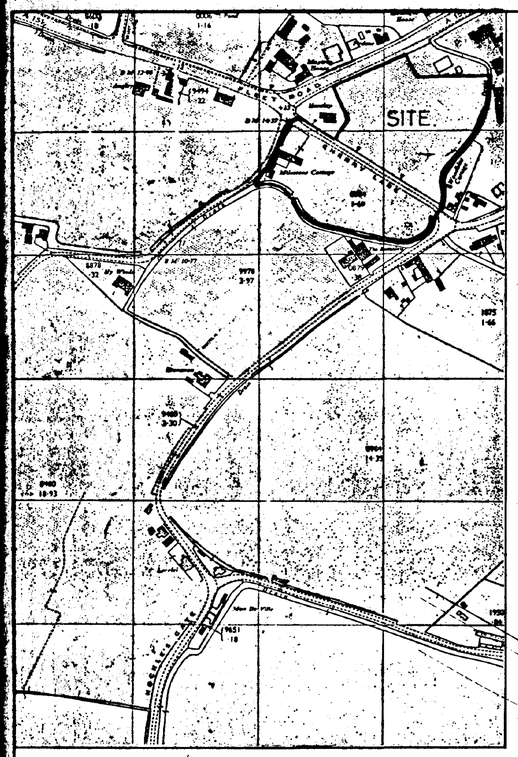
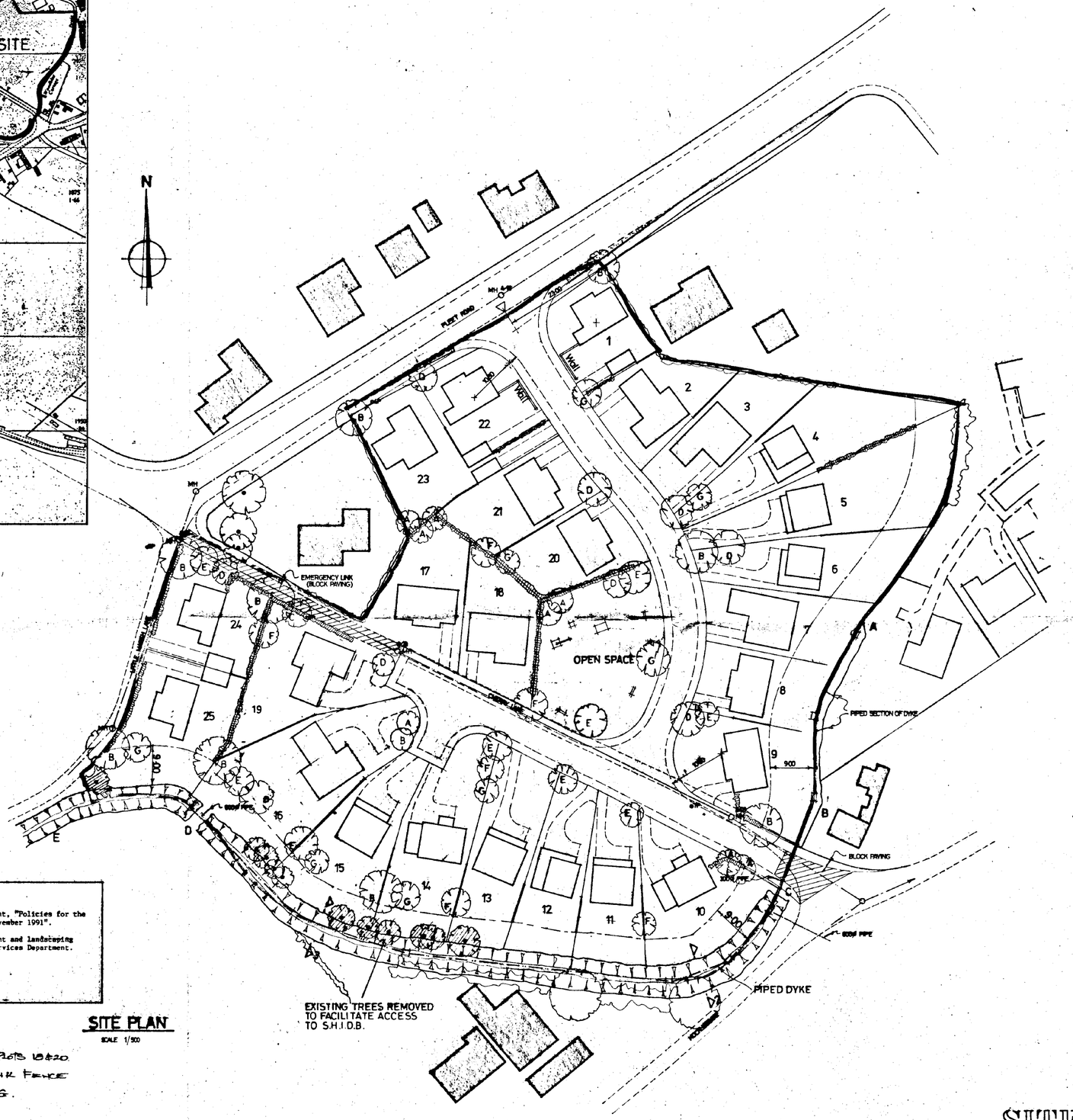



LOCATION PLAN.

SCALE 1/2500.




**OPEN SPACE**

Open space to be to the requirements of document, "Policies for the Provision of Open Spaces in Housing Areas - November 1991".

Layout of open space, play areas, play equipment and landscaping to be as required by S.H.D.C. Environmental Services Department.

Play Equipment:
- Slide
- Spring Mounted ride.
- Climbing frame.

SITE PLAN

SCALE 1/500

Note:
OPEN SPACE to be Fenced Along Plots 18 & 20 WITH CONCRETE POSTS & CHAIN LINK FENCE & PLANTED WITH BEECH HEDGING.

**DWELLING TYPE SCHEDULE**

| TYPE | DESCRIPTION | PLOT NO. |
|---|---|---|
| BRAMLEY | 3 BEDROOM BUNGALOW/ EN-SUITE & GARAGE | 2.19.16. |
| BRAMLEY | 3 BEDROOM BUNGALOW/ EN-SUITE & DETACHED GARAGE. | 23. |
| THURCROFT | 2 BEDROOM BUNGALOW & GARAGE | 8.9.17.20.21. |
| THURCROFT | 2 BEDROOM BUNGALOW/ DETACHED GARAGE. | 1.22.24.25. |
| HELLABY | 3 BEDROOM BUNGALOW EN-SUITE & GARAGE | 18. |
| HENLEY | 3 BEDROOM BUNGALOW/ EN-SUITE & GARAGE. | 3.7. |
| BEECHES | 4 BEDROOM HOUSE EN-SUITE & GARAGE. | 10.14. |
| HERLINGTON | 4 BEDROOM HOUSE/ EN-SUITE & GARAGE. | 5.11.13.15. |
| HAMPTON | 2 BEDROOM HOUSE/ EN-SUITE & GARAGE. | 4.6.12. |

Bricks to be used are from the Salveson Brick Co.

Tiles are to be Marley Mendip or similar.

Savannah Bricks/Mosborough "Mendip" Tiles.

Plots 1, 3, 6, 11, 13, 18, 22, 24, 25.

Redwood Multi Bricks/Smooth Brown "Mendip" Tiles.

Plots 4, 5, 8, 9, 15, 16 and 20.

Peak Mixed Red Bricks/Old English "Mendip" Tiles.

Plots 2, 7, 10, 12, 14, 17, 19, 21, 23

**TREE PLANTING, HEDGING & FENCING SCHEDULE**

| | | | |
|---|---|---|---|
| A. | SILVER BIRCH | BETULA PENDULA | ½ STANDARD |
| B. | WILD CHERRY | PRUNUS AVIUM | " |
| C. | PEAR | PYRUS DOMESTICA | " |
| D. | WHITEBEAM | SORBUS ARIA | " |
| E. | FIELD MAPLE | ACER CAMPESTRE | " |
| F. | CRAB APPLE | MALUS 'RED SENTINEL' (OR GOLDEN HORNET) | " |
| G. | DAMSON | PRUNUS DOMESTICA | " |

ALL HEDGING TO BE BEECH (FAGUS SYLVATICA) @ 300 CENTRES.

CLOSE BOARDED FENCE (1800 HIGH)

DETERMINED PLAN

SOUTH HOLLAND D.C.
PLAN DEPT.
10 NOV 1994
REF. 1083/94

G. 12.8.94 REDUCE LENGTH & ROAD.
F. 11.7.94 RE-POSITION OPEN SPACE.
E. 2.4.94 L.C.C. FOOTWAY & VISIBILITY SPLAYS.
D. 17.3.94 PLANNING AMENDMENTS.
C. 7.1.94 PLANNING-AMENDED LAYOUT.
B. 24.5.93 PLANNING-PLOTS ADDED & OPEN SPACE
A. 5.5.93 PLANNING-PLOTS & DWELLINGS ADDED

**G. R. MERCHANT**
LONG ARRICE, FROW,
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 490800

PROJECT:
RESIDENTIAL DEVELOPMENT
CHAPEL LANE
FLEET.

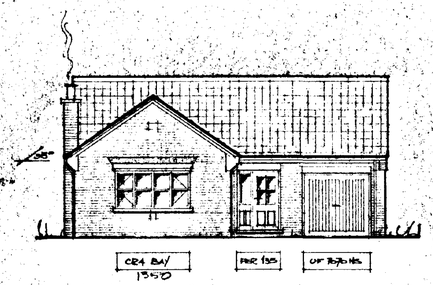
CLIENT:
D. Boland (Building Contractors) Ltd.
80 PARK ROAD
HOLBEACH.

SCALES: 1/500 DATE: JULY '94

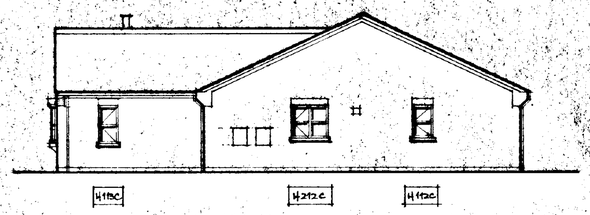
DRAWING No.: DB-FH.1G.

REVISIONS: A.B.C.D.E.F.G.

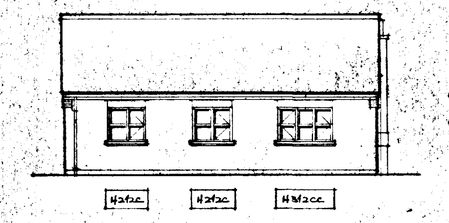
# SITE LAYOUT




FRONT ELEVATION



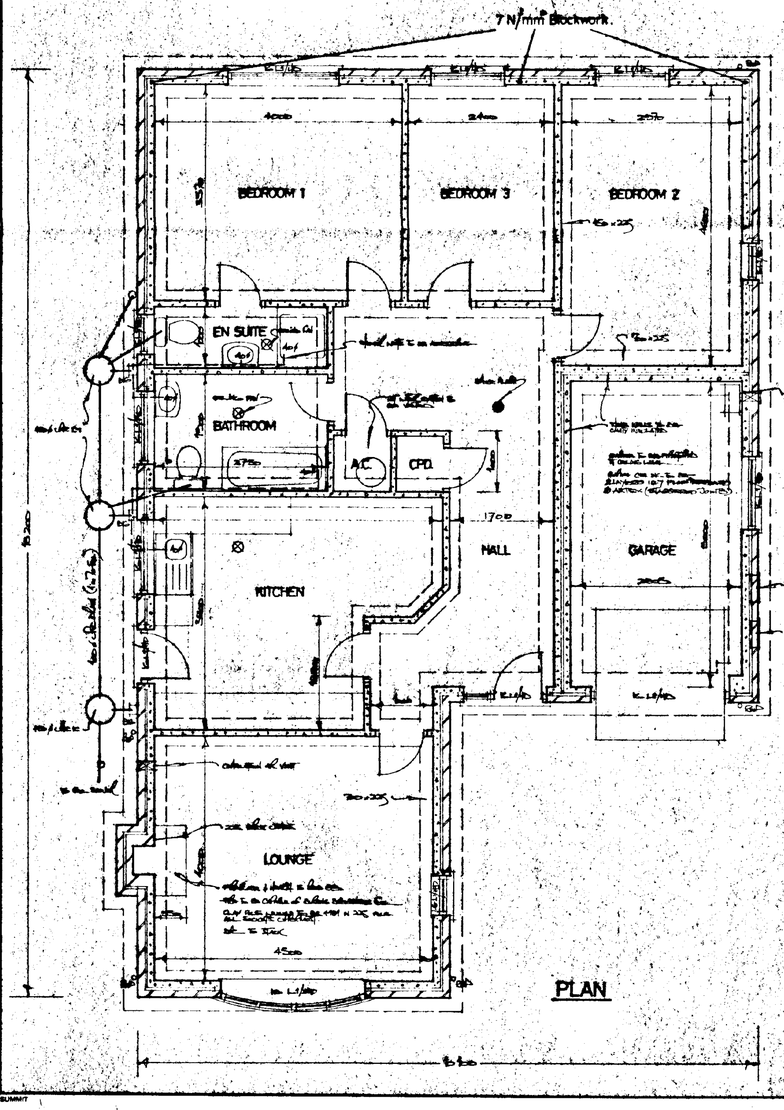

SIDE ELEVATION



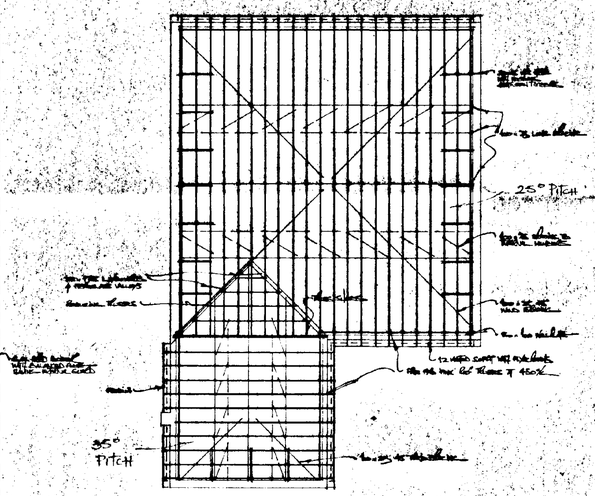

REAR ELEVATION



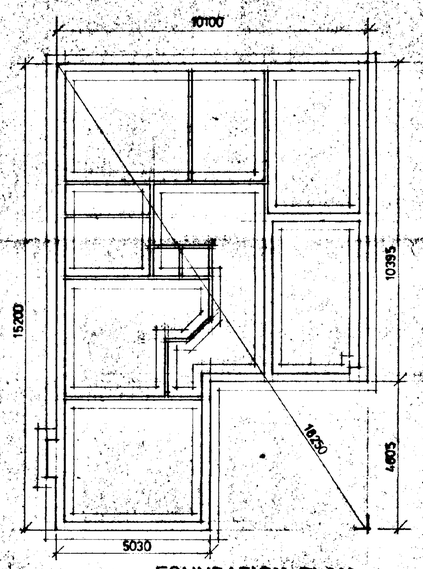

SIDE ELEVATION



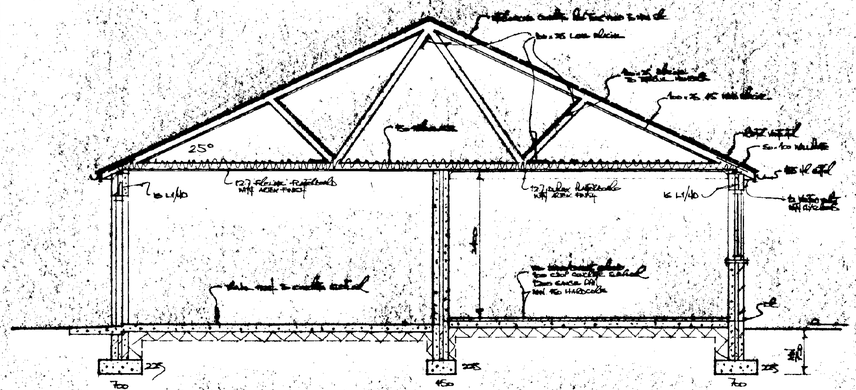

PLAN




ROOF PLAN




FOUNDATION PLAN




SECTION

Hot Water Storage:
Provide system and insulation as approved by British Board of Agrement. System to be tested and insulated in accordance with BS 5615 1985.

Provide thermostatic radiator valve to control output from heating system.

Pipes in roof void which do not need to heat building to be insulated to BS 5422 : 1977.

Footpaths
to PL 100 concrete C15P mix on 150 hardcore (unless noted otherwise) to fall as shown.

Protected Glazing Areas.
Provide toughened glass to BS 6206 1981 to following areas: to all windows within 800 of finished floor level, to all doors glazing within 1500 of FFL.. this applies to side screens also within 300 of door.

Smoke Alarms
Provide mains operated battery-powered smoke alarm that conforms to BS 5446 Part 1. Provide at least one on each floor depending on layout and size in accordance with current Part F. More than 1 smoke alarm should be interconnected also where in conjunction with approved manufacturer's instructions. (see position on drawing)

Boiler
New Boiler to be gas fired, wall mounted. balanced flue type of approximately 18kw output rating. Flue terminal to be fitted with suitable cage guard.

Flashings
All flashings, soaker etc to be in CODE 4 sheet lead properly cut, dressed and fixed.

Above Ground Drainage
Hand basin waste to be 32mm dia. W.C. 110mm dia PVC. Bath and sink wastes 40mm dia. use polypipe push fit pipework. all traps to be 75mm deep seal. all pipework etc to be accessible throughout their runs for cleansing repair and replacement. Connect bath, basin and W.C. wastes to 110mm dia stack. Sink to discharge to back inlet gully with pull out stopper for rodding. Soil and vent stack to be carried 900mm above window heads and fitted with patent ventilating terminal.

Underground Drainage
110mm UPVC pipe to fall 1:70 with 100mm peagravel bed and surround. Inspection chambers to be 450mm dia preformed plastics installed to manufacturer's instructions complete with cover and frame. Drain runs with less than 300mm ground cover to have paving slab protection over trench on top of peagravel surround on haunched back trench. Omit where concrete path cast over pipe runs.

Rainwater Goods
PVC gutters 115mm nr and 65mm dia down pipes to match including all bends outlets, clips, brackets, connectors etc and connect to underground drain to soakaway.

Soakaways
To be minimum 5.0 metres from any building and to be 1 cu. m. rubble filled with inlet pipe discharging to centre of soakaway.

Plasterwork
Walls to be plastered cement:lime:sand render with skim finish a total of 13mm thick including reveals and lintel soffits.

Skirting and Architraves
Timber mouldings, skirting and architraves to be standard section or as otherwise directed.

Hot Water and Heating etc
Install hot water and heating pipework to provide hot and cold water supplied to all new appliances in the building and provide space heating to all new areas. Radiator positions to be as directed.

Damp Proof Courses
Provide embossed heavy duty polythene dpc material at 15mm minimum above ground level in all leafs of cavity walling, piers and columns. Dpcs to be linked with dpm. Also provide vertical and horizontal dpcs around openings for windows and doors in cavity walls and similar material as cavity trays over lintels.

Foundations
Generally to be in mass concrete C20P strip 700mm wide x 225mm thick under cavity walling, 450mm x 225mm under partition walls. Thicken floor slab to 250 x 450 wide below non-loadbearing partition walls. Excavations shall be down to a firm, consistent, loadbearing stratum to the approval of the Local Authority Building Control Officer.

Lintels
To be I.G. LI/S in cavity wall openings generally, unless stated othewise. Internal door openings in block walls to be I.G. Box 100 lintels. All lintels to have minimum 150mm end bearing and installed strictly in accordance with the makers instructions.

Windows and Doors
Windows and doors to be as BOULTON & PAUL in treated softwood standard metric joinery unless otherwise indicated. All windows and doors to be double glazed (sealed unit type). Patio doors to be purpose made and fitted with a night vent giving 10,000 sq mm of ventilation opening. All other windows to be fitted with adjustable ventilators in sash or frame head to give minimum 4,000 sq mm ventilation.

Joinery
Doors, frames, linings, skirtings, architraves, window board and timber mouldings etc to be of standard manufacture and be as BOULTON & PAUL or equal approved.

Ventilation
Natural ventilation area of windows to be not less than 1/20 of room floor area. All windows to have 4000 sq mm opened night vents. Extractor fans to be provided in kitchen (min 60 litres/sec) and bathrooms and WC (min 15 litres/sec).

Decoration
All new surfaces, timber (except self finished surfaces eg doors) plaster etc to be painted to clients instructions.

Electrical Installation
All work to be caried out in accordance with the latest I.E.E. Regulations. Extend electrical circuits from consumer unit in ring mains and install lighting and power points in positions as directed.

Wall Tiling
Provide and fix to new bathroom to walls and window cill, Kitchen window cill and over work tops, ceramic all tiles with waterproof fix and grout. Tiles to be selected and areas to be tiled to be determined later.

Decoration
Allow for decorating all new surfaces ensure full and proper preparation of all surfaces in accordance with the coating manufacturers specification.

Roof Construction
Roofs to be constructed in accordance with and to the sizes shown on the drawings. All timbers to be G.S. grade softwood properly seasoned and to an acceptable moisture content for carcassing timber where traditional roof. Where trussed rafters adopted they shall be of an approved manufacturer and designed, assembled, erected and braced in accordance with B.S. 5268, Part 3. 1985.

Roof Coverings
Concrete interlocking tiles, to be fixed in accordance with the manufacturer's instructions and BS 5534 Pt 1 1978. Battens 38 x 25 at gauge centres on untearable Type 1F sarking felt with minimum 150mm laps.

Strapping
Provide and fix 30mm x 5mm patent galvanised mild steel straps at 1.8 metre centres to anchor wallplate to blockwork walling.

Insulation
Lay 150mm FIBREGLASS between joists and maintain minimum 50mm gap between top of insulation and sarking felt where insulation runs up to roof slope.

Roof Ventilation
6mm plywood with 12mm continuous gap for soffit board. Provide fine mesh flyproof screen to ventilation gap.

Fascias
To be wrot ex 25mm nominal thickness painted softwood with rebate for soffit. Frame out in 38 x 25 S/W for soffit support.

Ceilings
Provide and fix 12.7mm GYPROC Wallboard to all new ceilings. Nog all perimeters and board joints prior to fixing plasterboard to fully support sheeting. Fix GYPROC coving and ARTEX finish to ceiling.

Lateral Restraint
Provide patent 30mm x 5mm galvanised mild steel BATSTRAPS or similar at 1.8m centres at first floor level, ceiling joist and rafter levels where they run parallel to the walls. Solid strut below the straps and tight pack against the walls.

Ground Floor
50mm Mortar screed on 100mm min thickness floor slab. C20P concrete mix on 1200 gauge DPM lapped with DPC. 150mm min hardcore, blinded and compacted. Excavate oversite to 100 mm deep to remove topsoil.

Walls
Cavity work to be 265mm overall width comprising 100mm clay facing bricks, 65mm cavity filled with CROWN DRITHERM fibreglass insulation batts, 100mm lightweight aerated concrete blockwork leaving "Thermalite" insulation blocks. Internal partitions to be in 100mm blockwork walling. Wall ties in cavity walling to be scout galvanised wire butterfly type at 900mm centres horizontally and 450mm centres vertically every alternate tie course to be staggered 450mm. At openings provide ties at 225mm centres vertically within 225mm of the openings.

Sub Structure Walls
To be in TYPE A dense aggregate concrete blockwork up to ground level. Cavity to be filled with lean mix concrete.

SOUTH HOLLAND D.C.
PLAN DEPT.
10 NOV 1994
REF 1053/94

DETERMINED PLAN

**DENABY**

**G. R. MERCHANT**
I.ENG AMICE, FIOW,
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370853.

PROJECT:
RESIDENTIAL DEVELOPMENT,
CHERRY LANE,
FLEET.

CLIENT:
D. BROWN (BUILDING CONTRACTORS) LTD,
30 PARK ROAD,
HOLBEACH.

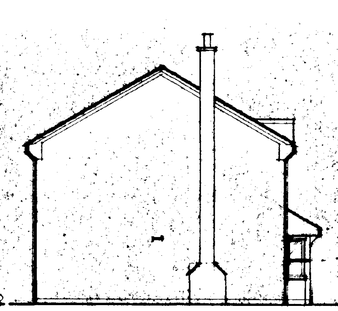
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DATE: DEC '93

DRAWING No.: DB-FH.11.

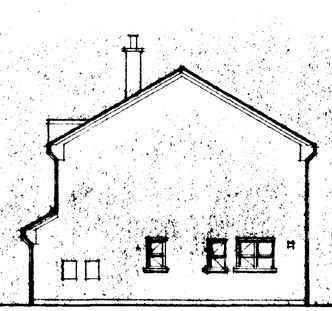
REVISIONS:



FRONT ELEVATION



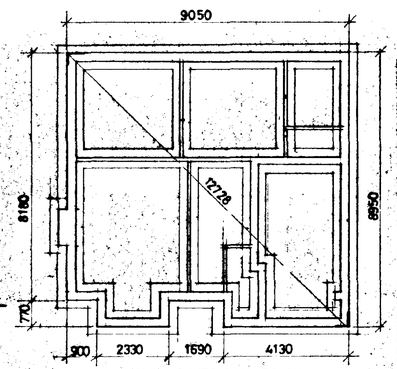
SIDE ELEVATION



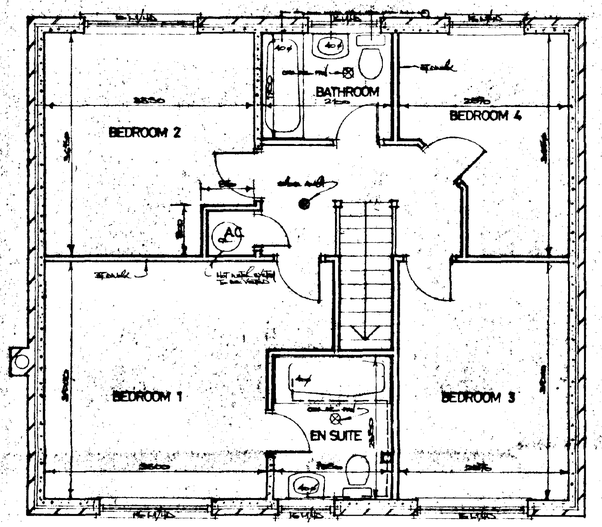
SIDE ELEVATION



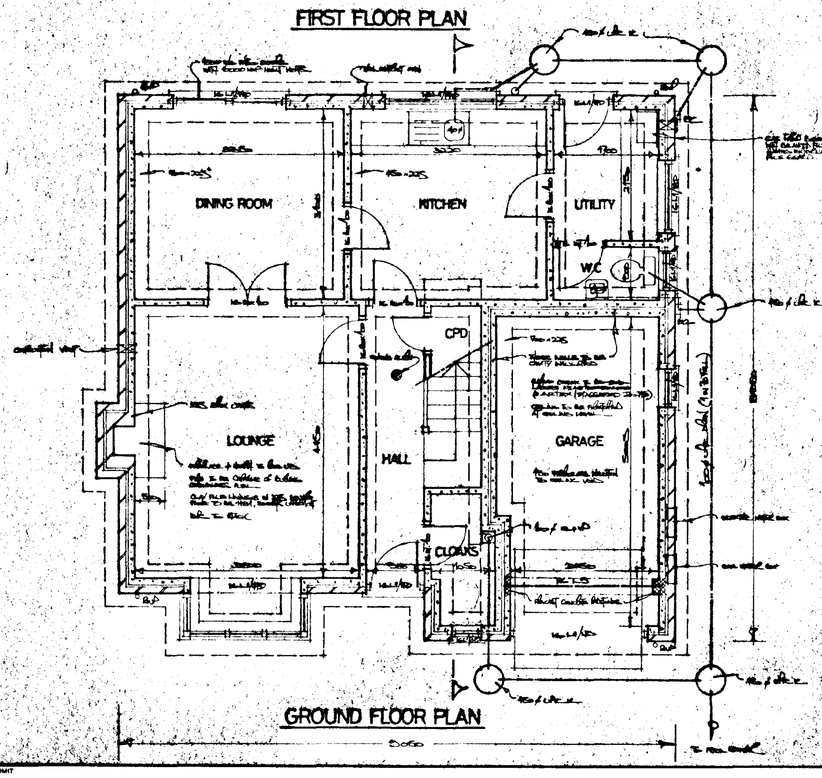
REAR ELEVATION



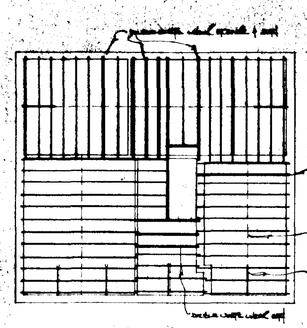

FOUNDATION PLAN



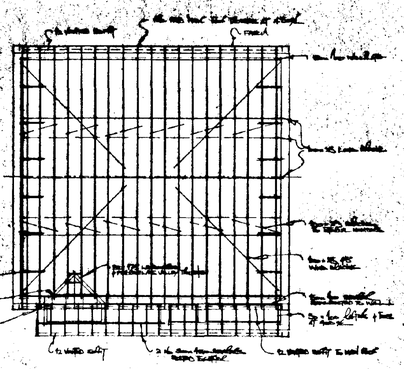

FIRST FLOOR PLAN



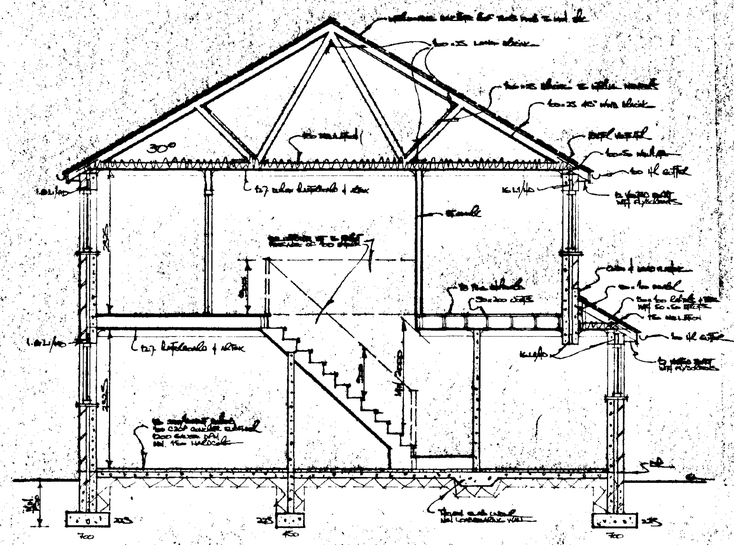

GROUND FLOOR PLAN



FIRST FLOOR JOISTS



ROOF PLAN




SECTION

*SUB STRUCTURE WALLS*
*To be in TYPE A dense aggregate concrete blockwork up to ground level. Cavity to be filled with lean mix concrete.*

*ABOVE GROUND DRAINAGE*
*Hand basin waste to be 32mm dia, W.C. 110mm dia PVC. Bath and sink wastes 40mm dia. use polypipe push fit pipework. all traps to be 75mm deep seal. all pipework etc to be accessible throughout their runs for cleansing repair and replacement. Connect bath, basin and W.C. wastes to 110mm dia stack. Sink to discharge to back inlet gully with pull out stopper for rodding. Soil and vent stack to be carried 900mm above window heads and fitted with patent ventilating terminal.*

*UNDERGROUND DRAINAGE*
*110mm UPVC pipe to fall 1:70 with 100mm peagravel bed and surround. Inspection chambers to be 450mm dia preformed plastics installed to manufacturer's instructions complete with cover and frame. Drain runs with less than 300mm ground cover to have paving slab protection over trench on top of peagravel surround on haunched back trench. Cast where concrete path cast over pipe runs.*

*RAINWATER GOODS*
*PVC gutters 115mm hr and 68mm dia down pipes to match including all bends outlets, clips, brackets, connectors etc and connect to underground drain to soakaway.*

*SOAKAWAYS*
*To be minimum 5.0 metres from any building and to be 1 cu. m. rubble filled with inlet pipe discharging to centre of soakaway.*

*PLASTERWORK*
*Walls to be plastered cement:lime:sand render with skim finish a total of 13mm thick including reveals and lintel soffits.*

*SKIRTING AND ARCHITRAVES*
*Timber mouldings, skirting and architraves to be standard section or as otherwise directed.*

*HOT WATER AND HEATING ETC*
*Install hot water and heating pipework to provide hot and cold water supplied to all new appliances in the building and provide space heating to all new areas. Radiator positions to be as directed.*

*DAMP PROOF COURSES*
*Provide embossed heavy duty polythene dpc material at 150mm minimum above ground level in all leafs of cavity walling, piers and columns. Dpcs to be linked with dpm. Also provide vertical and horizontal dpcs around openings for windows and doors in cavity walls and similar material as cavity trays over lintels.*

*FOUNDATIONS*
*Generally to be in mass concrete C20P strip 700mm wide x 225mm thick under cavity walling, 450mm x 225mm under partition walls. Thicken floor slab to 250 x 450 wide below non-loadbearing partition walls. Excavations shall be down to a firm, consistent, loadbearing stratum to the approval of the Local Authority Building Control Officer.*

*LINTELS*
*To be I.G. 'L1/S' in cavity wall openings generally, unless stated otherwise. Internal door openings in block walls to be I.G. Box 100 lintels. All lintels to have minimum 150mm end bearing and installed strictly in accordance with the makers instructions.*

*WINDOWS AND DOORS*
*Windows and doors to be as BOULTON & PAUL in treated softwood standard metric joinery unless otherwise indicated. All windows and doors to be double glazed (sealed unit type). Patio doors to be purpose made and fitted with a night vent giving 10,000 sq mm of ventilation opening. All other windows to be fitted with adjustable ventilators in sash or frame head to give minimum 4,000 sq mm ventilation.*

*JOINERY*
*Doors, frames, linings, skirtings, architraves, window board and timber mouldings etc to be of standard manufacture and be as BOULTON & PAUL or equal approved*

*Protected Glazing Areas*
*Provide toughened glass to BS 6206 Pt1 to following areas: To all windows within 800 of Finished Floor Level. To all doors glazing within 1500 of FFL. This applies to side screens also within 300 of door.*

*Smoke Alarms*
*Provide mains operated self-contained smoke alarm that conforms to BS 5446, Part 1. Provide at least one on each floor depending on layout and size in accordance approved document Part 1. Mode than 1 smoke alarm should be interconnected where used in conjunction with approved manufacturers instructions. (see position on drawings)*

*Hot Water Storage:*
*Provide system and installation as approved by British Board of Agrement. System to be tested and insulated in accordance with BS 5615 Part*

*Provide thermostatic radiator valve to control output from heating system.*

*Pipes in roof void which do not meet the heat building to be insulated to BS 5422 : 1977.*

*Ventilation*
*Natural ventilation area of windows to be not less than 1/20 of room floor area. All windows to have 4000 sq mm squared sight vents. Extractor fans to be provided in kitchen (min 60 litres/sec) and bathrooms and WC (min 15 litres/sec).*

*BOILER*
*New Boiler to be gas fired, wall mounted, balanced flue type of approximately 16kw output rating. Flue terminal to be fitted with suitable cage guard.*

*FLASHINGS*
*All flashings, soaker etc to be in CODE 4 sheet lead properly cut, dressed and fixed.*

*STAIRCASE*
*Staircase to be standard manufacture 900mm maximum overall width, with minimum clear width of 800mm. Maximum pitch to be 42deg with a rise of 202mm and going of 228mm. Handrail to be 990mm above the pitch line of the staircase and 900mm on landing. balusters at 100mm centres. Ensure minimum 2 metres headroom over stair.*

*DECORATION*
*All new surfaces, timber (except self finished surfaces eg doors) plaster etc to be painted to clients instructions.*

*ELECTRICAL INSTALLATION*
*All work to be carried out in accordance with the latest I.E.E. Regulations. Extend electrical circuits from consumer unit in ring mains and install lighting and power points in positions as directed.*

*WALL TILING*
*Provide and fix in new Bathroom to walls and window cill. Kitchen window cill and over work tops. ceramic all tiles with waterproof fix and grout. Tiles to be selected and areas to be tiled to be determined later.*

*DECORATION*
*Allow for decorating all new surfaces. ensure full and proper preparation of all surfaces in accordance with the coating manufacturers specification.*

*ROOF CONSTRUCTION*
*Roofs to be constructed in accordance with and to the sizes shown on the drawings. All timbers to be G.S. grade softwood properly seasoned and to an acceptable moisture content for carcassing timber where traditional roof. Where trussed rafters adopted they shall be of an approved manufacturer and designed, assembled, erected and braced in accordance with B.S. 5268, Part 3, 1985.*

*ROOF COVERINGS*
*Concrete interlocking tiles, to be fixed in accordance with the manufacturer's instructions and BS 5534 Pt 1 1978, Battens 38 x 25 at gauge centres on untearable Type 1F sarking felt with minimum 150mm laps.*

*STRAPPING*
*Provide and fix 30mm x 5mm patent galvanised mild steel straps at 1.8 metre centres to anchor wallplate to blockwork walling.*

*FIRST FLOOR CONSTRUCTION*
*Provide and fix 19mm tongued and grooved flooring grade wood particle board on G.S. grade softwood floor joists to the sizes indicated on the drawing. Provide solid strutting at mid span of joists. Build joists into walls to full bearing width of wall, but ensure not to encroach into the cavity.*

*INSULATION*
*Lay 150mm FIBREGLASS between joists and maintain minimum 50mm gap between top of insulation and sarking felt where insulation runs up to roof slope.*

*ROOF VENTILATION*
*6mm plywood with 12mm continuous gap to perfit board. Provide fine mesh flyproof screen to ventilation gap.*

*CEILINGS*
*Provide and fix 12.7mm GYPROC Wallboard to all new ceilings. Nog all perimeters and board joints prior to fixing plasterboard to fully support sheeting. Fix GYPROC coving and ARTEX finish to ceiling.*

*LATERAL RESTRAINT*
*Provide patent 30mm x 5mm galvanised mild steel BATSTRAPS or similar at 1.8m centres at first floor level, ceiling joist and rafter levels where they run parallel to the walls. Solid strut below the straps and tight pack against the walls.*

*STUDWORK PARTITIONS*
*To the first floor, or where shown, 60mm studwalls in 75mm x 50mm softwood studs at 400mm centres with 75mm x 50mm head and sole plates and noggings at 1200mm centres. Clad with 12.7mm GYPROC WALLBOARD scrim tape joints and skim finish. Pack 75mm thick fibreglass between studs. Provide double floor joists where under partitions.*

*GROUND FLOOR*
*50mm Mortar screed on 100mm min thickness floor slab. C20P concrete mix on 1900 gauge DPM lapped with DPC. 150mm min hardcore, blinded and compacted. Excavate oversite to 100 mm deep to remove topsoil.*

*WALLS*
*Cavity work to be 265mm overall width comprising 100mm clay facing bricks. 65mm cavity filled with CROWN DRITHERM fibreglass insulation batts, 100mm load bearing "Thermalite" insulation blocks. Internal partitions to be in 100mm blockwork walling. Wall ties in cavity walling to be stout galvanised wire butterfly type at 900mm centres horizontally and 450mm centres vertically every alternate tie course to be staggered 450mm. At openings provide ties at 225mm centres vertically within 225mm of the openings.*

PLANNING APPROVAL

**EDLINGTON**


**G. R. MERCHANT**
I.ENG AMICE, ROW,
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 490800


PROJECT:
RESIDENTIAL DEVELOPMENT,
CHERRY LANE,
FLEET.

SOUTH HOLLAND D.C.
PLAN DEPT.
10 NOV 1994
REF. H0855/94

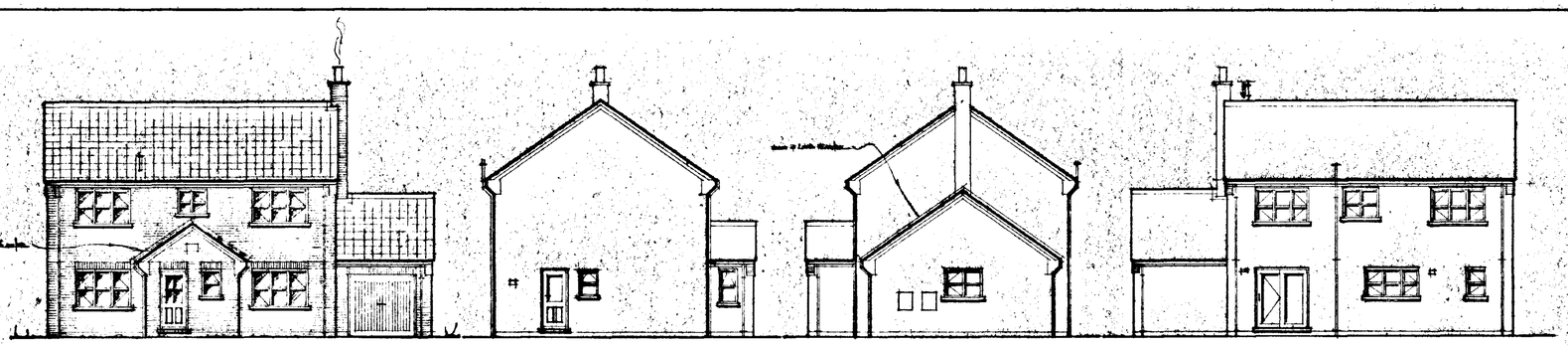
CLIENT:
D. BROWN (HOLLAND CONTRACTORS) LTD,
30 PARK ROAD,
HOLBEACH.

SCALES: 1/100 + 1/50

DATE: DEC '92

DRAWING No.: DB-FH.4.

REVISIONS:



FRONT ELEVATION



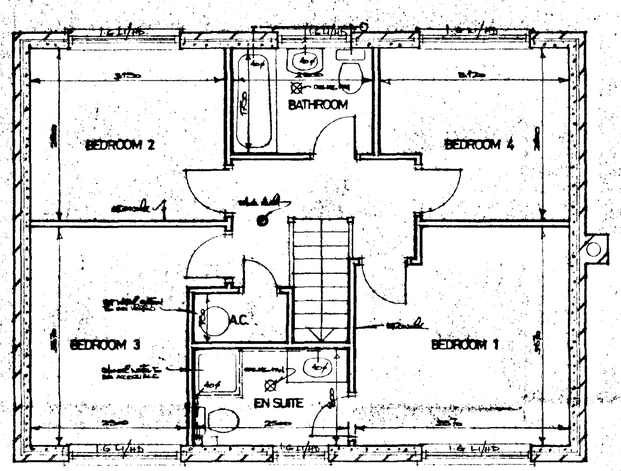
SIDE ELEVATION



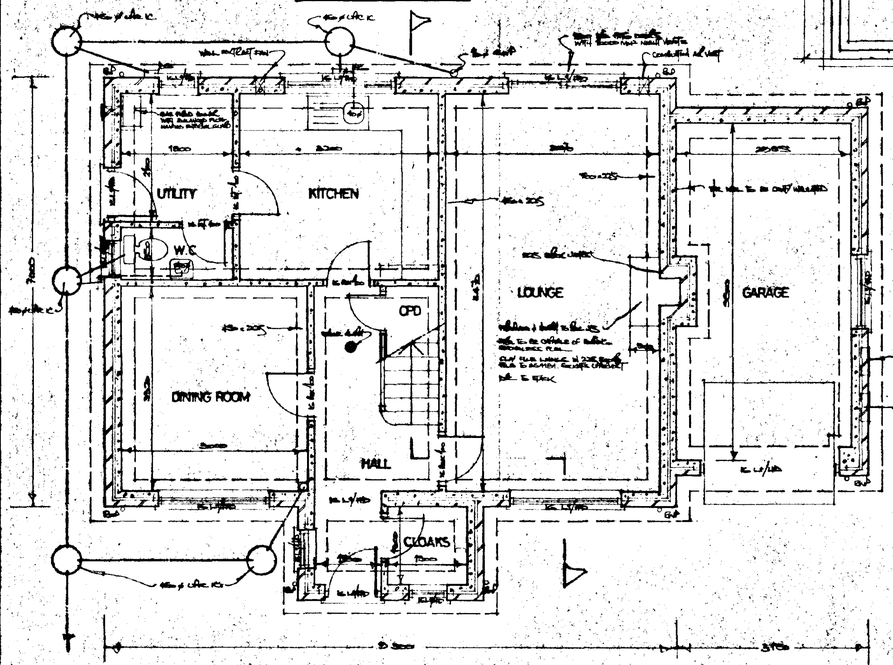
SIDE ELEVATION



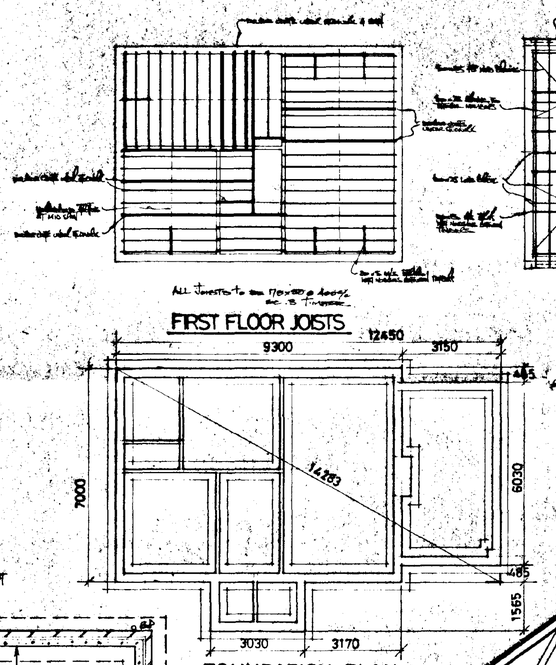
REAR ELEVATION




FIRST FLOOR PLAN

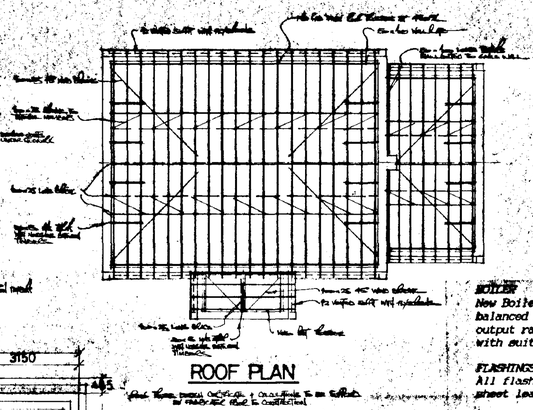



GROUND FLOOR PLAN

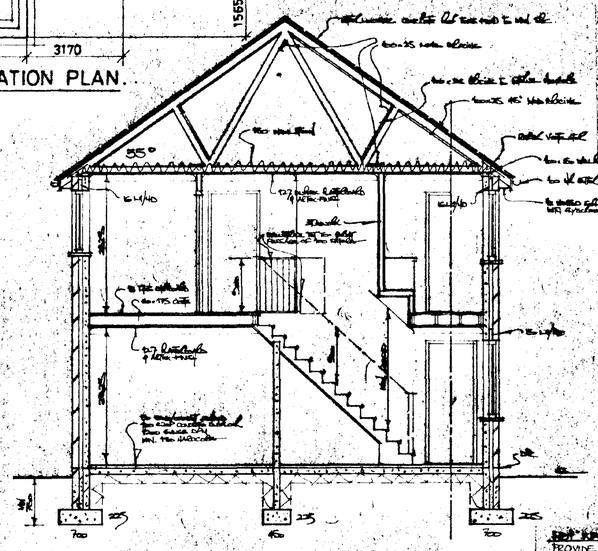



FOUNDATION PLAN.

FIRST FLOOR JOISTS



ROOF PLAN




SECTION

*SUB STRUCTURE WALLS*
*To be in TYPE A dense aggregate concrete blockwork up to ground level. Cavity to be filled with lean mix concrete.*

*ABOVE GROUND DRAINAGE*
*Hand basin waste to be 32mm dia. W.C. 110mm dia PVC. Bath and sink wastes 40mm dia. use polypipe push fit pipework, all traps to be 75mm deep seal. all pipework etc to be accessible throughout their runs for cleansing repair and replacement. Connect bath, basin and W.C. wastes to 110mm dia stack. Sink to discharge to back inlet gully with pull out stopper for rodding. Soil and vent stack to be carried 900mm above window heads and fitted with patent ventilating terminal.*

*UNDERGROUND DRAINAGE*
*110mm UPVC pipe to fall 1:70 with 100mm peagravel bed and surround. Inspection chambers to be 450mm dia preformed plastics installed to manufacturer's instructions complete with cover and frame. Drain runs with less than 300mm ground cover to have paving slab protection over trench on top of peagravel surround on haunched back trench. Omit where concrete path cast over pipe runs.*

*RAINWATER GOODS*
*PVC gutters 115mm hr and 68mm dia down pipes to match including all bends outlets clips, brackets, connectors etc and connect to underground drain to soakaway.*

*SOAKAWAYS*
*To be minimum 5.0 metres from any building and to be 1 cu. m. rubble filled with inlet pipe discharging to centre of soakaway.*

*PLASTERWORK*
*Walls to be plastered cement:lime:sand render with skim finish a total of 13mm thick including reveals and lintel soffits.*

*SKIRTING AND ARCHITRAVES*
*Timber mouldings, skirting and architraves to be standard section or as otherwise directed.*

*HOT WATER AND HEATING ETC*
*Install hot water and heating pipework to provide hot and cold water supplied to all new appliances in the building and provide space heating to all new areas. Radiator positions to be as directed.*

*DAMP PROOF COURSES*
*Provide embossed heavy duty polythene dpc material at 150mm minimum above ground level in all leafs of cavity walling, piers and columns. Dpcs to be linked with dpm. Also provide vertical and horizontal dpcs around openings for windows and doors in cavity walls and similar material as cavity trays over lintels.*

*FOUNDATIONS*
*Generally to be in mass concrete C20P strip 700mm wide x 225mm thick under cavity walling, 450mm x 225mm under partition walls. Thicken floor slab to 250 x 450 wide below non-loadbearing partition walls. Excavations shall be down to a firm, consistent, loadbearing stratum to the approval of the Local Authority Building Control Officer.*

*LINTELS*
*To be I.G. LL/S in cavity wall openings generally, unless stated othewise. Internal door openings in block walls to be I.G. Box 100 lintels. All lintels to have minimum 150mm end bearing and installed strictly in accordance with the makers instructions.*

*WINDOWS AND DOORS*
*Windows and doors to be as BOULTON & PAUL in treated softwood standard metric joinery unless otherwise indicated. All windows and doors to be double glazed (sealed unit type). Patio doors to be purpose made and fitted with a night vent giving 10,000 sq mm of ventilation opening. All other windows to be fitted with adjustable ventilators in sash or frame head to give minimum 4,000 sq mm ventilation.*

*JOINERY*
*Doors, frames, linings, skirtings, architraves, window board and timber mouldings etc to be of standard manufacture and be as BOULTON & PAUL or equal approved.*

*VENTILATION*
*Natural ventilation area of windows to be not less than 1/20 of room floor area. All windows to have 4000 sq mm squared night vents. Extractor fans to be provided in kitchen (min 60 litres/sec) and bathrooms and sanitary accommodation (min 15 litres/sec).*

*BOILER*
*New Boiler to be gas fired, wall mounted, balanced flue type of approximately 18Kw output rating. Flue terminal to be fitted with suitable cage guard.*

*FLASHINGS*
*All flashings, soaker etc to be in CODE 4 sheet lead properly cut, dressed and fixed.*

*STAIRCASE*
*Staircase to be standard manufacture 900mm maximum overall width, with minimum clear width of 800mm. Maximum pitch to be 42deg with a rise of 200mm and going of 220mm. Handrail to be 900mm above the pitch line of the staircase and 900mm on landing. balusters at 100mm centres. Ensure minimum 2 metres headroom over stair.*

*DECORATION*
*All new surfaces, timber (except self finished surfaces eg doors) plaster etc to be painted to clients instructions.*

*ELECTRICAL INSTALLATION*
*All work to be carried out in accordance with the latest I.E.E. Regulations. Extend electrical circuits from consumer unit in ring mains and install lighting and power points in positions as directed.*

*WALL TILING*
*Provide and fix in new Bathroom to walls and window cill. Kitchen window cill and over work tops, ceramic all tiles with waterproof fix and grout. Tiles to be selected and areas to be tiled to be determined later.*

*DECORATION*
*Allow for decorating all new surfaces, ensure full and proper preparation of all surfaces in accordance with the coating manufacturers specification.*

*HOT WATER STORAGE*
*PROVIDE SYSTEM AND INSULATION AS APPROVED BY BRITISH BOARD OF AGREMENT. SYSTEM TO BE INSTALLED AND INSULATED IN ACCORDANCE WITH BS 5615 1985.*

*PROVIDE THERMOSTATIC RADIATOR VALVES TO CONTROL OUTPUT FROM HEATING SYSTEM.*

*PIPES IN ROOF VOID WHICH DO NOT NEED TO MEET BUILDERS TO BE INSULATED TO BS 5422 : 1977.*

*ROOF CONSTRUCTION*
*Roofs to be constructed in accordance with and to the sizes shown on the drawings. All timbers to be G.S. grade softwood properly seasoned and to an acceptable moisture content for carcassing timber where traditional roof. Where trussed rafters adopted they shall be of an approved manufacturer and designed, assembled, erected and braced in accordance with B.S. 5268, Part 3, 1985.*

*ROOF COVERINGS*
*Concrete interlocking tiles, to be fixed in accordance with the manufacturer's instructions and BS 5534 Pt 1 1978. Battens 38 x 25 at gauge centres on untearable Type 1F sarking felt with minimum 150mm laps.*

*STRAPPING*
*Provide and fix 3mm x 5mm patent galvanised mild steel straps at 1.8 metre centres to anchor wallplate to blockwork walling.*

*FIRST FLOOR CONSTRUCTION*
*Provide and fix 15mm tongued and grooved flooring grade wood particle board on G.S. grade softwood floor joists to the sizes indicated on the drawing. Provide solid strutting at mid span of joists. Build joists into walls to full bearing width of wall, but ensure not to encroach into the cavity.*

*INSULATION*
*Lay 150mm FIBREGLASS between joists and maintain minimum 50mm gap between top of insulation and sarking felt where insulation runs up to roof slope.*

*ROOF VENTILATION*
*6mm plywood with 12mm continuous gap as soffit board. Provide fine mesh flyproof screen to ventilation gap.*

*CEILINGS*
*Provide and fix 12.7mm GYPROC Wallboard to all new ceilings. Nog all perimeters and board joints prior to fixing plasterboard to fully support sheeting. Fix GYPROC coving and ARTEX finish to ceiling.*

*LATERAL RESTRAINT*
*Provide patent 30mm x 5mm galvanised mild steel BATSTRAPS or similar at 1.8m centres at first floor level, ceiling joist and rafter levels where they run parallel to the walls. Solid strut below the straps and tight pack against the walls.*

*STUDWORK PARTITIONS*
*To the first floor, or where shown, form studwalls in 75mm x 50mm softwood studs at 400mm centres with 75mm x 50mm head and sole plates and noggings at 1200mm centres. Clad with 12.7mm GYPROC WALLBOARD scrim tape joints and skim finish. Pack 75mm thick fibreglass between studs. Provide double floor joists where under partitions.*

*GROUND FLOOR*
*50mm Mortar screed on 100mm min thickness floor slab, C20P concrete mix on 1200 gauge DPM lapped with DPC. 150mm min hardcore, blinded and compacted. Excavate oversite to 100 mm deep to remove topsoil.*

*WALLS*
*Cavity work to be 265mm overall width comprising 100mm clay facing bricks. 65mm cavity filled with CROWN DRITHERM fibreglass insulation batts. 100mm lead bearing "Thermalite" insulation blocks. Internal partitions to be in 100mm blockwork walling. Wall ties in cavity walling to be stout galvanised wire butterfly type at 900mm centres horizontally and 450mm centres vertically every alternate tie course to be staggered 450mm. At openings provide ties at 225mm centres vertically within 225mm of the openings.*

*SAFETY TO GLASS AREAS*
*PROVIDE TOUGHENED GLASS TO BS 6206 MKI TO FOLLOWING AREAS: IN ALL WINDOWS WITHIN 800 OF FINISHED FLOOR LEVEL. IN ALL DOORS GLAZING WITHIN 1500 OF FFL., THIS APPLIES TO SIDE SCREENS ALSO WITHIN 300 OF DOOR.*

*SMOKE ALARMS*
*PROVIDE MAINS OPERATED SELF-CONTAINED SMOKE ALARM THAT CONFORMS TO BE 5446 PART 1. PROVIDE AT LEAST ONE ON EACH FLOOR DEPENDING ON LAYOUT AND SIZE IN ACCORDANCE APPROVED DOCUMENT PART 1. MORE THAN 1 SMOKE ALARM SHALL BE INTERCONNECTED ALSO WHERE IN CONJUNCTION WITH APPROVED MANUFACTURERS INSTRUCTIONS. (SEE POSITION ON DRAWING)*

SOUTH HOLLAND D.C.
PLAN DEPT.
10 NOV 1994
REF. 7083/94

**BRECKS**

**G. R. MERCHANT**
LENG AMICE, FIOW,
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370853.

PROJECT:
RESIDENTIAL DEVELOPMENT,
CHERRY LANE,
FLEET.

CLIENT:
D. BROWN (BUILDING CONTRACTORS) LTD.,
80 PARK ROAD,
HOLBEACH.

SCALES: 1/100 & 1/50

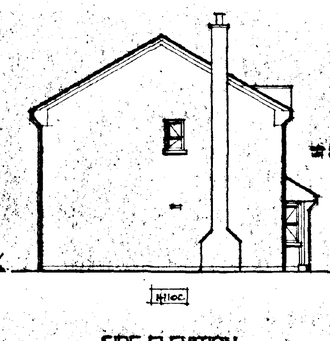
DATE: DEC. '94

DRAWING No.: DB-FH.5

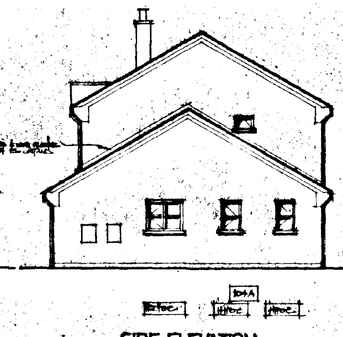
REVISIONS:



FRONT ELEVATION



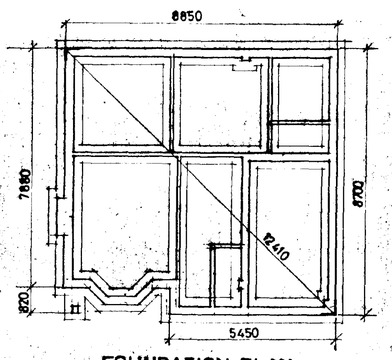
SIDE ELEVATION



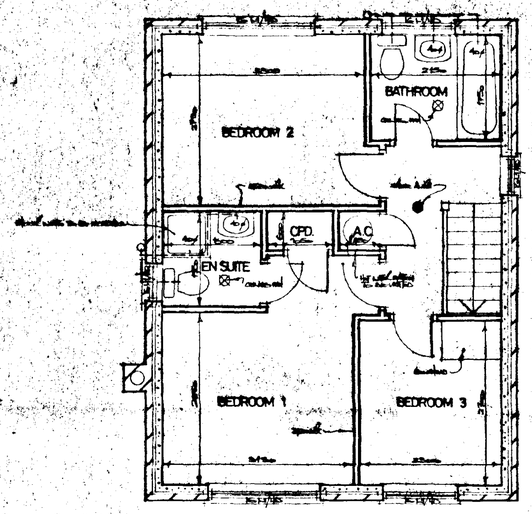
SIDE ELEVATION



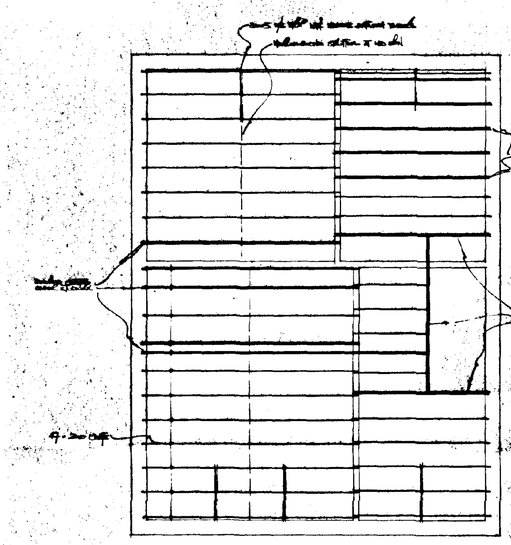
REAR ELEVATION



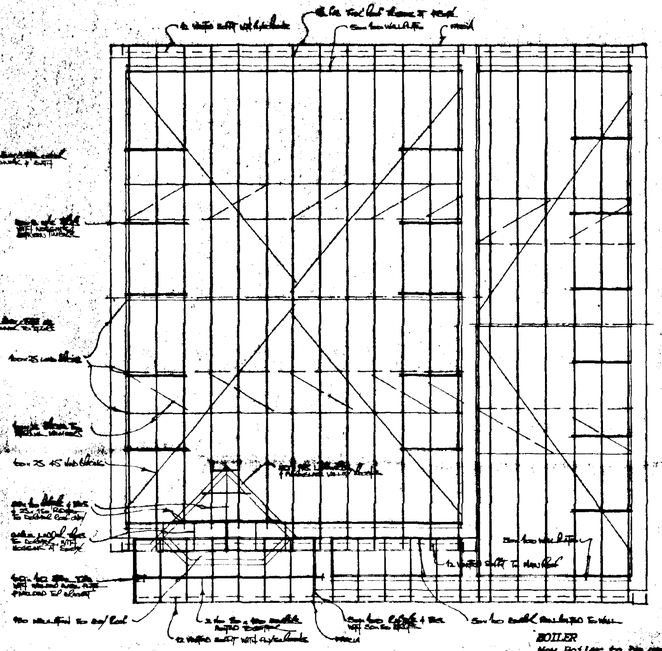

FOUNDATION PLAN.



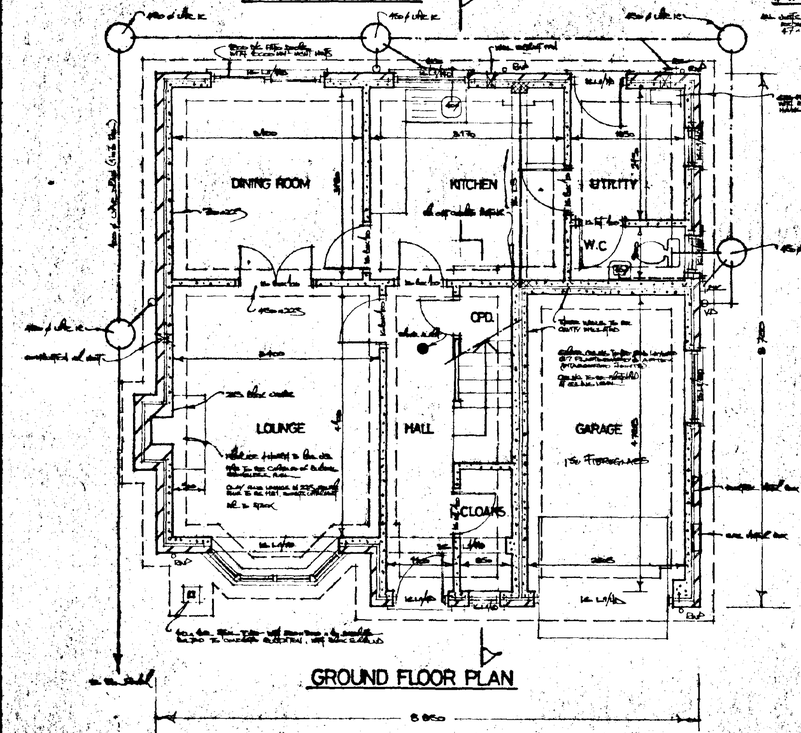

FIRST FLOOR PLAN



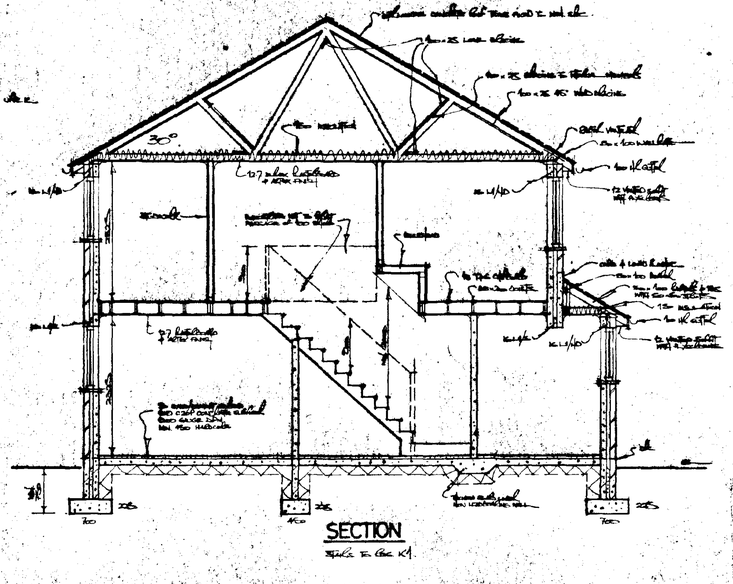
FIRST FLOOR JOISTS



ROOF PLAN




GROUND FLOOR PLAN



SECTION

SUB STRUCTURE WALLS
To be in TYPE A dense aggregate concrete blockwork up to ground level. Cavity to be filled with lean mix concrete.

ABOVE GROUND DRAINAGE
Hand basin waste to be 32mm dia. W.C. 110mm dia PVC. Bath and sink wastes 40mm dia. use polypipe push fit pipework. all traps to be 75mm deep seal. all pipework etc to be accessible throughout their runs for cleansing repair and replacement. Connect bath, basin and W.C. wastes to 110mm dia stack. Sink to discharge to back inlet gully with pull out stopper for rodding. Soil and vent stack to be carried 900mm above window heads and fitted with patent ventilating terminal.

UNDERGROUND DRAINAGE
110mm UPVC pipe to fall 1:70 with 100mm peagravel bed and surround. Inspection chambers to be 450mm dia pretormed plastics installed to manufacturer's instructions complete with cover and frame. Drain runs with less than 300mm ground cover to have paving slab protection over trench on top of peagravel surround on haunched back trench. Cast where concrete path cast over pipe runs.

RAINWATER GOODS
PVC gutters 115mm hr and 68mm dia down pipes to match including all bends outlets, clips, brackets, connectors etc and connect to underground drain to soakaway.

SOAKAWAYS
To be minimum 5.0 metres from any building and to be 1 cu. m. rubble filled with inlet pipe discharging to centre of soakaway.

PLASTERWORK
Walls to be plastered cement:lime:sand render with skim finish a total of 13mm thick including reveals and lintel soffits.

SKIRTING AND ARCHITRAVES
Timber mouldings, skirting and architraves to be standard section or as otherwise directed.

HOT WATER AND HEATING ETC
Install hot water and heating pipework to provide hot and cold water supplied to all new appliances in the building and provide space heating to all new areas. Radiator positions to be as directed.

DAMP PROOF COURSES
Provide embossed heavy duty polythene dpc material at 150mm minimum above ground level in all leafs of cavity walling, piers and columns. Dpcs to be linked with dpm. Also provide vertical and horizontal dpcs around openings for windows and doors in cavity walls and similar material as cavity trays over lintels.

FOUNDATIONS
Generally to be in mass concrete C20P strip 700mm wide x 225mm thick under cavity walling. 450mm x 225mm under partition walls. Thicken floor slab to 250 x 450 wide below non-loadbearing partition walls. Excavations shall be down to a firm, consistent, loadbearing stratum to the approval of the Local Authority Building Control Officer.

LINTELS
To be I.G. LL/S in cavity wall openings generally, unless stated otherwise. Internal door openings in block walls to be I.G. Box 100 lintels. All lintels to have minimum 150mm end bearing and installed strictly in accordance with the makers instructions.

WINDOWS AND DOORS
Windows and doors to be as BOULTON & PAUL in treated softwood standard metric joinery unless otherwise indicated. All windows and doors to be double glazed (sealed unit type). Patio doors to be purpose made and fitted with a night vent giving 10.000 sq mm of ventilation opening. All other windows to be fitted with adjustable ventilators in sash or frame head to give minimum 4,000 sq mm ventilation.

JOINERY
Doors, frames, linings, skirtings, architraves, window board and timber mouldings etc to be of standard manufacture and be as BOULTON & PAUL or equal approved.

VENTILATION
Natural ventilation area of windows to be not less than 1/20 of room floor area. All windows to have 4000 mm squared night vents. Extractor fans to be provided in kitchen (min 60 litres/sec) and bathrooms and WC (min 15 litres/sec).

BOILER
New Boiler to be gas fired, wall mounted, balanced flue type of approximately 18Kw output rating. Flue terminal to be fitted with suitable cage guard.

FLASHINGS
All flashings, soaker etc to be in CODE 4 sheet lead properly cut, dressed and fixed.

STAIRCASE
Staircase to be standard manufacture 900mm maximum overall width, with minimum clear width of 600mm. Maximum pitch to be 42deg with a rise of 202mm and going of 226mm. Handrail to be 900mm above the pitch line of the staircase and 900mm on landing. balusters at 100mm centres. Ensure minimum 2 metres headroom over stair.

DECORATION
All new surfaces, timber (except self finished surfaces eg doors) plaster etc to be painted to clients instructions.

ELECTRICAL INSTALLATION
All work to be carried out in accordance with the latest I.E.E. Regulations. Extend electrical circuits from consumer unit in ring mains and install lighting and power points in positions as directed.

WALL TILING
Provide and fix in new Bathroom to walls and window cill, Kitchen window cill and over work tops, ceramic all tiles with waterproof fix and grout. Tiles to be selected and areas to be tiled to be determined later.

DECORATION
Allow for decorating all new surfaces. ensure full and proper preparation of all surfaces in accordance with the coating manufacturers specification.

HOT WATER STORAGE:
PROVIDE SYSTEM AND INSULATION AS APPROVED BY BRITISH BOARD OF AGREMENT. SYSTEM TO BE TESTED AND INSULATED IN ACCORDANCE WITH BS 5615 PART 1.

PROVIDE THERMOSTATIC RADIATOR VALVE TO CONTROL OUTPUT FROM HEATING SYSTEM.

PIPES IN ROOF VOID WHICH DO NOT LEAD TO HEAT BUILDING TO BE INSULATED TO BS 5422 : 1977.

SAFETY GLAZING:
PROVIDE TOUGHENED GLASS TO BS 6206 PART 1 TO FOLLOWING AREAS: TO ALL WINDOWS WITHIN 800 OF FINISHED FLOOR LEVEL. TO ALL DOORS GLAZING WITHIN 1500 OF FFL. THIS APPLIES TO SIDE SCREENS ALSO WITHIN 300 OF DOOR.

SMOKE ALARMS:
PROVIDE MAINS OPERATED SELF-CONTAINED SMOKE ALARM THAT CONFORMS TO BE 5446, PART 1. PROVIDE AT LEAST ONE ON EACH FLOOR DEPENDING ON LAYOUT AND SIZE IN ACCORDANCE APPROACH INTERNET PART 1. MORE THAN 1 SMOKE ALARM SHOULD BE INTER-CONNECTED (SEE GUIDE IN CONJUNCTION WITH APPROVED MANUFACTURERS INSTRUCTIONS. (SEE PAGE 1 ON DRAWING

ROOF CONSTRUCTION
Roofs to be constructed in accordance with and to the sizes shown on the drawings. All timbers to be G.S. grade softwood properly seasoned and to an acceptable moisture content for carcassing timber where traditional roof. Where trussed rafters adopted they shall be of an approved manufacturer and designed, assembled, erected and braced in accordance with B.S. 5268, Part 3, 1985.

ROOF COVERINGS
Concrete interlocking tiles, to be fixed in accordance with the manufacturer's instructions and BS 5534 Pt 1 1978. Battens 38 x 25 at gauge centres on untearable Type 1F sarking felt with minimum 150mm laps.

STRAPPING
Provide and fix 30mm x 5mm patent galvanised mild steel straps at 1.8 metre centres to anchor wallplate to blockwork walling.

FIRST FLOOR CONSTRUCTION
Provide and fix 19mm tongued and grooved flooring grade wood particle board on G.S. grade softwood floor joists to the sizes indicated on the drawing. Provide solid strutting at mid span of joists. Build joists into walls to full bearing width of wall, but ensure not to encroach into the cavity.

INSULATION
Lay 150mm FIBREGLASS between joists and maintain minimum 50mm gap between top of insulation and sarking felt where insulation runs up to roof slope.

ROOF VENTILATION
4mm plywood with 12mm continuous gap at soffit board. Provide fine mesh flyproof screen to ventilation gap.

CEILINGS
Provide and fix 12.7mm GYPROC Wallboard to all new ceilings. Nog all perimeters and board joints prior to fixing plasterboard to fully support sheeting. Fix GYPROC coving and ARTEX finish to ceiling.

LATERAL RESTRAINT
Provide patent 30mm x 5mm galvanised mild steel BATSTRAPS or similar at 1.8m centres at first floor level, ceiling joist and rafter levels where they run parallel to the walls. Solid strut below the straps and tight pack against the walls.

STUDWORK PARTITIONS
To the first floor, or where shown, form studwalls in 75mm x 50mm softwood studs at 400mm centres with 75mm x 50mm head and sole plates and noggings at 1200mm centres. Clad with 12.7mm GYPROC WALLBOARD scrim tape joints and skim finish. Pack 75mm thick fibreglass between studs. Provide double floor joists where under partitions.

GROUND FLOOR
50mm Mortar screed on 100mm min thickness floor slab, C20P concrete mix on 1800 gauge DPM lapped with DPC. 150mm min hardcore, blinded and compacted. Excavate oversite to 100 mm deep to remove topsoil.

WALLS
Cavity work to be 265mm overall width comprising 100mm clay facing bricks, 65mm cavity filled with CROWN DRITHERM fibreglass insulation batts. 100mm load bearing "Thermalite" insulation blocks. Internal partitions to be in 100mm blockwork walling. Wall ties in cavity walling to be stout galvanised wire butterfly type at 900mm centres horizontally and 450mm centres vertically every alternate tie course to be staggered 450mm. At openings provide ties at 225mm centres vertically within 225mm of the openings.

SOUTH HOLLAND D.C.
PLAN DEPT.
10 NOV 1994
REF ...108...94

BRAMPTON


G. R. MERCHANT
I.ENG AMICE, FIOW,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370853.


PROJECT:
RESIDENTIAL DEVELOPMENT,
CHERRY LANE,
FLEET.

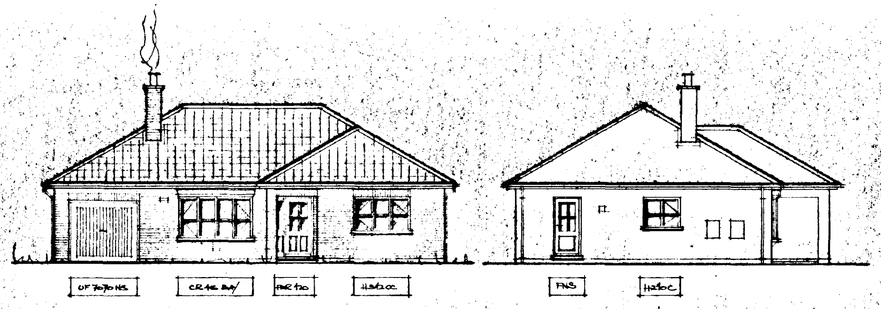
CLIENT:
A.BROWN (BUILDING CONTRACTORS) LTD.,
30 PARK ROAD,
FLEET.

SCALES: 1/100 & 1/50

DATE: DEC '92

DRAWING No.: DB-FH.3.

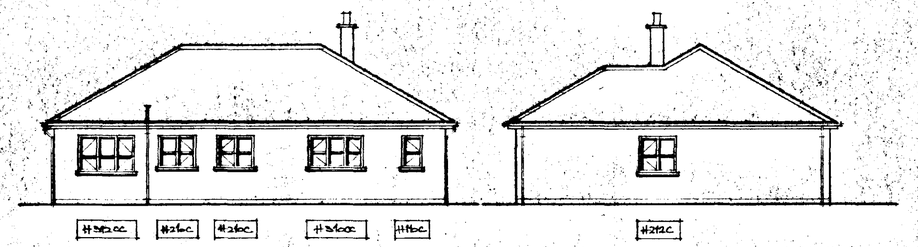
REVISIONS:



FRONT ELEVATION



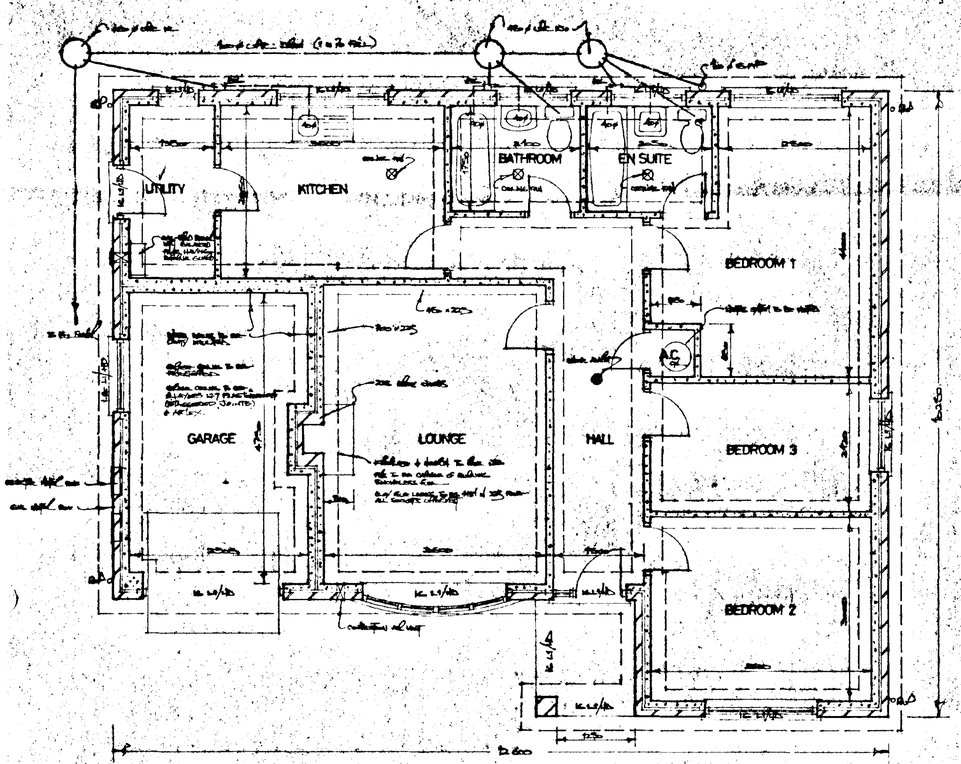
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION




PLAN

HOT WATER STORAGE:
PROVIDE SYSTEM AND INSTALLATION AS APPROVED BY BATHS BOARD OF AGREEMENT. SYSTEM TO BE VENTED AND INSULATED IN ACCORDANCE WITH BS 5615 1985.

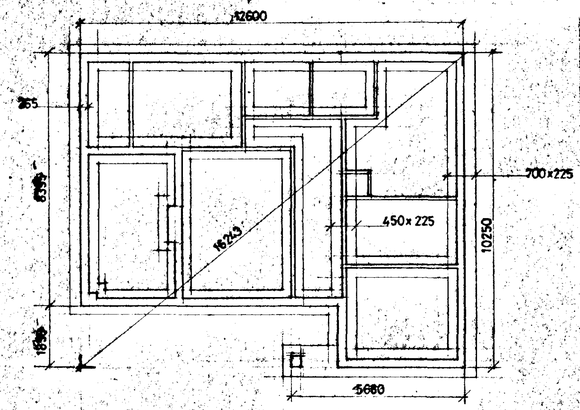
PROVIDE THERMOSTATIC RADIATOR VALVE TO CONTROL OUTPUT FROM HEATING SYSTEM.

PIPES IN ROOF VOID WHICH DO NOT NEED TO HEAT BUILDING TO BE INSULATED TO BS 5422 : 1977.

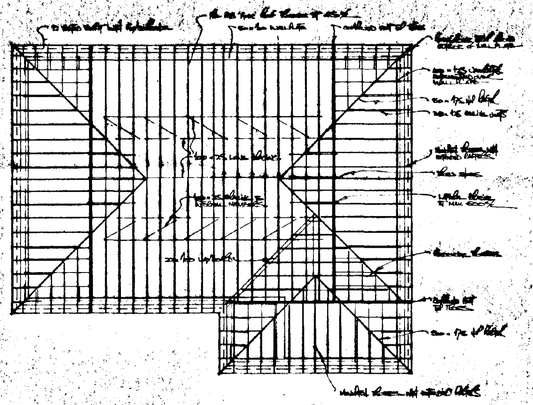
SOIL PIPING
TO BE 100 CONCRETE CAST IN WITH 1:40 FALL (UNLESS NOTED OTHERWISE) TO FALL 25 AWAY.

PROTECTED GLAZING AREAS.
PROVIDE TOUGHENED GLASS TO BS 6206 1981 TO FOLLOWING AREAS: TO ALL WINDOWS WITHIN 800 OF FINISHED FLOOR LEVEL, TO ALL DOOR GLAZING WITHIN 1500 OF FFL. THIS APPLIES TO SIDE SCREENS ALSO WITHIN 300 OF DOOR.

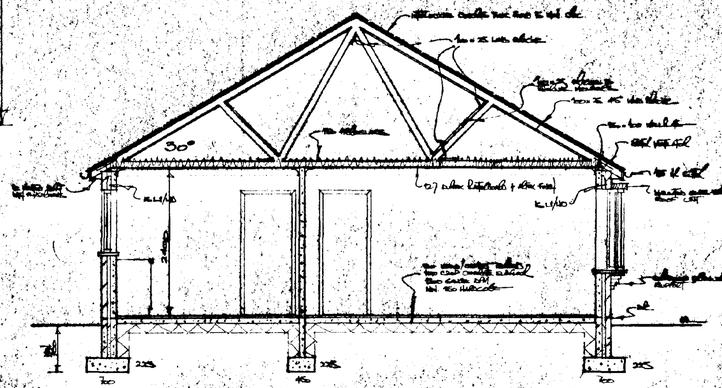
SMOKE ALARMS
PROVIDE MAINS OPERATED SELF-CONTAINED SMOKE ALARM THAT CONFORMS TO BS 5446 PART 1. PROVIDE AT LEAST ONE ON EACH FLOOR DEPENDING ON LAYOUT AND SIZE IN ACCORDANCE APPROVED DOCUMENT PART F. MORE THAN 1 SMOKE ALARM SHOULD BE INTERCONNECTED ALSO WIRED IN CONJUNCTION WITH APPROVED MANUFACTURERS INSTRUCTIONS. (SEE POSITION ON DRAWING)




FOUNDATION PLAN.



ROOF PLAN




SECTION

BOILER
New Boiler to be gas fired, wall mounted, balanced flue type of approximately 16Kw output rating. Flue terminal to be fitted with suitable cage guard.

FLASHINGS
All flashings, soaker etc to be in CODE 4 sheet lead properly cut, dressed and fixed.

ABOVE GROUND DRAINAGE
Hand basin waste to be 32mm dia. W.C. 110mm dia PVC. Bath and sink wastes 40mm dia. use polypipe push fit pipework. all traps to be 75mm deep seal. all pipework etc to be accessible throughout their runs for cleansing repair and replacement. Connect bath, basin and W.C. wastes to 110mm dia stack. Sink to discharge to back inlet gully with pull out stopper for rodding. Soil and vent stack to be carried 900mm above window heads and fitted with patent ventilating terminal.

UNDERGROUND DRAINAGE
110mm UPVC pipe to fall 1:70 with 100mm peagravel bed and surround. Inspection chambers to be 450mm dia preformed plastics installed to manufacturer's instructions complete with cover and frame. Drain runs with less than 300mm ground cover to have paving slab protection over trench on top of peagravel surround on haunched back trench. Omit where concrete path cast over pipe runs.

RAINWATER GOODS
PVC gutters 115mm hr and 68mm dia down pipes to match including all bends outlets, clips, brackets, connectors etc and connect to underground drain to soakaway.

SOAKAWAYS
To be minimum 5.0 metres from any building and to be 1 cu. m. rubble filled with inlet pipe discharging to centre of soakaway.

PLASTERWORK
Walls to be plastered cement:lime:sand render with skim finish a total of 13mm thick including reveals and lintel soffits.

SKIRTING AND ARCHITRAVES
Timber mouldings, skirting and architraves to be standard section or as otherwise directed.

HOT WATER AND HEATING ETC
Install hot water and heating pipework to provide hot and cold water supplied to all new appliances in the building and provide space heating to all new areas. Radiator positions to be as directed.

DAMP PROOF COURSES
Provide embossed heavy duty polythene dpc material at 150mm minimum above ground level in all leafs of cavity walling, piers and columns. Dpcs to be linked with dpm. Also provide vertical and horizontal dpcs around openings for windows and doors in cavity walls and similar material as cavity trays over lintels.

FOUNDATIONS
Generally to be in mass concrete C20P strip 700mm wide x 225mm thick under cavity walling. 450mm x 225mm under partition walls. Thicken floor slab to 250 x 450 wide below non-loadbearing partition walls. Excavations shall be down to a firm, consistent, loadbearing stratum to the approval of the Local Authority Building Control Officer.

LINTELS
To be I.G. L1/S in cavity wall openings generally, unless stated otherwise. Internal door openings in block walls to be I.G. Box 100 lintels. All lintels to have minimum 150mm end bearing and installed strictly in accordance with the makers instructions.

WINDOWS AND DOORS
Windows and doors to be as BOULTON & PAUL in treated softwood standard metric joinery unless otherwise indicated. All windows and doors to be double glazed (sealed unit type). Patio doors to be purpose made and fitted with a night vent giving 10,000 sq mm of ventilation opening. All other windows to be fitted with adjustable ventilators in sash or frame head to give minimum 4,000 sq mm ventilation.

JOINERY
Doors, frames, linings, skirtings, architraves, window board and timber mouldings etc to be of standard manufacture and be as BOULTON & PAUL or equal approved.

VENTILATION
Natural ventilation area of windows to be not less than 1/20 of room floor area. All windows to have 4000 sq mm square night vents. Extractor fans to be provided in kitchen (min 60 litres/sec) and bathrooms and WC (min 15 litres/sec).

DECORATION
All new surfaces, timber (except self finished surfaces eg doors) plaster etc to be painted to clients instructions.

ELECTRICAL INSTALLATION
All work to be caried out in accordance with the latest I.E.E. Regulations. Extend electrical circuits from consumer unit in ring mains and install lighting and power points in positions as directed.

WALL TILING
Provide and fix in new bathroom to walls and window cill, Kitchen window cill and over work tops, ceramic all tiles with waterproof fix and grout. Tiles to be selected and areas to be tiled to be determined later.

DECORATION
Allow for decorating all new surfaces. ensure full and proper preparation of all surfaces in accordance with the coating manufacturers specification.

ROOF CONSTRUCTION
Roofs to be constructed in accordance with and to the sizes shown on the drawings. All timbers to be G.S. grade softwood properly seasoned and to an acceptable moisture content for carcassing timber where traditional roof. Where trussed rafters adopted they shall be of an approved manufacturer and designed, assembled, erected and braced in accordance with B.S. 5268, Part 3. 1985.

ROOF COVERINGS
Concrete interlocking tiles, to be fixed in accordance with the manufacturer's instructions and BS 5534 Pt 1 1978. Battens 38 x 25 at gauge centres on untearable Type 1F sarking felt with minimum 150mm laps.

STRAPPING
Provide and fix 30mm x 5mm patent galvanised mild steel straps at 1.8 metre centres to anchor wallplate to blockwork walling.

INSULATION
Lay 150mm FIBREGLASS between joists and maintain minimum 50mm gap between top of insulation and sarking felt where insulation runs up to roof slope.

ROOF VENTILATION
6mm plywood with 12mm continuous gap as soffit board. Provide fine mesh flyproof screen to ventilation gap.

FASCIAS
To be weir on 25mm nominal thickness painted softwood with rebate for soffit. Frame out in 38 x 25 S/W for soffit support.

CEILINGS
Provide and fix 12.7mm GYPROC Wallboard to all new ceilings. Nog all perimeters and board joints prior to fixing plasterboard to fully support sheeting. Fix GYPROC coving and ARTEX finish to ceiling.

LATERAL RESTRAINT
Provide patent 30mm x 5mm galvanised mild steel BATSTRAPS or similar at 1.8m centres at first floor level, ceiling joist and rafter levels where they run parallel to the walls. Solid strut below the straps and tight pack against the walls.

GROUND FLOOR
50mm Mortar screed on 100mm min thickness floor slab, C20P concrete mix on 1000 gauge DPM lapped with DPC. 150mm min hardcore, blinded and compacted. Excavate oversite to 100 mm deep to remove topsoil.

WALLS
Cavity work to be 265mm overall width comprising 100mm clay facing bricks, 65mm cavity filled with CROWN DRITHERM fibreglass insulation batts, 100mm load bearing "Thermalite" insulation blocks. Internal partitions to be in 100mm blockwork walling. Wall ties in cavity walling to be stout galvanised wire butterfly type at 900mm centres horizontally and 450mm centres vertically every alternate tie course to be staggered 450mm. At openings provide ties at 225mm centres vertically within 225mm of the openings.

SUB STRUCTURE WALLS
To be in TYPE A dense aggregate concrete blockwork up to ground level. Cavity to be filled with lean mix concrete.

SOUTH HOLLAND D.C.
PLAN DEPT.
10 NOV 1994
REF 1088 94

DETERMINED PLAN

**HELLABY**


**G. R. MERCHANT**
I.ENG AMICE, FIOW,
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370853.


PROJECT:
RESIDENTIAL DEVELOPMENT,
CHERRY LANE,
FLEET.

CLIENT:
D. BROWN (BUILDING CONTRACTORS) LTD.
30 PARK ROAD,
HOLBEACH.

SCALES: 1/100 & 1/50

DATE: DEC 92

DRAWING No.: DB-FH.6

REVISIONS:

SUMMIT

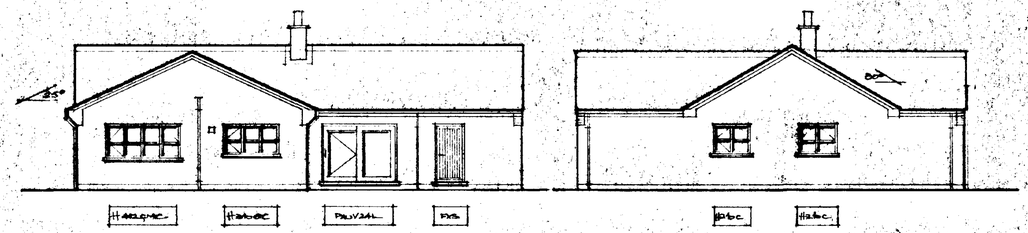
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FRONT ELEVATION



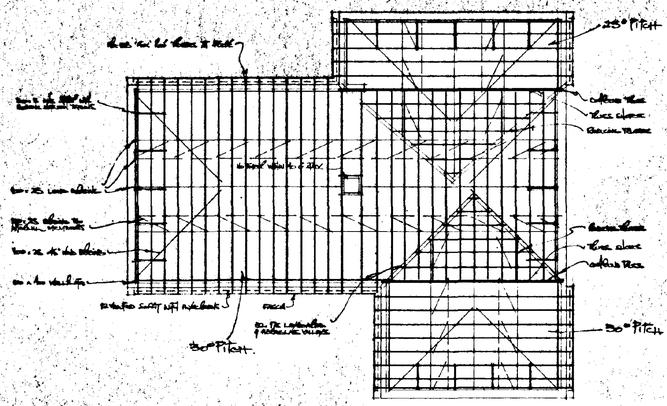
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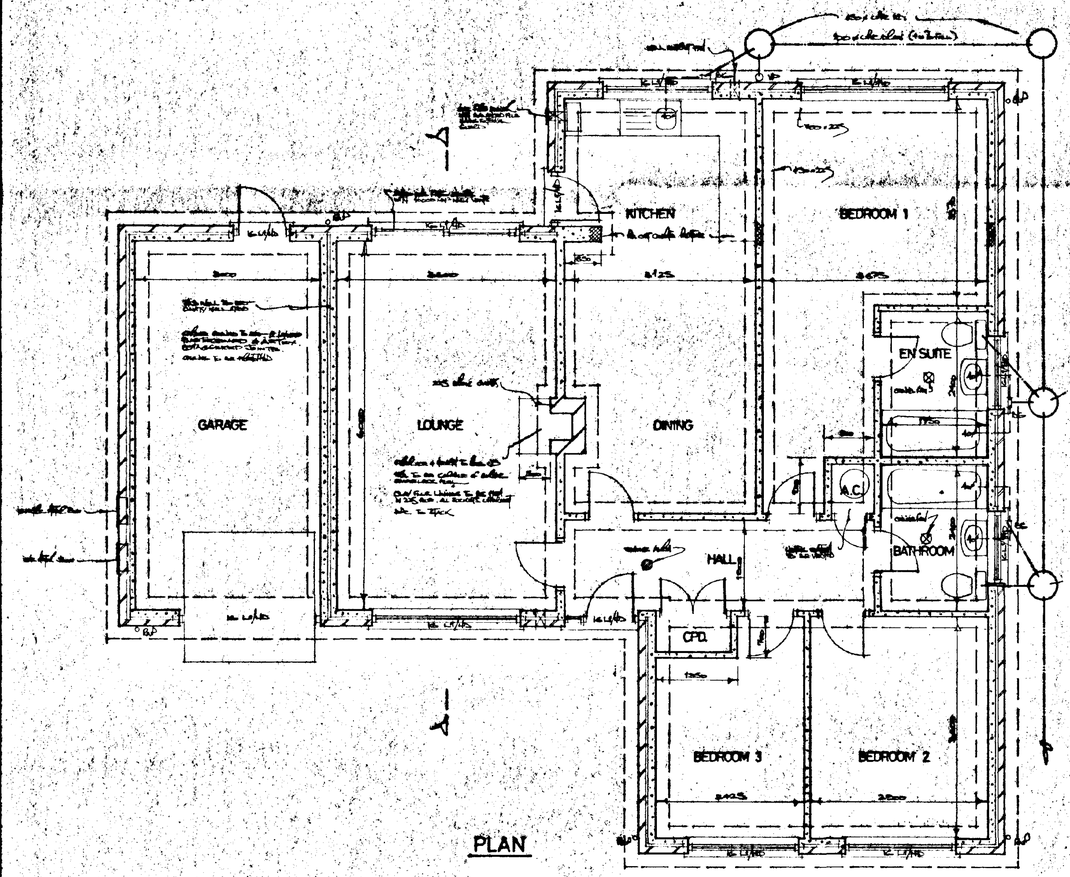
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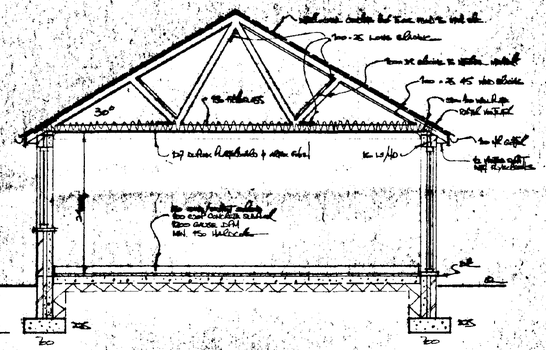
SIDE ELEVATION



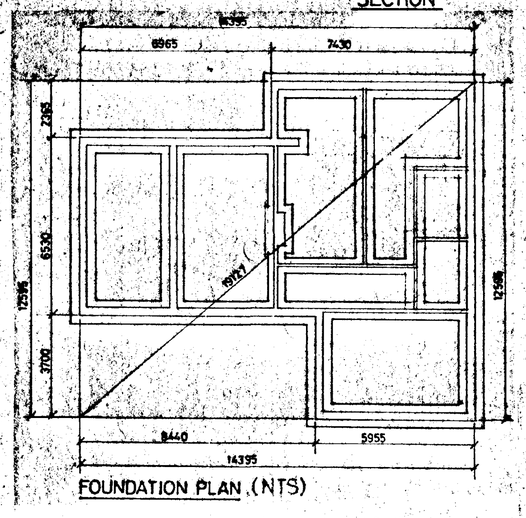
ROOF PLAN




PLAN



SECTION




FOUNDATION PLAN (NTS)

**HOT WATER SYSTEMS:**
PROVIDE SYSTEM AND INSULATION AS APPROVED BY BRITISH BOARD OF AGREMENT. SYSTEM TO BE TESTED AND INSULATED IN ACCORDANCE WITH BS 5615 1985.

PROVIDE THERMOSTATIC RADIATOR VALVE TO CONTROL OUTPUT FROM HEATING SYSTEM.

PIPES IN ROOF VOID WHICH DO NOT NEED TO HEAT BUILDING TO BE INSULATED TO BS 5422 : 1977.

**FOOTINGS**
TO BE 1:3:6 CONCRETE C15P MIX ON UNDISTURBED (UNLESS NOTED OTHERWISE) TO FALL AS SHOWN.

**BOILER**
NEW BOILER TO BE GAS FIRED, WALL MOUNTED, BALANCED FLUE TYPE OF APPROXIMATELY 18KW OUTPUT RATING. FLUE TERMINAL TO BE FITTED WITH SUITABLE CAGE GUARD.

**FLASHINGS**
ALL FLASHINGS, SOAKER ETC TO BE IN CODE 4 SHEET LEAD PROPERLY CUT, DRESSED AND FIXED.

**PROTECTED GLAZING AREAS**
PROVIDE TOUGHENED GLASS TO BS 6206 PT1 TO FOLLOWING AREAS: TO ALL WINDOWS WITHIN 800 OF FINISHED FLOOR LEVEL, TO ALL DOORS GLAZING WITHIN 1500 OF FFL. THIS APPLIES TO SIDE SCREENS ALSO WITHIN 300 OF DOOR.

**SMOKE ALARMS**
PROVIDE MAINS OPERATED SELF-CONTAINED SMOKE ALARM THAT CONFORMS TO BE SMOKE PART 1. PROVIDE AT LEAST ONE ON EACH FLOOR DEPENDING ON LAYOUT AND SIZE IN ACCORDANCE APPROVED DOCUMENT PART 1. MORE THAN 1 SMOKE ALARM SHOULD BE INTER-CONNECTED. ALSO USED IN CONJUNCTION WITH APPROVED MANUFACTURERS INSTRUCTIONS (SEE POSITION ON DRAWING)

**ABOVE GROUND DRAINAGE**
Hand basin waste to be 32mm dia. W.C. 110mm dia PVC. Bath and sink wastes 40mm dia. use polypipe push fit pipework. all traps to be 75mm deep seal, all pipework etc to be accessible throughout their runs for cleansing repair and replacement. Connect bath, basin and W.C. wastes to 110mm dia stack. Sink to discharge to back inlet gully with pull out stopper for rodding. Soil and vent stack to be carried 900mm above window heads and fitted with patent ventilating terminal.

**UNDERGROUND DRAINAGE**
110mm UPVC pipe to fall 1:70 with 100mm peagravel bed and surround. Inspection chambers to be 450mm dia preformed plastics installed to manufacturer's instructions complete with cover and frame. Drain runs with less than 300mm ground cover to have paving slab protection over trench on top of peagravel surround on haunched back trench. Omit where concrete path cast over pipe runs.

**RAINWATER GOODS**
PVC gutters 115mm hr and 68mm dia down pipes to match including all bends outlets, clips, brackets, connectors etc and connect to underground drain to soakaway.

**SOAKAWAYS**
To be minimum 5.0 metres from any building and to be 1 cu. m. rubble filled with inlet pipe discharging to centre of soakaway.

**PLASTERWORK**
Walls to be plastered cement:lime:sand render with skim finish a total of 13mm thick including reveals and lintel soffits.

**SKIRTING AND ARCHITRAVES**
Timber mouldings, skirting and architraves to be standard section or as otherwise directed.

**HOT WATER AND HEATING ETC**
Install hot water and heating pipework to provide hot and cold water supplied to all new appliances in the building and provide space heating to all new areas. Radiator positions to be as directed.

**DAMP PROOF COURSES**
Provide embossed heavy duty polythene dpc material at 150mm minimum above ground level in all leafs of cavity walling, piers and columns. Dpcs to be linked with dpm. Also provide vertical and horizontal dpcs around openings for windows and doors in cavity walls and similar material as cavity trays over lintels.

**FOUNDATIONS**
Generally to be on undisturbed concrete C20P mix 700mm wide x 225mm thick under cavity walling, 450mm x 225mm under partition walls. Thicken floor slab to 250 x 450 wide below non-loadbearing partition walls. Excavations shall be down to a firm, consistent, loadbearing stratum to the approval of the Local Authority Building Control Officer.

**LINTELS**
To be I.G. LL/9 in cavity wall openings generally, unless stated otherwise. Internal door openings in block walls to be I.G. Box 100 lintels. All lintels to have minimum 150mm end bearing and installed strictly in accordance with the makers instructions.

**WINDOWS AND DOORS**
Windows and doors to be as BOULTON & PAUL in treated softwood standard metric joinery unless otherwise indicated. All windows and doors to be double glazed (sealed unit type). Patio doors to be purpose made and fitted with a night vent giving 10.000 sq cm of ventilation opening. All other windows to be fitted with adjustable ventilators in sash or frame head to give minimum 4,000 sq cm ventilation.

**JOINERY**
Doors, frames, linings, skirtings, architraves, window board and timber mouldings etc to be of standard manufacture and be as BOULTON & PAUL or equal approved

**VENTILATION**
Natural ventilation area of windows to be not less than 1/20 of room floor area. All windows to have 4000 sq cm squared night vents. Extractor fans to be provided in kitchen (min 60 litres/sec) and bathrooms and WC (min 15 litres/sec).

**DECORATION**
All new surfaces, timber (except self finished surfaces eg doors) plaster etc to be painted to clients instructions.

**ELECTRICAL INSTALLATION**
All work to be caried out in accordance with the latest I.E.E. Regulations. Extend electrical circuits from consumer unit in ring mains and install lighting and power points in positions as directed.

**WALL TILING**
Provide and fix in new Bathroom to walls and window cill. Kitchen window cill and over work tops, ceramic all tiles with waterproof fix and grout. Tiles to be selected and areas to be tiled to be determined later.

**DECORATION**
Allow for decorating all new surfaces, ensure full and proper preparation of all surfaces in accordance with the coating manufacturers specification.

**ROOF CONSTRUCTION**
Roofs to be constructed in accordance with and to the sizes shown on the drawings. All timbers to be G.S. grade softwood properly seasoned and to an acceptable moisture content for carcassing timber where traditional roof. Where trussed rafters adopted they shall be of an approved manufacturer and designed, assembled, erected and braced in accordance with B.S. 5268, Part 3. 1985.

**ROOF COVERINGS**
Concrete interlocking tiles, to be fixed in accordance with the manufacturer's instructions and BS 5534 Pt 1 1978. Battens 38 x 25 at gauge centres on untearable Type 1F sarking felt with minimum 150mm laps.

**STRAPPING**
Provide and fix 30mm x 5mm patent galvanised mild steel straps at 1.8 metre centres to anchor wallplate to blockwork walling.

**INSULATION**
Lay 150mm FIBREGLASS between joists and maintain minimum 50mm gap between top of insulation and sarking felt where insulation runs up to roof slope.

**ROOF VENTILATION**
6mm plywood with 12mm continuous gap as soffit board. Provide fine mesh flyproof screen to ventilation gap.

**FASCIAS**
To be sprot ex 25mm nominal thickness painted softwood with rebate for soffit. Frame out in 38 x 25 S/W for soffit support.

**CEILINGS**
Provide and fix 12.7mm GYPROC Wallboard to all new ceilings. Nog all perimeters and board joints prior to fixing plasterboard to fully support sheeting. Fix GYPROC coving and ARTEX finish to ceiling.

**LATERAL RESTRAINT**
Provide patent 30mm x 2mm galvanised mild steel BATSTRAPS or similar at 1.8m centres at first floor level, ceiling joist and rafter levels where they run parallel to the walls. Solid strut below the straps and tight pack against the walls.

**GROUND FLOOR**
50mm Mortar screed on 100mm min thickness Floor slab. C20P concrete mix on 1200 gauge DPM lapped with DPC. 150mm min hardcore, blinded and compacted. Excavate oversite to 100 mm deep to remove topsoil.

**WALLS**
Cavity work to be 265mm overall width comprising 100mm clay facing bricks, 65mm cavity filled with CROWN DRITHERM fibreglass insulation batts. 100mm load bearing "Thermalite" insulation blocks. Internal partitions to be in 100mm blockwork walling. Wall ties in cavity walling to be stout galvanised wire butterfly type at 900mm centres horizontally and 450mm centres vertically every alternate tie course to be staggered 450mm. At openings provide ties at 225mm centres vertically within 225mm of the openings.

**SUB STRUCTURE WALLS**
To be in TYPE A dense aggregate concrete blockwork up to ground level. Cavity to be filled with lean mix concrete.

SOUTH HOLLAND D.C.
PLAN DEPT.
10 NOV 1994
REF 1083/94

DETERMINED PLAN

# BRAMLEY
(GARAGE L.H.S)

**G. R. MERCHANT**
I.ENG AMICE, FIOW,
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370853.

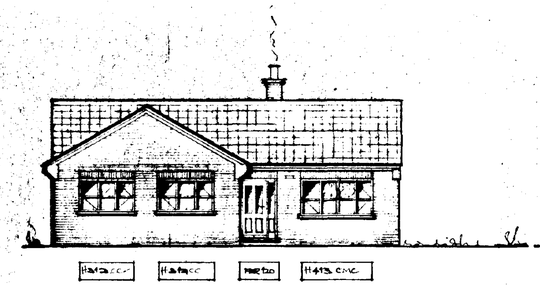
PROJECT:
RESIDENTIAL DEVELOPMENT,
CHERRY LANE,
FLEET.

CLIENT:
D. BROWN (BUILDING CONTRACTORS) LTD.,
THE PARK ROAD,
HOLBEACH.

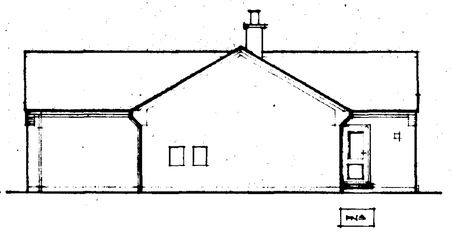
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| 1/100 & 1/50 | DEC '92. |
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REVISIONS:

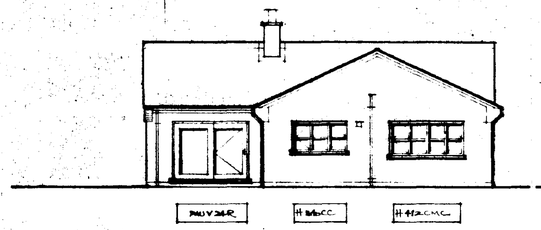
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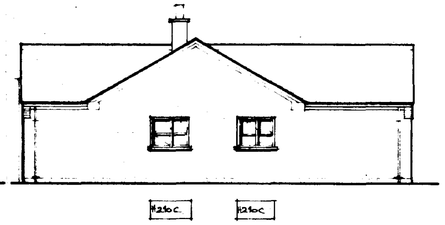
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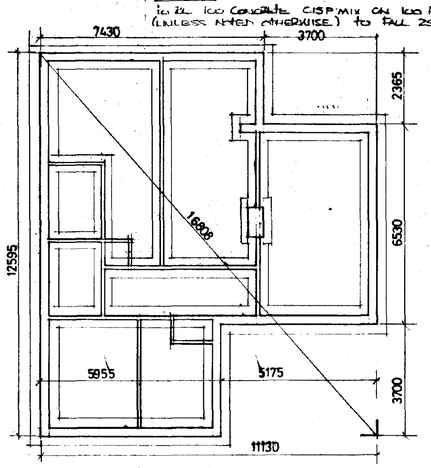
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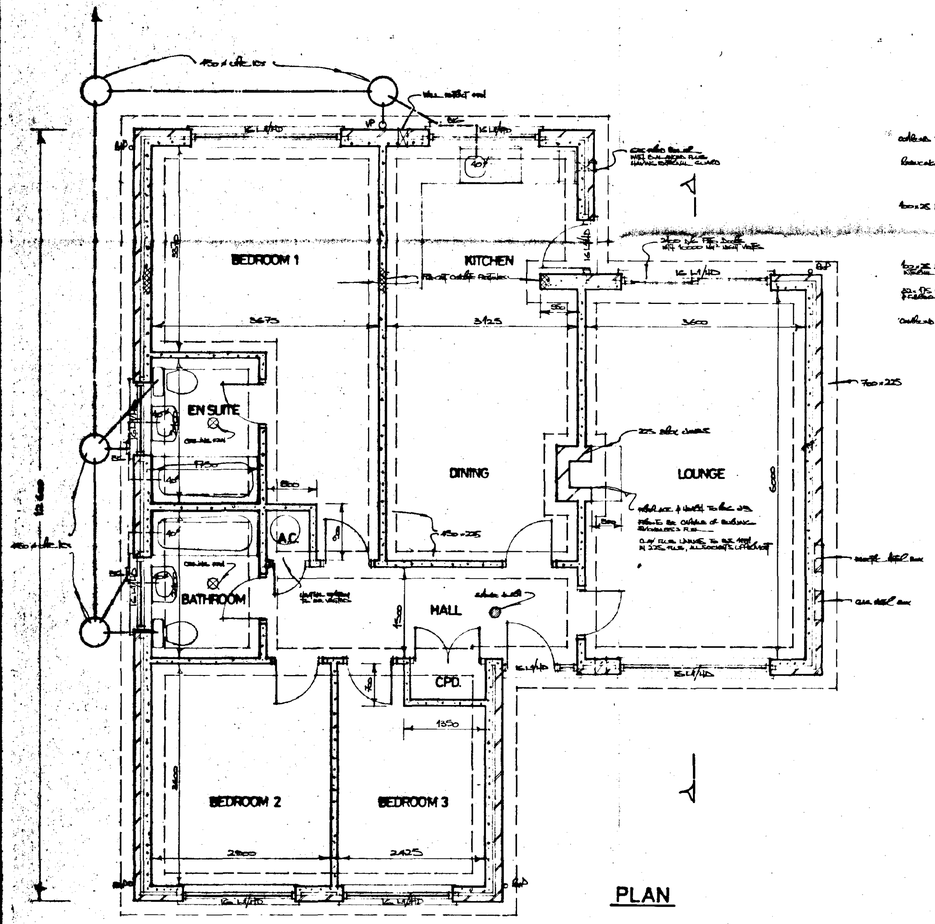
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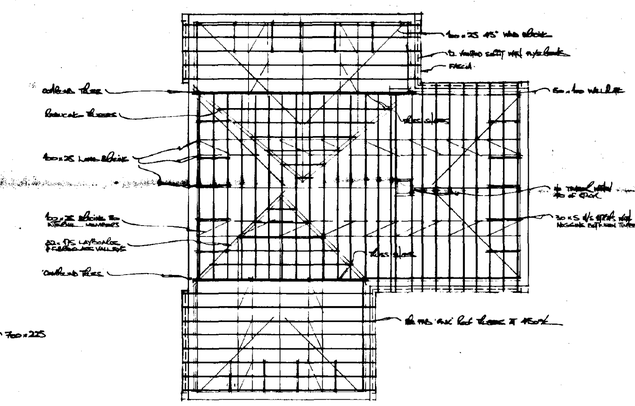
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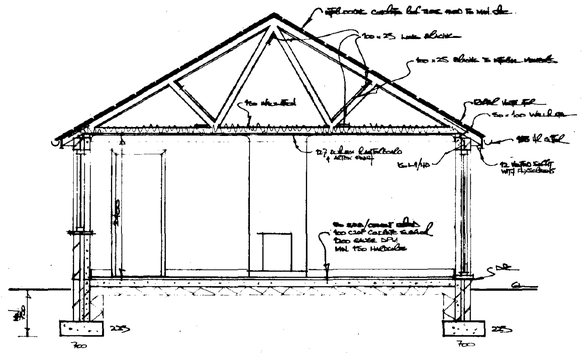

FOUNDATION PLAN.




PLAN



ROOF PLAN



SECTION

HOT WATER STORAGE:
PROVIDE SYSTEM AND INSTALLATION AS APPROVED BY BRITISH BOARD OF AGREEMENT. SYSTEM TO BE WATER FULLY INSULATED IN ACCORDANCE WITH BS 1566 PART 1.

PROVIDE THERMOSTATIC RADIATOR VALVE TO CONTROL OUTPUT FROM HEATING SYSTEM.

PIPES IN ROOF VOID WHICH DO NOT NEED TO HEAT BUILDING TO BE INSULATED TO BS 5422 : 1977.

FOOTPATHS
TO BE 100 CONCRETE C15P MIX ON 100 HARDCORE (UNLESS NOTED OTHERWISE.) TO FALL 2.5 AWAY

PROTECTED GLAZING AREAS
PROVIDE TOUGHENED GLASS to BS 6206 1981 to FOLLOWING AREAS: to ALL WINDOWS WITHIN 800 OF FINISHED FLOOR LEVEL, to ALL DOORS GLAZING WITHIN 1500 OF FFL, THIS APPLIES to SIDE SCREENS ALSO WITHIN 300 OF DOOR.

SMOKE ALARMS
PROVIDE MAINS OPERATED SELF-CONTAINED SMOKE ALARM THAT CONFORMS to BS 5446, PART 1. PROVIDE AT LEAST ONE ON EACH FLOOR DEPENDING ON LAYOUT AND SIZE IN ACCORDANCE APPROVED DOCUMENT PART F. MORE THAN 1 SMOKE ALARM SHALL BE INTER-CONNECTED ALSO WIRED IN CONJUNCTION WITH APPROVED MANUFACTURERS INSTRUCTIONS. (SEE POSITION ON DRAWING

BOILER
New Boiler to be gas fired, wall mounted, balanced flue type of approximately 18Kw output rating. Flue terminal to be fitted with suitable cage guard.

FLASHINGS
All flashings, soaker etc to be in CODE 4 sheet lead properly cut, dressed and fixed.

DAMP PROOF COURSES
Provide embossed heavy duty polythene dpc material at 150mm minimum above ground level in all leafs of cavity walling, piers and columns. Dpcs to be linked with dpm. Also provide vertical and horizontal dpcs around openings for windows and doors in cavity walls and similar material as cavity trays over lintels.

FOUNDATIONS
Generally to be in mass concrete C20P strip 700mm wide x 225mm thick under cavity walling, 450mm x 225mm under partition walls. Thicken floor slab to 250 x 450 wide below non-loadbearing partition walls. Excavations shall be down to a firm, consistent, loadbearing stratum to the approval of the Local Authority Building Control Officer.

LINTELS
To be I.G. LL/S in cavity wall openings generally, unless stated othewise. Internal door openings in block walls to be I.G. Box 100 lintels. All lintels to have minimum 150mm end bearing and installed strictly in accordance with the makers instructions.

WINDOWS AND DOORS
Windows and doors to be as BOULTON & PAUL in treated softwood standard metric joinery, unless otherwise indicated. All windows and doors to be double glazed (sealed unit type). Patio doors to be purpose made and fitted with a night vent giving 10.000 sq mm of ventilation opening. All other windows to be fitted with adjustable ventilators in sash or frame head to give minimum 4,000 sq mm ventilation.

JOINERY
Doors, frames, linings, skirtings, architraves, window board and timber mouldings etc to be of standard manufacture and be as BOULTON & PAUL or equal approved.

ABOVE GROUND DRAINAGE
Hand basin waste to be 32mm dia. W.C. 110mm dia PVC. Bath and sink wastes 40mm dia. use polypipe push fit pipework. all traps to be 75mm deep seal. all pipework etc to be accessible throughout their runs for cleansing repair and replacement. Connect bath, basin and W.C. wastes to 110mm dia stack. Sink to discharge to back inlet gully with pull out stopper for rodding. Soil and vent stack to be carried 900mm above window heads and fitted with patent ventilating terminal.

UNDERGROUND DRAINAGE
110mm UPVC pipe to fall 1:70 with 100mm peagravel bed and surround. Inspection chambers to be 450mm dia preformed plastics installed to manufacturer's instructions complete with cover and frame. Drain runs with less than 300mm ground cover to have paving slab protection over trench on top of peagravel surround on haunched back trench. Cast where concrete path cast over pipe runs.

RAINWATER GOODS
PVC gutters 115mm hr and 68mm dia down pipes to match including all bends outlets, clips, brackets, connectors etc and connect to underground drain to soakaway.

SOAKAWAYS
To be minimum 5.0 metres from any building and to be 1 cu. m. rubble filled with inlet pipe discharging to centre of soakaway.

PLASTERWORK
Walls to be plastered cement:lime:sand render with skim finish a total of 13mm thick including reveals and lintel soffits.

SKIRTING AND ARCHITRAVES
Timber mouldings, skirting and architraves to be standard section or as otherwise directed.

HOT WATER AND HEATING ETC
Install hot water and heating pipework to provide hot and cold water supplied to all new appliances in the building and provide space heating to all new areas. Radiator positions to be as directed.

VENTILATION
Natural ventilation area of windows to be not less than 1/20 of room floor area. All windows to have 4000 sq mm squared night vents. Extractor fans to be provided in kitchen (min 60 litres/sec) and bathrooms and WC (min 15 litres/sec).

DECORATION
All new surfaces, timber (except self finished surfaces eg doors) plaster etc to be painted to clients instructions.

ELECTRICAL INSTALLATION
All work to be caried out in accordance with the latest I.E.E. Regulations. Extend electrical circuits from consumer unit in ring mains and install lighting and power points in positions as directed.

WALL TILING
Provide and fix in new Bathroom to walls and window cill. Kitchen window cill and over work tops, ceramic all tiles with waterproof fix and grout. Tiles to be selected and areas to be tiled to be determined later.

DECORATION
Allow for decorating all new surfaces. ensure full and proper preparation of all surfaces in accordance with the coating manufacturers specification.

ROOF CONSTRUCTION
Roofs to be constructed in accordance with and to the sizes shown on the drawings. All timbers to be G.S. grade softwood properly seasoned and to an acceptable moisture content for carcassing timber where traditional roof. Where trussed rafters adopted they shall be of an approved manufacturer and designed, assembled, erected and braced in accordance with B.S. 5268, Part 3. 1985.

ROOF COVERINGS
Concrete interlocking tiles. to be fixed in accordance with the manufacturer's instructions and BS 5534 Pt 1 1978. Battens 38 x 25 at gauge centres on untearable Type 1F sarking felt with minimum 150mm laps.

STRAPPING
Provide and fix 30mm x 5mm patent galvanised mild steel straps at 1.8 metre centres to anchor wallplate to blockwork walling.

INSULATION
Lay 150mm FIBREGLASS between joists and maintain minimum 50mm gap between top of insulation and sarking felt where insulation runs up to roof slope.

ROOF VENTILATION
6mm plywood with 12mm continuous gap as soffit board. Provide fine mesh flyproof screen to ventilation gap.

FASCIAS
To be wrot ex 25mm nominal thickness painted softwood with rebate for soffit. Frame out in 38 x 25 S/W for soffit support.

CEILINGS
Provide and fix 12.7mm GYPROC Wallboard to all new ceilings. Nog all perimeters and board joints prior to fixing plasterboard to fully support sheeting. Fix GYPROC coving and ARTEX finish to ceiling.

LATERAL RESTRAINT
Provide patent 30mm x 5mm galvanised mild steel BATSTRAPS or similar at 1.8m centres at first floor level, ceiling joist and rafter levels where they run parallel to the walls. Solid strut below the straps and tight pack against the walls.

GROUND FLOOR
50mm Mortar screed on 100mm min thickness floor slab. C20P concrete mix on 1800 gauge DPM lapped with DPC. 150mm min hardcore, blinded and compacted. Excavate oversite to 100 mm deep to remove topsoil.

WALLS
Cavity work to be 265mm overall width comprising 100mm clay facing bricks, 65mm cavity filled with CROWN DRITHERM fibreglass insulation batts. 100mm lead leaving "Thermalite" insulation blocks. Internal partitions to be in 100mm blockwork walling. Wall ties in cavity walling to be stout galvanised wire butterfly type at 900mm centres horizontally and 450mm centres vertically every alternate tie course to be staggered 450mm. At openings provide ties at 225mm centres vertically within 225mm of the openings.

SUB STRUCTURE WALLS
To be in TYPE A dense aggregate concrete blockwork up to ground level. Cavity to be filled with lean mix concrete.

SOUTH HOLLAND D.C.
PLAN DEPT.
10 NOV 1994
REF 1085/94
DETERMINED PLAN

BRAMLEY


G. R. MERCHANT
I.ENG AMICE, FIOW,
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370853.


PROJECT:
RESIDENTIAL DEVELOPMENT,
CHERRY LANE,
FLEET.

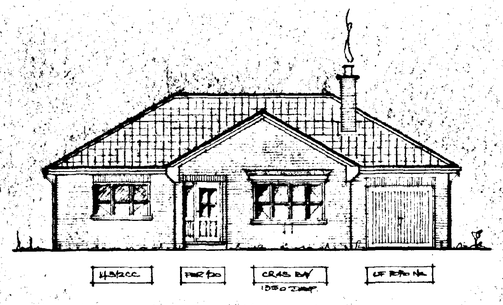
CLIENT:
D. BROWN (BUILDING CONTRACTOR) LTD,
30 PARK ROAD.
HOLBEACH.

SCALES: 1/100 + 1/50

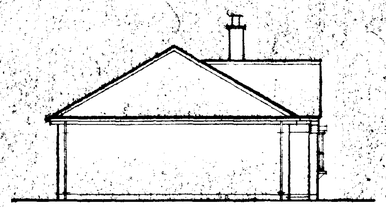
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DRAWING No.: DB-FH.0.

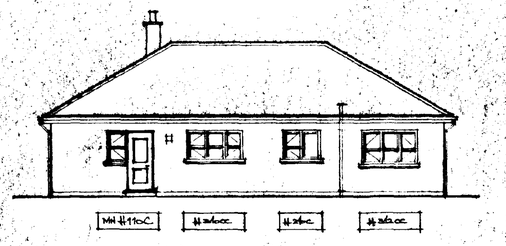
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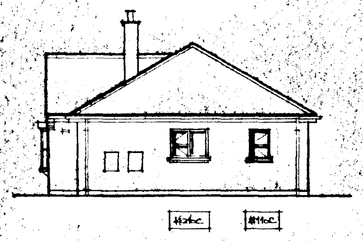
FRONT ELEVATION



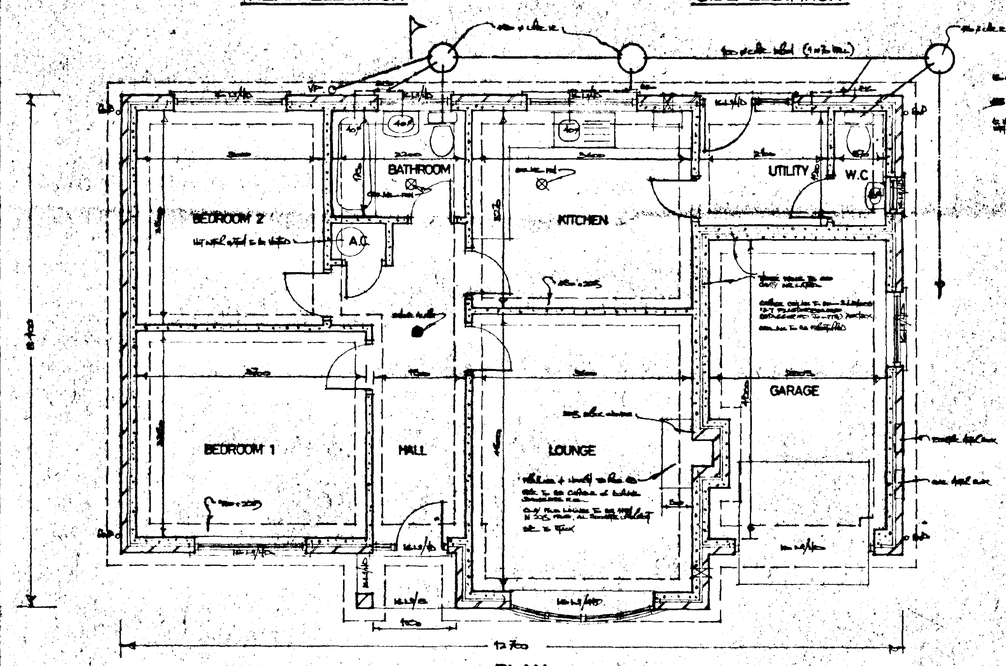
SIDE ELEVATION



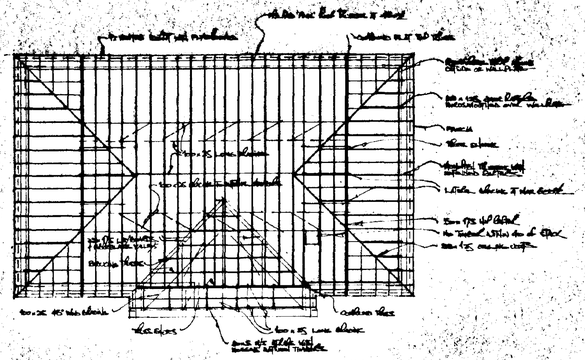
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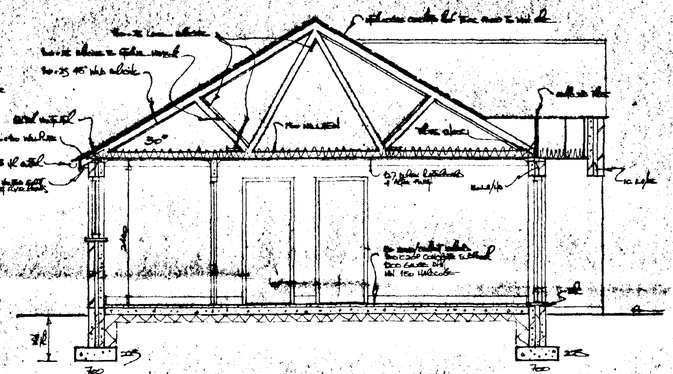
SIDE ELEVATION



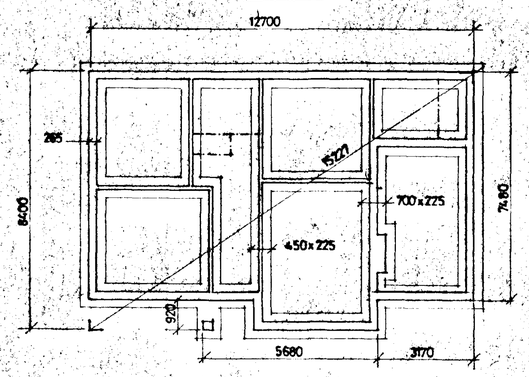

PLAN



ROOF PLAN




SECTION




FOUNDATION PLAN.

*DAMP PROOF COURSES*
*Provide embossed heavy duty polythene dpc material at 150mm minimum above ground level in all leafs of cavity walling, piers and columns. Dpcs to be linked with dpm. Also provide vertical and horizontal dpcs around openings for windows and doors in cavity walls and similar material as cavity trays over lintels.*

*FOUNDATIONS*
*Generally to be in mass concrete C20P strip 700mm wide x 225mm thick under cavity walling, 450mm x 225mm under partition walls. Thicken floor slab to 250 x 450 wide below non-loadbearing partition walls. Excavations shall be down to a firm, consistent, loadbearing stratum to the approval of the Local Authority Building Control Officer.*

*LINTELS*
*To be I.G. LL/S in cavity wall openings generally, unless stated otherwise. Internal door openings in block walls to be I.G. Box 100 lintels. All lintels to have minimum 150mm end bearing and installed strictly in accordance with the makers instructions.*

*WINDOWS AND DOORS*
*Windows and doors to be as BOULTON & PAUL in treated softwood standard metric joinery unless otherwise indicated. All windows and doors to be double glazed (sealed unit type). Patio doors to be purpose made and fitted with a night vent giving 10.000 sq mm of ventilation opening. All other windows to be fitted with adjustable ventilators in mesh or frame head to give minimum 4.000 sq mm ventilation.*

*JOINERY*
*Doors, frames, linings, skirtings, architraves, window board and timber mouldings etc to be of standard manufacture and be as BOULTON & PAUL or equal approved.*

*ABOVE GROUND DRAINAGE*
*Hand basin waste to be 32mm dia. W.C. 110mm dia PVC. Bath and sink wastes 40mm dia. use polypipe push fit pipework. all traps to be 75mm deep seal. all pipework etc to be accessible throughout their runs for cleansing repair and replacement. Connect bath, basin and W.C. wastes to 110mm dia stack. Sink to discharge to back inlet gully with pull out stopper for rodding. Soil and vent stack to be carried 900mm above window heads and fitted with patent ventilating terminal.*

*UNDERGROUND DRAINAGE*
*110mm UPVC pipe to fall 1:70 with 100mm peagravel bed and surround. Inspection chambers to be 450mm dia preformed plastics installed to manufacturer's instructions complete with cover and frame. Drain runs with less than 300mm ground cover to have paving slab protection over trench on top of peagravel surround on haunched back trench. Cast where concrete path cast over pipe runs.*

*RAINWATER GOODS*
*PVC gutters 115mm hr and 68mm dia down pipes to match including all bends outlets, clips, brackets, connectors etc and connect to underground drain to soakaway.*

*SOAKAWAYS*
*To be minimum 5.0 metres from any building and to be 1 cu. m. rubble filled with inlet pipe discharging to centre of soakaway.*

*PLASTERWORK*
*Walls to be plastered cement:lime:sand render with skim finish a total of 13mm thick including reveals and lintel soffits.*

*SKIRTING AND ARCHITRAVES*
*Timber mouldings, skirting and architraves to be standard section or as otherwise directed.*

*HOT WATER AND HEATING ETC*
*Install hot water and heating pipework to provide hot and cold water supplied to all new appliances in the building and provide space heating to all new areas. Radiator positions to be as directed.*

*VENTILATION*
*Natural ventilation area of windows to be not less than 1/20 of room floor area. All windows to have 4000 sq mm square night vents. Extractor fans to be provided in kitchen (min 60 litres/sec) and bathrooms and WC (min 15 litres/sec).*

*DECORATION*
*All new surfaces, timber (except self finished surfaces eg doors) plaster etc to be painted to clients instructions.*

*ELECTRICAL INSTALLATION*
*All work to be carried out in accordance with the latest I.E.E. Regulations. Extend electrical circuits from consumer unit in ring mains and install lighting and power points in positions as directed.*

*WALL TILING*
*Provide and fix in new bathroom to walls and window cill. Kitchen window cill and over work tops, ceramic all tiles with waterproof fix and grout. Tiles to be selected and areas to be tiled to be determined later.*

*DECORATION*
*Allow for decorating all new surfaces ensure full and proper preparation of all surfaces in accordance with the coating manufacturers specification.*

*HEATING*
*New Boiler to be gas fired, wall mounted, balanced flue type of approximately 18Kw output rating. Flue terminal to be fitted with suitable cage guard.*

*FLASHINGS*
*All flashings, soaker etc to be in CODE 4 sheet lead properly cut, dressed and fixed.*

*PROTECTED GLAZING AREAS*
PROVIDE TOUGHENED GLASS TO BE BS6206 FIXED TO FOLLOWING AREAS: TO ALL WINDOWS WITHIN 800 OF FINISHED FLOOR LEVEL, TO ALL DOORS GLAZED WITHIN 1500 OF FFL. THIS APPLIES TO SIDE SCREENS ALSO WITHIN 300 OF DOOR.

*SMOKE ALARMS*
PROVIDE MAINS OPERATED BATTERY BACKED SMOKE ALARM THAT CONFORMS TO BS 5446 PART 1. PROVIDE AT LEAST ONE ON EACH FLOOR DEPENDING ON LAYOUT AND SIZE IN ACCORDANCE WITH BS5839 PART 1: MORE THAN 1 SMOKE ALARM SHOULD BE INTERCONNECTED AND USED IN CONJUNCTION WITH APPROVED MANUFACTURERS INSTRUCTIONS (SEE POSITION ON DRAWING)

*LOFT WATER STORAGE:*
PROVIDE SYSTEM AND INSULATION AS APPROVED BY BRITISH BOARD OF AGRÉMENT. SYSTEM TO BE HOUSED AND INSULATED IN ACCORDANCE WITH BS 5422 : 1977.

PROVIDE THERMOSTATIC RADIATOR VALVE TO CONTROL OUTPUT FROM HEATING SYSTEM.

PIPES IN ROOF VOID WHICH DO NOT LIE TO HEAT BUILDING TO BE INSULATED TO BS 5422 : 1977.

*FOOTINGS*
TO BE 100 CONCRETE. 150 MIN. OR 100 BELOW (UNLESS NOTED OTHERWISE) TO FALL 25 MM.

*ROOF CONSTRUCTION*
*Roofs to be constructed in accordance with and to the sizes shown on the drawings. All timbers to be G.S. grade softwood properly seasoned and to an acceptable moisture content for carcassing timber where traditional roof. Where trussed rafters adopted they shall be of an approved manufacturer and designed, assembled, erected and braced in accordance with B.S. 5268, Part 3, 1985.*

*ROOF COVERINGS*
*Concrete interlocking tiles, to be fixed in accordance with the manufacturer's instructions and BS 5534 Pt 1 1978. Battens 38 x 25 at gauge centres on untearable Type 1F sarking felt with minimum 150mm laps.*

*STRAPPING*
*Provide and fix 30mm x 5mm patent galvanised mild steel straps at 1.8 metre centres to anchor wallplate to blockwork walling.*

*INSULATION*
*Lay 150mm FIBREGLASS between joists and maintain minimum 50mm gap between top of insulation and sarking felt where insulation runs up to roof slope.*

*ROOF VENTILATION*
*6mm plywood with 12mm continuous gap as soffit board. Provide fine mesh flyproof screen to ventilation gap.*

*FASCIAS*
*To be not less 25mm nominal thickness painted softwood with rebate for soffit. Frame out in 38 x 23 S/W for soffit support.*

*CEILINGS*
*Provide and fix 12.7mm GYPROC Wallboard to all new ceilings. Nog all perimeters and board joints prior to fixing plasterboard to fully support sheeting. Fix GYPROC coving and ARTEX finish to ceiling.*

*LATERAL RESTRAINT*
*Provide patent 30mm x 5mm galvanised mild steel BATSTRAPS or similar at 1.8m centres at first floor level, ceiling joist and rafter levels where they run parallel to the walls. Solid strut below the scraps and tight pack against the walls.*

*GROUND FLOOR*
*50mm Mortar screed on 100mm min thickness floor slab. C20P concrete mix on 1200 gauge DPM lapped with DPC. 150mm min hardcore, blinded and compacted. Excavate oversite to 100 mm deep to remove topsoil.*

*WALLS*
*Cavity work to be 265mm overall width comprising 100mm clay facing bricks. 65mm cavity filled with CROWN DRITHERM fibreglass insulation batts. 100mm load bearing "Thermalite" insulation blocks. Internal partitions to be in 100mm blockwork walling. Wall ties in cavity walling to be stout galvanised wire butterfly type at 900mm centres horizontally and 450mm centres vertically every alternate tie course to be staggered 450mm. At openings provide ties at 225mm centres vertically within 225mm of the openings.*

*SUB STRUCTURE WALLS*
*To be in TYPE A dense aggregate concrete blockwork up to ground level. Cavity to be filled with lean mix concrete.*

SOUTH HOLLAND D.C.
PLAN DEPT.
10 NOV 1994
REF ...1995/0/APP/REVISED
DEPARTMENTAL PLAN

# THURCROFT

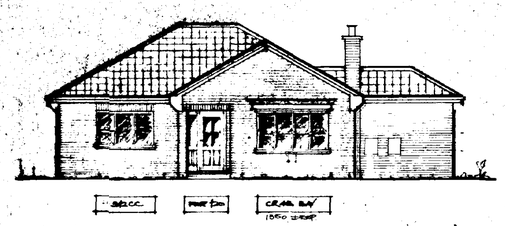
**G. R. MERCHANT**
I.ENG AMICE, FIOW,
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370853.

PROJECT:
RESIDENTIAL DEVELOPMENT,
CHERRY LANE,
FLEET.

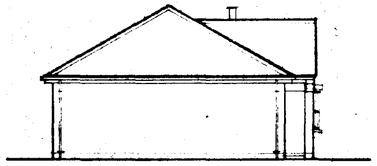
CLIENT:
D.BROWN (BUILDING CONTRACTS) LTD.,
30 PARK ROAD,
HOLBEACH.

| SCALES: | DATE: |
|---|---|
| 1/100 & 1/50 | DEC '93 |
| R. | DRAWING No.: DB-FH.2 |

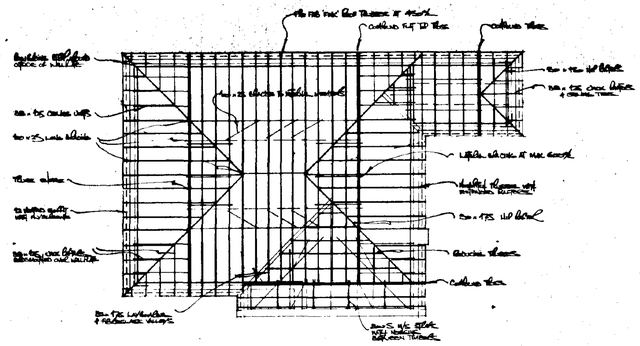
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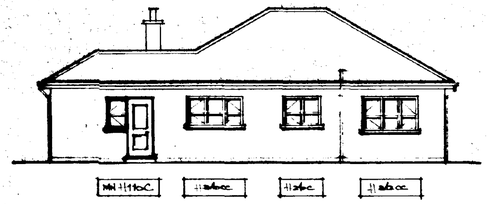
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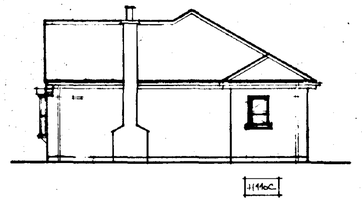
SIDE ELEVATION



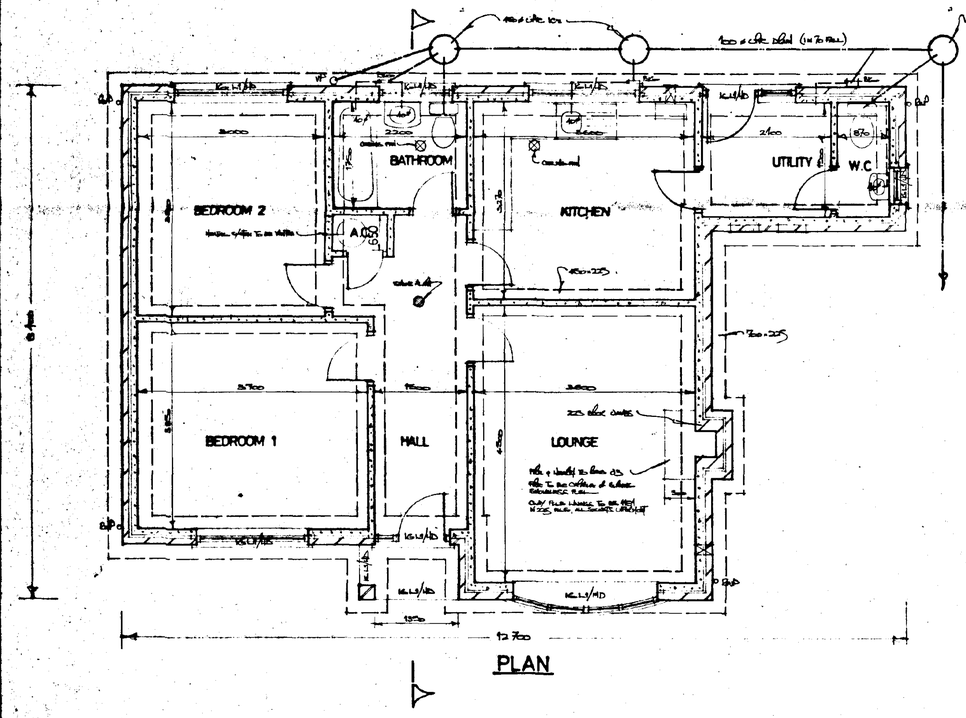
ROOF PLAN



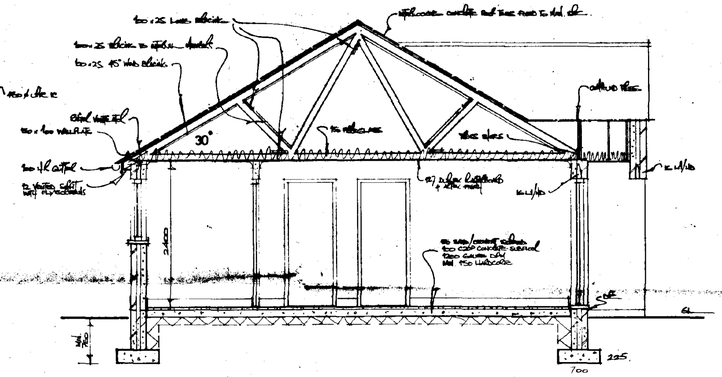
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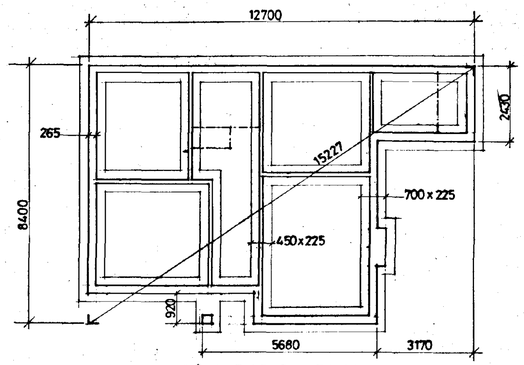
SIDE ELEVATION




PLAN




SECTION




FOUNDATION PLAN

*DAMP PROOF COURSES*
*Provide embossed heavy duty polythene dpc material at 150mm minimum above ground level in all leafs of cavity walling, piers and columns. Dpcs to be linked with dpm. Also provide vertical and horizontal dpcs around openings for windows and doors in cavity walls and similar material as cavity trays over lintels.*

*FOUNDATIONS*
*Generally to be in mass concrete C20P strip 700mm wide x 225mm thick under cavity walling, 450mm x 225mm under partition walls. Thicken floor slab to 250 x 450 wide below non-loadbearing partition walls. Excavations shall be down to a firm, consistent, loadbearing stratum to the approval of the Local Authority Building Control Officer.*

*LINTELS*
*To be I.G. L1/S in cavity wall openings generally, unless stated otherwise. Internal door openings in block walls to be I.G. Box 100 lintels. All lintels to have minimum 150mm end bearing and installed strictly in accordance with the makers instructions.*

*WINDOWS AND DOORS*
*Windows and doors to be as BOULTON & PAUL in treated softwood standard metric joinery unless otherwise indicated. All windows and doors to be double glazed (sealed unit type). Patio doors to be purpose made and fitted with a night vent giving 10,000 sq mm of ventilation opening. All other windows to be fitted with adjustable ventilators in sash or frame head to give minimum 4,000 sq mm ventilation.*

*JOINERY*
*Doors, frames, linings, skirtings, architraves, window board and timber mouldings etc to be of standard manufacture and be as BOULTON & PAUL or equal approved.*

*ABOVE GROUND DRAINAGE*
*Hand basin waste to be 32mm dia. W.C. 110mm dia PVC. Bath and sink wastes 40mm dia. use polypipe push fit pipework. all traps to be 75mm deep seal, all pipework etc to be accessible throughout their runs for cleansing repair and replacement. Connect bath, basin and sink wastes to 110mm dia stack. Sink to discharge to back inlet gully with grill cut stopper for rodding. Soil and vent stack to be carried 900mm above window heads and fitted with patent ventilating terminal.*

*UNDERGROUND DRAINAGE*
*110mm UPVC pipe to fall 1:70 with 10mm peagravel bed and surround. Inspection chambers to be 450mm dia preformed plastics installed to manufacturer's instructions complete with cover and frame. Drain runs with less than 300mm ground cover to have paving slab protection over trench on top of peagravel surround on haunched back trench. Omit where concrete path cast over pipe runs.*

*RAINWATER GOODS*
*PVC gutters 115mm nr and 68mm dia down pipes to match including all bends outlets, clips, brackets, connectors etc and connect to underground drain to soakaway.*

*SOAKAWAYS*
*To be minimum 5.0 metres from any building and to be 1 cu. m. rubble filled with inlet pipe discharging to centre of soakaway.*

*PLASTERWORK*
*Walls to be plastered cement:lime:sand render with skim finish a total of 13mm thick including reveals and lintel soffits.*

*SKIRTING AND ARCHITRAVES*
*Timber mouldings, skirting and architraves to be standard section or as otherwise directed.*

*HOT WATER AND HEATING ETC*
*Install hot water and heating pipework to provide hot and cold water supplied to all new appliances in the building and provide space heating to all new areas. Radiator positions to be as directed.*

*VENTILATION*
*Natural ventilation area of windows to be not less than 1/20 of room floor area. All windows to have 4000 sq mm squared night vents. Extractor fans to be provided in kitchen (min 60 litres/sec) and bathrooms and WC (min 15 litres/sec).*

*ELECTRICAL INSTALLATION*
*All work to be caried out in accordance with the latest I.E.E. Regulations. Extend electrical circuits from consumer unit in ring mains and install lighting and power points in positions as directed.*

*WALL TILING*
*Provide and fix in new Bathroom to walls and window cill, Kitchen window cill and over work tops, ceramic all tiles with waterproof fix and grout. Tiles to be selected and areas to be tiled to be determined later.*

*DECORATION*
*Allow for decorating all new surfaces. ensure full and proper preparation of all surfaces in accordance with the coating manufacturers specification.*

*ROOF CONSTRUCTION*
*Roofs to be constructed in accordance with and to the sizes shown on the drawings. All timbers to be G.S. grade softwood properly seasoned and to an acceptable moisture content for carcassing timber where traditional roof. Where trussed rafters adopted they shall be of an approved manufacturer and designed, assembled, erected and braced in accordance with B.S. 5268, Part 3. 1985.*

*ROOF COVERINGS*
*Concrete interlocking tiles, to be fixed in accordance with the manufacturer's instructions and BS 5534 Pt 1 1978. Battens 38 x 25 at gauge centres on untearable Type 1F sarking felt with minimum 150mm laps.*

*STRAPPING*
*Provide and fix 30mm x 5mm patent galvanised mild steel straps at 1.8 metre centres to anchor wallplate to blockwork walling.*

*INSULATION*
*Lay 150mm FIBREGLASS between joists and maintain minimum 50mm gap between top of insulation and sarking felt where insulation runs up to roof slope.*

*ROOF VENTILATION*
*6mm plywood with 12mm continuous gap ex soffit board. Provide fine mesh flyproof screen to ventilation gap.*

*FASCIAS*
*To be wrot ex 25mm nominal thickness painted softwood with rebate for soffit. Frame out in 38 x 25 S/W for soffit support.*

*CEILINGS*
*Provide and fix 12.7mm GYPROC Wallboard to all new ceilings. Nog all perimeters and board joints prior to fixing plasterboard to fully support sheeting. Fix GYPROC coving and ARTEX finish to ceiling.*

*LATERAL RESTRAINT*
*Provide patent 30mm x 5mm galvanised mild steel BATSTRAPS or similar at 1.8m centres at first floor level, ceiling joist and rafter levels where they run parallel to the walls. Solid strut below the straps and tight pack against the walls.*

*GROUND FLOOR*
*50mm Mortar screed on 100mm min thickness floor slab. C20P concrete mix on 1200 gauge DPM lapped with DPC. 150mm min hardcore, blinded and comacted. Excavate oversite to 100 mm deep to remove topsoil.*

*WALLS*
*Cavity work to be 265mm overall width comprising 100mm clay facing bricks, 65mm cavity filled with CROWN DRITHERM Fibreglass insulation batts, 100mm lead bearing Thermalite insulation blocks. Internal partitions to be in 100mm blockwork walling. Wall ties in cavity walling to be stout galvanised wire butterfly type at 900mm centres horizontally and 450mm centres vertically every alternate tie course to be staggered 450mm. At openings provide ties at 225mm centres vertically within 225mm of the openings.*

*SUB STRUCTURE WALLS*
*To be in TYPE A dense aggregate concrete blockwork up to ground level. Cavity to be filled with lean mix concrete.*

SOUTH HOLLAND D.C.
PLAN DEPT.
10 NOV 1994
RECEIVED
REF. 1683/94

# THURCROFT


**G. R. MERCHANT**
I.ENG AMICE, FIOW,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 490800


PROJECT:
RESIDENTIAL DEVELOPMENT,
CHERRY LANE,
FLEET.

CLIENT:
D. BROWN (BUILDING CONTRACTORS) LTD.,
30 PARK ROAD,
HOLBEACH.

SCALES: 1/100 & 1/50

DATE: DEC '92

DRAWING No.: DB-FH-10.

REVISIONS: -R-

*BOILER*
*New Boiler to be gas fired, wall mounted, balanced flue type of approximately 18Kw output rating. Flue terminal to be fitted with suitable cage guard.*

*FLASHINGS*
*All flashings, soaker etc to be in CODE 4 sheet lead properly cut, dressed and fixed.*

*PROTECTED GLAZING AREAS*
PROVIDE TOUGHENED GLASS TO BS 6206, MIN TO FOLLOWING AREAS: TO ALL WINDOWS WITHIN 800 OF FINISHED FLOOR LEVEL, TO ALL DOORS GLAZING WITHIN 1500 OF FFL., THIS APPLIES TO SIDE SCREENS ALSO WITHIN 300 OF DOOR.

*SMOKE ALARMS*
PROVIDE MAINS OPERATED SELF-CONTAINED SMOKE ALARM THAT CONFORMS TO BS 5446 PART 1. PROVIDE AT LEAST ONE ON EACH FLOOR DEPENDING ON LAYOUT AND SIZE IN ACCORDANCE APPROVED DOCUMENT PART 1. MORE THAN 1 SMOKE ALARM SHOULD BE INTER-CONNECTED. ALSO WORK IN CONJUNCTION WITH APPROVED INSPECTORS INSTRUCTIONS. (SEE POSITION ON DRAWING)

*HOT WATER STORAGE*
PROVIDE SYSTEM AND INSULATION AS APPROVED BY BRITISH BOARD OF AGREMENT. SYSTEM TO BE VENTED AND INSULATED IN ACCORDANCE WITH BS 5615 1985.

PROVIDE THERMOSTATIC RADIATOR VALVE TO CONTROL OUTPUT FROM HEATING SYSTEM.

PIPES IN ROOF VOID WHICH DO NOT HELP TO HEAT BUILDING TO BE INSULATED TO BS 5422 : 1977.

*FOOTPATHS*
TO BE 100 CONCRETE, CISP WITH OAL 100 THICK TO (UNLESS NOTED OTHERWISE) TO FALL 2S AWAY

SUMMIT