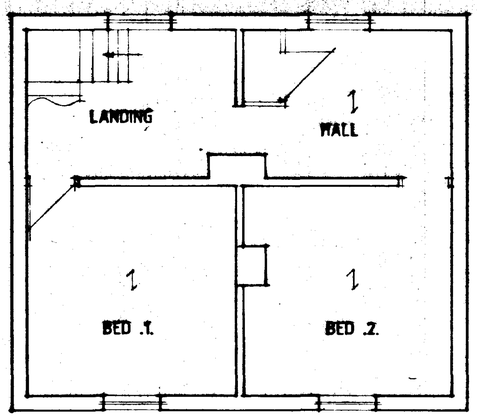
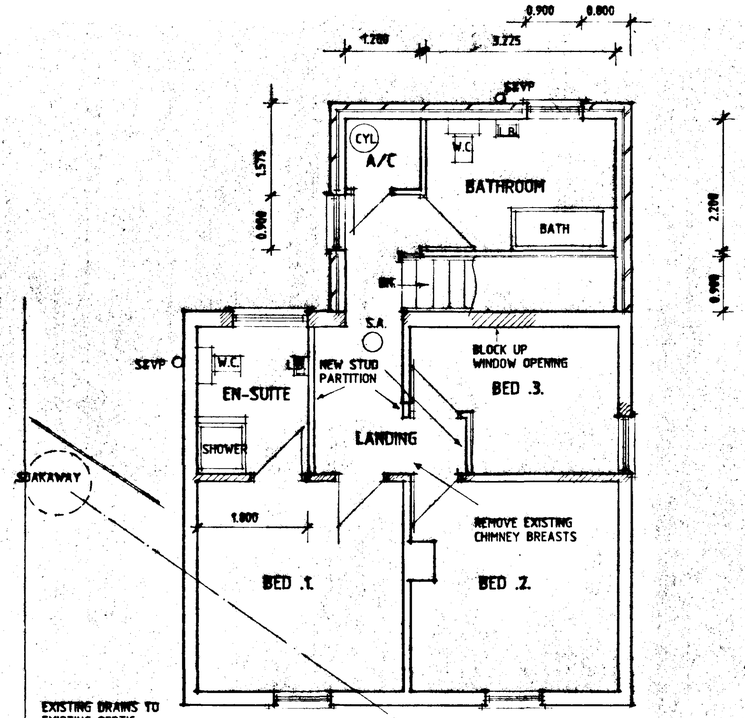
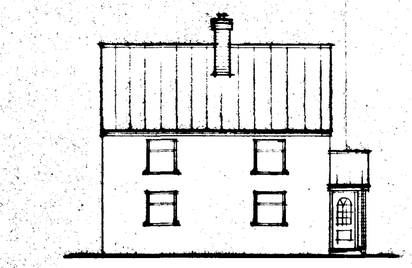


FIRST FLOOR PLAN AS EXISTING



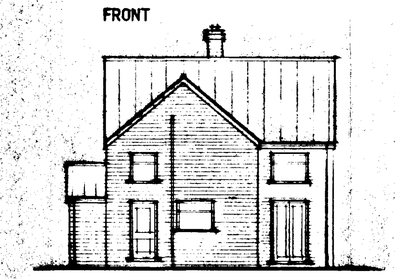
FIRST FLOOR PLAN AS PROPOSED



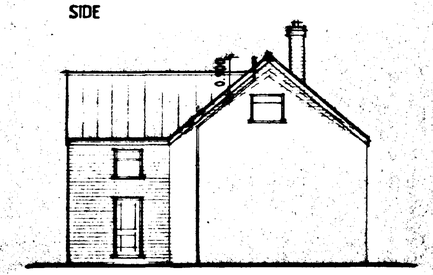
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SIDE

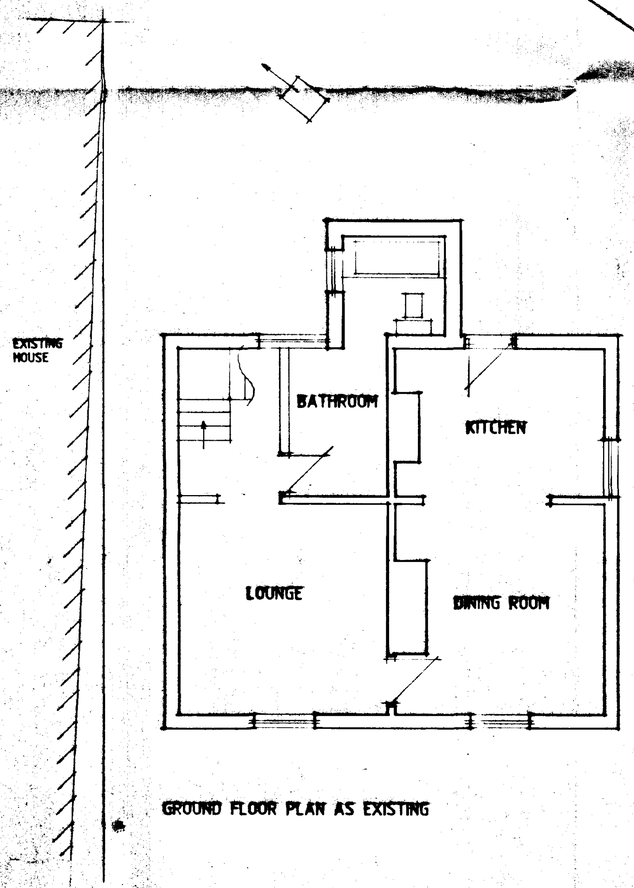


REAR

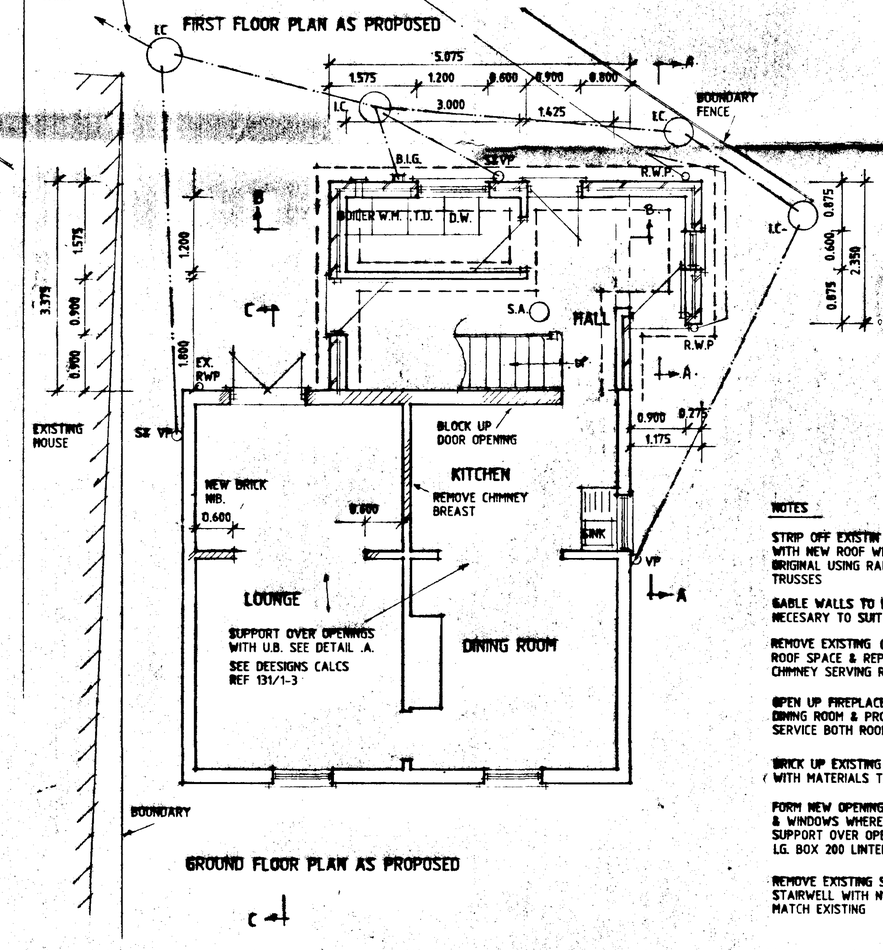


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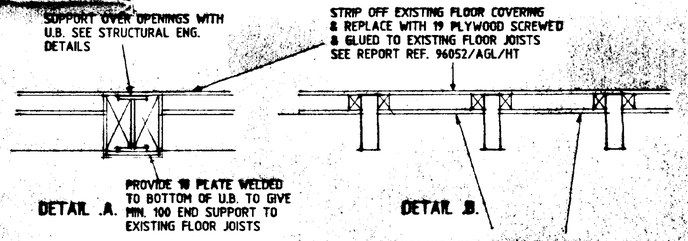
ELEVATIONS AS PROPOSED



GROUND FLOOR PLAN AS EXISTING



GROUND FLOOR PLAN AS PROPOSED



EXISTING FIRST FLOOR DETAILS

EXPOSED CEILING JOISTS TO BE TREATED WITH BULLFIRE SYSTEM W. ALL IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION

U.B. TO BE ENCASED TO GIVE MIN. 0.5 H.R FIRE PROTECTION WITH 2No LAYERS. 12.7 PLASTERBOARD. OR SIMILAR APPROVED.

NOTES

STRIP OFF EXISTIN ROOF & REPLACE WITH NEW ROOF WITH RIDGE 600 ABOVE ORIGINAL USING RAISED TIE/ROOM-IN-ROOF TRUSSES

GABLE WALLS TO BE RAISED AS NECESARY TO SUIT NEW ROOF

REMOVE EXISTING CHIMNEY BREAST FROM ROOF SPACE & REPLACE WITH SINGLE BRICK CHIMNEY SERVING REMAINING FIREPLAE

OPEN UP FIREPLACE BETWEEN LOUNGE & DINING ROOM & PROVIDE GAS FIRE TO SERVICE BOTH ROOMS

BRICK UP EXISTING OPENINGS WHERE SHOWN WITH MATERIALS TO MATCH EXISTING

FORM NEW OPENINGS TO SUIT NEW DOORS & WINDOWS WHERE SHOWN. SUPPORT OVER OPENINGS IN 215 WALLS WITH L.G. BOX 200 LINTEL

REMOVE EXISTING STAIRCASE & FILL IN STAIRWELL WITH NEW FLOOR JOISTS TO MATCH EXISTING

PROVIDE INJECTED D.P.C. TO ALL EXISTING WALLS COMPLETE WITH ANY NECESSARY RE-PLASTERING BY DAMP PROOF SPECIALIST

PROVIDE NEW TIES TO EXTERNAL WALLS AT FIRST FLOOR & ROOF LEVELS ALL ASRECOMENDED IN REPORT REF. 96052/AGH/HT

TO ALL EXISTING FLOOR AREAS PROVIDE RECESSED CEILINGS AS PER DETAIL .B.

REPLACE ALL EXTERNAL DOORS & WINDOWS WITH WHITE DOUBLE GLAZED UPVC ITEMS TO SUIT EXTERNAL OPENINGS WHERE APPLICABLE

EXTERNAL BRICKWORK TO BE RE-POINTED AS NECESSARY

EXISTING REAR BATHROOM AREA TO BE REMOVED

PROVIDE NEW OIL FIRED BALANCED FLUE CENTRAL HEATING UTILISING EXISTING RADS WITH ADDITIONAL NEW RADS AS NECESSARY

SOUTH HOLLAND DC
HOUSING & PLANNING
24 OCT 1997
Ref: 0283/97

A - GEN ALTS. - 28.8.97

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED ALTERATIONS & EXTENSION TO END COTTAGE, MAIN ROAD, HOLBEACH ST. MARKS FOR

MRS. M. McLOUGHLIN WOOD

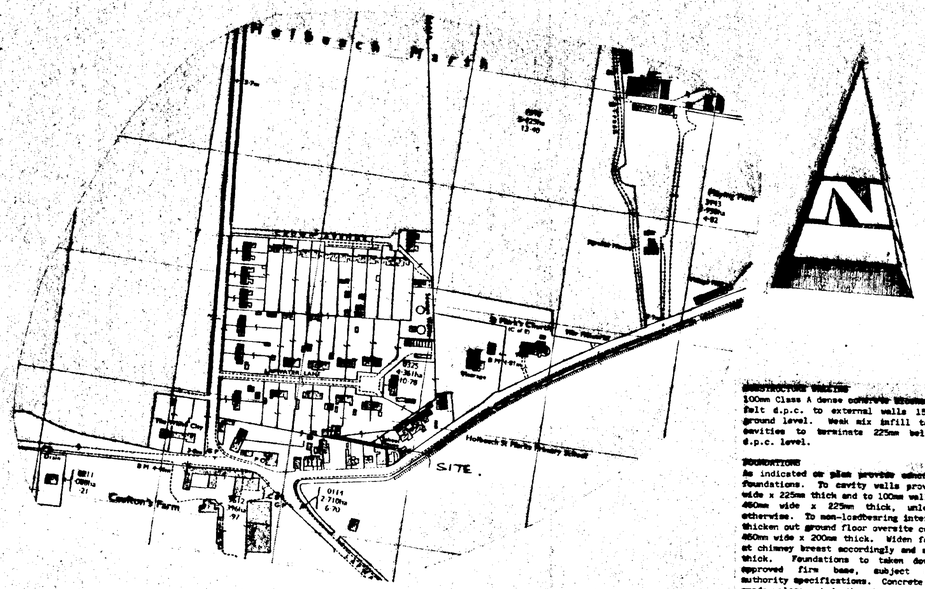
AMENDED PLAN

Ref. A1

1:50 1:100 771932/1

FEB-97 B.GILHAM.

2 Edinburgh Walk, Holbeach, Spalding, Lincs. PE12 7AP. Tel: 01406 424343 Fax: 01406 490787



LOCATION PLAN

NOTES

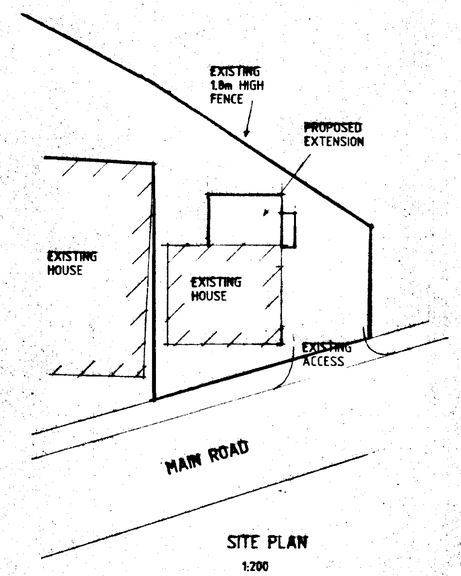
RE-USE EXISTING CONC. INT. TILES ON NEW ROOF WITH ADDITIONAL TILES TO MATCH FOR NEW EXTENSION

USE SECOND HAND BRICKS TO MATCH EXISTING

FASCIA LINE TO MATCH THAT OF EXISTING

FIRST FLOOR & GROUND FLOOR TO BE LEVEL WITH EXISTING

LG L1/S LINTELS TO OPENINGS IN CAVITY WALLS
LG. INT. LINTELS TO OPENINGS IN 100 WALLS



SITE PLAN
1:200

CONSTRUCTION STARTING
100mm Class A dense concrete blinding. Between 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.

FOUNDATIONS
As indicated on plan provide concrete strip foundations. To cavity walls provide 700mm wide x 225mm thick and to 100mm walls provide 460mm wide x 225mm thick, unless noted otherwise. To non-loadbearing 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 taken down to an approved firm base, subject to local authority specifications. Concrete to be ST3 grade unless noted otherwise.

TIMBER TANK SUPPORT
Water tank in roof space to be supported on bearers to spread the load to BS5268 Part 3 1985.

CEILINGS
To all insulated roof ceilings provide 12.5mm Gyproc Duplex plasterboard 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 proprietary 50 mm thick floor 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.

VALLEYS
Use proprietary fibreglass valleys or provide Code 4 lead to valleys to make completely watertight.

ROOF CONSTRUCTION
Concrete interlocking tiles with 10mm gap plain on 38 x 25 softwood treated timber battens on underfelt to BS747 (Type 1F) lapped 150mm horizontally and 100mm vertically. Prefabricated roof trusses at 600mm c/c and pitch as stated in accordance with BS5268 Part 3, 1985. Provide 25 x 100mm timber bracing and fix in accordance with truss manufacturers instructions. All trusses and gable ladders (if any) to be strapped to 50 x 100mm timber wallplate, the gable wall at verges and ceiling level with 30 x 5mm mild steel anchor and lateral restraint straps to span minimum 3 no. trusses at a maximum of 1200mm c/c. At strap positions provide pack and noggins to trusses. Main contractor to supply local authority building control with roof truss calculations 28 days prior to erection on site.

ROOF VENTILATION
At eaves provide proprietary ventilation equivalent to a 10mm continuous gap along eaves.

KNOTTINGLEY TRICKLE VENTILATION
Provide proprietary trickle ventilators to head of windows giving a total opening area of not less than 8000mm².

KITCHEN/UTILITY/BATHROOM/WC TRICKLE VENTILATION
Provide proprietary trickle ventilators to head of window giving a total opening area of not less than 8000mm².

UTILITY VENTILATION
Provide proprietary mechanical extract ventilation unit capable of extracting 30lts/second. System to offer intermittent operation.

ROOF INSULATION
To roof spaces provide proprietary 250mm thick insulation laid as 100mm between joists and 100mm across joists. Ensure a gap of 50mm between roof underfelt and quilt at all times.

WATER
Provide between flue type oil fired boiler of required rating in to be either a wall hung type or freestanding on 125mm high concrete hearth above oversite. Boiler to have protective guard cover and to be minimum 600mm from any opening into the building. Read in conjunction with Approved Document J1/2/3.

ROOF INTERSECTIONS
If compound truss used, where main trusses fix to compound truss provide proprietary truss connectors. Provide 32 x 175mm valley lay boards and fix reducing trusses over to complete roof intersection. Fix in accordance with roof truss manufacturers instructions.

FIRST FLOOR WALLING
Provide 50 x 75mm timber partition frame at 600mm c/c to be constructed of 80 x 75mm timber head and sole plates. Provide 12.5mm Gyproc plasterboard and skim finish to both sides. Provide to strategic proprietary acoustic insulation (optional). Timber stud partitions running parallel to joist direction to be built off 2 no. floor joists fixed together. Provide 1 no. joist either side of stud partition joist beam to fix flooring.

FIRST FLOOR CONSTRUCTION
18mm flooring grade moisture resistant decking on timber joists as stated on plan. Joists built into external wall 100mm. Provide 30 x 5mm mild steel restraint straps to joists running parallel with wall securely fixed to walls and to span minimum 3 no. joists at maximum 1200mm c/c. At strap positions provide pack and noggin to joists. Provide herringbone strutting if shown on plan. Double up floor joists locally under bath feet and hot water cylinder where applicable.

KITCHEN VENTILATION
Provide proprietary mechanical extract ventilation unit capable of extracting 60lts/second. Alternatively provide proprietary cooker hood capable of extracting 30lts/second.

BATHROOM VENTILATION
Provide proprietary mechanical extract ventilation unit capable of extracting 15lts/second. System to offer intermittent operation.

HOT WATER SYSTEMS
Provide system approved by SAE and tested by BBA approved installer. System to be vented and insulated in accordance with BS5015 1985. Provide thermostatic control.

HEATING SYSTEM
Provide room thermostat or thermostatic radiator valve 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.

SAFETY GLAZING
Provide safety glass to BS6206 to all glazing 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.

SMOKE DETECTION
Provide mains operated self-contained smoke alarms to BS5446 Part 1 in accordance with Approved Document B1

RAINWATER GOODS
P.V.C. rainwater goods fix half round gutters and 68mm diameter downpipes.

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. Surround pipes at wall abutments with 50mm compressible material. 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.

SURFACE WATER DRAINAGE
To be proprietary 110mm diameter P.V.C. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Pipes to discharge into 1200mm diameter soakaways sited 5000mm away from buildings.

PROTECTION TO UNDERGROUND PIPES
Where pipes are not under road and have less than 600mm cover concrete paving slabs should be laid as bridging above the pipes on minimum 75 pea gravel. If flexible pipes are under a road and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs.

INSPECTION CHAMBER CONSTRUCTION
Proprietary polypropylene inspection chambers bedded on 150mm concrete. Form protective 285mm 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.

ROOF CONSTRUCTION
Provide 225mm diameter x 600mm thick flue to BS1181 1971 with minimum 100mm brick surround. Flue to extend past ridge as stated in Approved Document J1/2/3 Part B and to terminate in 75mm concrete capping and clay pot. Provide Code 4 lead flashing to roof intersection. Provide 2 no. courses of engineering brick or similar as d.p.c. No timber to be within 40mm of chimney. Chimney also to be read in conjunction with Approved Document A1/2 Section 1D.

VENTILATION BOX
Provide proprietary ventilation to room of open fire at low level to outside air (ideally opposite open fire) to give combustion air equivilent to 50% the cross sectional area of the throat opening on the appliance. Alternatively provide proprietary underground ducting from appliance to outside air to give above.

WATER MAINS
Position gas and electricity water mains if required in external position to suit client. To be completely sealed around in non-combustible material. To be minimum 300mm, maximum 1000mm above footpath to base.

PRIVATE STAIRS
Stairwell formed by timber trimmers and loadbearing walls (see plan). Provide timber balustrading to open side of flight 900mm above pitch line and 1000mm high to stairwell opening to act as guarding and to be capable of resisting a horizontal force of 0.36 KN/m. Balustrading to be vertical type, not horizontal or ranch style. No parts of risers to have any gaps greater than 99mm. Provide timber handrail to top of balustrading or independently 900mm above pitch line. Ensure minimum headroom above pitch line is 2000mm. Total rise: see plan. Maximum rise: 220mm. Minimum going; 230mm. Maximum pitch: 42°. Read in conjunction with Approved Document K.

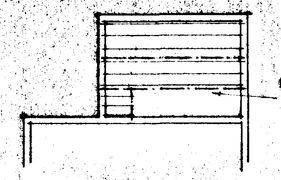
ROOF/WALL ABUTMENTS
Provide Code 4 lead flashings and tray over roof covering. Dress up wall a minimum of 150mm (stepped on pitched abutments) and provide d.p.c. cavity tray to make completely watertight.

WALL CONSTRUCTION
275mm cavity walls to consist of:-
100mm face brickwork (see site plan for details), 75mm cavity to be filled with Crown Drithern full fill insulation in accordance with BBA Certificate No. 86/1678 or similar approved, 100mm internal skin of Tarmac Hemelite blockwork. Cavity walls tied together using glavanized iron or plastic twist ties spaced 900mm horizontally and 450mm vertically to BS1243, 1978. Internal blockwork walls to receive 10mm sand/cement render and skim finish.

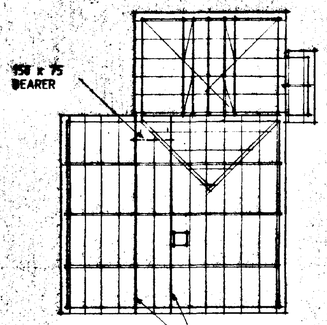
DRAINS
All coded drains to comply in strength and workmanship to be laid on plain to be by to be installed in strict accordance with manufacturers instructions. Form d.p.c. cavity tray above all lintels. To all exposed lintels i.e. not sheltered from overhanging eaves, etc. to have proprietary weepholes to joints of brickwork at approx. 450mm c/c.

GUTTERS
Ensure the path through all window and door recesses, including lintels, is limited to a minimum 'U' value of 1.2W/m²K. also at every closure of cavity provide d.p.c.

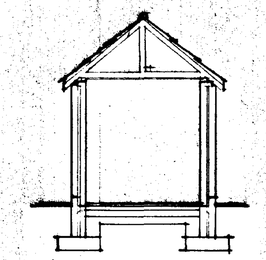
TIMBER WALLING
Where new walling meets old provide proprietary vertical flexible wall starters.



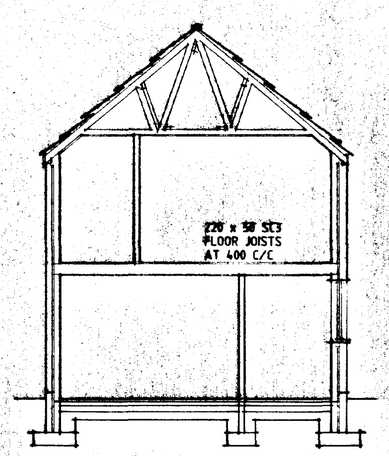
FLOOR JOIST PLAN



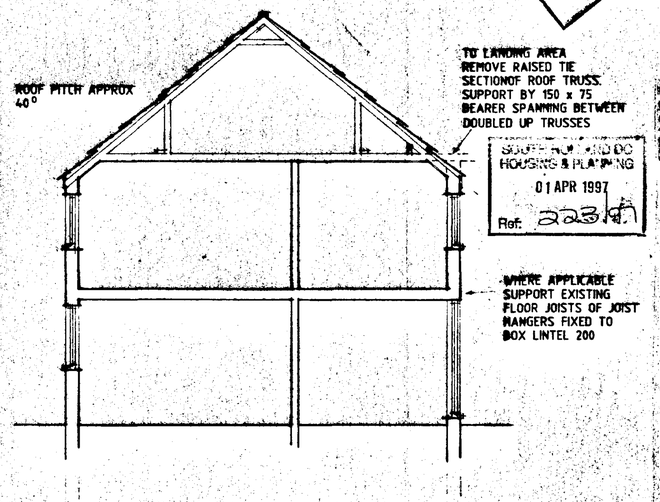
ROOF PLAN



SECTION A-A



SECTION B-B



SECTION C-C

DETERMINED PLAN

SOUTH HOLLAND DC HOUSING & PLANNING
01 APR 1997
Ref: 22314

Not made from this drawing.

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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 Architect so that design amendments may be considered.

Planning note: This drawing is not a conveyance drawing.

Construction work to be carried out with due regard to the Construction(Design and Management) Regulations 1994 (CDM) and the Health and Safety at Work, etc. Act 1974 (HSW Act).

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED ALTERATIONS & EXTENSION TO END COTTAGE, MAIN ROAD, HOLBEACH ST. MARKS FOR

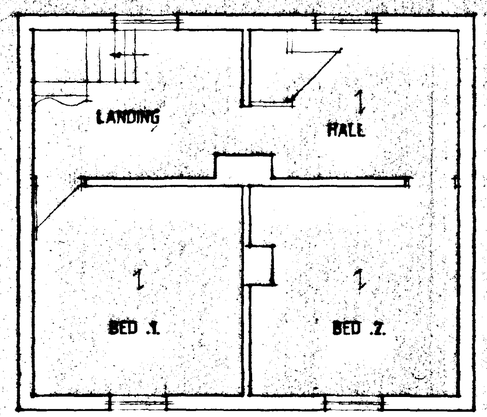
MRS. M. McLOUGHLIN WOOD

1:50 1:100 1:2500	771932/2
FEB-97	S.GILHAM.

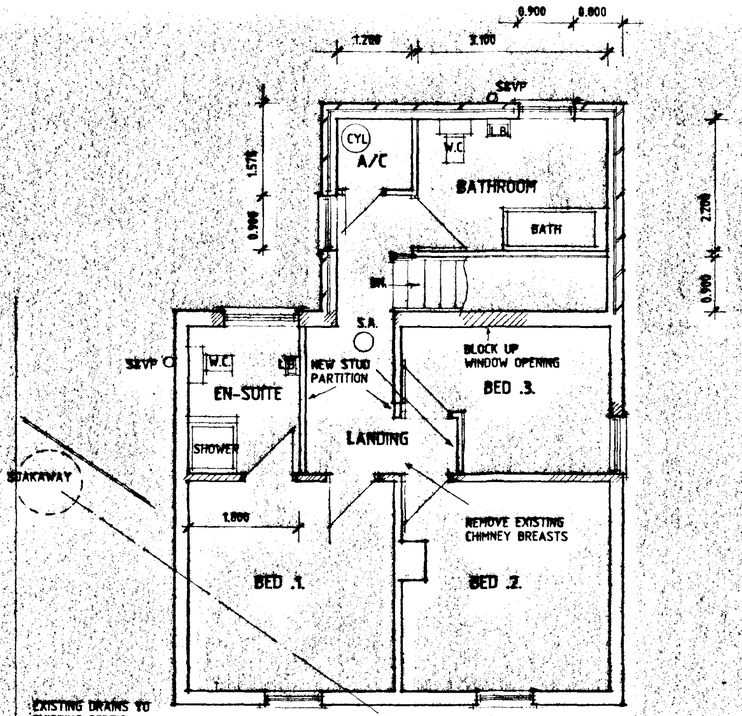
2 Edinburgh Walk, Holbeach, Spalding, Lincs. PE12 7AP.
Tel: 01406 424343 Fax: 01406 490702

THIS DRG. TO BE READ IN CONJUNCTION WITH 771932/1, REPORT REF. 96052/AGL/HT & DEESIGNS CALC SHEETS 131/1-3

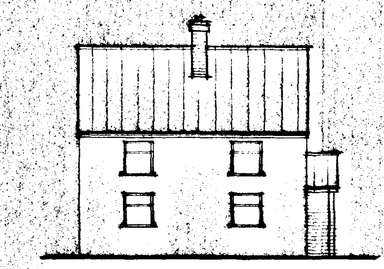
A - SITE PLAN ADDED - 27.3.97



FIRST FLOOR PLAN AS EXISTING



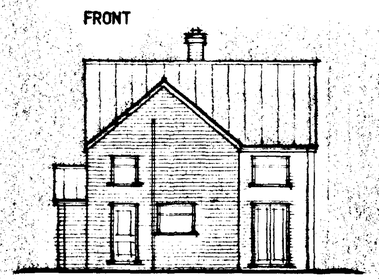
FIRST FLOOR PLAN AS PROPOSED



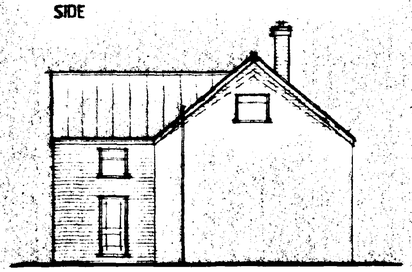
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SIDE

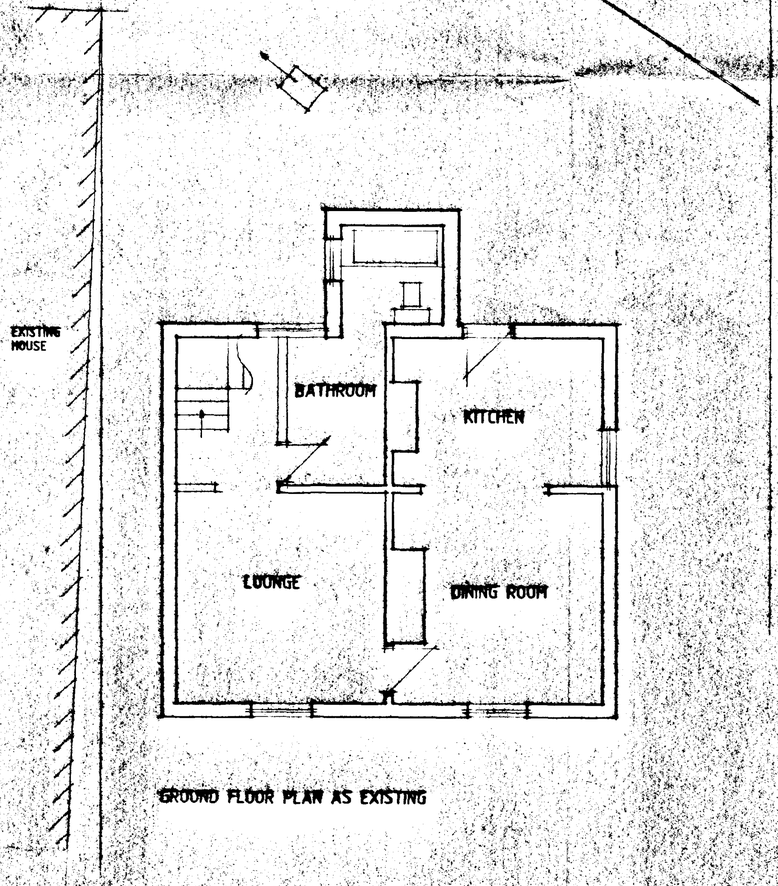


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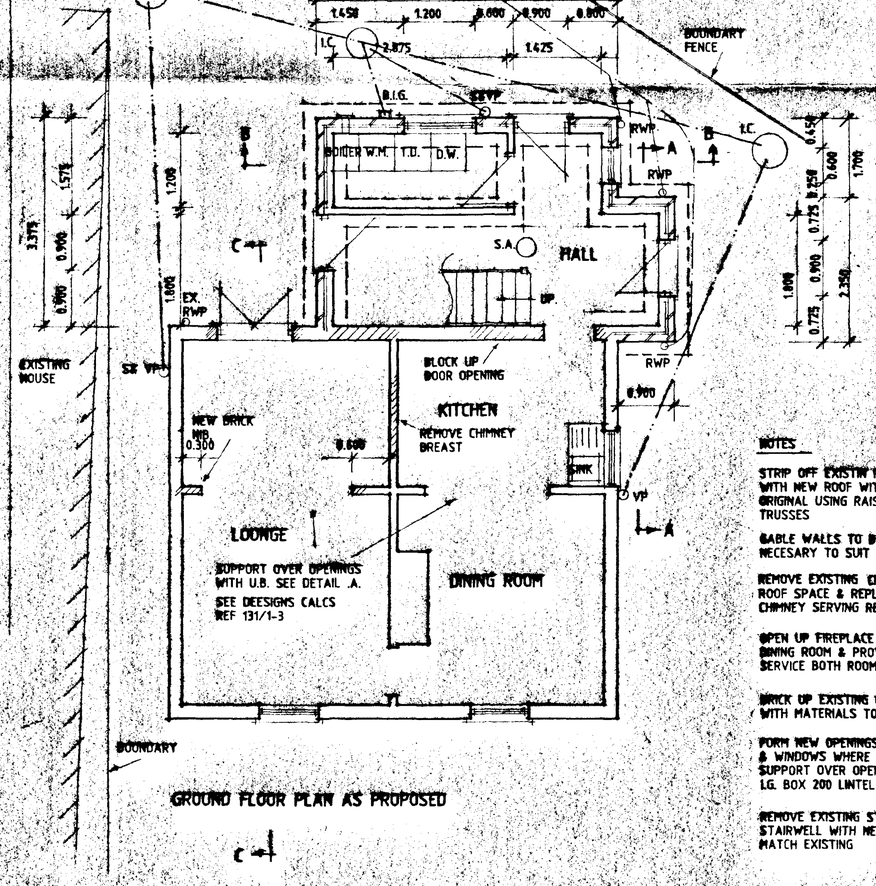


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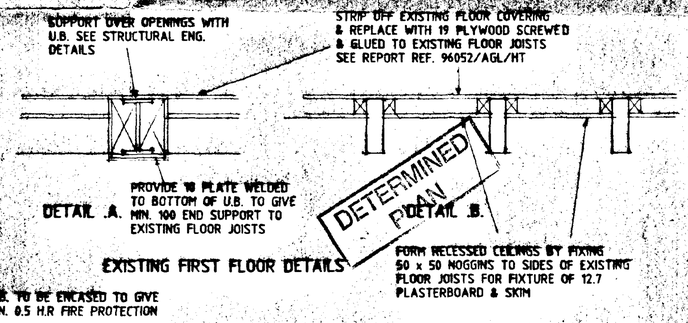
ELEVATIONS AS PROPOSED



GROUND FLOOR PLAN AS EXISTING



GROUND FLOOR PLAN AS PROPOSED



EXISTING FIRST FLOOR DETAILS

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PROVIDE NEW OIL FIRED BALANCED FLUE CENTRAL HEATING UTILISING EXISTING RADS WITH ADDITIONAL NEW RADS AS NECESSARY

SOUTH HOLLAND DC HOUSE PLANNING
0 MAR 1997
Ref: 0222/97

DESIGNING Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED ALTERATIONS & EXTENSION TO END COTTAGE, MAIN ROAD, HOLBEACH ST. MARKS FOR

MRS. M. McLOUGHLIN WOOD

1:50 1:100	771932/1
FEB-97	B.GILHAM.

7 Edinburgh Walk, Holbeach, Spalding, Lincs. PE12 7AP.
Tel: 01406 424343 Fax: 01406 490787