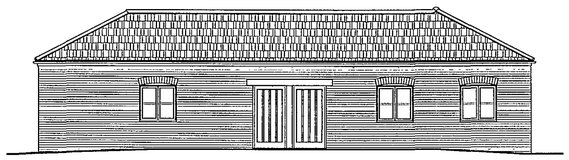
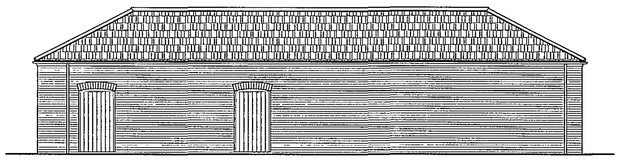


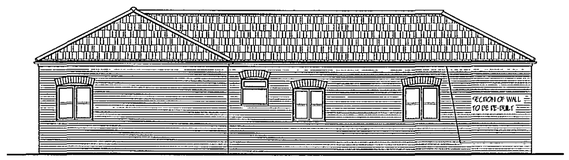
SOUTH ELEVATION



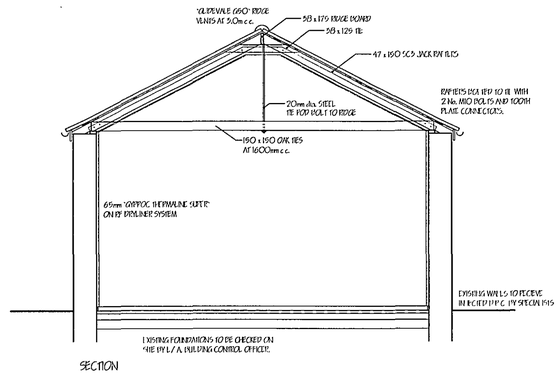
EAST ELEVATION



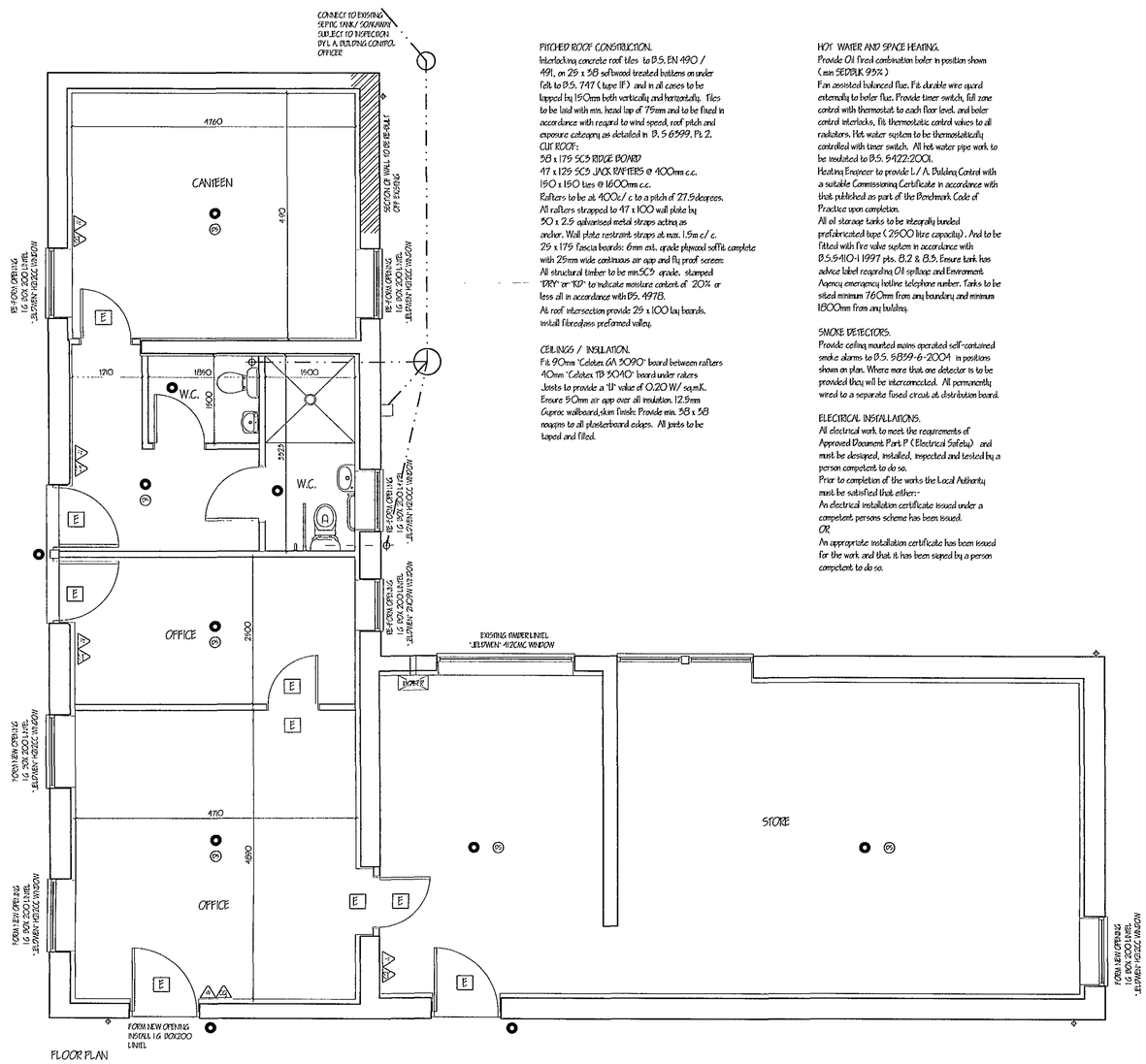
NORTH ELEVATION



WEST ELEVATION



SECTION



PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S. EN 490 / 491, on 25 x 38 softwood treated battens on under felt to B.S. 747 (type 1F) 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 reagard to wind speed, roof pitch and exposure category as detailed in B. S 6399. Pt 2.
CUT ROOF:
38 x 175 SC3 RIDGE BOARD
47 x 125 SC3 JACK RAFTERS @ 400mm c.c.
150 x 150 ties @ 1600mm c.c.
Rafters to be at 400c/ c to a pitch of 27.5degrees.
All rafters strapped to 47 x 100 wall plate by 30 x 2.5 galvanised metal straps acting as anchor. Wall plate restraint straps at max. 1.5m c/ c.
25 x 175 Fascia boards: 6mm ext. grade plywood soffit complete with 25mm wide continuous air eyp and fly proof screen:
All structural timber to be min SC3 grade, stamped 'TRADA' or 'KD' to indicate moisture content of 20% or less all in accordance with BS. 4978.
At roof intersection provide 25 x 100 lay boards. Install fibreglass preformed valley.

CEILINGS / INSULATION.
Fit 90mm "Celotex GA 3090" board between rafters 40mm "Celotex TB 3040" board under rafters
Joints to provide a 'U' value of 0.20 W/ sq.m.K.
Ensure 50mm air gap over all insulation. 12.5mm Gyproc wallboard,skim finish: Provide min. 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled.

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 B.S. 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 bunded prefabricated tupe (2500 litre capacity) . And to be fitted with fire valve system in accordance with B.S.5410-1 1997 pts. 8.2 & 8.3. 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 B.S. 5839-6-2004 in positions shown on plan. Where more that 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 13mm sand cement render internally and lined with 65mm "Gyproc Thermaline Super" on RT² dryliner system.
'U' value 0.35 W/ m2K .
Internal stud walls to consist of 38 x 89 C.L.S. at 600mm c/ c, both sides to be clad with 12.5mm Gyproc SoundBloc and skim. 25mm Isowool Acoustic partition roll infill between studs

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 65mm sand and cement screed with chicken wire reinforcement on 500ga polythene D.P.M. on 70mm "Celotex Extra-R XR3070 " insulation board, on 1200ga 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 GEN1 in non aggressive soils and FM22 mix in sulphate bearing soils to B.S. 5328: pt1 1991: 150 blinded and consolidated hardcore.
'U' value 0.21 W/ m2K .

LINTELS.
All lintels to be manufactured by Messrs. I.G. Codes Box 200 and Box 200 HD all to be installed in accordance with makers' instructions, and to have min. end bearing of 150mm

FOUL 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 B.S. 8301:1985. Foul drainage pipes to be 110mm dia. UPVC, to B.S. 4660:1989 flexibly jointed and laid to makers' instructions to a fall of 1:70 laid and surrand with 100mm pea gravel: Where pipes pass under floors encase in 150mm pea gravel: Where pipes pass under drives surrand in 150mm concrete with flexel joints to correspond with joints in pipe work. Provide 65 x 100 pre-stressed concrete lintel bridging where pipes pass through walls, provide compressible filler around pipe, opening marked both sides of wall with ridged sheet material: Soil and vent pipes to be 110mm dia. PVC to B.S. 4514: 1983 and to extend 900mm above window head terminating with PVC ballcan. Waste pipes to be generally 40mm dia. If over 3.0m long run increase to 50mm dia. All PVC to B.S. 5255: 1989 complete with rodding eyes at every change of direction: Baths, basins and sink to have 75 deep seal traps: Shower to be raised on 150mm plinth with access plate to anti-syphon trap and 50mm waste. All redundant drains to be grubbed 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 cavity to all units with Low 'E' 0.1 Glass) max 'U' value 1.6 W/ sq.m.K excluding garage. All glazing between F.F.L. and 800mm high and between F.F.L. and 1500mm high in doors and side lights to be safety glass to B.S. 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. Shield opening lights to be to less than 30 degrees provide the equivalent of 1/ 10th the floor area of each room.
Provide background ventilation min. 4000mm sq. 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. 838mm wide and have 30 minute fire resistance and fitted with self closers. All frames/ doors to have intumescent strip fitted.
All office doors to be fitted with vision panel. of q.w.p plate glass to Class C of B.S. 6206.

INTERNAL DOORS.
All internal doors to be minimum 838mm wide. Disabled toilet facility to be fitted with 1.0m wide door set

MAIN ENTANCE DOORS
Main entrance doors to consist of 1 pair 838mm wide doors. And to have 'Exitex' 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 luminaires-lumens / circuit-watt to be controlled by manual switch not more that 8.0m from luminarie 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 B.S. 5266 pt1.

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 attributee 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 3.

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 maintainence to enable energy corruption to be monitored and controlled. All in accordance with Building Regulation Approved Document L2 section 9.

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 f.ings showing compliance with D.R. L2
In buildings larger that 1000 square metres provide an Infra Red thermographic survey in accordance with BRE report 176.
Air tightness tests are to be carried out in accordance with CIBSE TM 23:2000.
Thermal performance of the building is to comply with BS EN ISO 15739:1990 limiting thermal bridging and air leakage and in accordance with ISO 2001. Design of metal cladding to comply with document L2
WORKMANSHIP 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 effluent tanks below ground.
d) Steel erection close to boundary or existing building.
e) Working with scaffolding.
f) Working at height.
g) Roofing operations.
h) Drainage 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) Foul 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
10 NOV 2008
Ref: 1155/08

LIMITATIONS.
This drawing is limited in the amount of information contained and does not purport to contain a full specification of the work. 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, adherance 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 BBA Certificate or European Code equivalent.

HEALTH & SAFETY.
The Employer/ Client shall ensure that the selected contractor is competent with, and admits 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
New fire detection to be installed in accordance with BS 5839 Pt 1 2002 and connected to existing system

▽ WATER FILLED EXTINGUISHER (9 litre) TO B.S. 5306

▽ CARBON DIOXIDE EXTINGUISHER (2 Kg) TO B.S. 5306

● EMERGENCY LIGHTING POINT TO BS 5266-01 2005

E EMERGENCY EXIT SIGN TO B.S. 5499 pt 1. 2002 75mm HIGH LETTERING

(S) SMOKE DETECTOR TO B.S. 5839-6-2002

revision	date	init.	revision details.

COOPER ARCHITECTURAL DESIGN
WOODBINC COTTAGE HOCKLESGATE
FLEET, SPALDING, LINC'S PE12 8LF
Tel : 01406 426819
Mobile : 07808 125 778

Client.
HARRINGTON HALL NURSERY

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

Drawing.
PROPOSED
FLOOR PLAN - SECTION - ELEVATIONS

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