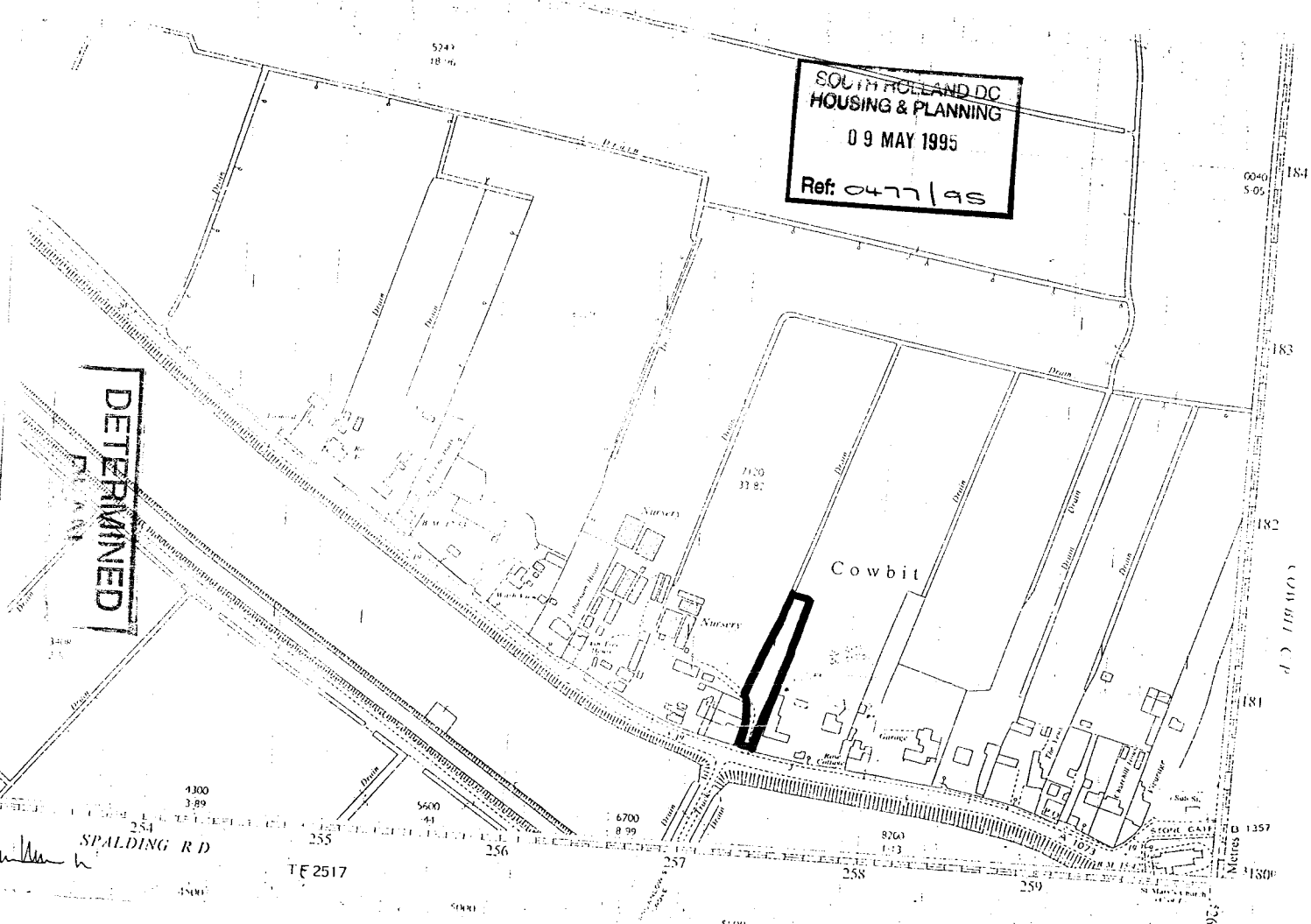
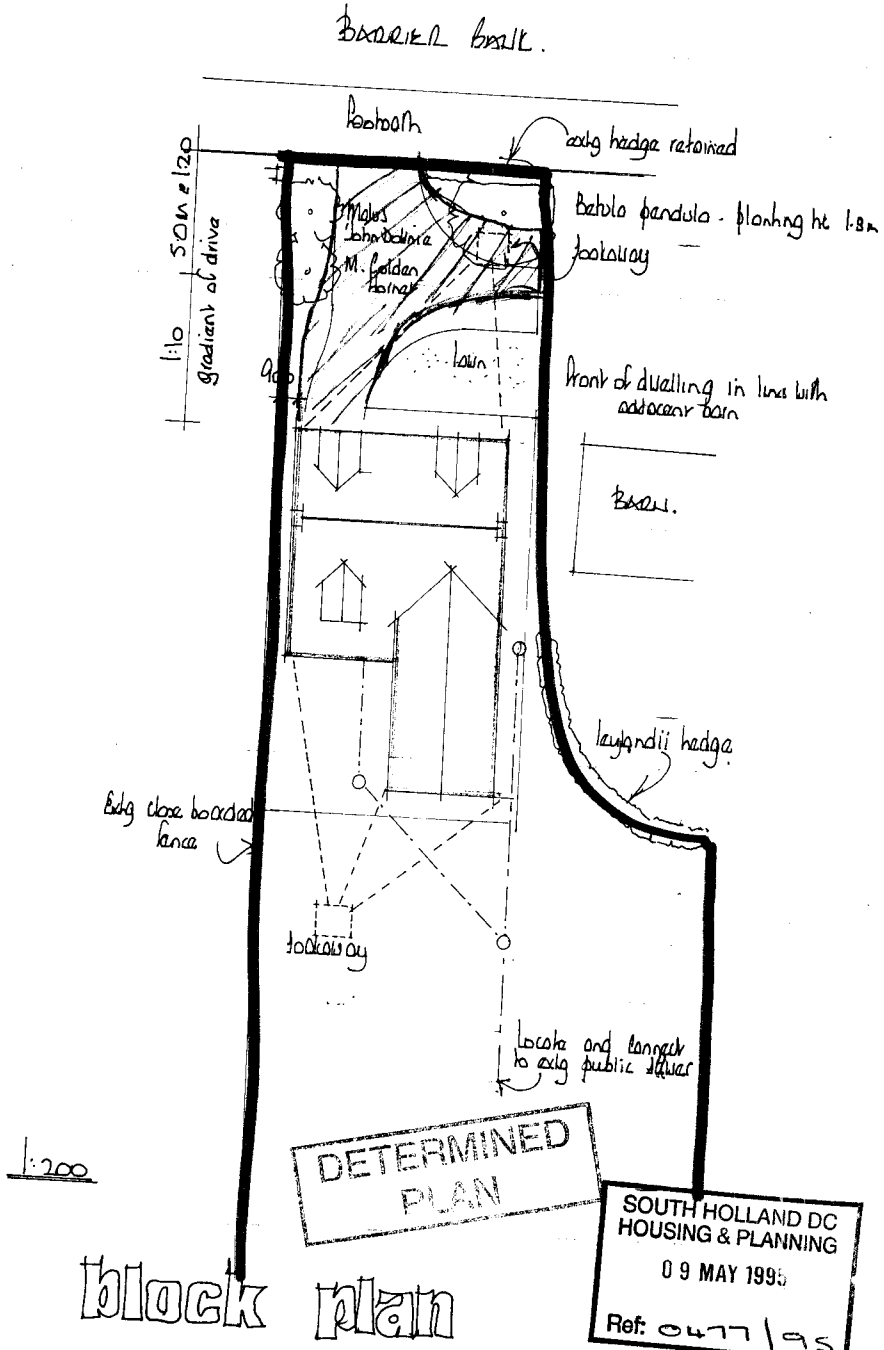
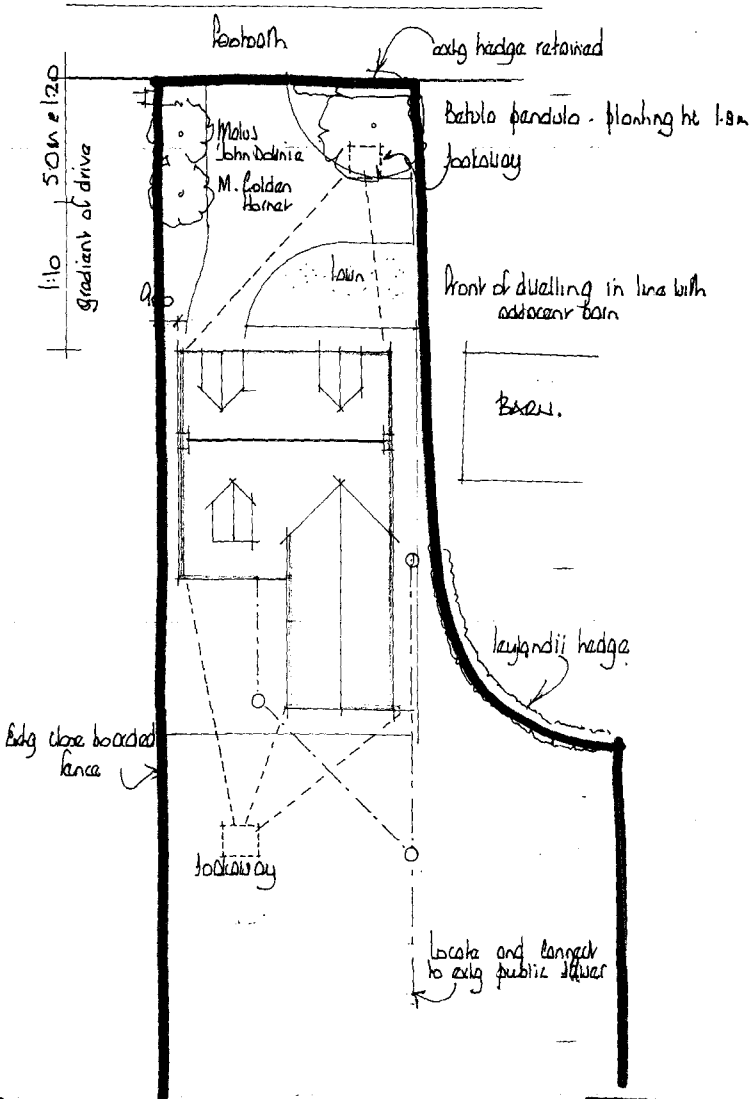

SOUTH HOLLAND DC
HOUSING & PLANNING
09 MAY 1995
Ref: 0477/95
DETERMINED
Cowbit
SPALDING RD
TF 2517


Boundary bank.
Footpath
Exstg hedge retained
Betula pendula - planting ht 1.8m
footaway
Malus John Downie
M. Golden Hornet
lawn
Front of dwelling in line with adjacent barn
Barn.
laylandii hedge
Exstg close boarded fence
footaway
Locate and connect to exstg public sewer
50m @ 1:20
1:10 gradient of drive
1:200
DETERMINED PLAN
SOUTH HOLLAND DC
HOUSING & PLANNING
09 MAY 1995
Ref: 0477/95
block plan

Barrier bank.



1:200

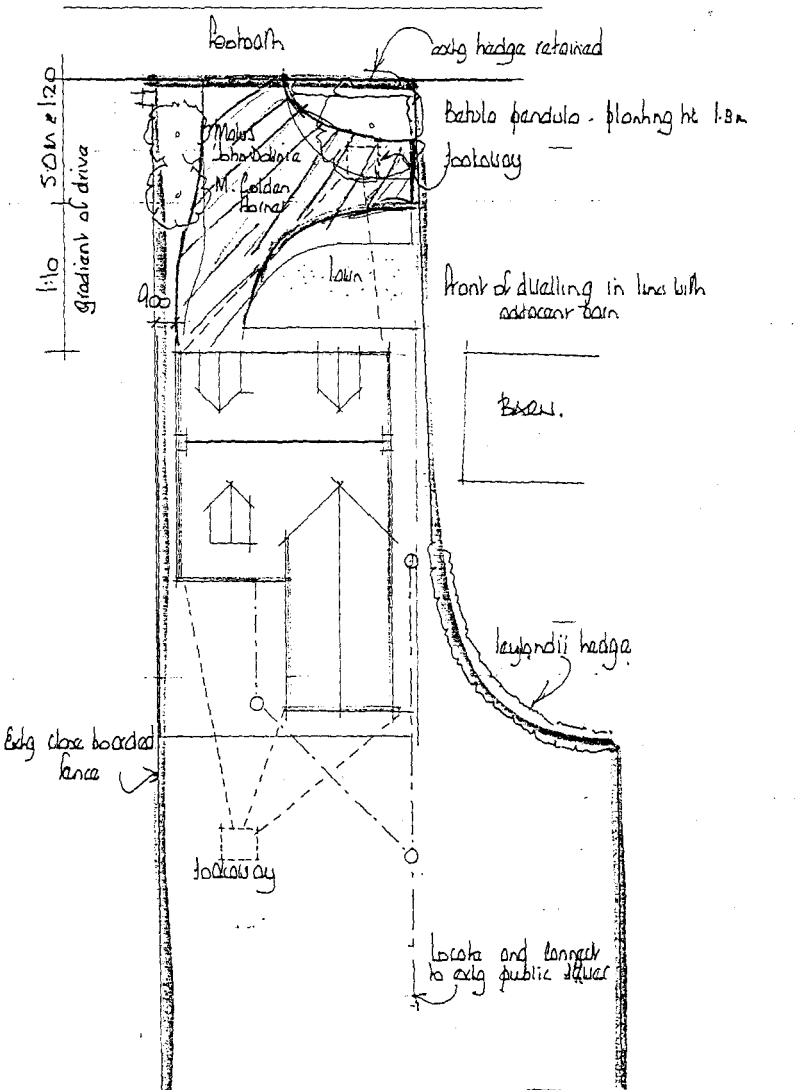
block plan

DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
09 MAY 1995
Ref: 0477/95

PLAN ATTATHED TO DECISION NOTICE.

BARRIER Brait.



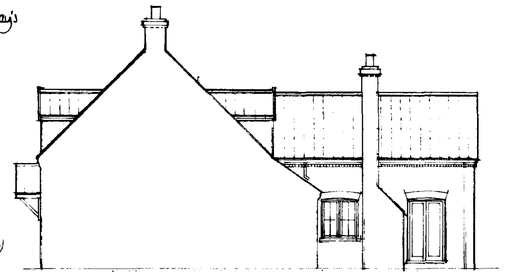
1:200

block plan

SOUTH HOLLAND DC
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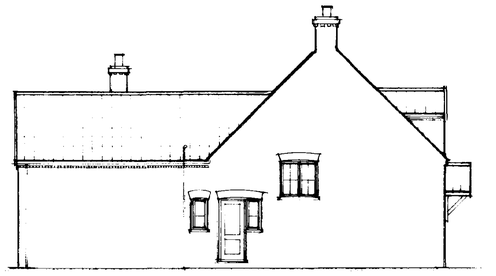
south



east



north



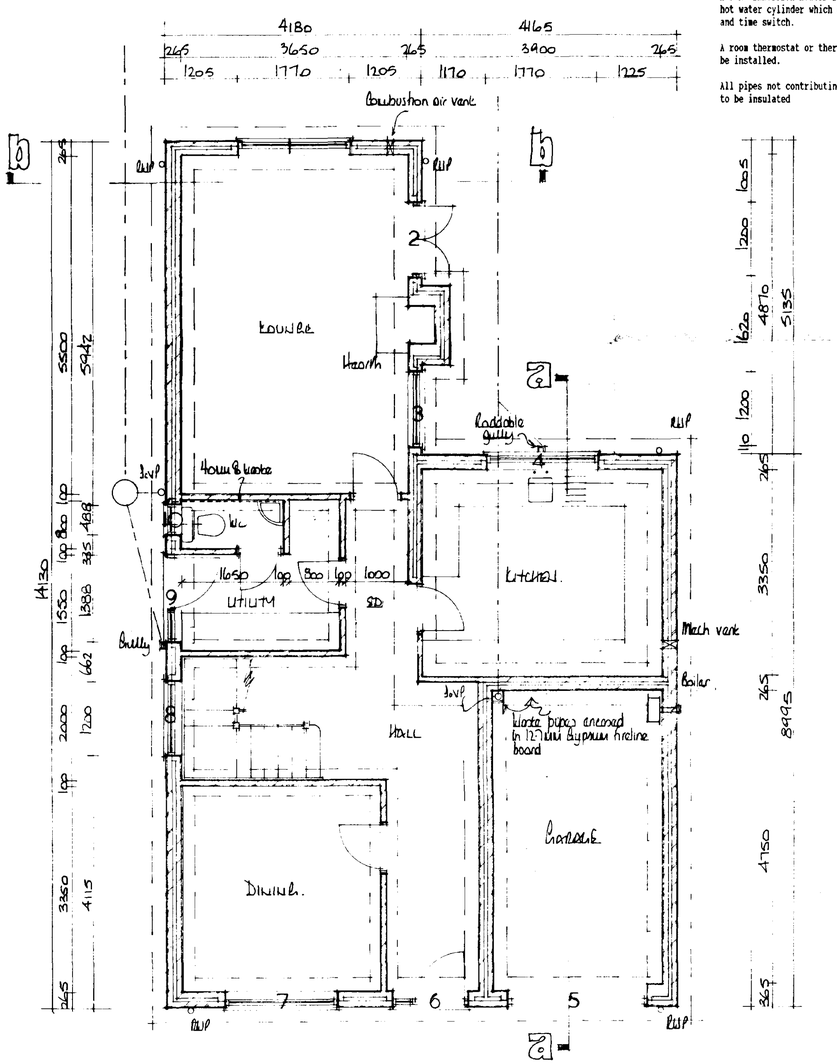
west

WINDOW & LINTEL SCHEDULE

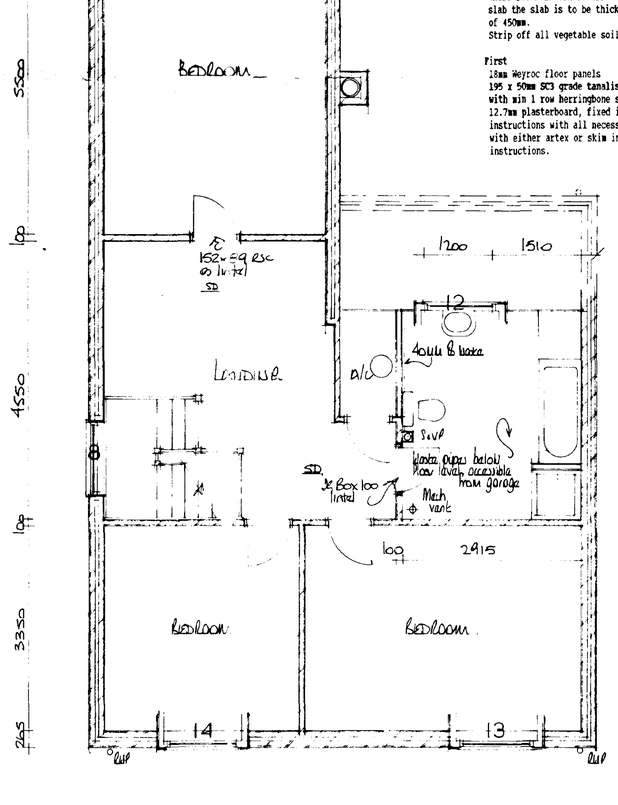
Location	Window/door ref	Lintel ref & length	
1	C213CDC	L1/S	2100
2	FCP120 FCDDR1D	L1/S	1500
3	C213CC	L1/S	1500
4	C310CDC	L1/S	2100
5	GWB2121	L1/HD	2100
6	FER120 DDR34D	L1/S	1500
7	C312CDC	L1/S	2100
8	C212CC	L1/S	1500
9	MMEH10C opp cat DDR11D	L1/S	1800
10	EH10C	L1/S	900
11	C212CC	L6	1500
12	C210CC	-	-
13	C212CC	-	-
14	C212CC	-	-

All windows to be fitted with respective cambered head kits as indicated.

DETERMINED PLAN



ground floor



first floor

HOT WATER SYSTEM

A wall mounted oil fired central heating boiler is to be installed where indicated in the garage complete with balanced flue and integral combustion air vent. Flue to be covered with stainless steel guard.

The hot water system is to be vented.

A 3 KW immersion heater is to be fitted to an insulated hot water cylinder which is to be fitted with a thermostat and time switch.

A room thermostat or thermostatic radiator valves are to be installed.

All pipes not contributing to useful heat requirements are to be insulated

SMOKE DETECTION

Self contained smoke alarms complying with BS 5446 : Pt1 : 1990 are to be installed where indicated SD on the drawing. An alarm must be positioned within 7.0m of bedroom doors.

The alarms are to be permanently wired to a separately fixed circuit at the distribution board operating at a low voltage via a mains transformer.

The wiring installation is to comply with the IEE Regulations.

FOUNDATIONS

Foundations to be ST4 grade concrete

For 265mm walls foundations to be 700 x 230mm
For 100mm " " " 450 x 230mm

Foundations to be taken down to a firm loadbearing strata, min 1.0m if in shrinkable sub-soil, in accord with the requirements of the Local Authority Building Control Dept and in accord with the NHBC guidelines for building near trees.
Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

FLOOR CONSTRUCTION

Ground
65mm sand/cement screed reinf with chicken wire mesh
500g polythene separating membrane
50mm flooring grade polystyrene insulation
100mm ST4 grade oversite concrete
1200g polythene damp proof membrane
25mm sand blinding
100mm min. compacted hardcore - if in excess of 100mm fill, to a max 600mm, the hardcore is to be laid and compacted in layers not exceeding 150mm
Where 100mm internal walls are constructed off the floor slab the slab is to be thickened to 230mm for a min. width of 450mm.
Strip off all vegetable soil beneath proposal

First
18mm Weyroc floor panels
195 x 50mm SC3 grade tanalised timber joists at 400 cts with min 1 row herringbone strutting midspan
12.7mm plasterboard, fixed in accord with manuf. instructions with all necessary noggins etc and finished with either artex or skim in accord with clients instructions.

WALL CONSTRUCTION

Below Ground
To be 100mm Class A concrete blocks
Cavity to be filled to 225mm below lowest dpc level with lean mix concrete.

Above ground
To be 265mm o/a constructed as follows :-
100mm facing brick (to be FL quality below dpc level)
65mm mineral wool insulation i.e. Drithern
100mm load-bearing insulation blocks i.e. Remelite

All to be tied together using stainless steel wall ties positioned at distances not exceeding 900mm horizontally, 450mm vertically and staggered. To be at every block course vertically at all returns and reveals.

Internal finish to be 12mm render with gypsum plaster skim finish to give a max 'U' value of 0.45W/m degree C.

Internal Walls
To be 100mm blockwork constructed off a dpc off the floor slab.

Stud partitions -
to be constructed as follows : -

75 x 50mm head and sole plates
75 x 50mm studs at 400mm cts with min 2 rows
75 x 50mm noggins equally spaced
75mm g/f insulation within framework
face both side with 12.7mm plasterboard, tape joint and skim finish

stud partitions to be constructed off doubled up floor joists (bolted together at 1.0m cts) at first floor level when running parallel to joists, and off 100 x 50mm sole plate, with solid blocking between joists, when running perpendicular to joists.

DPC in Walls
To be a min. 150mm above finished ground level.
An insulating vertical dpc i.e. Damcor is to be provided to all cavity closures
A dpc cavity tray is to be incorporated within cavity walls (stepped as applicable) immediately above an abutment.

LINTELS

Lintels to all walls to be IG, or similar and equivalent, to have a min end bearing of 150mm and be installed in strict accordance with manufacturers instructions with a dpc cavity tray over where applicable.

Lintels over internal openings to be IG INTERNAL 100 lintels (or similar) unless specified otherwise.

Lintels to be protected with 13mm gypsum plaster skim finish to achieve a min. half hour fire protection.

WINDOWS & DOORS

Windows and doors to be Boulton & Paul, or similar, double glazed with sealed units and weather stripped.

Windows to habitable rooms are to incorporate a controllable trickle vent of 4000sq mm.

Glazing to windows less than 800mm and doors (incl. side panels to doors) less than 1500mm above floor level is to be laminated or toughened glass in accord with BS6206 :1981

ELECTRICAL INSTALLATION

The Electrical Contractor is to ensure that the electrical installation is in full compliance with the latest edition of the I.E.E Regulations.

Any electrical fitting indicated on the drawing in a position contravening these regulations is to be relocated in order to achieve full compliance.

STAIRCASE

The staircase is to be 800mm clear width between strings.
to have 13 No risers of approx 199.1mm
to have 10 No treads of 223mm
to have a pitch not exceeding 42 degrees.

The handrail and balustrade heights are to be 900mm measured vertically above the pitch line and finished floor level respectively and are to be capable of withstanding a horizontal force of 0.36kN/m.

The balusters to handrail and balustrade are to be to clients choice and are to be equally spaced at centres preventing the passage of a 100mm diam sphere

Minimum head height to be 2.0m measured vertically above the pitch line.

VENTILATION

All habitable rooms are to have windows containing ventilation openings the combined total of which is equal to not less than 1/20th of the floor area of the room.

The kitchen is to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 60 litres/sec or 30 litres/sec if in a cooker hood.

The bathroom is to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 15 litres/sec.

A		
	Date	Revisions

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East Midlands Design Associates
"Willow Lodge",
Horseshoe Road,
Spalding,
Lincs PE11 3JA
Tel: Spalding (0775) 767968

Client
Mr D. Crafton

Job Title
Proposed Dwelling at Barrier Bank, Gulnt Spalding.

Drawing Title
Plan & Elevations

SOUTH HOLLAND DC
HOUSING & PLANNING
09 MAY 1995
Ref: 0477/95

Scale 1:50, 1:100

Date Mar 95 | Drawn by AL

Drg No. 95/21/01 | Rev