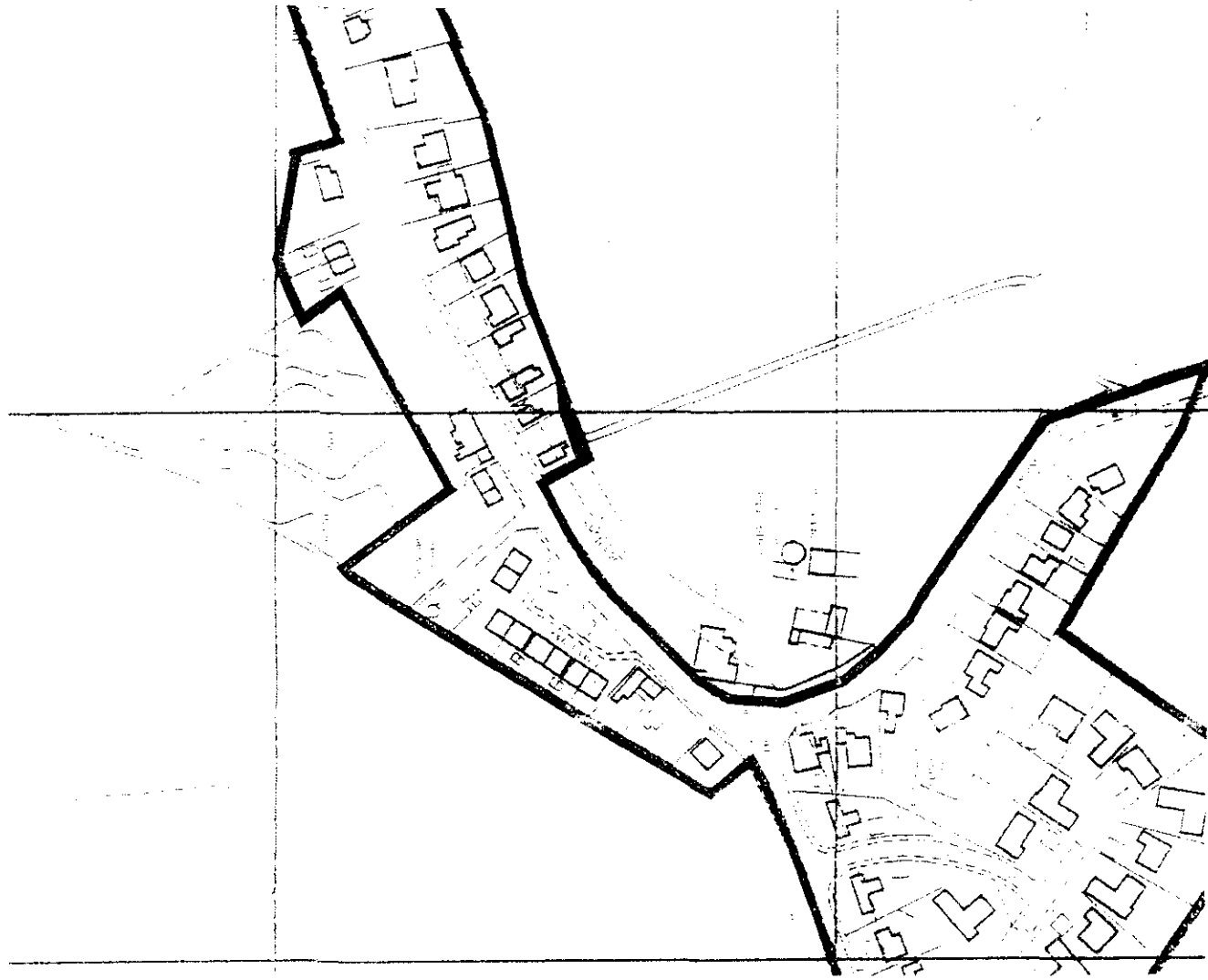
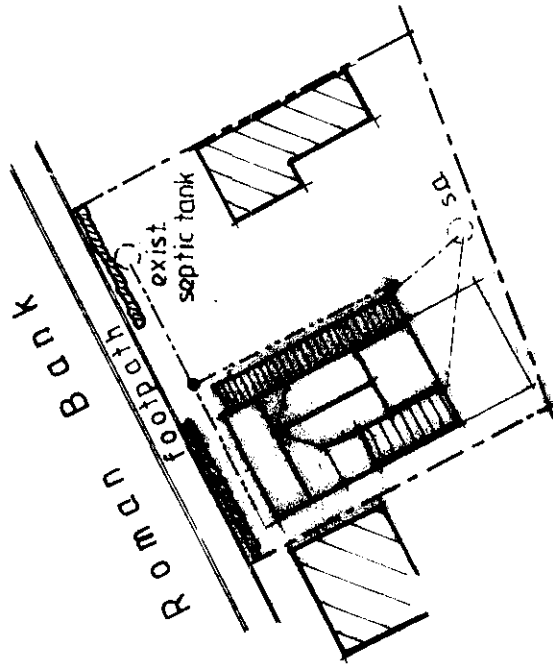


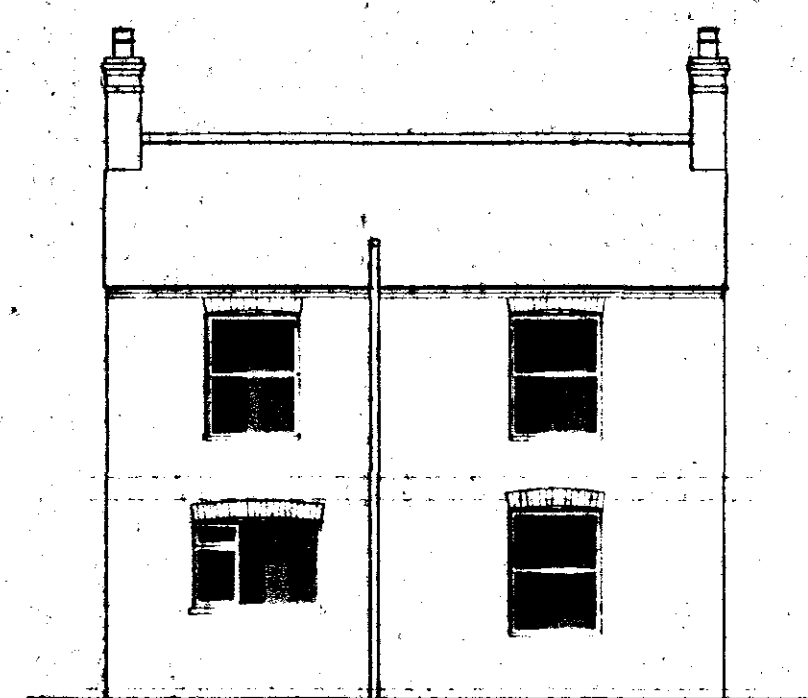


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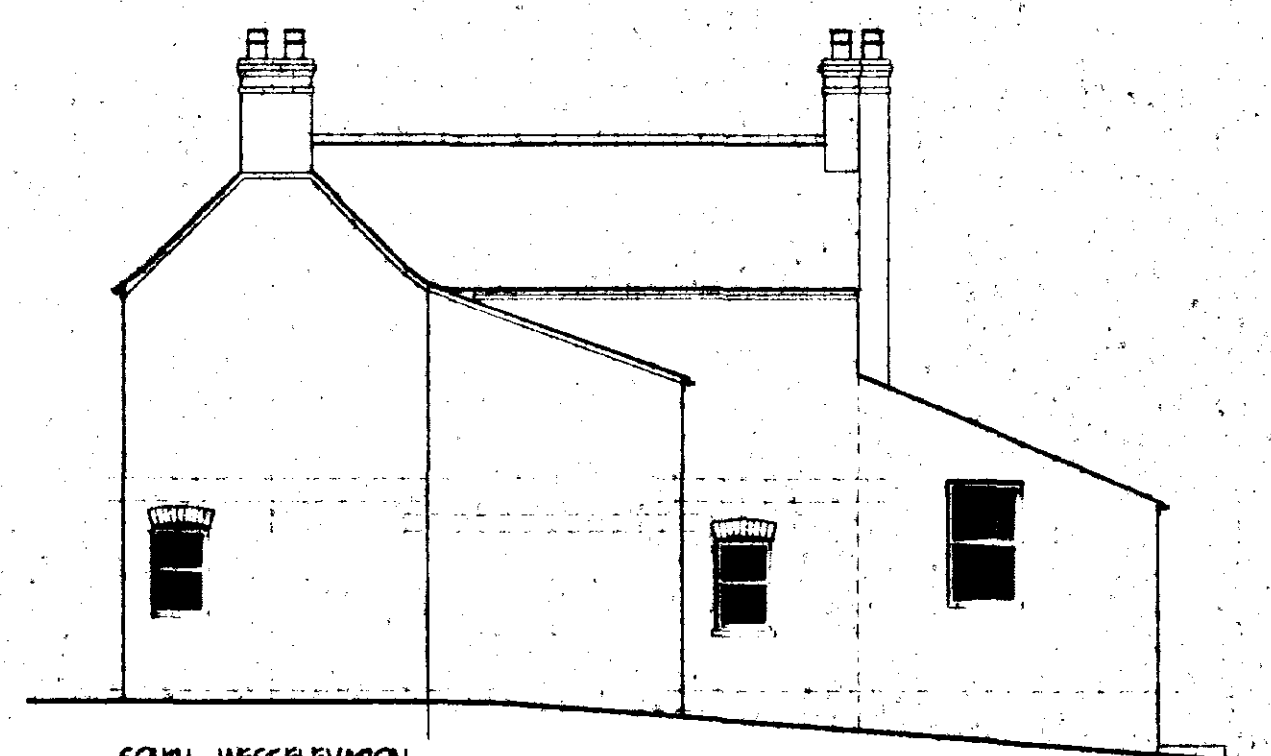
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Client. MR D. BRESE

WFLA NEWS 10



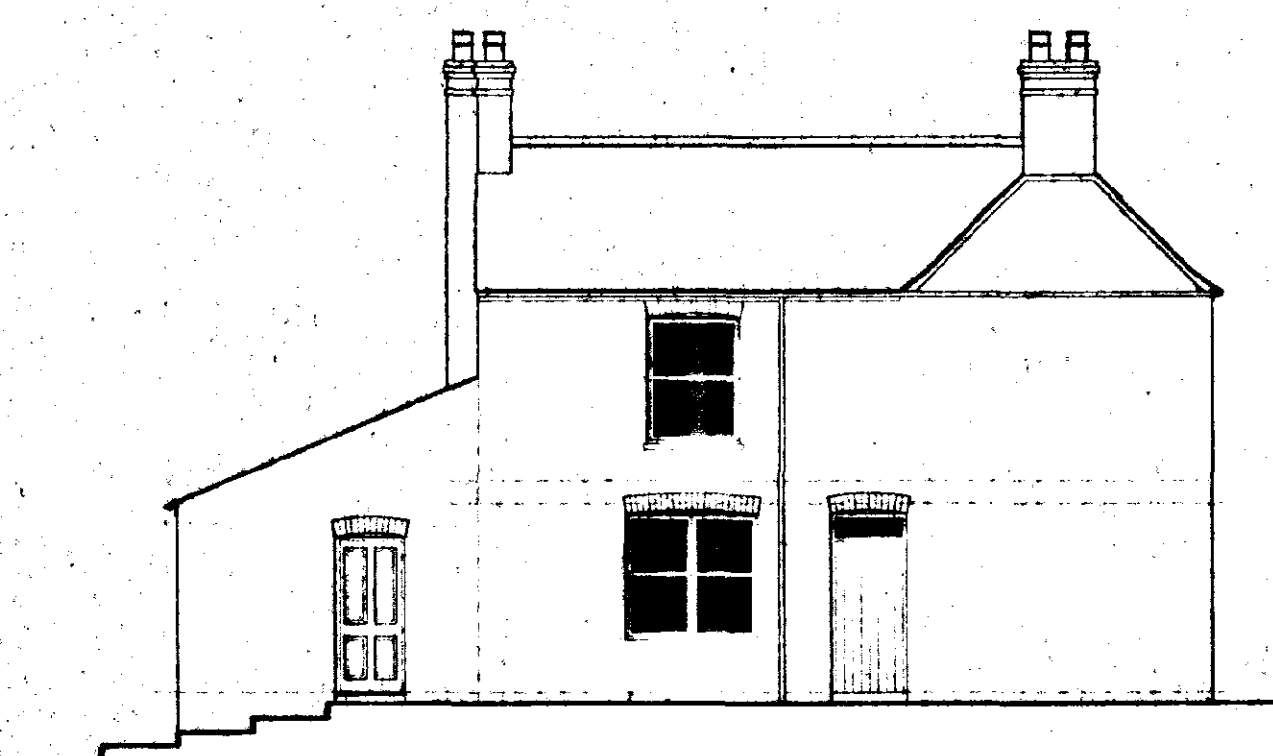
NORTH - WEST ELEVATION



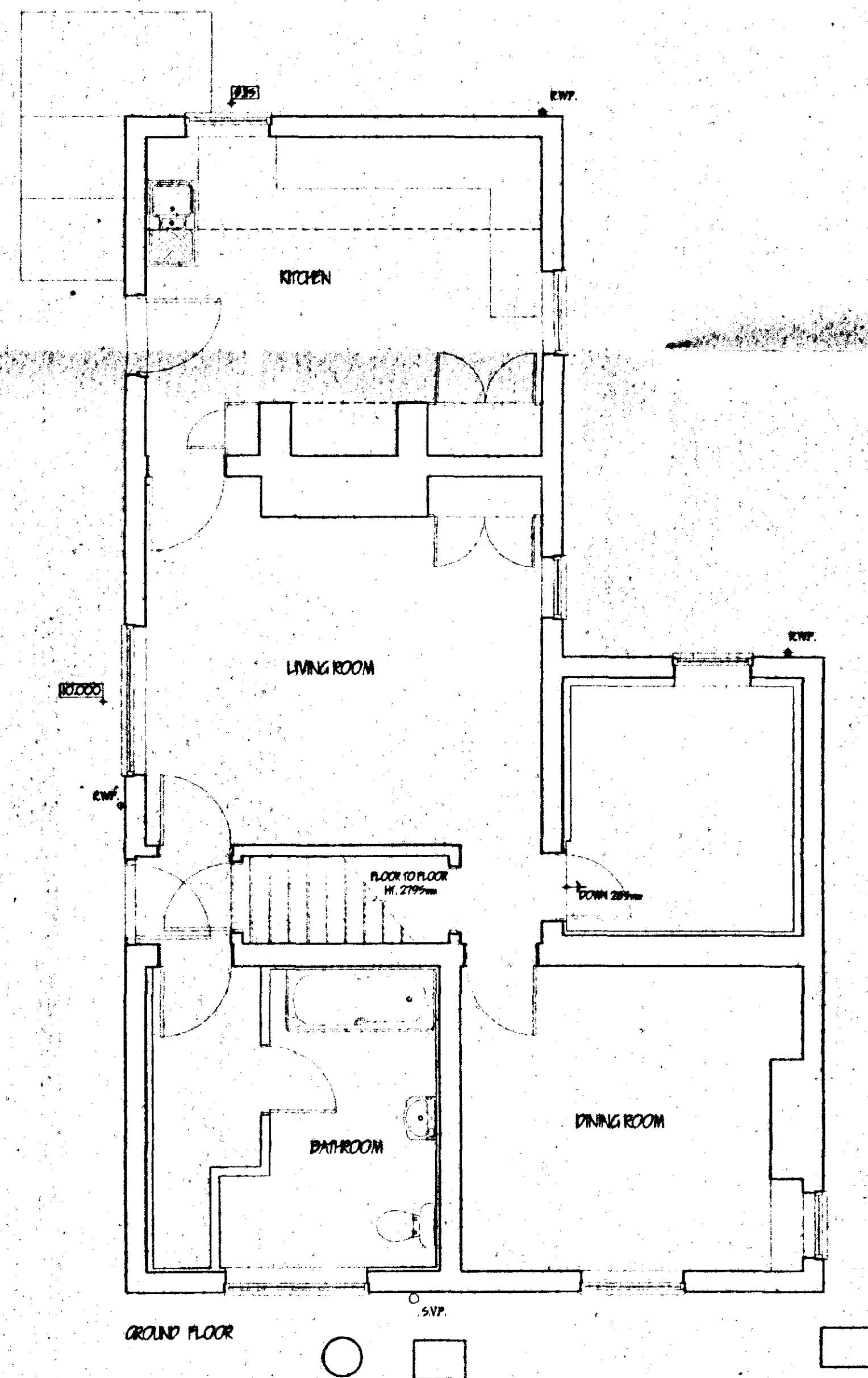
SOUTH - WEST ELEVATION



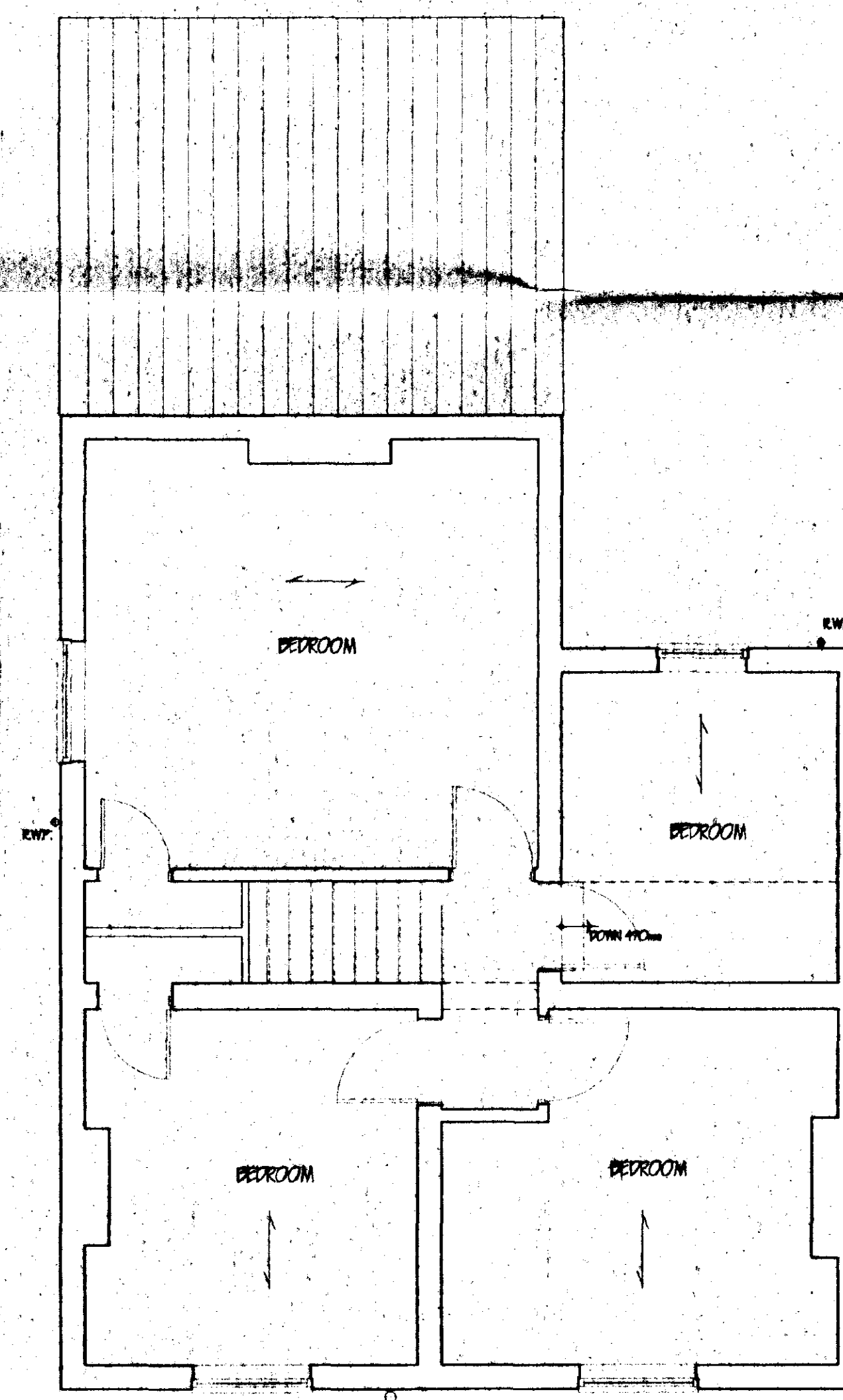
SOUTH - EAST ELEVATION



NORTH - EAST ELEVATION



GROUND FLOOR



FIRST FLOOR

LIMITATIONS.
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The works will not be supervised or inspected on site by CAD, 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 carpentry 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 to construct with and adopt 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 drawings 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.

revision	date	init.	revision details.

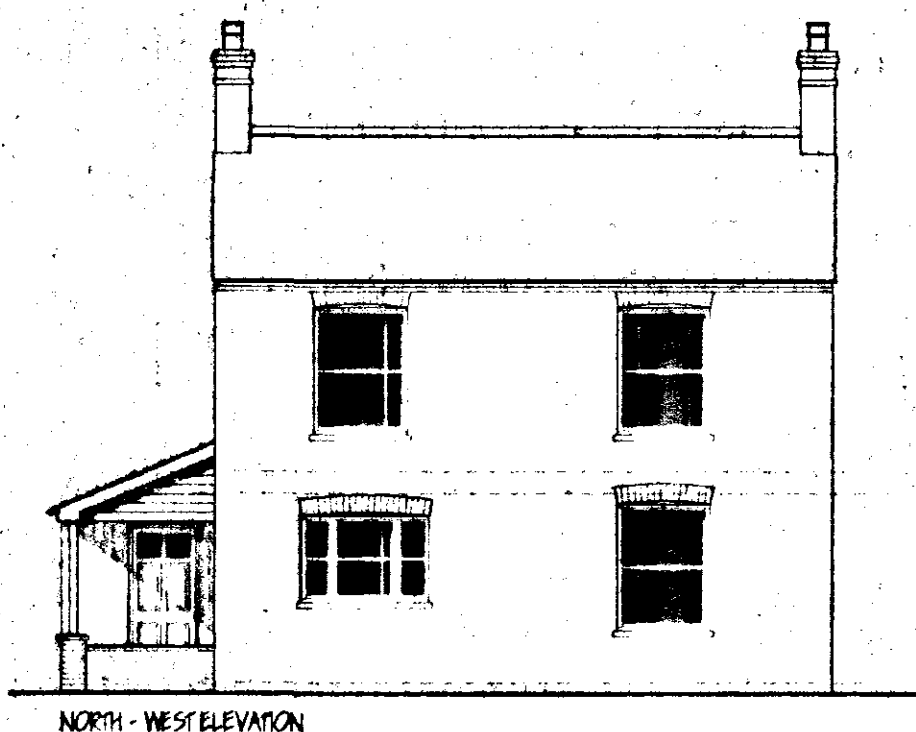
CP COOPER ARCHITECTURAL DESIGN
WRIGHTS, MEWS, 12A PARK ROAD, HOLBEACH, SPALDING, Lincs PE12 7TE
Tel/Fax : 01408 423782
Mobile : 07808 125 778

Client: MR D. BREESE
Project: RENOVATION OF HOUSE, 22 ROMAN PARK, CEDNEY DYKE, SPALDING, Lincs.
Drawing:

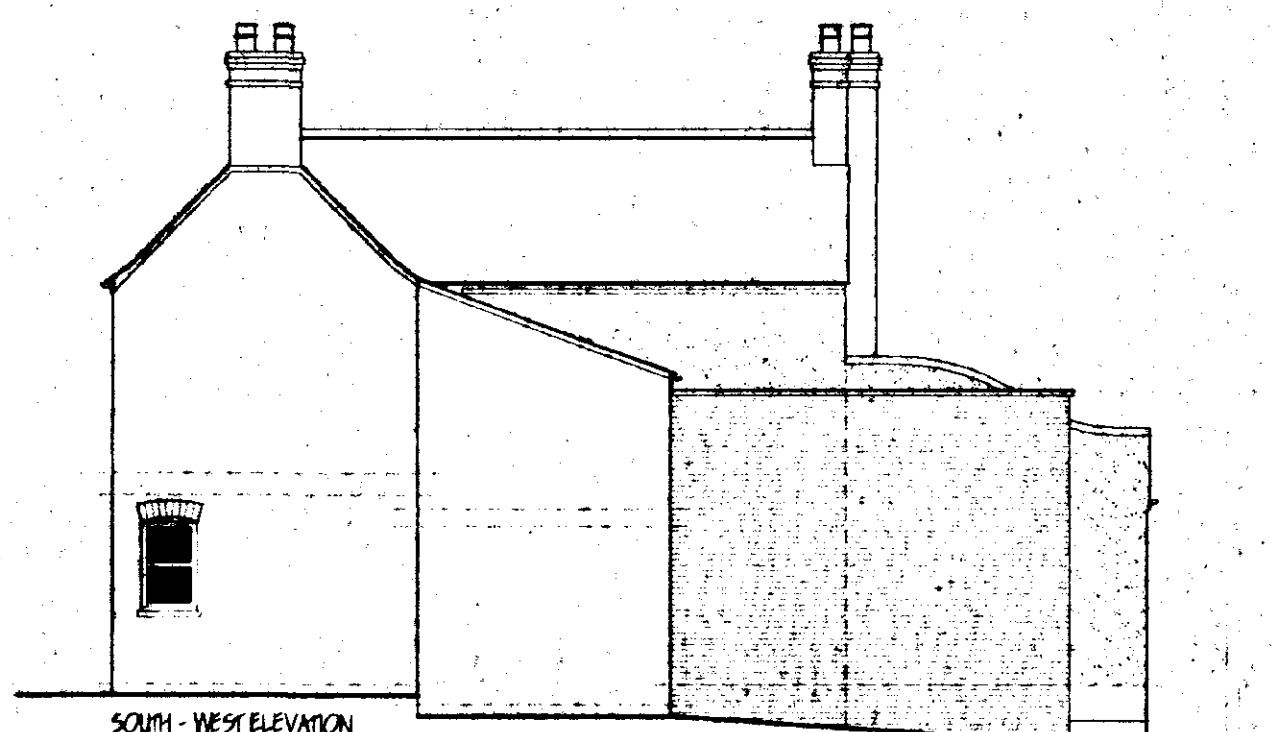
FLOOR PLANS AND ELEVATIONS AS EXISTING

SHDC
Planning & Development
25 FEB 2002
Ref: 021402

Scale: 1:50	Drawing No: 0108-01
Date: DECEMBER '01	Drawn: J.C.



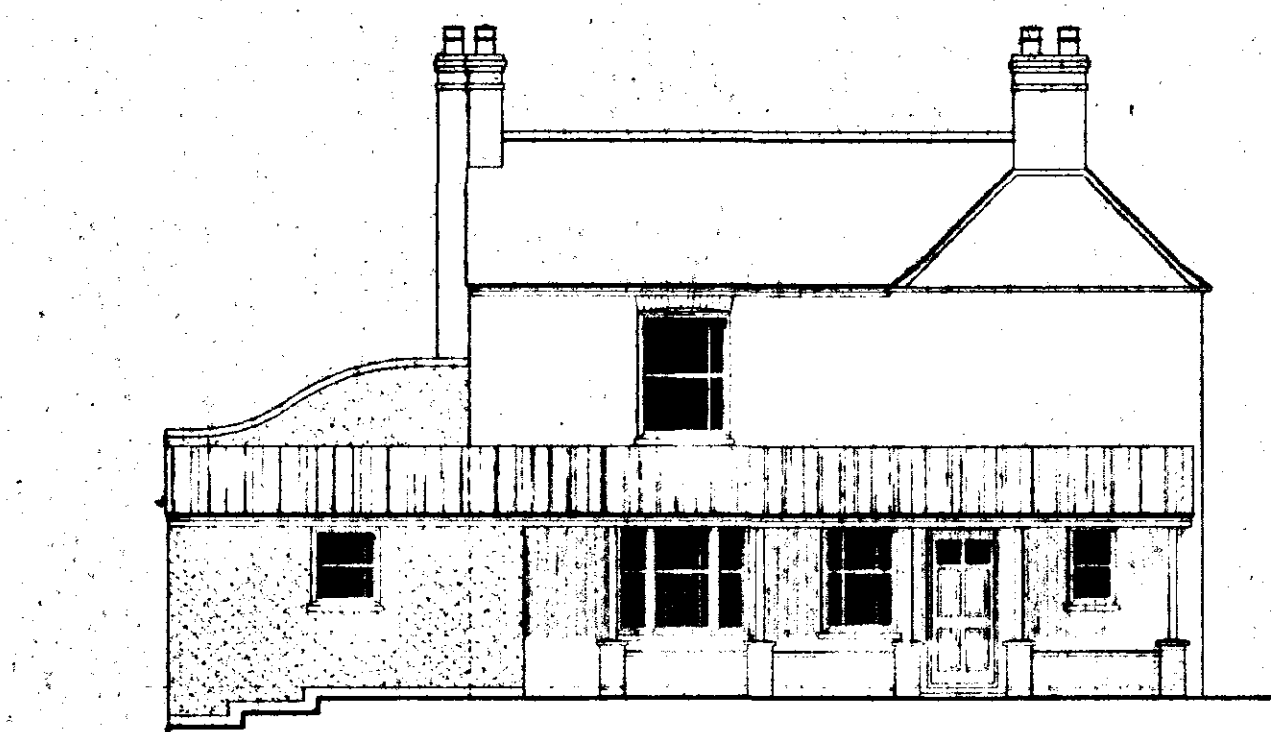
NORTH - WEST ELEVATION



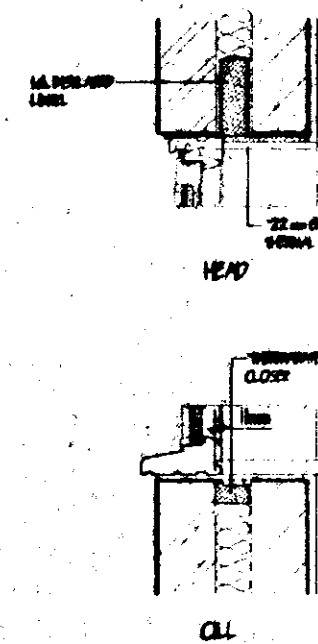
SOUTH - WEST ELEVATION



SOUTH - EAST ELEVATION



NORTH - EAST ELEVATION



REVEA DETAILS

HOT WATER AND SPACE HEATING

Provide wall mounted ON fire condensing boiler with fan assisted balanced flue. Fit double wire guard to externally to boiler flue. Provide timer switch and suitable zone thermostats to dwelling. Fit thermostatic control valves to all radiators. Hot water system to be thermostatically controlled with timer switch and to be vented. All hot water storage tanks and pipework to be insulated to P.R. 1.1, pt 5.

SMOKE DETECTORS

Provide ceiling mounted smoke operated self-contained smoke alarm to P.S. 5446: pt 1990 in positions shown on plan. Where more than one detector is to be provided they will be inter-connected. All permanently wired to a separate fused circuit at distribution board.

VENTILATION

All windows to have opening lights to give the equivalent of 1/20th the floor area. Provide background ventilation to habitable rooms min. 8000mm sq permanent free air ventilation per room. To all other rooms provide min 4000 sq. All following rooms to have in addition to above Wall / Window mounted mechanical extractor fan. Kitchen to extract min. 60 litres per second. Utility room to extract min. 50 litres per second. Bathrooms to extract min. 15 litres per second which may be operated intermittently. W.C. to extract min. 6 litres per second with 15 minute overrun.

GENERAL

All electrical installations to be in accordance with the latest I.E.E. Regulations. Provide hot & cold water supply to all work basins. All electrical switches, socket outlets, telephones and T.V. points to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from F.F.

SURFACE WATER DRAINAGE

115mm dia. half round rainwater gully to 85mm dia. rainwater pipe: 110mm dia. underground pipe flexible joined to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min. 5.0m to edge of dwelling.

GLAZING

Double glaze property throughout (minimum 6mm air gap to all units). All objects between F.F. and 800mm high and between F.F. and 1500mm high in doors and side lights to be safety glass to P.S. 6206. All windows / doors to be draught sealed.

POLE DRAINAGE

Inspection chamber construction to be "Open" and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with P.S. BS011995. Fall drainage pipes to be 110mm dia. UPVC to P.S. 4660:1995 flexible joined 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 flange joints to correspond with joints in pipework. Provide 65 x 100 precast concrete bed bricks where pipes pass through walls, allow 50mm gap around pipe, spaces filled with both sides of wall with rigid sheet material. Set and seal pipes to be 110mm dia. PVC to P.S. 4514:1989 and to extend 900mm above window head terminations with PVC balun. Waste pipes to be generally 40mm dia. If over 5.0m long run increase to 50mm dia. All PVC to P.S. 3945:1979 complete with ridging eyes at every change of direction. Bath, basin and sink to have 75 deep seal traps. Shower to be raised on 150mm plinth with access plate to anti-siphon trap and 50mm waste.

WALLING

265 cavity walling to consist of face brickwork to P.S. 3921:1974 for clay bricks and P.S. 1871:1976 for calcium silicate bricks or 200mm Sand / Cement render to P.S. 5262:100mm Tarmac. Harfite solid insulation blocks or similar: 65 cavity, build into cavity. Reduced cavity wall batts insulation boarding in accordance with makers instructions and approved cert. No. 89/1087. 100mm Tarmac Harfite solid insulation blocks or similar. Cavity walls laid together using approved iron links set 900 horizontally and 450 vertically to P.S. 1245:1976 wall ties positioned at 500 vertical centres at all unobstructed courses of cavity. Close cavity with "Thermoblock" performed closer and provide bitumen felt D.P.C. to C.F. 12. External walls to have min. "U" value of 0.45 W/m2 deg. C.

SUP STRUCTURE WALLING

100mm dense concrete blocks to P.S. 6079 pt 1991. D.P.C. to external wall positioned in accordance with CP 102 min. 150 above finished ground level. Work into concrete wall to base of cavity no closer than 225 to D.P.C. All brickwork below D.P.C. to be F.L. cavity.

GROUND FLOOR CONSTRUCTION

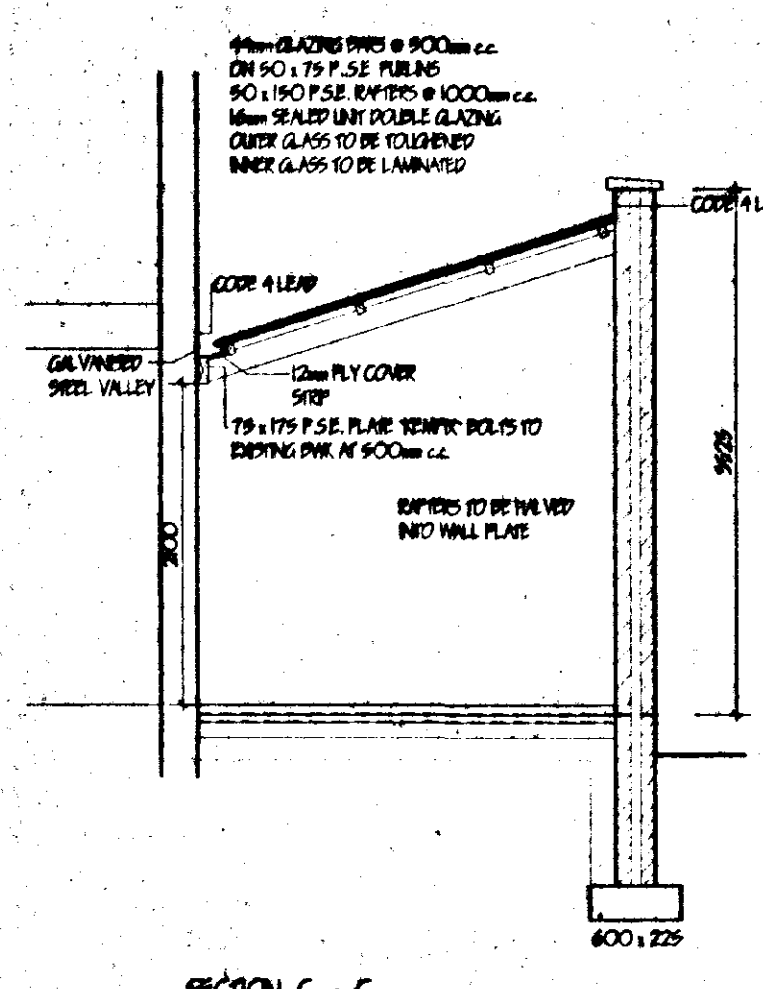
Strip all vegetable soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement on 500mm polythene D.P.M. on 50mm Polystyrene insulation board, on 1200mm polythene D.P.M. lapped continuous with D.P.C. by min. 100mm, lay 500mm wide D.P.M. strip into D.P.C. to top floor D.P.M. All on 100 concrete overfill. Concrete mix GENA to P.S. 5928: pt 1991. 150 bladed and consolidated hardcore.

FOUNDATIONS

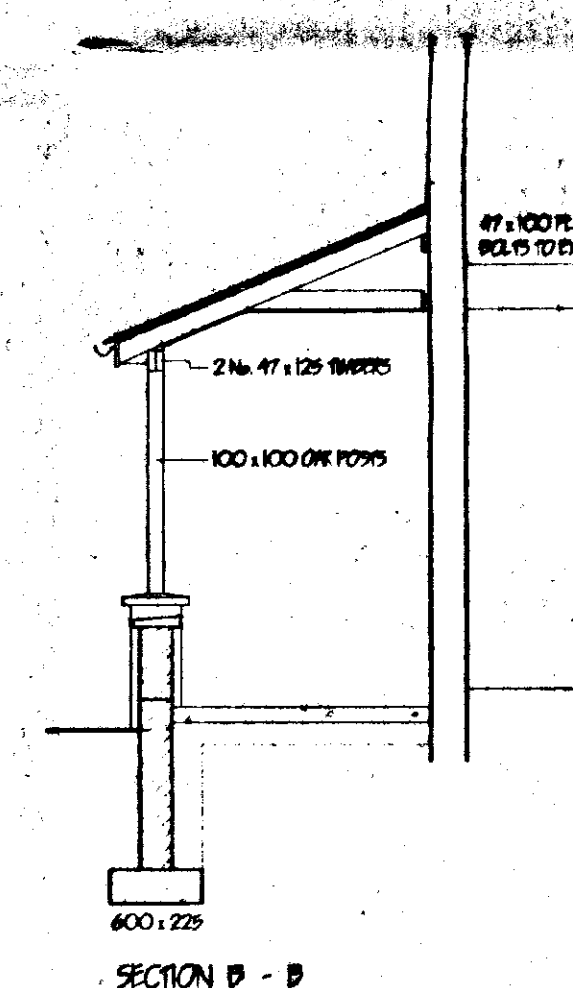
Under walls as shown provide strip concrete foundations 225 x 600 all GENA mix to P.S. 5928: pt 1991. All foundations taken down to bear on local bearing strata min. depth of 600 to top of foundations should desirable soil conditions be found on site then foundations shall be taken down to a depth of 1 metre below ground level.

LINELS

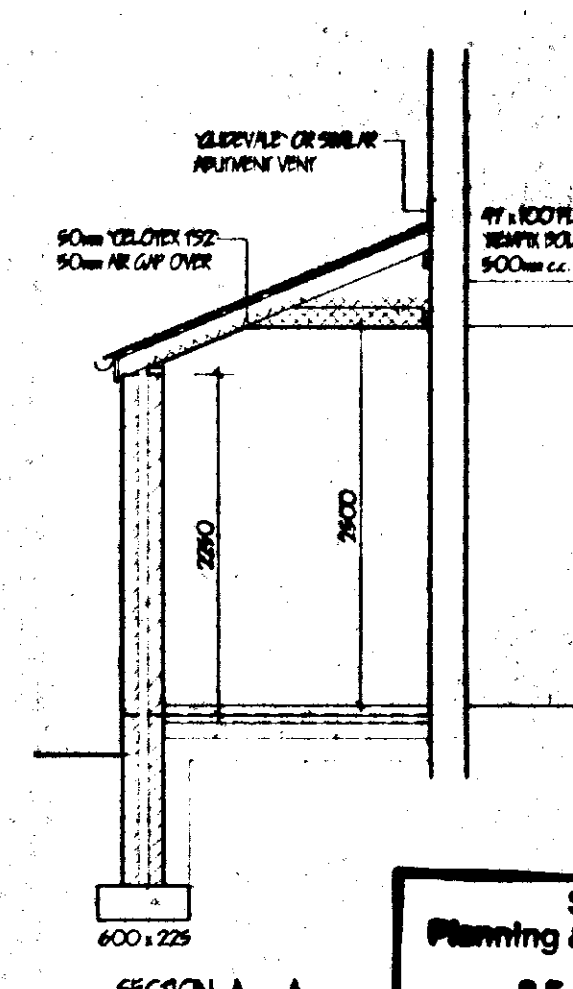
All lineals to be manufactured by Messrs. L.G. and to be installed in accordance with makers' instructions, and to have min. and bearing of 150mm and at external positions to have cavity tray, D.P.C. to C.F. 12. Internal lineals to be L.G. 100 D.P.C. tray. Provide Poly and weep holes and supports to cavity tray.



SECTION C - C



SECTION D - D



SECTION A - A

PITCHED ROOF CONSTRUCTION

Blue / Black Fibre cement slates with resin surface and dressed edges to P.S. EN 492:1994, on 25 x 96 softwood treated battens on underfelt to P.S. 747 (type P) and in all cases to be lapped by 150mm both vertically and horizontally. Slates to be laid with min. headlap of 110mm and to be fixed in accordance with required to wind speed, roof pitch and exposure category, as detailed to P.S. 6592: Pt 2.47 x 125 rafters and ceiling joists at 400mm c/c to a pitch of 22.5 deg. All rafters to be strapped to wall plate by 50 x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1.5m c/c. Note provide solid bridging beneath straps: 50 x 100 wall plate bedded on sand and concrete: 25 x 175 fascia boards: 6mm end. grade plywood soffits complete with 25mm wide continuous air gap and fly proof screen. All structural timber to be min. SC5 grade, stamped DRY or KD to indicate moisture content of 20% or less in accordance with P.S. 4978.

CEILING

Plat ceiling 200mm glassfibre insulation total thickness: 100mm between joists & 100mm over joists. Slings ceiling 50mm (Class 152) laid between rafters 12.7mm Gypsum plasterboard 9mm skin finish. Provide min. 98 x 58 supports to all plasterboard edges. All joints to be taped and filled. Provide access trap to roof space opening to be laid with 25 x 25 plastered slope. Access panel to be 12mm ply with layer of 12.7mm Fibre board faced to face. 100mm Jubilee top surface. Provide slide lock fasteners & draught seal all round.

WALLING

265 cavity walling to consist of face brickwork to P.S. 3921:1974 for clay bricks and P.S. 1871:1976 for calcium silicate bricks: 65 cavity, build into cavity. Reduced cavity wall batts insulation boarding in accordance with makers instructions and approved cert. No. 89/1087. 100mm Tarmac Harfite solid insulation blocks or similar. Cavity walls laid together using approved iron links set 900 horizontally and 450 vertically to P.S. 1245:1976 wall ties positioned at 500 vertical centres at all unobstructed courses of cavity. Close cavity with "Thermoblock" performed closer and provide bitumen felt D.P.C. to C.F. 12. External walls to have min. "U" value of 0.45 W/m2 deg. C. Internal walls of 100mm Tarmac Harfite solid insulation blocks: All to receive 10mm 5/C render and 5mm skin (except garage). Stud walls to consist of 98 x 58mm c/s studs at 400mm c/c, both sides to be clad with 12.7mm plasterboard and skim. 100mm glassfibre fill between studs.

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revision	date	init.	revision details



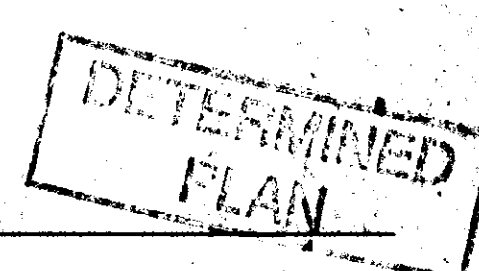
COOPER ARCHITECTURAL DESIGN
WRIGHTS, 105, 2A PARK ROAD,
HOLBURN, SPALDING, Lincs. PE12 7EE
Tel/Fax: 01408 423782
Mobile: 07808 125 778

Client: MR D. BREESE

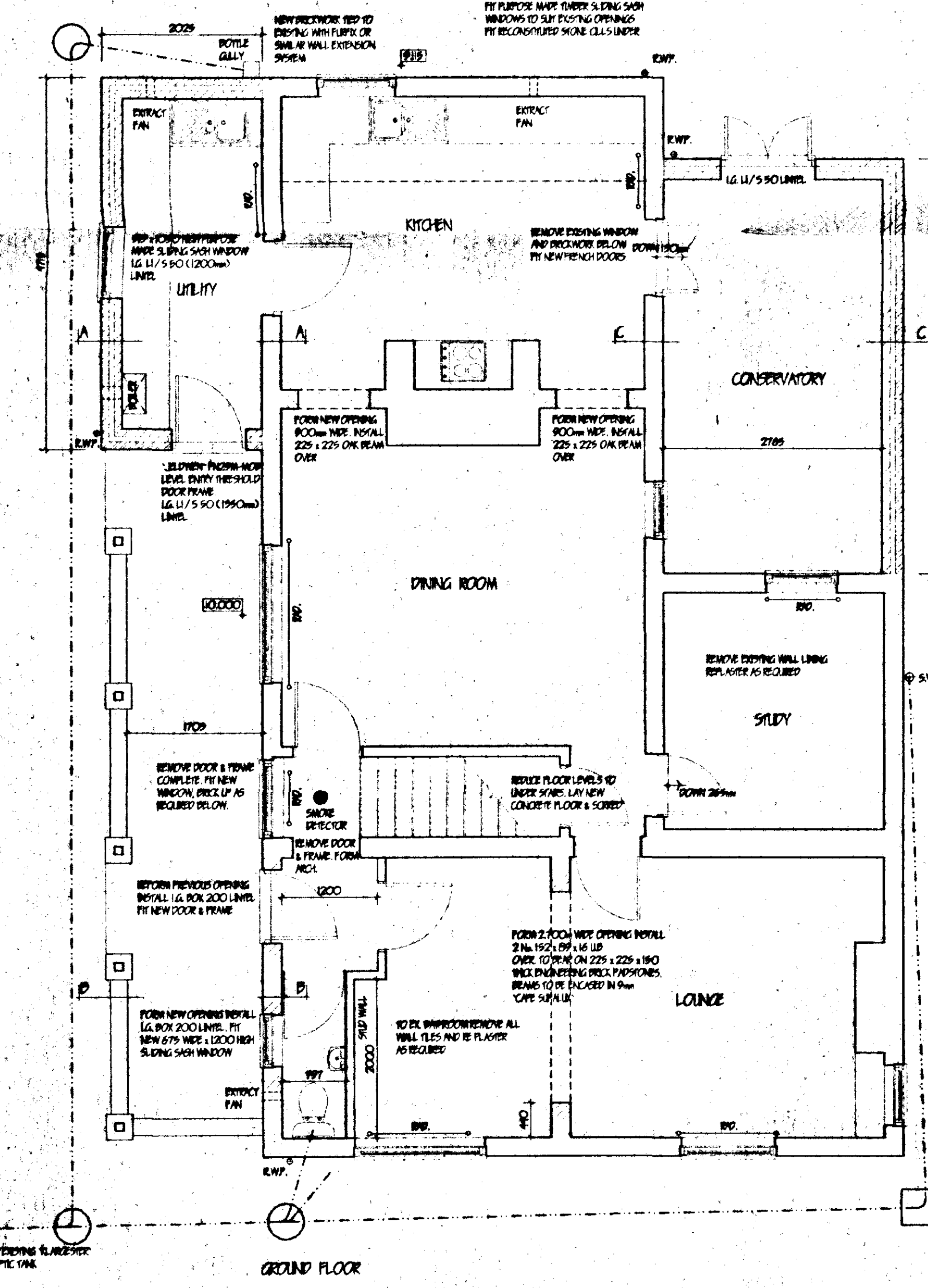
Project: RENOVATION OF HOUSE,
22 ROMAN PARK,
CEFFEYDAKE
SPALDING, Lincs.

Drawing:

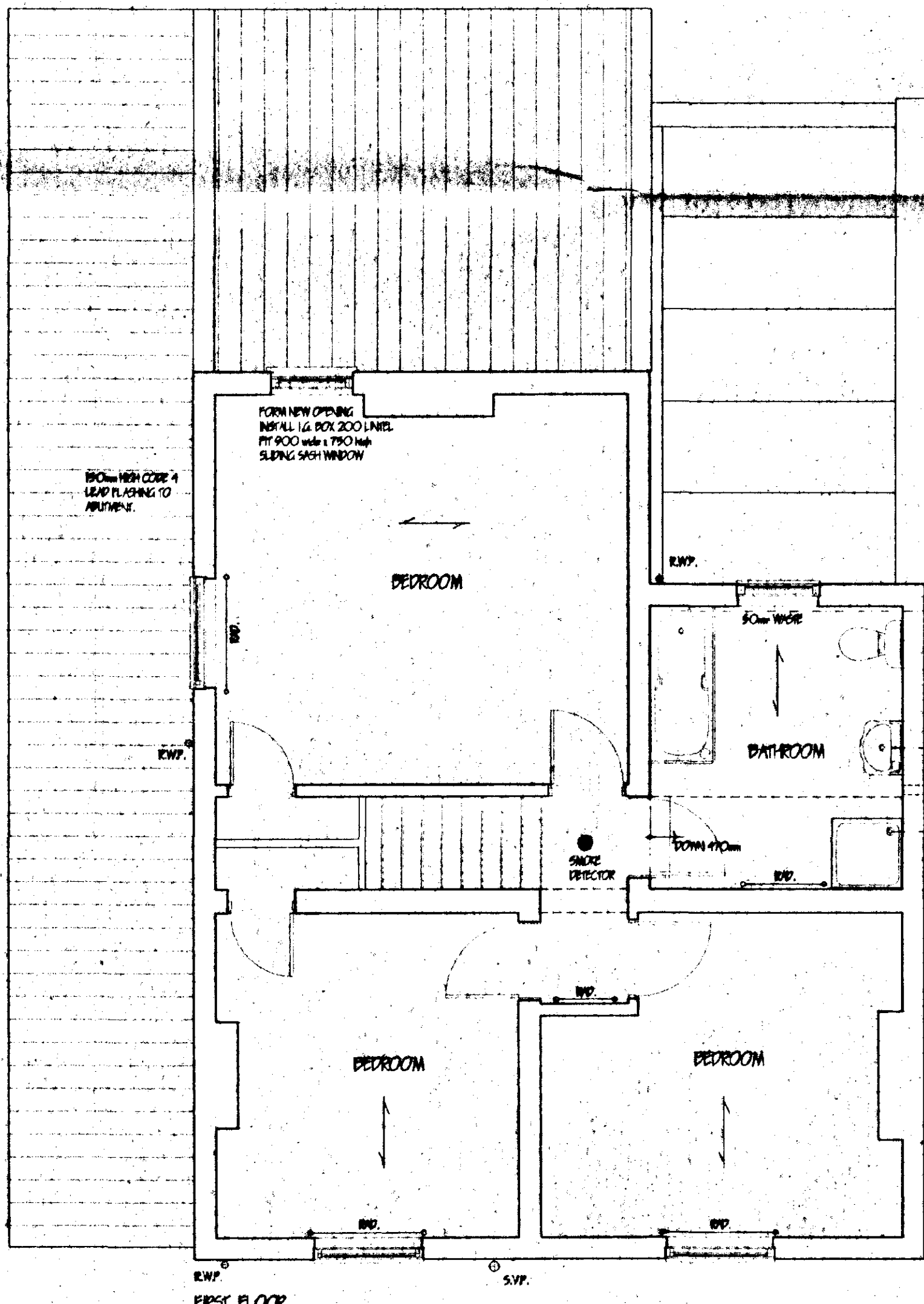
FLOOR PLANS ELEVATIONS AS PROPOSED



SHDC Planning & Development	Scale 1:50	Drawing No. 0108-02
25 FEB 2002	Date JANUARY 02	Drawn J.C.



GROUND FLOOR



FIRST FLOOR