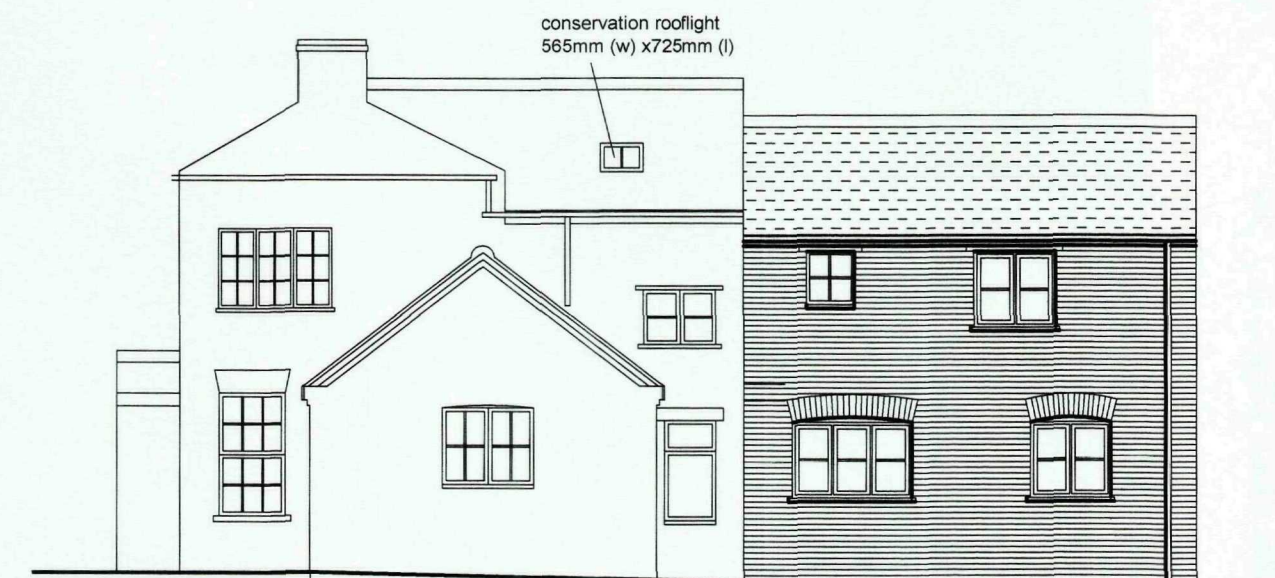




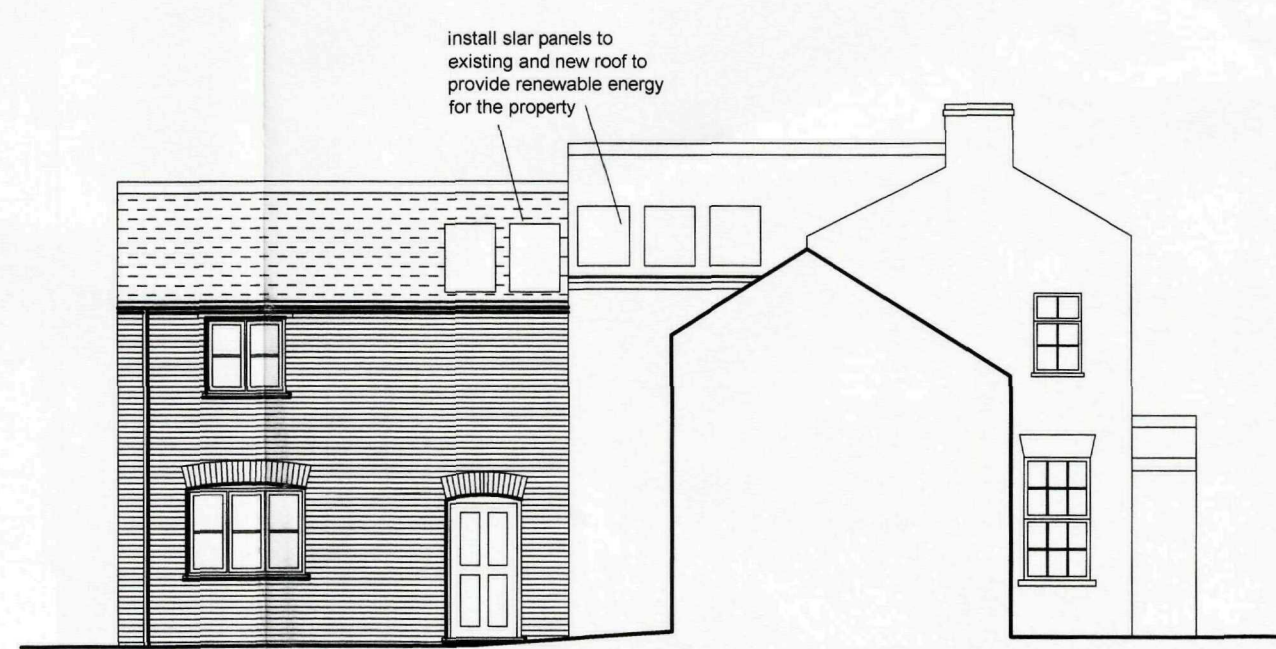
FRONT ELEVATION



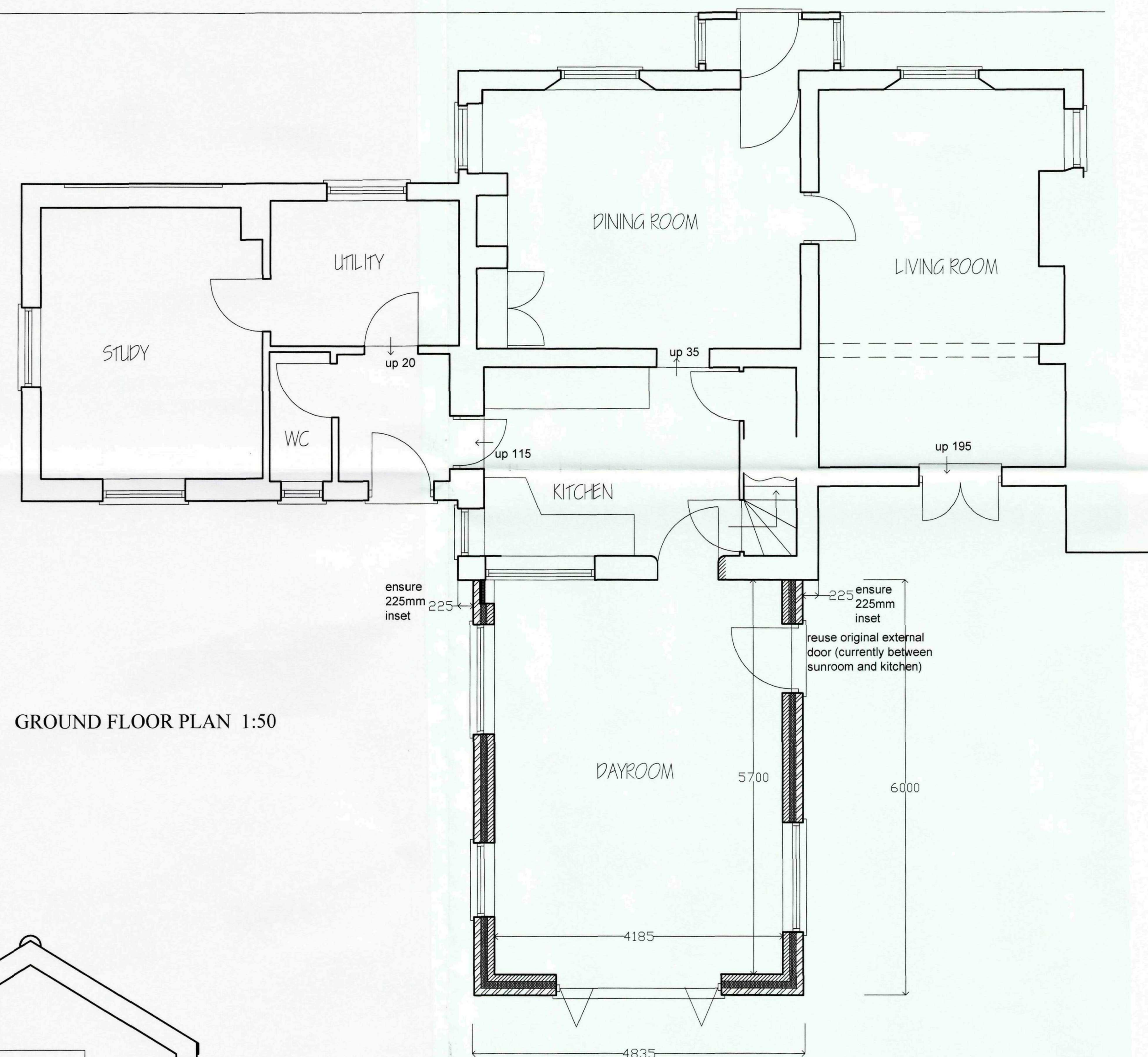
SIDE ELEVATION



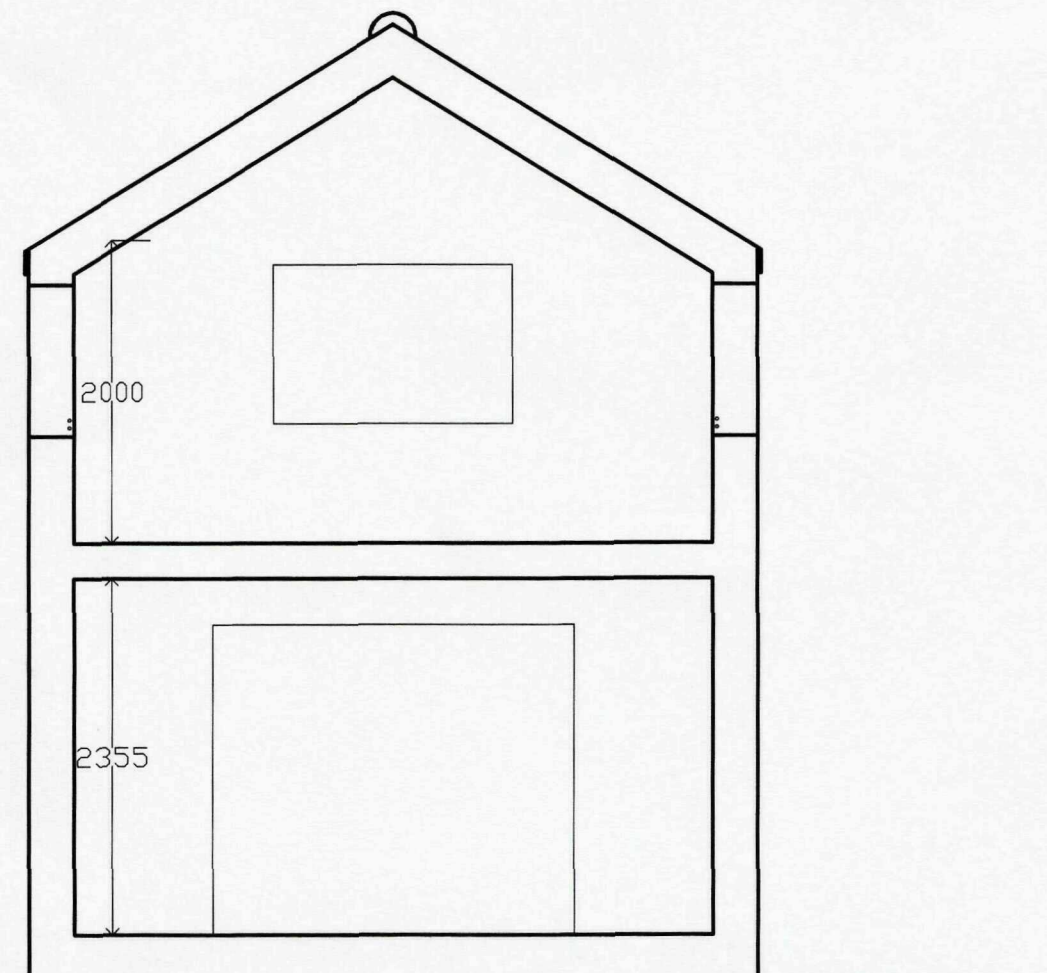
REAR ELEVATION



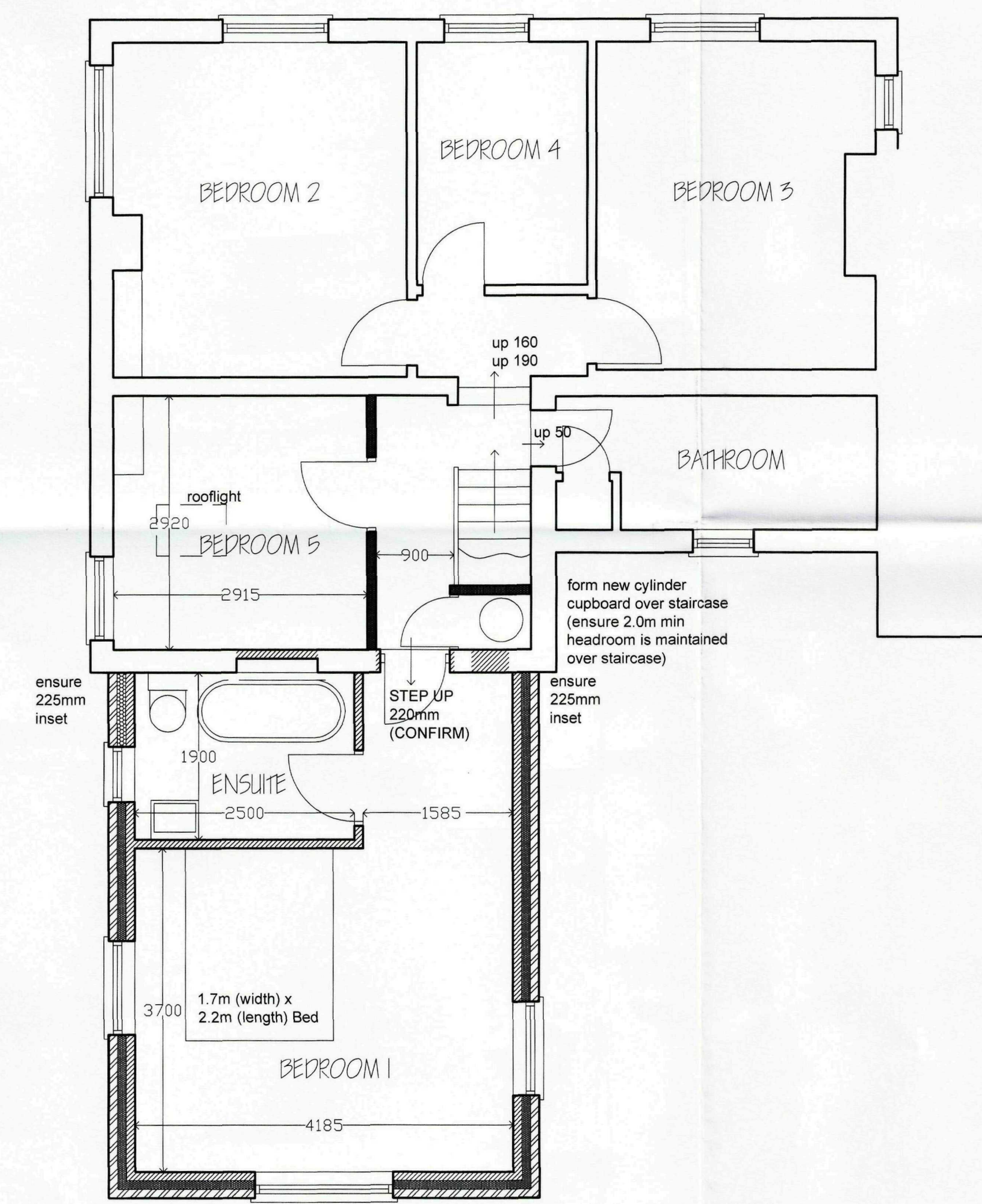
SIDE ELEVATION



GROUND FLOOR PLAN 1:50



SECTION 1:50



FIRST FLOOR PLAN 1:50

SHDC
Planning & Development
14 JAN 2010
Ref: 0033-10

AMENDED PLAN
Ref.

- | | |
|--|--------------|
| H. CONSERVATION OFFICER ADJUSTMENTS MADE (INSET 225mm) | DRF 20-07-09 |
| G. MODIFICATIONS MADE TO KEEP EXISTING KITCHEN WINDOW | DRF 25-06-09 |
| F. CONSERVATION OFFICER ADJUSTMENTS MADE | DRF 14-02-09 |
| E. ROOF SOLAR PANELS ADDED | DRF 17-10-08 |
| D. ADJUSTMENTS MADE FOLLOWING CLIENT CONSULT WITH PLANNING OFFICER | DRF 03-10-08 |
| C. MINOR ADJUSTMENT MADE TO PLAN | DRF 24-07-08 |
| B. SLATE ROOF TO MATCH EXISTING MAIN BUILDING ROOF FINISH | DRF 21-07-08 |
| A. CLIENTS ADJUSTMENTS MADE | DRF 10-07-08 |
- PRELIMINARY DRAWING : SUBJECT TO AGREEMENT & APPROVAL

RICHARD C.F. WAITE ARCHITECT		Proposed Extension of Trafford House, Church Way, Tydd St. Mary, Wisbech.	
34 • Bridge • Street • Kings Lynn • Norfolk • Tel: (01553) 772656		For Mr. P. Cleary	
This drawing is subject to amplification from further construction information. Any discrepancy found on drawing to be notified to Architect immediately. All foundations to be modified to suit ground conditions & structural requirements after site investigation by others. No dimensions or sizes to be scaled from this drawing. All sizes or dimensions to be checked before construction. This drawing is copyright & must not be copied without consent.		Scale: 1:50/1:100	2/295/2H
		Date: 28-06-08	

GUIDANCE NOTES.

*All construction to n.h.b.c. standards and to comply with building regulations and the current codes of practice.
*All sizes shown are excluding plaster i.e. brick, block and stud faces.
*Floor finishes are to be negotiated.
*Joists or structural members must not be notched for services without agreement and all must be pressure treated against infestation and rot, tanalised or equal. If notching is agreed it must be in accordance with n.h.b.c. standards.
*Site and formation of ground assumed by this drawing to be level and speculated capable of supporting building in accordance with the arrangement shown, to be to local authority approval.
*Structure and structural members to be judged and calculated by structural engineer if required and amplified or modified by requirements if necessary for stability and support.
*Heating, electrical and plumbing arrangements to be designed and installed by approved specialist contractors to satisfy codes of practice and regulations laid down by i.e.e., institute of heating and plumbing engineers and local byelaws or authorised specification.
*The use and installation of all materials, goods and equipment and the preparation for and the use of decorative applications to be strictly in accordance with manufacturers recommendations and limitations irrespective of any notes contained upon this drawing.
*This drawing is only for use in conjunction with the site referred to and contained upon the location plan.

DRAINAGE.

Inspection Chambers:- to be constructed in 225mm class b semi-engineering bricks with lightweight cover and frame in pedestrian areas and heavy duty in vehicular areas and 150mm concrete base.

Foul Drains:- to be 100mm diameter pipes with flexible joints laid to (max.) 1:40 falls. Protection to drain pipes to be carried out.
*Where drain run passes through external walls provide lintel support or similar over with 50mm clearance gap around pipe and durable masking boards to cover the clearance gaps internally and externally.
*Where drain run passes under new building wrap in 100mm fibreglass and polythene around and surrounded in 150mm concrete. Movement joints to be formed with compressible material to correspond with the joints in the pipes.
*Where drains are subject to vehicular loading provide reinforced concrete raft over and on 100mm (min) granular fill between raft and pipe.
Alternative drainage system to be of soil quality p.v.c. patent drainage system laid to manufacturers recommendations.

Storm Drains:- to be 100mm diameter pipes with flexible joints laid to suitable falls and to connect into soakaways located a min. 5m away from any building and 2.5m from any boundary.
Stormwater drains to have trapped gullies set in concrete lump with grating under rainwater shoe.
Alternatively use soil quality p.v.c. patent system laid in accordance with manufacturers recommendations.

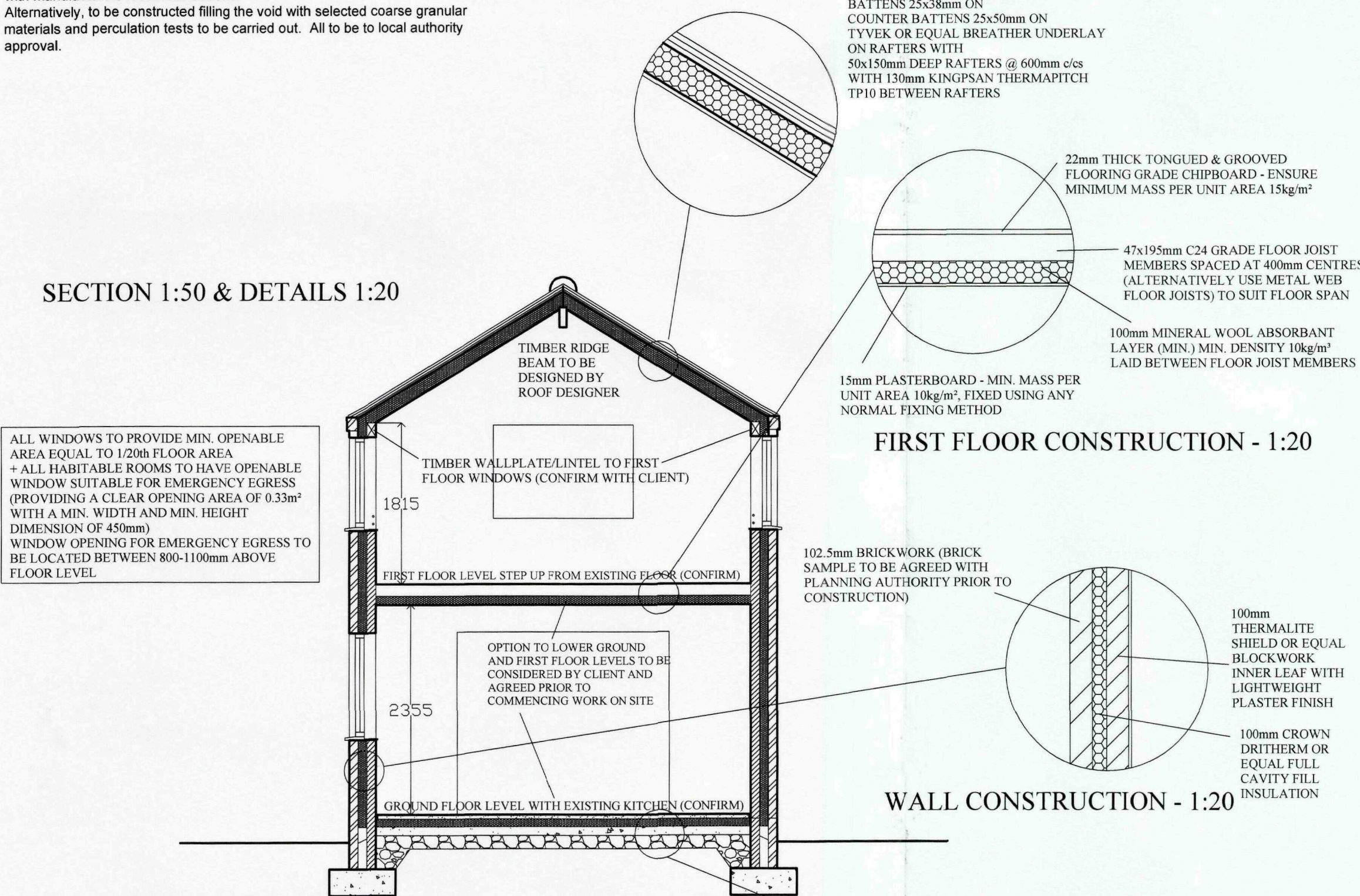
Internal Drainage:- provide anti-siphonic traps and waste outlets of the following sizes:-
basin.....32mm waste, 75mm trap.
bath.....38mm waste, 75mm trap.
wc.....110mm waste, 50mm seal.
All appliances to connect into s.v.p. as shown on plan.

Soil Vent Pipe:- provide (min.) 100mm diameter plastic soil pipes with 'y' junctions and (min.) 200mm bends and cleaning access at bends. Provide 75mm diameter vent pipes above highest connection to discharge through roof to external air and with lead slate.
Provide durable wire cage to top of the vent pipe to prevent the entry of vermin. Outlet of soil pipe to be a (min.) of 900mm above any opening into the building within 3 metres.

Rainwater Goods:- Provide 115mm diameter half round gutter fixed to external wall by means of gutter spikes/rise and lead brackets and no fascia (as stipulated by planning authority) to discharge to soakaways via 65mm diameter downpipes. Downpipes to be fitted with shoe discharging over trapped gullies.
Material of guttering and downpipes to be agreed in writing with the planning authority prior to construction.

Soakaways:- to be equal to Milton Ring pipes of precast concrete with perforated sides taken from manufacturers tables and fixed in accordance with manufacturers recommendations.
Alternatively, to be constructed filling the void with selected coarse granular materials and percolation tests to be carried out. All to be to local authority approval.

PITCHED ROOF CONSTRUCTION - 1:20



WALL CONSTRUCTION - 1:20

GROUND FLOOR CONSTRUCTION - 1:20

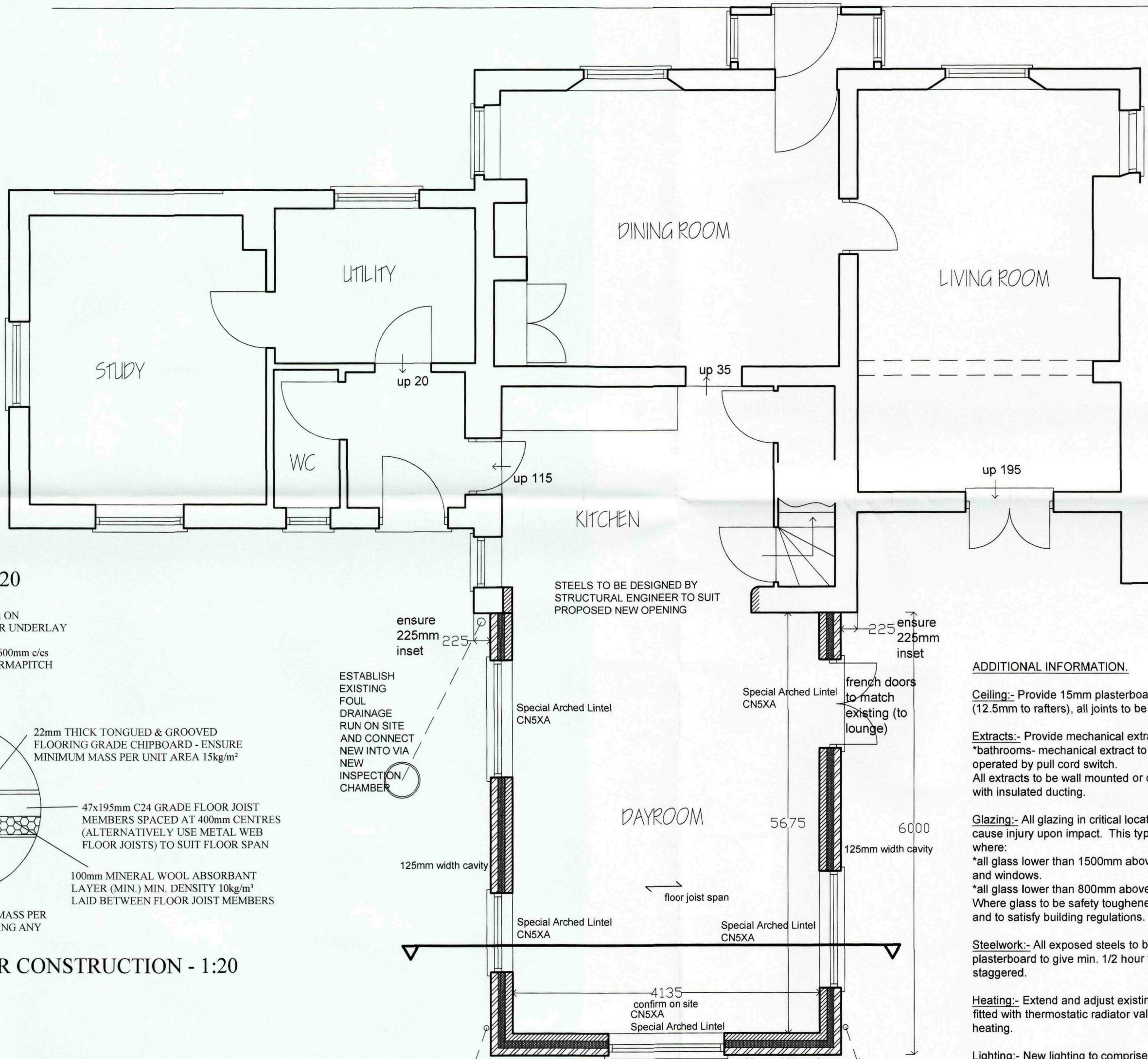
FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION

PRIOR TO ANY CONSTRUCTION PLANNING CONDITIONS TO BE DEALT WITH -
(1) CONSTRUCTION TO BE COMMENCED PRIOR TO 29th JULY 2012
(2) INSET EXTENSION MIN. 225mm FROM THE ORIGINAL GABLE WALL
(3) ALL EXTERNAL MATERIALS TO BE AGREED IN WRITING WITH THE PLANNING OFFICER
(4) BRICK SAMPLE PANEL (1m²) TO BE CONSTRUCTED AND APPROVED TO ILLUSTRATE BRICK AND BOND & RETAINED THROUGHOUT THE CONSTRUCTION PERIOD
(5) GUTTERING TO BE FIXED TO BRICKWORK, NO FASCIA BOARD
(6) ALL NEW WINDOW FRAMES, GLAZING BARS AND EXTERNAL DOOR FRAMES TO BE OF TIMBER CONSTRUCTION, PAINTED WHITE AND THEREAFTER MAINTAINED
(7) DETAILS OF WINDOW FRAMES, LINTEL AND SILLS TO BE AGREED IN WRITING BY PLANNING AUTHORITY PRIOR TO CONSTRUCTION WITH DETAILS TO BE SUBMITTED AT A SCALE OF MIN. 1:20



GROUND FLOOR PLAN 1:50

TIMBERWORK.

Windows and Doors:- To be high performance double glazed units to be constructed to match the detail of the existing kitchen window and details to be approved in writing by planning authority prior to construction.
Windows to be fitted with patent frame ventilators to give 4000mm trickle ventilation (8000mm to habitable rooms).
Glazing to have an area weighted average u-value of 1.8 W/m²K in timber frames.
Windows and doors to be set on d.p.c. and provide vertical d.p.c.

Architrave:- All doors abutting walls at right angles to have a full architrave at abutments.

Stud Partitions:- To be 100*50mm treated timbers at 600mm centres with 12.5mm plasterboard to both sides and on 75mm sole plate. Infill partitions with insulation to provide sound reduction where shown.

First Floor:- Provide 195*47mm C24 grade floor joists at 400mm centres supported on galvanised mild steel joist hangers or walls. Joists to be doubled up under first floor partitions.
Provide lateral support to floor via galvanised mild steel anchor straps secured to two joists (min.) and turned and secured to walls.
Provide herringbone strutting in at least two positions between joists. Joists to be topped with 22mm tongued and grooved flooring quality chipboard.

Staircase:- Existing

ADDITIONAL INFORMATION.

Ceiling:- Provide 15mm plasterboard fixed to underside of floor joists (12.5mm to rafters), all joints to be taped and filled and plaster skim finish.

Extracts:- Provide mechanical extracts to the following rooms:
*bathrooms- mechanical extract to give 15l/sec extraction and to be operated by pull cord switch.
All extracts to be wall mounted or ceiling mounted through roof to tile vent with insulated ducting.

Glazing:- All glazing in critical locations should be of a type that is unlikely to cause injury upon impact. This type of glass should be installed to areas where:
*all glass lower than 1500mm above floor level to doors, adjacent sidelights and windows.
*all glass lower than 800mm above floor level elsewhere.
Where glass to be safety toughened to be manufactured to bs6206: 1981 and to satisfy building regulations.

Steelwork:- All exposed steels to be clad with 2 layers of 12.5mm plasterboard to give min. 1/2 hour fire resistance. Plasterboard joints to be staggered.

Heating:- Extend and adjust existing heating system, all new radiators to be fitted with thermostatic radiator valves (T.R.V.s) to give suitable zone control heating.

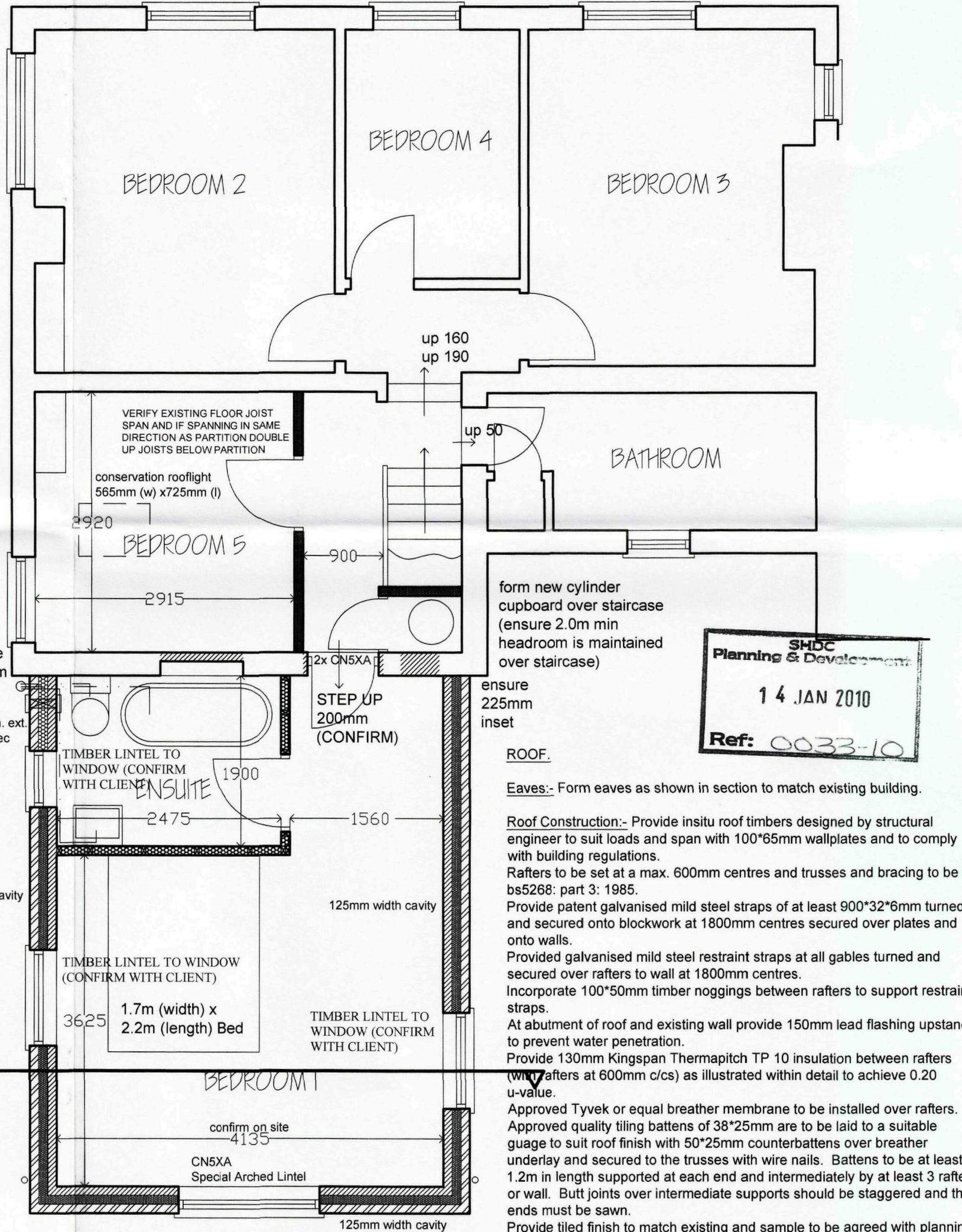
Lighting:- New lighting to comprise of lamps with a luminous efficiency greater than 40 lumens per circuit-watt - no fluorescent lighting, use low-energy fittings. GLS tungsten lamps with bayonet or Edison screw bases are not to be used. Separately controlled efficient lighting must be provided at the greater rate of 1 per 25m² of floor area or 1 per four fixed lighting fittings whichever is the greater.

When multiple recessed light fittings are fitted, manufacturers instructions must be strictly followed and suitable precautions must be implemented to maintain the required period of fire resistance. Use either proprietary intumescent fittings or built in fire resistant boxing.

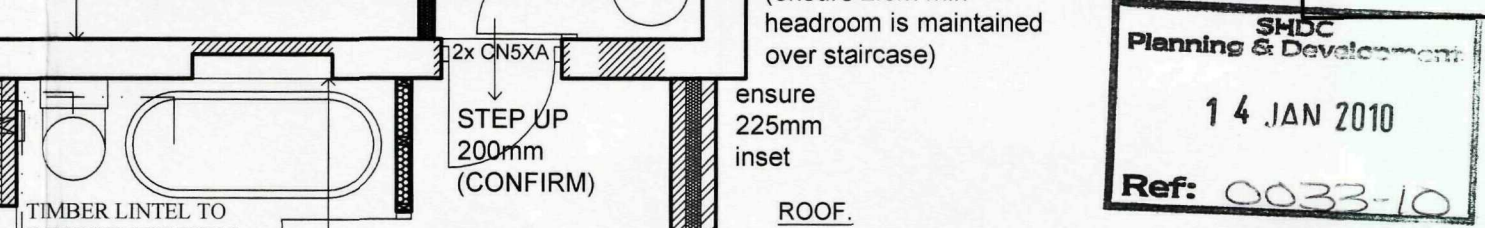
External Lighting:- Where providing external fixed lighting, the lamp capacity should not exceed 150watts/light fitting and the lighting will automatically extinguish when there is enough daylight and when they are not needed at night, or they have sockets that can be used with lamps having a luminous efficiency greater than 40 lumens per circuit-watt (ie fluorescent tubes and compact fluorescent lamps, not gls tungsten lamps with bayonet cap or Edison screw bases).

Electrics:- 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 the Council should be satisfied that part p has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so.

Sockets & Switches:- Switches and socket outlets for lighting and other equipment should be located so that they are easily reachable, provide switches and sockets at appropriate heights within a habitable room between 450-1200mm from finished floor level.



FIRST FLOOR PLAN 1:50



Eaves:- Form eaves as shown in section to match existing building.

Roof Construction:- Provide insitu roof timbers designed by structural engineer to suit loads and span with 100*65mm wallplates and to comply with building regulations.

Rafters to be set at a max. 600mm centres and trusses and bracing to be to bs268: part 3: 1985.
Provide patent galvanised mild steel straps of at least 900*32*5mm turned and secured onto blockwork at 1800mm centres secured over plates and onto walls.

Provided galvanised mild steel restraint straps at all gables turned and secured over rafters to wall at 1800mm centres.
Incorporate 100*50mm timber noggings between rafters to support restraint straps.

At abutment of roof and existing wall provide 150mm lead flashing upstand to prevent water penetration.
Provide 130mm Kingspan Thermapitch TP 10 insulation between rafters (rafters at 600mm c/c) as illustrated within detail to achieve 0.20 u-value.

Approved Tyvek or equal breather membrane to be installed over rafters. Approved quality tiling battens of 38*25mm are to be laid to a suitable gauge to suit roof finish with 50*25mm counterbattens over breather underlay and secured to the trusses with wire nails. Battens to be at least 1.2m in length supported at each end and intermediately by at least 3 rafters or wall. But joints over intermediate supports should be staggered and the ends must be sawn.
Provide tiled finish to match existing and sample to be agreed with planning authority prior to commencement of works.

Rooflights:- To be conservation rooflight 565*725mm installed in accordance with manufacturers written instructions and recommendations. Provide timber trimming around rooflights and double up trusses either side.

N. OPTION TO REMOVE INTERNAL WALL (TO BE FINALLY AGREED)	DRF 04-01-10
M. WALL INSULATION THICKNESS AMENDED + WINDOW/DOOR ADJUSTMENTS	DRF 21-12-09
L. WINDOW/DOOR LINTELS AMENDED	DRF 23-10-09
K. ADDITIONAL NOTE ADDED: FLASHING AT ROOF/WALL ABUTMENT	DRF 09-10-09
J. BUILDING REGULATIONS INFORMATION ADDED	DRF 21-08-09
H. CONSERVATION OFFICER ADJUSTMENTS MADE (INSET 225mm)	DRF 20-07-09
G. MODIFICATIONS MADE TO KEEP EXISTING KITCHEN WINDOW	DRF 25-06-09
F. CONSERVATION OFFICER ADJUSTMENTS MADE	DRF 14-02-09
E. ROOF SOLAR PANELS ADDED	DRF 17-10-08
D. ADJUSTMENTS MADE FOLLOWING CLIENT CONSULT WITH PLANNING OFFICER	DRF 03-10-08
C. MINOR ADJUSTMENT MADE TO PLAN	DRF 24-07-08
B. SLATE ROOF TO MATCH EXISTING MAIN BUILDING ROOF FINISH	DRF 21-07-08
A. CLIENTS ADJUSTMENTS MADE	DRF 10-07-08

RICHARD C.F. WAITE ARCHITECT 34 • Bridge • Street • Kings Lynn • Norfolk • Tel: (01553) 772656	Proposed Extension of Trafford House, Church Way, Tydd St Mary, Wisbech.
For Mr. P. Cleary	Scale: 1:50/1:100
This drawing is subject to amplification from further construction information. Any discrepancy found on drawing to be notified to Architect immediately. All foundations to be modified to suit ground conditions & structural requirements after site investigation by others. No dimensions or sizes to be scaled from this drawing. All sizes or dimensions to be checked before construction. This drawing is copyright & must not be copied without consent.	Drawn: DRF Date: 28-06-08
	2/295/2N