

DETERMINED
PLAN

SHDC
Planning & Development
29 AUG 2002
Ref H02/0975/02



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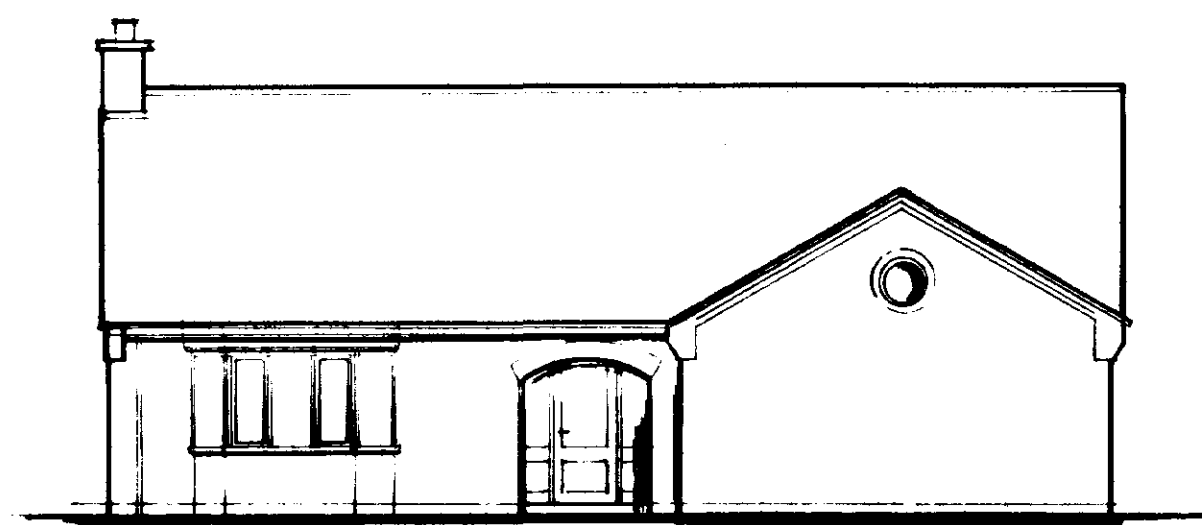
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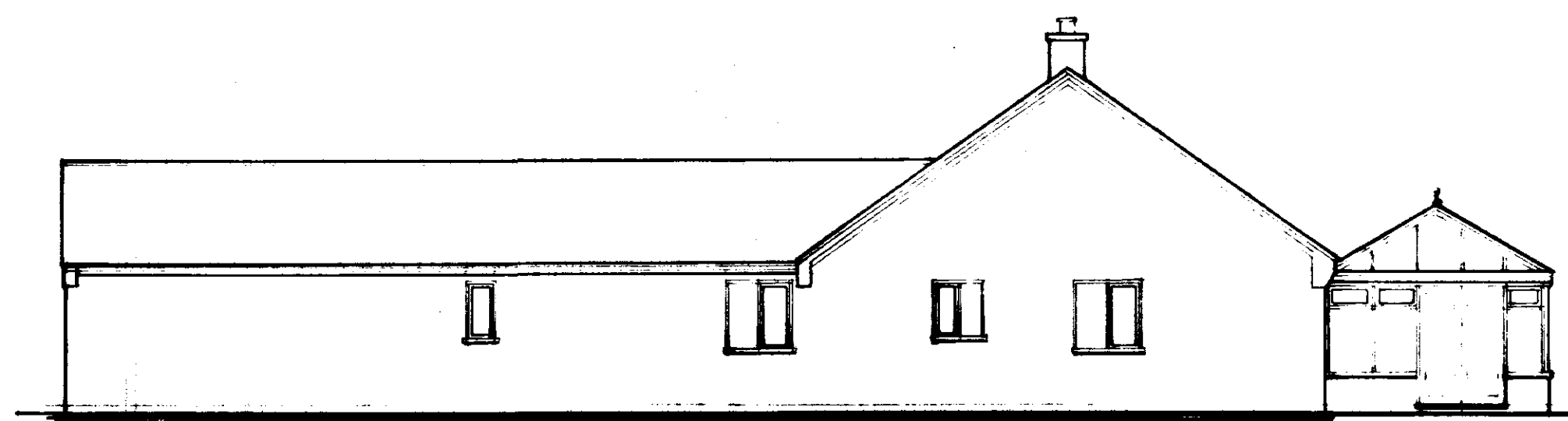
ARCHITECTURAL DESIGN SERVICES.

3 Newgate Road, Tydd St. Giles
Wisbech, Cambs, PE13 5LH.

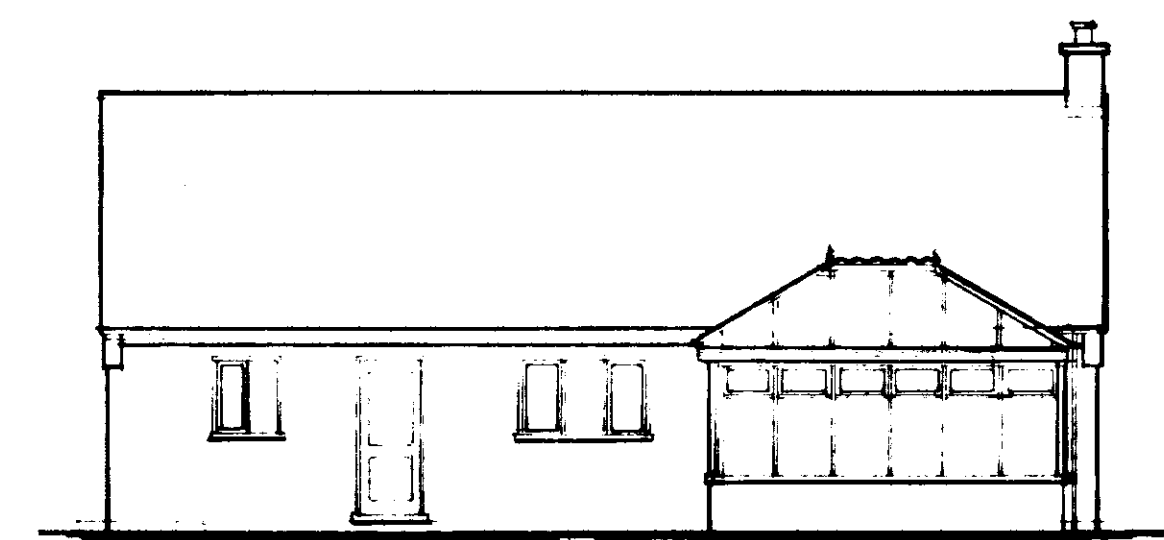
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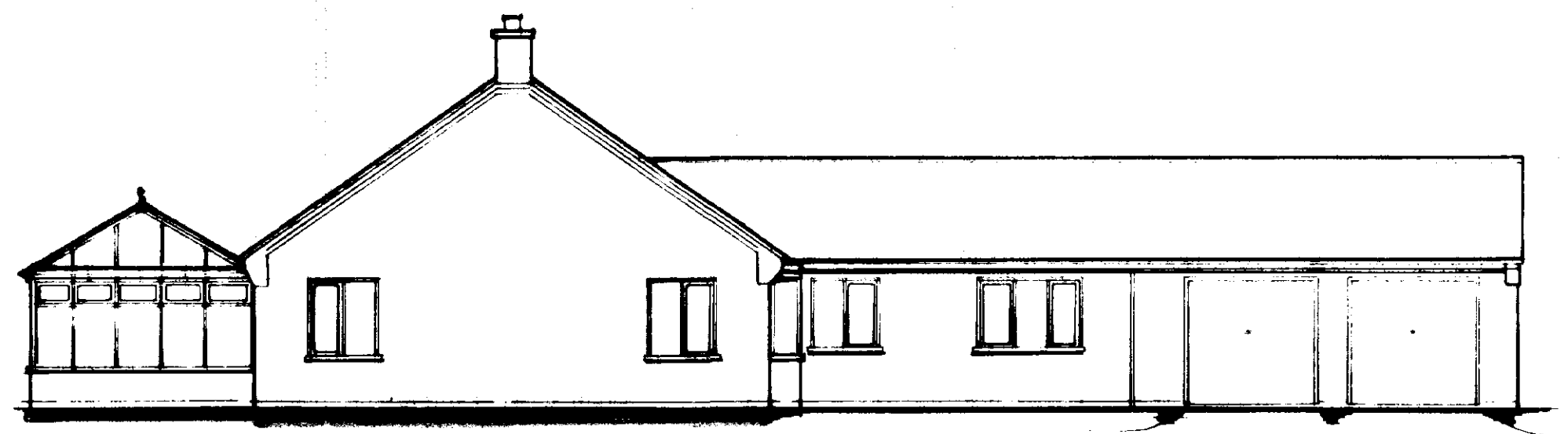
FRONT ELEVATION.



SIDE ELEVATION.



REAR ELEVATION.



SIDE ELEVATION.

**DETERMINED
PLAN**

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29 AUG 2002
Ref: H02/0975/02

Planning Issue

**Architectural
Design Services.**

S.J. Thrower.

3 Newgate Road, Tydd St Giles, Wisbech, Cambridgeshire.
Tel: 01945 870022.

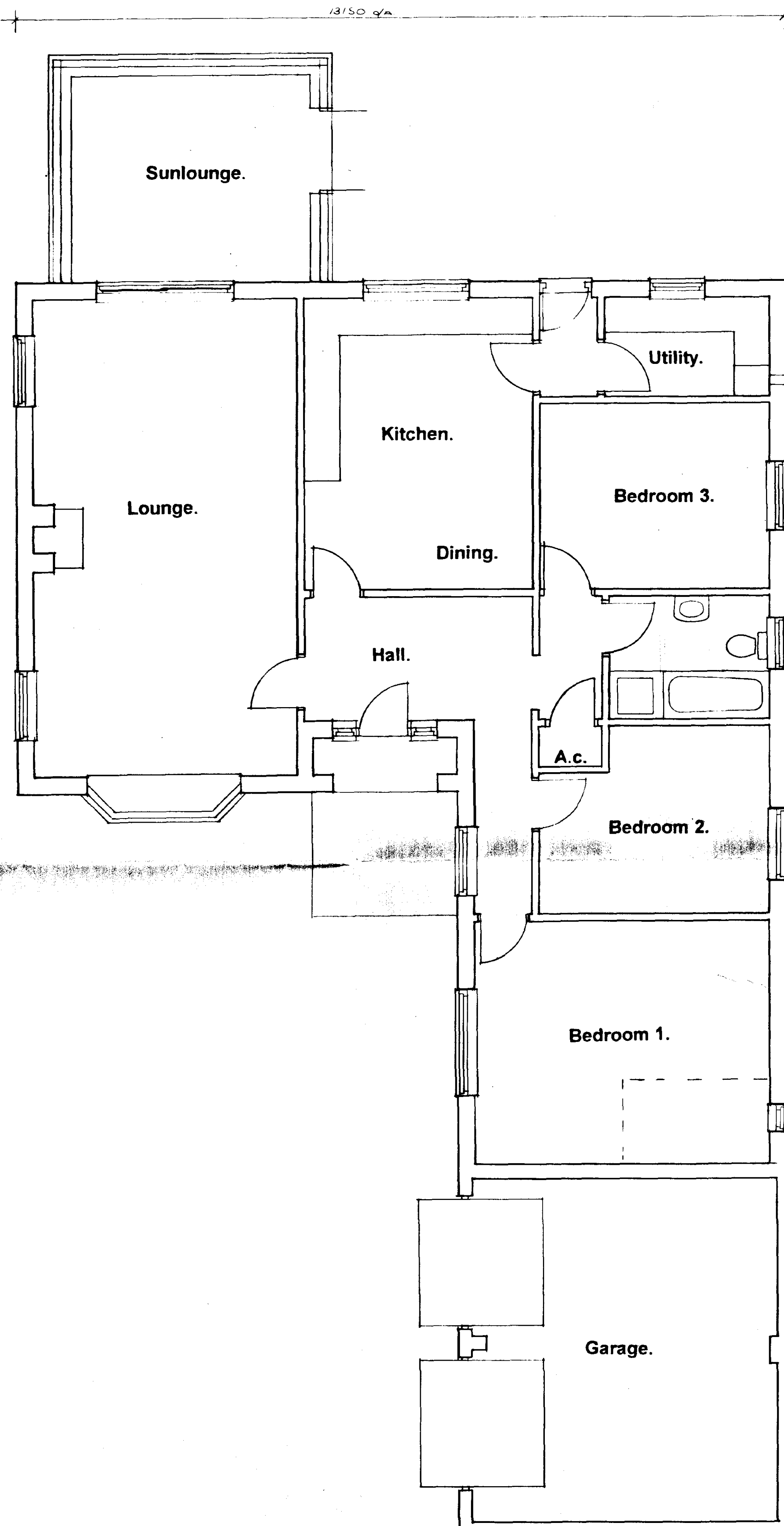
**Proposed Bungalow and
Garage,
Adj No.3 Clutton's Close,
Crowland.**

For. R.V.Evans.

ELEVATIONS.

Scale 1:100.	Date Aug 02.	Drwn. S.J.	Chkd. ~
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Drwg no. SH/86702. SHEET 2 of 3.



FLOOR LAYOUT.

**DETERMINED
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SHDC
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29 AUG 2002
Ref HQ/CA75/CQ

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For. R.V.Evans.

General Arrangement Plan.

Scale 1: 50. 1:100.	Date Aug 02.	Drwn ST	Chkd ~
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Drwg no. SH/86402. SHEET 1 of 3.

Harvest Lodge.

AMENDED PLAN

Ref.

SHDC
Planning & Development

24 OCT 2002

Ref 0915/02

Ex Garage.

PROPOSED BUNGALOW

**DETERMINED
PLAN**

No.3

BUILDING
AS EX BUNGALOW
OR 2 MTs.

Adj Dwelling.

Ex Drive.

Turning Area.

DRIVE.

Ex Tree Seedling removed.

Verge area.

Clutton's Close.

Landscaping Schedule.

Tree Planting
Species.

M.A. - Mountain Ash.
S.B. - Silver Birch.

1.8mt Close Boarded Fence. A,B,C.

Ex 1.8mt Close Boarded Fence/Wall C,D.

Post and Rail along frontage at rear of verge

Drive/Parking - Gravel/Paved.

Front and Rear Garden - Turf or Seeded

Paths to Clients Choice to be confirmed

~~A. BUILDING LINE REVISED.~~
Planning Issue.

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For. R.V. Evans.

SITE PLAN.

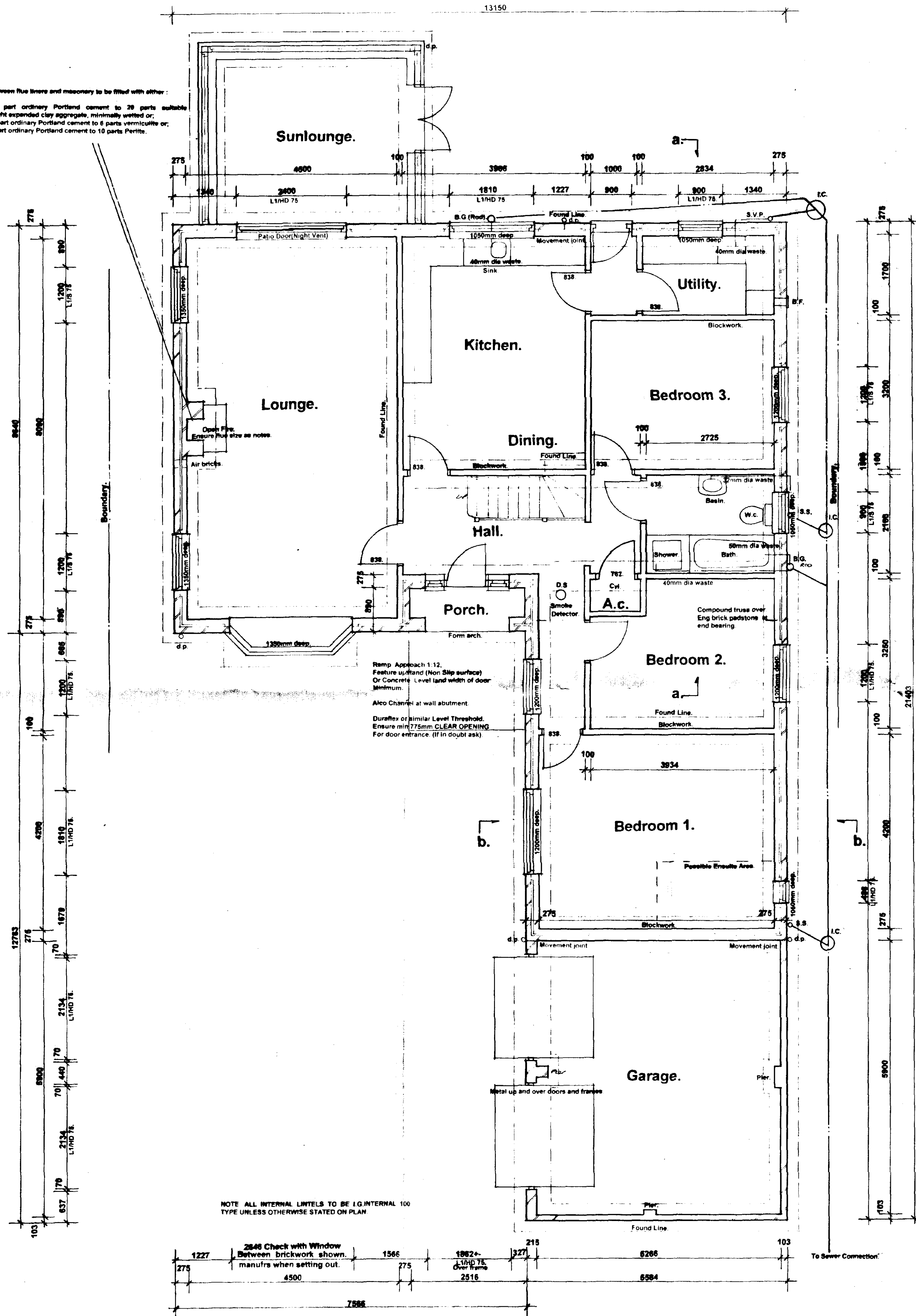
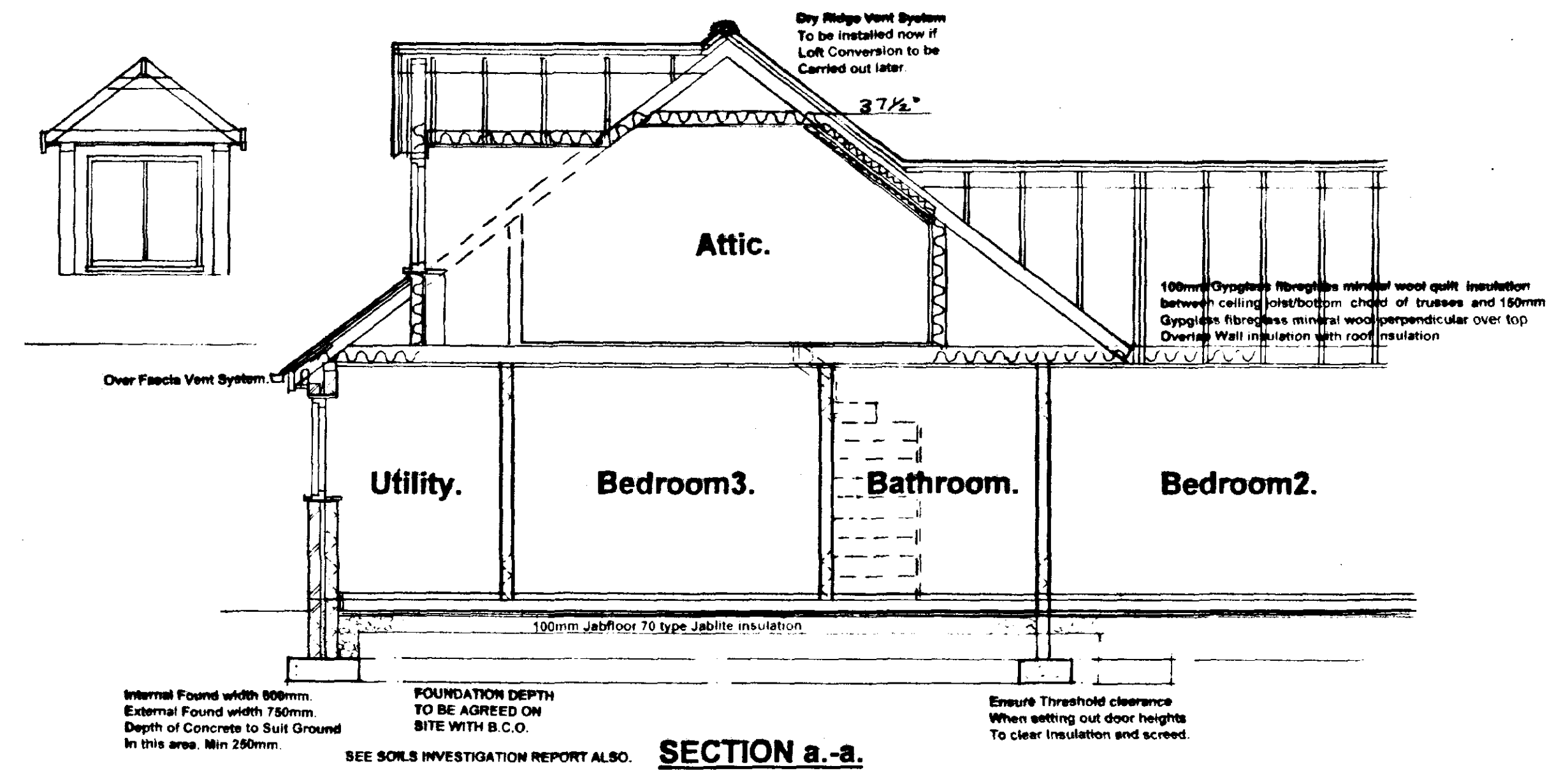
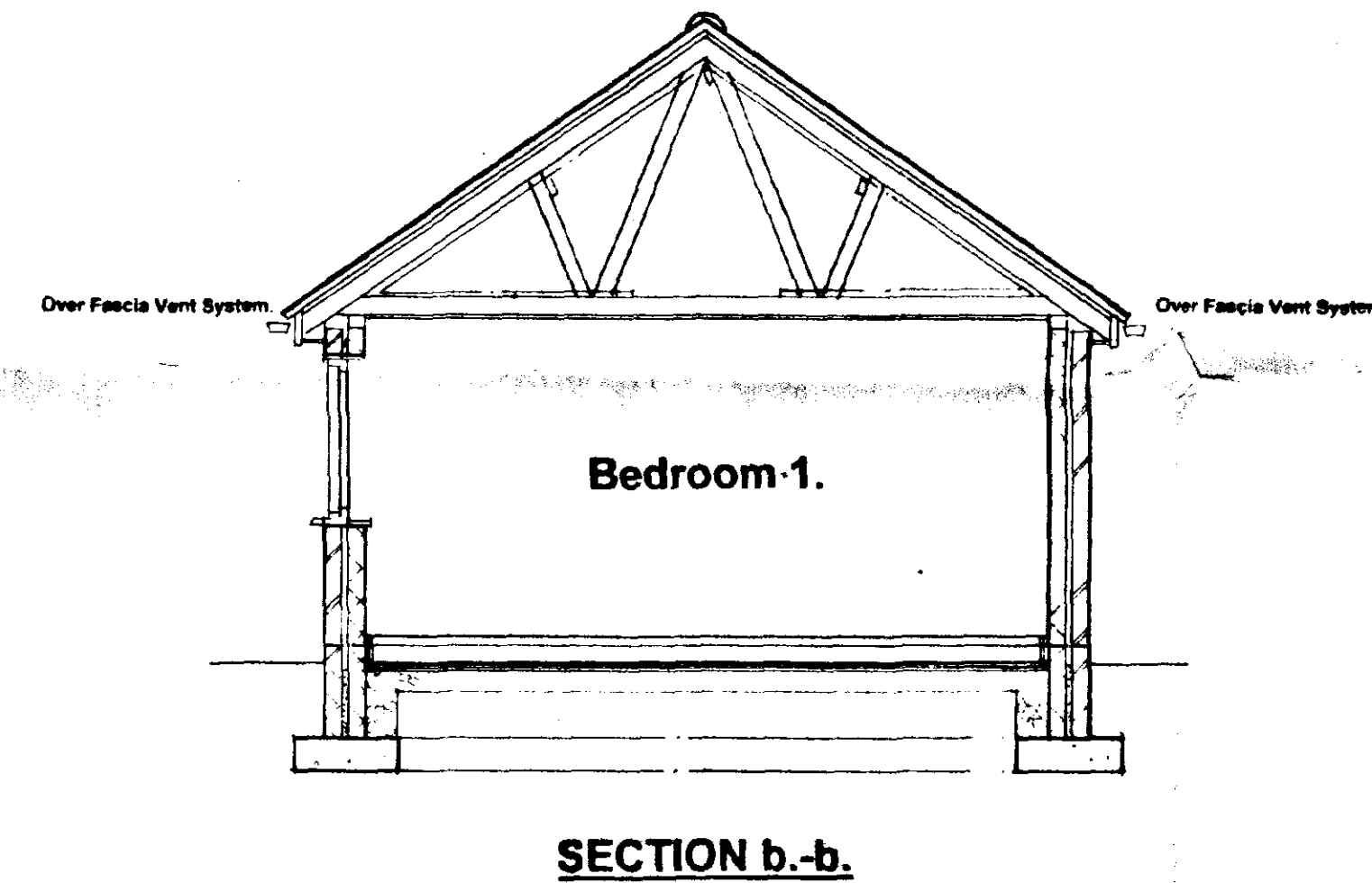
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Drwg no. SH/86502. SHEET 3 of 3.

SITE PLAN

Void between flue liners and masonry to be filled with either:
 a) One part ordinary Portland cement to 20 parts suitable lightweight expanded clay aggregate, minimally wetted or;
 b) One part ordinary Portland cement to 6 parts vermiculite or;
 c) One part ordinary Portland cement to 10 parts Perlite.

GENERAL NOTES TO APPLY ALSO.



PLANNING REVISED.
 Dormers Added.

REVISIONS

A.1 Soil Investigation to be carried out by Client when work commences.

J.1 Plan Amended regarding flue liners.

L.1 S & P Rating to be carried out by Elmhurst before occupation of dwelling.

M.1 W.C. Door now to open outwards. Plan negative amended.

BUILDING REGS ISSUE. A.
 Planning Issue.

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Scale 1:50, 1:100, Aug 02, J, ~

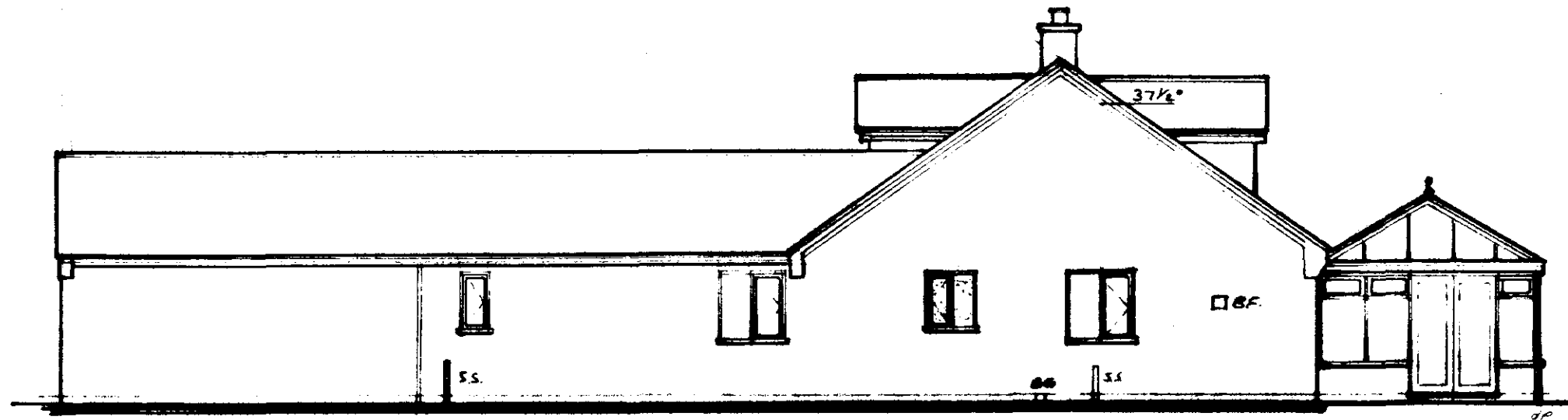
Drwg no. SH/86402. SHEET 1 of 3.

AMENDED PLAN
 Ref. A2

SH/86402
 Planning & Building
 27 OCT 2003
 Ref 0975/02



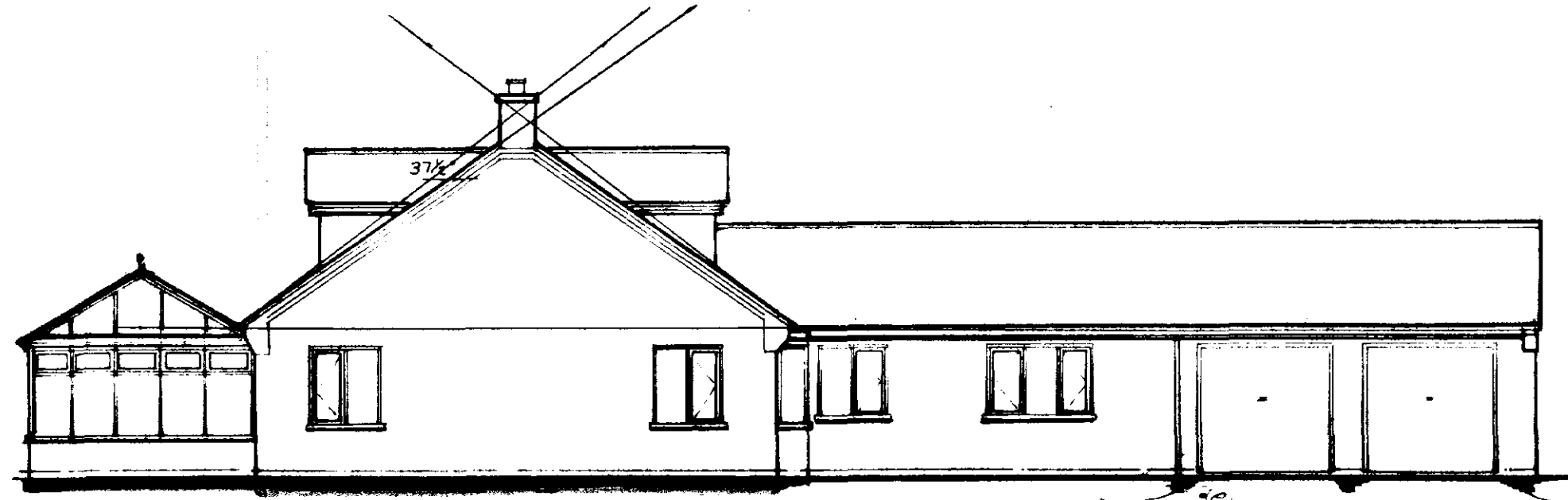
FRONT ELEVATION.



SIDE ELEVATION.



REAR ELEVATION.



SIDE ELEVATION.

STORM DRAINAGE.

Fit 112mm dia h.r. rainwater gutters at 1:500 falls or level depending on length etc (shown on elevations) & 68mm dia upvc downpipes to BS 4576 Part 1: 1989 & strictly to the manufacturers instructions or equivalent. Gutter brackets at 2mt c-cs. & necessary outlets and stop ends etc. Downpipes to be secured using the necessary proprietary clips and all the necessary offsets and swan necks etc. Downpipes to be connected into Underground drains via adaptor. Underground drains to be 100mm dia Hepworth Superseal or Osmo uPVC 110mm dia. or sim approved), with flexible joints laid on 100mm pea gravel and min 150mm surrounds lead to Falls of 1:100 run to 1m cubic rateable filled cesspools min 5m from building & boundaries. Fill soakaway hole with rubble to within 450mm of ground level overlaid with polythene sheet and backfilled to ground level with topsoil. All work carried out to BS 8361:1985. Provide access rodding points as shown on plan at change in directions. ALL EXISTING DISCHARGES & SOAKAWAYS TO BE INVESTIGATED/REDEPOSITED WHEN WORK COMMENCES. ENSURE NO LIVE DRAINS EXIST BENEATH PROPOSAL.

SOIL DRAINAGE.

Underground drains to be as Storm Drains above with falls of Min 1:80 and Max 1:40. Fall of drains from gutters to be 1:40. Drains running through walls to have Fire stressed concrete lintels provided over. Provide min 50mm space around, filled with compressible material, opening to be masked with durable rigid sheet to prevent the ingress of fill or vermin or a length of pipe (as short as possible) built in with joints as close as possible to the wall face (within 150mm) and connected to rocker pipes with a length of at most 600 mm and flexible joints. A drain trench should not be excavated lower than the foundations of any building nearby unless either where the trench is filled with concrete up to the lowest level of the building or where the trench is further than 1mt from the building, the trench is filled with concrete to the level below the lowest level for the building equal to the distance from the building, less 150mm.

Where flexible pipes are not under a road and have less than 0.6m cover they should where necessary have concrete paving slabs laid as bridging above the pipes with at least 75mm of granular material between the top of the pipe and underside of the slabs. Where flexible pipes are under the road and have less than 0.9m cover reinforced concrete bridging should be used instead of paving slabs or a reinforced concrete surround.

Provide roddable access to all bends and junctions. Lowest connection to S.v.p. min 450mm above adjacent drain invert. Min fall 1:40. Install inspection chambers. If less than 600mm deep & with max one branch per use use 250mm dia. Bluebird type Upvc I.C. or Hepworth 225mm dia vitrified clay I.C. Chambers 600mm to 1000mm deep use Osmo 450 Dia polypropylene on 100mm granular or concrete bed. (or Hepworth). Inspection chambers over 1000mm deep 1200 x 750mm on 150mm C20P concrete base with 215mm Class B engineering brick walls with a grade B medium duty cover unless stated. Access to inspection Chambers over 1.2mt deep to be restricted. Lightweight inspection chamber covers to be screw down type. Run drains to Sewer Connection to Water Authorities satisfaction. All drains to be tested to Local Authorities satisfaction and BS 6301.

SOIL WASTES ABOVE GROUND.

Install 110mm dia upvc S.v.p. to head of drain terminating min 900mm above nearest opening window with durable cage cover 75mm dia above roof or terminate via a ridge vent. W.C. wastes int110mm dia upvc. Bath waste in 50mm dia upvc. Sink, Shower, washing machine wastes in 40 mm dia upvc. Washing machine to have necessary upstand trap @ sink wastes in 32mm dia (or 40mm if required). Wastes exceeding 1.7mts in length to have anti-vac traps fitted. Wastes not exceeding 1.7mts in length to have 75mm W.Traps fitted. Provide shower on raised plinth to allow access to shower trap (75mm). Provide trapped gully (as indicated on floor plans). Kitchen and Utility wastes to have bottle gullies fitted with roddable access etc. install substacks as shown with screw down sealed cap or air admittance valve as indicated on plan. Sockets to both S.v.p.s and Substacks to be min 450mm above drain invert. Bend at foot of S.v.p. to have min radius of 200mm at the centre line.

FOUNDATIONS.

Concrete strip foundations min depth 750mm (or 1mt if soil is of a shrinkable nature) to be agreed on site with B.C.O. Any reinforcement to be incorporated as sections. Any irregularity in subsoli filled ground to be reported to Agent /B.C.O. for remedial advice or seek the advice of a Chartered Structural Engineer. Foundation width shown on floorplan layout. Widened founds around chimney breast. CONCRETE GEN 3 Concrete (unless stated otherwise). Concrete to BS 5228, BS8110. Aggregates BS882.

FLOOR.

150mm blinded and consolidated hardcore backfilled and rammed to internal foundations, compacted in 225mm layers. 1200g polythene d.p.m. linked to wall d.p.c. Min 150mm d.p.m. laps. Lay 100mm Jableite 70 type Jableite insulation over polythene with the joints taped and perimeter upstand all in accordance with the Manufacturers specification. Perimeter insulation to be installed to manufacturers details which does not penetrate through the screed. Clarify on site.

NOTE: POLYTHENE D.P.M. MAY BE LAID ON TOP OF JABLEITE IF AGREED BY B.C.O. INSPECTORS. 100mm site concrete (GEN 4 Grade or RC 30 where reinforcement is incorporated) 65mm sand/foamscd screed. All new and existing floors to be level. Take out existing brickwork in new opening down to invert of hardcore level on site please ensure profiles are checked against dimensions ordered etc. Glazing laminated or toughened glass to BS5206, Class B in the following critical locations. WINDOWS 800mm or less above floor level, within 300mm of a door and 1500mm or less above floor level. DOOR 1500mm or less above floor level. EXCEPTION: small panes maximum 250mm wide not exceeding 0.5m2 may be 6mm annealed glass. All windows and doors to be draughtproofed. All doors to be double glazed. Bow and bay windows to have G.R.P. Canopy or lead Canopy over.

JANUARY INTERNAL.

Standard mouldings, architraves and skirtings to Clients choice/specification.

TIMBER.

All timber to be SC3 Grade

CEILINGS.

12.5mm plasterboard ceilings throughout to BS 1230 and installed to manufacturers details. Support all joints and edges of boards with timber noggins. Tape all joints. Arter and cove finish to Clients requirements. Ensure boards are lapped perpendicular to joint span and joints staggered and fixed at min 150mm c-cs.

INTEGRAL GARAGE CEILING.

Install 12.5mm FIRELINE board or 2 layers of 12.5mm Wallboard with joints staggered/sealed and supported at edges or 1 layer with at least 5mm skim finish.

SMOKE DETECTION.

Mains operated self contained smoke alarms to BS 5446: Part 1 are installed in circulation area within 7000mm of doors to high risk rooms and within 3000mm of bedroom doors. Where more than one alarm is installed they should be interconnected so that detection of smoke by any unit activates the alarm in the others. At least one alarm alarm to be installed to each storey containing accommodation and all to be interconnected. Self containing smoke alarms to be permanently wired to a separately fused circuit at the distribution board. Installation to conform to IEE Regulations. Fixing of smoke alarms should be not less than 300mm from any wall or light fitting. Where wall mounted units are installed they are to be a height between 150mm and 300mm below ceiling. Occupants of property to be provided with information on the use and maintenance of the equipment or advising on suitable maintenance contractors.

ELECTRICAL.

Electrical installation to comply with the latest Edition of the IEE wiring regulations. Switches and socket outlets for lighting and other equipment should be located so that they are easily reachable. Therefore a way of satisfying the requirements would be to provide switches and socket outlets in habitable rooms at appropriate heights between 450mm and 1200mm from finished floor level. All Light fittings to Energy Efficient type.

METER BOXES.

Install to supply company requirements. Install necessary lintel and Tray d.p.c./membrane over. Fit in position as indicated or where most practical and to be min 500mm and max 1000mm above path level.

BATHROOMS (WITH OR WITHOUT W.C.) to have operable

window (no minimum size). Concrete Strip Ventilation of 4000mm sq Mechanical Extraction of 15 litres/second or Passive S.V. Where no window fitted Mechanical Ventilation to be provided with the fan having an overrun of 15 minutes and is controlled automatically or manually. Also air inlet to be provided eg. a 10mm air gap below the door. SANITARY ACCOMMODATION SEPARATE FROM BATHROOM to have operable window 1/200th of floor area or mechanical ventilation at 15 litres/second per Background Ventilation of 4000mm sq.

WINDOWS, DOORS AND GLAZING.

Windows and Doors as drawing with U.P.V.C 16mm gap Pilkington Low 'E' .05 double glazing installed. Fix windows 150mm from each end of jamb, adjacent to each opening jamb and at max 600mm c-cs. All windows to be as specified on plan as calculated for the Building Regulations etc. Any alterations to be agreed with Agent and Building Control before ordering etc. Also if windows are ordered different from plan and are not available when work commences on site please ensure profiles are checked against dimensions ordered etc. Glazing laminated or toughened glass to BS5206, Class B in the following critical locations. WINDOWS 800mm or less above floor level, within 300mm of a door and 1500mm or less above floor level. DOOR 1500mm or less above floor level. EXCEPTION: small panes maximum 250mm wide not exceeding 0.5m2 may be 6mm annealed glass. All windows and doors to be draughtproofed. All doors to be double glazed. Bow and bay windows to have G.R.P. Canopy or lead Canopy over.

SPACE HEATING AND PLUMBING.

Install Gas/Oil Fired boiler to manufacturers and heating engineers specification. Flue to be balanced flue type with cage guard cover over if lower than 2mts from ground level. Ensure min 600mm from any opening. Gas Boiler to be installed to Corrig Requirements concerning Location of flue in this instance SEDBUK 85%. I.e. Check Clearance for Rating and Type of Boiler to an opening door and window. Also below eaves and guttering and will be at least 300mm from soil and vent pipe.

INSULATION.

Install 100mm Gyproc glass fibre glass mineral wool quilt insulation between ceiling joist/bottom chord of trusses and 150mm Gyproc glass fibre glass mineral wool perpendicular over top as shown on section. All exposed pipework and ducts together with storage vessels to be adequately lagged in accordance with Part L of the Building Regulations. Flow and return pipes to hot water vessel to be insulated for at least one metre from their points of connection. Insulation to be minimum of 15mm thickness. Fit sealing strip and bolt around loft hatch. Ensure all ducts and pipework through ceiling/floor/hollow constructions or voids are sealed around.

LATERAL RESTRAINT STRAPS.

The roof structure to blockwork with Cable straps at 2mt c-cs. Prefix V.L. type straps along wall plates, 30 x 8 x 1000 long. Prefix H.L. at gable walls where rafters and ceiling joists are parallel to walls spanning over min 3 members. Pack beneath H.L. straps and wall/structural member with solid bridging noggins. Noggins to extend at least half the depth of the joist and at least 38mm thick. (Or use binder positions if B.C.O. in agreement). Screw and plug fix straps to blockwork.

GENERAL GARAGE NOTES.

Render exposed faces of lintels with lime mortar. See also Fire Door and floor/ceiling notes. Fit up and over metal door and frame to manufacturers requirements and clients choice etc. Check on size before setting out and ordering etc.

FLASHINGS.

Code 4 or 5 Step and cover lead flashings to all roofwall abutments to BS 1178 wedged into brickwork 25mm. Cavity trays in conjunction with flashings are to be installed where roof about external cavity walls and manufactured weeps to be installed at 1000mm centres (4th Perp). Colour to blend.

REVISIONS.

A1 Soil investigation to be carried out by Client when work commences

J1 Plan Amended regarding flue liners.

L1 S & P Rating to be carried out by Elmhurst before occupation of dwelling.

M3 W.C. Door now to open outwards. Plan negative amended

OPEN FIRE.

Locate fireplace on a 60mm raised hearth. (or floor slab in front of fireplace to be thickened to 125mm to form constructional hearth extending into rear of fireplace recess) projecting 500mm in front and min 150mm to sides of jambs.

A throat gathering to be installed either of pre-made type or corbelled brick smooth finished at an angle of 45 degrees to the vertical. This gathering includes throat lintel also. Lintel flue with 225mm clay rebated liners, laid socket upward to BS EN 1443: 1999. Void between liners and masonry to be filled with weak mortar or an insulating type concrete. Terminate flue as above roof as shown on elevation. Offset not less than 30 degrees to the vertical. Provide facilities for burning smokeless fuel and fastening of a fireguard. Provide ducting 100mm dia to hearth or install 2no 225mm sq airbricks to lounge, min 800sq/1mm per kw output air entry. Masonry to chimney to be min 1500 kg/m3. Fit Code 4 lead soakers and apron flashing at roof/stack abutments wedged into wall 25mm. Incorporate 2 course engineering brick d.p.c. above flashing. Information notice on the performance characteristics of hearth, fireplace or flue beginning, flue category and type of appliance that can use it. Type and size of flue liner and manufacturers name. Date of installation. Name of installers etc. This notice to be displayed next to the hearth referred to.

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L1 S & P Rating to be carried out by Elmhurst before occupation of dwelling.

M3 W.C. Door now to open outwards. Plan negative amended

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Any discrepancies should be brought to the attention of the Designers for remedial advice as soon as possible. All details shown on the drawing are based on typical site conditions for the area. No responsibility can be accepted for any abnormal conditions. Any such conditions to be reported to designer for amendments or the Professional services of a Chartered Structural Engineer to be sought.

The notes shown are mainly to cover the requirements for Building Regulations. They are not a full Specification. If materials, products & workmanship are not fully specified they are to be of the standard appropriate to the work and suitable for its purpose stated above and all work to be in accordance with good building practice and in accordance with BS9000 for Workmanship on Building Sites to the extent that the recommendations define the Quality of the finished work. All materials, products and workmanship to comply with the appropriate BS and EOTA (European Organisations for technical Approval) Standards with, where appropriate, BS or EC marks.

All materials and products to be handled/stored and used/fixed in strict accordance with the manufacturers recommendations. Arrange inspections of the works by Building Control Officer (B.C.O.). Obtain Completion Certificate and forward to Employer/Owner.

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NOTE:

CLIENT TO CONSULT NEIGHBOURS REGARDING PARTY WALL ACT ETC.

PLANNING REVISED.

REVISIONS: BUILDING REGS ISSUE: A. Planning Issue

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