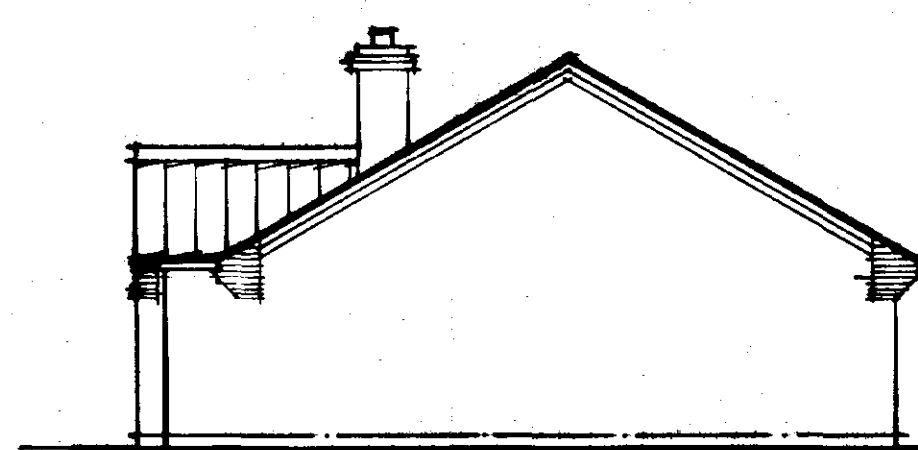
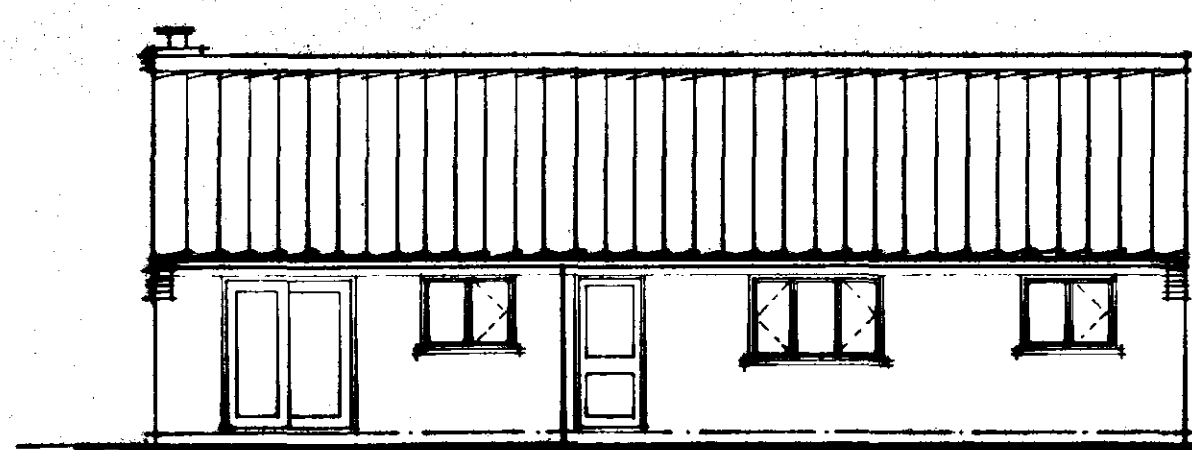




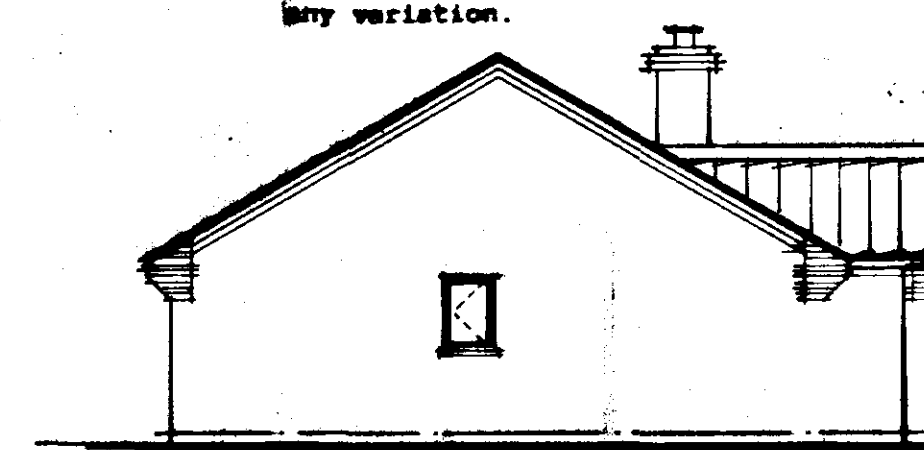
Front



Side



Rear



Side

EXTERNAL WALLS

Cavity wall 253mm overall consisting of good quality facing bricks 50mm min. cavity with Densform cavity insulation 50mm thick, 100gsm Thermakote insulating blocks 3.5N, 13mm plaster to internal faces of walls. All cavities to be sealed at highest point. Close reveals with damcore insulated vertical DPC in accordance with manufacturers specification. DPCs to all walls external & internal, min 150mm above Finished Ground Level. DPC to be linked/lapped with DPM. Galvanized butterfly wall ties 6 no. per square metre (450 ctrs vertically & 900 ctrs horizontally to B.S.1243 (1978) amended) & 300 mm max. ctrs at reveals.

ROOFS

Chimney & fireplace to be constructed of non-combustible material. The hearth should be min 125mm thick of non-combustible material, projecting min 500mm from chimney breast and 150mm from fire recess. 2 no. Fireguard clips fixed one each side of chimney breast. Flues should be min 225 dia. clay flue liners with related sockets upmost to prevent condensation as described in B.S. 1181:1971 (1977) Clay flue linings & flue terminals. Chimney to have 2 no. courses of engineering brick DPC above intersection of roof. Code 4 lead flashing to roof & chimney stack. Chimney to terminate 600mm above ridge or 3m above highest point of intersection with roof, if more than 600mm from ridge. No combustible material to be within 40mm of face of chimney masonry.

CEILING

2.5mm plasterboard ceiling to underside of joists. Ship-lap boarding to all external ceilings. Arterex or plaster skin finish.

WINDOWS

All windows to be double glazed and fitted with trickle vents providing the following background ventilation:

Habitable rooms 8,000mm²
Kitchen, W.C., Utility and Bath 4,000mm²
All glass lower than 15m above floor level, to doors adj. Sidelights and windows, and lower than 800mm above floor level should be break safety glass or laminated or toughened glass to B.S. 56206:1981.
Double glazing to have min 12mm air gap between glass.

ROOF CONSTRUCTION

Roof truss manufacturers to provide design details & calculations of truss to L.A. prior to commencement of work on site. Truss rafters at 600mm max. ctrs, bracing & tank stand to TPA recommendations in accordance with B.S.5268 Part 2:3 1985.
100 x 75 wall plate, strapped to wall with 30 x 5 mm m.s. straps 1500 long once bent over at 2m ctrs. Fixed back to wall. Trusses fixed to wall plate by galvanized truss clip or tooth nailed 30 x 5 mm m.s. straps 1500 long at 2m ctrs laid over 3 no. ceiling joists & up rake of rafters at gables, all with solid packing.
Concrete interlocking tiles at Pitch on 30x25mm battens on uncarcated felt to B.S.747.
Roof insulation to be 2 No. layers of 100mm fibreglass insulation running opposite ways. Cross ventilation maintained with Redland Redvent Eaves Ventilators, giving min 10mm air gap & preventing insect penetration. Installed in accordance with manufacturer's instructions. Valleys constructed via GRP valley troughs. Compound truss to manufacturer's specification.
Roof hatch to be provided to gain access to roof void and water tanks. Moisture resisting chipboard to be used to form a walkway from hatch to tanks.
Roof hatches to be insulated & draught sealed & lockable.

EXTRACTOR FANS

Kitchen to have extract rate of 30 litres/second adjacent to a hob or 60 litres/second elsewhere.
Bathrooms to have extract rate of 15 litres/second.
Utility to have extract rate of 30 litres/second all ducted to external air.
Internal W.C.
Mechanical extractor capable of extracting air at a rate not less than 3 air changes per hour which may be operated intermittently with 15 minutes overrun.

DRAFT PROOFING

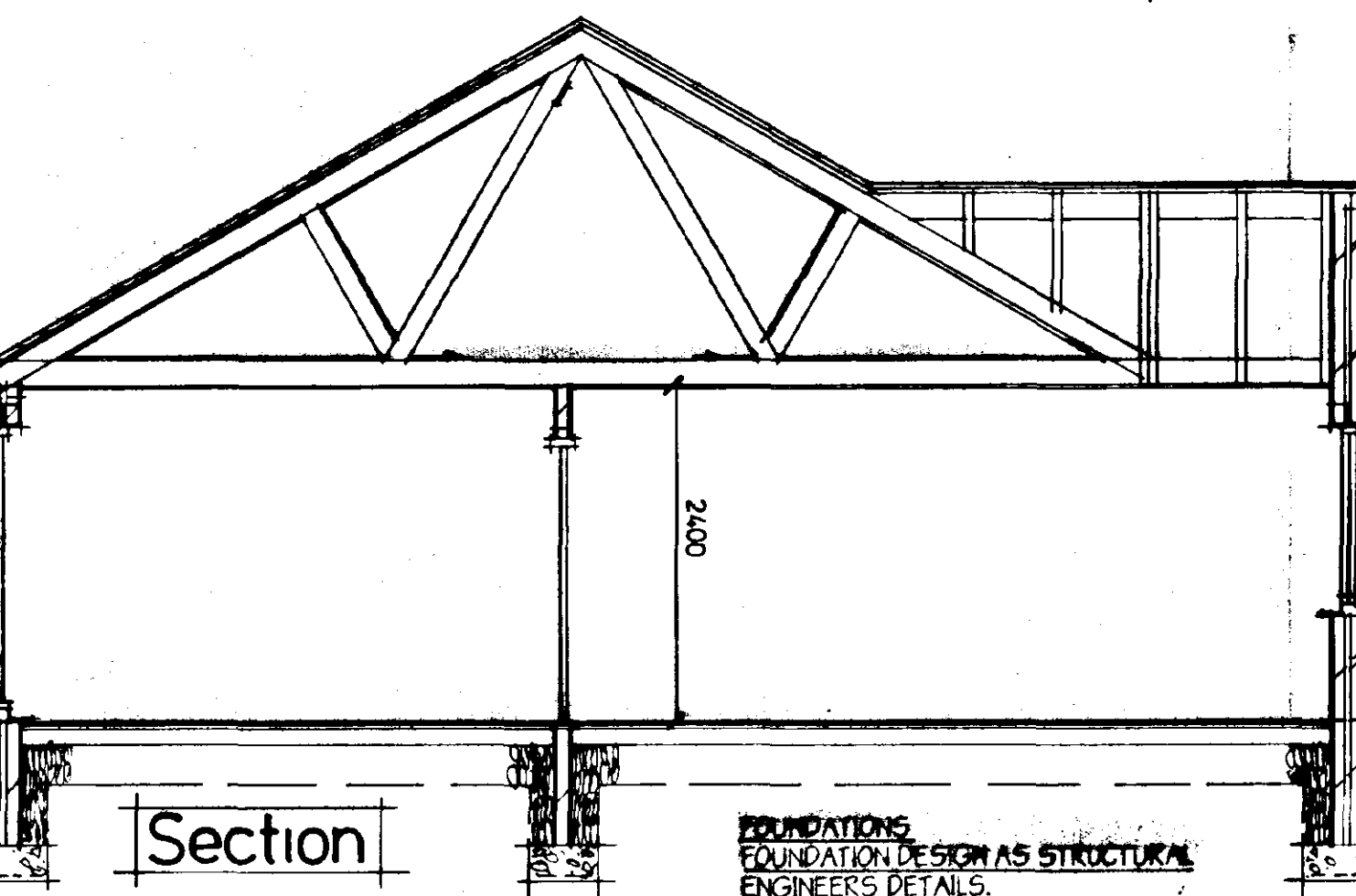
Limiting infiltration.
The following methods satisfy the requirements:
Fitting draught-stripping in the frames of operable elements on windows, doors and roof lights.
Sealing around floor and ceiling hatches.
Ensuring boxing for concealed services is sealed at floor and ceiling levels and sealing piped. Services where they penetrate or project into hollow constructions or voids.

RAINWATER DRAINAGE

Inspection chambers to be high strength or similar approved polypropylene with 100mm dia. inlets, 450 dia. int. up to 1m deep, 1050mm dia. Up to 15m deep. Cast iron cover & frame, 100mm dia. Upvc foul & surface water drains bedded & surrounded in 150mm pea gravel.
Drains protected against differential movement where passing through walls. To be wrapped in 25mm fibreglass & have lintels over. Drains protected where passing under floors if within 300mm of underside of floor slab, by surrounding in 25mm fibreglass & 150mm concrete.
Drains passing under road/drives to be protected if within 900mm of surface, by reinforced concrete bridging slab bearing on firm ground/LC in road/drives protected by surrounding in 150mm concrete. Cover & frame to have a wheel load of 15 tonnes. No connection to be made to s.d.p. within 450mm of invert. S.d.p. to terminate 800mm above nearest window opening balloon guard.
No bends to occur in wet section of s.d.p. Boxed in S.d.p. to terminate with ventilator site.
Shower set on 150mm high plinth.
Front panel to shower to be screwed to allow access to clean waste.
All hand basins, baths & showers to have resealing traps Bath & sink 30 dia waste, shower 40 dia. Waste, hand basin 30 dia. waste, w.c. 100 dia. waste. Where runs over 17m waste pipes to be 40 dia. 75mm deep seal traps. Back inlet gullies to take waste pipes where s.d.p. not convenient.

SMOKE DETECTORS

Smoke detectors to be interconnected and set off mains with separate circuit at distribution board, to a min standard of BS.5839:Part 1: Standard L3.
An adequate space shall be provided within the site to enable vehicles to:
1. enter and leave in forward gear.
2. park clear of the public highway.
Before the use is commenced, the access from the existing highway shall be kept out and constructed to the satisfaction of the Local Planning Authority after consultation with the Local Highway Authority.



Section

GROUND FLOOR CONSTRUCTION

Floor Slab:
30mm polystyrene topped with 13mm chipboard.
600 DPM between chipboard and insulation on 100mm concrete slab on 1200 gauge Visqueen DPM, on 25mm compacted sand binding, on min. 400mm consolidated, max. fill 600mm DPM dressed up & linked with all DPC's in external and internal walls.

BELOW DPC WALLS

Incorporate 70mm block below ground level. Lean mix concrete fill to cavity below ground level.

SERVICES BELOW GROUND LEVEL

Where drains pass through walls/footings below ground level to be protected with Osma protection sleeve or similar to prevent entry of vermin.

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

HEATING

Boiler to be gas fired with balanced flue. Durable wire guard over at ground level. All hot water pipes to be within insulated space unless adequately insulated.
Hot water storage vessel to be vented to atmosphere & be well insulated.
Heating system to have zone controls, diving controls and boiler interlocks.
Zone controls required for hot water central heating systems, fan controlled electric storage heaters and electric panel heaters to control the temperatures independently in those areas that require different temperatures. The control devices could be room thermostats and/or thermostatic radiator valves at any other suitable temperature sensing devices. Timing devices should be provided to control the periods when heating systems operate. This provision should be made for gas fired and oil fired systems and for systems with solid fuel fired boilers where forced draught fans operate when heat is required.
Boiler control interlocks.
Gas and oil fired hot water central heating systems controls should switch the boiler off when no heat is required whether control is by room thermostats or by thermostatic radiator valves.
Systems controlled by thermostats should fire only when a space heating or cylinder thermostats is calling for heat.
Systems controlled by thermostatic radiator valves should be fitted with flow control or other devices to prevent unnecessary boiler cycling.
Insulation of hot water storage vessel to be a 50mm thick factory applied coating of P.U. foam having zero ozone depletion potential and a minimum density 30 Kg/m.
Hot water pipes connected to a hot water storage vessel including primary flow and returns to be insulated for at least one metre from their points of connection. Insulation thickness minimum 10mm. hot water cylinder to be foam lagged type.

TYPE	PLANTING HEIGHT	FULL HEIGHT
Whitebeam	1-800	20-000
Cherry	1-800	15-000
Beech	1-800	25-000

Site Plan 1200

AMENDED PLAN

Ref.

CONDITIONAL APPROVAL
The only actions should check the building regulations approval notice for conditions. The appropriate manufacturer's details must be obtained & submitted to the building control office.

Peter Humphrey associates
18 Chapel Road,
Witbech,
Cambridgeshire CB11 1LR
Telephone 01945 466946
Fax 01945 466133

Proposed Bungalow and Garage
Plot 2
Cross Street
Holbeach

Kempston Homes

DATE: May 1997
SCALE: 1:100
REVISED: A 6 9 97
Site plan amended

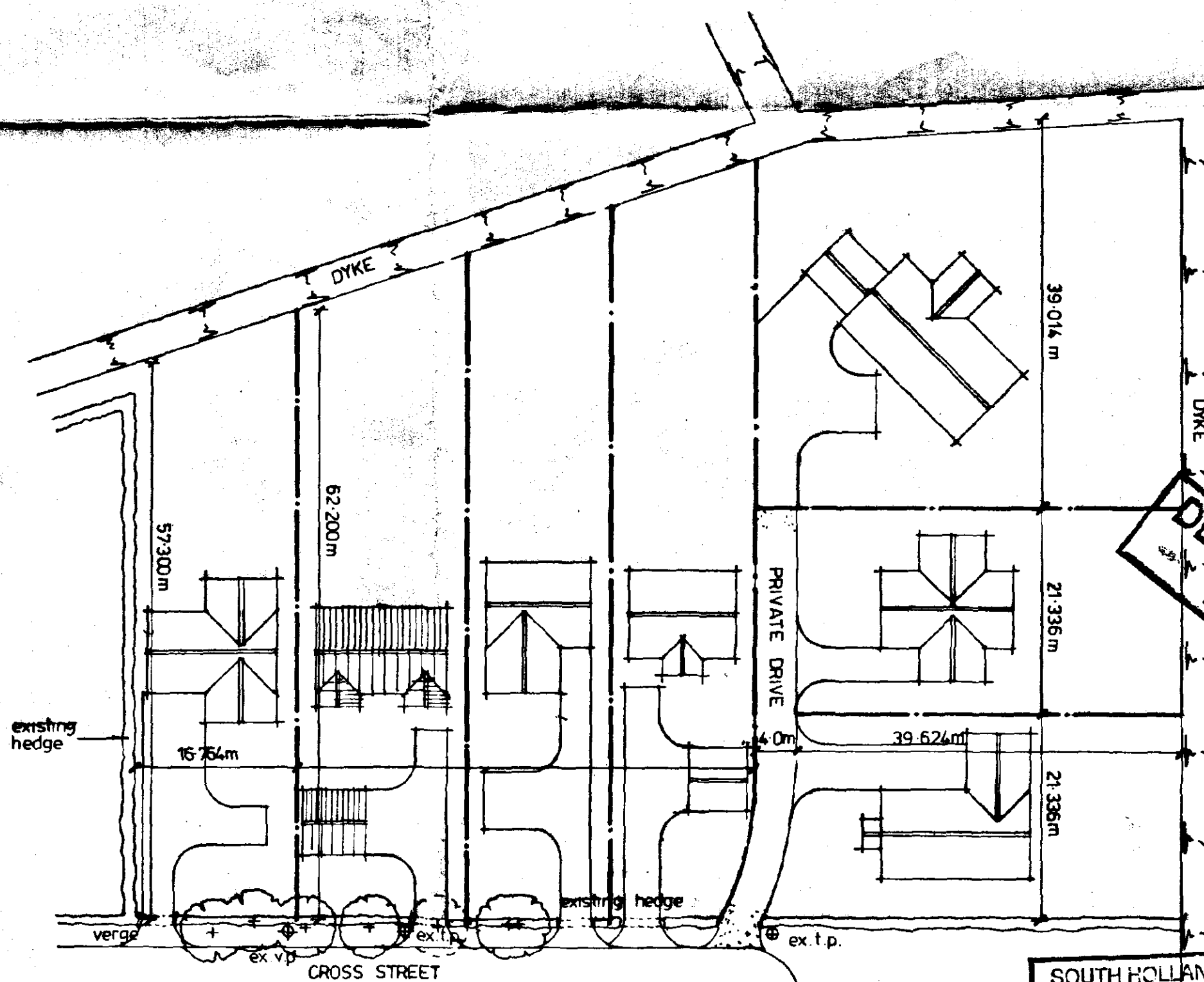
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SOUTH HOLLAND DC
HOUSING & PLANNING

-9 SEP 1997

Ref: 0687/97

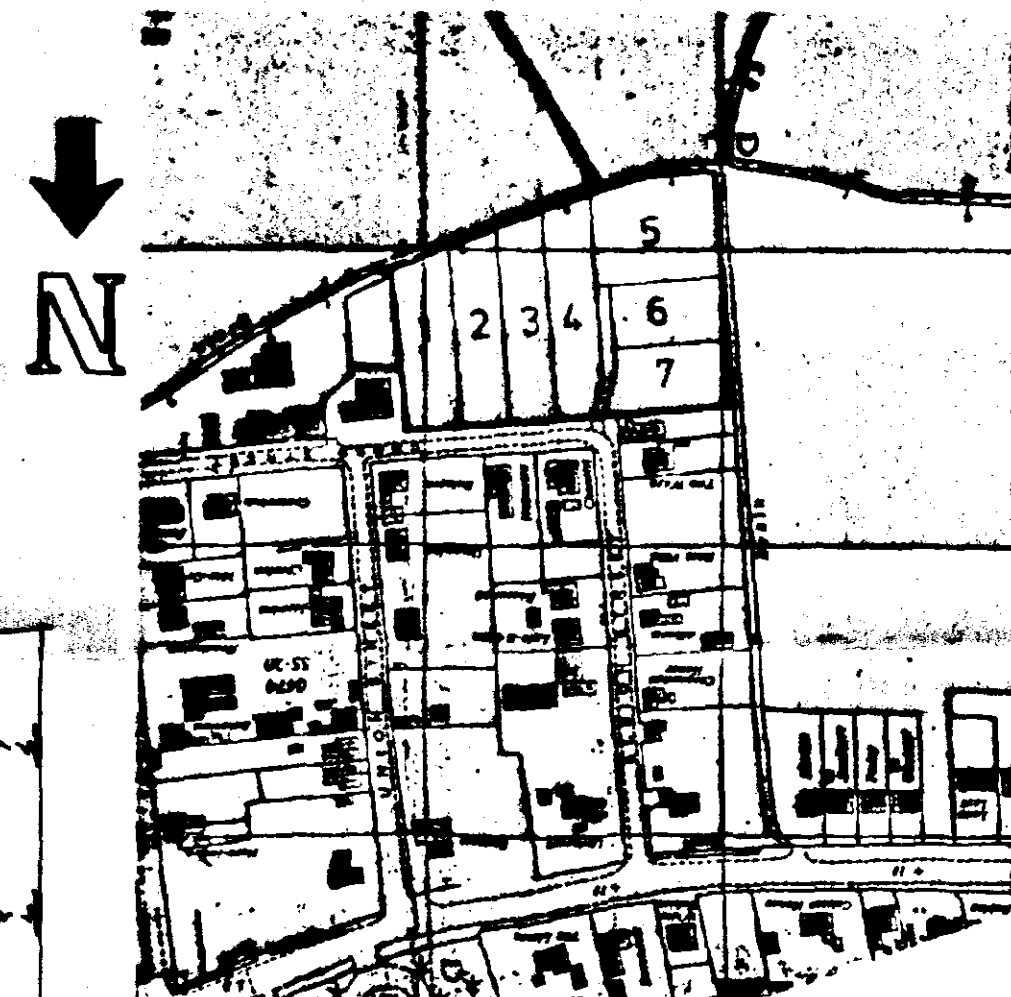
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Site Plan

AMENDED PLAN
Ref.

SOUTH HOLLAND DC
HOUSING & PLANNING
19 SEP 1997
Ref. 0687/97



Location Plan 1:2500

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Cambridgeshire PE13 1NP
Telephone 01945 466966
Fax 01945 466433

Conveyance Drawing
Cross Street
Holbeach
Lincs

CLIENT **Kempston Homes**
DATE **June 1997** SCALE **1:500** JOB NO. **1321/3a**
REVISED **AB 9 97** Site plan amended

**British Institute of
Architectural Technologists**

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