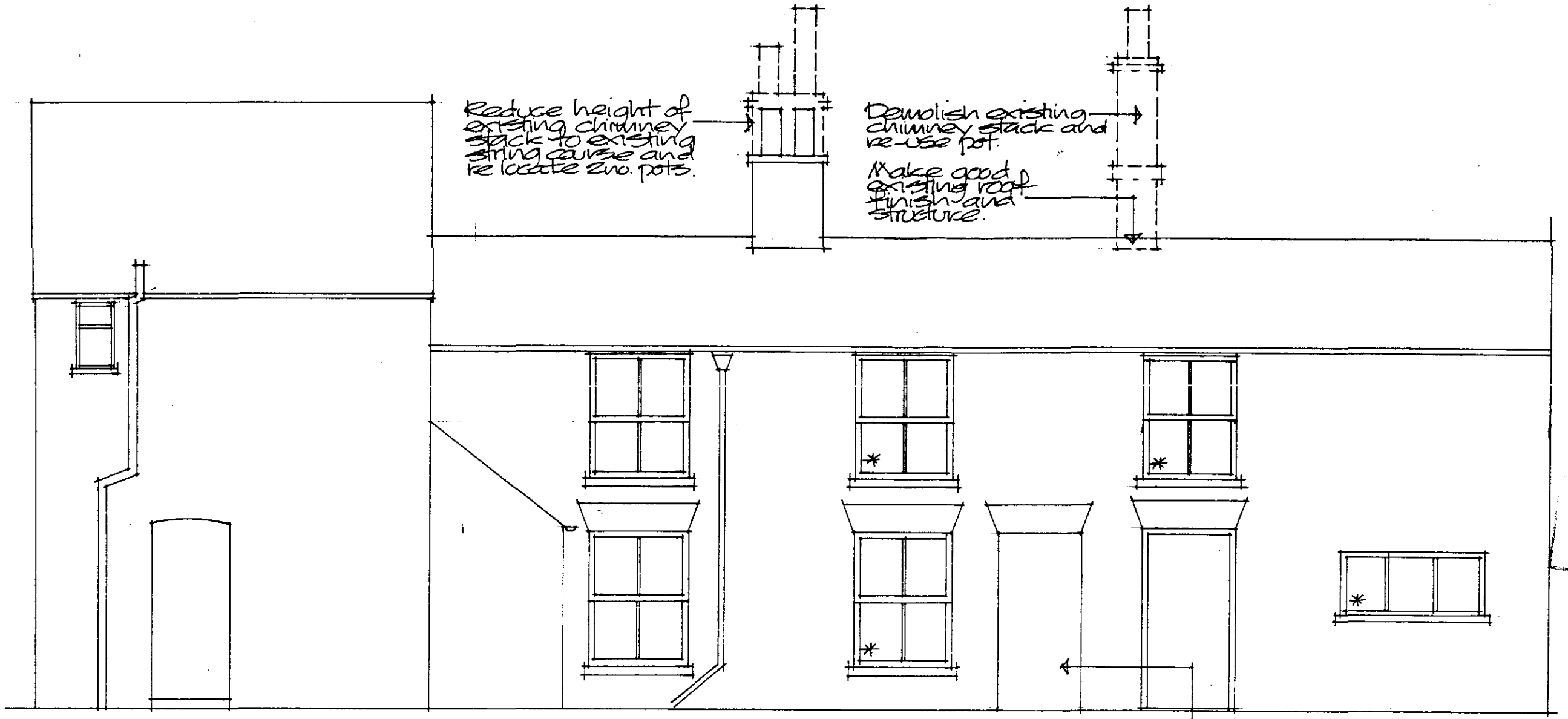
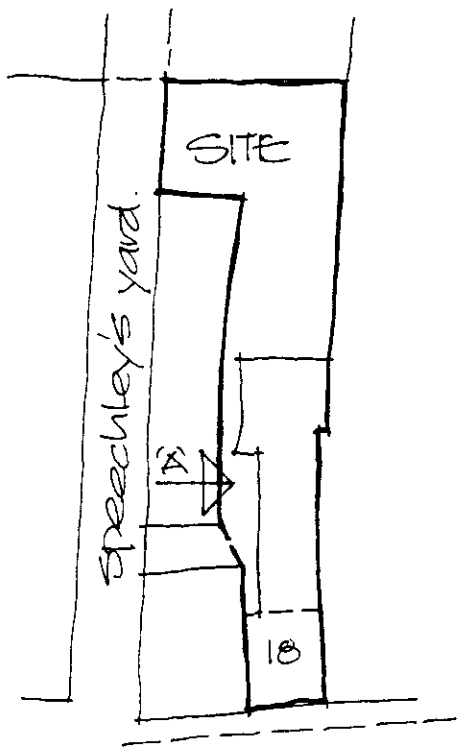
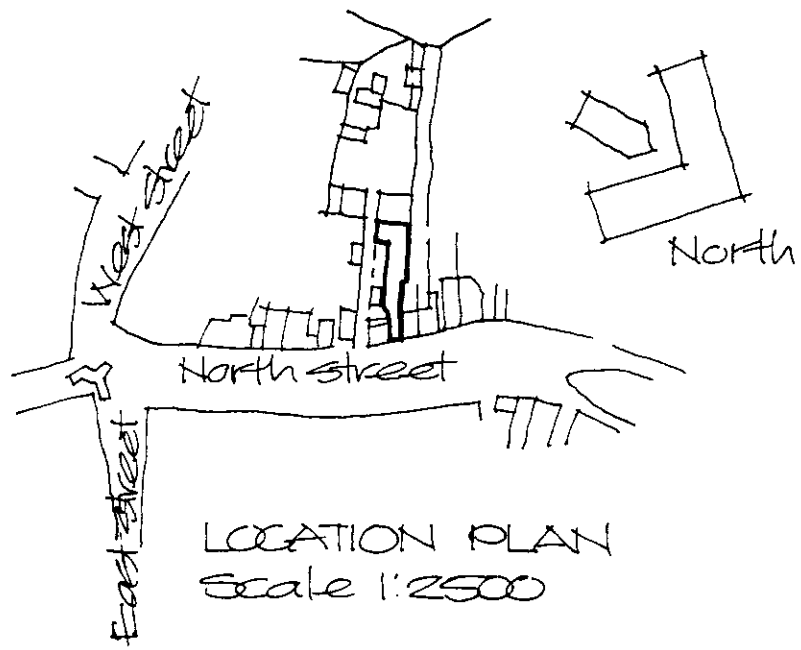


SOUTH ELEVATION OF EXISTING COTTAGE AND REAR OF SHOP 'A'

Remove existing door and frame and infill opening in brickwork to match existing with external face set back approx. 10-15mm from main wall surface.



BLOCK PLAN
Scale 1:500



LOCATION PLAN
Scale 1:2500

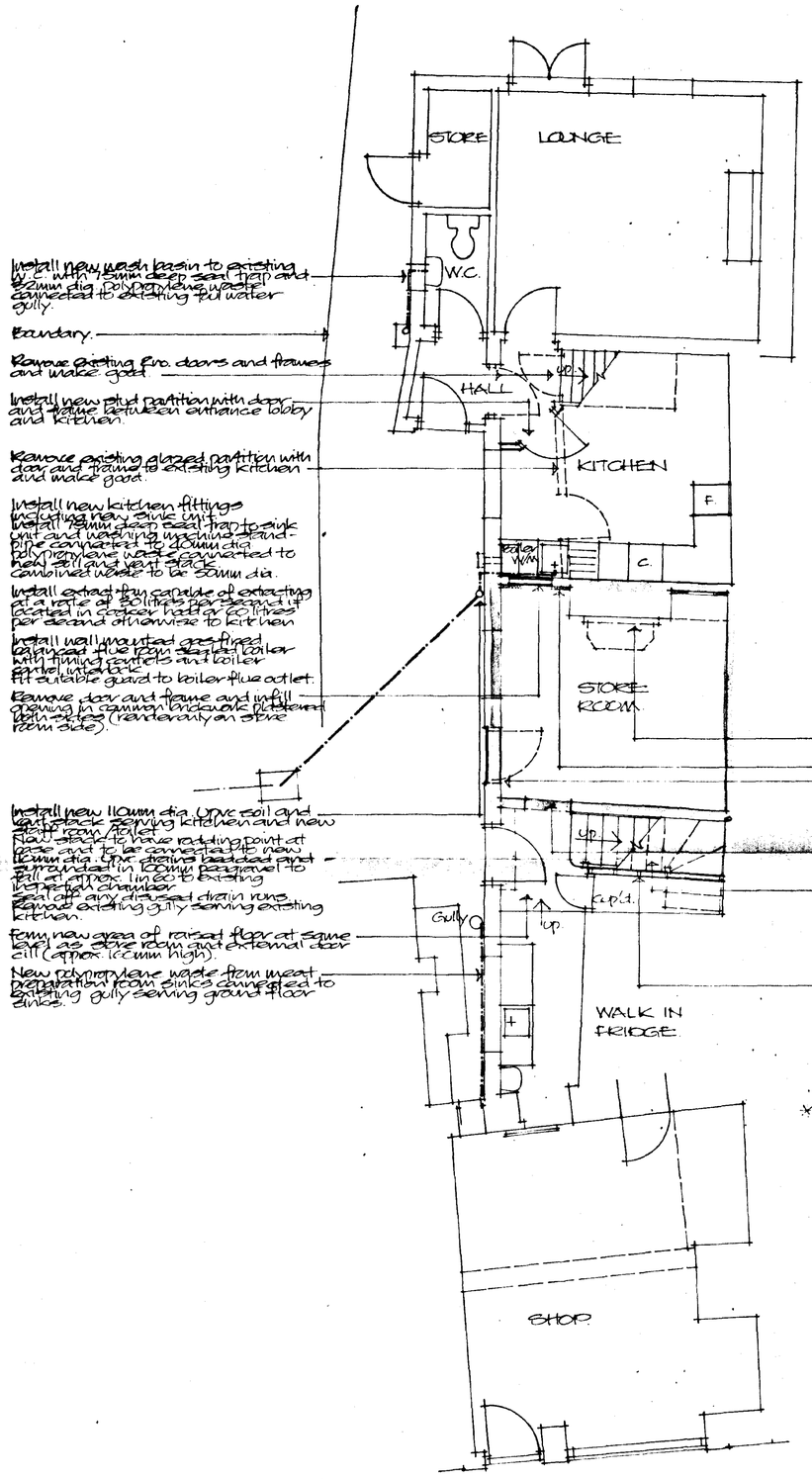
ELEVATION OF EXISTING PREMISES SHOWING CHIMNEY TO BE REDUCED AND CHIMNEY TO BE DEMOLISED.
18 NORTH STREET, CROWLAND.
MR & MRS J. SPEECHLEY

Scale 1:50 Oct 2000
Drg. no. 00/60/02A

ALAN HORNSBY
ARCHITECTURAL SERVICES

'Little Acre'
Peak Hill, Cowbit,
Spalding, Lincs. PE12 6AW
Tel. Holbeach (01406) 380591

DETERMINED PLAN
SOUTH HOLLAND DC
HOUSING & PLANNING
23 OCT 2000
Ref: 1208/00


STORE
LOUNGE
W.C.
HALL
KITCHEN
F.
Boiler
W/M
C.
STORE ROOM
up
up
Gully
WALK IN FRIDGE
SHOP
Install new wash basin to existing W.C. with 75mm deep seal trap and 32mm dia polypropylene waste connected to existing foul water gully.
Boundary.
Remove existing s/no. doors and frames and make good.
Install new stud partition with door and frame between entrance lobby and kitchen.
Remove existing glazed partition with door and frame to existing kitchen and make good.
Install new kitchen fittings including new sink unit with 75mm deep seal trap to sink unit and washing machine stand-pipe connected to 50mm dia polypropylene waste connected to new soil and vent stack combined waste to be 50mm dia.
Install extract fan capable of extracting at a rate of 30 litres per second in cooker hood or 60 litres per second otherwise to kitchen
Install wall mounted gas fired balanced flue room sealed boiler with timing controls and boiler frost thermostat fit suitable guard to boiler flue outlet.
Remove door and frame and infill opening in cavity brickwork flush and form splays (rendered) on store room side).
Install new 110mm dia. UPVC soil and vent stack serving kitchen and new staff room toilet.
New stack to have rodding point at base and to be connected to new 110mm dia UPVC drain laid at 1:40 to be extended in 100mm dia pipework to fall at approx. 1 in 60 to existing inspection chamber.
Seal off any disused drain runs.
Remove existing gully serving existing kitchen.
Form new area of raised floor at same level as store room and external door sill (approx. 100mm high).
New polypropylene waste from meat preparation room sinks connected to existing gully serving ground floor sinks.
Install new 110mm dia UPVC soil and vent stack serving staff room toilet and new toilet to first floor.
Remove existing fireplace and make good. Install airbrick to existing flue at base.
Install Gyproc Tri-line cladding as at first floor.
Remove existing door and frame and infill opening in brickwork and existing with tryweld stud to wall min. 150mm above ground level externally. External face of infill set back from main wall approx. 10-15mm. Make good wall internally as existing.
Remove door from opening between store room and stair area.
Install new timber staircase with risers not exceeding 220mm and treads not less than 220mm (to be confirmed with building control officer) with 12 risers at 190 se each and 250mm normal treads.
Winders to have min. 50mm treads.
Stair width to be 900mm c/a stringers.
Handrail to stairs to be min. 900mm high to stair and 1100 high to landing.
Balustrade to have vertical balusters with max. 90mm gaps.
Install stud partition at side of new staircase formed at 600 c/s studs at 400mm c/s with 100x50 sole plate and 150x50 head plate and 50x75 noggings at 1200 max. c/s. Clad flights both sides to be 12.5mm plaster-board with satin finish.
Lightweight partition to partly support small area of floor over.
Install new door to this opening faced on preparation room side with Altro Whiterock as wall cladding.
Install sink unit and wash basin both fitted with 75mm deep seal traps and connected to existing gully with 40mm dia. polypropylene waste. New sink and 32mm dia waste from wash basin connected to 50mm dia combined waste.
Install rodding point and air admittance valve to waste below sink unit.
Remove existing fireplace and make good.
Install flexible extract duct from electric oven through existing flue to discharge at top of re-built chimney stack.
If extract from oven less than 30 litres per second capacity install separate mechanical extract through heat wall of min. 60 litres per second capacity.
Existing walls to this room to be made good and lined with Altro Whiterock PVC cladding from floor to ceiling installed to manufacturers recommendations.
Existing ceiling to this room to be replaced with 6mm thick plywood thinboard with Altro Whiterock ceiling construction to be confirmed with 'Altro'
Add 6mm thick plywood above existing floor boarding and install sheet vinyl floor finish complete with vinyl plastic coved skirting bonded to wall finish.
Install shower cubicle to existing bathroom with 40mm dia waste (polypropylene) connected to existing waste pipe/trapped. If existing wash basin connected to this new waste combined waste to be 50mm dia trap to shower tray to be 50mm deep seal cleanable type.
Install extract fan to shower cubicle capable of extracting at a rate of 15 litres per second.
Install new door and frame between landing and bathroom (shaped door to suit slope of roof).
Remove existing partition and door and frame and make good.
Remove existing door and frame and infill opening with common brickwork (plastered both sides) (render only on W.C. side).
Clad wall between staffroom/toilet and bedroom with 40mm thick Gyproc Tri-line gauge plasterboard installed to manufacturers instructions on staff room/toilet side of wall only.
Install kitchen sink to staff room with 75mm deep seal trap and 40mm dia polypropylene waste connected to new soil and vent stack. Wash basin to toilet to have 30mm deep seal trap and 32mm dia. polypropylene waste connected to stub stack.
Install stub stack 110mm dia UPVC to toilet with air admittance valve fitted above flood level and rodding point at base. Stub stack connected to new soil and vent stack. W.C. connected to stub stack.
Remove existing fireplace and cupd. and make good. Install airbrick to existing flue at base.
Install Gyproc Tri-line cladding as at first floor.
Remove existing door and frame and infill opening in brickwork and existing with tryweld stud to wall min. 150mm above ground level externally. External face of infill set back from main wall approx. 10-15mm. Make good wall internally as existing.
Remove door from opening between store room and stair area.
Install new timber staircase with risers not exceeding 220mm and treads not less than 220mm (to be confirmed with building control officer) with 12 risers at 190 se each and 250mm normal treads.
Winders to have min. 50mm treads.
Stair width to be 900mm c/a stringers.
Handrail to stairs to be min. 900mm high to stair and 1100 high to landing.
Balustrade to have vertical balusters with max. 90mm gaps.
Install stud partition at side of new staircase formed at 600 c/s studs at 400mm c/s with 100x50 sole plate and 150x50 head plate and 50x75 noggings at 1200 max. c/s. Clad flights both sides to be 12.5mm plaster-board with satin finish.
Lightweight partition to partly support small area of floor over.
Install new door to this opening faced on preparation room side with Altro Whiterock as wall cladding.
Install sink unit and wash basin both fitted with 75mm deep seal traps and connected to existing gully with 40mm dia. polypropylene waste. New sink and 32mm dia waste from wash basin connected to 50mm dia combined waste.
Install rodding point and air admittance valve to waste below sink unit.
Remove existing fireplace and make good.
Install flexible extract duct from electric oven through existing flue to discharge at top of re-built chimney stack.
If extract from oven less than 30 litres per second capacity install separate mechanical extract through heat wall of min. 60 litres per second capacity.
Existing walls to this room to be made good and lined with Altro Whiterock PVC cladding from floor to ceiling installed to manufacturers recommendations.
Existing ceiling to this room to be replaced with 6mm thick plywood thinboard with Altro Whiterock ceiling construction to be confirmed with 'Altro'
Add 6mm thick plywood above existing floor boarding and install sheet vinyl floor finish complete with vinyl plastic coved skirting bonded to wall finish.
W.C.
BEDROOM
BATH-ROOM
LANDING
BEDROOM
W.C.
STAFF ROOM
LANDING AREA
MEAT PREPARATION ROOM
up
up
1:400
Heating:
New gas boiler to provide central heating and hot water services to dwelling.
New radiators to be fitted with thermostatic valves.
Hot water pipes to be insulated with Armaflex or similar of thickness to match pipe outside diameter.
Existing hot water cylinder to be retained if suitable or replaced with new insulated type of approx. 115ltr litre capacity (factory insulated with 50mm thick foam).
Confirm that existing wall upstands up to u/s of roof finish. Fire stop to u/s of roof finish if not at present.
Install mechanical extract to new W.C. capable of extracting at a rate of 15 litres per second controlled by light switch with 15 minute overrun.
New stud partition to toilet formed on ground floor new partition bot with 50x75 sole and head plates.
Install noggins between joists to support new partition where parallel.
Remove existing redundant chimney together with chimney stack over and make good.
New section of floor around new staircase formed of 22.5mm t and g floor boarding on 50x175 joists at 400mm max. c/s with ceiling formed of 12.5mm plasterboard with satin finish.
Floor joists to be grade SC3 and marked dry or kiln dry.
Double joists bolted together at this location. Joist ends built into existing brickwork to be treated with preservative.
6no. car parking spaces for shop use and access to 6no. car parking spaces for dwelling
Right of way access for dwelling and rear of shop.
Speedways Yard
18
North Street
BLOCK PLAN Scale 1:500
West Street
North Street
East Street
LOCATION PLAN Scale 1:2500
Do not scale off this drawing.
All site dimensions to be checked before work commences.
North.
DETERMINED PLAN
SOUTH HOLLAND DC HOUSING & PLANNING
-3 OCT 2000
Ref: 12081/00
KEY
Area formally part of house to be incorporated into existing butchers shop.
Project
PROPOSED ALTERATIONS TO EXISTING SHOP AND DWELLING 18 NORTH STREET, CROWLAND.
ALAN HORNSBY
ARCHITECTURAL SERVICES
'Little Acre'
Peak Hill, Cowbit,
Spalding, Lincs. PE12 6AW
Tel. Holbeach (01406) 380591
Client
MR. & MRS J. SPEECHLEY
Scale 1:50
Date Sept 2000
Drg. no.
00/60/01A
AM ADMEL 230