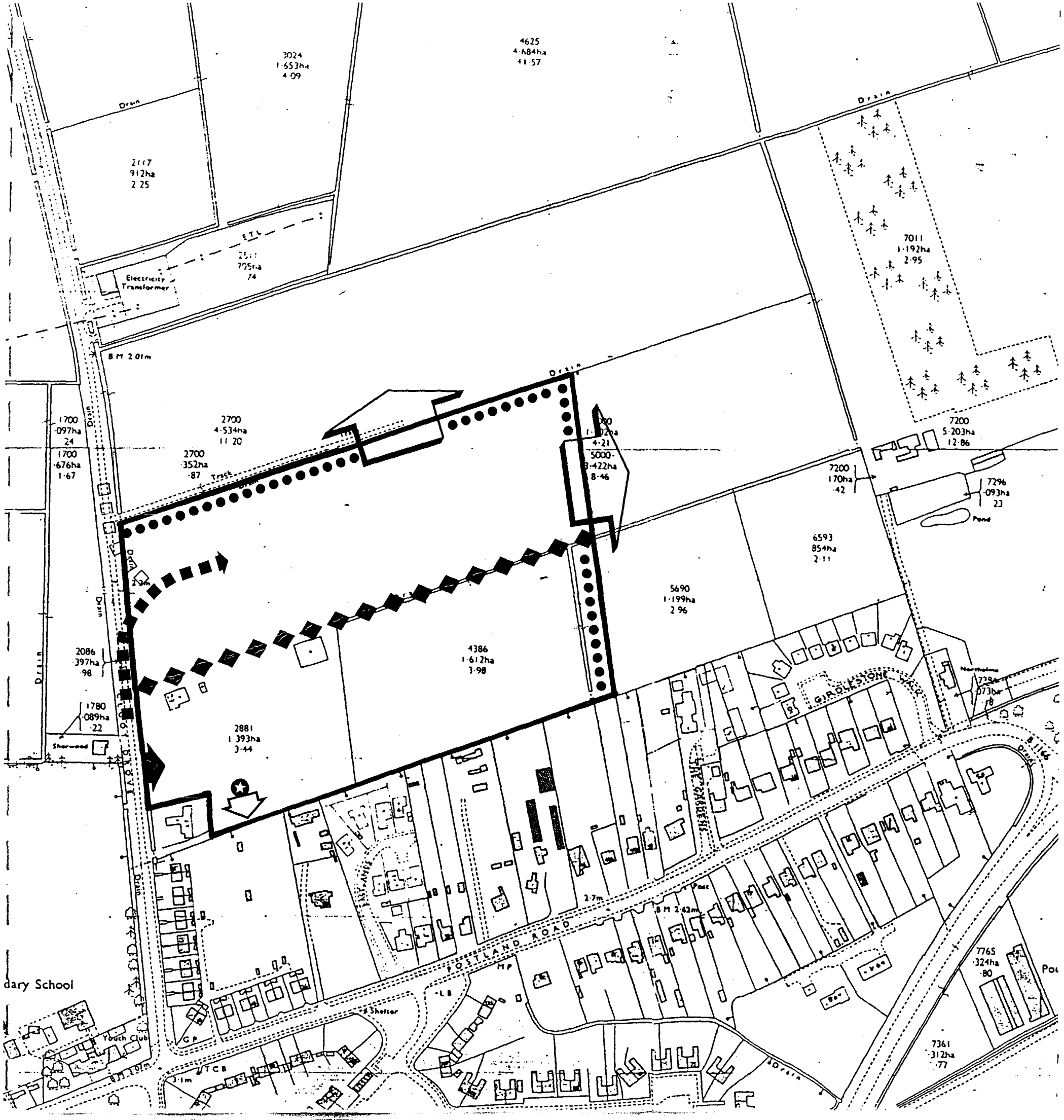


INDICATES STRUCTURAL LANDSCAPING

INDICATES SIGNIFICANT HEDGEROW TO BE RETAINED AND PROTECTED

INDICATES SUGGESTED ACCESS POSITION AND CHANGED JUNCTION PRIORITY

INDICATES POTENTIAL FUTURE ACCESS POSSIBILITIES

INDICATES SECOND ACCESS FROM CLOOT DROVE

INDICATES PROVISION FOR FUTURE ACCESS CONNECTION

THE W. R. DAVIDGE PRACTICE

PLANNING CONSULTANTS
KINGFISHER HOUSE
WANSFORD
PETERBOROUGH
PE8 6LF

TEL: 01780 783900 FAX: 01780 783137

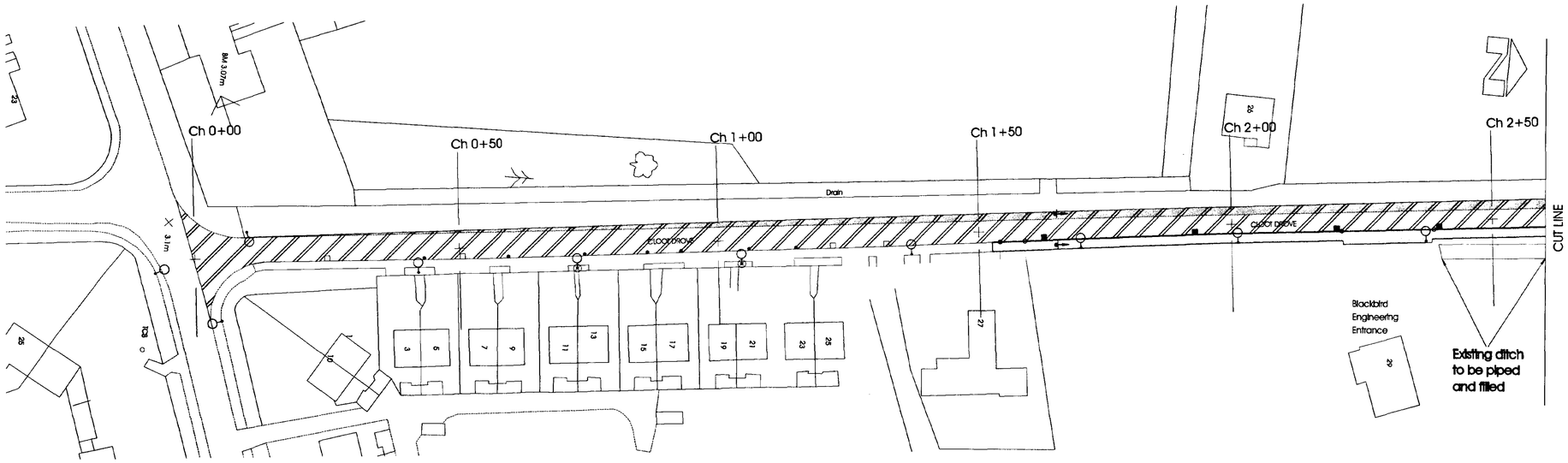
SECTION	PLANNING	ASSISTANT	
PARTNER	R.F.K.	DRAWN	

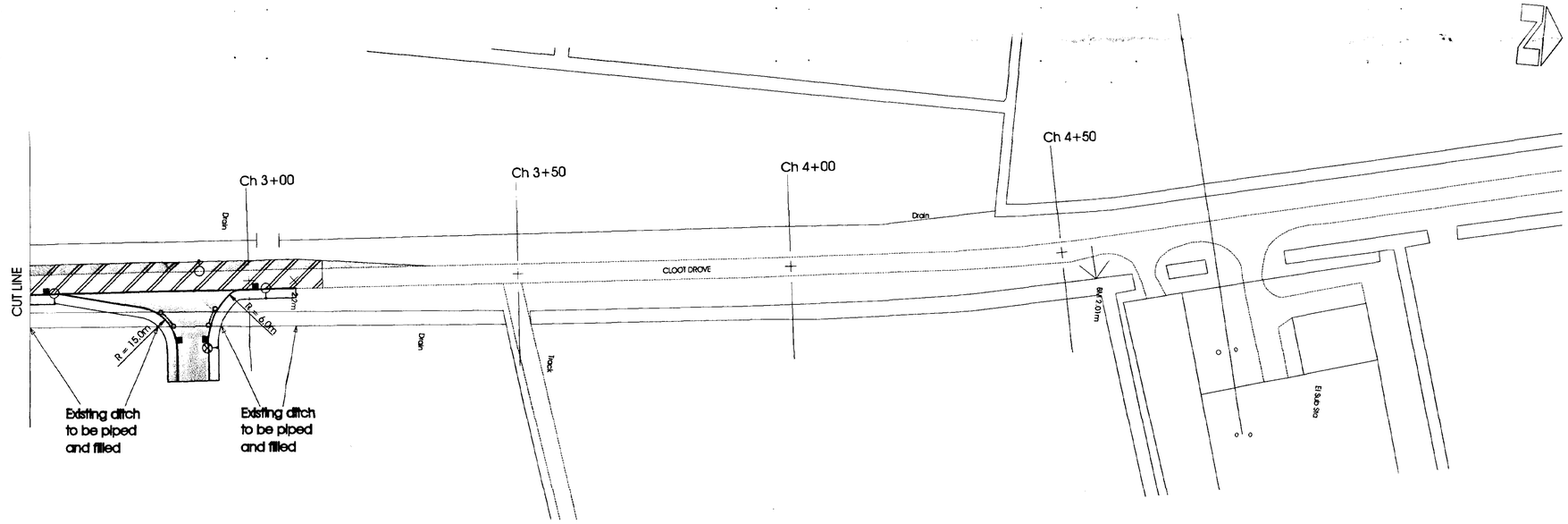
PROPOSED RESIDENTIAL DEVELOPMENT INCORPORATING PROVISION OF INCIDENTAL OPEN SPACE (OUTLINE APPLICATION) ON LAND NORTH OF POSTLAND ROAD AND EAST OF CLOOT DROVE AT CROWLAND.

INDICATIVE PRINCIPLES OF FUTURE SITE LAYOUT.

Based upon the Ordnance Survey 1/2500 map with the permission of the controller of her Majesty's Stationery Office, Crown Copyright Reserved.

DATE	SEPTEMBER, 1997
SCALE	1/2500th
DRAWING No.	5369/3





KEY

- Construct access road with 500mm thickness Type 1 sub-base; 210mm thickness of 20mm NS DBM basecourse and 40mm thickness of 10mm NS close graded wearing course.
- Widening and haunch existing carriageway with 350mm thickness; 20mm NS DBM basecourse.
- Plane, regulate and overlay existing carriageway with 10mm NS close graded wearing course; 40mm thickness.
- Proposed 1.8m footway construction as SD/11/4; extra 100mm sub-base in accesses.
- ■ Proposed gullies as SD/5/1, Type G7.
- □ Existing gullies.
- • Existing kerb offlets.
- ⊗ Existing street lighting columns.
- Proposed PCC kerbing, Type K1 as SD/11/2.
- ○ Proposed PCC kerbing, Type K2 as SD/11/2.
- Proposed PCC kerbing, Type K3 as SD/11/2.
- Existing carriageway.
- ○→ Proposed street lighting column; 6 metre/55 Watt SOX lantern & PECU to L.C.C. specification 6/55/C/93.
- ⊗→ Proposed street lighting column; 5 metre/35 Watt SOX lantern & PECU to L.C.C. specification 5/35/C/93.

N.B. - The street lighting shown on this drawing is only a preliminary design. A detailed design would be required should this scheme go ahead.

AMENDMENT No.2 - Access Readjusted - 23/2/98 - Approved - S.Clawson
AMENDMENT No.1 - Accesses Adjusted - 6/2/98 - Approved - S.Clawson

DRAWING NUMBER: S5016 01 A2
ARCHIVE DRAWING NUMBER:

LINCOLNSHIRE COUNTY COUNCIL
HIGHWAYS & PLANNING DIRECTORATE
R. THOMPSON B.Sc.,C.Eng., M.I.C.E. M.I.H.T.,M.I.M.
County Engineer
WITHAM PARK HOUSE,
WITHAM PARK,
WATERSIDE SOUTH,
LINCOLN LN5 7JN

SCALE 1 : 500

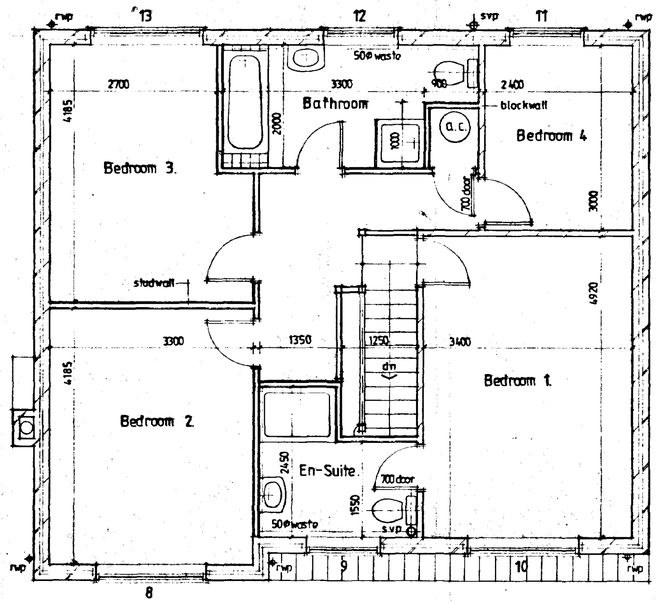
	By	Date
DRAWN	SC	2/98
DRAUGHTED	KR	2/98
APPROVED	SC	25/2/98

U/C CROWLAND
CLOOT DROVE
PROPOSED LAYOUT
SECTION 278 AGREEMENT

LINCOLNSHIRE COUNTY COUNCIL
County Offices Lincoln
Reproduced from/based upon the O.S. Map with the sanction of the Controller of H.M. Stationery Office.
CROWN COPYRIGHT RESERVED
Date: 22 DECEMBER 1997

7-JAN-98

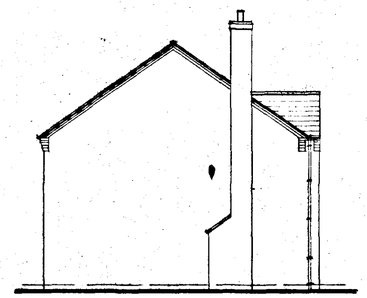
0 5 10 15 20 25 30 35 40 45 50 1:500 metres



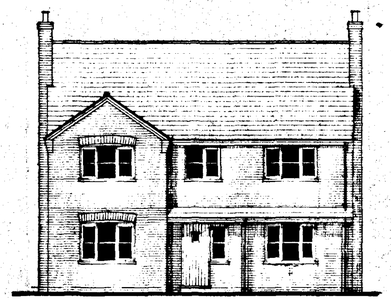
First Floor



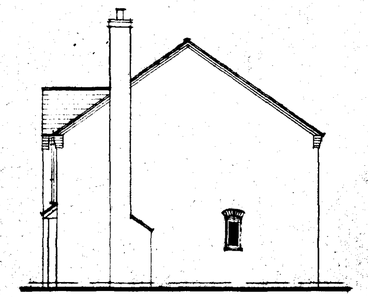
N - W Elevation



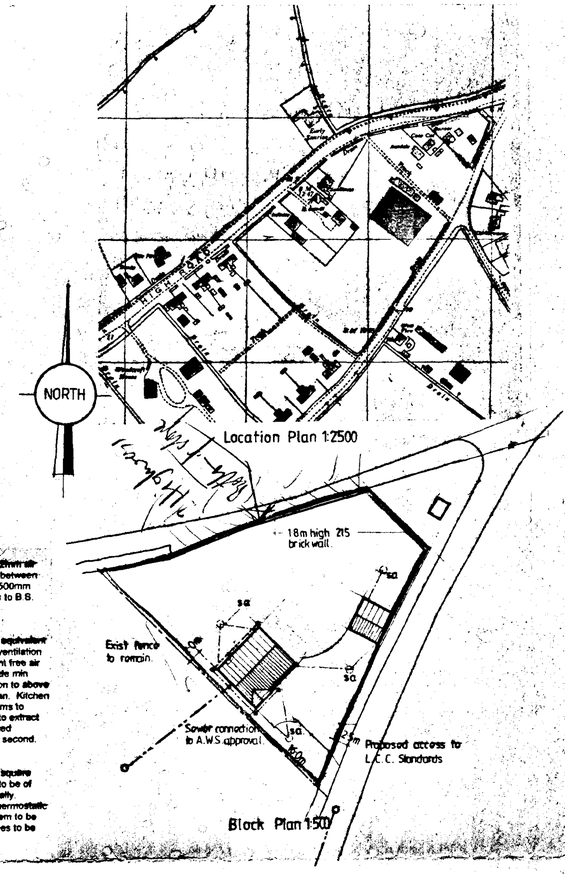
S - W Elevation



S - E Elevation



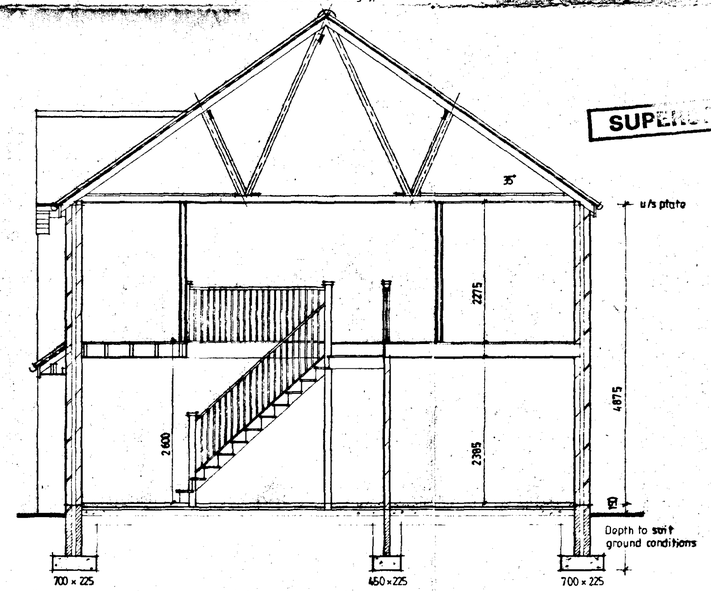
N - E Elevation



GLAZING.
Double glaze properly throughout (minimum 12mm air gap to all units) excluding garage. 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.

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/Window mounted mechanical extractr 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.

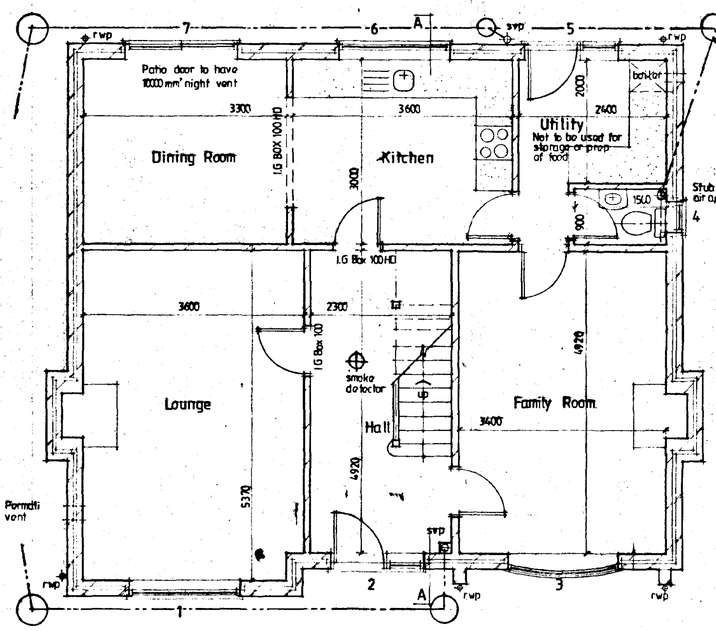
HOT WATER AND SPACE HEATING.
Provide oil fired boiler to be on a min. 840mm square constructional hearth min 125mm thick. Flue to be of Balanced Type with durable wire guard extremally.
Provide suitable thermostat to dwelling or fi thermostatic valves to all radiators. Hot water storage system to be vented and all hot water storage tanks and pipes to be insulated to B.R. L1. part 3.
Boilor to be condensing type



Section A - A

FLOE CONSTRUCTION
225mm internal diameter clay flue liners to B.S. 1181: 1971 and to be laid socket uppermost: 100 face brickwork surround to flue and to extend min. 600mm above ridge line and terminate in corbelled out brickwork and clay pot: Weak mix. conc infill around flue as work proceeds: Trim roof around flue, no timber within 40mm of flue: At roof/flue intersection provide code4 lead flashing and 2 course engineering bricks.

OPEN FIRE
To be capable of burning smokeless fuel: Hearth to be constructed of non combustible material min. 125mm thick: To project from face of wall by min. 500mm and pass reveals by min. 150mm: All in accordance with approved document part J. (part C 1-28). Appliance to be in accordance with building regulations. Provide louvered permanent vent in ext. wall to give min. 50% of the appliance throat opening area positioned 150 above floor level. Provide 65 x 100 prestressed conc. lintel over chimney opening.



Ground Floor

LIMITATIONS
This drawing is issued for permission or information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining 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, adherence to specification, variations to contract etc.

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.

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 Polystyrene insulation board, on 1200g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm on 100 concrete oversite: Concrete mix ST4 to B.S. 5328:1990: 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. Alternative: Floor construction as above but 19mm T&G. flooring grade chipboard on 50mm Polystyrene insulation board laid on oversite in lieu of screed and insulation board. Ensure 12mm expansion gap to perimeter of boarding. Use treated chipboard to kitchen and bathroom.

LINTELS.
All lintels to be manufactured by Wessex. I.G. and 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 firetme board or receive 12mm render and skim.

SMOKE DETECTORS.
Provide mains operated self-contained smoke alarms to B.S. 5446: pt 1. in positions shown on plan.

FOUL DRAINAGE
Inspection chamber construction to be "Clarina" and installed in accordance with makers' instructions with internal diameter related to the depth in accordance with B.S. 8301:1985. Foul drainage pipes to be 100mm dia. UPVC, to B.S. 4660:1983 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, opposing marked both sides of wall with ridged sheet material: Soil and vent pipes to be 100mm int. dia. PVC to B.S. 4514: 1983 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be 40mm dia. PVC to B.S. 3943: 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
115 dia. half round rainwater gutters to 68 dia. rainwater pipes 62.4 dia. underground pipes flexibly joined to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min. 5.0m from dwelling.

WALLING.
285 cavity walling to consist of face brickwork to B.S. 3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 65 cavity: build into cavity Rockwool cavity wall batts insulation boarding in accord. with makers instructions and agrement cert' No.83/1087. 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 900 vertical centres at all unbonded closures of cavity: Close cavities with "Thermabarb" 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 and 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 glassfibre infill between studs.

SUB STRUCTURE WALLING.
190mm 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 bees of cavity no closer than 225 to DPC. All brickwork below DPC to be F.L. quality.

STAIRCASE AND BALUSTRADE.
Construct staircase as follows: 838 o/s strings 1388 risers of 200mm ex 25 x 225: 223 going ex 32 x 250: pitch 42deg. Min. head room 2.0m measured vertical above pitch line. All in accordance with B.S. 5395:1977 Staircase to have ex 38 x 50 shaped hardwood handrail min. 900 above pitch line. 100 x 100 softwood newel post. Gap between vertical balusters not to exceed 99mm. Handrail and balustrade to be capable of resisting the appropriate load specified in B.S. 6399: Pt. 1. Balustrade to be min. 900mm high.

SUPERSEDED

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES
COPYRIGHT RESERVED

revision	date	init.	revision details

SOUTH KESTEVEN DC HOUSING & PLANNING
0 5 MAR 1997
Ref: S97/0194

CAD
COOPER ARCHITECTURAL DESIGN
BRONAYON, HOCKLESGATE, FLEET, SPALDING, LINCS. PE12 8LY
TEL: 0406 422762

client: TYRRELL BUILDING & CIVIL ENGINEERING.

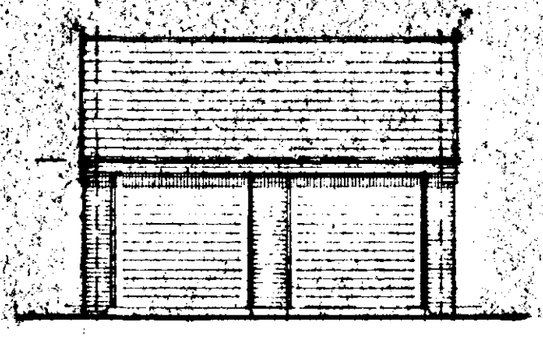
project: PROPOSED FOUR BEDROOMED HOUSE WITH GARAGE
BROADGATE
WESTON
SPALDING,
LINC'S.

drawing: FLOOR PLANS, SECTION, ELEVATION

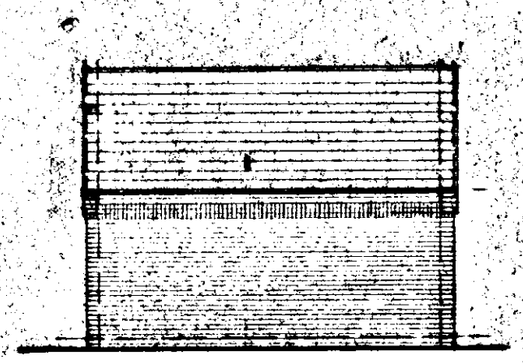
scale	drawing no.
1:50 1:100	9647 :1
date: MARCH '97.	drawn

CONTRACTOR TO CHECK
ALL DIMENSIONS ON SITE
BEFORE WORK COMMENCES

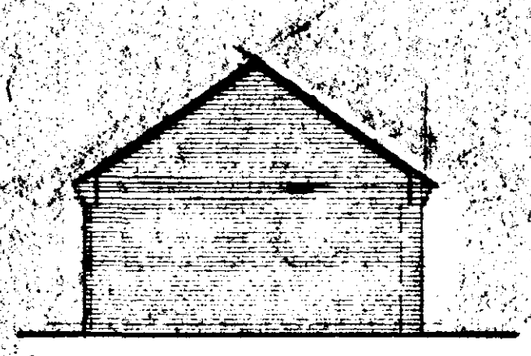
Notes & Schedules



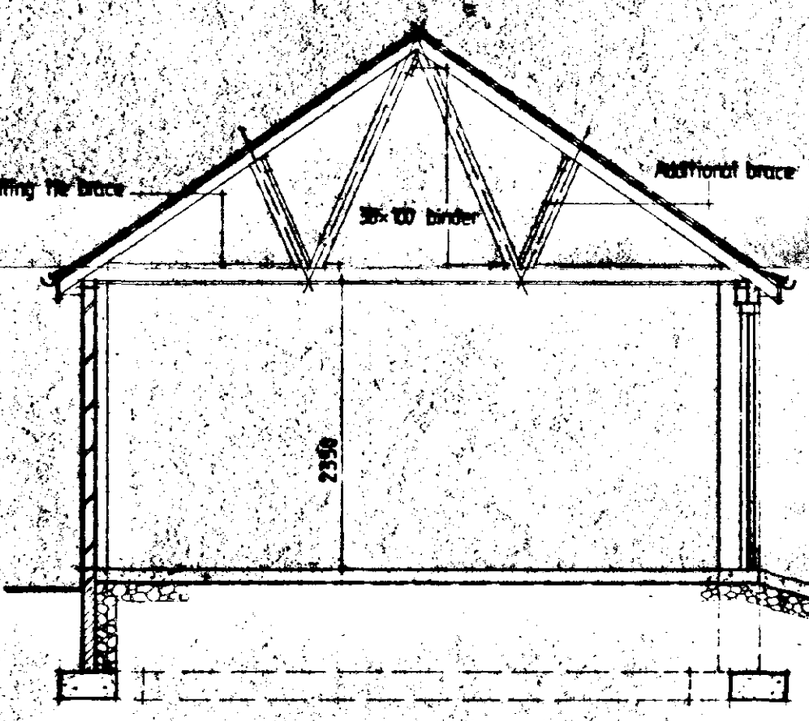
Front Elevation



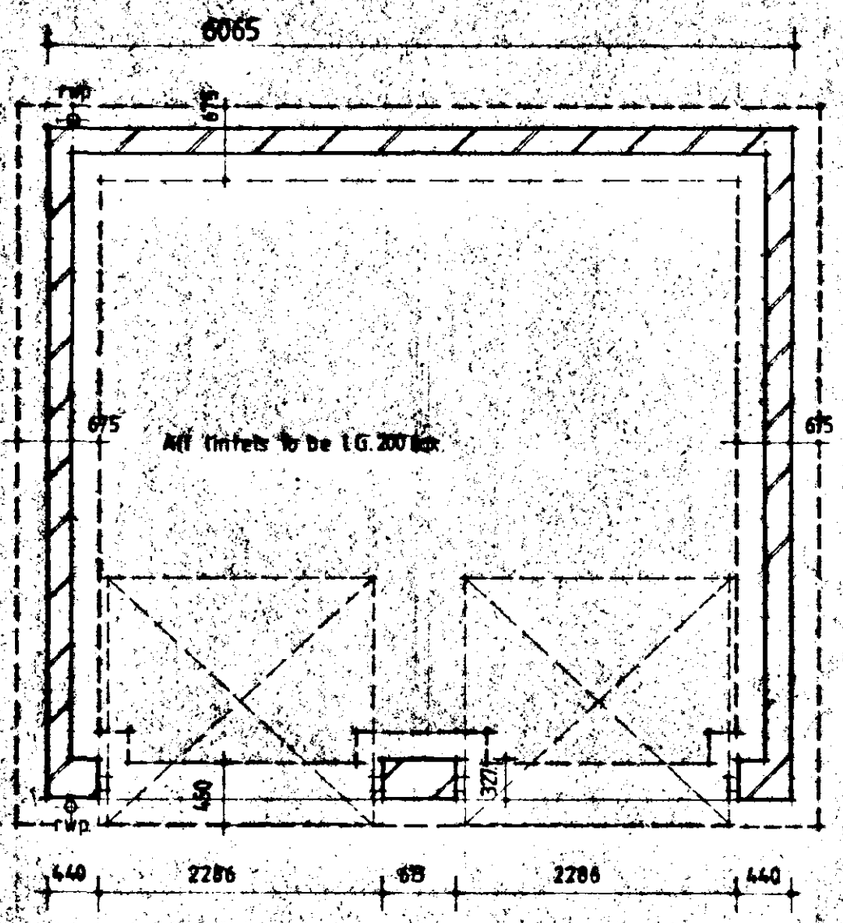
Rear Elevation.



Side Elevation.



Section.



Plan.

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S.473:550 part 2 1971. 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: tiles to be laid with min. headlap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Twinaplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1985:trusses to be Fink type at 600c/c. to a pitch of 35 deg: 38 x 100 ridge node binder 2No 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 to verge and ceiling tie at max. 2.0m c/c.Note: provide solid bridging beneath straps: 50 x 100 wall plate bedded on mand and cement: 25 x 175 fascie 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: 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:

CEILINGS.
Ceiling to be 12.7mm Gyproc Fireline board :

WALLING.
215/103 walling to consist of Face brickwork to B.S.3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: Provide bitumen felt DPC to C.P.121

SUB STRUCTURE WALLING.
215/100mm class A dense concrete blocks DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 100 concrete oversite: Concrete mix C15P min. 1000g polythene membrane to be lapped continuous with DPC by 100mm: 150 blinded and consolidated hardcore:

FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows. Under 215 walls provide 225 x 675 and under 100 walls provide 225 x 450 all C15P mix. 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 depth of 1 metre below ground level.

LINTELS.
All lintels to be as manufactured by messrs I.G and 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: All lintels in garage to be underlined with 12.7 fireline boarad or receive 12mm render and skim..

SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 83 dia. rainwater pipes 82.4 dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in 100 mm gravel and discharge to 1.2m dia. soakaway min. 5.0m from building.

SOUTH HOLLAND DC
PLANNING & BUILDING
05 MAR 1997
Ref: 0206/97

DETERMINED
PLAN

revision	date	init.	revision details

CAD

COOPER ARCHITECTURAL DESIGN

36a MARKET PLACE LONG SUTTON,
LINCS. PE12 9JF TEL 0406 362982
FAX 0406 364391

client

project

drawing

scale 1:50 1:100

drawing no.

contact office

date SEPT 91

drawn