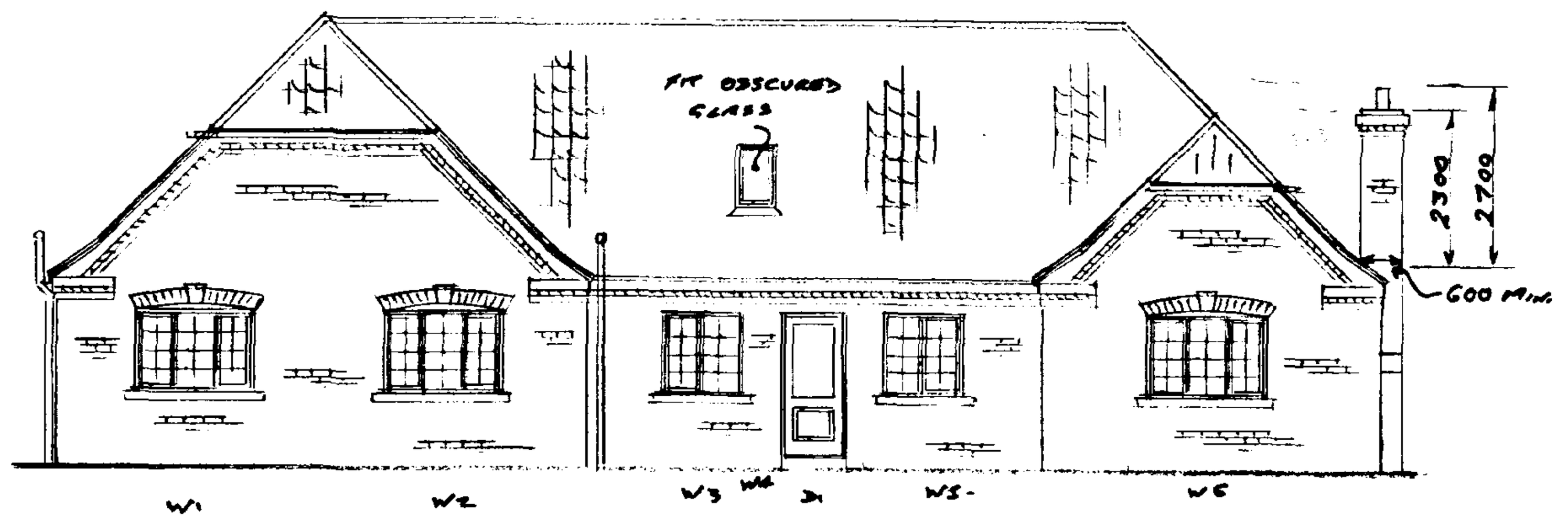
DOOR + WINDOW OPENINGS FOR SAP CALCS

S.W. ELEV. :- W1 W2 W6 = 1.77 × 1.2 × 3 = 6.37
W3 W5 = 1.2 × 1.2 × 2 = 2.88
W4 = 0.6 × 1.17 × 1 = 0.70
9.95m²
D1 = 0.9 × 2.1 × 1 = 1.89m²

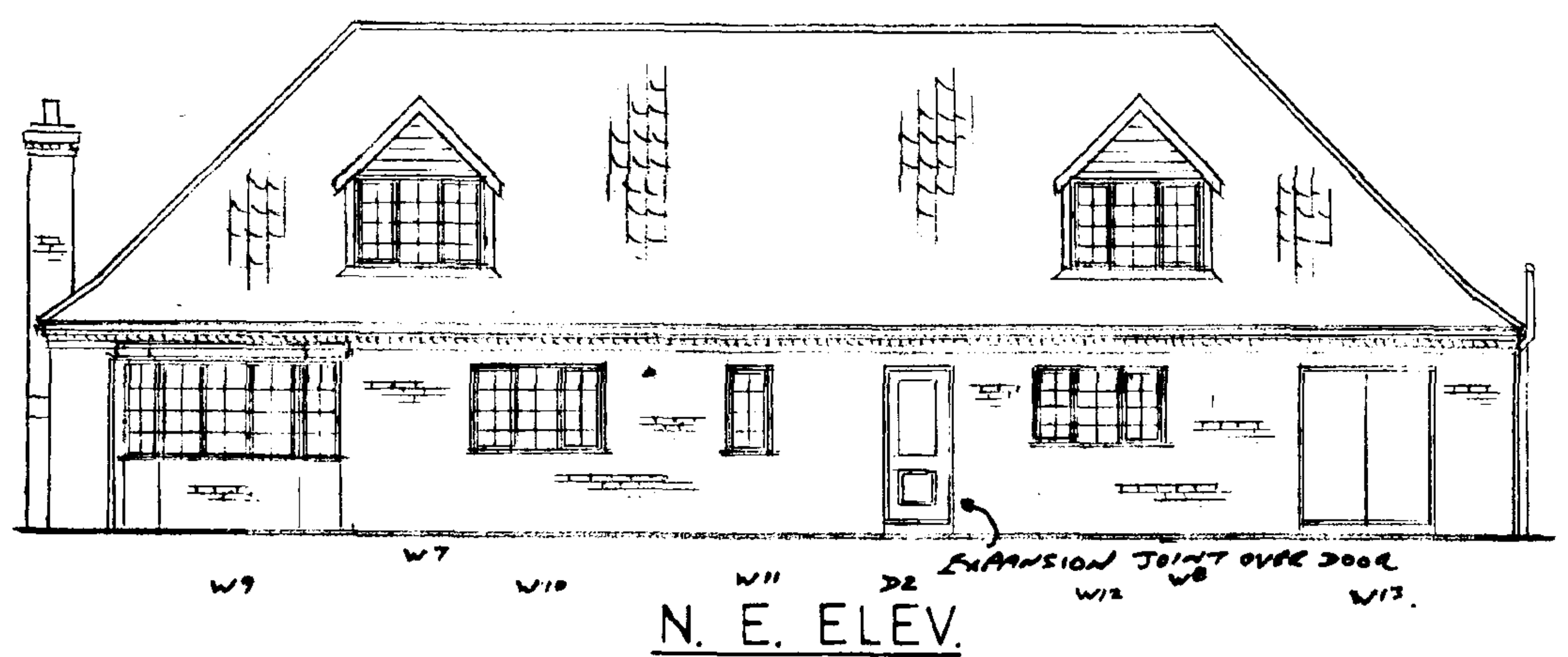
N.E. ELEV. :- W9 = 2.646 × 1.35 × 1 = 3.57
W7 W8 W10 = 1.77 × 1.2 × 3 = 6.37
W11 = 0.63 × 1.2 × 1 = 0.75
W12 = 1.77 × 1.2 × 1 = 2.12
W13 = 1.77 × 2.1 × 1 = 3.71
16.52m²
D2 = 0.9 × 2.1 × 1 = 1.89m²

S.E. ELEV. :- W14 = 0.73 × 1.17 × 1 = 0.85m²

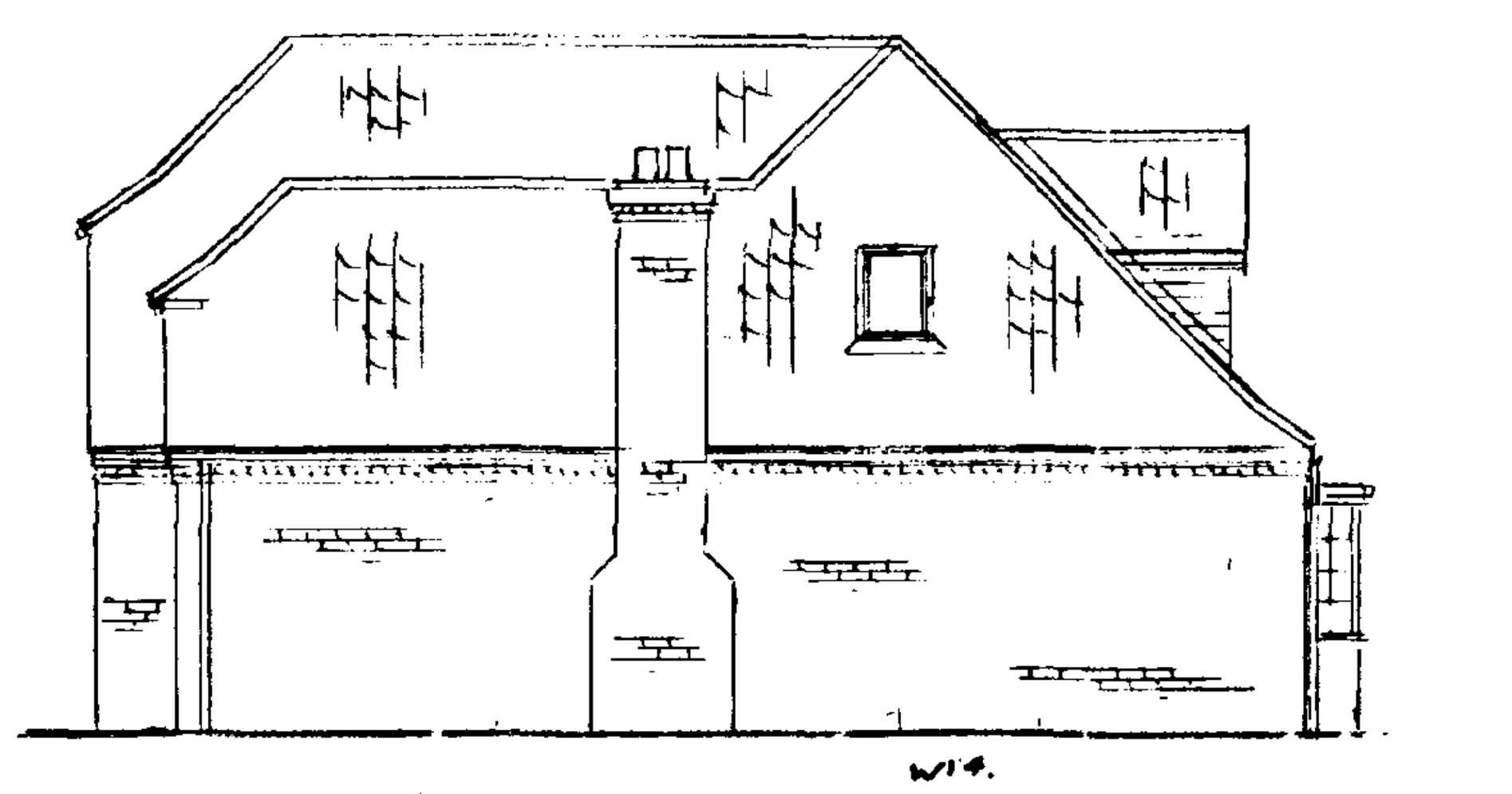
N.W. ELEV. :- W15 = 0.73 × 1.17 × 1 = 0.85
W16 = 1.2 × 1.2 × 1 = 1.44
W17 = 1.2 × 1.05 × 1 = 1.26
3.55m²



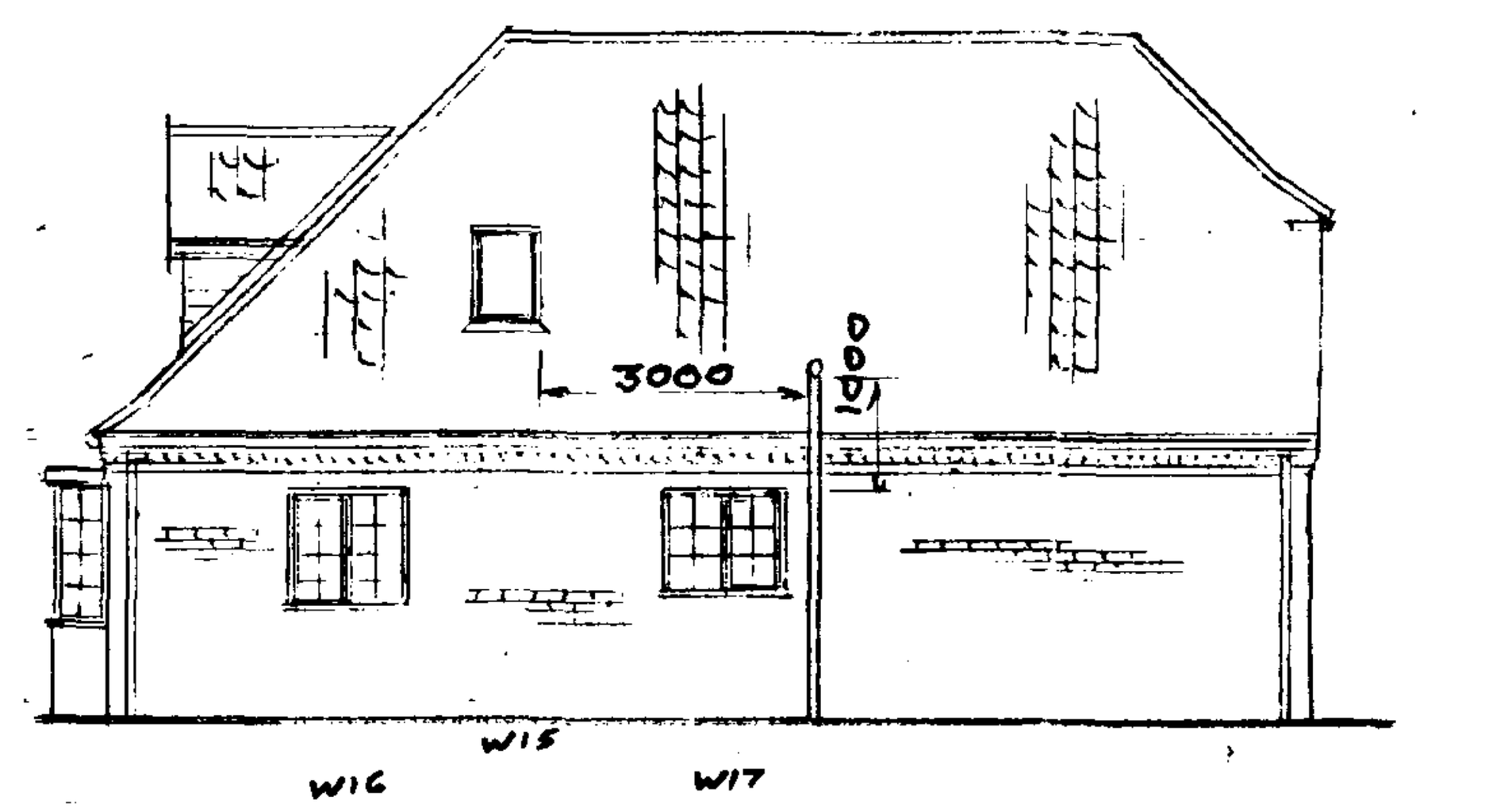
S. W. ELEV.



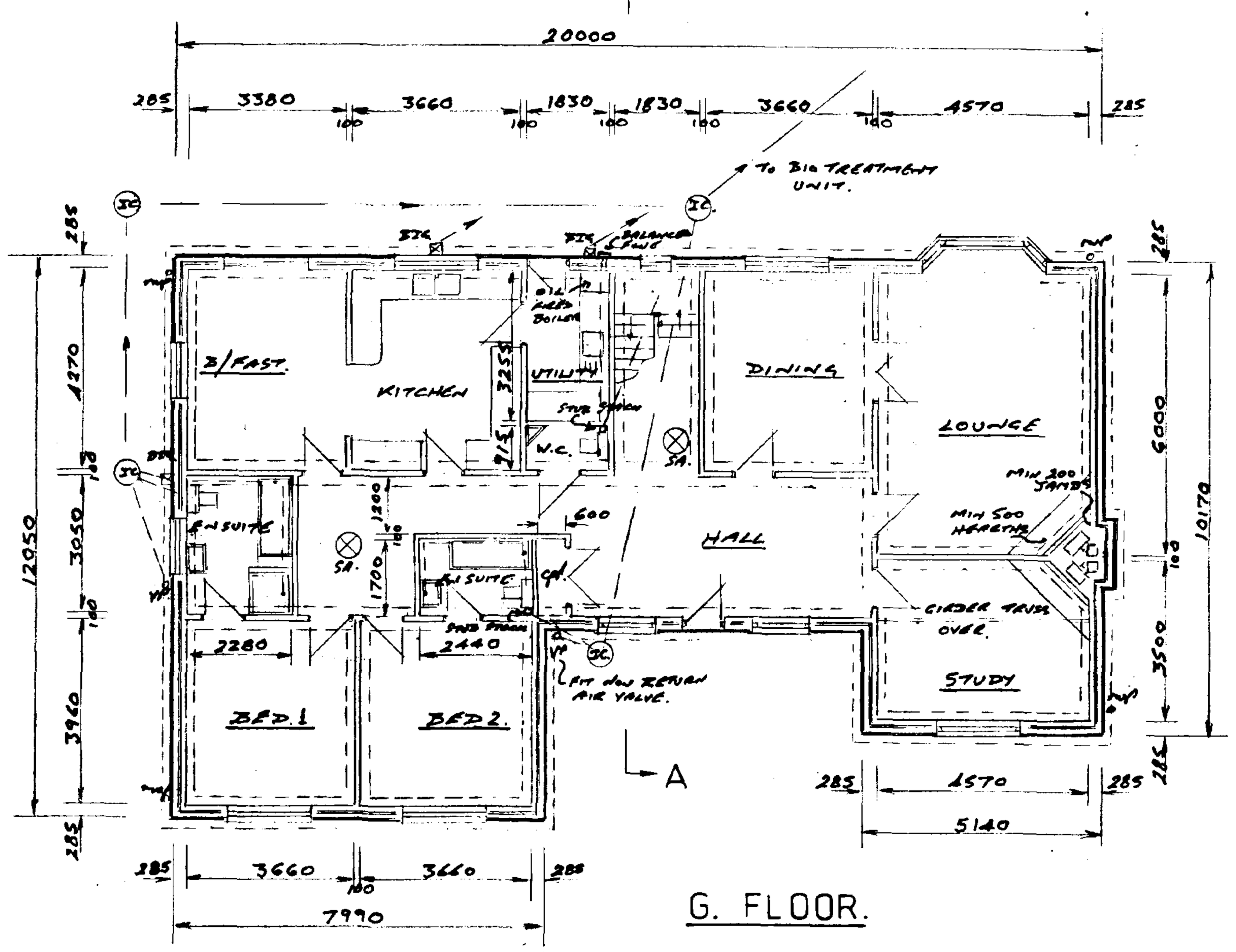
N. E. ELEV.



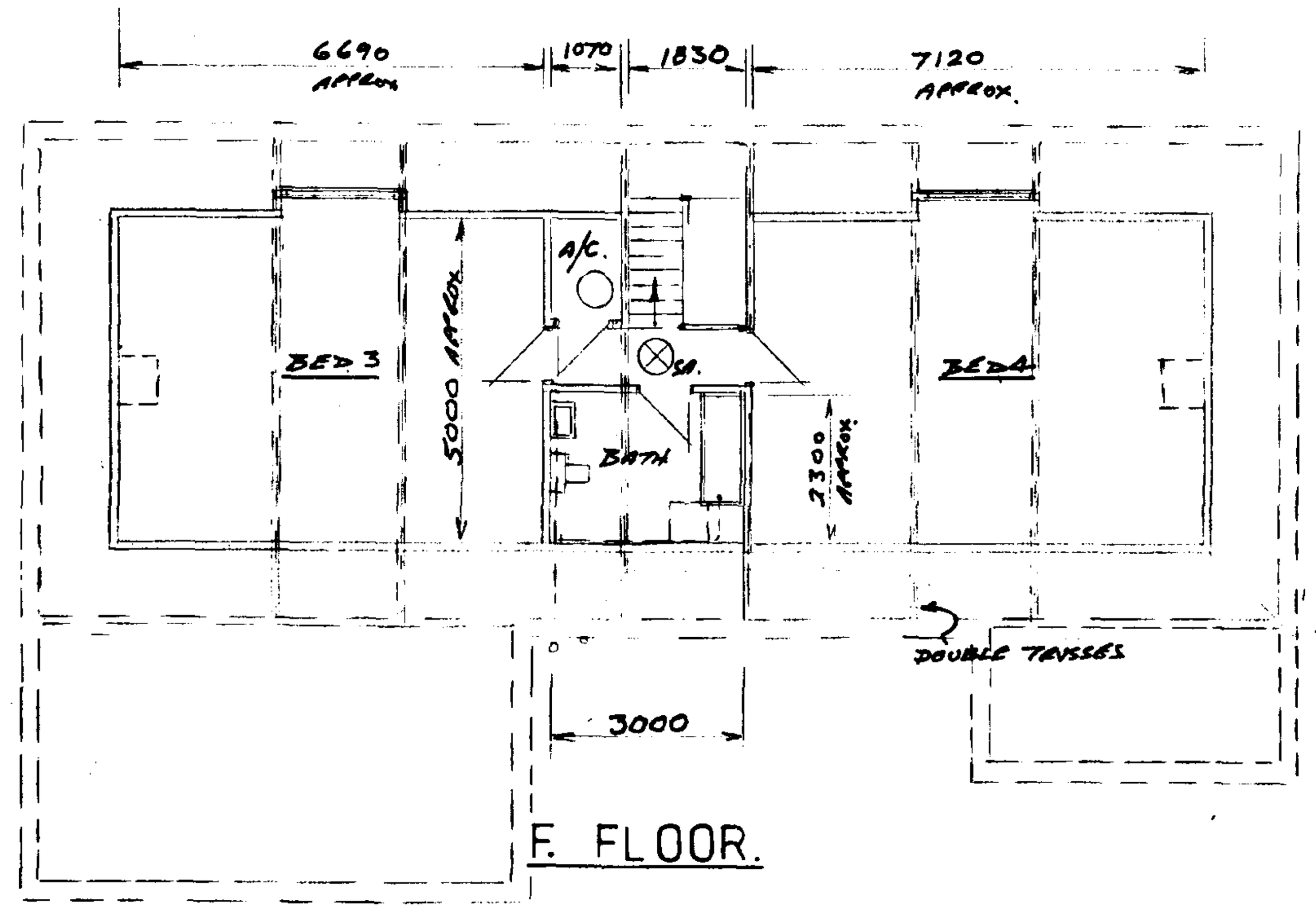
S. E. ELEV.



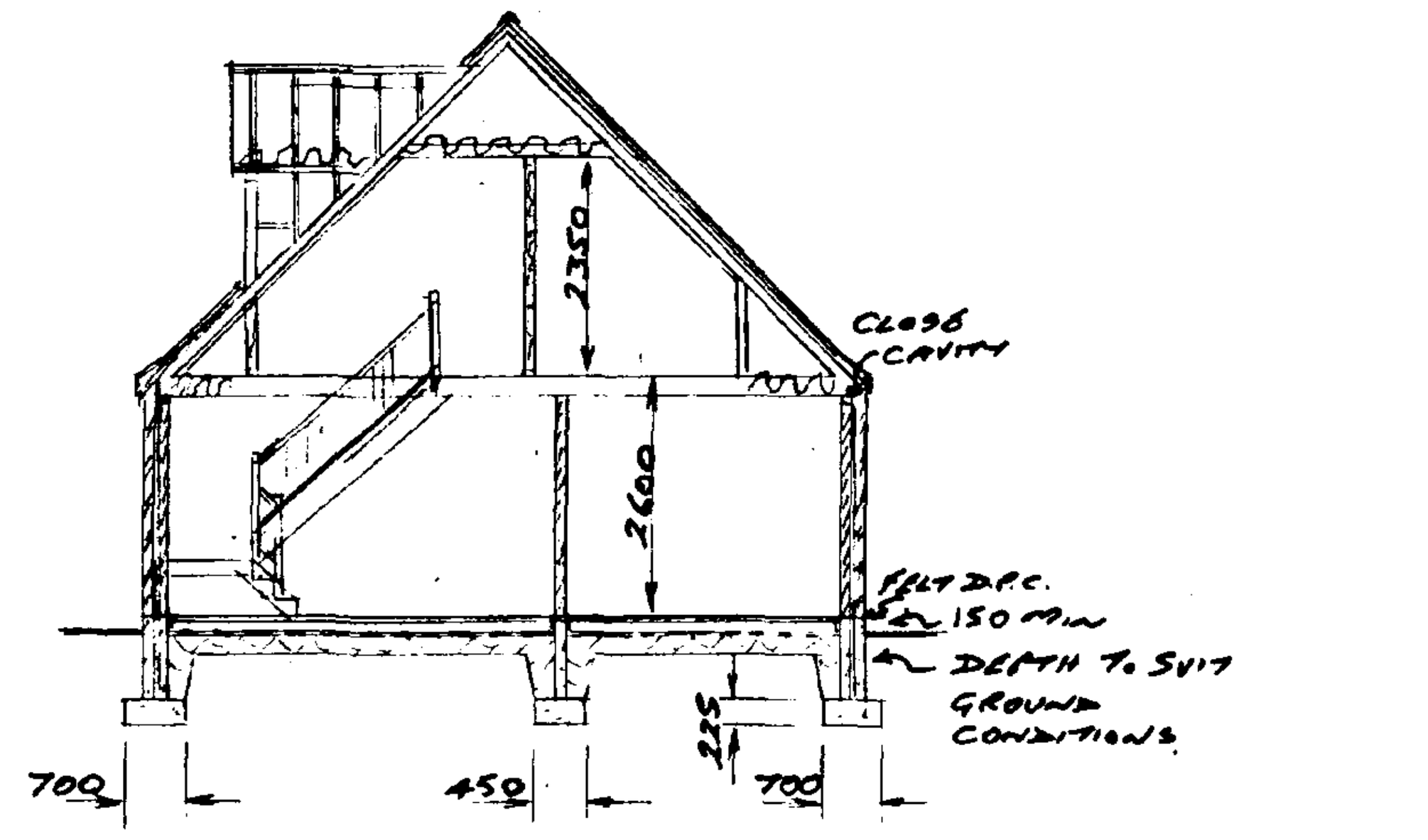
N. W. ELEV.



G. FLOOR.



F. FLOOR.



SECTION AA

GENERAL SECTION TAKEN ON AA WITH DORMER ALSO SHOWN FOR CONVEIENCE.

INSULATED LINTELS. :- Ensure cavity insulation is brought down to, and on to lintel. Also that lintel has insulation through middle of it. Provide all external lintels with a flexible D.P.C. to BS5628, which should extend to the edge of the front toe and at least 100mm beyond ends, form weep holes at toe of lintels.

DRAUGHT STRIPPING :- All window opening lights and door frames to have draught stripping fitted. Loft hatch covers also to have sealing around.

STUD WALLS. 50 X 100 studwork. Clad both sides with 10 plasterboard and skim, infill with 100 fibreglass.
Double joists to be bolted together under stud walls running parallel with floor joists and under bath areas.

VENTILATION :- All habitable rooms including kitchen to have a 8000mm secure and controllable trickle vent fitted. Kitchen also to have cooker hood extract fan removing 30 litres per sec. Bathroom and ensuite to bed 1 to have 4000mm secure and controllable trickle vent plus mech. vent extracting 15 litres per sec., also opening window light. Ensuite to bed 2 to have mech vent extracting 15 litres per sec. light switch operated with 15mins. overrun when switched off. Internal W.C. to have mech vent extracting 6 litres per sec., light switch operated with 15mins. overrun when switched off. Ensure 10 air flow gap under doors to internal W.C. and ensuite. Utility to have mech vent extracting 30 litres per sec. All mech vent may have intermittent operation.

GLAZING. :- To comply with approved document N & BS 6206.
i.e. Safety glass to all window areas below 800mm from floor level, and to all door and side panel areas below 1500 from floor level.
All bedrooms rooms to have opening window with unobstructed openable area of min 0.33m.sq. min. 750mm high x 435mm wide. Bottom of opening to be max 1100 and min 800mm above floor level. [*Fire escape window.*]

Fit guard rail to window 800 above stairs quarter landing.

O.S.A. :- Self contained smoke alarm on own circuit at distribution board. Interlocked.

DISABLED REQUIREMENTS. :-
1 :- Door opening clear widths to all rooms to be 800mm. Front entrance door 838mm wide.
2 :- Ramp to front or rear entrance to be 1:12, with propriety drainage channel with vented and drained space fitted at door threshold. Door frame to have 15mm max raised threshold.
3 :- Maintain min 750mm wide space between any short obstructions in any corridor widths.
4 :- Paths with access to ramps to building must have hard surface min 900mm wide5 :- Wall mounted switches and socket outlets of any description to be min 450mm and max 1200 above finished floor level.

MAIN ROOF :- 45deg.
Use gang nail attic type trusses by Palgrave Brown @ 600crs. max, or as specified in calcs.
Designed manufactured and braced to B.S. 5268 Part 3, 1985.
Clad with brindle concrete interlocking pantiles on 38 x 50 tanalised battens and felt. 50 x 100 wall plates. [*Roof calcs to be submitted to local authority for approval before any work commences.*]

Insulate roof slope forming ceiling with 80mm KINGSPAN KOOLTHERM SARKING BOARD. If required fit lathes to underside rafters to ensure 50mm air flow gap over insulation.

DORMER ROOF :- Clad, insulate and vent as per main roof on 50 x 100 rafters at 450crs. max.

DORMER CHEEKS :- Construct from 50 x 100 studwork. Note :- Double roof trusses under each dormer cheek. Clad with 12.5 exterior grade ply on vertical damp proof membrane. Insulate with 80mm KINGSPAN KOOLTHERM SARKING BOARD. Inside clad with 12.5 foil backed plasterboard and skim.

LATTERAL SUPPORTS :- 5 X 30 X 1000 Long galv. at 1800crs where roof rafters, ceiling joists and floor joists run parallel to external walls. Fix to min 3 members with noggins between. Also fix vertically to wall and plates at 1200crs.

Insulate main roof area with 260 fibreglass.

Vent all roof spaces by 25 continuous gap or equiv., built in at eaves, fit vermin guards, and by 5 continuous gap or equiv. built in at or near top of roof slope.

Code 4 lead flashings & cavity trays to all roof and wall abutments.

CEILINGS :- to be 12.5 plasterboard and skim, Plasterboard edges to be supported with noggins.

FOOTINGS :- 100 Class A concrete blocks. Lean mix fill cavity to 150 below D.P.C. See engineers details for foundations.

Actual depth to be agreed on site with building control officer.

FLOOR :- Lay 50 Jablite on 25 sand blinded 150 compact hardcore, Jablite to be turned *up at edges to prevent cold bridge. Cover over with 1200 Poly membrane also turned up* at edges and lapped with wall D.P.C. Form oversite as per specification.

WALL TIES :- to every block course alongside all openings.

DRAINS :- Any drains passing through foundations to be protected by concrete lintels over, leaving 50 space all round pipe, mask opening both sides with rigid sheet material, Drains passing under floors to be encased in min 150dia. Concrete. Main drain run to have 150 pea gravel surround. Fit balloon type guard to open end of V.P.

INSULATED D.P.C. :- To all external openings to 0.45/mK.
Use THERMABATE preformed cavity closers or similar. All door and window frames to be set back min 25 over cavity closer.

METRES 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18
FEET 0 3 6 9 12 15 18 21 24 27 30 33 36 39 42 45 48 51 54 57
METRIC CONVERSION SCALE

SPECIFICATION

BUILDING STRUCTURE

SURFACE SOIL excavated and spread over site.
CONCRETE FOUNDATIONS: 700 × 225 STRIP TO CAVITY WALLS
1:2:4 MIX. 450 × 225 " " 100 "
HARDCORE 150mm thick under all ground floors.
BASE CONCRETE 100mm thick under all ground floors.
POLYTHENE D.P.C. to all ground floor rooms. 1200g.
CONCRETE FLOORS trowelled smooth to all garages and out-buildings.
CONCRETE SCREED to all rooms.
BRICKWORK. 100 BRICK. PARKHOUSE WESTON RED MULTI STOCK. 85 CAVITY INFILLED WITH 85 DRITHERM. 100 HEMELITE STANDARD BLOCKS.
GALVANIZED WALL TIES 5 per square metre to cavity walls.
BITUMEN OR P.V.C. DAMPCOURSE to all walls and lintels openings and reveals.
MORTAR wallcrete and sand.
RENDER AND PLASTER SKIM to all rooms except garage.
DRAINS 100mm dia. POLY DRAIN. 1:40 INCLINE.
SURFACE WATER DRAINS: 100⌀ P.V.C.
INSPECTION CHAMBERS or RODDING POINTS to Local Authorities requirements.
SEPTIC TANK BIO TREATMENT UNIT.
FIRST FLOOR JOISTS: INCLUDED WITH TRUSSES.
FIRST FLOOR 18mm flooring grade chipboard treated.
ROOF TIMBERS: } SEE NOTES
ROOF COVERING: }

ROOF INSULATION 260mm fibre glass laid between ceiling joists.
CEILINGS 12.5 mm plasterboard and skim
RAINWATER: TO SOAKAWAYS 5.0 M. FROM DWELLING

GUTTER 100mm Dia H.R.
RAINWATER, SOIL & VENT PIPES 63, 75 AND 100mm plastic.
PLUMBING service and waste pipes plastic. Internal pipework, copper. Cylinder copper. Feed or storage tanks plastic.
WINDOWS AS SHOWN. UPVC FRAMES. DOUBLE GLAZED
DOORS. Exterior pattern WITH 12MM. AIR GAP
Interior pattern.

Front door 838mm wide remainder 762mm wide.
GARAGE DOOR as shown on drawing.
EXTERIOR SILLS:
INTERIOR SILLS: TILES to bathroom, kitchen and toilet
Wood window boards to all other rooms.
ARCHITRAVES & SKIRTING
LOCKS mortice type to exterior doors.
LATCHES mortice type to interior doors.
LEVER HANDLES to all doors.
LETTER PLATE to front door.
VENTILATION: WINDOW OPENING LIGHTS TO GIVE 1/20TH. FLOOR AREA
LINTELS: I.G. TYPE L1/HD.
MILD STEEL ANCHOR STRAPS:
SEE NOTES.

FITTINGS AND FINISHES

SANITARY FITTINGS:
SHOWER:
BATH:
LAVATORY BASIN:
W.C.'s:
SINK

CENTRAL HEATING :- Oil fired boiler with guarded balanced flue.

Provide room thermostat, fit thermostatic control valves and programmer.

Hot water storage vessel to be vented to atmosphere, to be insulated with 50mm PU-foam, density 30kg/m. and fitted with heat control thermostats & time switches. All hot water pipes from cylinder to be lagged for min 1.0m with 15mm thick material having thermal conduction of 0.045W/mK. All other pipes in unheated spaces to be lagged with same material with thickness equal to o/dia. of pipe to max. of 40mm.

CHIMNEY :- Use 225 min dia. socketed clay flue liners to B.S.1181. Fit with sockets uppermost. Provide permanent vent to room of 50% throat dia. of appliance.

STAIRS :- Standard Boulton & Paul.
13 risers at 200, 12 going at 223.
Min 2000 clear headroom over full length stairs pitch line.
All guard rails to be 900 high with vertical gaps only.
All gaps between Rails, stair treads etc. to be 100 max.
Trim stair well with 75 thick floor joists.

DETERMINED PLAN

Fit 75 deep seal traps to all appliances.
Fit 40 dia. waste to sink.
Fit 32 dia. waste to basin with under 1.7m. run.
Fit 40 " " " " 1.7m to 33.0m. run.
Fit rodding eyes to all pipe work at any change in direction of drain run.

Planning ... ment
21 FEB 2002
Ref 207/02

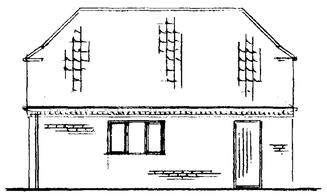
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CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK

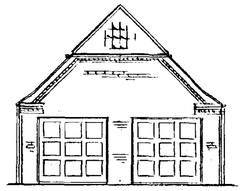
SCALE 1-100
DATE FEB./02.
REVISED
DRAWING No.

PROPOSED DWELLING FOR :— MR. R. D. ASPINELL.
AT :— 59, HIGH ST., GOSBERTON.

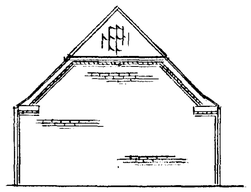
J.P. PURKISS
CHERRYTREES, FRAMPTON LANE
HUBBERTS BRIDGE
PHONE: 01205 290307



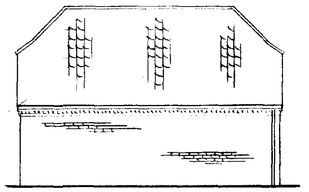
N. E. ELEV.



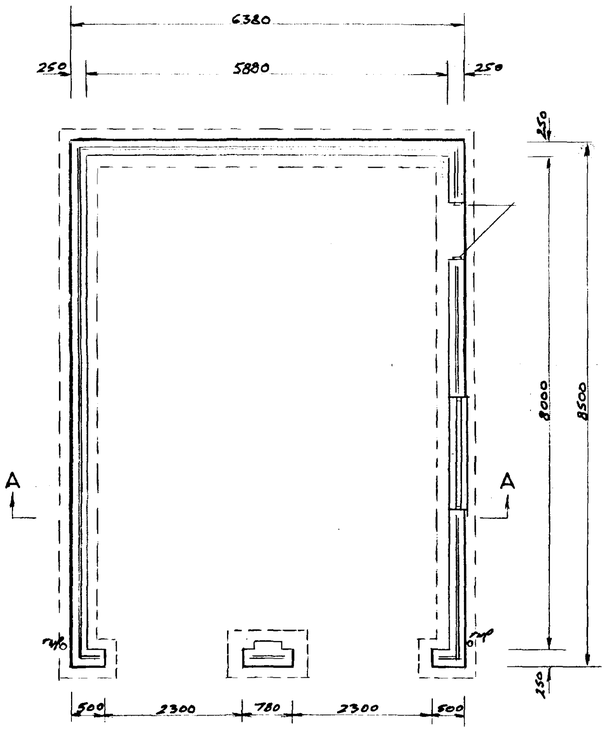
S. E. ELEV.

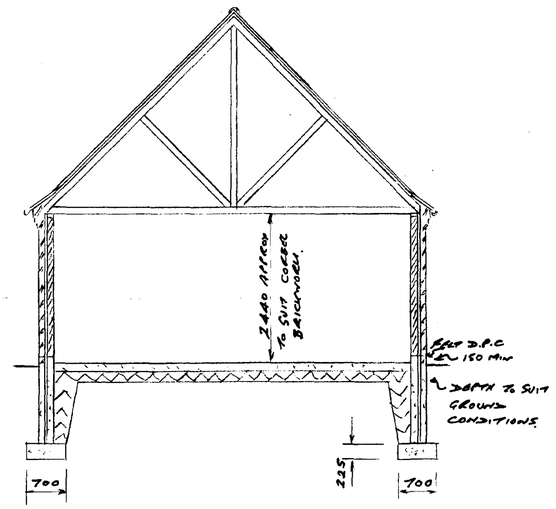


N. W. ELEV.



S. W. ELEV.





SECTION A A

GARAGE ROOF :- 45deg.
Use gang nail type trusses by Palgrave Brown @ 600crs. max, or as specified in calcs. Designed manufactured and braced to B.S. 5268 Part 3, 1985.
Clad with brindle concrete interlocking pantiles on 38 x 50 tanalised battens and felt. 50 x 100 wall plates. [Roof calcs to be submitted to local authority for approval before any work commences.]

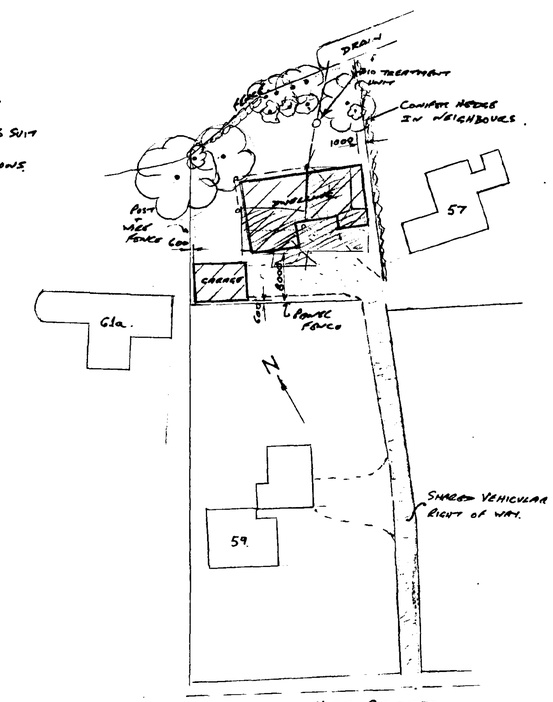
LATTERAL SUPPORTS :- 5 X 30 X 1000 Long galv. at 1800crs where roof rafters, ceiling joists and floor joists run parallel to external walls. Fix to min 3 members with noggins between. Also fix vertically to wall and plates at 1200crs.

FOOTINGS :- 100 Class A concrete blocks. Lean mix fill cavity to 150 below D.P.C. See engineers details for foundations.

Actual depth to be agreed on site with building control officer.

FLOOR :- Lay 50 Jablite on 25 sand blinded 150 compact hardcore, Jablite to be turned up at edges to prevent cold bridge. Cover over with 1200 Poly membrane also turned up at edges and lapped with wall D.P.C. Form oversite as per specification.

WALL TIES :- to every block course alongside all openings.



BLOCK PLAN 1:500

METRES 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18
FEET 0 3 6 9 12 15 18 21 24 27 30 33 36 39 42 45 48 51 54 57
METRIC CONVERSION SCALE

SPECIFICATION

BUILDING STRUCTURE

SURFACE SOIL excavated and spread over site.
CONCRETE FOUNDATIONS: 600 x 225 STRIP
1 : 2 : 4 MIX
HARDCORE 150mm thick under all ground floors.
BASE CONCRETE 100mm thick under all ground floors.
POLYTHENE D.P.C. to all ground floor rooms. 1200g
CONCRETE FLOORS trowelled smooth to all garages and out-buildings.
CONCRETE SCREED to all rooms.
BRICKWORK. 100 BRICK TO MATCH HOUSE
50 CAVITY
100 HEMELITE STANDARD BLOCKS
GALVANIZED WALL TIES 5 per square metre to cavity walls.
BITUMEN OR P.V.C. DAMPCOURSE to all walls and lintels openings and reveals.
MORTAR wallcrete and sand.
RENDER AND PLASTER SKIM to all rooms except garage.
~~DRAINS 100mm dia.~~
SURFACE WATER DRAINS: 100 ϕ P.V.C.
INSPECTION CHAMBERS or RODDING POINTS to Local Authorities requirements.
~~SEPTIC TANK~~
~~FIRST FLOOR JOISTS~~:
~~FIRST FLOOR 18mm flooring grade chipboard~~ treated.
ROOF TIMBERS: } SEE NOTES
ROOF COVERING: }
~~ROOF INSULATION~~ 200mm fibre glass laid between ceiling joists.
CEILINGS mm plasterboard and skim
RAINWATER: TO SOAKAWAY 5.0 M FROM DWELLING

GUTTER 100mm Dia H.R.
RAINWATER, SOIL & VENT PIPES 63, 75 AND 100mm plastic.
PLUMBING service and waste pipes plastic. Internal pipework, copper. Cylinder copper. Feed or storage tanks plastic.
WINDOWS AS SHOWN
DOORS. Exterior pattern
Interior pattern.

Front door 838mm wide remainder 762mm wide.
GARAGE DOOR as shown on drawing.
EXTERIOR SILLS:
INTERIOR SILLS: to bathroom, kitchen and toilet
Wood window boards to all other rooms.
ARCHITRAVES & SKIRTING
LOCKS mortice type to exterior doors.
LATCHES mortice type to interior doors.
LEVER HANDLES to all doors.
LETTER PLATE to front door.
VENTILATION:
LINTELS: I.G TYPE L1/2
MILD STEEL ANCHOR STRAPS:
SEE NOTES

FITTINGS AND FINISHES

SANITARY FITTINGS:
SHOWER:
BATH:
LAVATORY BASIN:
W.C.'s:
SINK

DETERMINED PLAN

SHDC
Planning & Development
21 FEB 2002
Ref 207/02

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK

SCALE 1-100 & 1-50.
DATE FEB/02.
REVISED
DRAWING No.

PROPOSED GARAGE FOR :— MR. R. D. ASPINELL.

AT :—59, HIGH ST, GOSBERTON.

J.P. PURKISS
CHERRYTREES, FRAMPTON LANE
HUBBERTS BRIDGE
PHONE: 01205 290307

N

POND

LOWGATE AT.

EX SHRUBBERY TO BE PROVIDED WITH ADDITIONAL SCREEN PLANTING. DETAILS TO BE AGREED AT DETAIL PLANNING STAGE.

SCREEN PLANTING & FENCING DETAILS TO BE AGREED AT DETAILED PLANNING STAGE FOR ALL BOUNDARIES.
EX LEYLANDII HEDGE RETAINED

59 EX FACILITY

SHARED DRIVEWAY BELONGING TO MR & MRS ARDERN.

EX SINGLE STOREY OUTBUILDINGS.

61.

EX HOUSES 55 & 57

BOWLING GREEN

55.

HALL

EX LIME TREES

FENCE RE-ALIGNED

ACCESS TO BE WIDENED TO 4.00m (MIN.)

EX SYCAMORE TREE

ACCESS

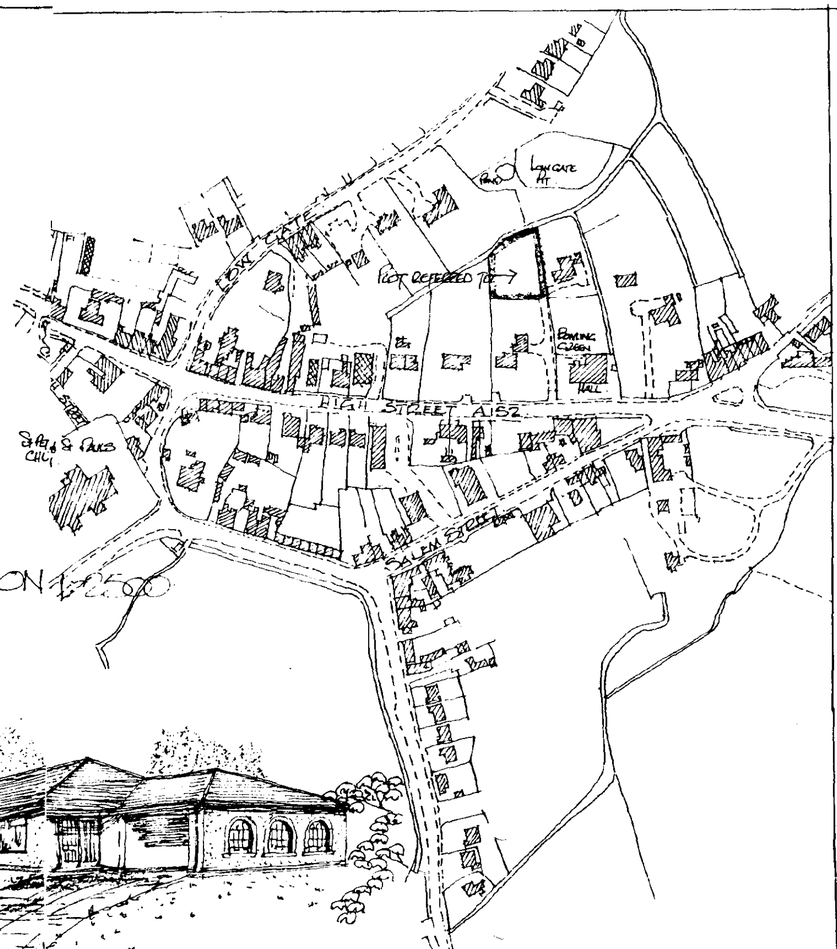
EXISTENCE REMOVED (SUBMITTED)

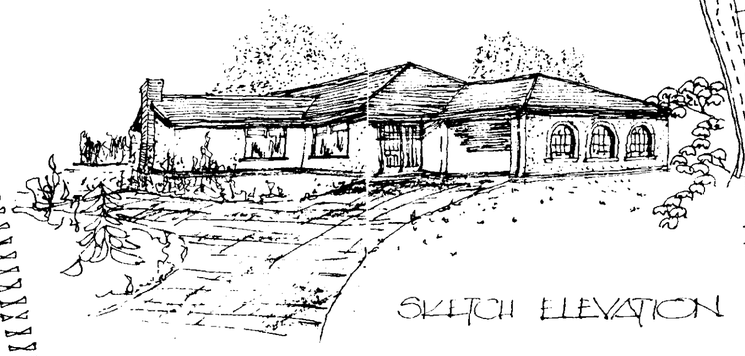
2 LEYLANDII TREES REMOVED

HIGH STREET A 152

SUGGESTED SITE LAYOUT 1:500.

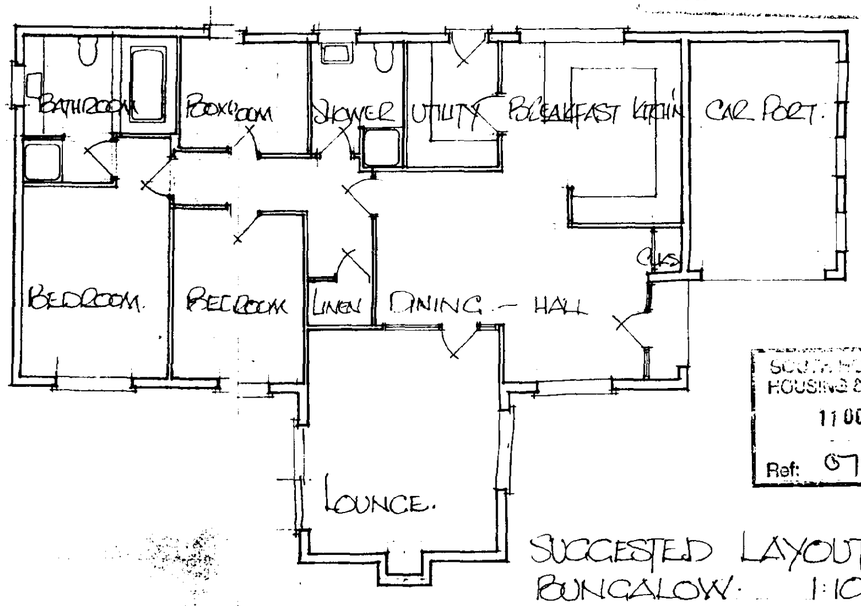
SITE LOCATION 1:2500





SKETCH ELEVATION

AMENDED PLAN
Ref.



SUGGESTED LAYOUT OF BUNGALOW. 1:100

SOUTH KESTEVEN DIST. HOUSING & PLANNING
11 OCT 1996
Ref: S/18/96

OUTLINE APPLICATION FOR 1 BUILDING PLOT FOR A SINGLE STOREY DWELLING TO THE REAR OF 59 HIGH STREET COSBERTON SPALDING LINCS FOR MR & MRS M.D. ARDERN.

SITE LOCATION & SUGGESTED SITE LAYOUT DRAWING.

DRAWING NO	38:96:2/A
DATE	JULY 1996.
SCALE	1:100, 1:2500 & 1:500
AMENDMENTS	A 29.7.96 SCREEN PLANTING ADDED & SKETCH ELEVATION

BARNHAY DESIGN SERVICES
51 TYTTON LANE EAST BOSTON
LINCOLNSHIRE PE21 7HP
TELEPHONE/FAX 01205 365785

Peter

This is a photo copy of the access improvement at 50 High Street, Grosberton - Yours electronic records were a bit vague if you remember.

I think this matter has now been resolved though, without the improvement being required.

Ian Harper
BHaye

File as
Current Plans
Application
Ppn 16-6-02
207/02