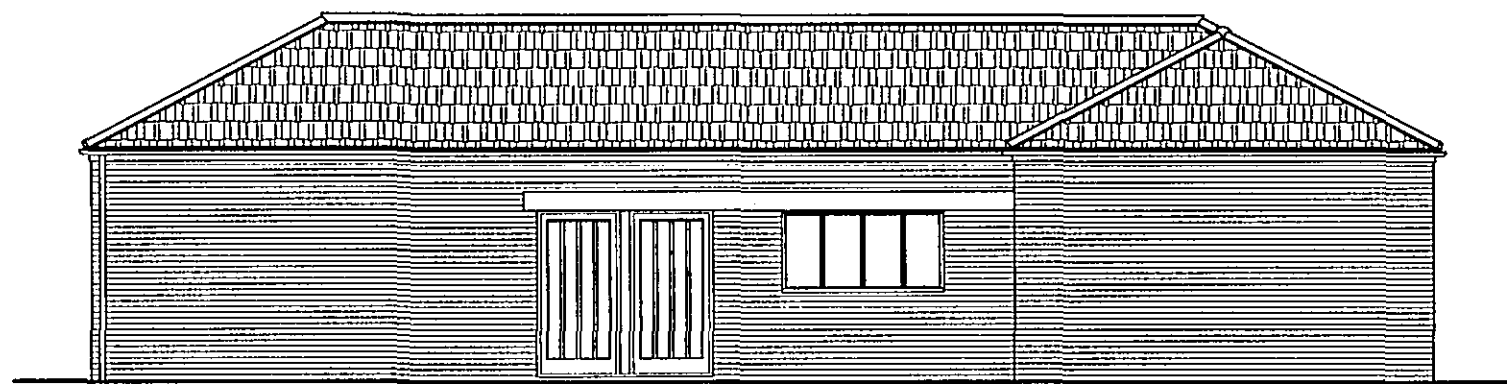
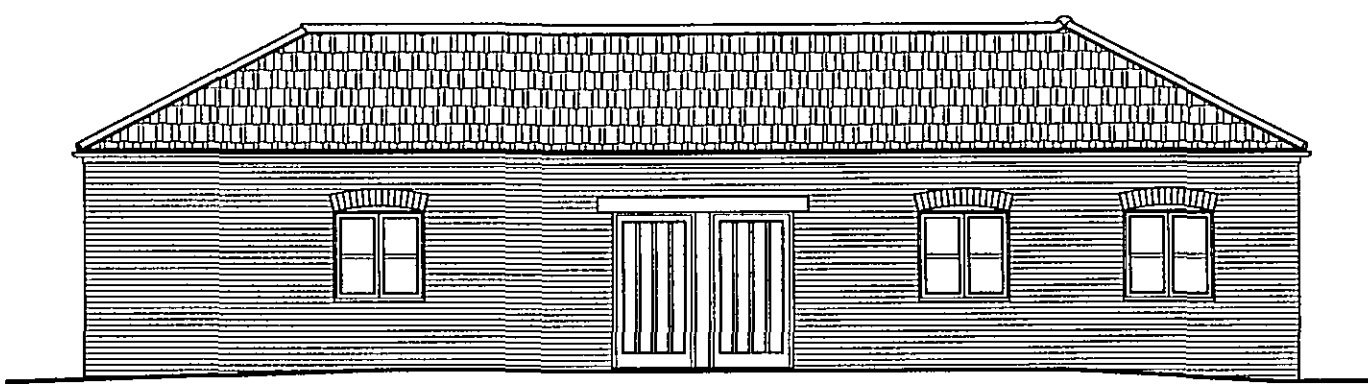
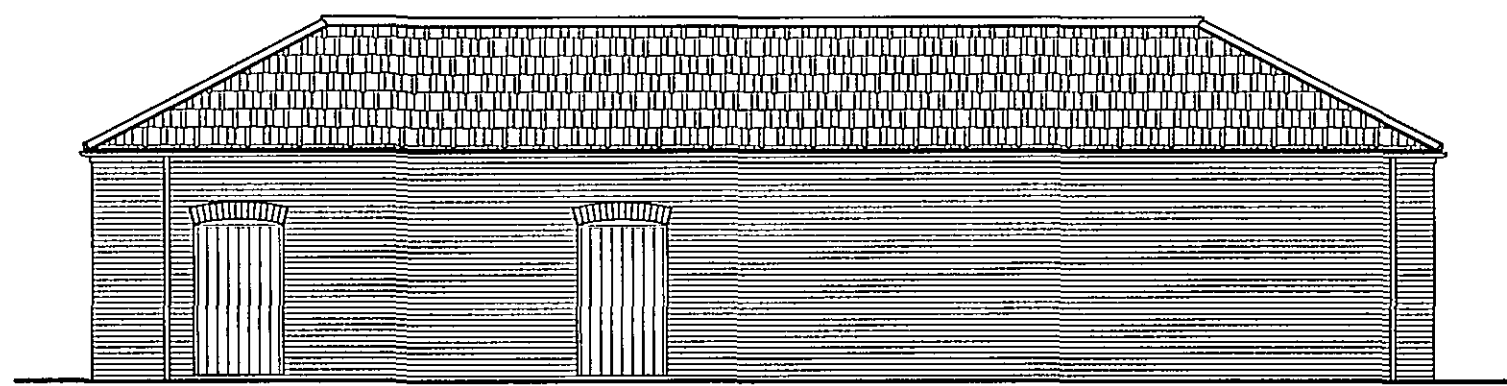




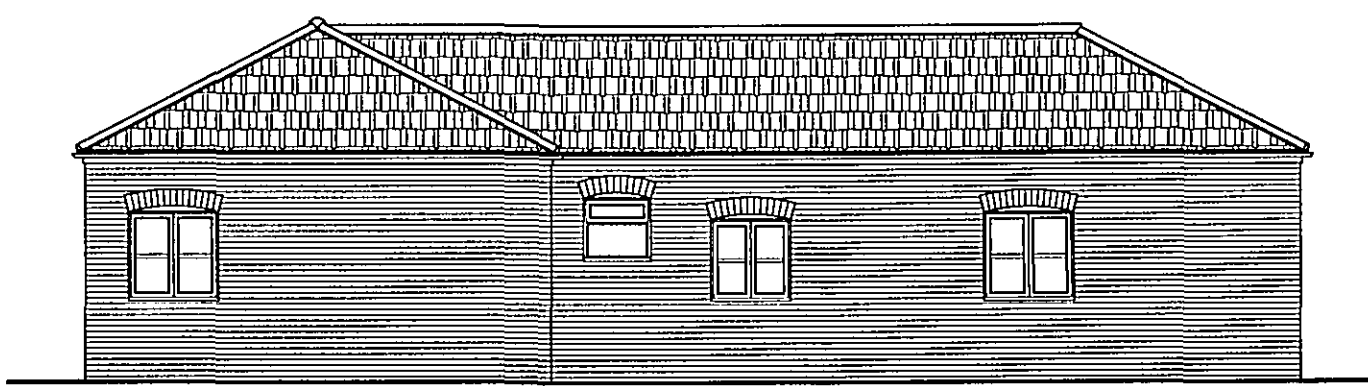
SOUTH ELEVATION



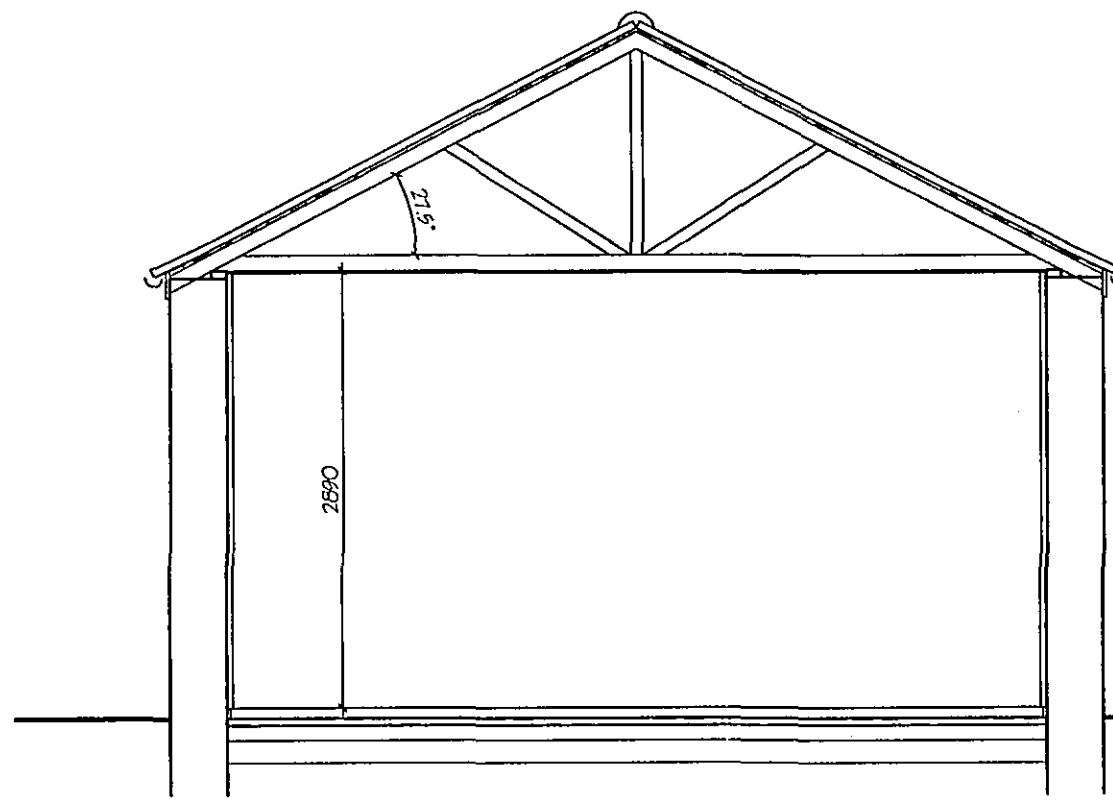
EAST ELEVATION



NORTH ELEVATION

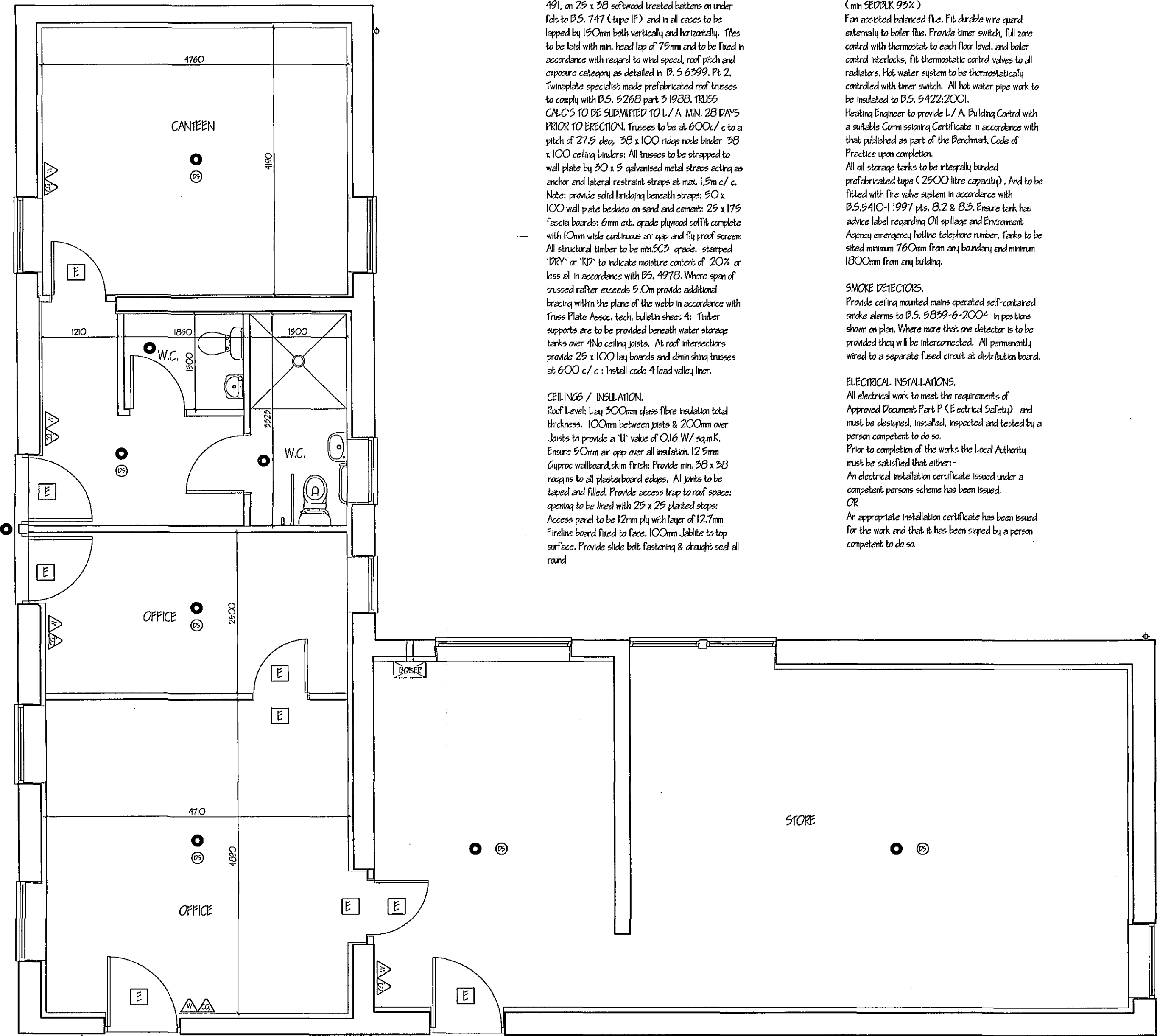


WEST ELEVATION



SECTION

EXISTING WALLS TO REMAIN
INJECTED D.P.C. BY SPECIALIST



FLOOR PLAN

PITCHED ROOF CONSTRUCTION

Interlocking concrete roof tiles to BS EN 490 / 491, on 25 x 38 softwood treated battens on under felt to BS 747 (Type IF) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. head lap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in BS 5599, Pt 2. Two-plate specialist made prefabricated roof trusses to comply with BS 5268 parts 5/1983, 18/85. CALC'S TO BE SUBMITTED 10/1/ A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/c to a pitch of 27.5 deg. 38 x 100 ridge rafter bender 38 x 100 ceiling binders. All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1.5m c/c. Note: provide solid bracing beneath straps: 90 x 100 wall plate bedded on sand and cement: 25 x 175 fascia boards: 6mm ext. grade plywood soffits complete with 10mm wide continuous air gap and fly proof screen: All structural timber to be min. SC3 grade. stamped 'DB1' or 'KD' to indicate moisture content of 20% or less all in accordance with BS 4978. Where span of trusses rather exceeds 5.0m provide additional bracing within the plane of the webs in accordance with Truss Plate Assoc. tech. bulletin sheet 4. Timber supports are to be provided beneath water storage tanks over 4No ceiling joists. At roof intersections provide 25 x 100 lay boards and diminishing trusses at 600 c/c: install code 4 lead valley liner.

CEILINGS / INSULATION

Roof Levels: Lay 500mm glass fibre insulation total thickness. 100mm between joists & 200mm over joists to provide a 'U' value of 0.16 W/ sqmK. Ensure 50mm air gap over all insulation. 12.5mm Gypoc wallboard/skin finish: Provide min. 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled. Provide access trap to roof space: opening to be lined with 25 x 25 plasterboard. Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face. 100mm Jable to top surface. Provide slide bolt fastening & draught seal all round

HOT WATER AND SPACE HEATING

Provide Oil fired combination boiler in position shown (min SEDBUK 95%) Fan assisted balanced flue. Fit durable wire guard externally to boiler flue. Provide timer switch, full zone control with thermostat to each floor level, and boiler control interlocks. Fit thermostatic control valves to all radiators. Hot water system to be thermostatically controlled with timer switch. All hot water pipe work to be insulated to BS 5422:2001. Heating Engineer to provide L/A. Building Control with a suitable Commissioning Certificate in accordance with that published as part of the Benchmark Code of Practice upon completion. All oil storage tanks to be integrally lined prefabricated tape (2500 litre capacity). And to be fitted with fire valve system in accordance with BS 5410:1997 pts. B2 & B3. Ensure tank has advice label regarding Oil spillage and Environment Agency emergency hotline telephone number. Tanks to be sited minimum 760mm from any boundary and minimum 1800mm from any building.

SMOKE DETECTORS

Provide ceiling mounted mains operated self-contained smoke alarms to BS 5859-6:2004 in positions shown on plan. Where more than one detector is to be provided they will be interconnected. All permanently wired to a separate fused circuit at distribution board.

ELECTRICAL INSTALLATIONS

All electrical work to meet the requirements of Approved Document Part P (Electrical Safety) and must be designed, installed, inspected and tested by a person competent to do so. Prior to completion of the works the Local Authority must be satisfied that either: An electrical installation certificate issued under a competent persons scheme has been issued. OR An appropriate installation certificate has been issued for the work and that it has been signed by a person competent to do so.

WALLING

Existing 225mm brickwork to receive 15mm sand cement render internally and lined with 65mm Gypoc Thermaline Super on RT driver system. 'U' value 0.35 W/ m2K. Internal stud walls to consist of 38 x 89 CLS, at 600mm c/c, both sides to be clad with 12.5mm Gypoc SoundPoc and skim. 25mm Isowool Acoustic partition roll fill between studs. GROUND FLOOR CONSTRUCTION Strip all vegetable soil and lay floor as follows: 65mm sand and cement screed with chicken wire reinforcement on 500g polythene D.P.M. on 70mm Celotex Extra-R XPSOTO insulation board, on 1200g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm, lay 500mm wide D.P.M. strip into D.P.C. to lap floor D.P.M. All on 100 concrete over site. Concrete mix (EN) in non aggressive soils and FND2 mix in sulphate bearing soils to BS 5920; psl 1991: 150 bladed and consolidated hardcore. 'U' value 0.21 W/ m2K.

FOUR DRAINAGE

Inspection chamber construction to be "Osma" and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with BS 5304:1989. Fall drainage pipes to be 110mm dia. UPVC, to BS 4600:1989. Flexible joints and laid to makers' instructions to a fall of 1:70 laid and surrounded with 100mm pea gravel. Where pipes pass under floors encase in 150mm pea gravel. Where pipes pass under drives surround in 150mm concrete with fixed joints to correspond with joints in pipe work. Provide 69 x 100 pre-stressed concrete lintel bridging where pipes pass through walls, provide compressible filler around pipe, opening masked both sides of wall with raked sheet material. Soil and vent pipes to be 110mm dia. PVC to BS 4514: 1985 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be generally 40mm dia. If over 3.0m long run increase to 50mm dia. All PVC to BS 3945: 1979 complete with racking eyes at every change of direction. Pith, buses and sink to have 75 deep seal traps: Showers to be rated on 150mm plinth with access plate to anti-siphon trap and 50mm waste. All radiators, drains to be grabbed out or filled with lean mix concrete. Condensation drainage from boiler flues to discharge via min. 22mm diameter pipe work through a 75mm condensation trap. Alternatively an additional trap should be provided externally to provide the required seal, an air gap should be provided between the boiler and the trap.

GLAZING

Double glaze properly throughout with timber windows (minimum 24mm Argon filled gap to all units with Low 'E' Gl class) max 'U' value 1.6 W/ sqmK excluding gaskets. All glazing between E.L.L. and 8000mm high and between E.L.L. and 1900mm high in doors and side lights to be safety glass to BS 6206. All windows/ doors to be draught sealed.

VENTILATION

All windows to have opening lights that open to 30 degrees or more and to provide the equivalent of 1/20th the floor area of each room. Should opening lights be to less than 30 degrees provide the equivalent of 1/10th the floor area of each room. Provide background ventilation min. 14000mm2, permanent free air ventilation per room. Provide mechanical ventilation by Wall/ Ceiling mounted mechanical extractor fans as follows: Rest Rooms 8 - 12 Air changes per hour. W.C. 6 - 10 Air changes per hour with 15 minute overrun. Offices 4 - 6 Air changes per hour. Storage 3 - 6 Air changes per hour. Buildings where Air conditioning is to be installed a detailed design is to be carried out by a specialist contractor and appropriate design certification provided.

FIRE DOORS

All doors to be min. 895mm wide and have 30 minute fire resistance and fitted with self closes. All frames/ doors to have intumescent strip fitted. All office doors to be fitted with vision panel of 400mm plate glass to Class C of BS 6206.

INTERNAL DOORS

All internal doors to be minimum 895mm wide. Disabled toilet facility to be fitted with 1.0m wide door set.

MAIN ENTRANCE DOORS

Main entrance doors to consist of 1 pair 895mm wide doors. And to have 'Exit' or similar level threshold.

LIGHTING

To Office areas provide 'Siemens' or similar approved fluorescent lighting fixed at ceiling level, to provide an initial efficacy, averaged over the whole office area, of not less than 40 luminaire-lumens / circuit-watts to be controlled by manual switch not more than 8.0m from luminaire or by means of movement sensors. The following lighting levels are recommended:

Offices	300lux at work
surface level	
Storage areas	150lux at vertical plane
Canteen	200lux at table level
Toilets	150lux at floor level
Corridors	120lux at floor level

Provide emergency light fittings in positions shown on plan all to BS 5266: psl.

ENERGY METERS

Contractor to provide and fit suitable Energy Metering to enable the owner/ occupier to monitor energy, also to provide sufficient instructions, including an overall metering strategy that shows how to attribute energy consumption to end uses and how the meter readings can be used to compare operating performance with published benchmarks. All in accordance with Building Regulation Approved Document L2 section 5.

LOG BOOK

Contractor to provide the owner/ occupier of the building with a Log Book detailing the installed services, plant and controls. Their method of operation and possible future maintenance to enable energy consumption to be monitored and controlled. All in accordance with Building Regulation Approved Document L2 section 5.

TESTING & CERTIFICATION

If the proposed building is less than 1000 square metres in area, then design details and construction technique method statement can be submitted to the Local Authority prior to commencement on site. The Main Contractor is to provide a certificate or declaration relating to the design details and fitness showing compliance with BS L2. In buildings larger than 1000 square metres provide an Infra Red thermo-optic survey in accordance with DBS report 176. Air tightness tests are to be carried out in accordance with BS EN 12527:2000. Thermal performance of the building is to comply with BS EN ISO 15789:1990 limiting thermal bridging and air leakage and in accordance with ISO 2001. Design of mechanical cladding to comply with document L2 MCR/MACH Note 14. Main Contractor is to provide all certification for tests carried out.

CONSTRUCTION HAZARDS

The following operations are identified as involving hazards in construction:
a) Working close to under ground or over head power cables.
b) Demolition and modification to adjacent existing buildings containing asbestos materials.
c) Excavation adjacent to existing foundations and adjacent tanks below ground.
d) Steel erection close to boundary or existing building.
e) Working with scaffolding.
f) Working at height.
g) Roofing operations.
h) Craneage operations.
i) Working on insulation or large laminated insulated panels in areas with restricted access.
j) Disposal of soil/ wastes.
k) Welding to existing steel work.

HAZARDOUS MATERIALS

The following materials could be deemed a hazard:
a) Cement and cement based products.
b) Solvent based paints.
c) Fuel and factory waste sewerage located in existing drainage system.
d) Dust generated during construction (including asbestos).
e) Sealant and adhesives.
f) Insulation material.
g) Heavy structural steelworks and timbers.
h) Reinforcing bars.

The above list is not a definite list as the Principal contractor or any subcontractor may specify materials which could be deemed a hazard over and above those listed.

DETERMINED
PLAN

SHDC
Planning & Development
- 1 SEP 2008
Ref: 0950/08

LIMITATIONS

This drawing is limited to the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning/ Building Regulation approval. The drawing must not be used as a contract document alone.

All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes.

All given dimensions shall be checked by the Builder/ Contractor and will be his responsibility from commencement of site works.

The works will not be supervised or inspected on site by C.A.D. or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

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STANDARDS

All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice. Materials shall conform to appropriate British Standard Specification or BSA Certificate or European Code equivalent.

HEALTH & SAFETY

The Employer/ Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & Safety legislation for Building Sites and Work Places. The Employer/ Client is advised that should the works need to comply with the Construction Design and Management Regulations an independent Planning Supervisor will be required.

SCOPE OF THE WORKS

The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

FIRE DETECTION

Now fire detection to be installed in accordance with BS 5859 Pt 1 2002 and connected to existing system

- WATER FILLED EXTINGUISHER (9 litre) TO BS EN5
- CARBON DIOXIDE EXTINGUISHER (2 kg) TO BS EN5
- EMERGENCY LIGHTING POINT TO BS 5266-01 2005
- EMERGENCY EXIT SIGN TO BS 5499 psl 2002 75mm HIGH LETTERING
- SMOKE DETECTOR TO BS 5859-4:2002

revision	date	init.	revision details.



COOPER
ARCHITECTURAL
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Client. HARRINGTON HALL NURSERY

Project.
PROPOSED CONVERSION OF OUTBUILDINGS TO OFFICE & STORE
LITTLE MARSH LANE
FLEET
SPALDING
Lincs. PE12 8NW

Drawing.

PROPOSED
FLOOR PLAN - SECTIONS - ELEVATIONS

Scale 1:50 1:100	Drawing No. 0815-02
Date. JULY '08.	Drawn. J.C.