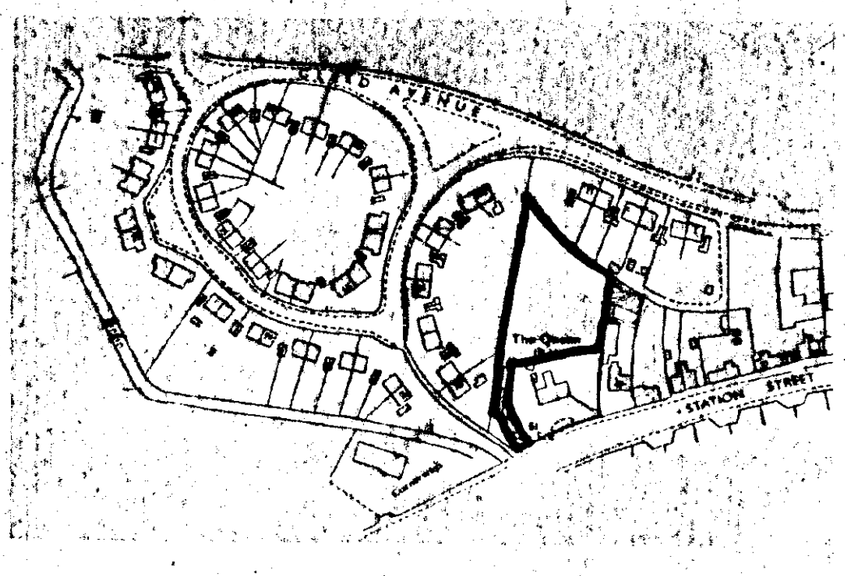
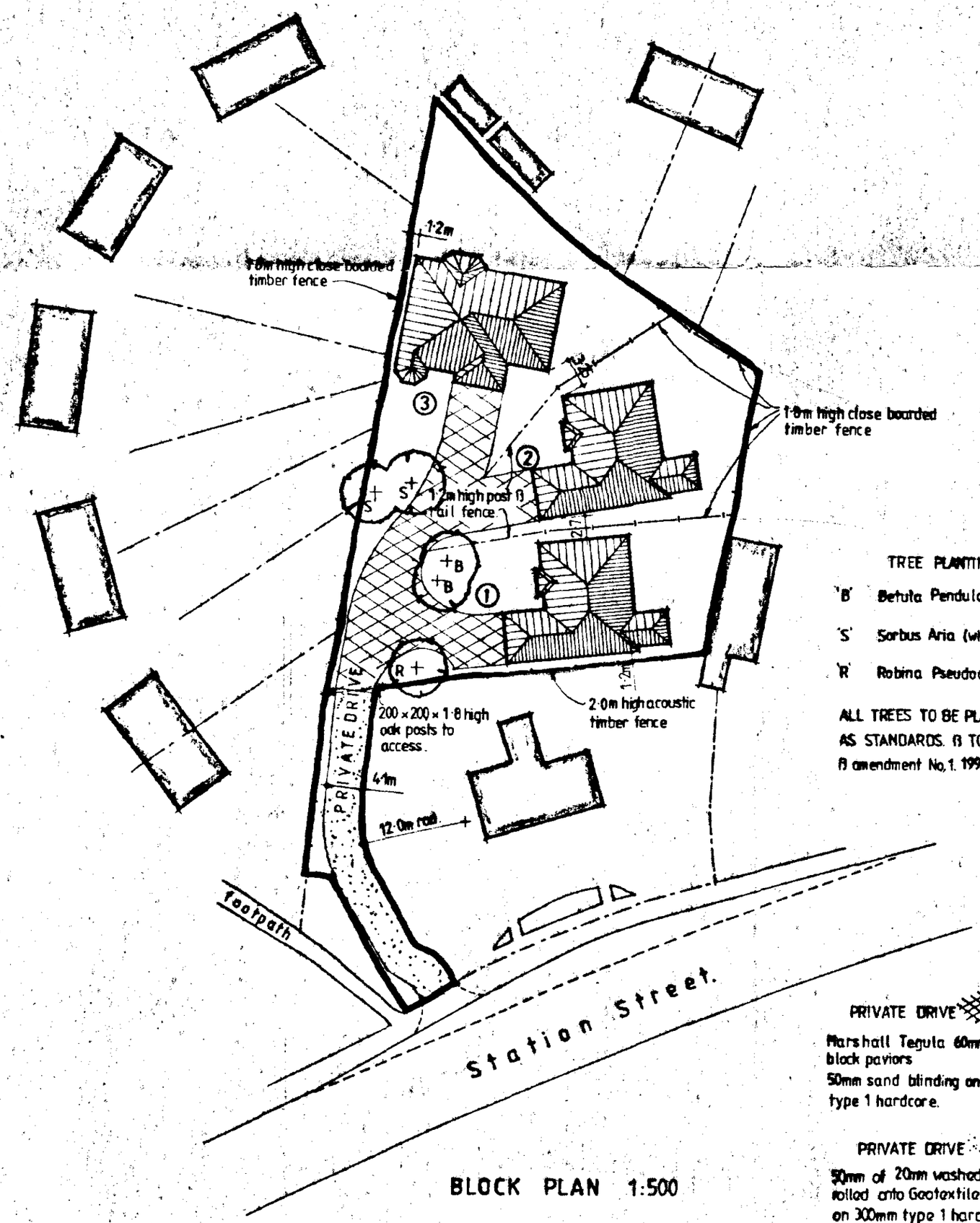


LOCATION PLAN 1:2500



BLOCK PLAN 1:500

NORTH

TREE PLANTING

'B' Betula Pendula (silver birch)

'S' Sorbus Aria (whitebeam)

'R' Robinia Pseudoacacia 'frisia'

ALL TREES TO BE PLANTED AS STANDARDS. B TO B.S. 4428:1989 & amendment No.1. 1991.

PRIVATE DRIVE

Marshall Tegula 60mm concrete block paviors
50mm sand blinding on 300mm type 1 hardcore.

PRIVATE DRIVE

50mm of 20mm washed gravel rolled onto Geotextile membrane on 300mm type 1 hardcore
50 × 150 conc. edging each side.

DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
10 FEB 2001
Ref: 0189/01

revision	date	init.	revision details.

COOPER ARCHITECTURAL DESIGN
12A WRIGHTS MEWS, PARK LANE, HOLBEACH, SPALDING, LINC'S PE12 7EE
Tel/Fax : 01406 423782
Mobile : 07808 125 778

Client.
J. P. BUILDERS.

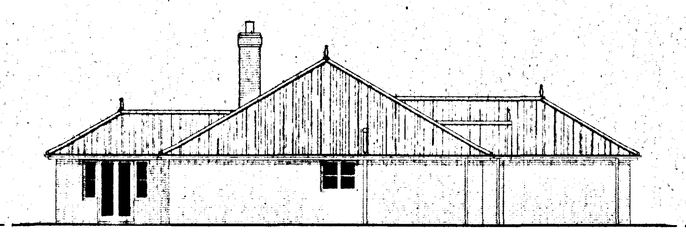
Project.
PROPOSED RESIDENTIAL DEVELOPMENT,
REAR OF 49 STATION ROAD,
DONINGTON
SPALDING,
LINC'S.

Drawing.
BLOCK & LOCATION PLAN

Scale	1:50 1:100	Drawing No.	0020:05
Date.	FEB. '01	Drawn.	JE.



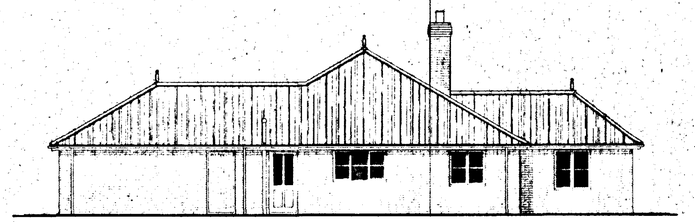
SOUTH - WEST ELEVATION



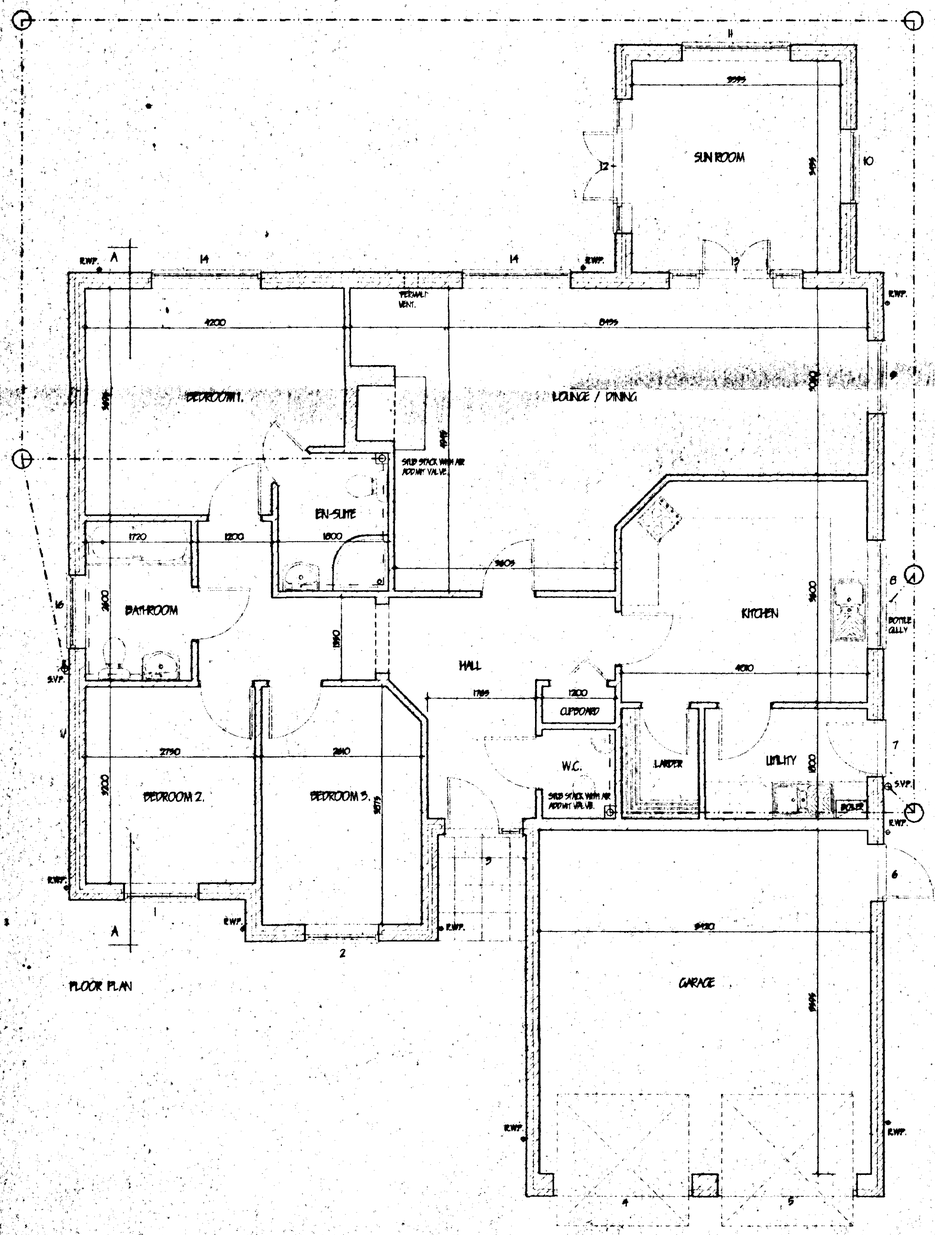
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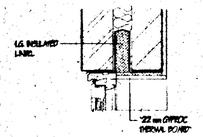
NORTH - EAST ELEVATION



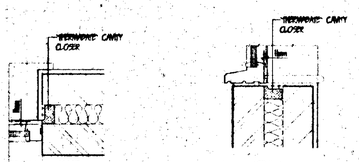
SOUTH - WEST ELEVATION



FLOOR PLAN

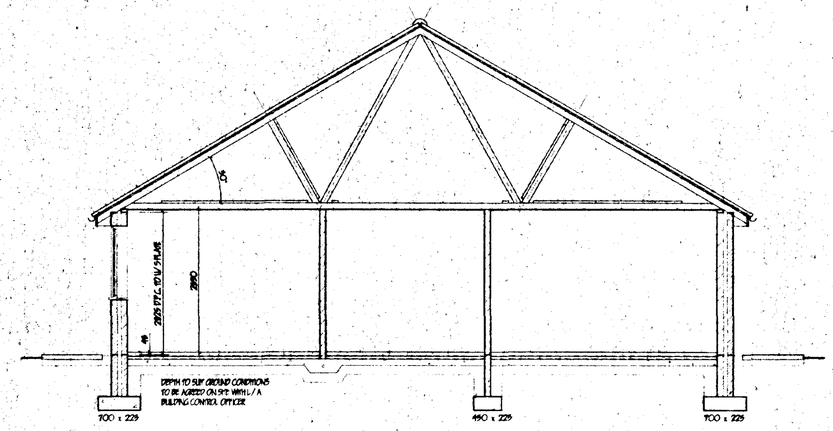


HEAD



JAMB CILL

REVEAL DETAILS



SECTION A - A

GLAZING.
Double glazed propertys throughout (minimum 6mm air gap to all units) excluding garage. All glazing between F.F.L. and 800mm high and between F.F.L. and 1500mm high in doors and side lights to be safety glass to B.S. 6206. All windows/ doors to be draught sealed.

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. 30 litres per second. Bathrooms to extract min 15 litres per second which may be operated intermittently. W.C. to extract min. 6 litres per second with 15 minute overrun.

HOT WATER AND SPACE HEATING.
Provide wall mounted Gas fired condensing boiler with fan assisted balanced flue. Fit durable wire guard to externals, to boiler flue. Provide timer switch and suitable zone thermostats to dwelling. Fit thermostatic control valves to all radiators. Hot water system to be thermostatically controlled with timer switch and to be vented. All hot water storage tanks and pipework to be insulated to B.R. U.I., part 3.

SMOKE DETECTORS.
Provide ceiling mounted mains operated self-contained smoke alarms to B.S. 5446: pt.1 1990 in positions shown on plan. Where more that one detector is to be provided they will be interconnected. All permanently wired to a seperate fused circuit at distribution board.

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

LEVEL ENTRY THRESHOLD
Provide "Dorton & Paul" Mobility door frame & threshold (PN29M-MOB) Principal entrance to buildins. All External doors to be 838mm wide.

INTERNAL DOORS.
All internal doors to ground floor habitable rooms and toilet accomodation 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 buildins. At entrance positions ramp up to top of sub cill min 1:20 . All footpaths to have slight fall away from buildins. 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 wheelchair access.
At least 5.0m of drive adjacent to buildins s 5.0m wide to be hard standing i.e. Concrete, Tarmac or Block pavers. All to be sloped up to footpath level at min 1:20

LIMITATIONS.
This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning/ Building Regulation approval.
The drawings must not be used as a contract document alone.
All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes. All given dimensions shall be checked by the Builder/ Contractor and will be his responsibility from commencement of site works.
The works will not be supervised or inspected on site by C.A.D. or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherance to specification, variations to contract etc.

COPYRIGHT RESERVED.
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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 relevent Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalent.

HEALTH & SAFETY.
The Employer/ Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & Safety legislation for Building Sites and Work Places.
The Employer / Client is advised that should the works need to comply with the Constructor Design and Management Regulations an independent Planning Supervisor will be required.

SCOPE OF THE WORKS.
The works shall comprise of all that is shown on 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.

revision	date	init.	revision details.

COOPER ARCHITECTURAL DESIGN
12A WRIGHTS MEWS, PARK LANE, MID BEACH, SPALDING, LINC'S PE12 7EE
Tel/Fax : 01406 423782
Mobile : 07808 125 778

Client: J. P. BUILDERS.

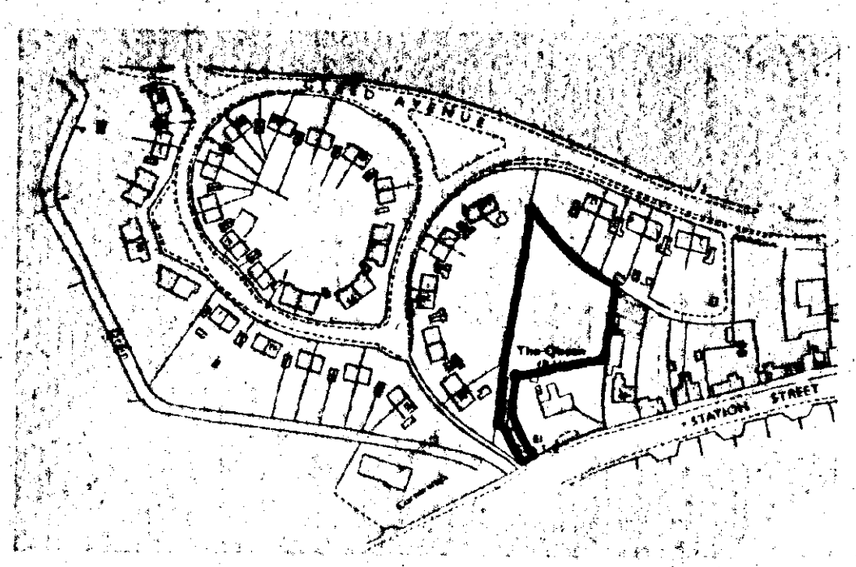
Project: PROPOSED RESIDENTIAL DEVELOPMENT REAR OF 49 STATION STREET, DONINGTON, SPALDING, LINC'S.

Drawing: FLOOR PLAN/ SECTION/ ELEVATIONS

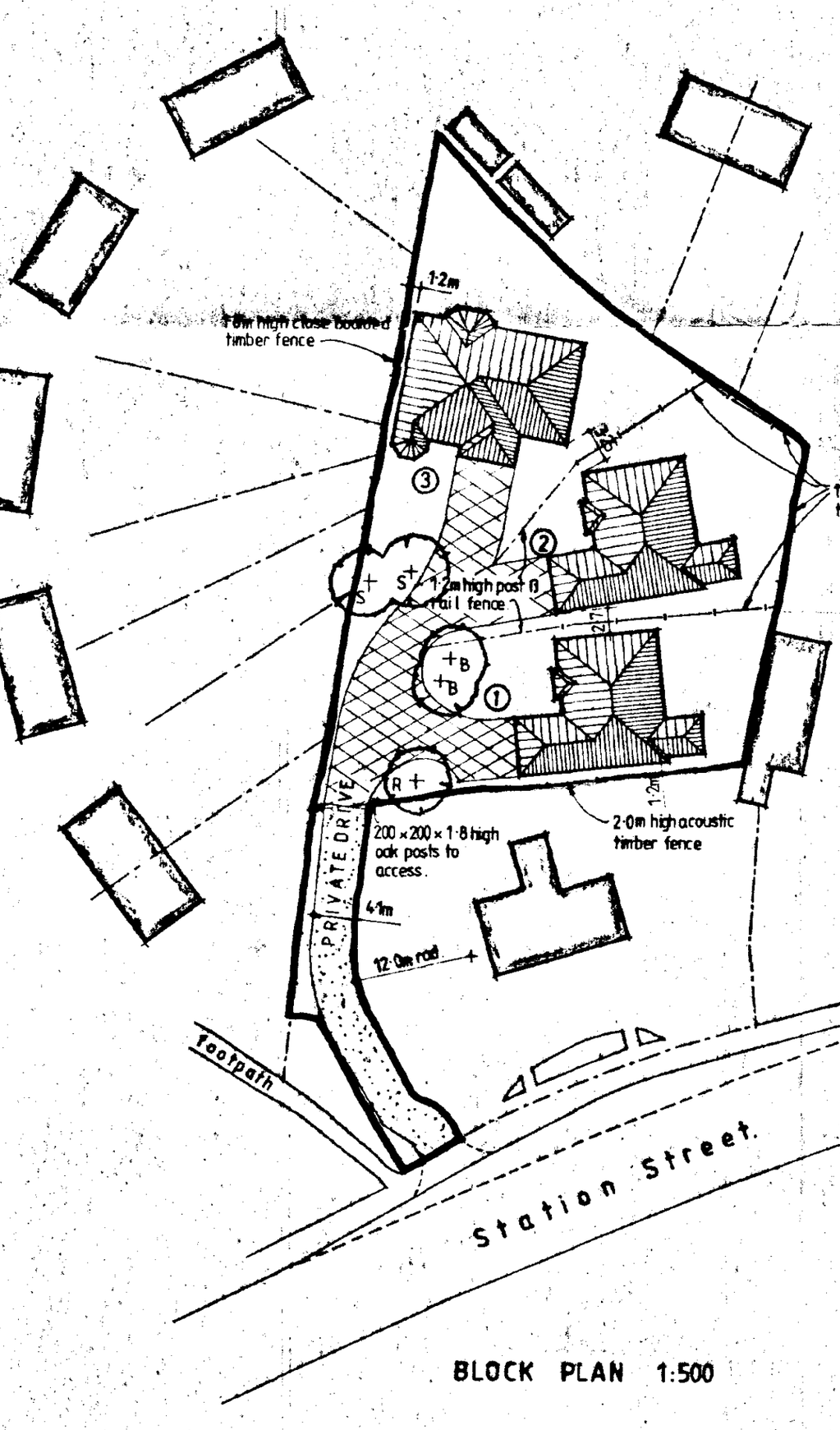
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Date:	JAN. '01	Drawn.	J.C.

DETERMINED PLAN

SOUTH HOLLAND DC PLANNING & PLANNING 13 FEB 2001



LOCATION PLAN 1:2500



BLOCK PLAN 1:500

NORTH

TREE PLANTING

'B' Betula Pendula (silver birch)

'S' Sorbus Aria (whitebeam)

'R' Robinia Pseudoacacia 'frisia'

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50 x 150 conc. edging each side.

DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
16 FEB 2001
Ref: 01891a1

revision	date	init.	revision details.

COOPER ARCHITECTURAL DESIGN
12A WRIGHTS MEWS, PARK LANE, HOLBEACH, SPALDING, LINC'S PE12 7EE
Tel/Fax : 01406 423782
Mobile : 07808 125 778

Client.
J. P. BUILDERS.

Project.
PROPOSED RESIDENTIAL DEVELOPMENT.
REAR OF 49 STATION ROAD,
DONINGTON
SPALDING,
LINC'S.

Drawing.
BLOCK & LOCATION PLAN

Scale	1:50 1:100	Drawing No.	0020:05
Date.	FEB. '01	Drawn.	JE.