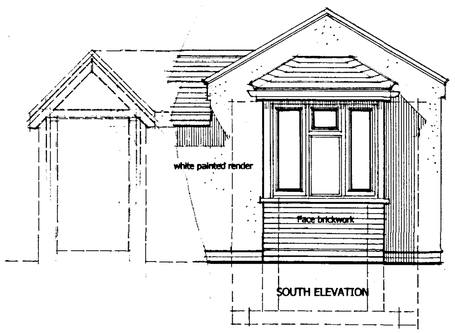
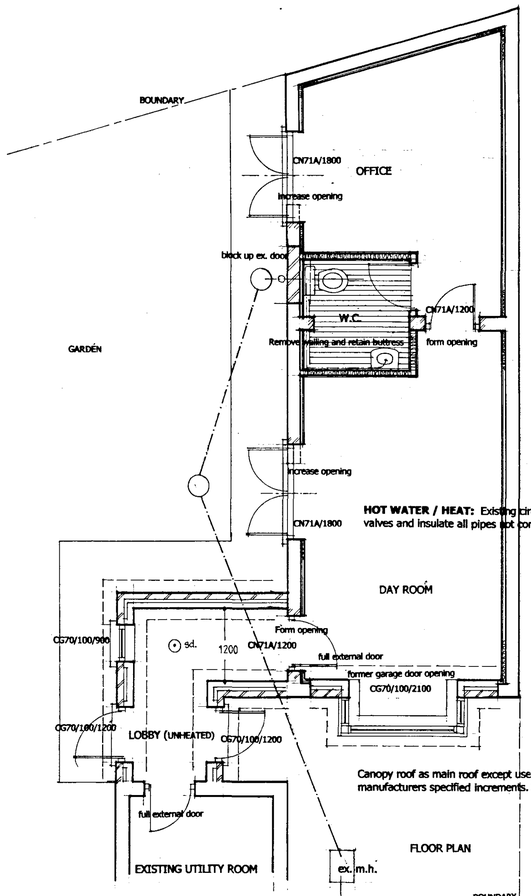
ROOF CONSTRUCTION: Existing garage / store roof to be fully inspected and checked for rafter and ceiling joists spacing and if defective provide additional members in accordance with the Building Regulations. 25mm wide strip of ventilation to be provided at the eaves with fly proof screens and a 50mm void maintained above the insulation which is to be min 300mm thick between and over the ceiling members. Interlocking concrete plain roof tiles to BS:473:500part 2:1972 on 25 x 50 softwood treated battens and breather membrane in complete accordance with the makers instruction including all head laps etc., Tiles to be laid with a minimum head lap of 75mm and be fixed with regard to wind speed roof pitch and exposure category as detailed in BS:6399 part 2:1985. 25 x 150 ridge. 38 x 225 hip rafters. 50 x 100 rafters and ceiling joists at 400 mm centres. 25 x150 lay boards. Vulcanal fibreglass trough valleys. 50 x 100 wall plate bedded on sand and cement. 30 x 5 galvanised metal straps to act as anchor and lateral restraint straps set at maximum 2.0 M centres. Lateral straps to be over minimum 3No. members with solid bridging beneath. Straps down walls to be minimum 900 mm long. All structural timber to be minimum SC3 grade. 300 mm insulation quilt to roof space laid between and over ceiling members and to lap integral with wall insulation at the eaves. Any access traps to the roof space to be fully insulated and 100% draught proofed. 12.5 mm plasterboard and skim finish. 112mm half round plastic rain water gutters to 68mm down pipes to 110 underground pipes laid to falls and flexibly jointed with bed and surround of 150mm pea gravel. Discharge to existing surface water drains or to 1.2m dia. properly formed soakaways set min. 5 M from buildings. If more appropriate discharge to existing rainwater outfalls. Code 4 lead flashing to any abutments with minimum upstands of 150mm.



SOUTH ELEVATION

SUBSTRUCTURE: Tarmac trenchbloc and 100mm Class A dense concrete blocks to BS:6703 part 1:1981. Dpc to be set minimum 150mm above finished ground level. Weak mix infill to base of cavity and to come no closer to dpc than 225mm. Dpc's to BS:6398/8215:1991



FLOOR PLAN

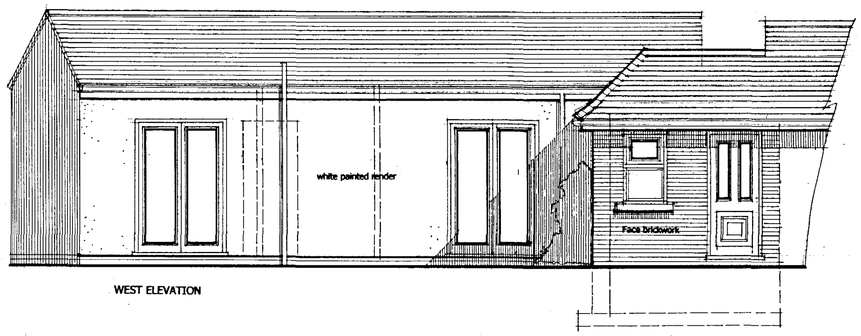
FOUL DRAINS: Inspection chamber construction shall be Bartol or similar to the makers instructions and the internal dia. related to the depth to BS:8301:1985. Pipes to be 110 dia plastic laid to falls and flexibly jointed to BS;4660:1983 with bed and surround of 150mm pea gravel and connecting to adjacent existing foul drainage. Provide suitable bridging where pipes pass through external walls. Svp to be 100 dia. pvc to BS:4514:1983 and to extend min. 900 above any window head and terminate with pvc balloon or use air admittance valve. Waste pipes to be 38mm internal dia with rodding eyes at changes of direction. 75mm deep seal traps to appliances. 50mm waste to showers. Gullies to be rodable. Encase any drains under driveway in 150 m concrete.

HOT WATER / HEAT: Existing circuits to be extended through to new accommodation and provide thermostatic radiator valves and insulate all pipes not contributing to useful heat output.

Canopy roof as main roof except use 50 x 100 rafters and ceiling joists set at 400 mmm centres with ventilated roof tiles at manufacturers specified increments. Code 4 lead flashings to abutments.

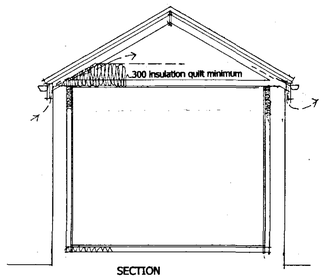
GROUND FLOOR: Floor to be from minimum 150 mm well consolidated hardcore with sand or dust blinding. 1200g polythene membrane laid to lap continuous with the dpc by 100mm. Provide 70mm Kingspan Kooltherm K3 floor insulation boarding in complete accordance with the makers instructions and cut to lap up walls at perimeters. 500g membrane. 100 mm concrete laid oversite. 50mm sand and cement screed. U-Value=0.22w/m2k. Former Garage / Store floor to have 500g membrane introduced with 70 mm Kingspan Kooltherm K3 as previously overlaid with moisture resisting t&g flooring grade chipboard

FOUNDATIONS: 700 x 225 and strip concrete foundations taken down to bear on suitable load bearing strata deemed to be 1.0M below natural ground level or as on site conditions or local authority Building Inspector dictates. Gen 3.conc

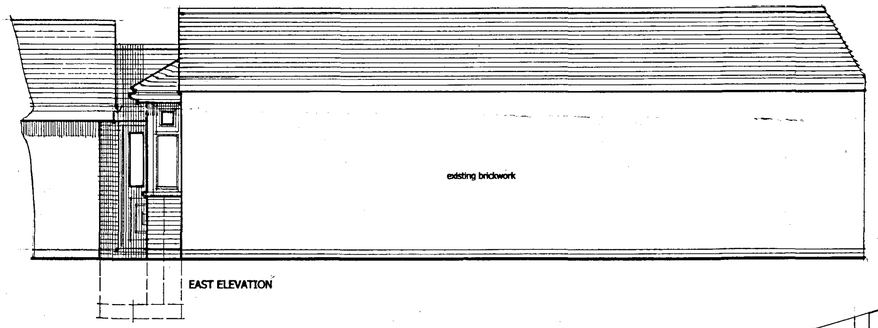


WEST ELEVATION

WINDOWS/DOORS/GLASS: Standard pattern framing in pvcu all double glazed with minimum 28mm thermal break and Energy glass (Pilkington K) or similar. Toughened or laminated glass to all doors and side screens and to any areas falling within 800mm of floor. Glass to BS:6206:1981 and to Approved Document Part N of the Building Regulations. Provide 100% draught proofing. Provide purge ventilation equal to 1/20th of floor area part of which is at least 1.75M above floor level. Provide controllable background ventilation with an equivalent area of 5000 sq.mm to habitable rooms and 2500 sq.mm to Wet rooms. Provide escape hinges to windows with minimum unobstructed openable areas of at least 0.33 sqM (450 x 750) U-Value = 1.8w/m2k.



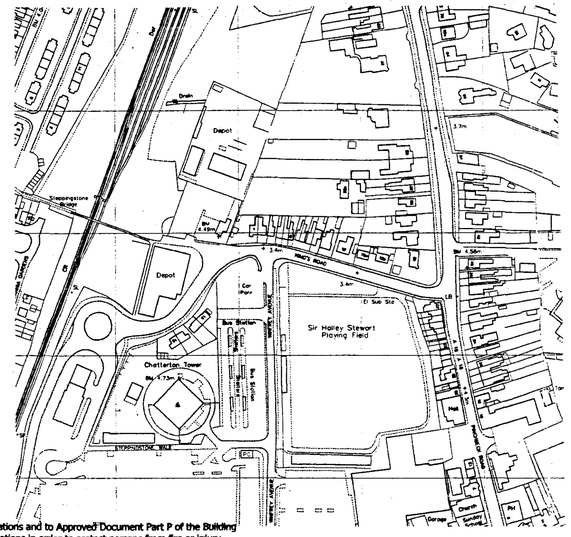
SECTION



EAST ELEVATION

LINTELS: As manufactured by Messrs. Catnic and to be installed in complete accordance with the makers instructions and have minimum 150 mm end bearings and cavity tray dpc's to external positions.

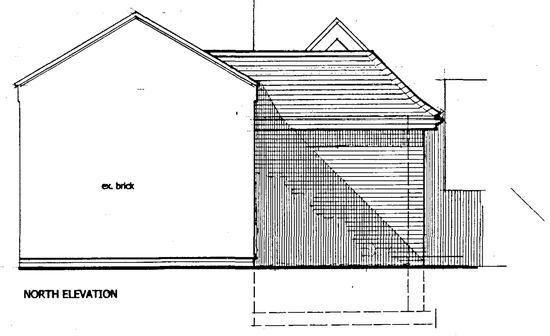
ELECTRICAL: All electrical works shall be carried out to the latest and current regulations and to Approved Document Part P of the Building Regulations. Reasonable provision shall be made in the installation of electrical installations in order to protect persons from fire or injury. Fixed internal lighting shall include energy efficient light fitting to at least 25% of the total number provided plus an additional one fitting for each 25 square metres of floor area and shall be fitted in areas of most frequent use and not in cupboards etc., Fixed external lighting shall have either a lamp capacity of 150w or less and which automatically turns off in daylight hours or when not in use at night or a fitting which can only accept lamps with an efficiency of 40 lumens per circuit watt or better. A certificate must be issued on completion by a person competent to do so.



LOCATION PLAN

WALLING: Cavity wall construction to consist of 100 face brickwork to BS:3921:1974 for clay bricks. 85mm cavity with 85mm Dritherm 32 full fill cavity wall insulation bats in complete accordance with the makers instructions. Inner leaf from 100mm solid insulation blocks Tarmac Toplite standard or similar with 13mm dense plaster giving U-Value = 0.29w/m2k. Cavity walls tied together using stainless steel twist ties set at 600 mm horizontally for the first row and 750mm horizontally thereafter and 450mm vertically to BS:1243:1978. Wall ties to be positioned at 225mm vertical centres at all unbonded closures of cavity. To all closures of cavity provide Damcor or similar to makers instructions. Existing walls to be lined with 25 x 50 battens with 50mm Celotex tuff-R GA 3000 all in complete accordance with the makers instructions. 12.5 mm plasterboard and skim with U-Value = 0.29 w/m2k

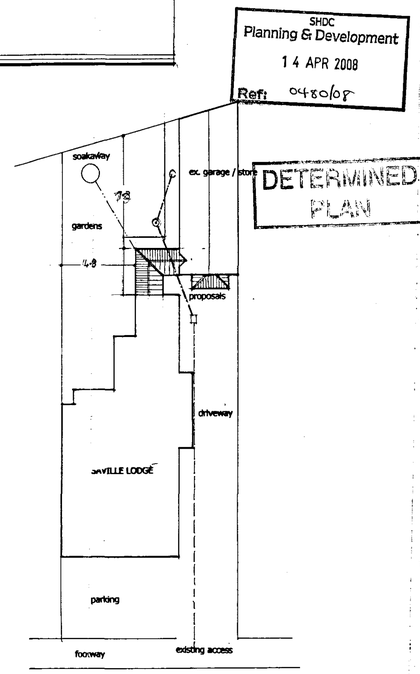
MECHANICAL VENTILATION: To wc's provide mechanical ventilators offering minimum 3No. air changes per hour controlled via light switch and isolation switch. Ensure an extract ate of at least 15 litres per second. To Utility Room if applicable provide mechanical ventilator with an extract rate of at least 30 litres per second.



NORTH ELEVATION

SMOKE DETECTORS: In positions shown and marked s.d. provide mains operated smoke detectors interconnected and wired back to the distribution board and fused on a separate circuit. **ADVISORY NOTE:** Provide in suitable positions Carbon Monoxide detectors.

STUDDING: 50 x 100 vertical members complete with sole and head plates and clad on both sides with 15mm plasterboard with skim finish and insulation quilt to voids.



KINGS ROAD

BLOCK PLAN 1:200

SHDC
Planning & Development
14 APR 2008
Ref: 0480/08

DETERMINED
PLAN

Roger Williams
31 Stephenson Close Boston Lincolnshire PE21 7SY
Architectural Design Consultant
Phone: 01205 363603 Mobile: 07757 888684 / 07818 866680 Fax: as phone
E-mail drw@dsl.pipex.com

Client: Mr. R. A. Brown

Project: Proposed conversion of existing Garage and Store to form: Day Room Office and W.C. At: Saville Lodge 11 Kings Road Spalding Lincs.

Scale: 1:50

Date: February 2008

Drawing Number: 001

Notes:

LAYOUT DRAWING

This drawing is copyright
All dimensions are to be checked and verified on site prior to commencement of works. Ground bearing capabilities are assumed to be normal unless declared or found to be otherwise whereafter due account shall be given to. All drawings are issued where appropriate subject to local authority approvals.

The works shall comprise of that shown on the drawings and include any works that whilst not specifically shown but may be reasonably inferred as being necessary to carry out the works shall be deemed to be included. The drawings are limited in the amount of information contained and are specifically for the purpose of obtaining consents or considerations from local authorities.

The works are not fully specified and drawings should not be used for contract purposes.

Unless specified no formal flood risk assessment has be carried out.

The Party Wall etc. Act 1996

You are advised that if any of the works related to this project affect a party wall or a boundary condition then the ACT applies.

Full copies of the ACT are available from:

www.communities.gov.uk/publications/planningandbuilding/partywall

CDM Regulations 2007
(Health & Safety)
This project may fall within the requirements of the above regulations and accordingly, if appropriate should be registered with The Health & Safety Executive

On site safety is a statutory requirement

The CDM Regulations 2007 replace the CDM Regulations 1994 and The Construction (Health, Safety and Welfare) Regulations 1996