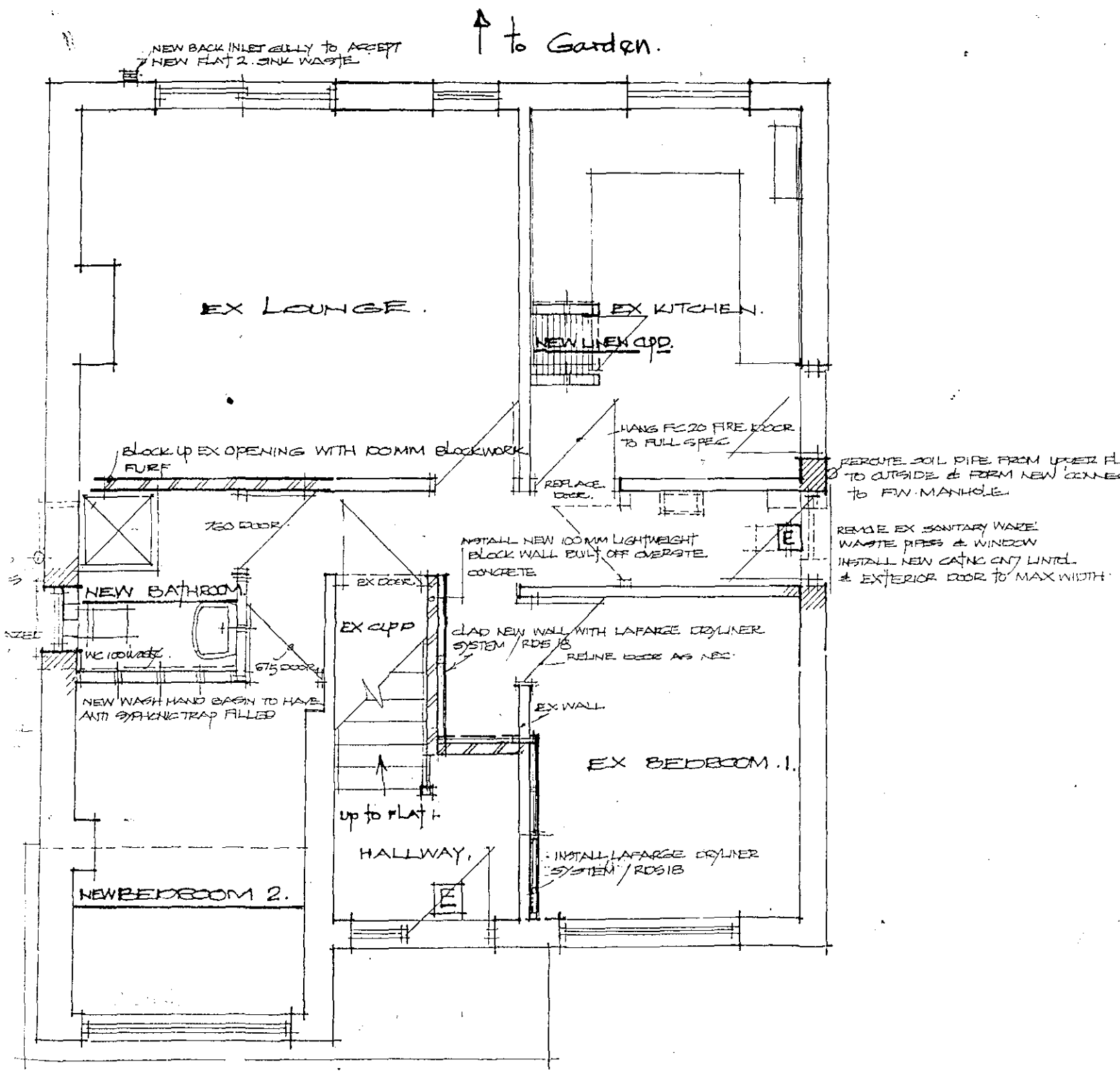
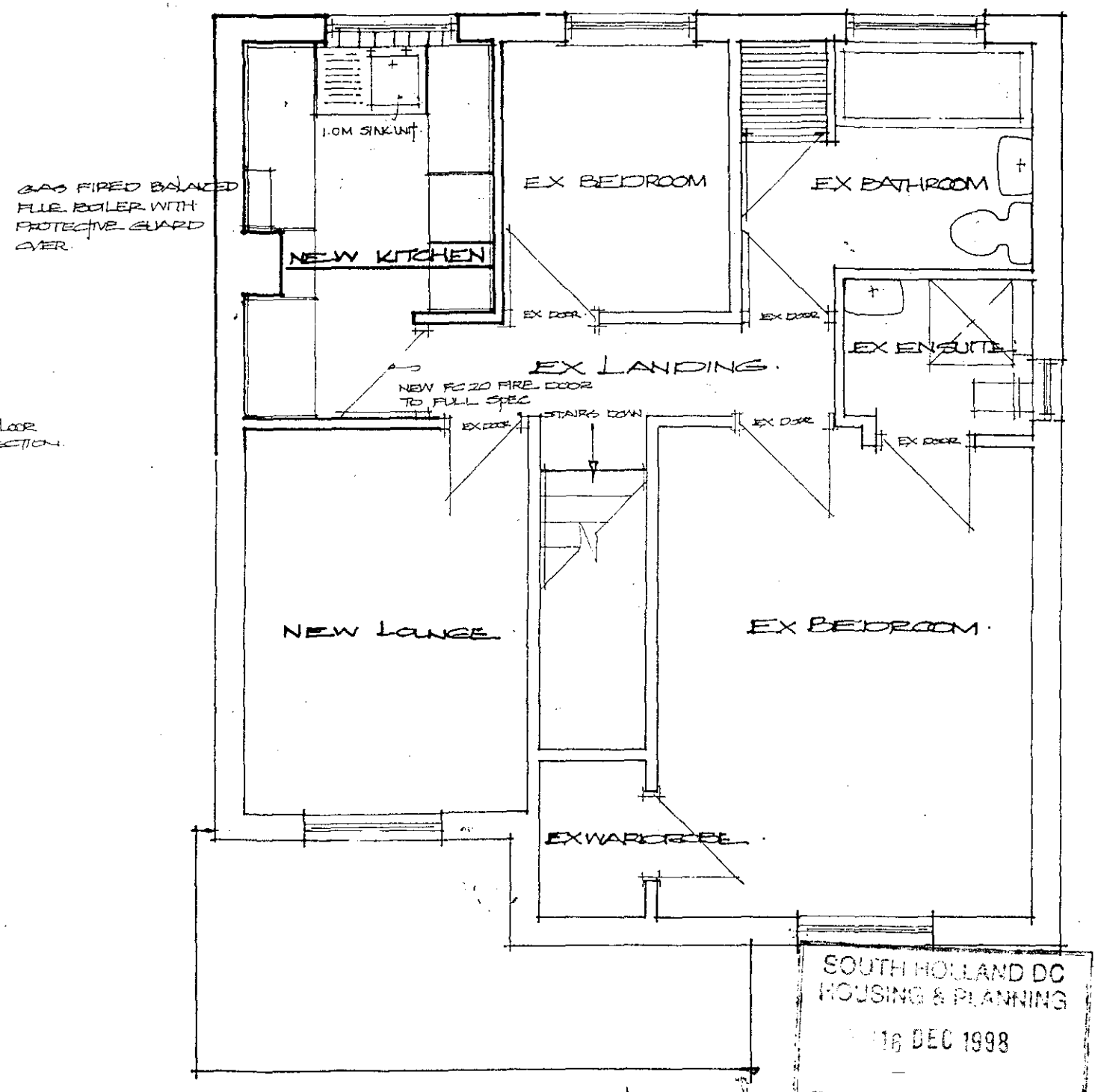
AMENDED PLAN
Ref. H09/1008/98



FLAT Nº 1. - GROUND FLOOR.

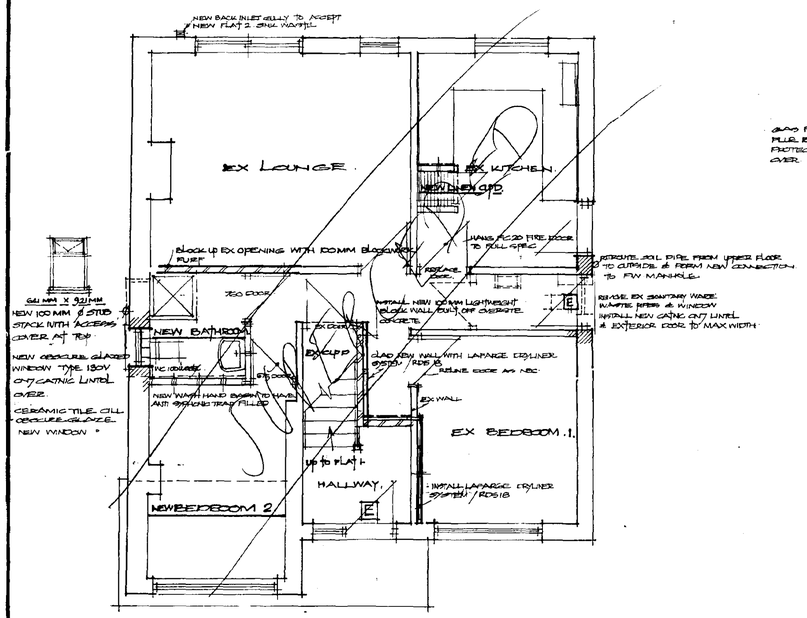


FLAT Nº 2 · FIRST FLOOR.

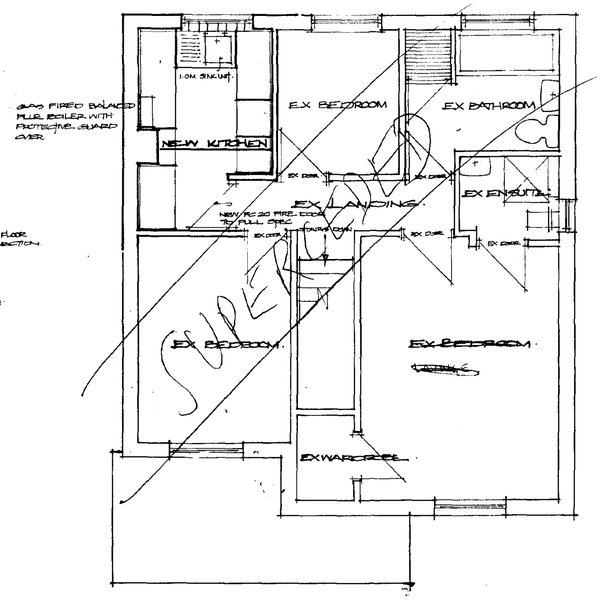
SOUTH HOLLAND DC
HOUSING & PLANNING
16 DEC 1998
Ref.

· PLANS AS PROPOSED ·

DETERMINED
PLAN

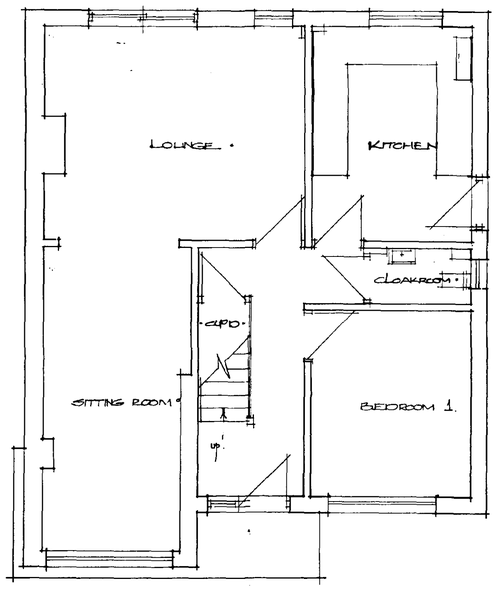


· FLAT Nº 1. - GROUND FLOOR ·

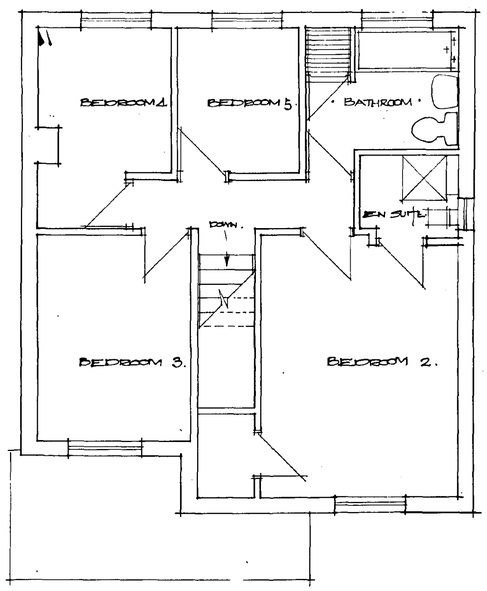


· FLAT Nº 2 · First Floor ·

· PLANS AS PROPOSED ·

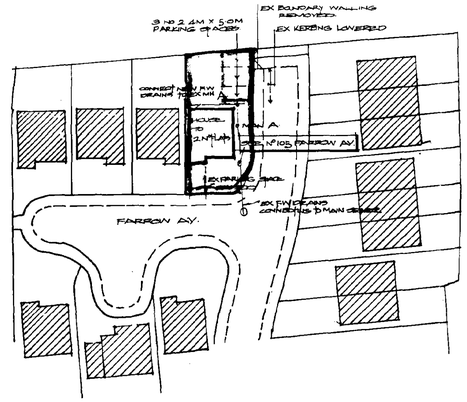


· Ground Floor Plan ·

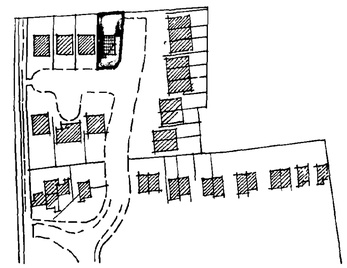


· First Floor Plan ·

· PLANS AS EXISTING 5 BEDROOM DWELLINGHOUSE ·



BLOCK PLAN SCALE 1/500 · LOCATION PLAN SCALE 1/1250 ·



SERVICES.
All existing mains services to ex dwellinghouse to be inspected by authorities & new separate supplies to be provided for new flats no 1 & 2. no 105 Farrow Av. All works to be to code of practice & British standards.

FOUL WATER DRAINAGE.
Ex F.W manhole. Adjoins ex kitchen door to be. Reused. From positive water tight connection to channel invert with 100mm Ø plastic F/W drains laid to min 1:80 all bedded & surrounded in 150 mm pea gravel. Back fill with excavated soil in max 150 mm layers. All connections to manholes to be coupled & with flow. Manholes. 450 mm Ø plastic type surrounded by 150mm concrete galvanised steel cover & frame.

WASTE PIPES.
EX. Where sanitary ware remaned blank off all connections to ex outlets & make good.
NEW. Plastic type to British standard 5572. To following sizing. WHB 40 mm. WC pan 100mm Ø shower 50 mm. Sink unit 40mm. Wastes to have. 75 mm seal bottle traps fitted. Waste pipes 1°→5° fall. Bathroom sanitary ware to new flat 1 to discharge to 100 mm Ø stub stack with connection made to new manhole at corner of bldg.

KITCHEN VENTILATION. FLAT 2.
Install to external wallings of kitchen area flat 2 xpelair fan type. 6WCG or similar type to give min 60 litre/sec extraction or install cooker hood over hob to give min 30 litre. sec extraction.

BACKGROUND VENTILATION. MIN 4000 mm²
Trickle ventilation to window head ~ as existing window

KITCHEN VENTILATION FLAT 1. UNALTERED
As kitchen exists.

BATHROOMS VENTILATION. FLAT 1.
N New window to have min 4000 mm² background ventilation by trickle vent in head. Install extractor fan to external wallings to give. min 15 litres /section.

NEW LINEN CUPD. FLAT NO 1. Construct new cupd of 75x50 mm timber studs at 400 ctrs with 9.5 mm plasterboard & 3cm finish.
Install 117 litre indirect cylinder preinsulated with shrink on jacket. Vented type. Fitted with 3kw immersion timer & thermostat linked to economy 7 electric supply. Support on 19mm marine plywood on 100 mm x 50 mm plinth shelves min 3 nos slatted type. 19 mm x 38mm planed timber at 75mm ctrs on 19x38 planed timber bearers.

NEW STUD WALLING TO FORM BATHROOM FLAT.
75mm x 50mm sawn timber studs at 400 ctrs. Built off sole & head plates. Fill between studs with glass wool quilt finish with 9.5 gypsum plaster board with noggins at ½ height & finish with 3mm plaster 2cm.

FIRE DETECTION.
Provide to kitchen area & landing areas. Adjoinins bedrooms. Mains operated self contained smoke alarm system or automatic fire detection & alarm system emergency lighting & fire detection systems to individual flats to be completely independant. Positioning of fire detection units to be agreed with lb control.

E - Emergency sign over door.

EXISTING FLOOR / FLAT 2.
Ex floor/ceiling construction 18mm T&G chipboard on 50mm timber joist with ceilings finish of gyrum plasterboard with artex 2cm finish.
Strip ex floor to floor joists & re-stack for future use. Form new floor to Lafarge spec raf 02 (manual 2.41) incorporating 2x 15mm standard wallboard on resilient bar. 3cm or artex finish. Ex joists reused 100mm glass wool quilt between joists Lafarge floor system & plank with ex flooring relaid with covering of 3mm hardboard.

NEW PARTY WALLING (flat 1 bed 1/hall).
(a) Install Lafarge rd5 ib dry liner system on bedroom face on ex block walling.
(b) New party wall 100mm lightweight blockwork built off ex. adjacent to ex staircase. Plaster with render & 3cm above handrail line & clad on ex hallside with rd5 ib dryining system.
Spandrel to stairs. Line out ex ceiling to understairs cupd with 75 mm x 50mm planed timber. & insert 25mm glass wool quilt between frame clad with 15mm firecheck board & finish with artex finish.

Conversion of House to 2 Flats ·
Nº 105 Farrow Avenue ·
Holbeach
Mrs G Hamilton ·

Ashby & Perkins.
2 Nene Quay.
Wisbech
Cambs.
Tel/Fax 01945 - 585963 ·

SOUTH HOLLAND DC
HOUSING & PLANNING
-9 OCT 1998
Ref: 1008/98

Revisions
DETERMINED PLAN

DWG NO 8000/WD1 · SCALE 1:50