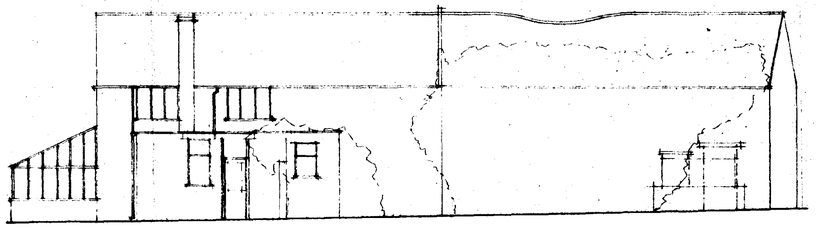
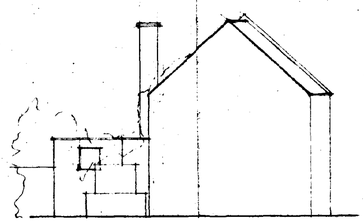


EXISTING NORTH WEST ELEVATION



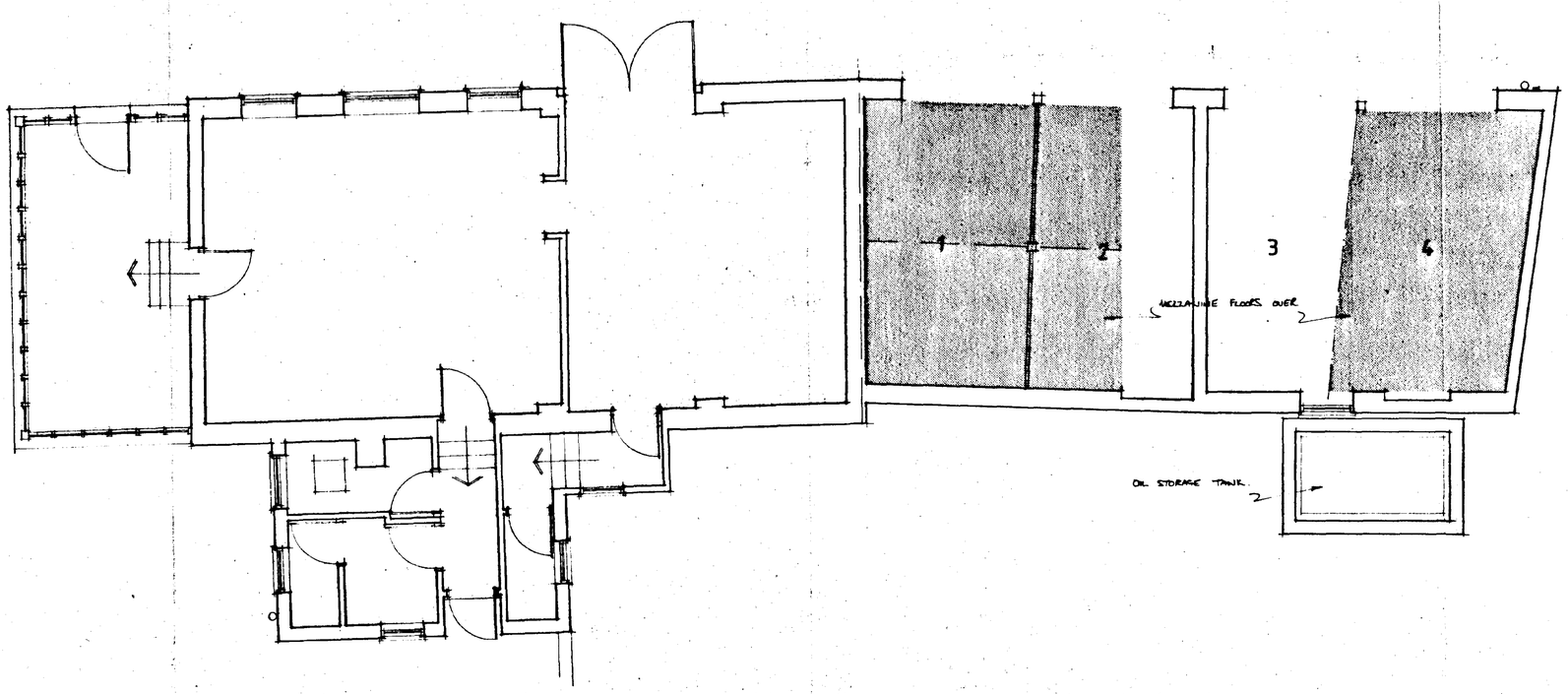
EXISTING SOUTH EAST ELEVATION



EXISTING NORTH EAST ELEVATION

OWNERSHIP - THOMAS COWLEY SCHOOL

OWNERSHIP - S.H.D.C.



GROUND FLOOR PLAN AS EXISTING (NO FIRST FLOOR)

SOUTH HOLLAND D.C.
PLAN DEPT.
26 MAY 1994
REF ....S510/94.

HOUSING AND PROPERTY SERVICES
MRS SALLY WALTHAM
BA(Hons) FIH
Director of Housing and Property Services
Council Offices Priory Road
Spalding Lincolnshire PE11 2XE
Telephone (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

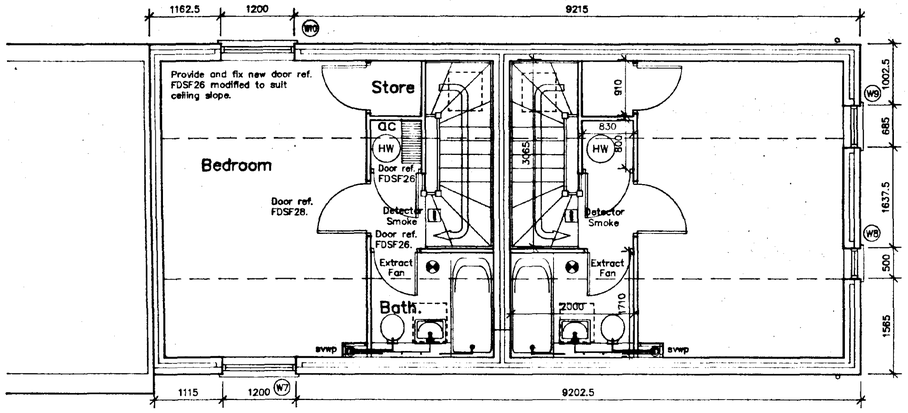
PROJECT

PROPOSED 2no COTTAGES
ON FORMER GARAGE
SITE AT COWLEY HOUSE
QUADRING RD DONINGTON

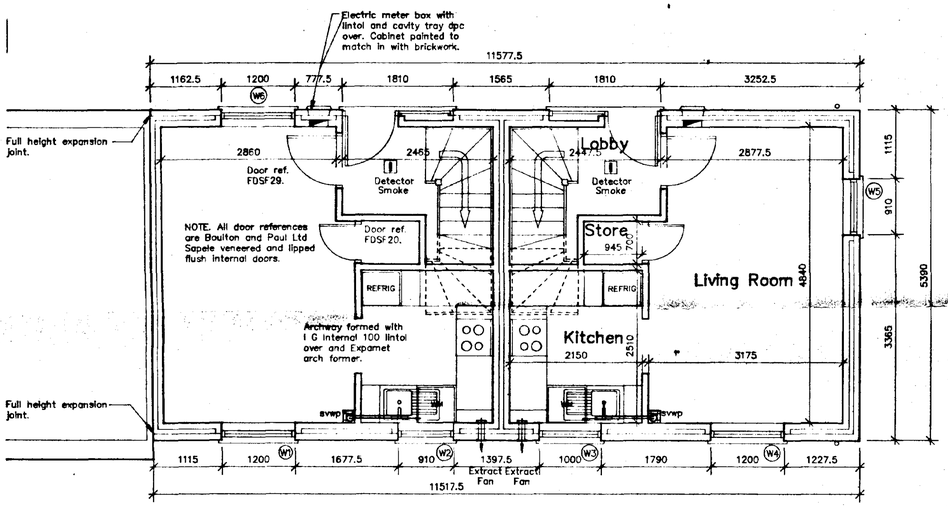
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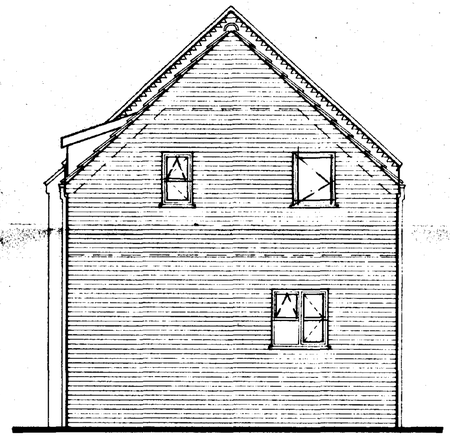
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First Floor Plan

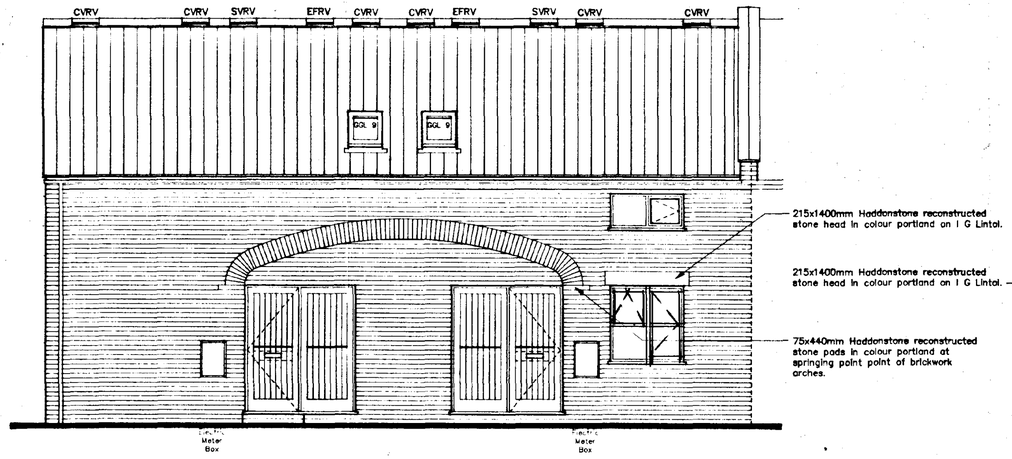


Ground Floor Plan

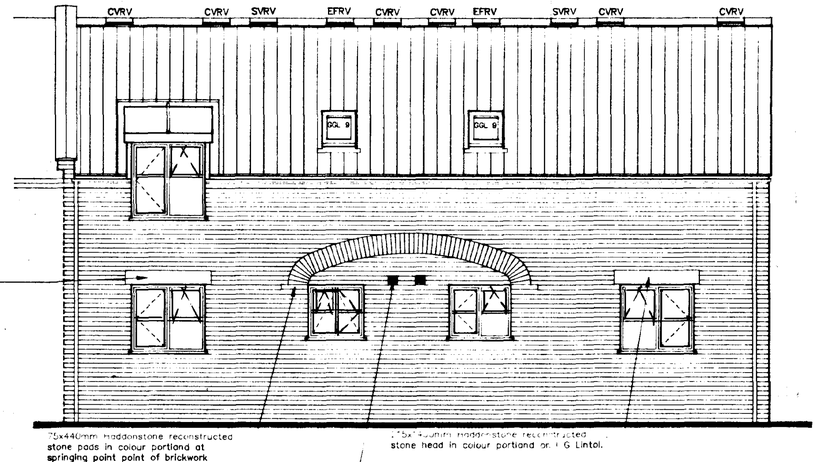


Side Elevation

KEY TO RIDGE VENTS.
CVRV. 6 No. sandtoft CR ridge tiles each with 10,000sq.m. free ventilation area to provide equivalent of 5mm continuous ventilation to ridge.
EFRV. 2 No. Sandtoft CR ridge tiles with pipe adapter to serve extract fans in bathrooms.
SVRV. 2 No. Sandtoft CR ridge tiles with pipe adapter to serve soil, vent and waste pipes.



Front Elevation



Rear Elevation

S.H.D.C. PLANNING DEPT.
RECEIVED
- 1 AUG 1994
Action by of
DPO PPM
HDPO EC
JC AGP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

Proposed Demolition of Garage and Construction of 2 No One Bedroom Dwellings Adjacent to Cowley House Quadring Roac Donington Lincolnshire

Longhurst Housing Association Ltc

Plans and Elevations

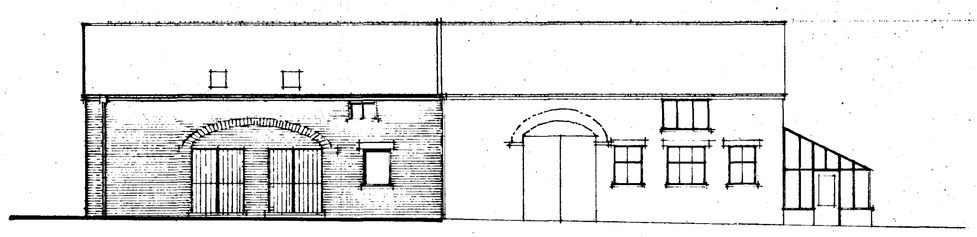
PRELIMINARY

Meldrum Lee & Gillatt
Architects, Quantity Surveyors Management & Cost Consultants

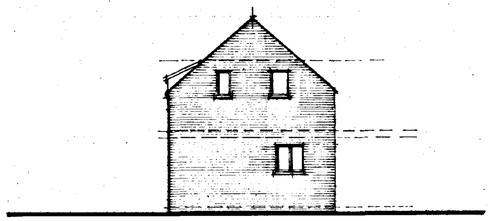
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Boston (0205) 364799
Skegness (0754) 767066
Grantham (0476) 590129

Date July 1994
Drawn by AL
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Checked by
Drawing No. 12610-01
Revision .

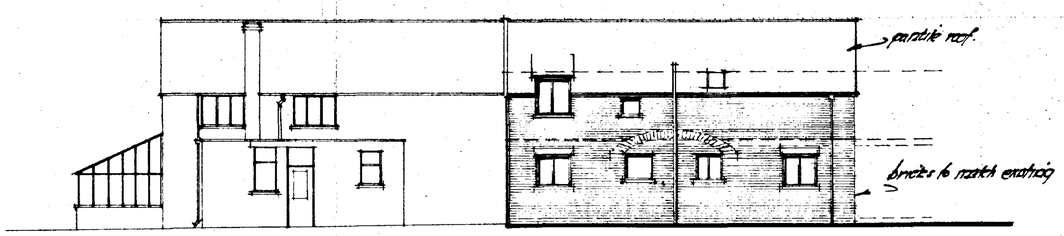
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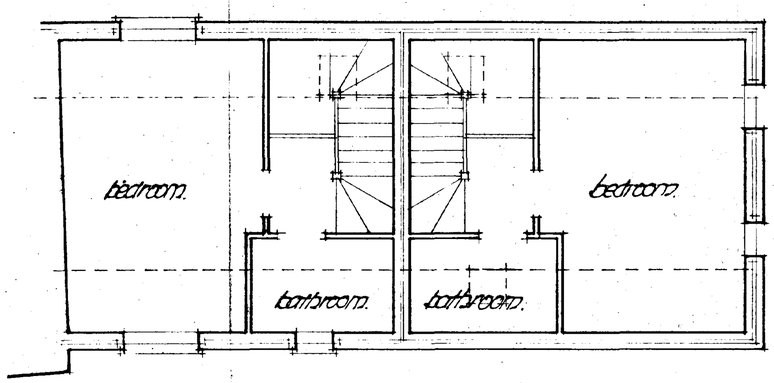
proposed front elevation. [North West]



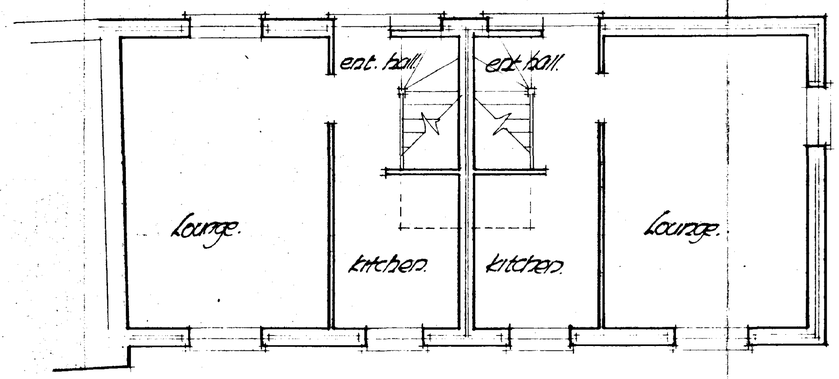
proposed side elevation. [North East]



proposed rear elevation. [South East]



proposed first floor plan.



proposed ground floor plan.

SOUTH HOLLAND D.C.
PLAN DEPT.
26 MAY 1994
REF .... 0510/94.

HOUSING AND PROPERTY SERVICES
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BA(Hons) FIH
Director of Housing and Property Services
Council Offices, Priory Road
Spalding, Lincolnshire PE11 2XE
Telephone (01775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

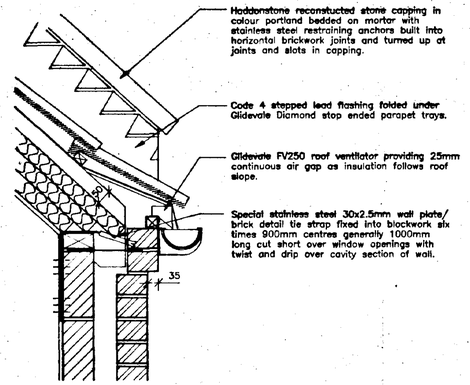
PROJECT

Proposed demolition of garage and construction of two 1 Bedroomed dwellings - adjacent to Cawdle House Donington.

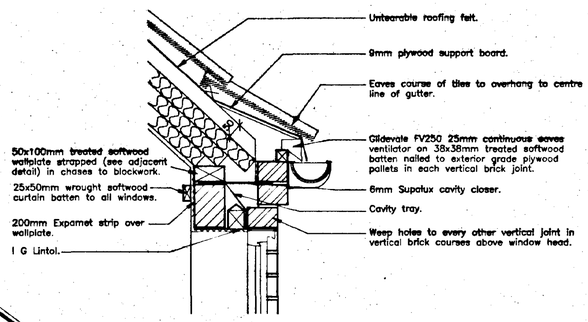
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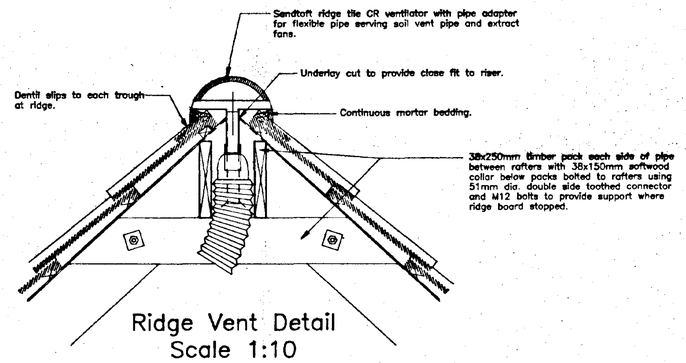
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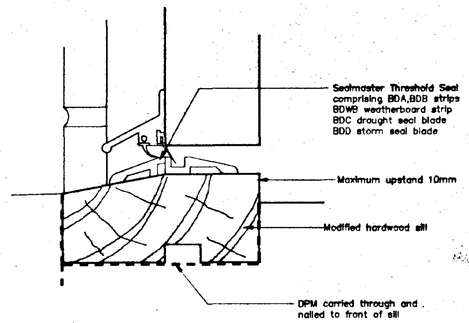
Detail Through Eaves
Showing Parapet.
Scale 1:10



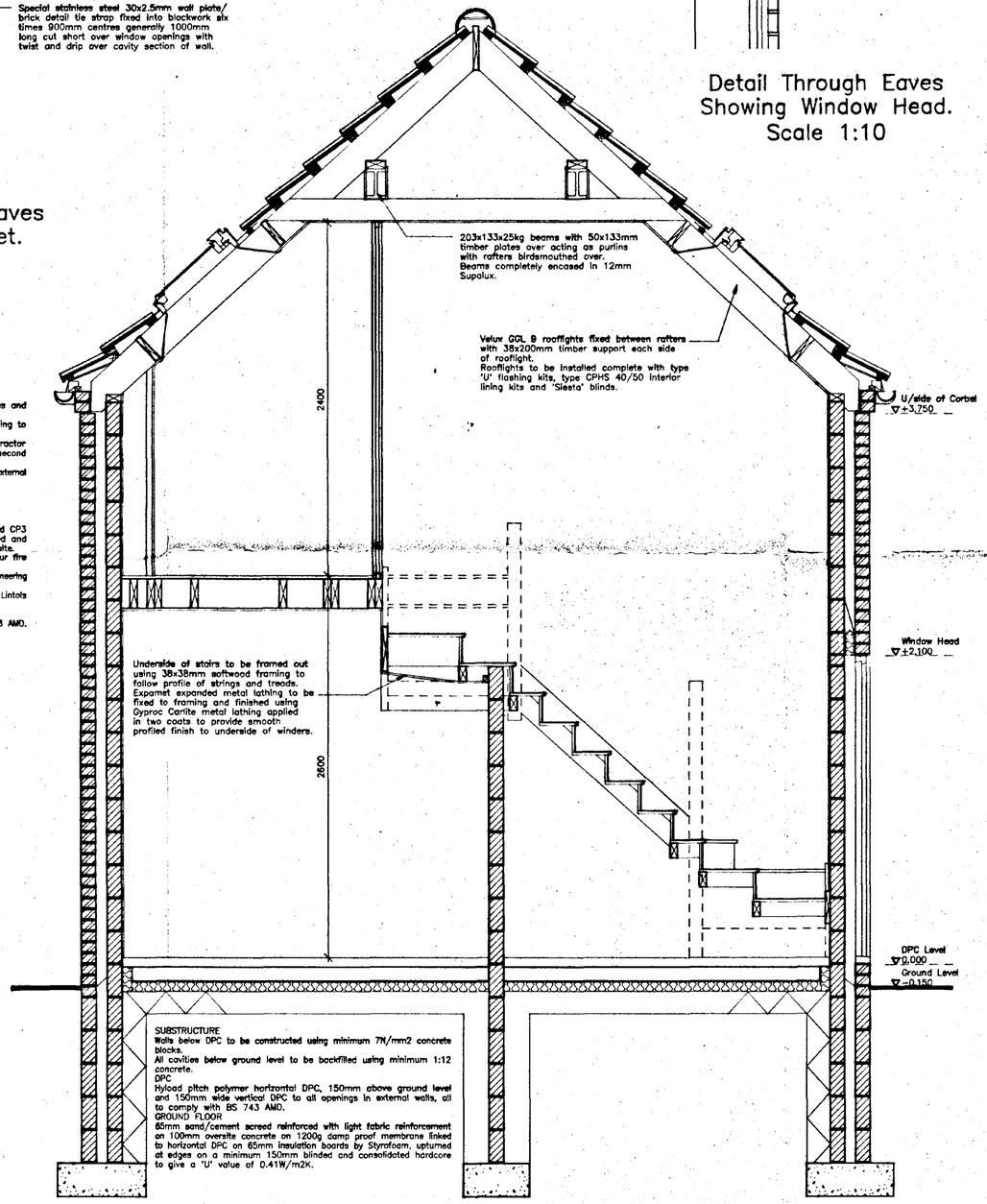
Detail Through Eaves
Showing Window Head.
Scale 1:10



Ridge Vent Detail
Scale 1:10



Threshold Detail
Scale 1:5



Typical Sectio
Scale 1:20

VENTILATION
Minimum 4000mm2 background ventilation to habitable rooms and kitchen provided by controllable window ventilators.
Rapid ventilation to habitable rooms provided by window opening to be minimum 1/20th of the floor area.
Rapid ventilation to sanitary accommodation provided by extractor fan ducted to external air capable of extracting at 15 litres/second and controlled by humidistat.
Rapid ventilation to kitchen provided by extractor fan ducted to external air and extracting minimum 60 litres/second.

STEELWORK
Structural steelwork to comply with BS 449 AMD, BS 4360 and CP3 Chapter V Part 2 and BS 5950. Calculations to be submitted and approved by the Local Authority prior to commencement on site.
Steel beams to be encased in 12mm Supalux to give one hour fire protection.
Structural steelwork to have minimum two courses of class B engineering bricks for end bearing to beams.
Galvanised steel lintols to all openings in external walls by I G Lintols Ltd.
Joist hangers to be stainless steel manufactured by BAT.
Wall ties to be stainless steel in accordance with BS 1243:1978 AMD.

UPPER FLOORS
18mm floor grade chipboard on 50x195mm SC3 timber floor joists at maximum 600mm centres.
Double floor joists beneath baths, cylinders and partitions.
Herringbone strutting at mid-span between floor joists spanning more than 2500mm.
30x5x1500mm long galvanised mild steel lateral restraint straps with 100mm turn down fixed to blockwork and fastened to 3 No floor joists where running parallel to external wall at maximum 2000mm centres. 50x100mm noggins beneath straps and between joists.
Solid blocking between joists at joist hanger positions.
12.5mm Gyproc plasterboard and artex finish ceilings with all joints taped, filled and supported by timber noggins.

STAIRCASE
To comply in all respects with The Building Regulations and to have 200mm rise and 223mm going.
Width of landing to be not less than width of staircase.
Minimum headroom to be 2000mm vertically from pitch line.
Minimum 75mm going to winders at newel.
Handrails to be minimum 900mm above pitch line on staircase and 800mm high on landings and must be able to withstand a force of 0.36KN/m. Openings in balustrading protecting stairwell to be less than 100mm wide.

EXTERNAL WALLS
100mm facing brickwork, 75mm cavity with 75mm Dritherm cavity wall insulation built in as work proceeds and 100mm 3.5N/mm lightweight loadbearing insulating blockwork to give a 'U' value of 0.45W/m2K.
All cavities are to be closed at eaves and verges.
Cavity closed at window and door reveal using Damcore insulated vertical DPC to avoid cold bridging.
Wall ties at 450mm centres vertically and 900mm centres horizontally, staggered and at 225mm centres around openings.
Cavity trays to be provided above all openings in external walls including over meter boxes etc weepholes to alternate vertical brick joints.
Cavity trays to project minimum 75mm beyond ends of lintols where not protected by eaves over hang.
Expansion joint formed at junction with existing building using Furfix 'Cee-Jay' joint formers with suitable mastic sealant.

SEPARATING WALLS
SEPARATING WALL (Adjacent to existing structure).
One leaf of 100mm blockwork of maximum density of 1600Kg/m3 and one leaf of existing brickwork of maximum density of 1600Kg/3 with 75mm cavity between and 13mm render and skim to one side to give a mass of 400Kg/m2.
Fire stopping at junction of wall and roof to be achieved by fibre-glass packing between top of separating wall and underside of felt and top of felt and underside of roof tile.

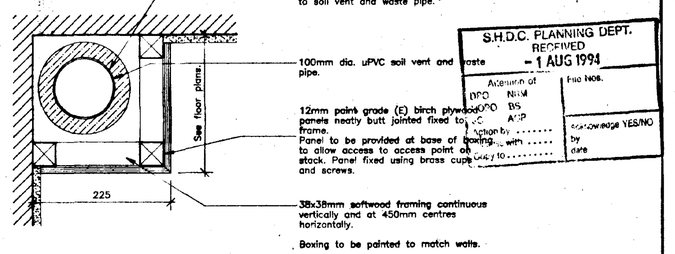
SEPARATING WALL (New wall to dwellings).
Two leaves of 100mm blockwork of maximum density of 1600kg/m3 with 75mm cavity between and 13mm render and skim both sides to give a mass of 300kg/m2.

INTERNAL WALLS
100mm loadbearing concrete blockwork to ground floor partitions.
First floor partitions to be Gyproc laminated partitions comprising 3 No. layers of 19mm Gyproc Plank with 25x38mm treated batten framing around openings and at floor ceiling level.
Central core to be replaced with 19mm sterling board where additional support to fittings is required. e.g. bathroom fittings, kitchen units, storage heaters etc.

DOORS AND WINDOWS
Door and window frames to be painted purpose made treated timber by specialist manufacturer.
All windows to be double glazed.
All glazing is to comply with Part N1 of The Building Regulations.

FIRE SAFETY
Automatic smoke detectors as indicated on drawings are to be positioned on ceiling minimum 300mm from any light fitting, maximum 7000mm from kitchen and/or lounge and 3000mm from any bedroom door and are to comply with BS 5446:Part 1:1990.
Detectors are to be wired to a separately fused circuit at the distribution board.

HEATING
Central heating provided by electric storage heaters in each room with individual damper controlled outputs run on Heatwise tariffs.
Spur for fuel effect fires in lounges.
Fan heaters positioned in kitchen.
Water heating by immersion heaters run on Heatwise tariffs with further immersion heater available for daytime boost.
Ventilated and factory insulated hot water storage cylinder to limit heat loss to 90W/m2 of surface area of the vessel.
Heating and hotwater pipes in un-heated spaces to be insulated with a material of not greater than 0.045W/mK and in thickness equal to the outside diameter of the pipe upto a maximum of 40mm.



Soil Vent Pipe Boxing
Detail. Scale 1:5

S.H.D.C. PLANNING DEPT.
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- 1 AUG 1994
Acknowledge YES/NO
Action by ..... by
Reply to ..... date
Two Nos.

Proposed Demolition of Garage and Construction of 2 No One Bedroom Dwellings Adjacent to Cowley House Quadring Road Donington Lincolnshire

Longhurst Housing Association Ltd

Detail Section and Notes.

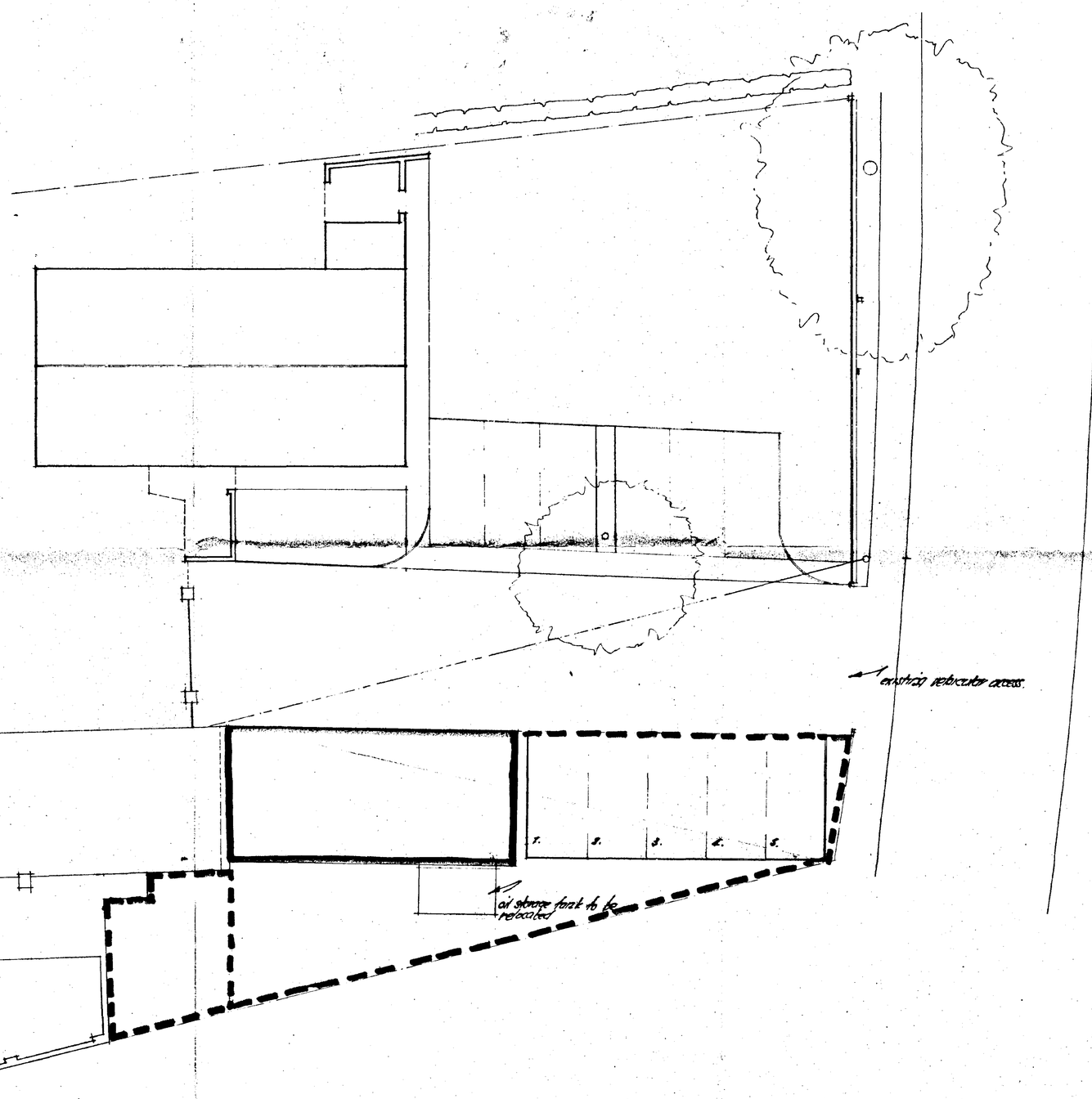
PRELIMINARY

Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management & Cost Consultants

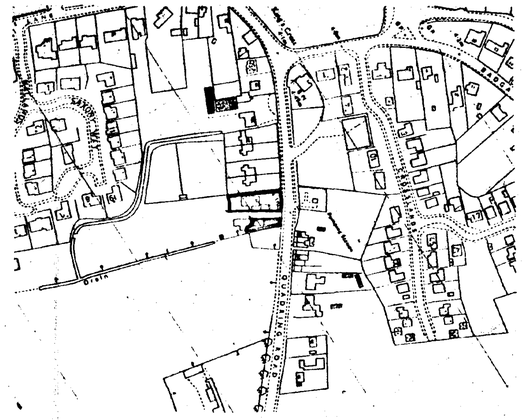
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Boston (0205) 364795
Skegness (0754) 767066
Grantham (0476) 590129

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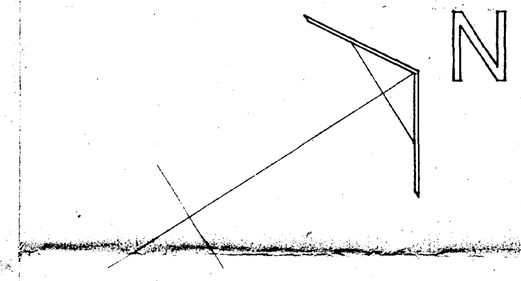
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SITE PLAN 1/100



LOCATION PLAN 1/2500



SOUTH HOLLAND D.C.
PLAN DEPT.
26 MAY 1994
REF ...0510194...

HOUSING AND PROPERTY SERVICES
MRS SALLY WALTHAM
BA(Hons) F.I.H.
Director of Housing and Property Services
Council Offices, Priory Road
Spalding, Lincolnshire PE11 2XE
Telephone (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

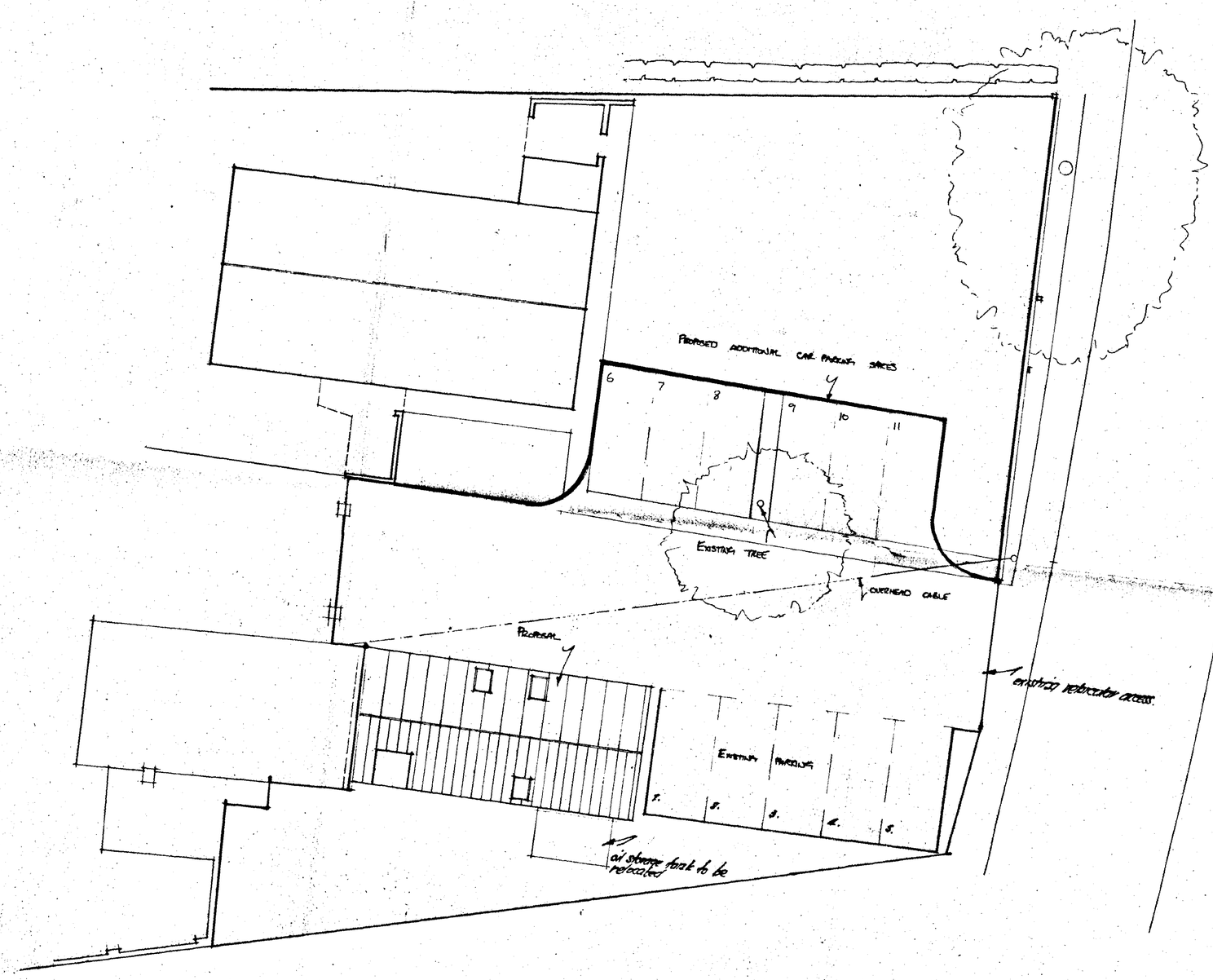
PROJECT

PROPOSED 2no COTTAGES ON FORMER GARAGE SITE AT COWLEY HOUSE QUADRING RD DONINGTON

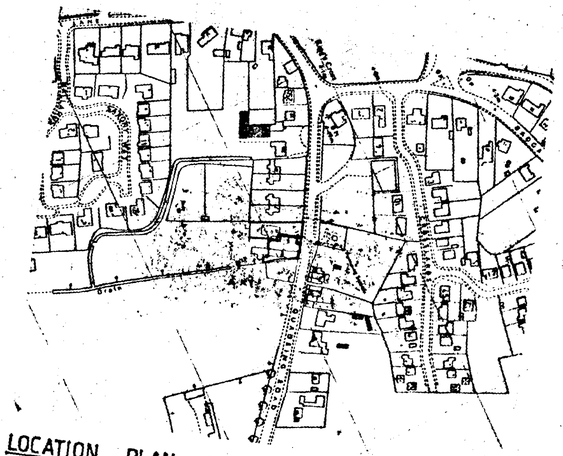
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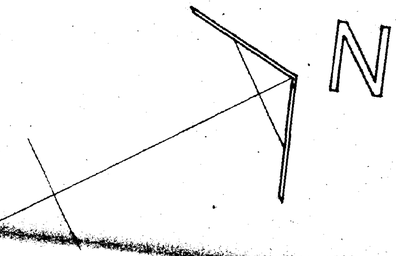
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G.M.Smith	A/D/3	1



SITE PLAN 1/100



LOCATION PLAN 1/2500



HOUSING AND PROPERTY SERVICES

MRS SALLY WALTHAM
Solicitor, FIH
Director of Housing and Property Services
Council Offices, Priory Road
Spalding, Lincolnshire PE11 2XE
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SOUTH HOLLAND DISTRICT COUNCIL

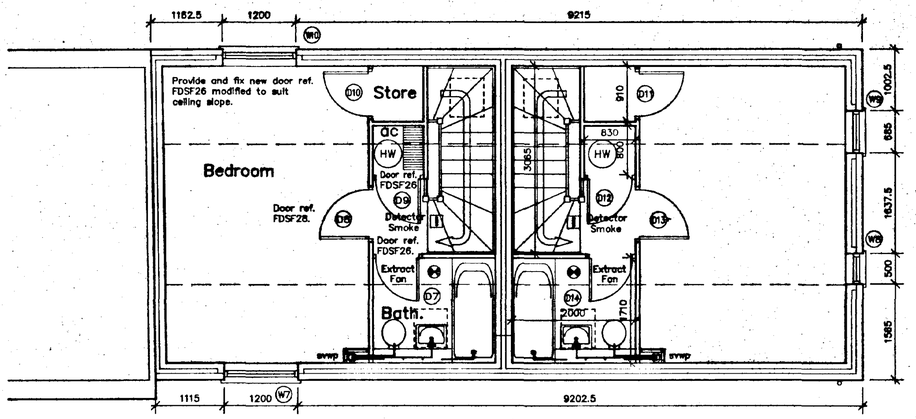
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S.H.D.C. PLANNING DEPT.
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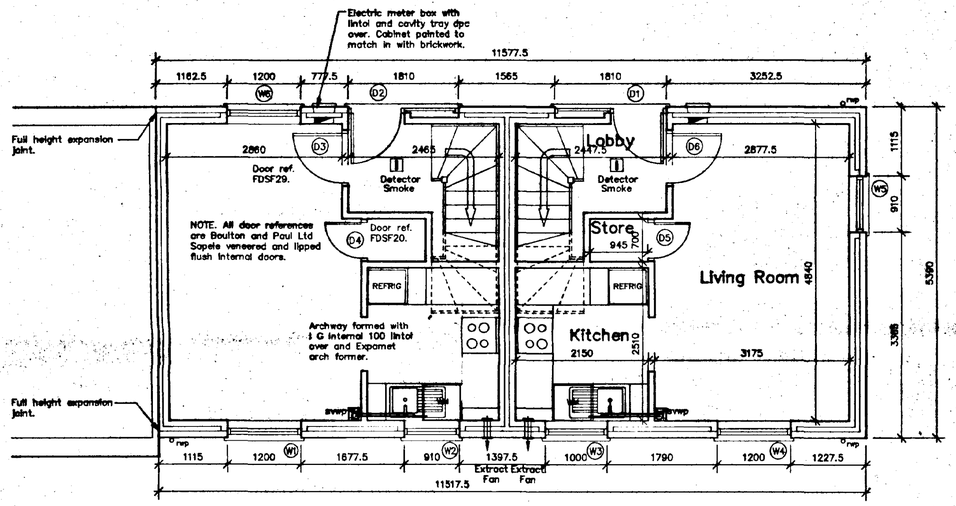
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PROPOSED 2no COTTAGES ON FORMER GARAGE SITE AT COWLEY HOUSE QUADRING RD DONINGTON

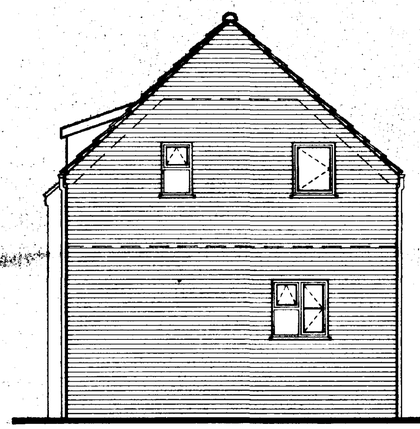
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First Floor Plan



Ground Floor Plan

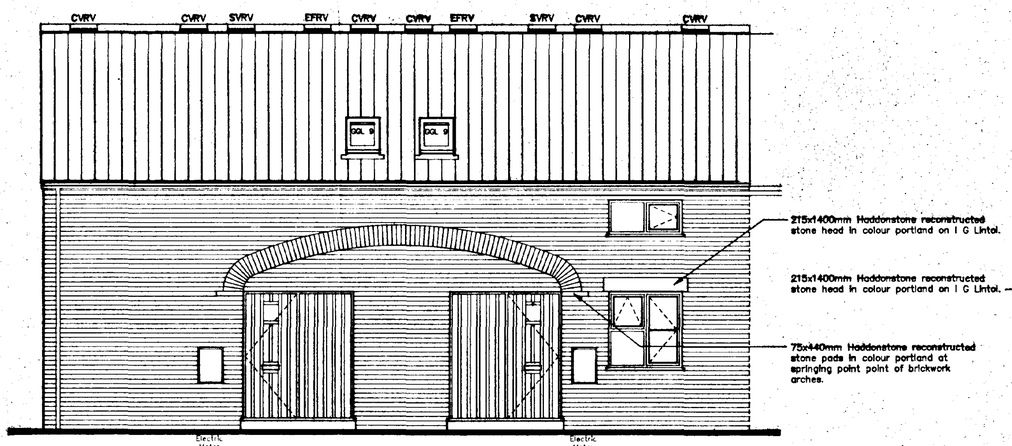


Side Elevation

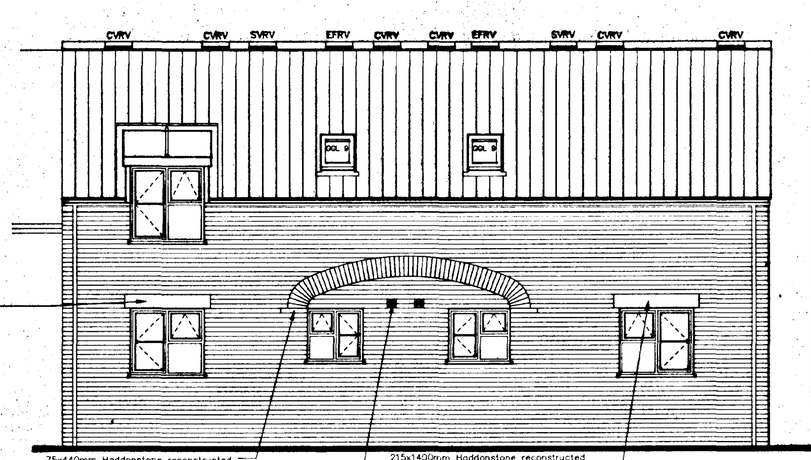
KEY TO RIDGE VENTS.
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SVRV. 2 No. Sandtoft CR ridge tiles with pipe adapter to serve soil, vent and waste pipes.

AMENDED PLAN
Ref. A/v

SOUTH HOLLAND DC
HOUSING & PLANNING
09 MAY 1995
Ref: 0510/94



Front Elevation



Rear Elevation

Revision B. Roof height amended/ parapet removed
Revision A. 08/08/94. Window style amended to show top opening lights.

Proposed Demolition of Garage and Construction of 2 No One Bedroom Dwellings Adjacent to Cowley House Quadring Roac Donington Lincolnshire

Longhurst Housing Association Ltc

Plans and Elevations

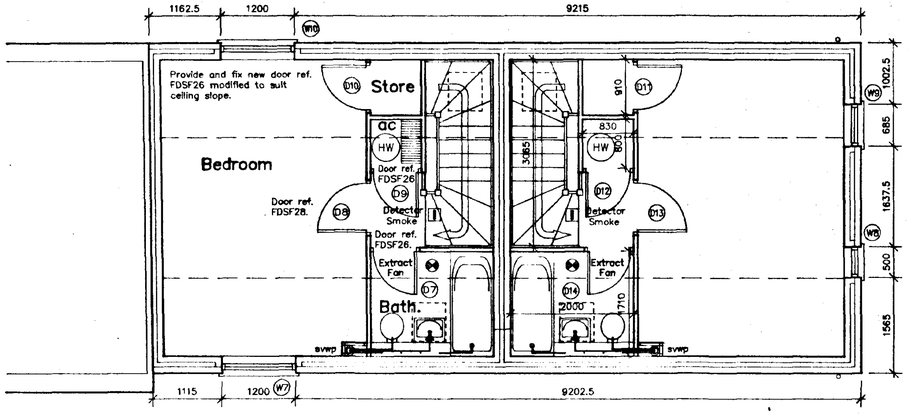
Meldrum Lee & Gillatt
Architects, Quantity Surveyors Management & Cost Consultants

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Grantham (01476) 590129

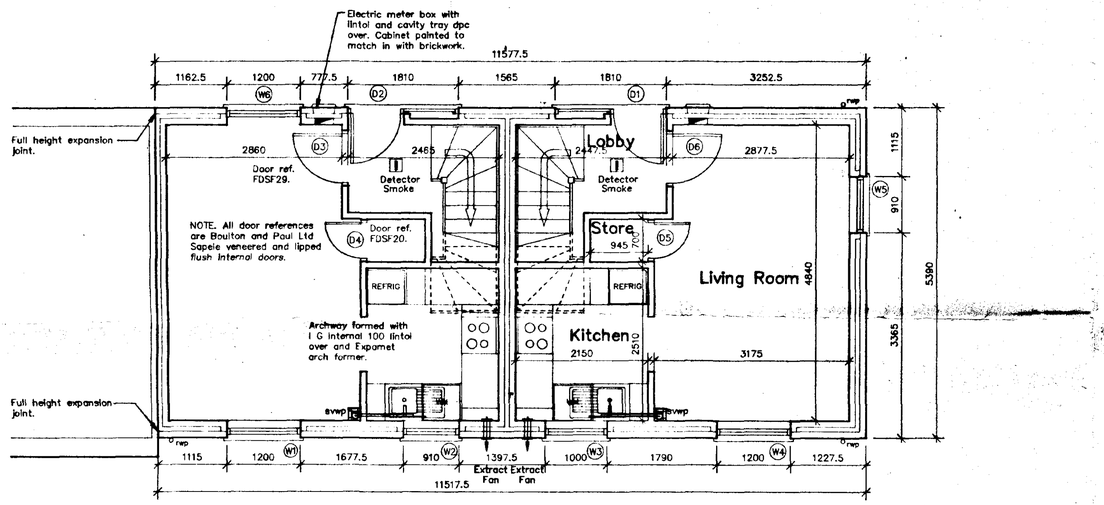
Date: July 1994
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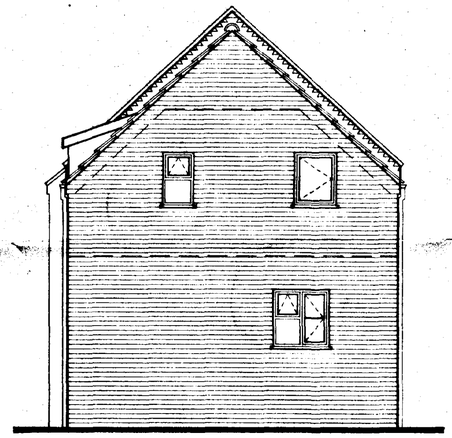
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First Floor Plan

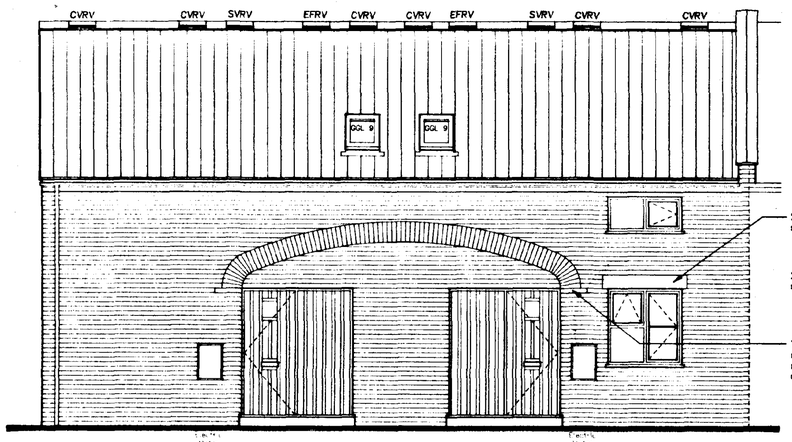


Ground Floor Plan

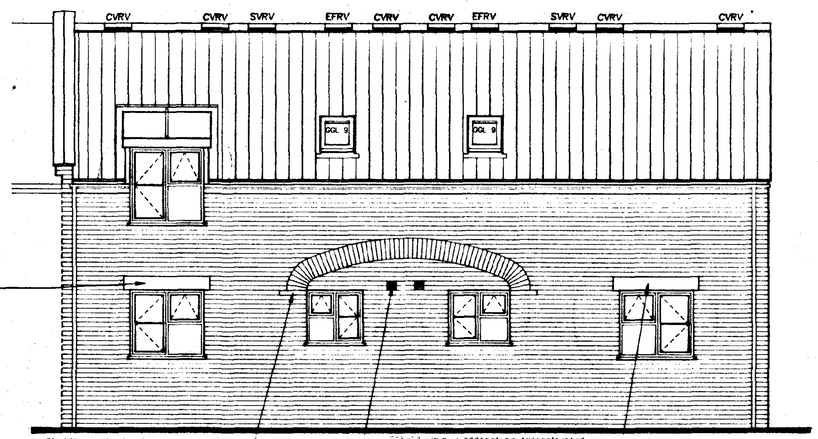


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SVRV. 2 No. Sandtoft CR ridge tiles with pipe adapter to serve soil, vent and waste pipes.



Front Elevation



Rear Elevation

AMENDED PLAN
Ref. 91

SOUTH HOLLAND D.C.
PLAN DEPT
12 SEP 1994
REF S/318/94

Revision A. 08/09/94. Window style amended to show top opening lights.

Proposed Demolition of Garage and Construction of 2 No One Bedroom Dwellings Adjacent to Cowley House Quadring Roac Donington Lincolnshire

Longhurst Housing Association Ltc

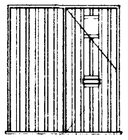
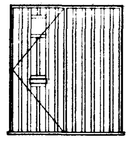
Plans and Elevations

Meldrum Lee & Gillatt
Architects Quantity Surveyors Management & Cost Consultants

Issuing Office:
Boston (0205) 364795
Skegness (0754) 767066
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Scale: 1:50
Checked by:
Drawing No.: 12610→01
Revision: A

Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect.

Window Style	Size Width x Height	Location	IG Lintol Length and Reference
	1200x1125mm	W1	1500mm L1/HD 70
	910x900mm	W2	1200mm L1/HD 70
	1000x900mm	W3	1350mm L1/HD 70
	1200x1125mm	W4	1500mm L1/HD 70
	910x975mm	W5	1200mm L1/HD 70
	1200x1275mm	W6	1500mm L1/HD 70
	1200x1275mm	W7	TIMBER LINTOL TO DORMER
	500x900mm	W8	750mm L1/HD 70
	685x900mm	W9	900mm L1/HD 70
	1200x600mm	W10	1500mm L1/HD 70
	1810x2100mm	D1	2100mm L1/HD 70
	1810x2100mm	D2	2100mm L1/HD 70

GENERAL WINDOW NOTES.
All window frames are to be purpose made to sizes given by Boulton and Paul Ltd using Boulton and Paul standard window sections.
All windows to include Boulton and Paul trickle ventilators and to be fitted with standard lockable stays and fasteners.
Windows to be finished using Sadolin Superdec in colour white externally and Sadolin stain finish internally.
All first floor windows to be fitted with Boulton and Paul window restrictors with over-riders.
External glazing beads to be glued or bonded and pinned.
Glazing to window (W7) to be 14mm sealed double glazing units incorporating annealed glass.

AMENDED PLAN
Ref. A1

SOUTH HOLLAND D.C.
PLAN DEPT
12 SEP 1994
Sig
REF S/81/94

Revision A 07/09/94 Lintol over window (W7) omitted

Proposed Demolition of Garage and Construction of 2 No One Bedroom Dwellings Adjacent to Cowley House Quadring Road Donington Lincolnshire

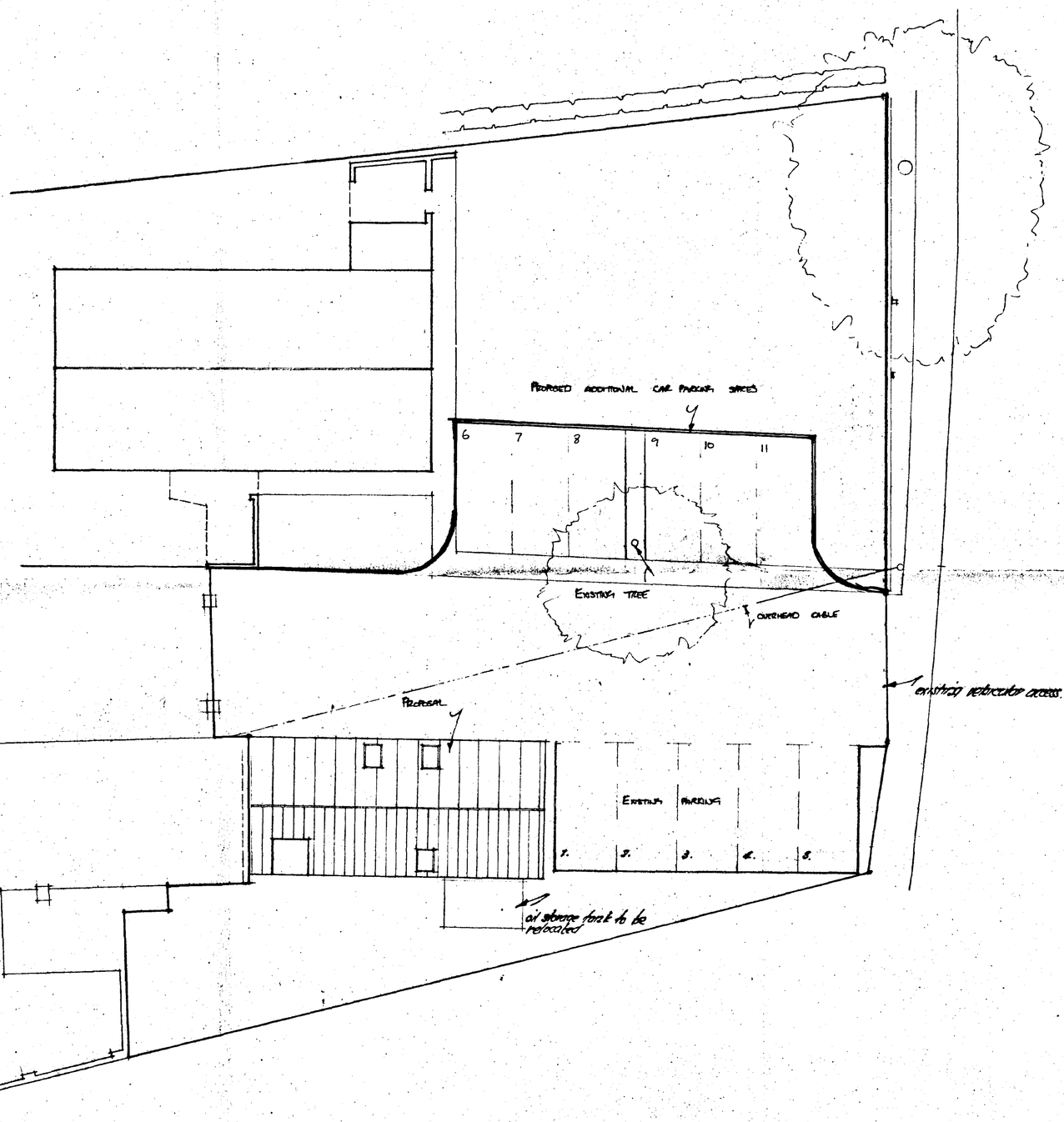
Longhurst Housing Association Ltd

Window and Lintol Schedule.

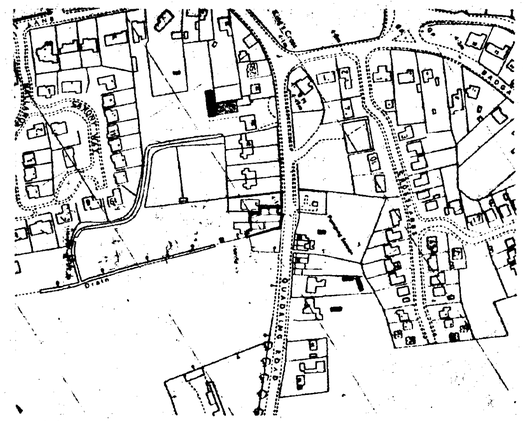
MLG
Meldrum Lee & Gillatt
Architects Quantity Surveyors Management & Cost Consultants
Issuing Office:
Boston (0205) 364795
Skegness (0754) 767066
Grantham (0476) 590129

Date: July 1994
Drawn by: DAI
Scale: 1:50
Checked by:
Drawing No: 12610-07
Revision: A

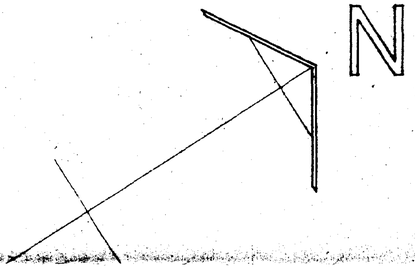
Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect



SITE PLAN 1/100



LOCATION PLAN 1/2500



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HOUSING AND PROPERTY SERVICES
MRS SALLY WALTHAM
BA(Hons) F I H
Director of Housing and Property Services
Council Offices, Priory Road
Spalding, Lincolnshire PE11 2XE
Telephone (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

AMENDED PLAN
Ref. 1104/SC0/94

S.H.D.C. PLANNING DEPT.
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28 JUN 1994
Attention of
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DOPO BS
JC ACP
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PROJECT
PROPOSED 2no COTTAGES ON FORMER GARAGE SITE AT COWLEY HOUSE QUADRING RD DONINGTON

DATE	No.	AMENDMENTS

DATE	SCALE
MAY 94	AS SHOWN

DRAWN	JOB No.	DRAWING No.
G.M.Lunt	A/D/3	1