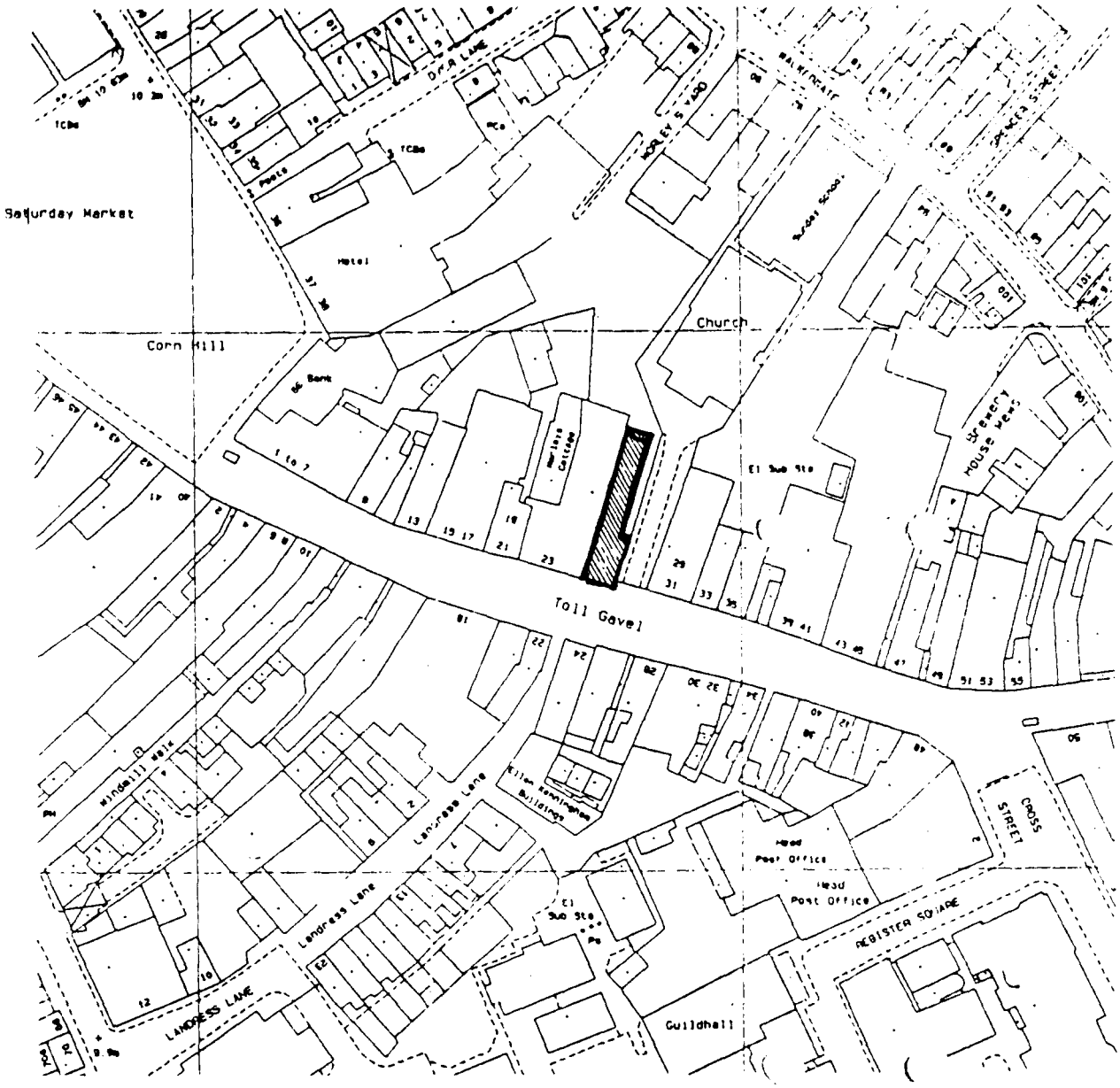
Development
22 AUG 2002
Ref 0820/01

A1



LOCATION PLAN scale 1:1250

Form new stud walling consisting of 75 x 75mm unwrot framing, all butt jointed and nailed. Studding at 600mm centres with noggins at 900mm vertical intervals. Finish both sides with 12.5mm Gyproc wallboard, taped joints and skim. Provide and fix skirting both sides to match existing and make good as necessary. Stud partitions to have 75mm glassfibre infill packed between studs. Allow for doubling up joists or providing noggins beneath proposed baseplate, exact arrangement to be confirmed.

Allow for 2 no. new 1200 x 900 SW doubled glazed windows or similar arrangement to be agreed.

New floor/roof construction to be formed from 225 x 50mm SC3 joists at 400 centres (or else where may be required by Structural Engineer). Joists to be notched into existing blockwork or on proprietary joist hangers to SE approval. Noggin/baseplate arrangeemnt to proposed stud wall to be in accordance with SE details.

E FD30S VP N6

E FD30S VP N6

E FD30S VP N6

E FD30S VP N6

E FD30S VP N6

Existing Ground Floor Plan

Install new internal doors to be FD 30 s. Doors to be SW frames with screw fixed stops 25mm deep.

Existing fire alarm and emergency lighting system to be examined and extended or replaced as necessary to allow for a fulll system to BS 5389: Part 1 1988 and Emergency Lighting to BS 5266 Part 1:1999

Floor finish to be either boarding to match existing or min 22mm flooring grade chipping

Roof construction over proposed stair to be formed from 100 x 50mm SC3 joists at 600 centres fixed to studs at 600 centres.

Take down and remove redundant brick/block as indicated. Allow for all necessary temporary supports etc.

Construct and install new galvanised or painted metal stairs. Stairs to suit proposed width of 1100mm with handrails to both sides. Stairs to have equal risers of approx 170mm each (to be measured on site prior to manufacture) with goings of min 250mm. Handrails to be set 900mm from nosing and 1000mm above ffl at landing. A similar galvanised stair is required to form the external stair.

N10 E FD30S VP N6

Extent of hard landscaping to be agreed on site

Form new manhole

Ammend existing drainage as necessary

Existing First Floor Plan

Remove existing staircase and make good as necessary

Construct new cavity wall construction to be formed from 100mm blockwork, 50mm full fill cavity insulation and 102 external facing brickwork

Ammend existing drainage as necessary

Form new manhole

BUILDING REGULATION NOTES

GENERAL
No part of building works to encroach onto neighbouring property or public highway.
All materials, fittings and workmanship to be carried out and installed in accordance with manufacturers recommendations, relevant British Standards, Codes of Practice, Electricity, Water, Gas Authority recommendations etc.
All work to satisfaction of Building Inspector.
All dimensions to be checked on site by builder prior to order of any materials.

NEW MASONARY OPENINGS
Form new openings as indicated shown in walls and insert new calnic lintols or similar to appropriate size with min 150mm bearing to SE details/approval.

DRAINAGE
All work to complete satisfaction of Building Inspector and Water services , storm and foul drains to existing shared system.
All drainage to BS65:1991, BS EN295:1991 BS8367:1983, BS8301:1985.
Drains passing underneath the building and through the foundations or less than 600mm below ground level to be encased in 150mm concrete with expansion & contraction joints at 9.0m max ctrs. and protected with due regard given to any possible differential settlement.
Rocker joints to be provided where passing through wall or foundation (All drainage to be fully accessible for cleaning purposes with rodding points at the base of all svp's and waste outlets).
Use 100, 150 and 225mm diameter flexible jointed ESVC Hepseal pipes (or similar approved) with Class B granular stone bed. Internal soil drainage laid at min. 1in 40.
Existing Redundant Manholes and Gulleys to be sealed off. New 110mm dia. upvc stacks. Provide intumescent collars where pipe s exceeding 50mmO pass through compartment floors/walls. New parapet/upstand arrangemnt to proposed roof to be comterflashed to existing adjoining buildings where possible and in accordance with adjoining owner consents.
All new gutters to be formed by specialist powder coated aluminium. new gutters to be dressed and flashed into and to discharge into powder coated aluminium rainwater pipes by specialist.
Where indicated all exposed rainwater gutters to be constructed from box section powder coated aluminium to downpipes as mentioned above, all by specialists.

FOUNDATIONS
Excavate and remove existing brickwork and foundations where applicable, reduce ground to appropriate levels as recommended by the structural engineer and construct trench fill concrete foundations and pad bases in strict accordance with the engineers details and recommendations and approved by the local Building Inspector.Reinforcement to foundations shall be carried out in accordance with engineers recommendations.
All foundations to be to the approval of the L.A. Building Inspector.

GROUND FLOOR SLAB
Excavate and reduce to levels existing ground conditions to appropriate level, where indicated, site to be cut and filled as recommended by structural engineer. Ground floor slab to be a beam & block construction "Marshalls" Jetfloor or similar, to incorporate 35mm Styrofoam Floormate 200 or similar beneath reinforced screed. Details to be supplied by SE. New airbricks to be fitted to perimeter of cavity wall construction as shown

NEW WALL CONSTRUCTION
New cavity wall construction to be constructed from 100mm min .strength 7N/mm2 solid blockwork inner leaf. 50mm wide cavity with full fill Rockwool blown fibre insulation to accomodate min u-value of 0.45. External leaf to be constructed from brickwork as shown, ties at 900 ccs horizontally and 450 ccs vertically. Ties to be SS vertical twist type with safety ends. All cavities at head, cill and jambs of openings and at heads of walls shall be closed with proprietary Dacatie TF8/75 insulated cavity closers or similar arrangement approved. To all openings, supply and install purpose made Marley Aquaguard cavity trays , and include for building in proprietary concealed weepholes from Mdyneux at not more than 450mm ccs over opening.
Build in Marley Aquaguard horizontal dpc's to both leaves at finished floor level Fill cavities with lean mix concrete (C7P) up to 150mm below lowest horizontal dpc and weather towards outer leaf and build in concealed weepholes as noted above at max 450mm ccs.

NEW ROOF CONSTRUCTIONS
Proposed warm roof construction and sied walls above brickwork to be formed to min u-value of 0.45. To be Anderson built up felt roofing comprising of profiles xl, mineral surface cap sheet on profiles vent xl on 50mm thermazone profile insulation on profiles vapour vent xl on 18mm WBP ply deck with all joints taped.
All in accordance with manufacturers details. Include for all necessary code 5 lead counterflashings wedged and pointed into existing mortar joints a min. of 150mm above roof finish. Proposed rafter and stud arrangement and construction in accordance with SE details.

VENTILATION/MECHANICAL SERVICES
Exact arrangement for ventilation and heating to be confirmed. Proposals by specialist consultant to be supplied to LA prior to construction.

ELECTRICAL SERVICES
Lighting and electrical system shall be specified by specialist consultant. Lighting and lighting control shall comply to recommendations stated in Part L1 for lighting.New electrical works are to be carried out strictly in accordance with the current IEE regulations.

FIRE ALARM SYSTEM
Installation of a complete Fire Alarm System in accordance with BS 5839 comprising break glass points, sounders and heat detectors shall be supplied and specified by specialist consultant. Detection devices to be installed to all areas.

INTERNAL WALLS
Construct new internal walls where indicated from 100 or 140mm thick 7N/mm2 blockwork, raised off new / existing concrete slab in accordance with structural engineers' details and recommendations.
Internal blockwork to be finished with 13mm Hardwall plaster and 2mm skim thistle multifinish plaster finish.
Proposed Steelwork to be encased with 12.5mm fireline board or similar

M & E PROPOSAL SHALL BE SUBMITTED TO BUILDING CONTROL 28 DAYS PRIOR TO ORDER FOR APPROVAL

LEGEND

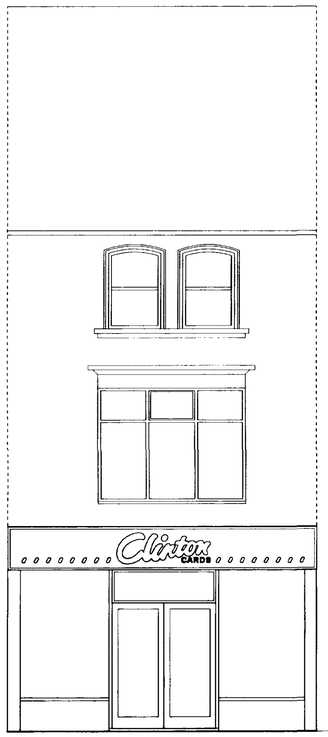
FD30S	30/30 fire door and frame with self closer, intumescent strip and smoke seals
VP	Vision panel with Pyroshield safety clear polished glass to give 1/2hr fire resistance. Vision panels to doors across corridors to have a zone of visability of between 900mm and 1500mm above floor level.
N3	" FIRE DOOR KEEP LOCKED" sign at eye level outside of door
N8	" FIRE DOOR KEEP SHUT" sign at eye level on both sides of door
N10	"PUSH BAR TO OPEN" or "PUSH PAD TO OPEN" sign above push bar or next to push pad
E	"FIRE EXIT" sign above door way

Provide fire alarm system to BS 5389: Part 1 1988

All Fire exit signs and fire notices to BS 5499 Part 1 1990

Emergency Lighting to BS 5266 Part 1:1999

DETERMINED PLAN
SOUTH HOLLAND DC HOUSING & PLANNING
05 JUL 2001
Ref: 0829/01



Existing Shop Frontage

New Anderson felt roof finish to timber constuction and to side of upper section of passageway above cavity wall construction.

New felt roof constuction

Proposed facing brickwork to match existing

New upvc rainwater goods

Include for new airbricks to

Proposed warm roof construction to side sections of wall shaded thus above brickwork to be formed to min u-value of 0.45. To be Anderson built up felt roofing comprising of profiles xl, mineral surface cap sheet on profiles vent xl on 60mm thermazone profile insuulation on profiles vapour vent xl on 18mm WBP ply deck with all joints taped. All in accordance with manufacturers details. Include for all necessary code 5 lead counterflashings wedged and pointed into existing mortar joints a min. of 150mm above roof finish. Proposed rafter and stud arrangement and construction in accordance with SE details. Inner lining of passageway to be 19mm fire rated mdf or similar arrangement approved.

Proposed felt finish to be dressed over the top of the cavity wall construction. Form drip to with timber batten or similar

Construct and install new galvanised metal stairs. Stairs to suit with width of 1100mm with handrails to both sides. Stairs to have equal risers of approx 170mm each (to be measured on site prior to manufacture) with goings of min 250mm. Handrails to be set 900mm from nosing and 1000mm above ffl at landing.

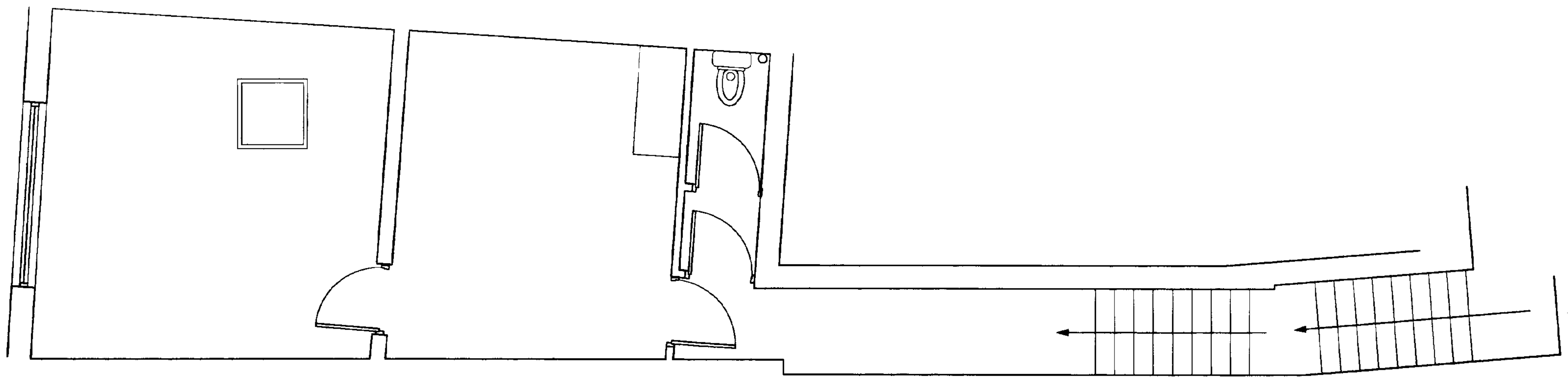
Include for new airbricks to perimeter under suspended floor.

apt DESIGN

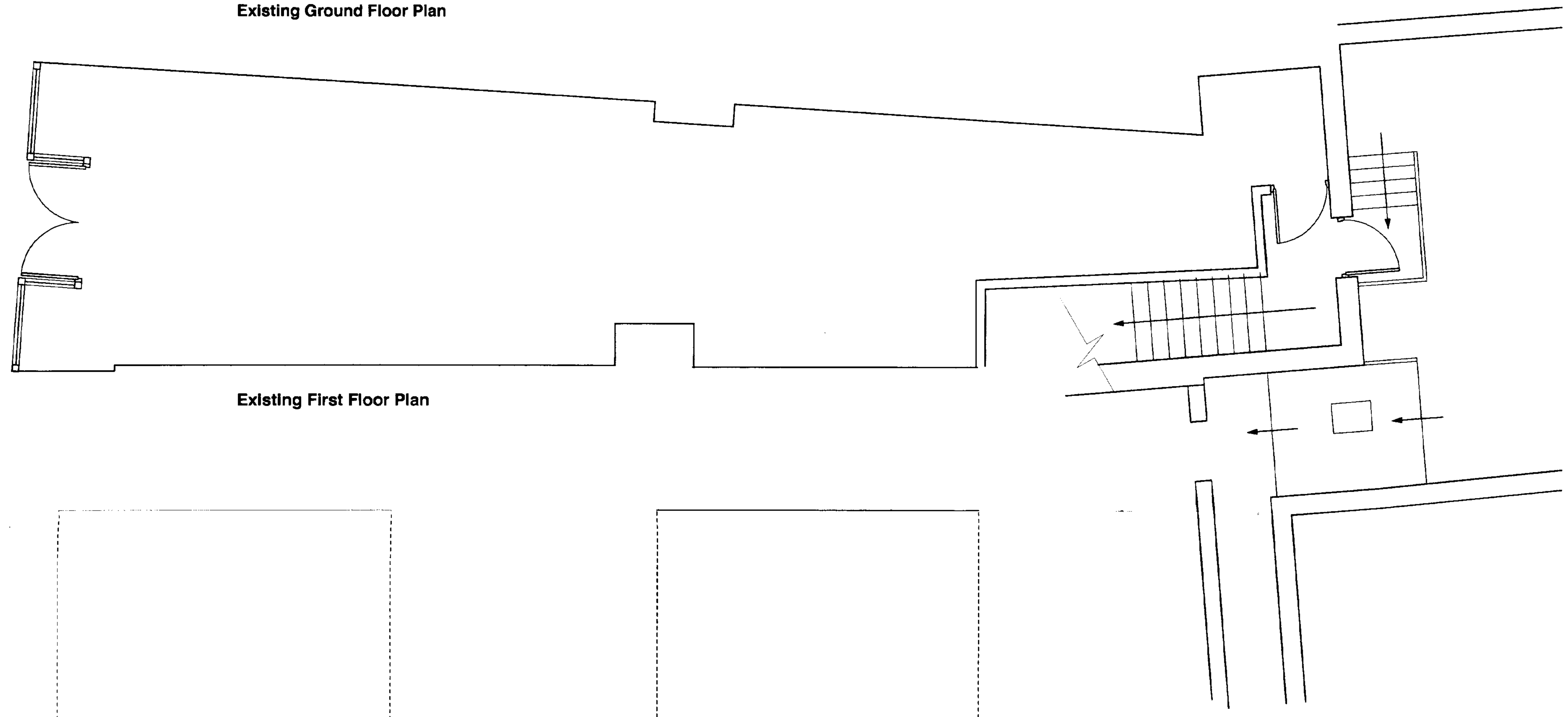
job	**Proposed Alterations to Existing Shop at 3 Hall Place Spalding**
client	**Clinton Cards PLC**
drawing	**Proposed Plans and Elevations**
drwg. No.	**99229.02**
date	31.05.01
scale	1:50
drawn	SD

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tl.0116 2619777 fx.0116 2619779

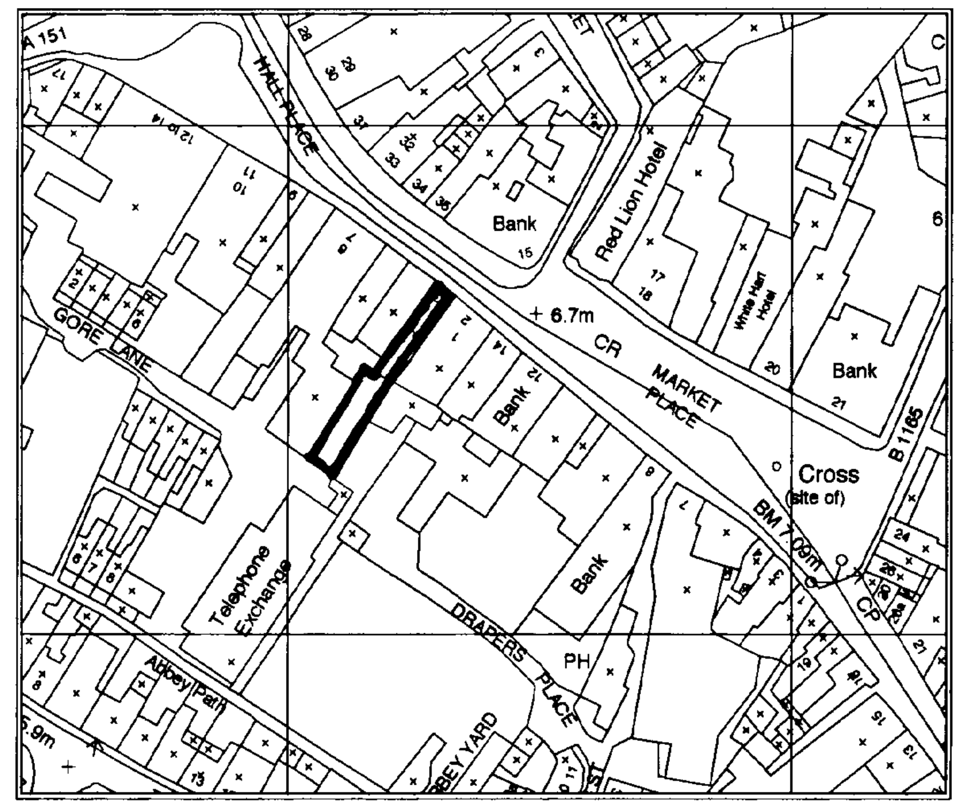
Figured dimensions shall be taken in preference to scaled dimensions and any discrepancies or errors are to be referred to the Designer. Contractors, sub-contractors and suppliers must verify all dimensions on site before



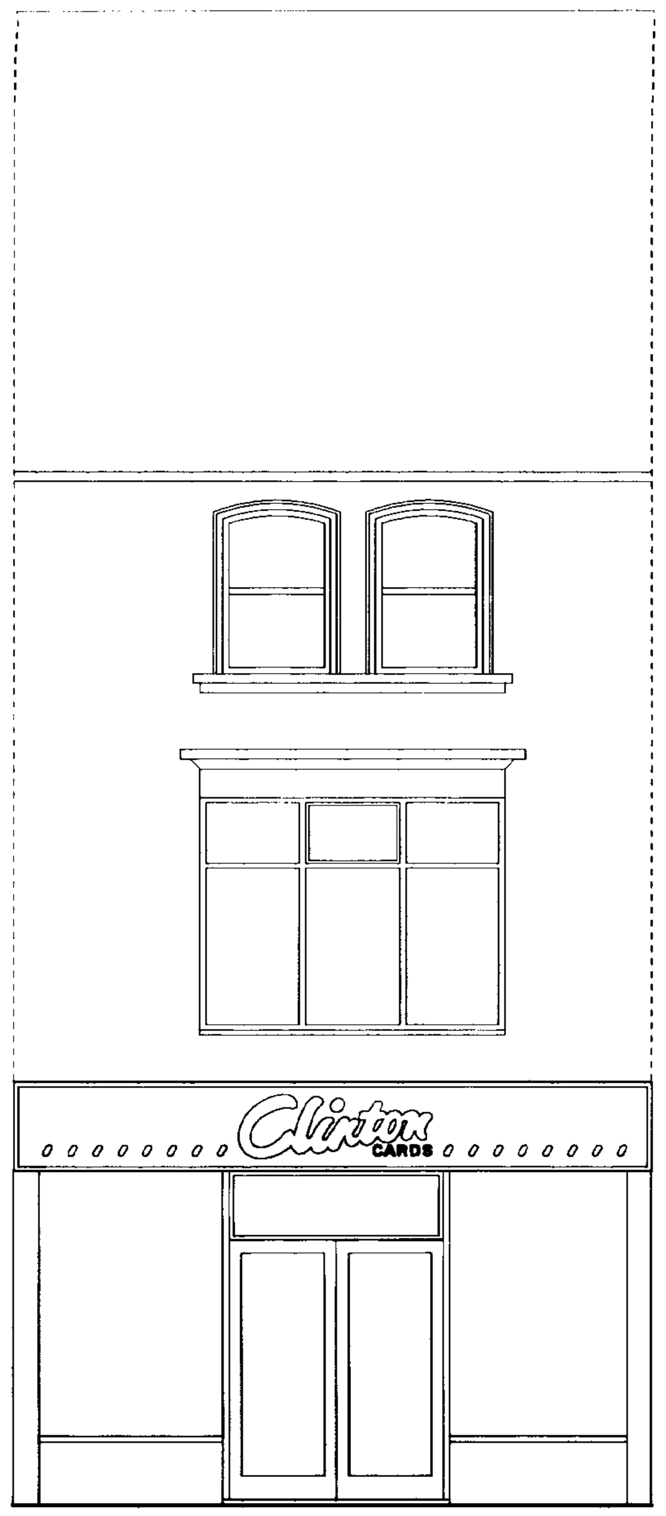
Existing Ground Floor Plan



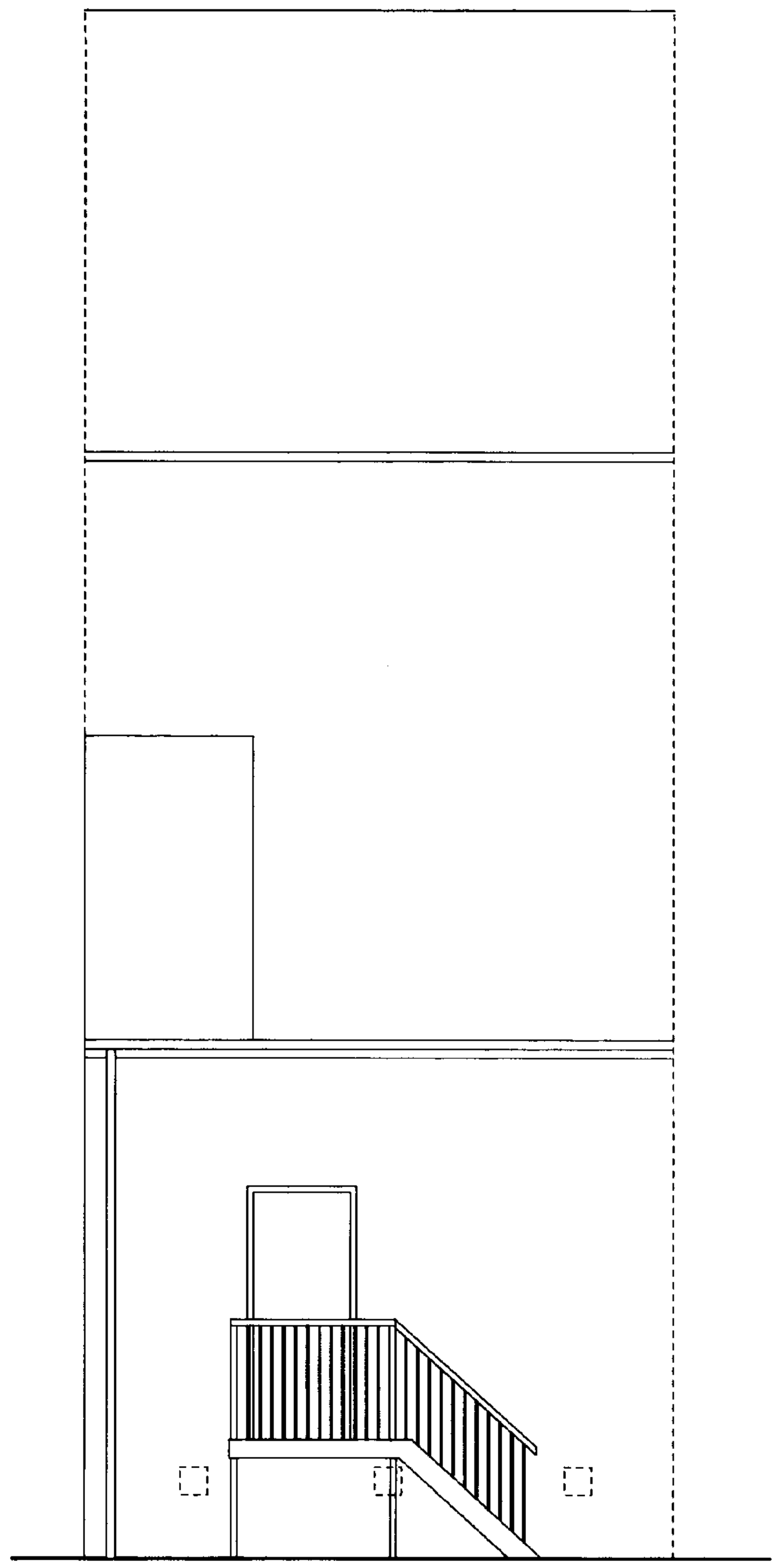
Existing First Floor Plan



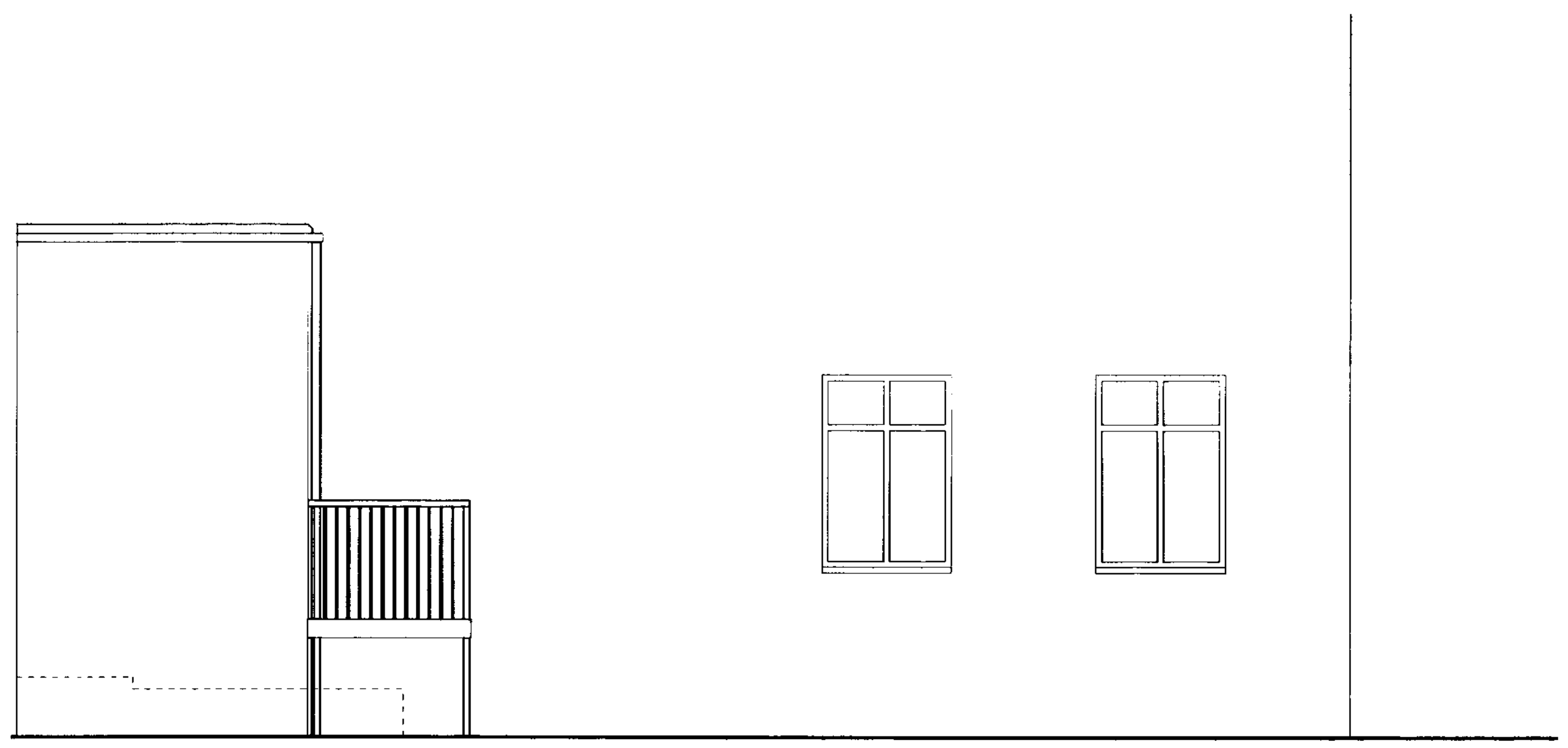
Site Location Plan 1 : 1250



Existing Shop Frontage



Existing Rear Elevation



Existing Side Elevation

DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
05 JUL 2001
Ref: 0829/01

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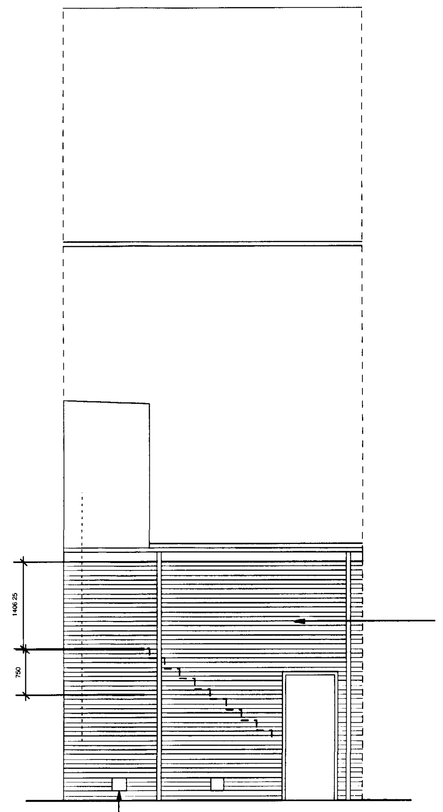
job	Proposed Alterations to Existing Shop at 3 Hall Place Spalding
client	Clinton Cards PLC
drawing	Existing Plans and Elevations
dwg. No	99229.01
date	31.05.01
scale	1:50
drawn	SD

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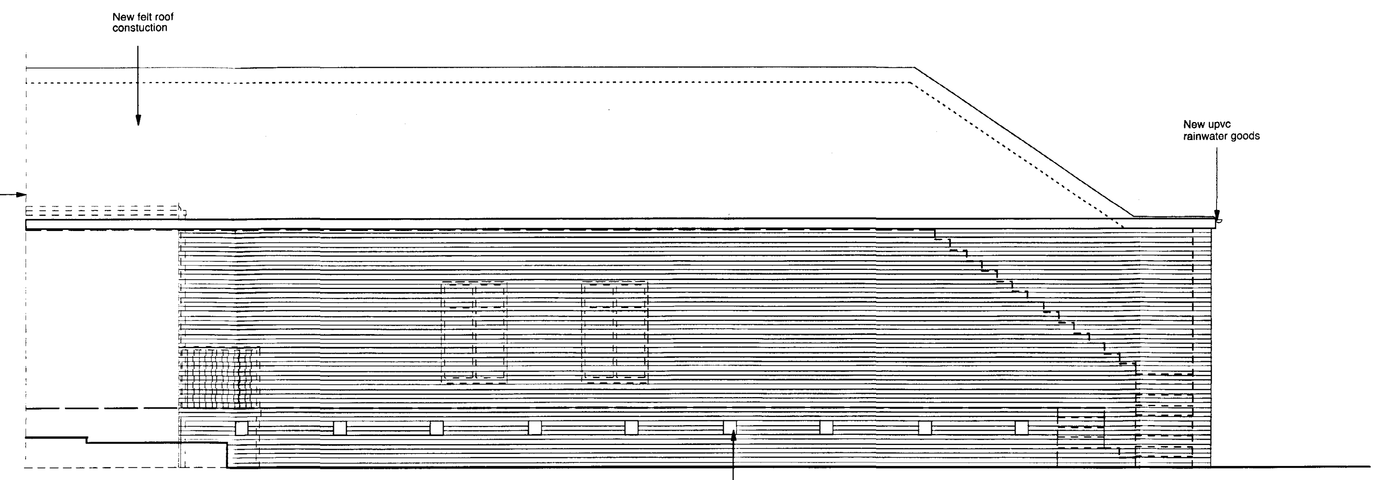
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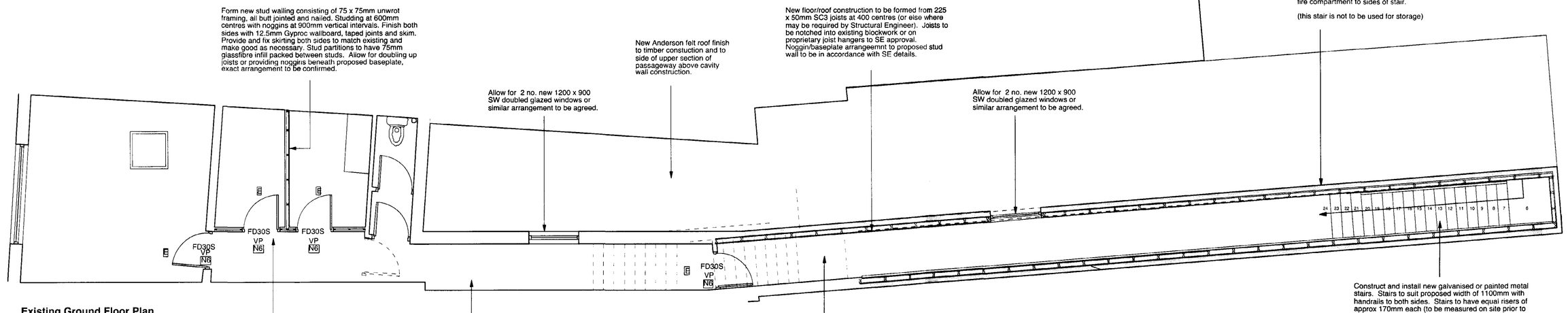
Existing Shop Frontage



Existing Rear Elevation



Existing Side Elevation



Proposed warm roof construction to side sections of wall shaded thus above brickwork to be formed to min u-value of 0.25. To be Anderson built up felt roofing comprising of profiles xi, mineral surface cap sheet on profiles vent xi on 130mm thermazone profile insuulation on profiles vapour vent xi on 18mm WBP ply deck with all joints taped. All in accordance with manufacturers details. Include for all necessary code 5 lead counterflashings wedged and pointed into existing mortar joints a min. of 150mm above roof finish. Proposed rafter and stud arrangement and construction in accordance with SE details. Inner lining of passageway to be 13mm fire rated mdf or similar arrangement approved, to provide min 1 hour fire compartment to sides of stair.

(this stair is not to be used for storage)

LEGEND

FD30S	30/30 fire door and frame with self closer, intumescent strip and smoke seals
VP	Vision panel with Pyroshield safety clear polished glass to give 1/2hr fire resistance. Vision panels to doors across corridors to have a zone of visability of between 900mm and 1500mm above floor level.
N3	" FIRE DOOR KEEP LOCKED" sign at eye level outside of door
N8	" FIRE DOOR KEEP SHUT" sign at eye level on both sides of door
NT10	"PUSH BAR TO OPEN" or "PUSH PAD TO OPEN" sign above push bar or next to push pad
E	"FIRE EXIT" sign above door way

Provide fire alarm system to BS 5839: Part 1 1988

All Fire exit signs and fire notices to BS 5499 Part 1 1990

Emergency Lighting to BS 5266 Part 1:1999

BUILDING REGULATION NOTES

GENERAL
No part of building works to encroach onto neighbouring property or public highway.
All materials, fittings and workmanship to be carried out and installed in accordance with manufacturers recommendations, relevant British Standards, Codes of Practice, Electricity, Gas and Water Board recommendations etc.
All work to satisfaction of Building Inspector.
All dimensions to be checked on site by builder prior to order of any materials.

NEW MASONARY OPENINGS
Form new openings as indicated shown in walls and insert new cathic lintols or similar to appropriate size with min 150mm bearing to SE details/approval.

DRAINAGE
All work to complete satisfaction of Building Inspector and Water services , storm and foul drains to comply with BS 8005 Parts 1991 BS8367-1983, BS8301:1985.
Drains passing underneath the building and through the foundations or less than 600mm below ground level to be encased in 150mm concrete with expansion & movement joints at 6m centres max. joints, and protected with duk regard given to any possible differential settlement.
Rocker joints to be provided where passing through wall or foundation (All drainage to be fully accessible for cleaning purposes with rodding points at the base of all svp's and waste pu'sets)
All drains to be laid to manufacturers jointed flexible jointed ESVC Hepseal pipes (or similar approved) with Class B granular stone bed. Internal soil drainage laid at min. 1in 40.
Existing Redundant Manholes and Gulleys to be sealed off. New 110mm dia. upvc stacks. Provide inconspicuous roller terminals over a exceeding 300mm pass. Provide new rainwater goods to match existing. Rainwater goods to be powder coated aluminium roof to be connected to existing adjoining buildings where possible and in accordance with adjoining owner consents.
New rainwater goods to be 125mm dia. powder coated aluminium, new gutters, to be dressed and fashed into and to discharge into powder coated aluminium rainwater pipes by specialist.
Where indicated all exposed rainwater gutters to be constructed from box section powder coated aluminium to downpipes' as mentioned above, al by specialists.

FOUNDATIONS
Excavate and remove existing brickwork and foundations where applicable, reduce ground to appropriate levels as recommended by the structural engineer and construct trench fill concrete foundations and pad bases in short accordance with the engineers recommendations and approved by the local Building Inspector.Reinforcement to foundations shall be carried out in accordance with engineers recommendations.
All foundations to be to the approval of the L.A. Building Inspector.

GROUND FLOOR SLAB
Excavate and reduce to levels existing ground conditions to appropriate level, where indicated, site to be cut and filled as recommended by structural engineer and compacted. New floor slab construction to be 150mm thick concrete slab to incorporate 67mm Celtitex RR or similar beneath reinforced screed. Details to be supplied by SE. New airbricks to be fitted to perimeter of cavity wall construction as shown. Allow for forming ground bearing slab to rear or proposed extension, to enable construction of proposed metal staircase, exact arrangement to be confirmed. Provide new airbricks to external walls to the perimeter of rear wall and extended beneath the slab to ventilate void.

NEW WALL CONSTRUCTION
New cavity wall construction to be constructed from 100mm min. strength 7N/mm2 solid blockwork inner leaf 100mm wide cavity with 40mm Celotex RR insulation to accomodate min u-value of 0.35. External leaf to be constructed from brickwork as shown, ties at 900 ccs horizontally and 450 ccs vertically. Ties to be built in as work proceeds. Cavity to be kept clear of mortar droppings. Cavity openings and all heads of walls shall be closed with proprietary Ductile TF/675 insulated cavity closers or similar arrangement approved. To all openings, supply and install purpose made Marley Aqueduct cavity trays and include for building in proprietary concealed weepholes from Molyneux at not more than 450mm ccs above cavity trays.
Build in Marley Aqueduct horizontal dpc's to both leaves at finished floor level
Fill cavities with lean mix concrete (C7P) up to 150mm below lowest horizontal dpc and weather towards outer leaf and build in concealed weepholes as noted above at max 450mm ccs.

NEW ROOF CONSTRUCTIONS
Proposed warm roof construction and sud walls above brickwork to be formed to min u-value of 0.25. To be Anderson built up felt roofing comprising of profiles xi, mineral surface cap sheet on profiles vent xi on 130mm thermazone profile insulation on profiles vapour vent xi on 18mm WBP ply deck with all joints taped. All in accordance with manufacturers details. Include for all necessary code 5 lead counterflashings wedged and pointed into existing mortar joints a min. of 150mm above roof finish. Proposed rafter and stud arrangement and construction in accordance with SE details.

VENTILATION/MECHANICAL SERVICES
Exact arrangement for ventilation and heating to be confirmed. Proposals by specialist consultant to be supplied to LA prior to construction.

ELECTRICAL SERVICES
Lighting and electrical services shall be specified by specialist consultant.
Upon completion of the installation shall comply to recommendations stated in Part L1 and Part P of the Building Regulations. All works are to be carried out strictly in accordance with the current IEE regulations.

FIRE ALARM SYSTEM
Installation of a complete Fire Alarm System in accordance with BS 5839 comprising break glass points, sounders and heat detectors shall be supplied, and specified by specialist consultant. Detection devices to be installed to all areas.

INTERNAL WALLS
Construct new internal walls where indicated from 100 or 140mm thick 7N/mm2 blockwork, tied and bonded to existing concrete slab in accordance with structural engineers details and recommendations.
Internal blockwork to be finished with 13mm Hardwall plaster and 2mm skim matte multiwork plaster finish.
Proposed Stedwork to be encased with 12.5mm fireline board or similar

M & E PROPOSAL SHALL BE SUBMITTED TO BUILDING CONTROL 28 DAYS PRIOR TO ORDER FOR APPROVAL

REV C : 9/8/02 : Proposed extension increased in size.
REV B : 6/9/01 : Minor ammendments in accordance with Building Control requirements.
REV A : 4/7/01 : Additional Notes Added

SHDC
Planning & Development
22 AUG 2002
Ref: 0829/01

apt DESIGN

job: Proposed Alterations to Existing Shop at 3 Hall Place Spalding

client: Clinton Cards PLC

drawing: Proposed Plans and Elevations

date: 31.08.01
drawing no.: 99229.02C
scale: 1:50
drawn: SD

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