SOUTH HOLLAND DC
HOUSING & PLANNING
27 APR 1995
0163/95
Ref: ~~H64/94~~

SITE
41 HIGH STREET
SPALDING LINCOLNSHIRE

PROPOSAL
CHANGE OF USE FROM COMMERCIAL USE TO SINGLE FAMILY HOUSE WITH EXTERNAL ALTERATIONS AND NEW BALCONY AT REAR

OWNER
MR CENGIZ A. TARHAN

AMENDED PLAN
Ref.

DATE
10th OCTOBER 1994

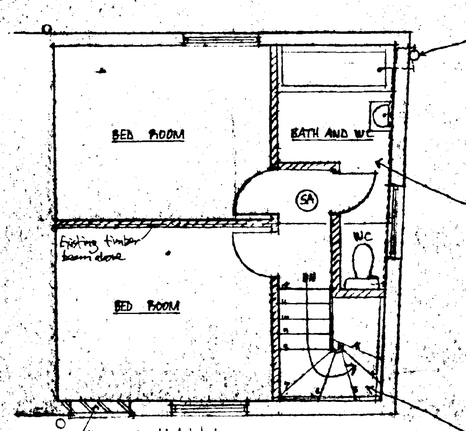
SCALES
1:50 1:100 1:1250

DRAWING NO: 94-HR/3

Revision 1 21.1.95
a) Notes 1-7 added
b) Note 'x' added re removable balcony rails

REVISION 2' 5.2.95
a) Additional notes 1-5 added To 8. map
b) Removable balcony details & details between shop - Blacksmith Shop shown for sound insulation

Revision 3
Sound insulation detail between No. 41 & adjoining Blacksmiths shop amended.



FIRST FLOOR BATHROOM
Existing SVP retained.
Use new ~~rainwater~~ pipe SVP
Connect all units to this pipe.
WC to have 100mm ϕ & WHB & Bath to have 50mm ϕ PVC w/p with cleaning eyes at bends & connect ϕ 75mm deep sealed traps

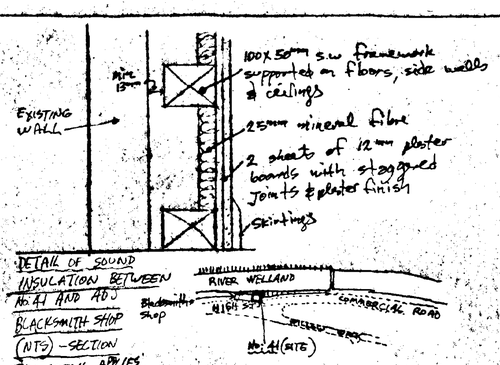
MECH. VENT
Provide mech. vent to provide 15 litre per second air change

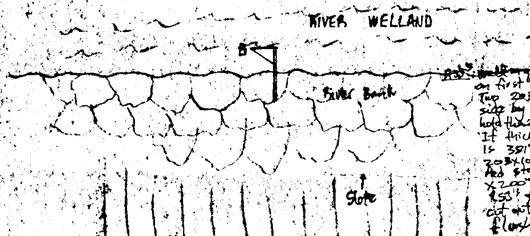
NEW 1ST FLOOR PARTIONS to be in 100x50mm studs. Double up floor joists under partitions where they are parallel to joists
Note: Provide Galv. metal straps to floor & roof members @ 2m centres so that floor & roof members are tied to walls.

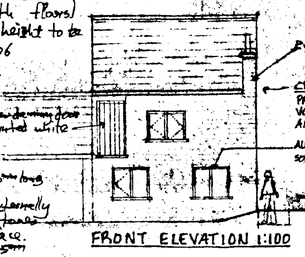
NEW STAIRCASE
195-175mm risers and 254mm treads. Going to be measured at centre of treads & min. 50mm tread width to be Provided at the narrow end. Stairs not to exceed 42°.
Min. 2m headroom to be provided. width of stair to be 835mm
Provide 900mm high hand rail. (If required double up floor joists to form trimmers around stairs.)

WINDOWS:
Min 800mm to be Provided between floor finishes and window cills (both floors)
Any glazing below 900mm height to be safety glazing to BS 6206

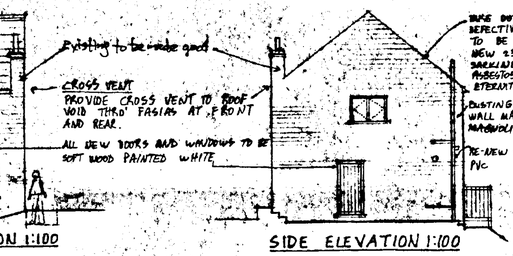
(SA): Provide smoke Alarms shown as (SA) on plans are at ground floor one at 1st floor in the staircase enclosure. They should be interconnected & permanently wired to a separate fuse circuit at the distribution board. All wiring to comply with IEE wiring Regs. SA's fitted to ceilings at least 300mm from wall or light fitting. Builder to give manufacturers instruction to the owner



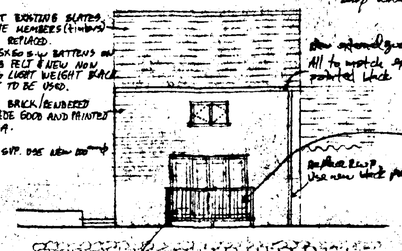




FRONT ELEVATION 1:100

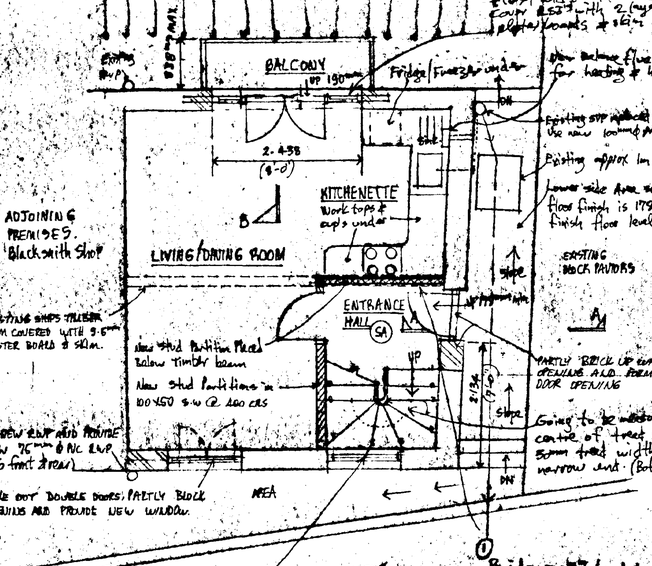


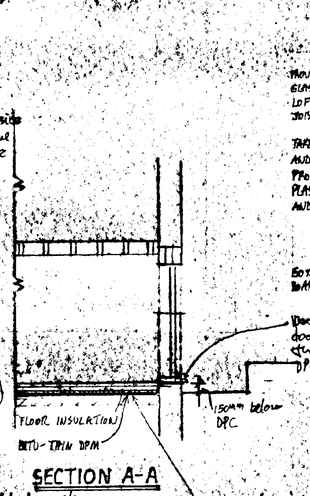
SIDE ELEVATION 1:100



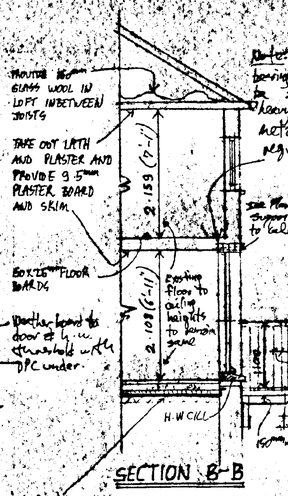
REAR ELEVATION 1:100
FROM RIVER

NOTE 'x'
Requirements of National Rivers Authority.
THE RAILINGS etc AROUND THE PROPOSED BALCONY TO BE REMOVABLE TYPE & TO BE REMOVED as & WHEN REQUIRED BY THE NRA MAY GAIN ACCESS AT REAR TO CARRY OUT REPAIRS. RAILS WILL BE RE-FIX AFTER ACCESS etc.





SECTION A-A



SECTION B-B

NEW BALCONY
Approx 2.819 x 836 (9'-3" x 2'-9") made from 100x75 H/W frames secured to wall face with 150mm @ expanding bolts with 150mm penetration and base to rest on 100x100mm posts bedded in lead-conc. pockets at 300mm below ground.
Floor to be 150x25mm boarding with 12mm gaps inbetween boards.
Provide min. 150mm gap between grassed surface and bottom of balcony & top 150mm of grass surface to be covered in concrete.
Balcony to be 1100mm high and ballosters to be 100mm centres. (All to be in hardwood painted white) (see Note 'x' above-side)

SUPPORTS ABOVE OPENINGS
OTHER THAN 2.438mm OPENING ABOVE BALCONY DOORING, ALL TO BE 3 COURSE CAT-NIC LINTELS WITH 150mm BEARINGS ON BOTH SIDES.
(OR USE P.C LINTELS TO SUIT WALL THICKNESS)

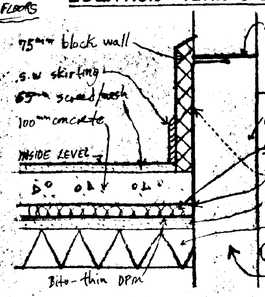
(1) Provide 12mm ϕ MS bars @ 100mm centres to inside face of window to the staircase enclosure so as to provide protection from falling.
Note: All windows to have floor to cill height of min 800mm thro-out the building.

(2) Floor joists to be doubled up under the bath.

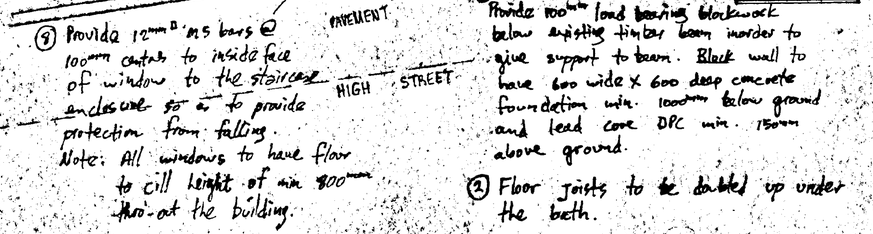
Provide 100mm load bearing blockwork below existing timber beam inorder to give support to beam. Block wall to have 600 wide x 600 deep concrete foundation min. 1000mm below ground and lead core DPC min. 150mm above ground.

NEW FLOOR (a 2.81) below
MIN 150mm HARDCORE. 40mm SAND/CEMENT MIX SMOOTH SCREED TYPE BLINDING. BITU-THIN DPM AND 50mm GYPROC FLOOR INSULATION, 100mm OF CONCRETE AND 65mm SCREED WITH MESH.
ALL DPM'S LINKED WITH DPC. NEW DPC'S LINKED WITH EXISTING DPC.
ALL INTERNAL WALLS UPTO 2100mm FROM FLOOR FINISH TO BE TREATED FOR RISING DAMP WITH CHEMICAL INJECTION & SPECIAL PLASTER FINISH INSIDE WITH 30 YEARS GUARANTEE BY SPECIAL FIRM.

(3) DETAILS OF DAMP-PROOF COURSING ARRANGEMENTS TO BE USED TO THE EXTERNAL WALLS ADJACENT TO STAIRWAY AND TO ALL AREAS WHERE EXTERNAL LEVELS ARE HIGHER THAN INTERNAL FINISH FLOOR LEVELS.



LOCATION PLAN 1:2500



(4) Each habitable room to be provided with 4000 sq mm of trickle ventilation (in windows or air brick to walls)

(5) Provide mechanical ventilation to the kitchen area giving an extract rate of not less than 60 Litres per second.

(6) Combustion boiler details
Use Vaillant type boiler, type VCW 221 Rated output 22,75000, Rated input 21.3, 93,200, pump head 0.25 Flue type: Balance flue C.H flow Diameter = 22mm width = 28mm Tel No for manufacturers and Head Office = Technical Advise 0634-711112, Sales: 0634-270155 This boiler supplies hot water & central heating.

(7) All Radiators to be provided with thermostatic controls.
Boiler also to have thermostatic control.

DETERMINED
PLAN
Ref.