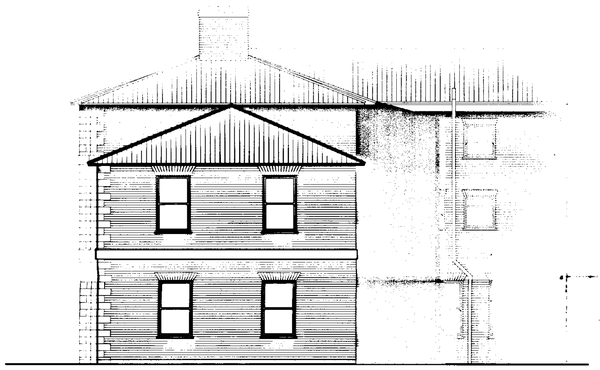


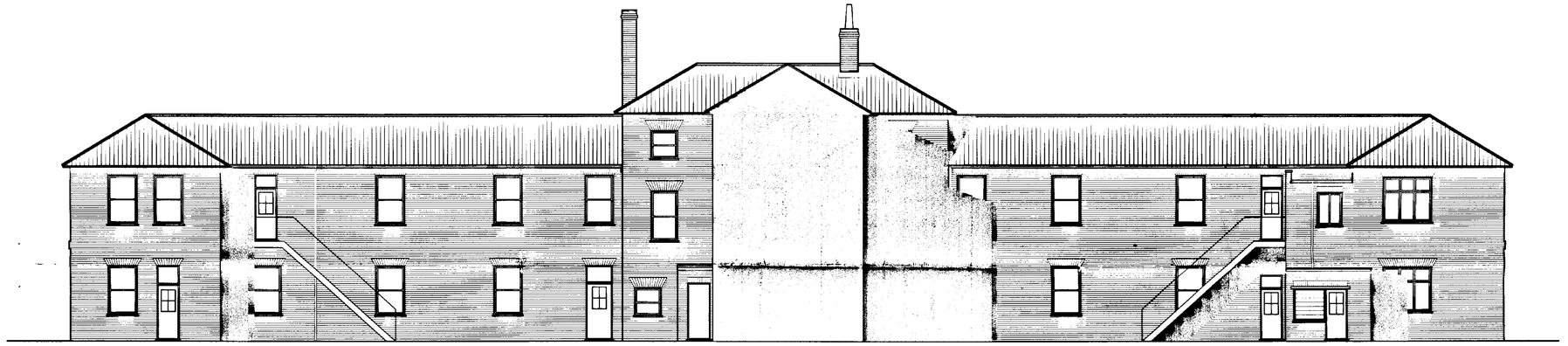
SOUTH ELEVATION (E1)
SCALE 1:100



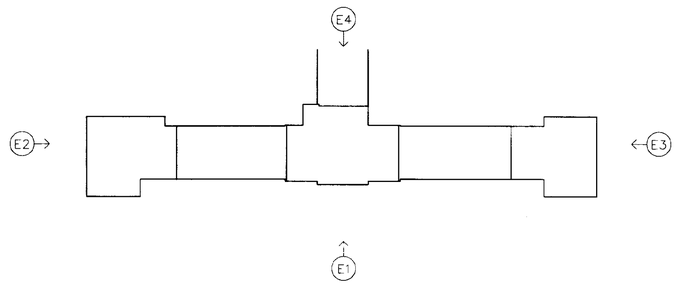
WEST ELEVATION (E2)
SCALE 1:100

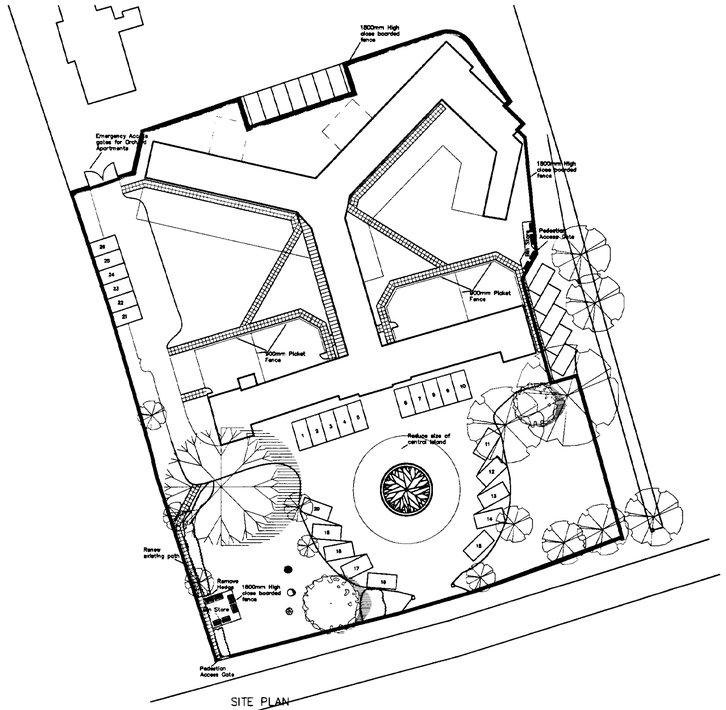


EAST ELEVATION (E3)
SCALE 1:100



NORTH ELEVATION (E4)
SCALE 1:100





SITE PLAN
SCALE 1:200

Rec'd A3

Planning Department
22 OCT 2004
Ref. 720103

rev	purpose	date
A	Proposed Site Layout added	Oct 2004

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BUILDING DESIGN CONSULTANTS
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tel: 01553 768187, fax: 01553 767971.

PROJECT: Renovation and Change of Use

CLIENT: Delta Housing Ltd.

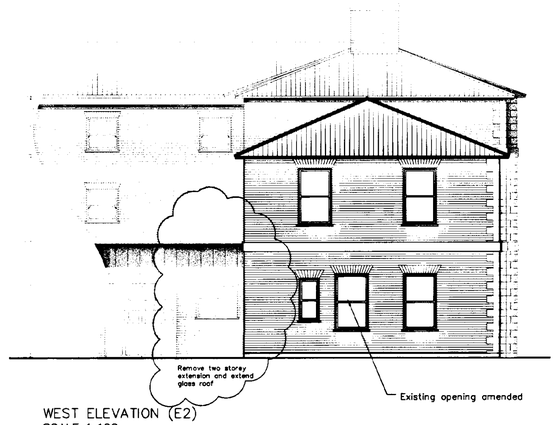
PROJECT ADDRESS: Hobeach House, Holbeach, Lincolnshire

DWG TITLE: Existing Elevations, Proposed Site Layout

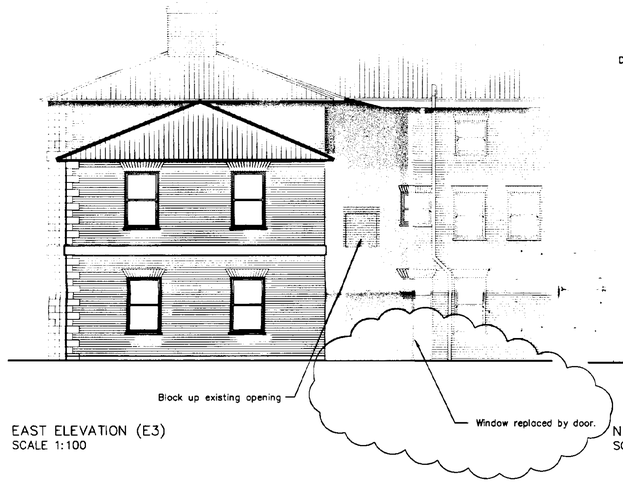
SCALE	DATE	DRAWN	CHECKED	DRAWING No	REVISION No
As Shown	10/08/2004	SH/MDF	SC	W03206/E01	A



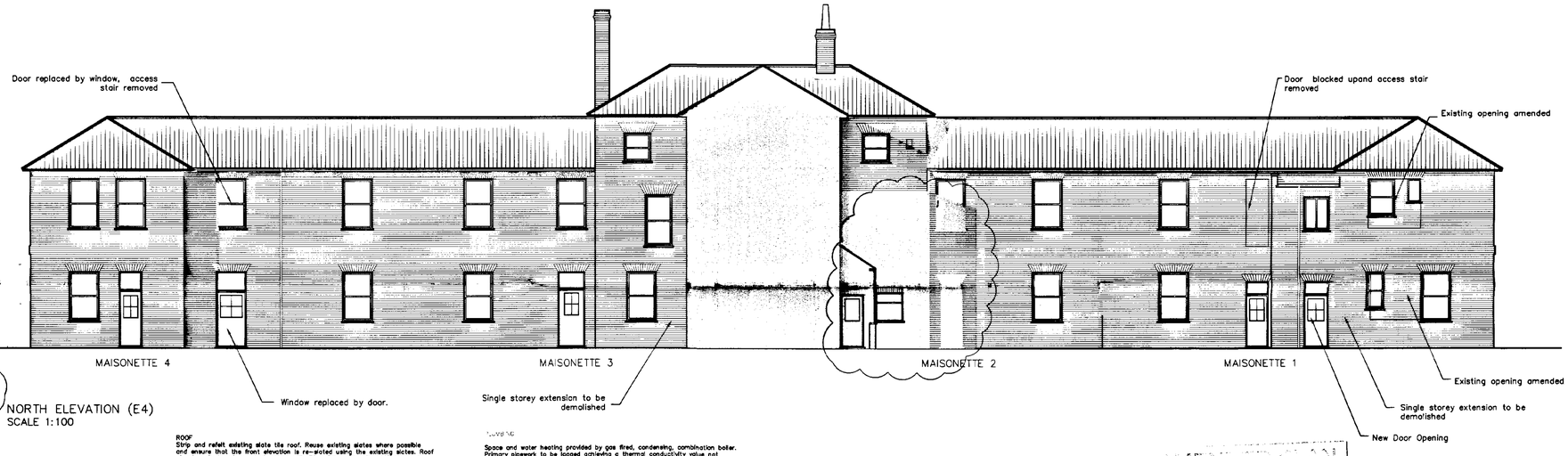
SOUTH ELEVATION (E1)
SCALE 1:100



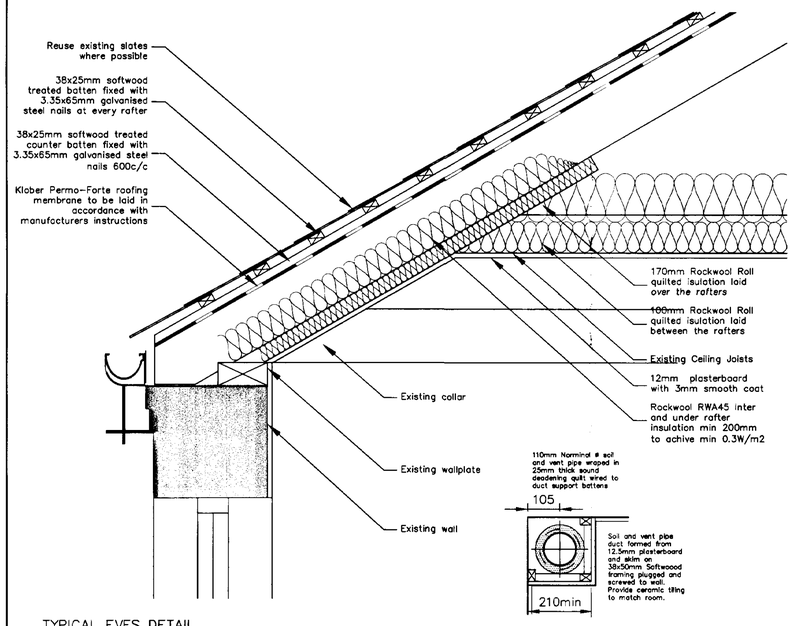
WEST ELEVATION (E2)
SCALE 1:100



EAST ELEVATION (E3)
SCALE 1:100



NORTH ELEVATION (E4)
SCALE 1:100



TYPICAL EVES DETAIL
SCALE 1:10

TYPICAL SVP DETAIL
SCALE 1:10

ROOF
Strip and refelt existing slate tile roof. Reuse existing slates where possible and ensure that the front elevation is re-slated using the existing slates. Roof structure to be strapped at gables with 30 x 5mm galvanized MS straps at 2.0m c/c along rafter and ceiling chords, over three rafters with minimum anchorage of 100mm providing noggins and packings under straps. Strap wallplate to wall at 1.5m c/c with 30 x 5mm galvanized MS strapping. Counterbatton roof and re-felt using Klober Permo Forte breathable membrane laid strictly in accordance with the manufactures recommendations.

Provide 100mm Rockwool Roll laid between joists and 170mm laid over joists to provide a min U value of 0.16. Pack insulation tightly to the eves and provide a Hambleside Danelaw HDURT tray ventilator (or similar) fitted in accordance with manufactures recomendations Where there are caved areas of ceiling Rockwool RWA45 as an inter and under rafter insulation should be used to provide a min u value of 0.3

WALLS
Provide infil panels of brick as shown on elevations Toothed in to existing brickwork both externally and internally. Brickwork to be english bond to match existing. Mortar to be lime mortar to match existing. Brick type and mortar match to be agreed by CA before comencemnet. Finished internally with 2 coat plasterwork.

NEW INTERNAL WALLS GROUND FLOOR
Internal walls of 100mm H+H Standard blockwork plastered both sides and built off strip of DPC. Corrugated steel lintels (ref: CN102) over openings unless stated otherwise. Where non-loadbearing walls on ground slabs abut loadbearing walls on foundations joints to be tied with expanded metal at 300mm vertical spacings and not bonded.

NEW WINDOWS, DOOR & GLAZING

Provide softwood windows and doors to match existing of style shown on drawing. The contractor should submit for approval full details of the window before manufacture

All new glass lower than 1500mm above floor level to doors, adjacent sidelights and adjacent windows and all new glass lower than 800mm above floor level elsewhere to be laminated or toughened glass to BS6206:1981.

All new windows to be double glazed 4:16:4 (glass:air gap:glass) Pilkington K low E sealed units to BS5713. Approval must be sort from the conservation office before ordering.

All new windows and doors to be 100% draught stripped. All windows and glazed doors to achieve a U Value of 2.0 W/m K in accordance with Building Regulation requirements.

All new internal doors to be 826mm leaf giving min. clear opening 775mm all new door in existing opening to be made to measurepand where possible achive 775mm clear opening.

VENTILATION

Provide mechanical ventilation as follows:
W.C./Bathroom 15 lps
Mechanical extract ventilation to Kitchen to have 30L/sec where located over a hob, or 60L/sec elsewhere.

All extract fans to be operated manually. All fans to be fitted with an approved backdraught shutter.

Provide background ventilation to all room of 400mm2 per m2 of floor area to a minimum of 4000mm2 per room.

DISABLED ACCESS

Site entrance to have a 6m and level finish, with a 900mm minimum width, suitable for wheelchair use. Ramp access to dwelling to have a maximum gradient of 1:20 with a surface suitable for wheelchair access, avoiding materials such as gravel or shingle.

New Entrance doors to be a mobility door, frame and threshold to provice level access to the building and to have a minimum clear opening width of 800mm.

STAIRCASE
Balustrade to stair to be minimum 900mm above pitch line and formed so as to prevent the passage of 100mm sphere and children climbing. Flight to have minimum unobstructed width of 800mm; 14No. equal risers 197mm with equal treads of min 223mm, max pitch of 42; minimum clear headroom of 2.0m vertically from pitch line. Lighting to stair to be operated by 2-way switching top and bottom. Stair dimensions to be checked on site prior to manufacture to ensure compliance with Building Regulations

HEATING

Space and water heating provided by gas fired, condensing, combination boiler. Primary pipework to be lagged achieving a thermal conductivity value not exceeding 0.035 W/mK.

Natural gas fired condensing combination boiler to have minimum SEDBUK rating of 78.

System controlled with thermostatic radiator valves and room thermostat or flow switch, boiler timeclock and programmer.

Heating or hot water system to be installed by competent persons and must provide the owner with suitable commissioning certificates, such as those produced by Elanch mark. The Council requires copies of those certificates before accepting any installation.

PLUMBING & WASTES.

Plumbing to BS5572:1978. All foul water waste to discharge into new and existing SVP's, stub stacks with air admittance valves or gullies.

drainage wastes from fittings to be as follows: -

sink	40mm dia trap	75mm	depth of seal
wc	75mm dia trap	50mm	depth of seal
wash basin	32mm dia trap	75mm	depth of seal
bath	40mm dia trap	75mm	depth of seal
shower	40mm dia trap	75mm	depth of seal

New SVP and stub stacks to be 110mm upvc. SVP to be fitted with a bird proof cowl terminating 1.0m above any opening into the building.

Provide access panel to base of all soil stacks to allow for rodding. Provide access to and of all branch wastes to allow for rodding. Branch connections to stacks not directly opposite to be offset by 110mm or 200mm if below W.C. connection.

Ventilation to SVP to terminate outside the building at least 900mm above any opening windows within 300mm and terminated with a suitable perforated cover.

ELECTRICS

All light switches, electric sockets, TV sockets and telephone jack points are positioned between 450mm and 1200mm above floor level, to enable people with limited reach to operate switches, sockets etc. External facilities such as doorbells and entry-phone systems require positioning no higher than 1200mm above the external entrance level.

Where shown on plans, energy efficient lighting to have a luminous efficacy greater than 40 lumens per circuit watt.

Any external lighting to automotically extinguish when there is enough daylight or when unnecessary at night and to be energy efficient as above.

CONCEALED WORK

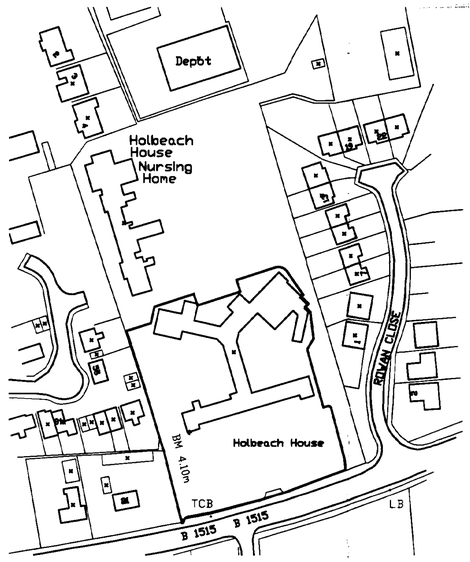
Concealed services to be adequately boxed and sealed at floor and ceiling levels. Piped services to be sealed where they project into hollow construction i.e. roof spaces and floor voids.

Provide suitable draught proofed access trap to ceiling void including suitable catch to adequately compress the draught seal. Loft hatch to have no worse than 0.35 W/m2K U-Value.

Any services passing through the floors of the flats to be fitted with intumescent collar to achive 1hr fire resistance.

SMOKE DETECTORS

Self contained smoke/heat detectors as shown on plan conforming to BS5446:Pt1 to be permanently wired to a separate fused circuit at the distribution board and interlinked as appropriate. All smoke detectors to be interconnected so that detection of smoke/heat by any one unit operates the alarm signal in all of them.



LOCATION PLAN
SCALE 1:1250

PLANNING DEPARTMENT
Ref. A3

Planning Department
22 OCT 2004
Dwg. 72/03

rev	purpose	date
B	Elevations Updated	15-10-04
A	Eaves Detail Added and Notes updated	14-09-04

RUSSEN & TURNER
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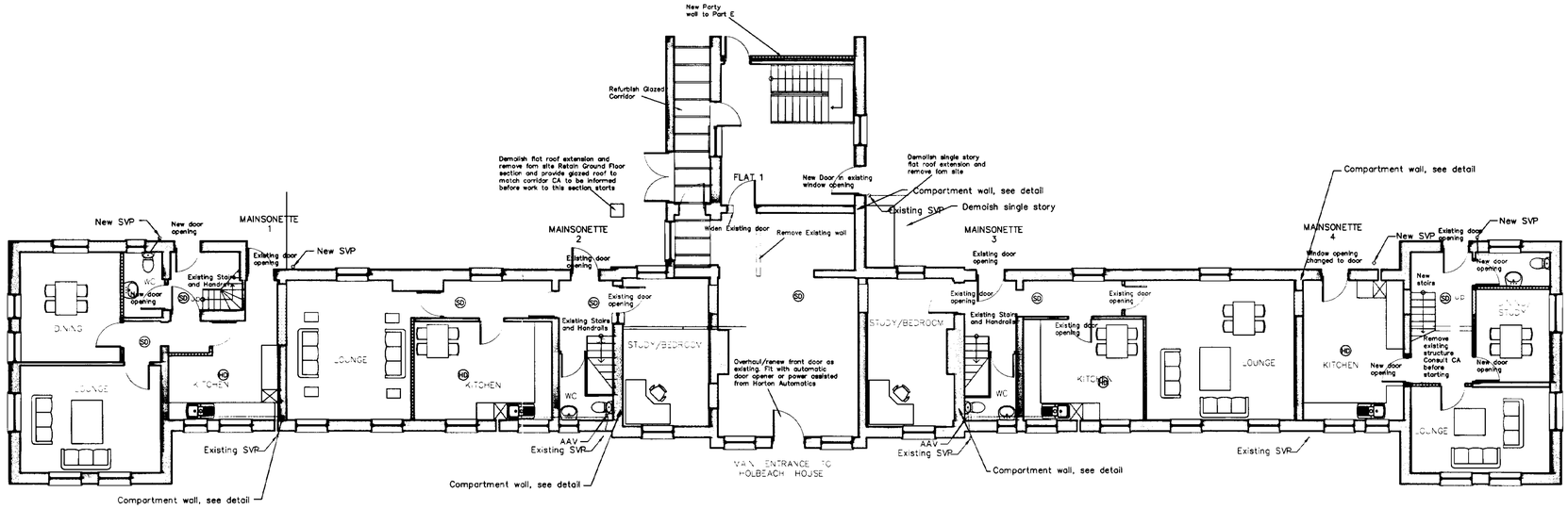
PROJECT: Renovation and Change of Use

CLIENT: Delta Housing Ltd.

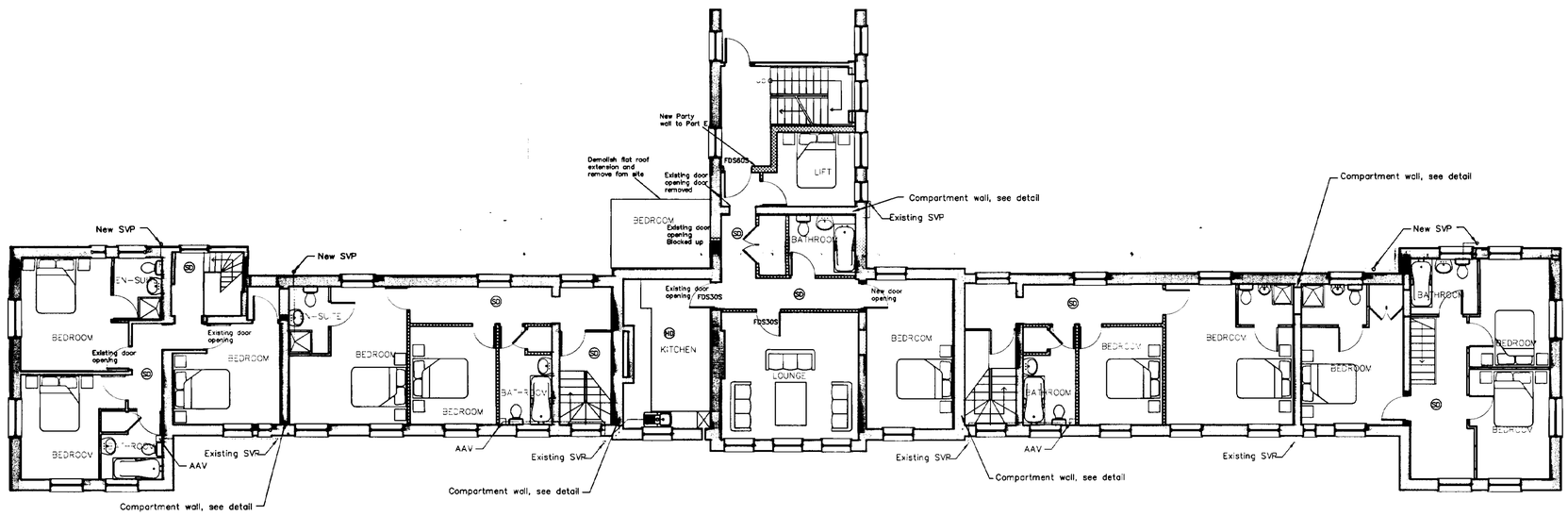
PROJECT ADDRESS: Hobeach House, Holbeach, Lincolnshire

DWG TITLE: Proposed Elevations, Location Plan

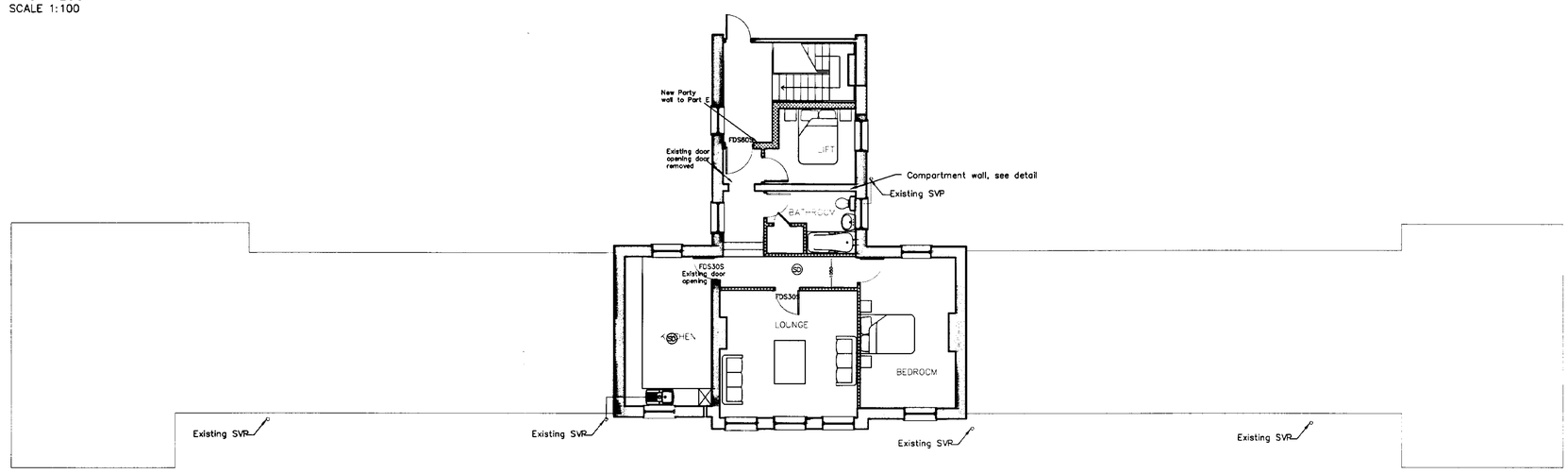
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As Shown			10/08/2004
DRAWN: SH/MDF	CHECKED: SC	DRAWING No: W03206/E02	REVISION No: B



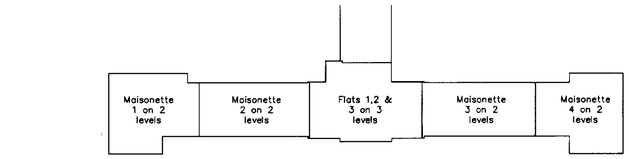
GROUND FLOOR
SCALE 1:100



FIRST FLOOR
SCALE 1:100



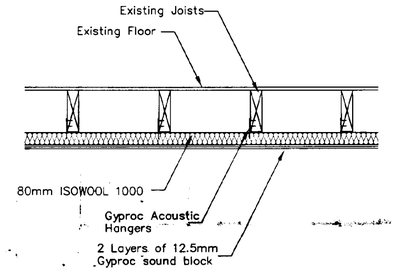
SECOND FLOOR
SCALE 1:100



GENERAL LAYOUT
NOT TO SCALE

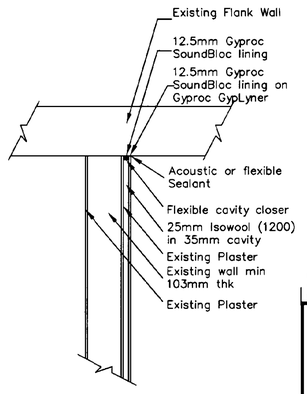
LEGEND

	Denotes Exisiting Walls
	Denotes New Walls
	Denotes proposed blocking up of existing opening
	Compartment Wall
FDS30S	Fire Door Smoke sealed 30 minuet Self-closing
FDS60S	Fire Door Smoke sealed 60 minuet Self-closing
SD	Smoke Detector
HD	Heat Detector



Gyproc CasoLine MF ceiling hung underneath basic floor (ceiling removed) using Gyproc Acoustic Hangers to give a 277mm cavity. 80mm Isowool 1000 laid on ceiling boards.

Detail of Separating Floors



Detail of Separating Walls

FILE: A3

PLANNING SERVICE
22 OCT 2004
Ref: 720/03

rev	purpose	date
B	Ground Floor Flat and lift shaft removed	15-10-04
A	Amended plans and En-suites added	13-09-04

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PROJECT: Renovation and Change of Use

CLIENT: Delta Housing Ltd.

PROJECT ADDRESS: Hobeach House, Holbeach, Lincolnshire

DWG TITLE: Proposed Plans

SCALE	DATE	
1:100 1:20	September 2004	
DRAWN: MF	CHECKED: SC	DRAWING No: W03206/P02
REVISION No: B		