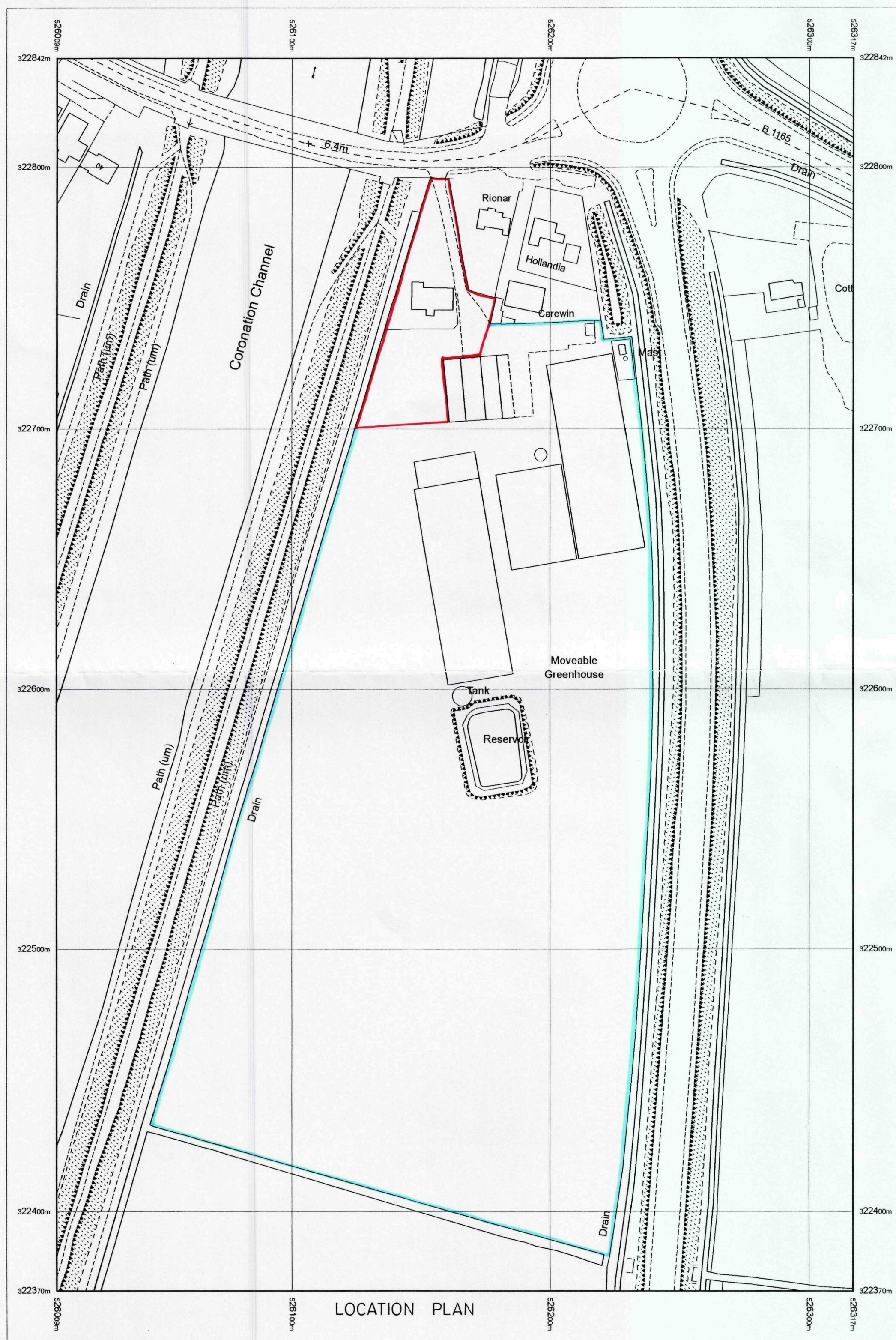


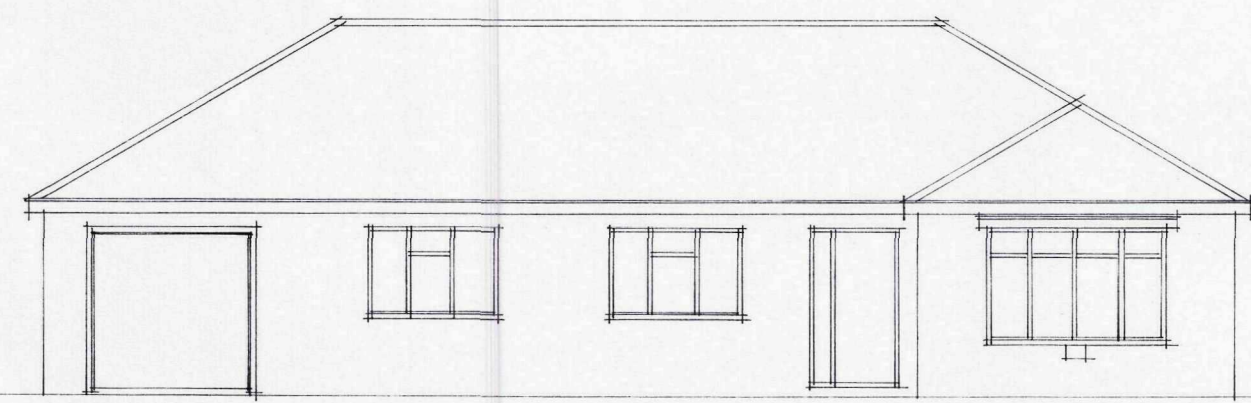


SITE PLAN

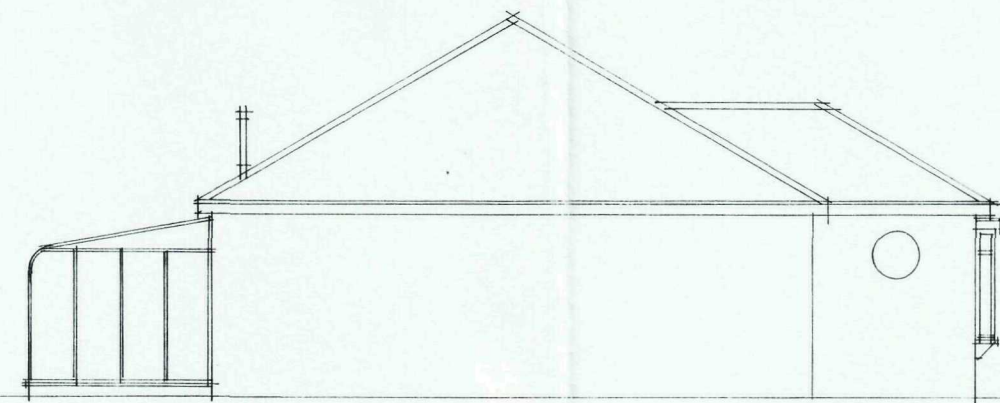
SHDC
Planning & Development
22 MAR 2011
Ref: 0211-11

**PROPOSED EXTENSION AND ALTERATIONS TO BUNGALOW AT
WATERLANE NURSERIES, LOW ROAD,
SPALDING, Lincs. PE12 6EF**

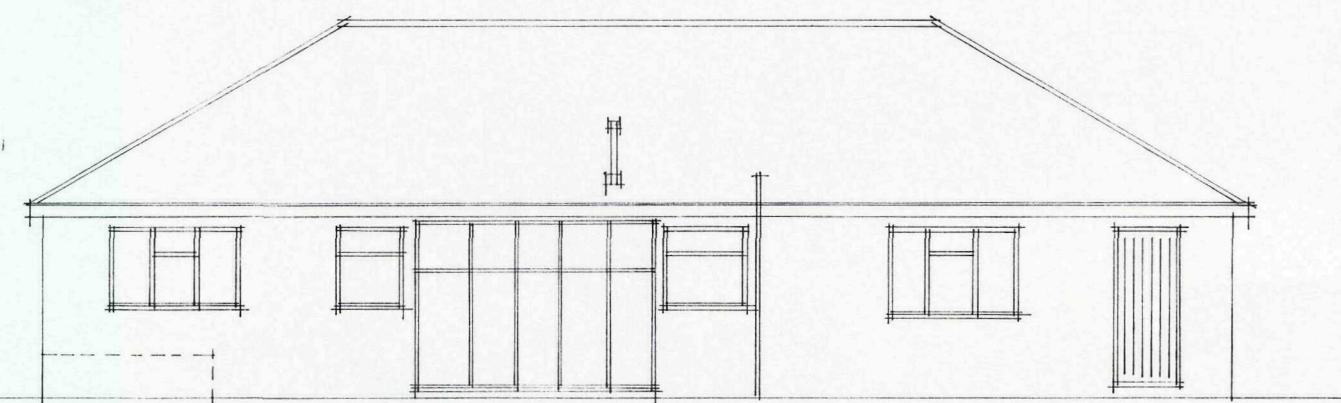
APPLICANT: MR M. SHORT
DRAWING TITLE: SITE + LOCATION PLAN
DRAWING NO: SHORT-EXT-01
SCALE: 1-500, 1-1250
DATE: MARCH 2011



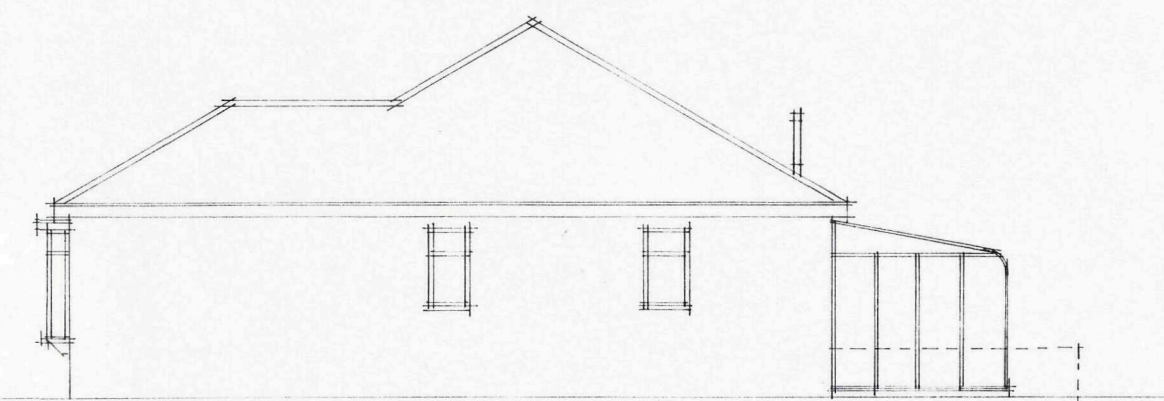
EXISTING FRONT ELEVATION



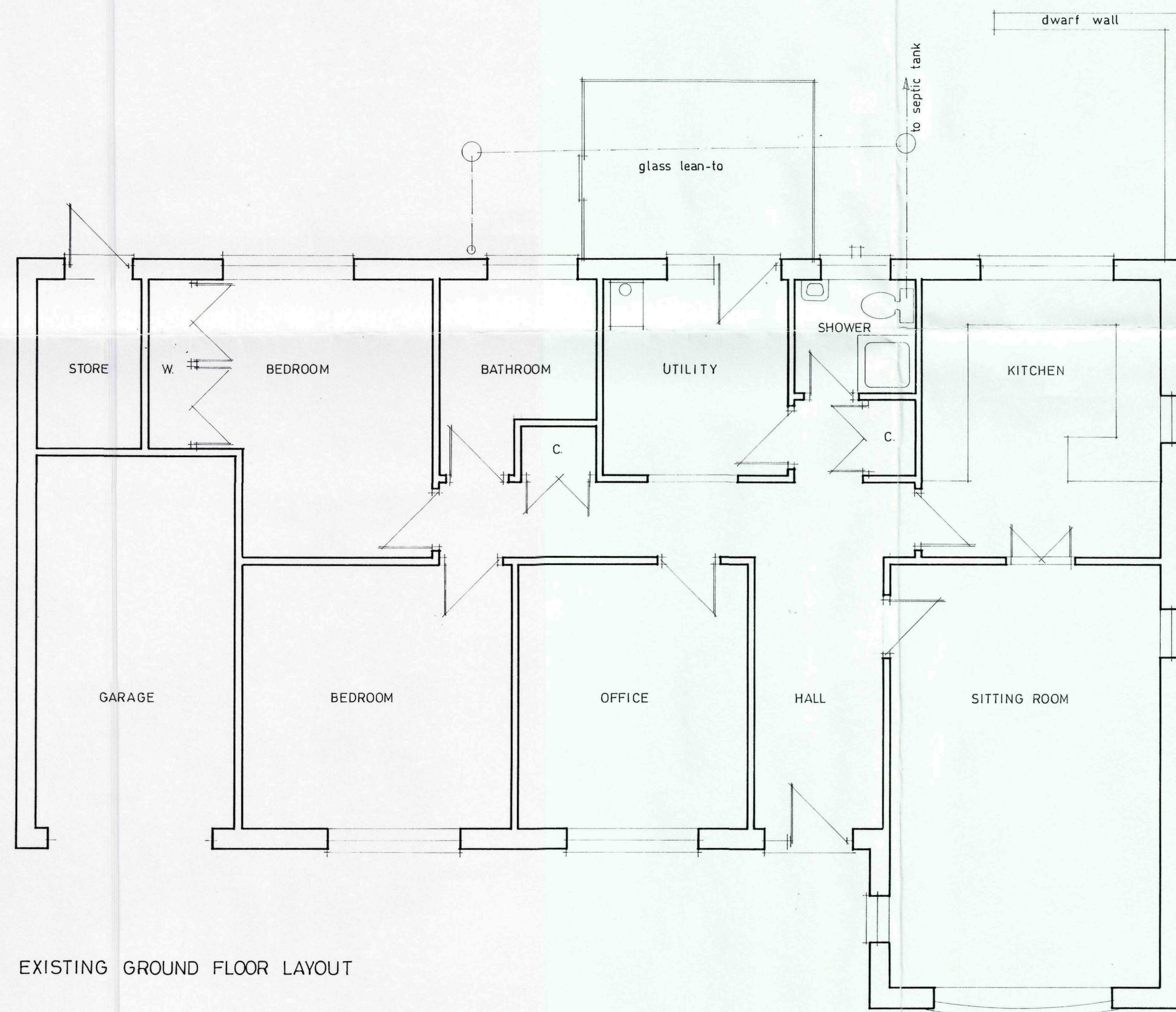
EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



EXISTING GROUND FLOOR LAYOUT

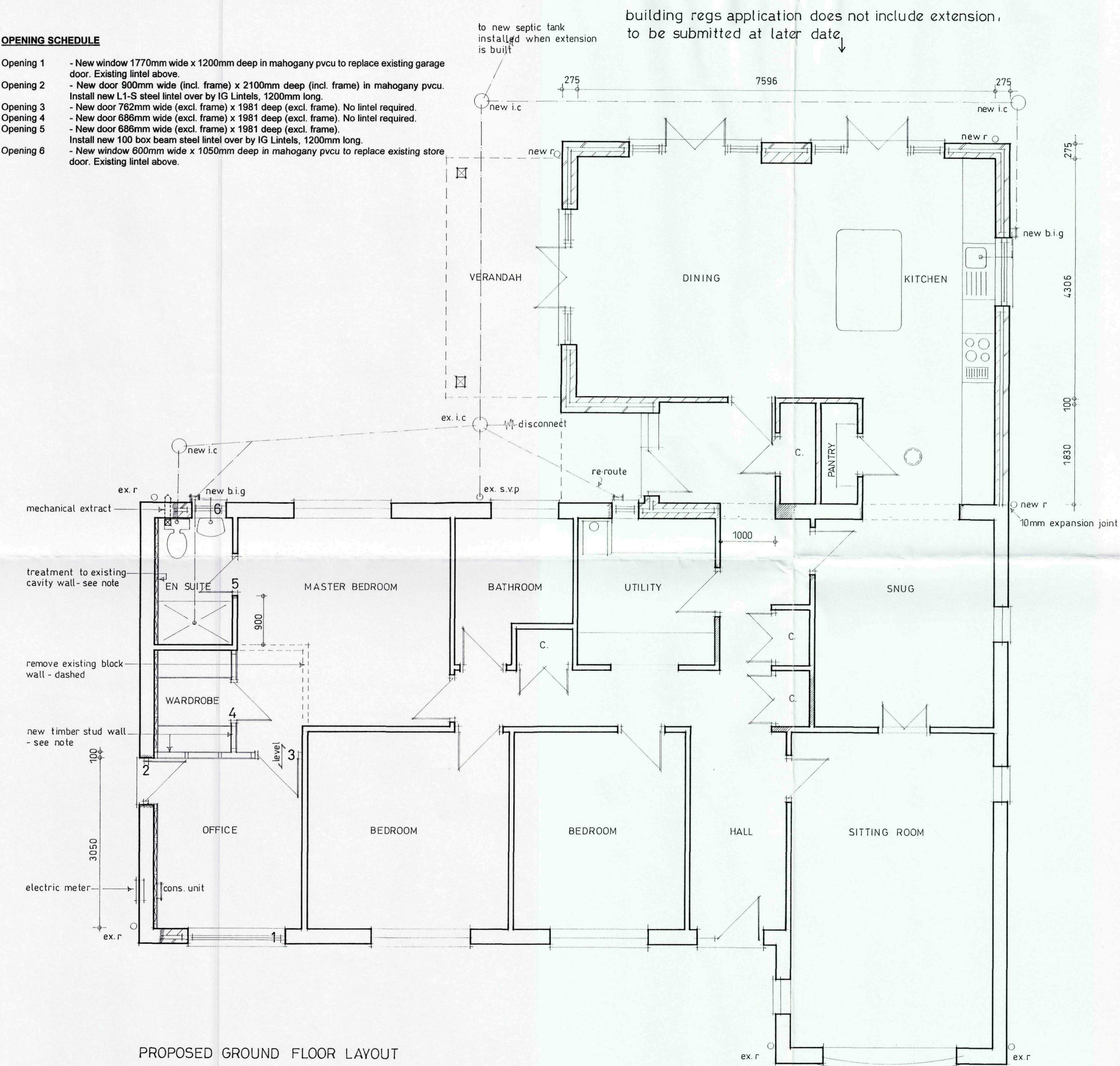


PROPOSED EXTENSION AND ALTERATIONS TO BUNGALOW AT
WATERLANE NURSERIES, LOW ROAD,
SPALDING, Lincs. PE12 6EF

APPLICANT: MR M. SHORT
DRAWING TITLE: FLOOR PLANS + ELEVATIONS AS EXISTING
DRAWING NO: SHORT-EXT-02
SCALE: 1-50, 1-100
DATE: MARCH 2011

OPENING SCHEDULE

- Opening 1 - New window 1770mm wide x 1200mm deep in mahogany pvcu to replace existing garage door. Existing lintel above.
- Opening 2 - New door 900mm wide (incl. frame) x 2100mm deep (incl. frame) in mahogany pvcu. Install new L1-S steel lintel over by IG Lintels, 1200mm long.
- Opening 3 - New door 762mm wide (excl. frame) x 1981 deep (excl. frame). No lintel required.
- Opening 4 - New door 686mm wide (excl. frame) x 1981 deep (excl. frame). No lintel required.
- Opening 5 - New door 686mm wide (excl. frame) x 1981 deep (excl. frame). No lintel required.
- Opening 6 - New window 600mm wide x 1050mm deep in mahogany pvcu to replace existing store door. Existing lintel above.



PROPOSED GROUND FLOOR LAYOUT

SPECIFICATION FOR GARAGE / STORE CONVERSION

Garage Floor Construction

Existing floor finish in garage is approx 100mm lower than dwelling.
Lay 1200 gauge polythene membrane over existing garage floor screed lapping up perimeter wall above existing dpc level.
Lay 'ideally' 25mm thick Celotex or Kingspan floor insulation board over whole garage floor.
A minimum thickness of 65mm concrete screed is then applied over whole garage floor bringing it level with existing dwelling. If there is not enough depth for this specification then reduce insulation board accordingly.

Treatment to Existing Cavity Wall

Inner skin to existing side wall of garage and store to be treated as follows:
50mm x 50mm timber studwork fixed to existing blockwork at 600mm vertical centres.
Insert 50mm thick Celotex or Kingspan wall insulation board between the studs.
Fix 15mm thick Gyproc or Knauf plasterboard over the entire wall and plaster skim finish.

New Cavity Wall Construction

To openings 1 and 6 build new walls up to new windows. Match existing thickness of 275mm by using:
100mm wide facing brickwork to match existing.
75mm wide cavity - fully filled using 75mm thick Knauf Crown Dritherm Cavity Slab installed strictly to manufacturers instructions.
100mm wide aerated blockwork eg Tarmac Toplite (3.5kn/mm²) or same performing blockwork.
Inner leaf to be treated with 10mm thick sand / cement render (not dryline) and plaster skim finish.
Provide stainless steel wall ties to BS 1243-1978 installed at maximum 900mm centres horizontally and 450mm centres vertically. Ties to be within 225mm of all opening reveals and spaced at 225mm centres vertically. Close cavities at all openings incorporating dpc's both horizontally and vertically.
Use insulated cavity closure system built in within sub-frame of all external door and windows to eliminate cold bridging.

New Timber Stud Wall Construction

50mm x 100mm head and sole plate, 50mm x 100mm vertical studs at 600mm centres with horizontal noggins at 1200mm centres.
Fix 15mm thick Gyproc or Knauf plasterboard both sides and plaster skim finish.

External Windows/Glazing/Ventilation

Install mahogany woodgrain pvcu window frames. External door and frame for office to be same.
Glazing units to be draught sealed, minimum 24mm thick, to achieve a minimum U-value of 1.8W/m²k and be Pilkington 'K' soft coat low emissivity glass.
Glazing to comply with Approved Document Part N and L1.
Windows to be capable of no less than 1/20th floor area 'rapid' ventilation of habitable room served. Also trickle vents installed to head of window frame providing no less than 8000mm² of 'background' ventilation to office and 4000mm² to en suite.
Windows to open at least 30 degrees. Internal doors to have 10mm air gap beneath.

Mechanical Ventilation

In en suite install wall mounted mechanical extract ventilation capable of extracting at a rate of no less than 15 litres per second.

Lighting

Efficient lighting both internally and externally to comply with Approved Document Part L1A.
Any new external lighting to have dawn-to-dusk sensors to automatically switch off during daylight hours.

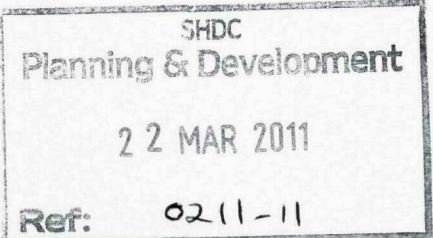
Electrical Works

All electrical works must comply with Approved Document Part P and designed, installed, inspected and tested by a person competent to do so. Prior to completion LABC must be satisfied that the appropriate certification has been issued.

New Foul Drainage

Connect new drainage to existing inspection chamber that discharges into existing septic tank. When kitchen extension application is submitted a new septic tank is proposed to be installed at this stage.
All drainage and waste disposal works installed in accordance with Approved Document H including size of inspection chambers and fittings.
Pipework below ground to be 100mm dia pvcu to British Standard, to have flexible joints and laid to a 1:70 fall with pea gravel bed and surround.
Where pipework passes through walls provide a concrete lintel over min 900mm long allowing a 50mm gap around the pipe to be filled with compressible sealant to prevent ingress of gas. Any other openings to be covered by a rigid sheet material to prevent vermin entry.
Waste pipes from appliances to have access plugs at change of direction and back inlet gullies to be roddable.
Use 40mm dia polypropylene waste pipe for shower and 32mm dia for handwash basin or 50mm dia if combined. Fit 76mm deep seal traps to all appliances and if pipe runs exceed 3 metres then provide anti-syphon trap.
All above drainage to comply with BS 5572.

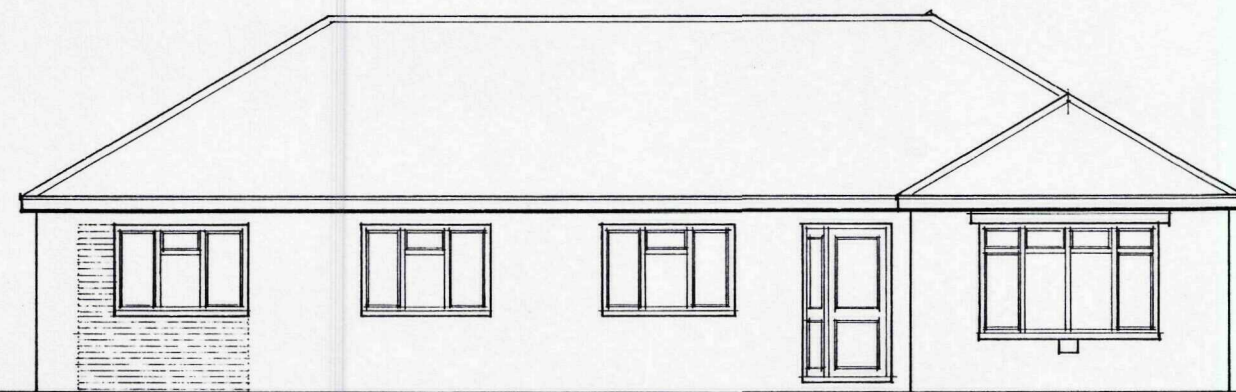
Key:
s.v.p. = soil and ventilation stack
new or ex. r = roofwater downpipe
b.i.g. = back inlet gully
i.c. = inspection chamber



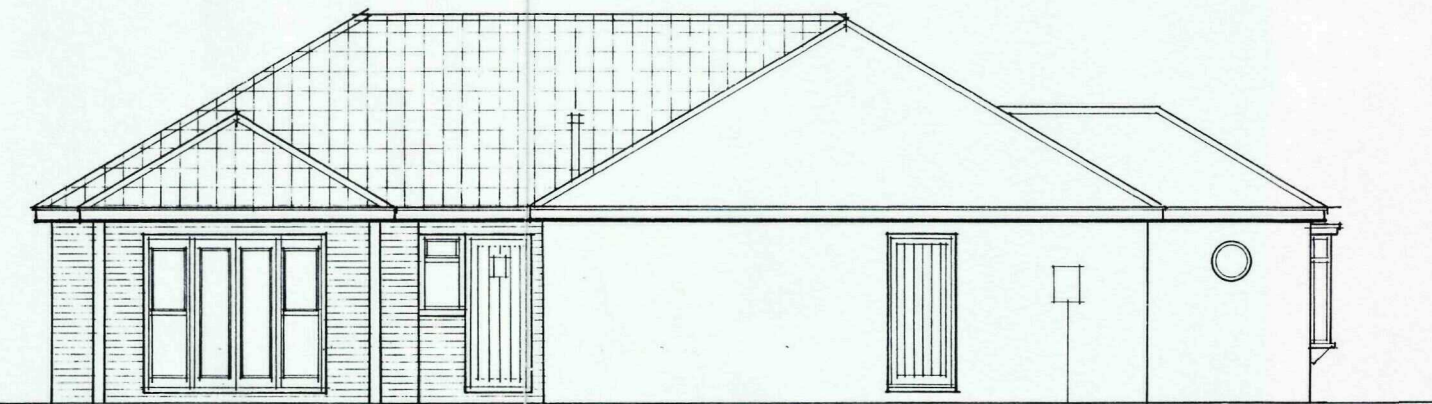
PROPOSED EXTENSION AND ALTERATIONS TO BUNGALOW AT
WATERLANE NURSERIES, LOW ROAD,
SPALDING, Lincs. PE12 6EF

APPLICANT: MR M. SHORT
DRAWING TITLE: FLOOR PLANS AS PROPOSED
DRAWING NO: SHORT-EXT-03
SCALE: 1:50
DATE: MARCH 2011

building regs application does not include extension,
to be submitted at later date ↓



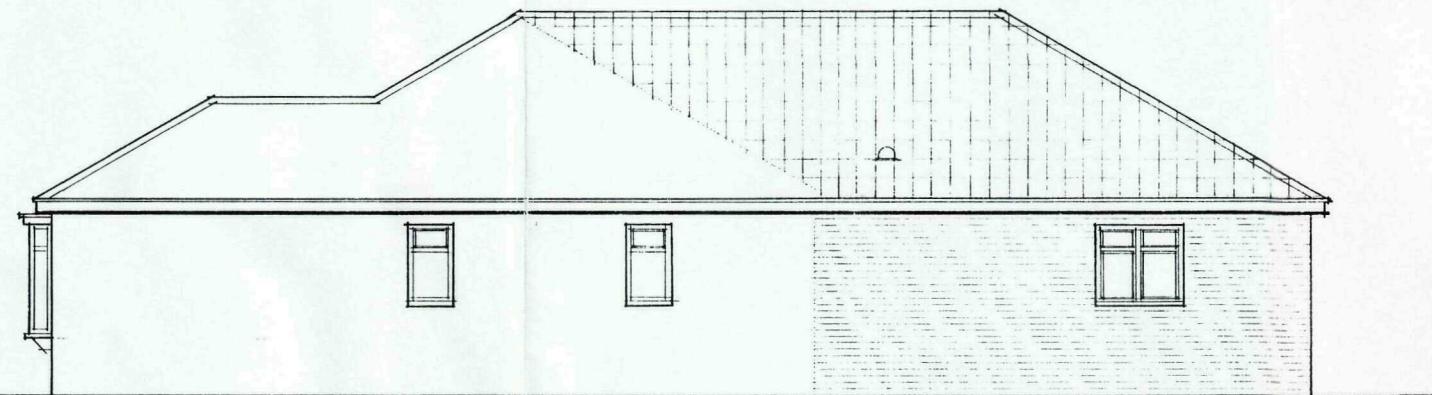
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



**PROPOSED EXTENSION AND ALTERATIONS TO BUNGALOW AT
WATERLANE NURSERIES, LOW ROAD,
SPALDING, Lincs. PE12 6EF**

**APPLICANT: MR M. SHORT
DRAWING TITLE: ELEVATIONS AS PROPOSED
DRAWING NO: SHORT-EXT-04
SCALE: 1-100
DATE: MARCH 2011**