New Roof Construction -

250mm x 38mm ridge board

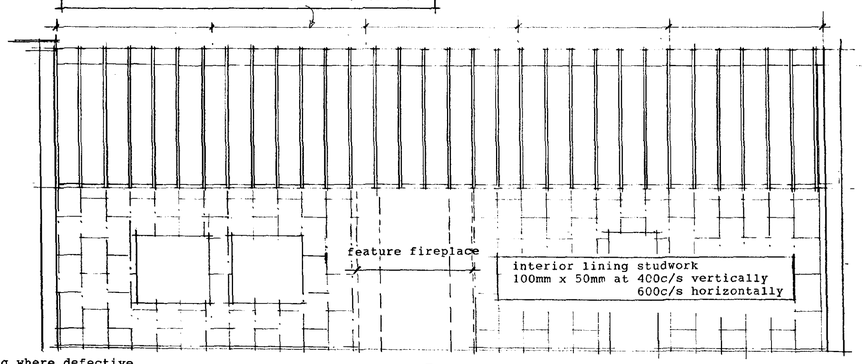
200mm x 50mm rafters at 400mm c/s

100mm x 75mm wall plate

200mm x 38mm collar ties per rafter

150mm x 100mm purlin at mid span of rafter

300mm x 50mm tie beams at 2500mm c/s(6No.)



section

elevation A

Bakery Section to be completely refurbished

New Roof Covering

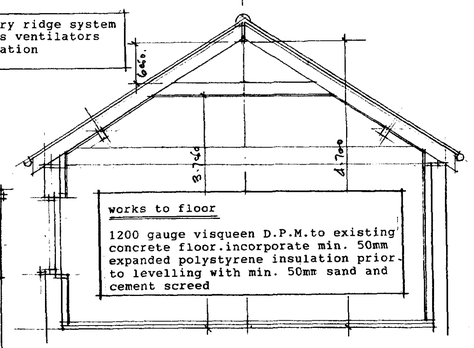
Sandcroft Double Pantiles (or similar approved)
on 50mm x 25mm impregnated roofing battens at spacings
in accordance with manufacturers recommendations

all on untearable roofing felt

allow for 120mm Cellotex insulation between rafters
with min. 50mm clear air space

allow for interior battens to support slab insulation
above roof void

incorporate Sandcroft ventilated dry ridge system
in conjunction with Sandcroft eaves ventilators
to provide 25mm over fascia ventilation



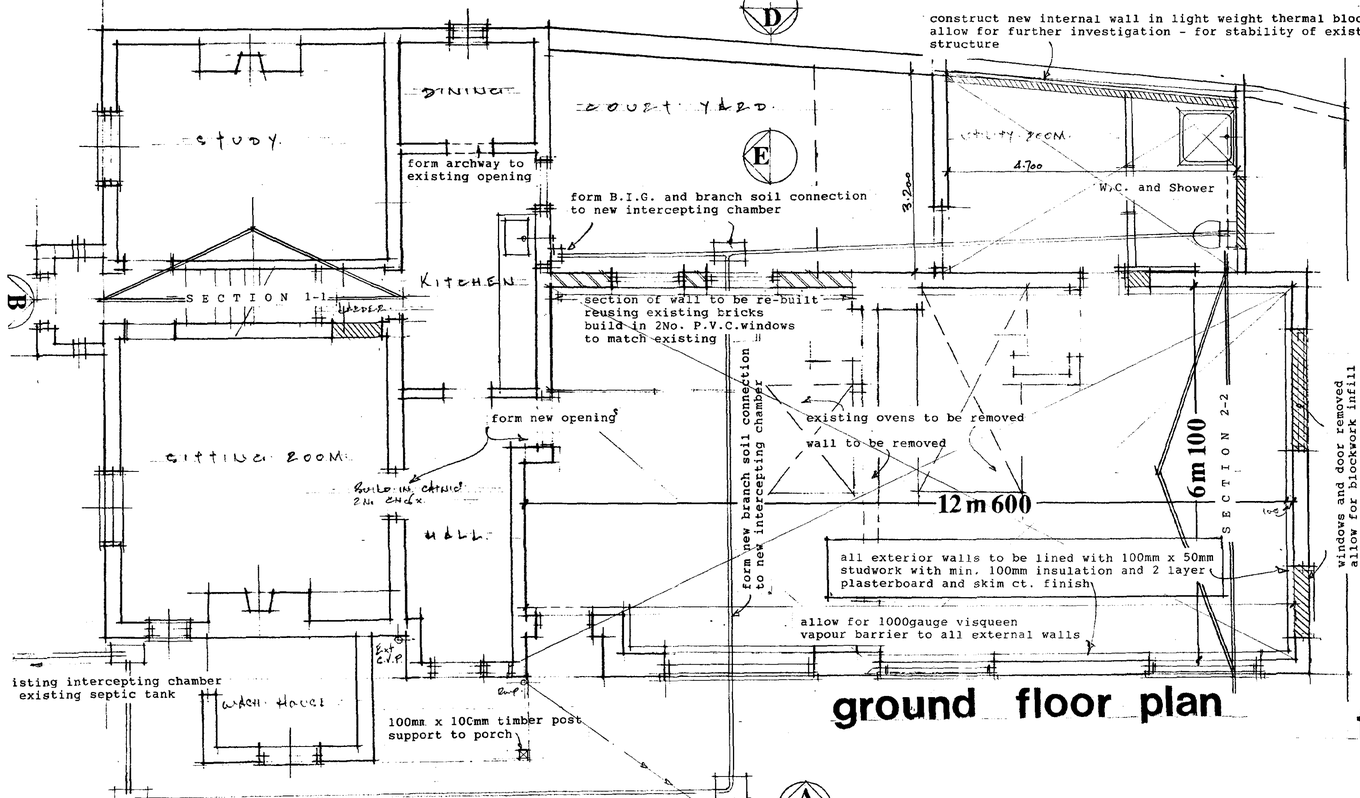
works to floor

1200 gauge visqueen D.P.M.to existing
concrete floor.incorporate min. 50mm
expanded polystyrene insulation prior
to levelling with min. 50mm sand and
cement screed

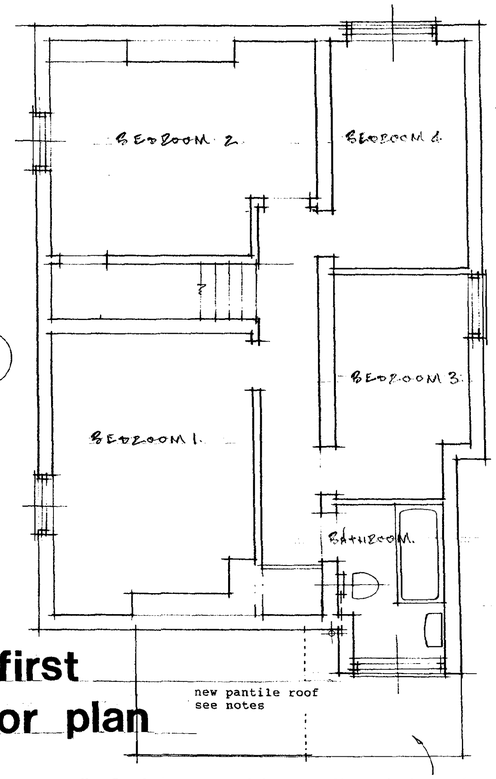
section 2-2



elevation B



ground floor plan



first floor plan

Planning & ...
24 JUL ...
Ref 431/02

LINTOLS TO DOOR OPENINGS TO BE CHECKED & APPROVED ON SITE BY BUILDING INSPECTOR.

ALL DIMENSIONS TO BE VERIFIED ON SITE.

PROPOSED REFURBISHMENT AND REPAIRS

THE BAKEHOUSE
8 BROADGATE
WHAPLODE DROVE
SPALDING
S. LINCOLNSHIRE PE12 OTN

J. TRAYNOR L. CORBETT

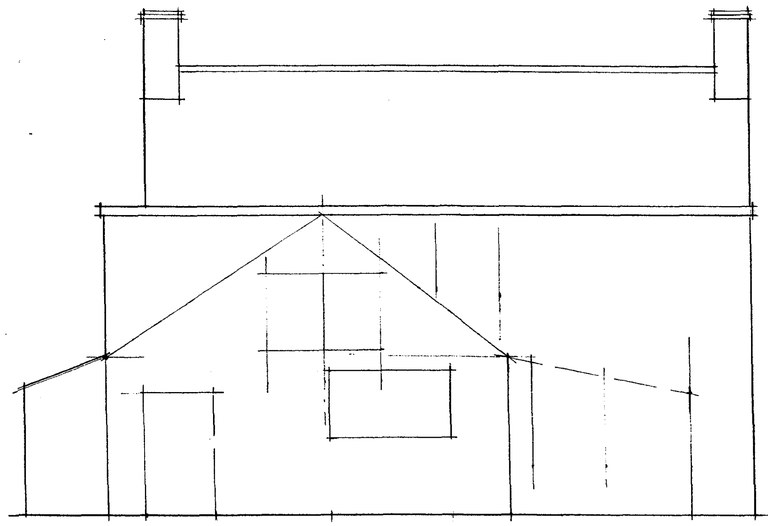
DRAWING NO. JL/3

DETERMINED PLAN

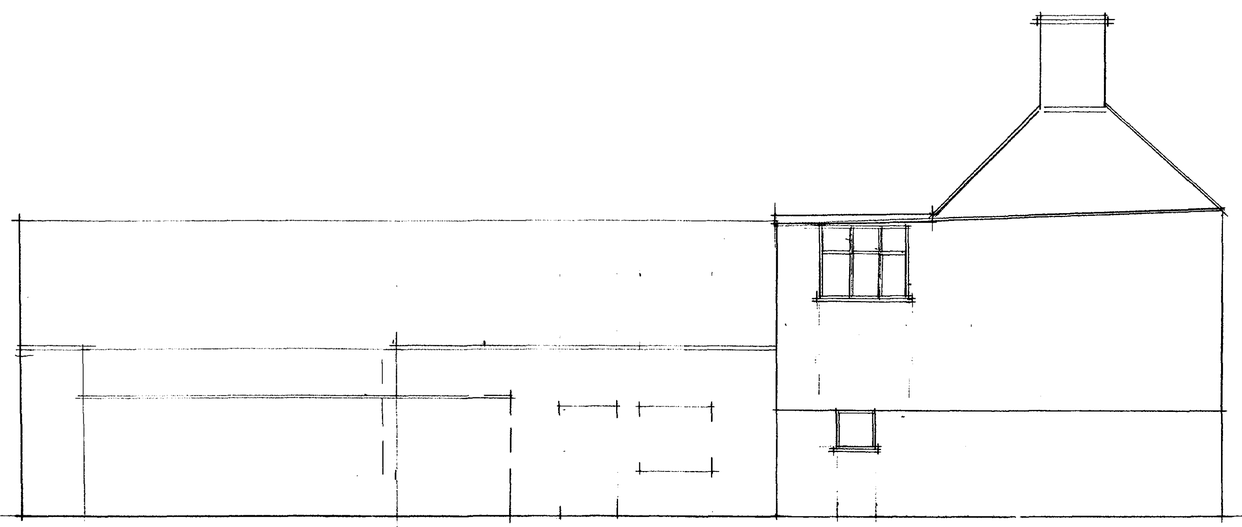
AS PROPOSED

SCALE 1.50 | July 2002

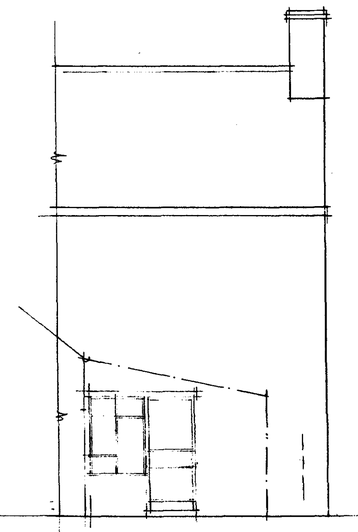
Patrick Corbett dip Arch. A.M.C.S.I.
0781630 6950.



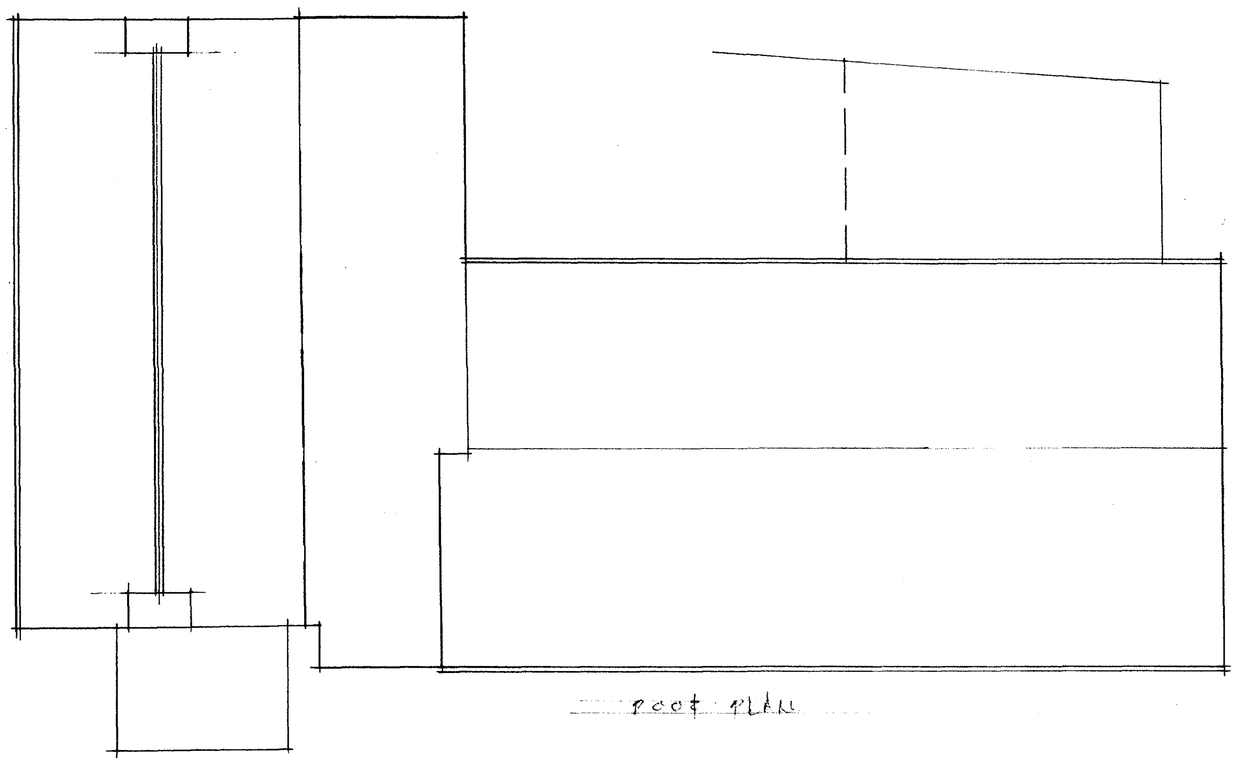
ELEVATION C



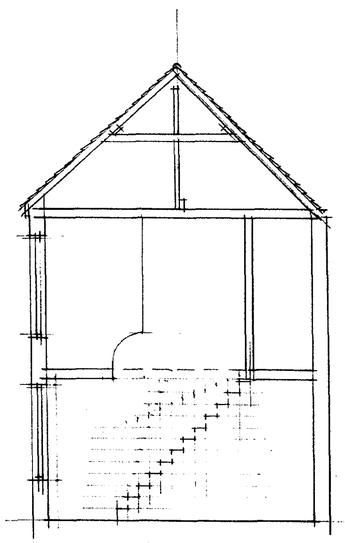
ELEVATION D



ELEVATION E



ROOF PLAN



SECTION 1-1.

DETERMINED PLAN

24 JUL

Re: 431/02

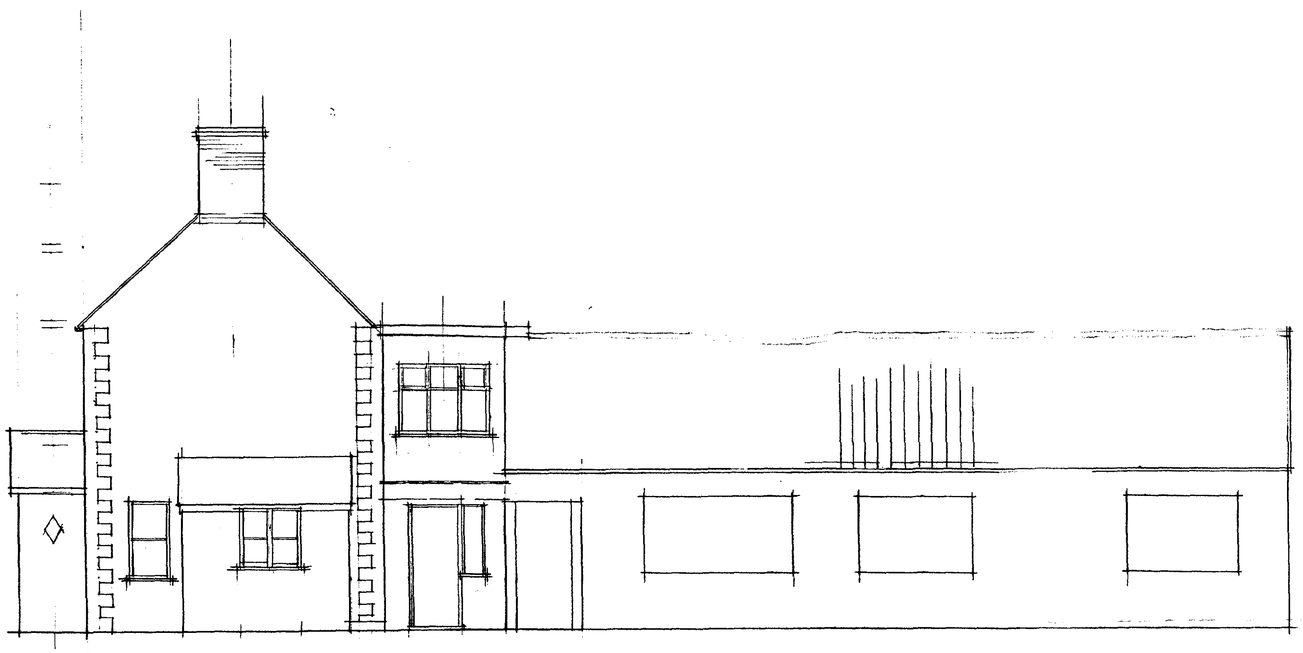
THIS DRAWING TO BE READ IN CONJUNCTION WITH DRAWINGS Nos JL/3+4 AS PROPOSED

THE BAKEHOUSE
8 BROADGATE
WHAPLODE DROVE
SPALDING
S. LINCOLNSHIRE PE12 OTN

DRAWING NO. JL/2
SCALE 1.50 JULY 2002

MEASURED SURVEY AS EXISTING

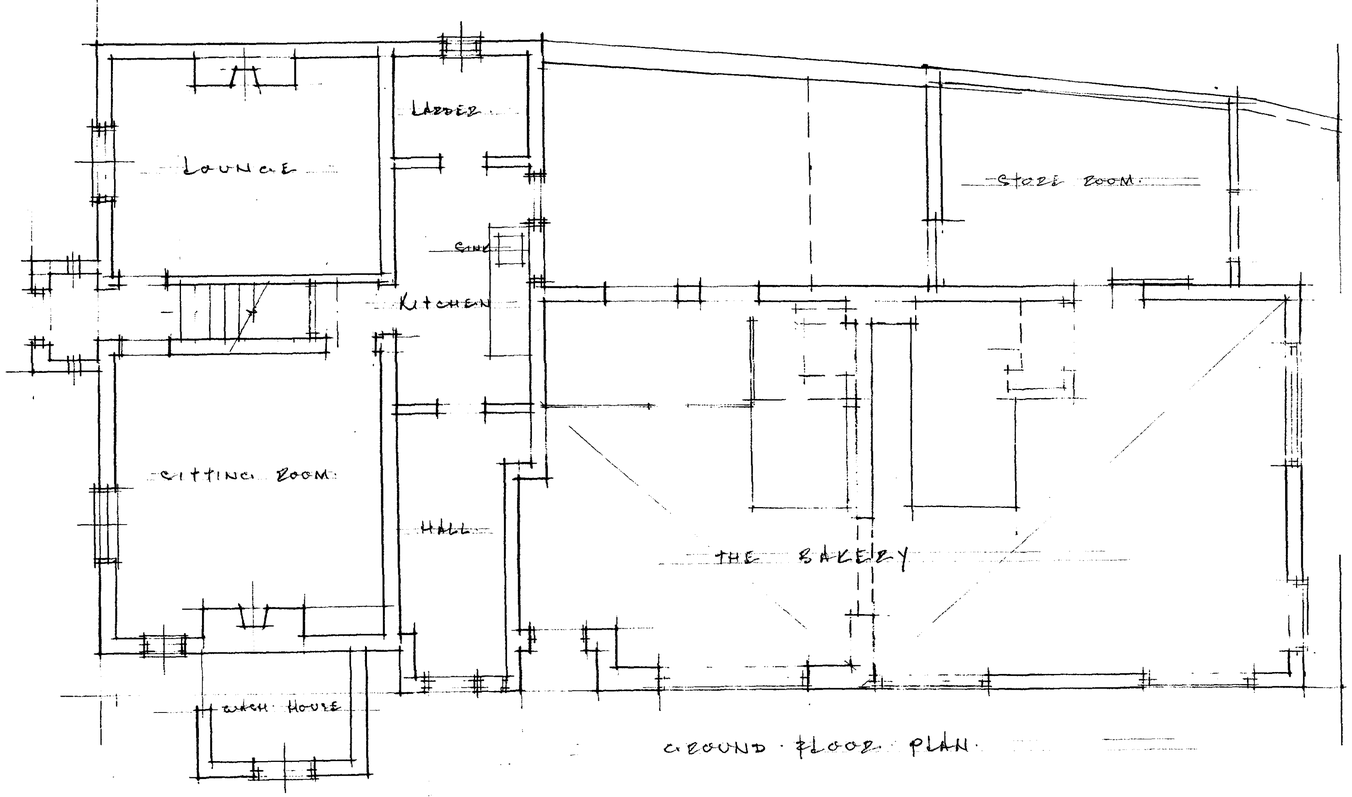
PATRICK CORBETT DIP ARCH. (LANCS)
01781630 6950.



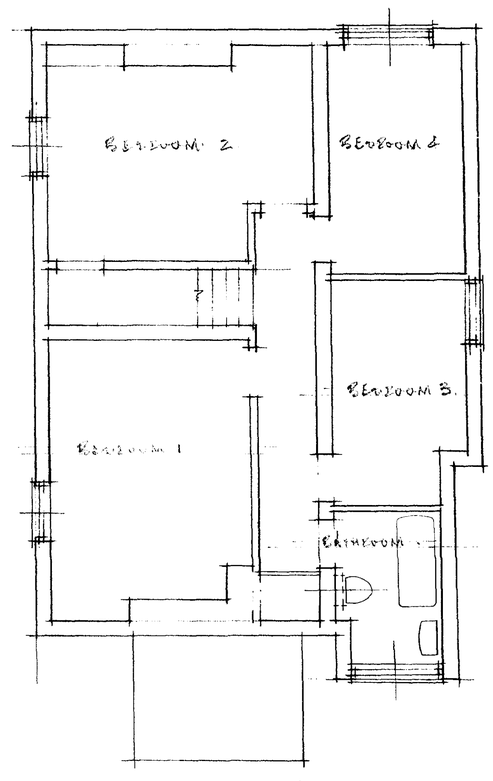
ELEVATION A.



ELEVATION B.



GROUND FLOOR PLAN



DETERMINED PLAN

24 JUL
Re: 431/02

THIS DRAWING TO BE READ IN CONJUNCTION WITH DRAWING No. JL/3+4 AS PROPOSED

THE BAKEHOUSE
8 BROADGATE
WHAPLODE DROVE
SPALDING
S. LINCOLNSHIRE PE12 OT

DRAWING NO. JL/1.
SCALE 1.50 JULY 2002

MEASURED SURVEY AS EXISTING

PATRICK COBBETT. DIP. ARCH., A.R.I.C.S.I.

THE WORKS TO COMPRISE:-

Complete refurbishment of the Bakery section to achieve domestic use.

Forming archway to existing opening/kitchen to former larder

Complete re-roofing of existing main house, including replacement timbers as required (subject to further investigation)

Re-roofing over wash house, incorporating extension of roof to form porch over main entrance.

Making good to existing pebble dash rendering and quoin smooth rendering as necessary(subject to further investigation)

Forming new opening from existing hall to link with Bakery section.

Complete over-haul of existing R.W. system.

Installation of 3No. new intercepting chambers and branch soil drainage runs,to serve refurbished Bakery section,/ existing kitchen, with connection to existing out-fall via existing intercepting chamber to discharge into existing septic tank.

Allow for specialist Sub Contractors:

Installation of Central Heating system (propane gas or oil fired)

Complete Electrical installation, 13 amp ring main and lighting circuits(Bakery only) as directed by the Client

Chemical Injection D.P.C. to all walls of Bakery

Timber Treatment of all roof members to existing Main House only

Ventilation to "Bakery Section" to be provided at min. 1/20th of floor area via opening lights in conjunction with 8000mm2 night vents.

Shower and W.C. to have mechanical ventilation via. 100mm dia. duct and louvre to external air, with Expelair DX2100 or similar approved with 20min. over-run wired to light switch.
Extraction to achieve 15L/s min.

Drainage / soil and waste

All pipework above ground to comply with BS5572.
All pipework to be UPVC-Osma or similar approved.

Sanitary appliances to be fitted with 75mm deep seal traps as follows:-
bath, sink shower 40mmdia.
basin 32mm dia.

Provide cleaning eye,s at changes in direction.

110mm dia. soil and vent pipes.

Below Ground
all work to comply with BS8301
All pipework to be UPVC or similar approved.

110mm dia pipes to be bedded and surrounded with granular material 100mm thick, in accordance with manufacturers specification.
Below floors where crown of pipe is within 300mm of underside of concrete slab, bed and surround in 150mm concrete.
Minimum gradients to be 1:80.

Inspection Chambers to be proprietary UPVC. units on 150mm concrete base,

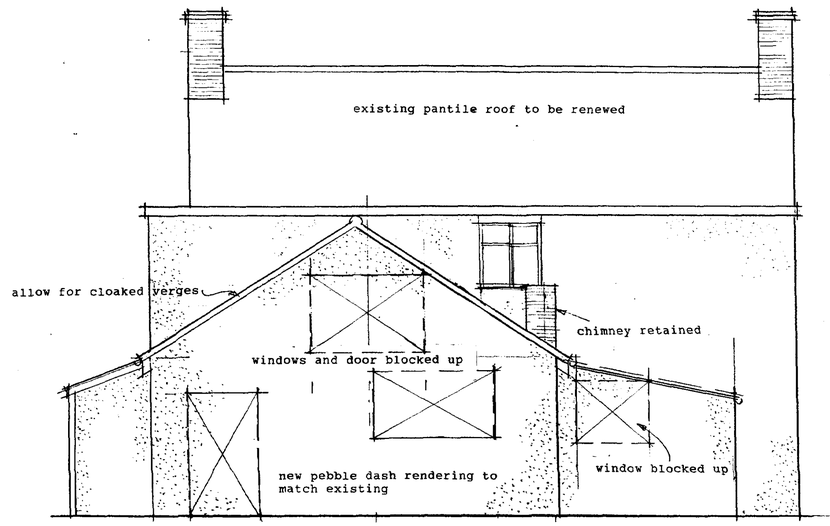
Drainage /surface water

Allow for overhauling all rainwater gutters, down pipes and hoppers.

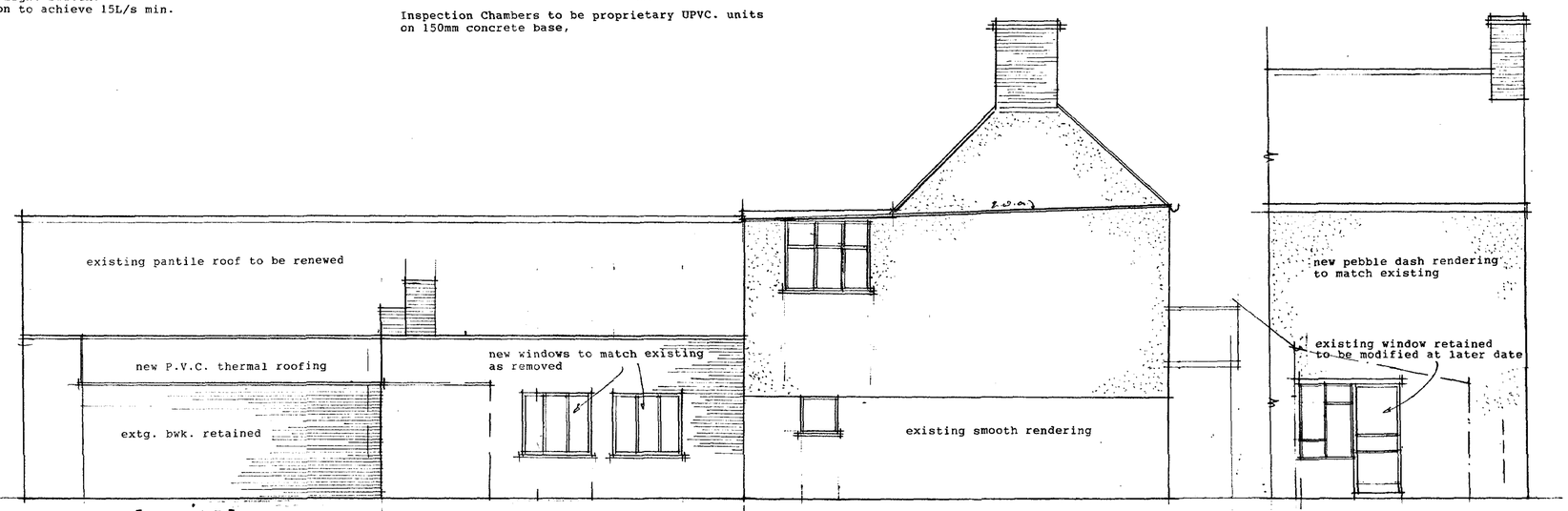
Allow for temporary removal as required where pebble dash rendering occurs.

New UPVC Osma or similar approved R.W. gutter and down pipes to be fixed to " Bakery Section" all to discharge via existing outfalls.

Allow for cleaning out all R.W. gullies.

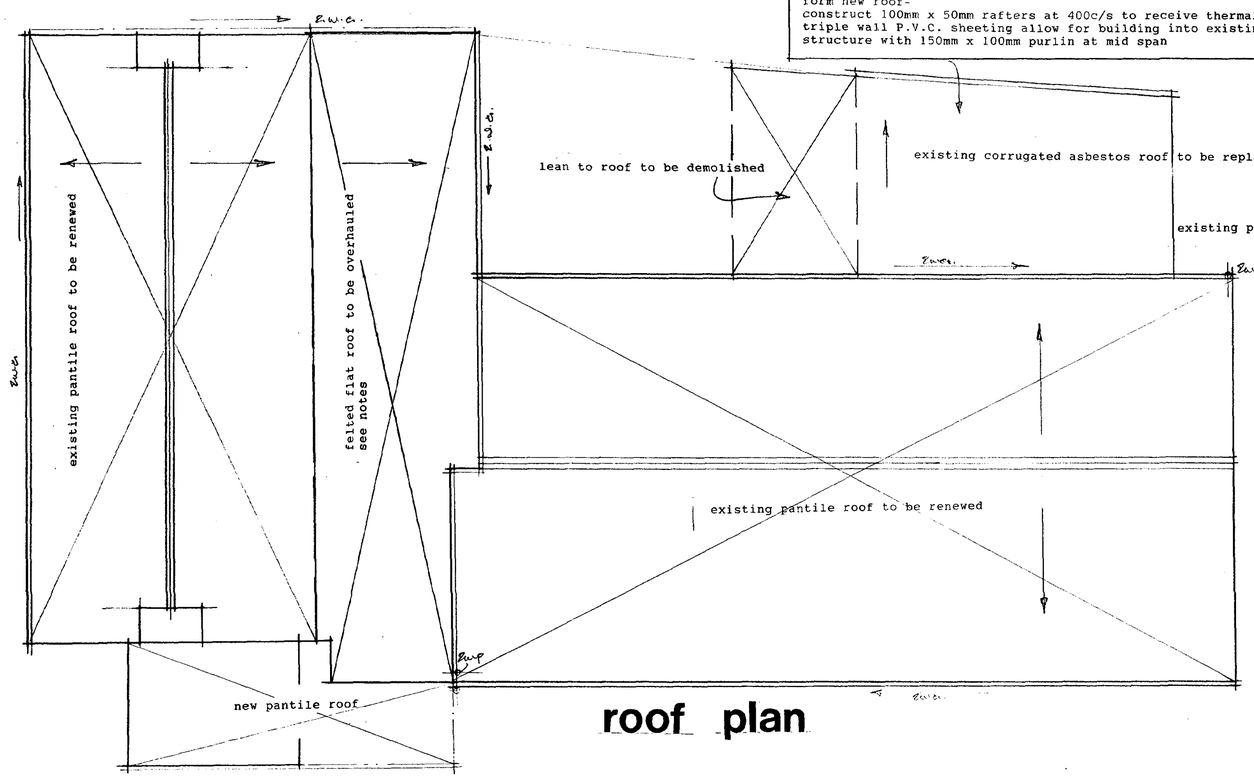


elevation C

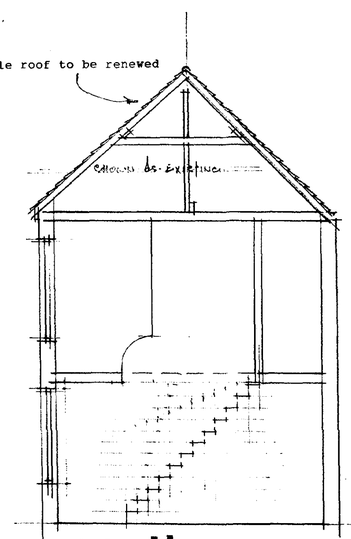


elevation D

elevation E



roof plan



section 1-1

Works to re-roofing Main House

Carefully remove all existing pantiles. set aside for possible re-use.

Carefully clean away all debris and allow for exposing electrical cables and providing temporary protection for the duration of the works.

Allow for carefully cutting away at apex of rafters to reform splayed joints to receive new ridge timber.

Allow for Specialist Timber treatment.

NOTE; these works to be subject to further investigation as work proceeds.

Allow for replacing timbers as may be found necessary.

Rafters to be 100mm x 50mm at 400c/s

Purlin to be 100mm x 75mm; allow for installing restraining straps built into gable ends.

Collars to be 120mm x 38mm at 2M spacings (6No.)

Allow for 75mm x 38mm gussets to underside of ridge timber as may be necessary.

Lay roofing felt and fix impregnated tile battens to manufacturers specification.

Lay Sandcroft Double pantiles or similar approved.

Allow for providing min. 10mm ventilation at eaves.

Lay 150mm fibreglass insulation between rafters.

SPDC
Planning Department
24 JUL 2002
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PROPOSED REFURBISHMENT AND REPAIRS

THE BAKEHOUSE
8 BROADGATE
WHAPLODE DROVE
SPALDING
S. LINCOLNSHIRE PE12 OTN

J. TRAYNOR L. CORBETT

DRAWING NO. JL/4

DETERMINED
PLAN

AS PROPOSED

SCALE 1.50 | July 2002

PATRICK CORBETT DIP. ARCH. RMCS.I.
07831630 6960