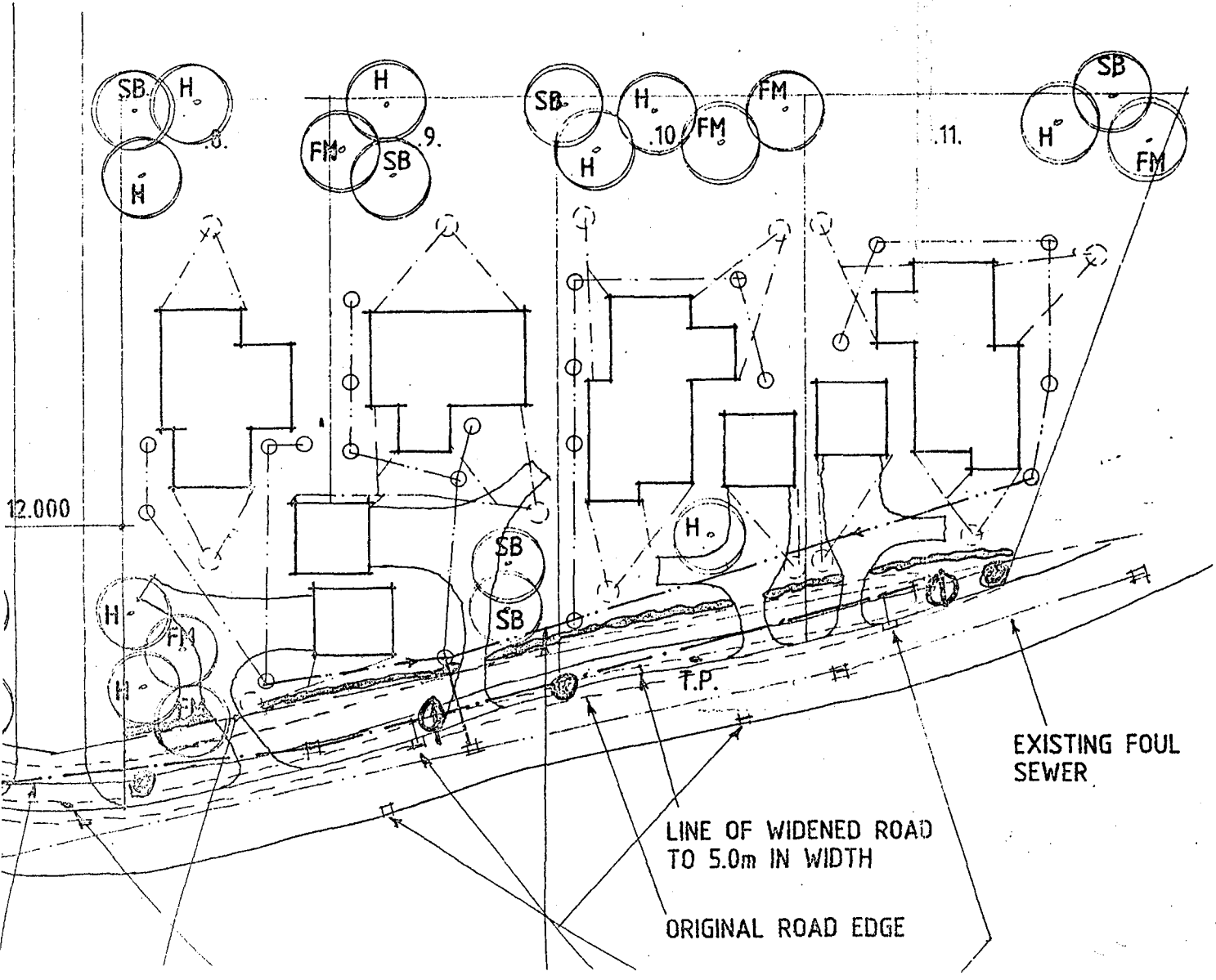
CARRIAGEWAY SPECIFICATION
40 of Hot Rolled Asphalt wearing course with pre-coated chippings
150 of 20 nom. dense bit. mac. basecourse
450 of Type 1 aggregate sub-base
Geotextile

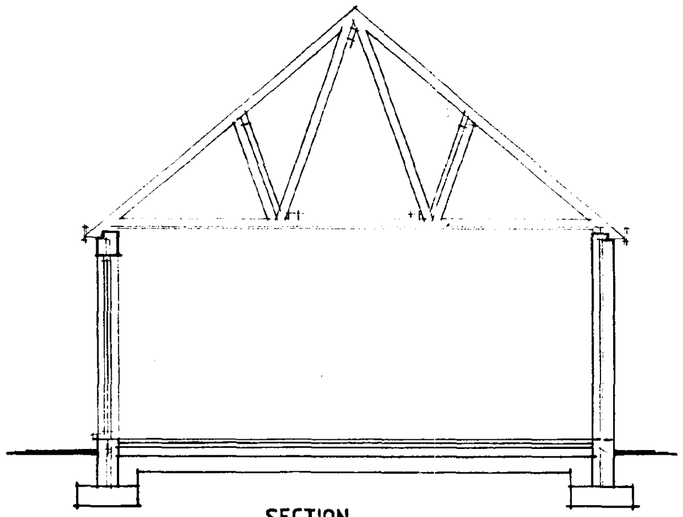


DWELLINGS

1 - ULLSWATER
2 - ULLSWATER
3 - DERWENT
4 - ULLSWATER
5 - ULLSWATER HANDED
6 - THIRLMERE HANDED
7 - CONISTON
8 - CONISTON HANDED
9 - THIRLMERE HANDED
10 - ULLSWATER
11 - ULLSWATER HANDED

GARAGES

G.T.L./D.G./1 TO PLOTS 3,6 &
G.T.L./D.G./2 TO PLOTS 1,2,4



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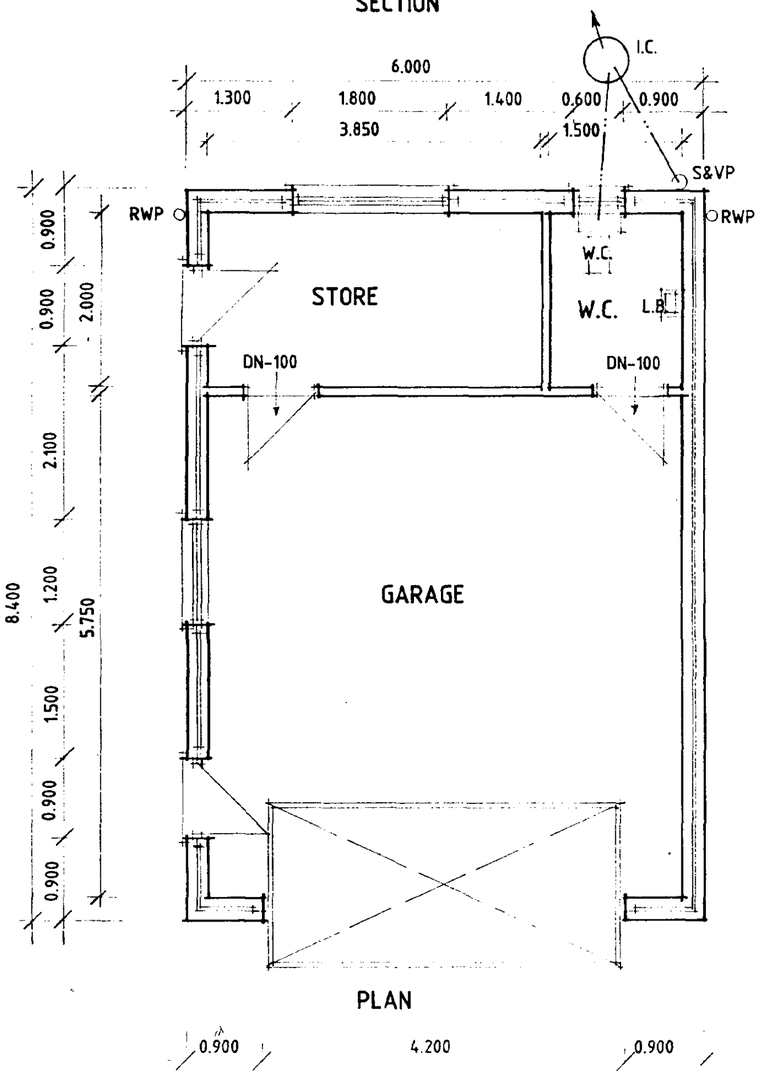
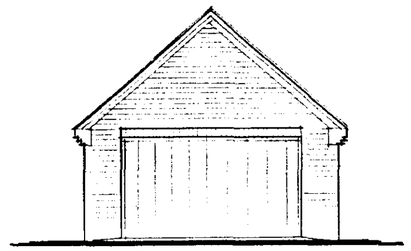


PLAN



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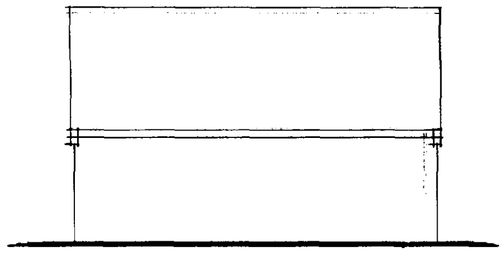

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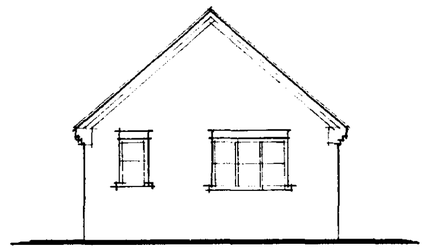

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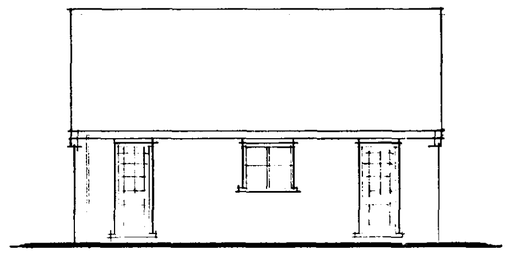


SIDE

DESIGN Statas
CONSULTANTS IN ARCHITECTURE & PLANNING

SOUTH HOLLAND DC
HOUSING & PLANNING
13/3/01

G. T. L. DEVELOPMENTS LTD.

G.TL./S.D/1

1:50 1:100 JULY-99

B.GILHAM.

DETERMINED

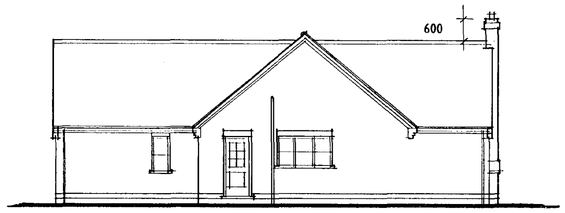
2 Edinburgh Way, Holbeach
Spalding, Lincs. PE12 7AP
Tel: 01406 424393 Fax: 01406 490702

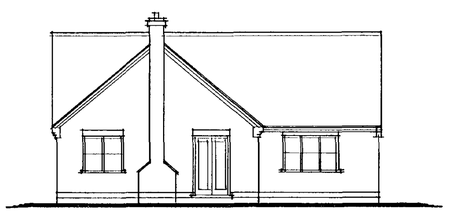
PLOT 9 AS APPROVED

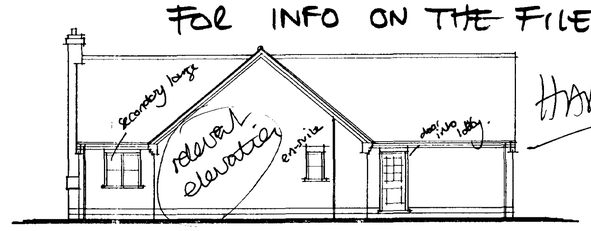
FOR INFO ON THE FILE.

HANDED









FRONT

NOTES

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

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

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

All soakaways to be minimum 1 m deep.

Provide cavity trays above in situ meter boxes.

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

SIDE

OVERSAILING GABLED 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.

REVEALS
Ensure the path through all window and door reveals, including lintels, is limited to a minimum 'U' value of 1.2W/m²K. also at every closure of cavity provide d.p.c.

HABITABLE ROOM TRICKLE VENTILATION
Provide proprietary trickle ventilators to head of windows giving a total opening area of not less than 8000mm²

KITCHEN/UTILITY/BATHROOM/WC TRICKLE VENTILATION
Provide proprietary trickle ventilators to head of window giving a total opening area of not less than 4000mm²

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

REAR

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 ladders (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 pack 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 ventilation equivalent to a 10mm continuous gap along eaves.

ROOF INSULATION
To roof spaces provide proprietary 200mm 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.

FOUL 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 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 BS8301.

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 soakeways 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 75 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. Form protective 255mm 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 burning smokeless fuel. 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 60lts/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.

HOT WATER STORAGE
Provide system approved by BBA and install 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.

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 1500mm 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 110 half round gutters and 68mm diameter downpipes.

SUBSTRUCTURE WALLING
100mm Class A dense concrete blocks. Butumen felt d.p.c. to external walls 150mm above ground level. Weak 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.

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

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

SIDE

FLUE 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 B 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 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% 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 if required in external position to suit client. To be completely sealed around in non-combustible material. To be minimum 500mm, maximum 1000mm above footpath to base.

LINTELS
All coded lintels as stated in Schedule or marked on plan to be by I·G· 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.

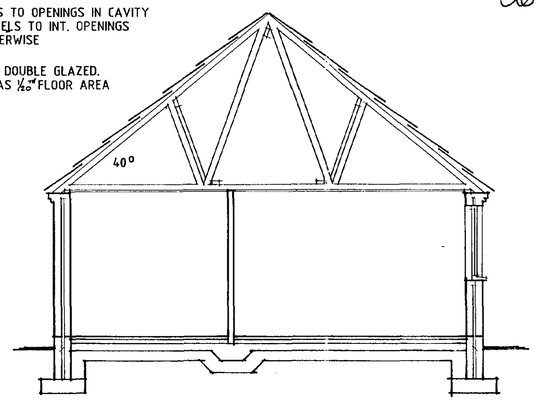
GROUND FLOOR CONSTRUCTION
65mm sand/cement screed on proprietary 50 mm thick floor insulation with perimiter insulation to screed on 1200 gauge polythene d.p.m. on 100mm concrete oversite on minimum 150mm, maximum 600mm well blinded and compacted hardcore. Wall d.p.c. to lap floor d.p.m. by a minimum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

BOILER
Provide balanced flue type gas boiler of required rating in 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 300mm 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
275mm cavity walls to consist of:-
100mm face brickwork (see site plan for details), 75mm cavity to be filled with Crown Dritherm full fill insulation in accordance with BBA Certificate No. 86/1678 or similar approved, 100mm internal skin of Tarmac Hemelite blockwork. Cavity walls tied together using glavanized 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.

HEADER TANK SUPPORT
Water tank in roof space to be supported on bearers to spread the load to BS5268 Part 3 1985.

CEILINGS
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.



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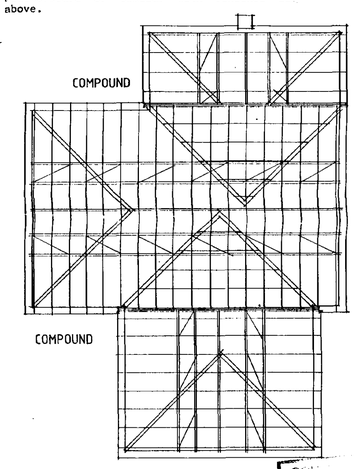


ROOF PLAN

SOUTH HOUSE
25 OCT 2000
Ref: 1283/00

do not issue.

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

G. T. L. DEVELOPMENTS LTD.

CONISTON

1:50 1:100 | NOV-96

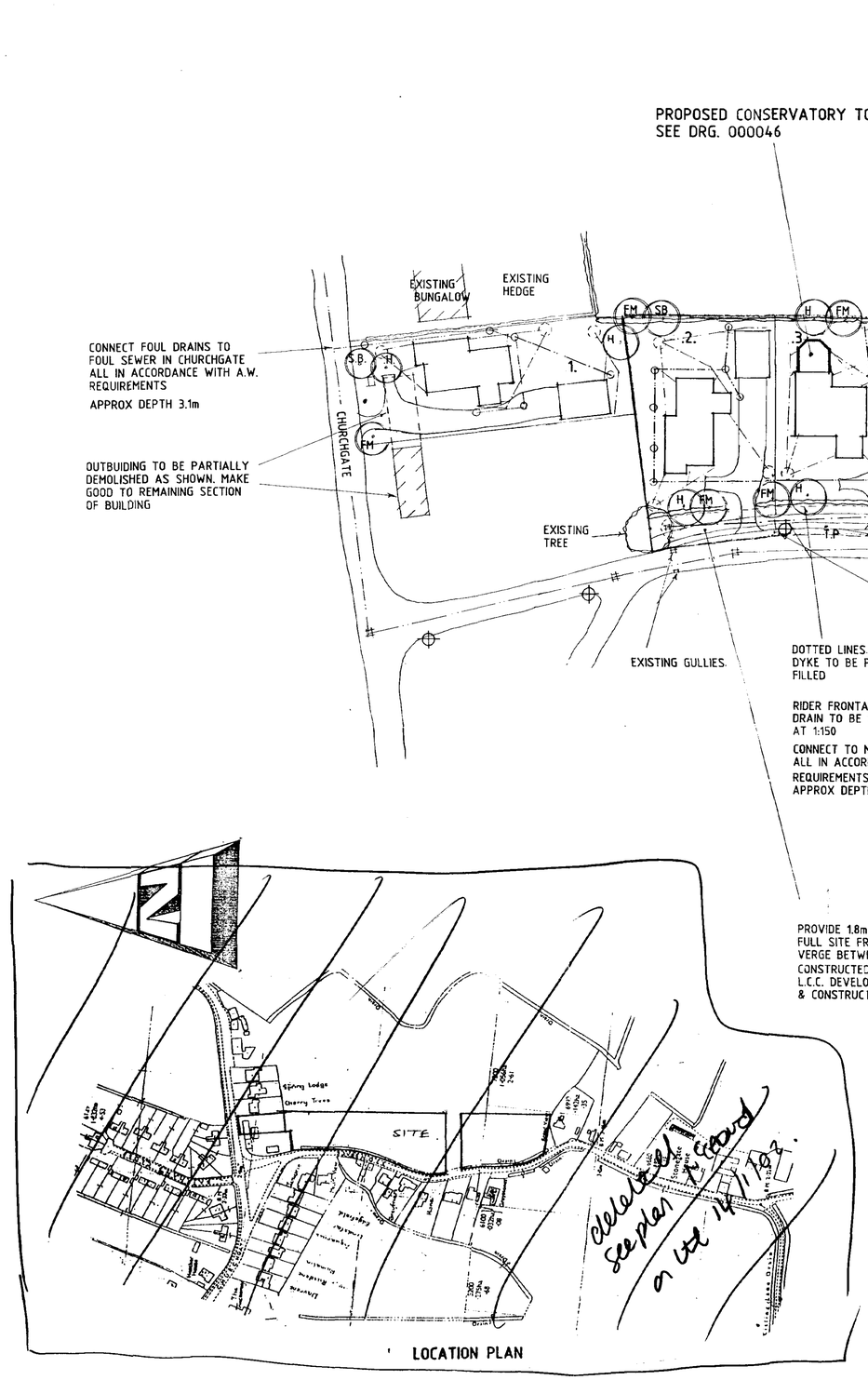
B.GILHAM.

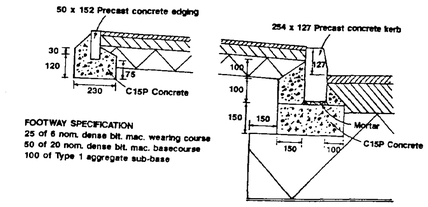
DETERMINED

B - ALTS FOR B.R - 21.1.97
A - B.R. ADDITIONS - 10.12.96

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

previous design.





FOOTWAY SPECIFICATION
25 of 6 nom. dense bit. mac. wearing course
50 of 20 nom. dense bit. mac. basecourse
100 of Type 1 aggregate sub-base

CARRIAGEWAY SPECIFICATION
40 of Hot Rolled Asphalt wearing course with pre-coated chippings
150 of 20 nom. dense bit. mac. basecourse
450 of Type 1 aggregate sub-base
Geotextile

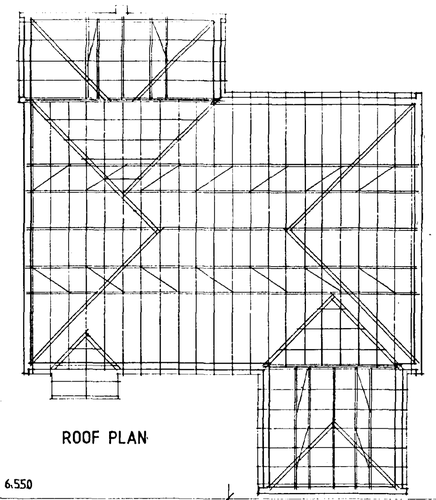
SITE PLAN

PROVIDE 1.8m WIDE FOOTPATH TO FULL SITE FRONTAGE WITH 2.0m WIDE VERGE BETWEEN ROAD & FOOTPATH CONSTRUCTED ALL IN ACCORDANCE WITH L.C.C. DEVELOPMENT ROAD SPECIFICATION & CONSTRUCTION 1991

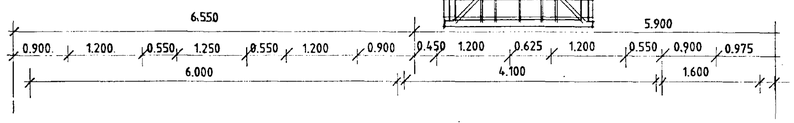
STREET LIGHTS

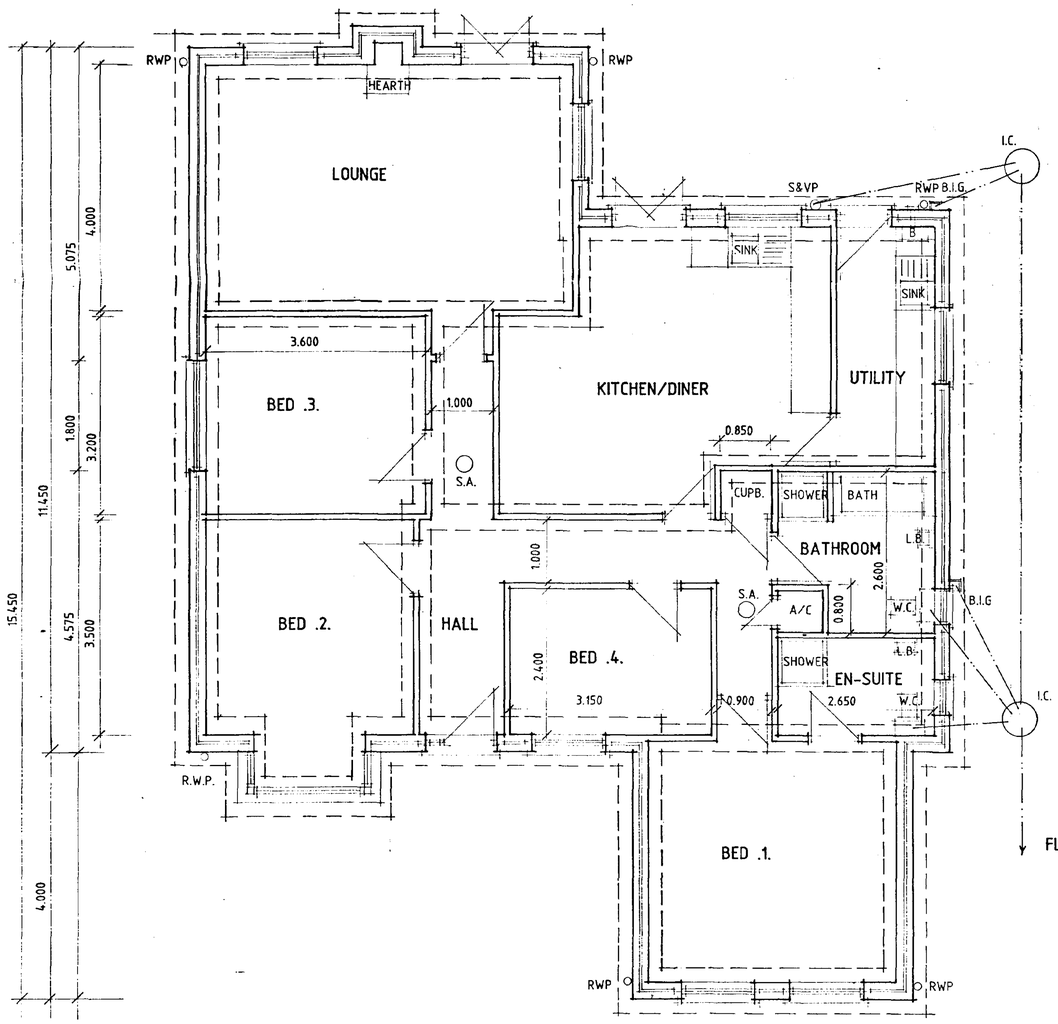
5 METRE COLUMN TYPE 3 MIO [APP 19/3] WITH POST TOP MOUNTED LANTERN TO APP 14/2 [URBIS SAPPHIRE 1 OR EQUIVALENT] & 1.6 SETBACK FROM KERBFACE . APPROX SPACINGS = 30m

SITE
Spring Lodge
Cherry Trees
Stonegate
Gedney Hill
Gedney Drove End
Gedney Broadgate
Gedney Dyke
Fen Farm
Fen Farm Cottage
Fen Farm Bungalow
Fen Farm Barn
Fen Farm Drove
Fen Farm Drove Cottage
Fen Farm Drove Bungalow
Fen Farm Drove Barn
Fen Farm Drove Farm

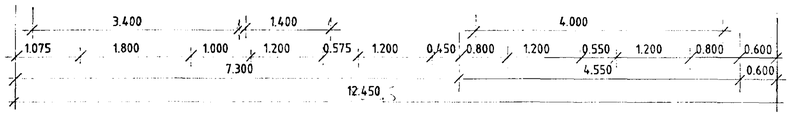


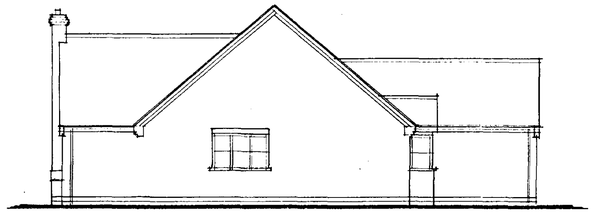
ROOF PLAN





FLOOR PLAN





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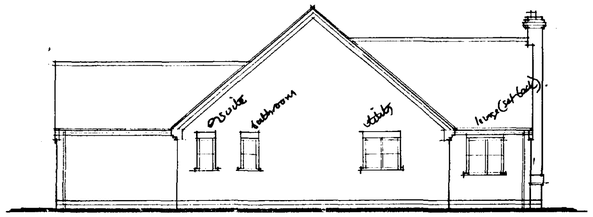

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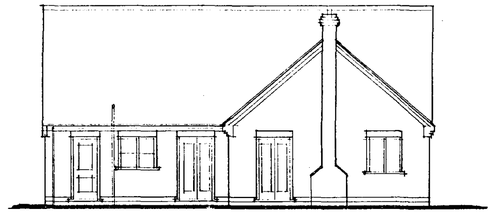

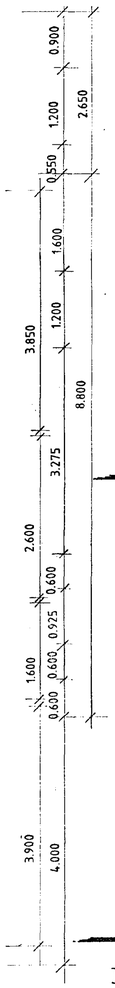

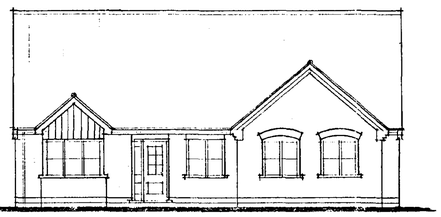

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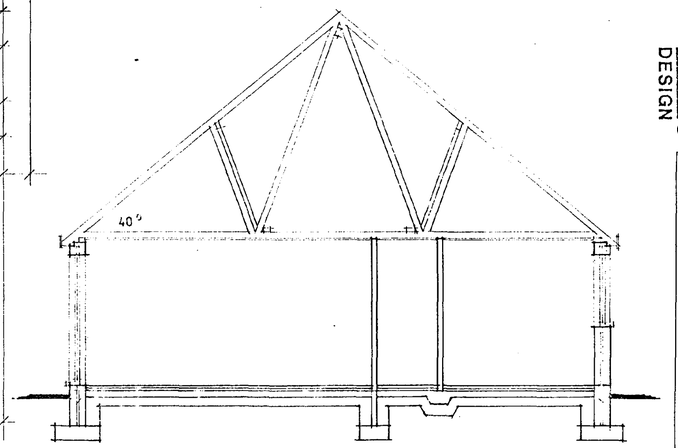

SECTION

THIS DRG. TO BE READ IN CONJUNCTION WITH TECHNICAL IMFORMATION - GTL/TI

NOTES

I.G. LI/S75 LINTELS TO OPENINGS IN CAVITY WALLS

GARAGE CEILING TO HAVE 12.7 PLASTERBOARD & SKIM

ALL WINDOWS & DOORS TO BE SEALED UPVC

ROOF & WALL INSULATION TO BE CONTINUOUS

SOUTH HOLLAND DC
HOUSING & PLANNING
16 NOV 2001
Ref: A313/01

A - 3.6.99 - B.R. ALTS.

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

G. T. L. DEVELOPMENTS LTD.

LANGDALE-2

1:50 1:100 | NOV-98

B.GILHAM.

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

DETERMINED PLAN