Notes & Revisions

Do not scale from this drawing.

This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than that for which it is issued without written permission from Messrs. Status Design.

The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects so that design amendments may be considered.

Please note: This drawing is not a conveyance drawing.

Construction work to be carried out with due regard to the Construction(Design and Management) Regulations 1994 (CDM) and the Health and Safety at Work, etc. Act 1974 (HSW Act).

Works to Existing Structure

Provide injected DPC to existing walls

Re-point existing brickwork. Replace perished bricks.

Existing rear extension and outbuildings to be demolished.

Ground floor to be replaced with new solid concrete floors.

Re-plaster throughout including salt retardant and waterproofing additives.

New ceilings of plasterboard and skim.

Replace first floor timbers and T & G floor boarding.

Replacement and new windows to be painted traditional box sliding sash type. New 6-panel front door and frame.

Replace fireplace to lounge with type more appropriate to period.

Rear fireplace and chimney to be removed as shown.

Provide new winder staircase replacing old stairs.

Existing roof to be completely replaced with hand cut roof timbers, felt and battens and blue slates.

Replace guttering with new cast guttering on wall brackets with 2 no. rainwater downpipes.

Provide 200mm roof insulation.

House to be completely re-wired.

Brick up windows where shown and form new openings for new sash window where shown. Match in with second-hand bricks to match.

Form archway linking through into new extension.

Make good to all disturbed and affected areas.

Works Relating to New Extension

Roof pitch to match that of Jasmine Cottage

Roof covering to be Smooth Blue cement fibre slates.

Brickwork to match that of Jasmine Cottage as closely as possible.

Windows to be softwood painted casement cottage style.

Purpose made softwood painted entrance screen.

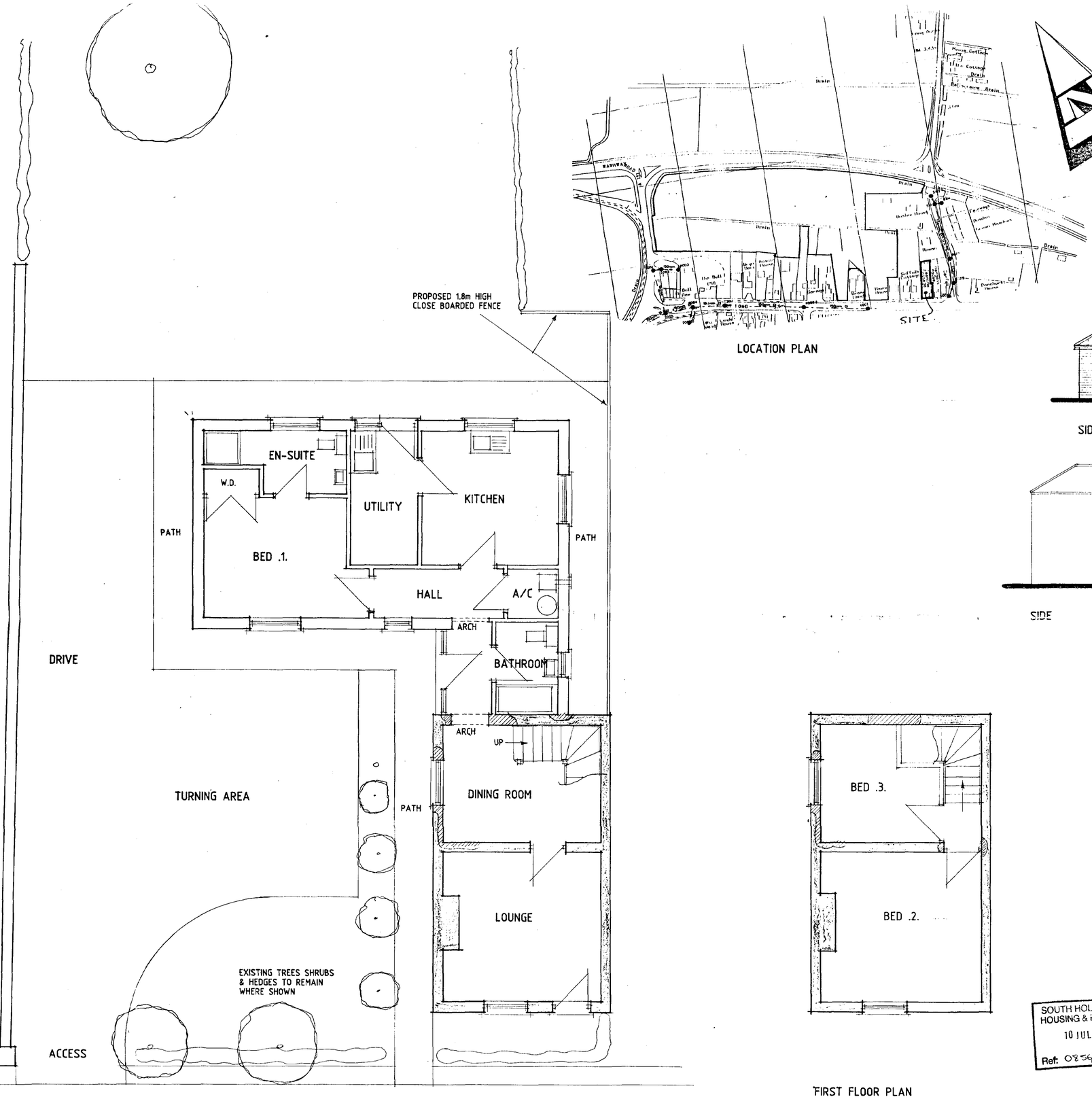
External Works

Increase width of existing access and form new gravel drive and turning area as shown.

Provide concrete footpath around dwelling as shown.

Existing trees, hedges, shrubs, etc. to remain where shown.

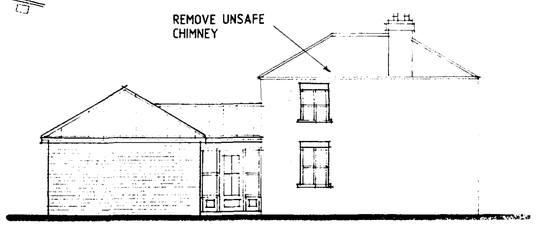
Wall to eastern boundary to be removed and replaced with 1.8m high timber close-boarded fence.



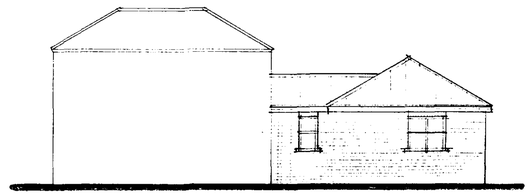
SITE PLAN / GROUND FLOOR PLAN

LOCATION PLAN

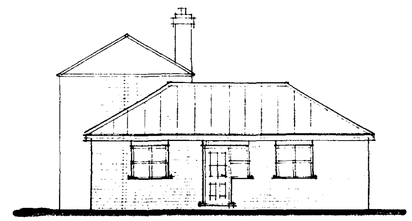
FRONT



SIDE



SIDE



REAR

FIRST FLOOR PLAN

THIS DRG. TO BE READ IN CONJUNCTION WITH SD00-020/3

DESIGN Status

CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED EXTENSION TO JASMINE COTTAGE, OLD MAIN ROAD, FLEET HARGATE FOR

MR. P. COUPLAND.

PLAN AS PROPOSED

SCALE 1:100 1:1250 SD00-020/4

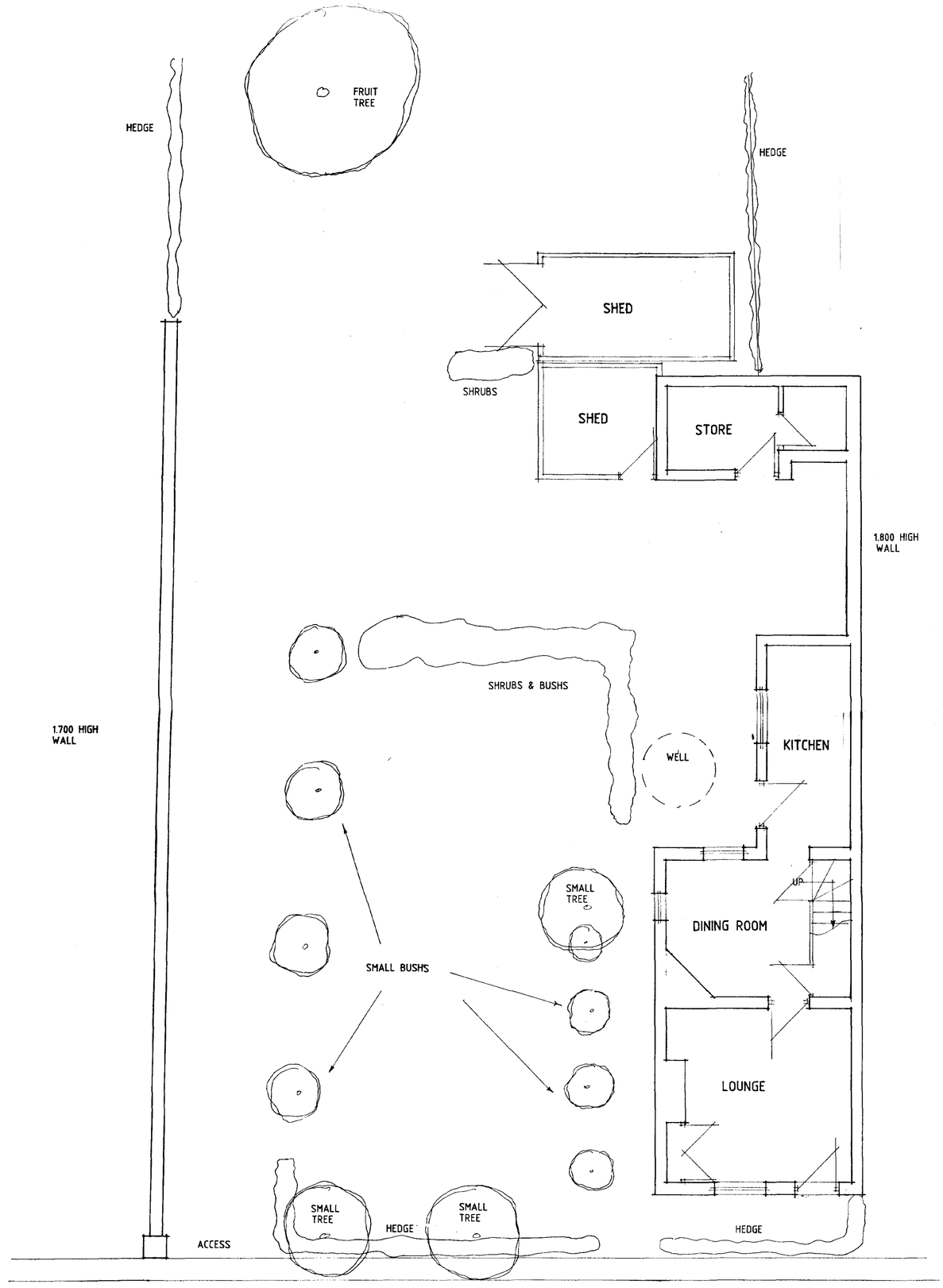
JULY-01 B.GILHAM.

SOUTH HOLLAND DC HOUSING & PLANNING 10 JUL 2001 Ref: 0856/01

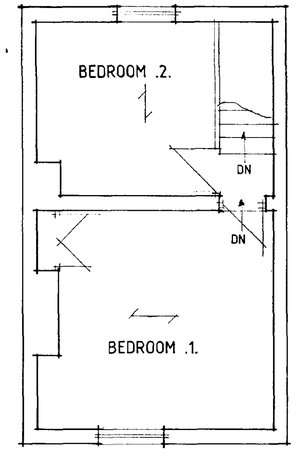
SUPERSEDED PLAN

DELETED

Walk, Holbeach, Spalding, Lincs. PE12 7AP
Tel: 01406 424343 Fax: 01406 490707



SITE PLAN / GROUND FLOOR PLAN



FIRST FLOOR PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
10 JUL 2001
Ref: 0856/01

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED EXTENSION TO JASMINE COTTAGE, OLD MAIN ROAD, FLEET HARGATE FOR

MR. P. COUPLAND.

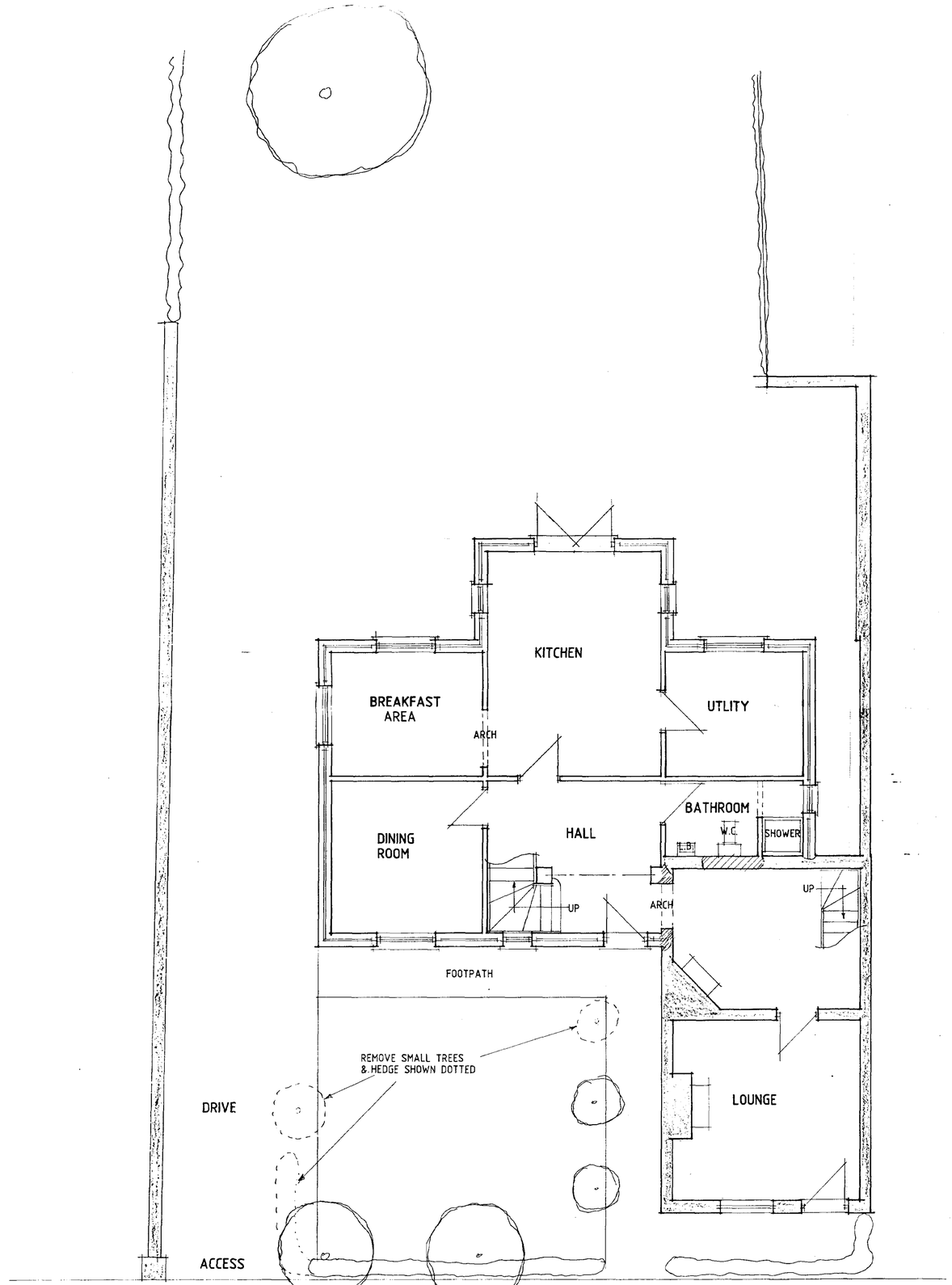
PLAN AS EXISTING.

DETERMINED

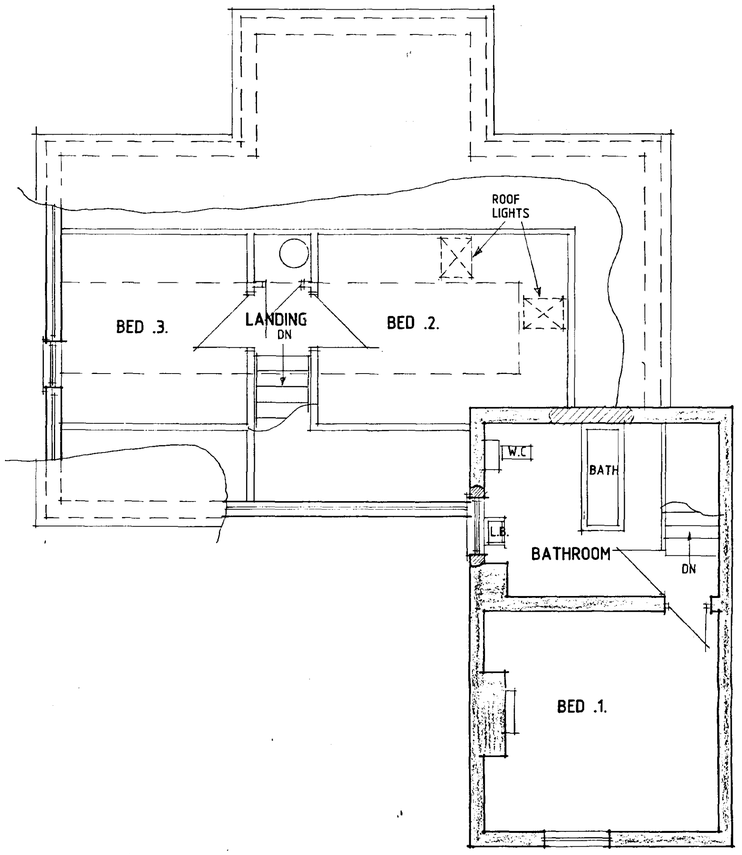
1:50 S000-0207/3

JULY-01 B.GILHAM.

2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP
Tel: 01406 424343 Fax: 01406 490702



GROUND FLOOR PLAN



FIRST FLOOR PLAN

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

AMENDED PLAN
Ref.

SHDC
Planning & Development
- 6 MAR 2002
Ref 0856/01

PROPOSED EXTENSION TO JASMINE COTTAGE, OLD MAIN ROAD, FLEET HARGATE FOR

MR. P. COUPLAND.

1:50	SD00-020/6
FEB-02	B.GILHAM.

2 Edinburgh Walk, Holbeach, Spalding, Lincs. PE12 7AP
Tel: 01406 424343 Fax: 01406 490702

FRONT

SIDE

SIDE

REAR

Works to Existing Building

Re-roof with reclaimed Welsh blue slates on battens with felt. Red clay ridge pieces.

Replace defective roof timbers and treat.

New black upvc half-round gutter and rainwater pipes with drive-in brackets to gutter.

Renew/repair all ceilings. (NB. All 'old' ceilings affected by wet and have collapsed).

New painted windows and doors (windows to be box sash sliding type to south elevation.

Injected wall DPC.

Re-point as necessary external brickwork.

New solid concrete screeded insulated floors to ground floor.

Replace defective first floor joists and boarding to bathroom. Treat all timbers. Timbers and boards to front bedroom to remain and be treated.

Repair existing staircase where rotten.

Retain fire openings positions (3 no.).

Retain 2 no. chimney stacks with lead flashings.

Re-wire and re-plumb/heat incorporated into new extension systems.

Re-build top section of eastern boundary wall.

Re-build section of wall above ground floor window on south elevation using existing bricks and lime mortar all to blend in.

Re-point existing brickwork. Replace perished bricks.

Existing rear extension and outbuildings to be demolished.

Provide 200mm roof insulation.

House to be completely re-wired.

Brick up windows where shown and form new openings for new sash window where shown. Match in with second-hand bricks to match.

Form archway linking through into new extension.

Make good to all disturbed and affected areas.

LOCATION PLAN

Works Relating to New Extension

Roof pitch to be 47 ½ °.

Roof covering to be red pantiles with blue ridges.

Brickwork to match that of Jasmine Cottage as closely as possible using new bricks to be agreed

Windows to be softwood painted casement cottage style.

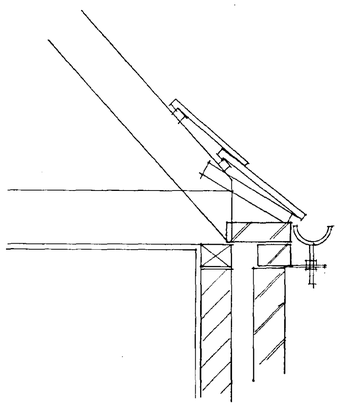
External Works

Provide concrete footpath around dwelling.

Existing trees, hedges, shrubs, etc. to remain where shown.

Existing access and drive to be used.

Wall to eastern boundary to remain as shown. Repair as necessary.



EAVES DETAIL

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

AMENDED PLAN
Ref.

Planning & Development
- 6 MAR 2002
Ref 0856/01

DETERMINED PLAN

PROPOSED EXTENSION TO JASMINE COTTAGE, OLD MAIN ROAD, FLEET HARGATE FOR

MR. P. COUPLAND

1:100 1:2500 1:10	SD00-020/7
FEB-02	B.GILHAM.

2 Edinburgh Walk, Holbeach,
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