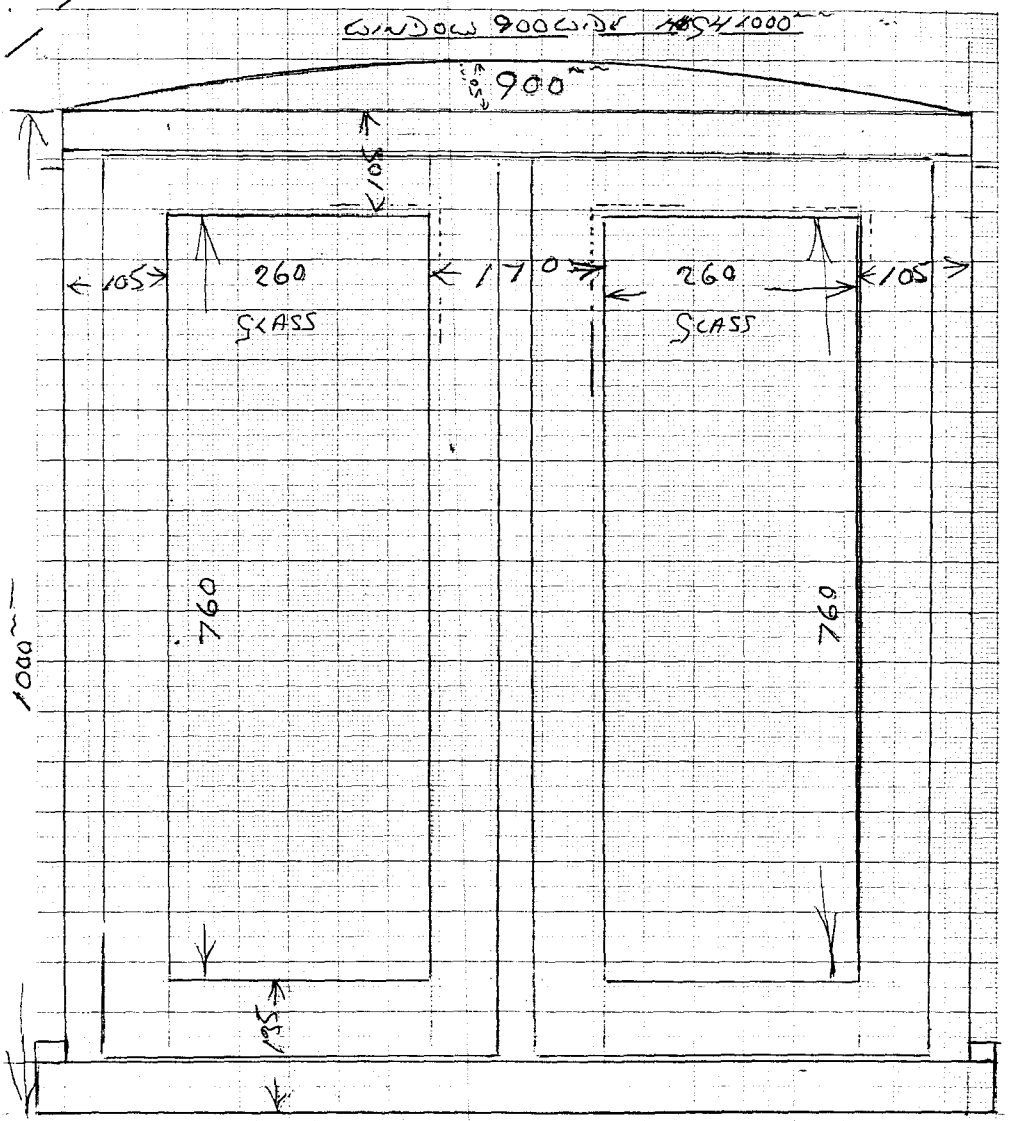
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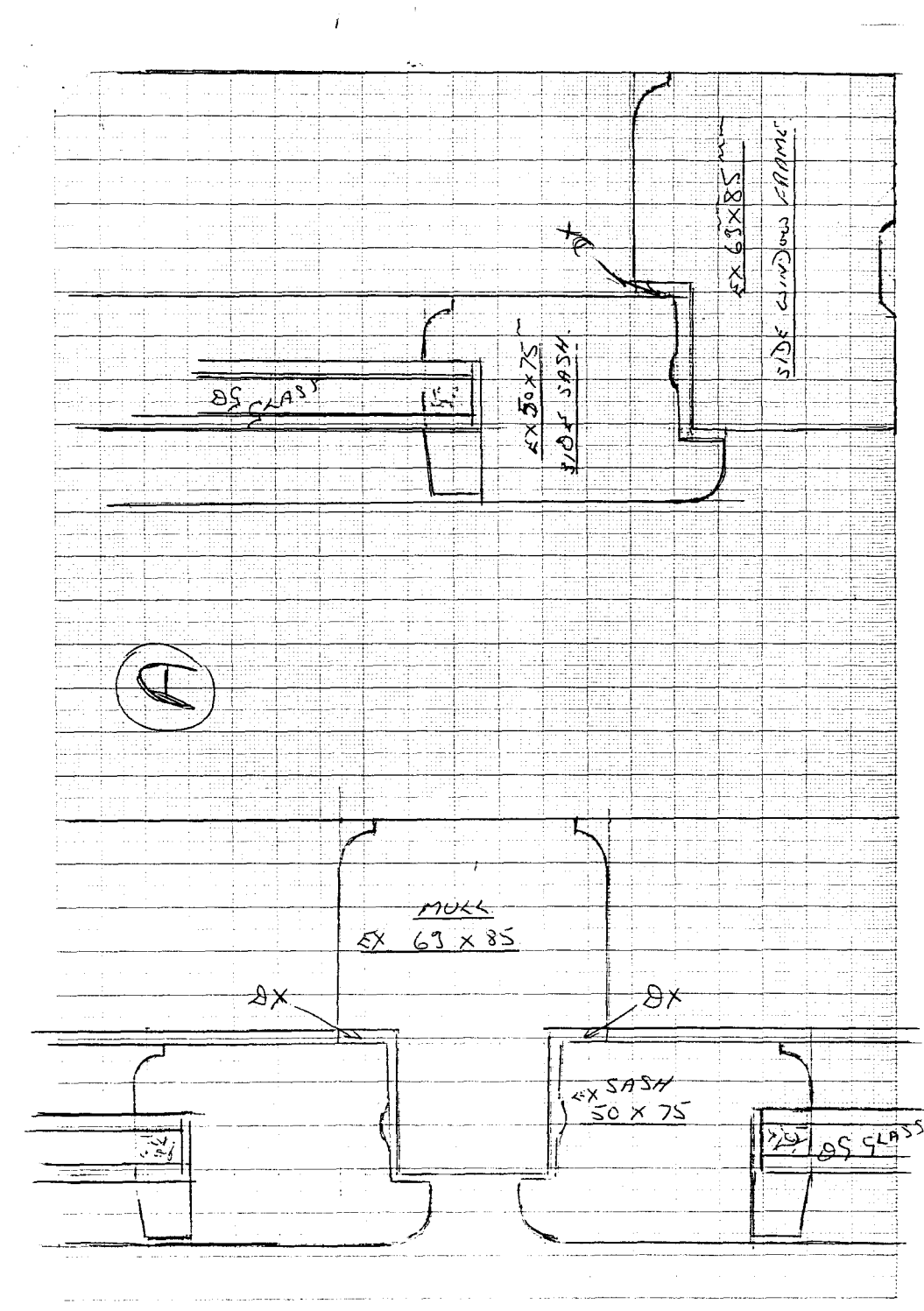
Dave Roberts



Spoke to Mr 25/7 see diary book note

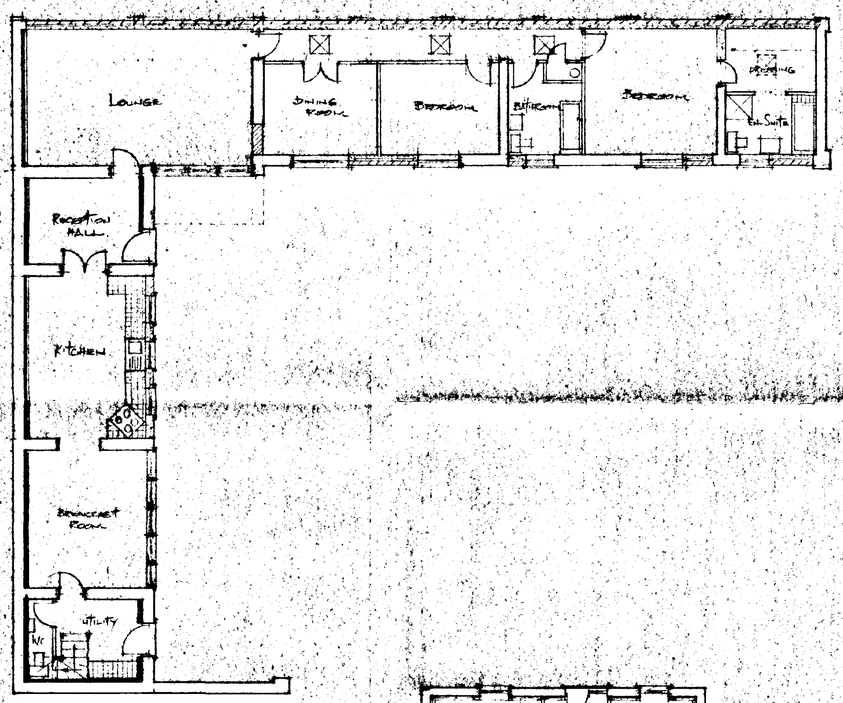
BOB JOLLY

PLAN A

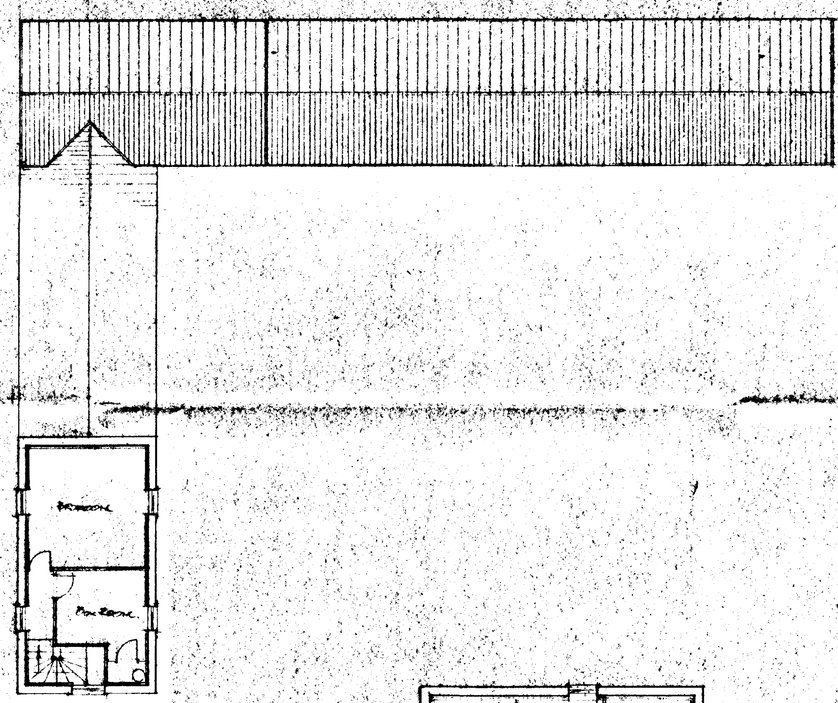

SIDE WINDOW FRAME
EX 63 X 85
EX SASH
50 X 75
SG GLASS
MULL
EX 63 X 85
EX SASH
50 X 75
SG GLASS

EX 75X150
EX 85X450

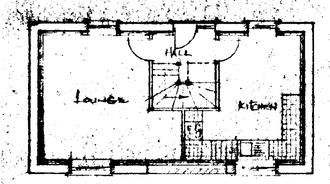
CHOPDYKE DROVE

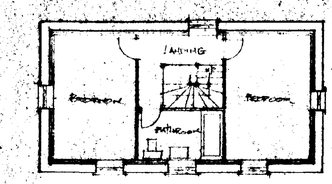


GROUND FLOOR PLAN.



FIRST FLOOR PLAN.





PROPOSED

DETERMINED AS PLAN

AMENDED PLAN
Ref.

SOUTH HOLLAND DC
HOUSING & PLANNING
07 JUN 1995
Ref: 0101/95

G. R. MERCHANT
LENG AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 490800

PROJECT:
CONVERSION OF FARM BUILDINGS
CHOPDYKE DROVE
GOSBERTON CLOUGH

CLIENT:
R. JOLLEY.

SCALES: 1/100

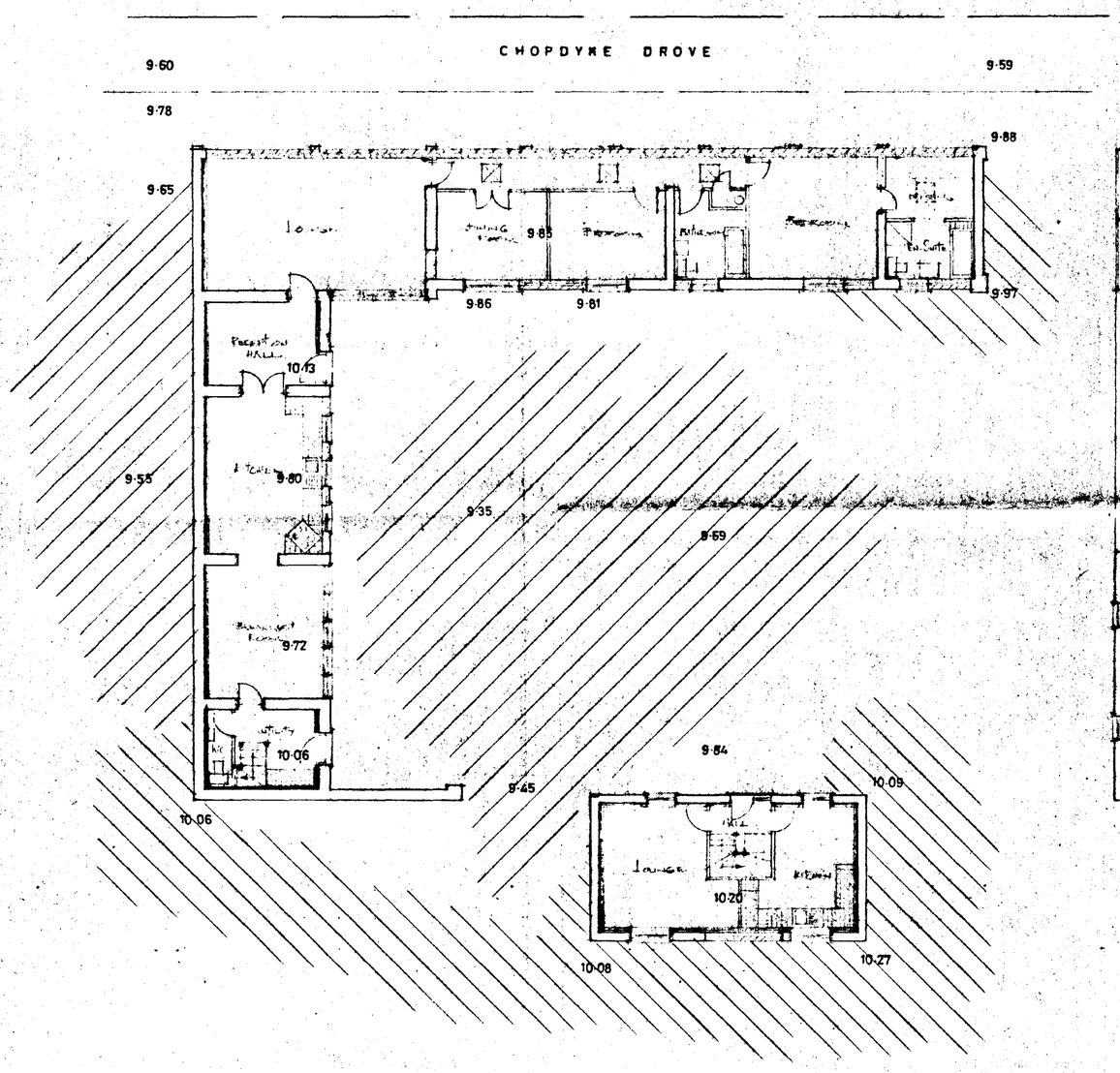
DATE: OCT 1994

G.R.MERCHANT.

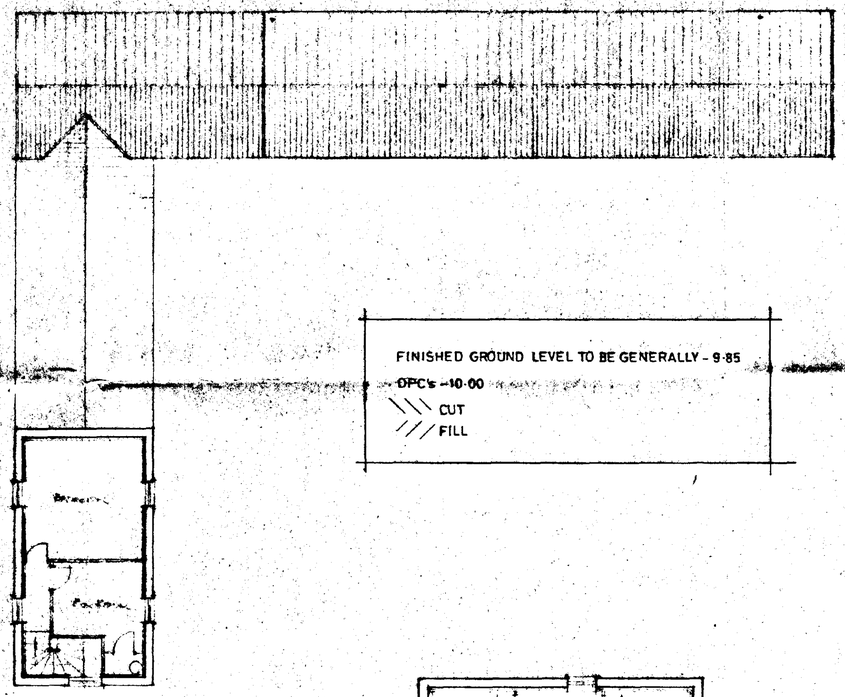
DRAWING No.: RJ.2

REVISIONS:

LEVEL SURVEY

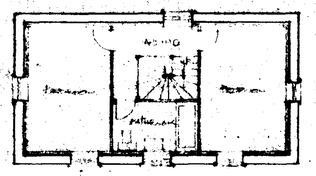


GROUND FLOOR PLAN .

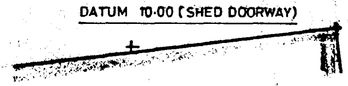


FIRST FLOOR PLAN .

FINISHED GROUND LEVEL TO BE GENERALLY - 9·85
DPC's -10·00
CUT
FILL



DATUM 10·00 (SHED DOORWAY)



PROPOSED

Now a retained instead of conversion.
Amended Plans required.
Explanation required.
Mainly openings for doors, other - wise ordinances which did not tie in with existing and NO footings.
Rob Neve, Builder -

DETERMINED PLAN
SOUTH... HOUSING & PLANNING
07 JUN 1995
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CONVERSION OF FARM BUILDINGS
CHOPDYKE DROVE
GOSBERTON CLOUGH

CLIENT:
R. JOLLEY.

SCALES: 1/100
DATE: OCT 1994

G.R.MERCHANT.
DRAWING No.: RJ.9

REVISIONS:

LOUNGE

DINING ROOM

BEDROOM

BATHROOM

AC

BEDROOM

DRESSING AREA

EN SUITE

D

RECEPTION HALL

B

KITCHEN

BREAKFAST ROOM

C

UTILITY

W.C.

A

E

HALL

LOUNGE

KITCHEN

GROUND FLOOR PLAN

EXISTING WALLS

Existing walls to be re-pointed externally as found necessary. Existing solid walls to be lined with 100 thermal insulation blocks, provide 50mm cavity between insulation with 50mm Crown Dritherm fibreglass insulation batts. New blockwork secured to existing brickwork with Helifix ties (or similar) at 900mm centres horizontally & 450mm centres vertically every alternate tie course to be staggered 450mm At openings provide ties at 225mm centres vertically within 225mm of the opening

EXISTING WALLS TO ANNEXE

Existing walls of annexe building to be repointed and repointed as found necessary. Existing solid walls to be lined with 100 thermal insulation blocks with 50mm partial fill insulation slabs affixed by approved means to inner blockwork giving a minimum 25mm clear cavity to existing brickwork New blockwork attached to existing brickwork by means of Helifix ties (or similar) at 900mm centres horizontally and 450mm centres vertically, every alternate tie course to be staggered 450mm At openings provide ties at 225mm centres vertically within 225mm of the opening

SPECIALIST DAMP PROOFING

All retained existing brick walls to have full chemical injection damp proofing by specialist contractor, to include fully transferable, insurance backed guarantee of minimum 25 years duration Ensure continuity between this DPC and DPM in floor where adjoining

EXISTING ROOF TIMBERS

Retain all sound existing timbers, where possible repair timbers, or replace if necessary with similar sized sections, or as otherwise instructed (by engineer) All timbers to be preservative treated by specialist contractor, to include fully transferable, insurance backed guarantee of minimum 25 years duration Where cut or re-worked, all timbers to be re-treated by liberal brushing (min 2 applications). All timbers used in repair or replacement to be preservative treated

EXISTING BRICKWORK

Replace all seriously broken or damaged bricks paying particular attention to courses near ground level (& copings, where appropriate) Ensure all replacement/new bricks match existing in all respects Match mortar type and strength to existing. Re-point existing brickwork as necessary, retaining original joint width

NEW CAVITY WALLS

Cavity walls to be 300mm overall width comprising 100mm clay facing bricks, 65mm cavity filled with CROWN DRITHERM fibreglass insulation batts, 100mm load bearing "thermalite" insulation blocks Internal partitions to be in 100mm blockwork walling. Wall ties in cavity walling to be stout galvanised wire butterfly type at 900mm centres horizontally and 450mm centres vertically every alternate tie course to be staggered 450mm. At openings provide ties at 225mm centres vertically within 225mm of the openings

NEW SUB STRUCTURE WALLS

To be in TYPE A dense aggregate concrete blockwork up to ground level Cavity to be filled with lean mix concrete.

NON STANDARD JOINERY

A. Door & frame to fit existing opening
B. Door & frame to fit existing opening
C. Glazed screen to fit existing opening
D. Glazed screen to fit existing opening
E. Door, frame and glazed side panel to fit existing opening
F. Windows to fit existing openings
G. Glazed screen/window to fit existing door opening

DETERMINED PLAN

FOR STRUCTURAL DESIGN & DETAILS REFER TO SRC LTD. JOB NO. 34094 & DRAWING 34094/01

AMENDED PLAN
Ref.

SOUTH HOLLAND DC
HOUSING & PLANNING
07 JUN 1995
Ref: 0101/95

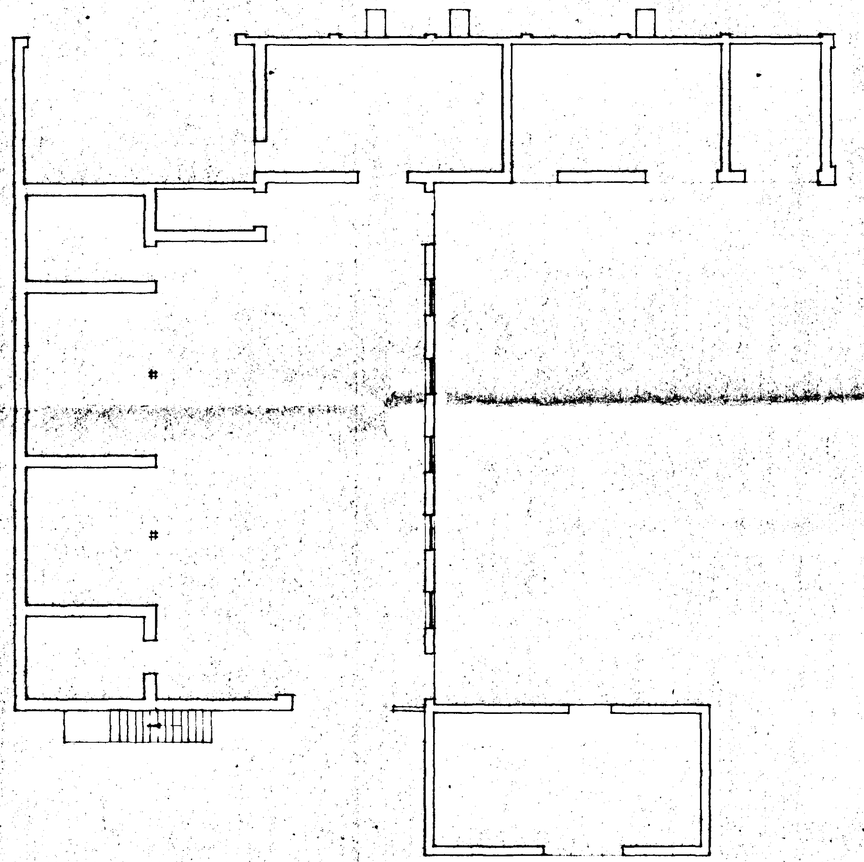
G. R. MERCHANT
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ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
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PROJECT:
CONVERSION OF FARM BUILDINGS,
CHOPDYKE DROVE,
GOSBERTON CLOUGH.

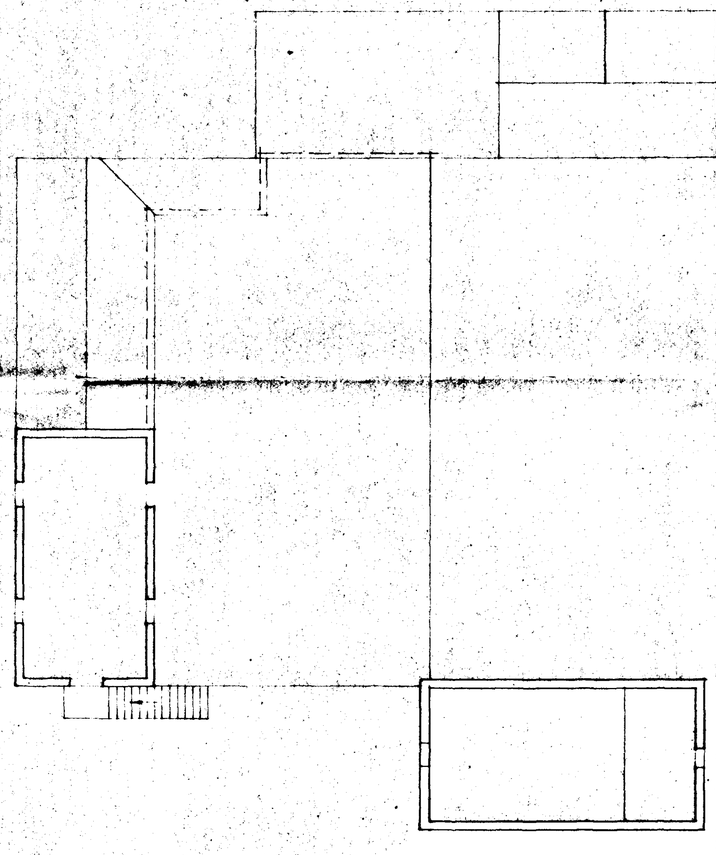
CLIENT:
R. JOLLEY

SCALES: 1:50
DATE: MAY '95
DRAWING No.: RJ 6
REVISIONS:

CHOPDYKE DROVE



GROUND FLOOR PLAN.



FIRST FLOOR PLAN.

EXISTING

AMENDED PLAN
Ref.

SOUTH HOLLAND DC
HOUSING & PLANNING
07 JUN 1995
Ref: 0101/95

DETERMINED
PLAN

G. R. MERCHANT
I.ENG AMICE, FIWO,
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PROJECT:
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CHOPDYKE DROVE
GOSBERTON CLOUGH

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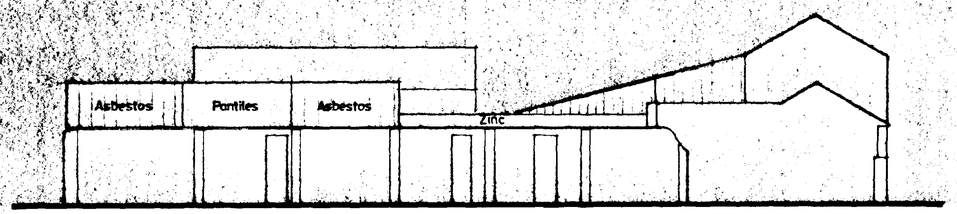
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DATE: OCT 1994

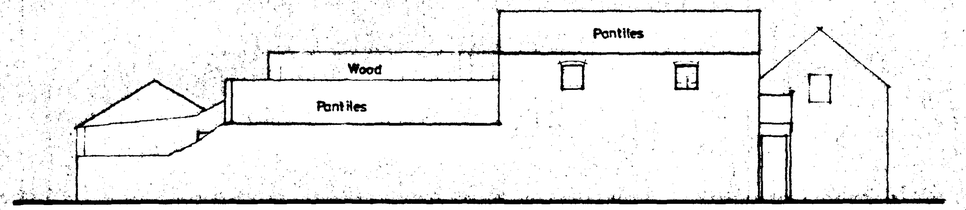
G.R.MERCHANT

DRAWING No.: RJ.1

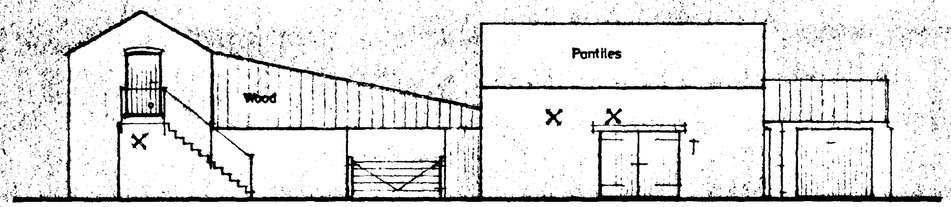
REVISIONS:



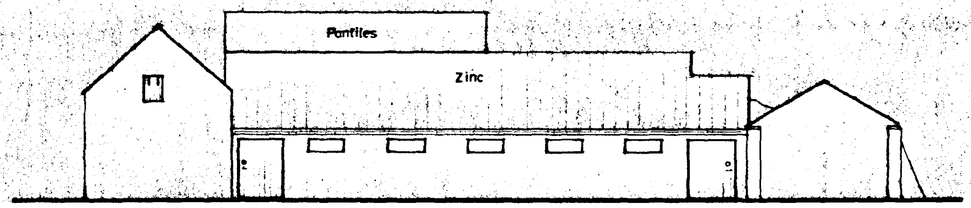
FRONT - CHOPDYKE DROVE



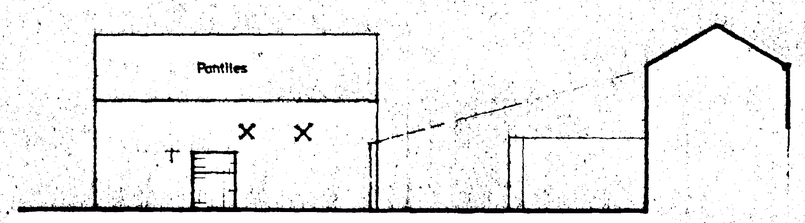
SIDE.

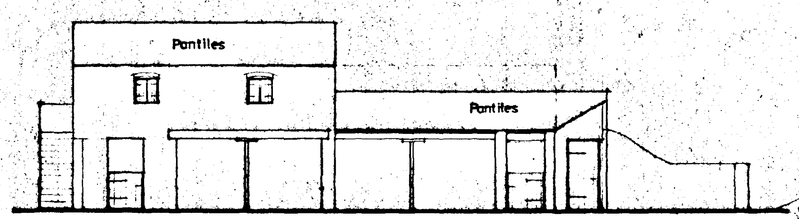


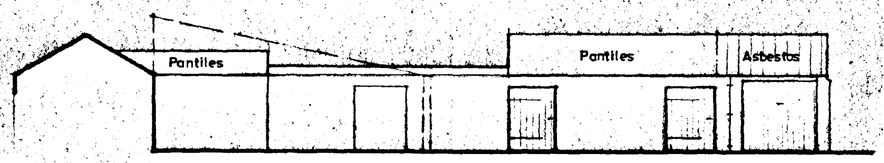
REAR.



SIDE.







EXISTING

AMENDED PLAN
Ref.

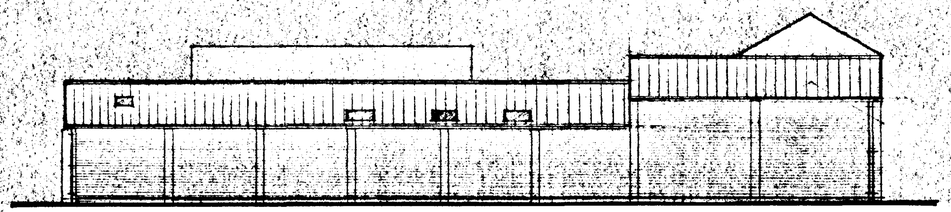
SOUTH HOLLAND DC
HOUSING & PLANNING
07 JUN 1995
Ref: e101/95

G. R. MERCHANT
LENG AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 490600

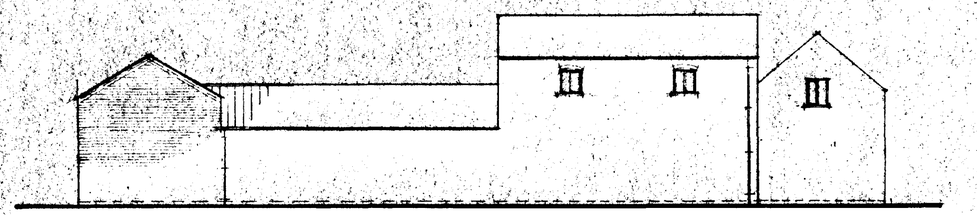
PROJECT:
CONVERSION OF FARM BUILDINGS,
CHOPDYKE DROVE,
GOSBERTON CLOUGH.

CLIENT:
R. JOLLY.

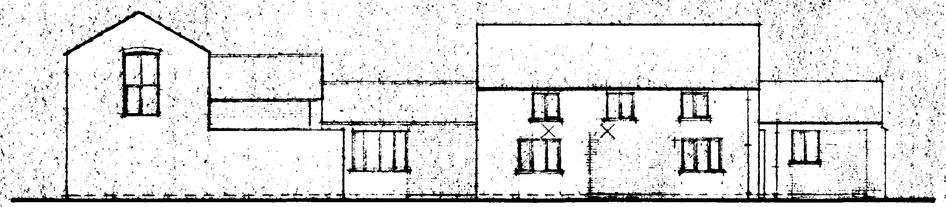
SCALES: 1/100
DATE: OCT 1994.
G.R. Merchant.
DRAWING No.: RJ.3
REVISIONS:



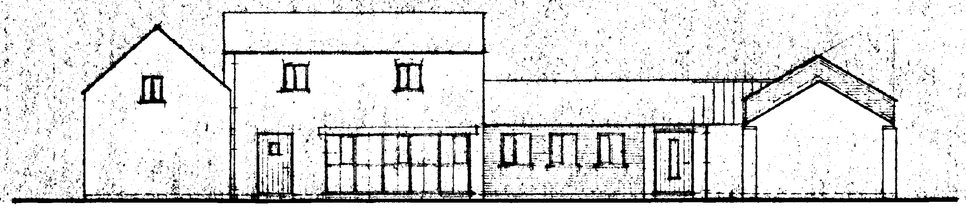
FRONT - CHOPDYKE DROVE



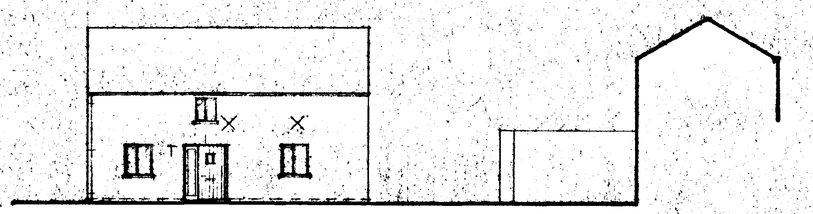
SIDE.



REAR.



SIDE.





PROPOSED

DETERMINED PLAN

AMENDED PLAN
Ref.

SOUTH HOLLAND DC
HOUSING & PLANNING
07 JUN 1995
Ref. 0101/95

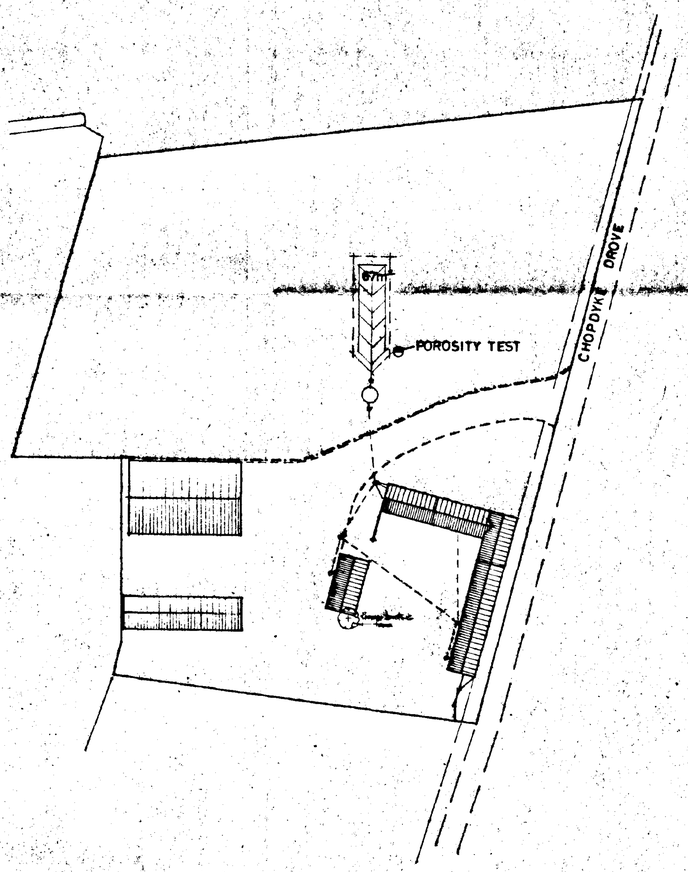
G. R. MERCHANT
LENG AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 490800

PROJECT:
CONVERSION OF FARM BUILDINGS.
CHOPDYKE DROVE.
GOSBERTON CLOUGH.

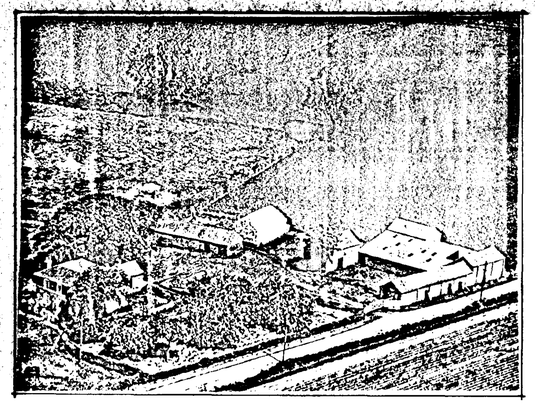
CLIENT:
R. JOLLEY.

SCALES:	DATE:
1/100	OCT 1994.
G.R. MERCHANT.	DRAWING No.: RJ.4

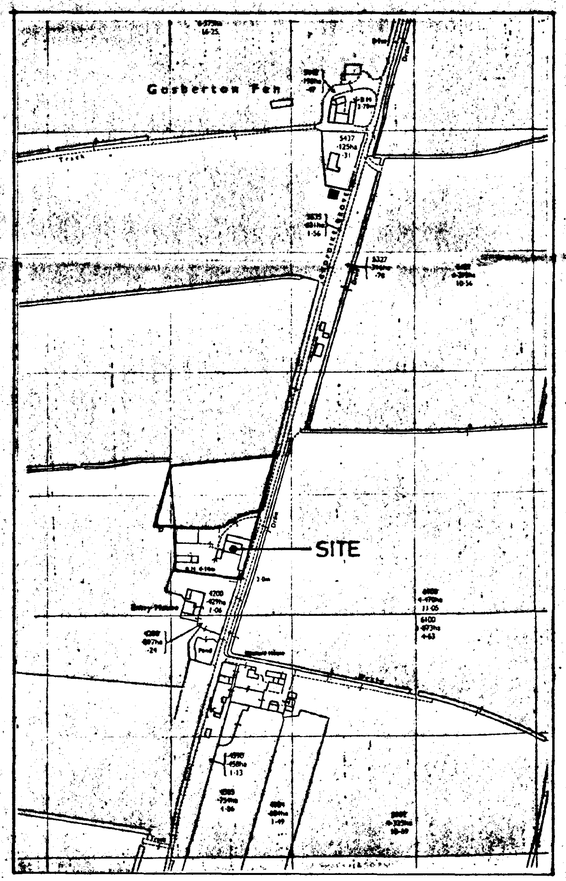
REVISIONS:



SITE PLAN
SCALE : 1/500



AERIAL VIEW (15 TO 20 YEARS AGO)



LOCATION PLAN
SCALE : 1/2500

SEPTIC TANK
Connect foul water drains to 600 gallon capacity 'Klargester' type septic tank constructed in accord with LA requirements. The sub-irrigational drainage system to the septic tank is to be determined by percolation test in accord with the provisions of clause 15.3.2. of BS:6297. 1983. The applicant is responsible for carrying out the tests and the minimum requirement is 30 metres² of sub-irrigational drainage or such length as may be determined by the test, whichever is the greater. The Council recommend that septic tanks, cesspools and settlement tanks be sited at a minimum distance of 12 metres (40 feet) from dwellings. Applicants are further advised that during times of inclement weather, the ground water level rises accordingly. It is essential that drainage falls to the septic tank are kept to the minimum, say 1 in 70, and the tank particularly the bottle type, is modified by reducing its neck length by cutting to ensure that both inlet and outlet are maintained above ground water level. Applicants are reminded that the consent of National Rivers Authority must be sought under the provisions of Schedule 12 of the Water Act 1989 for permission to discharge sewage effluent into the land. National Rivers Authority do not permit septic tank soakaway systems to be situated within 10 metres of any watercourse or to discharge effluent directly or indirectly into an aquifer.
SHOULD THE RESULTS OF THE PERCOLATION TEST PROVE TO BE UNSATISFACTORY FOR SEPTIC TANK DRAINAGE DUE TO IMPERVIOUS SOIL CONDITIONS SUCH AS CLAY, THEN A CESSPOOL OF 18,000 LITRES, (4000 GALLONS) CAPACITY, OR MINI-PACKAGED TREATMENT PLANT MUST BE USED.

DETERMINED PLAN

AMENDED PLAN
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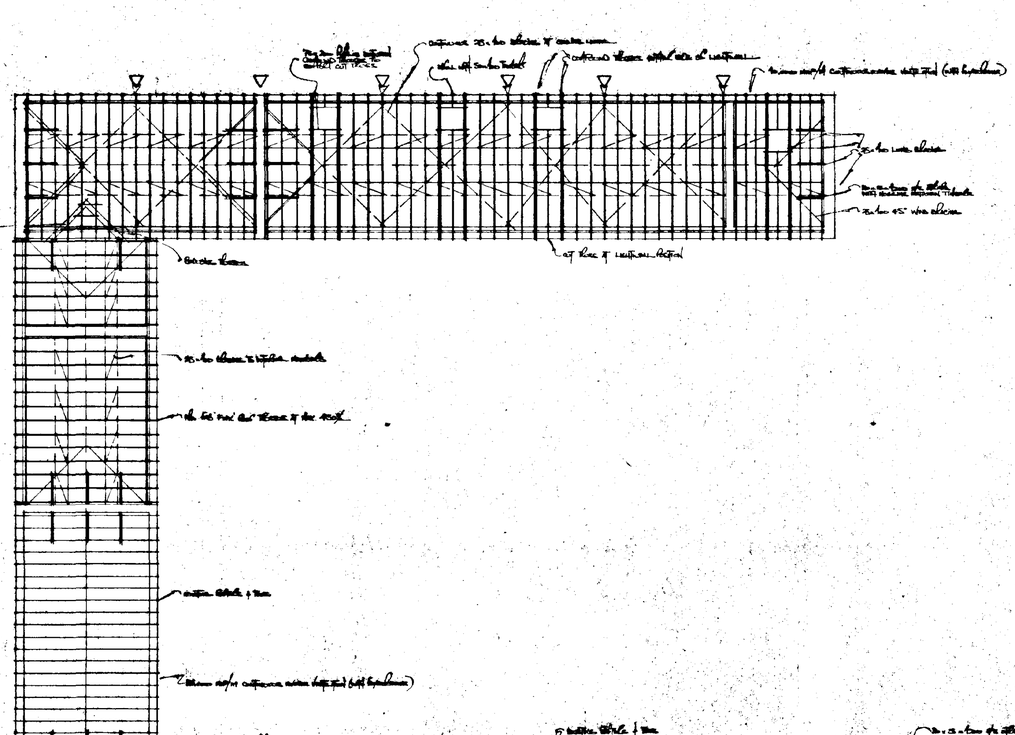
PROJECT:
CONVERSION OF FARM BUILDINGS.
CHOPDYKE DROVE.
GOSBERTON CLOUGH.

CLIENT:
R. JOLLEY.

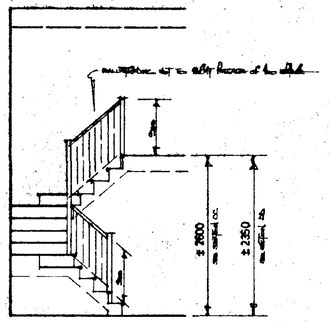
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AS INDICATED	DEC 1994
G.R.MERCHANT	DRAWING No.: RJ.5

REVISIONS:

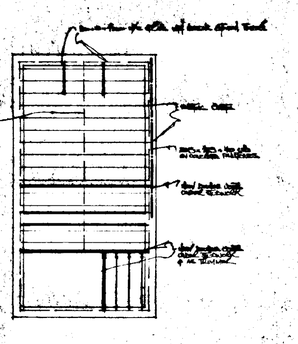
SUMMIT



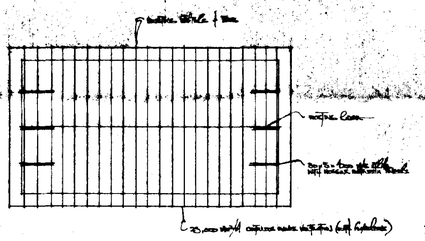
ROOF PLAN

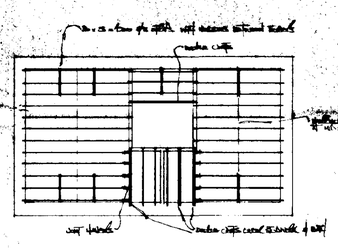


STAIRS DETAIL

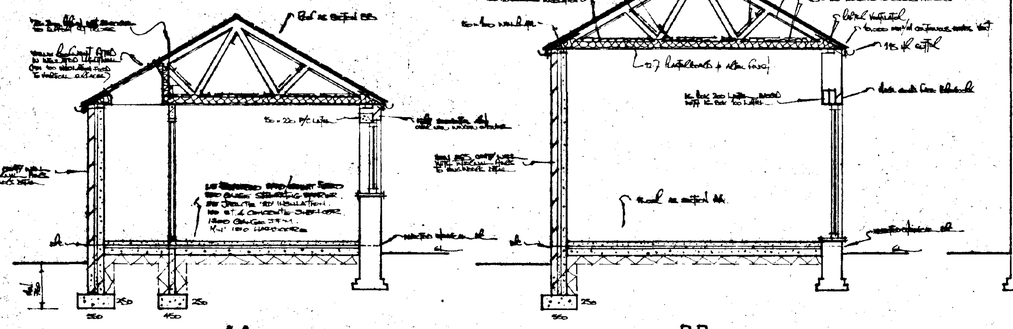


FIRST FLOOR JOISTS





FIRST FLOOR JOISTS



A-A (Road)

B-B (Cross Building)

C-C (double storey)

D-D (Annexe)

SECTIONS

PLASTERWORK

Walls to be plastered cement/lime/sand render/ready mixed finish a total of 13mm thick including reveals and lintel soffits.

SKIRTING AND ARCHITRAVES

Timber mouldings, skirting and architraves to be standard section or as otherwise directed.

HOT WATER AND HEATING ETC

Install hot water and heating pipework to provide hot and cold water supplied to all new appliances in the building and provide space heating to all new areas. Radiator positions to be as directed.

ELECTRICAL INSTALLATION

All work to be carried out in accordance with the latest I.E.E. Regulations. Extend electrical circuits from consumer unit in ring mains and install lighting and power points in position as directed.

WALL TILING

Provide and fix in new Bathroom to walls and window sill, Kitchen window cill and over work tops, ceramic wall tiles with waterproof fix and grout. Tiles to be selected and areas to be tiled to be determined later.

DECORATION

Allow for decorating all new surfaces, ensure full and proper preparation of all surfaces in accordance with the coating manufacturers specification.

VENTILATION

Natural ventilation area of windows to be not less than 1/20 of room floor area. All windows to have 4000mm squared sight vents. Extractor fans to be provided in kitchen (min 60 litres/sec) and bathrooms and wc (min 15 litres/sec).

BOILER

New boiler to be oil fired, wall mounted, balanced flue type of approximately 18kw output rating. Flue terminal to be fitted with suitable cage guard. Combination boiler, oil fired, wall mounted, balanced flue type to assess building.

JOINERY

Doors, frames, linings, skirtings, architraves, window board and timber mouldings etc to be of standard manufacture and be as BOULTON & PAUL or equal approved.

ABOVE GROUND DRAINAGE

Stand basin waste to be 32mm dia, wc 110mm dia PVC. Bath and sink waste 40mm dia, use polytrips push fit pipework, all traps to be 75mm deep seal, all pipework etc to be accessible throughout their runs for cleaning, repair and replacement. Connect bath, basin and wc wastes to 110mm dia stack. Sink to discharge to back inlet gully with pull out stopper for rodding. Soil and vent stack to be carried 900mm above window heads and fitted with patent ventilating terminal.

UNDERGROUND DRAINAGE

110mm UPVC pipe to fall 1:40 with 100mm pea-gravel bed and surround. Inspection chambers to be 450mm dia preformed plastics installed to manufacturers instructions complete with cover and frame. Drain runs with less than 300mm ground cover to have paving slab protection over crowns on top of pea-gravel surround on haunched back branch. Omit where concrete path cast over pipe runs.

RAINWATER GOODS

PVC gutters 125mm by half 68mm dia down pipes to match including all bends outlets, clips, brackets, connectors etc and connect to underground drain to soakaway.

SOAKAWAYS

To be a minimum 3.0 diameter from any building and to be 1 cu m rubble filled with inlet pipe discharging to centre of soakaway.

PROTECTED GLAZING AREAS

Provide toughened glass to BS 6206, 1981 in following areas. To all windows within 800 of finished floor level. To all door glazing within 1500 of finished floor level. This applies to side screens also within 300 of door.

SMOKE ALARMS

Provide mains operated self-contained smoke alarm that conforms to BS 5446, Part 1. Provide at least one on each floor depending on layout and size in accordance with approved document, Part 1. Where there are more alarms should be inter-connected. Also read in conjunction with approved manufacturers instructions (see position on drawing).

HOT WATER STORAGE

Provide system and installation as approved by British Board of Agrement. System to be vented and insulated in accordance with BS 5615, 1985.

Provide thermostatic radiator valve to control output from heating system.

Pipes in roof void which do not help to heat building to be insulated to BS 5422, 1977.

ROOF CONSTRUCTION

Trusses to be constructed in accordance with sketches shown on the drawings. All timbers to be G S grade softwood properly seasoned and to an acceptable moisture content for canvassing timber where traditional roof. Where trussed rafters adopted they shall be of an approved manufacturer and designed, assembled, erected and braced in accordance with B S. 5268, Part 3, 1985.

ROOF COVERINGS

Existing & reclaimed pantiles to match existing, to be fixed in accordance with the manufacturers instructions and BS 5534 Pt 1, 1978. Battens 38 x 25 at gauge centres on underside Type 1F sarking felt with minimum 150mm laps.

STRAPPING

Provide and fix 30mm x 5mm galvanised mild steel straps at 1.8 metre centres to anchor wallplate to blockwork walling.

INSULATION

Lay 150mm FIBREGLASS between joists and maintain minimum 50mm gap between top of insulation and sarking felt where insulation runs up to roof slope.

FASCIAS

To be sawn or 20mm moulded Redwood pinboard softwood with rebate for soffit. Frame out in 38 x 25 S/W for soffit support.

CEILINGS

Provide and fix 12.5mm GYPROC Wallboard to all new ceilings. Plug all perimeters and board joints prior to fixing plasterboard to fully support jointing. Fix GYPROC coving and ARTEX finish to ceiling.

FLASHINGS

All flashings, soakers etc to be in CODE 6 sheet lead properly cut, dressed and fixed.

DAMP PROOF COURSES

Provide embossed heavy duty polythene dpc material at 150mm minimum above ground level to all leafs of cavity walling, piers and columns. Dpcs to be lapped with dpm. Also provide vertical and horizontal dpcs around openings for windows and doors in cavity walls and similar material as cavity trays over lintels.

FOUNDATIONS

Generally to be in mass concrete ST 6 only 450mm wide x 250mm thick under cavity walling. Thicken floor slab to 250 x 450 wide below non-loadbearing partition walls. Excavations shall be down to a firm consistent, loadbearing stratum to the approval of the Local Authority Building Control Officer.

LINTELS

To be I.G. LINTO to cavity wall openings generally, unless stated otherwise. Internal door openings in block walls to be I.G. Box 100 lintels. All lintels to have minimum 150mm end bearing and installed strictly in accordance with the makers instructions.

WINDOWS AND DOORS

Windows and doors to be as BOULTON & PAUL in treated softwood standard mortise joinery, unless otherwise indicated. All windows and doors to be double glazed (sealed unit type). Patio doors to be purpose made and fitted with a night vent giving 10,000 sq mm of ventilation opening. All other windows to be fitted with adjustable ventilators in sash or frame head to give minimum 4,000 sq mm ventilation.

GROUND FLOOR

65mm screed reinforced with chicken wire on 500 gauge polythene separating layer on 25mm Jablite (or similar) polystyrene insulation on 100mm thick ST4 concrete sub-floor on 1200 gauge DPM lapped with DPC in walls. 150mm min hardcore, blinded and compacted. Excavate, if necessary, to 100mm deep to remove topsoil of vegetation.

AMENDED PLAN
Ref.

DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
07 JUN 1995
Ref: 0161/95

G. R. MERCHANT
I.ENG AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (01406) 490800

PROJECT:
CONVERSION OF FARM BUILDINGS
CHOPDYKE DROVE
GOSBERTON CLOUGH

CLIENT:
R. JOLLEY

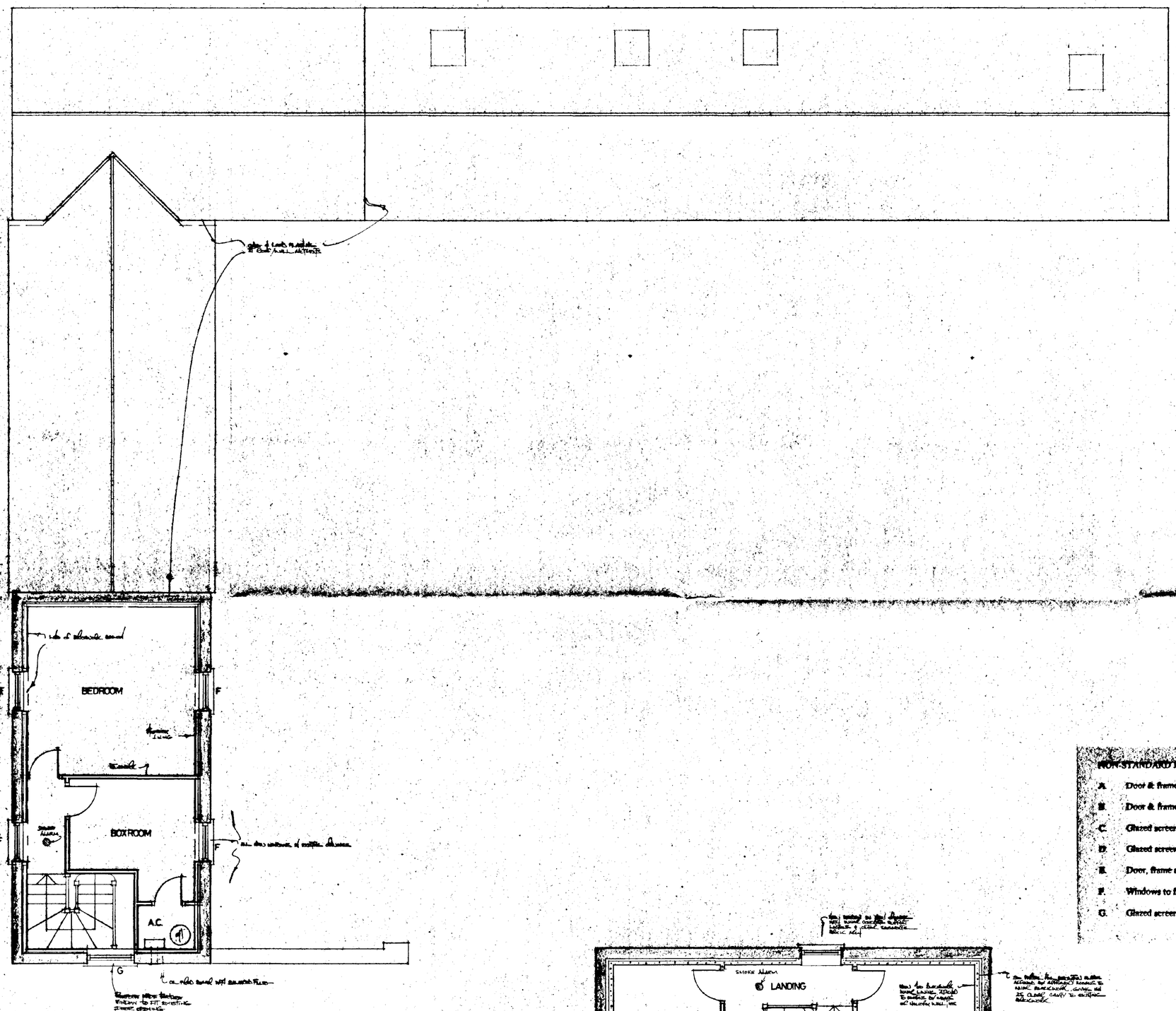
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DATE: MAY '95

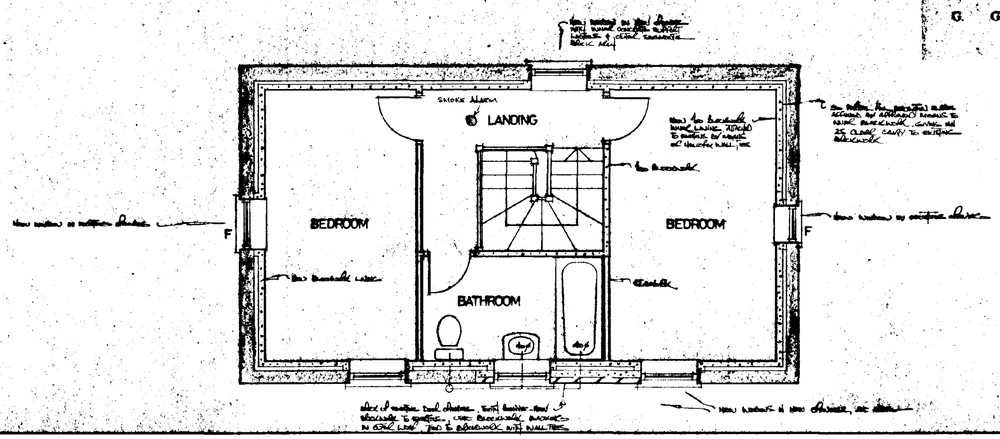
DRAWING No.: RJ 8

REVISIONS:

FOR STRUCTURAL DESIGN & DETAILS REFER TO SRC LTD. JOB NO: 34094 & DRAWING 34094/01.



FIRST FLOOR PLAN



NON-STANDARD JOINERY

- A. Door & frame to fit existing opening.
- B. Door & frame to fit existing opening.
- C. Glazed screen to fit existing opening.
- D. Glazed screen to fit existing opening.
- E. Door, frame and glazed side panel to fit existing opening.
- F. Windows to fit existing openings.
- G. Glazed screen/window to fit existing door opening.

FOR STRUCTURAL DESIGN & DETAILS REFER TO SRC LTD. JOB NO: 34094 & DRAWING 34094/01.

DETERMINED PLAN

AMENDED PLAN
Ref.

SOUTH HOLLAND DC
HOUSING & PLANNING
07 JUN 1995
Ref: 0101/95

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I.ENG AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (01406) 490800

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SCALES:	DATE:
1:50	MAY '95
	DRAWING No.: RJ 7

REVISIONS: