WALLING TO NEW WORK TO BE 260 CAVITY MASS CONSTRUCTION AND TO CONSIST OF RED FACE BRICK TO BLEND WITH EXISTING TO BS: 3921: 1974 FOR OUTER LEAF 65mm CAVITY WITH DEUTERON FULL FILL CAVITY WALL INSULATION BATTS FIXED TO MAKERS INSTRUCTIONS : INNER LEAF OF 100mm SOLID INSULATION BLOCKS (THERMACTOR BLOCK) OR SIMILAR. CAVITY WALLS TIED TOGETHER USING GALVANISED IRON TWIST TIES SET AT 900 HORIZONTALLY AND 450 VERTICALLY TO BS: 1243 : 1978 WALL TIES TO BE POSITIONED AT 225 VERTICAL CENTRES AT ALL UNBONDED CLOSURES OF CAVITY : TO JAMBS LINTELS AND CILLS PROVIDE 'DAMCOR' OR SIMILAR TO MAKERS INSTR. : SET PLASTER AND SKIM TO ALL WALLS.
DIVISION WALLS BETWEEN PROPERTIES TO BE 2 LEAVES OF 100mm SOLIDEX BLOCKS WITH 75mm CAVITY AND NO INSULATION.

WINDOWS DOORS AND GLAZING TO BE STANDARD PATTERN JOINERY ON FRONTAGE TO MATCH EXISTING AND TO REAR AS SHOWN : THE WINDOWS SHOWN ON REAR ELEVATION AND NOTED AS A—F SHALL BE DESIGNATED FIRE ESCAPE WINDOWS : JOINCARE REF : H2N10FE AND H2N12FE : ALL TO BE DOUBLE GLAZED WITH MIN 12mm 'THERMAL BREAK' AND TO BE 100% DRAUGHT PROOFED : TOUGHENED OR LAMINATED GLASS TO ALL AREAS WITHIN 800mm FROM FLOOR : GLASS TO BS: 6206: 1981 AND APP. 2CE PART N.
PROVIDE RAPID VENTILATION EQUAL TO 1/20TH OF FLOOR AREA PART OF WHICH IS AT LEAST 1.75m ABOVE FLOOR LEVEL. PROVIDE CONTROLLABLE BACKGROUND VENTING VIA 'TRICKLE VENTS EQUAL TO 8000 sq.MM.

PROVIDE MECHANICAL VENTILATION TO KITCHENS WITH AN EXTRACT RATE OF AT LEAST 60 LITRES PER SECOND OR 30 LITRES IN A COOKER HOOD AND TO BATHROOMS MECHANICAL VENTS OFFERING MINIMUM 3 No AIR CHANGES PER HOUR WITH 15 MINUTE OVER RUN AND OPERATED VIA LIGHT PULL SWITCH AND TO HAVE AN EXTRACT RATE OF AT LEAST 15 LITRES PER SECOND.

PROVIDE TO INDIVIDUAL UNITS SMOKE DETECTORS, INTERCONNECTED AND WIRED BACK TO DISTRIBUTION BOARDS AND FUSED ON SEPARATE CIRCUITS.

ALL LINTELS TO BE AS MANUFACTURED BY MESSRS CATNIC AND TO BE INSTALLED IN COMPLETE ACCORDANCE WITH MAKERS INSTRUCTIONS WITH MIN 150 END BEARINGS IN ALL CASES AND CAVITY TRAY DPC's TO EXTERNAL POSITIONS.

HEATING AND HOT WATER TO BE VIA GAS FIRED COMBINATION BOILERS WITH FAN ASSISTED FLUES TO THE ATMOSPHERE ALL IN ACCORDANCE WITH CURRENT REGULATIONS AND LEGISLATION.
PROVIDE THERMOSTATIC RADIATOR VALVES : INSULATE ANY PIPES NOT CONTRIBUTING TO USEFUL HEAT ENTRY.

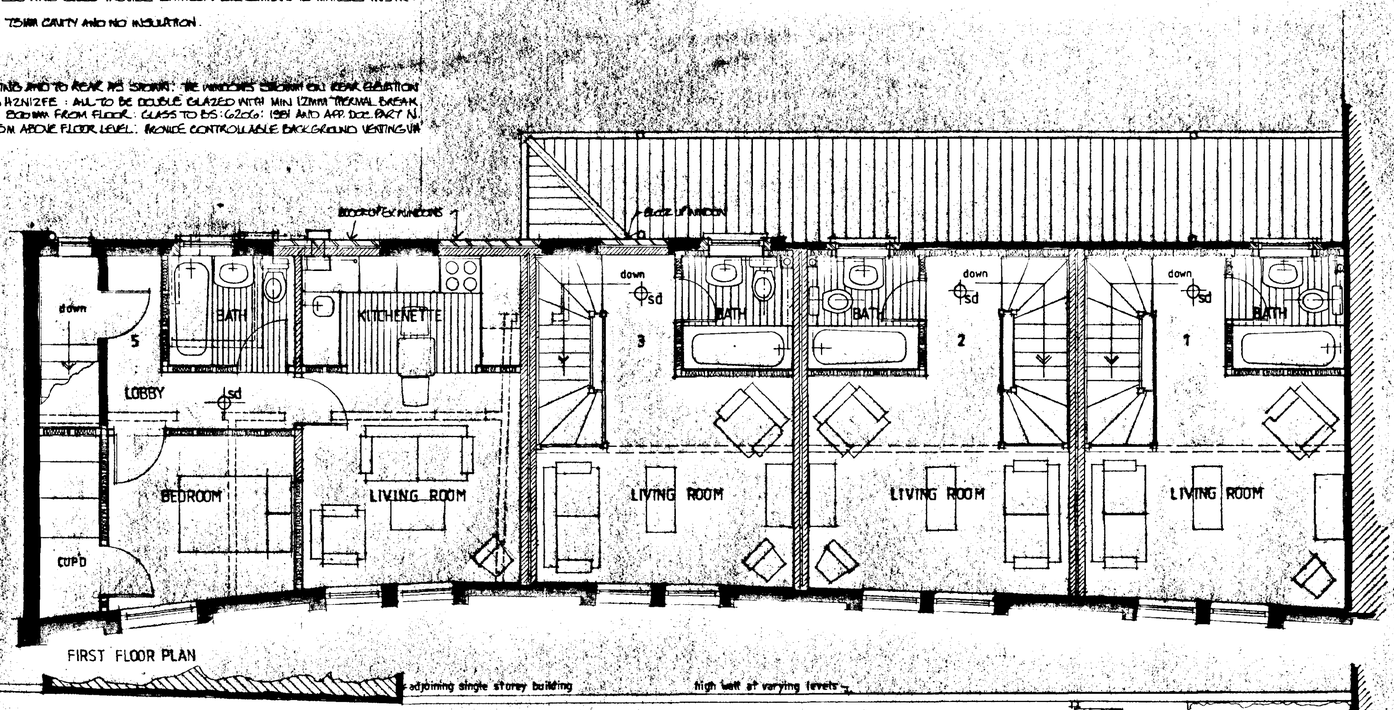
DRAIN ELEMENTS OF FOUL DRAINAGE PROVIDE REMOVABLE INSPECTION CHAMBERS AS SHOWN : CONSTRUCTION TO BE 'BARCOL' OR SIMILAR WITH THE INTERNAL DIAMETER RELATED TO THE DEPTH TO BS: 8301: 1985 : PIPES TO BE 100ø PLASTIC LAID TO FALLS AND FLEXIBLY JOINTED TO BS: 4660: 1989 WITH BED AND SURROUND OF 150 PEA GRAVEL. PROVIDE SUITABLE BRIDGING WHERE PIPES PASS THROUGH WALLS WITH RIGID SHEET METAL TO MASK 50mm AROUND PIPE OPENING IN WALL : SLEEVES TO BE 100ø P.V.C. TO BS: 4514 : 1983 AND TO EXTEND IN ALL CASES MIN 150mm ABOVE WINDOW HEADS AND TERMINATE WITH P.V.C BALLOON.
WASTE PIPES TO BE 38mm INT DIA TO BS: 5572: 1978 COMPLETE WITH RODDING EYES AT CHANGE OF DIRECTION.
ALL GULLIES TO BE REMOVABLE.

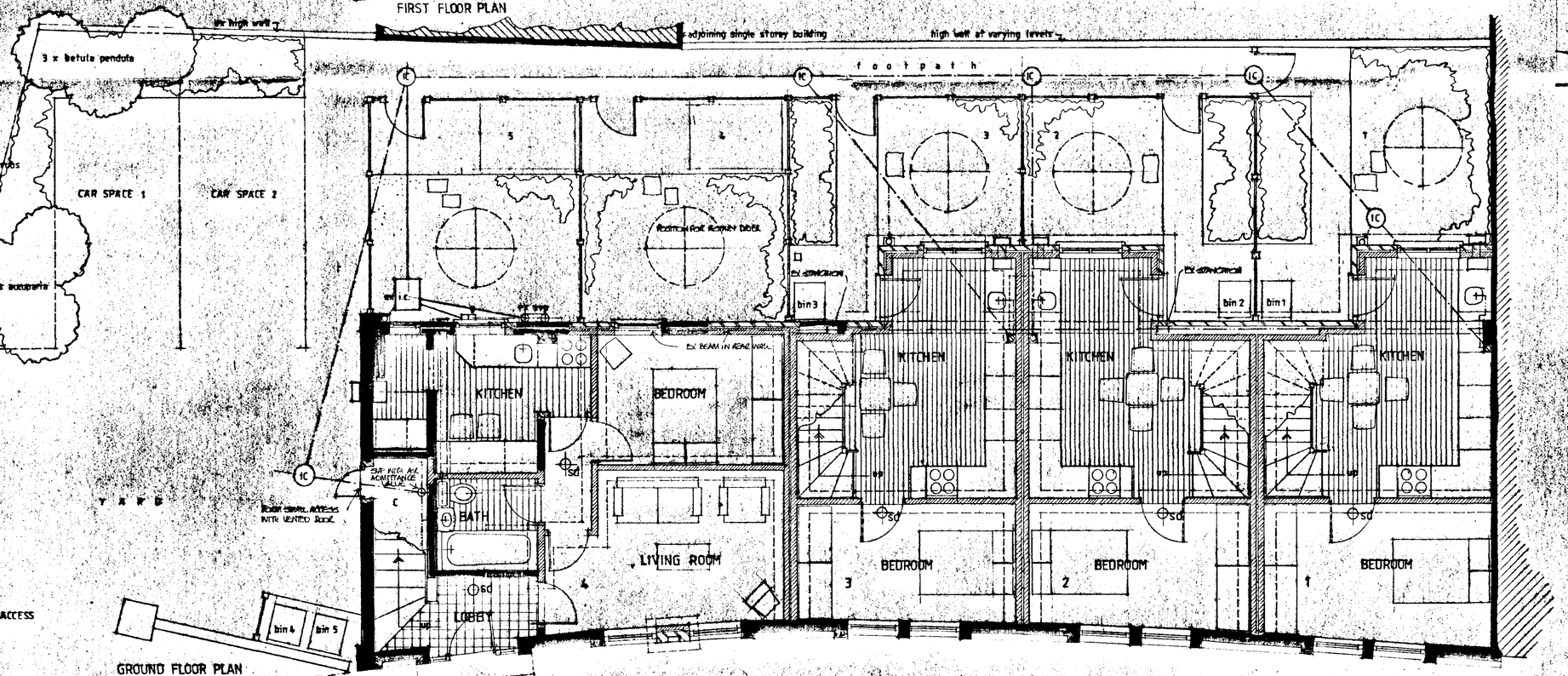
WHERE SOIL AND VENT PIPES ARE ENCASED INTERNALLY PROVIDE ACCESS PANELS AT BASES TO FACILITATE CLEANSING.

WITHIN THE ENCASEMENT AT RWGA AND LOW LEVELS PROVIDE HIT AND MISS PLASTIC VENTILATORS.

SURFACE WATER DRAINS TO BE 150ø UNDERGROUND PIPES LAID TO FALLS AND FLEXIBLY JOINTED WITH BED AND SURROUND OF 150 PEA GRAVEL.
TO RAINWATER PIPE FALLS PROVIDE TRAPPED GULLIES.

30MIN FIRE RESISTING SELF CLOSING DOORS.





DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
22 SEP 1999
Ref: H0941/99.

ROGER WILLIAMS
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ground bearing capabilities are assumed to be normal unless deemed otherwise with due account given thereto.

SEPT. 99 SCALE 1:50

PROPOSED CONVERSION OF EXISTING BUILDING TO FORM 5No. DWELLING UNITS AT No 1 WELLAND ROAD SPALDING LINCS FOR PEARSON AND ALUZZI BUILDERS

WARDEN MODERN (GREY) INTERLOCKING CONCRETE ROOF TILES TO BS. 473:1:1972 ON 25 x 38 SOFTWOOD TREATED BATTENS ON UNDERFELT TO BS: TAT TYPE 1F LAYED IN 150 BOND HORIZONTALLY AND VERTICALLY TILES TO BE SMOOTH FINISH WITH A MINIMUM HEAD LAP OF 75 MM. PROVIDE VENTILATED ROOF TILES AT EVERY 600 IN COMPLETE ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. TILES TO BE FIXED WITH RESSAED TO MIND SPEED ROOF PITCH AND EXPOSURE CATEGORY TO CP3 CAP II PART 2 : 1972 : 38 X 125 RAFTERS AND CEILING JOISTS SET AT 400 MM CENTRES : FORM BOXED PURLINS IN POSITIONS SHOWN TO CONSIST OF TOP BOOM FROM 50X200 BOTTOM BOOM OF 50 X 150 : INTERMEDIATE BRACES AND STRUTS FROM 50 X 100 AND 150 ON BOTH SIDES WITH 12 MM PLYWOOD GLUED AND SCREWED : CEILING JOISTS SELVED IN MILD STEEL JOIST HANGERS. 30 X 5 GALVANISED METAL STRAPS TO ACT AS ANCHOR AND LATERAL RESTRAINT STRAPS AT MAX 2 M CENTRES : LATERAL STRAPS TO BE OVER MIN 3 NO. MEMBERS WITH SOLID BRIDGING BENEATH : STRAPS DOWN WALLS TO BE MIN. 900 LONG : ALL STRUCTURAL TIMBER TO BE MIN SC3 GRADE : MOLDE AT THE EAVES A MIN 25MM WIDE CONTINUOUS AIR GAP WITH FLY PROOF SCREEN : 200MM INSULATION QUILT : 12.5 GYPROC DUPLEX RASTERBOARD WITH ARTEX FINISH : 112 HUNTER PLASTIC GUTTERS TO 68MM DOWNPIPES TO EXISTING OUTFALLS.

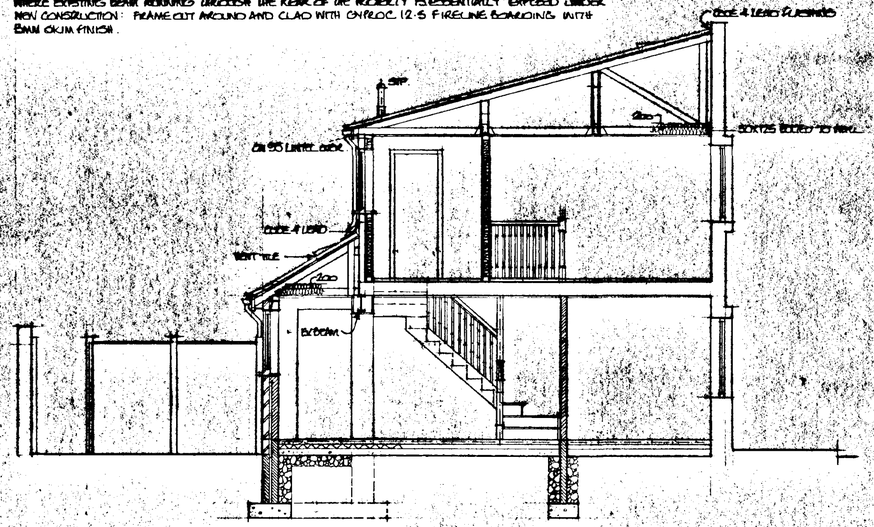
SINGLE STOREY LEAN-TO ROOF CONSTRUCTION LARGELY AS ABOVE SPECIFICATION . INCLUDING VENTILATION AND INSULATION : 50 X 100 WALL PLATE BEDDED ON SAND AND CEMENT : 2 NO. 50 X 150 BOLTED TOGETHER OVER OPENINGS AND SUPPORTED ON 100 X 100 POSTS SET IN PORCH FLOOR SHOES. FLASHINGS TO BE CODE 4 LEAD TO ASSIMENT WITH MIN. 150MM UPSTANDS.

75 X 225 FLOOR JOISTS AT MAX 400MM CENTRES EAVES AND ARE OVER FULL SPAN OF BUILDING : THESE ARE TO REMAIN YET WITH THE PROVISION OF LOAD BEARING WALLS BENEATH IN POSITIONS SHOWN AND WITHIN DWELLINGS 1 – 3 SHALL BE PROVIDED WITH NEW 18MM FLOORING GRADE CHIPBOARD FLOORS AND 12.5 GYPROC PLASTERBOARD CEILING WITH ARTEX FINISH : PROVIDE MID SPAN SOLID BRIDGING BETWEEN JOISTS OVER KITCHEN AREAS . SIMILAR FLOORING EXISTS BETWEEN DWELLING 4 AND 5 YET IN THIS INSTANCE TO REMAIN. PROVIDE GARAGE FIRELINE BOARDING ALL JOINTS TAPED AND ARTEX FINISH : 45 KG/M3 QUILT TO VOIDS : OVER JOISTS PROVIDE MONARFLOOR. ACOUSTIC STRIP COMPRISING PLYWOOD BASE STRIP : SEALING MEMBRANE AND LRAC FOAM WHERE STUD WALLS APPEAR PARALLEL TO JOIST DIRECTION DOUBLE UP MEMBERS BENEATH IN ADDITION TO NORMAL JOIST SPACING.

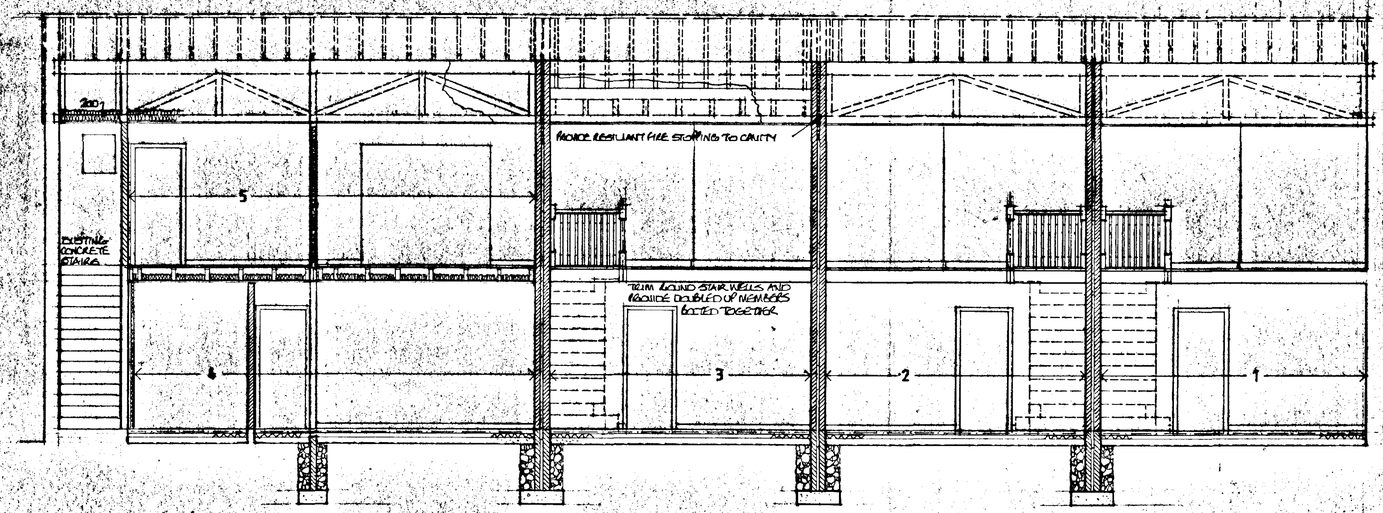
STAIRCASES IN DWELLINGS 1–3 TO BE AS BOSTON AND PAUL REF: STW4A14N IN 13 RISERS OF 200MM : 223 MM GOING : PROVIDE HANDRAIL 840 ABOVE PITCH LINE : 900MM LANDINGS WITH GUARDING WHICH WILL NOT ALLOW THE FREE PASSAGE OF A 92MM SPHERICAL OBJECT.

STUD WALLS TO CONSIST OF 50X100 VERTICAL MEMBERS SET AT MAX. 600 CENTRES COMPLETE WITH HEAD AND SOLE PLATE : CLAD ON BOTH SIDES WITH 12.5 PLASTERBOARD WITH SKIM FINISH AND INSULATION QUILT TO VOIDS.

WHERE EXISTING BEAM RUNNING THROUGH THE REAR OF THE PROPERTY IS ESSENTIALLY 'EXPOSED' UNDER NEW CONSTRUCTION : REAME OUT AROUND AND CLAD WITH GYPROC 12.5 FIRELINE BOARDING WITH SKIM GYPSUM FINISH.



SECTION



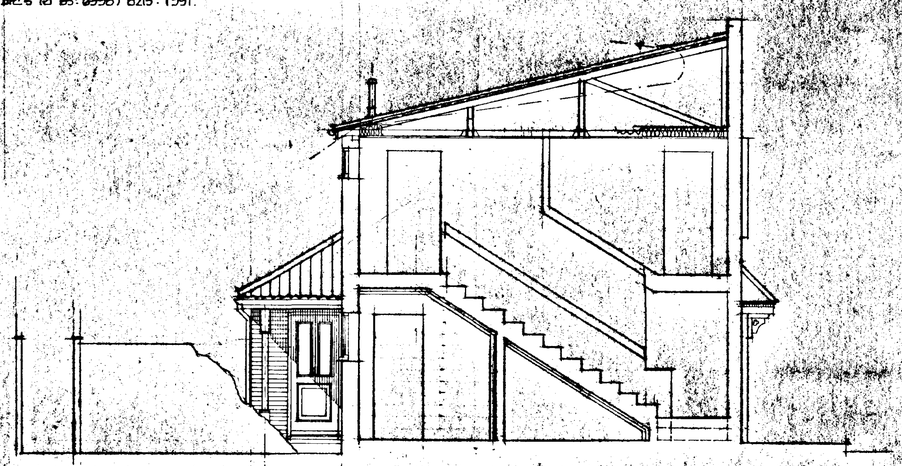
LONGITUDINAL SECTION

NEW BUILDING FLOORS TO CONSIST OF : WITHIN EXISTING AREAS GENERALLY OVERLAY EXISTING CONC. FLOORS WITH 100MM REINFORCED NEWCRETE AND FULLY LAP UP WALLS. OVERLAY WITH + – 100MM CONCRETE : 500 GAUGE MEMBRANE : 50MM UNSLITTE FLOOR INSULATION AND 70MM SAND AND CEMENT SCREED REINFORCED WITH LIGHTMESH OR CHICKEN WIRE. SIMILARLY TO NEW AREAS WITH INCLUSION OF 150MM WELL CONSOLIDATED HARDCORE WITH SAND OR DUST BLINDING. ENSURE CONTINUITY OF DP MEMBRANES AND LAP CONTINUOUS WITH EXIST. BY 100 MM.

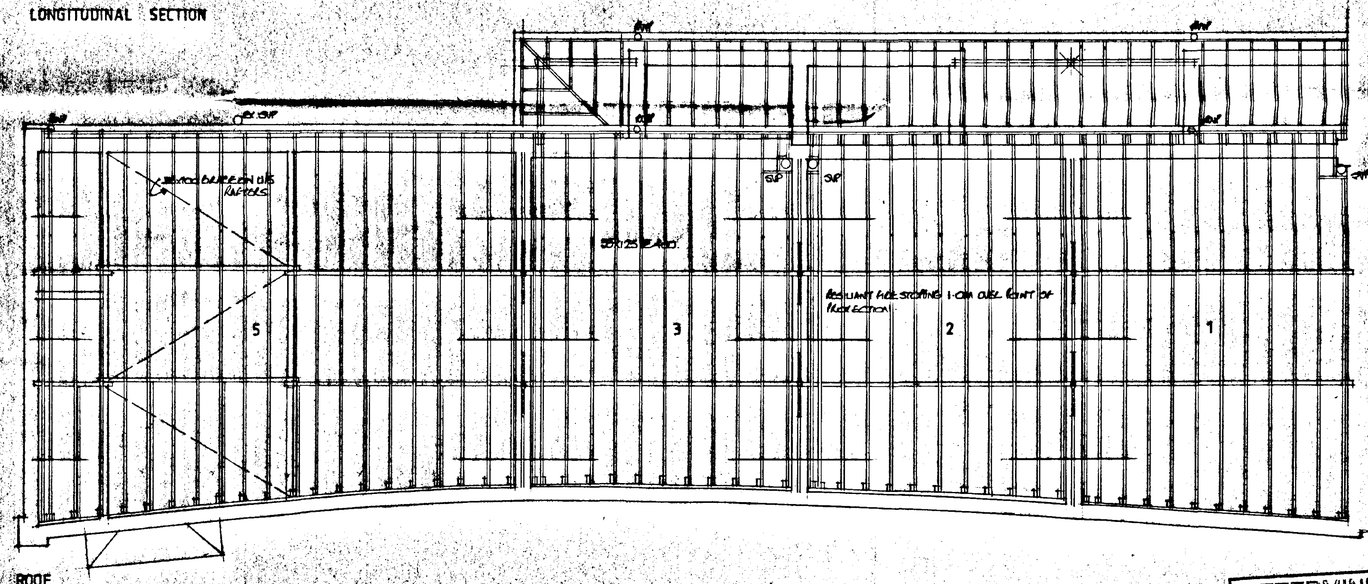
FOUNDATIONS TO BE AS SHOWN AND GENERALLY 775 x 700 AND 275 x 450 STEP CONCRETE AND TAKEN DOWN TO REAL ON SUITABLE LOAD BEARING STRATA DEEMED TO BE 1.0M DEEP.

SUB STRUCTURE WALLING TO CONSIST OF 100MM CURED & DENSE CONCRETE BLOCKS TO BS: 6073 PART 1 : 1981 WITH DPC SET MIN 150MM ABOVE FINISHED GROUND LEVEL.
WEAK MIX INFILL TO BASE OF CAVITIES AND NO CLOSER TO DPC THAN 225.

DPC'S TO BS: 6398 / 8215 : 1991.



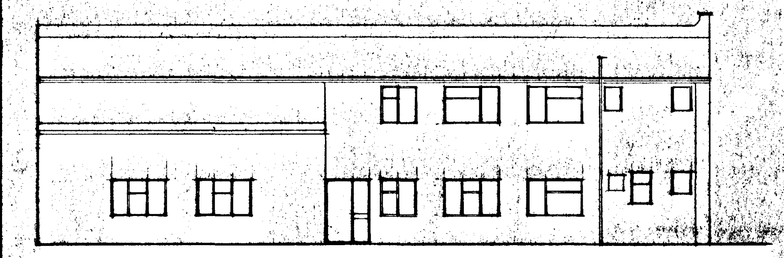
SECTION ex stairway

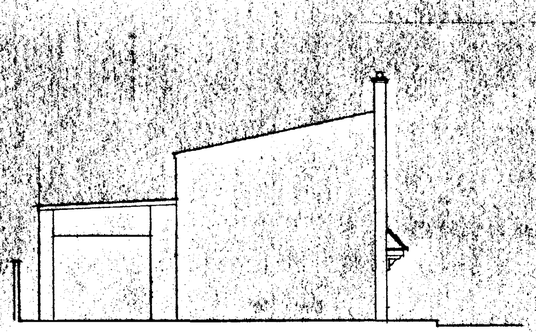


ROOF

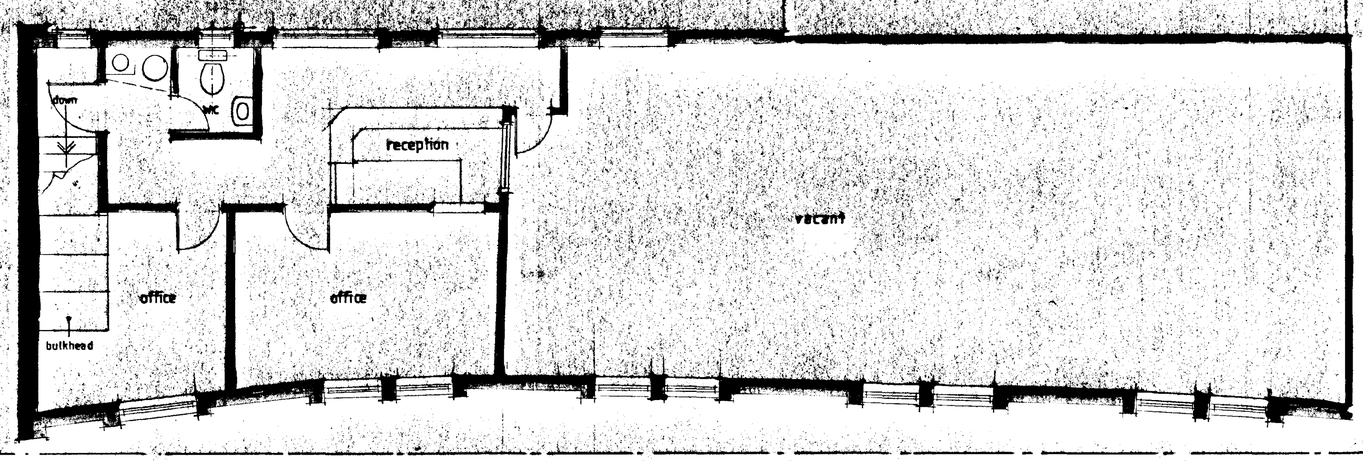
DETERMINED PLAN
SOUTH HOLLAND DC
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22 SEP 1999
Ref: 0941/99

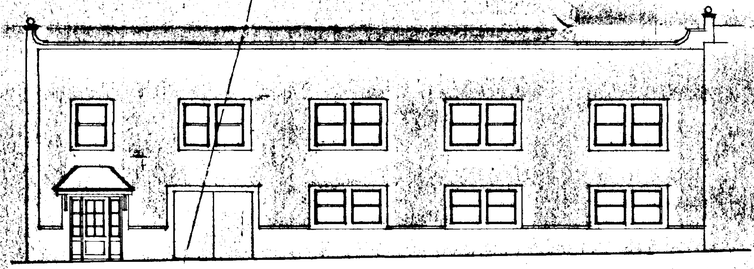
CLIENT	PEARSON AND ALUZZI BUILDERS		ROGER WILLIAMS
PROJECT	PROPOSED CONVERSION OF EXISTING BUILDING TO FORM 5no. DWELLING UNITS AT no.1 WELLAND ROAD SPALDING LINCS.		ARCHITECTURAL DESIGN CONSULTANT
SCALE	1:50	All dimensions to be checked and verified on site prior to commencement of works.	83 Pulvertoft Lane, Boston, Lincs. PE21 8TB Tel. 01205 363803
DATE	SEPTEMBER 99	ground bearing capabilities are assumed to be normal unless deemed otherwise with due account given thereto.	
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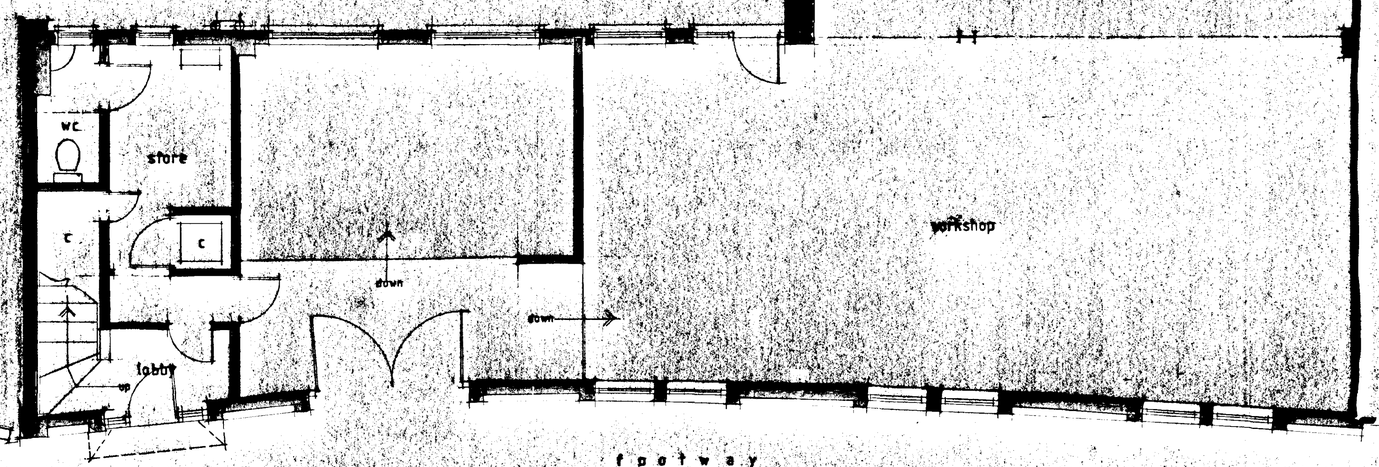


FIRST FLOOR PLAN





y a r d



GROUND FLOOR PLAN

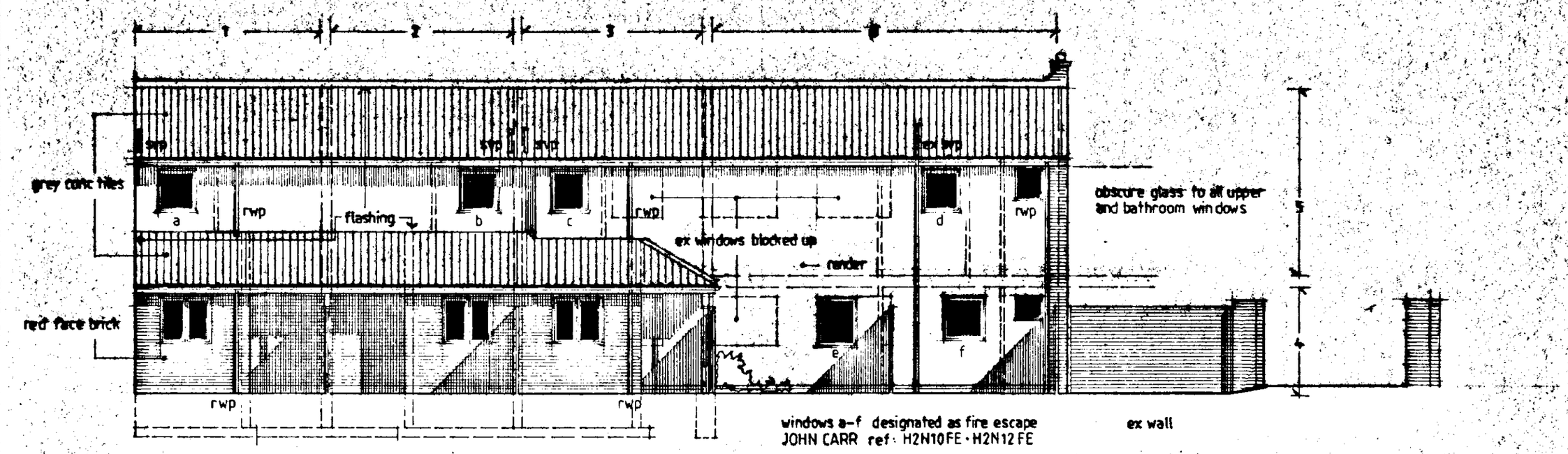
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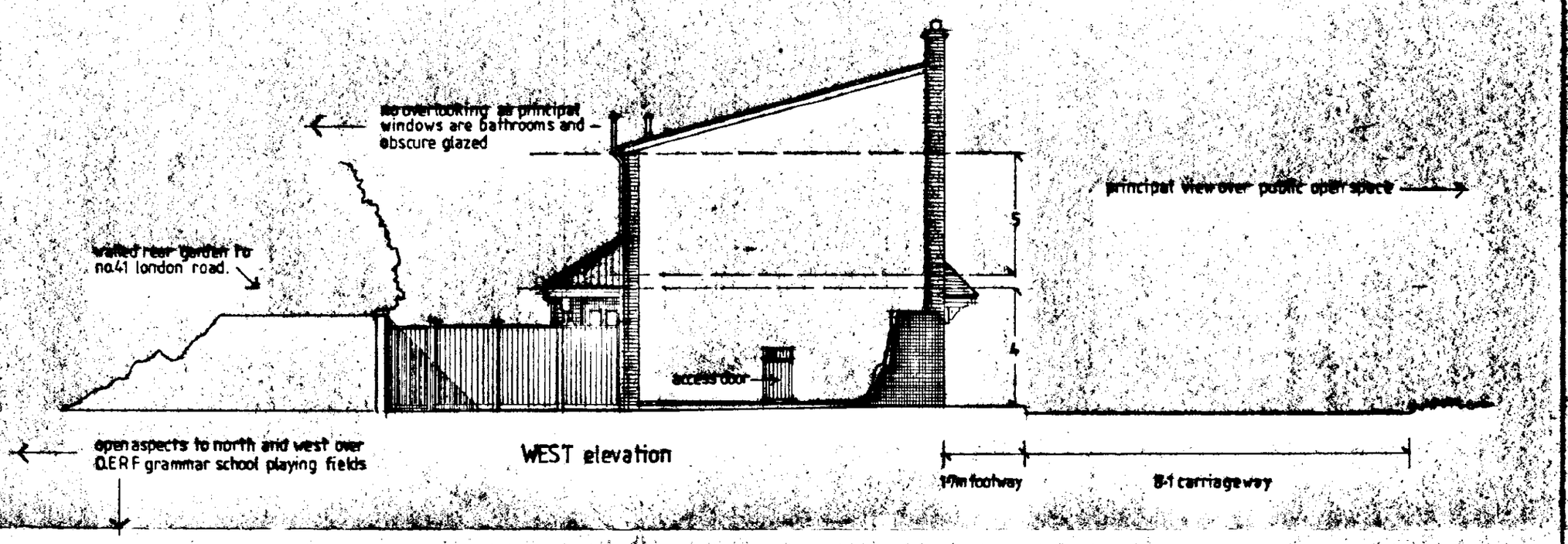
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PLAN AS EXISTING 1 WELLAND ROAD SPALDING LINCS AUGUST 1999 SCALE: 1:50 1:100

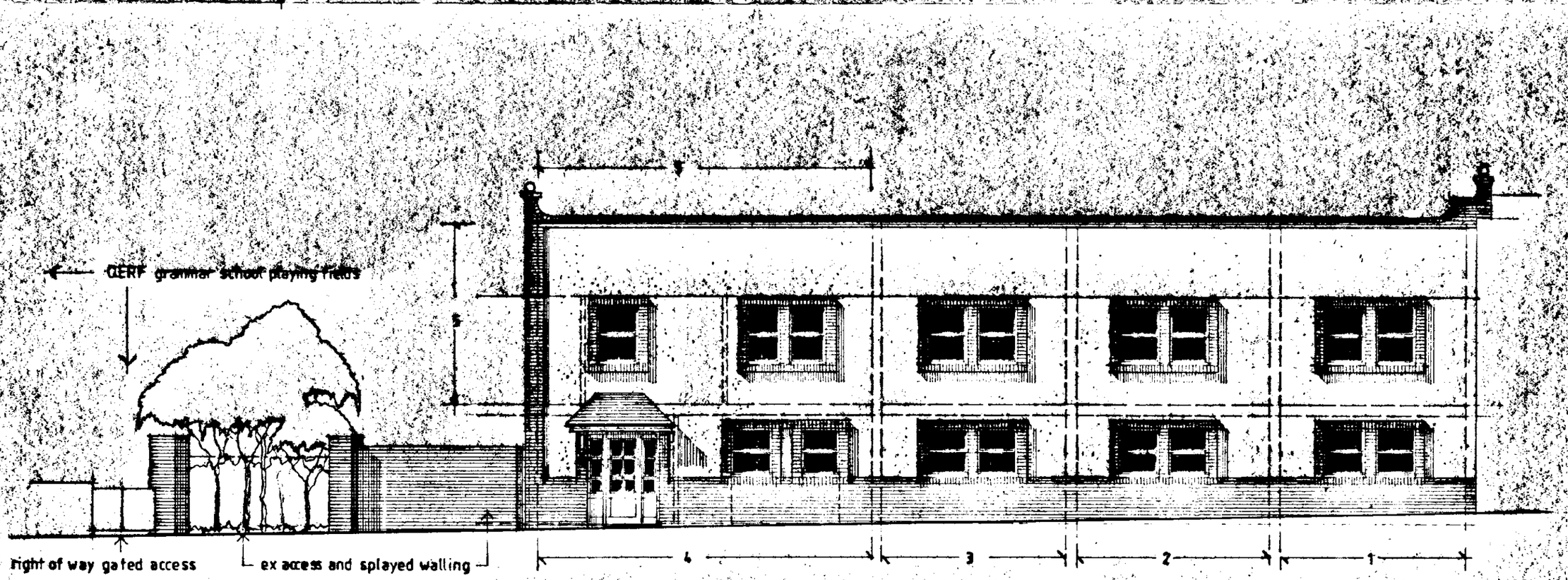
ROGER WILLIAMS 01205 363603



NORTH elevation



WEST elevation



SOUTH elevation

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CLIENT	PEARSON AND ALUZZI BUILDERS
PROJECT	PROPOSED CONVERSION OF EXISTING BUILDING TO FORM 5 No. DWELLING UNITS AT No.1 WELLAND ROAD SPALDING LINCS.
SCALE	1:100
DATE	SEPTEMBER 1999
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