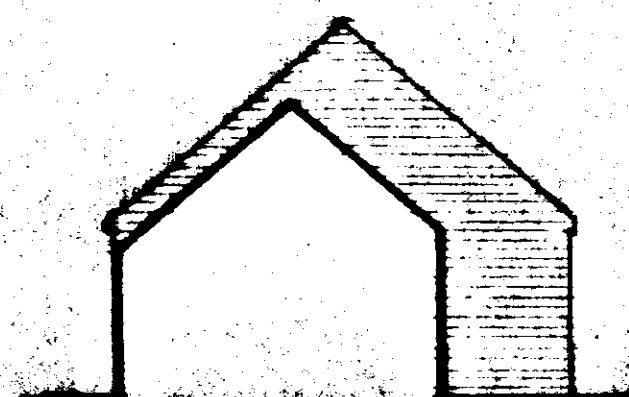
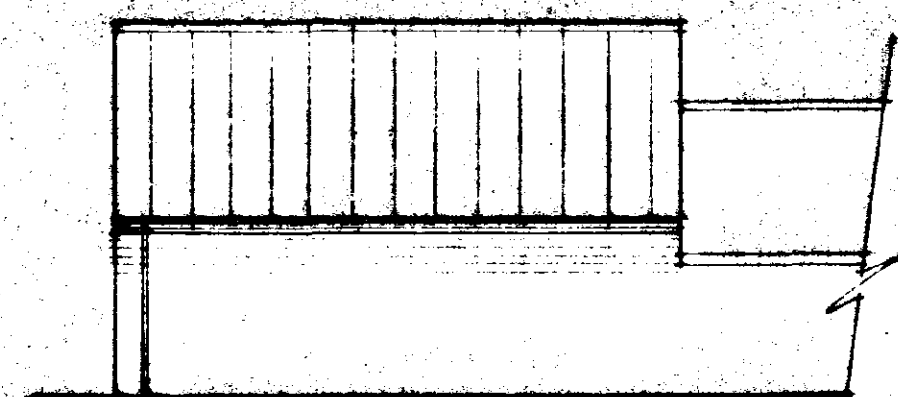




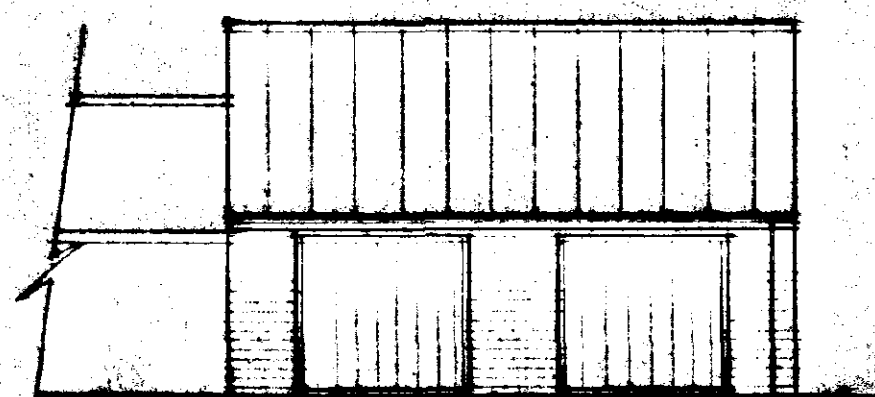
FRONT



REAR



SIDE



SIDE

WALL CONSTRUCTION
 265mm cavity walls to existing or 300mm face brickwork (see site plan details), 65mm cavity

180mm internal skin of Ferroc Havelite blockwork. Cavity walls tied together using galvanized iron or plastic twist ties spaced 900mm horizontally and 450mm vertically to BS1243, 1978. Internal blockwork walls to receive 10mm sand/cement render and skim finish.

ROOF/WALL ABUTMENTS
 Provide Code 4 lead flashings and 150mm roof covering. Dress up wall a minimum of 150mm (stepped on pitched abutments) and provide d.p.c. cavity tray to make completely watertight.

CONSTRUCTION WALLING
 100mm Class A dense concrete blocks. External felt d.p.c. to external walls 150mm above ground level. Weep air infill to base of cavities to terminate 225mm below lowest d.p.c. level.

FOUNDATIONS
 As indicated on plan provide concrete strip foundations. To cavity walls provide 700mm wide x 225mm thick and to 100mm walls provide 450mm wide x 225mm thick, unless noted otherwise. To non-loadbearing internal walls thicken out ground floor overite concrete to 450mm wide x 200mm thick. Widen foundations at chimney breast accordingly and make 300mm thick. Foundations to taken down to an approved firm base, subject to local authority specifications. Concrete to be ST3 grade unless noted otherwise.

RAINWATER GOODS
 P.V.C. rainwater goods 110mm dia. rainwater gutters and 60mm diameter downpipes.

ROOF CONSTRUCTION
 Concrete interlocking roof tiles (see site plan) on 38 x 25 softwood treated timber battens on underfelt to BS747 (Type 1F) lapped 150mm horizontally and 100mm vertically. Prefabricated roof trusses at 800mm c/c and pitch as stated in accordance with BS5268 Part 3, 1985. Provide 25 x 100mm timber bracing and fix in accordance with truss manufacturers instructions. All trusses and gable ladders (if any) to be strapped to 50 x 100mm timber wallplate, the gable wall at verges and ceiling level with 30 x 5mm mild steel anchor and lateral restraint straps to span minimum 3 no. trusses at a maximum of 1200mm c/c. At strap positions provide peak and nogging to trusses. Main contractor to supply local authority building control with roof truss calculations 28 days prior to erection on site.

DETAILS
 All coded details to be shown in accordance with marked on plan to be by to be installed in strict accordance with manufacturers instructions. Form d.p.c. cavity tray above all lintels. To all exposed lintels i.e. not sheltered from overhanging eaves, etc. to have proprietary weepholes to joints of brickwork at approx. 450mm c/c.

GROUND FLOOR CONSTRUCTION
 100mm concrete overite on 150mm gauge polythene d.p.m. on minimum 100mm, maximum 600mm well blinded and compacted hardcore. If garage is integral to house finished floor level to be 100mm below that of house. Wall d.p.c. to lap floor d.p.m. by a minimum of 50mm.

SURFACE WATER DRAINAGE
 To be proprietary 110mm diameter P.V.C. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Pipes to discharge into 1250mm diameter soakways sited 5000mm away from buildings.

NOTES

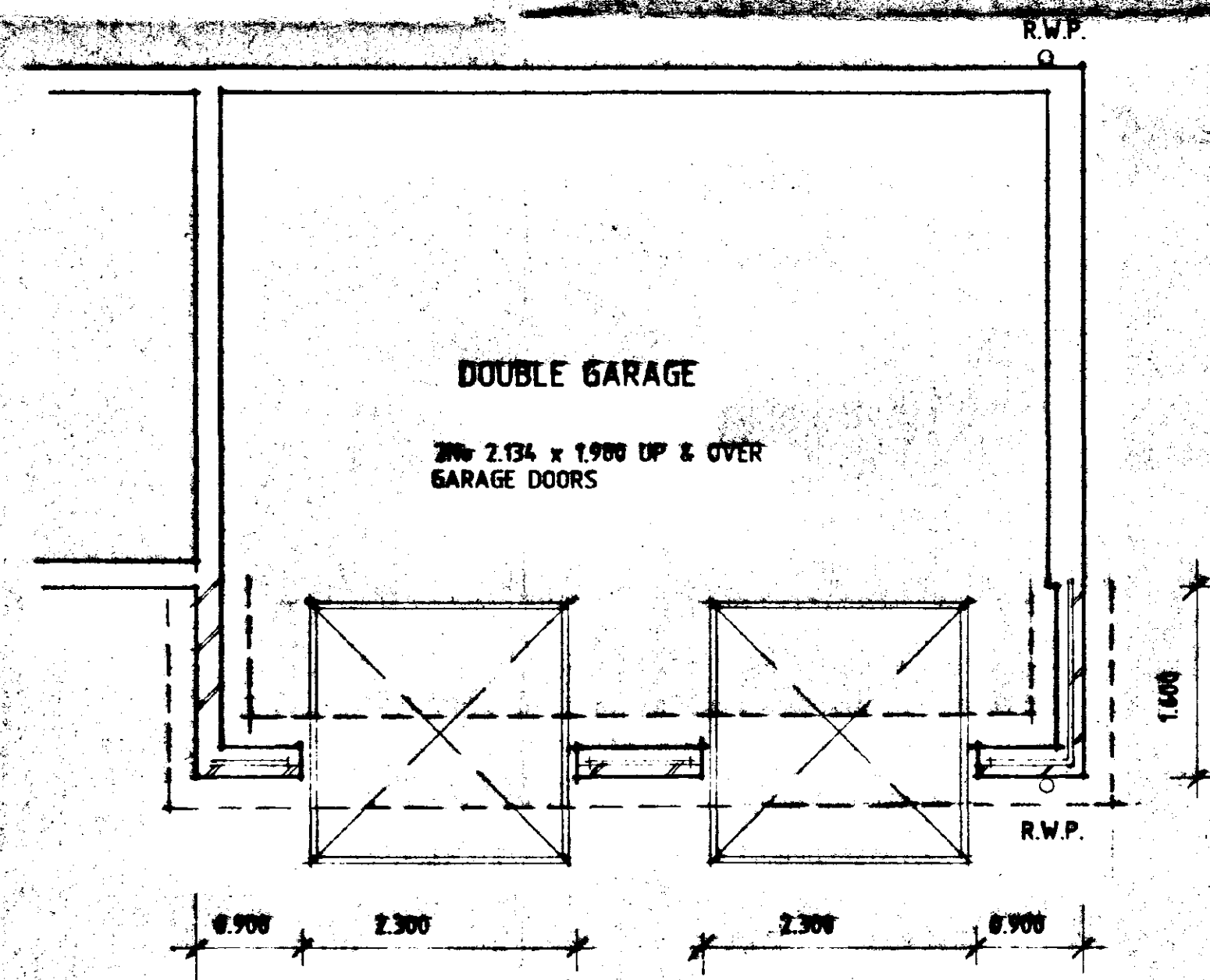
CONVERT EXISTING OPEN FRONTED OUTBUILDING TO DOUBLE GARAGE. REMOVE EXISTING ROOF & RAISE WALLS AS NECESSARY TO SUIT NEW ROOF

EXISTING REMAINING PART OF OUTBUILDING TO HAVE ROOF MADE GOOD AT ABUTTMENT & FLASHED WITH 4LB LEAD TO MAKE COMPLETELY WATERTIGHT

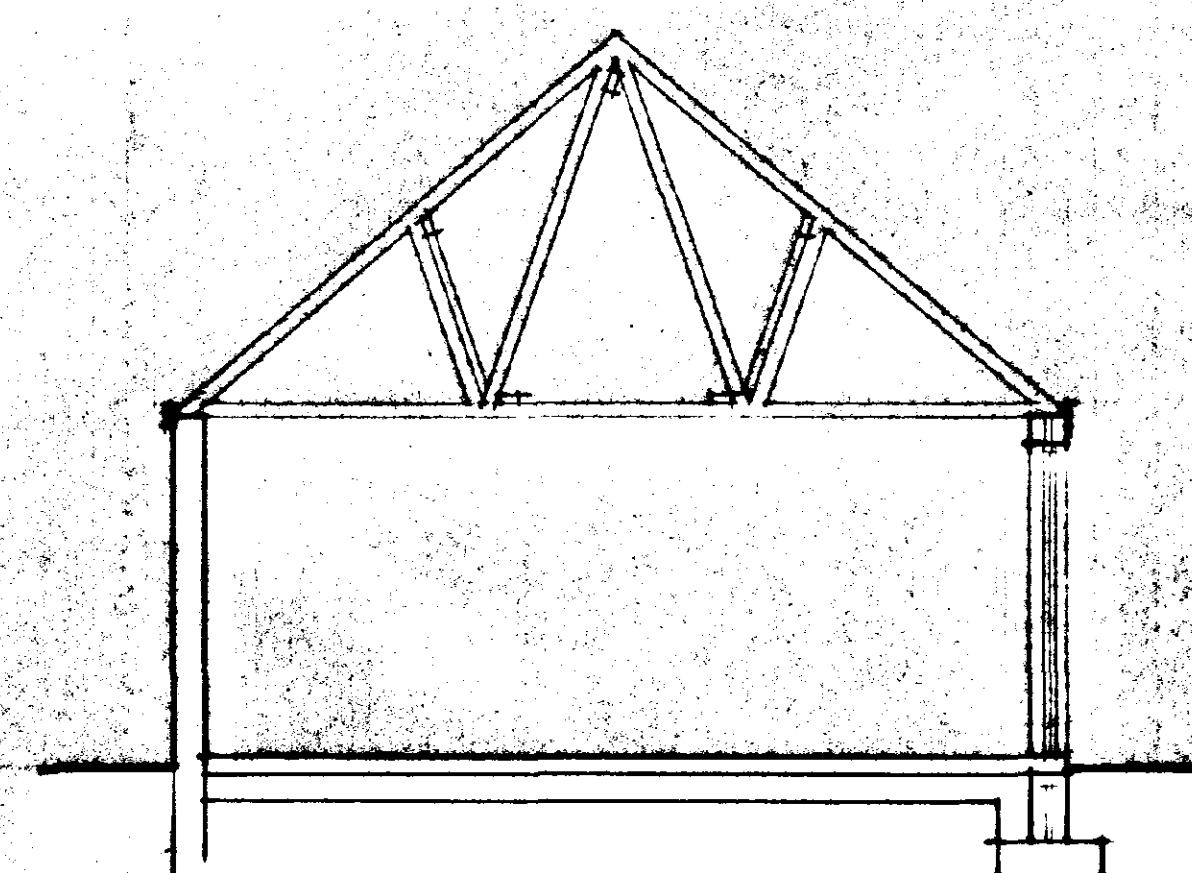
BRICKS TO BE SECOND HAND TO MATCH EXISTING.

ROOF TILES TO MATCH THOSE OF PROPOSED NEW HOUSE

E.G. TYPE LI/S LINTELS



PLAN



SECTION

DESIGN Status
 CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED CONVERSION OF OUTBUILDING TO GARAGE AT BANK HOUSE FARM, BENS GATE FLEET FOR

MRS S. M. JAMES

31 JAN 1997

Ref: 0115/97

1:50 1:100 771925/3

JAN-97 B.GILHAM

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

CONCRETE INTERLOCKING
Concrete interlocking 400 x 100mm (Type 1P) laid on 30 x 25 softwood treated timber battens as underfelt to BS747 (Type 1P) lapped 150mm horizontally and 100mm vertically. Prefabricated roof trusses at 800mm c/c and pitch as stated in accordance with BS5950 Part 3, 1985. Provide 25 x 100mm timber bracing and fix in accordance with truss manufacturers instructions. All trusses and gable endwalls (if any) to be strapped to 50 x 100mm timber wallplates. Gable wall at verges and ceiling level with 30 x 5mm mild steel anchor and lateral restraint straps to span minimum 3 no. trusses at a maximum of 1200mm c/c. At strap positions provide girth and noggins to trusses. Main contractor to supply local authority building control with roof truss calculations 28 days prior to erection on site.

ROOF VENTILATION
At eaves provide proprietary ventilators equivalent to a 10mm continuous gap along eaves.

GROUND FLOOR CONSTRUCTION
Finish on 50 x 125 vertical studs @ 400 c/c built off double-up rafters as stated. Black breather paper, 6mm plywood face, 1 no. layer d.p.c. underlay, 38 x 19 battens, vertical batten tiles (manufactured same as roof tiles). Provide 125mm Gypsol 8405 fibreglass insulation between studs. All timber SC3 grade. Provide 4lbs lead flashing to corner sheets and dress up wall min. 150mm.

ROOF RIG CONSTRUCTION
Tie battens and underlay for flat roof house roof on 25 x 200 ridge, 38 x 100 rafters and ceiling ties. Provide 25 x 100 longitudinal batten plus 25 x 100 diagonal rafter binder. At roof intersection provide 32 x 175 valley lay boards plus suitable reducing rafters. Support rafters on 50 x 125 batten/rafterplate. Provide 38 x 100 noggin from last rafter over gable wall to take bargeboards @ 400 c/c. Provide restraint straps as main roof. Provide 150mm fibreglass insulation plus ventilation as airtight. All timber SC3 graded.

WATER TANK SUPPORT
Water tank in roof space to be supported on bearers to spread the load to BS5950 Part 3 1985.

CEILING
To all finished side ceilings provide 12.5mm Gyproc Duplex plasterboard or similar and either 5mm skis or Artex finish. To remaining ceilings provide 12.5mm Gyproc plasterboard or similar with finishes as above.

VALLEYS
Use proprietary fibreglass valleys or provide 40 x 40mm lead to valleys to make completely watertight.

WALL CONSTRUCTION
275mm cavity walls to external walls. 100mm face brickwork (see also wall details), 75mm cavity to be filled with Crown Dethers full fill insulation in accordance with BBA Certificate No. 56/1678 or similar approved. 100mm internal skin of Tarmac Baselite blockwork. Cavity walls tied together using galvanneal iron or plastic twist ties spaced 900mm horizontally and 450mm vertically to BS1243, 1978. Internal blockwork walls to receive 10mm sand/cement render and skim finish.

CONSTRUCTION WALLS
100mm Class A dense concrete studs. External skil d.p.c. to external walls 150mm above ground level. Work air infill to base of cavity to terminate 225mm below lowest d.p.c. level.

FOUNDATIONS
As indicated on plan provide concrete strip foundations. To cavity walls provide 700mm wide x 225mm thick and to 100mm walls provide 400mm wide x 225mm thick, unless noted otherwise. To non-loadbearing external walls thicken out ground floor oversite concrete to 400mm wide x 200mm thick. Widen foundations at chimney breast accordingly and make 300mm thick. Foundations to take down to an approved firm base, subject to local authority specifications. Concrete to be ST3 grade unless noted otherwise.

JOINTS
All cold joints as stated in Schedule or marked on plan by (OC) denotes items finished. All windows to be double glazed sealed units except to garage.

SKIMMERS
All cold joints as stated in Schedule or marked on plan to be by to be installed in strict accordance with manufacturers instructions. Form d.p.c. cavity tray above all lintels. To all imposed lintels i.e. not sheltered from overhanging eaves, etc. to have proprietary weepholes to joints of brickwork at approx. 400mm c/c.

WALLS CONCRETE
Provide soldier course brickwork to all above where shown on elevations.

UNDERLAYING GROUND AND CONCRETE SLAB
Provide the above to the design as shown on elevations plus any other details that are shown on the plans.

SKIMMERS
Ensure the joint through all cavity wall reveals, including lintels, is limited to a minimum 'U' value of 1.20/m²K. also at every closure of cavity provide d.p.c.

ROOF VENTILATION
Provide proprietary ventilators at eaves of 400 x 100mm (Type 1P) laid on 30 x 25 softwood treated timber battens as underfelt to BS747 (Type 1P) lapped 150mm horizontally and 100mm vertically. Prefabricated roof trusses at 800mm c/c and pitch as stated in accordance with BS5950 Part 3, 1985. Provide 25 x 100mm timber bracing and fix in accordance with truss manufacturers instructions. All trusses and gable endwalls (if any) to be strapped to 50 x 100mm timber wallplates. Gable wall at verges and ceiling level with 30 x 5mm mild steel anchor and lateral restraint straps to span minimum 3 no. trusses at a maximum of 1200mm c/c. At strap positions provide girth and noggins to trusses. Main contractor to supply local authority building control with roof truss calculations 28 days prior to erection on site.

CONSTRUCTION WALLS
100mm Class A dense concrete studs. External skil d.p.c. to external walls 150mm above ground level. Work air infill to base of cavity to terminate 225mm below lowest d.p.c. level.

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Provide the above to the design as shown on elevations plus any other details that are shown on the plans.

SKIMMERS
Ensure the joint through all cavity wall reveals, including lintels, is limited to a minimum 'U' value of 1.20/m²K. also at every closure of cavity provide d.p.c.

GROUND FLOOR CONSTRUCTION
60mm sand/cement screed on proprietary 20mm thick floor insulation with perimeter insulation to screed on 1200 gauge polythene d.p.c. on 100mm concrete oversite on minimum 100mm maximum 600mm wall blinding and compacted hardcore. Wall d.p.c. to lap floor d.p.c. by a minimum of 50mm.

BOULTON & PAUL EXTERNAL JOINERY

1/6 L/S LINTELS TO OPENINGS IN CAVITY WALLS

1/6 INT. LINTELS TO INT. OPENINGS

1/6 BOX 100 OVER ARCH

HEATING

SOLID FUEL AGA COOKER/BOILER

NOTE

DINING ROOM WINDOW TO HAVE A MIN. UNOBSTRUCTED OPENING OF 850 x 500

ALL WINDOWS TO HAVE MIN. 1/2 OF FLOOR AREA AS VENTILATION

PROPOSED REPLACEMENT DWELLING SEE DRG. 771925/1

EXISTING ROUSE SHOWN DOTTED TO BE DEMOLISHED

LAND DRAINS SEE SRC CALCS. 14997 APP. 03B

EXISTING HEDGE

NOTE

SOAKWAYS TO BE MIN. 2.0m DEEP

SITE PLAN

THIS DRG. TO BE READ IN CONJUNCTION WITH 771925/1 & SRC LETTER DATED 25.2.97 WITHGROUN INVESTIGATION & PERC. TEST REF- 14997

ROOF VENTILATION
Provide proprietary ventilators at eaves of 400 x 100mm (Type 1P) laid on 30 x 25 softwood treated timber battens as underfelt to BS747 (Type 1P) lapped 150mm horizontally and 100mm vertically. Prefabricated roof trusses at 800mm c/c and pitch as stated in accordance with BS5950 Part 3, 1985. Provide 25 x 100mm timber bracing and fix in accordance with truss manufacturers instructions. All trusses and gable endwalls (if any) to be strapped to 50 x 100mm timber wallplates. Gable wall at verges and ceiling level with 30 x 5mm mild steel anchor and lateral restraint straps to span minimum 3 no. trusses at a maximum of 1200mm c/c. At strap positions provide girth and noggins to trusses. Main contractor to supply local authority building control with roof truss calculations 28 days prior to erection on site.

CONSTRUCTION WALLS
100mm Class A dense concrete studs. External skil d.p.c. to external walls 150mm above ground level. Work air infill to base of cavity to terminate 225mm below lowest d.p.c. level.

FOUNDATIONS
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JOINTS
All cold joints as stated in Schedule or marked on plan by (OC) denotes items finished. All windows to be double glazed sealed units except to garage.

SKIMMERS
Ensure the joint through all cavity wall reveals, including lintels, is limited to a minimum 'U' value of 1.20/m²K. also at every closure of cavity provide d.p.c.

WALLS CONCRETE
Provide soldier course brickwork to all above where shown on elevations.

UNDERLAYING GROUND AND CONCRETE SLAB
Provide the above to the design as shown on elevations plus any other details that are shown on the plans.

SKIMMERS
Ensure the joint through all cavity wall reveals, including lintels, is limited to a minimum 'U' value of 1.20/m²K. also at every closure of cavity provide d.p.c.

GROUND FLOOR CONSTRUCTION
60mm sand/cement screed on proprietary 20mm thick floor insulation with perimeter insulation to screed on 1200 gauge polythene d.p.c. on 100mm concrete oversite on minimum 100mm maximum 600mm wall blinding and compacted hardcore. Wall d.p.c. to lap floor d.p.c. by a minimum of 50mm.

EXTERNAL MATERIALS

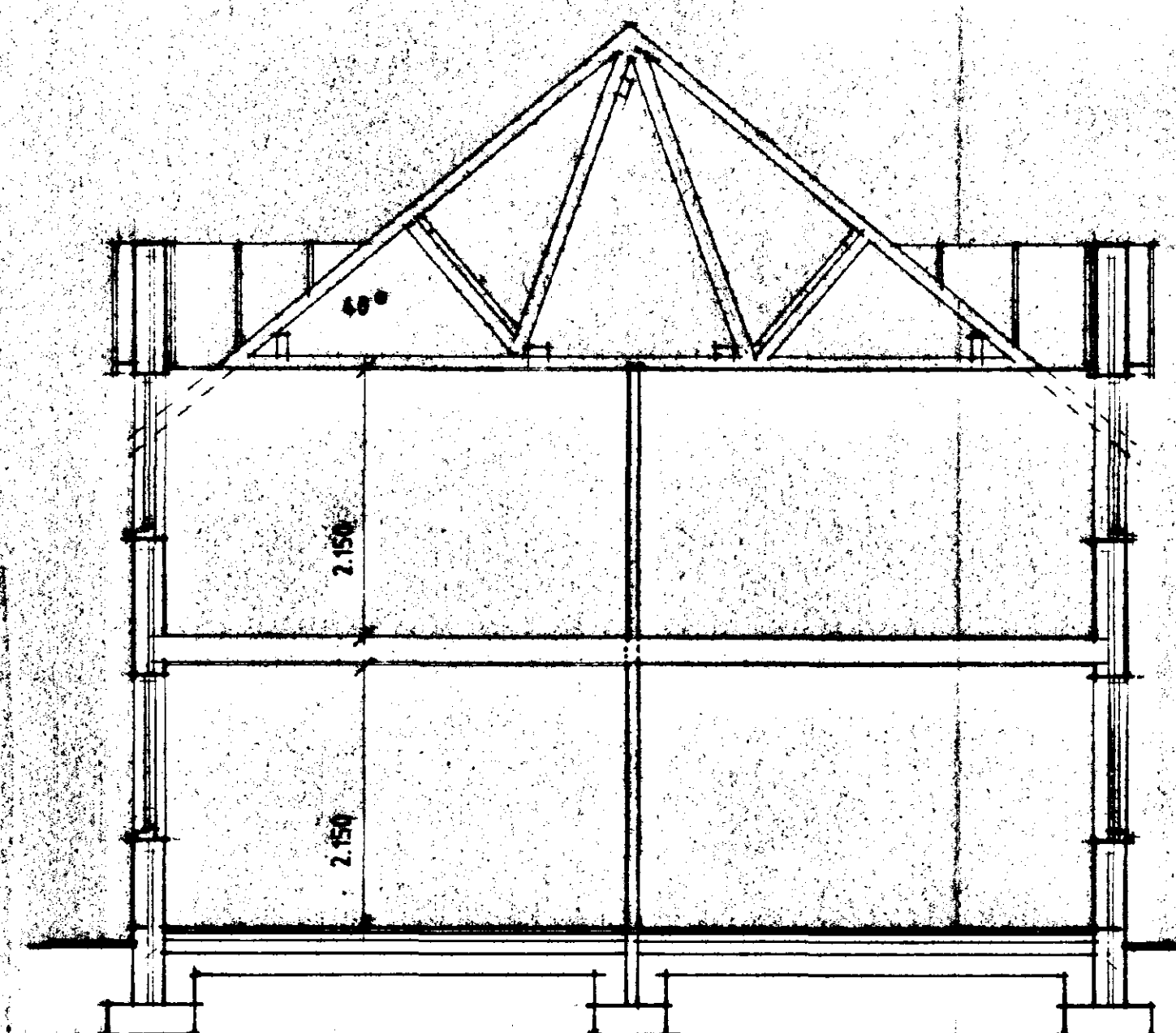
MARLEY, DARK RED, HENDIP ROOF TILES
KASTINA, FACING BRICKS

DRIVE

WASHED GRAVEL ON 100 WELL COMPACTED
HARDWARE, WITH KERB EDGING

TURNING AREA

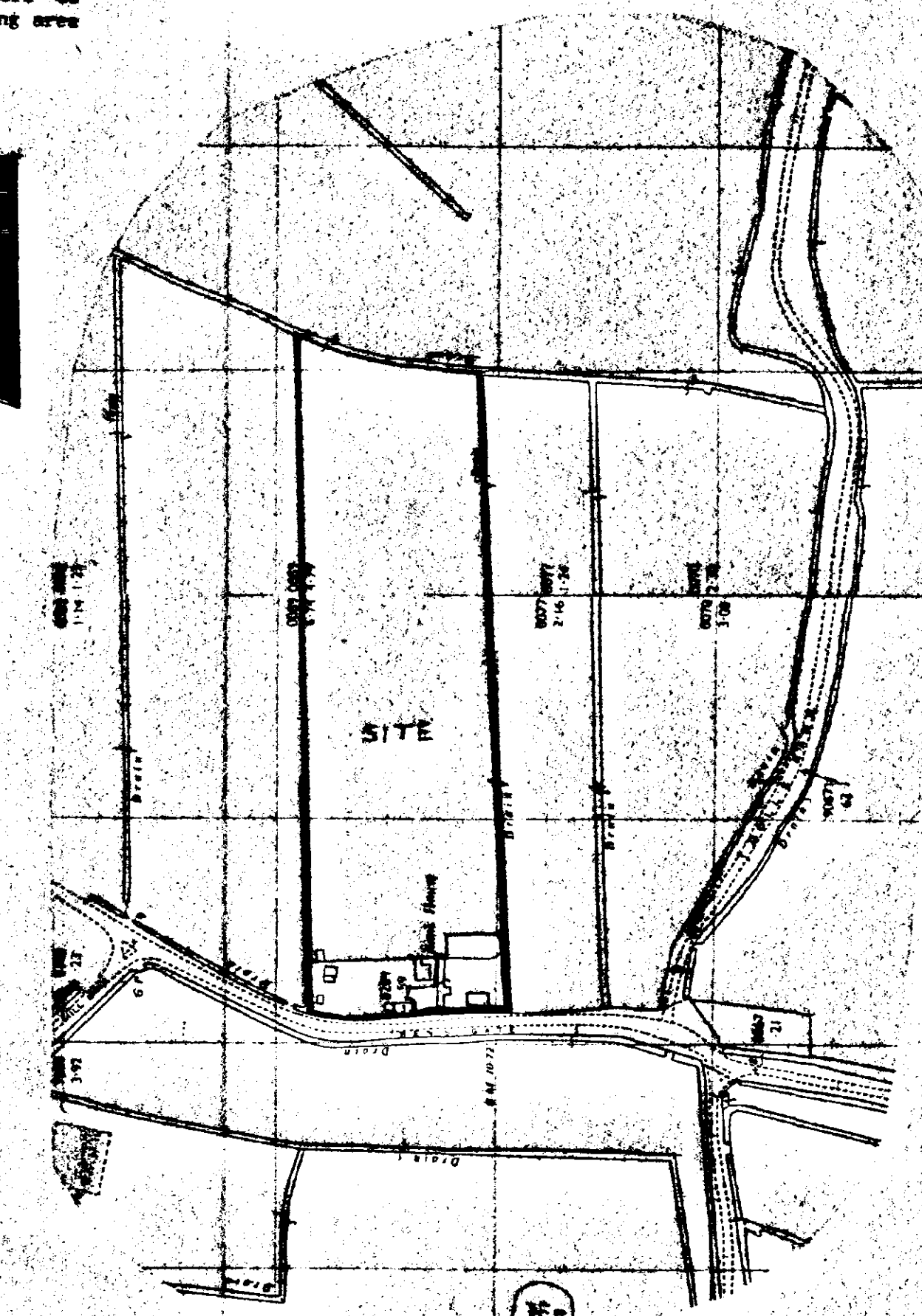
FORM TURNING AREA AS SHOWN ALL TO L.A. REQUIREMENTS



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.

KITCHEN/UTILITY/BATHROOM/RETRACTILE VENTILATION

Provide proprietary trickle ventilators to head of window giving a total opening area of not less than 4000mm²



LOCATION PLAN

Notes
1. To see scale from site location.
2. This drawing is copyright and should not be copied, altered, or reproduced in any way without written permission from the Architect.
3. The General Contractor to check all dimensions on site and report discrepancies to the Architect.
4. All details shown on this drawing are based upon typical site conditions related to the area. The responsibility can be accepted for structural conditions unless reported to the Architect as that design amendments may be considered.
5. Please note: This drawing is not a surveying drawing.
6. Construction work to be carried out shall be in accordance with the Construction (Design and Management) Regulations 1994 (CDM) and the Health and Safety at Work, etc. Act 1974 (HSA Act).

DESIGN
Status
CONSULTANTS IN ARCHITECTURE & PLANNING

DETERMINED
PROPOSED REPLACEMENT DWELLING AT BANK HOUSE FARM, BENS GATE, FLEET FOR

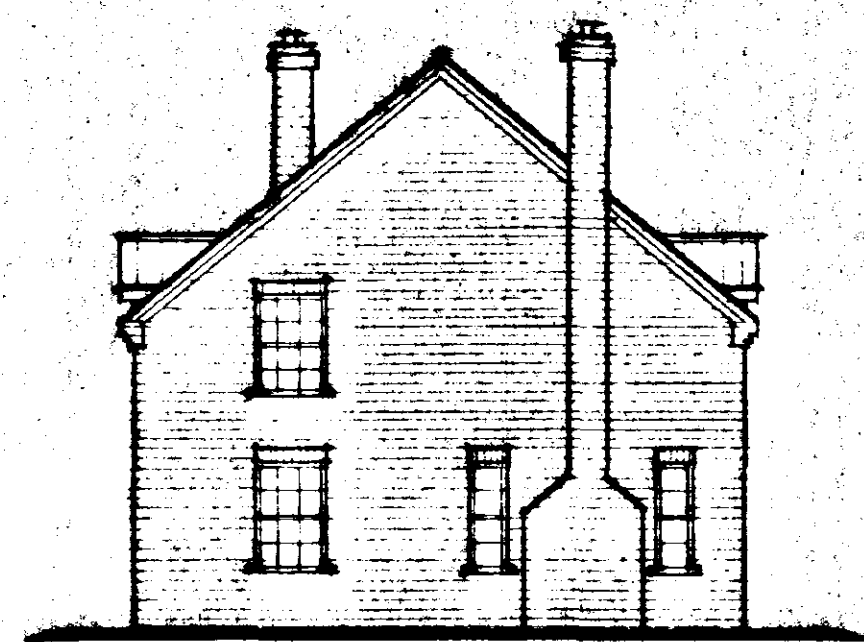
MRS. S. M. JAMES.

1200 12500 771925/2

DEC-96 B.GILHAM.

D - B.R. ALTS - 25.3.97
C - B.R. ALTS - 26.3.97
B - SRC DETAILS ADDED - 28.2.97
A - GEN ALTS - 13.2.97

2 Edinburgh Walk, Hatherly, Spalding, Lincs. PE22 7AP.
Tel: 01406 424343 Fax: 01406 490792



FRONT



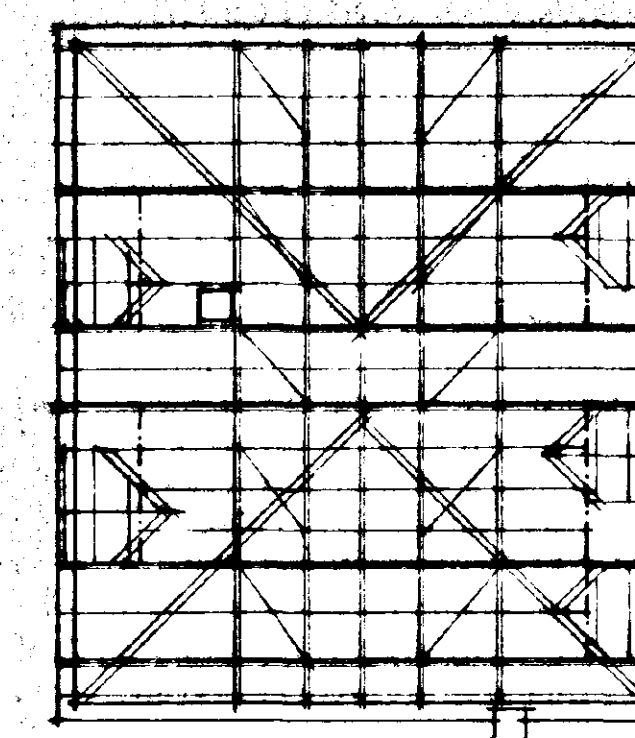
SIDE



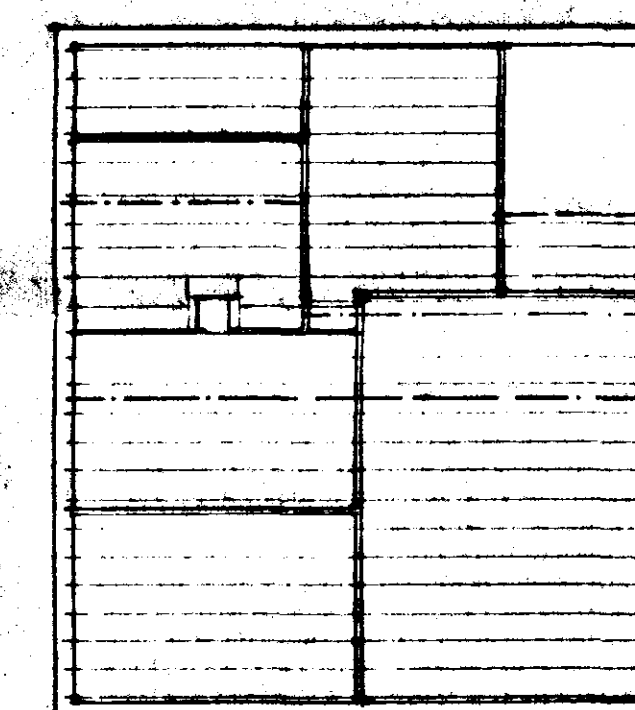
REAR



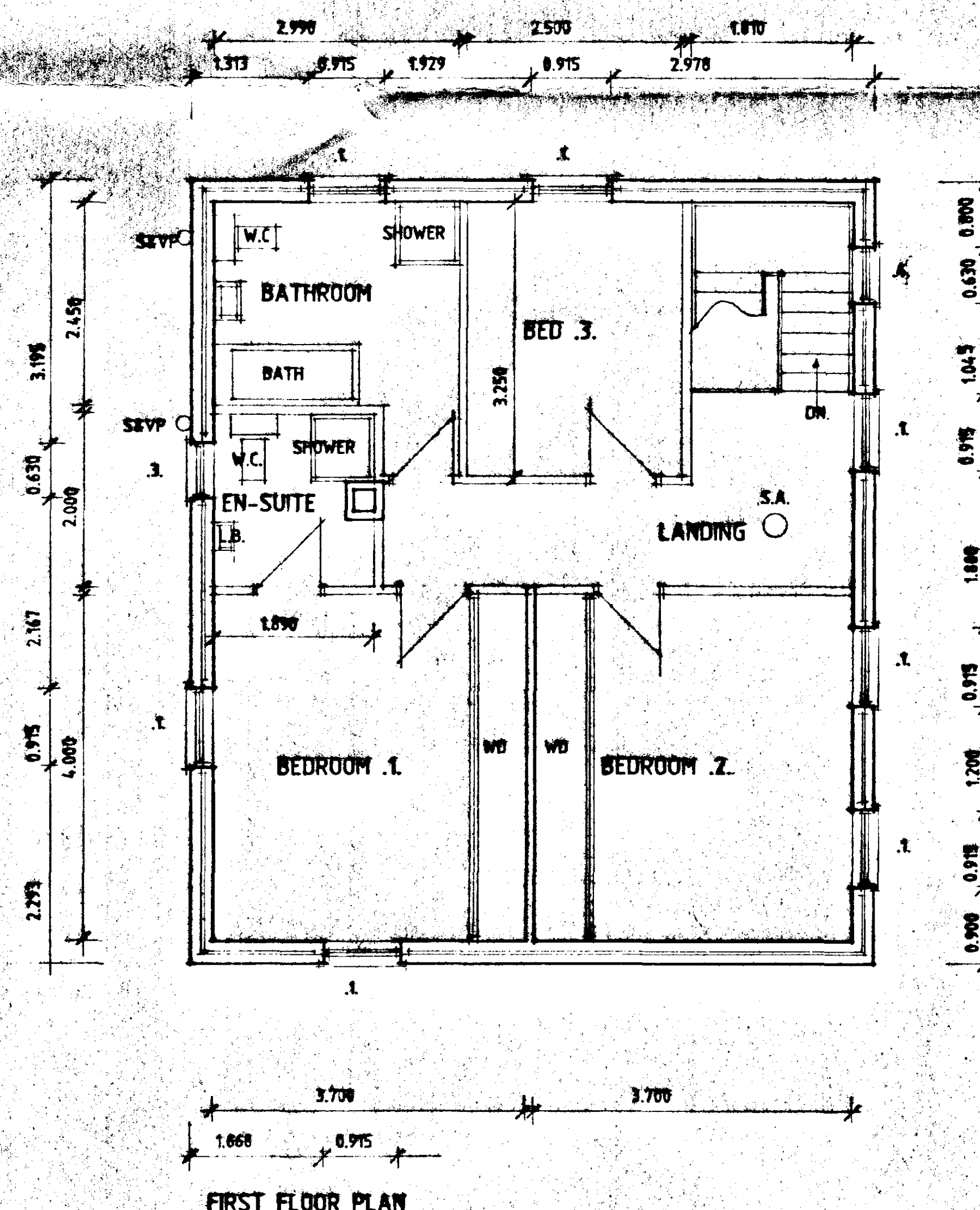
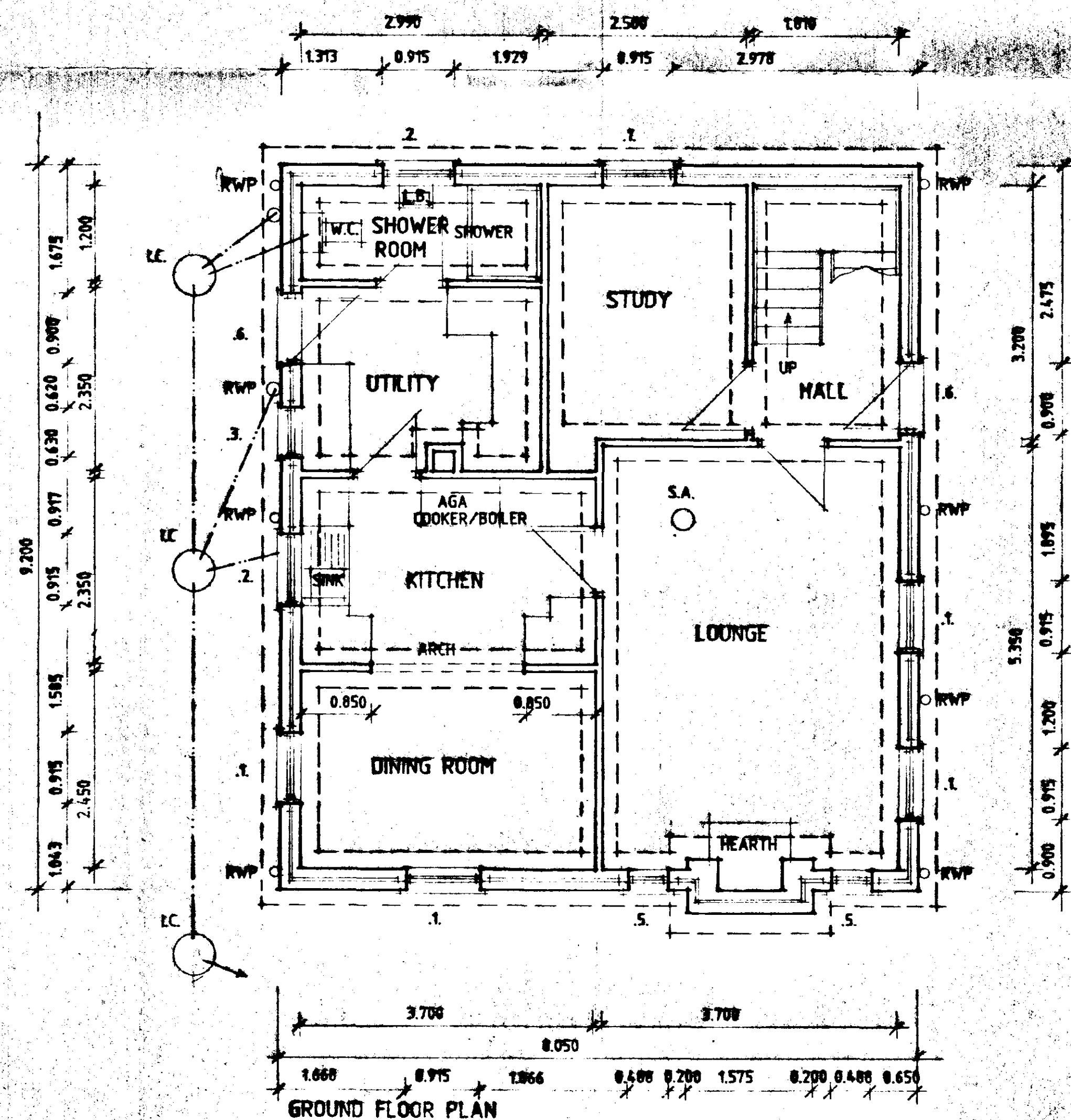
SIDE



ROOF PLAN



FLOOR JOIST PLAN



JOINERY	
1	SRB2N13
2	SRB2N10
3	SRB110
4	SRB112
5	SRB113
6	FNS-KXTP

**DETERMINED
PLAN**

SOUTH HOLLAND DC
HOUSING & PLANNING
31 JAN 1997
Ref: 0115/97
Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED REPLACEMENT
DWELLING AT BANK HOUSE
FARM, BENSSTATE, FLEET FOR

MRS. S. M. JAMES.

1:50 1:100 771925/1
DEC-96 B.GILHAM.

2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP.
Tel: 01406 426343 Fax: 01406 496702

