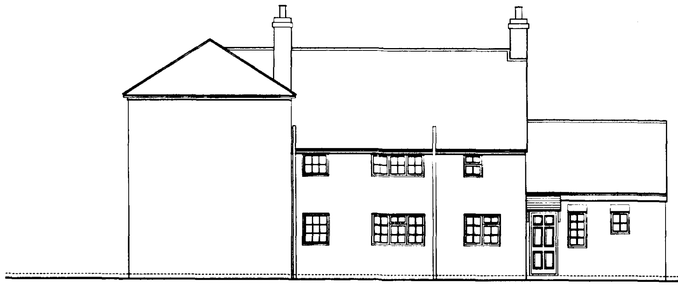
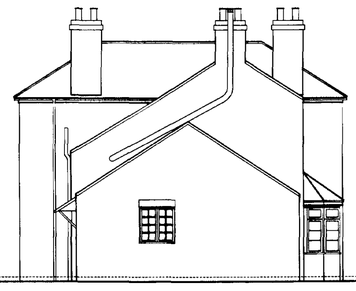
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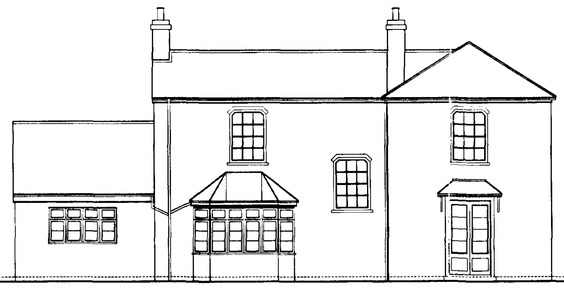
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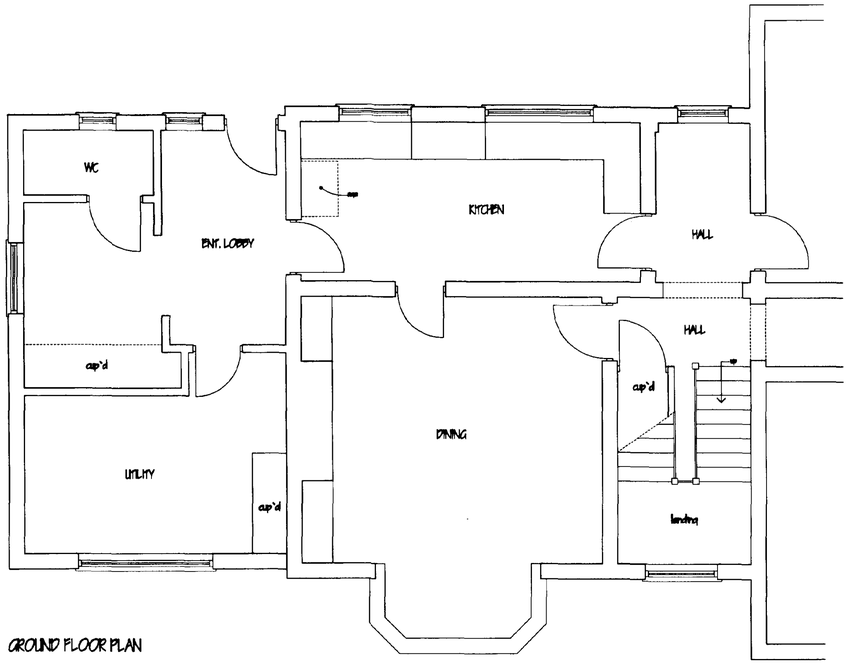
SIDE ELEVATION



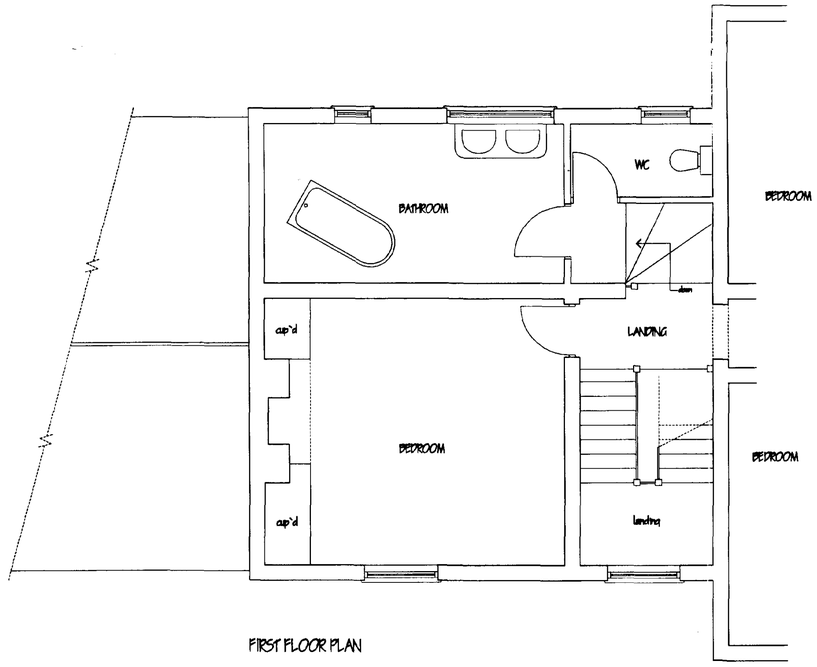
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

MARK DENNIS
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90 STATION ROAD - SURFLEET - SPALDING
LINCOLNSHIRE - PE11 4DB
TEL: 01775 680183 FAX: 01775 680183

PROJECT TITLE

PROPOSED EXTENSION AND ALTERATION AT SNAKE HALL FARM, EALGATE ROAD, MOULTON EALGATE, SPALDING, LINCOLNSHIRE.

FOR: MR W RAVELL esq.

PLANS AND ELEVATIONS AS EXISTING.

Planning Department
14 JUN 2002
0696/02

REV	DESCRIPTION	DATE	BY
	DETERMINED PLAN		

SCALE 1:100, 1:50

DRAWN MD

DATE MAY 02

DRAWING No. 02.010/01

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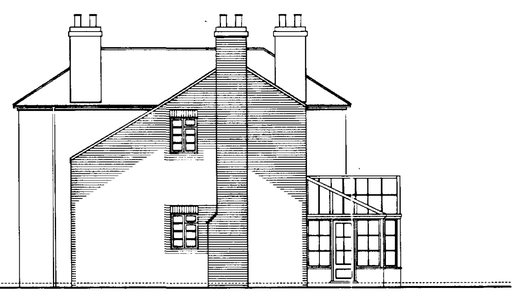


proposed facing bricks to match existing dwelling

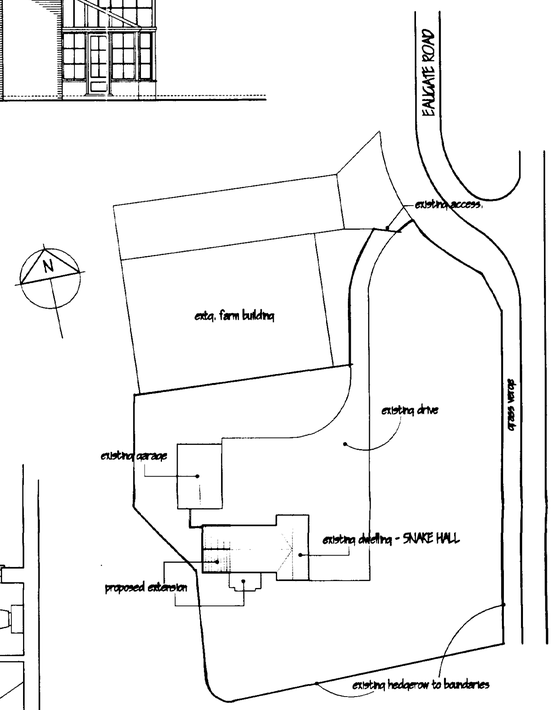
SIDE ELEVATION



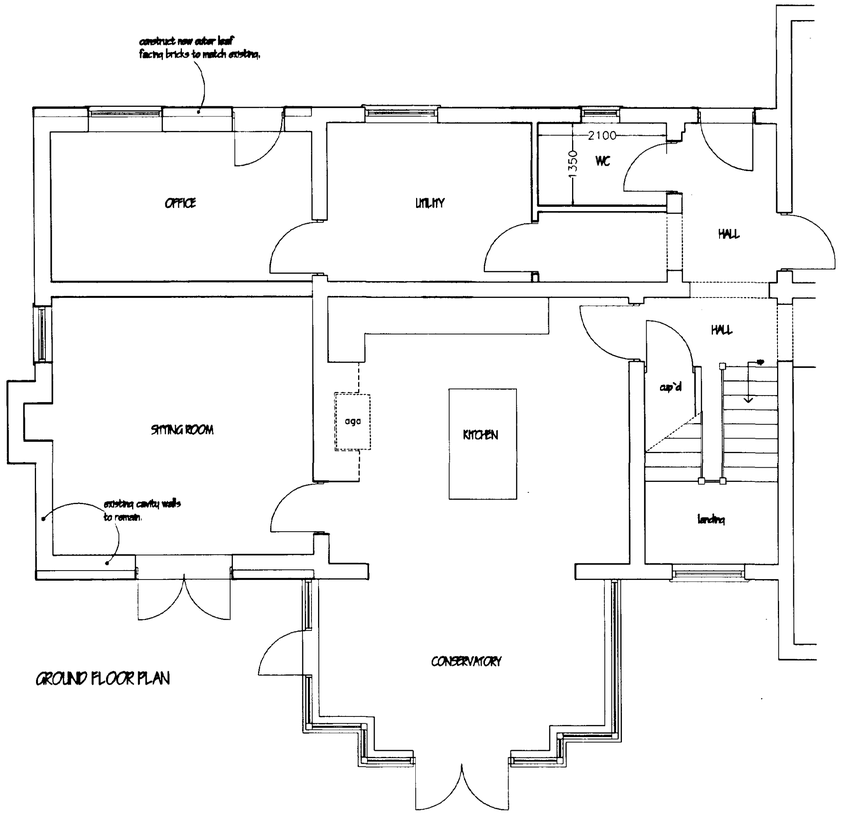
REAR ELEVATION



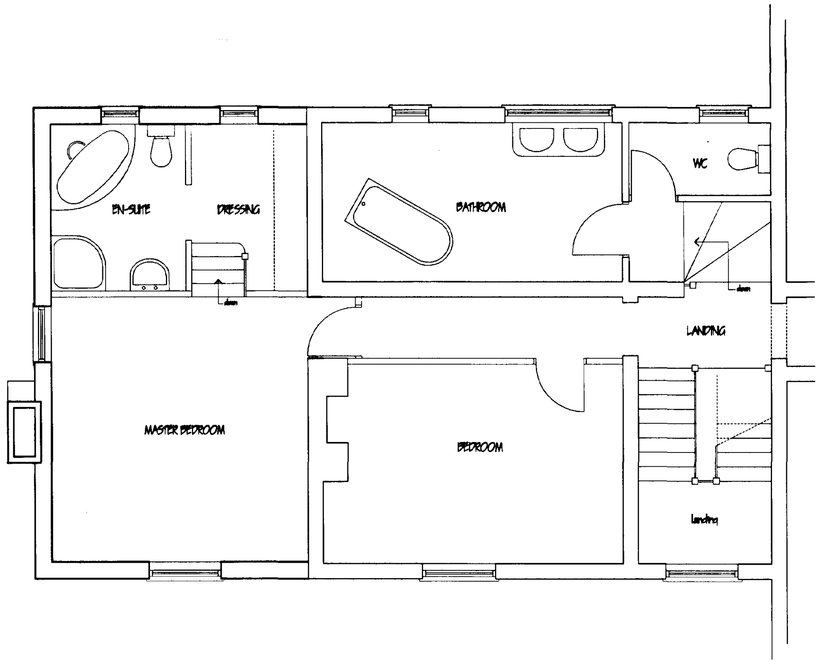
SIDE ELEVATION



BLOCK PLAN
1:500



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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PROJECT TITLE

PROPOSED EXTENSION AND ALTERATION AT SNAKE HALL FARM, EALGATE ROAD, MOULTON EALGATE, SPALDING, LINCOLNSHIRE.

FOR: MR W RAVELL esq

SHDC
Planning & Development
14 JUN 2002
Ref 0896/02

FLOOR PLANS, ELEVATIONS & BLOCK PLAN.

REV	DESCRIPTION	DATE	BY

DETERMINED PLAN

SCALE 1:100, 1:50

DRAWN MD

DATE MAY 02

DRAWING No. 02.010/02

Limitations
All dimensions shall be taken from site from actual work.
In no circumstances are dimensions to be scaled from this drawing for construction or ordering purposes.
All errors and discrepancies are to be brought to the Building Inspector and will be their responsibility from commencement of works.
All works will be supervised or inspected by Mark Dennis - Architectural Services.

Health and safety
The Employer/Client shall ensure that the selected contractor/builder is competent with and adopts all measures necessary to address compliance with current health and safety legislation

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Provide lead covered canopies over doors to this section. Design to match existing.

SIDE ELEVATION

REAR ELEVATION

Note: All new joinery to windows and doors to match existing.

Note: provide double glazing (low-e, 0.05) with 12mm air gap. achieving u-valu of 2.0w/m² k

SIDE ELEVATION

WINDOWS AND DOORS
All windows to be double glazed and capable of providing not less than 1/20th floor area 'rapid' ventilation of habitable room served.
In addition, all habitable rooms to have proprietary trickle vents installed to window frame at high level providing not less than 8000 sq. mm of 'background' ventilation.
To kitchen, utility, bathrooms and en-suites provide not less than 4000 sq. mm.
Where patio or French doors provide the only means of ventilation to a room provide 10,000mm vent to frame.
Glazing to be in accordance with Part N Building Regulations 1991.
All external doors and opening lights to windows to be draught sealed.

ADDITIONAL VENTILATION REQUIREMENTS
Mechanical extract ventilation to be provided to kitchen, utility, bathrooms and en-suites.
KITCHEN
Extracts capable of ext. rate not less than 60 litres per second or incorporated in a cooker hood capable of 30 litres per second.
Operated intermittently and ducted to exterior of dwelling.
UTILITY - Extractor capable of ext. rate not less than 30 litres per second. With 15mm overrun.
BATHROOM AND SHOWER ROOMS
Extractor capable of ext. rate not less than 15 litres per second with intermittent operation facility.
The above extractor requirements are in addition to trickle vents and opening vents.

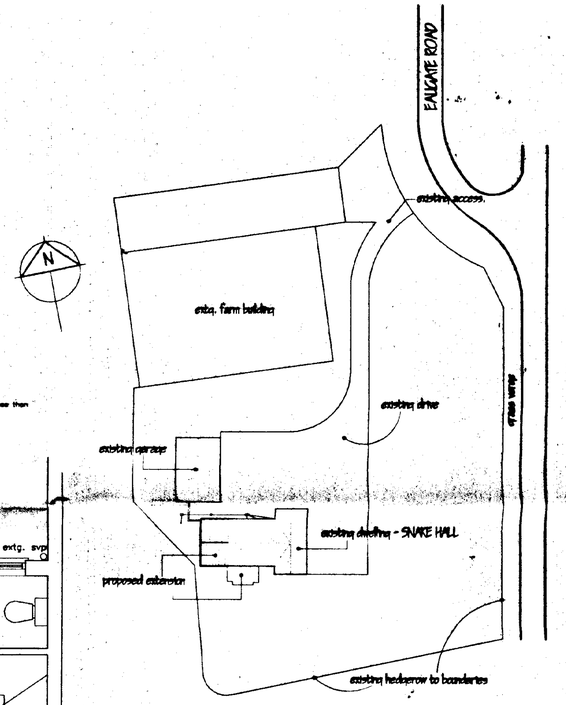
GLAZING
All glazing to be Low -e type glass with 16mm air gap. (Pilkington k-glass or equivalent)
To be in accordance with Part N1 Building Regulations and BS 8206. 1981.
All glazing to internal doors where fitted to be toughened / laminated safety glass.
All glazing to external doors to be toughened / laminated safety glass except solid doors incorporating small glazing area not exceeding 250mm width and 0.5m area, e.g. cottage style
French/Patio doors to be fitted with safety glazing.
Double-glazing to all external doors and windows.
Each safety glazed pane to incorporate the British Standard Kite Mark, as means of identification.

STAIRCASE
To be purpose made - softwood. 220mm goings. 180mm risers.
Handrail to be provided at 900mm min / 1000mm max. Above pitch line of stair.
Balustrading to landing to be 900mm high and capable of with standing load criteria referred to in BS 6399 PART 1: 1984.
Balustrade to be of design suitable in preventing children climbing on it. 99mm max. Gap between balusters to flight and landings.
2.0m min. headroom to stair measured vertically at pitch line to flight. 800mm min. clear width to flight.

INTERNAL WALLING
Internal walling to be either 200mm tarmac toplite blocks with 13mm s/c render and skim to both faces and 100mm-timber studwork.
Please refer to floor plans for applications.
Stud partitions to comprise 50 x 75mm head and sole plate with 50 x 75mm studs at 400mm ctrs. Install 75mm thick approved insulation quilt.
12.5mm gyproc plasterboard and skim to both faces. Nogging at 1200mm vertical ctrs.
Where partitions runs parallel to floor joist span provide doubled up joists directly below partition - see joist plan for details.
Provide sole plate where partition occurs at right angles to joist span. All doubled up joists to be bolted at 600mm ctrs.

LINTELS
Lintels to be either I.G. galvanised steel to BS 5977. or pre-cast concrete lintels (to suit the various applications)
Selection and installation to be in strict accordance with manufacturer's instructions.
Provide 150mm-min. end bearing to all lintels with bit. Felt d.p.c. Cavity tray provided in accordance with BS 5628 PART 3: 1985 to all external wall conditions except where protected by eaves overhang.

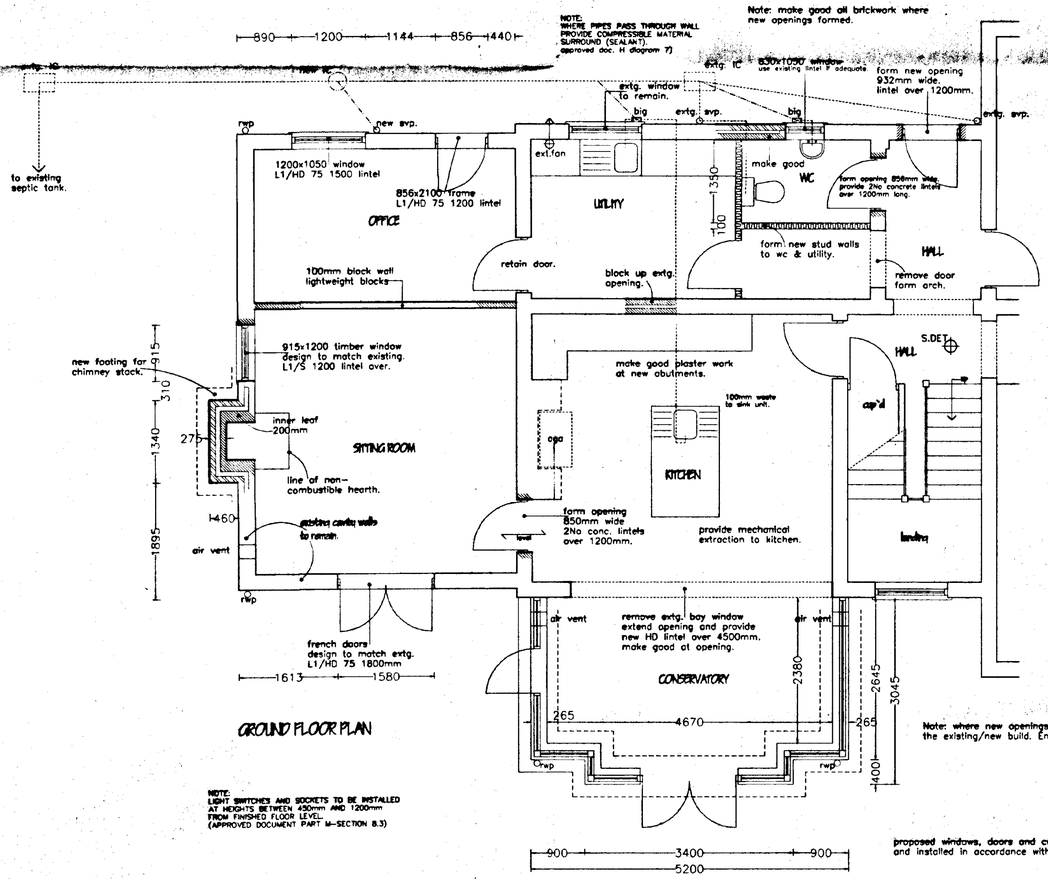
FIRST FLOOR CONSTRUCTION AND CEILING FINISHES
See floor joist plan for details of span and sizes.
18mm Wanac decking to floor construction.
12.5mm plasterboard and artex to ground and first floors.
All timber to be C16 (SC3) structural grade minimum.
Provide 30 x 5mm galvanised steel lateral restraint straps at 2.0m ctrs. Min. With pack and noggings not less than 38mm thick and not less than 2 depth of joist.
Straps to span 3no. Joists minimum.
Ensure equivalent number of floor restraint straps at trimmers adj. to stairwell opening.
38 x 38mm herringbone strutting required if span is 2.5 to 4.5m mid span.
If more than 4.5m then two rows are required at a third of the span position.



BLOCK PLAN
1:500

NOTE:
WHERE PIPES PASS THROUGH WALL PROVIDE COMPRESSIBLE MATERIAL SURROUND (SEALANT). approved doc. H diagram 7)

Note: make good all brickwork where new openings formed.

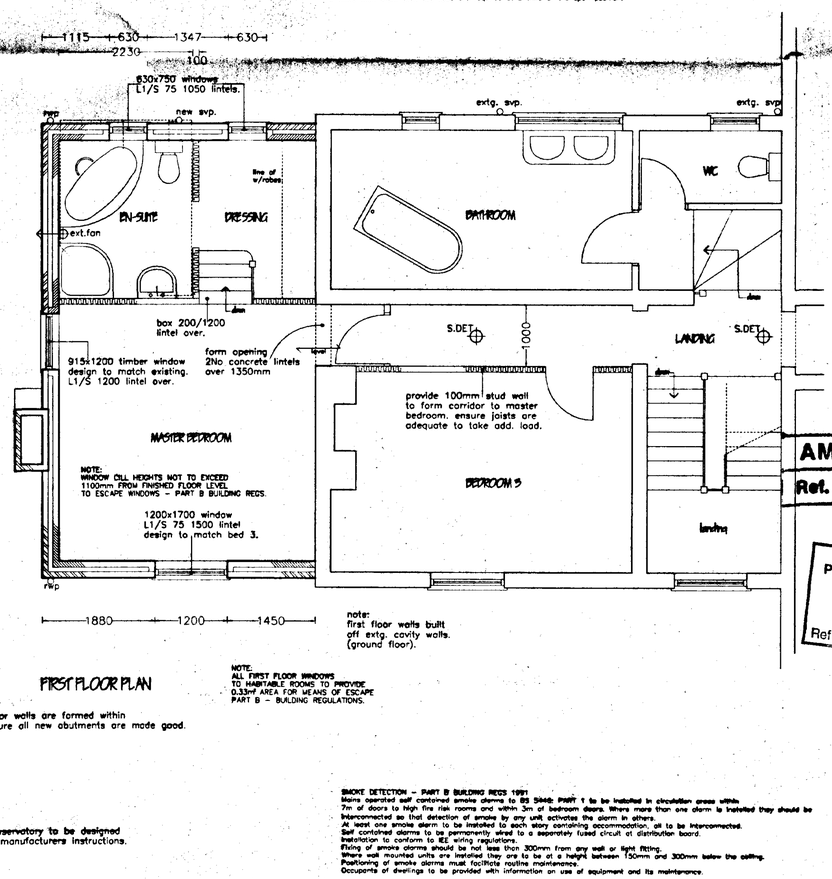


GROUND FLOOR PLAN

NOTE:
LIGHT SWITCHES AND SOCKETS TO BE INSTALLED AT HEIGHTS BETWEEN 450mm AND 1200mm FROM FINISHED FLOOR LEVEL.
(APPROVED DOCUMENT PART M-SECTION 8.3)

Note: where new openings or walls are formed within the existing/new build. Ensure all new abutments are made good.

proposed windows, doors and conservatory to be designed and installed in accordance with manufacturers instructions.



FIRST FLOOR PLAN

note:
first floor walls built off extg. cavity walls. (ground floor).

NOTE:
ALL FIRST FLOOR WINDOWS TO HABITABLE ROOMS TO PROVIDE 0.33m² AREA FOR MEANS OF ESCAPE PART B - BUILDING REGULATIONS.

SMOKE DETECTION - PART B BUILDING REGS 1991
Mains operated self contained smoke alarms to BS 5446: PART 1 to be installed in circulation areas within 7m of doors to high fire risk rooms and within 3m of bedroom doors. Where more than one alarm is installed they should be interconnected so that detection of smoke by any unit activates the alarm in others.
At least one smoke alarm to be installed to each story containing accommodation, all to be interconnected.
Self contained alarms to be permanently wired to a separately fused circuit at distribution board.
Installation to conform to IEE wiring regulations.
Fixing of smoke alarms should be not less than 300mm from any wall or light fitting.
Where wall mounted units are installed they are to be at a height between 150mm and 300mm below the ceiling.
Positioning of smoke alarms must facilitate routine maintenance.
Occupants of dwellings to be provided with information on use of equipment and its maintenance.

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32 PRIMROSE CRESCENT - PINCHBECK
SPALDING - LINCOLNSHIRE - PE11 3RT
TEL: 01775 760396 FAX: 01775 760396

AMENDED PLA
Ref. A1

SHDC Planning & Development 13 FEB 2003 Ref 0696/02

PROJECT TITLE

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FOR: MR W RAVELL esq

FLOOR PLANS, ELEVATIONS & BLOCK PLAN.

REV	DESCRIPTION	DATE	BY
a	working drawings prepared	10/02	md
b	client & b.control amendments	11/02	md
c	client amendments to layout	02/03	md

SCALE 1:100, 1:50
DRAWN MD
DATE MAY 02
DRAWING No. 02.0697.02 c