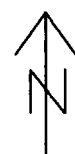




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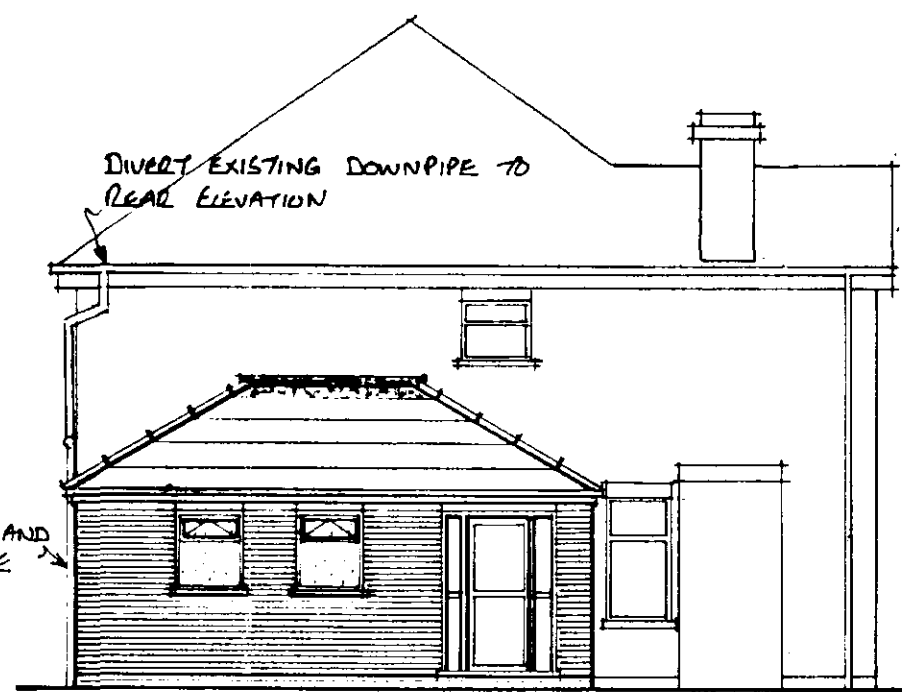
Scale:
1:1250

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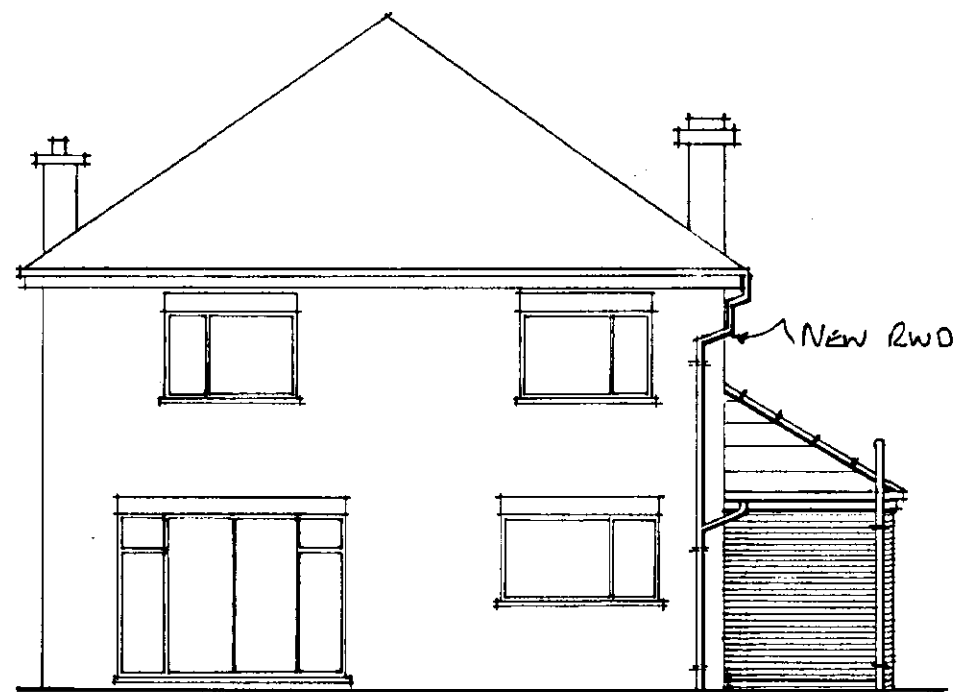




FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

Windows

Build in 3 no. white PVCu windows to front and side elevations size 900 x 1050mm to shower room/utility and 1200 x 1350mm to porch. Windows to be double glazed with a minimum 12mm air gap and low-E coating to give a 'U' value of 2.0 W/sq.m.k. Provide trickle ventilators in the head of both windows to shower room/utility to provide minimum 4000 sq.mm controllable ventilation. Back of window frame to be set minimum 30mm overlapping closer. Apply sealant to front and back of window frame and sill.

Doors

Build in new 838 x 1981mm entrance door with glazed side lights. Build in new internal door 838 x 1981mm.

Glazing

All glazing to external doors and screens to be toughened /laminated safety glazing to comply with BS 6262 Part 4:1994, except small areas not exceeding 250mm or 0.5m sq. area. Glazing to shower room/utility to be obscured. Note: All windows have a sill height above 800mm.

Pitched roof

Concrete interlocking tiles to be Marley Modern laid with minimum 75mm headlap on 50 x 25mm s.w. treated timber battens.

Lay tiles in broken bond at a maximum gauge of 345mm. Tiles to be fixed as follows. All tiles 2 courses in from eaves and ridge and 1 tile in from hips must be nailed. One nail per tile to be fixed through the right hand nail hole using 70mm long x 3.75mm diameter aluminium alloy clout nails. Fix battens by spray nailing at ends using minimum 65mm long x 3.35mm diameter galvanised smooth round nails.

Monarfol reinforced roofing felt with minimum 150mm end and side laps. If a lap occurs between tiling battens an extra batten should be used to hold it down.

Rafters to be 50 x 125mm C16 grade timber at 600mm centres. Ceiling joists to be 50 x 122mm C16 grade at 600mm centres supported on joist hangers built into existing brick wall. Hip rafters to be 180 x 40mm.

Provide 100 x 75mm timber wall plate at eaves fully bedded on sand and cement and secured to wall with 30 x 5mm m/s straps at maximum 2.0m centres. Fix top of rafters over 100 x 50mm wall plate rawl bolted to existing wall of house.

Provide 12mm thick Gyproc Duplex plasterboard ceiling with artex finish. Provide noggins to all board and perimeter edges.

Loft access trap and frame to be 700 x 550mm Glidevale Premier insulated push up trap door positioned between ceiling joists.

Lay 100mm fibreglass insulation between joists cross-layered with additional layer of 100mm fibreglass over joists using Rockwool rollbatt or timber roll, to give a 'U' value of 0.16 w/sq.m.k. Ensure that roof insulation meets wall insulation at eaves by tightly packing the gap between with mineral wool or similar insulation as shown on the section.

Provide white PVC flush fascia to match existing.

Provide Glidevale FV100 over fascia vent to provide 10000mmsq./m ventilation in conjunction with RV601 rafter ventilator to ensure minimum 25mm air gap is maintained between eaves insulation and roofing felt. Install Glidevale through roof G3 tile ventilators at high level spaced at max. 2metre centres to provide ventilation equivalent to 5000mmsq./m.

Rainwater disposal

Provide 112mm diameter half round PVC gutter Marley Premier or similar laid level to new roof and connected to new 68mm diameter down pipe on the rear elevation of the existing house. If practicable connect into existing underground drain. Below ground pipework to be 100mm diameter PVC with flexible joints laid to 1:70 fall and bedded and surrounded in minimum 150mm pea gravel.

If it is not possible to connect to existing drains and soakaway, construct new 1.2m diameter soakaway sited minimum 5.0 metres from any building.

Connect existing upper section of downpipe to main house on side elevation into new downpipe positioned at the rear.

Walls

Build up 275mm thick cavity walls comprising of 100mm face bricks to match existing and 100mm Tarmac Toplite standard blocks - 3.5N/sq.mm to internal skin with 75mm thick cavity fully filled with Rockwool cavity wall batts to give a 'U' value of 0.33 w/sq.m.k. Mortar should be to the proportions of BS 5628 Part 1:1978 for mortar designation (iii). Provide galvanised cavity wall ties to BS 1243: 1978 @ 900mm centres horizontally and 450mm centres vertically. Reduce spacing to 225mm vertically at jambs. Use expamet wall starters at abutment to walls of existing house positioned above line of DPC.

Continue wall insulation minimum 150mm below top of perimeter ground floor insulation.

Provide horizontal PVC DPC at minimum 150mm above surrounding ground level and to be continuous with floor DPM. DPC to be linked to line of the DPC to the existing house.

All walls to be finished throughout internally with 13mm thick sand and cement render with skim coat finish.

Hack off existing rendered plinth enclosed by the new extension and remove existing concrete steps to side entrance door.

Form window openings to porch and shower room/utility and new entrance door and build in L1/S 75 IG lintels above with cavity damp trays over. Provide Type H insulated Cavicloser from Cavity Trays Ltd with integral dpc.

Build up wall between shower room/utility and porch in 100mm Tarmac Toplite insulating blocks.

Foundations

Provide 600mm wide trench fill foundations in ST3 concrete to all new 275mm cavity walls. Non-load bearing internal block wall is to be built off thickened floor slab to 225mm deep for a width of 500mm. Maintain projection of foundation around thickened out pier i.e. 165mm. All foundations are to be taken down to approx. 1000mm to suitable load bearing strata as determined on site with the Local Authority Building Inspector. Walls below ground are to be constructed in Class A dense blockwork.

Ground floor

Concrete floor to be level through with existing constructed of 65mm sand and cement floating screed (with D49 fabric reinforcement) on a polythene vapour control layer laid over 60mm Celotex Double R GA2060 insulation board with 15mm thick perimeter insulation to give a 'U' value of 0.25. Insulation laid on 1500gauge polythene DPM on 100mm ST3 grade concrete on minimum 150mm blinded and consolidated hardcore.

Above ground drainage

Remove upper section of existing soil and vent pipe leaving existing branch pipes in place and terminate with Marley 'Durgo' air admittance valve fitted within new roof space. Box around soil pipe with ply and provide removable access cover within room.

Provide new 110mm diameter PVC soil and vent pipe where shown terminating 900mm above adjacent window opening with a PVC balloon flinal. Provide slow radius rest bend and access plate at base of soil pipe. No connection to soil and vent pipe to be made within 450mm of the drain invert. Waste pipes to be run externally and discharge directly into soil pipe or gully. Provide rodding eyes/access plates to all bends and changes in direction.

To wash hand basin provide and fix 32mm diameter waste pipe with 75mm deep seal trap.

To shower provide and fix 40mm diameter waste pipe with 50mm trap. Small diameter branch waste pipes to slope between 18 to 90mm/m and wash hand basin to slope at minimum 35mm/m.

All above ground drainage to comply with BS 5572.

Below ground foul drainage

New inspection chamber to be Marley 250mm pre-formed GRP installed on a bed of evenly compacted 100mm pea gravel in accordance with BS 5955: Part 6: 1980. Maximum invert to be 600mm. Provide concrete lid and frame bedded and surrounded in 100mm deep concrete.

Grub up existing inspection chamber and drain run that comes within new extension and form new drain run to connect existing soil pipe to new inspection chamber.

Below ground drainage pipework to be Marley 100mm diameter PVC with flexible joints bedded and surrounded in 150mm pea gravel and laid to a 1:50 gradient. Where pipes pass below floors bed and surround with min 150mm pea gravel to maintain flexibility.

Where pipes run in the driveway and where cover is less than 600mm protect by providing concrete slab spanning the trench with a minimum bearing of 300mm on the original ground, minimum 100mm above the pipe with selected backfill. Drainage to comply with BS EN 752:1997 and BS EN 1610: 1998.

Where pipes pass through a wall form an opening and build in a pre-stressed concrete lintel over to give at least 50mm clearance all round the pipe and mask the opening with rigid sheet material to prevent ingress of infill or vermin. In addition fill the void with compressible sealant to prevent entry of gas.

New works generally

Relocation existing oil fired pressure jet boiler and extend existing system to provide new radiator in shower room/utility with TRV. Provide new hot and cold water supplies to all new sanitary appliances and washing machine space.

Provide mechanical extract in shower room/utility room using Vent Axia Centrif 1701 through the wall fan capable of extracting 30 litres /sec. Do not locate within reach of shower.

From existing cooker hood provide new insulated flexible ducting up through new roof space and terminating with a Glidevale G range tile extract terminal incorporating integral condensation grooves.

Oil Tank

Relocate the existing 1408 litre tank to new position. (Exact position to be agreed with owner.)

Installation should comply in all respects to BS 5410.

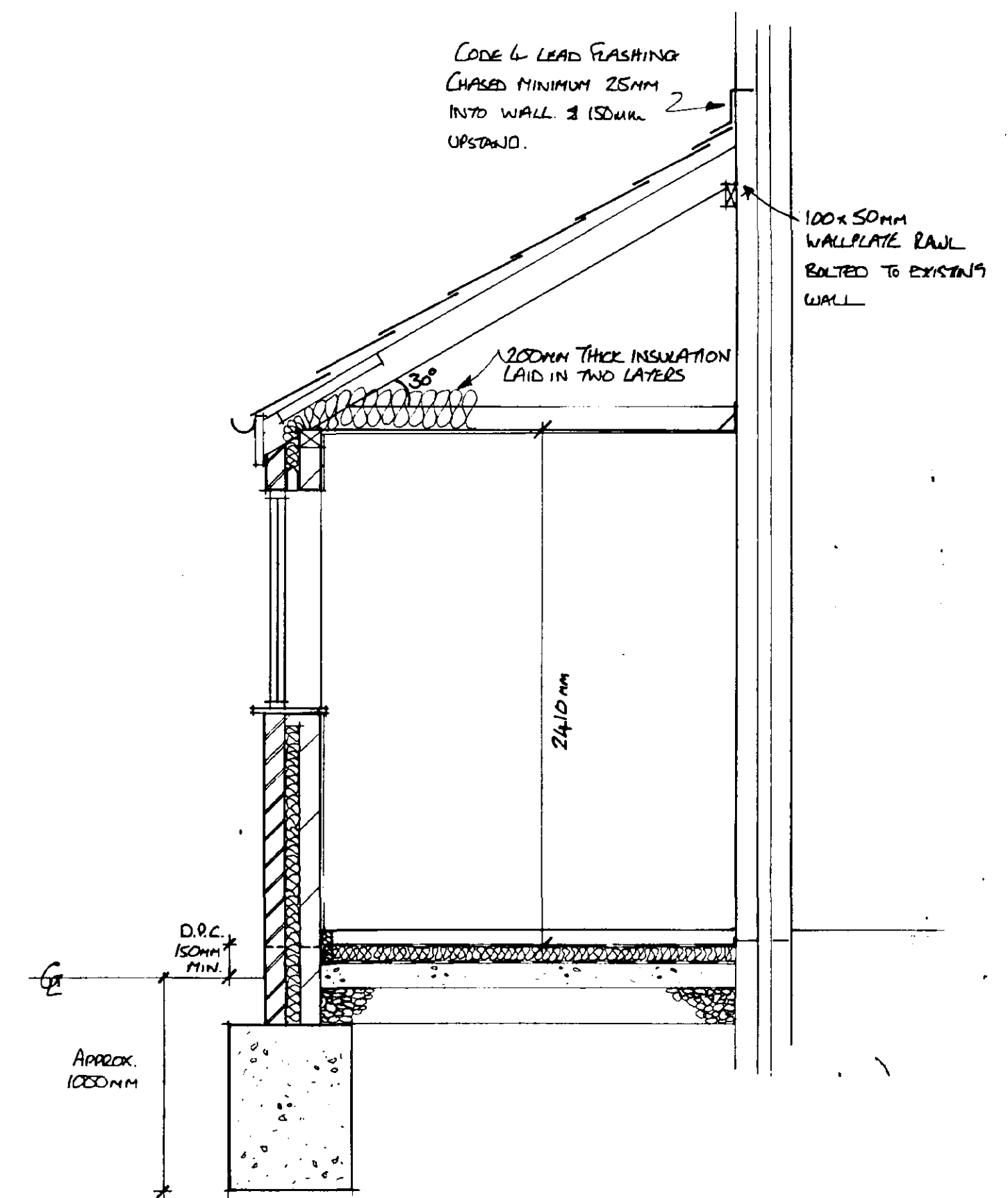
Reduce levels as required and form hard standing using min 50mm thick pre-cast concrete slabs bedded on 150mm deep consolidated hardcore. Hard standing to extend at least 300mm beyond the perimeter of the tank.

Positioned tank min 1800mm from the dwelling and 760mm from any boundary. (No firewall is then required.)

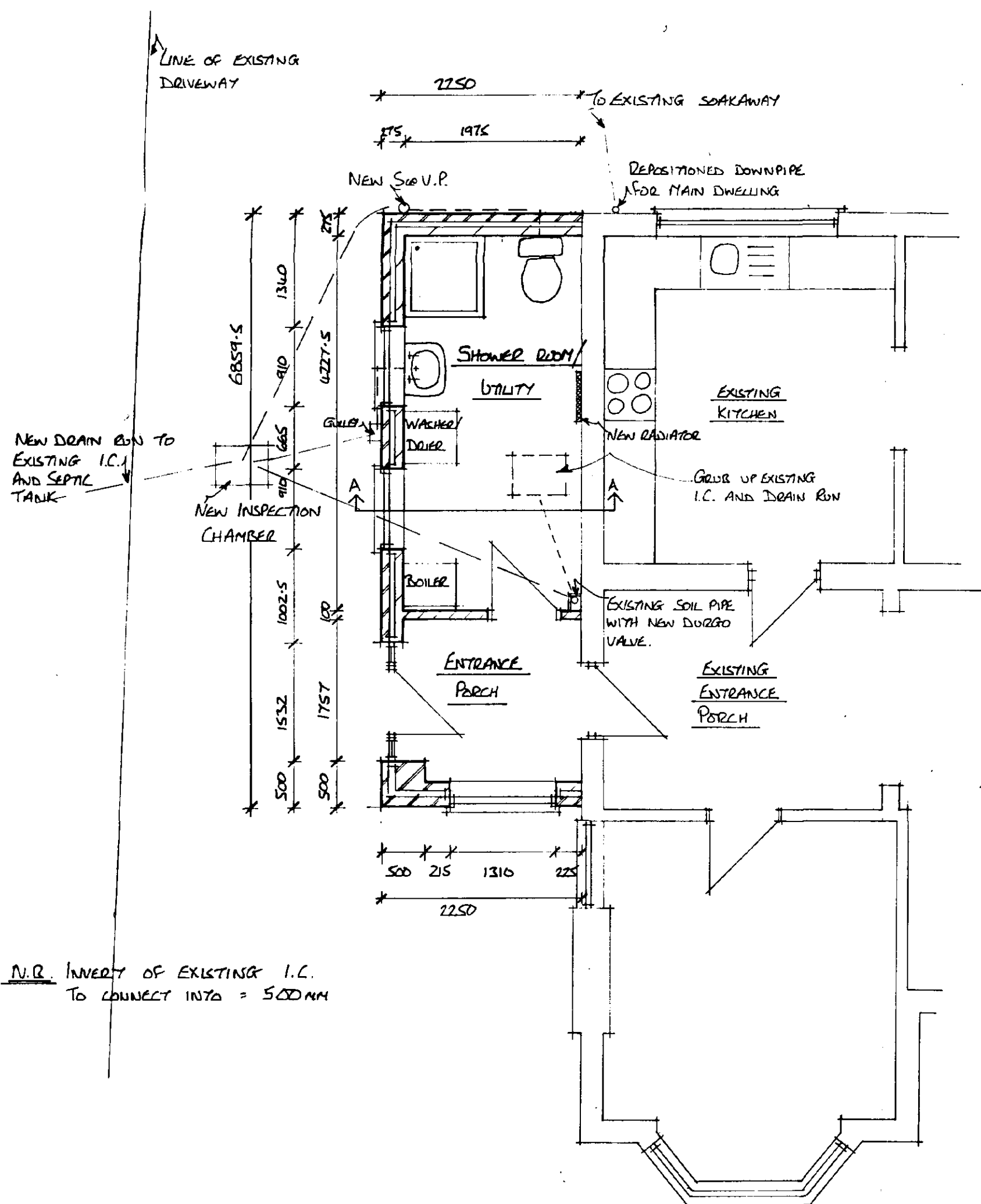
Run a new supply pipe from oil tank to boiler. Pipe to be resistant to fire and be fitted with a proprietary fire valve system in accordance with BS 5410.

Unless a risk assessment determines that the new position of the oil tank does not classify it as a significant risk of polluting the environment, construct a masonry bund wall to CIRIA 163 to have a capacity of 110% of the tank.

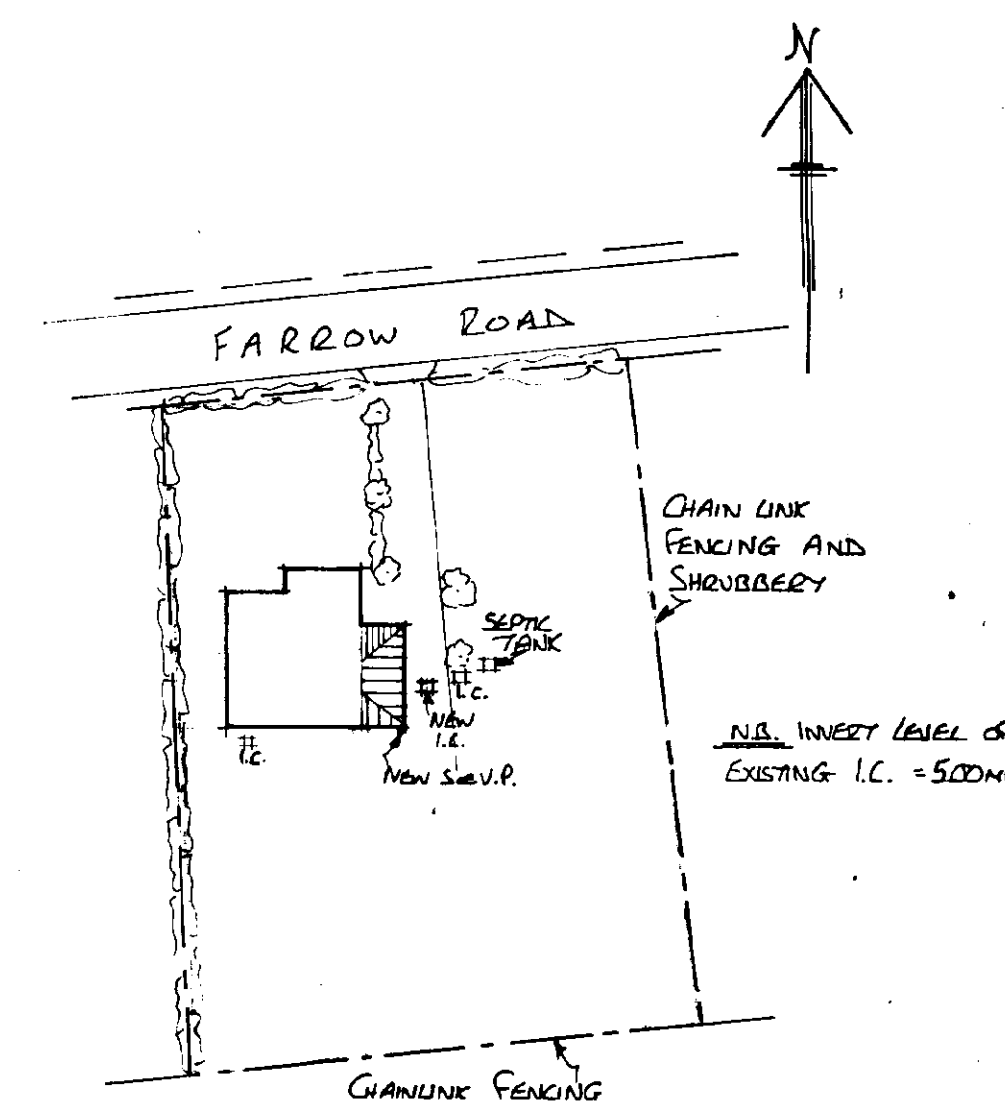
Label the tank in a prominent position giving advice what to do if an oil spill occurs together with the Environment Agency's Emergency Hotline.



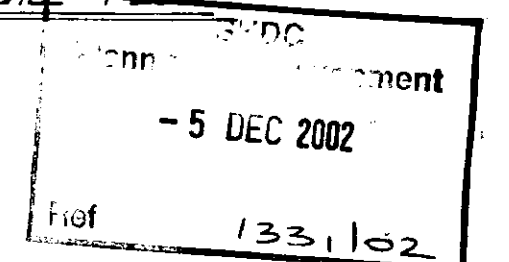
SECTION SCALE 1:25



GROUND FLOOR PLAN



BLOCK PLAN SCALE 1:500



PROPOSED SINGLE STOREY EXTENSION	
AT 25 FARROW ROAD	
WHARFODE DRIVE	SPALDING
FOR MR. AND MRS. GODWIN	
SALES 1:00 1:50 1:25	Nov 2002

