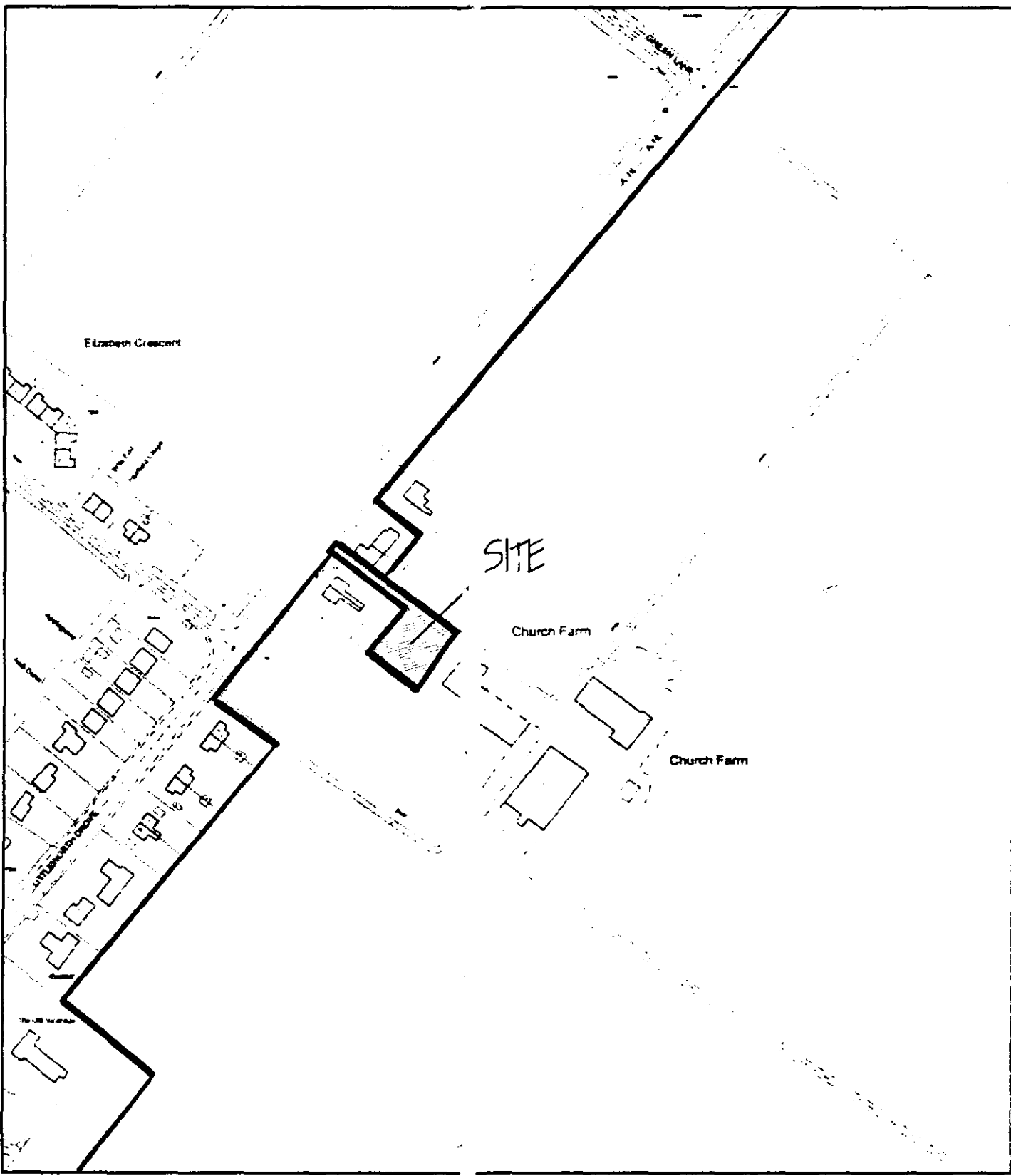




LOCATION F - AN

SUNRISE

LANDSCAPING, TREE AND SHRUB PLANTING

To all boundaries provide good grade timber post and rail fence

All new trees are to be a variety of the following :-

SILVER BIRCH (BETULA PENDULA) FEATHERED

HAWTHORN (CRATAEGUS LAEVIGATA) FEATHERED

WHITE BEAM (SORBUS ARIA) FEATHERED

BEECH (FAGUS SYLVATICA) FEATHERED

all planning to be in accordance with BS 4428:1989 and BS 4428:1989

all persons to be in accordance with 15-20:1209 and after 15:1209

all trees to be planted with minimum 600mm plastic mulch mat and to be staked, tied and tubed

1/ 5 to 1/ 2 bag of pear tree and shrub planting compost to be incorporated into backfill for each tree hole

NOTE - DRIVE TO BE BLOCK PAVING

MATERIALS -

Tiles - Sandsoft Terracotta concrete interlocking single pantil

Bricks - Kempston Northumbrian dark blend.

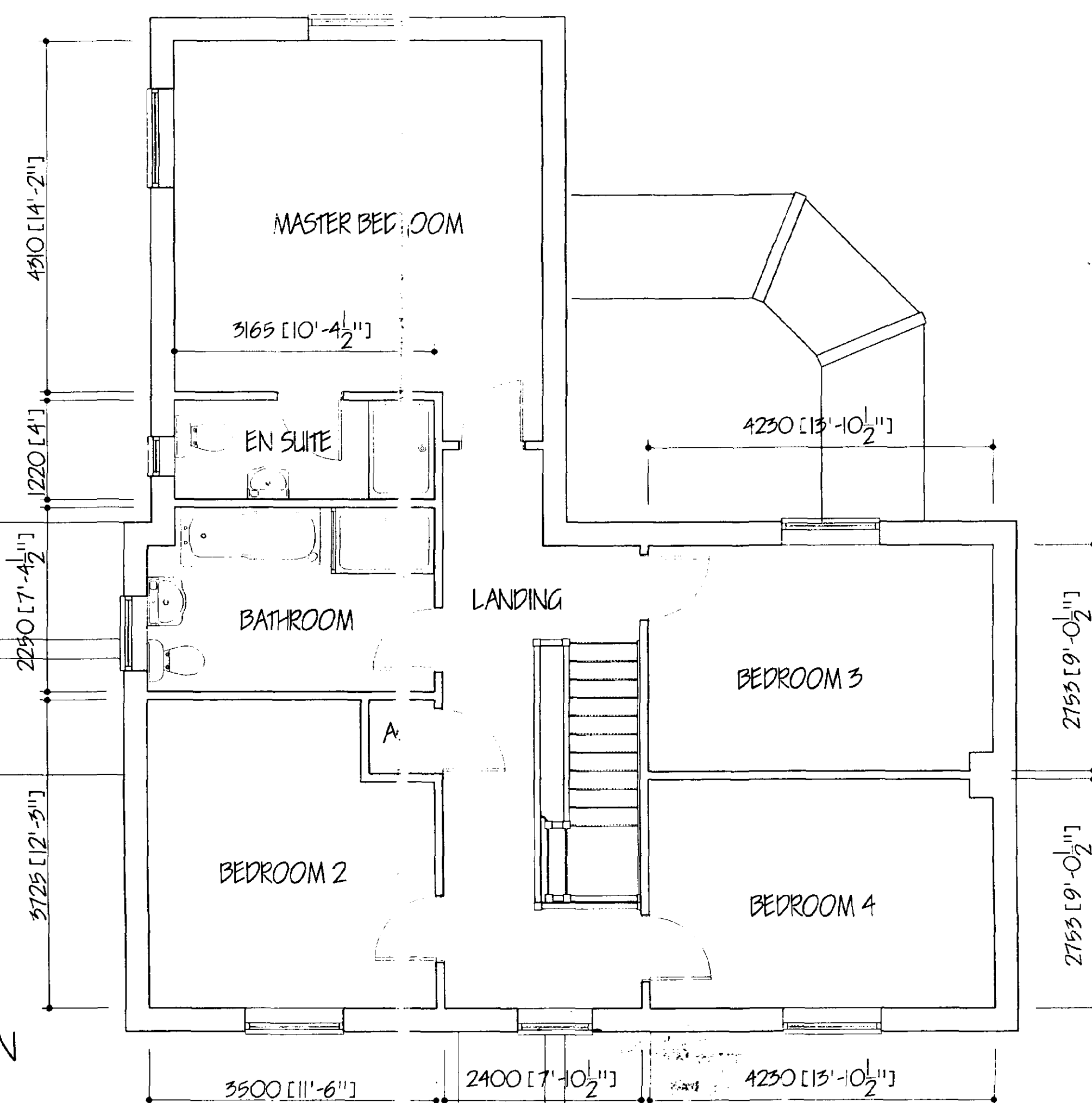
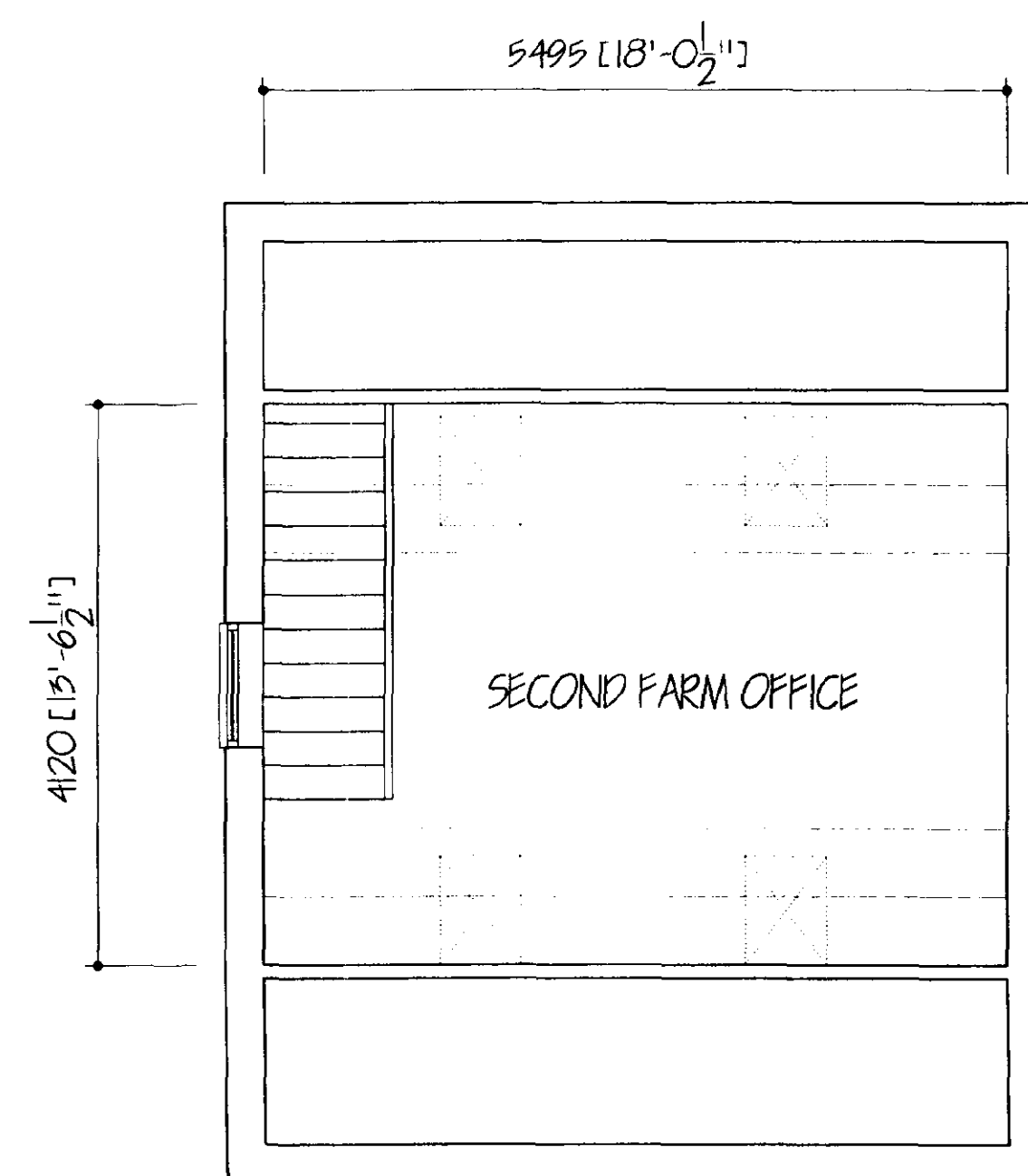
DETERMINED
PLAN

SHDC
Planning & Development
- 4 MAR 2002
Ref 02SS102

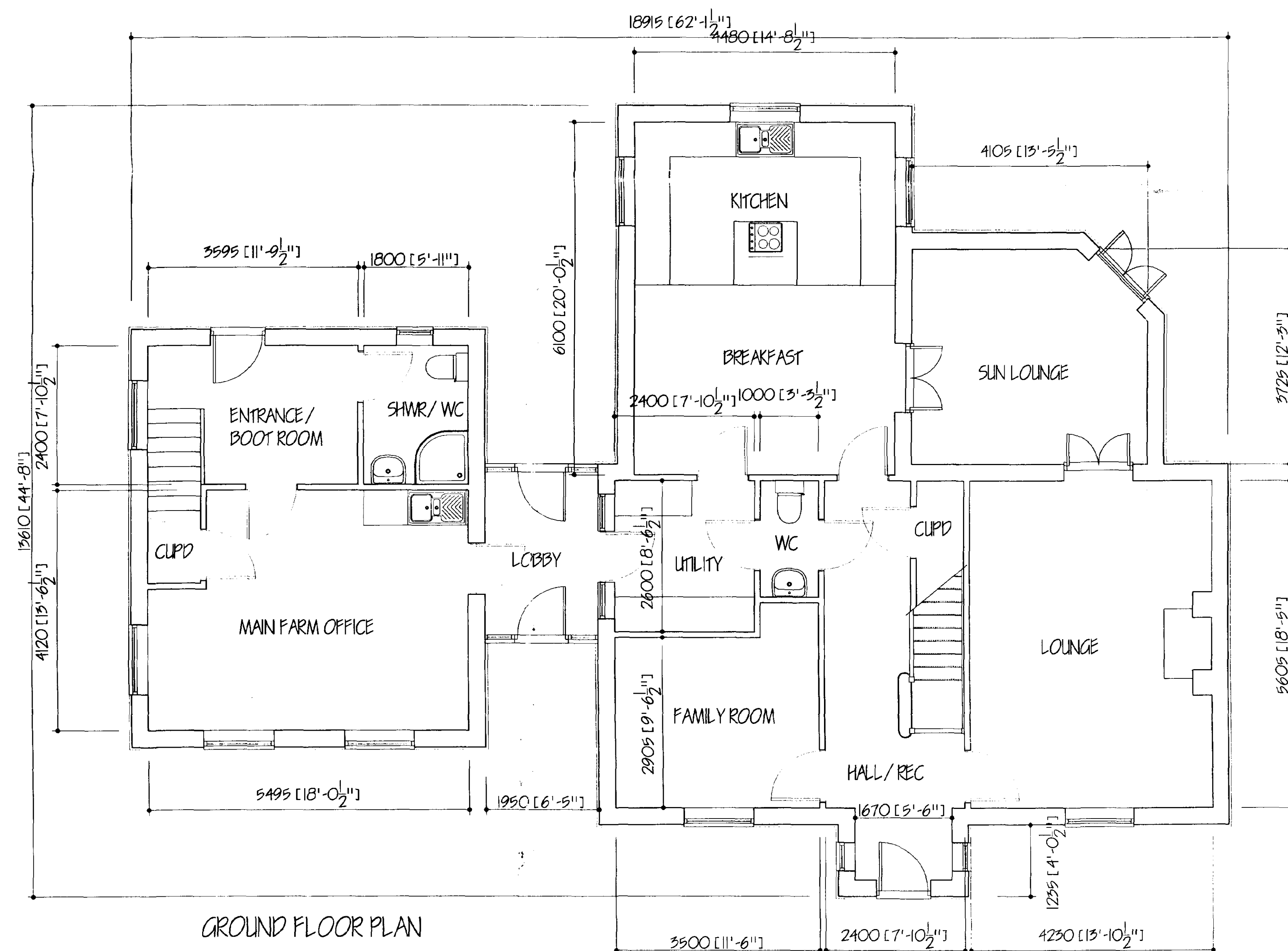
[illegible]



AREA OF HOUSE APPROX. 197M² (2120ft²)
AREA OF FARM OFFICES APPROX. 59M² (635ft²)



FIRST FLOOR PLAN



GROUND FLOOR PLAN



ref: revision		date:	
G. R. MERCHANT F M I.ENG AMICE FIWO ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS Unit 4, Wrights Meads 12A Park Road, Holbeach, Spalding, Lincs. PE12 7EE Tel: 01408 480000 Fax: 01408 488744 E-Mail: G. R. Merchant & Merchant. F.M. Co. UK			
Project:			
PROPOSED NEW FARM MANURES HOUSE CHURCH FARM DEEPIING ST. NICHOLAS SPALDING LINGS			
Client:			
C.E. RICHARDSON LTD.			
Drawing:			
PLANS & ELEVATIONS			
Job Ref.	Drawing No.		
399/OI	OZ		
Date	Drawn		
FEB 2002	JW		
Scales			
1/50 1/100			
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SHDC
Planning & Development
- 4 MAR 2002
Ref 0255/02



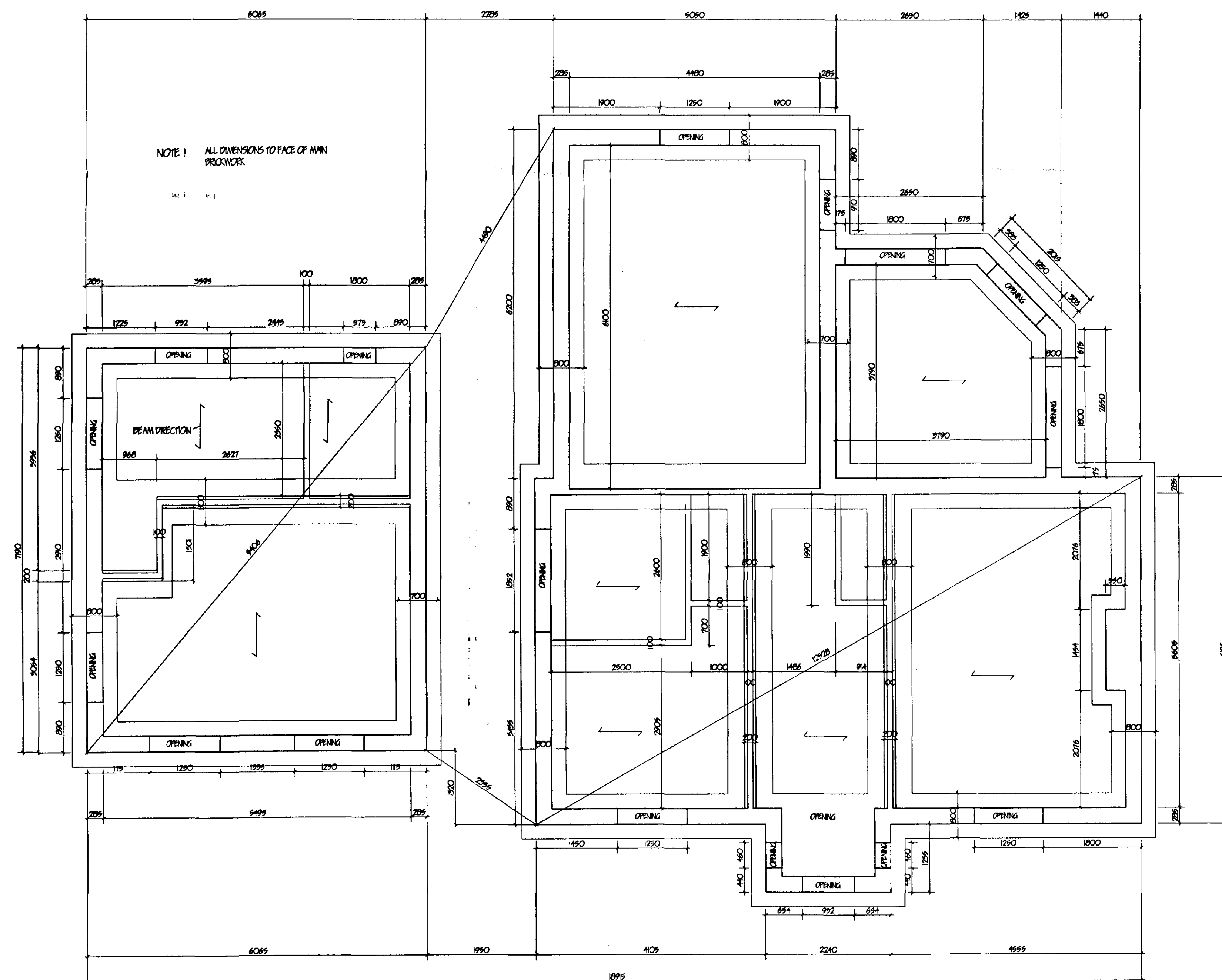
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

Pre-stressed beam and block floor -
Provide 150mm deep beams by Floorspan Contracts of Thame (Tel. 01793 270777) or similar approved and lay them in accordance with manufacturers' details, which are to be submitted to building control 28 days prior to erection on site. The ground below the beams should be free from vegetation and surface soil and treated with a weedkiller. There is to be a clear void left between the underside of the beams and the soil of at least 75mm and where the potential for soil heave exists this should be increased to at least 225mm. Joists to be laid onto a DPC with a minimum 90mm end bearing (ensure beams do not protrude into cavity). The whole floor should be grouted with a 1:5 cement/sand mix as soon after laying as possible. Where 2 or 3 beams are placed close together they should be filled with concrete. Domestic garage floors must have a minimum 90mm thick 20 N/mm² concrete screed reinforced with A98 steel mesh applied direct. The under-floor areas must be ventilated and ventilation must be provided at not more than 3m centres equal to 600mm² per metre run of external wall. Floorspan Precast air bricks & telescopic vents will satisfy this requirement.

WALLING

285 cavity walls to consist of face brickwork to B.S. 5921:1974 for clay bricks and B.S. 1871:1978 for calcium silicate bricks. 65 cavity built into cavity. Dribble cavity wall built insulation boarding in accord. with makers instructions and approved code. No. 84/1268 & 86/1694. 100mm Fernac Hamitex solid insulation blocks or similar. Cavity walls tied together using galvanized iron twist ties set 750 horizontally and 450 vertically to B.S. 1245:1978 wall ties positioned at 300 vertical centres at all unbonded courses 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 1:1975. External walls to have min. "U" value of 0.25 W/m² sq.m. Internal walls of 100mm Fernac Hamitex solid insulation blocks. All to receive 10mm 5/C render and 3mm skim. Stud walls to consist of 28 x 89mm c/s studs at 400mm c/c, both sides to be clad with 12.7mm plasterboard and skim. 100mm glass fibre fill between studs.

SLAB STRUCTURE WALLING

100mm dense concrete blocks to B.S. 6075 pt 1 1981. DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level. Work with concrete fill to base of cavity no closer than 225 to DPC. All brickwork below DPC to be F.L. quality.

Ground floor finish -
Off floor provide Celotex double-R GA2000 board (no GA2048 board) or similar approved product, then 500 gauge polythene vapour barrier then 75mm sand / cement screed with 1m² layer of chicken wire reinforcement.

FOUNDATIONS

Under walls as shown provide strip concrete foundations as follows: Under 285 cavity walls and 200 solid provide 225 x 800 R25 min foundation with 1 layer of A95 reinforcing mesh laid with 50 cover from bottom. Foundations taken down to level as stated in the Site Investigation report by Stephen Kidd. If adverse conditions are encountered on site then contact the Architect immediately.

FLUE CONSTRUCTION

225mm internal diameter clay flue liners to B.S. 1181:1971 and to be laid socket upwards. 100 face brickwork surround to flue and to extend with 600mm above ridge line and terminate in corbelled out brickwork and clay pot. Vermiculite fill around flue as work proceeds. Trim roof around flue, no timber within 40mm of flue. 1/2 roof / flue intersection provide cast lead flashing and 2 course engineering bricks. Provide notice detailing performance capabilities to be affixed in building by installer.

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 G1-25). Appliance to be in accordance with building regulations. Provide layered permanent vent in ext. wall to give min. 50% of the appliance throat opening area positioned 150 above floor level. Provide 65 x 100 pre-stressed conc. lintel over chimney opening. Durable notice detailing performance capabilities to be affixed in building by installer.

SHOC
Planning & Development
23 DEC 2002
0755/02

LIMITATIONS

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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 work.

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 BSA 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 independent Planning Supervisor will be required.

SCOPE OF THE WORKS

The works shall comprise of all that is shown in the drawings 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.

AMENDED PLAN

Ref. 01

B CLIENTS ALTERATIONS DEC 2002
A ALTERATIONS DUE TO SOILS TEST + B. REG. N15 SEP 2002
ref: revision date

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Co. UK

Project
PROPOSED NEW FARM MANAGERS HOUSE
CHURCH FARM
DEERING ST NICHOLAS
SPALDING Lincs.

Client
C. E. RICHARDSON LTD.

Drawing
FOUNDATION PLAN / ELEVATIONS

Job Ref. 389-01 Drawing No. 05 B

Date AUG '02 Drawn J.C.

Scales 1:50 1:100

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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 and survey are recommended in respect of foundations to establish specific site conditions.



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 extractor fan.
Kitchen to extract min. 60 litres per second. Utility rooms to extract min. 50 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 with 15 minute overrun.

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, telephones and T.V. points to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from F.F.I.

HOT WATER AND SPACE HEATING.
Provide On-Demand condensing boiler with 500,000 BTU with fire assembled hydro-pneumatic tank. Be durable when exposed to internally to boiler tank. Provide thermal storage, suitable zone and boiler control interlocks. No 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 P.S. 5422-200.

Heating Engineer to provide L/A. Building Control with a suitable Complying Certificate in accordance with that published as part of the Building Code of Practice upon completion.

16. Other and other commercial premises provide heating controls to limit heating to hours of normal occupation with manual override. Stairs and toilets in Office and other commercial premises to be provided by self contained thermostatically controlled interferences water heaters.

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 0.35 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 openable area should not be more than 1100mm above floor level.

GELINGS:
Plastic centropys lay 250mm glass fibre insulation total thickness. 100mm between joists & 150mm over joists to provide min. λ value of 0.16 W/m²q°C. Stopped centropys lay 'Celotex GAZOBOX & GAZO-40' to provide a max. λ value of 0.2 W/m²q°C. Ensure 50mm air space over all insulation. 12mm Gypsum plasterboard 5mm skim finish. Provide min. 56.3 W/m²q°C vapour to all plextorbord areas. All joints to be taped and filled. Provide access trap to roof space: openings to be lined with 25 x 25 plastered stops. Access panel to be 12mm ply with layer of 12.7mm Fibre board fixed to face. 100mm Ubbite to top surface. Provide slide both fastening & draught seal all round

LEVEL ENTRY THRESHOLD
Provide 'Jeldolen Ltd.' Mobility door frames & threshold
(PN29M-MOB) Principal entrance to building. All
External doors to be 838mm wide.

INTERNAL DOORS.
All internal doors to ground floor habitable rooms and toilet accommodation to be 838mm wide.

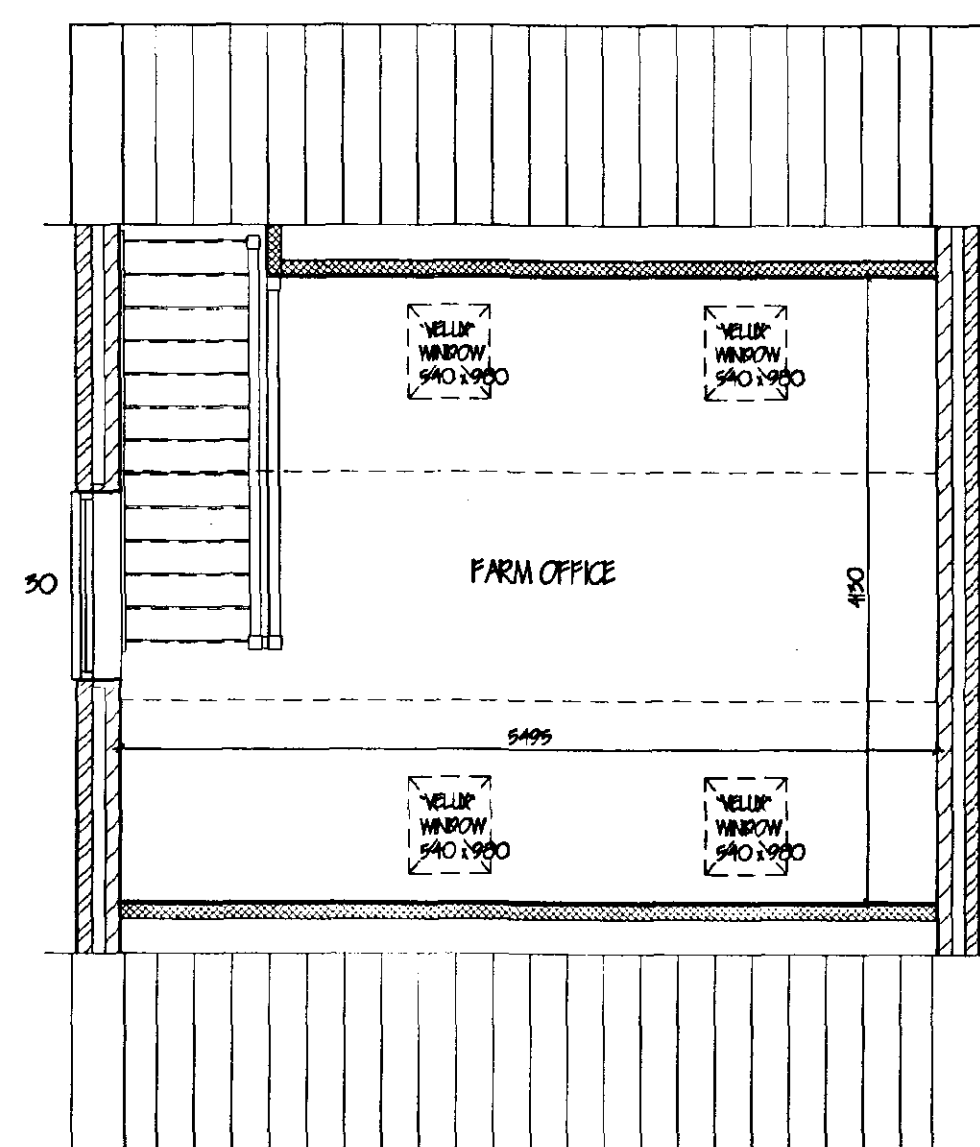
FOOTPATHS / DRIVES.
Provide min. 900mm wide footpath positioned at D.P.C. level and min 150mm away from face of wall to perimeter of building. At entrance positions ramp up to top of sub sill min 1:20 . All footpaths to have slight fall away from building. Gap between wall & footpath to be filled with 150mm depth of 20mm washed gravel. Form 1.0m wide footpath from dwelling to road frontage, suitable for wheel chair access.

At least 5.0m of drive adjacent to building x 3.0m wide to be hard standing i.e. Concrete, Tarmac or Block pavers. All to be sloped up to footpath level at min. 1:20

STAIRCASE AND BALUSTRADE.
Construct staircase as follows: 915 o/a stringers 150mm, risers of 200mm x 25 x 225; 225 approx. x 52 x 250; pitch 42deg. Min. head room 2.0m measured vertical above pitch line. In accordance with P.S. 5599/1977, Staircase to have x 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 P.S. 6599; Pt. 1. Balustrade to be min. 900mm high.

SMOKE DETECTORS.
Provide ceiling mounted mains operated self-contained smoke alarms to B.S. 5446: pt1.1990 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 Kitchen, Bedrooms and all Office areas provide energy efficient light fittings capable only of talking lamps having a luminous efficacy greater than 40 lumens per circuit.
External lighting to be fitted with Down-Flush or movement sensors and capable only of talking lamps having a luminous efficacy greater than 40 lumens per circuit.



UNITEL / WINDOW SCHEDULE			
POSITION	SIZE	LABEL	LENGTH
	W		
1	1250 x 1950	L2/U1/5/75	1650
2	450 x 1950	L2/U1/5/75	750
3	DOOR FRAME TO BE 800mm CLEAR	L2/U1/5/75	1500
4	OPENING	L2/U1/5/75	750
5	460 x 1950	L2/U1/5/75	1950
6	1250 x 1950	L2/U1/5/75	1650
7	1800 x 1950	L2/U1/5/75	2100
8	1250 x 2100 FRENCH DOOR	L2/U1/5/75	1650
9	1800 x 1950	L2/U1/5/75	2100
10	IN DOOR	L2/U1/5/75	1650
11	IN DOOR	L2/U1/HD/75	1650
12	910 x 1050	L2/U1/5/75	1200
15	1250 x 1050	L2/U1/5/75	1650
15	575 x 1050	L2/U1/5/75	900
16	DOOR FRAME TO BE 800mm CLEAR	L2/U1/5/75	1500
17	1250 x 1200	L2/U1/5/75	1650
18	1250 x 1200	L2/U1/5/75	1650
19	1250 x 1200	L2/U1/5/75	1650
20	1250 x 1200	L2/U1/5/75	1650
21	EXT. FRAME	L2/U1/HD/75	2250
22	1250 x 1200	L2/U1/5/75	1650
23	910 x 1200	L2/U1/5/75	1200
24	1250 x 1200	L2/U1/5/75	1650
25	1250 x 1200	L2/U1/5/75	1650
26	1250 x 1200	L2/U1/5/75	1650
27	1250 x 1200	L2/U1/5/75	1650
28	910 x 1050	L2/U1/5/75	1200
29	910 x 1050	L2/U1/5/75	1200
30	1250 x 1050	L2/U1/5/75	1650

ALL WINDOWS TO BE UPVC. ALL UNITS SIG. HTD.

AROUND PERIMETER OF BUILDING PROVIDE
PERFORATED DRAINAGE PIPE (SLOTS UPWARDS)
BEDDED IN GRAVEL BED. PIPES CONNECTED
TO RAIN WATER PIPES AND AWAY TO SOAK AWAYS

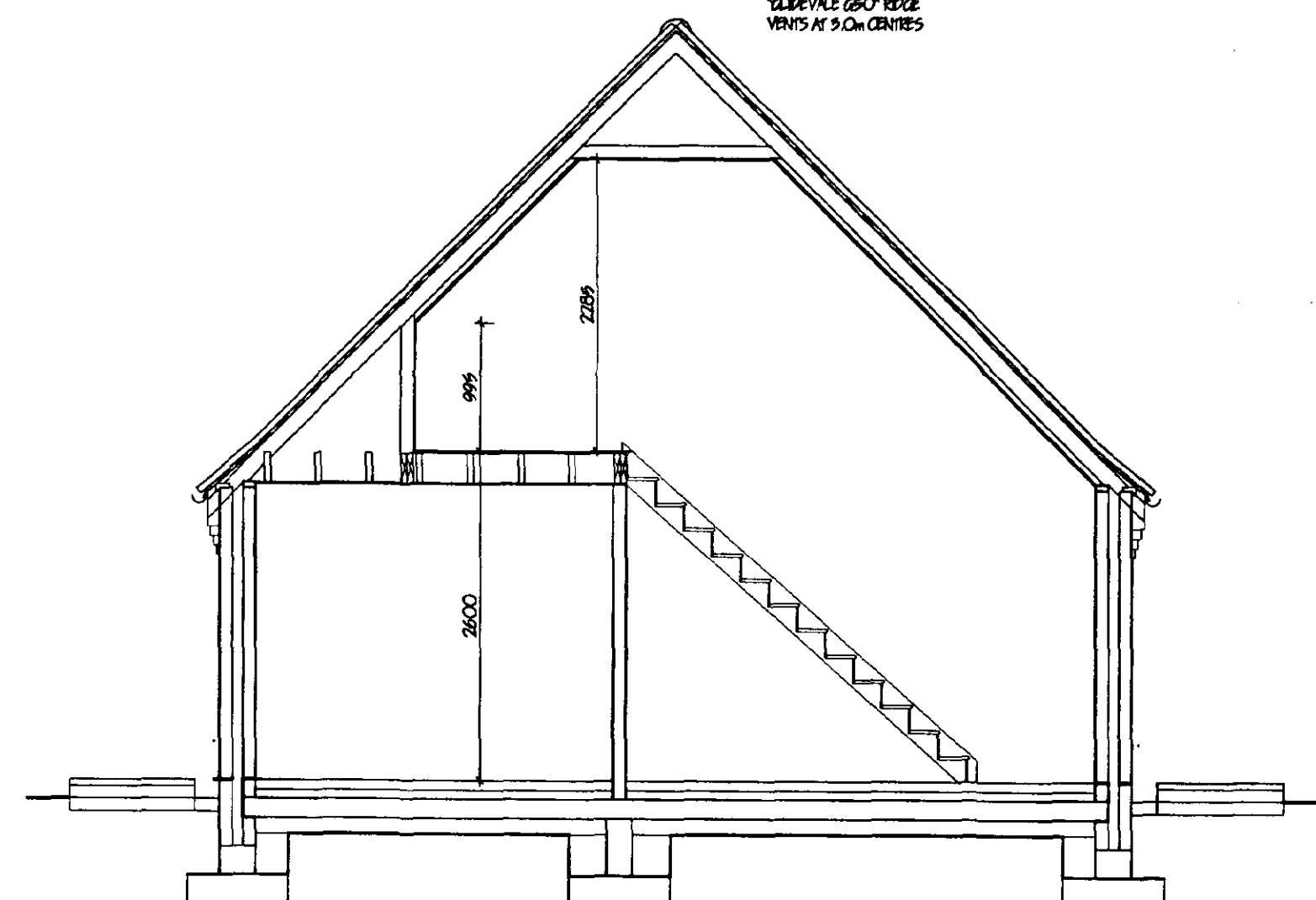
LINETS.
All lints to be manufactured by Messrs. I.G. Coates
LI/575 and LI/HD 75 all to be installed in
accordance with makers' instructions, and to have min.
and bearing of 150mm and at external positions to have
cavity tray D.P.C. to CP. 12: Internal lints to be I.G.
100 Box type. Lints in opaque to be underlaid with
12.7 fibre the board or receive 12mm render and skim.
Provide Pano and weed lins and stop ends to cavity tray

FOUL DRAINAGE
Inspection chamber construction to be "Osmel" and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with S.S. 850/1993/95. Full drainage pipes to be 110mm dia. PVC-U, S.S. 850/1993/95. Joints bonded and sealed to makers' instructions to a fall of 1/100 level and surrased with 100mm pea gravel. Where pipes enter under floors enter at 150mm from entrance. Where pipes pass under walls, they are to be installed in a trench 100mm deep to correspond with joints in pipe work. Provide 50mm poly-strengthen concrete half bricks where pipes pass through walls, provide compressible filler around pipe, openings masked both sides of wall with rigid sheet material. Set and vent pipes to be 100mm dia. PVC to S.S. 454/1989 and to extend 900mm above window head terminating with PVC baffle. Waste pipes to be generally 40mm dia. S.S. 95/1993 lines run increase to 50mm dia. All PVC to be 95/1993 complete and comply with S.S. 454/1989 and S.S. 850/1993/95. Pipes and sink to have 75 deep soil traps. Downer to be rated on 150mm pipe with access plate to anti-siphon trap and 500mm vents. All redundant drains to be grubbed out & filled with lean-runs concrete. Condensation drains from boiler fans to discharge via 22mm diameter pipe through a 75mm condensation trap. Alternatively an additional trap should be provided externally to protect the required seal, as an air shield is required to prevent the boiler and fan from blowing. Siphon trap, if footrest, pump operation and maintenance inspection notice to be provided by installer.

SURFACE WATER DRAINAGE.
115mm dia. half round rainwater gutters to 63mm dia. rainwater pipes; 110mm dia. underground pipes flexibly joined to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharges to 1.2m dia. soak away min. 5.0m to edge from dwelling. All footpaths and drives to slope away from building.

GLAZING.
Double glaze properly throughout (minimum 1/2mm 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.

Planning & Development
23 DEC 2002



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C	CLIENTS ALTERATIONS	DEC 2002
B	P. REGS A.15	OCT 2002
A	ALTERATIONS DUE TO SOILS TEST+ P. REGS A.15	SEP 2002
ref:	revision	date

G. R. MERCHANT
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AND LAND DRAINAGE
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Co. UK

PROPOSED NEW FARM MANAGERS HOUSE
CHURCH FARM
DEEPIING ST NICHOLAS
SPALDING Lincs

C. E. RICHARDSON LTD.

FLOOR PLANS / SECTIONS

Job Ref.	Drawing No.
389-01	5C

Date	Drawn
AUG. 02	J.C.

1:50 1:100

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