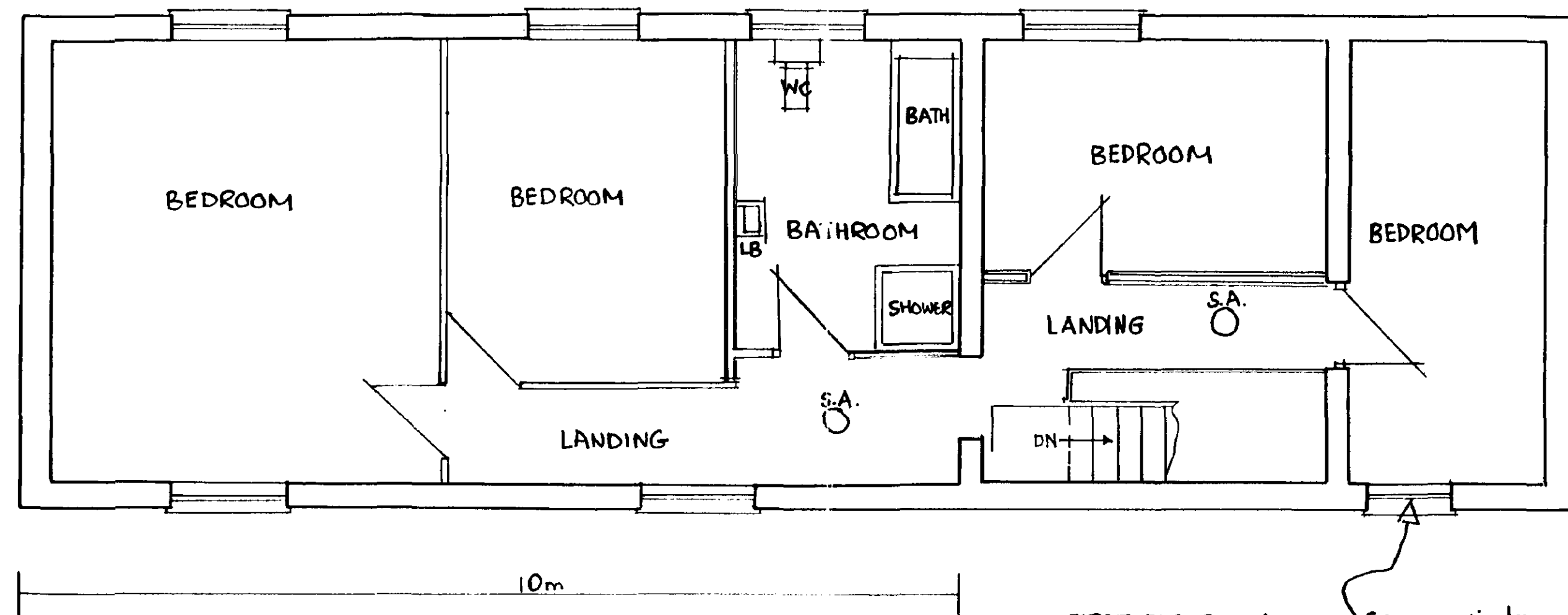
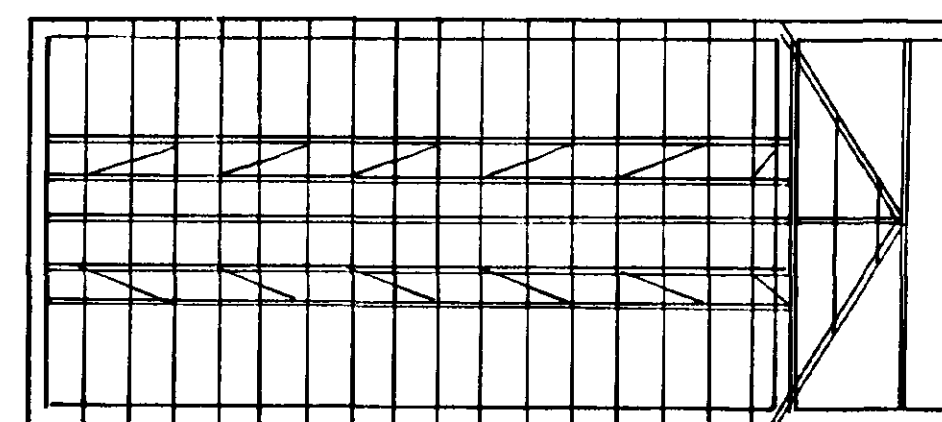


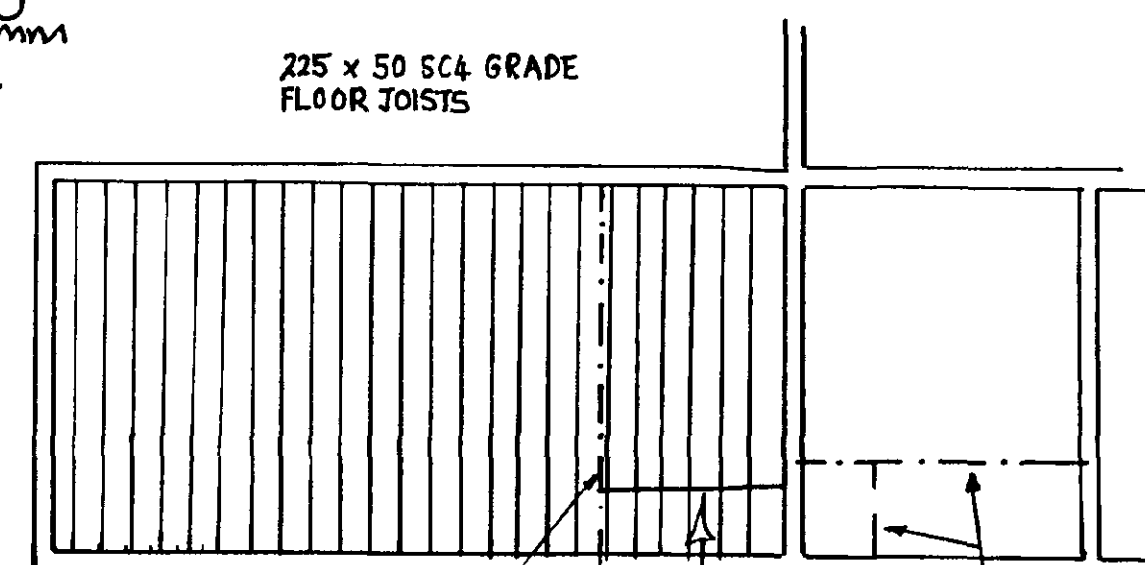


FIRST FLOOR PLAN

Escape window with an unobstructed opening that is at least 850mm high & 500mm wide.



ROOF PLAN

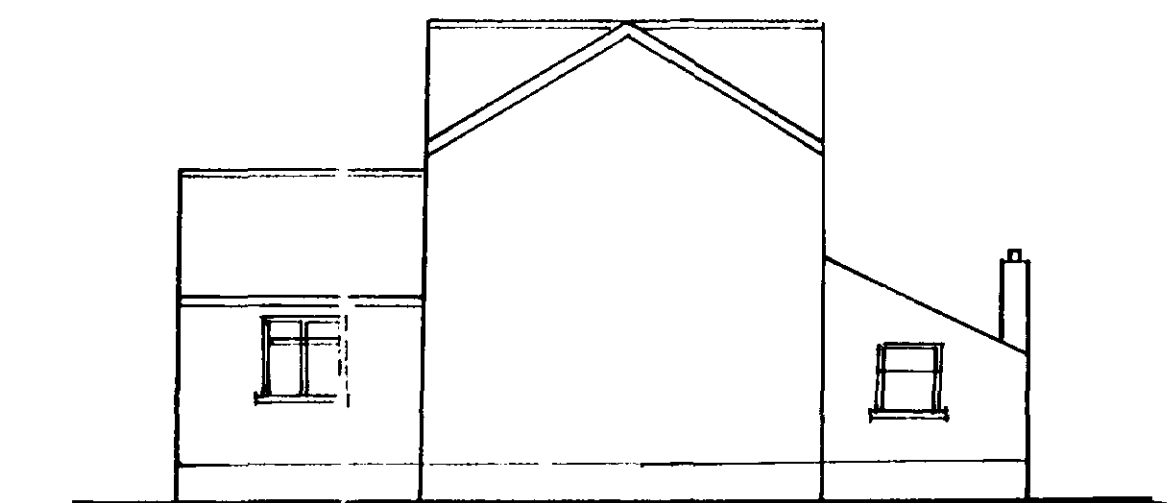


FLOOR JOIST PLAN

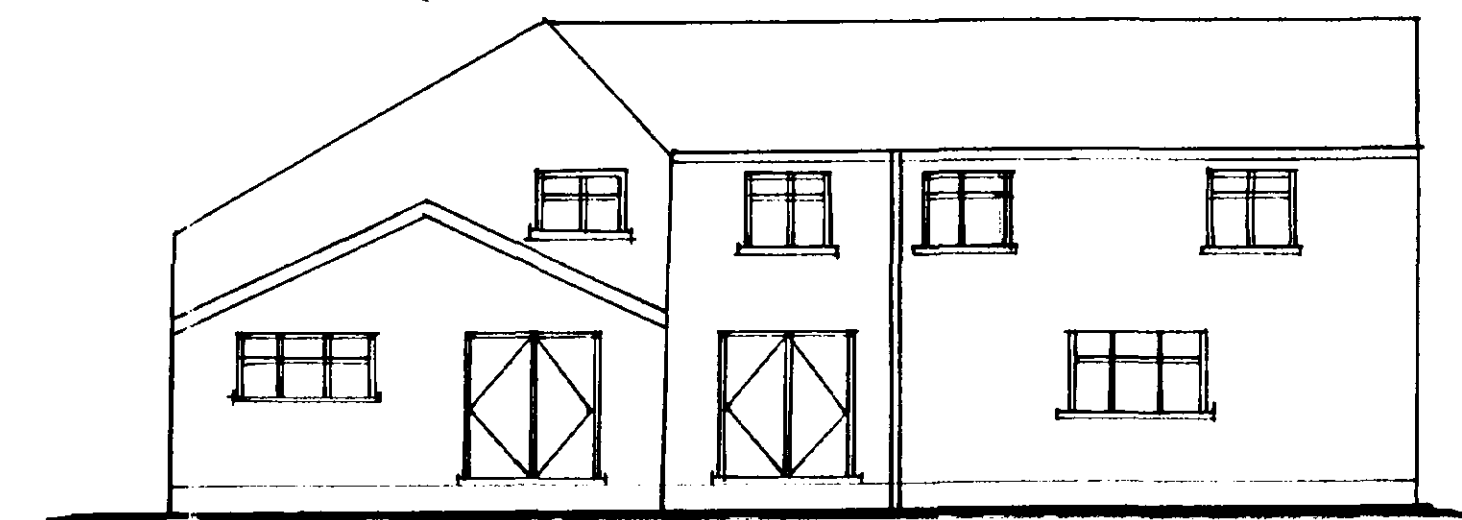
PROVIDE DOUBLEDUP FLOOR JOISTS BENEATH BOTH SHOWER & STUDWORK PARTITION.



FRONT

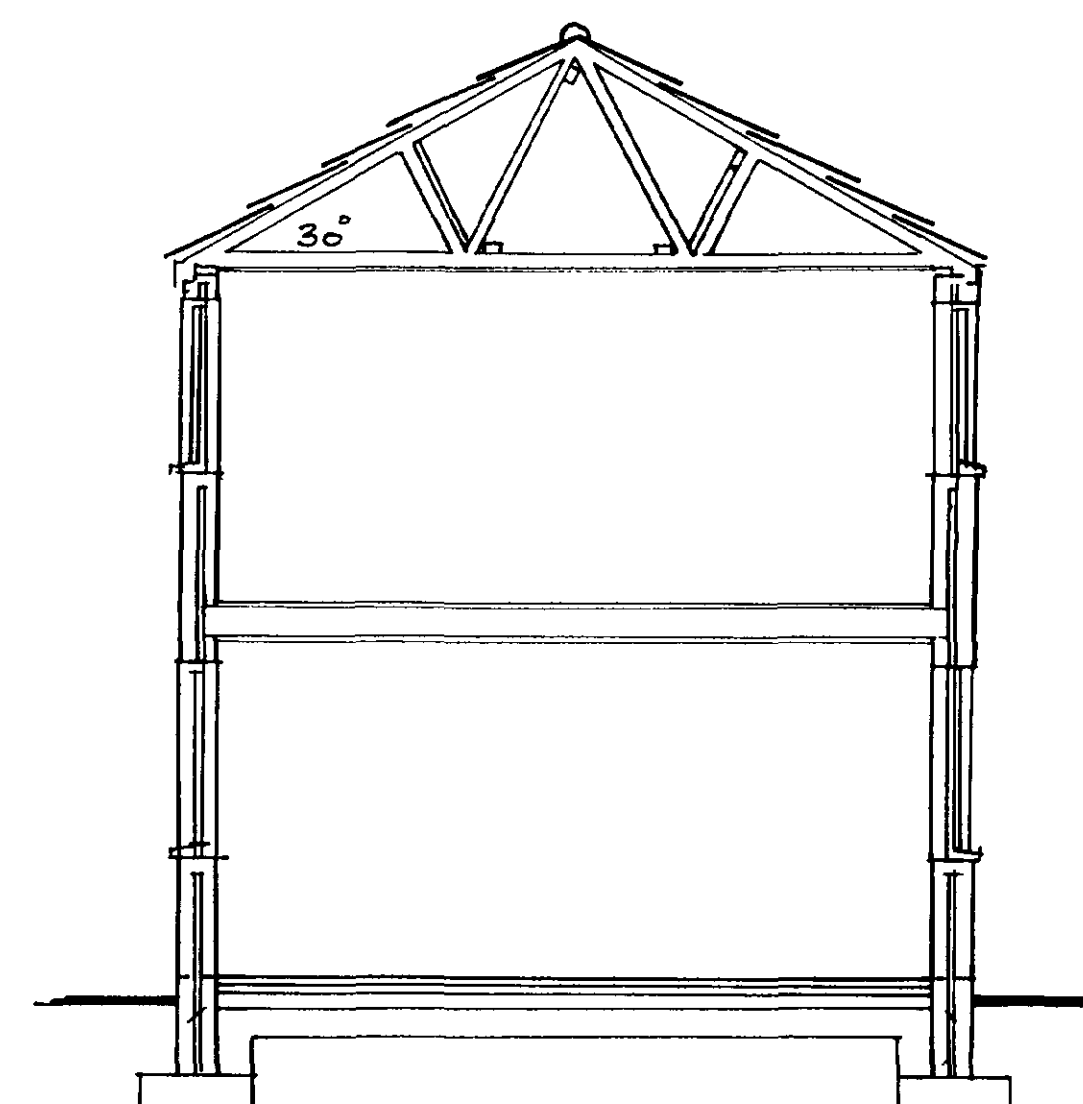


SIDE

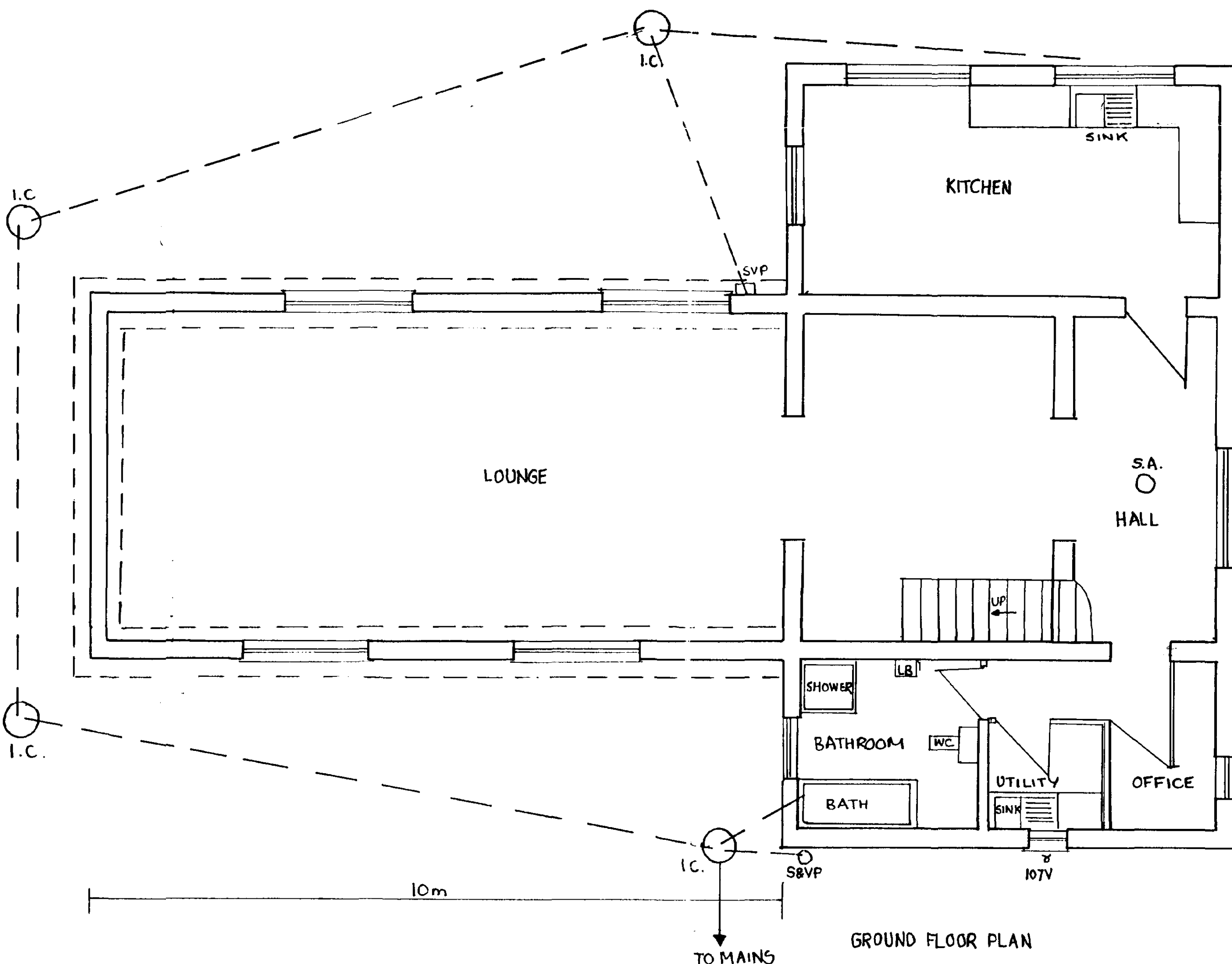


REAR

1:100



SECTION



GROUND FLOOR PLAN

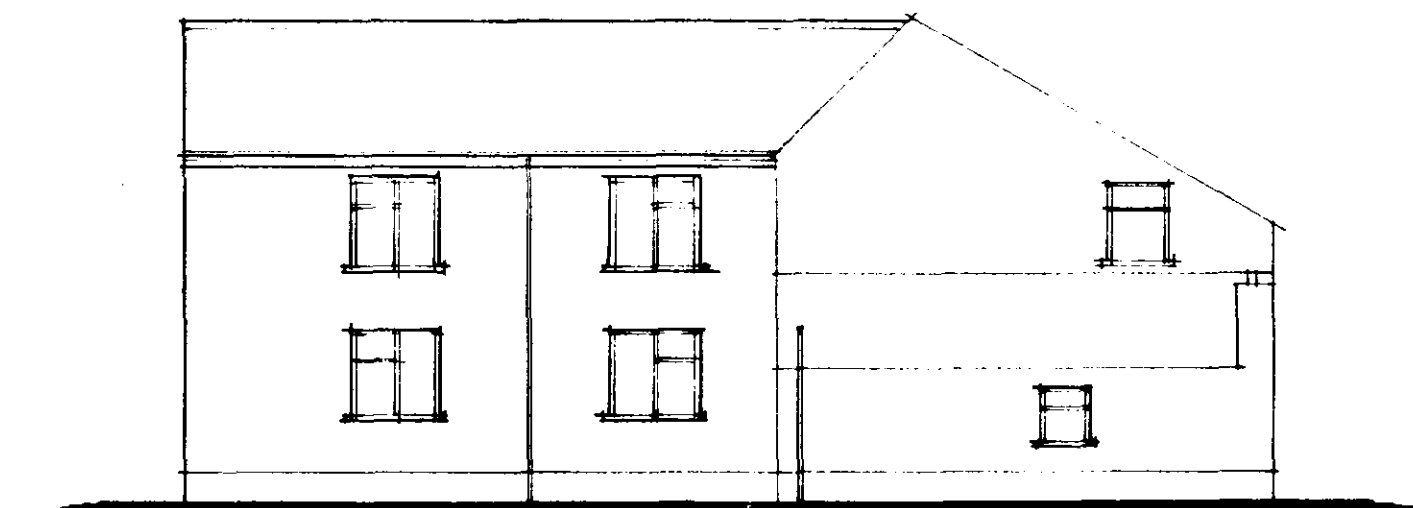
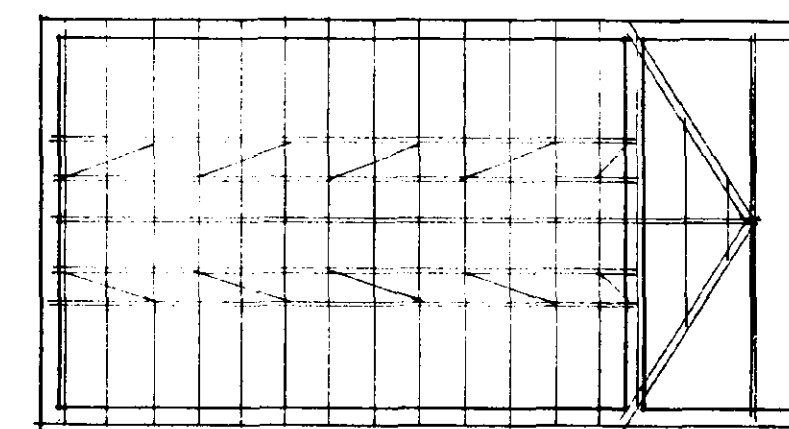
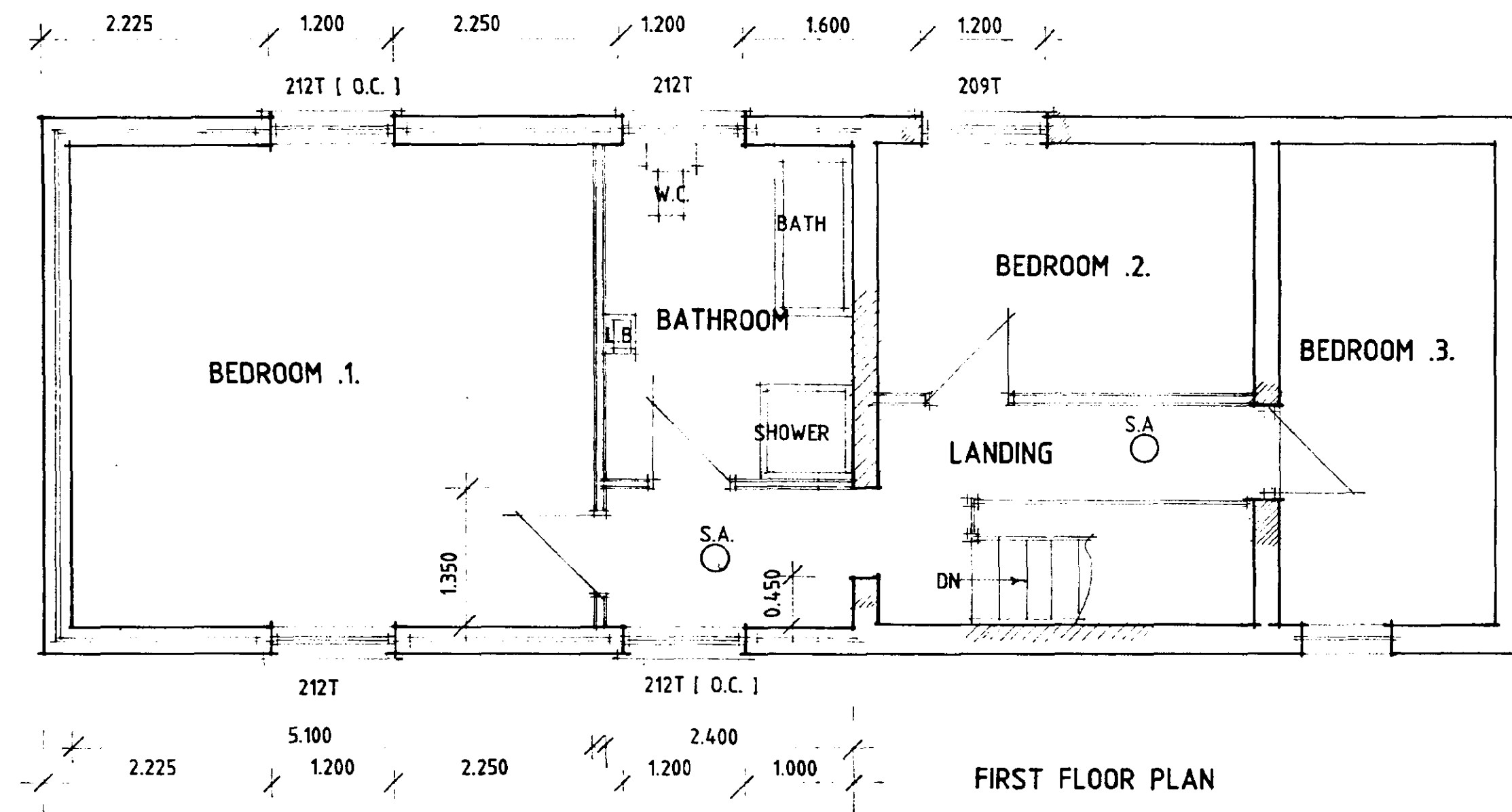
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SOUTH HOLLAND DC
HOUSING & PLANNING
18 AUG 2000
Ref: 0827/99

I AGREE WITH THE
PROPOSED
AMENDMENT

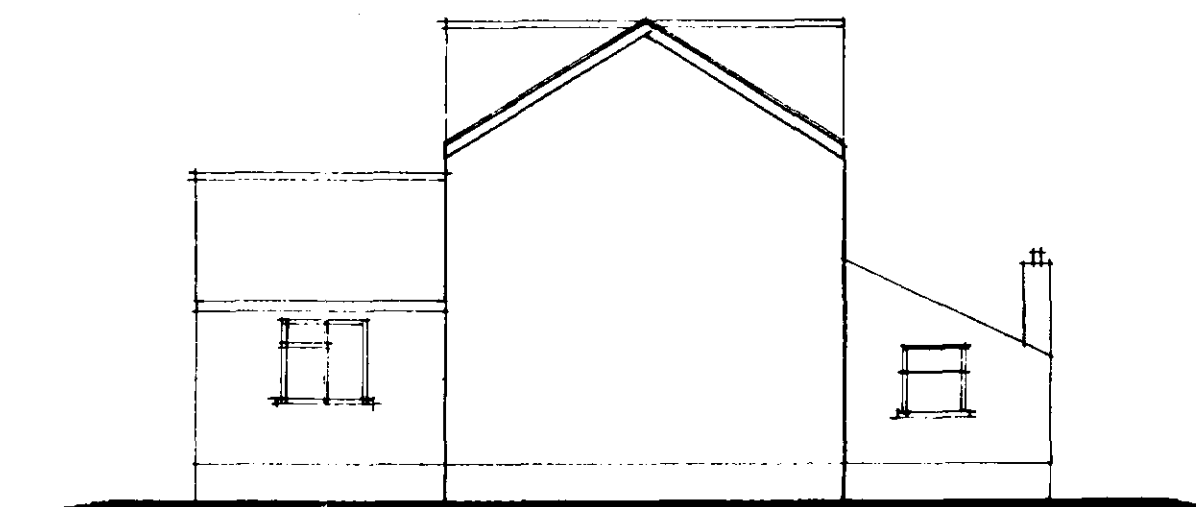
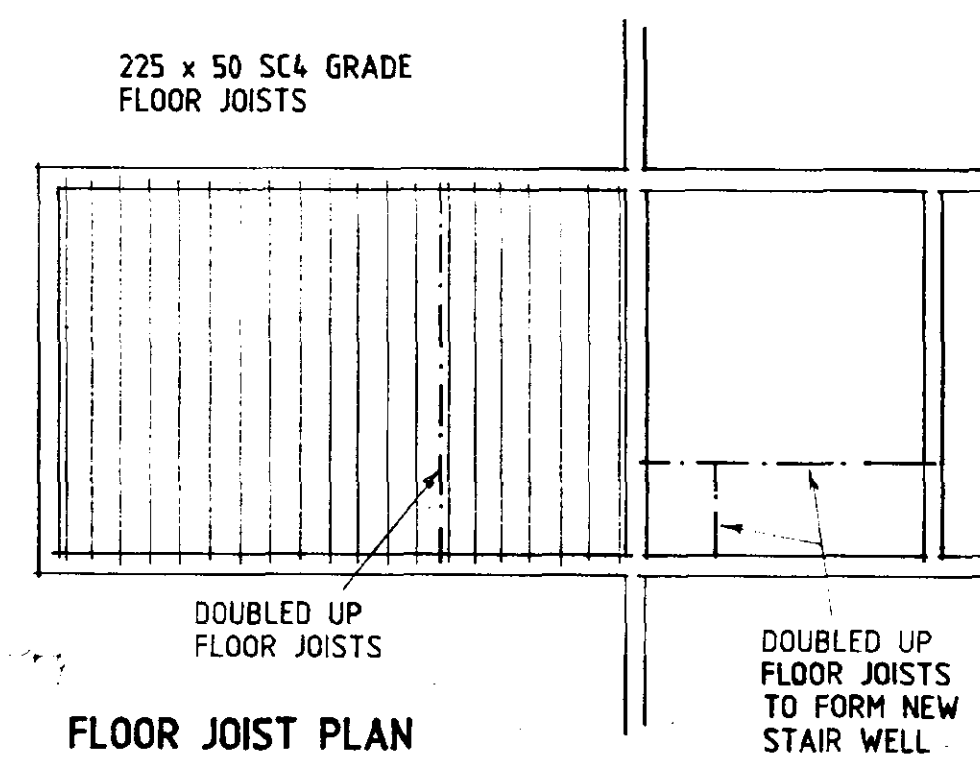
St. Blackburn
196 BROADGATE
WESTON HILLS

1

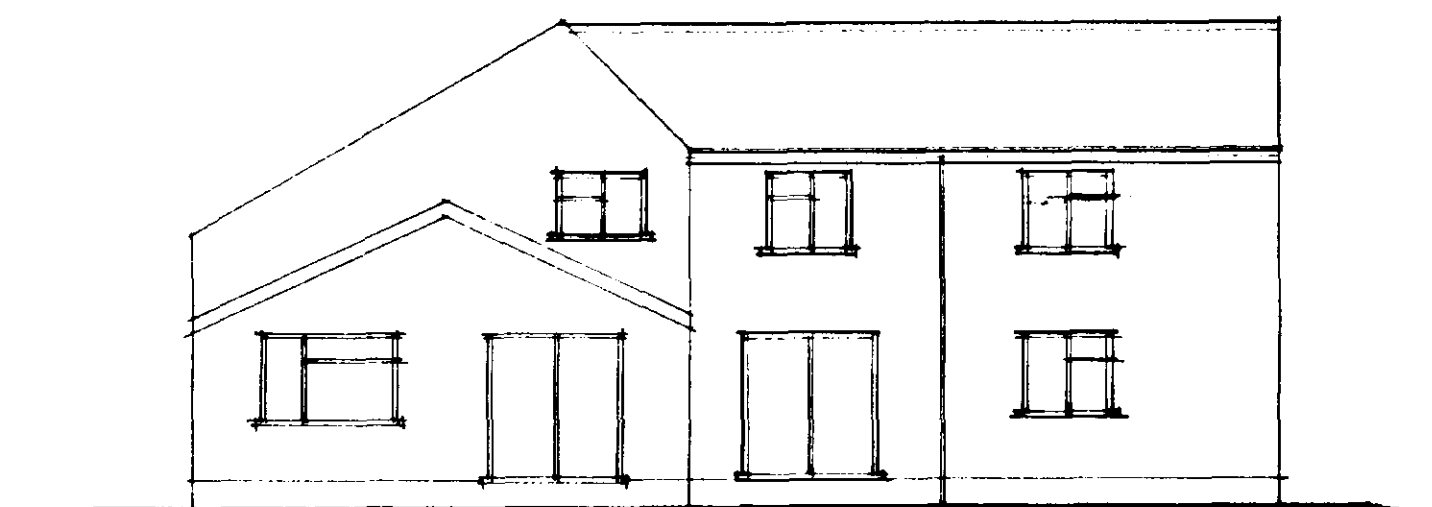


ROOF PLAN

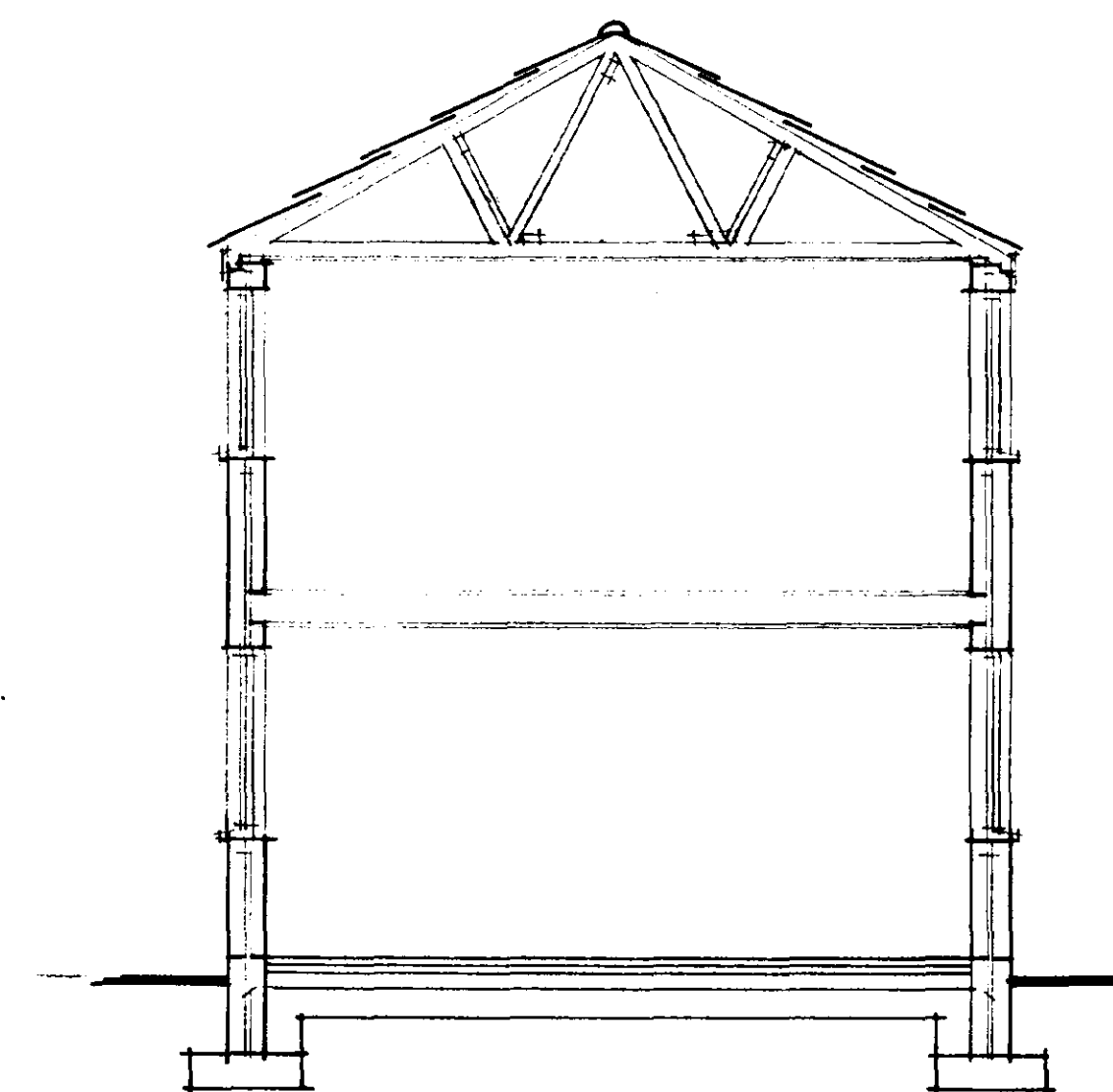
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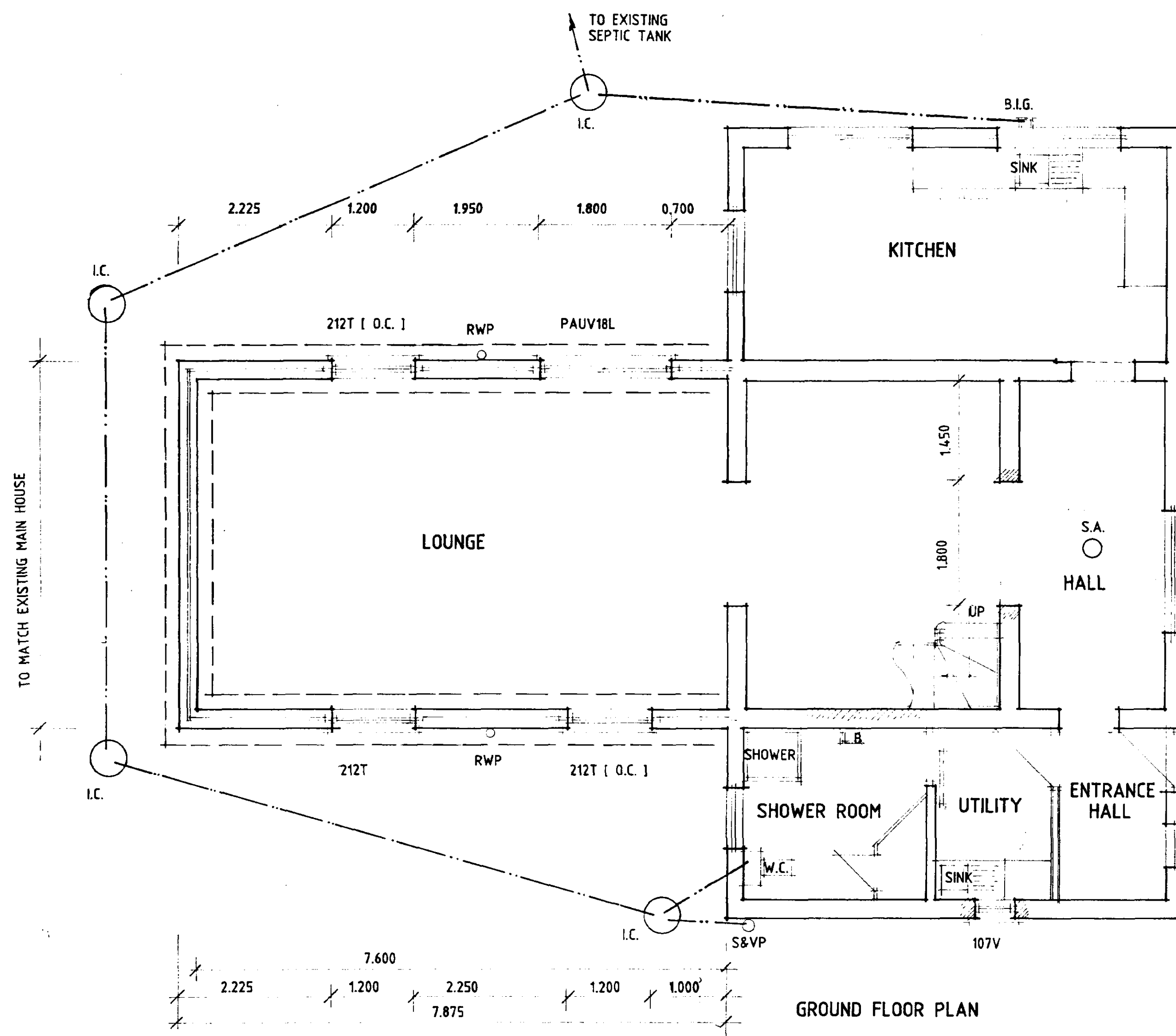
SIDE



REAR



SECTION



DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED EXTENSION TO
HOUSE AT 200 BROADGATE,
WESTON HILLS FOR

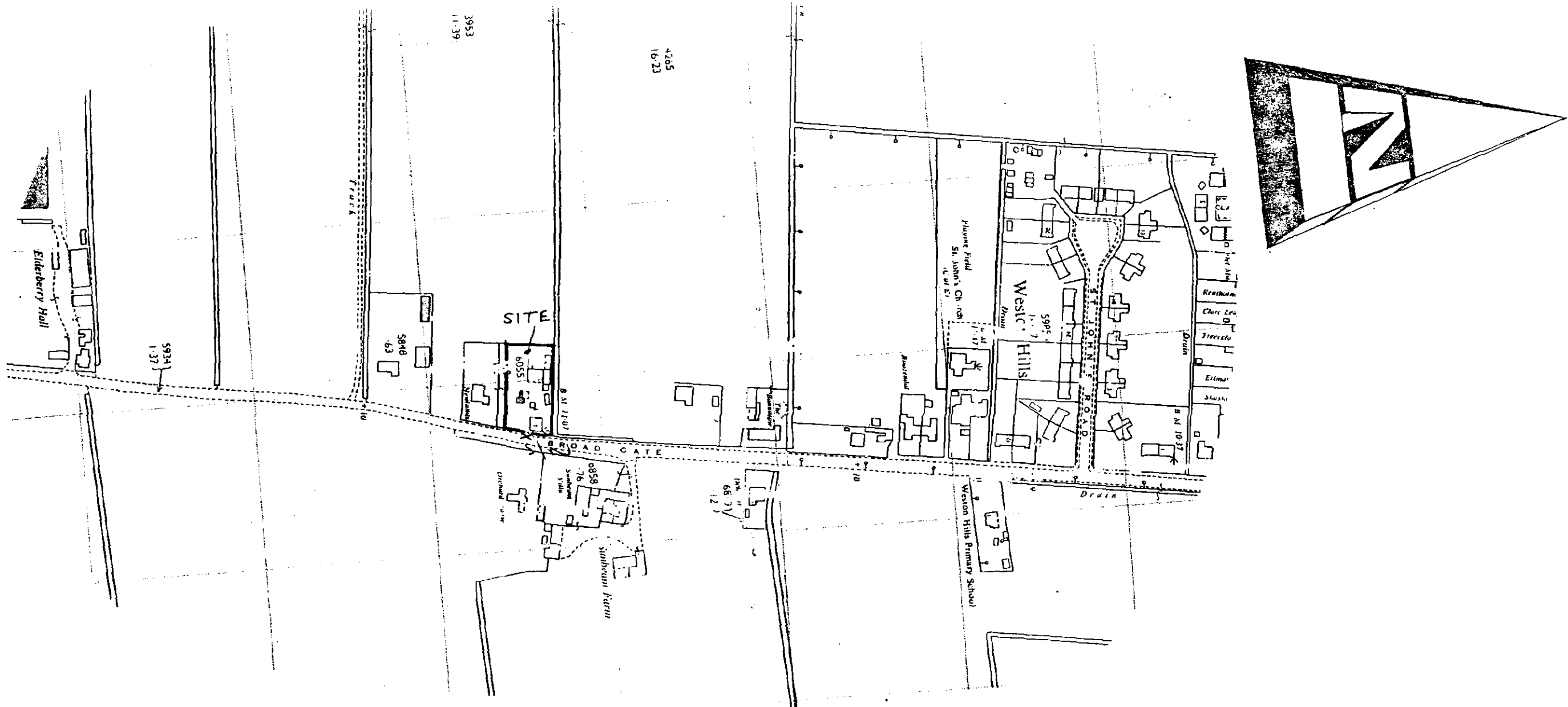
MRS. L. WORTLEY

PLANS AS PROPOSED

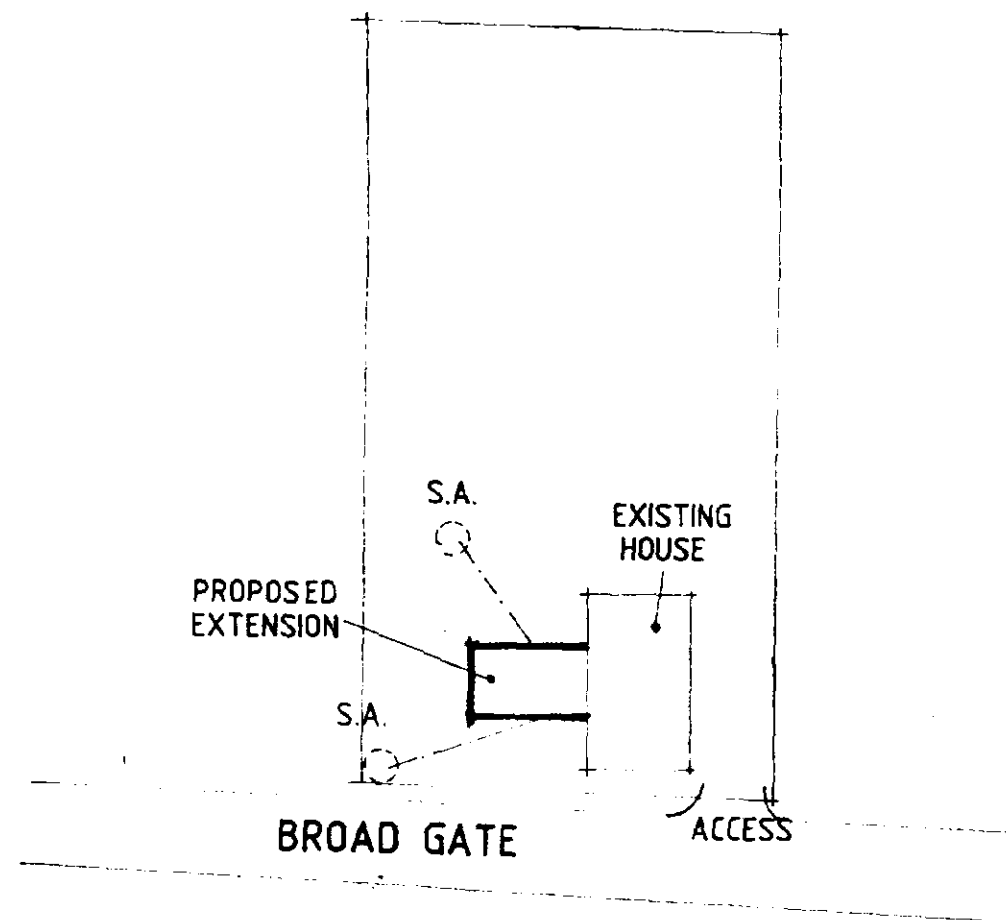
1:100 1:50 772072/2

AUG-99 B.GILHAM.

SOUTH HOLLAND DC
HOUSING & PLANNING
17 AUG 1999
Ref: 9827/99



LOCATION PLAN



SITE PLAN

Private Stairs

Stairwell formed by timber trimmers and load bearing walls (see plan). Provide timber balustrading to open side of stairs 900mm above pitch line and 1000mm high to stairwell opening to act as guarding and to be capable of resisting a horizontal force of 0.36 kN/m. Balustrading to be vertical type, not horizontal or ranch style. No parts of stairs to have any gaps greater than 99mm. Provide timber handrail to top of balustrading or independently 900mm above pitch line. Ensure minimum headroom above pitch line is 2000mm. Total rise: See plan. Maximum rise: 220mm. Minimum going: 220mm. Maximum pitch: 42°. Read in conjunction with Approved Document K.

New/Old Walling

Where new walling meets old provide proprietary flexible wall starters.

Roof Ventilation

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

Valleys

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

Kitchen Ventilation

Provide proprietary mechanical extract ventilation unit capable of extracting 60 l/sec. Alternatively provide proprietary cooker hood capable of extracting 30 l/sec.

Bathroom Ventilation

Provide proprietary mechanical extract ventilation unit capable of extracting 15 l/sec. System to offer intermittent operation.

Hot Water Storage

Provide system approved by BBA and installed by BBA approved installer. System to be vented and insulated in accordance with BS5615 1985. Provide thermostatic control.

Heating System

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

Insulated Pipes and Ducts

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 800mm above floor level plus doors to a minimum height of 1500mm above floor level. Side screens to be same as doors if within 300mm 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 110mm half round gutters and 68mm diameter downpipes.

Wall Construction

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

Habitable Room Trickle Ventilation

Provide proprietary trickle ventilators to head of windows giving a total opening area of not less than 8000mm².

Kitchen/Utility/Bathroom/WC Trickle Ventilation

Provide proprietary trickle ventilators to head of window giving a total opening area of not less than 4000mm².

Utility Ventilation

Provide proprietary mechanical extract ventilation unit capable of extracting 30 l/sec. System to offer intermittent operation.

Roof Insulation

To roof spaces provide proprietary 200mm thick insulation laid as 100mm between joists and 100mm across joists. Ensure a gap of 50mm between roof underfelt and quilt at all times.

Sub-structure Walling

100mm Class A dense concrete blocks. Bitumen felt d.p.c. to external walls 150mm above ground level. Weak mix infill to base of cavities to terminate 225mm below lowest d.p.c. level.

Foundations

As indicated on plan provide concrete strip foundations. To cavity walls provide 700mm wide x 225mm thick and to 100mm walls provide 450mm wide x 225mm thick, unless noted otherwise. To non-load bearing internal walls thicken out ground floor oversite concrete to 450mm wide x 200mm thick. Widen foundations at chimneybreast accordingly and make 300mm 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 as stated in Schedule or marked on plan by Boulton & Paul (OC) denotes items handed. All windows to be double-glazed sealed units except to garage.

I.G. Type L1/S75 lintels to cavity walls and I.G. type internal lintels to 100mm internal walls unless stated otherwise.

Brickwork below d.p.c. to be F.L. quality.

All soakaways to be minimum 1 m deep.

All external lintels to be insulated type.

All external joinery to be fully draught proofed.

Loft hatch to be draught sealed and latched shut.

Insulation in roof space to meet with insulation in external cavity walls to prevent cold bridging.

To all domestic floors to external perimeter walls provide 25 mm thick insulation dressed up walls to prevent cold bridging.

Seal all openings and joints to perimeter walls.

All doors, windows and any loft hatches to be effectively sealed and draught proofed.

Existing lounge to be converted into kitchen.

Existing bathroom to be converted into shower room. Replace bath with shower.

In existing kitchen provide 100mm stud partition with internal door to form utility and entrance hall. To utility provide new window with I.G. Type L9 lintel over.

Form opening in wall between old dining room and hall. Support over with I.G. Box 200 lintel.

At opening between existing dining room and new extension remove window and cut opening down to floor level.

Remove existing chimneybreast and staircase. Trim new opening to suit new staircase as shown. Doorway from landing to bedroom 2 to be adjusted as shown to suit new stairs and landing. Support over opening with I.G. Box 200 lintel.

Form new 100mm stud partition and internal door to bedroom 2 as shown. Remove existing bedroom window and brick up opening. Form new openings to suit new window for bedroom 2 and opening into new extension as shown. Support over with I.G. Box 200 lintel.

Form new extension as shown. Ground and first floor levels to match those of existing. First floor ceiling level to match that of existing. Width of extension to match that of existing 2-storey house.

Ensure roof pitch allows for ridge line to match that of existing house roof. Roof tiles to match those of existing house roof. External walls to be rendered to match those of existing house.

Notes & Revisions

Do not scale from this drawing.

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The General Contractor must check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects so that design amendments may be considered.

Please note: This drawing is not a conveyance drawing.

Construction work to be carried out with due regard to the Construction (Design and Management) Regulations 1994 (CDM) and the Health and Safety at Work, etc. Act 1974 (HSW Act).

DESIGN **Status**
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED EXTENSION TO
HOUSE AT 200 BROADGATE,
WESTON HILLS FOR

MRS. L. WORTLEY.

SITE PLAN

1:2500 1:500 772072/3

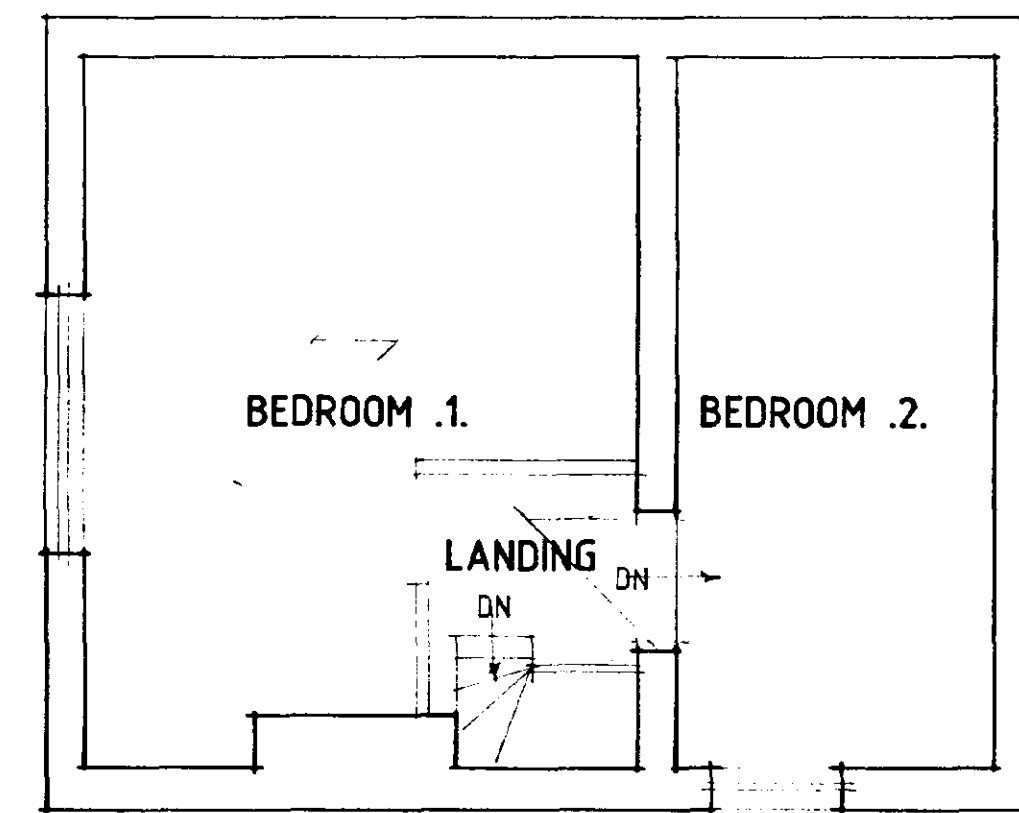
AUG-99 B.GILHAM.

SOUTH HOLLAND DC
HOUSING & PLANNING
17 AUG 1999
Ref: 0827/99

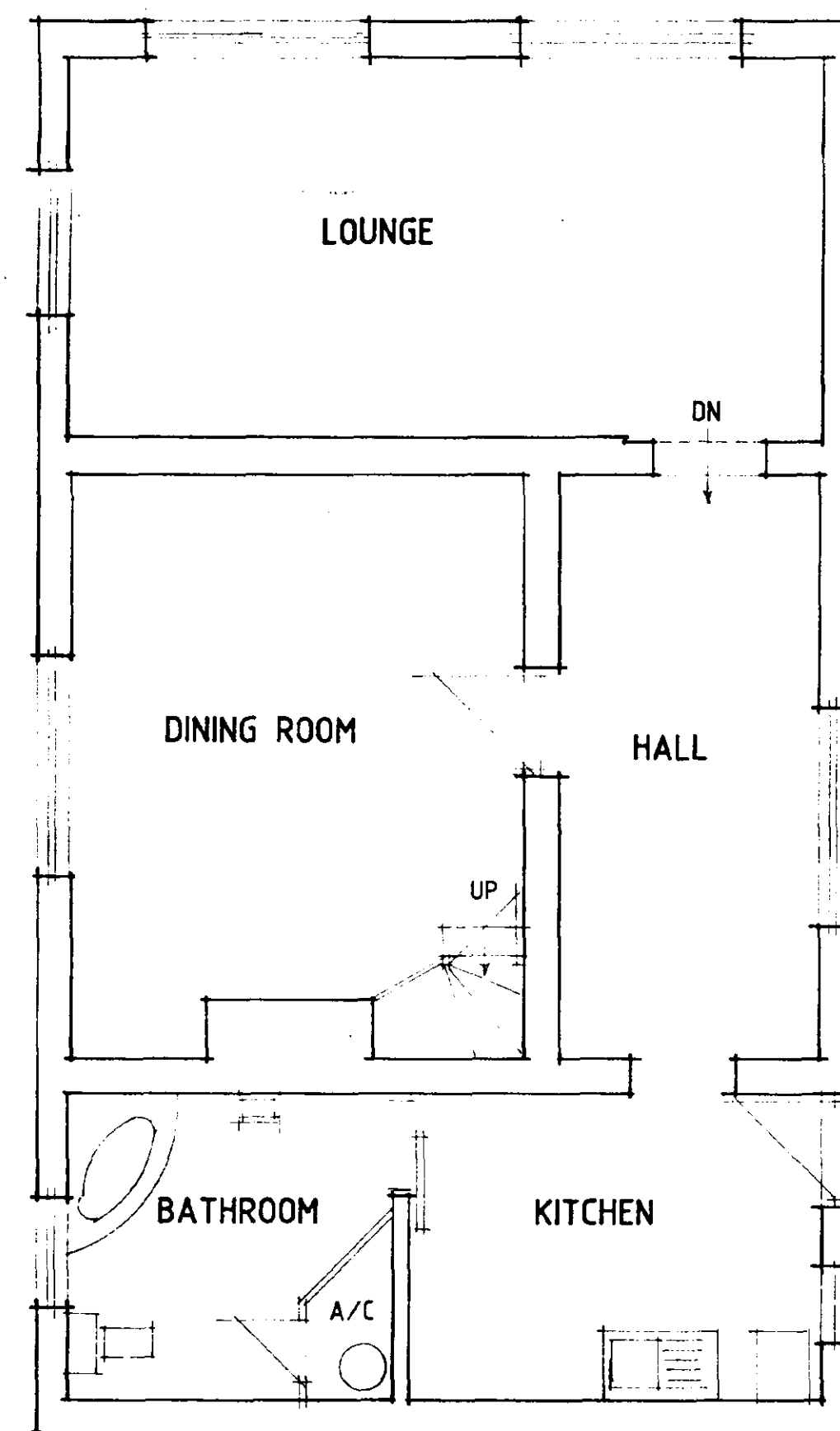
DETERMINED
PLAN

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

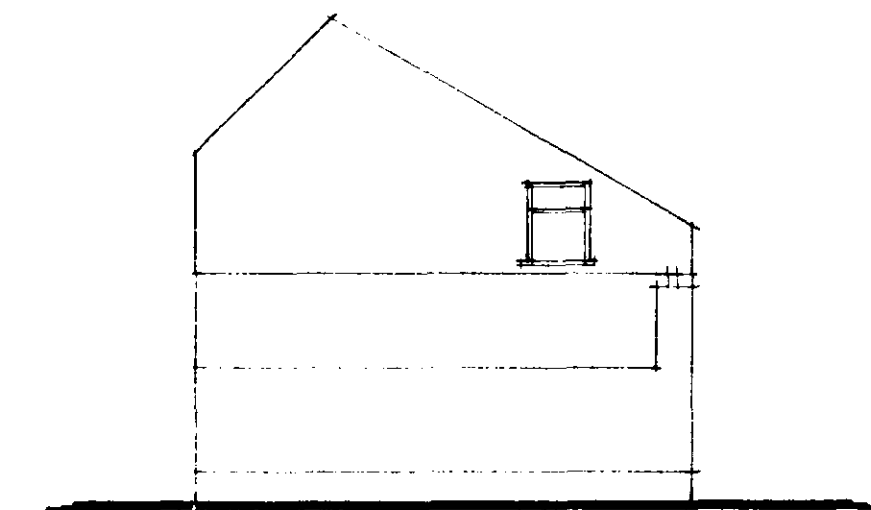
THIS DRG. TO BE READ IN CONJUNCTION WITH
772072/1 & 772072/2



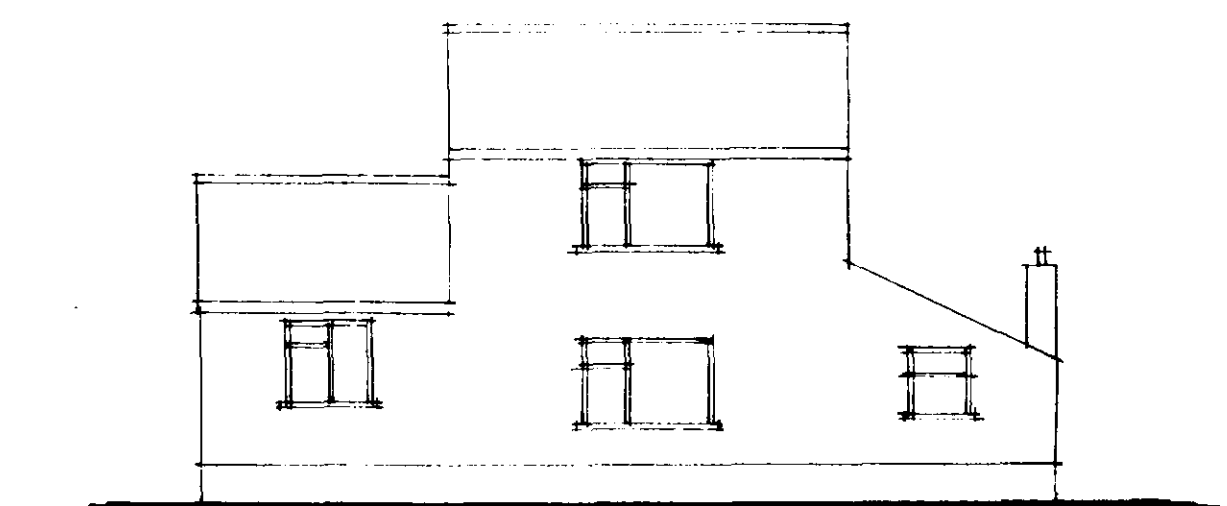
FIRST FLOOR PLAN



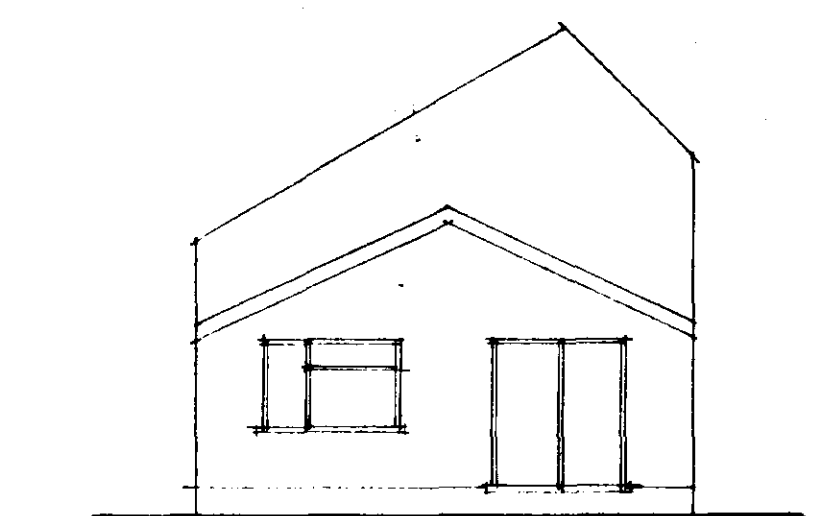
GROUND FLOOR PLAN



FRONT



SIDE



REAR

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED EXTENSION TO
HOUSE AT 200 BROADGATE,
WESTON HILLS FOR

MRS L. WORTLEY.

PLANS AS EXISTING

1:100	1:50	772072/1
JULY-99		B.GILHAM.

SOUTH HOLLAND DC
HOUSING & PLANNING
17 AUG 1999
Ref: 0827/99

DETERMINED
PLAN

2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP.
Tel: 01406 426363 Fax: 01406 490702

