ERECT A FLUE & INSTALL A BOILER ONLY IF REQUIRED BY CLIENT.

AMENDED PLAN
Ref. 1A1

SOUTH HOLLAND DC
HOUSING & PLANNING
11 OCT 2001
Ref: 0009/01

1.350 · 270 · 3.280 · 100 · 2.500 · 100 · 3.980 · 270 · 1.350

6 bedroom
7 bedroom
8 kitchen
9 ENTRANCE LOBBY
hall
bedroom
bathroom
lounge
cup'd

BOILER POSITION + FLUE (EXTRA.)
GEST CONNECTION TO S & V P 450MM ABOVE DRAIN INVERT LEVEL.
CYLINDER FITTED WITH 3KW IMMERSION HEATER + INSULATION JACKET
600 x 600 TRAP DOOR ACCESS TO ROOF SPACE.
INNER LEAF OF WALL AROUND FLUE TO BE 200MM THICK
ventilator
630 WINDOW 2.100M
2.800M
1.350
3.530
4.130
1.800
2.350
2.600
600
100 · 750 · 100 · 750 · 100
550
150

1 2 3 4

SELLS
REF - 1105/0009/01
WENSUM NG | LOBBY

...150MM ABOVE GROUND FLOOR LEVEL WEAK MIX CONC. INFILL TO CAVITY TO TERMINATE 225MM BELOW LOWEST D.P.C. LEVEL.

INTERNAL WALL FINISH.

ALL INTERNAL BLOCKWALLS TO RECEIVE 10MM SAND CEMENT RENDERING WITH 3MM SKIM FINISH.

NOTE: EXTERNAL CAVITY WALL TO HAVE MAX 'U' VALUE OF 0.6 w/m²°C.

NOTE: AT EDGE CLOSURE OF CAVITY PROVIDE BIT. FELT D.P.C., BOTH VERTICALLY AND HORIZONTALLY.

NOTE: WALLS SURROUNDING DRAINAGE TO HAVE MAX 'U' VALUE OF 1.0 w/m²°C.

All external lintels to be insulated type.

All external joinery to be fully draught proofed.

Loft hatch to be draught sealed and latched shut.

Insulation in roof space to meet with insulation in external cavity walls to prevent cold bridging.

To all domestic floors to external perimeter walls provide 25mm thick insulation dressed up walls to prevent cold bridging.

Hot water cylinder to be minimum 115lt capacity.

Seal all openings and joints to perimeter walls.

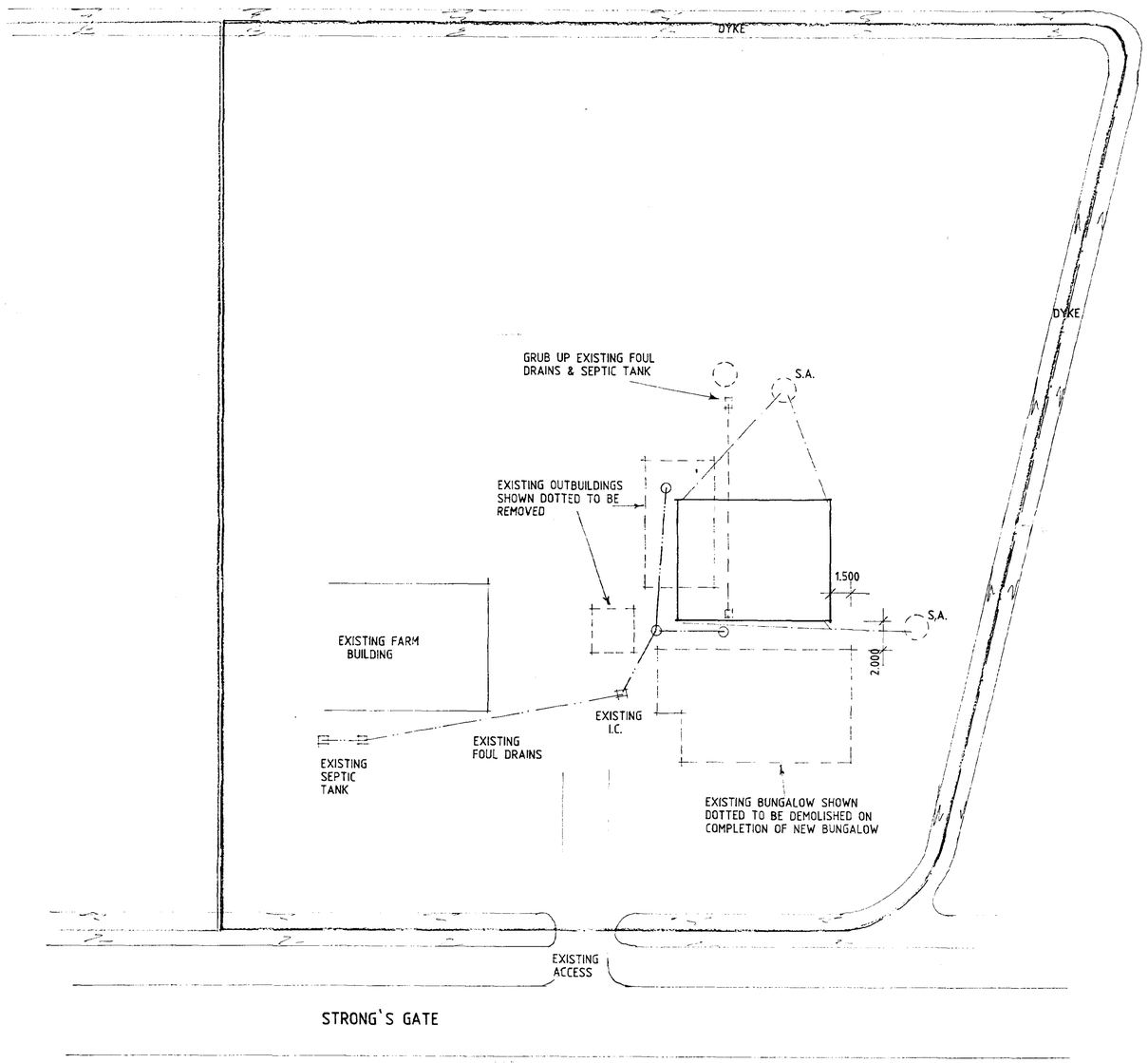
All doors, windows and any loft hatches to be effectively sealed and draught proofed.

...FLOOR CONSTRUCTION AS NONE EXCEPT FOR SOME PENDENT ...

NOTE: ENSURE MINIMUM FINISH... FLOOR LEVEL IS 100MM ... FINISH... FLOOR LEVEL.

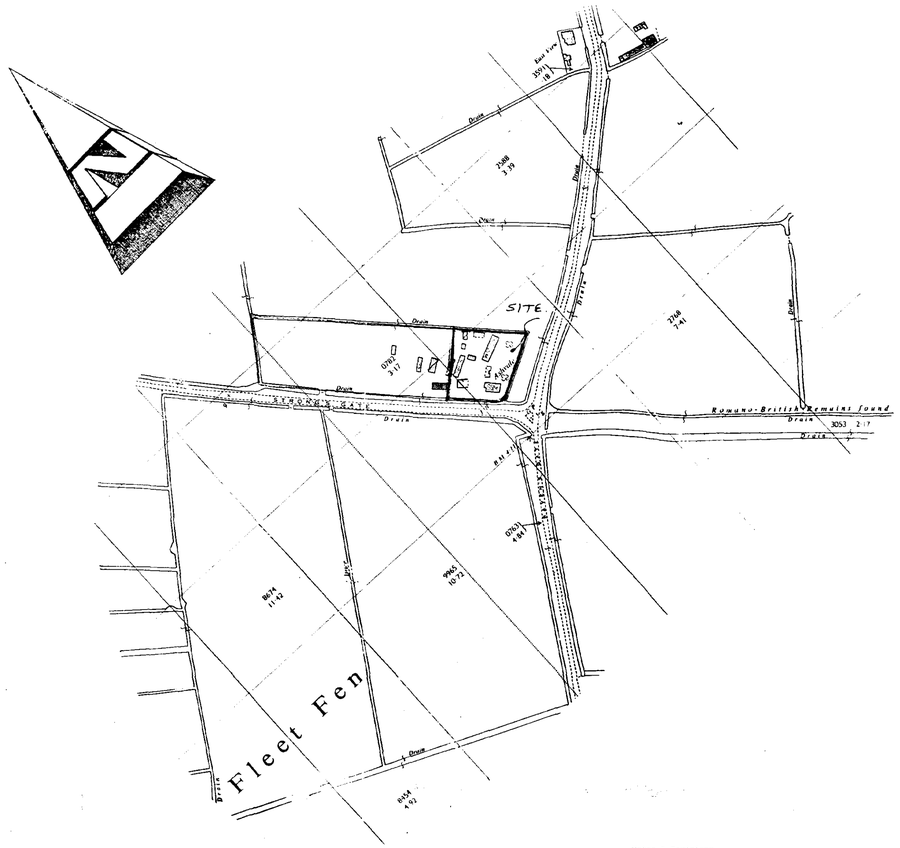
NOTE: ENSURE DOMESTIC FLOORING ... FLOOR LEVEL IS LEVEL ... WITH D.P.C.

NOTE: TO WALLS AROUND FLOOR SLAB PROVIDE 2 NO. ... SYNTHAFLUPE D.P.C., TO ...



SITE PLAN

THIS DRG. TO BE READ IN CONJUNCTION WITH WENSUM-NG



LOCATION PLAN

Dwelling
To be Wensum NG – handed

External Materials
Marley Mendip terracotta concrete interlocking tiles
Ibstock Cavendish Fenland Multi facing bricks

Foul Drains
Connect to existing septic tank via existing foul drains as shown. Temporarily while new bungalow being built connect waste from rear of existing bungalow into new foul drains.

Notes & Revisions

Do not scale from this drawing.

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The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects so that design amendments may be considered.

Please note: This drawing is not a conveyance drawing.

Construction work to be carried out with due regard to the Construction(Design and Management) Regulations 1994 (CDM) and the Health and Safety at Work, etc. Act 1974 (HSW Act).

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED REPLACEMENT BUNGALOW AT STRONG'S GATE, HOLBEACH FEN FOR

MRS. W.K. SELLS.

1:200 1:2500	DH00-002/1
DEC-00	B.GILHAM.

SOUTH HOLLAND DC
HOUSING & PLANNING
04 JAN 2001
Ref: 0009/01

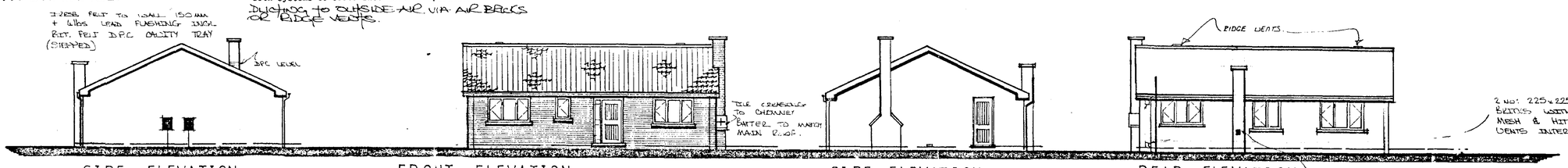
2 Edinburgh Walk, Holbeach,
Spalding, Lincs PE12 7AP
Tel: 01406 424343 Fax: 01406 490702

FACING BRICKWORK:
ROOF TILES:
FOUL DRAINAGE:
S.W. DRAINAGE:

KITCHEN VENTILATION:
Provide Radia 220 by Silavent Ltd. or similar by approved manufacturer to extract ventilation of 220 cu.m./hr. (approx 61.5 l/sec). Alternative method - provide suitable cooker hoods by Silavent Ltd or similar by approved manufacturer to extract ventilation of at least 30 l/sec. Both systems to offer intermittent operation
DUCTING TO OUTSIDE AIR VIA AIR BRICKS OR RIDGE VENTS.

BATHROOMS
Provide Mayfair 2000 by Silavent Ltd or similar by approved manufacturer to extract ventilation of 100 sq. m./hr (approx 27.5 l/sec) or 70 sq.m/hr (approx 19.5 l/sec). System to offer intermittent operation. DUCTING AS KITCHEN.

HOT WATER STORAGE
Provide system approved by British Board or Agrement and install by B.B.A. approved installer. System to be vented and insulated in accordance with B.S. 5615 1985



SIDE ELEVATION

FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

Soot access door with combustion chamber & vessel.

PITCHED ROOF CONSTRUCTION (MAIN BUNGALOW)
Conc. interlocking tiles (see site plan for manufacturer, tile type & colour)
50x25 S.W. timber battens on underfelt to B.S. 747 (type 1F) NOTE felt laped in all cases 150mm.
Twin/triple fdwl type roof trusses at 600 ctrs. at 25° pitch in accordance with C.P. 112. 2 No: 25x100 ceiling binders. 25x100 45° diagonal roof bracing in accordance with Truda Tech. Bulletin No. 1.
All verges and gable ladders to be strapped to wall plate & gable walls at eaves and ceiling level at 1.2 m ctrs. 50x100 wall plates bedded on s/c and held in position by roof trusses and anchor straps at 1.2m ctrs.
25x175 P.S.E. fascia and barge boards.
6mm Supercellic soffit.
P.V.C. rain water goods 100mm dia. half rounded guttering with 63mm dia downpipes.
Close cavity above eaves level.
NOTE: Provide 2.0° ridge vents to roof structure over habitable area as shown on elevations.

GARAGE ROOF
As main bungalow roof.

NOTE: On spans of 8m or more providing additional roof members in accordance with international timber pune association tech. Bulletins No: 1.

NOTE: All straps within roof structure to be 30 x 5mm mild steel anchor and lateral restraining straps.

NOTE: All structural timber to be G.S. grade.

NOTE: Roof construction around flue to be in accordance with trenn manufacturers recommendations.

CEILINGS
DOMESTIC CEILINGS
200 regnal broom mineral fibre loft insulation
12.7mm gyproc duplex plasterd with artex ceiling finish.

LOUNGE CEILING
2 No: layers 12.7mm gyproc duplex plasterd (laid staggered joints) with artex ceiling finish.

NOTE: No insulation in roof space over garage

ROOF VENTILATION
Provide 625 x 125 slots in soffit at 2.4m ctrs. Slots to have fly proof mesh covering internally. All in accordance with Building Regulation F5.

WALLING
270mm cavity wall to consist of 110mm facing brick. (see site plan for manufacture brick type & colour.).
50mm cavity. NOTE cavity filled with ecomax 2027 cavity wall insulation. All work carried out in accordance with agrement board certificate no: 88/203).
110mm solid insulation blockwork (U=0.45).

CAVITY WALLS TIED TOGETHER USING GALVANISED IRON OR PLASTIC TWISTED TIES SPACED 900 HORIZONTALLY AND 450mm VERTICALLY TO B.S. 1243 : 1978.

GROUND FLOOR INTERNAL WALLS TO BE 100mm SOLID INSULATION BLOCKWORK (U=0.45).

SUB STRUCTURE WALLING TO BE 100mm CLASS 'A' DENCE CONC. BLOCKS. Ref. FELT D.P.C. TO EXTERNAL WALL 150mm ABOVE GROUND FLOOR LEVEL. IDEAL MIX CONC. INFILL TO CAVITIES TO TERMINATE 225mm BELOW LOWEST D.P.C. LEVEL.

INTERNAL WALL FINISH
All internal blockwalls to receive 12mm sand cement rendering with 2mm skim finish.

NOTE: External cavity wall to have max 'U' value of 0.6 w/m²°c.

NOTE: At eidery closure of cavity provide Ref. felt D.P.C. both vertically and horizontally.

NOTE: Walls surrounding garage to have max 'U' value of 0.45 w/m²°c.

All external lintels to be insulated type.

All external joinery to be fully draught proofed.

Loft hatch to be draught sealed and latched shut.

Insulation in roof space to meet with insulation in external cavity walls to prevent cold bridging.

To all domestic floors to external perimeter walls provide 25mm thick insulation dressed up walls to prevent cold bridging.

Hot water cylinder to be minimum 115lt capacity.

Seal all openings and joints to perimeter walls.

All doors, windows and any loft hatches to be effectively sealed and draught proofed.

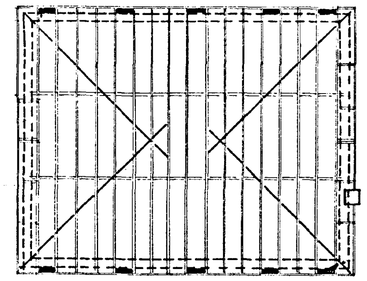
FOUNDATIONS.
All walls as shown provide conc. strip foundations :-
700 x 225 to 250 cavity walls.
450 x 225 to 100 solid walls.
Under chimney foundations to be 300 mm thick.
All concrete to be 1:3:6 min.
Foundations taken down to a depth of 750mm or to an approved face.

Where non-loadbearing walls are built off o'site slab thicken out to min dimension 450 x 225 or if deemed to be necessary by local authority building inspector provide standard cont. strip foundation 450 x 225.
(walls built off o'site slab to have bit. felt D.P.C. under walls)

NOTE: Foundations to be min 1.0m below finished ground level if shrinkable sub-soil is found on site.

SURFACE WATER DRAINAGE
100mm dia vitrified clay pipes 'supersleve' flexibly jointed. Pipes bedded and surrounded in 100mm pea gravel.
Under buildings drains to be encased in 150mm pea gravel with lintol over pipe at wall adjustment. NOTE: Around pipes at wall adjustments provide 25mm gap around pipes and fill with compressible material.
100mm dia P.V.C. soil and vent pipe to extend 900mm above window heads and to terminate in ballon finial.
Soil and vent pipe fitted with access plate at base.
38 dmt dia P.V.C. waste pipes from all appliances complete with 75mm deep seal traps and rodding eye access points at every change of direction.

METER BOX
Position meter boxes as shown. Meter boxes to be min 650mm max 1.0m above path level to base of box.
NOTE: Seal around meter box in non-combustible material.
To provide combustion air to open fire provide cut low level 1 no type 1 ventilator by permalift Ltd.



roof plan

SOUTH HOLLAND DC
HOUSING & PLANNING
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Heating System
Provide room thermostat or thermostatic radiator valves or similar approved to control the output from the heating system.

Insulated Pipes and Ducts
All pipes, which do not contribute to the heating of the building, will be insulated to BS5422 1977.

Safety Glazing
Provide safety glass to BS6206 to all windows to a minimum height of 800mm above floor level plus doors to a minimum height of 1500mm above floor level. Side screens to be same as doors if within 300mm of doors.

Smoke Detection
Provide mains **operated self-contained smoke alarms** to BS5446 Part 1 in accordance with Approved Document B1.

Habitable Room Trickle Ventilation
Provide proprietary trickle ventilators to head of windows giving a total opening area of not less than 8000mm²

Kitchen/Utility/Bathroom/WC Trickle Ventilation
Provide proprietary trickle ventilators to head of window giving a total opening area of not less than 4000mm²

Roof Insulation
To roof spaces provide proprietary 200mm thick insulation laid as 100mm between joists and 100mm across joists. Ensure a gap of 50mm between roof underfelt and quilt at all times.

Ground Floor Construction
65mm sand/cement screed on proprietary 50 mm thick floor insulation with perimeter insulation to screed on 1200 gauge polythene d.p.m. on 100mm concrete oversite on minimum 150mm. maximum 600mm well blinded and compacted hardcore. Wall d.p.c. to lap floor d.p.m. by a minimum of 50mm.

Provide a firm level approach to front entrance of minimum width 900mm. Gradient of approach to be no steeper than 1:20. At entrance to building threshold to be maximum 15mm high.

External access door that serves as access to ground floor WC to have a minimum clear opening width of 775mm.

Sockets, light switches, TV points, doorbells to habitable rooms to be positioned between 450mm and 1200mm above floor level.

Provide area within main driveway of hard surfacing (block paving, tarmac or similar) of adequate size to enable wheelchair access from parked vehicle direct to main access of dwelling. Footpath minimum 900mm wide to be directly linked to hard surfacing driveway.

Minimum width of corridors and passageways for a range of doorway widths

Doorway clear opening width (mm)	Corridor/Passageway width (mm)
750 or wider	900 (when approached head-on)
750	1200 (When approached head-on)
775	1050 (when approached head-on)
800	900 (when approached head-on)

All windows to give minimum 1/20th of floor area as ventilation and to be double-glazed.

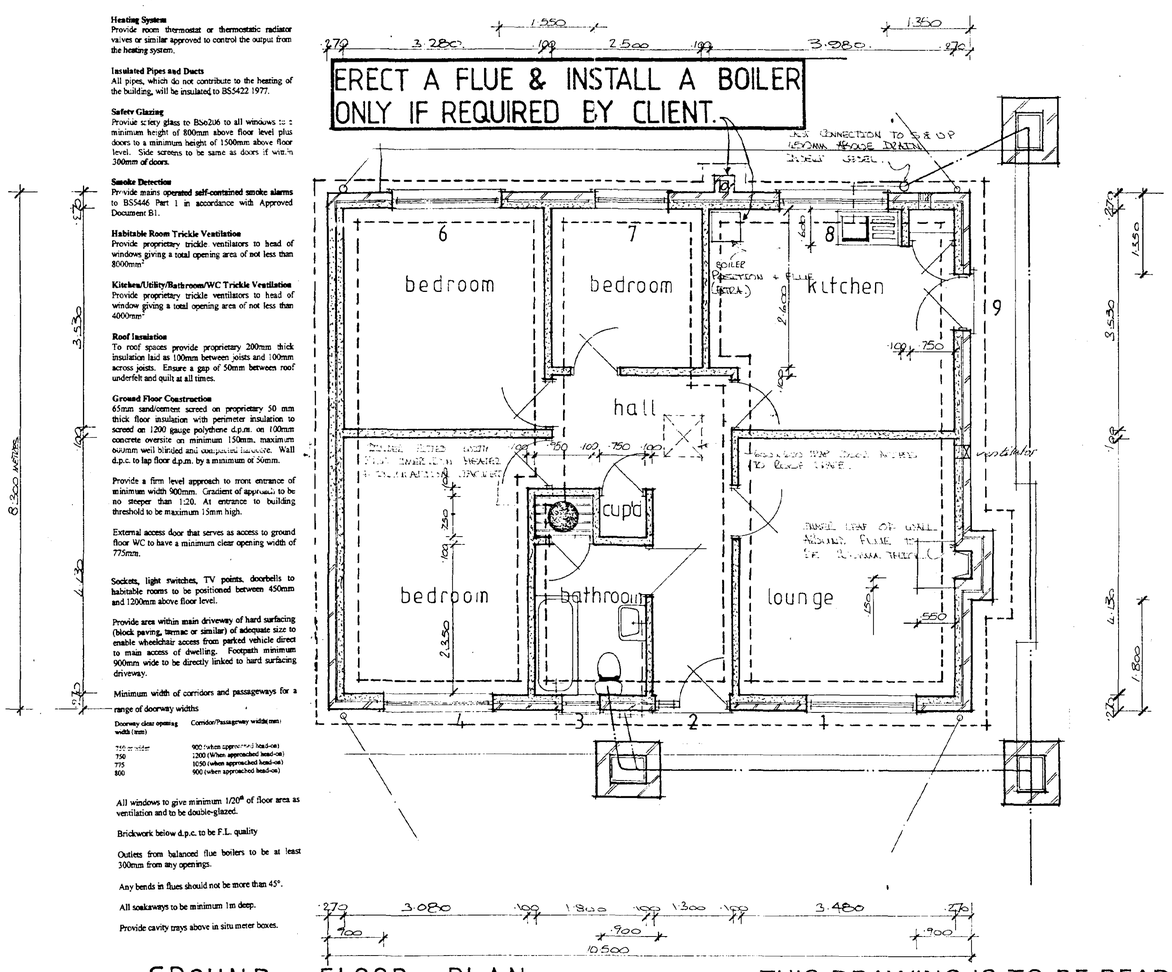
Brickwork below d.p.c. to be F.L. quality

Outlets from balanced flue boilers to be at least 300mm from any openings.

Any bends in flues should not be more than 45°.

All soakaways to be minimum 1m deep.

Provide cavity trays above in situ meter boxes.



GROUND FLOOR PLAN

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH DRAWINGS No'd :"WENSUM - 2"

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

D.&H.

NOTES & SCHEDULES.

DRAINAGE
INSPECTION CHAMBER
All internal dimensions of inspection chamber to be related to depth in accordance to C.P 301.

INSPECTION CHAMBER CONSTRUCTION
225mm thick class 'B' engineering brick surround (water bonded) 150mm concrete base slab 100mm conc. cover slab complete with steel lid & insert frame.
NOTE: Inspection chamber covers in driveways to be heavy duty covers/ assemblies standard grade only.
All inspection chambers/ junctions to be slow bends.
All drains laid to a self cleansing gradient min fall 1:40 max 1:70.

FOUL WATER DRAINS
100mm vitrified clay pipes 'supersleve' flexibly jointed. Pipes bedded and surrounded in 100mm pea gravel.
Under buildings drains to be encased in 150mm pea gravel with lintol over pipe at wall adjustment. NOTE: Around pipes at wall adjustments provide 25mm gap around pipes and fill with compressible material.
100mm dia P.V.C. soil and vent pipe to extend 900mm above window heads and to terminate in ballon finial.
Soil and vent pipe fitted with access plate at base.
38 dmt dia P.V.C. waste pipes from all appliances complete with 75mm deep seal traps and rodding eye access points at every change of direction.

G - wall thickness 250 to 270 - nov 90.
F - 1990 regs - apr 90.
E - vent & open fire added - nov 89.
D - window altered in granite mid 7.
C - roof ridge vents shown.
B - roof vent size increased - nov 84.
A - [illegible]

status design

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS
STATUS HOUSE, 2 PRINCES STREET, HOLBEACH, SPALDING. Tel: 0406 24343

D.&H. BUILDINGS
LIME WALK
LONG SUTTON
SPALDING LINCS
TEL. HOLBEACH (0406) 362410

project: STANDARD DWELLING TYPE
scale: 1:50 1:100
drawing no.: WENSUM-NG
A B C D E F G
date: NOVEMBER, 1983
drawn by: M. Charlton

SUMMIT 3317/483T