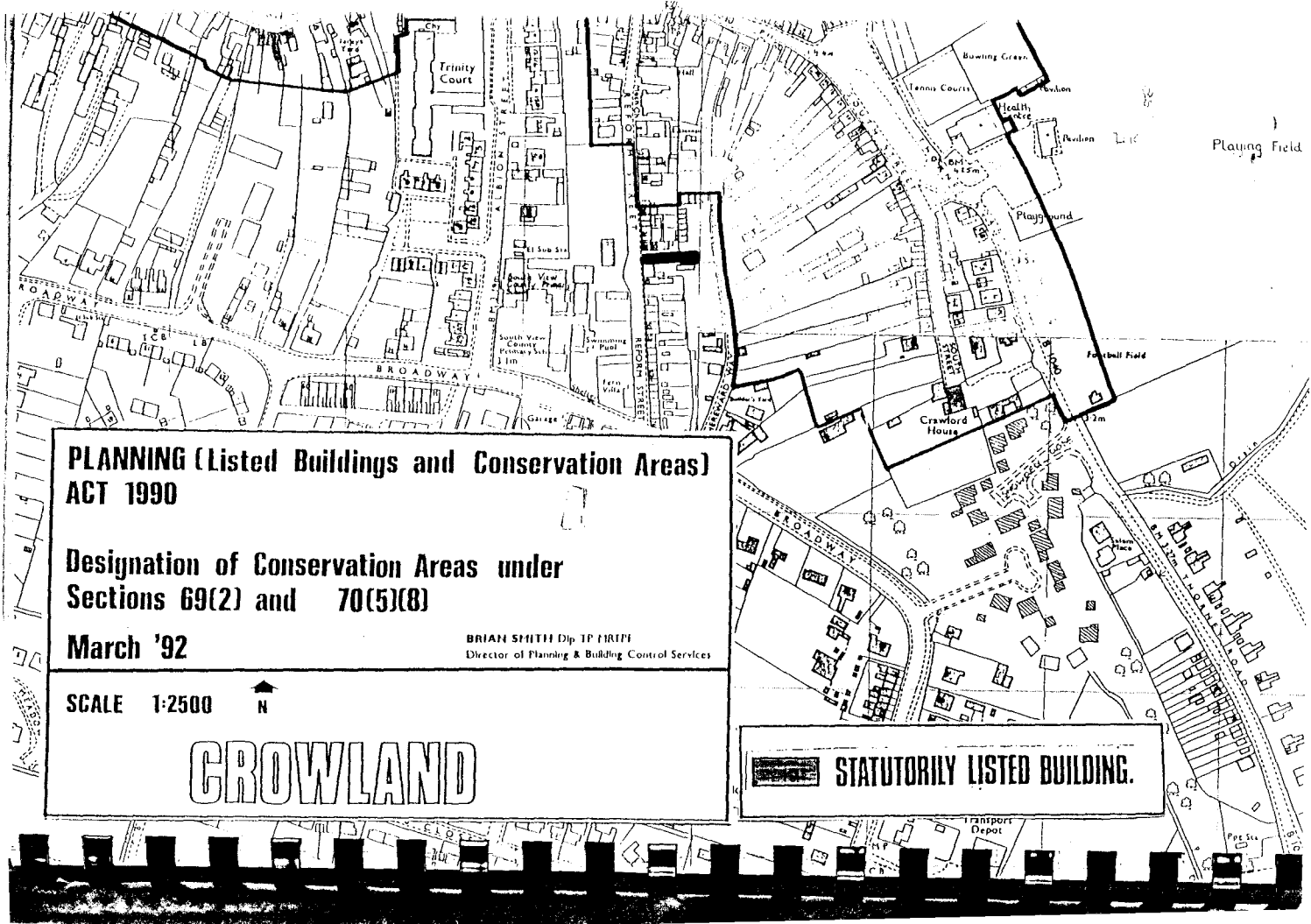

PLANNING (Listed Buildings and Conservation Areas) ACT 1990
Designation of Conservation Areas under Sections 69(2) and 70(5)(8)
March '92
BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
SCALE 1:2500
N
CROWLAND
STATUTORILY LISTED BUILDING.
Trinity Court
Bowling Green
Tennis Courts
Pavilion
Playing Field
Playground
Football Field
Crawford House
BROADWAY
Transport Depot

New Bathroom Suite to be by Manufacture & colour of Clients choosing

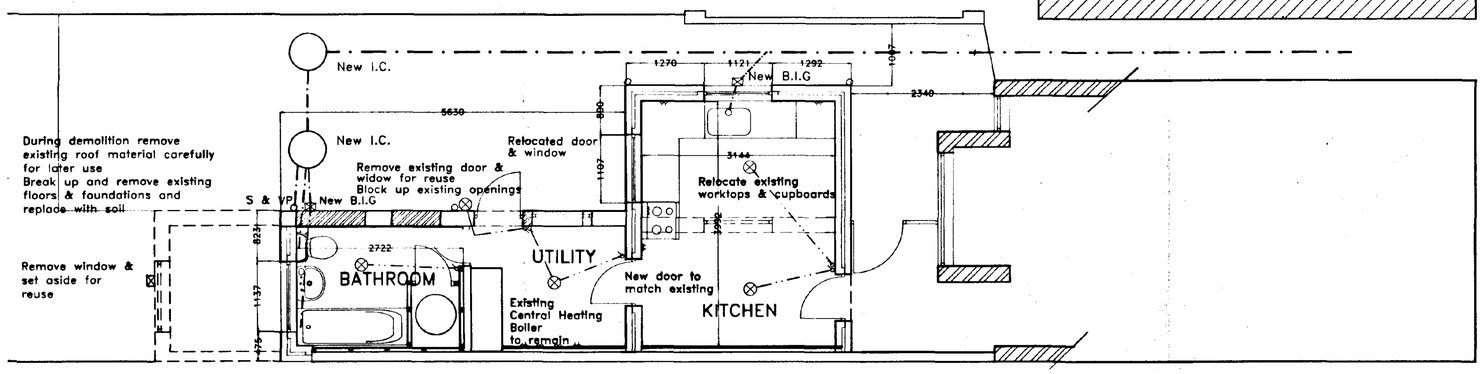
All existing Kitchen cupboards and work surfaces to be retained & fitted in new kitchen area

Replace all existing Fascias to extension with new to match

All doors and windows to be retained and relocated as indicated

Carefully rmove existing roofing materials to area by new trussed roof
Once trussed roof in place continue existing roof profile to truss.
New resulting gutter to be lined with lead & directed into existing gutter system
Replace roofing materials

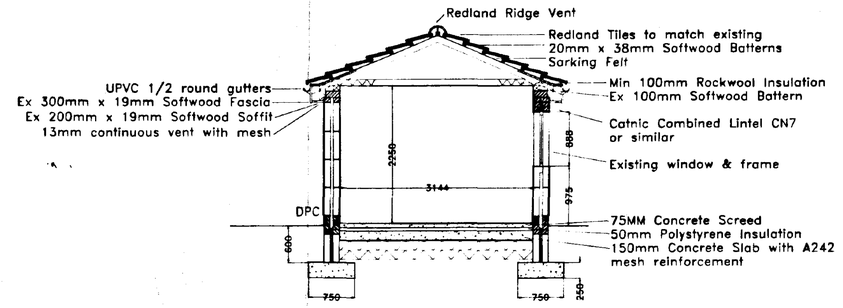
All walls indicated with a brocken line to be demolished and carted away



50mm x25mm softwood studwork attached to existing wall with 35mm thick Coolag Purlboard & 13mm dense plaster & skim

Carfully remove existing panelling and set aside
Reinstate panelling on new internal wall finish. Make good any damage

PLAN AS PROPOSED



TYPICAL SECTION THROUGH KITCHEN

FOUNDATIONS

New foundations to be concrete strip foundations to sizes indicated taken down to suitable load bearing strata, min 600mm below finished ground level and to the satisfaction of the Local Authority.
Concrete mix for foundations to be 1:3:6 or better.
Min C20P.

EXTERNAL WALLS

New external walls to comprise of 13mm external render to match existing on 100mm concrete blocks
50mm cavity and 100mm concrete blocks internal skin with 13mm lightweight plaster and skim to internal face of blockwork. Blocks to be manufactured to BS 6073, 1981 and having a weight of 74Kg/m2 with a 'K' value of 0.17 W/m °C.
New cavity walls to have a clear cavity of 225mm below DPC. Mortar should not be weaker than 1:1/2:4 1/2 or equivlient.
Cavity trays should rise at least 140mm across cavity. Cavity wall ties should be Non-Ferrous and comply with BS1243 1978

Cavity to be insulated with 50mm Rockwool insulation batts or similar to give a 'U' value of 0.45 W/m °C.
Wall ties to be at 900mm centres horizontally and 450mm vertically and 225mm c/c's at reveals
Cavities to be closed at all openings and at roof level.

GROUND FLOOR SLAB

2 No layers of 150mm graded & compacted hardcore with 50mm sand blinding, 1200 guage DPM lapped into DPC with all joints having min 300mm overlap
Concrete slab to be 150mm thick to C30P with A242 mesh reinforcement with min 50mm cover all round. Seperate layer of 500 guage DPM to 50mm Polystyrene insulation or similar with 75mm concrete screed reinforced with chicken wire.
Floor to have a 'U' value of 0.45 W/m °C
New floor to have a power float finish with all joints to existing floor to be made good.

NEW ROOF

New kitchen roof to be of existing tiles remved from demolition of existing bathroom together with new Redland tiles mixed in on 20mm x 38mm softwood batterns on sarking felt on softwood gang – nailed trussed rafters including all neccessary longitudinal and diagonal bracings. Truss to be in accordance with BS 5268 pt3 1985. Trusses to be at 400mm c/c's
Underside of truss to be finished with 12.5mm plasterboard & skim.
Min 100mm thick Rockwool insulation batts between joists.
Roof to have a 'U' value of 0.25 W/m2 °C
Nominal 280mm x19mm softwood Fascia & 200mm X 19mm softwood Soffit. Soffit to be fitted with 13mm continuous strip ventilation with hit & miss mesh.
Trusses to rest on 100mm X 100mm softwood wallplate.
Anchor strapping & Restraint strapping of galvanised steel to be provided at roof level

SURFACE WATER DRAINAGE

New drainage to be 100mm 1/2 round UPVC guttering & 100mm DIA UPVC downpipes, Supersleve or similar and to match existing rainwater goods. All down pipes to be connected to Back Inlet Gullies with rodding access

New underground drainage to be 100mm DIA UPVC pipework, Supersleve or similar generally bedded on & surrounded in Pea Gravel & laid to a self cleansing level, min 1:40 and to connect into existing rainwater system.

All new foul drains to be 100mm DIA UPVC Supersleve or similar generally bedded on & surrounded in Pea Gravel & laid to a self cleansing level, min 1:40

FOUL DRAINAGE

Soil and Vent pipe to be 100mm DIA & to be fitted with cover at external end. To terminate min 900mm above head of highest window & to be connected to new Inspection Chamber.

New Inspection Chambers to be proprietry Polypropylene. All branches to discharge at or above the level of the horizontal diameter. Channels & branches to be benched up to at least the top of the our going pipe & at a slope of 1:12
The branching should be rounded at the channel with a radius of at least 25mm.

Where piped pass through walls or foundations they require an arched lintelled opening to give a 50mm clearance around the pipe with the opening masked both sides with a rigid sheet material.

INTERNAL DRAINAGE

Both new bath & wash hand basin to be fitted with 75mm Anti – Vac traps with 32mm waste pipes.

New W.C. to connect directly to new foul inspection Chamber. W.C. to be fitted with 50mm trap.

New waste pipes to be 100mm DIA UPVC laid to self cleansing level, min1:40.

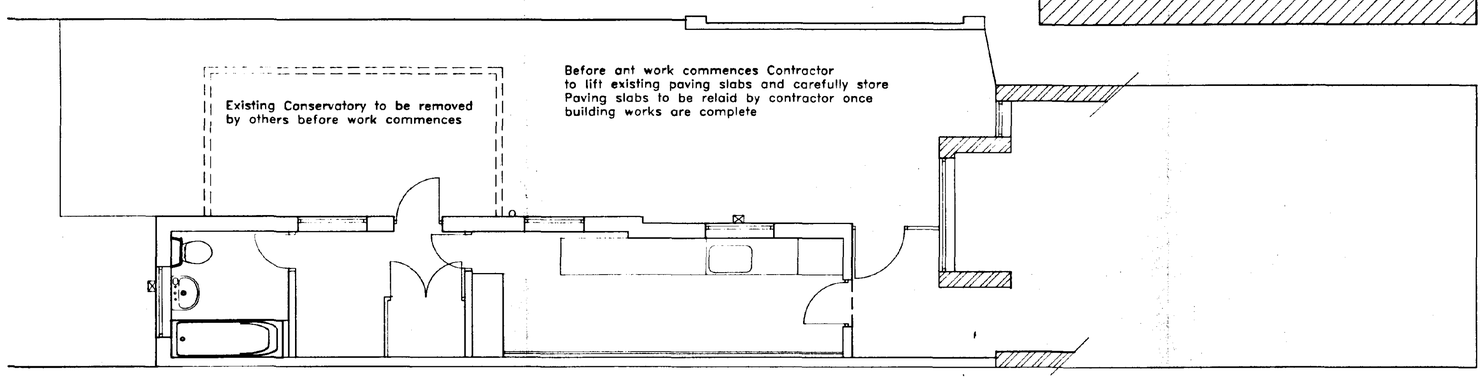
Access required to all pipework at all changes of direction.

Style & colour of new Bathroom appliances c/w all fixtures & fittings to be the choice of the client.

VENTILATION

Mechanical ventilation to be installed within the Bathroom to provide min 3 air changes per hour. Ventilation fan to be connected to light switch with min 20 minute overrun.

Mechanical ventilation to outside air to be provided over new cooler location within new Kitchen.



PLAN AS EXISTING

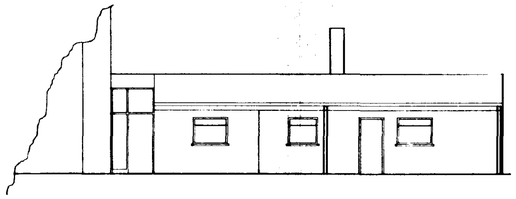
DETERMINED PLAN

SOUTH ... PLANNING ... 28 FEB 1995 REF ... 0216/95

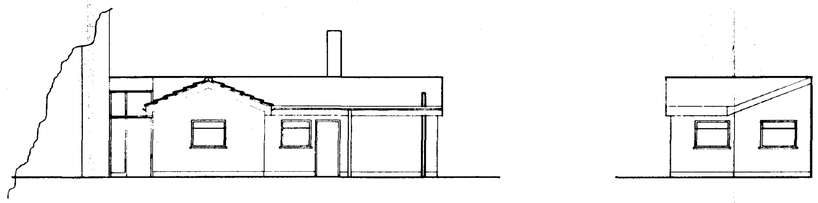
Revision	Description	Date

Title	Project
PLANS AND SECTION	PROPOSED ALTERATIONS TO FORM NEW BATHROOM & KITCHEN FOR MS M. GURNEY 36, REFORM STREET, CROWLAND, LINCS. PE6 0AN.

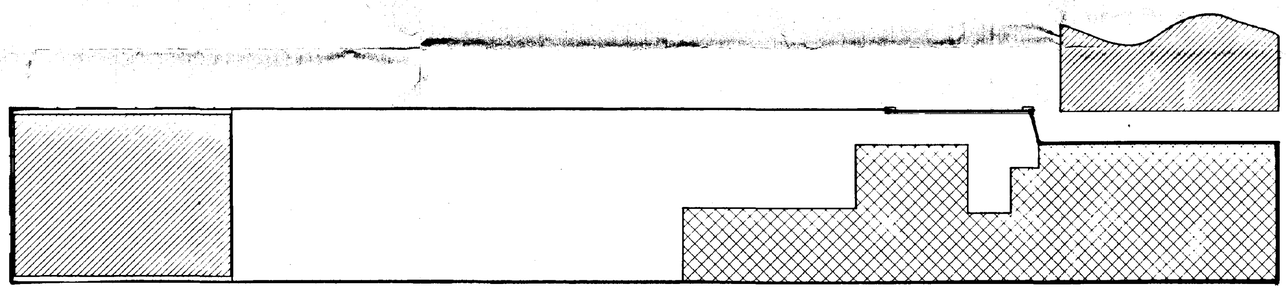
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Date	Drawn	Revision
10/2/95		



EXISTING SIDE ELEVATION



PROPOSED SIDE AND END ELEVATION



BLOCK PLAN

INTERNAL WALLS
All new internal walls to be constructed of ex 50mm x 75mm softwood studwoork on ex 50mm x 75 mm softwood headplate & soleplate. 12.5 mm plasterboard & skim to both faces.
Resukting cavity to be filled with Rockwool insulation batts or similar.

ELECTRICS
Provide 13 amp sockets where indicated on plan & any additional requested by the client
Supply to come from existing distribution point.
Provide new electrical supply of sufficient rating to new cooker point.
Provide lighting to new Bathroom, Utility & Kitchen, switches to be where indicated on plan. Lighting to be positioned where indicated, style & no of fitting to be decided by client.

HEATING & GAS
Existing heating system to be extended to provide new radiators of sufficient heat output to the new Bathroom & Utility area. The existing radiator to the Kitchen to remain with a new radiator being positioned on opposite wall to cooker.

Extend existing gas supply to provide supply to new cooker area

GENERAL&&u
DPC to be min 150mm above finished ground level.

All openings to be supported by Catnic Combined Lintels (CN7) or similar with min 150mm end bearing each end.

Cavity wall ties to be non – ferrous and to BS 1243, 1978.

Where new and old walls meet, Furfix jointing to be used with mastic filler.

Cavity barriers to be provided at all closures to the cavity wall & to provide a thermal braek.

Vertical DPC's to reveals of all external openings. DPC's to be insulated and give a max 'U' value of 1.2 W/m2.

DETERMINED PLAN
SOUTH ... D.C.
PLAN D...
2 FEB 1995
REF. 0215/95

Revision	Description	Date

Title
ELEVATIONS
&
BLOCK PLAN

Scale
1:100 1:500

Drawing No

Date
10/2/95

Drawn

Revision

Project
PROPOSED ALTERATIONS
TO FORM NEW BATHROOM
& KITCHEN FOR
MS M. GURNEY
36, REFORM STREET,
CROWLAND,
LINCS.
PE6 0AN.