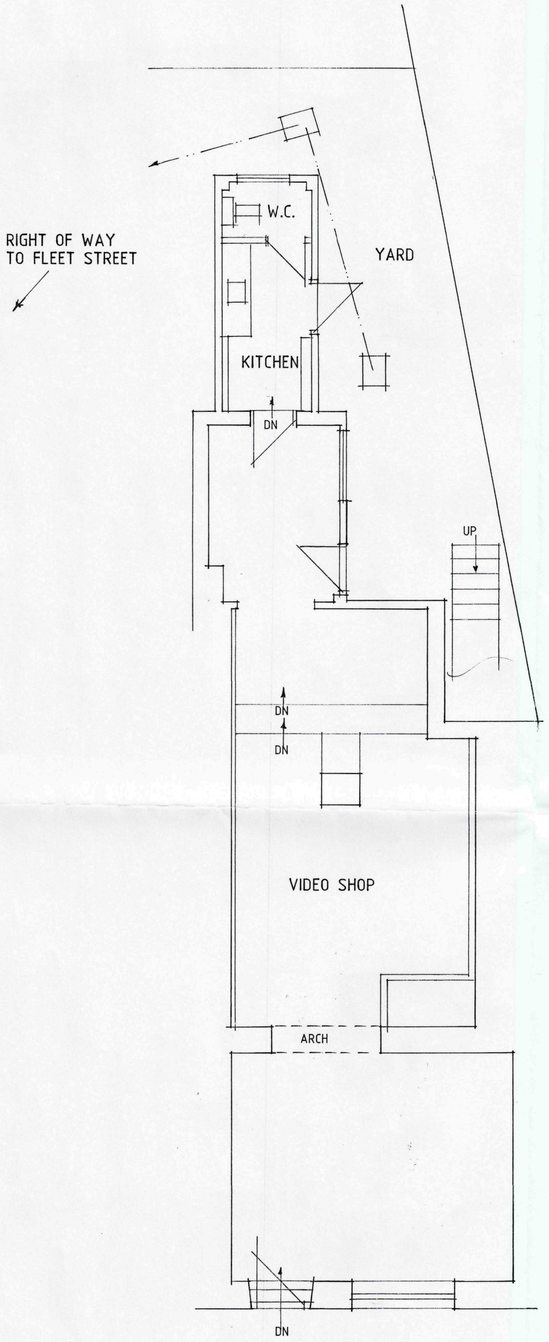


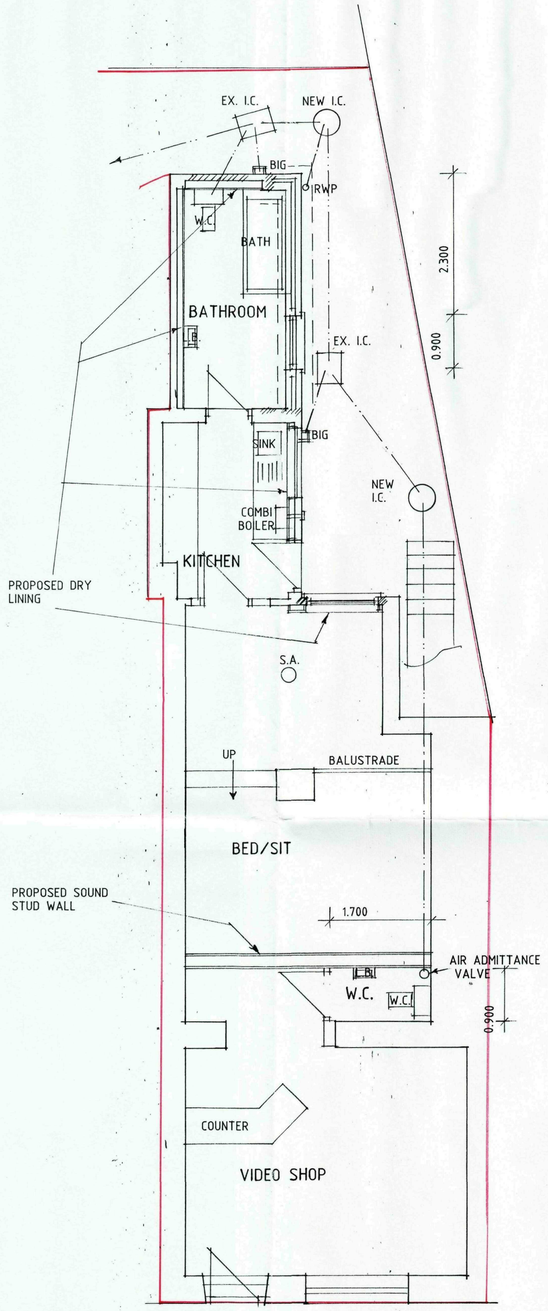
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Promap

SHDC
Planning & Development
- 8 FEB 2010
Ref: 0103-10



GROUND FLOOR PLAN AS EXISTING



GROUND FLOOR PLAN AS PROPOSED

THIS DRG. TO BE READ IN CONJUNCTION WITH
SD10-001/2, THERMAL DETAILS - MC1-RE-01, MC1-WD-03, MC1-WD-04
MC1-WD-05

H & H ACOSTIC CONSTRUCTION DIVISION LETTER DATED 26.1.10 & REDUC & SOUNDFLOOR INSTALLATION GUIDELINES

SHDC
Planning & Development
- 8 FEB 2010
Ref: 0103-10

A - ALTS - 1.2.10

Status DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED PART CONVERSION
OF VIDEO SHOP TO FLAT
AT 20 FLEET STREET,
HOLBEACH FOR

MR. M. BIRD.

1:50 1:100	SD10-001/1
JAN-10	B.GILHAM.

2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP
Tel: 01406 424343 Fax: 01406 490702

Convert part of existing shop to bedsit in the manner shown.

The front section of the shop to be retained as the Video Shop, as shown.

Provide W.C., as shown.

Existing stud arch to shop area to be removed and extra studwork to be provided, as shown, to create W.C.

Provide new stud partition between remaining shop and bedsit, as shown. Stud partition to provide adequate sound insulation and ½ hour fire protection to satisfy SHDC Building Control.

Existing boxing around central pillar to be removed to leave masonry pillar.

Remove existing side wall racking, as necessary.

Existing timber steps within existing shop to be adjusted, as shown. Provide 1.1m high balustrade, where shown with max gaps of 99mm.

Provide internal dry lining to existing single skin walls, where shown.

To create kitchen provide 100mm stud partition and door, where shown, as separation to bedsit.

Form opening in external wall of bedsit form new 2.1m x 1.2m UPVC window; support over with IG L10 lintel.

To kitchen existing door and window to be replaced with new UPVC items.

Bathroom area to be extended in the manner shown.

Existing rear window to be bricked up, all to match in with existing.

New lean-to roof over bathroom to line up with existing kitchen roof.

All external materials, roof tiles and facing bricks to match existing.

Provide additional floor area to bathroom to line up with existing.

Provide injected d.p.c. to external walls, where lacking.

Provide Synthaprufe d.p.m. to floors, where necessary, if lacking.

Existing foul drains to be diverted, as shown.

Existing walls to be adjusted, as necessary, to suit new lean-to roof to bathroom.

New lean-to roof of roof tiles to match existing on 38mm x 25mm softwood treated timber battens on underfelt to BS747 (Type 1F) lapped 150mm horizontally and 100mm vertically on 100mm x 50mm SC3 grade rafters at 400mm centres.

Make good to all disturbed an affected areas.

Access to the premises is via an existing pedestrian right-of-way from Fleet Street.

New/Old Walling
Where new walling meets old provide proprietary flexible wall starters.

Roof Ventilation to Sloping Ceiling
At eaves provide proprietary ventilation equivalent to a 25mm continuous gap along eaves. At ridge provide proprietary ventilation equivalent to a 5mm continuous gap.

Kitchen Ventilation
Provide proprietary mechanical extract ventilation unit capable of extracting 60 lt/sec. Alternatively provide proprietary cooker hood capable of extracting 30 lt/sec.

Bathroom/En-suite Ventilation
Provide proprietary mechanical extract ventilation unit capable of extracting 15 lt/sec. System to offer intermittent operation.

Heating System
Provide room thermostat or thermostatic radiator valves or similar approved to control the output from the heating system.

Insulated Pipes and Ducts
All pipes, which do not contribute to the heating of the building, will be insulated to BS5422 1977.

Smoke Detection
Provide mains operated self-contained smoke alarms to BS5839 Part 6, 2006 in accordance with Approved Document B1.

Foundations
As indicated on plan provide concrete strip foundations. To cavity walls provide 700mm wide x 225mm thick and to 100mm walls provide 450mm wide x 225mm thick, unless noted otherwise. To non-load bearing internal walls thicken out ground floor oversite concrete to 450mm wide x 200mm thick. Widen foundations at chimney breast accordingly and make 300mm thick. Foundations to be taken down to an approved firm base, subject to local authority specifications. Concrete to be ST3 grade unless noted otherwise. Proximity of existing and proposed trees are to be taken into account in accordance with N.H.B.C. chapter 4 when determining foundation depth.

Ensure minimum 900mm corridor width, access to ground floor WC with no obstructions (radiators, etc.) to corridor area adjacent doors

Sockets, light switches, TV points, doorbells to habitable rooms to be positioned between 450mm and 1200mm above floor level.

All windows to give minimum 1/20th of floor area as ventilation and to be double-glazed.

Glazing
All windows and doors to be double-glazed with minimum 16mm spacing and to use Pilkington 'K' glass or similar approved, efficiency of 0.05.

Commissioning of Heating and HWS Systems
A competent person, i.e. the main contractor or sub-contractor shall supply a Certificate of Satisfactory Compliance with Building Regulations Part L. A copy of which shall be made available to both the client and the Building Control body.

A suitable set of operating and maintenance instructions are to be made available to the client to explain to the householders how to operate the systems so that they can perform efficiently and what routine maintenance is advisable for the purpose of the conservation of fuel and power.

Dry Lining
Dry line existing solid external walls with Celotex TUFF-R™ Zero GA3000Z system internally all in accordance with manufacturers specification.

Safety Glazing
Provide safety glass to BS6206 to all windows to a minimum height of 800mm above floor level plus doors to a minimum height of 1500mm above floor level. Side screens to be same as doors if within 300mm of doors.

Rainwater Goods
PVC rainwater goods 110mm half round gutters and 68mm diameter downpipes.

Kitchen/Utility/Bathroom/WC Trickle Ventilation
Provide proprietary trickle ventilators to head of window giving a total opening area of not less than 4000mm²

Roof Insulation to Sloping Ceiling
To ceiling slope provide 50mm Celotex between rafters and 75mm Celotex below rafters. Ensure a gap of 50mm between roof underfelt and insulation at all times.

Foul Water Drainage
Underground drainage to be proprietary 110mm diameter p.v.c. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Under building drains to be encased in 150mm pea gravel with lintel over pipes at wall abutments. Where drain passes through wall, provide suitable protection to prevent gas ingress to building. 110mm diameter soil and vent pipe to extend 900mm above window head and to terminate in balloon finial. Soil and vent pipe to be fitted with access plate at base. Provide suitably sized wastes from all appliances (in accordance with Approved Document H) complete with minimum 75mm deep sealed traps and rodding eye access points at every direction change. All above ground drainage to BS5582 and all underground drainage to BS8301. Provide seal plates both sides of pipe entry to avoid vermin entry.

Inspection Chamber Construction
Proprietary polypropylene inspection chambers bedded on 150mm concrete. Form protective 255mm thick concrete collar around head of inspection chamber with 300mm projection from cover. Covers to be Grade C light duty unless inspection chambers are in driveways where Grade B medium duty covers are to be used.

Fascia and Bargeboards
To be 25 x 75mm PSE with 6 mm groove to accept 6mm thick exterior grade plywood soffit.

Boiler
Provide balanced flue condensing type gas boiler of required rating in position indicated on drawing to be either a wall hung type or free standing on 125mm high concrete hearth above oversite. Boiler outlet to have protective guard cover and to be a minimum 300mm from any opening into the building which is wholly or partially above the terminal. Read in conjunction with Approved Document J1/2/3. At completion of works commissioning of heating system to be provided to the local authority Building Control by a competent Corgi registered person. Boiler to have a Sedbuk rating of 86%

Ceilings
To all insulated roof ceilings provide 12.5mm Gyproc Duplex plasterboard of 10kg/m² or similar and either 5mm skim or Artex finish. To remaining ceilings provide 12.5mm Gyproc plasterboard or similar with finishes as above.

Ground Floor Construction
65mm sand/cement screed on 100mm Celotex insulation with perimeter insulation to screed on 1200 gauge polythene d.p.m. on 100mm concrete oversite on minimum 150mm, maximum 600mm well blinded and compacted hardcore. Wall d.p.c. to lap floor d.p.m. by a minimum of 50mm.

Lintels
All coded lintels as stated in Schedule or marked on plan to be by I.G. To be installed in strict accordance with manufacturers instructions. Form d.p.c. cavity tray above all lintels. To all exposed lintels i.e. not sheltered from overhanging eaves, etc. to have proprietary weepholes to joints of brickwork at approximately 450mm c/c. To be confirmed on site with Building Control Surveyor

Opening at eaves level to be L1/E lintels by I.G. or similar approved.

Sub-structure Walling
100 mm Class A dense concrete blocks. Bitumen felt d.p.c. to external walls 150mm above ground level. Weak mix infill to base of cavities to terminate 225mm below lowest d.p.c. level.

Provide a firm level approach to front entrance of minimum width 900mm. Gradient of approach to be no steeper than 1:20. At entrance to building threshold to be maximum 15mm high.

External access door that serves as access to ground floor WC to have a minimum clear opening width of 775mm.

Internal Lighting
Provide energy efficient lights that only take lamps having a luminous efficiency greater than 40 lumens per circuit watt. Examples of lamps are fluorescent tubes and compact fluorescent lamps (note GLS tungsten lamps with bayonet cap or Edison screw bases).

Method of determining number of locations:

Provide energy efficient lights of one per 25m² of floor area or one per four fittings whichever is the largest.

Excludes garages, lofts and outhouses.

Electrical Work
All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion of the works the council must be satisfied that either:-
a) an electrical installation certificate issued under a competent person's scheme has been issued
or
b) an appropriate electrical installation certificate has been issued for the work, and that it has been signed by a person competent to do so.

Wall Construction (300mm Cavity)
300mm cavity walls to consist of: -
100mm facing brickwork (see site plan for details)
100mm cavity - to be filled with Crown Dritherm 32
100mm internal skin of Tarmac Durox Supabloc or similar approved.
Cavity wall ties to be stainless steel type spaced 900mm horizontally and 450mm vertically to BS1243:1978. Internal blockwork walls to receive 10mm sand/cement render and skim finish. Robust details in accordance with T50, 2001.

External Cavity Wall Lintels for 300mm Cavity Walls
IG type L1/S100 unless stated otherwise. To be confirmed on site with Building Control Surveyor.

Purge ventilation to windows
For a hinged or pivot window that opens 30° or more the height and width should be at least 1/20th of the floor area of the room.
For a hinged or pivot window that opens less than 30° the height and width should be at least 1/10th of the floor area.

Brickwork below d.p.c. to be F.L. quality

Outlets from balanced flue boilers to be at least 300mm from any openings.

All external lintels to be insulated type.

All external joinery to be fully draught proofed.

Insulation in roof space to meet with insulation in external cavity walls to prevent cold bridging.

Smoke detectors to be to BS5839/6:2004, Grade D, Category LD3.

For thermal bridging details refer to details: -

MC1-RE-01
MC1-WD- 03
MC1-WD-04
MC1-WD-05

To internal W.C. provide mechanical extraction ducted to external air to give minimum 4 no air changes per hour. Ducting to be ½ hour fire protected.

To ceiling between new bedsit and existing flat above provide suitable sound protection, along with ½ hour fire protection.

NOTE

FOR SOUND PROTECTION OF FIRST FLOOR & SEPERATING WALL REFER TO H & H ACOUSTIC CONSTRUCTION DIVISION LETTER DATED 26.1.10 & REDUC & SOUNDFLOOR INSTALLATION GUIDELINES

General Notes

Do not scale from this drawing.

This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other that that for which it is issued without written permission from Messrs Status Design.

The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects so that design amendments may be considered. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

Please note this drawing is not a conveyance drawing.

Proposed on-site soakaways to be maintained by the owner for the life duration of the property.

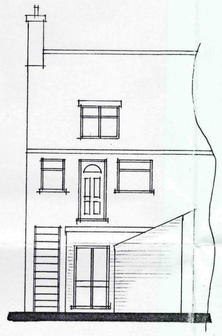
This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning and Building Regulations approvals. This drawing must not be used as a contract document alone. The works will not be supervised or inspected by Status Design unless specifically contracted to do so. It is the client or their agent's responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract, etc.

All materials to be new unless stated otherwise and all components and materials, etc. to be used, fitted and installed, etc. in strict accordance with manufacturers' instructions and relevant Code of Practise. Materials should conform to appropriate British Standard specification or BBA Certificate or European Code equivalent.

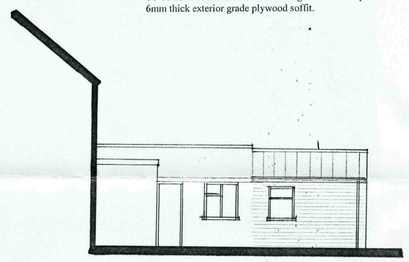
The Employer/Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health and Safety Legislation for Building Sites and Work Places. The Employer/Client is advised that should the works need to comply with the Construction Design and Managem.nt Regulations 1994 (CDM) and Health and Safety at Work, etc., Act 1974 (HSW Act) an independent Planning Supervisor will be required, whom should be supplied with a set of all relevant drawings, etc.

The works shall comprise of all that shown on the drawings and information, etc. Works that may not specifically be shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

These notes relate to this drawing and all associated drawings.

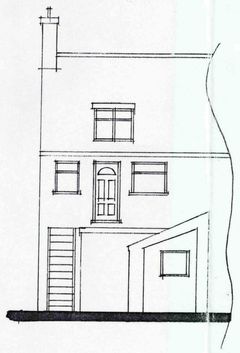


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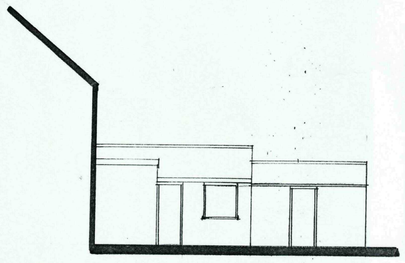


SIDE

ELEVATIONS AS PROPOSED

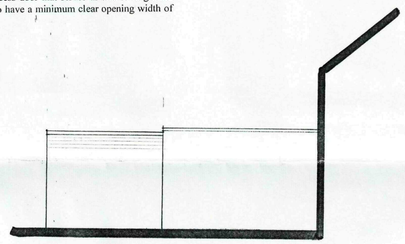


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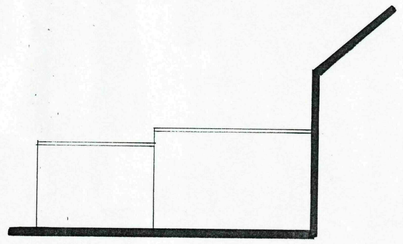


SIDE

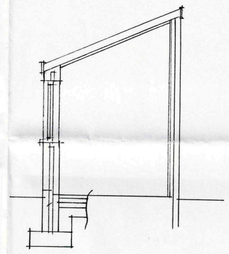
ELEVATIONS AS EXISTING



SIDE



SIDE



SECTION

SHDC
Planning & Development
- 8 FEB 2010
Ref: 0163-10

A - IMF. ADDED - 1.2.10

Status DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED PART CONVERSION OF VIDEO SHOP TO FLAT AT 20 FLEET STREET, HOLBEACH FOR

MR. M. BIRD.

1:50 1:100 | SD10-001/2

JAN-10 | BIGILHAM.

2 Edinburgh Walk, Holbeach,
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Tel: 01406 424343 Fax: 01406 490702