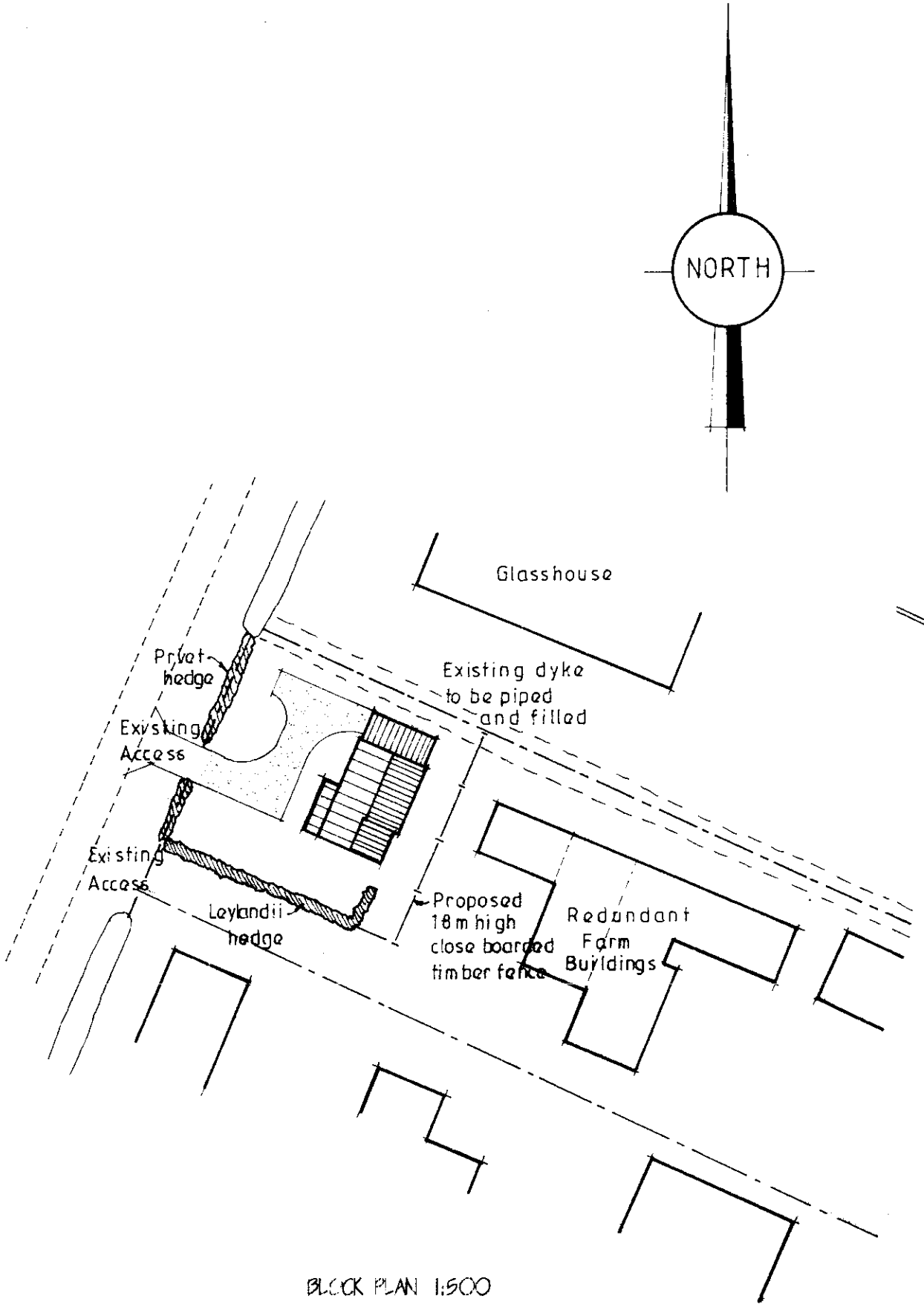


BLOCK PLAN 1:500



LOCATION PLAN 1:2500

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13 FEB 02
Ref 0169/02

revision	date	init	revision details.

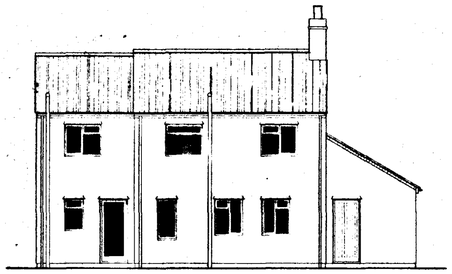
COOPER ARCHITECTURAL DESIGN
WRIGHTS MEWS 12A PARK ROAD
HOLBEACH SPALDING LINCS PE12 7EE
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Mobile 07808 125 778

Client.
MR R. WALKER

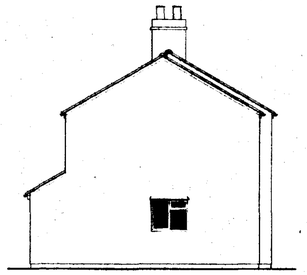
Project.
PROPOSED EXTENSION & ALTERATION TO HOUSE,
OXCROFT BANK,
SHEPEAU STOW,
SPALDING,
LINC'S.

Drawing.
BLOCK & LOCATION PLAN

Scale	Drawing No. 0112-05
Date. FEBRUARY '02	Drawn. J.C.



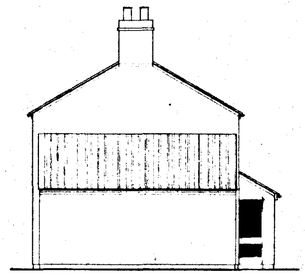
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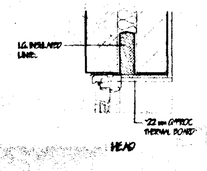
SIDE ELEVATION



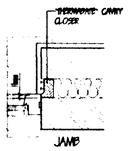
FRONT ELEVATION



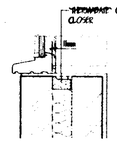
SIDE ELEVATION



HEAD

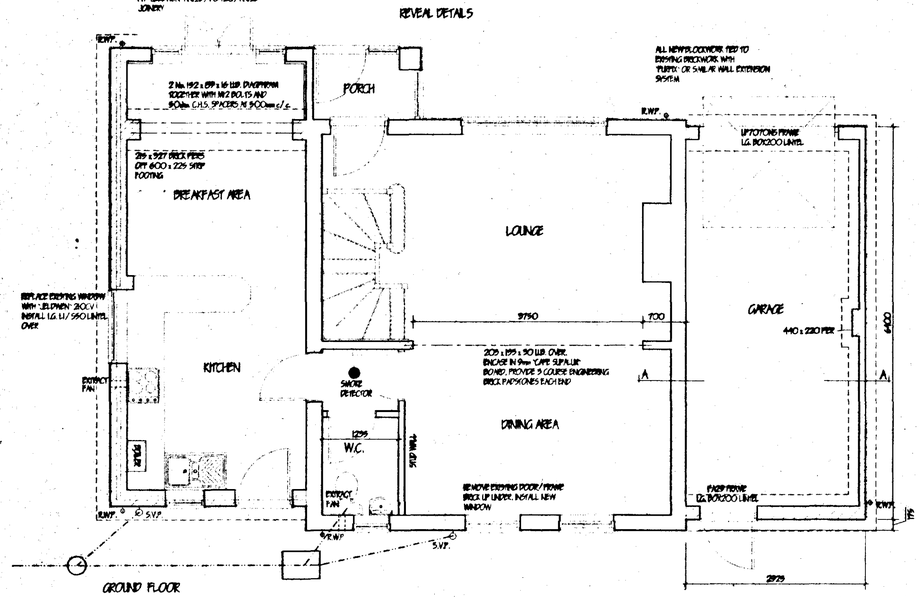


JAMB



CILL

REVEAL DETAILS



PITCHED ROOF CONSTRUCTION.

Blue / Black natural slates, on 25 x 38 softwood treated battens on underfelt to B.S. 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontally. Slates to be laid with min. headlap of 110mm and to be fixed in accordance with respect to wind speed, roof pitch and exposure category as detailed in B.S 6399 Pt. 2. Ymnplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1985. TRUSS CALC'S TO BE SUBMITTED TO L / A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600 c / c to a pitch to match existing. 38 x 100 ridge male binder 38 x 100 ceiling binders. All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1.5m c / c. Note: provide solid bridging beneath straps: 50 x 100 wall plate bedded on sand and cement. 25 x 175 fascia boards: 6mm ext. grade plywood soffit complete with 10mm wide continuous air gap and fly proof screen. All structural timber to be min.SC3 grade. stamped "DRY" or "KD" to indicate moisture content of 20% or less all in accordance with BS. 4978. Where span of trussed rafter exceeds 5.0m provide additional bracing within the plane of the webs in accordance with Truss Plate Assoc. tech. bulletin sheet 4. Timber supports are to be provided beneath water storage tanks over 4No ceiling joists. At roof / wall intersections provide 150mm high code 4 lead flashings.

FIRE ESCAPE WINDOWS.

All habitable rooms in the upper storey's of a dwelling should have a window with an unobstructed openable area of at least 0.33 sq.m. and at least 450mm wide x 450mm high (the route through the opening may be at an angle rather than straight through). The bottom of the openable area should not be more than 1100mm above floor level

CEILINGS.

200mm glassfibre insulation total thickness. 100mm between joists & 100mm over. Joists. 12.7mm Gyproc plasterboard 5mm skim finish: Provide min. 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled. Provide access trap to roof space: opening to be lined with 25 x 25 planted stops: Access panel to be 12mm ply with liner of 12.7mm Fireline board fixed to face. 100mm Jablite to top surface. Provide slide bolt fastenings & draught seal all round

WALLING.

265 cavity walling to consist of 20mm Sand / Cement render to B.S. 5262: 100mm Tarmac Hemelite solid insulation blocks or similar: 65 cavity: build into cavity Rockwool cavity wall batts insulation boarding in accord. with makers instructions and easymount cert' No.85 / 1087. 100mm Tarmac Hemelite solid insulation blocks or similar: Cavity walls tied together using galvanised iron twist ties set 900 horizontally and 450 vertically to B.S. 1243:1978 wall ties positioned at 300 vertical centres at all unbonded closures of cavity. Close cavities with "Thermabate" preformed closer and provide bitumen felt DPC to C.P. 121: External walls to have min. "U" value of 0.45 W / m2 deg. C.: Internal walls of 100mm Tarmac Hemelite solid insulation blocks: All to receive 10mm S/C render and 5mm skim. Stud walls to consist of 38 x 89mm c.l.s studs at 400mm c / c, both sides to be clad with 12.7mm plasterboard and skim. 100mm glassfibre infill between studs.

SUB STRUCTURE WALLING.

100mm dense concrete blocks to B.S. 6073 pt.1 1981: DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level: Weak mix concrete infill to base of cavity, no closer than 225 to DPC. All brickwork below DPC to be F.L. quality.

GROUND FLOOR CONSTRUCTION.

Strip all vegetable soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement on 500g polythene D.P.M. on 50mm Polyurethane insulation board, on 1200g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm, lay 500mm wide D.P.M. strip into D.P.C. to lap floor D.P.M. All on 100 concrete oversite: Concrete mix. GEN4 to B.S. 5328: pt 1991: 150 blinded and consolidated hardcore.

FIRST FLOOR CONSTRUCTION

19mm T&G. flooring grade chipboard on 47 x 150 SC3 grade joists stamped "DRY" or "KD" to indicate moisture content of 20% or less all in accordance with BS. 4978. at 400c / c. 30 x 8 galv. steel anchor and lateral restraint straps to joist at max. 1.5m c / c straps to be run over min. 2No. joists with solid bridging beneath. Provide herring bone strutting min. 38 x 38 at mid span of joists where span exceeds 2.5m: Provide 2No. joists bolted together under all first floor walls where not supported on blockwork below.

LINTELS.

All lintels to be manufactured by Messrs. I.G. and to be installed in accordance with makers' instructions, and to have min. end bearins of 150mm and at external positions to have cavity tray D.P.C. to CP. 121: Internal lintels to I.G. 100 Plus type. Lintels in appear to be underlined with 12.7 fireline board or receive 12mm render and skim. Provide Perp-end weep holes and stopends to cavity tray

FOUL DRAINAGE

Inspection chamber construction to be "Osmat" and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with B.S. 8301:1985. Foul drainage pipes to be 110mm dia. UPVC, to B.S. 4660:1989 flexibly jointed and laid to makers' instructions to a fall of 1:70 bed and surround with 100mm pea gravel: Where pipes pass under floors encase in 150mm pea gravel: Where pipes pass under drives surround in 150mm concrete with flexel joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintel bridging where pipes pass through walls, allow 50mm gap around pipe, opening marked both sides of wall with rubbed sheet material: Soil and vent pipes to be 110mm dia. PVC to B.S. 4514: 1989 and to extend 900mm above window head terminates with "PVC balloon. Waste pipes to be generally 40mm dia. If over 3.0m long run increase to 50mm dia. All PVC to ~~B.S. 5255: 1979~~ complete with rodding eyes at every change of direction: Bath, basins and sink to have 75 deep seal traps: Shower to be raised on 150mm plinth with access plate to anti-syphon trap and 50mm waste.

SURFACE WATER DRAINAGE.

115mm dia. half round rainwater gutters to 65mm dia. rainwater pipes: 110mm dia. underground pipes flexibly jointed to a fall of 1:170 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min. 5.0m to edge from dwelling.

GLAZING.

Double glazer properly throughout (minimum 6mm air gap to all units) . All glazing between F.F.L. and 800mm high and between F.F.L. and 1500mm high in doors and side lights to be safety glass to B.S. 6206. All windows / doors to be draught sealed.

VENTILATION.

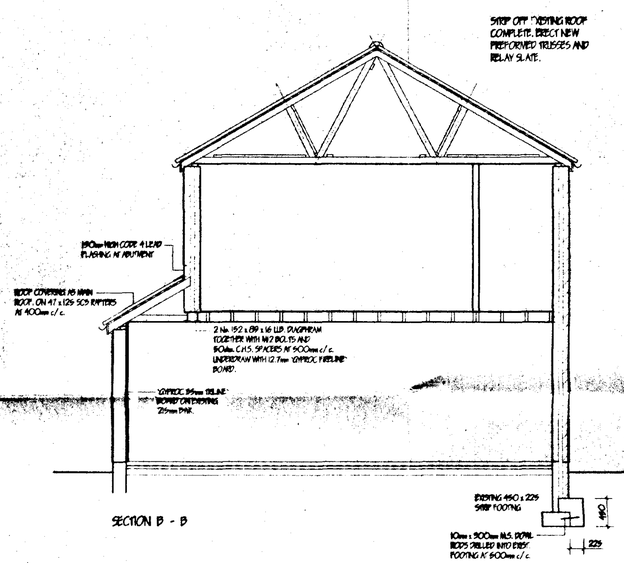
All windows to have opening lights to give the equivalent of 1/ 20th the floor area. Provide background ventilation to habitable rooms min. 8000mm sq. permanent free air ventilation per room. To all other rooms provide min 4000 sq. All following rooms to have in addition to above Wall mounted mechanical extractor fan. Kitchen to extract min. 60 litres per second. Utility rooms to extract min 30 litres per second. Bathrooms to extract min 15 litres per second which may be operated intermittently. W.C. to extract min. 6 litres per second with 15 minute overrun.

HOT WATER AND SPACE HEATING.

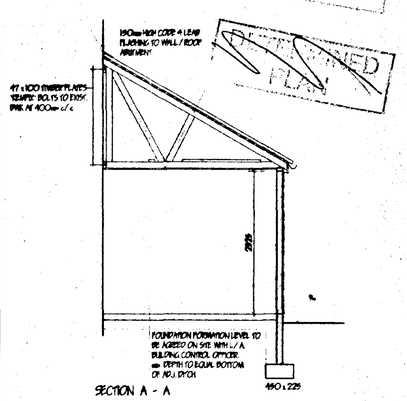
Provide wall mounted Oil fired condensing boiler with fan assisted balanced flue. Fit durable wire guard to externally to boiler flue. Provide timer switch and suitable zone thermostats to dwelling, fit thermostatic control valves to all radiators. Hot water system to be thermostatically controlled with timer switch and to be vented. All hot water storage tanks and pipework to be insulated to B.R.I.I., pt 3.

GENERAL

All electrical installations to be in accordance with the latest I.E.E. Regulations.
Provide hot & cold water supply to all wash basins.
All electrical switches, socket outlets, telephone and T.V. points to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from finished F.F.L.



SECTION B - B



SECTION A - A

DETERMINED PLAN

DETERMINED PLAN

LIMITATIONS.

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 / Building Regulation approval. The drawing must not be used as a contract document alone.
All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes. All given dimensions shall be checked by the Builder / Contractor and will be his responsibility from commencement of site works.
The works will not be supervised or inspected on site by C.A.D., or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherance to specification, variations to contract etc.

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STANDARDS.

All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalent.

HEALTH & SAFETY.

The Employer / Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & 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 an independent Planning Supervisor will be required.

SCOPE OF THE WORKS.

The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

revision	date	init.	revision details.

COOPER ARCHITECTURAL DESIGN
WRIGHTS MEWS. 12A PARK ROAD
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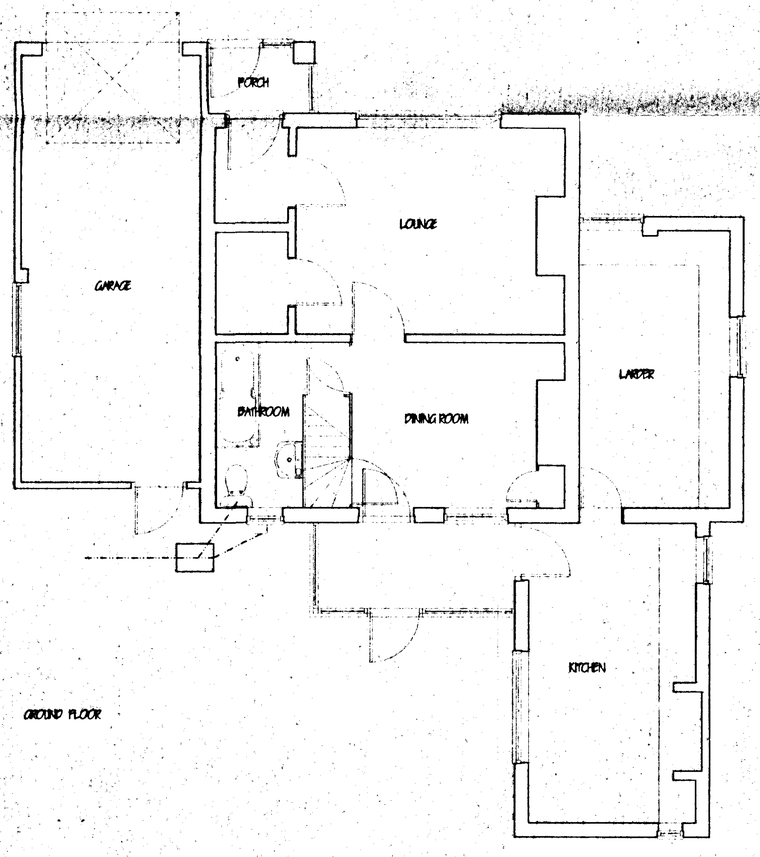
Client.
MR R. WALKER

Project.
PROPOSED EXTENSION & ALTERATION TO HOUSE,
OXCROFT BANK,
SHEPEAU STOW,
SPALDING,
LINC'S.

Drawing.
FLOOR PLANS AS PROPOSED

SHDC
Planning & Development
13 FEB 2002
Ref 0169/02

Scale	1:50	Drawing No.	0112-02
Date.	JANUARY '02	Drawn.	J.C.



EXISTING KITCHEN AND LARDER TO BE DEMOLISHED.

GROUND FLOOR

FIRST FLOOR

DETERMINED PLAN

DETERMINED PLAN

SHDC
Planning & Development
13 FEB 2002
Ref 0169/02

revision	date	init.	revision details

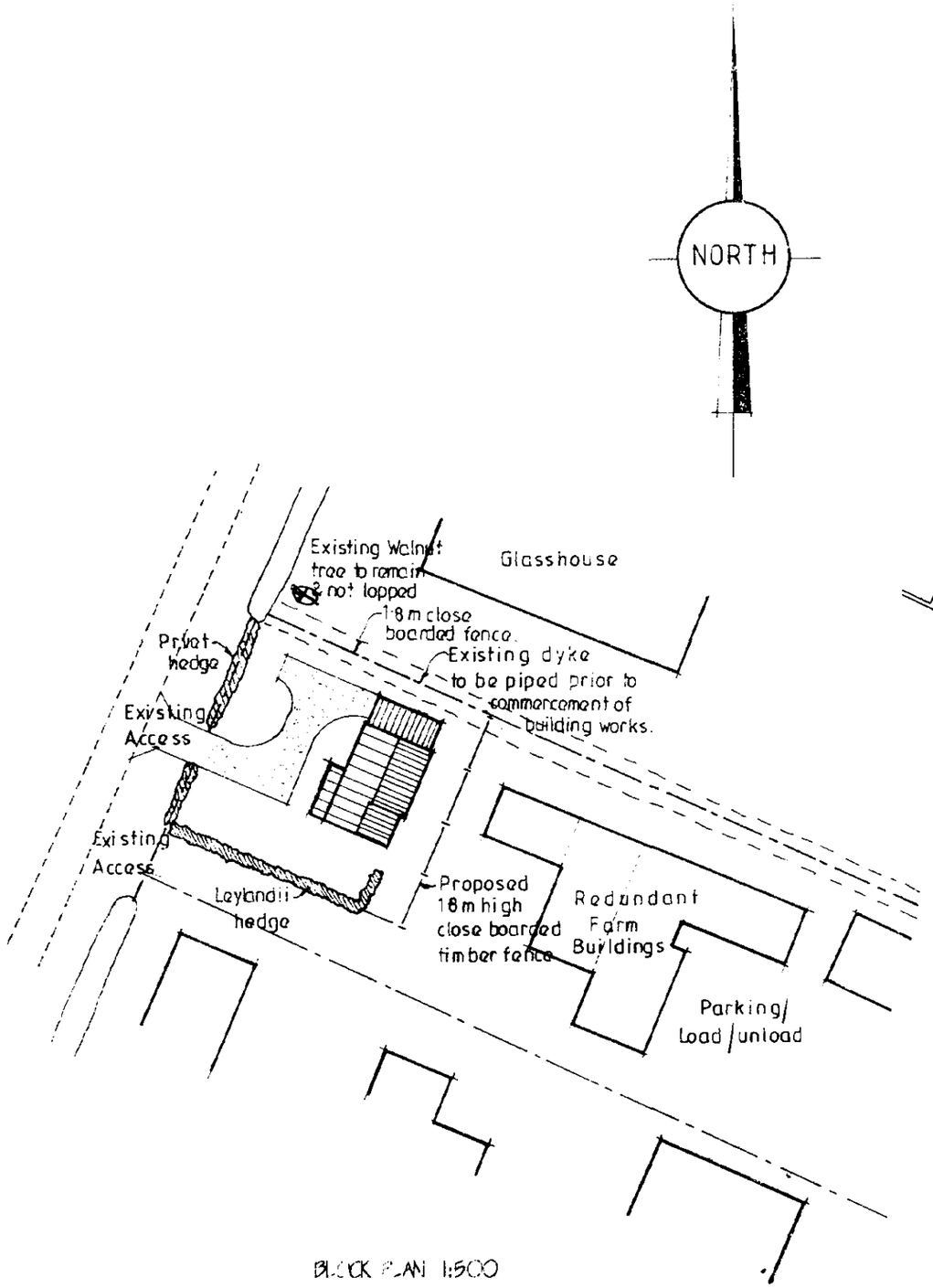
COOPER ARCHITECTURAL DESIGN
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MR R. WALKER

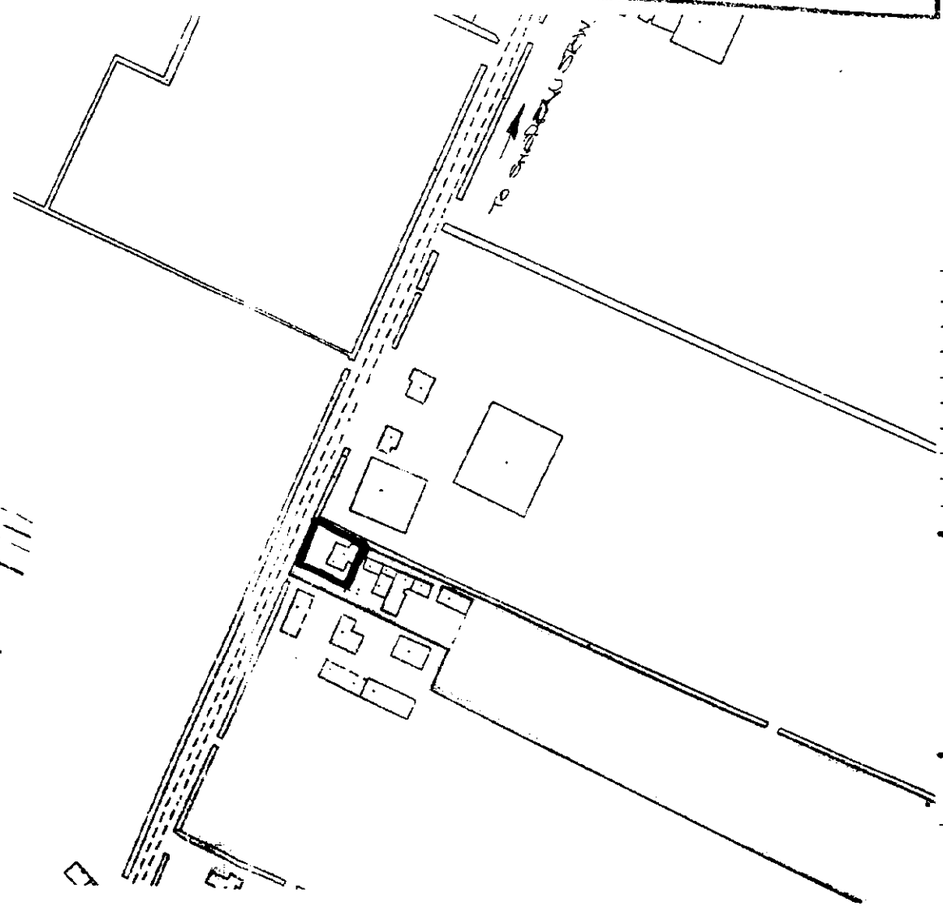
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PROPOSED EXTENSION & ALTERATION TO HOUSE.
OXCROFT BANK,
SHEPEAU STOW,
SPALDING,
LINCS.

Drawing.
FLOOR PLANS AS EXISTING

Scale	1:50	Drawing No.	0112-01
Date	JANUARY '02	Drawn.	J.C.



BLOCK PLAN 1:500



LOCATION PLAN 1:250

AMENDED PLAN
Ref.

DETERMINED PLAN

SHDC
Planning & Development
22 MAR 2002
Ref 169/02

revision	date	init.	revision details
A	mar 02	J.C	Notes added

COOPER ARCHITECTURAL DESIGN

WRIGHTS NEWS, 10a HIGH ROAD, HOLBEACH, SPALDING, LINCS, PE12 7EE
Telephone 01406 422784
Mobile 07808 [illegible]

Client
MR R. WALKER

Project.
PROPOSED EXTENSION & ALTERATION TO HOUSE,
OXCROFT BANK,
SHEPEAU STOW,
SPALDING,
LINCS.

Drawing.
BLOCK & LOCATION PLAN

Scale	Drawing No. 0112-05 A
Date. FEBRUARY '02	Drawn. J.C.

DETERMINED PLAN