



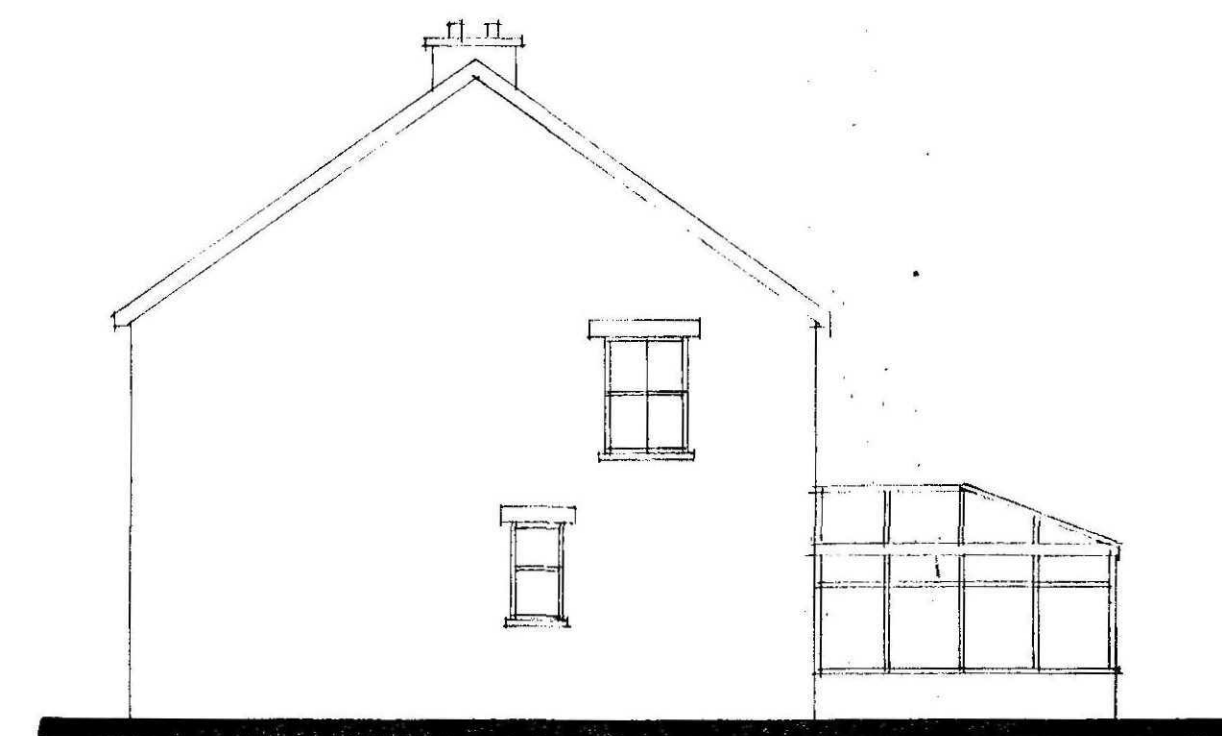
 **Promap**

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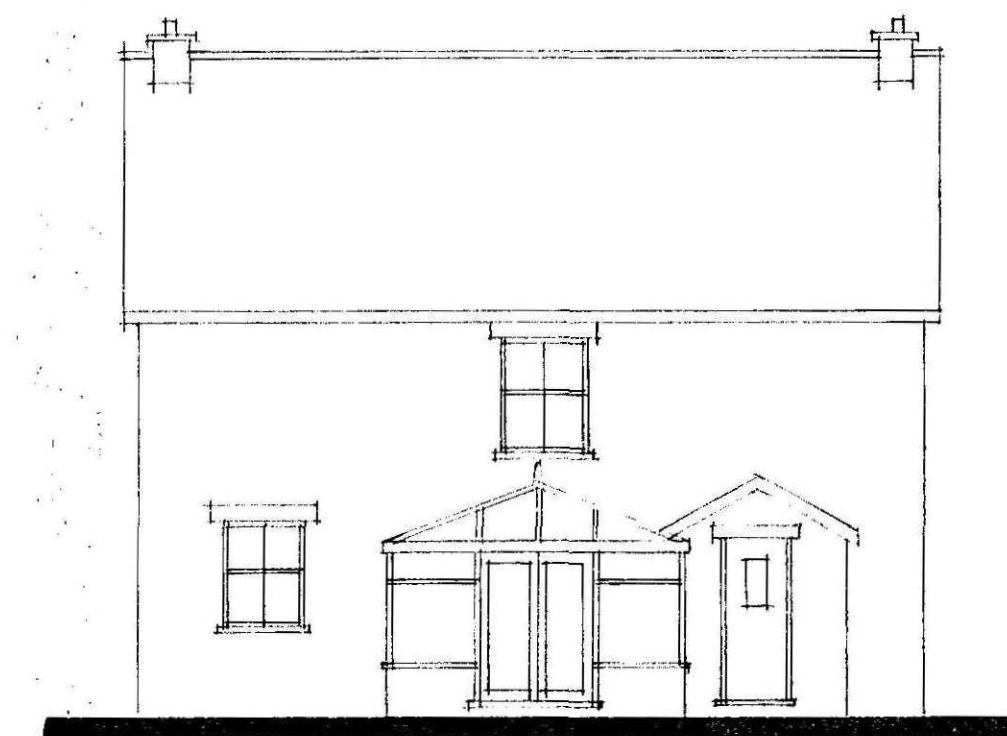
SHDC
Planning & Development
- 9 DEC 2010
Ref: 1025-10



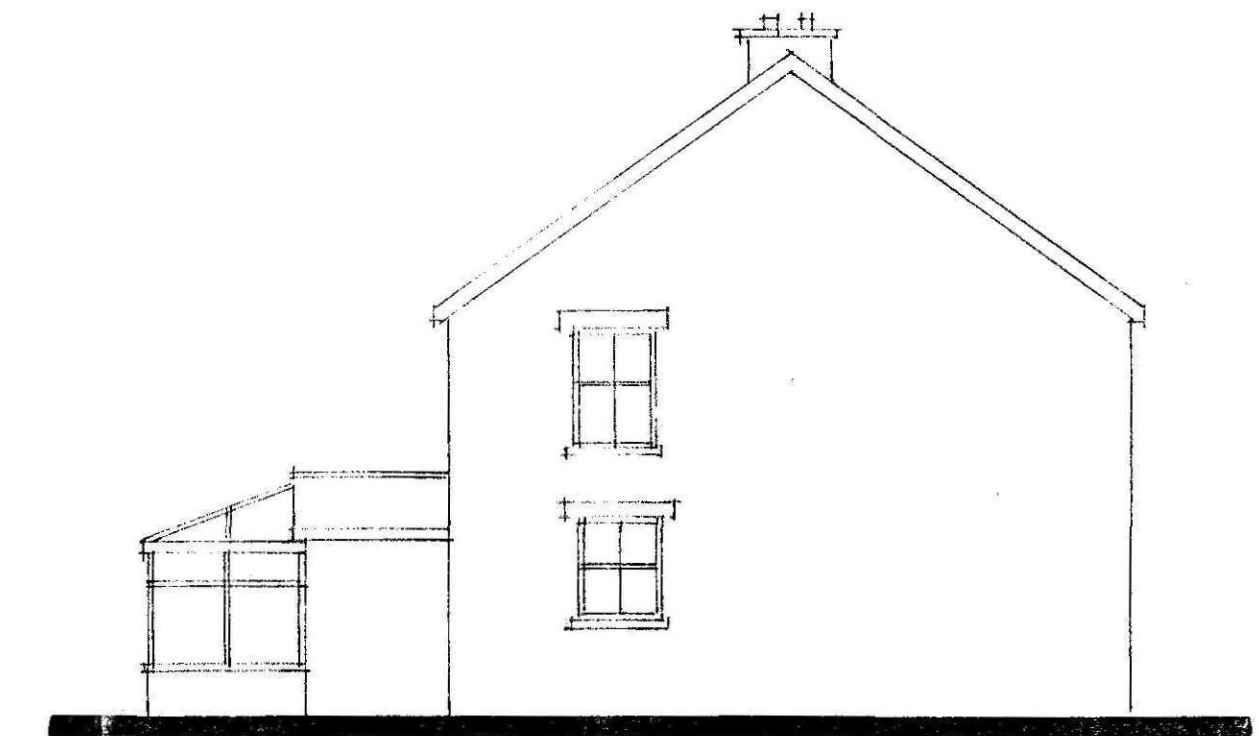
FRONT



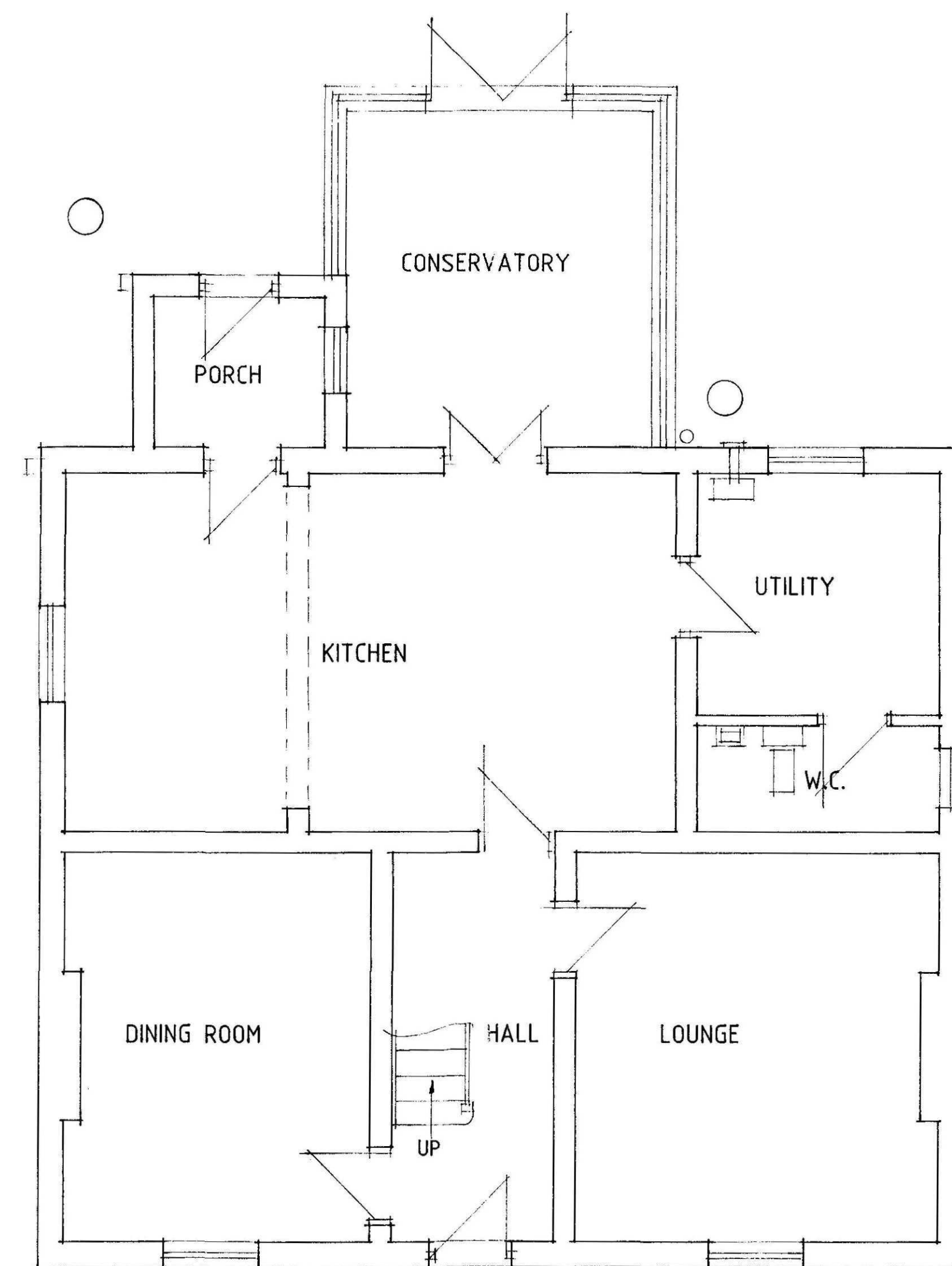
SIDE



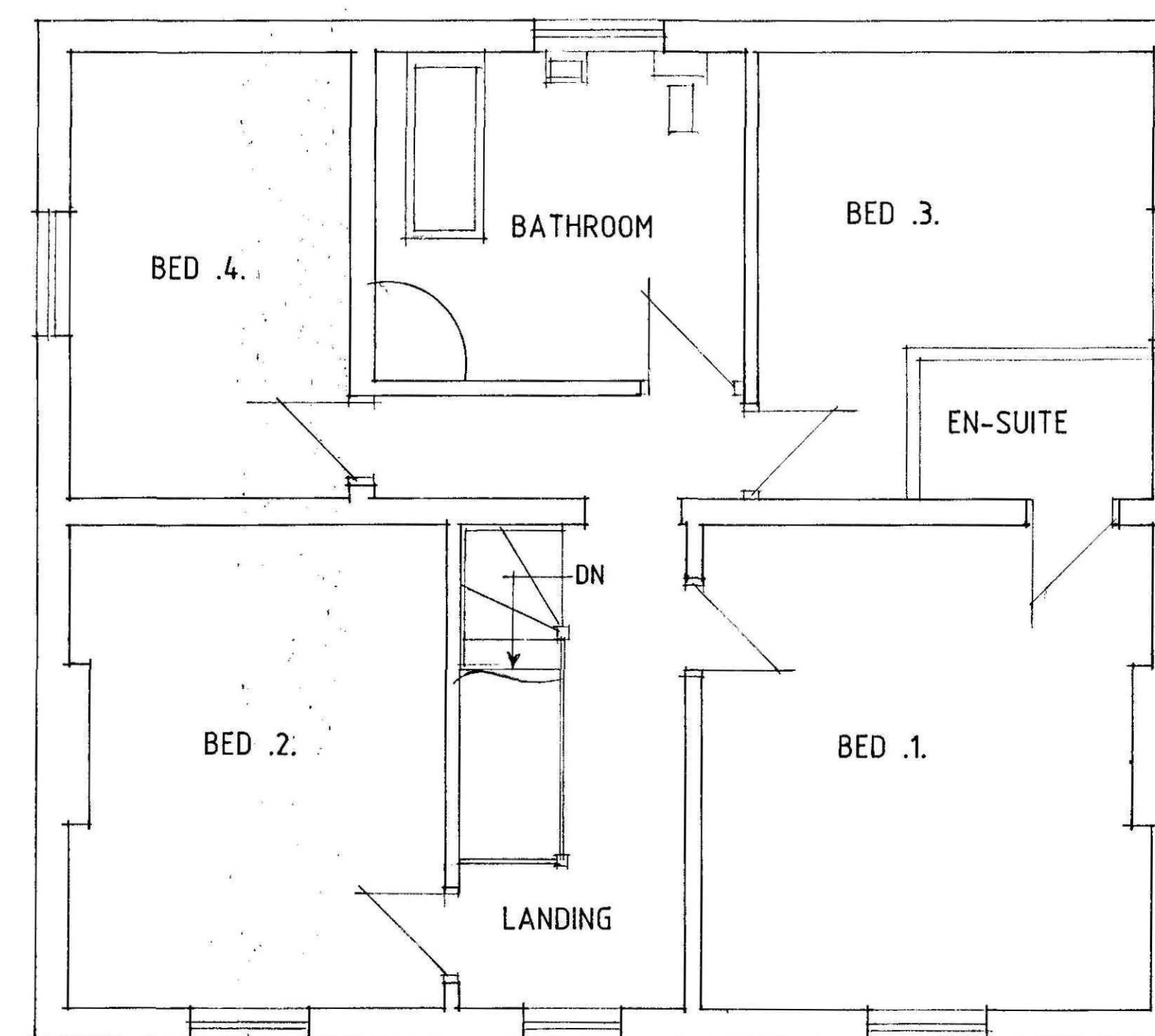
REAR



SIDE



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Status
DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED EXTENSION TO
BIG TREE HONEY FARM,
MARSH DROVE, SURFLEET
MARSH FOR

MR. & MRS. E.H. GADD.

PLAN AS EXISTING

1:50 1:100 SD10-040/2
OCT-10 B.GILHAM.

2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP
Tel: 01406 424363 Fax: 01406 490702





FRONT



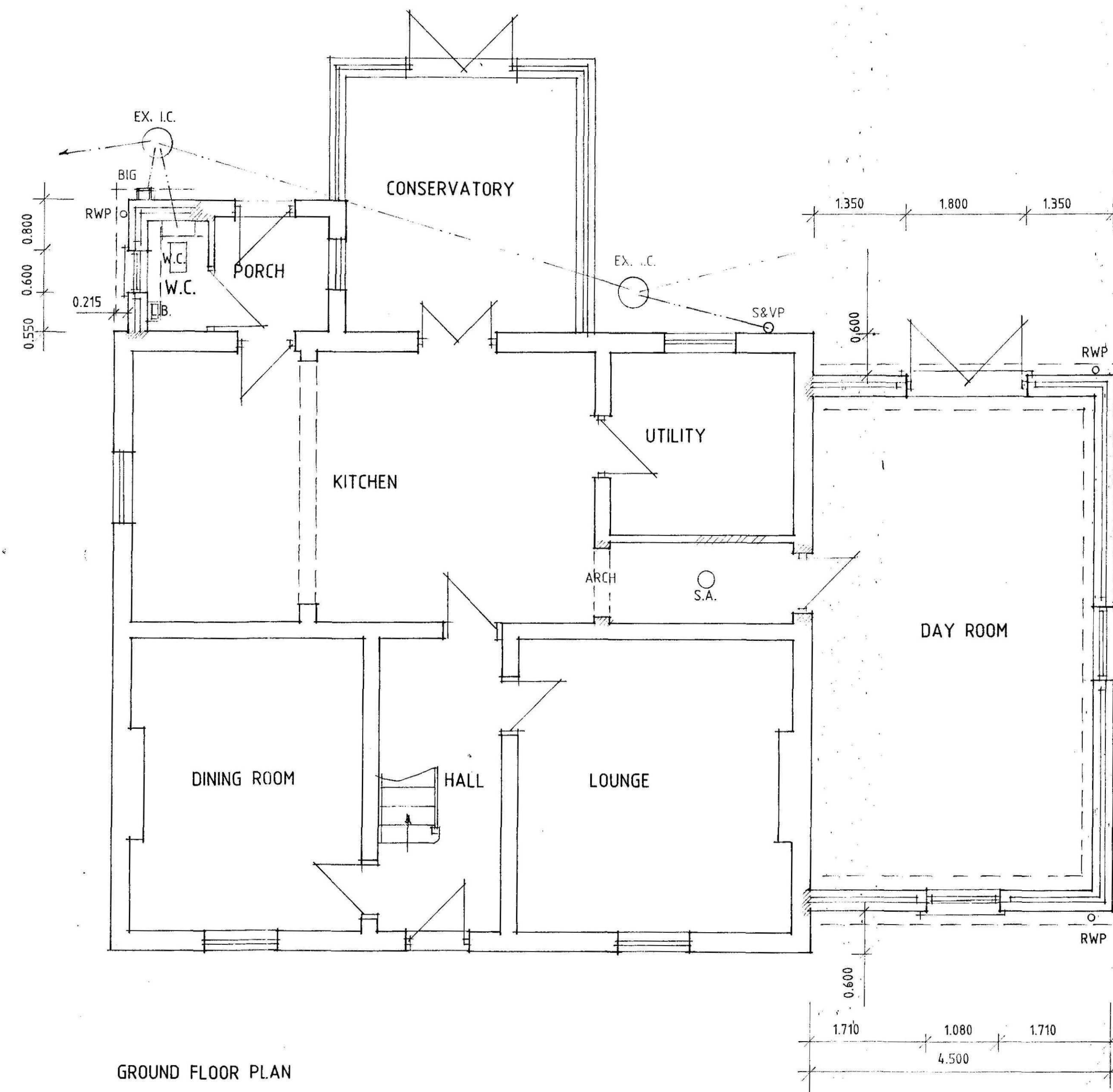
SIDE



REAR



SIDE



A - ALTS/IMF ADDED - 1.12.10

Status
DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

SHDC
Planning & Development
- 9 DEC 2010
Part 1025-10

PROPOSED EXTENSION TO
BIG TREE HONEY FARM,
MARSH DROVE, SURFLEET
MARSH FOR

MR. & MRS. E.H. GADD.

PLAN AS PROPOSED

1:50 1:100 SD10-040/6
NOV-10 B.GILHM.

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



Build on extensions in the manner shown.

All external materials to match as closely as possible those of the existing dwelling.

All ground and first floor levels to match those of the existing dwelling.

Roof pitches to match that of existing dwelling.

Roof overhang to match that of existing barges and verges.

Existing WC area to be altered, as shown, to create link into new 2-storey extension. Block up doorway, as shown. Form new openings for arch and door, as shown; support over with IG Box or IG L1/S lintels, or similar approved, as necessary. Form timber arch under opening, where shown. Form first floor opening into extension, remove existing window and cut opening down to floor level.

Provide 100mm stud partitions to first-floor area, as shown, to create wardrobe and en-suite.

To existing rear porch remove side wall and support over with IG Box lintel to support existing roof.

Build on WC extension in the manner shown with 100 x 50 rafters at 400mm centres off existing roof. 100 x 50 ceiling joists at 400mm centres.

Connect foul drains to existing foul drainage system, as shown.

First floor joists to be 225 x 50mm, SC3 grade at 400mm centres.

Provide mechanical ventilation to en-suite to give a minimum 4 no. air changes per hour.

Make good to all disturbed and affected areas.

Roof/Wall Abutments

Provide Code 4 lead flashings and lap over roof covering. Dress up wall a minimum of 150mm (stepped on pitched abutments) and provide d.p.c. cavity tray to make completely watertight.

New/Old Walling

Where new walling meets old provide proprietary flexible wall starters.

Roof Ventilation

At eaves provide proprietary ventilation equivalent to a 10mm continuous gap along eaves.

WC Ventilation

Provide proprietary mechanical extract ventilation unit capable of extracting 15 l/sec. System to offer intermittent operation.

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.

Rainwater Goods

PVC rainwater goods 110mm half round gutters and 68mm diameter downpipes.

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.

Surface Water Drainage

To be proprietary 110mm diameter p.v.c. pipes flexible joined to fall 1:70 bedded in 100mm pea gravel. Pipes to discharge into 1200mm diameter soakaways sited 5000mm away from buildings.

Foul Water Drainage

Underground drainage to be proprietary 110mm diameter p.v.c. pipes flexible joined 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.

Protection to Underground Pipes

Where pipes are not under road and have less than 600mm cover concrete paving slabs should be laid as bridging above the pipes on minimum 75mm pea gravel. If flexible pipes are under a road and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs. Provide compressible material below slab/concrete.

First Floor Construction

19mm flooring grade, moisture resistant decking on timber joists as stated on plan. To external walls joists to be supported on joist hangers (not built into wall). Provide 30mm x 5mm mild steel restraint straps to joists running parallel with wall securely fixed to walls and to span minimum 3 no. joists at maximum 1200mm c/c. At strap positions provide pack and noggin to joists. Solid strutting to be installed mid-span where span of joists between 2.5m and 4.5m. For spans in excess of 4.5m position of struts at 1/3rd span. Double up floor joists locally under bath feet and hot water cylinder where applicable. All doubled up joists to be bolted together at 600mm centres.

Surface Water Drainage

To be proprietary 110mm diameter p.v.c. pipes flexible joined to fall 1:70 bedded in 100mm pea gravel. Pipes to discharge into 1200mm diameter soakaways sited 5000mm away from buildings.

Fascia and Bargeboards

To be 25 x 75mm PSE with 6 mm groove to accept 6mm thick exterior grade plywood soffit.

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.

Roof Construction

Concrete interlocking roof tiles (see site plan for details) on 38 x 25mm softwood treated timber battens on underfelt to BS747 (Type 1F) lapped 150mm horizontally and 100mm vertically. Prefabricated roof trusses at 600mm c/c and pitch as stated in accordance with BS5268, 1985. Provide 25 x 100mm timber bracing and fix in accordance with truss manufacturers instructions. All trusses and gable ladders (if any) to be strapped to 50 x 100mm timber wallplate, the gable wall at verges and ceiling level with 30 x 5mm mild steel anchor and lateral restraint straps to span minimum 3 no. trusses at a maximum of 1200mm c/c. All strap positions provide pack and noggins to trusses. Main contractor to supply local authority building control with roof truss calculations 28 days prior to erection on site. Provide concrete padstones at compound truss supports where required by roof design. Water storage tanks to be installed in accordance with Technical Bulletin No. 41.T.P.A. with timber support members to span 4 no. trusses.

Ground Floor Construction

65mm sand/cement screed on 100mm Celotex insulation with perimeter insulation to screed on 1200 gauge polythene d.p.m. on 100mm concrete oversite on minimum 150mm, maximum 600mm well blinded and compacted hardcore. Wall d.p.c. to lap floor d.p.m. by a minimum of 50mm.

Lintels

All coded lintels as stated in Schedule or marked on plan to be by I.G. To be installed in strict accordance with manufacturers instructions. Form d.p.c. cavity tray above all lintels. To all exposed lintels i.e. not sheltered from overhanging eaves, etc. to have proprietary weepholes to joints of brickwork at approximately 450mm c/c. To be confirmed on site with Building Control Surveyor

Opening at eaves level to be L1/E lintels by I.G. or similar approved.

Sub-structure Walling

100 mm Class A dense concrete blocks. Bitumen felt d.p.c. to external walls 150mm above ground level. Weak mix infill to base of cavities to terminate 225mm below lowest d.p.c. level.

Foundations

As indicated on plan provide concrete strip foundations. To cavity walls provide 700mm wide x 225mm thick and to 100mm walls provide 450mm wide x 225mm thick, unless noted otherwise. To non-load bearing internal walls thicken out ground floor oversite concrete to 450mm wide x 200mm thick. Widen foundations at chimney breast accordingly and make 300mm thick. Foundations to be taken down to an approved firm base, subject to local authority specifications. Concrete to be ST3 grade unless noted otherwise. Proximity of existing and proposed trees are to be taken into account in accordance with N.I.L.B.C. chapter 4 when determining foundation depth.

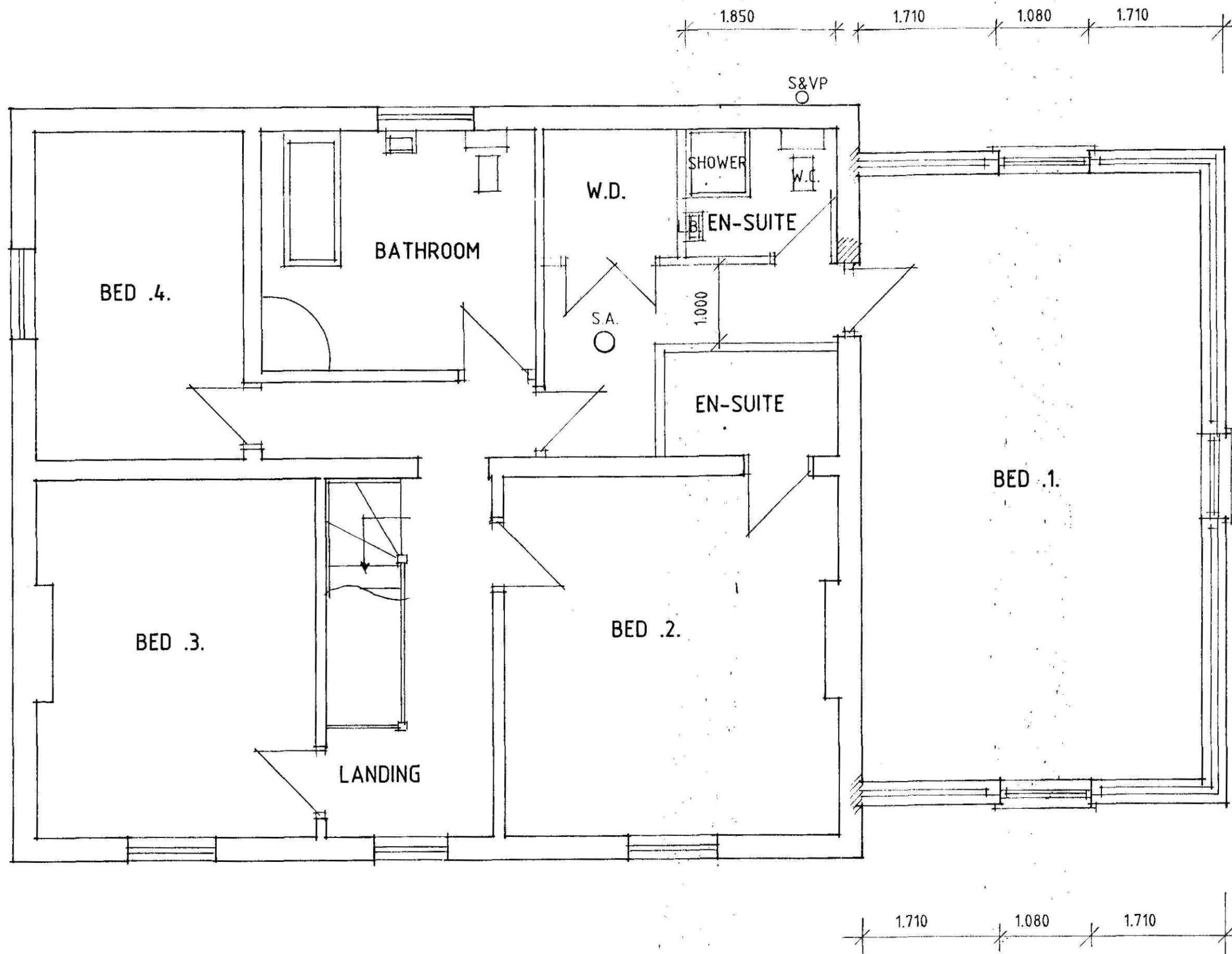
All windows to give minimum 1/20th of floor area as ventilation and to be double-glazed.

Glazing

All windows and doors to be double-glazed with Pilkington 'K' glass or similar approved, to achieve either WER Band C or a 'U' value of 1.6W/m²K.

Sound Insulation to Single Dwelling

The intermediate floor should be provided with 100mm thickness mineral wool between the joists. In addition internal stud walls should be suitably sound resisting to walls around bedrooms, WC and en-suites (unless the wall contains a door).



FIRST FLOOR PLAN

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.

External Cavity Wall Lintels for 300mm Cavity Walls

IG type L1/S100 unless stated otherwise. To be confirmed on site with Building Control Surveyor.

wide x 450mm high and a minimum area of 0.33m². Escape detectors to be within 1.1m of floor.

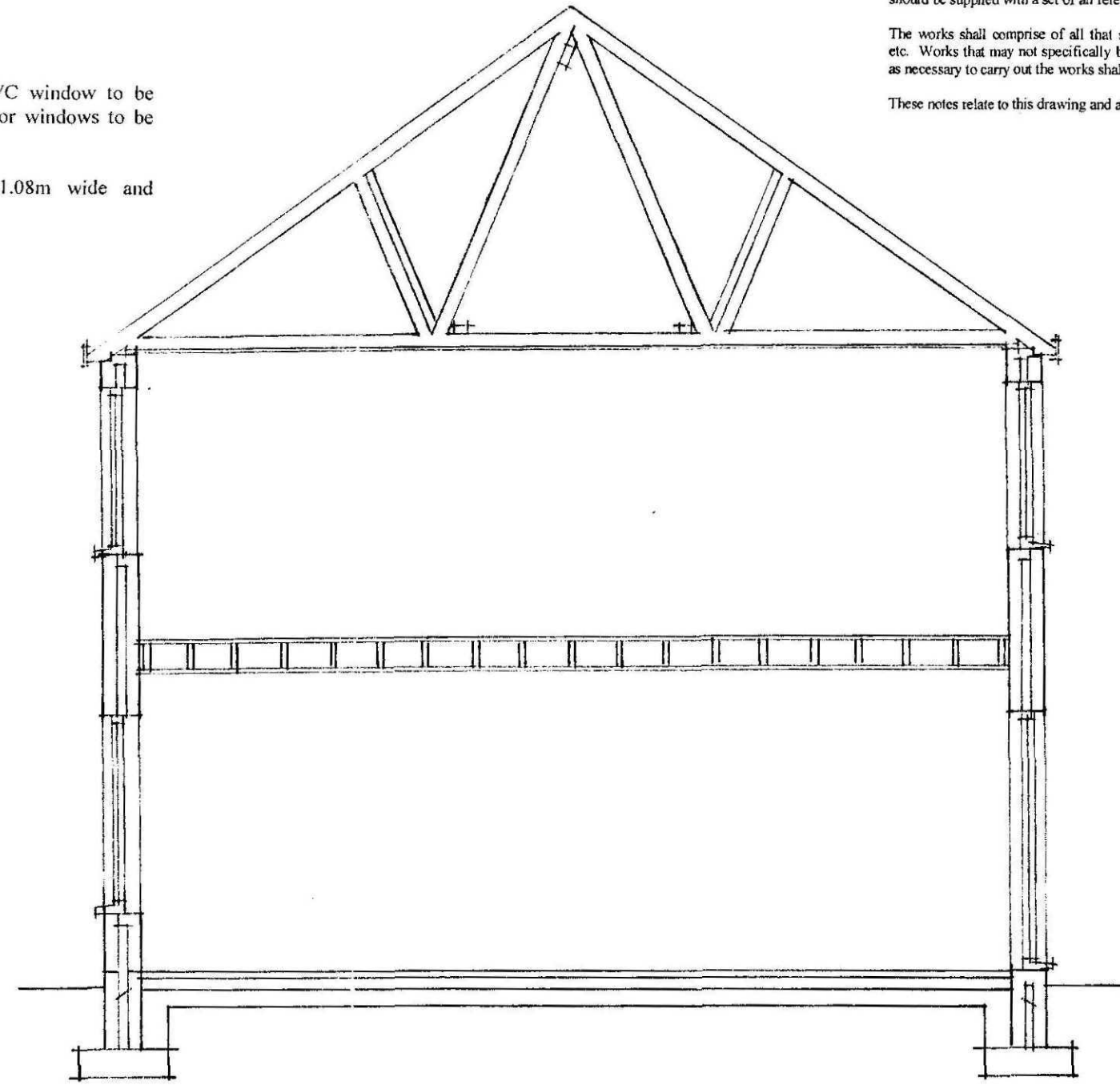
Smoke detectors to be to BS5839/6:2004, Grade D, Category LD3.

For thermal bridging details refer to details:-

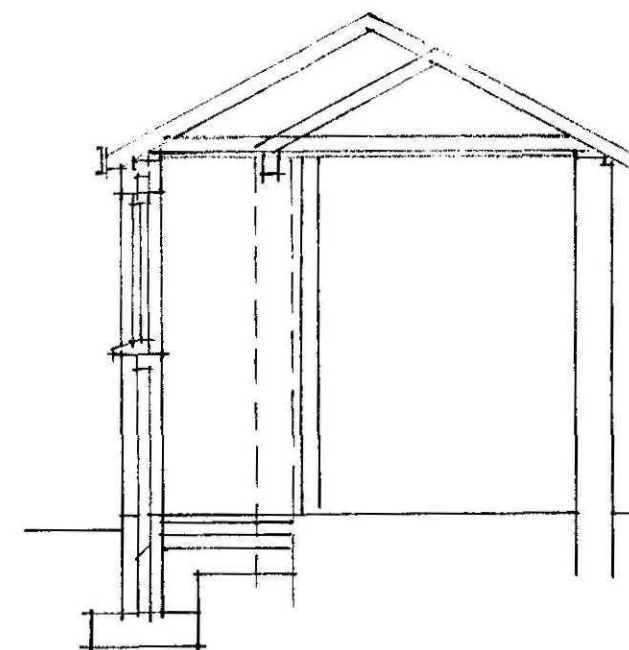
MC1-RE-01
MC1-WD-03
MC1-WD-04
MC1-WD-05

Windows to be white UPVC. WC window to be 1.05m deep. Ground and first floor windows to be similar depths to match existing.

Windows to gable end to be 1.08m wide and positioned centrally.



SECTION



SECTION

General Notes

Do not scale from this drawing.

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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 Mens 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 specifications, variations to correct, 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 Practice. Materials should conform to appropriate British Standard specification or ENA 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.

A - ALTS/IMF. ADDED - 2.12.10

Status
DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED EXTENSION TO
BIG TREE HONEY FARM,
MARSH DROVE, SURFLEET
MARSH
FOR

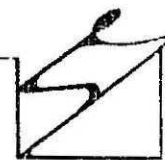
MR. & MRS. E.H. GADD.

PLAN AS PROPOSED

1:50 SD10-040/7
NOV-10 B.GILHAM.

THIS DRG. TO BE READ IN CONJUNCTION WITH
SD10-040/2, SD10-040/6, SD10-040/8
THERMAL DETAILS - MC1-RE-01, MC1-WD-03, MC1-WD-04
MC1-WD-05

2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP
Tel: 01406 424363 Fax: 01406 490702



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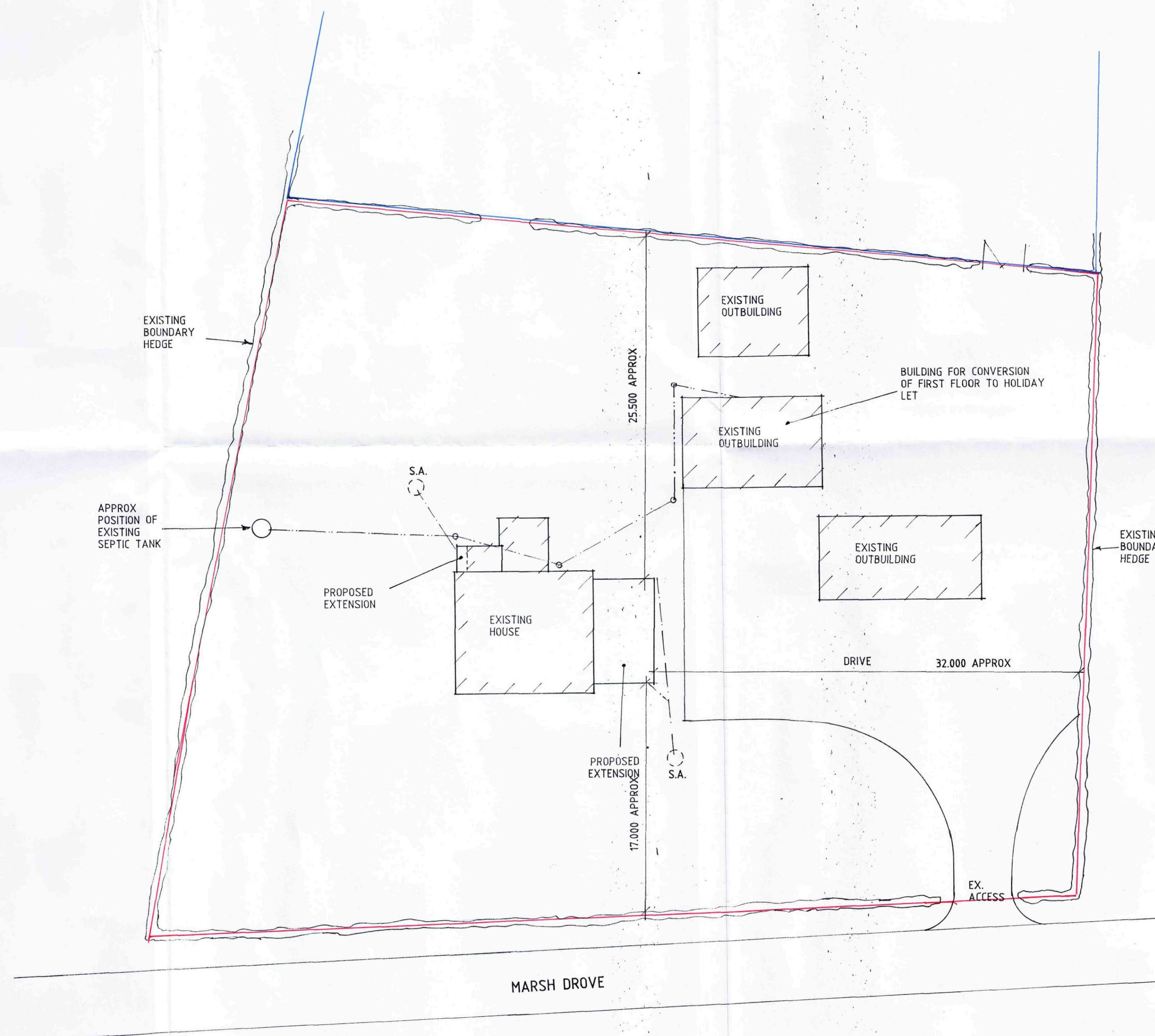
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These notes relate to this drawing and all associated drawings.



SITE PLAN

SHDC
Planning & Development
- 9 DEC 2010
Ref: 1025-10

A - IMF, ADDED - 2.12.10

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

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

