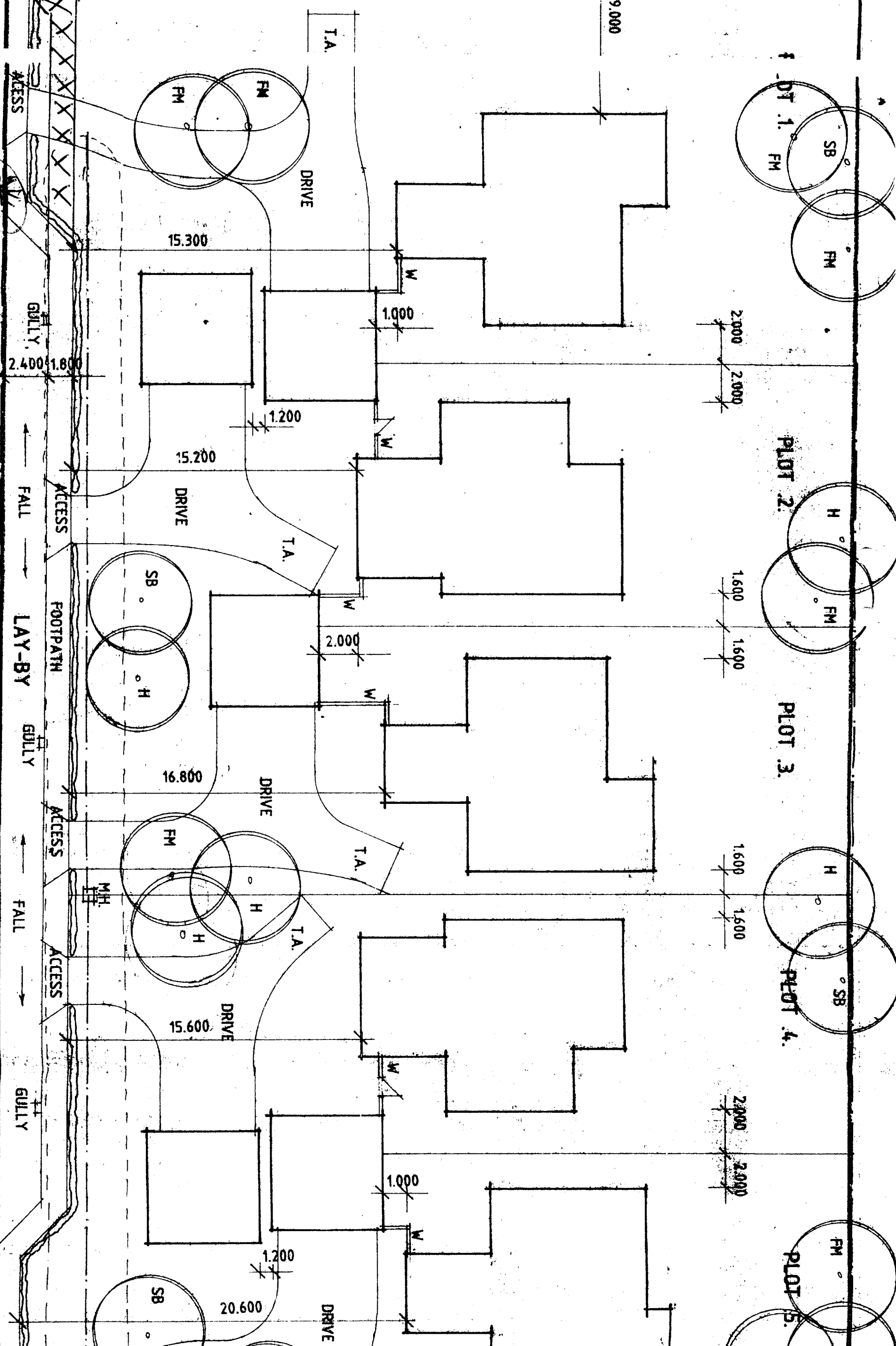


SHLD.B.  
DRAIN

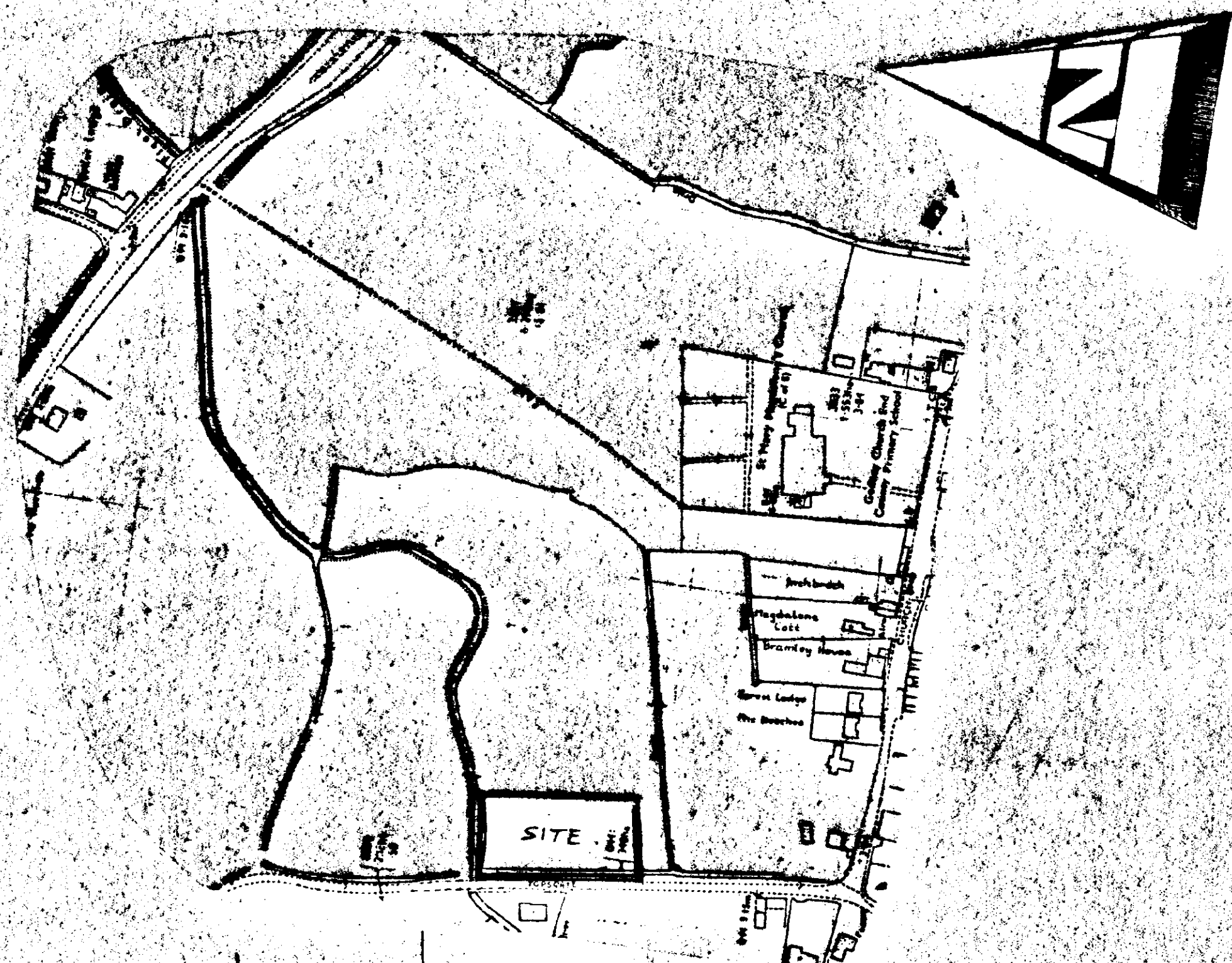
F.W. - M.H. 0401  
2240m DEEP



THIS SHOULD BE TO THE  
END OF THE PLOT AS NOTED

TOPSGATE

EXISTING MEDICAL  
EXISTING DRAIN TO SITE  
FRONTAGE SHOWN DOTTED  
TO BE REDED  
HOUSE  
EXISTING MEDICAL  
EXISTING T.P. & ROAD SIGN  
ON SITE FRONTAGE TO BE  
REDED TO BE REDED



# **ACCESSES**

FORM NEW ACCESSES AS SHOWN MIN 2.5m WIDE & CONSTRUCTED ALL TO L.C.C. REQUIREMENTS

# **TURNING AREA**

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

# **DRIVES**

TO BE BLOCK PAVED

# **LANDSCAPING / SCREENING**

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

SB - SILVER BIRCH  
FM - FIELD MAPLE  
H - HAWTHORN

TO SITE FRONTAGE WHERE SHOWN PLANT HAWTHORN WEDGE

W - FORM LINK WALLS BETWEEN GARAGES & BUNGALOWS WHERE SHOWN WITH GATES AS NECESSARY. HEIGHT TO BE 1.8m

# **NOTE**

GARAGES WHERE APPLICABLE TO HAVE WINDOWS FACING ROAD

# **WELLINGS**

PLOT 1 - WINDERMERE - WANDER & G.T.L/D.G/1  
PLOT 2 - CONISTON & G.T.L/D.G/2  
PLOT 3 - WINDERMERE & G.T.L/D.G/2  
PLOT 4 - CONISTON - HANDED & G.T.L/D.G/1  
PLOT 5 - WINDERMERE & G.T.L/D.G/1

# **EXTERNAL MATERIALS**

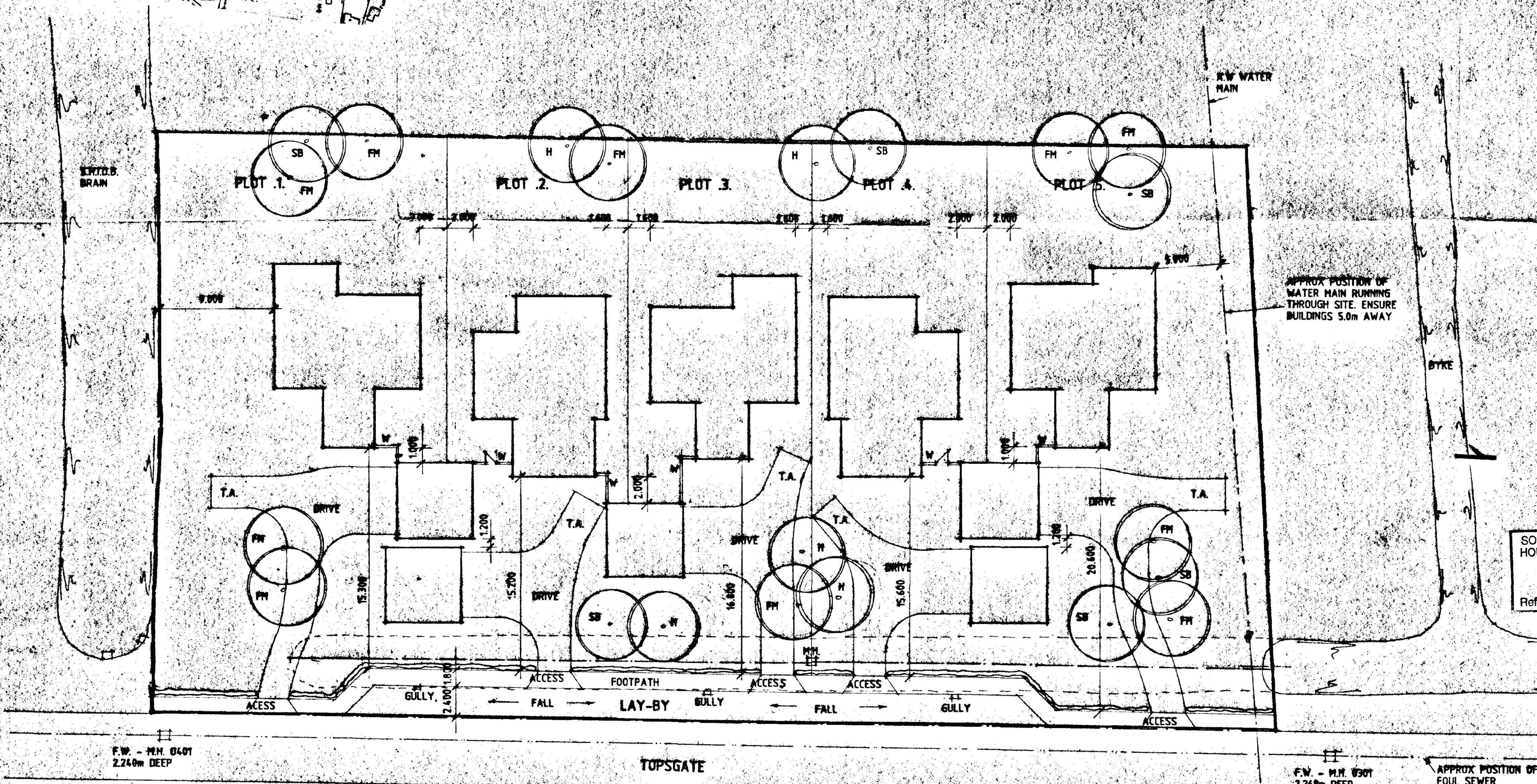
PLOT 1 - BAGGERIDGE TUSCAN RED MULTI & MARLEY MENDIP OLD ENGLISH DARK RED  
PLOT 2 - BAGGERIDGE BISQUE RED & MARLEY MENDIP RUSTIC GREY  
PLOT 3 - BAGGERIDGE EMBER RED MULTI & MARLEY OLD ENGLISH DARK RED  
PLOT 4 - BAGGERIDGE TUSCAN RED MULTI & MARLEY MENDIP OLD ENGLISH DARK RED  
PLOT 5 - BAGGERIDGE BISQUE RED & MARLEY MENDIP RUSTIC GREY

# **PIPING BYKE**

DRAIN TO SITE FRONTAGE TO BE PIPED WITH SOLID CONC. PIPES OF SAME DIA. AS EXISTING PIPING TO THE NORTH. PROVIDE TWO CENTRAL M.H. NEW ROAD GULLIES AS SHOWN TO BE CONNECTED INTO NEW PIPELINE.  
PROVIDE 100 DIA. PLASTIC LAND DRAIN ALONGSIDE CONC. PIPE & CONNECTED TO M.H.  
PIPES TO BE LAID TO APPROPRIATE FALLS TO SUIT CONNECTION OF EXISTING SYSTEM  
ALL WORKS TO BE TO S.H.I.D.B. & L.C.C. REQUIREMENTS

# **ROAD IMPROVEMENTS**

EXISTING ROAD TO BE WIDENED TO AREA OF ROAD FRONTAGE AS SHOWN BY 2.4m TO FORM LAY-BY PLUS A 1.8m WIDE FOOTPATH TO FULL SITE FRONTAGE  
ALL WORKS TO CONFORM TO L.C.C. DEVELOPMENT ROAD SPECIFICATION & CONSTRUCTION 1991



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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 (a) site conditions related to the work. No responsibility can be accepted for omissions or conditions unless reported to the Architect on that design documents may be conditional.  
Please note: This drawing is not a construction drawing.  
Construction shall be in accordance with all the relevant Building Regulations and other laws and regulations 1994 (COP) and the Health and Safety at Work, etc. Act 1974 (HSA Act).

SOUTH HOLLAND DC  
HOUSING & PLANNING  
09 DEC 1996  
Ref: 1124/96

**Status**  
DESIGN  
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED RESIDENTIAL  
DEVELOPMENT AT TOPSGATE,  
GEDNEY FOR

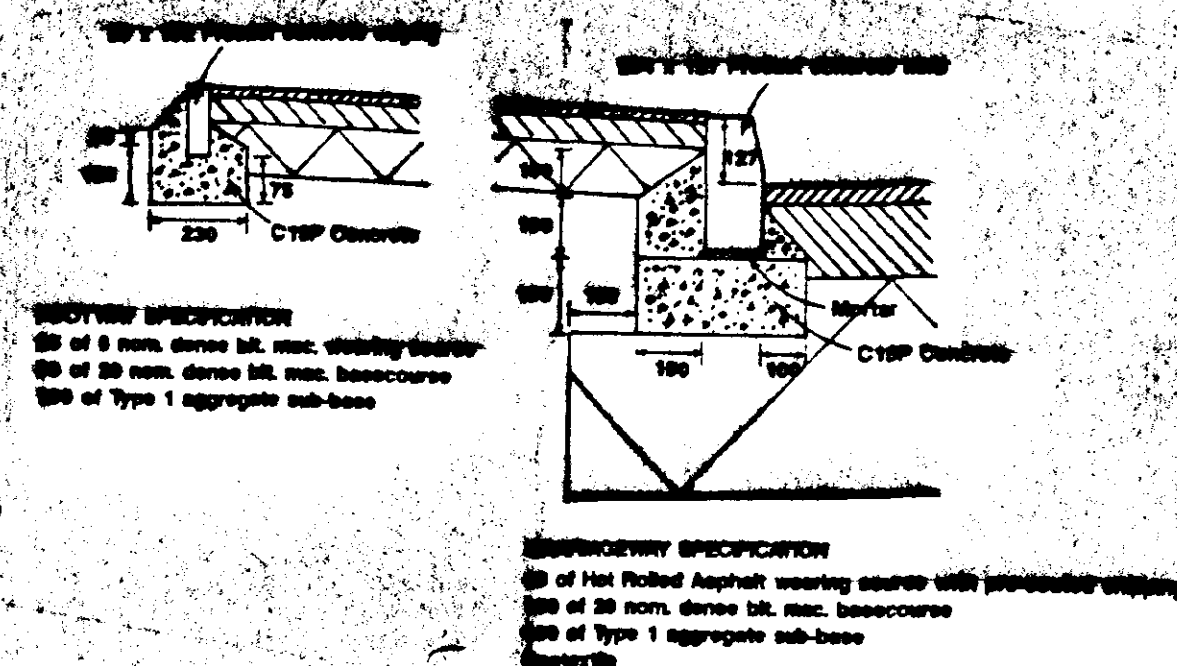
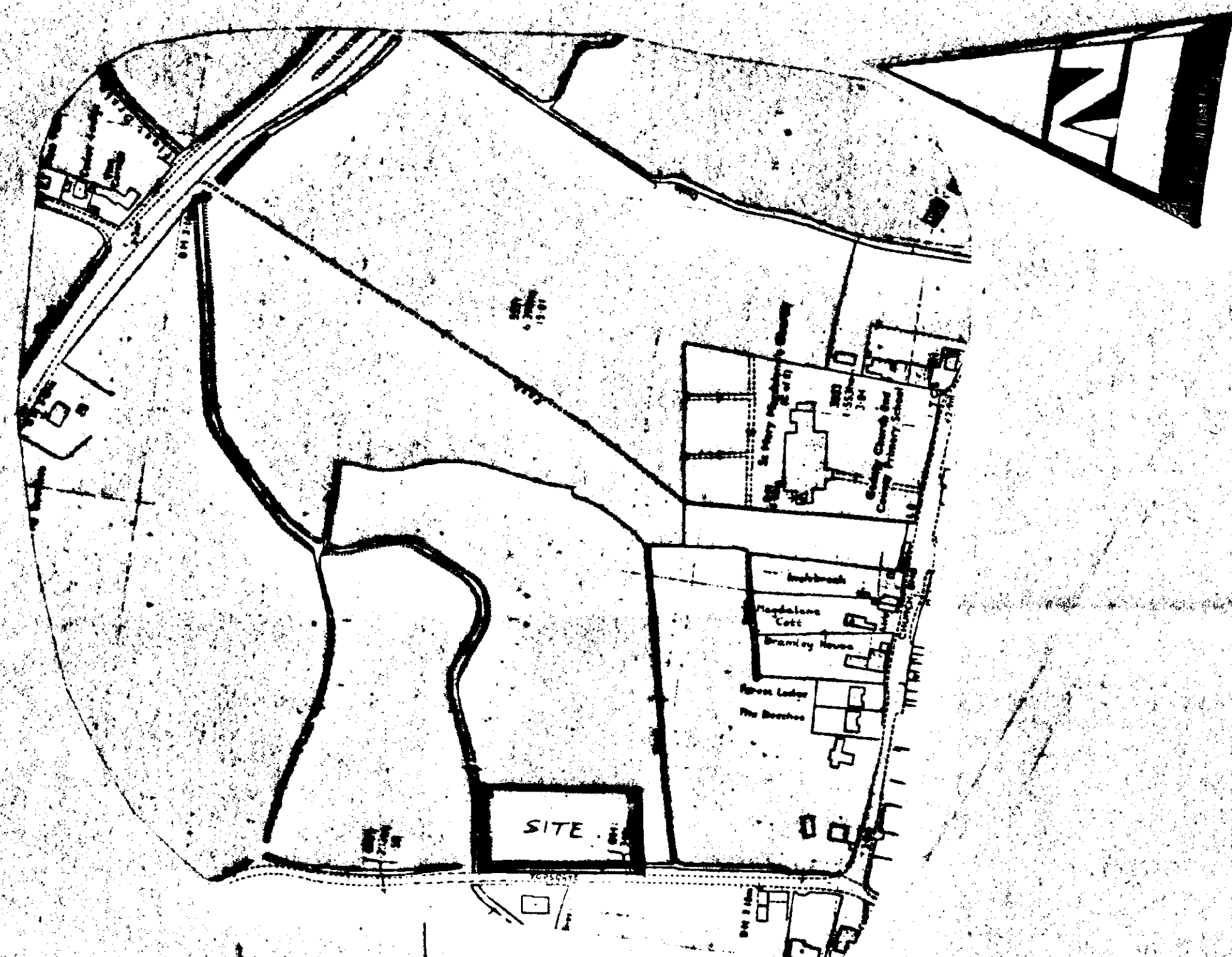
G.T.L. DEVELOPMENTS LTD.

£200 771886/1  
NOV-96 B.GILHAM

EXISTING DRAIN TO SITE  
FRONTAGE SHOWN DOTTED  
TO BE PIPED

EXISTING T.P. & ROAD SIGN  
ON SITE FRONTAGE TO BE  
REPOSITIONED TO ROAD IMPROVEMENTS

THIS DRG. TO BE READ IN CONJUNCTION WITH  
WINDERMERE, CONISTON, G.T.L/D.G/1 & G.T.L/D.G/2



#### ACCESSES

FORM NEW ACCESSES AS SHOWN MIN. 2.5m WIDE & CONSTRUCTED ALL TO L.C.C. REQUIREMENTS

#### TURNING AREA

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

#### DRIVES

TO BE BLOCK PAVED

#### LANDSCAPING / SCREENING

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

SB - SILVER BIRCH  
FM - FIELD MAPLE  
H - HAWTHORN

TO SITE FRONTAGE WHERE SHOWN PLANT HAWTHORN HEDGE

W - FORM LINK WALLS BETWEEN GARAGES & BUNGALOWS WHERE SHOWN WITH GATES AS NECESSARY. HEIGHT TO BE 1.0m

#### NOTE

GARAGES WHERE APPLICABLE TO HAVE WINDOWS FACING ROAD

#### DWELLINGS

PLOT 1 - WINDERMERE - HANDLED & G.T.L/D.G/1  
PLOT 2 - CONISTON & G.T.L/D.G/2  
PLOT 3 - WINDERMERE & G.T.L/D.G/2  
PLOT 4 - CONISTON - HANDLED & G.T.L/D.G/2  
PLOT 5 - WINDERMERE & G.T.L/D.G/1

#### EXTERNAL MATERIALS

PLOT 1 - BAGGERIDGE TUSCAN RED MULTI & MARLEY MENDIP OLD ENGLISH DARK RED  
PLOT 2 - BAGGERIDGE BISQUE RED & MARLEY MENDIP RUSTIC GREY  
PLOT 3 - BAGGERIDGE EMBER RED MULTI & MARLEY OLD ENGLISH DARK RED  
PLOT 4 - BAGGERIDGE TUSCAN RED MULTI & MARLEY MENDIP OLD ENGLISH DARK RED  
PLOT 5 - BAGGERIDGE BISQUE RED & MARLEY MENDIP RUSTIC GREY

#### PIPING DYKE

DRAIN TO SITE FRONTAGE TO BE PIPED WITH SOLID CONC. PIPES OF SAME DIA. AS EXISTING PIPING TO THE NORTH. PROVIDE 100 CENTRAL M.H. NEW ROAD GULLIES AS SHOWN TO BE CONNECTED INTO NEW PIPELINE.

PROVIDE 100 DIA. PLASTIC LAND DRAIN ALONGSIDE CONC. PIPE & CONNECTED TO M.H.

PIPES TO BE LAID TO APPROPRIATE FALLS TO SUIT CONNECTION OF EXISTING SYSTEM

ALL WORKS TO BE TO S.M.D.B. & L.C.C. REQUIREMENTS

#### ROAD IMPROVEMENTS

EXISTING ROAD TO BE WIDENED TO AREA OF ROAD FRONTAGE AS SHOWN BY 2.4m TO FORM LAY-BY PLUS A 1.0m WIDE FOOTPATH TO FULL SITE FRONTAGE  
ALL WORKS TO CONFORM TO L.C.C. DEVELOPMENT ROAD SPECIFICATION & CONSTRUCTION 1991

#### FOUL DRAINAGE

CONNECT TO F.W. M.H. IN TOPSGATE AS SHOWN ALL IN ACCORDANCE WITH A.W. REQUIREMENTS

#### NOTES

PIPING OF DYKE INCLUDING HEADWALLS TO BE TO S.M.D.B. REQUIREMENTS.

GULLY CONNECTIONS TO BE 150 DIA. WITH 150 C20P CONC. SURROUND & BED. PIPES UNDER ACCESS TO BE CONC. PROTECTED AS PER DETAIL TYPE 2 ON DRG. F1

**Notes and Remarks**  
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The Architect's Office is to be held responsible for the design and construction of the development.  
All details shown on this drawing are based upon the site conditions as shown on the site plan. The responsibility for the accuracy of the site plan and the design of the development is the responsibility of the Architect.  
Please note: This drawing is not a construction drawing.  
Construction work to be carried out with regard to the Construction Design and Management Regulations 1994 (CDM) and the Health and Safety at Work, etc. Act 1974 (HSA Act).

**Status**  
CONSULTANTS IN ARCHITECTURE & PLANNING

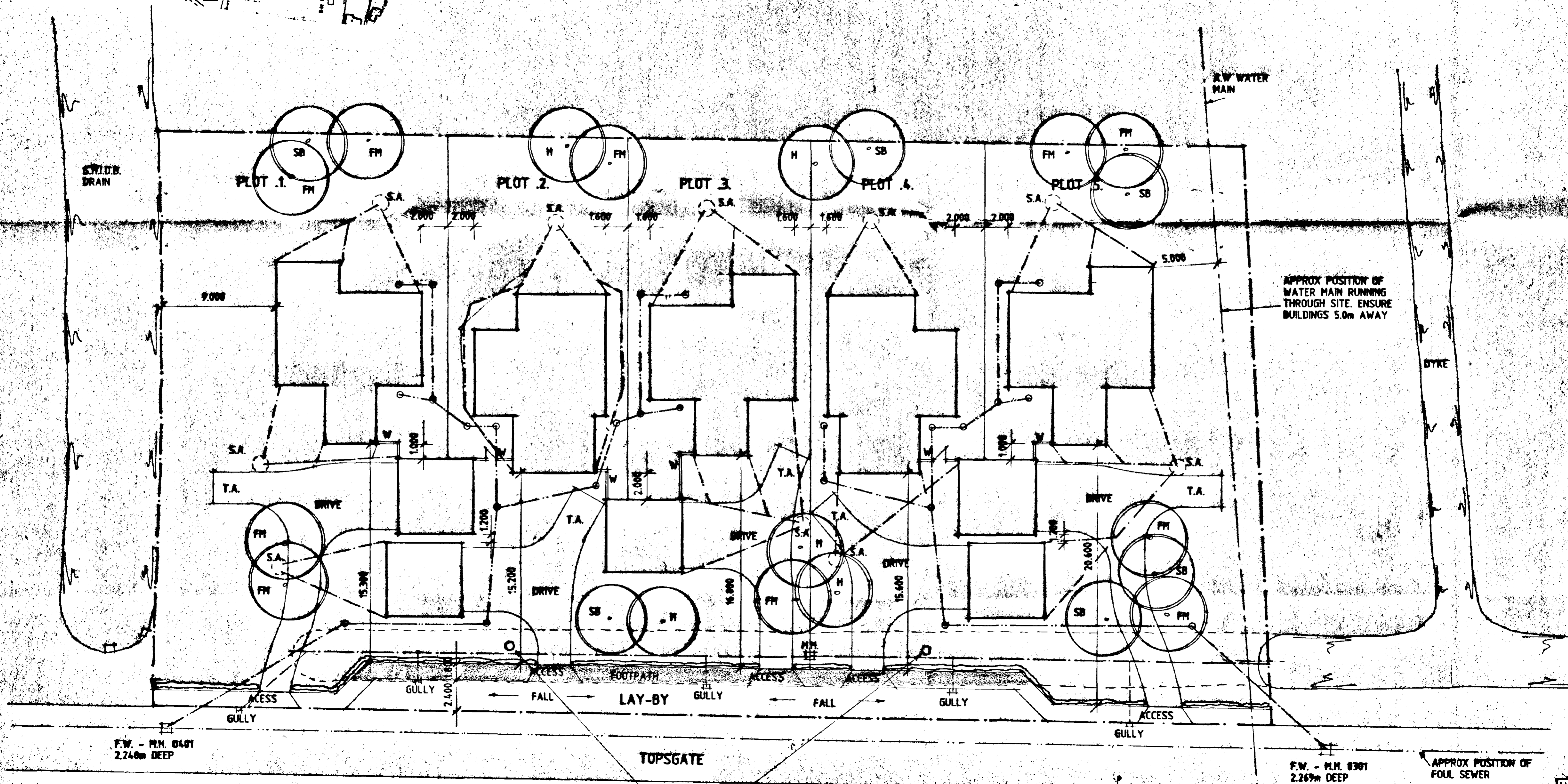
PROPOSED RESIDENTIAL DEVELOPMENT AT TOPSGATE, GEDNEY FOR

G.T.L. DEVELOPMENTS LTD.

HIGHWAYS DEVELOPMENT GROUP  
15 OCT 1997  
ACTION BY: *CB*  
FILE REF:

1200 771886/1  
NOV-95 B.GILHAM

2 Edinburgh Walk, Holford,  
Spalding, Lincs. PE12 7AP  
Tel: 01406 424363 Fax: 01406 430702



EXISTING DRAIN TO SITE FRONTAGE SHOWN DOTTED TO BE PIPED

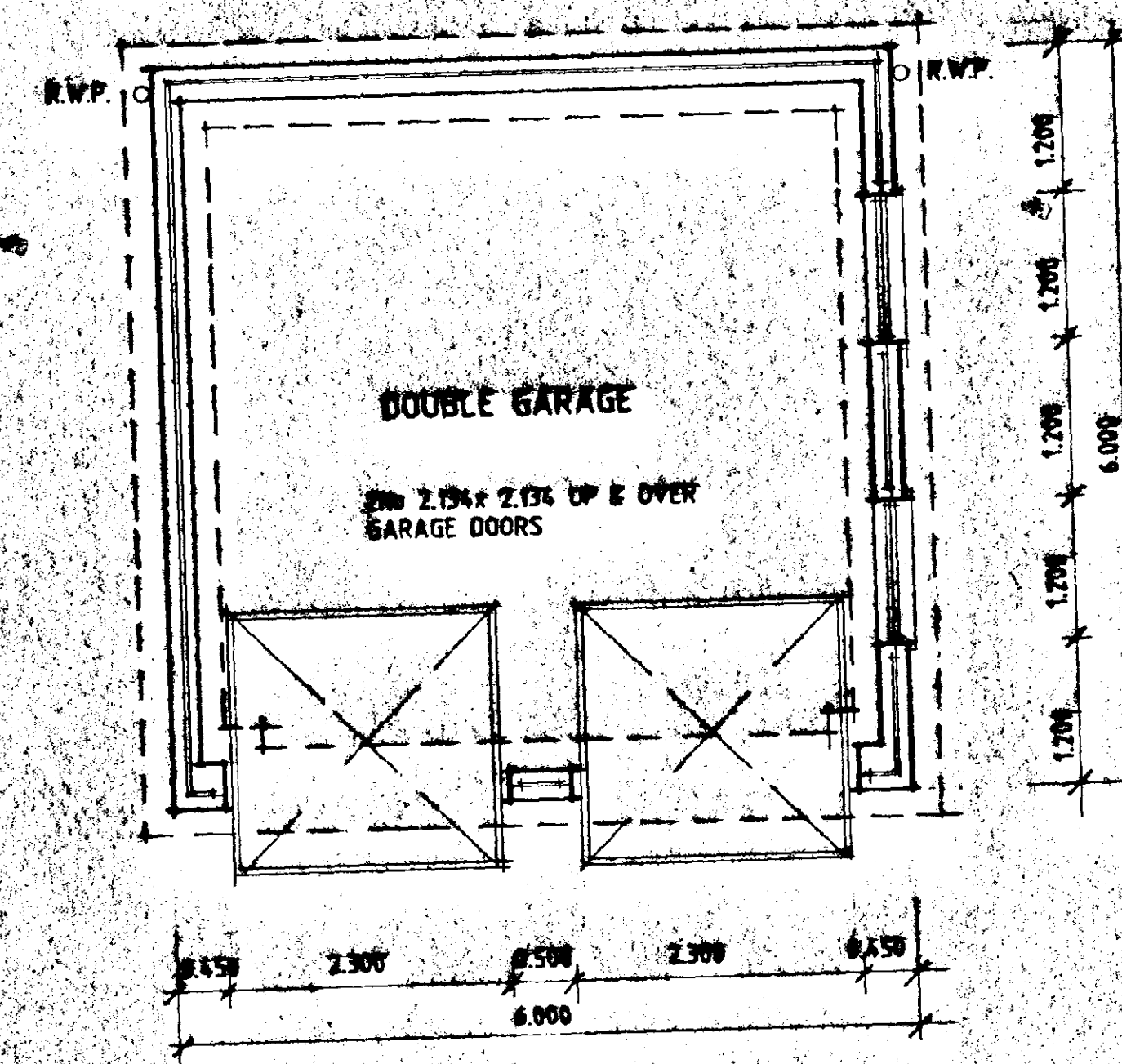
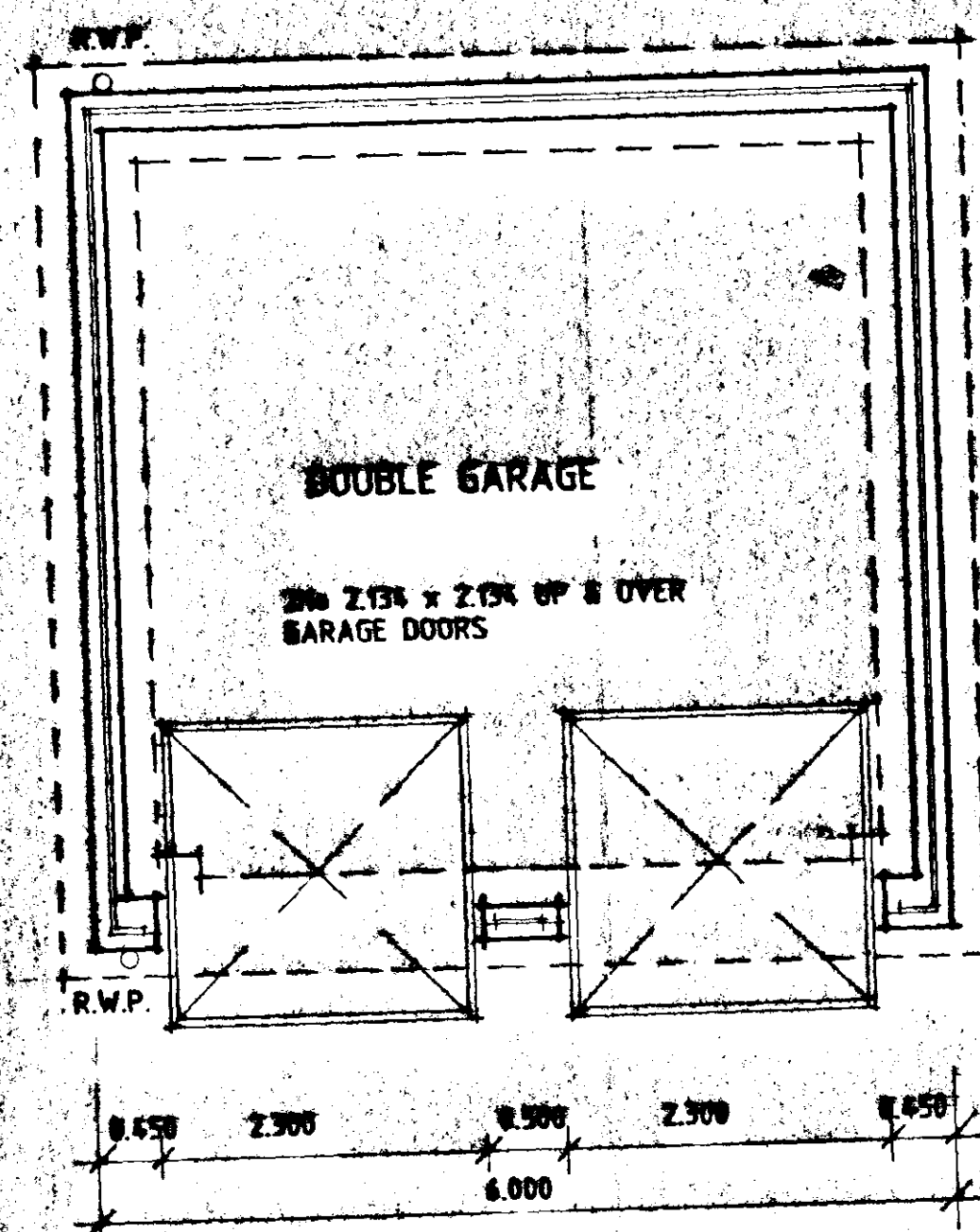
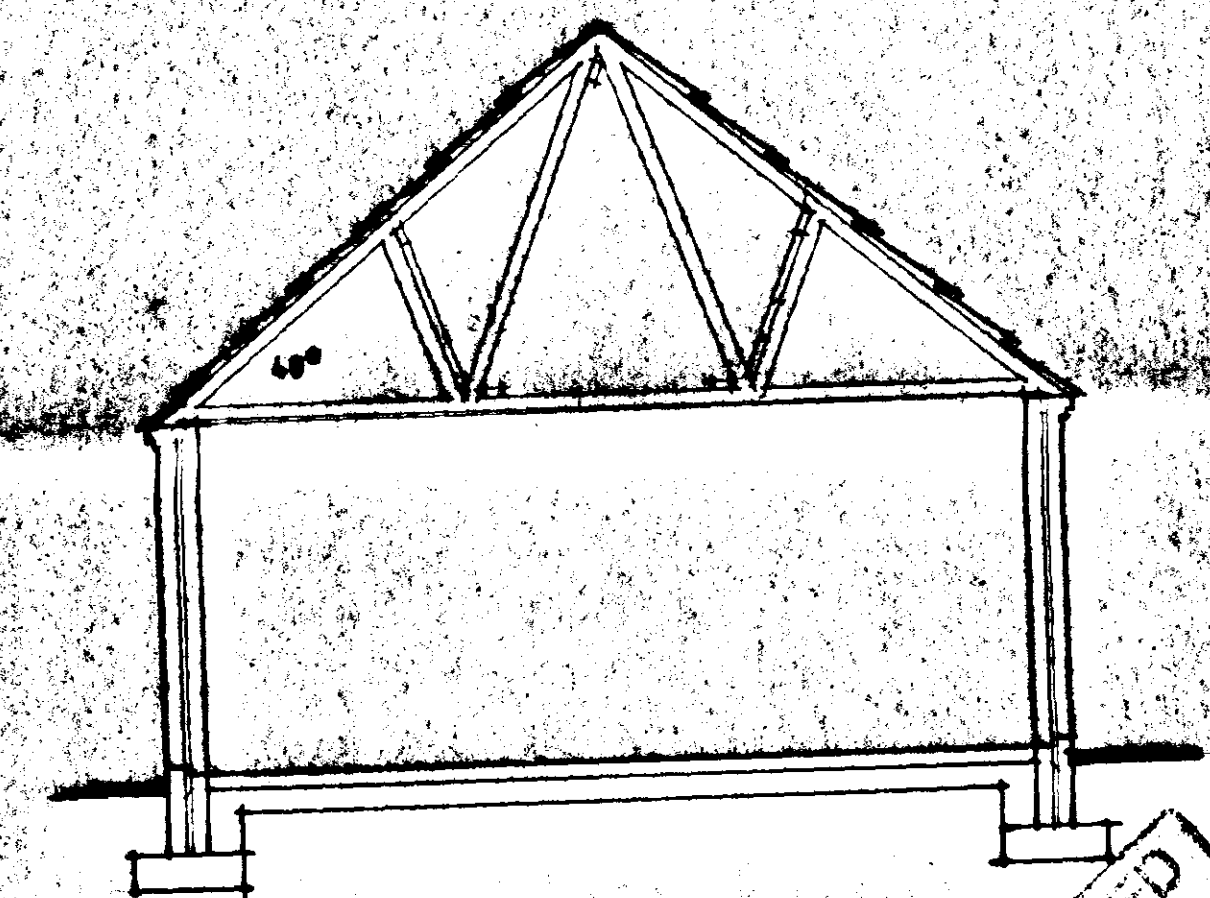
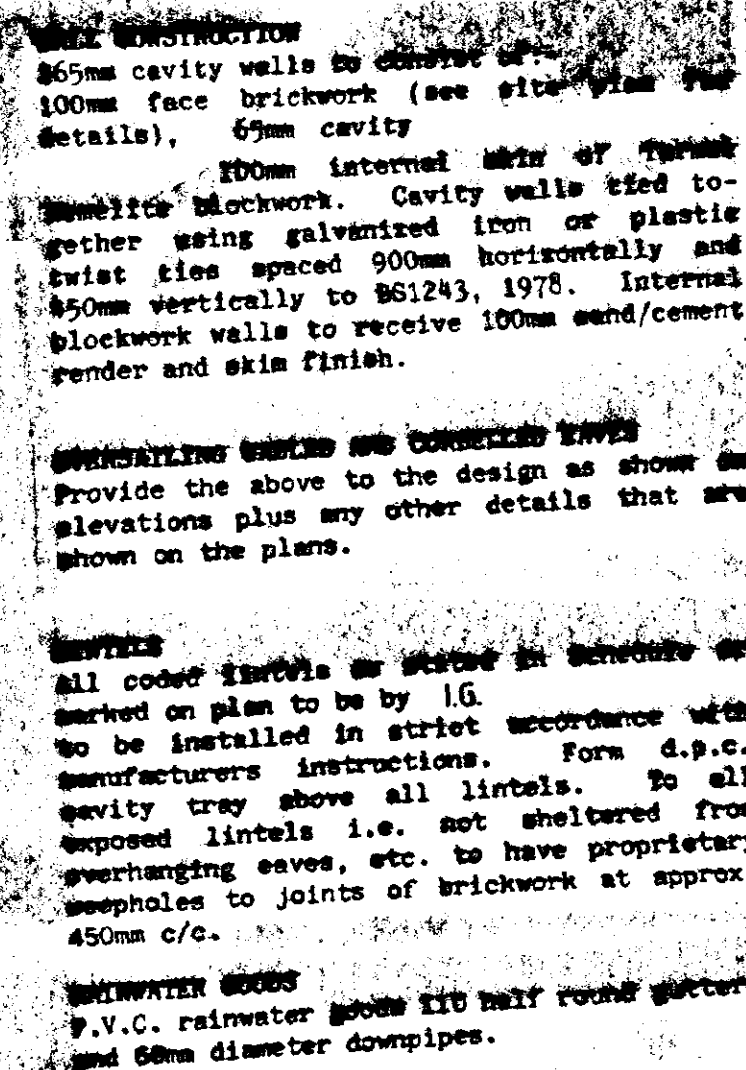
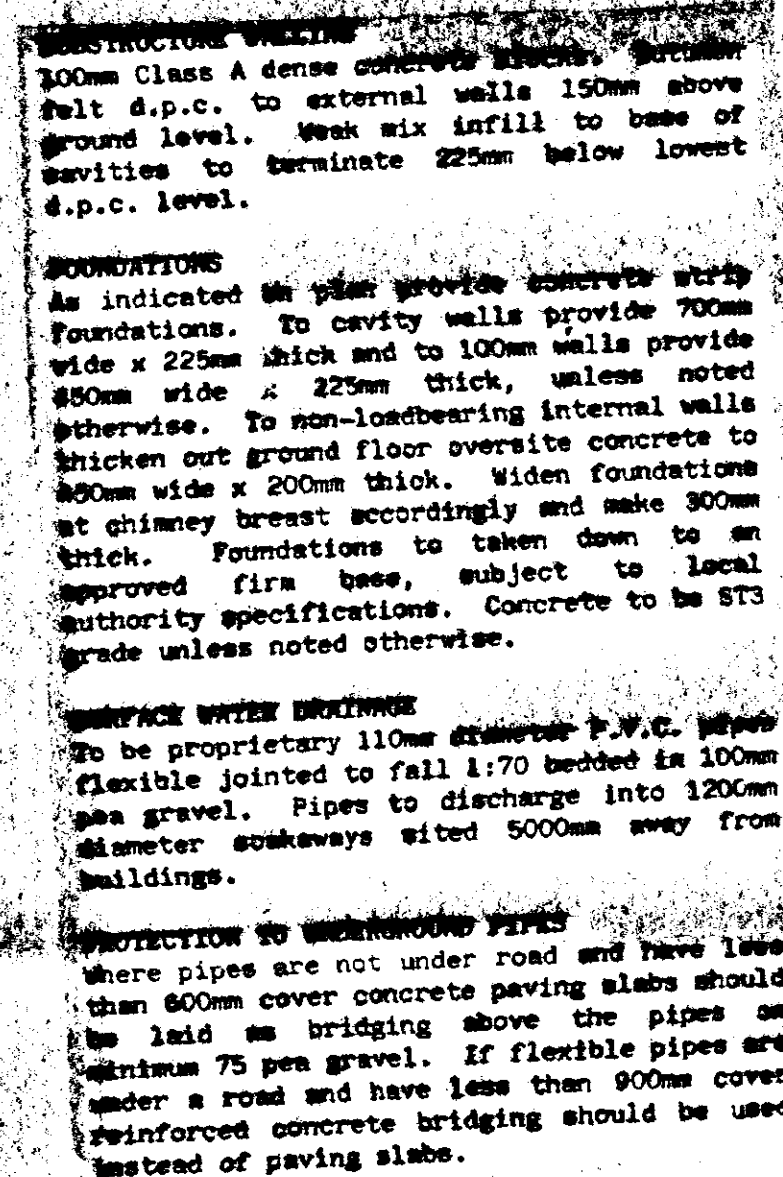
TOPSGATE

2 No 1.0m HIGH STREET LIGHT BOLLARDS

EXISTING T.P. & ROAD SIGN ON SITE FRONTAGE TO BE REPOSITIONED TO ROAD IMPROVEMENTS

THIS DRG. TO BE READ IN CONJUNCTION WITH WINDERMERE, CONISTON, G.T.L/D.G/1 & G.T.L/D.G/2 & F1

1 - HIGHWAY REQUIREMENTS - 2.5.97  
2 - HIGHWAY DETAILS ADDED - 24.3.97  
3 - B.R. ALTS - 21.1.97  
4 - DRAINAGE ADDED - 10.12.96



SOUTH HOLLAND DO  
HOUSING & PLANNING  
09 DEC 1996  
Ref: 1124/96.

**DESIGN** **Status**  
CONSULTANTS IN ARCHITECTURE & PLANNING

**G. T. L. DEVELOPMENTS  
LTD.**

GTLD/G/1 & GTLD/G/2  
GARAGES

150 1:00 | NOV-90  
B. GLHAM.

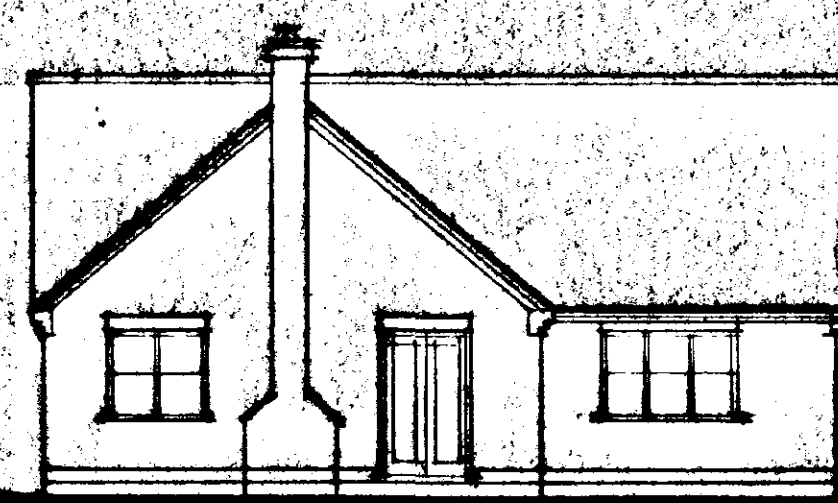
2 Edinburgh Walk, Melbourn,  
Spalding, Lincs. PE12 7AP.  
Tel: 01406 624343 Fax: 01406 690702



FRONT



SIDE



REAR



SIDE

**OVERLOOKING WINDOWS AND COMBUSTIBLE GASES**  
Provide the above to the design as shown on elevations plus any other details that are shown on the plans.

**WALLS**

See proprietary floor/ceiling details for provision of lead to valleys to make completely watertight.

**ROOFS**

Ensure the pitch through all windows and doors reveals, including lintels, is limited to a minimum 'U' value of 1.2W/m<sup>2</sup>K, also at every closure of cavity provide d.p.c.

**WALLS WITH TRICKLE VENTILATION**

Provide proprietary trickle ventilators at head of windows giving a total opening area of not less than 8000mm<sup>2</sup>.

**KITCHEN/UTILITY/BATHROOM/EN-SUITE TRICKLE VENTILATION**

Provide proprietary trickle ventilators at head of windows giving a total opening area of not less than 4000mm<sup>2</sup>.

**UTILITY VENTILATION**

Provide proprietary mechanical extract ventilation unit capable of extracting 15lts/second. System to offer intermittent operation.

**ROOF CONSTRUCTION**

Concrete interlocking roof tiles (see spec 11m) on 30 x 25 softwood treated timber battens on underfelt to BS747 (Type 1P) lapped 150mm horizontally and 100mm vertically. Prefabricated roof trusses at 600mm c/c and pitch as stated in accordance with BS5268 Part 3, 1985. Provide 25 x 100mm timber bracing and fix in accordance with truss manufacturers instructions. All trusses and gable leaders (if any) to be strapped to 50 x 100mm timber wallplate, the gable wall at verges and ceiling level with 30 x 5mm mild steel anchor and lateral restraint straps to span minimum 3 no. trusses at a maximum of 1200mm c/c. At strap positions provide back and noggins to trusses. Main contractor to supply local authority building control with roof truss calculations 28 days prior to erection on site.

**ROOF VENTILATION**

At eaves provide proprietary ventilators equivalent to a 10mm continuous gap along eaves.

**ROOF INSULATION**

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

**ROOF INTERSECTIONS**

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

**UNDERGROUND DRAINAGE**

Underground drainage to be proprietary 110mm diameter P.V.C. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Under building drains to be encased in 150mm pea gravel with lintel over pipes at wall abutments. Surround pipes at wall abutments with 50mm compressible material. 110mm diameter soil and vent pipe to extend 900mm 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 75mm deep sealed traps and rodding eye access points at every direction change. All above ground drainage to BS5582 and all underground drainage to BS5931.

**SURFACE WATER DRAINAGE**

To be proprietary 110mm diameter P.V.C. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Pipes to discharge into 1200mm diameter soakways sited 5000mm away from buildings.

**PROTECTION TO UNDERGROUND PIPES**

Where pipes are not under road and have less than 600mm cover concrete paving slabs should be laid as bridging above the pipes on minimum 75mm pea gravel. If flexible pipes are under a road and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs.

**INSPECTION CHAMBER CONSTRUCTION**

Proprietary polypropylene inspection chambers bedded on 150mm concrete. For a protective 25mm thick concrete collar around head of inspection chamber with 300mm 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.

**OPEN FIRE**

To be capable of having hearthstone feet. Hearth to be 125mm high above finished floor level. Flue liners to BS1181 1971 (sockets up). Build into brick jambs of open fire 2 no. metal anchorage points.

**KITCHEN VENTILATION**

Provide proprietary mechanical extract ventilation unit capable of extracting 30lts/second. Alternatively provide proprietary cooker hood capable of extracting 30lts/second.

**BATHROOM VENTILATION**

Provide proprietary mechanical extract ventilation unit capable of extracting 15lts/second. System to offer intermittent operation.

**WATER STOPPING**

Provide system approved by BBA and installed by BBA approved installer. System to be tested and insulated in accordance with BS5615 1985. Provide thermotatic control.

**HEATING SYSTEM**

Provide room thermostat or thermotatic radiator valve 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 to a minimum height of 800mm above floor level plus doors to a minimum height of 1800mm above floor level. Side screens to be same as doors if within 300mm of doors.

**SMOKE DETECTION**

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

**RAINWATER GOODS**

P.V.C. rainwater goods and rainwater gutters and 60mm diameter downpipes.

**SUBSTRUCTURE WALLING**

100mm Class A dense concrete blocks. External wall d.p.c. to external walls 150mm above ground level. Weak air infill to base of cavities to terminate 225mm below lowest d.p.c. level.

**FOUNDATIONS**

As indicated on plan provide concrete strip foundations. To cavity walls provide 700mm wide x 225mm thick and to 100mm walls provide 450mm wide x 225mm thick, unless noted otherwise. To non-loadbearing internal walls thicken out ground floor oversite concrete to 450mm wide x 200mm thick. Widen foundations at chimney breast accordingly and make 300mm thick. Foundations to taken down to an approved firm base, subject to local authority specifications. Concrete to be S73 grade unless noted otherwise.

1/2 TYPE L1/S LINTELS TO OPENINGS IN CAVITY WALLS & I.E. INT. LINTELS TO INT. OPENINGS UNLESS SPECIFIED OTHERWISE

WINDOWS TO BE UPVC DOUBLE GLAZED. ENSURE EACH ROOM HAS 1/20 FLOOR AREA AS VENTILATION

**ROOF CONSTRUCTION**

Provide 225mm diameter chimney flue liners to BS1181 1971 with minimum 100mm brick surround. Flue to extend past ridge as stated in Approved Document J1/2/3 Part 3 and to terminate in 75mm concrete capping 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 timber to be within 40mm of chimney. Chimney also to be read in conjunction with Approved Document A1/2 Section 10.

**COMBUSTION AIR**

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

**WATER STOPPING**

Position gas and electricity meter where it required in external position to suit client. To be completely sealed around in non-combustible material. To be minimum 450mm, maximum 1000mm above footpath to base.

**LINTELS**

All coded lintels to be stated on schedule or marked on plan to be by 1-4. 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 approx. 450mm c/c.

**GROUND FLOOR CONSTRUCTION**

65mm sand/cement screed on proprietary 90mm thick floor insulation with perimeter insulation to screed on 1200 gauge polythene d.p.c. on 100mm concrete oversite on minimum 150mm, maximum 600mm well blinded and compacted hardcore. Wall d.p.c. to lap floor d.p.c. by a minimum of 50mm.

**BOILER**

Provide balanced flue type gas boiler of required rating to be either a wall hung type or freestanding on 125mm high concrete hearth above oversite. Boiler outlet to have protective guard cover and to be a minimum 900mm from any opening into the building which is wholly or partially above the terminal. Read in conjunction with Approved Document J1/2/3.

**WALL CONSTRUCTION**

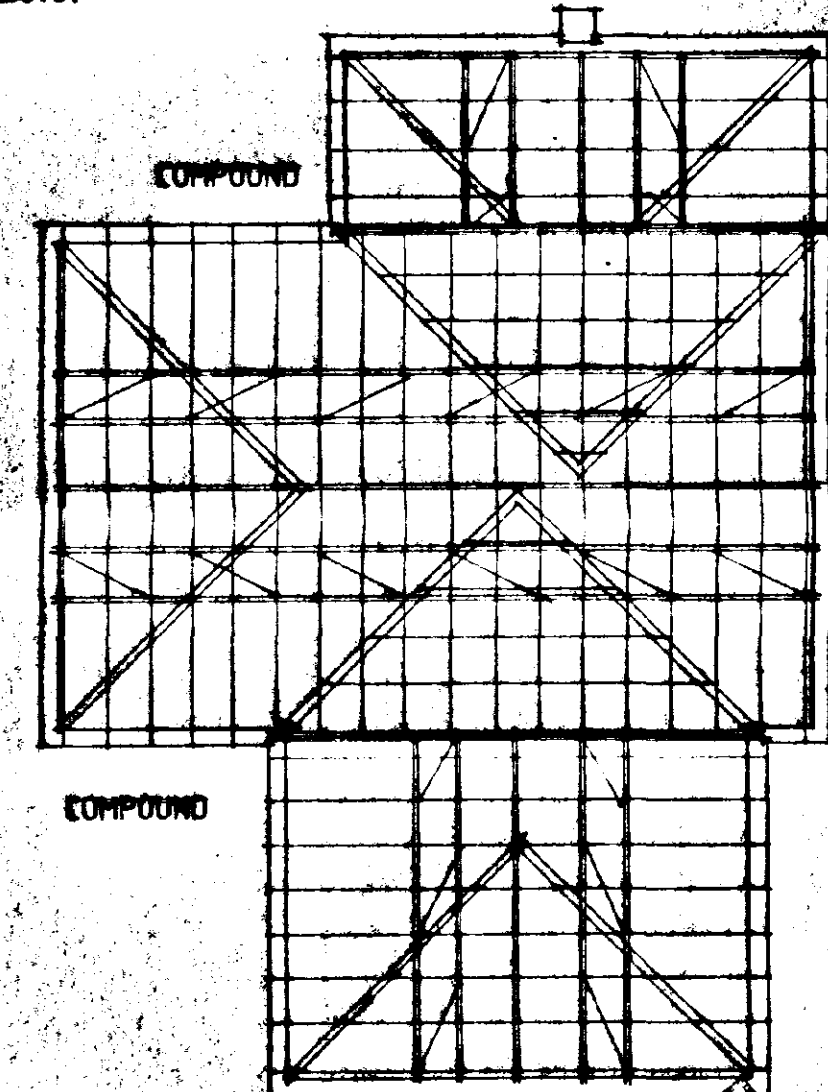
175mm cavity walls to consist of 100mm face brickwork (see site plan for details), 75mm cavity to be filled with Crown Ditherm full fill insulation in accordance with BBA Certificate No. 06/1678 or similar approved, 100mm internal skin of Farmac Heselite blockwork. Cavity walls tied together using galvanised iron or plastic twist ties spaced 900mm horizontally and 450mm vertically to BS1243, 1978. Internal blockwork walls to receive 10mm sand/cement render and skin finish.

**BEAMER TANK SUPPORT**

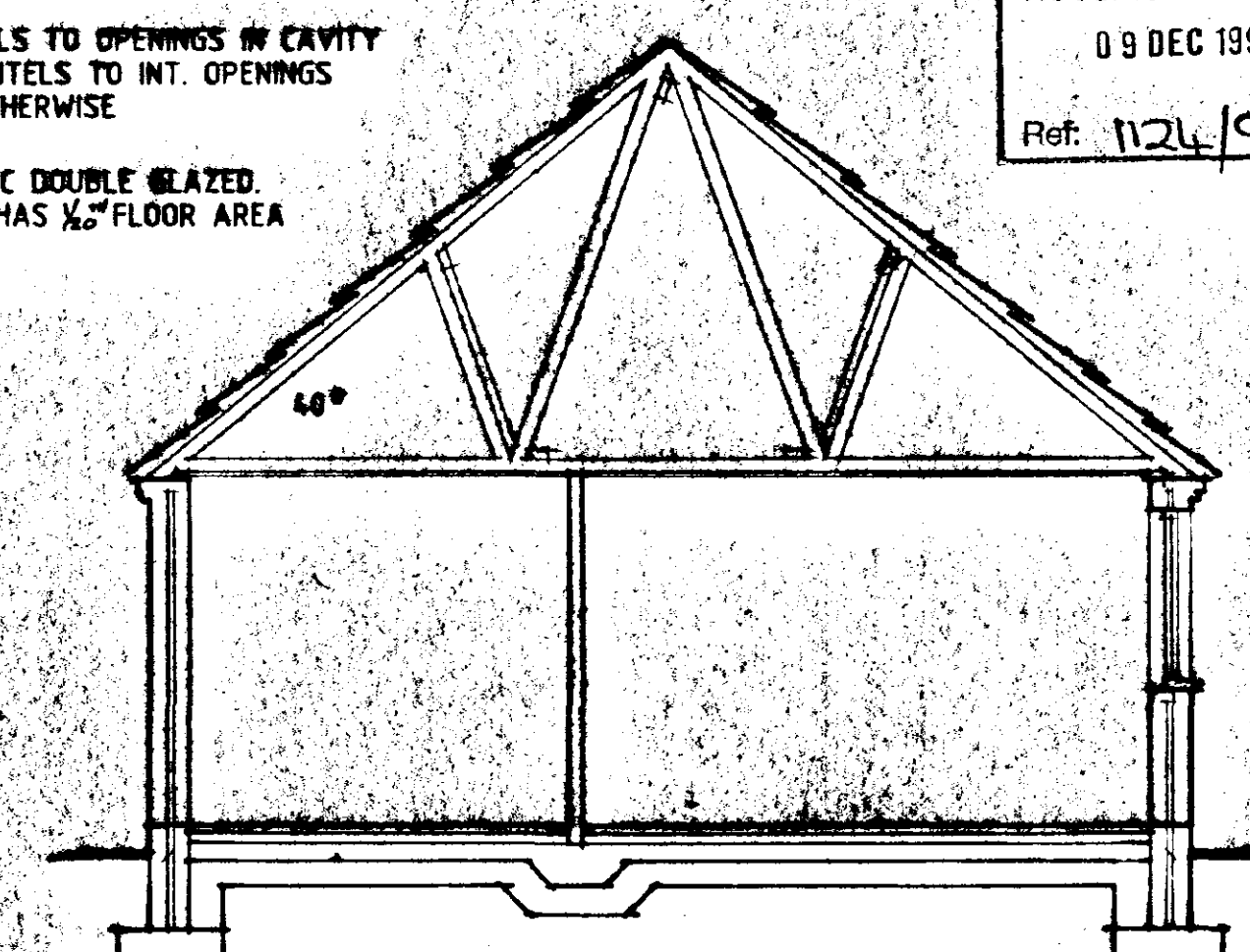
Water tank in roof space to be supported by bearers to spread the load to BS5268 Part 3 1985.

**SKYLIGHTS**

To all insulated roof settings provide 12.5mm approx Duplex plasterboard or similar and either 5mm skin or Artek finish. To remaining ceilings provide 12.5mm approx plasterboard or similar with finishes as above.



ROOF PLAN



SECTION

SOUTH HOLLAND DC  
HOUSING & PLANNING  
09 DEC 1996  
Ref: 1124/96

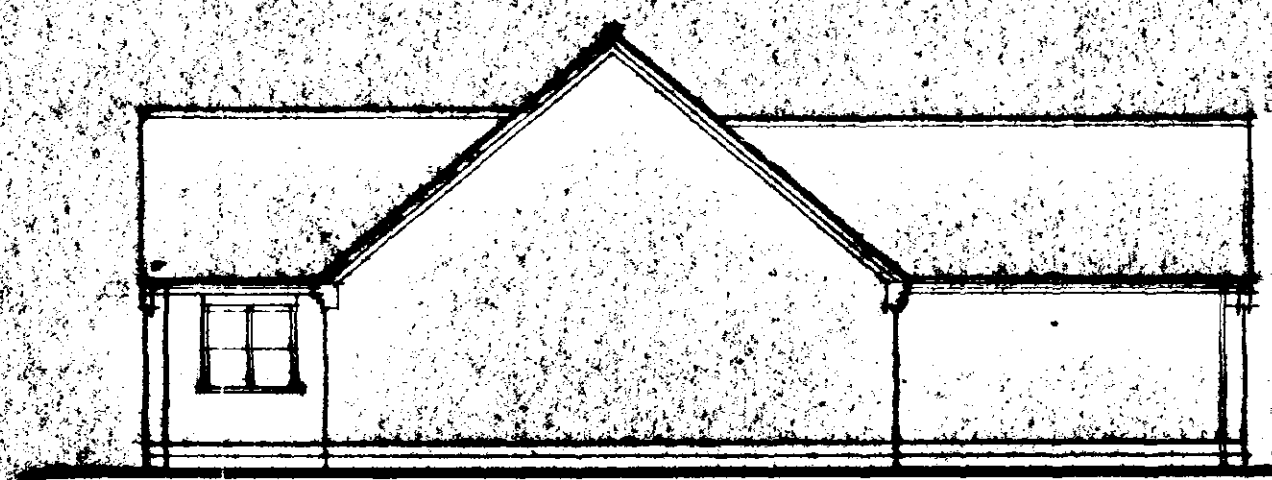
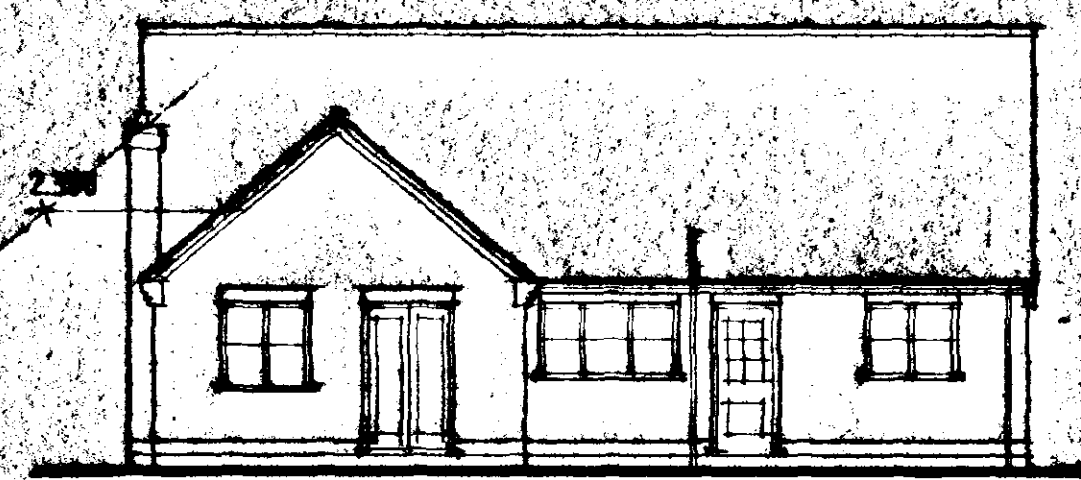
DESIGN **Status**  
CONSULTANTS IN ARCHITECTURE & PLANNING

E. T. L. DEVELOPMENTS LTD.

**CONISTON**

1:50 1:100 NOV-96  
B. GILMAN

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



# **FRONT**

Water tank in roof space to BS5268 Part 3 1985.

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

# **CEILING**

Provide insulated fire type gas boiler to provide heating in to be either wall hung type or freestanding on 125mm high concrete hearth above oversite. Boiler outlet to have protective guard cover and to be a minimum 300mm from any opening into the building which is wholly or partially above the terminal. Read in conjunction with Approved Document J1/2/3.

6.550

# **SIDE**

# **CEILING**

All code lintels as stated in Schedule 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 approx. 600mm c/c.

# **ROOF CONSTRUCTION**

Concrete interlocking roof tiles (see site plan) on 38 x 25 softwood treated timber battens on underfelt to BS747 (Type 1F) lapped 150mm horizontally and 100mm vertically. Prefabricated roof trusses at 600mm c/c and pitch as stated in accordance with BS5268 Part 3, 1985. Provide 25 x 100mm timber bracing and fix in accordance with truss manufacturers instructions. All trusses and gable end rafters (if any) to be strapped to 50 x 100mm timber wallplate, the gable wall at verges and ceiling level with 30 x 5mm mild steel anchor and lateral restraint straps to span minimum 2 no. trusses at a maximum of 1200mm c/c. At eave positions provide girth and nogging to trusses. Main contractor to supply local authority building control with roof truss calculations 28 days prior to erection on site.

# **ROOF VENTILATION**

At eaves provide proprietary ventilation equivalent to a 10mm continuous gap along eaves.

# **ROOF INSULATION**

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

# **VALLEYS**

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

# **WALL CONSTRUCTION**

275mm cavity walls to consist of 100mm face brickwork (see site plan for details), 75mm cavity to be filled with Crown Brithers full fill insulation in accordance with BBA Certificate No. 06/1678 or similar approved, 100mm internal skin of Tarmac Hemelite blockwork. Cavity walls tied together using galvanneal iron or plastic twist ties spaced 900mm horizontally and 450mm vertically to BS1243, 1978. Internal blockwork walls to receive 10mm sand/cement render and skim finish.

# **REVEALS**

Ensure the path through all window and door reveals, including lintels, is limited to a minimum 'U' value of 1.2W/m<sup>2</sup>K. also at every closure of cavity provide d.p.c.

# **GROUND FLOOR CONSTRUCTION**

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

# **PLAN CONSTRUCTION**

Provide 225mm diameter clay flue liners to BS1181 1971 with minimum 100mm brick surround. Flue to extend past ridge as stated in Approved Document J1/2/3 Part 3 and to terminate in 75mm concrete capping 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 timber to be within 40mm of chimney. Chimney also to be read in conjunction with Approved Document A1/2 Section 10.

# **CONSTRUCTION AIR**

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

# **METER BOXES**

Position gas and electricity meter boxes as required in external position to suit client. To be completely sealed secure in non-combustible material. To be minimum 1800mm, maximum 1000mm above footpath to base.

# **REAR**

**ROOF WATER DRAINAGE**  
Underground drainage to be proprietary 110mm diameter P.V.C. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Under building drains to be encased in 150mm pea gravel with lintel over pipes at wall abutments. Surround pipes at wall abutments with 50mm compressible material. 110mm diameter soil and vent pipe to extend 800mm 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 75mm deep sealed traps and rodding eye access points at every direction change. All above ground drainage to BS5582 and all underground drainage to BS8301.

# **ROOF WATER DRAINAGE**

To be proprietary 110mm diameter P.V.C. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Pipes to discharge into 1200mm diameter soakways sited 5000mm away from buildings.

# **PROTECTION TO UNDERGROUND PIPES**

Where pipes are not under road and have less than 800mm cover concrete paving slabs should be laid as bridging above the pipes on minimum 75mm pea gravel. If flexible pipes are under a road and have less than 800mm cover reinforced concrete bridging should be used instead of paving slabs.

# **INSPECTION CHAMBER CONSTRUCTION**

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

# **OPEN FIRE**

To be capable of burning smokeless fuel. Hearth to be 125mm high above finished floor level. Flue liners to BS1181 1971 (sockets up). Build into brick jamba of open fire 2 no. metal anchorage points.

# **WINDTIGHT ROOF TRICKLE VENTILATION**

Provide proprietary trickle ventilators to head of windows giving a total opening area of not less than 8000mm<sup>2</sup>.

# **KITCHEN/UTILITY/BATHROOM/EN-SUITE TRICKLE VENTILATION**

Provide proprietary trickle ventilators to head of window giving a total opening area of not less than 4000mm<sup>2</sup>.

# **UTILITY VENTILATION**

Provide proprietary mechanical extract ventilation unit capable of extracting 30lts/second. System to offer intermittent operation.

# **ROOF INSULATION**

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

**THE TYPE OF LINTELS TO OPENINGS IN CAVITY WALLS & I.G. INT. LINTELS TO INT. OPENINGS UNLESS STATED OTHERWISE**

**WINDOWS TO BE UPVC DOUBLE GLAZED. ENSURE EACH ROOM HAS 1/2" FLOOR AREA AS VENTILATION**

# **SIDE**

**CEILING VENTILATION**  
Provide proprietary mechanical extract ventilation unit capable of extracting 30lts/second. Alternatively provide proprietary cooker hood capable of extracting 30lts/second.

# **BATHROOM VENTILATION**

Provide proprietary mechanical extract ventilation unit capable of extracting 15lts/second. System to offer intermittent operation.

# **ROOF WATER DRAINAGE**

Provide system approved by BBA and installed by 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 valve 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.

# **OVERSAILING GABLES AND CORNERED EAVES**

Provide the above to the design as shown in elevations plus any other details that are shown on the plans.

# **RAINWATER GOODS**

P.V.C. rainwater goods 110mm round gutters and 50mm diameter downpipes.

# **STRUCTURE WALLING**

100mm Class A dense concrete blocks. External felt d.p.c. to external walls 150mm above ground level. Weep mix infill to base of cavities to terminate 225mm below lowest d.p.c. level.

# **FOUNDATIONS**

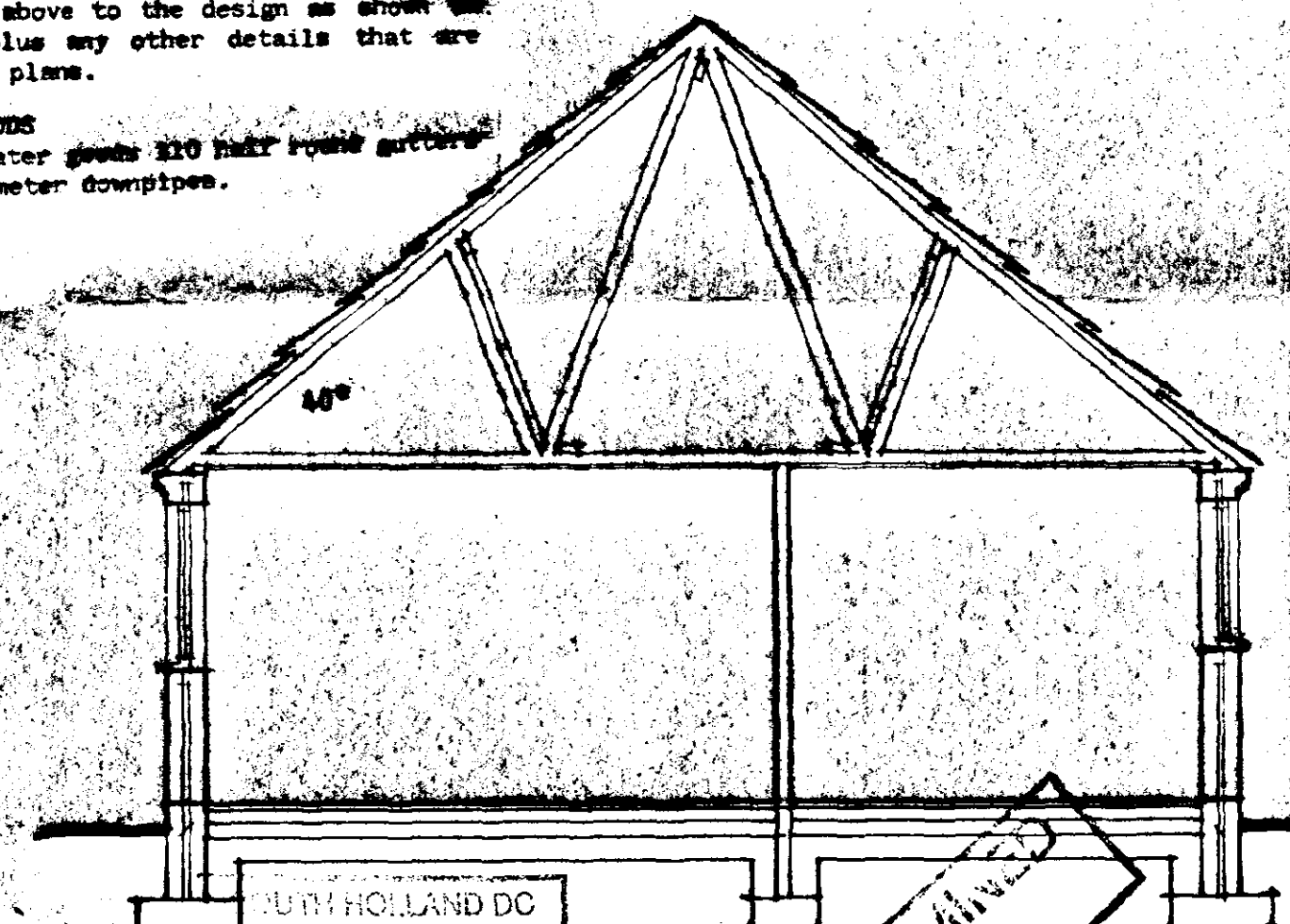
As indicated on plan provide concrete strip foundations. To cavity walls provide 700mm wide x 225mm thick and to 100mm walls provide 450mm wide x 225mm thick, unless noted otherwise. To non-loadbearing internal walls thicken out ground floor oversite concrete to 450mm wide x 200mm thick. Widen foundations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

# **SAFETY GLASS**

Provide safety glass to 1000mm x 1000mm to a minimum height of 800mm above floor level plus doors to a minimum height of 1500mm above floor level. Side screens to be same as doors if within 500mm of doors.

# **SMOKE DETECTION**

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



JOHN HOLLAND DC  
HOUSING & PLANNING  
09 DEC 1996  
Ref: 124/96

# **SECTION**

**DETERMINED PLAN**

**Status**  
CONSULTANTS IN ARCHITECTURE & PLANNING

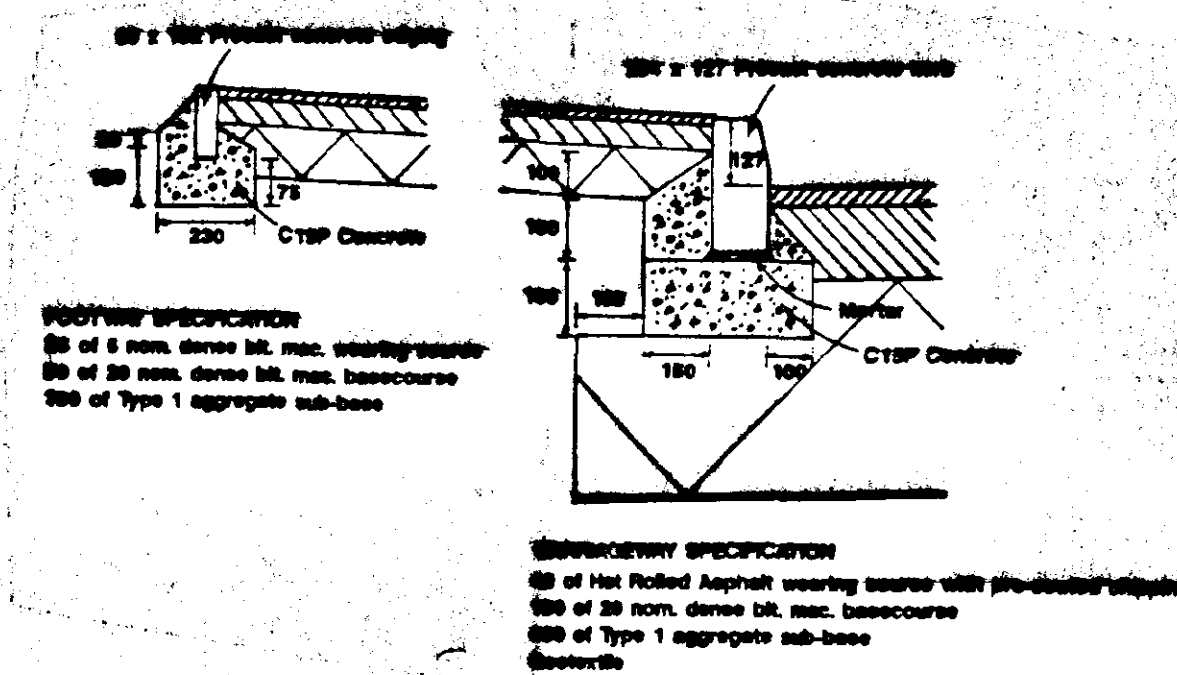
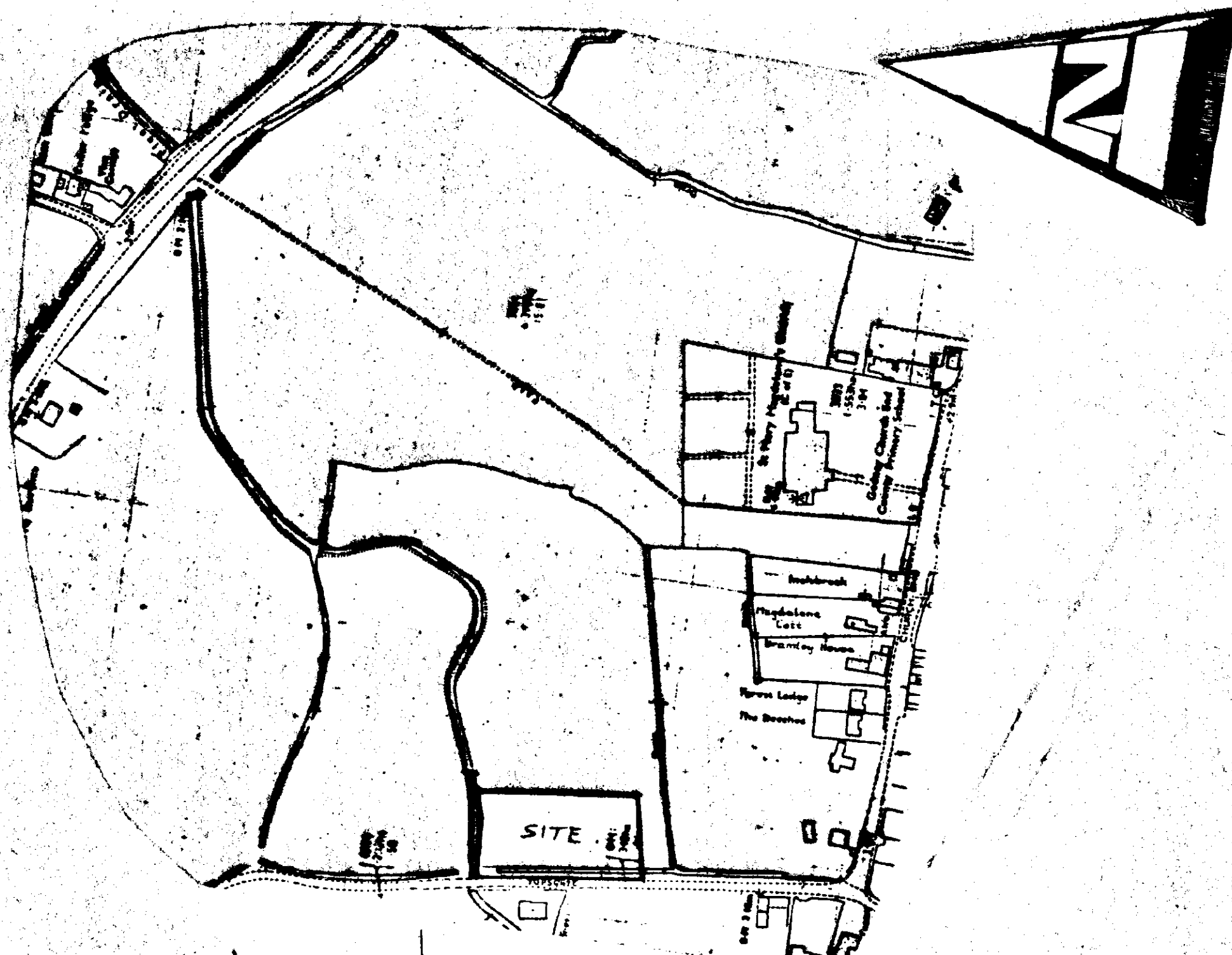
**E. T. L. DEVELOPMENTS LTD.**

**WINDERMERE**

150 1:100 NOV-96

8.61MAM.

2 Edinburgh Walk, Hethersett,  
Spalding, Lincs. PE12 7AP  
Tel: 01406 424343 Fax: 01406 499782



# ACCESSES

FORM NEW ACCESSES AS SHOWN MIN. 2.5m WIDE & CONSTRUCTED ALL TO L.C.C. REQUIREMENTS

# TURNING AREA

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

# DRIVES

TO BE BLOCK PAVED

# LANDSCAPING / SCREENING

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

SB - SILVER BIRCH  
 FM - FIELD MAPLE  
 H - HAWTHORN

TO SITE FRONTAGE WHERE SHOWN PLANT HAWTHORN HEDGE

W - FORM LINK WALLS BETWEEN GARAGES & BUNGALOWS WHERE SHOWN WITH GATES AS NECESSARY. HEIGHT TO BE 1.8m

# NOTE

GARAGES WHERE APPLICABLE TO HAVE WINDOWS FACING ROAD

# DWELLINGS

- PLOT 1 - WINDERMERE - G.T.L/D.G/1
- PLOT 2 - CONISTON & G.T.L/D.G/2
- PLOT 3 - WINDERMERE & G.T.L/D.G/2
- PLOT 4 - CONISTON - HANDED & G.T.L/D.G/2
- PLOT 5 - WINDERMERE & G.T.L/D.G/1

# EXTERNAL MATERIALS

- PLOT 1 - BAGGERIDGE TUSCAN RED MULTI & MARLEY MENDIP OLD ENGLISH DARK RED
- PLOT 2 - BAGGERIDGE BISQUE RED & MARLEY MENDIP RUSTIC GREY
- PLOT 3 - BAGGERIDGE EMBER RED MULTI & MARLEY OLD ENGLISH DARK RED
- PLOT 4 - BAGGERIDGE TUSCAN RED MULTI & MARLEY MENDIP OLD ENGLISH DARK RED
- PLOT 5 - BAGGERIDGE BISQUE RED & MARLEY MENDIP RUSTIC GREY

# PIPING DYKE

DRAW TO SITE FRONTAGE TO BE PIPED WITH SOLID CONC. PIPES OF SAME DIA. AS EXISTING PIPING TO THE NORTH. PROVIDE 100 CENTRAL M.H. NEW ROAD GULLIES AS SHOWN TO BE CONNECTED INTO NEW PIPELINE.  
 PROVIDE 100 DIA. PLASTIC LAND DRAIN ALONGSIDE CONC. PIPE & CONNECTED TO M.H.  
 PIPES TO BE LAID TO APPROPRIATE FALLS TO SUIT CONNECTION OF EXISTING SYSTEM  
 ALL WORKS TO BE TO S.H.I.D.B. & L.C.C. REQUIREMENTS

# ROAD IMPROVEMENTS

EXISTING ROAD TO BE WIDENED TO AREA OF ROAD FRONTAGE AS SHOWN BY 2.4m TO FORM LAY-BY PLUS A 1.8m WIDE FOOTPATH TO FULL SITE FRONTAGE  
 ALL WORKS TO CONFORM TO L.C.C. DEVELOPMENT ROAD SPECIFICATION & CONSTRUCTION 1991

# FOUL DRAINAGE

CONNECT TO F.W. M.H. IN TOPSGATE AS SHOWN ALL IN ACCORDANCE WITH A.W. REQUIREMENTS

# NOTES

PIPING OF DYKE INCLUDING HEADWALLS TO BE TO S.H.I.D.B. REQUIREMENTS.  
 GULLY CONNECTIONS TO BE 150 DIA. WITH 150 C20P CONC. SURROUND & BED. PIPES UNDER ACCESS TO BE CONC. PROTECTED AS PER DETAIL TYPE 2 ON DRG. F1

**Notes and Warnings**  
 Do not scale from this drawing.  
 This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than that for which it is issued without written permission from Havers, Stannard Design.  
 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 (approx) site conditions related to the area. No responsibility can be accepted for abnormal conditions or unforeseen circumstances which may be encountered.  
 Please note: This drawing is not a conveyance drawing.  
 Construction work is to be carried out with regard to the Construction (Design and Management) Regulations 1994 (CDM) and the Health and Safety at Work, etc. Act 1974 (HSA Act).

**AMENDED PLAN**  
 Ref. A1

**SOUTH HOLLAND DC HOUSING & PLANNING**  
 28 AUG 1998  
 Ref. 412496

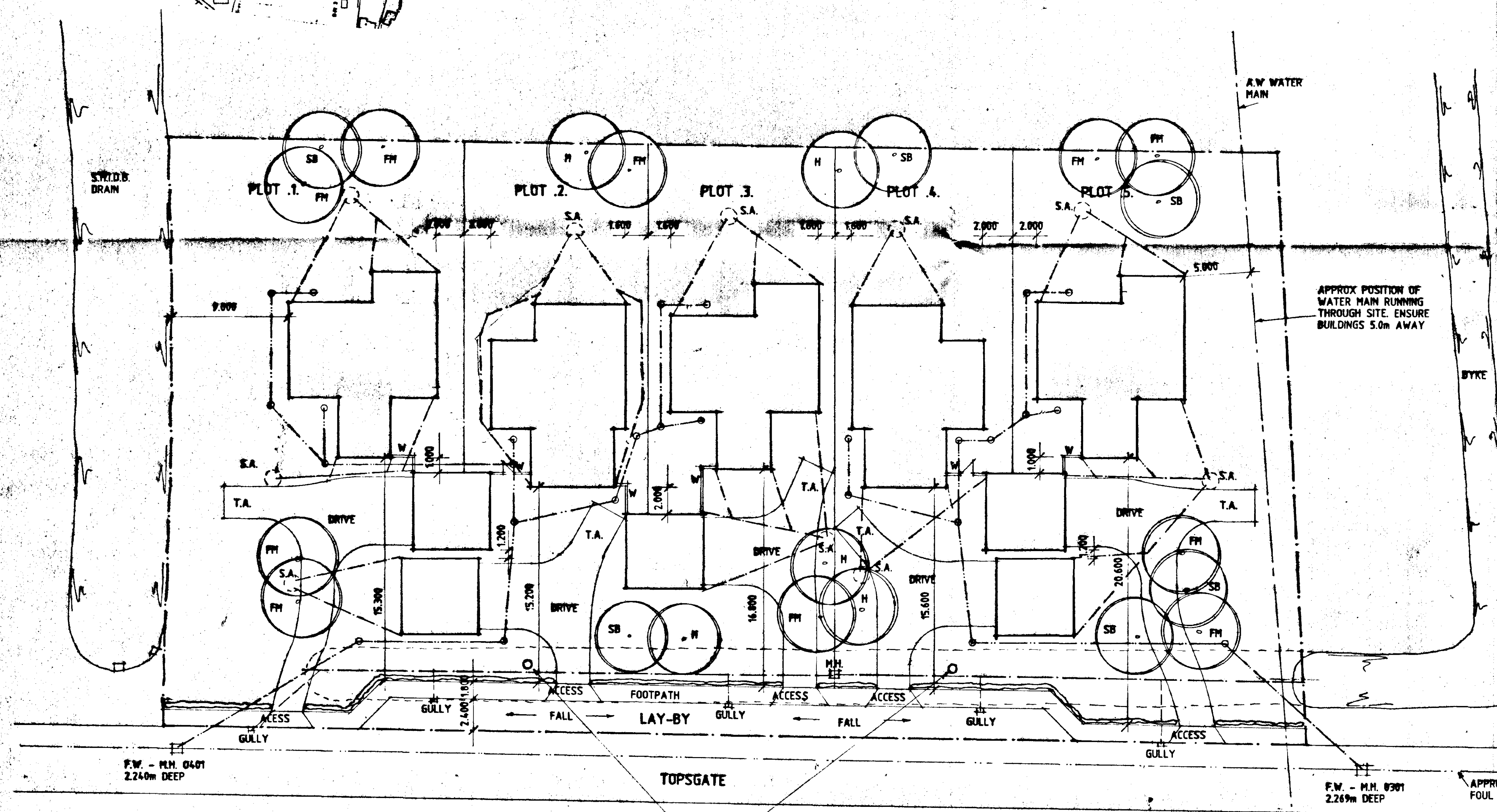
**STATUS**  
 CONSULTANTS IN ARCHITECTURE & PLANNING

**PROPOSED RESIDENTIAL DEVELOPMENT AT TOPSGATE, GEDNEY FOR**

**G.T.L. DEVELOPMENTS LTD.**

**1:200**  
**NOV-98**  
**B. GILHAM**

2 Edinburgh Walk, Nottingham, Spalding, Lincs. PE12 7AP.  
 Tel: 01406 426343 Fax: 01406 490702



F.W. - M.H. 0401  
 2.240m DEEP

F.W. - M.H. 0301  
 2.269m DEEP

APPROX POSITION OF FOUL SEWER

EXISTING DRAIN TO SITE FRONTAGE SHOWN DOTTED TO BE PIPED

2m 10m HIGH STREET LIGHT BOLLARDS

EXISTING T.P. & ROAD SIGN ON SITE FRONTAGE TO BE REPOSITIONED TO ROAD IMPROVEMENTS

THIS DRG. TO BE READ IN CONJUNCTION WITH WINDERMERE, CONISTON, G.T.L/D.G/1 & G.T.L/D.G/2 & F1

- E - PLOT 1 DWELLING HANDED - 20.5.98
- D - HIGHWAY REQUIREMENTS - 2.5.97
- C - HIGHWAY DETAILS ADDED - 24.3.97
- B - B.R. ALTS - 21.1.97
- A - DRAINAGE ADDED - 10.12.96