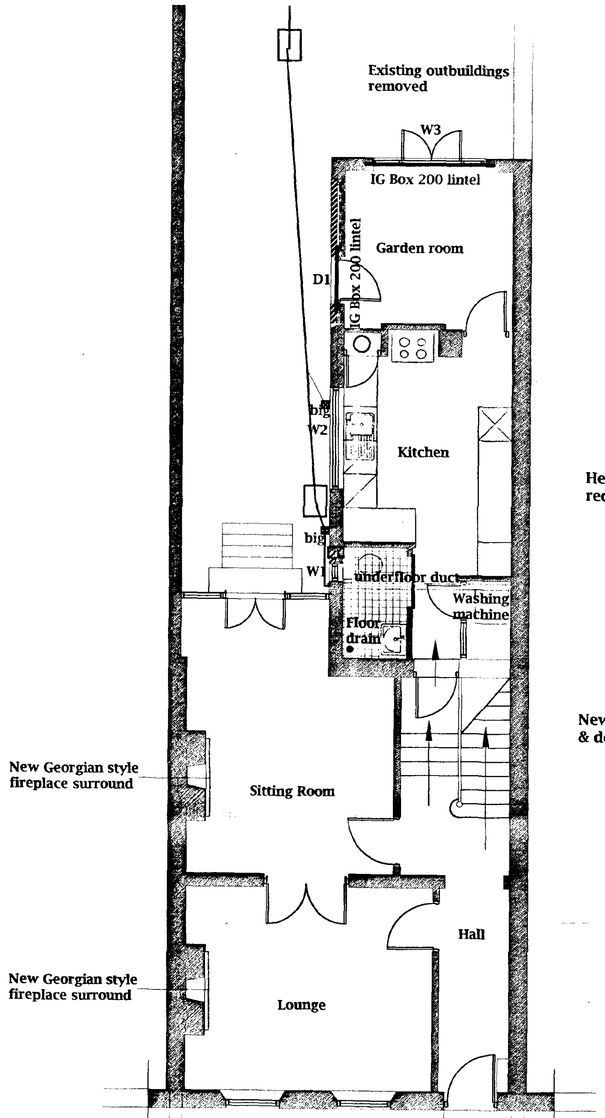
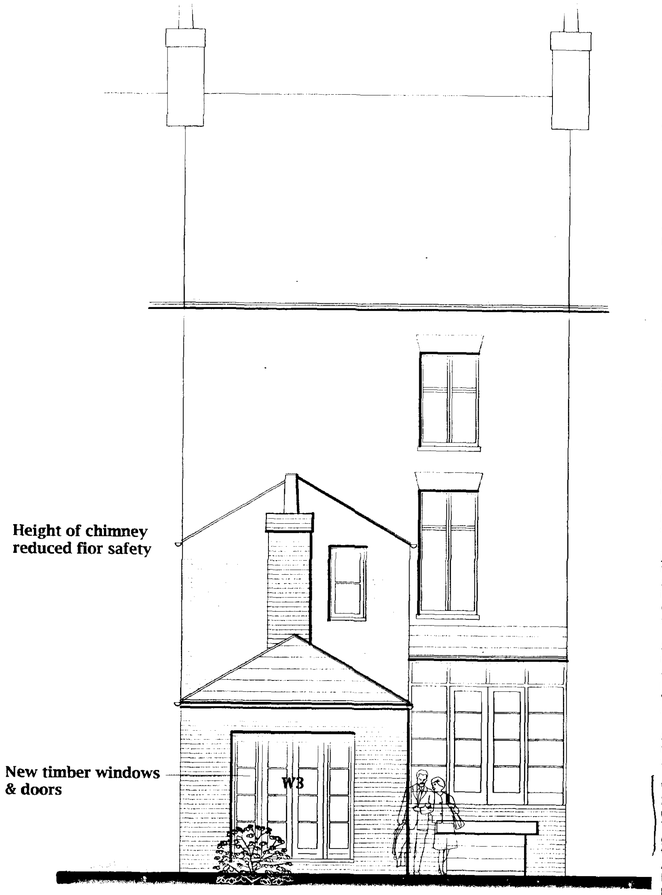


PROPOSED GROUND FLOOR

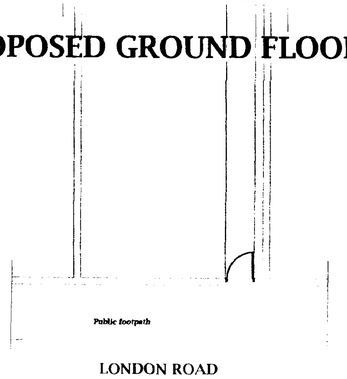


PROPOSED GROUND FLOOR

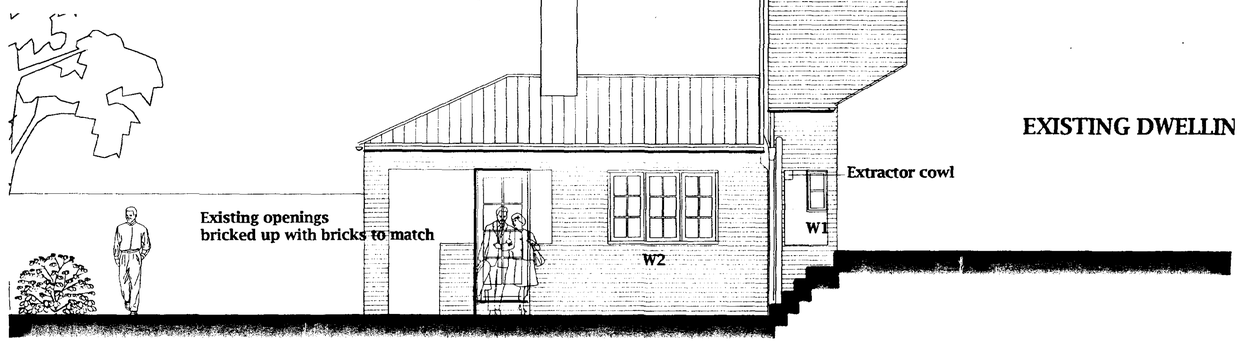


PROPOSED REAR ELEVATION

PROPOSED GROUND FLOOR



SITE PLAN



EXISTING DWELLIN

NEW WALLS

Where existing openings are to be *built up with new walling, walls are to* comprise 102.5mm second hand recovered facing brickwork built and *bonded to match existing brickwork in* every respect. Approval of samples are required before any works commence.

Pointing is to comprise only lime mortar to a mix of 1:4 using hydraulic lime.

Construct inner skin clear of external brickwork in treated timber framing 75mm x 50mm incorporating Jabilite rigid insulation wallboard.

Inner skin of timber framing to receive British Gypsum wallboard and plaster skim.

TIMBER WINDOW SPECIFICATION

Timber window an are to be as shown and of Conservation type *constructed to match existing* windows and manufactured from Douglas Fir and shall comply with CP 112: Part 2 Timber and manufactured components are not to be delivered to site until they can be put into suitable dry storage conditions.
The moisture content of all external joinery work must not exceed 16% at the time of fixing.
All Joinery work is to be pressure impregnated with preservative and a certificate of treatment from the supplier will be required.

All joinery work is to be manufactured and assembled in accordance with BS 1186 Part 2, properly morticed, tennoned ang wedged and with the joints glued under pressure.

All external joinery components aree to be primed on site after assembly and prepared to receive paint finish.

Windows are to be glazed with 20mm Annealed glass insulating units incorporating Fine Lambs Tongue glazing bars bonded to the glass and stepped rebated to the frames.
All widows to habitable rooms to have opening lights capable of providing a *minimum free opening* for "rapid ventilation" equivalent to at least 1/20th of the floor area.

WINDOWS/DOORS OPENING

To be as specified, weather stripped and beaded for double glazing with 14mm air gap to sealed units. Windows in habitable rooms to *provide head ventilation giving* 8000sqmm free air ventilation and have min 1/20th floor area opening lights. Patio doors ventilation of 10,000sqmm, if no opening lights are provided. Windows to Kitchen, and WC to be provided with head ventilators giving 4000sqmm of free air ventilation.

LINTELS

To be fabricated from galvanised steel to BS EN 10142 1991 Specification for hot dipped zinc coated steel. Lintels to be as manufactured by IG Limited, as *indicated on lintel schedule to* BS 5977. Provide cavity trays over all external lintels and 2no. Weep holes. Lintels to have minimum 150mm end bearing and to be installed in accordance with manufactures details and instructions.

VENTILATION

All window opening lights to exceed 1/20th of room floor area.
All habitable rooms to have trickle vents (8000sq.mm free air).
Windows to Kitchen, Utility room, Bathrooms and WC to have trickle *vents (4000sq.mm free air).* Kitchen to have either 60 litre/second extractor fan, manual switched or duct cooker hood giving 30 litre/second extraction. Bath/shower/cloak rooms to have opening window and 15 litres/second extractor manual switched or where no window, mechanical extractor wired to light switch with 15 minute over-run timer to give three air changes per hour. All ducting within roof space to be *insulated of twin wall construction or* incorporate a condensation trap and discharge to ridge through vent tile.

ELECTRICS

To be in accordance with current IEE Regulations for Electrical Installations, 15th Edition and latest amendments. Electrical installation is to be carried out by an NICEIC approved contractor and to the requirements of the Area Electricity *Board.*

FIREPLACES

The fireplaces in the lounge and sitting rooms are to be removed and replaced with Gallery Collection of period fireplaces comprising Fitzwilliam Inset and marble William IV Mantel as shown on the drawings.

FOUL DRAINAGE

Internal waste pipes to be cast iron type connected to the appliance in the approved manner with 75mm deep seal traps (anti-syphon traps at *3m + from the outlet). Wastes to be:* wash hand basin 32mm, sinks and floor oulet 40mm, WC 110mm diameter. Soil and vent pipes to be 100mm (or equivalent imperial) dia terminating at ridge with ridge vents or min 900mm above opening lights fitted with balloon. S&VPs to have access plates at the base. Sinks to discharge into back inlet gulley with pull out stopper for rodding.
Relocate soil pipe from bathroom into new east porch.
Underground drainage to be 110mm Osmadrain to a fall of 1:60 on main runs. Drains to be laid on a regulating bed of pea gravel in accordance with *current* Building Regulations and manufacturers recommendations. Trenches to be backfilled with selected backfill. Where drains pass through walls to *be protected by reinforced concrete* lintels cast over giving 50mm space around the pipe. Mask opening both sides with rigid sheet material to prevent entry of fill or vermin. Where pipes pass under the building bed as normal and continue to surround and backfill up to the underside of the DPM sand blinding level, all in accordance with manufacturers recommendations. Where pipes are not under a drive/traffic area and have less than 600mm cover paving slabs should be used as bridging above the pipes with 100mm of granular material between the top of the pipe and the underside of the slabs. Where pipes are under the drive/traffic area and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs. Inspection chambers to be *Osma Universal* in polypropylene having cast iron covers and frames. Chambers to be bedded *in minimum* 150mm pea gravel and 150mm concrete around top of shaft to provide bed for frame. IC's to traffic areas to have Grade B covers and frames. Drain to connect into septic tank.

HEATING & HOT WATER

The heating and hot water installations are to be installed in strict compliance with the relevant Codes of Practice as regards materials, engineering design and workmanship and in accordance with Part J of the current Building Regulations in respect of Heat Producing Appliances.

The heating will be provided by low pressure hot water pipework distributed to wall mounted panel radiators supplied and fitted by specialist sub contractor. The heat source will be by a wall mounted gas fired, balanced flue boiler located in the basement. Balanced flue boiler to be fitted and installed in strict compliance with the manufacturers instructions and recommendations.

DETERMINED PLAN
Development
10 JUL 2002
Ref 0811/02

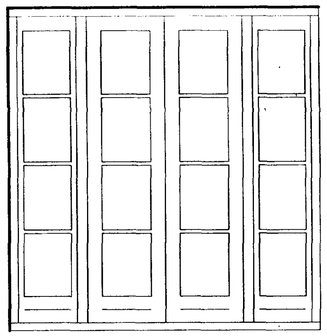
JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

Client:-
Mr & Mrs Hawtin

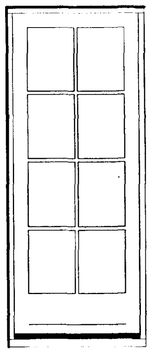
Project:-
Alterations to No 21 The Terrace, Spalding

Drawings
Proposed Plans & Elevations

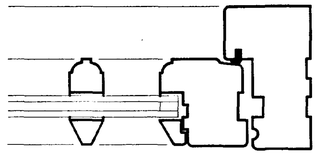
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June 2002	**JDL**
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Scale. **1:100 , 1 :50**	*Revision No.*



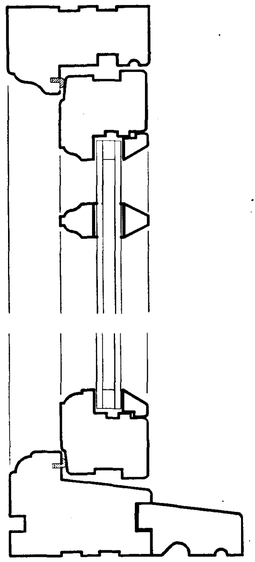
French doors W3



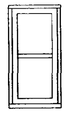
Elevation of door
D1



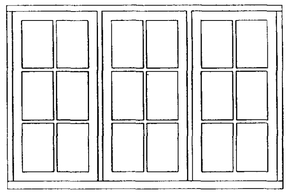
Plan detail of
casement window



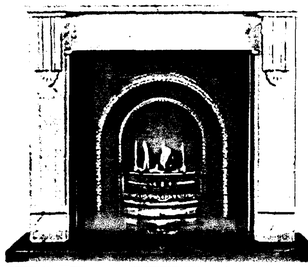
Section thru'
casement window



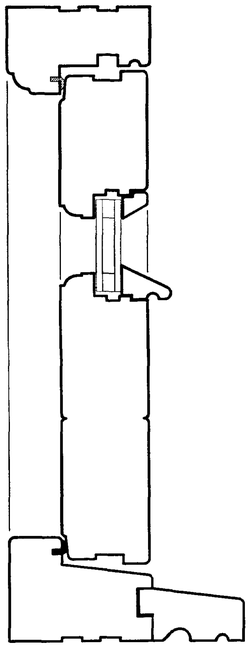
Toilet window
W1



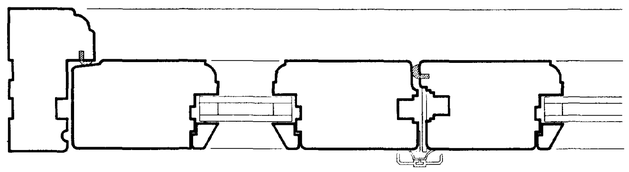
Kitchen window
W2



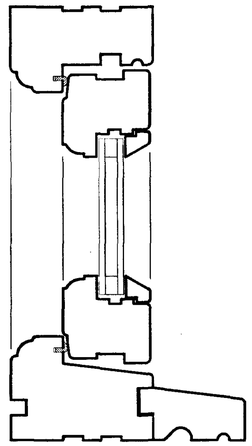
Detail of Fireplace Surround



Section thru' french doors



Plan detail of french doors



Section thru'
toilet window

DETERMINED
PLAN
SHDC
Planning & Development
10 JUL 2002
Ref 0811/02

JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

Client:-
Mr & Mrs Hawtin

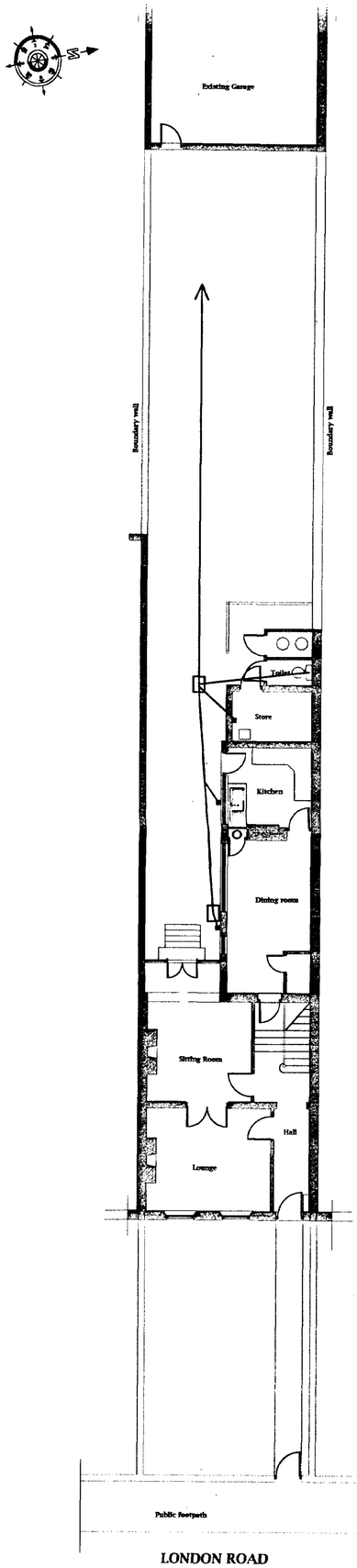
Project:-
Alterations to No 21 The Terrace, Spalding

Drawings
Working Details

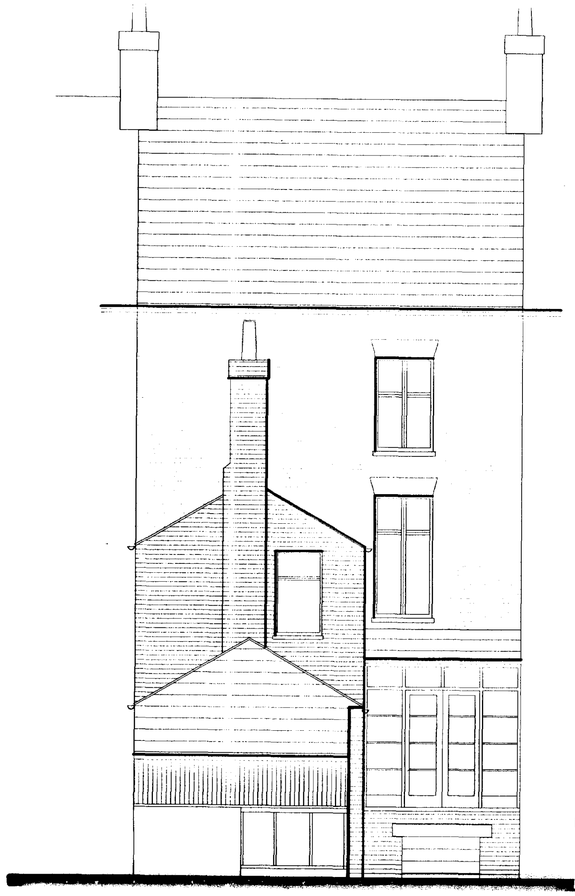
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June 2002	**JDL**

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1560	**AD/2**

Scale.	*Revision No.*
1:20 , 1 :2	



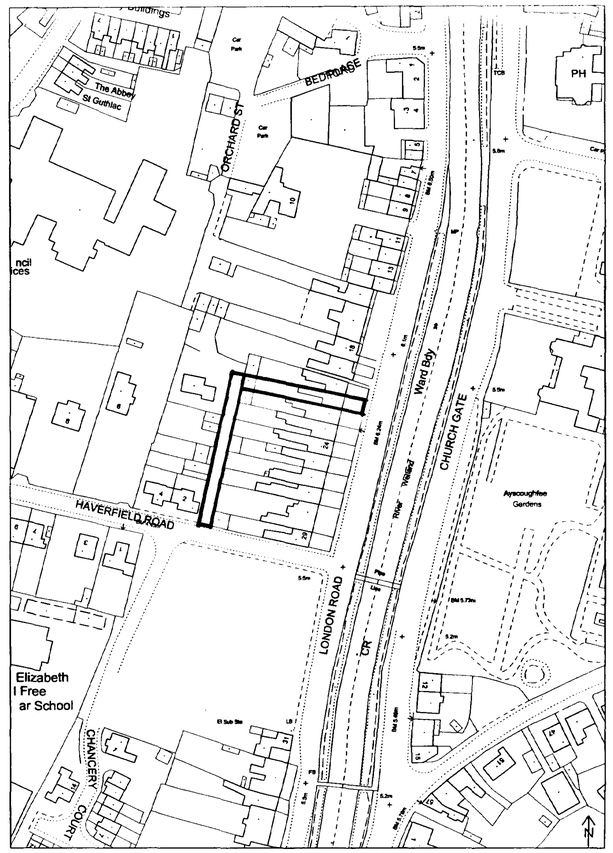
EXISTING GROUND FLOOR PLAN

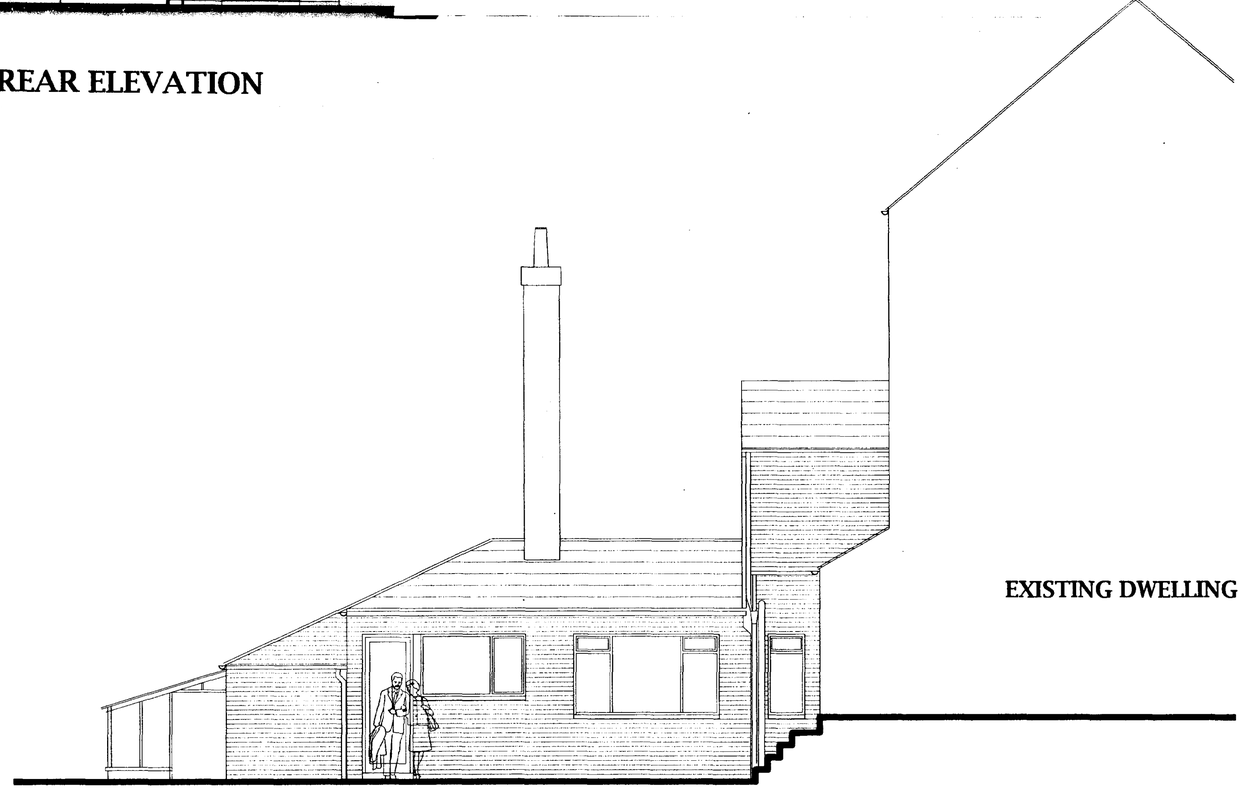


REAR ELEVATION



ELEVATION TO LONDON ROAD





ELEVATION FROM REAR YARD FACING NORTH

EXISTING DWELLING

DETERMINED PLAN

SHDC Planning & Development 10 JUL 2002 Ref. 0811/02

JOHN D LYNCH partnership
CHARTERED ARCHITECTS

Client:-
Mr & Mrs Hawtin

Project:-
Alterations to 21 The Terrace, Spalding

Drawings
Existing Plans & Elevations

Date	*Drawn*
May 2002	**JDL**

Job No.	*Drawing No.*
1560	**AL/1**

Scale.	*Revision No.*
1:50 & 1;100, 1:1250	