Brick Construction
Provide 225 mm thick cavity wall from floor to DPC/DPM, 1971, with minimum 100 mm brick surround. Plan to extend past ridge as stated in Approved Document J1/2/3 Part B and to terminate in 75 mm concrete coping and clay pot. Provide Code 4 lead flashing to roof intersection. Provide 2 no. courses of engineering brick or similar as d.p.c. No timbers to be within 40 mm of chimney. Chimney also to be used in conjunction with Approved Document A1/2 Section 1D.

Combustion Air
Provide proprietary ventilator to room of open fire at low level to outside air (ideally opposite open fire) to give combustion air equivalent to 50% of the cross sectional area of the throat opening on the appliance. Alternatively, provide proprietary underground ducting from appliance to outside air to give above.

Water Boxes
Position gas and electricity meter boxes if required in external position to suit client, to be completely sealed around in non-combustible material, to be minimum 500 mm, maximum 1000 mm above footpath to base.

Overcoating Cabled and Corbelled Eaves
Provide the above to the design as shown on elevations plus any other details that are shown on the plans.

Valleys
Use proprietary fibreglass valleys or provide Code 4 lead to valleys to make completely watertight.

Valley Bay Window Roof Construction
Concrete interlocking tiles on battens – all as shown – on made-on-site roof comprising of 38 x 75 rafters, 38 x 100 hip rafters, 38 x 75 jack rafters and 38 x 75 ceiling ties. Build ceiling ties and rafters into wall plate. 100 mm or fix into m.s. joist. Provide roof insulation and plasterboard plus skim finish as main.

Roof Insulation
To roof spaces provide proprietary 300 mm thick insulation laid as 100 mm between joists and 100 mm across joists. Ensure a gap of 50 mm between roof underfelt and quilt at all times.

Roof Water Drainage
Underground drainage to be proprietary 110 mm diameter p.v.c. pipes flexible jointed to fall 1:70 bedded in 100 mm pea gravel. Under building drains to be encased in 150 mm pea gravel with lintel over pipes at wall abutments. Surround pipes at wall abutments with 50 mm compressible material. 110 mm diameter soil and vent pipe to extend 900 mm above window head and to terminate in balloon finial. Soil and vent pipe to be fitted with access plate at base. Provide suitably sized wastes from all appliances (in accordance with Approved Document H) complete with minimum 75 mm deep sealed traps and rodding eye access points at every direction change. All above ground drainage to BS5582 and all underground drainage to BS8301.

Surface Water Drainage
To be proprietary 110 mm diameter p.v.c. pipes flexible jointed to fall 1:70 bedded in 100 mm pea gravel. Pipes to discharge into 1200 mm diameter soakaways sited 5000 mm away from buildings.

Protection to Underground Pipes
Where pipes are not under road and have less than 900 mm cover concrete paving slabs should be laid as bridging above the pipes on minimum 75 mm pea gravel. If flexible pipes are under a road and have less than 900 mm cover reinforced concrete bridging should be used instead of paving slabs.

Inspection Chamber Construction
Proprietary polypropylene inspection chamber bedded on 150 mm concrete. Form protective 255 mm thick concrete collar around head of inspection chamber with 300 mm projection from cover. Covers to be Grade C light duty unless inspection chambers are in driveways where Grade B medium duty covers are to be used.

Gas Water Garage
Provide system approved by BSI and bearing the BBA approved installer. System to be vented and insulated in accordance with BS5615 1985. Provide thermostatic control.

Heating System
Provide room thermostat or thermostatic radiator valves or similar approved to control the output from the heating system.

Insulated Pipes and Ducts
All pipes, which do not contribute to the heating of the building, will be insulated to BS5422 1977.

Safety Glazing
Provide safety glass to BS6206 to all windows in a minimum height of 800 mm above floor level plus doors to a minimum height of 1500 mm above floor level. Side screens to be same as doors if within 300 mm of doors.

Smoke Detector
Provide mains operated self-contained smoke alarms to BS5446 Part 1 in accordance with Approved Document B1.

Rainwater Goods
PVC rainwater goods 170 mm half round gutter and 68 mm diameter downpipes.

Wall Construction
275 mm cavity walls to consist of:-
100 mm face brickwork (see site plan for details), 75 mm cavity to be filled with Isotaffibre blown fibre cavity wall insulation in accordance with BBA Certificate No's 88/1976, 89/2294 & 91/2668, or similar approved, 100 mm internal skin of Tarmac Hemelite blockwork. Cavity walls tied together using galvanized iron or plastic twist ties spaced 900mm horizontally and 450 mm vertically to BS1243, 1978. Internal blockwork walls to receive 10 mm sand/cement render and skim finish.

Lintels
Provide lintels of the type and table of required sizing in position indicated on drawing to be either a wall hung type or free standing on 125 mm high concrete hearth above oversite. Boiler outlet to have protective guard cover and to be minimum 600 mm from any opening into the building. Read in conjunction with Approved Document J1/2/3.

Chimney
Provide balanced flue type gas boiler of required sizing in position indicated on drawing to be either a wall hung type or free standing on 125 mm high concrete hearth above oversite. Boiler to have protective guard cover and to be minimum 600 mm from any opening into the building. Read in conjunction with Approved Document J1/2/3.

Roof Intersections
If compound truss used, where main trusses fix to compound truss provide proprietary truss connectors. Provide 32 x 175 mm valley ply boards and fix spacing trusses over to complete roof intersection. Fix in accordance with roof truss manufacturers instructions.

Roof Construction
Concrete interlocking roof tiles (see site plan for details) on 38 x 25 mm softwood treated timber battens on underfelt to BS747 (Type 1F) lapped 150 mm horizontally and 100 mm vertically. Prefabricated roof trusses at 600 mm c/c and pitch as stated in accordance with BS5268, 1985. Provide 25 x 100 mm timber bracing and fix in accordance with truss manufacturers instructions. All trusses and gable ladders (if any) to be strapped to 50 x 100 mm timber wallplate, the gable wall at verges and ceiling level with 30 x 5 mm mild steel anchor and lateral restraint straps to span minimum 3 no. trusses at a maximum of 1200 mm c/c. At strap positions provide pack and noggins to trusses. Main contractor to supply local authority building control with roof truss calculations 28 days prior to erection on site.

Ground Floor Construction
100 mm concrete oversite on 1200 gauge polythene d.p.m. on minimum 150 mm, maximum 600 mm well blinded and compacted hardcore. If garage is integral to house finished floor level to be 100 mm below that of house. Wall d.p.c. to lap floor d.p.m. by a minimum of 50 mm.

Ground Floor Construction
65 mm sand/cement screed on proprietary 65 mm thick floor insulation with perimeter insulation to screed on 1200 gauge polythene d.p.m. on 100 mm concrete oversite on minimum 150 mm, maximum 600 mm well blinded and compacted hardcore. Wall d.p.c. to lap floor d.p.m. by a minimum of 50 mm.

Lintels
All cooled lintels as stated in Schedule or marked on plan to be by
To be installed in strict accordance with manufacturers instructions. Form d.p.c. cavity tray above all lintels. To all exposed lintels i.e. not sheltered from overhanging eaves, etc. to have proprietary weepholes to joints of brickwork at approximately 450 mm c/c.

Sub-structure Walling
300 mm Class A dense concrete blocks. Blocks for d.p.c. to external walls 150 mm above ground level. Weak mix infill to base of cavities to terminate 225 mm below lowest d.p.c. level.

Foundations
As indicated on plan provide concrete strip foundations. To cavity walls provide 700 mm wide x 225 mm thick and to 100 mm walls provide 450 mm wide x 225 mm thick, unless noted otherwise. To non-load bearing internal walls thicken out ground floor oversite concrete to 450 mm wide x 200 mm thick. Widen foundations at chimney breast accordingly and make 300 mm thick. Foundations to be taken down to an approved firm base, subject to local authority specifications. Concrete to be ST3 grade unless noted otherwise.

Upper Floor
To be capable of carrying imposed load. Floors to be 125 mm high above finished floor level. Floors to BS1181 1971 (sockets up). Build into brick jambs of open fire 2 no. metal anchorage points.

Roof Ventilation
Provide to soffit around dwelling 125 x 100 mm slots for roof ventilation, to be at maximum 2400 mm c/c. Position internally flyproof gauze.

Habitable Room Trickle Ventilation
Provide proprietary trickle ventilators to head of windows giving a total opening area of not less than 8000 mm².

Kitchen/Utility/Bathroom PVC Trickle Ventilation
Provide proprietary trickle ventilators to head of window giving a total opening area of not less than 4000 mm².

Kitchen Ventilation
Provide proprietary mechanical extract ventilation unit capable of extracting 60 l/sec. Alternatively provide proprietary cook hook capable of extracting 30 l/sec.

Bathroom Ventilation
Provide proprietary mechanical extract ventilation unit capable of extracting 15 l/sec. System to offer intermittent operation.

Boards and Bargeboards
To be 25 x 75 mm PSE with 6 mm groove to underside 6 mm thick exterior grade plywood soffit.

Header Tank Support
Water tank in roof space to be supported on timbers to spread the load to BS5268 Part 3 1985.

Ceilings
To all insulated roof ceilings provide 12.7 mm Gyproc Duplex plasterboard or similar and either 5 mm skim or Artex finish. To remaining ceilings provide 12.5 mm Gyproc plasterboard or similar with finishes as above.

Joinery
All joinery softwood to Schedule to standard set out by (OC) domestic frames handed. All windows to be double-glazed sealed units except to garage.

Brickwork below d.p.c. to be F.L. quality

Cloths from balanced flue boilers to be at least 300 mm from any openings.

Any bends in flues should not be more than 45°.

All soilwaypipes to be subsoil 1 m deep.

Provide cavity trays above in site water bubble.

Provide area for provision of solid waste storage (rubbish bins).

All external lintels to be insulated type.

All external joinery to be fully draught proofed.

Loft hatch to be draught sealed and latched shut.

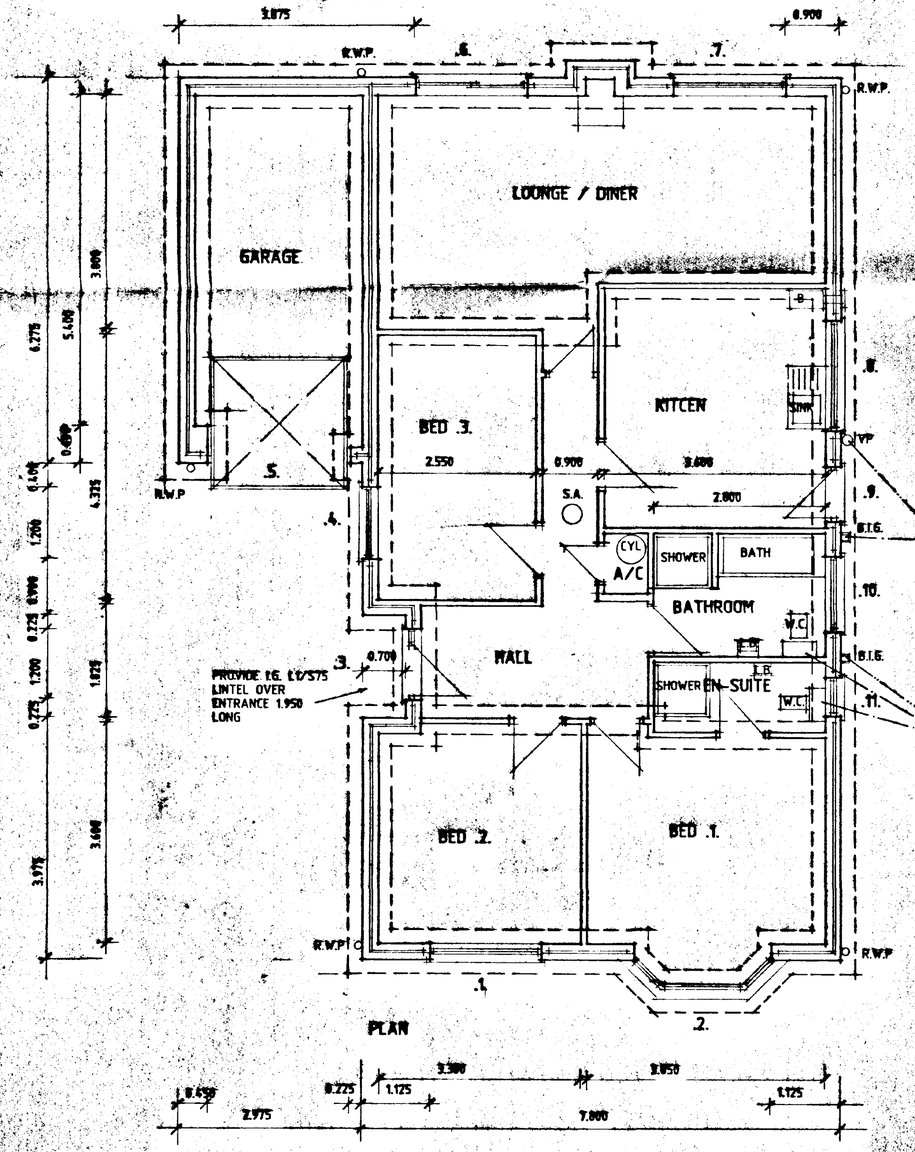
Insulation in roof space to meet with insulation in external cavity walls to prevent cold bridging.

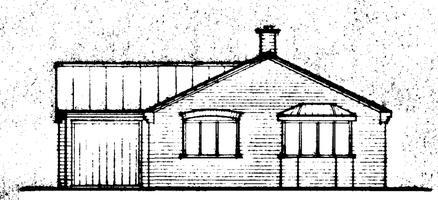
To all domestic floors to external perimeter walls provide 25 mm thick insulation dressed up walls to prevent cold bridging.

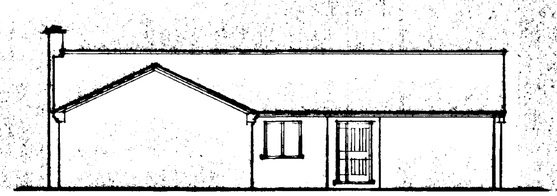
Hot water cylinder to be minimum 145 lt capacity.

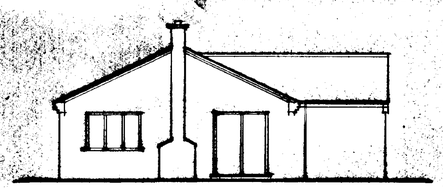
Seal all openings and joints to perimeter walls.

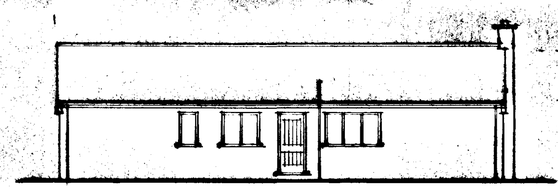
All doors, windows and any loft hatches to be effectively sealed and draught proofed.



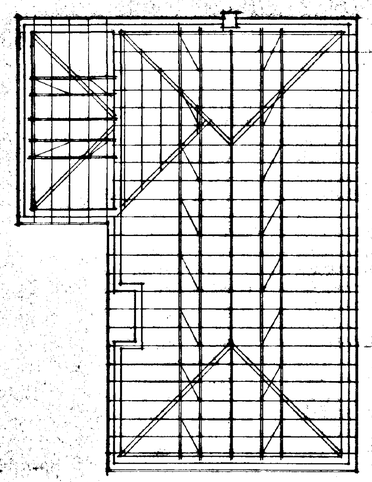

FRONT

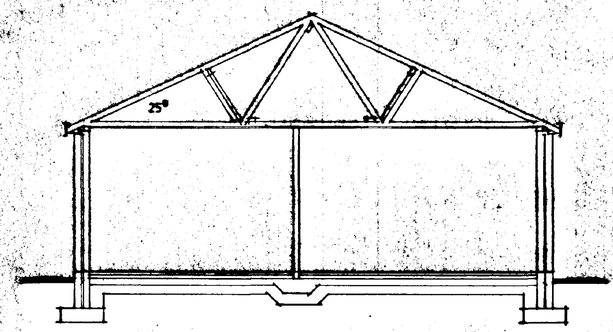

SIDE


REAR


SIDE

JOINERY / LINTEL SCHEDULE			
No	JOINERY REF	LINTEL	LENGTH
1	312CC	I.G.- L1/S75	2100
2	SPRFR/SP112C/SP212C/ SP112C (O.C.)	"	2100
3	FER120/PORTCULLIS	"	1500
4	212C	"	1500
5	HENDERSON OR SIMILAR	"	2700
6	LEDBURY PATIO DOOR	"	2100
7	312C C	"	2100
8	310CC	"	2100
9	FWS/PORTCULLIS	"	1200
10	210C	"	1500
11	110C	"	900


ROOF PLAN



SECTION

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

SOUTH HOLLAND DC HOUSING & PLANNING 12 SEP 1997 Ref: 0991/97

EDEN - SP.

1:50 1:100 | AUG-97

B.GILHAM.

DETERMINED PLAN

2 Edinburgh Walk, Holbeach, Spalding, Lincs. PE12 7AP. Tel: 01406 424343 Fax: 01406 490702

DWELLINGS

EDEN SP HANDED TO PLOT .1.

EDEN SP TO PLOT .2.

EXTERNAL MATERIALS

TO BOTH PLOTS:

GOXHILL BOLD ROLL, TERRACOTTA CONC. INT. ROOF TILES

OXTON RED MULTI FACING BRICKS

FOUNDATIONS

FOUNDATIONS TO BE MIN. 1.0m DEEP

DRIVE

WASHEDGRAVEL ON 100 HARDCORE WITH KERB EDGING

ACCESSES

MIN. WIDTH OF ACCESSES TO BE 2.5m & TO BE CONSTRUCTED ALL TO L.C.C. REQUIREMENTS

TURNING AREA

FORM TURNING AREAS AS SHOWN ALL TO L.C.C. REQUIREMENTS

LANDSCAPING/SCREENING

PLANT HAWTORN HEDDGE TO SITE FRONTAGE SET BACK MIN. 2.0m FROM CARRIAGEWAY EDGE

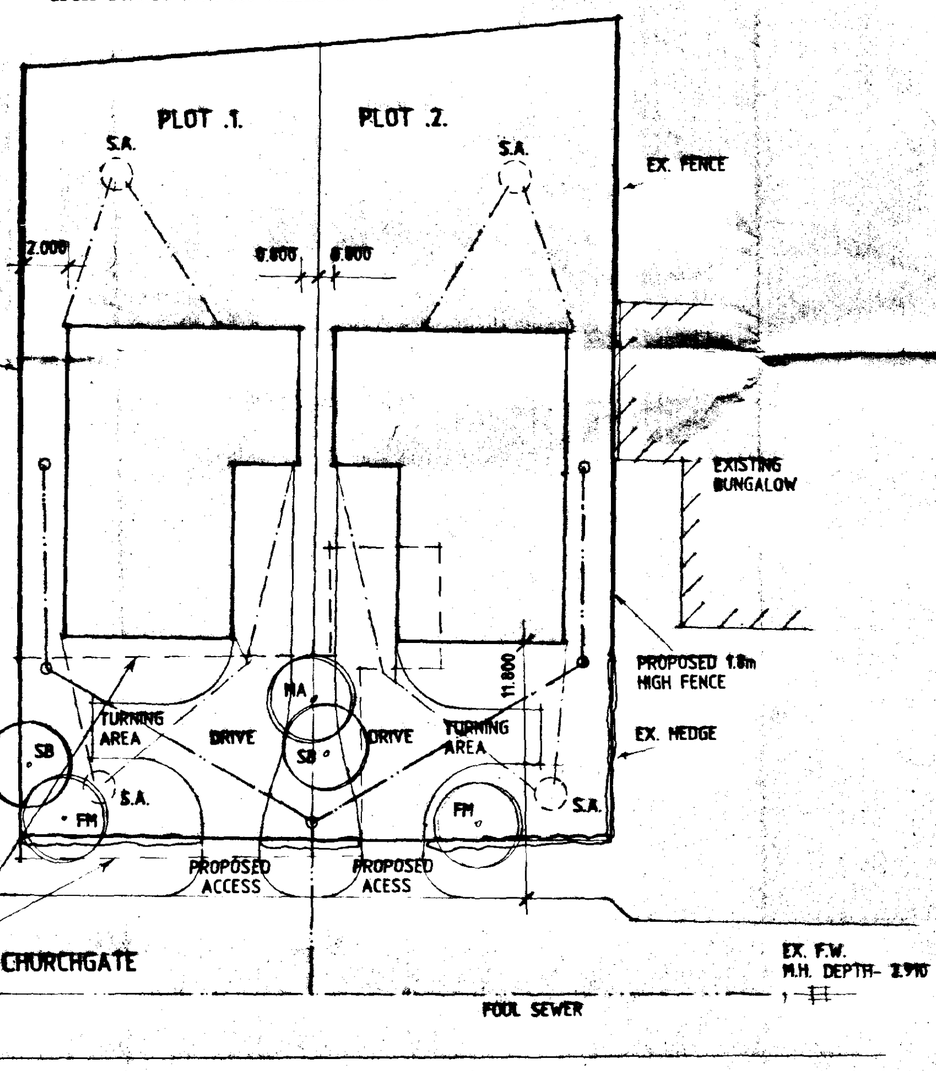
PLANT TREES AS SHOWN MIN. HIEGHT ON PLANTING TO BE 2.0m

SB - SILVER BIRCH
FM - FIELD MAPLE
MA - MOUNTAIN ASH

FENCING AS SHOWN TO CONSIST OF 1.5m HIGH FEATHER EDGED BOARDS WITH 300 TRELLIS ON TOP

FOUL DRAINAGE

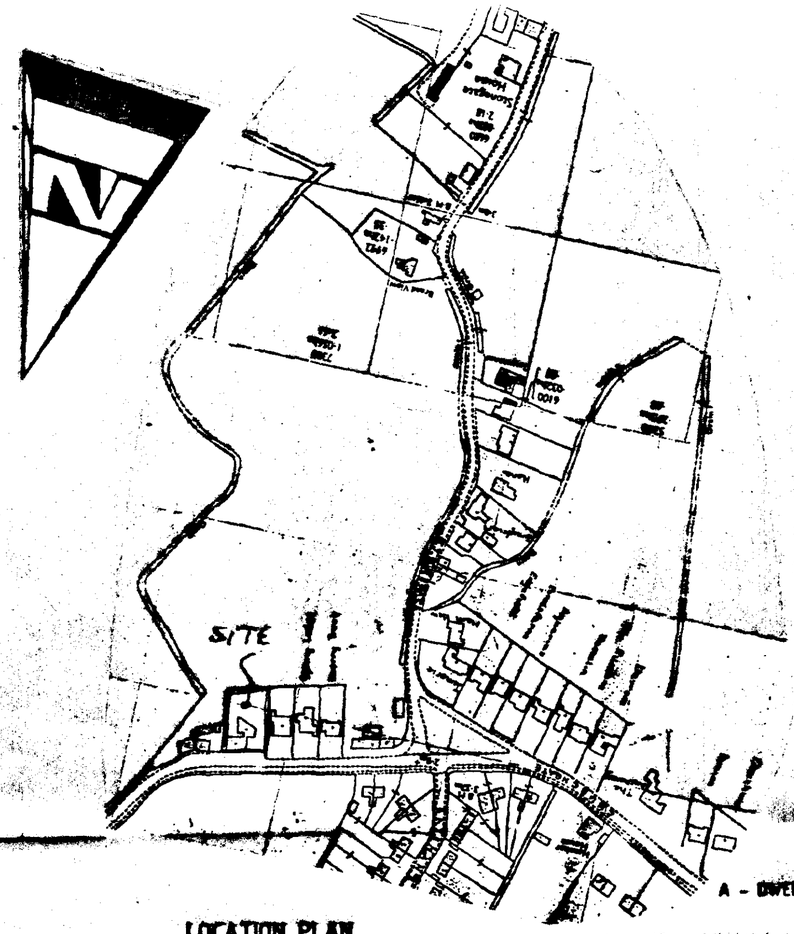
CONNECT FOUL DRAINS TO FOUL SEWER IN CHURCHGATE ALL TO A.W. REQUIREMENTS



EXISTING BUILDING SHOWN DOTTED TO BE DEMOLISHED

SITE PLAN

THIS DRG. TO BE READ IN CONJUNCTION WITH EDEN-SP



LOCATION PLAN

A - DWELLING TYPE ALTS - 22.8.97

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED 2No BUNGALOWS
AT CHURCH GATE, GEDNEY.
FOR

D & M BUILDINGS

SOUTH HOLLAND DC
HOUSING & PLANNING
12 SEP 1997
Ref: 0991/97

1:200 1:2500 | 97004/1

MAY-97 | B.GILHAM.

Do not scale from this drawing.

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The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects so that design amendments may be considered.

Please note: This drawing is not a conveyance drawing.

Construction work to be carried out with due regard to the Construction(Design and Management) Regulations 1994 (CDM) and the Health and Safety At Work, etc. Act 1974 (HSW Act).

2 Edinburgh Walk, Holbeach, Spalding, Lincs. PE12 7AD
Tel: 01406 424343 Fax: 01406 424702

DETERMINED
PLAN