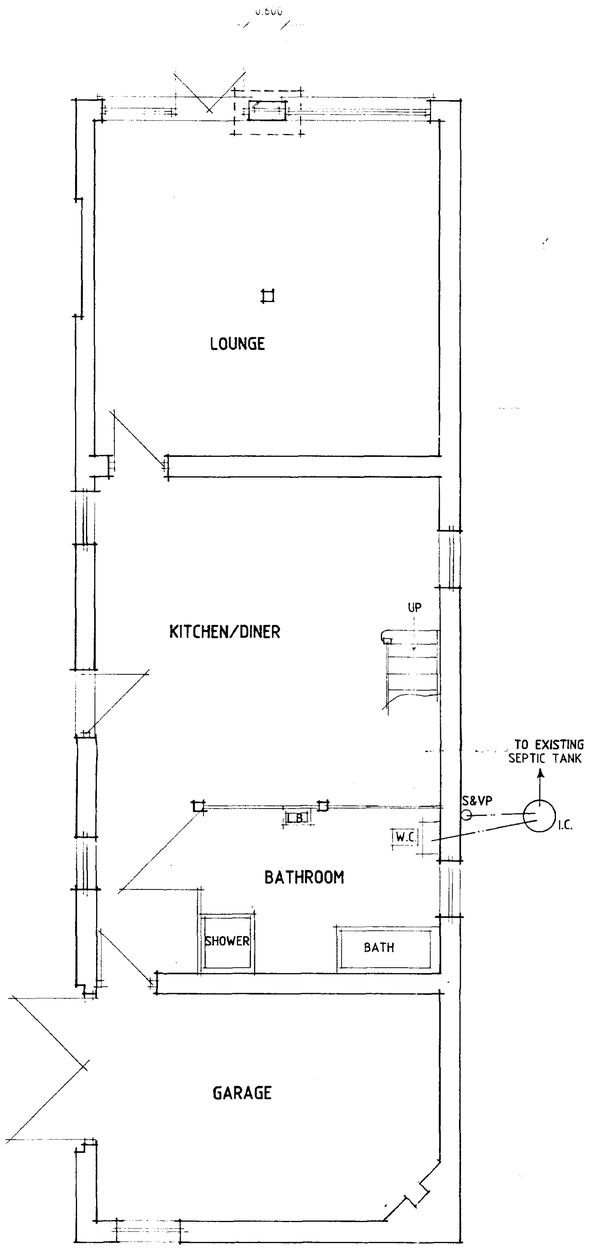
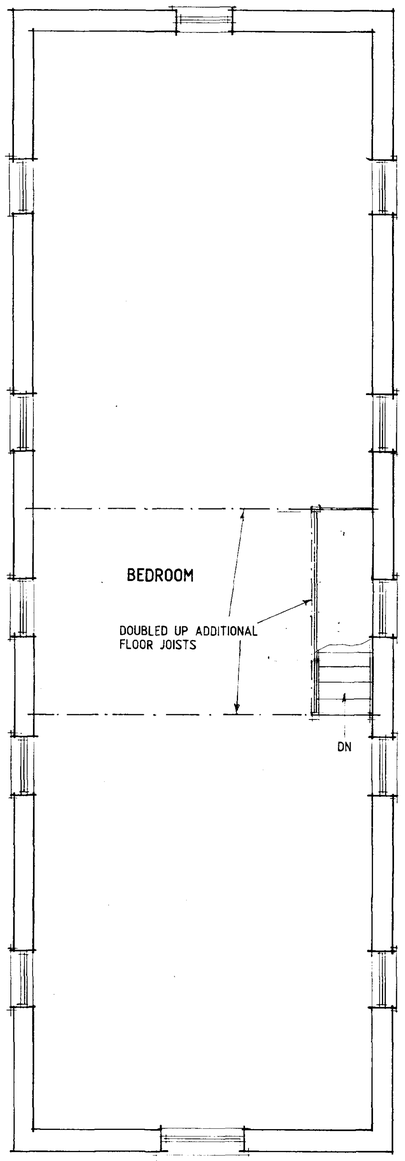
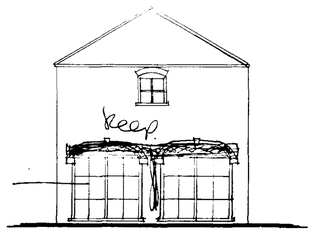


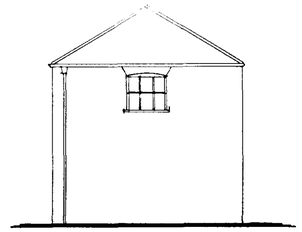
GROUND FLOOR PLAN



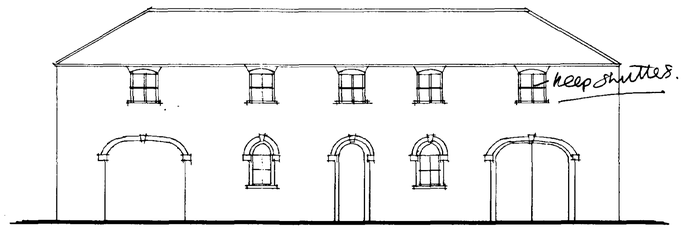
FIRST FLOOR PLAN



REAR



FRONT



SIDE

SIDE

line plaster.

SOUTH [illegible] HOUSING [illegible]
11 MAY 2001
Ref: 0561/01

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

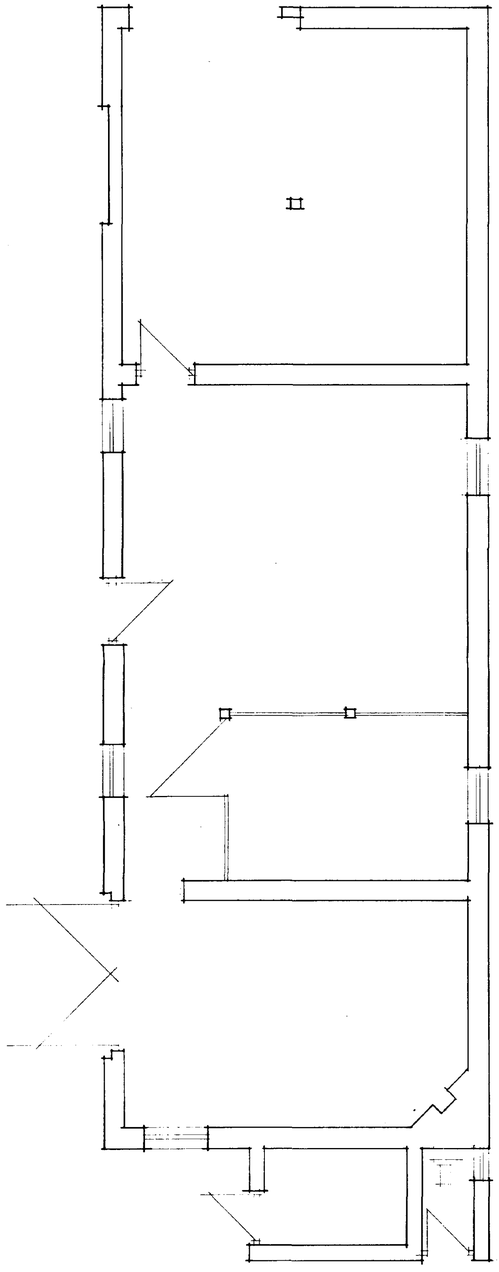
PROPOSED CONVERSION OF OUTBUILDING TO RESIDENTIAL ANNEXE AT LUTTON HOUSE, LOW GATE, LUTTON FOR

MR. I. KROUSSANIOTAKIS

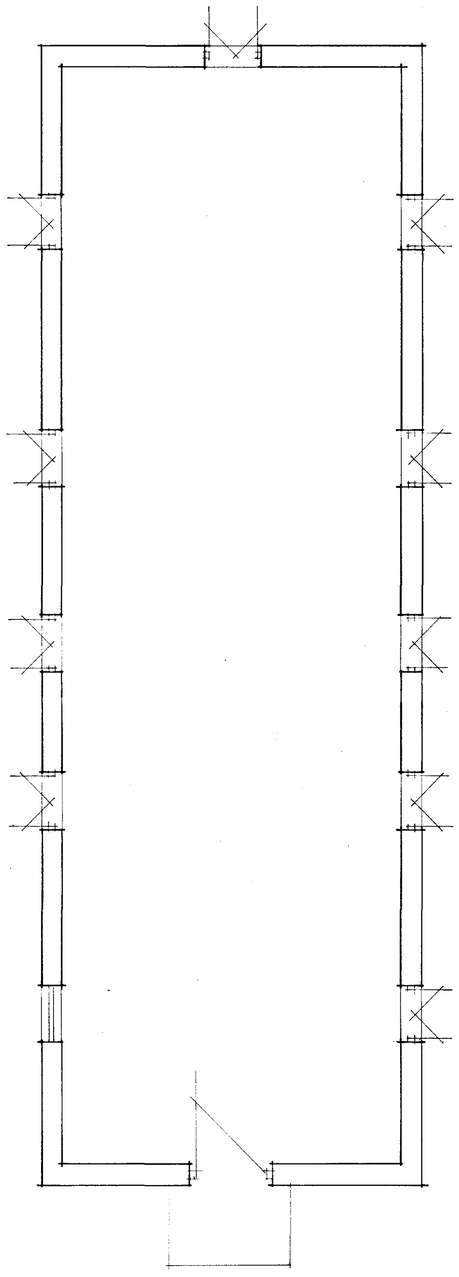
PLAN AS PROPOSED

1:50 1:100	SD-064/15
MARCH-01	B.GILHAM.

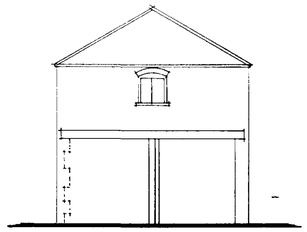
2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP.
Tel: 01406 424343 Fax: 01406 490702



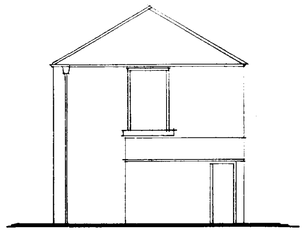
GROUND FLOOR PLAN



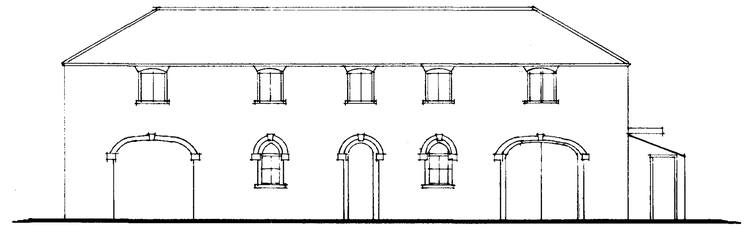
FIRST FLOOR PLAN



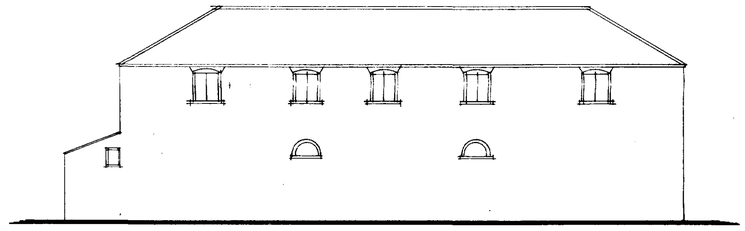
REAR



FRONT



SIDE



SIDE

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED CONVERSION OF OUTBUILDING TO RESIDENTIAL ANNEXE AT LUTTON HOUSE, LOW GATE, LUTTON FOR

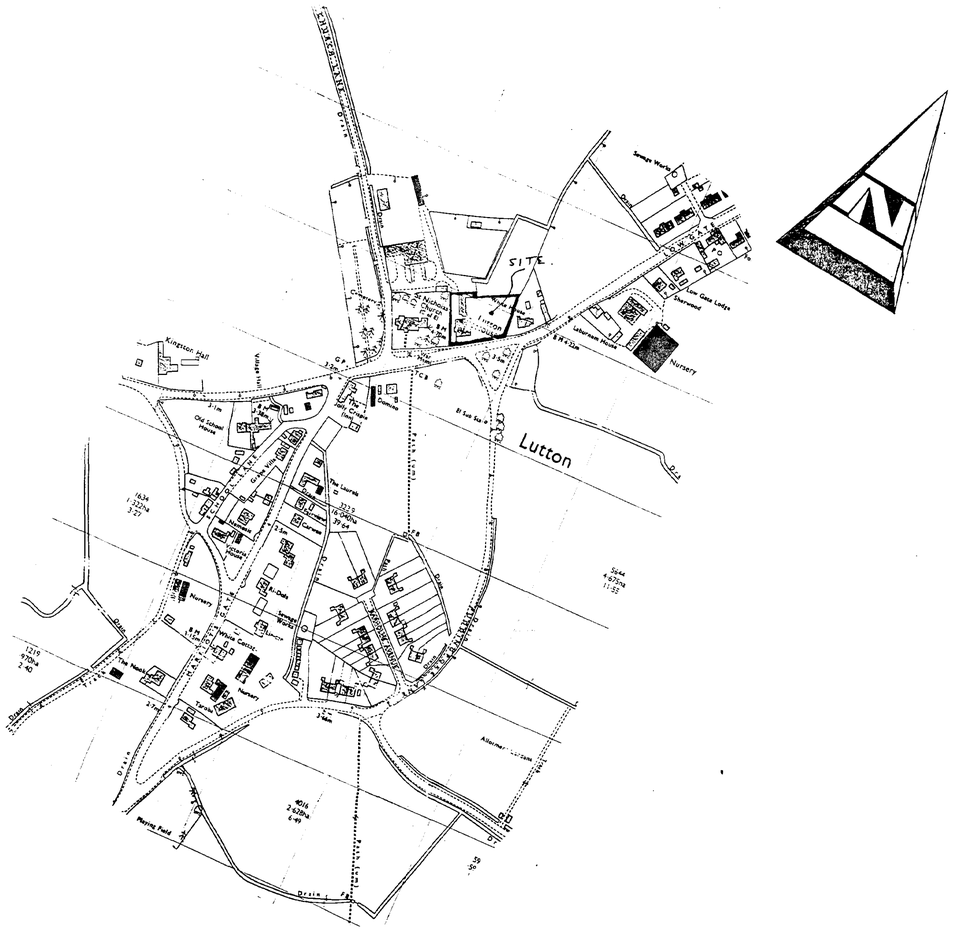
MR. I. KROUSSANIOTAKIS

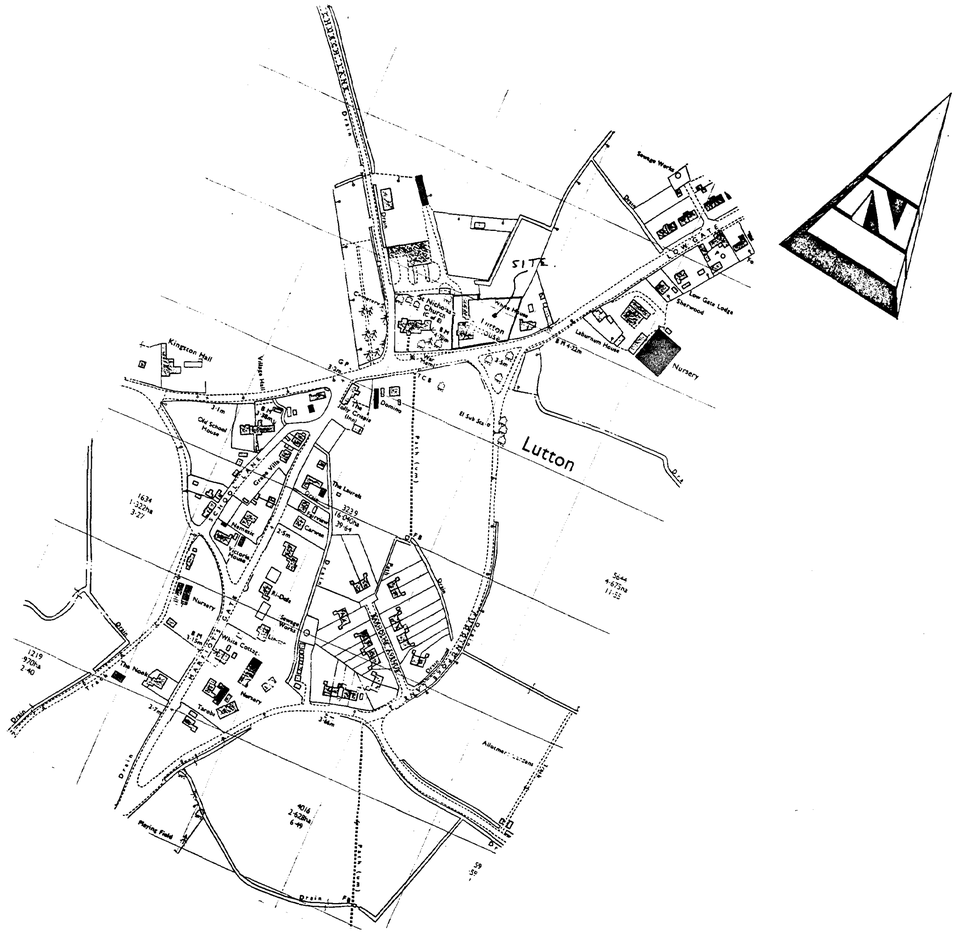
PLAN AS EXISTING

1:50 1:100	SD00-064/2
DEC-00	B.GILHAM.

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING
11 MAY 2001
Ref: 0564/01

2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP.
Tel: 01406 424343 Fax: 01406 4[illegible]702


SITE
Lutton
Kingston Hall
Old Stables
Nursery
Paddock
Hazel Cottage
Lutton House
Low Gate Lodge
Telephone House
Sewage Works
Pond
Allotments
Playing Field
Drain
Track
Footpath
Bridleway
Hedge
Trees
Fence
Wall
Gate
Garage
Greenhouse
Shed
Pump
Tank
Tennis Court
Swimming Pool
Pond
Stream
Ditch
Bank
Path
Road
Verge
Kerb
Manhole
Inspection Chamber
Gully
Soil Vent Pipe
Rainwater Pipe
Electricity Pole
Telephone Pole
Lamp Post
Tree
Hedge



LOCATION PLAN

THIS DRG. TO BE READ IN CONJUNCTION WITH
SD00-064/2, SD00-064/15

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 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.

Soldier Coursing
Provide soldier course brickwork to all areas where shown on elevations.

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 lt/sec. Alternatively provide proprietary cooker hood capable of extracting 30 lt/sec.

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

Hot Water Storage
Provide system approved by BBA and installed by BBA approved installer. System to be vented and insulated in accordance with BS5615 1985. 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.

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.

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.

Boiler
Provide balanced flue type oil fired 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 to have protective guard cover and to be minimum 600mm from any opening into the building. Read in conjunction with Approved Document J1/2/3.

Ceilings
To all insulated roof ceilings provide 12.5mm Gyproc Duplex plasterboard or similar and either 5mm skim or Artex finish. To remaining ceilings provide 12.5mm Gyproc plasterboard or similar with finishes as above.

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

Sub-structure Walling
Thin 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.

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 chimney breast 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. Proximity of existing and proposed trees are to be taken into account in accordance with N.H.B.C. chapter 4 when determining foundation depth.

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. Where door and window frames do not cloak DPC by 35mm minimum apply 22mm thick Gyproc thermal plasterboard to reveals to minimise cold bridging.

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

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.

Existing silo to first floor area to be retained and re-positioned in a more suitable position and used as storage/feature.

Boarding to first floor walls to be retained or replaced as necessary.

First floor walls to be re-plastered internally with lime plaster to match that of the original.

Existing ground floor cobbles to be taken up and re-used externally on patio/footpath.

To bathroom area where existing stable walls and railings are to be retained provide obscured glass panelling internally to bathroom from top of walling to underside of ceilings, complete with door.

External walls to be re-pointed as necessary to match that of the existing and to be put back in its original form.

Existing stairs where shown dotted on plan to be removed and stairwell to be filled in with joists and boarding to match that of existing.

Provide injected DPC to existing walls.

Floor insulation to be Celotex

Existing roof covering to be removed and provide 50mm Celotex on existing boards and re-roof using existing slates on battens, etc.

First floor windows fully openable.

First floor windows – external shutters to remain and purpose-made double-glazed windows to be provided internally to reveals and to fully open inwards.

Notes and Revisions

Do not scale from this drawing.

This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than 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.

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).

All windows to give minimum 1/20th of floor area as ventilation

Existing outbuildings to be converted to residential annexe.

Replace all windows/shutters with purpose made windows to match those existing where necessary.

Front lean-to to be removed and make good to affected areas.

To front wall at first floor level remove door and platform and replace with purpose made window. Brick up opening to suit, all to match existing

To rear wall remove timber beam, central support and part of ground floor wall as shown. Form 2 no. openings with new central brick pier. Support over with IG Box 200 lintel. Form 2 no. arches to match those on side elevation. All details and brickwork etc. to match those of similar items on side elevation. Provide purpose made windows with French door as shown.

To garage provide to ceiling 2 no. layers of 12.7mm plasterboard and skim to give ½ hour fire resistance. Provide ½ hour fire door between garage and dwelling along with self-closing device and 100mm high threshold.

Bathroom area to be formed by using the existing stable area with partitions to be raised to ceiling level to match that of existing.

Internal walls to be left in exposed brickwork cleaned down and sealed as necessary.

Existing roof to be checked and if found necessary to be re-roofed using existing slates on underfelt on existing timbers.

Existing timber to be treated for woodwork and dry rot as necessary.

Check walls for damp and provide new injected d.p.c. as necessary.

Make all necessary repairs to the building and make good to all disturbed and affected areas.

Ceilings to first floor will be exposed rafters with plasterboard and skim recessed between

A1

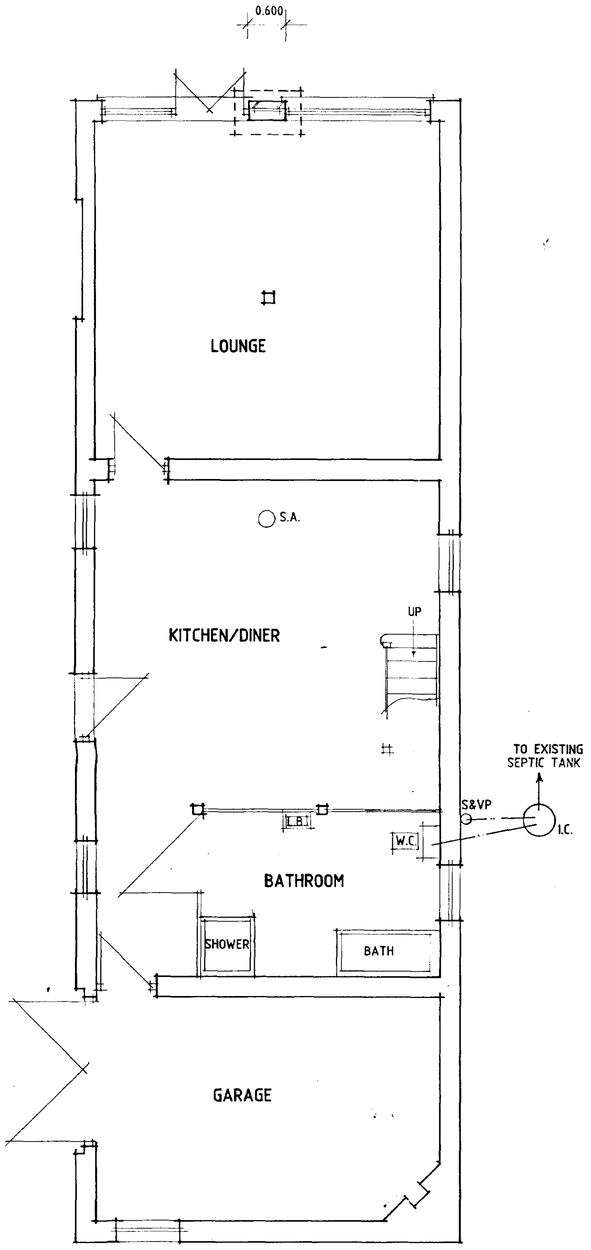
SOUTH HOLLAND DC
HOUSING & PLANNING
26 JUL 2001
S70/01
Ref.

DESIGN Status
CONSULTANTS P. ARCHITECTURE & PLANNING

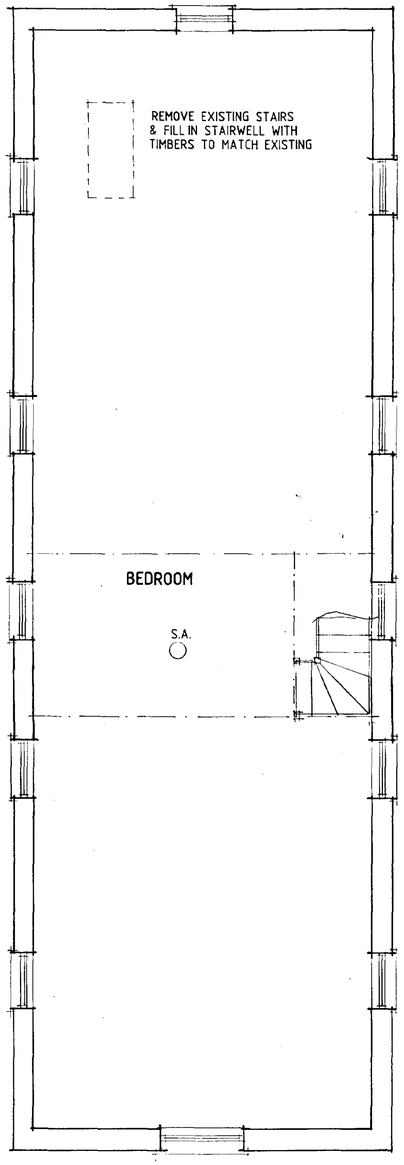
PROPOSED CONVERSION OF OUTBUILDING TO RESIDENTIAL ANNEXE AT LUTTON HOUSE, LOW GATE, LUTTON FOR

1:2500	SD00-064/16
APRIL-01	B.GILHAM.

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

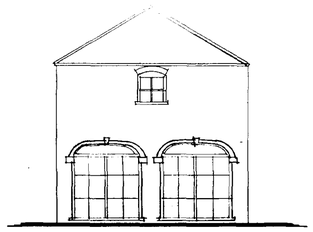


GROUND FLOOR PLAN

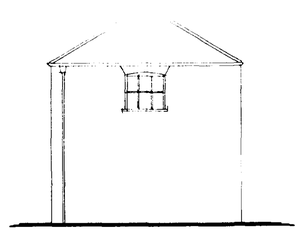


FIRST FLOOR PLAN

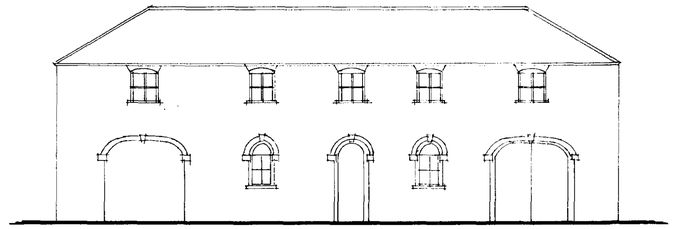
FOR STAIRWELL DETAILS SEE STRUCTURAL APPRAISAL BY STEVEN KIDD DATED 4.6.01



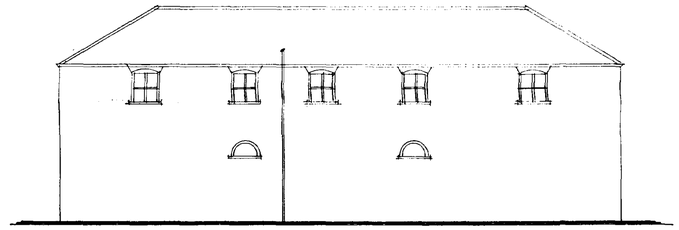
REAR



FRONT



SIDE



SIDE

THIS DRG. TO BE READ IN CONJUNCTION WITH STRUCTURAL APPRAISAL BY STEVEN KIDD DATED 4.6.01

ARRANGED PLAN
Ref. A11

SOUTH HOLLAND DC
HOUSING & PLANNING
23 JUL 2001
Ref: S/0671

A - ALTS - 23.7.01

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED CONVERSION OF OUTBUILDING TO RESIDENTIAL ANNEXE AT LUTTON HOUSE, LOW GATE, LUTTON FOR

MR. I. KROUSSANIOTAKIS

PLAN AS PROPOSED

1:50 1:100	SD-064/15
MARCH-01	B.GILHAM.

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