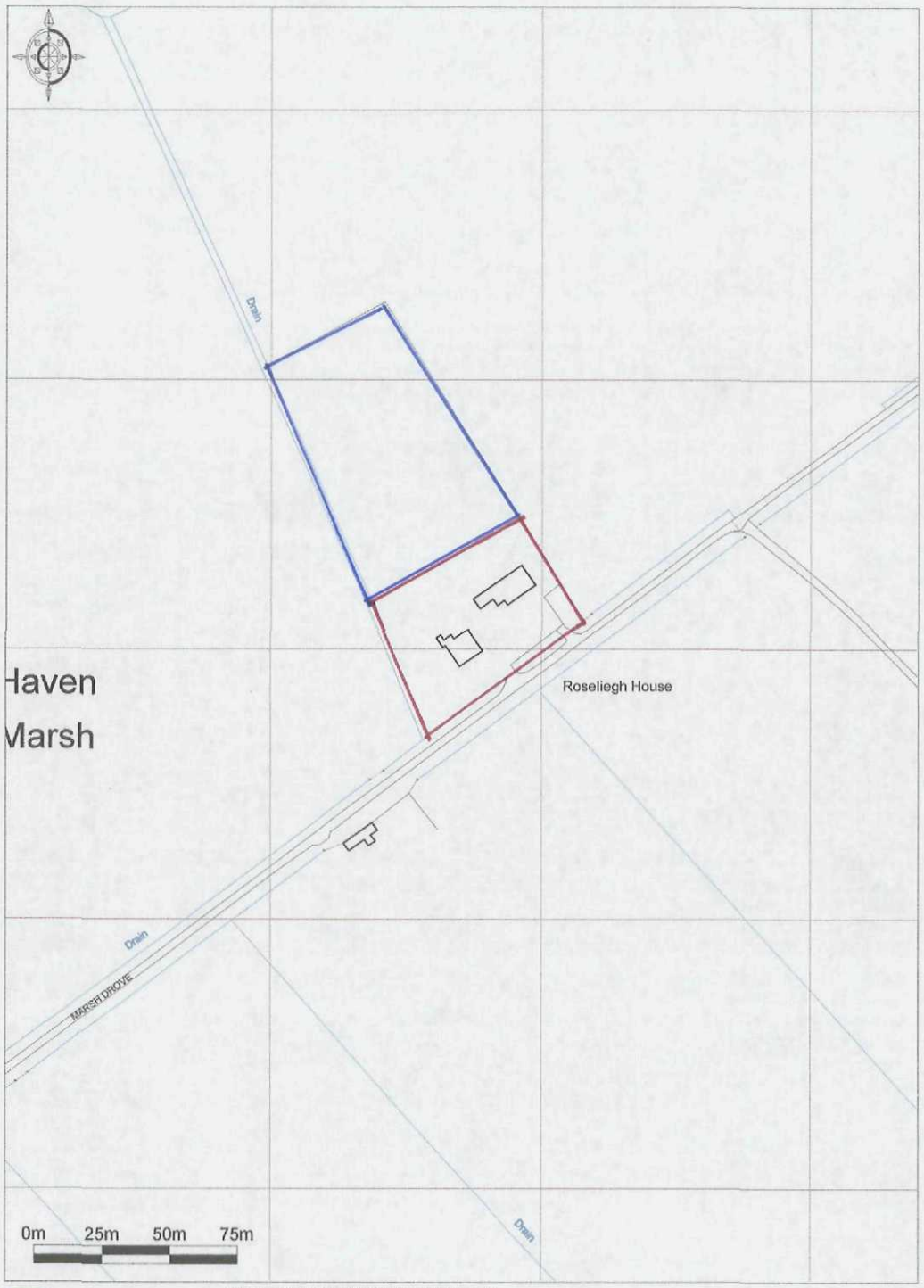
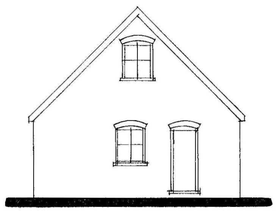
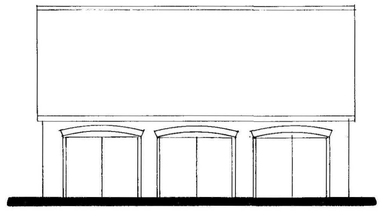
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Planning & Development
16 NOV 2010
Ref: 0945-10



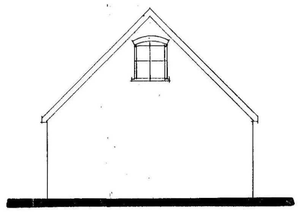
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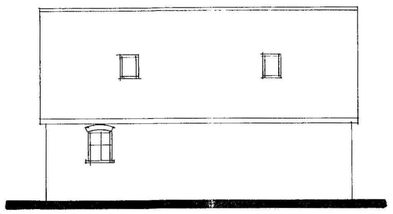
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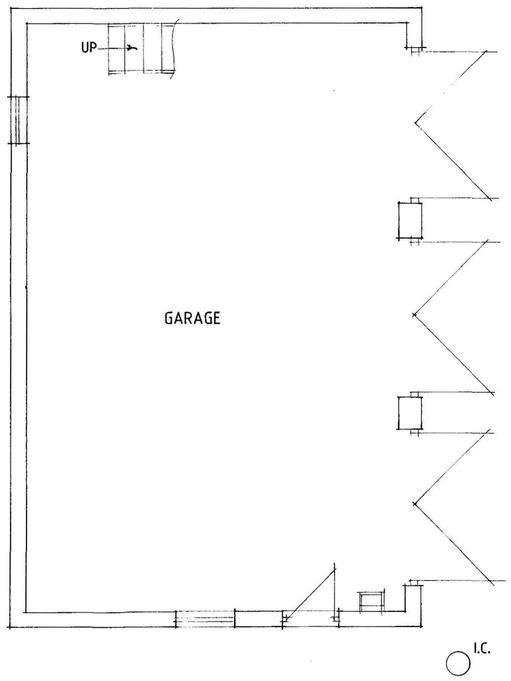
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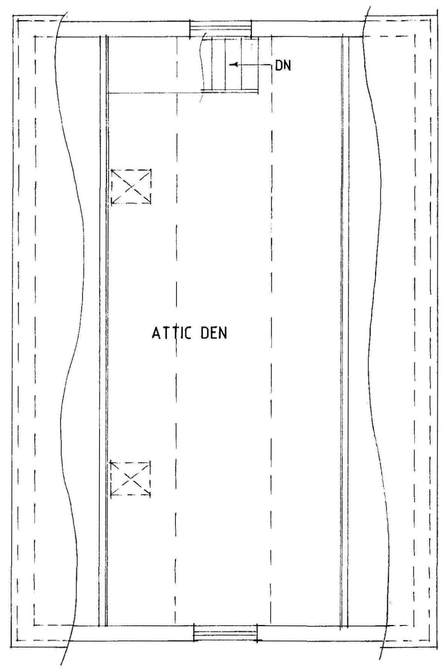
SIDE



REAR



GROUND FLOOR PLAN



FIRST FLOOR PLAN

09145-10

Status DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED CONVERSION OF FIRST FLOOR OF OUTBUILDING TO HOLIDAY LET AT BIG TREE HONEY FARM, MARSH DROVE, SURFLEET MARSH
FOR

MR. & MRS. E.H. GADD.

PLANS AS EXISTING

1:50 1:100	SD10-040/1
OCT-10	B.GILHAM.

2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP
Tel: 01406 424343 Fax: 01406 490702

Existing first floor "Attic Den" above triple garage to be converted to holiday let accommodation, as shown.

Existing internal staircase to be removed and stairwell filled in to match existing.

Provide new internal stud partitions in the manner shown.

Provide purpose-made steel external staircase and balcony, as shown; support using 100 x 100mm steel posts off 450 x 450 x 225mm concrete foundations to an approved firm base.

Remove existing window to gable end, where shown, and cut opening down to suit new purpose-made door and frame to suit opening.

Connect foul drains to existing foul drainage system.

Make good to all disturbed and affected areas.

Private Stairs
Stairwell formed by timber trimmers and load bearing walls (see plan). Provide timber balustrading to open side of stairs 900mm above pitch line and 1000mm high to stairwell opening to act as guarding and to be capable of resisting a horizontal force of 0.36 KN/m. Balustrading to be vertical type, not horizontal or ranch style. No parts of stairs to have any gaps greater than 99mm. Provide timber handrail to top of balustrading or independently 900mm above pitch line. Ensure minimum headroom above pitch line is 2000mm. Total rise: See plan. Maximum rise: 220mm. Minimum going: 220mm. Maximum pitch: 42°. Read in conjunction with Approved Document K.

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 l/sec. Alternatively provide proprietary cooker hood capable of extracting 30 l/sec.

Bathroom/En-suite Ventilation
Provide proprietary mechanical extract ventilation unit capable of extracting 15 l/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

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.

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.

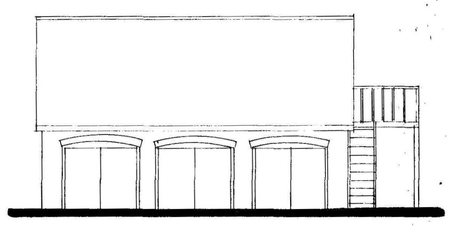
Foul Water Drainage
Underground drainage to be proprietary 110mm diameter p.v.c. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Under building drains to be encased in 150mm pea gravel with lintel over pipes at wall abutments. Where drain passes through wall, provide suitable protection 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.

Ceilings
To all insulated roof ceilings provide 12.5mm Gyproc Duplex plasterboard of 10kg/m² or similar and either 5mm skim or Artex finish. To remaining ceilings provide 12.5mm Gyproc plasterboard or similar with finishes as above.

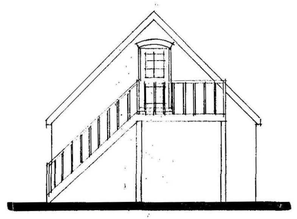
Glazing
All windows and doors to be double-glazed with minimum 16mm spacing and to use Pilkington 'K' glass or similar approved, efficiency of 0.05.

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.

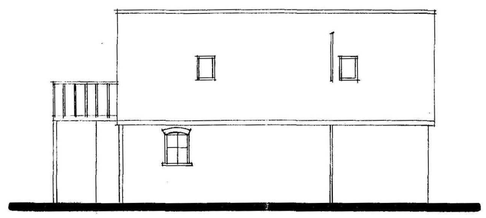
A suitable set of operating and maintenance instructions are to be made available to the client to explain to the householders how to operate the systems so that they can perform efficiently and what routine maintenance is advisable for the purpose of the conservation of fuel and power.



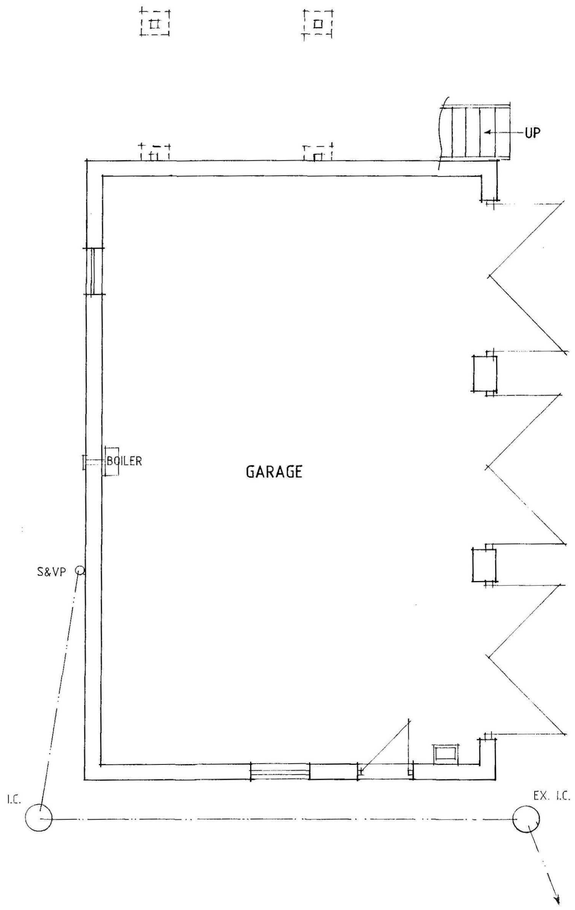
FRONT



SIDE



REAR



GROUND FLOOR PLAN

Internal Lighting
Provide energy efficient lights that only take lamps having a luminous efficiency greater than 40 lumens per circuit watt. Examples of lamps are fluorescent tubes and compact fluorescent lamps (note GLS tungsten lamps with bayonet cap or Edison screw bases).

Method of determining number of locations:

Provide energy efficient lights of one per 25m² of floor area or one per four fittings whichever is the largest.

Excludes garages, lofts and outhouses.

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.

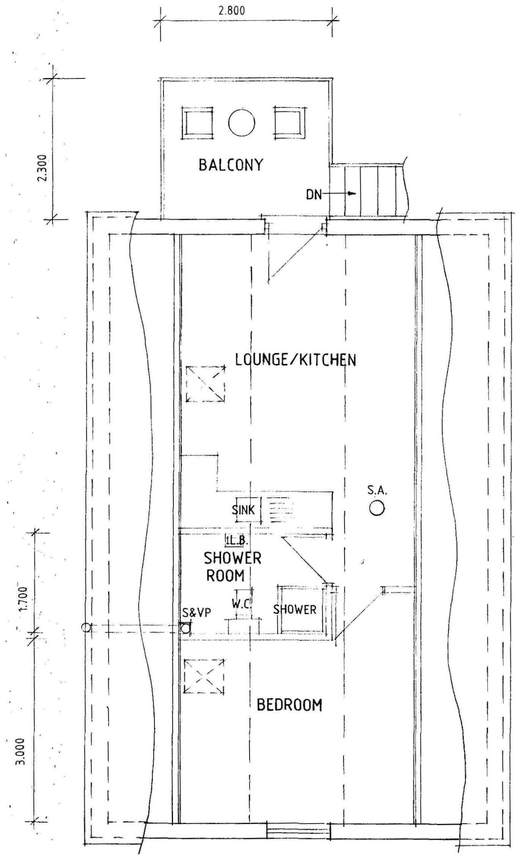
Background Ventilation
Background ventilation is to be provided by trickle ventilators to the tops of windows. Use trickle vents offering 8000mm², per window head. Ventilation for whole extension to be 35,000mm²

Intermediate Floor Insulation
To floor between garage/outbuilding and domestic area above provide insulation between floor joists of 100mm Celotex GA4000, or similar approved, to give a 'U' value of 0.22W/m²K.

Roof Insulation to Sloping Ceiling
To ceiling slope provide 50mm Celotex GA4000 between rafters and 70mm Celotex CA4000 below rafters with joints taped to create VCL + air leakage barrier batten air space – low emissivity – 12.5mm Knauf wallboard, or similar approved. All to give 0.18W/m²K.

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

Boiler
Provide balanced flue combi-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 Gas Safe registered person. Boiler to have a Sedbuk rating of 86%



FIRST FLOOR PLAN

THIS DRG. TO BE READ IN CONJUNCTION WITH SD01-040/1, SD10-040/8

A - DESIGN ALTS - 5.11.10

Status DESIGN
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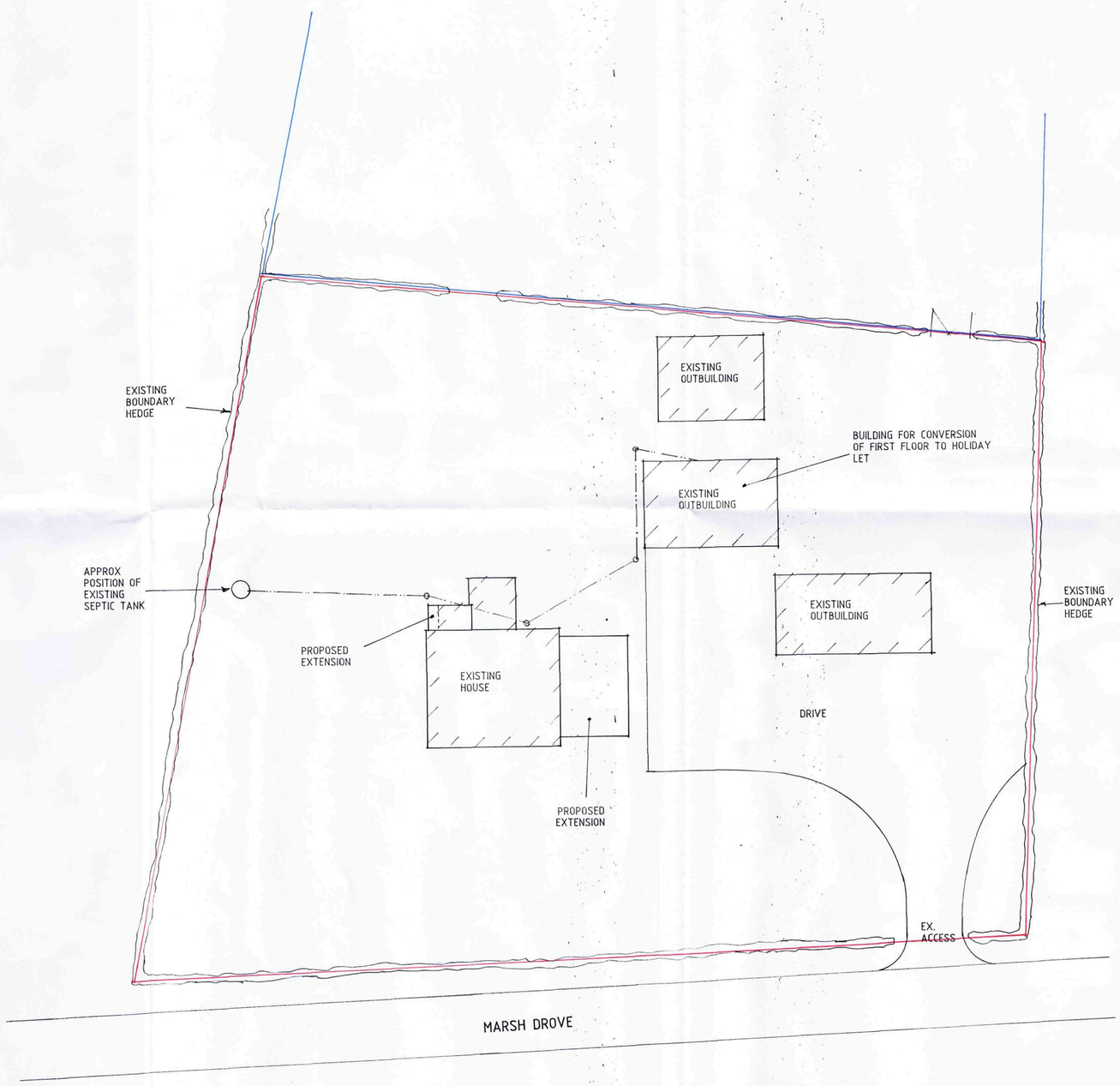
PROPOSED CONVERSION OF FIRST FLOOR OF OUTBUILDING TO HOLIDAY LET AT BIG TREE HONEY FARM, MARSH DROVE, SURFLEET MARSH FOR

MR. & MRS. E.H. GADD.

PLAN AS PROPOSED

1:50 1:100	SD10-040/5
OCT-10	B.GILHAM.

2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP
Tel: 01406 424343 Fax: 01406 490702



SITE PLAN

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.

SHDC
Planning & Development
15 NOV 2010
Ref: 0945-10

Status DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED CONVERSION OF FIRST FLOOR OF OUTBUILDING TO HOLIDAY LET & EXTENSIONS TO EXISTING HOUSE AT BIG TREE HONEY FARM, MARSH DROVE, SURFLEET MARSH FOR

MR. & MRS. E.H. GADD.

SITE PLAN

1:200	SD10-040/8
NOV-10	B.GILHAM

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