Pitched roof construction:

Interlocking concrete tiles to match existing and installed to manufacturers recommendations on 25x38 fully treated battens on sarking felt on galvanised hipped roof trusses installed at 600mm cts.
Roof pitch to match existing (35°).
Roof trusses to comply with BS5 Space parts 2 and 5. Roof truss manufacturer to supply design certificate before any roof construction starts.

Longitudinal ties to be installed at ceiling and ridge level where indicated and to be restrained.
50x100 wall plates.
6x25x150 retained fascia board.
150mm gutter on metal gutter brackets.
Eaves projection to be 350mm to match existing.

All structural timber to be grade SC3 and marked stress or kiln dry.
All external joinery to be celcure treated and finished with stain/preservative as existing.

30x5mm mild steel straps to be installed at average 1200cts to roof perimeter.
Straps to extend over 3no timbers where at right angles with solid noggings under.

Ceiling formed of 12.5mm thick plasterboard with all edges supported and skim finish.

Install roof access trapdoor between trusses approx. 550x1220 in location to be agreed.

Cavity walls:

Formed of 102mm facing brick, 50mm cavity and 100mm thermalite standard blockwork.
Cavity wall ties to be installed at 900mm cts. horizontally and 450mm cts. vertically and at 225mm within 225mm of reveals.
Install d.p.c. to be min. 150mm above ground level.

Floor foundation construction:

Reinforced concrete raft foundation with float finish to floor. Refer to structural calculations.

Lintels:

Install 1No. type L1/5 steel lintels to garage personel door and window opening and type L6 to main garage door opening. All lintels to be installed to manufacturers recommendations.

Top of cavity walls to be sealed with 6mm supatux or similar.

Gutters and downpipes:

To be white UPVC to match existing and to be connected to 110mm dia. UPVC drains bedded on 100mm pea gravel to nearest upper inspection pit 1 metre clear at least 5.000 from building.

New stud partitions:

Formed of 50x75 studs at 400mm cts. with noggings at 1.200 cts. clad both sides with 12.5mm plasterboard and skim. Mineral wool packing to be installed between studs.

Above ground drainage:

40mm dia. polypropylene wastes from bath with 32mm dia. trap to wash basin and bidet.
Combined wastes to be 50mm dia.
All fittings to have 75mm deep seal traps.
All wastes to connect to 110mm dia. UPVC stub stack fitted with air admittance valve located above flood level.
Stack located within ventilated duct.

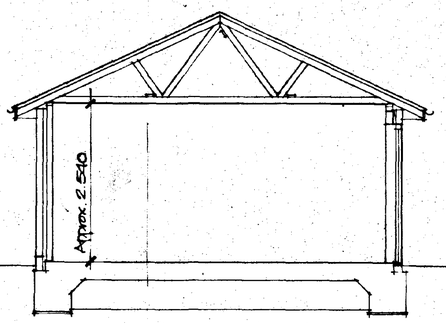
Below ground drainage:

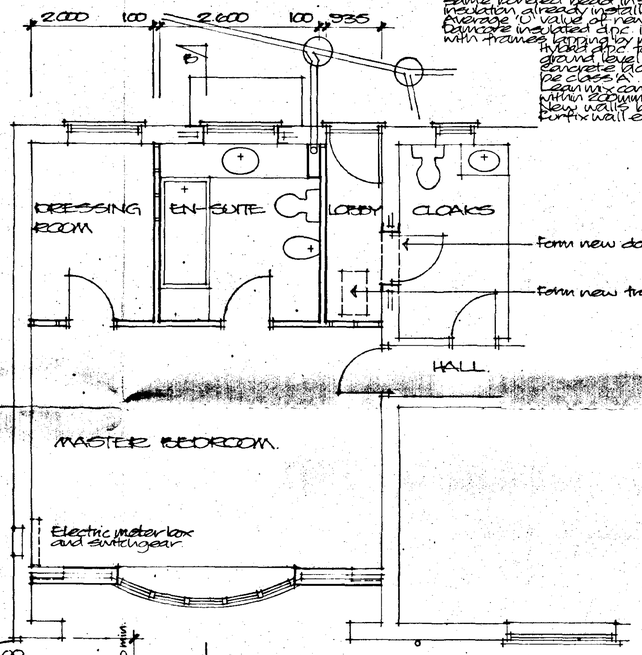
Stub stack connected to 110mm dia. UPVC drain bedded and surrounded in 100mm pea gravel to fall approx. 1in 40 to new approx. 675mm dia. preformed polypropylene inspection chamber installed on existing drain run.
Drain passing through wall to be protected by preformed concrete slab lintel with 50mm clearance around pipe and protection from vermin entry.

Remove existing facing brick skin at each side of former garage door opening.

Existing approx. 2.500 high Eyland II wedge.

SECTION A-A





Roof insulation:

Install 2 layers of 100mm thick fibreglass quilt insulation above former garage ceiling with 1 layer between and 1 layer over ceiling joists.

Ceiling:

Existing plasterboard ceiling to be retained but with new Artex finish in pattern to be agreed.
Install Gyproc standard coving to all ceiling perimeters.

Install 100mm thick fibreglass quilt insulation above new projecting bay window.

Roof void ventilation:

Existing roof void has ventilation installed in soffits. Maintain min. 50mm ventilation gap above new insulation.

Re site existing garage door into new garage.

Lintels:

Install 1 No. type L1/5 steel lintel to new bathroom window opening and opening into existing cloaks.
Install 1 No. type L6 (225mm deep) above new window opening to master bedroom.

Cavity wall construction:

Form new cavity wall to front of former garage constructed of 102mm facing brickwork 75mm cavity and 100mm thick thermalite standard blockwork with dense plaster internal finish.
Cavity to be insulated with expanded polystyrene board insulation installed by approved specialist installer to manufacturers instructions.
Existing cavity walls also to be insulated with same board insulation. Confirm that no insulation already installed.
Average 'U' value of new wall 0.41W/m²K.
Damp proof course insulated d.p.c. installed to new reveals with frames, lapping by min. 12mm.
Hybrid d.p.c. to be min. 150mm above ground level.
Concrete blockwork below ground to be class A.
Remove concrete fill to centres to within 200mm of d.p.c. level (10 week).
New walls bonded to existing with Furfix wall extension profiles.

Heating and hot water:

Heating to new areas to be electric off peak storage heating as existing. Location of storage heaters / electric towel rail to be agreed on site.
Hot water to be supplied from existing system with all hot water pipework insulated with Armaflex or equal of thickness to match pipe outside diameter.

Windows and external doors (including garage):

To be white UPVC window frames to match existing. All to be double glazed with min. 12mm gap sealed units.
Any glass within 800mm of floor to be safety glass to BS 6262.
Trickle vents to be installed to provide 8000mm² vent to bedroom and dressing room and 4000mm² to ensuite bathroom.
All opening lights to be draught sealed.
Personel door to garage to be 44 framed, ledged and braced timber door with timber frame.

Bay window to bedroom to be supported on 2no timber brackets bolted to brickwork and to have 2no 50x5mm mild steel straps fixed to tops of brackets and passing over cavity wall and down inside face of wall to the tops of brackets back fixed. 50mm thick extruded polystyrene insulation below all board to bay window.
Bedroom window to provide at least 1/20th of floor area as ventilation.

Floor:

To be formed of 22mm thick moisture resistant flooring grade T and G chipboard on 250gauge polythene separating membrane on 2 layers of 50mm thick 5ft grade expanded polystyrene insulation laid alternate directions.
Joints to chipboard flooring to be glued. 10mm wide expansion gap to be provided around chipboard floor.

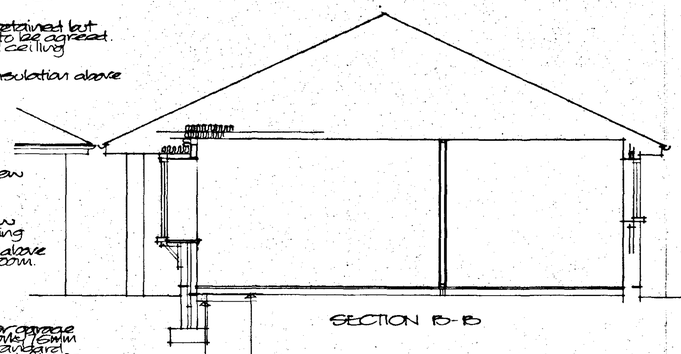
Approx. 1 metre wide 1200 gauge Visqueen d.p.m. to be lapped over wall d.p.c. and located on concrete floor.

Make good existing concrete floor.

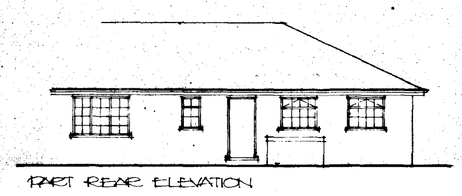
Foundation:

New 225x600 grade 5ft concrete strip foundation to be min. 750mm deep (1000mm in unreliable soil).

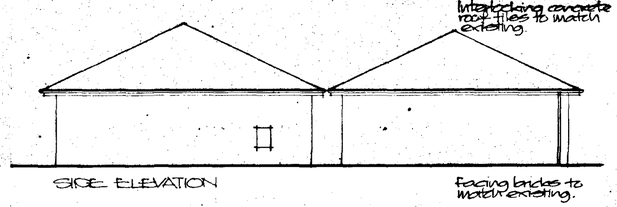
Do not scale off this drawing.
All site dimensions to be checked before work commences.



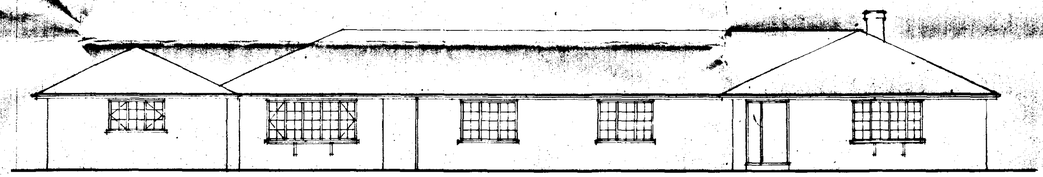
SECTION B-B



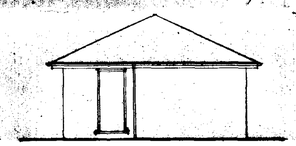
PART REAR ELEVATION



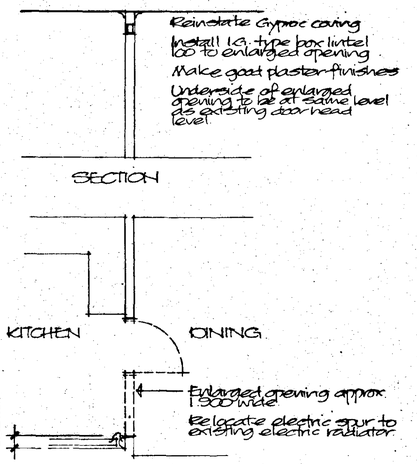
SIDE ELEVATION



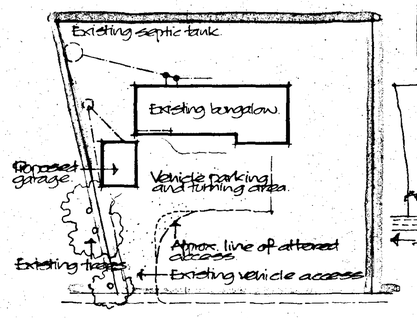
FRONT ELEVATION



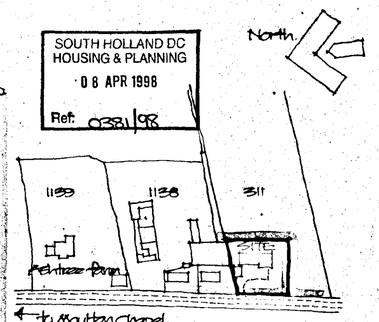
GARAGE REAR ELEVATION



PLAN.
DETAILS OF ENLARGED OPENING BETWEEN KITCHEN AND DINING ROOM.



BLOCK PLAN Scale 1:500



LOCATION PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
08 APR 1998
Ref: 0381/98

DETERMINED PLAN

Project
PROPOSED ALTERATIONS TO EXISTING BUNGALOW AND ERECTION OF NEW DOUBLE GARAGE.
ASHTREE LODGE, RANDALL BANK, MOULTON EAUGATE.

ALAN HORNSBY
ARCHITECTURAL SERVICES
'Little Acre'
Peak Hill, Cowbit,
Spalding, Lincs. PE12 6AW
Tel. Holbeach (01406) 380591

Client
N. GRUNDY & SON (FARMS) LTD.

Scale 1:50 & 1:100
Date April 98

Drg. no.
98/08/02

AM ADMEL 230