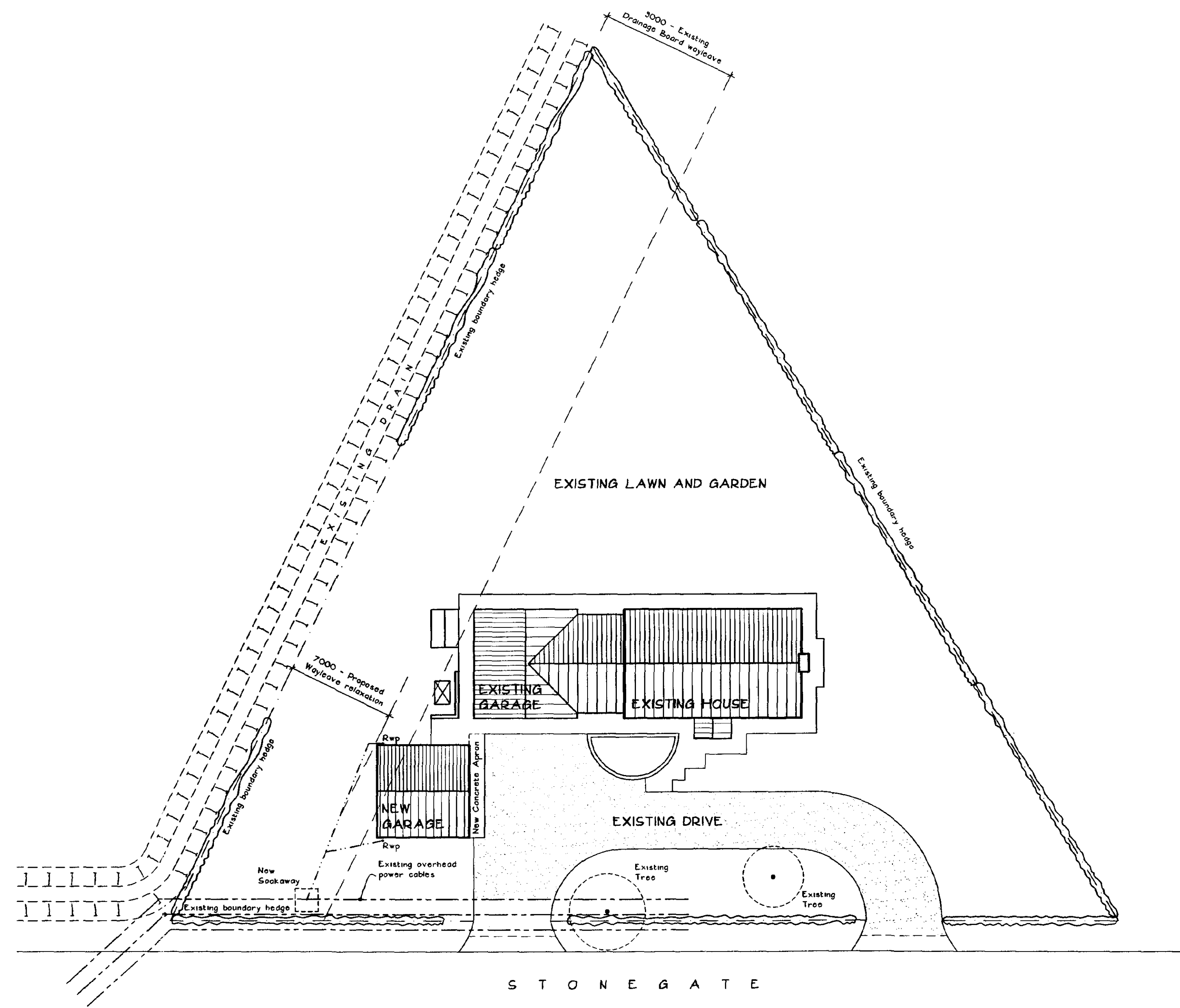




SITE PLAN 1:200

**DETERMINED
PLAN**

SHDC
Planning & Development
- 1 MAR 2002
Ref 0249/02

NOTES

LIMITATIONS

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DIMENSIONS

Do not scale from this drawing.

All dimensions are to be checked on site by the builder who shall take responsibility for measurements for construction and ordering purposes from commencement of site works.

Whilst every effort is made to ensure accuracy in dimensioning, measurements should be carefully checked to ensure compatibility with existing structures and features.

SUPERVISION

The works will not be supervised by Richard J Diggle or any representative thereof. It is the clients or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

STANDARDS

All materials to be new unless otherwise stated and all components and materials etc. to be used, fitted and installed in strict accordance with manufacturers instructions and relevant Code of Practice.

Materials shall conform to the appropriate British Standard Specification or BBA Certificate or European Code equivalent.

Preservative treatment to BS 5268 : Part A is to be carried out to all timber prior to delivery to site.

DETAILS / FOUNDATIONS

All details shown on this drawing including foundations, are based upon typical site conditions including soil of good bearing capacity.

Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

If adverse ground conditions are encountered, then the advice of a qualified structural engineer should be sought.

HEALTH AND SAFETY

The Employer / Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health and Safety legislation for Building Sites and Work Places.

The Employer / Client is advised that should the works need to comply with the Construction Design and Management Regulations, an independent Planning Supervisor will be required.

SCOPE OF THE WORKS

The works comprise all that is shown on the drawings and details. Any work that may not be specifically shown, but may reasonably be inferred as necessary to carry out the works will be deemed to be included.

A Drainage and soakaway added.
Concrete apron added. 22/02/02

Revisions

Richard J Diggle
Building Design Consultant

5 Spalding Road
Holbeach
Spalding
Lincoln
PE12 7HG
Telephone/Fax: 01406 423583
Mobile: 07771 621902
E-mail: Richard@richarddiggle.freeserve.co.uk

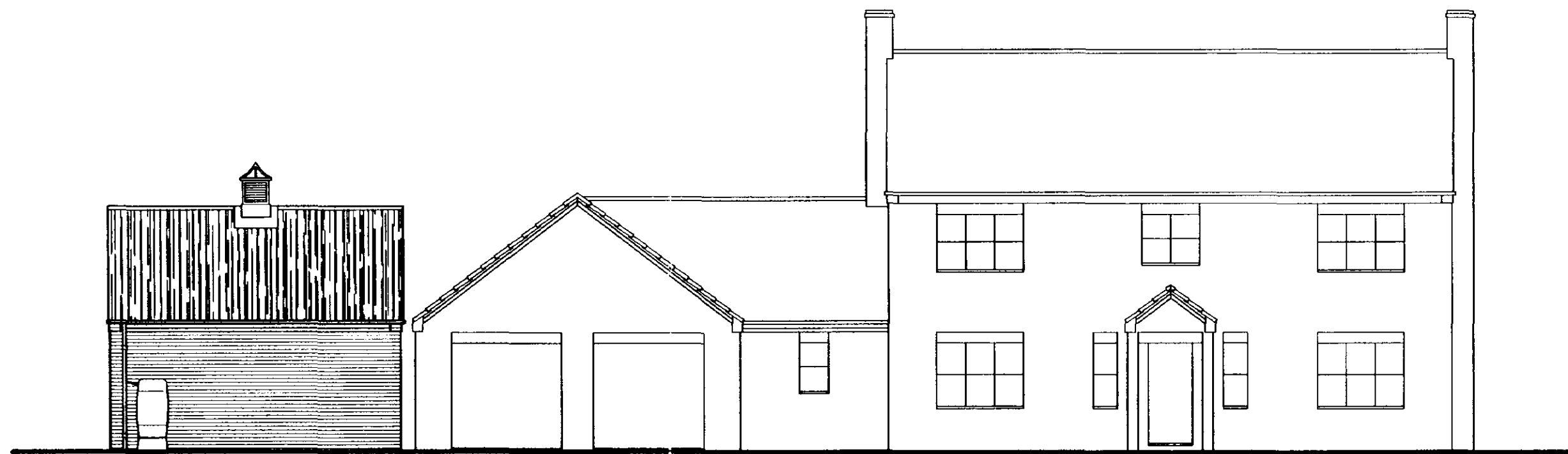
Client
MR & MRS W WEBB

Project
PROPOSED NEW GARAGE
KITLING HOUSE
STONEGATE
GEDNEY

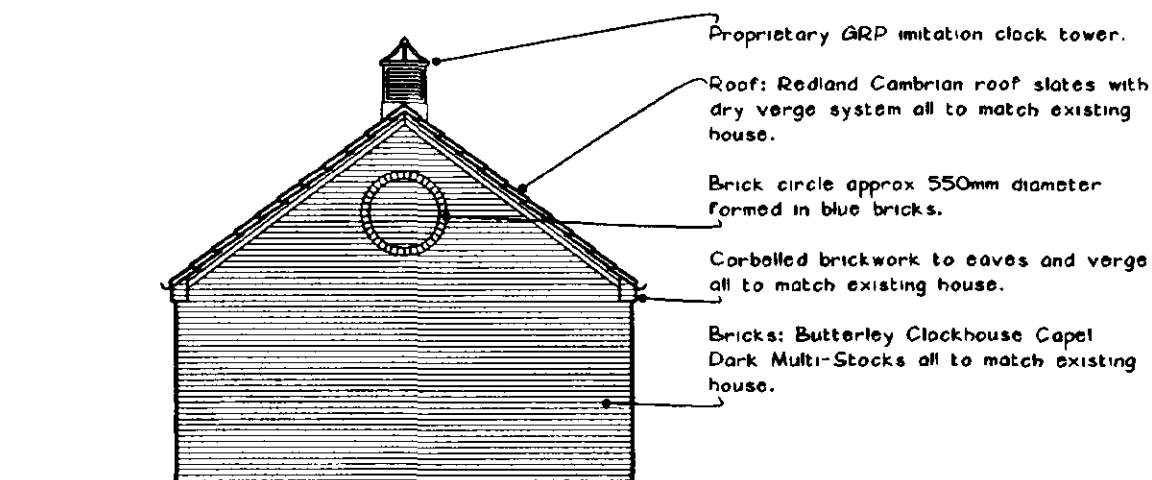
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SITE PLAN

Scale Date
1:200 4/10/2001

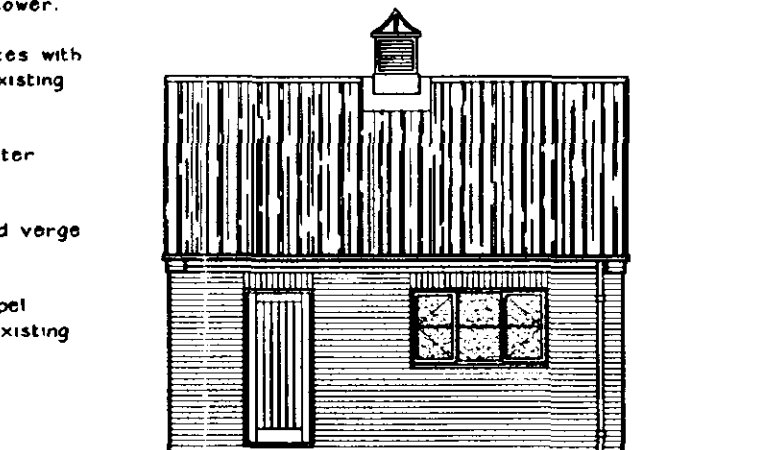
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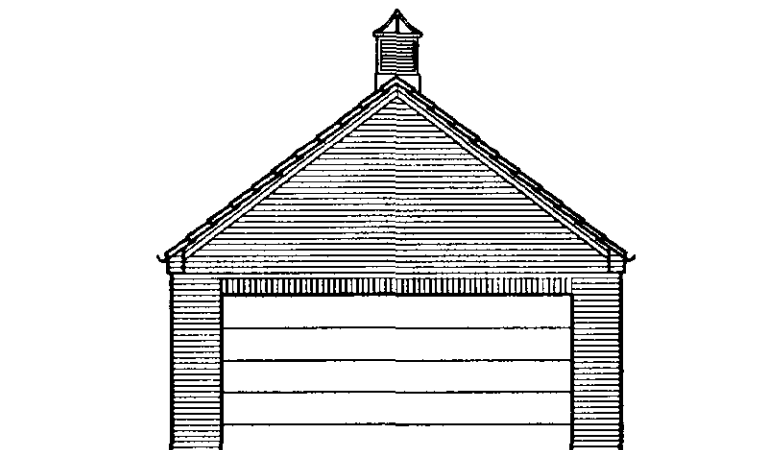
WEST (FRONT) ELEVATION 1:100



NORTH ELEVATION 1:100



EAST ELEVATION 1:100



SOUTH ELEVATION 1:100

GENERAL SPECIFICATION NOTES

FOUNDATIONS

Unless otherwise determined from site ground conditions, to be 600mm wide x 225mm deep mass concrete strip footings reinforced with one layer of A252 mesh incorporated into the bottom of the footings to span over any soft spots. Underside to be founded at approx 1800 - 2000mm below external ground level (as existing house) - final depth to be agreed on site with Local Authority Building Control Officer. Concrete to be general grade of foundation mix - GEN 3 to BS5328.

GROUND FLOOR CONSTRUCTION

To comprise 125mm thick mass concrete (C20 grade) slab with smooth steel float finish on 1200mm gauge polythene membrane with 150mm laps turned up at all edges and lapped with wall dpc all on 25mm minimum thickness sand blinding on 150mm minimum thickness well rolled and consolidated hardcore.

Garage floor slab to be thickened to 300mm in doorway.

Foundation trenches to be backfilled with hardcore internally and consolidated in layers not exceeding 150mm thick.

EXTERNAL WALL CONSTRUCTION

265mm cavity wall construction to comprise 102mm external skin in facing bricks to match existing house, 65mm cavity infilled as work proceeds with 'Isowool' or similar insulation cavity bats, 100mm internal skin in 'Hemelite' or similar smooth faced blocks with flush joints.

Walls below ground level to be constructed in 'Hemelite' or similar trench blocks.

Corbelled brickwork to be built in to eaves and gables all to match existing house corbelling.

Brick soldier course to be incorporated over all window and door openings to match existing house.

Leaves of cavity wall to be tied together with galvanised wall ties at 300mm horizontal centres and 450mm vertical centres (300mm vertical centres where next to an opening).

Jamb and sills to be closed by returning internal block skin to outer brick skin and inserting insulated vertical dpc.

Cavities to be sealed at highest point.

Bituminous based damp proof course to be built in 150mm minimum above outside ground level to external skin and at lowest floor level to internal skin.

LINTELS

Garage door opening to be IG type LV/HD or similar heavy duty galvanised and insulated steel lintel with cavity tray over and 150mm minimum end bearing.

Other external openings to be IG type LV/S or similar galvanised and insulated steel lintel with cavity tray over and 150mm minimum end bearing.

20mm MDF cover boards to be fixed to internal soffits of all external openings.

WINDOW

To be 1800 x 1050mm white UPVC window with sealed unit double glazing - style to match existing house with opening lights as shown.

Parana pine window board to be fixed internally.

ROOF CONSTRUCTION

To comprise: 'Redland Cambrian Slates' to match existing house on 38 x 25mm treated softwood battens gauged to suit lying on unseasoned sarking felt to BS747 : Part 2 : Type F on pre-made trussed rafters at 600mm centres.

Redland dry verge system to be installed to match ties and existing house.

Roof pitch to be 37.5° to match existing house.

All to be designed, braced and fixed in accordance with BS5268 : Part 3 : 1985.

Specialist manufacturer's design calculations to be submitted to Local Authority for approval prior to fixing on site.

Trusses to be fixed at eaves level with galvanised truss clips to 100 x 50mm softwood walplate bedded in mortar.

Diagonal bracing to be provided to full length of roof in plan of rafters and ceiling ties to BS5268 : Part 3 : 1985.

Timber runners to be provided at all truss node points for full length of roof.

Proprietary roof ventilation system to be installed in strict accordance with manufacturer's instructions and comprising continuous eaves ventilator below roof tiles (minimum 25mm continuous gap) and ridge ventilators to match tiles (minimum 5mm continuous gap).

External walls to be strapped to roof with 50 x 5mm cross-section galvanised mild steel anchor straps at eaves level fixed to wallplate and blockwork and lateral restraint straps fixed to gable walls and across first three gable rafters. All straps to be at 2000mm maximum centres. Timber noggins to be provided under straps where necessary.

ROOF FEATURE

Proprietary GRP mitigation clock tower or similar feature to be fixed to centre of roof all to client's selected design including all lead flashings as necessary.

CEILING

To be 12.5mm plasterboard with taped joints and arched finish all fixed to underside of trusses.

Timber noggins to be provided to all unsupported joints in plasterboard.

Proprietary roof access hatch to be provided in ceiling.

DOORS

Main garage door to be sectional overhead door to client's selected design. To be electrically operated by remote control with internal override switch.

Side door to be solid hardwood door and frame complete with lock and ironmongery all to client's selected design.

ELECTRICAL INSTALLATION

To be carried out in strict accordance with the latest edition of the IEE Regulations.

Lighting and power to be installed as detailed.

STORM WATER DRAINAGE

UNDERGROUND DRAINAGE PIPES

To be 110mm diameter UPVC flexible jointed pipes to BS4660 laid to self-cleansing gradient.

To be bedded and surrounded in 150mm minimum thickness of 10mm pea gravel.

SOAKAWAY

Storm water pipes to drain into new soakaway constructed to CP301 and minimum 5000mm from any building (6000mm in clay soil). To be 1500 x 1500 x 1500mm deep filled with rubble to within 450mm of ground level and overlaid with polythene sheet and backfilled to ground level with vegetable soil.

RAINWATER GOODS

To be UPVC to BS4578 : Part 1 installed in strict accordance with manufacturer's instructions.

Gutters to match existing and to be securely fixed at eaves and laid to falls complete with all required outlet positions, stop ends etc.

Downpipes to match existing and to be securely fixed to walls using proprietary clips and complete with all necessary offsets, swan necks, shoe outlets etc.

Waterbutts to be provided by client to be installed in position indicated and connected to downpipe in accordance with manufacturer's instructions.

EXTERNAL WORKS

All existing external paved areas where disturbed by the building works to be made good to match existing.

Existing gravel driveway to be altered and adapted as necessary.

New concrete apron 1000mm wide to be constructed in front of garage door comprising 125mm thick concrete slab on 25mm minimum thickness sand blinding on 150mm minimum thickness well rolled and consolidated hardcore. New concrete apron to be extended across to join with existing apron.

NOTES

LIMITATIONS

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DIMENSIONS

Do not scale from this drawing.

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SUPERVISION

The works will not be supervised by Richard J Diggle or any representative thereof. It is the clients or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

STANDARDS

All materials to be new unless otherwise stated and all components and materials etc. to be used, fitted and installed in strict accordance with manufacturers instructions and relevant Code of Practice.

Materials shall conform to the appropriate British Standard Specification or BBA Certificate or European Code equivalent.

Preservative treatment to BS 5268 : Part A is to be carried out to all timber prior to delivery to site.

DETAILS / FOUNDATIONS

All details shown on this drawing including foundations, are based upon typical site conditions including soil of good bearing capacity.

Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

If adverse ground conditions are encountered then the advice of a qualified structural engineer should be sought.

HEALTH AND SAFETY

The Employer / Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health and Safety legislation for Building Sites and Work Places.

The Employer / Client is advised that should the works need to comply with the Construction Design and Management Regulations, and independent Planning Supervisor will be required.

SCOPE OF THE WORKS

The works comprise all that is shown on the drawings and details. Any work that may not be specifically shown, but may reasonably be inferred as necessary to carry out the works will be deemed to be included.

Revisions

Richard J Diggle
Building Design Consultant

5 Spalding Road
Holbeach
Spalding
Lincoln
PE12 7HG

Telephone/Fax: 01406 423683

Mobile: 07771 621902

E-mail: Richard@richarddigglefreeserve.co.uk

Client

MR & MRS W WEBB

Project

PROPOSED NEW GARAGE
KITLING HOUSE
STONEGATE
GEDNEY

Drawing

DETAIL DRAWING

FLOOR PLAN
SECTION
ELEVATIONS

Scale

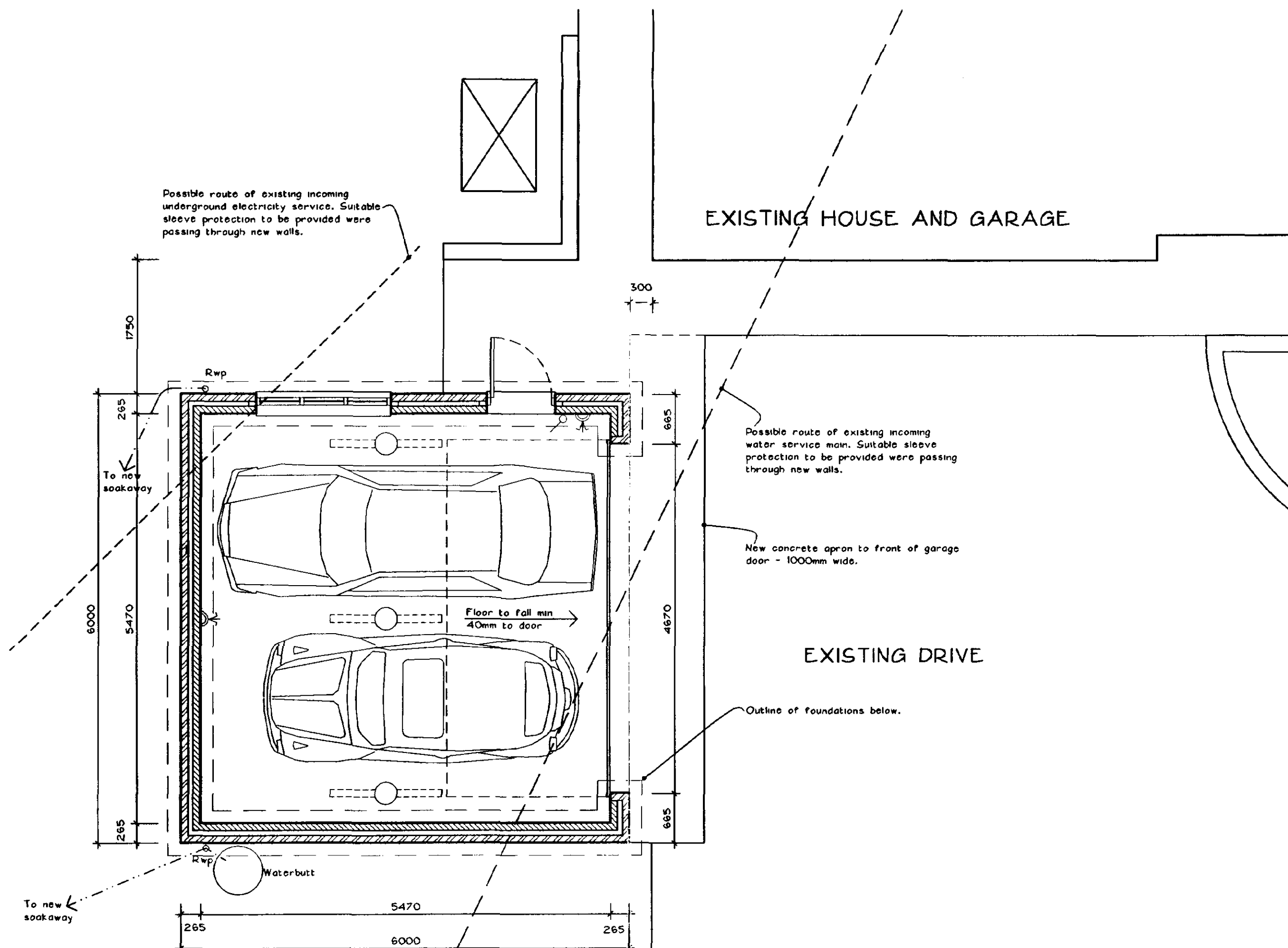
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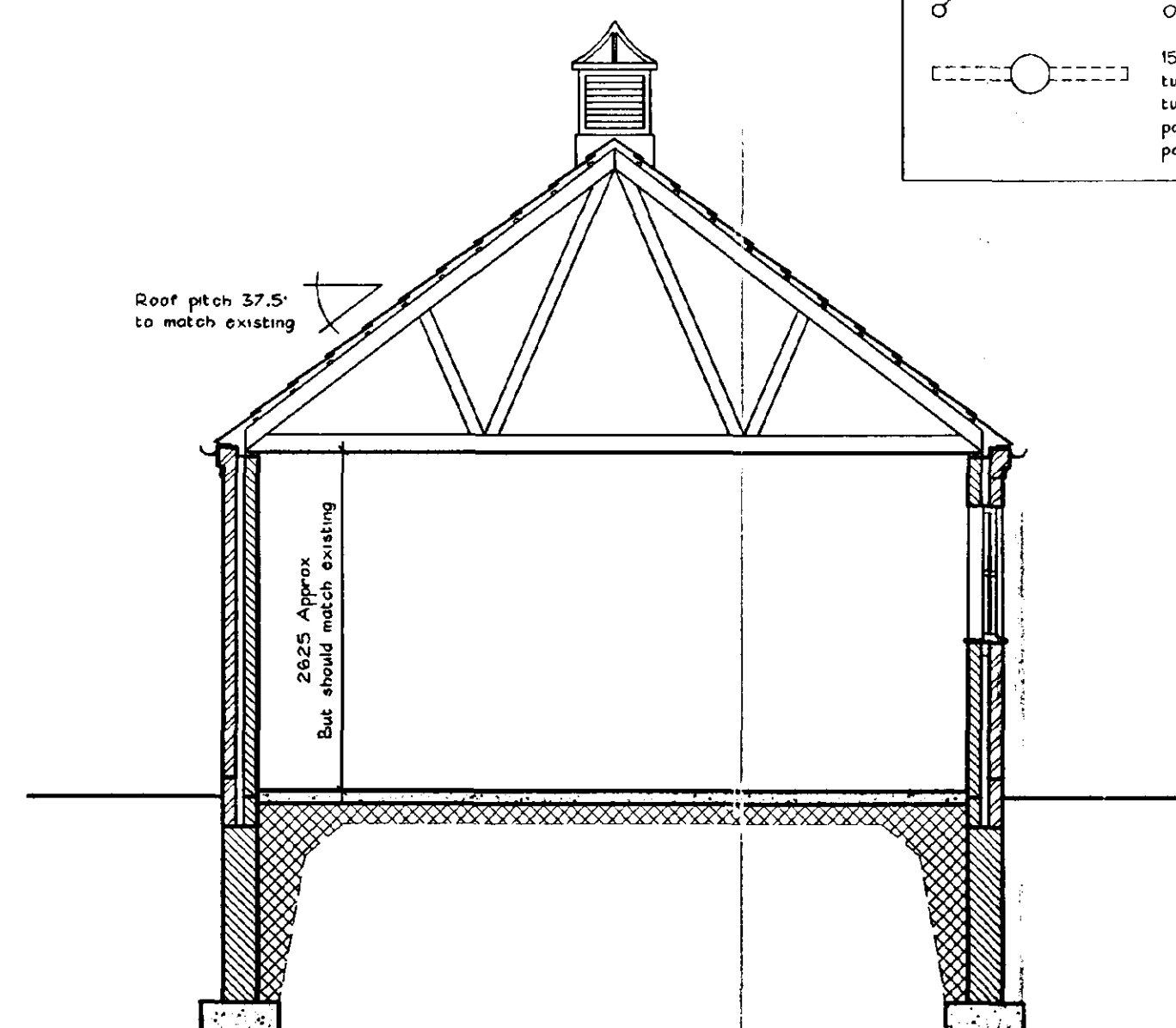
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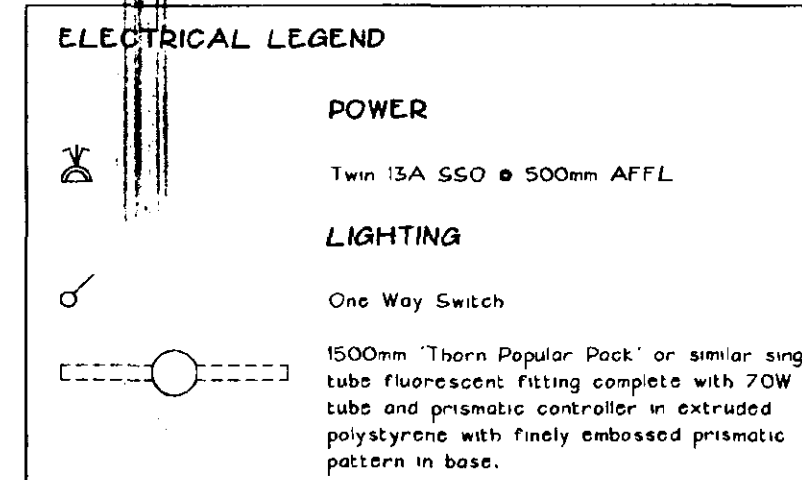
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FLOOR PLAN 1:50

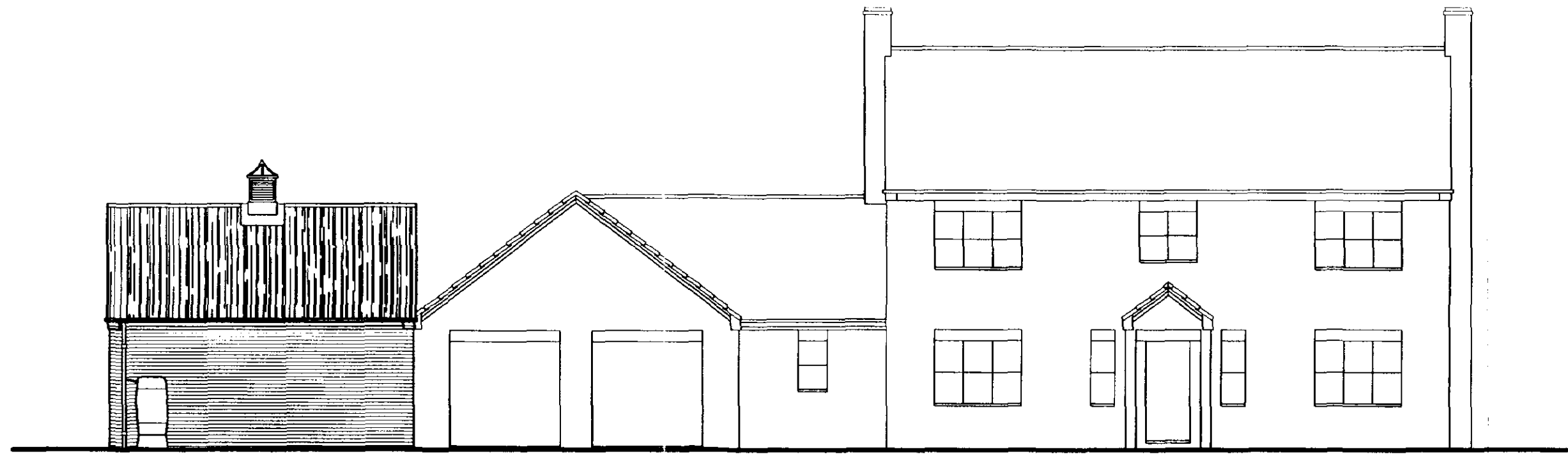


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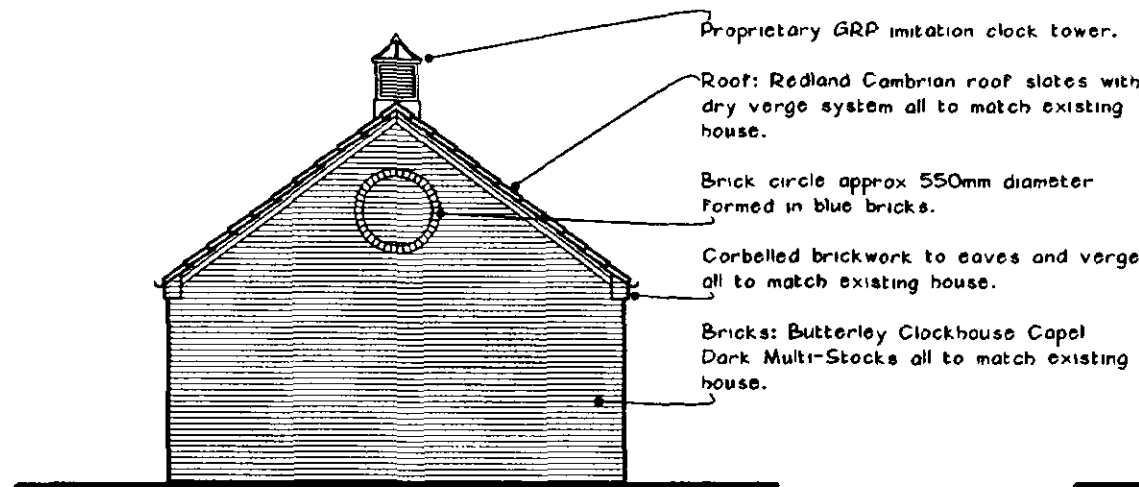


SDC
Planning Development
- 1 MAR 2002
Ref 0249102

DETERMINE
PLAN



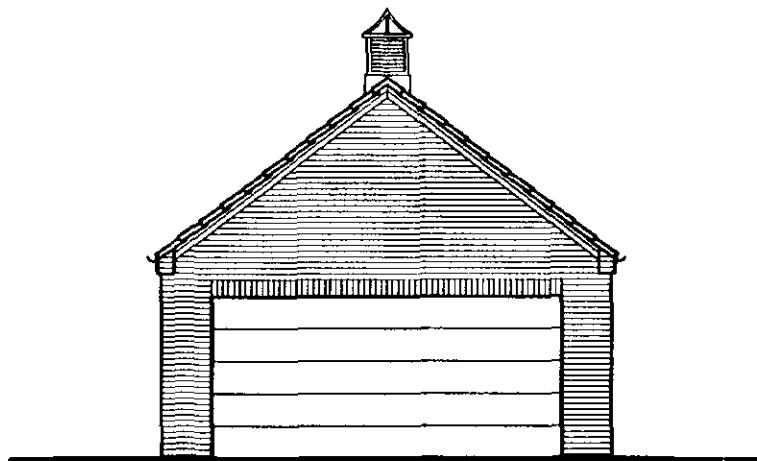
WEST (FRONT) ELEVATION 1:100



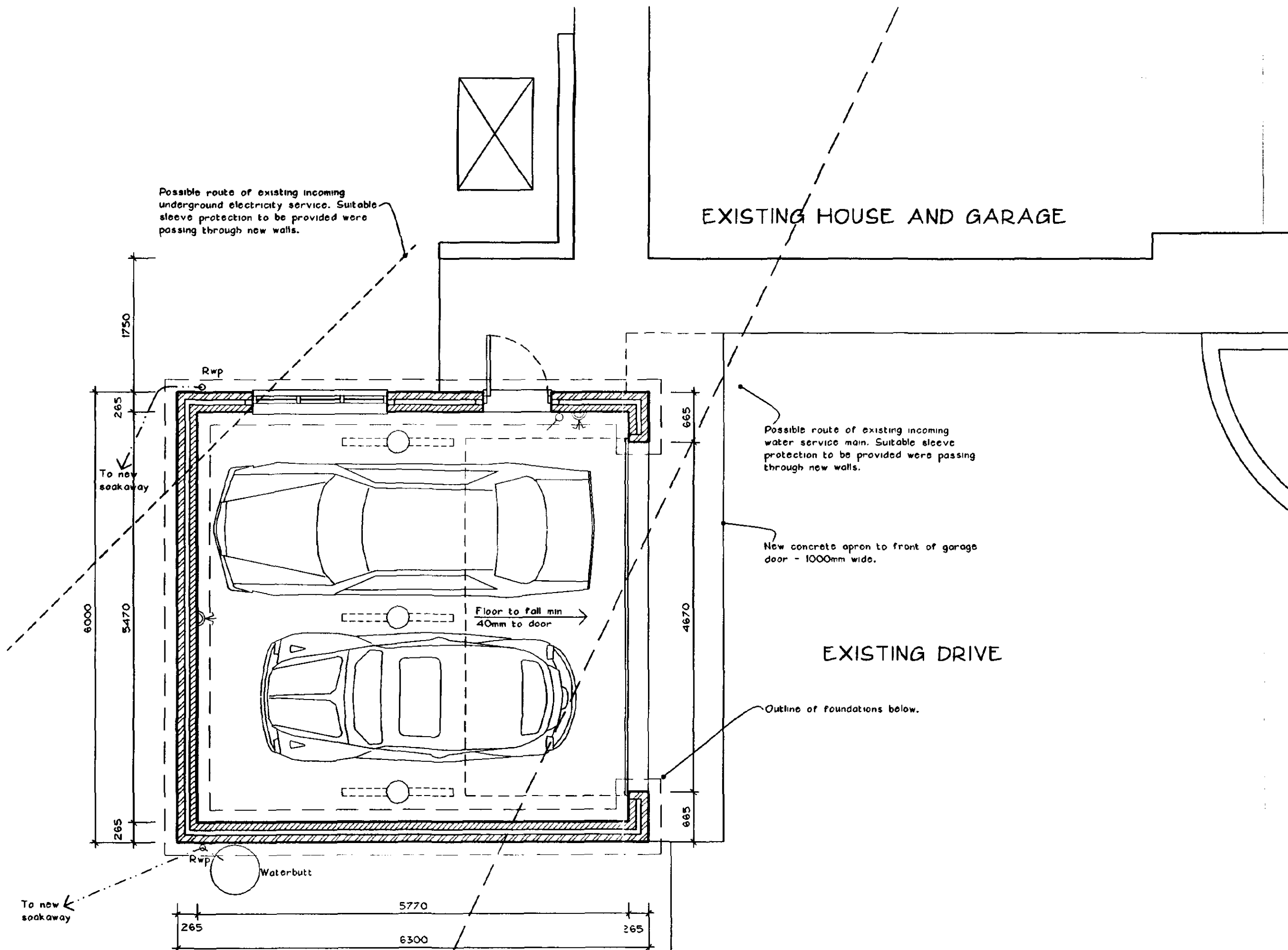
NORTH ELEVATION 1:100



EAST ELEVATION 1:100



SOUTH ELEVATION 1:100



FLOOR PLAN 1:50

GENERAL SPECIFICATION NOTES

FOUNDATIONS

Unless otherwise determined from site ground conditions, to be 600mm wide x 225mm deep mass concrete strip footings reinforced with one layer of A252 mesh incorporated into the bottom of the footings to span over any soft spots. Underside to be founded at approx 1800 - 2000mm below external ground level (as existing house) - final depth to be agreed on site with Local Authority Building Control Officer. Concrete to be general grade of foundation mix - GEN 3 to BS5328.

GROUND FLOOR CONSTRUCTION

To comprise 125mm thick mass concrete (C20 grade) slab with smooth steel float finish on 1200mm gauge polythene membrane with 150mm laps turned up at all edges and lapped with wall dpc all on 25mm minimum thickness sand blinding on 150mm minimum thickness well rolled and consolidated hardcore.

Garage floor slab to be thickened to 300mm in doorway.

Foundation trenches to be backfilled with hardcore internally and consolidated in layers not exceeding 150mm thick.

EXTERNAL WALL CONSTRUCTION

265mm cavity wall construction to comprise 102mm external skin in facing bricks to match existing house, 63mm cavity infilled as work proceeds with 'Isowool' or similar insulation cavity bats, 100mm internal skin in 'Hemelite' or similar smooth faced blocks with flush joints.

Walls below ground level to be constructed in 'Hemelite' or similar trench blocks.

Corbelled brickwork to be built in to eaves and gables all to match existing house corbelling.

Brick soldier course to be incorporated over all window and door openings to match existing house.

Leaves of cavity wall to be tied together with galvanised wall ties at 300mm horizontal centres and 450mm vertical centres (300mm vertical centres where next to an opening).

Joints and cills to be closed by returning internal block skin to outer brick skin and inserting insulated vertical dpc.

Cavities to be sealed at highest point.

Bituminous based damp proof course to be built in 150mm minimum above outside ground level to external skin and at lowest floor level to internal skin.

LINTELS

Garage door opening to be IGA type LI/HD or similar heavy duty galvanised and insulated steel lintel with cavity tray over and 150mm minimum end bearing.

Other external openings to be IGA type LI/S or similar galvanised and insulated steel lintel with cavity tray over and 150mm minimum end bearing.

20mm MDF cover boards to be fixed to internal soffits of all external openings.

WINDOWS

To be 1800 x 1050mm white UPVC window with sealed unit double glazing - style to match existing house with opening lights as shown.

Parana pine window board to be fixed internally.

ROOF CONSTRUCTION

To comprise: 'Redland Cambrian Slates' to match existing house on 58 x 25mm treated softwood battens gauged to suit (using an underslabed sawing rule to BS747 : Part 2 : Type IF on pre-made trussed rafters at 600mm centres.

Redland dry verge system to be installed to match tiles and existing house.

Roof pitch to be 37.5° to match existing house.

All to be designed, braced and fixed in accordance with BS5260 : Part 3 : 1985.

Specialist manufacturer's design calculations to be submitted to Local Authority for approval prior to fixing on site.

Trusses to be fixed at eaves level with galvanised truss clips to 100 x 50mm softwood wallplate bedded in mortar.

Diagonal bracing to be provided to full length of roof in plan of rafters and ceiling ties to BS5260 : Part 3 : 1985.

Timber runners to be provided at all truss node points for full length of roof.

Proprietary roof ventilation system to be installed in strict accordance with manufacturer's instructions and comprising continuous eaves ventilator below roof tiles (minimum 25mm continuous gap) and ridge ventilators to match tiles (minimum 5mm continuous gap).

External walls to be strapped to roof with 30 x 5mm cross-section galvanised mild steel anchor straps at eaves level fixed to wallplate and blockwork and lateral restraint straps fixed to gable walls and across first three gable rafters. All straps to be at 2000mm maximum centres. Timber nogginns to be provided under straps where necessary.

ROOF FEATURE

Proprietary GRP imitation clock tower or similar feature to be fixed to centre of roof all to client's selected design including all lead flashings as necessary.

CEILING

To be 12.5mm plasterboard with taped joints and artex finish all fixed to underside of trusses.

Timber nogginns to be provided to all unsupported joints in plasterboard.

Proprietary roof access hatch to be provided in ceiling.

DOORS

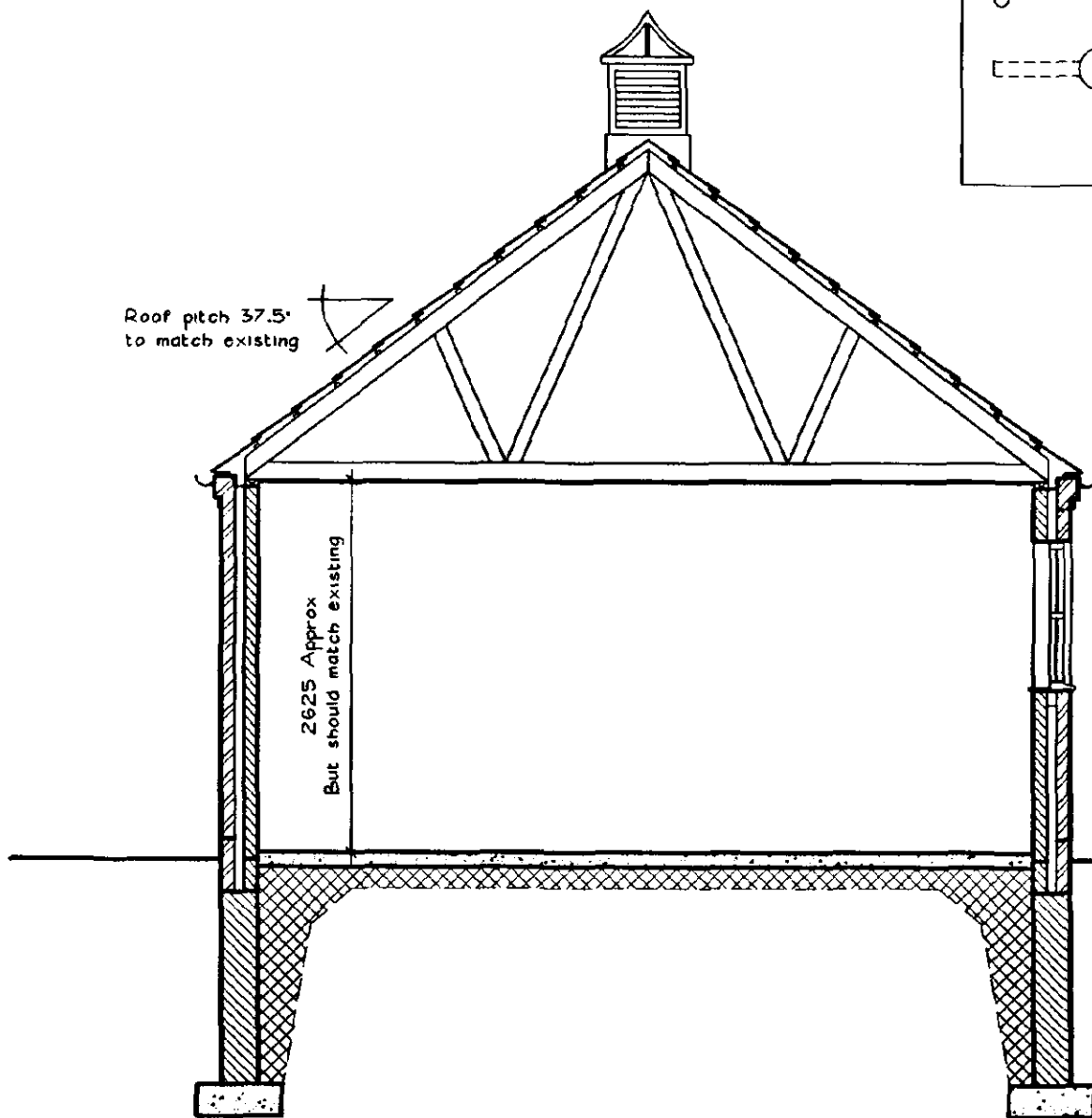
Main garage door to be sectional overhead door to client's selected design. To be electrically operated by remote control with internal override switch.

Side door to be solid hardwood door and frame complete with lock and ironmongery all to client's selected design.

ELECTRICAL INSTALLATION

To be carried out in strict accordance with the latest edition of the I.E.E. Regulations.

Lighting and power to be installed as detailed.



SECTION 1:50

STORM WATER DRAINAGE

UNDERGROUND DRAINAGE PIPES

To be 110mm diameter UPVC flowable jointed pipes to BS4660 laid to self-cleansing gradient.

To be bedded and surrounded in 150mm minimum thickness of 10mm pea gravel.

SOAKAWAY

Storm water pipes to drain into new soakaway constructed to CP301 and minimum 5000mm from any building (6000mm in clay soil). To be 1500 x 1500 x 1350mm deep filled with rubble to within 450mm of ground level and overlaid with polythene sheet and backfilled to ground level with vegetable soil.

RAINWATER GOODS

To be UPVC to BS4578 : Part 1 installed in strict accordance with manufacturer's instructions.

Gutters to match existing and to be securely fixed at eaves and laid to falls complete with all required outlet positions, stop ends etc.

Downpipes to match existing and to be securely fixed to walls using proprietary clips and complete with all necessary offsets, swan necks, shoe outlets etc.

Waterbutts (to be provided by client) to be installed in position indicated and connected to downpipe in accordance with manufacturer's instructions.

EXTERNAL WORKS

All existing external paved areas where disturbed by the building works to be made good to match existing.

Existing gravel driveway to be altered and adapted as necessary.

New concrete apron 1000mm wide to be constructed in front of Garage door comprising 125mm thick concrete slab on 25mm minimum thickness sand blinding on 150mm minimum thickness well rolled and consolidated hardcore. New concrete apron to be extended across to join with existing apron.

NOTES

LIMITATIONS

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SUPERVISION

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STANDARDS

All materials to be new unless otherwise stated and all components and materials etc. to be used, fitted and installed in strict accordance with manufacturer's instructions and relevant Code of Practice.

Materials shall conform to the appropriate British Standard Specification or BBA Certificate or European Code equivalent.

Preservative treatment to BS 5260 : Part A is to be carried out to all timber prior to delivery to site.

DETAILS / FOUNDATIONS

All details shown on this drawing including foundations, are based upon typical site conditions including soil of good bearing capacity.

Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

If adverse ground conditions are encountered, then the advice of a qualified structural engineer should be sought.

HEALTH AND SAFETY

The Employer / Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health and Safety legislation for Building Sites and Work Places.

The Employer / Client is advised that should the works need to comply with the Construction Design and Management Regulations, and independent Planning Supervisor will be required.

SCOPE OF THE WORKS

The works comprise all that is shown on the drawings and details. Any work that may not be specifically shown, but may reasonably be inferred as necessary to carry out the works will be deemed to be included.

A Garage increased in length by 3000mm to 6300mm bringing front in line with side of existing building. 01/10/02

Revisions

Richard J Diggle
Building Design Consultant

5 Spalding Road
Holbeach
Spalding
Lincoln
PE12 7HG

Telephone/Fax: 01406 423583

Mobile: 07771 621902

E-mail: Richard@richardjdiggle.freemove.co.uk

Client

MR & MRS W WEBB

Project

PROPOSED NEW GARAGE
KITLING HOUSE
STONEGATE
BEDNEY

Drawing

DETAIL DRAWING

FLOOR PLAN

SECTION

ELEVATIONS

Scale

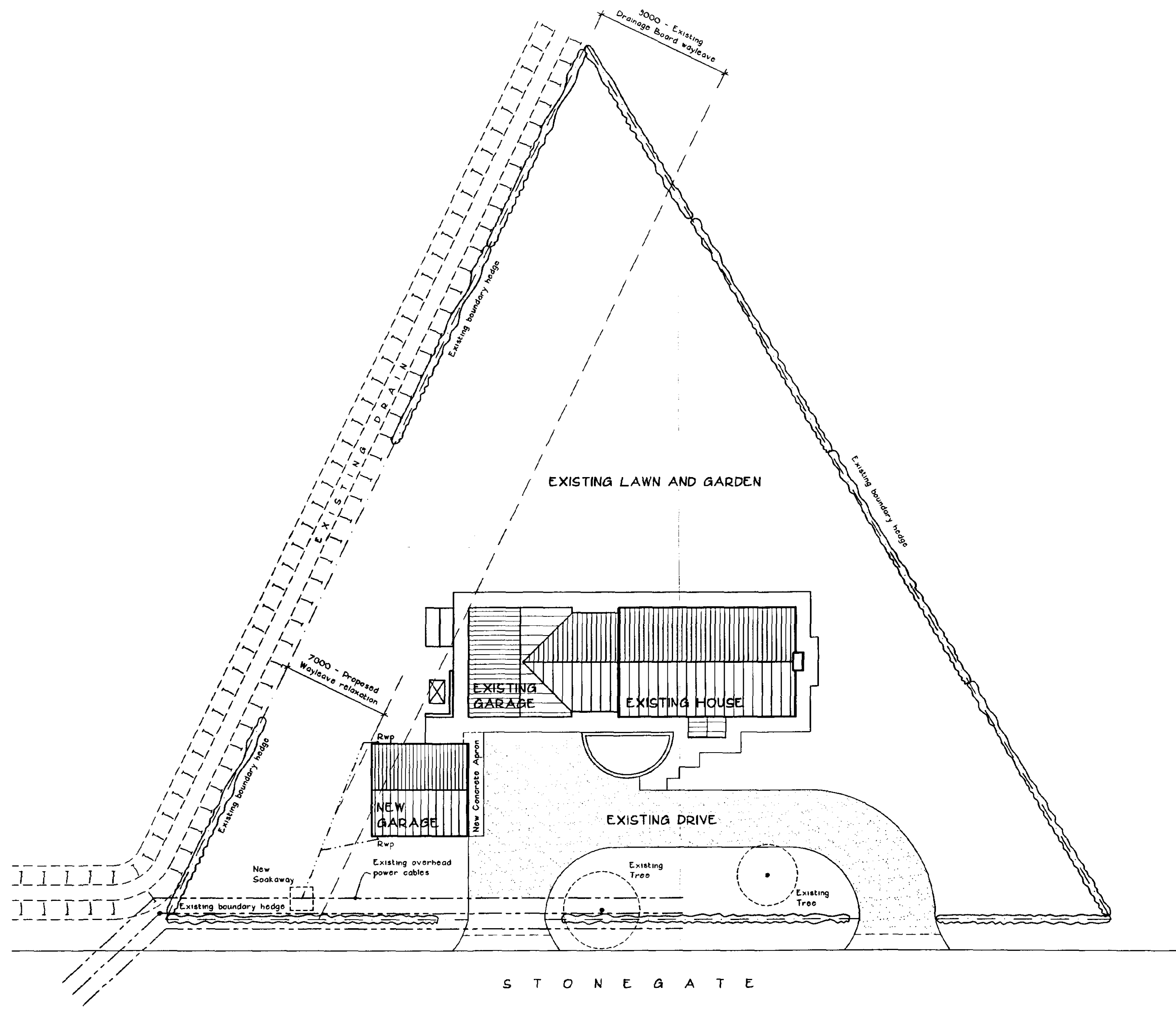
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Date

20/02/2002

Drawing Number

338-02 A



SITE PLAN 1:200

NOTES

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Materials shall conform to the appropriate British Standard Specification or BBA Certificate or European Code equivalent.

Preservative treatment to BS 5268 : Part A is to be carried out to all timber prior to delivery to site.

DETAILS / FOUNDATIONS

All details shown on this drawing including foundations, are based upon typical site conditions including soil of good bearing capacity.

Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

If adverse ground conditions are encountered, then the advice of a qualified structural engineer should be sought.

HEALTH AND SAFETY

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The Employer / Client is advised that should the works need to comply with the Construction Design and Management Regulations, an independent Planning Supervisor will be required.

SCOPE OF THE WORKS

The works comprise all that is shown on the drawings and details. Any work that may not be specifically shown, but may reasonably be inferred as necessary to carry out the works will be deemed to be included.

B Garage increased in length by 300mm to 6300mm bringing front in line with side of existing building. 01/10/02

A Drainage and soakaway added. Concrete apron added. 22/02/02

Revisions

Richard J Diggle

Building Design Consultant

5 Spalding Road
Holbeach
Spalding
Lincoln
PE12 7HG

Telephone/Fax: 01406 423583
Mobile: 07771 621902
E-mail: Richard@richarddigglefreeserve.co.uk

Client
MR & MRS W WEBB

Project
PROPOSED NEW GARAGE
KITLING HOUSE
STONEGATE
GEDNEY

Drawing
SITE PLAN

Scale Date
1:200 4/10/2001

Drawing Number

338-01 B

SHDC
Planning & Development
- 4 OCT 2002
249/02

AMENDED PLAN
1:200