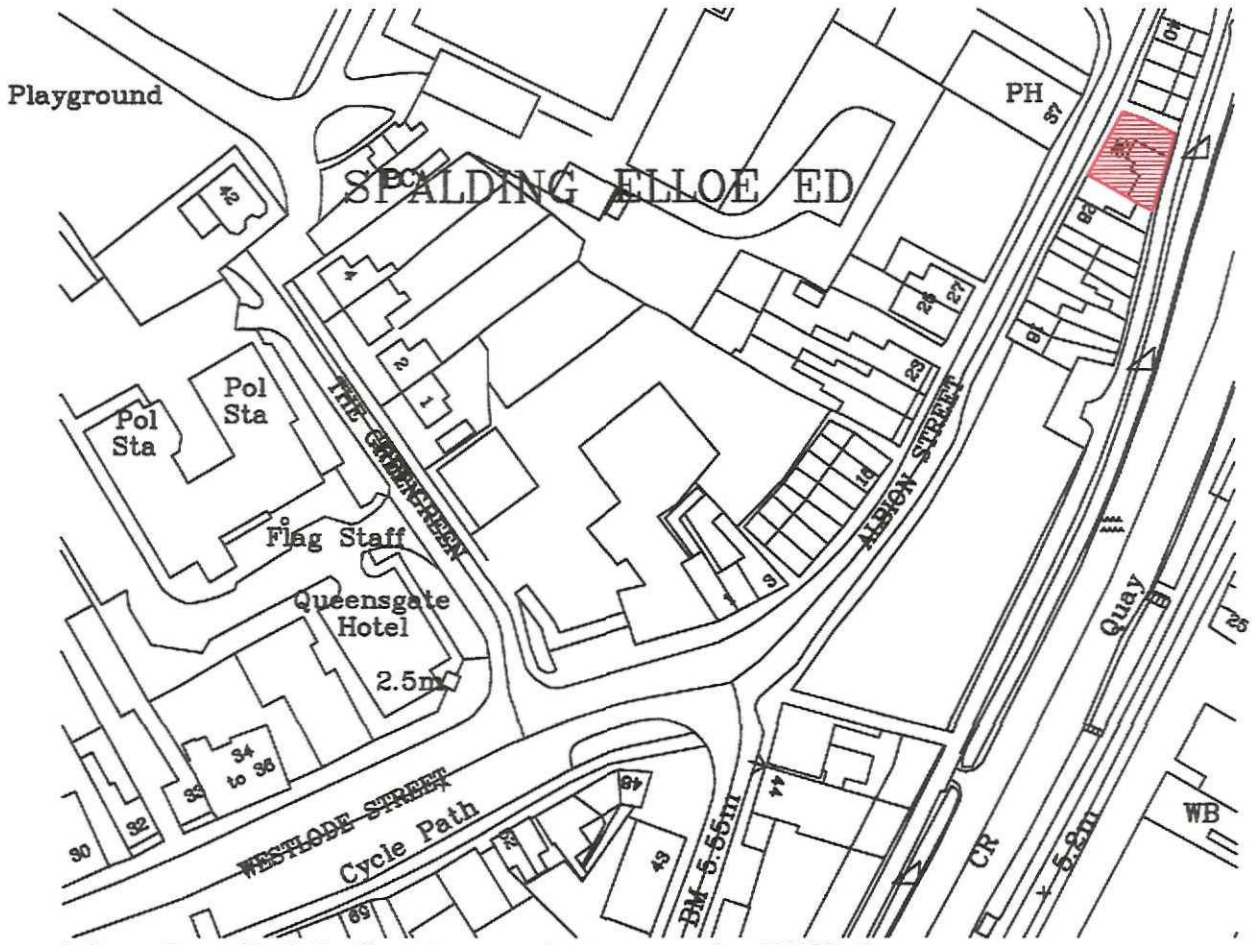
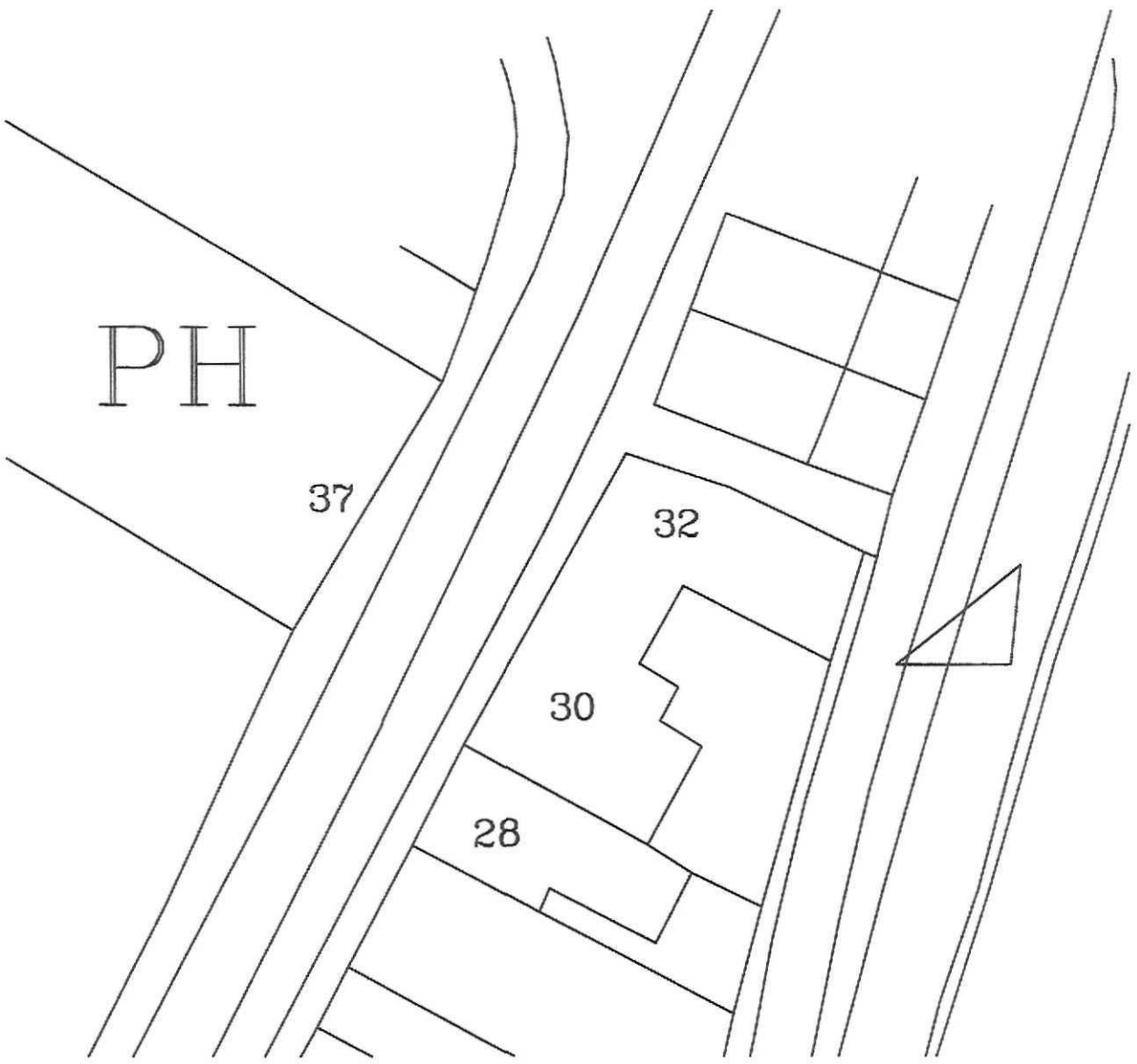


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Site Location Plan

Scale 1:1250



Site Block Plan

Scale 1:250

0013-10

remway Design Ltd
2nd Floor - 5B Sheepmarket
Spalding
PE11 1BH
Tel: 01775 768 921
e-mail: enquiries@remwaydesign.co.uk

Site :

Conversion of Existing 9 Person H.M.O into 5 Self Contained Flats at:
30-32 Albion Street
Spalding

Client :

Mr R Ellis
Mill House Farm
Fleet
Spalding
PE12 8LW

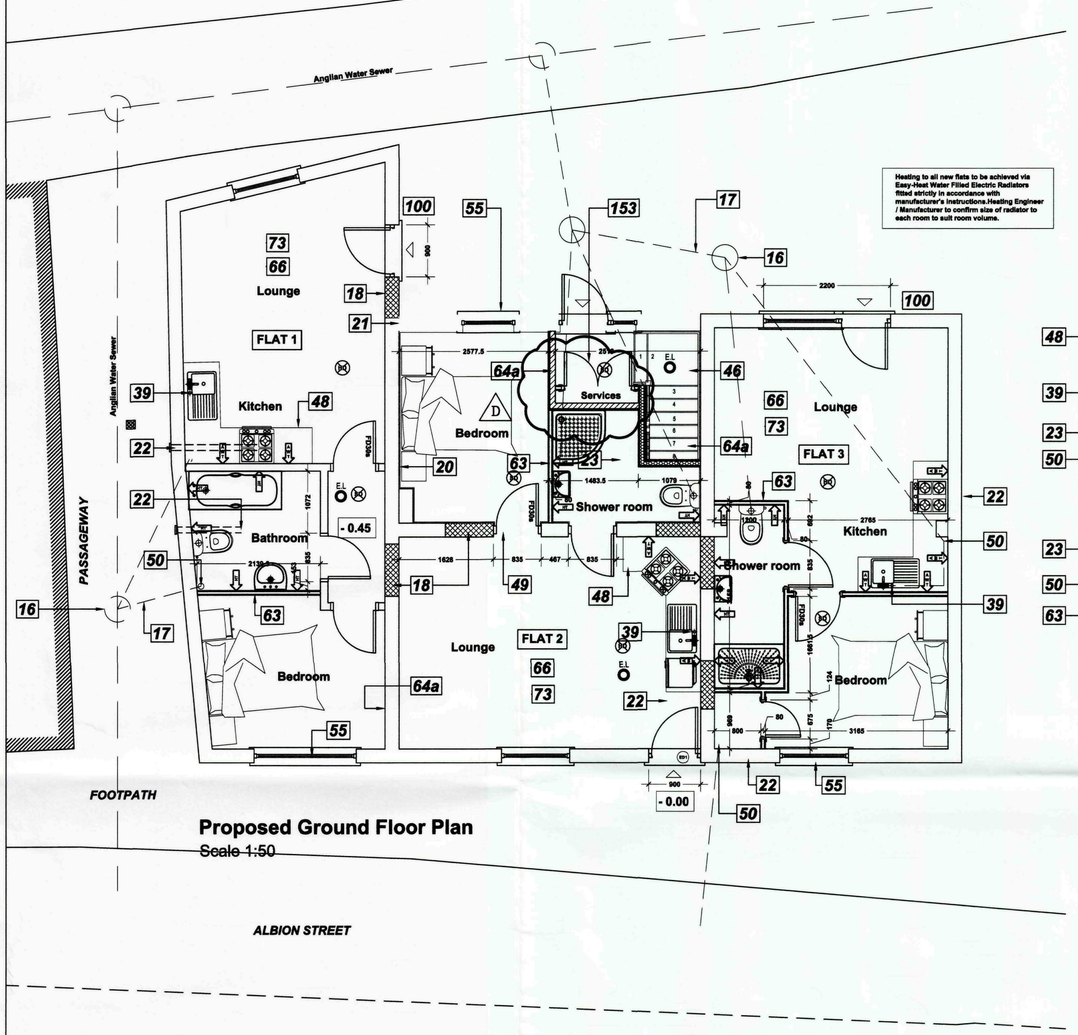
Date : *****

Scale : as noted

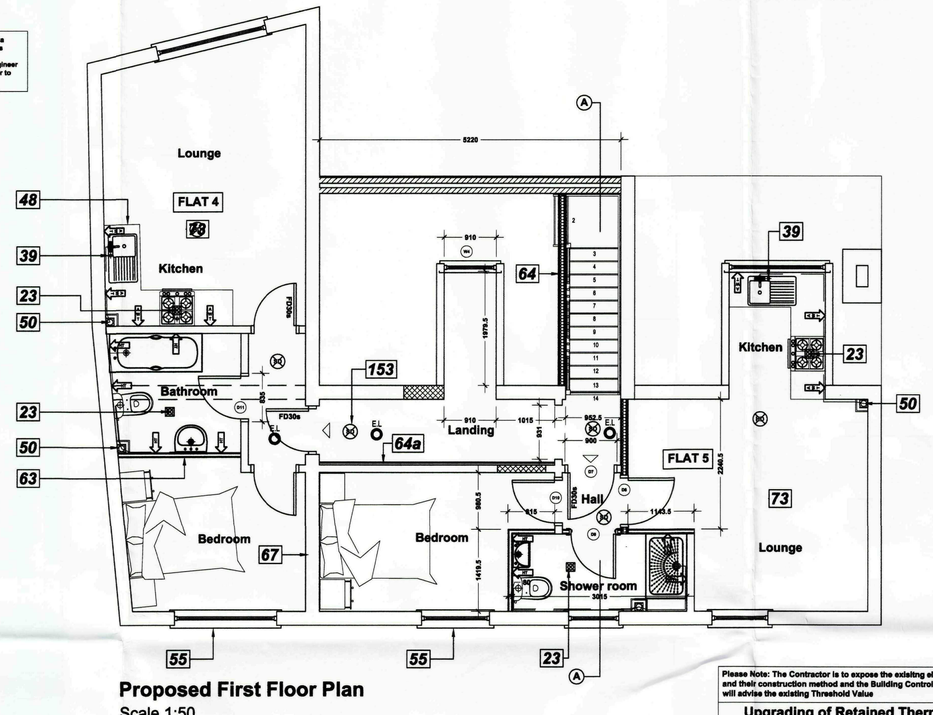
Drawing No:

1676 - 03

Contractor to check all Dimensions on site prior to ordering materials / commencing work.Do Not Scale from this Drawing - If in doubt then please ask



Proposed Ground Floor Plan
Scale 1:50



Proposed First Floor Plan
Scale 1:50

Heating to all new flats to be achieved via Easy-Heat Water Filled Electric Radiators fitted strictly in accordance with manufacturer's instructions.Heating Engineer / Manufacturer to confirm size of radiator to each room to suit room volume.

TILING SPECIFICATION

- Above Worktop Tiling
- Splashback Tiling min 450mm above Sanitaryware
- Half Height Tiling to Window Sill Level or 1200mm in Bathrooms without a window. No Skirting Required to walls.
- Full Height Tiling. No Skirting Required to walls.

Internal Door Schedule

Door Code	Door Description	Door Size
D1	Cup'd	610 x 1981mm
D2	Bedroom	762 x 1981mm
D3	Shower Room	762 x 1981mm
D4	Shower Room	762 x 1981mm
D5	Bedroom	762 x 1981mm
D6	Bathroom	762 x 1981mm
D7	Hall	838 x 1981mm
D8	Lounge	762 x 1981mm
D9	Shower Room	762 x 1981mm
D10	Bedroom	762 x 1981mm
D11	Bathroom	762 x 1981mm

Window / Door Schedule

Code	Description	Size
ED1	Lounge	900 x 2100mm
ED2	Lounge	900 x 2100mm
W1	Lounge	1300 x 1200mm
W2	Hall	450 x 1350mm
ED3	Hall	900 x 2100mm
W3	Bedroom	910 x 1350mm
ED4	Lounge	900 x 2100mm
W4	Landing	910 x 1200mm

Lintels to be Birtley Supagalv CB70 min.300mm longer than window opening widths. Where lintels are between 1800 - 2100mm long they should be supplied as Heavy Duty (CB70HD) and all lintels above 2100mm to be extra heavy duty (CB70XHD).

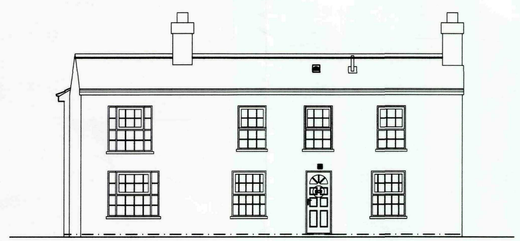
"Contractor / Client to check and confirm all dimensions and structural openings prior to placing an order for all windows and doors. The schedule has been prepared for pricing purposes only and the windows and doors should not be manufactured from the sizes shown on this schedule"

Please Note: The Contractor is to expose the exisitng elements and their construction method and the Building Control Officer will advise the existing Threshold Value

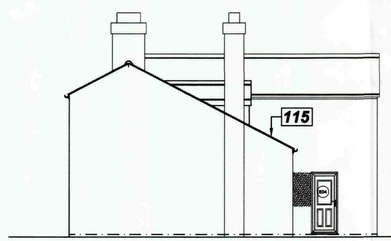
Upgrading of Retained Thermal Elements

Element	Threshold Value W/m²K	Improved Value W/m²K
Cavity Wall	0.70	0.55
Solid Wall	0.70	0.35
Floors	0.70	0.25
Pitched Roof with Insulation at ceiling Level	0.35	0.16
Pitched Roof with Sloped Insulation	0.35	0.20
Flat Roof	0.35	0.25

Retained elements: This stuation arises in the case of works such as extensions, change of use or material alteration. Any existing element that becomes a thermal element as a result of the works where previously it was not and is poorly insulated (below the 'Threshold Value' in Tabe 5 above) must be upgraded to the 'Improved Values'above. In the case of an existing wall, where the existing 'U' value is greater than 0.7 it should be upgraded to at least 0.55 or 0.35 depending on construction. Similar rules appy to roofs and floors. For Material Alterations - Any existing window or roof light or door separating heated or cooled areas from outside or unheated space having a 'U'-value higher than 3.3 Wm2.K must be replaced with Glazing to achieve 1.8wm²K



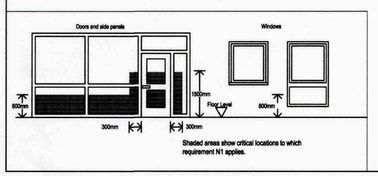
Front Elevation
Scale 1:100



Side Elevation
Scale 1:100



Rear Elevation
Scale 1:100



Shaded areas show critical locations to which requirement N1 applies.

SHDC
Planning & Development
- 8 JAN 2010
Ref: 0013-10

rev "E" - 08.01.10 - Dormer Windows Amended to suit "As-Built" Construction

rev "D" - 05.11.09 - Services cup'd added

rev "C" - 10.06.09 - Building Control specilfcation notes added.

rev "B" - 20.03.09 - Amended to suit SHDC's comments to gain planning permission

rev "A" - 06.01.09 - Front Elevation added

GENERAL CONDITIONS
Contractors are responsible for checking all dimensions on site when work commences and before ordering any materials.Any discrepancies should be brought to the attention of the Client for remedial action before commencing further.

All details shown are based on typical site conditions for that area, any abnormal conditions should be brought to the attention of the Client and Local Authority.

All materials not specified to be of a standard suitable for the work proposed and be fit for purpose.All work to be in accordance with good building practise and all necessary BS codes for Workmanship on Building Sites.

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Mill House Farm
Fleet
Spalding
PE12 8LW

Site :

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Spalding

Drawing Title

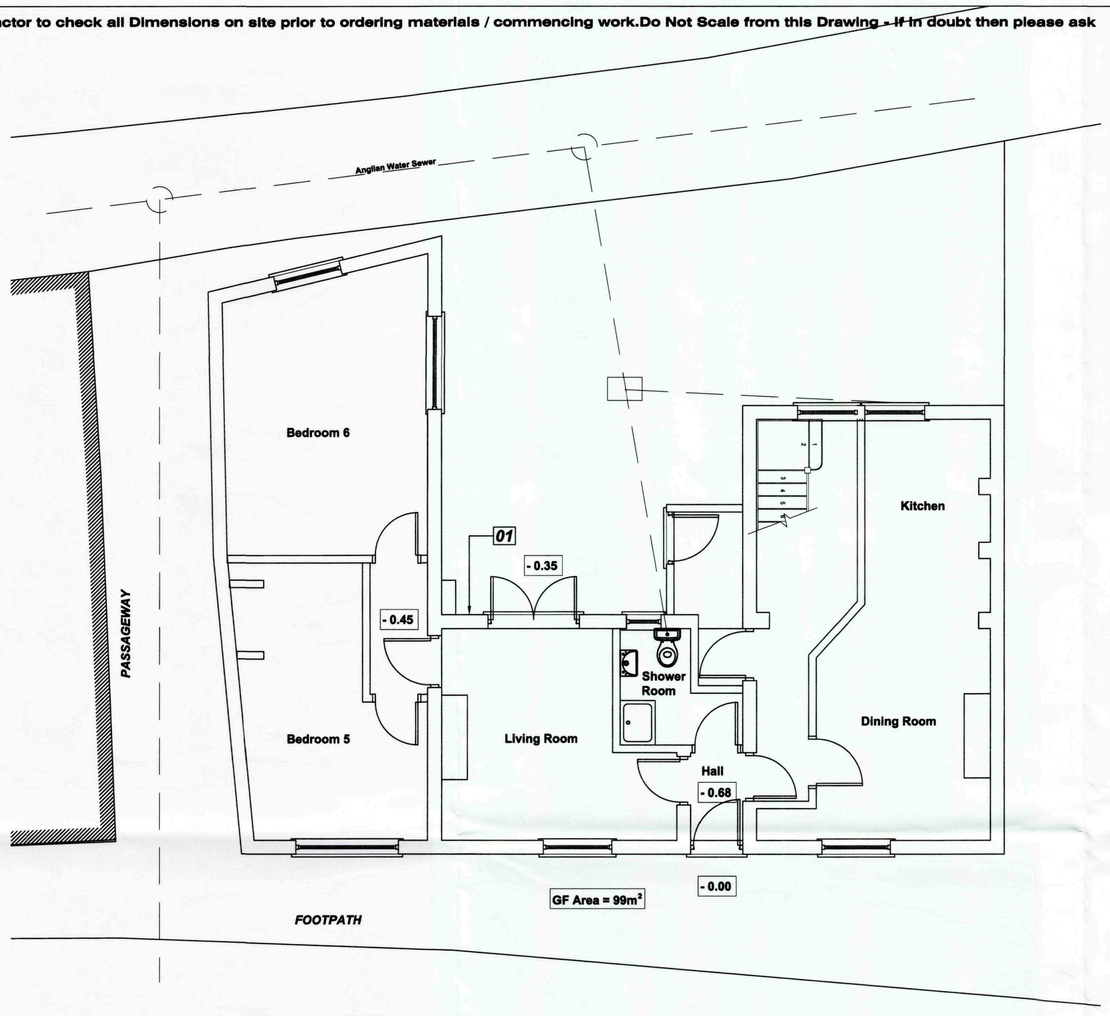
Proposed Plans

remway Design Ltd
2nd Floor - 5B Sheepmarket
Spalding
P E 1 1 1 B H
Tel : 01775 768 921
e-mail: enquiries@remwaydesign.co.uk

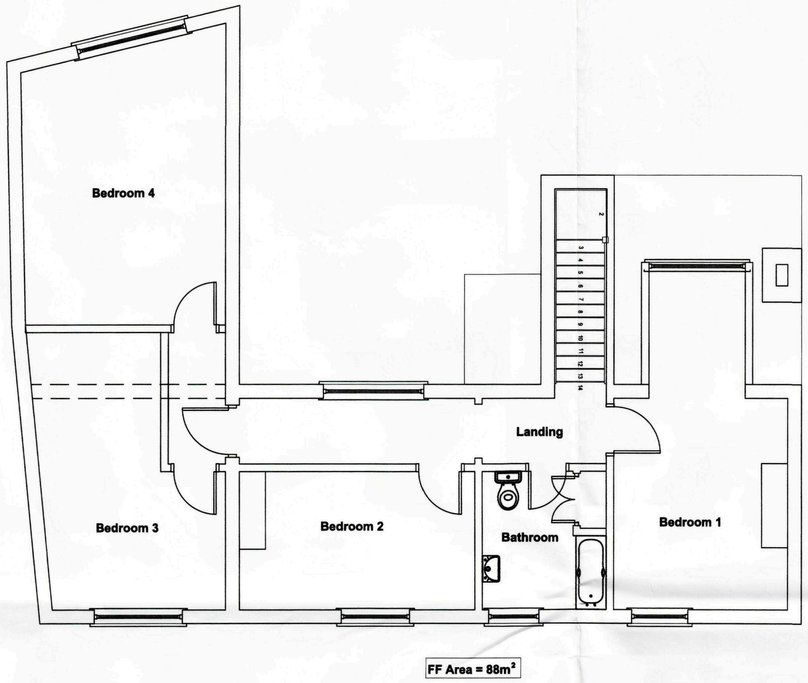
Nov 08 | Scale : As Noted

1676 - 02 E

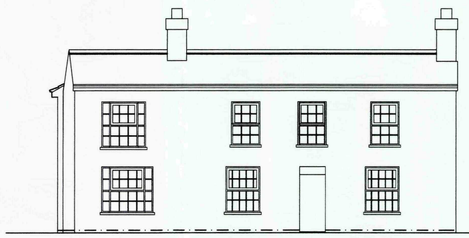
Contractor to check all Dimensions on site prior to ordering materials / commencing work.Do Not Scale from this Drawing - If in doubt then please ask



Existing Ground Floor Plan
Scale 1:50



Existing First Floor Plan
Scale 1:50



Front Elevation
Scale 1:100



Side Elevation
Scale 1:100



Rear Elevation
Scale 1:100

SHDC
Planning & Development
- 8 JAN 2010
Ref: 0013-10

rev "B" - 10.06.09 - Anglian Water Sewer added

rev "A" - 06.01.09 - Front Elevation added

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Existing Plans

remway Design Ltd
2nd Floor - 5B Sheepmarket
Spalding
P E 1 1 1 B H
Tel : 01775 768 921
e-mail: enquiries@remwaydesign.co.uk

Nov 08 | Scale : As Noted

1676 - 01"B"

PLEASE NOTE:
Due to areas of the structure being covered, unexposed or otherwise inaccessible the notes / specifications of existing materials are subject to confirmation of site when it is feasible to expose the relevant areas of construction.