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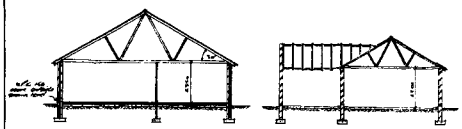
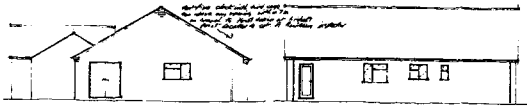


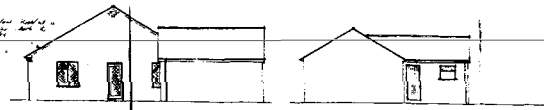
CROSS-Section 'A-A' (Elevation)

CROSS-Section 'B-B' (Garage & workshop)



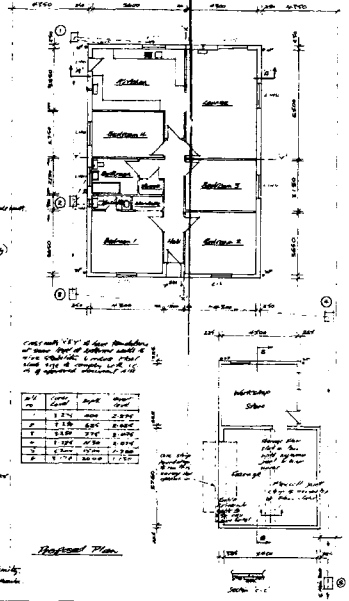
Proposed West Elevation

Proposed North Elevation

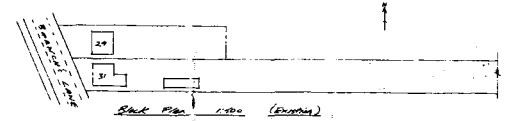


Proposed West Elevation

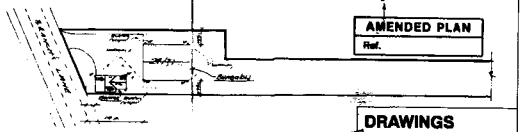
Proposed South Elevation



Proposed Plan



Block Plan 1:500 (Existing)

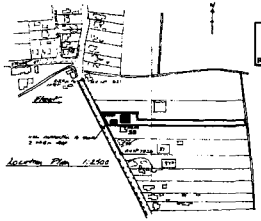


Block Plan 1:500 (Proposed)

AMENDED PLAN
Ref.

DETERMINED PLAN

21 MAY 1994
HUNTINGDONSHIRE



Location Plan 1:1250

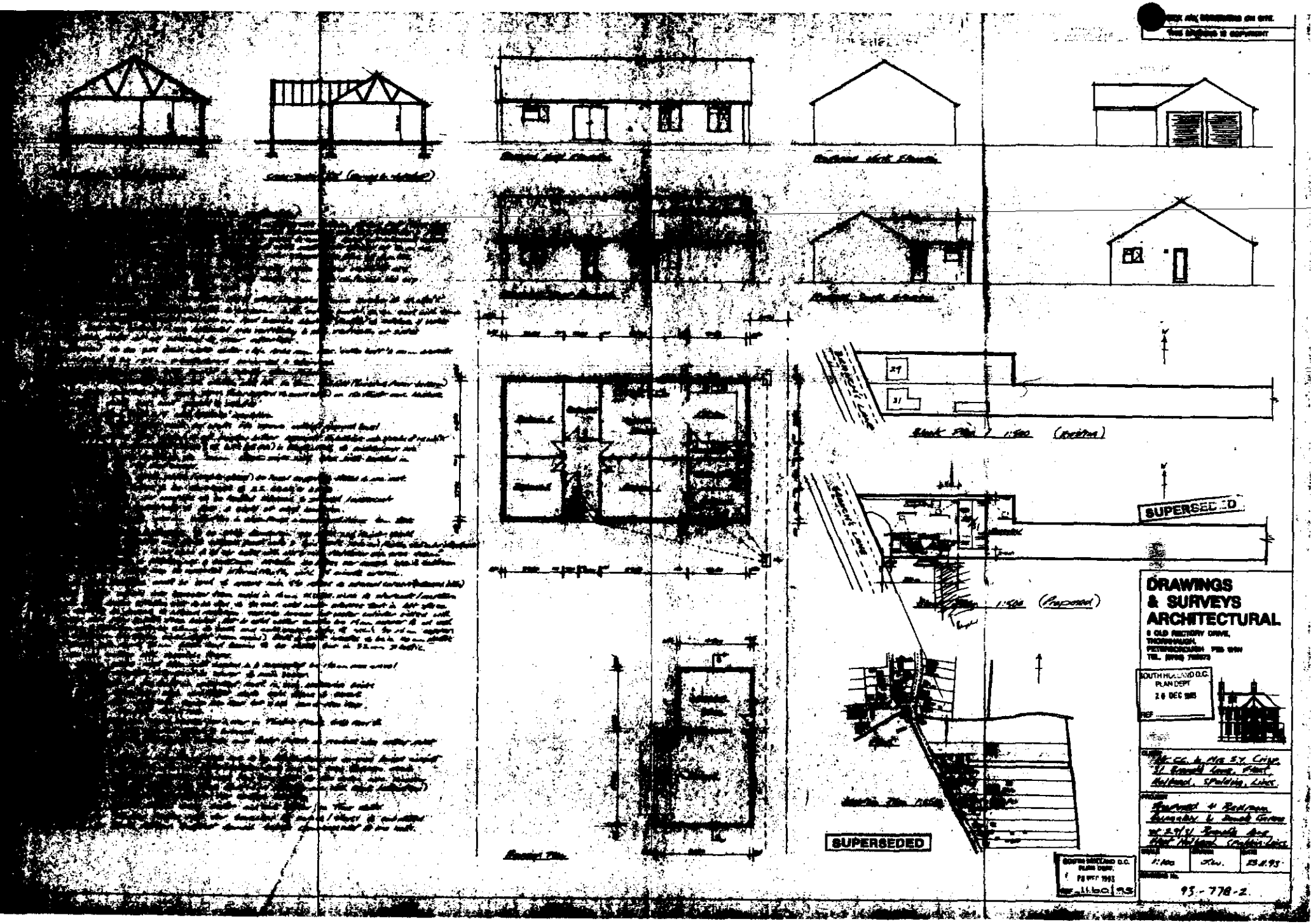
DRAWINGS & SURVEYS ARCHITECTURAL
3 OLD RECTORY DRIVE,
THORNHAUGH,
PETERBOROUGH PE8 6HW
TEL. 07803 780073

CLIENT
Mr. G.C. & Mrs. S.V. Cole,
11 Primrose Lane, Pilsley,
Holmewood, Chesterfield, Derbys.

PROJECT
Proposed 4 Bedroom Bungalow and double garage/workshop at 29 (1) Primrose Lane, Pilsley, Holmewood, Chesterfield, Derbys.

SCALE	DRAWN	DATE
1:100	JCH	20.4.94

DRAWING No.
94 - 778 - 3.


SUPERSEDED
SUPERSEDED
DRAWINGS
& SURVEYS
ARCHITECTURAL
SOUTH HOLLAND D.C.
PLAN DEPT
93-778-2.

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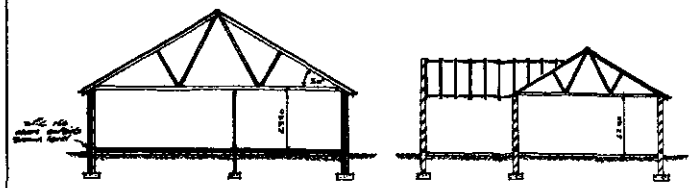

Cross-Section 'A-A' (Bungalow)

Cross-Section 'B-B' (Garage & Workshop)

Notes for Bungalow & Garage (& work as applicable)

Roofs:- Marley Modern Roof (Colour - to suit planning) on 25/38 tile batt on timber felt (25mm glued valleys to gutters) on trussed rafters designed and spaced in accordance with B.S. 5268 Pt 3 Appx. and all necessary bracing to recruit in 100x25 at ridge & 38x38 lay flat and diagonal bracing 47x22 on 100x50 wall plate recessed twice to abutments with another gable straps at 2 m c/c.

Gates:- Natural Reclaimed & galvd mesh with metallic gate straps 1500 deep at 2 m c/c. (1m x 1.5m 304 s/s)

Boundary Fences:- as 1.8m high 2 no. showings on split at angles where lateral restraints are (100 x 50 set s/s)

Roof Ventilation:- to have vented ridge to give equiv. 10 mm wide continuous air gap to give cross flow ventilation across roof.

Walls:- Insulation (Bungalow) to be 150 thick fibre glass insulation to give U value of .25 W/m²K

Walls:- (Bungalow) to be cavity brickwork outer skin, to be 100 no. (colour to suit planning) to be cav. with 50 no. 'Artlon' cav. insulation inner skin, 100 no. lime bearing blockwork (Parlite) to achieve U value .45 W/m²K wall ties spacing:- 900 horizontally 450 vertically & 300 vertically at sides of reinforced jambs at window & door openings.

Walls:- (Garage) to be 225 & 225 solid brick cavity skin, to be 100 no. brick outer skin (Ibstock Ivanhoe) to be 100 no. blockwork inner skin.

Ceiling:- (Bungalow) to be 12.5 no. plasterboard, skimmed & stippled.

Wall finishes:- (Bungalow) rooms with smooth & plaster skim finish.

Floors:- (Garage) 75 thick concrete with chamfered trowel finish on 300 gauge polythene membrane on 50 no. insulation / insulating paper between on 100 no. concrete on 150 no. compacted hardcore. (Concrete to be mix 20N) on 150 thick cons. hardcore.

Floors:- (Bungalow) 22mm thick tongued & grooved boarding on 50 x 100 timber joists.

Lintels:- I.G. steel type lintels with 'Rockwool' insulation (type 3) into cavity (see sections)

D.P.C.'s:- 225 no. wide blended type bitumen felt to be laid above outside ground level.

Flashings:- Aluminium dressed over cavity at roof & window openings & extended min. 40 mm up & 40 mm over.

Gutters & Downpipes:- 112 half round gutter (110 dia) & 68 x 65 (65 dia) in black uPVC & sweep outlets min. distance of 45 m from building with 100 mm uPVC pipe with flat joints bedded in and surrounded by 150 mm gravel.

Windows & Doors:- to be uPVC white (Camdo glazed) by local supplier (Allen & Hanson) to manufacturers instructions generally & critical areas to be toughened to BS. 6262 & BS 6206.

Glazing & Ventilation:- All new windows to be trickle vented & ventilated to Building Regulations & / Local Codes. Check & calculate to have 5 changes of air per hour.

Painting & Varnishing:- 100 no. emulsion in throughout & rooms woodwork 2 no. coats.

Foundations & Excavation & Garage:- to be strip foundation 600 wide x 225 deep min. & excavate to suit building inspector and all to NHBC general note 3 (min. depth 900 no.)

Underground Work & Drains:- to be all new & to be trapped, vent pipe min. 100 mm² with 450 high cover.

Plumbing & Heating:- to be fitted as follows:- Kitchen 60 litres per second, W.C. & bathroom 15 litres per second which may be operated intermittently with 15 minute overrun.

Windows & doors:- position must be such to ensure min 450 distance to external corner (measured internally)

Plumbing:- Water supply into bungalow from mains in 15 no. MDPE pipe to stopcock/set return and drain under kitchen sink to be 15 no. to 22 no. cold water storage tank in loft space pipes & tank to be lagged to Building regulations & by-laws. 22 no. plastic overflow pipe to discharge end of gable in accepted position. Hot & cold water supply by 15 no. copper to all usual fixed points in kitchen sink by 22 no. to bath and cold supply only to W.C.'s by 15 no. copper (Bungalow & bathroom & kitchen sink direct from mains) Bath & sink waste to be 38 no. plastic with 'P' traps min. depth 75 no. Wash basin waste to be 32 no. plastic.

All to be on gulley with 22 trailing traps.

Drainage:- 100 no. uPVC with flex. joints bedded in & surrounded by 150 no. min. gravel most of it to be connected into existing sewer in main sewer.

Construction Generally:- All to be built in workmanship usual in local engineering bricks 215 walls on 450 thick conc. strip with light duty gable trusses & covers 5745 up to 600 deep concrete lintels over 1200 wide openings 900 x 600 over 1800 wide openings over 1800 x 1200 over 2400 wide openings over 1772 m. max.

Internal Doors:- Bungalow doors 'Hardex' up & over in timber frame, side mounted, multibolt / hinges to be stained, lacquered & brassed.

Electrical:- Subcontract to comply with latest regulations & by-laws. 32 no. ring circuit with 13 amp sockets & 2 no. 20 amp radial circuits one for cooker point and one for shower.

Earth Protection:- to be in accordance with & to be certificated and on over flow circuit one 13 amp socket each within 7 m of living / kitchen doors and 3 no. from bedroom doors.

Roof Timber:- to be in accordance with B.S. 5268 Pt 3 Appx. and all necessary bracing to recruit in 100x25 at ridge & 38x38 lay flat and diagonal bracing 47x22 on 100x50 wall plate recessed twice to abutments with another gable straps at 2 m c/c.

Roof Insulation:- to be laid over ceiling joists to give equiv. 10 mm wide continuous air gap to give cross flow ventilation across roof.

Roofs:- Insulation (Bungalow) to be 150 thick fibre glass insulation to give U value of .25 W/m²K

Walls:- (Bungalow) to be cavity brickwork outer skin, to be 100 no. (colour to suit planning) to be cav. with 50 no. 'Artlon' cav. insulation inner skin, 100 no. lime bearing blockwork (Parlite) to achieve U value .45 W/m²K wall ties spacing:- 900 horizontally 450 vertically & 300 vertically at sides of reinforced jambs at window & door openings.

Walls:- (Garage) to be 225 & 225 solid brick cavity skin, to be 100 no. brick outer skin (Ibstock Ivanhoe) to be 100 no. blockwork inner skin.

Ceiling:- (Bungalow) to be 12.5 no. plasterboard, skimmed & stippled.

Wall finishes:- (Bungalow) rooms with smooth & plaster skim finish.

Floors:- (Garage) 75 thick concrete with chamfered trowel finish on 300 gauge polythene membrane on 50 no. insulation / insulating paper between on 100 no. concrete on 150 no. compacted hardcore. (Concrete to be mix 20N) on 150 thick cons. hardcore.

Floors:- (Bungalow) 22mm thick tongued & grooved boarding on 50 x 100 timber joists.

Lintels:- I.G. steel type lintels with 'Rockwool' insulation (type 3) into cavity (see sections)

D.P.C.'s:- 225 no. wide blended type bitumen felt to be laid above outside ground level.

Flashings:- Aluminium dressed over cavity at roof & window openings & extended min. 40 mm up & 40 mm over.

Gutters & Downpipes:- 112 half round gutter (110 dia) & 68 x 65 (65 dia) in black uPVC & sweep outlets min. distance of 45 m from building with 100 mm uPVC pipe with flat joints bedded in and surrounded by 150 mm gravel.

Windows & Doors:- to be uPVC white (Camdo glazed) by local supplier (Allen & Hanson) to manufacturers instructions generally & critical areas to be toughened to BS. 6262 & BS 6206.

Glazing & Ventilation:- All new windows to be trickle vented & ventilated to Building Regulations & / Local Codes. Check & calculate to have 5 changes of air per hour.

Painting & Varnishing:- 100 no. emulsion in throughout & rooms woodwork 2 no. coats.

Foundations & Excavation & Garage:- to be strip foundation 600 wide x 225 deep min. & excavate to suit building inspector and all to NHBC general note 3 (min. depth 900 no.)

Underground Work & Drains:- to be all new & to be trapped, vent pipe min. 100 mm² with 450 high cover.

Plumbing & Heating:- Water supply into bungalow from mains in 15 no. MDPE pipe to stopcock/set return and drain under kitchen sink to be 15 no. to 22 no. cold water storage tank in loft space pipes & tank to be lagged to Building regulations & by-laws. 22 no. plastic overflow pipe to discharge end of gable in accepted position. Hot & cold water supply by 15 no. copper to all usual fixed points in kitchen sink by 22 no. to bath and cold supply only to W.C.'s by 15 no. copper (Bungalow & bathroom & kitchen sink direct from mains) Bath & sink waste to be 38 no. plastic with 'P' traps min. depth 75 no. Wash basin waste to be 32 no. plastic.

All to be on gulley with 22 trailing traps.

Drainage:- 100 no. uPVC with flex. joints bedded in & surrounded by 150 no. min. gravel most of it to be connected into existing sewer in main sewer.

Construction Generally:- All to be built in workmanship usual in local engineering bricks 215 walls on 450 thick conc. strip with light duty gable trusses & covers 5745 up to 600 deep concrete lintels over 1200

IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK ALL DIMENSIONS ON SITE.

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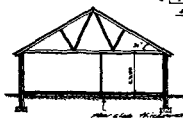
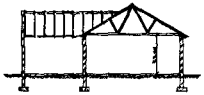
no.	level	north	west
1	5.80	0.45m	2.40
2	3.450	0.45m	2.40
3	2.450	0.45m	2.40
4	5.80	1.80m	1.80
5	3.75	2.0m	1.80

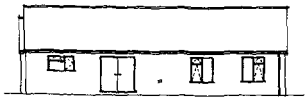
* Height of eaves in mm



Cross Section 'AA' (Existing)



Cross Section 'BB' (Garage & workshop)



Proposed East Elevation



Proposed West Elevation



Proposed East Elevation



Proposed South Elevation

Notes for Contractor to Quote (& work to) unless specified

Roofs: Marley 'Edgemere' Concrete tiles on 38x19 SW battens on 19x19 SW treated counter battens on breathable membrane on 150 x 50 SW rafters at 400 centres. Insulation between and over rafters to achieve a U-value of 0.16 W/m²K. Provide soffit and fascia vents to ventilate roof space. Provide ridge vents to ventilate roof space at 3 m c/c.

Walls: External Brickwork: 215 cavity walls with outer leaf of facing bricks as existing. Inner leaf of 100 dense concrete blocks. Cavity fully filled with insulation to achieve a U-value of 0.35 W/m²K.

Windows: Timber: All windows to be timber framed double glazed units with 4 mm glass in 14 mm sealed units. Trickle vents to be provided in all habitable rooms. Provide safety glass where required by Building Regulations.

Doors: External Doors: All doors to be timber framed and glazed as shown on drawings. Provide weatherboard to base of doors. Doors to be fitted with mortice locks and lever handles.

Ventilation: All rooms to be provided with adequate means of ventilation in accordance with Building Regulations. Extract fans to be provided in kitchen, bathroom and WC. Fans to be fitted with overrun timers.

Heating: Gas fired central heating system to be installed throughout. Boiler to be fitted in kitchen. Radiators to be fitted with thermostatic valves. Hot water cylinder to be fitted in airing cupboard. Provide programmable room thermostat.

Electrics: To be carried out in accordance with current IEE Regulations. Provide adequate number of socket outlets in each room. Provide TV and telephone points as shown on drawings. Provide smoke detectors in accordance with Building Regulations.

Plumbing: To be carried out in accordance with current Building Regulations. Provide hot and cold water supply to all sanitary fittings. Provide frost valves to all external taps. Provide stopcock to isolate water supply.

Drainage: To be carried out in accordance with current Building Regulations. Foul drainage to connect to existing mains drainage system. Surface water drainage to connect to existing soakaway.

Insulation: To be carried out in accordance with current Building Regulations. Cavity walls to be fully filled with insulation. Roof insulation to be laid between and over rafters. Floor insulation to be laid between joists.

Plasterboard: To be carried out in accordance with current Building Regulations. Provide 12.5 mm plasterboard and skim finish to all walls and ceilings. Provide 15 mm plasterboard to ceilings where required by Building Regulations.

Floors: Ground Floor: To be carried out in accordance with current Building Regulations. Provide concrete floor slab with damp proof membrane. Provide insulation between joists.

Upper Floor: To be carried out in accordance with current Building Regulations. Provide timber floor joists with chipboard flooring. Provide insulation between joists.

Staircase: To be carried out in accordance with current Building Regulations. Provide timber staircase with handrail and balusters. Provide carpet to stairs and landings.

Kitchen: To be carried out in accordance with current Building Regulations. Provide fitted kitchen units with worktops. Provide splashback tiling behind sink and hob. Provide extract fan to external wall.

Bathroom: To be carried out in accordance with current Building Regulations. Provide bathroom suite with shower over bath. Provide tiling to walls around bath and shower. Provide extract fan to external wall.

Garage: To be carried out in accordance with current Building Regulations. Provide concrete floor slab with damp proof membrane. Provide timber garage doors with weatherboard finish.

Garden: To be carried out in accordance with current Building Regulations. Provide boundary fencing as shown on drawings. Provide gate to rear garden.

Site Preparation: To be carried out in accordance with current Building Regulations. Remove topsoil and stockpile for reuse. Excavate foundations to depth required by Building Regulations.

Foundations: To be carried out in accordance with current Building Regulations. Provide concrete strip foundations to depth required by Building Regulations. Provide reinforcement to foundations where required by Building Regulations.

Drainage: To be carried out in accordance with current Building Regulations. Foul drainage to connect to existing mains drainage system. Surface water drainage to connect to existing soakaway.

Electrics: To be carried out in accordance with current IEE Regulations. Provide adequate number of socket outlets in each room. Provide TV and telephone points as shown on drawings. Provide smoke detectors in accordance with Building Regulations.

Plumbing: To be carried out in accordance with current Building Regulations. Provide hot and cold water supply to all sanitary fittings. Provide frost valves to all external taps. Provide stopcock to isolate water supply.

Heating: To be carried out in accordance with current Building Regulations. Gas fired central heating system to be installed throughout. Boiler to be fitted in kitchen. Radiators to be fitted with thermostatic valves. Hot water cylinder to be fitted in airing cupboard. Provide programmable room thermostat.

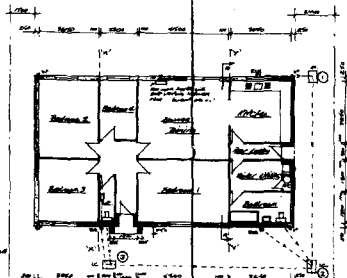
Ventilation: All rooms to be provided with adequate means of ventilation in accordance with Building Regulations. Extract fans to be provided in kitchen, bathroom and WC. Fans to be fitted with overrun timers.

Windows: Timber: All windows to be timber framed double glazed units with 4 mm glass in 14 mm sealed units. Trickle vents to be provided in all habitable rooms. Provide safety glass where required by Building Regulations.

Doors: External Doors: All doors to be timber framed and glazed as shown on drawings. Provide weatherboard to base of doors. Doors to be fitted with mortice locks and lever handles.

Roofs: Marley 'Edgemere' Concrete tiles on 38x19 SW battens on 19x19 SW treated counter battens on breathable membrane on 150 x 50 SW rafters at 400 centres. Insulation between and over rafters to achieve a U-value of 0.16 W/m²K. Provide soffit and fascia vents to ventilate roof space. Provide ridge vents to ventilate roof space at 3 m c/c.

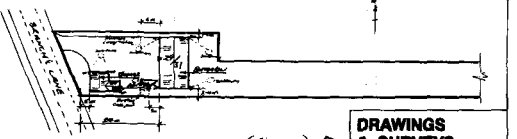
Walls: External Brickwork: 215 cavity walls with outer leaf of facing bricks as existing. Inner leaf of 100 dense concrete blocks. Cavity fully filled with insulation to achieve a U-value of 0.35 W/m²K.



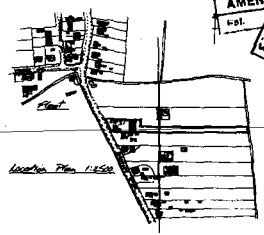
Ground Floor Plan



Block Plan 1:500 (Existing)



Block Plan 1:500 (Proposed)



Location Plan 1:1250

DRAWINGS & SURVEYS ARCHITECTURAL

OLD RECTORY DRIVE, THORNHAUGH, PETERBOROUGH PE8 6HH TEL. 01780 782078

AMENDED PLAN

Ext.

RECEIVED

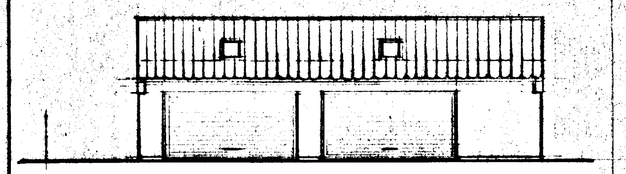
SOUTH HOLLAND D.C. PLANNING DEPT. 21 FEB 1994 REF. 1/0621/94

CLIENT: Mr. & Mrs. S.A. Crisp, 27 Rowans Lane, Pinchbeck, Spalding, Lincs.

PROJECT: Proposed 4 Bedroom Bungalow & Double Garage at 29/31 Rowans Lane, Pinchbeck, Spalding, Lincs.

SCALE: 1:100 | DRAWN: JW. | DATE: 28.11.93

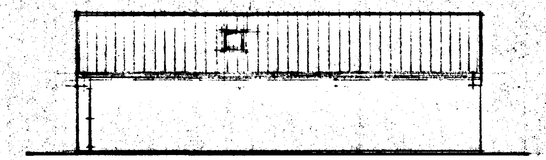
DRAWING No. 93 - 778 - 2.



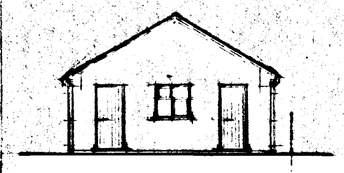
FRONT



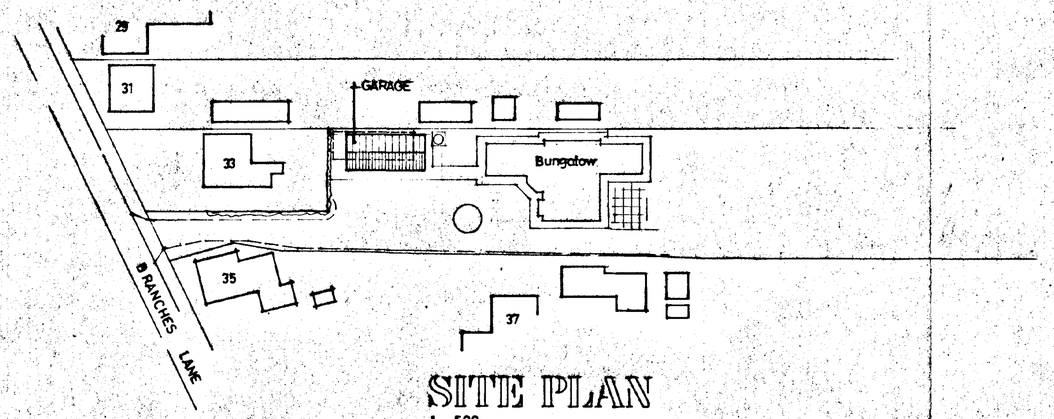
SIDE



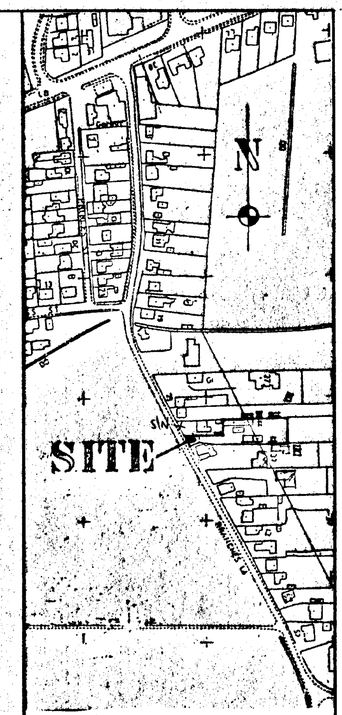
REAR



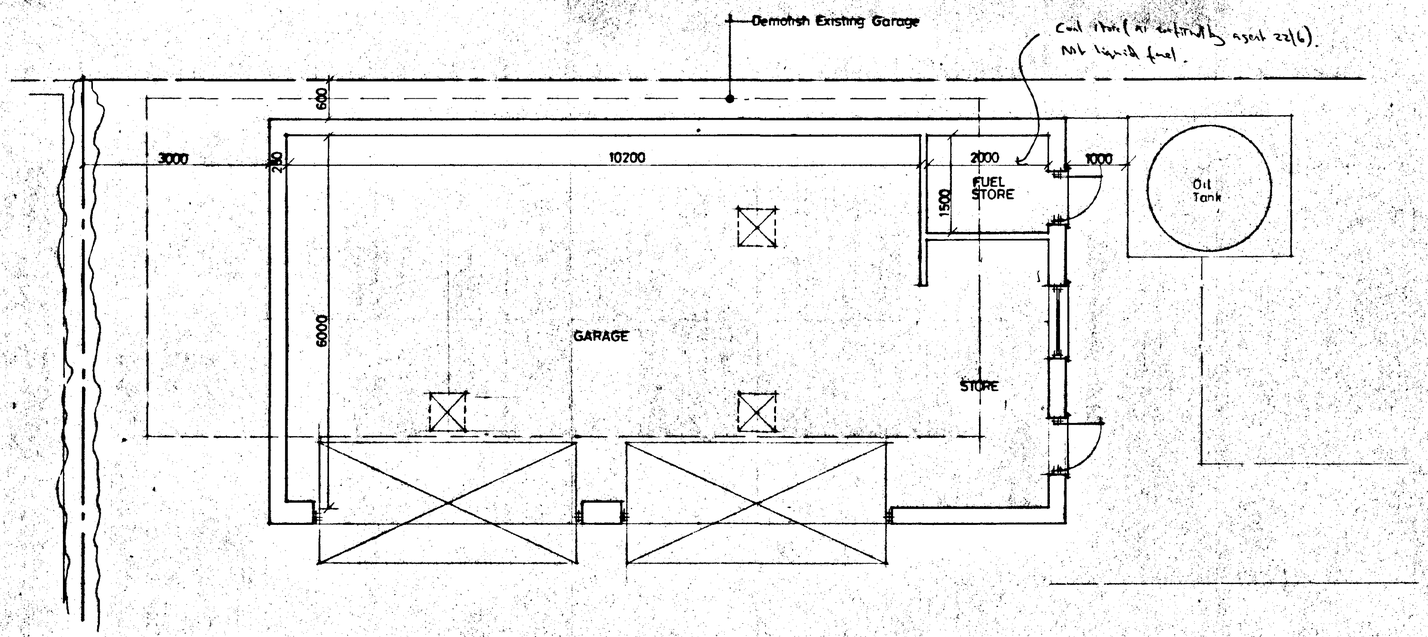
SIDE



SITE PLAN
1 : 500



LOCATION PLAN
1 : 2500



PLAN

Existing 4.1m C/L
0.5m boundary.

	width	length	height
Existing	5.5	13.5	4.1
Proposed	6.6	13	5.5

DETERMINED

AMENDED PLAN
Ref.

SOUTH HOLLAND DC
HOUSING & PLANNING
-8 MAY 2000
Ref: 0331/00

1.8.5 Brick Retaining Wall Built to BC

G. R. MERCHANT
I.ENG AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (01406) 490800

PROJECT:
GARAGE & STORE
REAR OF 33 BRANCHES LANE
HOLBEACH

CLIENT:
MR & MRS P. SMITH

SCALES: *1/50 1/100*
DATE: *MARCH 2000*

G.R.MERCHANT.
DRAWING No.: *PS1 A*

REVISIONS:
A

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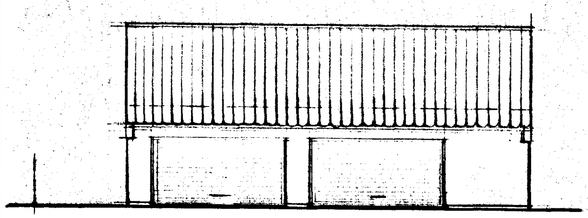
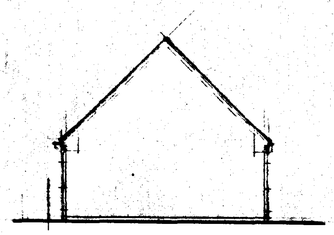
This drawing is copyright and may not be altered, traced, photographed or used for any purpose other than that for which it is issued.
The General Contractor is to check all dimensions on site and report discrepancies to the Architect.
All details shown on this drawing including foundations are based 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 soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

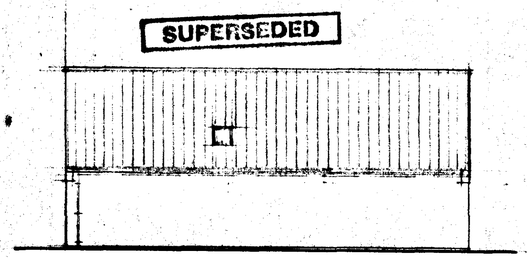
Summit DS (UK) 99962



FRONT



SIDE



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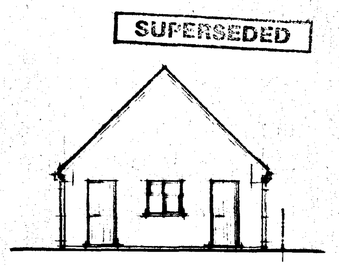

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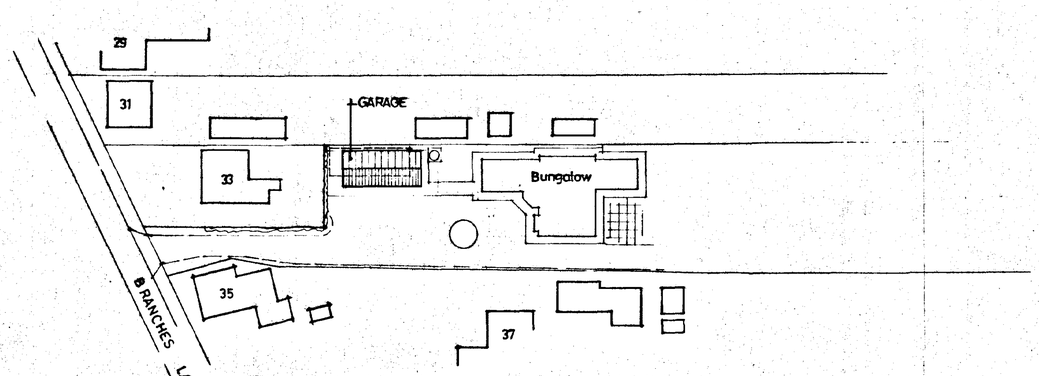

SITE PLAN
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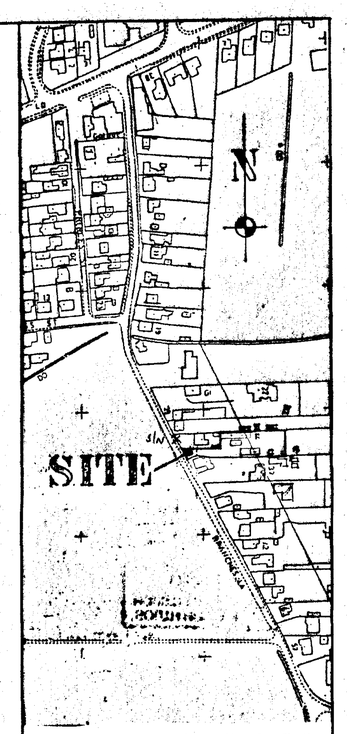

LOCATION PLAN
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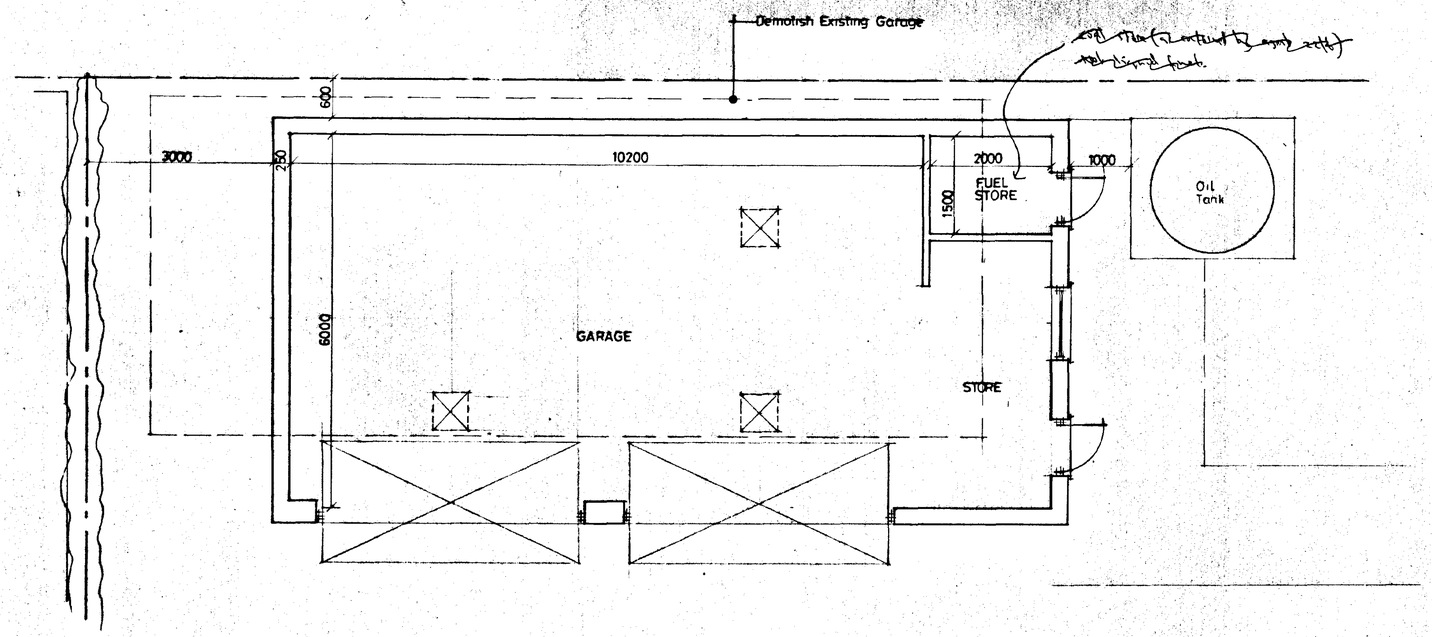

PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
17 MAR 2000
Ref: 731/00

SUPERSEDED

SUPERSEDED

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PROJECT:
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REAR OF 33 BRANCHES LANE
HOLBEACH

CLIENT:
MR & MRS P. SMITH

SCALES:	DATE:
1/50 1/100	MARCH 2000
G.R.MERCHANT.	DRAWING No.: PS.1

REVISIONS:

DO NOT SCALE FROM THIS DRAWING
This drawing is copyright and may not be altered, traced, photographed or used for any purpose other than that for which it is issued.
The General Contractor is to check all dimensions on site and report 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 soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken

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