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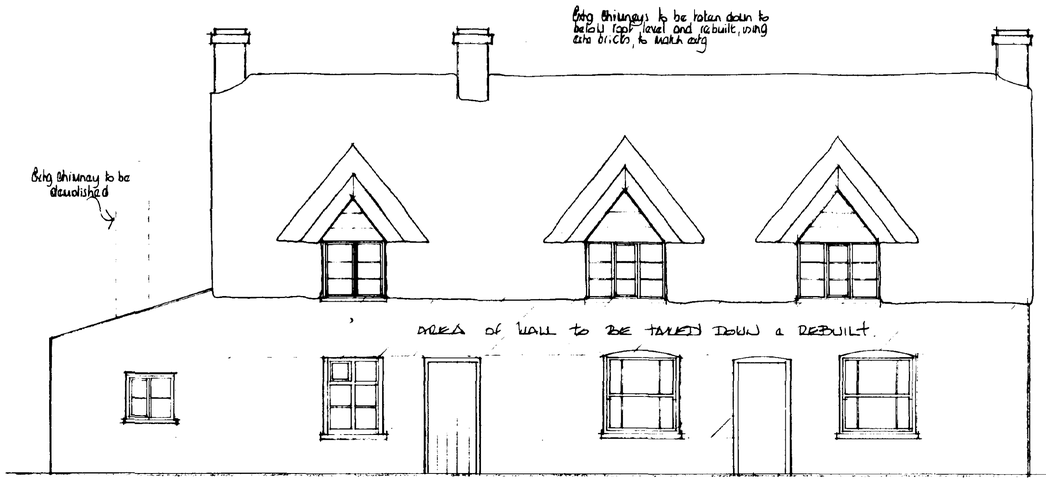
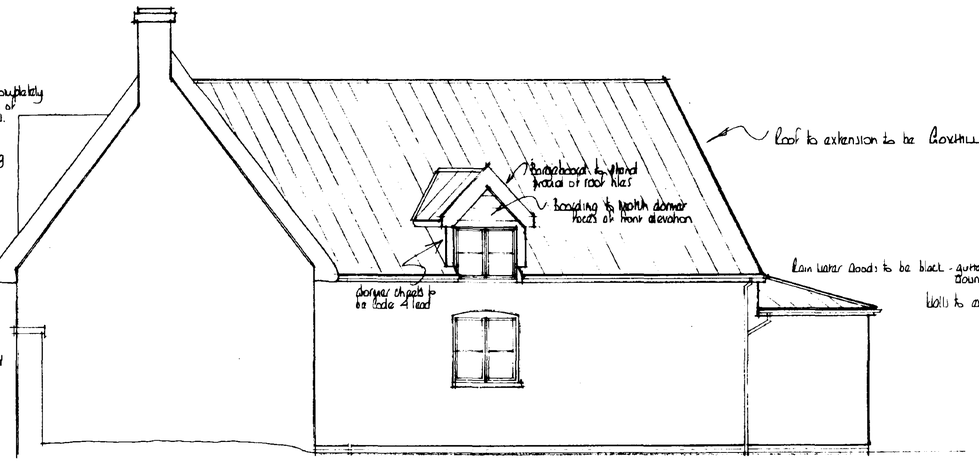


south

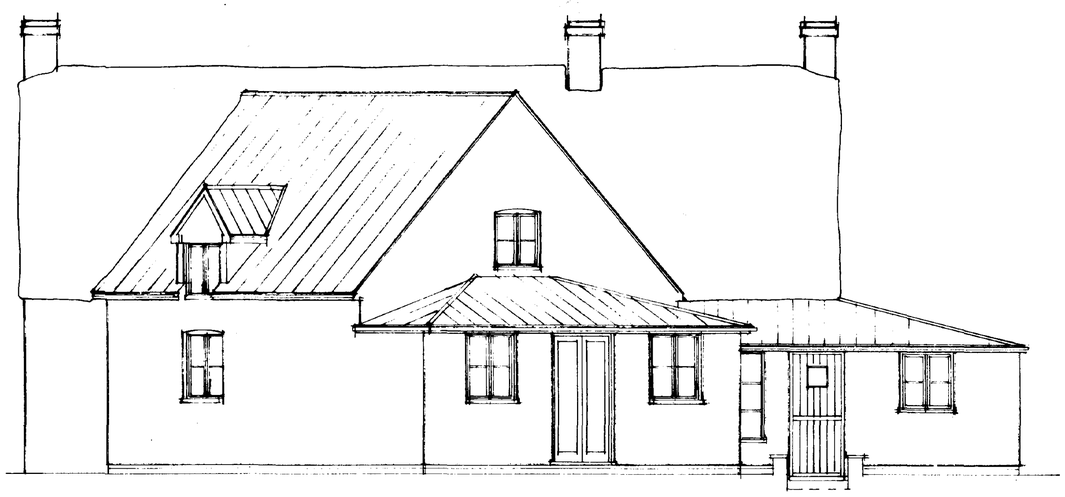
Extg thatch to be removed completely and re-thatched to a depth of approx 14" using long straw. Ridge to be a block cut Scottish type ridge. All elevations to be lined using 20g galv. mesh

Dormers & windows to be rebuilt to match extg. Detailed drawings at a scale of 1:20 to be provided for the windows etc and submitted to L.A. for approval prior to manufacture & installation

Windows and doors to ground floor to be retained and overhauled.



east



north



west

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills,
Spalding, Lincolnshire PE12 6DB.
Telephone: (0406) 380532 Fax: (0406) 380014

PROJECT TITLE

RENOVATION & ALTERATIONS & EXTENSION TO THATCHED COTTAGE AT 33 & 35 WEST STREET CROWLAND FN

MR B & MRS C BRIERS.

DRAWING

ELEVATIONS

SOUTH HOLLAND D.C. PLAN DEPT 06 SEP 1994 REF .....

DETERMINED PLAN

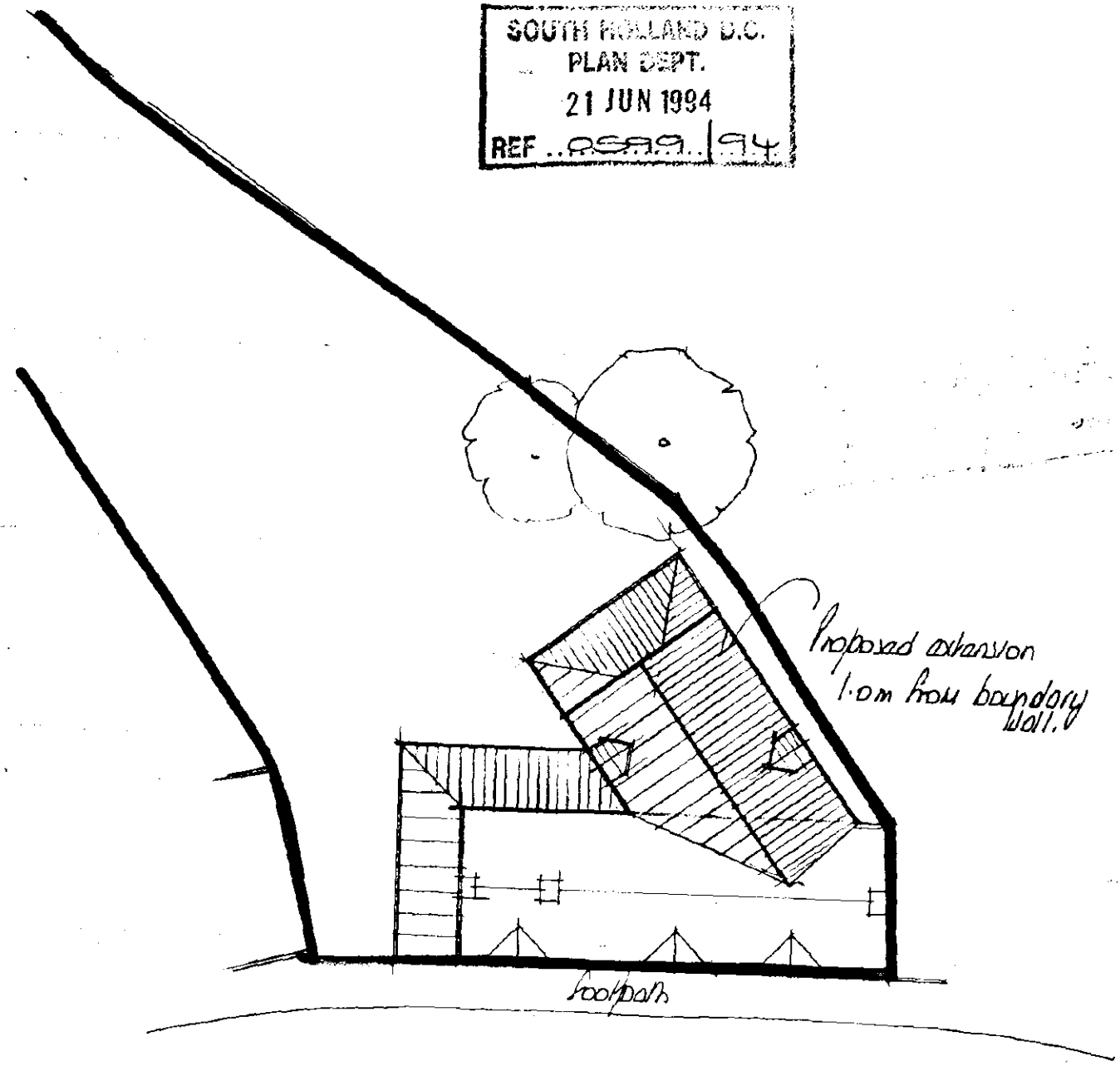
REV	DESCRIPTION	DATE	BY
A	Additional note added to drawing	July 94	A

SCALE 1:50 DRAWN AL

DATE June 94 DRAWING No

SUMMIT D.O.S. 941736

SOUTH HOLLAND D.C.
PLAN DEPT.
21 JUN 1994
REF ..S519..|94



WEST STREET,
CROWLAND

ALTERATIONS & EXTENSION & RENOVATION OF
THATCHED COTTAGE AT
33-35 WEST STREET
CROWLAND
MR B & MRS C. BRIGGS.

BLOCK PLAN.
1:200 approx

WINDOWS/DOORS & LINTELS

to be Boulton & Paul, or similar, unless spec'd otherwise. glazing to be double glazed with sealed units and weatherstripped. each window to incorporate a controllable trickle vent of 4000 mm².

glazing to windows less than 800 mm and to doors less than 1500 mm above floor level is to be laminated or toughened glass in accordance with BS 6206 : 1981.

Lintels to be 1N, to have a min end bearing of 150 mm and be installed in strict accord with Manuf. instructions with a dpc cavity tray over where applicable.

Lintels over openings in 100 mm block walls to be 9c listed over lintels.

Lintels to be protected with 13mm gypsum plaster to achieve a min ½hr fire protection.

Ventilation openings to habitable rooms to equal at least 1/20th of the floor area of the room.

Kitchen to be mechanically ventilated, direct to the external air, having an extraction capacity of 60 l/sec. (30 l/sec if in cooker hood).

Bathroom to be mechanically ventilated direct to the external air having an extraction capacity of 15 l/sec.

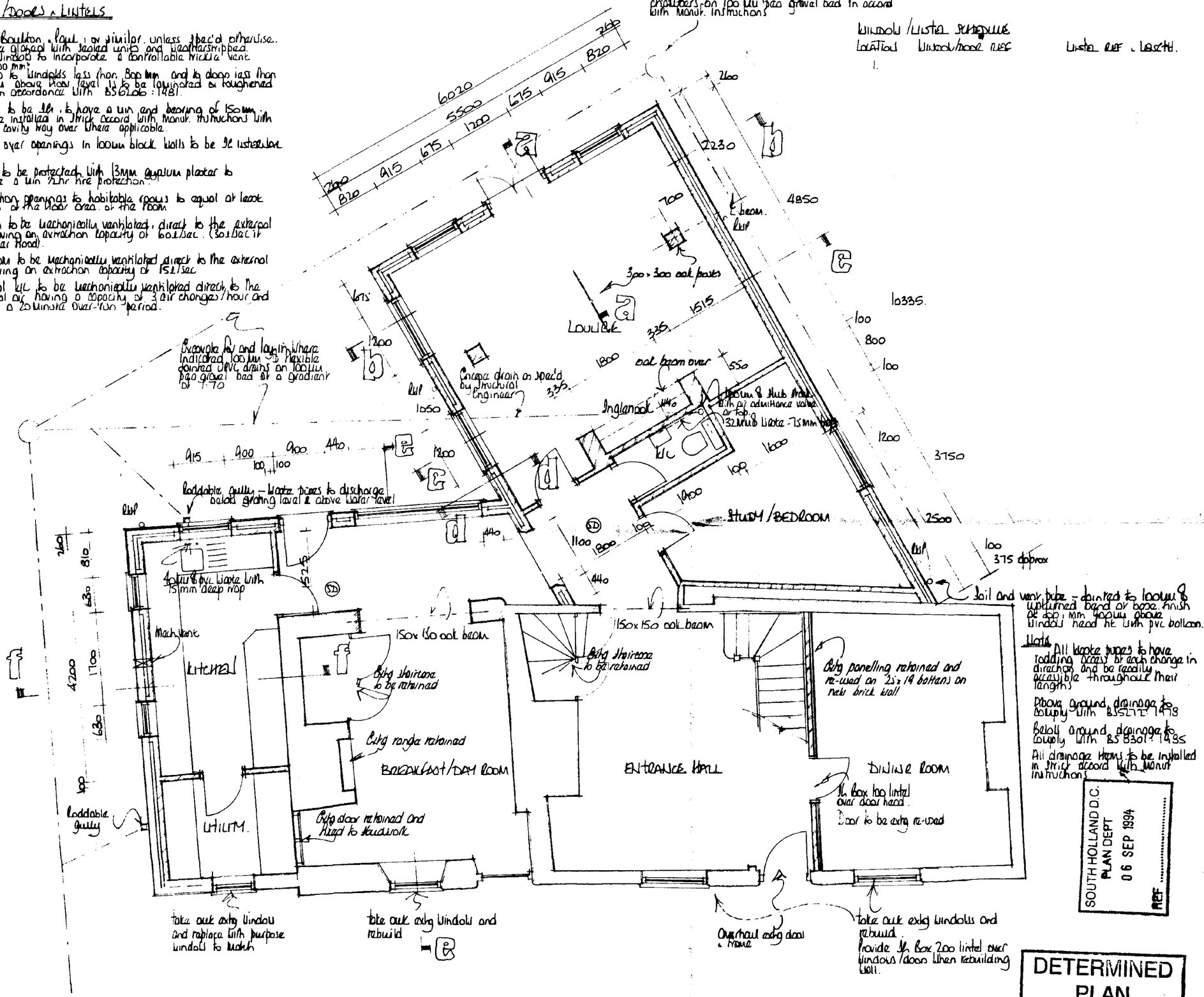
Internal WC to be mechanically ventilated direct to the external air having a capacity of 3 air changes/hour and having a 20 minute over-run period.

Supply and install proprietary UPVC inspection chambers on 100 thk pea gravel bed in accord with Manuf. instructions

WINDOW/LINTEL SCHEDULE

LOCATION | WINDOW/DOOR REF | LINTEL REF & LENGTH

1.



Works: All waste pipes to have rodding eyes at each change in direction and be readily accessible throughout their lengths.

Above ground drainage to comply with BS 5572 : 1978

Below ground drainage to comply with BS 8301 : 1985

All drainage items to be installed in strict accord with Manuf instructions

SOUTH HOLLAND D.C. PLAN DEPT 06 SEP 1994 REF

DETERMINED PLAN

NOTES:
All dimensions must be checked on site and not scaled from this drawing.

A	June 94	Door to dining room to be extra re-used
	Date	Revisions

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Broadgate Builders

Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire.

Telephone: Holbeach (01406) 380532

Client: Mr B. & Mrs C. Briggs.

Job Title: RENOVATION, ALTERATIONS & EXTENSION to THATCHED COTTAGE AT 33, 35 WEST STREET CROWLAND

Drawing Title: GROUND FLOOR PLAN

Scale: 1:50

Date: JUNE 94 | Drawn by: RL

Drg No. | Rev

Smoke Detection.

Provide and install self contained smoke alarms complying to BS5446 : pt1 : 1990 where indicated SD on drawing

Self contained smoke alarms are to be permanently wired to a separately fixed circuit at the distribution board operating at a low voltage via a mains transformer. The wiring installation is to conform to the IEE Regulations.

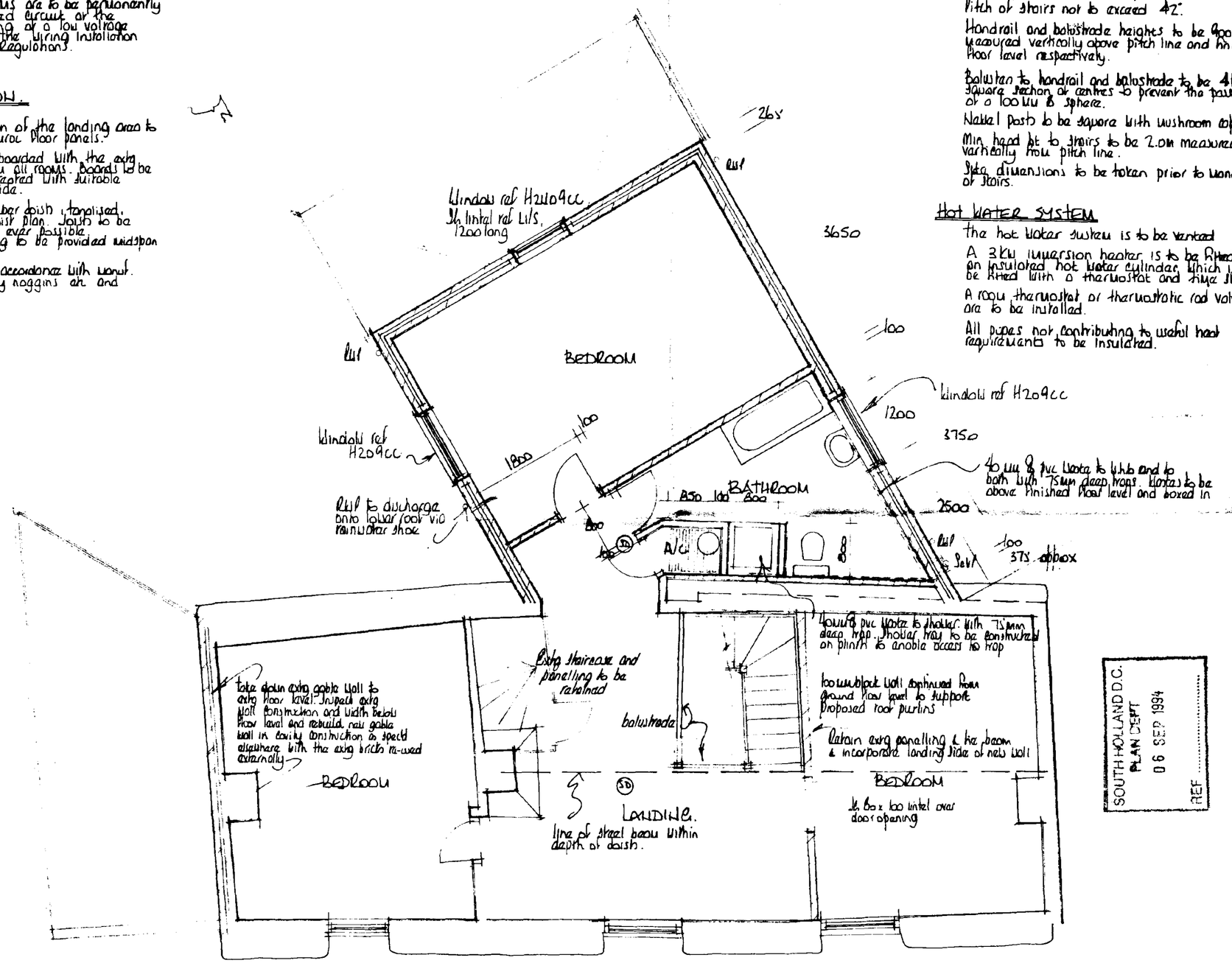
First Floor Construction.

All areas with the exception of the landing area to be finished with 22mm Wecuroc floor panels.

The landing area is to be boarded with the extg floor boards recovered from all rooms. Boards to be in sound condition and treated with suitable timber preservative / insecticide.

175 x 50 mm SC3 grade timber joists, tanalised, at centres as spec'd on joist plan. Joists to be built into extg walls where ever possible. One row herringbone strutting to be provided midspan of joists.

12.7mm plasterb'd, fixed in accordance with manuf. instructions, with all necessary noggins etc and finished with skim finish.



Take down all extg dormer windows and cheek construction and rebuild incorporating new windows purpose made to match those removed

Staircase

To be a min 800 mm clear width.

To have 12 No risers of 190.2mm
3 No treads of 223mm
3 No tapered treads - min 50mm at narrowest point

Pitch of stairs not to exceed 42°.

Handrail and balustrade heights to be 900mm measured vertically above pitch line and finished floor level respectively.

Balusters to handrail and balustrade to be 41 mm square section at centres to prevent the passage of a 100 mm ø sphere.

Newel posts to be square with mushroom cap

Min head ht to stairs to be 2.0m measured vertically from pitch line.

Site dimensions to be taken prior to manufacture of stairs.

Hot Water System

The hot water system is to be vented

A 3kW immersion heater is to be fitted to an insulated hot water cylinder which is to be fitted with a thermostat and time switch

A room thermostat or thermostatic rad valves are to be installed.

All pipes not contributing to useful heat requirements to be insulated.

SOUTH HOLLAND D.C.
PLAN DEPT
06 SEP 1994
REF

DETERMINED PLAN

NOTES:
All dimensions must be checked on site and not scaled from this drawing.

A	Sept.	Panelling & tie beam to be incorporated
	Date	Revisions landing side new wall.

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Broadgate House, Weston Hills, Spalding, Lincolnshire.
Telephone Holbeach (0406) 380532

Client
MR B & MRS C. BRIGGS.

Job Title
RENOVATION, ALTERATIONS & EXTENSION TO THATCHED COTTAGE AT 33 & 35 WEST STREET CROWLAND.

Drawing Title
FIRST FLOOR PLAN

Scale 1:50

Date JUNE '94 | Drawn by AL

Drg No. | Rev

A PRODUCT OF THE UNO RANGE – ARCHITECT CAT. No. 7312.

420 · 594mm A2