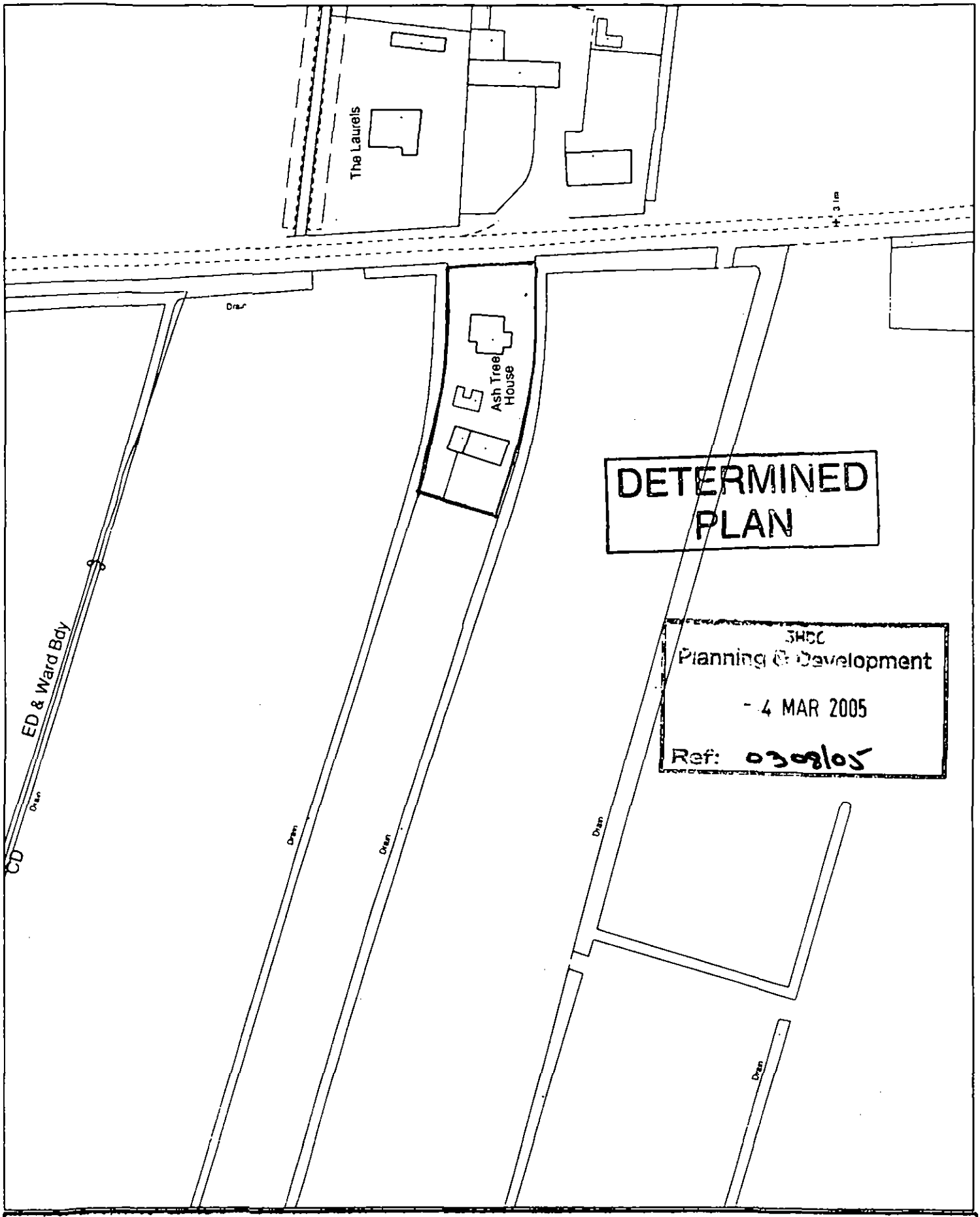


SOUTH HOLLAND DISTRICT COUNCIL

Council Offices, Priory Road, Spalding, Lincolnshire PE11 2XE

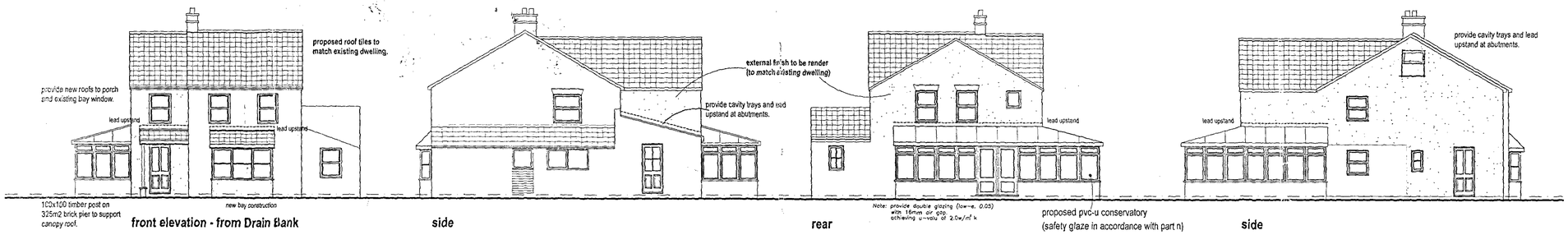
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health and safety
The Employer/Client shall ensure that the erected contractor/builder is conversant with and adopts all measures necessary to achieve compliance with current health and safety legislation.

DO NOT SCALE FROM THIS DRAWING
The General Contractor is to check all dimensions on site and report any discrepancies to the Architect.



GLAZING
All glazing to be Low -e type glass with 16mm air gap (Pilkington k-glass or equivalent)
To be in accordance with Part N1 Building Regulations and BS 6206: 1981.
All glazing to internal doors where fitted to be toughened / laminated safety glass.
All glazing to external doors to be toughened / laminated safety glass except solid doors incorporating small glazing area not exceeding 250mm width and 0.5m area, e.g. cottage style.
Patio/French doors to be fitted with safety glazing.
Double-glazing to all external doors and windows.
Each safety glazed panel to incorporate the British Standard Kite Mark, as means of identification.

HEATING
Heating to new rooms to be served of existing boiler (if accepted)
If new boiler is to be installed it is to be in accordance with table 2 SEDBUK rating.
All hot water and heating pipes including cylinder to be insulate, in accordance with REG. L1 Building Regulations.
Where balanced flue appliance installed provide durable guard to flue outlet 600mm min. from adjacent openings and corners of building.
Hot water storage system to be vented type.
Hot water storage system to be insulated so as to limit heat loss to 90 W/M of surface area of the system to comply with BS 1566: PARTS 1 & 2 1984 or BS 3188: 198 .
Room thermostat / thermostat valves to radiators installed to control heat output from boiler system.
Commissioning of heating and hotwater system to be provided at completion of project.

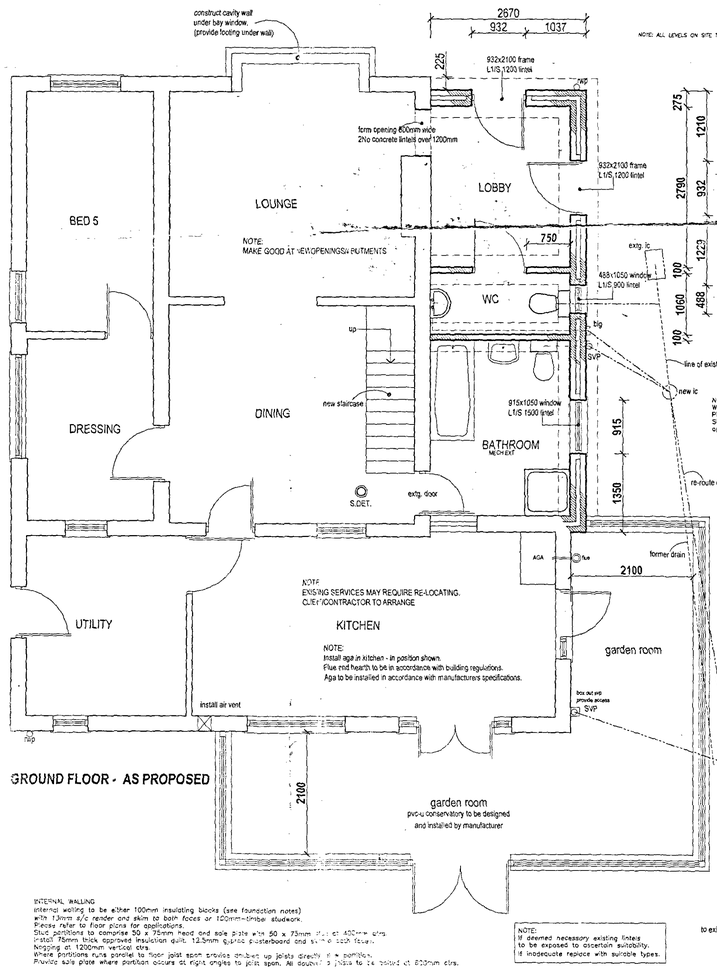
DRAINAGE - FOUL WATER
Inspection chambers to be u.p.v.c. Bartol installed in accordance with manufacturer's instructions in positions shown on plan.
Below ground pipework to be 100mm dia. u.p.v.c. Bartol to BS 4660: 1989 flexible jointed pipework laid in accordance with manufacturer's specification to 1: 70 fall with 150mm pea gravel bed and surround.
Where pipes pass below floors provide 150mm min. pea gravel bed and surround to maintain flexibility.
Drains to be protected under driveway and where cover is less than 600mm, by provision of concrete slabs over min. 75mm pea gravel cover.
Below ground drainage is to comply with BS 8301: 1985.
110mm dia. u.p.v.c. Soil and vent pipes to be installed in positions shown on plan.
Provide bolson grating to terminate at 900mm min. above adjacent openings within 3.0m.
Provide access plate at base of stack.
Where indicated on plan air admittance valves are to be installed in accordance with manufacturer's instructions.
Waste pipes from appliances to discharge directly into soil pipes or gullies as appropriate with access plugs at all changes of direction.
40mm Dia. polypropylene wastes from kitchen/utility sinks, baths, showers, washing machines etc. and 32mm dia. from wash basins with 50mm dia. combined wastes unless otherwise stated.
All appliances to have 76mm deep seal traps. All above ground drainage to comply with BS 5572.
Where waste run exceeds 3.0m provide anti-syphon traps to appliances.
Shower tray to be set on raised plinth to allow access to trap.
Where wastes and soil pipes are encased in ply ducting provide adequate access panels.
Where drains run through walls provide concrete lintel over 900mm-min. long length dependant on angle and number of drain runs.
A 50mm gap should be left all round the pipe with the opening covered by a rigid sheet material.
Where pipes pass through walls provide compressible material surround (sealant), approved doc. H diagram 7
Where pipes have less than the minimum recommended cover, necessary protection (compressible material) should be provided as set out in diagram 11 approved doc H1.

DRAINAGE - SURFACE WATER
112.5mm dia. half round u.p.v.c. Gutters to discharge into 68mm dia. downpipes.
Below ground pipework to be 82mm dia. u.p.v.c. Flexible with 100mm-min. pea gravel bed and surround.
Pipes to be laid 1: 70 fall to 1.2m soakaways at 5.0m min. from any building.
All work to comply with Part H3 Building Regulations 1991.

ADDITIONAL VENTILATION REQUIREMENTS
Mechanical extract ventilation to be provided to kitchen, utility, bathrooms and en-suites.
KITCHEN
Extractors capable of ext. rate not less than 60 litres per second or incorporated in a cooker hood capable of 30 litres per second.
Operated intermittently and ducted to exterior of dwelling.
Utility - Extractor capable of ext. rate not less than 30 litres per second. With 15min overrun.
BATHROOM AND SHOWER ROOMS
Extractor capable of ext. rate not less than 15 litres per second with intermittent operation facility.
The above extractor requirements are in addition to trickle vents and opening vents.
WC - Provide mechanical ventilation to internal wc giving a minimum of 3 air changes per hour, which may be intermittent but should have a minimum 15 minute overun period

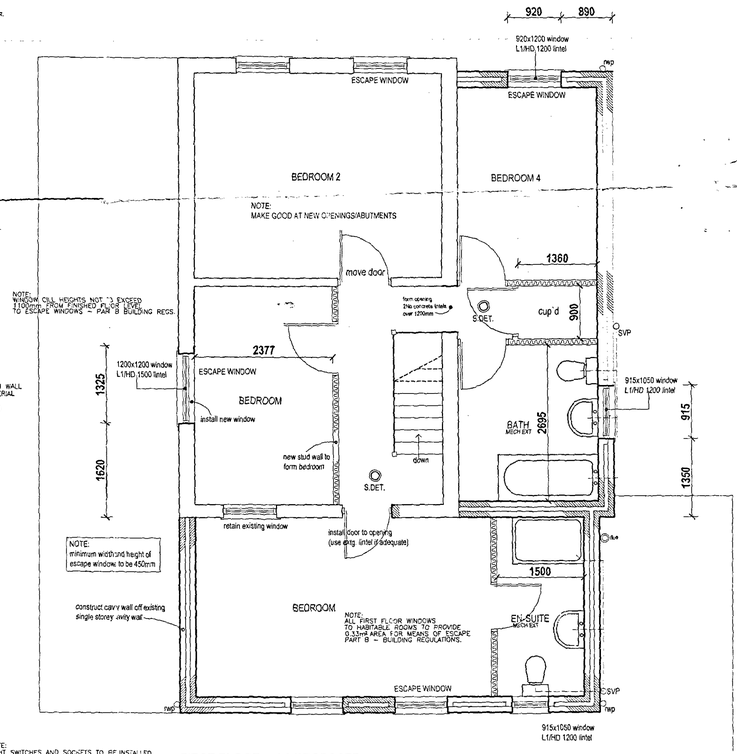
STAIRCASE
To be Boulton and Paul type or equivalent.
Total rise 2350mm, (sizes to be confirmed on site) 223mm goings, 200mm risers, and 12no. Risers in total. 42 pitch max. 50mm min. going to winders at newel.
Handrail to be provided at 900mm min / 1000mm max. Above pitch line of stair.
Balustrading to landing to be 900mm high and capable of with standing load criteria referred to in BS 6399 PART 1: 1984. Balustrade to be of design suitable in preventing children climbing on it.
99mm max. Gap between balusters to flight and landings.
2.0m min. headroom to stair measured vertically at pitch line to flight. 800mm min. clear width to flight.

NOTE: ALL LEVELS ON SITE TO BE DETERMINED BY CONTRACTOR.



GROUND FLOOR - AS PROPOSED

INTERNAL WALLING
internal walling to be either 100mm insulating blocks (see foundation notes) with 13mm s/c render and skim to both faces or 100mm-timber studwork.
Please refer to floor plans for applications.
Stud partitions to comprise 50 x 75mm head and sole plate with 50 x 75mm studs at 400mm ctrs.
Install 75mm thick approved insulation quilt, 12.5mm gyproc plasterboard and skim both faces.
Hinging at 1200mm vertical ctrs.
Where partitions runs parallel to floor joist span provide noggin up joists directly under partition.
Provide sole plate where partition occurs at right angles to joist span. All doubling 3 joists to be spaced at 600mm ctrs.



NOTE:
LIGHT SWITCHES AND SOCKETS TO BE INSTALLED AT HEIGHTS BETWEEN 450mm AND 1200mm FROM FINISHED FLOOR LEVEL (APPROVED DOCUMENT PART M - SECTION 8.3)

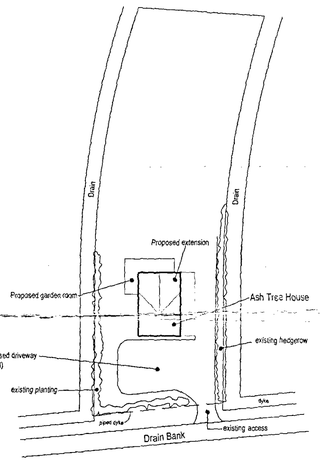
FIRST FLOOR - AS PROPOSED
1897 900 900 900 630 890

SMOKE DETECTION - PART I BUILDING REGS 1991
Mains operated self contained smoke alarms to BS 5446: PART 1
to be installed in circulation areas within 7m of doors to high fire risk rooms and within 3m of bedroom doors. Where more than one alarm is installed they should be interconnected so that detection of smoke by any unit activates the alarm in others.
At least one smoke alarm is be installed to each story containing accommodation, all to be interconnected.
Self contained alarms to be permanently wired to a separately fused circuit at distribution board.
Installation to conform to IE. wiring regulations.
Fixing of smoke alarms should be not less than 300mm from any wall or light fitting.
Where wall mounted units are installed they are to be at a height between 150mm and 300mm below the ceiling.
Positioning of smoke alarms must facilitate routine maintenance.
Occupants of dwellings to be provided with information on use of equipment and its maintenance.

WINDOWS AND DOORS (PVC-U)
All windows to be double glazed and capable of providing not less than 1/20th floor area 'rapid' ventilation of habitable room served. In addition, all habitable rooms to have proprietary trickle vents installed to window frame at high level providing not less than 8000 sq. mm of 'background' ventilation.
To kitchen, utility, bathrooms and en-suites provide not less than 4000 sq. mm.
Where patio or French doors provide the only means of ventilation to a room provide 10,000mm vent to frame.
Glazing to be in accordance with Part N Building Regulations 1991.
All external doors and opening lights to windows to be draught sealed.

ELECTRICAL WORK (PART P - BUILDING REGS)

All electrical work required to meet the requirements o part P must be designed, installed and tested by person competent to so so.
Prior to completion of works, the local authority building control must be satisfied that either:
A) an electrical installation certificate issued under a competent persons scheme has been issued or
B) an appropriate electrical installation certificate has been issued for the work, and that it has been signed by a person competent to do so.



BLOCK PLAN
(1:500 scale approx)

AMENDED PLAN
Ref: A 1

MARK DENNIS
architectural services
6 TULIP FIELDS - WHAPLODE
SPALDING - LINCOLNSHIRE - PE12 6US
MOBILE: 07788 834568

PROJECT TITLE
PROPOSED EXTENSIONS TO EXISTING HOUSE AT ASH TREE HOUSE, DRAIN BANK, COWBIT, SPALDING, LINCS.

FOR: MR & MRS N BLEAKLEY

SHDC
Planning & Development
16 AUG 2005
Ref: 05/0581/05

LAYOUTS, ELEVATIONS & BLOCK PLAN

REV	DESCRIPTION	DATE	BY
A	BUILDING CONTROL AMENDMENTS	06/05	

SCALE	DRAWN
1:50, 1:100, 1:500	MD
DATE: march 05	DRAWING No. 04.006/02 A

Limitations
All dimensions shall be taken from site from actual work.
Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes.
All given dimensions shall be checked by the Builder/Contractor and will be their responsibility from commencement of works.
No works will be supervised or inspected by Mark Dennis – Architectural Services.

Health and safety
The Employer/Client shall ensure that the selected contractor/builder is conversant with and adopts all measures necessary to achieve compliance with current health and safety legislation.

DO NOT SCALE FROM THIS DRAWING

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



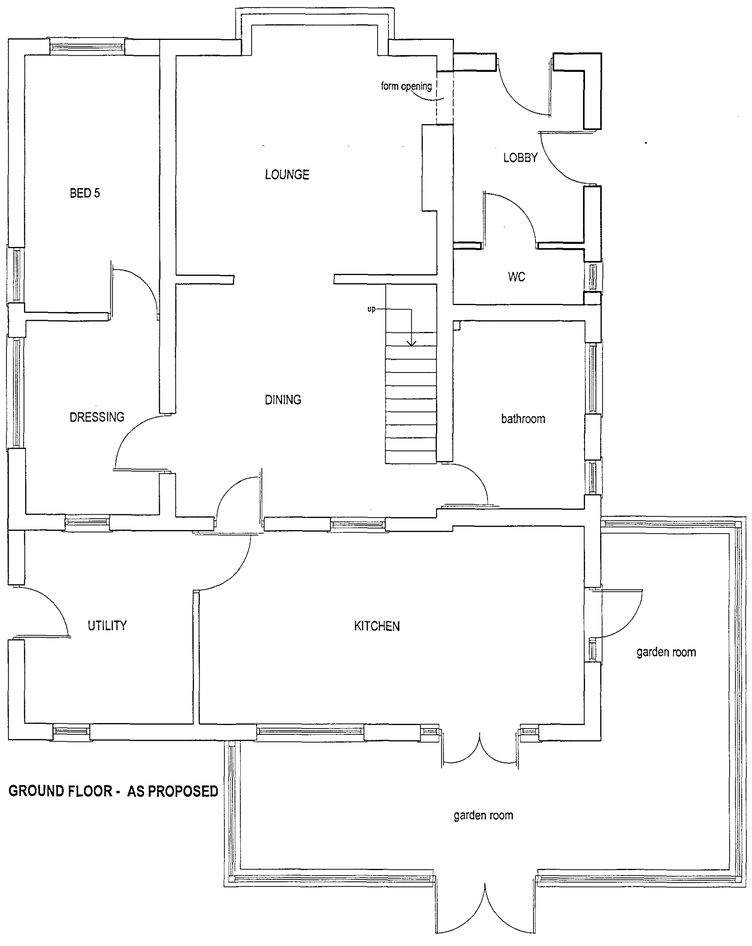
front elevation - from Drain Bank

side

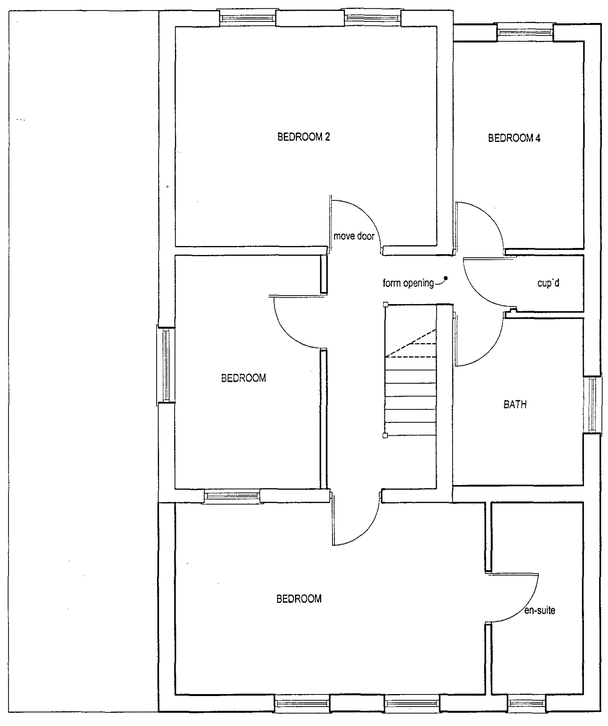
external finish to be render (to match existing dwelling)

rear

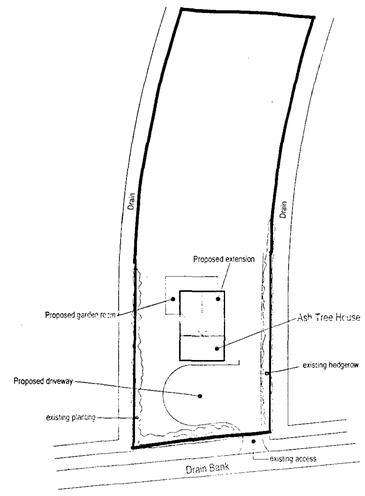
side



GROUND FLOOR - AS PROPOSED



FIRST FLOOR - AS PROPOSED



BLOCK PLAN
(1:500 scale approx)

DETERMINED PLAN

SHDC
Planning & Development
- 4 MAR 2005
Ref: 0308/05

MARK DENNIS
architectural services

6 TULIP FIELDS – WHAPLODE
SPALDING – LINCOLNSHIRE – PE12 6US
MOBILE: 07788 834568

PROJECT TITLE

PROPOSED EXTENSIONS TO EXISTING HOUSE AT
ASH TREE HOUSE, DRAIN BANK,
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FOR: MR & MRS N BLEAKLEY

LAYOUTS, ELEVATIONS & BLOCK PLAN

REV	DESCRIPTION	DATE	BY

SCALE 1:50, 1:100, 1:500
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DATE march 05
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