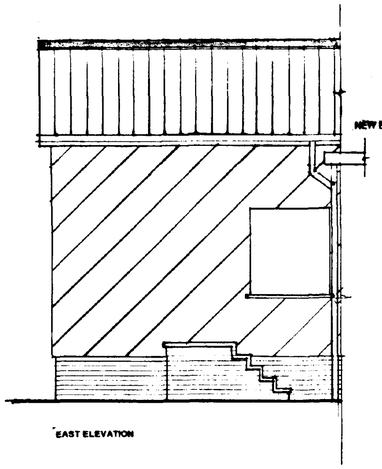
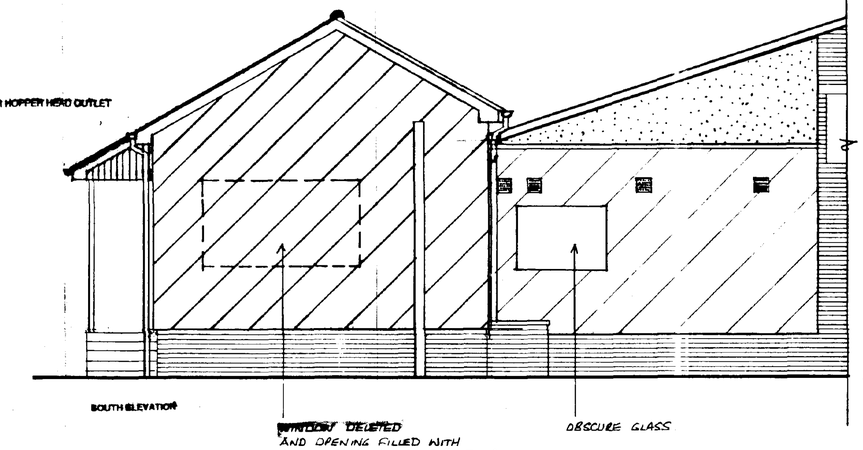


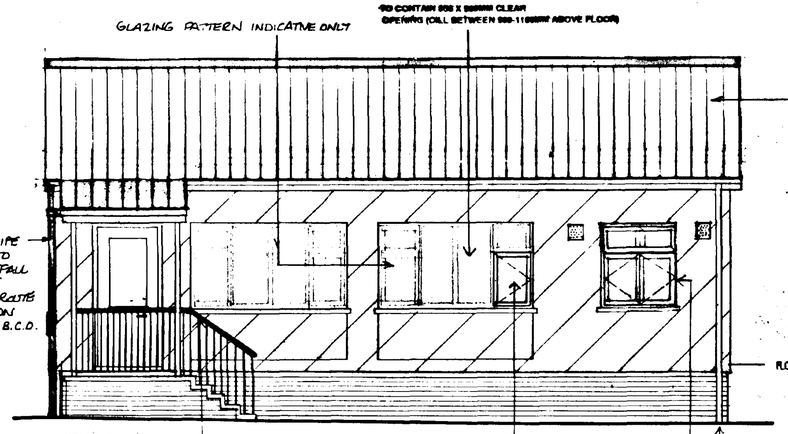
EAST ELEVATION



SOUTH ELEVATION

WINDOW DELETED AND OPENING FILLED WITH CAVITY MASONRY CONSTRUCTION.

OBSCURE GLASS

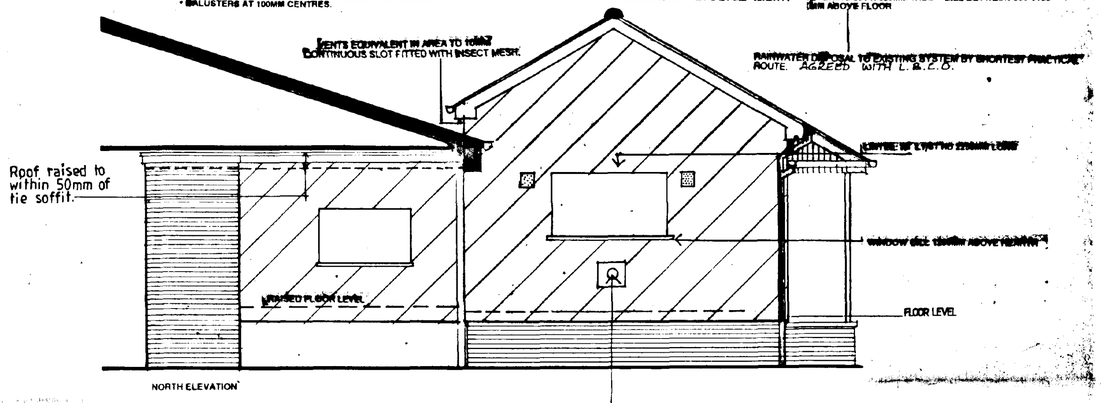


FRONT ELEVATION

WEST ELEVATION,
• BALUSTRADE 1000MM ABOVE TREADLINE AND LANDING.
• BALUSTERS AT 100MM CENTRES.

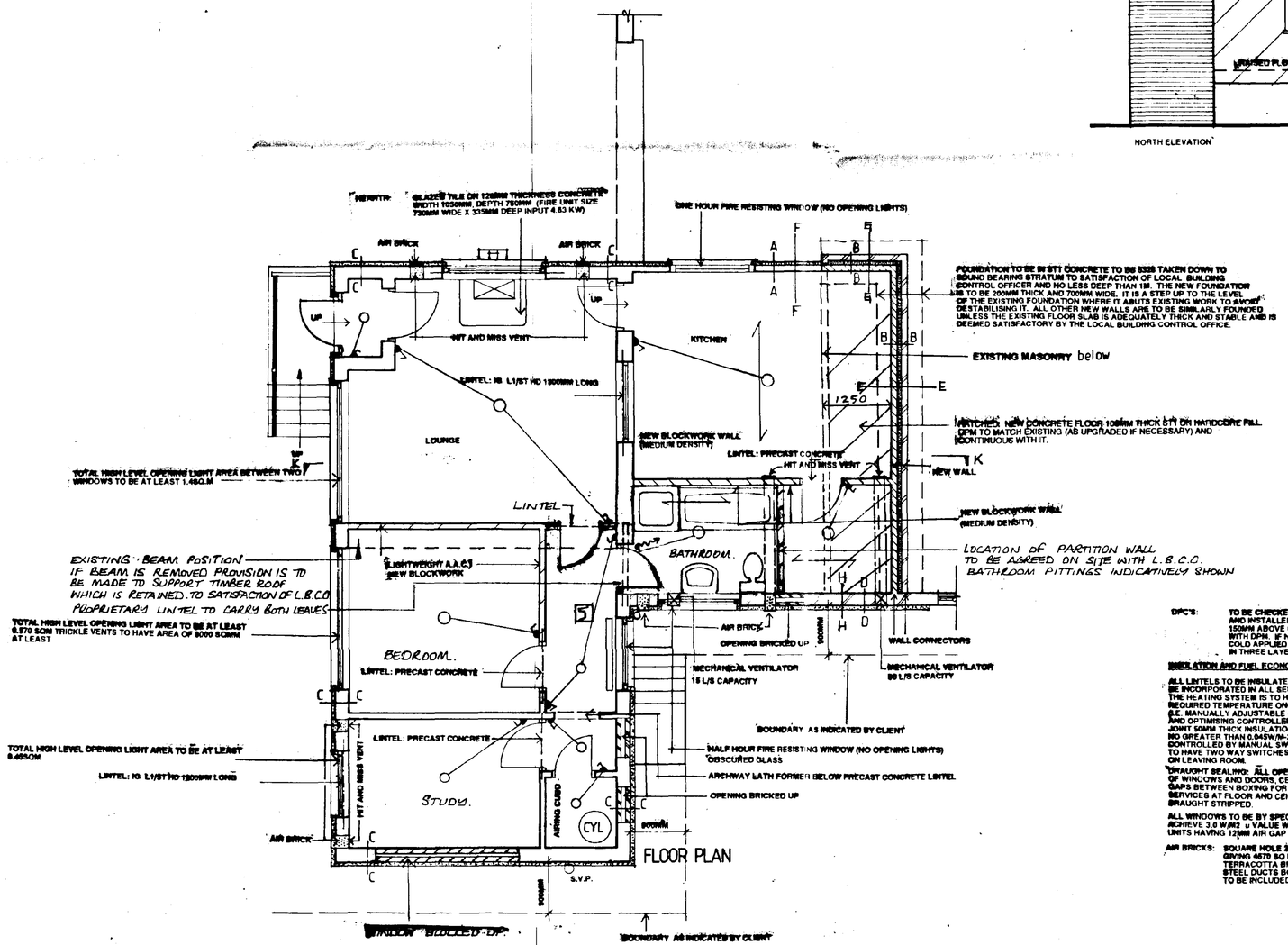
FIRE ESCAPE WINDOW REQUIRED : SPEC. AS RIGHT.

FIRE ESCAPE WINDOW TO PROVIDE CLEAR OPENING 850 X 500MM WIDE CILL BETWEEN 800MM 1100MM ABOVE FLOOR



NORTH ELEVATION

FLUE EXIT POSITION FLUE TO DISCHARGE VERTICALLY: TYPE AND POSITION TO BE AGREED WITH L.B.C.O.
INSUL ATION CLEAR FOR 50MM ALL ROUND
GAP MADE GOOD WITH SOLID RENDER



FOUNDATION TO BE IN ST1 CONCRETE TO BE S3S TAKEN DOWN TO ROUND BEARING STRATUM TO SATISFACTION OF LOCAL BUILDING CONTROL OFFICER AND NO LESS DEEP THAN 1M. THE NEW FOUNDATION 1B TO BE 200MM THICK AND 700MM WIDE. IT IS A STEP UP TO THE LEVEL OF THE EXISTING FOUNDATION WHERE IT ABUTS EXISTING WORK TO AVOID DESTABILISING IT. ALL OTHER NEW WALLS ARE TO BE 50MM.ARILY FOUNDED UNLESS THE EXISTING FLOOR SLAB IS ADEQUATELY THICK AND STABLE AND IS DEEMED SATISFACTORY BY THE LOCAL BUILDING CONTROL OFFICE.

PITCHED NEW CONCRETE FLOOR 100MM THICK ST1 ON HARDCORE FILL DPM TO MATCH EXISTING (AS UPGRADED IF NECESSARY) AND CONTINUOUS WITH IT.

DPC'S: TO BE CHECKED FOR SOUNDNESS AND INSTALLED IF MISSING AT LEAST 150MM ABOVE GROUND AND CONTINUOUS WITH DPM. IF NO DPM PRESENT PAINT COLD APPLIED AQUEOUS BITUMEN PAINT IN THREE LAYERS OVER CONCRETE.

INSULATION AND FUEL ECONOMY

ALL LINTELS TO BE INSULATED. THERMOSTATS ARE TO BE INCORPORATED IN ALL SEPARATELY CONTROLLED ROOMS THE HEATING SYSTEM IS TO HAVE TIME CONTROLS TO MAINTAIN REQUIRED TEMPERATURE ONLY WHEN THE BUILDING IS OCCUPIED (I.E. MANUALLY ADJUSTABLE CLOCKS IF OUTPUT IS 100KW OR LESS, AND OPTIMISING CONTROLLERS FOR GREATER OUTPUT). A SEALED JOINT 50MM THICK INSULATION JACKET OF MATERIAL OF CONDUCTIVITY NO GREATER THAN 0.045W/M-2k. ALL LIGHTS ARE TO BE LOCALLY CONTROLLED BY MANUAL SWITCHES. THOROUGHFARE ROOMS ARE TO HAVE TWO WAY SWITCHES TO ALLOW EXTINGUISHING OF LIGHT ON LEAVING ROOM.

DRAUGHT SEALING: ALL OPERABLE ELEMENTS OF WINDOWS AND DOORS, CEILING HATCH, AND GAPS BETWEEN BOXING FOR CONCEALED SERVICES AT FLOOR AND CEILING ARE TO BE DRAUGHT STRIPPED.

ALL WINDOWS TO BE BY SPECIALIST MANUFACTURER TO ACHIEVE 3.0 W/M2 u VALUE WITH DOUBLE GLAZED UNITS HAVING 12MM AIR GAP

AIR BRICKS: SQUARE HOLE 215 X 215 BY REDBANK OR EQUAL GIVING 4670 SQ MM VENT AREA. INSECT MESH TERRACOTTA BRIDGING DUCTS AND GALVANISED STEEL DUCTS BOXED IN WITH PLASTERBOARD ARE TO BE INCLUDED.

KEY

INSULATED RENDER

NON-INSULATED RENDER

WALL TYPE A (ALL SECTIONS AA)
WALL TYPE B (ALL SECTIONS BB)
WALL TYPE C (ALL SECTIONS CC)
WALL TYPE D (ALL SECTIONS DD)

5 SELF CONTAINED MAINS OPERATED SMOKE DETECTOR AND ALARM TO BS 5446 PT 1

ALL NEW SANITARY FITTINGS ARE TO DISCHARGE TO THE EXISTING SEPTIC TANK. REDUNDANT DRAIN RUNS ARE TO BE BROKEN OUT AND SEALED AT BOTH POINT OF ENTRY TO THE BUILDING AND THE NON-REDUNDANT DRAINAGE SYSTEM. THE MOST PRACTICAL DRAINAGE ROUTE IS TO BE ADOPTED WHILST AVOIDING ANY PERMANENT TRESPASS ON NEIGHBOURING LAND. IF NECESSARY THE REDUNDANT REAR STAIRCASE IS TO BE DEMOLISHED. INTERNAL DRAINAGE WASTE PIPES ARE TO BE UPVC AND PUSH-FIXED AND NOT BEDDED IMMOVABLY IN MORTAR. WASTE PIPE SIZES, TRAP SEAL DEPTHS AND FALLS ARE TO BE AS FOLLOWS:

ITEM	TRAP DIA. MM	SEAL DEPTH	WASTE PIPE DIA. MM	WASTE PIPE FALL MM
Shower	40	75	850	18 TO 90
Washbasin	40	75	50	18 to 90
Bath	40	75	50	18 to 90
Sink	40	75	50	18 to 90
WC	75	50	100	18 to 90

INDICATIVE LIGHT FITTING

LIGHT SWITCH

L.B.C.O. — LOCAL AUTHORITY BUILDING CONTROL OFFICER

DRAWING
18 APR 1996
ISSUED

DETERMINED PLAN

PROPOSED AMENDED PLAN

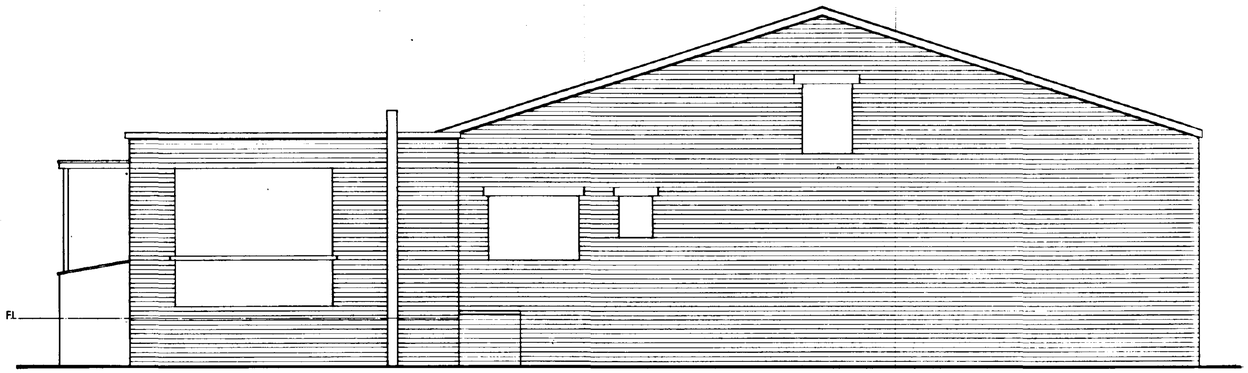
Ref.

24 APR 1996

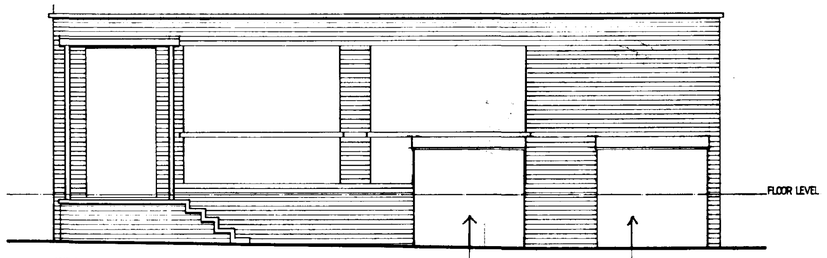
Ref: 0322/96

CONVERSION OF FORMER DAIRY AND OFFICES TO DWELLING AND DOMESTIC WORKSHOP FOR MR. READ.
WINSLOW GATE, FLEET HARGATE, NR. HOLBEACH, LINCS.
DRAWING Nº 347/2A SCALE 1:50. FEBRUARY 1996.

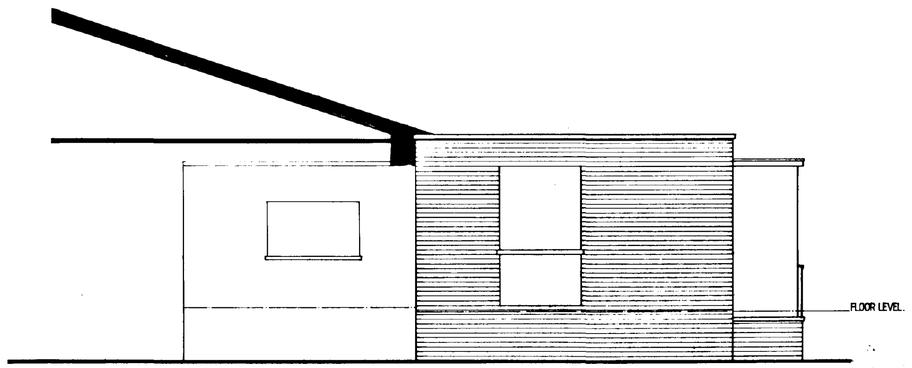
Robert Doughty Consultancy
Planning
Architecture
Landscape Architecture
32 High Street, Helpringham, Sleaford NG34 0RA Tel: (01529) 421848 Fax: (01529) 421358
Lincoln House, 56/58 Clasketgate, Lincoln LN2 1JZ Tel: (01522) 542330 Fax: (01522) 542331



SOUTH ELEVATION

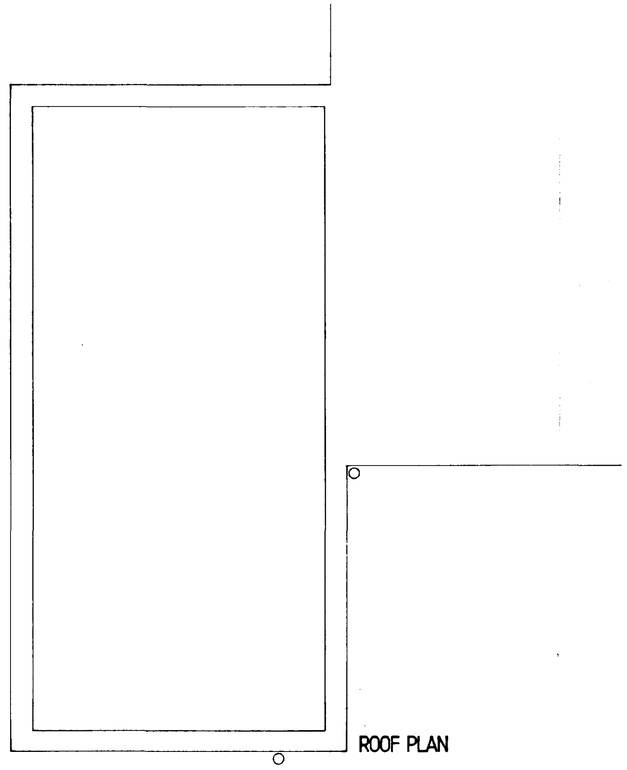


WEST ELEVATION



NORTH ELEVATION

FLOOR PLAN



ROOF PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
12 APR 1996
Ref: 0322/96

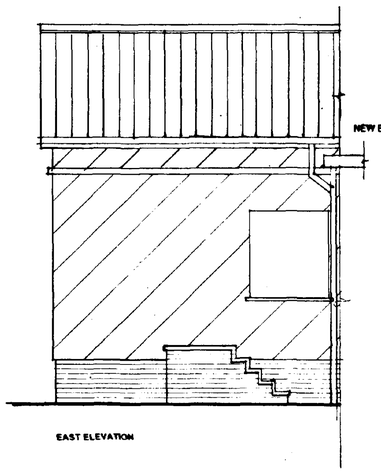
DRAWING
11 APR 1996
ISSUED

DETERMINED PLAN

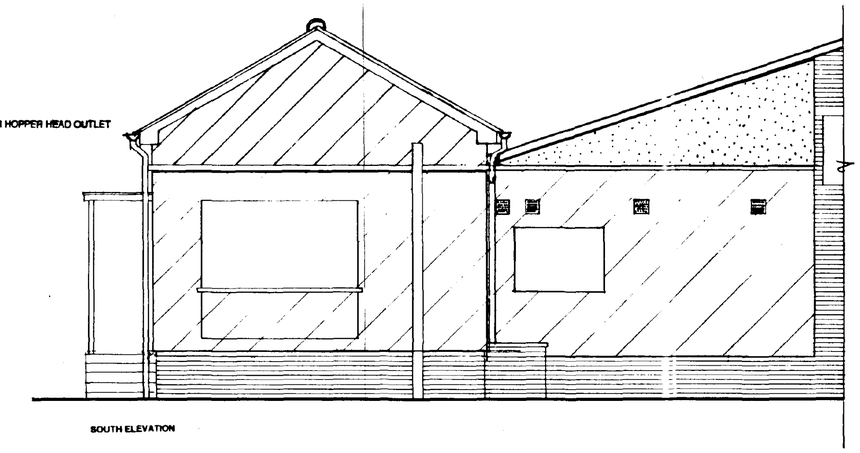
EXISTING

CONVERSION OF FORMER DAIRY AND OFFICES TO DWELLING AND DOMESTIC WORKSHOP. FOR MR. READ.
WINSLOW GATE, FLEET HARGATE, NR. HOLBEACH, LINCS.
DRAWING Nº 347/1. SCALE 1:50. FEBRUARY 1996.

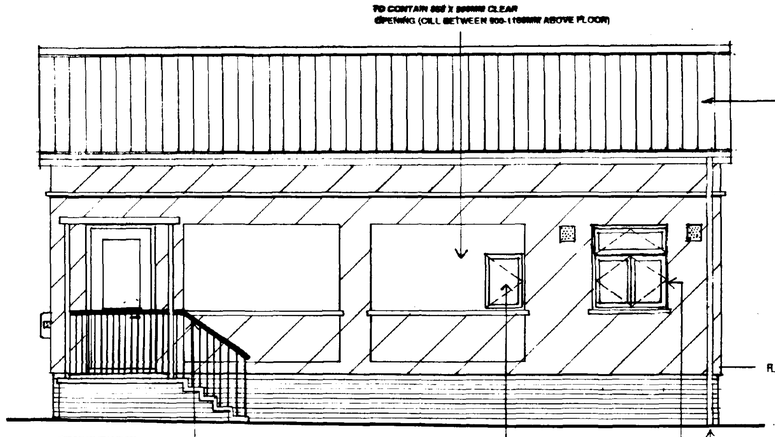
Robert Doughty Consultancy
Planning
Architecture
Landscape Architecture
32 High Street, Helpringham, Sleaford NG34 0RA Tel (01529) 421646 Fax (01529) 421356
Lincoln House, 56/58 Clasketgate, Lincoln LN2 1JZ Tel (01522) 542330 Fax (01522) 542331



EAST ELEVATION



SOUTH ELEVATION



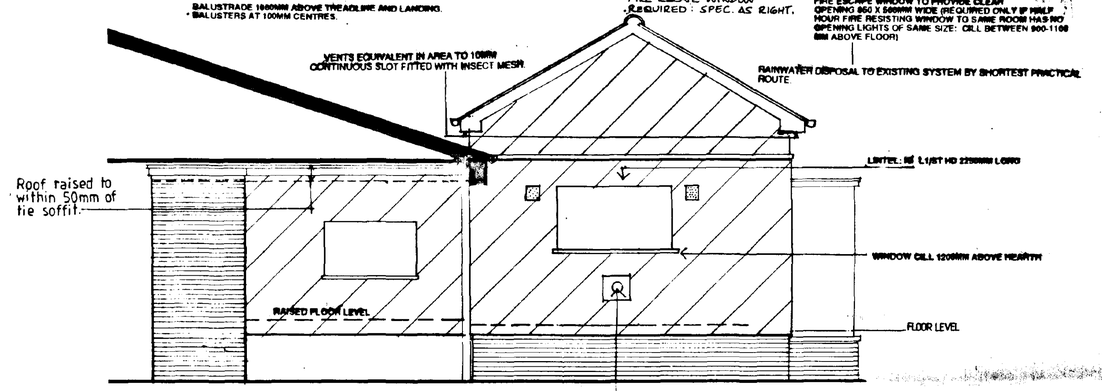
FRONT ELEVATION

WEST ELEVATION

BALUSTRADE 1000MM ABOVE TREADLINE AND LANDING.
BALUSTERS AT 100MM CENTRES.

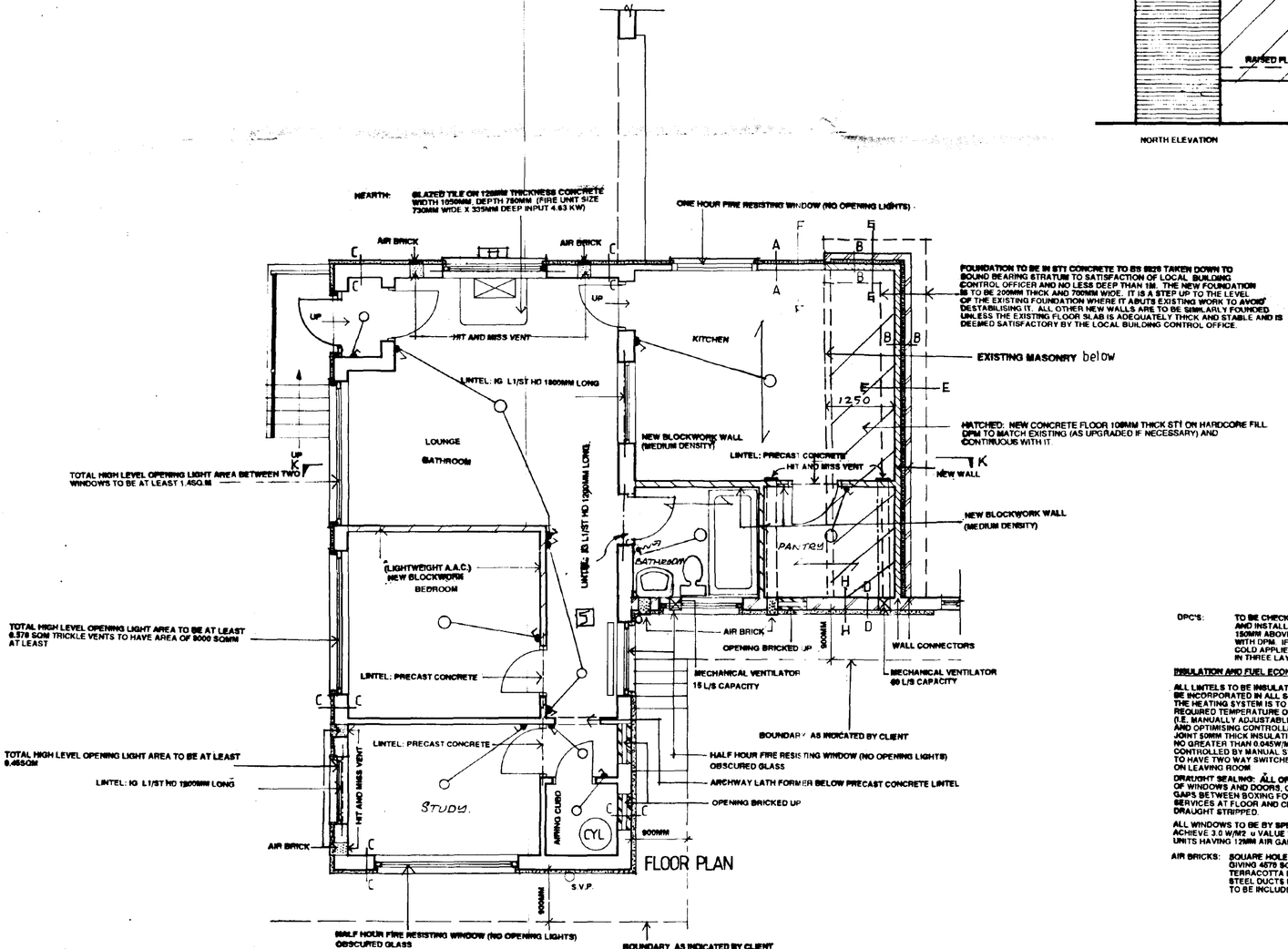
FIRE ESCAPE WINDOW REQUIRED : SPEC. AS RIGHT.

FIRE ESCAPE WINDOW TO PROVIDE CLEAR OPENING 850 X 500MM WIDE (REQUIRED ONLY IF HALF HOUR FIRE RESISTING WINDOW TO SAME ROOM HAS NO OPENING LIGHTS OF SAME SIZE: CILL BETWEEN 900-1100 MM ABOVE FLOOR)



NORTH ELEVATION

BALANCED FLUE AND GUARD AT LEAST 300MM BELOW CILL
INSULATION CLEAR FOR 50MM ALL ROUND BALANCED FLUE
GAP MADE GOOD WITH SOLID RENDER



FLOOR PLAN

DPC'S: TO BE CHECKED FOR SOUNDNESS AND INSTALLED IF MISSING AT LEAST 150MM ABOVE GROUND AND CONTINUOUS WITH DPM. IF NO DPM PRESENT PAINT COLD APPLIED AQUEOUS BITUMEN PAINT IN THREE LAYERS OVER CONCRETE.

INSULATION AND FUEL ECONOMY

ALL LINTELS TO BE INSULATED. THERMOSTATS ARE TO BE INCORPORATED IN ALL SEPARATELY CONTROLLED ROOMS THE HEATING SYSTEM IS TO HAVE TIME CONTROLS TO MAINTAIN REQUIRED TEMPERATURE ONLY WHEN THE BUILDING IS OCCUPIED (I.E. MANUALLY ADJUSTABLE CLOCKS IF OUTPUT IS 100KW OR LESS, AND OPTIMISING CONTROLLERS FOR GREATER OUTPUT). A SEALED JOINT 50MM THICK INSULATION JACKET OF MATERIAL OF CONDUCTIVITY NO GREATER THAN 0.045W/M-2K. ALL LIGHTS ARE TO BE LOCALLY CONTROLLED BY MANUAL SWITCHES. THOROUGHFARE ROOMS ARE TO HAVE TWO WAY SWITCHES TO ALLOW EXTINGUISHING OF LIGHT ON LEAVING ROOM

DRAUGHT SEALING: ALL OPENABLE ELEMENTS OF WINDOWS AND DOORS, CEILING HATCH, AND GAPS BETWEEN BOXING FOR CONCEALED SERVICES AT FLOOR AND CEILING ARE TO BE DRAUGHT STRIPPED.

ALL WINDOWS TO BE BY SPECIALIST MANUFACTURER TO ACHIEVE 3.0 W/M2 u VALUE WITH DOUBLE GLAZED UNITS HAVING 12MM AIR GAP

AIR BRICKS: SQUARE HOLE 215 X 215 BY REDBANK OR EQUAL GIVING 4670 SQ MM VENT AREA. INSECT MESH TERRACOTTA BRIDGING DUCTS AND GALVANISED STEEL DUCTS BOXED IN WITH PLASTERBOARD ARE TO BE INCLUDED.

KEY

INSULATED RENDER

NON-INSULATED RENDER

WALL TYPE A (ALL SECTIONS AA)
WALL TYPE B (ALL SECTIONS BB)
WALL TYPE C (ALL SECTIONS CC)
WALL TYPE D (ALL SECTIONS DD)

5 SELF CONTAINED MAINS OPERATED SMOKE DETECTOR AND ALARM TO BS 5446 PT 1

ALL NEW SANITARY FITTINGS ARE TO DISCHARGE TO THE EXISTING SEPTIC TANK. REDUNDANT DRAIN RUNS ARE TO BE BROKEN OUT AND SEALED AT BOTH POINT OF ENTRY TO THE BUILDING AND THE NON-REDUNDANT DRAINAGE SYSTEM. THE MOST PRACTICAL DRAINAGE ROUTE IS TO BE ADOPTED WHILST AVOIDING ANY PERMANENT TRESPASS ON NEIGHBOURING LAND. IF NECESSARY THE REDUNDANT REAR STAIRCASE IS TO BE DEMOLISHED. INTERNAL DRAINAGE WASTE PIPES ARE TO BE UPVC AND MODOABLE. ALL TRAPS ARE TO BE REMOVABLE AND THE NEW WC IS TO BE SCREW-FIXED AND NOT BEDDED IMMOVABLY IN MORTAR. WASTE PIPE SIZES, TRAP SEAL DEPTHS AND FALLS ARE TO BE AS FOLLOWS:

ITEM	TRAP DIA. MM	SEAL DEPTH	WASTE PIPE DIA. MM	WASTE PIPE FALL MM/M
Washbasin	40	75	50	18 to 90
Bath	40	75	50	18 to 90
Sink	40	75	50	18 to 90
WC	75	50	100	9 MIN.

INDICATIVE LIGHT FITTING

LIGHT SWITCH

DRAWING
11 APR 1996
ISSUED

SOUTH HOLLAND DC
HOUSING & PLANNING
12 APR 1996
Ref: 0322/96

PROPOSED

SUPERSEDED

CONVERSION OF FORMER DAIRY AND OFFICES TO DWELLING AND DOMESTIC WORKSHOP. FOR MR. READ.
WINSLOW GATE, FLEET HARGATE, NR. HOLBEACH, LINCS.
DRAWING Nº 347/2. SCALE 1:50. FEBRUARY 1996.

Robert Doughty Consultancy
Planning
Architecture
Landscape Architecture
32 High Street, Helpringham, Sleaford NG34 0RA Tel: (01529) 421646 Fax: (01529) 421358
Lincoln House, 56/58 Clasketgate, Lincoln LN2 1JZ Tel: (01522) 542330 Fax: (01522) 542331