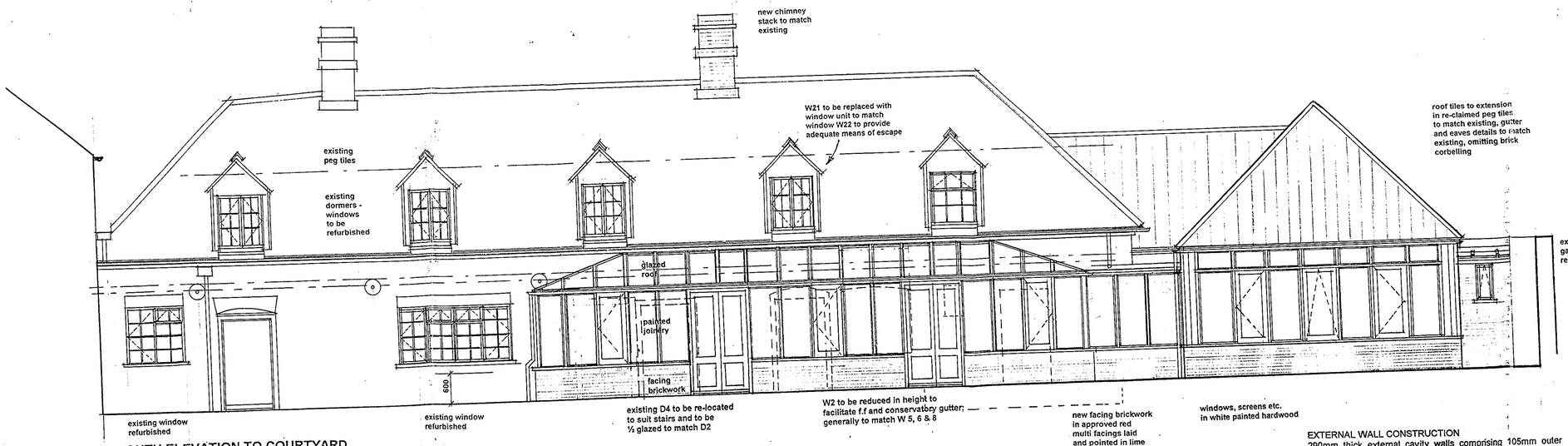
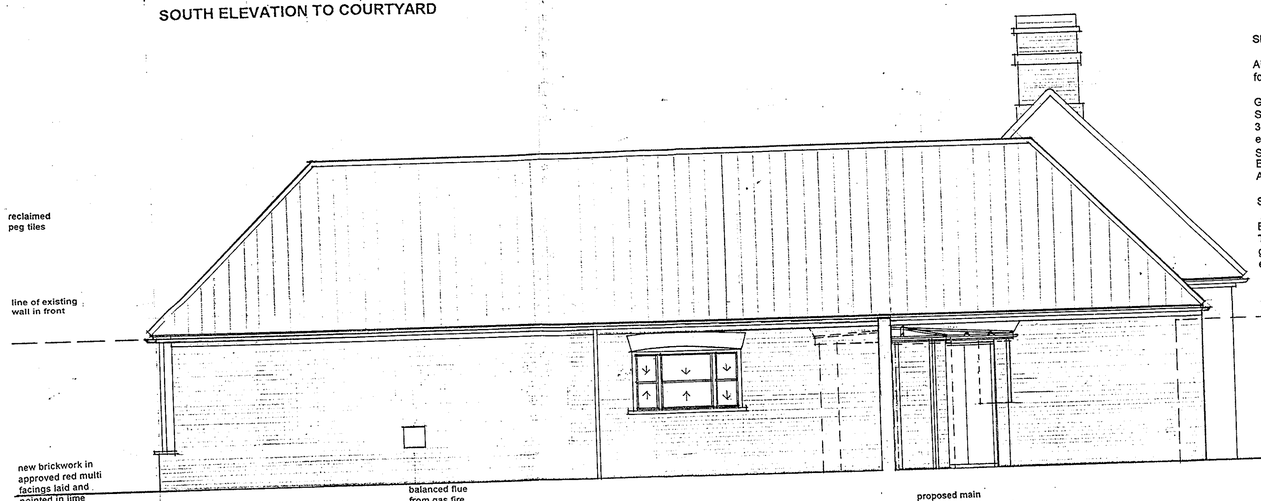
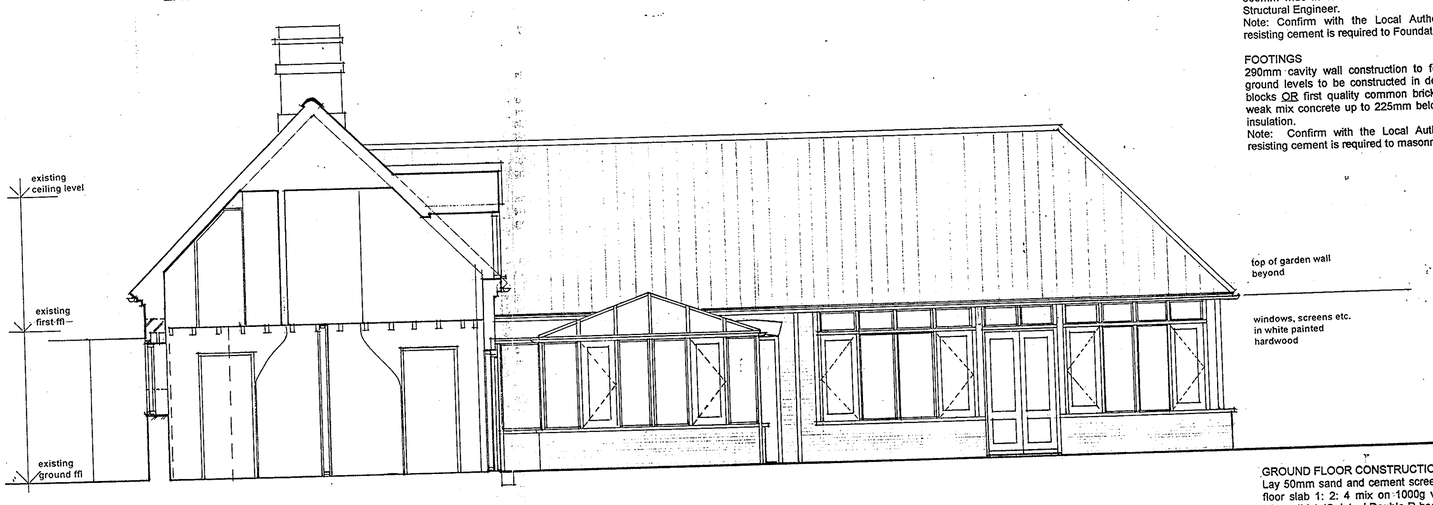


SOUTH ELEVATION TO COURTYARD



EAST ELEVATION TO EXISTING GARDEN WALL



SECTION A-A AND EAST ELEVATION

SECTION 3

All details referred to above in Sections 1 and 2 apply, with the following details.

GROUND FLOOR CONSTRUCTION
Similar to Section 2 above but existing level raised approx. 350mm. Structural Engineer to be consulted on treatment of existing concrete lower floor level prior to building up level.
See AFP's details drawing nos. 03/5152/1A. 2 & 3, SK3, 4 & 5.
EXISTING WALLS
Allow for 13mm plaster finish to all existing wall surfaces.

SECTION 4 - CONSERVATORY

EXCAVATION
The site shall be stripped of existing bushes and cleared of gravel. Contractor to reduce levels as necessary to suit the existing ground floor level.

FOUNDATIONS
Depth to be agreed on site with the Building Control Officer. All to suit site sub-soil conditions. Foundations to be trench fill footings, approx. 1000mm below existing ground level. 700 X 600mm wide in 1: 3: 6 mix concrete. Or as advised by the Structural Engineer.
Note: Confirm with the Local Authority whether sulphate-resisting cement is required to Foundations.

FOOTINGS
290mm cavity wall construction to footings below proposed ground levels to be constructed in dense concrete trench fill blocks OR first quality common brickwork. Fill cavities with weak mix concrete up to 225mm below top of perimeter floor insulation.
Note: Confirm with the Local Authority whether sulphate-resisting cement is required to masonry below dpc levels.

GROUND FLOOR CONSTRUCTION
Lay 50mm sand and cement screed on 150mm thick concrete floor slab 1: 2: 4 mix on 1000g vapour control layer laid on 60mm thick 'Celotex' Double R board or equal insulation board on 1200g Visqueen polyhene sheet dpm on min. sand blinded 150mm clean well compacted stone hardcore. Depths greater than 150mm to be built up in layers of 150mm max. with each layer being mechanically compacted. Provide min. 25mm Celotex board to perimeter of floor slabs where these abut external walls.
All to achieve a 'u' value of 0.25w/m2k.

EXTERNAL WALL CONSTRUCTION
290mm thick external cavity walls comprising 105mm outer leaf of facing brickwork to match existing, 85mm cavity fully filled with Crown Dritherm Full Fill batts or equal approved. Fixed to manufacturers instructions, with inner leaf of facing brickwork. Close cavities vertically with Thermabate 90 or equal combined insulated cavity closures including dpc's and frame fixings, to opening reveals and below window cills.
Wall ties to BS 1243 to be provided at max. 750mm horizontal crs. and 450mm max vertical crs. staggered. Provide double wall ties at corners and reveals to openings. All to achieve a min. 'U' value of 0.35 w/m2k.

CONSERVATORY CONSTRUCTION
At 600mm above finished floor level, provide walls and roof all by conservatory specialist from white painted hardwood double glazed construction, all to details to be agreed.

EXTERNAL LEADWORK
Provide Code 4/5 lead flashings, to abutments of roof to brickwork.
Provide minimum 1 coat patination oil to completed lead works.

SECTION 4A
The details as for Section 4 above.

FLAT ROOF CONSTRUCTION
Code 5 lead dressed on building paper to return up brickwork face min. 150mm, all on 25mm thick external quality plywood laid to fall on s/w firrings on 50 x 97mm SC4 grade s/w joists at 450mm centres, with 25mm ACTIS TRI-ISO SUPER 9 fixed to u/s of joists with 25mm s/w battens finished soffit of 12.5mm plasterboard, skim coat finished. Joist carried on joist hangers to kitchen wall and on conservatory construction to opposite end, all to details to be agreed with Structural Engineer.

SECTION 5
All to similar details to above.

Excavation as SECTION 4

Foundations as SECTION 4

Footings as SECTION 4

Ground floor slab as SECTION 4
Slab to be thickened to 250mm to carry non loadbearing blockwork partitions.

EXTERNAL WALL CONSTRUCTION
290mm thick external cavity walls comprising 105mm outer leaf of facing brickwork to match existing, 85mm cavity fully filled with Crown Dritherm Full Fill batts or equal approved. Fixed to manufacturers instructions, with inner leaf of 100mm load bearing medium density concrete blockwork, or equal. Finish internally with 13mm thick gypsum plaster or Gyproc dry lined plasterboard system. Close cavities vertically with Thermabate 90 or equal combined insulated cavity closures including dpc's and frame fixings, to opening reveals and below window cills.
Wall ties to BS 1243 to be provided at max. 750mm horizontal crs. and 450mm max vertical crs. staggered. Provide double wall ties at corners and reveals to openings. All to achieve a min. 'U' value of 0.35 w/m2k.

BRICKWORK JUNCTIONS TO EXISTING
At the junctions to the existing building - use 'Furfix' or equal connections to bond to existing, fixed in accordance with manufacturers recommendations. With internal plaster expansion joint and external mastic seal to colour to be agreed.

DPCS
Provide vertical and horizontal dpc's as described above. Min. 150mm above finished ground level. Dpc to comprise bitumen based felt structural dpc's to full width of respective brick/blockwork leaf to be firmly bedded in position, except where replaced by Thermabate cavity closures. Provide cavity trays over all external openings incorporating lintols and where roofs abutt new walls. All to BS 743.

GROUND FLOOR INTERNAL PARTITIONS
100mm thick blockwork partitions carried on thickened floor slab. Provide min. 4.0N/mm blocks finished both sides with 13mm thick gypsum plaster. Blocks to be 'Thermalite Shield' OR equal approved OR Gyproc dry lined plasterboard system.

CEILING VAPOUR BARRIERS
Provide min. 500g polythene sheet membrane between underside of floor/ceiling joist and plasterboard to ceilings over kitchens, bathrooms, utility, shower and cloak rooms.

LINTELS
Generally all lintels to be galvanised mild steel 'IG' Range, incorporating insulation foam OR equal approved with min. 150mm end bearings. To all cavity walls use type L1/S 75 or L1/HD 75 as required. To all internal partitions use type internal 100 up to 1000mm opening and type L10 for openings 1000mm to 2700mm wide. For special requirements see plan or Structural Engineers Details.

ROOF CONSTRUCTION - PITCHED ROOF
Roof pitch approx. 45 degrees to match existing.
With warm pitched roof insulation.
Reclaimed peg tiles to match existing on min. 25 x 38mm softwood tiling battens on 38 x 47mm softwood counterbattens on 'Tyvek' or equal breathable roofing membrane on min. 25mm thick X 50mm softwood battens to retain insulation on 25mm thick TRI-IS0 SUPER 9 from ACTIS on softwood rafters at 600mm centres.
Roof tiles fixed all to manufacturers recommendations and instructions.
All to achieve a min. 'U' value of 0.20w/m2k.
Cut roof, rafters, ceiling joists and intermediate ties all to Structural Engineers recommendations, to link with open roofs in Sections 6 & 7, detailed below, and all supported on min. 50x100mm softwood wall plates and secured with galvanised mild steel anchor frames with galvanised steel square headed twist nails. Wall plates to be bedded on mortar levelling beds and anchored down with 2.5 x 30mm galvanised mild steel straps fixed to wall plate and OR built into external walls at max. 2M centres.
Allow for providing a cold water storage tank boarded platform in a position to be agreed.
See AFP detail drawing nos. 03/5152/4 & 5.
PITCHED ROOF VENTILATION - WARM ROOF - VENTILATED BATTEN VOID
Provide continuous Glidevale FV 250 over fascia ventilators at eaves to provide equivalent of 25mm wide continuous strip, with ridge ventilators equal to a continuous strip 5mm wide to detail to be agreed.

ROOF VOID PLATFORMS/LIGHT STORAGE
Provide platform within roof void, comprising 38x150mm joist at 600mm crs laid and secured at 90 degrees to ceiling joist, with 25mm floor grade chipboard decking screw fixed to joist, in a position to be designed by the Structural Engineer.

RAINWATER GOODS
Provide min. 115mm half round cast iron gutters with 63mm dia. downpipes in positions as indicated (see plan), all to BS 460. Secured to brickwork walls as manufacturers recommendations.

FLOOR FINISHES
All floors to be prepared to receive carpet, floor coverings or floor tiling as required. slate tiles by client in hall, wc, utility room, kitchen and conservatory, carpets elsewhere.
WINDOWS
All windows to be in hardwood to be agreed from Boulton & Paul Sliding Sash range or equal. Each window to be fitted with double glazed units and headline trickle ventilator providing min. 4000mm sq. of secure ventilation to kitchen/utility/bathroom and wc; 8000mm sq. to all other habitable rooms. All opening lights are to be fitted with double glazed units with min 12mm air gap. All to achieve 'U' value of 2.0w/m2k. Note: Where replacement windows are to be installed they shall comply with the requirements of Part L and N of the regulations, or with a centre-pane U value not exceeding 1.2w/m2k.

REVISIONS

A	5. 12. 03	Conservatory profile amended Dining room glazing amended Conservatory/Dining dwarf walls amended to 600mm high
B	8.12.03	Client's amended requirements incorporated
C	9. 12. 03	Clients construction requirements incorporated
D	7. 1. 04	Details and notes amended to comply with Building Regulation and clients requirements
E	3.3.04	Initial structural proposals incorporated in dining room, glazing modules adjusted to suit
F	24.6.04	Structural Engineers details Incorporated
G	23.10.04	note added re W2 D4 amended
H	24. 1. 05	Main entrance lobby added

RECEIVED 07 FEB 2005

HUNTINGDONSHIRE DISTRICT COUNCIL

AMENDED PLAN

ACCEPTED 28-2-05 DATE

This plan forms part of application Scan Reference:
Drawing Reference:
This is an additional document submitted with the application
Officers Initials:
Date Received:
Application Type:
07/00620/FUL

HEADLEY STOKES ASSOCIATES
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Telephone (01480) 456567 Fax No: (01480) 417341

PROPOSED ALTERATIONS/EXTENSIONS TO EXISTING COTTAGES
STIRTLOE HOUSE, BUCKDEN, HUNTINGDON, CAMBS

ELEVATIONS

1: 50 13.11.03

1097/122 H