A 17 MAIN ROAD

ENTRANCE

for sign legend see drwg no. 029.

5

existing farm access only

GRASS VERGE

FOOTPATH

TO LONG SU

no exit sign

1

5

hedge

PRIVATE ROADWAY

display area for trees & shrubs & access to field.

boundary of car park.

fence

DRIVE

Car parking for farm shop. (9 No)

CAR PARK

POND

THE CHESTNUTS

AGRICULTURAL LAND

traffic flow sign

o exit sign

FROM FLEET HARGATE.

GRASS VERGE

FOOTPATH

for sign legend see drwg no.

ACCESS

4

FARMHOUSE

PACKING SHED

COLD STORE

OFFICE

SHOP

J.C

fence

DRIVE

SHOP

entrance to shop

fence

KITCHEN FOOD PREP.

ENTRANCE

TOPS GATE

PALLET & BOX STORAGE

traffic flow shown thus.

traffic

no exit sign

CAR PARK

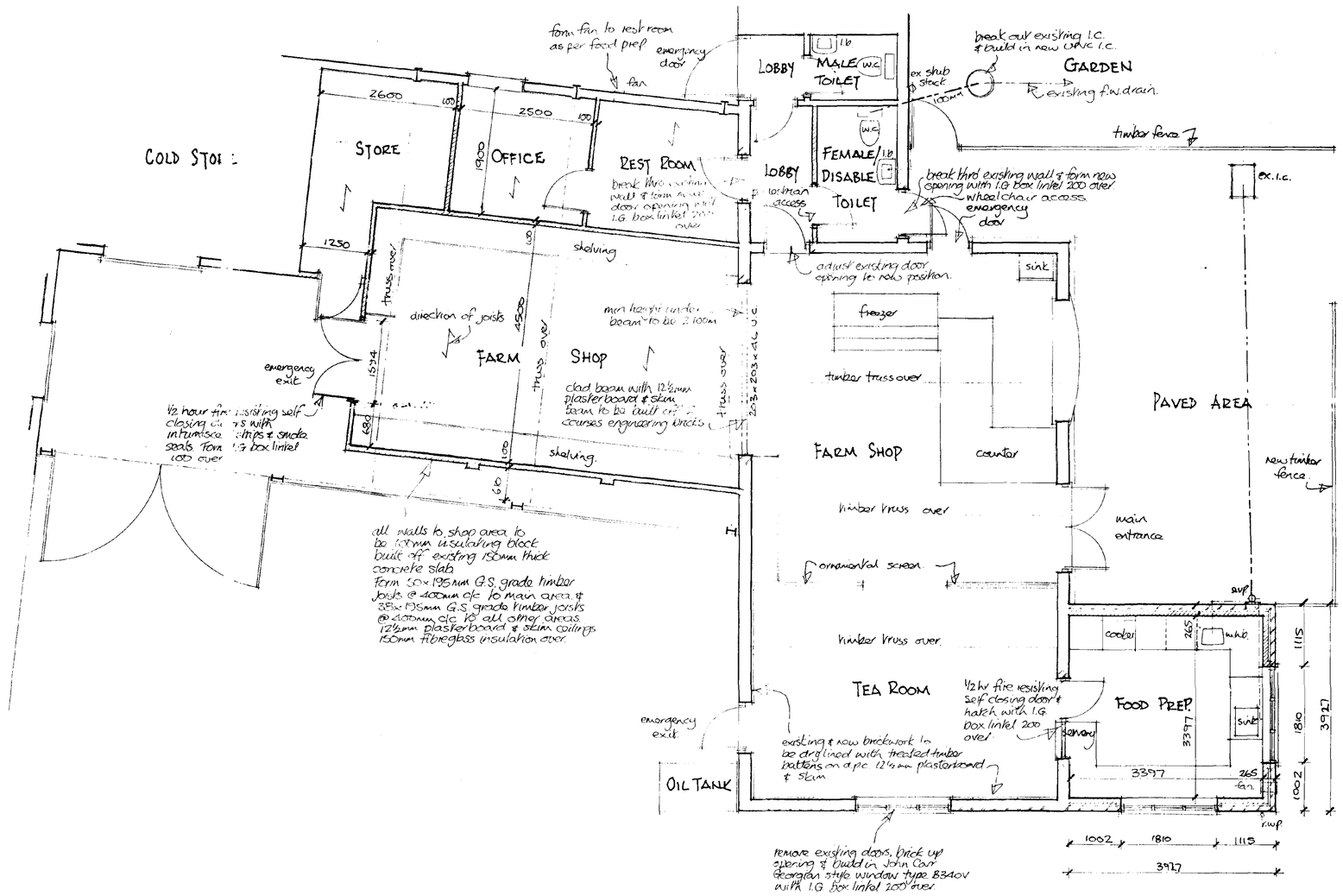
EXIT

no entry sign

carpark for tea room.

IMPLEMENT

TANKS



FLOOR PLAN

Foul drainage pipes to be 100mm Ø UPVC to B.S. 8301 : 1983 flexibly jointed & laid to makers instructions to a fall of 1:40 bedded on & surrounded with min. 100mm pea gravel.
New drainage to discharge into existing inspection chamber.
Soil & vent pipe to be 100mm internal Ø UPVC to B.S. 4514 1983 & to extend min 900mm above any window head. Terminating with UPVC balloon. Waste pipes to have min 40mm ink Ø in UPVC with rodding eyes at every change of direction. Sink & w.h.b. to have 75mm deep seal traps.

Windows heads to be fitted with hit & miss ventilators to give min 4000mm² permanent ventilation.
Food prep to have extractor fan to extract not less than 60 litres per second.

edge of tarmac drive

gravel car parking area

PAVED AREA

SOUTH HOLLAND DC
HOUSING & PLANNING
24 MAY 1995
Ref: 0565/95

Amendments
A. 20/05/95 female/disable toilet door added.

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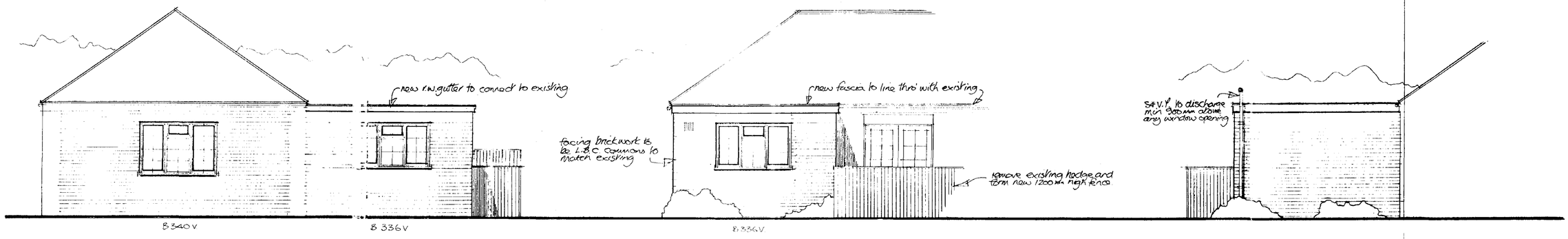
Client
H. PIGGINS & SON

Job
ALTERATIONS TO FARM SHOP AT THE CHESTNUTS TOPS GATE GEDNEY

Drawing
FLOOR PLAN AS PROPOSED

Scale 1:50 Date Jan'95

No 028/1 Ref A



SOUTH ELEVATION

EAST ELEVATION

NORTH ELEVATION

High performance built up roofing felt system with breather membrane on 19mm plywood decking. Softwood firring pieces to fall min 1:40. 47 x 170 SC3 grade joists @ 400mm c/c with 30 x 5 m.s. galv. metal straps @ max. 1200mm c/c fixed to wall plate. Joists to be fixed to wall plate with nickel clips. 65 x 100 wall plate bedded on wall. Dress roof covering up under existing adjoining asbestos roof on lay board min height up roof 450mm. Form 25mm thick fascias fixed to end of joists & noggins with min 25mm air gap to perimeter for ventilation into roof space complete with fly gauze.
Lay 150mm min fibreglass insulation between joists with 12½mm plasterboard with skim finish.
Close off cavity with 6mm "Masterboard" or similar.
Form beam in fill between joists, but leaving min 50mm gap to underside of roof decking.
White guttering to match existing to discharge via 65mm square down pipe clipped to wall.

Build in John Carr timber windows ref No B336V. with 'Duracore' insulated d.p.c. to jambs & closed cavity with I.G. U/s steel lintel over with min 150mm end bearings & cavity tray over. Form weep holes at ends of cavity trays.

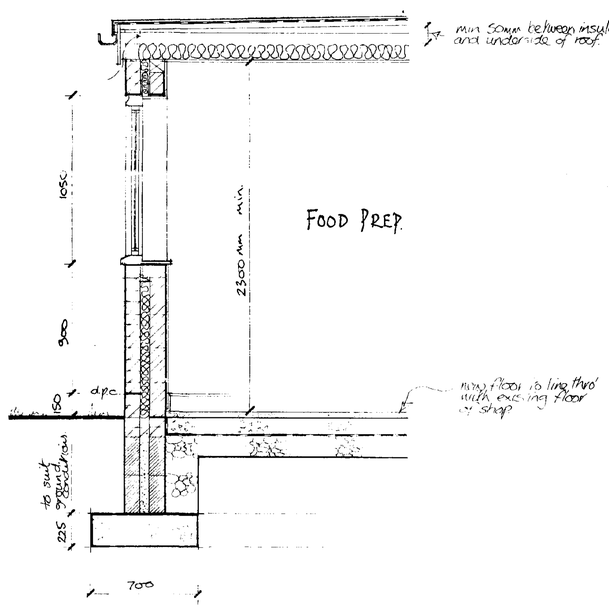
Walls to be 100mm common bricks to match existing, 65mm cavity filled with 65mm dritherm cavity wall batts 100mm insulation block 12½mm render & skim with 19mm x 150mm chamfered skirting boards. Cavity tied together with stainless steel tie irons @ 900mm horizontally and 450mm vertically. At jambs of windows tie irons in every course.

Marley 'Aqua guard' d.p.c. or similar, d.p.c. min 150mm above g.l. in external course & level with oversite on internal blockwork. Form weak mix infill to base of cavity, tapered to external face min 150mm below g.l.

Form floor of 50mm sand/cement screed on 100mm concrete C.20 on 1200 g. polythene d.p.m. on min 150mm consolidated & blinded hardcore. Polythene d.p.m. to lap onto wall d.p.c. min 75mm.

Concrete foundations to be 700 x 225mm strip foundations of C.20 P. built off load bearing strata to L.A. approval.

Walls below d.p.c. to be in common brick or class 'A' concrete blocks or similar.



SECTION THRO'

SOUTH HOLLAND DC
HOUSING & PLANNING
24 MAY 1995
Ref: 0565/95

Amendments

PLANNING

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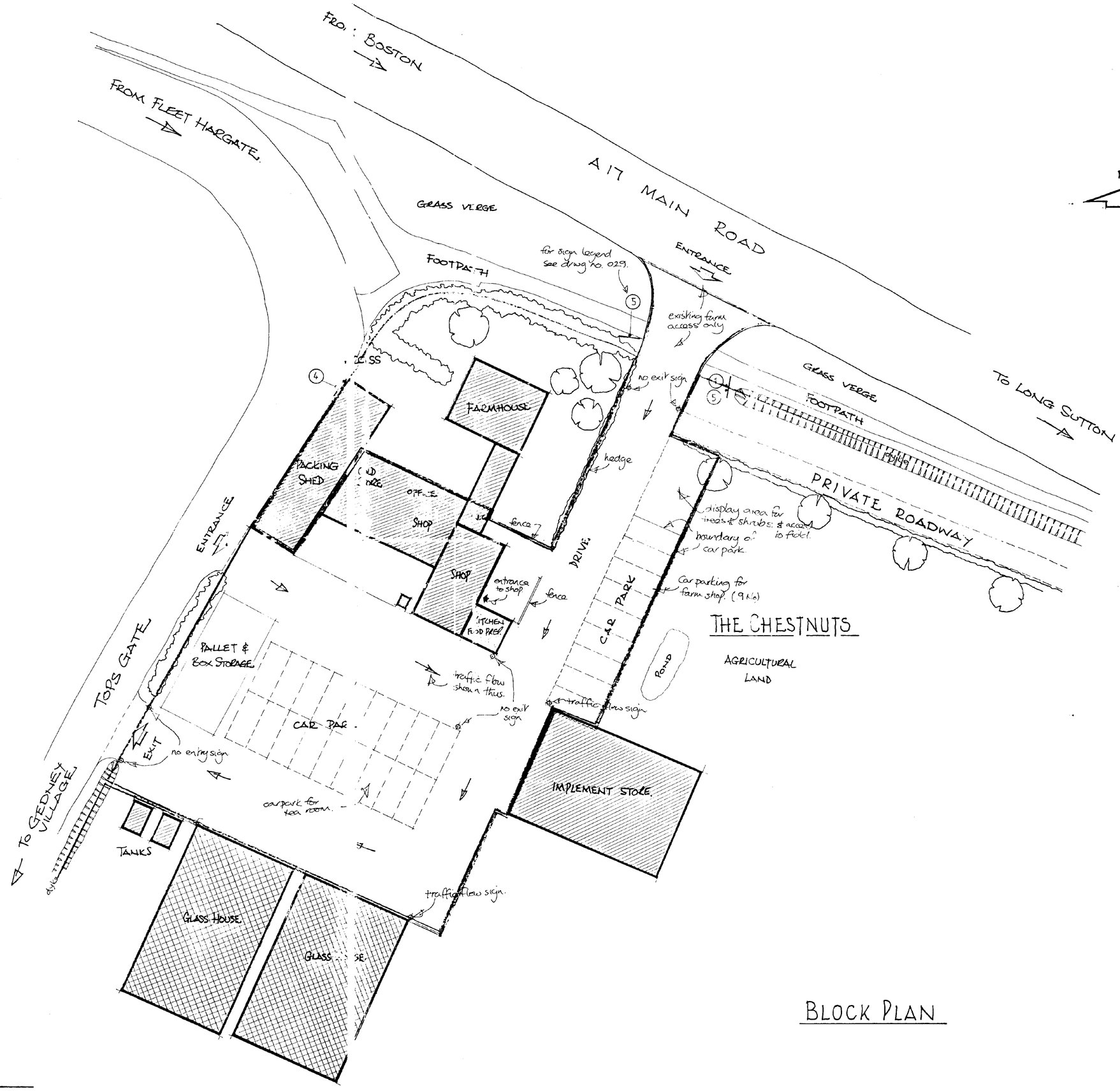
Client
H. PIGGINS & SON

Job
ALTERATIONS TO FARM SHOP AT THE CHESTNUTS TOYS GATE GEDNEY.

Drawing
ELEVATIONS & SECTION

Scale 1:50 1:20 Date March 95

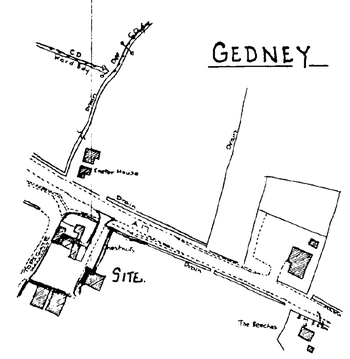
No 028/3 Ref



THE CHESTNUTS

AGRICULTURAL LAND

BLOCK PLAN



LOCATION PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
12 JUN 1995
Ref: S/659/95

Amendments
16/05/95 Car park amended position of signs added.
10/06/95 Roof to Kitchen/Food prep amended.

DETERMINED PLAN

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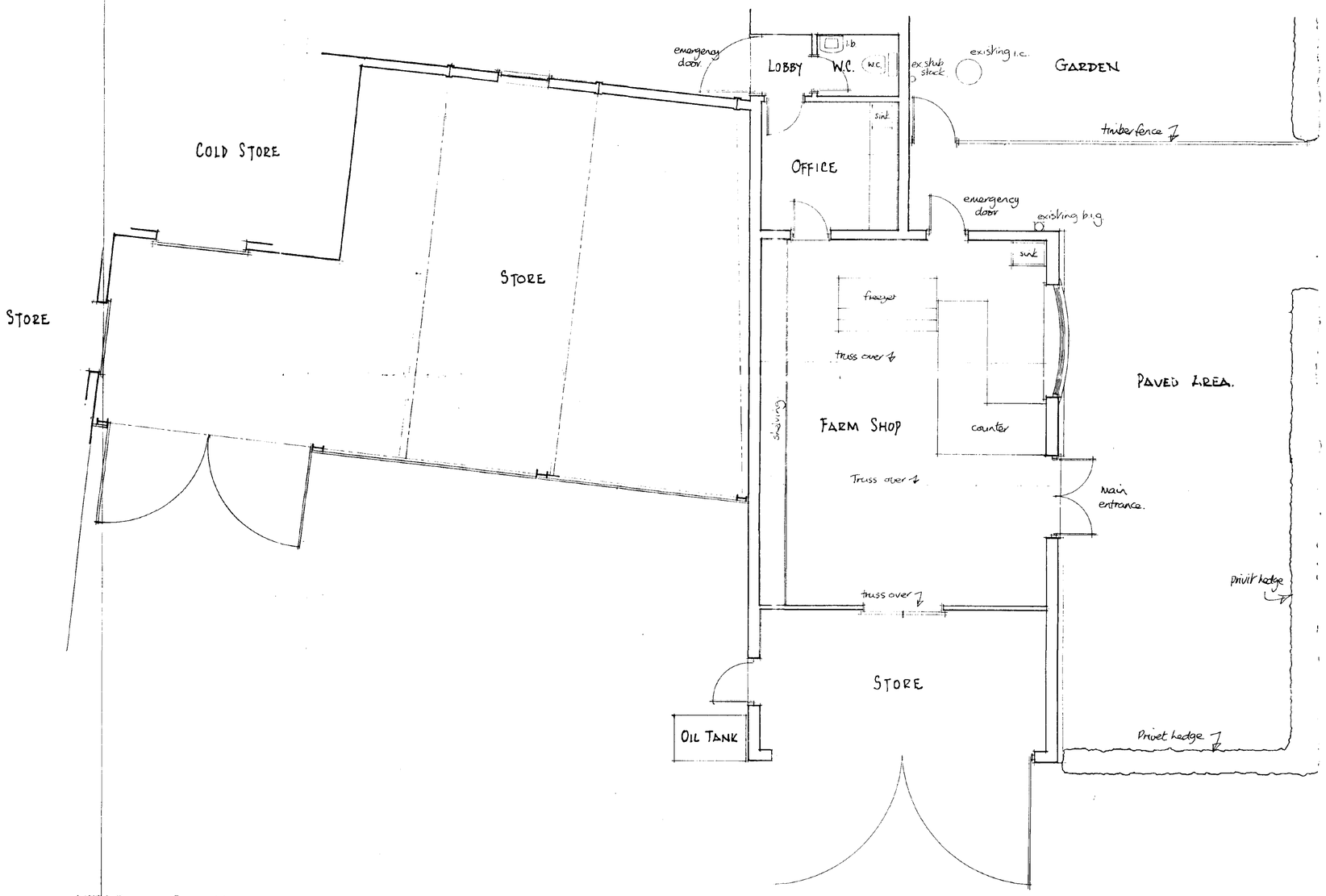
Client
H. PIGGINS & SON

Job
ALTERATIONS TO FARM SHOP AT THE CHESTNUTS TOPS GATE GEDNEY

Drawing
BLOCK & LOCATION PLAN.

Scale 1:200 1:2500 Date Jan'95

No. 028/2 Ref A3



FLOOR PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
24 MAY 1995
Ref: 0565/95

Amendments

DETERMINATION PLAN

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Client
H. PIGGINS & SON

Job
ALTERATIONS TO FARM SHOP AT
THE CHESTNUTS, TOPS GATE, GEDNEY

Drawing
FLOOR PLAN AS EXISTING

Scale 1:50 Date Jan'95

No. 028 Ref