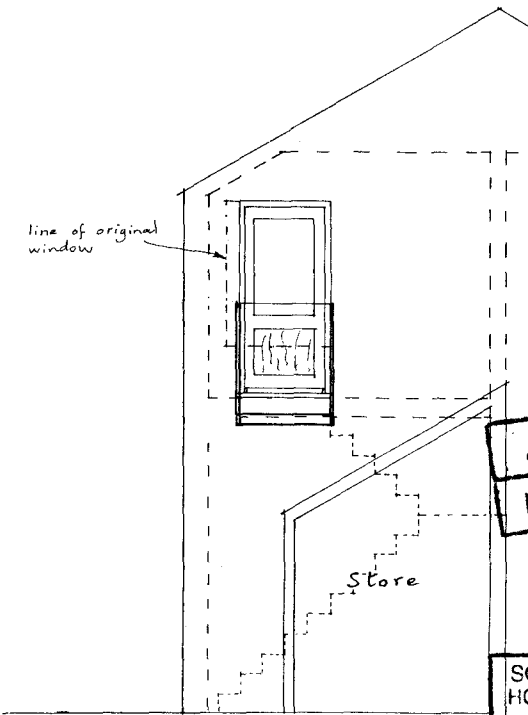


AMENDED PLAN
Ref.

SOUTH HOLLAND DC
HOUSING & PLANNING
-7 OCT 1998
Ref: 681/98

Rear Elevation.

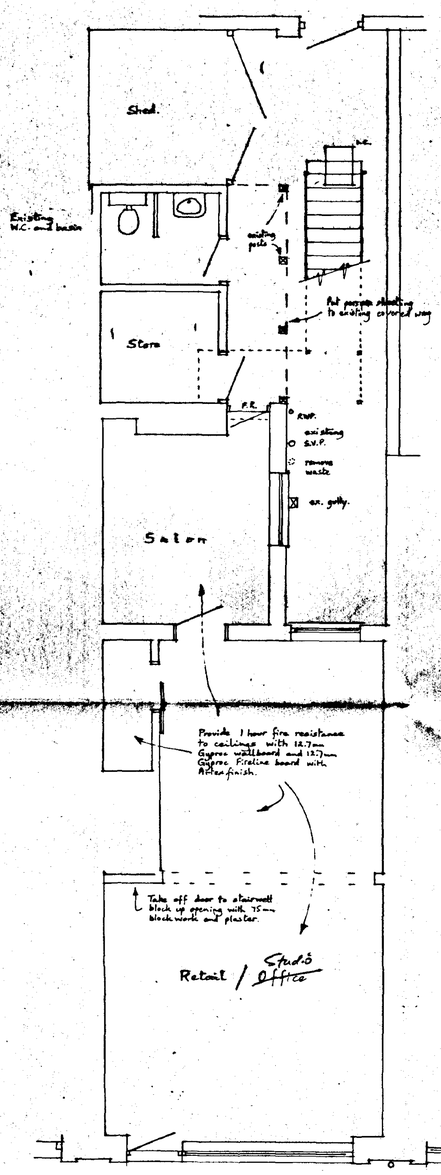
DETERMINED PLAN

Drawing no. 980823A
Scale 1:50

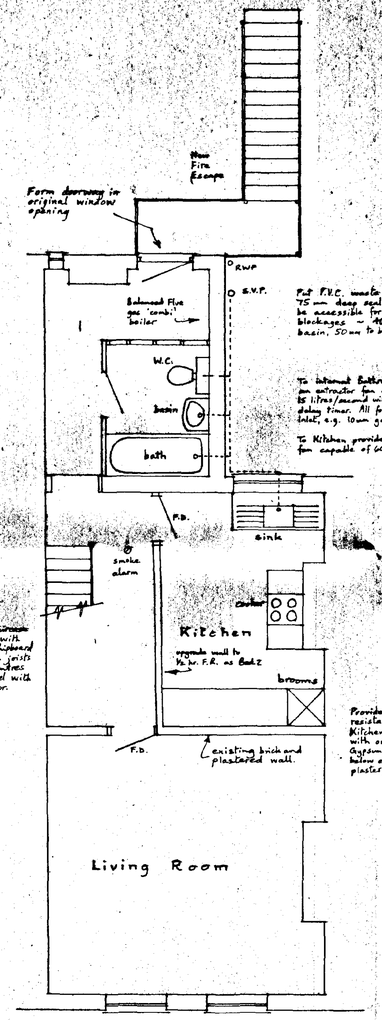
20, Station Street, SPALDING.

Alterations.

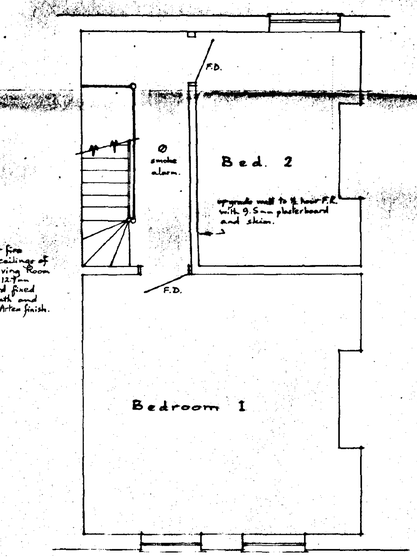
BUILDING DESIGN and PLANS
ALWYN ROFFE,
1, Green Lane,
SPALDING, Lincs. PE11 2YB
tel : 01775 - 723 680



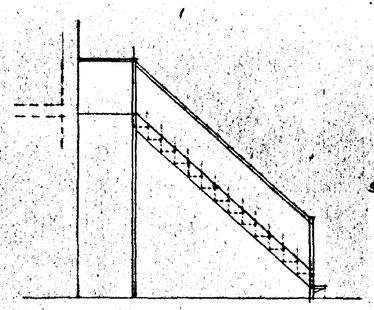
Ground Floor



First Floor



Second Floor



Fire Escape Stairs

Stairwell :-
Risers 200mm : Going 233mm
Min pitch 42°
Handrail to flight at 900mm and 1100mm to landing.
Balustrade to be formed to prevent the passage of a 100mm sphere and to prevent climbing by children.

Doors marked FD to be FD20 (to BS 476)
with a self closing device.

Door marked FR to be FD30 with a self closing device.

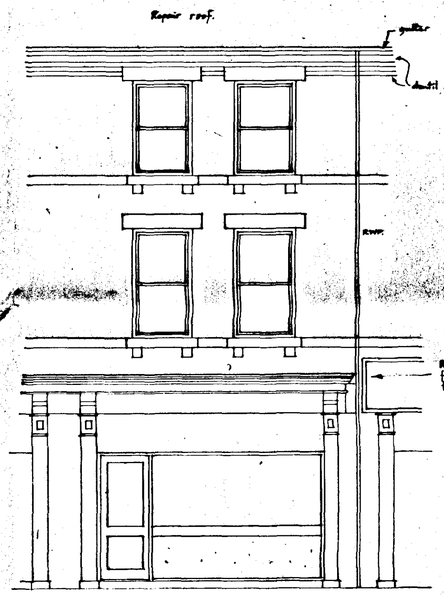
To internal Bathroom provide an extractor fan capable of 15 litres/second with a 15 min delay timer. All for an air inlet e.g. 10mm gap under door.

To Kitchen provide an extractor fan capable of 60 litres/second.

Fit P.V.C. waste pipes with 75mm deep seal traps all to be accessible for clearing blockages - 40mm drain to basin, 50mm to bath and sink.

Provide ½ hour fire resistance to ceilings of Kitchen and Living Room with one layer 12.7mm Gyprom wallboard fixed below existing lath and plaster, with Artex finish.

Smoke alarms to be mains operated and self contained to BS 5446 pt 1. They are to be interconnected and permanently wired to a separately fused circuit at the distribution Board. All to conform to BS.



Elevation to Station Street

Existing pilasters and fascia to be retained
No change to door/window of shop

HOUSE PLANNING
DETERMINED PLAN
18 AUG 1998
Ref: 681/98

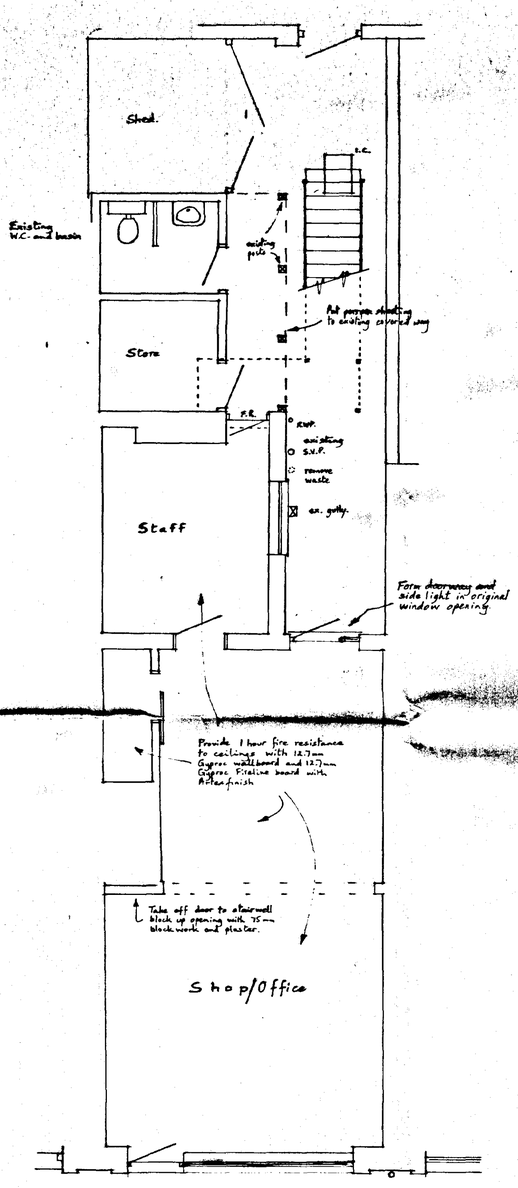
20, Station Street, SPALDING.

Alterations.

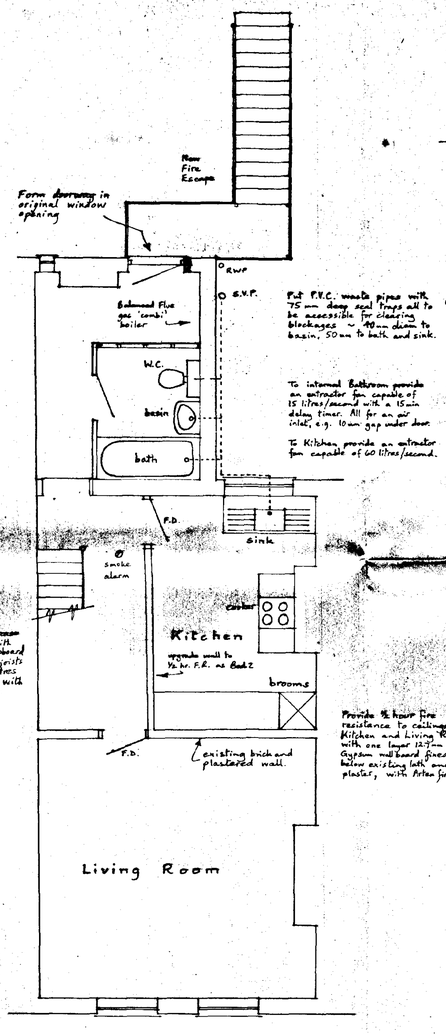
Written dimensions to be used in preference to scaled, and all measurements to be verified by checking on site.	Scale 1:50
Local Authority Ref. Planning	Drawing No. 980626 A
Building Regulations	Date June 1998

A. ROFFE
BUILDING DESIGN & PLANS
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Tel: 01775-723 680
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SUMMITT
2141 4957



Ground Floor



Put P.V.C. waste pipes with 75mm deep seal traps all to be accessible for cleaning blockages to 40mm diam. to basin, 50mm to bath and sink.

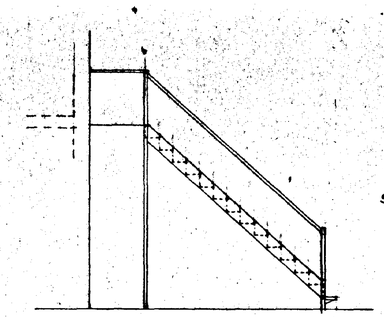
To internal Bathroom provide an extractor fan capable of 15 litres/second with a 15 min delay timer. All for an air inlet, e.g. 10mm gap under door.

To Kitchen, provide an extractor fan capable of 60 litres/second.

Provide ½ hour fire resistance to ceilings of Kitchen and Living Room with one layer 12.7mm Gypsum wallboard fixed below existing lath and plaster, with Artex finish.

First Floor

To whole of first floor put 13mm wood fibre sound insulation board covered with 18mm t. & g. chipboard with glued joints. Leave gap of 10mm all perimeter and fill with resilient material. All to floor treatment 5 of Part E of the Building Regulations.



Fire Escape Stairs

Staircase :-

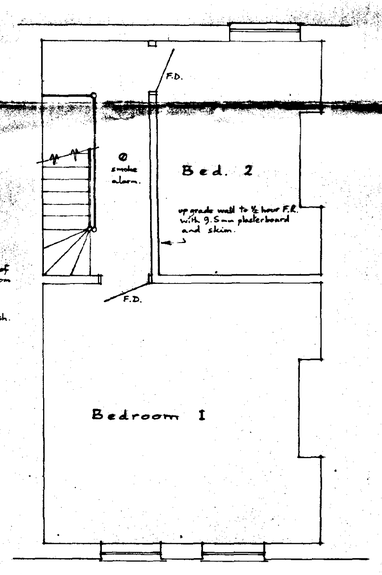
Risers 200mm Going 223mm
Max pitch 42°

Handrail to flight at 900mm and 1100mm to landing.

Balustrade to be formed to prevent the passage of a 100mm sphere and to prevent climbing by children.

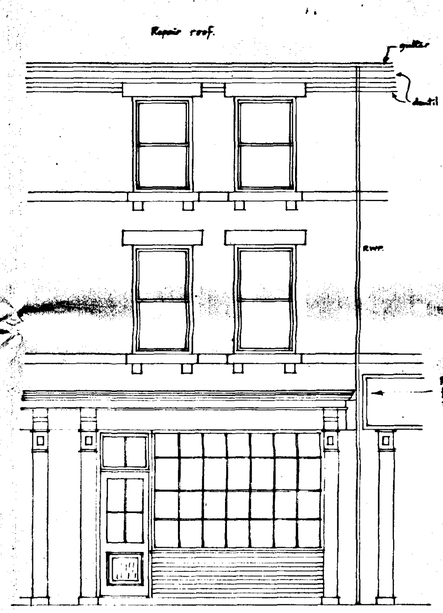
Doors marked FD to be FD20 (to B.S. 476) with a self closing device.

Door marked FR to be FD30 with a self closing device.



Second Floor

Smoke alarms to be mains operated and self contained to B.S. 5446 pt 1. They are to be interconnected and permanently wired to a separately fused circuit at the distribution board. All to conform to I.E.E.



Elevation to Station Street

Existing pilasters and fascia to be retained

Provide new wood window and door with painted finish.

Brickwork under window to be a 'stock' facing brick.

SUPERSEDED

SOUTH HOLLAND DC
HOUSING & PLANNING
02 JUL 1998
Ref: 0581/98

20, Station Street, SPALDING.

Alterations.

Written dimensions to be used in preference to scaled, and all measurements to be verified by checking on site.	Scale 1:50
Local Authority Ref. Planning	Drawing No. 980626
Building Regulations	Date June 1998

A. ROFFE
BUILDING DESIGN & PLANS
1, Green Lane,
SPALDING, Lincs. PE11 2YB
Tel: 01775-723 680

SUMMITT
2141-4957

Existing W.C. and basin

I.C.

existing posts

Put pan pipe shielding to existing covered way

Store

F.R.

R.W.P.

existing S.V.P.

remove waste

ex. gully.

Salon

Provide 1 hour fire resistance to ceilings with 12.7mm Gyproc wallboard and 12.7mm Gyproc Fireline board with Artex finish.

Take off door to stairwell block up opening with 75mm blockwork and plaster.

Retail / Office

Ground Floor

Form doorway in original window opening

R.W.P.

S.V.P.

Put P.V.C. waste pipes with 75mm deep seal traps all to be accessible for clearing blockages - 40mm diam. to basin, 50mm to bath and sink. Traps to be anti-syphon type

Balanced Flue gas combi boiler

W.C.

basin

bath

sink

F.D.

To internal Bathroom provide an extractor fan capable of 15 litres/second with a 15min delay timer. All for an air inlet, e.g. 10mm gap under door.

To Kitchen provide an extractor fan capable of 60 litres/second.

smoke alarm

Kitchen

upgrade wall to ½hr F.R. as Bed 2

cooker

broom

Take out staircase form floor with 18mm T&G chipboard on 22x75mm joists at 400mm centres to finish level with existing floor.

existing brick and plastered wall.

F.D.

Provide ½ hour fire resistance to ceilings of Kitchen and Living Room with one layer 12.7mm Gyprom wallboard fixed below existing lath and plaster, with Artex finish.

Living Room

First Floor

To whole of first floor put 18mm wood fibre sound insulation board covered with 18mm T & G chipboard with glued joints. Leave gap of 10mm at perimeter and fill with resilient material. All to floor treatment 'B' of Part E of the Building Regulations.

Fire Escape Stairs

Staircase construction:

Stanchions 150×150mm × 1m high

Strings 18×180mm

Treads 6mm chequerplate

Newel Posts 25×25mm

Balustrade 18×25mm top and bottom rails with 16mm balusters at 118mm centres.

Landing 6mm chequer plate

Staircase :-

Risers 200mm Going 225mm Max pitch 42°

Handrail to flight at 900mm and 1100mm to landing.

Balustrade to be formed to prevent the passage of a 100mm sphere and to prevent climbing by children.

Doors marked FD ½ to be FD20 (to BS.476) with a self closing device.

Door marked FR ½ to be FD30 with a self closing device.

F.D.

smoke alarm

Bed. 2

upgrade wall to ½ hour F.R. with 9.5mm plasterboard and skim.

F.D.

Bedroom 1

Second Floor

Smoke alarms to be mains operated and self contained to B.S. 5446 pt.1. They are to be interconnected and permanently wired to a separately fused circuit at the distribution board. All to conform to I.E.E.

Wall and Ceiling finishes to be plasterboard.

One bedroomed flat & small bedsit in entrance to First floor Electric Heating - Shop/Office

Hot water pipes to have adequate thermal insulation. Hot water and heating system to have controls to limit the lengths of heating periods and the output of the system. Hot water system to be Vented.

All to meet Part L of the Regulations.

Repair roof.

gutter

soil comms

Opening portion of windows to habitable rooms to equal at least ⅛th floor area of room.

R.W.P.

Repair/replace lead flashing and roof to finish

Elevation to Station Street

AMENDED PLAN

Ref.

Existing pilasters and fascia to be retained

No change to dimensions of shop

DETERMINED PLAN

SOUTH HOLLAND DC HOUSING & PLANNING -7 OCT 1998 681 Ref:

20, Station Street, SPALDING.

Alterations.

Written dimensions to be used in preference to scaled, and all measurements to be verified by checking on site.	Scale 1:50
Local Authority Ref. Planning H16/0861/98 Building Regulations B16/0309/98	Drawing No. 980626 K/pc
	Date June 1998

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