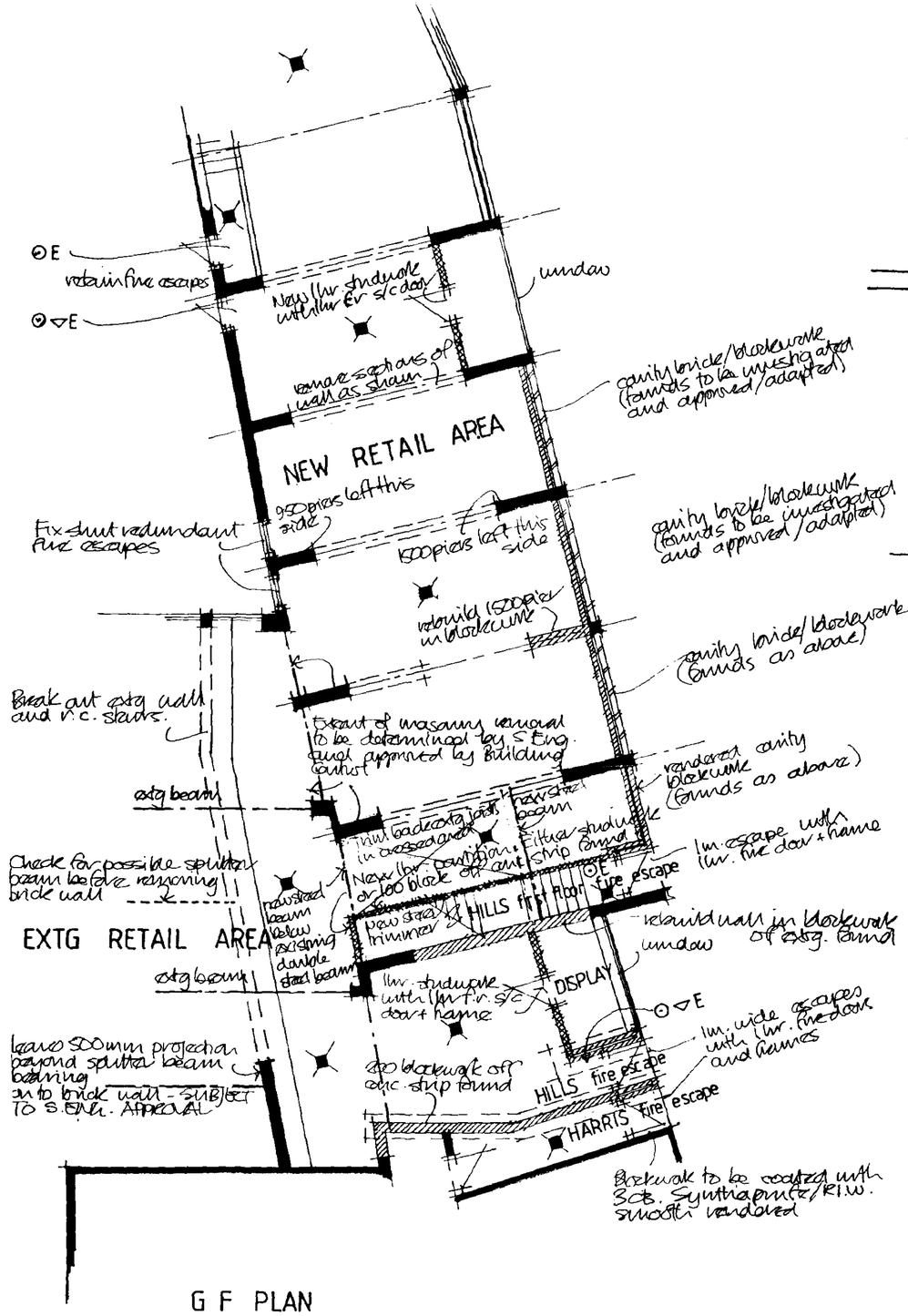
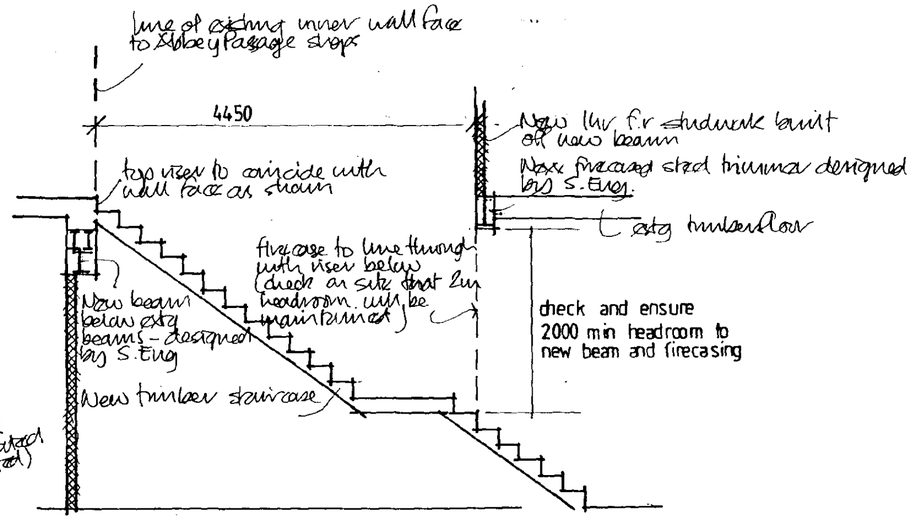
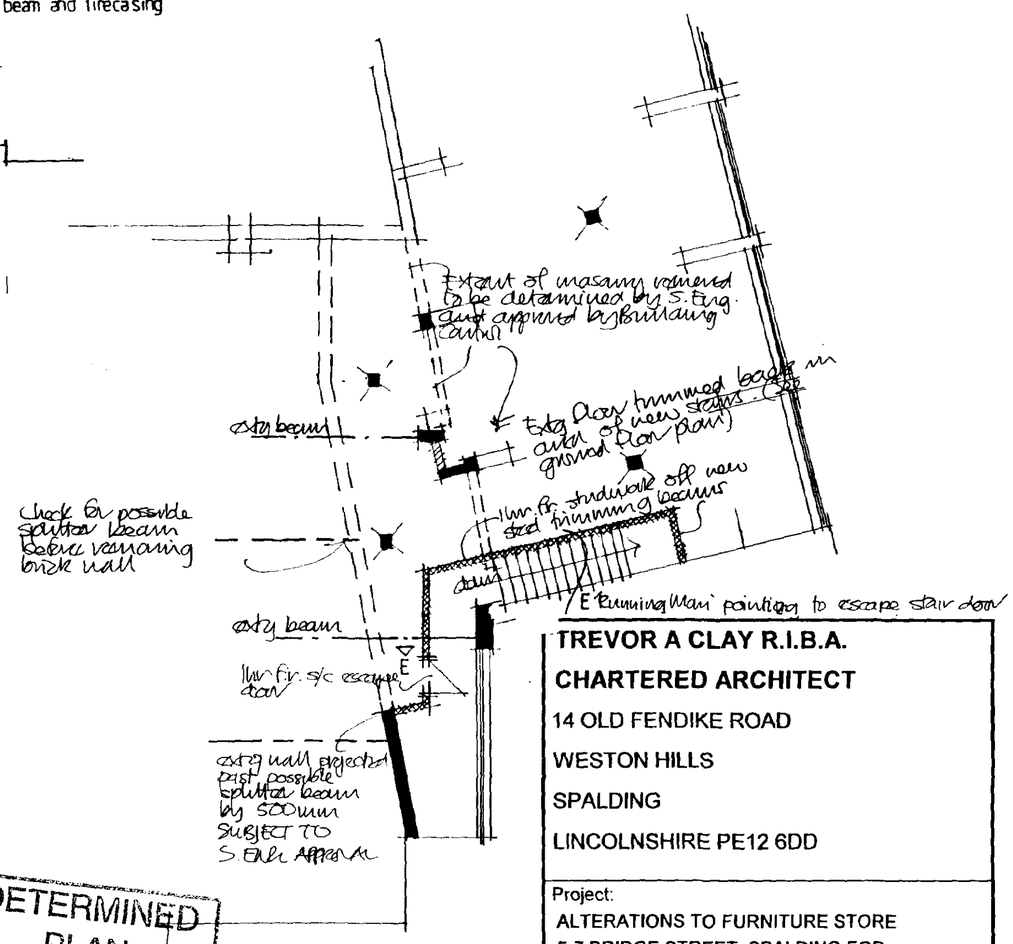




STAIRCASE SECTION 1:50



F F PLAN

DETERMINED PLAN

AMENDED PLAN
Ref.

SOUTH HOLLAND DC
HOUSING & PLANNING
26 APR 1999
Ref: 0278/99

TREVOR A CLAY R.I.B.A.
CHARTERED ARCHITECT
14 OLD FENDIKE ROAD
WESTON HILLS
SPALDING
LINCOLNSHIRE PE12 6DD

Project:
ALTERATIONS TO FURNITURE STORE
5-7 BRIDGE STREET, SPALDING FOR
HILLS FURNISHINGS

Drawing:
PROPOSED STAIRCASE AMENDMENTS

Date: 24 April 99	Proj No: 98/030/PA	
Scale: 1:50 1:100	Drg. No: 005	Rev:

NOTE: ALL DIMENSIONS TO BE TAKEN FROM SITE

NORTH

CAR PARK AND DELIVERIES

slow-running continuous mech extract

alarm sounder

remove extg. wall and build new 100 mm blockwork off new strip foundation

retain extg. stairs

cavity blockwork externally rendered

remove wall leaving hole

⊙E retain fire escapes

⊙▽E

fr. studwork and door 4no. DISPLAY

remove stairs

remove wall

remove stairs

leave 1500 mm piers

remove wall

cavity brick/block

remove stairs

remove wall

rebuild 1500 blockwork

fix shut redundant escapes

fill opening

lift

take out doors and screen

take out and relocate heater

NEW RETAIL AREA

remove stairs

remove wall

extg. stairs UP

entrance from car park via lobby

break out existing brick wall and r.c. staircase

leave supports to extg. beams to struct. eng. requirements

DISPLAY as above

remove stairs as above

remove section of wall

cable duct below floor and with removable concrete covers to remain.

EXISTING RETAIL AREA

cavity blockwork, rendered ext

remove wc. etc and partitions

build up new staircase walls off strip foundations and construct new staircase (see gen. notes)

1000

1000

⊙▽E

Hills fire escape

Harris fire escape

200

2500

200 1000 2025

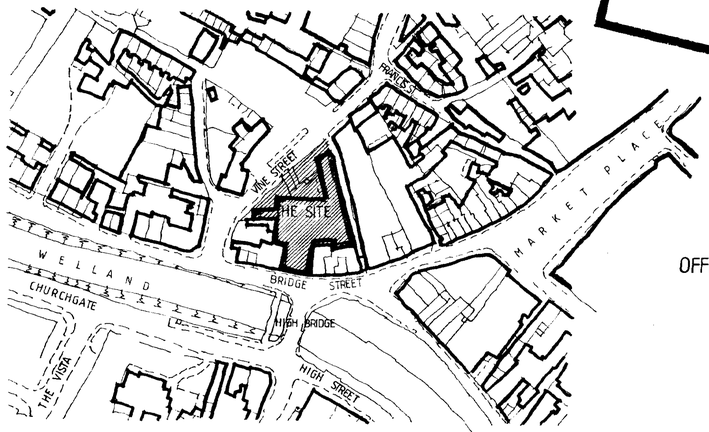
adapt extg. fire escape

blockwork smooth rendered where exposed

main entrance

NOTE: STIFF CONNECTIONS TO BE FORMED BETWEEN CAVITY WALLS AND EXTG. COLUMNS TO STRUCT. ENG. REQUIREMENTS FOUNDS. TO BE SUBJECT TO S.ENG. AND BC. SURVEYOR SITE INSPECTION FLOOR JOIST TO BE FIXED TO SUPPORTING BEAMS AS DIRECTED BY S. ENG.

GROUND FLOOR PLAN



LOCATION/SITE PLAN [1:1250]

GENERAL CONSTRUCTION NOTES

THIS DRAWING HAS BEEN PRODUCED FOR THE PURPOSES OF OBTAINING STATUTORY APPROVALS ONLY

1. **GENERALLY: THESE ARE GENERAL CONSTRUCTION NOTES AND ARE NOT A FULL SCHEDULE OF WORKS. PLEASE ASK IF IN DOUBT ON ANY MATTER**

2. **DEMOLITIONS AND REMOVALS**
(NOTE DURING DEMOLITIONS IT IS ESSENTIAL IN ALL CASES TO DESIGN AND PROVIDE ADEQUATE *TEMPORARY SUPPORT TO SURROUNDING STRUCTURE*)
- Demolish existing 225mm brick wall to existing fire escape condor at both ground and first floor levels
- Break out and remove existing concrete staircase to existing fire escape corridor, complete with balustrade. Remove section of pot and beam floor trimmed to stairwell and leave rectangular area for reinstatement as indicated on drawing.
- Break out one span of existing pot and beam floor to create new fire escape staircase well as indicated.
- Break out timber shop unit staircases as shown, complete with partition walls, handrails etc. Provide and fix small cupboards with lockable doors over electrical distribution boards/switchgear.
- Break out partitions at first floor level, and remove timber-joisted floor over the area trimmed out for the stairwell Remove all sanitary ware, plumbing and wastes
- Break out / cut back party walls between existing shop units at ground and first floor levels as indicated, together with stud walls at first floor level over existing shops 4/5
- Break out walls to WC cubicle at ground floor level in existing shop 2 sufficient to make way for new fire escape *arrangement from the adoining amusement arcade.* Remove sanitary ware, plumbing and wastes.
- Temporarily support staircase to existing shop 8 and break out partition at ground floor level
- Break out sections of wall between the existing fire escape corridor and the existing shop units as shown, leaving masonry sufficient for support to steel beams above, all as directed by Structural Engineer.
- Break out new doorway D6 at first floor level
- Break out sections of floor to permit the construction of new concrete strip foundations where indicated
- Cut back shopfront to shop 2 to permit construction of new fire escape.

3. **EXCAVATION AND EARTHWORKS**
- Excavate provisionally one metre deep for new strip foundations x width shown in 'Concrete work' below. Actual *depth to be agreed on site with Building Control Surveyor.*

4. **CONCRETE WORK**
- Provide concrete strip foundations (C15 or equivalent Standard mix) 225mm deep x the following widths
  200mm walls - 650mm wide
  100mm walls - 550mm wide
Foundations to include one layer of A193 steel mesh in the bottom, and are to be isolated from adjacent foundations by 25mm polystyrene
- Replace sections of pot and beam floor with proprietary precast concrete beam and block system in area where existing concrete staircase has been removed

5. **BRICKWORK AND BLOCKWORK**
- Take out doors and frames and build up existing redundant door openings as indicated in 'Tarmac Topblock – Hemelite' concrete blocks, toothing into existing reveals
- Insert 2 no IG 'HD Box 100' steel lintels over each of new door openings numbered D2 and D6. Lintel to have minimum 150mm bearings and is not to sit on cut blocks.
Build up new 100mm and 200mm blockwork walls as shown, in 'Tarmac Topblock – Hemelite' concrete blocks, inserting 'Ruberoid Hylead' dpc at floor level. Make good to dpm under floor (if one exists), with 1200 gauge polythene welted and bonded to existing, and lap over new dpc in wall
- To new door openings numbered D1, D4 and D5, insert 2 no IG HD Box 100 steel lintels. Lintels to have minimum 150mm bearings and are not to sit on cut blocks
- To new door opening numbered D3, insert IG L11/S75 steel lintel with felt cavity tray over.
To new walls along Abbey passage, build up cavity walls incorporating either facing brickwork or rendered blockwork externally as indicated on the drawings. Walls to be built of either 100 plastered blockwork internally, 65 mm cavity filled with 'Drytherm', and 100 mm facing brickwork externally, or 100 mm plastered blockwork internally, 65 mm cavity filled with 'Drytherm', and 100 mm blockwork externally, smooth rendered to receive masonry paint. All masonry panels are to incorporate soldier string courses of brickwork as shown on elevations Walls to be built off either existing stallriser structure, if investigations reveal that this is structurally provable, or are to be built off new 750 x 225 concrete strip foundations at 100 mm deep. Foundation items all to be agreed with Building Control Surveyor on site before work is put in hand.

6. **WOODWORK**
- Replace all areas of flooring where timber staircases, partitions and sanitary ware have been removed at first floor level, with timber joists notched and blocked out in webs of existing steel beams to Structural Engineer's requirements. Supply and fix 18mm plywood decking, and underdraw with 2 no layers of 'Gyproc Fireline board and plaster skim to provide one hour fire resistance. This also to apply to the first floor landing to the new fire escape staircase. *Underside of existing first floor construction in Abbey Passage shops to be checked for fire resistance, and if 1 Hour resistance not provided, apply two layers of 'Gyproc' Fireline board as for new sections of floor, complete with plaster skim. Existing steel beams at first floor level are also to be checked, and fireboxed with similar construction if below standard. These items to be agreed on site with Building Inspector.*
- Provide and fix new timber staircase as indicated, and incorporating the following
  - 250mm goings and 170mm (approx.) risers.
  - Overall flight and half landing width of 1150mm with handrails both sides set at a height of 900mm above pitch line, and 1100mm above finished floor level around the landing at first floor. The balustrade at this level must be capable of resisting a horizontal force of 1.5 kN per metre run of balustrade.
  - The stairwell at first floor level is to be cut back sufficiently over the bottom stair flight to allow a minimum of 2000mm headroom.
  - Underlining of 2 no. layers of 'Gyproc Fireline board and plaster skim to provide one hour fire resistance
Provide and fix one hour fire resistant, self closing doors and frames to doors numbered D1, D2, D4, D5 and D6
- Provide and fix new hardwood door and frame at end of new fire escape corridor
- Provide general joinery (skirtings, architraves etc.) to all new areas, and piece in / make good to all woodwork affected by the alterations in sections to match existing
- *New windows to shop at rear of Abbey Passage, and to display windows along Abbey Passage are to be timber framed for painting, and are to be glazed with 'Armourplate' glazing.*
- *Studwork behind glazed wall at first floor level to be one hour fire resisting, consisting of 63 mm x 50 mm timber studs at max. 610 centres, nogged out behind horizontal board joints, and at max 2500 mm centres. Both sides to be faced with 9.5 CAPE 'Supalux' boards, fixed with 50 mm nails at max 300 mm centres. Panels to be built and faced on the outside prior to moving into position, and fixing to existing columns as directed by the Structural Engineer. The inner lining is to be applied after the panels are fixed in position.*

7. **PLUMBING, HEATING AND DRAINAGE**
- Remove all plumbing which is redundant as a result of the alterations, and make good to the remaining system
- Remove all waste pipes, soil and vent pipes which are redundant as a result of the alterations, and make good to the remaining system. Seal all redundant drain runs at manhole chambers.
- Remove and relocate existing heater outlets in existing furniture store, where supporting walls have been removed
- Make diversions of remaining plumbing as necessary as a result of the alterations

8. **ELECTRICAL INSTALLATIONS AND ALARMS**
- Remove all electrics/alarms which are redundant as a result of the alterations, and make good to the remaining systems
- Adapt power and lighting circuits in the altered areas to suit the new arrangement Provide and fix additional equipment and fittings as required. *The new system of lighting is to e be fluorescent system as elsewhere. Existing systems are to be extended within the terms of the latest IEE Regulations.*
- Adapt existing fire alarm system to provide break glass call points adjacent to all fire exits and new sounders off the furniture shop system, but positioned in the converted shop unit area to ensure that sounders are audible from any position in the shop or store *Positions of additional fittings are indicated on drawings. Symbols indicate the following:*

▽ *Indicates 9 litre water type extinguisher*

E *Indicates an over-door illuminated 'FIRE EXIT' sign*

⊙ *Indicates a break glass call point*

Indicates a maintained emergency light fitting. This may be either a separate fitting, or part of an operational lighting fitting which incorporates an emergency lighting component

•SD *Smoke detector linked to the alarm system*

Adapt emergency lighting system to cover the converted shop units area, to ensure that all escape routes are adequately lit in the event of mains failure.

9. **FINISHES AND DECORATIONS**
- Make good to all finishes disturbed by the works in materials to match existing
- Apply two coat plaster finish to all new walls / blocked up openings etc., and skim coat to all plaster-boarding.
- Redecorate throughout the converted shop unit areas and existing fire escape corridor, together with all new work, with emulsion paint to plastered areas and oil paint to joinery and metalwork.
- Provide and fix non-slip tread coverings to new staircase and provide and provide and fix non-slip nosings.

10. ***FIRE ESCAPE ROUTES***
- *All fire escape routes are to have a minimum headroom of 2000 mm*

11. ***HEATING SYSTEM***
- *Existing boiler to be checked for available capacity, and the heating system is to be extended to high level, fan-assisted heaters off a low-pressure hot water system.*

lift

block up doorway

take out and relocate heater

break out new doorway

DOWN

D6

block up doorway

break out existing brick wall r.c. staircase and balustrade remove floor structure where trimmed to stairwell and reinstate floor with r.c. beam and block system

EXISTING RETAIL AREA

block up doorway

cut back window and build cavity wall

build up blockwork stair enclosure

take site dims. to determine whether staircase can be accommodated within one floor span. Allow for taking out additional bay, moving supporting crossbeam, and re-instating floor

D4

E

F

D5

EXTENDED RETAIL AREA

break out pot and beam floor for one complete span and install new timber stairs and landing.

OFFICES AND STORAGE AND STAIRS TO SECOND FLOOR

slow running continuous mech extract

enclose extg. stairs with 1hr fr. studwork. Seing to advise on floor structure

▽E

DOWN

retain extg. stairs

NEW FURNITURE STORAGE AREA

sd remove partitions, sanitaryware, plumbing and wastes

remove wall

remove partitions, floor structure, sanitaryware, plumbing and wastes and reinstate timber joisted floor spanned between extg. steel beams

remove wall

1hrfire resisting studwork behind all glazing

sd remove and reinstate as above

alarm sounder

remove wall

Leave 1500 of walls from columns

remove and reinstate as above

remove studwork

rebuild 1500 blockwork

sd remove and reinstate as above

remove wall

remove and reinstate as above

NOTE: ANY FLOOR STRENGTHENING BELOW STUDWORK TO GLAZED ELEVATION, AND STIFF CONNECTION DETAILS BETWEEN STUDWORK AND EXTG COLUMNS TO BE TO STRUCT ENG REQUIREMENTS

FIRST FLOOR PLAN

DETERMINED PLAN

P&C - 17 March 99 - Fire escape/alarm etc. requirement indicated. General amendments to plan as per B Reg queries (added/amended as notes shown in italics) Notes re: Structural Engineer requirements added

R&B - 08 Nov 99 - Fire escapes amended - fire walls added to Abbey Passage

R&A - 04 Dec 98 - General amendments.

SOUTH HOLLAND DC
HOUSING & PLANNING
19 MAR 1999
Ref: 0278/99

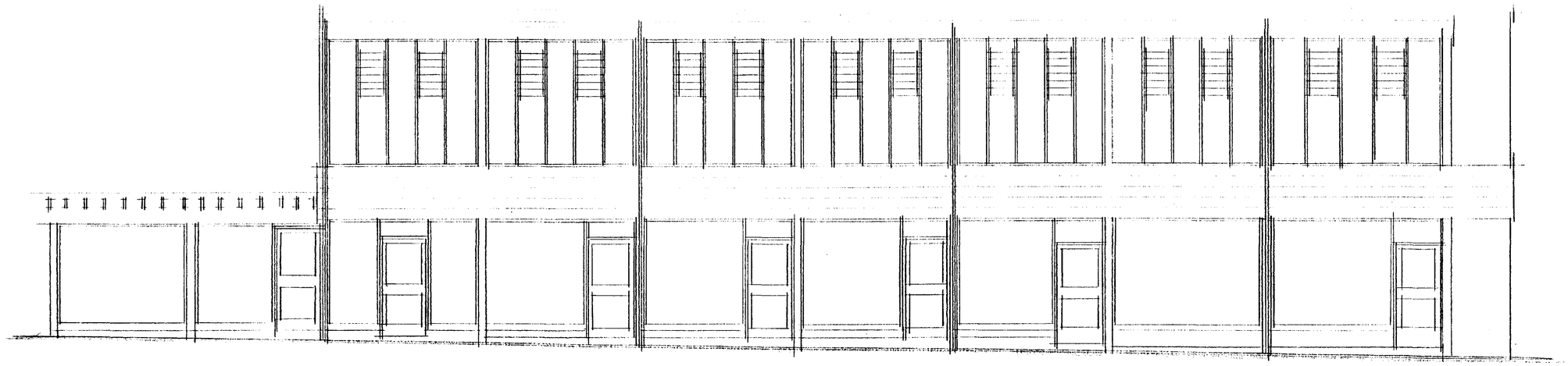
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Retain.

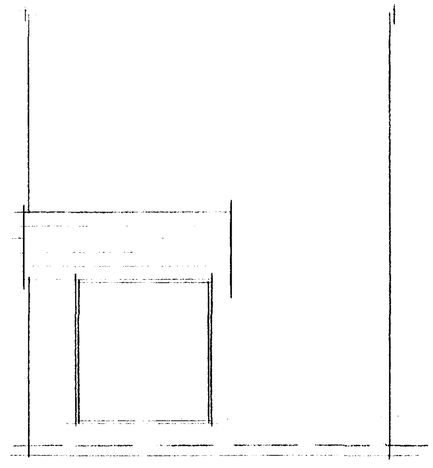
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ALTERATIONS TO FURNITURE STORE
5-7 BRIDGE STREET, SPALDING FOR
HILLS FURNISHINGS

Drawing:
WORKING PLANS

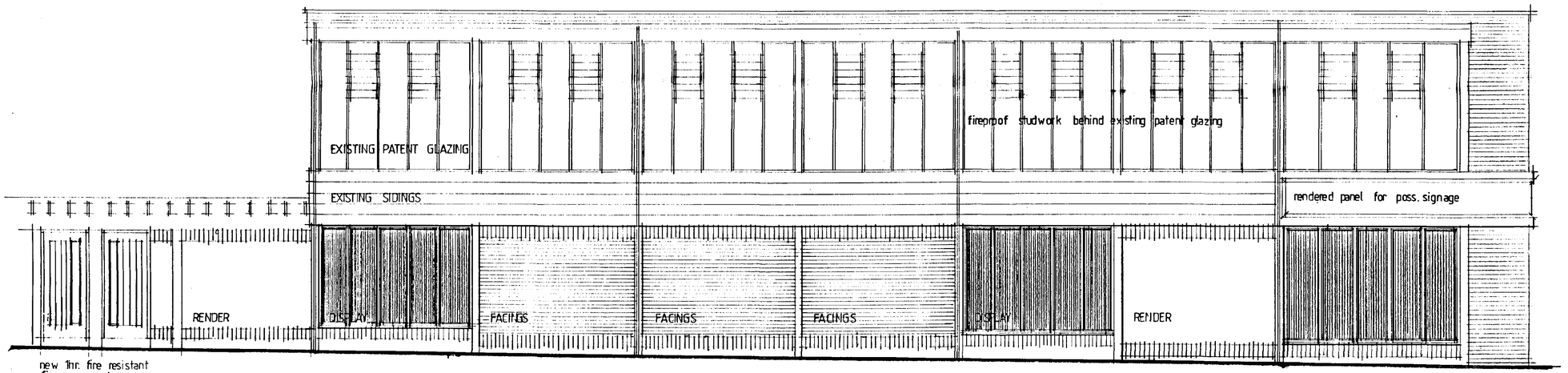
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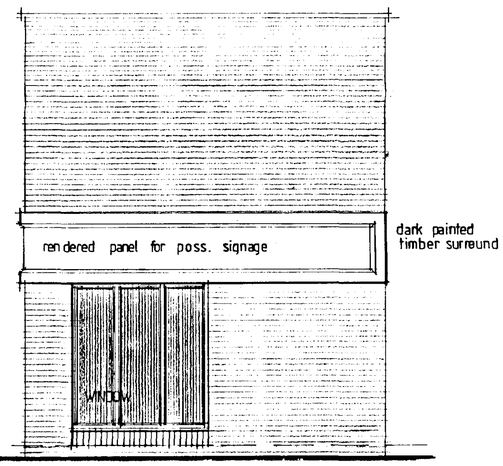
EXISTING ELEVATION TO PASSAGE



EXISTING END ELEVATION



PROPOSED ELEVATION TO PASSAGE



PROPOSED END ELEVATION

DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
19 MAR 1999
Ref: 027/79

TREVOR A CLAY R.I.B.A.
CHARTERED ARCHITECT
14 OLD FENDIKE ROAD
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LINCOLNSHIRE PE12 6DD

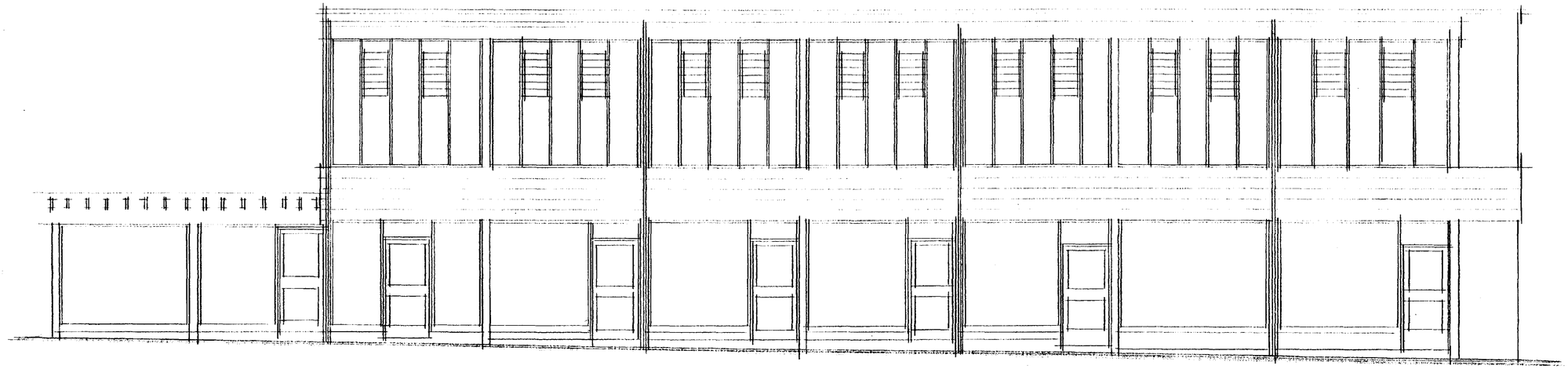
SUPERSEDED

Project:
ALTERATIONS TO FURNITURE STORE
5-7 BRIDGE STREET, SPALDING FOR
HILLS FURNISHINGS

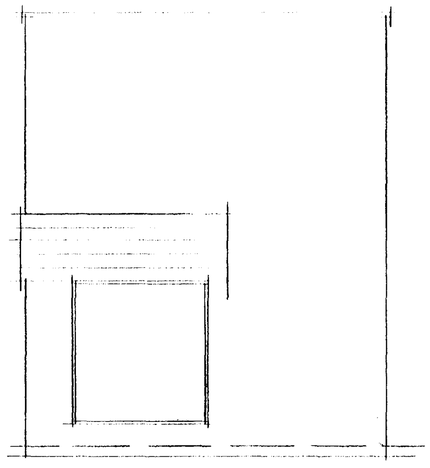
Drawing:
PROPOSED ELEVATIONS TO ABBEY PASSAGE

Date: 26 Feb 99	Proj No: 98/030/PA	
Scale: 1:50	Drg. No: 004	Rev: B

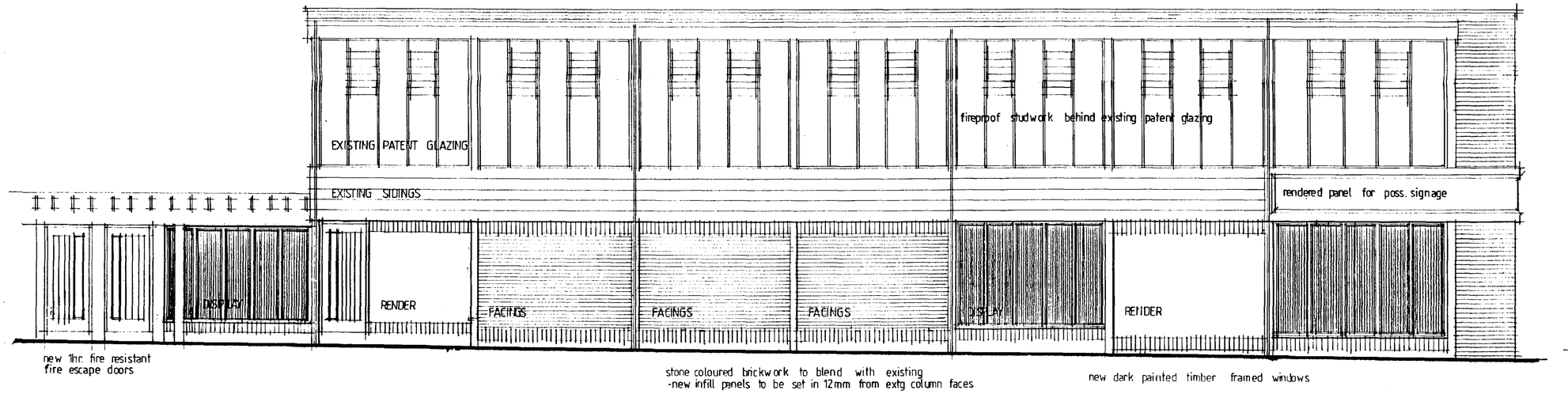
Revision B - 19th March 99 - Notes added.
Revision A - 07th March 99 Proposed elevation amended



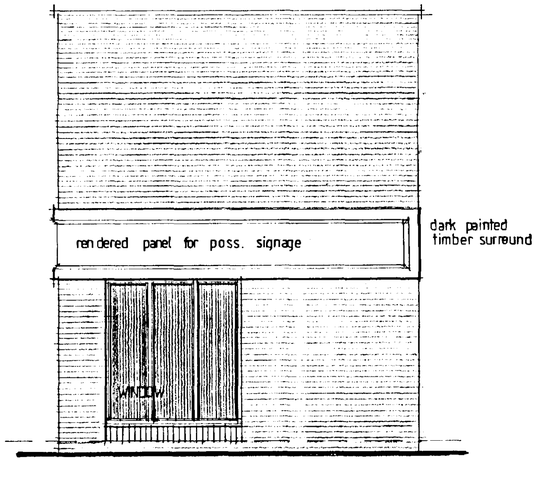
EXISTING ELEVATION TO PASSAGE



EXISTING END ELEVATION



PROPOSED ELEVATION TO PASSAGE



PROPOSED END ELEVATION

SOUTH HOLLAND DC
HOUSING & PLANNING
26 APR 1999
Ref: 02/78/99

DETERMINED PLAN

AMENDED PLAN
Ref.

Revision C - 24 March 99 - Revised Lft and handed and door added.

Revision B - 19 March 99 - Notes added.

Revision A - 17 March 99 - Proposed elevations amended.

TREVOR A CLAY R.I.B.A.
CHARTERED ARCHITECT
14 OLD FENDIKE ROAD
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SPALDING
LINCOLNSHIRE PE12 6DD

Project:
ALTERATIONS TO FURNITURE STORE
5-7 BRIDGE STREET, SPALDING FOR
HILLS FURNISHINGS

Drawing:
PROPOSED ELEVATIONS TO ABBEY PASSAGE

Date: 26 Feb 99	Proj No: 98/030/PA	
Scale: 1:50	Drg. No: 004	Rev:C