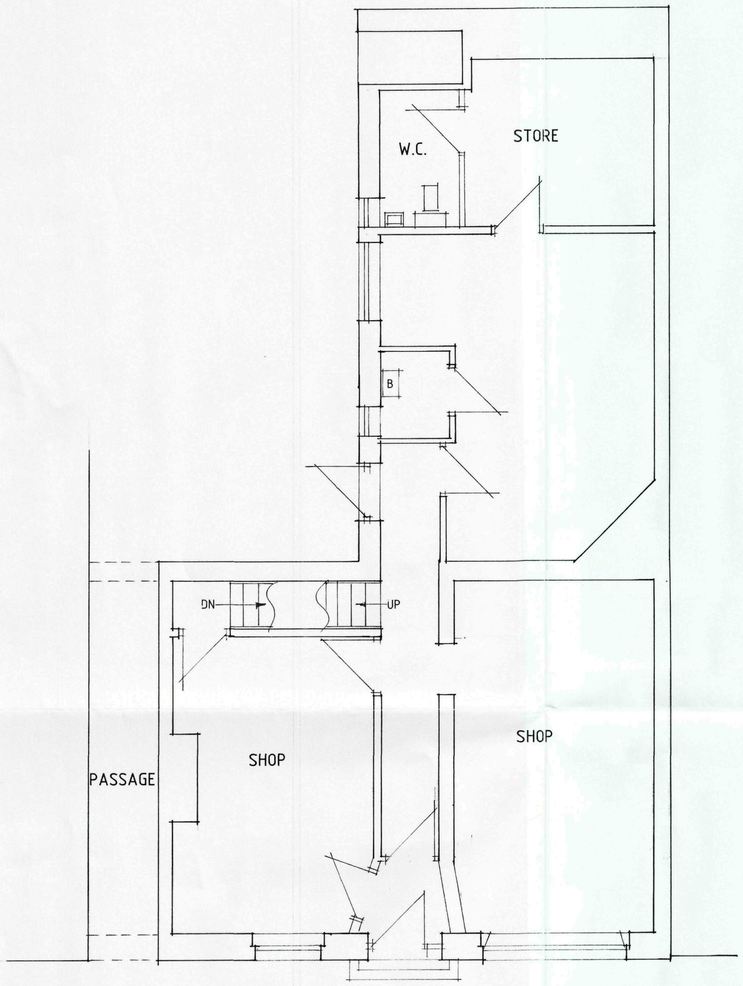
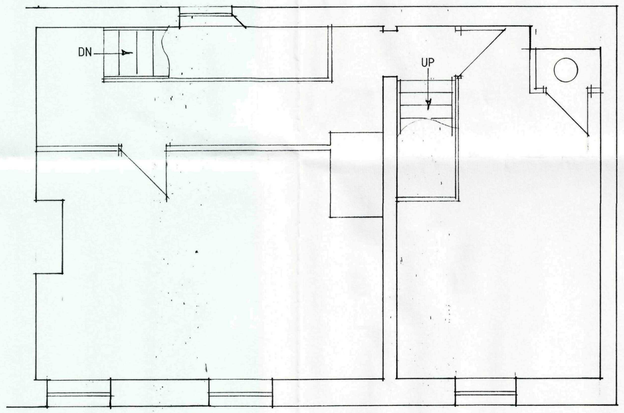
SHDC
Planning & Development
19 AUG 2010
Ref: 0688 – 10



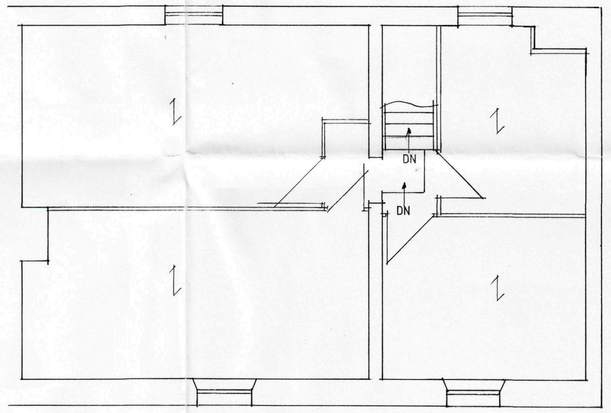
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GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

A - IMF. ADDED - 9.2.10

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Status DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED CONVERSION OF BUILDING TO FLATS AT 16 MARKET PLACE,LONG SUTTON FOR

MR. P. FLOWER.

PLANS AS EXISTING

1:50	SD06/030/1
DEC-06	B.GILHAM.

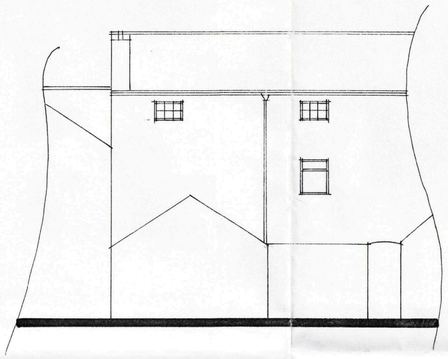
2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP
Tel: 01406 424343 Fax: 01406 490702



FRONT



SIDE



REAR

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19 AUG 2010
Rec'd 0688-10

Status
DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

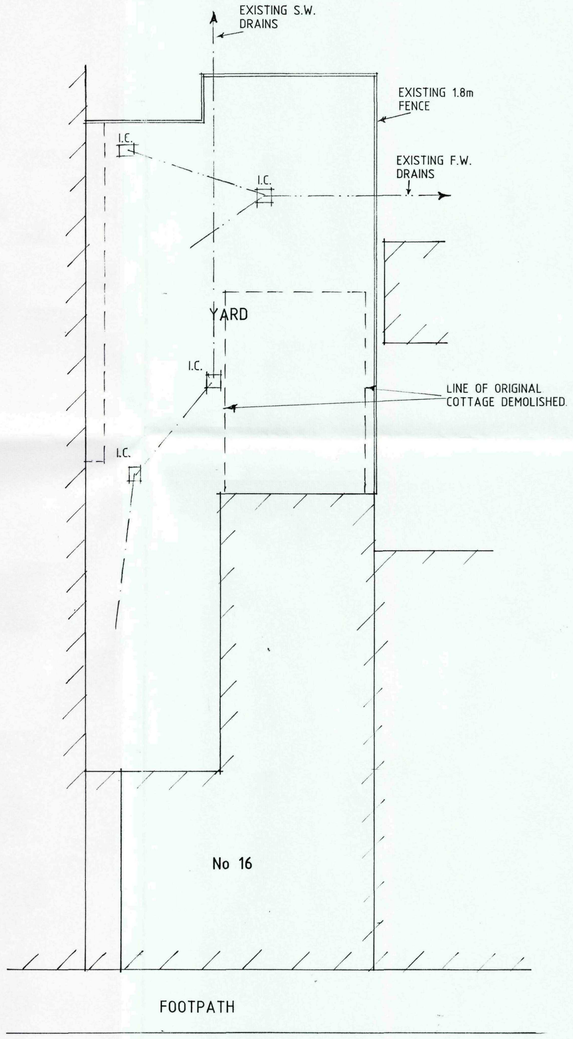
PROPOSED CONVERSION OF BUILDING TO FLATS AT 16 MARKET PLACE, LONG SUTTON FOR

MR. P. FLOWER.

ELEVATIONS AS EXISTING

1:100	SD06-030/2
DEC-06	B.GILHAM.

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



A - IMF. ADDED - 9.2.10

South Holland District Council
Planning & Development
19 AUG 2010
Ref: 0655-10

Status DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED CONVERSION OF BUILDING TO FLATS AT 16 MARKET PLACE, LONG SUTTON FOR

MR. P. FLOWER.

SITE PLAN AS EXISTING

1:100	SD06-030/3
JAN-07	B.GILHAM.

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

Existing ground floor shops to be rearranged in the manner shown.

First and second floors to be rearranged, as shown, to create a flat on each floor.

Rear section of building to be demolished to make way for new flats, see drawings SD06-030/3, SD06-030/7 & SD06-030/13

Form opening in rear wall where shown; support over with IG Box 200 lintel, or similar approved. Brick up existing opening, as necessary.

To side wall, off passage, form new opening for new external door, as shown; support over with IG Box 200 lintel, or similar approved.

Existing stairs to be removed and new opening to be formed in floors to suit new staircase, as shown.

Door leading to cellar to be removed and opening bricked up.

Existing walls between shops to be removed.

Adjust internal walls as necessary to suit layout.

Provide new 100mm stud partition walls, where shown.

Existing ground floor to be removed and new floor provided at lower level.

Existing shop windows and entrance door to be removed and front opening to be enlarged to suit new dual shop front, as shown, with central supporting stanchion.

For all structural issues relating to removed walls, shop front opening and new stairwell refer to SRC structural calculations.

To first and second floors remove existing stud partitions and provide new stud partitions, as shown, to create flats.

Entrance doors to each flat to be ½ hour fire resisting.

Kitchen/Utility/Bathroom/WC Trickle Ventilation
Provide proprietary trickle ventilators to head of window giving a total opening area of not less than 4000mm^2

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.

Glazing
All windows and doors to be double-glazed with minimum 16mm spacing and to use Pilkington 'K' glass or similar approved, efficiency of 0.05.

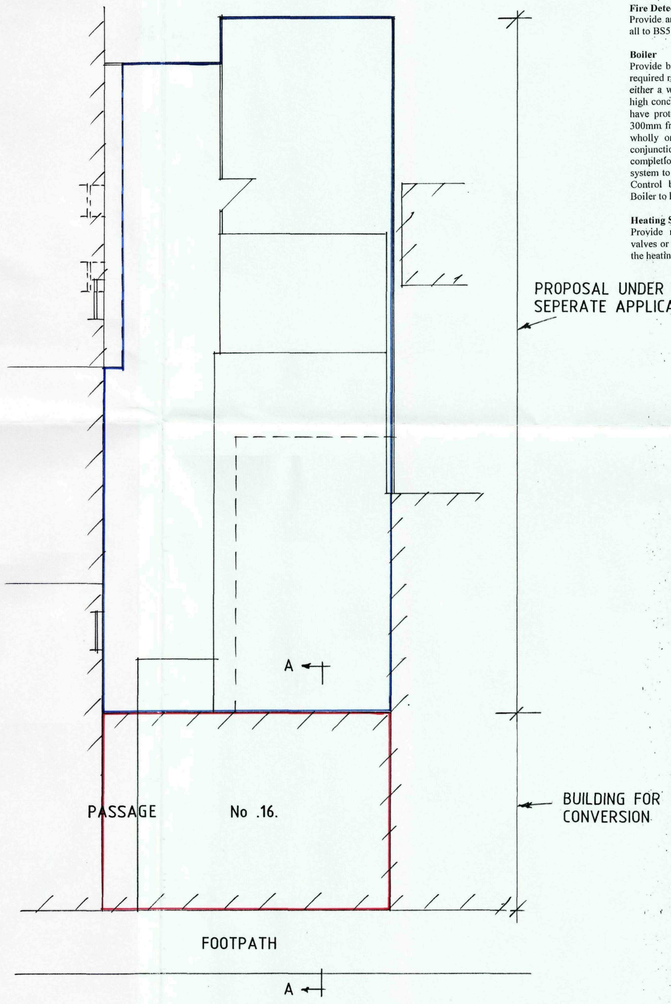
Commissioning of Heating and HWS Systems
A competent person, i.e. the main contractor or sub-contractor shall supply a Certificate of Satisfactory Compliance with Building Regulations Part L. A copy of which shall be made available to both the client and the Building Control body.

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.

Stud Walls between Habitable Rooms
To have 15mm plasterboard finish to both sides of 50mm x 100mm studs with 100mm fibreglass between to reduce sound transmission

For sound protection to floors between flats provide and install Reduc Foundation 35 incorporating Soundslab into the ceiling void and SoundBreaker Bars to the ceilings below. Refer to "Reduc and Soundfloor Installation Guidelines" pages 1 to 6 by H & H Group Ltd.

For all structural alterations refer to SRC structural calculations reference 13510/1 to 30.



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:

Provide energy efficient lights of one per 25m^2 of floor area or one per four fittings whichever is the largest.

Excludes garages, lofts and outhouses.

Electrical Work
All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion of the works the council must be satisfied that either:-
a) an electrical installation certificate issued under a competent person's scheme has been issued
or
b) an appropriate electrical installation certificate has been issued for the work, and that it has been signed by a person competent to do so.

Fire Detection/Alarm System
Provide and install fire detector and alarm system all to BS5839:Part 1:2002.

Boiler
Provide balanced flue condensing 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. At completion of works commissioning of heating system to be provided to the local authority Building Control by a competent Corgi registered person. Boiler to have a Sedbuk rating of 86%

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.

Purge ventilation to windows
For a hinged or pivot window that opens 30° or more the height and width should be at least 1/20th of the floor area of the room.
For a hinged or pivot window that opens less than 30° the height and width should be at least 1/10th of the floor area.

Background Ventilation
Background ventilation is to be provided by trickle ventilators to the tops of windows. Use trickle vents offering 8000mm^2 per window head. Ventilation for each flat to be 30,000mm^2

Provide a fibrous separating member between floor screed and insulation and provide chicken wire between insulation and screed.

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 0.33m^2. Escape windows to be within 1.1m of floor.

Smoke detectors to be to BS5839/6:2004, Grade D, Category LD3.

Existing solid floor to left-hand shop to be removed along with stairs to cellar and timber floor to right-hand shop.

Provide new ground floor level with footpath to site frontage using 65mm sand cement screed on 100mm Celotex insulation with perimeter insulation to screed on 1200 gauge polythene d.p.m. on 100mm concrete oversite on cellar filled with hardcore to be well compacted in 150mm layers.

Rear extension shop floor to be laid level with main shop floor.

Provide injected D.P.C. to walls, where lacking.

Heating to first floor flat to be by electric storage radiators.

Heating to second floor flat to be by gas balanced-flue combi-boiler.

Connect foul drains to existing foul drainage system.

Make good to all disturbed and affected areas.

All access doors to flats to be ½ hour fire-resisting self-closing type.

Provide emergency lights to BS5266 Part 1 2005.

Each flat and common access to have separate fire detection system, but are not to be linked together.

Provide escape lights to the exterior of the flat access door to the units above the retail area.

Floors between flats to be sound tested.

Extractor fans to windowless accommodation to have 15 minutes overrun.

The doors to the retail outlets to be 1.0m wide.

Dummy chimney to be corbelled out in roof space, all to South Holland District Council Building Inspector's approval.

Provide 1.0 hour fire protection to floor between shops and flat above.

Window to top of stairs at second-floor level to flats above shops to be enlarged to give a minimum of 1.0m^2 to allow for ventilation of smoke.

Provide lining to underside of stairs (for flats above shops) to cupboard area at ground-floor level to give 1.0 hour fire resistance.

Provide ½ hour fire protection to floor between flats.

Existing opening in spine wall at first floor level to be bricked up, as shown.

Form new opening in spine wall at first and second floors, as shown; support over with IG Box 200 lintels.

Private Stairs TO FLATS ABOVE SHOPS
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 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: 220mm. Maximum pitch: 42°. Read in conjunction with Approved Document K. Stairs between ground and first floors to have maximum risers of 190mm and minimum goings of 250mm.

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

Bathroom/En-suite Ventilation
Provide proprietary mechanical extract ventilation unit capable of extracting 15 lt/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 BS5839 Part 6, 2006 in accordance with Approved Document B1.

SECTION A-A

THIS DRG. TO BE READ IN CONJUNCTION WITH
SD06-030/1, SD06-030/2, SD06-030/12
SD06-030/20, SD06-030/21, SD06-030/22
SRC STRUCTURAL CALCS REF - 13510/1 TO 30
REDUC & SOUNDFLOOR INSTALLATION GUIDELINES BY H & H GROUP LTD PAGES 1 TO 6

General Notes

Do not scale from this drawing.

This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other that that for which it is issued without written permission from Messrs Status Design.

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 Practise. 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.

SHDC
Planning & Development
19 AUG 2010
Ref: 0658-10

E - B.R. ALTS - 11.8.10
D - B.R. ALTS - 28.6.10
C - IMF. ADDED - 7.6.10
B - ALTS - 11.2.10
A - ALTS 26.1.10

Status DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED CONVERSION OF BUILDING TO FLATS AT 16 MARKET PLACE, LONG SUTTON FOR

MR. P. FLOWER.

SITE PLAN

1:100	SD06-030/15
APRIL-08	B.GILHAM.

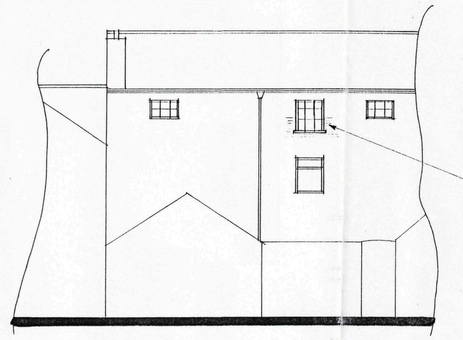
2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP.
Tel: 01406 424343 Fax: 01406 490702



SIDE



FRONT



REAR

WINDOW TO BE TO BE INCREASED IN SIZE TO GIVE MIN. 1.0m² TO ALLOW FOR SMOKE VENTILATION

PROPOSED NEW SHOP FRONT

NOTE

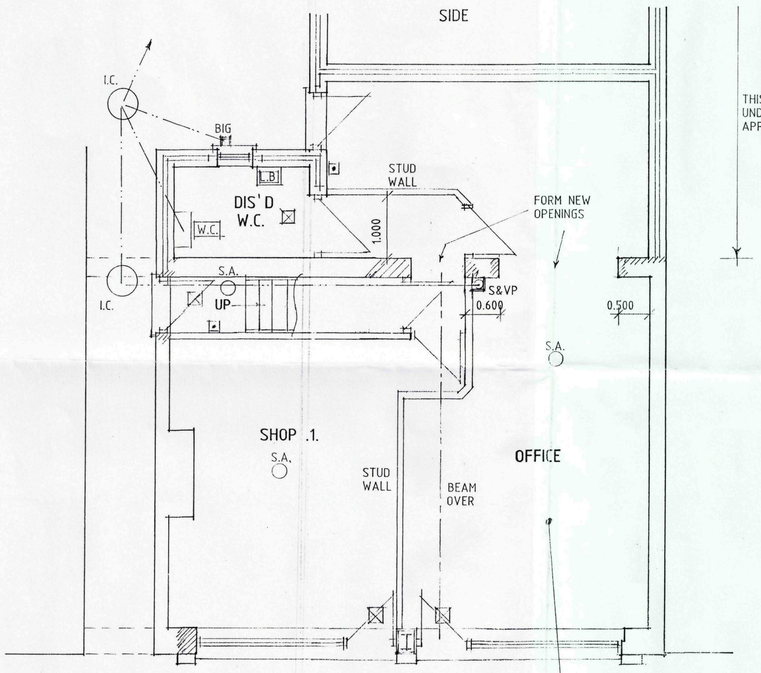
NEW SHOP FRONT TO BE PAINTED TIMBER

EMERGENCY LIGHT

CALL POINT

SMOKE ALARM

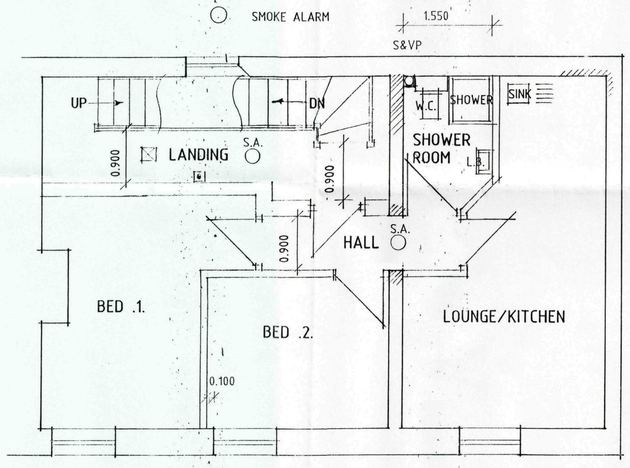
THIS PROPOSAL UNDER SEPERATE APPLICATION



GROUND FLOOR PLAN

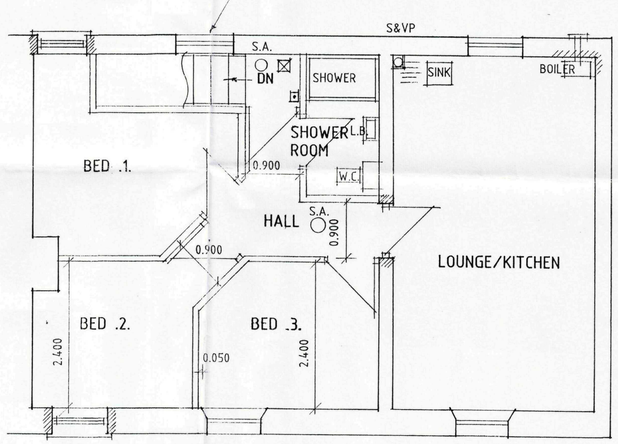
NOTE

EXISTING SHOP TO BE CHANGED TO AN OFFICE



FIRST FLOOR PLAN - FLAT .1.

REMOVE CHIMNEY BREAST



SECOND FLOOR PLAN - FLAT .2.

REMOVE CHIMNEY BREAST

Planning & Development
19 AUG 2010
Ref: 0858-10

H - WINDOW ALTS - 30.6.10
G - IMF. ADDED - 5.2.10
F - ALTS - 27.1.10
E - DESIGN ALTS - 21.1.10
D - SHOP FRONT ALTS - 10.7.08
C - SHOP FRONT ALTS - 10.6.08
B - IMF. ADDED - 29.4.08
A - DESIGN ALTS - 29.1.08

Status DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED CHANGE OF USE OF SHOP TO OFFICE AT 16 MARKET PLACE, LONG SUTTON FOR

MR. P. FLOWER.

PLANS AS PROPOSED

1:50 | SD06-030/25

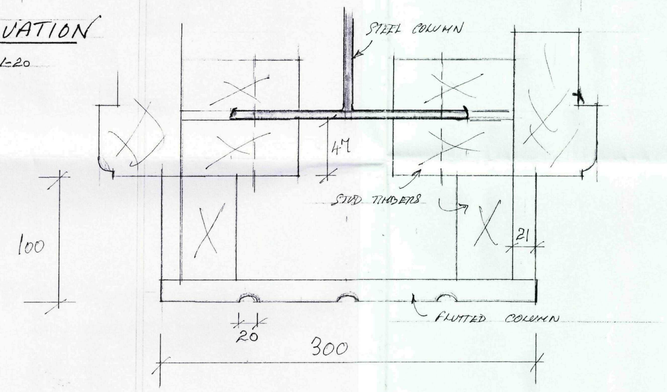
JAN-08 | B.GILHAM.

2 Edinburgh Walk, Holbeach, Spalding, Lincs. PE12 7AP
Tel: 01406 426343 Fax: 01406 490702



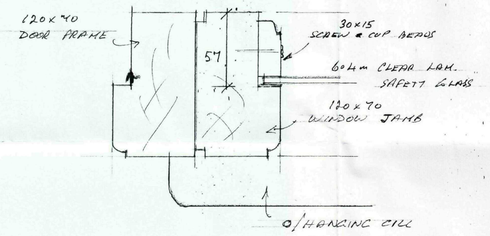
ELEVATION

1:20



COLUMN DETAIL

1:25

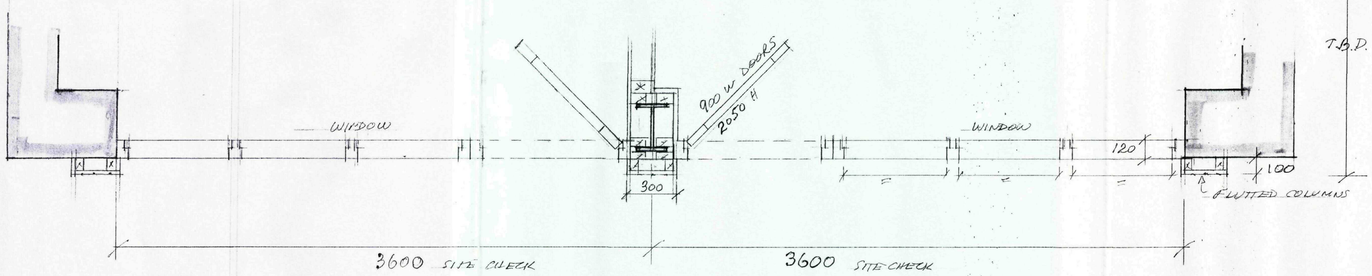


DOOR FRAME/WINDOW JAMB DETAIL

½ F.S.

NOTES

ALL CONSTRUCTION TO BE IN TIMBER AND PAINTED WHITE or CREAM



PLAN

1:20

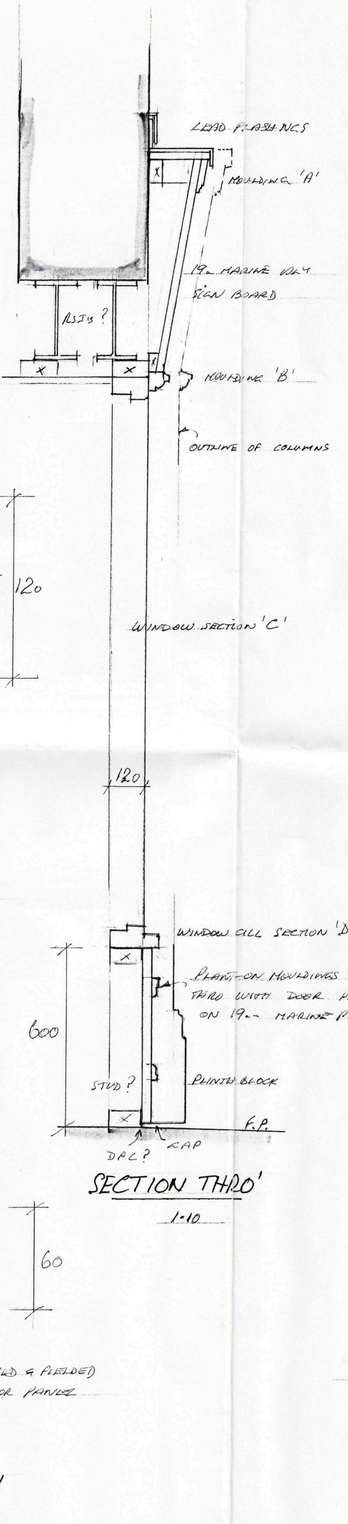
MANUFACTURING DETAILS OF PROPOSED NEW SHOP FRONT AT 16 MARKET PLACE LONG SUTTON for P. FLOWER Esq.

AUG. 10 NBQ. SCALE AS SHOWN DRWG NO. PF/PEC/01.



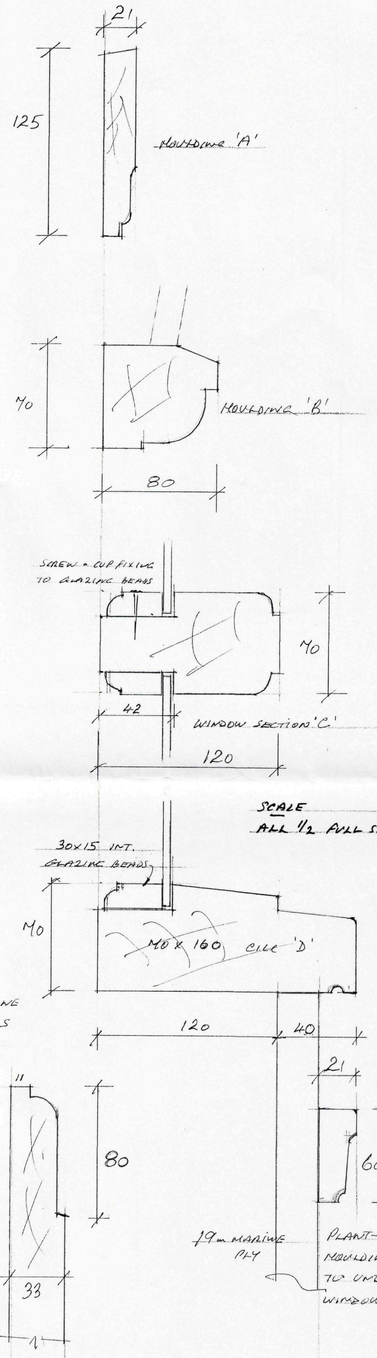
DOOR SECTION

½ F.S.



SECTION THRO'

1:10



PLINTH BLOCK MOULDING DETAIL

½ F.S.

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19 AUG 2010
Ref: 0658-10