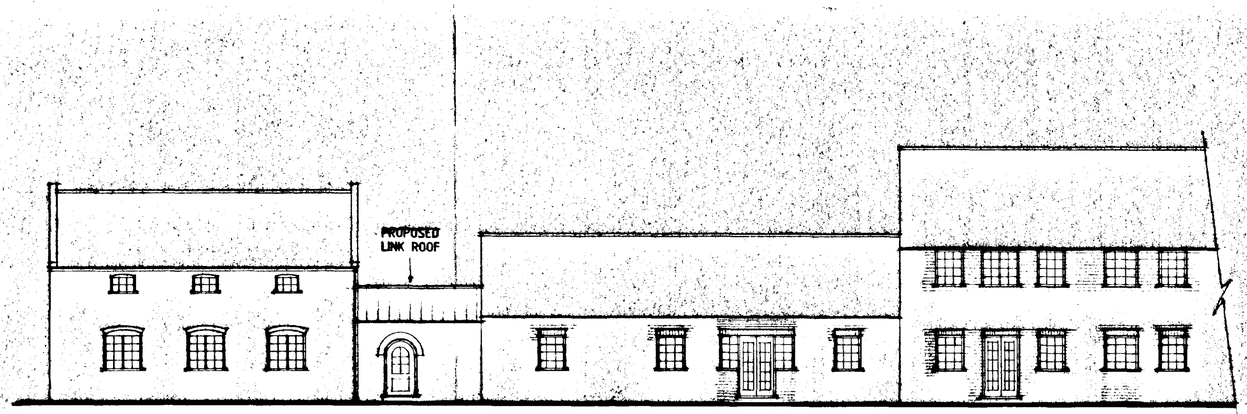
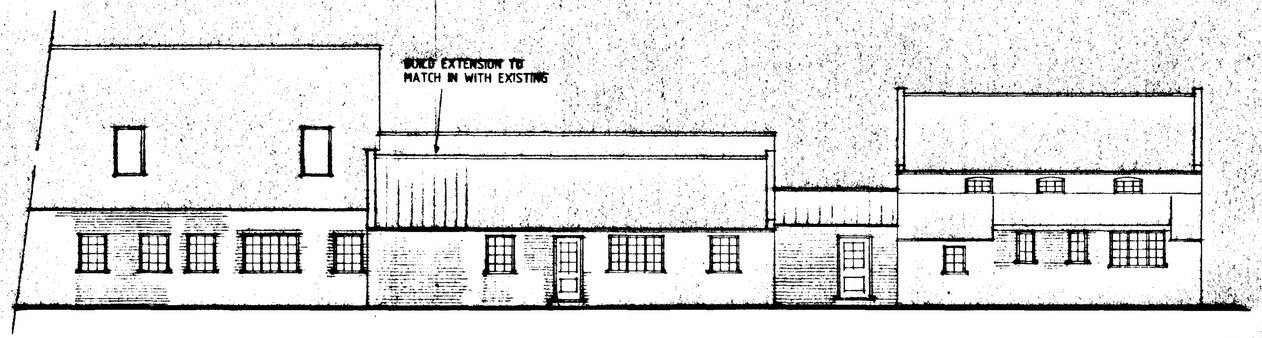
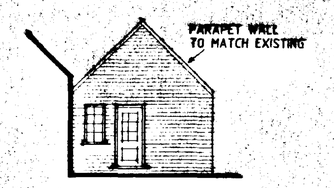


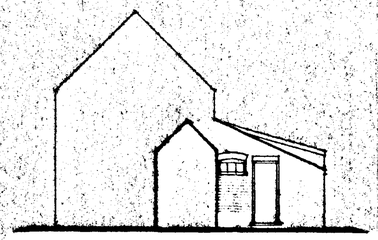
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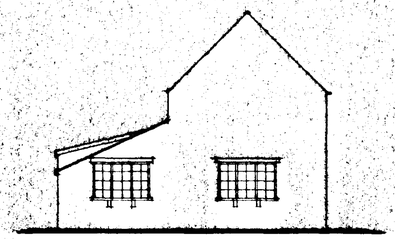
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ELEVATION -D-



ELEVATION -A-



ELEVATION -B-



ELEVATION -C-

EXTERNAL MATERIALS

SECOND HAND SLATES TO ROOFS TO MATCH EXISTING

SECOND HAND BRICKS TO MATCH EXISTING

DETERMINED PLAN
SOUTH HOLLAND DC
HOUSING & PLANNING
-7 JAN 1997
Ref. 0013/97

B - GEN ALTS - 27.11.96
A - ALTS TO EXTENSION - 22.7.96

DESIGN Status
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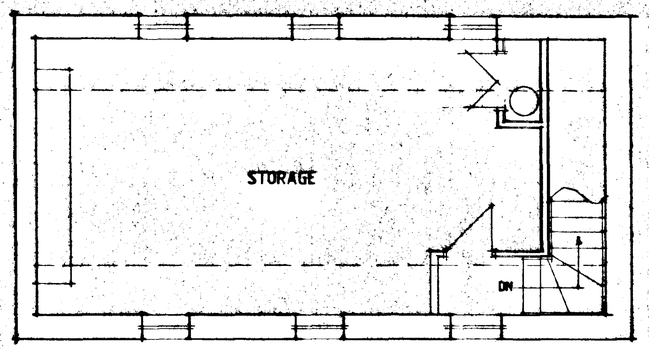
PROPOSED ALTERATIONS TO EXISTING OFFICES & CONVERSION OF OUTBUILDINGS TO OFFICES AT NORFOLK HOUSE FARM, GEDNEY MARSH FOR

J. E. PICCAVER & Co
[GEDNEY MARSH]

ELEVATIONS AS PROPOSED

1:100	771869/8
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Tel: 01406 424343 Fax: 01406 490702



KEY

W	WATER FIRE EXTINGUISHR 9 LITRE
DP	DRY POWDER FIRE EXTINGUISHER
B	FIRE BLANKET
E	FIRE EXIT SIGN
S	SMOKE DETECTOR
1	1.0m WIDE DOOR
SC	SELF CLOSING DOOR
FD	0.5 HOUR FIRE DOOR
VP	VISION PANEL
H	HEAT DETECTOR
MF	MANUAL FIRE ALARM CALL POINT
PB	PUSH BAR TO OPEN

DESIGN **Status**
CONSULTANTS IN ARCHITECTURE & PLANNING

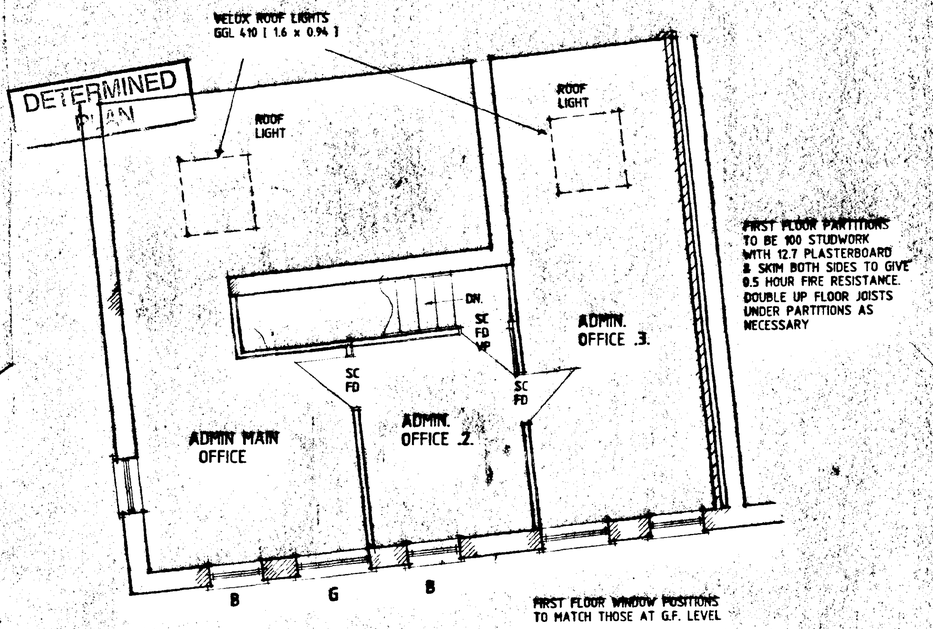
PROPOSED ALTERATIONS TO EXISTING OFFICES & CONVERSION OF OUTBUILDINGS TO OFFICES AT NORFOLK HOUSE FARM, GEDNEY MARSH FOR

J. E. PICCAVER & Co [GEDNEY MARSH]

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NOV-96	B.GILHAM.

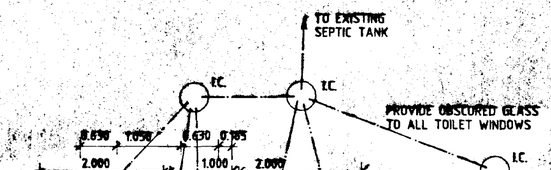
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SOUTH HOLLAND DC
HOUSING & PLANNING
-7 JAN 1997
Ref. 0013/97



FIRST FLOOR PLAN

FIRST FLOOR PLAN



GROUND FLOOR PLAN

JOINERY REF.	
A	B110V
B	B2N12W
C	B112V
D	B312CVC
E	FCP120/ FCDDR60
F	FXS / KXTP
G	B212CV

NOTE
THESE WINDOWS TO BE RAISED TO MATCH ADJACENT NEWWINDOWS. SUPPORT OVER WITH I.G. BOX LINTEL 200

BEAMS OVER USE 152 x 152x 23 UC SEE STRUCTURAL CALCS 112/ 182

ROOF CONSTRUCTION

SECOND HAND SLATES TO MATCH EXISTING on 38 x 25 softwood treated battens on underfelt to BS747 (Type 1F) lapped 150mm horizontally and 100mm vertically. Prefabricated roof trusses at 600mm c/c and pitch as stated in accordance with BS5268 Part 3, 1985. Provide 25 x 100mm timber bracing and fix in accordance with truss manufacturers instructions. All trusses and gable ladders (if any) to be strapped to 50 x 100mm timber wallplate, the gable wall at verges and ceiling level with 30 x 5mm mild steel anchor and lateral restraint straps to span minimum 3 no. trusses at a maximum of 1200mm c/c. At strap positions provide pack and noggins to trusses. Main contractor to supply local authority building control with roof truss calculations 28 days prior to erection on site.

ROOF VENTILATION

At eaves provide proprietary ventilation equivalent to a 10mm continuous gap along eaves.

ROOF INSULATION

To roof spaces provide proprietary 200mm thick insulation laid as 100mm between joists and 100mm across joists. Ensure a gap of 50mm between roof underfelt and quilt at all times

CEILINGS

To all insulated roof ceilings provide 12.5mm Gyproc Duplex plasterboard or similar and either 5mm skim or Artex finish. To remaining ceilings provide 12.5mm Gyproc plasterboard or similar with finishes as above.

CONCRETE WALLING

100mm Class A dense concrete blocks. Bitumen felt d.p.c. to external walls 150mm above ground level. Weak mix infill to base of cavities to terminate 225mm below lowest d.p.c. level.

FOUNDATIONS

As indicated on plan provide concrete strip foundations. To cavity walls provide 700mm wide x 225mm thick and to 100mm walls provide 450mm wide x 225mm thick, unless noted otherwise. To non-loadbearing internal walls thicken out ground floor oversite concrete to 450mm wide x 200mm thick. Widen foundations at chimney breast accordingly and make 300mm thick. Foundations to taken down to an approved firm base, subject to local authority specifications. Concrete to be ST3 grade unless noted otherwise.

JOINERY

All coded joinery as stated in Schedule or marked on plan by BOULTON & PAUL (OC) denotes items handed. All windows to be double glazed sealed units except to garage.

GROUND FLOOR CONSTRUCTION

65mm sand/cement screed on proprietary 50mm thick floor insulation with perimeter insulation to screed on 1200 gauge polythene dpm on 100mm concrete oversite on minimum 150mm, maximum 600mm well blinded and compacted hardcore. Wall dpc to lap floor dpm by a minimum of 50mm

WALL CONSTRUCTION

275 cavity walls to consist of:- 100mm face brickwork (see site plan for details), 75mm cavity to be filled with Instafibre blown fibre cavity wall insulation in accordance with BBA Certificate no's 86/1976, 89/2294 & 91/2668, or similar approved, 100mm internal skin of Tarmac Hemelite blockwork. Cavity walls tied together using galvanized iron or plastic twist ties spaced 900mm horizontally and 450mm vertically to BS1243, 1978. Internal blockwork walls to receive 100mm sand/cement render and skim finish.

REVEALS

Ensure the path through all window and door reveals, including lintels, is limited to a minimum 'U' value of 1.2W/m²K. also at every closure of cavity provide d.p.c.

NEW/OLD WALLING

Where new walling meets old provide proprietary vertical flexible wall starters.

SOLDIER COURSING

Provide soldier course brickwork to all arch where shown on elevations.

ROOF/WALL ABUTMENTS

Provide Code 4 lead flashings and lap over roof covering. Dress up wall a minimum of 150mm (stepped on pitched abutments) and provide d.p.c. cavity tray to make completely watertight.

LINTELS

All coded lintels as stated in Schedule or marked on plan to be by I.G. to be installed in strict accordance with manufacturers instructions. Form d.p.c. cavity tray above all lintels. To all exposed lintels i.e. not sheltered from overhanging eaves, etc. to have proprietary weepholes to joints of brickwork at approx. 450mm c/c.

KITCHEN VENTILATION

Provide proprietary mechanical extract ventilation unit capable of extracting 60lts/second. Alternatively provide proprietary cooker hood capable of extracting 30lts/second.

HABITABLE ROOM TRICKLE VENTILATION

Provide proprietary trickle ventilators to head of windows giving a total opening area of not less than 8000mm²

KITCHEN/UTILITY/BATHROOM/WC TRICKLE VENTILATION

Provide proprietary trickle ventilators to head of window giving a total opening area of not less than 4000mm²

HEATING SYSTEM

Provide room thermostat or thermostatic radiator valve or similar approved to control the output from the heating system.

INSULATED PIPES AND DUCTS

All pipes which do not contribute to the heating of the building will be insulated to BS5422 1977.

SAFETY GLAZING

Provide safety glass to BS6206 to all windows to a minimum height of 800mm above floor level plus doors to a minimum height of 1500mm above floor level. Side screens to be same as doors if within 300mm of doors.

SMOKE DETECTION

Provide mains operated self-contained smoke alarms to BS5446 Part 1 in accordance with Approved Document B1

RAINWATER GOODS

P.V.C. rainwater goods 110 half round gutters and 68mm diameter downpipes.

FOUL WATER DRAINAGE

Underground drainage to be proprietary 110mm diameter P.V.C. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Under building drains to be encased in 150mm pea gravel with lintel over pipes at wall abutments. Surround pipes at wall abutments with 50mm compressible material. 110mm diameter soil and vent pipe to extend 900mm above window head and to terminate in balloon finial. Soil and vent pipe to be fitted with access plate at base. Provide suitably sized wastes from all appliances (in accordance with Approved Document H) complete with minimum 75mm deep sealed traps and rodding eye access points at every direction change. All above ground drainage to BS5582 and all underground drainage to BS8301.

SURFACE WATER DRAINAGE

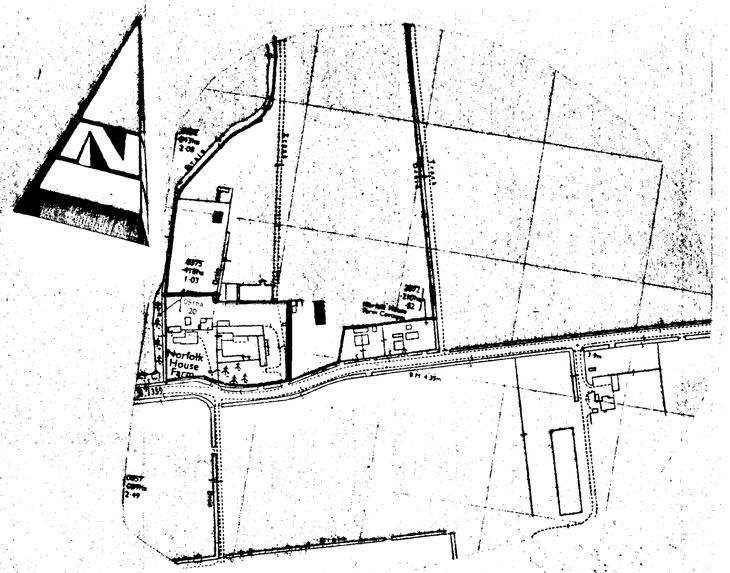
To be proprietary 110mm diameter P.V.C. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Pipes to discharge into 1200mm diameter soakaways sited 5000mm away from buildings.

PROTECTION TO UNDERGROUND PIPES

Where pipes are not under road and have less than 600mm cover concrete paving slabs should be laid as bridging above the pipes on minimum 75 pea gravel. If flexible pipes are under a road and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs.

INSPECTION CHAMBER CONSTRUCTION

Proprietary polypropylene inspection chambers bedded on 150mm concrete. Form protective 255mm thick concrete collar around head of inspection chamber with 300mm projection from cover. Covers to be Grade C light duty unless inspection chambers are in driveways where Grade B medium duty covers are to be used.



LOCATION PLAN

All new internal walls, unless otherwise stated, to be 100mm dense blocks off 450mm x 225mm ST3 concrete foundations.

To new openings in 300mm solid walls support over with I.G. box lintel 200 plus box lintel 100.

To new openings in central spine wall approx. 580mm thick support over with 2 No. I.G. box lintel 150.

To Main Office Building, i.e. Offices 1 to 5, replace existing floor structure with new as per Ground Floor Construction note. Other building ground floor not to be disturbed except for foundation areas.

To all existing walls provide injected d.p.c. by specialist damp proof specialist if found lacking.

All new and existing walls where necessary to be rendered and skimmed internally all in accordance with damp proof specialist recommendations.

Form new openings and brick up existing openings where shown internally and externally. For external alterations use second hand bricks to match in with existing.

To area of Offices 1 & 2 and Meeting Room and adjacent corridor provide 170mm x 50mm SC3 ceiling joists at 400mm centres, height to match existing. 12.7 plasterboard and skim or Artex to ceilings.

Also, provide proprietary eaves ventilation system to give minimum 10mm continuous ventilation gap. At valley area provide appropriate ventilation tiles to give similar ventilation gap.

All accommodation comprising habitable rooms, kitchen and sanitary accommodation, etc. shall conform to the recommendations of Approved Document F1 - Means of Ventilation - Including Section 2 Table 2 Et Seq.

To areas of newly created office space existing walls to be dry lined internally with 12.7mm plasterboard on noggins at 400 c/c fixed to external walls with polythene d.p.m. between. Provide 75mm mineral wool insulation between plasterboard and d.p.m.

Make good all affected and disturbed areas to leave in a functional and satisfactory condition.

Trim opening in existing rafters with appropriate timbers to suit Velux roof lights as shown. To either side of roof lights existing rafters to be doubled up. Velux roof lights to be installed all in accordance with manufacturers specifications.

To end wall of Offices 3 and 5 adjacent to Cold Store build up new 100mm block wall with 75mm cavity. Wall to be built full height to ceiling level of first floor area and to be tied to existing walls with ties as per cavity walls.

To first floor Administration Room at roof slope areas provide additional timbers to rafters to give sufficient space for 200mm fibreglass insulation plus 25mm air gap between insulation and roofing felt.

To first floor Administration Rooms provide additional ceiling ties at height required of 125mm x 50mm SC3 grade securely fixed to existing rafters. Provide 12.7mm plasterboard and skim or Artex finish to ceilings.

Existing first floor Boardroom to be converted to storage area. Floor joists to be checked for adequacy which need to be minimum 63mm x 220mm or equivalent. Provide additional strengthening timbers if necessary to upgrade to this standard. Joists at 400 c/c.

To storage area existing staircase to be removed and stairwell to be re-trimmed with 75mm x 220mm trimmers to suit layout as shown. A/C and partition walls to be re-positioned as necessary using 100mm stud partitions.

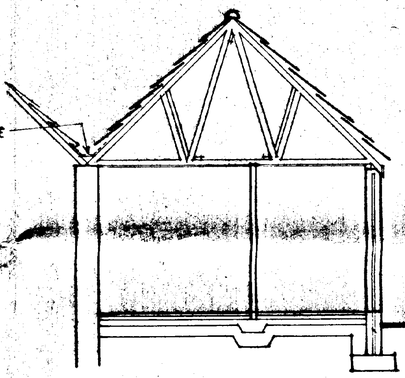
To ceiling below Storage Area provide 2 no. layers of 12.7mm plasterboard and skim or Artex finish to give 1 hour fire resistance.

To first floor area above Offices 3, 4 and 5 form Administration Offices as shown. To area above Office 3 and adjacent corridor provide new floor joists (where lacking) using 175mm x 50mm SC3 grade timbers at 400mm c/c along with 19mm flooring grade Weyroc decking. All to be laid flush with existing first floor

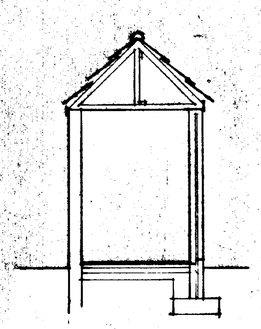
Ceiling below Administration area and to underside of stairs provide 12.7mm plasterboard and skim or Artex finish to give ½ hour fire resistance.

To Main Office Building. i.e. Offices 1 to 5 and Administration areas check roof and if roofing felt lacking strip off slates and re-roof incorporating roofing felt and re-using existing slates all as per 'Roof Construction'.

FORM VALLEY GUTTER CONTINUED ON FROM EXISTING VALLEY GUTTER WITH APPROPRIATE FALLS ALL OF CODE 4 LEAD FLASHED UNDER ROOF SLATES TO MAKE COMPLETELY WATERTIGHT. DISCHARGE TO R.W.P.



SECTION A-A



SECTION B-B

All new joinery to be double glazed units minimum opening vents to give 1/20th of room floor area as ventilation.

Windows and doors to existing openings to be purpose made to suit the appropriate opening size. Style etc. to match that of existing and proposed standard Boulton and Paul joinery.

Brickwork over Offices 3 & 5 to be encased in 2 No. layers 12.7mm plasterboard and skim to give 1 hour fire protection.

To openings in new cavity walls support over with I.G. L1/S lintels.

To openings in new internal 100mm block walls support over with I.G. internal lintels.

Trim openings in first floor adjacent Office 4 to suit staircase. Trimmers to be 75mm x depth of existing floor joists.

Stairs to have minimum going of 250mm and maximum rise of 190mm and minimum width of 900mm.

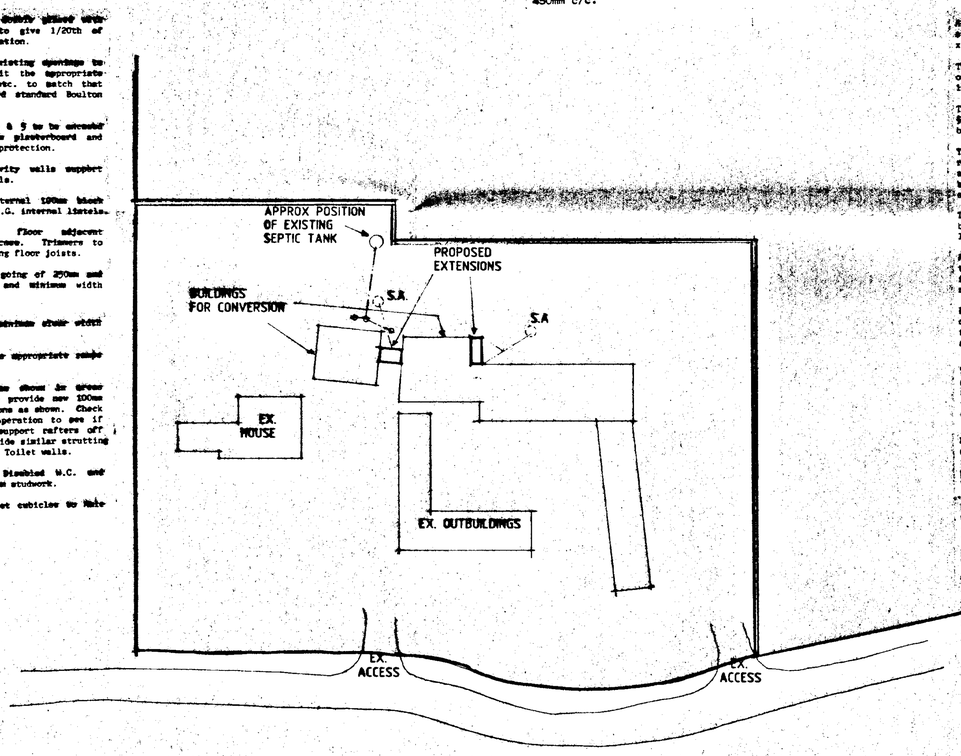
External doors to have minimum clear width of 800mm.

Provide to external doors appropriate ramps at 1:20.

Remove existing walls as shown in areas of proposed Toilets and provide new 100mm block walls off foundations as shown. Check roof void during this operation to see if any existing strutting support rafters off removed walls, if so provide similar strutting off proposed new internal Toilet walls.

Internal wall between Disabled W.C. and Female W.C. to be of 100mm studwork.

Provide proprietary, toilet cubicles to Male Toilets as shown.



SITE PLAN

THIS DRG. TO BE READ IN CONJUNCTION WITH
771869/1, 771869/12, 771869/7, 771869/8 & STRUCTURAL CALCS BY DEESIGNS 112 / 1 & 2

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

Notes and Disclaimer

Do not scale from this drawing.

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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.

SOUTH HOLLAND DC
HOUSING & PLANNING
- 7 JAN 1997
DETERMINED PLAN
Ref: 0013/97

A - GEN ALTS - 27.11.96

DESIGN Status
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PROPOSED ALTERATIONS TO EXISTING OFFICES & CONVEERSION OF OUTBUILDINGS TO OFFICES AT NORFOLK HOUSE FARM, GEDNEY MARSH FOR

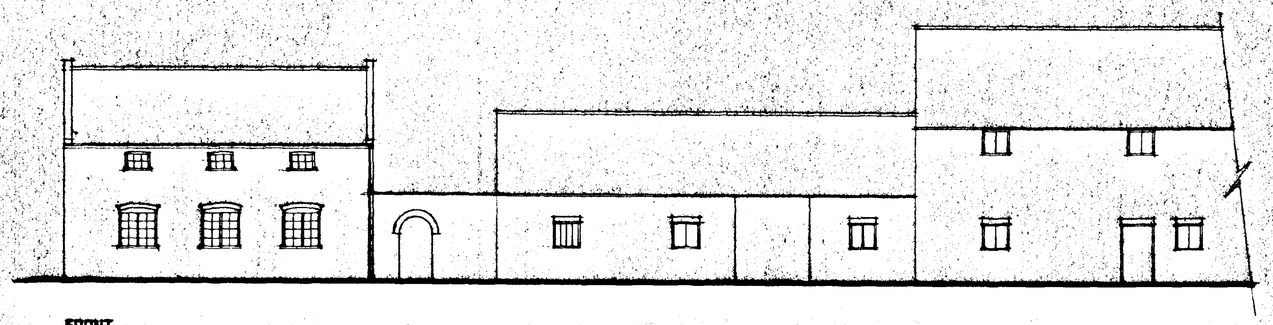
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[GEDNEY MARSH]

SITE PLAN, SECTIONS ETC.

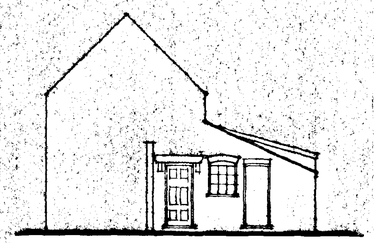
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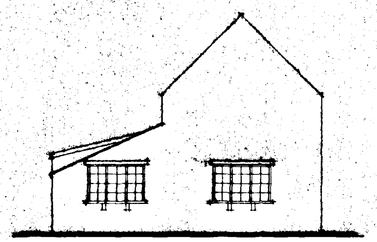
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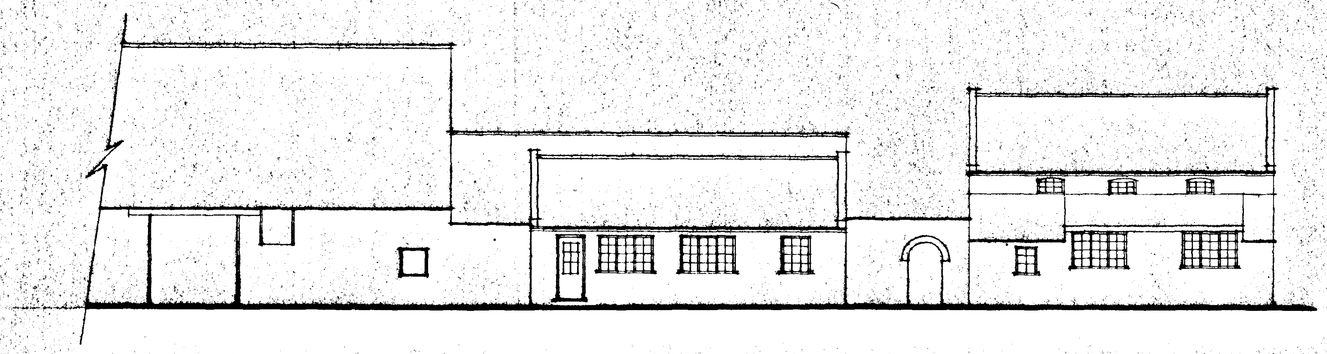
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ELEVATION -A-



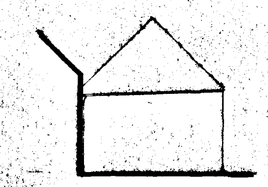
ELEVATION -B-



REAR



ELEVATION -C-



ELEVATION -D-

DETERMINED PLAN

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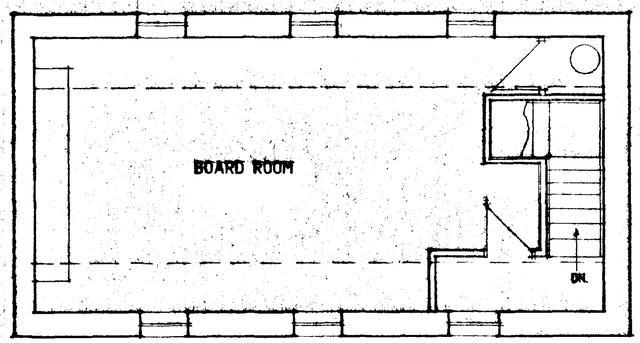
PROPOSED ALTERATIONS TO EXISTING OFFICES & CONVERSION OF OUTBUILDINGS TO OFFICES AT NORFOLK HOUSE FARM, GEDNEY MARSH FOR

J. E. PICCAVER & Co
[GEDNEY MARSH]

ELEVATIONS AS EXISTING

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FIRST FLOOR PLAN

DESIGN **Status**
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PROPOSED ALTERATIONS TO EXISTING OFFICES & CONVERSION OF OUTBUILDINGS TO OFFICES AT NORFOLK HOUSE FARM, GEDNEY MARSH FOR

A. E. PICCAVER & Co
(GEDNEY MARSH)

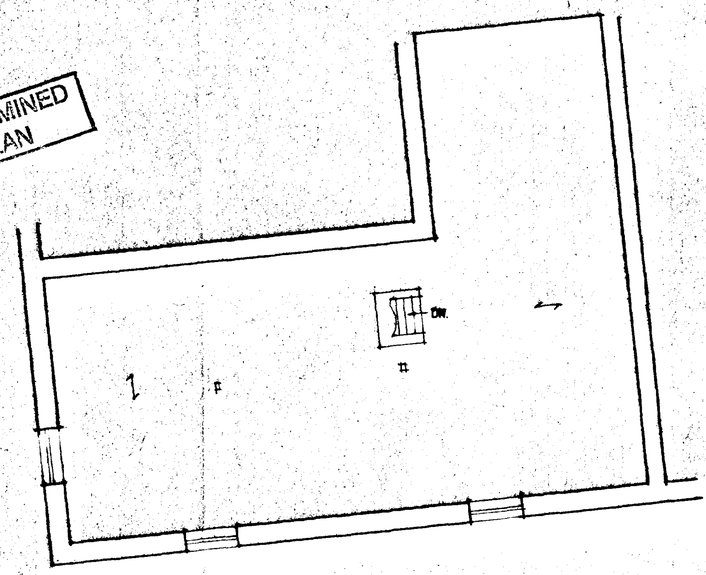
PLANS AS EXISTING

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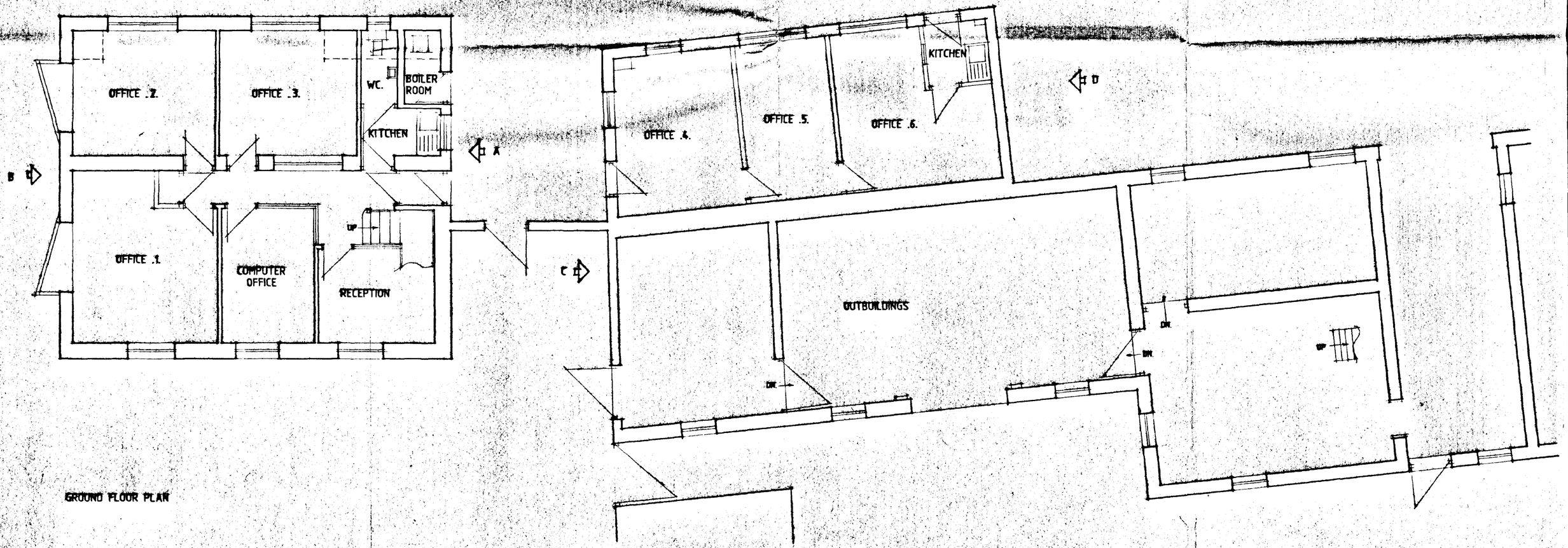
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HOUSING & PLANNING
-7 JAN 1997
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DETERMINED PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN