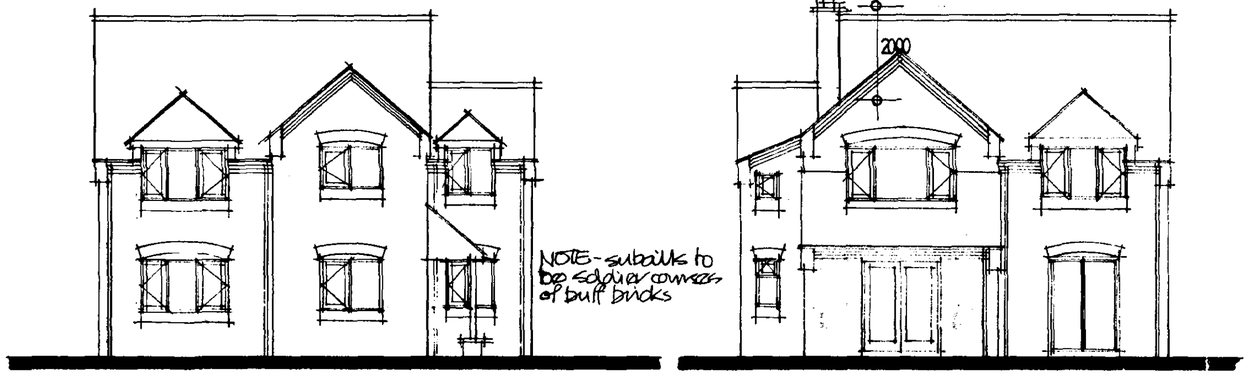
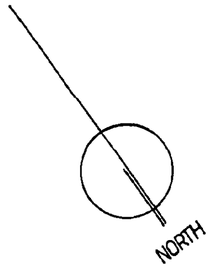
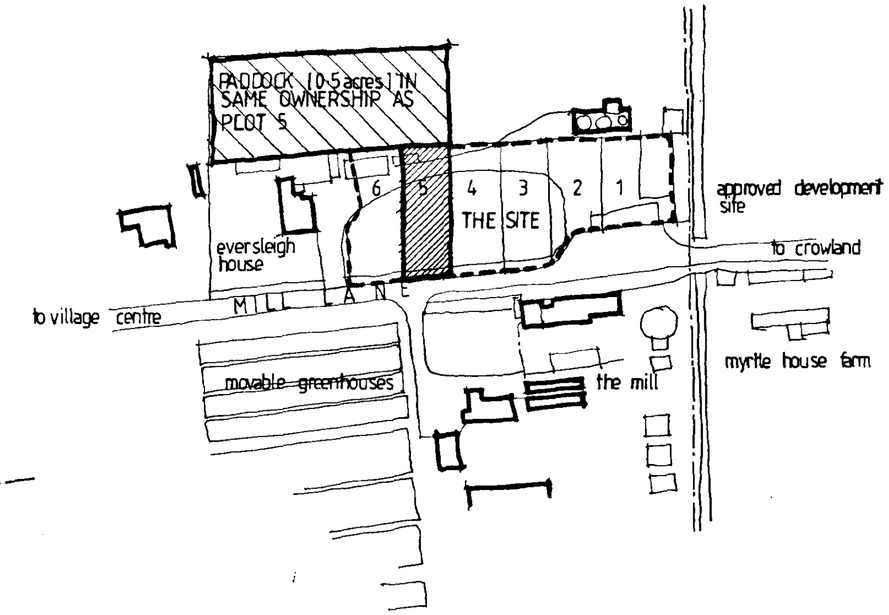


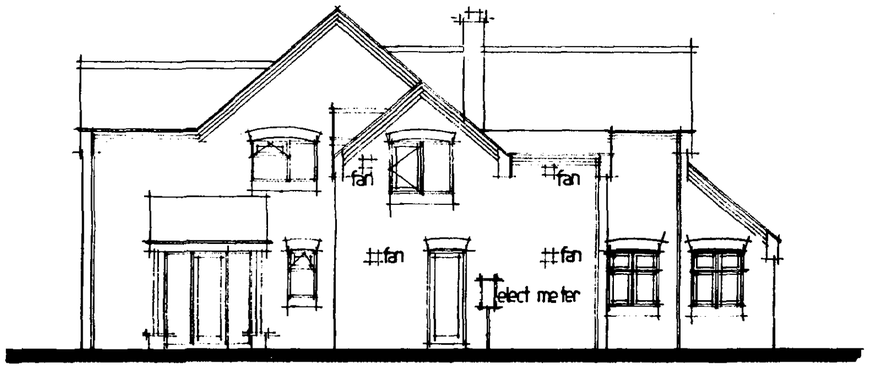
NORTH ELEVATION

SOUTH ELEVATION

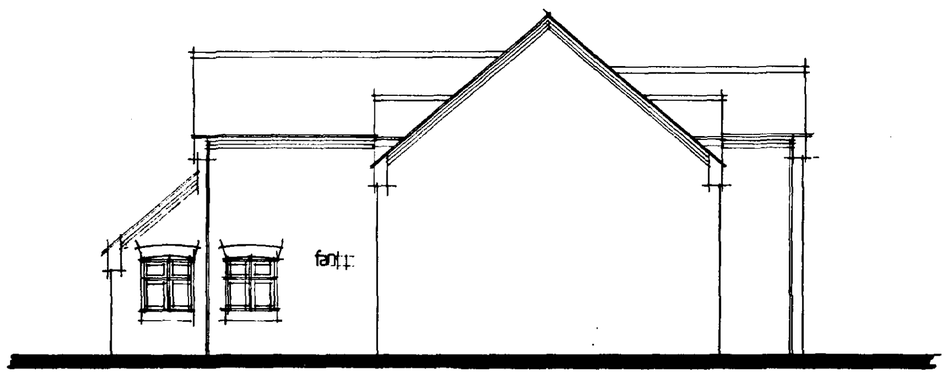




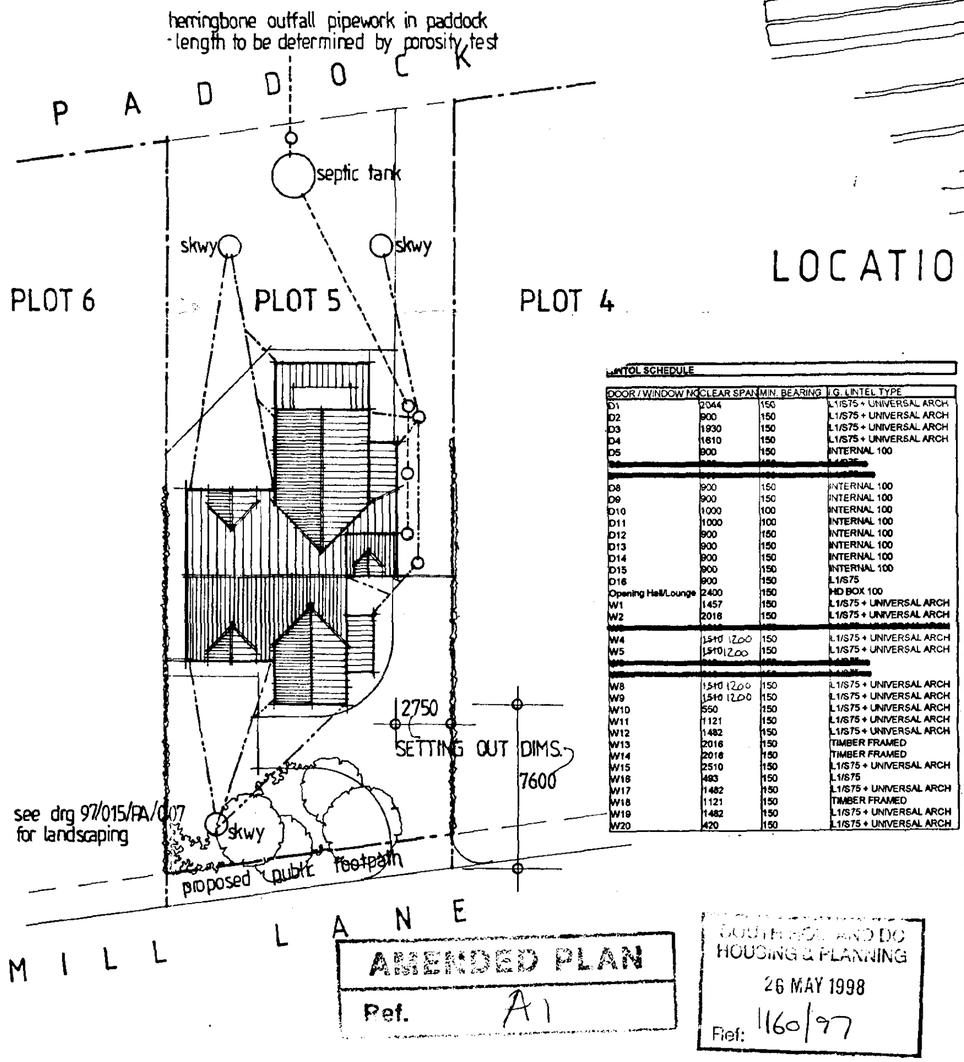
LOCATION PLAN [1:1250]



WEST ELEVATION



EAST ELEVATION



SITE PLAN [1:200]

LINTOL SCHEDULE

DOOR / WINDOW NO	CLEAR SPAN	MIN. BEARING	G. LINTEL TYPE
D1	2044	150	L1/S75 + UNIVERSAL ARCH
D2	900	150	L1/S75 + UNIVERSAL ARCH
D3	1930	150	L1/S75 + UNIVERSAL ARCH
D4	1810	150	L1/S75 + UNIVERSAL ARCH
D5	900	150	INTERNAL 100
D8	900	150	INTERNAL 100
D9	900	150	INTERNAL 100
D10	1000	100	INTERNAL 100
D11	1000	100	INTERNAL 100
D12	900	150	INTERNAL 100
D13	900	150	INTERNAL 100
D14	900	150	INTERNAL 100
D15	900	150	INTERNAL 100
D16	900	150	L1/S75
Opening Hall/Lounge	2400	150	HD BOX 100
W1	1457	150	L1/S75 + UNIVERSAL ARCH
W2	2018	150	L1/S75 + UNIVERSAL ARCH
W4	1510 1200	150	L1/S75 + UNIVERSAL ARCH
W5	1510 1200	150	L1/S75 + UNIVERSAL ARCH
W8	1510 1200	150	L1/S75 + UNIVERSAL ARCH
W9	1510 1200	150	L1/S75 + UNIVERSAL ARCH
W10	550	150	L1/S75 + UNIVERSAL ARCH
W11	1121	150	L1/S75 + UNIVERSAL ARCH
W12	1482	150	L1/S75 + UNIVERSAL ARCH
W13	2018	150	TIMBER FRAMED
W14	2018	150	TIMBER FRAMED
W15	2510	150	L1/S75 + UNIVERSAL ARCH
W16	493	150	L1/S75
W17	1482	150	L1/S75 + UNIVERSAL ARCH
W18	1121	150	TIMBER FRAMED
W19	1482	150	L1/S75 + UNIVERSAL ARCH
W20	420	150	L1/S75 + UNIVERSAL ARCH

AMENDED PLAN
Ref. A1

SOUTH HOLLAND DC
HOUSING & PLANNING
26 MAY 1998
Ref: 1160/97

Rev B - Window + sill alterations 01 May 98
Rev A - Building Reg alterations 24 Feb 98

TREVOR A CLAY R.I.B.A.
CHARTERED ARCHITECT
14 OLD FENDIKE ROAD
WESTON HILLS
SPALDING
LINCOLNSHIRE PE12 6DD

Project:
PROPOSED NEW HOUSE AT MILL LANE
GEDNEY HILL FOR MR AND MRS R FRISBY

Drawing:
ELEVATIONS, SITE AND LOCATION PLANS

Date: 15 JAN 98	Proj. No: 97/015/PA	
Scale: 1:100/200/1250	Drg. No: 009	Rev: B

TRUCTURE

...tions to loadbearing walls to be ST4 concrete to BS 5328 : 1981, and are ...225 thick with one layer of A142 reinforcing mesh in the bottom. Bed of ...tions to be approximately 1.0 m. deep. Any pockets of inferior material ...be removed and replaced with additional depth of foundation concrete. ...cavated surface should be protected from deterioration and a blinding ...f concrete used where foundations are not cast without delay.

...ation widths are as follows:-

...m. wide walls	-	750 mm. wide foundations
...m. loadbearing walls	-	550 mm. wide foundations

...ND FLOOR CONSTRUCTION

...40 mm. cement / sand screed on 100 mm. concrete slab, on 50 mm. ...TE SD' insulation (turned up at all edges for the full thickness of the slab.), ...00 gauge polythene dpm, on 25 mm. sand blinding, on min. 150 mm. ...idated hardcore. Dpm to be brought up at perimeter to lap into horizontal

...elow non loadbearing partitions to WC/Cloaks to be thickened to 225 mm ...idth of 450 mm on centreline of partitions.

...FLOOR CONSTRUCTION

...18 mm. V313 moisture resistant chipboard decking with t & g joints, on ...oor joists to sizes shown on drawings.
...below partitions to be doubled up as shown and partitions perpendicular to ...o be built off 100 mm. x 75 mm. soleplate.
...nal joist to be provided below bath position.
...bzone strutting to be provided to spans exceeding 2.5 metres.
...n. x 5 mm. galvanised mild steel straps to be provided to walls at intervals ...ceeding 2000 mm. as shown on drawings, extending over min 3 no joists ...med down min 100 mm in wall cavity.
...on of nogging pieces to be made between structural members where ...restraint straps are at right angles to them. Noggings to extend at least ...e depth of the joist and be at least 38 mm. thick. Noggings also to be ...d at perimeters of all rooms. All to give modified $^1/_2$ hour fire resistance. ...to be 12.5 mm plasterboard and skim.

WALL CONSTRUCTION

External Walls to Dwelling below d.p.c. To be 278 mm. overall width comprising 100 mm THERMALITE High Strength 7 blockwork internally, 78 mm cavity, and 100 mm THERMALITE High Strength 7 blockwork externally finishing two courses below ground level. Cavity to be filled with weak mix concrete to a minimum 150 mm below dpc level.

External Walls to Dwelling. To be 103 facing brickwork externally, 75 mm cavity filled with OWENS CORNING driftherm cavity fill, and 100 mm. THERMALITE Shield blockwork internally, finished with two coat plaster. Jambs to all openings to be closed with proprietary insulated plastic closers. Internal and external leaves to be tied across cavity with stainless steel ties to BS 1449: Part 2: 1983 at 900 mm. centres horizontally and 450 mm. centres vertically, staggered and with extra ties at openings (at every block course). All facing brickwork to have designation 'FL'

Internal Walls to Dwelling below d.p.c. To be 100 mm THERMALITE High Strength 7 blockwork.

Internal Walls above d.p.c. To be 100 mm. THERMALITE Shield blockwork finished both sides with two coat plaster.

[redacted]

All walls taken to foundations to have RUBEROID HYLOAD dpcs at a level of 150 mm. above outside ground level.

All lintels to external walls to be protected by felt cavity trays and weepholes to be provided every second perpend (min 2 no.)

CHIMNEY

To be blockwork single flue up to underside of roof and facing brickwork above, lined with clay rebated flue linersm 200 mm diameter to comply with BS 1181 : 1971 (1977). Linings fitted with rebates uppermost and jointed with fireproof mortar. Any space between liners and brickwork to be filled with weak mortar or insulating concrete. At no point is the angle of flue liners to exceed 30 degrees with the vertical. Stack to be built off reinforced concrete slab cast on walls above boiler in Utility Room. Height of stack to be 2000 mm above the highest intersection with the roof.

ROOF

Roof areas to be built up with prefabricated trussed rafters at 600 mm. centres at a pitch of 40°. Wallplates to be 100 mm. x 50 mm. and to be fixed by 'BAT' straps 30 x 5 x1000 mm. long at 2000 mm. centres.
Gable walls to be braced at first floor ceiling level and at rafter level with 30 mm x 5 mm galvanised m.s. straps as shown on drawings (max 2000 mm centres) and as described in 'first floor structure' notes, including nogging pieces between structural timber members.
Allowance to be made for water tank support in accordance with BS requirements.
All bracing for prefabricated trussed rafters to be in accordance with BS 5268: Part 3: 1985 to be 100 mm. x 25 mm. diagonals and longitudinals nailed to each truss member. During construction of roof trussed rafters should be braced temporarily against wind forces.
Approved reinforced roofing felt underlay to be laid over trusses, lapped 150 mm. in both directions in accordance with BS 5534; Part 1; 1978 carried well into gutters and secured with clout nails. Continuous tilting fillet at eaves to be installed to prevent wetter trap.
Approved quality treated softwood battens of 38 mm. x 25 mm. section to be laid to gauge at specified and secured with non-ferrous nails. Battens with sawn ends to be treated with preservative.
Cheeks to dormer windows and varying height roof abutments to be formed by 100 x 50 mm. studwork built off double trusses and filled with OWENS CORNING 'Crown Frametherm'. Inside surface to be lined with 12.5 plasterboard over 1200 gauge polythene vapour barrier and finished with plaster skim. Outside surface to be formed by 20 mm WBP plywood clad with code 4 lead complying with the Lead Federation's approved details.
Flat section of roof above conservatory to be covered with code 4 lead incorporating wood-fillet rolls to details complying with the Lead Federation's approved details. Leadwork to be laid on waterproof building paper underlay on 20 mm. WBP plywood deck on tirred proprietary roof trusses to give 1:60 fall.
Porch roof to be constructed on 150 mm square softwood posts set in 343 mm square facing brickwork bases on 750 mm square x 225 mm deep concrete foundations. 2 no 200 mm x 50 mm SC3 joists spanned across posts supporting 38 mm x 100 mm rafters at 400 mm centres at 40 degree pitch. Top end of rafters to be spiked to 38 mm x 100 mm plate bolted to wall with expanding bolts. Roof to be covered with tiles as elsewhere and underside and ends clad with timber boarding.

ROOF COVERING AND ROOF INSULATION

Roof covering to be SANDTOFT CALDERDALE SLATE concrete interlocking tiles in even courses, not more than 355 mm. gauge and a lap of 75 mm. (subject to final check with manufacturer). Colour to be smooth grey. Tile fixing to be in strict accordance with manufacturer's recommendations based upon a ground roughness factor of 2. Gables to have 38 - 50 mm. oversailing verge with fibre cement undercloak and cement mortar pointing, pigmented to match tile colour.
Provide 'type X' cavity trays and flashings to roof / wall abutments, taken up wall min. 150 mm. Provide GLIDEVALE tile valley troughs to all valleys, overlapped 150 mm. at joints, fixed in accordance with manufacturer's recommendations.
Provide 150 mm. fibreglass insulation quilt laid between trusses and pushed well into eaves space.Provide a further 150 mm. fibreglass insulation quilt laid over ceiling tie level.
Insulation to 'dormer' cheeks to be as described in 'roof structure' notes.
Insulation to rafter section of raised tie areas to be 38 mm CELOTEX Double R GA2038 boards, leaving min. 50 mm.clear ventilation between top of insulation and underside of roofing felt.
Provide 12.5 mm. plasterboard and skim below trusses with timber noggings at edges and all joints. Roof ventilation to be provided by means of standard fascia grille and apron, with insulation retaining tray units to allow the equivalent of a 25 mm. continuous air gap at all eaves locations.
Ventilation to top of monopitch above conservatory by means of SANDTOFT tile ventilators providing a total of 40000 sq mm free ventilation
50 mm free ventilation above insulation in rafter zones maintained by means of 50 mm x 12 mm laths fixed to sides of rafters with their tops level with rafter tops to prevent insulation being pushed any higher when retained in position by the plasterboard ceiling lining.
Ridge to roof with raised tie construction to have SANDTOFT concealed ridge ventilators, one every 200 mm to provide 5000 sq mm / m free ventilation.
Provide loft access trap to roof space, allowing for trimming to trussed rafters.

WINDOWS, DOORS AND GLAZED SCREENS [CONSERVATORY]

Windows to be supplied free issue by Employer and are to be white powder - coated aluminium in mahogany sub - frames. Windows to have, or to be fitted with trickle - ventilators to give min 8000 mm^2 background ventilation to habitable rooms and 4000 mm^2 elsewhere.
Glazing within 1500 mm of floor level to doors and screens is to be laminated safety glass (within 800 mm of floor level for windows).
ALL WINDOWS TO BE CHECKED TO ENSURE THAT FREE VENTILATION AREAS TOTAL AT LEAST 5% OF THE FLOOR AREA OF THE ROOM CONTAINING THE WINDOW(S)
ALL BEDROOM WINDOWS TO BE CHECKED TO ENSURE THAT AT LEAST ONE CASEMENT EXISTS OF AT LEAST 850 MM HIGH X 500 MM WIDE, WITH A CILL HEIGHT BETWEEN 800 MM AND 1100 MM.

STAIRCASE

To be BOULTON AND PAUL type SLB 11 N straight flight type, complete with standard spindles, handrails and newels to Employer's selection. Clear width of flight to be min 850 mm and handrails to be 900 mm from nosing pitch line together with a height of 1100 mm above first floor level. Clear headroom of min 2000 mm above nosing pitch line. Spindle balusters to be sufficiently close together as to prevent the passage of a 100 mm diameter sphere through any gap.

SMOKE DETECTORS

To be provided to ceiling at hall and landing, and to be separately served, but linked and fused at distribution board.

HEATING

Central heating system to be powered by an oil - fired boiler positioned in Utility Room feeding a small - bore low pressure radiator system. Metal flue from boiler to be connected to and sealed to lined blockwork flue. 225 mm x 225 mm air brick to be installed in Utility Room wall to provide air for combustion.
Boiler to be selected to be of a type which is tolerant of the extract fan within the Utility Room
Heating system to be controlled by a room thermostat.
All pipes in unheated spaces to be continuously insulated by means of proprietary 38 mm diameter insulation foam extrusions.
600 gallon oil storage tank to be located in rear garden in a brick oil bund of sufficient dimensions to contain 110% tank capacity.

...mechanical extract capable of extracting at a rate not less ...econd. To Utility Room, provide mechanical extract capable of ...te of 30 litres per second. To W C, provide mechanical extract ...acting at a rate of 6 litres per second. To main and ensuite ...ovide mechanical extract ventilation capable of extracting min. 15 ...econd and to be controlled by humidistats with manual over-ride.

...ATER DRAINAGE

...e 110 mm Osmadrain with flexible joints to fall 1:40 to soakaways min 5 m ...ay from buildings. Soakaways to be 1200 mm diameter and 1200 mm deep ...ith top 500 mm vegetable soil over mineral board cover with granular material below. Rainwater goods to be OSMA Squareline PVCu rainwater system. Gutters laid at 1:600 fall.

UNDERGROUND DRAINAGE

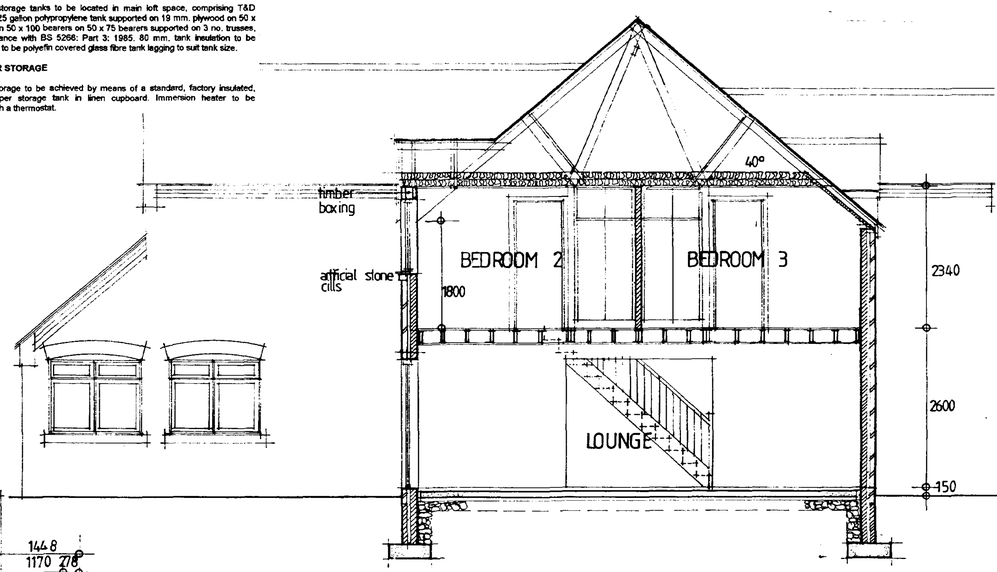
To be 110 mm diameter Osmadrain with flexible joints, to a fall of 1:60 on main runs. Drains to be laid on 100 mm imported granular material to be thoroughly compacted and true to gradient. Sidefill 150 mm wide each side of pipe with granular material. Provide min 300 mm compacted 'as-dug' backfill all in accordance with manufacturers recommendations. Where drains pass through walls, protect by means of relieving arches or precast concrete lintels, and allow min 50 mm space all around the pipe. Mask opening both sides with rigid sheet material. Where pipes are not under a drive / traffic area and have less than 600 mm cover they should have concrete paving slabs laid as bridging above the pipes with 100 mm of granular materiel between the top of the pipe and the underside of the slabs. Where pipes are under drive / traffic areas and have less than a 900 mm cover, reinforced concrete bridging should be used instead of paving slabs.
Inspection chambers to be polypropylene Osma universal, fitted with cast iron cover and frame. Chambers to have a 100 mm bed of granular materiel. Chambers with grade C covers to have 150 mm concrete around top of shaft to provide bed for frame.

COLD WATER STORAGE

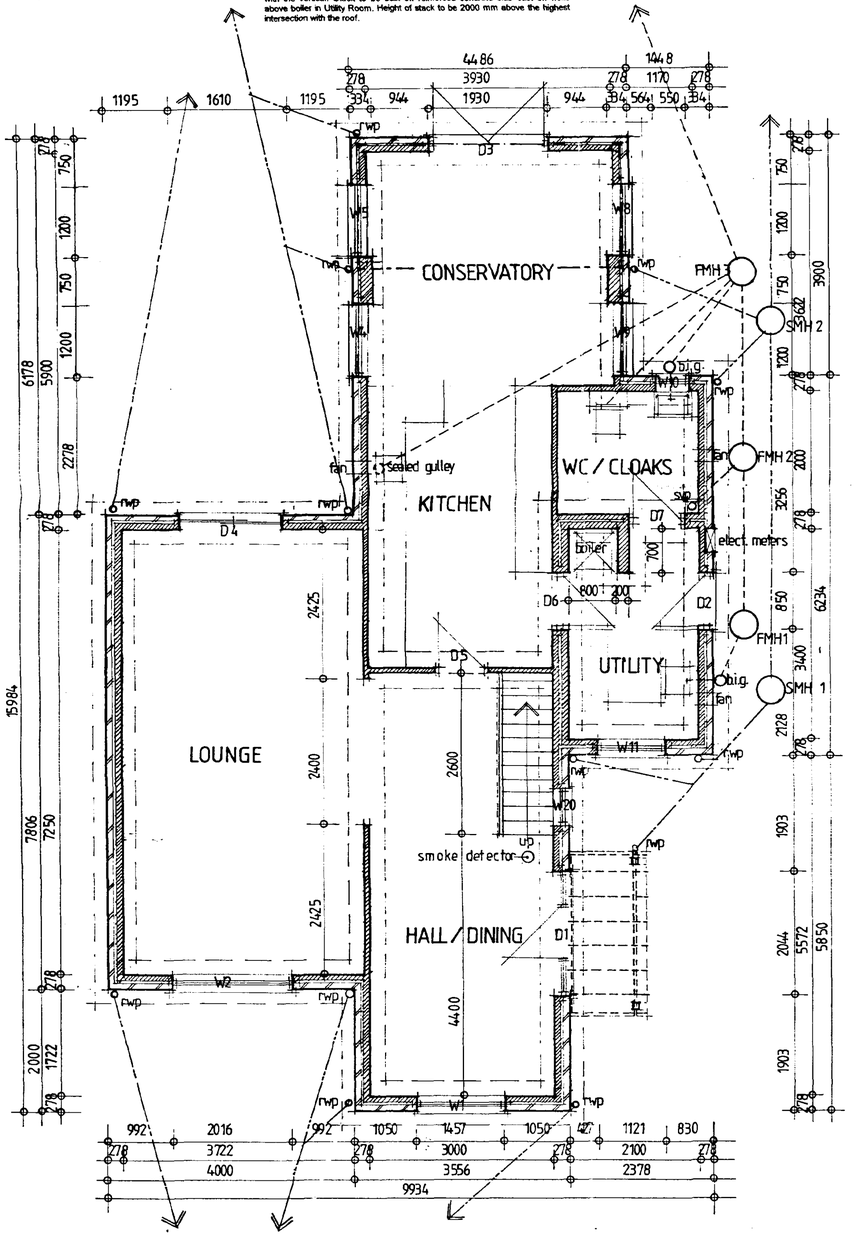
Cold water storage tanks to be located in main loft space, comprising T&D FLEXTANK 25 gallon polypropylene tank supported on 19 mm. plywood on 50 x 75 bearers on 50 x 100 bearers on 50 x 75 bearers supported on 3 no. trusses, all in accordance with BS 5268: Part 3: 1985. 80 mm. tank insulation to be provided and to be polyethi covered glass fibre tank lagging to suit tank size.

HOT WATER STORAGE

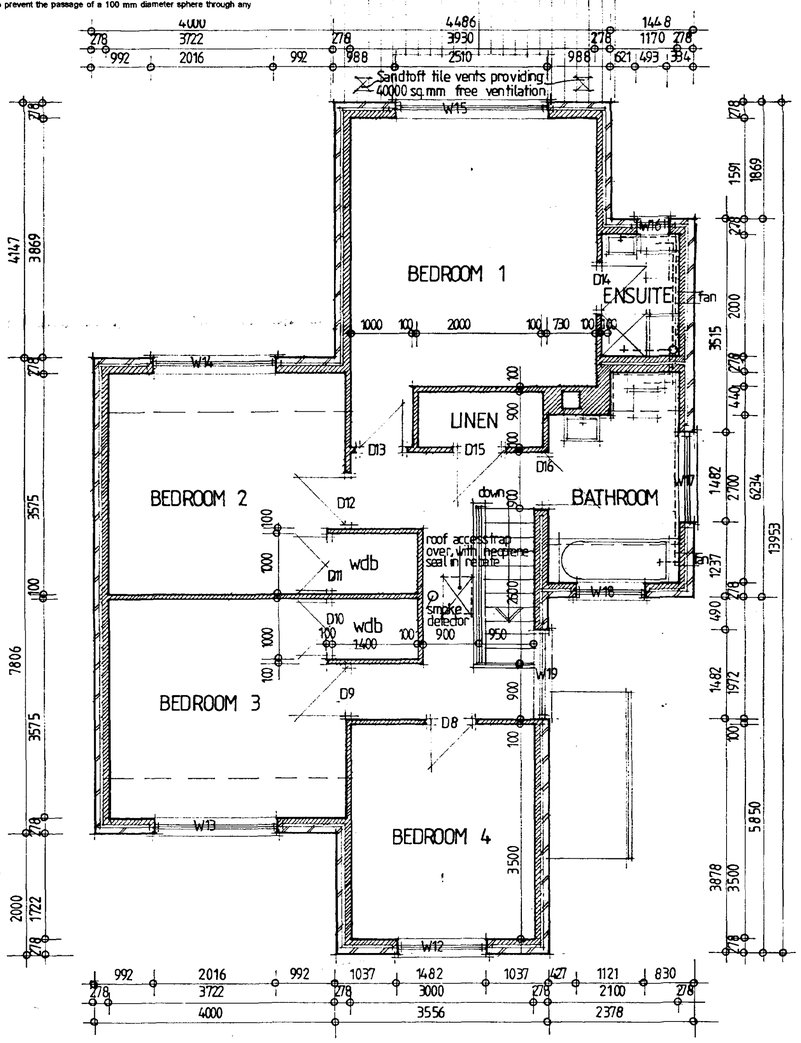
Hot water storage to be achieved by means of a standard, factory insulated, indirect, copper storage tank in linen cupboard. Immersion heater to be controlled with a thermostat.



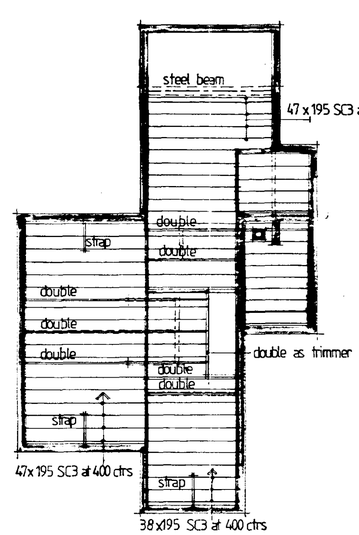
SECTION A A



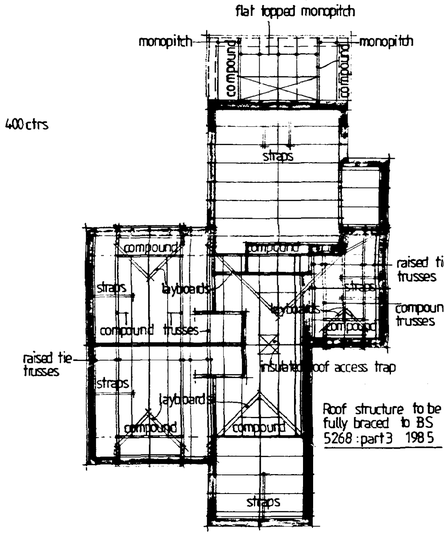
GROUND FLOOR PLAN



FIRST FLOOR PLAN



FLOOR STRUCTURE PLAN



ROOF STRUCTURE PLAN

SEPTIC TANK

To be Klargester 3750 litre 3 stage septic tank in position shown. To be installed in accordance with manufacturer's recommendations. Land drain to discharge within top 750 mm of ground by means of herringbone land drains laid in 600 mm wide trenches, surrounded by soakaway media min 150 mm above and below pipes, covered with polythene sheet and backfilled with vegetable soil. Length of discharge pipework dependent upon porosity test.

INTERNAL DRAINAGE

Waste pipes to be Osma or equal approved PVCu connected to the appliances in the approved manner with 75 mm dia seal antivac traps. Wastes to be:-

Wash hand basins	32 mm diameter
W. C. s	100 mm diameter
Bath, Showers and sinks	40 mm diameter
Collection pipes	50 mm diameter
Soil and Vent pipes	100 mm diameter terminating above eaves to be fitted with Osma 'varipitch' flashing and plastic balloon and min 900 mm above opening lights.

STEEL BEAM (See Calculation sheets)

Beam over Conservatory to consist of 2 no. 127 x 114 x 26 rsj's bolted together across neutral axes at max. 1500 mm centres with M20 mild steel bolts with spacer sleeves between webs.
Beams to be firecased by 20 mm VERMICULUX to CAPE specification.
Padstones to be 440 mm long x 200 mm wide x min 150 deep concrete.

Part B: W6+W7 omitted - Walls widened to 200mm wide
Part A: Building Regulation amendments

ARCHIVED PLAN
Ref. A1

SOUTH HOLLAND DC
HOUSING & PLANNING
26 MAY 1998
Ref: 1160/97

TREVOR A CLAY R.I.B.A.
CHARTERED ARCHITECT
14 OLD FENDIKE ROAD
WESTON HILLS
SPALDING
LINCOLNSHIRE PE12 6DD

Project:
PROPOSED NEW HOUSE AT MILL LANE
GEDNEY HILL FOR MR AND MRS R FRISBY

Drawing:
GF AND FF PLANS, ROOF AND FLOOR
STRUCTURE PLANS AND SECTION

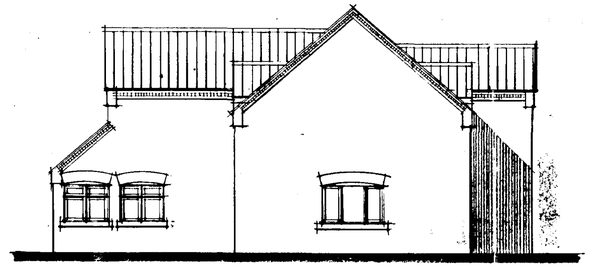
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NORTH ELEVATION



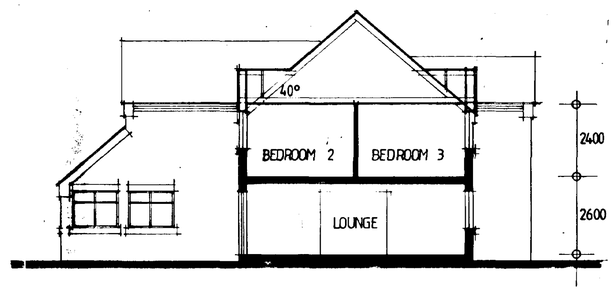
WEST ELEVATION



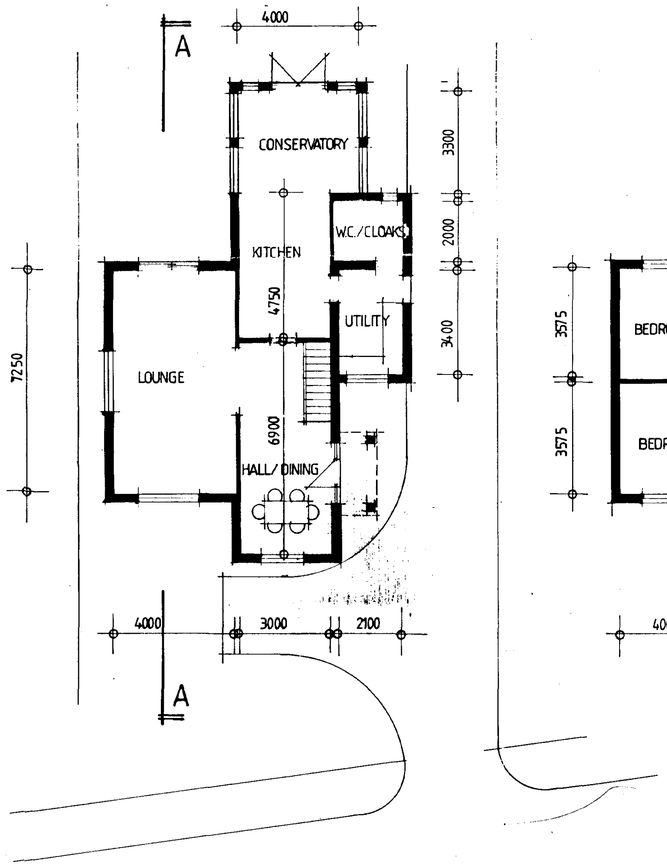
EAST ELEVATION



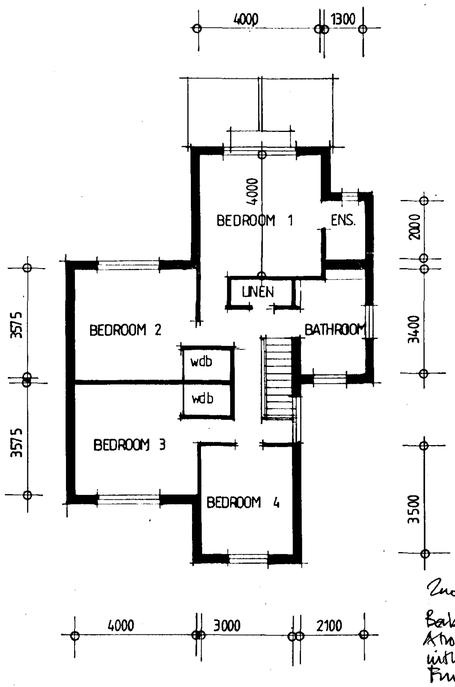
SOUTH ELEVATION



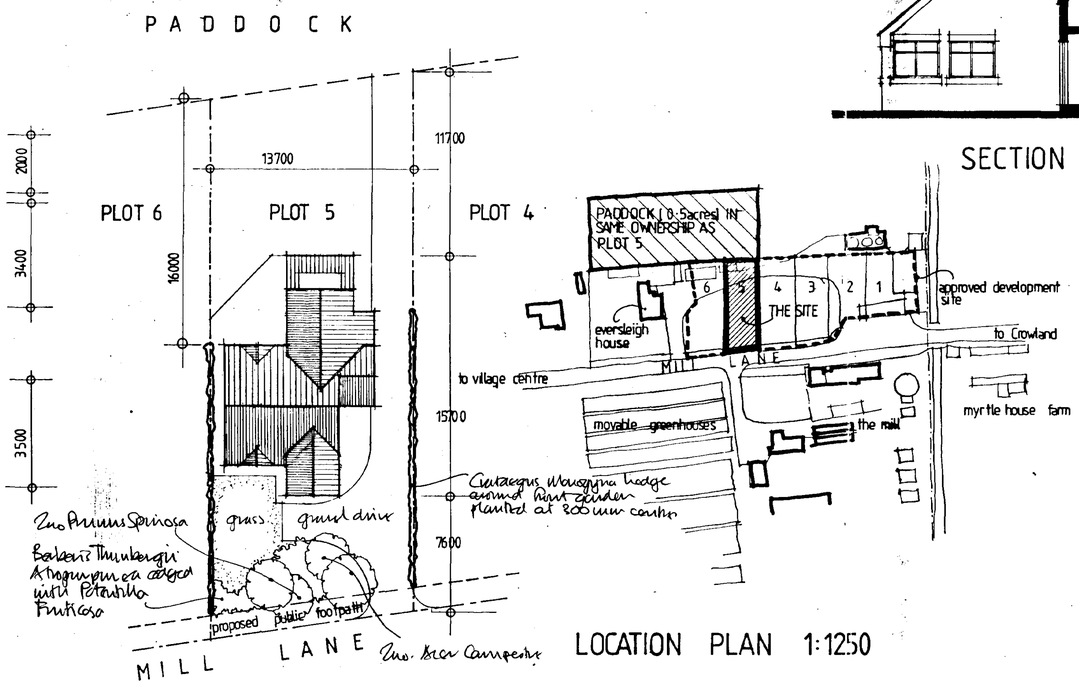
SECTION A A



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SITE PLAN 1:200

LOCATION PLAN 1:1250

SOUTH HOLLAND DC
HOUSING & PLANNING
03 NOV 1997
Ref: 1160/97

DETERMINED PLAN

TREVOR A CLAY R.I.B.A.
CHARTERED ARCHITECT
14 OLD FENDIKE ROAD
WESTON HILLS
SPALDING
LINCOLNSHIRE PE12 6DD

Project:
PROPOSED NEW HOUSE AT MILL LANE
GEDNEY HILL FOR MR AND MRS R FRISBY

Drawing:
SKETCH SCHEME 4

Date: 21 OCT 97	Proj. No: 97/015/PA	
Scale: 1:100	Drg. No: 007	Rev: