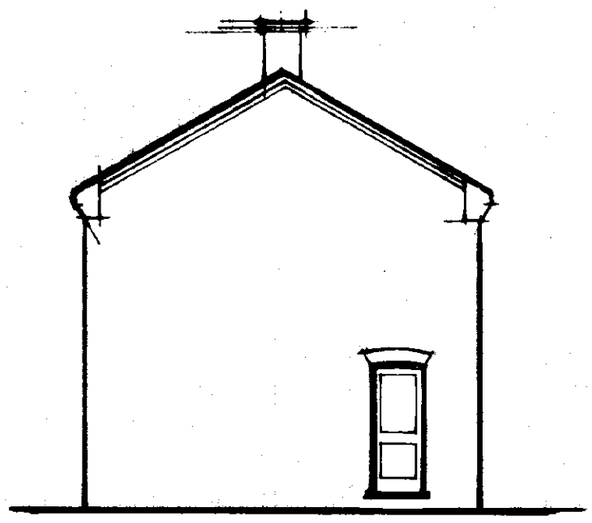


SIDE ELEVATION

DRAFT PROOFING
Limiting infiltration
The following methods satisfy the requirements:-

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

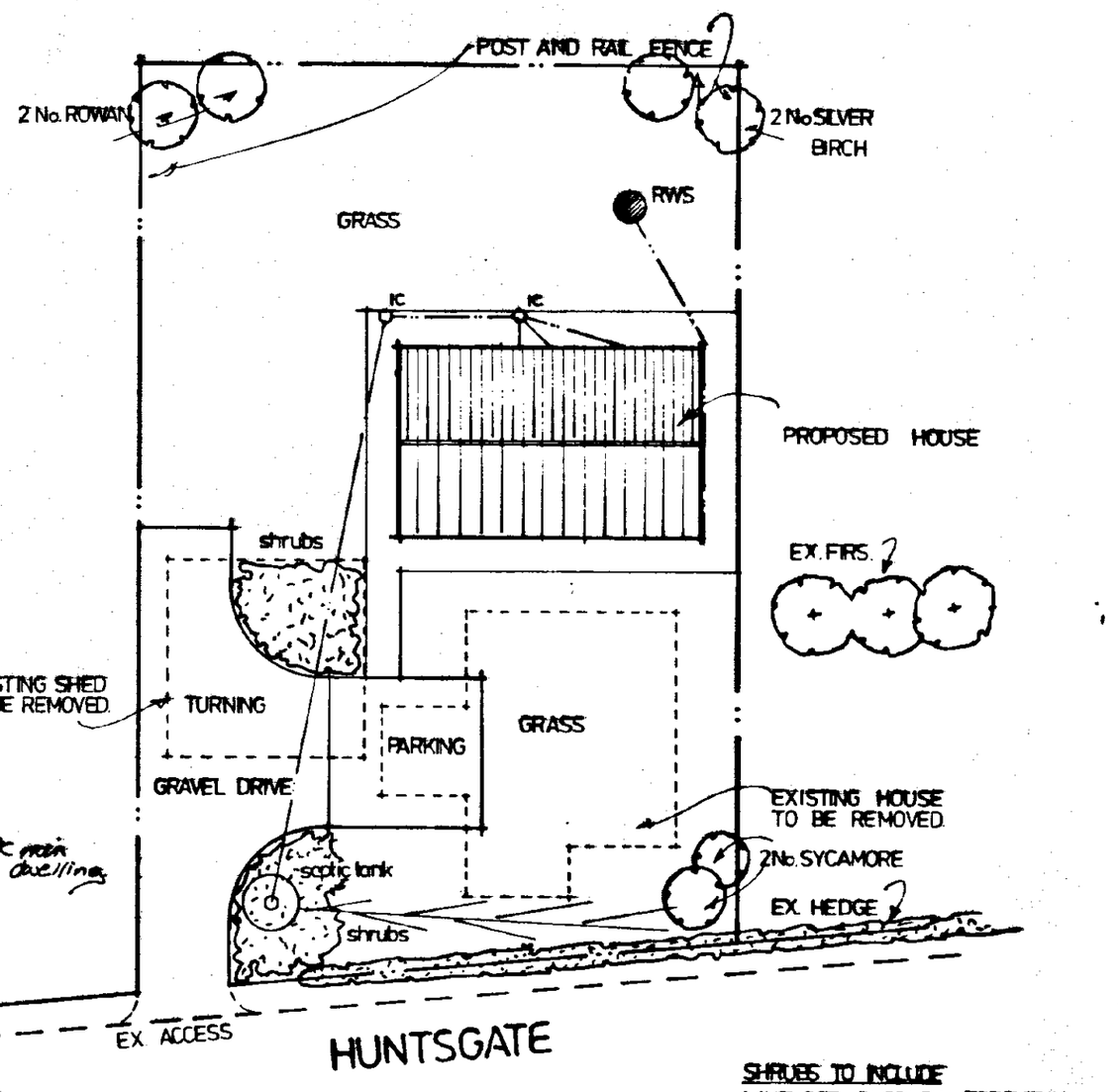
OR FANS
o have extract rate of 30
cond adjacent to a hob or 60
cond elsewhere.
ns to have extract rate of 15
cond. All ducted to outside air
have extract rate of 30
cond all ducted to external air.
.C.
al extractor capable of extracting air
not less than 3 air changes per hour
y be operated intermittently with 15
verrun

be oiled fired with balanced flue.
ire guard over at ground floor level. All
r pipes to be within insulated space
equately insulated.
r storage vessel to be vented
re & be well insulated.

ystem to have zone controls, timing
nd boiler interlocks.
rols required for hot water central
ystems, fan controlled electric
eaters and electric panel heaters to
e temperatures independently in
es that require different
ures. The control devices could be
mostats and /or thermostatic
alves at any other suitable
ure sensing devices. Timing devices
provided to control the periods when
ystems operate. This provision should
or gas fired and oil fired systems and
ms with solid fuel fired boilers where
ught fans operate when heat is

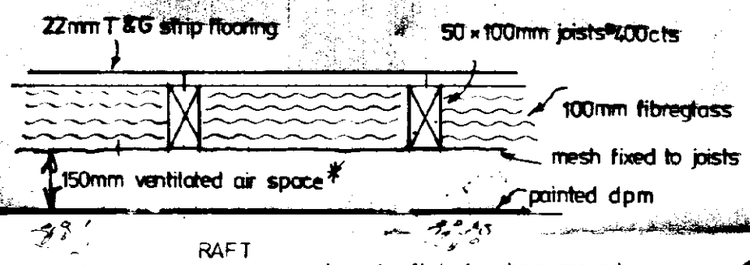
Boiler control interlocks
Gas and oil fired hot water central heating systems controls should switch the boiler off when no heat is required whether control is by room thermostats or by thermostatic radiator valves.
Systems controlled by thermostats should fire only when a space heating or cylinder thermostats is calling for heat.
Systems controlled by thermostatic radiator valves should be fitted with flow control or other devices to prevent unnecessary boiler cycling.
Insulation of hot water storage vessel to be a 35mm thick factory applied coating of P.U. foam having zero ozone depletion potential and a minimum density 30 Kg/m.
Hot water pipes connected to a hot water storage vessel including primary flow and returns to be insulated for at least one metre from their points of connection. Insulation thickness minimum 15mm. hot water cylinder to be foam lagged type.

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

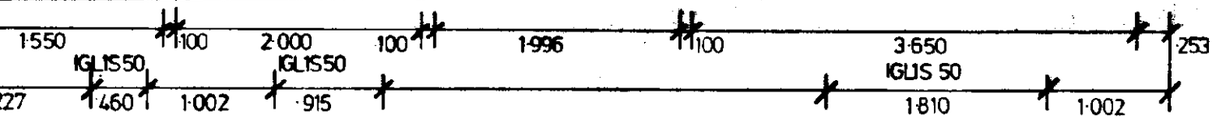


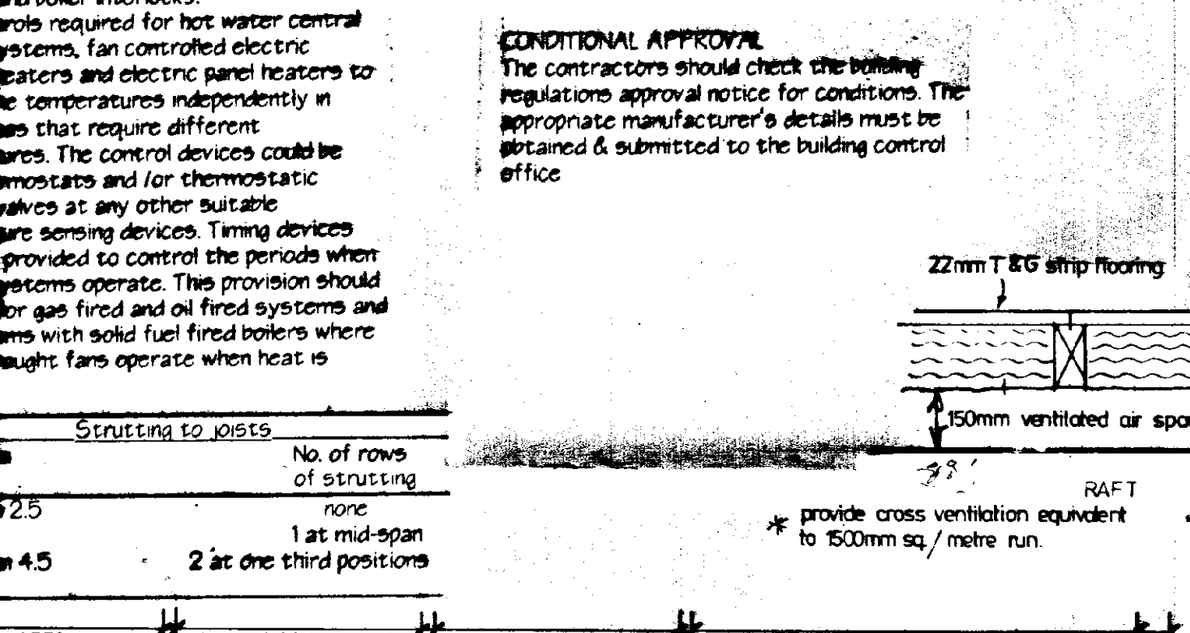
SHRUBS TO INCLUDE
LAVENDER, BUDDLEIA, FORSYTHIA, COTONEASTER, HEATHERS AND IVY'S

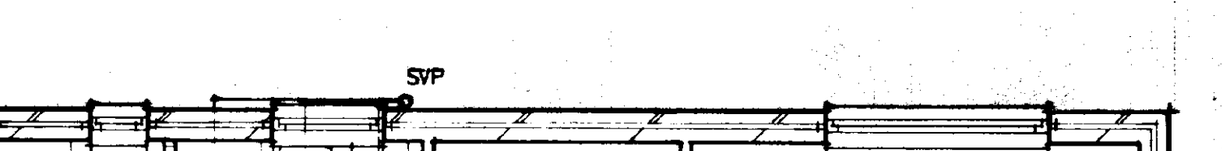
PROPOSED TREES TO HAVE A PLANTING HEIGHT OF 1·800m.



Strutting to joists	
	No. of rows of strutting
2.5	none
	1 at mid-span
n 4.5	2 at one third positions







FIRST FLOOR PLAN



SECTION A-A

Provide ventilation to the underfloor space with openings in two opposite external walls:

- the free area of the openings should be equivalent to at least 1500mm² per metre run in each of the external walls and be evenly distributed.
- intermediate sleeper walls should have the same free area of ventilation opening as external walls, evenly distributed.
- ventilators should be positioned at 2m maximum centres along the external wall and not more than 450mm from corners.

SOUTH HOLLAND DC
HOUSING & PLANNING
10 MAR 1999
Ref: 0238/99

DETERMINED PLAN

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Telephone 01945 466966
Fax 01945 466433

PROJECT
PROPOSED HOUSE
HOMELEIGH FARM
HUNTSGATE
GEDNEY BROADGATE.

CLIENT MR · MOXON

DATE	SCALE	JOB No.
AUG 98	1:50 1:100	1550 - 1

REVISED	
A · 9·9·98	Elevs
B 25·9·98	Planning
C · 8·3·99	LANDSCAPING

British Institute of Architectural Technologists

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