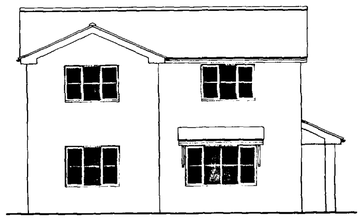
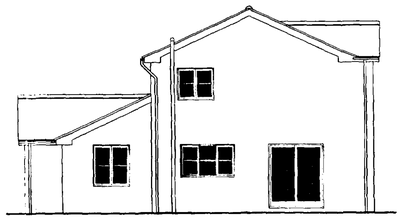
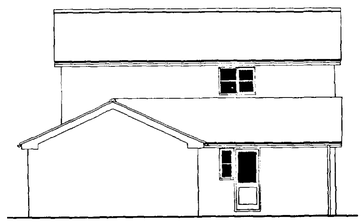


SIDE ELEVATION

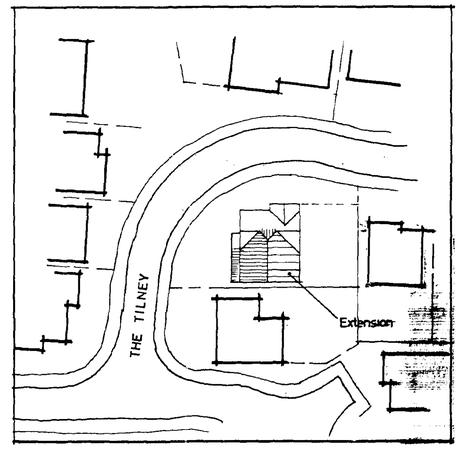


REAR ELEVATION

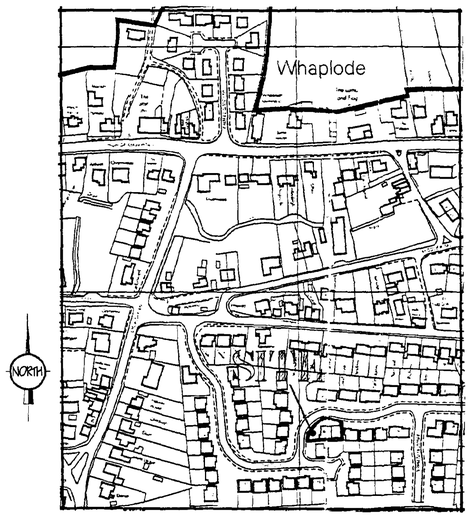


SIDE ELEVATION

FRONT ELEVATION



SITE PLAN
1/500



LOCATION PLAN
1/2500

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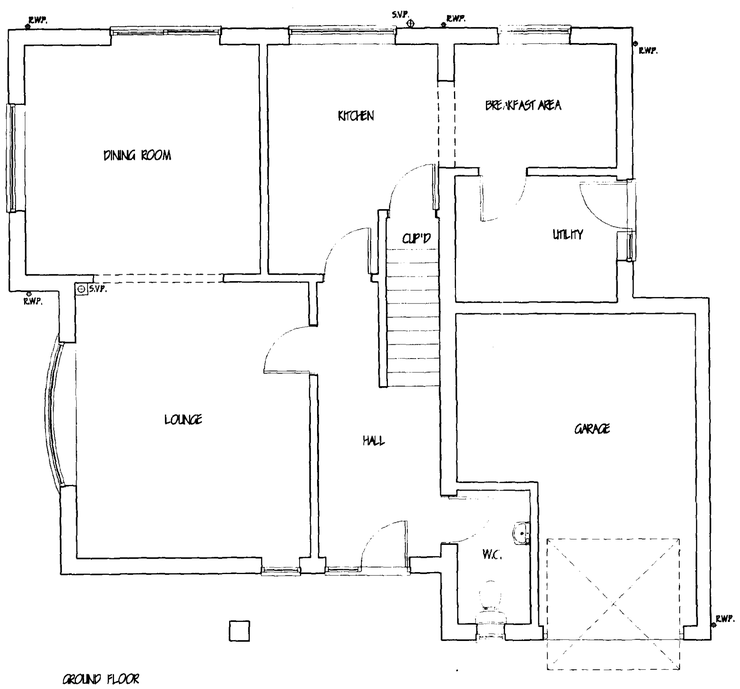
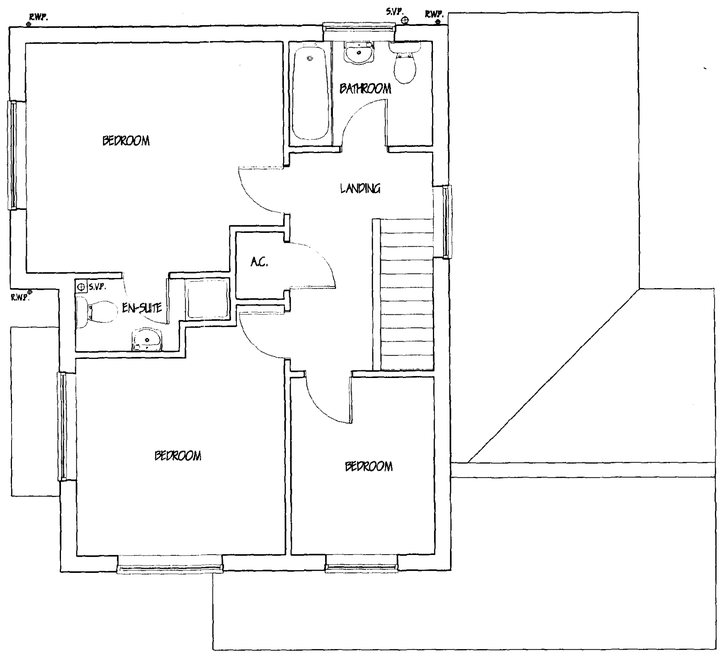


GROUND FLOOR



FIRST FLOOR

SHDC
Planning & Development
26 SEP 2002
Ref 1061/02

DETERMINED PLAN

ref:	revision	date

G. R. MERCHANT
I.ENG AMICE FIWO
ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS
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Project
EXTENSION & ALTERATIONS
38 THE TILNEY
WHAPLODE
SPALDING LINCS.

Client
MR & MRS S. WALKER

Drawing
EXISTING
FLOOR PLANS / ELEVATIONS

Job Ref.	Drawing No.
535-02	01
Date	Drawn
AUG. '02	J.C.

Scales
1:50 1:100 [unless otherwise stated]

DO NOT SCALE FROM THIS DRAWING

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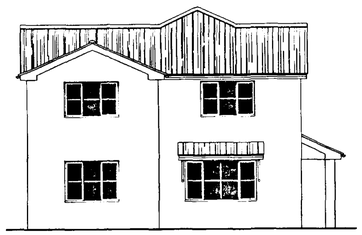
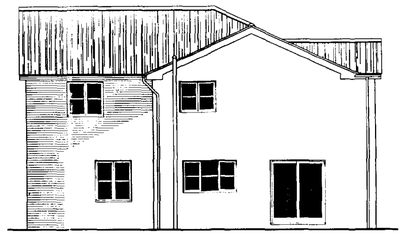
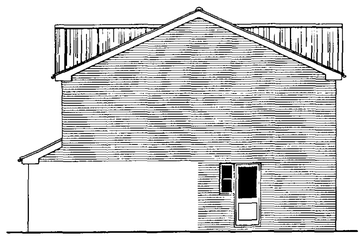


SIDE ELEVATION

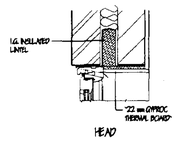


REAR ELEVATION

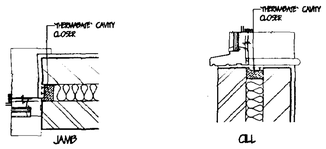


SIDE ELEVATION

FRONT ELEVATION



HEAD



JAMB CILL

REVEAL DETAILS

SMOKE DETECTORS.
Provide ceiling mounted mains operated self-contained smoke alarms to B.S. 5446: pt.1 1990 in positions shown on plan. Where more than one detector is to be provided they will be interconnected. All permanently wired to a separate fused circuit at distribution board.

LIGHTING.
To Bedroom provide energy efficient light fittings capable only of taking lamps having a luminous efficacy greater than 40 lumens per circuit.
External lighting, to be fitted with Dawn/Dusk or movement sensors and capable only of taking lamps having a luminous efficacy greater than 40 lumens per circuit.

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 F.F.L.

HOT WATER AND SPACE HEATING.
Extend and upgrade existing system as required. Ensure timer switch, suitable zone and boiler control interlocks, 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 cylinders to have min. 35mm thick factory applied foam insulation and pipe work to be insulated to B.S. 5422:2001.
Heating Engineer to provide L/A. Building Control with a suitable Commissioning Certificate in accordance with that published as part of the Benchmark Code of Practice upon completion
To Office and other commercial premises provide heating controls to limit heating to hours of normal occupation with manual override. Sinks and basins in Office and other commercial premises to be provided by self contained thermostatically controlled instantaneous water heaters.

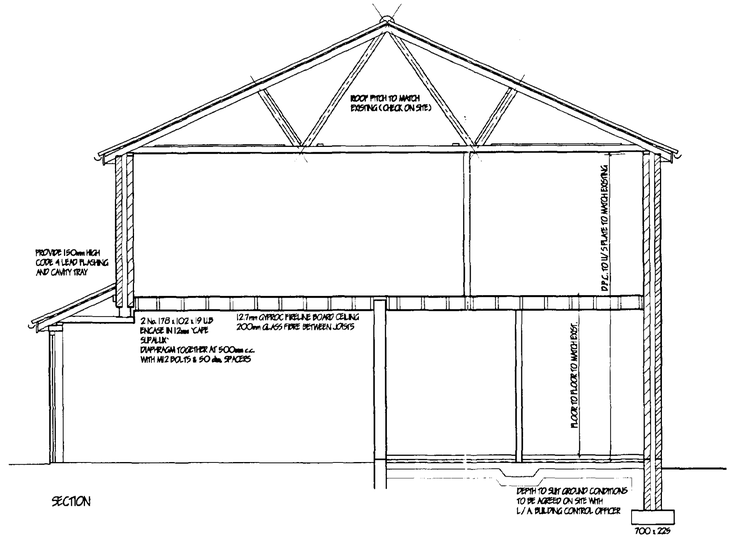
SUB STRUCTURE WALLING.
100mm dense concrete blocks to B.S. 6073 pt.1 1981: DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level: Weak mix concrete infill to base of cavity no closer than 225 to DPC. All brickwork below DPC to be F.L. quality.

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement on 500g polythene DPM. on 48mm 'Celotex GA2048' insulation board, on 1200g polythene DPM. lapped continuous with DPC. by min. 100mm, lay 300mm wide DPM. strip into DPC. to lap floor DPM. All on 100 concrete over site:
Concrete mix GEN4 to B.S. 5328: pt 1991: 150 blinded and consolidated hardcore : Garage floor to be as above except sand cement screed and insulation:
Ensure 100mm threshold at door from garage to utility.

FIRST FLOOR CONSTRUCTION
19mm T&G. flooring grade chipboard on 47 x 195 SC5 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 5 galvanised. steel anchor and lateral restraint straps to joist at max. 1.5m c/c straps to be run over min. 3No. 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 block work below.
All joists at junction with external wall to be supported in mild steel galvanised hangers. Supported off 47 x 200 wall plate. Rawbolted to inner skin of blockwork at 400mm centres with M10 x 125 bolts.
Alternatively screw each hanger to inner skin of blockwork.

FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows: Under 285 cavity walls provide 225 x 700 GEN4 mix to B.S. 5328: pt 1991. All foundations taken down to bear on load bearing strata min. depth of 600 to top of foundations: should shrinkable soil conditions be found on site then foundations shall be taken down to a minimum depth of 1 metre below ground level. Where internal walls are taken up off floor then thicken out slab to 225 x 450 or if considered necessary be taken down to 225 x 450 foundation.

LINTELS.
All lintels to be manufactured by Messrs. I.G. Codes LI/575 and LI/HD 75 all to be installed in accordance with makers' instructions, and to have min. end bearing of 150mm and at external positions to have cavity tray D.P.C. to CP. 121: Internal lintels to be I.G. 100 Box type. Lintels in garage to be underlined with 12.7 fire line board or receive 12mm render and skim. Provide Perp-end weep holes and stop ends to cavity tray



SECTION

SURFACE WATER DRAINAGE.
115mm dia. half round rainwater gutters to 65mm dia. rainwater pipes: 110mm dia. underground pipes flexibly joined to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soak away min. 5.0m to edge from dwelling. All footpaths and drives to slope away from building.

GLAZING.
Double glazed property. Extension throughout (minimum 12mm air gap to all units with Low "E" 0.5 Glass) max "U" value 2.0 W/ sqm. K. 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.

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S. EN 490 / 491, on 25 x 38 softwood treated battens on under felt to B.S. 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. head lap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in B. S 6399. Pt 2. Timnaplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1988. TRUSS CALC'S TO BE SUBMITTED TO L/A MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/ c to a pitch of to match existing. 38 x 100 ridge node 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 timber horizontal struts 50 x 100 at mid span bedded in 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.SC5 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 webb in accordance with Truss Plate Assoc. tech. bulletin sheet 4: Timber supports are to be provided beneath water storage tanks over. Ale ceiling joists. At roof intersections provide 25 x 100 lag boards and diminishing trusses at 600 c/ c: Install code 4 lead valley liner.

FIRE ESCAPE WINDOWS.
All habitable rooms in the upper story of a dwelling should have a window with an unobstructed operable area of at least 0.33 sq.m. and at least 450mm wide x 750mm high (the route through the opening may be at an angle rather than straight through) The bottom of the operable area should not be more than 1.100mm above floor level

CEILINGS.
Flat ceilings lay 250mm glass fibre insulation total thickness. 100mm between joists & 150mm over joists to provide max. "U" value of 0.16 W/ sq.m.K. Sloped ceilings lay 'Celotex GA2080 + GA2040' to provide a max. "U" value of 0.2 w/ sq.m.K. Ensure 50mm air gap over all insulation. 12.7mm Gyproc plasterboard 3hr 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 layer of 12.7mm Fireline board fixed to face. 100mm Jablite to top surface. Provide slide bolt fasteners & draught seal all round

WALLING.
285 cavity walling to consist of face brickwork to B.S. 5628:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 65 cavity; build into cavity Dritherm cavity wall batt insulation boarding in accord. with makers instructions and agrement cert' No.84/1268 & 86/1584. 100mm Tarmac Hemelite solid insulation blocks or similar: Cavity walls tied together using galvanised iron twist ties set 750 horizontally and 450 vertically to B.S. 1243:1978 wall ties positioned at 300 vertical centres at all intended closures of cavity; Close cavities with "Thermabate" preformed closer and provide bitumen felt DPC to C.P. 121: All work to be carried out in accordance with BS Code of Practice 121
Part 1:1973. External walls to have max. "U" value of 0.35 W/ sq.m.K : internal walls of 100mm Tarmac Hemelite solid insulation blocks: All to receive 10mm S/C render and 3mm skim (except garage). 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 glass fibre infill between studs.

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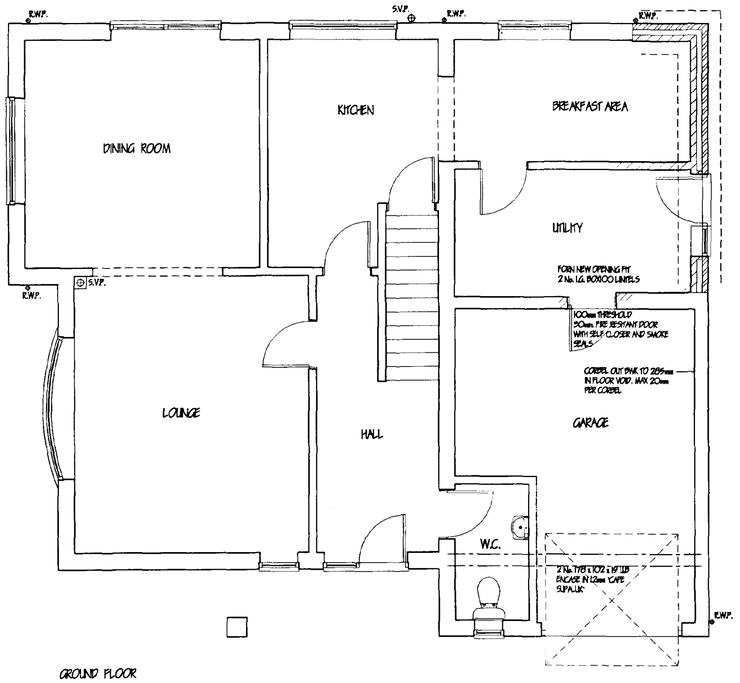
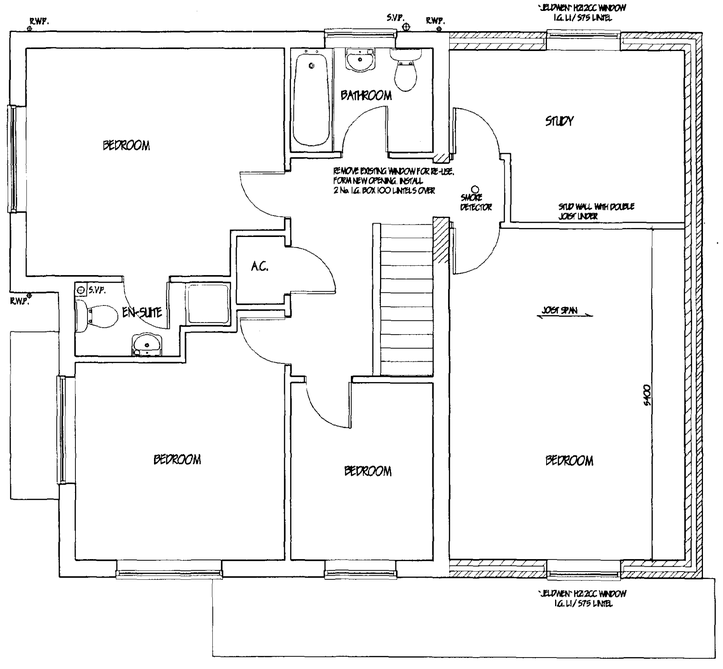


GROUND FLOOR



FIRST FLOOR

SDDC
Planning & Development
22 NOV 2002
Ref 1061/02

AMENDED PLAN
Ref.

ref:	revision	date
A	WINDOW REMOVED FROM STUDY	NOV. '02

G. R. MERCHANT
I.ENG AMICE FIWO
ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS
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12A Park Road, Holbeach,
Spalding, Lincs. PE12 7EE
Tel: 01406 490800
Fax: 01406 425744
E-Mail: G. R. Merchant @ Merchant. Pb. Co. UK

Project
EXTENSION & ALTERATIONS
38 THE TILNEY
WHAPLODE
SPALDING LINCS.

Client
MR & MRS S. WALKER

Drawing
PROPOSED
FLOOR PLANS / ELEVATIONS

Job Ref.	Drawing No.
533-02	02-A
Date	Drawn
SEPT. '02	J.C.

Scales
1:50 1:100

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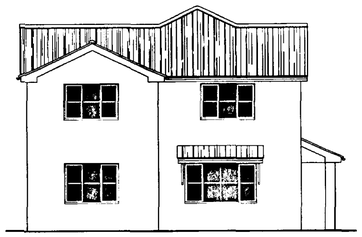
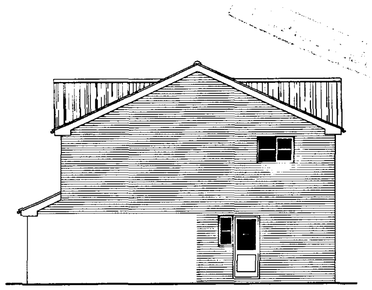


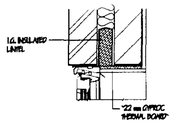
SIDE ELEVATION

REAR ELEVATION



SIDE ELEVATION

FRONT ELEVATION



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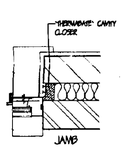
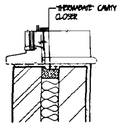


JAMB



CILL

REVEAL DETAILS

SMOKE DETECTORS.
Provide ceiling mounted mains operated self-contained smoke alarms to B.S. 5446: pt.1:1990 in positions shown on plan. Where more than one detector is to be provided they will be interconnected. All permanently wired to a separate fused circuit at distribution board.

LIGHTING.
To Bedroom provide energy efficient light fittings capable only of taking lamps having a luminous efficacy greater than 40 lumens per circuit.
External lighting to be fitted with Dawn-Dusk or movement sensors and capable only of taking lamps having a luminous efficacy greater than 40 lumens per circuit.

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, sockets outlets, telephone and T.V. points to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from F.F.L.

HOT WATER AND SPACE HEATING.
Extend and upgrade existing system as required. Ensure timer switch, suitable zone and boiler control interlocks, 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 cylinders to have min. 35mm thick factory applied foam insulation and pipe work to be insulated to B.S. 5422:2001.
Heating Engineer to provide L/A. Building Control with a suitable Commissioning Certificate in accordance with that published as part of the Benchmark Code of Practice upon completion
To Office and other commercial premises provide heating controls to limit heating to hours of normal occupation with manual override. Sinks and basins in Office and other commercial premises to be provided by self contained thermostatically controlled instantaneous water heaters.

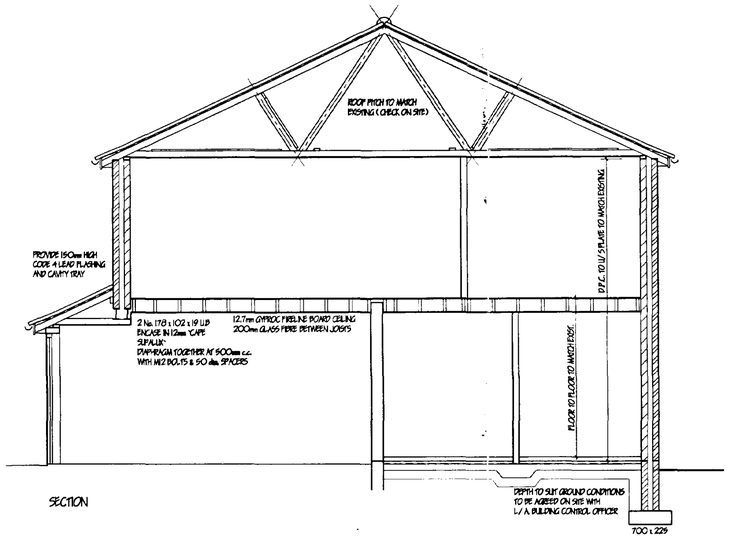
SUB STRUCTURE WALLING.
100mm dense concrete blocks to B.S. 6073 pt.1 1981: DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level: Weak mix concrete infill to base of cavity no closer than 225 to DPC. All brickwork below DPC to be F.L. quality.

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 48mm 'Celotex GA2040' insulation board, on 1200g polythene D.P.M. lapped continuous with D.P.C. lay min. 100mm, lay 500mm wide D.P.M. strip into D.P.C. to lap floor D.P.M. All on 100 concrete over site: Concrete mix GEN4 to B.S. 5328: pt 1991: 150 blinded and consolidated hardcore : Garage floor to be as above except sand cement screed and insulation: Ensure 100mm threshold at door from garage to utility.

FIRST FLOOR CONSTRUCTION
19mm T&G. flooring grade chipboard on 47 x 195 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 5 galvanised steel anchor and lateral restraint straps to joist at max. 1.5m c/c straps to be run over min. 3No. 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 block work below.
All joists at junction with external wall to be supported in mild steel galvanised hangers. Supported c/f 47 x 200 wall plate, Rawbolted to inner skin of blockwork at 400mm centres with M10 x 125 bolts.
Alternatively screw each hanger to inner skin of blockwork.

FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows: Under 289 cavity walls provide 225 x 700 GEN4 mix to B.S. 5328: pt 1991. All foundations taken down to bear on load bearing strata min. depth of 600 to top of foundations: should shrinkable soil conditions be found on site then foundations shall be taken down to a minimum depth of 1 metre below ground level. Where internal walls are taken up off floor then thicken out slab to 225 x 450 or if considered necessary be taken down to 225 x 450 foundation.

LINTELS.
All lintels to be manufactured by Messrs. I.G. Codes L1/575 and L1/1275 all to be installed in accordance with makers' instructions, arch units min. end bearing of 150mm and at external positions to have cavity tray, D.P.C. to CP. 121: Internal lintels to be I.G. 100 Flex tape. Lintels in garage to be underlined with 12.7 fire line board or receive 12mm render and skim. Provide Perp-end weep holes and stop ends to cavity tray



SECTION

SURFACE WATER DRAINAGE.
115mm dia. half round rainwater gutters to 65mm dia. rainwater pipes: 110mm dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soak away min. 5.0m to edge from dwelling. All footpaths and drives to slope away from buildings.

GLAZING.
Double glazed property Extension throughout (minimum 12mm air gap to all units with Low 'E' 0.5 Glass) max 'U' value 2.0 W/ sq.m. K. 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.

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S. EN 490 / 491, on 25 x 38 softwood treated battens on under felt to B.S. 747 (type 1F) and in all cases to be lapped 1 : 150mm both vertically and horizontally. Tiles to be laid with min. head lap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in B.S 5534. Pt 2. Twin plate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1988. TRUSS CALCS TO BE SUBMITTED TO L/A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/c to a pitch of to match existing. 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. Trusses at max. 1.5m c/c. Trusses provide solid bridging mission stress: 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 9.0m provide additional bracing within the plane of the web 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 intersections provide 25 x 100 lay boards and diminishing trusses at 600 c/c: Install code 4 lead valley liner.

FIRE ESCAPE WINDOWS.
All habitable rooms in the upper story of a dwelling should have a window with an unobstructed openable area of at least 0.33 sq.mm. and at least 450mm wide x 550mm high (the route through the opening may be an angle rather than straight through) The bottom of the openable area should not be more than 1100mm above floor level

CEILINGS.
Flat ceilings lay 250mm glass fibre insulation total thickness 100mm between joists & 150mm over Joists to provide max. 'U' value of 0.16 W/ sq.m.K. Sloped ceilings lay 'Celotex GA2080 + GA2040' to provide a max 'U' value of 0.2 w/ sq.m.K. Ensure 50mm air gap over all insulation. 12.7mm Gyproc plasterboard and 3mm 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 layer of 12.7mm Fireline board fixed to face. 100mm lightite to top surface. Provide slide bolt fastening & draught seal all round

WALLING.
289 cavity walling to consist of face brickwork to B.S. 5628:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 89 cavity: build into cavity Dritherm cavity wall batt insulation boarding in accordance with manufacturers instructions and agreement cert' No.94/2268 & 86/1584. 100mm Tarmac Hemelite solid insulation blocks or similar: Cavity walls tied by stainless galvanised iron twist ties set 750 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 CP. 121: All work to be carried out in accordance with BS Code of Practice 121 Part 1: 1975. External walls to have max. 'U' value of 0.35 W/sq.m.K: Internal walls of 100mm Tarmac Hemelite solid insulation blocks: All to receive 10mm S/Cover plaster and 3mm skim (except garage). 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 glass fibre infill between studs.

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 G.R. Merchant, or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

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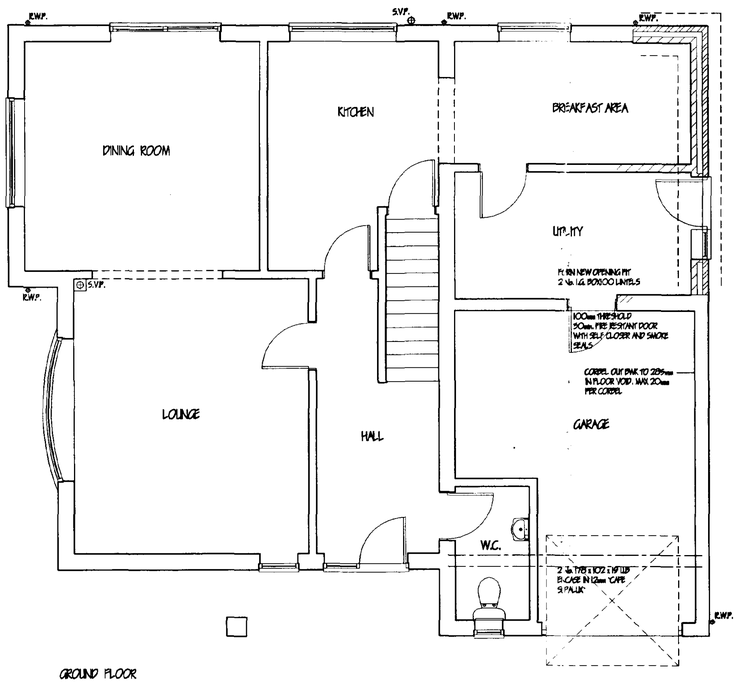
STANDARDS.
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA Certificate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

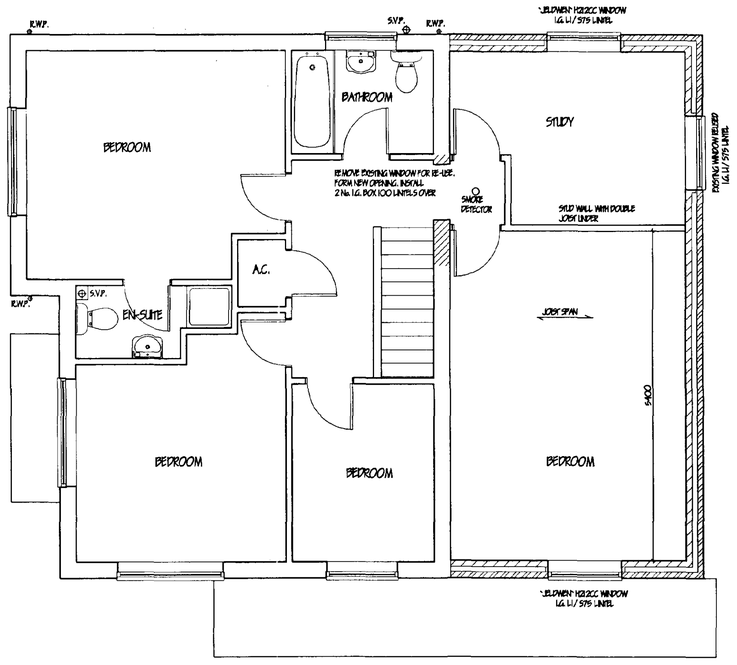
HEALTH & SAFETY.
The Employer/ Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & Safety legislation for Building Sites and Work Places.
The Employer / Client is advised that should the works need to comply with the Construction Design and Management Regulations an independant 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.

SHDC
Planning & Development
26 SEP 2002
Ref 1061/02



GROUND FLOOR



FIRST FLOOR

ref:	revision	date

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SUPERSEDED

Project
EXTENSION & ALTERATIONS
38 THE TILNEY
WHAPLODE
SPALDING LINCS.

Client
MR & MRS S. WALKER

Drawing
PROPOSED
FLOOR PLANS / ELEVATIONS

Job Ref.	Drawing No.
535-02	02
Date	**Drawn**
SEPT. '02	J.C.

Scales
1:50 1:100

DO NOT SCALE FROM THIS DRAWING

This drawing is copyright and may not be altered, traced, photographed or used for any other purpose other than that for which it is issued.
The General Contractor is to check all dimensions on site and report any discrepancies to the Architect.
All details shown on this drawing including foundations are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction unless reported to the Architect 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.