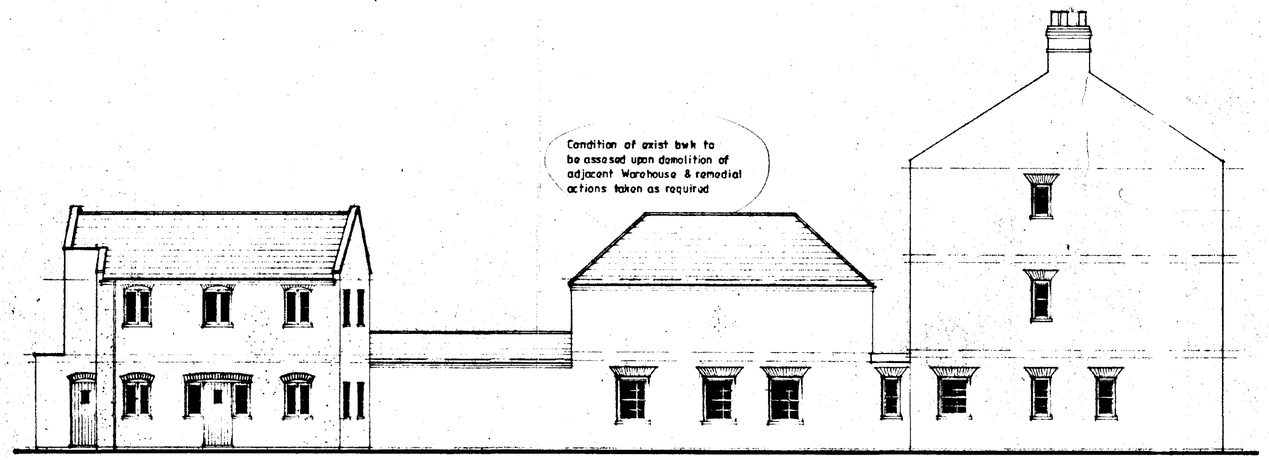
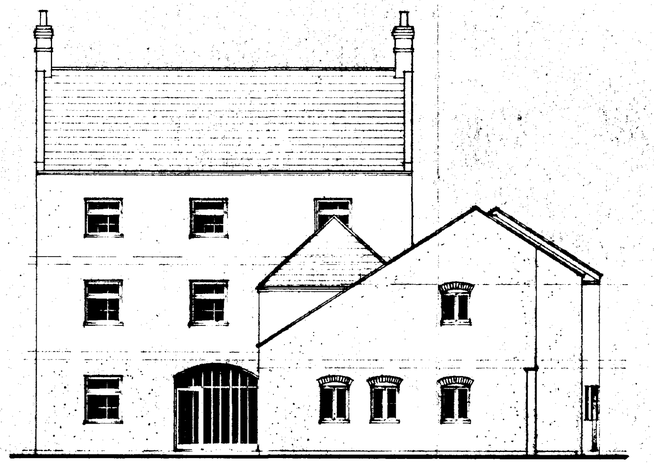
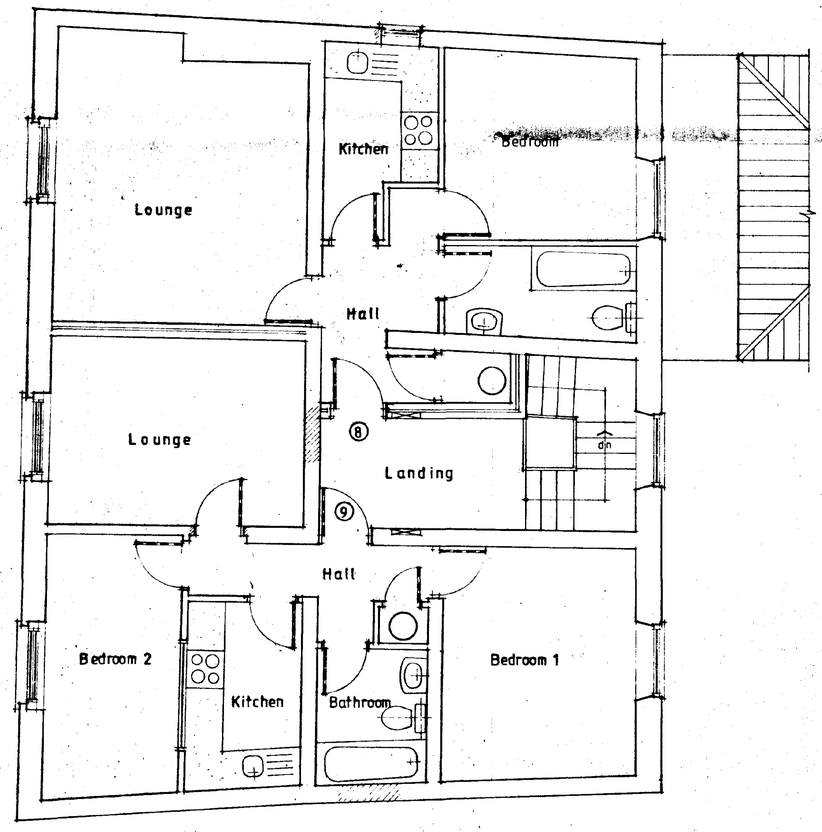


North Elevation



East Elevation

Exist common bwk to recieve s/k render painted with Sandtex to match existing.





West Elevation.

Existing doors fixed in open position to show proposed glazed screen.

SUPERSEDED

Notes & Schedules

SOUTH HOLLAND DC
HOUSING & PLANNING
12 JUN 1995
Ref: 0617/95

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revision	date	init	revision details

COOPER ARCHITECTURAL DESIGN
BRONAVON HOCKESGATE
FLEET SPALDING LINCS PE12 8LT
TEL. 0406 422742

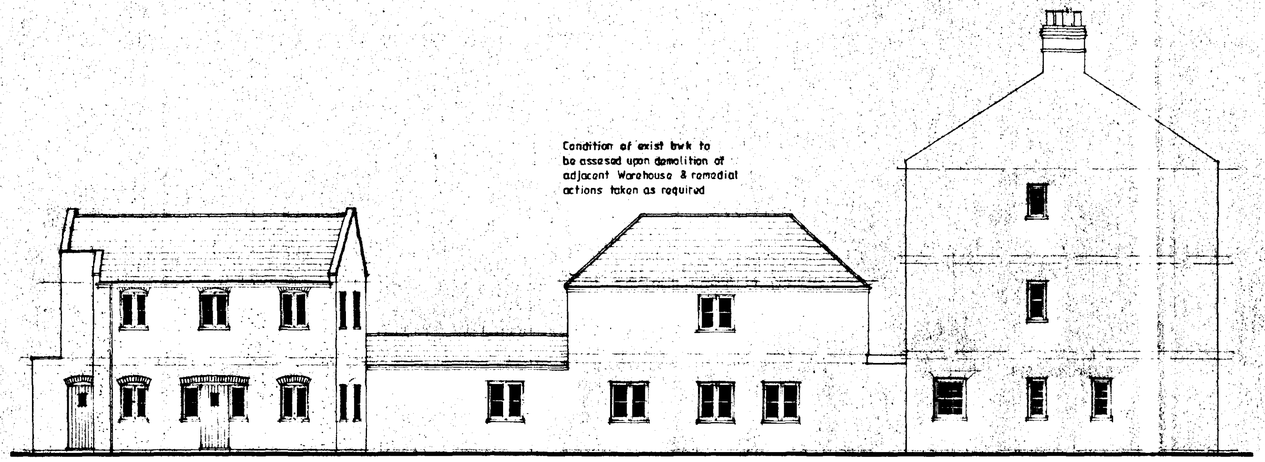
client
PATTERSON PROPERTIES (TOWN DEVELOPMENTS) LTD.

project
PROPOSED CHANGE OF USE
THE COURTYARD
HIGH STREET
SPALDING

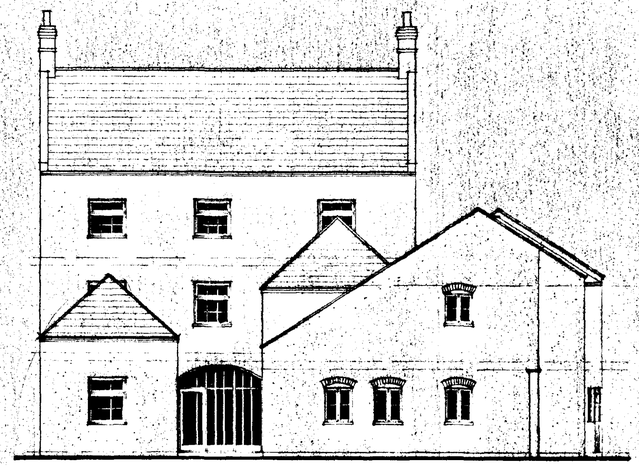
drawing
SECOND FLOOR PROPOSED ELEVATIONS

scale	drawing no.
1:50	94032: 6
date	drawn
JUNE '95.	

SUMMIT D.O.S 841079

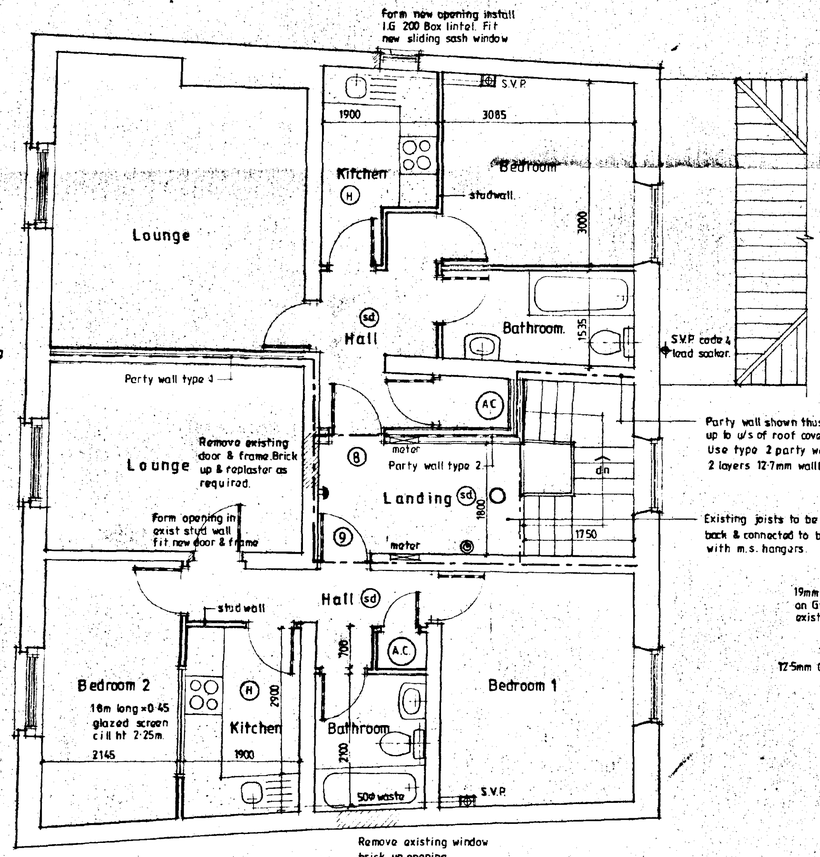


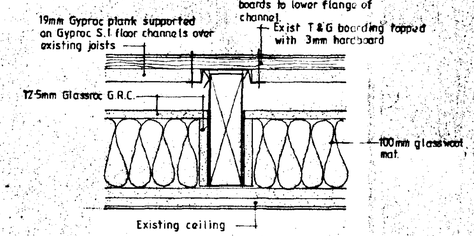
North Elevation



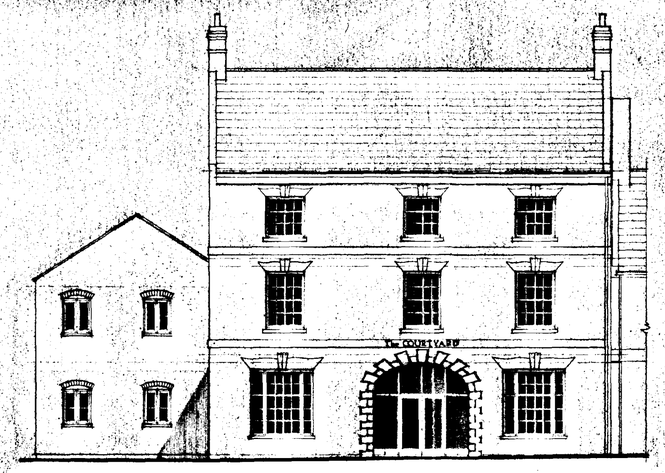
East Elevation

Exist common bwk to recieve s/c render painted with Sandtex to match existing.





Upgrade To Existing Floors. 1:5
(Units 6 - 9 complete Unit 3 partial)



West Elevation.

Existing doors fixed in open position to show proposed glazed screen.

AMENDED PLAN
Ref. A1

Received
27 SEP 1995
Ref. 0617/95

Notes & Schedules

- Emergency light point
- (sd) Smoke detector
- (H) Rate of rise heat detector

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revision	date	init.	revision details
A	JULY 95	RC	B & C/S NOTES ADDED
B	SEPT 95	RC	UNIT 2 AMENDED

COOPER ARCHITECTURAL DESIGN
BRONAVON HOUSE SEAS HILL ST. PETER SPALDING LINCS. PE12 8AT
TEL: 0406 422762

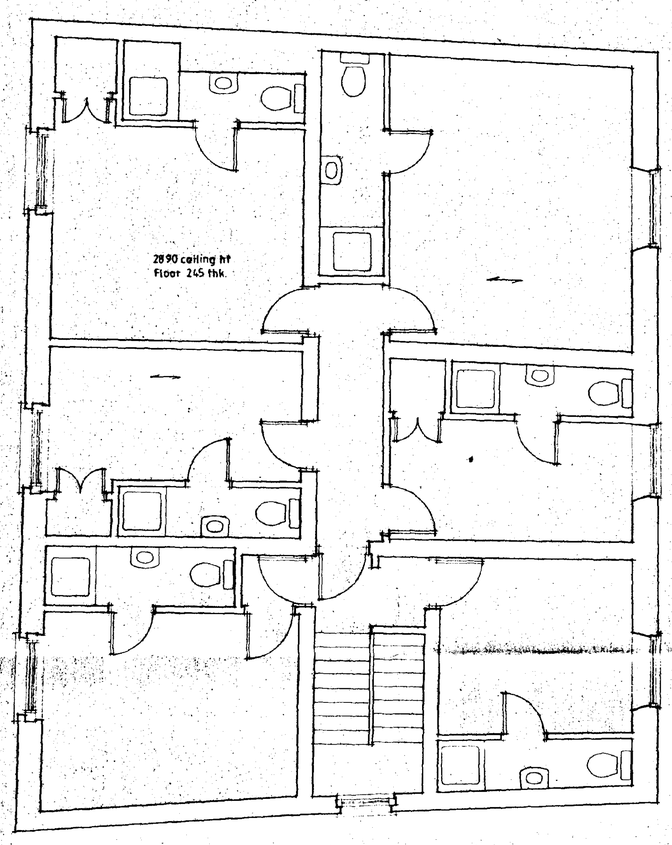
client
PATTERSON PROPERTIES (TOWN DEVELOPMENTS) LTD.

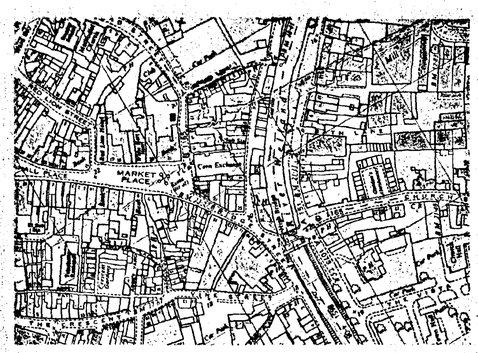
project
PROPOSED CHANGE OF USE
THE COURTYARD
HIGH STREET
SPALDING

drawing
SECOND FLOOR PROPOSED ELEVATIONS

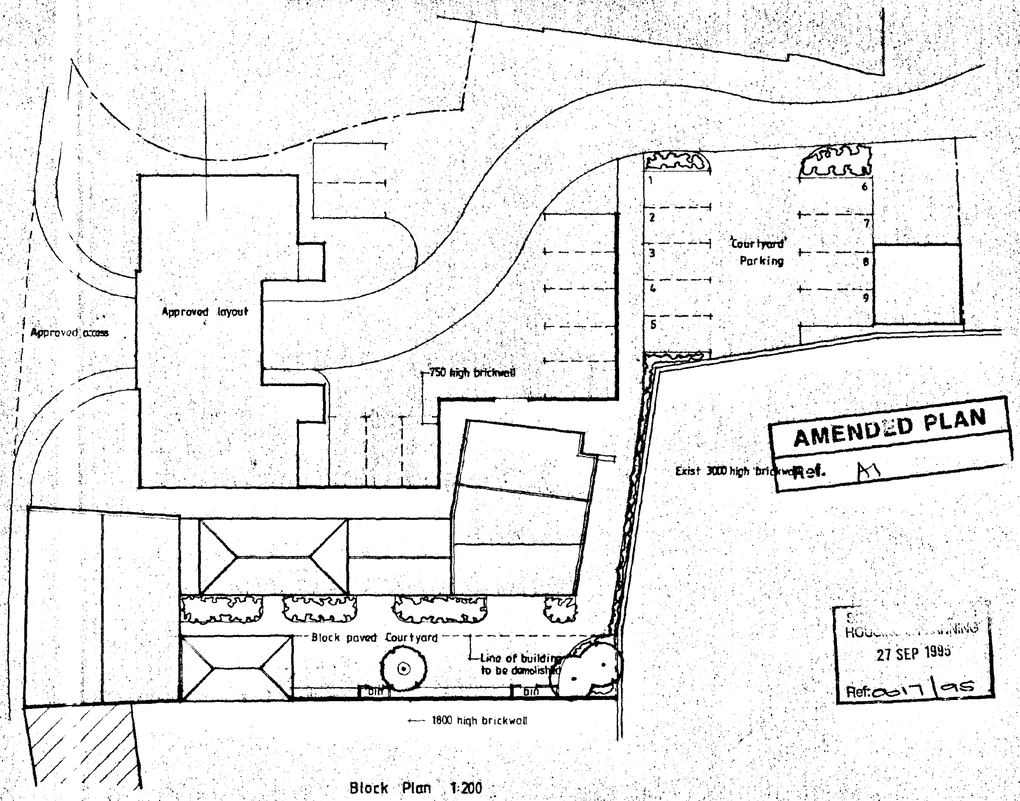
scale	drawing no.
1:50	94032: 6 B
date	drawn
JUNE '95	

SYMMET D.O.S. 941079





Location Plan 1:2500



Block Plan 1:200

AMENDED PLAN
Ref. A1

HOUSE ... DRAWINGS
27 SEP 1995
Ref: 0617/95

Notes & Schedules

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revision	date	init.	revision details
A	SEPT 95	JC	UNIT 2 AMENDED

COOPER ARCHITECTURAL DESIGN
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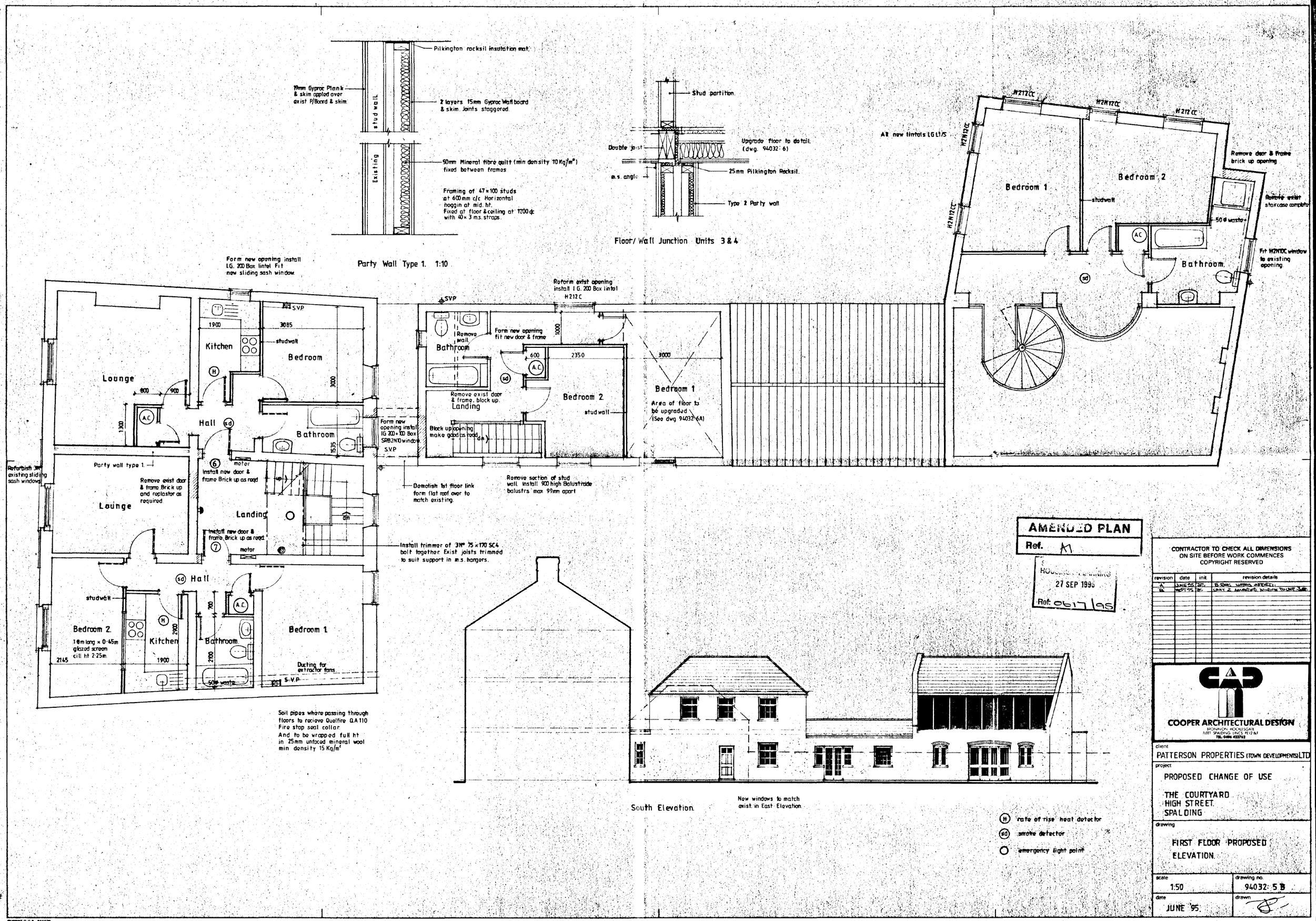
FLEET, SPALDING, LINCS. PE12 8LF
TEL: 0406 423782

client
PATTERSON PROPERTIES (TOWN DEVELOPMENTS) LTD

project
PROPOSED CHANGE OF USE
THE COURTYARD
HIGH STREET,
SPALDING.

drawing
SECOND FLOOR EXISTING
BLOCK & LOCATION PLAN

scale	drawing no.
1:50	94032:3 A
date	drawn
April '95	



Pilkington rocksil insulation mat.
19mm Gyproc Plank & skim applied over exist P/Board & skim.
2 layers 15mm Gyproc Wallboard & skim. Joints staggered.
stud wall
Existing
50mm Mineral fibre quilt (min density 10 Kg/m³) fixed between frames
Framing of 47×100 studs at 600mm c/c Horizontal noggin at mid. ht. Fixed at floor & ceiling at 1200 dc with 40×3 m.s. straps.
Party Wall Type 1. 1:10
Stud partition.
Double joist
Upgrade floor to detail. (dwg. 94032: 6)
m.s. angle
25mm Pilkington Rocksil.
Type 2 Party wall
Floor/Wall Junction Units 3 & 4
All new lintols LG L1/S
H212CC
H2N12CC
Bedroom 1
Bedroom 2
studwall
Remove door & frame brick up opening
Remove exist staircase complete
50Ø waste
Bathroom
Fit H2N10C window to existing opening
Form new opening install LG. 200 Box lintel Fit new sliding sash window.
Reform exist opening install LG. 200 Box lintel H212C
Lounge
Kitchen
Bedroom
Hall
Bathroom
Remove wall
Form new opening fit new door & frame
Remove exist door & frame, block up.
Landing
Block up opening make good as reqd
Area of floor to be upgraded (See dwg 94032: 6A)
Form new opening install LG 200×100 Box SRB2N10 window
Refurbish 3N existing sliding sash windows
Party wall type 1.
Remove exist door & frame Brick up and replaster as required
Install new door & frame Brick up as reqd
Demolish 1st floor link form flat roof over to match existing.
Remove section of stud wall. Install 900 high Balustrade balustrs max 99mm apart
Install trimmer of 3N° 75×170 SC4 bolt together. Exist joists trimmed to suit support in m.s. hangers.
Bedroom 2.
1·8m long × 0·45m glazed screen cill ht 2·25m
Bedroom 1
Ducting for extractor fans
Soil pipes where passing through floors to recieve Quelfire QA110 Fire stop seal collar. And to be wrapped full ht in 25mm unfaced mineral wool min density 15 Kg/m²
South Elevation.
New windows to match exist. in East Elevation.
rate of rise heat detector
smoke detector
emergency light point
AMENDED PLAN
Ref. A1
27 SEP 1995
Ref: 0617/95
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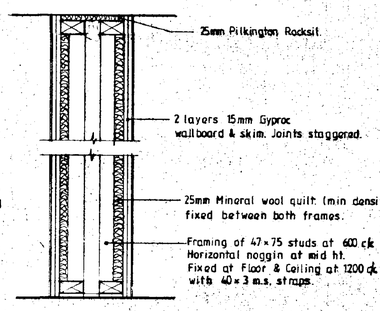
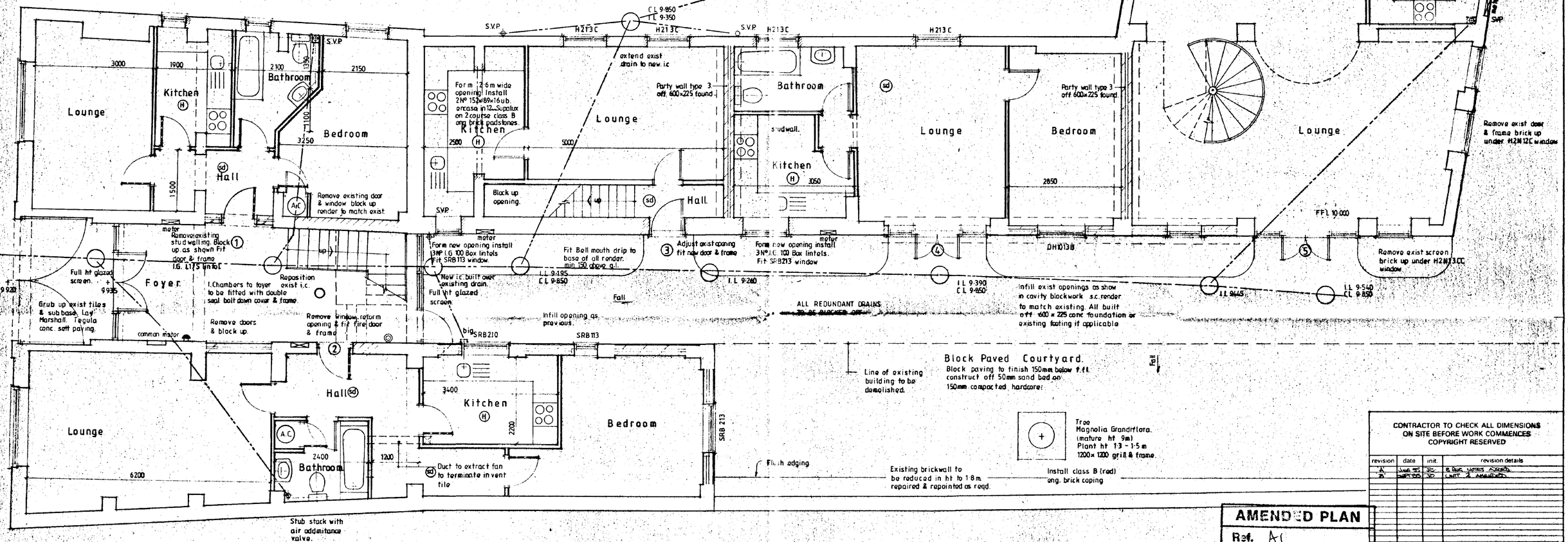
revision | date | init | revision details
A | JUNE 95 | | B.REG. NOTES ADDED.
B | SEPT 95 | | UNIT 2 AMENDED WINDOW TO UNIT 3
COOPER ARCHITECTURAL DESIGN
BRONAVON HOCKLESGATE FLEET SPALDING LINCS PE12 8LT
TEL: 0406 423762
client
PATTERSON PROPERTIES (TOWN DEVELOPMENTS) LTD
project
PROPOSED CHANGE OF USE
THE COURTYARD
HIGH STREET
SPALDING
drawing
FIRST FLOOR PROPOSED ELEVATION.
scale
1:50
drawing no.
94032: 5 B
date
JUNE '95.
drawn



NOTE. Party wall to roof void to be as detai except use 2 layers 12·5mm wall board & no skim.

Party Wall Type 2 1:10

Form new openings in exist wall install 1 G 200 Box lintel over each. 7N° Fit sliding sash window to each.



PARTY WALL Type 3.
275mm cavity wall to consist of 2No. leaves Tarmac 'Hemelite' solid insulation blocks with min laid weight per leaf of 138kg/m2: Wall ties positioned at 450mm vertically and set 900mm horizontiellly: Both faces to recive 10mm s/c render and 3mm skim. Party walls to recive no insulation: All party walls to be taken up to under side of roof covering and fire stopped using 'Pilkington Rocksil' insulation matt or similar. Void between fascia board and wall to be similarly fire stopped. Code 4 lead flashings and cavity trays at all roof/wall abutments.

SUB STRUCTURE WALLING.
100mm clase A dense concrete blocks: DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level: Weak mix concrete infill to base of cavity no closer than 225 to DPC. All brickwork below D.P.C. to be F.L. quality.

GROUND FLOOR CONSTRUCTION.
Existing ground floors to remain.

FIRST/SECOND FLOOR CONSTRUCTION.
Existing floors to remain and upgraded for sound resistance. (see detail)

FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows. Under 250/275 cavity walls provide 225 x 600 all ST4 mix to B.S. 5328 1990.. All foundations taken down to bear on load bearing strata min. depth of 600 to top of foundations: should shrinkable soil conditions be found on site then foundations shall be taken down to a depth of 1 metre below ground level.

FLAT ROOF CONSTRUCTION. (COLD)
12mm white spar chippings bedded on 3 layer roofing felt, 1st layer to be asbestos based on 20mm plywood decking: soft wood firring pieces to fall min. 1:40. all on existing joists. 10mm wide continuous air gap with fly screen to soffit.

CEILINGS.
All existing ceilings to remain.
From survey 2 layers 12.5mm Plasterboard and skim.

WALLING.
250 cavity walling to consist 20mm sand/cement render to match existing on 100mm Tarmac Hemelite solid insulation blocks or similar: 50mm cavity: build into cavity Rockwool cavity wall batts insulation boarding in accord. with makers instructions and agrement cert' No.83/1087 100mm Tarmac Hemelite solid insulation blocks or similar: Cavity walls tied together using galvanised iron twist ties set 900 horizontally and 450 vertically to B.S. 1243:1976 wall ties positioned at 300 vertical centres at all unbonded closures of cavity: Close cavities with 'Thermabate' preformed closer and provide bitumen felt DPC to C.P.121: External walls to have max 'U' value of 0.45 W/m2 deg. C.: Internal stud walls to consist of 38 x 100mm studs at 400mm c/c. both sides to be clad with 12.7mm plasterboard and skim. 100mm glassfibre infill between studs.

STAIRCASE AND BALUSTRADE
Construct staircase as follows: 1000 o/a strings 17No. risers of 190mm ex 25 x 225: 250 going ex 32 x 275: pitch 28 deg. min. Head room 2.0m measured vertical above pitch line All in accordance with B.S.5395:1977. Staircase to have ex 38 x 50 shaped hardwood handrail min. 900 above pitch line. 100 x 100 softwood newel posts . Gap between vertical balusters not to exceed 99mm Handrail and balustrade to be capable of resisting the appropriate load specified in B.S. 5399 Pt. 1. Balustrade to landings to be min. 1100mm high Staircase & landings to be underdrawn with 12mm 'Cape Supalux

LINTELS.
All lintels to be as manufactured by messrs I.G and to be installed in accordance with makers instructions. And to have min. end bearing of 150mm and at external positions to have cavity tray d.p.c to CP.121: Internal lintels to be I.G. 100 Box type.

HOT WATER AND SPACE HEATING
Provide 'Economy 7' electric night storage heaters, and electric immersion heater to a vented hot water storage cylinder. All hot water storage tanks and pipework to be insulated to B.S.1 part 3.

SMOKE DETECTORS.
Provide mains operated self-contained smoke alarms to B.S. 5446, pt1 in positions shown on plan. Alarms in units to be interconnected & fused seperatly.

FOUL DRAINAGE.
Inspection chamber construction to be 'Osma' and installed in accordance with makers instructions with the internal diameter related to the depth in accordance with B.S.8301:1985 Foul drainage pipes to be 100mm dia. UPVC. to B.S.4660:1983 Flexibly jointed and laid to makers instruction to a fall of 1:70 bed and surround with 100mm pea gravel: Where pipes pass under floors encase in 150mm pea gravel. Provide 65 x 100 prestressed concrete lintol bridging where pipes pass through walls. Allow 50mm gap around pipe, opening masked both sides of wall with ridged sheet material: Soil and vent pipes to be 100mm int. dia. PVC to B.S.4514: 1983 and to extend 900mm above window head terminating with PVC bellpon. Waste pipes to be 40mm. dia. PVC to B.S.3943: complete with rodding eyes at every change in direction: Bath, basins and sink to have 76 deep seal traps .

SURFACE WATER DRAINAGE.
Overhaul existing rainwater goods and existing disposal system as required.

GLAZING.
All Glazing between f.f.l and 800mm high and between f.f.l. and 1500mm high in doors and side lights to be saftey glass to B.S. 6206.

VENTILATION
All windows to have opening lights to give the equivalent of 1/20th the floor area. Window heads to be fitted with hit and miss ventilators to give min 4000msq permanent free air ventilation per room. All kitchens to have in addition to above Wall/Window mounted mechanical extractor fan to extract not less than 60 litres per second. Bathrooms to be as kitchens but to extract not less than 15 litres per second which may be operated intermittently.

FIRE DOORS.
Half hour fire doors to B.S.476 pt8:1972 with self closer. Doors should be fitted with 1½ pairs of hinges not containing any material with a melting point below 800 deg. C. Min. gap between door & frame when closed max. 3mm at any point. Fit all doors with approved smoke seals and intumescent strips located in both stiles and across head or within the door frame all to manufacturers reccomendations. The nib of the latch should extend at least 10mm into the latch plate. Fire doors to be fitted with 'FIRE DOOR KEEP SHUT' sign (white letters in blue circular background) fitted on both sides of door at eye level.

Fire door

Emergency Light Point

Smoke Detector.

Rate of Rise Heat Detector.

Break glass alarm call point

Alarm sounder

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revision	date	init.	revision details
A	JUNE 95	SC	ELEVATIONS AMENDED
B	SEP 95	SC	UNIT 2 AMENDED

AMENDED PLAN
Ref. A1

SOUTH HOLLAND DISTRICT COUNCIL
27 SEP 1995
Ref: 0617/95

COOPER ARCHITECTURAL DESIGN
BRONAVON HOCKLESGATE
WEST PINCHBECK SPALDING
TEL 0406 423767

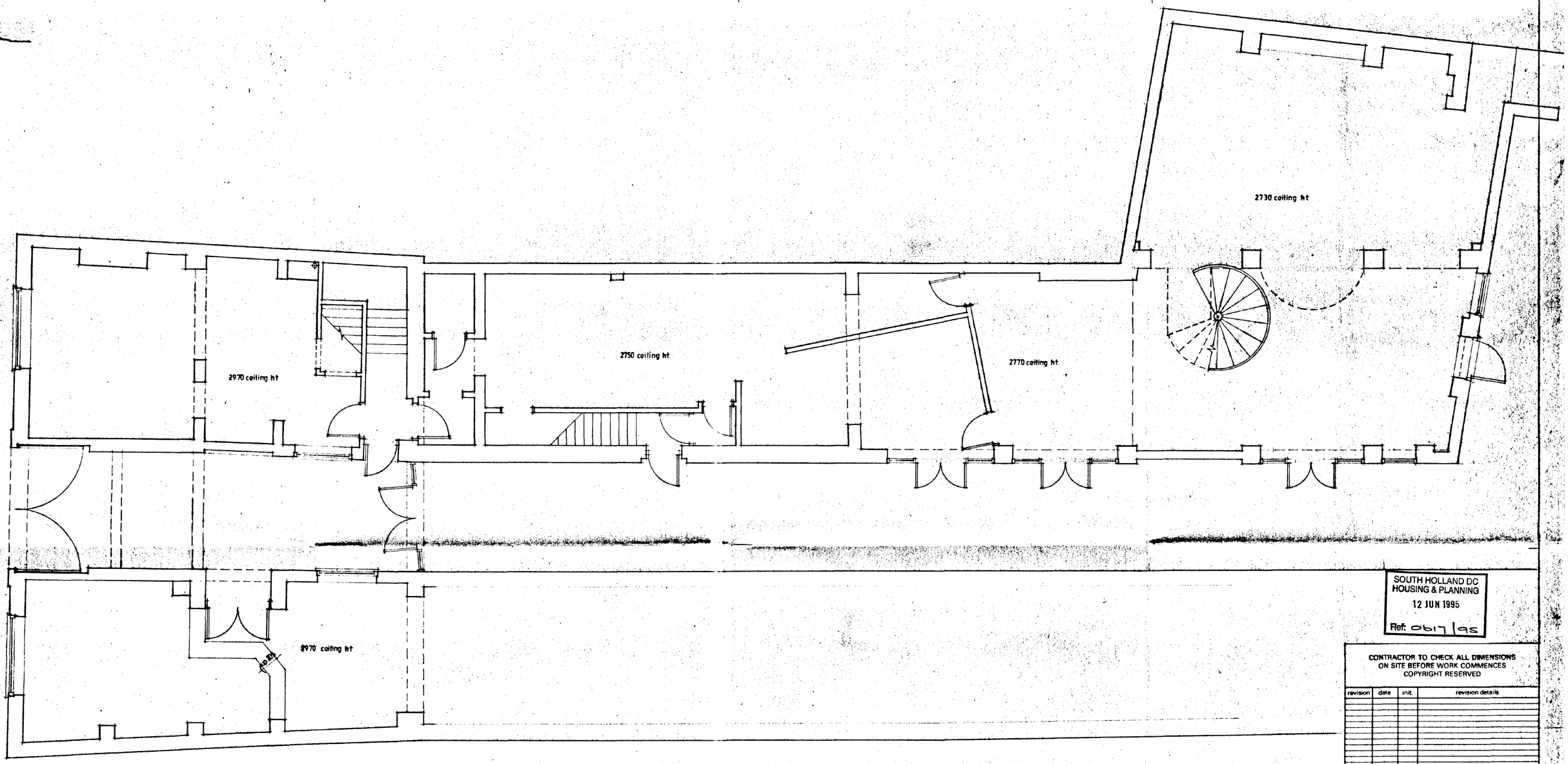
client
PATTERSON PROPERTIES (TOWN DEVELOPMENTS) LTD.

project
PROPOSED CHANGE OF USE
THE COURTYARD
HIGH STREET
SPALDING

drawing
GROUND FLOOR PROPOSED

scale	drawing no.
1:50	94032: 4 'B'
date	drawn
MAY '95.	

SUMMIT.D.O.S. 845678



SOUTH HOLLAND DC
HOUSING & PLANNING
12 JUN 1995
Ref: 0617/95

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revision	date	init.	revision details

COOPER ARCHITECTURAL DESIGN
BRONAVON, HOCKLESGATE
FLEET, SPALDING, LINCS, PE12 8LF
TEL: 01406 422782

client
PATTERSON PROPERTIES (TOWN DEVELOPMENTS) LTD

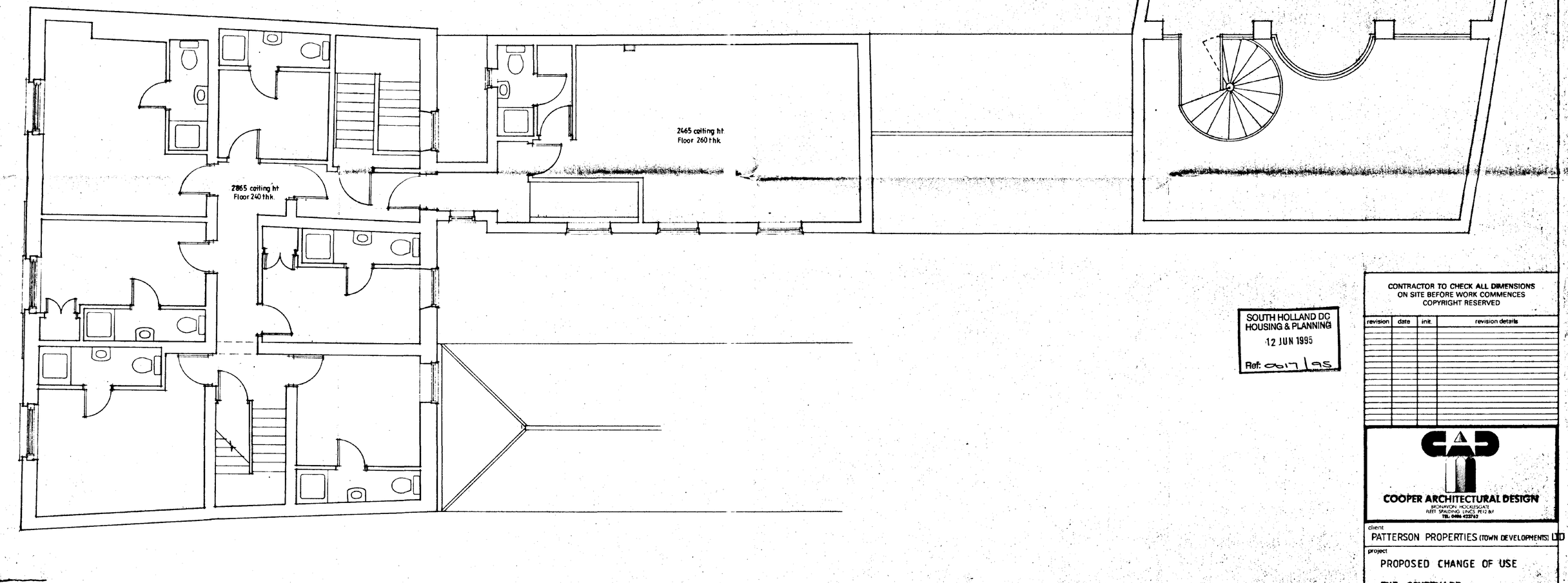
project
PROPOSED CHANGE OF USE

THE COURTYARD
HIGH STREET
SPALDING

drawing
GROUND FLOOR EXISTING.

scale	drawing no.
1:50	94032 : 1
date	drawn
April '95	

SUBMIT D.O.S. 941079



SOUTH HOLLAND DC
HOUSING & PLANNING
12 JUN 1995
Ref: 0617/95

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COOPER ARCHITECTURAL DESIGN
BRONAVON, HOCKLESGATE
FLEET SPALDING LINCS. PE12 8LF
TEL: 0406 423762

client
PATTERSON PROPERTIES (TOWN DEVELOPMENTS) LTD

project
PROPOSED CHANGE OF USE
THE COURTYARD
HIGH STREET,
SPALDING.

drawing
FIRST FLOOR EXISTING.

scale	drawing no.
1:50	94032:2
date	drawn
April '95.	

SUBMIT D.O.S. 941079

Lounge
Kitchen
Bathroom
Bedroom
Hall
①
Foyer.
②
Kitchen
Lounge
Hall
③
Bathroom
Kitchen
Lounge
④
Bedroom
Cloaks
Hall.
Kitchen
Dining
Lounge
⑤
Hall
Bedroom
Lounge
Kitchenette
Bathroom
Block Paved Courtyard.
Line of existing building to be demolished.
Existing brickwall to be reduced in ht to 1·8m repaired & repainted as reqd.
Install class B (red) eng. brick coping

SOUTH HOLLAND DC
HOUSING & PLANNING
12 JUN 1995
Ref: 0617/95

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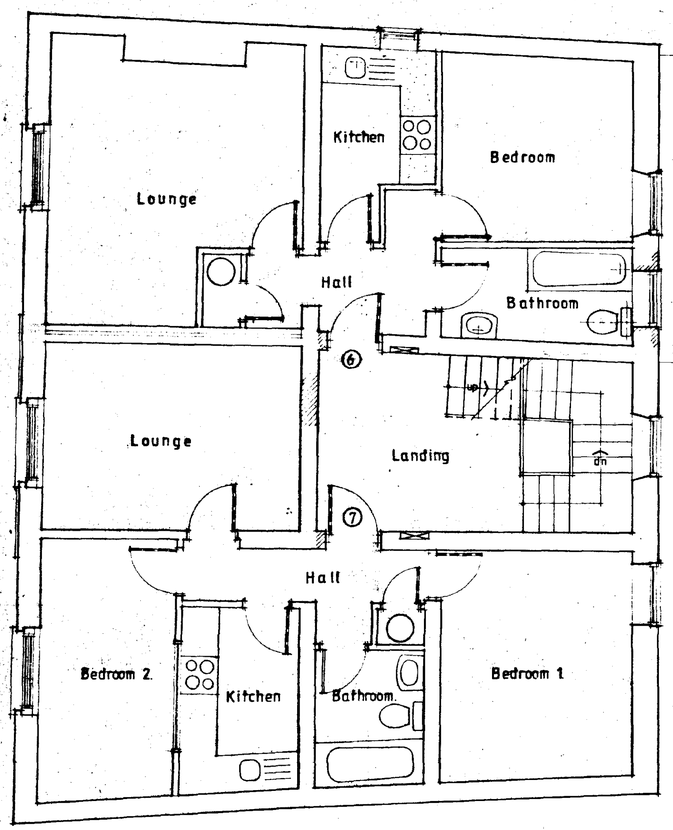
COOPER ARCHITECTURAL DESIGN
BROMASON HOUSE FLEET
FLEET SPALDING LINCS PE12 8LF
TEL: 01406 423282

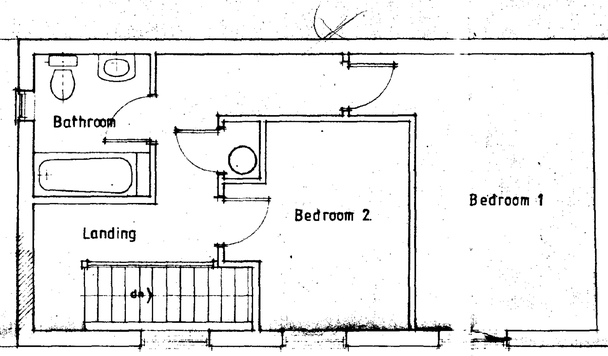
client
PATTERSON PROPERTIES (TOWN DEVELOPMENTS) LTD.

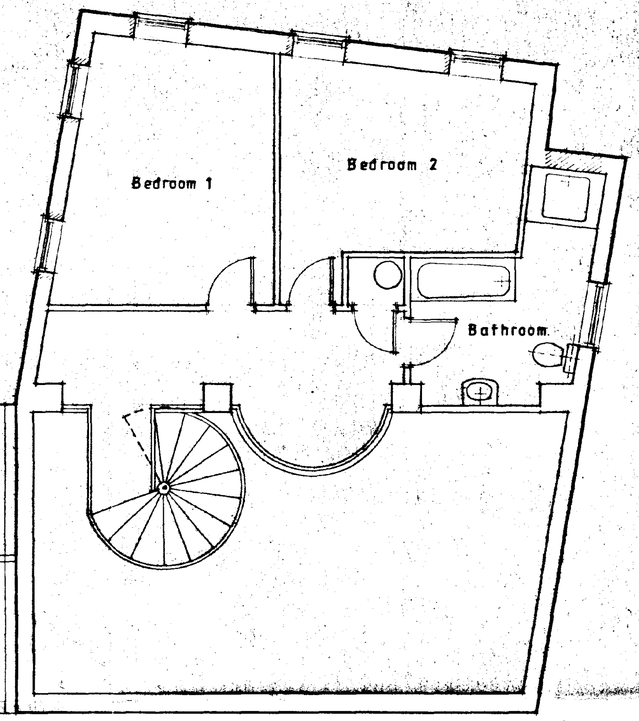
project
PROPOSED CHANGE OF USE
THE COURTYARD
HIGH STREET
SPALDING

drawing
GROUND FLOOR PROPOSED

scale	drawing no.
1:50	94032: 4
date: MAY '95.	drawn









South Elevation.

New windows to match exist. in East Elevation.

SOUTH HOLLAND DC
HOUSING & PLANNING
12 JUN 1995
Ref: 0617/95

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revision	date	init	revision details

COOPER ARCHITECTURAL DESIGN
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ALTET SPALDING, LINCS. PE12 6LY
TEL. 0406 423783

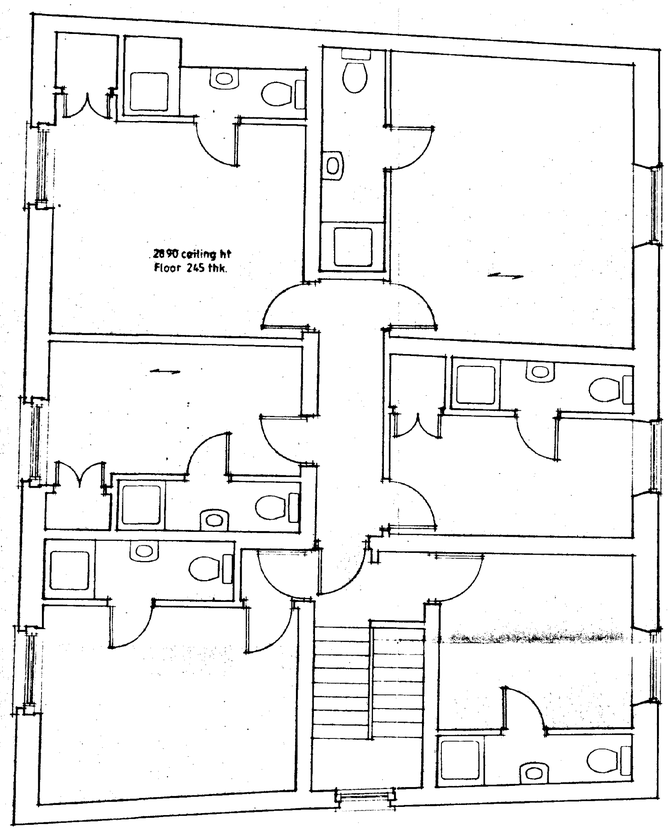
client
PATTERSON PROPERTIES (TOWN DEVELOPMENTS) LTD

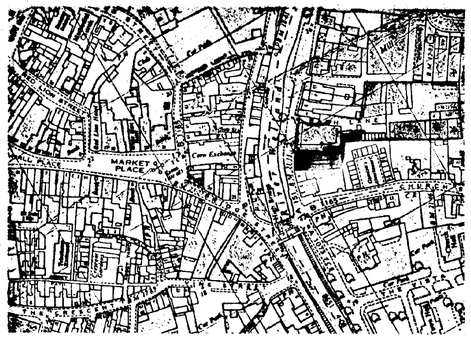
project
PROPOSED CHANGE OF USE
THE COURTYARD
HIGH STREET.
SPALDING

drawing
FIRST FLOOR PROPOSED ELEVATION.

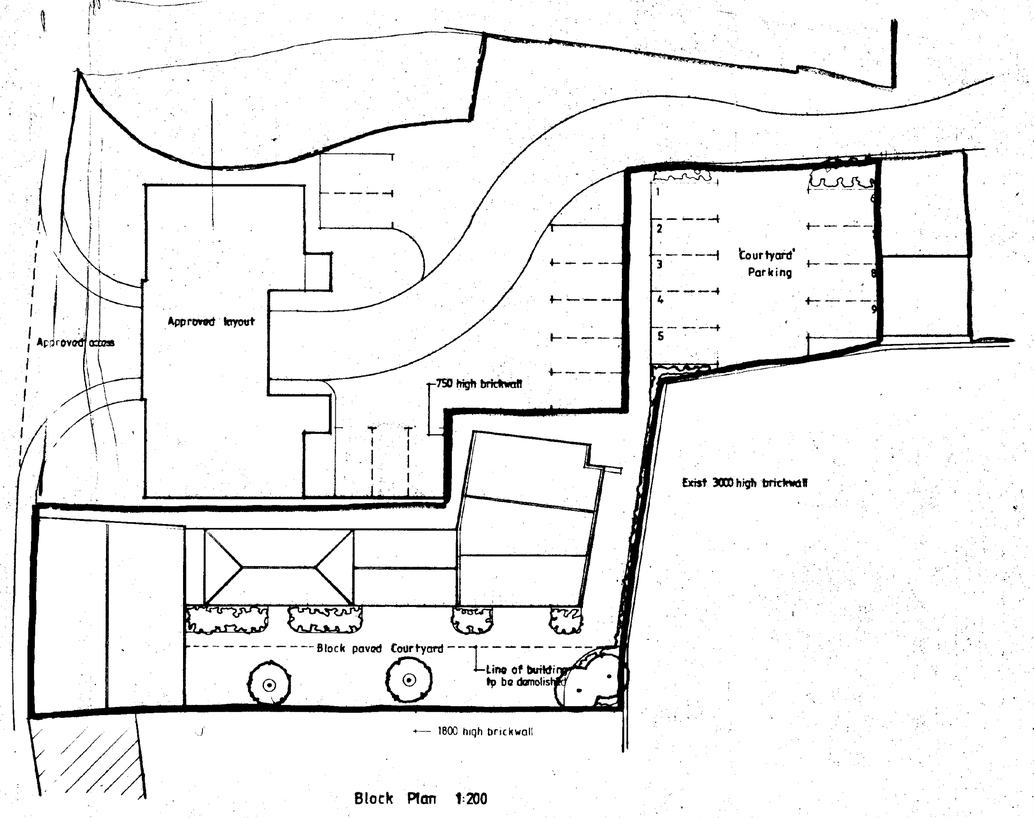
scale	drawing no.
1:50	94032: 5
date	drawn
JUNE '95.	

SUBMIT D.O.S. 941079





Location Plan 1:2500



Block Plan 1:200

Notes & Schedules

SOUTH HOLLAND DC
HOUSING & PLANNING
12 JUN 1995
Ref: 0617/95

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revision	date	init.	revision details

COOPER ARCHITECTURAL DESIGN
BRONAVON, HOCKLESGATE
FLEET, SPALDING, LINCS, PE12 6LF
TEL: 0406 422762

client
PATTERSON PROPERTIES (TOWN DEVELOPMENTS) LTD

project
PROPOSED CHANGE OF USE
THE COURTYARD,
HIGH STREET,
SPALDING.

drawing
SECOND FLOOR EXISTING
BLOCK & LOCATION PLAN

scale	drawing no.
1:50	94032:3
date	drawn
April '95.	

BLUEPRINT D.O.S. 841079