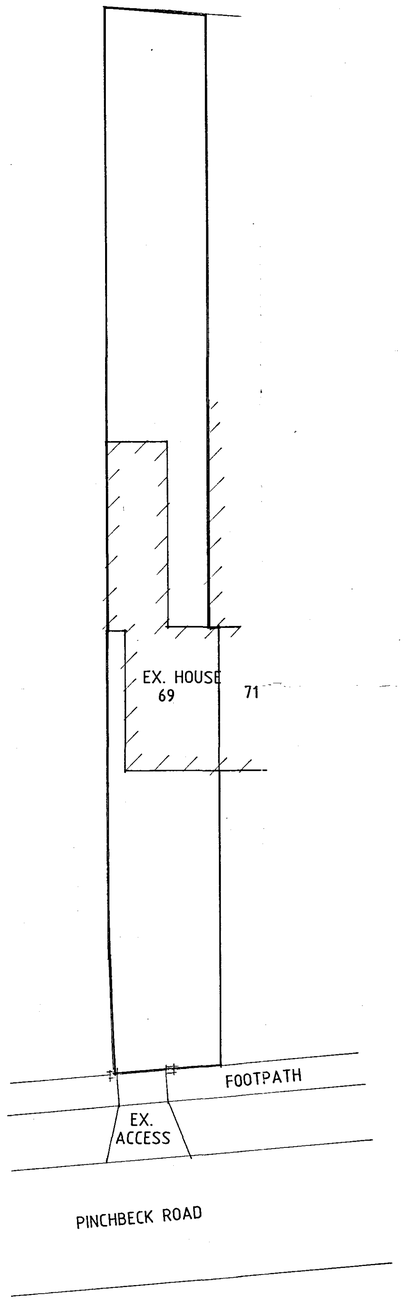


SITE PLAN

Existing building to be converted from 3 no. flats to a single dwelling house in the manner shown.

Second Floor
Bathroom fittings to be removed and room converted to Bedroom 5.

Airing cupboard to Landing to be removed.

Kitchen to be converted to Bathroom, as shown.

Lounge to be converted to Bedroom 3. Stud wall between existing Kitchen and Lounge to be removed and new 100mm stud wall to be erected in position shown. Form new doorway into Bathroom, as shown.

First Floor
Existing Bathroom to have all fittings and cupboard removed and converted to Bedroom 2.

Existing Bedroom to be converted to Bathroom in the manner shown. Provide all necessary 100mm stud partitions, where shown, for shower, WC, airing cupboard, etc.

Existing Kitchen and Lounge to have partition walls removed and converted to Bedroom 1.

Provide doorway from Bedroom 1 to Bathroom, as shown; support over with IG internal lintel.

Ground Floor
Existing Bedroom to be converted to Dining Room.

Remove lean-to section to rear of Bedroom and provide and install new French doors and screen, as shown, to suit existing openings. Provide suitable threshold, as necessary, along with steps to outside.

Form opening between Lounge and Dining Room, as shown; support over with IG Box 100 lintel.

Form Utility and WC, as shown, using 100mm stud partition.

Recreate external opening as door into Utility; support over with IG Box 100 lintel. Existing external brick arch to remain.

Existing internal walls to be removed to create larger Kitchen, as shown.

To Kitchen area, where walls removed, floor to be levelled up with Jablite insulation and Weyroc decking, as necessary, or similar approved.

Adjust opening and form new openings as necessary for new windows and door, as shown, to Kitchen/WC/Utility area; support over with IG Box 200 lintels.

New windows to boundary wall to be non-opening type and to have fire-resisting and obscured glazing.

Remove and block-up window openings on boundary wall, where shown.

To Kitchen area front half ceiling tie to be raised, as shown on Section A-A, to match that of rear half of kitchen.

Provide insulation and suitable eaves ventilation to adjusted kitchen roof area.

General

All new joinery to be white UPVC double-glazed to match that of existing.

Provide brick arches over new openings, where shown.

To newly-formed and adjusted openings use second hand bricks to match existing.

Connect foul drains to existing foul drainage system.

Provide half-hour fire-resisting self-closing doors to all habitable rooms off Hall and Landing areas.

Make good to all disturbed and affected areas.

Roof Ventilation to Sloping Ceiling
At eaves provide proprietary ventilation equivalent to a 25mm continuous gap along eaves. At ridge provide proprietary ventilation equivalent to a 5mm continuous gap.

Kitchen Ventilation
Provide proprietary mechanical extract ventilation unit capable of extracting 60 lt/sec. Alternatively provide proprietary cooker hood capable of extracting 30 lt/sec.

Bathroom/En-suite Ventilation
Provide proprietary mechanical extract ventilation unit capable of extracting 15 lt/sec. System to offer intermittent operation.

Hot Water Storage
Provide system approved by BBA and installed by BBA approved installer. System to be vented and insulated in accordance with BS5615 1985. Provide thermostatic control.

Heating System
Provide room thermostat or thermostatic radiator valves or similar approved to control the output from the heating system.

Insulated Pipes and Ducts
All pipes, which do not contribute to the heating of the building, will be insulated to BS5422 1977.

Safety Glazing
Provide safety glass to BS6206 to all windows to a minimum height of 800mm above floor level plus doors to a minimum height of 1500mm above floor level. Side screens to be same as doors if within 300mm of doors.

Smoke Detection
Provide mains operated self-contained smoke alarms to BS5839 Part 6, 2006 in accordance with Approved Document B1.

Kitchen/Utility/Bathroom/WC Trickle Ventilation
Provide proprietary trickle ventilators to head of window giving a total opening area of not less than 4000mm²

Utility Ventilation
Provide proprietary mechanical extract ventilation unit capable of extracting 30 lt/sec. System to offer intermittent operation.

Roof Insulation
To roof spaces provide proprietary 300mm thick fibreglass insulation laid as 100mm between joists and 200mm across joists or equivalent to give 0.16 U/value. Ensure a gap of 50mm between roof underfelt and quilt at all times.

Roof Insulation to Sloping Ceiling
To ceiling slope provide 50mm Celotex between rafters and 75mm Celotex below rafters. Ensure a gap of 50mm between roof underfelt and insulation at all times.

Foul Water Drainage
Underground drainage to be proprietary 110mm diameter p.v.c. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Under building drains to be encased in 150mm pea gravel with lintel over pipes at wall abutments. Where drain passes through wall, provide suitable protection to prevent gas ingress to building. 110mm diameter soil and vent pipe to extend 900mm above window head and to terminate in balloon finial. Soil and vent pipe to be fitted with access plate at base. Provide suitably sized wastes from all appliances (in accordance with Approved Document H) complete with minimum 75mm deep sealed traps and rodding eye access points at every direction change. All above ground drainage to BS5582 and all underground drainage to BS8301. Provide seal plates both sides of pipe entry to avoid vermin entry.

Inspection Chamber Construction
Proprietary polypropylene inspection chambers bedded on 150mm concrete. Form protective 255mm thick concrete collar around head of inspection chamber with 300mm projection from cover. Covers to be Grade C light duty unless inspection chambers are in driveways where Grade B medium duty covers are to be used.

Boiler
Provide balanced flue condensing type gas boiler of required rating in position indicated on drawing to be either a wall hung type or free standing on 125mm high concrete hearth above oversite. Boiler outlet to have protective guard cover and to be a minimum 300mm from any opening into the building which is wholly or partially above the terminal. Read in conjunction with Approved Document J1/2/3. At completion of works commissioning of heating system to be provided to the local authority Building Control by a competent Corgi registered person. Boiler to have a Sedbuk rating of 86%

All windows to give minimum 1/20th of floor area as ventilation and to be double-glazed.

Glazing
All windows and doors to be double-glazed with minimum 16mm spacing and to use Pilkington 'K' glass or similar approved, efficiency of 0.05.

Commissioning of Heating and HWS Systems
A competent person, i.e. the main contractor or sub-contractor shall supply a Certificate of Satisfactory Compliance with Building Regulations Part L. A copy of which shall be made available to both the client and the Building Control body.

A suitable set of operating and maintenance instructions are to be made available to the client to explain to the householders how to operate the systems so that they can perform efficiently and what routine maintenance is advisable for the purpose of the conservation of fuel and power.

Electrical Work
All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion of the works the council must be satisfied that either:-
a) an electrical installation certificate issued under a competent person's scheme has been issued
or
b) an appropriate electrical installation certificate has been issued for the work, and that it has been signed by a person competent to do so.

Purge ventilation to windows
For a hinged or pivot window that opens 30° or more the height and width should be at least 1/20th of the floor area of the room.
For a hinged or pivot window that opens less than 30° the height and width should be at least 1/10th of the floor area.

Outlets from balanced flue boilers to be at least 300mm from any openings.

Hot water cylinder to be minimum 115lt capacity.

Smoke detectors to be to BS5839/6:2004, Grade D, Category LD3.

General Notes

Do not scale from this drawing.

This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other that that for which it is issued without written permission from Messrs Status Design.

The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects so that design amendments may be considered. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

Please note this drawing is not a conveyance drawing.

Proposed on-site soakaways to be maintained by the owner for the life duration of the property.

This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning and Building Regulations approvals. This drawing must not be used as a contract document alone. The works will not be supervised or inspected by Status Design unless specifically contracted to do so. It is the client or their agent's responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract, etc.

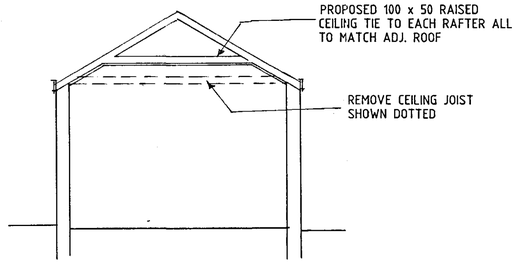
All materials to be new unless stated otherwise and all components and materials, etc. to be used, fitted and installed, etc. in strict accordance with manufacturers' instructions and relevant Code of Practise. Materials should conform to appropriate British Standard specification or BBA Certificate or European Code equivalent.

The Employer/Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health and Safety Legislation for Building Sites and Work Places. The Employer/Client is advised that should the works need to comply with the Construction Design and Management Regulations 1994 (CDM) and Health and Safety at Work, etc., Act 1974 (HSW Act) an independent Planning Supervisor will be required, whom should be supplied with a set of all relevant drawings, etc.

The works shall comprise of all that shown on the drawings and information, etc. Works that may not specifically be shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

These notes relate to this drawing and all associated drawings.

THIS DRG TO BE READ IN CONJUNCTION WITH
SD08-032/1, SD08-032/2, SD08-032/3, SD08-032/4



SECTION A-A

12/5/08

Status
Design
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED CONVERSION OF 3No FLATS TO SINGLE DWELLING AT 69 PINCHBECK ROAD, SPALDING FOR

MR. & MRS. A. RUIGROK.

DETERMINED PLAN

SITE PLAN / SECTION

1:200 1:50	SD08-032/5
NOV-08	B.GILHAM.

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