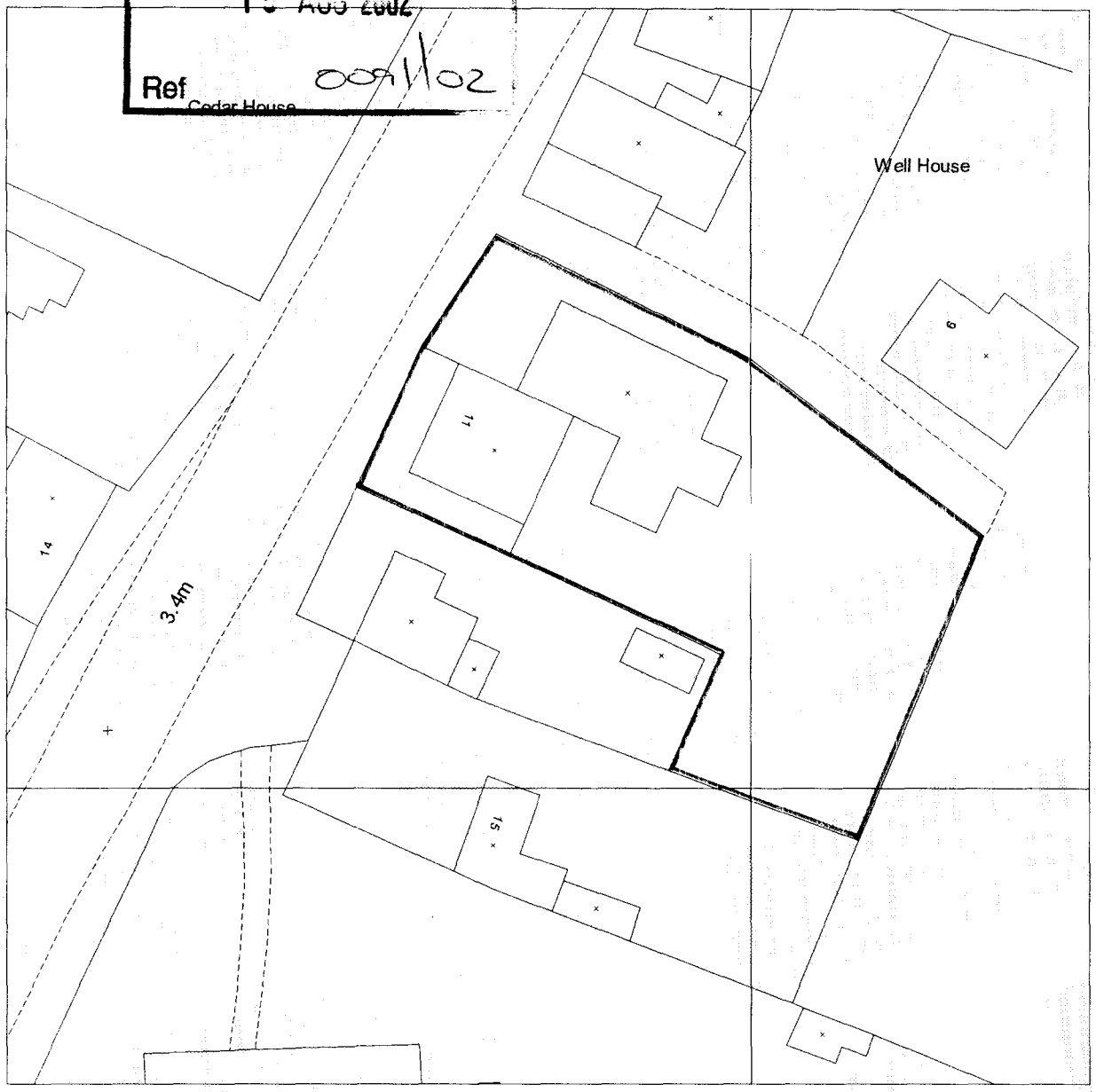
Ordnance Survey®

Siteplan®

A1

1:500 Scale

GUDC
15 Aug 2002
Ref 0091/02



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10 0 10 20 30
Metres

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National Grid sheet reference at centre of this Siteplan: TF3311SE.

Supplied by : Blackwell's Oxford
Serial Number : 773

Ordnance Survey

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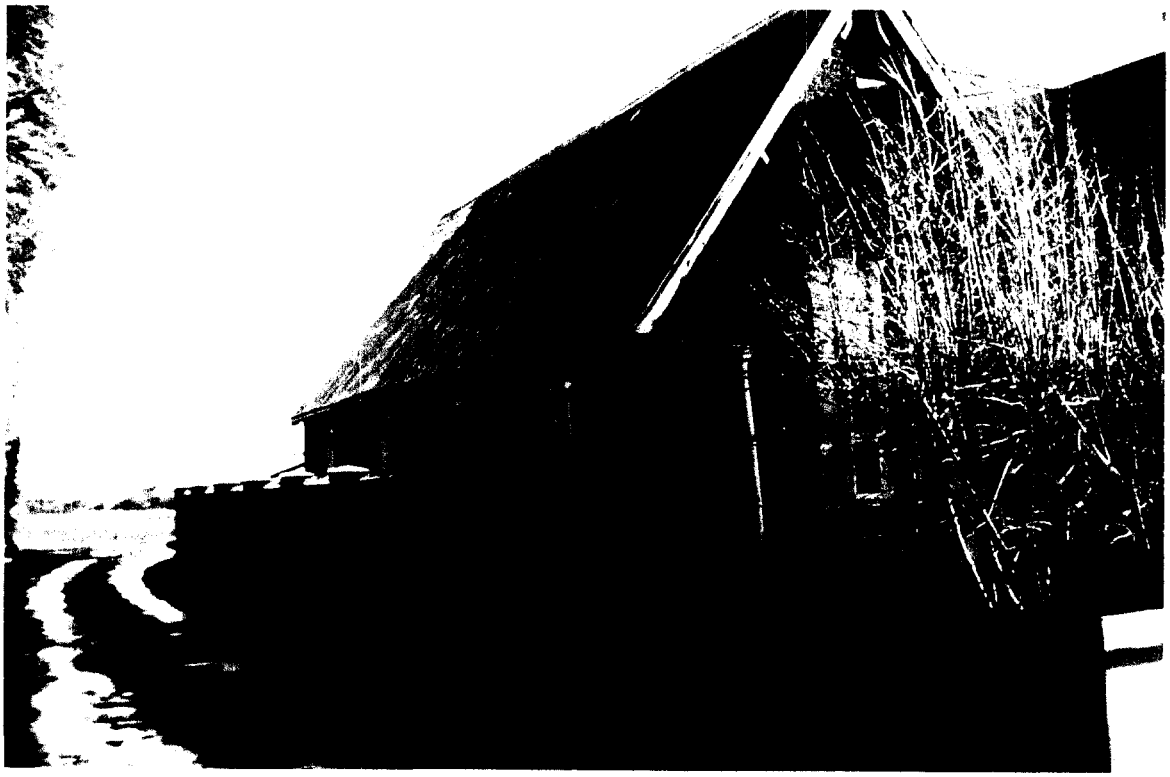






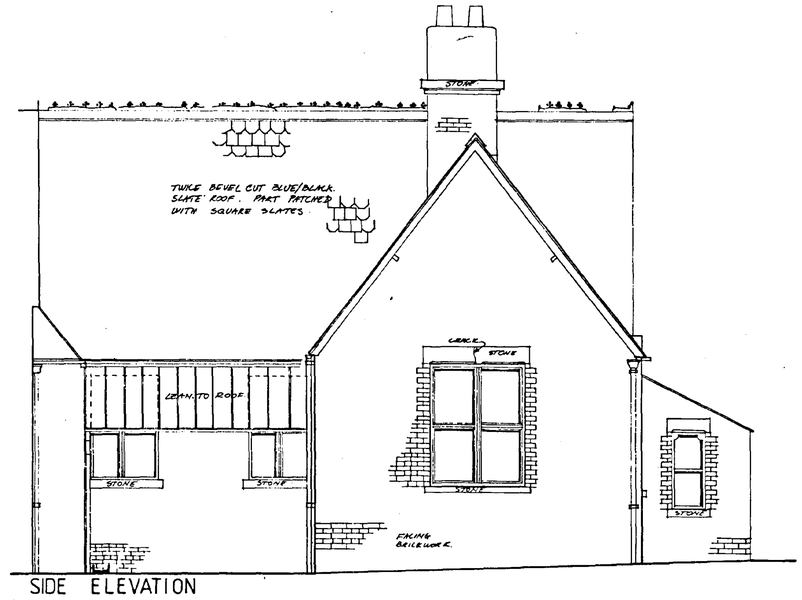




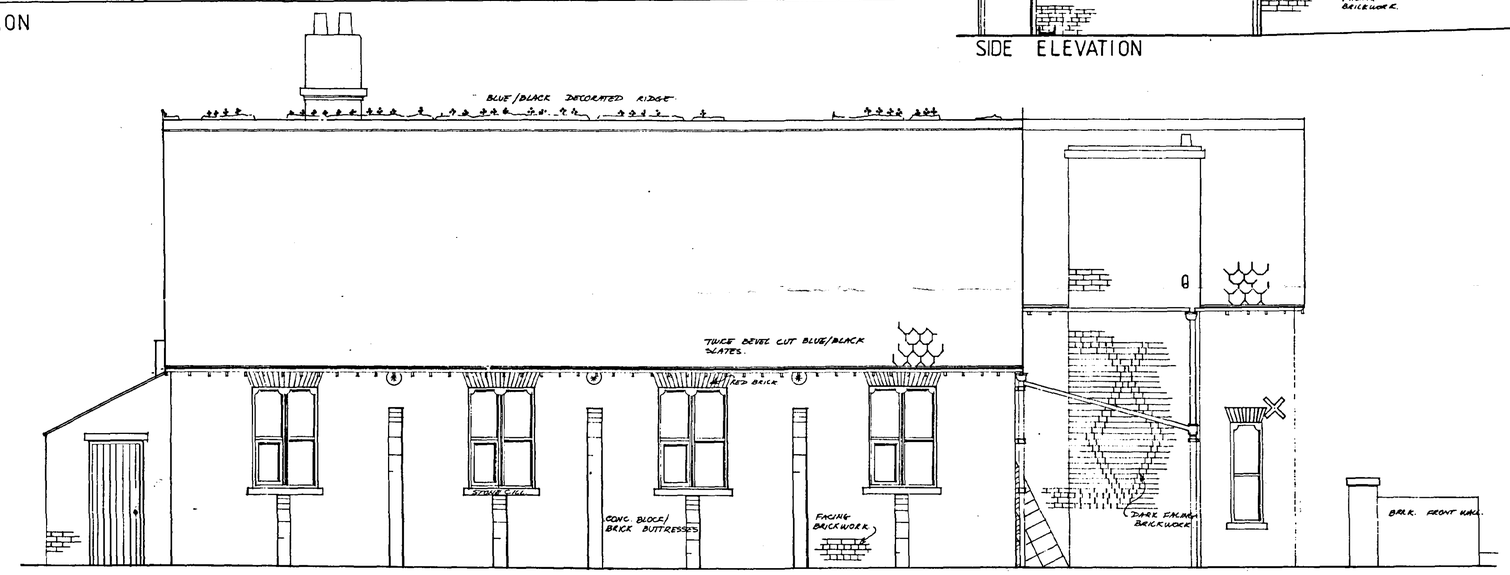




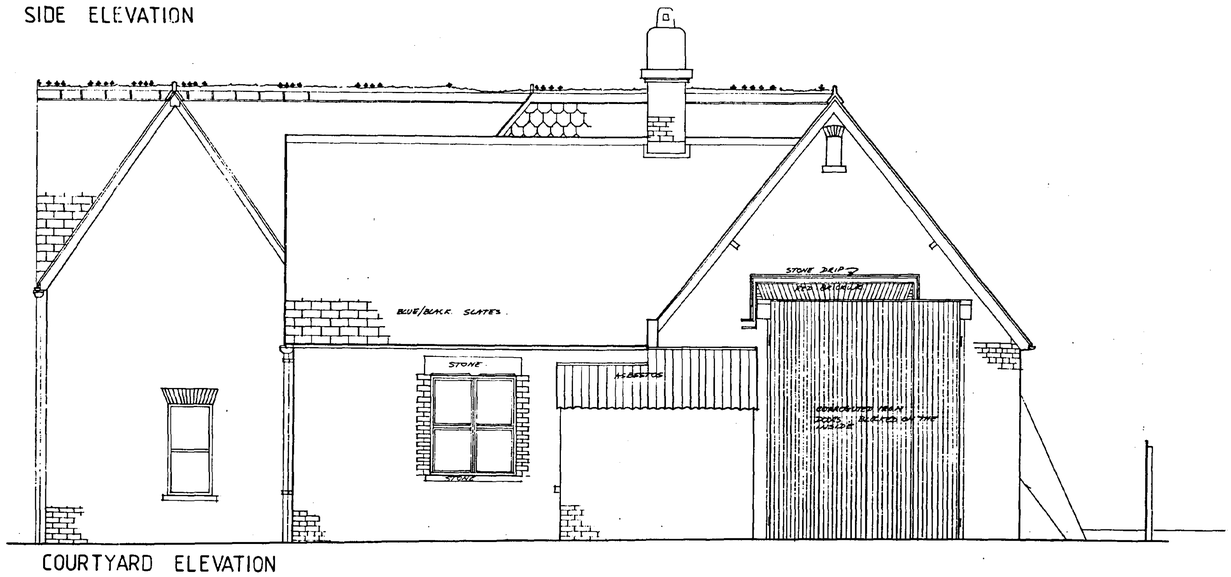
FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



COURTYARD ELEVATION

General Notes

NB. All dimensions to be measured on site

No.	Revision/Issue	Date

SJ Treloar and Associates

Project Name and Address

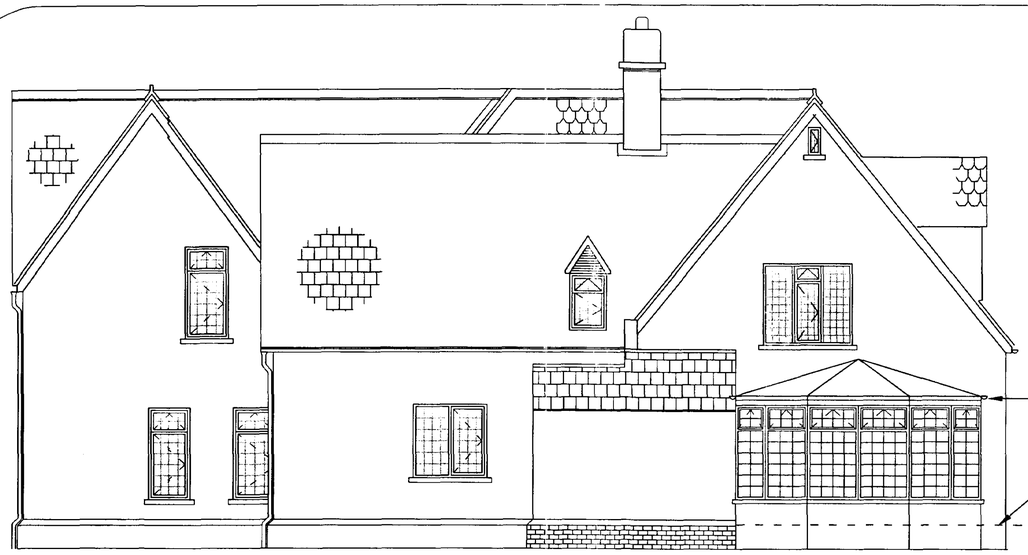
The Old School House
Gedney Hill
Spalding

Client Name and Address
Mr Graham Culley
11 Hilligate
Gedney Hill
Lincolnshire

Drawing No.
10066/1/2/Culley/100 Existing Elevations

Date	Checked
21.09.01	
Scale 1:50	Drawn by JRK

Planning
28 JAN 2002
Ref 0091/02

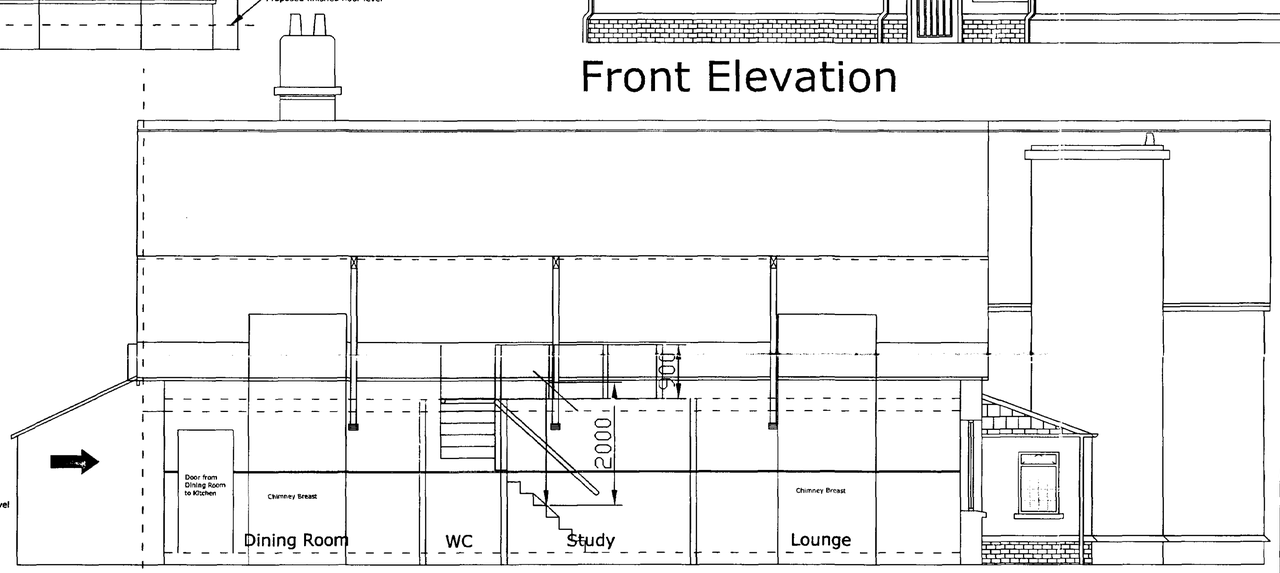


Courtyard Elevation

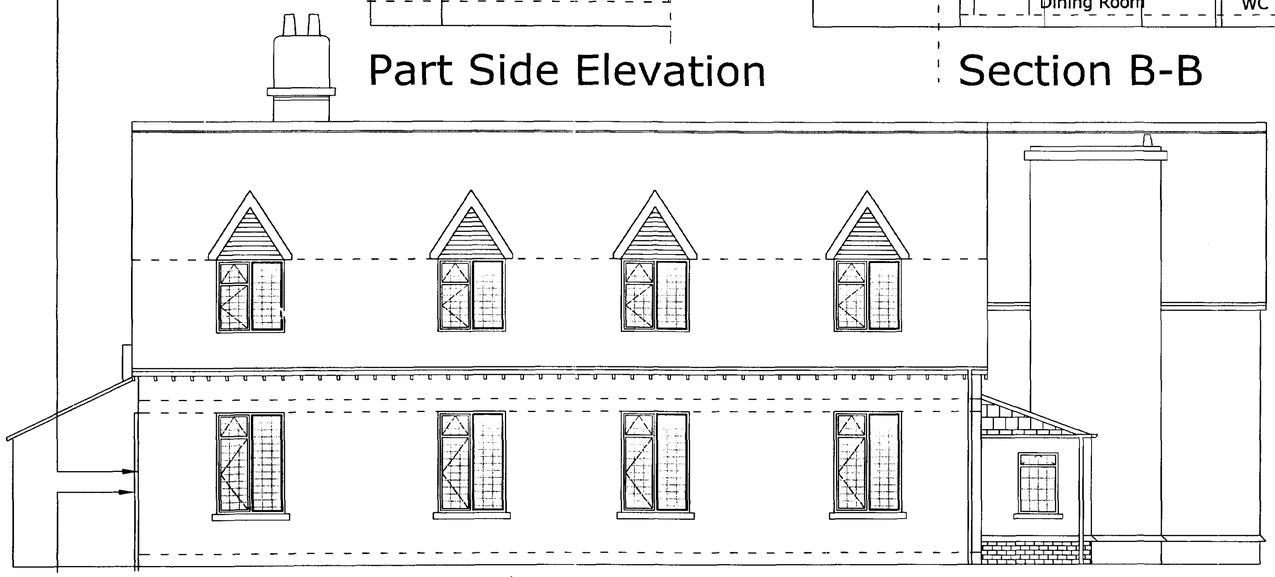


Front Elevation

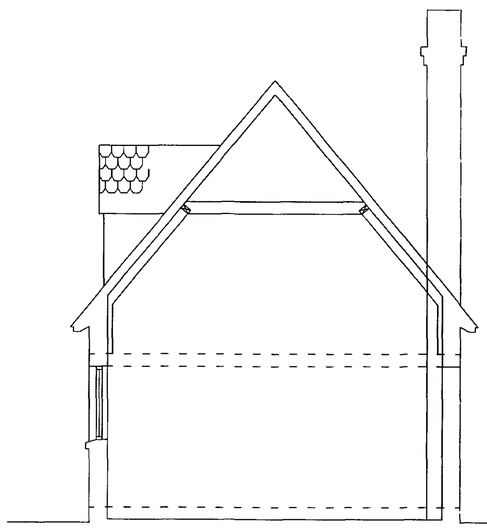
Part Side Elevation



Section B-B



Side Elevation



Section A-A

Planning Department
28 JAN 2002
Ref 0091/02

NB. All dimensions to be measured on site

No.	Revision/Issue	Date

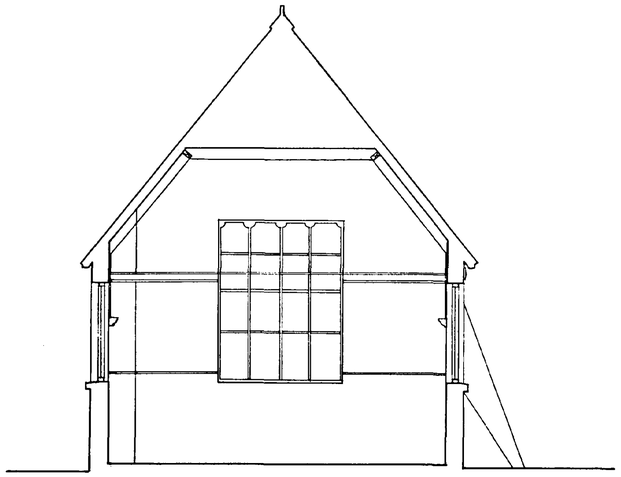
ST Treloar and Associates
13 Spinners Court
53 West End
Witney
Oxfordshire
OX8 6NJ
Tel: 01993 778858
Fax: 01993 778997

Project Name and Address
The Old School House
Gedney Hill
Spalding

Client Name and Address
Mr Graham Culley
11 Hillgate
Gedney Hill
Lincolnshire

Drawing No.
10066/1/2/Culley/200 Proposed Elevations & Sections

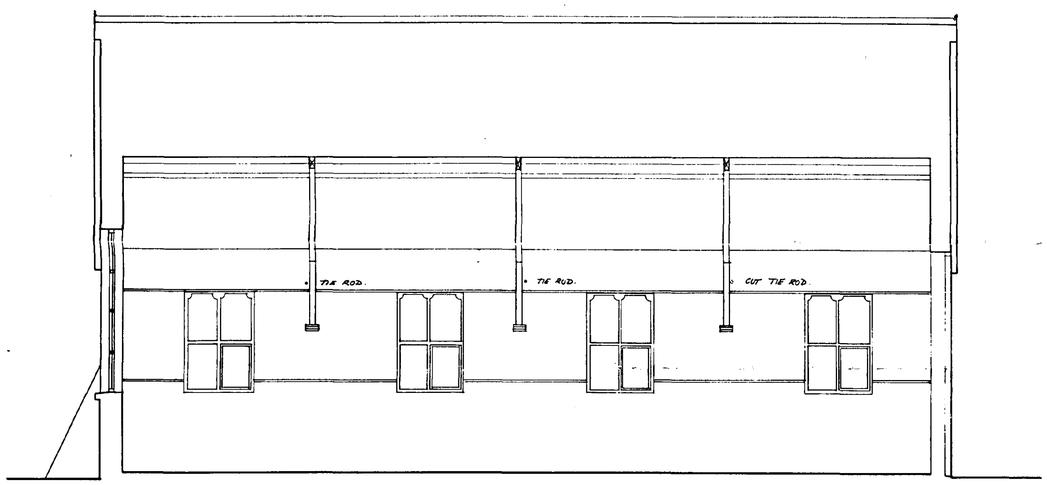
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11/12/01	
Scale	Drawn by
1:50	JRK



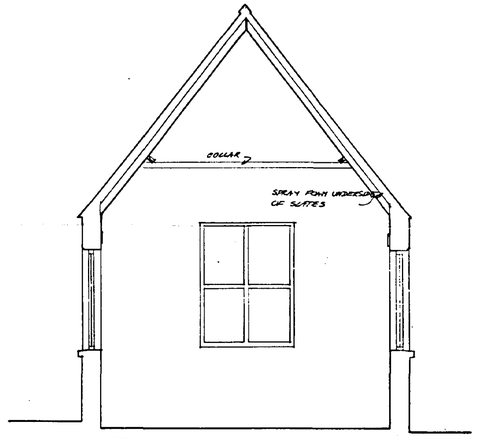
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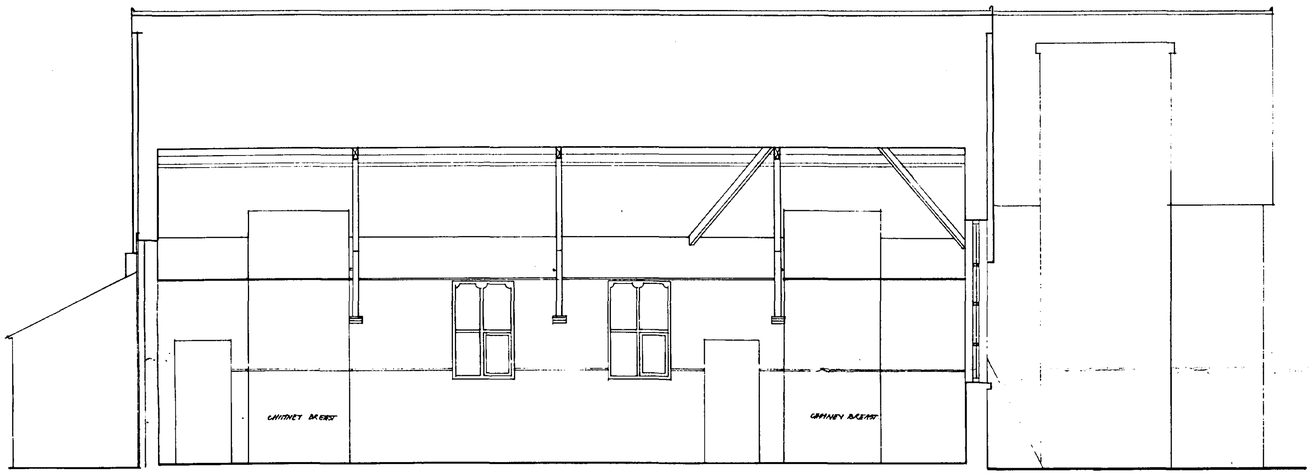
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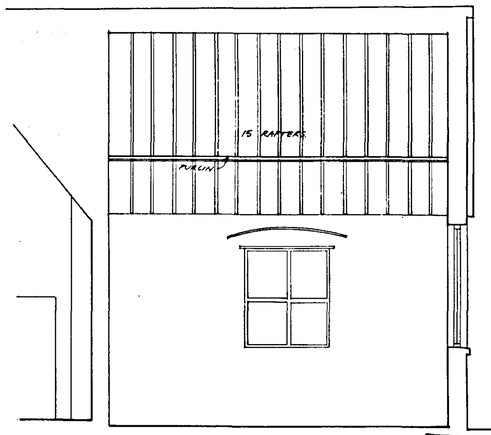
SECTION CC



SECTION EE



SECTION DD



SECTION FF

SHDC
Planning & Development
28 JAN 2002
Ref. 00/01163

General Notes

NB. All dimensions to be measured on site

No.	Revision/Issue	Date

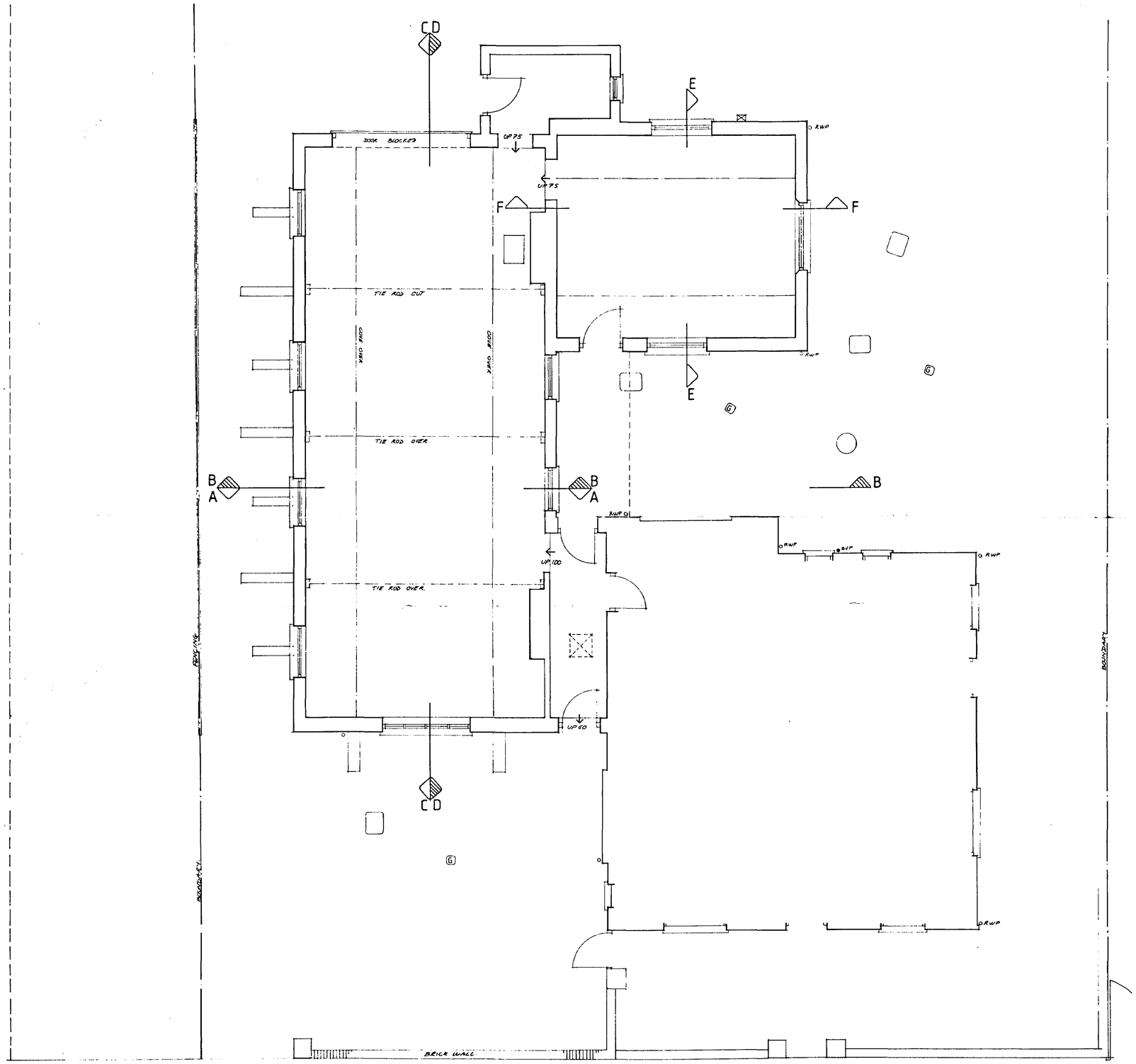
SJ Treloar and Associates

Project Name and Address
The Old School House
Gedney Hill
Spalding

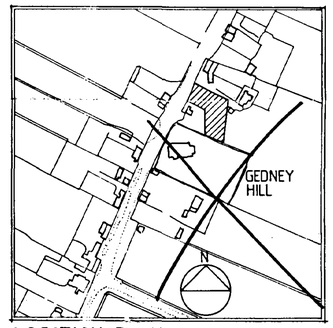
Client Name and Address
Mr Graham Culley
11 Hillgate
Gedney Hill
Lincolnshire

Drawing No.
10066/1/2/Culley/102 Existing Sections

Date	Checked
21.09.01	
Scale	Drawn by
1:50	JRK



MANHOLES
G GULLY
RAINWATER PIPES
SOIL + VENT. PIPES



LOCATION PLAN

SHDC
Planning Development
28 JAN 2002
0091/02

General Notes

NB. All dimensions to be measured on site

No.	Revision/Issue	Date

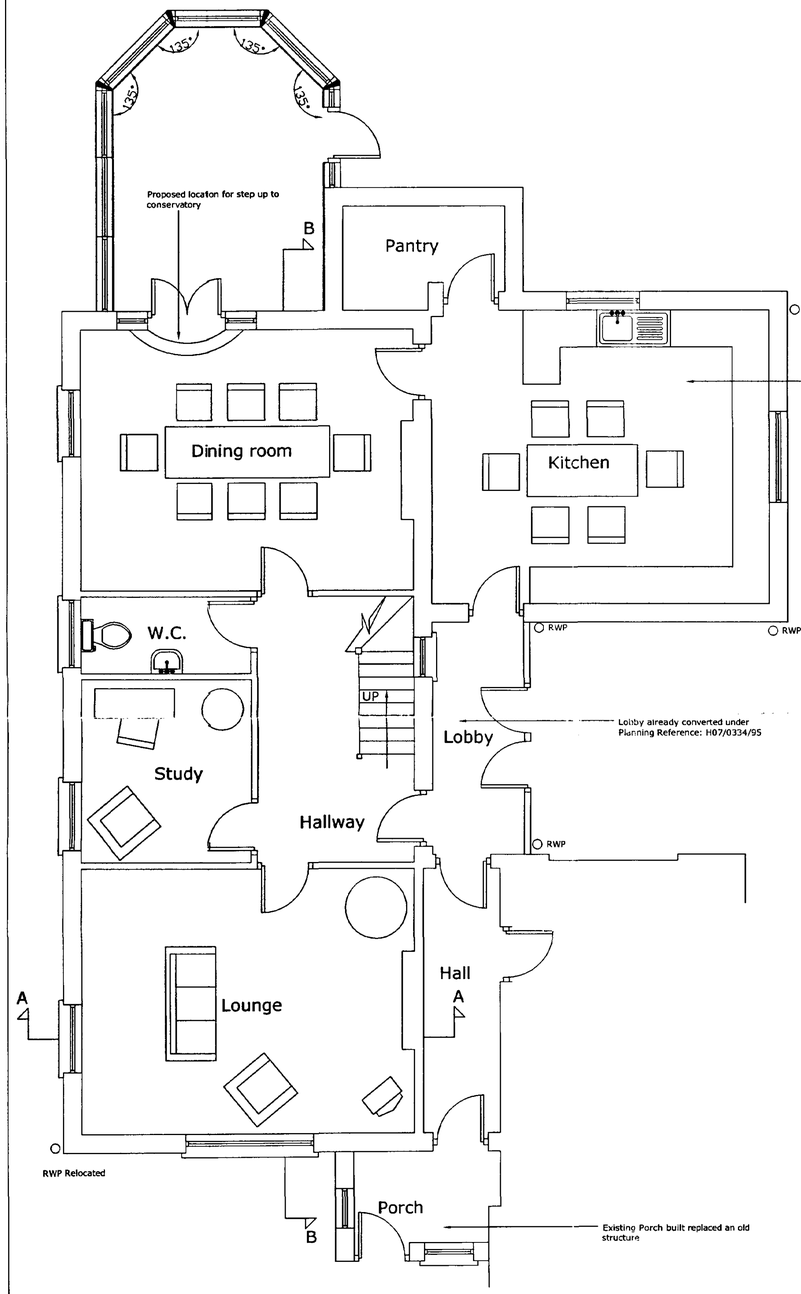
SJ Treloar and Associates

Project Name and Address
The Old School House
Gedney Hill
Spalding

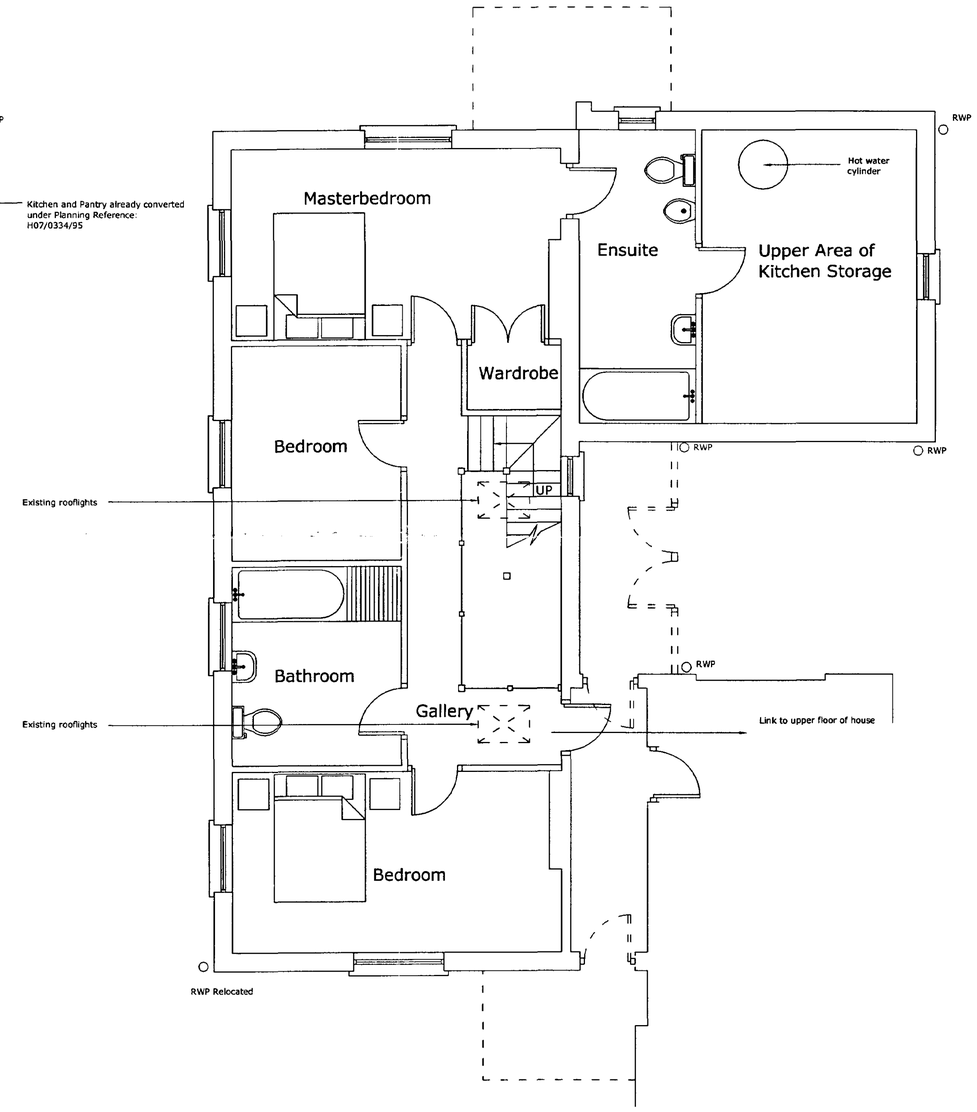
Client Name and Address
Mr Graham Culley
11 Millgate
Gedney Hill
Lincolnshire

Drawing No.
10066/1/2/Culley/101 Existing Plans

Date	Checked
21.09.01	
Scale	Drawn by
1:50	JRK



Ground Floor Plan



First Floor Plan

1. Ground Floor Construction

Minimum 18mm thick tongued and grooved timber boards or flooring grade chipboard fixed to 50mmx50mm timber battens on 125mm thick reinforced concrete floor on DPM monarflex ultra 0.25mm thick reinforced polythene all laid on existing solid floor construction.Subject to drilling a trial hole to establish thickness of slab and whether there is adequate reinforcement.

2. DPC and DPM

Holes to be predrilled into wall at 150mm centres to permit transfusion system retrospective DPC. DPM to be monarflex ultra 0.25mm thick reinforced polythene chased into wall at the level of retrospective DPC.

3. Lintels

Lintels over proposed internal and external openings to be Catnic type or equal and sized according to span.

4. Windows

Proposed new windows on the rear and side elevation to be dormer type, constructed of softwood incorporating square leaded lights. All other windows to be constructed of softwood with square leaded lights as shown.

5. Flashings

All flashings and valleys to be formed generally from Code 4 lead soakers and flashing pieces. All work to be carried out in accordance with the current edition of the Lead Development Association handbook.

6. Timber

All structural and carcassing timber to be SC3 grade unless otherwise indicated and to be pressure impregnated to BS 5286 PtS (1977). Cut timbers are to have their ends retreated.

7. Internal Walls

Internal walls on the ground floor to be constructed of 50mmx75mm load bearing and non-loadbearing structural stud partitions set at 400c/c. Internal partition walls on the first floor to be similar unless otherwise indicated. Plasterboard either side of structural stud to be 12.5mm with bonding and finishing coats both sides.

8. Floor Joists

Floor joists to be 50mmx200mm SC3 grade timber stress set at 400c/c.

9. Heating & Hot Water

Install new hot water and heating system with high efficiency gas fired condensing boiler, insulated hot water cylinder in position indicated on plan and radiators with TRV's.

10. Ventilation

A. RAPID NATURAL

This is to be provided with opening lights in the windows not less than 1/20th of the floor area of each particular room.

B. BACKGROUND

Habitable rooms to have 8000mmsq (min) ventilation or approved equivalent, other rooms to be 400mmsq (min) ventilation or approved equivalent.

C. MECHANICAL

Bathroom, WC & ensuite - provide extract fan with 15ltrs/sec intermittent ventilation.

11. Drainage - foul water

All foul water to discharge into 100mm diameter Hepsleeve (or similar approved) drainage pipes laid in pea gravel to nominal fall 1:60 in strict accordance with manufacturer's recommendations to purpose made PVCu inspection chambers or 215mm Class B engineering brickwork manhole with medium duty covers. Drainage taken to septic tank/cess pit. Where drain passes close to footings for proposed walls or under walls form 200mm x 200mm opening with precast lintel over and pack well with sand before backfilling.

12. Wastes

All wastes to be in polypropylene with access facility at stop ends, bends and just above ground floor levels. The S.V.P to be taken to proprietary ridge vent or through roof with balloon guard and lead slate. Subsidiary soil pipes capped off with durgo valve above level of highest waste. Traps to be 75mm deep seal with anti-vacuum facility.

Main S.V.P, WC's & trunk wastes 100mm Diameter
Bath, shower & sink 40mm Diameter
Wash basins 32mm Diameter
External gulleys to have rodding facility.
S.V.P's to be boxed out and insulated to prevent passage of sound into habitale rooms.

13. Staircases

Provide 1 no. new softwood staircase with a minimum width of 900mm with equal goings of 214mm and rises of 192mm approx. Include hardwood handrail and balustrade 900mm high with balusters at 100mm centres and the whole of the staircase to have a min. headroom of 2 metres.

14. Smoke Alarms

Linked smoke detector alarms to be installed so that none is more than 7 metres away from any point in any room not more than 3 metres from any bedroom and they are to be interconnected and wired into the electrical installation on a separate circuit.

15. Electrical Installation

Carry out the installation in accordance with the current I.E.E.E. Regulations, providing new switch gear with fused circuit breakers.
Locate all switches and socket outlets for lighting and other equipment at appropriate heights between 450mm and 1200mm from finished floor level.

16. Doors

Internal doors to have a min. clear opening of 750mm and the main entrance doors to have a min. clear opening of 800mm.

17. Conservatory

Construct conservatory to where shown, joined to the dining room and adjacent to the pantry. The conservatory is to be manufactured by 'Portland Conservatories', fixed and fitted in accordance with their recommendations. Conservatory arrangement and form of construction should be built in either solid wooden mahogany or PVCu mahogany as per the client's requirements.

Planning Development
28 JAN 2002

NB. All dimensions to be measured on site

No.	Revision/Issue	Date

SJ Treloar and Associates
13 Spinners Court
53 West End
Witney
Oxfordshire
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Tel: 01993 778858
Fax: 01993 778997

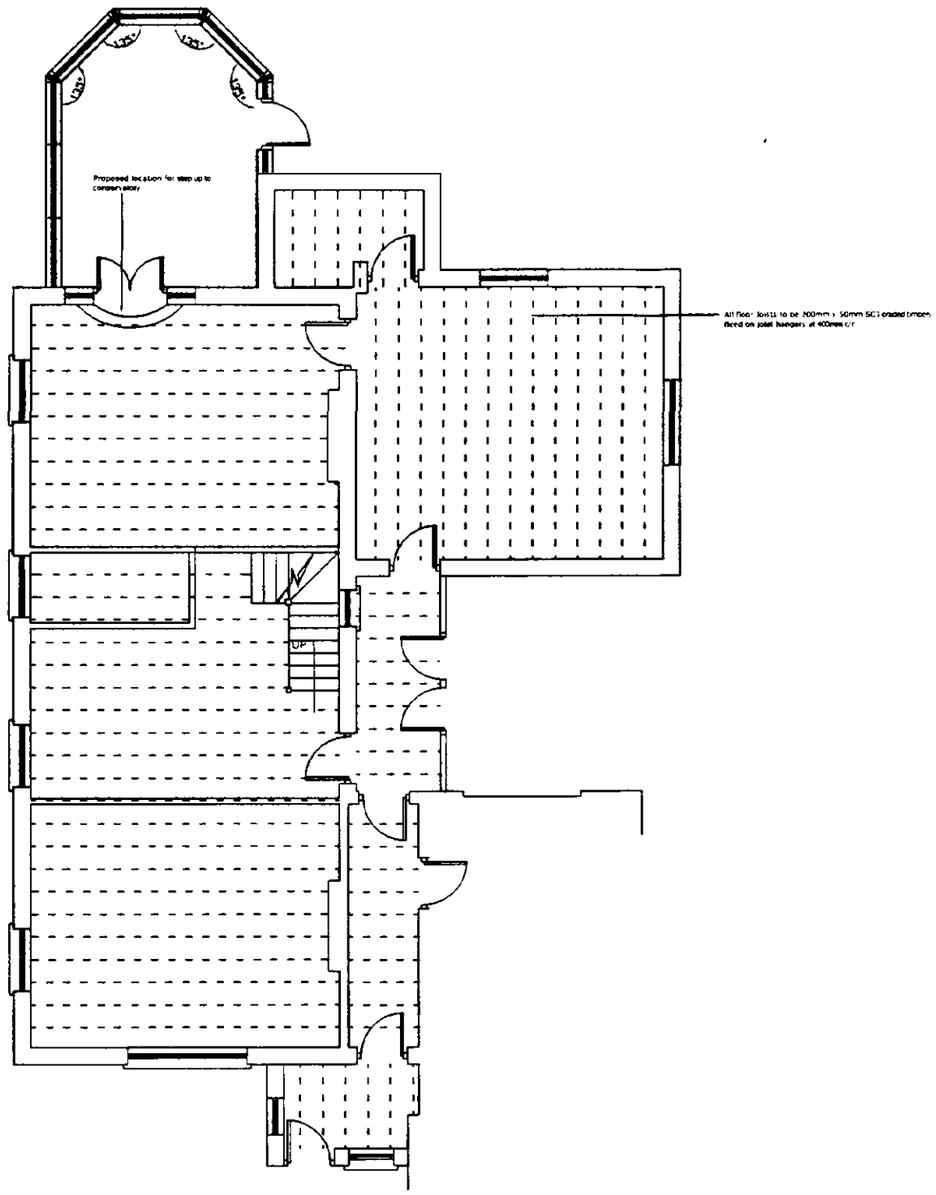
DETAILED PLAN

Project Name and Address
Conversion of "The Old School House"
Hillgate
Gedney Hill
Lincolnshire

Client Name and Address
Mr Graham Culley
The Old School House
11 Hillgate
Gedney Hill

Drawing No.
10066/1/2/Culley/201 Proposed Plans

Date	Checked
21.09.01	
Scale 1:50	Drawn by JRK



Floor Joist layout

Planning Development
15 AUG 2002
Ref 0891/02
AMENDED PLAN
Ref. A1

No.	Revision/Issue	Date

Treloar and Associates

Project Name and Address
Conversion of "The Old School House"
Hillgate
Gedney Hill
Lincolnshire

Client Name and Address
Mr Graham Culley
The Old School House
Hillgate
Gedney Hill

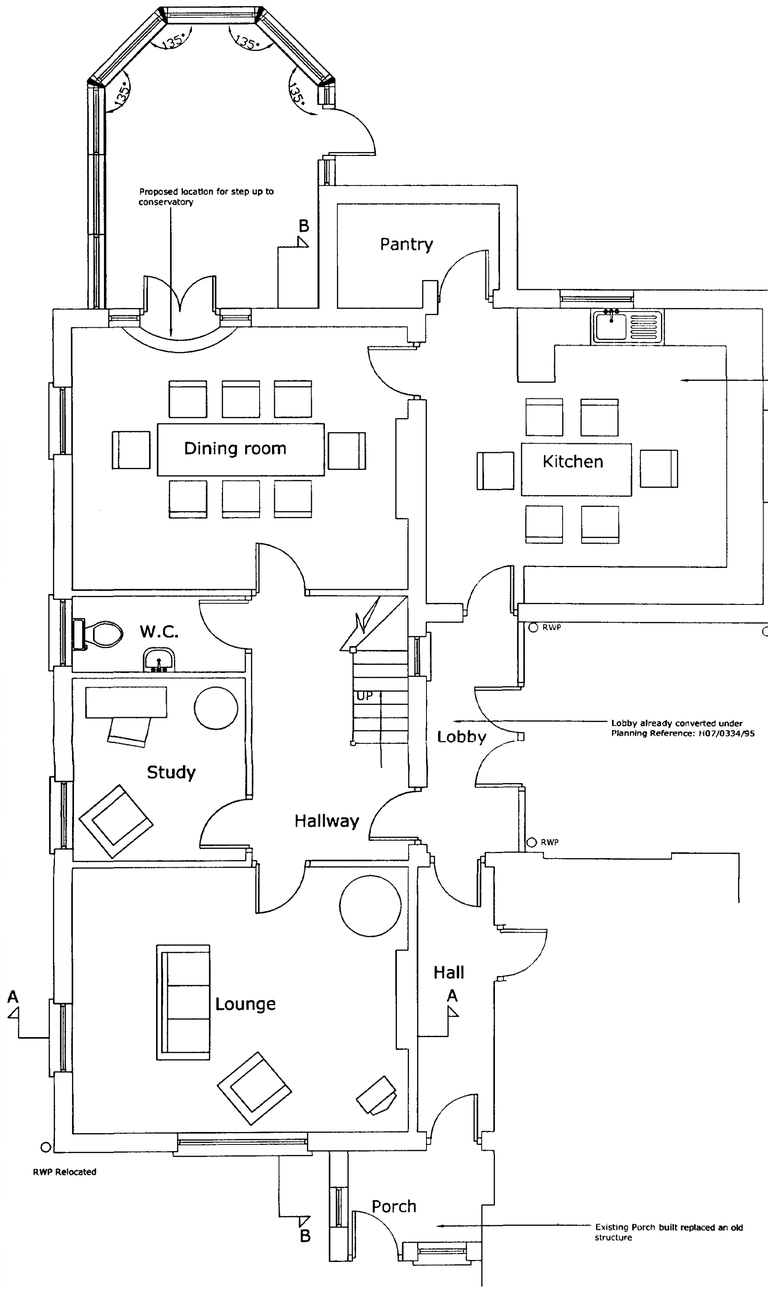
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Date
05 August 2002

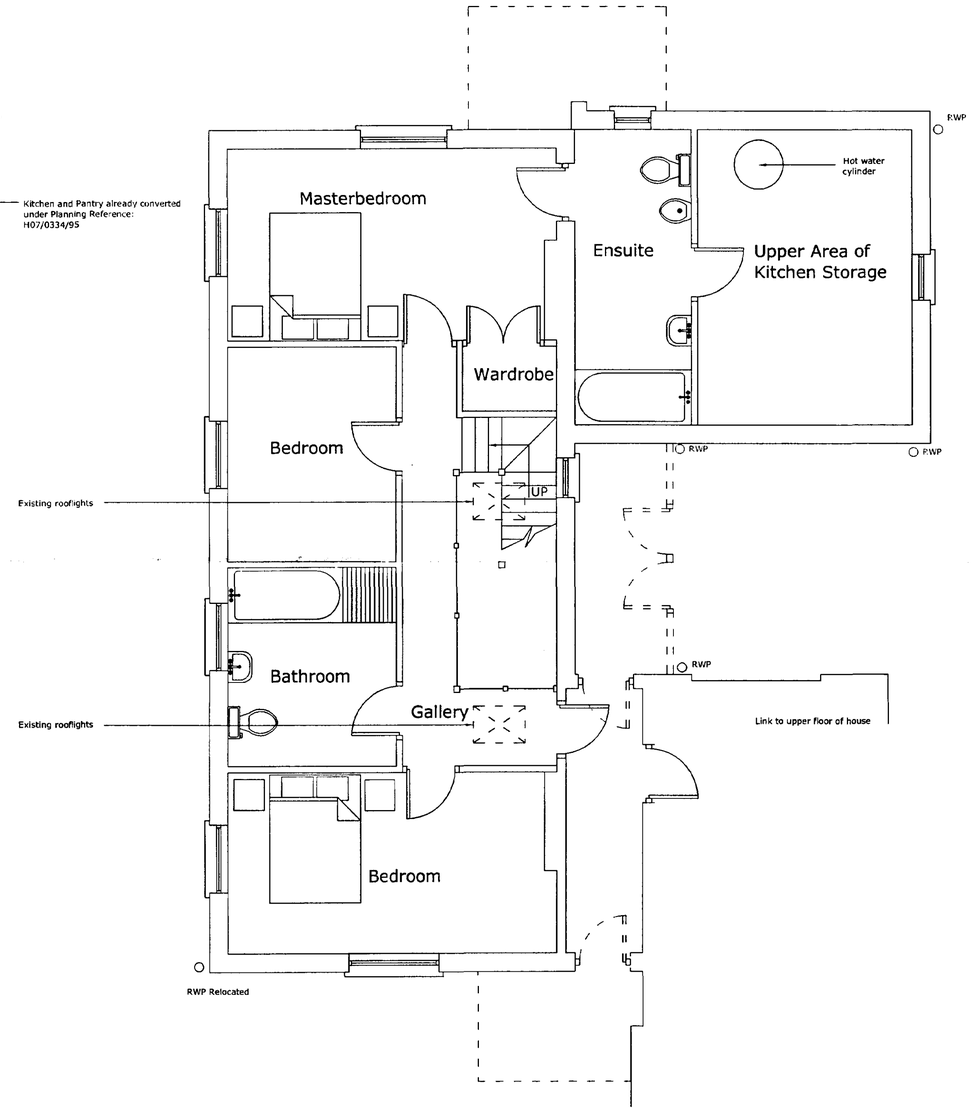
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Scale
Not To Scale (Indicative Only)

Drawn by
RK



Ground Floor Plan



First Floor Plan

1. Ground Floor Construction

Minimum 18mm thick tongued and grooved timber boards or flooring grade chipboard fixed to 50mm x50mm timber battens on 125mm thick re nforced concrete floor on DPM monarflex ultra 0.25mm th ck reinforced polythene all laid on existing solid floor construction.

2. DPC and DPM

Holes to be predrilled into wall at 150mm centres to permit transfusion system retrospective DPC. DPM to be monarflex ultra 0.25mm thick reinforced polythene chased into wall at the level of retrospective DPC.

3. Lintels

Lintels over proposed internal and external openings to be Catnic type or equal and sized according to span.

4. Windows

Proposed new windows on the rear and side elevation to be dormer type, constructed of softwood incorporating square leaded lights. All other windows to be constructed of softwoud with square leaded lights as shown. Windows should achieve a 'U-value' of 2.0 w/m k to comply with the Building Regulations.

5. Flashings

All flashings and valleys to be formed generally from Code 4 lead soakers and flashing pieces. All work to be carried out in accordance with the current edition of the Lead Development Association handbook.

6. Timber

All structural and carcassing timber to be SC3 grade unless otherwise indicated and to be pressure impregnated to BS 5286 PIS (1977). Cut timbers are to have their ends retreated. Floor joists to be fixed on joist hangers as per approved document A of the building regulations.

7. Internal Walls

Internal walls on the ground floor to be constructed of 50mm x75mm load bearing and non-loadbearing structural stud partitions set at 400c/c. Internal partition walls on the first floor to be similar unless otherwise indicated. Plasterboard either side of structural stud to be 12.5mm with bonding and finishing coats both sides.

8. Floor Joists

Floor joists to be 50mm x200mm SC3 grade timber stress set at 400c/c.

9. Heating & Hot Water

Install new hot water and heating system with high efficiency gas fired condensing boiler, insulated hot water cylinder in position indicated on plan and radiators with TRV's. Boiler should be Sedbuk 80 %.

10. Ventilation

A. RAPID NATURAL

This is to be provided with opening lights in the windows not less than 1/20th of the floor area of each particular room.

B. BACKGROUND

Habitable rooms to have 8000mmsq (min) ventilation or approved equivalent, other rooms to be 400mmsq (min) ventilation or approved equivalent.

C. MECHANICAL

Bathroom, WC & ensuite - provide extract fan with 15ltr/sec intermittent ventilation.

11. Drainage - foul water

All foul water to discharge into 100mm diameter Hepsleeve (or similar approved) drainage pipes laid in pea gravel to nominal fall 1:60 in strict accordance with manufacturer's recommendations to purpose made PVCu inspection chambers or 215mm Class B engineering brickwork manhole with medium duty covers. Drainage taken to septic tank/cess pit. Where drain passes close to footings for proposed walls or under walls form 200mm x 200mm opening with precast lintel over and pack well with sand before backfilling.

12. Wastes

All wastes to be in polypropylene with access facility at stop ends, bends and just above ground floor levels. The S.V.P to be taken to proprietary ridge vent or through roof with balloon guard and lead slate. Subsidiary soil pipes capped off with durgo valve above level of highest waste. Traps to be 75mm deep seal with anti-vacuum facility.

Main S.V.P, WC's & trunk wastes 100mm Diameter
Bath, shower & sink 40mm Diameter
Wash basins 32mm Diameter
External gulleys to have rodding facility.
S.V.P's to be boxed out and insulated to prevent passage of sound into habitable rooms.

13. Staircases

Provide 1 no. new softwood staircase with a minimum width of 900mm with equal goings of min 220mm and rises of approx 192mm. Include hardwood handrail and balustrade 900mm high with balusters at 100mm centres and the whole of the staircase to have a min. headroom of 2 metres.

14. Smoke Alarms

Linked smoke detector alarms to be installed so that none is more than 7 metres away from any point in any room not more than 3 metres from any bedroom and they are to be interconnected and wired into the electrical installation on a separate circuit.

15. Electrical Installation

Carry out the installation in accordance with the current I.E.E.E. Regulations, providing new switch gear with fused circuit breakers.
Locate all switches and socket outlets for lighting and other equipment at appropriate heights between 450mm and 1200mm from finished floor level.

16. Doors

Internal doors to have a min. clear opening of 750mm.

17. Conservatory

Construct conservatory to where shown, joined to the dining room and adjacent to the pantry. The conservatory is to be manufactured by 'Portlanc Conservatories', fixed and fitted in accordance with their recommendations. Conservatory arrangement and form of construction should be built in either solid wooden mahogany or PVCu mahogany as per the client's requirements.

18. Sanitary Pipework

In accordance with Part H1 of the Building Regulations the direct connection of Ground Floor WC to drain should be 1.3m max. from floor level to the invert of the drain. This also applies to stub stack at first floor level. Ventilating pipework open to outside air should finish at least 900mm above any opening into the building within 3m and should be finished with a wire cage or other perforated cover, fixed to the end of the ventilating pipe, which does not restrict the flow of air. In areas where rodent control is a problem these should be metallic.

19. Accessible Switches and Socket Outlets in the Dwelling.

Provide switches and socket outlets for lighting and other equipment in habitable rooms at appropriate heights between 450mm and 1200mm from finshed floor level.

20. Glazing

Ensure that all glazing in critical locations i.e. in side lights and doors up to 1500mm and below 800mm is toughened to comply with BS 6206.

21. External Walls

In order to achieve a 'U-value' of 0.35 w/m k, upgrade the external walls on the ground and first floor where alterations and improvements are to be made.

22. Roof

To comply with Part K1 of the Building Regulations, ensure that the roof achieves a 'U-value' of 0.16 w/m k.

15 AUG 2002

NB. All dimensions to be measured on site

No.	Revision/Issue	Date
B	Staircase amended. Note added relating to part A, K, L1, M and N approved documents.	05 Aug 2002
A	Building Regulation notes added.	15 July 2002

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13 Spinners Court
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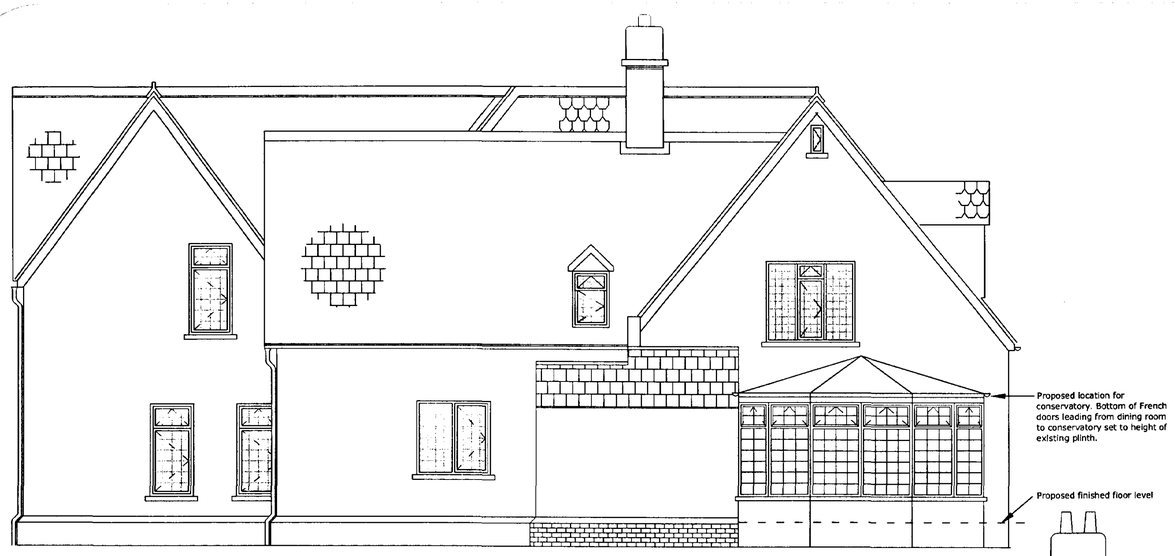
PLAN
Ref. A1

Project Name and Address
Conversion of "The Old School House"
Hillgate
Gedney Hill
Lincolnshire

Client Name and Address
Mr Graham Culley
The Old School House
11 Hillgate
Gedney Hill

Drawing No.
10066/1/2/Culley/201 Proposed Plans

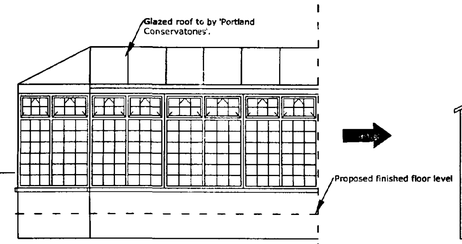
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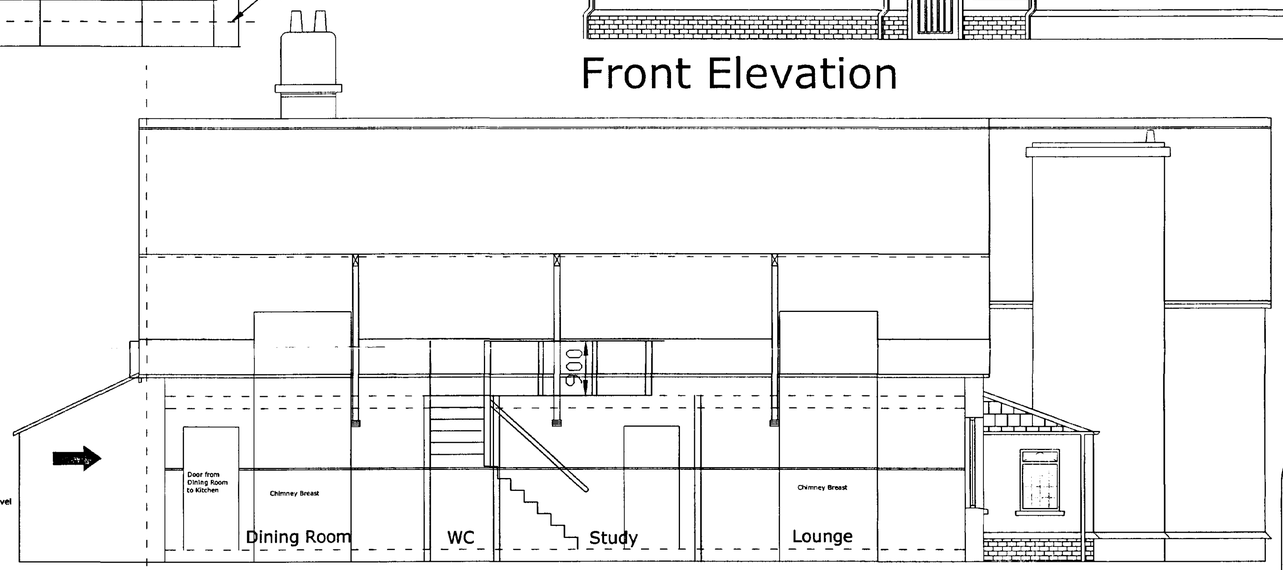
Courtyard Elevation



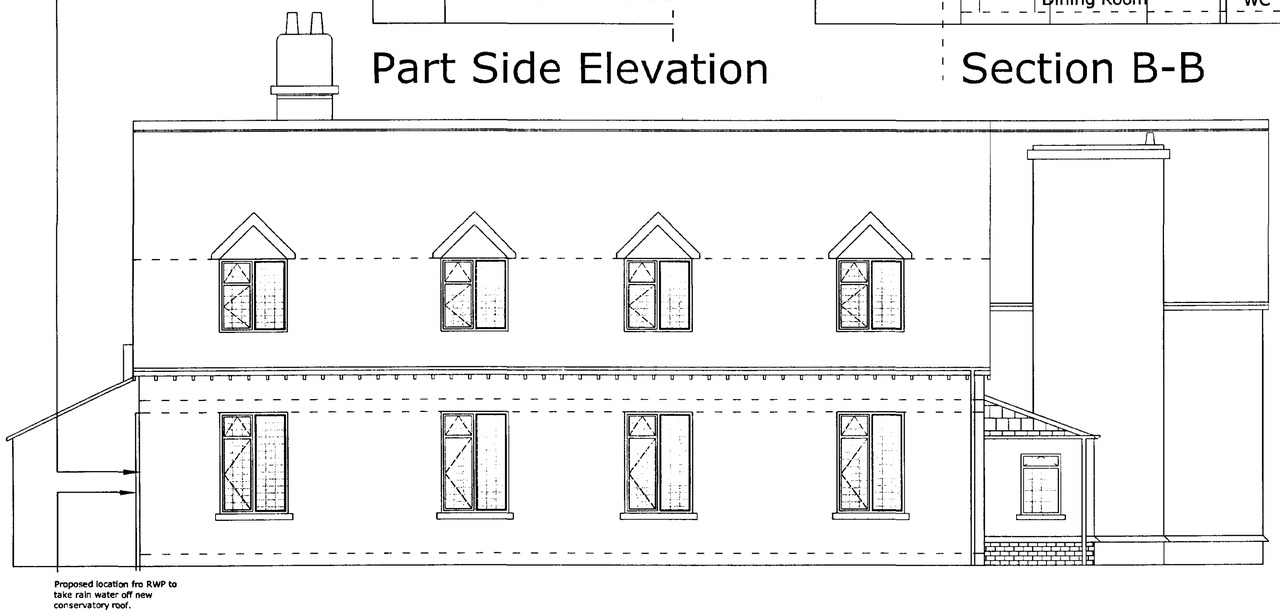
Front Elevation



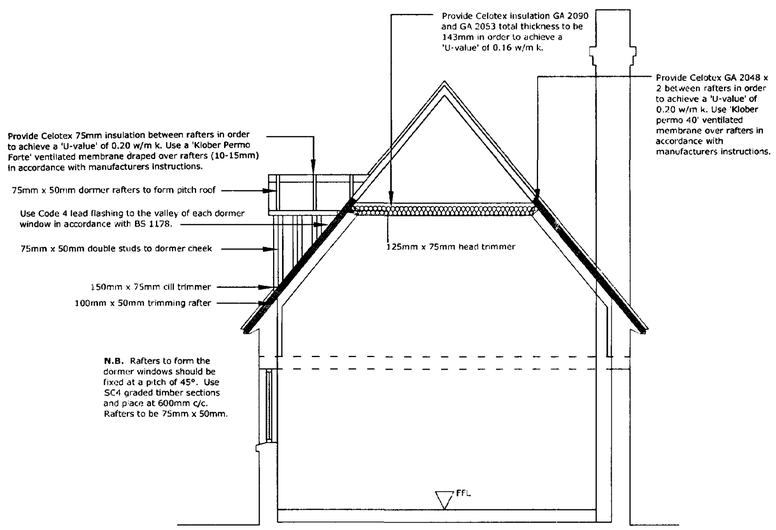
Part Side Elevation



Section B-B



Side Elevation



Section A-A

NB. All dimensions to be measured on site

No.	Revision/Issue	Date
A	Added details to sections A-A and B-B. Dormer pitch changed.	05 Aug 02

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Tel: 01993 778853
Fax: 01993 778997

Development Control
15 AUG 2002
00/1102
AMENDED PLAN
Ref. A1

Project Name and Address
The Old School House
Gedney Hill
Spalding

Client Name and Address
Mr Graham Culley
11 Hillgate
Gedney Hill
Lincolnshire

Drawing No.
10066/1/2/Culley/200 Proposed Elevations & Sections

Date	Checked
11/12/01	
Scale	Drawn by
1:50	JRK