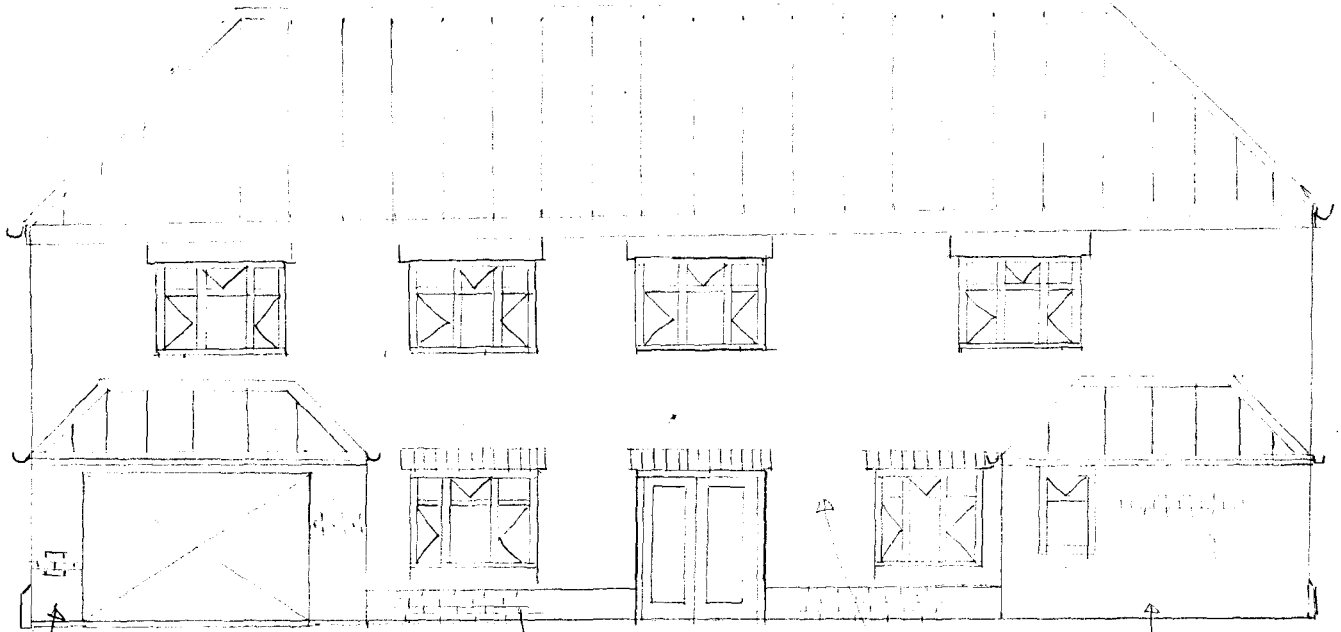
The Gate House
Gosberton Risegate



0069/98

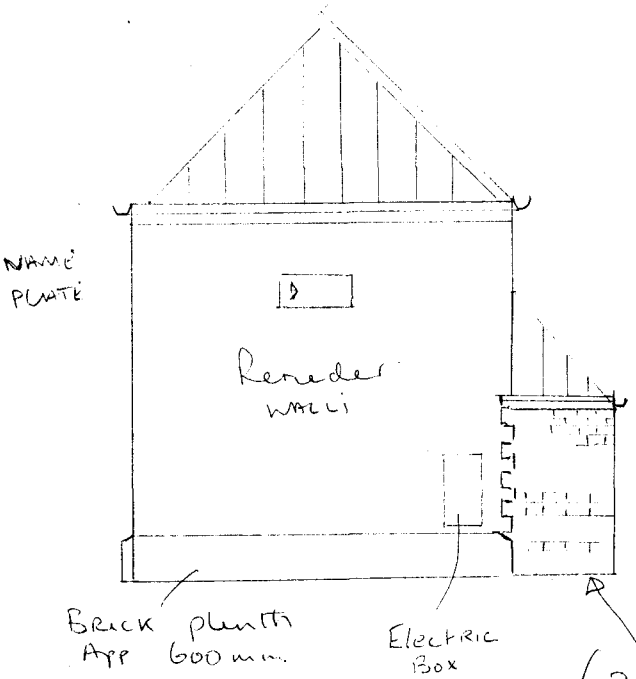
APPROVED PLAN

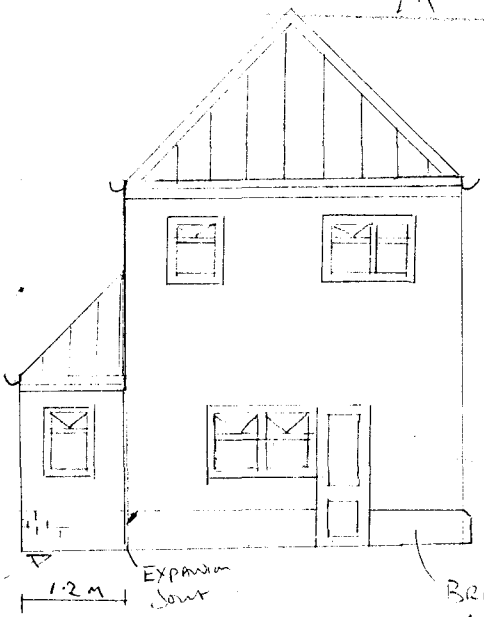
P.S. A1

Not to Scale

The GATE HOUSE
GOSBERTON RISEGATE

SETTLED PLAN
A1



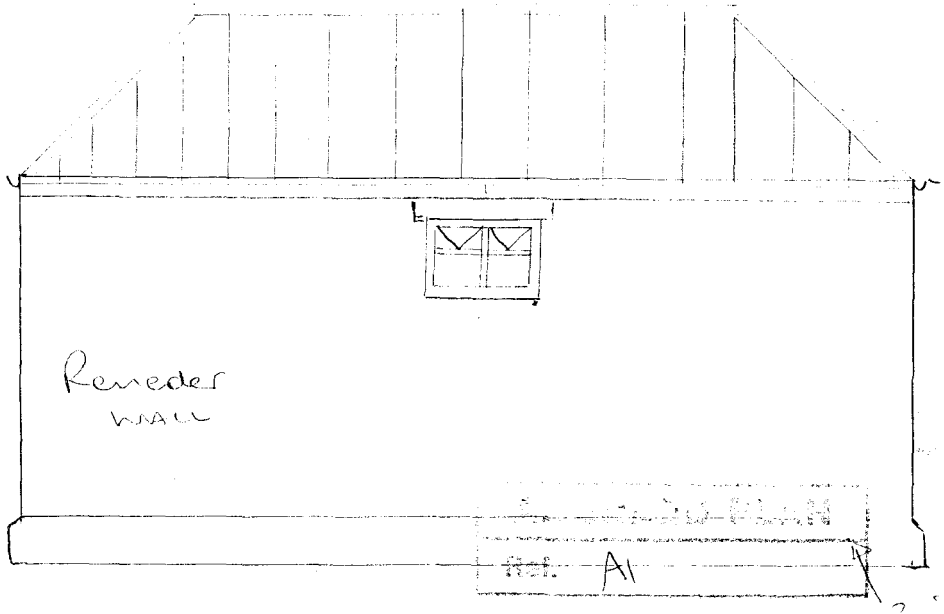


0069/98

(PROPOSED Amendment)

NOT TO SCALE

The Gatehouse.
Gorleston Rascgate.



Proposed New Window.

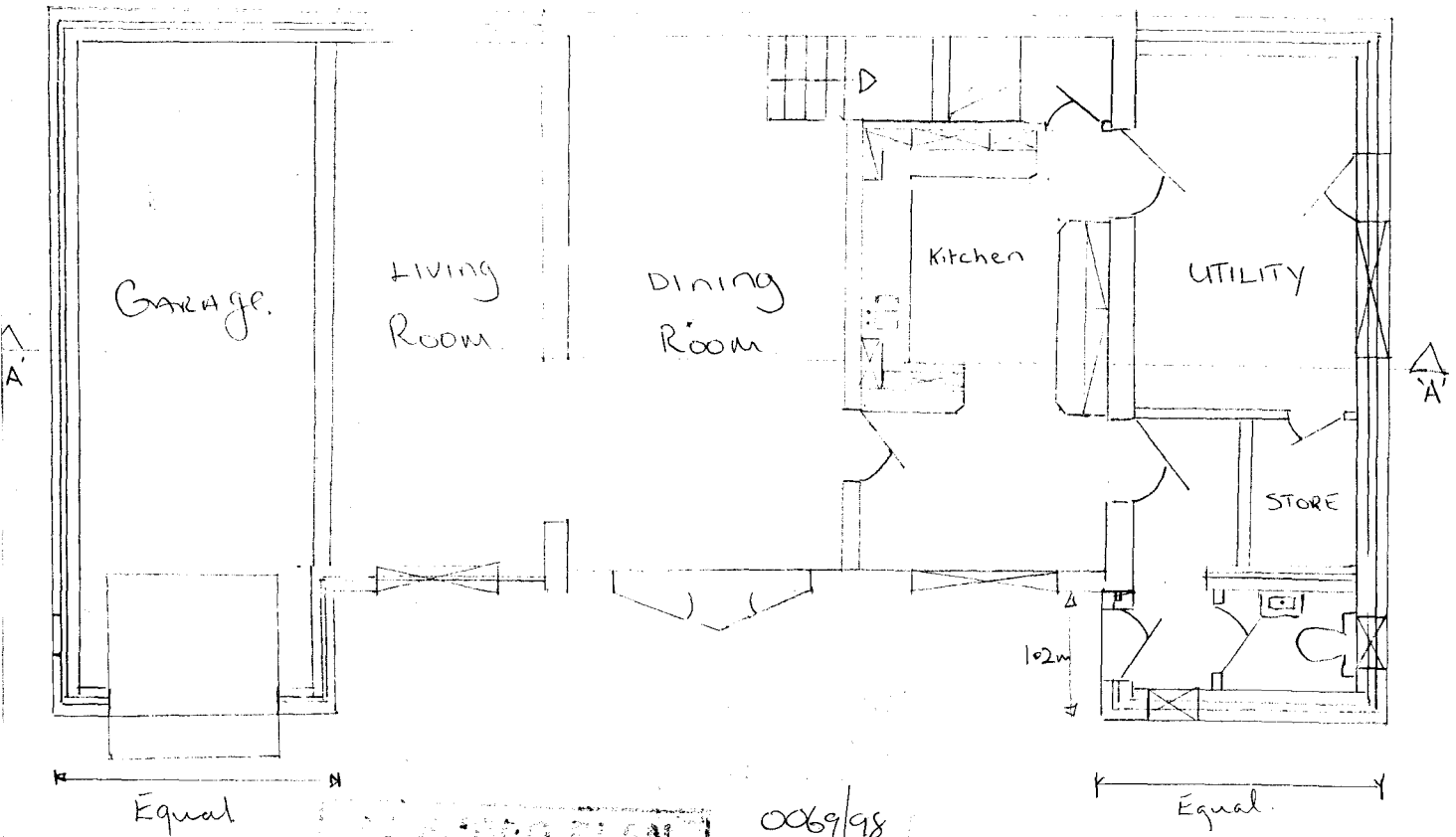
0069/98

Brick plinth App 600 mm

RAILWAY SIDE (BACK WALL

(NOT TO SCALE)

The Gate House Gosberton Risegate

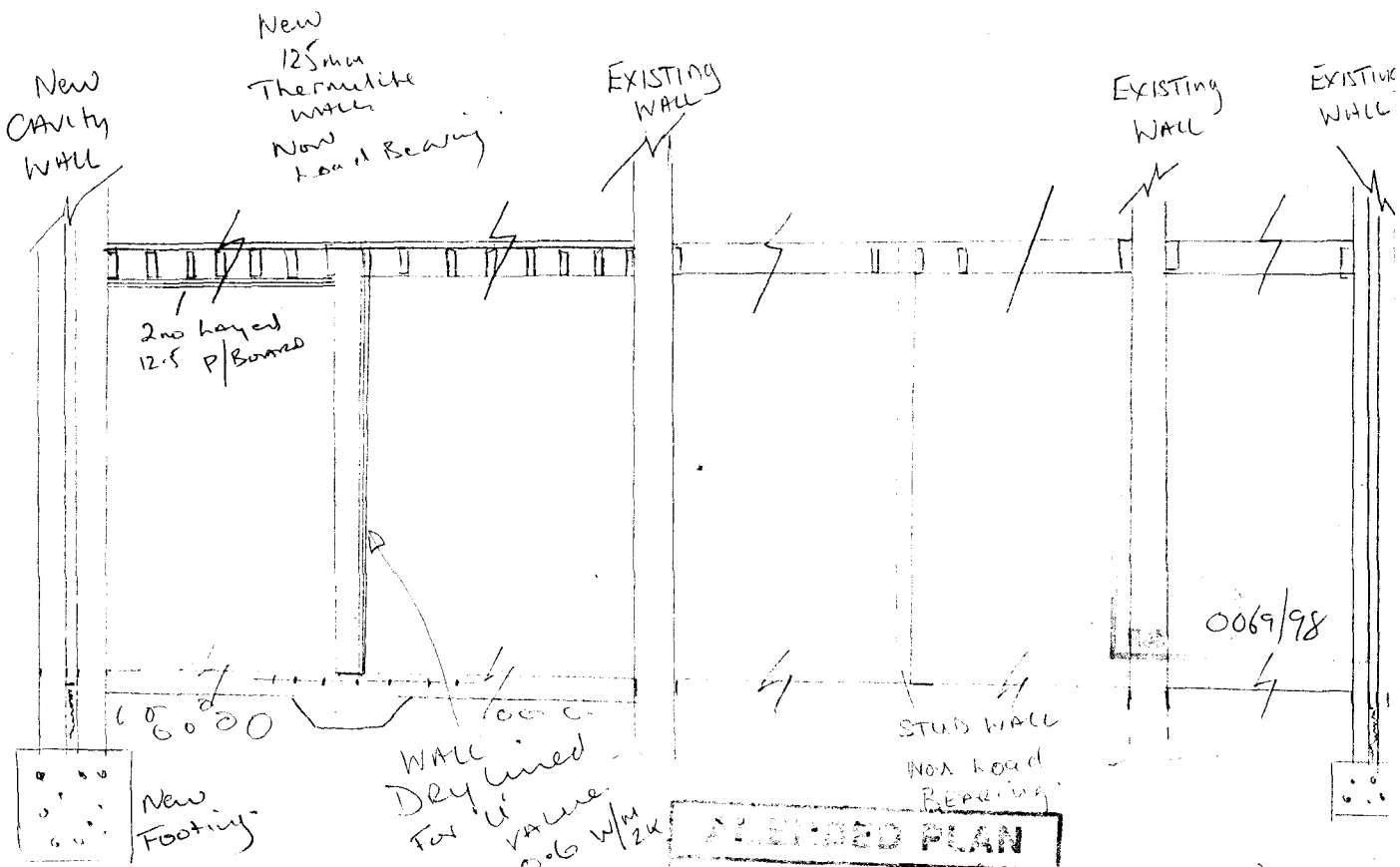


0069/98

Ref. A1

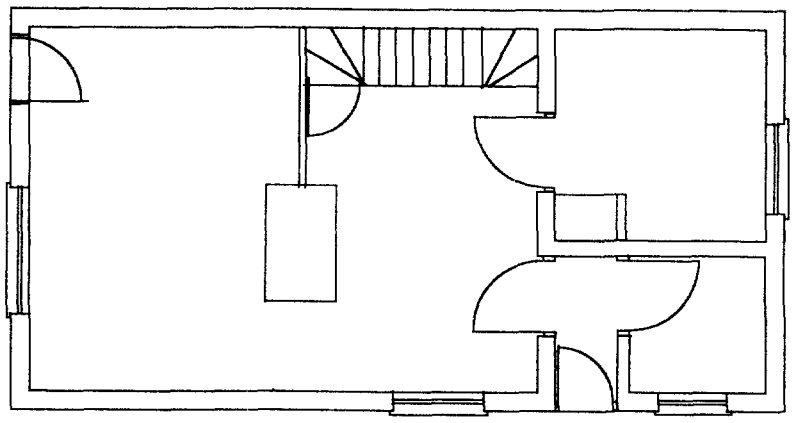
(Not to Scale)

The Gatehouse
Barbican Kingston



Pol

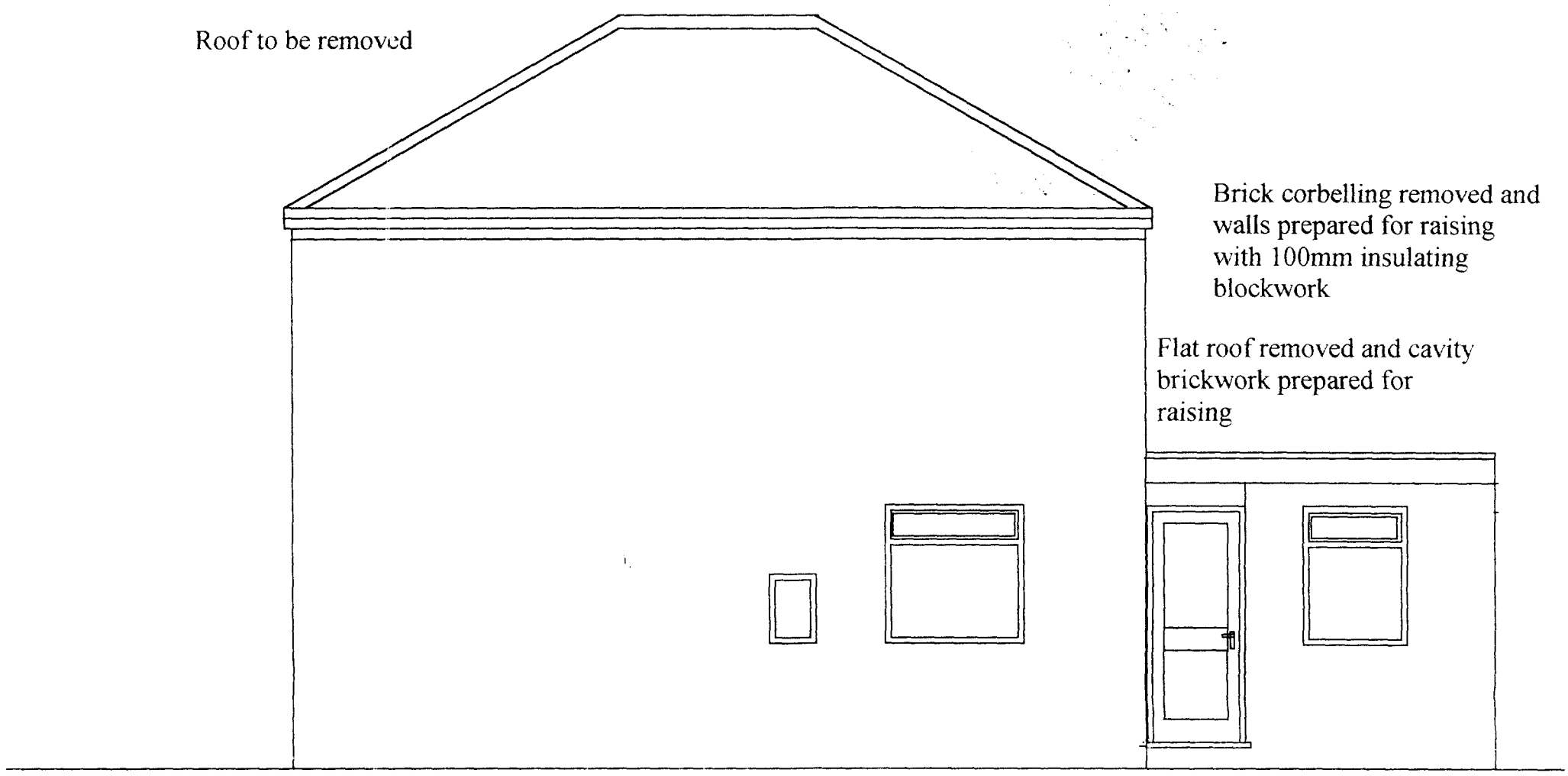
APPROVED PLAN



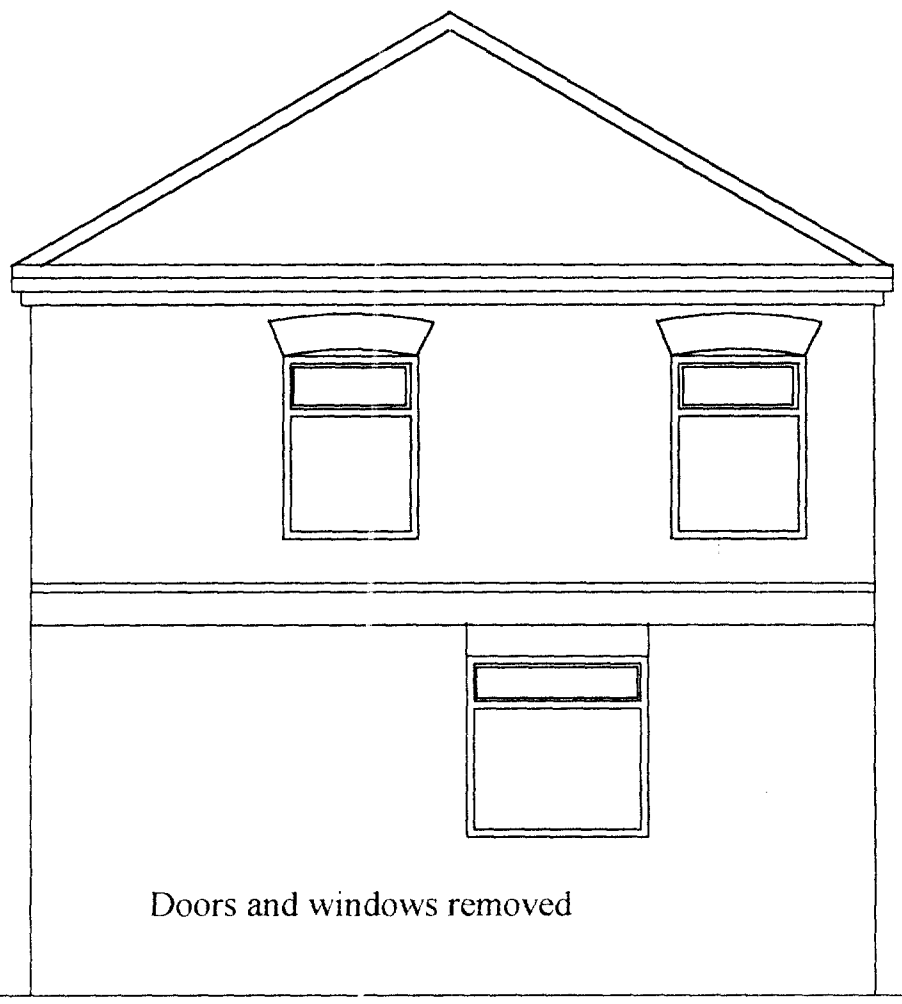
EXISTING SITE
LAYOUT

0069/98

DATE :18/12/97
SCALE :1:100
PROJECT :PROPOSED EXTENSIONS AND ALTERATIONS TO 96 CHEAL RD GOSBERTON RISEGATE SPALDING
CLIENT :MR D LAZZARINI
TITLE :EXISTING
DRAWING:JWM/DL/05
JOHN W. MOSES A.R.I.C.S CHARTERED SURVEYOR 33 FAIRVIEW WAY SPALDING LINCOLNSHIRE PE11 3PL TEL & FAX (01775) 762824



EXISTING SIDE ELEVATION



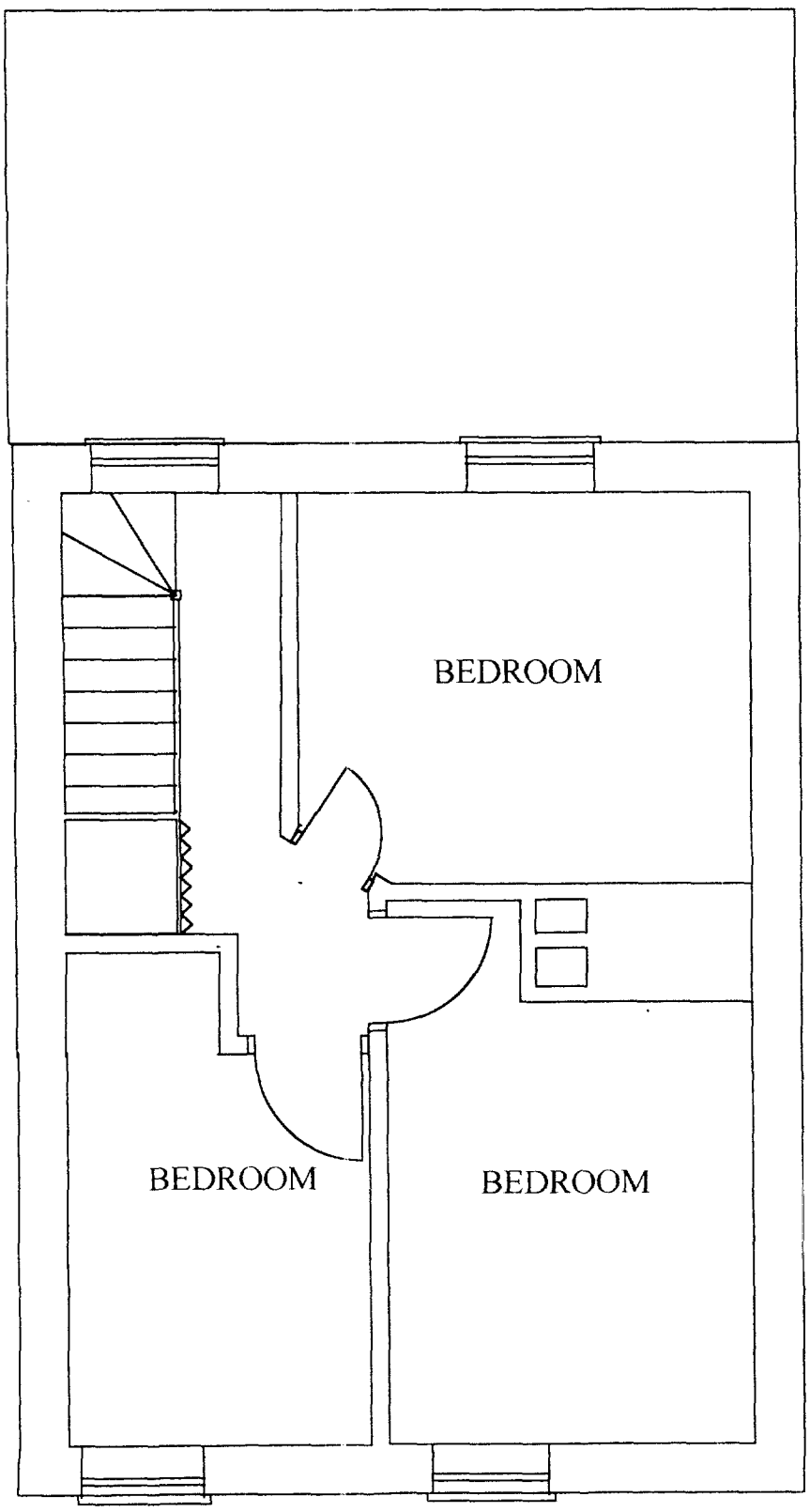
EXISTING REAR ELEVATION

DETERMINED PLANS

00669/98

DATE	:18/12/97
SCALE	:1:50
PROJECT	:PROPOSED EXTENSIONS AND ALTERATIONS TO 96 CHEAL RD GOSBERTON RISEGATE SPALDING
CLIENT	:MR D LAZZARINI
TITLE	:EXISTING
DRAWING:	JWM/DL/04

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CHARTERED SURVEYOR
33 FAIRVIEW WAY
SPALDING
LINCOLNSHIRE
PE11 3PL
TEL & FAX (01775) 762824



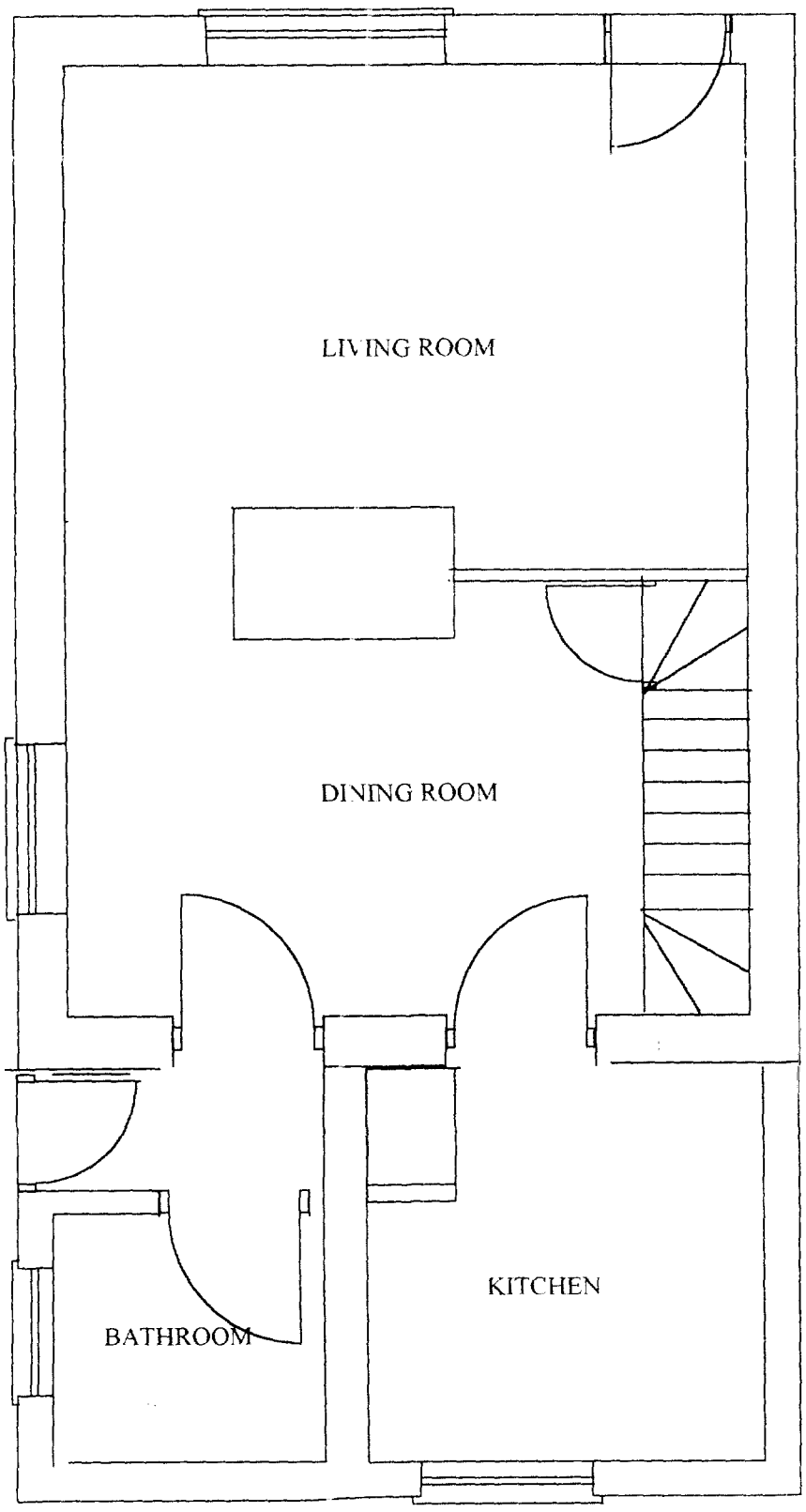
EXISTING
FIRST FLOOR
PLAN

0069/98

DATE	:18/12/97
SCALE	:1:50
PROJECT	:PROPOSED EXTENSIONS AND ALTERATIONS TO 96 CHEAL RD GOSBERTON RISEGATE SPALDING
CLIENT	:MR D LAZZARINI
TITLE	:EXISTING
DRAWING:	JWM/DL/02

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EXISTING GROUND FLOOR PLAN



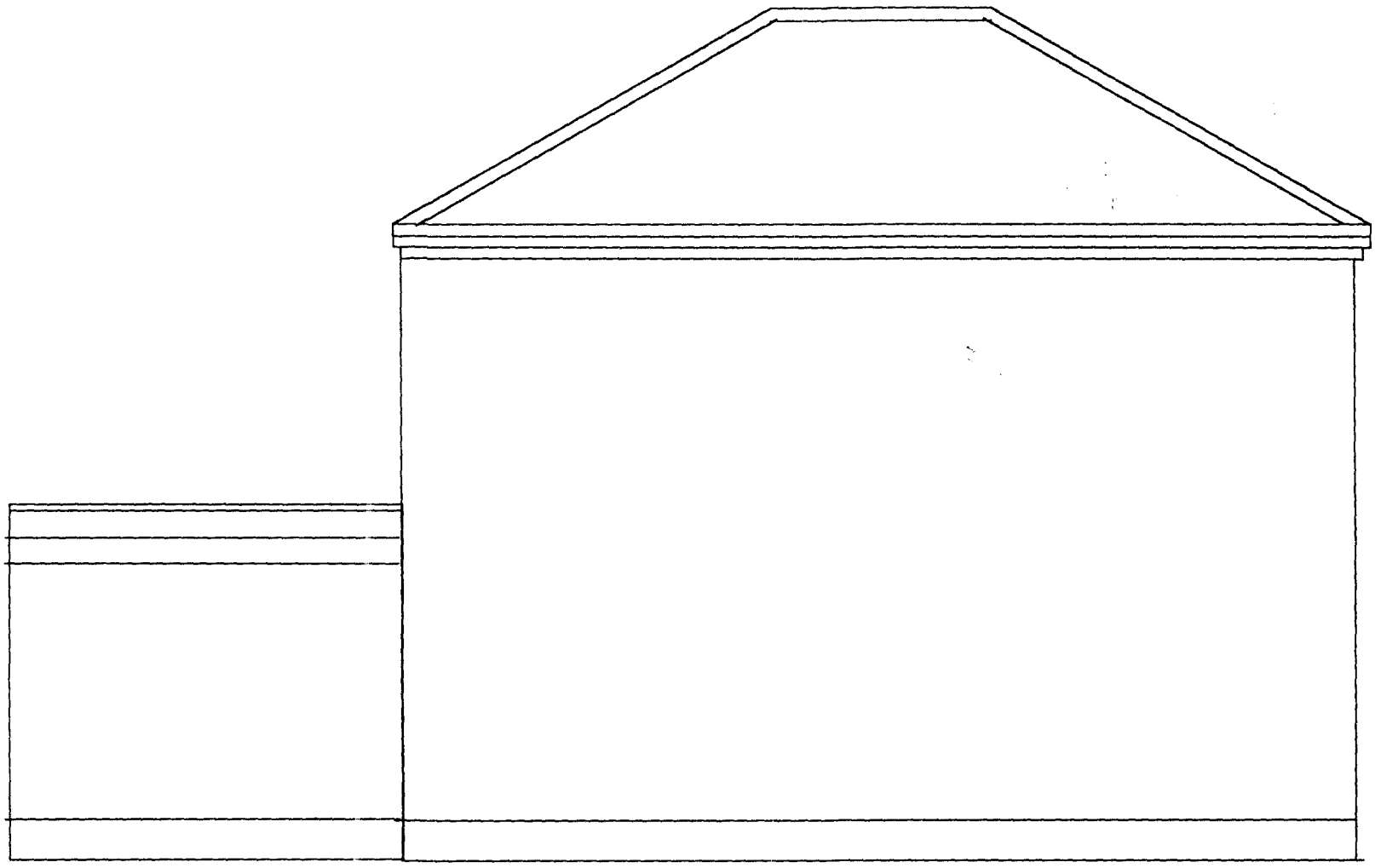
Staircase removed

First floor removed

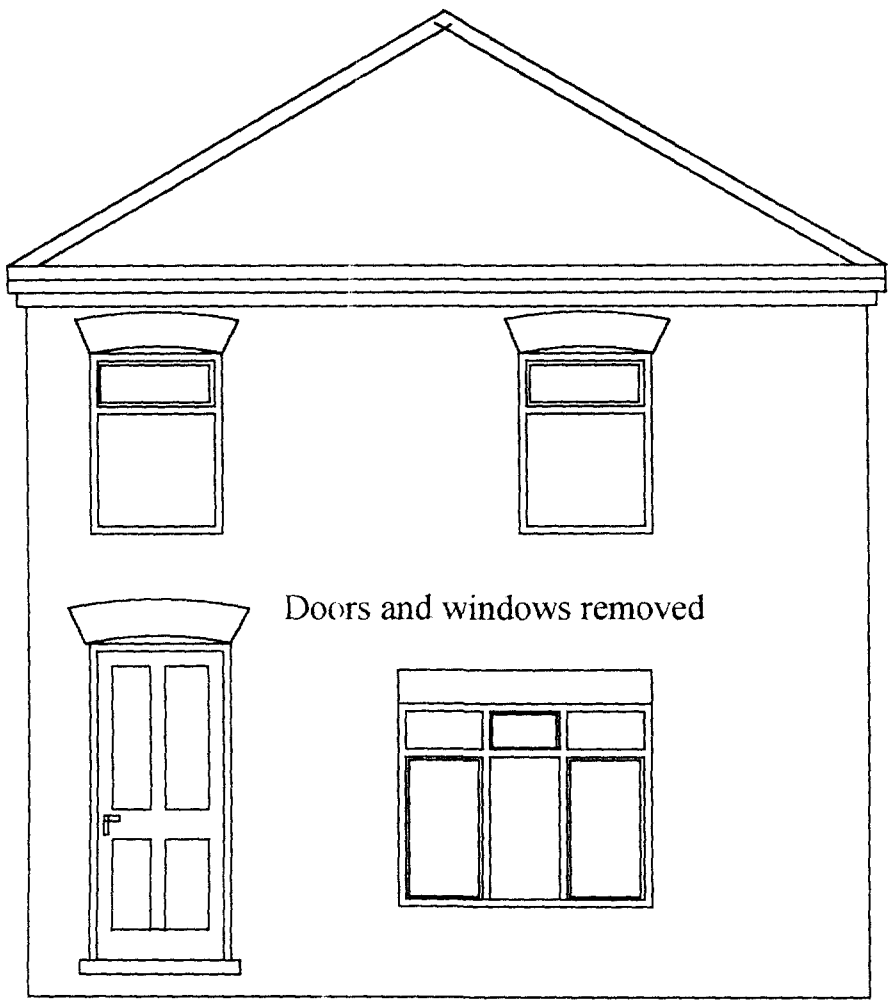
All windows and doors removed

0069/98

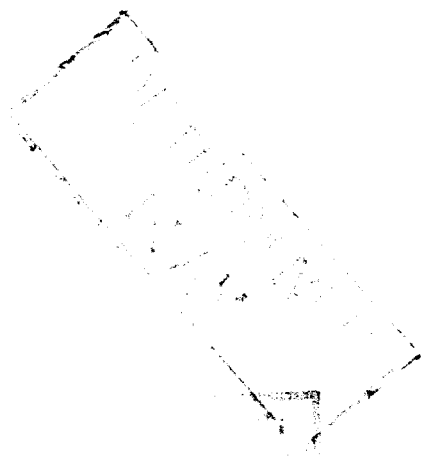
DATE :18/12/97	
SCALE :1:50	
PROJECT :PROPOSED EXTENSIONS AND ALTERATIONS TO 96 CHEAL RD GOSBERTON RISEGATE SPALDING	
CLIENT :MR D LAZZARINI	
TITLE :EXISTING	
DRAWING:JWM/DL/01	
JOHN W. MOSES A.R.I.C.S CHARTERED SURVEYOR 33 FAIRVIEW WAY SPALDING LINCOLNSHIRE PE11 3PL TEL & FAX (01775) 762824	



EXISTING REAR
ELEVATION



EXISTING FRONT
ELEVATION



0069/98

DATE :18/12/97

SCALE :1:50

PROJECT :PROPOSED
EXTENSIONS AND
ALTERATIONS
TO 96 CHEAL RD GOSBERTON
RISEGATE SPALDING

CLIENT :MR D LAZZARIN

TITLE :EXISTING

DRAWING:JWM/DL/03

JOHN W. MOSES A.R.I.C.S
CHARTERED SURVEYOR
33 FAIRVIEW WAY
SPALDING
LINCOLNSHIRE
PE11 3PL
TEL & FAX (01775) 762824

DATE :18/12/97

SCALE :1:50

PROJECT :PROPOSED EXTENSIONS AND ALTERATIONS TO 96 CHEAL RD GOSBERTON RISEGATE SPALDING

CLIENT :MR D LAZZARINI

TITLE :PROPOSED

DRAWING:JWM/DL/13

JOHN W. MOSES A.R.I.C.S
CHARTERED SURVEYOR
33 FAIRVIEW WAY
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LINCOLNSHIRE
PE11 3PL
TEL & FAX (01775) 762824

Gangnail trusses to the pitch shown on the drawing to specialist manufacturer's design at 600mm centres including gable ladders.They shall be designed fixed and braced in accordance with BS5268 pt3:1985 and secyred with proprietary stainless steel clips to the wall plate.

Structural calculations for trusses to be provided by the manufacturer 28 days before installation and forwarded to the Local Authority

Wall plates 50 x 100mm tanalised and bedded onto blockwork with gauged mortar(1:1:6)

Gutters 115mm PVC fixed with brackets to fascia complete with all stop ends,outlets etc.

Fascias shall be 25mm WBP plywood.Soffites 6mm WBP plywood.

External render 18mm thick in two layers

Damp proof courses shall project from the face and not be pointed over Damp proof course with minimum 100mm laps

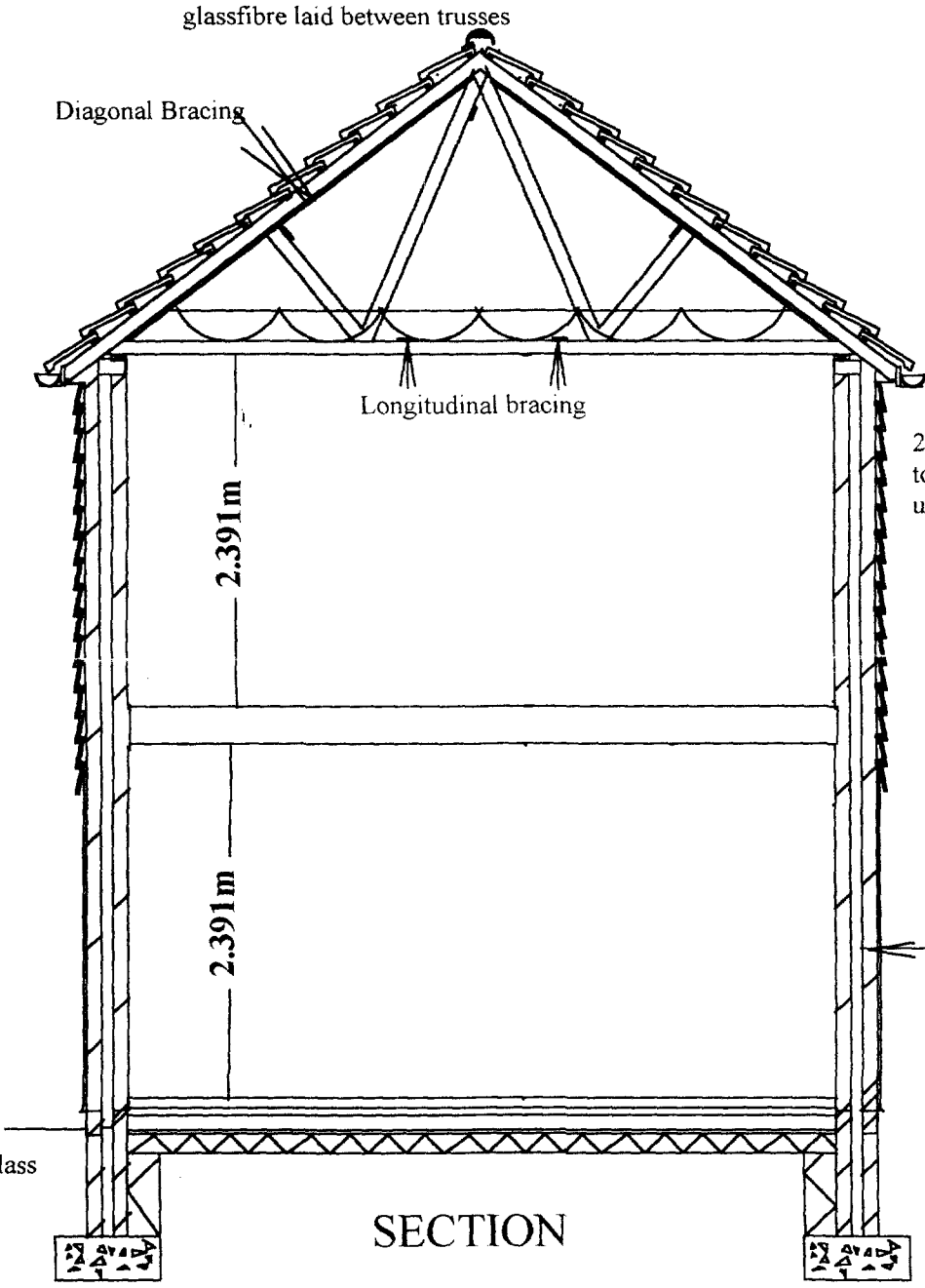
Blockwork below ground will be Class A Concrete blocks

Foundations shall be STD4 21N/mm2 conctete in strip foundations.Foundations shall be 700mm x 300mm thick to cavity walls subject to site investigation before construction is commenced.

Foundations to internal partition walls shall be 500 x 300mm.

Foundations shall be taked down to a firm load bearing strata a minimum of 1.00m deep if shrinkable subsoil in accordance with the requirements of the local Authority Building Control Department.

Roof insulation shall be 200mm thick glassfibre laid between trusses



SECTION

The floor shall consist of 65mm cement and sand screed including chicken wire reinforcement

500 gauge polythene damp proof membrane

50mm thick polystyrene insulation (Flooring Grade)

100mm minimum thickness ST4 grade concrete slab to BS 5328:1990

1200 gauge polythene damp proof membrane lapped continuously with wall dpc

25mm thick sand blinding

100mm minimum thickness hardcore.If in excess of 100mm fill to maximum of 600mm the hardcore is to be laid and compacted in layers not exceeding 150mm thick

A vegetable soil shall be stripped from site prior to work commencing.

Pitched roofs shall be cross ventilated by permanent vents at eaves on two opposite sides of roof the vent areas being equivalent in area to a continuous gap along each side of 10mm width

25 x 200mm softwood boarding fixed to tanalised battens on a layer of untearable roofing felt

Cavity wall insulation shall be injected polystyrene beads filling the cavity

Blockwork to leaves of cavity walls to be 2.8Kg N/mm2 insulated blocks

Mortar shall be cement lime mortar (1:1:6)

Wall ties shall be stainless steel ties positioned not exceeding 900mm horizontally and 450mm vertically and staggered

Ties shall be inserted on every block course vertically to all returns and reveals

DETERMINED PLAN

0069/98

Longitudinal bracing 25 x 100mm tanalised sawn softwood fixed at right angles to the trusses and extending the whole length of the roof and installed at every unsupported node point

Diagonal bracing 25 x 100mm tanalised sawn softwood nailed to underside of rafters and fixed to wall plate and run up to the ridge at 45 degree angle.The bracing to extend to the whole of the roof .The bracing may be omitted to no more than 2 trussed rafters between bracing sets and single trussed rafters adjacent to gable and party walls.The bracing to be twice nailed to every truss.

Where rafters,ceiling and floor joists run parallel to walls they shall be strapped at 2m centres.The straps shall be 30 x 5mm galvanised steel straps fixed to a minimum of 3No trusses,rafters,ceiling or floor joists and fixed 150mm into the wall cavity.50 x 50mm noggings shall be fixed between rafters or joists before the straps are fixed.

30 x 5mm straps shall be fixed to wall plates at 1800mm centrs.The straps shall be 1000mm long plugged and screwed to blockwork

DATE :18/12/97

SCALE :1:50

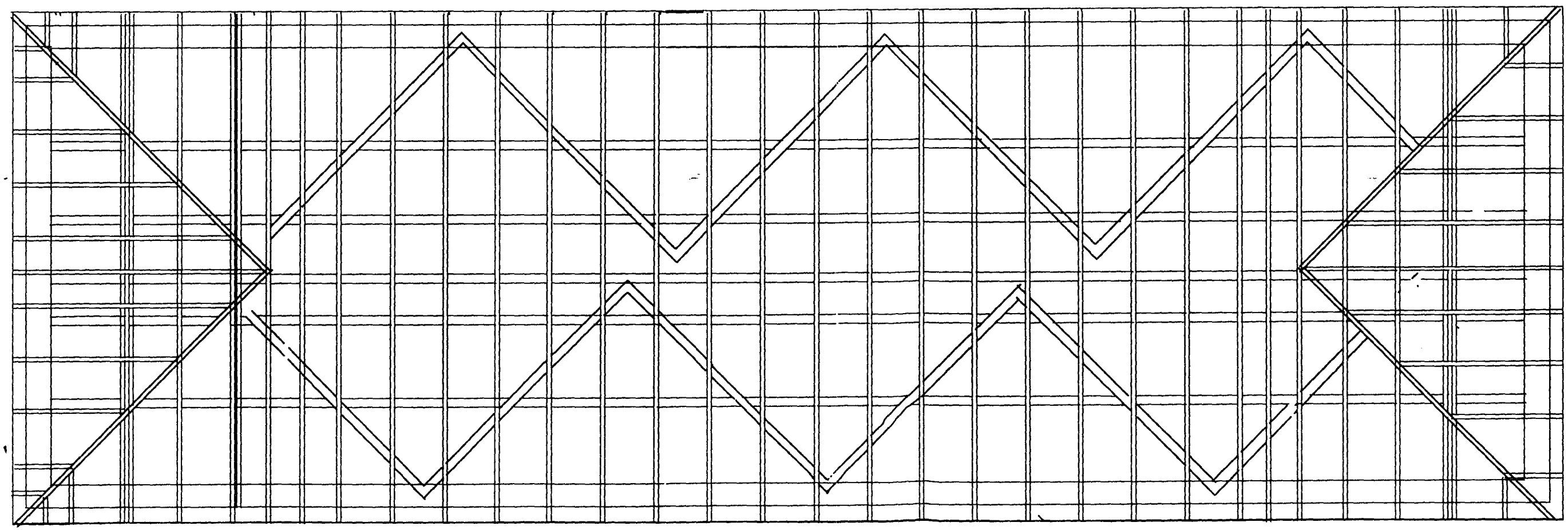
PROJECT :PROPOSED EXTENSIONS AND ALTERATIONS TO 96 CHEAL RD GOSBERTON RISEGATE SPALDING

CLIENT :MR D LAZZARINI

TITLE :PROPOSED

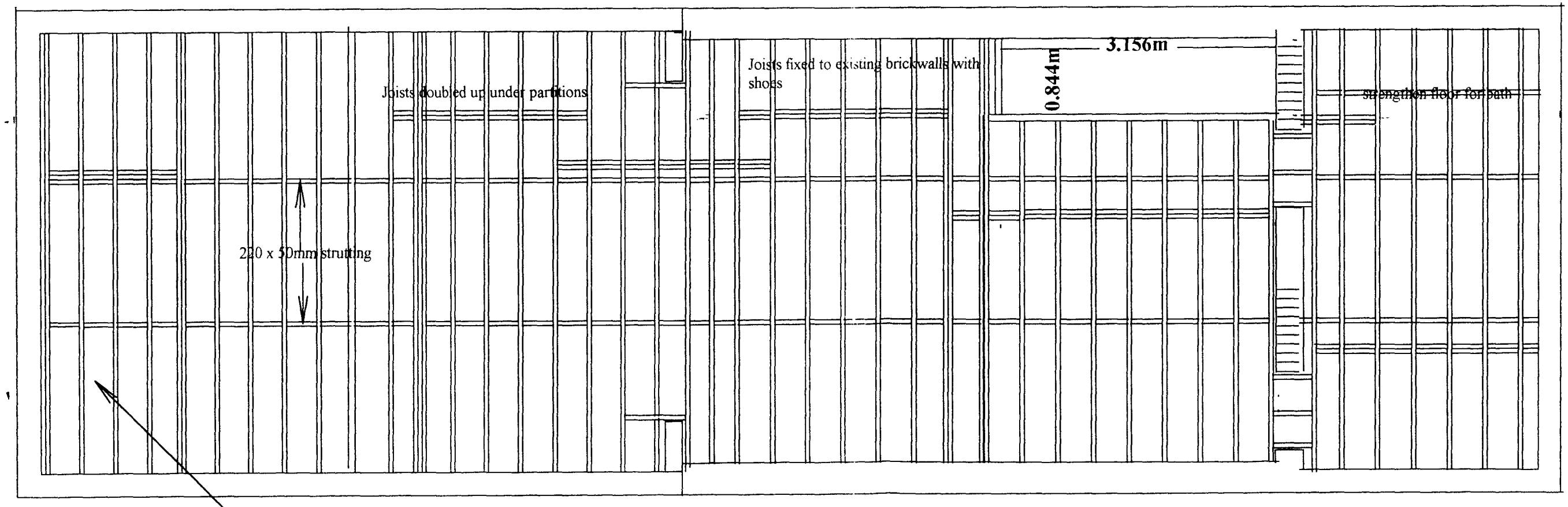
DRAWING:JWM/DL/12

JOHN W. MOSES A.R.I.C.S
CHARTERED SURVEYOR
33 FAIRVIEW WAY
SPALDING
LINCOLNSHIRE
PE11 3PL
TEL & FAX (01775) 762824



PROPOSED ROOF
PLAN

Room	Rapid Ventilation	Background Ventilation	Extract Ventilation
Living Room	1/20th floor area-patio door	8000mm2	
Dining room	1/20th floor area-patio door	8000mm2	
Kitchen	Opening window	4000 mm2	Extract fan 60 litres/sec capacity
Cloaks	1/20th floor area	4000 mm2	Extract fan 15 litres/sec capacity
Bathroom	Opening window	4000 mm2	Extract fan 15 litres/sec capacity
Shower room	Opening window	4000 mm2	Extract fan 15 litres/sec capacity
Bedroom 1	1/20th floor area	8000mm2	
Bedroom 2	1/20th floor area	8000mm2	
Bedroom 3	1/20th floor area	8000mm2	
Bedroom 4	1/20th floor area	8000mm2	
Shower Room	Opening window	4000 mm2	Extract fan 15 litres/sec capacity



PROPOSED FIRST FLOOR LAYOUT

DATE :18/12/97

SCALE :1:50

PROJECT :PROPOSED EXTENSIONS AND ALTERATIONS TO 96 CHEAL RD GOSBERTON RISEGATE SPALDING

CLIENT :MR D LAZZARINI

TITLE :PROPOSED

DRAWING:JWM/DL/11

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00691/98

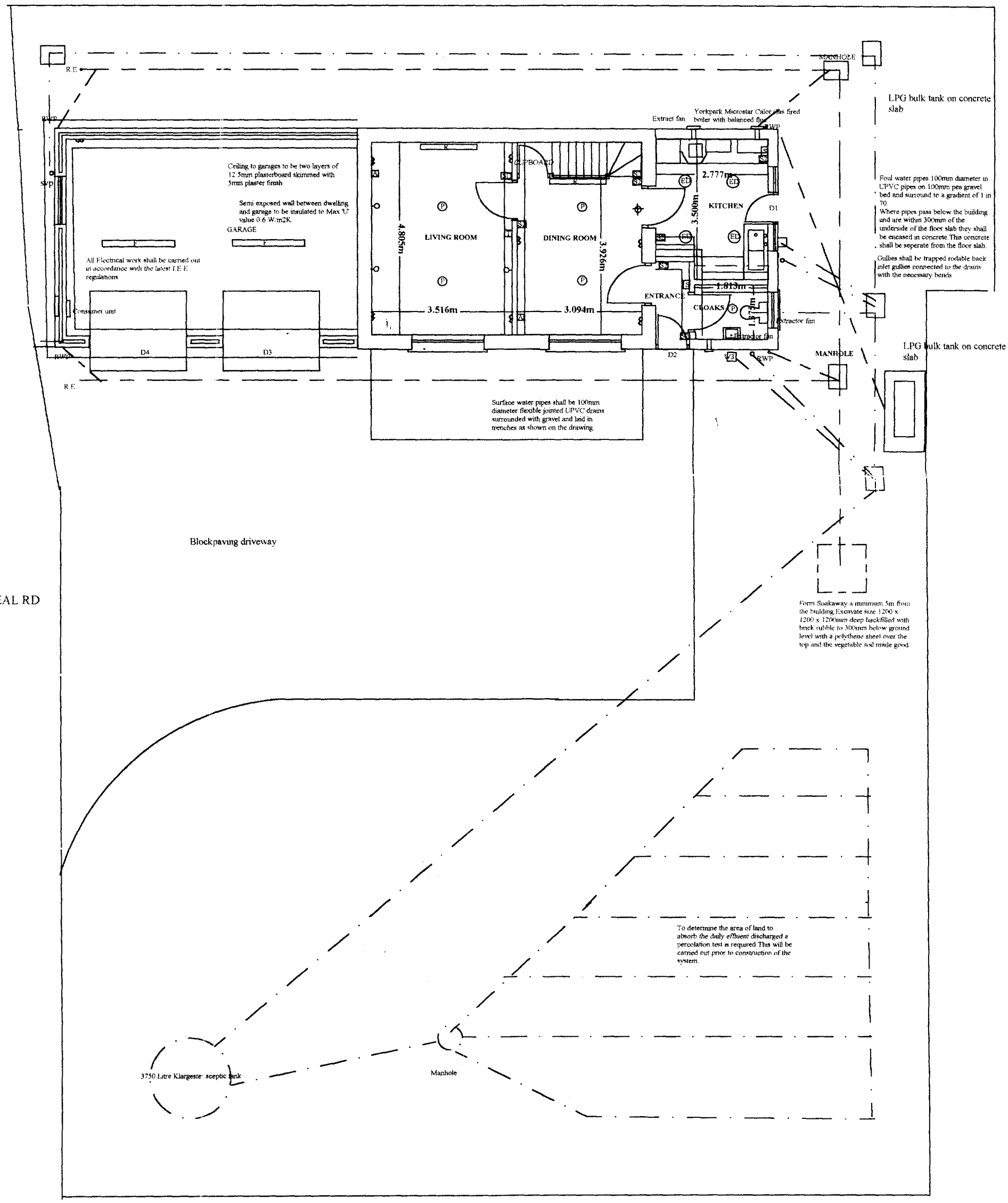
DETERMINED PLAN

DETERMINED PLAN

DATE	:18/12/97
SCALE	:~~1-50~~ 1:100
PROJECT	:PROPOSED EXTENSIONS AND ALTERATIONS TO 96 CHEAL RD GOSBERTON RISEGATE SPALDING
CLIENT	:MR D LAZZARINI
TITLE	:PROPOSED
DRAWING	:JWM/DL/14

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LINCOLNSHIRE
PE11 3PL
TEL & FAX (01775) 762824

RAILWAY LINE



PROPOSED SITE
LAYOUT

The target U-Value method of compliance for dwellings

Target U-value = total floor area x 0.64 / total area of exposed elements + .4W/m2K

Element	Area (m2)	U-value (W/m2K)	Rate of Heat Loss
Ground Floor	82.21	.45	36.99
Roof	82.21	.25	20.55
Exposed walls	200.39	.45	90.18
Window	30.72	3.3	101.38
Door	12.88	2.8	36.06
	408.41		285.16

Target U-value = total floor area x 0.64 / total area of exposed elements + .4 W/m2K

Target U-value =164.42 x.64 / 408.41 = .258 + .4 = .658W/m2K

Average U-value = Total rate of heat loss per degree / Total area of exposed elements

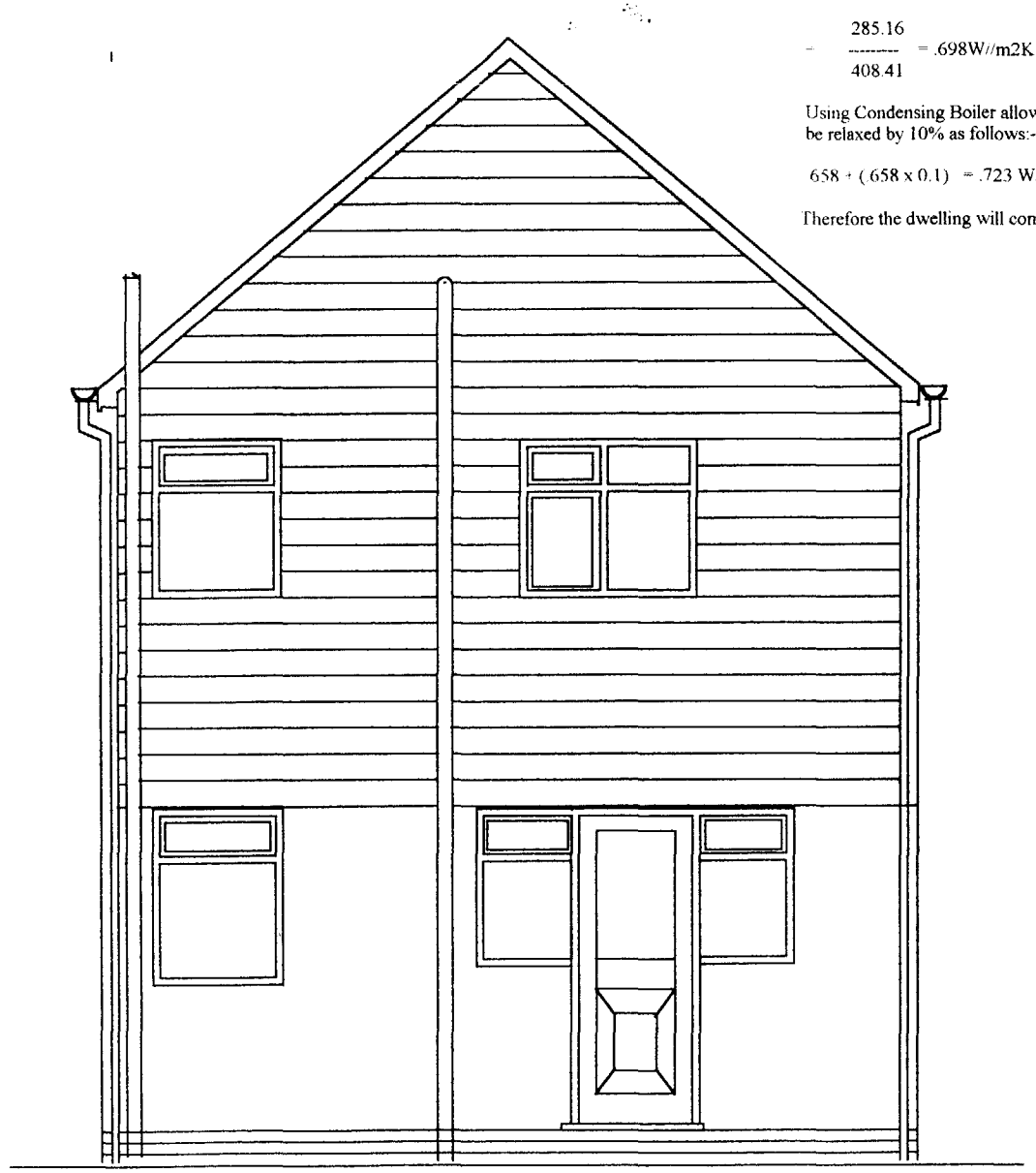
285.16 / 408.41 = .698W//m2K

Using Condensing Boiler allows the target U-value to be relaxed by 10% as follows:-

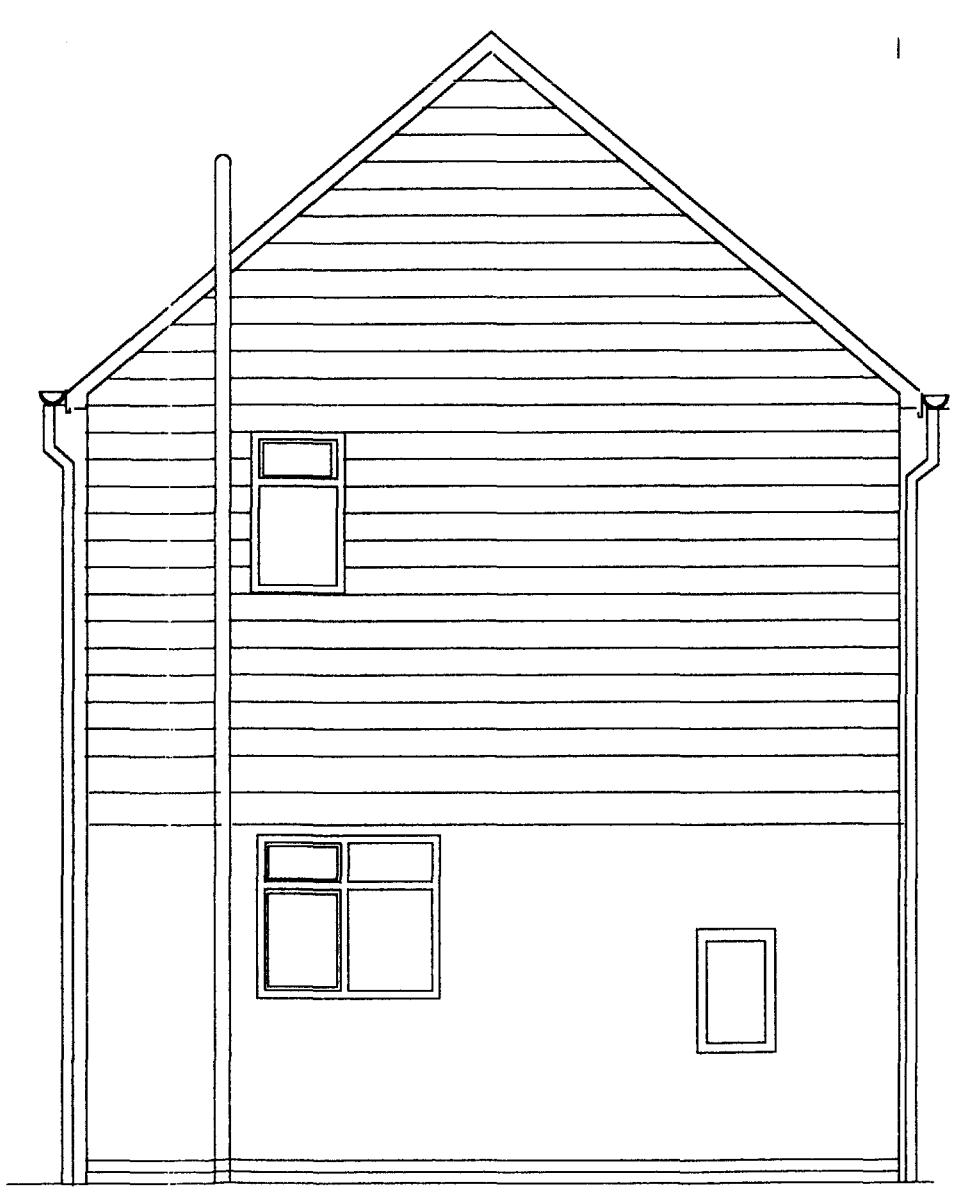
658 + (658 x 0.1) = .723 W/m2K

Therefore the dwelling will comply

0069/98



SIDE ELEVATION



SIDE ELEVATION

DATE	:18/12/97
SCALE	:1:100
PROJECT	:PROPOSED EXTENSIONS AND ALTERATIONS TO 96 CHEAL RD GOSBERTON RISEGATE SPALDING
CLIENT	:MR D LAZZARINI
TITLE	:PROPOSED
DRAWING:	JWM/DL/10

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33 FAIRVIEW WAY
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LINCOLNSHIRE
PE11 3PL
TEL & FAX (01775) 762824

Waste pipes shall be plastic with weldable joints and installed as follows:-

40mm diameter: Wash hand basin
50mm diameter: Sinks
Showers
Baths
Washing Machines

Traps shall be 75mm deep seal traps
Baths shall be fitted with a combined trapped waste and overflow

All waste pipes shall be rodable at each change in direction and readily accessible throughout their length.

Above ground drainage shall comply with BS 5272:1978

Cold,Hot water and central heating shall be a Yorkpark system and installed in accordance with the manufacturer's instructions

0069/98

DETERMINED PLAN

DATE :18/12/97

SCALE :1:50

PROJECT :PROPOSED EXTENSIONS AND ALTERATIONS TO 96 CHEAL RD GOSBERTON RISEGATE SPALDING

CLIENT :MR D LAZZARINI

TITLE :PROPOSED

DRAWING:JWM/DL/08

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CHARTERED SURVEYOR
33 FAIRVIEW WAY
SPALDING
LINCOLNSHIRE
PE11 3PL
TEL & FAX (01775) 762824



PROPOSED FRONT

DATE :18/12/97

SCALE :1:50

PROJECT :PROPOSED EXTENSIONS AND ALTERATIONS TO 96 CHEAL RD GOSBERTON RISEGATE SPALDING

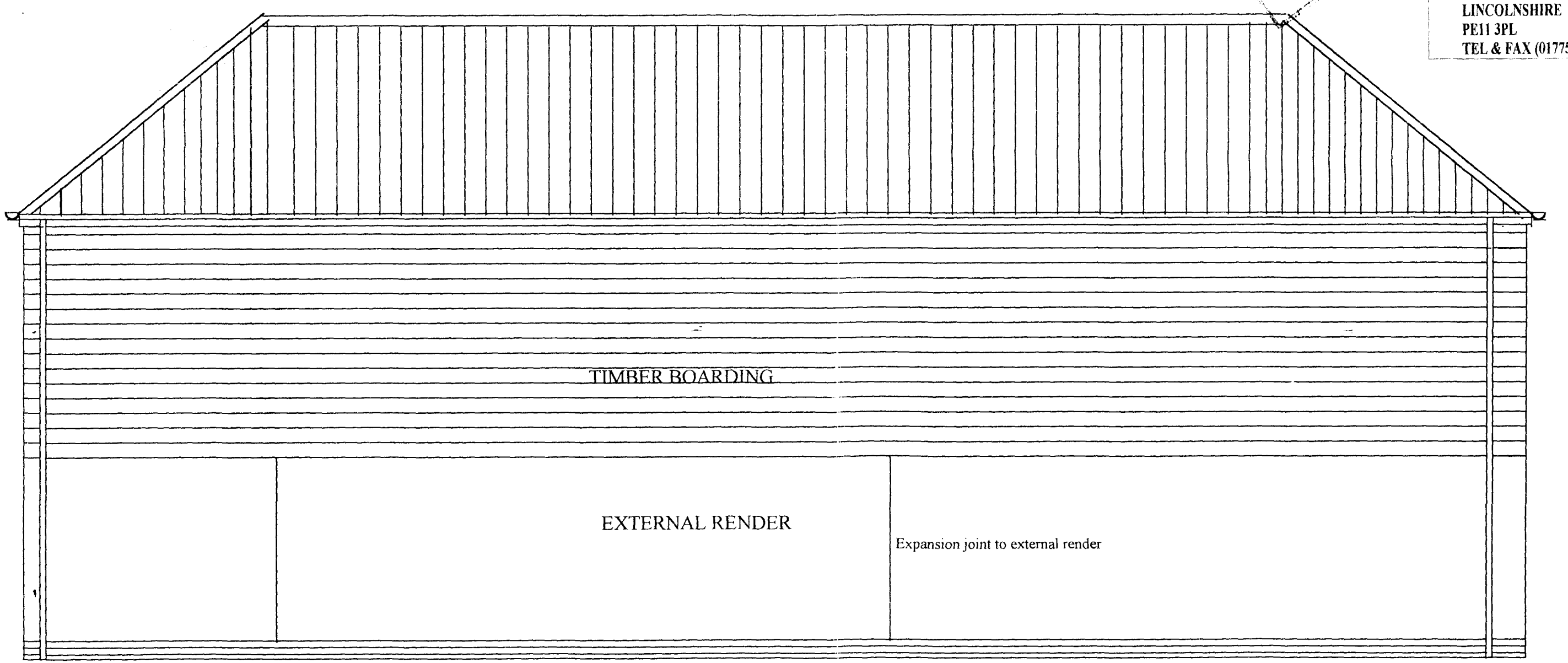
CLIENT :MR D LAZZARINI

TITLE :PROPOSED

DRAWING:JWM/DL/09

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33 FAIRVIEW WAY
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0069/98



TWO COURSES CLASS A
STAFFORDSHIRE BLUE
ENGINEERING BRICKS

REAR ELEVATION

Downpipes shall be 64mm PVC securely fixed to walls at 1800mm centres including all necessary offsets,swan necks,adapters etc jointed to drainage

S	Switch
SD	dimmer switch
S2	Two way switch
A	Aerial
D	Downlighter
EL	External Light
ED	Eyeball downlighter
F	Fluerescent Light
P	Pendant
	Smoke detector
	Double Socket
T	Telephone
R	Radiator

	LINTELS	LENGTH
D1	L1/S	2300MM
D2	2No 100 x 65mm prestressed	1000MM
D3	L1/S 70	2700MM
D4	L1/S 70	2700MM
W1	See D1	
W2	See D1	
W3	L1/S	1200MM
W4	2No 100 x 65mm prestressed	2100MM
W5	2No 100 x 65mm prestressed	2100MM
W6	L1/S 70	1500MM
W7	L1/S 70	1500MM
W8	2No 100 x 65mm prestressed	1500MM
W9	L1/S 70	1500MM
W10	L1/S 70	1500MM
W11	2No 100 x 65mm prestressed	1500MM
W12	2No 100 x 65mm prestressed	1500MM
W13	2No 100 x 65mm prestressed	1500MM
W14	L1/S 70	1500MM
W15	L1/S 70	1500MM
W16	L1/S 70	1500MM
W17	L1/S 70	900MM

Glazed doors less than 1500mm above floor level to have laminated or toughened glass in accordance with BS6206:1981

Ceilings shall be finished with Artex

Ceiling finishes shall be 12.7mm thick foil backed plasterboard .The boards shall be fixed on all sides and all necessary noggings shall be installed

Lintels in cavity walls shall be I.G. steel lintels and have an end bearing of 150mm

Self contained Smoke alarms permently wired to a seperately fused circuit at the distribution board and shall conform with BS 5446 Part 1 and fitted as shown on the drawings

A damp proof course shall be inserted under all ground floor partitions.

Two courses Staffordshire Blue Engineering bricks inserted into existing one and a half wall to existing building as damp proof course.

100mm diameter PVC vent pipes to discharge a minimum 900mm above any window head

Steel lintels and beams shall be clad with 13mm gypsum plaster to give a minimum half hour fire protection

Internal wall finishes shall be 13mm thick render and set plaster to give a maximum 'U' value of .45 m2 per degree centigrade

CC69/98

DATE :18/12/97

SCALE :1:50

PROJECT :PROPOSED EXTENSIONS AND ALTERATIONS TO 96 CHEAL RD GOSBERTON RISEGATE SPALDING

CLIENT :MR D LAZZARINI

TITLE :PROPOSED

DRAWING:JWM/DL/06

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CHARTERED SURVEYOR
33 FAIRVIEW WAY
SPALDING
LINCOLNSHIRE
PE11 3PL
TEL & FAX (01775) 762824

DETERMINED PLAN

Yorkpark Microstar Calor Gas fired boiler with balanced flue

Extract fan

7.234m

Ceiling to garages to be two layers of 12.5mm plasterboard skimmed with 5mm plaster finish

Semi exposed wall between dwelling and garage to be insulated to Max 'U' value 0.6 W/m2K

GARAGE

All Electrical work shall be carried out in accordance with the latest I.E.E regulations

Consumer unit

4.875m

4.805m

3.516m

3.094m

3.926m

3.500m

2.777m

1.813m

1.375m

LIVING ROOM

DINING ROOM

CUPBOARD

KITCHEN

ENTRANCE

CLOAKS

Extractor fan

D1 D2 D3 D4

W1 W2 W3 W4 W5 W6

PROPOSED GROUND FLOOR PLAN

D1		1.40
D2		1.40
D3		5.04
D4		5.04
W1		.66
W2		.66
W3		1.08
W4		2.88
W5		2.88
W6		1.26
W9		1.8
W10		1.08
W11		2.8
W12		
W13		2.52
W14		2.52
W15		2.8
W16		
W17		.66
		36.48

3 layers slatted shelving to Airing cupboards

500 x 500mm Access hatch to ceiling

Soil pipes 110mm diameter Upvc pipes complete with WC connectors,bends,access door,boss connectors and balloon grating

Floor Area

164.42

Window and External door area
----------x100
Floor Area

22.19%

Windows shall be Upvc metric with controllable trickle vents and double glazed with sealed units with weather stripping.Windows less than 800mm above floor level to have laminated or toughened glass in accordance with BS6206:198188

Lavatory basins shall be in vitreous china with 32mm chromium plated wate,plug,chain and stay and complete with vitreous china pedestal

Baths shall be 3mm glass fibre reinforced acrylic with 38mm chromium plated waste,plug,chain and overflow fitting,pair 19mm chromium plated pillar taps.The bath shall have an enamelled hardboard side and end panel.

W.C.suites shall consist of low level vitreous china close coupled wash down pans,9 litre vitreous china cistern,plastic ring seat connected to drain or soil stack.Each cistern shall have a 19mm plastic overflow discharging externally

0069/98

DATE :18/12/97

SCALE :1:50

PROJECT :PROPOSED EXTENSIONS AND ALTERATIONS TO 96 CHEAL RD GOSBERTON RISEGATE SPALDING

CLIENT :MR D LAZZARINI

TITLE :PROPOSED

DRAWING:JWM/DL/07

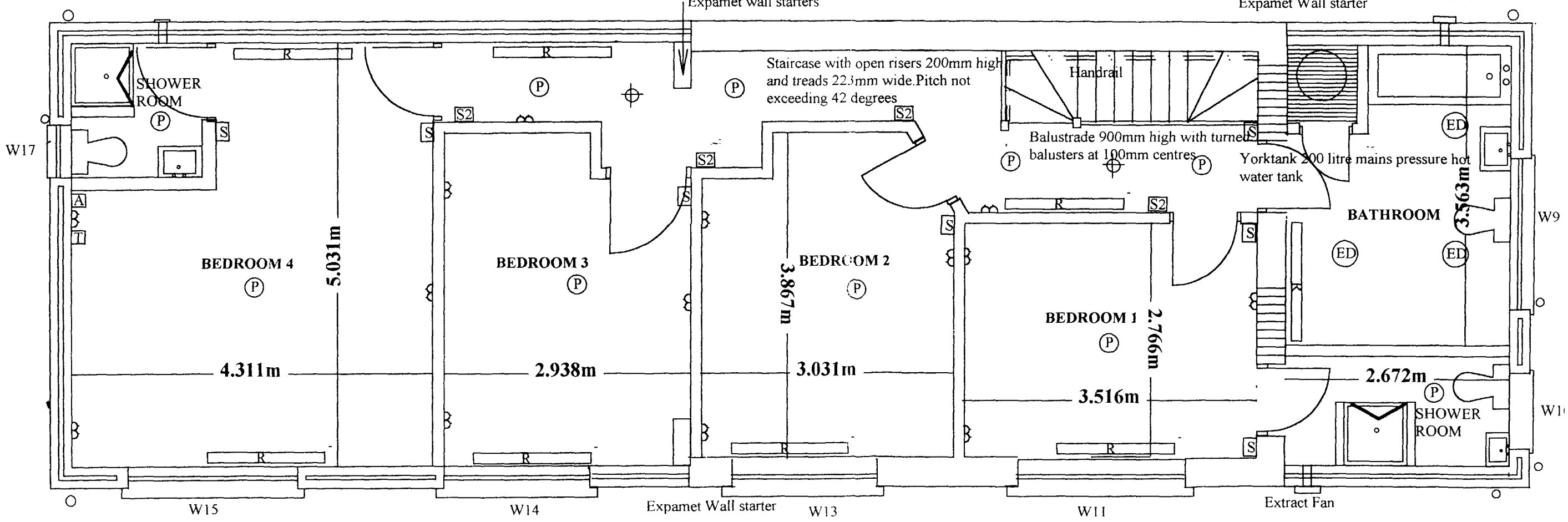
JOHN W. MOSES A.R.I.C.S
CHARTERED SURVEYOR
33 FAIRVIEW WAY
SPALDING
LINCOLNSHIRE
PE11 3PL
TEL & FAX (01775) 762824

Piers to divide wall into lengths not exceeding 12m long
size 550mm x 200mm

Expamet wall starters

Expamet Wall starter

Extract Fan



Insulated vertical dpc at all cavity closures

PROPOSED FIRST