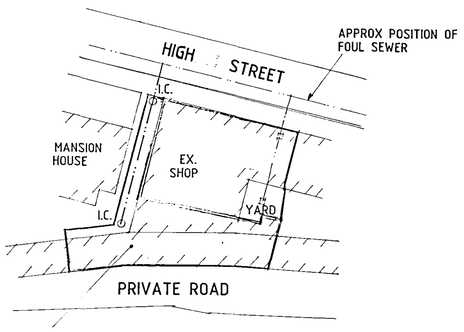

PROPOSED CONVERSION OF BUILDING

SITE PLAN 1:500

Existing storage areas to be converted to residential units in the manner shown.

Provide injected DPC to walls where lacking.

Existing ground floors to be painted with 2 no. coats of Synthaprufe waterproofer and then covered with 60mm Celotex insulation and 19mm moisture-resistant decking.

Existing stairs to be replaced as necessary to provide minimum goings of 250mm, maximum risers of 170mm. Handrail to be provided to both sides of stairs a minimum of 900mm above pitch line and with no openings greater than 99mm. Stair nosings to be painted to be clearly seen.

Provide new cavity walls where shown to provide separation.

Provide 100mm stud partitions where shown to form room separation.

To opening in 350mm walls support over with IG Box 200 lintel and L10 Lintel.

Existing first floor joists are approx. 225mm deep.

Provide escape lighting to the common areas of the flats.

Cavity walls to be insulated only where they are external walls.

Shower rooms without windows to have extractor fan with 15-minute overrun with suitable ducting so as not to affect sound transmission.

All above ground drainage to be to BS5582.

The total rise from ground floor to first floor is 2.7m

Existing external solid walls to be dry-lined.

Block up existing openings where shown.

New openings to be formed or existing openings adjusted as shown to suit new windows and doors. Support over with IG Box 200 or L1/S lintels as necessary.

Heating to each unit to be by electric storage radiators. Hot water to be by electric instantaneous heaters.

Connect foul drains to existing foul drainage system as shown.

Foul drains under building to be encased in 150mm concrete.

Make good to all disturbed and affected areas.

Roof Ventilation
At eaves provide proprietary ventilation equivalent to a 10mm continuous gap along eaves.

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

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

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.

Smoke Detection
Provide mains operated self-contained smoke alarms to BS5446 Part 1 in accordance with Approved Document B1.

Wall Construction
275mm cavity walls to consist of:
100mm face brickwork (see site plan for details), 75mm cavity to be filled with Crown Dritherm full fill insulation in accordance with BBA Certificate No. 86/1678 or similar approved, 100mm internal skin of Celcon standard blocks or similar approved to give 0.35 U/value. Cavity walls tied together using galvanised 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. Robust details in accordance with T50, 2001.

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.

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 75mm 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. Provide compressible material below slab/concrete.

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.

Habitable Room 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 4000mm²

Roof Insulation
To roof spaces provide proprietary 300mm thick fibreglass insulation laid as 100mm between joists and 200mm across joists or equivalent to give 0.25 U/value. Ensure a gap of 50mm between roof underfelt and quilt at all times.

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.

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.

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:

Number of Rooms	Recommended min number of locations
1-3	1
4-6	2
7-9	3
10-12	4

Note – Hall stairs and landing count as one room (but may contain more than one fitting).

Excludes garages, lofts and outhouses.

All external lintels to be insulated type.

All external joinery to be fully draught proofed.

Loft hatch to be draught sealed and latched shut.

All doors, windows and any loft hatches to be effectively sealed and draught proofed.

First floor habitable rooms shall have means of escape windows with openings of at least 450mm wide x 450mm high and a minimum area of 0.33m². Escape windows to be within 1.1m of floor.

Provide ½ hour fire protection between flats – walls and ceilings.

Existing stairs serving flat above shop to have support for half landing adjusted as necessary to make way for access through to WC area.

Dividing wall between Entrance Lobby and Lobby for shop to be built in a position not to hinder the existing roof light.

Where new drains connected to main sewer in Fleet Street all works for connections to be to Anglian Water requirements.

Inspection chambers internally to have double-sealed bolted down covers.

Sound Insulation

Floors
Fill the void of the timber joists with 100mm SoundSlab.
Fix to the underside of the timbre joists, SoundBreaker Resilient Bars at right angles at every 400mm centres.
Fix a double layer of 12.5mm SoundBloc plasterboard to the underside of the SoundBreaker bars, ensuring all layers are staggered and sealed around the edges with appropriate acoustic sealant.
Apply Redue Foundation 35 as a structural floor throughout, ensuring that the appropriate Isolation Tape is used around the perimeter of the rooms, with all joints of the boards glued together using Redue Joint Adjesive and sealed round the edges with FlexiSeal Acoustic Sealant.

Separating Walls
Separating walls to consist of two 38mm x 89mm timber frames with a 52mm clear cavity between, clad on each room face with one layer of 19mm plasterboard plank and one layer of 12.5mm plasterboard. One frame to contain 50mm mineral wool/glass fibre. The estimated mass of the separating wall structure is 46kg/m².

Note
The above sound insulation will be subject to a pre-completion Sound Test.

General Notes

Do not scale 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 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.

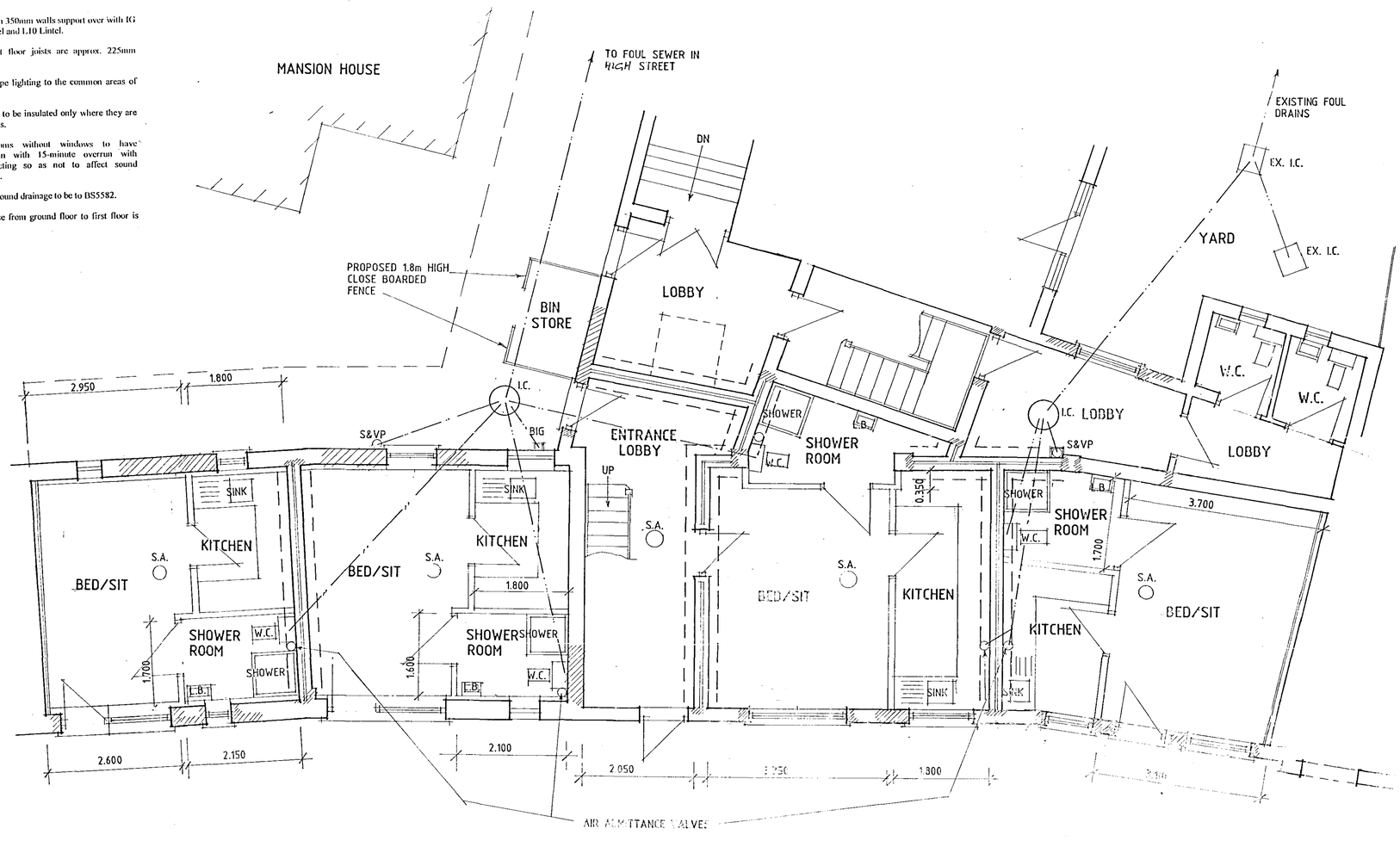
This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning and Building Regulations approvals. This drawing must not be used as a contract document alone. The works will not be supervised 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 Practice. 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 Management 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.



GROUND FLOOR PLAN

THIS DRG. TO BE READ IN CONJUNCTION WITH
SD04-075/1, SD04-075/2, SD04-075/3, E-WR-1, E-WT-1, E-FT-1

SKDC Planning & Development
- 8 APR 2005
Ref: 0473/05
SUPERCEDED

C - DESIGN ALTS - 5.4.05
B - B.R. ALTS - 13.1.05
A - DETAILS ADDED -26.10.04

Status DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED CONVERSION OF STORAGE AREAS TO RESIDENTIALUNITS AT REAR OF 39-41 HIGH STREET, HOLBEACH FOR

K.J. & L.Y. KENT.

PROPOSED GROUND FLOOR PLAN

1:50	SD04-075/4
SEPT-04	B.GILHAM.

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