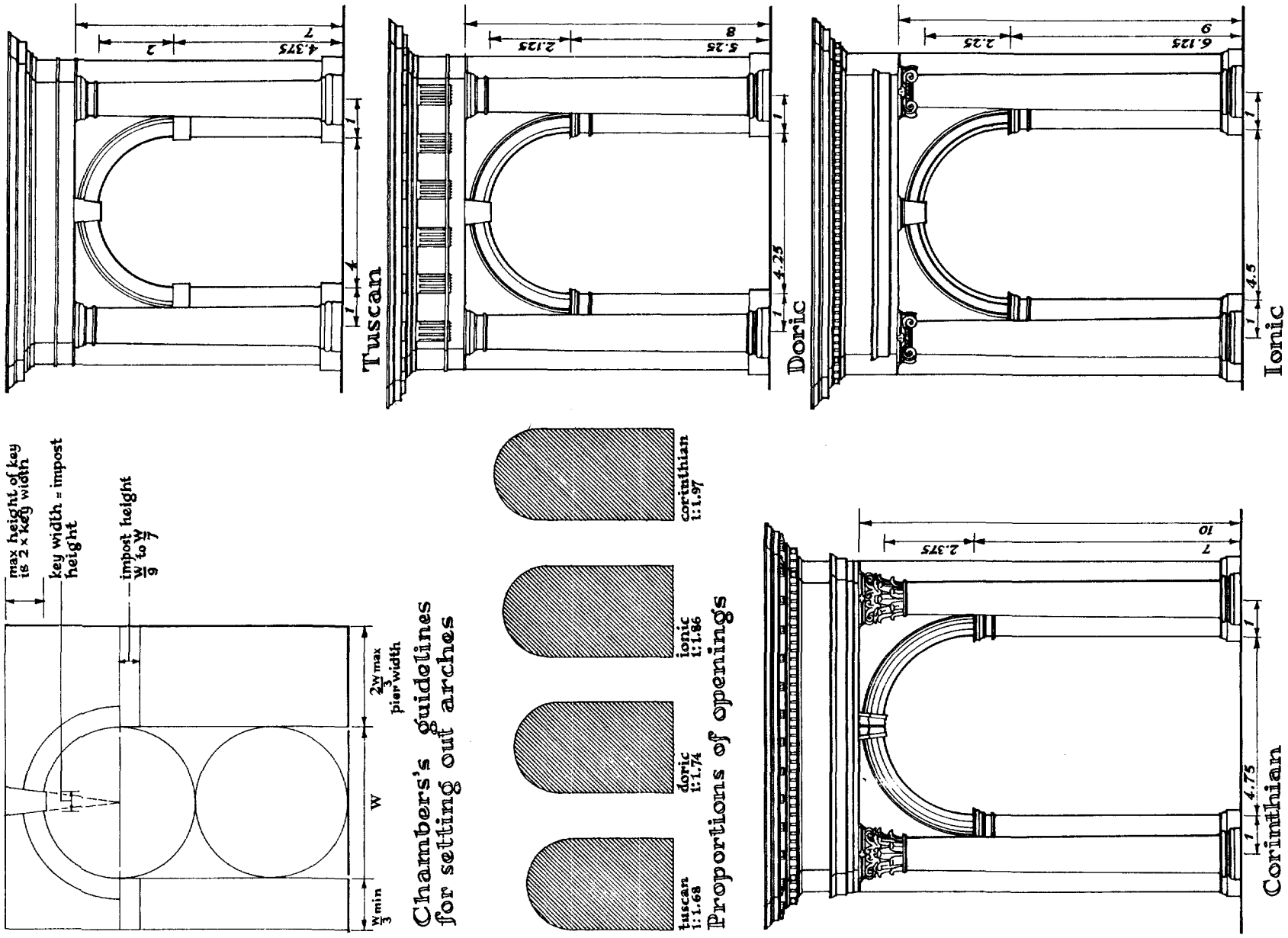


Opening		
	Width, W	Height, H
Tuscan	4	6.375
Doric	4.25	7.375
Ionic	4.5	8.375
Corinthian	4.75	9.375

I have allowed an impost height and archivolt width of $\frac{1}{2}$ diameter throughout. Details of impost and archivolt profiles, adapted from Gibbs, are given in plate 39.



37. ARCHES I: WITHOUT PEDESTALS

Copy plan
as attached to design notice.

01/10/98

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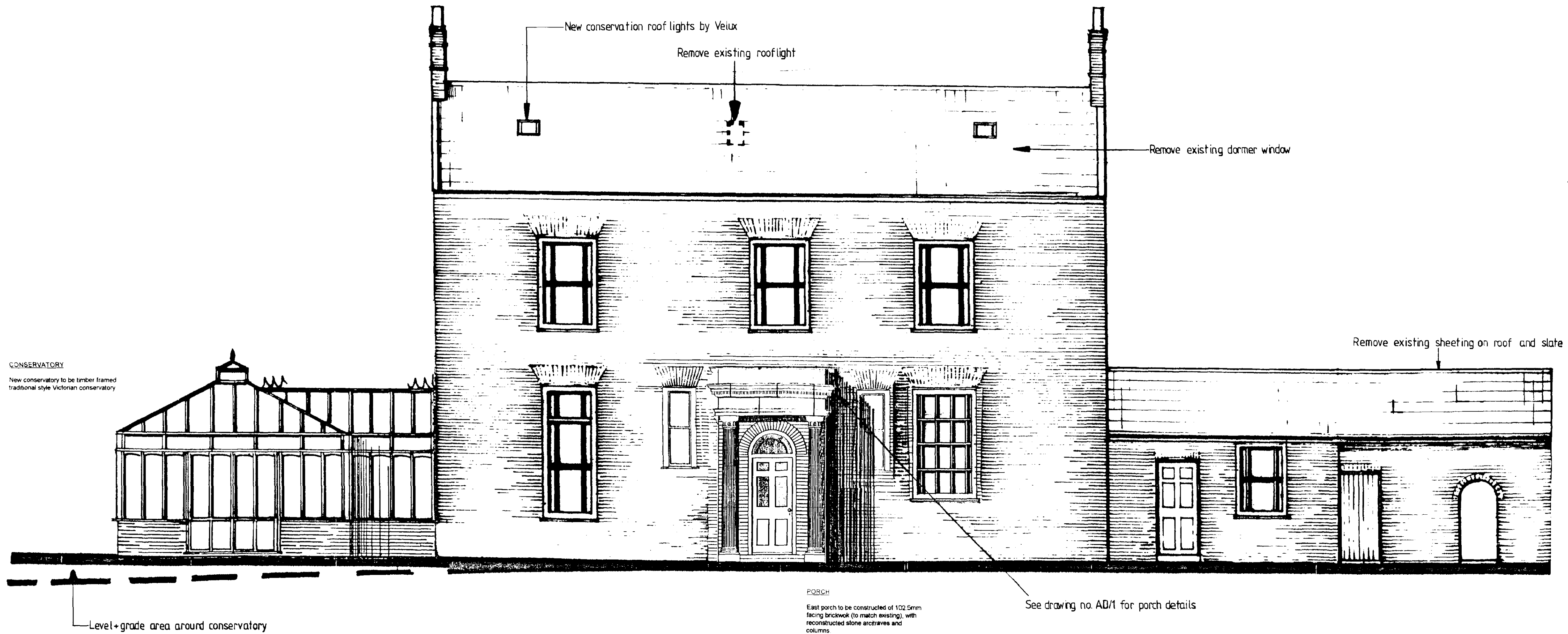
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revision date

1. Revised for Listed Building 8/1/99

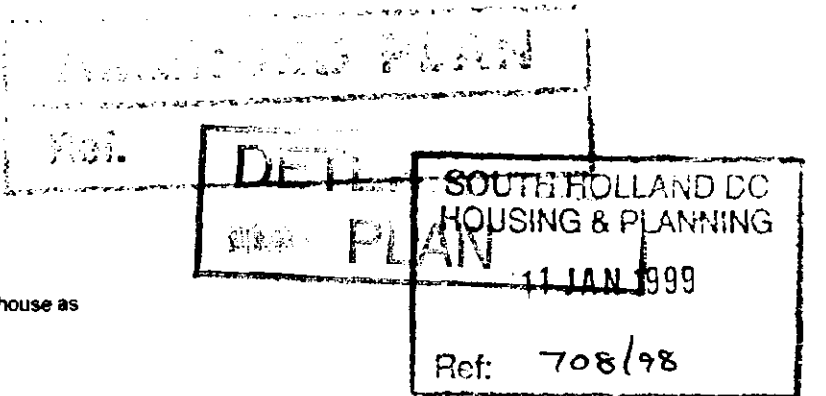


PORCH

East porch to be constructed of 102.5mm facing brickwork (to match existing), with reconstructed stone architraves and columns

EXISTING BRICKWORK

Re-point all brickwork as necessary
Replace all damaged copings to parapet walls



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project / drawing
ALTERATIONS TO OTWAY HOUSE, SPALDING
ROAD, PINCHBECK FOR MR C SIMS

scale date drawn

1:50 AUGUST 98 KB

project no drawing no

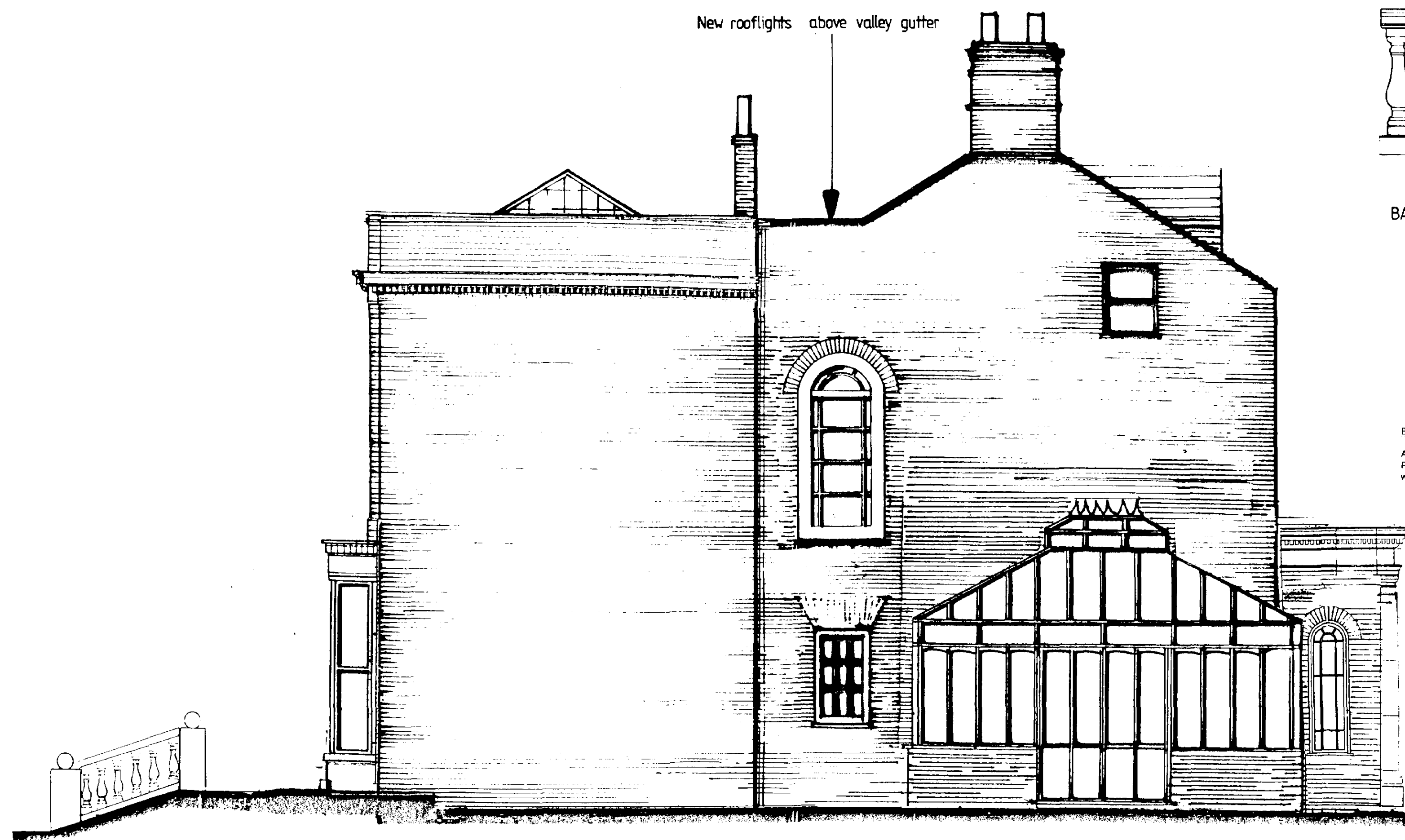
1489 AB/14

revisions

1.



WEST ELEVATION



SOUTH ELEVATION

Level+grade area to accommodate new steps

Notes

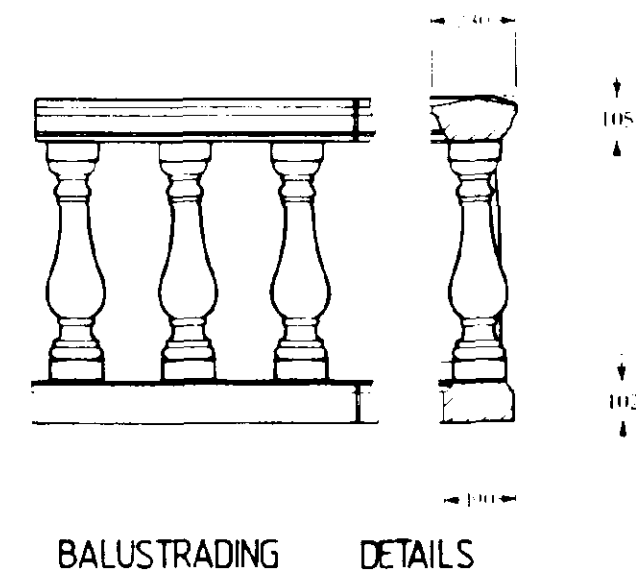
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revision	date
1 GENERAL REVISION	6/10/98



BALUSTRADING DETAILS

Ref

SUBMITTED

APPROVED PLAN

Ref.

SOUTH HOLLAND DC
HOUSING & PLANNING
- 9 OCT 1998
Ref: 0708/98

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partnership
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ARCHITECTS

project drawing

ALTERATIONS TO OTWAY HOUSE, SPALDING ROAD
PINCHBECK FOR MR C. SIMS

scale	date	drawn
1:50	SEPT 98	MP
project no.	drawing no.	
1439	AB/15	

revisions
1

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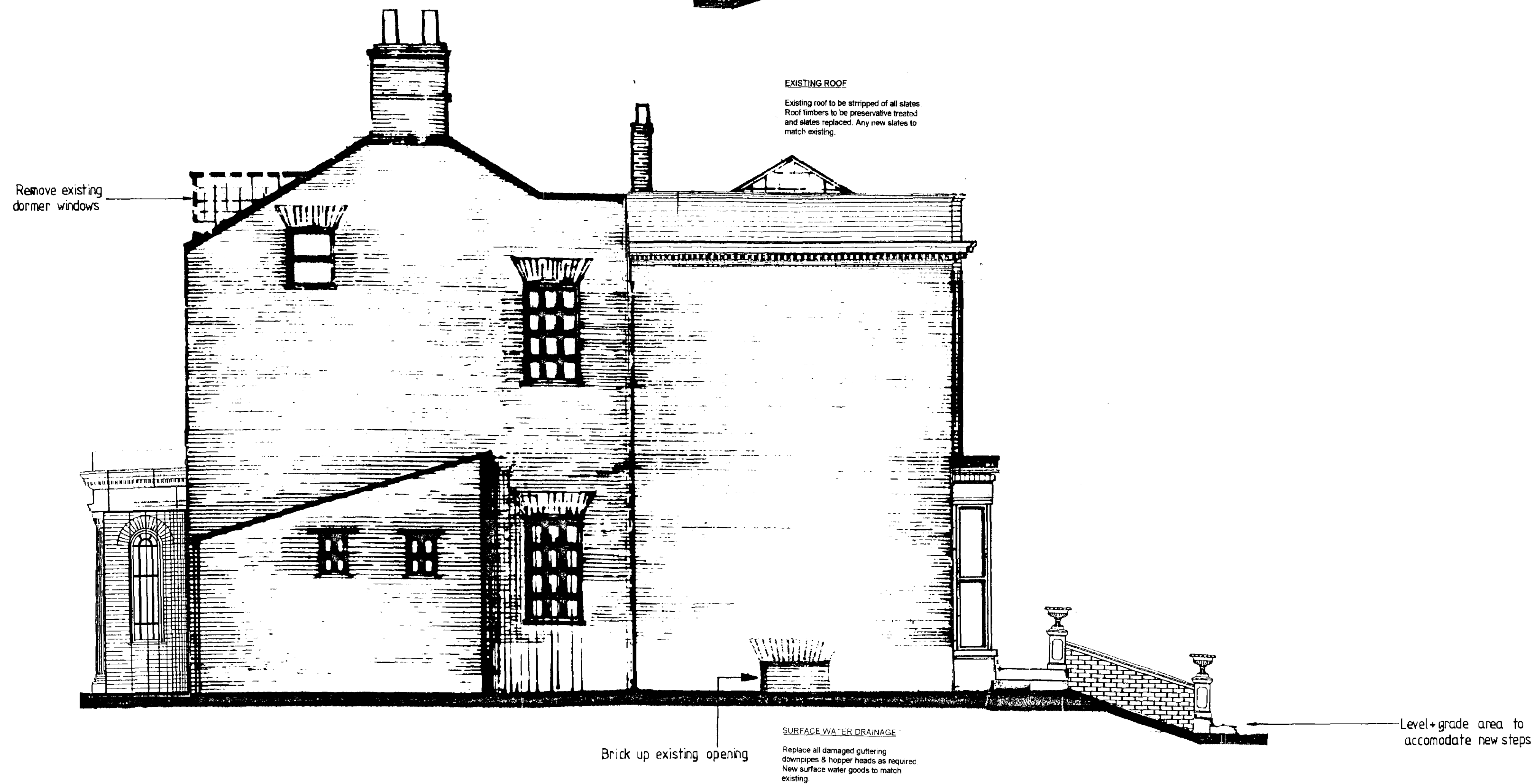
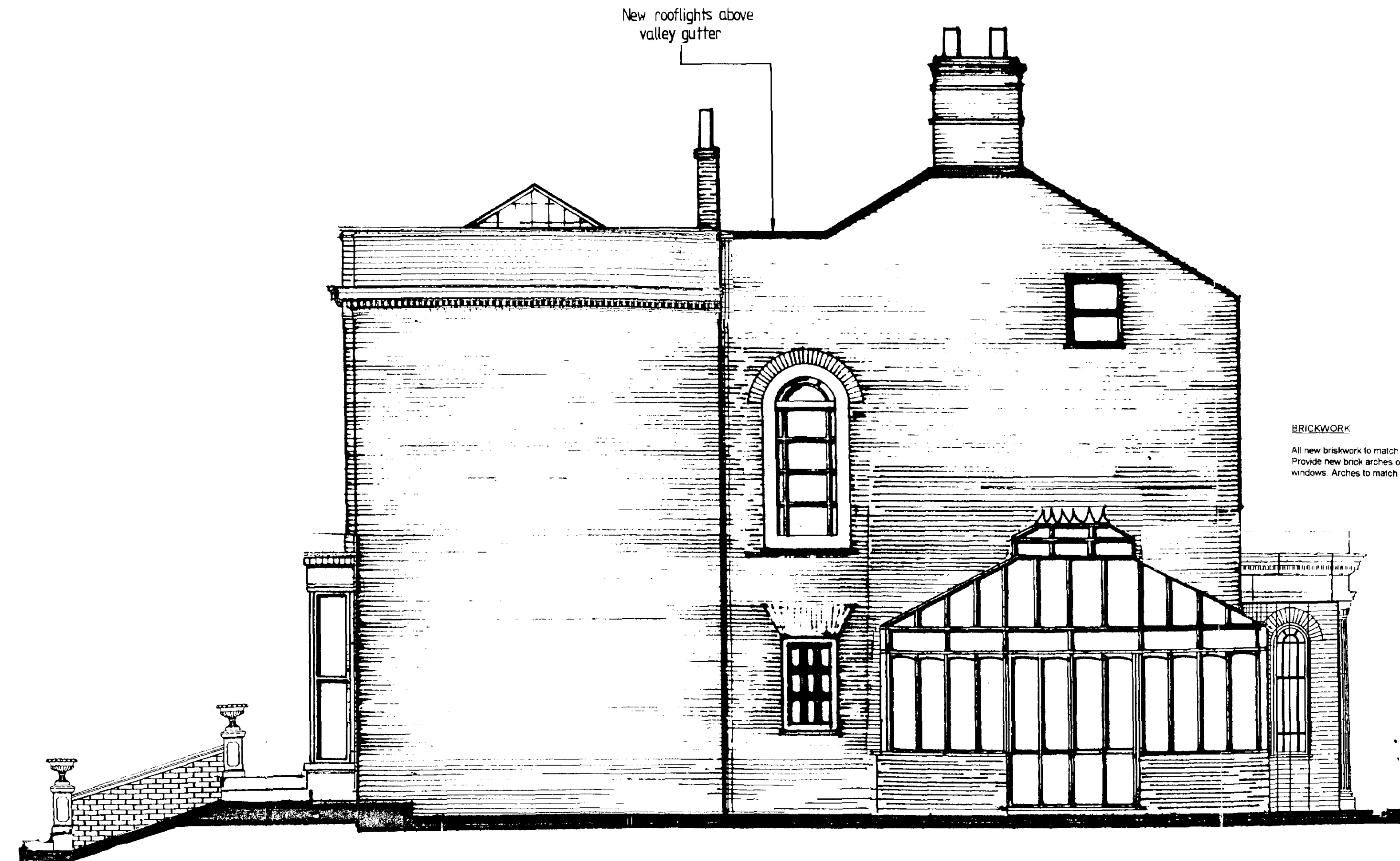
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1. Revised for Listed Building 8/1/99



PRELIMINARY PLAN

Ref.

DETERMINED PLAN

Ref.

SOUTH HOLLAND DC HOUSING & PLANNING

11 JAN 1999

Ref. 705/98

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project / drawing
ALTERATIONS TO OTWAY HOUSE, SPALDING
ROAD, PINCHBECK FOR MR C SIMS

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project no. drawing no.

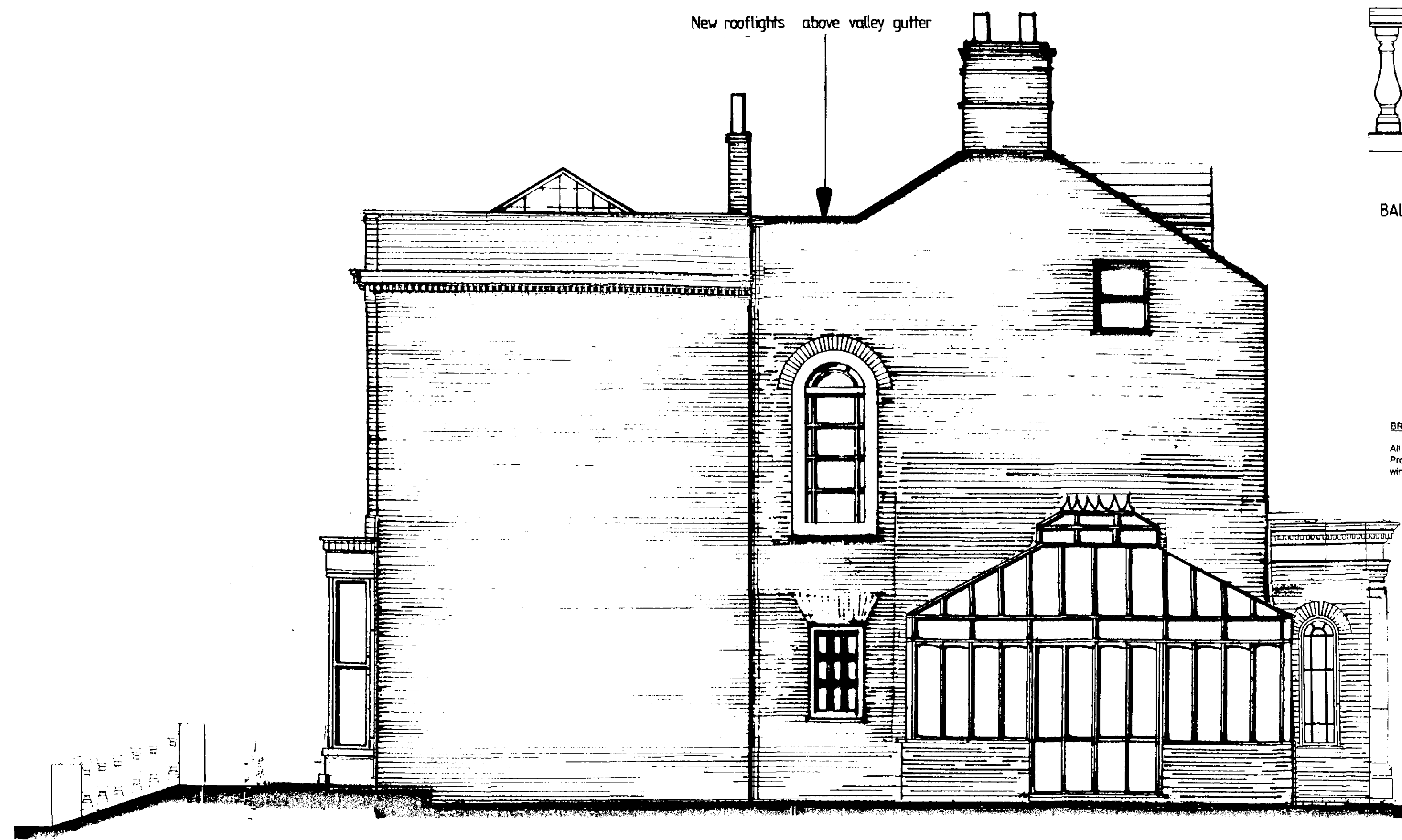
1439 AB/15

revisions

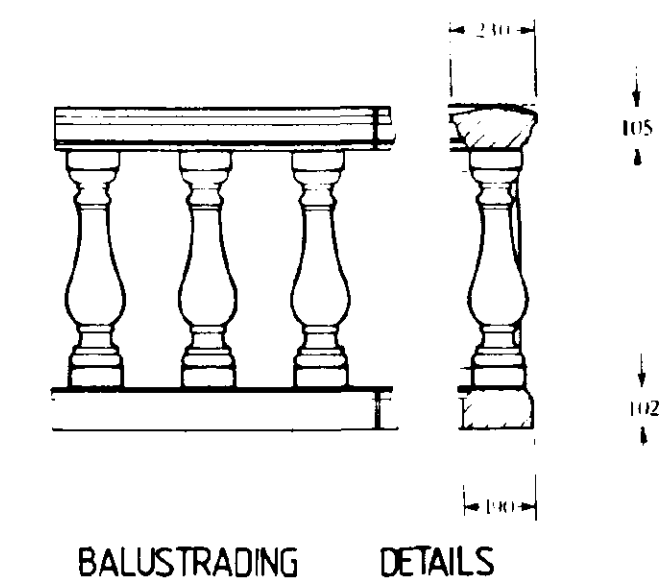
1.



WEST ELEVATION



SOUTH ELEVATION



BALUSTRADING DETAILS

BRICKWORK
All new brickwork to match existing.
Provide new brick arches over all new windows. Arches to match existing.

notes

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revision date

1 GENERAL REVISION

AMENDED PLAN

Ref.

SOUTH HOLLAND DC
HOUSING & PLANNING
- 6 OCT 1998
Ref: 708/98

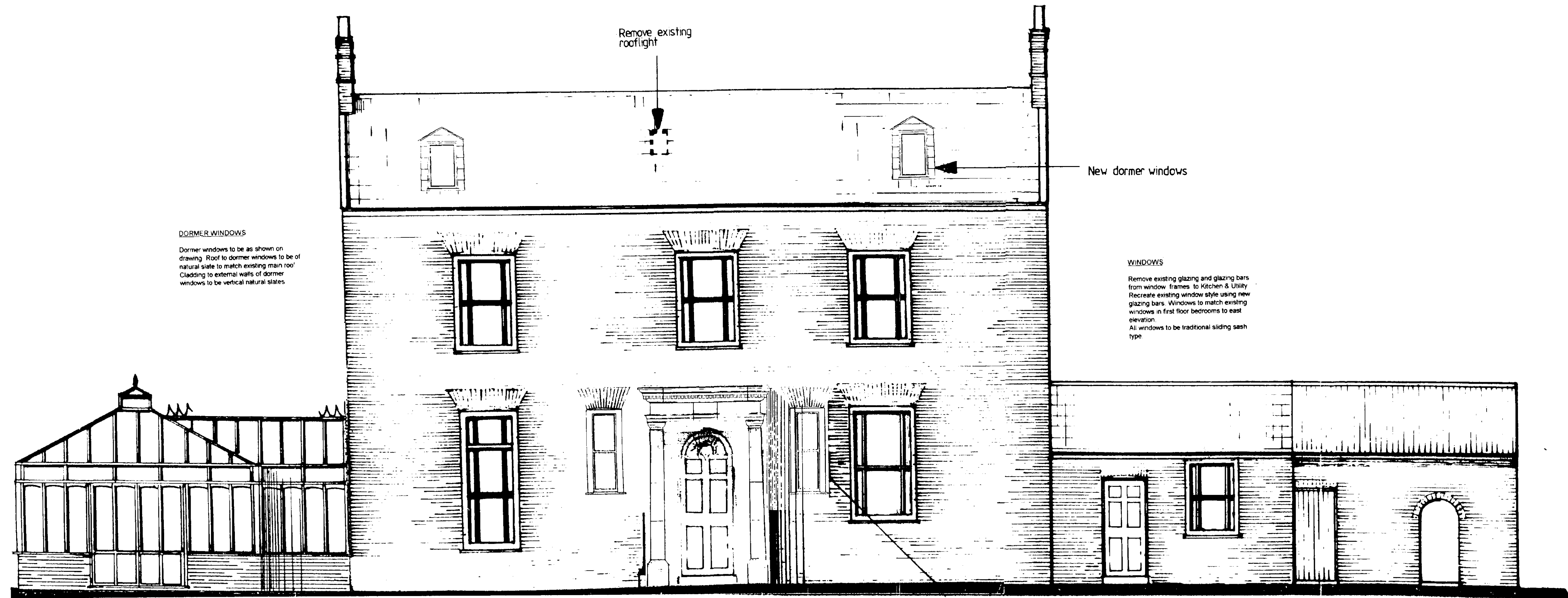
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project drawing

ALTERATIONS TO OTWAY HOUSE, SPALDING ROAD, PINCHBECK FOR MR C. SIMS

scale	date	drawn
1:50	SEPT 98	MF
project no.		drawing no.
1439		AB/15
revisions		

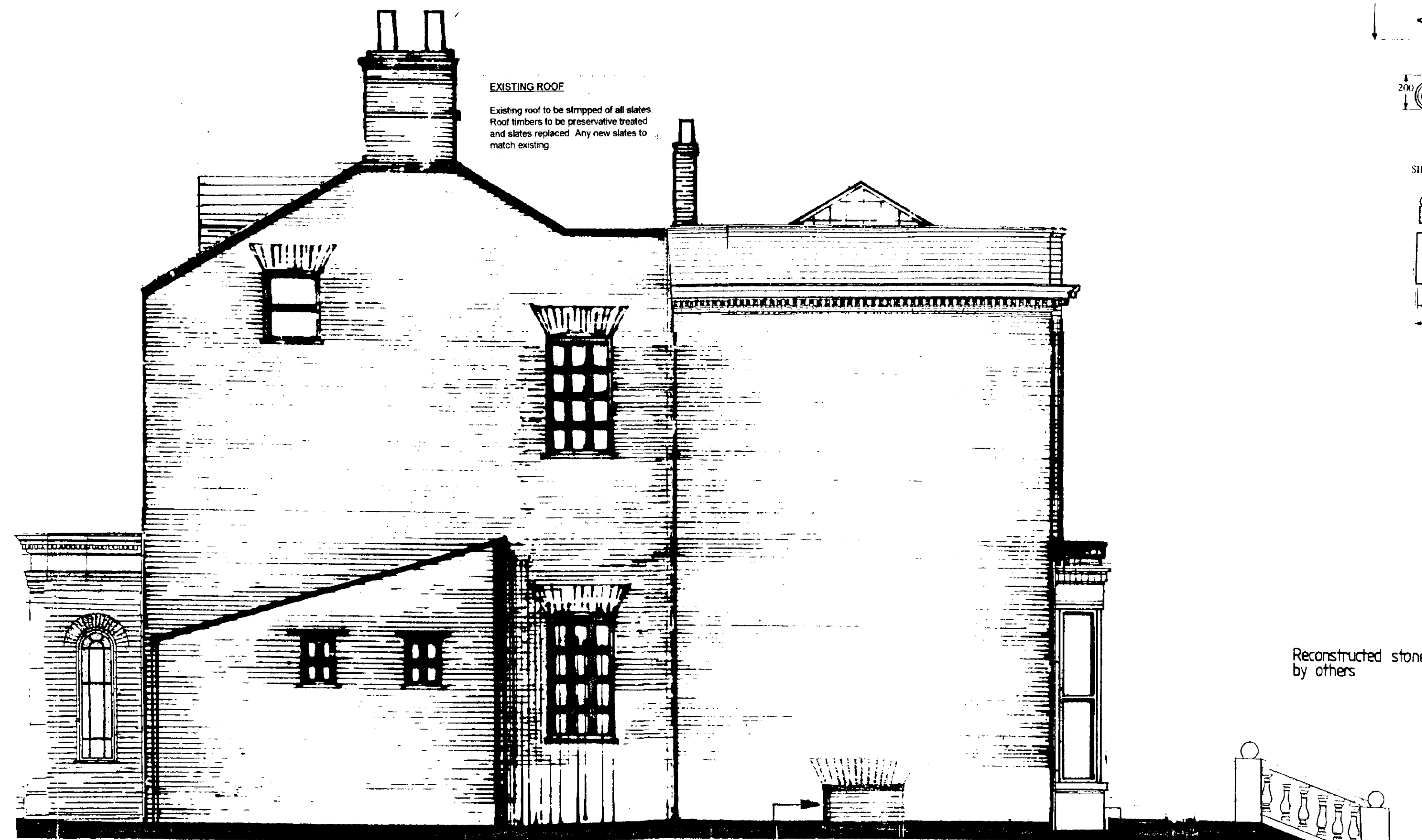


DORMER WINDOWS
Dormer windows to be as shown on drawing. Roof to dormer windows to be of natural slate to match existing main roof. Cladding to external walls of dormer windows to be vertical natural slates.

WINDOWS
Remove existing glazing and glazing bars from window frames to Kitchen & Utility. Recreate existing window style using new glazing bars. Windows to match existing windows in first floor bedrooms to east elevation. All windows to be traditional sliding sash type.

PORCH
East porch to be constructed of 102.5mm facing brickwork (to match existing), with reconstructed stone arcitraves and columns.

EAST ELEVATION

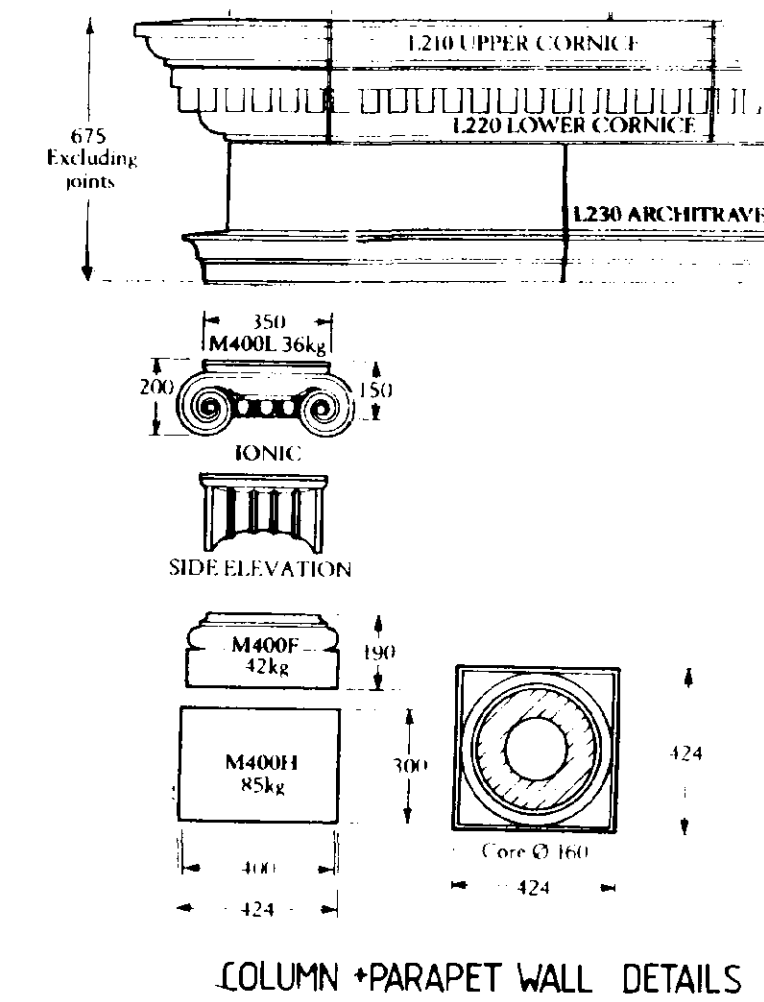


EXISTING ROOF
Existing roof to be stripped of all slates. Roof timbers to be preservative treated and slates replaced. Any new slates to match existing.

SURFACE WATER DRAINAGE
Replace all damaged guttering, downpipes & hopper heads as required. New surface water goods to match existing.

Door bricked up with recessed brickwork

NORTH ELEVATION



COLUMN + PARAPET WALL DETAILS

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AWARDED PLAN
Ref.

SOUTH HOLLAND DC
HOUSING & PLANNING
22 OCT 1998
07/08/98

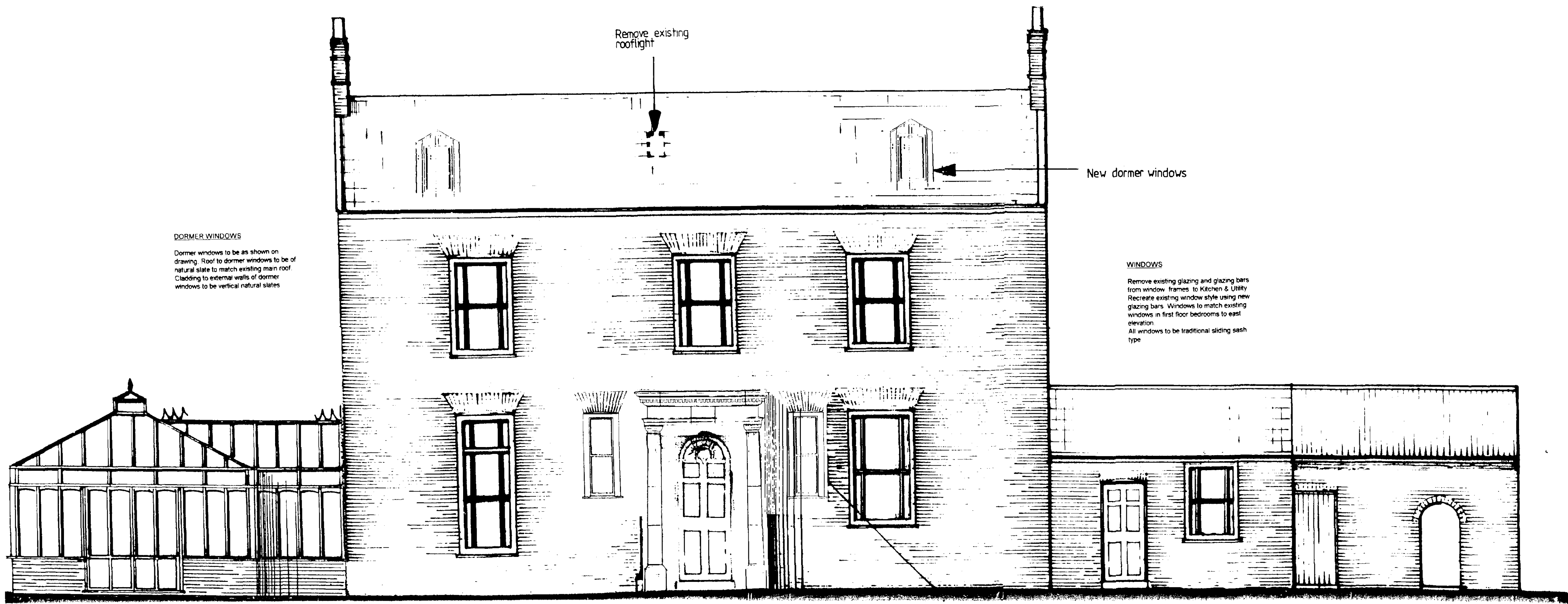
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project drawing
ALTERATIONS TO OTWAY HOUSE, SPALDING ROAD,
PINCHBECK FOR MR C. SIMS

scale 1:50 *date* SEPT 98 *drawn* MIF

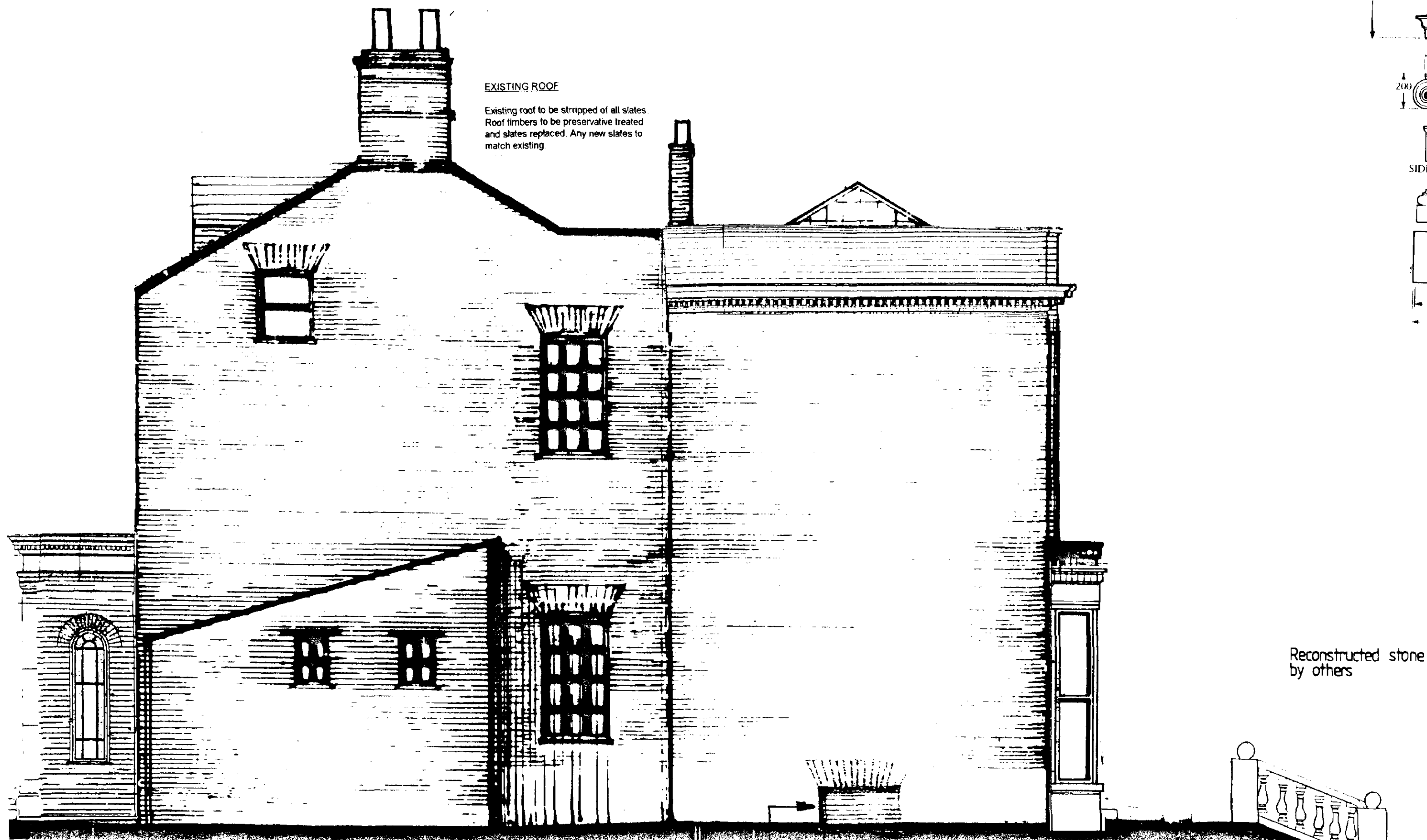
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revisions
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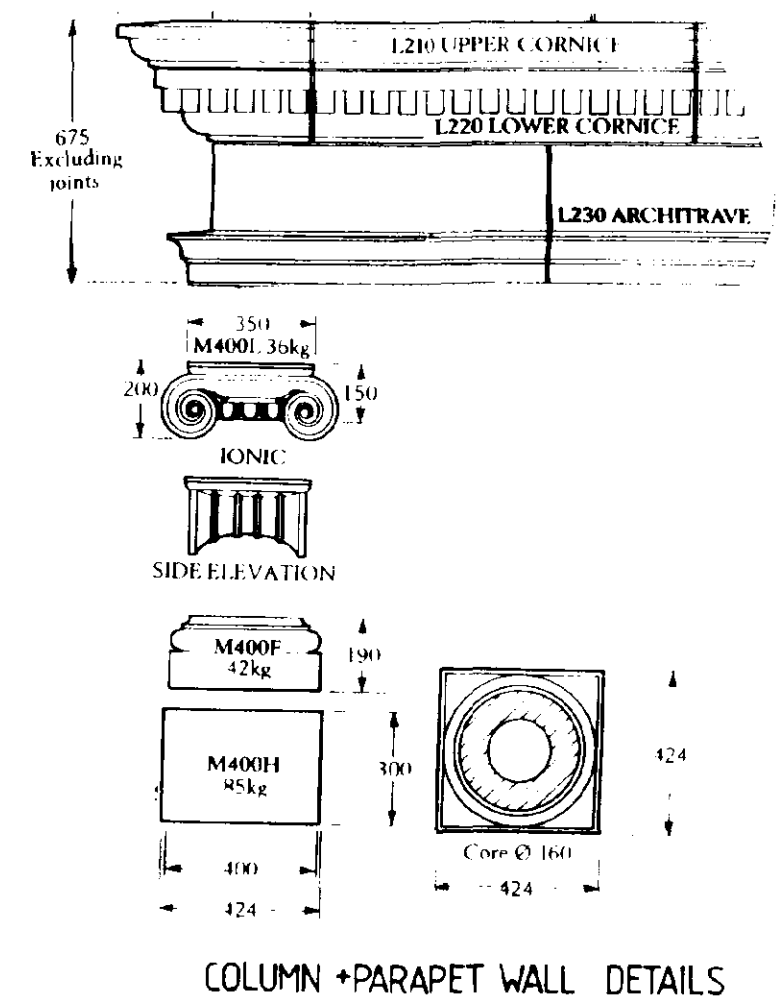


PORCH
East porch to be constructed of 102.5mm facing brickwork (to match existing), with reconstructed stone architraves and columns

EAST ELEVATION



NORTH ELEVATION



Reconstructed stone balustrading designed & fabricated by others

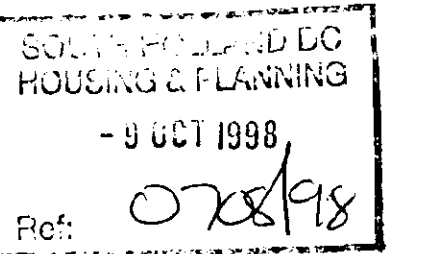
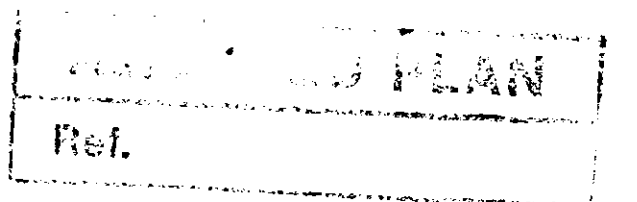
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revision	date
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project drawing
ALTERATIONS TO OTWAY HOUSE, SPALDING ROAD,
PINCHBECK FOR MR C. SIMS

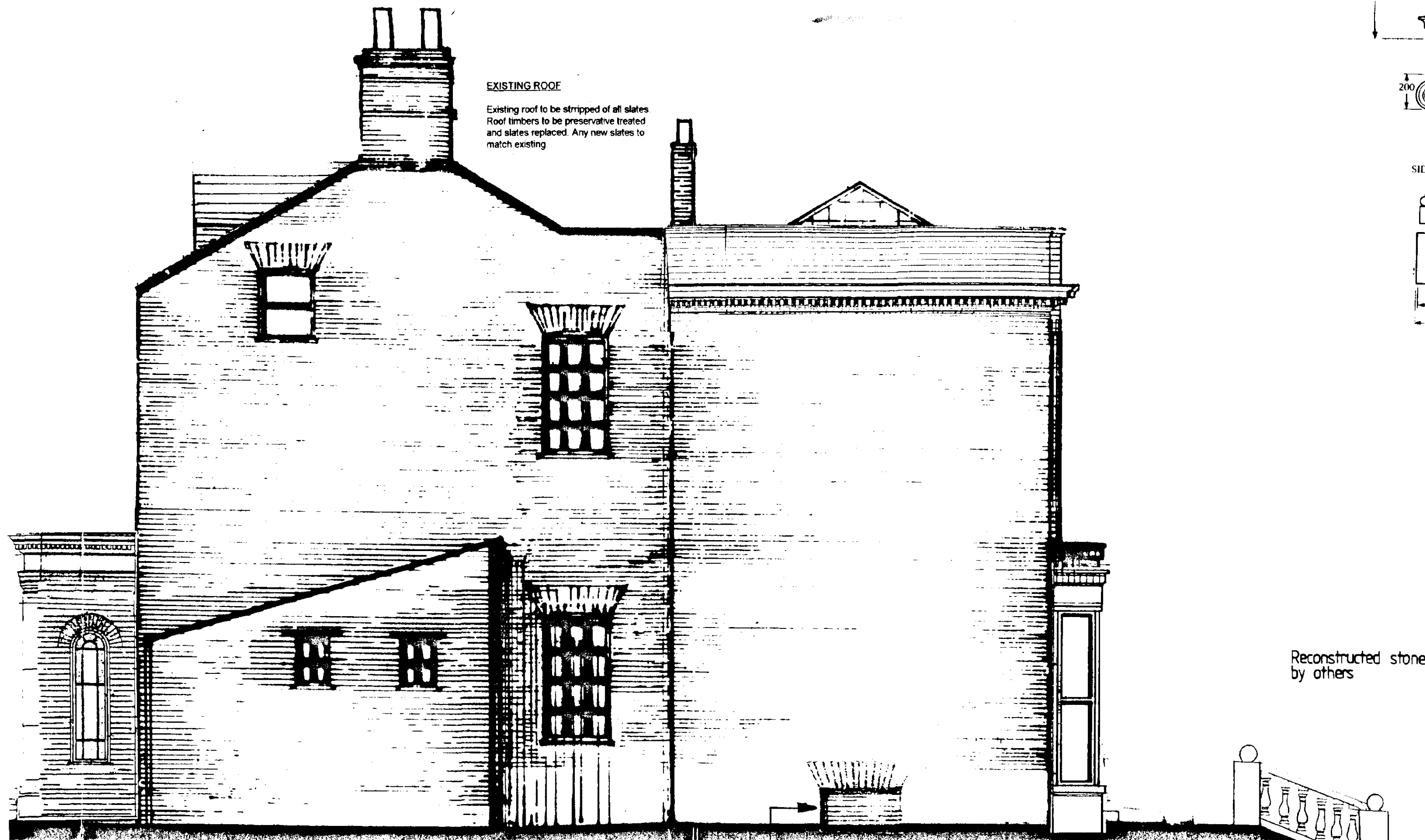
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project no.	drawing no.	revisions
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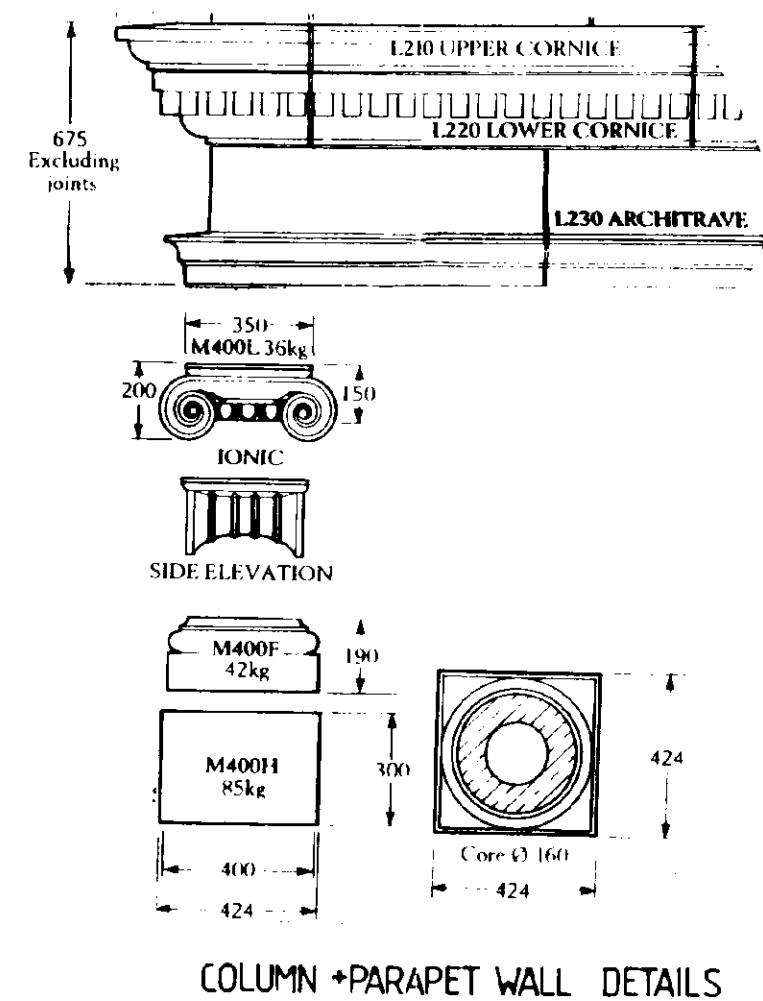


PORCH
East porch to be constructed of 102.5mm facing brickwork (to match existing), with reconstructed stone architraves and columns.

EAST ELEVATION



NORTH ELEVATION



Reconstructed stone balustrading designed + fabricated by others

Refain
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revision date
1 GENERAL REVISION

AMERICAN PLAN
Ref.

SOUTH HOLLAND DC
HOUSING - 1998
- 6 OCT 1998
Ref: 708/98

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project drawing
ALTERATIONS TO OTWAY HOUSE, SPALDING ROAD,
PINCHBECK FOR MR C. SIMS

scale date drawn
1:50 SEPT 98 MIF

project no. drawing no.
1439 AB/14

revisions

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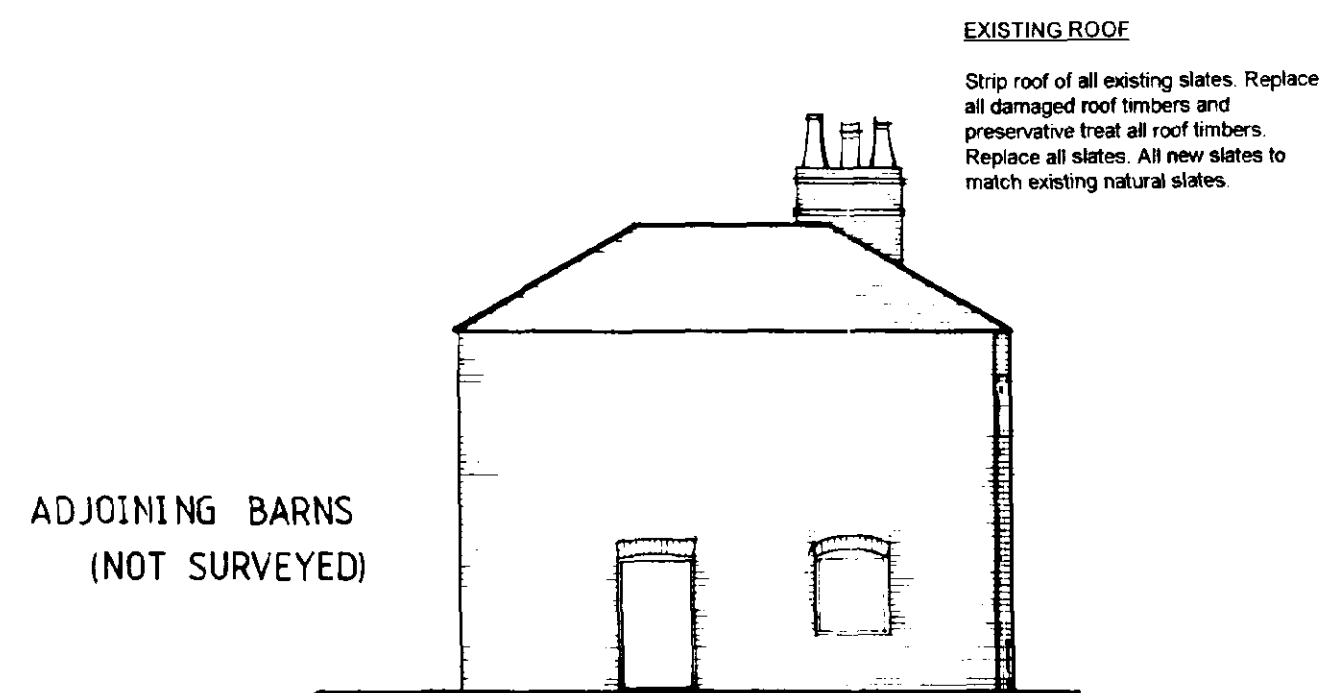
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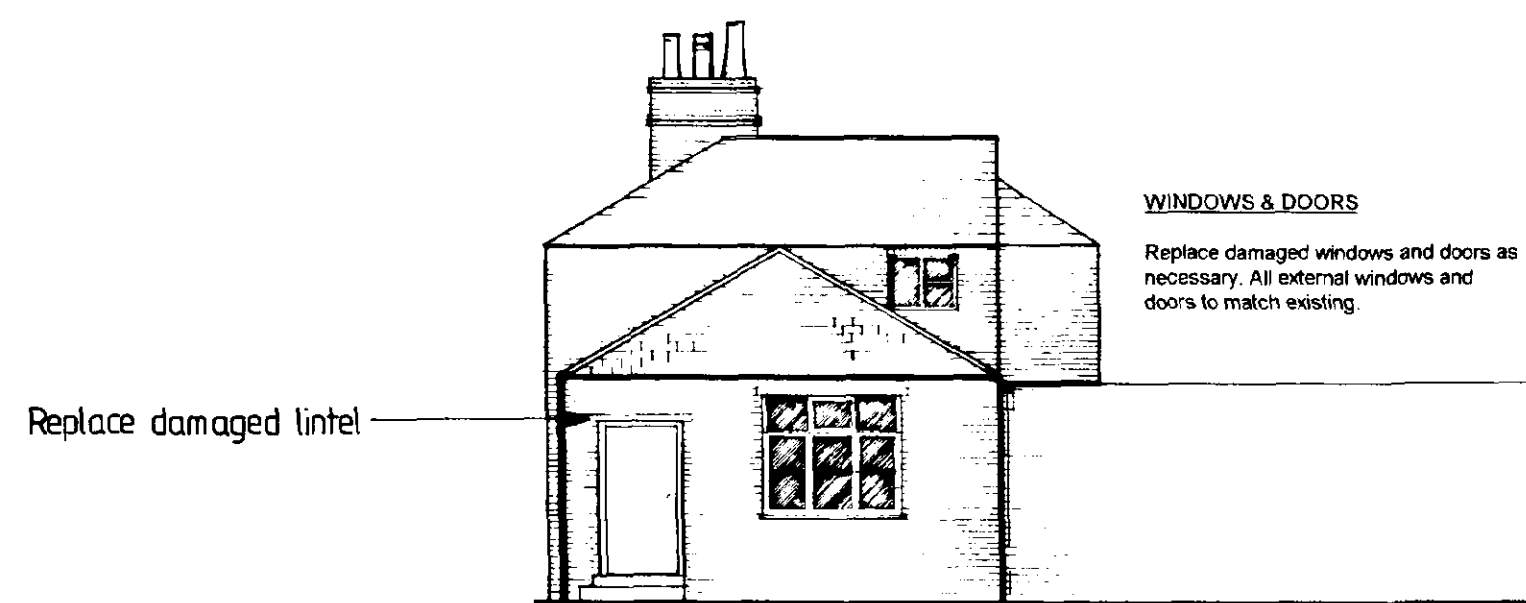
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revision

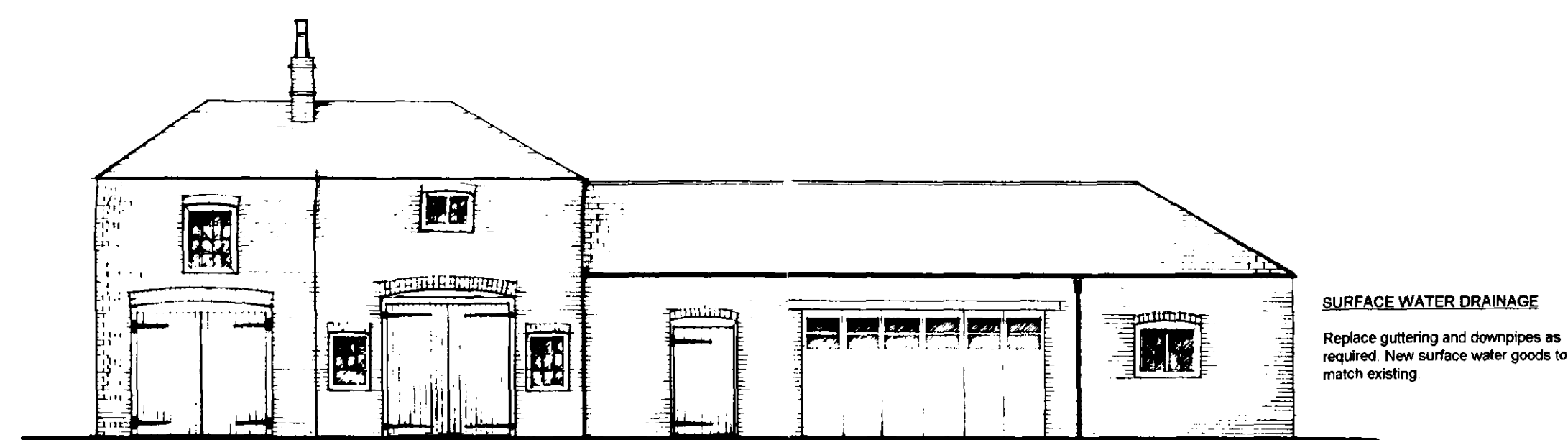
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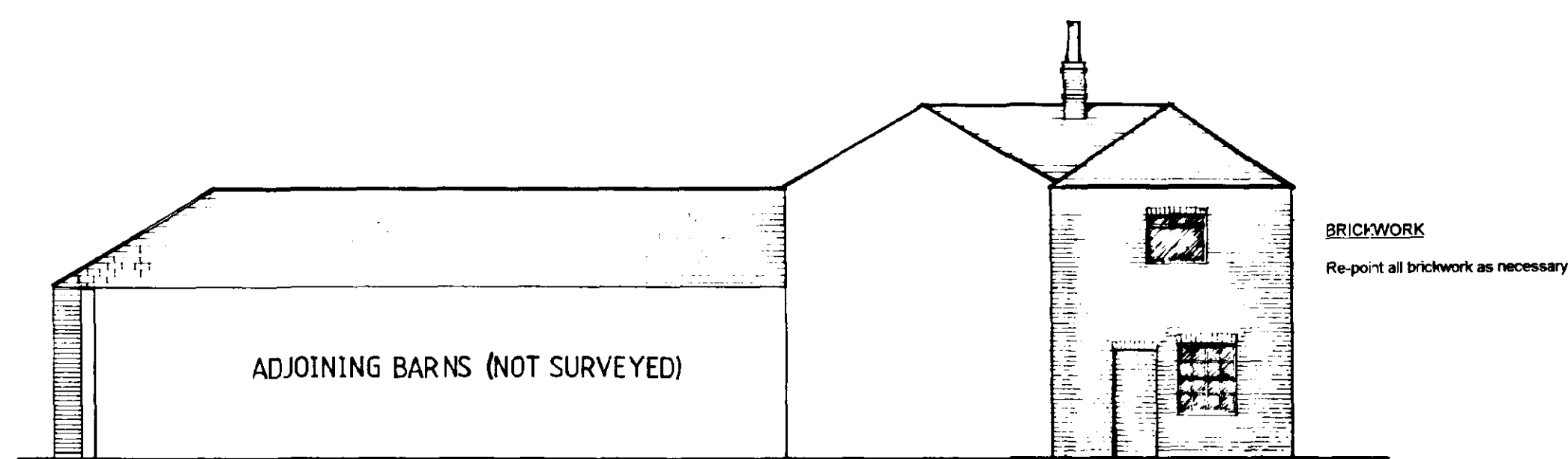
NORTH ELEVATION



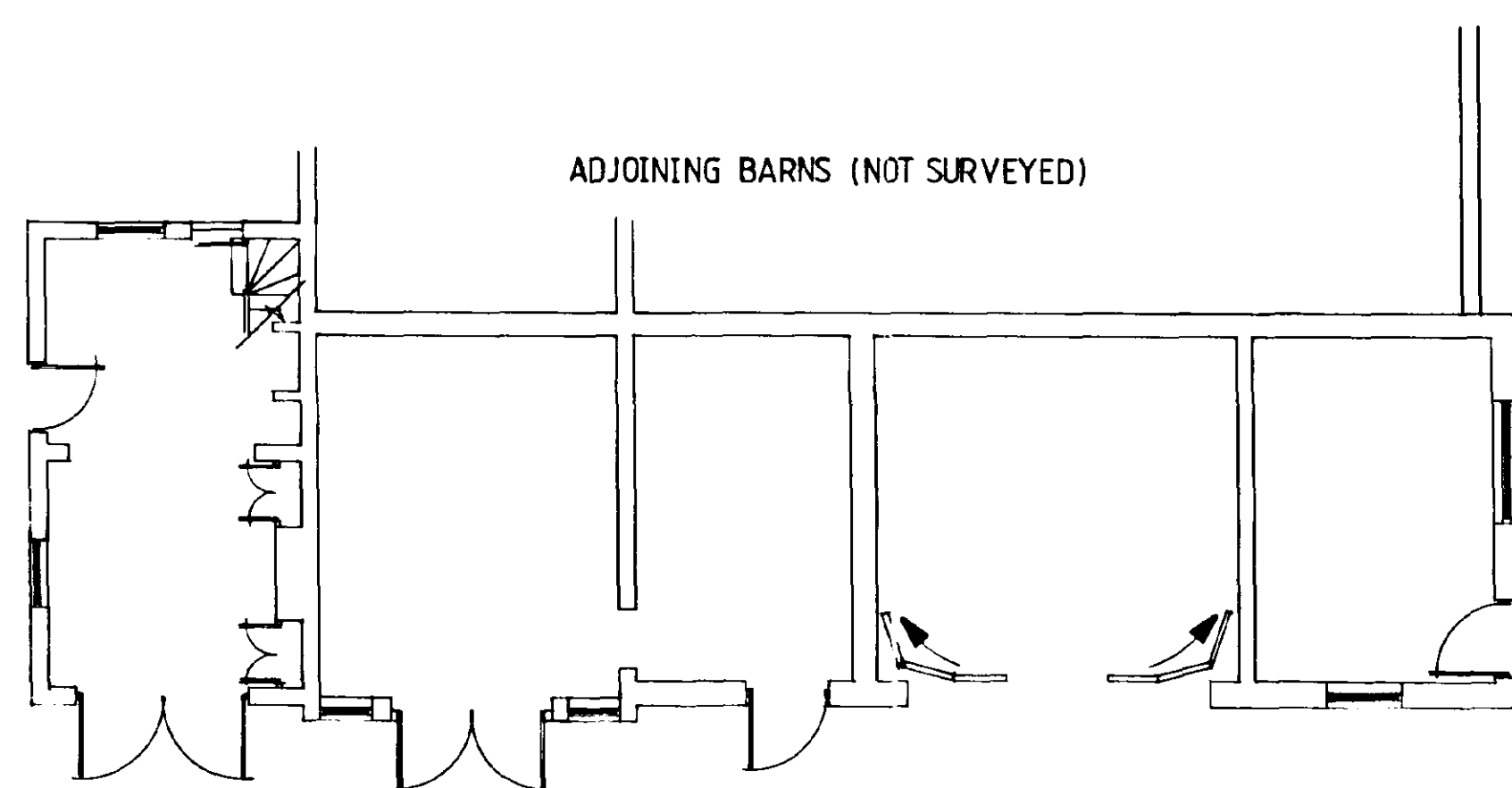
SOUTH ELEVATION



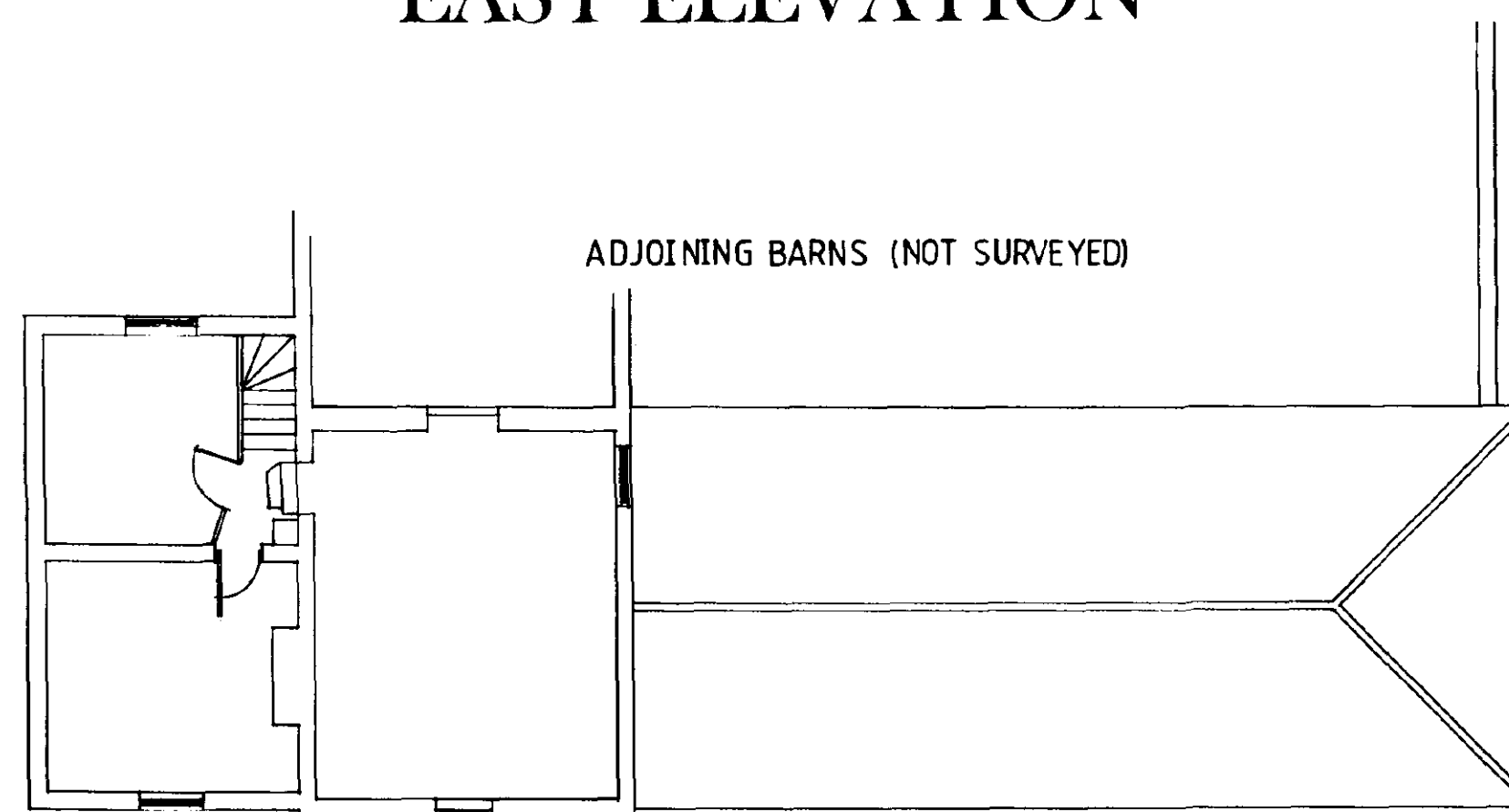
WEST ELEVATION



EAST ELEVATION



GROUND FLOOR



FIRST FLOOR

Peta

SUPERSEDED

SOUTH HOLLAND DC
HOUSING PLANNING
08 JUL 1998
Ref: 018/98

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project / drawing
ALTERATIONS TO EXISTING BARN AT OTWAY
HOUSE, SPALDING ROAD, PINCHBECK FOR MR
C. SIMS.

scale	date	drawn
1 : 100	JUNE 98	KB
project no. 1439		drawing no AB/10

revisions

NEW WALLS

Walls to be to dimensions shown and in strict accordance with BS 5628 Part 3 1985

Below DPC (in 1:3 cement/sand)

Cavity walls to comprise internal and external skins Thermalite Hi-Strength 7 100mm block with 75mm cavity. External skin to terminate minimum 2 courses below ground level then continue in facing brickwork to DPC. Internal skin including internal 100mm walls) to continue in Hi-Strength 7 to DPC. Cavity to be filled to ground level with weak mix concrete applied outward.

Walls Above DPC (in 1:1:6 cement/fine/sand)

Cavity walls to comprise 102.5mm outer skin facing brickwork, 75mm cavity containing 25mm Celotex RR cw225 insulation, a 50mm clear cavity and an inner skin of 100mm Thermalite 'Shield' blockwork to give a minimum 'U' value of 0.45W/m² K. Cavities closed at heads of walls and at all openings by closing blockwork onto brickwork building in Hyolad Vertical DPC with 25mm Jabite insulation behind to give 1.2W/m² K. Build in stout stainless steel wall ties with insulation retaining disc's at maximum 900mm horizontally and 450mm vertically with extra ties at openings at every block course where the cavity is closed. Wall ties and cavity insulation to be built all in accordance with insulation manufacturers recommendations. Internal walls to be 100mm Thermalite 'Shield' blockwork. All facing brickwork to be durability designation FL.

DAMP PROOF COURSE

Build in Hyolad DPC to CP102 to all walls minimum 150mm above ground level and inner leaf linked with the DPM in floors. Provide vertical DPC around the perimeter of all external openings as cavity closers. All dpc's to be bedded on mortar. Provide and fix sovereign injected damp proof course to all solid and rubble filled walls not already provided with a dpc. DPC to be installed in accordance with the manufacturers recommendations.

NEW GROUND FLOOR CONSTRUCTION

Floor to comprise 85mm 1:3 sand/cement screed with steel trowel finish on 100mm C15P mix oversite concrete slab on 40mm Venti-Real Jabrite flooring insulation SD grade on 1200 gauge polythene dom on 25mm sand blinding on 150mm well consolidated hardcore (max 80mm filling). DPM to be brought up at perimeter walls to tap into horizontal Hyolad dpc min 50mm. All to meet 'U' value of 0.45 W/m² K. To non loadbearing walls allow for thickening of slab to 225 x 450mm wide.

DPM to be laid with sealed joints and 300mm laps in accordance with manufacturers instructions. Insulation to have 25mm upstand at perimeter of slab.

CONSERVATORY GROUND FLOOR CONSTRUCTION

To be Jefferson standard suspended pot and inverted 'T' beam floor. Concrete beam layout to be as shown on drawing AB/2. Provide and fix concrete blocks 440 x 215 x 100mm between the concrete beams. Fix split course blocks and spacer blocks as shown on drawing. Air bricks must be provided to ventilate the void (min 75mm) below the floor. Suspended floor to receive 40mm Jabite insulation and 85mm 1:3 sand/cement screed with steel trowel finish. All beams to be laid on Hyolad DPC (see Damp Proof Course).

FOUNDATIONS

Strip foundations to be ST3 concrete to BS 5328:1981 225mm thick and minimum 100mm below ground level but local ground conditions to be taken in consideration and final depth to be taken down to firm loadbearing strata and to Local Authority satisfaction. Foundation width to be:- Cavity Walls 725mm Garage & Internal Loadbearing Walls 550mm (Non loadbearing walls to be built off 225mm thickened floor slab).

Foundations to extend 225mm beyond the faces of all piers etc.

LINTELS

To be as indicated on lintel schedule to BS 5877. Provide cavity traps over all external lintels and 2no weep holes. Lintels to have minimum 150mm end bearing and to be installed in accordance with manufacturers details and instructions.

PLASTER

All walls internally to be finished in 13mm lightweight plaster to receive decoration.

CEILINGS

To be 12.5mm plasterboard with Plaster skim finish to receive decoration.

WINDOWS/DOORS OPENINGS

To be as specified on schedule, weather stripped and beaded for double glazing with 6mm air gap to sealed units. Windows in habitable rooms to provide head ventilation giving 8000sqmm free air ventilation and have min 1720m floor area opening lights. Patio doors to have trickle ventilation of 10,000 sqmm, if no opening lights are provided. Windows to Kitchen, Utility, Bath and WC to be provided with head ventilations giving 4000sqmm of free air ventilation.

GLAZING

Glazing within 1500mm of floor level to doors and within 800mm of floor level for windows to be laminated or toughened to BS 6206 1981.

EQUAL DRAINAGE

Internal waste pipes to be Osma or equal approved uPVC connected to the appliance in the approved manner with 75mm deep seal traps (anti-syphon traps at 3m + from outlet). Wastes to be wash hand basin 32mm, sinks and bath 40mm, WC 110mm, Bidet 38mm dia. Soil and vent pipes to be 100mm dia terminating at ridge with ridge vents or min 500mm above opening lights fitted with balloon S&V's to have access plates at the base. Sinks to discharge into Back Inlet Gully with pull out stopper for rodding. All external soil/waste pipes to be cast iron type fitted in accordance with the manufacturers recommendations. Colour - black.

Underground drainage to be 110mm Osma/drain with flexible joints to a fall of 1:50 on main runs. Drains to be laid on a regulating bed of pea gravel in accordance with current Building Regulations and manufacturers recommendations. Trenches to be backfilled with selected backfill. Where drains pass through walls to be protected by reinforced concrete lintels cast over giving 50mm space around the pipe. Mask opening both sides with rigid steel material to prevent entry of oil or vermin. Where pipes pass under the building bed as normal and continue to surround and backfill up to the underside of the dpm sand blinding level, all in accordance with manufacturers recommendations. Where pipes are not under a driveway area and have less than 600mm cover, concrete paving slabs should be used as bridging above the pipes with 100mm of granular material between the top of the pipe and the underside of the slabs. Where pipes are under the driveway area and have less than 500mm cover reinforced concrete bridging should be used instead of paving slabs.

Inspection chambers to be 'Osma' Universal in polypropylene having cast iron covers and frames. Chambers to be bedded in minimum 150mm pea gravel and 150mm concrete around top of shaft to provide bed for frame. IC's to traffic/parking areas to have Grade B covers and frames. Drain to connect into Bio Disc Sewage Treatment Plant.

SURFACE WATER DRAINAGE

New system to comprise 'Osma/drain' as described above for foul drainage. Provide upturned bend to all downpipe positions. Drains to fall 1:40 on main runs to soakaways in positions shown on plans minimum 5m away from any buildings. 1200mm dia x 1500mm deep with 500mm vegetable soil over mineral board cover with coarse granular material below especially around outlet. This to be subject to a standard percolation test. Rainwater goods to be cast iron type, round rainwater system or equal approved comprising 100mm half round gutter with 68mm (or similar imperial) round downpipes including all brackets etc fitted all in accordance with manufacturers instructions. Gutter laid to a fall of 1:600 RWP's sealed to drain at ground level. Colour - black.

STUD PARTITIONS

Internal stud partitions to comprise 75 x 50mm studs with head and sole plates and 9.5mm Gyproc wallboard to room side. Studs to be spaced at 450mm cts. Provide noggings at all board joints. All joints to be taped and filled. Boards to be finished with skim. All first floor studwork to be built off double joists or off timber blocking pieces where perpendicular to span. All doubled up joists to be bolted together using 12mm dia bolts and toothplate connections at 750mm cts.

VENTILATION

All window opening lights to exceed 1720' room floor area. All habitable rooms to have trickle vents (8000sqmm free air).

New Windows to Kitchen, Utility room, Bathrooms and W.C. to have trickle vents (4000sqmm free air). Kitchen to have either 60 litres/second extractor fan, manual switched or duct cooker hood giving 30 litres/second extraction. Utility room to have opening window and 30 litres/second extractor fan operated by manual switch. Bath/Showers/Break rooms to have opening window and 15 litres/second extractor manual switched or where no window, mechanical extractor wired to light switch with 15 minute overrun timer to give three air changes per hour. All ducting within roof space to be insulated of twin wall construction or incorporate a condensation trap and discharge to ridge through vent tile.

ROOF VENTILATION

Provide Glidevale slate ventilators at eaves on hipped roof and on valley gutter, side of the gable roof. Provide and fix Glidevale FV Fascia Ventilators to other side of gable ended roof. All to give equivalent of 25mm continuous ventilation at the eaves. Provide and fix Glidevale ridge. Ventilators to both edges to give the equivalent of 5mm continuous ventilation. Maintain 50mm min air gap over insulation.

FLAT ROOF

Roof covering to be 13mm mineral chippings wholly bonded to Permaflex Superflex sanded wholly bonded to Permaflex Superbase underlay wholly bonded to Bituglas perforated underlay Type 3G partially bonded to 80mm Foamglass T4 insulation bedded in hot bitumen on Permaflex Superbase vapour on external grade plywood deck. Supported on 38 x 97mm joists at 600mm cts. Firings to joists to give a fall of 1:60. Roof to give 'U' value of 0.45W/m² K. Abutment skirting are to be minimum 150mm with metal cover flashing. All detailing to be in strict accordance with Permaflex recommendations and British Flat Roofing Council recommendations.

ROOF CONSTRUCTION

Allow for checking all roof timbers and replacing any damaged or decayed timbers as necessary. Provide and fix new roof members as outlined on drawing AB/13.

Existing roof members to hipped roof are as follows:- Ridge board 25 x 130mm Rafter in trussed rafter 100x100mm Purlin 75 x 95mm Tie 35 x 270mm Hangers 25 x 70mm Ceiling joists 40 x 130mm Brier 55 x 25mm Common rafters 52 x 80mm Hipped rafter 35 x 270mm All rafters set at 360mm centres.

Existing roof members to gable roof are as follows:- Ridge board 25 x 150mm Rafter in trussed rafter 110x135mm Purlin 80 x 130mm Tie 30 x 225mm Common rafters 52 x 80mm All rafters set at 360mm centres.

Roof Timbers: All roof timbers, new and existing, are to be preservative treated with 'Celcure' or similar approved against beetle infestation and rot before continuing with roof covering.

Provide and lay 200mm Crown fire/glass insulation between ceiling joists in new and existing roofs to give a minimum 'U' value of 0.25 W/m² K. Ensure quilt does not restrict eaves ventilation.

ROOF COVERING

To comprise natural slate tiles on 38 x 25mm treated softwood battens having sawn ends nailed with non ferrous nails through untearable felt to BS 747 Type IF. All joints in felt both horizontally and vertically to overlap minimum 150mm in accordance with BS 5234 Part 1:1980 carried well into gutters and secured with clout nails. Continuous tiling fillet to be provided at eaves to prevent ponding.

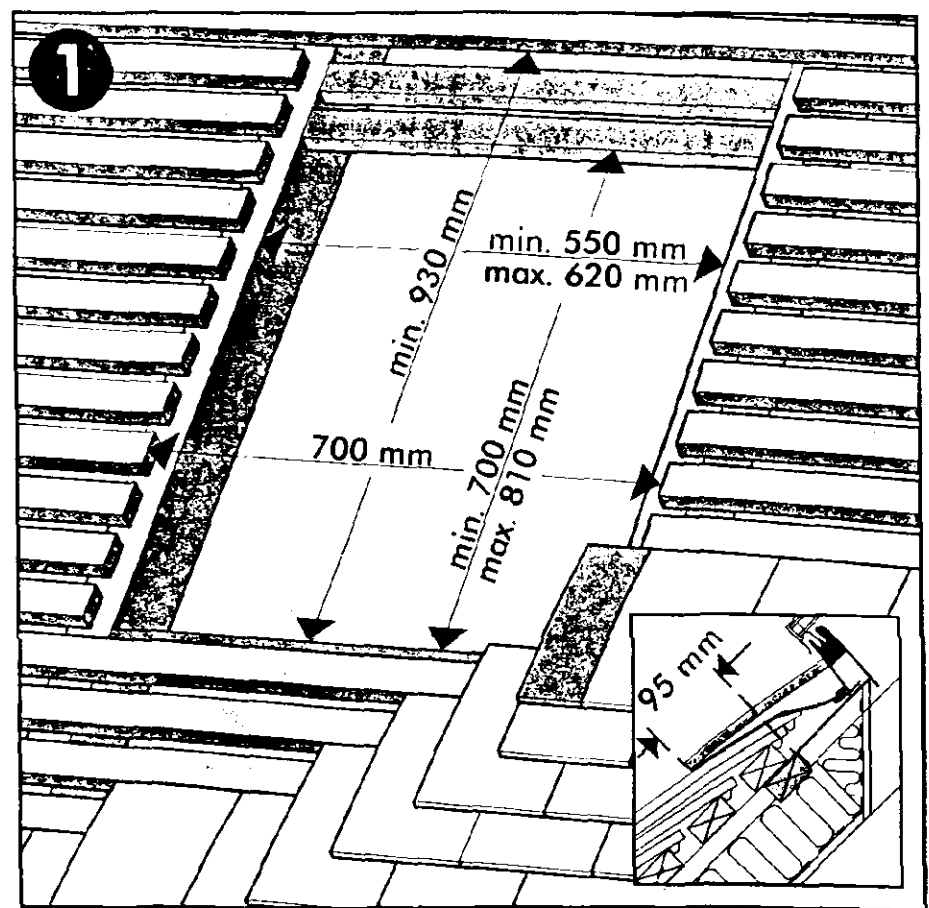
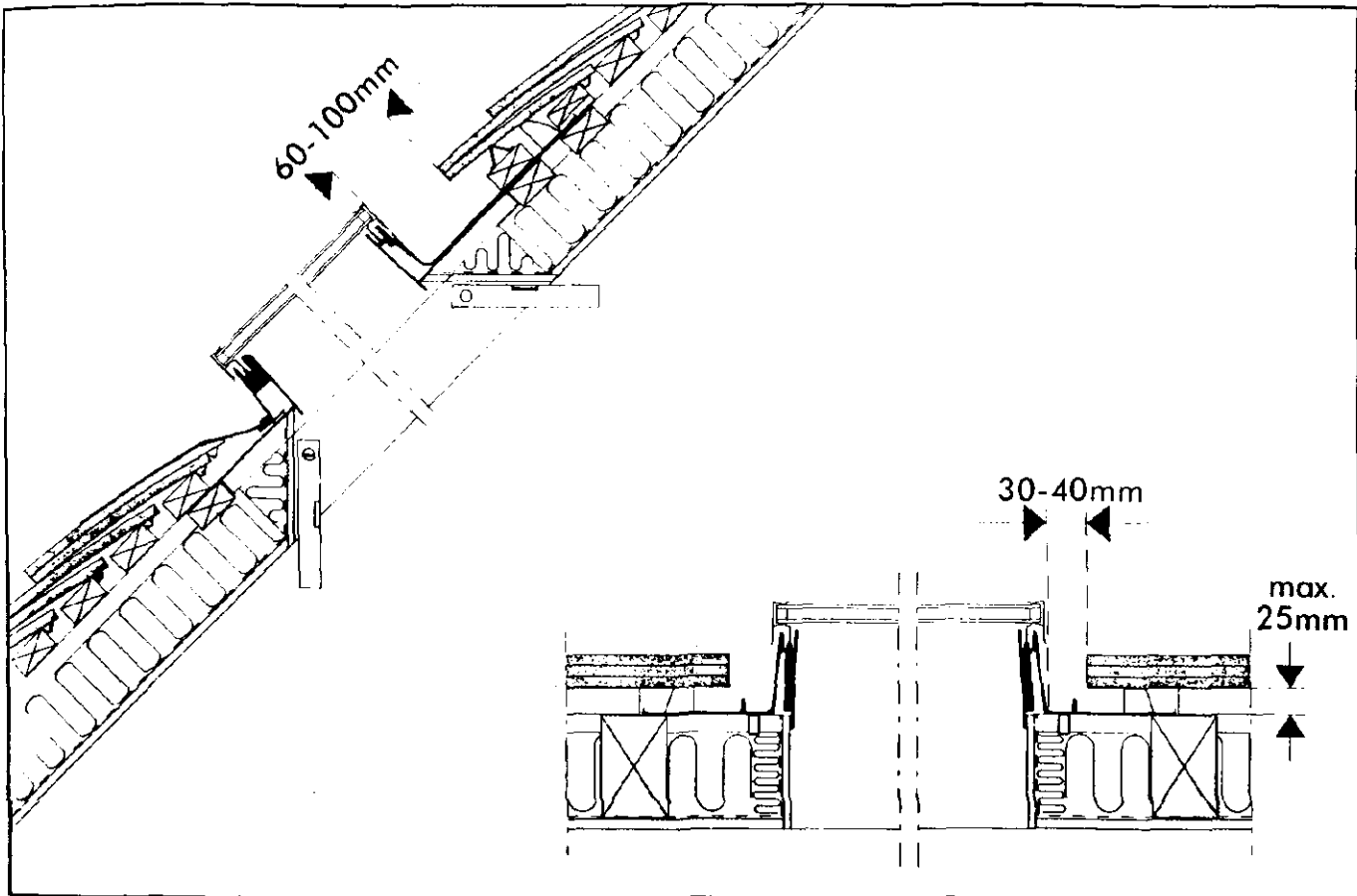
Colour to be natural slate to match existing. Ridge to be Marley modern angle colour to match slate.

The slate fixing specification is to be in accordance with the manufacturers published literature with due consideration for each site location, wind velocities and roof pitches. Provide lead flashings to roof/wall abutments taken up wall min 150mm. Provide Glidevale tile valley troughs to all valley troughs to all valleys overlapped 150mm at joints fixed in accordance with manufacturers recommendations.

DORMER ROOFS

Roof covering to be as main all on SD x 100mm SC3 rafters at max 400mm cts on 100 x 50mm sole plate. Roof pitch to match existing. Dormer cheeks to comprise 75 x 50mm studs with 75 x 50mm head and sole plate. Internal side to be 12.5mm plasterboard and skim on vapour control layer. External side of dormer cheeks and gables to dormers to be natural slate to match existing roof on 38 x 19mm treated softwood battens on 38 x 19mm softwood treated counter battens on untearable breather paper on 5mm external grade plywood fixed to studs. Void of dormer cheeks filled with 75mm fibreglass insulation. Bring roofing felt of main roof up behind breather paper minimum 150mm. Provide Code 4 lead abutment flashing brought up behind slates min 150mm.

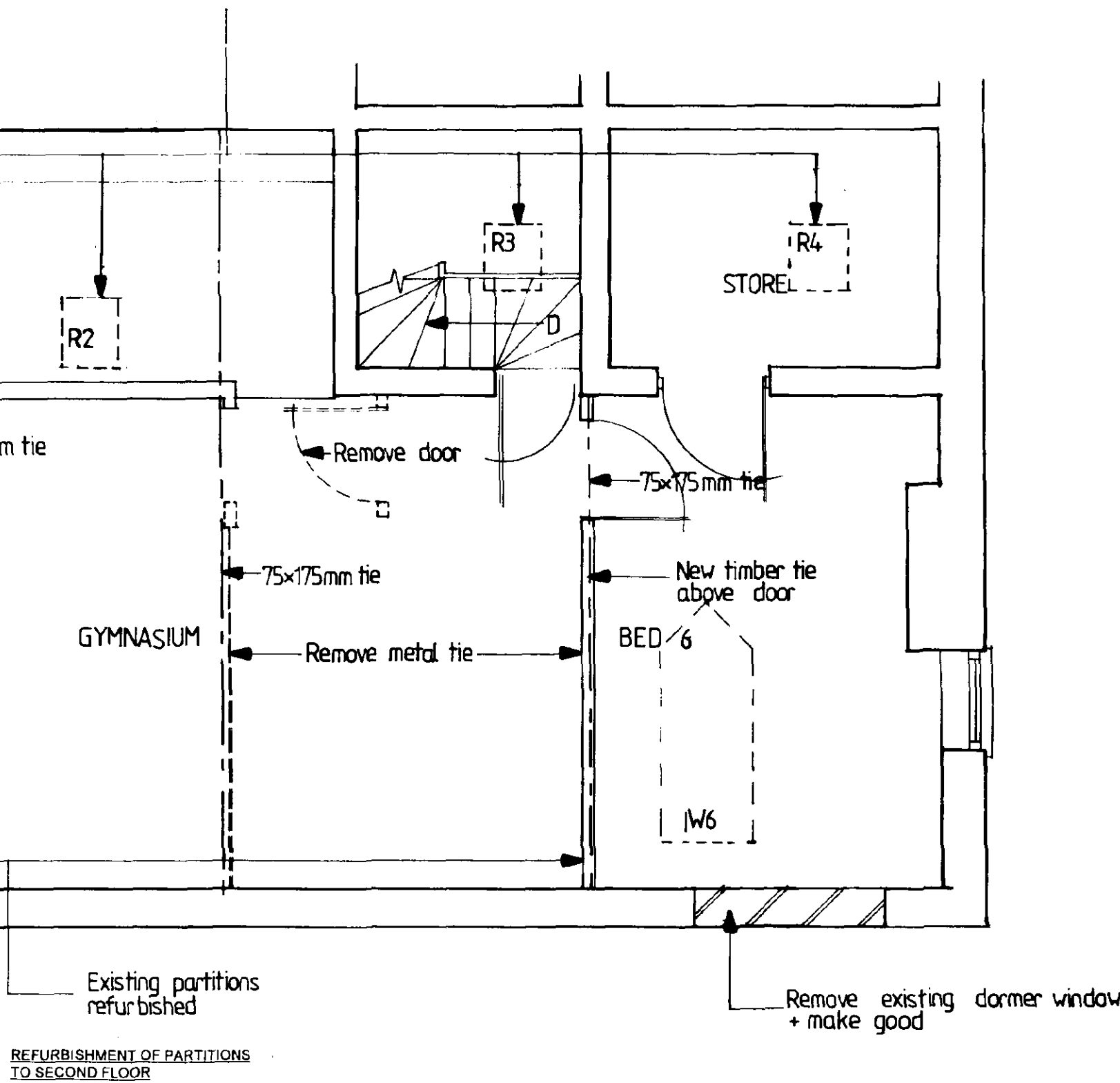
To be in accordance with the current IEE Regulations and installation is to be carried out by an NICEIC approved contractor.



TYPICAL ROOFLIGHT DETAILS

ROOFLIGHTS

New rooflights to be above valley gutter.



REFURBISHMENT OF PARTITIONS TO SECOND FLOOR

New studs to be 75 x 75mm with head and sole plates and 9.5mm Gyproc wallboard to room side. Studs to be spaced at 450mm cts. All joints to be taped and filled. Boards to be finished with skim. Partitions to bear on the beam below.

NOTE:- ALL DIMENSIONS ARE TO BE CHECKED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT IMMEDIATELY.

SECOND FLOOR

NOTES

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REVISION

1 Notes added

DATE

15/9/98

Door/Window/Lintel Schedule

No.	Width	Height	Lintel	Notes
W1	800	1875	NAS 446	For details see drawing AD 3
W2	800	1875	NAS 446	For details see drawing AD 3
W3	555	1950	RL5 406	For details see drawing AD 4
W4	555	1950	RL5 406	For details see drawing AD 4
W5	650	1000	Head Plate	For details see drawing AD 9
W6	650	1000	Head Plate	For details see drawing AD 9
D1	1200	2450	RL5 404	Existing door from Kitchen to Utility room
D2	830	1965	As existing	Purpose made with fanlight above. Door to match existing.
D3	990	2027	As existing	Purpose made with 25mm lining and architraves. All to match existing.
D4	Opening width 1300	2100	Purpose made and designed by ICI Ltd of	New rectangular light above door
R1	460	610		Velux Conservatory rooflight GVA 0091
R2	460	610		Velux Conservatory rooflight GVA 0091
R3	460	610		Velux Conservatory rooflight GVA 0091
R4	460	610		Velux Conservatory rooflight GVA 0091

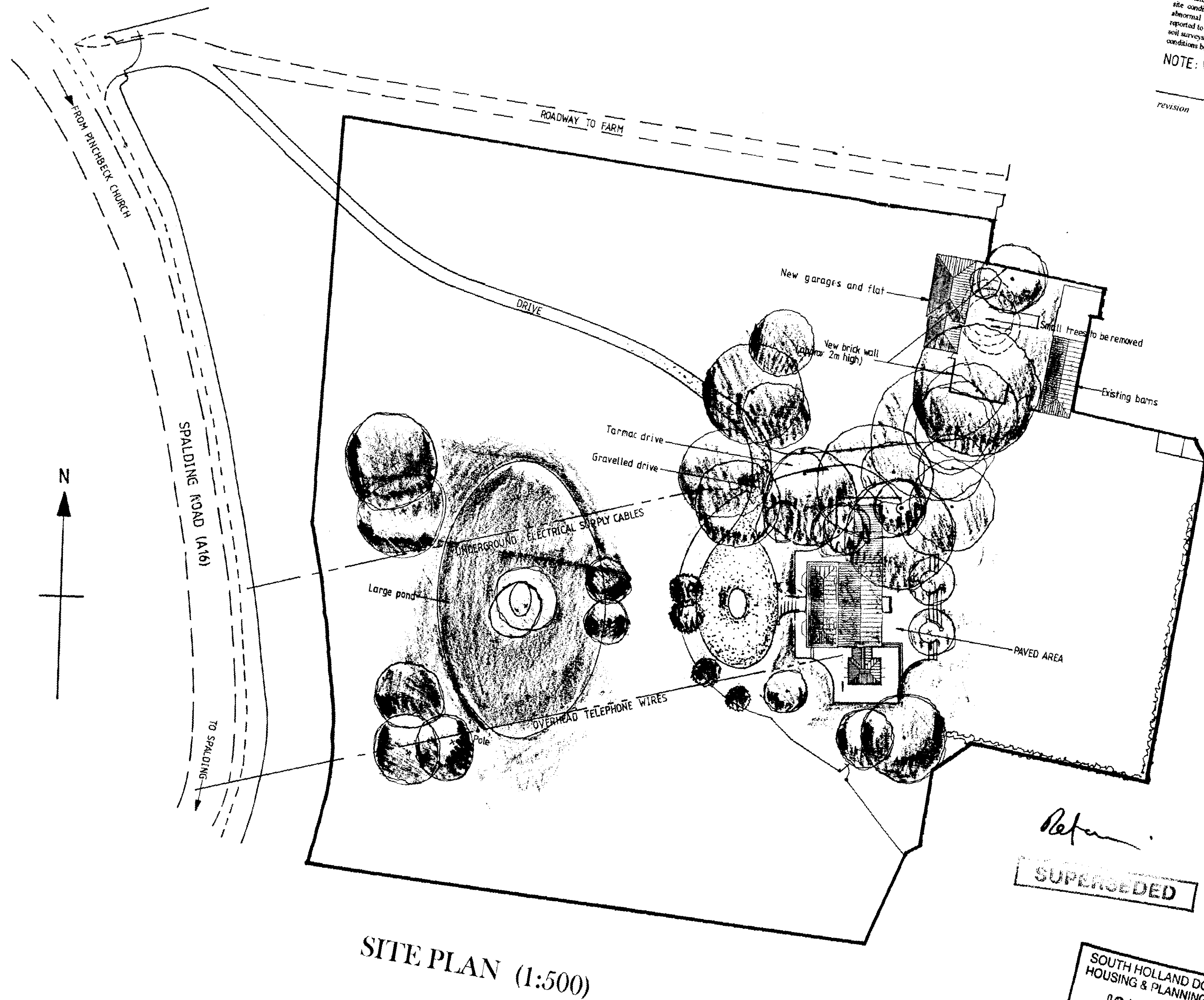
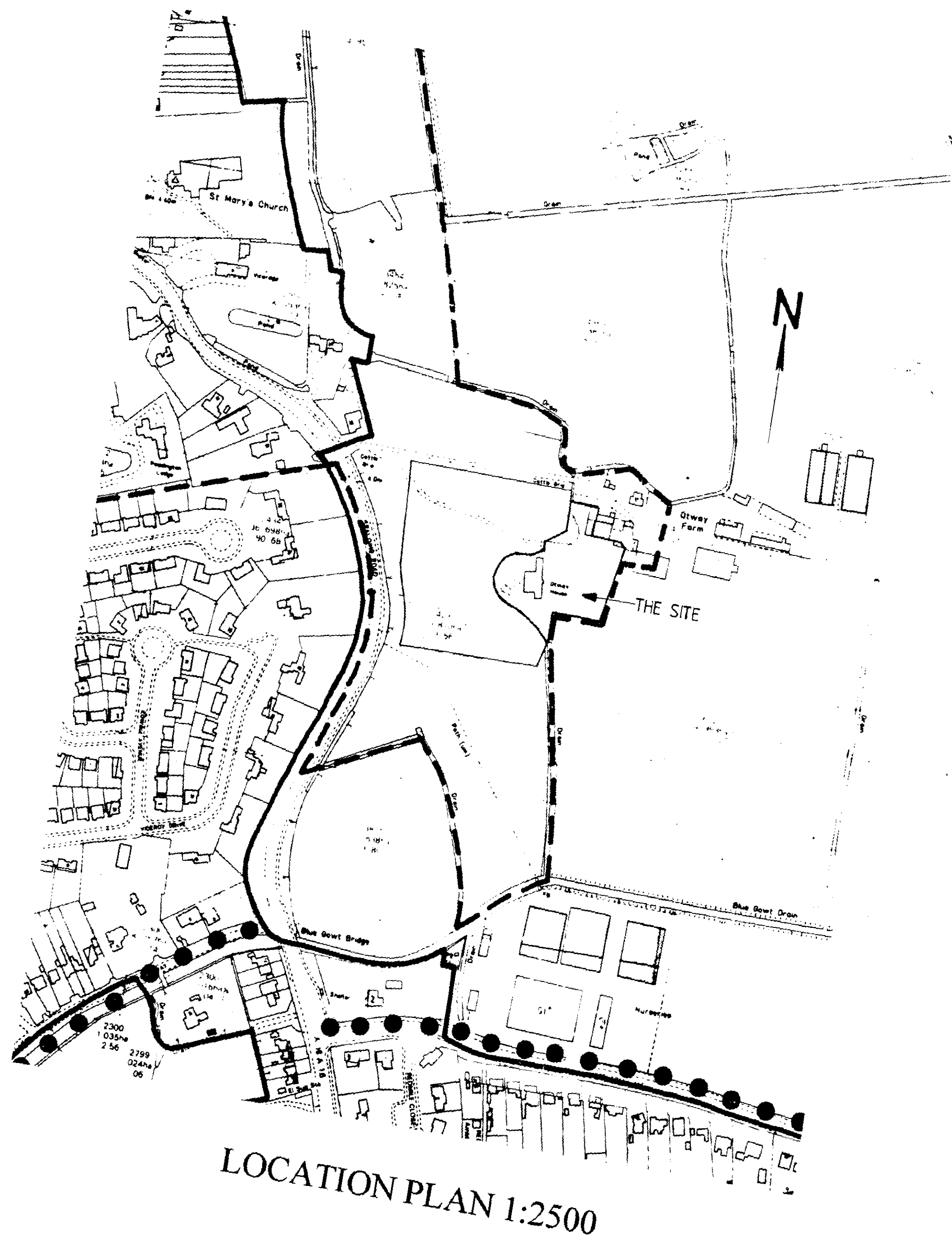
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project / drawing
ALTERATIONS TO OTWAY HOUSE, SPALDING
ROAD, PINCHBOCK FOR MR C SIMS.

scale	date	drawn
1 : 50	JUNE 98	RJ
project no	drawing no	
1439	AB/9	
revisions		
1		

SOUTH HOLLAND DC
HOUSING & PLANNING
21 SEP 1998
Ref: 0708198



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NOTE: West side of site not surveyed

Ref: *Ref: [signature]*

SUPERSEDED

SOUTH HOLLAND DC
HOUSING & PLANNING
02 JUL 1998
Ref: 0108/98

JOHN D LYNCH
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ARCHITECTS

project / drawing
ALTERATIONS TO OTWAY HOUSE, SPALDING
ROAD, PINCHBECK FOR MR C SIMS

scale
1 : 500

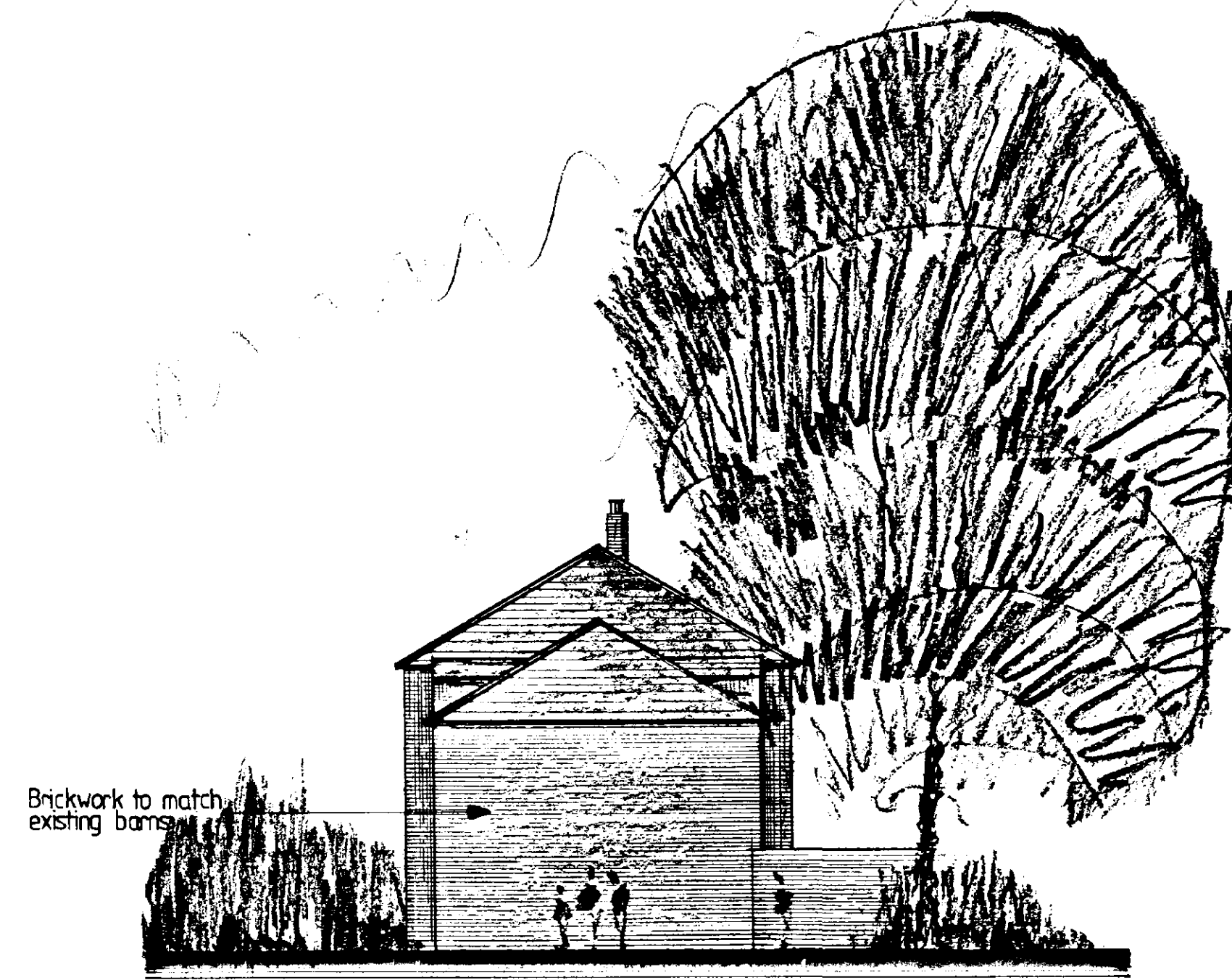
date
JULY 98

project no.

drawn



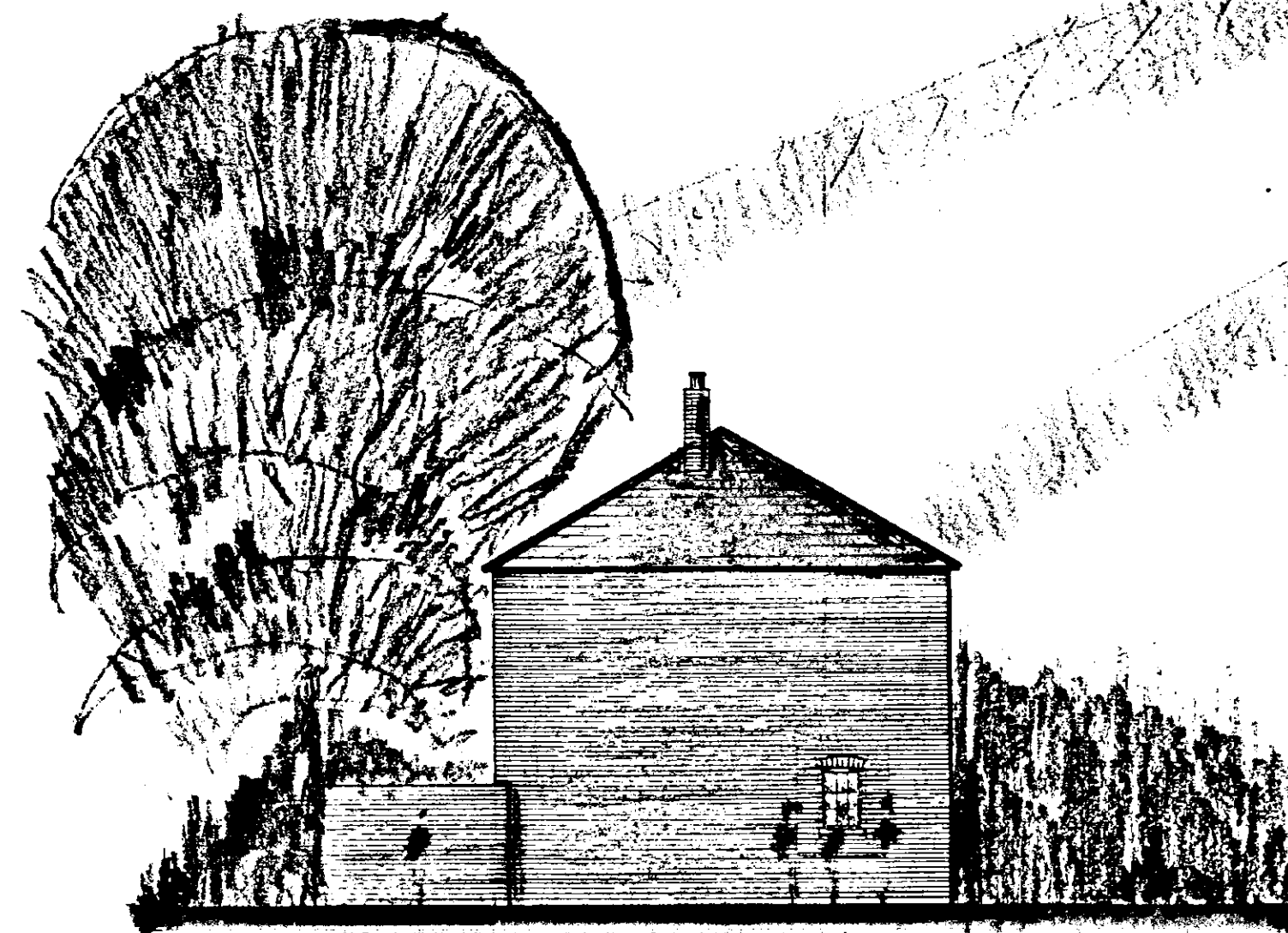
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

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revision

date

SUPERSEDED

Retain

SOUTH HOLLAND DC
HOUSING & PLANNING
08 JUL 1998
Ref: 0108/98

JOHN D LYNCH
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project / drawing
PROPOSED NEW GARAGES AND FLAT AT
OTWAY HOUSE, SPALDING ROAD, PINCHBECK
FOR MR C SIMS.

<i>scale</i>	<i>date</i>	<i>drawn</i>
1 : 100	JUNE 98	NBS
<i>project no.</i>	<i>drawing no</i>	
1439	AB/7	
<i>revisions</i>		

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revision

date



Ref: 0408/98

revisions

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The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

revision

Date _____



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project / drawing
PROPOSED NEW GARAGES AND FLAT AT
OTWAY HOUSE, SPALDING ROAD, PINCHBECK
FOR MR C SIMS.

<i>scale</i>	<i>date</i>	<i>draw'n</i>
1 : 50	JUNE 98	NBS
<i>project no.</i>	<i>drawing no</i>	
1439	AB/5	
<i>revisions</i>		

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NOTE: Ground levels are approximate only.

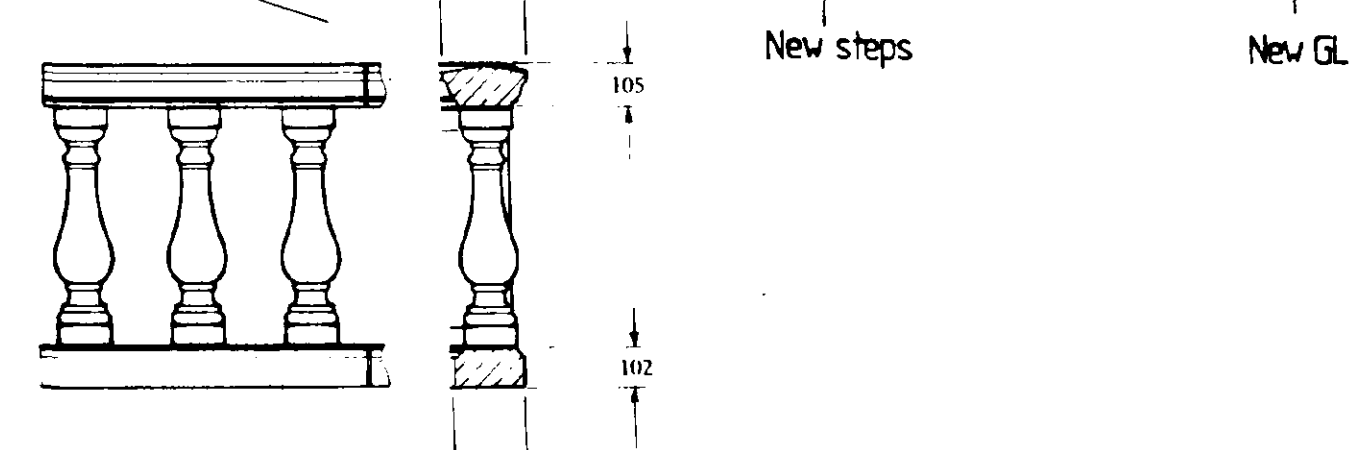
revision date



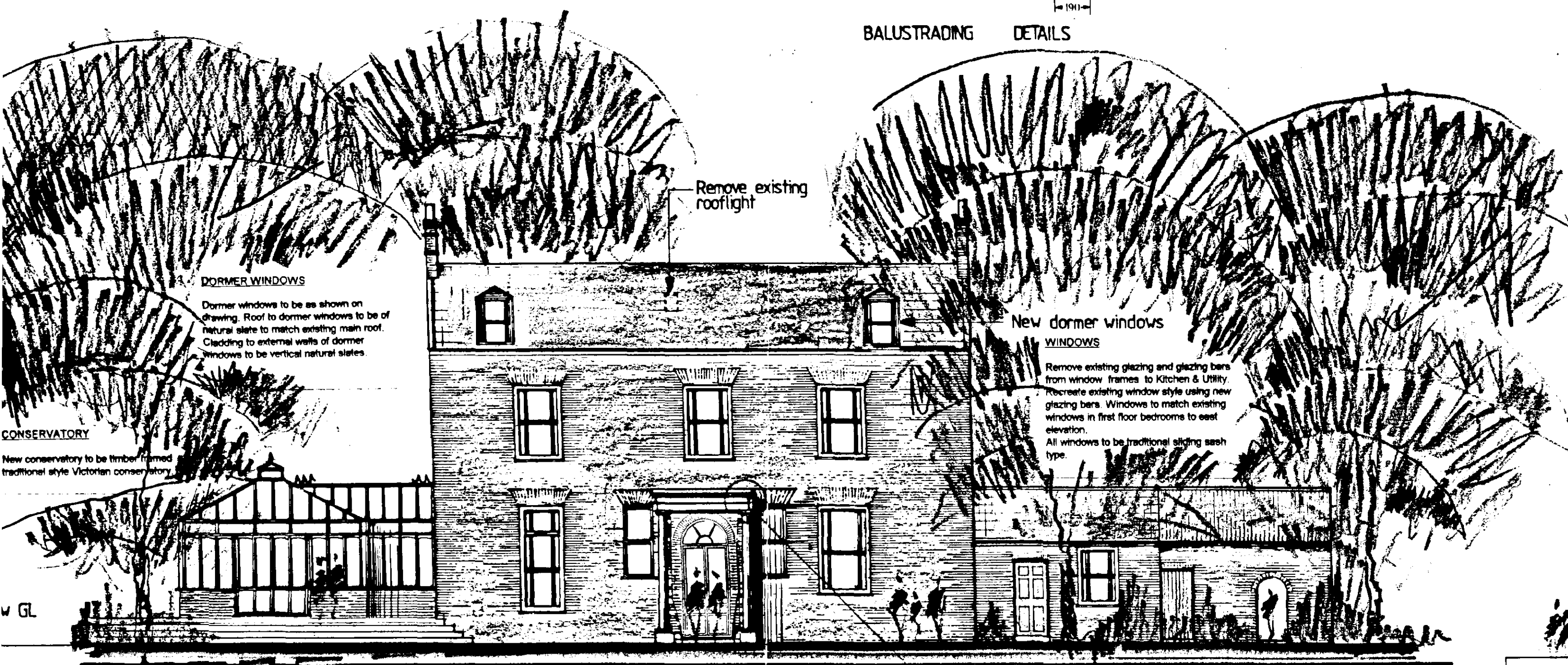
WEST ELEVATION



NORTH ELEVATION



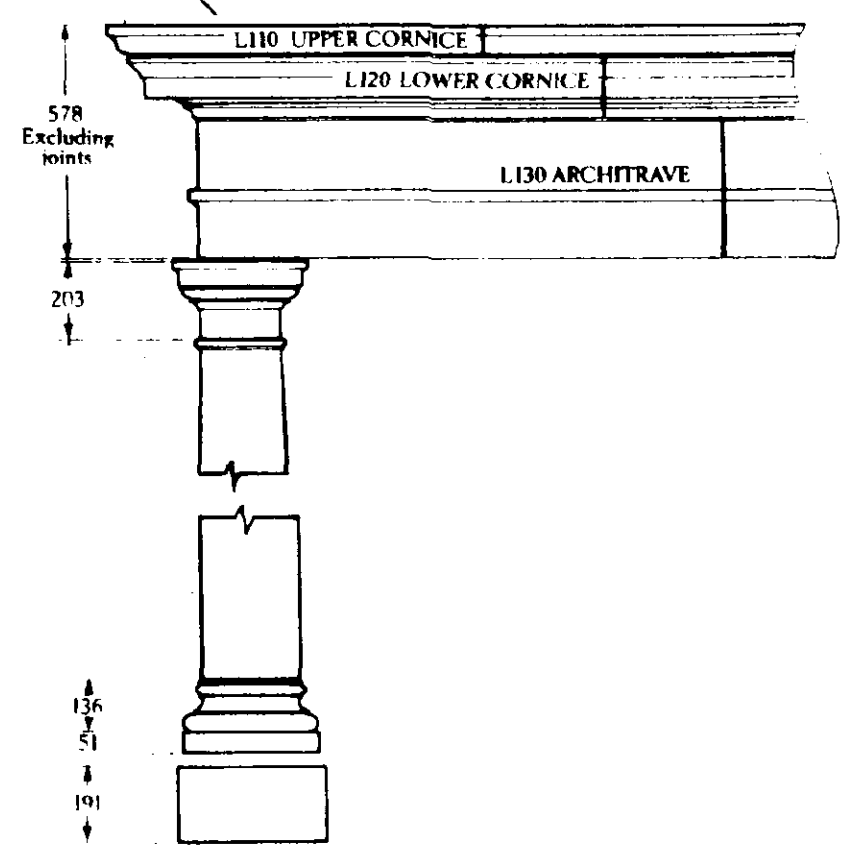
BALUSTRADING DETAILS



EAST ELEVATION



SOUTH ELEVATION



COLUMN + PARAPET WALL DETAILS

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08 JUL 1998
Ref: 0708/98

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ALTERATIONS TO OTWAY HOUSE, SPALDING ROAD, PINCHBECK FOR MR C SIMS.

<i>scale</i>	<i>date</i>	<i>drawn</i>
1 : 100	JUNE 98	KB
<i>project no.</i>	<i>drawing no</i>	
1439	AB/4	
<i>revisions</i>		

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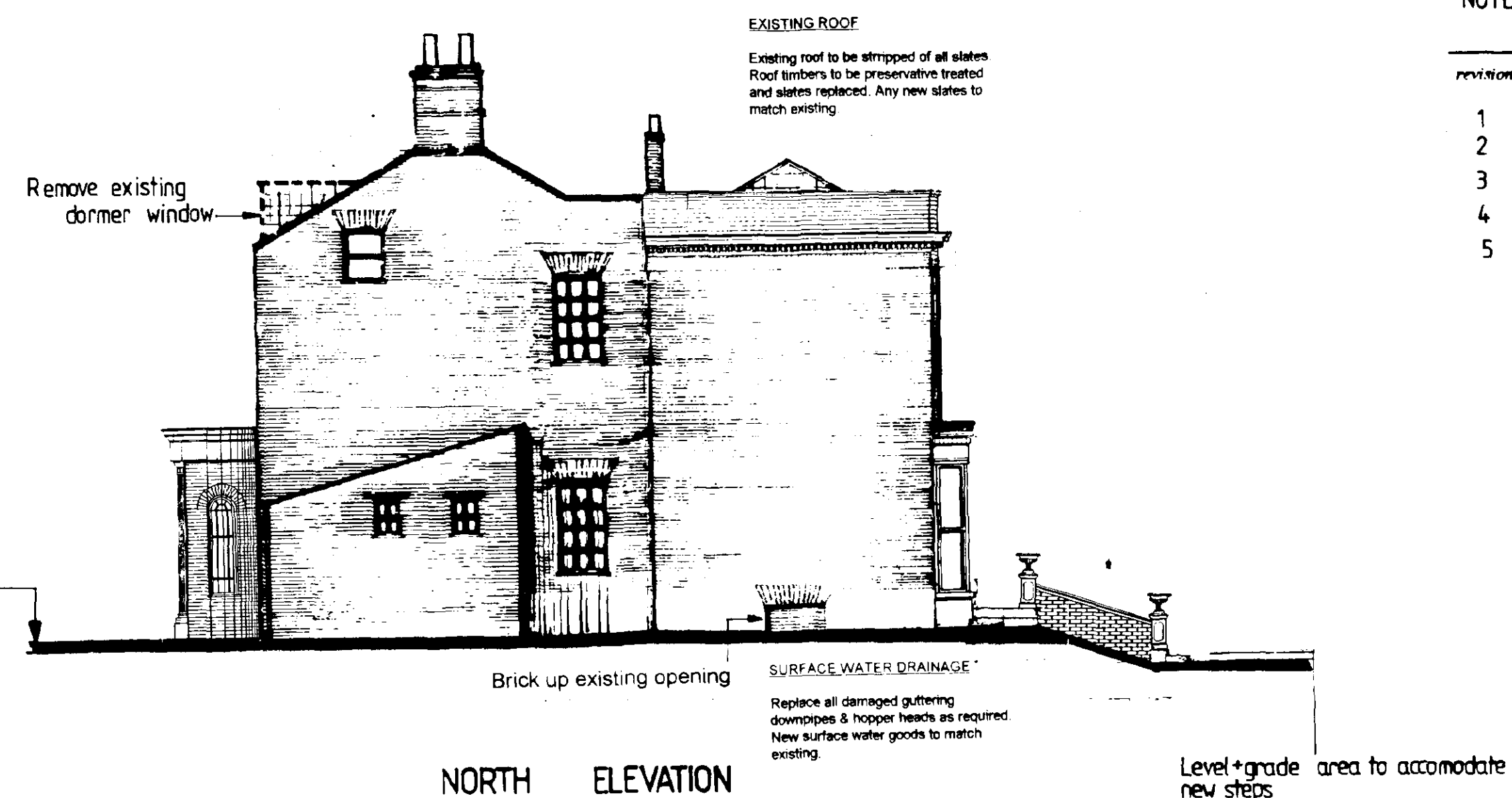
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NOTE: Ground levels are approximate only.

revision	date
1	Dormer win rev 27/7/98
2	Porch rev 11/9/98
3	General revision 6/10/98
4	Roof-lights added 26/11/98
5	Revised for Listed Building 15/12/98



WEST ELEVATION



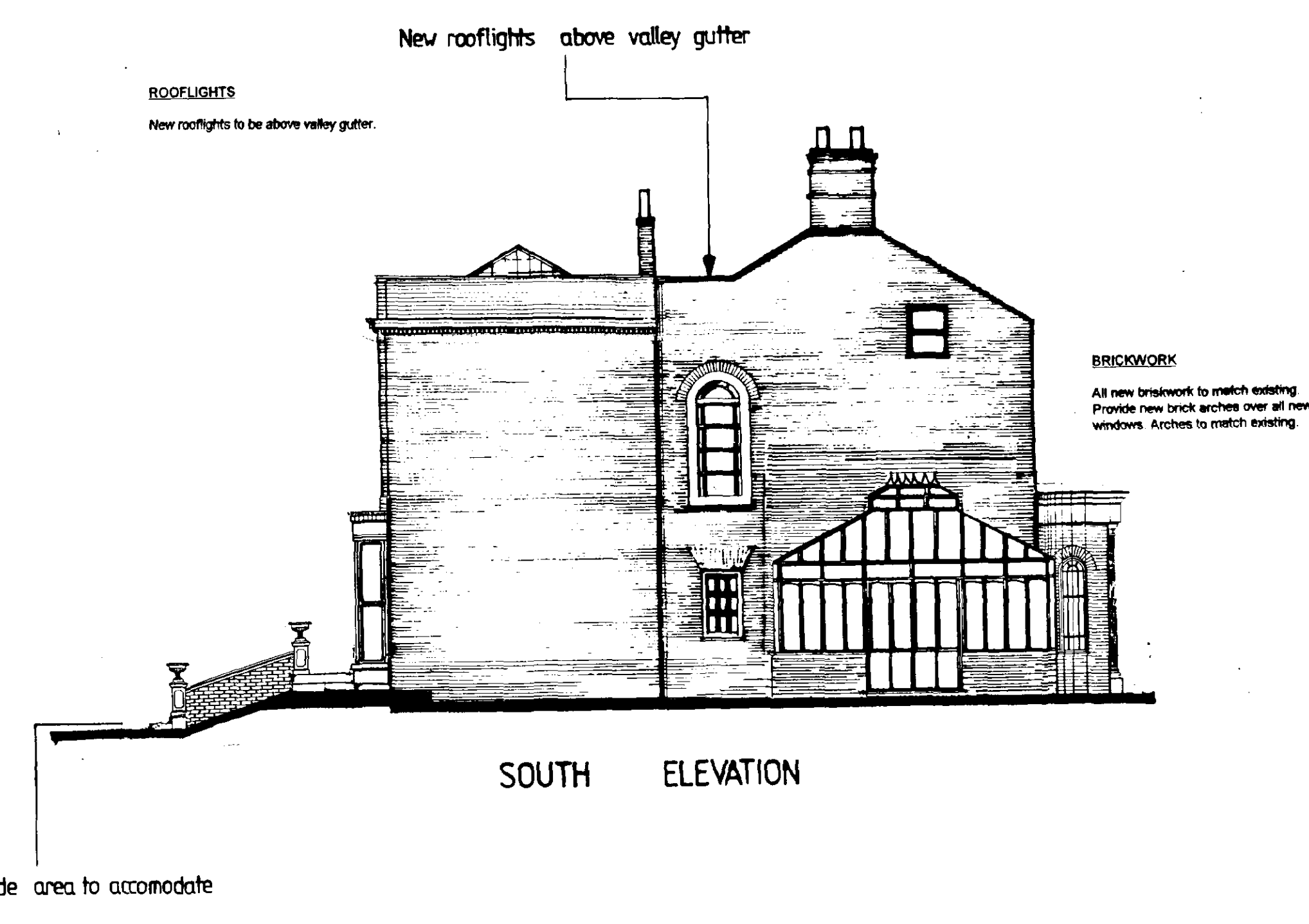
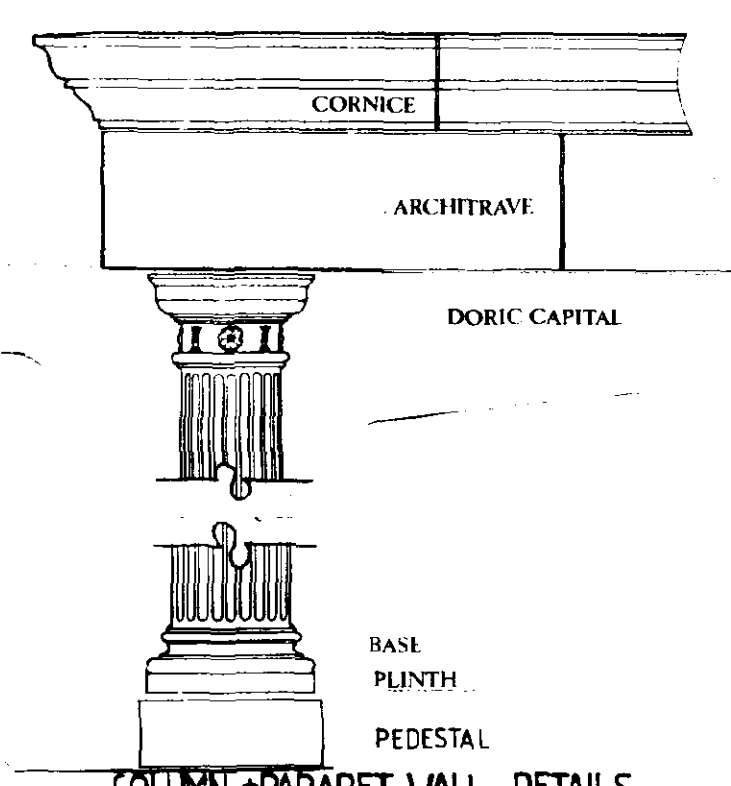
NORTH ELEVATION



EAST ELEVATION

PORCH

East porch to be constructed of 102.5mm facing brickwork (to match existing), with reconstructed stone architraves and columns



SOUTH ELEVATION

NOTE:- ALL DIMENSIONS ARE TO BE CHECKED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT IMMEDIATELY.

APPROVED PLAN
Ref.

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SOUTH HOLLAND DC
HOUSING & PLANNING
17 DEC 1998
Ref: 0708/98

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ALTERATIONS TO OTWAY HOUSE, SPALDING ROAD, PINCHBECK FOR MR C SIMS.

scale	date	drawn
1 : 100	JUNE 98	KB
project no.	drawing no	
1439	AB/4	
revisions		
12/3/95		

NEW GROUND FLOOR CONSTRUCTION

Floor to comprise 65mm 1:3 sand/cement screed with steel towel finish on 100mm C15P mix oversite concrete slab on 40mm Vencil Resil Jablite flooring insulation SD grade on 1200 gauge polythene dpm on 25mm sand blinding on 150mm well consolidated hardcore (max 600mm filling). DPM to be brought up at perimeter walls to tap into horizontal Hyload dpc min 50mm. All to meet U' value of 0.45 W/m2K. To non loadbearing walls allow for thickening of slab to 225 x 450mm wide.

DPM to be laid with sealed joints and 300mm laps in accordance with manufacturers instructions. Insulation to have 25mm upstand at perimeter of slab.

CONSERVATORY SITTING ROOM GROUND FLOOR CONSTRUCTION

To be Jeffloor standard suspended pot and inverted T beam floor. Concrete beam layout to be as shown on drawing AB/2. Provide and fix concrete blocks 440 x 215 x 100mm between the concrete beams. Fix spig course blocks and spacer blocks as shown on drawing. Air bricks must be provided to ventilate the void (min 75mm) below the floor. Suspended floor to receive 40mm Jablite insulation and 65mm bed to slate floor finish. All beams to be laid on Hyload DPC (see Damp Proof Course).

NATURAL STONE

Existing kitchen and hall at rear of the building together with new east porch to receive natural stone.

NEW WALLS

Walls to be to dimensions shown and in strict accordance with BS 5628 Part 3:1995.

Below DPC (in 1:3 cement/sand)

Cavity walls to comprise internal and external skins Thermalite Hi-Strength 7 100mm block with 75mm cavity. External skin to be 12.5mm plasterboard and skim on vapour control layer. External side of dormer cheeks and gables to dormers to be natural slate to match existing roof on 36 x 19mm treated softwood battens on 36 x 19mm treated softwood counter battens on unventilated breather paper on 9mm external grade plywood fixed to studs. Void of dormer cheeks filled with 75mm fibreglass insulation. Bring roofing felt of main roof up behind breather paper minimum 150mm. Provide Code 4 lead abutment flashing brought up behind slates min 150mm.

Walls Above DPC (in 1:1.6 cement/fine/sand)

Cavity walls to comprise 102.5mm outer skin facing brickwork, 75mm cavity containing 25mm Celotex RR ow/2/25 insulation, a 50mm clear cavity and an inner skin of 100mm Thermalite Shield blockwork to give a minimum U' value of 0.45W/m2 °C. Cavities closed at heads of walls and at all openings by closing blockwork onto brickwork building in Hyload Vertical DPC with 25mm Jablite insulation behind to give 1.2W/m2 °C. Build in stout stainless steel wall ties with insulation retaining discs at maximum 900mm cts horizontally and 450mm cts vertical with extra ties at openings at every block course where the cavity is closed. Wall ties and cavity insulation to be built all in accordance with insulation manufacturers recommendations. Internal walls to be 100mm Thermalite 'Shield' blockwork. All facing brickwork to be durability designation FL.

DORMER ROOFS

Roof covering to be as main all on 50 x 100mm SC3 rafters at max 400mm cts on 100 x 50mm sole plate. Roof pitch to match existing.

Dormer cheeks to comprise 75 x 50mm studs with 75 x 50mm head and sole plate. Internal side to be 12.5mm plasterboard and skim on vapour control layer. External side of dormer cheeks and gables to dormers to be natural slate to match existing roof on 36 x 19mm treated softwood battens on 36 x 19mm treated softwood counter battens on unventilated breather paper on 9mm external grade plywood fixed to studs. Void of dormer cheeks filled with 75mm fibreglass insulation. Bring roofing felt of main roof up behind breather paper minimum 150mm. Provide Code 4 lead abutment flashing brought up behind slates min 150mm.

ROOF COVERING

To comprise of existing natural slates on 36 x 25mm treated softwood battens having sawn ends nailed with non ferrous nails through untearable felt to BS 747 Type IF. All joints in felt both horizontally and vertically to overlap minimum 150mm in accordance with BS 5534 Part 1:1990. Continuous tilting felt to be provided at eaves to prevent ponding.

The slate fixing specification is to be in accordance with the manufacturers published literature with due consideration for each site location, wind velocities and roof pitches. Provide lead flashings to roof/wall abutments taken up wall min 150mm.

ROOF VENTILATION

Provide Glidevale slate ventilators at eaves on hipped roof and on valley gutter side of the gable ended roof. Provide and fix Glidevale PV fascia ventilators to other side of gable ended roof. All to give equivalent of 25mm continuous ventilation at the eaves. Provide and fix Glidevale ridge ventilators to both ridges to give the equivalent of 5mm continuous ventilation. Maintain 50mm min air gap over insulation.

NOTE:- ALL DIMENSIONS ARE TO BE CHECKED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT IMMEDIATELY.

ROOF CONSTRUCTION

Allow for checking all roof timbers and replacing any damaged or decayed timbers as necessary. Provide and fix new roof members as outlined on drawing AB/13.

Existing roof members to hipped roof are as follows:
Ridge board 25 x 130mm
Rafters in trussed rafter 100x100mm
Purline 75 x 95mm
Tie 35 x 270mm
Hangers 25 x 70mm
Ceiling joists 40 x 130mm
Binder 55 x 25mm
Common rafters 50 x 80mm
Hipped rafter 35 x 270mm
All rafters set at 360mm centres.

Existing roof members to gable roof are as follows:
Ridge board 25 x 150mm
Rafters in trussed rafter 110x135mm
Purline 80 x 130mm
Tie 50 x 225mm
Common rafters 52 x 80mm
All rafters set at 360mm centres.

Roof Timbers: All roof timbers, new and existing, are to be preservative treated with 'Celcure' or similar approved against beetle infestation and not before continuing with roof covering.

Provide and lay 200mm Crown fire/glass insulation between ceiling joists in new and existing roofs to give a minimum U' value of 0.25 W/m2 °C. Ensure quilt does not restrict eaves ventilation.

In sloping positions (i.e. raised tiles) lay Celotex TSU70 (70mm) insulation between joists. If necessary make up rafters to allow minimum 50mm ventilation space above the insulation. U' value to be 0.24 W/m2 °C.

WINDOWS/DOORS OPENINGS

To be as specified on schedule, weather-stripped and beaded for double-glazing with 6mm air gap to sealed units. Windows in habitable rooms to provide head ventilation giving 6000sqmm free air ventilation and have min 1200mm floor area opening lights. Patio doors to have trickle ventilation of 10,000sqmm, if no opening lights are provided. Windows to Kitchen, Utility, Bath and WC to be provided with head ventilators giving 4000sqmm of free air ventilation.

GLAZING

Glazing within 1500mm of floor level to doors and within 800mm of floor level for windows to be laminated or toughened to Bs 6206:1981.

FOUL DRAINAGE

Internal waste pipes to be Osma or equal approved uPVC connected to the appliance in the approved manner with 75mm deep seal traps (anti-siphon traps at 3m + from outlet). Wastes to be wash hand basin 32mm, sinks and bath 40mm, WC 110mm, Bidet 36mm dia. Soil and vent pipes to be 100mm dia terminating at ridge with ridge vents or min 900mm above opening lights fitted with balloon. S&V's to have access plates at the base. Sinks to discharge into Back Inlet Gully with pull-out stopper for rodding. All external soil/waste pipes to be cast iron type fitted in accordance with the manufacturers recommendations. Colour - black. Underground drainage to be 110mm Osma/drain with flexible joints to a fall of 1:60 on main runs. Drains to be laid on a regulating bed of pea gravel in accordance with current Building Regulations and manufacturers recommendations. Trenches to be backfilled with selected backfill. Where drains pass through walls to be protected by reinforced concrete lintels cast over giving 50mm space around the pipe. Mask opening both sides with rigid sheet material to prevent entry of fill or vermin. Where pipes pass under the building bed as normal and continue to surround and backfill up to the underside of the dpm sand blinding level, all in accordance with manufacturers recommendations. Where pipes are not under a drive/traffic area and have less than 600mm cover, concrete paving slabs should be used as bridging above the pipes with 100mm of granular material between the top of the pipe and the underside of the slabs. Where pipes are under the drive/traffic area and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs.

Inspection chambers to be 'Osma' Universal in polypropylene having cast iron covers and frames. Chambers to be bedded in minimum 150mm pea gravel and 150mm concrete around top of shaft to provide bed for frame. IC's to traffic/parking areas to have Grade B covers and frames. Drain to connect into Bio Disc Sewage Treatment Plant.

SURFACE WATER DRAINAGE

New system to comprise 'Osma/drain' as described above for foul drainage. Provide upturned bend to all downpipe positions. Drains to fall 1:120 on main runs to take in position shown on plans. Rainwater goods to be cast iron type, round rainwater system or equal approved comprising 100mm half round gutter with 68mm (or similar imperial) round downpipes including all brackets etc fitted all in accordance with manufacturers instructions. Gutter laid to a fall of 1:60. RWP's sealed to drain at ground level. Colour - black.

ROOF COVERING

To comprise natural slate tiles on 36 x 25mm treated softwood battens having sawn ends nailed with non ferrous nails through untearable felt to BS 747 Type IF. All joints in felt both horizontally and vertically to overlap minimum 150mm in accordance with BS 5534 Part 1:1990 carried well into gutters and secured with clout nails. Continuous tilting felt to be provided at eaves to prevent ponding.

Colour to be natural slate to match existing. Ridge to be Marley modern angle colour to match slate.

The slate fixing specification is to be in accordance with the manufacturers published literature with due consideration for each site location, wind velocities and roof pitches. Provide lead flashings to roof/wall abutments taken up wall min 150mm. Provide Glidevale tile valley troughs to all valley troughs to all valleys overlapped 150mm at joints fixed in accordance with manufacturers recommendations.

Beam: Steel beams to bath to support second floor partitions. Span: 4.70 m.

Load name	Loading	Start	End	Total kN	R1comp	R2comp
U Roof	1.5*4.70/2	0	L	16.57	8.28	8.28
U Partition	0.3*4.7	0	L	6.63	3.31	3.31
				23.19	11.60	11.60

U:UDL R:Part UDL P:PL Loadings in kN/m or kN; positions in metres from R1

Maximum B.M. = 13.63 kNm at 2.35 m. from R1

Maximum S.F. = 11.60 kN at 0.00 m. from R1

Maximum deflection = 31.37 x 1e8/EI at 2.35 m. from R1 (E in N/mm2 I in cm4)

STEEL SECTION SIZE: 203 x 102 x 23 UB

L/r_{yy} = 4.700 x 100/2.37 = 198 D/T = 21.8 pbc = 79.2 N/mm2 (Table 3a)

fbc = 13.63 x 1000/206.0 = 66.1 N/mm2 OK

Maximum shear in web = 11.597 x 1000/5.2 x 203.2 = 11.0 N/mm2 OK

Maximum deflection = 31.37 x 1e8/205000 x 2090 = 7.3 mm (0.0016 span) OK

Bearing details

R1 (11.60kN): Padstone size 232 x 100mm
Stress under padstone = 11.60 x 1000/232 x 100 = 0.50 N/mm2

R2 (11.60kN): Padstone size 232 x 100mm
Stress under padstone = 11.60 x 1000/232 x 100 = 0.50 N/mm2

VENTILATION

All window-opening lights to exceed 1200th of room floor area. All habitable rooms to have trickle vents (8000sq mm free air). New windows to Kitchen, Utility room, Bathrooms and WC to have trickle vents (4000sq mm free air). Kitchen to have either 60-litre/second-extractor fan, manual switched or duct cooker hood giving 30-litre/second extraction. Bath/shower/toilet rooms to have opening window and 15 litre/second extractor manual switched or where no window, mechanical extractor wired to light switch with 15 minute overrun timer to give three air changes per hour. All ducting within roof space to be insulated of twin wall construction or incorporate a condensation trap and discharge to ridge through vent tile.

DAMP PROOF COURSE

Build in Hyload DPC to CP102 to all walls minimum 150mm above ground level and inner leaf lined with the DPM in floors. Provide vertical DPC around the perimeter of all external openings as cavity closers. All dpc's to be bedded on mortar. Provide and fix sovereign injected damp proof course to all walls not already provided with a dpc. DPC to be installed in accordance with the manufacturers recommendations.

CEILINGS

New ceilings to be 12.5mm plasterboard with taped and filled joints to receive plaster skim. Fixings to be 63 x no 8 wood screws at max 200mm cts. All unrestrained edges to be supported by noggins. All existing ceilings to be made good after removing existing partitions.

STUD PARTITIONS

Internal stud partitions to comprise 75 x 50mm studs with head and sole plates and 9.5mm Gyproc wallboard to room side. Studs to be spaced at 450mm cts. Provide noggings at all board joints. All joints to be taped and filled. Boards to be finished with skim. All first floor studwork to be built off double joists or off timber blocking pieces where perpendicular to span. All doubled up joists to be bolted together using 12mm dia bolts and toothplate connections at 750mm cts.

LINTELS

To be as indicated on lintel schedule to BS 5817. Provide cavity trays over all external lintels and 2no Weep holes. Lintels to have minimum 150mm end bearing and to be installed in accordance with manufactures details and instructions.

PLASTER

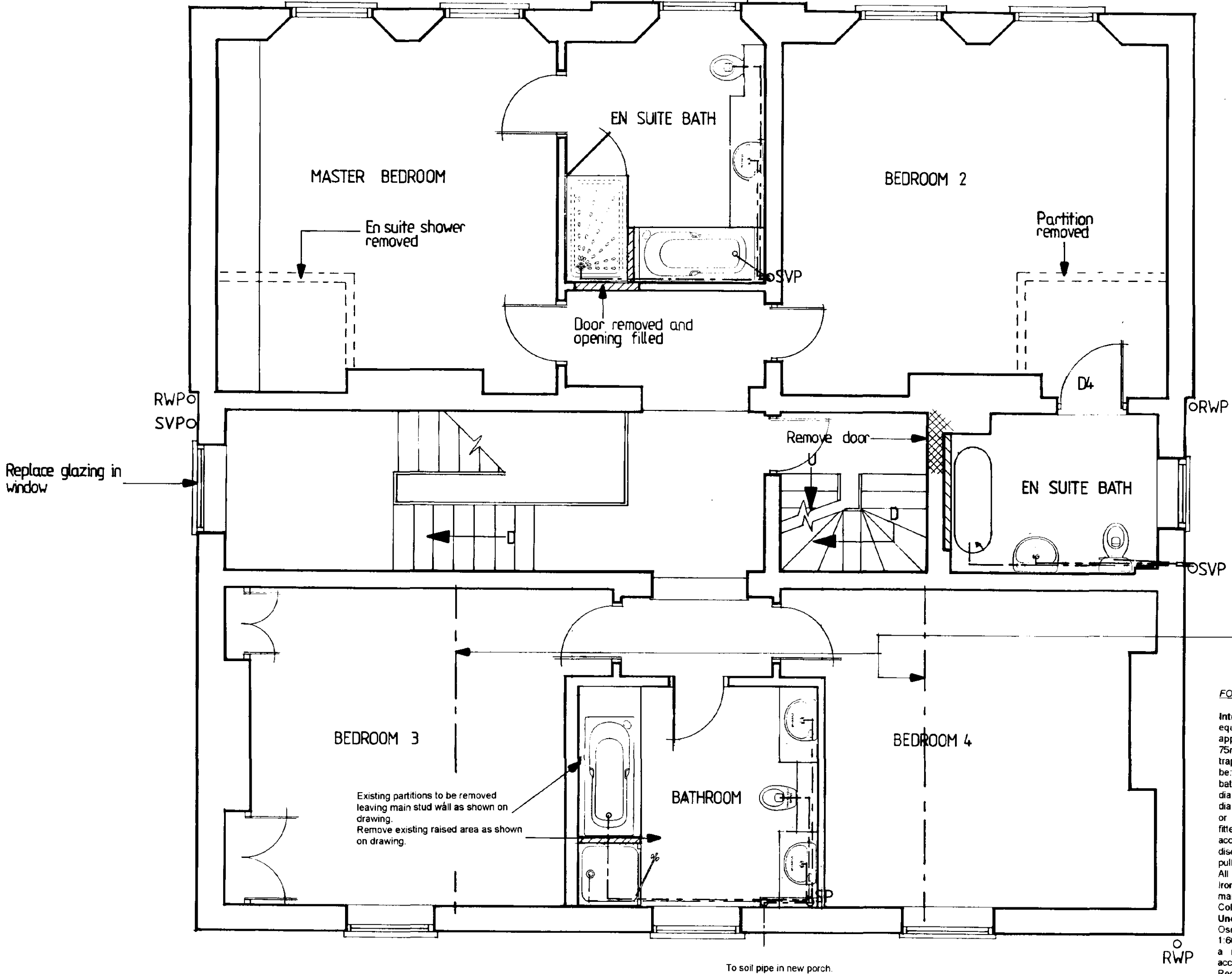
All new walls internally to be finished in 13mm lightweight plaster to receive decoration.

ELECTRICS

To be in accordance with current IEE Regulations and installation is to be carried out by an NICEIC approved contractor.

FLAT ROOF

Roof covering to be 13mm mineral chippings wholly bonded to Permanite Superflex sanded wholly bonded to Permanite Superbase underlay wholly bonded to Bituglas perforated underlay. Type 3G partially bonded to 80mm Foamglass T4 insulation bedded in hot bitumen on Permanite Superbase vapour on external grade plywood deck. Supported on 36 x 97mm joists at 600mm cts. Firings to joists to give a fall of 1:60. Roof to give U' Value of 0.45W/m2K. Abutment skirting are to be minimum 150mm with metal cover flashing. All detailing to be in strict accordance with Permanite recommendations and British Flat Roofing Council recommendations.



FIRST FLOOR

rules

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revision	date
1	Notes added 11/9/98
2	Shutters removed 8/10/98

Notes

SUPERSEDED

A PLAN
Ref.

SOUTH HOLLAND BC
HOUSING & PLANNING
- 9 OCT 1998
Ref: 0708/98

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ARCHITECTS

project / drawing

ALTERATIONS TO OTWAY HOUSE, SPALDING ROAD, PINCHBECK FOR MR C SIMS.

<i>scale</i>	<i>date</i>	<i>drawn</i>
1 : 50	JUNE 98	KB
<i>project no.</i>	<i>drawing no.</i>	
1439	AB/3	
<i>revisions</i>		
1		

NOTE:- ALL DIMENSIONS ARE TO BE CHECKED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT IMMEDIATELY.

SPECIFICATION	
MATERIAL:	3.2mm PRE-GALVANISED STEEL
WEIGHT :	24 Kg
MESH WIDTH:	190 mm
MESH DETAIL:	TO ARCH SOFFIT
TOLERANCE :	RADIUS +5mm -0mm

FOUL DRAINAGE

Internal waste pipes to be Osma or equal approved uPVC connected to the appliance in the approved manner with 75mm deep seal traps (anti-siphon traps at 3m + from outlet). Wastes to be wash hand basin 32mm, sinks and bath 40mm, WC 110mm, Bidet 38mm dia. Soil and vent pipes to be 100mm dia terminating at ridge with ridge vents or min 300mm above opening lights fitted with balloon. SVP's to have access plates at the base. Sinks to discharge into back inlet Gully with pull out stopper for rodding. All external soil/waste pipes to be cast iron type fitted in accordance with the manufacturers recommendations. Colour - black. Underground drainage to be 110mm Osmastron with flexible joints to a fall of 1:50 on main runs. Drains to be laid on a regulating bed of pea gravel in accordance with current Building Regulations and manufacturers recommendations. Trenches to be backfilled with selected backfill. Where drains pass through walls to be protected by reinforced concrete lintels cast over giving 50mm space around the pipe. Mask opening both sides with rigid sheet material to prevent entry of fil or vermin. Where pipes pass under the building bed as normal and continue to surround and backfill up to the underside of the dipm sand binding level, all in accordance with manufacturers recommendations. Where pipes are not under a driveway area and have less than 600mm cover, concrete paving slabs should be used as bridging above the pipes with 100mm of granular material between the top of the pipe and the underside of the slabs. Where pipes are under the driveway area and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs.

ROOF COVERING

To comprise of existing natural slates on 38 x 25mm treated softwood battens having sawn ends nailed with non-ferrous nails through unweathered felt to BS 747 Type IF. All joints in felt both horizontally and vertically to overlap minimum 150mm in accordance with BS 5634 Part 1:1990. Continuous tiling felt to be provided at eaves to prevent ponding. The slate fixing specification is to be in accordance with the manufacturers published literature with due consideration for each site location, wind velocities and roof pitches. Provide lead flashings to roof/wall abutments taken up wall min 150mm.

SURFACE WATER DRAINAGE

New system to comprise 'Osmastron' as described above for foul drainage. Provide upturned bend to all downpipe positions. Drains to fall 1:120 on main runs to take in position shown on plans. Rainwater goods to be cast iron type, round rainwater system or equal approved comprising 100mm half round gutter with 68mm (or similar imperial) round downpipes including all brackets etc fitted all in accordance with manufacturers instructions. Gutter laid to a fall of 1:600. RWP's sealed to drain at ground level. Colour - black.

Cut blocks to fit

Split course block 195x35mm

Spacer block

Typical suspended floor details

CONSERVATORY: SITTING ROOM GROUND FLOOR CONSTRUCTION

To be Jefflow standard suspended pot and inverted 'T' beam floor. Concrete beam layout to be as shown on drawing AB/2. Provide and fix concrete blocks 440 x 215 x 100mm between the concrete beams. Fix split course blocks and spacer blocks as shown on drawing. Air bricks must be provided to ventilate the void (min 75mm) below the floor. Suspended floor to receive 40mm jable insulation and 65mm bed to slate floor finish. All beams to be laid on Hyloard DPC (see Damp Proof Course).

NATURAL STONE

Existing kitchen and hall at rear of the building together with new east porch to receive natural stone.

CONSERVATORY

New conservatory to be timber framed traditional style Victorian conservatory.

NEW GROUND FLOOR CONSTRUCTION

Floor to comprise 65mm 1:3 sand/cement screed with steel trowel finish on 100mm C15P mix over concrete slab on 40mm Vencil Resil Jable flooring insulation SD grade on 1200 gauge polythene dpm on 25mm sand blinding on 150mm well consolidated hardcore (max 600mm filling). DPM to be brought up at perimeter walls to lap into existing Hyloard dpc min 50mm. All to meet 'U' value of 0.45 W/m2K. To non loadbearing walls allow for thickening of slab to 225 x 450mm wide. DPM to be laid with sealed joints and 300mm laps in accordance with manufacturers instructions. Insulation to have 25mm upstand at perimeter of slab.

NEW WALLS

Walls to be dimensions shown and in strict accordance with BS 5628 Part 3:1985. Below DPC (in 1:3 cement/sand).

Cavity walls to comprise internal and external skins, Thermatec Hi-Strength 7 100mm block with 75mm cavity. External skin to terminate minimum 2 courses below ground level then continue in facing brickwork to DPC. Internal skin (including internal 100mm walls) to continue in Hi-Strength 7 to DPC. Cavity to be filled to ground level with weak mix concrete splayed outwards.

Walls above DPC (in 1:1.6 cement/sand).

Cavity walls to comprise 102.5mm outer skin facing brickwork, 75mm cavity containing 25mm Celotex, RR CW2025 insulation, a 50mm clear cavity and an inner skin of 100mm Thermatec Shield blockwork to give a minimum U value of 0.45W/m2K. Cavity closed at heads of walls and at all openings by closing blockwork onto brickwork building in Hyloard Vertical DPC with 25mm Jable insulation behind to give 1.2W/m2K. C. Build in stout stainless steel wall ties with insulation (retaining discs at maximum 900mm cts horizontally and 450mm cts vertical with extra ties at openings at every block course where the cavity is closed. Wall ties and cavity insulation to be built all in accordance with manufacturers recommendations. Internal walls to be 100mm Thermatec Shield blockwork. All facing brickwork to be durability designation FL.

NEW FOUNDATIONS

Strip foundations to be ST3 concrete to BS 5328:1961 225mm thick and minimum 1000mm below ground level but local ground conditions to be taken in consideration and final depth to be taken down to firm loadbearing strata and to Local Authority satisfaction. Foundation width to be - Cavity Walls 750mm. Internal loadbearing walls 550mm (Non-loadbearing walls to be built off 225mm thickened floor slab).

LINTELS

To be as indicated on lintel schedule to BS 5977. Provide cavity trays over all external lintels and 2no. Weep holes. Lintels to have minimum 150mm end bearing and to be installed in accordance with manufacturers details and instructions.

CEILINGS

New ceilings to be 12.5mm plasterboard with taped and filled joints to receive plaster skim. Fixings to be 53 x no 8 wood screws at max 200mm cts. All unrestrained edges to be supported by noggin. All existing ceilings to be made good after removing existing partitions.

PLASTER

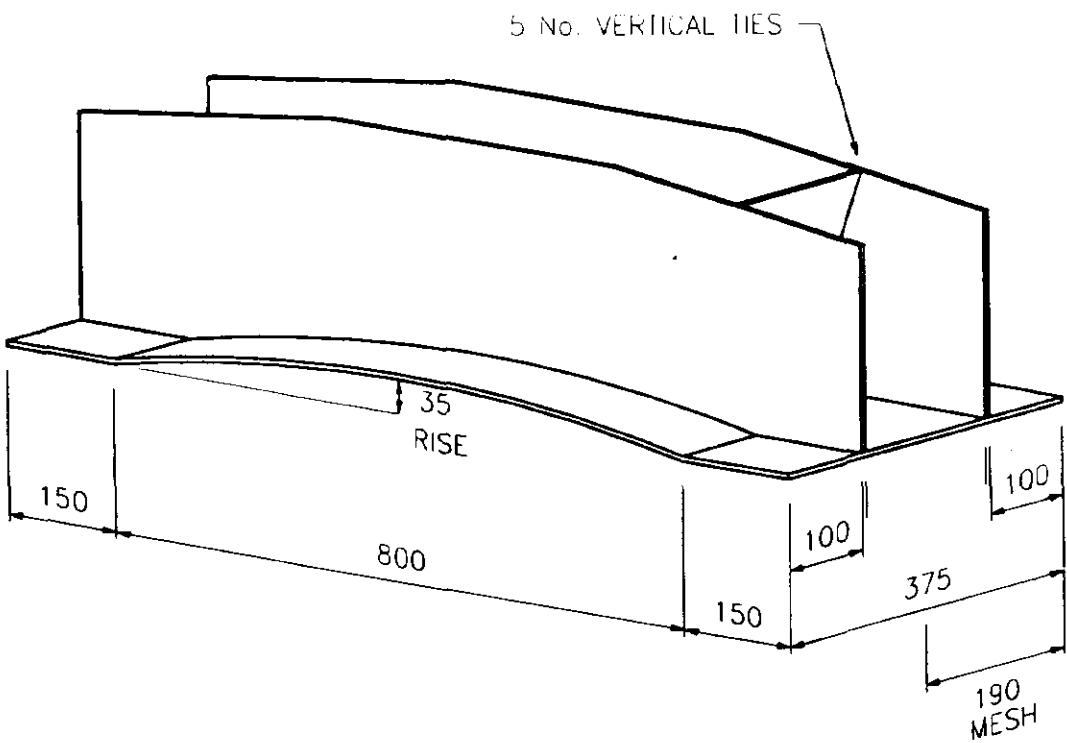
All new walls internally to be finished in 13mm lightweight plaster to receive decoration. ELECTRICS To be in accordance with current IEE Regulations and installation is to be carried out by an NICEIC approved contractor.

DAMP PROOF COURSE

Build in Hyloard DPC to CP102 to all walls minimum 150mm above ground level and inner leaf linked with the DPM in floors. Provide vertical DPC around the perimeter of all external openings as cavity closers. All dpc's to be bedded on mortar. Provide and fix sovereign injected damp proof course to all walls not already provided with a dpc. DPC to be installed in accordance with the manufacturers recommendations.

GROUND FLOOR

For further porch details, see drawing AD/1



Typical SVP suspension details

SPECIFICATION	
MATERIAL:	3.2mm PRE-GALVANISED STEEL
WEIGHT :	39 Kg
MESH WIDTH:	NOT REQUIRED
MESH DETAIL:	NOT REQUIRED
TOLERANCE :	RADIUS +5mm -0mm

I.G. LINTEL RL5/404

GLAZING

Glazing within 1500mm of floor level to doors and within 800mm of floor level for windows to be laminated or toughened to BS 6206 1981.

WINDOWS/DOORS OPENINGS

To be as specified on schedule. weather-dropped and beaded for double-glazing with 6mm air gap to sealed units. Windows in habitable rooms to provide head ventilation giving 8000sqmm free air ventilation and have min 1200h floor area opening lights. Patio doors to have trickle ventilation of 10,000sqmm, if no opening lights are provided. Windows to Kitchen, Utility, Bath and WC to be provided with head ventilators giving 4000sqmm of free air ventilation.

Door/Window/Lintel Schedule				
No.	Width	Height	Lintel	Notes
W1	800	1875	NA5/446	For details see drawing AD/1
W2	800	1875	NA5/446	For details see drawing AD/1
W3	555	1950	RL5/406	For details see drawing AD/4
W4	555	1950	RL5/406	For details see drawing AD/4
W5	650	1090	Head Plate	For details see drawing AD/9
W6	650	1090	Head Plate	For details see drawing AD/9
D1	1200	2450	RL5/404	For details see drawing AD/6
D2	-	1965	As existing	Existing door from Kitchen to Utility room
D3	850	-	As existing	Purpose made with fanlight above. Door to match existing.
D4	990	2027	As existing	Purpose made with 25mm lining and architraves. All to match existing.
D5	Opening width 1300	2100	Purpose made and designed by I/L Limited	New rectangular light above door
R1	460	610	-	Vetux Conservation rooflight GVA 0091
R2	460	610	-	Vetux Conservation rooflight GVA 0091
R3	460	610	-	Vetux Conservation rooflight GVA 0091
R4	460	610	-	Vetux Conservation rooflight GVA 0091

WINDOVS

Remove existing glazing and glazing bars from window frames to Kitchen & Utility. Recreate existing window style using new glazing bars. Windows to match existing windows in first floor bedrooms to east elevation. All windows to be traditional sliding sash type.

WINDOVS

Remove existing glazing and glazing bars from window frames to Kitchen & Utility. Recreate existing window style using new glazing bars. Windows to match existing windows in first floor bedrooms to east elevation. All windows to be traditional sliding sash type.

VENTILATION

All window opening lights to exceed 1/202' room floor area. All habitable rooms to have trickle vents (8000sq mm free air). New Windows to Kitchen, Utility room, Bathrooms and WC to have trickle vents (4000sq mm free air). Kitchen to have either 60 litres/second extractor fan, manual switched or duct cooker hood giving 30 litres/second extraction. Utility room to have opening window and 30 litres/second extractor fan operated by manual switch. Bath/Shower/Cloak rooms to have opening window and 15 litres/second extractor manual switched or where no window, mechanical extractor wired to light switch with 15 minute overrun timer to give three air changes per hour. All ducting within roof space to be insulated of 100mm wall construction or incorporate a condensation trap and discharge to ridge through vent tile.

STUD PARTITIONS

Internal stud partitions to comprise 75 x 50mm studs with head and sole plates and 9.5mm Gyproc wallboard to room side. Studs to be spaced at 450mm cts. Provide nogginns at all board joints. All joints to be taped and filled. Boards to be finished with skim. All first floor studwork to be built off double joists or off timber blocking pieces where perpendicular to span. All doubled up joists to be bolted together using 12mm dia bolts and toothplate connections at 750mm cts.

NOTES

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The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown in this drawing including foundations are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction 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.

revision	date
1	Notes added 26/8/98
2	Kitchen rev 10/9/98
3	Porch rev 5/10/98

SUPERSEDED

AMENDED PLAN

SOUTH HOLLAND DC HOUSING & PLANNING - 9 OCT 1998

Ref. 0708/98

JOHN D LYNCH partnership CHARTERED ARCHITECTS

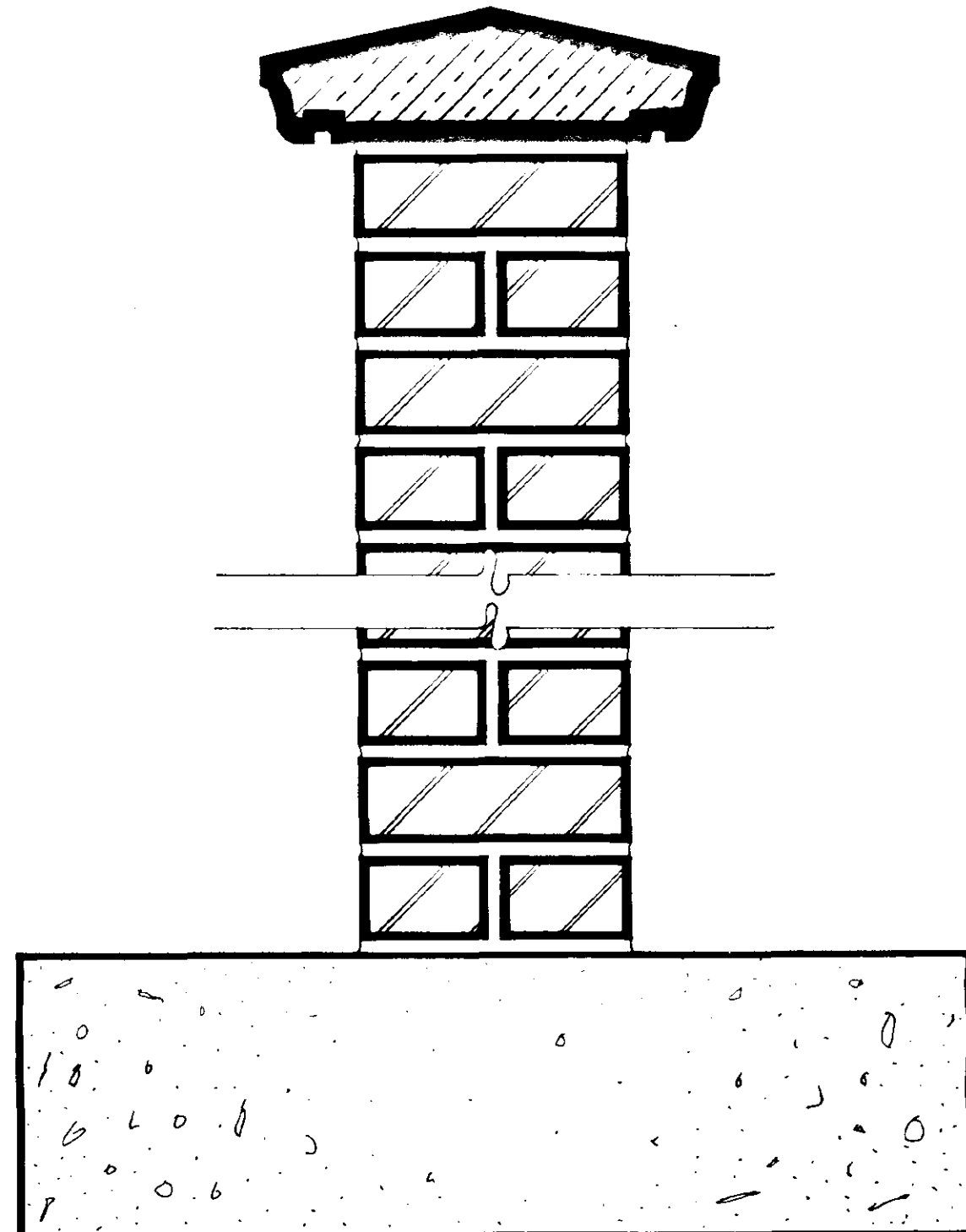
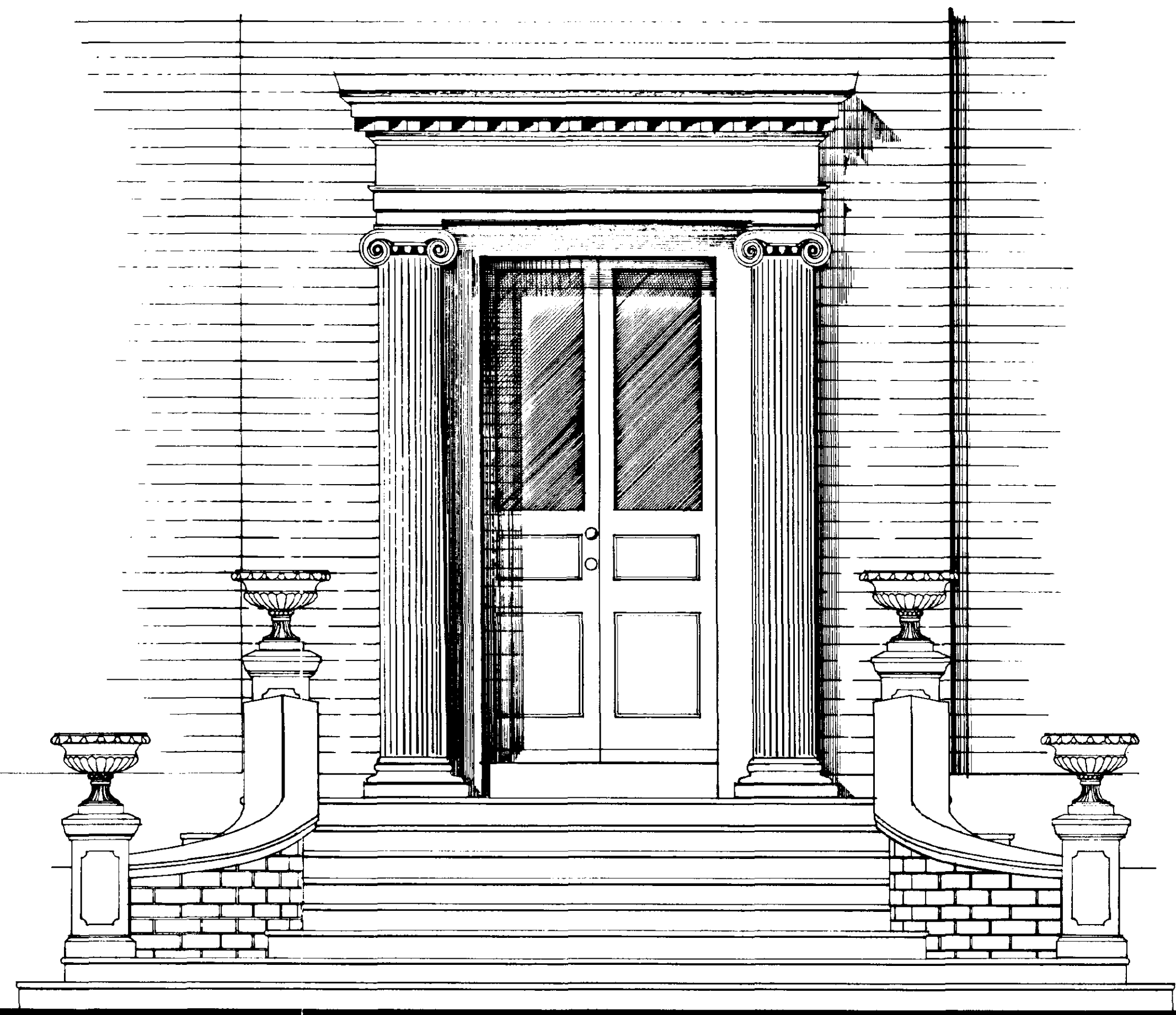
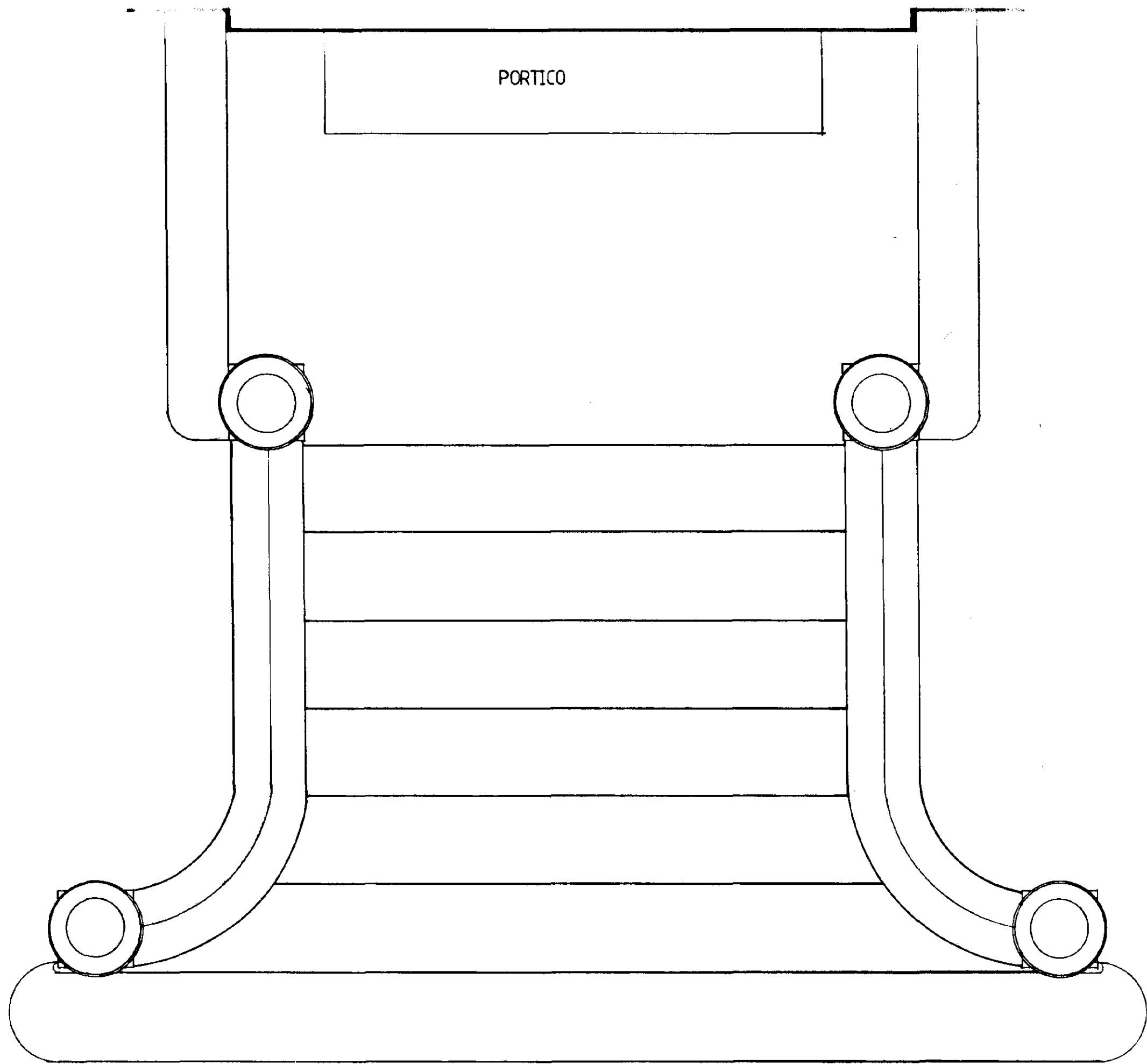
project / drawing

ALTERATIONS TO OTWAY HOUSE, SPALDING ROAD, PINCHBECK FOR MR C SIMS.

scale 1:50 date JUNE 98 drawn KB

project no. 1439 drawing no. AH/2

revisions X23



Stepped foundation to be a minimum of 1000mm below ground level

notes
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revision	date
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AMENDED PLAN
Ref: 0708/98

SOUTH HOLLAND DC
HOUSING & PLANNING
17 DEC 1998
Ref: 0708/98

JOHN D LYNCH
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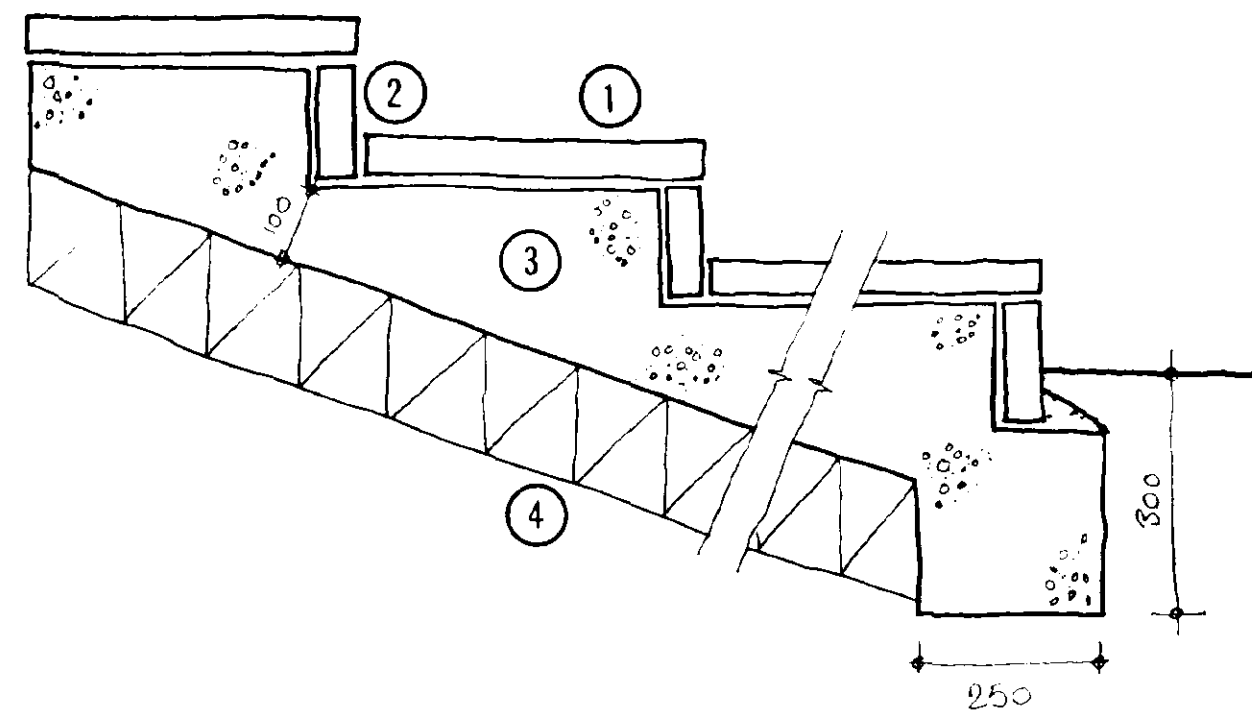
SUPERSEDED
Retain

project / drawing
OTWAY HOUSE
PINCHBECK
DETAIL AT WEST ENTRANCE

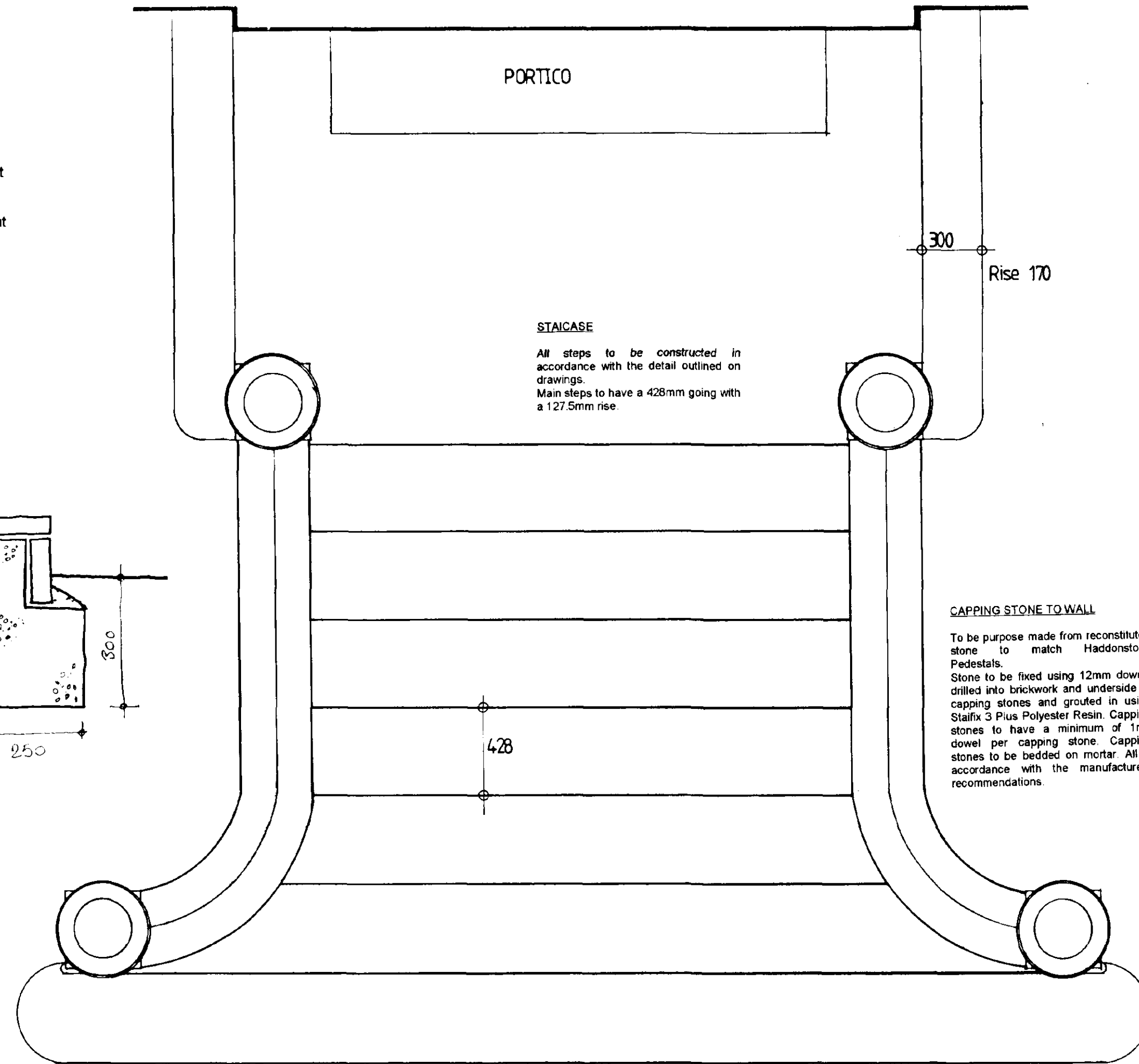
scale	date	drawn
1/10 & 1/5	Dec 98	JDL
job no	drawing no	
1439	SD/13	

revisions

1. 50mm thick treads, natural finish on 15mm 1:3 cement mortar bed All joints pointed.
2. 50mm thick edging, natural finish on 15mm 1:3 cement mortar bed. All joints pointed.
3. In-situ concrete 1:8 mix.
4. 100mm clean hardcore.



Typical step detail



PLAN OF STAIRCASE



ELEVATION TO STAIRCASE

PEDESTALS

Provide & fix new purpose made pedestals as shown on drawings, to match stone capping.
To new pedestals provide & fix Haddonstone A530 Regency Urn as shown on drawings.

CAPPING STONE TO WALL

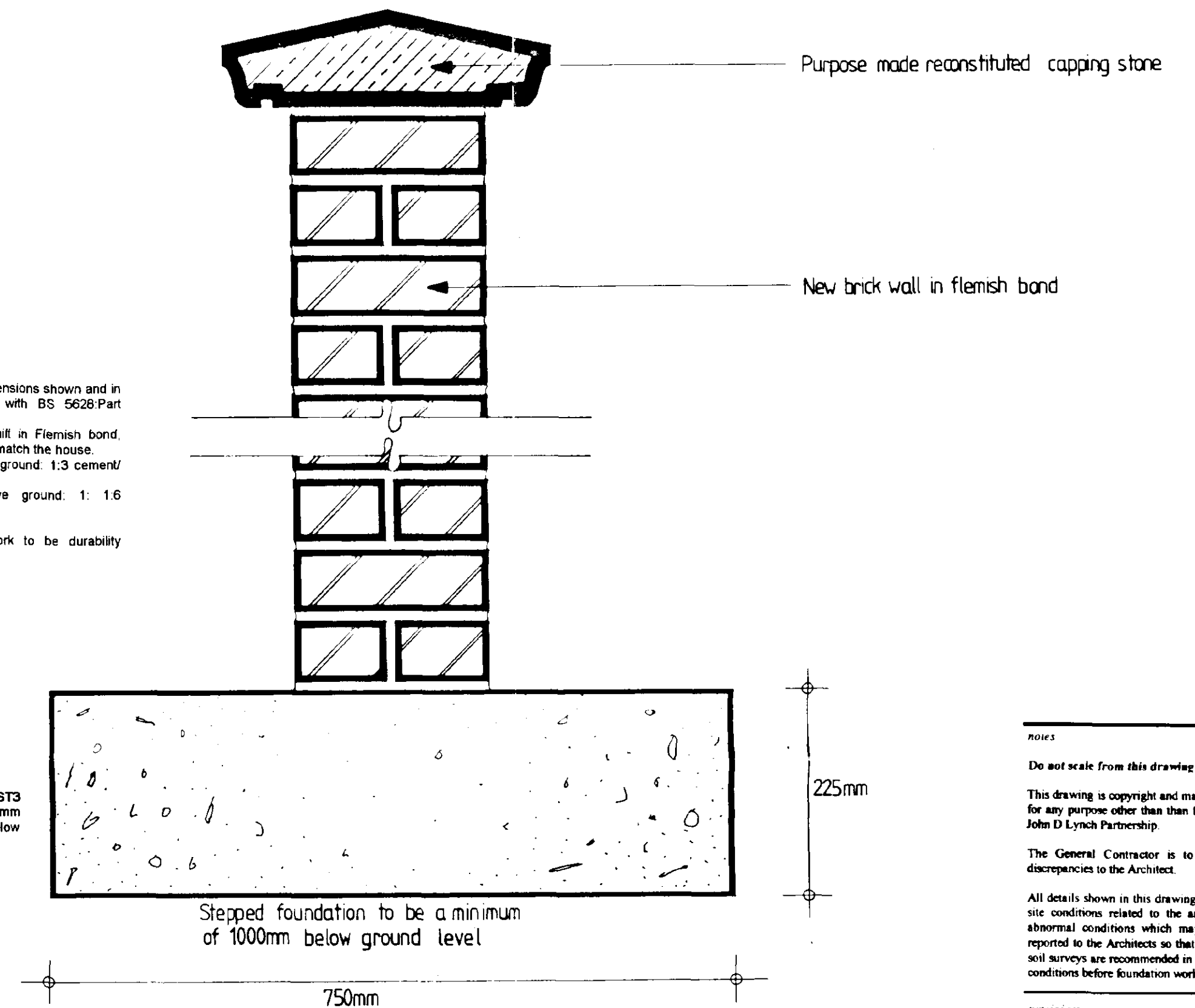
To be purpose made from reconstituted stone to match Haddonstone Pedestals.
Stone to be fixed using 12mm dowels drilled into brickwork and underside of capping stones and grouted in using Stalfix 3 Plus Polyester Resin. Capping stones to have a minimum of 1no. dowel per capping stone. Capping stones to be bedded on mortar. All in accordance with the manufacturers recommendations.

WALLS

Walls to be to dimensions shown and in strict accordance with BS 5628 Part 3:1985.
All walls to be built in Flemish bond, mortar pointing to match the house.
Mortar mix below ground: 1:3 cement/sand.
Mortar mix above ground: 1:1.6 cement/lime/sand.
All facing brickwork to be durability designation F.L.

FOUNDATIONS

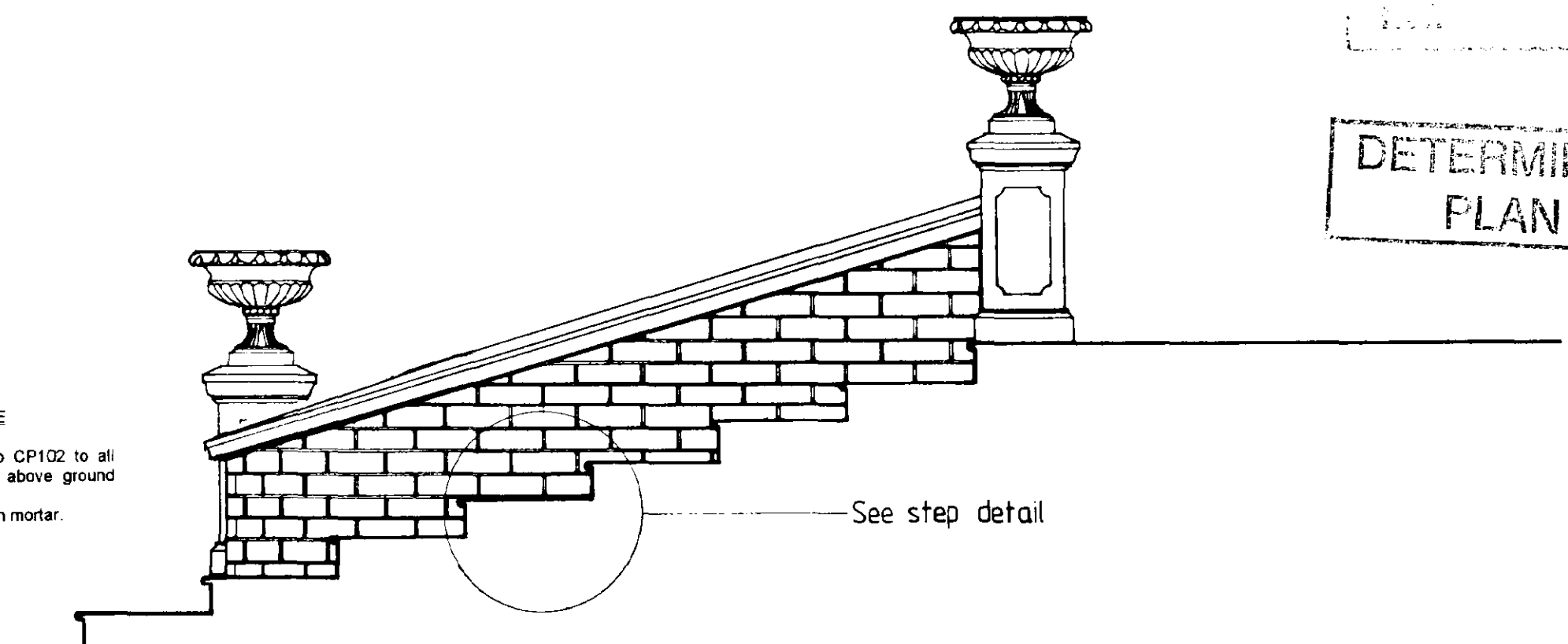
Stepped strip foundations to be ST3 concrete to BS 5328:1981, 225mm thick and minimum 100mm below ground level.
Foundation width to be: 750mm.



SECTION THROUGH WALL

DAMP PROOF COURSE

Build in Hyload DPC to CP102 to all walls minimum 150mm above ground level.
All dpc's to be bedded on mortar.



SECTION THROUGH STAIRCASE

NOTES

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revision

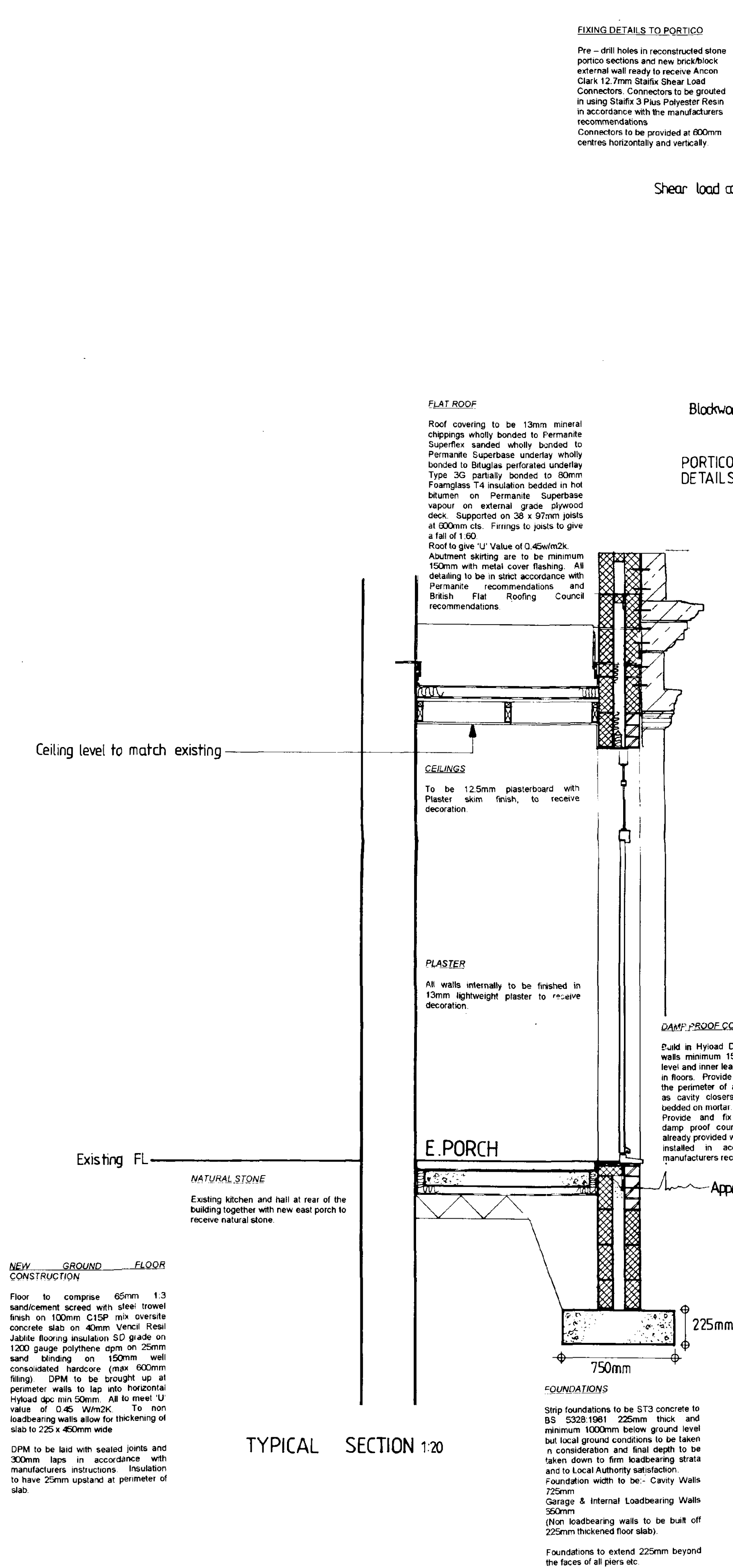
date

SOUTH HOLLAND DC
HOUSING & PLANNING
11 JAN 1999
Ref: 708/98

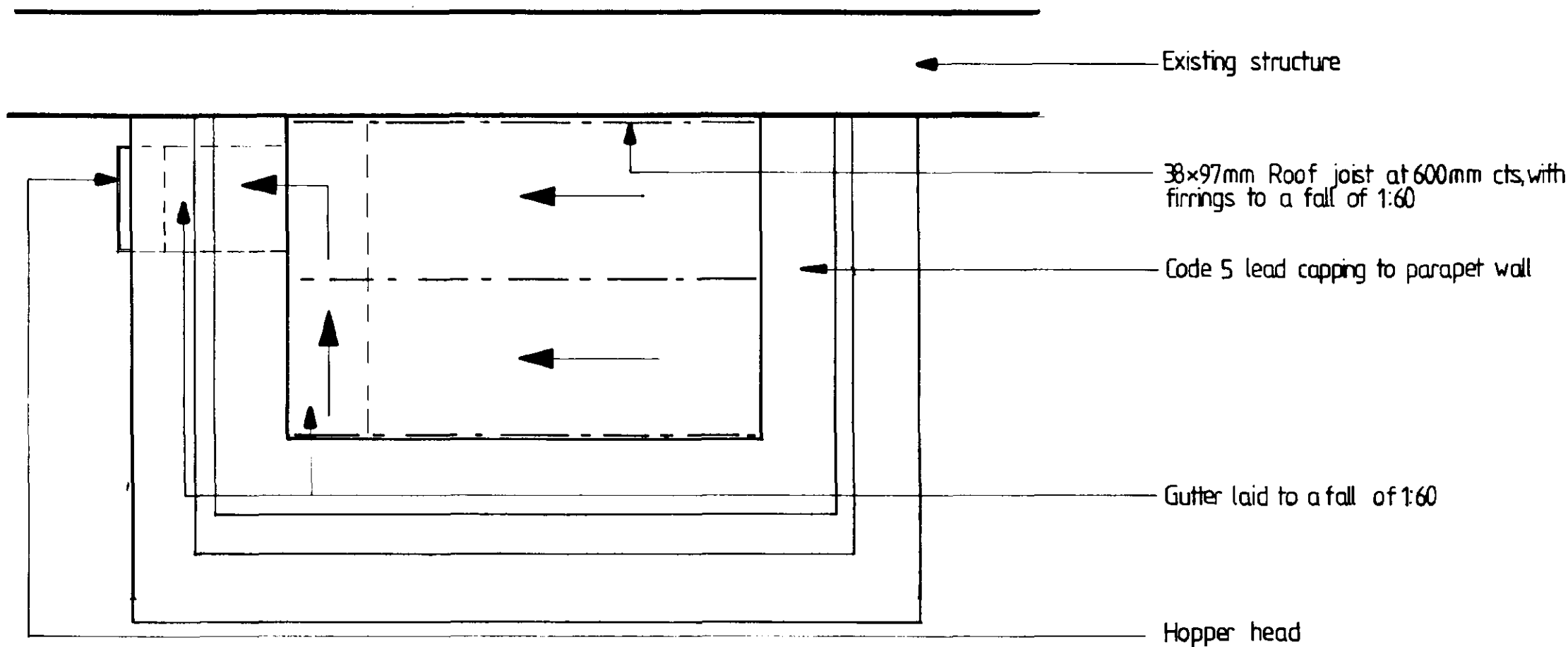
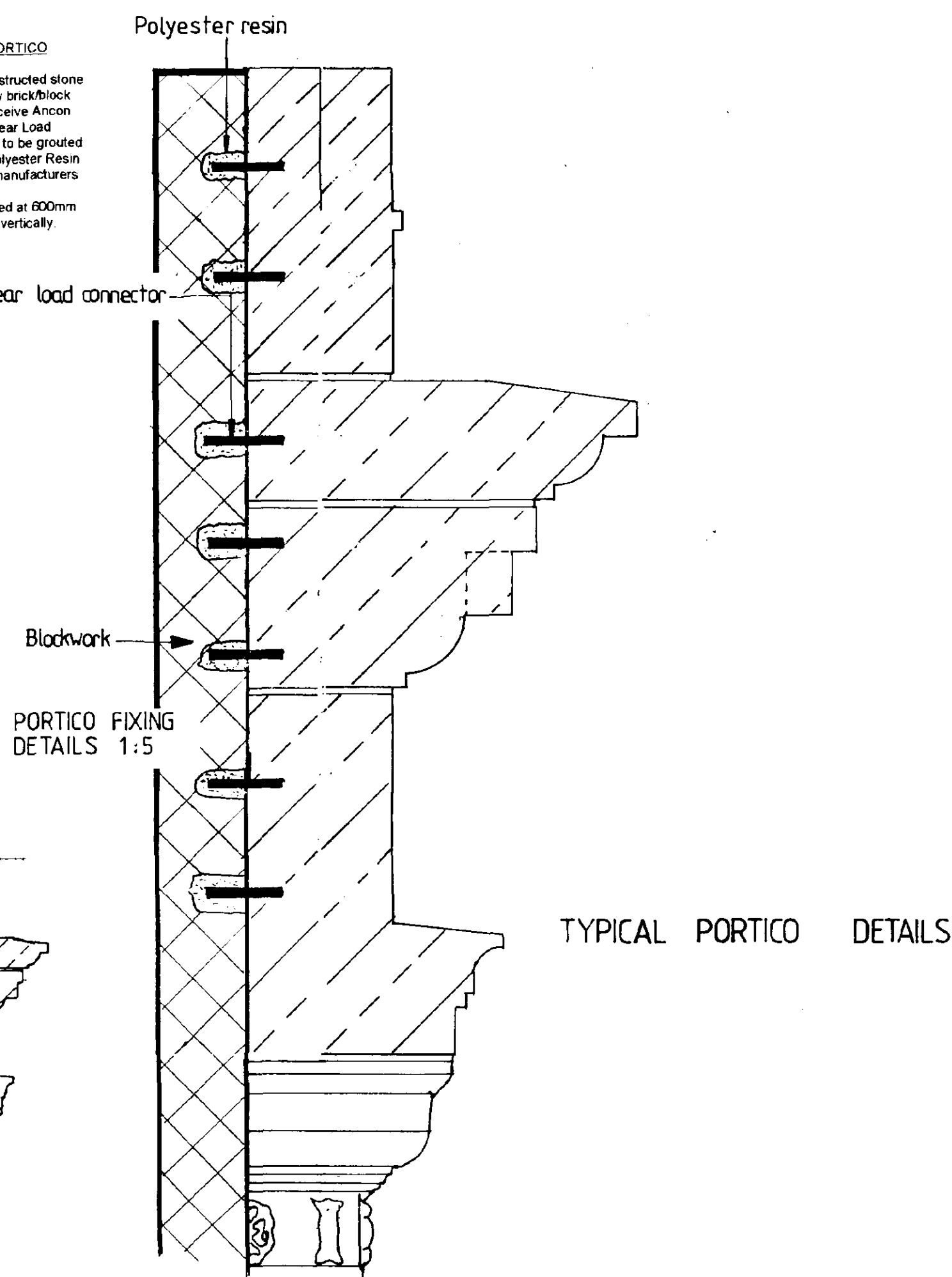
DETERMINED JOHN D LYNCH
PLAN partnership
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project / drawing
ALTERATIONS TO OTWAY HOUSE, SPALDING
ROAD, PINCHBECK FOR MR C SIMS.

scale	date	drawn
1:20	Dec 98	KB
project no.		drawing no
1439		AD/100
revisions		

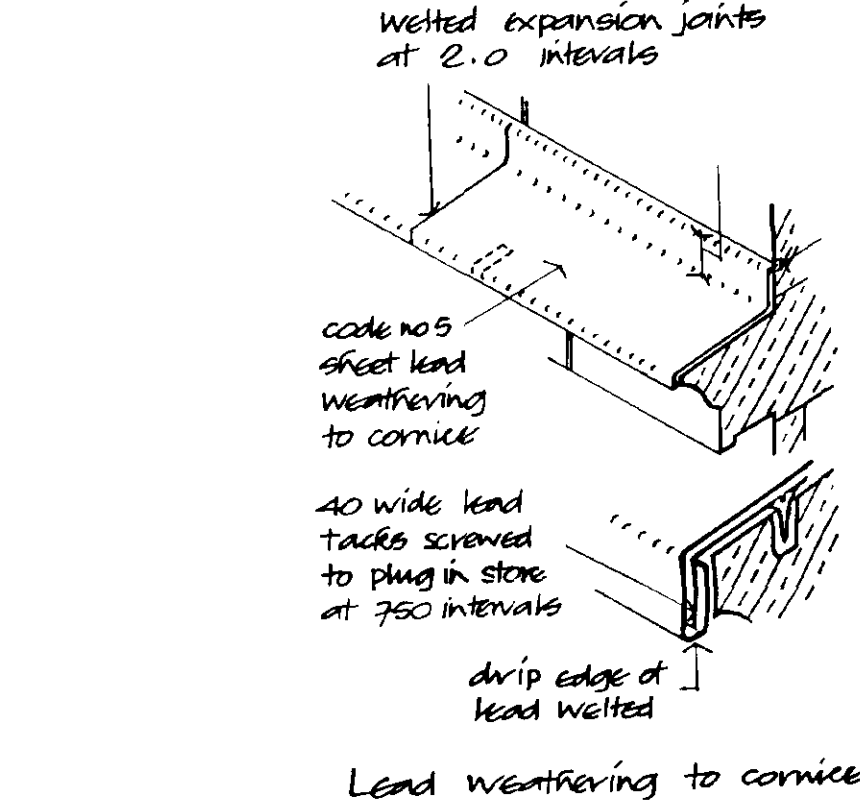
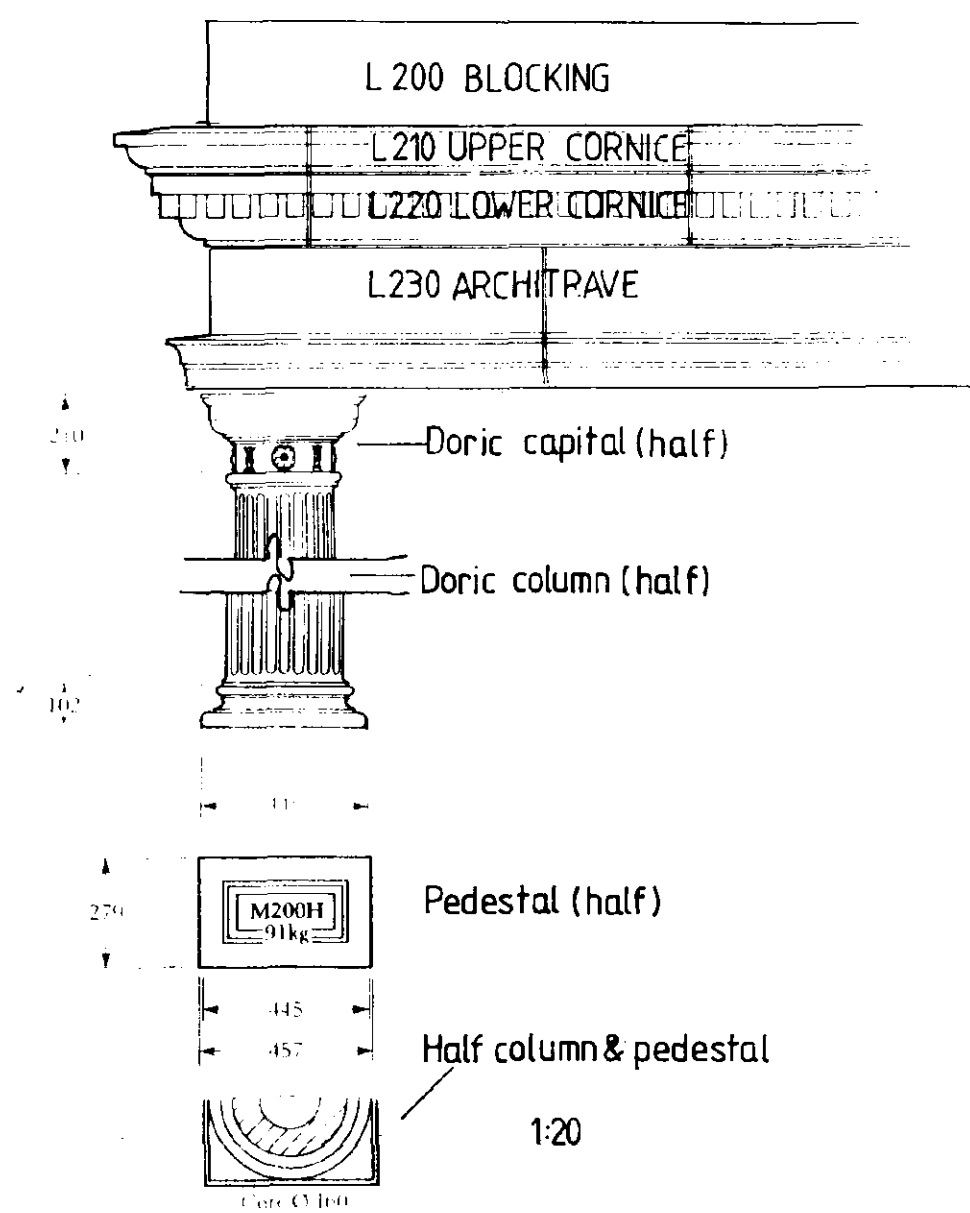


TYPICAL SECTION 1:20



ROOF PLAN 1:20

Typical Section Through Porch



KEY
Direction of fall

DET JOHN D LYNCH
PLAN partnership
ARCHITECTS

project / drawing
ALTERATIONS TO OTWAY HOUSE, SPALDING
ROAD, PINCHBECK FOR M.R.C. SIMS.

scale	date	drawn
1:20	AUGUST 98	KB
project no.	drawing no	
1439	AD/1	

WALLS

Walls to be to dimensions shown and in strict accordance with BS 5628 Part 3:1985

Below DPC (in 1:3 cement/sand)

Cavity walls to comprise internal and external skins Thermalite Hi-Strength 7 100mm block with 75mm cavity. External skin to terminate minimum 2 courses below ground level then continue in facing brickwork to DPC. Internal skin (including internal 100mm walls) to continue in Hi-Strength 7 to DPC.

Cavity to be filled to ground level with weak mix concrete splayed outwards.

Walls Above DPC (in 1:1.6 cement/sand)

Cavity walls to comprise 102.5mm outer skin facing brickwork, 75mm cavity containing 25mm Celotex RR c/w/25 insulation, a 50mm clear cavity and an inner skin of 100mm Thermalite 'Shield' blockwork to give a minimum 'U' value of 0.45w/m2K. Cavity to be closed at heads of walls and at all openings by closing blockwork onto brickwork building in Hyload Vertical DPC with 25mm Jablite insulation behind to give 1.2W/m2 °C. Build in stout stainless steel wall ties with insulation retaining discs at maximum 600mm cts horizontally and 450mm cts vertical with extra ties at openings at every block course where the cavity is closed.

Wall ties and cavity insulation to be built all in accordance with insulation manufacturers recommendations. Internal walls to be 100mm Thermalite 'Shield' blockwork. All facing brickwork to be durability designation FL.

DAMP PROOF COURSE

Build in Hyload DPC to CP102 to all walls minimum 150mm above ground level and inner leaf linked with the DPM in floors. Provide vertical DPC around the perimeter of all external openings as cavity closers. All dpc's to be bedded on mortar. Provide and fix sovereign injected damp proof course to all solid and rubble filled walls not already provided with a dpc. DPC to be installed in accordance with the manufacturers recommendations.

NEW GROUND FLOOR CONSTRUCTION

Floor to comprise 65mm 1:3 sand/cement screed with steel trowel finish on 100mm C15P mix oversite concrete slab on 40mm Vencol Resil Jablite flooring insulation SD grade on 1200 gauge polythene dpm on 25mm sand blinding on 150mm well consolidated hardcore (max 600mm filling). DPM to be brought up at perimeter walls to lap into horizontal Hyload dpc min 50mm. All to meet 'U' value of 0.45 W/m2K. To 'non loadbearing walls allow for thickening of slab to 225 x 450mm wide.

DPM to be laid with sealed joints and 300mm laps in accordance with manufacturers instructions. Insulation to have 25mm upstand at perimeter of slab.

Internal stud partitions to comprise 75 x 50mm studs with head and sole plates and 9.5mm Gyproc wallboard to room side. Studs to be spaced at 450mm cts. Provide noggings at all board joints. All joints to be taped and filled. Boards to be finished with skim. All first floor studwork to be built off double joists or off timber blocking pieces where perpendicular to span. All doubled up joists to be bolted together using 12mm dia bolts and toothplate connections at 750mm cts.

INTERNAL SERVICES

Internal waste pipes to be 'Osma' or equal approved uPVC connected to the appliance in the approved manner with 75mm deep seal traps (anti-siphon traps at 3m + from outlet). Wastes to be wash hand basin 32mm, sinks and bath 40mm, WC 110mm, Bidet 38mm dia. Soil and vent pipes to be 100mm dia terminating at ridge with ridge vents or min 900mm above opening lights fitted with balloon. S&VP's to have access plates at the base. Sinks to discharge into Back Inlet. Gully with pull out stopper for rodding. All external soil/waste pipes to be cast iron type fitted in accordance with the manufacturers recommendations. Colour - black.

Underground drainage to be 110mm 'Osma' drain with flexible joints to a fall of 1:60 on main runs. Drains to be laid on a regulating bed of pea gravel in accordance with current Building Regulations and manufacturers recommendations. Trenches to be backfilled with selected backfill. Where drains pass through walls to be protected by reinforced concrete lintels cast over giving 50mm space around the pipe. Mask opening both sides with rigid sheet material to prevent entry of fill or vermin. Where pipes pass under the building bed as normal and continue to surround and backfill up to the underside of the dpm sand blinding level, all in accordance with manufacturers recommendations. Where pipes are not under a drive/traffic area and have less than 600mm cover, concrete paving slabs should be used as bridging above the pipes with 100mm of granular material between the top of the pipe and the underside of the slabs. Where pipes are under the drive/traffic area and have less than 500mm cover reinforced concrete bridging should be used instead of paving slabs.

Inspection chambers to be 'Osma' Universal in polypropylene having cast iron covers and frames. Chambers to be bedded in minimum 150mm pea gravel and 150mm concrete around top of shaft to provide bed for frame. IC's to traffic/parking areas to have Grade B covers and frames. Drain to connect into Bio Disc Sewage Treatment Plant.

SURFACE WATER DRAINAGE

New system to comprise 'Osma' drain as described above for foul drainage. Provide upturned bend to all downpipe positions. Drains to fall 1:60 on main runs to soakaways in position shown on plans minimum 5m away from any buildings, 1200mm dia x 1500mm deep with 500mm vegetable soil over mineral board cover with coarse granular material below especially around outlet. This is to be subject to a standard percolation test. Rainwater goods to be cast iron type, round, rainwater system or equal approved comprising 100mm half round gutter with 98mm (or similar imperial) round downpipes including all brackets etc fitted all in accordance with manufacturers instructions.

Gutter laid to a fall of 1:60. RWP's sealed to drain at ground level. Colour - black.

STUD PARTITIONS

Internal stud partitions to comprise 75 x 50mm studs with head and sole plates and 9.5mm Gyproc wallboard to room side. Studs to be spaced at 450mm cts. Provide noggings at all board joints. All joints to be taped and filled. Boards to be finished with skim. All first floor studwork to be built off double joists or off timber blocking pieces where perpendicular to span. All doubled up joists to be bolted together using 12mm dia bolts and toothplate connections at 750mm cts.

VENTILATION

All window opening lights to exceed 1/25th room floor area. All habitable rooms to have trickle vents (8000sq.mm free air). New Windows to Kitchen, Utility room, Bathrooms and W.C. to have trickle vents (4000sq.mm free air). Kitchen to have either 80 litres/second extractor fan, manual switched or duct cooker hood giving 30 litres/second extraction. Utility room to have opening window and 30 litres/second extractor fan operated by manual switch. Bath/Shower/Cloak rooms to have opening window and 15 litres/second extractor manual switched or where no window, mechanical extractor wired to light switch with 15 minute overrun timer to give three air changes per hour. All ducting within roof space to be insulated of twin wall construction or incorporate a condensation trap and discharge to ridge through vent tile.

ROOF VENTILATION

Provide Glidevale slate ventilators at eaves on hipped roof and on valley gutter, side of the gable roof. Provide and fix Glidevale FV Fascia Ventilators to other side of gable ended roof. All to give equivalent of 25mm continuous ventilation at the eaves. Provide and fix Glidevale ridge Ventilators to both ridges to give the equivalent of 5mm continuous ventilation. Maintain 50mm min air gap over insulation.

FLAT ROOF

Roof covering to be 13mm mineral chippings wholly bonded to PermaNite Superflex sanded wholly bonded to PermaNite Superbase underlay wholly bonded to Bituglul perforated underlay Type 3G partially bonded to 80mm Foamglass T4 insulation bedded in hot bitumen on PermaNite Superbase vapour on external grade plywood deck. Supported on 38 x 97mm joists at 600mm cts. Firings to joists to give a fall of 1:60. Roof to give 'U' Value of 0.45w/m2K. Abutment skirting are to be minimum 150mm with metal cover flashing. All detailing to be in strict accordance with PermaNite recommendations and British Flat Roofing Council recommendations.

ROOF COVERING/RAFTERS

Allow for checking all roof timbers and replacing any damaged or decayed timbers as necessary. Provide and fix new roof members as outlined on drawing AB/13.

Existing roof members to hipped roof are as follows:- Ridge board 25 x 130mm. Rafters in trussed rafter 100x100mm. Purlin 75 x 95mm. Tie 35 x 270mm. Hangers 25 x 70mm. Ceiling joists 40 x 130mm. Bearer 55 x 25mm. Common rafters 50 x 80mm. Hipped rafter 35 x 270mm. All rafters set at 360mm centres.

Existing roof members to gable roof are as follows:- Ridge board 25 x 150mm. Rafters in trussed rafter 110x135mm. Purlin 80 x 130mm. Tie 30 x 225mm. Common rafters 52 x 80mm. All rafters set at 360mm centres.

Roof Timbers: All roof timbers, new and existing, are to be preservative treated with 'Cedure' or similar approved against beetle infestation and rot before continuing with roof covering.

In sloping positions (i.e. raised ties) lay Celotex TSU70 (70mm) insulation between joists. If necessary make up rafters to allow minimum 50mm ventilation space above the insulation. 'U' value to be 0.24 w/m2 °C.

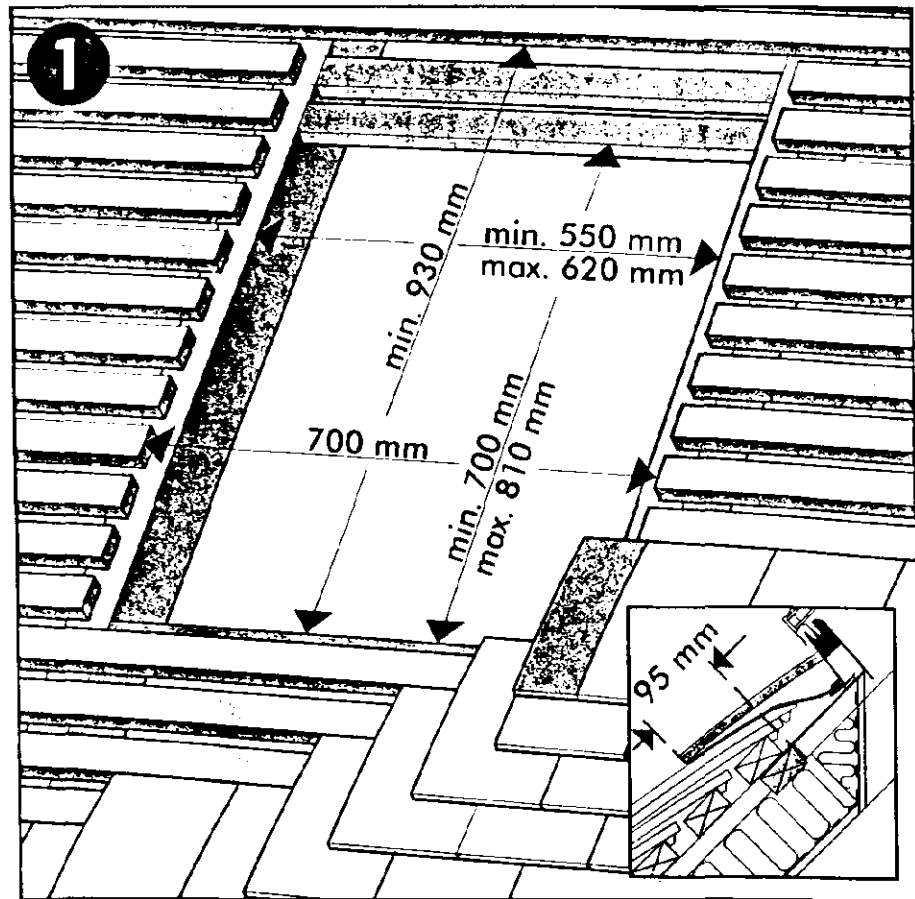
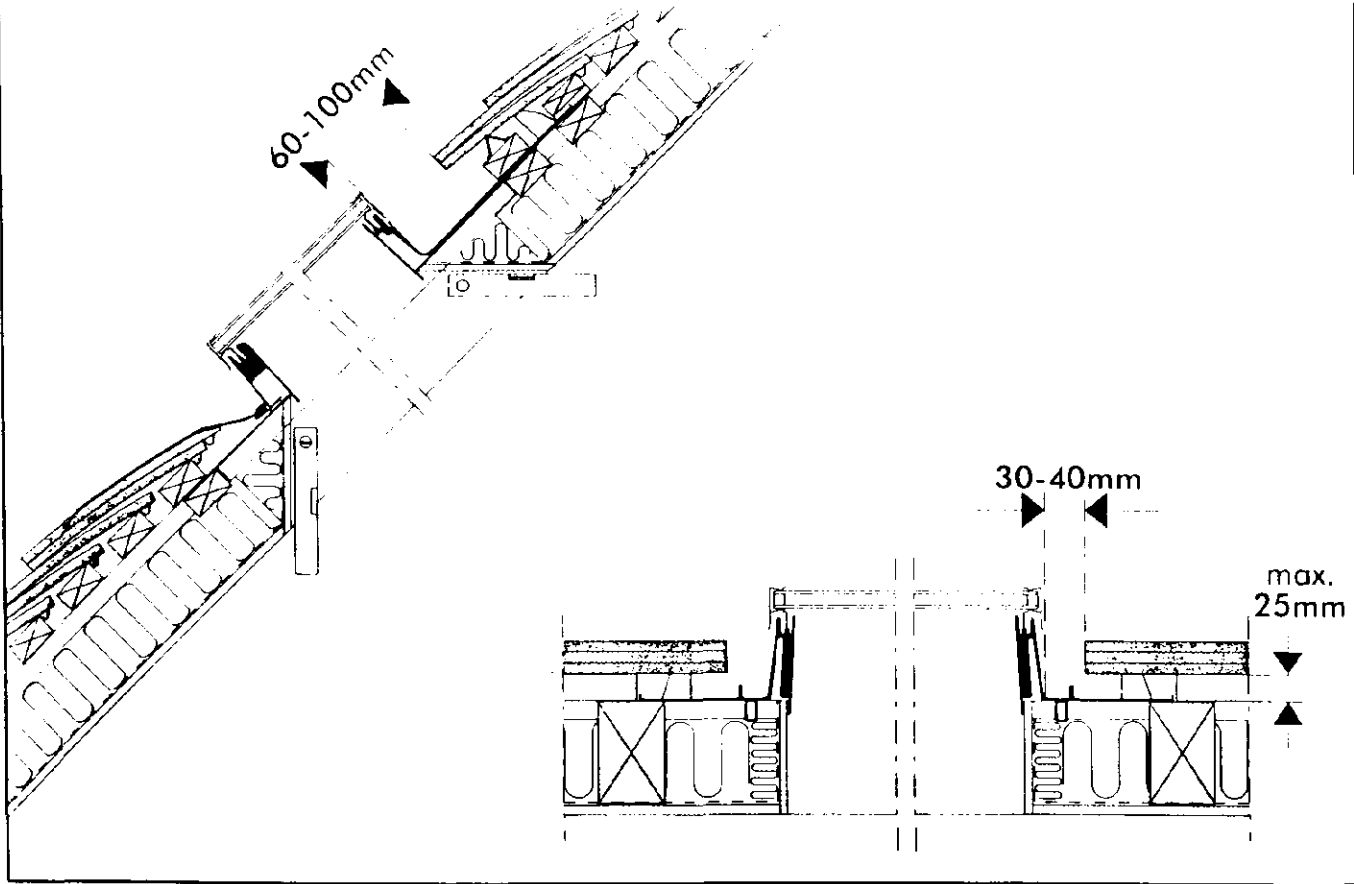
Provide and lay 200mm Crown fibreglass insulation between ceiling joists in new and existing roofs to give a minimum 'U' value of 0.25 w/m2 °C. Ensure quilt does not restrict eaves ventilation.

ROOF COVERING

To comprise natural slate tiles on 38 x 25mm treated softwood battens having sawn ends nailed with non ferrous nails through unlearnable felt to BS 747 Type IF. All joints in felt both horizontally and vertically to overlap minimum 150mm in accordance with BS 5534:Part1:1990 carried well into gutters and secured with clout nails. Continuous tilting felt to be provided at eaves to prevent ponding.

Colour to be natural slate to match existing. Ridge to be Marley modern angle colour to match slate.

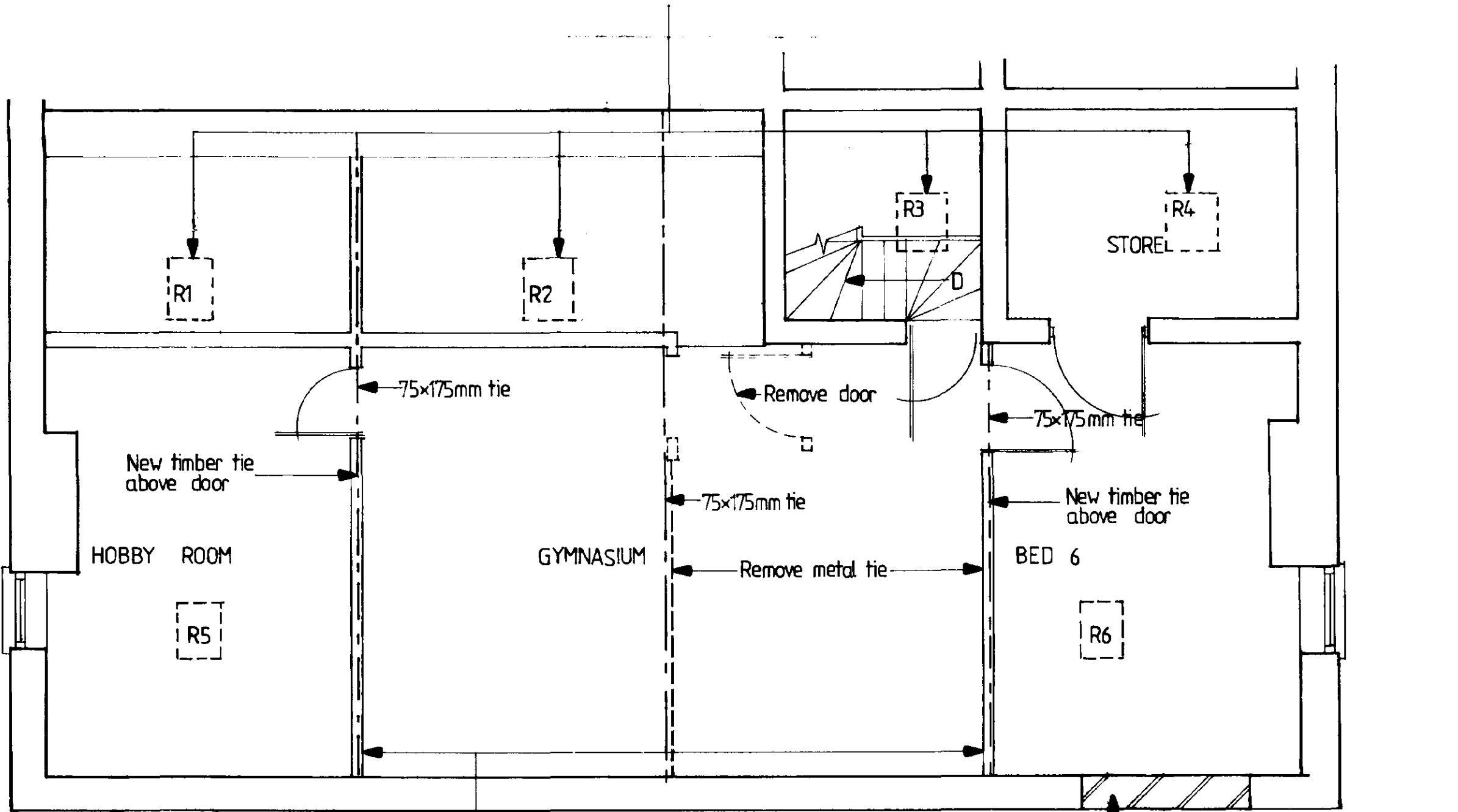
The slate fixing specification is to be in accordance with the manufacturers published literature with due consideration for each site location, wind velocities and roof pitches. Provide lead flashings to roofwall abutments taken up wall min 150mm. Provide Glidevale tile valley troughs to all valley troughs to all valleys overlapped 150mm at joints fixed in accordance with manufacturers recommendations.



TYPICAL ROOFLIGHT DETAILS

ROOFLIGHTS

New rooflights to be above valley gutter.



New partitions

PARTITIONS

New studs to be 75 x 75mm with head and sole plates (provide plates where purlins bear on partition) and T & G boarding removed from previous partitions to room side. Studs to be spaced at 450mm cts. Partitions to bear on beams below.

FOUNDATIONS

Strip foundations to be ST3 concrete to BS 5328:1981, 225mm thick and minimum 1000mm below ground level but local ground conditions to be taken in consideration and final depth to be taken down to firm loadbearing strata and to Local Authority satisfaction. Foundation width to be:- Cavity Walls 725mm. Garage & Internal Loadbearing Walls 550mm. (Non loadbearing walls to be built off 225mm thickened floor slab).

Foundations to extend 225mm beyond the faces of all piers etc.

LINTELS

To be as indicated on lintel schedule to BS 5977. Provide cavity trays over all external lintels and 2no. weep holes. Lintels to have minimum 150mm end bearing and to be installed in accordance with manufacturers details and instructions.

PLASTER

All walls internally to be finished in 13mm lightweight plaster to receive decoration.

CEILINGS

To be 12.5mm plasterboard with Plaster skim finish, to receive decoration.

GLAZING

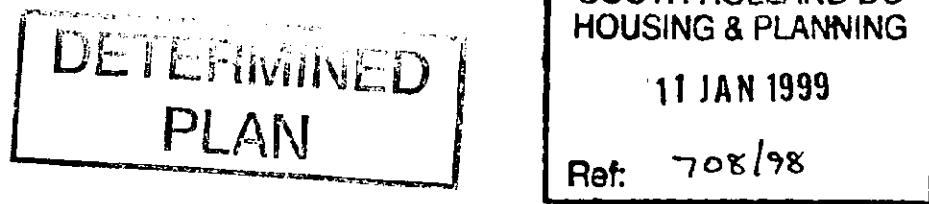
Provide & fix cast glass to all new windows and doors. Thickness to match existing.

NOTES		
Do not scale from this drawing		
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The General Contractor is to check all dimensions on site and report discrepancies to the Architect		
All details shown in this drawing including foundations are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction, 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.		

REVISION		DATE
1	Notes added	15/9/98
2	Susp floor rev	26/10/98
3	Door/Wind schedule rev	22/12/98

Door/Window/Lintel Schedule

No.	Width	Height	Lintel	Notes
W1	730	1875	NAS/446	For details see drawing AD 3
W2	730	1875	NAS/446	For details see drawing AD 3
W3	600	1950	RLS/406	For details see drawing AD 4
W4	600	1950	RLS/406	For details see drawing AD 4
D1	870	2000	New lintel designed & fabricated by IG	Purpose made to match existing
D2	-	-	As existing	Existing door from Kitchen to Utility raised
D3	850	1965	As existing	Purpose made with fanlight above. Door to match existing
D4	990	2027	As existing	Purpose made with 25mm lining and architrave's. All to match existing
D5	Opening width 1300	2100	Purpose made and designed by IG Limited	New rectangular light above door
D6	Width to match width of D2	Height to match height of D2	New lintel designed & fabricated by IG	Purpose made to match D2
D7	870 Exact width to be determined on site	1981 Exact height to be determined on site	As existing brick arch lintel	Purpose made FL&D to match rear doors
R1	460	610	-	Velux Conservation rooflight GVA 0091
R2	460	610	-	Velux Conservation rooflight GVA 0091
R3	460	610	-	Velux Conservation rooflight GVA 0091
R4	460	610	-	Velux Conservation rooflight GVA 0091
R5	460	610	-	Velux Conservation rooflight GVA 0091
R6	460	610	-	Velux Conservation rooflight GVA 0091



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project / drawing
ALTERATIONS TO OTWAY HOUSE, SPALDING
ROAD, PINCHBECK FOR MR C SIMS.

scale 1:50 date JUNE 98 drawn KB

project no 1439 drawing no AB/9

revisions
XZ 3

SECOND FLOOR

NOTE:- ALL DIMENSIONS ARE TO BE CHECKED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT IMMEDIATELY.

NEW CONSTRUCTION

Floor to comprise 65mm 1:3 sand/cement screed with steel trowel finish on 100mm C15P mix oversite concrete slab on 40mm Vencil Jablite flooring insulation SD grade on 1200 gauge polythene dpm on 25mm sand blinding on 150mm well consolidated hardcore (max 600mm filling). DPM to be brought up at perimeter walls to lap into horizontal Hyload dpc min 50mm. All to meet 'U' value of 0.45 W/m2K. To non loadbearing walls allow for thickening of slab to 225 x 450mm wide.

DPM to be laid with sealed joints and 300mm laps in accordance with manufacturers instructions. Insulation to have 25mm upstand at perimeter of slab.

CONSERVATION/REPAIR/ALTERATION/NEW CONSTRUCTION

To be Jefflow standard suspended pot and pan on 100mm C15P mix oversite concrete beam layout to be as shown on drawing AB2. Provide and fix concrete blocks 440 x 215 x 100mm between the concrete beams. Fix split course blocks and spacer blocks as shown on drawing. Air bricks must be provided to ventilate the void (min 75mm) below the floor. Void depth 150mm minimum. Ground below suspended floor to be sealed with 75mm lean mix oversite concrete min. Suspended floor to receive 40mm rigid insulation and 65mm bed to slate floor finish. All beams to be laid on Hyload DPC (see Damp Proof Course).

NEW WALLS

Walls to be to dimensions shown and in strict accordance with BS 5628 Part 3:1985.

Below DPC (in 1:3 cement/sand)

Cavity walls to comprise internal and external skins Thermalite Hi-Strength 7 100mm block with 75mm cavity. External skin to be finished with 2 courses below ground level then continue in facing brickwork to DPC. Internal skin (including internal 100mm walls) to continue in Hi-Strength 7 to DPC. Cavity to be filled to ground level with weak mix concrete splayed outwards.

Walls Above DPC (in 1:1:6 cement/fine/sand)

Cavity walls to comprise 102.5mm outer skin facing brickwork, 75mm cavity containing 25mm Celotex RR c/w/25 insulation, a 50mm clear cavity and an inner skin of 100mm Thermalite 'Shield' blockwork to give a minimum 'U' value of 0.45W/m2 °C. Cavities closed at heads of walls and at all openings by closing blockwork onto brickwork building in Hyload Vertical DPC with 25mm Jablite insulation behind to give 1.2W/m2 °C. Build in stout stainless steel wall ties with insulation retaining discs at maximum 900mm c/c horizontally and 450mm c/c vertical with extra ties at openings at every block course where the cavity is closed. Wall ties and cavity insulation to be built all in accordance with insulation manufacturers recommendations. Internal walls to be 100mm Thermalite 'Shield' blockwork. All facing brickwork to be durability designation FL.

ROOF COVERING

To comprise of existing natural slates on 35 x 25mm treated softwood battens having sawn ends nailed with non ferrous nails through untearable felt to BS 747 Type IF. All joints in felt both horizontally and vertically to overlap minimum 150mm in accordance with BS 5534 Part 1:1990. Continuous tilting felt to be provided at eaves to prevent ponding. The slate fixing specification is to be in accordance with the manufacturers published literature with due consideration for each site location, wind velocities and roof pitches. Provide lead flashings to roof/wall abutments taken up wall min 150mm.

ROOF VENTILATION

Provide Glidevale slate ventilators at eaves on hipped roof and on valley gutter side of the gable ended roof. Provide and fix Glidevale FV Fascia ventilators to other side of gable ended roof. All to give equivalent of 25mm continuous ventilation at the eaves. Provide and fix Glidevale ridge ventilators to both ridges to give the equivalent of 5mm continuous ventilation. Maintain 50mm min air gap over insulation.

NOTE:- ALL DIMENSIONS ARE TO BE CHECKED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT IMMEDIATELY.

Notes

Allow for checking all roof timbers and replacing any damaged or decayed timbers as necessary. Provide and fix new roof members as outlined on drawing AB/13.

Existing roof members to hipped roof are as follows:-
Ridge board 25 x 130mm
Rafter in trussed rafter 100x100mm
Purlin 75 x 95mm
Tie 35 x 270mm
Hangers 25 x 70mm
Ceiling joists 40 x 130mm
Binder 55 x 25mm
Common rafters 50 x 80mm
Hipped rafter 35 x 270mm
All rafters set at 360mm centres

Existing roof members to gable roof are as follows:-
Ridge board 25 x 150mm
Rafter in trussed rafter 110x135mm
Purlin 90 x 130mm
Tie 30 x 225mm
Common rafters 52 x 80mm
All rafters set at 360mm centres

Roof Timbers: All roof timbers, new and existing, are to be preservative treated with Celcure or similar approved against beetle infestation and rot before continuing with roof covering.

Provide and lay 200mm Crown fibreglass insulation between ceiling joists in new and existing roofs to give a minimum 'U' value of 0.25 w/m2 °C. Ensure quilt does not restrict eaves ventilation.

In sloping positions (i.e. rased ties) lay Celotex TS1/70 (70mm) insulation between joists. If necessary make up rafters to allow minimum 50mm ventilation space above the insulation. 'U' value to be 0.24 w/m2 °C.

GLAZING

Provide and fix cast glass to all new windows and doors. Thickness to match existing.

Door/Window/Intel Schedule

No.	Width	Height	Intel	Notes
W1	730	1875	NAS 446	For details see drawing AD 3
W2	730	1875	NAS 446	For details see drawing AD 3
W3	600	1950	RI 5406	For details see drawing AD 4
W4	600	1950	RI 5406	For details see drawing AD 4
D1	870	2000	New lintel designed & fabricated by IG	Purpose made to match existing.
D2	-	-	-	Existing door from Kitchen to Utility room. All to match existing.
D3	850	1965	As existing	Purpose made with lintel above. Door to match existing.
D4	950	2027	As existing	Purpose made with 25mm lining and architrave's. All to match existing.
D5	Opening width 1300	2100	Purpose made and designed by IG Limited	New rectangular light above door.
D6	Width to match width of D2	Height to match height of D2	New lintel designed & fabricated by IG	Purpose made to match D2
D7	870 Exact width to be determined on site	1981 Exact height to be determined on site	As existing brick arch lintel	Purpose made FL&B to match rear doors.
R1	460	610	-	Velux Conservation rooflight GVA 0091
R2	460	610	-	Velux Conservation rooflight GVA 0091
R3	460	610	-	Velux Conservation rooflight GVA 0091
R4	460	610	-	Velux Conservation rooflight GVA 0091
R5	460	610	-	Velux Conservation rooflight GVA 0091
R6	460	610	-	Velux Conservation rooflight GVA 0091

Beam: Steel beams to bath to support second floor partitions. Span: 4.70 m.

Load name	Loading	Start	End	Total kN	R1comp	R2comp
U Roof	1.5*4.70.2	0	L	16.57	8.28	8.28
U Partition	0.3*4.7	0	L	6.63	3.31	3.31
				23.19	11.60	11.60

U:UDL R:Part UDL P:PL Loadings in kN/m or kN; positions in metres from R1

Maximum B.M. = 13.63 kNm at 2.35 m. from R1

Maximum S.F. = 11.60 kN at 0.00 m. from R1

Maximum deflection = 31.37 x 1e8/EI at 2.35 m. from R1 (E in N/mm2 I in cm4)

STEEL SECTION SIZE: 203 x 102 x 23 UB

L/ryy = 4.700 x 100/2.37 = 198 D/T = 21.8 pbc = 79.2 N/mm2 (Table 3a)

fbc = 13.63 x 1000/206.0 = 66.1 N/mm2 OK

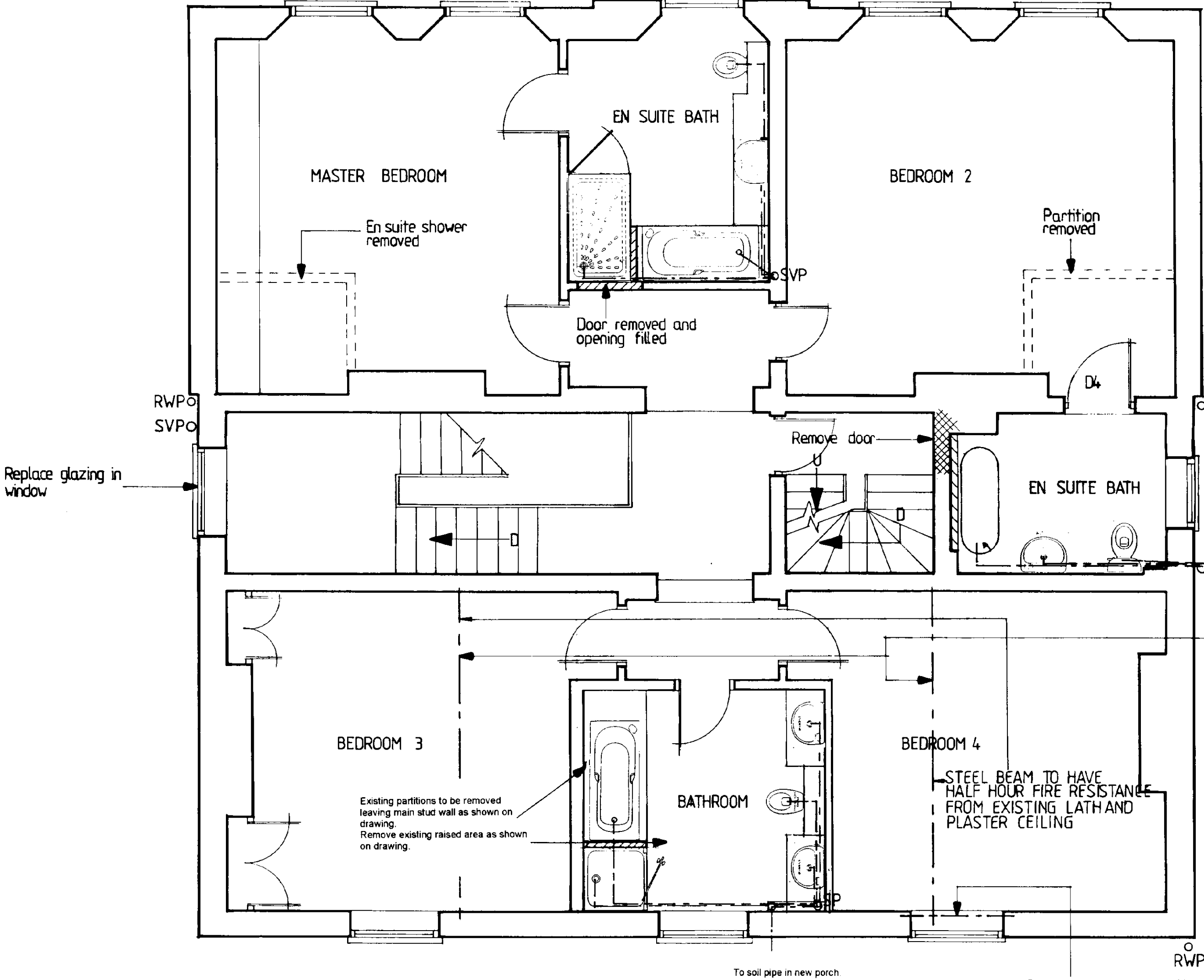
Maximum shear in web = 11.597 x 1000/5.2 x 203.2 = 11.0 N/mm2 OK

Maximum deflection = 31.37 x 1e8/205000 x 2090 = 7.3 mm (0.0016 span) OK

Bearing details

R1 (11.60kN): Padstone size 232 x 100mm
Stress under padstone = 11.60 x 1000/232 x 100 = 0.50 N/mm2

R2 (11.60kN): Padstone size 232 x 100mm
Stress under padstone = 11.60 x 1000/232 x 100 = 0.50 N/mm2



Steel section 203x102x23 UB, between ceiling and floor to room in the roof

FOUL DRAINAGE

Internal waste pipes to be Osma or equal approved uPVC connected to the appliance in the approved manner with 75mm deep seal traps (anti-siphon traps at 3m + from outlet). Wastes to be wash hand basin 32mm, sinks and bath 40mm, WC 110mm, Bidet 38mm dia. Soil and vent pipes to be 100mm dia terminating at ridge with ridge vents or min 900mm above opening lights fitted with balloon. S&V's to have access plates at the base. Sinks to discharge into Back Inlet Gully with pull out stopper for rodding. All external soil/waste pipes to be cast iron type fitted in accordance with the manufacturers recommendations. Colour - black. Underground drainage to be 110mm Osma/rian with flexible joints to a fall of 1:60 on main runs. Drains to be laid on a regulating bed of pea gravel in accordance with current Building Regulations and manufacturers recommendations. Trenches to be backfilled with selected backfill. Where drains pass through walls to be protected by reinforced concrete lintels cast over giving 50mm space around the pipe. Mask opening both sides with rigid sheet material to prevent entry of fil or vermin. Where pipes pass under the building bed as normal and continue to surround and backfill up to the underside of the dpm sand blinding level, all in accordance with manufacturers recommendations. Where pipes are not under a drive/traffic area and have less than 600mm cover, concrete paving slabs should be used as bridging above the pipes with 100mm of granular material between the top of the pipe and the underside of the slabs. Where pipes are under the drive/traffic area and have less than 500mm cover reinforced concrete bridging should be used instead of paving slabs.

Inspection chambers to be 'Osma' Universal in polypropylene having cast iron covers and frames. Chambers to be bedded in minimum 150mm pea gravel and 150mm concrete around top of shaft to provide bed for frame. IC's to traffic/parking areas to have Grade B covers and frames. Drain to connect into Bio Disc Sewage Treatment Plant.

SURFACE WATER DRAINAGE

New system to comprise 'Osma/rian' as described above for foul drainage. Provide upturned bend to all downpipe positions. Drains to fall 1:50 on main runs to soakaways in position shown on plans minimum 5m away from any buildings. 1200mm dia x 1500mm deep with 500mm vegetable soil over mineral board cover with coarse granular material below especially around outlet. This is to subject to a standard percolation test. Rainwater goods to be cast iron type, round rainwater system or equal approved comprising 100mm half round gutter with 68mm (or similar imperial) gutter downpipes including all brackets etc fitted all in accordance with manufacturer's instructions. Gutter laid to a fall of 1:600. RWP's sealed to drain at ground level. Colour - black.

ROOF COVERING

To comprise natural slate tiles on 35 x 25mm treated softwood battens having sawn ends nailed with non ferrous nails through untearable felt to BS 747 Type IF. All joints in felt both horizontally and vertically to overlap minimum 150mm in accordance with BS 5534 Part 1:1990 carried well into gutters and secured with clout nails. Continuous tilting felt to be provided at eaves to prevent ponding.

Colour to be natural slate to match existing. Ridge to be Marley modern angle colour to match slate.

The slate fixing specification is to be in accordance with the manufacturers published literature with due consideration for each site location, wind velocities and roof pitches. Provide lead flashings to roof/wall abutments taken up wall min 150mm. Provide Glidevale tile valley troughs to all valley troughs to all valleys overlapped 150mm at joints fixed in accordance with manufacturers recommendations.

VENTILATION

All window-opening lights to exceed 1/20th of room floor area. All habitable rooms to have trickle vents (8000sq mm free air). New windows to Kitchen, Utility room, Bathrooms and WC to have trickle vents (4000sq mm free air). Kitchen to have either 60-litre/second-extractor fan, manual switched or duct cooker hood giving 30-litre/second extraction. Bath/shower/cloak rooms to have opening window and 15 litres/second extractor manual switched or where no window mechanical extractor wired to light switch with 15 minute overrun timer to give three air changes per hour. All ducting within roof space to be insulated of twin wall construction or incorporate a condensation trap and discharge to ridge through vent tile.

DAMP PROOF COURSE

Build in Hyload DPC to CP102 to all walls minimum 150mm above ground level and inner leaf joined with the DPM in floors. Provide vertical DPC around the perimeter of all external openings as cavity closers. All dpc's to be bedded on mortar. Provide and fix sovereign injected damp proof course to all walls not already provided with a dpc. DPC to be installed in accordance with the manufacturers recommendations.

CEILINGS

New ceilings to be 12.5mm plasterboard with taped and filled joints to receive plaster skim. Fittings to be 63 x no 8 wood screws at max 200mm cts. All unrestrained edges to be supported by noggin. All existing ceilings to be made good after removing existing partitions.

STUD PARTITIONS

Internal stud partitions to comprise 75 x 50mm studs with head and sole plates and 9.5mm Gyproc wallboard to room side. Studs to be spaced at 450mm cts. Provide nogginns at all board joints. All joints to be taped and filled. Boards to be finished with skim. All first floor studwork to be built off double joists or off timber blocking pieces where perpendicular to span. All doubled up joists to be bolted together using 12mm dia bolts and toothplate connections at 750mm cts.

LINTELS

To be as indicated on intel schedule to BS 5577. Provide cavity trays over all external lintels and 2no Weep holes. Lintels to have minimum 150mm end bearing and to be installed in accordance with manufactures details and instructions.

PLASTER

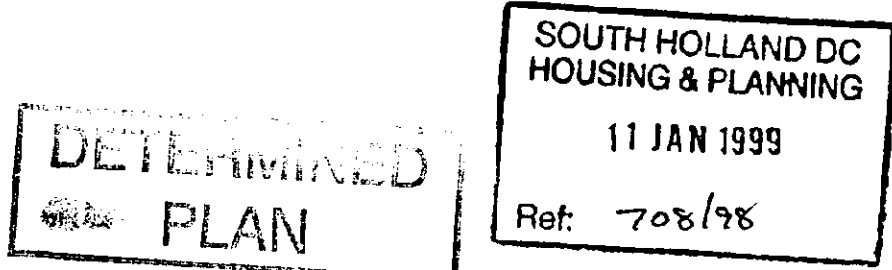
All new walls internally to be finished in 13mm lightweight plaster to receive decoration.

ELECTRICS

To be in accordance with current IEE Regulations and installation is to be carried out by an NICEIC approved contractor.

FLAT ROOF

Roof covering to be 13mm mineral chippings wholly bonded to Permante Superflex sanded wholly bonded to Permante Superbase underlay wholly bonded to Bituglas perforated underlay Type 3G partially bonded to 80mm Foamglass T4 insulation bedded in hot bitumen on Permante Superbase vapour on external grade plywood deck. Supported on 38 x 97mm joists at 600mm cts. Firings to joists to give a fall of 1:60. Roof to give 'U' Value of 0.45W/m2K. Abutment skirting are to be minimum 150mm with metal cover flashing. All detailing to be in strict accordance with Permante recommendations and British Flat Roofing Council recommendations.



JOHN D LYNCH partnership



project / drawing

ALTERATIONS TO OTWAY HOUSE, SPALDING ROAD, PINCHBECK FOR MR C SIMS.

scale 1:50 date JUNE 98 drawn KB

project no 1489 drawing no AB/3

revisions

72345

NOTE:- ALL DIMENSIONS ARE TO BE CHECKED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT IMMEDIATELY.

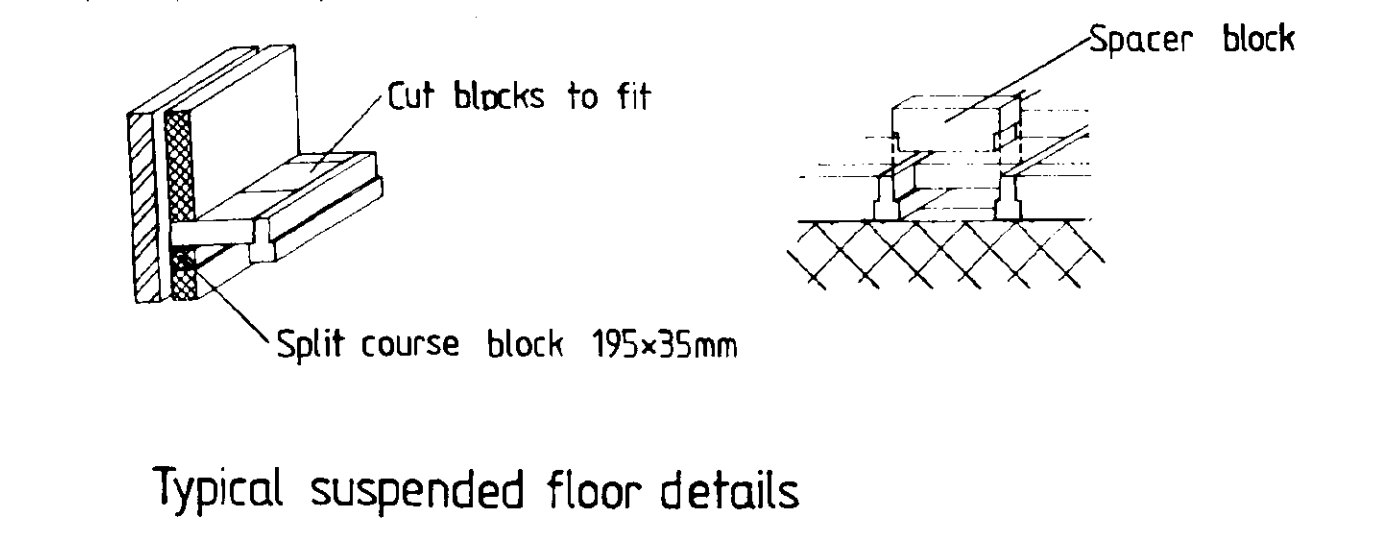
CONSERVATORY: HALL/ SITTING ROOM GROUND FLOOR CONSTRUCTION

To be Jefflow standard suspended pot and inverted "T" beam floor. Concrete beam layout to be as shown on drawing AB2. Provide and fix concrete blocks 440 x 215 x 100mm between the concrete beams. Fix split course blocks and spacer blocks as shown on drawing.

Air bricks must be provided to ventilate the void (min 75mm) below the floor. Void depth 150mm minimum. Ground below suspended floor to be sealed with 75mm lean mix oversite concrete min.

Suspended floor to receive 40mm Jablite insulation and 65mm bed to slat floor finish.

All beams to be laid on Hyload DPC (see Damp Proof Course).



Typical suspended floor details

NATURAL STONE

Existing kitchen and hall at rear of the building together with new east porch to receive natural stone.

NEW CONSTRUCTION FLOOR

Floor to comprise 65mm 1:3 sand/cement screed with steel trowel finish on 100mm C15P mix oversite concrete slab on 40mm Vencil Resil Jablite flooring insulation SD grade on 1200 gauge polythene dpm on 25mm sand blinding on 150mm well consolidated hardcore (max 600mm filling). DPM to be brought up at perimeter walls to lap into horizontal Hyload dpc min 50mm. All to meet U value of 0.45 W/m2K. To non loadbearing walls allow for thickening of slab to 225 x 450mm wide.

DPM to be laid with sealed joints and 300mm laps in accordance with manufacturers instructions. Insulation to have 25mm upstand at perimeter of slab.

NEW WALLS

Walls to be dimensions shown and in strict accordance with BS 5628 Part 3 1985.

Below DPC (in 1:3 cement/sand)

Cavity walls to comprise internal and external skins. Thermaflex Hi-Strength 7 100mm block with 75mm cavity. External skin to terminate minimum 2 courses below ground level then continue in facing brickwork to DPC. Internal skin (including internal 100mm walls) to continue in Hi-Strength 7 to DPC.

Cavity to be filled to ground level with weak mix concrete splayed outwards.

Walls above DPC (in 1:1.6 cement/sand)

Cavity walls to comprise 102.5mm outer skin facing brickwork, 75mm cavity containing 25mm Celotex RP CW2025 insulation, a 50mm clear cavity and an inner skin of 100mm Thermaflex Hi-Strength 7 to DPC. Cavity to be filled to ground level with weak mix concrete splayed outwards.

NEW FOUNDATIONS

Strip foundations to be ST3 concrete to BS 5328 1981 225mm thick and minimum 1000mm below ground level but local ground conditions to be taken in consideration and final depth to be taken down to firm loadbearing strata and to Local Authority satisfaction. Foundation width to be - Cavity Walls 750mm.

Internal loadbearing walls 550mm (Non-loadbearing walls to be built off 225mm thickened floor slab).

LINTELS

To be as indicated on lintel schedule to BS 5977. Provide cavity trays over all external lintels and 2no. Weep holes. Lintels to have minimum 150mm end bearing and to be installed in accordance with manufacturers details and instructions.

FOUL DRAINAGE

Internal waste pipes to be Osma or equal approved UPVC connected to the appliance in the approved manner with 75mm deep seal traps (anti-siphon traps at 3m + from outlet). Wastes to be wash hand basin 32mm, sinks and bath 40mm, WC 110mm, bidet 38mm dia. Soil and vent pipes to be 100mm dia terminating at ridge with ridge vents or min 300mm above opening lights fitted with ballcock. S&VP's to have access plates at the base. Sinks to discharge into Back Inlet Gully with pull out stopper for rodding. All external soil/waste pipes to be cast iron type fitted in accordance with the manufacturers recommendations. Colour - black.

Underground drainage to be 110mm Osma drain with flexible joints to a fall of 1:60 on main runs. Drains to be laid on a regulating bed of pea gravel in accordance with current Building Regulations and manufacturers recommendations. Trenches to be backfilled with selected backfill. Where drains pass through walls to be protected by reinforced concrete lintels cast over giving 50mm space around the pipe. Mask opening both sides with rigid sheet material to prevent entry of fill or vermin. Where pipes pass under the building bed as normal and continue to surround and backfill up to the underside of the dpm sand blinding level, all in accordance with manufacturers recommendations. Where pipes are not under a drive/traffic area and have less than 900mm cover, concrete paving slabs should be used as bridging above the pipes with 100mm of granular material between the top of the pipe and the underside of the slabs. Where pipes are under the drive/traffic area and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs.

Inspection chambers to be Osma Universal in polypropylene having cast iron covers and frames. Chambers to be bedded in minimum 150mm pea gravel and 150mm concrete around top of shaft to provide bed for frame. IC's to traffic/parking areas to have Grade B covers and frames.

SPACER BLOCK

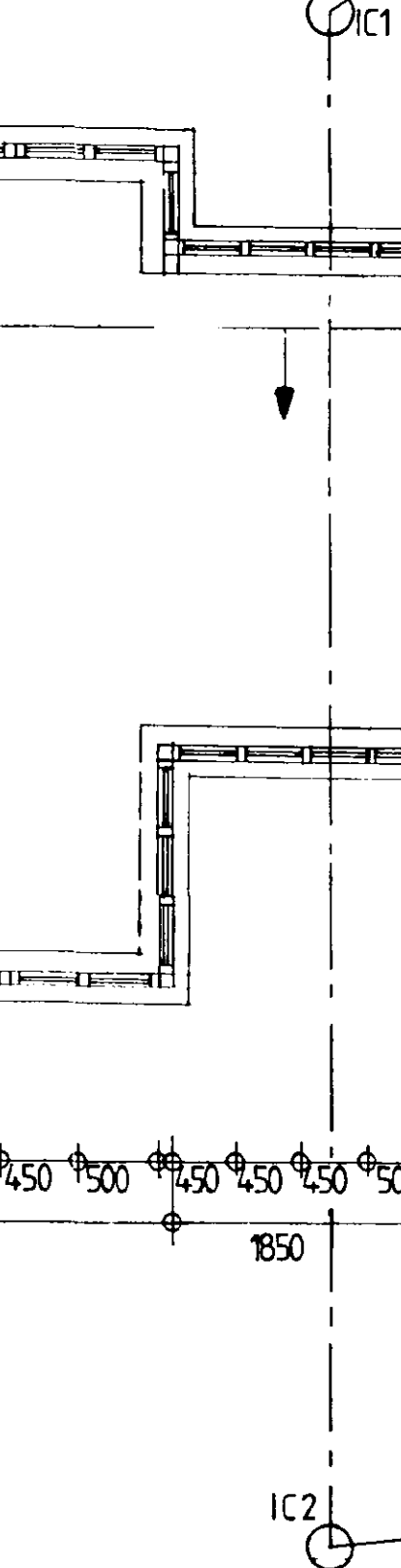
Cut blocks to fit

Split course block 195x35mm

To surface water system

CONSERVATORY

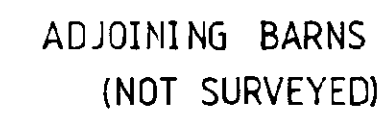
New conservatory to be timber framed traditional style Victorian conservatory



Do not scale from this drawing

The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

revision

 π 

This architectural drawing shows the front elevation of a house. On the left, a chimney with three flues rises from the roof. The house features a gabled roof and a small dormer window on the right side. The front facade includes a door on the left and a large, multi-paned window in the center. The drawing is a black and white line sketch with some cross-hatching for shading.

Floor plan of the East Elevation. The main building is a rectangular structure with a central entrance and a smaller entrance on the left. A staircase is located on the left side. The plan is labeled "EAST ELEVATION" at the top and "ADJOINING BARN (NOT SURVEYED)" on the right side.

SUPERSEDED

Ref: 0108/98

**SOUTH HOLLAND DC
HOUSING & PLANNING**

08 JUL 1998

project / drawing

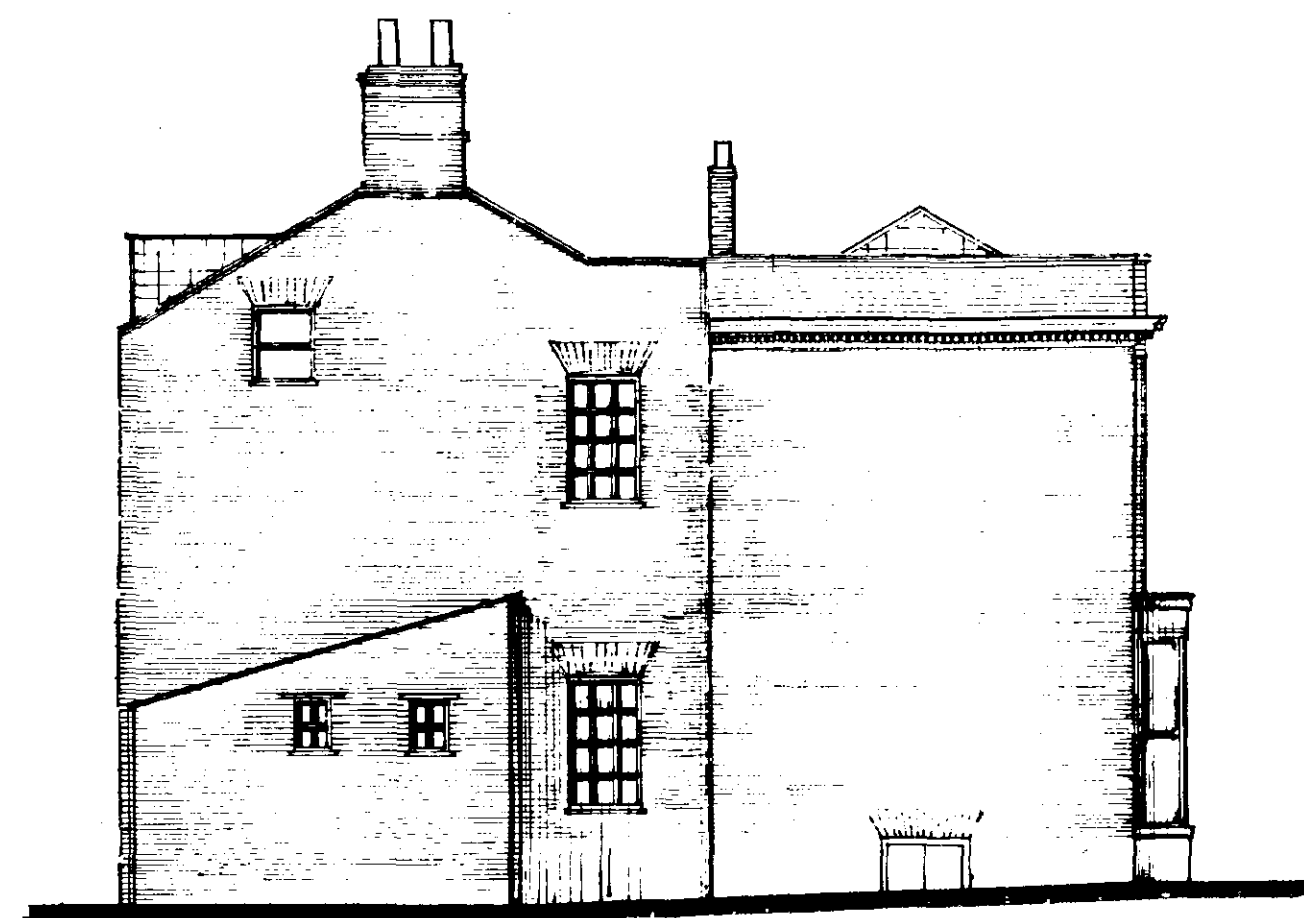
<i>scale</i>	<i>date</i>	<i>drawn</i>
1 : 100	JUNE 98	NBS

<i>project no.</i>	<i>drawing no</i>
1439	AS/4

REVIEWS



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

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NOTE: Ground levels are approximate only.

revision date

AMENDED PLAN
Ref.

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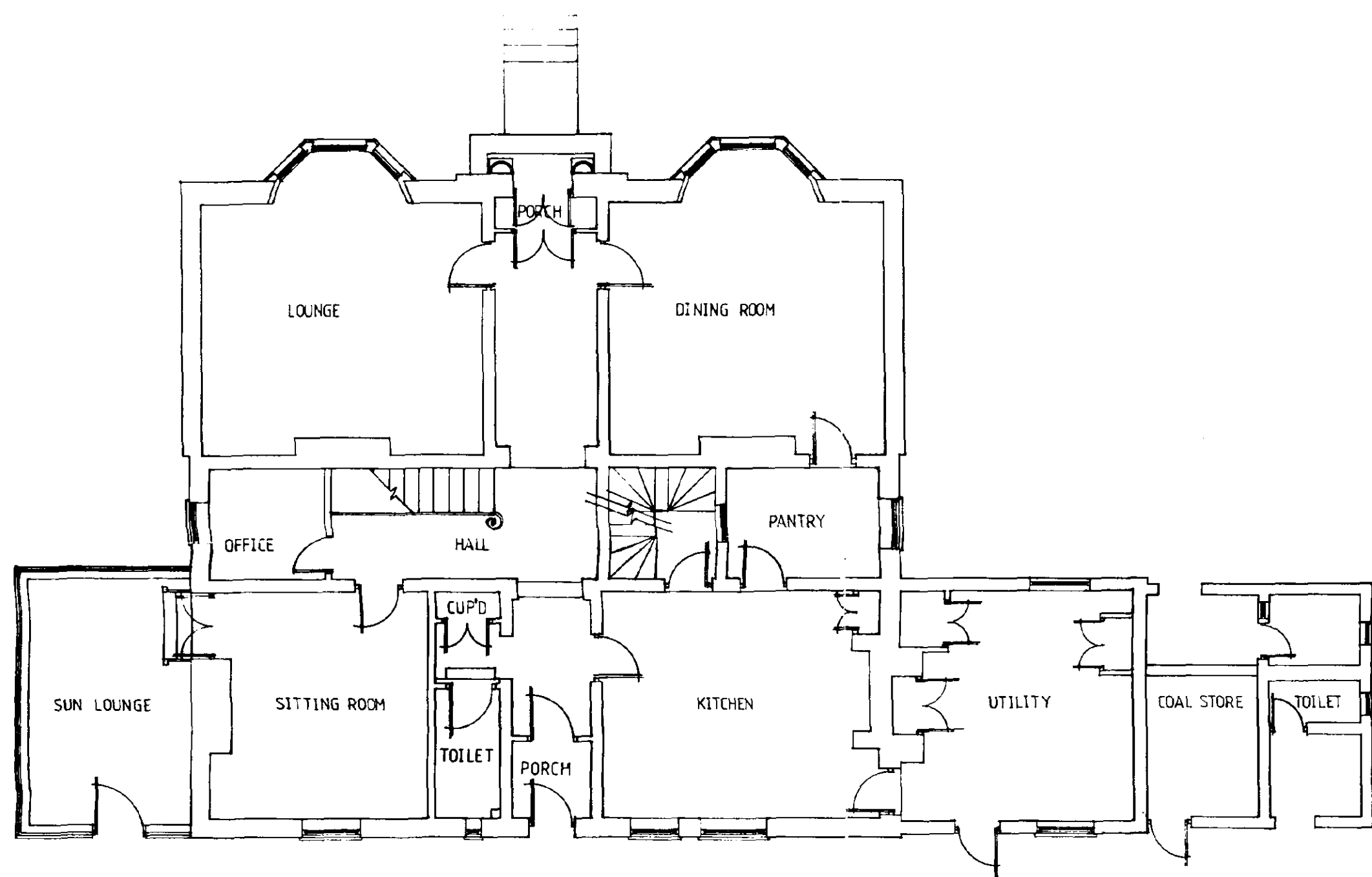
project / drawing
SURVEY DRAWING OF OTWAY HOUSE,
SPALDING ROAD, PINCHBECK FOR MR C SIMS.

scale	date	drawn
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project no.	drawing no.	
1439	AS/2	

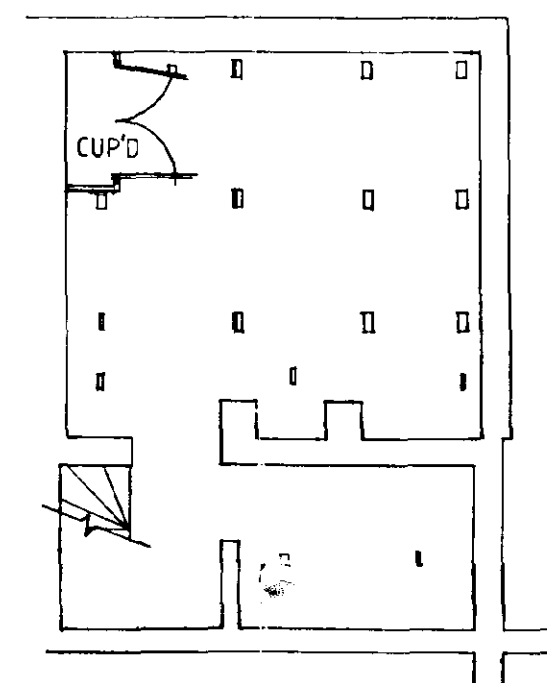
revisions

SOUTH HOLLAND DC HOUSING & PLANNING
16 OCT 1998
Ref: 708/98

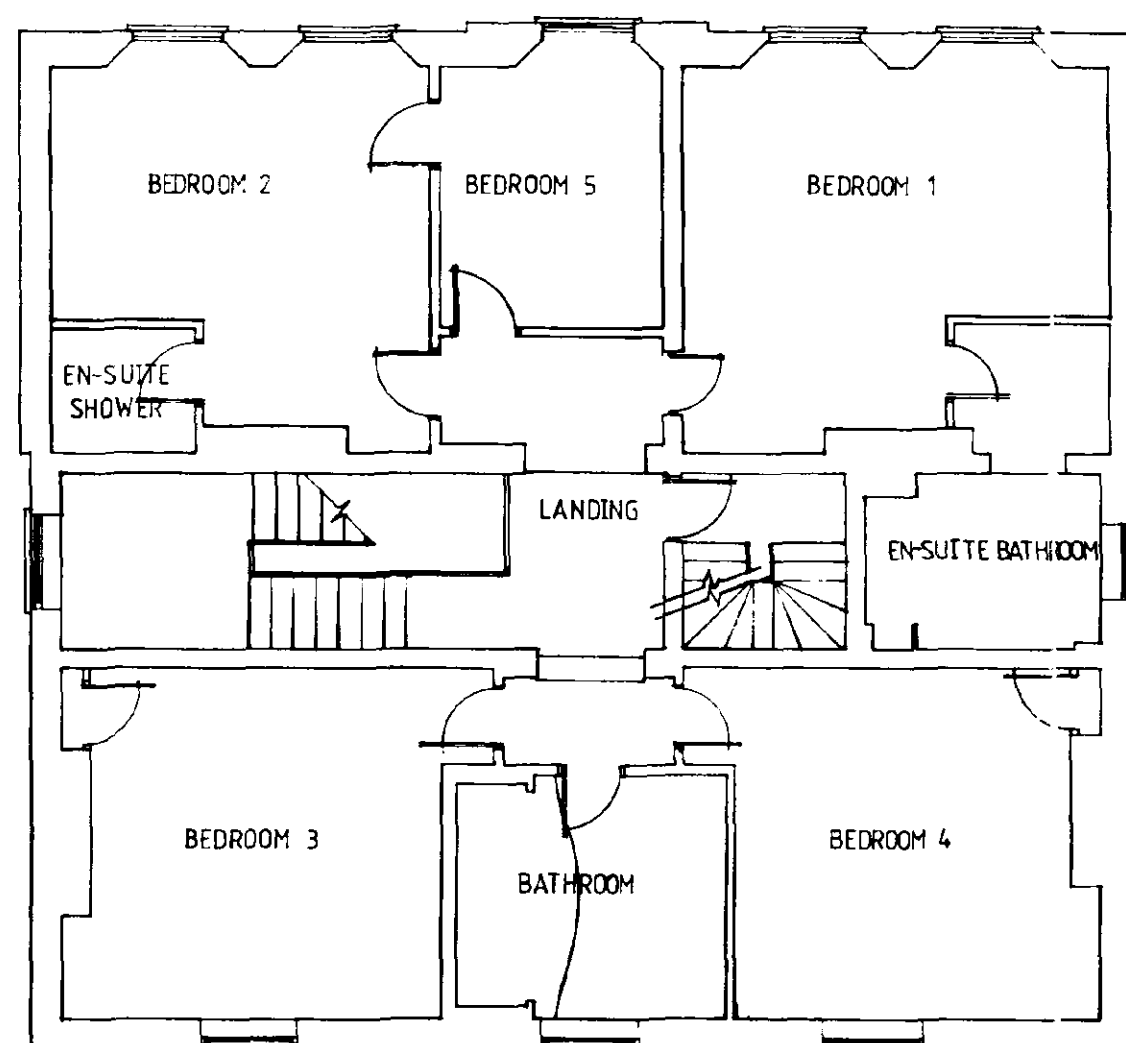
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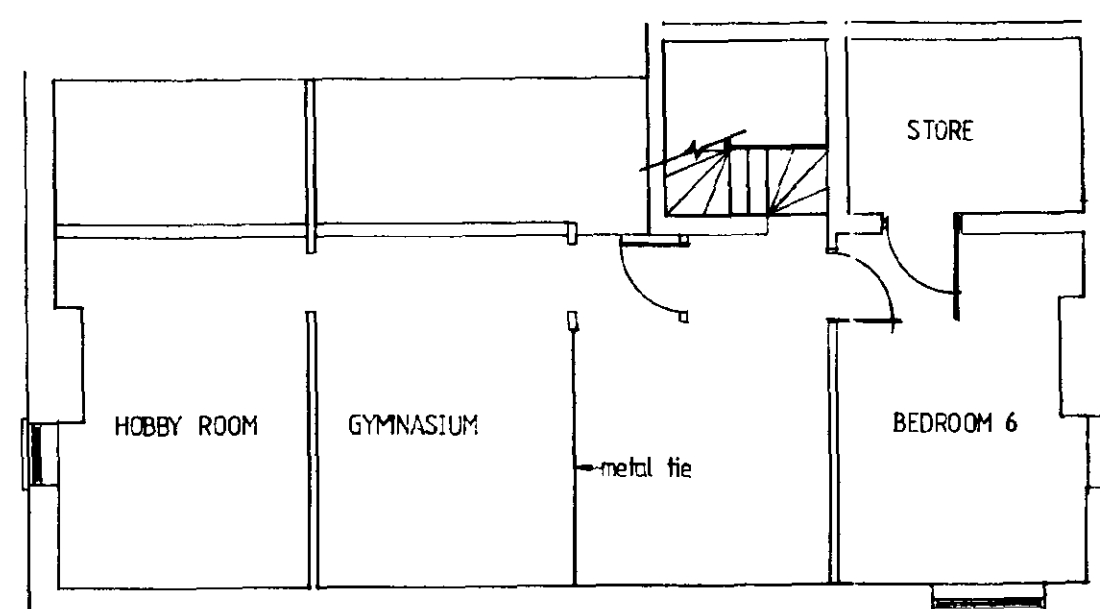
GROUND FLOOR



CELLAR



FIRST FLOOR



ATTIC

NOTES:

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REVISION	DATE

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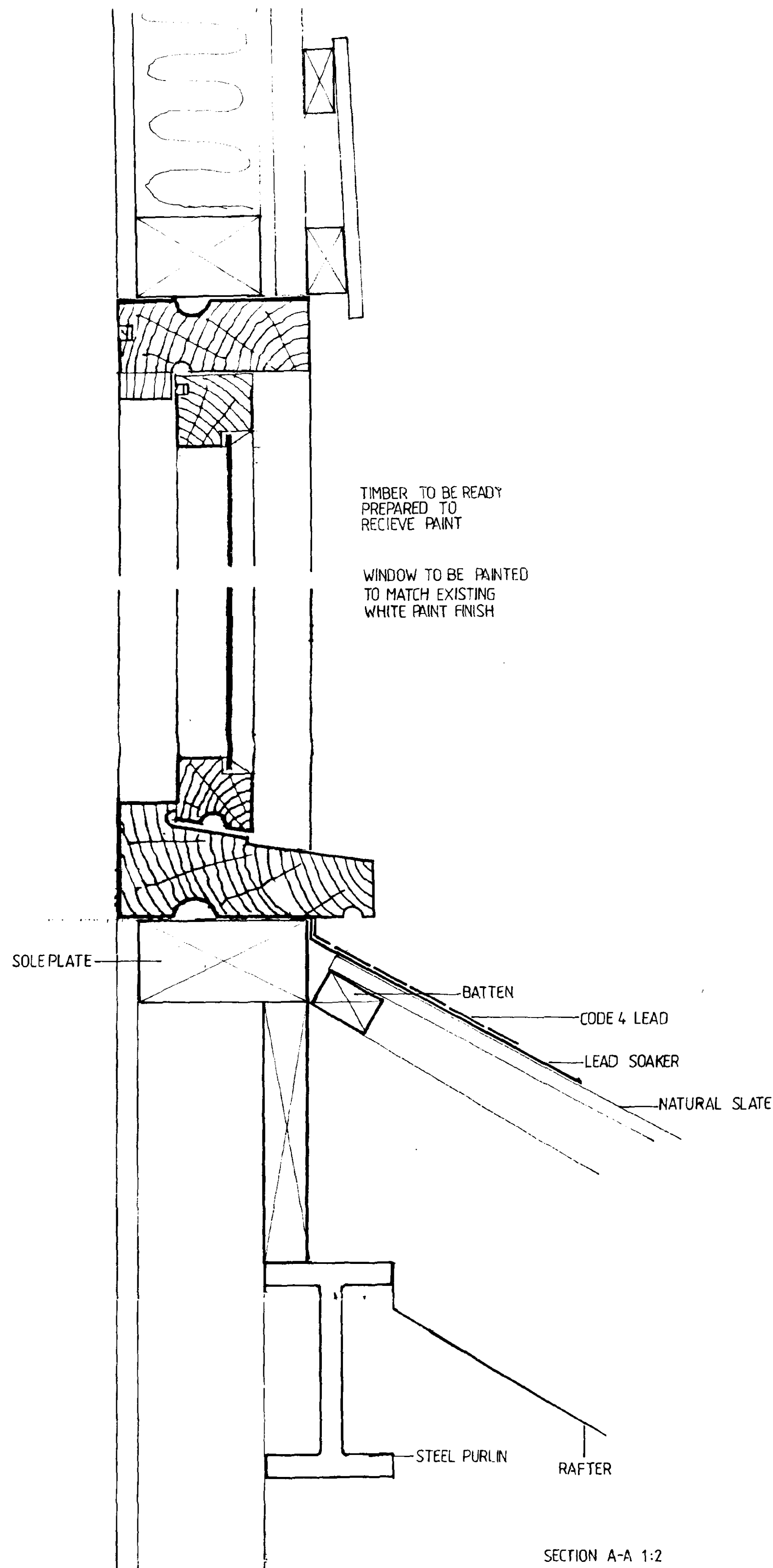
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CHARTERED
ARCHITECTS

project / drawing
SURVEY DRAWING OF OTWAY HOUSE,
PINCHBECK, FOR MR.C.O. SIMS

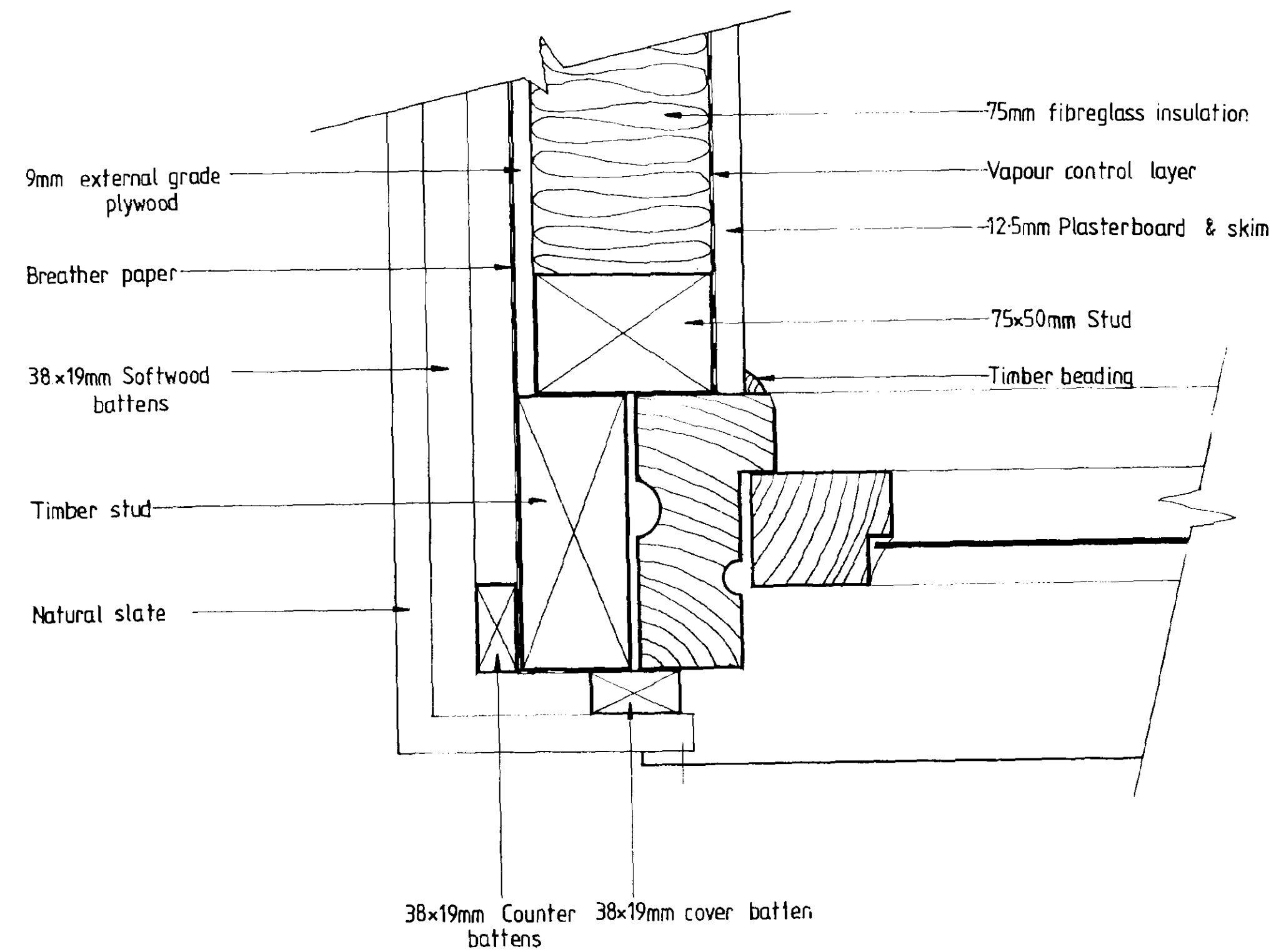
<i>scale</i>	<i>date</i>	<i>drawn</i>
1 : 100	MAY 98	NBS
<i>project no.</i>	<i>drawing no.</i>	
1439	AS/1	
<i>revisions</i>		

SOUTH HOLLAND DC
HOUSING & PLANNING
08 JUL 1998
Ref: 0108/98

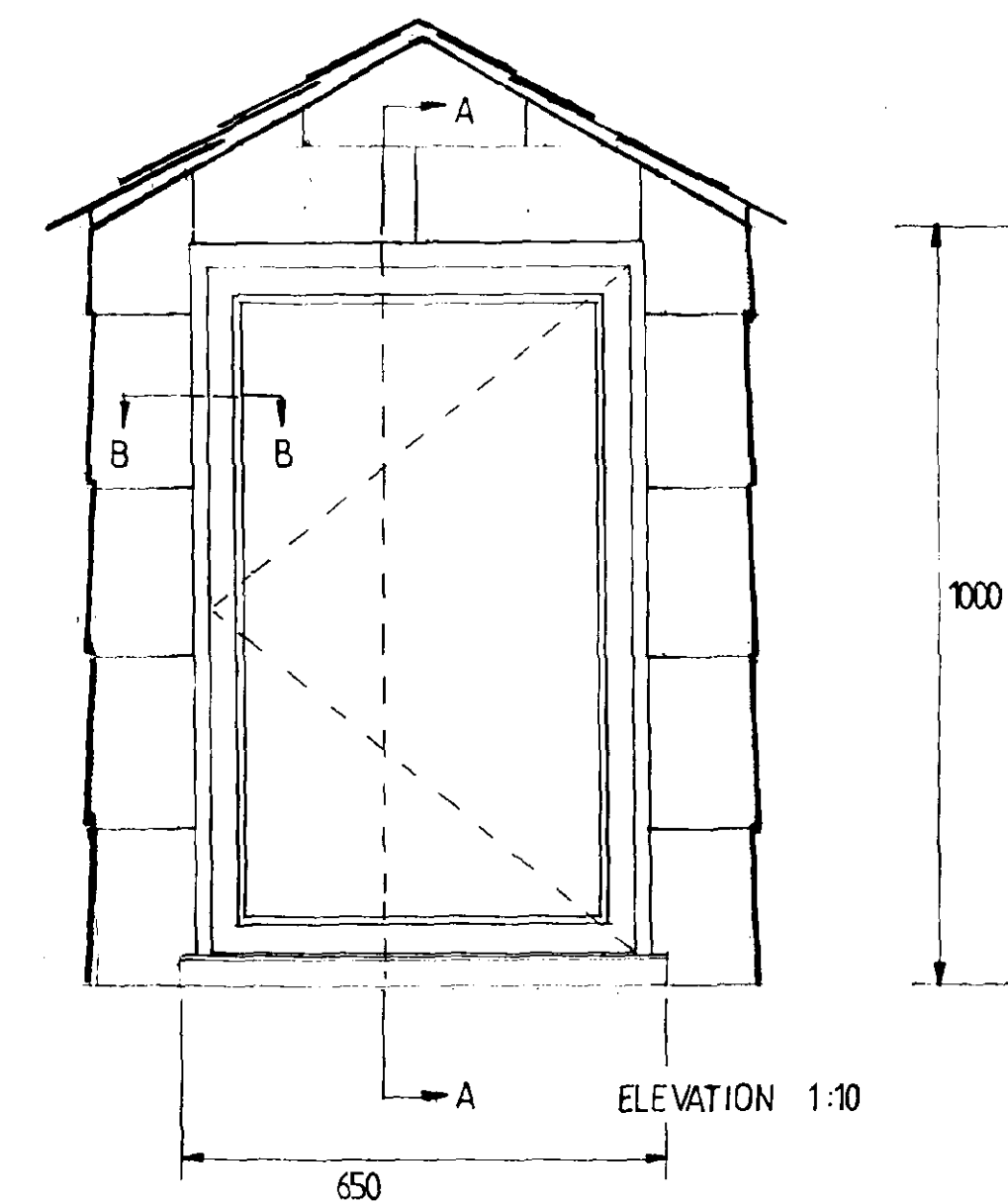


SECTION A-A

Typical dormer window detail to main house for W5 & W6



SECTION B-B



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revision		date
1	Gen rev	5/10/98
2	Sections & elevations revised	22/10/98

ARCHITECTURAL PLAN
Ref:

SOUTH HOLLAND DC
HOUSING & PLANNING
22 OCT 1998
Ref: 0708/98

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SUPERSEDED
Ref: 0708/98

project / drawing
ALTERATIONS TO OTWAY HOUSE, SPALDING
ROAD, PINCHBECK FOR MR C SIMS.

scale	date	drawn
1:2, 1:10	AUGUST 98	MF
project no.		drawing no.
1430		AD/9
revisions		
Y2		

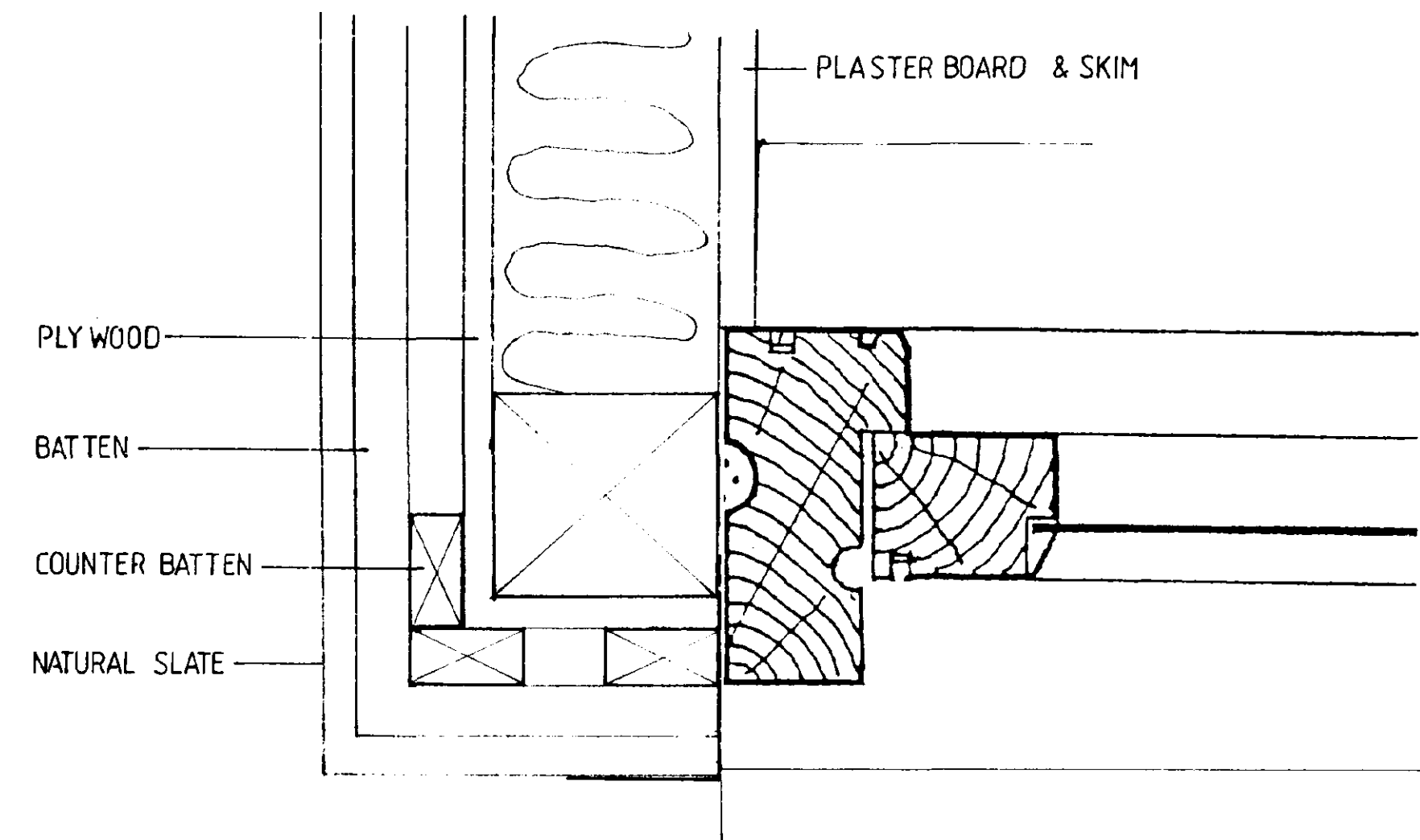
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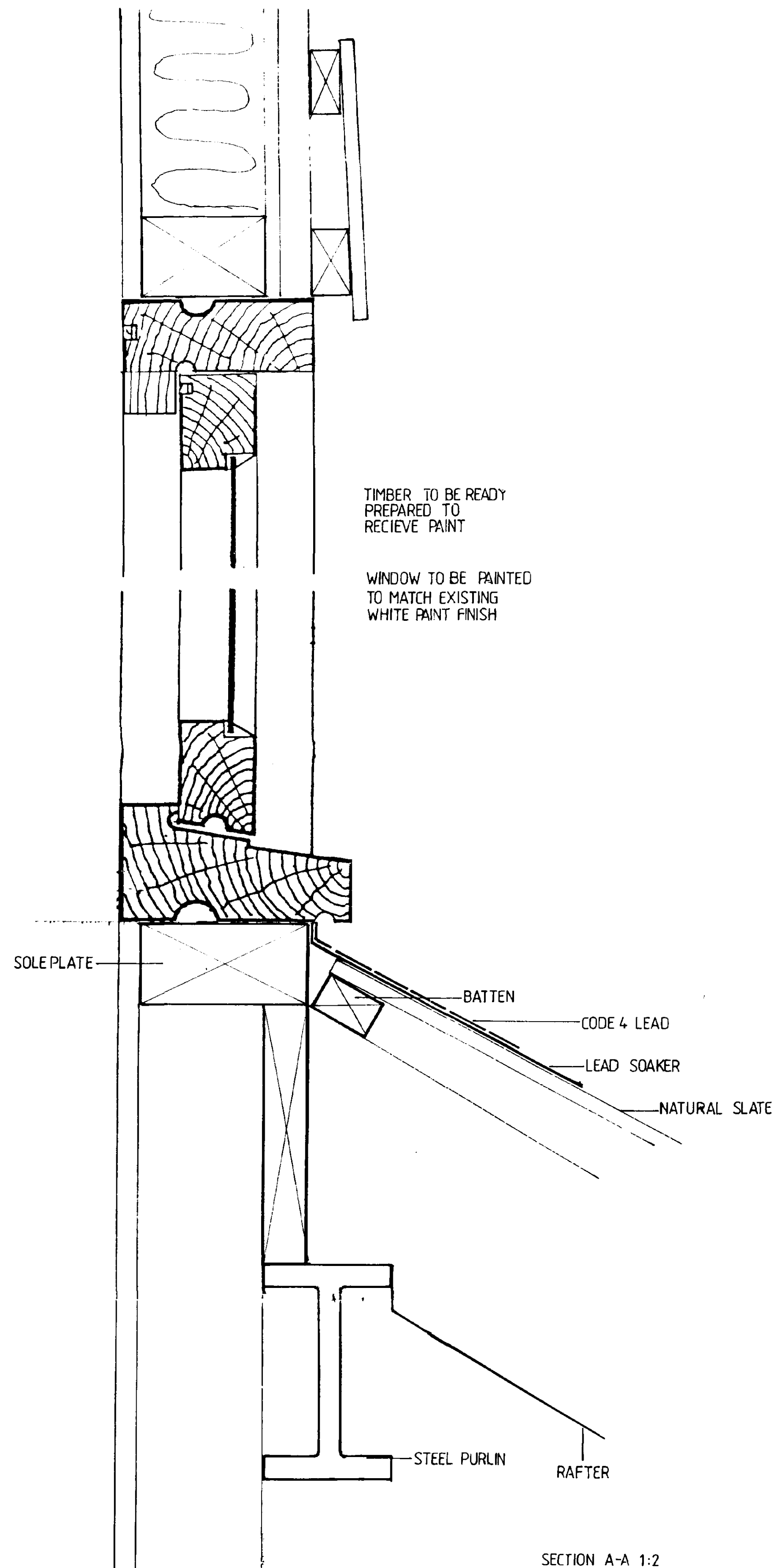
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revision	date
1 Gen rev	5/10/98

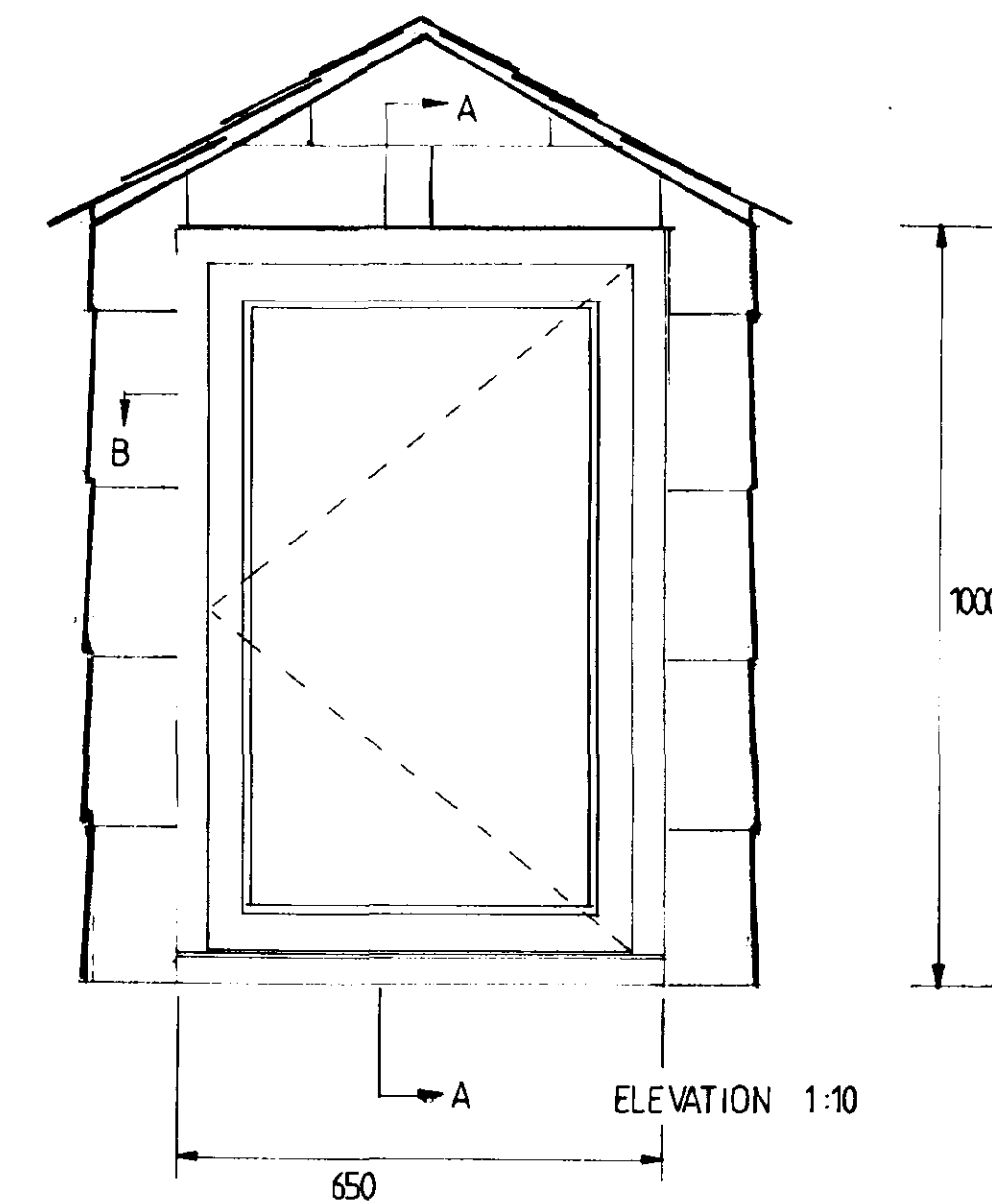


SECTION B-B



SECTION A-A

Typical dormer window detail to main house for W5 & W6



AMENDED PLAN
Ref.

SOUTH HOLLAND DC
HOUSING & PLANNING
- 6 OCT 1998
Ref: 708/98

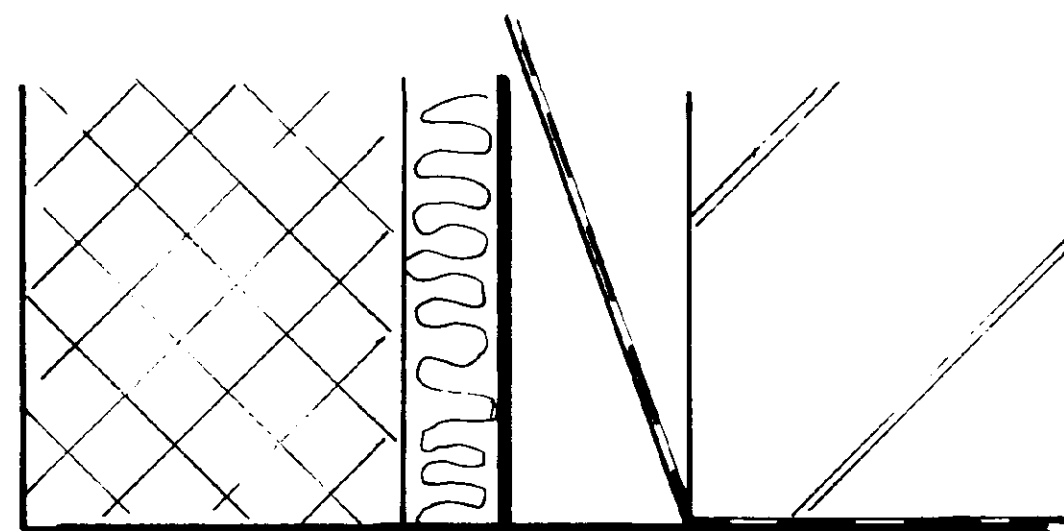
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ALTERATIONS TO OTWAY HOUSE, SPALDING
ROAD, PINCHBECK FOR MR C SIMS.

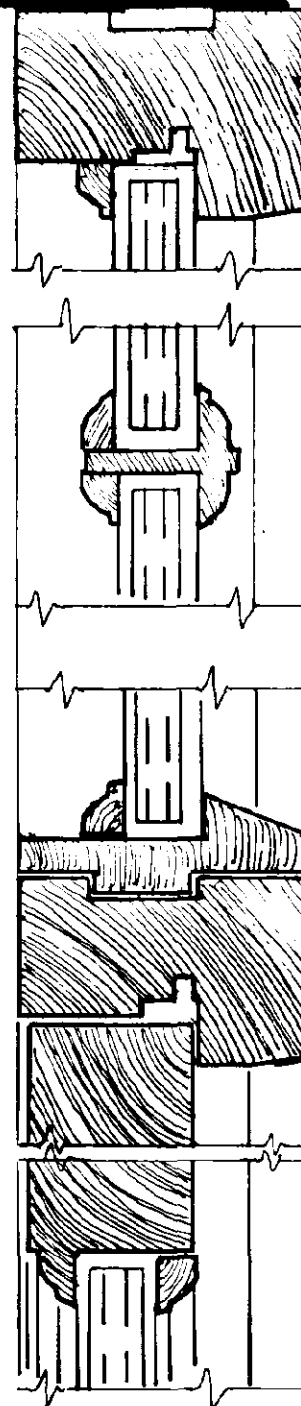
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1:2, 1:10	AUGUST 98	MF

project no.	drawing no
1439	AD/9

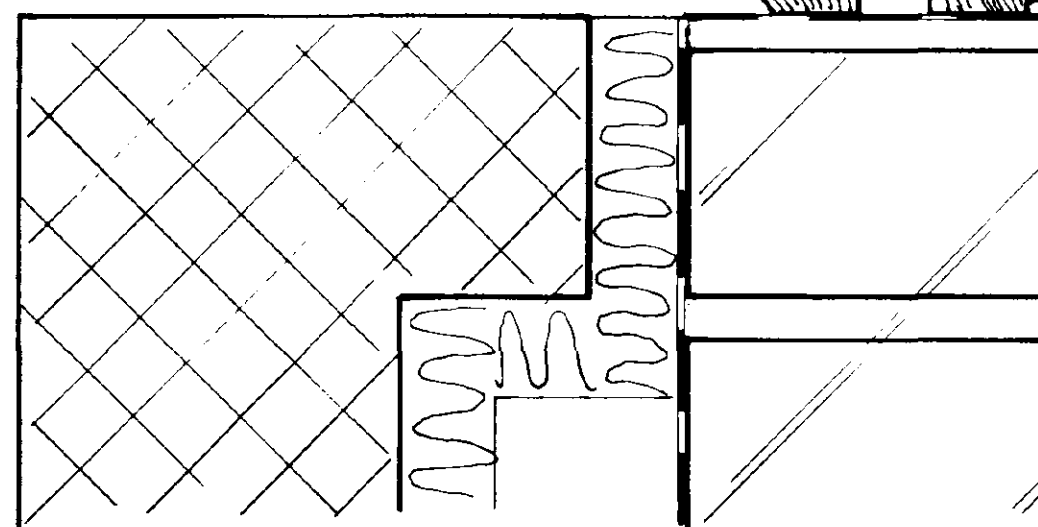
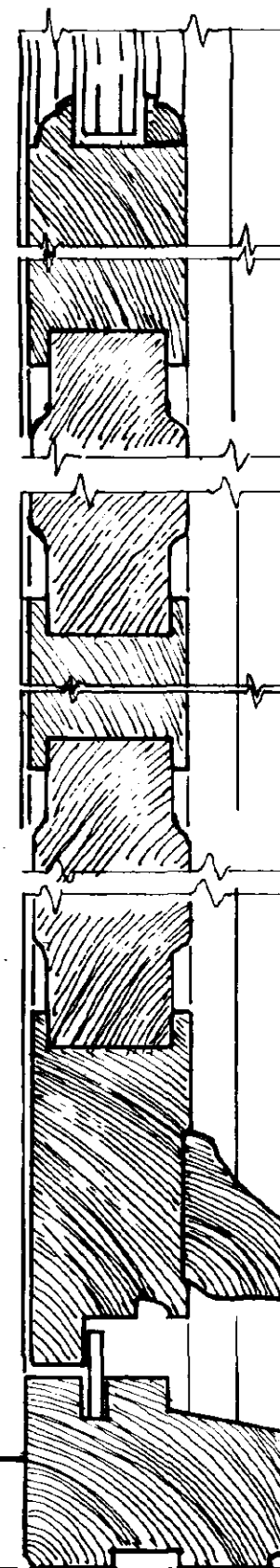
revisions
1



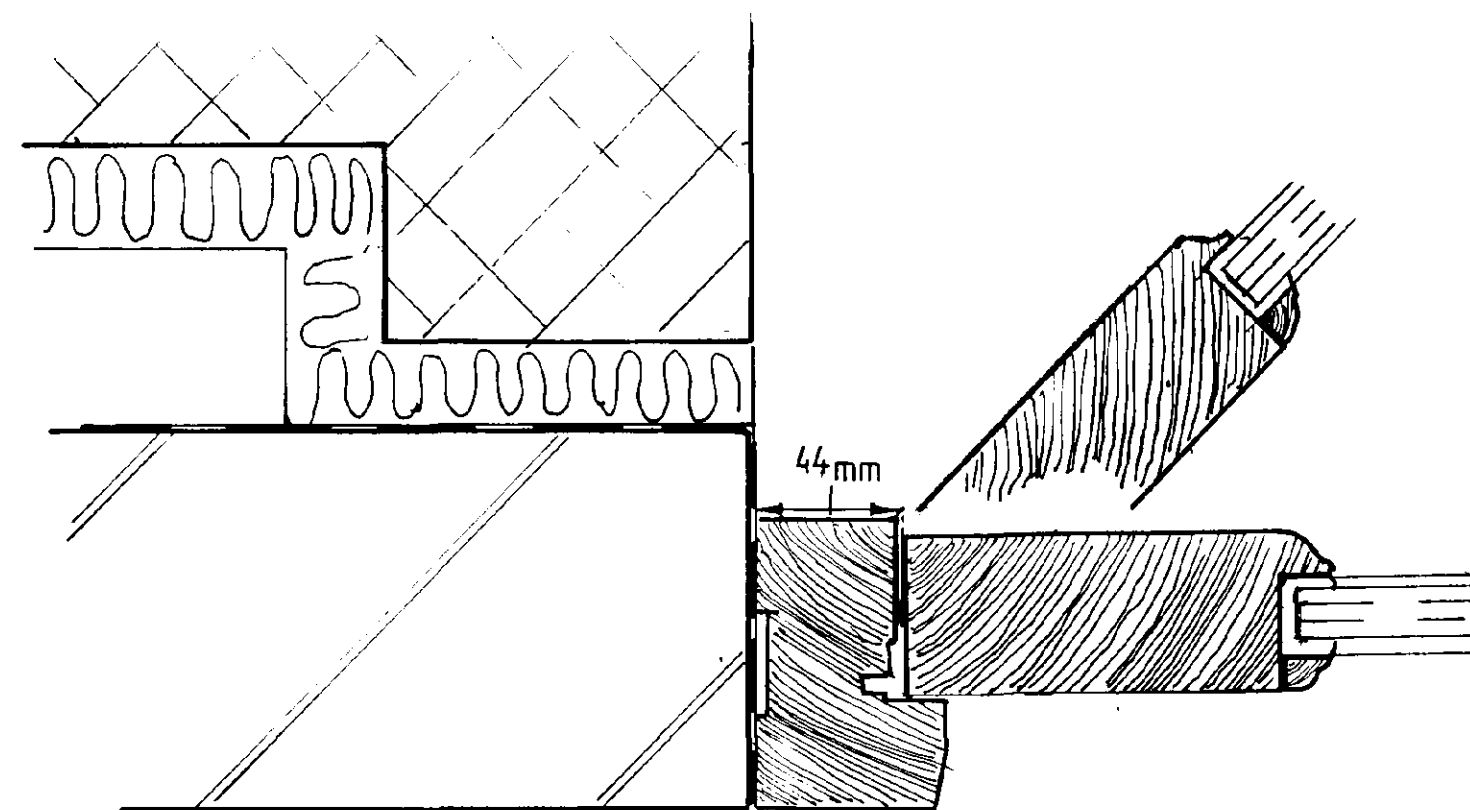
STEEL LINTEL IN ACCORDECE
WITH MANUFACTURERS INSTRUCTIONS



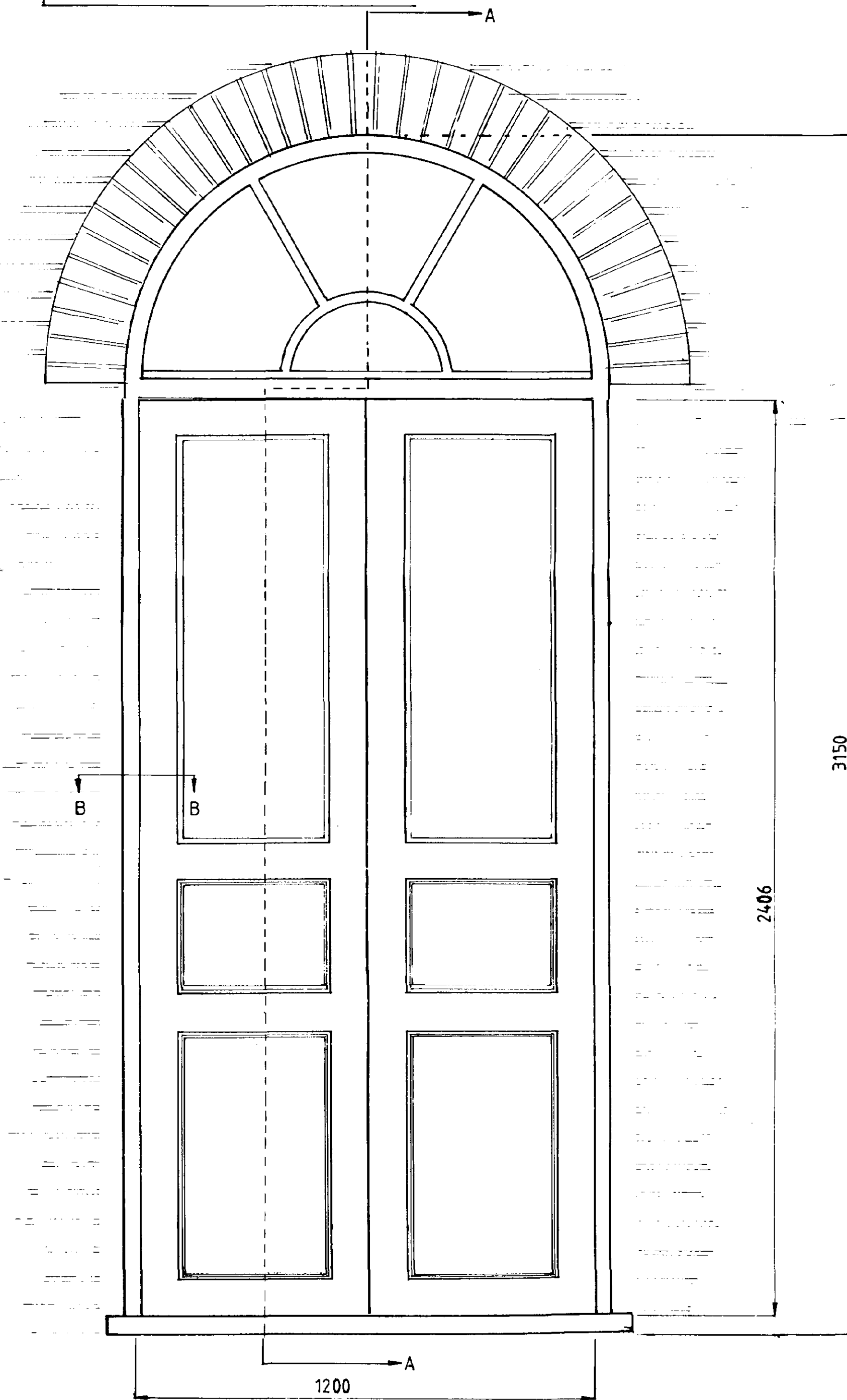
TIMBER TO BE READY
PREPARED TO RECIEVE
PAINT



SECTION A-A 1:2



SECTION B-B 1:2



Typical Door Detail for D1 to Main
House

ELEVATION 1:10

note

Do not scale from this drawing

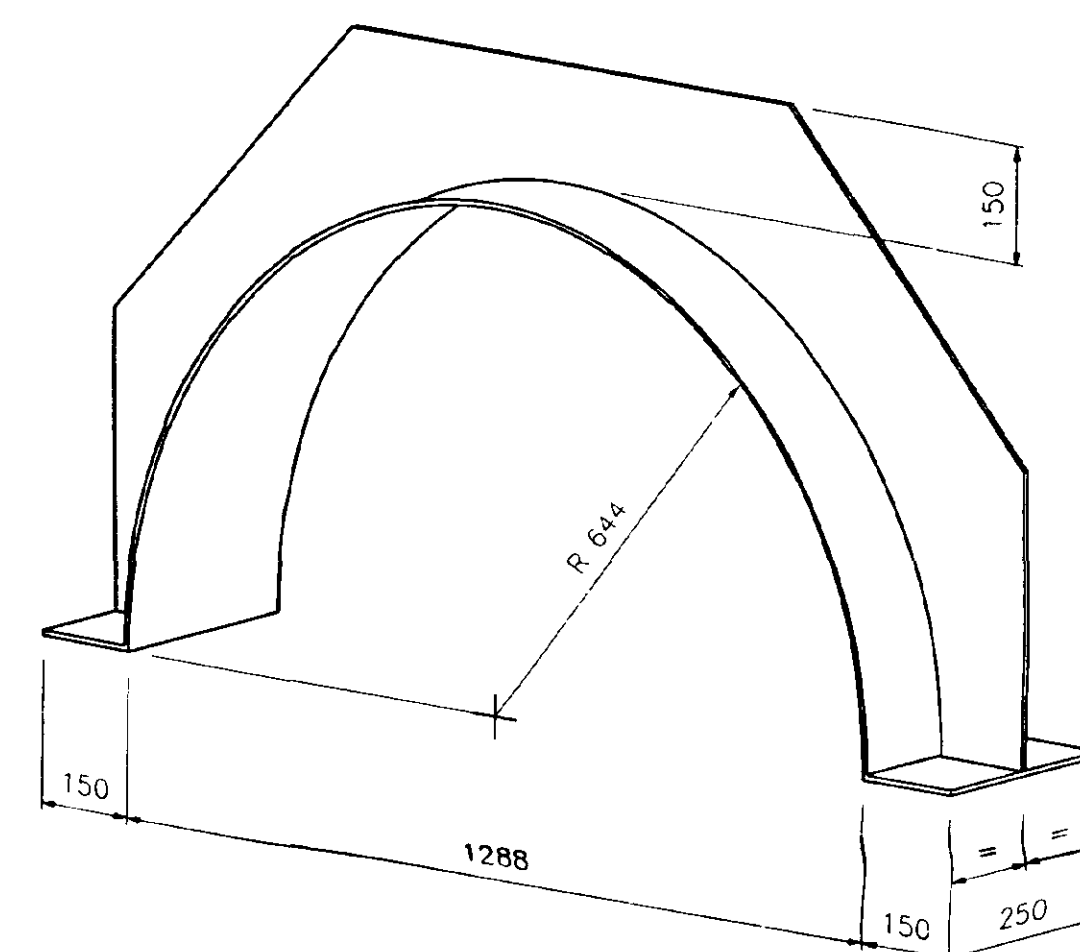
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reported to the Architects so that design amendments may be considered. Site
soil surveys are recommended in respect of foundations to establish specific site
conditions before foundation work is undertaken.

revision

date



SPECIFICATION	
MATERIAL:	3.2mm PRE-GALVANISED STEEL
WEIGHT :	39 Kg
MESH WIDTH:	NOT REQUIRED
MESH DETAIL:	NOT REQUIRED
TOLERANCE :	RADIUS +5mm -0mm

B				D			
A				C			
ISSUE	DATE	ALTERATION		ISSUE	DATE	ALTERATION	
The information on this sheet is Private & Confidential & is the property of IG Limited & must not be published directly or indirectly in any manner whatsoever without the written permission of the Company & must not be used in any way detrimental to their interests.				TITLE RADIUS ARCH			
IG Limited, Avoncliff Road, Cwmiston, Gwent: NP41 1XY Tel: 01633 486486 Fax: 01633 486495 E-mail: info@igtdesign.co.uk				DRAWN CHK'D DRG.No RL5/404			
SIGN DATE				ISSUE			

John D Lynch

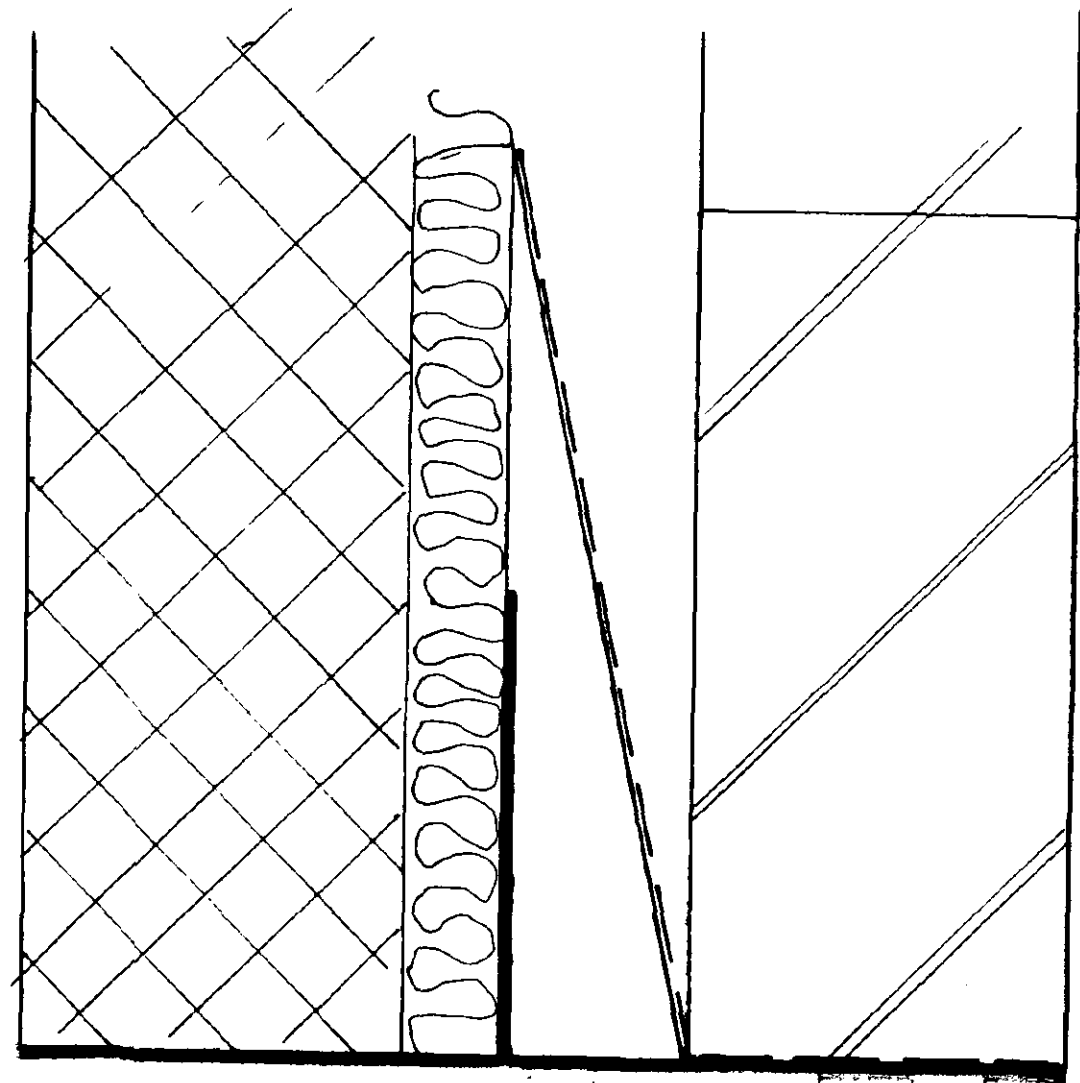
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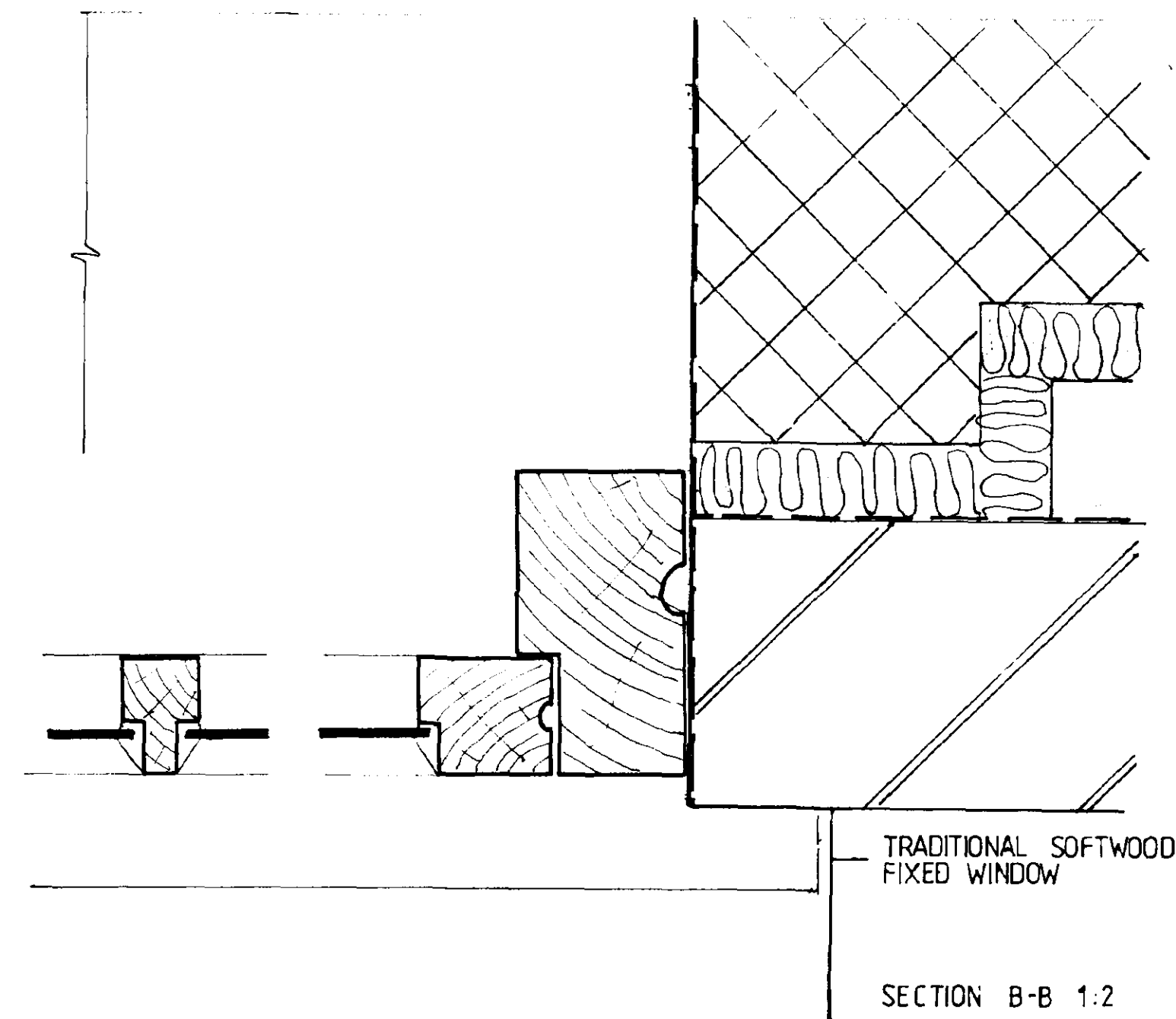
project / drawing
ALTERATIONS TO OTWAY HOUSE, SPALDING
ROAD, PINCHBECK FOR MR C SIMS.

scale	date	drawn
1:2, 1:10	AUGUST 98	MF
project no.		drawing no
1439		A10/G
revisions		

SOUTH HOLLAND DC
HOUSING & PLANNING
21 SEP 1998
Ref: 0708/98



Typical Window Detail
For W3 & W4



notes

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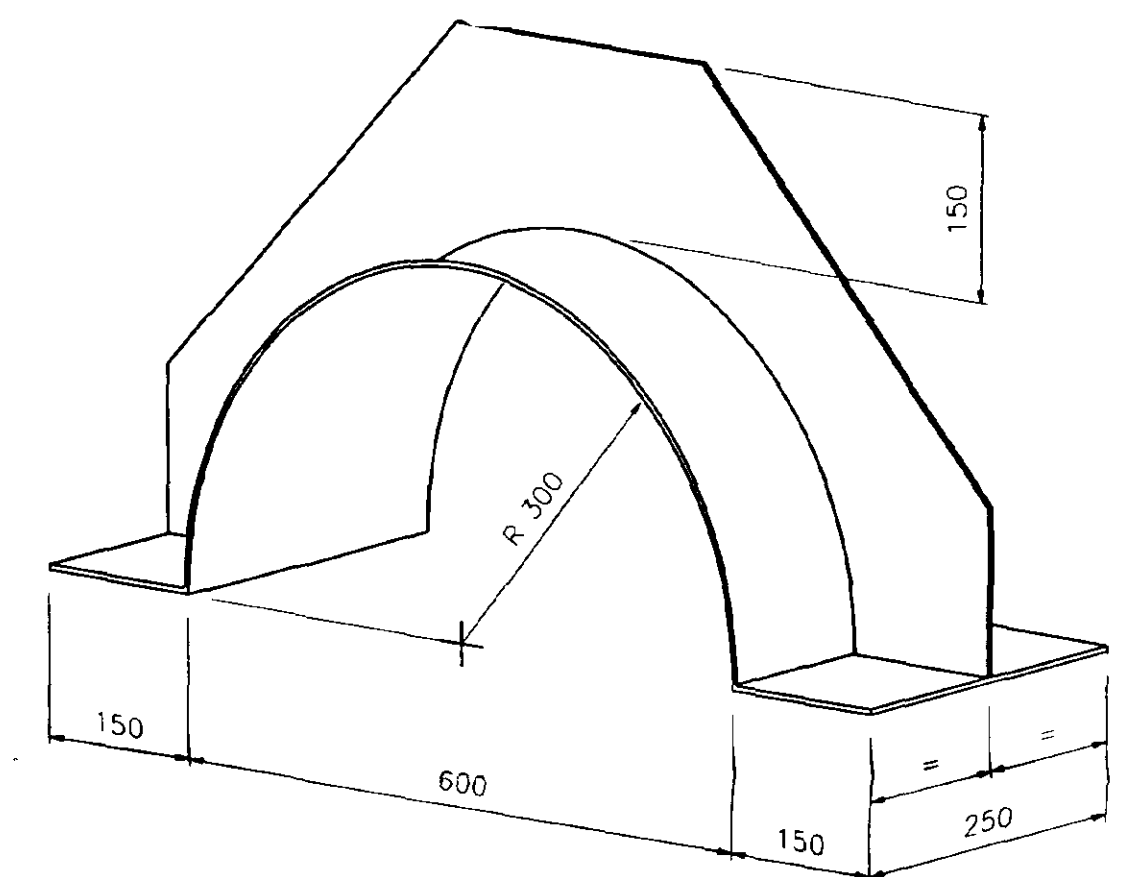
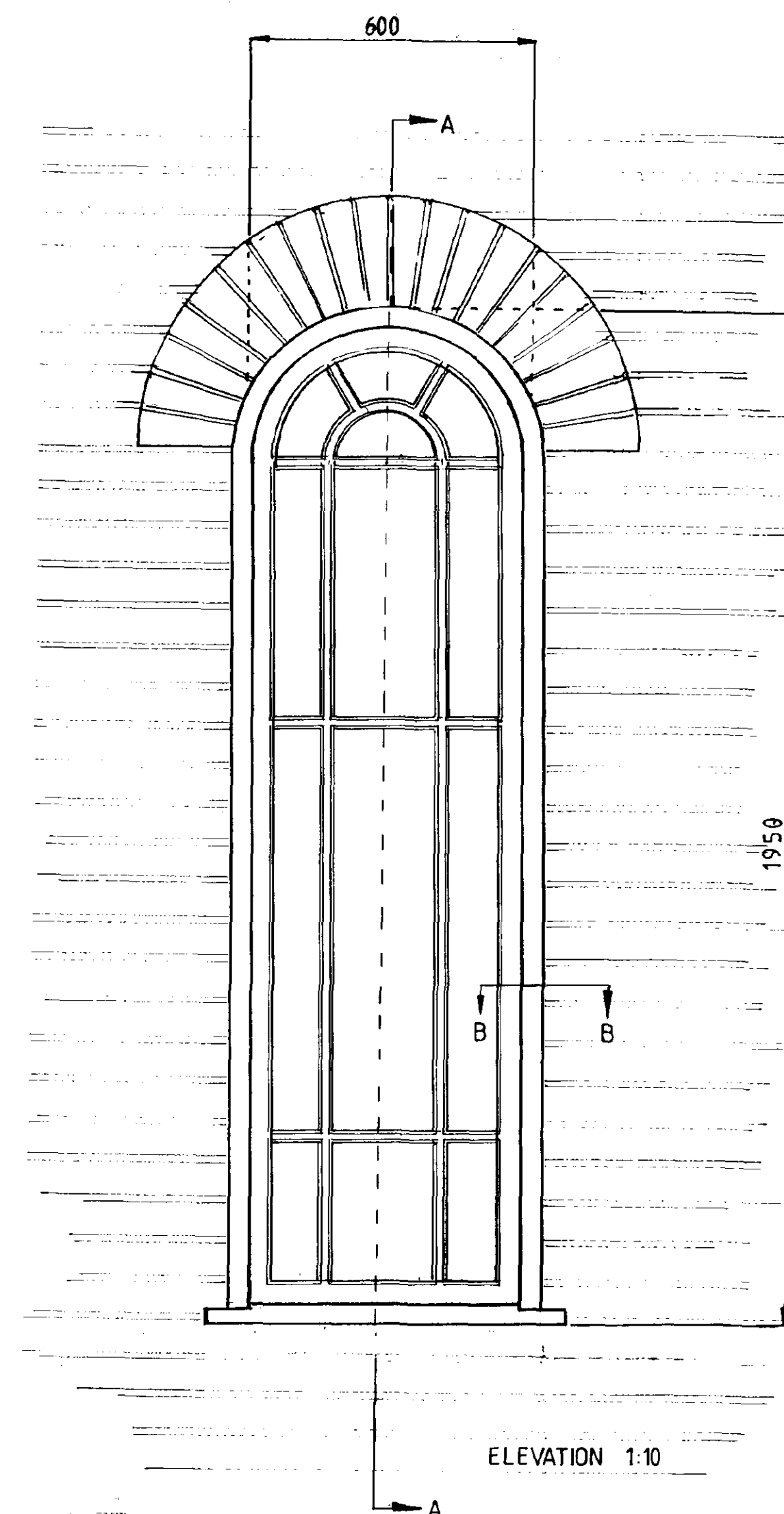
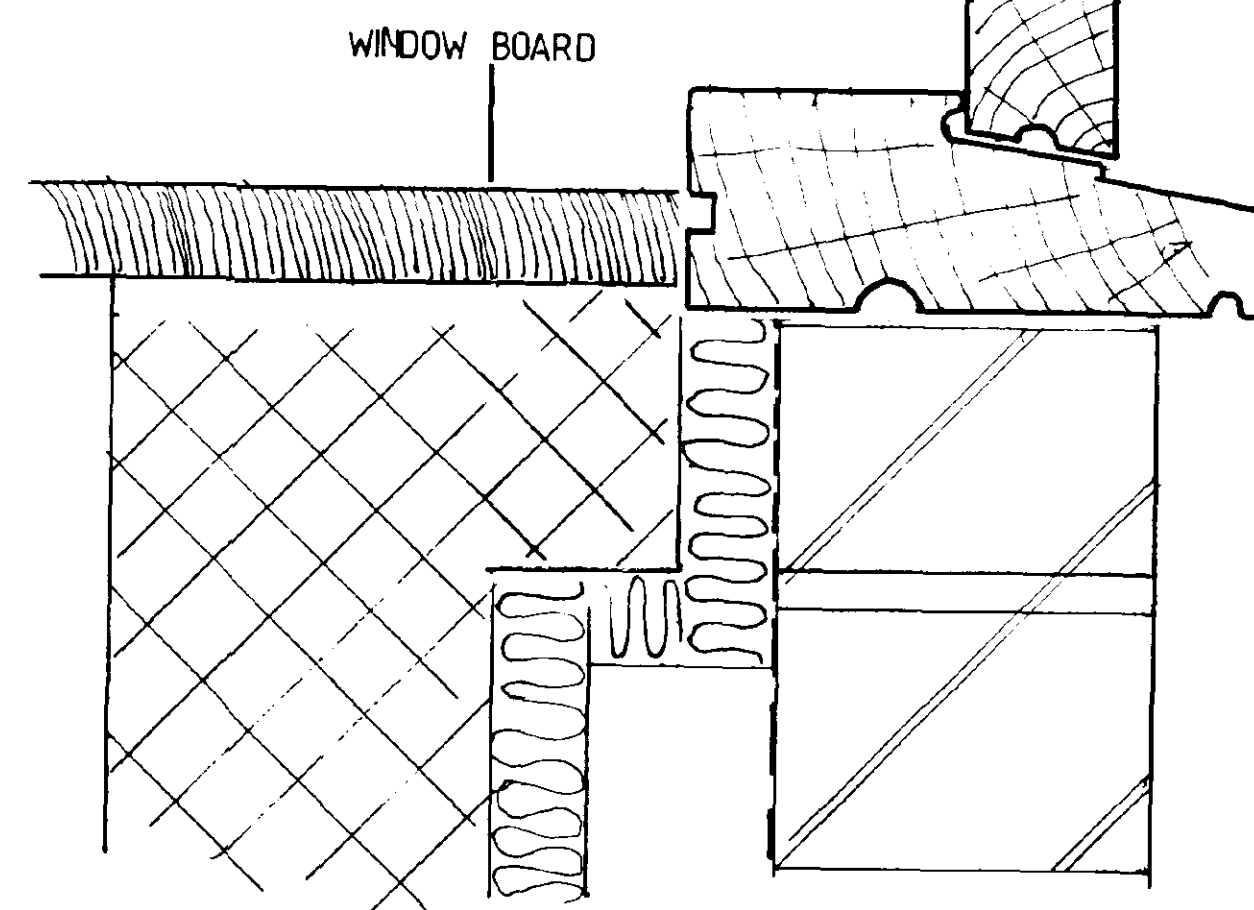
revision	date
1. GENERAL REVISION	5/10/98

TIMBER TO BE READY
PREPARED TO
RECEIVE PAINT

WINDOWS TO BE
PAINTED TO MATCH
EXISTING WHITE
PAINT FINISH

WINDOW BOARDS TO
MATCH EXISTING

Main House



SPECIFICATION	
MATERIAL:	3.2mm PRE-GALVANISED STEEL
WEIGHT :	16 Kg
MESH WIDTH:	NOT REQUIRED
MESH DETAIL:	NOT REQUIRED
TOLERANCE :	RADIUS +5mm -0mm

B			D		
A			C		
ISSUE		DATE	ALTERATION		
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			SIGN		DATE
			DRAWN <i>[Signature]</i>		25.08.98
			CHK'D <i>[Signature]</i>		—
			DRG.No.		
			RL5/406		ISSUE



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E-mail: info@igtd.clemon.co.uk

AMENDED PLAN
Ref.

SOUTH HOLLAND DC
HOUSING & PLANNING
- 6 OCT 1998
Ref: 708/98

JOHN D LYNCH
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project / drawing
ALTERATIONS TO OTWAY HOUSE, SPALDING
ROAD, PINCHBECK FOR M & C SIMS.

[Signature]
SUPERSEDED

scale	date	drawn
1:2 & 1:10	AUGUST 98	MF
project no.	drawing no	
1489	AD/4	
revisions		

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revision	date
1. GENERAL REVISION	5/10/98

Typical Window Detail
For W1 & W2

TIMBER TO BE READY
PREPARED TO RECIEVE
PAINT

WINDOWS TO BE
PAINTED TO MATCH
EXISTING WHITE PAINT
FINISH

WINDOW BOARDS TO
MATCH EXISTING

Brick arch to match
existing

SECTION A-A
1:2

Main House

AMENDED PLAN
Ref.

SOUTH HOLLAND DC
HOUSING & PLANNING
-6 OCT 1998
Ref: 7-8/98

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project / drawing
ALTERATIONS TO OTWAY HOUSE, SPALDING
ROAD, PINCHBECK FOR MR C SIMS.

SUPERSEDED

scale 1:2, 1:10 drawn MP
AUGUST 98

project no. 1439 drawing no. AD/3

revisions
1

Cavity walls to comprise 102.5mm outer skin facing brickwork, 75mm cavity containing 25mm Celotex RR cw22Z insulation, a 50mm clear cavity and an inner skin of 100mm Thermatite Slied blockwork to give a minimum U value of 0.45W/m² K. Cavities closed at heads of walls and at all openings by closing brickwork onto brickwork building in Hyoford Vertical DPC with 25mm Jablote insulation behind to give 1.2W/m² K. Build in stout stainless steel wall ties with minimum 100mm embedment in each leaf and 900mm c/s horizontally and 450mm c/s vertically with extra ties at openings at every block course where the cavity is closed. Wall ties and cavity insulation to be built in accordance with insulation manufacturers recommendations. Insulation to be 100mm Thermatite Slied blockwork.

All facing brickwork to be durability designed FL.

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- Hopper head

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21 SEP 1998
Ref: 0708/98

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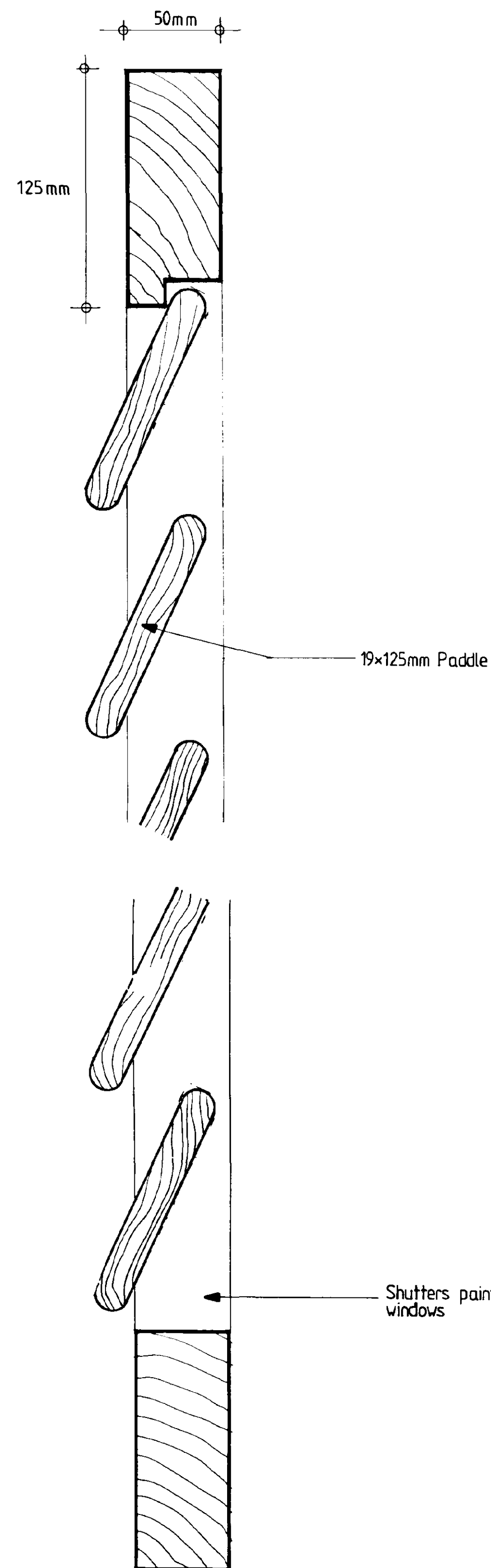
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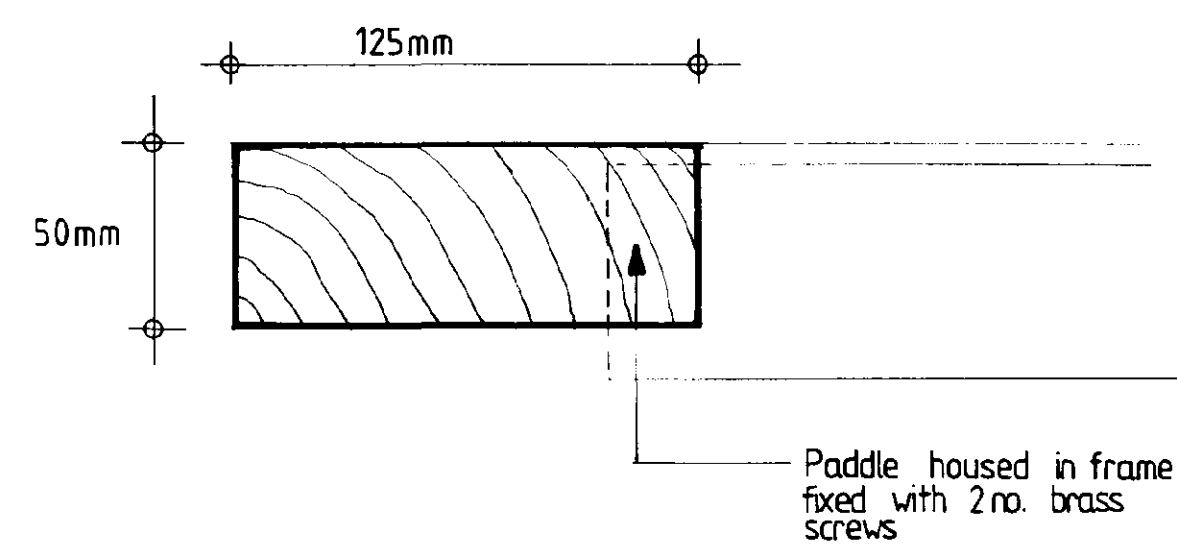
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revision

date

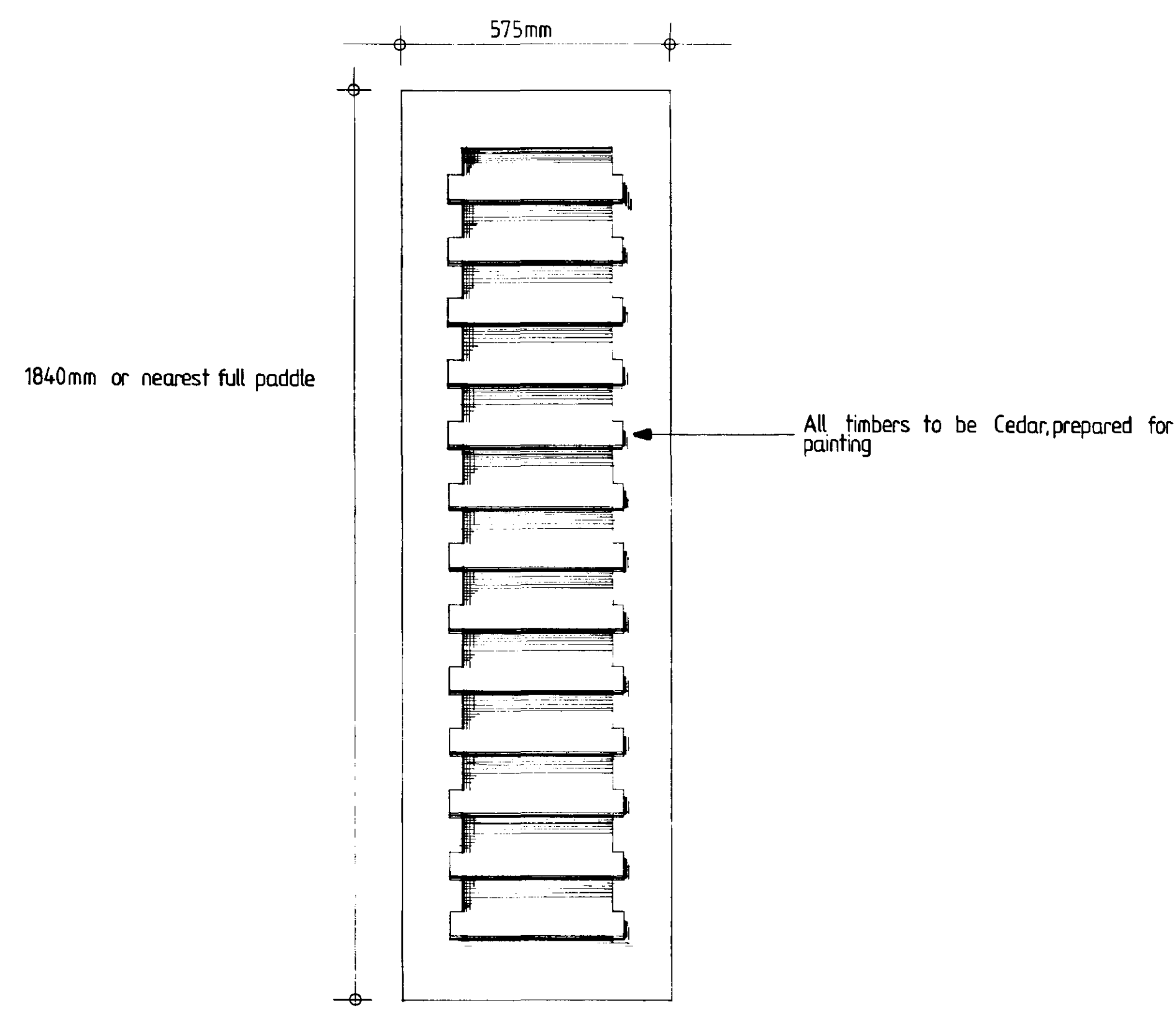


Section 1:2

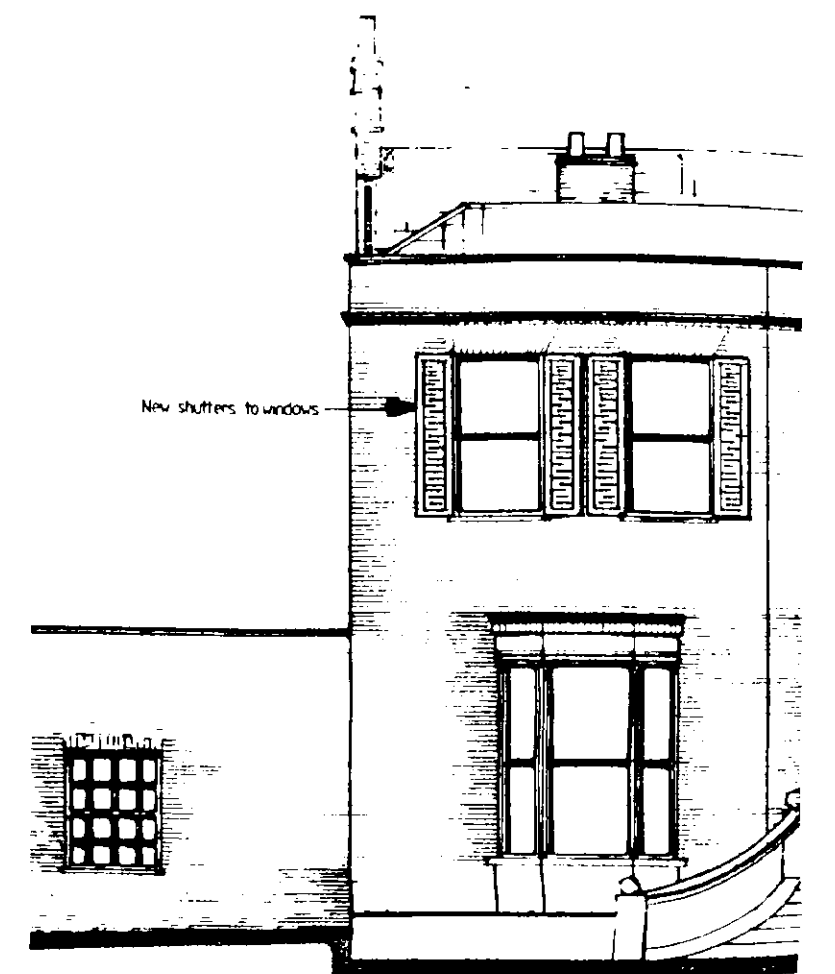


Plan 1:2

Note : All dimensions must be checked on site before fabrication is commenced



Elevation 1:10



Elevation to main house

TYPICAL SHUTTER DETAILS

Blair
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ALTERATIONS TO OTWAY HOUSE, SPALDING
ROAD, PINCHBECK FOR MR C SIMS.

scale	date	drawn
1:10, 1:2	AUGUST 98	KB
project no.	drawing no.	
1439	AD/2	
revisions		

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21 SEP 1998
Ref: 0708/98