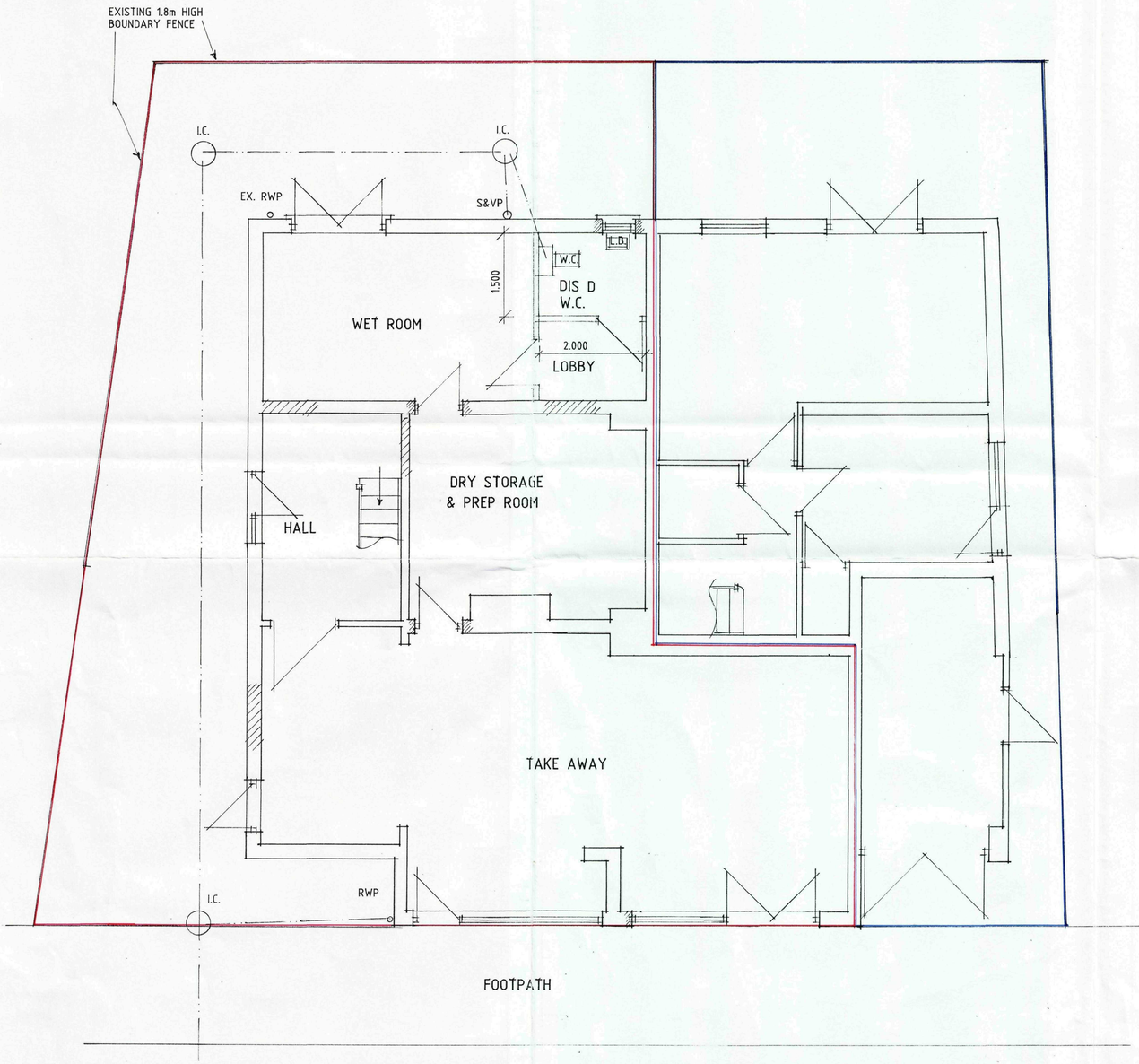


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SHDC
Planning & Development
- 1 JUN 2009
Ref: 0395/09



GROUNDFLOOR PLAN / SITE PLAN

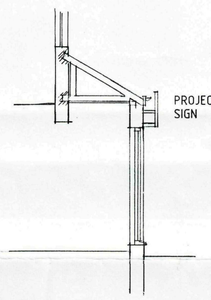
Ceilings
To all insulated roof ceilings provide 12.5mm Gyproc Duplex plasterboard of 10kg/m^2 or similar and either 5mm skim or Artex finish. To remaining ceilings provide 12.5mm Gyproc plasterboard or similar with finishes as above.

Lintels
All coded lintels as stated in Schedule or marked on plan to be by I.G. To be installed in strict accordance with manufacturers instructions. Form d.p.c. cavity tray above all lintels. To all exposed lintels i.e. not sheltered from overhanging eaves, etc. to have proprietary weepholes to joints of brickwork at approximately 450mm c/c. To be confirmed on site with Building Control Surveyor

Opening at eaves level to be L1/E lintels by I.G. or similar approved.

Glazing
All windows and doors to be double-glazed with minimum 16mm spacing and to use Pilkington 'K' glass or similar approved, efficiency of 0.05.

Electrical Work
All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion of the works the council must be satisfied that either:-
a) an electrical installation certificate issued under a competent person's scheme has been issued
or
b) an appropriate electrical installation certificate has been issued for the work, and that it has been signed by a person competent to do so.



SECTION THRO FRONT
LEAN-TO

Existing building to be converted from Launderette to Food Takeaway, in the manner shown.

Rear flat roof to be changed to lean-to roof, as shown, all to match that of adjacent property, i.e. roof pitch, roof tiles and fascia line, etc. Build up gable wall as necessary.

Form cut-out in rear lean-to roof at existing window positions. Provide suitable lead flashing to make completely watertight.

Front projecting shop front to have flat roofs removed and new lean-to roof provided, as shown. Roof pitch to suit the underside of existing first-floor windows. Build up gable walls as necessary.

Shop front windows to be adjusted, as shown; support over with IG box 200 lintels, or similar approved.

Remove existing stud walls, as shown, to create Takeaway area and wet room.

Existing windows to be built up where shown.

Form new doorway between Takeaway and dry store, as shown; support over with IG box 200 lintel.

Form new disabled WC and lobby, as shown, with 100mm stud partition.

Provide new windows to disabled WC 600mm wide x 1050mm deep; support over with IG box 200 lintels

Existing window to wet room to be removed and opening extended down to floor level to suit new French doors, as shown.

All external wall alterations to match that of existing building.

Connect foul drains to existing foul drainage system or provide new foul drains connected to foul sewer in Holbeach Road, as necessary, all to Anglian Water requirements.

Connect rainwater pipe to foul drainage system.

Make good to all disturbed and affected areas,

At junction of new lean-to roof with wall provide proprietary 10mm continuous ventilation with suitable flashing all to make completely watertight.

Form doorway between Dry Store and Wet Room, as shown; support over with IG Box 200 lintel.

Existing doorway between Lobby and Dry Store to be blocked up.

Roof/Wall Abutments
Provide Code 4 lead flashings and lap over roof covering. Dress up wall a minimum of 150mm (stepped on pitched abutments) and provide d.p.c. cavity tray to make completely watertight.

New/Old Walling
Where new walling meets old provide proprietary flexible wall starters.

Roof Ventilation
At eaves provide proprietary ventilation equivalent to a 10mm continuous gap along eaves.

Disabled WC Ventilation
Provide proprietary mechanical extract ventilation unit capable of extracting 15 lt/sec. System to offer intermittent operation.

Safety Glazing
Provide safety glass to BS6206 to all windows to a minimum height of 800mm above floor level plus doors to a minimum height of 1500mm above floor level. Side screens to be same as doors if within 300mm of doors.

Smoke Detection
Provide mains operated self-contained smoke alarms to BS5839 Part 6, 2006 in accordance with Approved Document B1.

Rainwater Goods
PVC rainwater goods 110mm half round gutters and 68mm diameter downpipes.

Roof Insulation
To roof spaces provide proprietary 300mm thick fibreglass insulation laid as 100mm between joists and 200mm across joists or equivalent to give 0.16 U/value. Ensure a gap of 50mm between roof underfelt and quilt at all times.

Protection to Underground Pipes
Where pipes are not under road and have less than 600mm cover concrete paving slabs should be laid as bridging above the pipes on minimum 75mm pea gravel. If flexible pipes are under a road and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs. Provide compressible material below slab/concrete.

Emergency Lighting
Provide and install emergency lighting all to BS5266:Part 1:1999.

Fire Detection/Alarm System
Provide and install fire detector and alarm system all to BS5839:Part 1:2002.

Purge ventilation to windows
For a hinged or pivot window that opens 30° or more the height and width should be at least 1/20th of the floor area of the room.
For a hinged or pivot window that opens less than 30° the height and width should be at least 1/10th of the floor area.

All external lintels to be insulated type.

Foul Water Drainage
Underground drainage to be proprietary 110mm diameter p.v.c. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Under building drains to be encased in 150mm pea gravel with lintel over pipes at wall abutments. Where drain passes through wall, provide suitable protection to prevent gas ingress to building. 110mm diameter soil and vent pipe to extend 900mm above window head and to terminate in balloon finial. Soil and vent pipe to be fitted with access plate at base. Provide suitably sized wastes from all appliances (in accordance with Approved Document H) complete with minimum 75mm deep sealed traps and rodding eye access points at every direction change. All above ground drainage to BS5582 and all underground drainage to BS8301. Provide seal plates both sides of pipe entry to avoid vermin entry.

Inspection Chamber Construction
Proprietary polypropylene inspection chambers bedded on 150mm concrete. Form protective 255mm thick concrete collar around head of inspection chamber with 300mm projection from cover. Covers to be Grade C light duty unless inspection chambers are in driveways where Grade B medium duty covers are to be used.

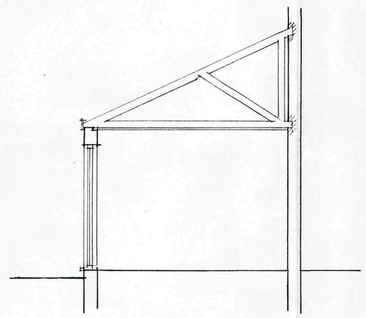
Roof Construction
Concrete interlocking roof tiles (see site plan for details) on 38 x 25mm softwood treated timber battens on underfelt to BS747 (Type 1F) lapped 150mm horizontally and 100mm vertically. Prefabricated roof trusses at 600mm c/c and pitch as stated in accordance with BS5268, 1985. Provide 25 x 100mm timber bracing and fix in accordance with truss manufacturers instructions. All trusses and gable ladders (if any) to be strapped to 50 x 100mm timber wallplate, the gable wall at verges and ceiling level with 30 x 5mm mild steel anchor and lateral restraint straps to span minimum 3 no. trusses at a maximum of 1200mm c/c. At strap positions provide pack and noggins to trusses. Main contractor to supply local authority building control with roof truss calculations 28 days prior to erection on site. Provide concrete padstones at compound truss supports where required by roof design. Water storage tanks to be installed in accordance with Technical Bulletin No. 41.T.P.A. with timber support members to span 4 no. trusses.

All external joinery to be fully draught proofed.

Loft hatch to be draught sealed and latched shut.

Seal all openings and joints to perimeter walls.

All doors, windows and any loft hatches to be effectively sealed and draught proofed.
Smoke detectors to be to BS5839/6:2004, Grade D, Category LD3.



SECTION THRO REAR
LEAN-TO

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Please note this drawing is not a conveyance drawing.

Proposed on-site soakaways to be maintained by the owner for the life duration of the property.

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All materials to be new unless stated otherwise and all components and materials, etc. to be used, fitted and installed, etc. in strict accordance with manufacturers' instructions and relevant Code of Practise. Materials should conform to appropriate British Standard specification or BBA Certificate or European Code equivalent.

The Employer/Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health and Safety Legislation for Building Sites and Work Places. The Employer/Client is advised that should the works need to comply with the Construction Design and Management Regulations 1994 (CDM) and Health and Safety at Work, etc., Act 1974 (HSW Act) an independent Planning Supervisor will be required, whom should be supplied with a set of all relevant drawings, etc.

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These notes relate to this drawing and all associated drawings.

THIS DRG. TO BE READ IN CONJUNCTION WITH
SD09-021/2, SD09-021/3, SD05-065/3

SHDC
Planning & Development
- 1 JUN 2009
Ref: 0395/09

B - ALTS - 26.5.09
A - ALTS - 27.4.09

Status
DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED ALTERATIONS & CHANGE OF USE OF LAUNDERETTE TO HOT FOOD TAKEAWAY [A5] AT 84
HOLBEACH ROAD, SPALDING
FOR

MR. T. S. KHELA.

PLANS AS PROPOSED

1:50 1:100	SD09-021/1
APRIL-09	B.GILHAM.

2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP.
Tel: 01406 424343 Fax: 01406 490702



FRONT



SIDE



REAR



SIDE

SHDC
Planning & Development
- 1 JUN 2009
Ref: 0395/09

Status
DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED ALTERATIONS & CHANGE OF USE OF LAUNDERETTE TO HOT FOOD TAKEAWAY [A5] AT 84 HOLBEACH ROAD, SPALDING FOR

MR. T. S. KHELA.

ELEVATIONS AS EXISTING

1:100	SD09-021/2
APRIL-09	B.GILHAM.

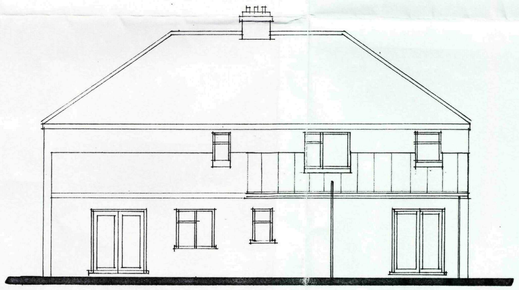
2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP
Tel: 01406 424343 Fax: 01406 490702



FRONT



SIDE



REAR



SIDE

SHDC
Planning & Development
- 1 JUN 2009
Ref: 0395/09

C - ALTS - 26.5.09
B - IMF. ADDED - 19.5.09
A - ALTS - 27.4.09

Status
DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

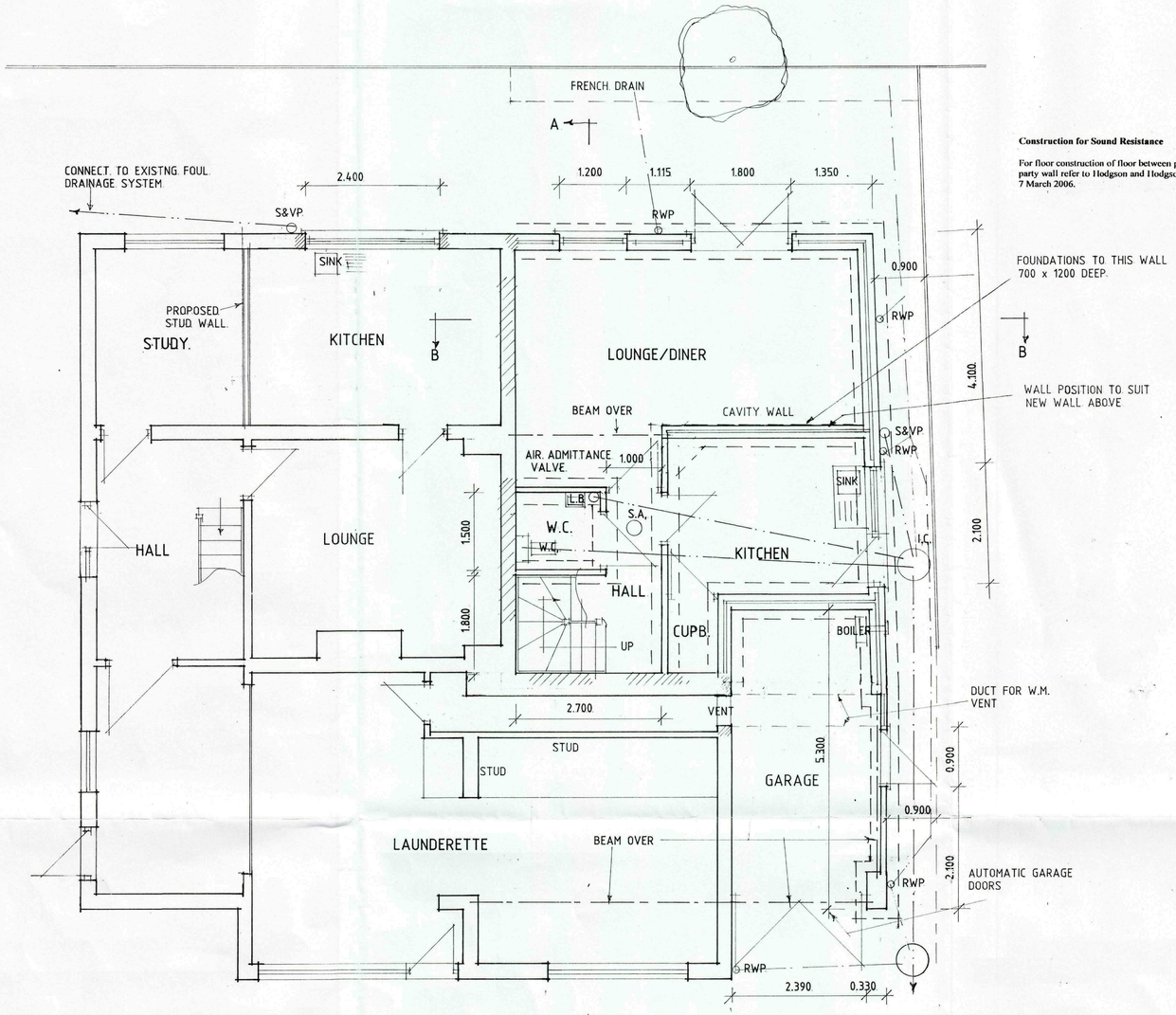
PROPOSED ALTERATIONS & CHANGE OF USE OF LAUNDERETTE TO HOT FOOD TAKEAWAY [A5] AT 84 HOLBEACH ROAD, SPALDING FOR

MR. T. S. KHELA.

ELEVATIONS AS PROPOSED

1:100	SD09-021/3
APRIL-09	B.GILHAM.

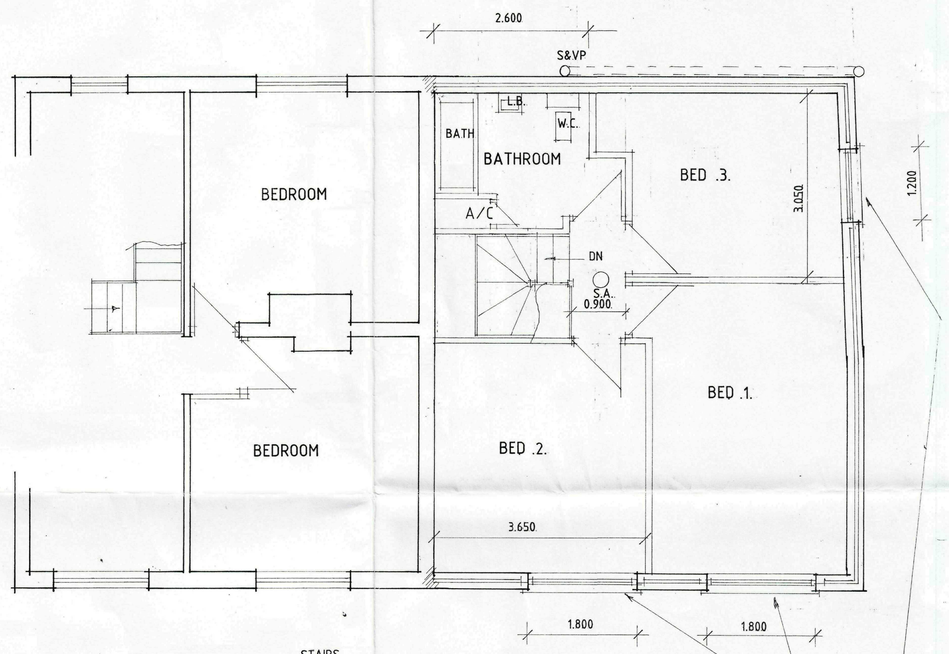
2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP.
Tel: 01406 424343 Fax: 01406 490702



Construction for Sound Resistance

For floor construction of floor between properties and party wall refer to Hodgson and Hodgson letter dated 7 March 2006.

GROUND FLOOR PLAN / SITE PLAN



FIRST FLOOR PLAN

STAIRS

BOULTON & FAUL REF. SLB2W63N

J - ALTS - 8.4.09
I - CALCS ALTS -29.11.06
H - DESIGN ALTS - 21.11.06
G - B.R. ALTS 19.7.06
F - B.R. ALTS - 23.6.06
E - B.R. ALTS - 4.4.06
D - IMF ADDED - 13.3.06
C - ALTS - 2.3.06
B - IMF. ADDED - 1.2.06
A - DESIGN ALTS - 3.1.06

SHDC Planning & Development - 1 JUN 2009 Ref: 0395/09

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These notes relate to this drawing and all associated drawings.

Garage ceiling under residential area above to be ½-hour fire protected.

Party walls to carried up in roof space and suitably sealed for fire protection.

W.M. vent running through garage to be suitably fire protected from existing dwelling/launderette area.

Safety Glazing
Provide safety glass to BS6206 to all windows to a minimum height of 800mm above floor level plus doors to a minimum height of 1500mm above floor level. Side screens to be same as doors if within 300mm of doors.

The separating floor between flat units shall be tested to show compliance with Building Regulation E (Resistance to Passage of Sound), and the results approved by SHDC Building Control, prior to completion of works.

The separating wall between units shall be tested to show compliance with Building Regulation E (Resistance to Passage of Sound), and the results approved by SHDC Building Control, prior to completion of works.

NOTE

FOR ALL SUPPORTING STEELWORK & ASSOCIATED WALLS & FOUNDATIONS REFER TO SRC STRUCTURAL CALCS REF - 17006/1 TO 19

THIS DRG. TO BE READ IN CONJUNCTION WITH SD05-065/2, SD05-065/3, SD05-065/4, SD05-065/5, SD05-065/6, HODGSON & HODGSON LETTER DATED 7.3.06 SRC STRUCTURAL CALCS REF - 17006/1 TO 19

Chimney to be lightweight artificial GRP securely fixed to roof timbers.

Steel beam over Launderette to have 1 hour fire protection.

Floor structure between Launderette and domestic accommodation to have 1 hour fire protection.

Party wall to be carried up to underside of roof covering.

Sound testing of the dwelling to be undertaken upon completion.

Extraction fans to bathroom and ground-floor WC to have 15 minute overrun

Rainwater pipes to be connected to 600mm wide French drain along rear boundary, as shown.

Connect foul drains to foul sewer in Holbeach Road, all to Anglian Water requirements.

Status DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED EXTENSION TO FORM SEMI-DETACHED HOUSE AT 84 HOLBEACH ROAD, SPALDING FOR

MR. T. S. KHELA.

(PLANS AS PROPOSED PLANS EXISTING

1:50	SD05-065/3
NOV-05	B.GILHAM.

2 Edinburgh Walk, Holbeach, Spalding, Lincs. PE12 7AP
Tel: 01406 424343 Fax: 01406 490702