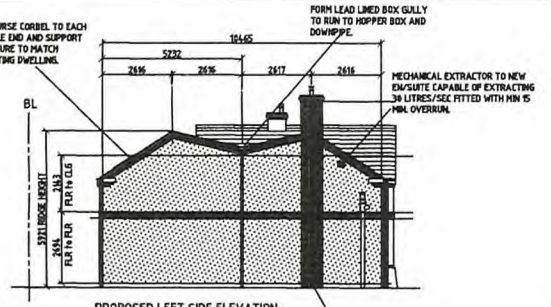
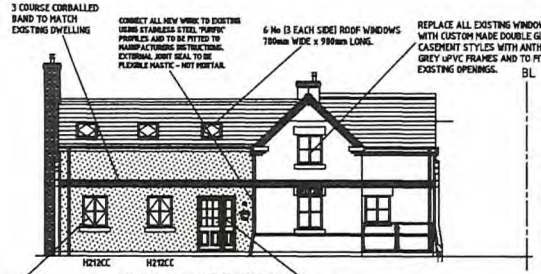
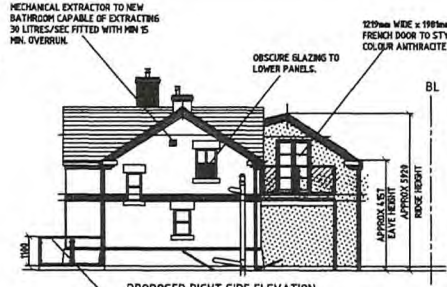


PROPOSED LEFT SIDE ELEVATION



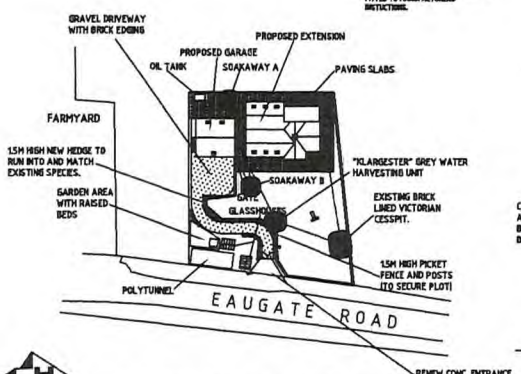
PROPOSED FRONT ELEVATION



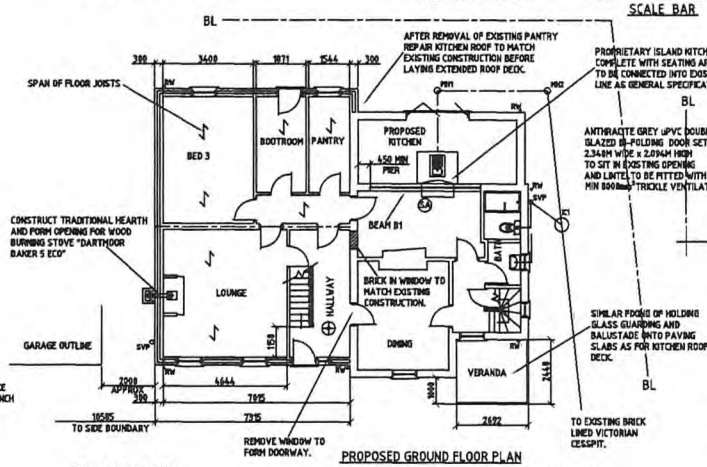
PROPOSED RIGHT SIDE ELEVATION

0 1M 2M 3M 4M 5M

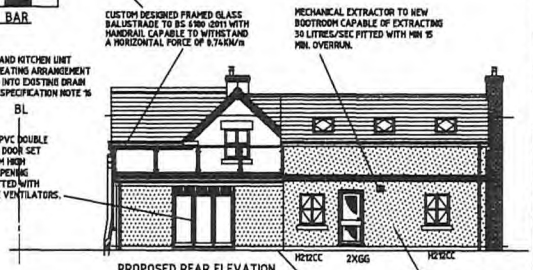
SCALE BAR



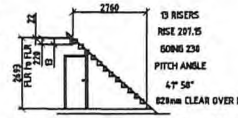
PROPOSED BLOCK PLAN - SCALE 1:500
(ALL OTHER DETAILS AS EXISTING BLOCK PLAN)



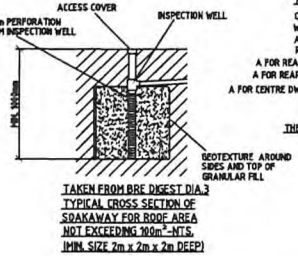
PROPOSED GROUND FLOOR PLAN



PROPOSED REAR ELEVATION



BASIC DETAILS OF MAIN STAIRWAY.



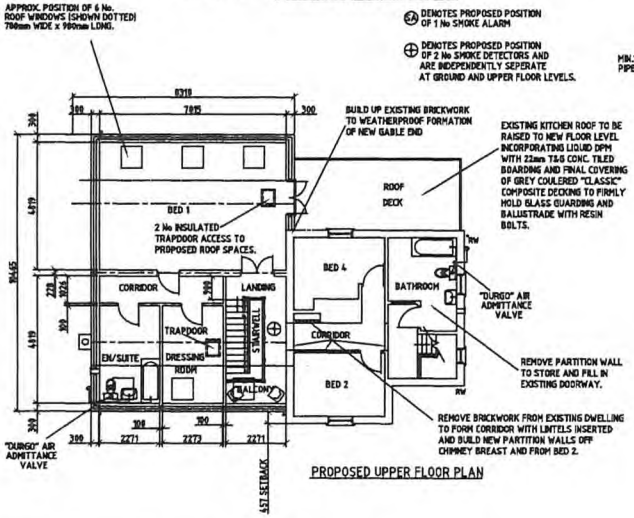
TAKEN FROM BRE DIGEST DIA.3
TYPICAL CROSS SECTION OF SOAKAWAY FOR ROOF AREA NOT EXCEEDING 100m²-NTS.
(MIN. SIZE 2m x 2m x 2m DEEP)

ACTUAL CALCULATIONS

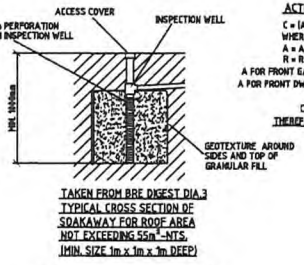
C = (A x R)/3
WHERE C = CAPACITY OF SOAKAWAY IN m³
A = AREA OF ROOF
R = RAINFALL (TAKEN AS 0.05m/h)
A FOR REAR GARAGE= 4.375m x 7.350m = 32.024m²
A FOR REAR DWELLING= 8.318m x 2.753m = 22.899m²
A FOR CENTRE DWELLING= 7.315m x 2.727m x 2 = 39.750m²
TOTAL A = 94.673m²
C = (94.673 x 0.05)/3 = 1.578 m³
THEREFORE 2.0m³ SOAKAWAY SATISFACTORY

CALCULATIONS FOR SOAKAWAY A
(COVERING REAR GARAGE AND DWELLING ROOFS
PLUS CENTRE AREAS DEPOSITING TO HOPPER BOX)

REFER TO RW/23/001 SHEET 3 FOR STRUCTIONAL DETAILS



PROPOSED UPPER FLOOR PLAN



TAKEN FROM BRE DIGEST DIA.3
TYPICAL CROSS SECTION OF SOAKAWAY FOR ROOF AREA NOT EXCEEDING 55m²-NTS.
(MIN. SIZE 1m x 1m x 1m DEEP)

ACTUAL CALCULATIONS

C = (A x R)/3
WHERE C = CAPACITY OF SOAKAWAY IN m³
A = AREA OF ROOF
R = RAINFALL (TAKEN AS 0.05m/h)
A FOR FRONT GARAGE= 4.375m x 7.350m = 32.024m²
A FOR FRONT DWELLING= 7.315m x 2.753m = 20.138m²
TOTAL A = 52.162m²
C = (52.162 x 0.05)/3 = 0.869 m³
THEREFORE 1.0m³ SOAKAWAY SATISFACTORY

CALCULATIONS FOR SOAKAWAY B
(COVERING FRONT GARAGE AND DWELLING ROOFS)



PROPOSED NEW FLOOR AREA CREATED (GARAGE) = 107.75m²
PROPOSED NEW FLOOR AREA CREATED (DWELLING) = 143.06m²

ROBUST DETAIL SHEETS APPLICABLE :- 3.03,3.04,3.10,3.12,3.18,3.22,8.04 & 8.08 (MY RESPONSIBILITY TO PROVIDE CHOSEN BUILDER AT COMMENCEMENT OF PROPOSED DEVELOPMENT.)

SOUTH HOLLAND DISTRICT COUNCIL PLANNING REF:- H13-0612-23

GENERAL SPECIFICATION :- CONTD.

14. INTERNAL FINISHES:- ALL INTERNAL WALLS TO BE PLASTERED AND REMAINED MIN. 13mm TO LINTELS AND NEW CEILINGS SKIMMED TO ACHIEVE SURFACE SPREAD OF FLAME OF CLASS 1 TO TABLE 10 TO BLDG. REG. B2.
15. STORM WATER DRAINAGE:- 100mm UPVC HALF ROUND GUTTERING TO MATCH EXISTING WITH 63mm DOWNPIPE ATTACHED TO SIDE FASCIA AND BLOCK WITH APPROVED BRACKETS TO RUN TO NEW SOAKAWAYS SITUATED MIN 4.5m AWAY FROM DWELLING AND BOUNDARY WHERE POSSIBLE IN 100mm CLAY PIPEWORK LAID ON AND SURROUNDED IN 100mm PEA GRAVEL. MIN. GRADIENT 1:40.
16. FOUL WATER DRAINAGE:- BY CONVERTING THE SMALL BEDROOM IN THE EXISTING DWELLING INTO A FAMILY BATHROOM PROVIDE 32mm uPVC PIPE FROM HANDBASIN AND 40mm uPVC PIPE FROM BATH TO BE TEED INTO NEW 100mm "DURGO" AIR ADMITTANCE VALVE ALONG WITH TOILET AND CONNECTED TO EXISTING SVP AS SHOWN WITH HANDBASIN AND BATH FITTED WITH 75mm DEEP TRAPS. EXACT SIMILAR FITTINGS TO BE PROVIDED IN PROPOSED NEW UPPER FLOOR EN/SUITE TO RUN TO NEW RIGID EXTERNAL uPVC SVP. NEW SVP TO TERMINATE TO MATCH EXISTING SVP AND BE FITTED WITH APPROVED CAP. 100mm PIPE FROM NEW ISLAND SINK TO BE LAID IN KITCHEN FLOOR WITH SUITABLE CONNECTORS AND RODING EYE AND SUITABLY HAUNCHED IN CONCRETE TO LOCAL AUTHORITY SATISFACTION. ALL WASHING APPLIANCES TO BE FITTED WITH 75mm DEEP TRAPS. NEW AIR ADMITTANCE VALVES TO TERMINATE ABOVE FLOOD LEVELS OF HANDBASINS. NEW SVP TO RUN TO NEW "KLARGESTER" GREY WATER HARVESTING UNIT OF APPROVED SIZE WITH ANY OVERFLOW TO RUN TO EXISTING CESSPIT. ALL NEW UNDERGROUND PIPEWORK TO RUN IN 100mm "SUPERSLEVE" PIPEWORK WITH FLEXIBLE COUPLINGS AND ADAPTORS AND BE EMBEDDED AND SURROUNDED IN 100mm PEA GRAVEL MIN. GRADIENT 1 IN 40. (SEE SKETCH FOR PIPEWORK PENETRATING FOUNDATIONS).
17. PLUMBING:- ALL NEW PIPEWORK TO EXTENDED XISTING HEATING SYSTEM TO BE INSTALLED AND INSULATED IN ACCORDANCE WITH BLDG. REG. L1. ALL NEW RADIATORS TO BE FITTED WITH THERMOSTATIC VALVES.
18. GLAZING:- ALL NEW GLAZING IN CRITICAL POSITIONS - INTERNAL AND EXTERNAL LOCATIONS TO COMFORM TO TEST REQUIREMENTS OF BS 6206 UP TO 800mm ABOVE FLOOR LEVEL FOR WINDOW GLAZING AND UP TO 1.5m ABOVE FLOOR LEVEL FOR DOOR AND ADJACENT SIDE PANEL GLAZING. ANY PANEL OF GLAZING WITH A DIMENSION GREATER THAN 900mm TO BS 6206 CLASS B AND LESS THAN 900mm TO BS 6206 CLASS C IN ACCORDANCE WITH BLDG. REG. N1.
19. SMOKE DETECTION:- MAINS OPERATED SMOKE DETECTORS TO BS5446 TO BE FITTED MIN. ONE DETECTOR PER FLOOR LEVEL IN CIRCULATION AREAS. ALL NEW DETECTORS TO BE LINKED TOGETHER AND INSTALLED STRICTLY TO BLDG. REG. B1 AND APPROVED MANUFACTURERS RECOMMENDATIONS WITH BACK UP (RECHARGABLE BATTERIES) IN CASE OF MAINS FAILURE. AN INTERLINKED (COMPATABLE) HEAT DETECTOR TO BE FITTED IN THE KITCHEN. (IF REQUIRED).
20. ELECTRICS:- ALL NEW ELECTRICAL INSTALLATIONS AND WIRING REQUIRED TO MEET THE REQUIREMENTS OF BLDG. REG. PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO. PRIOR TO COMPLETION OF BUILDING WORK THE LOCAL AUTHORITY MUST BE SATISFIED THAT PART P HAS BEEN COMPLIED WITH. THIS MAY REQUIRE AN APPROPRIATE BS 7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK BY A PERSON COMPETENT TO DO SO. HEIGHTS OF ALL SWITCHES AND SOCKETS TO BE BETWEEN 450mm 1200mm FROM FINISHED FLOOR LEVEL.
21. CHIMNEY, FLUE AND HEARTH:- "OPEN FIRE" CONSTRUCTED HEARTH IN LOUNGE MIN 125mm CONC. BASE LAID AT TIME OF FLOOR CONSTRUCTION AND SCREEDING WITH MIN 500mm PROJECTION IN FRONT OF JAMBS AND MIN 150mm EITHER SIDE OF RECESS OPENING TO FULLY COMPLY WITH BLDG. REG. J PARAS. 2.22-2.28 AND NHBC 6.8.23. CHIMNEY AND FLUE TO BE BUILT AT TIME OF WALL CONSTRUCTION MIN 225mm CLAY FLUE LINERS TO MEET REQUIREMENTS DESCRIBED IN BS EN 1457:1999 AND LAID SOCKETS UPPERMOST AND JOINTS SEALED IN ACCORDANCE WITH BLDG. REG. J PARA. 1.28. AIR BRICKS TO BE INSERTED IN LOUNGE TO GIVE MIN. TOTAL AREA OF AT LEAST 59% OF CROSS SECTIONAL AREA OF FLUE. CHIMNEY TO TERMINATE AT MIN. 900mm ABOVE ROOF RIDGE LEVEL IN ACCORDANCE WITH BLDG. REG. J PARAS. 2.10-2.12. FIREPLACE TO FIT MAKERS 'DEAN FORGE' DARTMOOR BAKER 5KW WOOD BURNING STOVE. DETAILS TO BE SUPPLIED BY SPECIALIST MANUFACTURER BEFORE INSTALLATION.

REVISIONS:-

(C) KITCHEN DETAILS ALTERED, CHIMNEY AND FLUE DETAILS ADDED
(B) AMENDED IN LINE WITH SHDC LETTER DATED 06/07/2023.

RW ARCHITECTURAL SERVICES
R. WEST,
39, MARTIN COURT,
WERRINGTON,
PETERBOROUGH. PE4 6JS
TEL. 07950 439 005

PROPOSED GARAGE WITH ACCOMODATION, GROUND AND UPPER FLOOR SIDE EXTENSION AND INTERNAL ALTERATIONS FOR MS. R. KEARLEY, SNAKE HALL COTTAGE, 105, EUAGATE ROAD, MOULTON EUAGATE, SPALDING. PE12 0TB.

SCALE:- 1:100. (AT A1 SIZE)
DATE:- FEB'23
SOUTH HOLLAND DISTRICT COUNCIL PLAN No.
DWG.No. RW 23 001 C