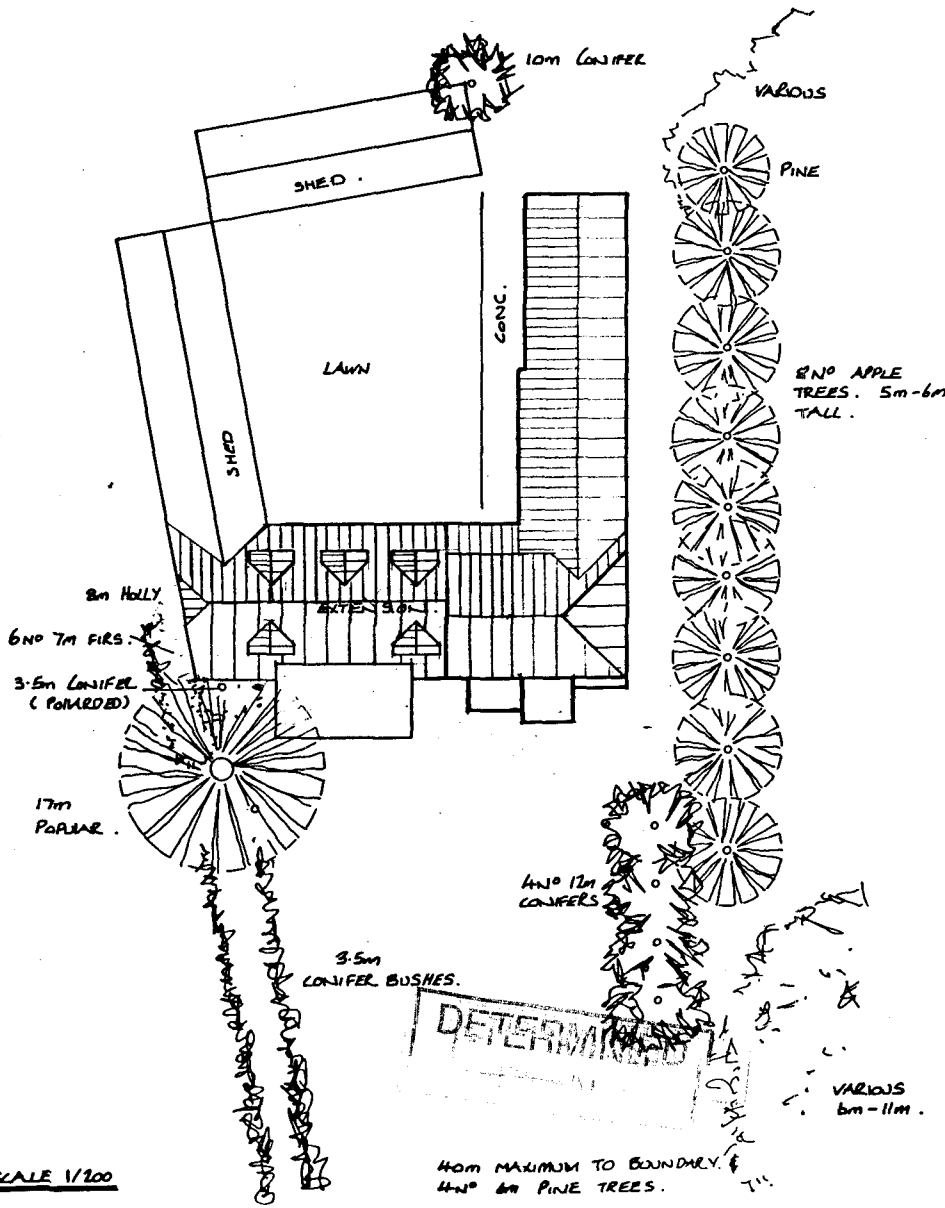
RICHARD JACKSON PARTNERSHIP CONSULTING CIVIL & STRUCTURAL ENGINEERS
26 High Street, Hadleigh, Ipswich, Suffolk IP7 5AP Tel: 01473 823939 ■
Malvern House, 199 Marsh Wall, Meridian Gate, London E14 9YT Tel: 0171 538 2068 □
2 Wellington Court, Wellington Street, Cambridge CB1 1HW Tel: 01223 314794 □
6 The Old Church, St Matthew's Road, Norwich NR1 1SP Tel: 01603 219797 □

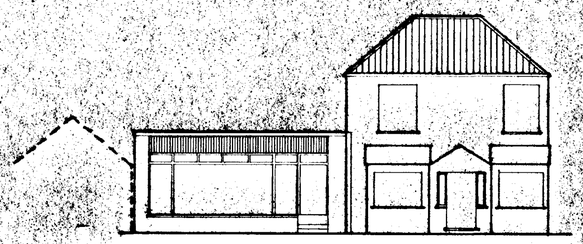
CONTRACT: CHAPTERS . NORTHORPE .

ELEMENT: SITE LAYOUT PROPOSED

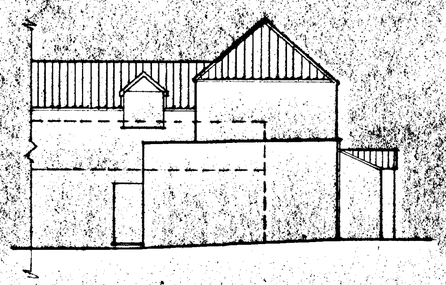
REF: 27054
SHEET: Sk 1
DATE: APR 98



~~DO NOT SCALE~~



FRONT ELEVATION

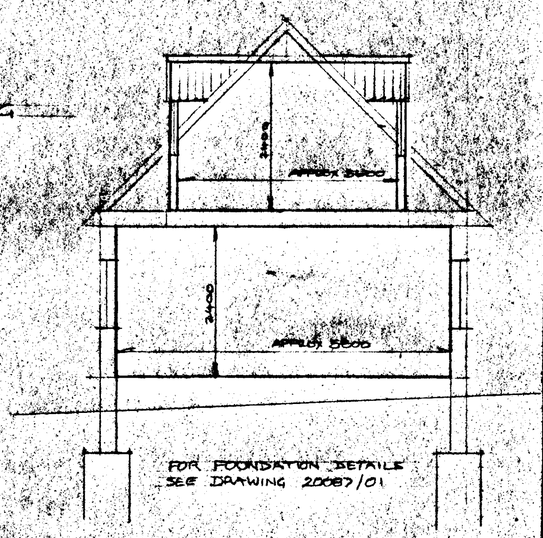


SIDE ELEVATION



REAR ELEVATION

EXISTING 1:100



TYPICAL SECTION THROUGH EXTENSION 1:50.



FRONT ELEVATION

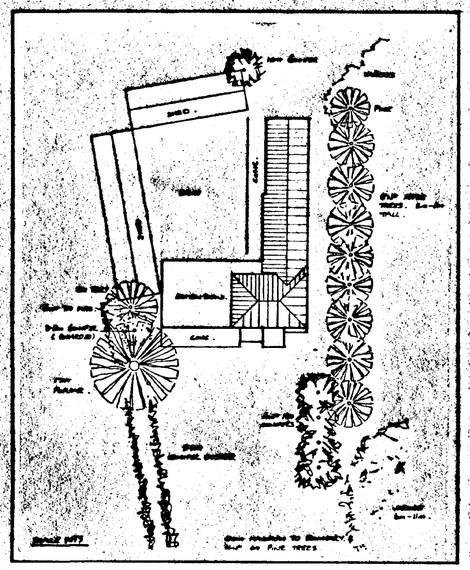


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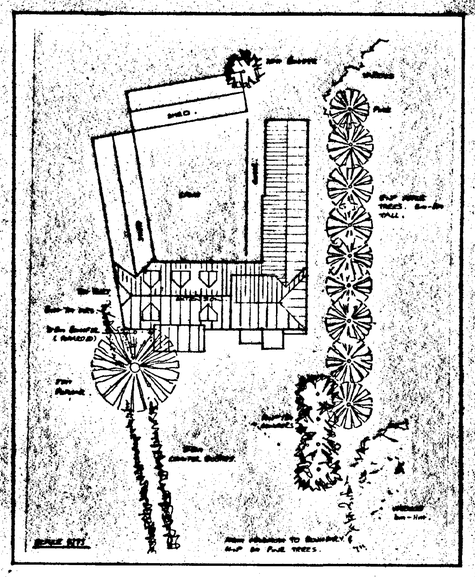


REAR ELEVATION

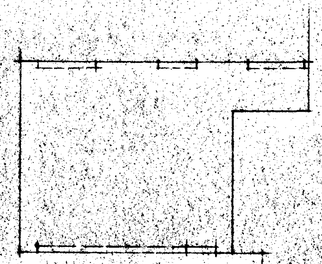
PROPOSED 1:100



EXISTING ROOF PLAN (NTS)



PROPOSED ROOF PLAN (NTS)

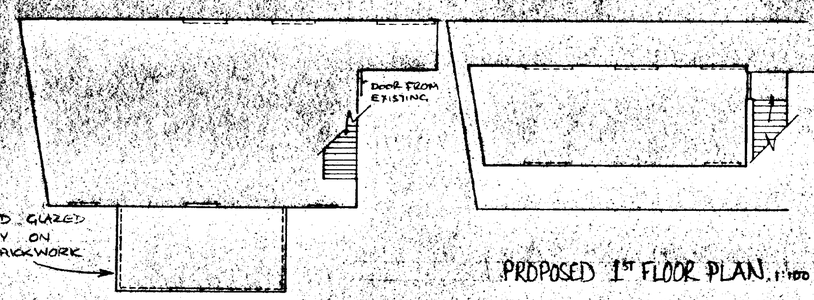


EXISTING PLAN (1:100) (SINGLE STOREY)

The deposited plans have been examined against the criteria set out in the Building Regulations. It is neither practical or reasonable to show all relevant matters on working drawings, the fact that minor matters are not mentioned does not alleviate the builder from the responsibility of non-compliance in the carrying out of site operations.

Developers are advised to establish there is no made ground or wide variations in the type of subsoil within the loaded area and no weaker type of soil exists below the soil on which the foundations rest within such depth as may impair the stability of the structure.

SOUTH HOLLAND D.C. BUILDING CONTROL 03 JUN 1998 REF. 299/98



PROPOSED GROUND FLOOR PLAN 1:100

PROPOSED 1ST FLOOR PLAN 1:100

REVISIONS

A	17/4/98	PROPOSED ELEVATIONS ALTERED	NS

Project: CHAPTERS, NORTHORPE RD, DONNINGTON, SPALDING

Title: DEMOLITION & REBUILD OF FLAT ROOFED EXT'N

Client: MR & MRS FAIRWEATHER

Architect

SOUTH HOLLAND D.C. HOUSING & PLANNING 15 JUN 1998 Ref: 0612/98

Scales: SHOWN | Drawn: ROLANDOS | Date: MARCH '98

Job Manager: J.P.SPALDING | Quality Check:

Richard Jackson Partnership

CONSULTING CIVIL & STRUCTURAL ENGINEERS

30 High Street, Hadleigh, Ipswich, Suffolk IP7 5AP Tel: 01473 823039

Malvern House 199 Marsh Wall Manilla Quay, London E14 9YT Tel: 0171 538 2080

2 Wellington Court, Wellington Street, Cambridge CB1 1HW Tel: 01223 311434

8 The Old Church, St Matthews Road, Norwich, Norfolk NR1 1SP Tel: 01603 [illegible]

Drawing No. 27034 PRELIMINARY PLAN

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DO NOT SCALE

GENERAL NOTES

All dimensions to be confirmed on site by Contractor prior to commencement of works.

This drawing should not be scaled.

The Contractor is responsible and liable for ensuring the stability of the works and surrounding works and services at all stages of construction.

All materials and workmanship to comply with the British Standard and British Standard Codes of Practice.

Developer to liaise with Clients regarding number, style and position of electrical sockets, fixtures and light fittings required. All electrical installations to comply with BS7671 "Requirements for electrical installations".

Client to confirm quality and the style of sanitary ware, skirtings, joinery, architraves, ceiling finishes, door furniture and floor finishes prior to works starting on site.

Client to confirm level of internal and external decoration required to Contractor prior to works starting on site.

Contractor is to confirm the location of all incoming services, (i.e. gas, electric, telephone, water) prior to commencement of work on site.

Contractor to liaise with client regarding the extension of existing central heating system including size, number and position of additional radiators. Installations to be carried out in accordance with "BS5449" Code of Practice for central heating for domestic premises.

FOUNDATIONS

As DRG 20087/01.

CONCRETE GROUND FLOOR SLAB

As DRG 20087/01.

WINDOWS & DOORS

(max. "U" value of 3.3 W/sq.m. K)

To be standard windows with double glazed sealed units (8mm air gap) with permanent trickle vents in head of frame giving 8000 sq. mm vent to habitable rooms and 4000 sq. mm vent to kitchen/utility/bathrooms. Windows to be capable of providing a free area of ventilation equal to at least 1/20th of the floor area of each habitable room. Note: All glass within a distance of 800mm (windows)/1500mm (doors, including side lights) above finished floor/ground floor level to be safety glass to BS6206 to windows and doors.

The area of windows/doors/roof lights together should not exceed 22.5% of total floor area.

MOVEMENT JOINTS

New work to be tied into existing by "Fortis" (or equal approved) superstructure wall brackets. (Fixed in accordance with manufacturers instructions). Provide stainless steel brackets to external leaf, galvanised brackets to internal leaf. Provide horizontal ties into new mortar beds at 450mm centres vertically. Provide 10mm compriband between horizontal lies, and seal externally with a 2 part polysulphide sealant and finish internally with approved plaster stopped joint.

EXTERNAL WALLS

(max. "U" value 0.45 W/sq.m. K)

External leaf facing brickwork as detailed on elevations, fair selected units at 2 courses below nominal ground level). 75mm cavity, and 100mm blockwork internal leaf. Built off hydoad or similar approved dpc positioned a min. of 150mm above external ground level, lapped min. 100mm with existing dpc. provide foundation quality bricks below ground level. Brick cavities below ground level to be filled with lean mix concrete to 225mm below dpc. Dpc's and dpm's are to be bonded together over internal leaf. All new works to be properly tied to existing (see note). 150mm wide vertical dpc's and insulated cavity closers to be provided to reveals of all doors and windows. Stainless steel wall ties to be positioned at 900mm centres horizontally and 450mm centres vertically, additional ties to be provided at not less than 300mm centres to reveals of all openings through wall. Thermal insulation to be achieved by 75mm Rockwool Cavity Batts (thermal conductivity of 0.036 w/mk) (or similar approved) held by clips on stainless steel wall ties to internal leaf. Lintels to be Catnic Cougar (or similar approved) steel type Bitumastic painted with expanded polystyrene infill, with minimum 150mm end bearing. Loads and spans are not to exceed the manufacturer's specification. Cavities closed at eaves by mineral wool cavity closer or 9mm asbestos board bedded in mortar. Internal wall surfaces to be finished with a 2 coat Gypsum plaster finish o/o thickness 13mm. Provide brick reinforcement to reveals less than 550mm.

Refer to drainage note for pipe penetration solution.
Mortar to be 1:3 cement/sand below dpc and 1:6 cement/lime with approved plasticiser above dpc.

STUDWORK WALLS

Constructed of regularised 75 x 50 grade SC3 timber studs at 400 centres with 75 x 50 head plate, sole plate and noggins to suit plasterboard joints. Provide 75mm fibreglass insulation to voids and finish both sides with 12mm plasterboard taped joints and a plaster skimcoat.

Note: Fix sole plate to floor with proprietary sole plate anchors.

Note: Provide moisture resistant plasterboard (type 3 BS1230) finish to internal walls of utility rooms, bathrooms and shower rooms.

RAINWATER GOODS

Gutters to be 100mm diameter half round pvc, downpipes to be 63mm diameter pvc discharging via pipe shoe into standard rainwater gullies with rodding access. Discharging to 1m3 soakaway (positioned 5m min from any building) or into existing surface water system (prior to plans) via 100mm diameter pvc drains falling not less than 1:40 with min 150mm bedding and back fill of pea shingle. Excavation backfilled with DOT Type 2 material or approved selected excavated granular material. Final details to be agreed on site to Local Authority Building Control Officer's approval.

FIRST FLOOR (Over habitable room)

Standard 25mm thick x 100mm wide tongue and grooved floorboards; or 18mm flooring grade chipboard nailed to timber joists (design by others). Joist to be built into internal leaf or fixed to proprietary joist hangers. Ends of joists treated with 2 coats of a preservative. First three joists either side (running parallel to wall) are to be strapped to wall by 30 x 5 galvanised mild steel straps at 1200 centres and turned down cavity. Provide blocking pieces between joists at strap positions. Provide herringbone strutting at mid span of joists. (Provide double joists bolted together with M12 diameter bolts at 800 centres to support studwork walls running parallel above) finish ceiling with 12mm plasterboard, tape joints and skim with 5mm plaster.

Note: Joist hangers to be in accordance with BS6178 part 1 "Specification for Joist Hangers" and are to be built into walls in accordance with the manufacturers specification.

STAIRCASE

(To comply with Section K (Building Regs) 1985 (1990 edition).

Staircase max. pitch 42°. Stairs to be minimum 800mm clear width. String EX 31 x 229mm, treads EX 28mm thick, risers EX 19mm thick, balustrade and hand rail to be vertical to be not less than 900mm high (measured vertically above pitch line). No openings in balustrades to be large enough to permit 100mm sphere to pass through. Clear head room to be 2m minimum above pitch line. Landing balustrade to be 900mm high. Stairwell to be trimmed by double joists. See plan for details. Note: Stairs to be provided with two way lighting.

Note: Maximum riser 220. Minimum going 22. Minimum nosing 18mm.

Note: For loft conversions the minimum headroom may be reduced to 1800 at centre of stair reducing to 1800mm to side of stair.

PITCHED ROOF

(Max. "U" value 0.25 W/sq.m. K)

Finish as noted on elevations on 25 x 22 profiled tiles laid to manufacturers instructions on 25mm x 38mm treated tiling battens, on one layer of unbreathable roofing felt, on roof structure as plans etc. Structure fixed to 100 x 50 SC3 grade timber wall plates by standard truss shoes. Wall plates strapped to internal leaf by 30 x 2.5 galvanised mild steel L straps x 1200mm long at 1200 centres. Structure strapped to new and existing gable walls at rafter and ceiling level with 30 x 5 galvanised mild steel straps turned down new cavity or fixed to existing. wall straps at 1200mm centres. Straps fixed to min. 3 No. rafters/ceiling joists with noggins at strap positions. All roof timbers to be treated with preservative and to be in accordance with BS4471. Provide 200mm minimum fibreglass insulation between ceiling joists (Rockwool Roll Batts (thermal conductivity of 0.037 w/mk or similar approved). Cross ventilation achieved by proprietary insect proof soffit vents giving a continuous 10mm gap along eaves, and at ridge with "Marley"/Glidevale ridge vent tiles at 3m centres (15,000 sq.mm ventilation). Provide code 5 lead flashing at abutment with chimney stack/non ventilated wall. Provide proprietary "VULCANAL" fibreglass through valley strip or similar approved to valleys and finish tiles to manufacturer's specification. Ceilings to be finished with foil backed plasterboard with taped joints and 5mm plaster skim coat. Plasterboard thickness 9.5mm for ceiling joists at 400mm maximum centres, otherwise 12mm.

For ventilation at abutment with existing wall provide either continuous "Marley"/Glidevale MR50 abutment ventilation system fixed in accordance with manufacturer's instructions giving (5,000 sq.mm./m. free ventilation area) or Marley thru' vent tiles at 900 centres fixed 2 courses down from abutment giving (5,000 sq.mm./m. free ventilation area). With code 5 lead flashing at abutment to suit either system. (Notes where abutment is with new cavity wall provide a proprietary cavity tray in new wall discharging out over new lead flashing at abutment). Provide code 5 lead flashing to unvented abutments.

Note: If roof pitch is less than 15° then ventilation at eaves to be increased to 25mm and at vented abutments provide Glidevale FV250 continuous abutment ventilator (25,000 sq.mm. vent) fixed in accordance with manufacturer's instructions.

Roof trusses to designed, manufactured and despatched by specialists, in accordance with BS5268: 1985 (1988 revision) Parts 2 and 3. Brace in accordance with BS5628 Part 3.

The supplier shall be solely responsible for the design of the truss rafters and other timber members including bracing. The roof shall be fixed by the supplier or in accordance with the supplier's instructions.

Note: Ensure pitch of roof adequate for type of tile. Possible double roof felt, increase tile lap etc.

Note: Provide Moisture Resistant plasterboard (Type 3 BS1230) finish to internal ceilings of utility rooms, bathrooms, shower rooms, etc.

ROOF DORMERS

(Max. "U" value 0.25 W/sq.m. K)

Constructed of 100 x 50 grade SC3 timber or steel purpose built roof multiple rafters/trusses either side of openings, dormers lined internally with foil backed, 9.5mm thick plasterboard with taped joints and 5mm plaster skimcoat. Fill voids between studs with fibreglass insulation and finish externally with 18mm thick exterior quality plywood, building paper, 38 x 25 protimised battens, wire mesh and 3 coat waterproof render finish to BS5262. Roof and ceiling joists designed by others, fixed to 100 x 50 grade SC3 timber plate fixed to top of studwork. Roof insulated with 125mm Rockwool Roll Batts or 130mm Jablite grade SD/Type A (for flat ceiling) or 54mm thick celotex Double R GA2054 low density rigid foam board (thermal conductivity of 0.019 w/mk) insulation batts (ensure 50mm air gap between insulation and roofing felt) for inclined ceiling and finished with foil backed plasterboard with taped joints and 5mm plaster skimcoat. Plasterboard thickness 9.5mm for ceiling joists at 400mm max. centres otherwise 12mm. Cross ventilation achieved by proprietary insect proof eaves vent giving a continuous .....mm gap along eaves and at ridge with "Marley" Glidevale ridge vent tiles at 3m centres. (15,000sq.mm. vent) for inclined ceiling.

Note: If flat ceiling provide 10mm soffit vent. If inclined ceiling 25mm soffit vent.

Note: Provide moisture resistant plasterboard (Type 3 BS1230) finish to internal walls and ceilings of utility rooms, bathrooms, shower rooms etc.

Health & Safety

1. The Contractor is responsible for identifying hazards and for carrying out risk assessments and for taking all necessary precautions to eliminate or reduce risks so far as is reasonably practicable. If in doubt contact the Engineer.
2. The following hazards are known.

i) Underground services. Services may be present. Contractor to check and expose prior to drilling.

ii) Silica Dust (from breaking out). Dampen down to avoid dusting. PPE essential.

iii) Exposure to noise. Ear defenders essential.

iv) Collapse of excavations. All excavations to be shored.

The deposited plans have been examined against the criteria set out in the Building Regulations. It is neither practical or reasonable to show all relevant matters on working drawings, the fact that minor matters are not mentioned does not alleviate the builder from the responsibility of non-compliance in the carrying out of site operations.

Developers are advised to establish there is no made ground or wide variations in the type of subsoil within the loaded area and no weaker type of soil exists below the soil on which the foundations rest within such depth as may impair the stability of the structure.

SOUTH HOLLAND D.C.
BUILDING CONTROL
-3 JUN 1998
REF 209/98

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NOTES

CONCRETE

REINFORCED ☐ UNREINFORCED ☐ to BS5328 : 1991

Designed ☐ Prescribed ☐ Standard ☐ Designated ☐

Grade:

Designed / Prescribed / Standard Mixes:

Characteristic Compressive Strength at 28 days	N/mm²
Nominal Max Size of Aggregate:	mm
Permitted type(s) of Aggregate:	
Permitted Cement:	
Min. Cement Content:	kg./m³
Max. Free Water / Cement Ratio:	
Workability / Slump:	mm
Sampling Rate:	m³ sample

Prescribed Mixes:

Mix Proportions For Prescribed Mixes	Cement	kg.
	Coarse Aggr.	kg.
	Fine Aggr.	kg.

REINFORCEMENT

Steel on near face shown dotted
Far face as full lines

Bar notation as follows:
No., Type, Size, Mark, Spacing

R denotes Mild Steel to BS4449
T denotes High Tensile to BS4449
Steel Fabric to be to BS4483

Bar bending to BS4466. See Bending Schedules sheets.

COVER TO REINFORCEMENT

Clear cover to all Steel as follows:

STRUCTURAL STEELWORK

STEEL TO BS EN10 025 grade Fe 430 except where noted. Painting to BS5493 except where surfaces galvanised, concrete encased or bolted with H.S.F.G. bolts.

SHOP DRAWINGS. Connections to BS449 or BS5950 Shop drawings to be submitted to Engineer prior to fabrication.

TIMBER

Strength Class:
to BS5268

SEE ALSO DRAWINGS

Any discrepancy between Engineers' drawings & those by others to be reported to the Engineer immediately.

REVISIONS

Project
CHAPTERS
NORTHORPE ROAD
DONNINGTON SPALDING

Title
DEMOLITION & REBUILD
OF EXTENSION

Client
MR & MRS FAIRWEATHER

Architect

SOUTH HOLLAND DC
HOUSING & PLANNING
15 JUN 1998
Ref. 0612/98

Scales	Drawn NGS	Date MAY 98
Job Manager JPS	Quality Check	

Richard Jackson Partnership
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Malvern House 109 Marsh Wall, Meridian Gate, London E14 9YT Tel: 0171 538 2088
2 Wellington Court Wellington Street, Cambridge CB1 1HW Tel: 01223 314794
6 The Old Church, St. Matthews Road, Norwich, Norfolk NR1 1SP Tel: 01603 [illegible]

Drawing No.
27034 PLAN