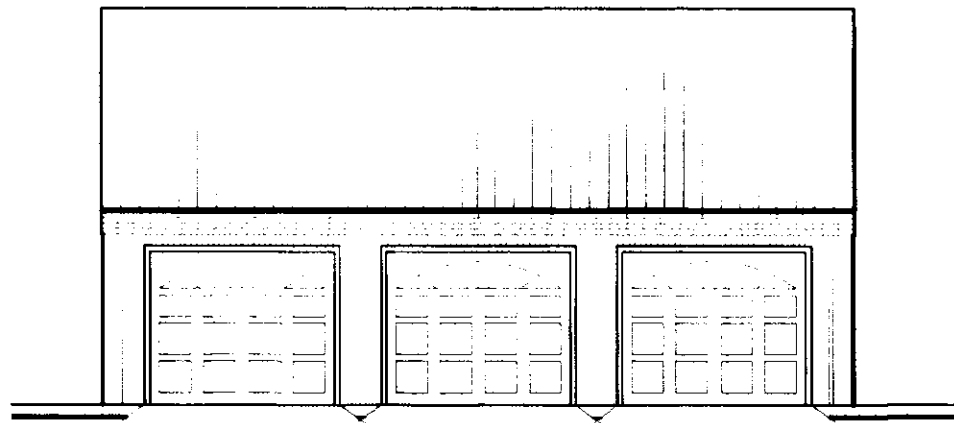
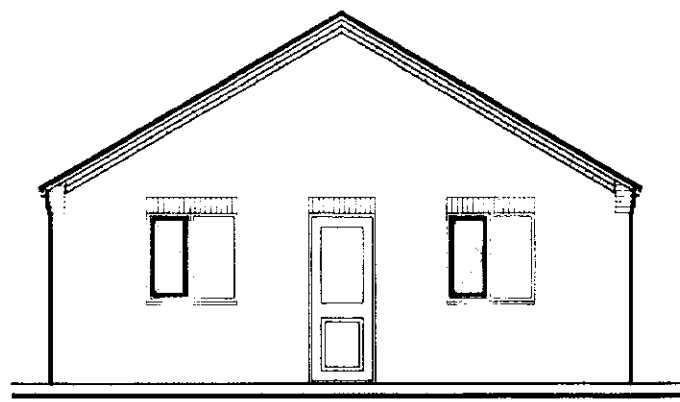
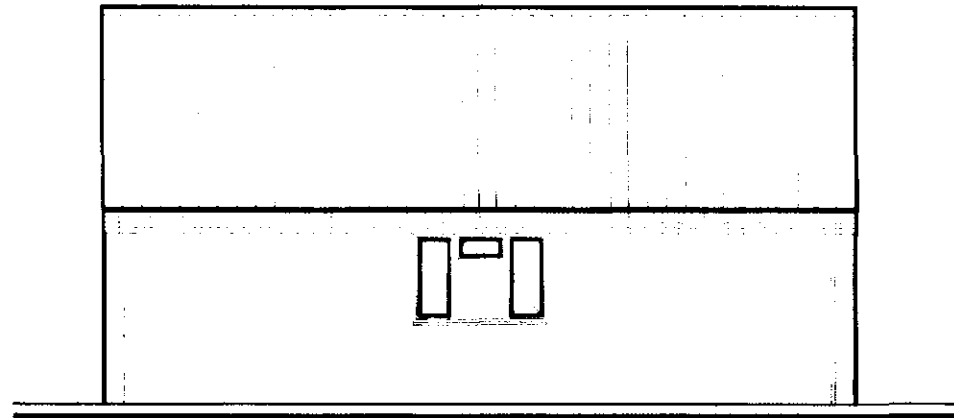




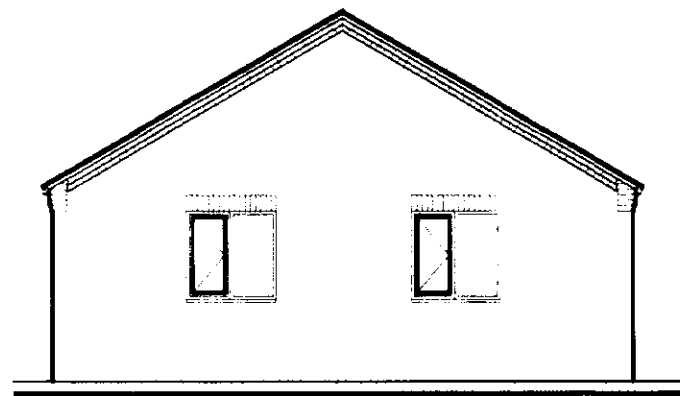
GARAGE FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

DAVID BROKER DESIGN
SERVICES
2000
CONCEPT
COMPUTER AIDED DESIGN
ARCHITECTURE

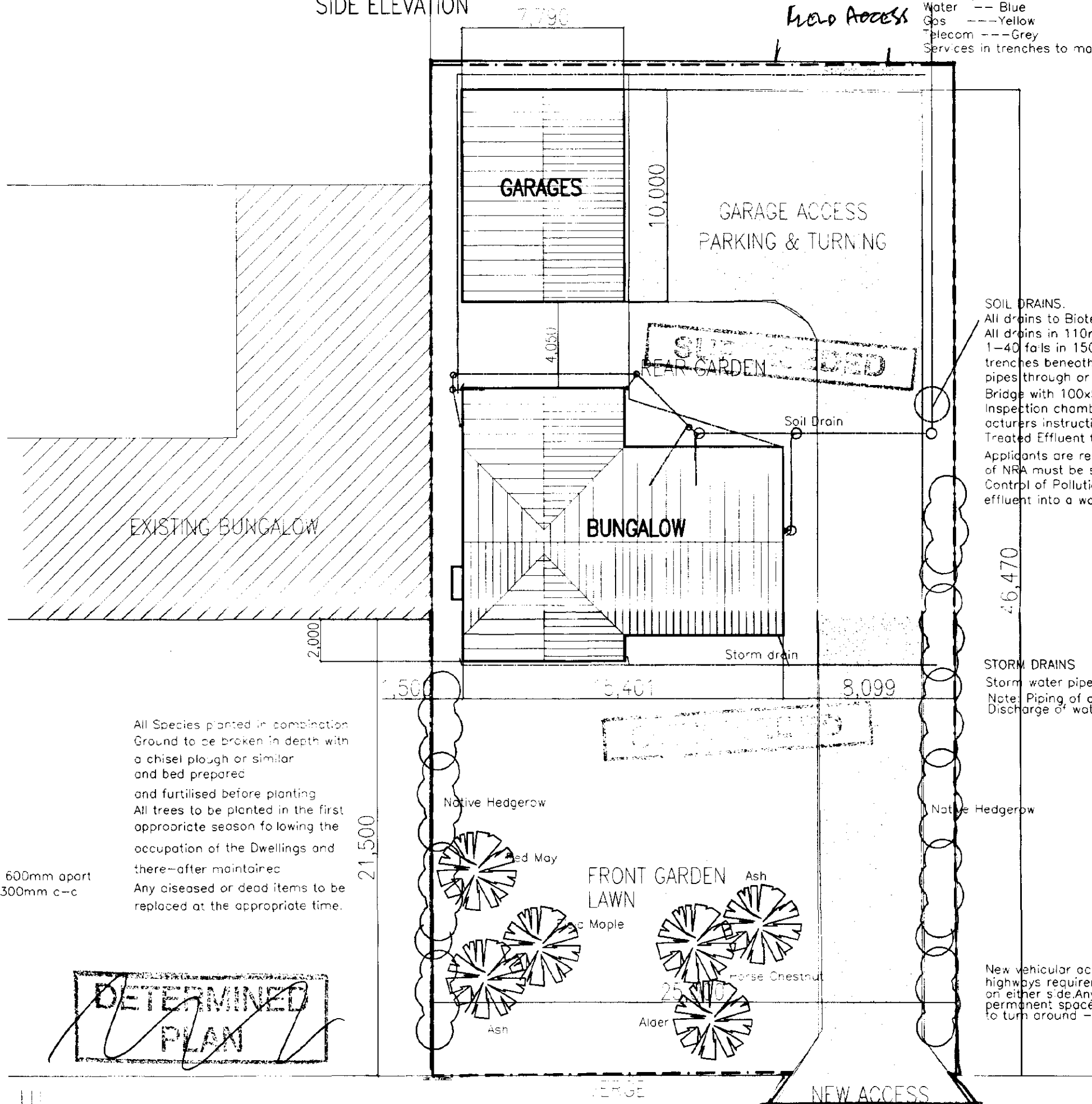
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MR P CLOUGH

7 HALL STREET CROWLAND

NR PETERBOROUGH

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PLANTING AND LANDSCAPING

Main Tree species
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Alder
Field Maple
Ash
Horse Chestnut
Planted at half standard

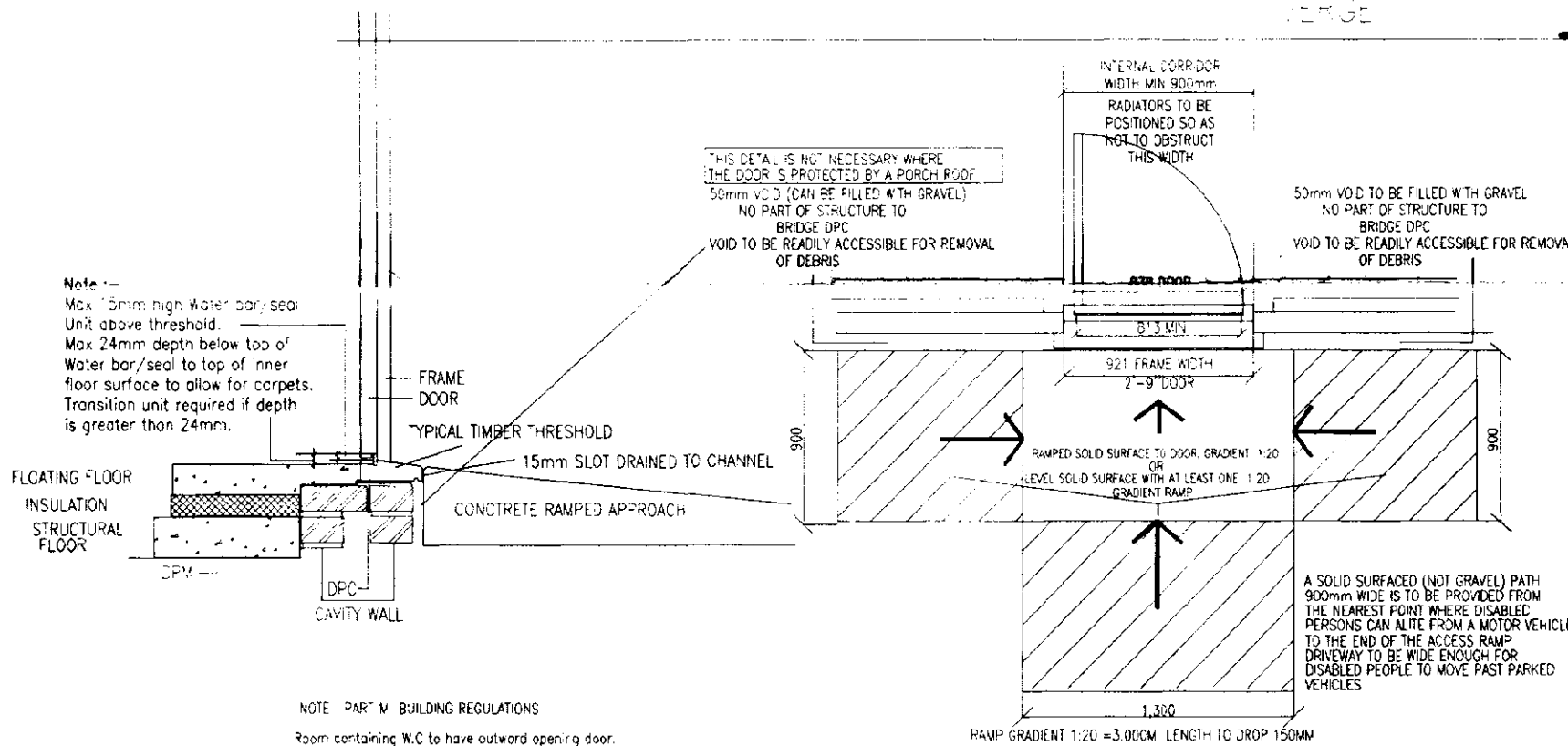
Native Hedgerow
Common Alder
Grey Willow
Hazel
Field Maple
Goulden Rose
Hawthorn
Holy Laurel
Yew
Planting in 2 rows 600mm apart
and staggered at 300mm c-c

All Species planted in combination
Ground to be broken in depth with
a chisel plough or similar
and bed prepared
and fertilised before planting
All trees to be planted in the first
appropriate season following the
occupation of the Dwellings and
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permanent space to be retained on site for vehicles to be able
to turn around - Enter and Leave in forward gear



NOTE - PART W BUILDING REGULATIONS
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to have grab rails on both sides (only where specified)
All electrical light switches and sockets door bell to be positioned
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PRINCIPAL ENTRANCE THRESHOLD

BLOCK PLAN
LANDSCAPING
GARAGE ELEVATIONS
PRINCIPAL ACCESS DETAIL

DRAWING/FILE No 674PC2

PROJECT
PROPOSED 4 BEDROOM BUNGALOW
WITH DETACHED GARAGE AT
STATION ROAD GEDNEY HILL

SCALE 1:200
DATE 01/10/2001
DRAWN D.BROKER

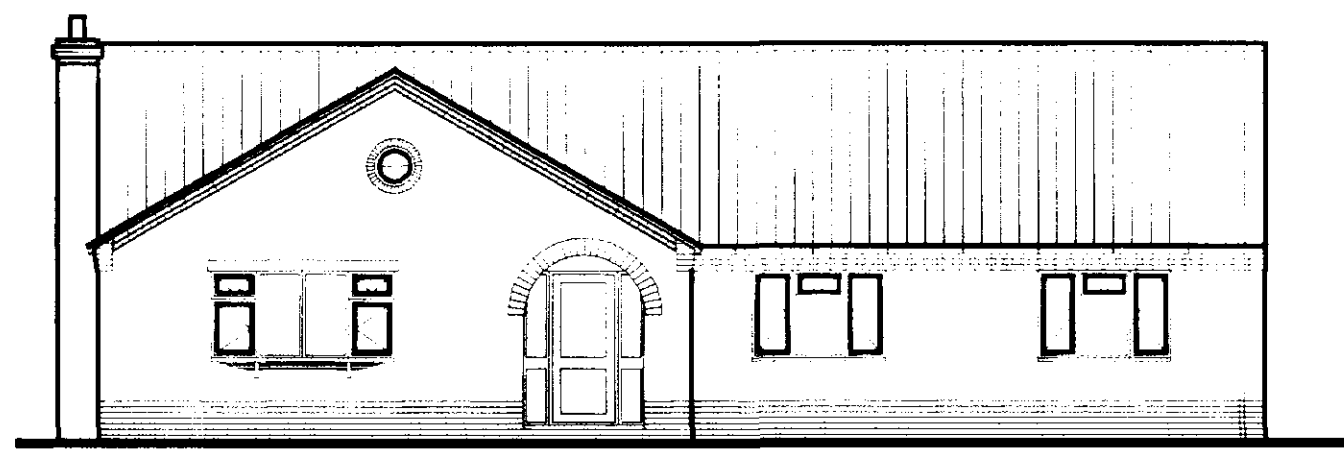
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Revisions

SOUTH HOLLAND DC
HOUSING & PLANNING
17 DEC 2001
Ref: 14-28/01

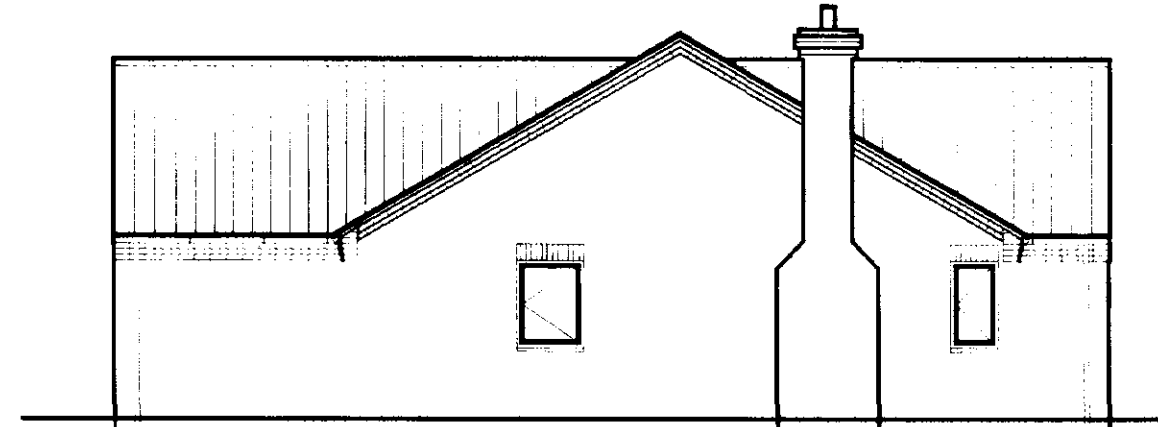
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DANBROOKE HOUSE STATION ROAD
WISBECH ST MARY
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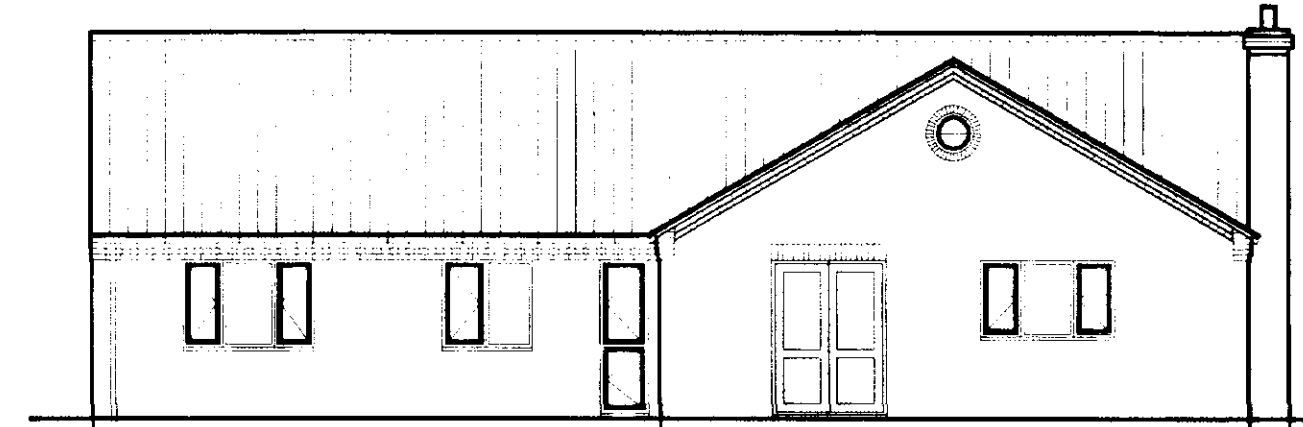
MR P CLOUGH
7 HALL STREET CROWLAND
NR PETERBOROUGH



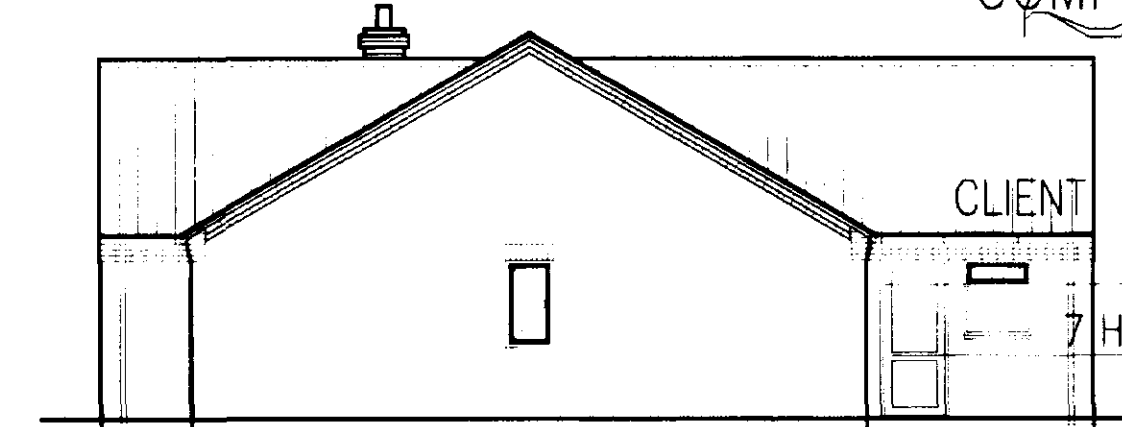
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

INSULATION
100mm fibre glass between roof joists, 100mm fibre glass across joists. Cavity wall insulation 65mm Superglass.
Loft hatch to be insulated.
All pipework outside insulated areas to be fully lagged with 12mm Neoprene foam.
Pvc vent trays to be incorporated between rafters at eaves

CEILING
Ceilings of 12.5mm Plasterboard and skim or Artek finish through out to BS 1230 part 1 with sealed and supported cross joints and timber noggins to edges of boards size 30x47mm.

NOTE : PART M. BUILDING REGULATIONS
1. Floor surface outside principal access door to be level with internal floor
2. Door frame to have low access threshold (for wheel chair access)
3. Door width to be min 750mm clear between frame and opened door.
4. Internal hall width to be min 900mm wide
5. Room containing W.C. to have outward opening door.
6. W.C. to have grab rails on both sides only where specified
7. All electrical light switches and sockets door bell to be positioned min 450mm above floor level and below 1200mm above floor level.

HEATING AND HOT WATER
Oil fired non condensing domestic central heating boiler with balanced flue and cage guard located min distance 600mm from opening window or door high efficiency panel radiators to all rooms all with thermostatically controlled valves. Domestic hot water and Central heating systems to be separately zoned by motorised valves. The space heating system should be fitted with a boiler interlock to prevent unnecessary boiler cycling.

CONDITIONAL APPROVALS
Required for:
Non standard roof trusses.
Beam and Pot floor
Pile Log
The main contractor will be responsible for obtaining and submitting for approval, Calculations drawings etc from manufacturer to the building inspector, before items are installed.

SOIL WASTES
Machine wastes in 40mm dia PVC
Sink wastes in 40mm dia PVC
Bath wastes in 40mm dia PVC
Shower wastes in 40mm dia PVC
Basin wastes in 32mm dia PVC
Bidet wastes in 32mm dia PVC
Wastes exceeding 2m in length to be 50mm dia
All with 75mm deep seal P traps. All wastes routed separately to connect to svp. Svp's in 110mm dia pvc and terminating min 100mm above opening windows.
Shower trays to be raised 100mm to allow access to trap
Branch connections from waste appliances to connect to discharge pipe either above or 200mm below wc connection
Connect to svp. Svp's in 110mm dia pvc and terminating min 1000mm above opening windows with balloon cover and flashing collar as appropriate at roof junction
STORY DRAINS
All drains as specified for soil drains PIPED TO ADJACENT DYKE
Gutters 110mm square line UPVC. Down pipes in 65mm dia pvc.

FOUNDATIONS
Concrete reinforced ground beam strictly in accordance with Structural engineers details to take into account site conditions and soil report Piling layout and loadings in strict accordance with structural engineers details.

FLOOR
Beam and Pot floor set out and installed to specialist manufacturers details and drawings, with sub floor vents installed
All joints to be slurred with cement and sand mixture
For finish to consist of 50mm joist insulation over raft slab, 1200g DPM turned up at sides and linked with DPC. Finished 18mm T&G Moisture resistant floor boarding glued at all joints
All joints Glued and pinned, Support noggins at all door openings
Ensure min 12mm gap at all perimeters for expansion
Contractor to ensure moisture content within building is within the tolerances laid down by the chipboard manufacturer

MECHANICAL VENTILATION
Bathrooms/Ensuites and WCs to have mechanical extractors giving min 15 litres sec extraction ducted to open air. Kitchen/utility rooms to have extraction at a rate of 60 litres sec (or ducted cover hood at 30 litres sec)
Rooms with no windows to have fans controlled via light switch with 15min overrun facility
All habitable rooms to have background ventilation of 8,000mm sq and kitchen/utility/toilets/bathrooms 4,000mm sq respectively (Provided by trickle vents in window heads).

SMOKE DETECTION
Hard wired smoke detection sensors to be located in positions labeled DS. Units to be hardwired in position within 3m of bedroom doors and 7m of habitable room doors. All to B.S 5446 Pt 1:1990 with battery back up and inter connected to separate fuse board. ALL UNITS CEILING MOUNTED.

ELECTRICS
Electrical installation to comply with 16th Edition IEE wiring regulations. Note providing lighting in roof space for safe access and working to roof tanks (close to hoten).

ROOF
Tiles laid to manufacturers instructions and specification on sarking felt and tile battens 25x38mm on trussed Rafters designed and fabricated to BS 5268 at 600mm c-c. Braced together to BS 5268 1985 pt3. 100x25mm binders at joist and ridge nodes and at plane of truss webs.
Pitch 30 deg
The overplate measurement must be checked on site before ordering. Manufacturers details/dimensions to be checked on site before ordering.

Dormer trusses/layboards and valley trays or tiles to roof intersections and manufacturers compound truss as appropriate.
Diagonal bracing 100x25mm running from eaves to inner binders on top of ceiling joists and inner truss plane. 75x100mm wall plates Continuous Glidewave Over fascia soffit vent strip. Equivalent to 25mm Continuous air gap Code 4 stepped lead
Flashing at roof wall abutments and internal cavity stepped dpc tray. Trusses fixed to 75x100mm sw wall plate with galvanised ms truss clips. Plate strapped to blackwork with Catnic straps. 1200x5mm at 2m c-c. Rafters strapped to gables with 1200x5mm straps spanning min 3m rafters and fixed to 75x38 mm noggins between rafters. Ceiling joists strapped likewise.
Water Tank supports to BS 5268 Part 3:19852 should consist of 150x25 T&G BOARDING on 2 No 75x47mm bearers 400mm apart over 2 No 200x47mm bearers over min of 4 No trusses as close to node points as possible. All timber SC3 Graded. Flashings code 4. Lead at all roof wall/chimney abutments
Area beneath roof tank to be insulated to prevent freezing.

D.P.M
Provide 1200g Polythene DPM over floor insulation turned up at sides and linked to DPC.
D.P.C
Install DPM/High Load or similar dpc min 150mm above finished ground level and to sides of all openings in cavity walls. Tray d.p.c over all IG Lintels with weepholes to outer leaf.
Doors to reveals to be insulated type, Dampcure or similar.
Dpc to chimney above roof intersection to be of 2 courses of class B Engineering bricks.

WALL
Outer leaf of Facing bricks, 65mm cavity with 65mm Superglass insulation. 6m stainless steel wire ties per 1m sq and cavity closed at roof and reveals with blackwork.
Inner leaf of 100mm aerated blocks maximum density 1100kg/m. Incorporate bricktor or similar.
Expanded meta: to mortar coursing 215mm below all windows
Inner face of all blackwork rendered and skimmed. Internal faces of steel lintels to be covered with min 15mm lightweight plaster. Cavity to extend min 150mm below dpc at perimeters.

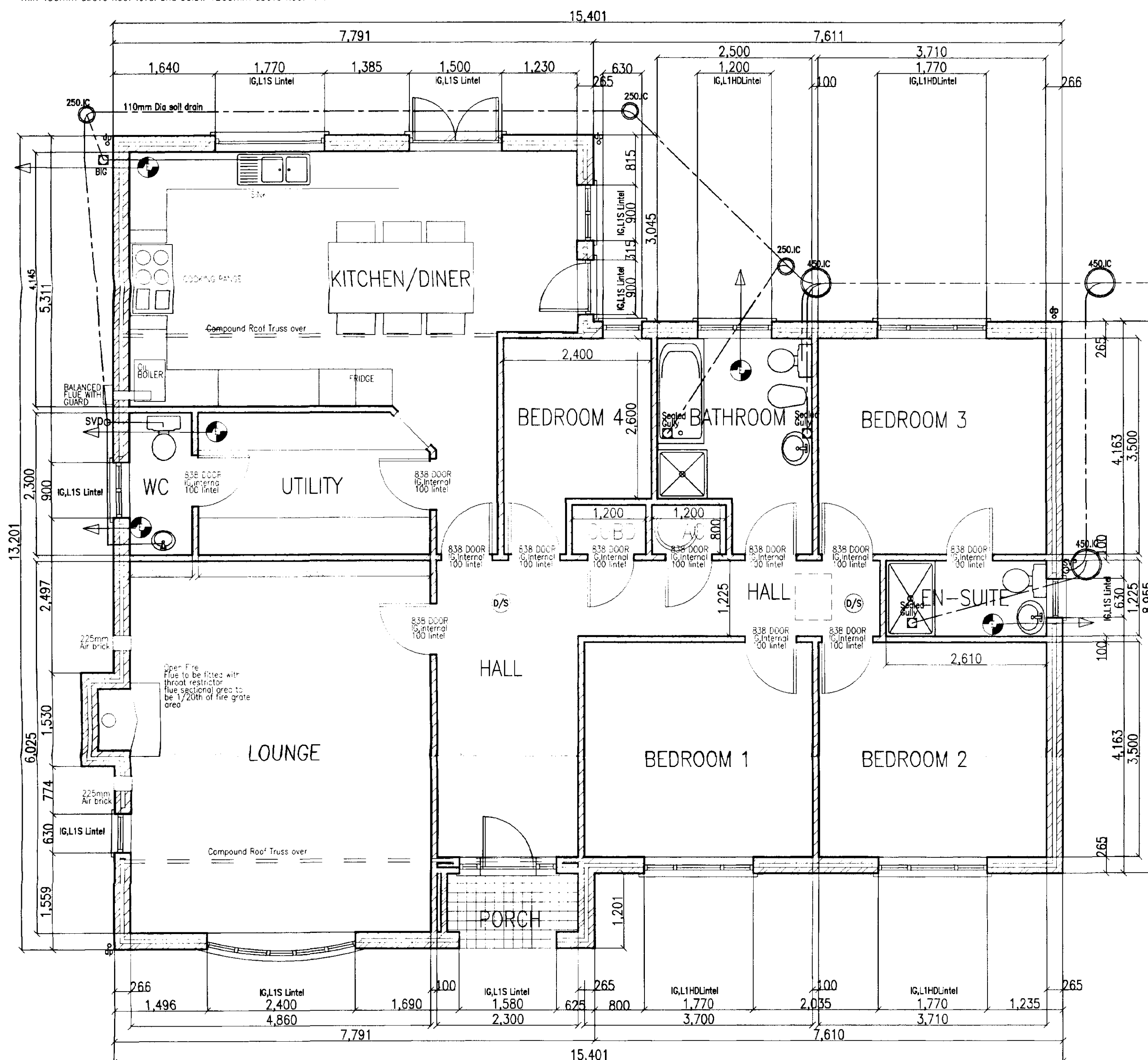
GLAZING
All windows double glazed with 28mm sealed units. All opening windows and doors to have full draft seals including the loft hatch. (Loft hatch to be fitted with suitable fastening to compress seal)
Opening lights to give 1/20th floor area in ventilation
All glass to be hardened or toughened to BS 6262 with safety glass to BS 6206 CLASS B
All glazing in critical locations to be of a type unlikely to cause injury to people upon impact, the following types as indicated
All glass lower than 1,500mm above floor, to doors adjacent side lights

DRAWING/FILE No 674PC1
PROJECT
PROPOSED 4 BEDROOM BUNGALOW
PLAN & ELEVATIONS
STATION ROAD GEDNEY HILL
SCALE 1:50 1=100
DATE 01/10/2001
DRAWND.BROKER

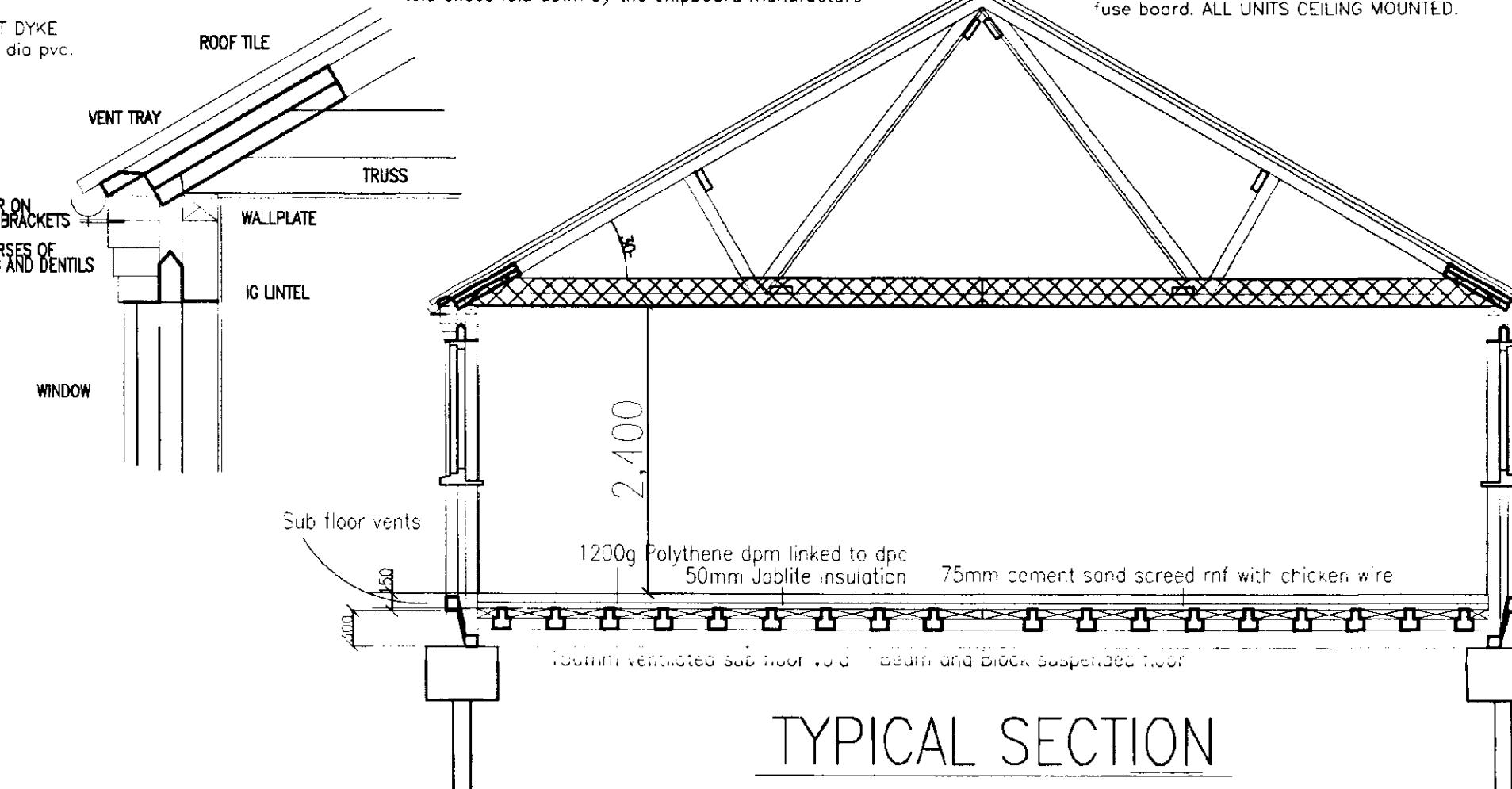
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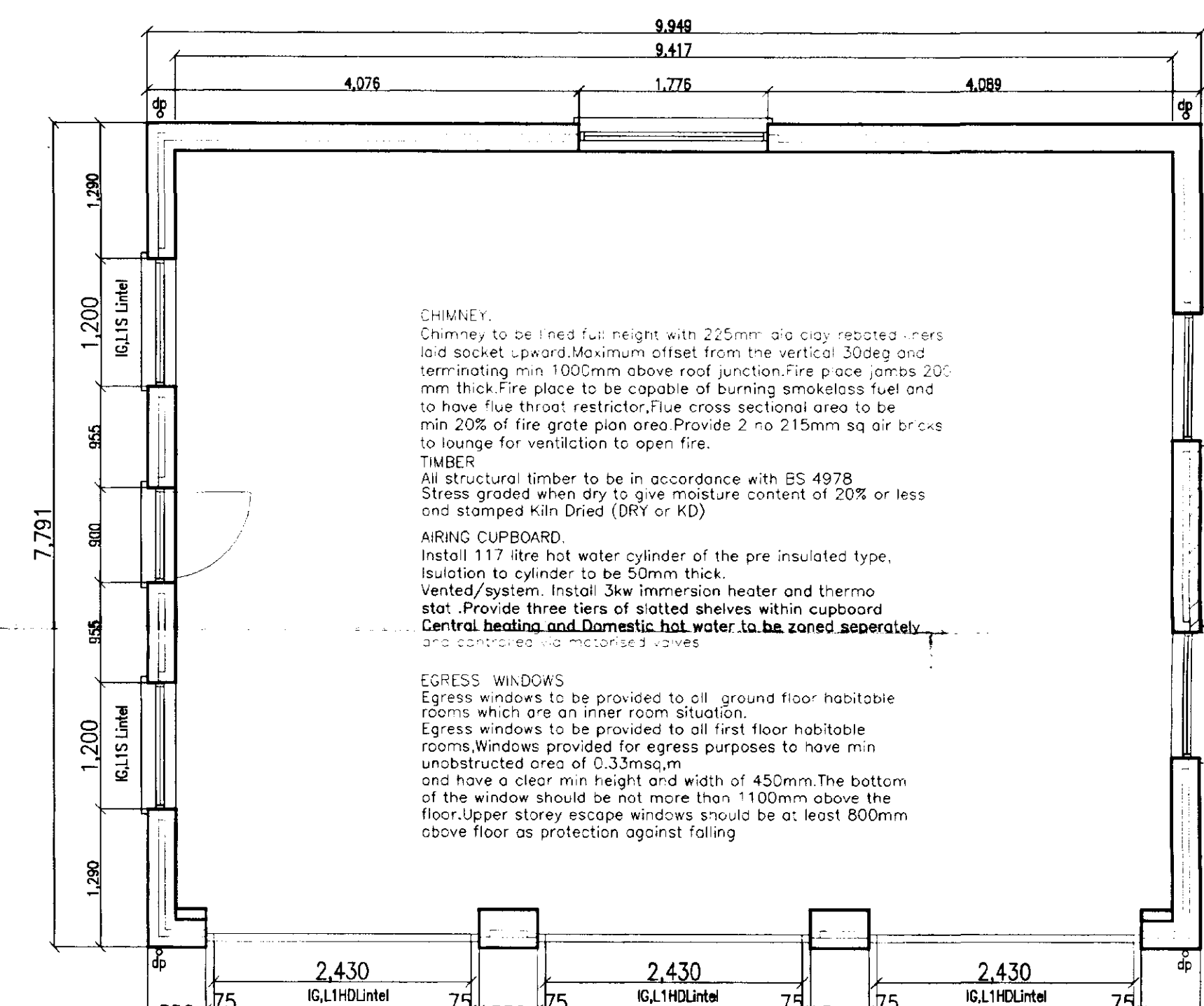
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FLOOR PLAN



TYPICAL SECTION

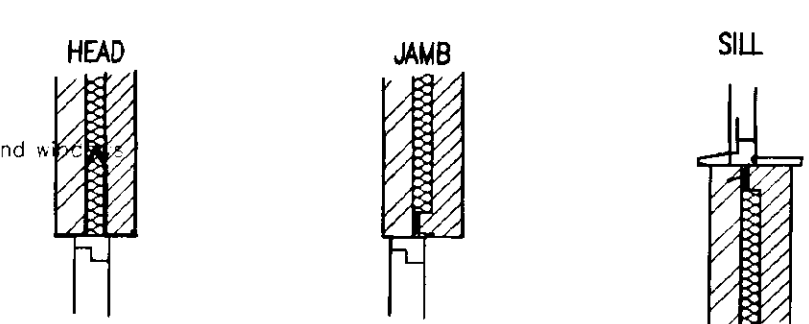


GARAGE FLOOR PLAN

CHIMNEY
Chimney to be built full height with 225mm dia clay tapered liners laid socket upward. Maximum offset from the vertical 30deg and terminating min 1000mm above roof junction. Fire place jambs 200 mm thick. Fire place to be capable of burning smokeless fuel and to have five throat restrictor. Flue cross sectional area to be min 20% of fire grate plan area. Provide 2 no 215mm sq air bricks to lounge for ventilation to open fire.

TIMBER
All structural timber to be in accordance with BS 4978
Stress graded when dry to give moisture content of 20% or less and stamped Kiln Dried (DRY or KD)
AIRING CUPBOARD
Install 117 litre hot water cylinder of the pre insulated type. Insulation to cylinder to be 50mm thick.
Vented/system. Install 3kw immersion heater and thermo stat. Provide three tiers of slatted shelves within cupboard
Central heating and domestic hot water to be zoned separately and controlled via motorised valves

EGRESS WINDOWS
Egress windows to be provided to all ground floor habitable rooms which are an inner room situation.
Egress windows to be provided to all first floor habitable rooms. Windows provided for egress purposes to have min unobstructed area of 0.33msq, m and have a clear min height and width of 450mm. The bottom of the window should be not more than 1100mm above the floor. Upper storey escape windows should be at least 800mm above floor as protection against falling





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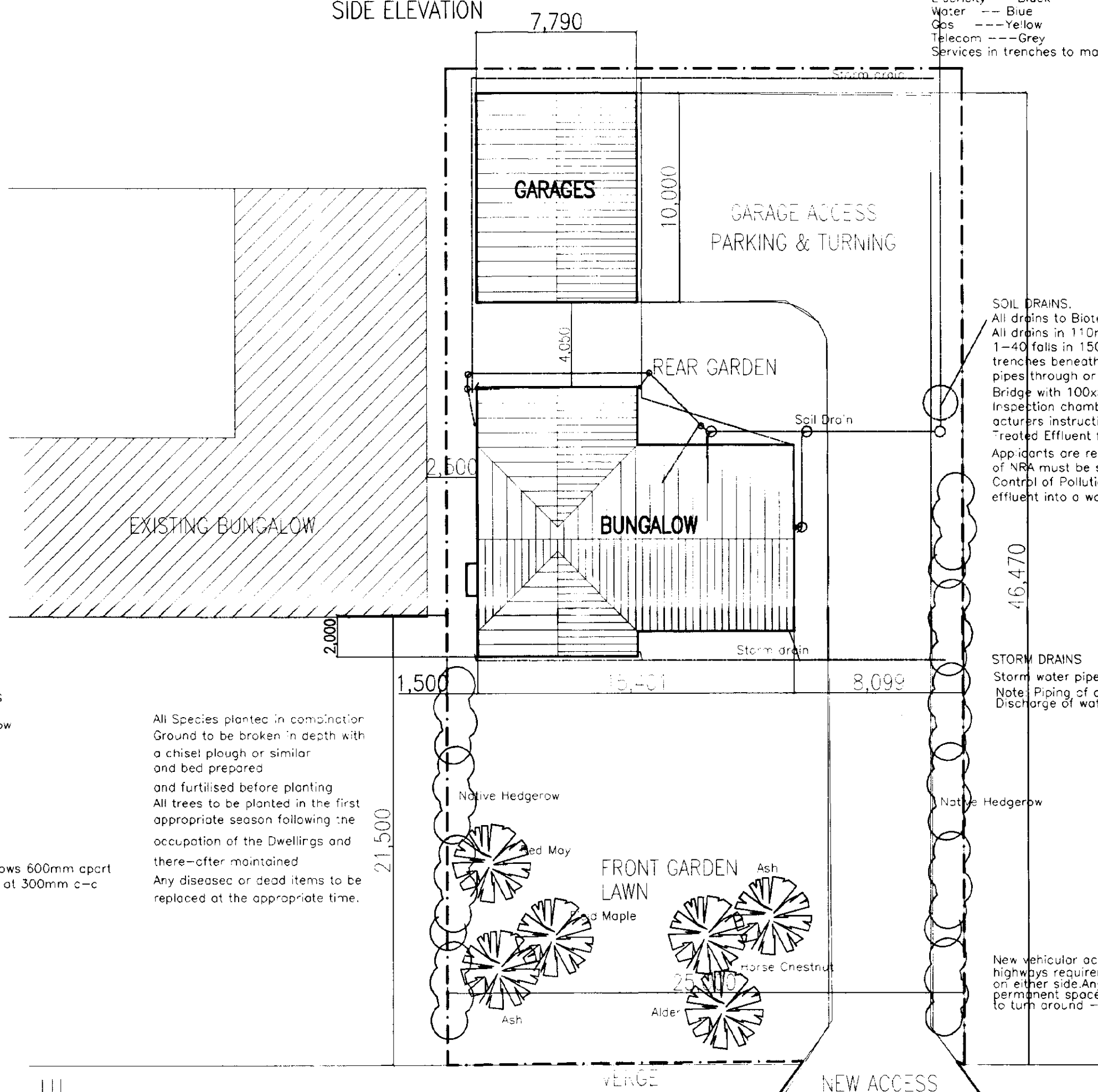
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Planted at half standard

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All drains to Biotec or similar Package Sewage Treatment Plant
All drains in 110mm dia pvc with flexible joints and laid to
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Inspection chambers of Q.S.M.A type universal to suit manu-
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Storm water piped to dyke.
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Discharge of water to a dyke is subject to a Drainage Board Levy

DETERMINED
PLAN

New vehicular access crossing to Lincolnshire County Council highways requirements, with Visibility splay 2.5 x 2.5 m on either side. Any access gates to be set back 6m from edge of highway. permanent space to be retained on site for vehicles to be able to turn around - Enter and Leave in forward gear

Note :-
Max 15mm high Water bar/seal
Unit above threshold.
Max 24mm depth below top of
Water bar/seal to top of inner
floor surface to allow for carpets
Transition unit required if depth
is greater than 24mm.

FLOATING FLOOR
INSULATION
STRUCTURAL
FLOOR

NOTE : PART M BUILDING REGULATIONS
Room containing W.C to have outward opening door.
to have grab rails on both sides (only where specified)
All electrical light switches and sockets door bell to be positioned
min 450mm above floor level and below 1200mm above floor level

IS NOT NECESSARY WHERE PROTECTED BY A PORCH ROOF (CAN BE FILLED WITH GRAVEL) OF STRUCTURE TO RIDGE DPC READILY ACCESSIBLE FOR REMOVAL OF DEBRIS

INTERNAL CORRIDOR WIDTH MIN 800mm

RADIATORS TO BE POSITIONED SO AS NOT TO OBSTRUCT THIS WIDTH

50mm VOID TO BE FILLED WITH GRAVEL NO PART OF STRUCTURE TO BRIDGE DPC VOID TO BE READILY ACCESSIBLE FOR REMOVAL OF DEBRIS

315 MIN

92" FRAME WIDTH 2'-9" DOOR

RAMPED SOLID SURFACE TO DOOR, GRADIENT 1:20 OR LEVEL SOLID SURFACE TO AT LEAST ONE 1:20 GRADIENT RAMP

900

900

1,500

A SOLID SURFACED (NOT GRAVEL) PATH 900mm WIDE IS TO BE PROVIDED FROM THE NEAREST POINT WHERE DISABLED PERSONS CAN ALITE FROM A MOTOR VEHICLE TO THE END OF THE ACCESS RAMP. DRIVEWAY TO BE WIDE ENOUGH FOR DISABLED PEOPLE TO MOVE PAST PARKED VEHICLES

RAMP GRADIENT 1:20 = 3,000mm LENGTH TO DROP 150mm

SCALE 1-20

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SCALE 1:200
DATE 01/10/2001
DRAWN D.BROKER

Issued
Revisions

ONDC
Planning & Development
- 4 FEB 2002
Ref 1428/01

AMENDED PLAN

Ref. 1A1

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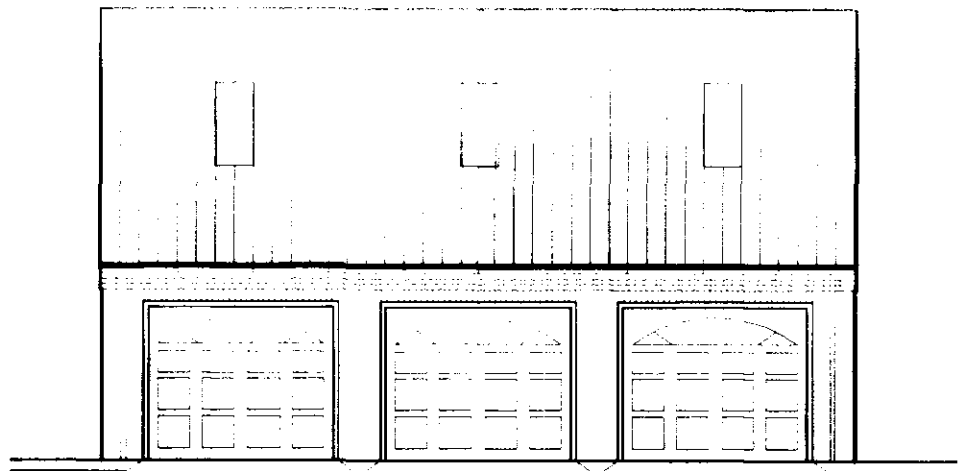
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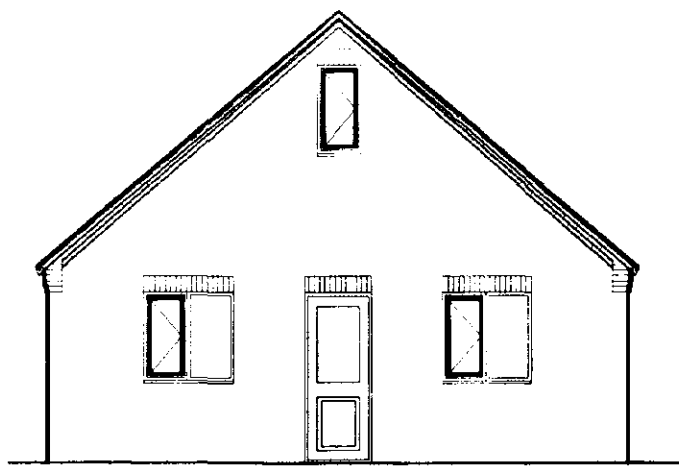
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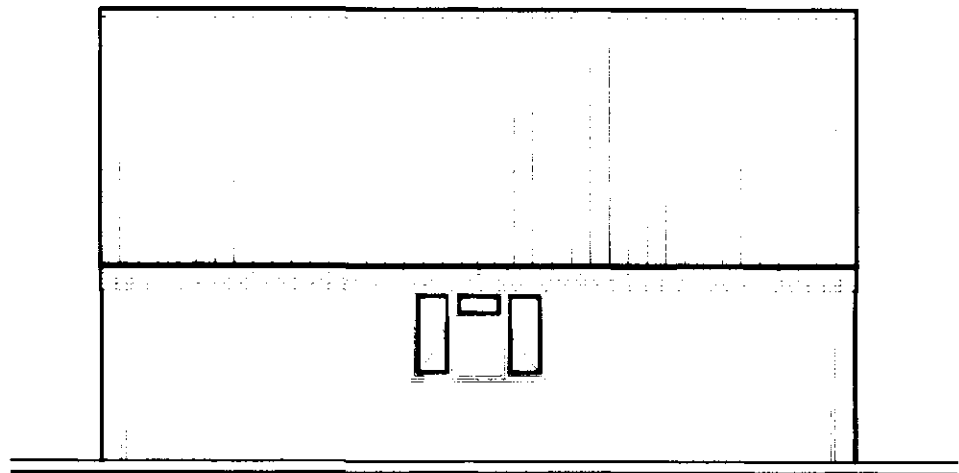
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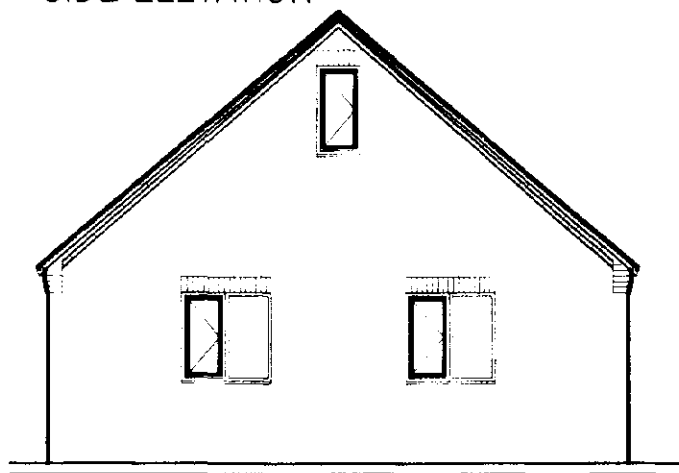
GARAGE FRONT ELEVATION



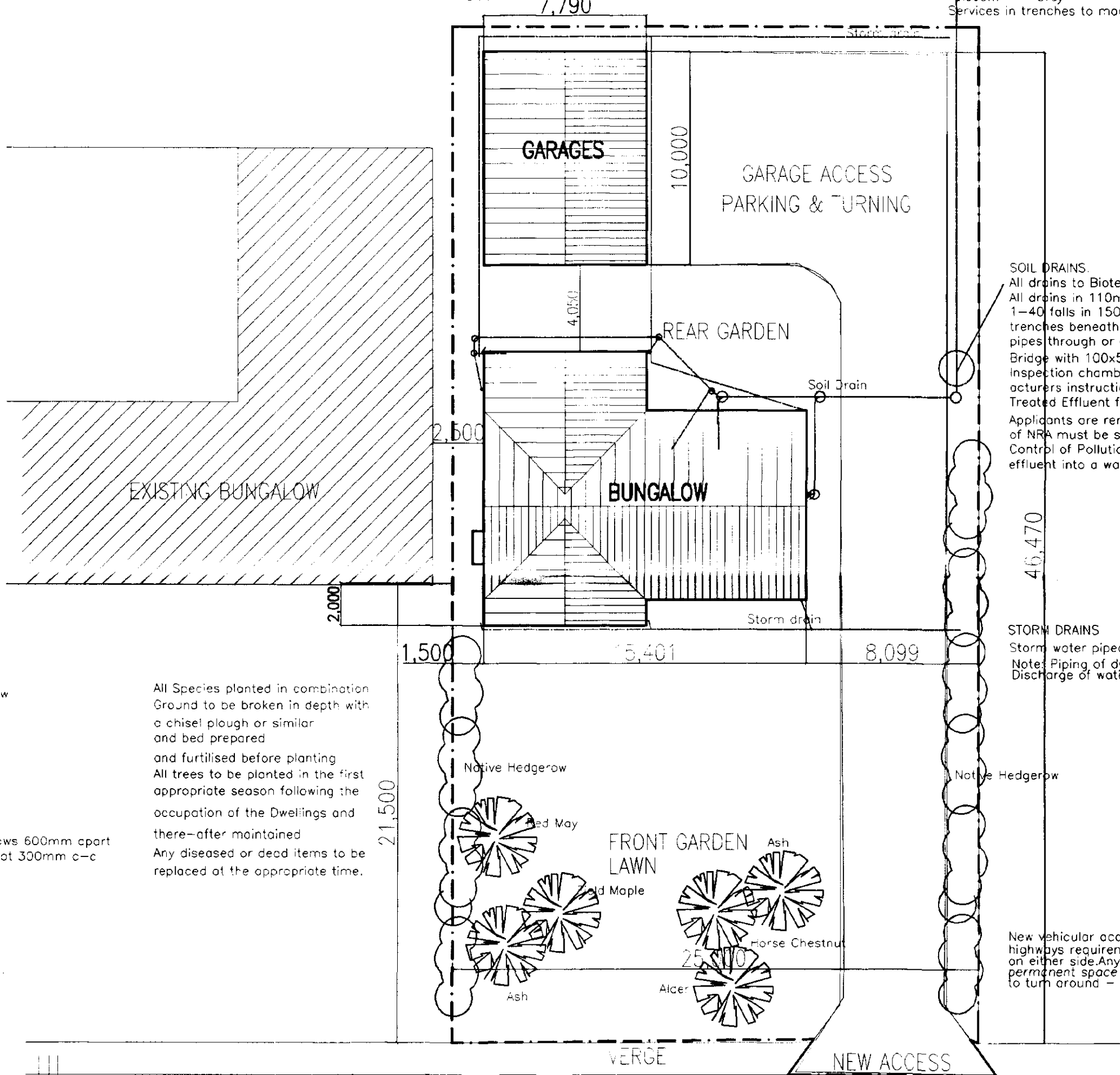
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REAR ELEVATION



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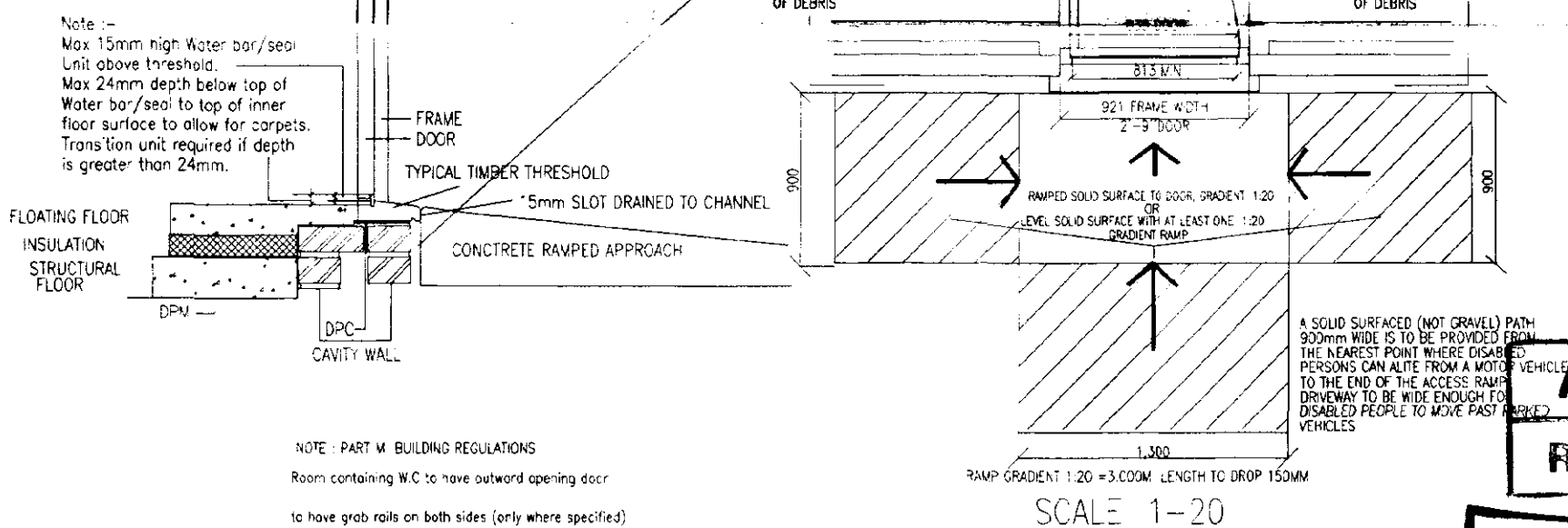
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