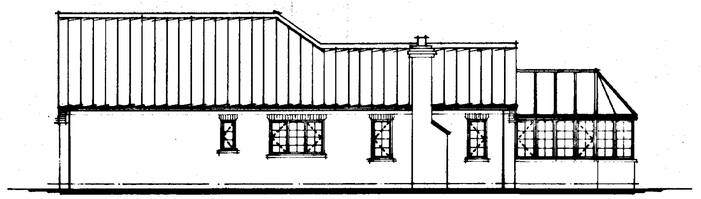
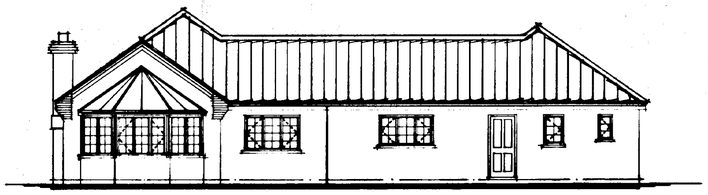


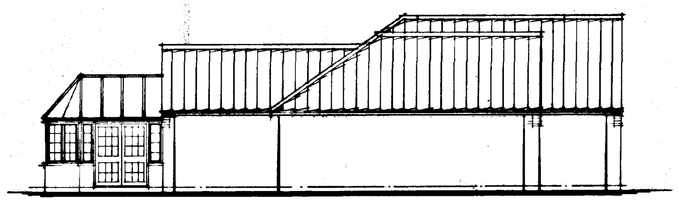
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

DRAFT PROOFING
Limiting infiltration
The following methods satisfy the requirements:-
Fitting draught-stripping in the frames of openable 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.

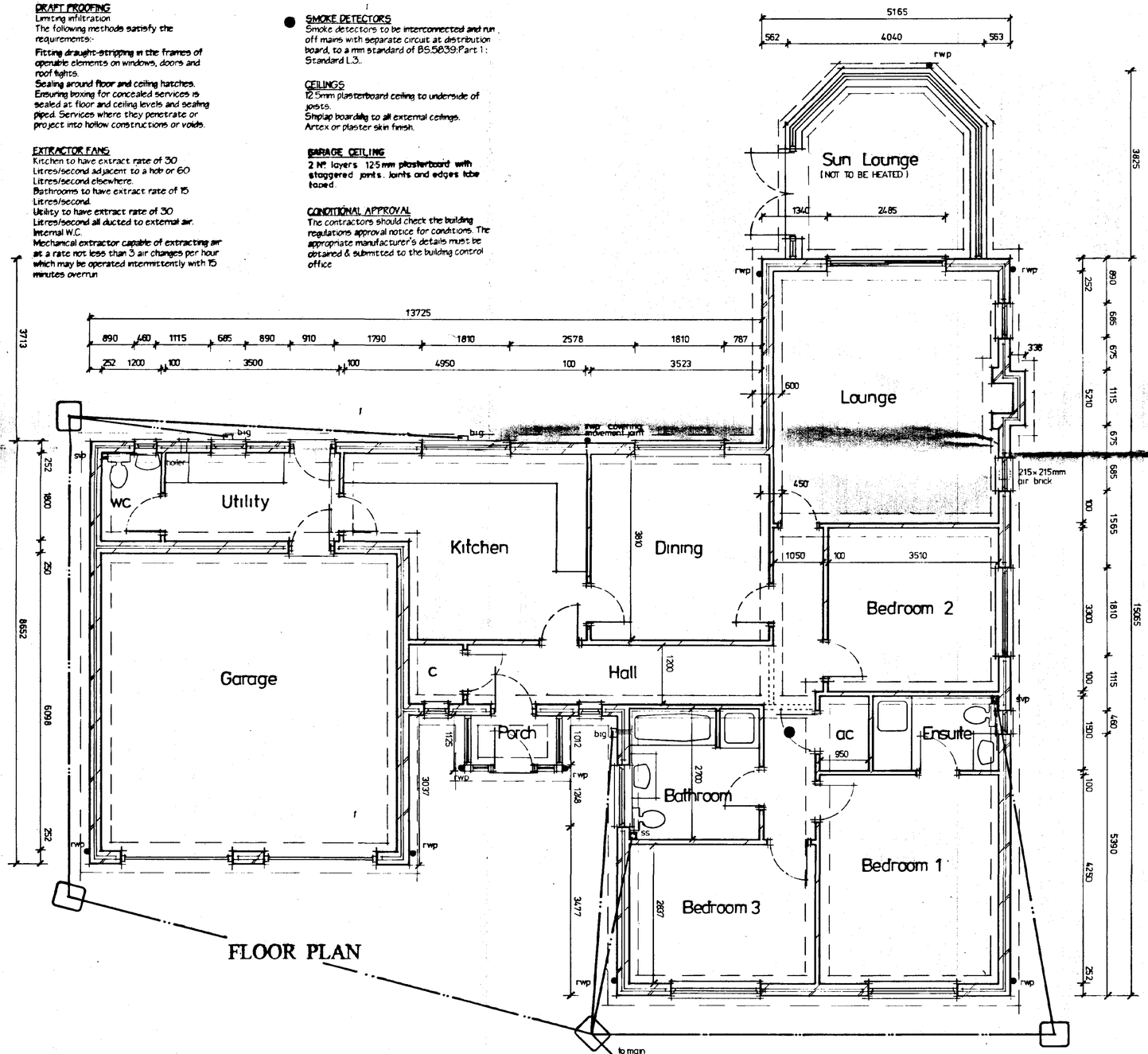
EXTRACTOR FANS
Kitchen to have extract rate of 30 Litres/second adjacent to a hob or 60 Litres/second elsewhere.
Bathrooms to have extract rate of 15 Litres/second.
Utility to have extract rate of 30 Litres/second all ducted to external air.
Internal W.C.
Mechanical extractor capable of extracting air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

- **SMOKE DETECTORS**
Smoke detectors to be interconnected and run off mains with separate circuit at distribution board, to a mm standard of BS.5839:Part 1: Standard L.3..

CEILINGS
12.5mm plasterboard ceiling to underside of joists.
Shiplap boarding to all external ceilings.
Artex or plaster skin finish.

GARAGE CEILING
2 No. layers 12.5 mm plasterboard with staggered joints. Joints and edges tobe taped.

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



FLOOR PLAN

ELECTRICAL KEY	
SYMBOL	DESCRIPTION
	DOUBLE SOCKET
	EXTERNAL DOUBLE SOCKET
	CEILING LIGHT
	WALL LIGHT
	EXTERNAL LIGHT
	LIGHT SWITCH
	PULL CORD LIGHT SWITCH
	FLUORESCENT LIGHT
	TELEPHONE POINT
	SMOKE DETECTOR
	COOKER POINT
D	DIMMER LIGHT SWITCH
	SINGLE SOCKET
TV	T V AERIAL
	SINGLE RADIATOR
	DOUBLE RADIATOR

EXTERNAL WALLS
Cavity wall 253mm overall consisting of gobat quality facing bricks 50mm min. cavity with Dritherm cavity insulation 50mm thick,100mm thermac toplite insulating blocks 3.5N. 13mm plaster to internal faces of walls. All cavities to be sealed at highest point .Close reveals with with manufactures specification. DPC's 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.

FIREPLACE
Chimney & fireplace to be constructed of non-combustible material. The hearth should be mm 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 rebated sockets uppermost 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 1m above highest point of intersection with roof, if more that 600mm from ridge.
No combustible material to be within 40mm of face of chimney masonry

LINTELS
Lintels to be I.G. Catnic or similar approved lintels installed in accordance with manufacturer's instructions.
I.G. lintels to have cavity tray over.
Min. 2m headroom under all arches.
All structural timber to be SC3 grade
All structural timber to be kept a min. of 40mm from chimney masonry
Lintels exposed protected with 1:6 cement/sand render with expamet for key.

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 Baths. 4,000mm 2
All glass lower than 1.5m 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. 5620:6:1981.
Double glazing to have min 12mm air gap between glass.
Door from living accommodation to garage to be mm 1/2hr. fire resistance with rebated frame & intumescent strips, self closing device & 100mm step.

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, timing 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 35mm 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 15mm. hot water cylinder to be foam lagged type. 110 ltr hot water cylinder

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 tosh nailed. 30x 5mm 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 35° Pitch on 38x25mm battens on untearable 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.

DRAINAGE
Inspection chambers to be Hepworth or similar approved polypropylene with 100mm dia. Inlets, 450 dia. Int. upto 1m deep, 1050mm dia. Up to 1.5m 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/I.C. in road/drives protected by surrounding in 150mm concrete. Cover & frame to have a wheel load of 1.5 tonnes.
No connection to be made to s&vp within 450mm of invert. S&vp to terminate 900mm above nearest window opening balloon guard.
No bends to occur in wet section of s&vp.
Boxed in S&VP to terminate with ventilator tile.
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 38 dia waste, shower 40 dia. Waste, hand basin 32 dia. waste, w.c. 100 dia. waste
Where runs over 1.7m waste pipes to be 40 dia. 75mm deep seal traps. Back inlet gullies to take waste pipes where s&vp not convenient

RAINWATER DRAINAGE
Surface water taken to soakaway min 4.5m from buildings.
Gutters 112mm dia. laid to fall 1:600, downpipes 68mm dia.

ALL DRAINS BE 100mm DIA. UPVC.
FALLS TO BE:- 1:40 BETWEEN SVP and I.C.
1:20 BETWEEN I.C. and I.C.
1:20 BETWEEN RWP and SOAKAWAY

DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
30 JUL 1998
Ref: 780/98

Peter Humphrey associates
18 Chapel Road,
Wisbech,
Cambridgeshire PE13 1RF
Telephone 01945 466966
Fax 01945 466433

PROJECT
Proposed Bungalow
Plot 5
Cross Street
Holbeach

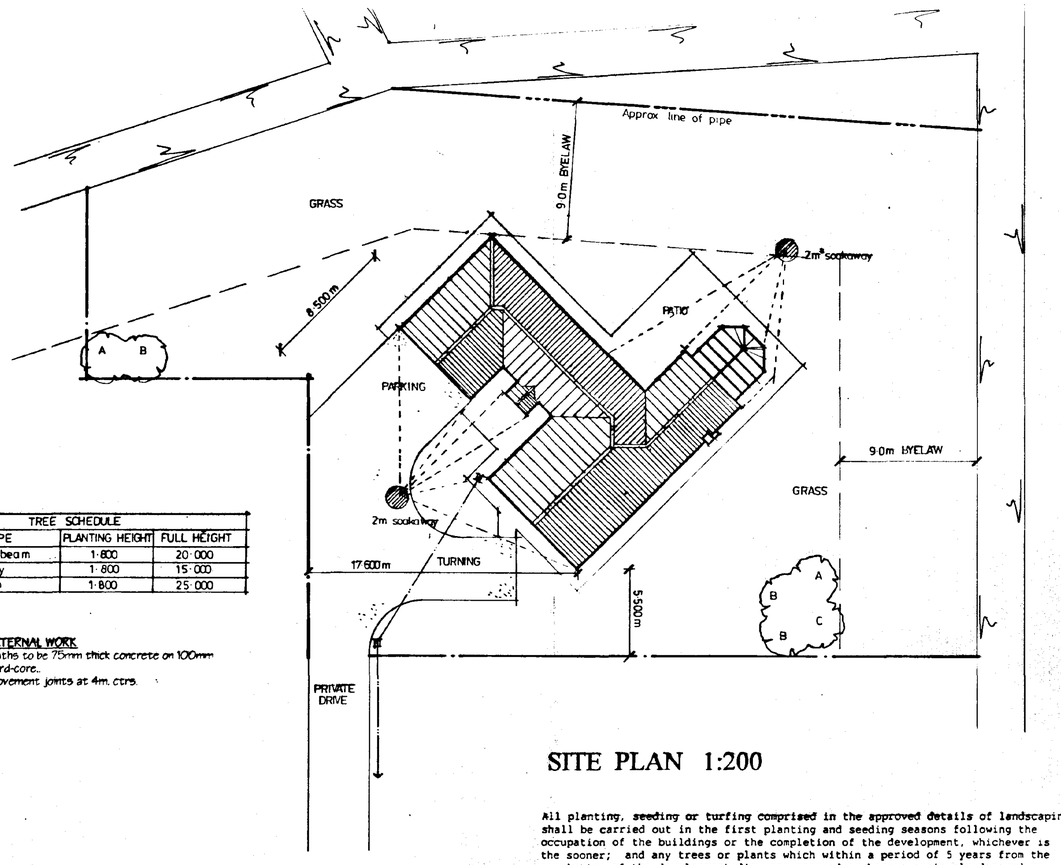
CLIENT
Kempston Homes

DATE	SCALE	JOB No.
July 1998	1:50 1:100	1518/1
REVISED		

British Institute of Architectural Technologists

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TREE SCHEDULE			
	TYPE	PLANTING HEIGHT	FULL HEIGHT
A	Whitebeam	1·800	20·000
B	Cherry	1·800	15·000
C	Beech	1·800	25·000

EXTERNAL WORK
Paths to be 75mm thick concrete on 100mm hard-core.
Movement joints at 4m. ctrs.

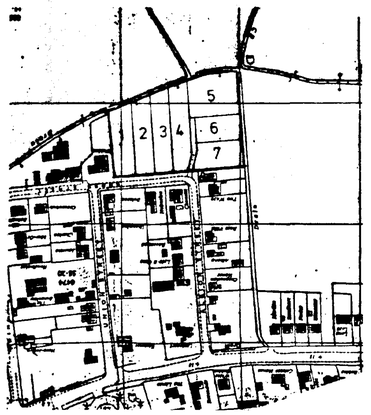
SITE PLAN 1:200

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 buildings 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.

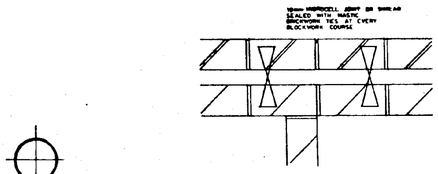
An adequate space shall be provided within the site to enable vehicles to:

1. enter and leave in forward gear.
2. park clear of the public highway.

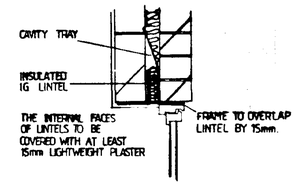
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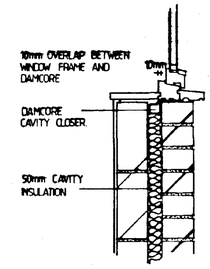


LOCATION PLAN 1:2500

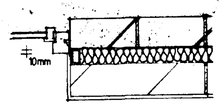


MOVEMENT JOINT

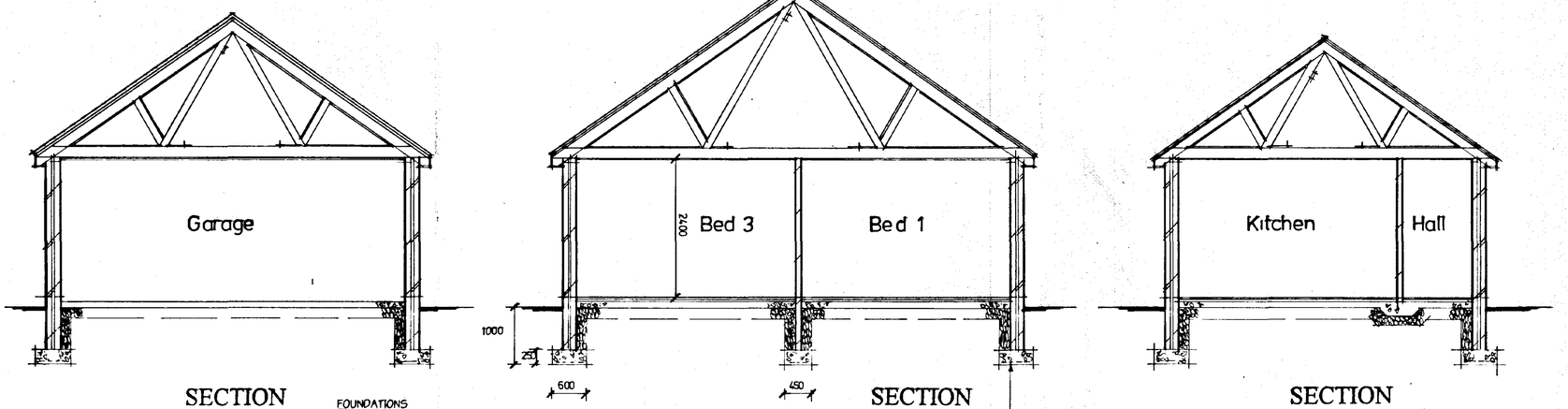




1:10 SILL AND LINTEL



1:10 REVEALS



SECTION

FOUNDATIONS
FOUNDATION DESIGN AS STRUCTURAL ENGINEERS DETAILS.

SECTION

SECTION

BELOW DPC WALLS
Incorporate 7N/mm² 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.

GROUND FLOOR CONSTRUCTION
Floor Slab;
50 mm polystyrene topped with 19mm chipboard.
500 DPM Between chipboard and insulation on 100mm concrete slab on 1200 gauge Visqueen DPM, on 25mm compacted sand blinding, on min. 150mm consolidated, max. fill 600mm DPM dressed up & linked with all DPC's in external and internal walls.

DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
29 SEP 1998
Ref: 0780/98

AMENDED PLAN
Ref.

Peter Humphrey associates
19 Chapel Road,
Wisbech,
Cambridgeshire PE13 1RF
Telephone 01945 466966
Fax 01945 466433

PROJECT
Proposed Bungalow
Plot 5
Cross Street
Holbeach

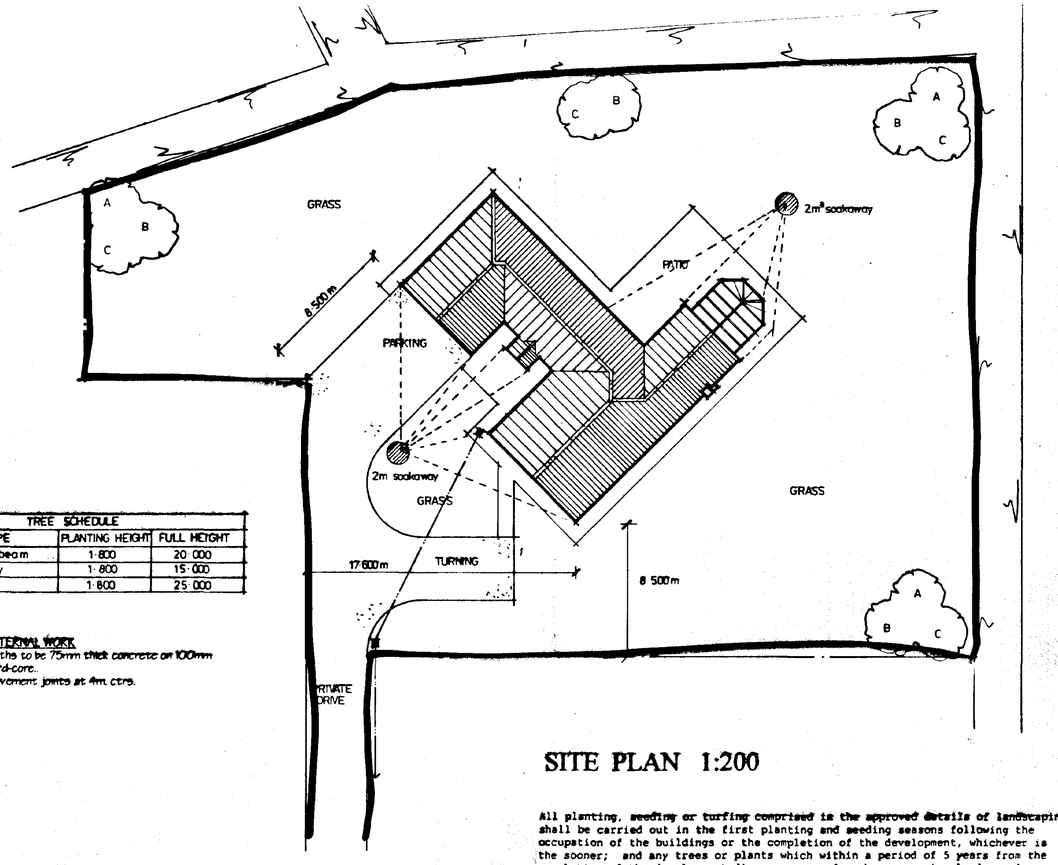
CLIENT Kempston Homes

DATE	SCALE	JOB No
July 1998	1:50	1518/2A

REVISED
A 28 9 98 Site plan amended

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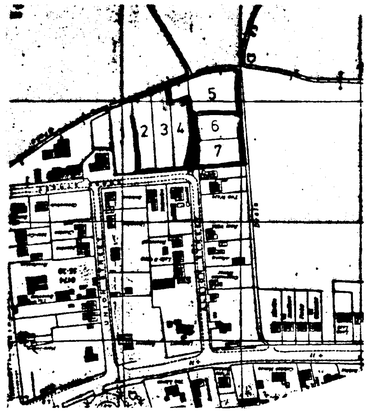
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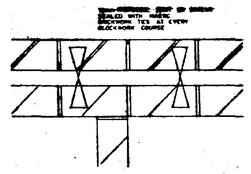
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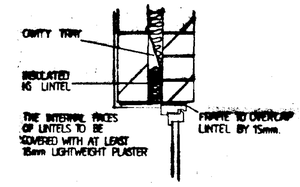


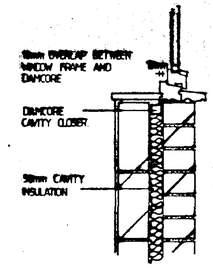
NORTH

LOCATION PLAN 1:2500

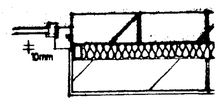


MOVEMENT JOINT





1:10 SILL AND LINTEL

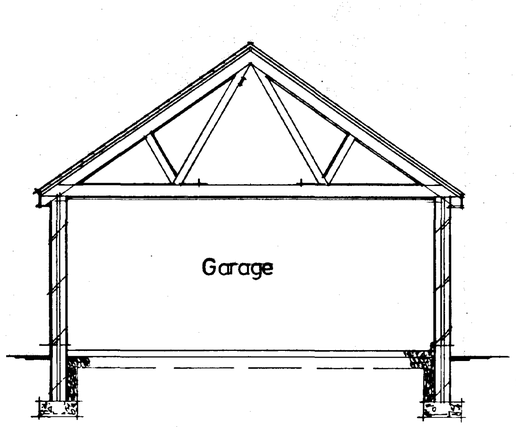


1:10 REVEALS

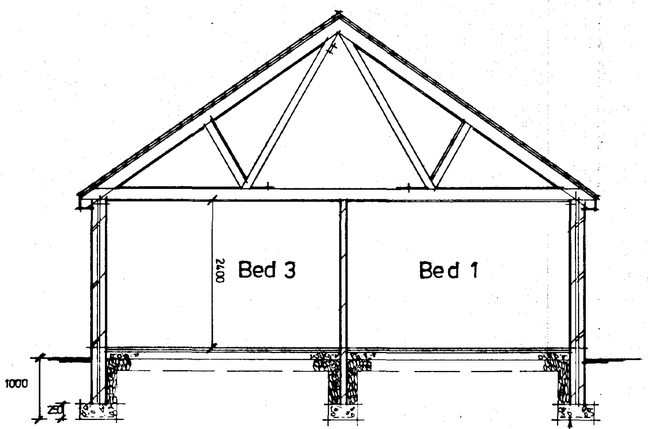
(re- siting of Dwellings).

SUPERSEDED

SOUTH HOLLAND DC
HOUSING & PLANNING
30 JUL 1998
Ref: 780/98



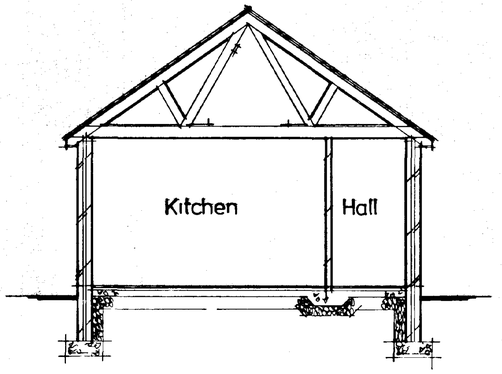
SECTION



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FOUNDATIONS
FOUNDATION DESIGN AS STRUCTURAL ENGINEERS DETAILS.

A252 Mesh with 40mm bottom and side cover



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PROJECT
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Plot 5
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DATE	SCALE	JOB No
July 1998	1:50	1518/2

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