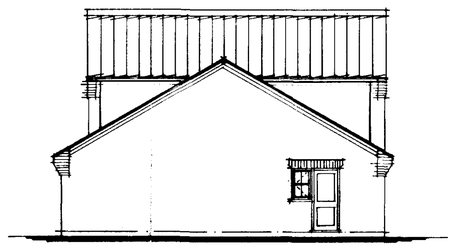


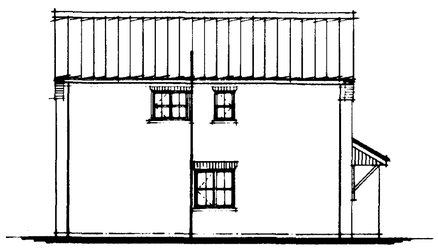

# FRONT ELEVATION



# SIDE ELEVATION



# REAR ELEVATION



# SIDE ELEVATION

**EXTERNAL WALLS**
Cavity wall 253mm overall consisting of good quality facing bricks 50mm min. cavity with Dritherm cavity insulation 50mm thick,100mm DUROX insulating blocks 3.5N. 13mm plaster to internal faces of walls. All cavities to be sealed at highest point .Close reveals with damcore insulated vertical DPC in accordance with manufactures specification. DPC's to all walls external & internal, min 150mm above Finished Ground Level. DPC to be linked/lapped with DPM.
Galvanized butterfly wall ties 6 no. per square metre (450 ctrs vertically & 900 ctrs horizontally to B.S.1243 (1978) amended) & 300 mm max. ctrs at reveals.

| Table 1 Minimum widths of corridors and passageways for a range of doorway widths | |
|---|---|
| Doorway clear opening width (mm) | Corridor/passageway width (mm) |
| 750 or wider | 900 (when approach head-on) |
| 750 | 1200 (when approach not head-on) |
| 775 | 1050 (when approach not head-on) |
| 800 | 900 (when approach not head-on) |

**LINTELS**
Lintels to be I.G. Catnic or similar approved lintels installed in accordance with manufacturer's instructions.
I.G. lintels to have cavity tray over.
Min. 2m headroom under all arches.
Steel beams to be designed by Structural Engineer.
Lintels exposed protected with 1:6 cement/sand render with expamet for key.
R.S.J's & structural steel protected to give 1hr. fire resistance with 19mm plasterboard, 1.6mm wire binding at 100mm pitch finished with 7mm gypsum plaster.

**WINDOWS**
All windows to be double glazed and fitted with trickle vents providing the following background ventilation:-
Habitable rooms 8,000mm2
Kitchen, W.C., Utility and Baths. 4,000mm 2
All glass lower than 1.5m above floor level, to doors adj. Sidelights and windows, and lower than 800mm above floor level should be break safety glass or laminated or toughened glass to B.S. 56206:1981.
Double glazing to have min 12mm air gap between glass.

**DRAFT PROOFING**
Limiting infiltration
The following methods satisfy the requirements:-
a. Sealing the gaps between dry-lining and masonry walls at the edge of openings such as windows and doors and at the junctions with walls floors and ceilings by continuos bands of fixing plaster.
b. sealing vapor control membranes in timber frame and other framed panel constructions.
c. Fitting draught-stripping in the frames of openable elemenes on windows, doors and roof lights.
d. Sealing around floor and ceiling hatches.
e. 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.

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

**GARAGE CEILING**
**2 No. layers 12.5 mm plasterboard with staggered joints. Joints and edges lobe taped.**
✳ 60 mm insulation to garage ceiling

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

**EXTRACTOR FANS**
Kitchen to have extract rate of 30 Litres/second adjacent to a hob or 60 Litres/second elsewhere.
Bathrooms to have extract rate of 15 Litres/second.
Utility to have extract rate of 30 Litres/second all ducted to external air.

**STAIRS**
Risers 200 mm going 225 mm. Balustrades 900mm high on flight 900mm on landing. Max. gap between vertical balusters 100mm. Min. 800 mm between handrails 2 way light switch.

Door from living accommodation to garage to be min 1/2hr. fire resistance with rebated frame & intumiscent strips, self closing device & 100mm. step.

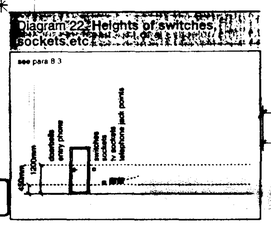
**ROOF CONSTRUCTION**
Roof truss manufacturers to provide design details & calculations of truss to L.A. prior to commencement of work on site. Truss rafters at 600mm max. ctrs., bracing & tank stand to TPA recommendations in accordance with B.S.5268 Part 2&3 1985.
100 x 75 wall plate, strapped to wall with 30 x 5 mm m.s. straps 1500 long once bent over at 2m ctrs. Fixed back to wall. Trusses fixed to wall plate by galvanized truss clip or tosh nailed 30x 5mm m.s. straps 1500 long at 2m ctrs laid over 3 no. ceiling joists & up rake of rafters at gables, all with solid packing.
Concrete interlocking tiles at 30° Pitch on 38x25mm battens on untearable felt to B.S.747.
Roof insulation to be 2 No. layers of 100mm fibreglass insulation running opposite ways
Cross ventilation maintained with Redland Redvent Eaves Ventilators, giving min 10mm air gap & preventing insect penetration. Installed in accordance with manufacturer's instructions
Valleys constructed via GRP valley troughs
Compound truss to manufacturer's specification.
Roof hatch to be provided to gain access to roof void and water tanks. Moisture resisting chipboard to be used to form a walkway from hatch to tanks
Roof hatches to be insulated & draught sealed & lockable.
Code 4 lead flashing min. 150mm. upstand with cavity tray over at all abutments.

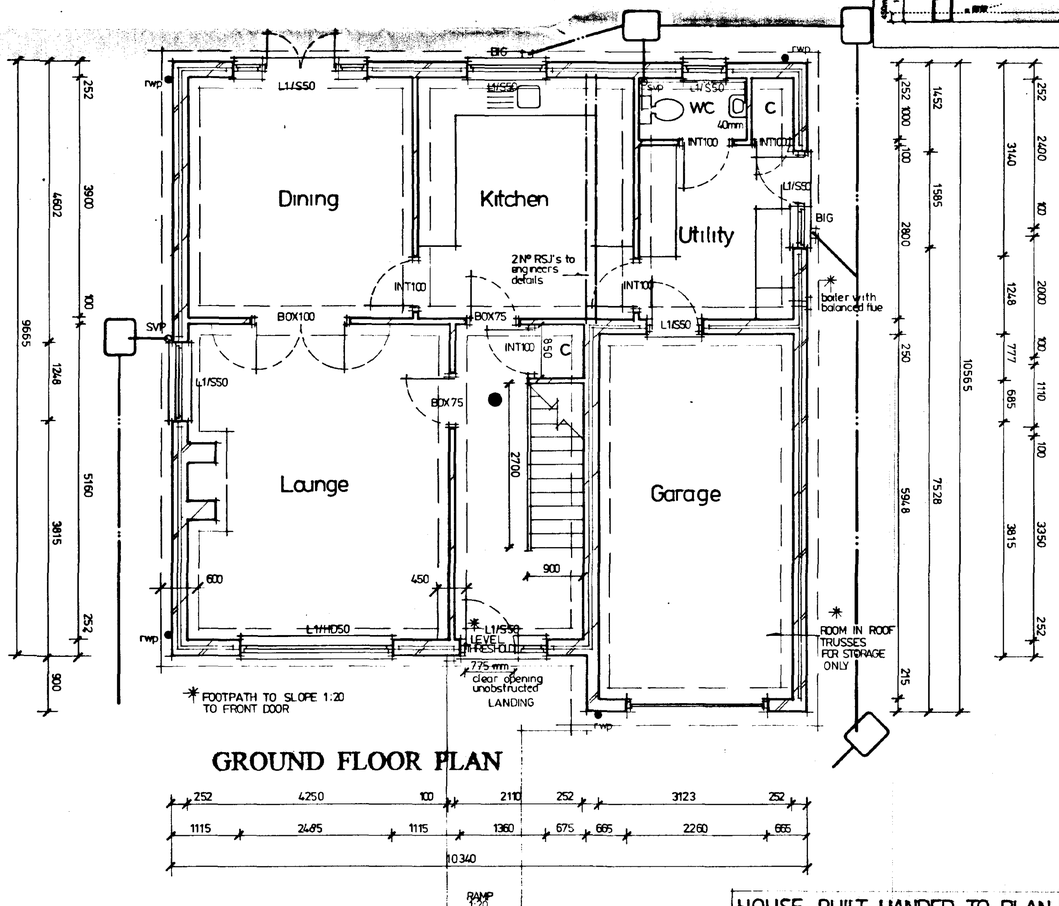
**HEATING**
Boiler to be oiled fired with balanced flue, durable wire guard over at ground floor level. All hot water pipes to be within insulated space unless adequately insulated.
Hot water storage vessel to be vented atmosphere & be well insulated.
Heating system to have zone controls, timing controls and boiler interlocks.
Zone controls required for hot water central heating systems, fan controlled electric storage heaters and electric panel heaters to control the temperatures independently in those areas that require different temperatures. The control devices could be room thermostats and /or thermostatic radiator valves at any other suitable temperature sensing devices. Timing devices should be provided to control the periods when heating systems operate. This provision should be made for gas fired and oil fired systems and for systems with solid fuel fired boilers where forced draught fans operate when heat is required.
Boiler control interlocks
Gas and oil fired hot water central heating systems controls should switch the boiler off when no heat is required whether control is by room thermostats or by thermostatic radiator valves.
Systems controlled by thermostats should fire only when a space heating or cylinder thermostats is calling for heat.
Systems controlled by thermostatic radiator valves should be fitted with flow control or other devices to prevent unnecessary boiler cycling.
Insulation of hot water storage vessel to be a 35mm thick factory applied coating of P.U. foam having zero ozone depletion potential and a minimum density 30 Kg/m.
Hot water pipes connected to a hot water storage vessel including primary flow and returns to be insulated for at least one metre from their points of connection. Insulation thickness minimum 15mm. hot water cylinder to be foam lagged type.
110 Ltr hot water cylinder.

**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.

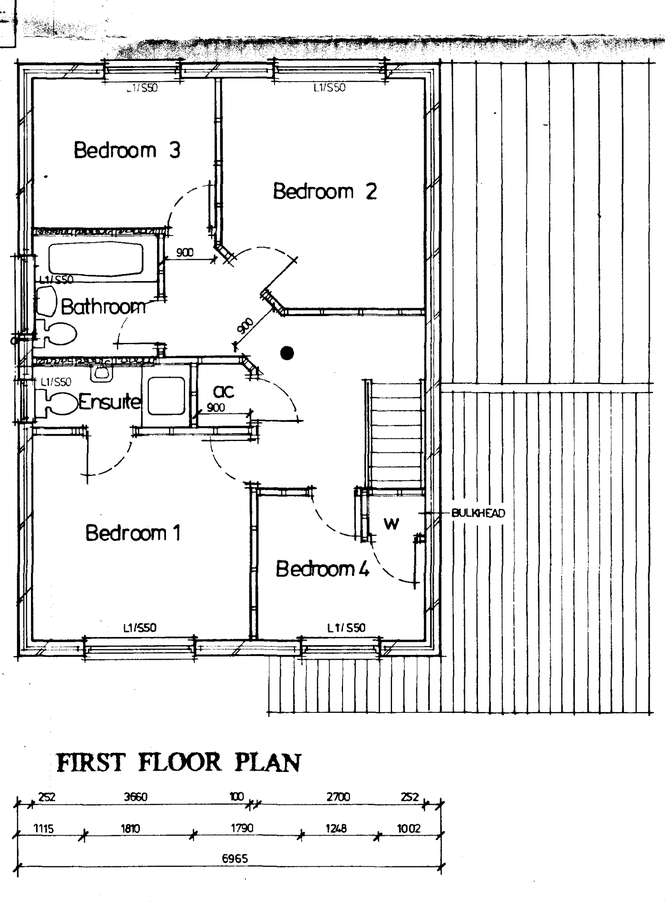
| ELECTRICAL KEY | |
|---|---|
| SYMBOL | DESCRIPTION |
| | DOUBLE SOCKET |
| | EXTERNAL DOUBLE SOCKET |
| | CEILING LIGHT |
| | WALL LIGHT |
| | EXTERNAL LIGHT |
| | LIGHT SWITCH |
| | PULL CORD LIGHT SWITCH |
| | FLUORESCENT LIGHT |
| | TELEPHONE POINT |
| | SMOKE DETECTOR |
| | COOKER POINT |
| |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

**STUDWORK**
Studs to be 50 x 100 @ 600 ctrs vertically & 1200m ctrs. horizontally, with 12.5mm plasterboard to each side.
100mm fibreglass insulation to studwork on first floor where indicated



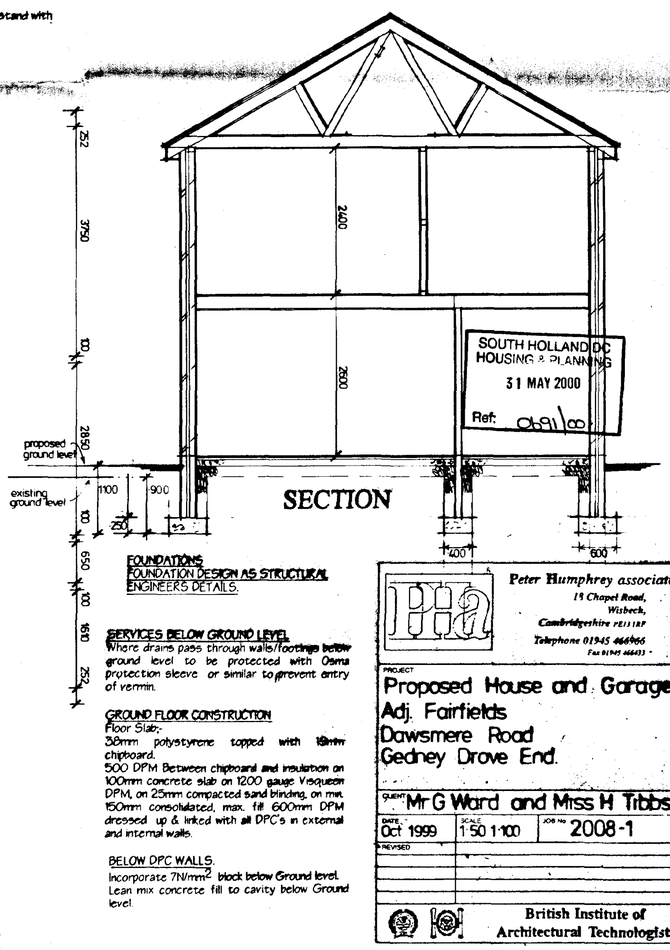

# GROUND FLOOR PLAN




# FIRST FLOOR PLAN




HOUSE BUILT HANDED TO PLAN




# SECTION

**FOUNDATIONS**
FOUNDATION DESIGN AS STRUCTURAL ENGINEERS DETAILS.

**SERVICES BELOW GROUND LEVEL**
Where drains pass through walls/footings below ground level to be protected with 08mm protection sleeve or similar to prevent entry of vermin.

**GROUND FLOOR CONSTRUCTION**
Floor Slab:-
38mm polystyrene topped with 18mm chipboard.
500 DPM Between chipboard and insulation on 100mm concrete slab on 1200 gauge Visqueen DPM, on 25mm compacted sand blinding, on min. 150mm consolidated, max. fill 600mm DPM dressed up & linked with all DPC's in external and internal walls.

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

Peter Humphrey associates
19 Chapel Road,
Wisbech,
Cambridgeshire PE13 1RF
Telephone 01945 466966
Fax 01945 466033

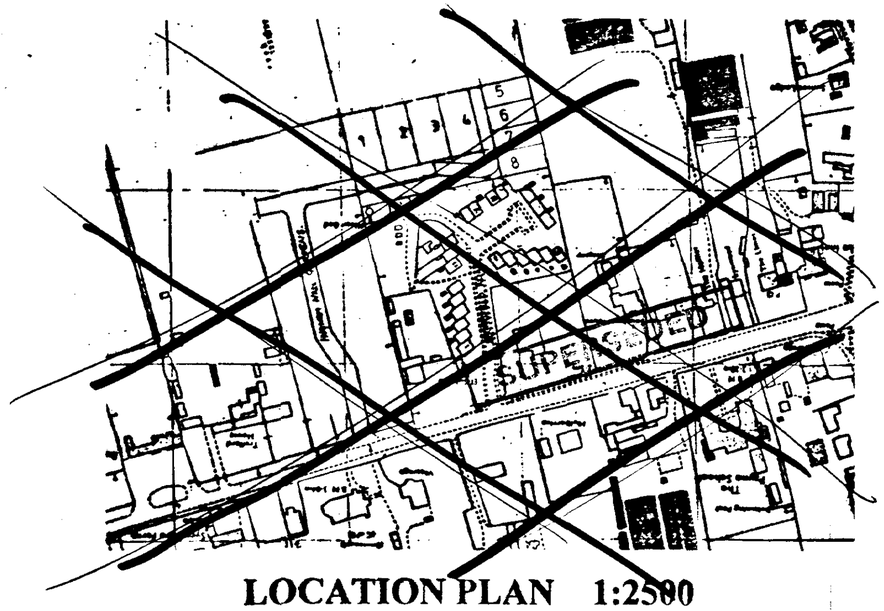
PROJECT
Proposed House and Garage
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CLIENT Mr G Ward and Miss H Tibbs

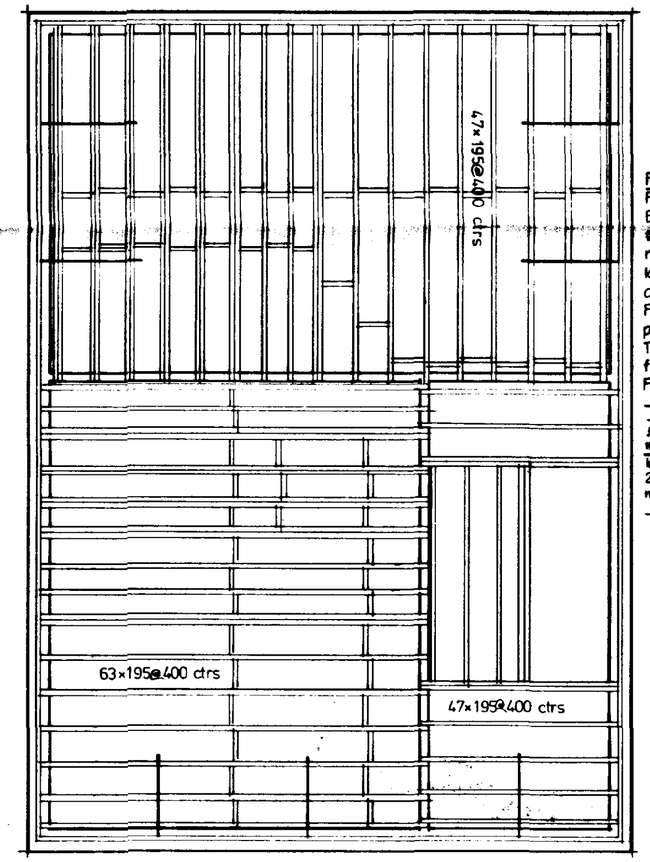
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| REVISED | | |

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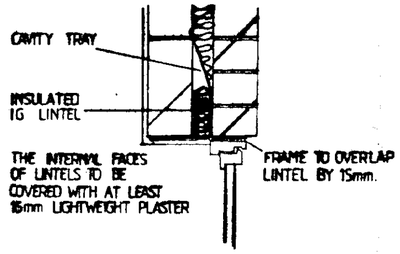


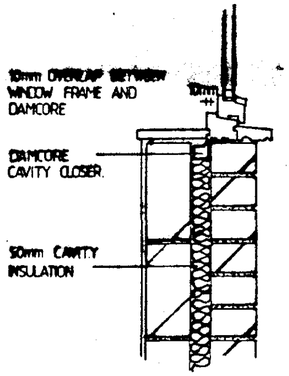

**LOCATION PLAN 1:2500**



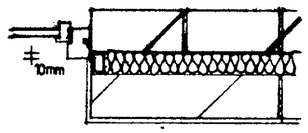

FLOOR JOIST PLAN

HOUSE BUILT HANDED TO JOIST PLAN

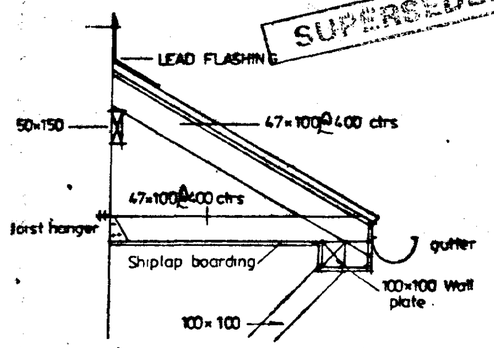



1:10 SILL AND LINTEL




1:10 REVEALS




Porch Detail

**DRAINAGE**

Inspection chambers to be Hepworth or similar approved polypropylene with 100mm dia. Inlets, 450 dia. Int. upto 1m deep, 1050mm dia. . Up to 1.5m deep. Cast iron cover & frame. 100mm dia. Upvc foul & surface water drains bedded & surrounded in 150mm pea gravel.
Drains protected against differential movement where passing through walls to be wrapped in 25mm fibreglass & have lintels over. Drains protected where passing under floors if within 300mm of underside of floor slab, by surrounding in 25mm fibreglass & 150mm concrete.
Drains passing under road/drives to be protected if within 900mm of surface, by reinforced concrete bridging slab bearing on firm ground/I.C. in road/drives protected by surrounding in 150mm concrete. Cover & frame to have a wheel load of 1.5 tonnes.
No connection to be made to s&vp within 450mm of invert. S&vp to terminate 900mm above nearest window opening balloon guard.
No bends to occur in wet section of s&vp.
Boxed in S&VP to terminate with ventilator tile.
Shower set on 150mm high plinth.
Front panel to shower to be screwed to allow access to clean waste.
All hand basins, baths & showers to have resealing traps Bath & sink 38 dia waste, shower 40 dia. Waste, hand basin 32 dia. waste, w.c. 100 dia. waste.
Where runs over 1.7m waste pipes to be 40 dia. 75mm deep seal traps. Back inlet gullies to take waste pipes where s&vp not convenient

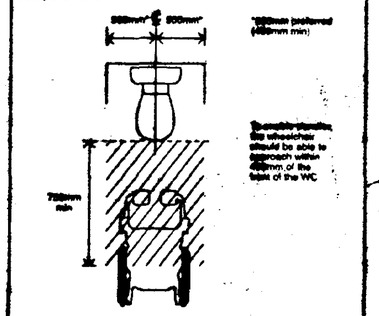
**RAINWATER DRAINAGE**

Surface water taken to soakaway min 4.5m from buildings.
Gutters 112mm dia. laid to fall 1:600, downpipes 68mm dia.
Where R.W.P. disperses on to roof, shoe to be fitted to bottom. Weather tile provided under shoe.

ALL DRAINS BE 100mm DIA UPVC.
FALLS TO BE:- 1:40 BETWEEN SVP and I.C.
1:70 BETWEEN I.C. and I.C.
1:70 BETWEEN RWP and SOAKAWAY

Diagram 24 **Clear space for frontal access to WC**

see para 10.3




**EXTERNAL WORK**

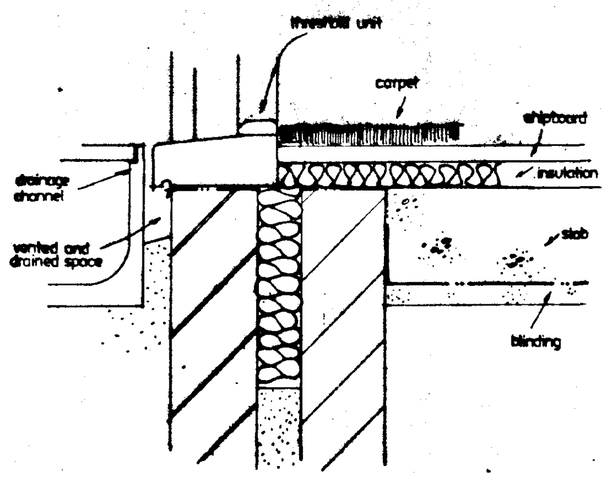
Paths to be 75mm thick concrete on 100mm hard-core..
Movement joints at 4m. ctrs. .

**FIRST FLOOR CONSTRUCTION**

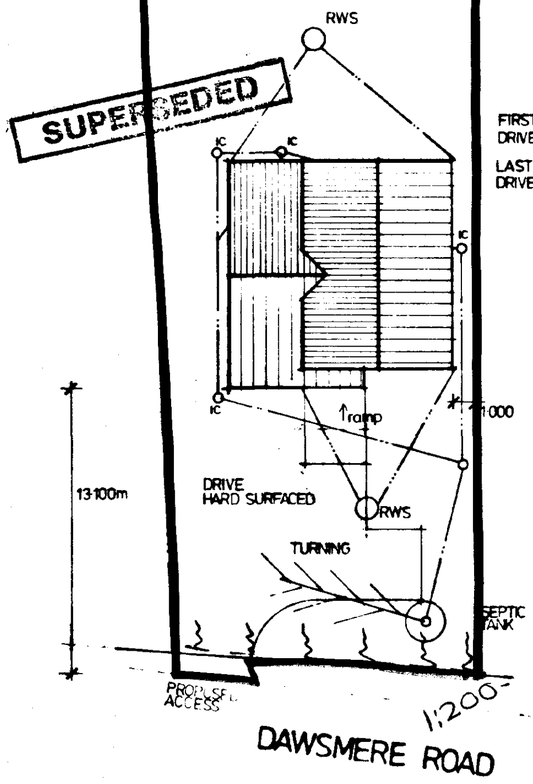
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Strutting to joists

| joist span m | No. of rows of strutting |
|---|---|
| less than 2.5 | none |
| 2.5 - 4.5 | 1 at mid-span |
| more than 4.5 | 2 at one third positions |




ACCESSIBLE THRESHOLD 1:5




1:200

DAWSMERE ROAD

Incorporate septic tank/cesspool depending on out-come of suitable soakage test carried out on site by applicant. Cesspools to have capacity of at least 18,000 litres(18m³). Septic tanks should have a capacity of at least 2,700 litres (2.7m³)

FIRST 6·000m OF DRIVE AT 1:20

LAST 6·000m OF DRIVE AT 1:10

SOUTH HOLLAND DC
HOUSING & PLANNING
31 MAY 2000
Ref: ch91/00

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

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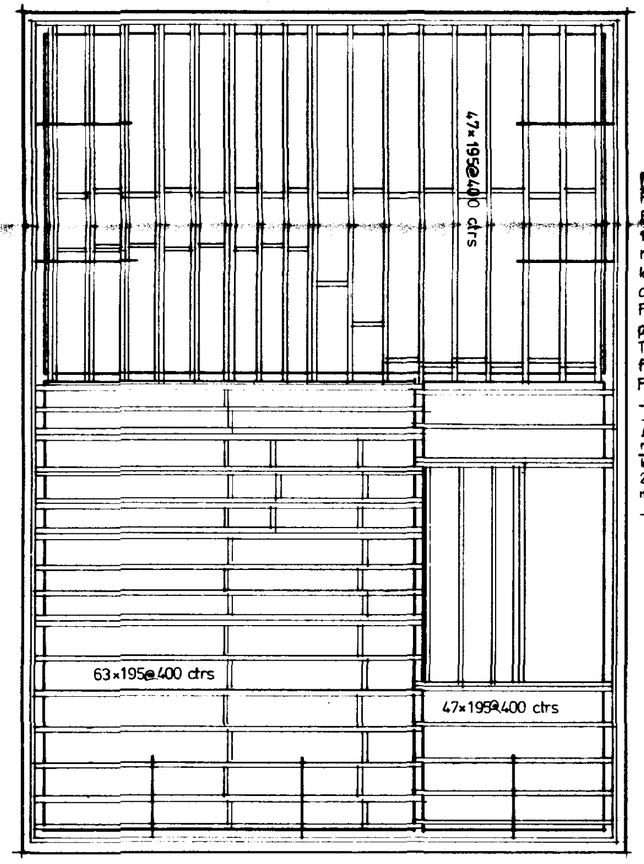
CLIENT Mr G Ward and Miss H Tibbs

| DATE | SCALE | JOB No |
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| Oct 1999 | 1:50 | 2008·2 |
| REVISED | | |

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FLOOR JOIST PLAN

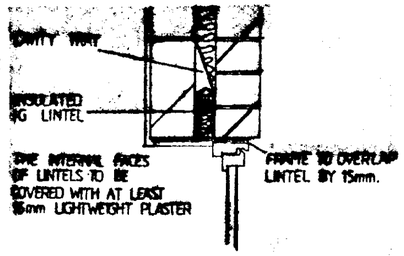
HOUSE BUILT HANDED TO JOIST PLAN

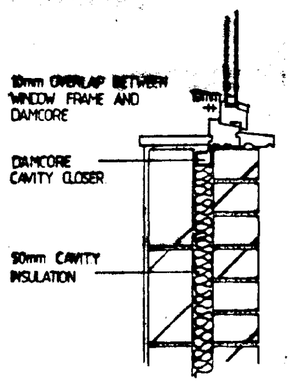
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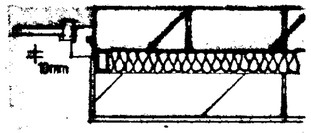
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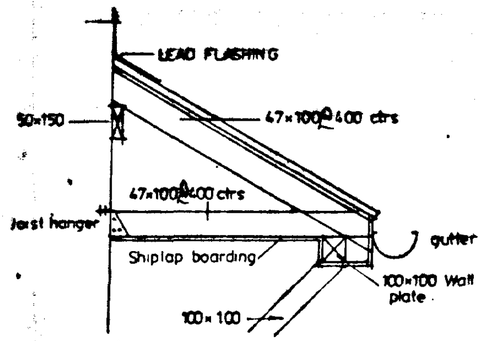



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1:10 REVEALS




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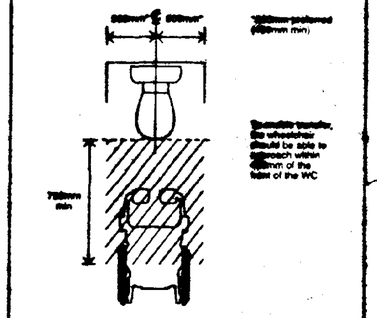
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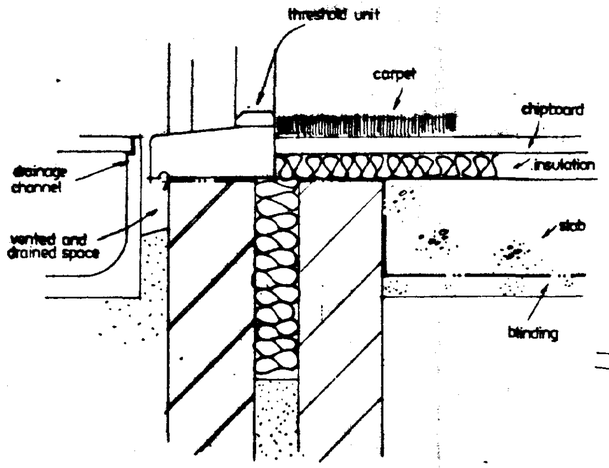
Diagram 24 Clear space for frontal access to WC

see para 10.3

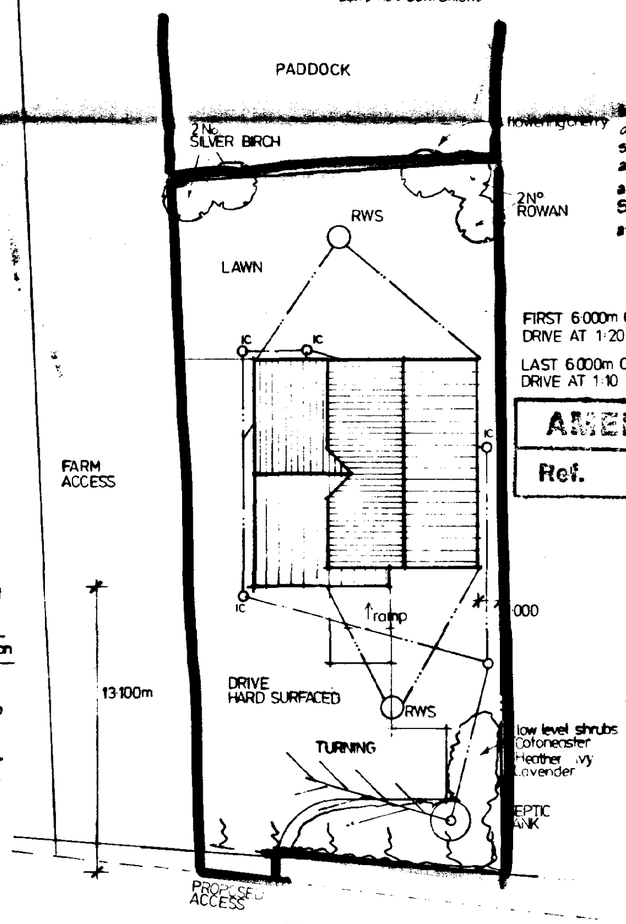



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FIRST 6·000m OF DRIVE AT 1:20

LAST 6·000m OF DRIVE AT 1:10

SOUTH HOLLAND DC
HOUSING & PLANNING
28 JUN 2000
Ref: 0691/00

AMENDED PLAN
Ref. PH2

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

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|---|---|
| A. 26.6.00 | Planning Amendments. |

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