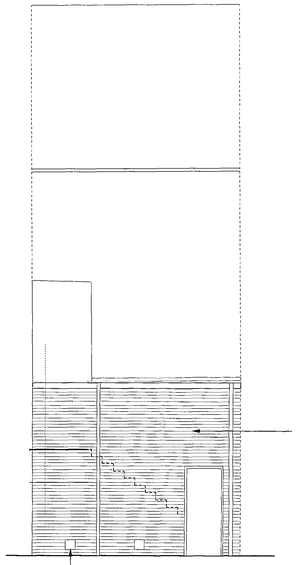
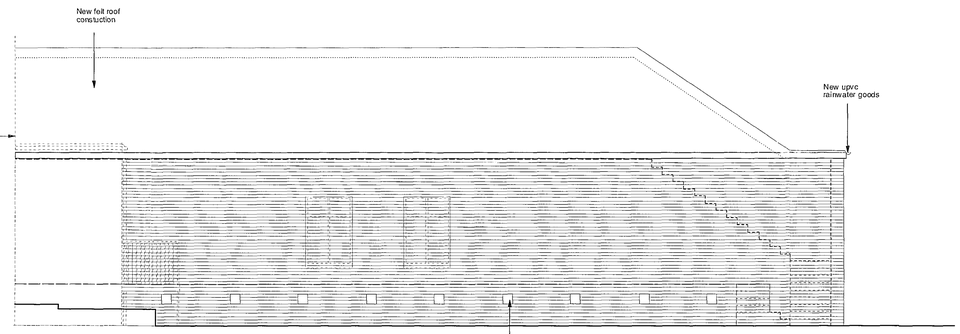


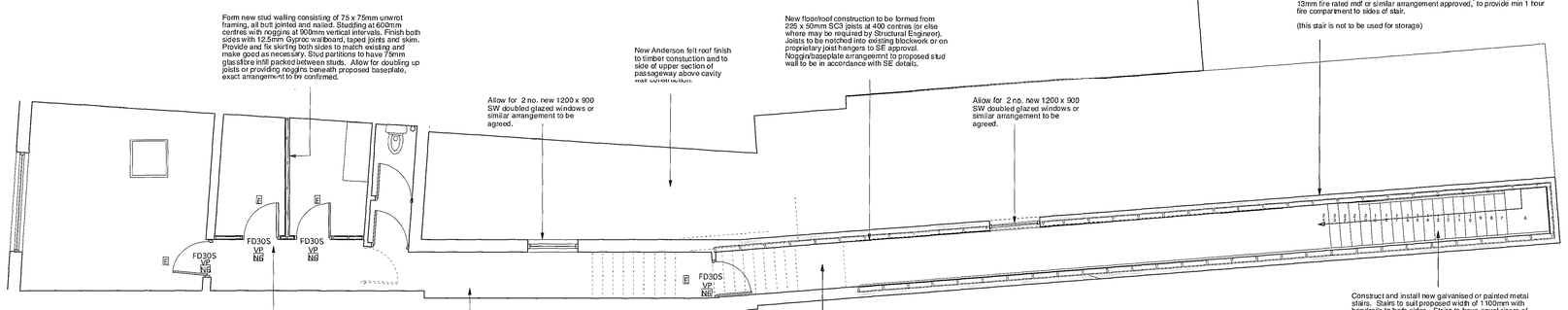
Existing Shop Frontage



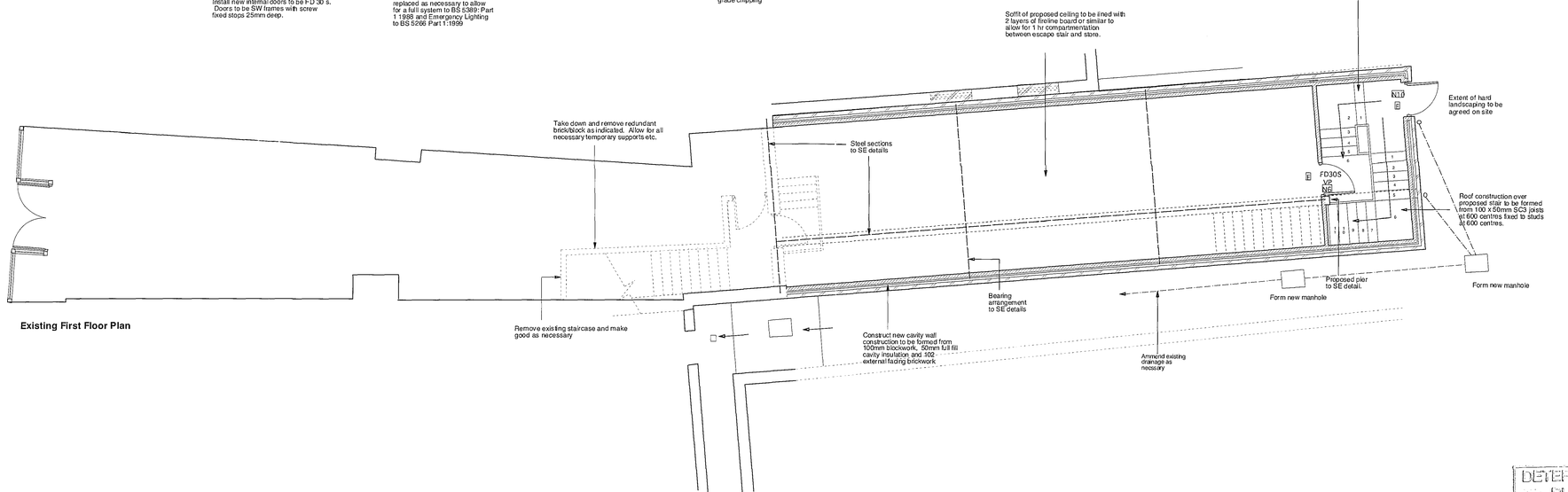
Existing Rear Elevation



Existing Side Elevation



Existing Ground Floor Plan



Existing First Floor Plan

BUILDING REGULATION NOTES

GENERAL
No part of building works to encroach onto neighbouring property or public highway.
All work and materials to be of workmanship to be carried out and installed in accordance with manufacturers recommendations, relevant British Standards, Codes of Practice, Electricity, Water 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
For new openings as indicated shown in walls and assert new cavity lintels 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 altered system.
Drains to be laid to BS 8301:1985 and BS 8005:Part 1:1987, 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 6.0m max cnts. and protected with due regard given to any possible differential settlement.
Provide rodding eyes where passing through wall or foundation (All chambers to be fully accessible for clearing purposes with rodding points at the base of all soil's and waste outlets).
Use 100, 150 and 225mm diameter manufactured spigot (jointed BSVC Hepseal pipe for sanitary pipe work) with Class B granular stone bed. Internal soil drainage (all at least 100mm).
Existing Redundant Manholes and Gulleys to be sealed off. New 110mm dia. upvc stacks. Provide intumescent collars where pipe is exposing 50mm2 pass through fire resistant construction. Where pipes pass through external fabric of proposed roof to be contained to existing adjoining building's 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 as existing.
Where exposed 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 provide new foundations as recommended by the engineer in 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, hardcore where required, 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 67mm Celotex RR or similar beneath reinforced screed. Details to be supplied by SE. New airbricks to be fitted to perimeter of cavity wall construction to ventilate void beneath floor slab, to be agreed on site. For proposed extension, to enable construction of proposed metal staircase, exact arrangement to be agreed on site. Include for forming periscope vents 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 and 102mm outer leaf of facing brickwork to match existing. Provide iron brickwork as shown. ties at 900 m/s horizontally and 450 m/s 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 Cavclip TF6875 insulated cavity closers or similar arrangement approved. To cb constructed in accordance with manufacturers details and recommendations, and include for building in proprietary concealed weepholes from Polymaxx at not more than 450mm c/s over opening.
Provide 150mm wide damp proof course (dpc) to both leaves at finished floor level. Fill cavities with lean mix concrete (CP) up to 150mm below lowest horizontal dpc and weather towards outer leaf and build in dimpled weepholes as noted above at max 450mm ctrs.

NEW ROOF CONSTRUCTIONS
Proposed warm roof construction and sed walls above brickwork tobe formed to min u-value of 0.25. To be Anderson built up felt roofing comprising of profiles xl, mineral surface cap sheet on profiles vent xl on 130mm thermazone and all insulations 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 soumorflashings 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, installed by NICEIC registered contractor in accordance with requirements of Part L1 to Building Regulations. All electrical works are to be carried out strictly in accordance with the current IEE regulations.

FIRE ALARM SYSTEM
Provide Mains Operated Fire Alarm System in accordance with BS 5839 comprising break glass points, sounders and heat detectors shall be supplied, and specified by specialist consultant. Detector 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 Blockwork 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.
NS	" FIRE DOOR KEEP LOCKED" sign at eye level outside of door
NB	" 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 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

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

apt DESIGN

Proposed Alterations to Existing Shop at 3 Hall Place Spalding

Clinton Cards PLC

Proposed Plans and Elevations

99229.02C

Date 31.05.01
Scale 1:50
Drawn SD

apt Design • north mills • frog island • leicester • LE3 5DH • mail@apt-design.co.uk
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 commencing work or making any fabrication drawings. © Copyright Reserved

DETERMINED PLAN

PLANNING & DEVELOPMENT
16 OCT 2003
Rec'd