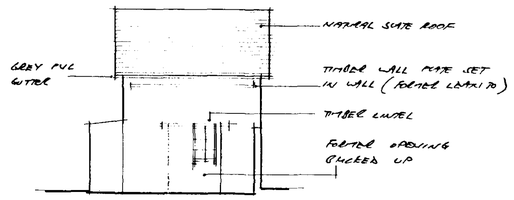
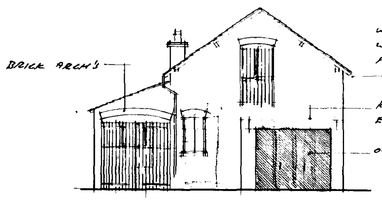
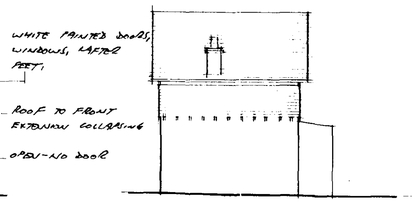


SOUTH



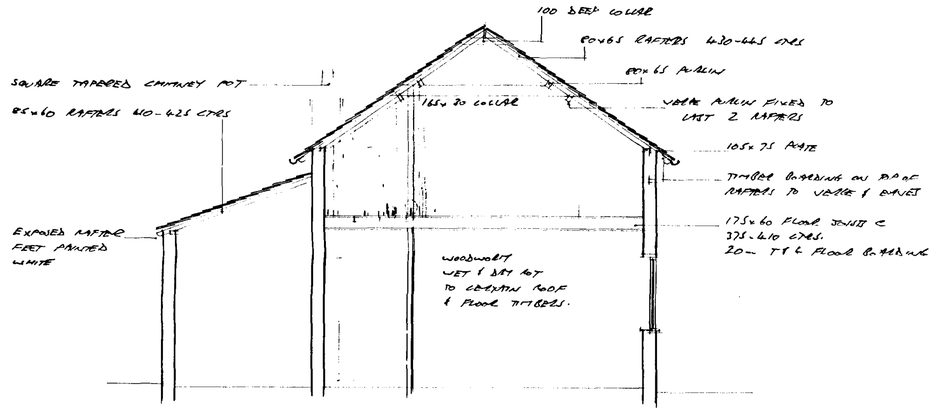
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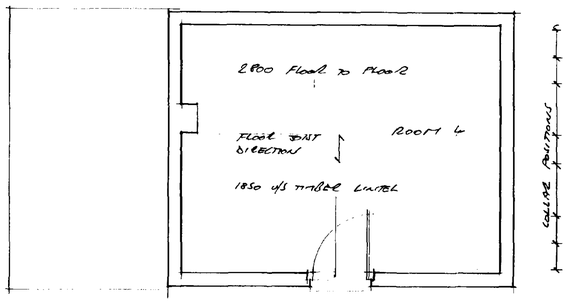


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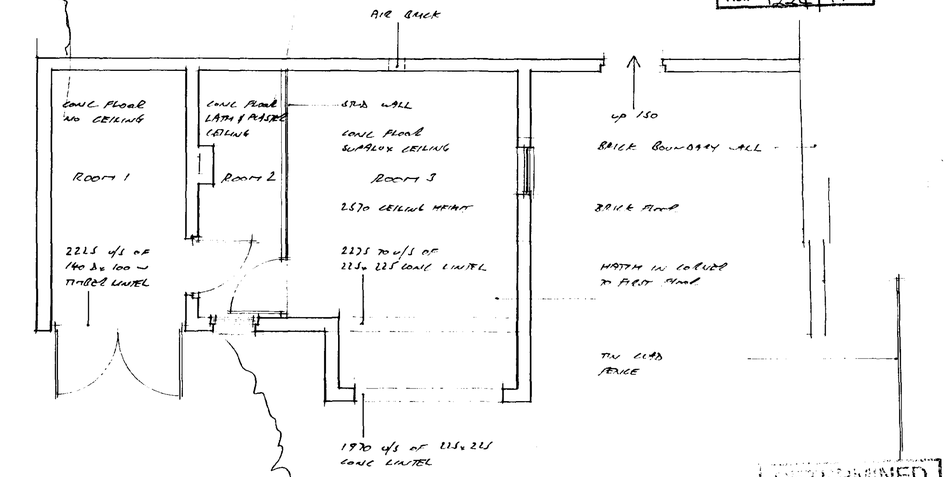
EAST



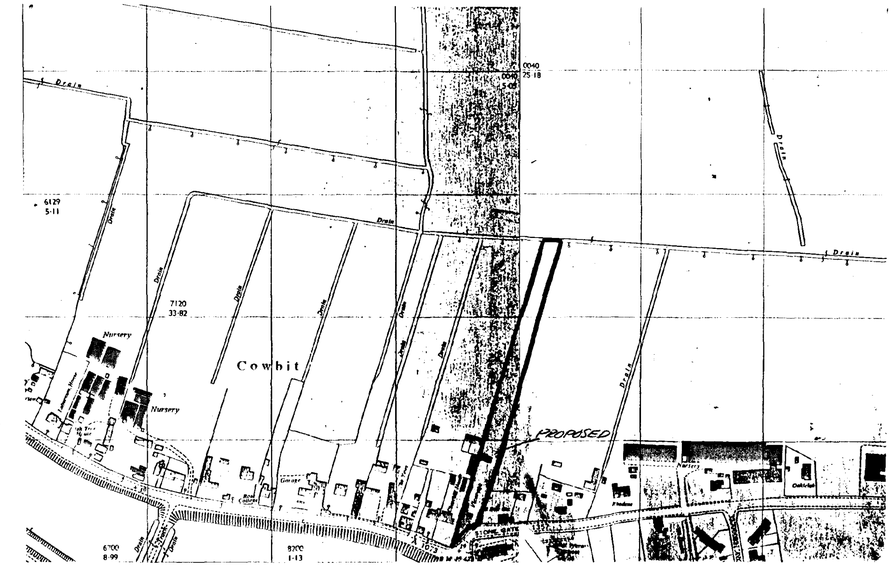
SECTION



FIRST FLOOR PLAN



GROUND FLOOR PLAN



LOCATION PLAN scale 1-2500

SOUTH HOLLAND DC HOUSING & PLANNING
20 NOV 1997
Ref: 1226/97

DETERMINED PLAN

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details

PODDINGTONS
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44 Double Street Spalding Lincs. PE11 2AB
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project
PROPOSED CHANGE OF USE OF FORMER COACH HOUSE TO GRANNY FLAT: REAR "THE OLD VICARAGE" 2 STONEGATE COWBIT SPALDING LINCS
CLIENT: MR & MRS PRATT

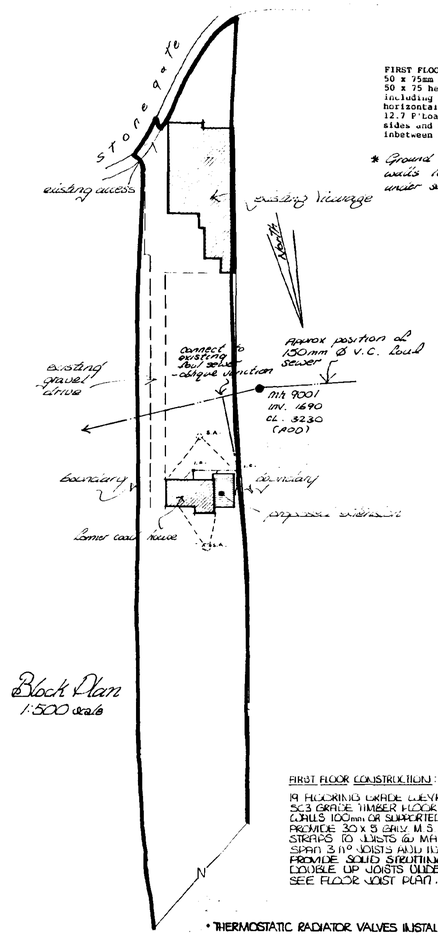
drawing
PLAN AS EXISTING

scale
1-50
1-100

drawing no
2803-1

date
SEP 1 97

drawn



FIRST FLOOR STUDWORK WALLS:
50 x 75mm studding at 400c/c
50 x 75 head and sole plate
including 2 rows 50 x 75mm
horizontal bracing to studs.
12.7 P.Board and skim both
sides and insulate
inbetween studs.

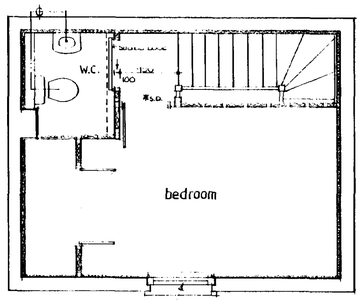
* Ground floor stud walls to have d.p.c. under sole plate.

Unless the heat loss from a hot water pipe or duct contributes to space heating they shall be insulated with material having a thermal conductivity of not greater than 0.045w/mk. All water pipes within the roof space or other unheated areas to be similarly insulated.

The plumbing installation shall be in strict accordance with water companies bylaws with carefur attention to be paid to the accessability of pipe runs, fittings when laid in ground floot screeds.
Pipe runs thro' walls and ceilings to be fully sealed with expanding foms sealant to reduce heat losses to unheated spaces.

RAINWATER GOODS:

115mm DIA H.R. 100mm squareline UPVC guttering.
fixed level
1 metre and 68mm DIA 68mm square, H.W.P.'s sealed
to drain at ground level. Colour/profile to
client req'ments.



FIRST FLOOR

REMOVE BRICK TO FORM OPENING TO SUIT OPENING (WIDTH GENERAL) DUMMY (MULLION) FIXED TO OPENABLE SASH EXISTING TO LINTEL TO REMAIN OR REMOVE IT'S BRICK TO 2000 IF FOUND UNACCEPTABLE OF DEFECTIVE. BLOCK AND CAVITY FILL WITH 100 DOG (ISO.) MIN. DEEP BRICK ON EDGE OVER OPENING BETWEEN EXISTING LINTELS AND BRICKWORK GOOD

METER BOXES:

Electric meter boxes positioned in accessable external position minimum 550mm. maximum 1.0m above foot-path level, seal around boxes in non-combustable material.

NEW ROOF COVERING:

ETERNIT BLUE / BLACK 600 X 300 MM DUCHESNE SLATES (WITH 100 MM LAPS ON 38 X 25 MM TREATED S.C.O. BATTENS ON B.S. 747 TYPE 'U' UNDERSIDE ROOFING FELT CONTRACTOR TO DETERMINE TILE FIXING SPEC. FROM MANUFACTURERS PUBLISHED LITERATURE WITH DUE CONSIDERATION FOR SITE LOCATION ANTI-SITRATED WIND VELOCITIES AND ROOF PITCH.

VENTILATION - EAVES (ALL AREAS)

PROVIDE EAVES VENTILATION TO GIVE VENTILATION EQUIVELENT TO 25 000 MM²/METRE GUDEVALE RV 250 OR BATTEN OR SIMILAR APPROVED TO BE DETERMINED ON SITE.
HIGH LEVEL VENTILATION (COLD PITCHED ROOF):
PROVIDE COLD PITCH DORMER TOP GLAZE UNITS @ 1.8 M c/c OR HALF ROUND RIDGE @ 2.5m c/c (EITHER) OR SIMILAR APPROVED TO PROVIDE VENTILATION AREA EQUIVELENT TO 5000 mm²/m IN ACCORDANCE WITH BUILDING REGULATIONS APPROVED DOCUMENT F2 1995 & B.S. 5250 : 1989 FIX IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS
SEE SECTION FOR HIGH LEVEL VENT ON MONO PITCHED ROOFS

MAIN ROOF:

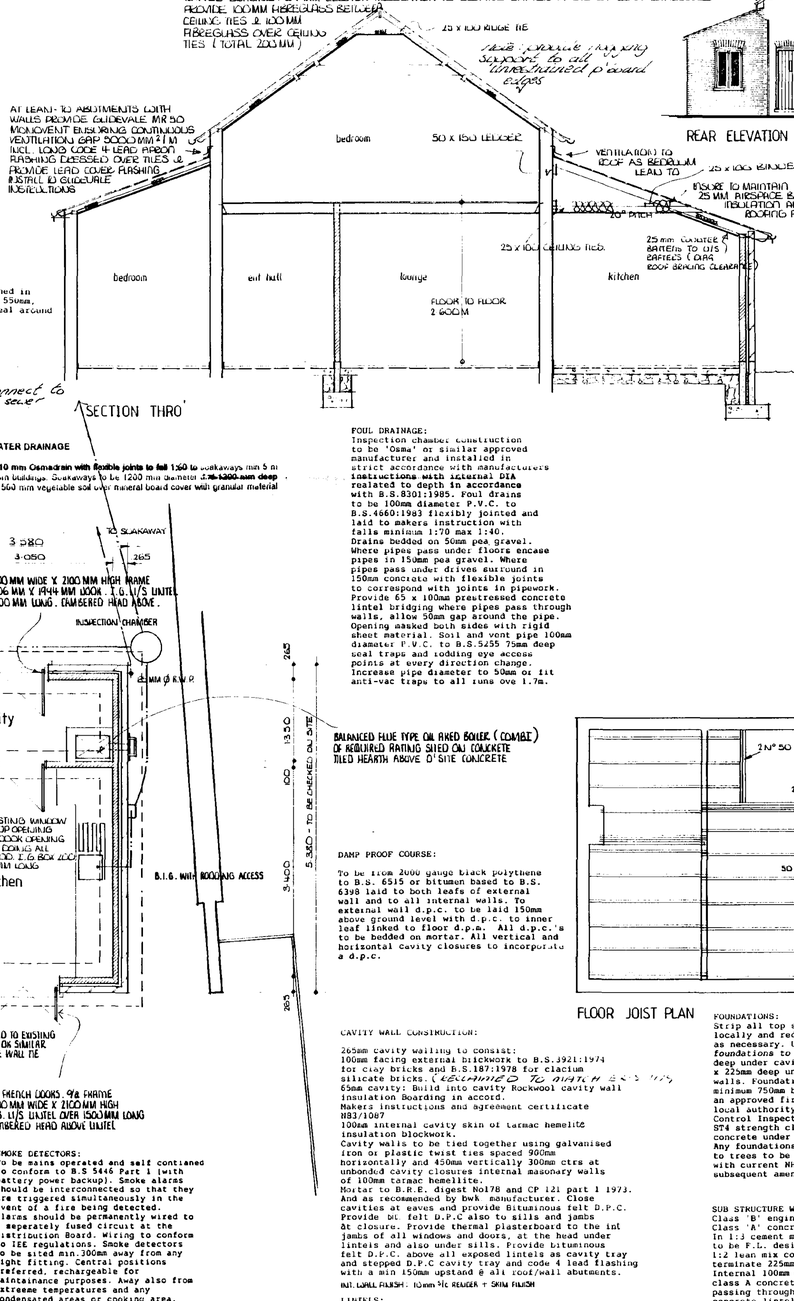
REMOVE EXISTING SLATE AND TIMBER BOARDING.
REPLACE ANY DEFECTIVE TIMBERS AND TREAT FOR PROTECTION AGAINST ROT / FUNGOUS ATTACK AND INSECT INFESTATION.
PROVIDE MIN. 30 MM DEEP BATTENS TO UNDERSIDE OF ALL RAFTERS
DRIVE IN RUST PROTECTED NAILS OR PINS AT 600 MM c/c AND 50 MM BELOW UNDERSILL PROVIDE CELOTEX GA 4000 INSULATION BOARDS 59 MM THICKNESS (PRODUCT CODE GA4059) INBETWEEN RAFTERS - CUT TO ACHIEVE FRICTION FIT ACCROSS 1200 MM WITH SLIGHT BEVEL SEAL ALL JOISTS WITH ALUMINIUM FOIL VAPOUR CHECK
PROVIDE 25 X 100 RIDGE TIE TO ALL RAFTERS
PROVIDE 12 1/2 GYPROC PLASTERBOARD AND SKIM OR AREA OF 76.2 M² TIMBER CEILINGS - TO BE CONFIRMED BY CLIENT.

LEAN TO OVER BEDROOM (EXISTING)

REPLACE ANY DEFECTIVE TIMBERS AND TREAT FOR PROTECTION AGAINST ROT / FUNGOUS AND INSECT ATTACK. PROVIDE MIN. 30 MM DEEP BATTENS TO UNDERSIDE OF ALL RAFTERS AND INSULATE WITH 59 MM CELOTEX INSULATION INBETWEEN RAFTERS AS FOR MAIN ROOF. CEILINGS TO CLIENTS REQUIREMENTS.

LEAN TO - EXTENSION.

50 X 150 MM RAFTERS AT 1450 MM INTERSPACED OVER MIN. 50 X 100 WALLPLATE AND LEDGER SECURELY FIXED TO MAIN HOUSE WALLS. RAFTERS FROM SC5 GRADE TIMBER AND PITCHED AT 20° 25 X 100 CEILING TIES TO EVERY RAFTER AS SECTION. WALLPLATE BEDDED ON S/C AND HELD IN POSITION BY 30 X 5 GALV. M.S. ANCHOR STRAPS AT 900 MM c/c. PROVIDE 30 X 5 MM GALV. LATERAL RESTRAINT STRAPS AT VERGES AND ROOFSIDES AT STEEP ROOFTOPS AT 1.2 M c/c. 25 X 100 DIAG RAFTER BRACING. 59 MM CELOTEX INSULATION TO SLOPING RAFTER PARTS OF ROOF LINTELLOSE PROVIDE 100MM FIBREGLASS BETWEEN CEILING TIES & 100 MM FIBREGLASS OVER CEILING TIES (TOTAL 200 MM)



SECTION THRO'

connect to foul sewer

RAINWATER DRAINAGE

To be 110 mm Osmadrain with flexible joints to fall 1:50 to walkways min 5 m away from buildings. Soakaways to be 1200 mm diameter x 1200 mm deep with top 560 mm vegetable soil over material board cover with granular material below.

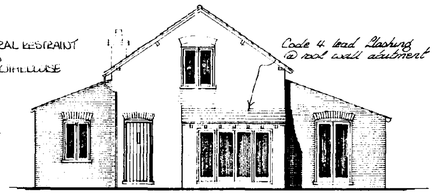
INTERNAL DRAINAGE

Waste pipes to be Osma or equal approved PVCu connected to the appliances in the approved manner with 75 mm diameter anti-vac traps. Wastes to be:-

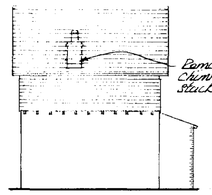
Wash hand basins	32 mm diameter
W.C.s	100 mm diameter
Bath, Showers and sinks	40 mm diameter
Collection pipes	54 mm diameter

ELECTRIC: Socket outlets and light points to IEE regulations and N.H.B.C. standard. Works to be carried out by an NICEIC approved contractor.

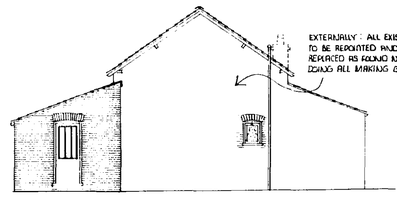
FOUL DRAINAGE:
Inspection chamber construction to be 'Osma' or similar approved manufacturer and installed in strict accordance with manufacturers instructions with internal DIA realated to depth in accordance with B.S.8301:1985. Foul drains to be 100mm diameter P.V.C. to B.S.4660:1989 flexibly jointed and laid to makers instruction with falls minimum 1:70 max 1:40.
Drains bedded on 50mm pea gravel.
Where pipes pass under floors encase pipes in 150mm pea gravel. Where pipes pass under drives surround in 150mm concrete with flexible joints to correspond with joints in pipework. Provide 65 x 100mm prestressed concrete lintel bridging where pipes pass through walls, allow 50mm gap around the pipe. Opening sealed both sides with rigid sheet material. Soil and vent pipe 100mm diameter P.V.C. to B.S.5255 75mm deep seal traps and rodding eye access points at every direction change. Increase pipe diameter to 50mm or fit anti-vac traps to all runs ove 1.7m.



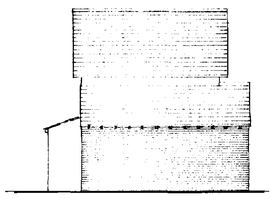
REAR ELEVATION NORTH



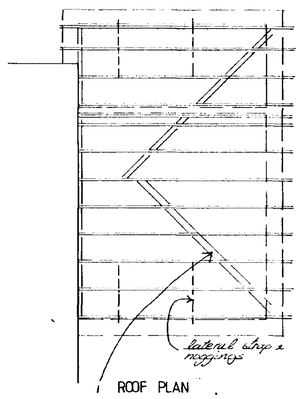
SIDE ELEVATION EAST



FRONT ELEVATION SOUTH

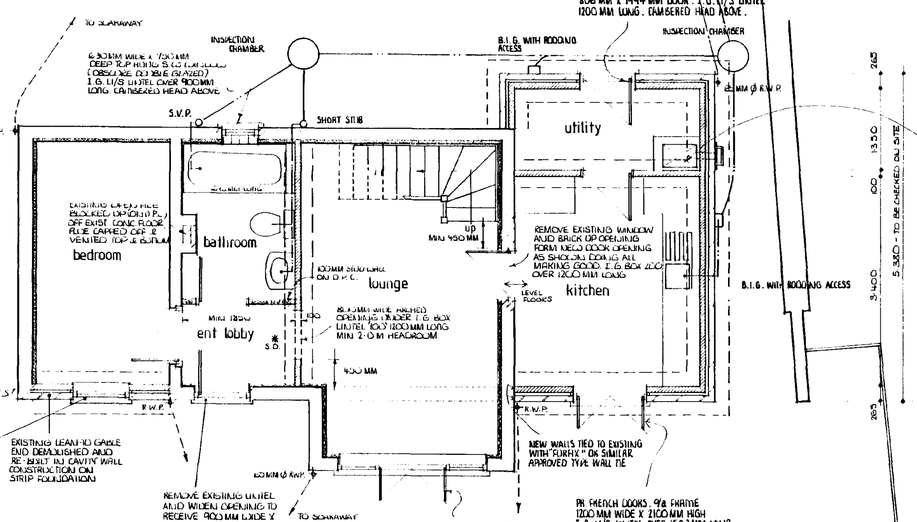


SIDE ELEVATION WEST



ROOF PLAN

25 x 100mm diagonal rafter bracing to extend to contact with wallplate battens are to be provided at sloping ceiling parts of roof to clear rafter bracing.



GROUND FLOOR

BALANCED FLUE TYPE OIL FIRED BOILER (COMBI) OF REQUIRED RATING SITED ON CONCRETE TILED HEARTH ABOVE O'SITE CONCRETE

DAMP PROOF COURSE:

To be from 2000 gauge black polythene to B.S. 6515 or bitumen based to B.S. 6398 laid to both leafs of external wall and to all internal walls. To external wall d.p.c. to be laid 150mm above ground level with d.p.c. to inner leaf linked to floor d.p.c. All d.p.c.'s to be bedded on mortar. All vertical and horizontal cavity closures to incorporate a d.p.c.

FLOOR JOIST PLAN

CAVITY WALL CONSTRUCTION:

265mm cavity wall to consist:
100mm facing external brickwork to B.S.3921:1974 for clay bricks and B.S.187:1978 for clacium silicate bricks. (RECOMMEND TO MATCH EXISTING)
65mm cavity: Build into cavity Rockwool cavity wall insulation Boarding in accord.
Makers instructions and agreement certificate
NB3/1087
100mm internal cavity skin of tarmac hemelite insulation blockwork.
Cavity walls to be tied together using galvanised iron or plastic twist ties spaced 900mm horizontally and 450mm vertically 300mm ctrs at unbonded cavity closures internal masonary walls of 100mm tarmac hemellite.
Mortar to B.R.E. digest No178 and CP 121 part 1 1973. And as recommended by bwk manufacturer. Close cavities at eaves and provide Bituminous felt D.P.C. Provide DL felt D.P.C also to sills and jambs At closure. Provide thermal plasterboard to the int jambs of all windows and doors, at the head under lintels and also under sills. Provide bituminous felt D.P.C. above all exposed lintels as cavity tray and stepped D.P.C cavity tray and code 4 lead flashing with a min 150mm upstand @ all roof/wall abutments.

INT. WALL FINISH: 10mm 9/c PLASTER + SKIM FINISH

LINTELS:
Specified lintels are by I.G. Lintels LTD. insulated as standard and installed with a min. 150mm end bearing. Lintels installed in strict accordance manufacturers recomendations incl. all necessary stop ends and 10mm weep holes at 675mm Xabove trays.

FOUNDATIONS:
Strip all top soil/vegetable soil locally and reduce levels further as necessary. Unless otherwise stated foundations to be 700mm wide x 225mm deep under cavity walls and 450mm wide x 225mm deep under 100mm loadbearing walls. Foundations to be taken down minimum 750mm below ground level or to an approved firm base is agreed with local authority on site Building Control Inspector. Foundation concrete ST4 strength class. Deepen foundation concrete under chimney to 300mm min. Any foundations in close proximity to trees to be deepened in accordance with current NHBC Practice note 3 and any subsequent amendment.

SUB STRUCTURE WALLING:
Class 'B' engineering brickwork or Class 'A' concrete brickwork (7N/M²) in 1:3 cement mortar. Bricks below DPC to be F.L. designation and to B.S.3921 1:2 lean mix concrete cavity fill and to terminate 225mm below lowest D.P.C level. Internal 100mm walls below D.P.C. in class A concrete blockwork. Drains passing through walls to be protected by concrete lintel with a 50mm gap between underside of the lintel and the crown of the pipe. Gap filled with compressible material. Provide vermin guard to ext. face of wall.
D.P.C. installed a minimum 150mm above ground levels to both skins of cavity walls

VENTILATION:
All window opening lights to have area to exceed 1/20th from floor area. All habitable rooms to have Trickle Ventilators in window/door heads giving ventilation equivelent to 8000mm² and Trickle Vents in windows doors of utility/kitchens, bathroom, en-suite to have trickle vent giving min. 4000mm² free air. All kitchens to have either 60 l/second extractor fan, manual switched or duct cooker hood giving 30 l/second extraction utility room to have manual switched 30 l/sec.extractor. Bathrooms to have manual switched extractor (15 l/second) All ducting if thro' roof space to be insulated, of twin-wall construction or incorporate a condensation trap and discharge to ridge thro' vent tile.

STAIRS
Double up joists at head of stairs to act as trimmer. Timber handrail to stairs to be 900 above pitch line (measured vertically). Timber balustrade 900 above first floor level. 2.00m min headroom measured vertically above pitch line. No spacing in any part of the stairs to be greater than 99mm. Stairs to have 2 way lighting.
223mm GO 200mm rise 13 UP.
NOTE: Staircase SUPPLIED & INSTALLED Boulton & Paul type

GLAZING:
All windows and doors to be double glazed with 14mm sealed units. All glazing between F.F.L and 800mm high in windows and between F.F.L and 1500mm high in doors and side lights to be safety glass to B.S.6206. Obscure glass to bathroom/en-suite and doors where req'd.

PROTECTION TO FOUL AND SURFACE WATER FLEXIBLE PIPES:
Where flexible pipes are not under a road and have less than 0.6m cover, conc. paving slabs should be laid as bridging above the pipes on min 75mm pea gravel. If flexible pipes are under a road and have less than 0.9m cover reinforced concrete bridging should be used instead of paving slabs.

EXISTING CONCRETE FLOORS
APPLY 3 COAT SYNTHAPRUFE/HYPRUFE LIQUID D.P.M TO EXISTING GROUND FLOORS (CONCRETE) INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
24mm THICKNESS CELOTEX DOUBLE 'R' GENERAL APPLICATION BOARDS GA 2000 LAYED IN STRICT ACCORD (MANUFACTURERS INSTRUCTIONS. OVERLAY WITH 500 g PVC VAPOUR CONTROL. AND 70 mm THICKNESS SAND CEMENT SCREED FINISH.

DPC: Provide silicone injected DPC to all existing walls by specialist contractor and work carried out to Agreement Certificate. All new internal blockwork walls to be built of Dit. Felt DPC.

GROUND FLOOR CONSTRUCTION: EXTENSION

70mm sand/cement screed on 500 gauge p.v.c. dpm. on 29mm thickness Celotex double-R General Application boards GA2000, product code GA2029 (thermal resistance 1.53m²k/w) layed in strict accordance with manufacturers instructions. Insulation on 100mm concrete oversite slab ST4 to B.S. 5328:1990 on 1200 gauge (300 micron) p.v.c. d.p.m. with welted joints and lapped into wall d.p.c.'s. 150mm min (max 600mm) well blinded and consolidated clean limestone or crushed carrstone hardcore base.

INTERNAL WALLS: Dryline internally using Gyproc Thermal Laminates: Gyproc Dot & Dab system to BS 1230 Part 1: 1985 installed with adhesive dabs and sealants in strict accordance with manufacturers instructions and recommendations. Allow for skim finish.

Existing 225mm solid brick walls: use 40mm thickness Gyproc Thermal Board Super or 55mm 'Thermal Board Plus'.

SMOKE DETECTORS:
To be mains operated and self contianed to conform to B.S 5446 Part 1 (with battery power backup). Smoke alarms should be interconnected so that they are triggered simultaneously in the event of a fire being detected. Alarms should be permanently wired to a seperately fused circuit at the Distribution Board. Wiring to conform to IEE regulations. Smoke detectors to be sited min 300mm away from any light fitting. Central positions preferred, rechargeable for maintenance purposes. Away also from extreeme temperatures and any condensated areas or cooking area. Sited within 7m of doors that open out into rooms which have potential for fire to start (kitchen, living room etc.), and within 3m of bedroom doors - measured horiz. Corridors should have more than one alarm if length exceeds 15m.

LIMITATIONS

This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Building Regulation approval. The drawing must not be used as a contract document alone. 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 his responsibility from commencement of site works. The works will not be supervised or inspected on site by Poddingtons or any representive thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

STANDARDS

All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instructions and relevant Code of Practice.
Materials shall conform to appropriate British Standard specification or BBA Certificate or European Code equivalent.

HEALTH AND SAFETY

The employer/client shall ensure that the selected contrator is conversant with and adopts all measures necessary to achieve compliance with Health and Safety legislation for building sites and work places. The employer/client is advised that should the works need to comply with the Construction Design and Management Regulations an Independant Planning Supervisor will be required.

SCOPE OF THE WORKS
The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

SOUTH KESTEVEN HOUSING & PLANNING
20 NOV 1997
Ref: 1224/97

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details

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project
PROPOSED CHANGE OF USE OF FORMER COACH HOUSE TO "GRANNY FLAT" REAR OF 2 STONEGATE COWBIT, SPALDING LINCS

FOR: MR & MRS PRATT

scale	drawing no.
1:50, 1:100 1:500	2803-2
date	drawn / checked