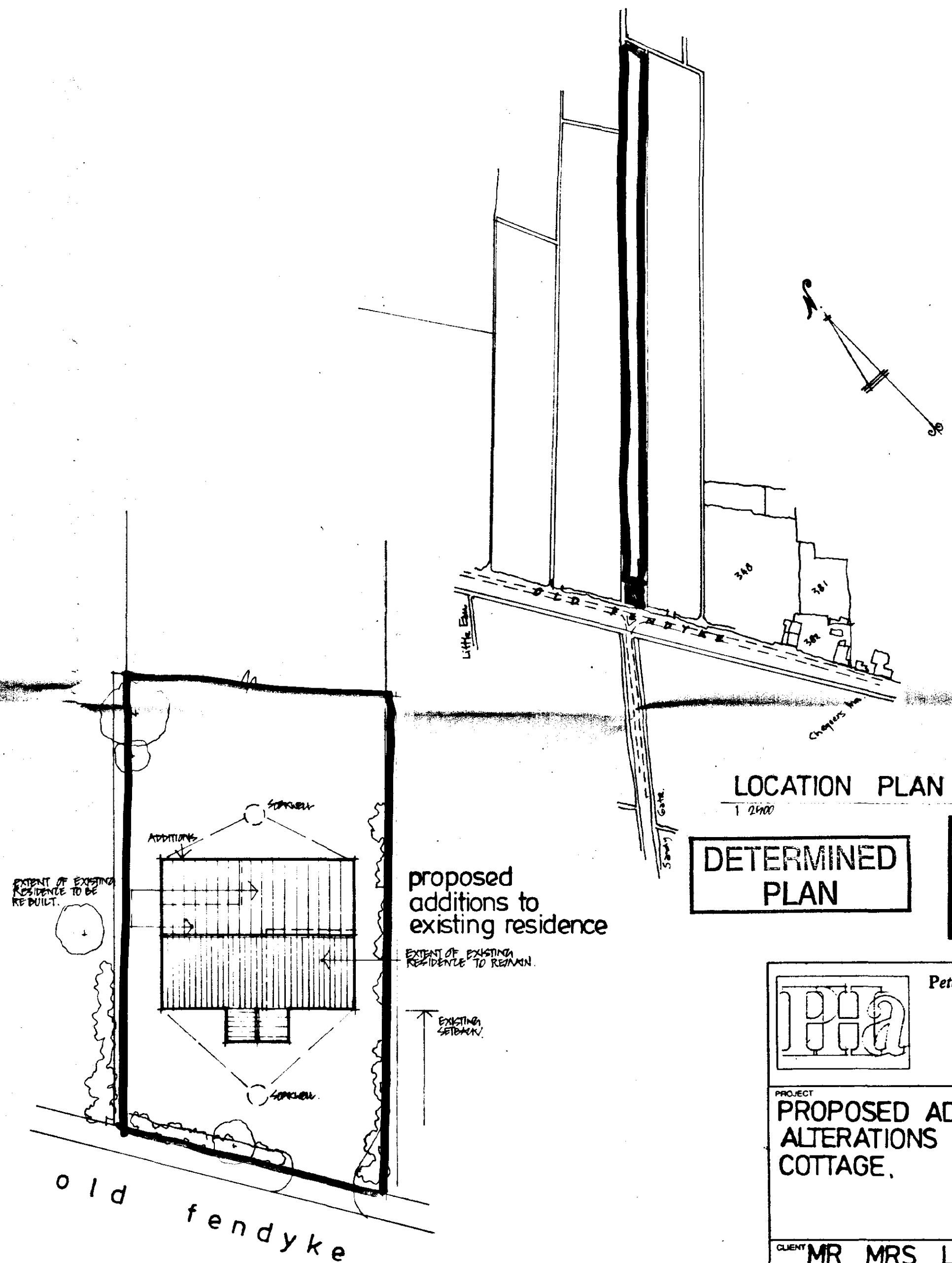


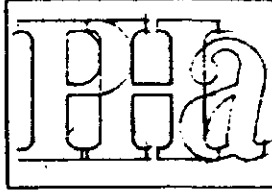


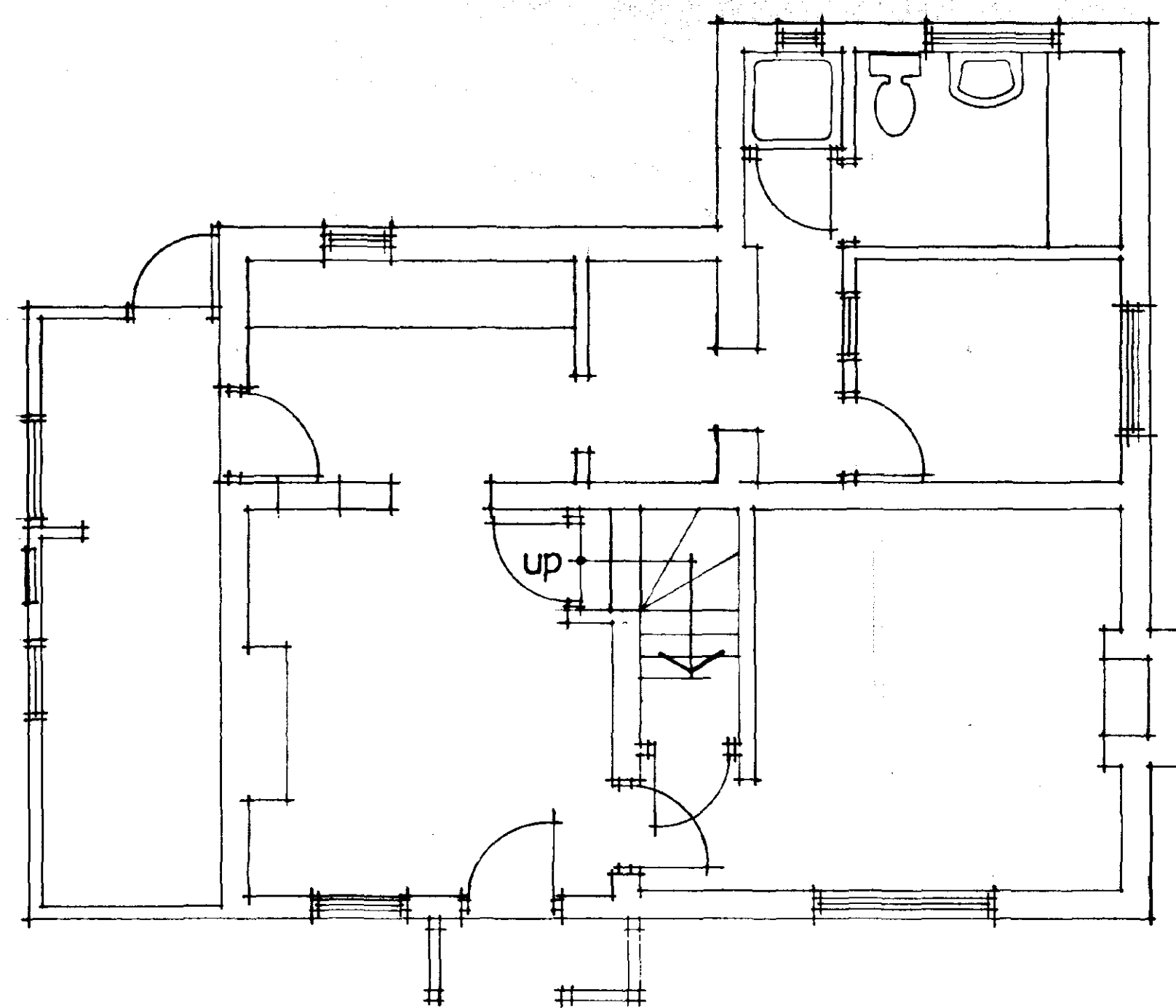
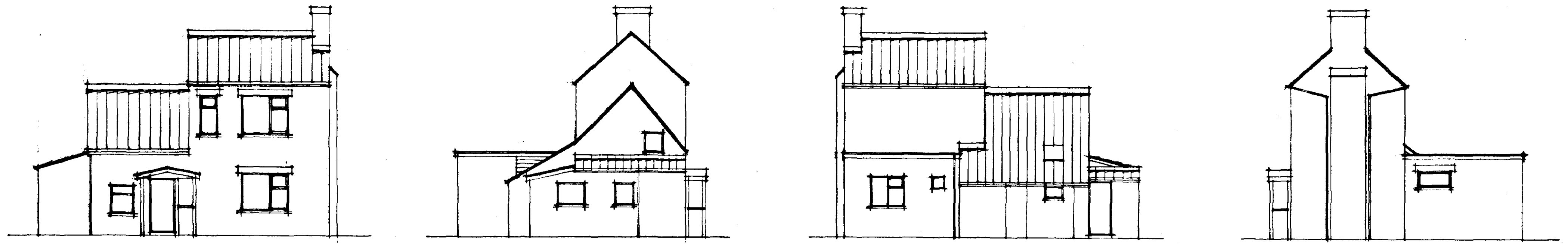
LOCATION PLAN
1:2500

**DETERMINED
PLAN**

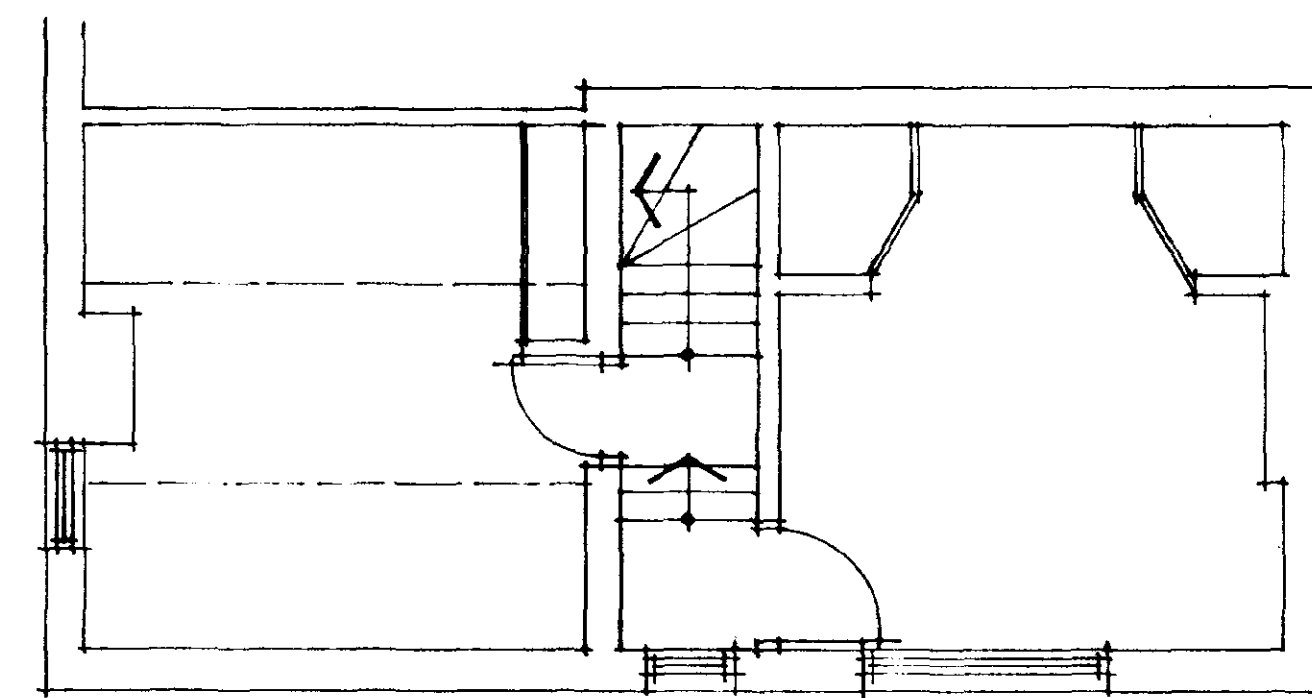
SOUTH HOLLAND DC
HOUSING & PLANNING
18 JUL 2000
Ref: 0897/00

SITE PLAN
SCALE 1:200

 Peter Humphrey associates 19 Chapel Road, Wisbech, Cambridgeshire PE13 1RF Telephone 01945 466966 Fax 01945 466433		
PROJECT PROPOSED ADDITIONS AND ALTERATIONS TO HOLLY COTTAGE.		
CLIENT MR MRS LOCKIER.		
DATE JULY 2000	SCALE	JOB NO 2021/3
REVISED		
 British Institute of Architectural Technologists		



GROUND FLOOR



UPPER FLOOR

SOUTH LONDON DO
HOUSING & PLANNING
18 JUL 2000
0897/00

DETERMINED
PLAN

PH2 Peter Humphrey associates
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Wisbech,
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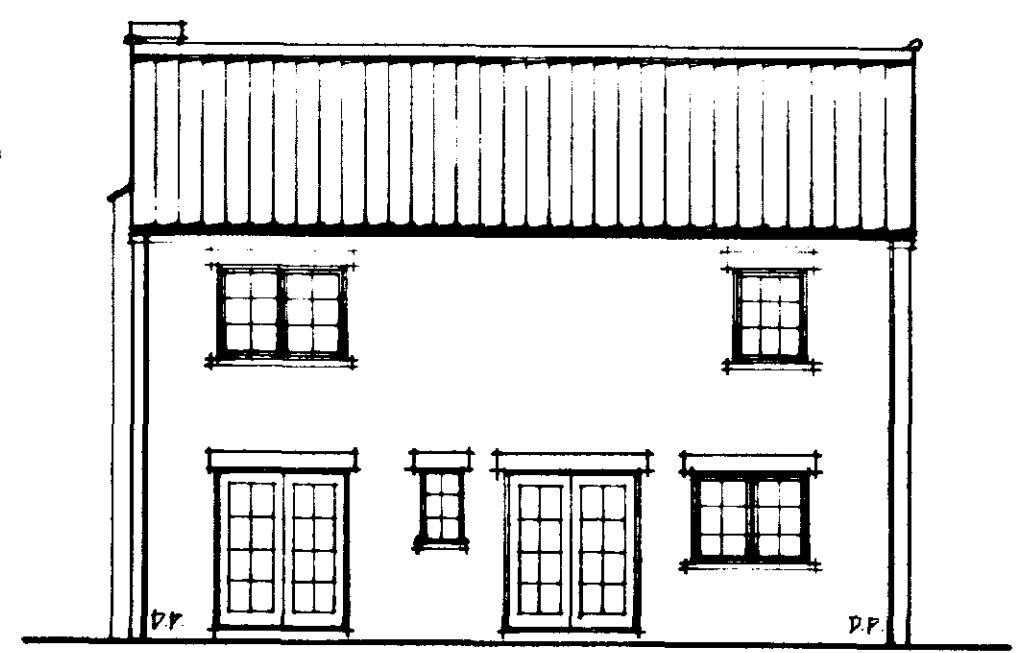
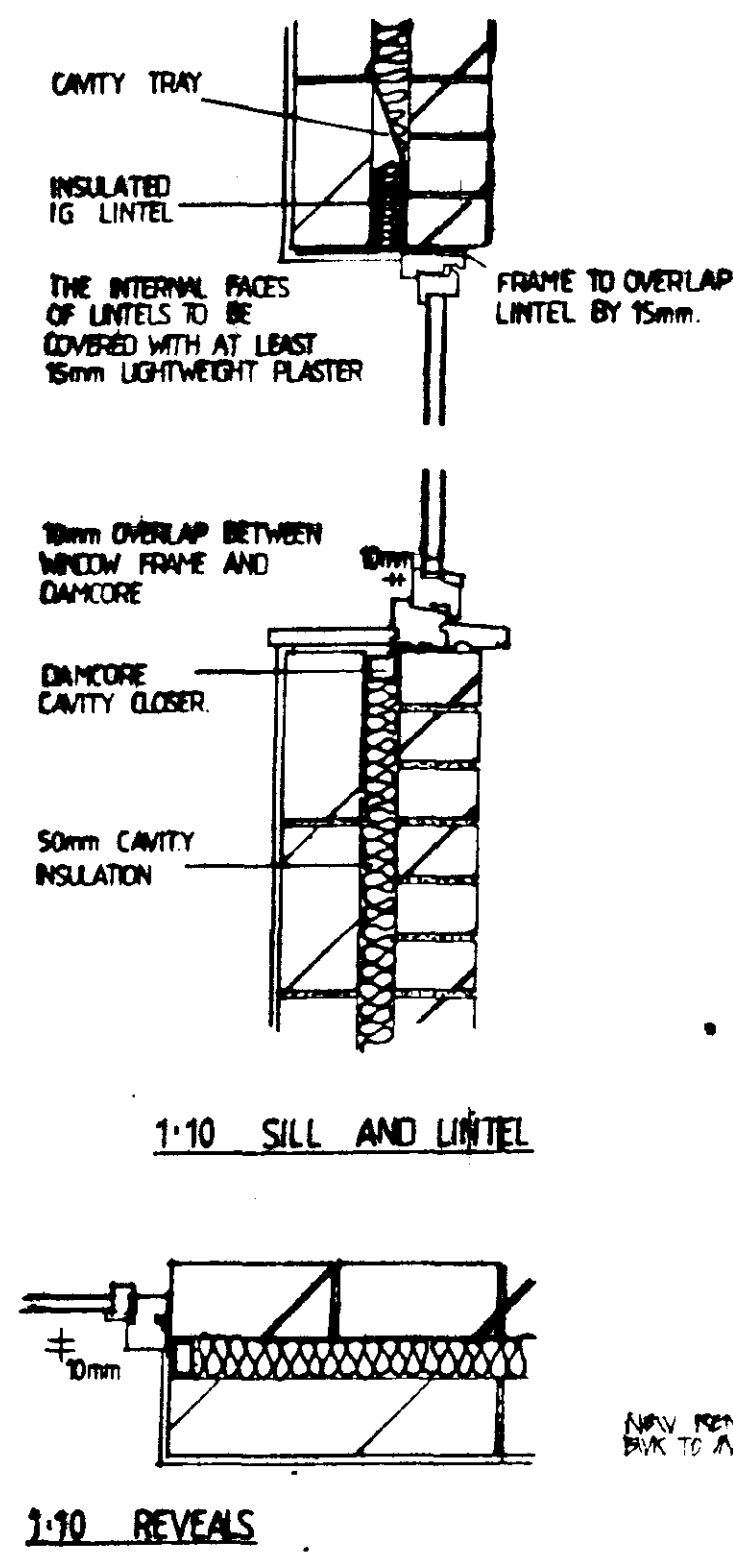
PROJECT
**SURVEY DRAWING
HOLLY HOUSE**

CLIENT **MR LOCKIER**
DATE SCALE JOB NO **2021/1**

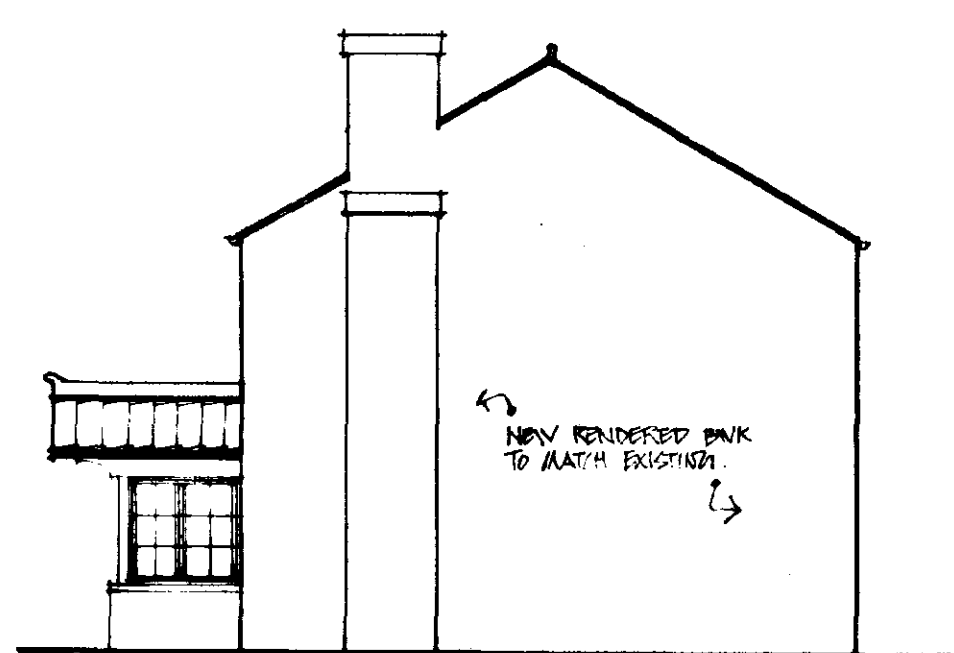
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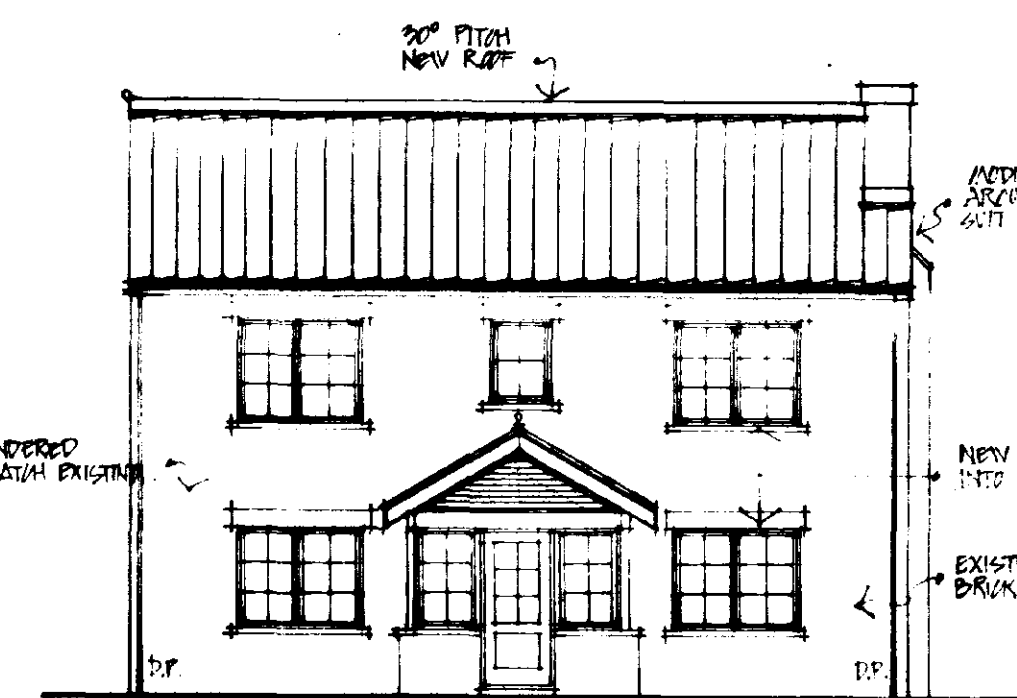
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REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION

DRAINAGE
 Inspection chambers to be: Hepworth or similar approved polypropylene with 100mm dia. inlets, 450 dia. int. up to 1m deep, 1050mm dia. Up to 1.5m deep. Cast iron cover & frame, 100mm dia. Upvc foul & surface water drains bedded & surrounded in 150mm pea gravel.
 Drains protected against differential movement where passing through walls to be wrapped in 25mm fibreglass & have lintels over. Drains protected where passing under floors if within 300mm of underside of floor slab, by surrounding in 25mm fibreglass & 150mm concrete.
 Drains passing under road/drives to be protected if within 900mm of surface, by reinforced concrete bridging slab bearing on firm ground/I.C. in road/drives protected by surrounding in 150mm concrete. Cover & frame to have a wheel load of 15 tonnes. No connection to be made to s&vp within 450mm of invert. S&vp to terminate 900mm above nearest window opening balloon guard.
 No bends to occur in wet section of s&vp. Bored in S&VP to terminate with ventilator tile.
 Shower set on 150mm high plinth. Front panel to shower to be screwed to allow access to clean waste.
 All hand basins, baths & showers to have resealing traps Bath & sink 38 dia waste, shower 40 dia. Waste, hand basin 32 dia. waste, w.c. 100 dia. waste. Where runs over 1.7m waste pipes to be 40 dia. 75mm deep seal traps. Back inlet gullies to take waste pipes where s&vp not convenient.

Incorporate septic tank/cesspool depending on out-come of suitable soakage test carried out on site by applicant. Cesspools to have capacity of at least 18,000 litres (18m³). Septic tanks should have a capacity of at least 2,700 litres (2.7m³).

Below DPC walls. Incorporate 7N/mm² block below Ground level. Lean mix concrete fill to cavity below Ground level.

SERVICES BELOW GROUND LEVEL
 Where drains pass through walls/footings below ground level to be protected with 0.5mm protection sleeve or similar to prevent entry of vermin.

ROOF CONSTRUCTION
 Roof truss manufacturers to provide design details & calculations of truss to L.A. prior to commencement of work on site. Truss rafters at 600mm max. ctrs, bracing & tank stand to TPA recommendations in accordance with B.S.5268 Part 2 & 3 1985.
 100 x 75 wall plate, strapped to wall with 30 x 5 mm m.s. straps 1500 long once bent over at 2m ctrs. Fixed back to wall. Trusses fixed to wall plate by galvanized truss clip or tish nailed 30x5mm m.s. straps 1500 long at 2m ctrs laid over 3 no. ceiling joists & up rake of rafters at gables, all with solid packing.
 Concrete interlocking tiles at Pitch on 38x25mm battens on unsteamed felt to B.S.747.
 Roof insulation to be 2 No. layers of 100mm fibreglass insulation running opposite ways. Cross ventilation maintained with Redland Redvent Eaves Ventilators, giving min 10mm air gap & preventing insect penetration. Installed in accordance with manufacturer's instructions. Valleys constructed via GRP valley troughs. Compound truss to manufacturer's specification.
 Roof hatch to be provided to gain access to roof void and water tanks. Moisture resisting chipboard to be used to form a walkway from hatch to tanks.
 Roof hatches to be insulated & draught sealed & lockable.

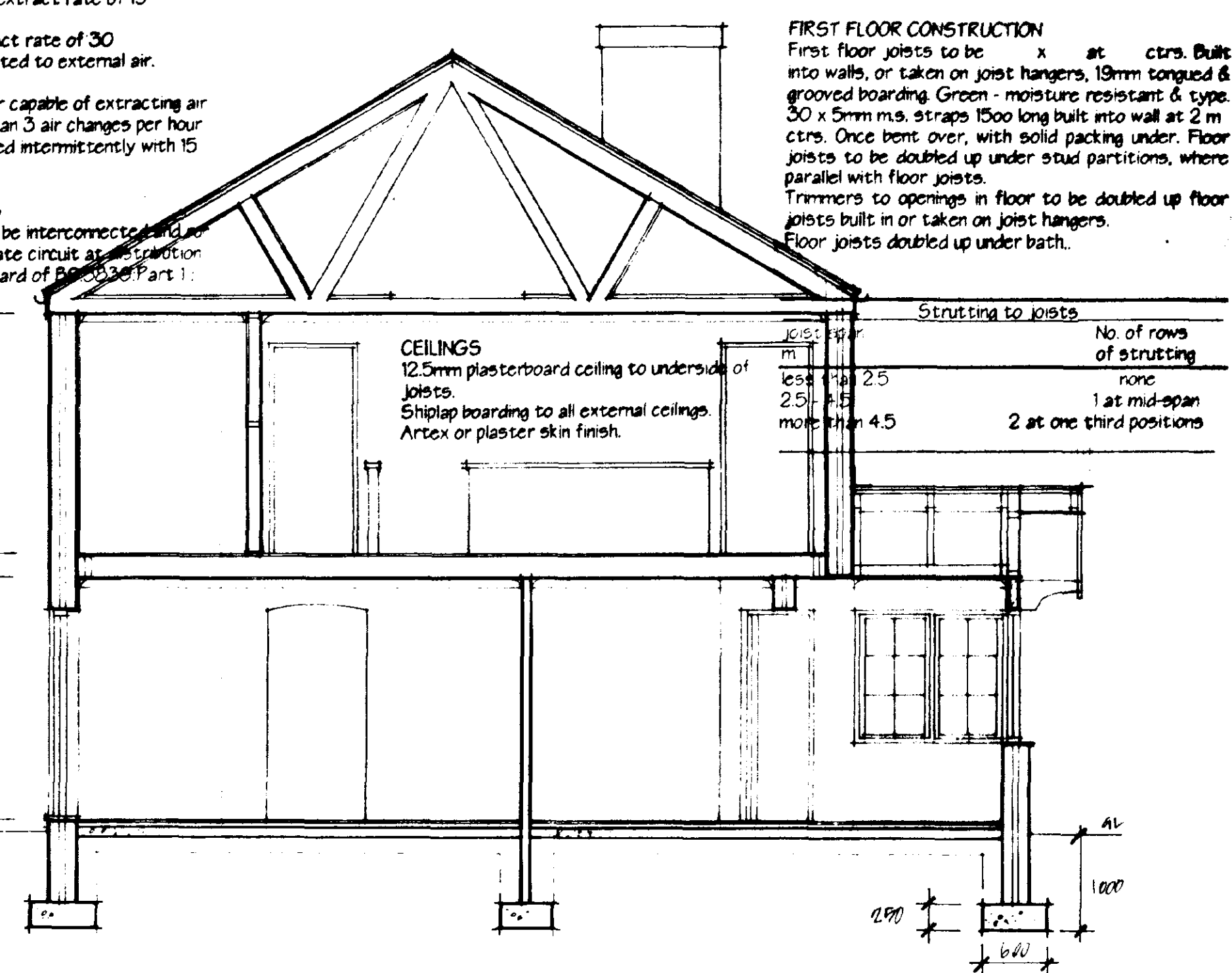
STAIRS
 Risers mm going mm. Balustrades 900mm high on flight 900mm on landing. Max. gap between vertical balusters 100mm. Min. 800 mm between handrails 2 way light switch.

LINTELS
 Lintels to be I.G. Catnic or similar approved lintels installed in accordance with manufacturer's instructions.
 I.G. lintels to have cavity tray over. Min. 2m headroom under all arches.
 Steel beams to be designed by Structural Engineer.

FLOORS
GROUND FLOOR CONSTRUCTION
 Floor Slab: 30mm chipboard. 500 DPM Between chipboard and insulation on 100mm concrete slab on 1200 gauge Viqueen DPM, on 25mm compacted sand binding, on min. 150mm consolidated, max. fill 600mm DPM dressed up & linked with all DPC's in external and internal walls.

EXTRACTOR FANS
 Kitchen to have extract rate of 30 Litres/second adjacent to a hob or 60. Litres/second elsewhere.
 Bathrooms to have extract rate of 15 Litres/second.
 Utility to have extract rate of 30 Litres/second all ducted to external air. Internal W.C.
 Mechanical extractor capable of extracting air at a rate not less than 3 air changes per hour which may be operated intermittently with 15 minutes overrun.

SMOKE DETECTORS
 Smoke detectors to be interconnected and off mains with separate circuit as per instruction board, to a min standard of BS 5833 Part 1: Standard L.3.



SECTION ON A-A

SCALE 1:10

CEILING
 12.5mm plasterboard ceiling to underside of joists.
 50mm plasterboard to all external ceilings.
 Artex or plaster skin finish.

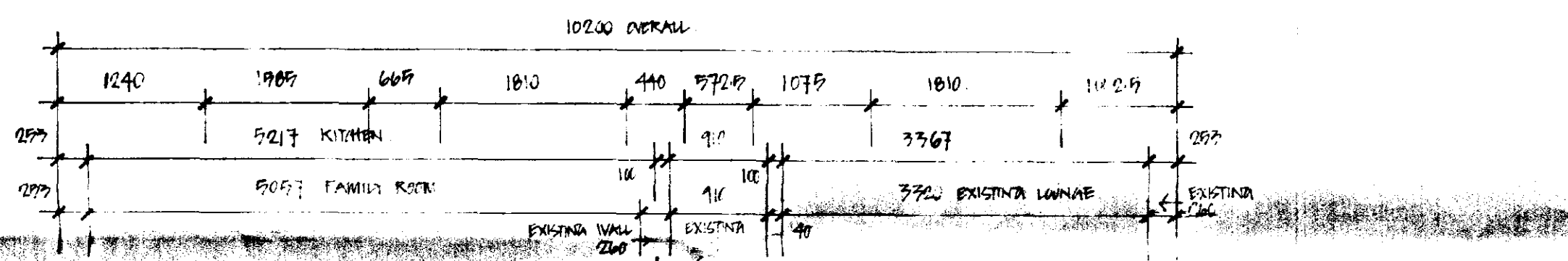
DRY-LINING
 Dry-lining to consist of 50 x 100mm studs @ 1200mm cts horizontally and 450mm cts vertically with 12.5mm plasterboard to side. Vapor barrier to be placed between plasterboard and studwork of dry-lining and a breather membrane to be placed between studwork and wall. Incorporate 100mm fibreglass insulation between studs.
 All structural timber to be SC3 grade.
 All structural timber to be kept a min. of 40mm from chimney masonry.

FIRST FLOOR CONSTRUCTION
 First floor joists to be x at ctrs. Built into walls, or taken on joist hangers, 19mm tongued & grooved boarding. Green - moisture resistant & type 30 x 5mm m.s. straps 1500 long built into wall at 2 m ctrs. Once bent over, with solid packing under. Floor joists to be doubled up under stud partitions, where parallel with floor joists.
 Trimmers to openings in floor to be doubled up floor joists built in or taken on joist hangers.
 Floor joists doubled up under bath.

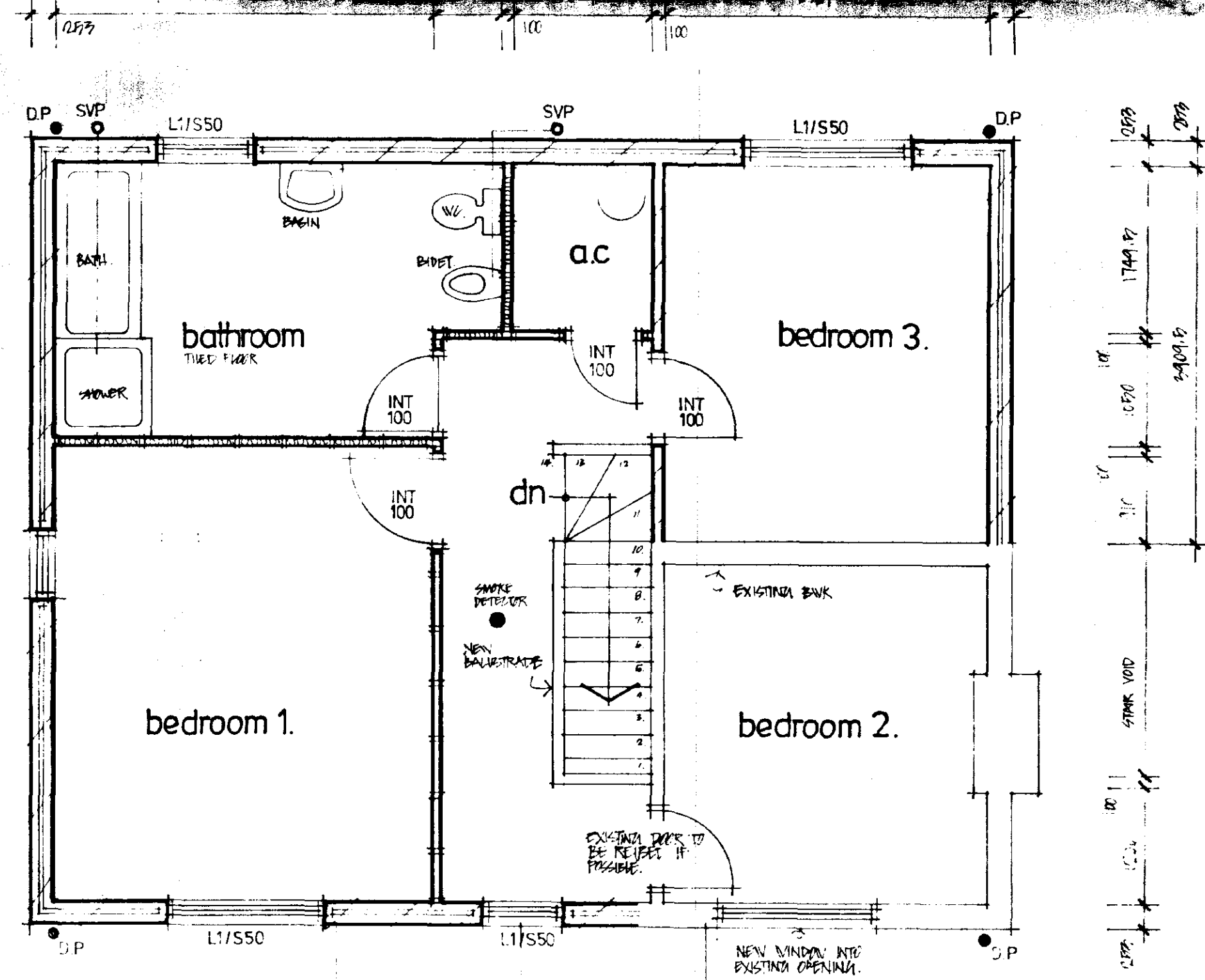
HEATING
 Boiler to be extended or electric storage heaters.
 All hot water pipes to be within insulated space unless adequately insulated.
 Hot water storage vessel to be vented to atmosphere & be well insulated.

Heating system to have zone controls, timing controls and boiler interlocks.
 Zone controls required for hot water central heating systems, fan controlled electric storage heaters and electric panel heaters to control the temperatures independently in those areas that require different temperatures. The control devices could be room thermostats and/or thermostatic radiator valves at any other suitable temperature sensing devices. Timing devices should be provided to control the periods when heating systems operate. This provision should be made for gas fired and oil fired systems and for systems with solid fuel fired boilers where forced draught fans operate when heat is required.

Boiler control interlocks
 Gas and oil fired hot water central heating systems controls should switch the boiler off when no heat is required whether control is by room thermostats or by thermostatic radiator valves.
 Systems controlled by thermostats should fire only when a space heating or cylinder thermostats is calling for heat.
 Systems controlled by thermostatic radiator valves should be fitted with flow control or other devices to prevent unnecessary boiler cycling.
 Insulation of hot water storage vessel to be a 35mm thick factory applied coating of P.U. foam having zero ozone depletion potential and a minimum density 30 Kg/m.
 Hot water pipes connected to a hot water storage vessel including primary flow and returns to be insulated for at least one metre from their points of connection insulation to be continuous. Hot water cylinder to be insulated.



GROUND FLOOR PLAN



UPPER FLOOR PLAN

WINDOWS
 All windows to be double glazed and fitted with trickle vents providing the following background ventilation:
 Habitable rooms 8,000mm²
 Kitchen, W.C., Utility and Baths 4,000mm²
 All glass lower than 1.5m above floor level, to doors adj. Sidelights and windows, and lower than 800mm above floor level should be break safety glass or laminated or toughened glass to B.S. 56206:1981.
 Double glazing to have min. 12mm air gap between glass.

EXTERNAL WORK
 Paths to be 75mm thick concrete on 100mm hard-core.
 Movement joints at 4m ctrs.

CONDITIONAL APPROVAL
 The contractors should check the building regulations approval notice for conditions. The appropriate manufacturer's details must be obtained & submitted to the building control office.

SYMBOL	DESCRIPTION	Ref.
⬢	DOUBLE SOCKET	
⬢/S	EXTERNAL DOUBLE SOCKET	
⬢	CEILING LIGHT	
⬢	WALL LIGHT	
⬢	EXTERNAL LIGHT	
⬢	LIGHT SWITCH	
⬢	PULL CORD LIGHT SWITCH	
⬢	FLUORESCENT LIGHT	
⬢	TELEPHONE POINT	
⬢	SMOKE DETECTOR	
⬢	COOKER POINT	
⬢	DIMMER LIGHT SWITCH	
⬢	SINGLE SOCKET	
⬢	T.V. AERIAL	
⬢	SINGLE RADIATOR	
⬢	DOUBLE RADIATOR	

DETAILED PLAN

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 Wisbech,
 Cambridgeshire PE13 1ER
 Telephone 01945 466966
 Fax 01945 466111

PROPOSED ADDITIONS AND ALTERATIONS TO HOLLY COTTAGE,

CLIENT MR AND MRS LOCKIER
DATE JULY 2000
SCALE 1:50
JOB NO 2021/2

British Institute of Architectural Technologists

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