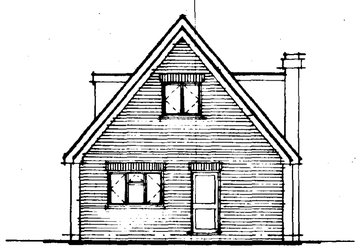
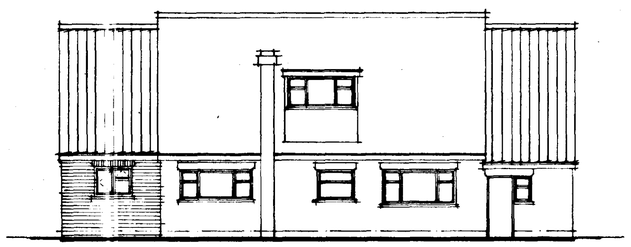


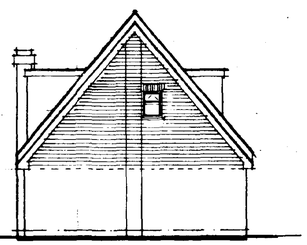
Front



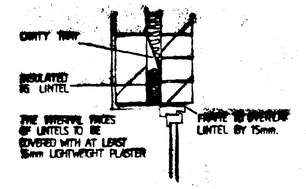
Side

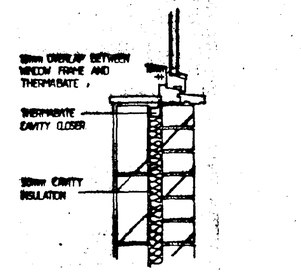


Rear

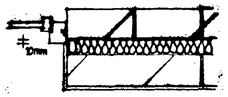


Side



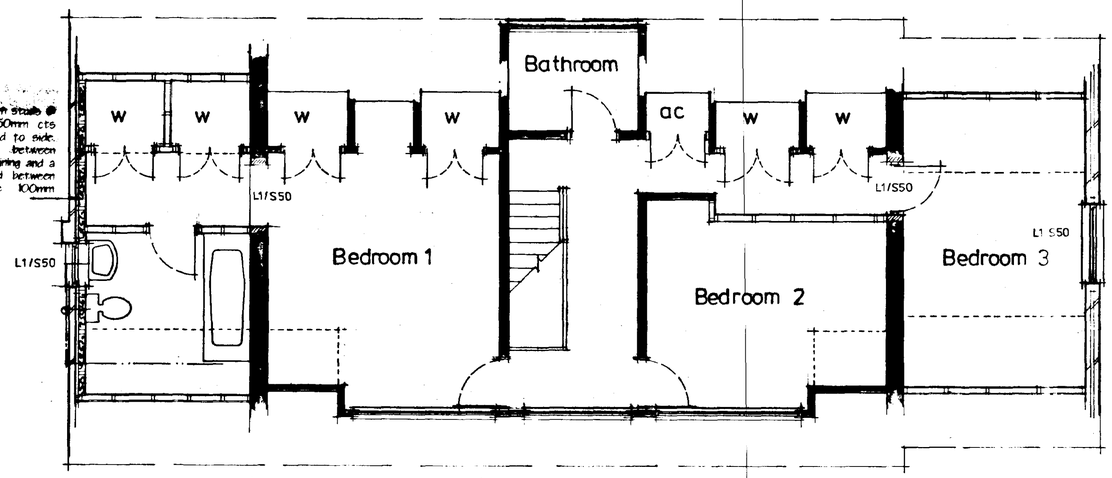


1:10 SILL AND LINTEL



1:10 REVEALS

DRY LINING
Dry-lining to consist of 50 x 100mm studs @ 1200mm ctrs horizontally and 450mm ctrs vertically with 12.5mm plasterboard to side. Vapor barrier to be placed between plasterboard and studwork of dry-lining and a breather membrane to be placed between studwork and wall. Incorporate 100mm fibreglass insulation between studs.



First Floor Plan

ROOF CONSTRUCTION
Roof trusses manufacturers to provide design details & calculations of truss to L.A. prior to commencement of work on site. Truss rafters at 600mm max. ctrs., bracing & tank stand to TPA recommendations in accordance with B.S.5268 Part 2&3 1985.
100 x 75 wall plate, strapped to wall with 30 x 5 mm m.s. straps 1500 long once bent over at 2m ctrs. Fixed back to wall. Trusses fixed to wall plate by galvanized truss clip or tosh nailed. 30x 5mm m.s. straps 1500 long at 2m ctrs laid over 3 no. ceiling joists & up rake of rafters at gables, all with solid packing.
Concrete interlocking tiles at 50° Pitch on 38x25mm battens on untearable felt to B.S.747.
Roof insulation to be 2 No. layers of 100mm fibreglass insulation running opposite ways.
Cross ventilation maintained with Redland Rearvent Eaves Ventilators, giving min 10mm air gap & preventing insect penetration. Installed in accordance with manufacturer's instructions.
Valleys constructed via GRP valley troughs.
Compound trusses to manufacturer's specification.
Roof hatch to be provided to gain access to roof void and water tanks. Moisture resisting chipboard to be used to form a walkway from hatch to tanks.
Roof hatches to be insulated & draught sealed & lockable.
Ensure eaves ventilation at least equal to continuous strip 25mm. wide.
Ensure ridge ventilation at least equal to continuous strip 5mm. wide.
Ensure 50mm. free air space between the roof deck and insulation. Where joists run at right angles to the flow of air a suitable air space may be formed by using counter battens.

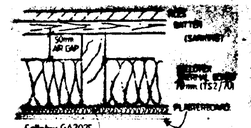
WINDOWS
All windows to be double glazed and fitted with trickle vents providing the following background ventilation:-
Habitable rooms 8,000mm²
Kitchen, W.C., Utility and Baths 4,000mm 2
All glass lower than 1.5m above floor level, to doors adj. Sidelights and windows, and lower than 800mm above floor level should be break safety glass or laminated or toughened glass to B.S. 56206:1981.
Double glazing to have min 12mm air gap between glass.

LINTELS
Lintels to be I.G. Catnic or similar approved lintels installed in accordance with manufacturer's instructions.
I.G. lintels to have cavity tray over.
Min. 2m headroom under all arches.
Steel beams to be designed by Structural Engineer.

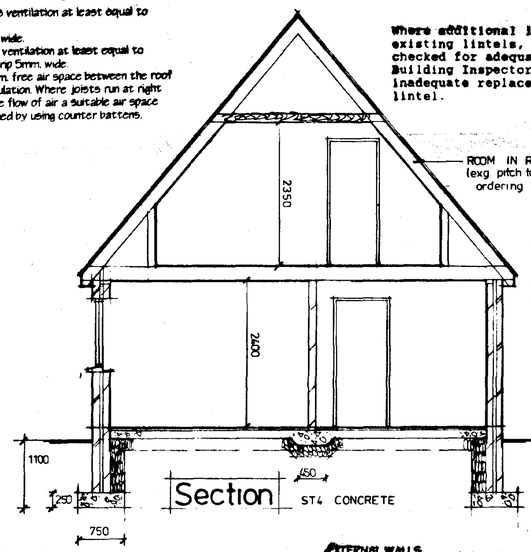
CEILINGS
12.5mm plasterboard ceiling to underside of joists.

HEATING
Boiler to be extended or electric storage heaters.
All hot water pipes to be within insulated space unless adequately insulated.
Heating system to have zone controls, timing controls and boiler interlocks.
Zone controls required for hot water central heating systems, fan controlled electric storage heaters and electric panel heaters to control the temperatures independently in those areas that require different temperatures. The control devices could be room thermostats and /or thermostatic radiator valves at any other suitable temperature sensing devices. Timing devices should be provided to control the periods when heating systems operate. This provision should be made for gas fired and oil fired systems and for systems with solid fuel fired boilers where forced draught fans operate when heat is required.

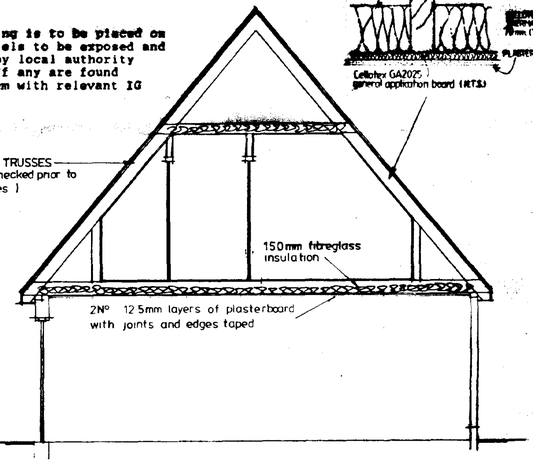
STUDWORK
Studs to be 50 x 100 @ 600 ctrs vertically & 1200m ctrs. horizontally, with 12.5mm plasterboard to each side.
100mm fibreglass insulation to studwork on first floor where indicated.



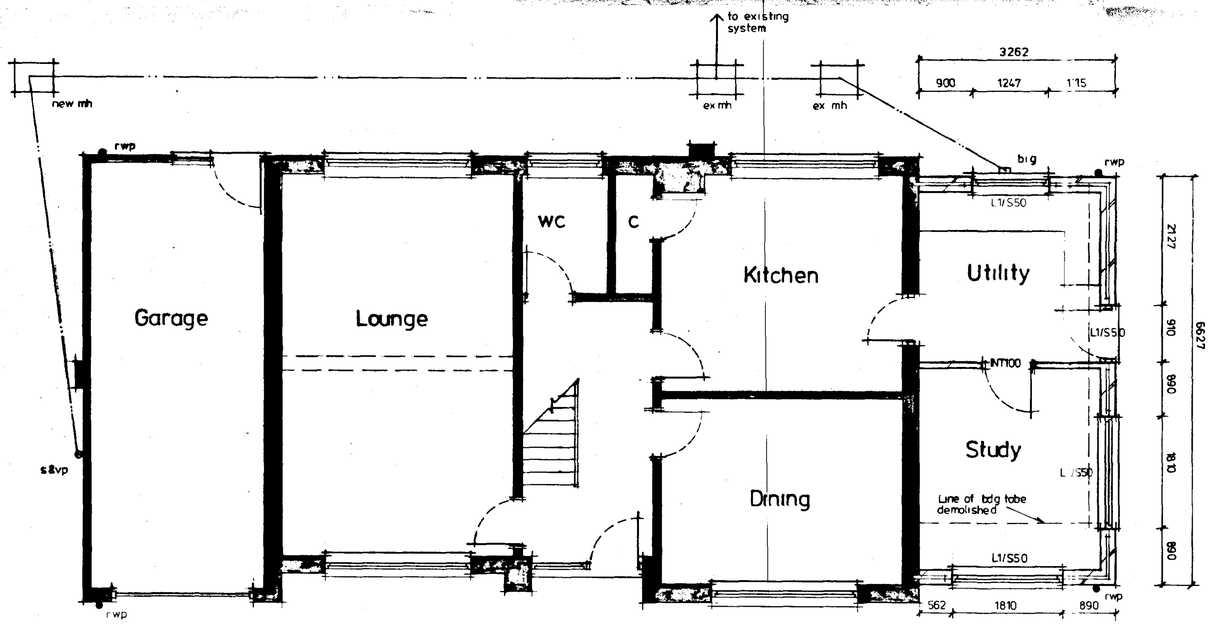
Where additional loading is to be placed on existing lintels, lintels to be exposed and checked for adequacy by local authority Building Inspector. If any are found inadequate replace them with relevant IG lintel.



Section ST4 CONCRETE



Section



Ground Floor Plan

DRAFT PROOFING
Limiting Infiltration
The following methods satisfy the requirements:-
a. Sealing the gaps between dry-lining and masonry walls at the edge of openings such as windows and doors and at the junctions with walls floors and ceilings by continuous bands of fixing plaster.
b. Sealing vapor control membranes in timber frame and other framed panel construction.
c. Fitting draught-stripping in the frames of openable elements on windows, doors and roof lights.
d. Sealing around floor and ceiling hatches.
e. Ensuring boxing for concealed services is sealed at floor and ceiling levels and sealing piped. Services where they penetrate or project into hollow constructions or voids.

FLOORS
GROUND FLOOR CONSTRUCTION
Floor Slab:-
38mm polystyrene topped with 19mm chipboard.
500 DPM Between chipboard and insulation on 100mm concrete slab on 1200 gauge Visqueen DPM, on 25mm compacted sand blinding, on min. 150mm consolidated, max. fill 600mm DPM dressed up & linked with all DPC's in external and internal walls.

BELOW DPC WALLS.
Incorporate 7N/mm² block below Ground level.
Lean mix concrete fill to cavity below Ground level.

SERVICES BELOW GROUND LEVEL
Where drains pass through walls/footings below ground level to be protected with Osma protection sleeve or similar to prevent entry of vermin.

ALL REDUNDANT DRAINS AND FOUNDATIONS TOBE GRUBBED OUT.

EXTERNAL WALLS
Cavity wall 255mm overall consisting of good quality facing bricks 50mm min cavity with Dritherm cavity insulation 50mm thick,100mm Thermalite insulating blocks 3.5N. 13mm plaster to internal faces of walls. All cavities to be sealed at highest point .Close reveals with damcore insulated vertical DPC in accordance with manufactures specification. DPC's to all walls external & internal, min 150mm above Finished Ground Level. DPC to be linked/lapped with DPM.
Galvanized butterfly wall ties 6 no. per square metre (450 ctrs vertically & 900 ctrs horizontally to B.S.1243 (1978) amended) & 300 mm max. ctrs at reveals.
New bricks/blockwork joined to existing via Tru-line crocodile clips installed in strict accordance with manufactures instructions..

EXTRACTOR FANS
Bathrooms to have extract rate of 15 Litres/second.
Utility to have extract rate of 30 Litres/second all ducted to external air.
Internal W.C.
Mechanical extractor capable of extracting air at a rate not less than 3 air changes per hour which may be operated intermittently with 15 minutes overrun

SOUTH HOLLAND DC
HOUSING & PLANNING
25 JUN 1996
Ref: H558/96

CONDITIONAL APPROVAL
The contractors should check the building regulations approval notice for conditions. The appropriate manufacturer's details must be obtained & submitted to the building control office

Peter Humphrey associates
18 Chapel Road,
Wisbech,
Cambridgeshire PE13 1RF
Telephone 01945 466966
Fax 01945 466433

PROJECT
Proposed Extensions
88 Chapelgate
Sutton St James

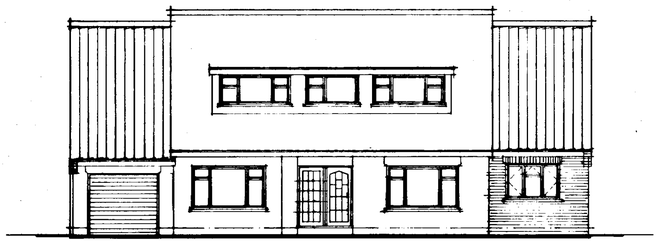
CLIENT Mr & Mrs Tibbs

DATE	SCALE	JOB No.
May 1996	1:50 1:100	1141/1
REVISED		

British Institute of Architectural Technologists

COPYRIGHT: THIS DRAWING MUST NOT BE ISSUED, LOANED OR COPIED WITHOUT THE CONSENT OF THE ABOVE PRACTICE.

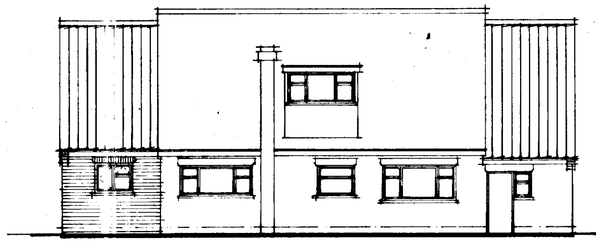
DO NOT SCALE FROM THIS DRAWING



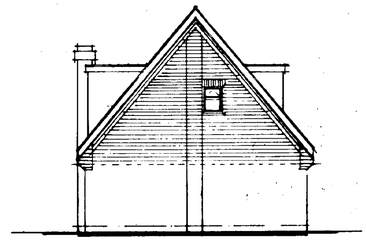
Front



Side

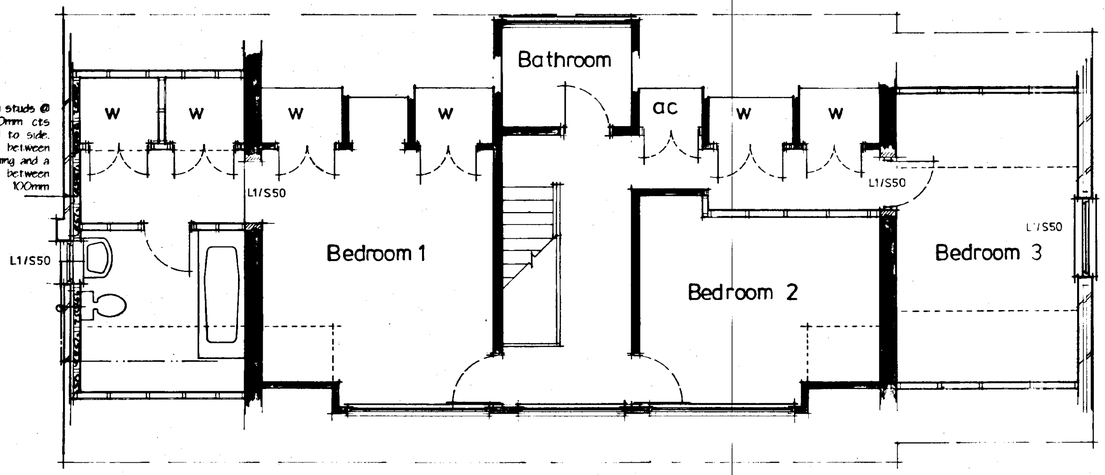


Rear



Side

DRY LINING
Dry-lining to consist of 50 x 100mm studs @ 1200mm cts horizontally and 450mm cts vertically with 12.5mm plasterboard to side. Vapor barrier to be placed between plasterboard and studwork of dry-lining and a breather membrane to be placed between studwork and wall. Incorporate 100mm fibreglass insulation between studs.



First Floor Plan

ROOF CONSTRUCTION
Roof truss manufacturers to provide design details & calculations of truss to L.A. prior to commencement of work on site. Truss rafters at 600mm max. ctrs., bracing & tank stand to TPA recommendations in accordance with B.S.5268 Part 2&3 1985.
100 x 75 wall plate, strapped to wall with 30 x 5 mm m.s. straps 1500 long once bent over at 2m ctrs. Fixed back to wall. Trusses fixed to wall plate by galvanized truss clip or tosh nailed. 30x 5mm m.s. straps 1500 long at 2m ctrs laid over 3 no. ceiling joists & up rake of rafters at gables, all with solid packing.
Concrete interlocking tiles at 50° Pitch on 38x25mm battens on underlay felt to B.S.747.
Roof insulation to be 2 No. layers of 100mm fibreglass insulation running opposite ways.
Cross ventilation maintained with Redland Redvent Eaves Ventilators, giving min 10mm air gap & preventing insect penetration. Installed in accordance with manufacturer's instructions.
Valleys constructed via GRP valley troughs.
Compound truss to manufacturer's specification.
Roof hatch to be provided to gain access to roof void and water tanks. Moisture resisting chipboard to be used to form a walkway from hatch to tanks.
Roof hatches to be insulated & draught sealed & lockable.
Ensure eaves ventilation at least equal to continuous strip 25mm. wide.
Ensure ridge ventilation at least equal to continuous strip 5mm. wide.
Ensure 50mm. free air space between the roof deck and insulation. Where joists run at right angles to the flow of air a suitable air space may be formed by using counter battens.

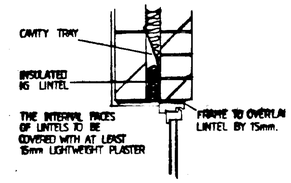
WINDOWS
All windows to be double glazed and fitted with trickle vents providing the following background ventilation:-
Habitable rooms 8,000mm²
Kitchen, W.C., Utility and Baths 4,000mm 2
All glass lower than 1.5m above floor level, to doors adj. Sidelights and windows, and lower than 800mm above floor level should be break safety glass or laminated or toughened glass to B.S. 5620:6:1981.
Double glazing to have min 12mm air gap between glass.

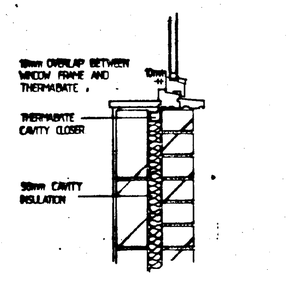
LINTELS
Lintels to be I.G. Catnic or similar approved lintels installed in accordance with manufacturer's instructions.
I.G. lintels to have cavity tray over.
Min. 2m headroom under all arches.
Steel beams to be designed by Structural Engineer.

CEILINGS
12.5mm plasterboard ceiling to underside of joists.

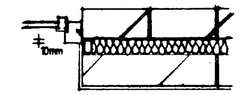
HEATING
Boiler to be extended or electric storage heaters.
All hot water pipes to be within insulated space unless adequately insulated.
Heating system to have zone controls, timing controls and boiler interlocks.
Zone controls required for hot water central heating systems, fan controlled electric storage heaters and electric panel heaters to control the temperatures independently in those areas that require different temperatures. The control devices could be room thermostats and /or thermostatic radiator valves at any other suitable temperature sensing devices. Timing devices should be provided to control the periods when heating systems operate. This provision should be made for gas fired and oil fired systems and for systems with solid fuel fired boilers where forced draught fans operate when heat is required.

STUDWORK
Studs to be 50 x 100 @ 600 ctrs vertically & 1200m ctrs. horizontally, with 12.5mm plasterboard to each side.
100mm fibreglass insulation to studwork on first floor where indicated.

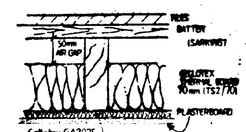




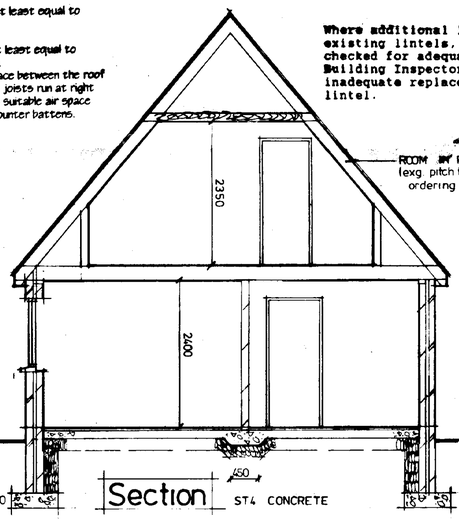
1:10 SILL AND LINTEL



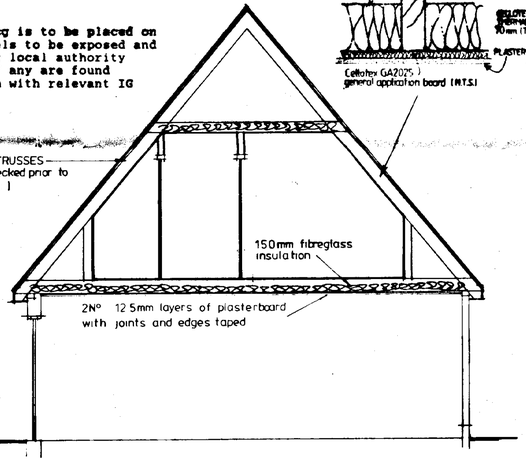
1:10 REVEALS



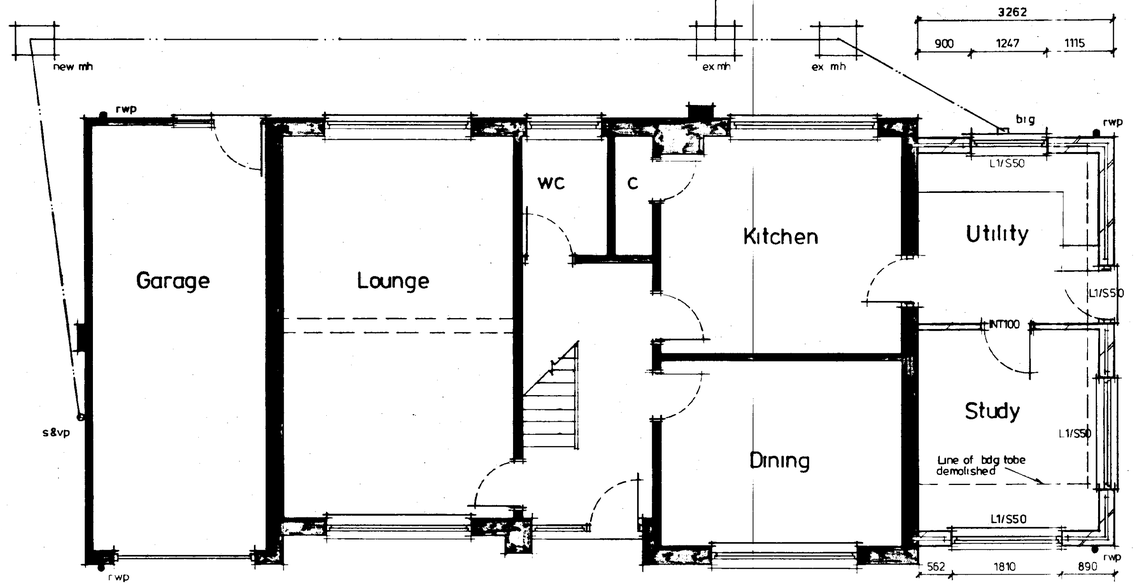
Where additional loading is to be placed on existing lintels, lintels to be exposed and checked for adequacy by local authority Building Inspector. If any are found inadequate replace them with relevant IG lintel.



Section



Section



Ground Floor Plan

DRAFT PROOFING
Limiting infiltration
The following methods satisfy the requirements:-
a. Sealing the gaps between dry-lining and masonry walls at the edge of openings such as windows and doors and at the junctions with walls floors and ceilings by continuous bands of fixing plaster.
b. sealing vapor control membranes in timber frame and other framed panel construct ons.
c. Fitting draught-stripping in the frames of operable elements on windows, doors and roof lights.
d. Sealing around floor and ceiling hatches.
e. Ensuring boxing for concealed services is sealed at floor and ceiling levels and sealing pipes. Services where they penetrate or project into hollow constructions or voids

FLOORS
GROUND FLOOR CONSTRUCTION
Floor Slab:-
38mm polystyrene topped with 19mm chipboard.
500 DPM Between chipboard and insulation on 100mm concrete slab on 1200 gauge Visqueen DPM, on 25mm compacted sand blinding, on min. 150mm consolidated, max. fill 600mm DPM dressed up & linked with all DPC's in external and internal walls.

BELOW DPC WALLS.
Incorporate 7N/mm² block below Ground level.
Lean mix concrete fill to cavity below Ground level.

SERVICES BELOW GROUND LEVEL
Where drains pass through walls/footings below ground level to be protected with Osma protection sleeve or similar to prevent entry of vermin.

ALL REDUNDANT DRAINS AND FOUNDATIONS TOBE GRUBBED OUT.

EXTERNAL WALLS
Cavity wall 255mm overall consisting of good quality facing bricks 50mm min. cavity with Dritherm cavity insulation 50mm thick,100mm Thermalite insulating blocks 3.5N. 13mm plaster to internal faces of walls. All cavities to be sealed at highest point .Close reveals with damcore insulated vertical DPC in accordance with manufactures specification. DPC's to all walls external & internal, min 150mm above Finished Ground Level. DPC to be linked/lapped with DPM.
Galvanized butterfly wall ties 6 no. per square metre (450 ctrs vertically & 900 ctrs horizontally to B.S.1243 (1978) amended) & 300 mm max. ctrs at reveals.
New bricks/blockwork joined to existing via Trulline crocodile clips installed in strict accordance with manufactures instructions..

EXTRACTOR FANS
Bathrooms to have extract rate of 15 Litres/second.
Utility to have extract rate of 30 Litres/second all ducted to external air.
Internal W.C.
Mechanical extractor capable of extracting air at a rate not less than 3 air changes per hour which may be operated intermittently with 15 minutes overrun

CONDITIONAL APPROVAL
The contractors should check the building regulations approval notice for conditions. The appropriate manufacturer's details must be obtained & submitted to the building control office

SOUTH HOLLAND DISTRICT COUNCIL 06 SEP 1996 Ref. assessor

AMENDED PLAN
Ref. A1

Peter Humphrey associates
18 Chapel Road,
Wisbech,
Cambridgeshire PE13 1RF
Telephone 01945 466966
Fax 01945 466433

PROJECT
Proposed Extensions
88 Chapelgate
Sutton St James

CLIENT Mr & Mrs Tibbs

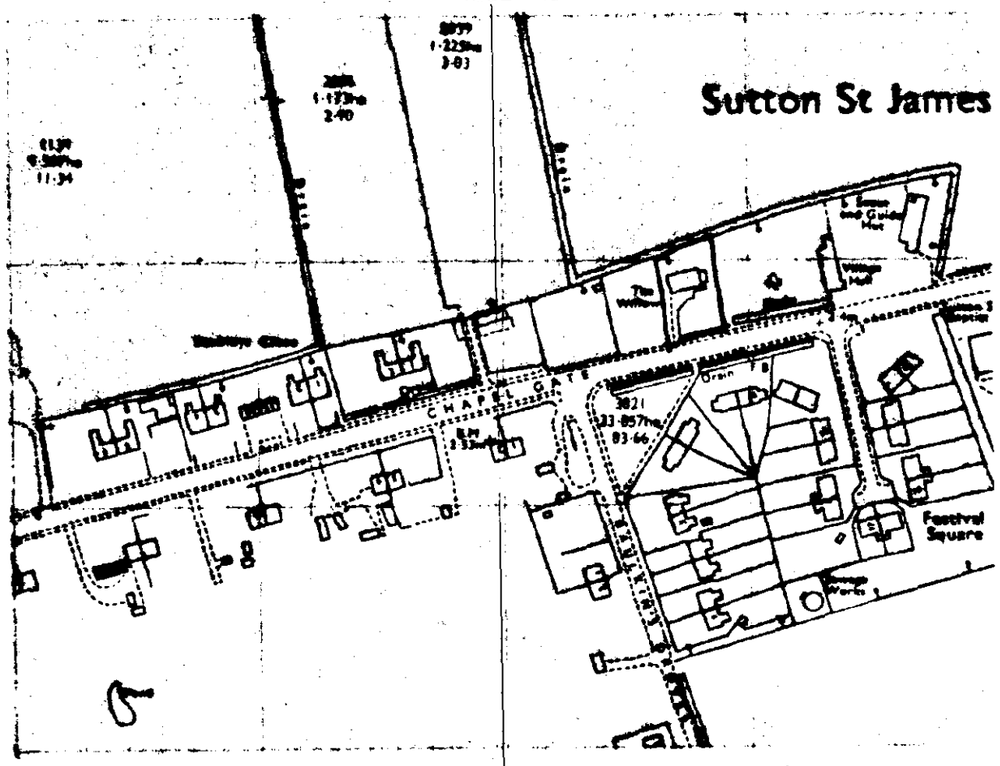
DATE	SCALE	JOB No.
May 1996	1:50 1:100	1141 / 1A

REVISED	
A 3.9.96	CABLEWAY TO EXTENSION

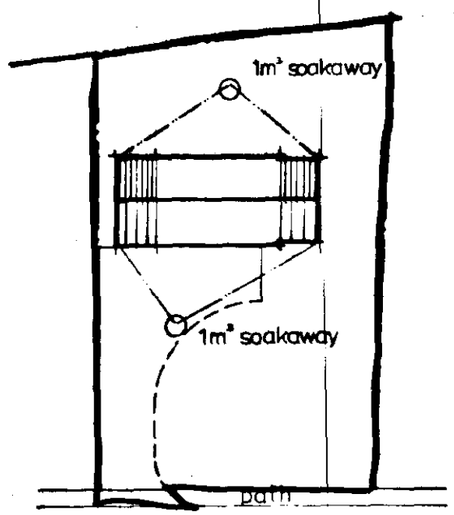
British Institute of Architectural Technologists

COPYRIGHT: THIS DRAWING MUST NOT BE ISSUED, LOANED OR COPIED WITHOUT THE CONSENT OF THE ABOVE PRACTICE.

DO NOT SCALE FROM THIS DRAWING



Location Plan 1:2500



CHAPELGATE

Site Plan 1:500

SOUTH HOLLAND DC
HOUSE OF PLANNING
25 JUN 1996
Ref: H588/96

DRAINAGE

Inspection chambers to be Hepworth or similar approved polypropylene with 100mm dia. inlets, 450 dia. Int. upto 1m deep, 1050mm dia. . Up to 1.5m deep. Cast iron cover & frame. 100mm dia. Upvc foul & surface water drains bedded & surrounded in 150mm pea gravel.

Drains protected against differential movement where passing through walls to be wrapped in 25mm fibreglass & have lintels over.

No bends to occur in wet section of s&vp.

All hand basins, baths & showers to have resealing traps Bath & sink 38 dia. waste, shower 40 dia. Waste, hand basin 32 dia. waste, w.c. 100 dia. waste. Where runs over 1.7m waste pipes to be 40 dia. 75mm deep seal traps. Back inlet gullies to take waste pipes where s&vp not convenient

ALL DRAINS BE 100mm DIA. UPVC.
FALLS TO BE;- 1;40 BETWEEN SVP and I.C.
1;70 BETWEEN I.C. and I.C.
1;70 BETWEEN RWP and SOAKAWAY

RAINWATER DRAINAGE

Surface water taken to soakaway min 4.5m from buildings.

Gutters 112mm dia. laid to fall 1;600, downpipes 68mm dia.

Where R.W.P. disperses on to roof, shoe to be fitted to bottom. Weather tile provided under shoe.

Peter Humphrey associates
19 Chapel Road,
Wisbech,
Cambridgeshire PE13 1RF
Telephone 01945 466966
Fax 01945 466453

PROJECT
Proposed Extensions
88 Chapelgate
Sutton St James

CLIENT Mr & Mrs Tibbs

DATE	SCALE	JOB No.
June 1996		1141/2

REVISED

British Institute of Architectural Technologists

COPYRIGHT: THIS DRAWING MUST NOT BE ISSUED, LOANED OR COPIED WITHOUT THE CONSENT OF THE ABOVE PRACTICE

DO NOT SCALE FROM THIS DRAWING