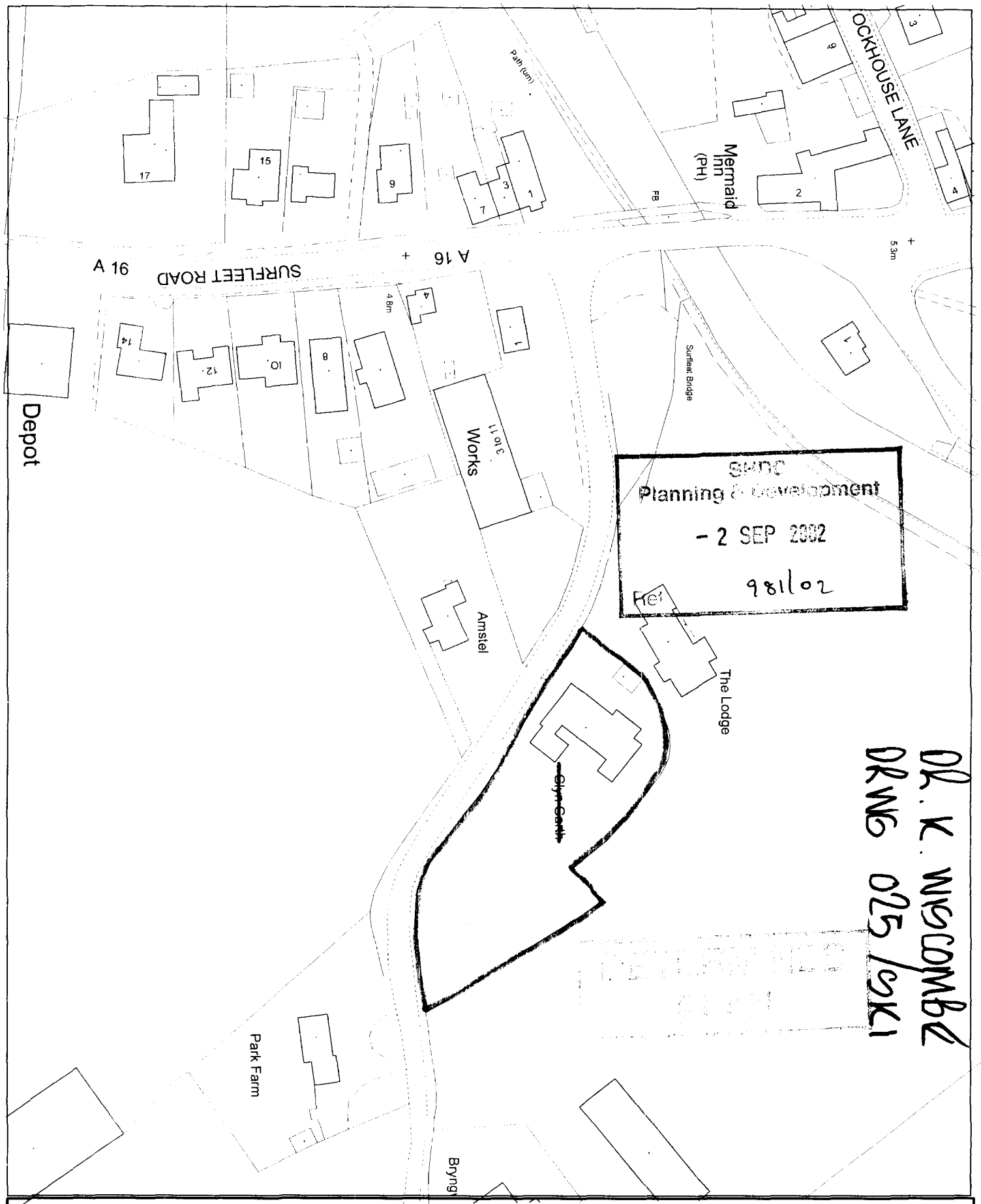


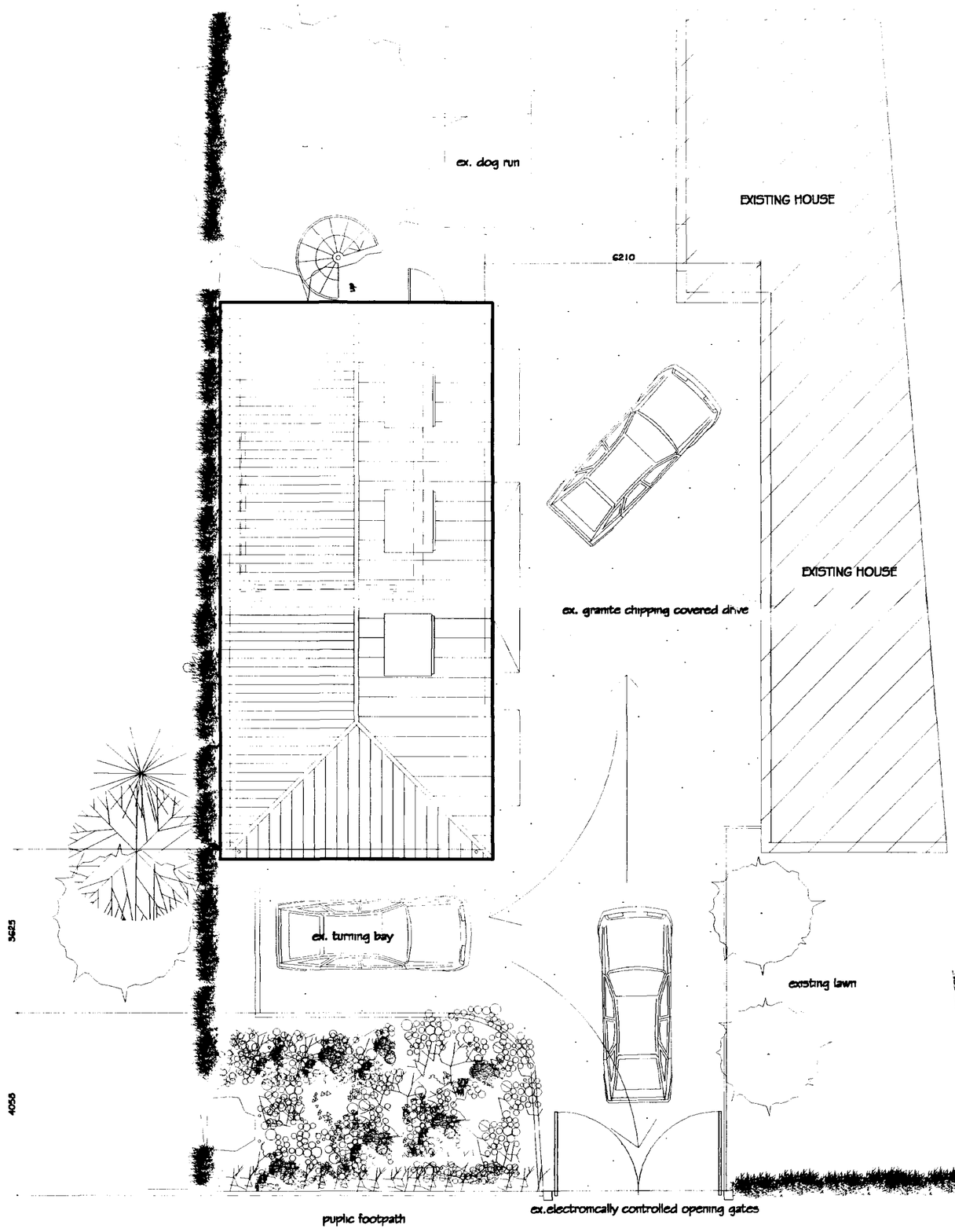
SOUTH HOLLAND DISTRICT COUNCIL

Council Offices, Priory Road, Spalding, Lincolnshire PE11 2XE

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Scale: 1:1250

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Block Plan

DETERMINED
PLAN
Rec'd
- 9 SEP ...
98/1...
Environment & Development Services

REVISIONS		BY	DATE
DRAWN	MJW	DATE	11/08/02
SCALE	1/75	CHECKED	

PROJECT Dr. K. Wiscombe
Park House,
Park Lane
Surfleet
Spalding,
Lincs. PE11 4AF

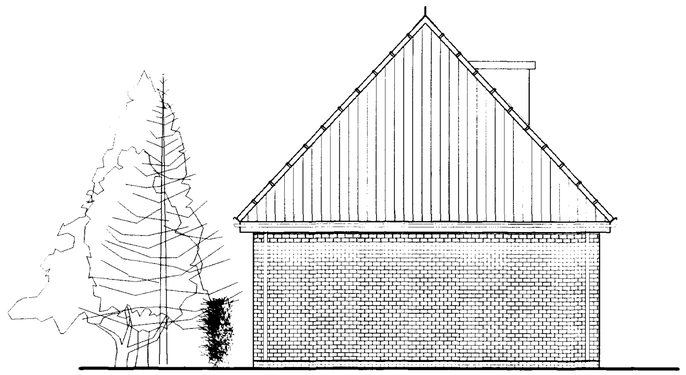
DETAILS
Proposed demolish part existing single story pitched roof garage & extened to create new garage with first floor room above within roof structure

Malcolm Watson
architectural - detailing services
Residential - Commercial - Industrial - Agricultural
Planning & Building Regulations Submissions

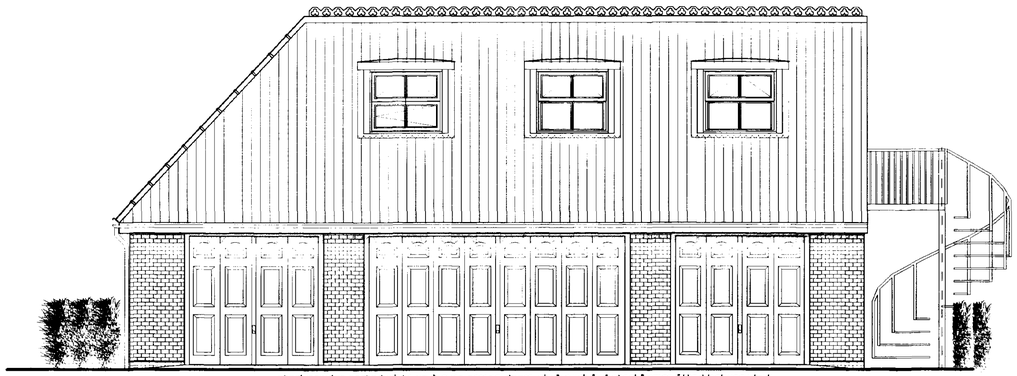
13 Wimberley Way, Pinchbeck, Spalding, Lincs. PE11 3RY.
Tel / Fax : 01775 767650
email : mjw.13@btinternet.com

DRG No. 025/2/PL/2002

This drawing to be read in conjunction with drawing 025/1/PL/2002

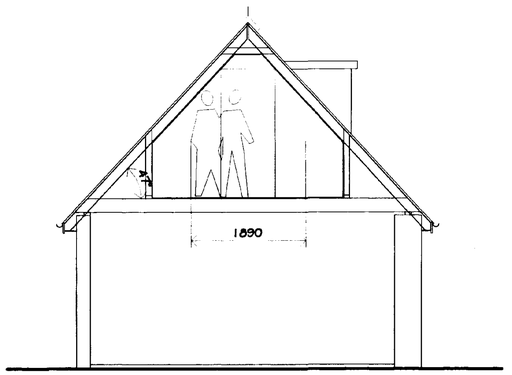


Front Elevation

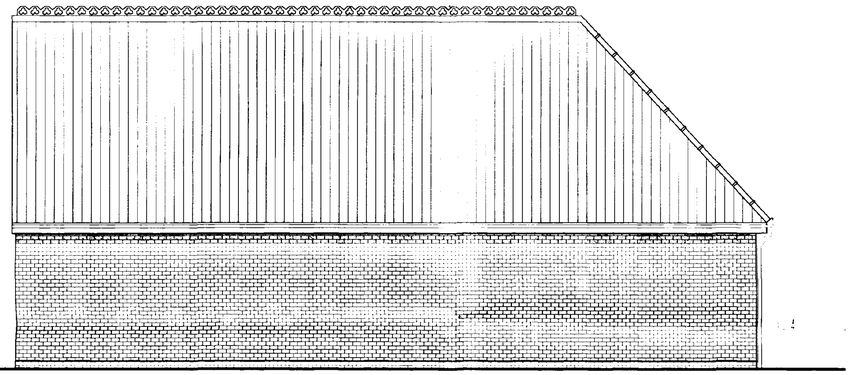


steel powder coated white up ♦ over garage doors c/w ' quick fix ' steel frames fitted between bwk.
Door typ : John Carr : 'Bampton' : 2 no. 2134w x 2134h (2285w x 2197h bwk opening size)
1 no. 4246w x 2134h (4430w x 2190h bwk. opening size)

Side Elevation



Typical Section Thro.

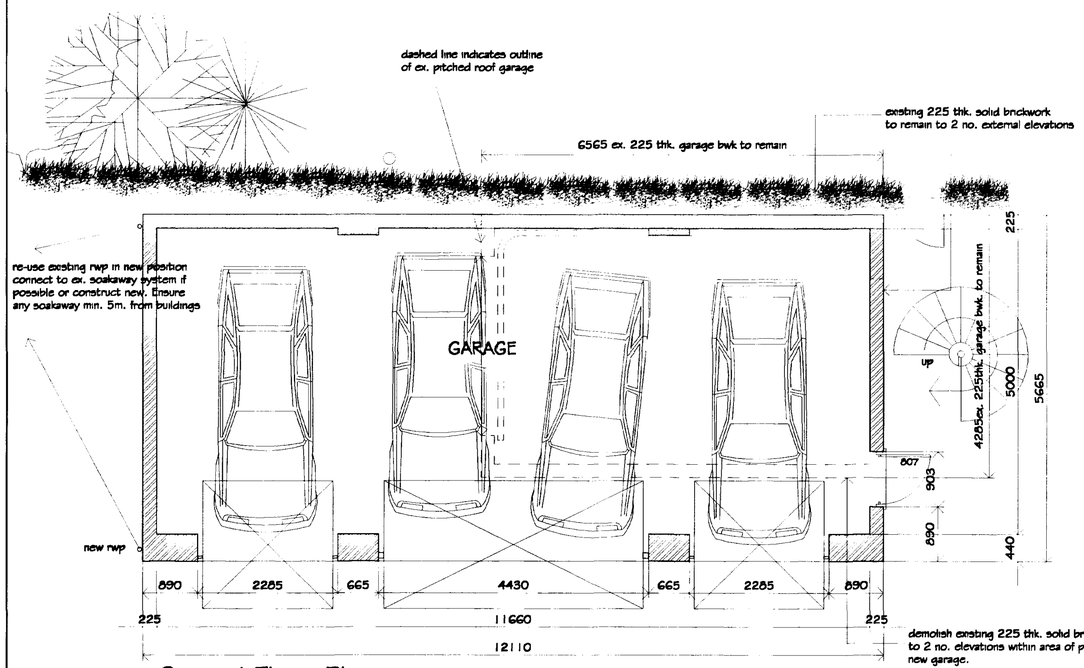


Side Elevation



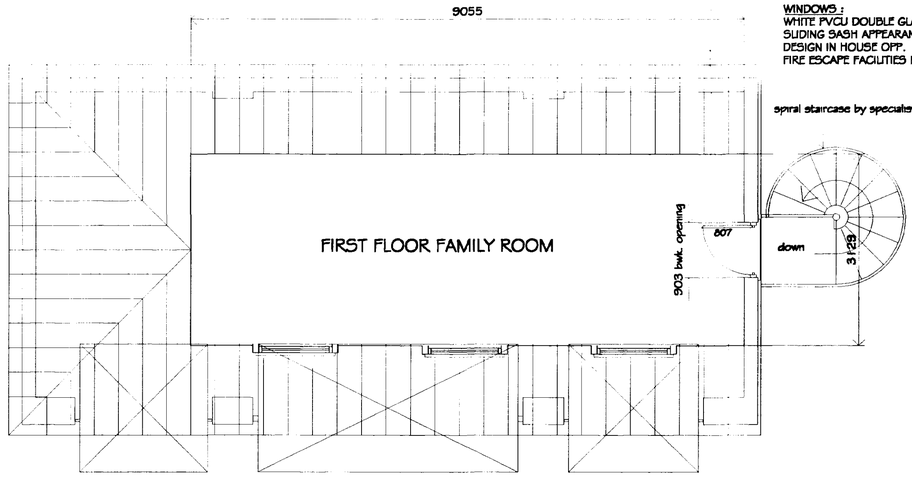
2 no. John Carr SMI 1981h x 807w steel exterior entrance doors hung in hardwood or softwood frame on 38mm pair of heavy duty hinges,provide rain deflector @ sill

Rear Elevation



Ground Floor Plan

existing garage external floor space = 28m²
proposed garage external floor space = 68m²
existing garage internal floor space = 23m²
proposed garage internal floor space = 58m²



First Floor Plan

proposed first floor internal floor space = 28m²

GENERAL NOTES

Copies of drawings 025/1/PL/2002 ♦ 025/2/PL/2002 must not be taken, traced or altered for any purpose other than that for which it is issued without written permission of MW architectural / detailing services.These drawings are produced only for the purpose of obtaining Building Regulations ♦ Planning Approval ♦ do not contain a full specification for the proposed works.The proposed work will not be supervised / inspected on site by MW architectural / detailing services ♦ it is therefore the client or their appointed Builder / Contractor responsibility to control workmanship / materials / specification ♦ any variations to the contract. , it is neither practical or reasonable to show all relevant matters on the drawing, the fact that matters are not mentioned does not allevate the Builder /Contractor from responsibility of non-compliance in carrying out the work. All works ♦ materials to be fitted ♦ installed to the manf. instructions ♦ comply with the manuals ♦ approved documents of the Building Regulations ♦ current N.H.B.C. technical requirements, codes of practice ♦ British Standards. All measurements on this drawing are not to be scaled for construction / ordering purposes. All dimn's ♦ set out of the works as shown on the drawing to be checked by the Builder / Contractor prior to the commencement of work ♦ any discrepancies report immediately. Builder / contractor to strip off all top soil ♦ vegetable matter from the new building area ♦ establish there is no made up ground or wide variations in the type of subsoil within the loaded area ♦ no weaker type of soil exits below the soil on which the new foundations rest within such depth as may impair the stability of the structure. Site Soil Surveys are recommended in respect of foundations ♦ floor slab design to establish individual site conditions before any work is undertaken. Where existing buildings are to be demolished, old foundations ♦ drains etc.are to be broken out, except where their presence does not adversely affect new works. The actual position of existing service pipes, electrical cables etc. are not generally shown, the actual position of all apparatus must be established by the Builder / Contractor prior to commencement of work.

HEALTH ♦ SAFETY

Construction (Design ♦ Management) regs 1994 (CDM)
Should the works need to comply with the Construction Design ♦ Management Regulations an independent Planning Supervisor would be read to co-ordinate the Health ♦ Safety aspects of the project during the construction period from the time of site possession to completion handover to the client.
The client is to ensure that the appointed contractor is familiar with ♦ complies with Health ♦ Safety for Building Sites ♦ Work Places.

ROOF :
RE-USE EXISTING NATURAL SLATES (GREY) FROM EXISTING GARAGE ROOF ♦ PROVIDE NEW TO MATCH EXISTING. RE-USE FEATURE RIDGE TILES ♦ HIPS WITH NEW TO MATCH EXISTING.

DORMAR WINDOWS : CHEEKS ♦ ROOF
LEAD WORK TO MATCH DORMAR WINDOW CONSTRUCTION ON EXISTING HOUSE

FACING BRICKWORK :
TO MATCH EXISTING GARAGE FACING BRICKWORK
COLOUR : HEATHERS

WINDOWS :
WHITE PVCU DOUBLE GLAZED (LOW E) WITH SLIDING SASH APPEARANCE TO MATCH WINDOW DESIGN IN HOUSE OPP. 1 NO. WINDOW TO HAVE FIRE ESCAPE FACILITIES MIN. 850x500

SMDC
Planning & Development
- 2 SEP 2002
Ref 981/or

DETERMINED
PLAN

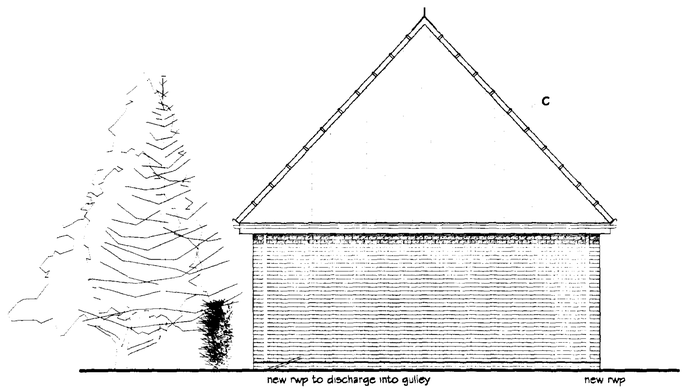
REVISIONS		BY	DATE
DRAWN	MJW	DATE	8/08/02
SCALE	1 / 50	CHECKED	

PROJECT
Dr. K. Wiscombe
Park House,
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Surfleet
Spalding,
Lincs. PE11 4AF

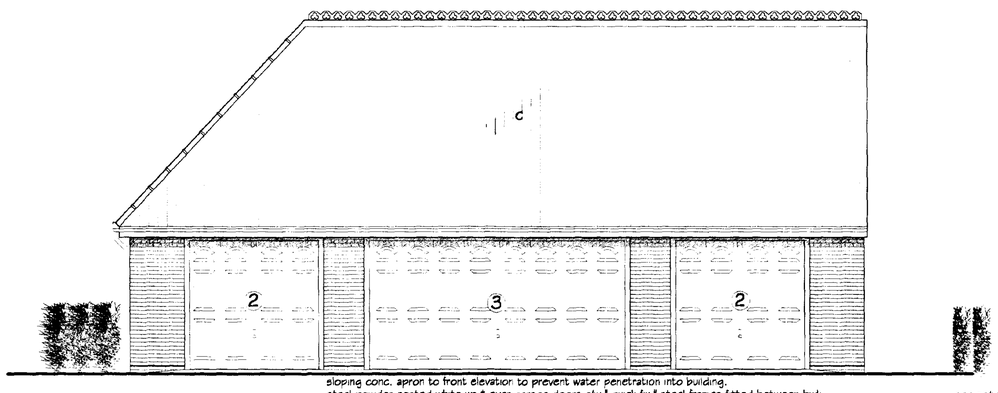
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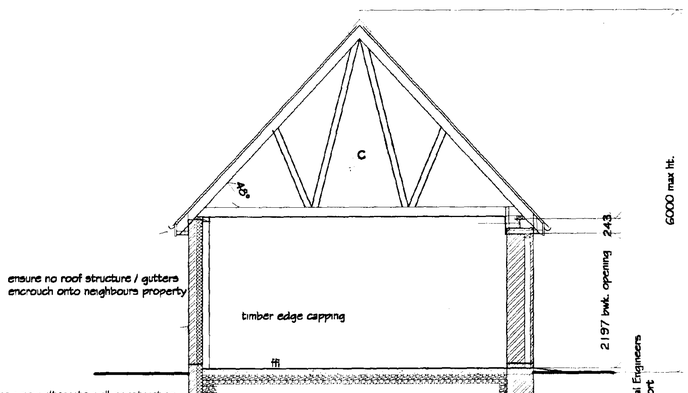


Front Elevation



Side Elevation

sloping conc. apron to front elevation to prevent water penetration into building.
steel powder coated white up & over garage doors c/w " quick fix " steel frames fitted between bwk.
Door typ : John Carr : "Bampton" : 2 no. 2134w x 2134h (2285w x 2197h bwk opening size)
1 no. 4246w x 2134h (4430w x 2190h bwk. opening size)



ensure no roof structure / gutters encrouch onto neighbours property

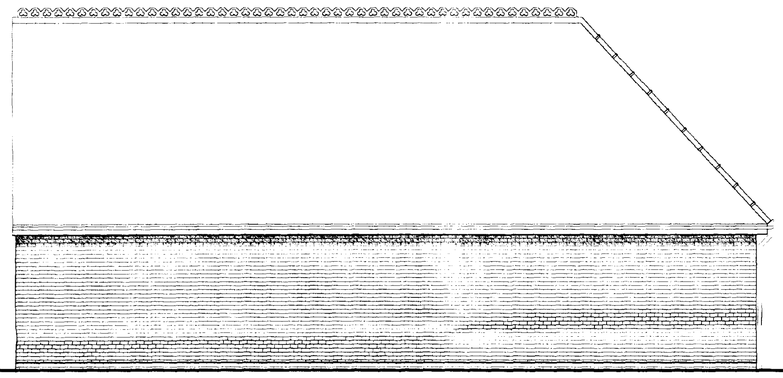
see notes re : new alternate wall construction

Typical Section Thro.

ensure no foundation encrouches onto neibours property

sloping conc. to front elevation to prevent water penetration into building.

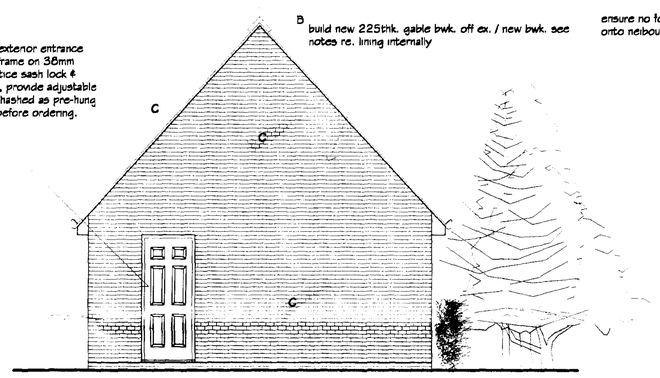
3 no. 152x152x30 UC steel beams (over each door) central of piers c/w 10mm thk. end plates with 2 no. M20 grade 8.8 bolts for joints @ centres of bwk. piers min. end bearing 200mm c/w 3 no. courses of engineering bwks under. See Structural Engineers Calculation Sheets,beams to be encased in 12.7mm Gyproc firelinning board or similar approved see notes.



Side Elevation

existing garage bwk. may req. modification to height by either adding or removing bwk to suit new garage doors etc.

John Carr SMI 1981h x 807w steel exterior entrance door hung in hardwood or softwood frame on 38mm pair of heavy duty hinges,5 lever mortice sash lock & straight brass victorian effect handles , provide adjustable sill & rain deflector. Door can be purchashed as pre-hung c/w all above items check with client before ordering.



B build new 225thk. gable bwk. off ex. / new bwk. see notes re. lining internally

approx. 3875 ex. 225thk. bwk. to remain

Rear Elevation

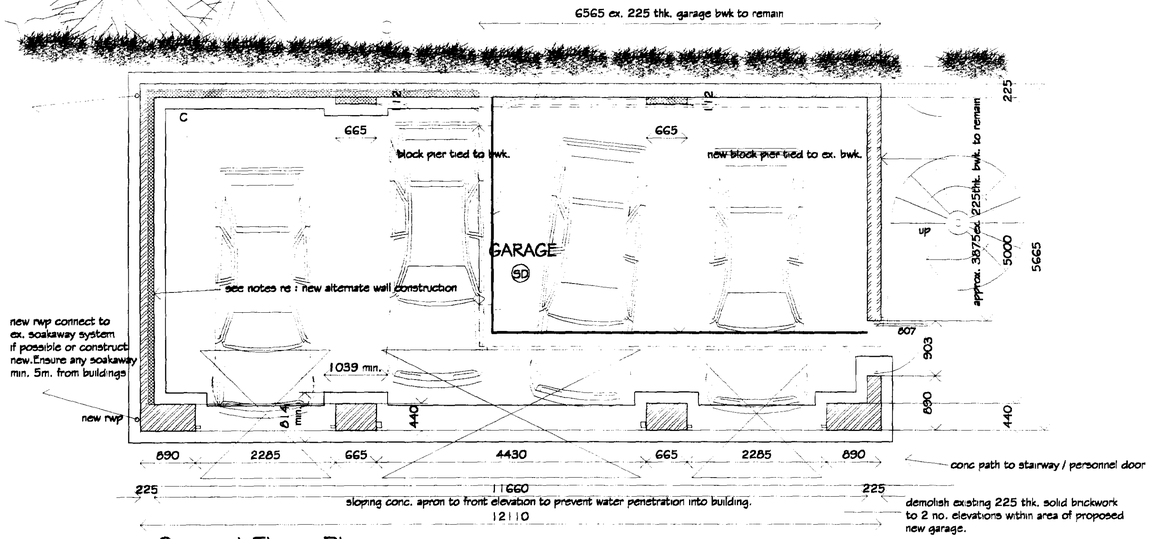
existing garage bwk. may req. modification to height by either adding or removing bwk to suit new garage doors etc.

dashed line indicates outline of ex. pitched roof garage

if possible re-use ex garage floor @ junction with proposed provide movement joint with 20mm thk. korpac (fibre board) set 25mm below ffl x depth of slab with parseal (sealant) x 25mm deep to top i.e @ ffl

existing 225 thk. solid brickwork to remain to 2 no. external elevations

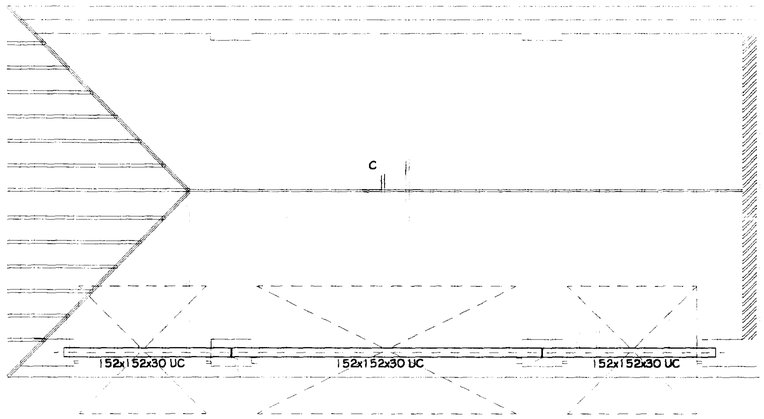
6565 ex. 225 thk. garage bwk to remain



Ground Floor Plan

existing garage external floor space = 28m²
proposed garage external floor space = 68m²
existing garage internal floor space = 23m²

line of new reinforced foundations note enlarged @ piers
See Structural Engineers recommendations re; drainage around ex. building foundations & to proposed i.e. pea gravel trench 600mm deep drained to a



splice plates typ. see Structural Engineers Calculation She

First Floor / Roof Plan

See drawing 025/4/2002 for roof details

Planning & Development
- 8 OCT 2003
Ref 0981/02

C	first floor family room, dormar windows, gable personnel door & spiral staircase, internal shower room removed	mjw	8/10/03
B	revised to suit Building Regulation comments	mjw	15/1/03
A	updated for Building Regulation approval	mjw	10/12/02

REVISIONS	BY	DATE

DRAWN	MJW	DATE	8/08/02
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