Bungalow Alterations and Extensions
Existing roof tiles to main bungalow roof to be removed. Existing rafters to have feet extended to provide suitable roof overhang and soffit to client's requirements. Re-roof using Marley Plain tiles or similar tiles on 38mm x 25mm softwood *treated timber battens on underfelt to* BS747 (Type 1F) lapped 150mm horizontally and 100mm vertically on existing roof timbers.

Provide white UPVC soffits and fascias.

Rear section of bungalow roof over kitchen/bathroom and rear part of lounge to be completely removed except for ceiling joists and ceiling, etc. Replace with new timbers with roof pitch to match that of main bungalow in the manner shown. Roof covering, soffits and fascia to be as per main bungalow roof.

In position shown provide and install Velux roof-lights all in accordance with manufacturer's instructions, to provide natural light to main *bungalow roof-space and ducted through to rear* entrance hallway. Provide suitable ducting through roof-space in respect of hall roof-light.

Existing kitchen side window to be removed and opening to be adjusted as shown to create 3 no. windows. Support over new openings with IG L1/S lintels. Windows to finish 75mm above worktops.

To rear part of lounge dogleg in wall to be removed as shown dotted. Build up new cavity wall off foundations to line up with existing wall as shown.

Where dogleg wall removed existing beam spanning from side to side in lounge is to be replaced with new steel beam, see structural engineer's details. Beam to be boxed-in to give a minimum ½ hour fire resistance.

Existing rainwater pipe to be repositioned to suit new wall and reconnected to existing surface water drainage system.

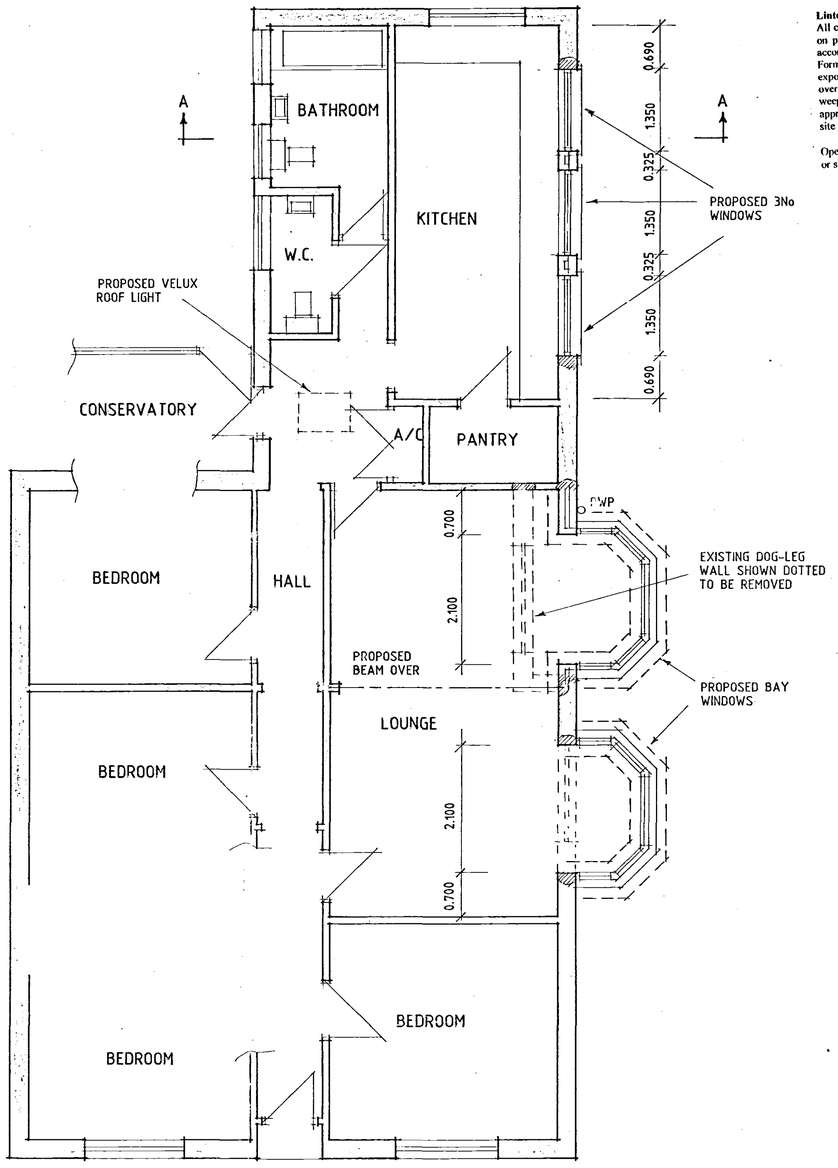
Provide openings for bay windows as shown. Support over with IG L1/S lintels. Bay windows to have low cavity walls at base off foundations with flat roof (see flat roof note). Provide flashings as necessary to make completely watertight.

Existing disused chimney shown dotted over kitchen area to be removed.

Where new tiled roofs abut existing flat roofs over bedroom, conservatory and garage flash as necessary to make completely watertight.

Facing bricks to match those of existing as closely as possible.

Make good to all disturbed and affected areas.



FLOOR PLAN

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 BDA Certificate No. 86/1678 or similar approved, 100mm internal skin of Celcon standard blocks or similar approved to give 0.35 U/value. 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. Robust details in accordance with T50, 2001.

Ground Floor Construction
65mm sand/cement screed on proprietary 100 mm thick Jablite floor insulation or 60mm Celotex with perimeter insulation to screed on 1200 gauge polythene d.p.m. on 100mm concrete oversite on minimum 150mm, maximum 600mm well blinded and compacted hardcore. Wall d.p.c. to lap floor d.p.m. by a minimum of 50mm.

Lintels
All coded lintels as stated in Schedule or marked on plan 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 450mm c/c. To be confirmed on site with Building Control Surveyor

Opening at eaves level to be L1/E lintels by I.G. or similar approved.

Flat Roof Construction (Warm Deck)
12.7mm white spar chippings bedded on bitumen on 3 no. layers built up felt (first layer asbestos based) on insulated roof deck comprising felt on Celotex Double R RG2080 85mm insulation on 12mm external grade plywood decking on 50mm to 0mm timber firrings securely spiked to treated timber joists (size stated on drawing). Provide 30 x 5mm mild steel anchor and lateral restraint straps to joists fixed to walls at maximum 1200mm c/c. Provide suitably sized fascia board. Form all necessary felt drips including tilting fillets and keep felt drips clear of fascia boarding. If flat roof intersects with pitched roof ensure flat roof felt laps under felt of pitched roof by a minimum of 600mm.

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.

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.

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 chimney breast 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. Proximity of existing and proposed trees are to be taken into account in accordance with N.H.B.C. chapter 4 when determining foundation depth.

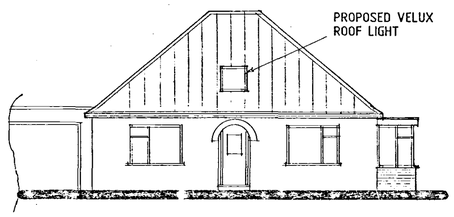
Sub-structure Walling
100 mm Class A dense concrete blocks. Bitumen felt d.p.c. to external walls 150mm above ground level. Weak mix infill to base of cavities to terminate 225mm below lowest d.p.c. level.

All windows to give minimum 1/20th of floor area as ventilation and to be double-glazed.

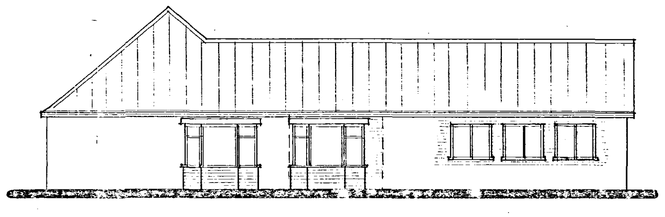
Glazing
All windows and doors to be double-glazed with minimum 16mm spacing and to use Pilkington 'K' glass or similar approved, efficiency of 0.05.

Rainwater Goods
PVC rainwater goods 110mm half round gutters and 68mm diameter downpipes.

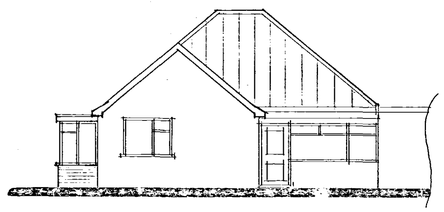
Roof Insulation
To roof spaces provide proprietary 300mm thick fibreglass insulation laid as 100mm between joists and 200mm across joists or equivalent to give 0.25 U/value. Ensure a gap of 50mm between roof underfelt and quilt at all times.



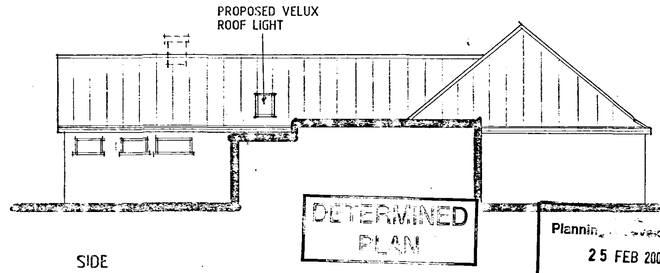
FRONT.



SIDE.



REAR



SIDE

DETERMINED
PLAN
Planning Development
25 FEB 2004
Ref 0258/04

A - ALTS - 4.2.04

PROPOSED REAR SECTION OF ROOF

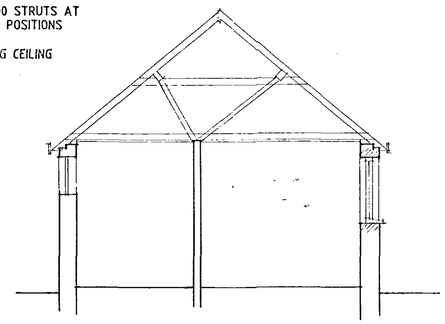
50 x 100 SC3 GRADE RAFTERS AT 400 C/C

80 x 100 SC3 GRADE PURLINS

38 x 150 COLLARS AT 1.6 C/C

50 x 100 STRUTS AT COLLAR POSITIONS

EXISTING CEILING JOISTS



SECTION A-A

STATUS
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED ALTERATIONS & EXTENSION AT DANE ACRE, STOCKWELL GATE, WHAPLODE
FOR

MR. S. & MRS. M. ADAMS

1:50	1:100	SD04-007/1
JAN-04		B.GILHAM.

7 Haddenham Walk, Holbeach
Spalding, Lincs PE12 7PP
Tel: 01406 425963 Fax: 01