112mm h.r. U.P.V.C. gutters with 68mm dia. downpipes.

Corbelled brickwork to corners of roofs.

Cavity walls constructed of 105mm thick facing brickwork, 75mm cavity and 100mm thick 'standard' Celcon blocklork; 75mm thick 'Crown Britherm' cavity insulation installed to manufacturers recommendations.
'U' value = 0.56w/m² deg. C.
Thermor insulated d.p.c. to be installed at reveals 'U' value = 1.2w/m² k.
Stainless steel wall ties to be installed at 450mm c/c. vertically and max. 900mm c/c. horizontally. Ties to be installed at max. 300mm c/c. vertically within 225mm of sides of openings with 'Underdex' jambs.

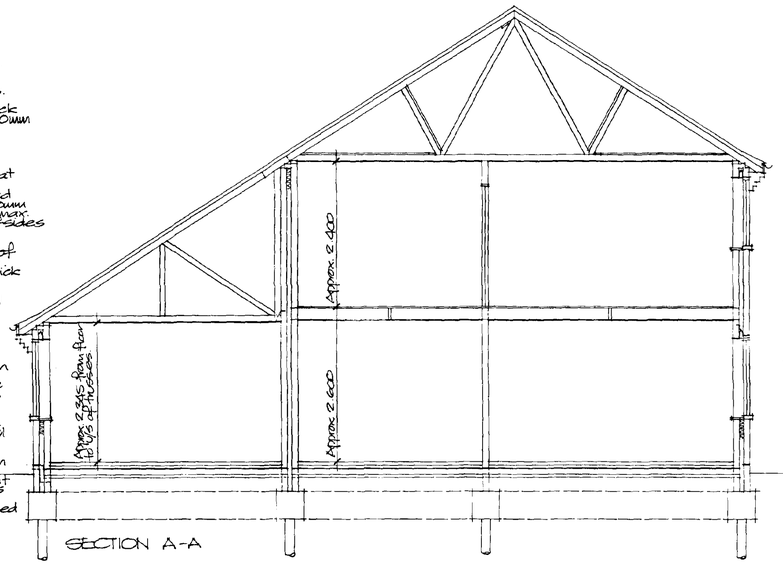
Ceilings below floor joists to be formed of 12.7mm plasterboard with Artex' finish. Remaining ceilings formed of 9.5mm thick foil backed plasterboard with 'Artex' finish.
Support to be provided for plasterboard edges adjacent to walls.

100mm corrugated steel lintels to openings in internal 100mm block walls.

30 x 5mm lateral restraint straps to be provided at average 1.800 c/c. between floor joists and external walls with straps spanning min. 3 no. joists where at right angles with 38x100 noggings under.

Hyload d.p.c. with d.p.m. lapped over to be minimum of 150mm above ground level (external leaf).

2 'Tons' 'Periscope' underfloor vents with 'Duct' clay air bricks 215x67 giving 1823mm² free air space per unit installed at 1.200 c/c. on opposite sides of building or with 6 'Tons' 'Multiflue' air bricks giving 1.750mm² per unit installed at 5.000 c/c. on opposite sides of building.



Roof constructed of Marley 'Monarch' slate colour slate grey installed to manufacturers recommendations on 25x38 c/sawn battens on sarking felt on gangnail roof trusses at 450mm c/c.
Roof trusses to comply with B.S. 5268 part 3.
Roof pitch approx. 35° to be checked on site.
Design certificate to be applied by roof truss manufacturer before work on site commences on roof construction.

Longitudinal ties at ridge and ceiling level to be 25x100
25x100 purlin bracing above ceiling ties and struts 25x100 diagonal wind braces at gables.

All structural timber to be stress graded S.C.3.
Somerton mild steel straps to be provided at average 1.800 c/c. around roof perimeter and to be fixed at ceiling level and at slope of roof.
Straps to extend over min. 3no. rafters/ceiling joists at gable with solid noggings under.

150mm thick glass fibre quilt roof insulation laid between ceiling ties.

Rytons roof ventilator strip to give equivalent of 10mm wide clear vent gap.
Eaves fascia board.
Swish 'Superlux' soffit.
Soffit projection approx. 250mm. o/a.

50x100 wall plates.
Slate or brick sill to tops of cavities.

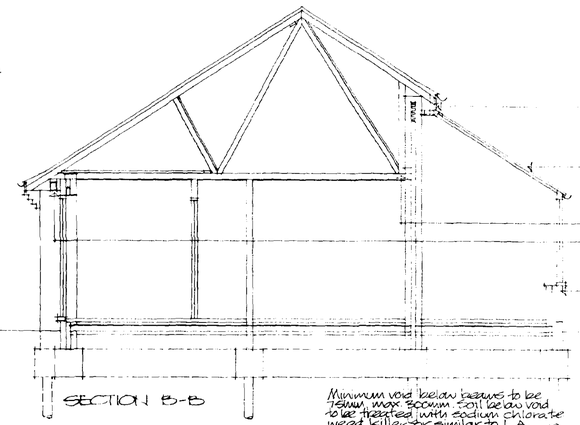
Suspended timber floors constructed of 18mm thick 'T and G' flooring grade chipboard ('Caberdeck' to be used) and 'T and G' flooring grade plywood (with yellow filled joints) on 38x195 joists at 400mm c/c. over lounge and 38x195 at 600mm c/c. to remainder.
Herringbone or metal strutting to centre of joist span.

'IG' type L1/HD70 steel lintels to all openings except where noted otherwise.
'IG' universal arch formers to be installed to brick openings.
Lintels to be installed to manufacturers recommendations.
Cavity tray d.p.c. to be installed above lintels where not protected by eaves overhang.

Boulton and Paul 'standard' timber window frames fitted with trickle ventilators to give min. 4000mm² clear ventilation per room.
All windows to be double glazed and glazing to comply with pp.4.1 of building regulations (safety glass).

215mm thick brick sleeper walls to have d.p.c. between walls and floor bearers. Cross ventilation to be maintained (min. 1500mm² per metre run of wall).

Hot water pipes to be insulated with insulation material of a thermal conductivity not greater than 0.045 w/m.k and thickness to pipe outside diameter (max. 40mm thick of) insulated to BS 5422).
Cold water pipes to be insulated to similar standards where not otherwise suitably protected.



Code 4 lead flashing from behind fascia board and dressed onto roof of conservatory.
Boxed off ceiling between top of conservatory roof and underside of eaves.

Conservatory formed of U.P.V.C. framing, with double skin 'Polycarbonate' roofing and sealed double glazed units to sides, inserted as shown within 800mm of floor level and to doors.

Horn to gangnail roof trusses built into wall.

19 x 100 x 150 box lintel under wall plate to front entrance recess.

Facing brickwork to both sides of this section of cavity wall.

Floors constructed of 65mm thick lightly reinforced screed (gauged to 50mm S.D. grade 'Celotex' extruded polystyrene insulation on 1200 gauge 'Visqueen' d.p.m. on 'Bensons' lightweight pre-stressed beams with infill of 100mm thick concrete blocks with min. strength of 5 N/mm² and maximum density weight of 1550 kg/m³. 500 gauge 'Visqueen' vapour check to be installed between screed and insulation.

Minimum void below beams to be 150mm max. 300mm soil below void to be treated with sodium chlorate weed killer or similar to L.A. requirements.
Check to structural engineers drawings/calculations for details of reinforced ring beam/piled foundations.

13kw - 17kw (44500 - 58000 btu/hr) (to be confirmed) gas fired boiler with flue terminating in ridge terminal for 'hot water and central heating' and 'single ducted ventilation' from or similar, air to boiler at min. 450mm² per kw of appliance input rating excluding 'new'.

Flue pipe to be at least 25mm from any combustible material.
Quarry tile hearth to boiler.

Fully insulated hot water cylinder in linen cupd. with 3kw immersion heater with dual peak option.
Hot water system to be 'pressurised vented' type.
Hot water cylinder to be 'Range' 'Primatic' cylinder size.

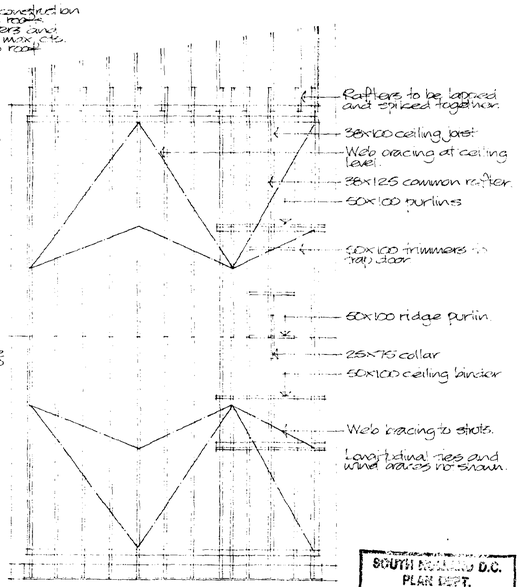
New stud partitions at first floor between stairwell/linen cupd. and stairs to be formed of 50x75 studs at 600mm c/c. clad both sides with 12.7mm plasterboard and skim.

Ridge terminal to gas fired boiler flue.

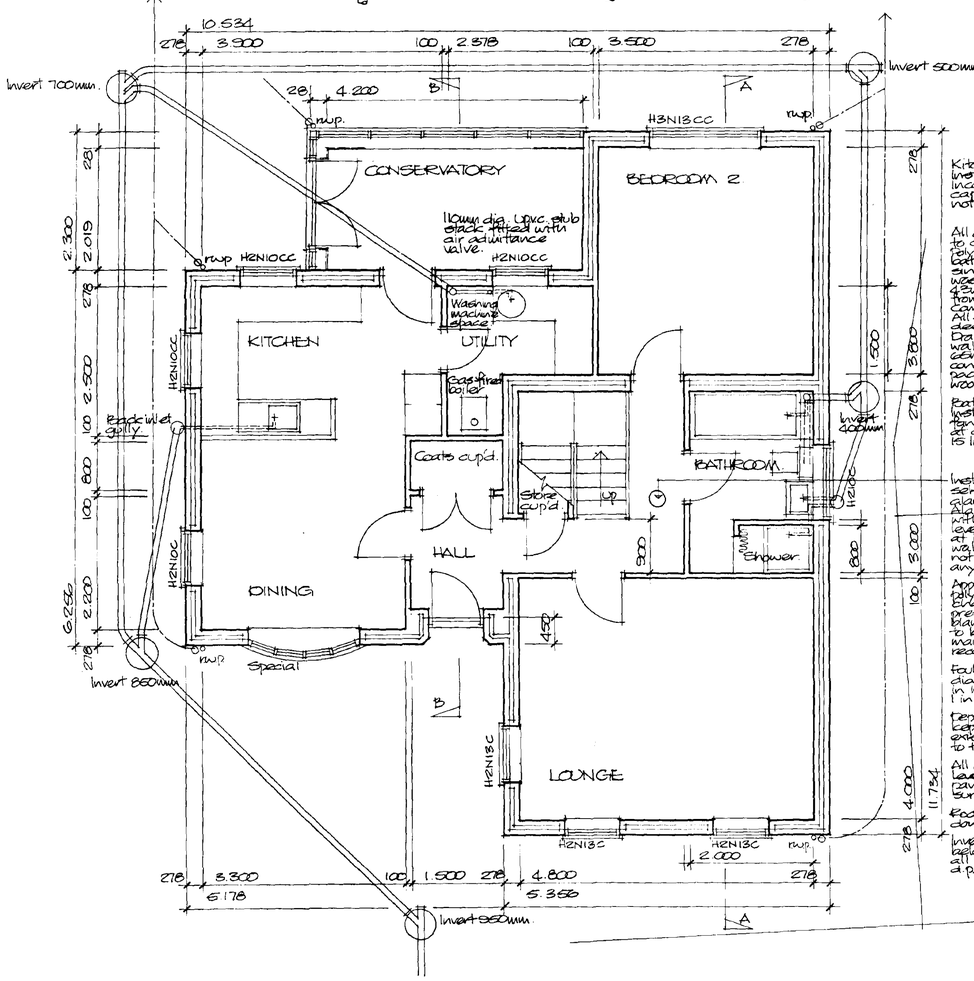
Built up [illegible] roof construction between [illegible] rafters and ceiling joists with [illegible] access hatch to roof.

Cradle stack 110mm soil and vent pipe with [illegible] cowl.

Timber stairs: [illegible] rise 190 - 200 max. going 220 - 250 with 18 risers. Minimum width 838mm with 838 min. headroom 2000mm. Handrail to [illegible] landing. Balustrade to have 'Multiwire' infill panels with vertical [illegible] 127mm centers.



ROOF STRUCTURE LAYOUT



GROUND FLOOR LAYOUT

Kitchen ventilation:
Install mechanical extract fan incorporated in cooker hood capable of extracting at a rate not less than 30 litres per second.

All above ground drainage to comply with BS 5572 polypropylene waste from baths, showers, kitchen sink, utility sink and washing machine to be 42mm dia. with 32mm dia. from wash basins, combined wastes 50mm dia. All fittings to have 75mm deep seal traps.
Drains passing through walls to be protected by 600mm thick pre-stressed concrete lintels and to be packed with mineral wool.

Bathroom ventilation:
Install mechanical extract fan capable of extracting at a rate not less than 15 litres per second.

Install mains operated self contained smoke alarm with battery back up. Alarm to be interconnected with alarm at first floor level. Alarms to be installed at least 300mm from any wall or light fitting and not more than 3.000 from any bedroom door.

Approx. 47.5mm dia. polypropylene inspection eyeballers complete with pre-formed bottoms with blank off caps where reqd. to be installed to manufacturers recommendations.

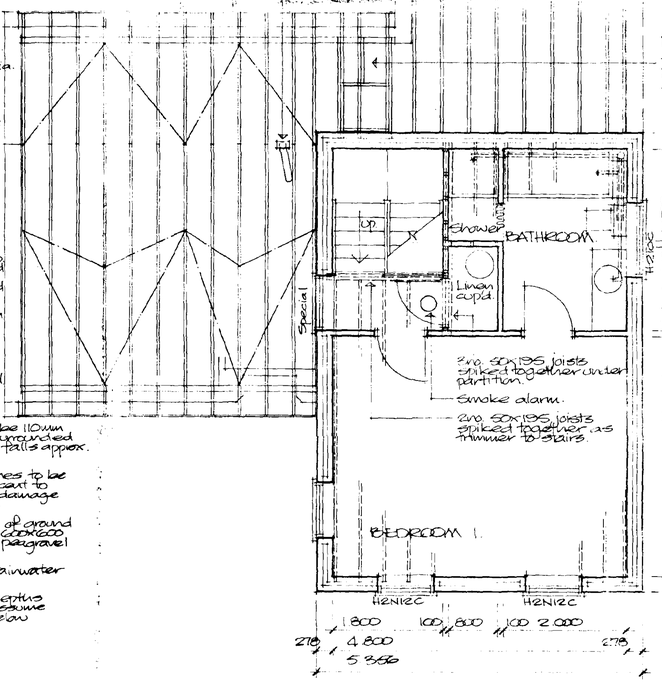
Foul and storm drains to be 110mm dia. U.P.V.C. bedded and surrounded in 150mm pea gravel with falls approx. 1 in 60.

Depth of drainage trenches to be kept to a minimum adjacent to existing cottage to avoid damage to the existing structure.

All drains within 600mm of ground level to be protected by 600x600 paving slabs laid above pea gravel surround.

Rodding point to each rainwater downpipe.

Invert depth shown are depths below cover level and assume all covers are 150mm below d.p.c. level.

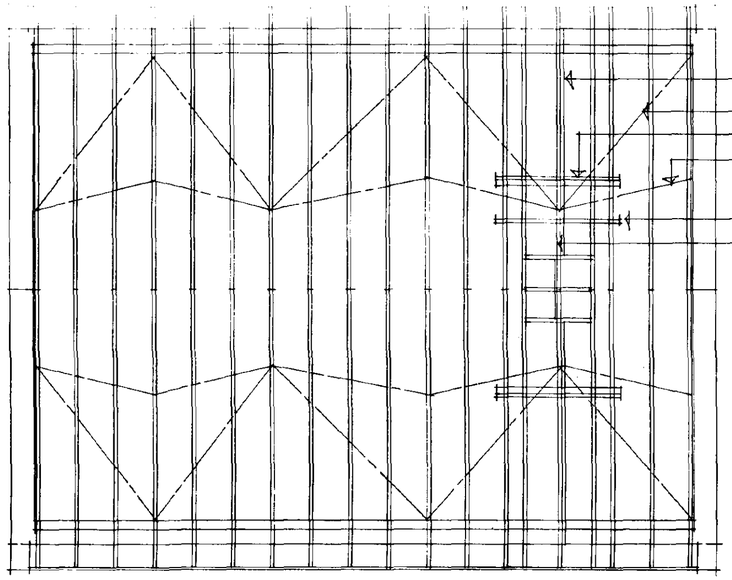


FIRST FLOOR LAYOUT/ROOF STRUCTURE

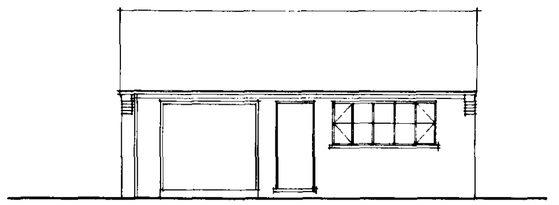
SOUTH NORFOLK D.C.
PLAN DEPT.
22 JUN 1994
REF ... 0808/94

PLANS AND SECTIONS
PROPOSED DWELLING AND GARAGE
THORNEY ROAD, CROWLAND.
FOR P. STAINFORTH ESQ.

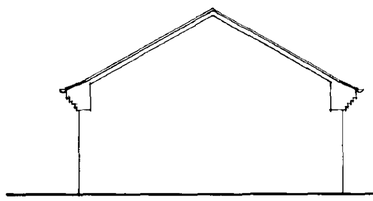
Scale 1:50 June 94



ROOF STRUCTURE LAYOUT.

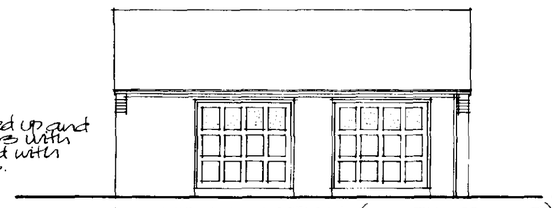


REAR ELEVATION

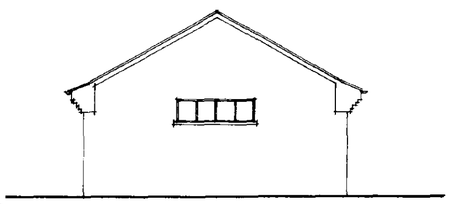


SIDE ELEVATION

Hardwood panelled up and over garage doors with top panels glazed with laminated glass.

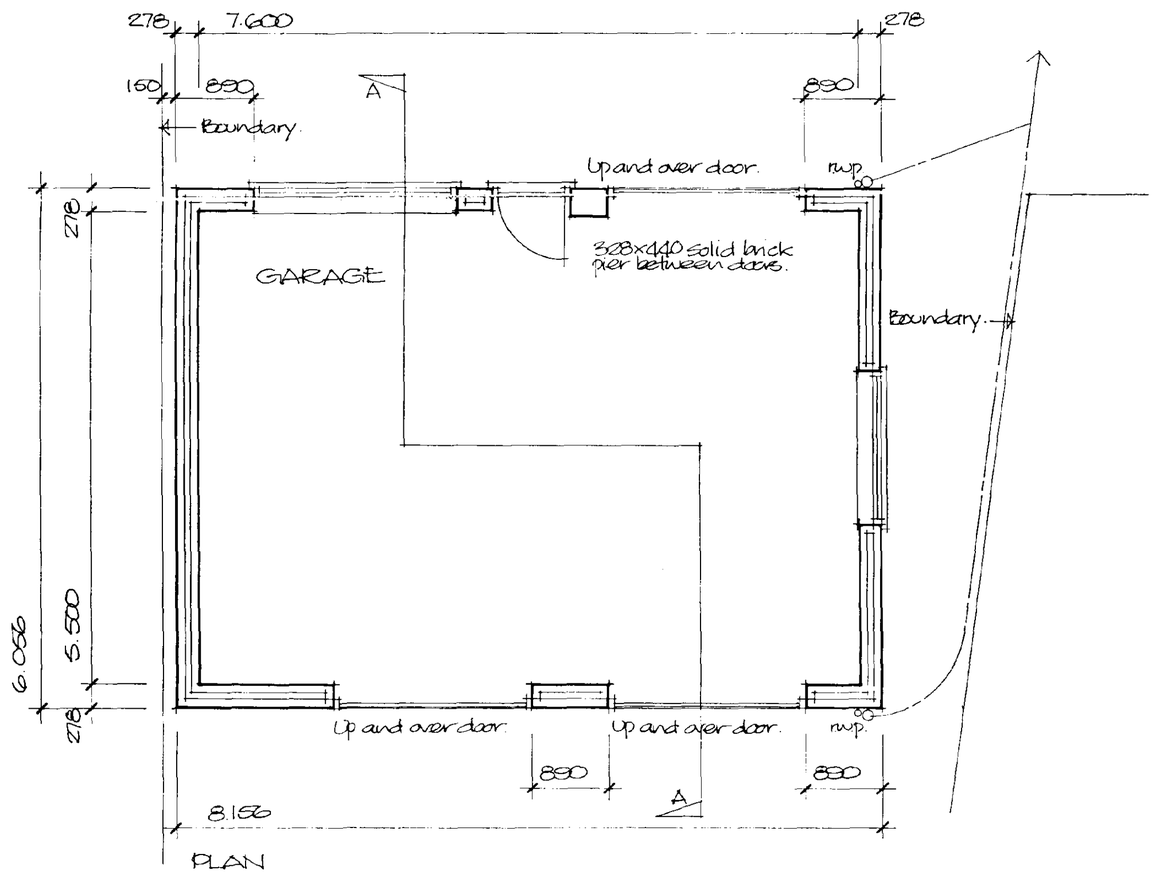


FRONT ELEVATION (SOUTH STREET)

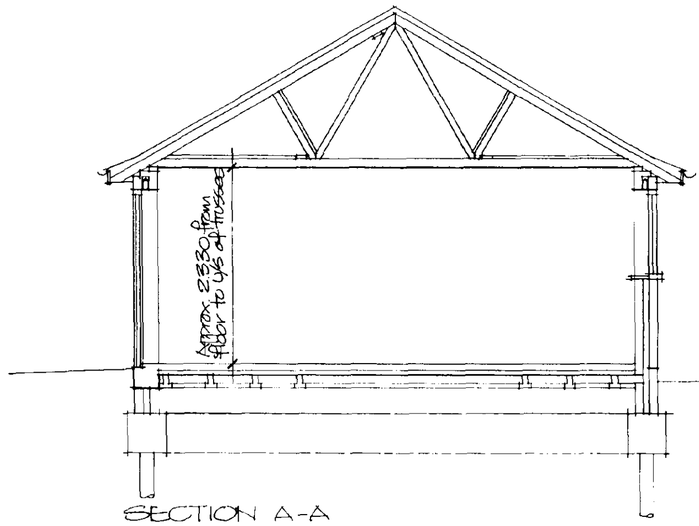


SIDE ELEVATION

Note: External finishes of garage all to match proposed bungalow.



PLAN



SECTION A-A

Note: Construction of garage to be generally as bungalow except where otherwise stated.

Roof construction and finishes all as bungalow.
Insulation to roof all as bungalow.

Ceiling finish and construction to be as bungalow.

Eaves construction to be all as bungalow.

2134x1981 up and over garage door.

Cavity wall construction to be as bungalow.

Floor construction to be as bungalow except floor screed to be thickened to 75mm with light reinforcement.

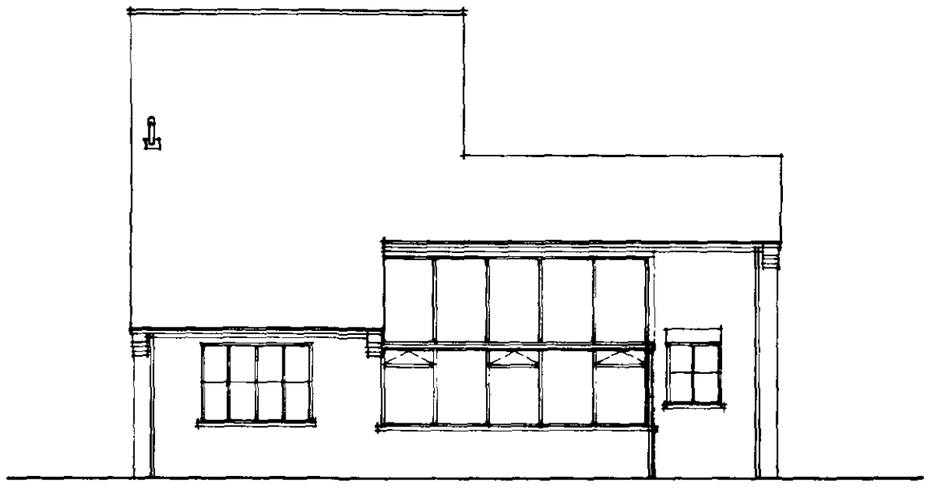
Refer to structural engineers drawings/ calculations for details of reinforced ring beam/ piled foundations.

SOUTH HOLLAND D.C.
PLAN DEPT.
22 JUN 1994
REF. 0608/94

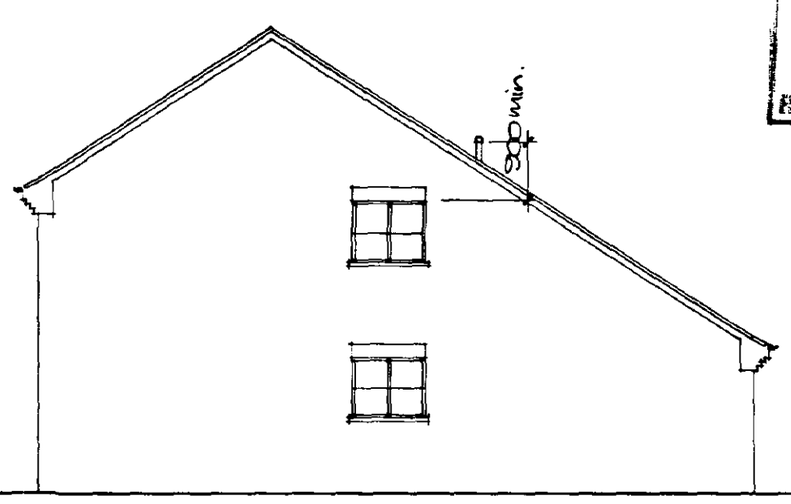
GARAGE PLAN, SECTION AND ELEVATIONS.

PROPOSED BUNGALOW AND GARAGE
THORNEY ROAD, CROWLAND.
FOR P. STANIFORTH ESQ.

Scales 1:50 & 1:100 Dec 93
Revised June 94.



REAR ELEVATION



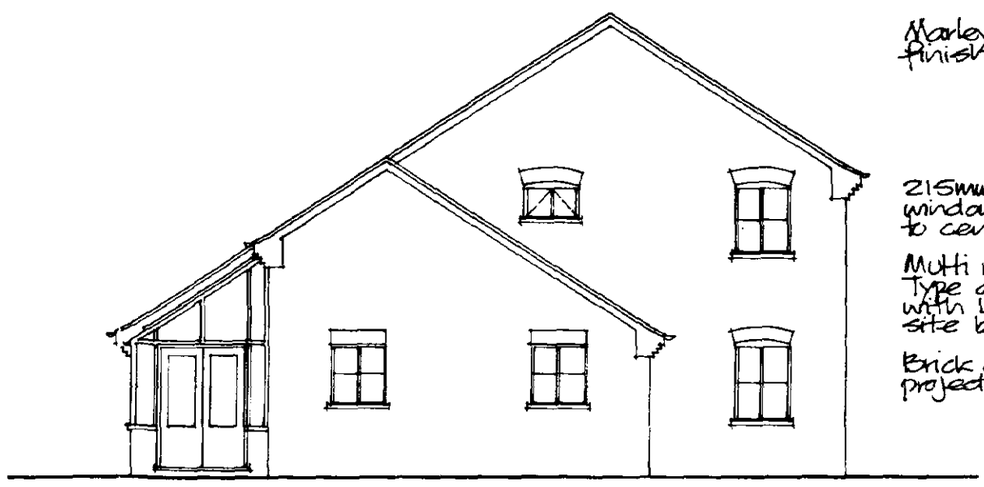
D.C.
PLAN DEPT.
22 JUN 1994
REF ....0608/94.....

Double/triple skin tinted polycarbonate translucent sheeting to roof of conservatory.

SIDE ELEVATION



FRONT ELEVATION



Marley Monarch slate roof finish colour slate grey.

215mm brick arches to 5no window openings. 75mm rise to centre of arch.

Multi red rustic facing bricks. Type of brick to be agreed with L.A. planning officer on site before work starts.

Brick on edge to eaves, approx. projection 28mm.

SIDE ELEVATION.

ELEVATIONS

PROPOSED DWELLING AND GARAGE
THORNEY ROAD, CROWLAND.
FOR P. STANIFORTH ESQ.

Scale 1:100 June 94.

112mm h.r. UPVC. gutters with 68mm dia. downpipes.

Corbelled brickwork to corners of roofs.

Cavity walls constructed of 102mm thick facing brickwork, 75mm cavity and 100mm thick standard Celcon blocklork. 75mm thick Crown Dritherm cavity insulation installed to manufacturers recommendations. U value = 0.52w/m² deg. C. Dampcor insulated d.p.c. to be installed at reveals. U value = 1.8w/m² K. Stainless steel wall ties to be installed at 450mm cts. vertically and max. 900mm cts. horizontally. Ties to be installed at max. 300mm cts. vertically within 225mm of sides of openings with unbonded jambs.

Ceilings below floor joists to be formed of 12.7mm plasterboard with Artex finish. Sloping ceilings formed of 9.5mm thick foil backed plasterboard with Artex finish. Support to be provided for plasterboard edges adjacent to walls.

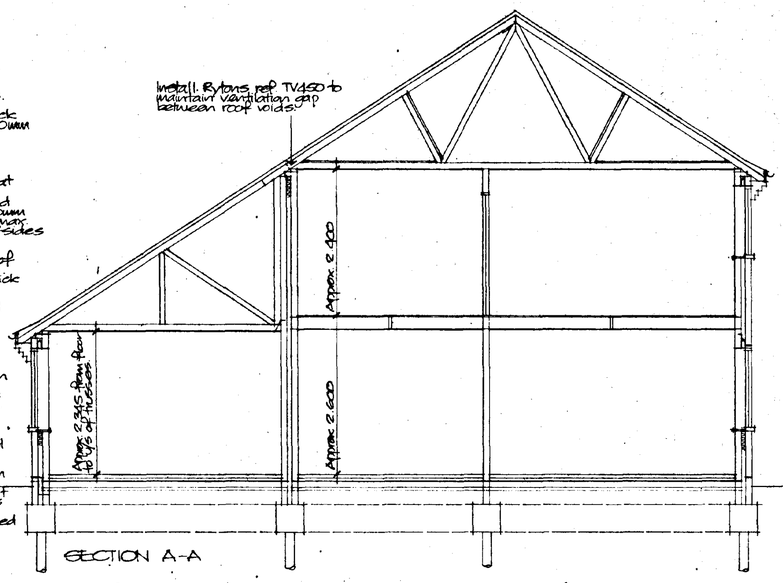
100mm corrugated steel lintels to openings in internal 100mm block walls.

30x5mm lateral restraint straps to be provided at average 1.800 cts. between floor joists and external walls with straps spanning min. 3 no. joists where at right angles with 38x100 noggings under.

Hyload d.p.c. with dpm. lapped over to be minimum of 150mm above ground level (external leaf).

Bytons 'Periscope' underfloor vents with Bytons clay air brick 215x67 giving 1.500mm² free air space per unit installed at 1.800 cts. on opposite sides of building or with Bytons 'Multi-fix' air bricks giving 1.750mm² per unit installed at 5.400 cts. on opposite sides of building.

Install Bytons ref TV450 to maintain ventilation gap between roof voids.



SECTION A-A

Roof constructed of Marley Ashworth slate colour slates grey installed to manufacturers recommendations on 25x38 'celcured battens on sarking felt on gavanail roof trusses at 450mm cts.
Roof trusses to comply with BS 5268 part 3. Roof pitch approx. 22½° to be checked on site. Design certificate to be supplied by roof truss manufacturer before work on site commences on roof construction.

Longitudinal ties at ridge and ceiling level to be 25x100
25x100 web bracing above ceiling ties and struts.
25x100 diagonal wind bracing at gables.

All structural timber to be stress grade SC3.
30x5mm mild steel straps to be provided at average 1.800 cts around roof perimeter and to be fixed at ceiling level and slope of roof.
Straps to extend over min. 3no. rafters/ceiling joists at gables with solid noggings under.

150mm thick glasefibre quilt roof insulation laid between ceiling ties.

Bytons ref CV450 over fascia ventilator strip to give equivalent of 10mm wide clear vent gap.
1no. 225x150mm fascia board.
50mm sloping soffit.
Soffit projection approx. 250mm. o/a.

50x100 wall plates.
Slate or brick seal to tops of cavities.

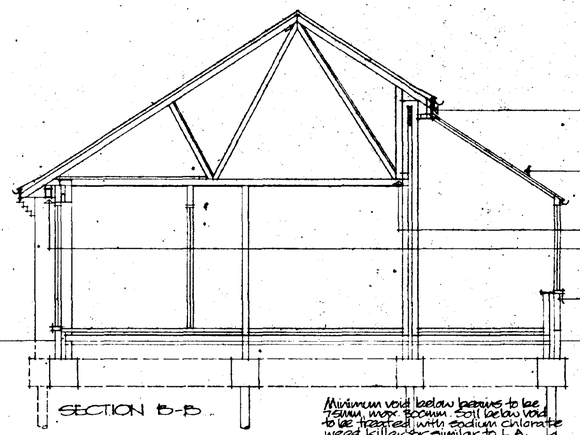
Suspended timber floors constructed of 18mm thick T and G. flooring grade chipboard (bathroom to be 18mm T and G. flooring grade plywood with silicon filled joints on 65x195 joists at 450mm cts. over lounge and 50x195 at 400mm cts to remainder. Herringbone or solid strutting to centre of joist span.

1 No. type L1/1070 steel lintels to all openings except where otherwise stated (a universal arch formers to be installed to fire openings.
Lintels to be installed to manufacturers recommendations.
Cavity tray d.p.c. installed above lintels where not protected by eaves overhang.

Bolton and Paul standard timber window frames fitted with trickle ventilators to give min. 4000mm² clear ventilation per room. All windows to be double glazed and glazing to comply with part 'N' of building regulations (safety glass).

215mm thick brick sleeper walls to have d.p.c. below walls and floor joists. Cross ventilation to be maintained (min. 1500mm² per metre run of wall.)

Hot water pipes to be insulated with insulation material of thermal conductivity not greater than 0.045 w/m.k and thickness of pipe outside diameter (max 40mm thick dr insulated to BS 5422).
Cold water pipes to be insulated to similar standards where not otherwise suitably protected.



SECTION B-B

Code 4 lead flashing from behind fascia board and dressed onto roof of conservatory.
Raised cill section between top of conservatory roof and underside of eaves.

Conservatory formed of UPVC framing with double skin polycarbonate roofing and sealed double glazed units to sides in safety glass where within 800mm of floor level and to doors.

Horn to gavanail roof truss built into wall.

1 No. 100x150 bar lintel under wall plate to front entrance recess.

Facing brickwork to both sides of this section of cavity wall.

Floors constructed of 60mm thick lightly reinforced sand/cement screed on 50mm S.D.1 grade Jablite expanded polystyrene insulation on 1200 gauge polythene d.p.m. on 65mm topcrete/prestressed beams with infill of 100mm thick concrete blocks with min. strength of 3.5 N/mm² and maximum self weight of 1.95kg/m². 500 gauge Visqueen vapour check to be installed between screed and insulation.

18kw - 17kw (44.500 - 58.000 btu/hr) (to be confirmed) gas fired boiler with flue terminating in ridge terminal for hot water and central heating.
Provide ducted ventilation from external air to boiler at min. 450mm² per kw of appliance input rating exceeding 7kw. *
Flue pipe to be at least 25mm from any combustible material.
Quarry tile hearth to boiler.

Fully insulated hot water cylinder in linen cupd with 3kw immersion heater with off peak option.
Hot water system to be open vented type. Hot water cylinder and fittings to be controlled by thermostatic valves/cylinder stat.

* Ventilation to boiler to be taken through floor structure into void under with suitable grille with flyscreen.

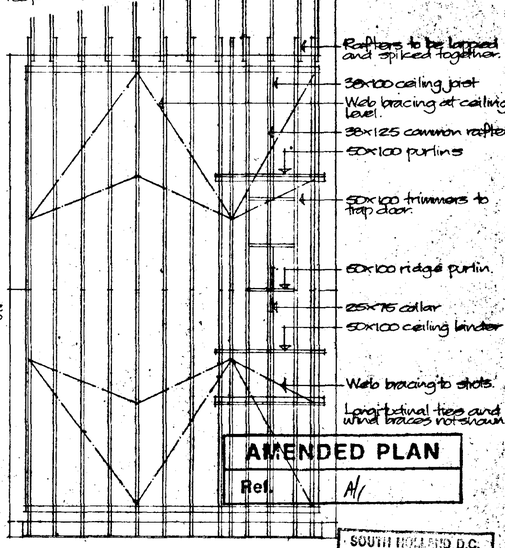
Minimum void below bearings to be 75mm, max. 900mm. Soil below void to be treated with sodium chlorate weed killer (or similar to L.A. requirements.
Refer to structural engineers drawings/calculations for details of reinforced ring beam/piled foundations.

New stud partitions at first floor between stairwell/linen cupd and stairs to be formed of 50x75 studs at 400mm cts clad both sides with 12.7mm plasterboard and skim.

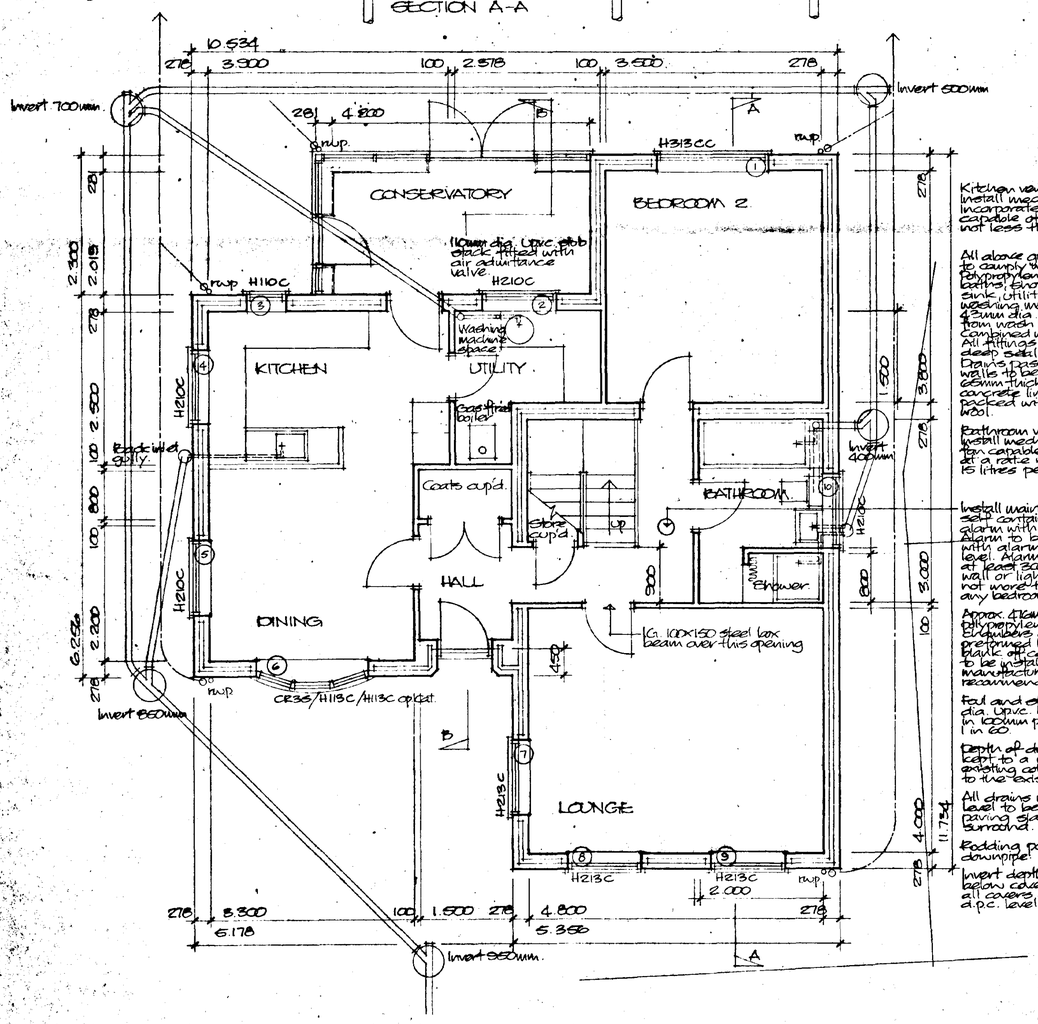
Ridge terminal to gas fired boiler flue.
Flue pipe to be double skin insulated type to comply with BS 5440 part 1 1976 & part 2 1976. Inside of flue to be of at least 25mm thick combustible material.
Roof up section all roof construction between diagonal truss roofs formed of 50x100 rafters and ceiling joists at 450mm max. cts. with 50x100 trimmers to roof access hatch.

Single stack 110mm dia. soil and vent pipe within duct.

Timber staircase to have total rise of approx 2.600 with 14 risers at 200mm with 225mm treads. Handrail to be 900mm high to stairs and landing. Balustrade to have max. 99mm gaps with vertical balusters.



ROOF STRUCTURE LAYOUT



Kitchen ventilation:
Install mechanical extract fan incorporated in cooker hood capable of extracting at a rate not less than 30 litres per second.

All above ground drainage to comply with BS 5572 Polypropylene waste from baths, bathroom suite, kitchen sink, utility sink and washing machine to be 43mm dia. with 38mm dia. from wash basins. Combined wastes 50mm dia. All fittings to have 76mm deep seal traps.
Drains passing through walls to be protected by 450mm thick prestressed concrete lintels and to be packed with mineral wool.

Bathroom ventilation:
Install mechanical extract fan capable of extracting at a rate not less than 15 litres per second.

Install mains operated self contained smoke alarm with battery back up. Alarm to be interconnected with alarm at first floor level. Alarms to be installed at least 300mm from any wall or light fitting and not more than 3.000 from any bedroom door.

Approx. 47mm dia. polypropylene inspection chambers complete with pre-formed bottoms with blank off caps where req'd to be installed to manufacturers recommendations.

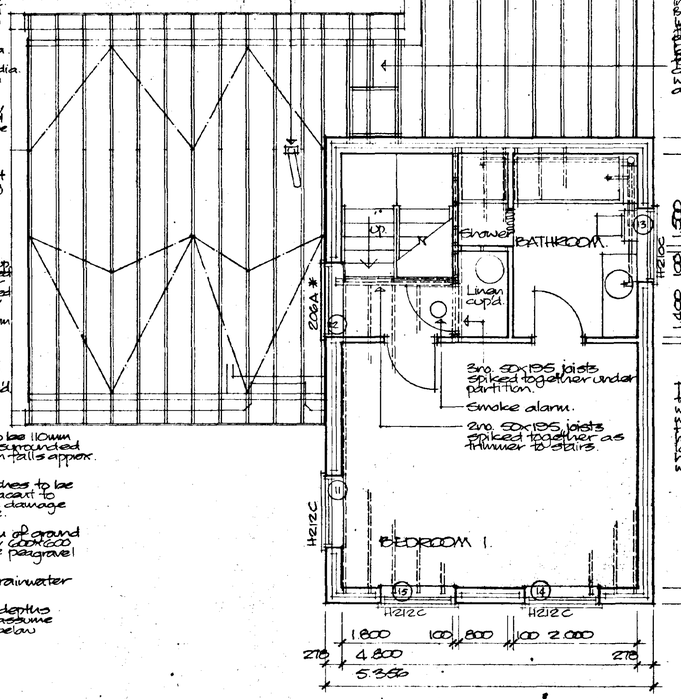
Foul and storm drains to be 110mm dia. UPVC. bedded and surrounded in 100mm pea gravel with falls approx. 1 in 60.

Depth of drainage trenches to be kept to a minimum adjacent to existing cottage to avoid damage to the existing structure.

All drains within 600mm of ground level to be protected by 600x600 paving slabs laid above pea gravel surround.

Rodding point to each rainwater downpipe.

Invert depth shown are depths below cover level and assume all covers are 150mm below d.p.c. level.



* Window to landing has additional central mullion to match general window design.

GROUND FLOOR LAYOUT

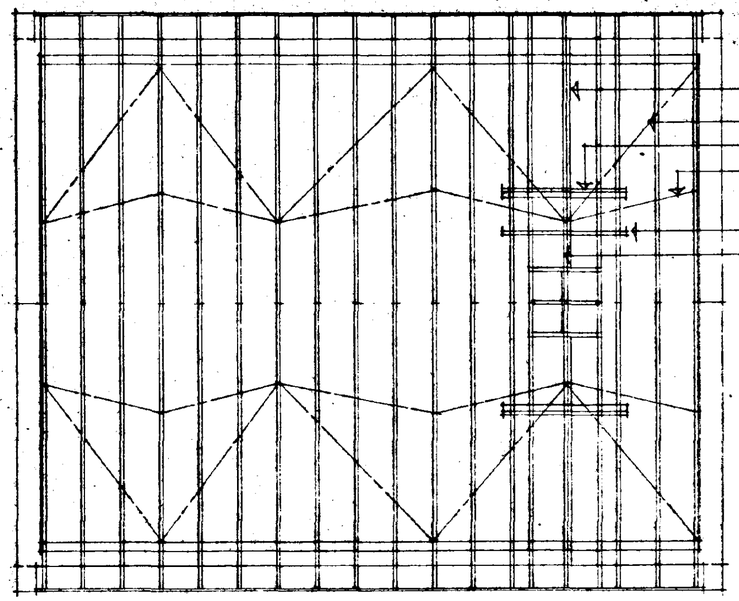
FIRST FLOOR LAYOUT/ROOF STRUCTURE

PLANS AND SECTIONS
PROPOSED DWELLING AND GARAGE
THORNEY ROAD, CROWLAND.
FOR P. STANIFORTH ESQ.

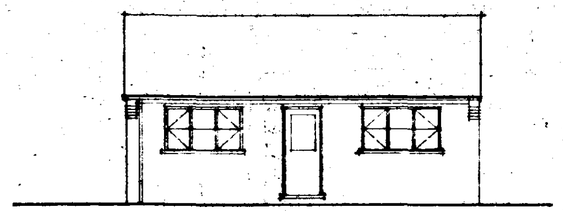
Scale 1:50 June 94.
Revised July 94 building regs.
Revised August 94

AMENDED PLAN
Ref. A/

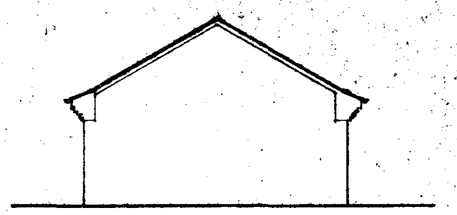
SOUTH HOLLAND D.C.
PLAN DEPT.
26 AUG 1994
REF. 01508/STA



ROOF STRUCTURE LAYOUT

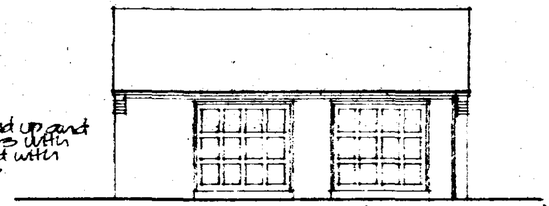


REAR ELEVATION

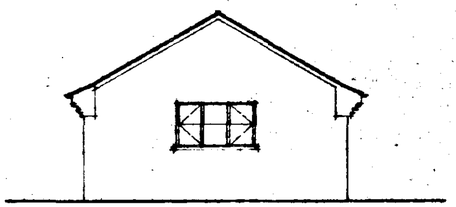


SIDE ELEVATION

Hardwood panelled up and over garage doors with top panels glazed with laminated glass

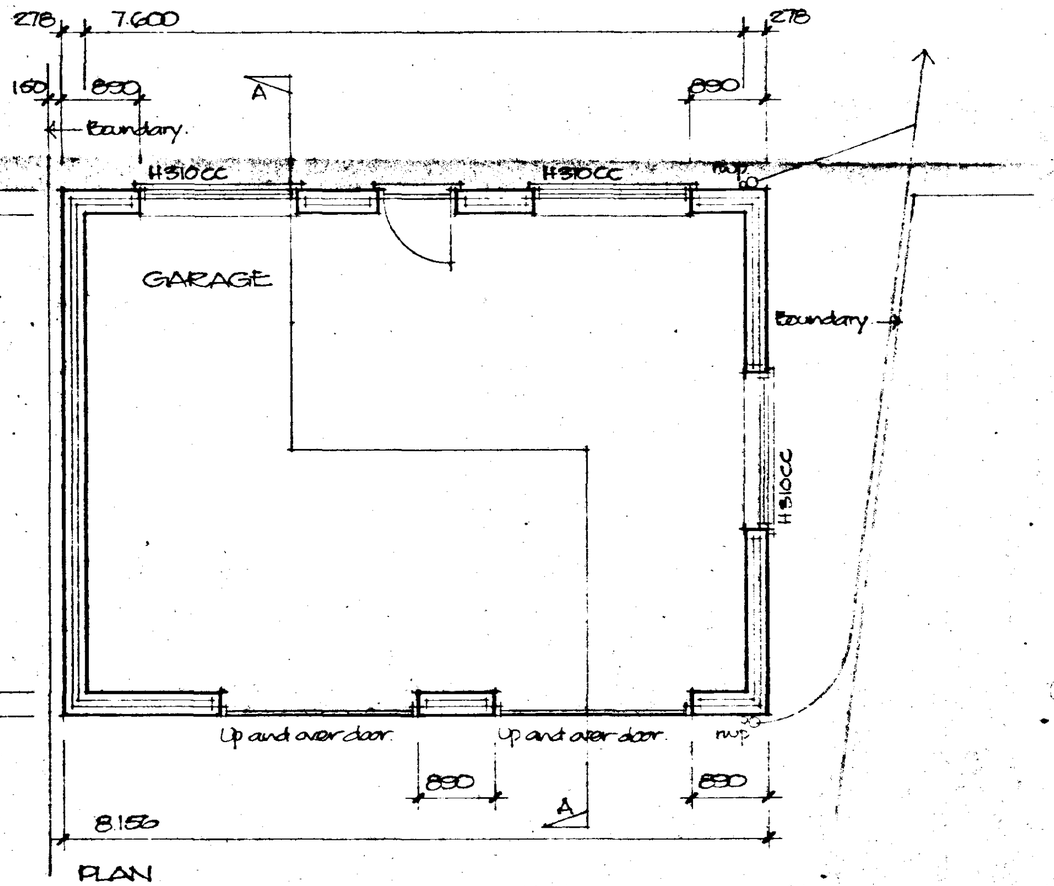


FRONT ELEVATION (SOUTH STREET)

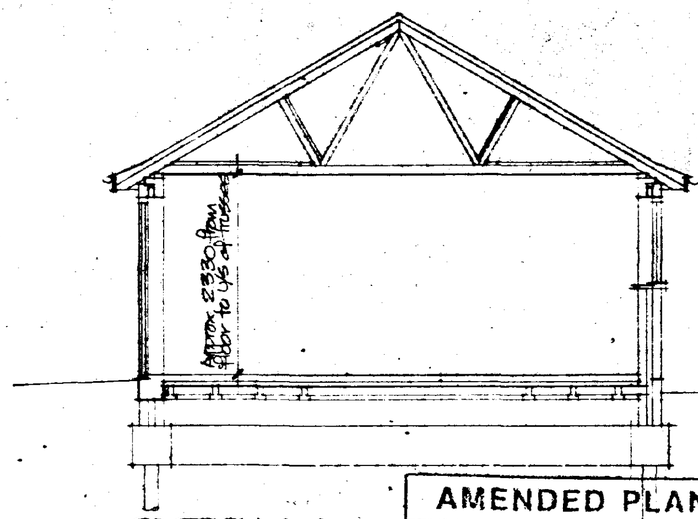


SIDE ELEVATION

Note: External finishes of garage all to match proposed Bungalow.



PLAN



SECTION A-A

Note: Construction of garage to be generally as bungalow except where otherwise stated.

Roof construction and finishes all as bungalow.

Insulation to roof all as bungalow.

Ceiling finish and construction to be as bungalow.

Eaves construction to be all as bungalow.

2134x1981 up and over garage door

Cavity wall construction to be as bungalow.

Floor construction to be as bungalow except floor screed to be thickened to 75mm with light reinforcement

Refer to structural engineers drawings/ calculations for details of reinforced ring beam/ piled foundations

AMENDED PLAN

Ref. A1

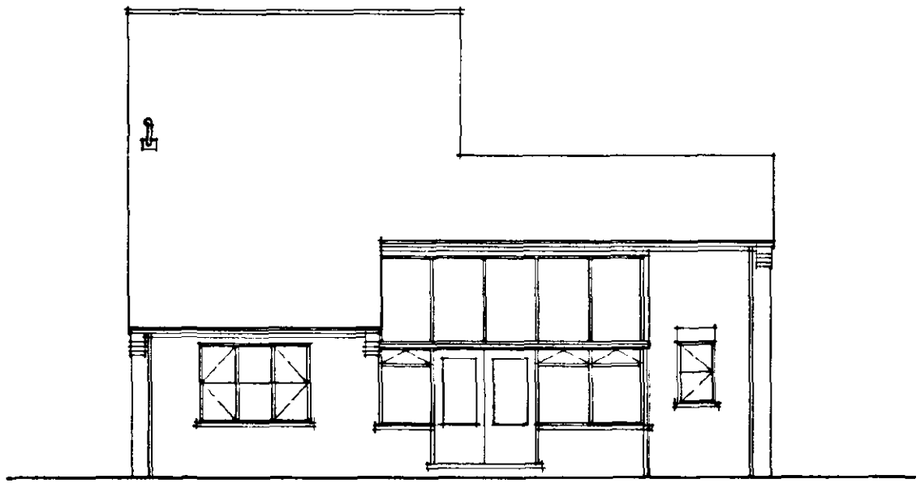
SOUTH HOLLAND D.C.
PLAN DEPT.
26 AUG 1994
REF. 0605 | S4

GARAGE PLAN, SECTION AND ELEVATIONS

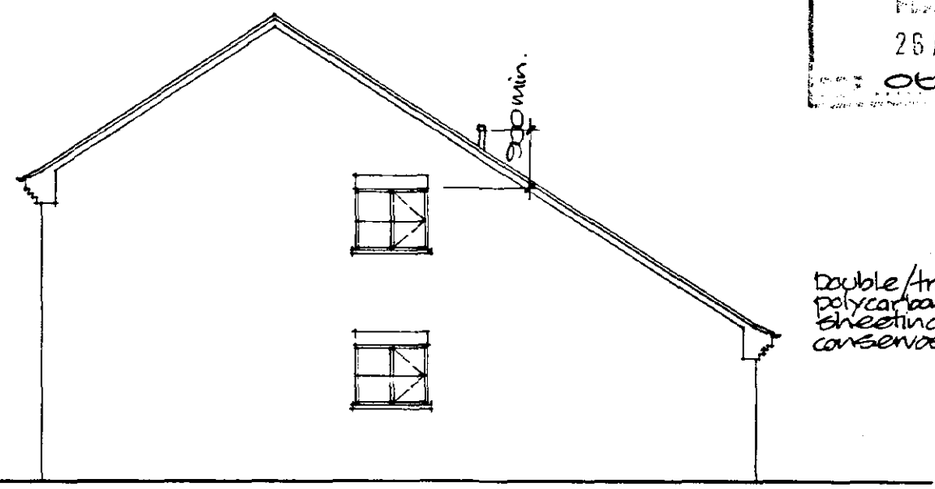
PROPOSED BUNGALOW AND GARAGE
THORNEY ROAD, CROWLAND.
FOR P. STAINFORTH ESQ.

Scales 1:50 & 1:100 Dec. 93

Revised June 94
Revised August 94



REAR ELEVATION



SIDE ELEVATION

PLAN'G DEPT.
26 AUG 1994
0608/94

Double/triple skin tinted polycarbonate translucent sheeting to roof of conservatory.

AMENDED PLAN
Ref. A/1



FRONT ELEVATION



SIDE ELEVATION.

Marley Monarch slate roof finish colour slate grey.

215mm brick arches to 5no window openings. 75mm rise to centre of arch.

Multi red rustic facing bricks. Type of brick to be agreed with L.A. planning officer on site before work starts.

Brick on edge to eaves, approx. projection 25mm.

ELEVATIONS

PROPOSED DWELLING AND GARAGE
THORNEY ROAD, CROWLAND.
FOR P. STANIFORTH ESQ.

Scale 1:100 June 94.
Revised August 94