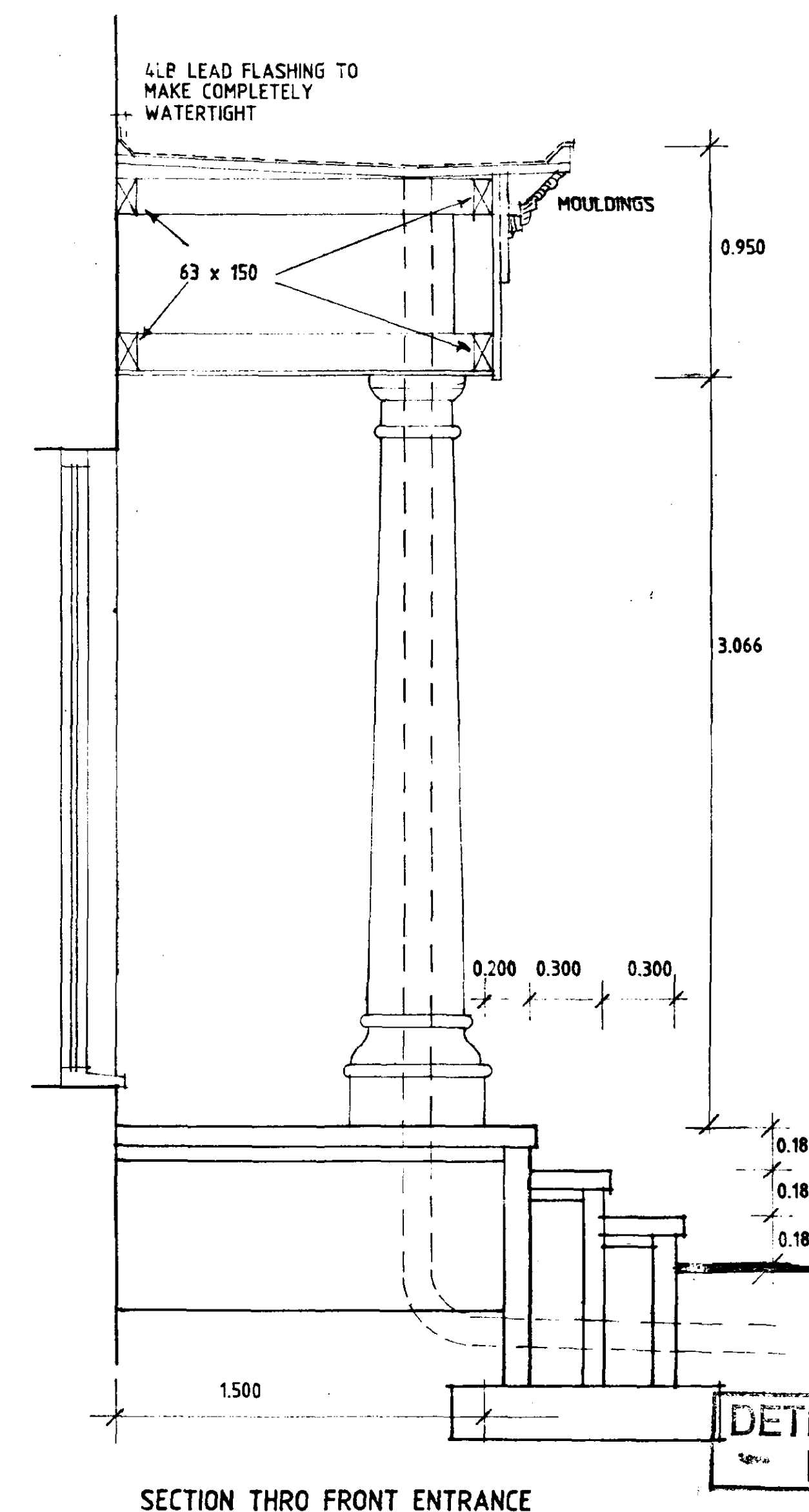
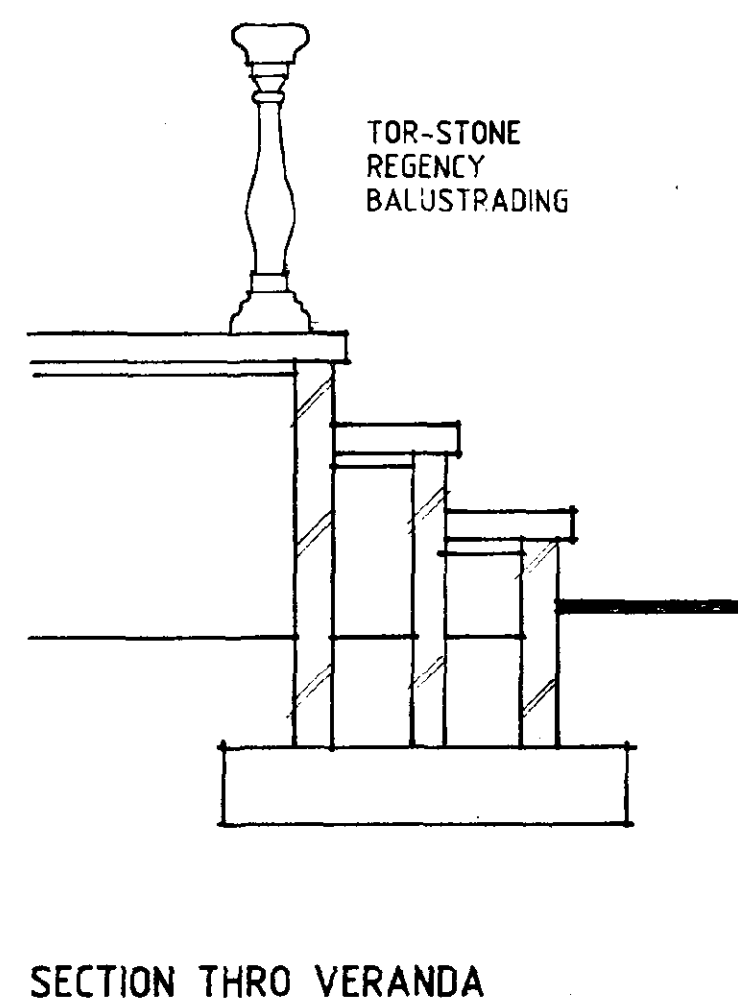
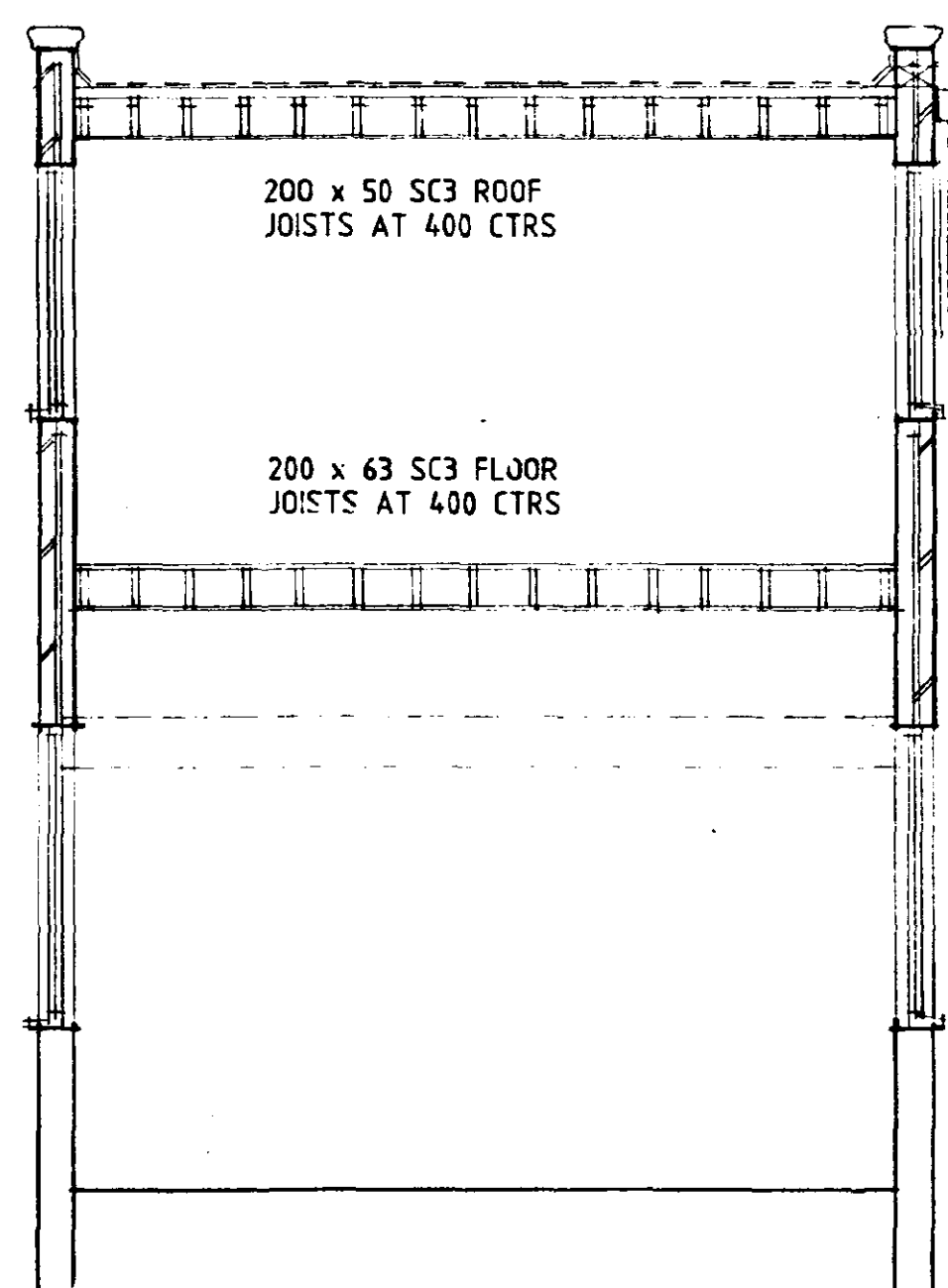
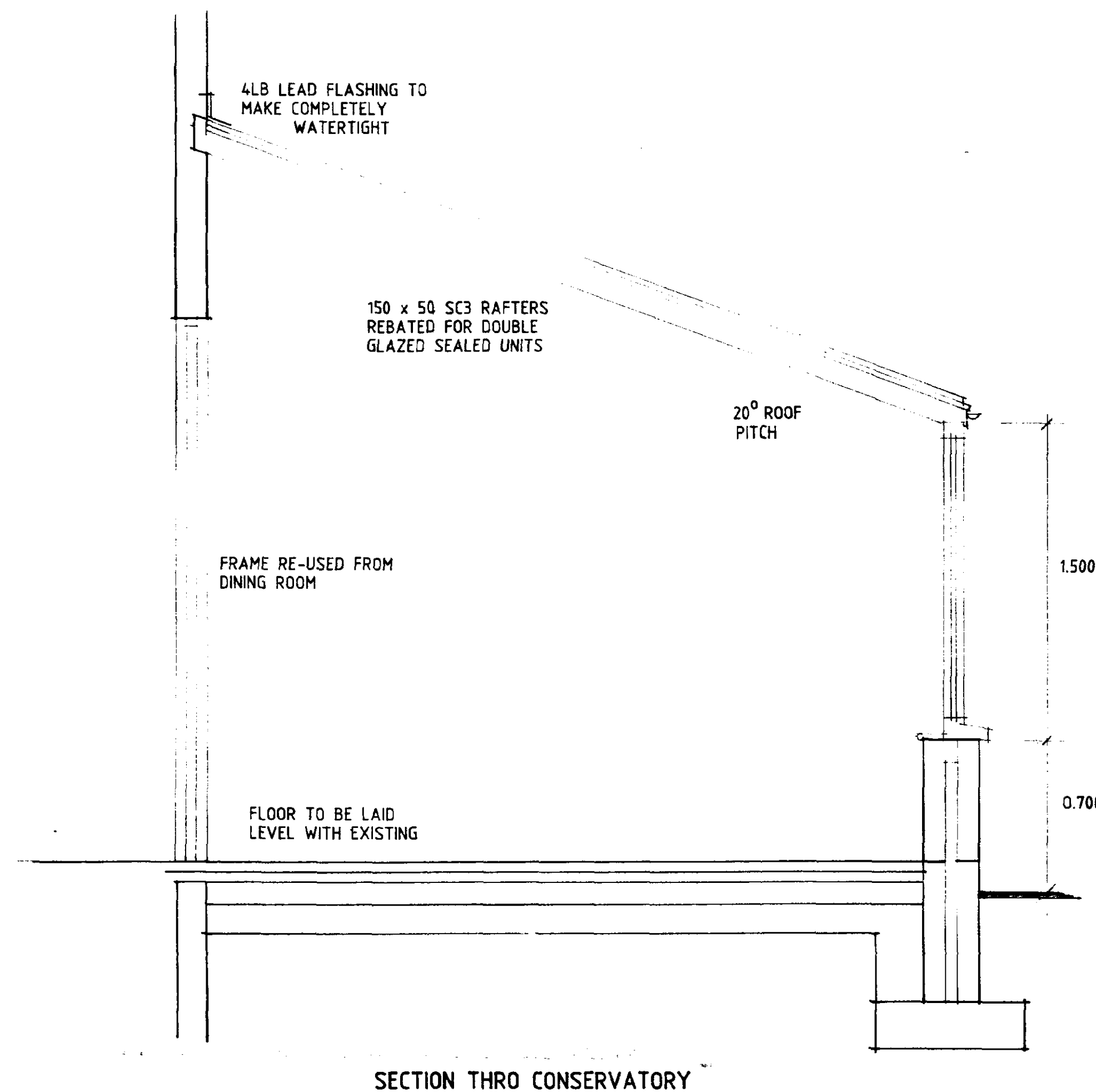




New Stairs

To existing Storeroom between main stairs and Bedroom 3 provide additional staircase. Trim floor as necessary using floor joist size to match existing trimmer to be floor joist depth x 75mm. Form opening in existing wall for staircase access. Support over with suitable I/G lintel. Door and 2 no. steps into Bedroom 3 to be removed and opening bricked up. Stud partition and door into store to be removed.

Internal doors where indicated FD to be ½ hour fire resisting self-closing doors.

Window from Conservatory into Kitchen to be glazed to give ½ hour fire resistance.

Ceilings above and below Bedrooms 2, 3 & 4 to give 1 hour fire resistance.

Bedrooms 2, 3 & 4 only to be used for Bed and Breakfast accommodation. All remaining rooms to be used for normal single residency.

Provide 3 no. car parking spaces for use by Bed and Breakfast occupants.

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.

Hot Water Storage

Provide system approved by BBA and installed by BBA approved installer. System to be vented and insulated in accordance with BS5615 1983. Provide thermostatic control.

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.

Boiler

Provide balanced flue 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.

Private Stairs

Stairwell formed by timber trimmers and load bearing walls (see plan). Provide timber balustrading to open side of stairs 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 stairs to have any gaps greater than 50mm. Provide timber handrail to top of balustrading or independently 900 mm above pitch line. Ensure minimum headroom above pitch line is 2000mm. Total rise: See plan. Maximum rise: 220mm. Minimum going: 220mm. Maximum pitch: 42°. Read in conjunction with Approved Document K.

Roof Insulation

To roof spaces provide proprietary 200mm thick insulation laid as 100mm between joists and 100 mm across joists. Ensure a gap of 50mm between roof underfelt and quilt at all times.

SOUTH HOLLAND DC
HOUSING & PLANNING
09 JUL 1999
Ref: 0685/99

DESIGN **Status**
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED ALTERATIONS TO
SEAGATE HALL, SEAGATE
ROAD, LONG SUTTON FOR

JAN VON DRACZEK

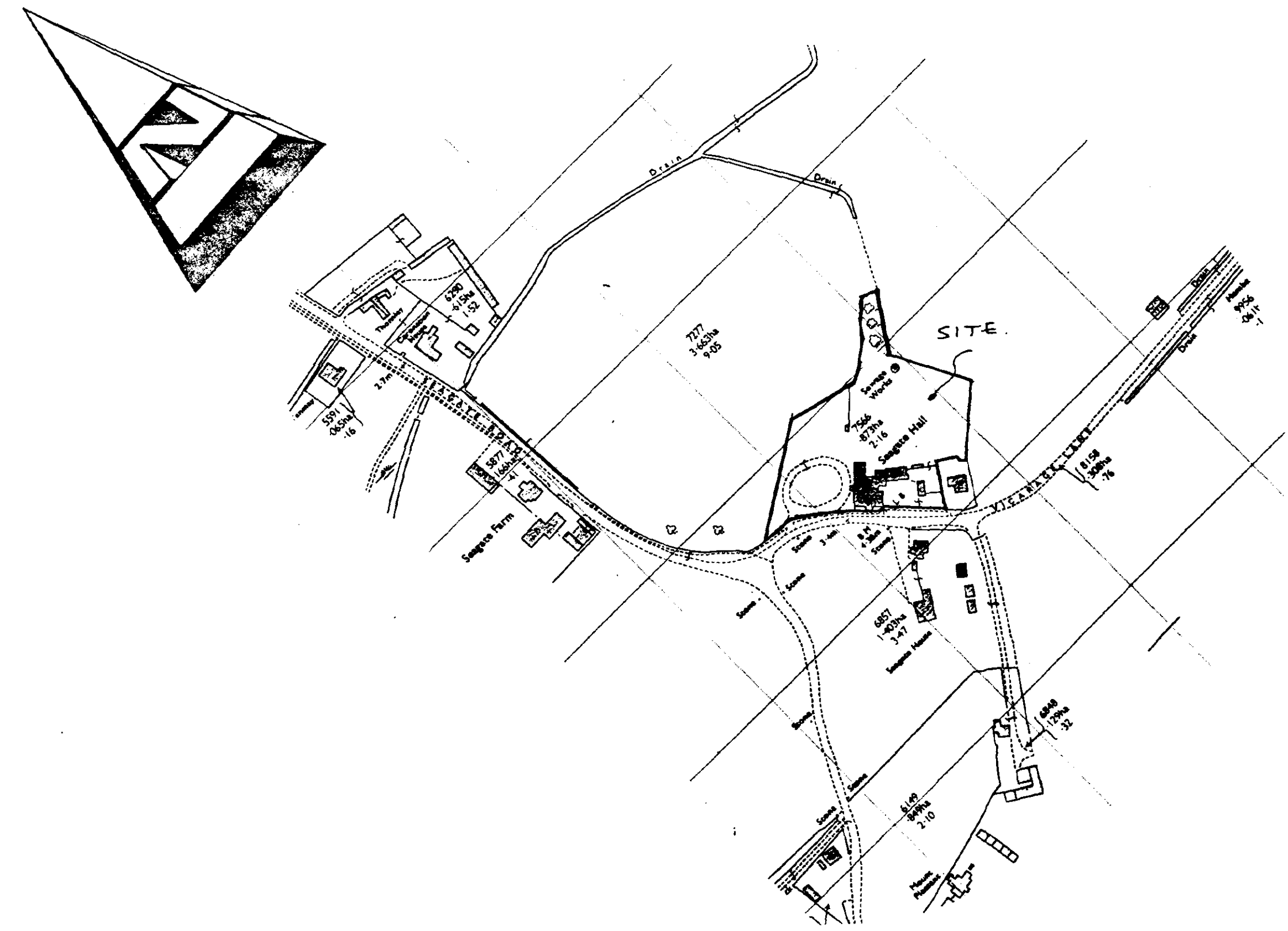
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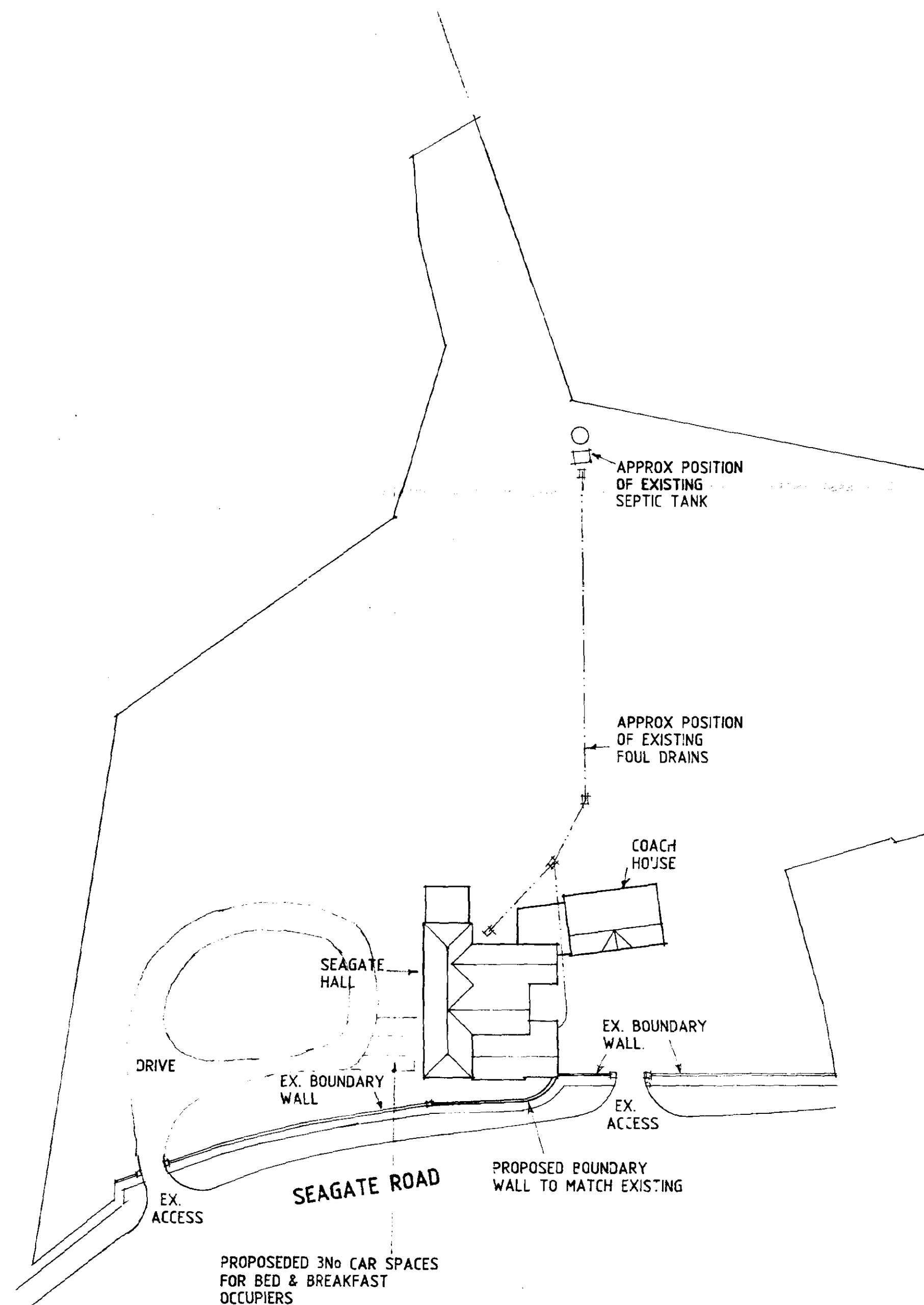
JUNE-99 B.GILHAM.

DETERMINED
PL

27 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP
Tel: 01406 424343 Fax: 01406 498782



LOCATION PLAN



SITE PLAN

Notes and Revisions

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.

Please 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

SOUTH HOLLAND DC
HOUSING & PLANNING
09 JUL 1999
Ref: 0685 99

PROPOSED ALTERATIONS TO
SEAGATE HALL, SEAGATE
ROAD, LONG SUTTON FOR

JAN VON DRACZEK

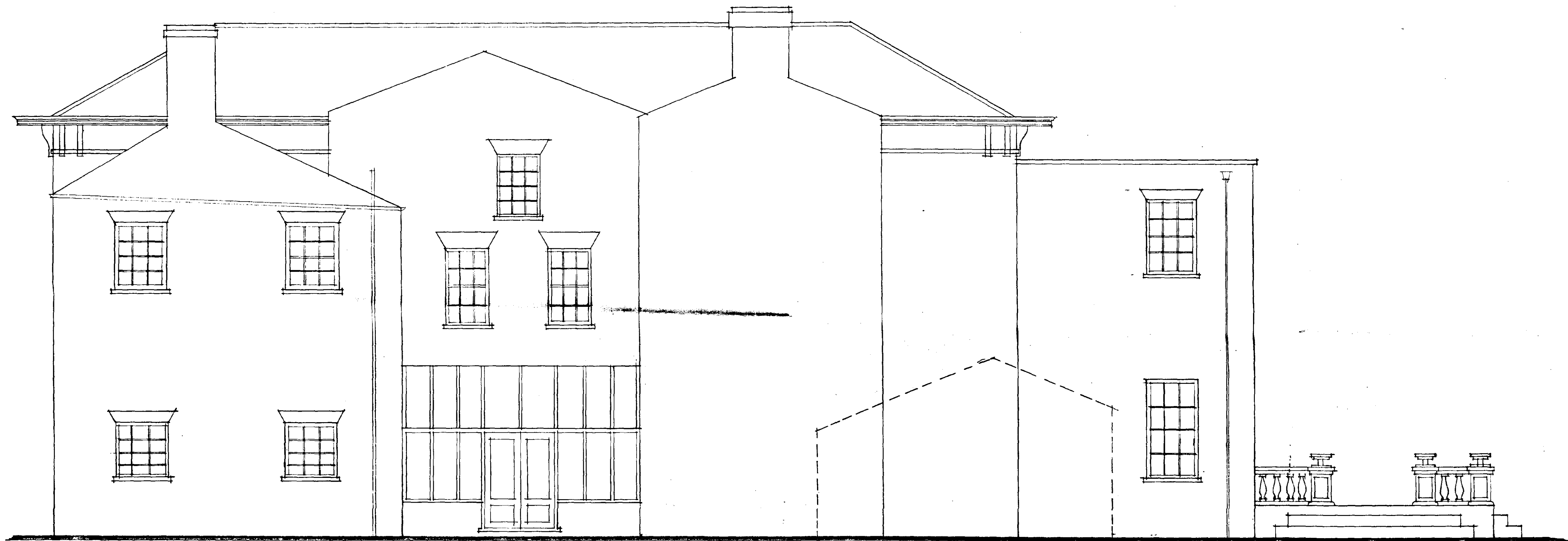
SITE PLAN

DETERMINED
PLAN

1:500 1:2500 772054/9
MAY-99 B.GILHAM.

THIS DRG. TO BE READ IN CONJUNCTION WITH
772054/1, 772054/2, 772054/3, 772054/4, 772054/5, 772054/6, 772054/7, 772054/8, 772054/10,
DEEDS CALC. SHEETS REF JVD SHEETS 1 TO 5, POLYPIPE DR.G. PAS 4967/1A & POLYPIPE
MATERIAL SCHEDULE PAS4967 PAGES 1 & 2

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DESIGN **Status**
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SOUTH HOLLAND DC
HOUSING & PLANNING
09 JUL 1999
Ref: 0685/99

**DETERMINED
PLAN**

PROPOSED ALTERATIONS TO
SEAGATE HALL, SEAGATE
ROAD, LONG SUTTON FCR

JAN VON DRACZEK

EAST ELEVATION AS
PROPOSED

1:50 772054/8
MAY-99 B.GILHAM.

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Spalding, Lincs. PE12 7AP.
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SOUTH ELEVATION



NORTH ELEVATION

SOUTH HOLLAND DC
HOUSING & PLANNING
09 JUL 1999
Ref: 0685/99

DESIGN **Status**
CONSULTANTS IN ARCHITECTURE & PLANNING

DETERMINED
PLAN

PROPOSED ALTERATIONS TO
SEAGATE HALL, SEAGATE
ROAD, LONG SUTTON FOR

JAN VON DRACZEK

NORTH & SOUTH ELEVATIONS
PROPOSED

1:50 772054/7
MAY-99 B.GILHAM

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SOUTH HOLLAND DC
HOUSING & PLANNING
09 JUL 1999
Ref: 0685/99

DESIGN **Status**
CONSULTANTS IN ARCHITECTURE & PLANNING

DETERMINED
PLAN

PROPOSED ALTERATIONS TO
SEAGATE HALL, SEAGATE
ROAD, LONG SUTTON FOR

JAN VON DRACZEK

FRONT ELEVATION AS
PROPOSED

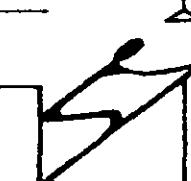
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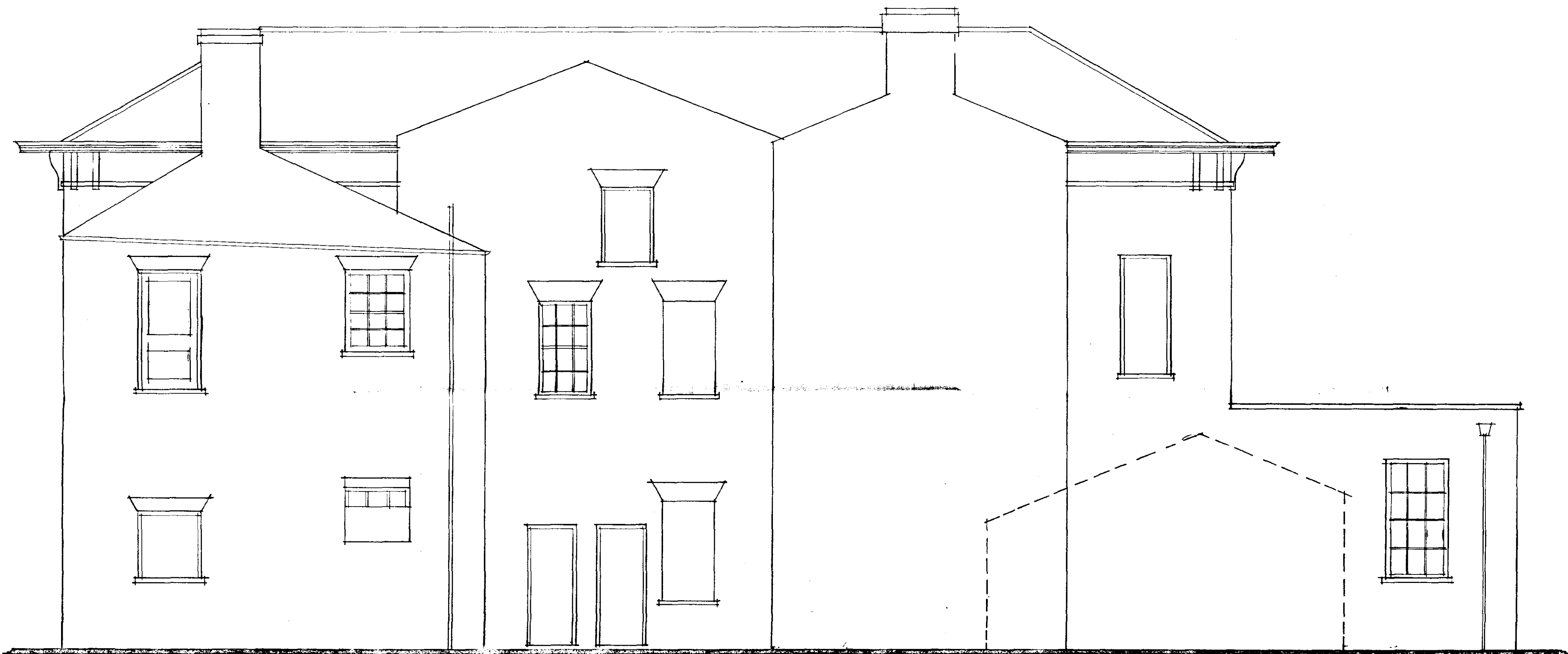
772054/6

MAY-99

B.GILHAM.

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SOUTH HOLLAND DC
HOUSING & PLANNING
09 JUL 1999
Ref: 685/99

DESIGN **Status**
CONSULTANTS IN ARCHITECTURE & PLANNING

DETERMINED
PLAN

PROPOSED ALTERATIONS TO
SEAGATE HALL, SEAGATE
ROAD, LONG SUTTON FOR

JAN VON DRACZEK

EAST ELEVATION AS
EXISTING

1:50

772054/5

MAY-99

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SOUTH ELEVATION



NORTH ELEVATION

SOUTH HOLLAND DC
HOUSING & PLANNING
09 JUL 1999
Ref: 0685/99

DESIGN **STATUS**
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED ALTERATIONS TO
SEAGATE HALL, SEAGATE
ROAD, LONG SUTTON FCR

JAN VON DRACZEK

NORTH & SOUTH ELEVATIONS
AS EXISTING

1:50

772054/4

MAY-99

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DETERMINED
PLAN



SCOTLAND DC
HOUSING & PLANNING
09 JUL 1999
Ref: 0685/99

DESIGN **Slatts**
CONSULTANTS IN ARCHITECTURE & PLANNING

DETERMINED
PLAN

PROPOSED ALTERATIONS TO
SEAGATE HALL, SEAGATE
ROAD, LONG SUTTON FOR

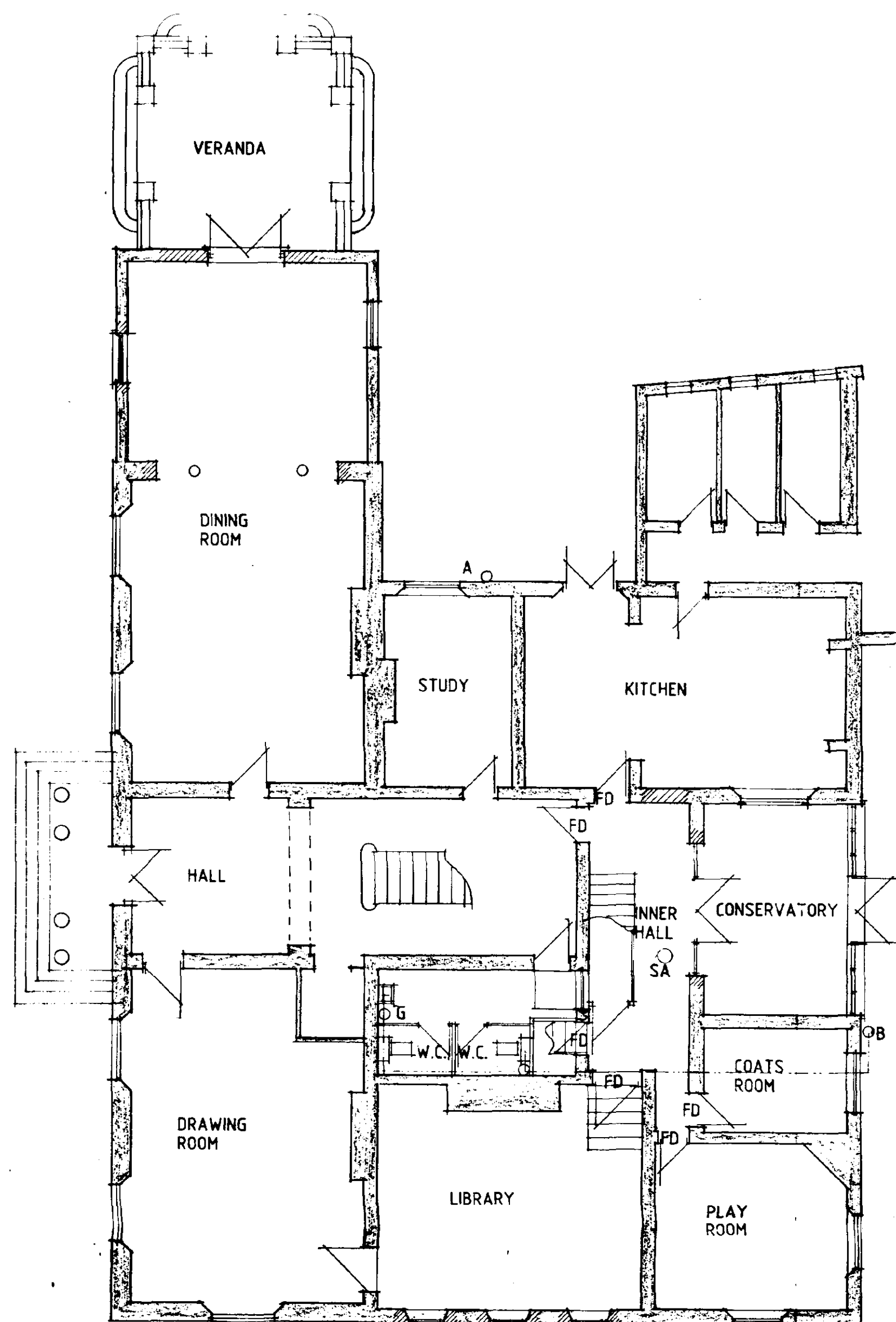
JAN VON DRACZEK

FRONT ELEVATION AS
EXISTING

1:50	772054/3
MAY-00	B.GILHAM.

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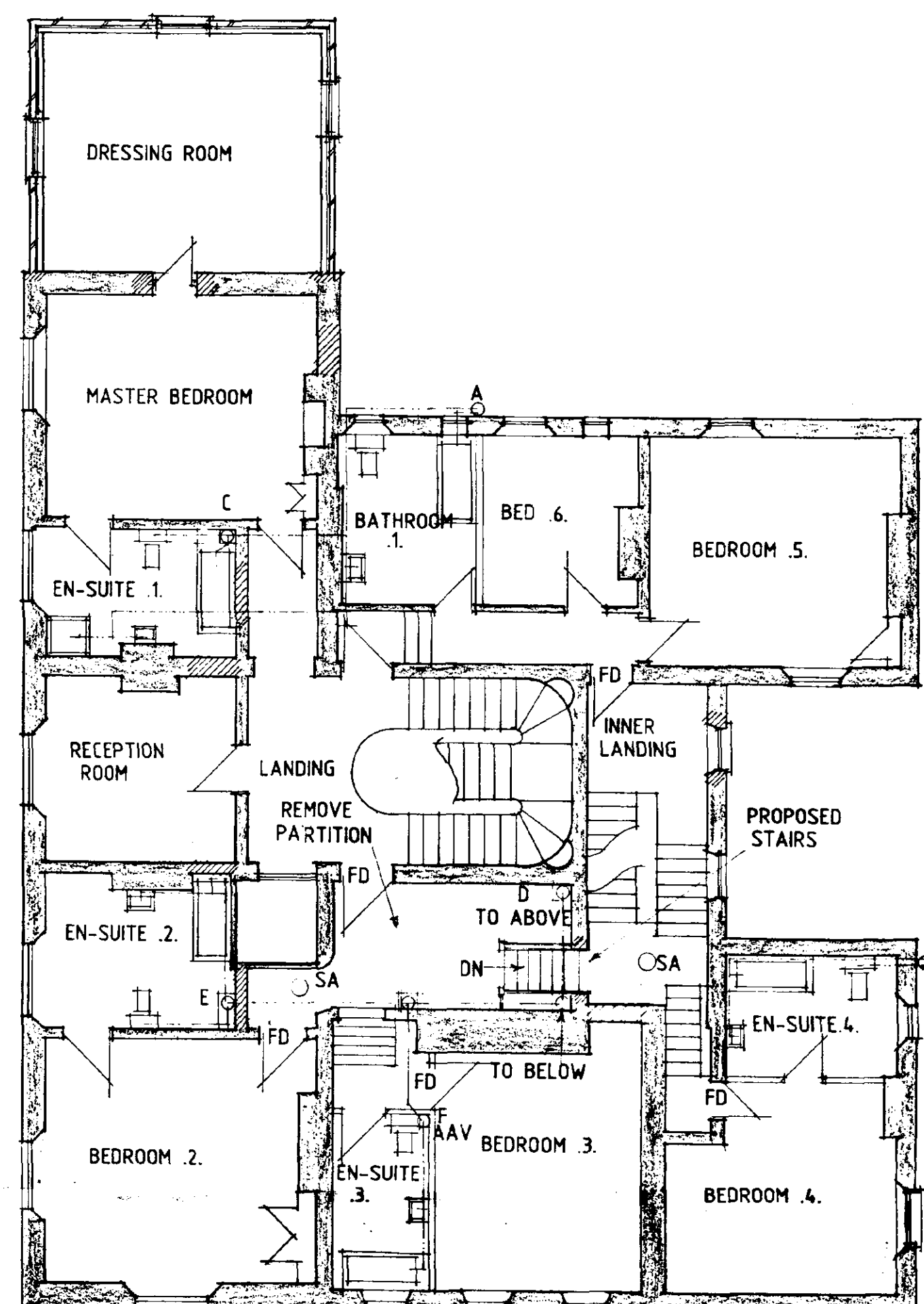
INTERNAL FOUL DRAINAGE

INTERNAL DRAINAGE TO BE TO POLYPIPE DRG. PAS4967/1A & POLYPIPE MATERIAL SCHEDULE PAS4967 PAGES 1 & 2

WHERE NECESSARY DRAINS TO BE LAID UNDER EXISTING CONCRETE FLOORS

NEW SVP A & B TO BE POSITION IN PLACE OF EXISTING SVP & INTO EXISTING EXTERNAL FOUL DRAINS

EXISTING EXTERNAL FOUL DRAINS, INSPECTION CHAMBERS & SEPTIC TANK TO BE CHECKED & REPAIRED & REPLACED AS NECESSARY



FIRST FLOOR PLAN

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.

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.

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.

First Floor Walling
Provide 50mm x 75mm timber vertical studs at 400mm c/c to be constructed of 50mm x 75mm timber head and sole plates. Provide 12.5mm Gyproc plasterboard and skim finish to both sides. Provide to airspace 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 end of stud partition joist beam to fix flooring.

Flat Roof Construction (Cold Roof) - Front Porch
12.7mm white spar chippings bedded on bitumen on 3no. layers built up felt (first layer asbestos based) on 12mm external grade plywood decking on 50mm to 60mm timber firings securely spiked to treated timber joists (size stated on drawings).

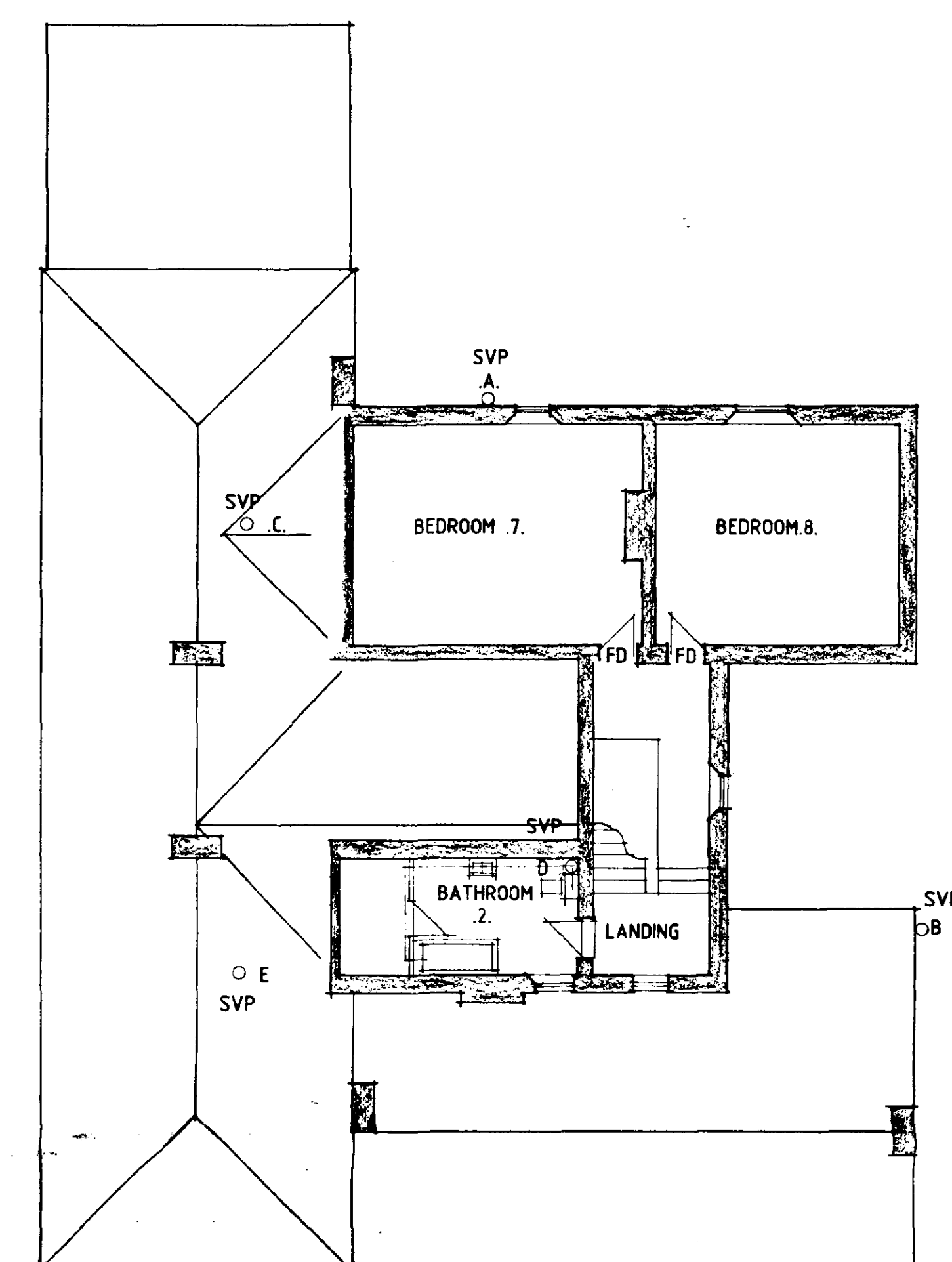
New/Old Walling
Where new walling meets old provide proprietary flexible wall starters.

Bathroom Ventilation (Bathrooms, En-suites, w.c.'s)
Provide proprietary mechanical extract ventilation unit capable of extracting 15 l/sec. System to offer intermittent operation.

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 Tarmac Hemelite blockwork. 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.

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.



SECOND FLOOR PLAN

Ground Floor Construction - To Conservatory
65mm sand/cement screed on proprietary 50mm 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.

Lintels
All coded lintels as stated in Schedule or marked on plan to be by IG. 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.

Sub-structure Walling
100mm 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.

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 chimneybreast 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.

First Floor Construction
19mm flooring grade moisture resistant decking on timber joists as stated on plan. Joists built into external wall 100mm. Provide 30mm 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
Remove existing window and cut out opening down to floor level. Build in purpose-made French doors and frame.

GROUND FLOOR PLAN

Existing fire escape to building to be removed.
Existing ramp to rear of dining room to be removed.

Veranda
Build veranda as shown using concrete slabs on sand on well compacted hardcore. Sides and steps to be formed from 100mm facing bricks to match those of Dressing Room extension on 225mm thick concrete foundations. DPC 150mm above ground level. Steps to veranda to be concrete slabs to match those of main base. Balustrading to be Regency style by Tor Stone.

Dressing Room
Remove existing ground floor extension flat roof and raise up extension to form second storey for Dressing Room. New first floor to be laid level with existing first floor. New flat roof to have parapet wall surround with concrete coping to top. Flat roof to fall towards hopper-head connected to existing rainwater downpipe. Flat roof to be flashed to underside of coping stones to make completely watertight. Remove existing window and brick up opening to suit internal door between Master Bedroom and Dressing Room as shown. New windows to be purpose made to match those of adjacent windows, i.e. sills, transoms, mullions, brick arches, etc. See Designs structural details Ref. JVD 1-5 in respect of Dressing Room extension.

Dining Room
Remove existing external door and window to elevation abutting veranda and brick up openings to suit purpose-made French doors. Support over new opening with IG L/L/S lintel or similar approved. Form opening in front elevation to suit new window all as per Dressing Room. Remove screen which presently splits the Dining Room in half. This screen to be re-used in new opening into new conservatory. Opening to be enlarged - see Designs structural details Ref. JVD 1-5. Within opening provide 2 no. dummy pillars as shown.

Front Entrance
Replace existing front entrance doors with new purpose made frame and doors. Form new flat roof to front entrance porch of timbers as shown. Fall of roof to be to a downpipe positioned within one of the 4 no. columns. Provide and install 4 no. GRP columns by Aristocast Ref. CM7. These columns to be filled with concrete. Base and 3 no. steps to be formed using concrete slabs on sand on well compacted hardcore. Face of base and steps to be concrete slabs on edge. Provide 225mm thick concrete foundations to support steps.

Kitchen
Remove existing hatch and brick up opening to match existing. Provide new kitchen units and kitchen sink, etc. all to client's requirements.

Ground Floor WC's
Form 100mm timber stud partitions in positions shown to provide 2 no. WC compartments.

Library
Where bay window removed brick up opening incorporating 3 no. windows. Windows to be purpose made to match those of the 3 no. windows directly above including window sills and arches above. Support over with suitable IG lintel.

Conservatory
To existing external wall form enlarged opening to suit timber screen removed from wall central of Dining Room. For structural details of opening see Designs structural information Ref. JVD 1-5. Form purpose made timber conservatory as shown.

Stairs
Provide additional support to existing stairs as per Designs structural calculations Ref. JVD 1-5.

Master Bedroom
Remove existing fire escape door and brick up opening.

En-suite 1 & 2
Remove existing doors where shown and brick up openings. Provide bath, w.c. shower and w.h.b's where shown.

En-suite 3 & 4
Provide 100mm stud partitions where shown to form en-suites. Provide w.c. bath and w.h.b's where shown.

Bathroom 1/Bedroom 6
Provide 100mm stud partition where shown to form Bathroom 1 and Bedroom 6. Provide bath, w.c. and w.h.b. as shown.

Inner Landing
Form opening for new purpose-made window all to match that of adjacent window, i.e. sills, brick arch, transoms, mullions, etc. Support over with suitable I.G. lintel.

Bathroom 2
Provide bath, w.c. and w.h.b. as shown.

Boundary Wall adjacent Seagate Road
Existing boundary wall adjacent Seagate Road to be continued as shown in front of Seagate Hall house. Wall to be built identical to that of existing wall, i.e. height, thickness, copings, materials, etc.

General
All purpose-made external joinery to match that of adjacent windows/doors as closely as possible to remain in keeping. Where openings formed or altered in external walls use second-hand bricks to match those of existing. Make good all disturbed and affected areas.

Internal Drainage
See Polypipe details/drawings Ref. PAS 4967/1A and Polypipe Material Schedule PAS 4967 1 & 2.

Coach House
The existing rear wall to the Coach House to be rendered.

Roof/Wall Abutments
Provide Code 4 lead flashings and lap 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.

Flat Roof Construction (Warm Deck) - Dressing Room
12.7mm white spar chippings bedded on bitumen on 3 no. layers built up felt (first layer asbestos based) on insulated roof deck (Aerodeck) comprising a 6mm WBP facing and 75mm thick RUF foam backing manufactured to BS5750 by Kingspan Insulations Ltd. and shall be applied in accordance with their instructions on 50mm to 0mm timber firings securely spiked to treated timber joists (size stated on drawing). Provide 30mm x 5mm mild steel anchor and lateral restraint straps to joists fixed to walls at maximum 1200mm c/c. Provide suitably sized fascia board. Form all necessary felt drips including tiling fillets and keep felt drips clear of fascia boarding. If flat roof intersects with pitched roof ensure flat roof felt laps under felt of pitched roof by a minimum of 600 mm.

SOUTH HOLLAND DC
HOUSING & PLANNING
09 JUL 1999
Ref: 0685/99

Status
DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED ALTERATIONS TO
SEAGATE HALL, SEAGATE
ROAD, LONG SUTTON FOR

JAN VON DRACZEK

FLOOR PLANS AS PROPOSED

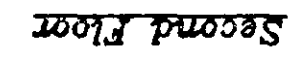
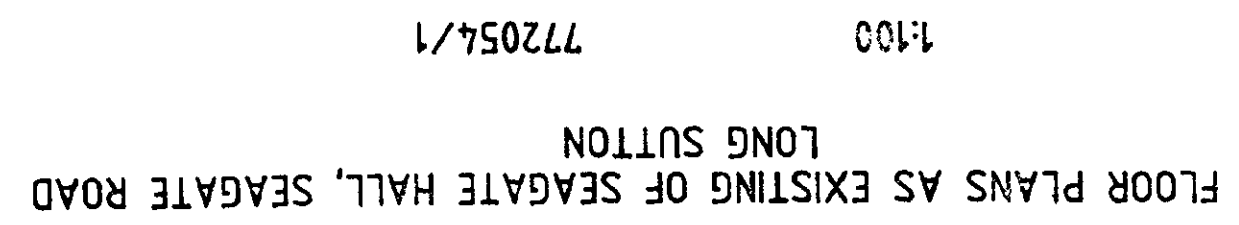
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MAY-99 B.GILHAM.

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DETERMINED
PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
09 JUL 1999
Ref: 0685/99





AMENDED PLAN
Ref. A/1

SOUTH HOLLAND DC
HOUSING & PLANNING
11 FEB 2000
Ref: 685/99

DESIGN **Status**
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED ALTERATIONS TO
SEAGATE HALL, SEAGATE
ROAD, LONG SUTTON FOR

JAN VON DRACZEK

FRONT ELEVATION AS
PROPOSED

1:50	772054/6
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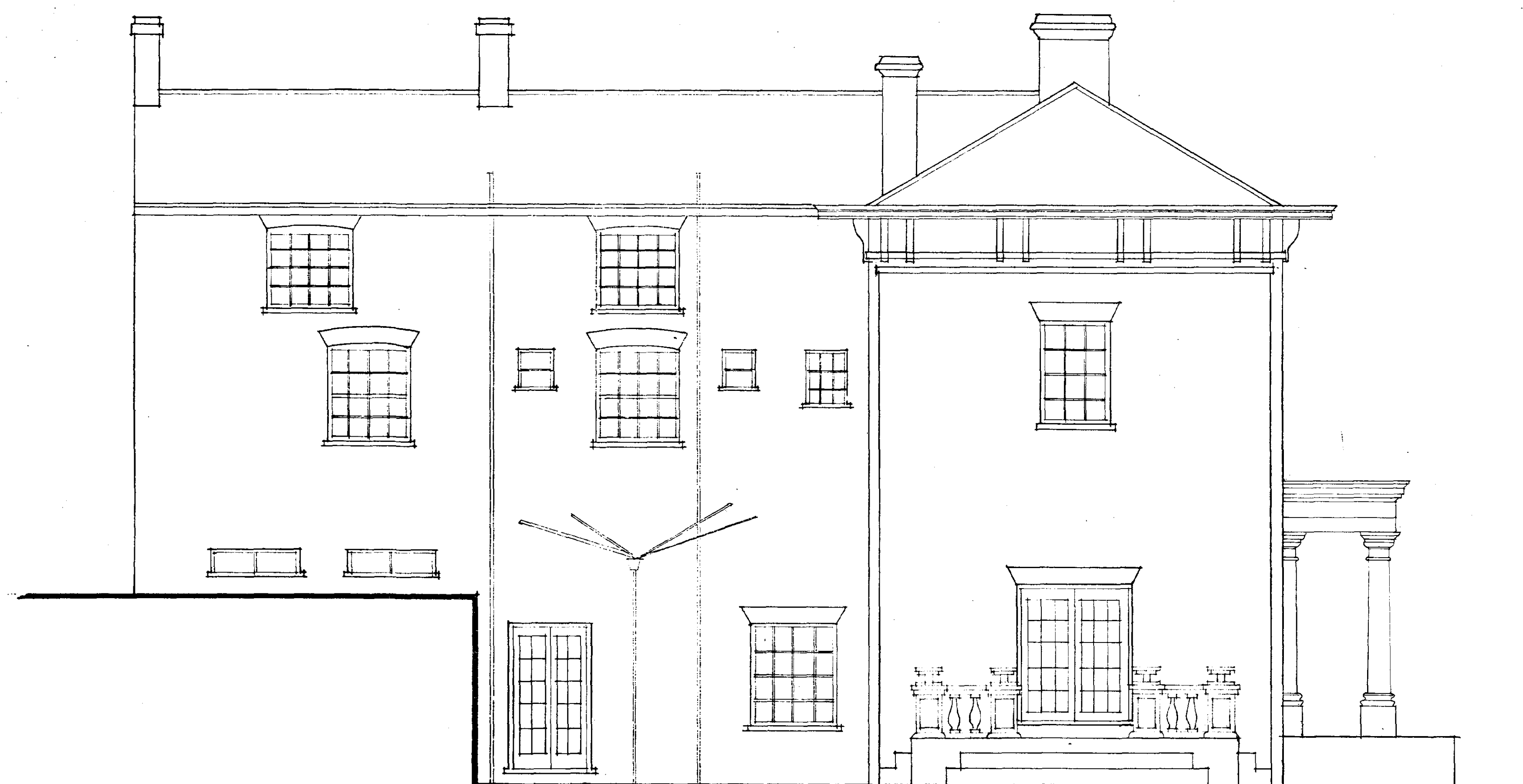
B - PORCH ALTS - 4.2.00
A - FRONT PORCH ALTS - 30.11.99

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SOUTH ELEVATION



NORTH ELEVATION

AMENDED PLAN
Ref: A/1

SOUTH HOLLAND DC
HOUSING & PLANNING
11 FEB 2000
Ref: 685/99

DESIGN **Status**
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PROPOSED ALTERATIONS TO
SEAGATE HALL, SEAGATE
ROAD, LONG SUTTON FOR

JAN VON DRACZEK

NORTH & SOUTH ELEVATIONS
PROPOSED

1:50

772054/7

MAY-99

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A - PORCH ALTS - 30.11.99

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