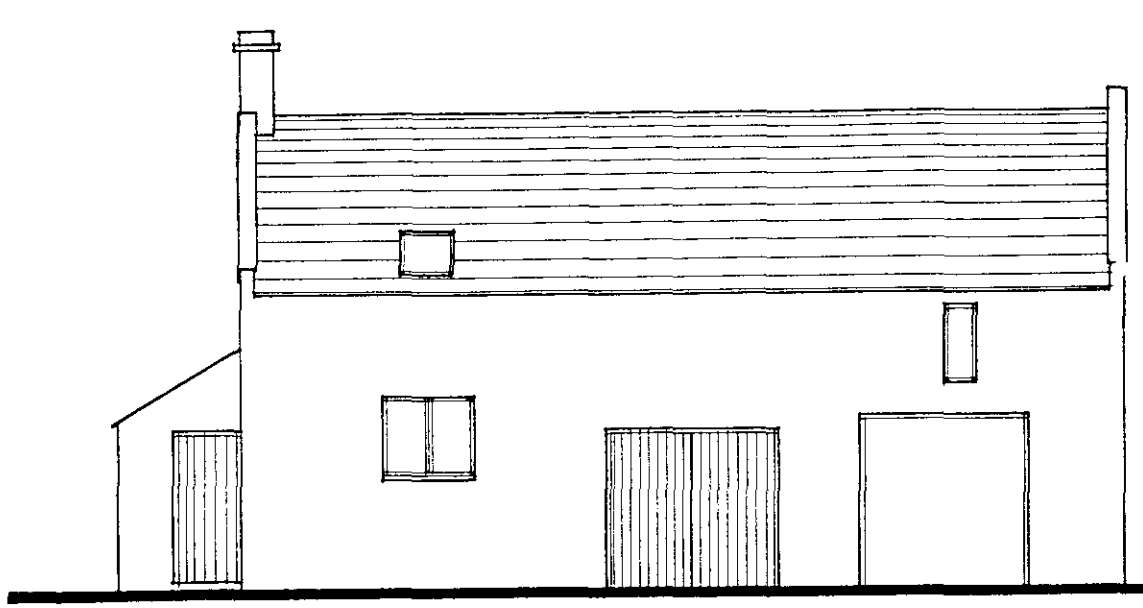
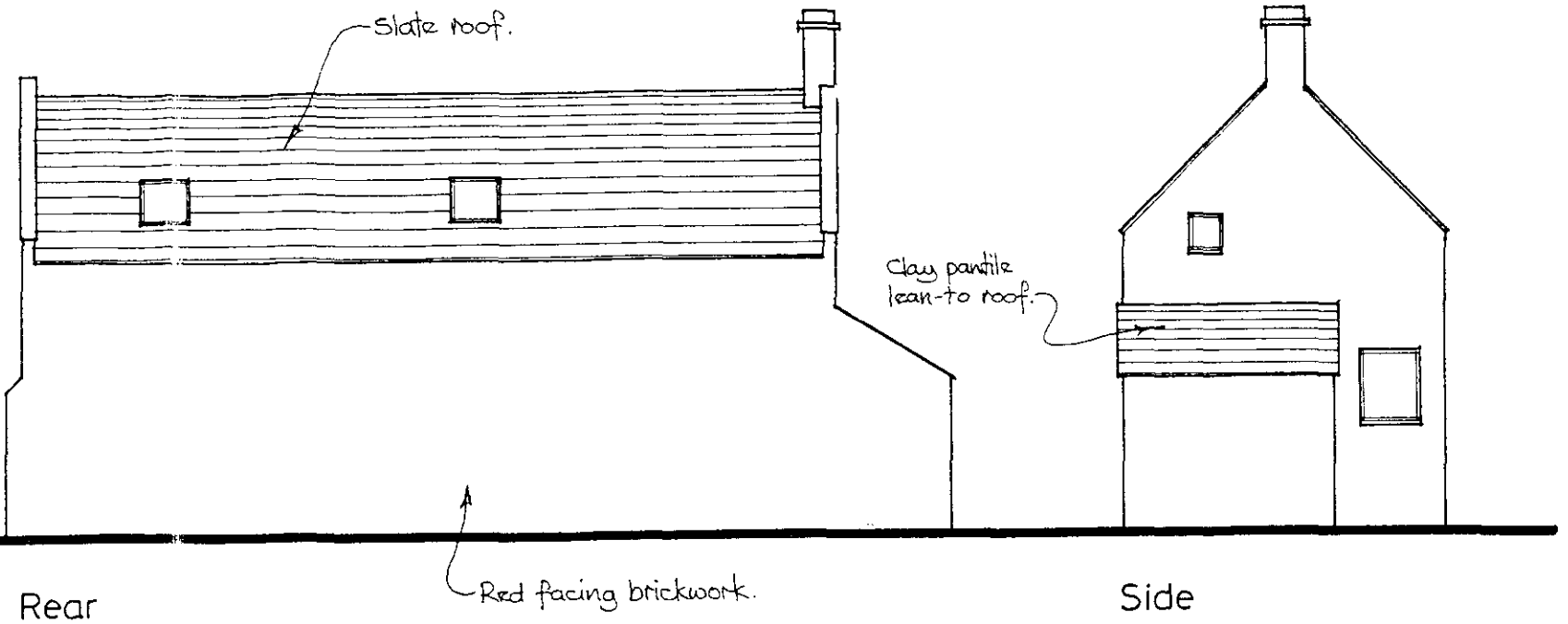
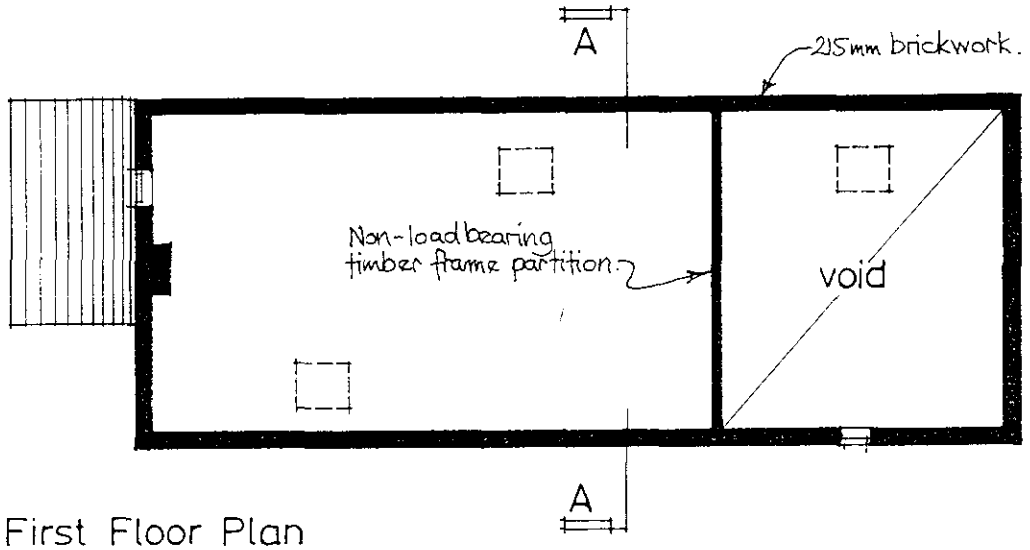


Front Elevation

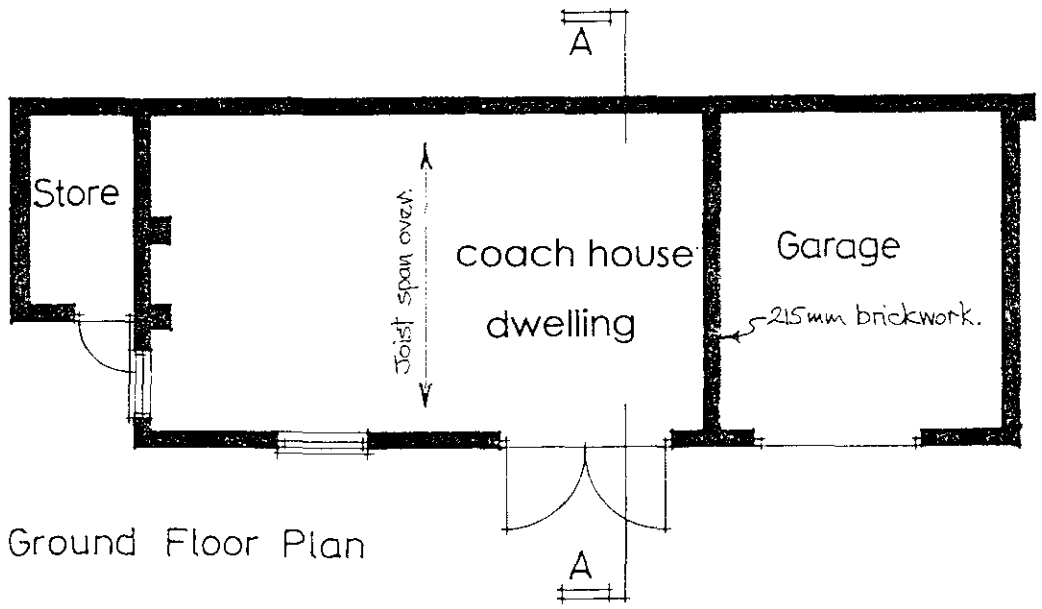


Rear

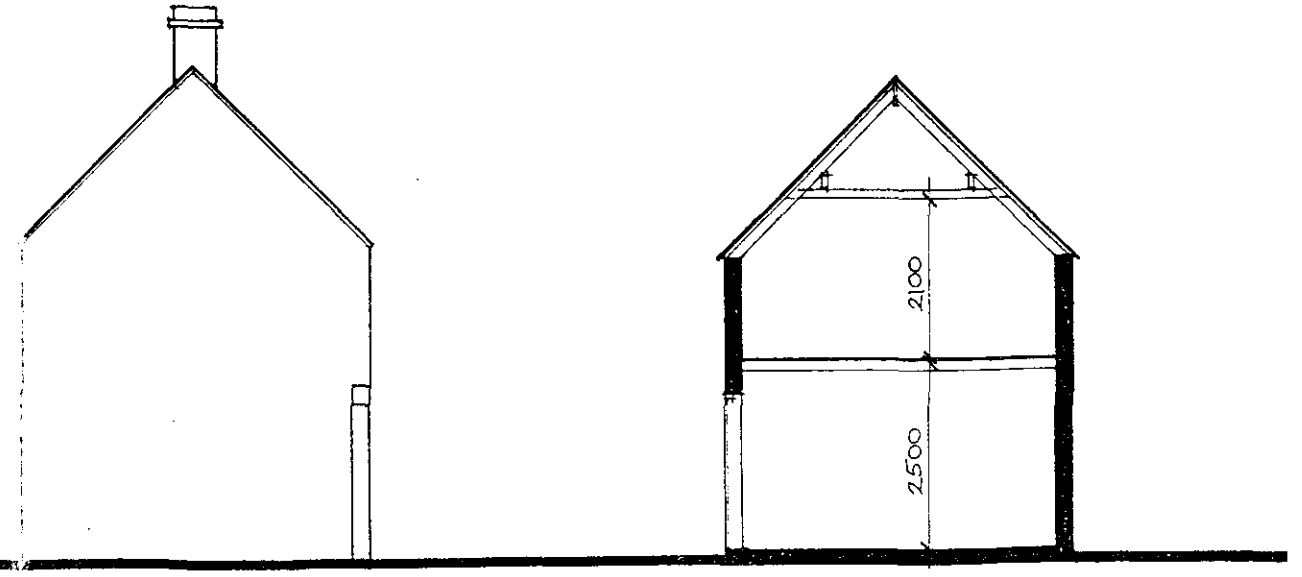
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First Floor Plan



Ground Floor Plan



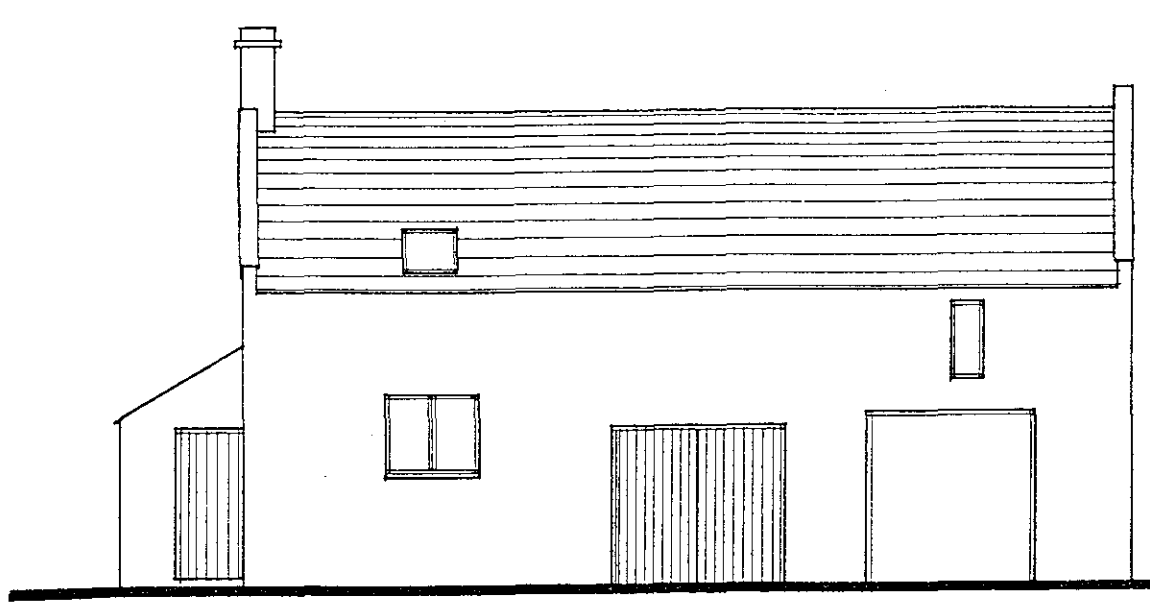
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Section A-A.

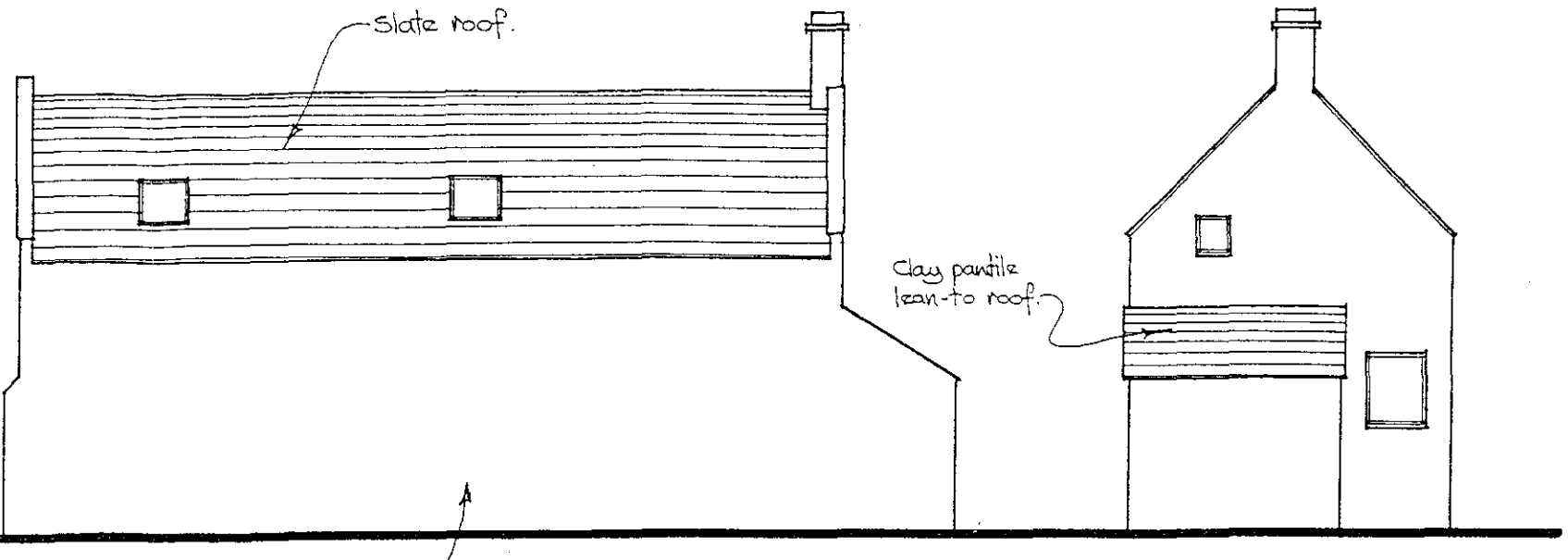
DETERMINED PLAN

1448/01

CLIENT R. H. Pinder, Esq.	REVISIONS	Arlington PLANNING PARTNERSHIP PLANNING AND DESIGN CONSULTANTS 21 SOUTH ROAD BOURNE LINCOLNSHIRE PE10 9JD TELEPHONE & FAX: BOURNE (01778) 422559	
LOCATION Adjacent to East Reach House, Main Road, Deeping St. Nicholas.			
PROPOSAL Change of use : agricultural building to dwelling			
DRAWING EXISTING FLOOR PLANS, ELEVATIONS and SECTION	SCALE 1:100	DATE June 1998	723 | 97

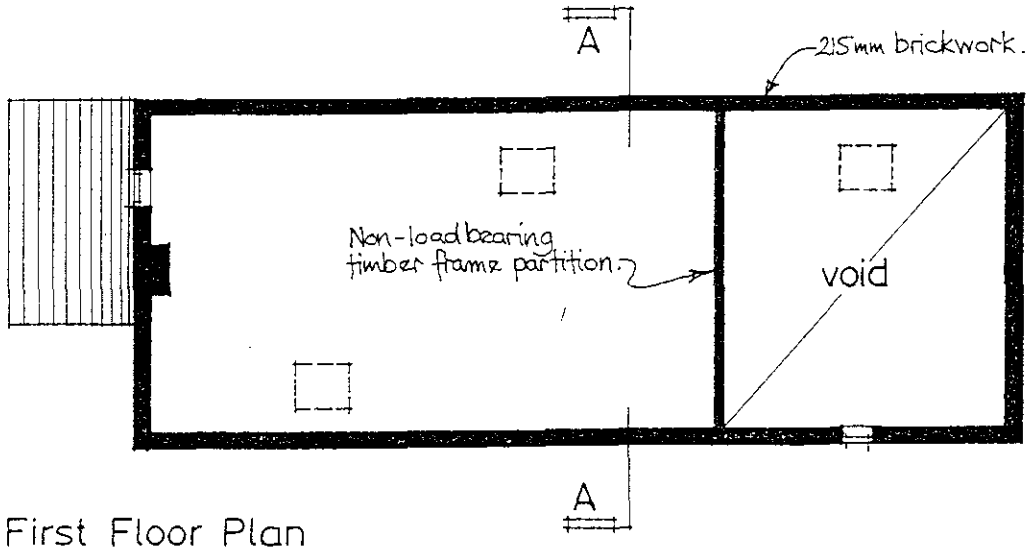


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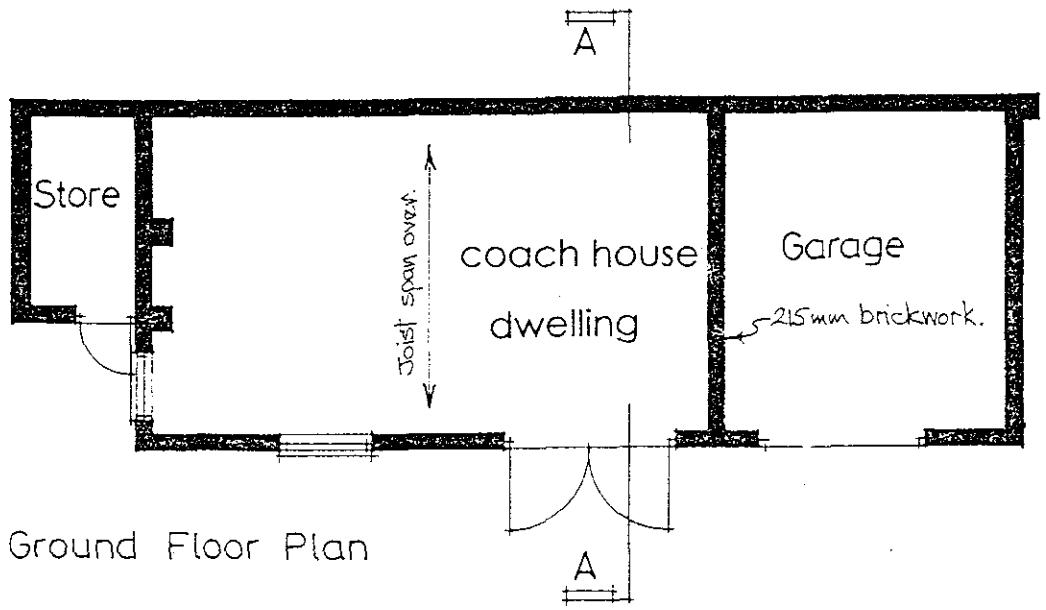


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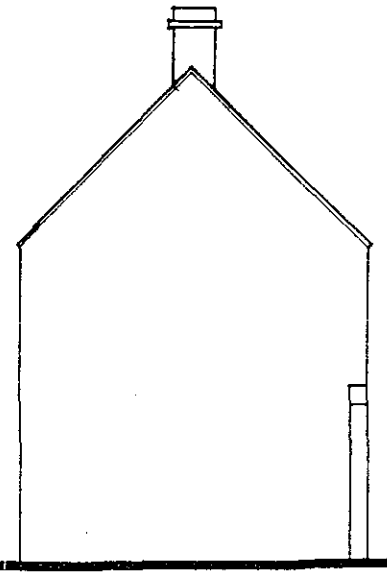
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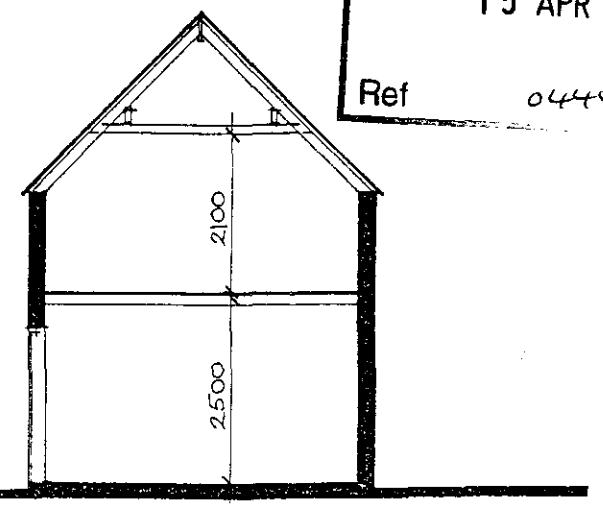
First Floor Plan



Ground Floor Plan



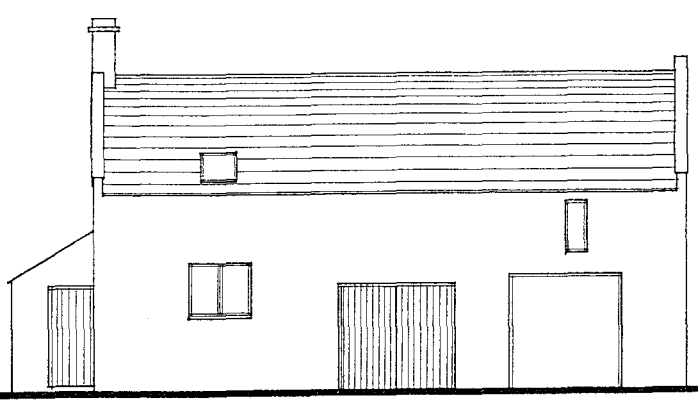
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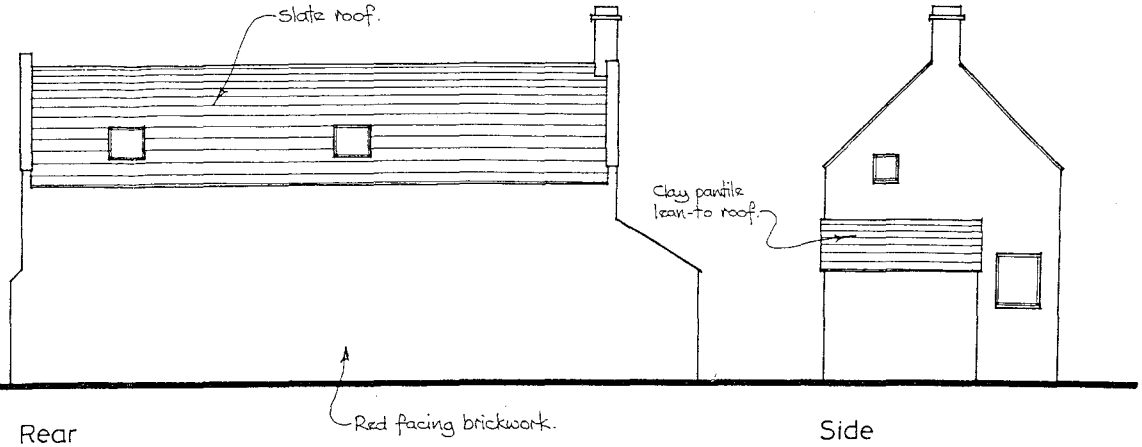
Section A-A.

SHDC
Planning & Development
15 APR 2002
Ref 0440/02

CLIENT R.H. Pinder, Esq.		REVISIONS	Arlington PLANNING PARTNERSHIP PLANNING AND DESIGN CONSULTANTS 21 SOUTH ROAD BOURNE LINCOLNSHIRE PE10 9ND TELEPHONE & FAX BOURNE 01778
LOCATION Adjacent to East Reach House, Main Road, Deeping St. Nicholas.			
PROPOSAL Change of use : agricultural building to dwelling			
DRAWING EXISTING FLOOR PLANS, ELEVATIONS and SECTION	SCALE 1:100	DATE June 1998	723 / 97



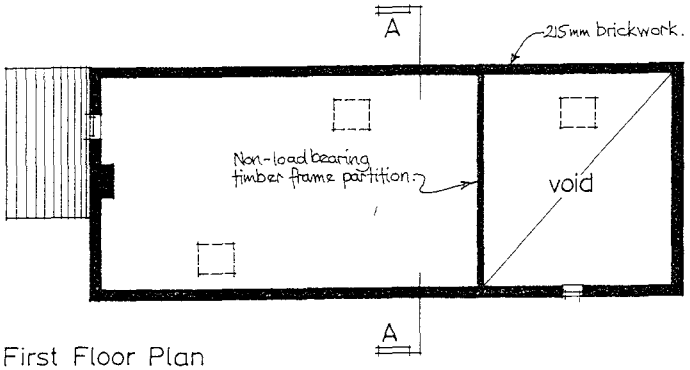
Front Elevation



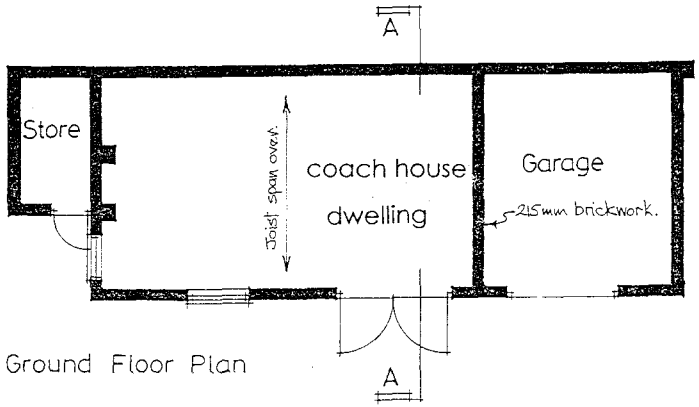
Rear

Side

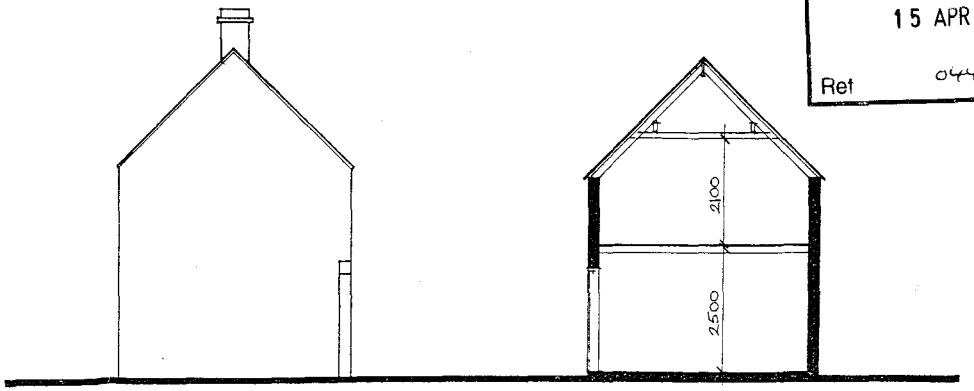
SHDC
Planning & Development
15 APR 2002
Ref 0440/02



First Floor Plan



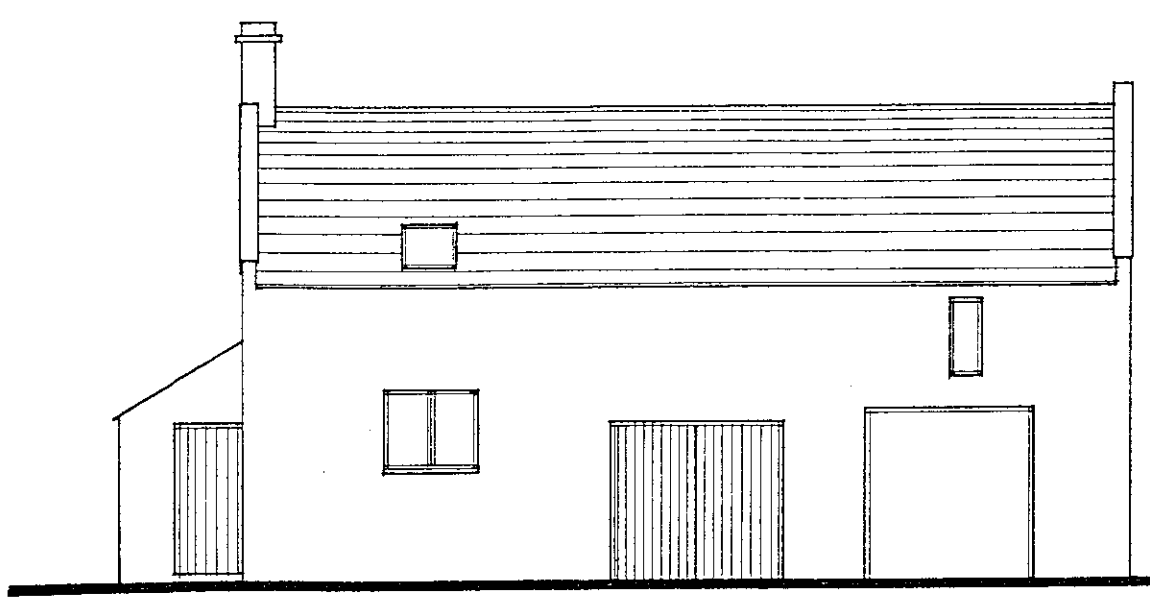
Ground Floor Plan



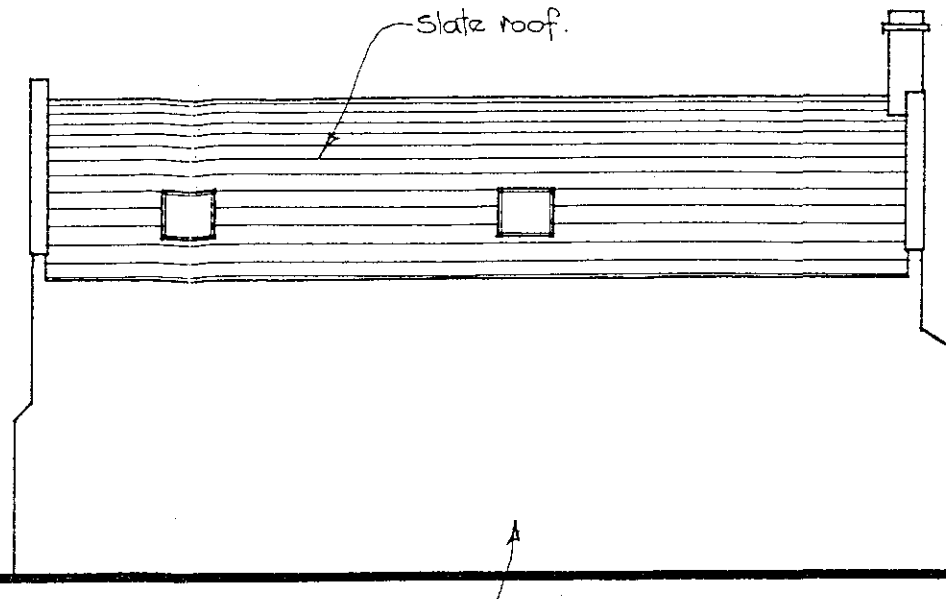
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Section A-A.

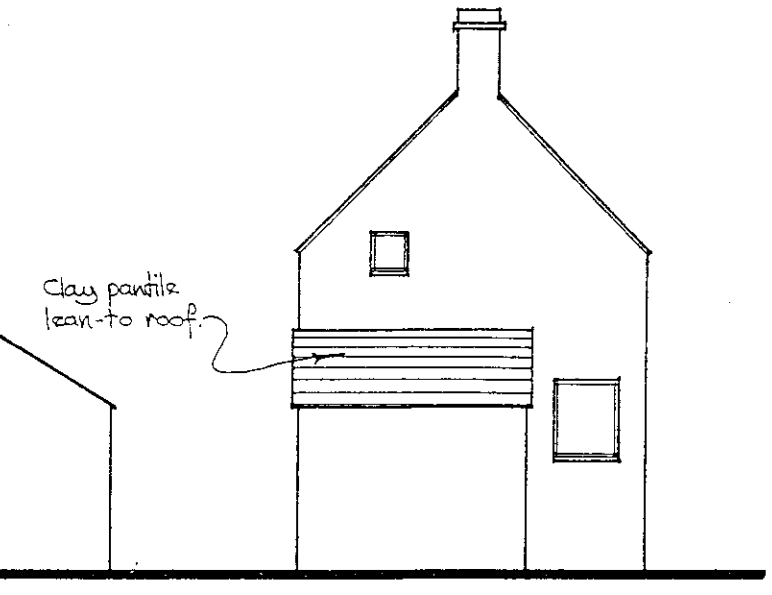
CLIENT R.H. Pinder, Esq.	REVISIONS	Arlington Planning Partnership
LOCATION Adjacent to East Reach House, Main Road, Dexping St. Nicholas.		
PROPOSAL Change of use : agricultural building to dwelling		
DRAWING EXISTING FLOOR PLANS, ELEVATIONS and SECTION	SCALE 1:100	DATE June 1998 / 723 / 97



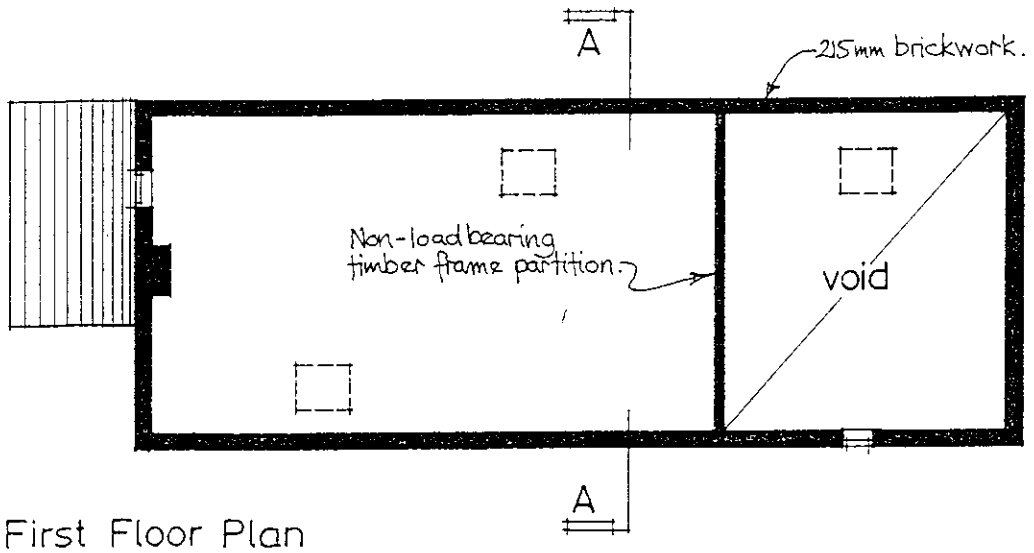
Front Elevation



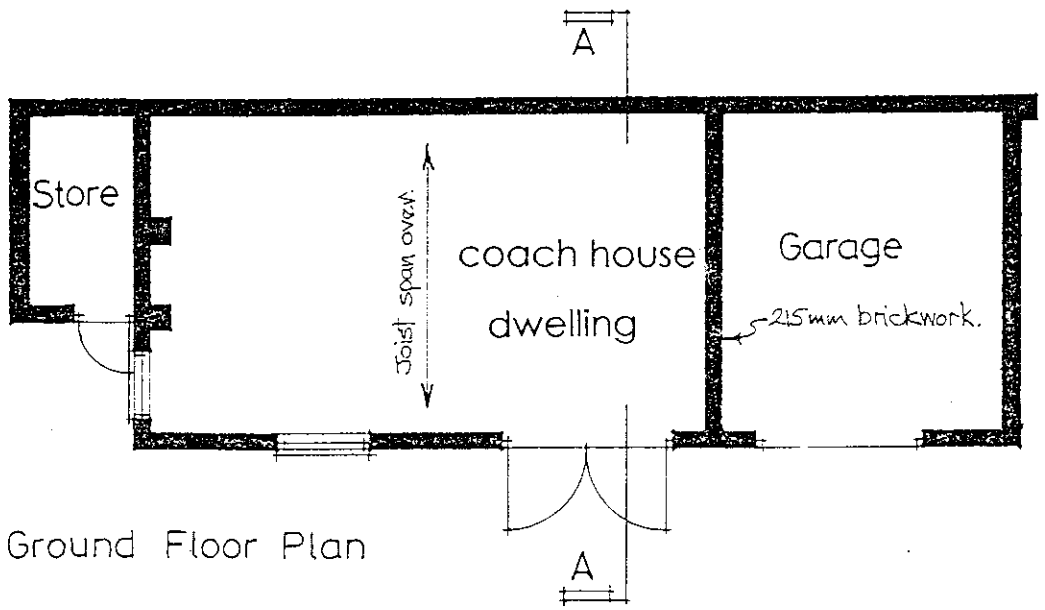
Rear



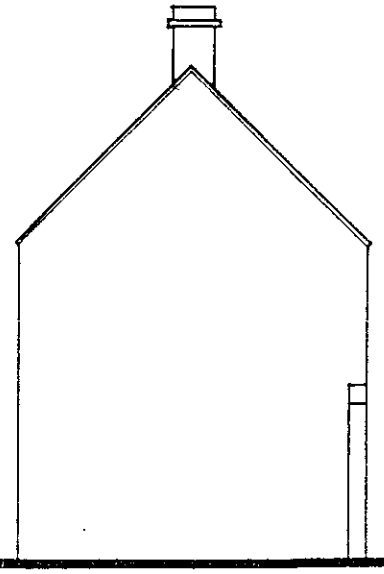
Side



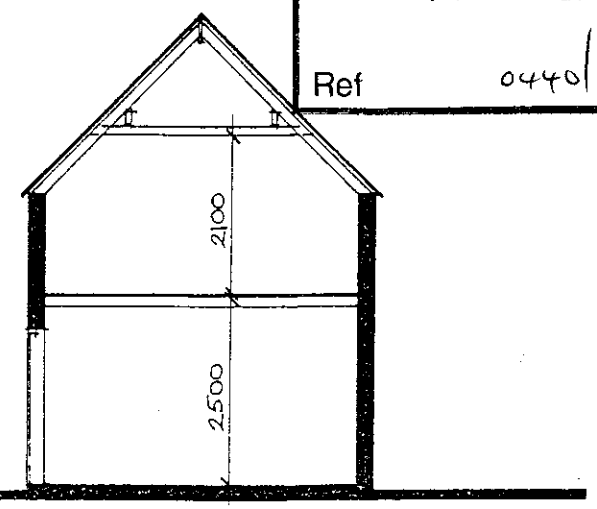
First Floor Plan



Ground Floor Plan



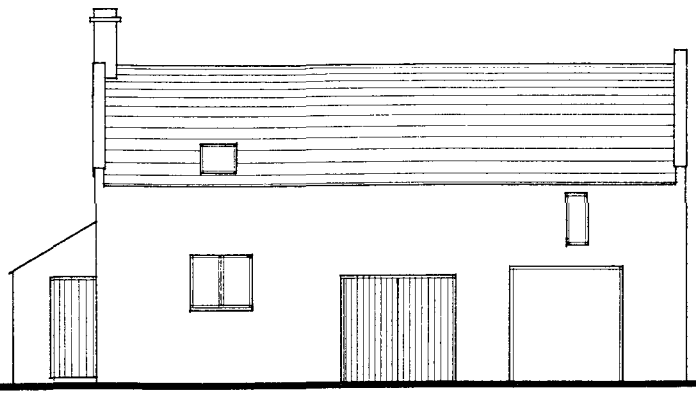
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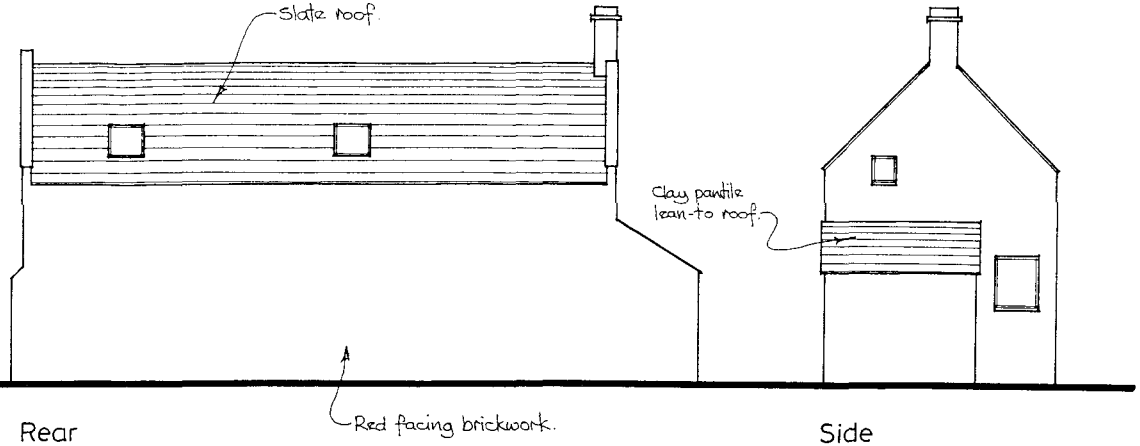
Section A-A.

SHDC
Planning & Development
15 APR 2002
Ref 0440/02

CLIENT R.H. Pinder, Esq.	REVISIONS	Arlington PLANNING PARTNERSHIP PLANNING AND DESIGN CONSULTANTS 21 SOUTH ROAD · BOURNE · LINCOLNSHIRE PE10 9JD TELEPHONE & FAX. BOURNE 01778 422839	
LOCATION Adjacent to East Reach House, Main Road, Deeping St. Nicholas.			
PROPOSAL Change of use : agricultural building to dwelling			
DRAWING EXISTING FLOOR PLANS, ELEVATIONS and SECTION	SCALE 1:100	DATE June 1998	723 / 97

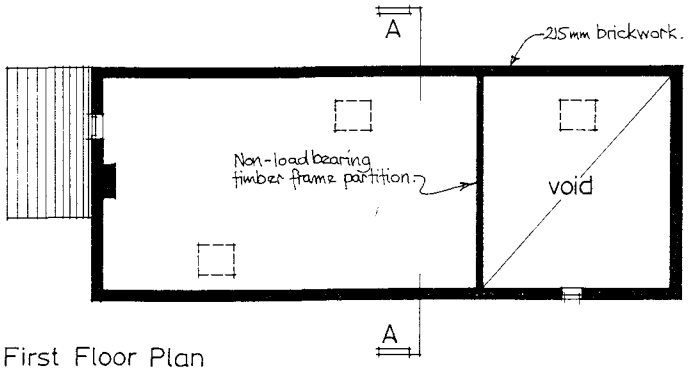


Front Elevation

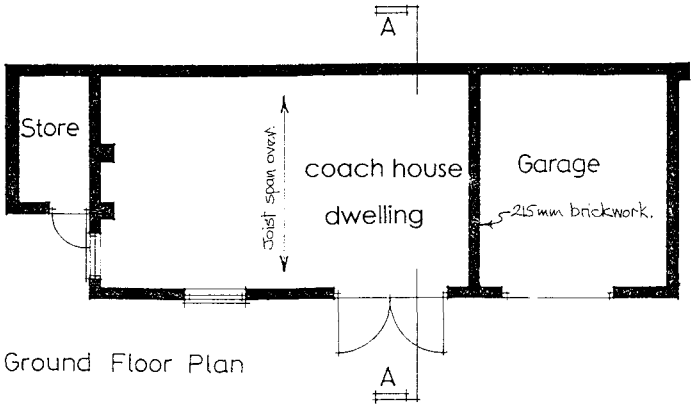


Rear

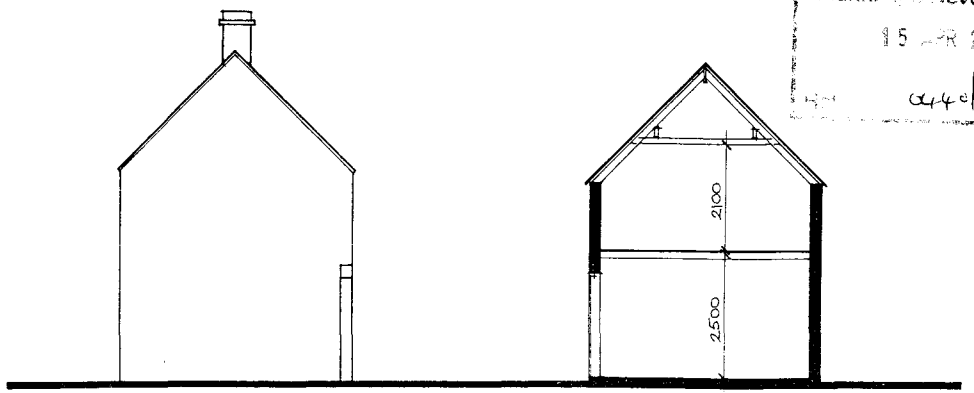
Side



First Floor Plan



Ground Floor Plan



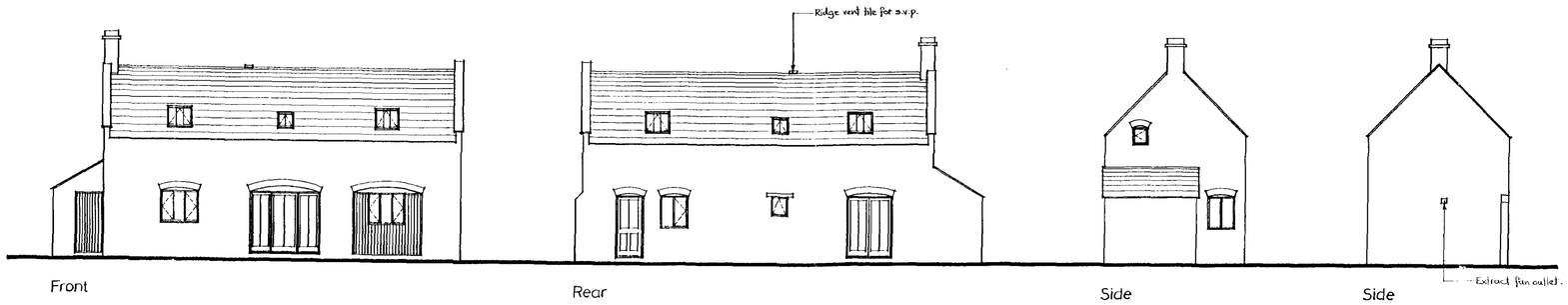
Side

Section A-A.

SHDC
Planning Development
15 APR 2002
044e/02

CLIENT	R.H. Pinder, Esq.	REVISIONS	Arlington Planning Partnership
LOCATION	Adjacent to East Reach House, Main Road, Deeping St Nicholas.		
PROPOSAL	Change of use : agricultural building to dwelling		
DRAWING	EXISTING FLOOR PLANS, ELEVATIONS and SECTION	SCALE 1:100	DATE June 1998 | 723 | 97

SHDC
Planning & Development
15 APR 2002
File 0440/02



Front | Rear | Side | Side

Proposed Elevations

CONSTRUCTION NOTES:

SLAB and FOUNDATIONS :
Existing flooring to be removed & sub-floor excavated to allow for the following:
Internal 100mm blockwork wall foundation to be 450mm wide x 250mm thick ready mixed conc. designated mix GEN 3. Foundation depth to be 750mm deep below ground level - final depth must be approved by the Building Control Officer before concreting commences.
Where loadings are increased the existing foundations are to be exposed & if required underpinned to a suitable depth with GEN 3 designated mix. concrete. with 1:3 dry mix packing. Underpinning carried out in 1000mm max. lengths with no two adjacent sections being carried out together. All work to the satisfaction of the Building Control Officer.
50mm sand/cement screed on 100mm thick concrete slab GEN 3 designated mix (slab thickened to 175mm beneath non-loadbearing block partitions). 1200 g polythene sheet d.p.m., turned up to marry with d.p.c. 75 mm thick Polyfoam Plus Floorboard 220 insulation, turned up depth of concrete slab at perimeter walls. 20mm compacted sand blinding on 150mm min. compacted hardcore. All walls below d.p.c., 150 mm min. above ground level to be in brickwork or concrete blockwork. D.p.c. to new work to be black polyethylene to BS 6515. Chemical injection d.p.c. to existing walls by approved contractor - system to carry a 25year insurance backed guarantee.

EXTERNAL WALLS :
Existing brickwork to be made good with repointing carried out where required.
New 1G Box 200 / 1G. HD Box 200 lintels above all external openings fitted in accordance with manufacturers instructions. External walls to be lined internally as follows :
2mm Thistle skim finish on 12.5mm plasterboard on 500 g polythene sheet vapour barrier on 50 x 50 mm treated battens at 600 mm max. vertical cntrs. 75 mm thick Polyfoam Plus Floorboard 220 insulation between & lapped over battens on breather type building paper on existing 215 mm thick brickwork.
Front feature panel to kitchen constructed as follows : 22mm thick treated & dark stained 'V' jointed t.& g. softwood vertical boarding on 50 x 25 mm treated battens on breather type building paper on 100 x 50 mm SC3 grade treated studwork at 600 mm max. vertical cntrs. Void between studs filled with Rockwool Timber Roll insulation. Internal finish of 2mm Thistle skim finish on 12.5mm plasterboard on 500 g. polythene sheet vapour barrier on studwork.

INTERNAL WALLS/PARTITIONS :
Existing internal 215 mm brick wall to have 13mm Thistle plaster finish.
100 mm Hemelite or similar and approved 3.5N/mm² blockwork with 13mm Thistle plaster finish each side. Stressline pre-stressed concrete lintels over openings in accordance with manufacturers instructions.
100 x 50mm SC3 grade studwork at 600 mm max. vertical cntrs. with double sole plate. Void filled with Rockwool Timber Roll. 12.5mm plasterboard each side with Thistle skim finish. Double joists or full depth noggins under partitions.

FIRST FLOOR :
Existing floor and joists to remain with additional joists provided under partitions and under bath. Triple joists bolted together with M12 bolts & 50mm square washers as trimmer to new stairwell. New joists supported on galv. m.s. hangers.
New floor to Bedroom 1 as follows : 18mm t.& g. jointed flooring grade chipboard on 200 x 50 mm SC4 grade joists at 400 mm max cntrs supported and fixed to galv. m.s. hangers. Joists to be strutted at 2.0m max. cntrs. with full depth noggins and tied to perimeter walls at 2.0m max. cntrs. with 50 x 5 mm galv. m.s. straps 1200mm long with full depth noggins under when counter to joist span.
Ceiling finish throughout to be 12.5mm plasterboard with Thistle skim finish.

STAIRCASE :
Going 225 mm. Rise 181 mm (13 no.) Stair pitch 39° approx. (max. allowable 42°).
Min. clear width of staircase to be 800 mm with a clear min. vertical height above pitch line to be 2000 mm with handrail height between 900 - 1000 mm above pitch line and landing floor level. No opening in balustrade, which is to be not easily climbable, should be large enough to allow a 100 mm ø sphere to pass through.

ROOF :
Existing slates, battens and boarding removed and remaining timbers treated with preservative. Any defective members replaced and additional rafters and ceiling ties bolted to existing each side of new rooflight openings with double trimmers above and below opening.
Existing slates cleaned and replaced on new 50 x 25 mm treated battens on Monarplasm 450 breather membrane, lapped in accordance with the recommendations of BS 5534 : Part 1 : 1990 - horizontal & vertical laps to be 100 mm min. Monarflex Eavesguard to be used to prevent UV degradation of the underlay.
Provide 25 mm wide continuous free air gap with mesh screen at eaves level with ridge to include one concealed ridge ventilator at every 2.0m max. cntrs. (to achieve 5000 mm² per metre) to entire length of ridge.
150 mm Polyfoam Plus Floorboard 220 insulation laid between rafter feet up sloping part of ceiling with 50 mm free air gap over. 250 mm Rockwool Timber Roll insulation laid between and over ceiling ties. 12.5 mm plasterboard with Thistle skim finish laid over 500 g. polythene sheet vapour barrier.
Roof flashed with Code 4 lead to chimney and parapet gable wall with 75 mm min. upstand and Code 3 lead soakers.

GLAZING :
All glazing to be in accordance with BS 6262 : 1982. All double glazed units to be sealed units to BS 5713. Glazing below 800 mm above finished floor level in windows or below 1500 mm in doors to be toughened or laminated to BS 6206 : 1981. Draught stripping to be provided in frames of all openable elements.

SMOKE/HEAT DETECTORS :
A mains operated self contained smoke alarm to BS 5446 : Part 1 1990 fixed in accordance with manufacturers instructions. The smoke/heat rise detectors are to be interlinked and permanently wired to a separately fused circuit at the distribution board. The heat rise alarm (temp. range 54° - 62°C) to comply with the relevant clauses of BS 5445 : Part 5 1977, EN 54 Part 5.

ROOM VENTILATION :
Lounge, Bedrooms & Kitchen/Dining to have window opening lights of at least 5% of each room floor area plus 8000 mm² trickle vents to windows in each room. Bathroom & W.C. to have 4000 mm² trickle vents to each window. Bathroom to have mechanical extract ventilation providing 15 litres per second with intermittent operation option. Kitchen to have cooker hood extract fan providing 30 litres per second extract rate.

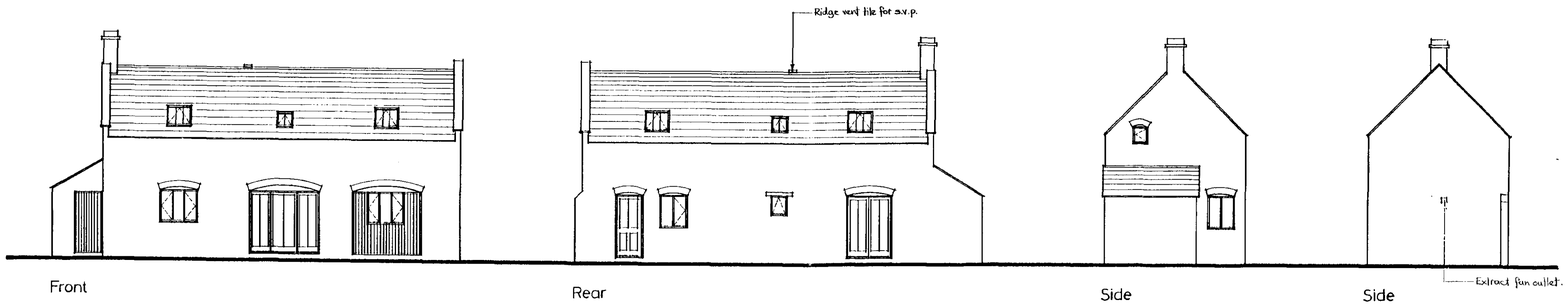
PLUMBING :
All traps to be 75 mm deep (50 mm to W.C.).
W.h. basin (cloakroom) - 32 mm ø upvc trap and waste to s.v.p.
W.h. basin (bathroom) - 40 mm ø upvc trap with 40 mm ø upvc waste pipe to s.v.p.
Bath - 40 mm ø upvc trap & waste to s.v.p.
Sink - 40 mm ø upvc trap & waste to trapped gully with rodding access.
W.C.'s - 100 mm ø upvc turned 'P' trap to s.v.p.
Soil & Vent Pipe - 110 mm ø upvc with easy bend to base & terminated at ridge terminal via upvc duct within roof space. Provide air tight access cover to s.v.p. 600 mm above ground & first finished floor levels.
Factory insulated copper cylinder to BS 1566 : Part 1 : 1984. Hot water pipes to be insulated when not exposed within rooms. Immersion heaters fitted to cylinder capable of operating off cheap rate electricity via a programmable time clock with manual over-ride option.
Hot & cold water supply taken to above fittings as required.

SPACE HEATING :
To be provided by electric storage heater using off peak/cheap rate electricity.
Heaters to have charge and output controls.
Heating system to give the following room temperatures when the external air is 1°C:
22° - Lounge, Kitchen/Dining and Bathroom.
18° - Bedrooms, Hallway and W.C.

FOUL DRAINAGE :
All pipework to be 100 mm ø upvc to BS 4660 : 1973 with flexible joints laid to falls of 1:80 (1:40 from trapped gully to first chamber) with 100 mm granular bed & surround. Concrete paving slab cover where less than 600 mm deep. Trapped gully to be rodddable. Where s.v.p. passes through foundation a 50 mm gap is to be provided around pipe with conc. lintel over. Gap masked on both sides of footing with Fibre cement sheet. 450 mm ø upvc/plastic inspection chambers up to 1000 mm depth. Manholes to be min. 1200 x 750 mm internally & built in class B engineering bricks, 215 mm thick walls with 1:3 cement/sand mortar. 150 mm thick conc base. 1:6 mix. Invert formed with half round stoneware channel with benching at gradient of 1 in 12. Covers to BS 497 & galvanized Class C.
2720 litre Klargester septic tank (BBA no. 86/1700) fitted in accordance with manufacturers instructions. Tank set upon 150 mm thick conc. base & filled with water. Back fill with lean mix conc. & later tank emptied. Drainage system constructed with 100 mm ø upvc perforated, (NOT corrugated or slotted pipes), pipes preceded by 3.0m unperforated pipe with a fall of 100 mm connecting to the tank outlet. Provide an inspection chamber at tank inlet & outlet. Perforated pipes laid to falls of 1:200. Filter bed formed with 30 - 50 mm shingle rejects or similar material with area covered with 1200 g. polythene sheet and topsoil. 150 mm shingle beneath pipe and 50 mm min. above - total filter material bed thickness 300 mm minimum. Top of filter medium to be 500 mm min. below ground level. Total length of perforated pipe = 40.0 m min.
All work to the satisfaction of the Building Control Officer.

CLIENT	R.H. Pinder, Esq.	REVISIONS A. Sept'98 Building Control Amendments.	Arlington PLANNING PARTNERSHIP PLANNING AND DESIGN CONSULTANTS 21 SOUTH ROAD · BOURNE · LINCOLNSHIRE · PE10 9ID TELEPHONE & FAX: BOURNE 01778 422589
LOCATION	Adjacent to East Reach House, Main Road, Deeping St. Nicholas.		
PROPOSAL	Change of use : agricultural building to dwelling		
DRAWING	PROPOSED ELEVATIONS and NOTES	SCALE 1:100	DATE June 1998 | 723 | 97A

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Planning & Development
15 APR 2002
Ref 0440/ca



Front | Rear | Side | Side

Proposed Elevations

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100 x 50mm SC3 grade studwork at 600 mm max. vertical cntrs. with double sole plate. Void filled with Rockwool Timber Roll. 12.5mm plasterboard each side with Thistle skim finish. Double joists or full depth noggins under partitions.

FIRST FLOOR :
Existing floor and joists to remain with additional joists provided under partitions and under bath. Triple joists bolted together with M12 bolts & 50mm square washers as trimmer to new stairwell. New joists supported on galv. m.s. hangers.
New floor to Bedroom 1 as follows : 18mm t.& g. jointed flooring grade chipboard on 200 x 50 mm SC4 grade joists at 400 mm max. cntrs supported and fixed to galv. m.s. hangers. Joists to be strutted at 2.0m max. cntrs. with full depth noggins and tied to perimeter walls at 2.0m max. cntrs. with 30 x 5 mm galv. m.s. straps 1200mm long with full depth noggins under when counter to joist span.
Ceiling finish throughout to be 12.5 mm plasterboard with Thistle skim finish.

STAIRCASE :
Going 225 mm. Rise 181 mm (13 no.) Stair pitch 39° approx. (max. allowable 42°).
Min. clear width of staircase to be 800 mm with a clear min. vertical height above pitch line to be 2000 mm with handrail height between 900 - 1000 mm above pitch line and landing floor level. No opening in balustrade, which is to be not easily climbable, should be large enough to allow a 100 mm ø sphere to pass through.

ROOF :
Existing slates, battens and boarding removed and remaining timbers treated with preservative. Any defective members replaced and additional rafters and ceiling ties bolted to existing each side of new rooflight openings with double trimmers above and below opening.
Existing slates cleaned and replaced on new 50x25 mm treated battens on Monarperm 450 breather membrane, lapped in accordance with the recommendations of BS 5534 : Part 1 : 1990 - horizontal & vertical laps to be 100 mm min. Monarflex Eavesguard to be used to prevent UV degradation of the underlay.
Provide 25 mm wide continuous free air gap with mesh screen at eaves level. with ridge to include one concealed ridge ventilator at every 2.0m max. cntrs. (to achieve 5000 mm² per metre) to entire length of ridge.
150 mm Polyfoam Plus Floorboard 220 insulation laid between rafter feet up sloping part of ceiling with 50 mm free air gap over. 250 mm Rockwool Timber Roll insulation laid between and over ceiling ties. 12.5mm plasterboard with Thistle skim finish laid over 500 g. polythene sheet vapour barrier.
Roof flashed with Code 4 lead to chimney and parapet gable wall with 75 mm min. upstand and Code 8 lead soakers.

GLAZING :
All glazing to be in accordance with BS 6262 : 1982. All double glazed units to be sealed units to BS 5713. Glazing below 800 mm above finished floor level in windows or below 1500 mm in doors to be toughened or laminated to BS 6206 : 1981. Draught stripping to be provided in frames of all openable elements.

SMOKE/HEAT DETECTORS :
A mains operated self contained smoke alarm to BS 5446 : Part 1 1990 fixed in accordance with manufacturers instructions. The smoke/heat rise detectors are to be interlinked and permanently wired to a separately fused circuit at the distribution board. The heat rise alarm (temp. range 54° - 62° C) to comply with the relevant clauses of BS 5445 : Part 5 1977, EN54 Part 5.

ROOM VENTILATION :
Lounge, Bedrooms & Kitchen/Diving to have window opening lights of at least 5% of each room floor area plus 8000mm² trickle vents to windows in each room. Bathroom & W.C. to have 4000 mm² trickle vents to each window. Bathroom to have mechanical extract ventilation providing 15 litres per second with intermittent operation option. Kitchen to have cooker hood extract fan providing 30 litres per second extract rate.

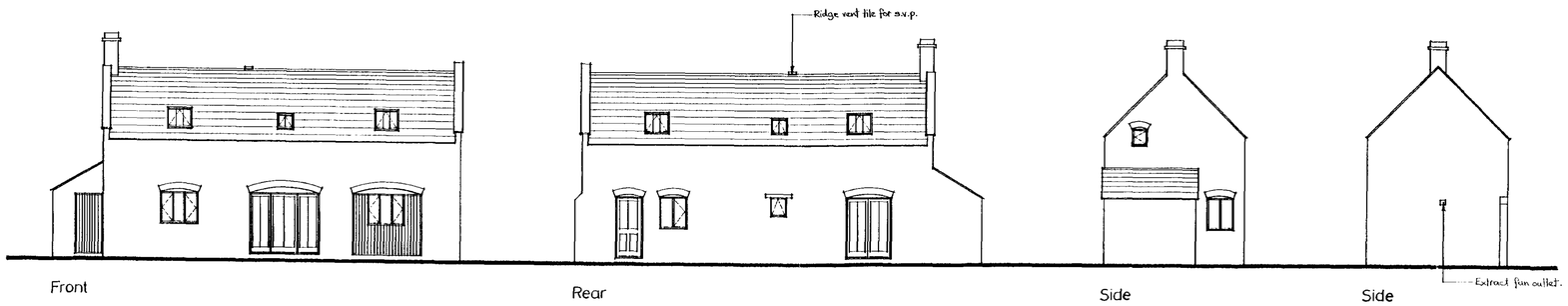
PLUMBING :
All traps to be 75 mm deep (50 mm to W.C.).
W.h. basin (cloakroom) - 32 mm ø upvc trap and waste to s.v.p.
W.h. basin (bathroom) - 40 mm ø upvc trap with 40 mm ø upvc waste pipe to s.v.p.
Bath - 40 mm ø upvc trap & waste to s.v.p.
Sink - 40 mm ø upvc trap & waste to trapped gully with rodding access.
W.C's - 100 mm ø upvc turned 'P' trap to s.v.p.
Soil & Vent Pipe - 110 mm ø upvc with easy bend to base & terminated at ridge terminal via. upvc duct within roof space. Provide air tight access cover to s.v.p. 600 mm above ground & first finished floor levels.
Factory insulated copper cylinder to BS 1566 : Pa.1 : 1984. Hot water pipes to be insulated when not exposed within rooms. Immersion heaters fitted to cylinder capable of operating off cheap rate electricity via a programmable time clock with manual over-ride option.
Hot & cold water supply taken to above fittings as required.

SPACE HEATING :
To be provided by electric storage heater using off peak/cheap rate electricity.
Heaters to have charge and output controls.
Heating system to give the following room temperatures when the external air is 1°C :
22° - Lounge, Kitchen/Dining and Bathroom.
18° - Bedrooms, Hallway and W.C.

FOUL DRAINAGE :
All pipework to be 100 mm ø upvc to BS 4660 : 1973 with flexible joints laid to falls of 1:80 (1:40 from trapped gully to first chamber) with 100 mm granular bed & surround. Concrete paving slab cover where less than 600 mm deep. Trapped gully to be roddable. Where s.v.p. passes through foundation a 50 mm gap is to be provided around pipe with conc. lintel over. Gap masked on both sides of footing with fibre cement sheet. 450 mm ø upvc/plastic inspection chambers up to 1000 mm depth. Manholes to be min. 1200 x 750 mm internally & built in class B engineering bricks, 215 mm thick walls with 1:3 cement/sand mortar. 150 mm thick conc. base. 1:6 max. Invert formed with half round stoneware channel with benching at gradient of 1 in 12. Covers to BS 497 & galvanized Class C.
2720 litre Klargester septic tank (BBA no. 86/1700) fitted in accordance with manufacturers instructions. Tank set upon 150 mm thick conc. base & filled with water. Back fill with lean mix conc. & later tank emptied. Drainage system constructed with 100 mm ø upvc perforated, (NOT corrugated or slotted pipes), pipes preceded by 3.0m unperforated pipe with a fall of 100 mm connecting to the tank outlet. Provide an inspection chamber at tank inlet & outlet. Perforated pipes laid to falls of 1:200. Filter bed formed with 30 - 50 mm shingle rejects of similar material with area covered with 1200 g. polythene sheet and topsoil. 150 mm shingle beneath pipe and 50 mm min. above - total filter material bed thickness 300 mm minimum. Top of filter medium to be 500 mm min. below ground level). Total length of perforated pipe = 40.0 m min.
All work to the satisfaction of the Building Control Officer.

CLIENT	R.H. Pinder, Esq.	REVISIONS A. Sept'98 Building Control amendments.	Arlington PLANNING PARTNERSHIP PLANNING AND DESIGN CONSULTANTS 21 SOUTH ROAD · BOURNE · LINCOLNSHIRE · PE10 9JD TELEPHONE & FAX: BOURNE 01778 422589
LOCATION	Adjacent to East Reach House, Main Road, Deeping St. Nicholas.		
PROPOSAL	Change of use : agricultural building to dwelling		
DRAWING	PROPOSED ELEVATIONS and NOTES	SCALE 1:100	DATE June 1998 · 723 · 97A

SHDC
Planning & Development
15 APR 2002
Ref a444/02



Front | Rear | Side | Side

Proposed Elevations

CONSTRUCTION NOTES :

SLAB and FOUNDATIONS :
Existing flooring to be removed & sub-floor excavated to allow for the following:
Internal 100mm blockwork wall foundation to be 450mm wide x 250mm thick ready mixed conc. designated mix GEN 3. Foundation depth to be 750mm deep below ground level - final depth must be approved by the Building Control Officer before concreting commences.
Where loadings are increased the existing foundations are to be exposed & if required underpinned to a suitable depth with GEN 3 designated mix. concrete. with 1:3 dry mix packing. Underpinning carried out in 1000mm max. lengths with no two adjacent sections being carried out together. All work to the satisfaction of the Building Control Officer.
50mm sand/cement screed on 100mm thick concrete slab GEN 3 designated mix (slab thickened to 175mm beneath non-loadbearing block partitions). 1200 g polythene sheet d.p.m., turned up to marry with d.p.c. 75 mm thick Polyfoam Plus Floorboard 220 insulation, turned up depth of concrete slab at perimeter walls. 20mm compacted sand blinding on 150mm min. compacted hardcore. All walls below d.p.c., 150 mm min. above ground level to be in brickwork of concrete blockwork. D.p.c. to new work to be black polyethylene to BS 6515. Chemical injection d.p.c. to existing walls by approved contractor - system to carry a 25year insurance backed guarantee.

EXTERNAL WALLS :
Existing brickwork to be made good with repointing carried out where required.
New 1G Box 200 / 1G HD Box 200 lintels above all external openings fitted in accordance with manufacturers instructions. External walls to be lined internally as follows :
2mm Thistle skim finish on 12.5 mm plasterboard on 500 g polythene sheet vapour barrier on 50 x 50 mm treated battens at 600 mm max. vertical cntrs. 75 mm thick Polyfoam Plus Floorboard 220 insulation between & lapped over battens on breather type building paper on existing 215 mm thick brickwork.
Front feature panel to kitchen constructed as follows : 22mm thick treated & dark stained 'V' jointed t.& g. softwood vertical boarding on 50 x 25 mm treated battens on breather type building paper on 100 x 50 mm SC3 grade treated studwork at 600 mm max. vertical cntrs. Void between studs filled with Rockwool Timber Roll insulation. Internal finish of 2mm Thistle skim finish on 12.5mm plasterboard on 500 g polythene sheet vapour barrier on studwork.

INTERNAL WALLS/PARTITIONS :
Existing internal 215 mm brick wall to have 13mm Thistle plaster finish.
100 mm Hemelite or similar and approved 3.5 N/mm² blockwork with 13mm Thistle plaster finish each side. Stressline pre-stressed concrete lintels over openings in accordance with manufacturers instructions.
100 x 50mm SC3 grade studwork at 600 mm max. vertical cntrs. with double sole plate. Void filled with Rockwool Timber Roll. 12.5mm plasterboard each side with Thistle skim finish. Double joists or full depth noggins under partitions.

FIRST FLOOR :
Existing floor and joists to remain with additional joists provided under partitions and under bath. Triple joists bolted together with M12 bolts & 50mm square washers as trimmer to new stairwell. New joists supported on galv. m.s. hangers.
New floor to Bedroom 1 as follows : 18mm t & g. jointed flooring grade chipboard on 200 x 50 mm SC4 grade joists at 400 mm max. cntrs supported and fixed to galv. m.s. hangers. Joists to be strutted at 2.0m max. cntrs. with full depth noggins and tied to perimeter walls at 2.0m max. cntrs. with 30 x 5 mm galv. m.s. straps 1200mm long with full depth noggins under when counter to joist span.
Ceiling finish throughout to be 12.5mm plasterboard with Thistle skim finish.

STAIRCASE :
Going 225 mm. Rise 181 mm (13no) :Stair pitch 39° approx. (max allowable 42°).
Min. clear width of staircase to be 830 mm with a clear min. vertical height above pitch line to be 2000 mm with handrail height between 900 - 1000 mm above pitch line and landing floor level. No opening in balustrade, which is to be not easily climbable, should be large enough to allow a 100 mm ø sphere to pass through.

ROOF :
Existing slates, battens and boarding removed and remaining timbers treated with preservative. Any defective members replaced and additional rafters and ceiling ties bolted to existing each side of new rooflight openings with double trimmers above and below opening.
Existing slates cleaned and replaced on new 50 x 25 mm treated battens on Monarperm 450 breather membrane, lapped in accordance with the recommendations of BS 5534 : Part 1 : 1990 - horizontal & vertical laps to be 100 mm min. Monarflex Eaveguard to be used to prevent UV degradation of the underlay.
Provide 25 mm wide continuous free air gap with mesh screen at eaves level with ridge to include one concealed ridge ventilator at every 2.0m max. cntrs. (to achieve 5000 mm² per metre) to entire length of ridge.
150 mm Polyfoam Plus Floorboard 220 insulation laid between rafter feet up sloping part of ceiling with 50 mm free air gap over. 250 mm Rockwool Timber Roll insulation laid between and over ceiling ties. 12.5 mm plasterboard with Thistle skim finish laid over 500 g. polythene sheet vapour barrier.
Roof flashed with Code 4 lead to chimney and parapet gable wall with 75 mm min. upstand and Code 3 lead soakers.

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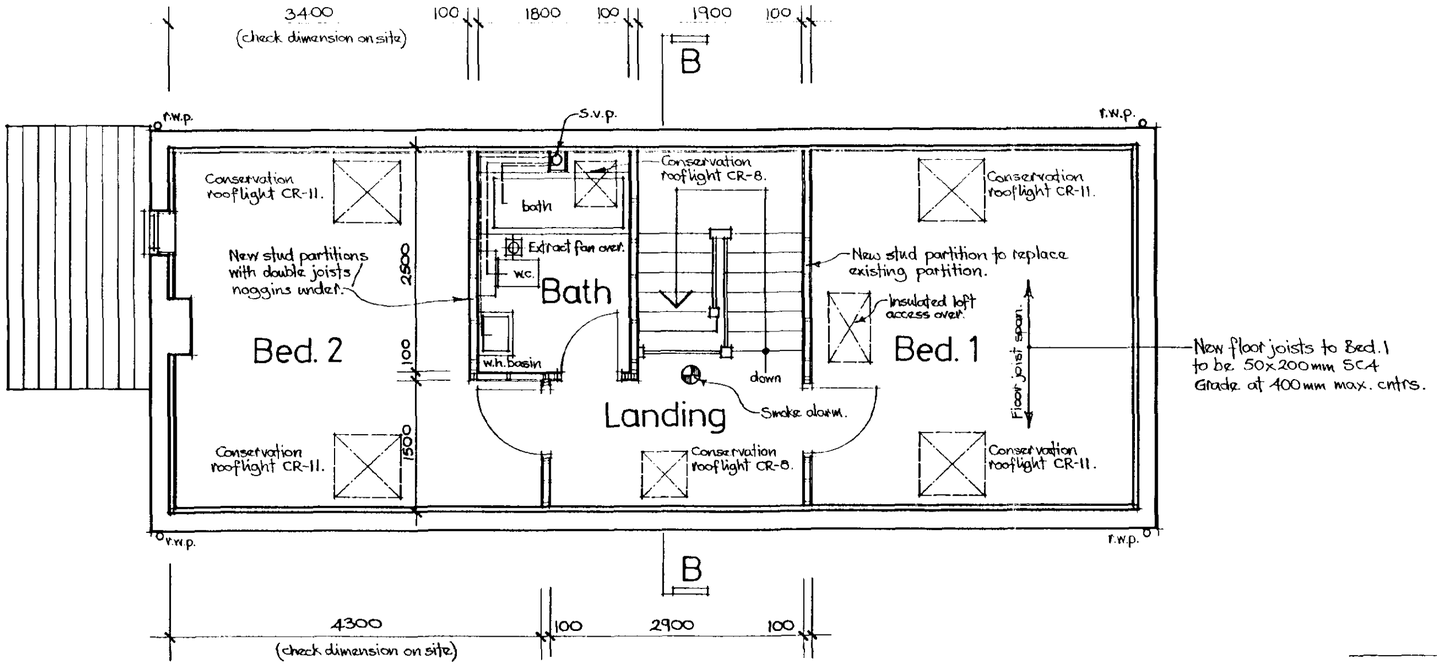
ROOM VENTILATION :
Lounge, Bedrooms & Kitchen/Dining to have window opening lights of at least 5% of each room floor area plus 8000 mm² trickle vents to windows in each room. Bathroom & W.C. to have 4000 mm² trickle vents to each window. Bathroom to have mechanical extract ventilation providing 15 litres per second with intermittent operation option. Kitchen to have cooker hood extract fan providing 30 litres per second extract rate.

PLUMBING :
All traps to be 75 mm deep (50 mm to W.C.).
W.h basin (cloakroom) - 32 mm ø upvc trap and waste to s.v.p.
W.h basin (bathroom) - 40 mm ø upvc trap with 40 mm ø upvc waste pipe to s.v.p.
Bath - 40 mm ø upvc trap & waste to s.v.p.
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Soil & Vent Pipe - 110 mm ø upvc with easy bend to base & terminated at ridge terminal via upvc duct within roof space. Provide air tight access cover to s.v.p. 600 mm above ground & first finished floor levels.
Factory insulated copper cylinder to BS 1566 : Part 1 : 1984. Hot water pipes to be insulated when not exposed within rooms. Immersion heaters fitted to cylinder capable of operating off cheap rate electricity via a programmable time clock with manual over-ride option.
Hot & cold water supply taken to above fittings as required.

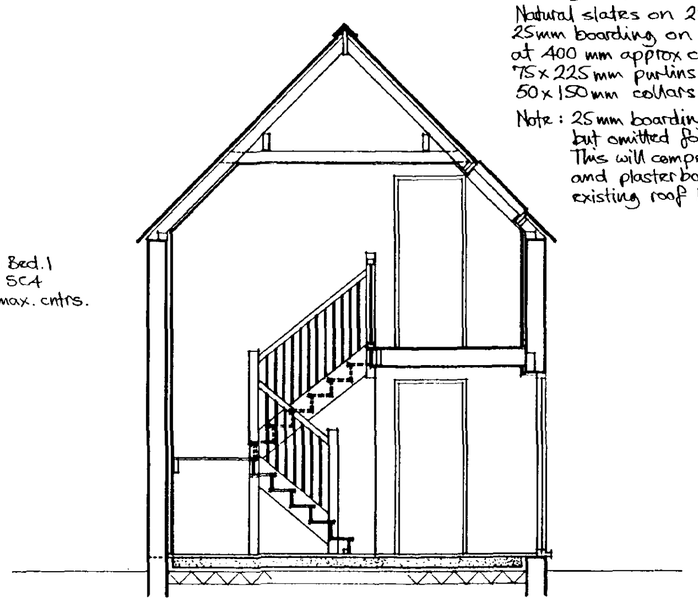
SPACE HEATING :
To be provided by electric storage heater using off peak/cheap rate electricity.
Heaters to have charge and output controls.
Heating system to give the following room temperatures when the external air is 1°C:
22° - Lounge, Kitchen/Dining and Bathroom.
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FOUL DRAINAGE :
All pipework to be 100 mm ø upvc to BS 4660 : 1973 with flexible joints laid to falls of 1:80 (1:40 from trapped gully to first chamber) with 100 mm granular bed & surround. Concrete paving slab cover where less than 600 mm deep. Trapped gully to be roddable. Where s.v.p. passes through foundation a 50 mm gap is to be provided around pipe with conc. lintel over. Gap masked on both sides of footing with fibre cement sheet. 450 mm ø upvc/plastic inspection chambers up to 1000 mm depth. Manholes to be min. 1200 x 750 mm internally & built in class B engineering bricks, 215 mm thick walls with 1:3 cement/sand mortar. 150 mm thick conc base. 1:6 mix. Invert formed with half round stoneware channel with benching at gradient of 1 in 12. Covers to BS 497 & galvanized Class C.
2720 litre Klargester septic tank (BBA no. 86/1700) fitted in accordance with manufacturers instructions. Tank set upon 150 mm thick conc. base & filled with water. Back fill with lean mix conc. & later tank emptied. Drainage system constructed with 100 mm ø upvc perforated, (NOT corrugated or slotted pipes), pipes preceded by 3.0m unperforated pipe with a fall of 100 mm connecting to the tank outlet. Provide an inspection chamber at tank inlet & outlet. Perforated pipes laid to falls of 1:200. Filter bed formed with 30 - 50 mm shingle rejects of similar material with area covered with 1200 g. polythene sheet and topsoil. 150 mm shingle beneath pipe and 50 mm min. above - total filter material bed thickness 300 mm minimum. Top of filter medium to be 500 mm min. below ground level. Total length of perforated pipe = 40.0 m min.
All work to the satisfaction of the Building Control Officer.

CLIENT	R.H. Pinder, Esq.	REVISIONS A. Sept'98 Building Control amendments.	Arlington PLANNING PARTNERSHIP PLANNING AND DESIGN CONSULTANTS 21 SOUTH ROAD · BOURNE · LINCOLNSHIRE · PE10 9JD TELEPHONE & FAX: BOURNE 01778 422599
LOCATION	Adjacent to East Reach House, Main Road, Deeping St. Nicholas.		
PROPOSAL	Change of use : agricultural building to dwelling		
DRAWING	PROPOSED ELEVATIONS and NOTES	SCALE 1:100	DATE June 1998 | 723 | 97A



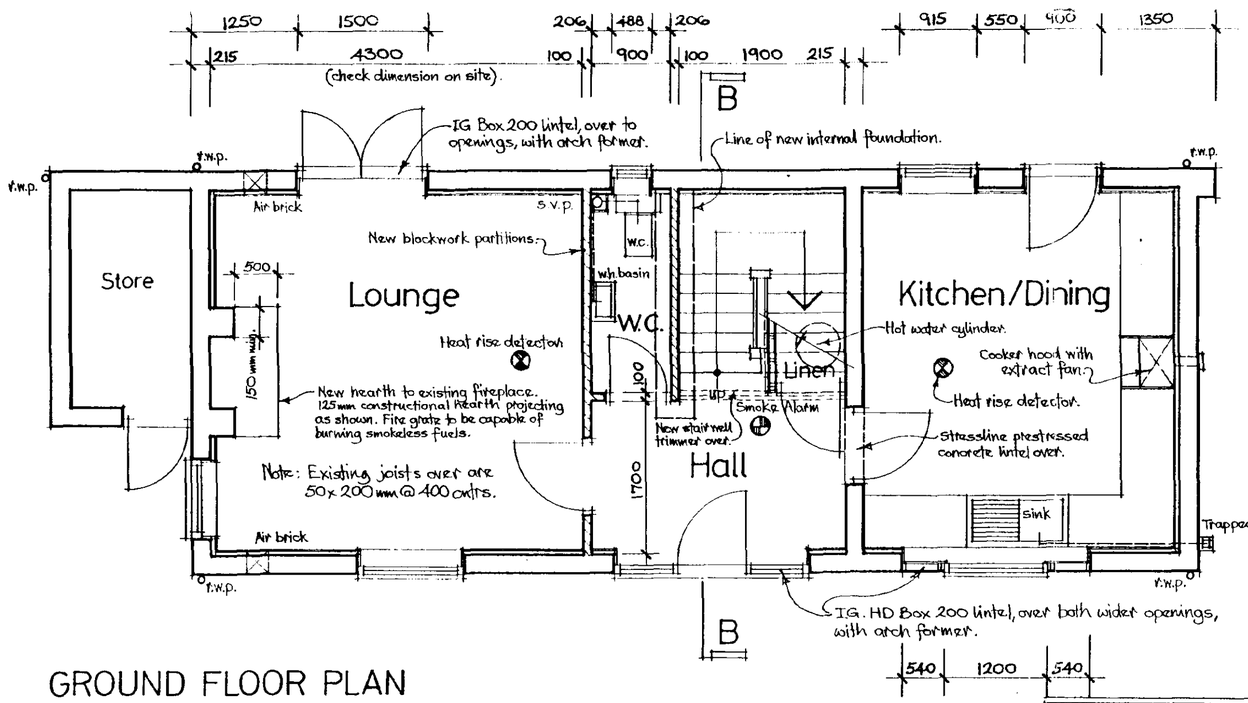
FIRST FLOOR PLAN



SECTION B-B.

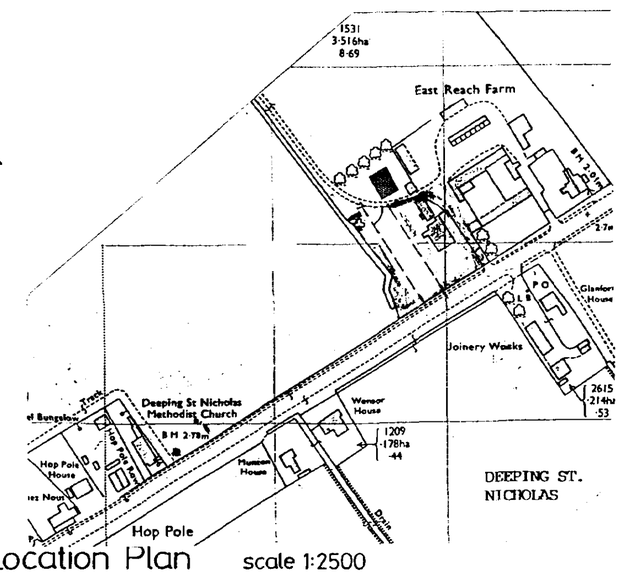
Existing Roof Construction –
Natural slates on 25x50mm battens on 25mm boarding on 50x200mm rafters at 400 mm approx cntrs.
75x225mm purlins. 38x225mm ridge. 50x150mm collars at 400mm cntrs.

Note : 25mm boarding not to be re-used, but omitted for new roof covering. This will compensate for insulation and plasterboard without increasing existing roof loading.



GROUND FLOOR PLAN

North



Location Plan scale 1:2500

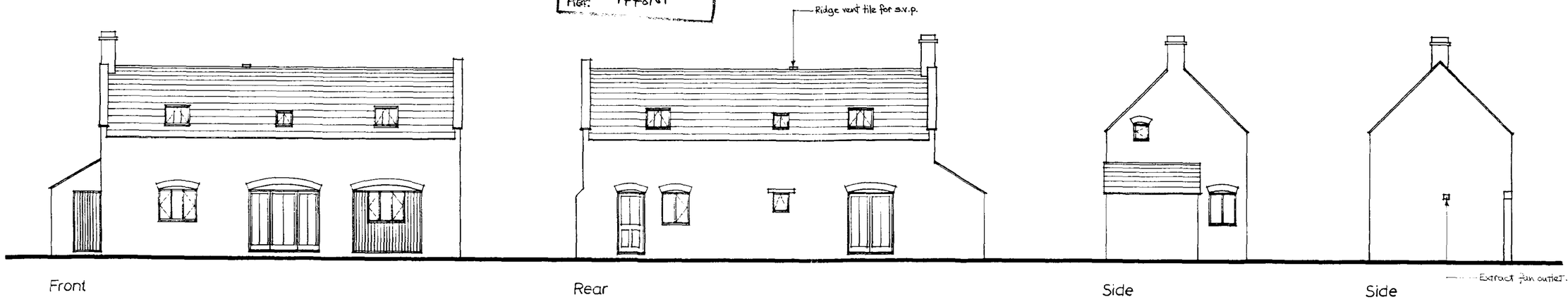
SHDC
Planning & Development
15 APR 2002
Ref 0440/02

CLIENT	R.H. Pinder, Esq.	REVISIONS	A. Sept. '98. Building Control amendments.
LOCATION	Adjacent to East Reach House, Main Road, Deeping St. Nicholas.		
PROPOSAL	Change of use : agricultural building to dwelling		
DRAWING	PROPOSED FLOOR PLANS and SECTION	SCALE 1:50	DATE June 1998 | 723 | 97A

Arlington PLANNING PARTNERSHIP
PLANNING AND DESIGN CONSULTANTS
21 SOUTH ROAD · BOURNE · LINCOLNSHIRE · PE10 9ID
TELEPHONE & FAX: BOURNE 01778 422589

DETERMINED PLAN

Ref: 1448/01



Front | Rear | Side | Side

Proposed Elevations

CONSTRUCTION NOTES:

SLAB and FOUNDATIONS :

Existing flooring to be removed & sub-floor excavated to allow for the following:
Internal 100mm blockwork wall foundation to be 450mm wide x 250mm thick ready mixed conc. designated mix GEN 3. Foundation depth to be 750mm deep below ground level - final depth must be approved by the Building Control Officer before concreting commences.
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EXTERNAL WALLS :

Existing brickwork to be made good with repointing carried out where required.
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2mm Thistle skim finish on 12.5mm plasterboard on 500 g polythene sheet vapour barrier on 50 x 50 mm treated battens at 600 mm max. vertical cntrs. 75mm thick Polyfoam Plus Floorboard 220 insulation between & lapped over battens on breather type building paper on existing 215 mm thick brickwork.
Front feature panel to kitchen constructed as follows : 22mm thick treated & dark stained 'V' jointed t.& g. softwood vertical boarding on 50 x 25 mm treated battens on breather type building paper on 100 x 50mm SC3 grade treated studwork at 600 mm max. vertical cntrs. Void between studs filled with Rockwool Timber Roll insulation. Internal finish of 2mm Thistle skim finish on 12.5mm plasterboard on 500 g. polythene sheet vapour barrier on studwork.

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ROOF :

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Existing slates cleaned and replaced on new 50 x 25 mm treated battens on Monarperm 450 breather membrane, lapped in accordance with the recommendations of BS 5534 : Part 1 : 1990 - horizontal & vertical laps to be 100 mm min. Monarflex Eavesguard to be used to prevent U.V. degradation of the underlay.
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W.h. basin (cloaktoom) - 32mm ø upvc trap and waste to s.v.p.
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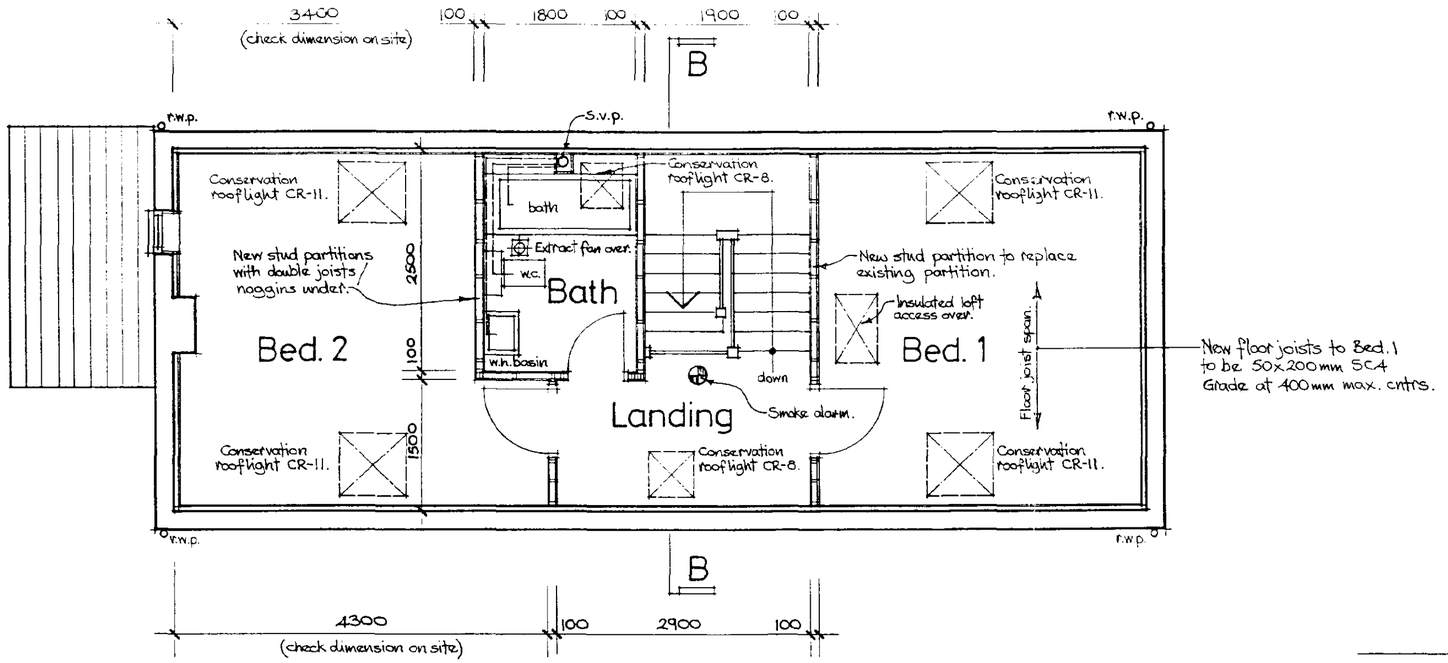
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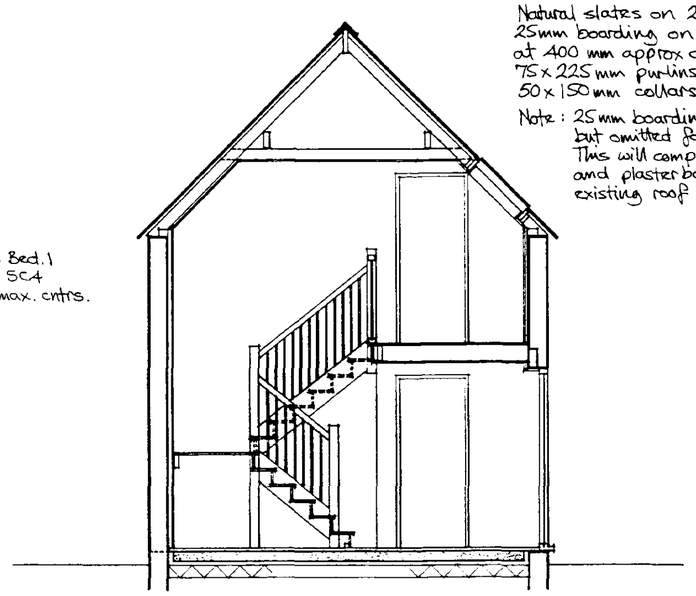
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All work to the satisfaction of the Building Control Officer.

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LOCATION	Adjacent to East Reach House, Main Road, Deeping St. Nicholas.		
PROPOSAL	Change of use : agricultural building to dwelling		
DRAWING	PROPOSED ELEVATIONS and NOTES	SCALE 1:100	DATE June 1998 | 723 | 97A 2



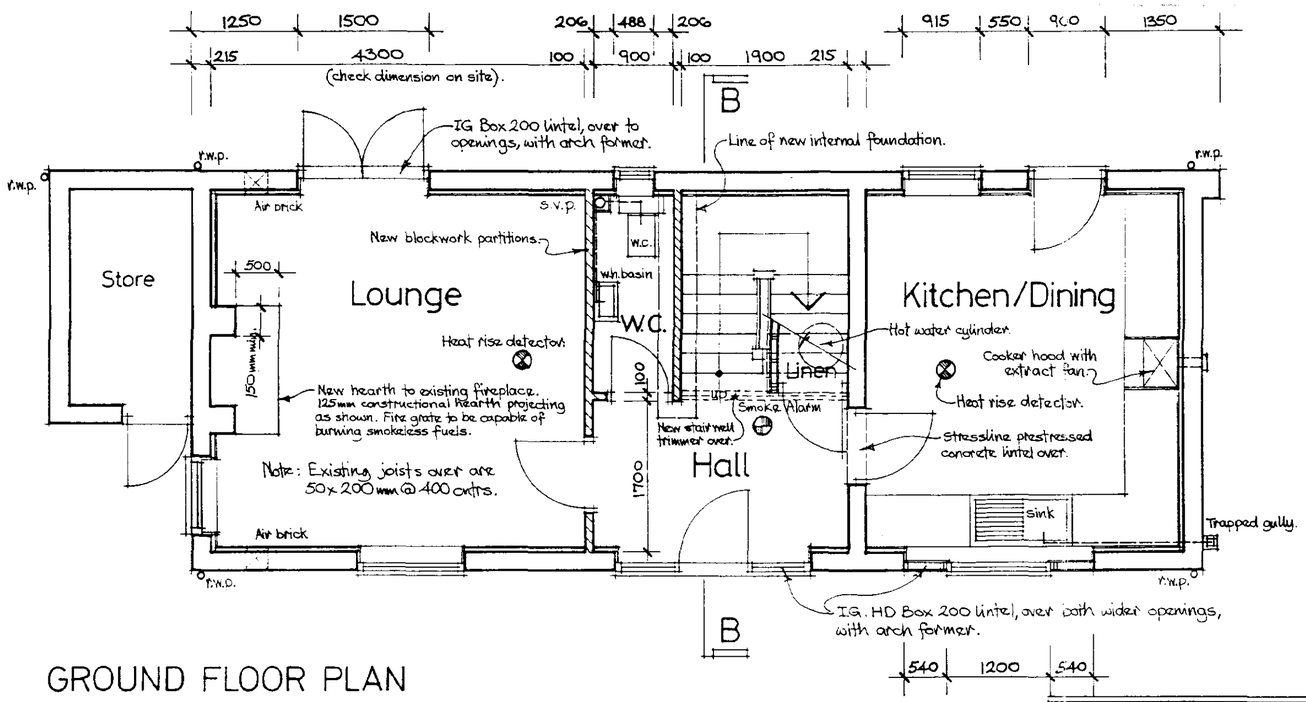
FIRST FLOOR PLAN



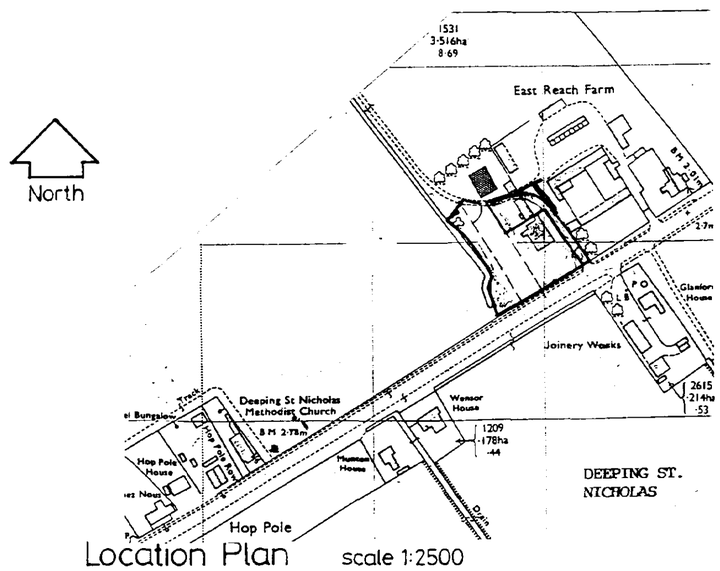
SECTION B-B.

Existing Roof Construction –
Natural slates on 25x50mm battens on 25mm boarding on 50x200mm rafters at 400 mm approx cntrs.
75x225mm purlins. 38x225mm ridge.
50x150mm collars at 400mm cntrs.

Note: 25mm boarding not to be re-used, but omitted for new roof covering. This will compensate for insulation and plasterboard without increasing existing roof loading.



GROUND FLOOR PLAN

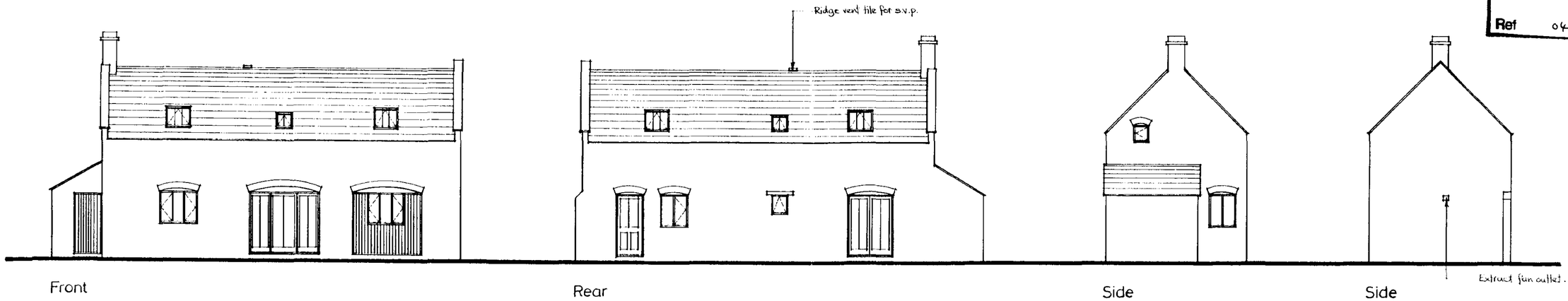


Location Plan scale 1:2500

DETERMINED PLAN

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LOCATION Adjacent to East Reach House, Main Road, Deeping St. Nicholas.			
PROPOSAL Change of use : agricultural building to dwelling			
DRAWING PROPOSED FLOOR PLANS and SECTION	SCALE 1:50	DATE June 1998	723 / 97A

SHDC
Planning & Development
15 APR 2002
Ref 0440/02



Front | Rear | Side | Side

Proposed Elevations

CONSTRUCTION NOTES:

SLAB and FOUNDATIONS :

Existing flooring to be removed & sub-floor excavated to allow for the following:
Internal 100mm blockwork wall foundation to be 450mm wide x 250mm thick ready mixed conc. designated mix GEN 3. Foundation depth to be 750mm deep below ground level - final depth must be approved by the Building Control Officer before concreting commences.
Where loadings are increased the existing foundations are to be exposed & if required underpinned to a suitable depth with GEN 3 designated mix. concrete with 1:3 dry mix packing. Underpinning carried out in 1000mm max. lengths with no two adjacent sections being carried out together. All work to the satisfaction of the Building Control Officer.
50mm sand/cement screed on 100mm thick concrete slab GEN 3 designated mix (slab thickened to 175mm beneath non-loadbearing block partitions). 1200 g polythene sheet d.p.m., turned up to marry with d.p.c. 75 mm thick Polyfoam Plus Floorboard 220 insulation, turned up depth of concrete slab at perimeter walls. 20mm compacted sand blinding on 150mm min. compacted hardcore. All walls below d.p.c., 150 mm min. above ground level to be in brickwork or concrete blockwork. D.p.c. to new work to be black polyethylene to BS 6515. Chemical injection d.p.c. to existing walls by approved contractor - system to carry a 25year insurance backed guarantee.

EXTERNAL WALLS :

Existing brickwork to be made good with repointing carried out where required.
New IG Box 200 / IG. HD Box 200 lintels above all external openings fitted in accordance with manufacturers instructions. External walls to be lined internally as follows :
2mm Thistle skim finish on 12.5mm plasterboard on 500 g polythene sheet vapour barrier on 50 x 50 mm treated battens at 600 mm max. vertical cntrs. 75 mm thick Polyfoam Plus Floorboard 220 insulation between & lapped over battens on breather type building paper on existing 215 mm thick brickwork.
Front feature panel to kitchen constructed as follows : 22mm thick treated & dark stained 'V' jointed t.& g. softwood vertical boarding on 50 x 25 mm treated battens on breather type building paper on 100 x 50 mm SC3 grade treated studwork at 600 mm max. vertical cntrs. Void between studs filled with Rockwool Timber Roll insulation. Internal finish of 2mm Thistle skim finish on 12.5mm plasterboard on 500 g. polythene sheet vapour barrier on studwork.

INTERNAL WALLS/PARTITIONS :

Existing internal 215mm brick wall to have 13mm Thistle plaster finish.
100 mm Hemelite or similar and approved 3.5 N/mm² blockwork with 13mm Thistle plaster finish each side. Stressline pre-stressed concrete lintels over openings in accordance with manufacturers instructions.
100 x 50mm SC3 grade studwork at 600 mm max. vertical cntrs. with double sole plate. Void filled with Rockwool Timber Roll. 12.5mm plasterboard each side with Thistle skim finish. Double joists or full depth noggins under partitions.

FIRST FLOOR :

Existing floor and joists to remain with additional joists provided under partitions and under bath. Triple joists bolted together with M12 bolts & 50mm square washers as trimmer to new stairwell. New joists supported on galv. m.s. hangers.
New floor to Bedroom 1 as follows : 18mm t & g. jointed flooring grade chipboard on 200 x 50 mm SC4 grade joists at 400 mm max. cntrs supported and fixed to galv. m.s. hangers. Joists to be strutted at 2.0m max. cntrs. with full depth noggins and tied to perimeter walls at 2.0m max. cntrs. with 30 x 5 mm galv. m.s. straps 1200 mm long with full depth noggins under when counter to joist span.
Ceiling finish throughout to be 12.5mm plasterboard with Thistle skim finish.

STAIRCASE :

Going 225 mm. Rise 181 mm (13 no.) Stair pitch 39° approx. (max. allowable 42°).
Min. clear width of staircase to be 800 mm with a clear min. vertical height above pitch line to be 2000 mm with handrail height between 900 - 1000 mm above pitch line and landing floor level. No opening in balustrade, which is to be not easily climbable, should be large enough to allow a 100 mm ø sphere to pass through.

ROOF :

Existing slates, battens and boarding removed and remaining timbers treated with preservative. Any defective members replaced and additional rafters and ceiling ties bolted to existing each side of new rooflight openings with double trimmers above and below opening.
Existing slates cleaned and replaced on new 50 x 25 mm treated battens on Monarperm 450 breather membrane, lapped in accordance with the recommendations of BS 5534 : Part 1 : 1990 - horizontal & vertical laps to be 100 mm min. Monarflex Eavesguard to be used to prevent UV degradation of the underlay.
Provide 25mm wide continuous free air gap with mesh screen at eaves level with ridge to include one concealed ridge ventilator at every 2.0m max. cntrs. (to achieve 5000 mm² per. metre) to entire length of ridge.
150 mm Polyfoam Plus Floorboard 220 insulation laid between rafter feet up sloping part of ceiling with 50mm free air gap over. 250 mm Rockwool Timber Roll insulation laid between and over ceiling ties. 12.5mm plasterboard with Thistle skim finish laid over 500 g. polythene sheet vapour barrier.
Roof flashed with Code 4 lead to chimney and parapet gable wall with 75mm min. upstand and Code 3 lead soakers.

GLAZING :

All glazing to be in accordance with BS 6262 : 1982. All double glazed units to be sealed units to BS 5713. Glazing below 800 mm above finished floor level in windows or below 1500 mm in doors to be toughened or laminated to BS 6206 : 1981. Draught stripping to be provided in frames of all openable elements.

SMOKE/HEAT DETECTORS :

A mains operated self contained smoke alarm to BS 5446 : Part 1 1990 fixed in accordance with manufacturers instructions. The smoke/heat rise detectors are to be interlinked and permanently wired to a separately fused circuit at the distribution board. The heat rise alarm (temp. range 54°- 62°C) to comply with the relevant clauses of BS 5445 : Part 5 1977, EN54 Part 5.

ROOM VENTILATION :

Lounge, Bedrooms & Kitchen/Dining to have window opening lights of at least 5% of each room floor area plus 8000 mm² trickle vents to windows in each room. Bathroom & W.C. to have 4000 mm² trickle vents to each window. Bathroom to have mechanical extract ventilation providing 15 litres per second with intermittent operation option. Kitchen to have cooker hood extract fan providing 30 litres per second extract rate.

PLUMBING :

All traps to be 75 mm deep (50mm to W.C.).
W.h. basin (cloakroom) - 32 mm ø upvc trap and waste to s.v.p.
W.h. basin (bathroom) - 40 mm ø upvc trap with 40 mm ø upvc waste pipe to s.v.p.
Bath - 40 mm ø upvc trap & waste to s.v.p.
Sink - 40 mm ø upvc trap & waste to trapped gully with rodding access.
W.C.'s - 100 mm ø upvc turned 'P' trap to s.v.p.
Soil & Vent Pipe - 110 mm ø upvc with easy bend to base & terminated at ridge terminal via. upvc duct within roof space. Provide air tight access cover to s.v.p. 600 mm above ground & first finished floor levels.
Factory insulated copper cylinder to BS 1566 : Part 1 : 1984. Hot water pipes to be insulated when not exposed within rooms. Immersion heaters fitted to cylinder capable of operating off cheap rate electricity via a programmable time clock with manual over-ride option.
Hot & cold water supply taken to above fittings as required.

SPACE HEATING :

To be provided by electric storage heater using off peak/cheap rate electricity. Heaters to have charge and output controls.
Heating system to give the following room temperatures when the external air is 1°C:
22° - Lounge, Kitchen/Dining and Bathroom.
18° - Bedrooms, Hallway and W.C.

FOUL DRAINAGE :

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