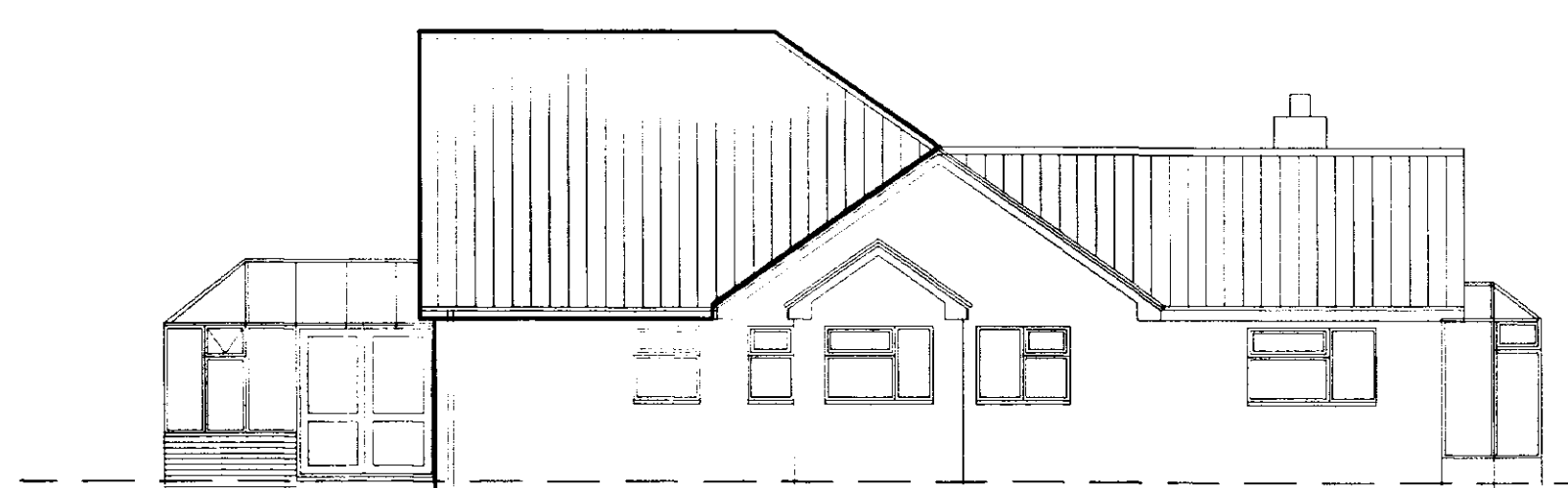
EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



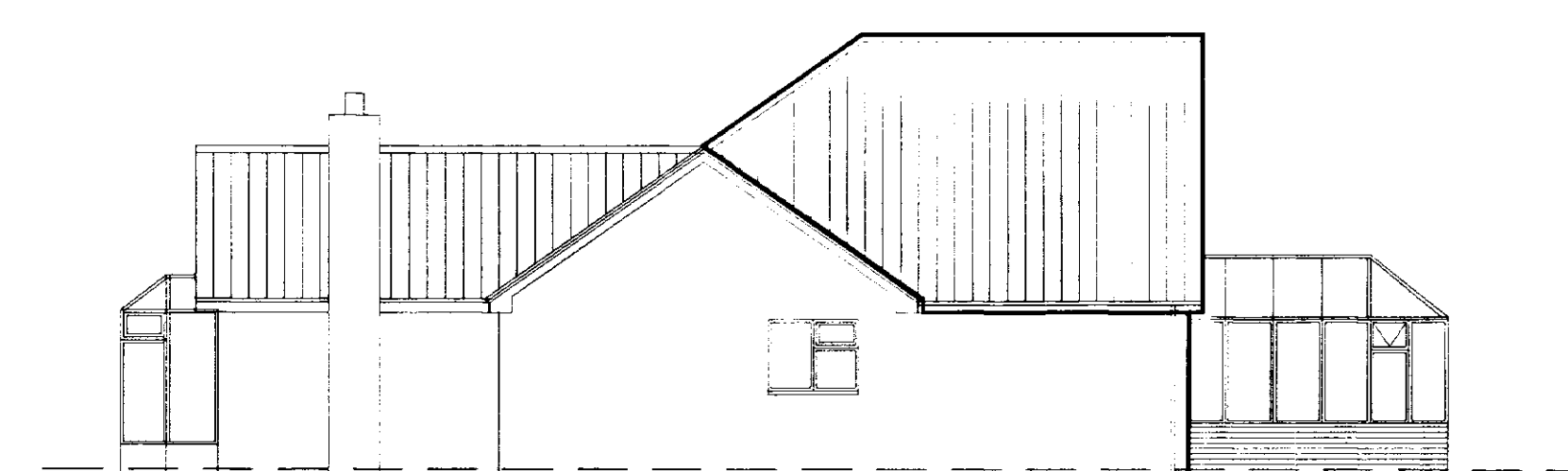
PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION



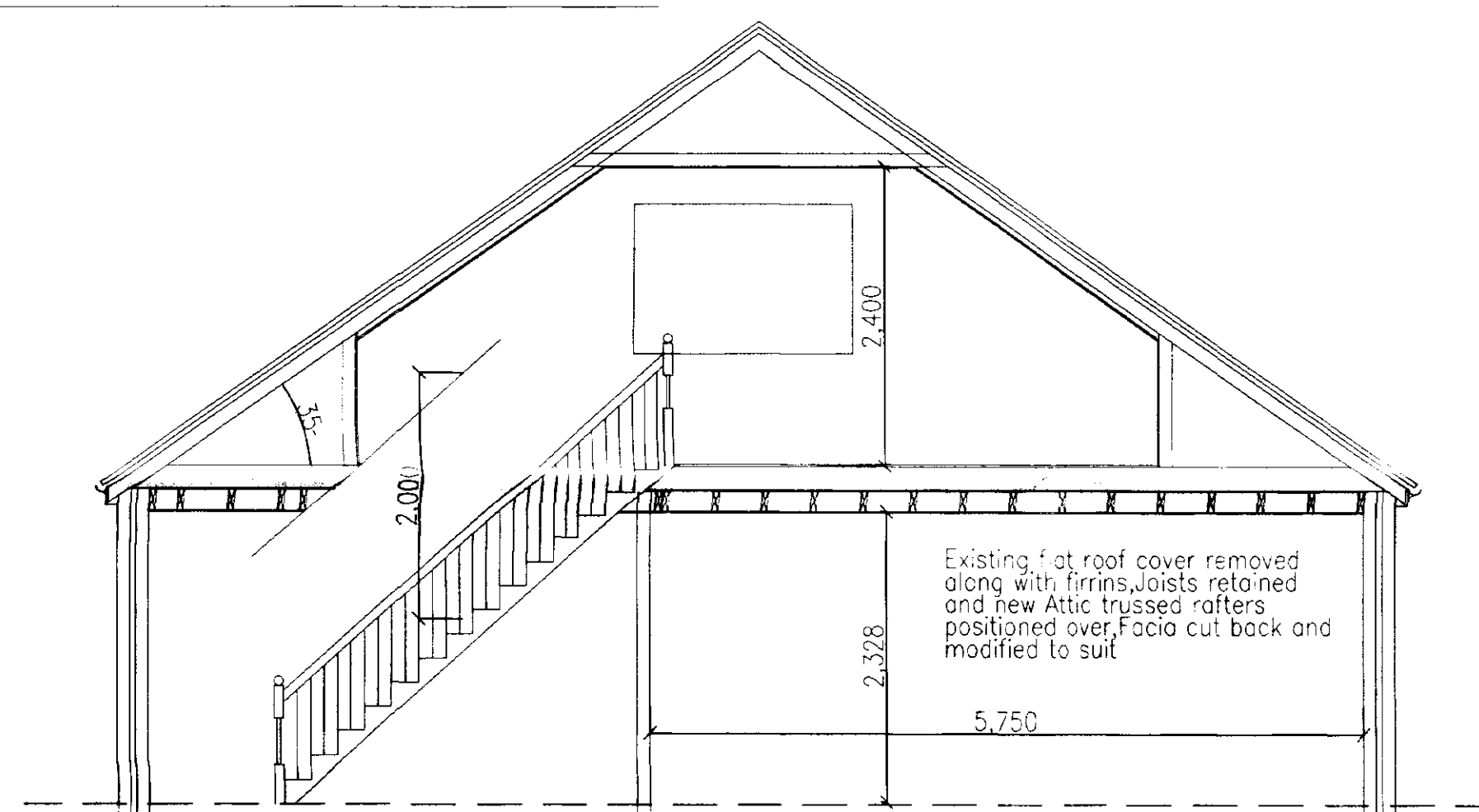
PROPOSED SIDE ELEVATION

SMOKE DETECTION.
Hard wired smoke detection sensors to be located in positions labelled DS. Units to be hardwired in position within 3m of bedroom doors and 7m of habitable room doors All to B.S 5446 P1: 1,1990 with battery back up and inter connected to separate fuse board. ALL UNITS CEILING MOUNTED.

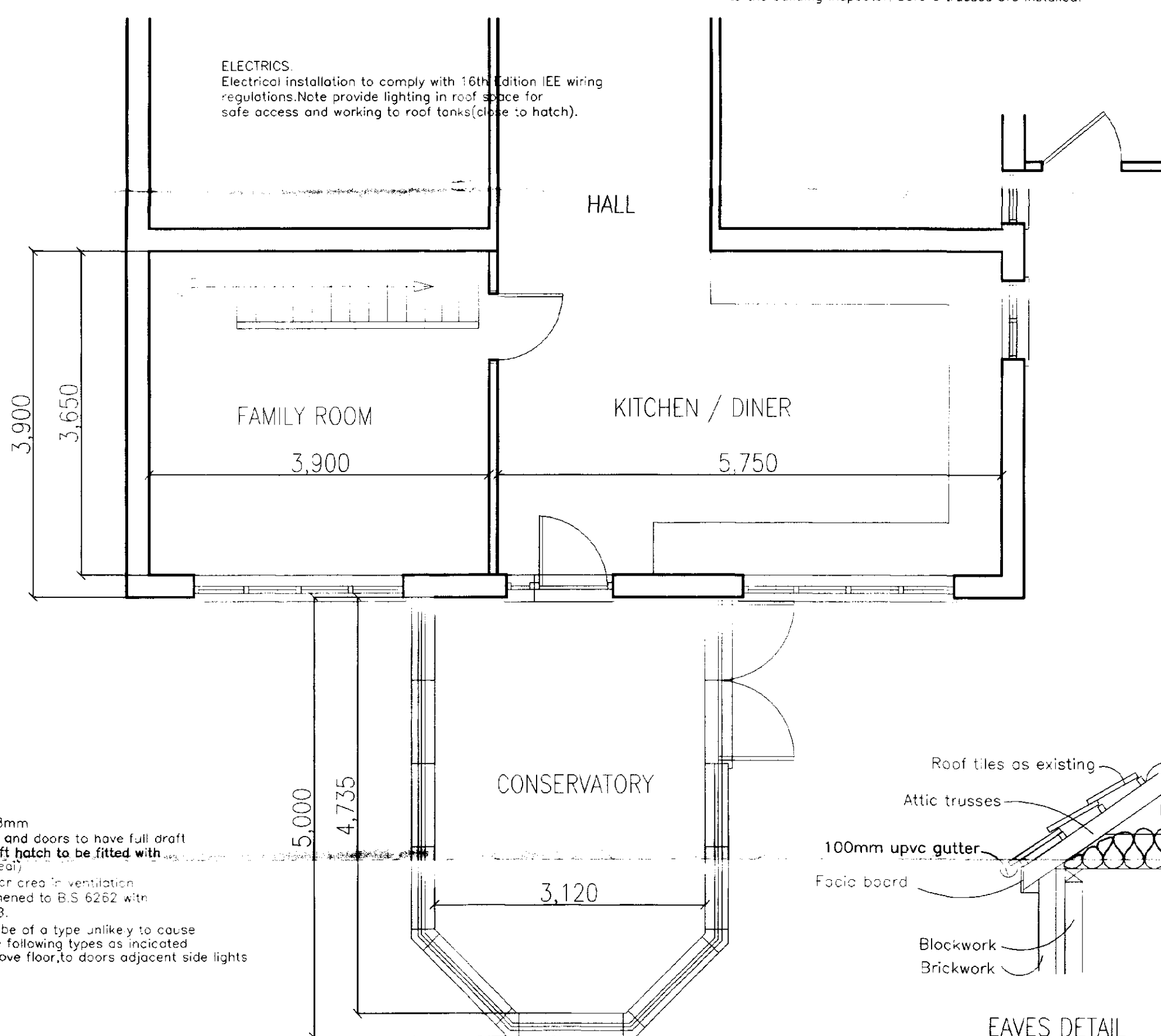
CONDITIONAL APPROVALS.
Required for:
Non standard roof trusses.
The main contractor will be responsible for obtaining and submitting for approval, Calculations from the truss manufacturer to the building inspector, before trusses are installed.

ELECTRICS.
Electrical installation to comply with 16th edition IEE wiring regulations Note provide lighting in roof space for safe access and working to roof tanks (above to hatch).

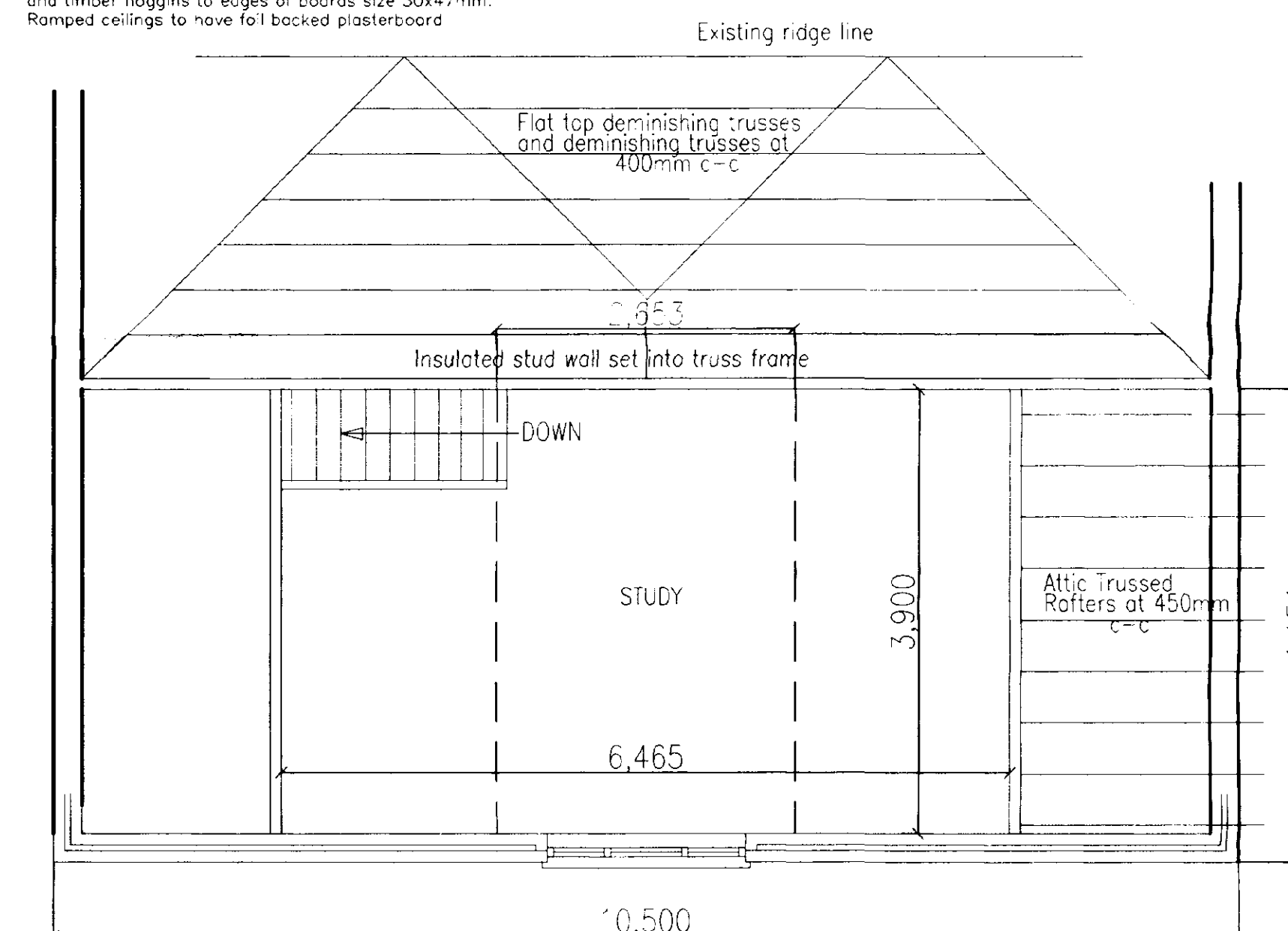
CEILINGS.
Ceilings of 12.5mm Plasterboard and skim or Artek finish through out to BS 1230 part 1 with sealed and supported cross joints and timber noggin to edges of boards size 30x47mm.
Ramped ceilings to have foil backed plasterboard



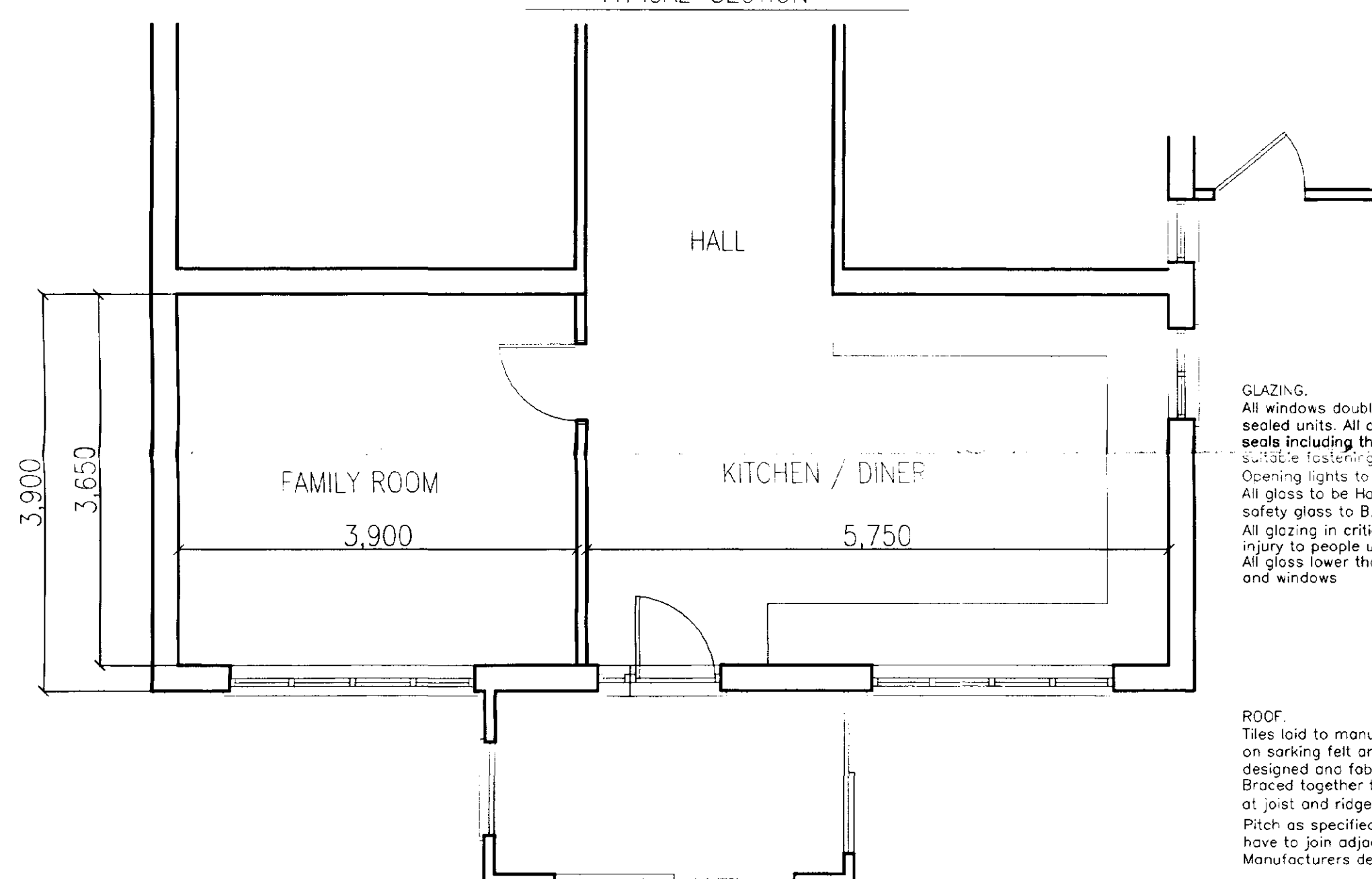
TYPICAL SECTION



PROPOSED GROUND FLOOR PLAN



PROPOSED LOFT CONVERSION



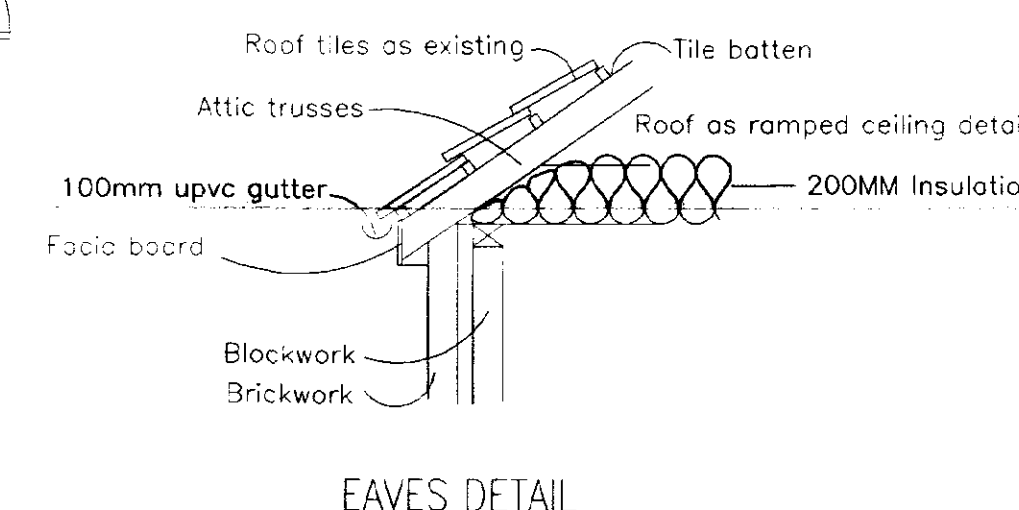
EXISTING GROUND FLOOR PLAN

GLAZING.
All windows double glazed with 28mm sealed units. All opening windows and doors to have full draft seals including the loft hatch. (Loft hatch to be fitted with suitable fastening to compress seal).
Opening lights to give 1/20th floor area in ventilation.
All glass to be hardened or toughened to B.S 6262 with safety glass to B.S 6206 CLASS B.
All glazing in critical locations to be of a type unlikely to cause injury to people upon impact, the following types as indicated.
All glass lower than 1,500mm above floor to doors adjacent side lights and windows.

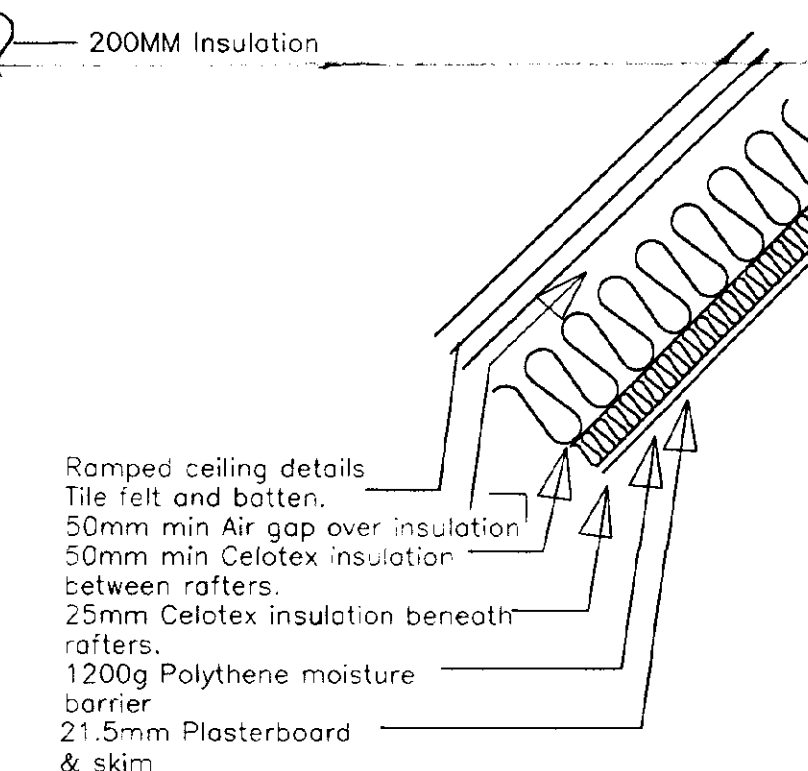
ROOF.
Tiles laid to manufacturers instructions and specification on sarking felt and tile battens 25x38mm, on Trusjo Rafter designed and fabricated to BS 5265 at 600mm c-c.
Braced together to BS 5266 1985 p13. 100x25mm binders at joist and ridge nodes and at plane of truss webs.
Pitch as specified, contractors are reminded that where roofs have to join adjacent structures, the pitch must be checked on site. Manufacturers details/dimensions to be checked on site before ordering.

Dormer trusses/loftboards and valley trays or tiles to roof intersections and manufacturers compound truss as appropriate.
Diagonal bracing 100x25mm running from eaves to inner binders on top of ceiling joists and inner truss plane 75x100mm wall plates.
Fascia board offset 150mm from brickwork 6mm masterboard soffit with continuous Gildavale soffit vent strip. Equivalent to 25mm ridge ventilation where necessary to give equivalent of 10mm continuous gap full length of roof.

WALL.
Outer leaf of Facing bricks 65mm cavity with 65mm Superglass insulation. 6no stainless steel wire ties per 1m sq and cavity closed at roof and reveals with blockwork.
Inner leaf of 100mm aerated blocks maximum density 1100kg/m.
Movement joints as indicated. Incorporate bricktor or similar expanded metal to mortar coarsing 25mm below all windows.
Inner face of all blockwork rendered and skimmed. Internal faces of steel lintels to be covered with min 15mm lightweight plaster. Cavity to extend min 150mm below dpc at perimeters.



EAVES DETAIL



RAMPED CEILING DETAIL

DRAWING/FILE No 681JW2
PROJECT
PROPOSED ADDITIONAL ROOM TO EXISTING BUNGALOW, LOCATED ABOVE EXISTING KITCHEN

SCALE 1:50 1=100
DATE 01/10/2001
DRAWN M.D.BROKER

Issued
Revisions
DETERMINED PLAN

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SOUTH HOLLAND DC
HOUSING & PLANNING
15 OCT 2001