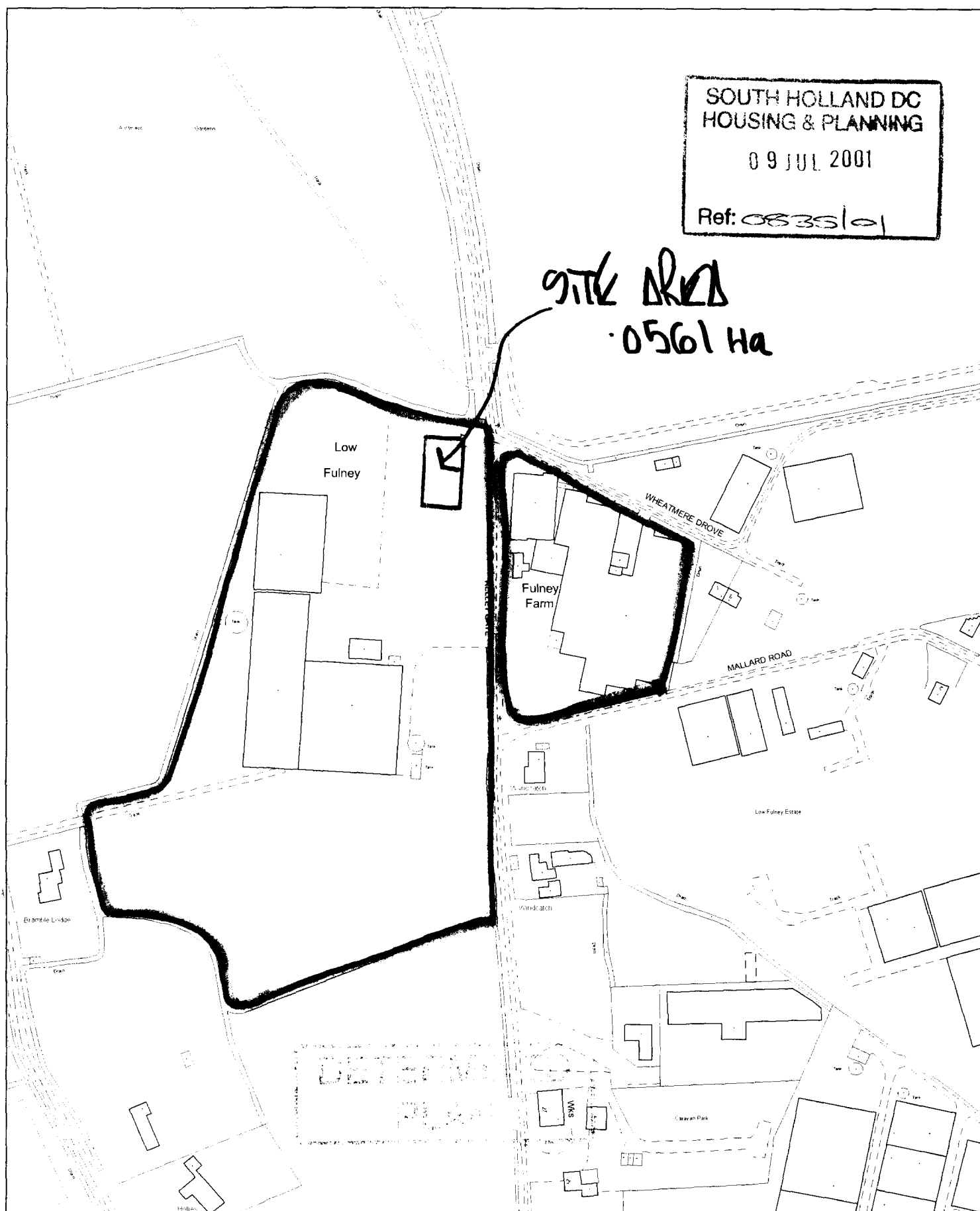


SOUTH HOLLAND DC
HOUSING & PLANNING

09 JUL 2001

Ref: 0835/01

SITE AREA
0.561 Ha

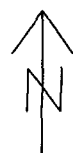


This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

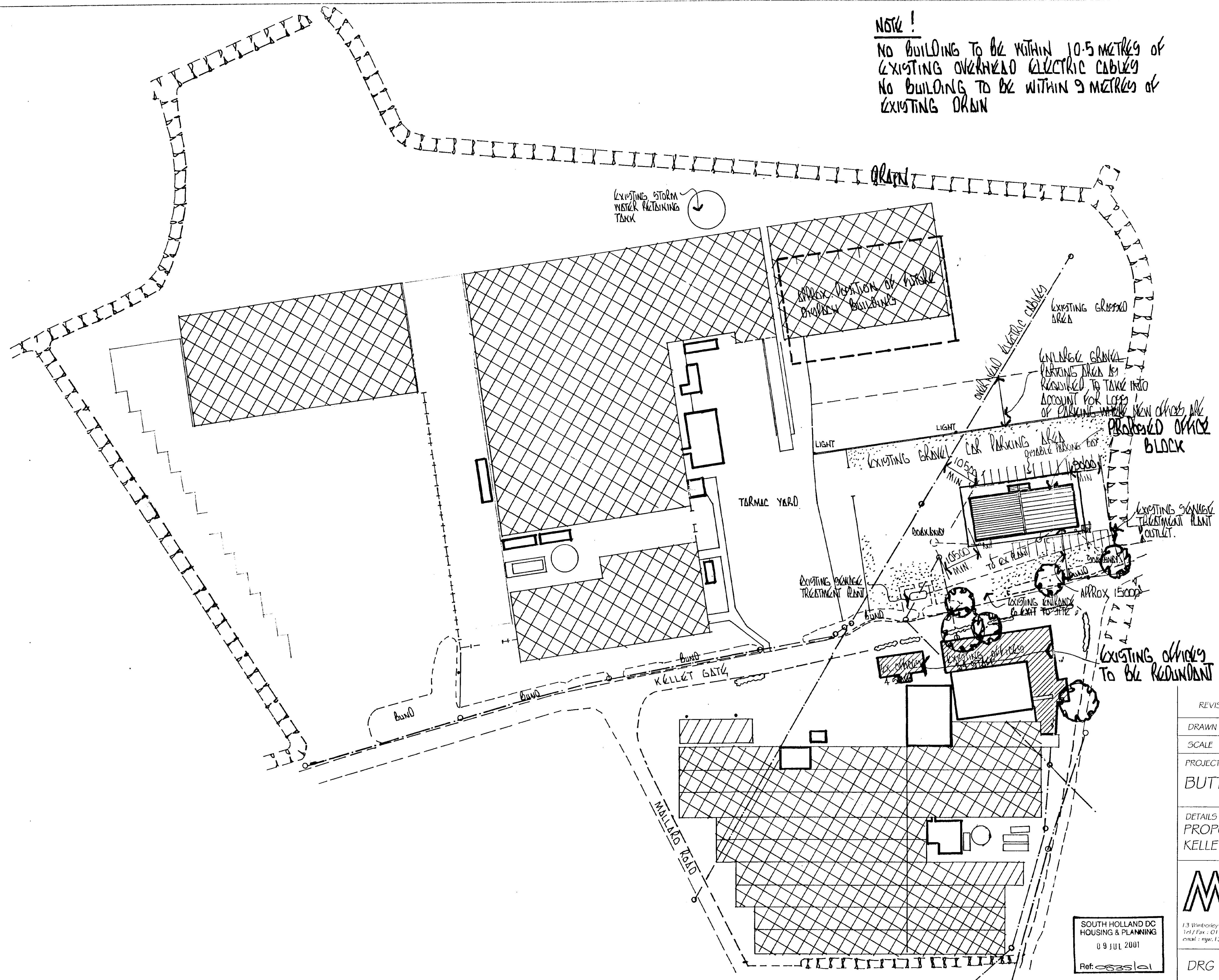
Scale:
1:2500

Council Offices, Priory Road, Spalding,
Lincolnshire PE11 2XE

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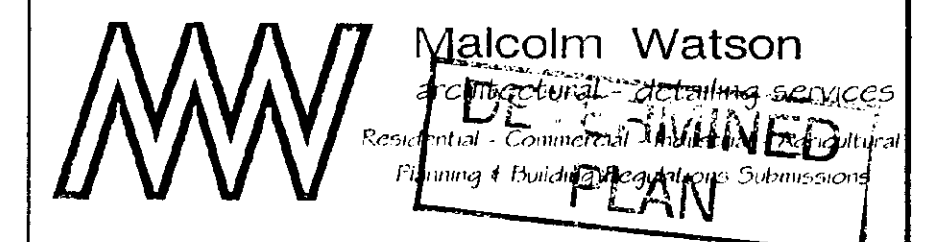
NO BUILDING TO BE WITHIN 10.5 METRES OF
EXISTING OVERHEAD ELECTRIC CABLES
NO BUILDING TO BE WITHIN 9 METRES OF
EXISTING DRAIN



REVISIONS			BY	DATE
DRAWN	MJW	DATE	23/6/01	
SCALE	1/75	CHECKED		

PROJECT
BUTTERS GROUP LTD.

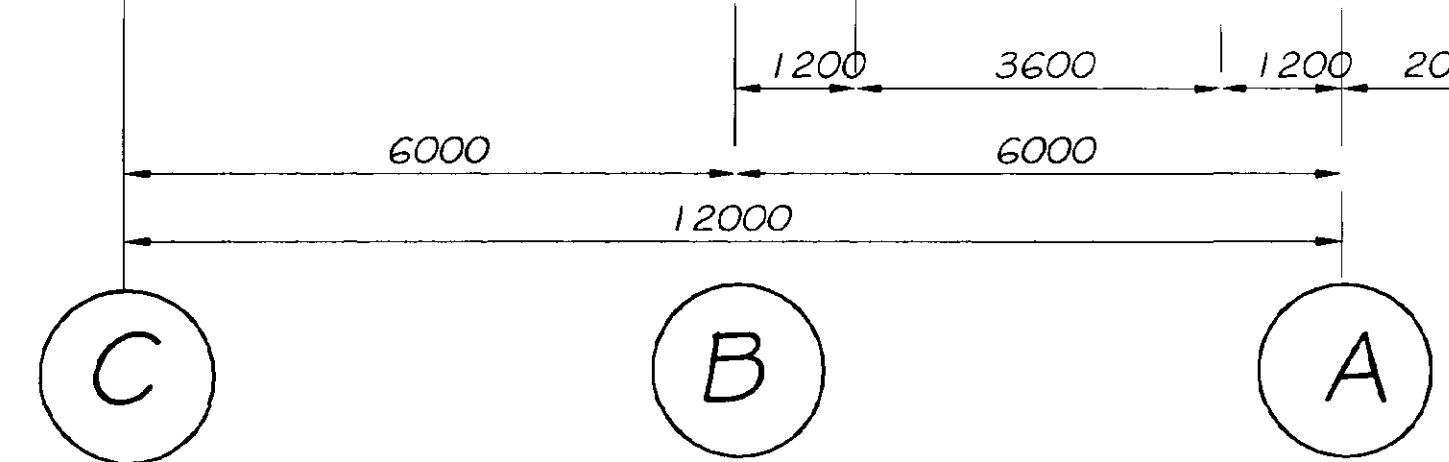
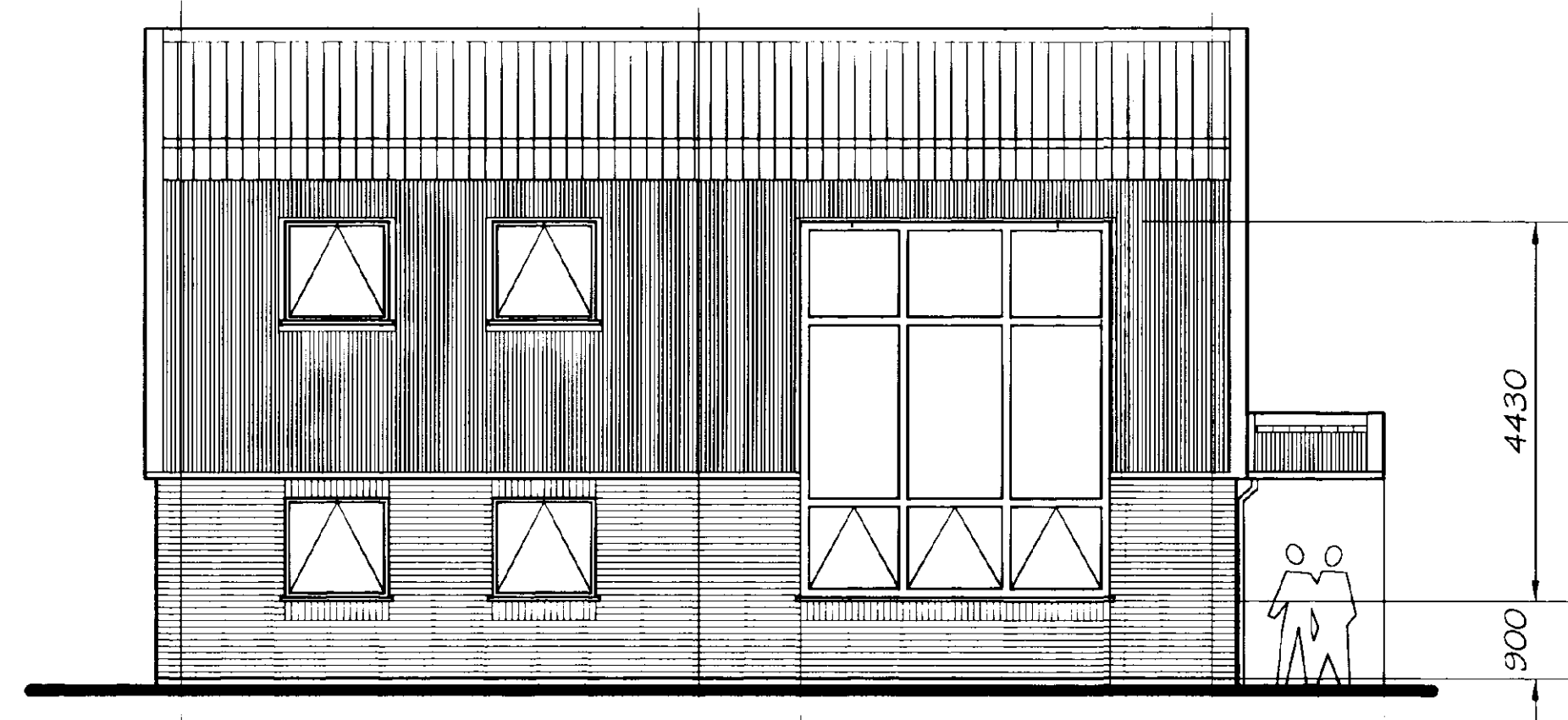
DETAILS
PROPOSED OFFICE BLOCK
KELLET GATE, SPALDING, Lincs.



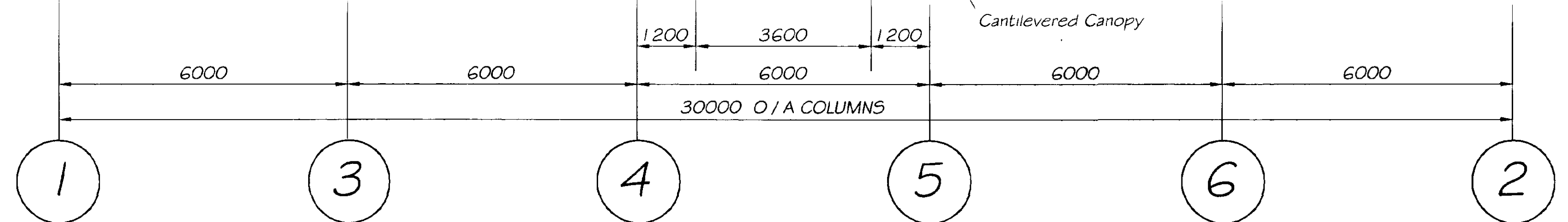
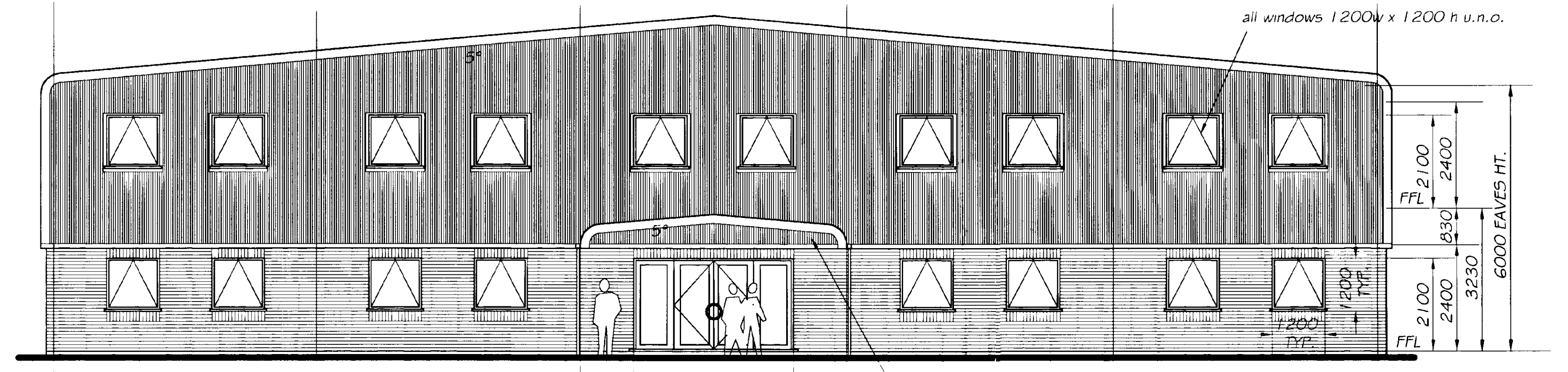
13 Wimberley Way, Finchbeck, Spalding, Lincs. PE11 3RY.
Tel/Fax : 01775 767650
email : nips.13@btinternet.com

DRG No. 1823 / GA3

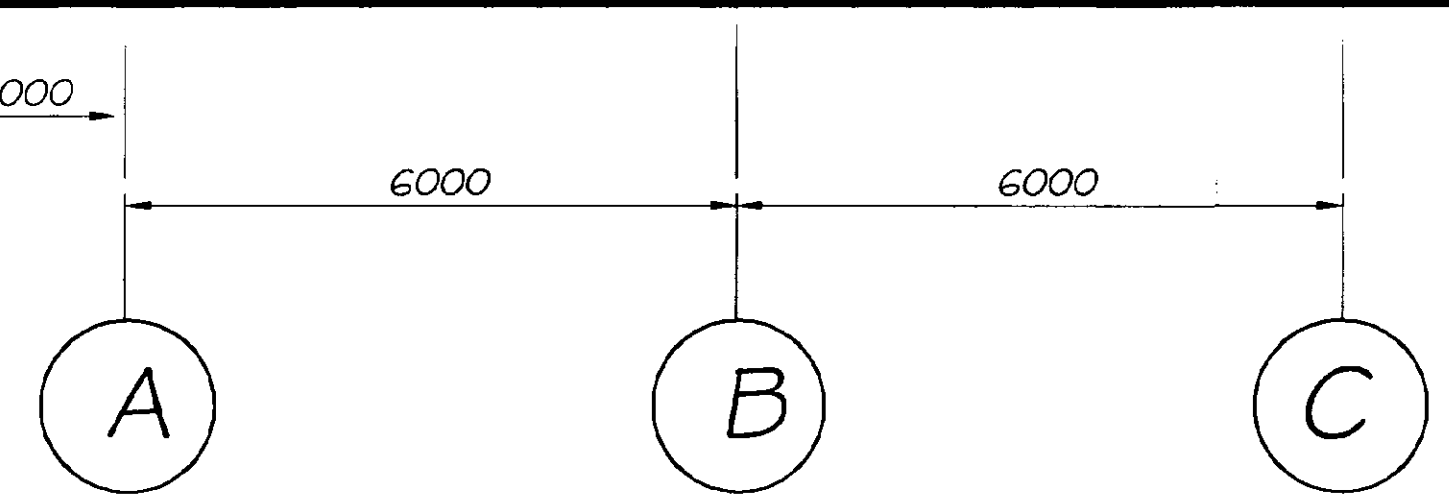
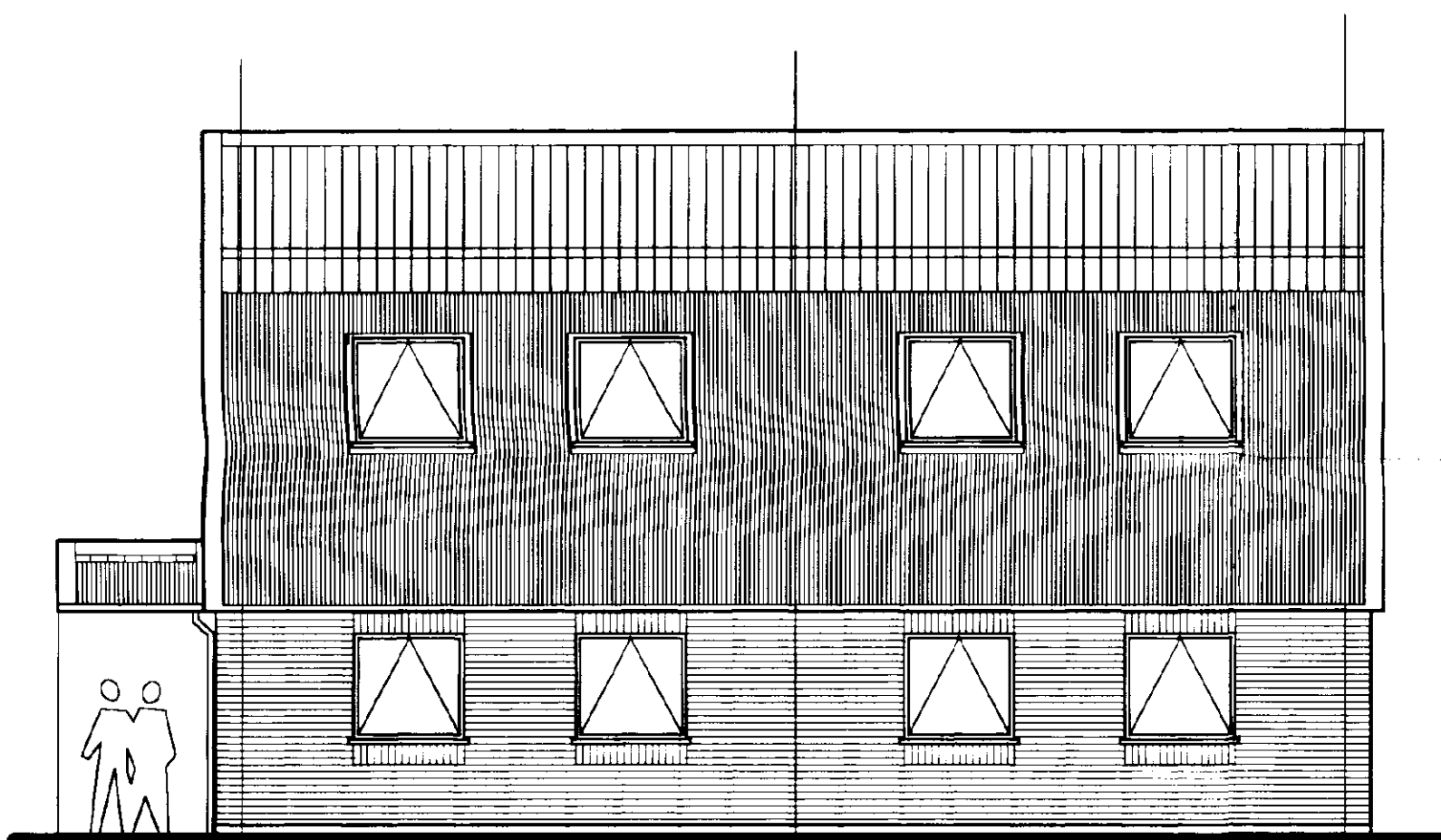
SOUTH HOLLAND DC
HOUSING & PLANNING
09 JUL 2001
Ref: 0835101



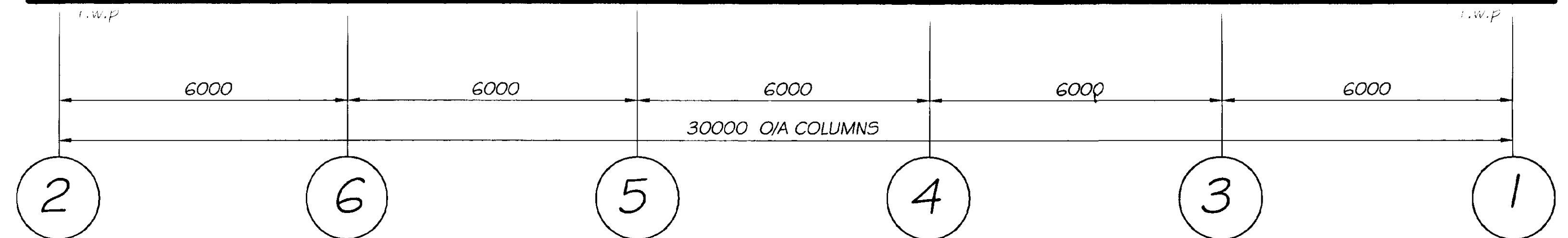
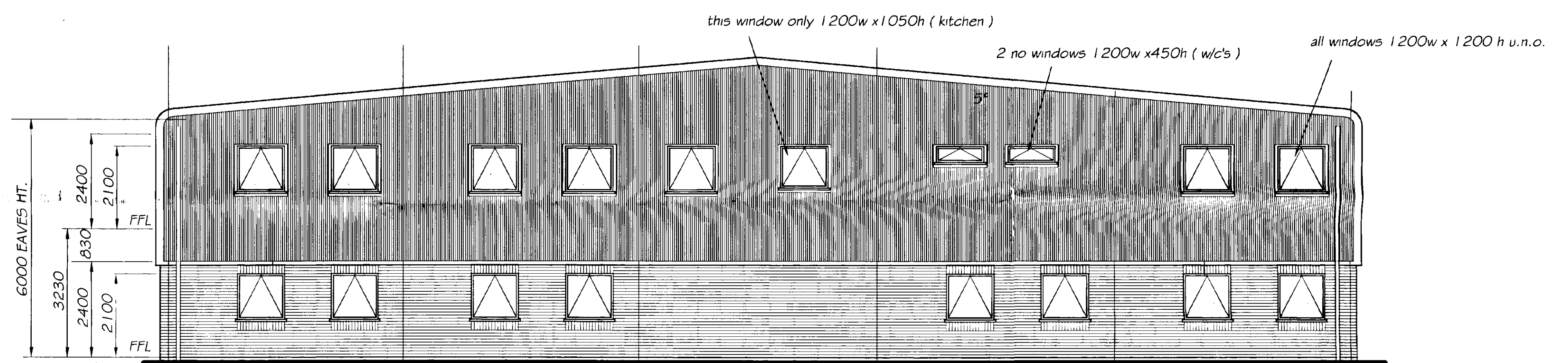
SIDE ELEVATION GRID LINE 2
(DRAIN)



FRONT ELEVATION GRID LINE A



SIDE ELEVATION GRID LINE 1



REAR ELEVATION GRID LINE C

PREPARED FOR FUTURE OFFICE EXTENSION

(KELLET GATE)

Roof (insulated)

Moorland Green 12B21

Vertical (insulated)

Moorland Green 12B21

All Flashings, Trims, R.W.P.s etc.

Heritage Green 5C RAL 6002

Windows

UPVC White or Brown double glazed with sealed units (top hung)

Doors

UPVC White or Brown double glazed with sealed units

External cavity facing brick

To match existing Canteen (Manf. & Colour t.b.c.)

Allow for 2 No. External Fire Escape Stairways (steel) from first floor
4 no. external Fire Escape Doors

REVISIONS

DRAWN	MJW	DATE	23/6/01
SCALE	1/75	CHECKED	

PROJECT

BUTTERS GROUP LTD.

DETAILS

PROPOSED OFFICE BLOCK
KELLET GATE, SPALDING, Lincs.

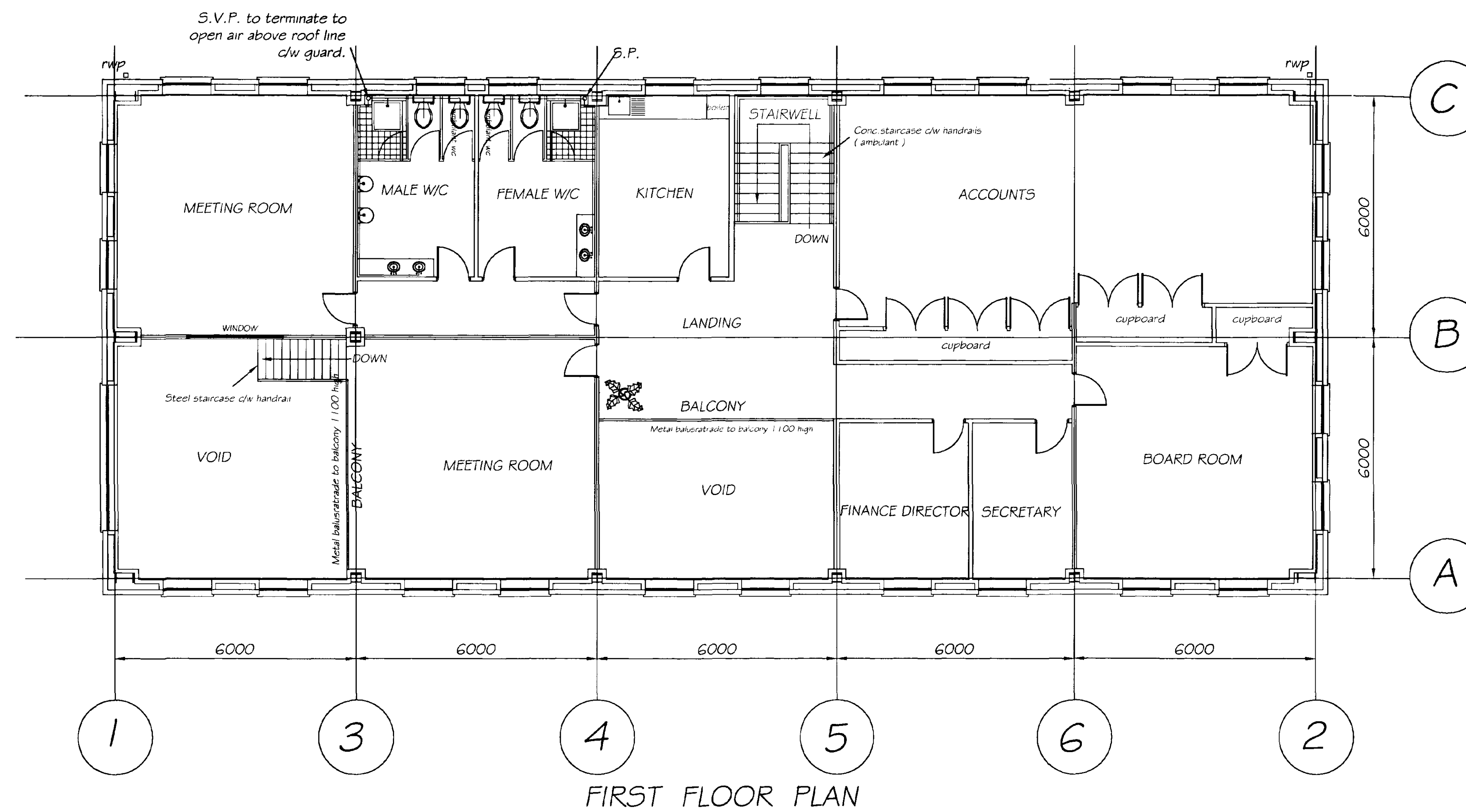
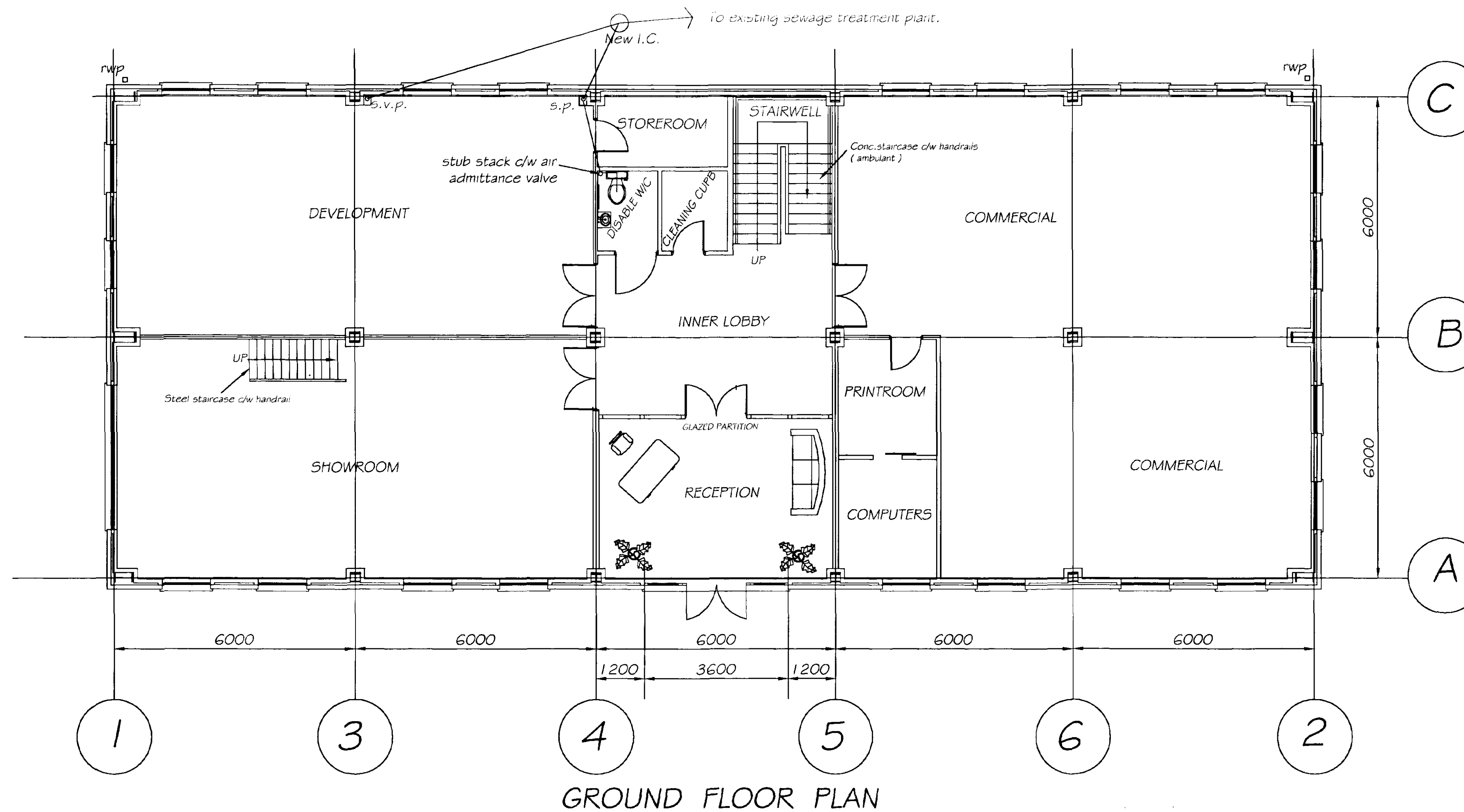
Malcolm Watson
architectural - detailing services
Residential - Commercial - Industrial - Agricultural
Planning - Building Regulations Submissions

13 Wimberey Way, Pocklington, Spalding, Lincs. PE11 3RY
Tel / Fax : 01775 767650
email : mjw@btinternet.com

DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
09 JUL 2001
Ref: 0835b

DRG No. 1823/GA1



REVISIONS			BY	DATE
DRAWN	MJW	DATE	23 / 6 / 01	
SCALE	1 / 75	CHECKED		

PROJECT
BUTTERS GROUP LTD.

DETAILS
PROPOSED OFFICE BLOCK
KELLET GATE, SPALDING, Lincs.

Malcolm Watson
architectural - detailing services

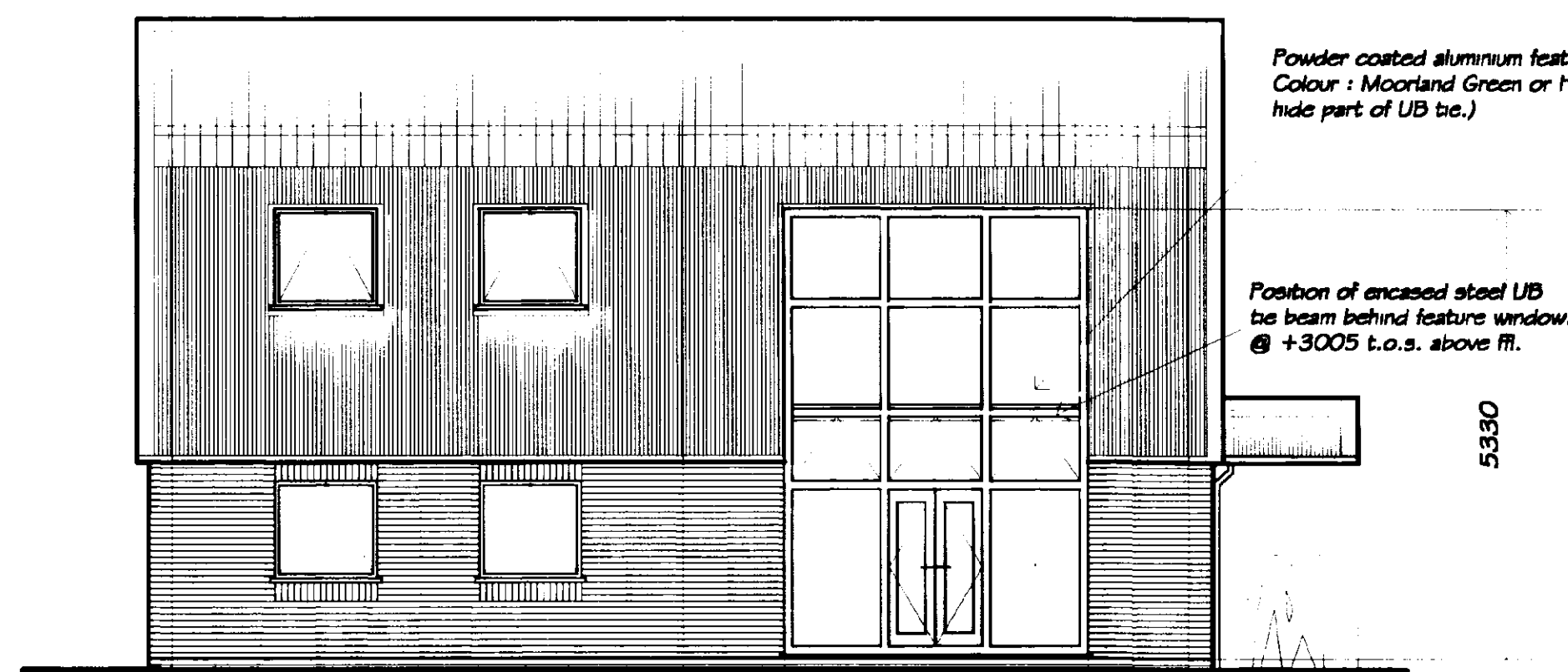
Residential - Commercial - Industrial - Agricultural
Planning - Building Regulations - Submissions

**EXAMINED
PLAN**

13 Wimborley Way, Finchbeck, Spalding, Lincolnshire, Lincs
Tel / Fax : 01775 767650
email : mjw.13@btinternet.com

SOUTH HOLLAND DC
HOUSING & PLANNING
09 JUL 2001
Ref: 083510

DRG No. 1823 / GA2

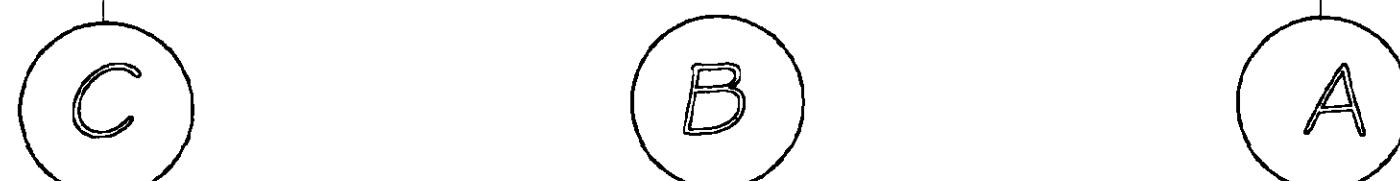


Fire Exit Door

1200 3600 1200 2000

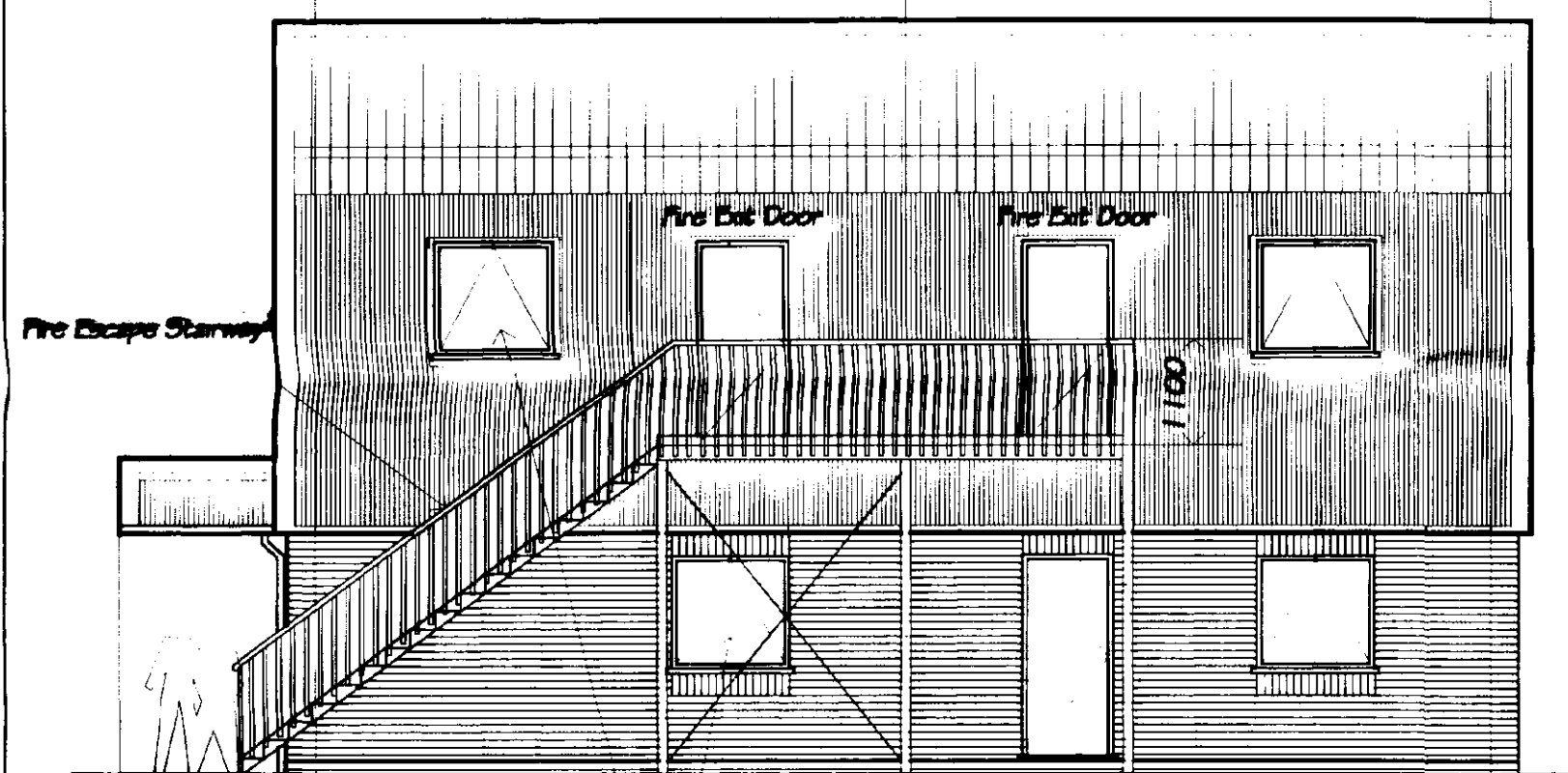
6000 6000

12000



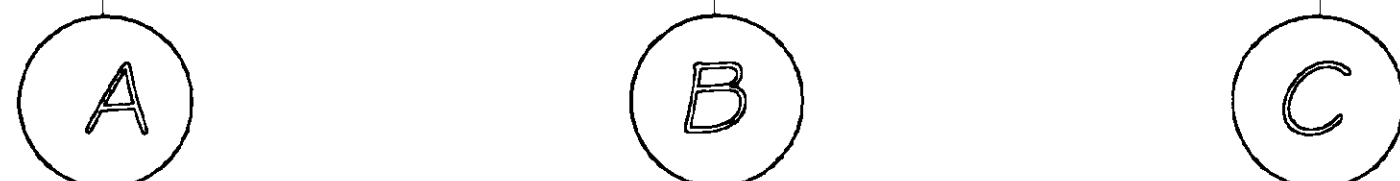
SIDE ELEVATION GRID LINE 2

(DRAIN)



2 no. windows to have 30 min. fire resistant construction i.e. glazing / framework.

2000 6000 6000



SIDE ELEVATION GRID LINE 1

All works & materials to comply with the manuals & approved documents of the Building Regulations (Regulation 1992 (as amended), current N.H.B.C. technical requirements, codes of practice & British Standards.
Building Contractor to strip off all top soil & vegetable matter from the new building area. Where existing buildings are to be demolished, old foundations & drains etc. are to be broken out, except where their presence does not adversely affect new works. Set out the works as shown on the drawings & report any discrepancies immediately to the supervising officer.
Construction (Design & Management) reg 1994 (CDM)
A Planning Supervisor is to co-ordinate the Health & Safety aspects of the project during the construction period from the time of site possession to completion handover to the client.

ROOF CLADDING
Insulated cladding comprising 0.7mm thick PVC plastic coated galvanized steel weathering sheets colour: Moorland Green BS 12B21, with all laps sealed in mastic, c/w 63mm thick fibreglass insulation laid between a support bar system on 0.4mm thick galvanized white enamel coated steel liner panel to give a U value of 0.45W/m²C, fixed in an over purlin position & c/w all necessary fixings & batten membrane above the insulation quilt & to seal the liner panel side & end laps to form a vapour check to the roof only.
No rooflights.

RAINWATER GOODS
2mm thick, pre-galvanized steel gutters (with bolted joints) positioned at the top of curve, insulated beneath with 63mm thick fibreglass insulation & 0.4mm thick galvanized white enamel coated steel liner panels, together with 2 no. grey UPVC downpipes to fit.

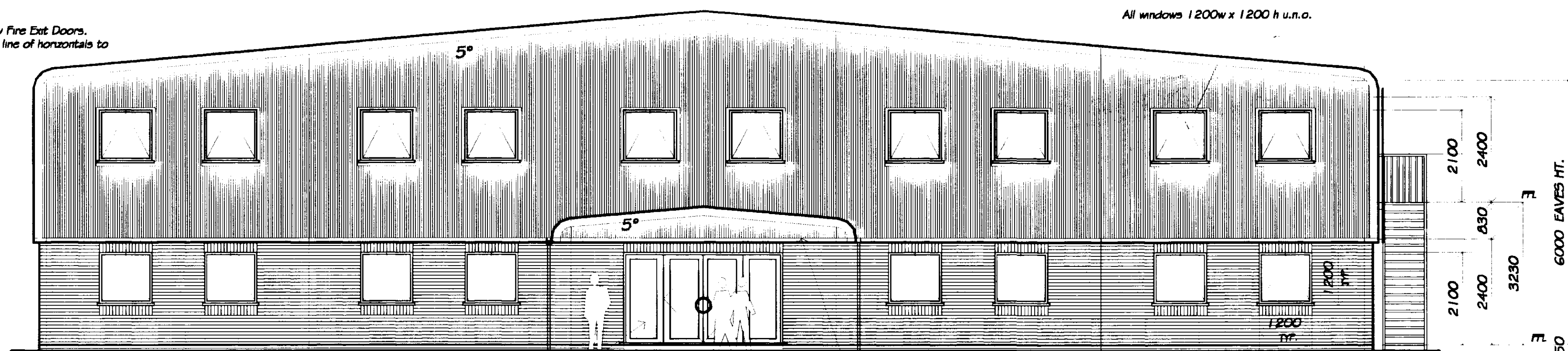
VERTICAL CLADDING
Insulated cladding comprising 0.55mm thick PVC plastic coated galvanized steel weathering sheets colour: Moorland Green BS 12B21, with 63mm thick fibreglass insulation on a support bar system & 0.4mm thick galvanized white enamel coated steel liner panel to give a U value of 0.45W/m² C, fixed in an over rail position & c/w all necessary fixings.

ALL FLASHINGS / TRIMS / CILLS / DOOR & WINDOW TRIMS
These to be colour: Heritage Green RAL 6002

ENTRANCE CANOPY
Single skin PVC plastic coated galvanized steel weathering sheets to the roof & fascia only all to match the main building c/w rainwater goods, flashings, fillers & fixings. No soffit cladding to be included.
OFFICE ELEVATIONS (WINDOWS)
1200x1200, 1200x1050, 1200x450 g/a frame
Upvc top hung (colour to be confirmed by client) either:
White / Brown / Moorland Green 12B21 or Heritage Green
SC RAC 6002 with min. 12mm double glazed sealed units
c/w trickle vents @ heads to give 6000mm sq. ventilation to habitable rooms & 4000mm sq. elsewhere. All W/C windows to have obscure glazing. All full ht. glazed doors & windows in critical areas i.e. below 1500mm above fl in doors / side panels & 800mm above fl in windows to be glazed with toughened glass to B.S. 6206 1981 standard.
To all windows provide softwood or similar approved sill internally @ window & door jambs / heads provide fire protection / finish as reqd. to cover joints etc.
FEATURE WINDOW
Powder coated aluminum feature double glazed window c/w Fire Exit Doors colour: Moorland Green or Heritage Green.
FRONT ENTRANCE DOORWAY
Powder coated aluminum Front Entrance Doorways (open inwards / outwards) colour to match feature window.

MANIFESTATION OF GLAZING
Any areas of large glazing in critical locations in which people moving in or about the building may not be aware of the presence of the glazing & may collide with it (critical locations are large uninterrupted areas of transparent glazing which form part of internal / external walls & doors). Manifestation may take the form of broken or solid lines, patterns or company logos at appropriate hts & intervals.

PERMANENT SCREEN PROTECTION
If any glazing in a critical location is installed behind a permanent screen protection, the screen should:
Prevent a sphere of 75mm from coming into contact with the glazing 800mm high from fl, be robust, if intended to protect glazing that forms part of the protection from falling, be difficult to climb.



Powder coated aluminum double glazed front entrance doorways colour to match feature window (doors swing inwards / outwards)

r.w.p. r.w.p. Cantilevered Canopy (No soffit to underside)

6000 6000 1200 3600 1200 6000 6000

180 6000 30000 G/A COLUMNS 180



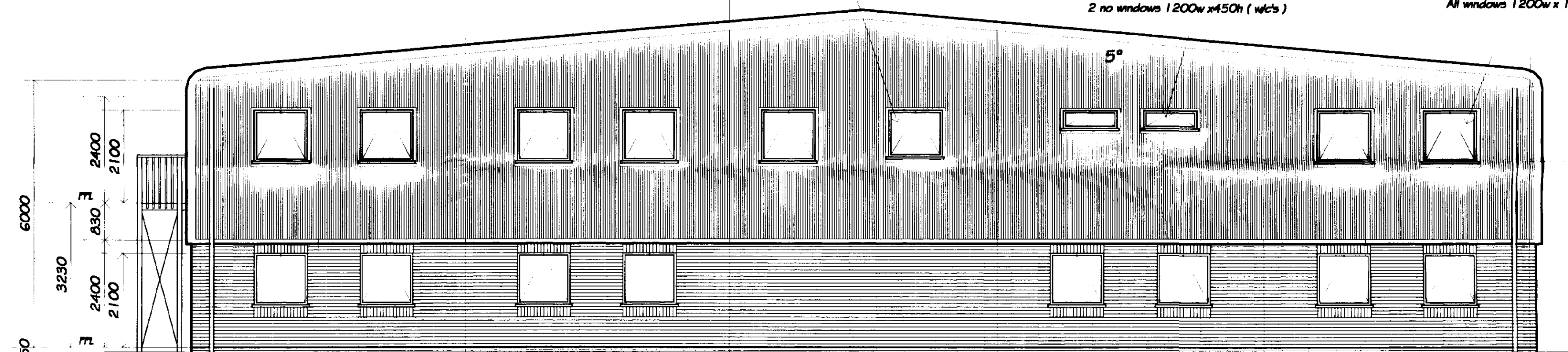
FRONT ELEVATION GRID LINE A

PREPARED FOR POSSIBLE FUTURE OFFICE EXTENSION
ALL GABLE COLUMNS MUST REMAIN

This window only 1200w x 1050h (kitchen)

2 no windows 1200w x 450h (w/c's)

All windows 1200w x 1200 h u.n.o.



6000 6000 6000 6000 6000

30000 G/A COLUMNS



REAR ELEVATION GRID LINE C (KELLET GATE)

PREPARED FOR POSSIBLE FUTURE OFFICE EXTENSION
ALL GABLE COLUMNS MUST REMAIN

OFFICE ELEVATIONS
(External Walls "U" value of 0.45W/m²A)
275 cavity brickwork, comprising of 102 facing brk. (to match existing canteen brk on same site) 75 cavity c/w 50 antherm insulation or similar approved laid to manf. instructions, 100mm Tarmac "Hemrite" std solid 3.5N/mm² "PAINT QUALITY" lightweight concrete block, with flush / bucket mortar joints (provide sample for client to approve which finish before commencing) NOT RENDERED & SKIMMED INTERNALLY paint finish to clients choice, softwood skirting to all internal walls, softwood architrave around all openings. All mortar mixes / movement joints etc. as recommended by the brick / block manf. & in accordance with B.S. 5628: Part 3. (see Topblock Design Guide for concrete block masonry) relevant Codes of practice & any Structural Engineers details. Close cavity wall at plate level or top of wall. Galv. or similar approved wall ties (butterfly or twist type) with central drip fitted in accordance with B.S. 5628, @ 900c/s. horizontally & 450c/s. vertically, staggered & at 300c/s. as near to door / window jambs as possible. Provide insulated cavity closers to jambs & cills (T.D.I. UK Ltd.) fitted to manf. instructions within the structure to avoid cold bridging occurring. See lintols for weep hole details. Class "A" concrete blocks below ground level any brks below ground level to be F.L. quality to B.S. 3921. Any drains passing thro. walls to have conc. lintol over with min. gap around the pipework of 50mm filled with compressible msti.

A Fire escape added, window / door type & colour revised, notes added. BY DATE

REVISIONS	BY	DATE
DRAWN	MJW	DATE
SCALE	1 / 75	CHECKED

PROJECT
BUTTERS GROUP LTD.

DETAILS
PROPOSED OFFICE BLOCK
KELLET GATE, SPALDING, Lincs.

Malcolm Watson
architectural - detailing services
Residential - Commercial - Industrial - Agricultural
Planning & Building Regulations Submissions

13 Winterton Way, Pocklington, Spalding, Lincs. PE11 3RY.
Tel / Fax: 01775 767630
email: mjr.13@btinternet.com

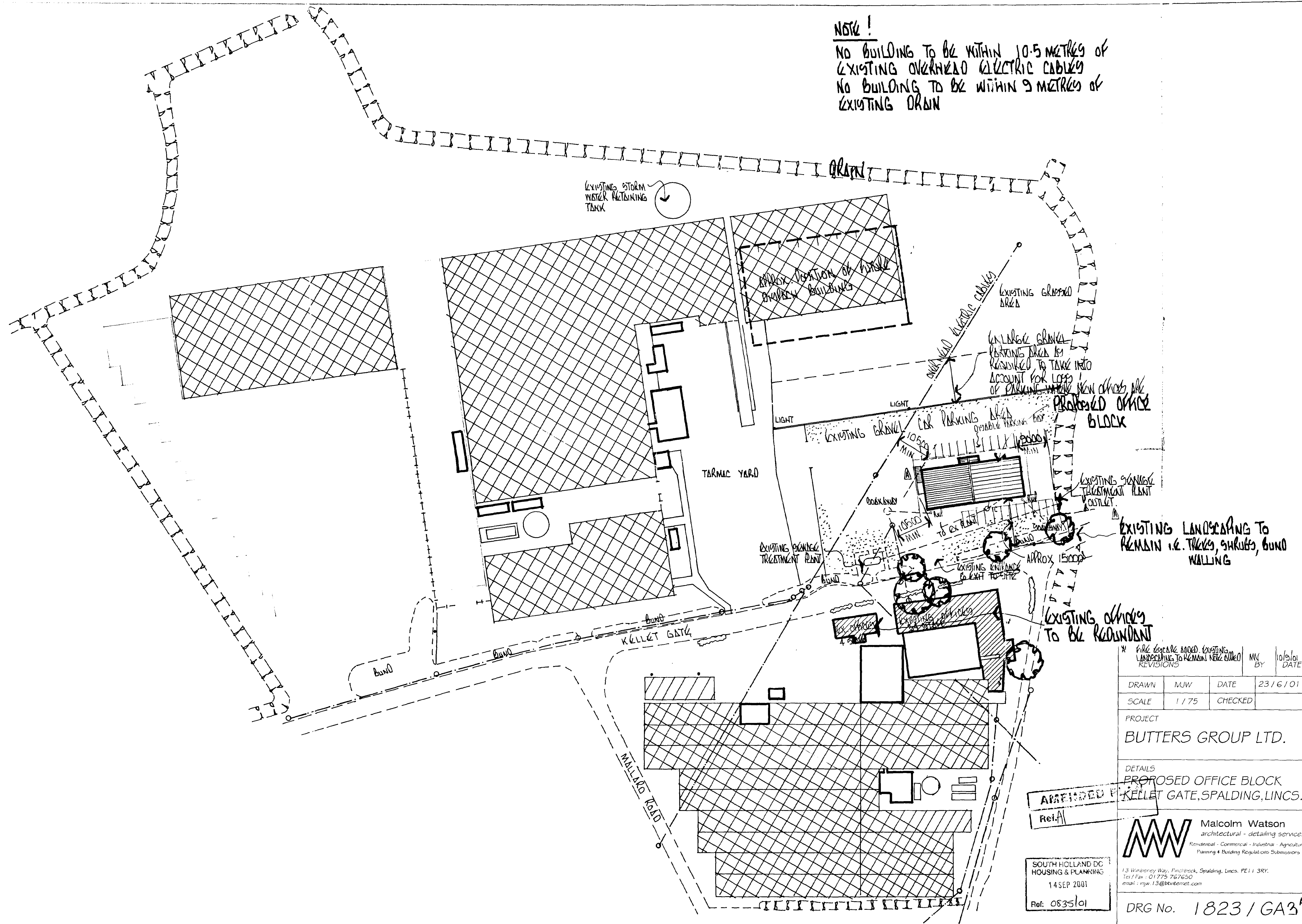
DRG No. 1823 / GA1^A

AMENDED
Ref. A

SOUTH HOLLAND DC
HOUSING & PLANNING
14 SEP 2001
Ref: 0835/01

DRG No. 1823 / GA2

NO BUILDING TO BE WITHIN 10.5 METRES OF
EXISTING OVERHEAD ELECTRIC CABLES
NO BUILDING TO BE WITHIN 9 METRES OF
EXISTING DRAIN



SOUTH HOLLAND DC
HOUSING & PLANNING
14 SEP 2001
Ref: 0835/01

AMENDED
Rei. A

NO	REVISIONS	DATE
1	FIRE ESCAPE ADDED. EXISTING LANDSCAPING TO REMAIN. NOTE ADDED	10/9/01
	BY	

DRAWN	MJW	DATE	23/6/01
SCALE	1/75	CHECKED	

PROJECT
BUTTERS GROUP LTD.

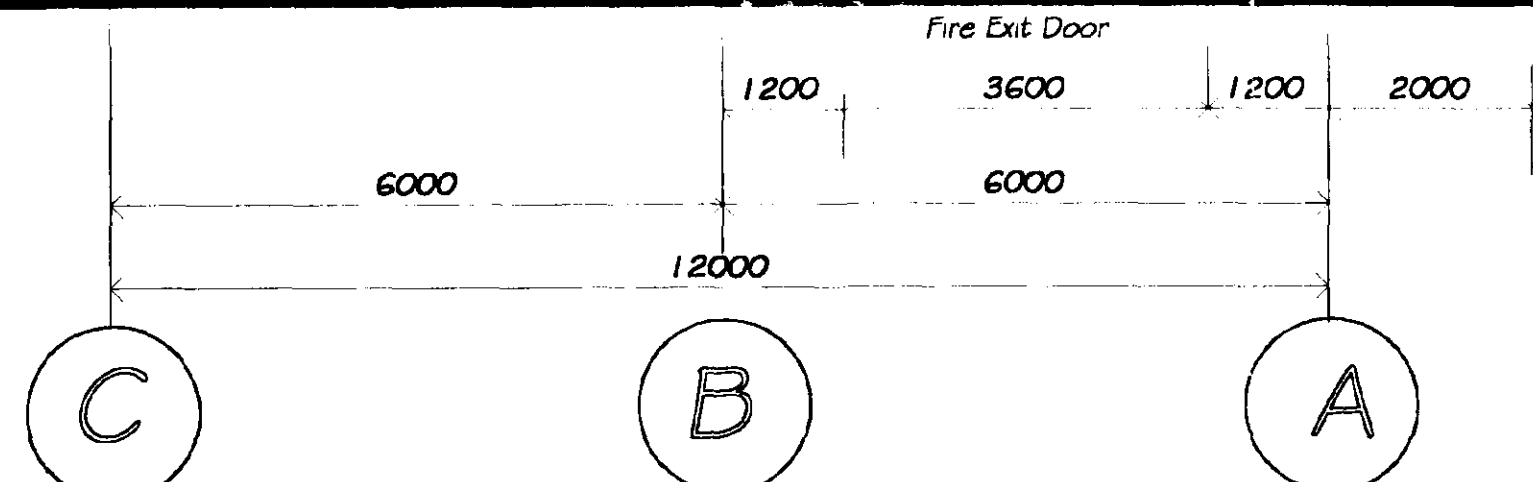
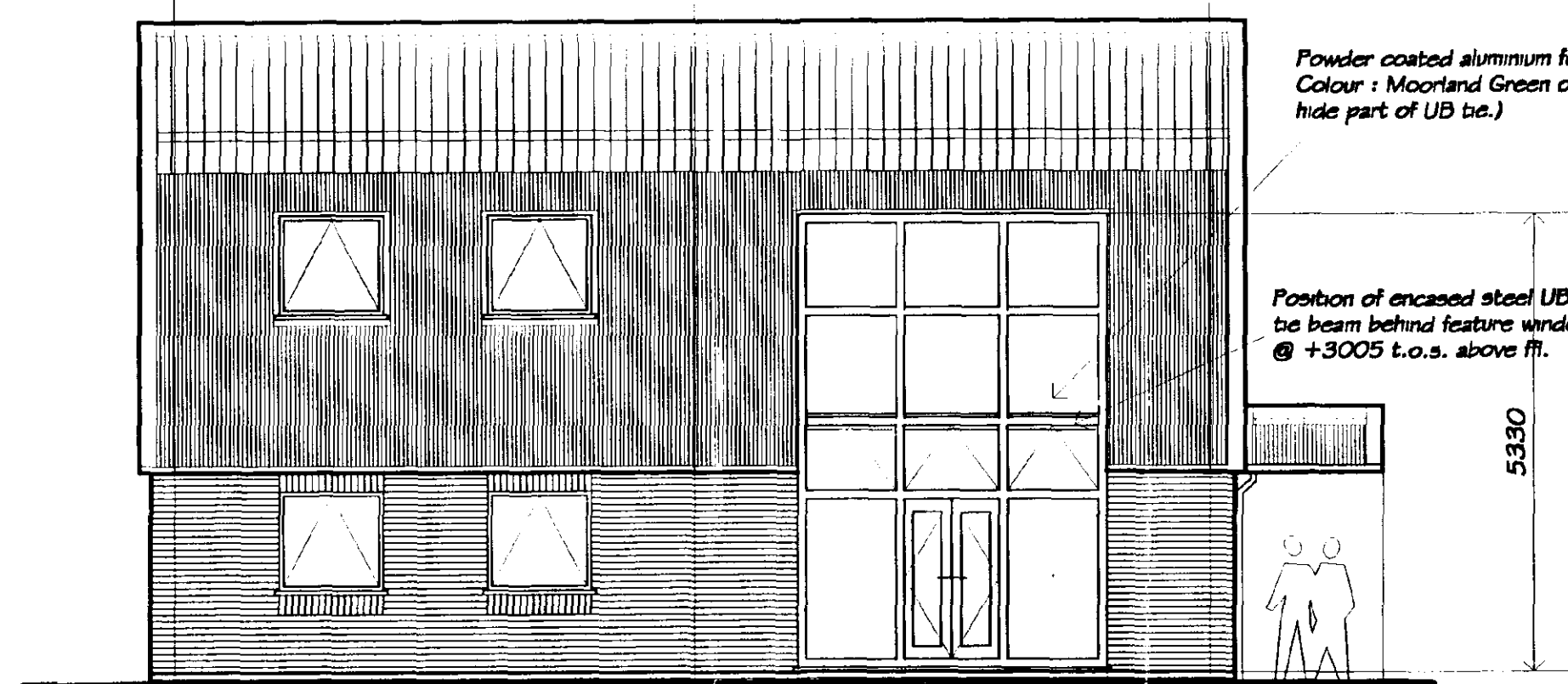
DETAILS
PROPOSED OFFICE BLOCK
KELLET GATE, SPALDING, Lincs.



Malcolm Watson
architectural - detailing service.
Residential - Commercial - Industrial - Agricultural
Planning & Building Regulations Submissions

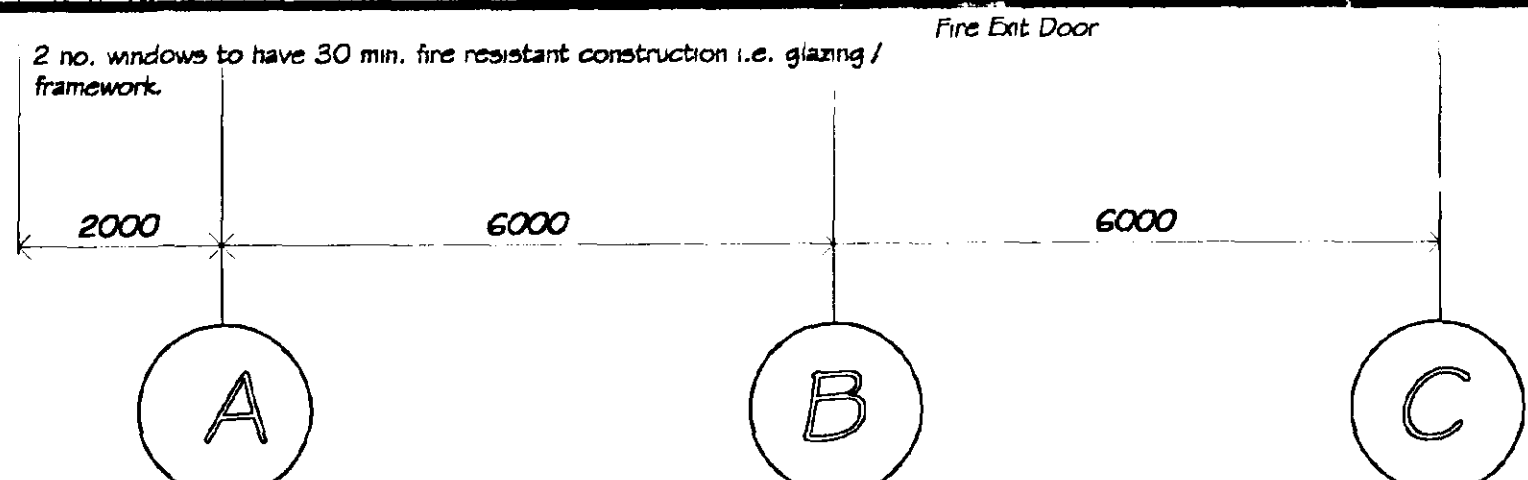
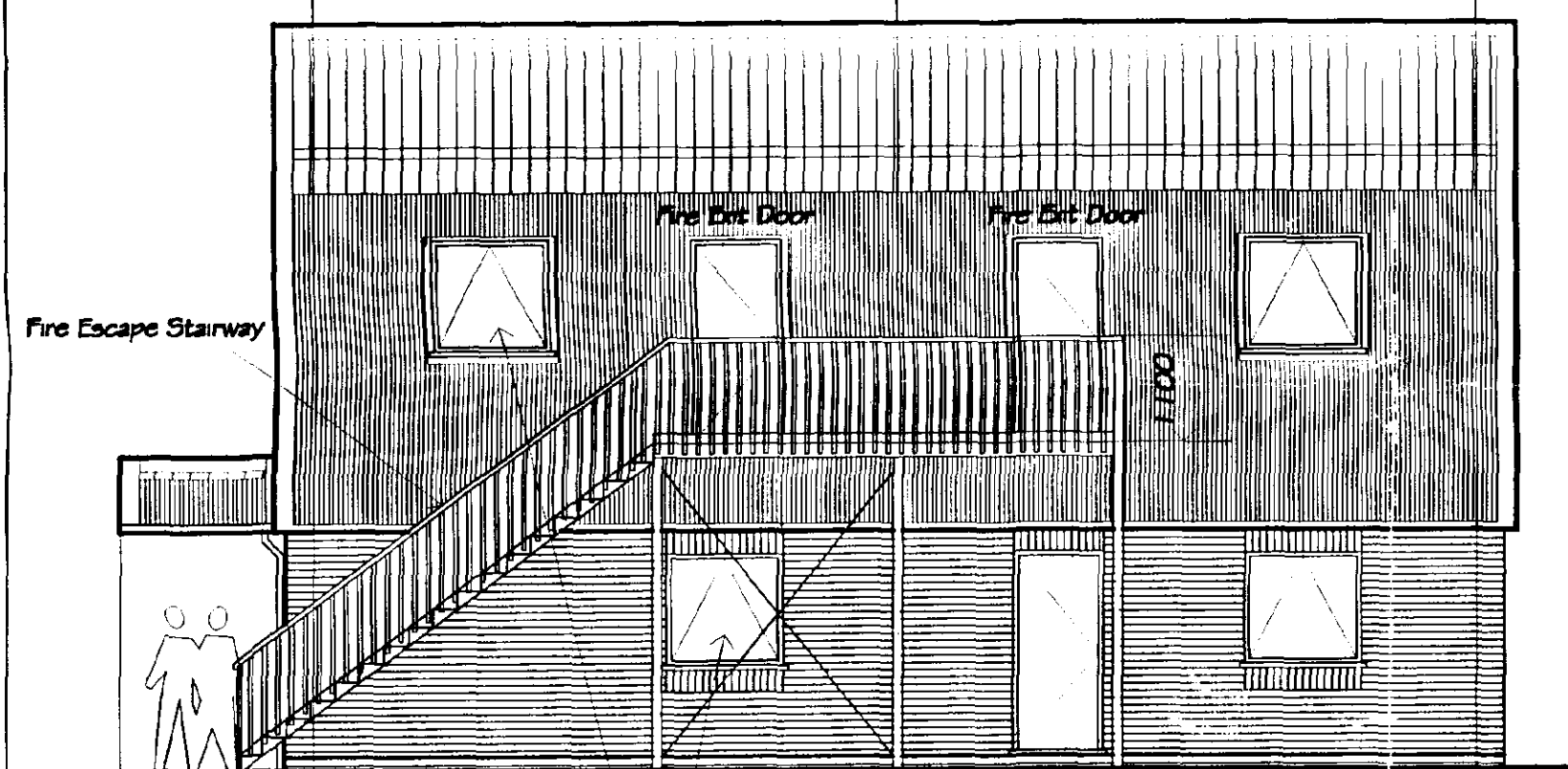
13 Winbeney Way, Finchbeck, Spalding, Lincs. PE11 3RY.
Tel/Fax : 01775 767650
email : mjw.13@btinternet.com

DRG No. 1823 / GA3¹



SIDE ELEVATION GRID LINE 1

(DRAIN)



SIDE ELEVATION GRID LINE 2

GENERAL NOTES

Copies of this drawing must not be taken, traced or altered for any purpose other than that for which it is issued without written permission of MW architectural / detailing services. This drawing is produced only for the purpose of obtaining Building Regulations & Planning Approval & does not contain a full specification for the proposed works. The proposed work will not be supervised / inspected on site by MW architectural / detailing services & it is therefore the client or their appointed builder / contractor responsibility to control workmanship / materials / specification & any variations to the contract. It is neither practical or reasonable to show all relevant matters on the drawing, the fact that matters are not mentioned does not alleviate the Builder / Contractor from responsibility of non-compliance in carrying out the work. All works & materials to be fitted & installed to the manf. instructions & comply with the manuals & approved documents of the Building Regulations & current N.H.B.C. technical requirements, codes of practice & British Standards. All measurements on this drawing are not to be scaled for construction / ordering purposes. All dimensions & set out of the works as shown on the drawing to be checked by the Builder / Contractor prior to the commencement of work & any discrepancies reported immediately. Builder / contractor to strip off all top soil & vegetable matter from the new building area & establish there is no made up ground or wide variations in the type of subsoil within the loaded area & no weaker type of soil exists below the soil on which the new foundations rest within such depth as may impair the stability of the structure. Where existing buildings are to be demolished, old foundations & drains etc. are to be broken out, except where their presence does not adversely affect new works. Site preparation in terms of oversite prep. etc. are subject to any Engineers details.

HEALTH & SAFETY

Construction (Design & Management) regs 1994 (CDM) Should the works need to comply with the Construction Design & Management Regulations an independent Planning Supervisor would be need to co-ordinate the Health & Safety aspects of the project during the construction period from the time of site possession to completion handover to the client. The client is to ensure that the appointed contractor is familiar with & complies with Health & Safety for Building Sites & Work Places.

ROOF CLADDING

Insulated cladding comprising 0.7mm thick PVC plastic coated galvanized steel weathering sheets colour : Moorland Green BS 12B21, with all laps sealed in mastic, c/w 83mm thick fibreglass insulation laid between a support bar system on 0.4mm thick galvanized white enamel coated steel liner panel to give a U value of 0.45W/m² C, fixed in an over rail position & c/w all necessary fillers & fixings. Breather membrane above the insulation quilt & to seal the liner panel side & end laps to form a vapour check to the roof only. No rooflights.

RAINWATER GOODS

2mm thick, pre-galvanized steel gutters (with bolted joints) positioned at the top of curve, insulated beneath with 83 mm thick, fibreglass insulation & 0.4mm thick galvanized white enamel coated steel liner panels, together with 2 no. grey 160 dia. UPVC internal downpipes to fit.

VERTICAL CLADDING

Insulated cladding comprising 0.55mm thick PVC plastic coated galvanized steel weathering sheets colour : Moorland Green BS 12B21, with 83mm thick fibreglass insulation on a support bar system & 0.4mm thick galvanized white enamel coated steel liner panel to give a U value of 0.45W/m² C, fixed in an over rail position & c/w all necessary fixings.

ALL FLASHINGS / TRIMS / GILLS / DOOR & WINDOW TRIMS

These to be colour : Heritage Green RAL 6002

OFFICE ELEVATIONS (WINDOWS)

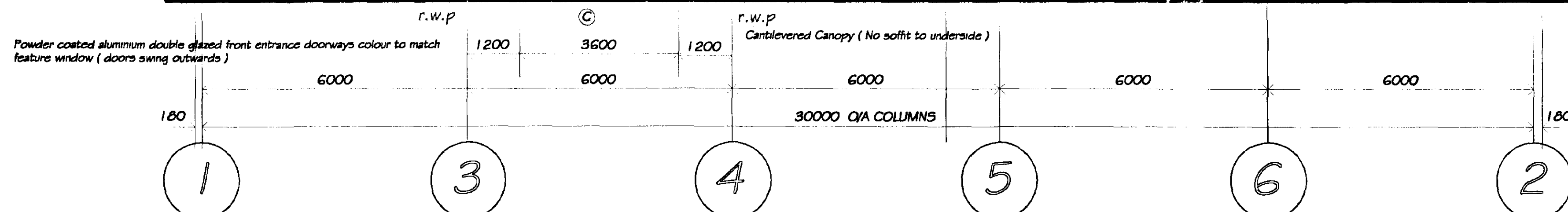
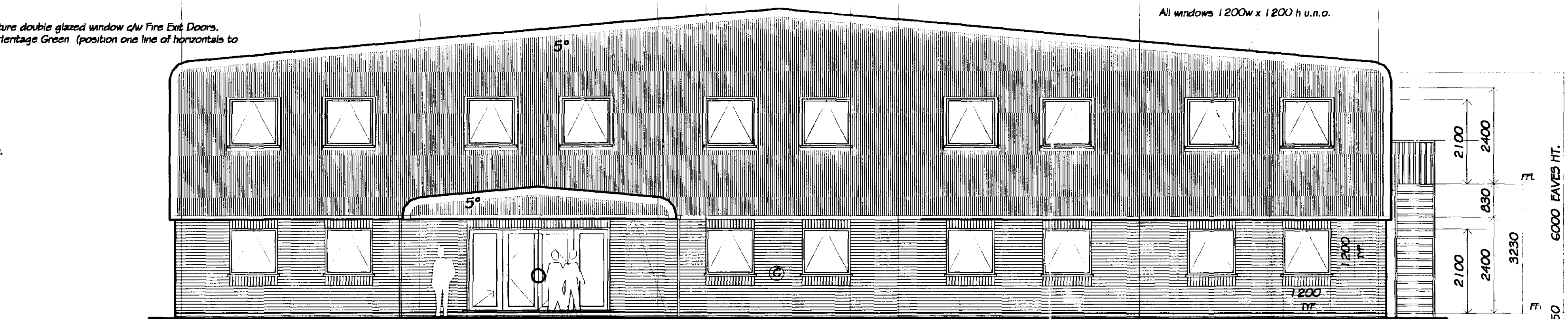
1200x1200, 1200x1050, 1200x450 c/w frame

Uprive top hung (colour to be confirmed by client) either : White / Brown / Moorland Green / 12B21 or Heritage Green SC RAL 6002 with min. 12 mm double glazed sealed units c/w break vents @ heads to give background ventilation of

400mm² per m. sq. floor area. All WC windows / computer room to have obscure glazing. All full ht. glazed doors & windows in critical areas i.e. below 1500mm above fl in doors / side panels & 800mm above fl in windows to be glazed with

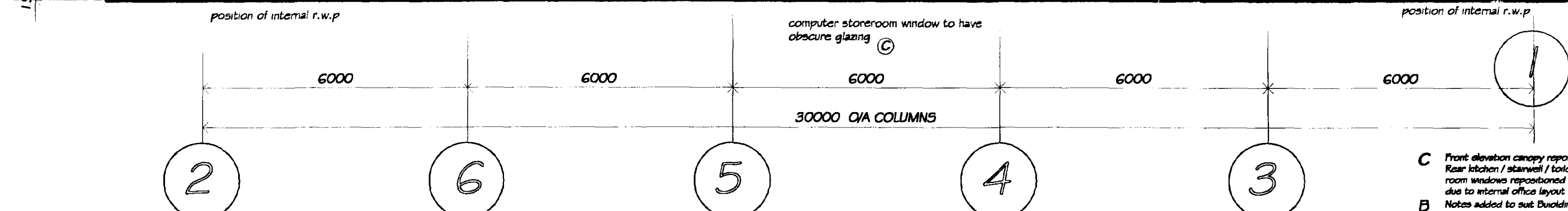
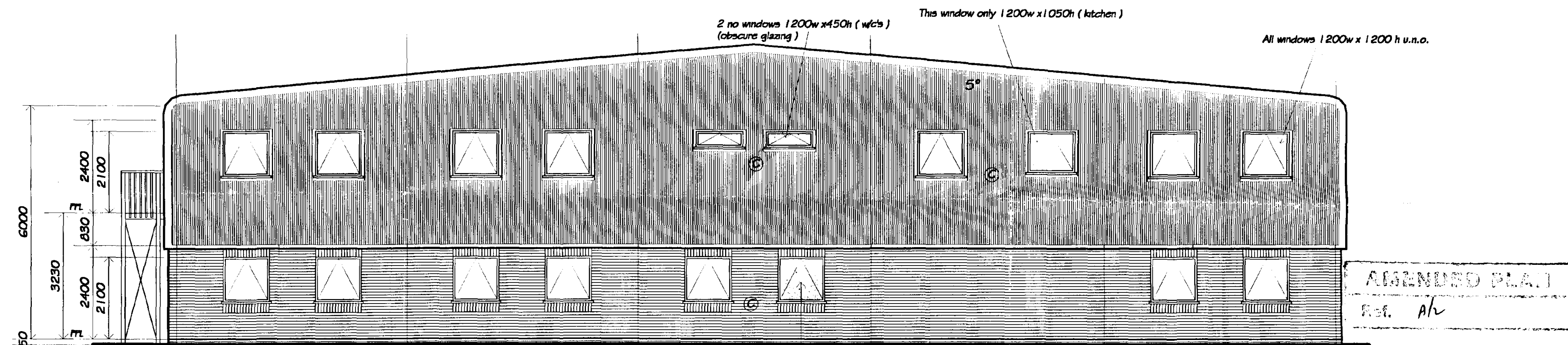
toughened glass to B.S. 6206 / 1981 standard.

To all windows provide softwood or similar approved all internally @ window & door jambs / heads provide fire protection / finish as reqd. to cover joints etc. between block / steel / upvc



FRONT ELEVATION GRID LINE A

PREPARED FOR POSSIBLE FUTURE OFFICE EXTENSION
ALL GABLE COLUMNS MUST REMAIN



REAR ELEVATION GRID LINE C

PREPARED FOR POSSIBLE FUTURE OFFICE EXTENSION
ALL GABLE COLUMNS MUST REMAIN

ENTRANCE CANOPY

Single skin PVC plastic coated galvanized steel weathering sheets to the roof & fascia only all to match the main building c/w rainwater goods, flashings, fillers & fixings. No soffit cladding to be included.

FEATURE WINDOW

Powder coated aluminum feature double glazed window c/w Fire Exit Doors colour : Moorland Green or Heritage Green.

FRONT ENTRANCE DOORWAY

Powder coated aluminum Front Entrances Doorways (open inwards / outwards) colour to match feature window.

MANIFESTATION OF GLAZING

Any areas of large glazing in critical locations in which people moving in or about the building may not be aware of the presence of the glazing & may collide with it (critical locations are large uninterrupted areas of transparent glazing which form part of internal / external walls & doors). Manifestation may take the form of broken or solid lines, patterns or company logos at appropriate intervals.

PERMANENT SCREEN PROTECTION

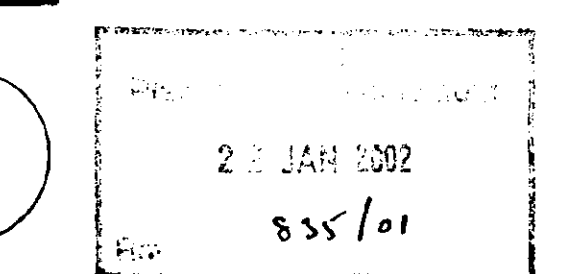
If any glazing in a critical location is installed behind a permanent screen protection, the screen should : Prevent a sphere of 75mm from coming into contact with the glazing 800mm high from fl, be robust, If intended to protect glazing that forms part of the protection from falling, be difficult to climb.

OFFICE ELEVATIONS

(External Walls "U" value of 0.45W/m²k)
275 cavity brickwork, comprising of 102 facing brk. (to match existing canten brk on same site) 75 cavity c/w 50 dntherm insulation or similar approved laid to manf. instructions, 100mm Tarmac "Heritex" std solid 3.5Nmm² "PAINT QUALITY" lightweight concrete block, with flush / bucket mortar joints (provide sample for client to approve which finish before commencing) NOT RENDERED & SKIMMED INTERNALLY, paint finish to clients choice, softwood skirting to all internal walls, softwood architrave around all openings. All mortar mixes / movement joints etc. as recommended by the brck / block manf. & in accordance with B.S. 5628: Part 3, (see Topblock Design Guide for concrete block masonry) relevant Codes of practice & any Structural Engineers details. Close cavity wall at plate level or top of wall. Galv. or similar approved wall ties (butterfly or twist type) with central dnp fitted in accordance with B.S.5628, @ 900cns, horizontally & 450cns, vertically, staggered & at 300cns, as near to door / window jambs as possible. Provide insulated cavity closers to jambs & eills (T.D.I. UK Ltd.) fitted to manf. instructions within the structure to avoid cold bridging occurring. See intols for weep hole details. Class "A" concrete blocks below ground level any brks below ground level to be F.L. quality to B.S.3921. Any drains passing thro. walls to have conc. lintol cover with min. gap around the pipework of 50mm filled with compressible matl.

AMENDED PLAN

Ref. A/L



C	Front elevation canopy repositioned	nmw	13/1/02
B	Rear kitchen / stairwell / toilet / computer room windows repositioned all above due to internal office layout rev.	nmw	5/1/01
A	Notes added to suit Building Control comments. n.p.s to offices now internal, canopy n.p.s still external. Fire escape added, window / door type & colour revised, notes added.	nmw	4/9/01

REVISIONS	BY	DATE
DRAWN	MJW	DATE 23/6/01
SCALE	1/75	CHECKED

PROJECT
BUTTERS GROUP LTD.

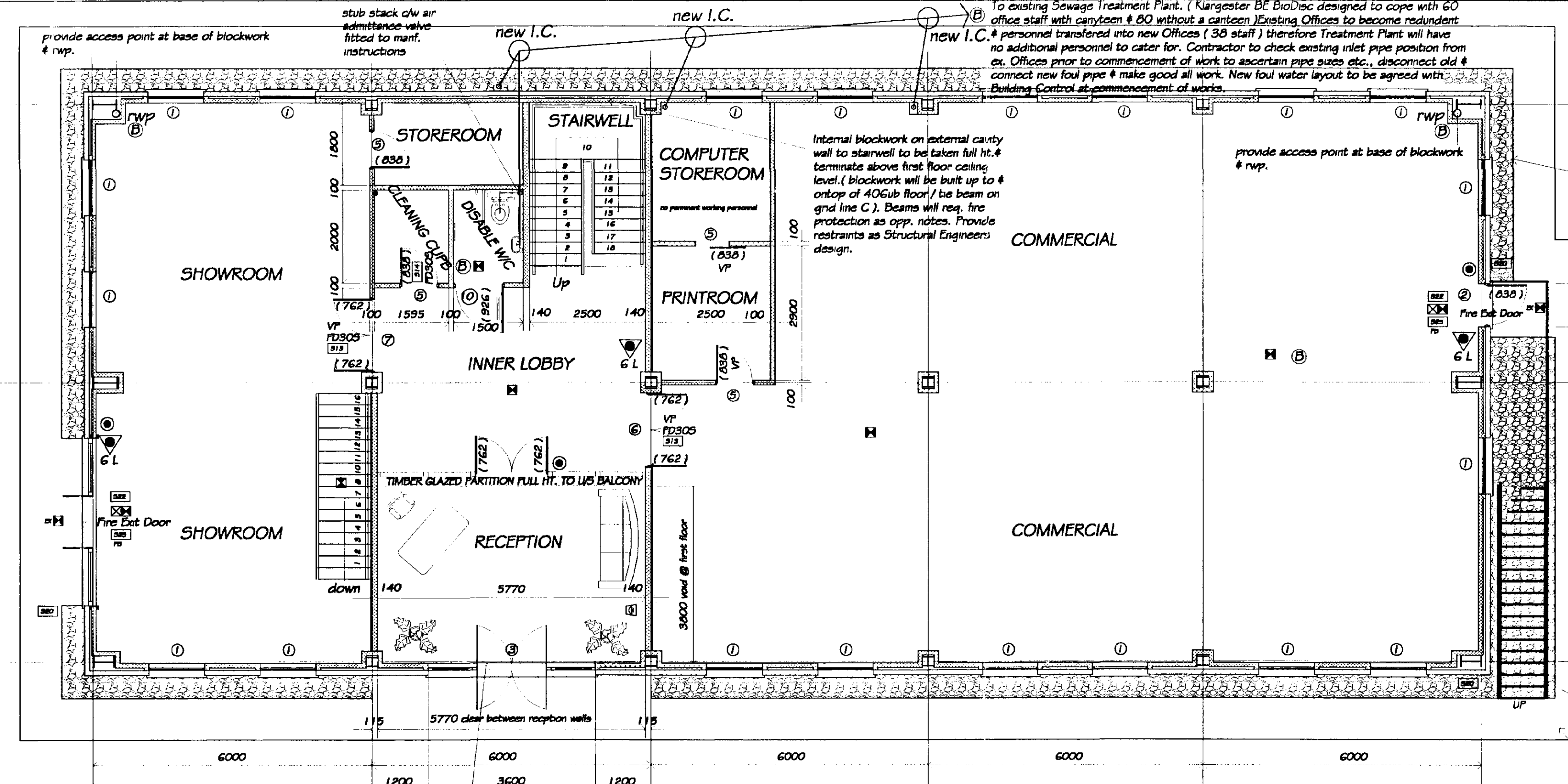
DETAILS
**PROPOSED OFFICE BLOCK
KELLET GATE, SPALDING, Lincs.**

MW Malcolm Watson
architectural - detailing services
Residential - Commercial - Industrial - Agricultural
Planning & Building Regulations Submissions

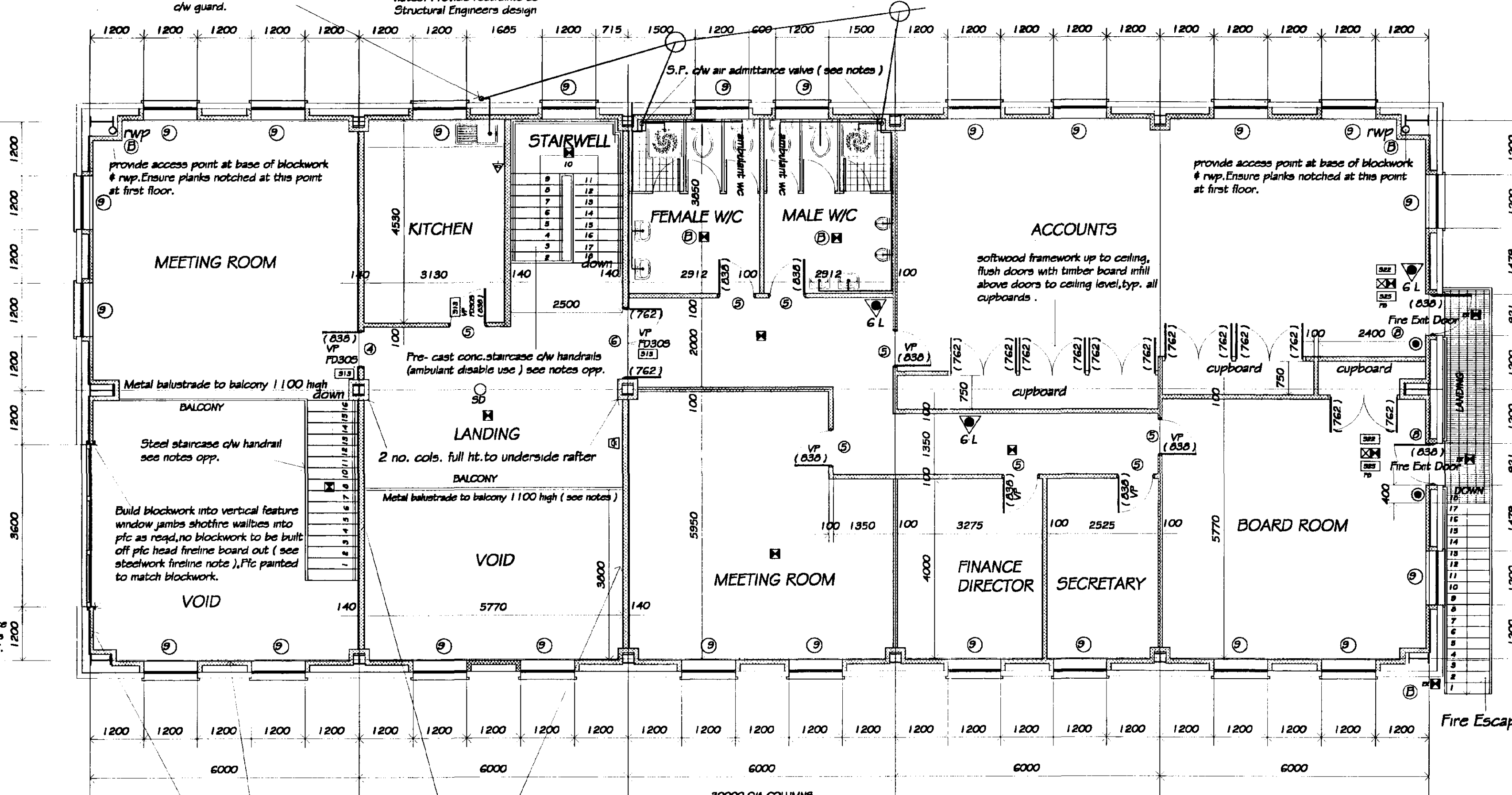
13 Wimberley Way, Pinchbeck, Spalding, Lincs. PE11 3RY.
Tel / Fax : 01775 767650
email : nmw.13@btinternet.com

DRG No. 1823/GAI^c

HEATING (BY CLIENT)
Type to be confirmed.
ELECTRICS (BY CLIENT)
Sockets / outlets / lighting points to IEE regulation & N.H.B.C.
std. positive to be agreed with client prior to installing
ACCESS FOR THE DISABLED
The building is to comply with all the relevant sections of DOCUMENT
"M" of the Building Regulations 1999 edition & B.S.581:1975
access for the Disabled to buildings. The disabled w/c is to be fitted
out with equipment & grab rails as detailed in section 4 of the
approved documents & as shown in diagram 1G of the Building
Regulations. Ambulant w/c to be provided in male & female w/c min.
size 800mm w. x 1500mm lg. w/c support rails.
Toilets without windows to be provided with an extractor fan system
to extract to the external air duct & outer grille, at a rate of not
less than 15 L / second c/w 15 minute overrun.
All internal doors to be to clients approval c/w anchorage etc. (min.
clear opening to be 750mm (830mm door) to conform with part M
of the Building Regulations (disable access). Main feature Entrances
Doorway as above but with min. clear opening of width of 810mm per
leaf. Door threshold to be max. 15mm high with chamfered edges.
VENTILATION OF INTERNAL ROOMS
Provide mechanical extractor fans to all internal rooms with no natural
ventilation ducted to the external air with grille on outside (see
disable toilet notes above). Male / Female W/Cs to have extractor fan
with rate of 15 L / second. Kitchen to have extractor fan with a rate
of 30 L / second adjacent to hob or 60 L / second elsewhere. Printer &
computer room as above but with 40 L / second extraction rate, all
fans to have 15 min. overrun.
SUSPENDED CEILING
To all ceilings on ground & first floor level inc. first floor reception
area & first floor / part ground floor showroom install 1200x1200
or 600x600 armstrong or similar approved fitted to manifold.
Instructions class O tiles to give min. 30 min. fire protection, in
system c/w modular light panels with fire protection hoods. (B)
incorporated integral emergency packs. If voids are created
re-suspended ceiling & wall cladding that exceeds 20m then cavity
barriers will be required. (B)
AMBULANT STAIRCASE
Pre-cast concrete staircase to specialist design, stairwell to be
trimmed with steelwork to Structural Engineers design including
supports to half landing, rise = 170 mm (not open), going =
250mm, total rise = 3230 (ft to ft). Staircase to have min.
1000mm clear width with rise of a flight between landings not more
than 1800mm, top, btm. & intermediate landing whose length is not
less than 1200mm clear of any door swinging onto it. Min. headroom
of 2000mm measured vertically above pitch line, handrails to be
provided both sides of stairway with no openings greater than
100mm & 900mm above pitch line & 100mm above the surface of
the landing, handrails to extend at least 300mm beyond top / btm.
of nosings of stepped approach & terminate in a closed end which
does not project into a route of travel. Handrails to landings &
balconies to be 1100mm high above ft., balustrade to have no
openings larger than 100mm all constructed in mild steel, primed &
painted to clients choice & securely fitted to ft. & capable of resisting
at least the horizontal force given in B.S.6399:Part 1:1996.
INTERNAL SHOWROOM ACCESS / FIRE ESCAPE STAIRCASE
Constructed in mildsteel to specialist specification. Primed & painted
to clients choice, rise = 190mm, going = 250mm, total rise FTL to
FTL = 3230mm, pitch = 37°, no. of nosings = 17, steps to have
level treads with open nosings & overlap each other by min. 16mm,
constructed so that a 100mm dia. sphere cannot pass thro. Min.
headroom of 2000mm measured vertically above pitch line, min. width
of stair to be 1000mm. Any door opening onto the staircase to
leave a clear space of at least 400mm. Handrails to be on both
sides of flight at a ht. between 900mm & 1000mm measured
vertically from pitch line to top of handrail, ht. of handrailing &
balustrade to be 1100mm above landing level & capable of resisting
at least the horizontal force given in B.S.6399:Part 1:1996.
EXTERNAL FIRE ESCAPE STAIRCASE
Constructed in mildsteel to specialist specification. Primed & painted
to clients choice, rise = 180mm, going = 250mm, total rise ft to
ft to footpath = 3380mm, pitch = 37°, no. of nosings = 18, steps to
have level treads with open nosings & overlap each other by min. 16mm,
constructed so that a 100mm dia. sphere cannot pass thro. Min.
headroom of 2000mm measured vertically above pitch line, min. width
of stair to be 1000mm. Any door opening onto the landing to leave
a clear space of at least 400mm. Handrails to be on both sides of
flight & landing at a ht. between 900mm & 1000mm measured
vertically from pitch line to top of handrail. Guarding of the
stairs such that a 100mm dia. sphere cannot pass through an
opening & children will not readily be able to climb the guarding, ht.
of handrailing & balustrade to be 1100mm above landing level &
capable of resisting at least the horizontal force given in
B.S.6399:Part 1:1996.
PERSONNEL / FIRE EXIT DOORS
All outside surfaces from fire exit doors to be reasonably level / flush
to enable disabled escape (conc. / tarmac paths not gravel).
All Fire Exit doors to have level approaches with no slope exceeding 1
in 20, with conc. apron outside min. 1200mm sq.
All Fire Exit symbols etc. to B.S.1635:1993 & B.S.5449 PT1 (fire
safety signs, notices & graphic symbols).
All Fire Exit doors to open outwards u.n.o. c/w panic bar & sign
"PUSH BAR TO OPEN".
All means of escape routes should be provided with adequate artificial
lighting.
All doors on escape routes both within & at the final exit from the
building should be readily operable from the side approached by the
persons making escape.
If more than 20 people are to be employed in any one unit an
electrical fire alarm is to be installed so as to be clearly audible
throughout the whole unit.
If the premises are to be used during the hours of darkness then
safety lighting shall be provided.
FIRE EXTINGUISHING INSTALLATION & EQUIPMENT
Fire alarms in accordance with B.S.5839
Fire fighting equipment & notices will be reqd. as indicated. (notices
to B.S.5449:PT1).
Emergency lighting to be in accordance with B.S.5266; PT1:1988.
Fire authority to be consulted regarding fire fighting equipment &
associated matters.
EMERGENCY LIGHTING
Design Engineer should provide a design layout, appropriate
to the proposed use of each part of the building, & certification that the scheme has
been designed to achieve the min. levels of illuminance in accordance with B.S.5266.
A model design certificate is given in Appendix B of BS 5266.
The design layout & certificate should preferably be received by the Building
Control before the plans have been approved. If the information is not available the
plans will be passed conditionally & the information should be submitted before
commencement of this stage of the work on site.
Upon completion of the work, the installing Engineer for the Emergency lighting
should provide a completion certificate to the occupier / owner of the premises as
required by BS 5266 Code of Practice for Emergency Lighting. A copy of this
certificate should be sent to the Building Control Division of the Council.
The Completion Certificate should consist of two parts:
a) Certification of installation.
b) Certification of inspection & testing of the system. This should include
Photometric verification data, or test data obtained from the measurements carried
out in accordance with Appendix A of BS 5266 Code of Practice for Emergency
Lighting".
Recommendations on the measuring of illuminance of emergency lighting are given in
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MALE / FEMALE / DISABLE W.C.'s & KITCHEN
W.C.'s: splash back tiles around wash basins c/w mirrors above, shower
cubicle walls to be fully tiled & whole of shower / w.c. floor to have
non slip floor tiles to clients choice.
Kitchen: splash back tiles above sink unit & along any worktops.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

INTERNAL WALLS.
(See NOTES on drawing)
100mm & 140mm Tarmac "Hemcrete" std solid 3.5N/mm² PAINT
QUALITY lightweight concrete block with flush / bucket handle mortar
joints (provide sample for client to check before commencing) walls
NOT RENDERED & SKIMMED INTERNALLY paint finish to clients
choice, laid to manufacturers recommendations, all mortar mixes /
movement joints as recommended by the block maker & in accordance
with B.S. 5628: Part 3 (see Topblock Design Guide for concrete
block masonry) relevant Codes of practice & any Structural Engineers
details. Build load & non load bearing blockwork off D.P.C. /
foundations / floor slab to Structural Engineers design. Blockwork to
be restrained @ floors & taken up to u/s of roof restrained to
Structural Engineers design & fire stopped @ junctions with roof
cladding / steelwork. Fire stop any voids between floors & wall linings.
Shot fire ties to steelwork as reqd.
(B) STEELWORK (FIRE PROTECTION)
All exposed steelwork beams not within ceiling void (protect by
class O ceiling tiles) to be encased with British Gypsum Glasroc "S"
20mm thk. frameless encasement system installed to manifold.
instructions.
PLUMBING (BY CLIENT)
Provide mechanical extractor fans to all internal rooms with no natural
ventilation ducted to the external air with grille on outside (see
disable toilet notes above). Male / Female W/Cs to have extractor fan
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cubicle walls to be fully tiled & whole of shower / w.c. floor to have
non slip floor tiles to clients choice.
Kitchen: splash back tiles above sink unit & along any worktops.

20mm washed gravel in fill between
conc. / slab pathway, typical to all
elevations. To conform with part
M of the Building Regulations (opening of windows & doors causing
obstructions on pathway). Offset
from cavity wall determined by
projection of opening windows.

Concrete path 900mm wide c/w
expansion joints or paving slabs off
consolidated hardcore base. All
footpaths to have slight fall away
from building

ref.	qty.	descr Window	I.G. lintol insulated u.n.o.	length mm
1	20	1200w x 1200h. c/w frame	L1 / 575	1500
2	1	921w. x 2095h. c/w frame	L1 / 575	1200
3	1	3600w. x 2100h. c/w frame	L1 / 575	3900
4	1	830w internal door (140mm block)	pre stressed conc. lintol	1200 min.
5	12	830w internal door (100mm block)	pre stressed conc. lintol	1200 min.
6	2	2 no. 762w internal doors (140mm block)	pre stressed conc. lintol	1900 min.
7	2	2 no. 762w internal doors (100mm block)	pre stressed conc. lintol	1900 min.
8	2	921w. x 2095h. c/w frame	pre stressed conc. lintol	1200 min.
9	24	1200w x various c/w frames (100mm block)	pre stressed conc. lintol	1500 min.
10	1	926w internal door (100mm block)	pre stressed conc. lintol	1200 min.

- External Emergency Light
- Emergency Light with Fire Escape Sign
- Emergency Light
- Break Glass call point
- Sounder
- Fire Extinguisher (foam)
6 litre AFFF
- VP Vision panel to door giving
visibility from ht. of 900mm
to 1500mm from ft.
- Fire Blanket.
- Fire Exit Sign.
- Notice, Fire Door Keep Locked Shut.
- Notice, Fire Door Keep Shut.
- Notice, Fire Exit Keep Clear.
- Notice, Push bar to open.
- Push Door Ironmongery
- Smoke detector

SHDC
Planning & Development
22 JAN 2002
Ref. 635/04

REVISIONS

NO	BY	DATE
1	MJW	17/1/02
2	MJW	21/1/01
3	MJW	4/10/01

DRAWN MJW DATE 23 / 6 / 01
SCALE 1 / 75 CHECKED

PROJECT
BUTTERS GROUP LTD.
DETAILS
**PROPOSED OFFICE BLOCK
KELLET GATE, SPALDING, Lincs.**

Malcolm Watson
architectural - detailing services
Residential - Commercial - Industrial - Agricultural
Planning & Building Regulations Submissions
13 Wimberley Way, Pinchbeck, Spalding, Lincs. PE11 3RY.
Tel / Fax : 01775 767650
email : mjw.13@btinternet.com

DRG No. 1823 / GA2