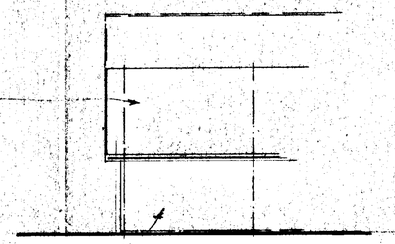
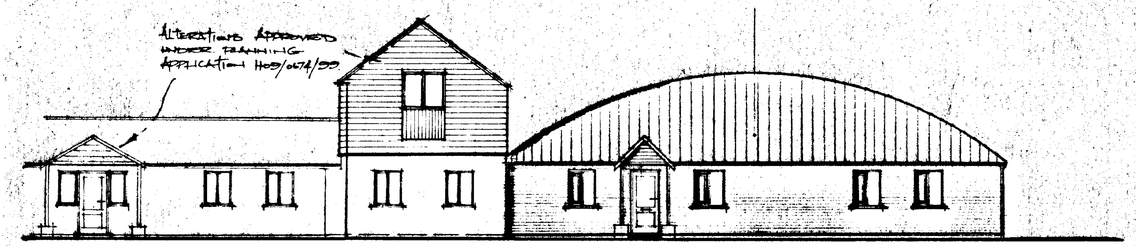


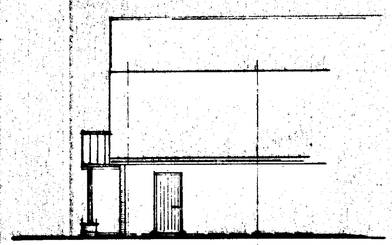
FRONT (EXISTING)



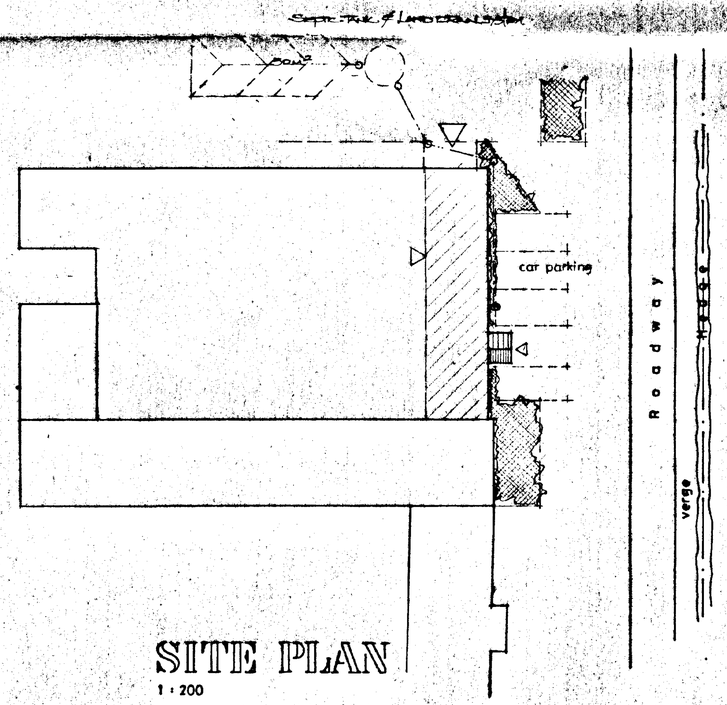
SIDE (EXISTING)



FRONT

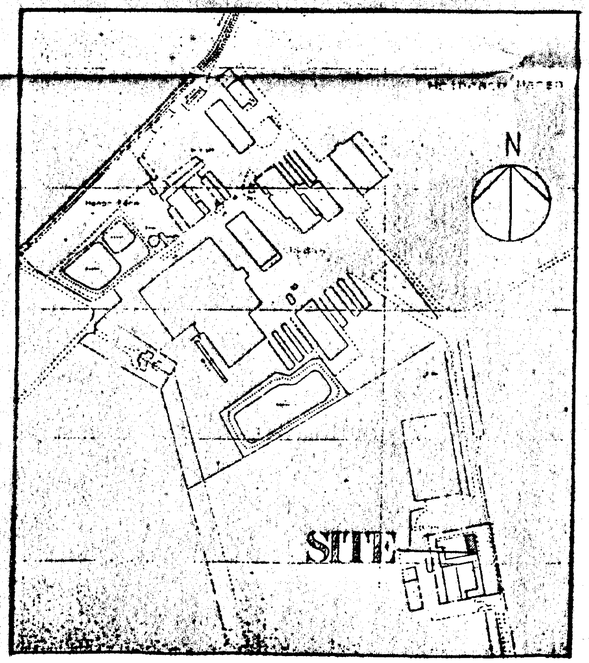


SIDE



SITE PLAN

1 : 200



LOCATION PLAN

1 : 2500

DETERMINED PLAN

SOUTH HOLLAND DC HOUSING & PLANNING
- 5 MAY 2000
Ref: 422/00

B. EXISTING ELEVATIONS – PLANNING 1.5.00
A. ALTERATIONS & SPEC ADDED – MAR 2000.

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

PROJECT:

OFFICE/LABORATORY CONVERSION
TOP FARM
HOLBEACH HURN

CLIENT:

HOLBEACH MARSH CO-OPERATIVE LTD

SCALES:	DATE:
1/100 (unless otherwise stated)	*MARCH 2000*
G.R.MERCHANT	DRAWING No.: *HMCL.02 B*

REVISIONS: A.B

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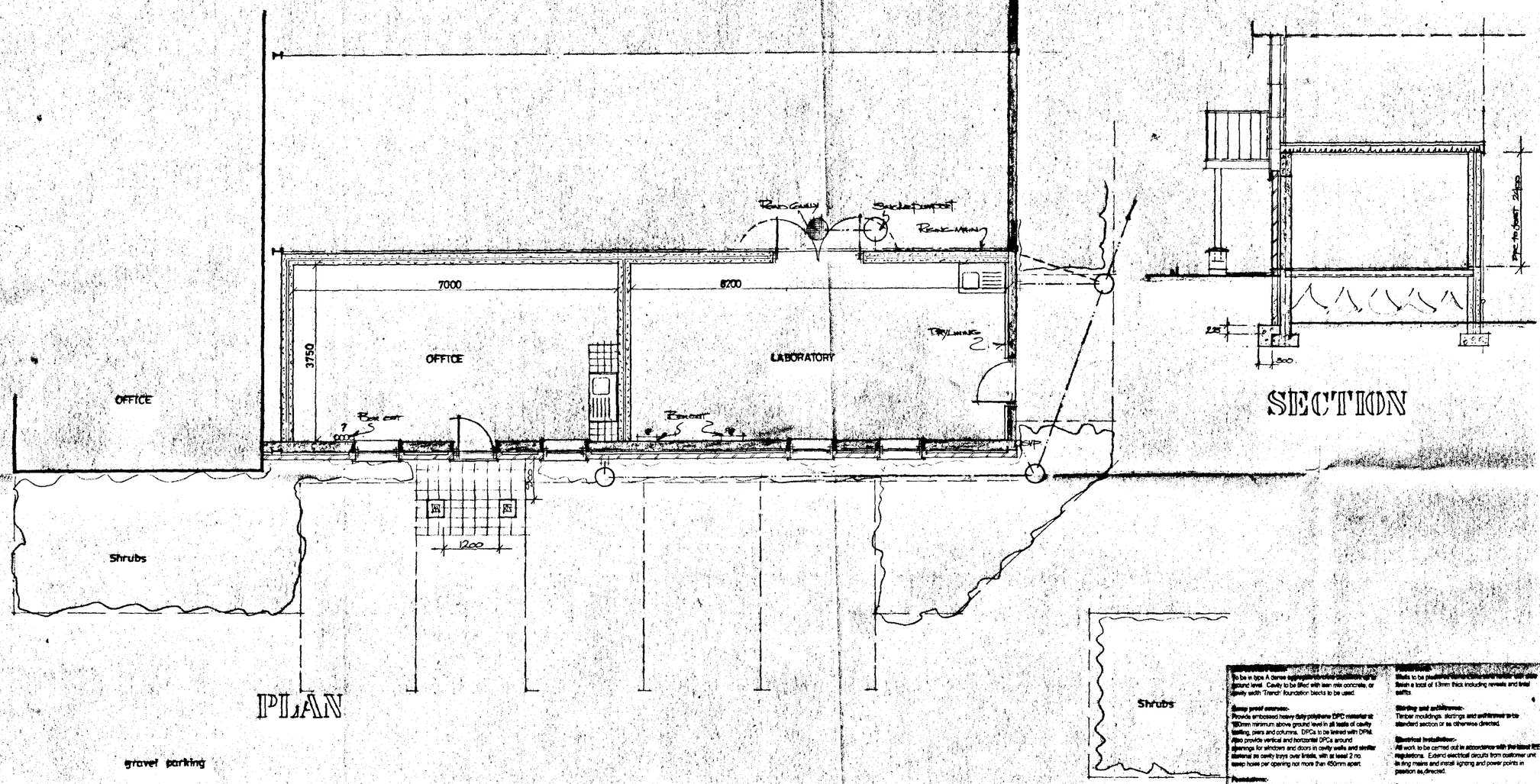
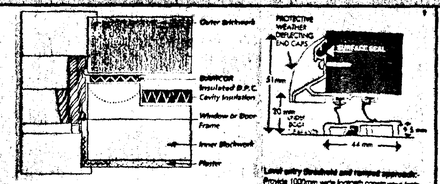
Summit DS (UK) 99962



PLAN

SECTION



Level entry threshold and ramped approach:-
Provide 1000mm wide footpath constructed from blockwork or similar on a hardcore base. At door entry path to be level with finished floor level. Ensure DPC bases at threshold point. Path to have slight fall to outside as to drain any standing water. Ramped approach from ground level to be at 1:21. See detail of threshold by Ellard Ltd.

Flat roof construction:-
22mm thick 2400 x 1200 ball blended outdoor chipboard fixed down to 50 x 200 SC3 timber joists at 400mm c/c. Provide to end of joists to shed side 32 x 225 pse treated timber board. Pack in between joists 150mm thick fibreglass insulation. To underside of joists provide 12.7mm thick plasterboard and skim finish. Provide and fix 30 x 5 patent galvanised mild steel straps at 1800mm c/c perpendicular to joists at either end wall and fixed to wall. Solid strut below the straps and tight pack against the walls.

Ground bearing construction:-
65mm sand/cement screed with 1 no. layer chicken mesh on 500 gauge polythene vapour barrier on 25mm flooring grade polystyrene insulation (Jablite or similar approved) on 230mm RC35 concrete beam/bearing slab with 1 no. layer B 1131 reinforcing mesh laid 50mm from bottom. Slab is to be built into walls by 100mm. Ensure slab is laid on DPC and that the DPC encompasses the end of the slab and face with the DPC above the slab as shown on section. Slab on 1200 gauge polythene DPM lapped with DPC on well blinded and compacted (in 150mm layers) on 50mm down hardcore.

Wall construction:-
Main cavity walls to be 265mm overall width comprising of 100mm Tarmac Hemelite blocks or similar, 65mm cavity filled with superglass cavity wall slab to BBA cert. No. 89/2231 or similar approved, 100mm Tarmac Hemelite blocks or similar. Wall ties in cavity wall to be Ancon stainless steel wall 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. To existing front wall which is assumed to be 3/4bd hollow blocks provide new 100mm clay brickwork facing wall standing 65mm away from existing. Tie new brickwork to existing using Ancon stainless steel screw tie wall ties to the same criteria as above. Fill cavity with insulation as above. Existing blockwork to front to be built up as shown to new level. Ensure roof insulation overhangs at this point down on top of cavity to ensure no cold bridging. Movement joints to be installed in blockwork and brickwork in accordance with BS 5628, part 3, 1985.

Ventilation:-
All windows to have trickle ventilators offering 4000mm² per window. Provide 1 no. extractor fan in office near the sink area to extract at the rate of 15 litres/second and provide 2 no. extractor fans in laboratory at either end both to extract at a rate of 15 litres/second. All to be operated on fused spur switch independently.

Staircase/ramp:-
As existing

Wet room:-
Provide Racking or similar wall-mounted wide heater above sink positions.

Heating:-
Provide to both office and laboratory 2 No. electric night storage space heaters and place in suitable positions.

Wall tiling:-
Above sinks and worktops provide 2 No. courses of splashback tiles (Tiles to clients choice).

Storage units:-
To office, provide 1 no. 1000mm x 600mm base unit + 3 no. stainless steel sit on sink unit above. Provide approx 600mm long length of worktop either side of sink unit. To laboratory, provide 1000mm x 600mm base unit + 1 no. stainless steel sit on sink unit. Style to clients choice.

Cladding to gable:-
Remove existing big tile cladding (Asbestos content) under controlled conditions from site. Existing cladding rails to remain. Fix to these 50 x 50 treated timber vertical battens at 600mm c/c. Fix to the battens 25 x 50 treated timber horizontal battens at 400mm c/c. Hang cladding to the battens ex 22 x 150 PTG&V boarding fixed vertically. The boarding is to lap the face brickwork as shown on the section. The gap between the brickwork and boarding is to be closed with treated timber PSE pack fixed to brickwork.

Porch construction:-
Form porch in the following way. Generate matching tiles to match adjacent building to be fixed in accordance with the manufacturers instructions and BS 5534 part 1, 1978. 25 x 38 battens fixed at gauge centres on breathable type 1F sarking felt with minimum 150mm lap set out roof at 45º pitch formed from 50 x 100 SC3 treated timber at 400mm centres. Cut roof supported on ex 100 g 180 deep PSE treated timber plate either side in turn supported 900mm brickwork and also on ex 100 x 100 PSE treated structural post built into pier. Brickwork pier to be 450mm high above dpc level and is to be 325mm square. Centrally in pier 225mm above dpc level provide shelpost shoe to take structural post. Metpost shoe to be diamically anchored to brickwork below. To top of pier set rosemary tiles on angle around pier. Dress Code 4 lead down from suitable groove in post and dress over tiles. Clad end of porch with ex 19 x 125 PT&G treated boarding laid horizontally, provide ex 32 x 200 PSE treated bearers and bargeboard. No rainwater goods required.

Laboratory unit:-
The existing external wall adjacent the unit is to be cleaned to the inside face a Lalange drylinar system or similar standard reach using thermalcheck xp (extruded polystyrene) 50mm thick.

Fire equipment:-
Provide to both office and laboratory 1 No. 6 litre water extinguisher and 1 No. 9kg dry powder extinguisher.

Existing electrical:-
Existing electrical circuit & positions to remain. Existing office are to be boxed out with an access door lockable.

Making good:-
Where existing floors have been chopped in order to service foundations etc. make good to same specification as existing. Any other areas where making good is required.

Car parking:-
Form new car parking as shown using 150mm crushed gravel on 100mm, 50mm down hardcore.

Septic tank:-
Set gallon by Klargester or similar with 1 No. 30 metres long of perforated land drain in a 600mm wide

to be in spc A dense aggregate concrete on 150mm hardcore bed at ground level. Cavity to be filled with lean mix concrete, or cavity width Trench foundation blocks to be used.

Damp proof courses:-
Provide embossed heavy duty polythene DPC minimum at 150mm minimum above ground level in 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 external as cavity trays over lintels, with at least 2 no. weep holes per opening not more than 450mm apart.

Foundations:-
Generally to be in mass concrete GEN 3 strip 600mm wide x 225mm thick under cavity walling. Excavations shall be down to a firm competent, load bearing stratum. Provide shoe foundation for brickwork adjacent existing blockwork wall over existing foundation. (Dimensions as shown on section). Concrete to be RC35 and reinforced with bent A252 mesh to top and side with 50mm cover.

Lintels:-
To be 1 G L/VE 66 in cavity wall openings generally, unless stated otherwise. All lintels to have minimum 150mm end bearing and installed strictly in accordance with the makers instructions. Faces of all lintels to be covered with at least 15mm of lightweight plaster.

Joinery:-
Doors, frames, linings, skirtings, architraves, window board and timber mouldings etc to be of standard manufacturer and be as Rugby Joinery or equal approved.

Underground drainage:-
110mm Upvc pipe to fall 1:60 with 100mm pea/gravel bed and surround. Inspection chambers to be 450mm dia preformed plastics installed to manufacturers instructions complete with cover and frame. 450mm dia inspection chambers not to exceed 1m below ground level. Back inlet gullies to be of the rododble type. Drain runs with less than 300mm ground cover to have paving slab protection over trench on top of pea/gravel, omit where concrete path cast over pipe runs, where drains pass under driveways protect in a similar manner. Where drains pass through cavity walls support over each leaf with precast concrete lintel and provide 50mm space all round the pipe, mask opening both sides with rigid sheet material to prevent entry of fill or vermin (Reg H1-A14 Diagram A1).
Provide to floor outside laboratory double doors 1 no. 480mm dia x 900mm deep vitrified clay road gully complete with silt bucket (by Naylors or similar). Rilsed gully fitted with grating. Gully to discharge into a single pump station approx 500mm dia by 1m depth or similar. Rising main will be 32 or 38 dia upvc flexible pressure pipe clipped to side wall of laboratory and then passing

Walls to be plastered internally and externally with a finish a total of 13mm thick including reveals and lintel soffits.

Skirting and architraves:-
Timber mouldings. skirtings and architraves to be standard section or as otherwise directed.

Electrical installation:-
All work to be carried out in accordance with the latest IEE regulations. Extend electrical circuits from customer unit as ring mains and install lighting and power points in position as directed.

Decoration:-
Allow for decorating all new surfaces, surface fill and proper preparation of all surfaces in accordance with the painting manufacturers specification. Decoration to clients choice.

Protected glazing areas:-
Provide toughened glass to BS 6206: 1981 to following areas. To all windows within 800mm of finished floor level. To all door glazing within 1500mm of finished floor level. This applies to side screens also within 300mm of door. Protected glazing to be permanently marked with BS kite mark.

Smoke alarms:-
Provide mains operated self contained smoke alarm that conform to BS 5446, part 1. Provide at least one on each floor depending on layout and size in accordance with approved document, part 1. More than one smoke alarm should be inter connected. Smoke alarms to be permanently wired to a separate fused circuit at the distribution board. Also read in conjuction with approved manufacturers instructions. Provide 1 no. to office and 1 no. to laboratory.

Windows & doors:-
Windows to be Rugby Joinery Ltd. SW1SC.
Door frames to be Rugby Joinery Ltd P29M-NOS
Doors to be Rugby Joinery Ltd to clients choice.
Internal double doors to be 2 No. leaves of 838mm stick doors rebated, fitted inside purpose made frame. All external glazing to be 4-6-4 double glazed sealed units.

Above ground drainage:-
Waste from sinks to be 40mm dia upvc pipe at appropriate falls. All trace to be 75mm deep seal and all pipework to be accessible throughout their runs. Belts to discharge into back inlet gullies with pull out stopper for rodding purposes. 110mm dia soil and vent stack to be carried 900mm above window heads and fitted with patent weathering terminal.

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HIGHLAND DC
BUILDING & PLANNING
10 APR 2000
Ref: 04221/60

A - Alterations + Spc Added - MAR 2000

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

PROJECT:
OFFICE/LABORATORY CONVERSION
TOP FARM
HOLBEACH HURN

DETERMINED
PLAN

CLIENT:
HOLBEACH MARSH CO-OPERATIVE LTD

SCALES:	DATE:
1/50	MARCH 2000
G.R.MERCHANT	DRAWING No.: HMCL-01A

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