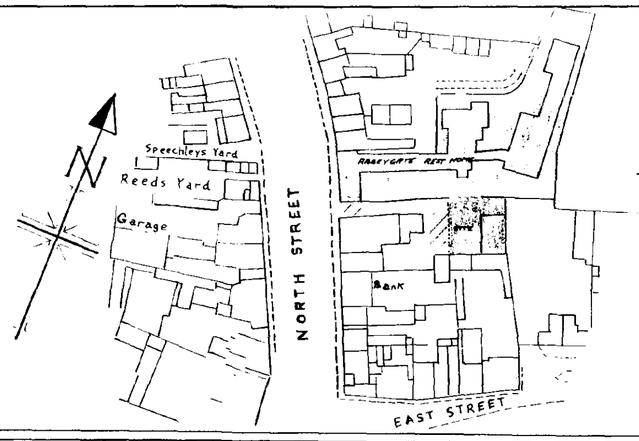
DETERMINED
PLAN



LOCATION PLAN
SCALE 1:1250

NORTH STREET

PUBLIC FOOTPATH

ABBEYGATE

CONCRETE BLOCK BOUNDARY WALL 1·850m HIGH

GARDEN

PATH

ABBEYGATE PARKING AREA

CONCRETE AREA

M/H

SHARED ACCESS DRIVEWAY

3600

3·550

16·100m

17·400

7·000m (APPROX)

SUPERMARKET

TARMAC YARD

YARD GULLEY

SITE BOUNDARY

EXISTING

INSPECTION CHAMBER

ALTERATIONS PROPOSED TO EXISTING STORE TO PROVIDE DAY CARE CENTRE

ELECTRIC SUPPLY CABLE AT GROUND

INSPECTION CHAMBER

RENDERED WALL @ 3·050m HIGH

STEEL BEAM OVER

GARAGE/STORE (NO ROOF)

CONCRETE FLOOR

CONCRETE AREA

FOLDING/SLIDING TIMBER DOORS 2·670m HIGH WITH APRAPET WALL OVER & TIMBER TO FRONT.

ELECTRIC SUPPLY CABLE APPROX 1·800m HIGH

TIMBER PANEL

OLD BRICKWORK (LEANS IN)

BRICKWALL 2100m/1·800m HIGH IN POOR CONDITION (LEANS, CRACKED WITH TOP MISSING IN PART)

TIMBER GATES 2·100m HIGH FOR ACCESS TO BANK YARD.

STORE (NO ROOF)

NEW INSPECTION CHAMBER

NEIGHBOURING PROPERTY

BANK

SOUTH HOLLAND DC
HOUSING & PLANNING
24 SEP 1998
Ref: 0957/98

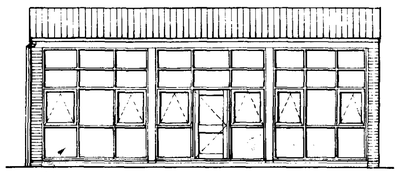
BROADGATE BUILDERS
Broadgate Builders (Spalding) Ltd
Broadgate House Weston Hills
Spalding Lincolnshire PE12 6DB
Telephone 01406 380532 Fax 01406 380014

Land Adjacent to Abbeygate
North Street
Crowland

Scale 1:100	Drawn Mark Rayner
Date SEPT 97	Drg No 97012/1

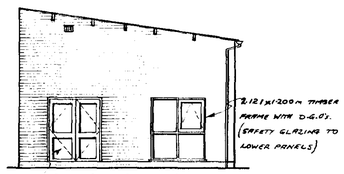
REV A LOCATION PLAN ADDED & DAY CARE BUILDING NOTE AUG'98

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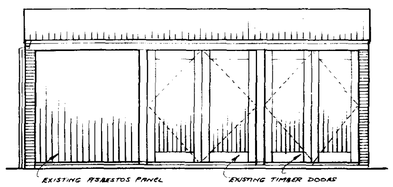
3№ TIMBER FRAMES - DUPPLE HUNG WITH INSULATED PANELS & TOP HUNG OPEN OUT WINDOWS AS SHOWN. CLEAR D.G.U.S THROUGHOUT (LOWER PANELS AND DOOR SAFETY GLAZED)

WEST ELEVATION (PROPOSED)

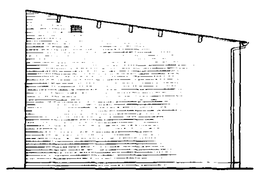


1№ 2/12½/1·829m TIMBER DOOR & FRAME OUTWARD OPENING WITH STAYS. SAFETY D.G.U.S.

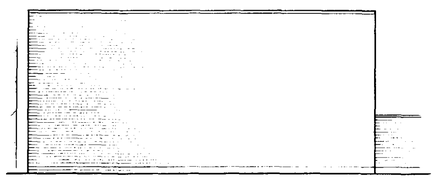
NORTH ELEVATION (PROPOSED)



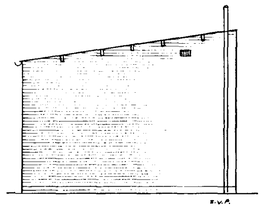
WEST ELEVATION (EXISTING)



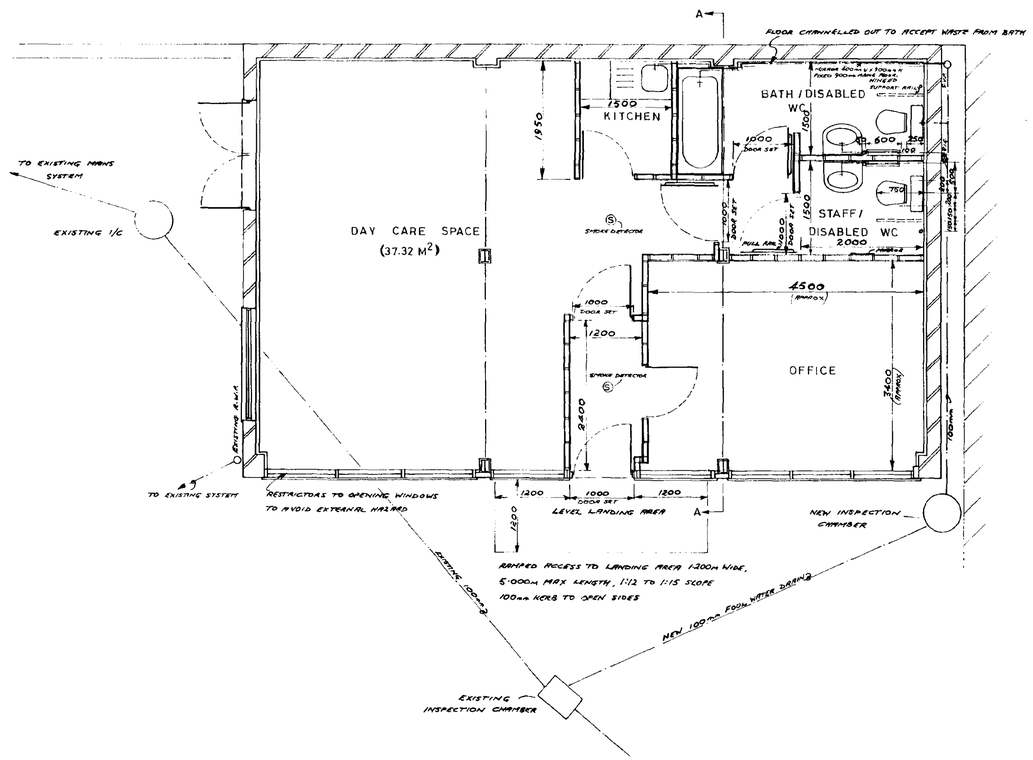
NORTH ELEVATION (EXISTING)



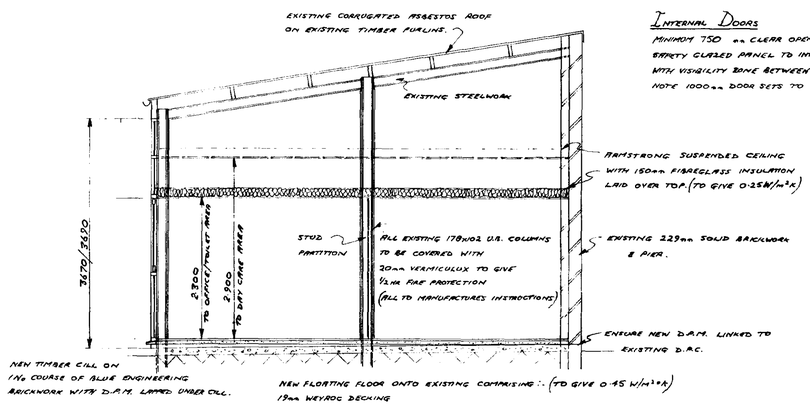
EAST ELEVATION



SOUTH ELEVATION



SECTION THROUGH A-A



EXISTING WALLS
EXISTING 229mm SOLID BRICKWORK TO BE LINED INTERNALLY WITH GYPROC THERMAL BOARD PLUS 50mm THICK, FIXED BY DOT AND DAB METHOD WITH GYPROC ADHESIVE AND 2№ GYPROC NAILABLE PLUGS AT MID-HEIGHT AS SECONDARY FIXING. BOARD JOINTS TAPED & FILLED ENSURE JOINTS AT WALL/CEILING AND FLOOR/WALL PERIMETERS ARE WELL SEALED INCLUDING AROUND WINDOWS & DOORS. ALL TO GIVE 0·45 m² U-VALUE TO WALLS.

LINTELS
I.G HD BOX 200 LINTELS TO NEW OPENINGS IN NORTH ELEVATION 2100mm LONG INSTALLED TO MANUFACTURES INSTRUCTIONS. 150mm MIN END BEARING.

DRAINAGE - FOUL WATER
NEW INSPECTION CHAMBER TO BE U.P.V.C. BARTOL WITH 100mm DIA UPVC. BARTOL DRAIN TO BS 4660 :1989 FLEXIBLY JOINTED, LAID 1:70 FALL WITH 150mm PEA GRAVEL BED & SURROUND. FALL TO MANUFACTURES INSTRUCTIONS. DRAIN UNDER DRIVEWAY AREA TO BE PROTECTED WITH CONCRETE OVER MIN 75mm PEA GRAVEL COVER. BELOW GROUND DRAINAGE TO B.S 8301 : 1985. 110mm DIA UPVC. SOIL VENT PIPE WITH BALLOON TERMINAL AND RODDING ACCESS PLATE TO BASE OF STACK.

50mm DIA POLYPROPYLENE WASTES FROM KITCHEN AND BATH. 32mm DIA FROM WASH BASINS. ALL TO HAVE 76mm DEEP SEAL TRAPS (ANTI-SYPHON) ALL ABOVE GROUND DRAINAGE TO B.S.5572. BASINS THROUGH WALLS PROTECTED WITH CONCRETE LINTEL OVER MIN 900mm lg. 50mm GAP AROUND PIPE SEALED WITH RIGID SHEET MATERIAL.

PARTITION WALLS
STUD PARTITIONS TO COMPRISE 50x75mm HEAD AND SOLE PLATE WITH 50x75mm STUDS AT 400mm CENTRES. INSTALL 75mm THICK INSULATION QUILT. 12·5mm GYPROC PLASTERBOARD AND SKIM TO BOTH FACES. NOGGINGS AT 1200 m.m VERTICAL CENTRES.

WINDOWS
ALL WINDOWS TO BE DOUBLE GLAZED AND TO PROVIDE VENTILATION OF 1/20TH FLOOR AREA WITH TOP HUNG OPEN OUT VENTS. TRICKLE VENTS INSTALLED AT HIGH LEVEL TO GIVE NOT LESS THAN 8000 MM² BACKGROUND VENTILATION. ALL EXTERNAL OPENINGS TO BE DRAUGHT SEALED.

DOORS - EXTERNAL
ALL DOORS DOUBLE GLAZED WITH LAMINATED OR TOUGHENED D.G.U's. WINTON SEALBAR LOW CILL WITH COLOUR CLIP FITTED TO SEALBAR PLUGGED SCREWED AND BEDDED IN MASTIC.

MECHANICAL VENTILATION
TO W.C's :- MINIMUM 3 AIR CHANGES PER HOUR WITH MIN 15 MINUTE OVERRUN TO SHOWER AREA, NOT LESS THAN 15 LITRES PER SECOND WITH INTERMITTENT FACILITY KITCHEN, NOT LESS THAN 60 LITRES PER SECOND.

SMOKE DETECTORS
MAINS OPERATED SELF CONTAINED SMOKE ALARMS TO B.S 5446 : PART 1 INTERCONNECTED WIRED TO SEPERATELY FUSED CURCUIT. ALL TO I.E.E. WIRING REGULATIONS.

INTERNAL DOORS
MINIMUM 750 m CLEAR OPENING WIDTH
SAFETY GLAZED PANEL TO INTERNAL ENTRANCE AREA DOOR WITH VISIBILITY ZONE BETWEEN 900m TO 1500m FROM F.F.L.
NOTE 1000m DOOR SETS TO TOILET AREA ACCESS.

HEATING & HOT WATER
ELECTRIC STORAGE HEATERS TO ALL AREAS

HOT WATER HEATED BY INSTANTANEOUS ELECTRIC HEATERS FOR SHOWER, KITCHEN & BASINS.

DETERMINED PLAN

SOUTH HOLLAND DC HOUSING & PLANNING 24 SEP 1998 Ref: 0957/98

Abbeygate Rest Home

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills,
Spalding, Lincolnshire. PE12 6DB.
Telephone: 01406 380532 Fax:01406 380014

PROJECT TITLE

PROPOSED DAY CARE FACILITY
ABBEYGATE RESIDENTIAL HOME
NORTH STREET
CROWLAND

DRAWING

ALTERATIONS TO EXISTING BUILDING
ELEVATIONS, PLAN & SECTION DETAILS.

REV	DESCRIPTION	DATE	BY
A	Sprinkler alterations to bath, north elevation window alt.	28/9/98	MR

SCALE 1:100 & 1:50

DRAWN Mark Rogers

DATE AUG '98

DRAWING No. 98020 A