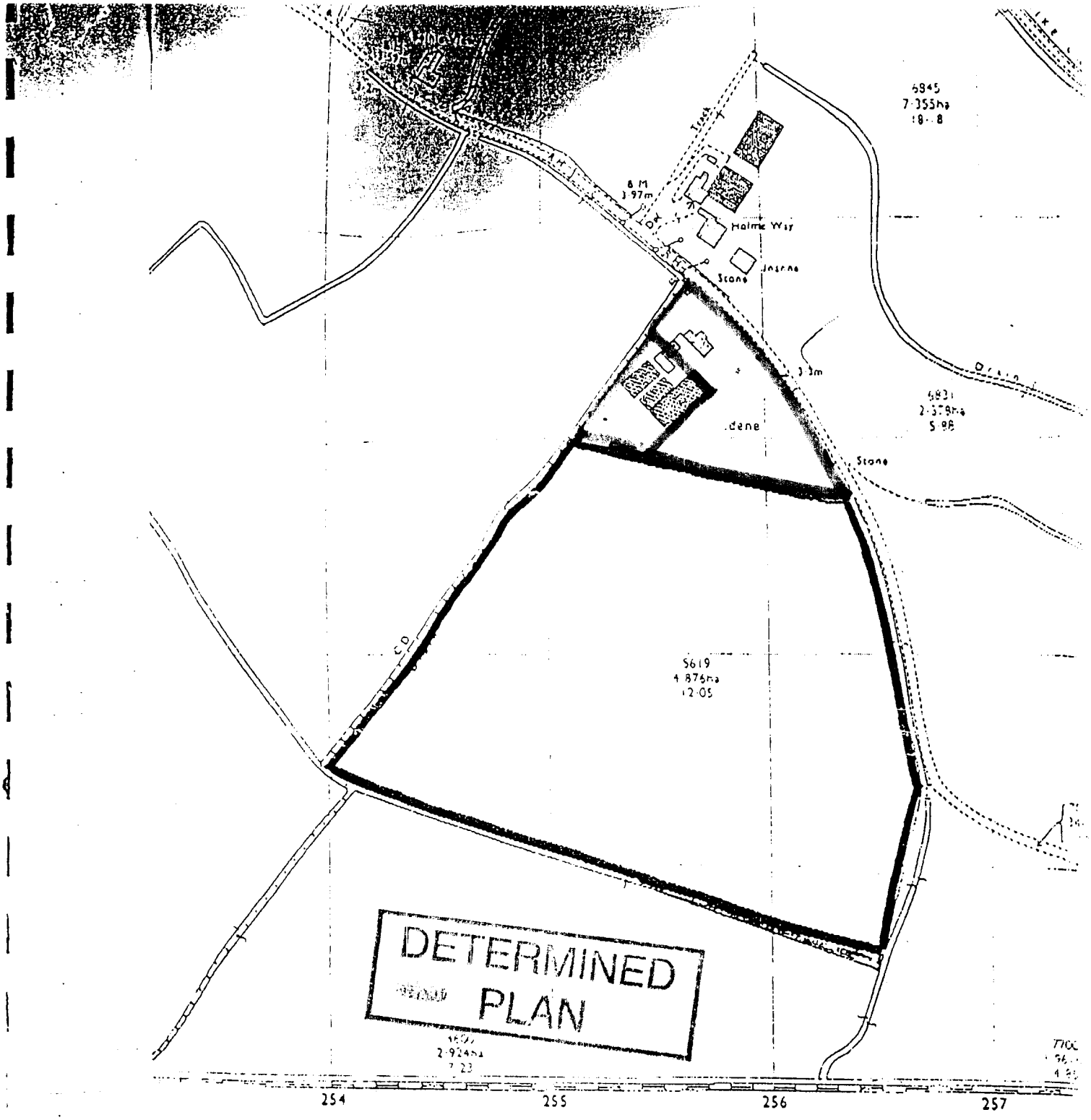


CROWN COPYRIGHT 1973
RAN TF 2430-2530.

10 11 12 Hectares
One grid square on this plan represents one hectare
23 24 25 26 27 28 29 Acres
2900 3000 3100 3200 3300 3400 3500 3600 Feet

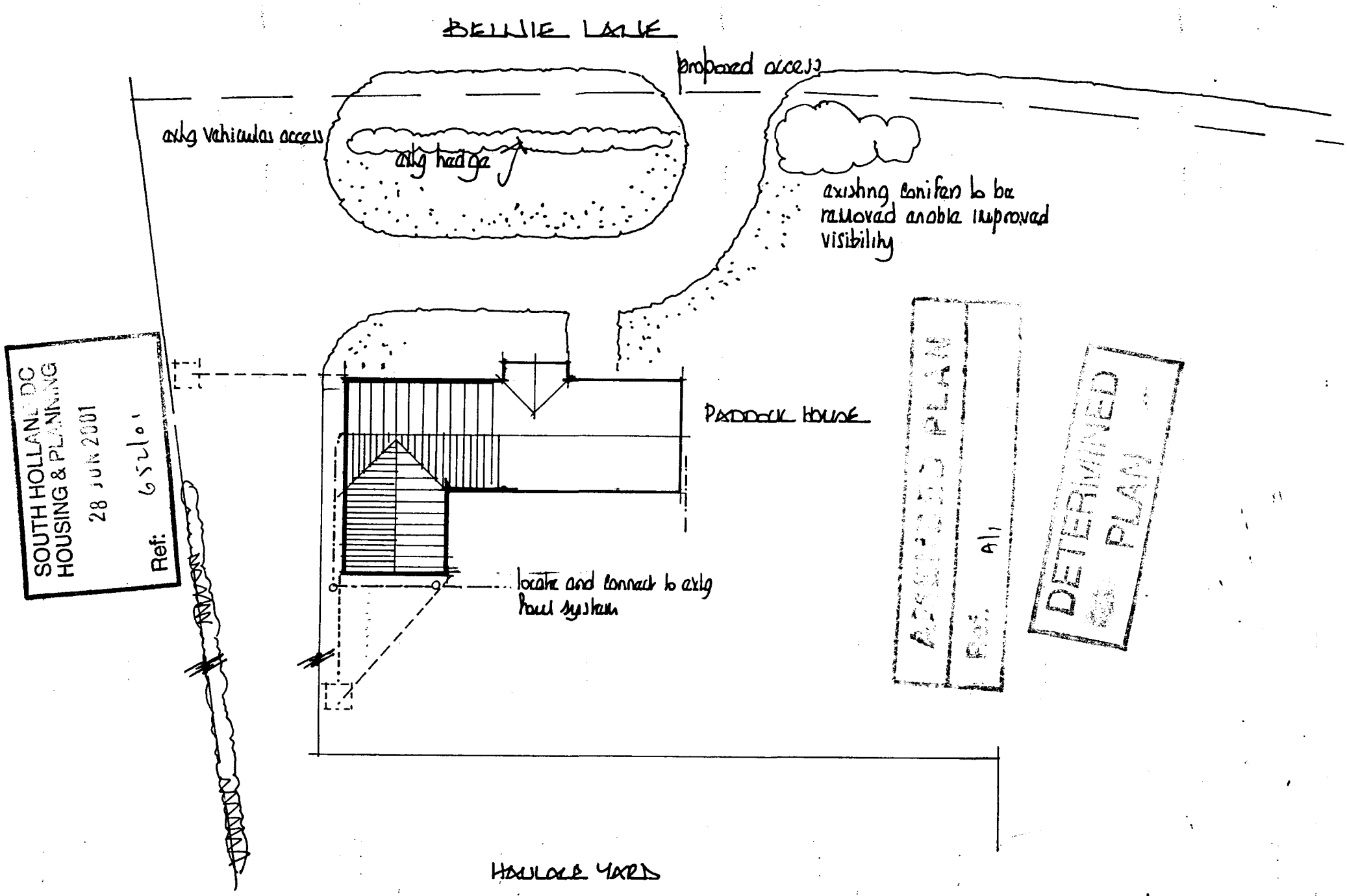
BOUNDARIES

England & Wales
Geographical County
Admin County
County Borough
London Borough

Scotland
Geographical County
County Council
County of the City
Burgh

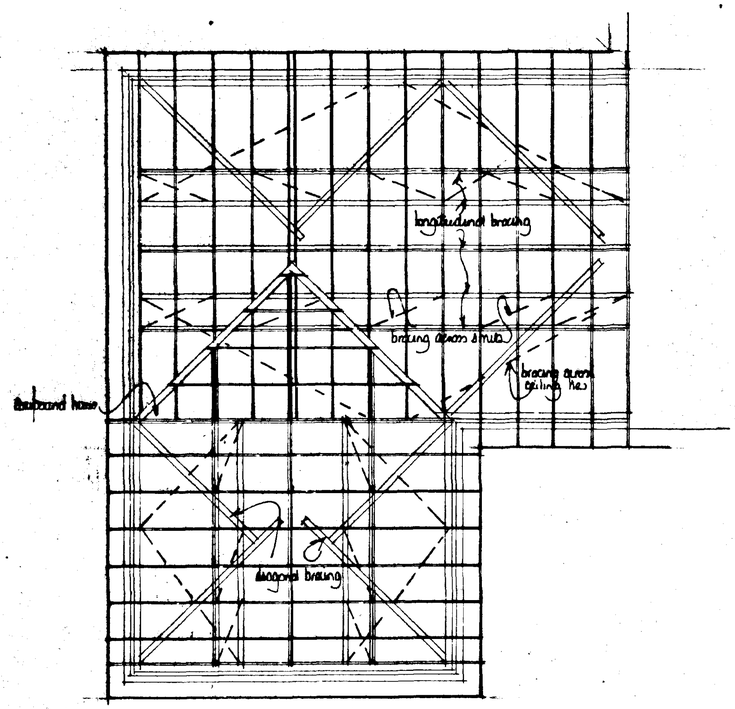
PADDOCK HOUSE
BECKETT LANE
GOD. SP
PE11 4HN.

0652/01

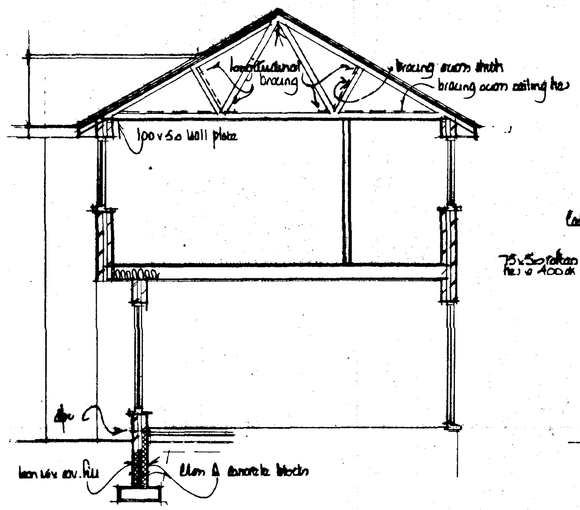


1:250

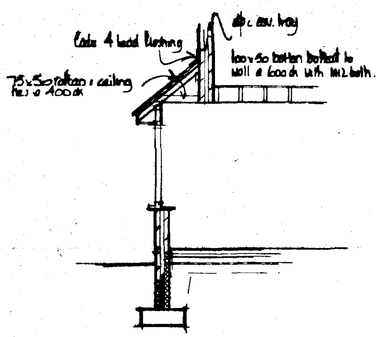
Rev A: Conifers removed



roof plan



A - A



B - B

ROOF CONSTRUCTION

Tiles
The roof is to be covered with interlocking concrete roof tiles fixed in strict accordance with manufacturers instructions.

Battens
Approved creetly tanalised s/w battens, 38 x 25mm, are to be laid at a gauge suitable for the tiles and fixed with 99 x 3.35mm wire nails. Battens should be at least 1.2m in length and should be of sufficient length to be supported at each end and intermediately by at least three rafters, trusses or walls. Butt joints over intermediate supports should be staggered and the ends must be sawn.

Underlay
Approved reinforced roofing felt, type 1F to BS 747, is to be laid over the rafters lapped 150mm at the joins and secured with clout nails. The underlay should extend over the fascia board and into the eaves gutter. In order to prevent water traps behind the fascia it is recommended that a strip of 6mm marine plywood is provided to support the underlay. The ply is to be laid over the rafters and under the roofing felt positioned as close as possible to the last tiling batten and secured to the fascia.

Eaves
Eaves are to be formed with standard size tiles and purpose made eave fillers must be nailed to the fascia board. Eave tiles must be laid at the same pitch as the main body of tiling and should overhang the fascia by an amount sufficient to ensure that the water discharges into the centre of the gutter.

Verges
Verges are to be formed with 150mm wide asbestos cement strip onto which is bedded the tiles which form the verge projecting approx. 50mm over bargeboards or gable brickwork.

Ridge
The ridge is to be covered with segmental ridge tiles of the same colour as the main body of tiling, unless specified otherwise, and secured using a proprietary ventilated dry ridge system having ventilation equivalent to a continuous 6mm gap.

Valleys
Valleys are to be formed with Code 4 lead lining supported by boards with the adjacent tiling neatly cut and bedded onto plain tile slips leaving a clear channel approx. 125mm wide.

Hips
Hips should be covered with Marley segmental ridge tiles of similar colour and texture to that of the main roof tiles. The tiling should be cut closely to the rake of the hip and the ridge tiles bedded, with solid bedding at butt joints, onto the adjacent roof tile.

A galv. hip iron, 6mm thick, should be fixed at the base of the hip tree with 2No 2.65mm diam. screws.

The first hip tile should be shaped at the foot to the line of tiling at the eaves and the fair end filled with mortar laset with pieces of tile and neatly pointed.

The junction of the hip and ridge should be mitred using a standard three way mitre and solid bedding.

Abutments
The tiling is/to be cut closely at abutments and weathered by Code 4 lead flashing dressed down over the tiles and up the abutment a min. 150mm

Mortar
All bedding mortar is to consist of 3 parts sharp sand to 1 part Portland cement and should be struck off to give a smooth face and pointed in one operation.

Trusses
Gangnail trusses, pitch to match existing, at 600mm centres to be designed, fixed and braced in accordance with BS5268 : pt3 : 1985 and secured to wall plate with proprietary stainless steel clips.
Truss manufacturer to take all necessary dimensions etc of extg trusses to ensure new trusses are an identical match.

Manufacturers details and calculations in respect of prefabricated trusses, include compound roof trusses, are to be submitted to the Local Authority Building Control Dept. for approval at least 28 days prior to fixing on site.

Truss positions and bracing shown is indicative only and is to be confirmed/superseded by truss manufacturer.

All bracing to be 100 x 25mm.

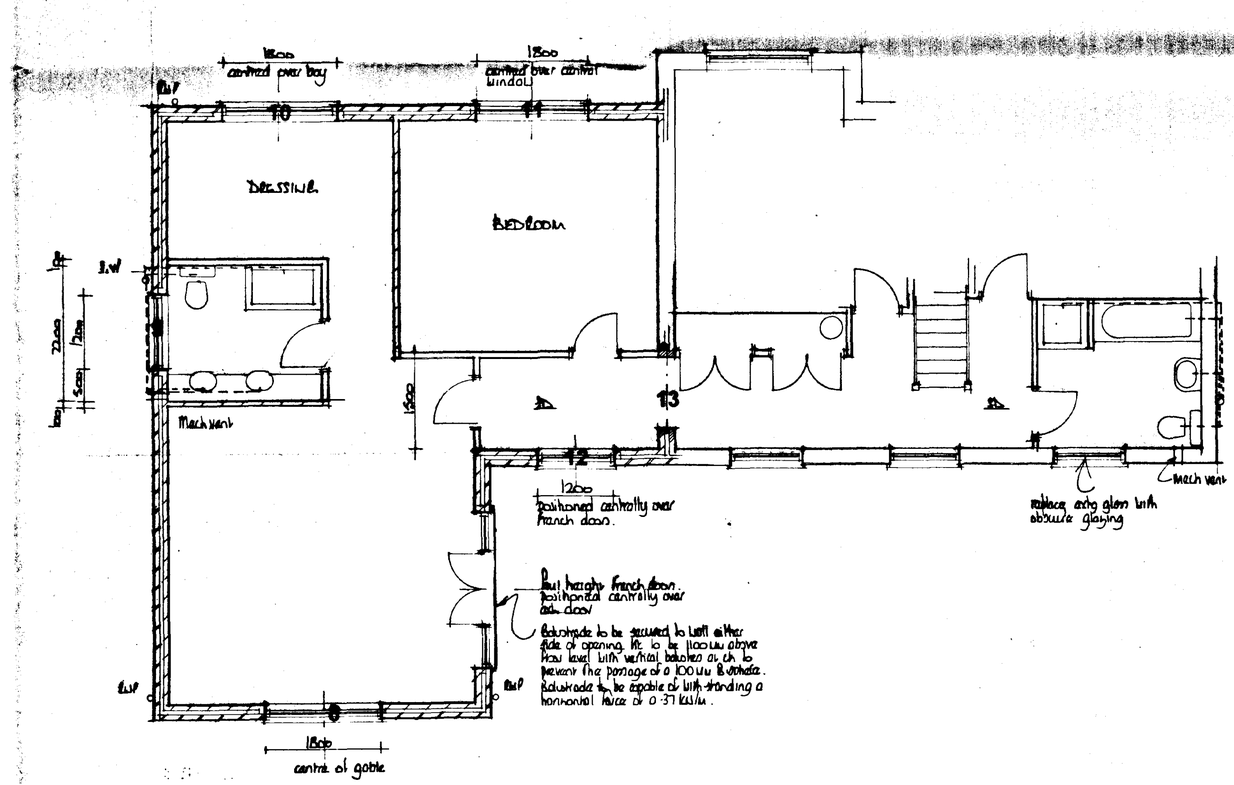
Insulation
To be Rockwool Rollbatts (k = 0.037 W/mK), 150mm laid between joists with a further layer of 80mm laid at right angles over the top.

Ceilings
15mm foil backed plasterboard, fixed in accordance with manuf. instructions with all necessary noggins etc., and finish with artex/skim finish in accord with clients instructions.

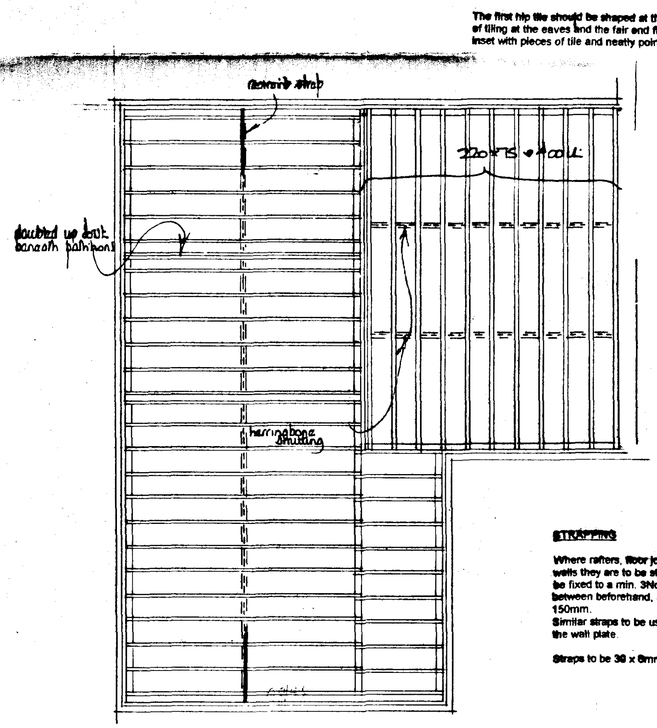
Ventilation
Provide over fascia ventilation (equal to a 10mm continuous gap) to provide cross ventilation to the roof space.

Rainwater Goods
Supply and fix 115mm PVC gutters to fascia with all necessary brackets, stop ends, outlets etc.

Supply and fix 64mm PVC downpipes securely clipped to walls at 1800mm cts with all necessary offsets, swannecks, adaptors etc. and taken into 100mm diam. upturned bend at base.



first floor plan



joist plan

STRAPPING

Where rafters, floor joist and ceiling ties run parallel to walls they are to be strapped at 1800mm cts. Straps to be fixed to a min. 3No. rafters etc., having nogged between beforehand, and hooked into the cavity a min. 150mm.
Similar straps to be used at 1800mm cts to hold down the wall plate.

Straps to be 30 x 6mm galv. m.s.

DETERMINED PLAN

SOUTH HOLLAND DC HOUSING & PLANNING
29 MAY 2001
Ref. No. H08/0662/01

A	Date	Revisions

© copyright

East Midlands Design Associates
"Willow Lodge",
Horseshoe Road,
Spalding,
Lincs. PE11 3JA
Tel: Spalding (0775) 767988

Client: W.E.D. - W.B.C. + Utilities

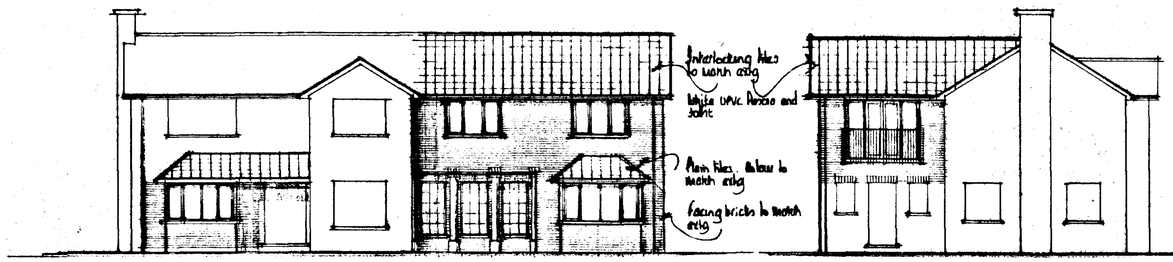
Job Title: Extension & Alterations at PADDOCK HOUSE, BELLIS LANE, COWBIT

Drawing Title: First Floor Plan, Joist & Roof Plans, SECTION

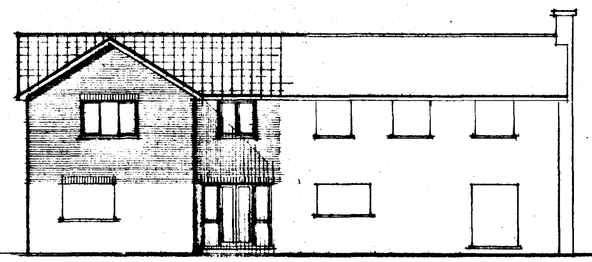
Scale: 1:50

Date: MAY 01 | Drawn by: AL

Drg. No: 01/19/02 | Rev:

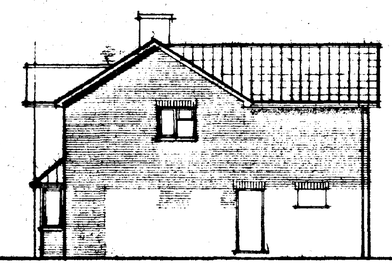


n east



s east

s west



n west

FOUNDATIONS

Foundations to be ST4 grade concrete

For 265mm walls foundations to be 760 x 230mm
For 100mm " " " 460 x 230mm

Foundations to be taken down to a firm loadbearing strata, a min. 1.0m if in shrinkable sub soil, in accordance with the requirements of the Local Authority Building Control Dept. and in accord with the NHBC guidelines for building near trees.
Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.
Any investigation work relating to exig foundations should be carried out prior to the commencement of any works

FLOOR CONSTRUCTION

Ground
65mm sand/cement screed reinforced with chicken wire mesh
300g polythene seperating membrane
50mm Jablite SD floor insulation (k = 0.037W/m²K)
100mm ST4 grade oversite concrete
1200g polythene damp proof membrane
25mm sand blinding
100mm compacted hard-core - if in excess of 100mm fill, to a max. 600mm, the hard-core is to be laid and compacted in layers not exceeding 150mm.
Where 100mm internal walls are constructed off the floor slab the slab is to be thickened to 230mm for a min. width of 450mm
Strip off all vegetable soil beneath proposal.

First
18mm Weyroc floor panels
220 x 50mm, unless specified otherwise, SC3 grade tanalised timber joists at 400mm cts with min. 1 row herringbone strutting midspan
12.7mm plasterboard, fixed in accord with manufacturers instructions, with all necessary noggins etc. and finished with either artex or skim in accord. with clients instructions.

WALL CONSTRUCTION

Below Ground
To be 100mm Class A concrete blocks
Cavity to be filled to 225mm below lowest dpc level with lean mix concrete

Above Ground
To be 265mm o/a constructed as follows :-

100mm facing brick (to be PL quality below dpc level)
95 mineral wall insulation i.e. Dritherm (k = 0.036)
100mm loadbearing insulation blocks i.e. Hemelite (k = 0.44)

All to be tied together using stainless steel wall ties positioned at distance not exceeding 900mm horizontally, 450mm vertically and staggered. To be at every block course vertically at all returns and reveals.

Internal finish to be 12mm render with gypsum plaster skim finish to give a 'U' value of 0.414W/mK

Internal Walls
To be 100mm blockwork constructed off a dpc on the floor slab

Stud Partitions
to be constructed as follows :-

75 x 50mm head and sole plate
75 x 50mm studs at 400mm cts with min. 2 rows
75 x 50mm noggins equally spaced
75mm glassfibre insulation within framework
face both sides with 12.7mm plasterboard, tape joint and skim finish

stud partitions to be constructed off doubled up floor joists (bolted together at 1.0m cts) at first floor level when running parallel to joists, and off 75 x 50mm sole plate, with solid blocking between joists, when running perpendicular to joists.

DPC in Walls
To be a min. 150mm above finished ground level
An insulating vertical cavity closer and dpc, i.e. Thermabate, is to be provided to all cavity closures.
A dpc cavity tray, stepped as applicable, is to be constructed within the wall immediately above an abutment.

LINTELS

Lintels to be Catnic, or similar and equivalent, to have a min. 150mm end bearing and be installed in strict accordance with manufacturers instructions with a dpc cavity tray over where applicable.

Lintels over internal openings to be Catnic CN102 lintels unless specified otherwise.

Lintels to be protected with min. 15mm gypsum plaster skim finish to give a min. half hour fire protection.

WINDOWS & DOORS

Windows and doors to be purpose made uPVC double glazed with 12mm air gap to sealed units and weather stripped.

Windows to habitable rooms are to incorporate a controllable trickle vent of 8000mm², 4000mm². to non habitable rooms.

Windows to first floor habitable rooms are to contain openings which are a min. 450mm x 450mm, have an area of 0.33mm², and have a cill level no more than 1100mm above finished floor level. *Key operated locking devices are not permitted to first floor windows.*

Glazing to windows less than 800mm and doors (include sidelights to doors) less than 1500mm above floor level is to be laminated or toughened glass in accord with BS6206 : 1981.

WINDOW/DOOR & LINTEL SCHEDULE

Location	window/door ref. WIDTH		HEIGHT	lintel ref. & length	
1	900	x	2100	CG50/100	1200
2	bay	x	1350	CG50/100	2700
3	width	x	1800	CG50/100	1200
4	width	x	1800	CG50/100	1200
5	width	x	1800	CG50/100	1200
6	bay	x	1350	CG50/100	2700
7	2250	x	2100	CGH50/100	2550
8	1800	x	1200	CG50/100	2100
9	1200	x	1050	CG50/100	1500
10	1800	x	1200	CG50/100	2100
11	1800	x	1200	CG50/100	2100
12	1200	x	1200	CG50/100	1500
13				CG50/100	1800

VENTILATION

All habitable rooms are to have windows containing opening vents, the combined total of which is equal to not less than 1/20th of the floor area of the room.

The kitchen is to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 60 litres/sec or 30 litres/sec if in a cooker hood.

All bath and shower rooms are to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 15 litres/sec.

The utility is to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 30 litres/sec.

SMOKE DETECTION

Self contained smoke alarms complying with BS5446 : Pt 1 : 1990 are to be installed where indicated SD on the drawing. An alarm must be positioned within 3.0m of bedroom doors.

The alarms are to be permanently wired to a separately fixed circuit at the distribution board operating at a low voltage via a mains transformer.

Where more than one smoke alarm is required the units are to be interconnected so that the detection of smoke by one unit operates the alarm signal in all units.

HOT WATER SYSTEM

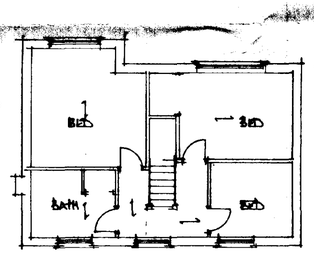
A room sealed oil fired central heating boiler is to be installed where indicated complete with fan assisted flue and combustion air vent, the area of which is to comply with the manufacturers recommendations. The flue is to be guarded externally with a stainless steel guard.
An electrical timing device is to be provided to control the operating periods of the boiler which in turn is to be controlled by room thermostat and should only fire the boiler when space heating or the hot water cylinder thermostat calls for heat.

A room thermostat or radiator valves are to be installed.

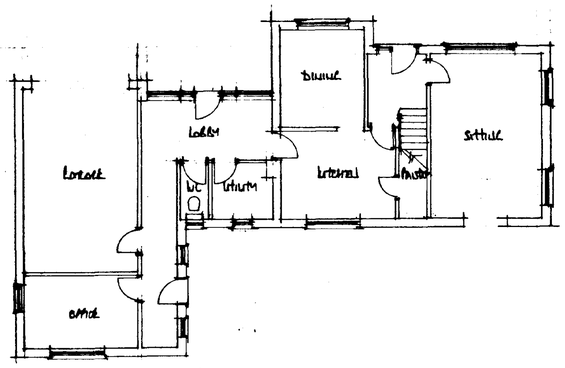
The hot water system is to be vented.

A 3 kW immersion heater is to be fitted to a hot water cylinder insulated with 35mm thick factory insulation plus an additional 50mm thick insulating jacket. The hot water cylinder is to be fitted with a thermostat and time switch.

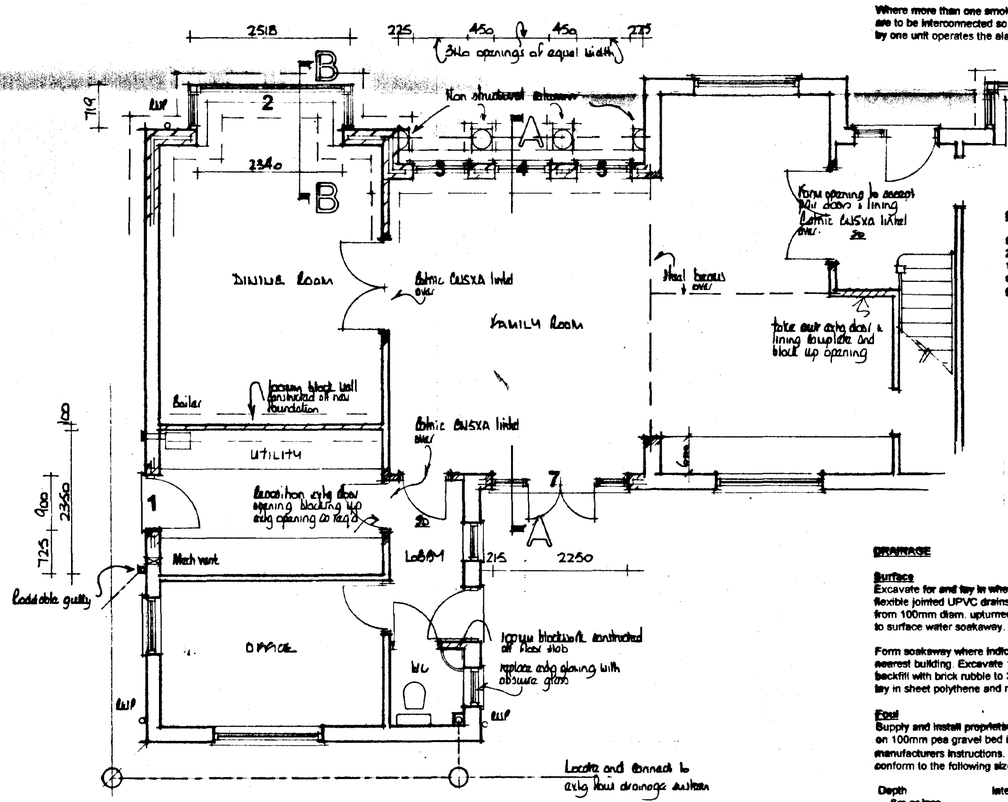
All pipes not contributing to useful heat requirements are to be insulated using an insulation material with a thermal conductivity not exceeding 0.45W/mk and a thickness equal to the external diameter of the pipe up to a max. of 40mm.



first



ground floor existing



ground floor proposed

STRUCTURAL STEEL BEAMS

Structural steel beam to have min 150mm end bearing on 2 course Eng brick padstone. Beam to be encased with 12.7mm plasterboard secured with 1.6mm wire binding at 100mm pitch and finish with 5mm gypsum plaster to give a min. ½ hour fire resistance.

DRAINAGE

Surface
Excavate for and lay in where indicated 100mm diam. flexible jointed UPVC drains on 100mm pea gravel bed from 100mm diam. upturned bend at base of downpipe to surface water soakaway.

Form soakaway where indicated a min. 6.0m from the nearest building. Excavate 1200 x 1200 x 1200mm deep, backfill with brick rubble to 300mm below ground level, lay in sheet polythene and make up with vegetable soil.

Foul
Supply and install proprietary upvc inspection chambers on 100mm pea gravel bed in strict accordance with manufacturers instructions. Inspection chambers to conform to the following sizes : -

Depth	Internal diam	Cover diam
.6m or less	190mm	190mm
1.0m or less	450 mm	450mm
1.5m or less	1050mm	600mm
over 1.5m	1200mm	600mm

Excavate for and lay in where indicated 100mm diam. flexible jointed upvc drains on 100mm pea gravel bed at a gradient of 1 : 70.

Where 100mm diam. drains pass through walls they are to be protected by the use of a lintel over. Both sides the wall to be masked with rigid sheet material with 50mm clearance of the pipe.

Where flexible pipes are not under a road and have less than 600mm cover they are to have concrete paving slabs laid as bridging above the pipes for protection and are to have a min. 75mm granular material between the top of the pipe and the underside of he slab.

Where flexible pipes are under a road/drive with less than 900mm cover reinforced concrete bridging is to be used instead of paving slabs.

Install where indicated a 100mm diam. soil and vent pipe jointed to 100mm diam. upturned bend at base. Finish at top, a min. 900mm above window head height, with a durable cage.

Install where indicated 100mm diam. stub soil stack jointed to 100mm diam. upturned bend at base. Provide removable screw on lid/air admittance valve at head.

Install where indicated trapped (roddable) gullies - waste pipes to discharge below grating level and above water level.

Install 40mm diam. pvc waste to sinks and showers, *(NOTE : shower trays to be constructed on a suitable plinth to maintain access to trap and waste)*, 32mm diam. pvc waste to hand basins all with 75mm deep traps. 40mm diam. pvc waste to bath with combined trapped waste and overflow. *Unless specified other wise on plan.* All waste pipes to have rodding access at each change of direction and be readily accessible throughout their length.

Above ground drainage to comply with BS5272 : 1978
Below ground drainage to comply with BS8301 : 1985

All drainage items are to be installed in strict accordance with the manufacturers instructions.

DETERMINED PLAN

SOUTH HOLLAND DISTRICT COUNCIL HOUSING & PLANNING
29 MAY 2001
Ref: 0652/01

A		
	Date	Revisions

© copyright

East Midlands Design Associates
"Willow Lodge",
Horseshoe Road,
Spalding,
Lincs. PE11 3JA
Tel: Spalding (0775) 767968

Client
Mr D. Neal + Lewis

Job Title
Extension & Alterations at
Paddock House,
Belnie Lode,
Gosberton.

Drawing Title
Ground Floor Plan & Elevations as Proposed.
Existing Floor Plans

Scale
1:100, 1:50

Date
MAY 01

Drawn by
BL

Dig. No
01/19/01

Rev