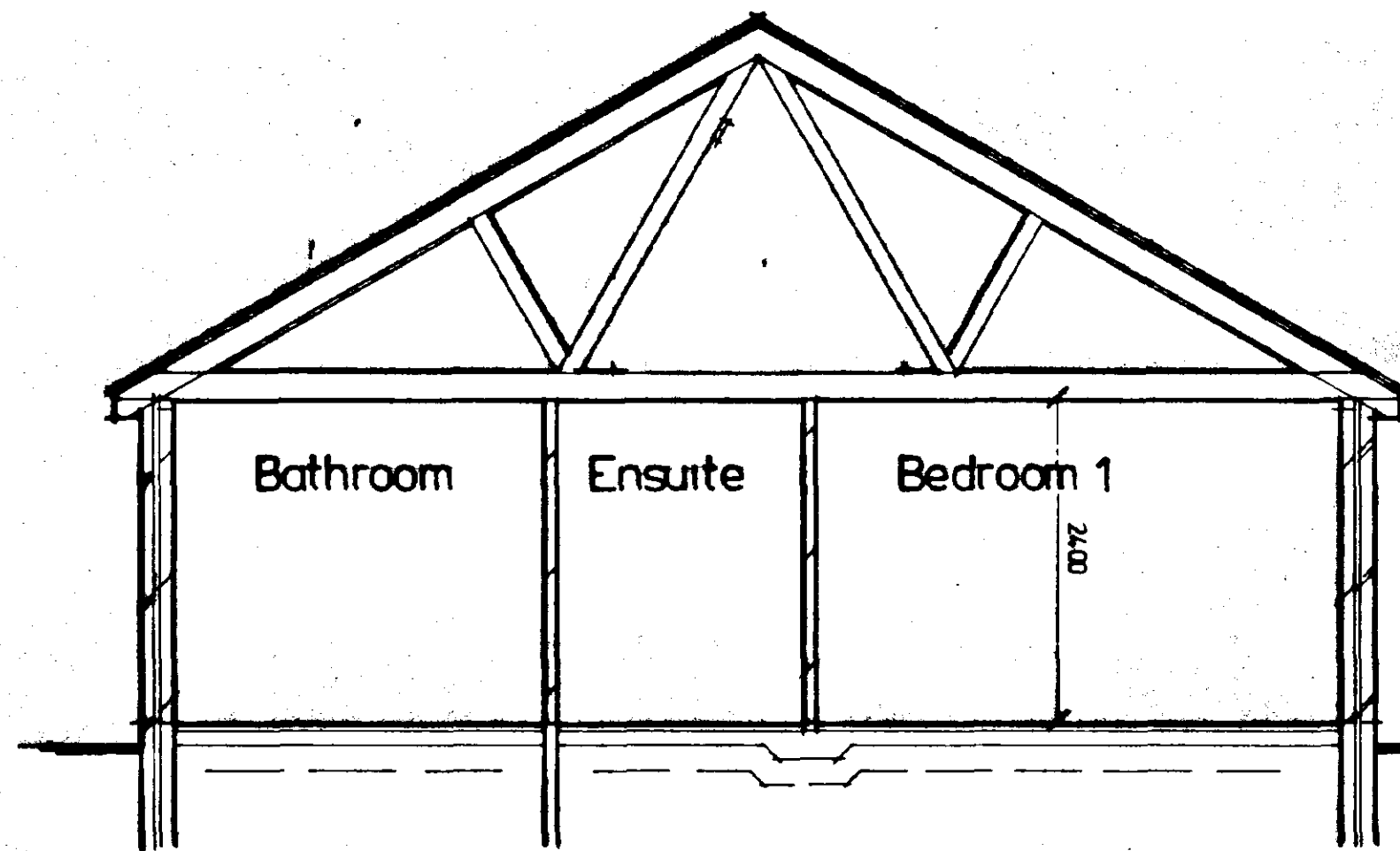
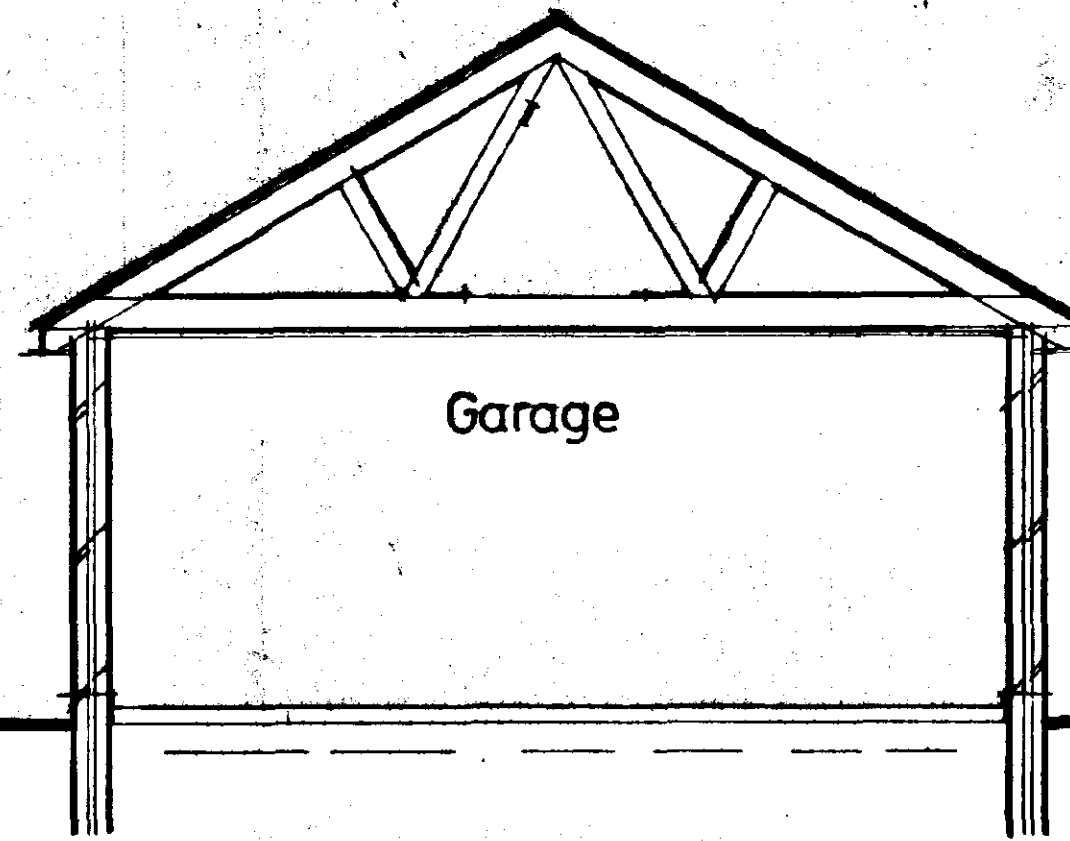
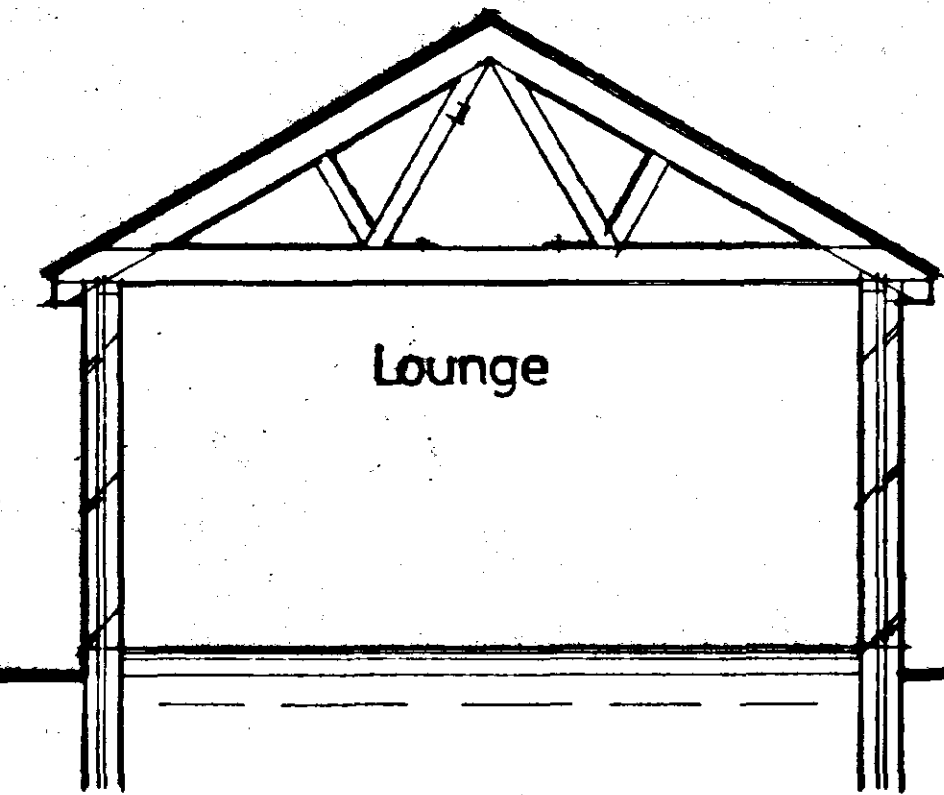




SECTION



SECTION



SECTION

length of hedge
to be removed

Cross Street

Grass Verge

ex. Hawthorn hedge

GRASS

FLOWERING CHERRY
WHITE BEAM

line of ex. shed
to be removed

PARKING/TURNING

1200m close boarded fence

2.027

1800m close boarded fence

FLOWERING CHERRY

WHITE BEAM

WHITE BEAM

FLOWERING CHERRY

SITE PLAN 1:200

21.000m

FOUNDATIONS
FOUNDATION DESIGN AS STRUCTURAL
ENGINEERS DETAILS.

GROUND FLOOR CONSTRUCTION

Floor Slab:
100mm polystyrene topped with 15mm
chipboard.
500 DPM Between chipboard and insulation on
100mm concrete slab on 1200 gauge Visqueen
DPM on 25mm compacted sand bedding on min.
100mm consolidated, max. fill 600mm DPM
dressed up & linked with all DPC's in external
and internal walls.

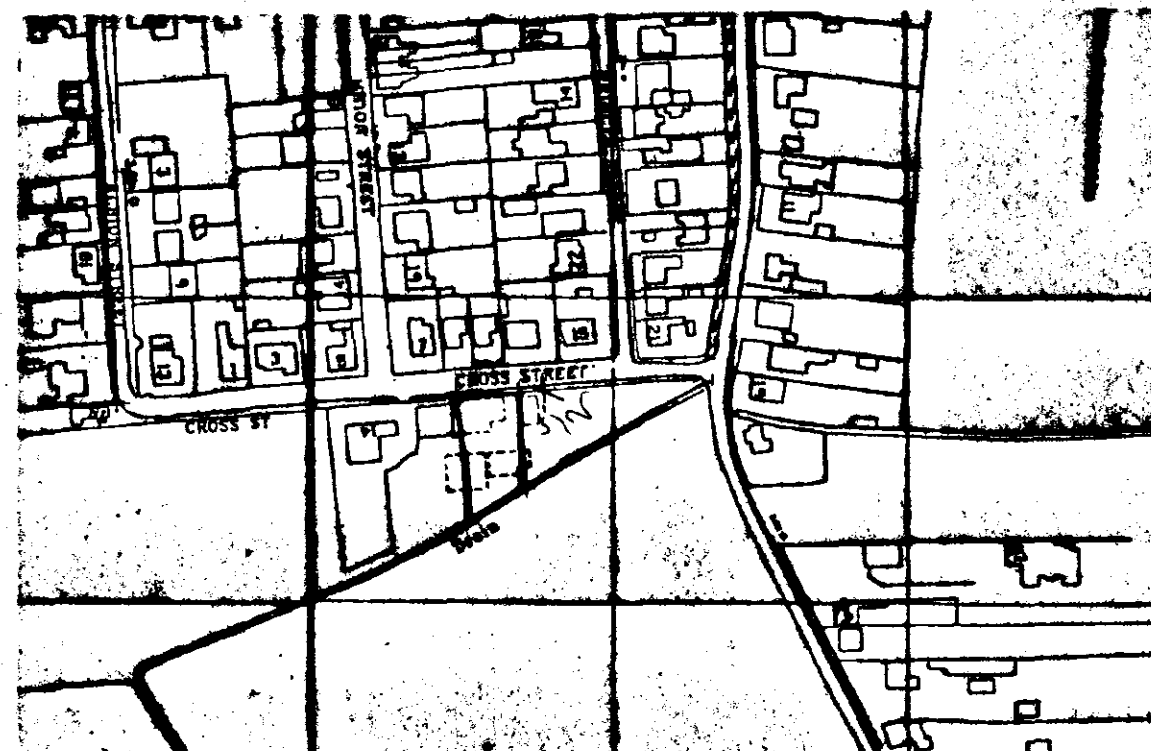
All planting, seeding or turfing comprised in the approved details of landscaping
shall be carried out in the first planting and seeding seasons following the
occupation of the buildings or the completion of the development, whichever is
the sooner; and any trees or plants which within a period of 5 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.

VICES BELOW GROUND LEVEL

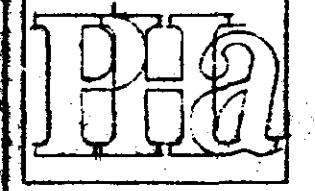
Where drains pass through walls/footings below
ground level to be protected with 0.6m
protection sleeve or similar to prevent entry
of vermin.

BELOW DPC WALLS

Incorporate 7N/mm² block below Ground level.
Lean mix concrete fill to cavity below Ground
level.



LOCATION PLAN 1:2500

 Peter Humphrey associates 18 Chapel Road, Wisbech, Cambridgeshire PE13 1RT Telephone 01945 466966 Fax 01945 466423		
PROJECT		
Proposed Bungalow		
Plot 8		
Cross Street		
Holbeach		
CLIENT		
Kempston Homes		
DATE	SCALE	JOB NO.
July 1999	1:200 1:50	1742/2A
REVISED		
A4 6 99	Trees added	
 British Institute of Architectural Technologists		

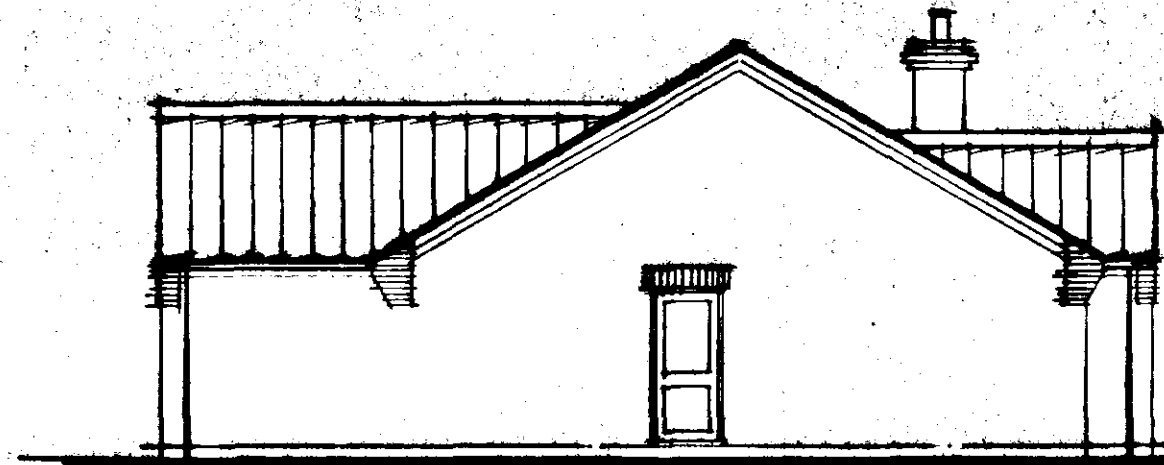
SOUTH HOLLAND DC
HOUSING & PLANNING
- 9 AUG 1999
Ref: 0800/99

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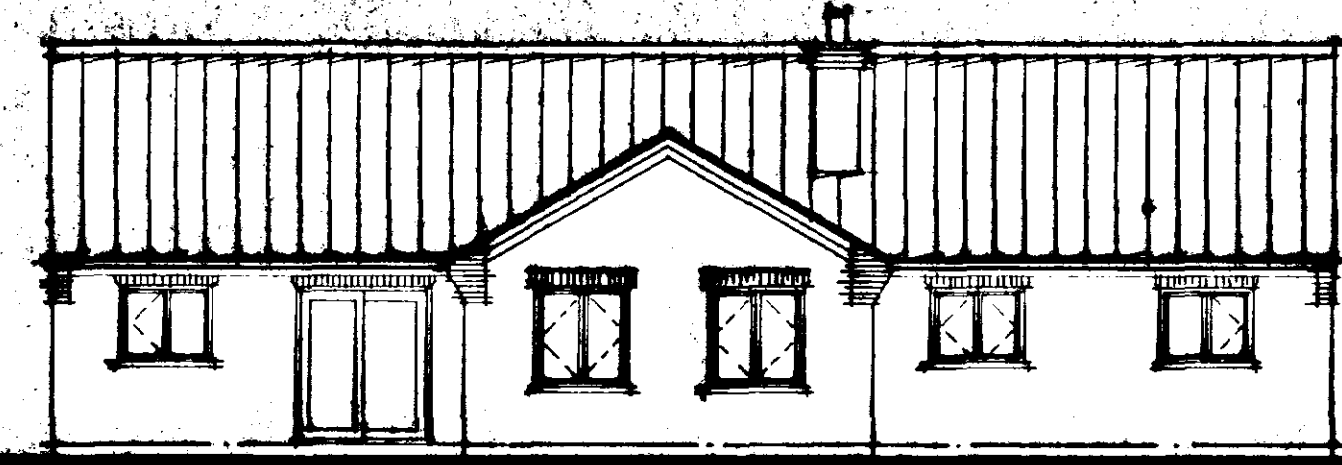
DO NOT SCALE FROM THIS DRAWING



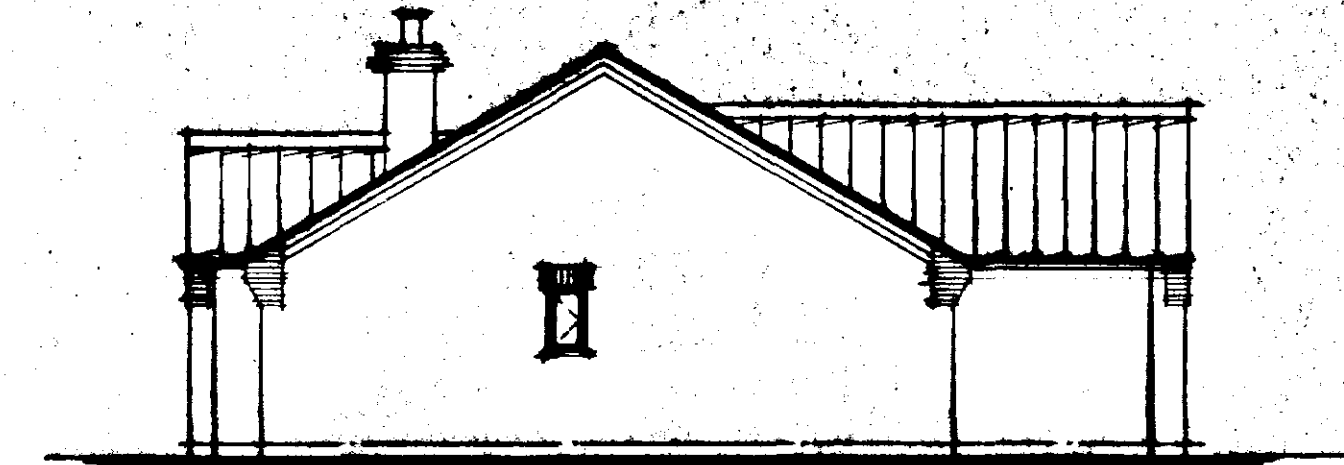
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

EXTERNAL WALLS
Cavity wall 250mm thick. External face of cavity wall facing bricks 50mm min. cavity with 50mm cavity insulation 50mm thick. 100mm GURON insulating blocks 50N. 10mm plaster on internal faces of walls. All cavities to be sealed at highest point. Close reveals with silicone insulated vertical DPC in accordance with manufacturer's specification. DPC's to all walls external & internal, min 150mm above finished ground level. DPC to be linked with DPM.

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 Bathrooms 4,000mm²
All glass lower than 1.5m above floor level, to floors adj. Sidelights and windows, and lower than 800mm above floor level should be break safety glass or laminated or toughened glass to B.S. 56206:1991.
Double glazing to have min 12mm air gap between glass.

DOORS
Doors to be U.G. Centre air similar approved units installed in accordance with manufacturer's instructions.
U.G. lintels to have cavity tray over.
Min 2m headroom under all arches.

CEILING
12.5mm plasterboard ceiling to underside of eaves.
Shiplap boarding to all external ceilings.
Porex or plaster skin finish.

DRAFT PROOFING
Limiting infiltration.
The following methods satisfy the requirements:
Fitting draught-excluding 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 gaped. Services where they penetrate or project into hollow constructions or voids.

ROOF COVERING
2 No. layers 125mm plasterboard with staggered joints. Joints and edges to be taped.

SMOKE DETECTORS
Smoke detectors to be interconnected and self mains with separate circuit at distribution board, to a min standard of BS 5839:Part 1: Standard L3.

ROOF CONSTRUCTION
Roof truss manufacture to provide design details & calculations of truss to L.A. prior to commencement of work on site. Truss rafters to be 600mm max. ctrs, bracing & tank stand to TTA recommendations in accordance with BS 5268:Part 2:3 1986.
100 x 75 wall plate, strapped to wall with 30 x 3mm m.s. straps 1500 long once bent over at 90 ctrs. Fixed back to wall. Trusses fixed to wall plate by galvanized truss clip or tish nailed 200 x 5mm m.s. straps 1500 long at 2m ctrs laid over 3 no. ceiling joists & up rake of rafters as cables, all with solid packing.
Concrete interlocking tiles at 30° Pitch on 200 x 20mm battens on unscarred 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 trusses to manufacturer's specification.
Roof hatch to be provided to gain access to roof void and water tanks. Moisture resisting shiplap to be used to form a walkway from hatch to tanks.
Roof hatches to be insulated & draught sealed & lockable.

CHIMNEY
Chimney & fireplace to be constructed of non-combustible material. The hearth should be min 250mm thick of non-combustible material, projecting min 200mm 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 external asbestos waterproofing as described in B.S. 1191:1971 (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 than 600mm from ridge.
No combustible material to be within 40mm of face of chimney masonry.

HEATING
Boiler to be gas fired with pressure rated 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 temperature 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 latch 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 10mm. Hot water cylinder to be foam lagged type.
110 Lit hot water cylinder.

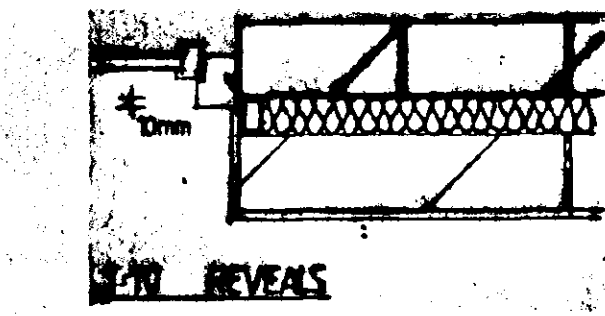
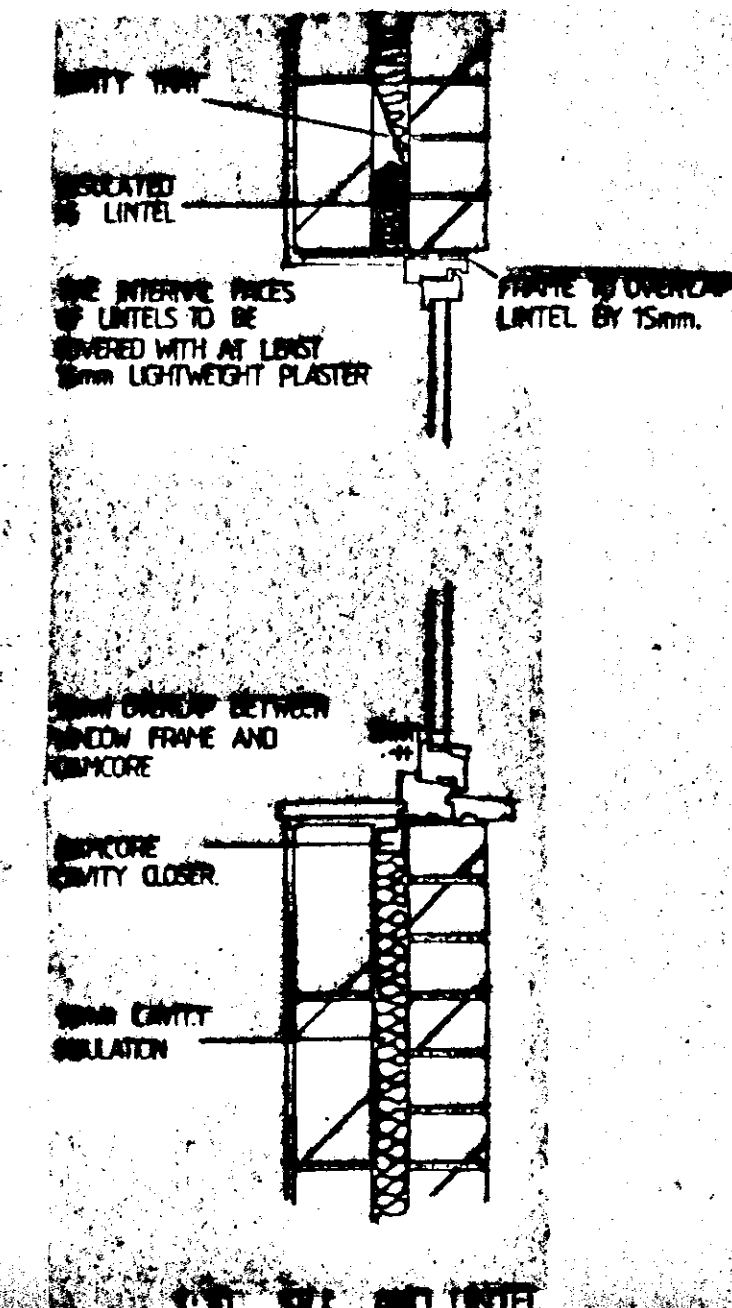
WATER DRAINAGE
Inspection chambers to be provided at similar approved polypropylene with 100mm dia. inlets, 450 dia. int. up to 1m deep, 1050mm dia. Up to 1.5m deep. Cast iron cover & frame. 100mm dia. Upvc foul & surface water drains bedded & surrounded by 150mm pea gravel.
Drains protected against differential movement where passing through walls to be wrapped in 25mm fibreglass & have steel over. Drains protected where passing under 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. 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 sump within 1500mm of invert. Sump to terminate 1500mm above nearest window opening. Balloon guard.
No bends to occur in wet section of sump. Sump in 50VP to terminate with ventilator tile.
Shower set on 150mm high pitch.
Front panel to shower to be screwed for yellow access to clean waste.
All hand basins, baths & showers to have resealing traps Bath & sink 30 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 sump not convenient.

WATER DRAINAGE
Surface water taken to backway min 4.5m from buildings.
Gutters 112mm dia. laid to fall 1:600, downpipes 100mm dia.

ALL DRAINS BE 100MM DIA. UPVC.
FALLS TO BE: 1:60 BETWEEN SUMP AND TC.
1:70 BETWEEN TC AND LC.
1:80 BETWEEN RWP AND SUMP/WATER.

EXTRACT 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.
Ability to have extract rate of 30 litres/second all ducted to external air.

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
	DIMMER LIGHT SWITCH
	SINGLE SOCKET
	T.V. AERIAL
	SINGLE RADIATOR
	DOUBLE RADIATOR



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

CONDITIONS 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.

SOUTH HOLLAND DC
HOUSING & PLANNING
- 9 AUG 1999
Ref: 0860/99

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Witch,
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PROJECT
Proposed Bungalow
Plot 8
Cross Street
Holbeach

CLIENT
Kempton Homes

DATE
July 1999

SCALE
1:50 1:100

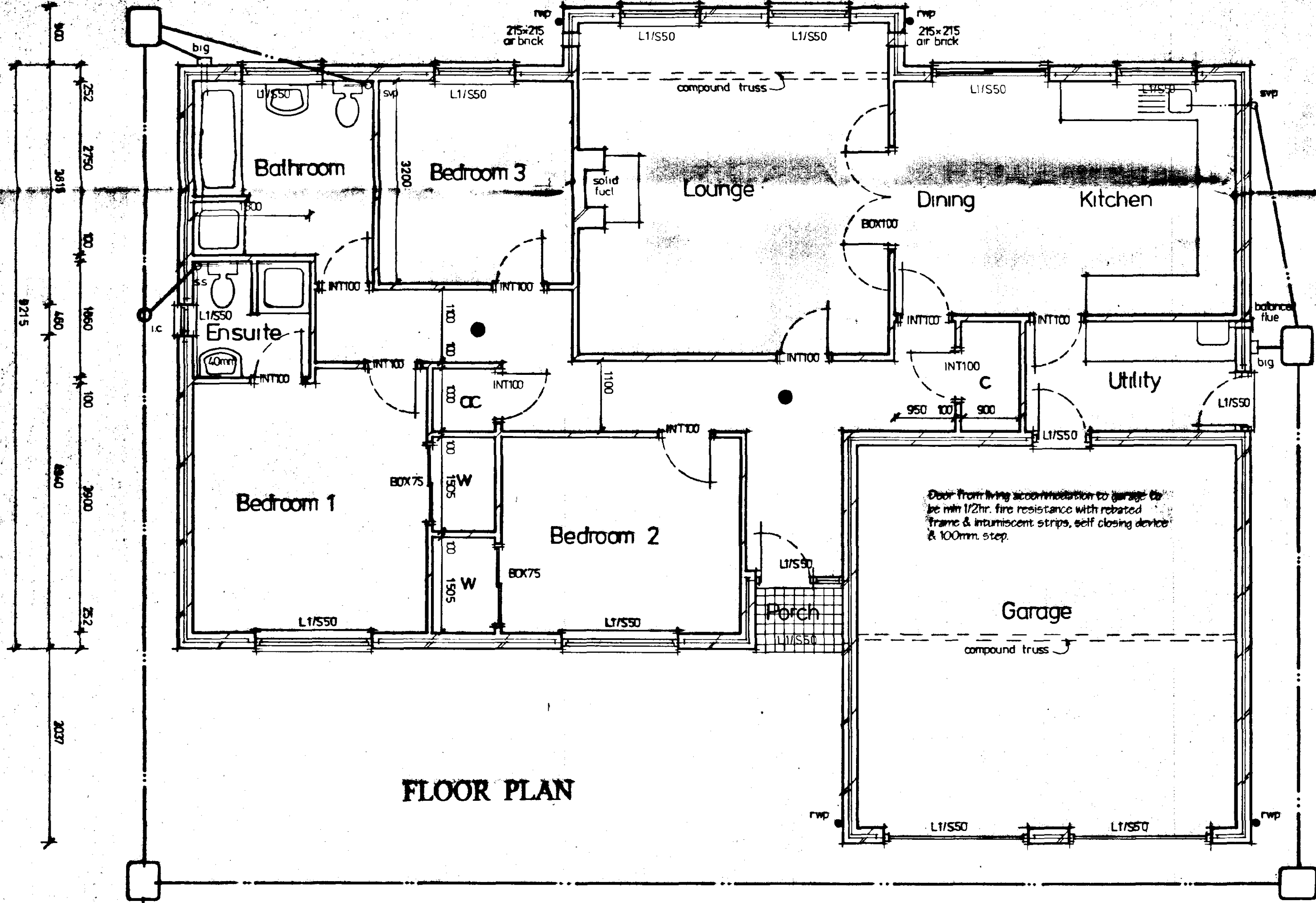
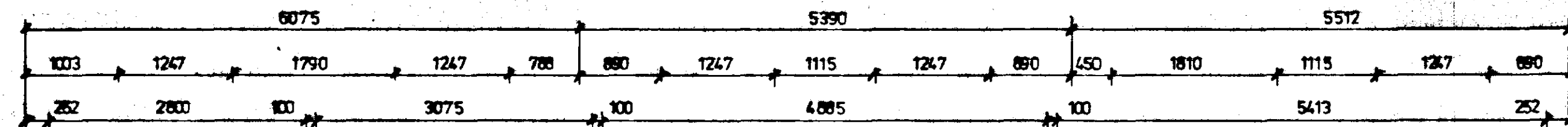
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REVISED
A 4 & 58

Notes
Lintel added

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FLOOR PLAN

