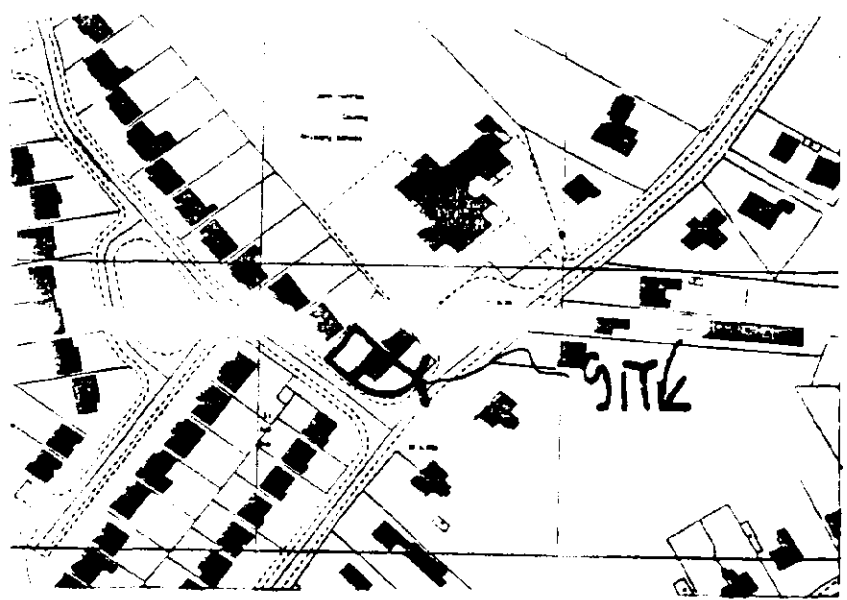
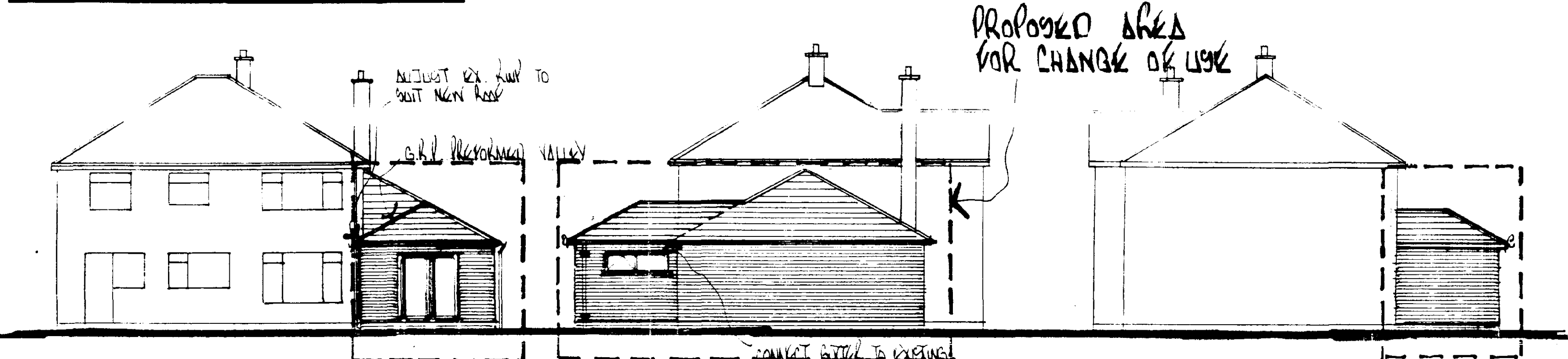


PROPOSED CHANGE OF USE FROM DOMESTIC TO PART DOMESTIC / PHOTOGRAPHIC STUDIO AT 31 BROAD LANE, MOULTON, SPALDING, Lincs.

DRWG 1 of 1

FOR MR & MRS P. JOHNSON



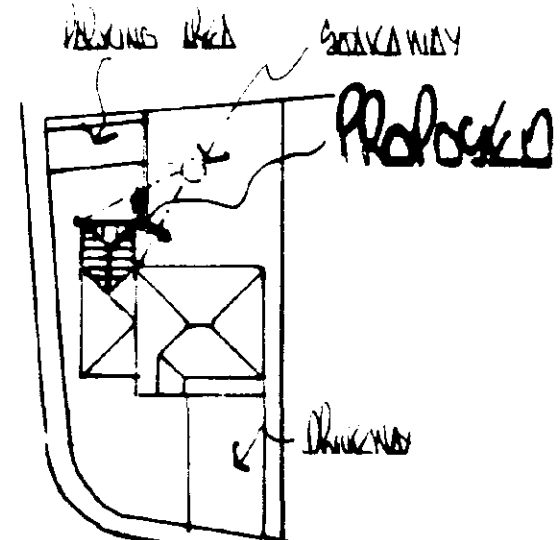
LOCATION PLAN

SCALE: 1:250

REAR ELEVATION

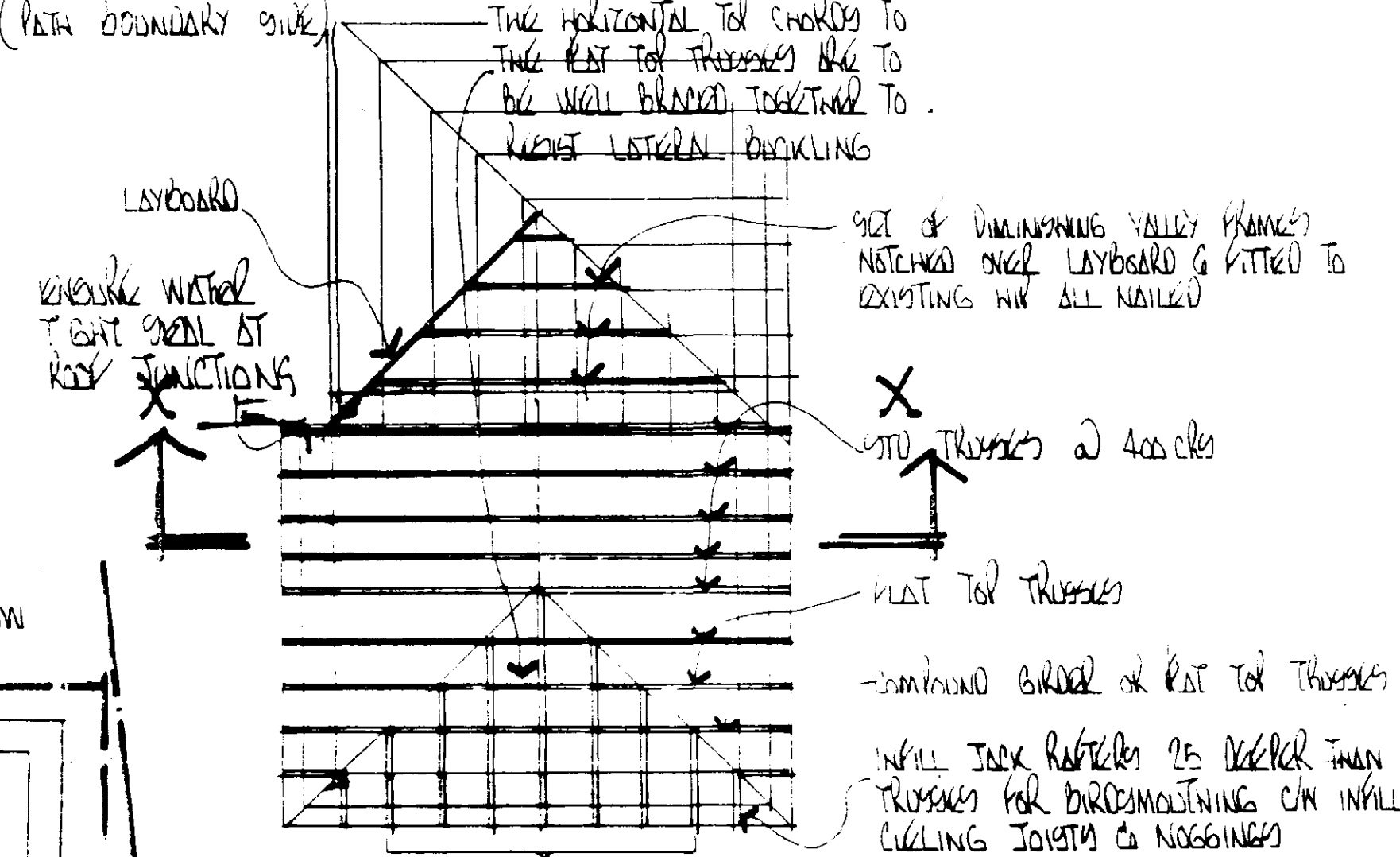
SIDE ELEVATION

SIDE ELEVATION



BLOCK PLAN

SCALE: 1:500



ROOF FRAMING PLAN

SCALE: 1:50

PROPOSED AREA FOR CHANGE OF USE.

DRAINS
REMOVE ALL EXISTING DRAIN LOCAL TO PROPOSED EXTENSION. PROVIDE NEW POLYDRAIN OR SIMILAR 110 Ø U.P.V.C. PIPEWORK IF REQUIRED. NO JOINTS WITHIN PROPOSED EXTENSION. ALL PIPEWORK TO BE LAID TO A SUFFICIENT GRADIENT MIN. 1 IN 80 DRAIN PASSING THRO. WALLS TO HAVE CONC. LINTOL OVER WITH MIN. 50 CLEARANCE AROUND. ALL BENDS TO 10°'S. ALL JOINTS TO HAVE GLOW BENDS. PROTECT ALL PIPEWORK WITH LESS THAN 500 COVER WITH CONC. PATH / SLAB. PIPES TO BE LAID ON SELECTED BACKFILL & GRANULAR BED NEAR I.C. TO BE POLYDRAIN OR SIMILAR APPROVED HIGH DENSITY BLACK POLYTHENE WITH LP SEAL & CAST IRON LW.

HEATING
PROVIDE ADDITIONAL RADIATOR AS READ IN NEW EXTENSION.

SMOKE DETECTOR
TO BE PROVIDED TO B.S. 5446 Pt.1.

FOUNDATIONS
600mm x 225 deep conc. strip foundations. MIX ST4. ALL TAKEN DOWN TO A SUITABLE LOAD BEARING SUBSTRATA. IF ANY NEW LOAD BEARING SUBSTRATA IS ENCOUNTERED THE DESIGNER MUST BE INFORMED BEFORE LAYING ANY CONCRETE ETC. & THE ADVICE OF A CONSULTING ENGINEER MAY HAVE TO BE OBTAINED. ALL ABOVE TO BE APPROVED BY THE LOCAL BUILDING INSPECTOR.

WALLS
250mm cavity wall to comprise of Tarmac 'To-Lite' standard or similar approved insulation block rendered & skimmed internally 50mm cavity with 50mm mineral insulation laid to manufacturer's instructions. 100mm facing brick to match existing dwelling (NOTTINGHAM RED WEATHER) mortar mix as recommended by brick / block maker & to B.S. 569:1978 & C.P.121 PART 1:1978. Gully or similar wall ties at max. 900 c/c. horizontal & 450 c/c. vertical staggered & at least 30mm near to door / window frames as possible. Provide D.P.C.s to all JAMBS & above lintols. D.P.C.s & D.P.M.s to be lapped & continuous close cavity at base level. Laid mix to cavity min. 120mm above ground level. Class A concrete blocks below ground level. All bricks below D.P.C. to be FL quality. 50x100 wall plates over mortar bed with 30x5x100 c/c. galv. metal anchor straps at max. 2m. c/c. EXPANSET or similar approved wall starters fitted to manufacturer's instructions. Provide thermal breaks where read in the structure to avoid cold bridging according (THERMABREAK cavity closures).

FLOOR
150mm consolidated hardcore blinding. 1200 gauge D.P.M. lapped over D.P.C. 50mm TOLITE insulation flooring grade 9.0. boards with perimeter insulation to walls all laid to manufacturer's instructions. 100mm min. conc. ST4 mix. sand / cement screed to bring room level.

ROOF
GLANDTAP or similar approved STD. PATEN ANTISEAL 'No 2' CONC. INTERLOCKING ROOF TILES GRANULAR FINISH LAID TO MANUFACTURER'S INSTRUCTIONS WITH 75mm headlap. 30x19 TT. TILING BATTENS OVER 1 LAYER OF UNTEARABLE ROOF FELT TO B.S. 747 TYPE 1. P. WITH 150 LAPS. TWINBARK or similar approved roof trusses at 400 c/c. TYPE 'X' MIN. TO COMPLY WITH B.S. 5268 PART 3:1985 & FITTED TO MANUFACTURER'S INSTRUCTIONS (SITE CHECK EXISTING W/ ROOF RITCH BEFORE ORDERING TRUSSES) 10mm TWINBARK TWINBARK & B.T.E.X. 200 c/c insulation (100 between joists, 100 over joists). PROVIDE ROLL OUT RASTER TRAYS BETWEEN BATTENS FOR CLEAR ROOF VENTILATION. ALL PLYGA boards to be white U.P.V.C. TO MATCH EXISTING. G.B. P.L.C. RUPS, 100mm. P.V.C. GUTTERS GLUCERING 1.

GLAZING / OUTLETS / LIGHTING POINTS TO I.C.E. REGULATION & N.H.B.C. STD. POSITIONS & QTY'S TO BE AGREED WITH CLIENT PRIOR TO FITTING.

ROOF DRAINAGE
110 Ø U.P.V.C. POLYDRAIN or similar PIPE TO MIN. 1200 c/c BRICK FILLED GRANULAR. MIN. 5m. FROM DWELLINGS

JOINERY
1.

REF.	QTY	JOINERY CODE	I.C. LINTOL	LENGTH
1	1	304 DE	L1 / 950	2100
2	1	EX. FRENCH DOOR	L1 / 950	2100

CODES GIVEN ARE FOR BOULTON & PAUL SOFTWOOD JOINERY WITH REBATES FOR DOUBLE GLAZED SEALED UNITS WITH MIN. 12mm AIR GAP. CLIENT PROVIDES WHITE U.P.V.C. WINDOW TO MATCH EXISTING & CODES GIVEN. THICKEN VENTS TO GIVE 8000mm² VENTILATION. ALL LINTOLS TO BE INSULATED & LAID TO MANUFACTURER'S INSTRUCTIONS WITH MIN. 150mm END BEARING. ALL GLAZING TO COMPLY WITH B.S. 6266 STD.

WINDOW - ANY GLASS WITHIN 800mm ABOVE FFL TO BE TOUGHENED

DOORS - ANY GLASS WITHIN 1500mm ABOVE FFL TO BE TOUGHENED

DETERMINED PLAN

SOUTH HOK AND DC HOUSING & PLANNING 24 MAY 2001 Ref: 0643101

GROUND FLOOR PLAN

SECTION X-X

SCALE: 1/25