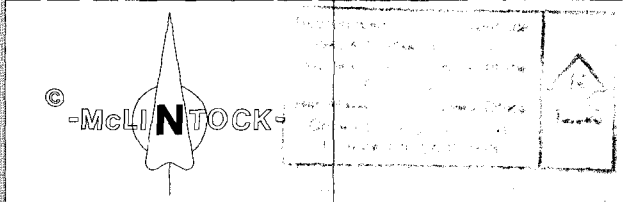
South Holland District Council



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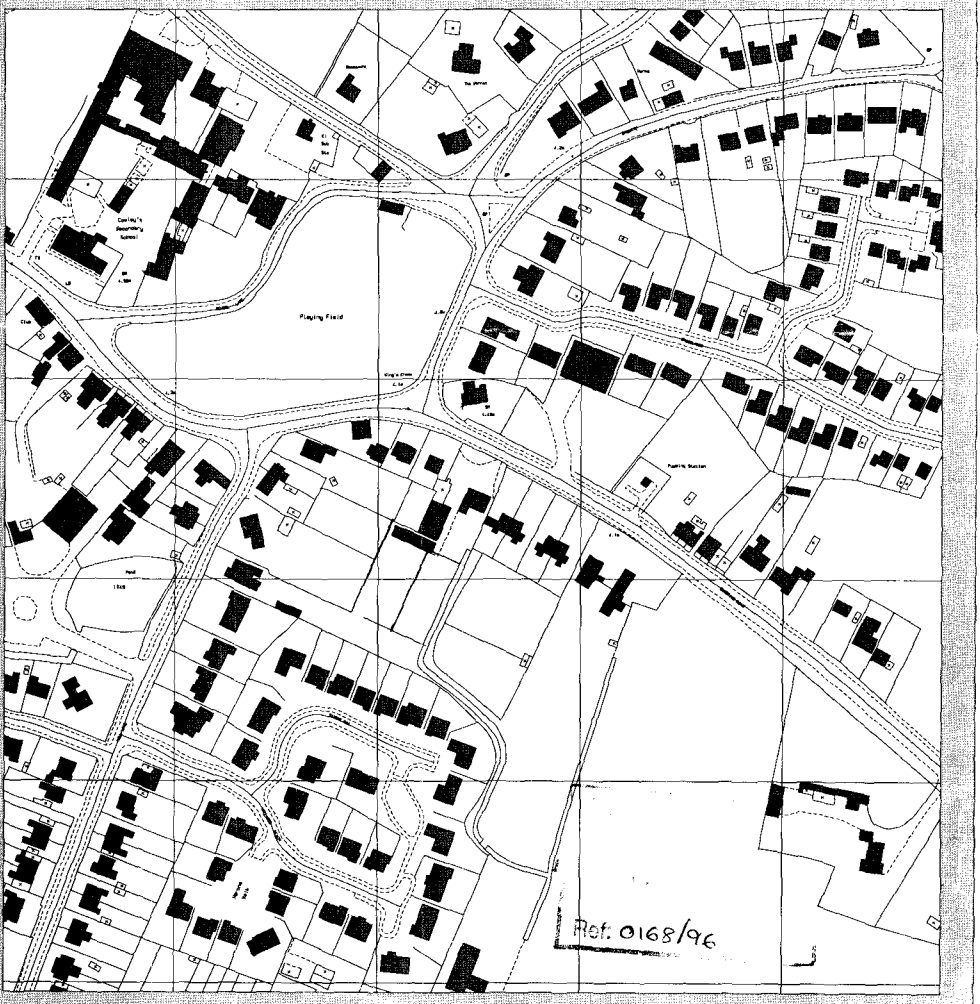
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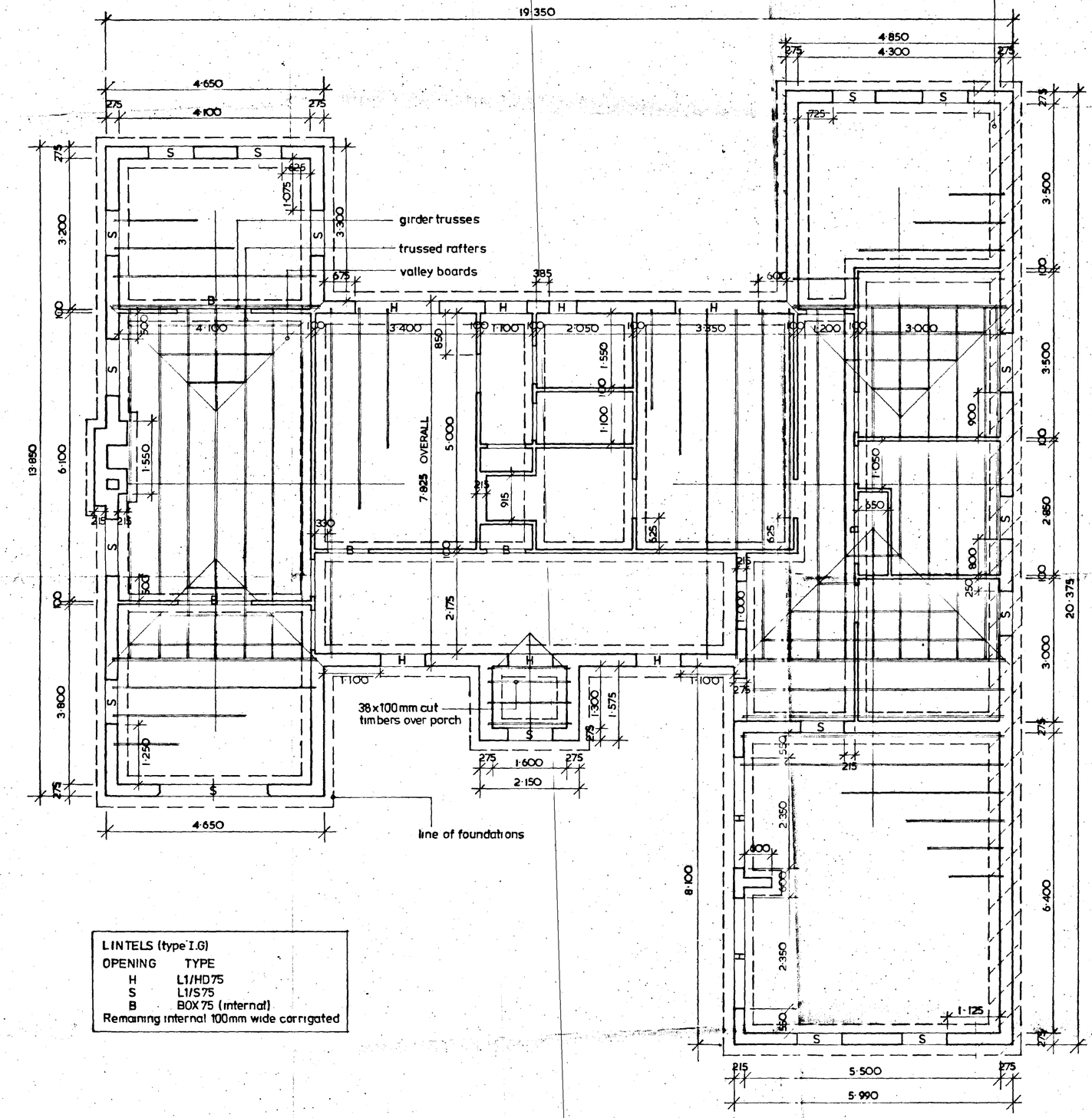
SOUTH HOLLAND DISTRICT COUNCIL

HOUSING AND PLANNING SERVICES DEPARTMENT

Council Offices,
Priory Road,
Spalding,
Lincolnshire, PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772





LINTELS (type I.G)	
OPENING	TYPE
H	L1/HD75
S	L1/S75
B	BOX75 (internal)

Remaining internal 100mm wide corrigated

SPECIFICATION

FOUNDATIONS:
225 mm deep x 700 mm wide and 225 mm x 550 mm wide (GT1 strip) concrete strip foundations incorporating A193 steel mesh positioned 50 mm from bottom of excavation. Apart from shaded area of foundation along west side of property foundations are to be taken down to a minimum suitable bearing strata depth of 750 mm (1.000 m in shrinkable soil) with actual depth being determined and agreed on site at time of dig. Shaded area of foundations to be deep strip and taken down to 1.500 m with top of foundation being level with remainder.
Non-loadbearing walls to be positioned on 150 mm deep thickened base slab to a width of 500 mm with hardcore being deepened under to maintain 125-150 mm thickness

FLOORS:
125-150 mm thick consolidated 50 mm dense limestone hardcore with sand blinding.
D.P.M. 1200 gauge polythene with 300 mm minimum overlaps and turned up / over perimeter brickwork to a minimum of 75 mm.
100 mm thick (ST5 mix) concrete base slab.
50 mm thick (grade 20 to BS 3837) expanded polystyrene laid over base slab with 10 mm thick ditto perimeter bridge insulation all covered with 1000 gauge polythene sheeting with sealed overlap joints top protect from concrete screed.
50 mm thick concrete and sand finished screed incorporating 50 mm galvanised wire mesh and pre-formed steel floor ducts with WBP ply covers to accommodate heating pipes.
Garage - 150 mm thick consolidated hardcore base, D.P.M. and 125 mm thick finished base slab laid to slight fall towards garage doors and with clear surface sealer applied after to manufacturers instructions.

WALLS BELOW GROUND LEVEL:
Solid concrete blocks (7N/mm sq strength) bedded and jointed in 1:2 cement/sand with admix plasticiser to manufacturers recommendations.
Lean mix concrete fill to cavity taken up to 225 mm below D.P.C. level.

WALLS:
Face bricks: Manufacturer - Desimpel (UK) Ltd. Type - Sydsie Antique (multi colour with sand creased texture)
275 mm wide cavity walls consisting of 102 mm facing bricks, 75 mm cavity with 75 mm thick insulation and 100 mm thick light weight concrete blocks (3.5N/mm sq strength) with render and plaster skim internally. Internal wall 100 mm thick ditto.
Wall ties to be butterfly type in stainless steel complying with BS 1243 positioned 900 mm apart horizontally, 450 mm apart vertically and not more than 300 mm apart vertically to all openings within 225 mm of the edge of the openings
Expansion joints - "Cobra" stainless steel movement ties with 12-15 mm thick expansion foam and external silicone mastic seal (All to manufactures instructions). Cavity wall ties to be positioned as openings described above.

D.P.C.s:
Polythylene to BS 6515 positioned horizontally 150 mm above ground level, vertically to all openings at closing of cavities, chimney stack and above all lintels with all joints having 100 mm minimum laps.
Cavity trays - LG Cobra Abutment Cavity Trays (Ref. CA1) installed to manufacturers instructions.
Flashing - Code 4 milled lead complying to BS 1178.

LINTELS:
LG galvanised steel lintels with 150 mm end bearings (tolerances shown on plan). All external lintels to have full D.P.C protection above with pre-formed or folded stop ends, insect proof weep hole inserts positioned at each end and at 450 mm centres over lintels.
LG Universal Arch uPVC profiles to be positioned on outer flange of steel lintels in compliance with manufacturers recommendations.

ROOF:
Pre-formed truss rafters positioned and fixed at 600 mm centres complete with longitudinal and diagonal timber bracing all in compliance with BS 5268 Part 3. (manufactures structural truss calculations to be forwarded to Council Building Control Department before site fixing commences).
Restraint straps 5 x 30 mm galvanised steel at 1.800m long built into gable wall and fixed to rafters and ceiling joists at 2 000 m centres (50 x 50 mm timber blocking to be fixed between timbers under straps)
Twisted under straps skew at 1.000m long fixed at 2.000m centres along wall plate.

ROOF COVERING:
Type: double interlocking clay pantile. Manufacturer : Dustmpel (UK) Ltd. Range/Colour: Flemish pantile in rustic.
All tiles and ridges to be fixed to manufactures recommendations with particular consideration give exposure levels.
Underlay - 1F reinforced bitumimous felt to BS 747 with 100 mm minimum horizontal laps at 35 degrees pitch and above
Tile Battens - 25 x 38 mm treated timber to comply to BS 5534 and fixed with 3.35 mm diameter x 65 mm long galvanised smooth or ring shank nails.
Valley - Ex 25 mm thick treated timber valley boards, Code 5 milled lead to BS 1178 not exceeding 1.800m lengths with at least 150 mm end laps.
Cut tiles to be bedded on undercloak strips to each side of valley to form a channel width of at least 125 mm.

ROOF VENTILATION:
Glidevale Ref. EV6M10 or similar under tile ventilation units to give 10 mm continuous eaves ventilation to roof void.

FLUES:
225 mm rebated clay flue liners to form flue with offset board not exceeding more than 30 degree to vertical to accommodate Esse effect gas fire.
Pipes to be fixed with sealants upperwoost, jointed using fireproof mortar.
and have a void fill surround of lightweight concrete i.e. perlite/cement 10:1 or vermiculite/cement 6:1.

WINDOWS AND DOORS:
uPVC with materials being in accordance with BS 7412 , BS 7412.
Fixing - direct to brickwork and set back to overlap the 18 mm thick expanded polystyrene (Dameco) or pre-formed insulated closer by at least 25 mm to avoid cold bridging.
Sashes - to be top hung (refer to drawing) on stainless steel friction hinges complete with vent option locking handles to security rating Pass 0011.
Sills - to project face brickwork a minimum of 40 mm and to project beyond each side brick opening 50 mm.
Trickle head vent, units and sealing round frames (refer to Insulation Specification Notes).

GLAZING:
External doors and windows to take sealed units with 12 mm minimum air gap incorporated uPVC Georgian glazing bars.
All glazing to windows between finished floor level and 800 mm above that level to be in safety glass in compliance with BS 6206.
All glazing to doors to be in safety glass in compliance with BS 6206.

DRAINS:
OSMA or similar 110 & 150 mm dia plastic drains laid to falls (shown on layout plan) with a 100 mm thick bed and surround of 10 mm pea gravel.
Drains under floor to be protected with 100 mm concrete bed and surround, drains passing through walls to have 50 mm clearance all round with flexible seal to each side of opening. Pre-cast concrete lintels built into position above to support blockwork/brickwork.
Drains laid deeper that bottom of foundations that are within 1.000m of the foundation edge are to be bedded and surrounded with concrete up to base level foundations.
Inspection chambers and gullies to be pre-formed type, installed in positions shown and firmly supported to manufactures recommendations.

BITUMEN WASTE PIPES:
OSMA or similar leading from fitting outlet trap to external gully or internal sealed access points.
40 mm dia wastes from sinks, baths, showers and washing machines with 75 mm deep seal traps and 30 mm dia wastes from wash basins with 75 mm deep seal traps.
Soil pipe and vent pipe -100 mm dia.

RAIN WATER FITTINGS:
OSMA or similar 100 mm square section gutters supported at 1m maximum centres to fall towards down pipes at a gradient of 25 mm in 15m
Rainwater pipes 65 mm square section to positions shown on drawing.

SPECIFICATION NOTES (conservation of fuel and power)

INSULATION
Walls - 75 mm thick Dritherm cavity insulation with 15 mm thick expanded polystyrene SD/FRJ grade (Dameor insulated D.P.C.) or CFC/HCFC free polyisocyanurate foam filled uPVC pre-formed sections (Thermobate or similar) forming cavity closers to all openings. Vertical reveals to lounge bay window to have 15 mm thick polystyrene bonded plaster board fall width dry linings fixed to masonry.
Lintels - steel with polystyrene in-fill to hollow profile section.
Floors - 90 mm thick flooring grade polystyrene with 25 mm vertical perimeter insulation.
Ceilings - 100 mm thick mineral wool insulation laid between ceiling joists with second 100 mm thick layer laid cross ways over joists.
Roof access hatch - 100 mm thick polystyrene secured to top side of hatch cover
Windows - double glazed units to external doors and windows to have 12 mm minimum sealed air gap.

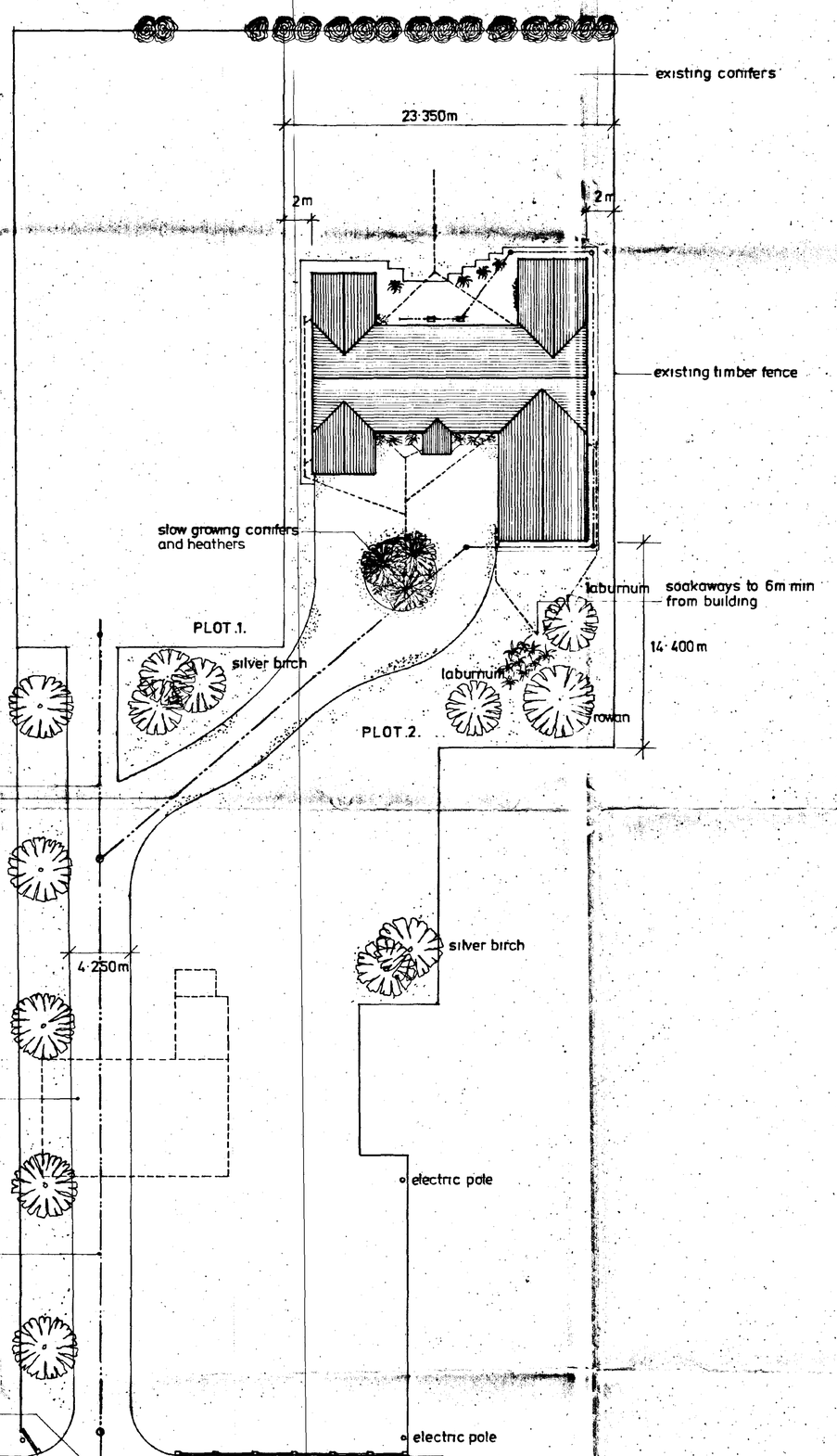
INFILTRATION
Doors and windows to have pre-formed continuous draught seals round all openings with all frames being sealed to masonry with silicon sealer appropriate to type of materials used in construction.
Roof access hatch - continuous draught seal to linings rebated with access cover being in compressed position to seals with two bolts or catches.
Services - holes through ceilings and external walls to accommodate services are to be closed fittings and where clearance is required for expansion purposes seals are to be applied appropriate to circumstances.

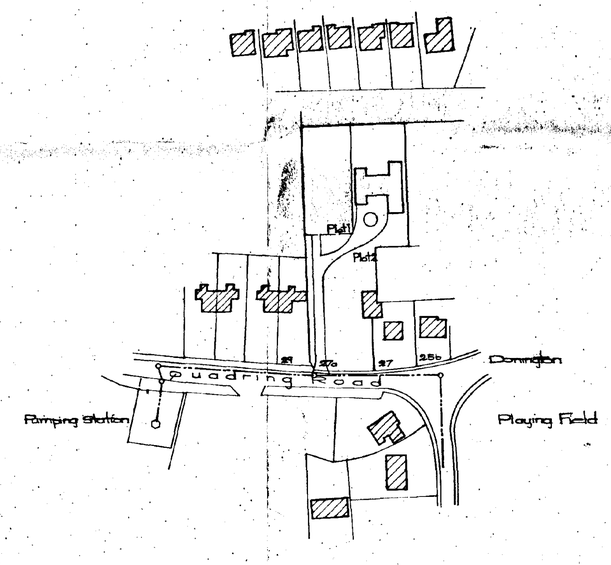
VENTILATION OF ROOMS
Habitable rooms - rapid ventilation to be achieved by the opening area of windows in each room equalling a minimum of 1/20th of the floor area and background ventilation being achieved by window trickle head vents giving 8000 sq mm ventilation per room.
Sanitary accommodations - rapid ventilation ditto and background ventilation 4000 sq mm or mechanical ventilation on time delay control to give an extract rate of 6 litres/second.
Bathroom/Shower (with or without WC) - rapid ventilation (no minimum), background ventilation 4000 sq mm and mechanical ventilation at a minimum rate of 15 litre/second (Bathroom without window to have time delay control on mechanical ventilator).
Kitchen - rapid ventilation (no minimum), background ventilation 4000 sq mm and mechanical ventilation adjacent to hob at a minimum rate of 30 litre/second.
Utility - rapid ventilation (no minimum), back ground ventilation 4000 sq mm and mechanical ventilation at a minimum rate of 15 litre/second.

HEATING
Water Heating - wall mounted gas fired condensing boiler connected to 150 litre pre - insulated 35/40 mm PU-foam covered indirect copper cylinder (positioned 50 mm clear of floor) complete with cylinder thermostat
Central Heating - convector type steel radiators with thermostatic valves connected to indirect cylinder/condencing boiler on pump supply incorporating a flow control or other device to prevent boiler cycling (all designed in accordance with BS 5449).
Pipe insulation - all central heating and hot water supply pipes in unheated spaces to be protected with insulation to comply to BS 5422

Project:
PROPOSED BUNGALOW
AND DOUBLE GARAGE
TO THE REAR OF 27A
QUADRING ROAD
DONINGTON SPALDING
FOR MR & MRS F W GOODACRE

Drawing No

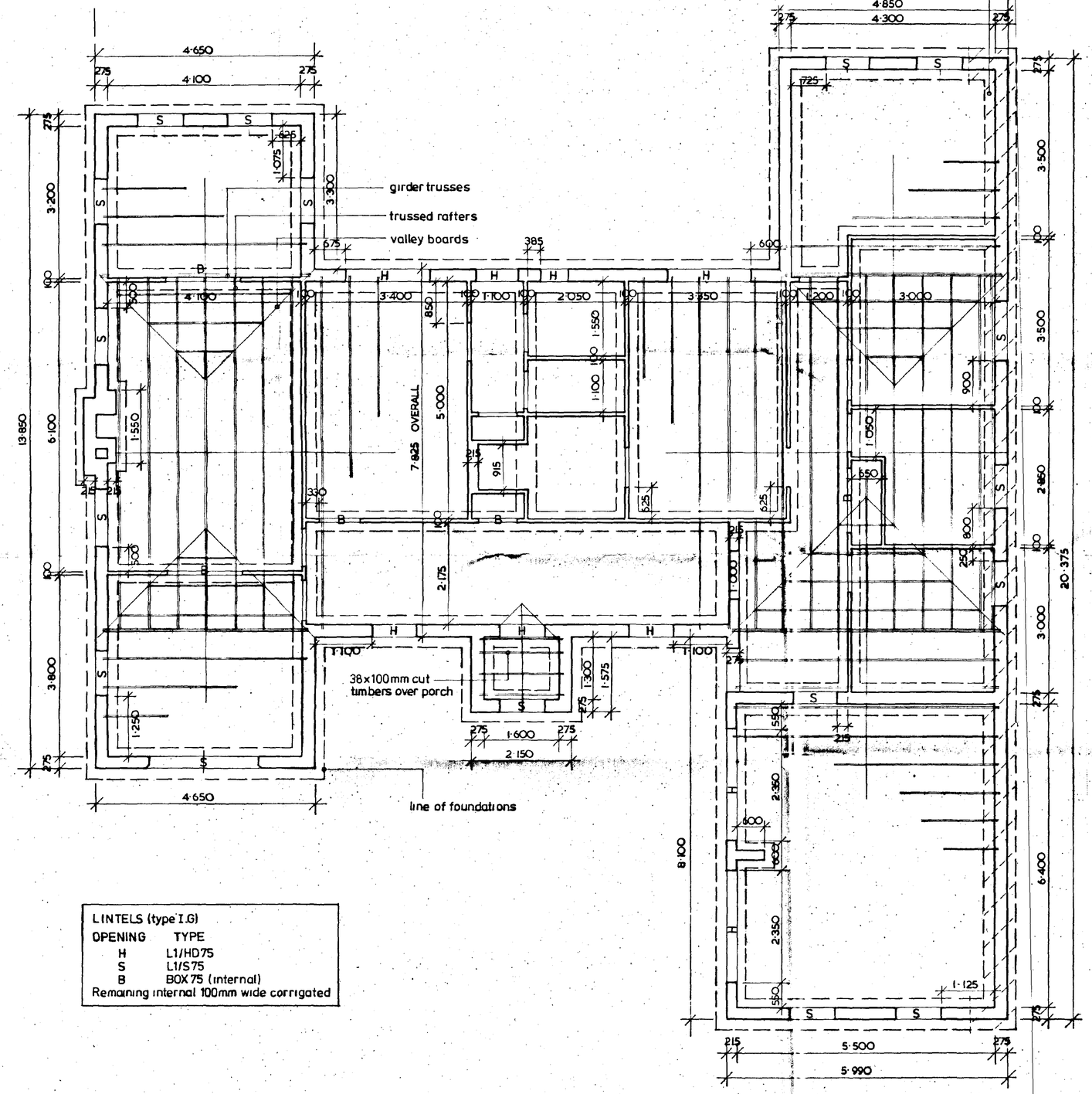




BLOCK PLAN scale 1·1250

Project:
PROPOSED BUNGALOW
AND DOUBLE GARAGE
TO THE REAR OF 27A
QUADRING ROAD
DONINGTON SPALDING
FOR MR & MRS F.W. GOODACRE

Drawing No TS·G001·005



LINTELS (type I.G)	
OPENING	TYPE
H	L1/HD75
S	L1/S75
B	BOX 75 (internal)

Remaining internal 100mm wide corrigated

Dimensions, Foundation and Roof Layout Plan

Contractor/ Sub-contractor is to check all dimensions on site before commencing and report any discrepancies to Designer/ Contract Administrator

READ IN CONJUNCTION WITH DRAWINGS TS·G001·003 & TS·G001·005

SOUTH HOLLAND HOUSING
22 FEB 1996
Ref: 0169/96

SPECIFICATION NOTES (conservation of fuel and power)

INSULATION

Walls - 75 mm thick Dritherm cavity insulation with 18 mm thick expanded polystyrene SD/FRA grade (Dancor insulated D.P.C.) or CFC/HCFC free polyisocyanurate foam filled uPVC pre-formed sections (Thermobete or similar) forming cavity closers to all openings. Vertical reveals to lounge bay window to have 15 mm thick polystyrene bonded plaster board fall width dry linings fixed to masonry.
Lintels - steel with polystyrene in-fill to hollow profile section.
Floors - 80 mm thick flooring grade polystyrene with 25 mm vertical perimeter insulation.
Ceilings - 100 mm thick mineral wool insulation laid between ceiling joists with second 100 mm thick layer laid cross ways over joists.
Roof access hatch - 100 mm thick polystyrene secured to top side of hatch cover
Windows - double glazed units to external doors and windows to have 12 mm minimum sealed air gap.

INFILTRATION

Doors and windows to have pre-formed continuous draught seals round all openings with all frames being sealed to masonry with silicon sealer appropriate to type of materials used in construction.
Roof access hatch - continuous draught seal to lining rebated with access cover facing in compressed position to seals with two bolts or catches.
Services - holes through ceilings and external walls to accommodate services are to be closed fittings and where clearance is required for expansion purposes seals are to be applied appropriate to circumstances.

VENTILATION OF ROOMS

Habitable rooms - rapid ventilation to be achieved by the opening area of windows in each room equalling a minimum of 1/20th of the floor area and background ventilation being achieved by window trickle head vents giving 8000 sq mm ventilation per room.
Sanitary accommodations - rapid ventilation ditto and background ventilation 4000 sq mm or mechanical ventilation on time delay control to give an extract rate of 6 litres/second.
Bathroom/Sower (with or without WC) - rapid ventilation (no minimum), background ventilation 4000 sq mm and mechanical ventilation at a minimum rate of 15 litre/second (Bathroom without window to have time delay control on mechanical ventilator).
Kitchen - rapid ventilation (no minimum), background ventilation 4000 sq mm and mechanical ventilation adjacent to hob at a minimum rate of 30 litre/second.
Utility - rapid ventilation (no minimum), bank ground ventilation 4000 sq mm and mechanical ventilation at a minimum rate of 16 litre/second.

HEATING

Water Heating - wall mounted gas fired condensing boiler connected to 120 litre pre- insulated 38/40 mm PU foam covered indirect copper cylinder (positioned 50 mm clear of floor) complete with cylinder thermostat.
Central Heating - convector type steel radiators with thermostatic valves connected to indirect cylinder/condencing boiler on pump supply incorporating a flow control or other device to prevent boiler cycling (all designed in accordance with BS 5449).
Pipe insulation - all central heating and hot water supply pipes in unheated spaces to be protected with insulation to comply to BS 5449 / BS 5615, Section 2 of BS 5700 and Bldg Regs Part L.
Boiler control - electric programmer positioned near boiler.

LIGHTING

Lighting - not less than 66% to be low consumption units with switch controls within 8 linear metres of light fittings (in compliance with Bldg Regs Part L, section 2.46).

NOTE!

SAP RATING = 80 (BASED ON DESIGN SPECIFICATION) ACTUAL RATING TO BE RE-CALCULATED ON COMPLETION OF CONSTRUCTION.

LINTELS:
I.G galvanised steel lintels with 150 mm end bearings (reference shown on plan). All external lintels to have full D.P.C protection above with pre-formed or folded stop ends, insect proof weep hole inserts positioned at each end and at 450 mm centres over lintels.
I.G. Universal Arch uPVC profiles to be positioned on outer flange of steel lintels in compliance with manufacturers recommendations.

ROOF:
Pre-formed truss rafters positioned and fixed at 600 mm centres complete with longitudinal and diagonal timber bracing all in compliance with BS 5268 Part 3, (manufacturer structural truss calculations to be forwarded to Council Building Control Department before site fixing commences).
Restraint straps 5 x 30 mm galvanised steel at 1.500m long built into gable wall and fixed to rafters and ceiling joists at 2.000m centres (50 x 50 mm timber blocking to be fixed between rafters under straps).

DPC:
Polyethylene to BS 6515 positioned horizontally 150 mm above ground level, vertically to all openings at closing of cavities, chimney stack and above all lintels with all joints having 100 mm minimum lapp.
Cavity trays - I.G Gable Abutment Cavity Trays (Ref. GA1) installed to manufacturers instructions.
Flashing - Code 4 welted lead complying to BS 1178.

DRAINS:
OSMA or similar 110 & 160 mm dia plastic drains laid to falls (shown on layout plan) with a 100 mm thick bed and surround of 10 mm pea gravel.
Drains under floor to be protected with 100 mm concrete bed and surround, drains passing through walls to have 50 mm clearance all round with flexible seal to each side of opening. Pre-cast concrete lintels built into position above to support blockwork/brickwork.
Drains laid deeper that bottom of foundations that are within 1.000m of the foundation edge are to be bedded and surrounded with concrete up to base level foundations.
Inspection chambers and gullies to be pre-formed type, installed in positions shown and firmly supported to manufacturer recommendations.

INTERNAL WASTE PIPES:
OSMA or similar leading from fitting outlet trap to external gully or internal sealed access points.
40 mm dia wastes from sinks, baths, showers and washing machine with 75 mm deep seal traps and 30 mm dia wastes from wash basins with 75 mm deep seal traps.
Soil pipe and vent pipe - 100 mm dia.

RAIN WATER FITTINGS:
OSMA or similar 100 mm square section gutters supported at 1m maximum centres to fall towards down pipes at a gradient of 25 mm in 15m.
Rainwater pipes 65 mm square section in positions shown on drawing.

CLADDING:
Cast tiles to be bedded on undercloak strips to each side of nailing to form a channel width of at least 125 mm.

ROOF VENTILATION:
Glidevale Ref. EV6M10 or similar under tile ventilation units to give 10 mm continuous eaves ventilation to roof void.

FLUES:
225 mm rebated clay flue liners to form flue with offset bend not exceeding more than 30 degrees to vertical to accommodate fanned effect gas fire.
Pipes to be fixed with sealers uppermost, jointed using fireproof mortar.
and have a void fill surround of lightweight concrete i.e. perlite/cement 16:1 or vermiculite/cement 6:1.

WINDOWS AND DOORS:
uPVC with materials being in accordance with BS 7413 . BS 7414.
Fixing - direct to brickwork and set back to overlap the 18 mm thick expanded polystyrene (Dancor) or pre-formed insulated closer by at least 25 mm to avoid cold bridging.
Sashes - to be top hung (refer to drawing) on stainless steel friction hinges complete with vent option locking handles to security casing Fass 0011.
Sills - to project face brickwork a minimum of 40 mm and to project beyond each side brick opening 50 mm.
Trickle head vent, units and sealing round frames (refer to insulation Specification Notes).

GLAZING:
External doors and windows to take sealed units with 12 mm minimum air gap incorporated uPVC Georgian glazing bars.
All glazing to windows between finished floor level and 500 mm above that level to be in safety glass in compliance with BS 6206.
All glazing to doors to be in safety glass in compliance with BS 6206.

Project:
PROPOSED BUNGALOW AND DOUBLE GARAGE TO THE REAR OF 27A QUADRING ROAD DONINGTON SPALDING FOR MR & MRS F W GOODACRE

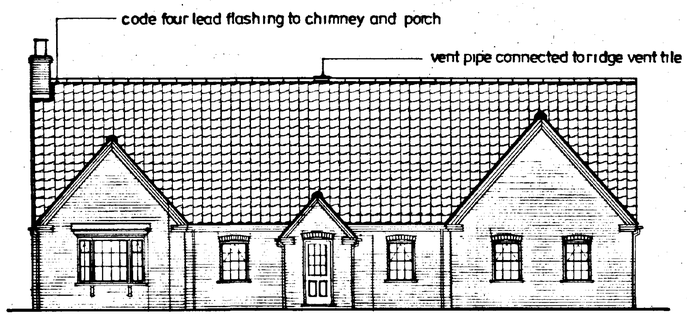
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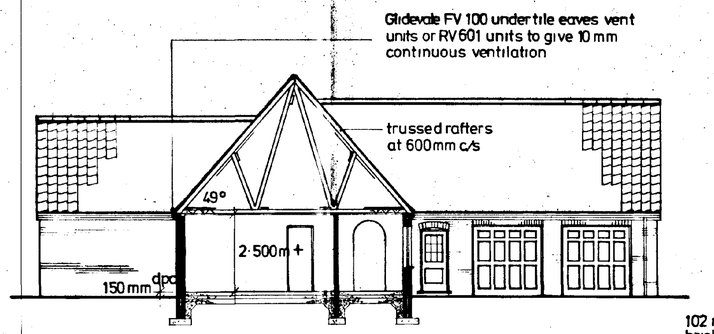
Date 9·2·1996

DESIGN & BUILD
Terry Sykes
Tel. (01205) 366531 Fax. (01205) 366531

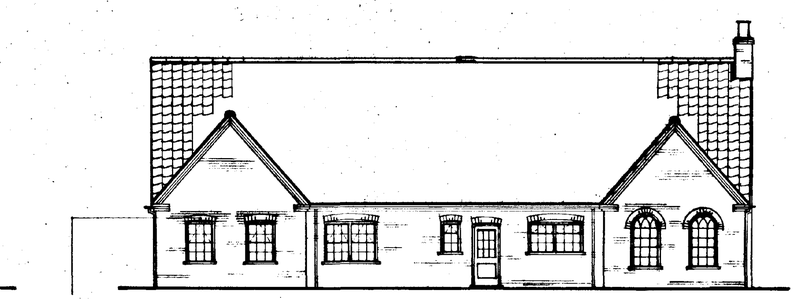
Drawing: T. Sykes MCIOB, FFB.



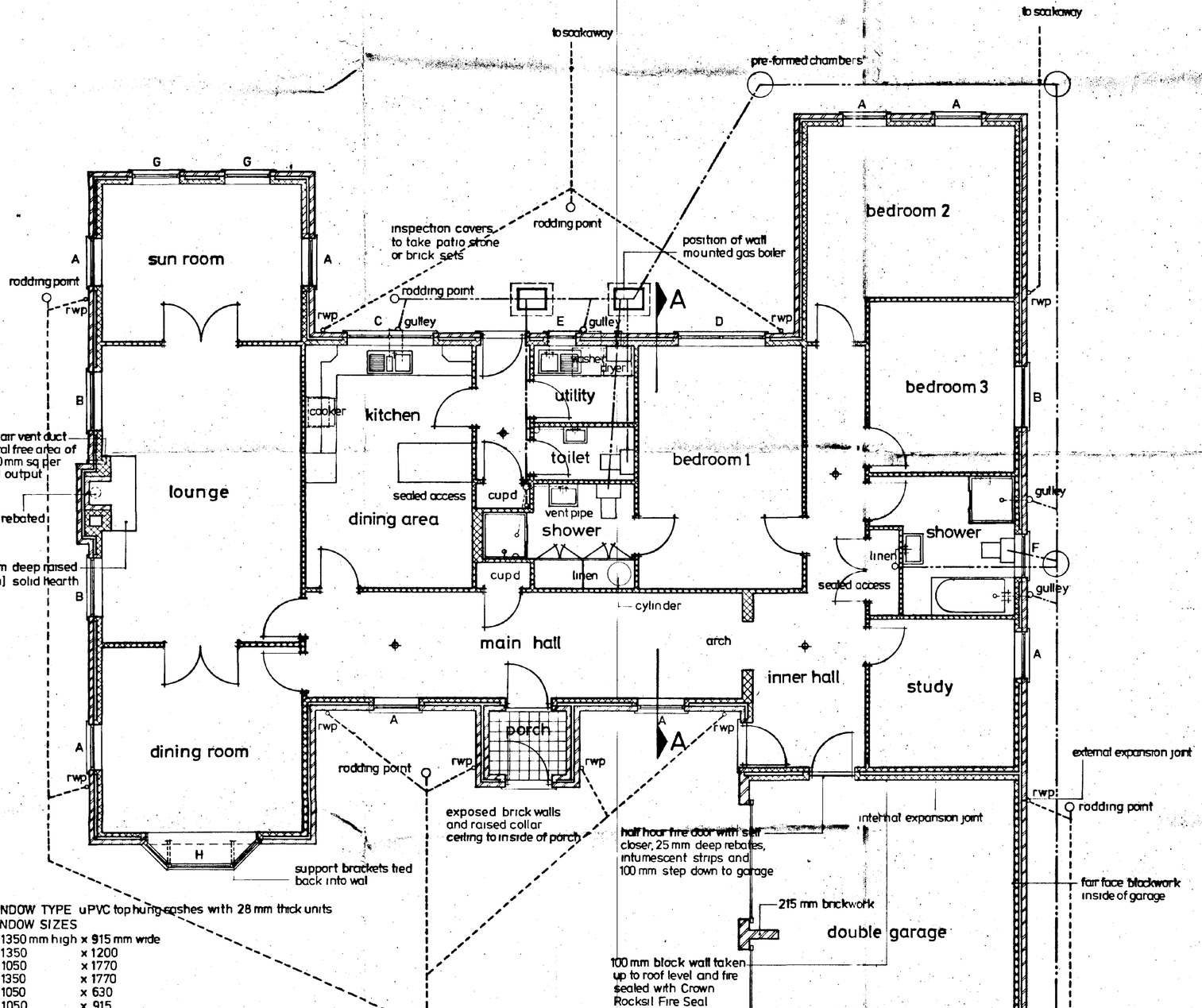
Front Aspect SCALE 1:100



Section A A



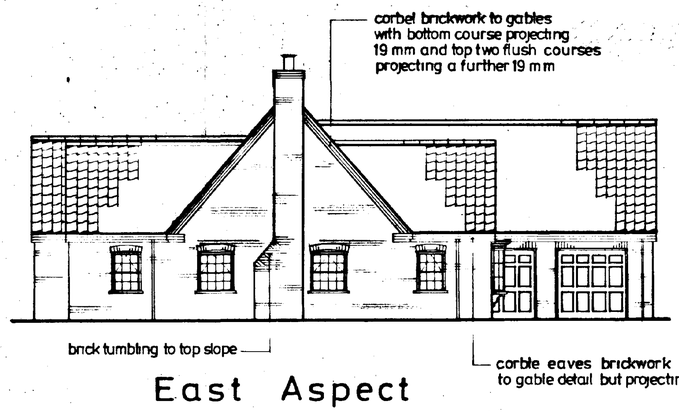
Rear Aspect



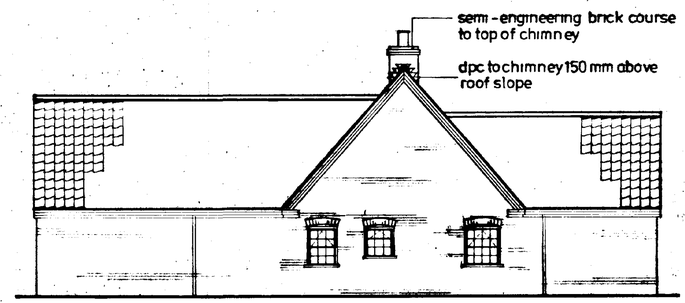
WINDOW TYPE uPVC top hung sashes with 28 mm thick units

WINDOW SIZES

A	1350 mm high	x 915 mm wide
B	1350	x 1200
C	1050	x 1770
D	1350	x 1770
E	1050	x 630
F	1050	x 915
G	1807	x 915 (not opening)



East Aspect

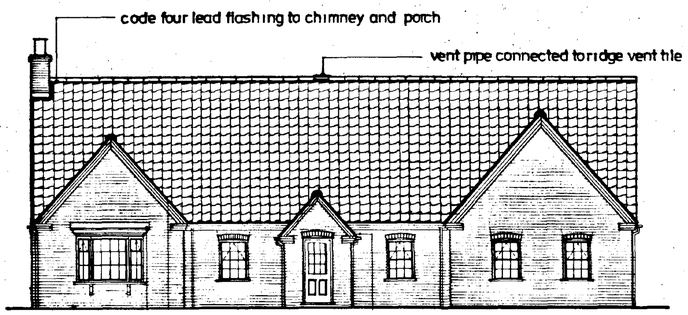


West Aspect

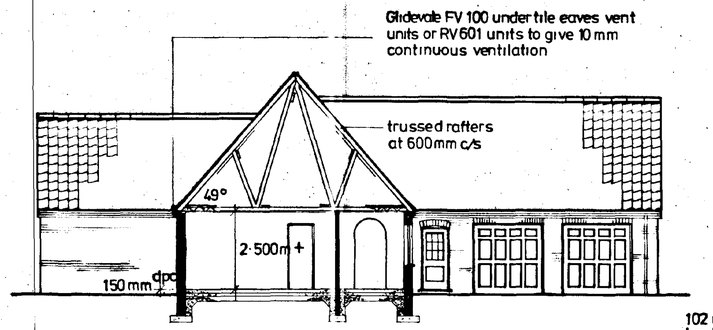
Project:

PROPOSED BUNGALOW AND DOUBLE GARAGE TO THE REAR OF 27A QUADRING ROAD DONINGTON SPALDING FOR MR & MRS F.W. GOODACRE

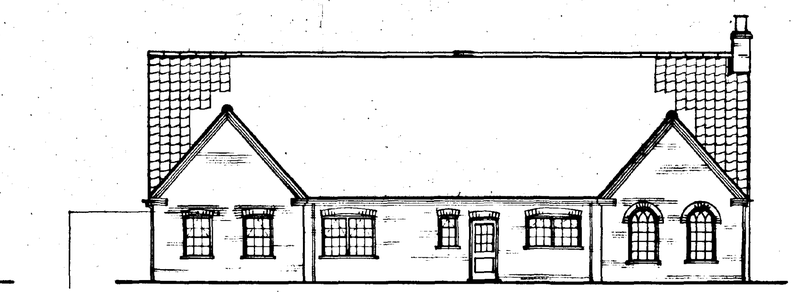
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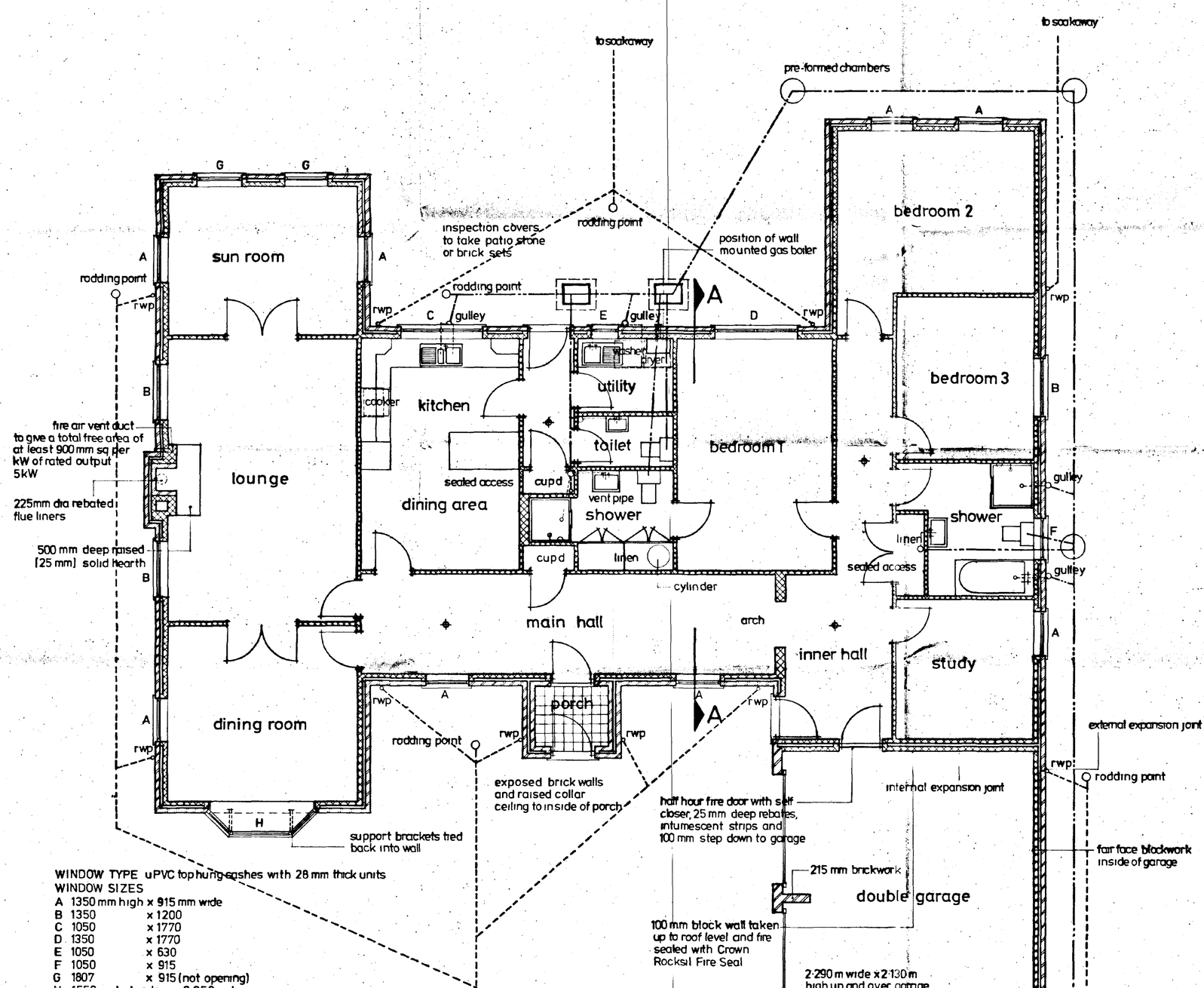
Front Aspect SCALE 1:100



Section A A



Rear Aspect



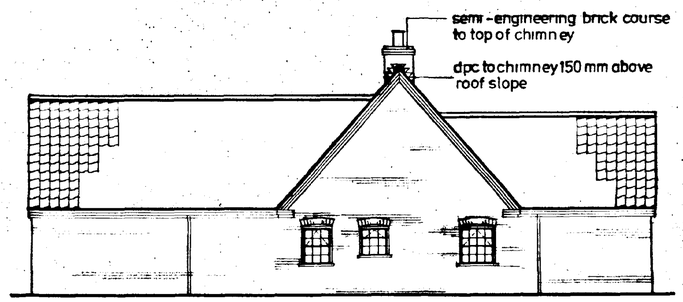
WINDOW TYPE uPVC top hung sashes with 28 mm thick units

WINDOW SIZES

A	1350 mm high	x 915 mm wide
B	1350	x 1200
C	1050	x 1770
D	1350	x 1770
E	1050	x 630
F	1050	x 915
G	1807	x 915 (not opening)



East Aspect



West Aspect

Project:

PROPOSED BUNGALOW AND DOUBLE GARAGE TO THE REAR OF 27A QUADRING ROAD DONINGTON SPALDING FOR MR & MRS F.W. GOODACRE

Drawing No TS·G001·003

existing conifers

23·350m

2m

2m

existing timber fence

New Replacement fence

slow growing conifers and heathers

laburnum

soakaways to 6m min from building

14·400m

PLOT.1.

silver birch

PLOT.2.

rowan

new 100mm dia foul drain laid to 1·60 fall

Fence removed

Agent

silver birch

4·250m

existing bungalow to be demolished

New fence

Act 6

electric pole

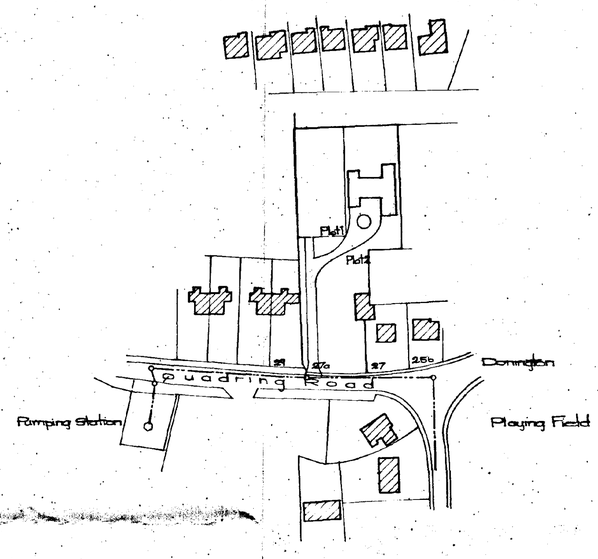
new 150mm drain laid to 1·100 fall

new connection to main foul sewer

electric pole

electric pole

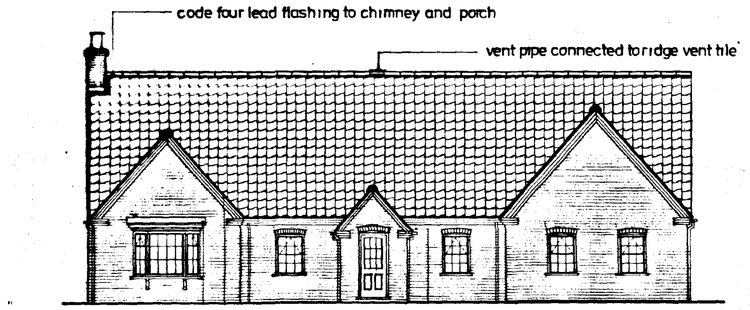
footpath



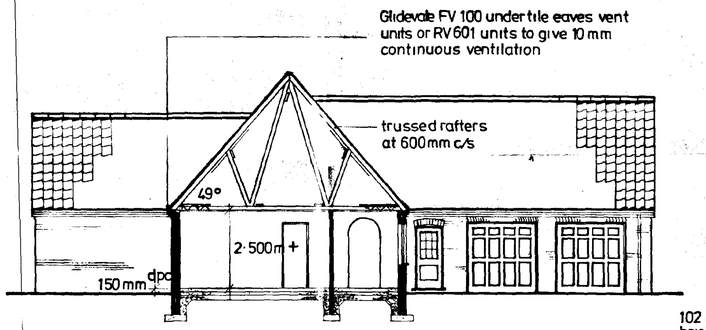
BLOCK PLAN scale 1·1250

Project:
PROPOSED BUNGALOW
AND DOUBLE GARAGE
TO THE REAR OF 27A
QUADRING ROAD
DONINGTON SPALDING
FOR MR & MRS F.W. GOODACRE

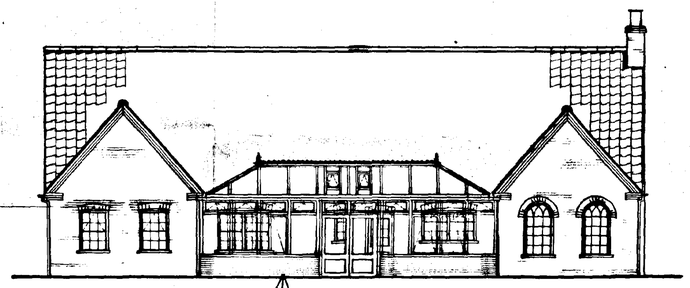
Drawing No TS·G001·005



Front Aspect SCALE 1:100



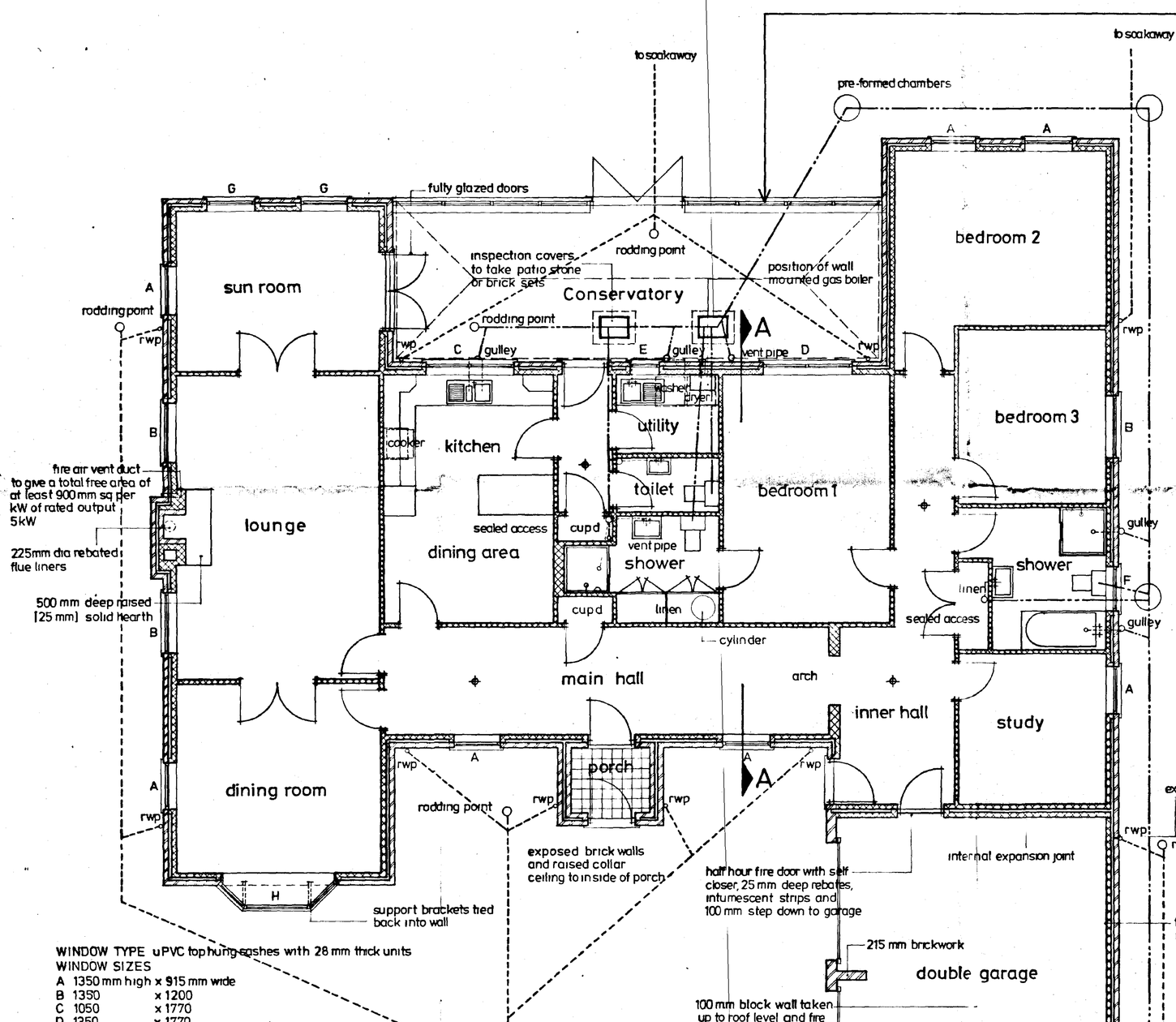
Section A A



102 mm high brick soldier course on I.G arch formers

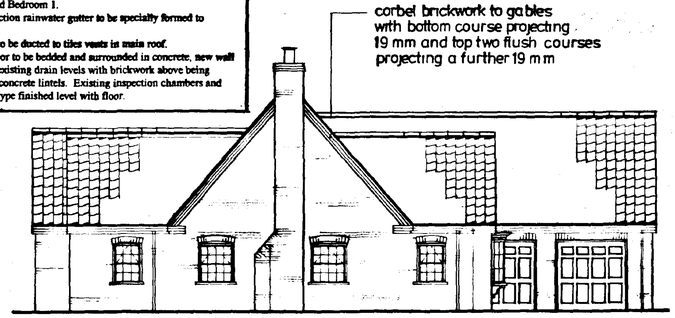
Rear Aspect

SPECICATION
Foundation:
225 mm deep x 700 mm wide to existing foundation depth.
Walls: to bungalow specification.
Wall intersections: "Cobra" stainless steel movement ties cut and set vertically into existing brick 225 mm apart with 12 mm Flexel impregnated expansion strips positioned between joint and set back from face brickwork to take silicon based joint filler
Floors: to bungalow specification:
Structural frame: steel reinforced PVC with "Ultraframe" roofing system incorporating sealed units in safety glass.
Front glazing: 28 mm sealed units in safety glass.
Ventilation: total area of opening windows and French doors must equal 1/20th combined area of Conservatory, Sun Room and Bedroom 1.
Gutters: internal aluminium box section rainwater gutter to be specialty formed to accommodate rainwater from roofs.
Extrator fans: Kitchen and Utility to be ducted to tiles vents in main roof.
Drains: all existing drains under floor to be bedded and surrounded in concrete, new wall foundations "must be" taken below existing drain levels with brickwork above being supported on 63 x 100 mm pre-cast concrete lintels. Existing inspection chambers and gully points are to be double sealed type finished level with floor.

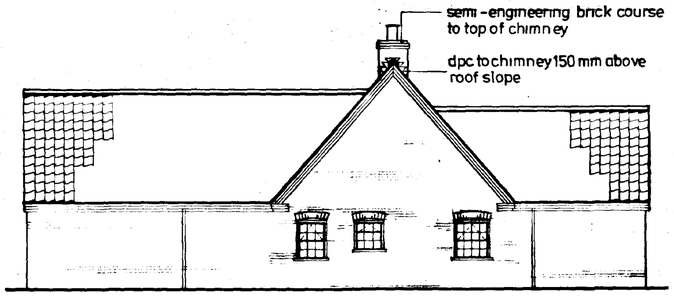


WINDOW TYPE uPVC top hung casheswith 28 mm thick units
WINDOW SIZES

A	1350 mm high	x 915 mm wide
B	1350	x 1200
C	1050	x 1770
D	1350	x 1770
E	1050	x 630



East Aspect



West Aspect

Revision A. Conservatory

SOUTH HOLLAND DC
HOUSING & PLANNING
-2 MAR 1999
Ref: 0168/96

Project:
PROPOSED BUNGALOW AND DOUBLE GARAGE TO THE REAR OF 27A QUADRING ROAD DONINGTON SPALDING FOR MR & MRS F.W. GOODACRE

ASSEMBLED PLAN