Existing 3m high shrub screen planting

Existing polytunnel

Thames

Barrington

Existing hedge

Existing tree

NOTE

Beech hedging throughout, 5 plants per metre in a double staggered row

All trees to be adequately staked and tied.

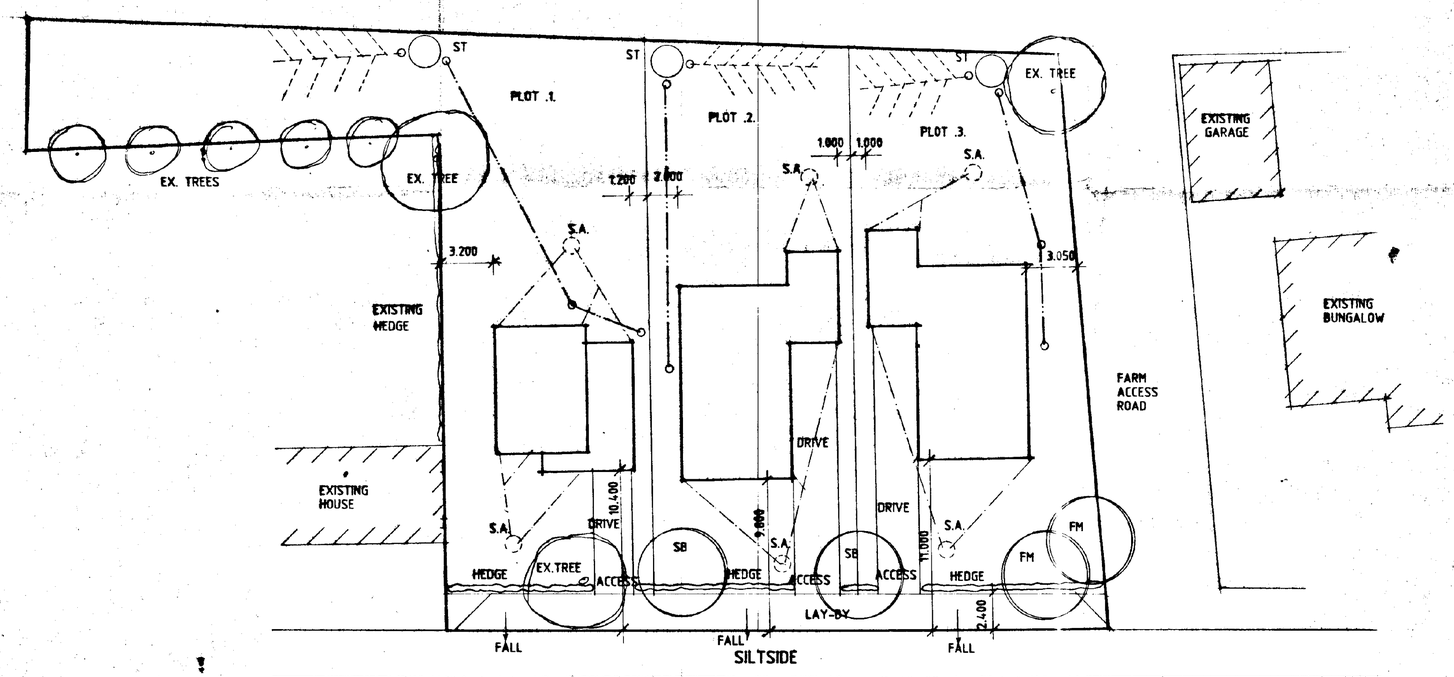
W A I T I N G B A Y

S I L T S I D E

Acer platanoides (Std)

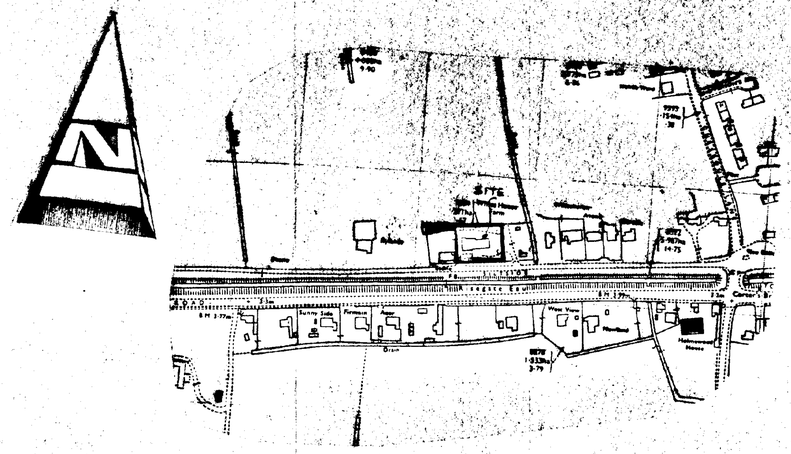
2 No Sorbus aria 'Mitchellii' (Std)

Prunus avium 'Plena Flora' (Std)




# SITE PLAN

THIS DRG. TO BE READ IN CONJUNCTION WITH WINDSOR .B. & BERKSHIRE



LOCATION PLAN

**DWELLING TYPES**

PLOT .1. - WINDSOR .B. - HANDED
PLOT .2. - BERKSHIRE - HANDED
PLOT .3. - BERKSHIRE

**EXTERNAL MATERIALS**

PLOT.1. - BAGGERIDGE HARVEST BUFF FACING BRICKS.
SANDTOFT, HEATHER BLEND DOUBLE PANTILE

PLOTS 2 & 3 - BAGGERIDGE RED MULTI FACING BRICKS
SANDTOFT, MIXED RUSSETT DOUBLE PANTILE

**DRIVES**

WASHED GRAVEL ON 100 WELL COMPACTED HARDCORE WITH CONC. EDGING KERBS

**ACCESS**

MIN. WIDTH OF ACCESSES TOBE 2.5m
CONSTRUCTED ALL TO L.C.C. REQUIREMENTS

**LANDSCAPING**

EXISTING TREES AS SHOWN TO REMAIN

EXISTING HEDGE TO SITE FRONTAGE TO BE REMOVED

PLANT NEW HAWTHORN HEDGE TO SITE FRONTAGE AS SHOWN

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

**LAY-BY**

FORM LAY-BY TO SITE FRONTAGE 2.8m WIDE CONSTRUCTED ALL L.C.C. SPECIFICATION & REQUIREMENTS.
FALL TOWARDS DRAIN ON OPPOSITE SIDE F ROAD

**SEPTIC TANK**

Connect foul water drains to proprietary type septic tank of required rating (see Manufacturers specification) constructed in accordance with Local Authority requirements. The sub-irrigational drainage system to the septic tank is to be determined by percolation test in accordance with the provisions of Clause 14.3.2 of British Standard 6297:1983. The applicant is responsible for carrying out the tests and the results should be deposited with the application.

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SHOULD THE RESULTS OF THE PERCOLATION TEST PROVE TO BE UNSATISFACTORY FOR SEPTIC TANK DRAINAGE DUE TO IMPERVIOUS SOIL CONDITIONS SUCH AS CLAY, THEN A CESSPOOL OF 18,000 LITRES (4,000 gallons) CAPACITY MUST BE USED.

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Please note: This drawing is not a conveyance drawing.

SUPERCEDED

SOUTH EAST AREA HOUSE 2 PLANNING 14 MAY 1996 Ref. Sty/95/96

DESIGN **Status**
CONSULTANTS IN ARCHITECTURE & PLANNING

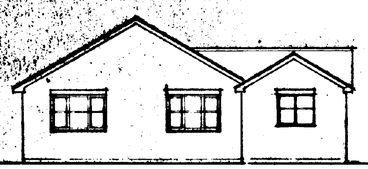
PROPOSED 3No DWELLINGS AT SILTSIDE, GOSBERTON RISEGATE FOR

KINGSWOOD INVESTMENTS

| | | |
|---|---|---|
| 1:200 | 1:2500 | KGM159/1 |
| MAY-96 | | B.GILHAM. |

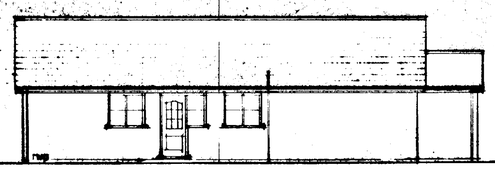
Status House, 4 Principe Street,
Holbeach, Lincs. PE12 7BB
Tel: 01406 424343 Fax: 01406 490782

SOLDIER COURSE BRICKWORK ABOVE WINDOW/DOOR HEADS



H312CC H312CC H210C

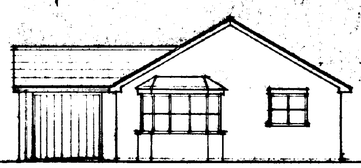
NORTH ELEVATION



H210C H210C

EAST ELEVATION

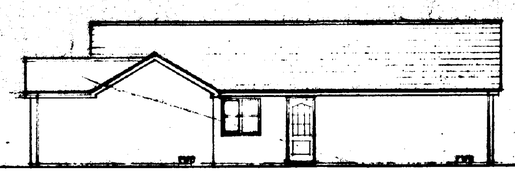
FNS/GOTHIC HALF LIGHT/H110C



SP3/HH3C/H313CC /H113C [ O.C. ]

H210C

SOUTH ELEVATION



H212C FNS/GOTHIC HALF LIGHT

WEST ELEVATION

**FOUNDATION**

Sc148 type A concrete blocks below ground with weak concrete cavity fill. 600 x 225 concrete strip foundation to cavity walls 450 x 225 to internal walls. Internal walls shown dotted to be built up off thickened out floor slab.

**WALL CONSTRUCTION**

275 cavity walls to consist of:- 100mm face brickwork (see site plan for details), 75mm cavity to be filled with Isatafibre blown fibre cavity wall insulation in accordance with BBA Certificate no's 88/1976, 89/2298 & 91/2668, or similar approved, 100mm internal skin of Tarmac Hemelite blockwork. Cavity walls tied together using galvanized iron or plastic twist ties spaced 900mm horizontally and 450mm vertically to BS1243, 1978. Internal blockwork walls to receive 100mm sand/cement render and skim finish.

Lintels to be type 21/5 externally - min. 225mm bearing with cavity tray dpc over. Internally 140 deep pre-stressed concrete. Dpc. min. 150 above G.L.

100 x 62 wall plates secured by 30 x 5 x 1050 galvanized steel straps at 2.0m crs.

Internal walls: 75mm block with 13 plaster and skim finish to both sides

**ROOF CONSTRUCTION**

Trussed rafters (30 degree pitch) to specialist manufacturer's design at 600mm centres, including gable ladders.
Approved Marley interlocking concrete tiles on 1 layer vapour permeable roofing felt, and 38 x 25 timber treated battens.
Diagonal wind and other bracing 100 x 25 to B.S.5268.
Lateral roof restraint: 30 x 5 galvanized steel anchor straps at 2.0m centres at verge and ceiling level, fastened to min. 3 No. trusses, including noggings between.

12.7 Gyproc Duplex plasterboard and skim ceiling finish, (include noggings between ceiling joists to cover joints in plasterboard).

**JOINERY**

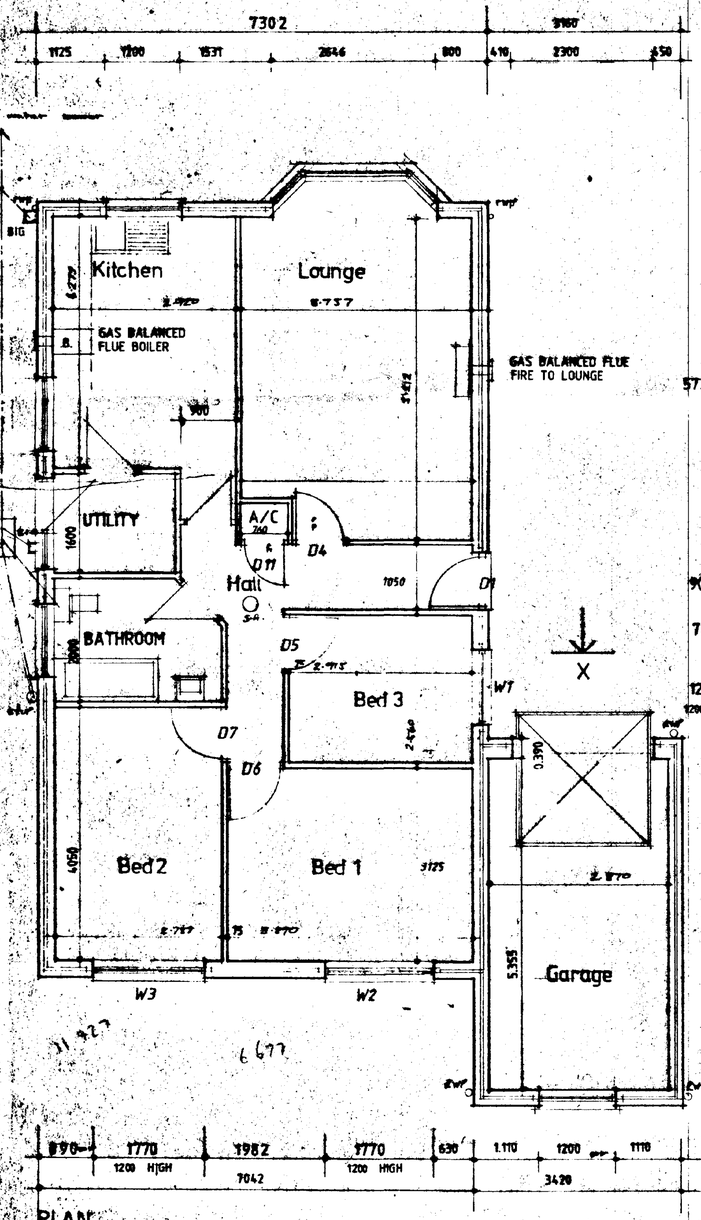
All windows, external doors and frames to be Boulton & Paul standard P.V.C. section.

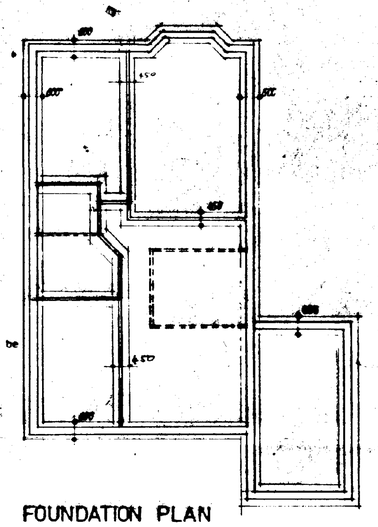
3 layers slatted shelving to Airing cupboard.

Include 700 x 550 roof access hatch.

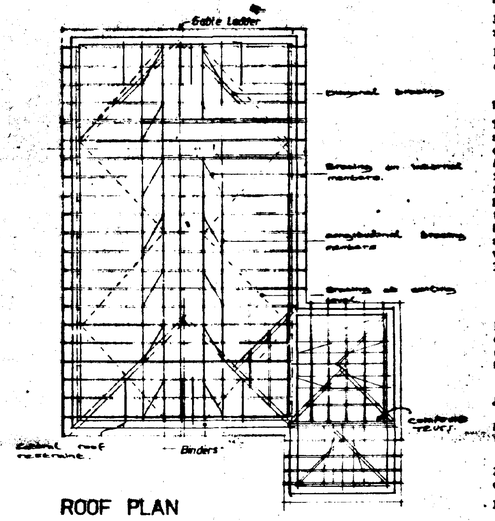
**SLOPE ROOF CONSTRUCTION**

Concrete interlocking tiles on battens - all on main - on made-on-site roof comprising of:- 38 x 75 rafters, 38 x 100 hip rafters, 38 x 75 jack rafters and 38 x 75 ceiling ties. Build ceiling ties and rafters into wall min. 100 mm or fix into m.s. joist. Provide roof insulation and plasterboard + skim finish as main.



FOUNDATION PLAN




ROOF PLAN

ROOF TRUSSES - Multi-Knil-Plate type trusses designed in accordance with B.S.5268 pt 2 (1985), and bracing in accordance with Appendices A+B
Wind Forces Vs=44.5m/s
Max. Suction = 0.9: S1 = S2 = 1C
Max. Pressure = +0.6: S2 = 0.6?
Edge Suction = 0.596 KN/m²: VS = 29.7m/s
q = 0.542 KN/m²

**ROOF**

PROVIDE COMPOUND TRUSS WHERE SHOWN & PROVIDE HARVEY TRUSS SHOE CONNECTORS.
PROVIDE SUITABLE REDUCING TRUSSES & VALLEY LAY BOARDS

**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

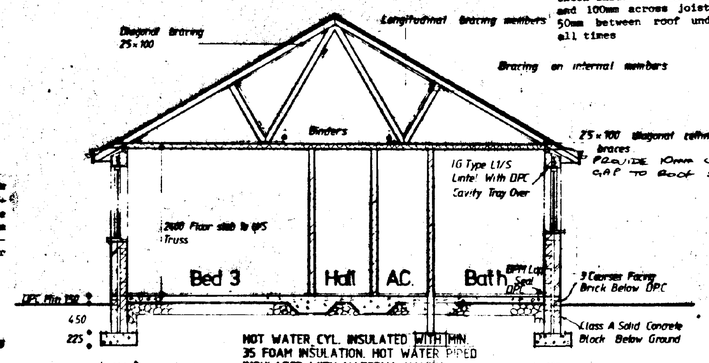
ALL WINDOWS & DOOR FRAMES TO OVERLAP INSULATED D.P.C. BY A MIN. 25mm

Openings for combustion air for fire to be provided by a permanent open airbrick opening, with a direct free area of at least 550mm².
Provisions to be met by under floor ducting from fire place to air bricks on external walls or by opening in fire wall / windows.
To Approved Document J Section 1 Pt A

**GROUND FLOOR CONSTRUCTION**

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

**SECTION X-X**




HOT WATER CYL. INSULATED WITH MIN 35 FOAM INSULATION. HOT WATER PIPED INSULATED WITH MATERIAL HAVING A THERMAL CONDUCTIVITY NOT EXCEEDING 0.45W/MK WITH A THICKNESS EQUAL TO THE OUTSIDE DIA. OF THE PIPE

**DRAINAGE**

Sinks, baths and showers - 38mm Ø waste + 76 deep seal trap.
Wash. - 64mm Ø waste + 76 deep seal trap.
Foul water drainage - 100 Ø Hepseleve flexible jointed at 1:40 gradient in granular surround to existing foul water sewer.
100 Ø PVC VP to discharge min. 900mm above any window head.
Surface water - square section PVC gutter and rwp. 100 Ø clayware drains at 1:40 gradient in granular surround to SOAKAWAYS POSITIONED 5.0m FROM DWELLING
Provide 75 deep pre-stressed concrete lintels over drains where passing through walls (including manholes).
Any drains passing under building to be encased in min. 150mm concrete.

Manholes to be constructed of 215mm class B engineering brick laid in 1:3 cement and mortar, 13mm gunited internally. Concrete benching to bottom and 150mm concrete beat arch. Alternatively use PVC. System etc.

**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 30ltrs/second. System to offer intermittent operation.

*Contractors must check all dimensions on site - all discrepancies must be reported immediately to the architect before proceeding*

- client -

- project -

DEVELOPMENT CONTROL PLAN
14 MAY 1996
Ref. 0446/96

- drawing -

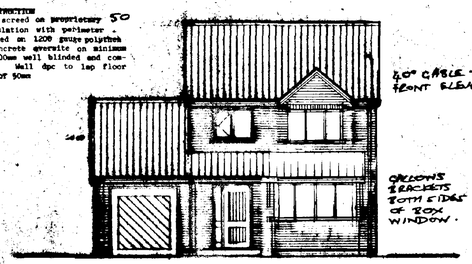
BERKSHIRE

- scale - 1:100 1:50

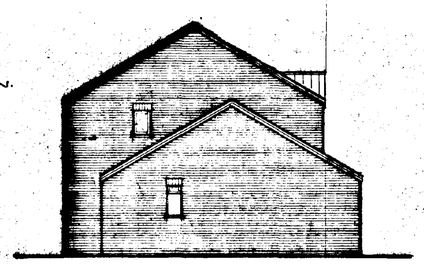
- date - OCT 1995

Barry Johnson DipArch. RIBA
Chartered Architect
16 Main Ridge West, Boston
Lincolnshire PE21 8QN
Tel: Boston (01205) 67929

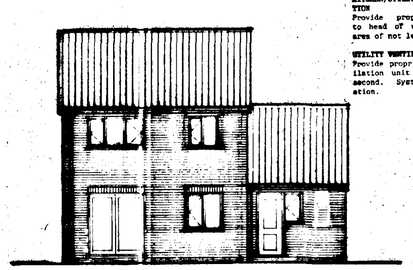
A - B.R. Acts
B - Industrial Acts - NOV'94
C - B.R. Acts - Dec '95
F - B.R. Acts - 23.2.96



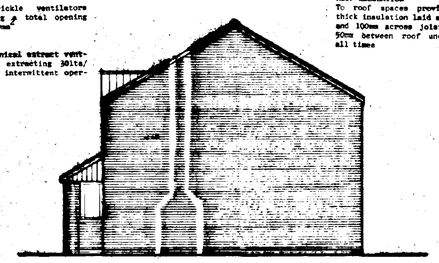
Front Elevation



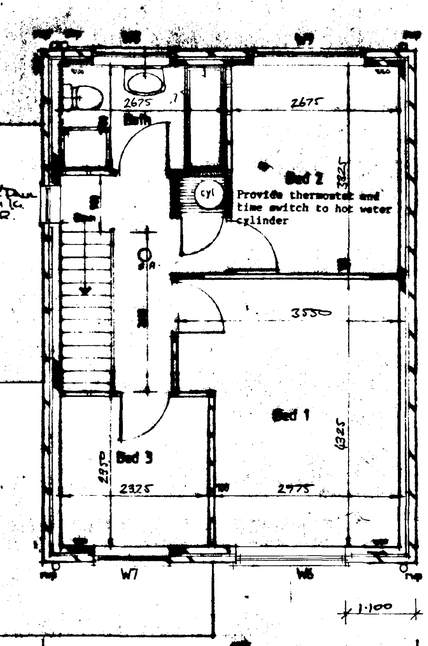
Side Elevation



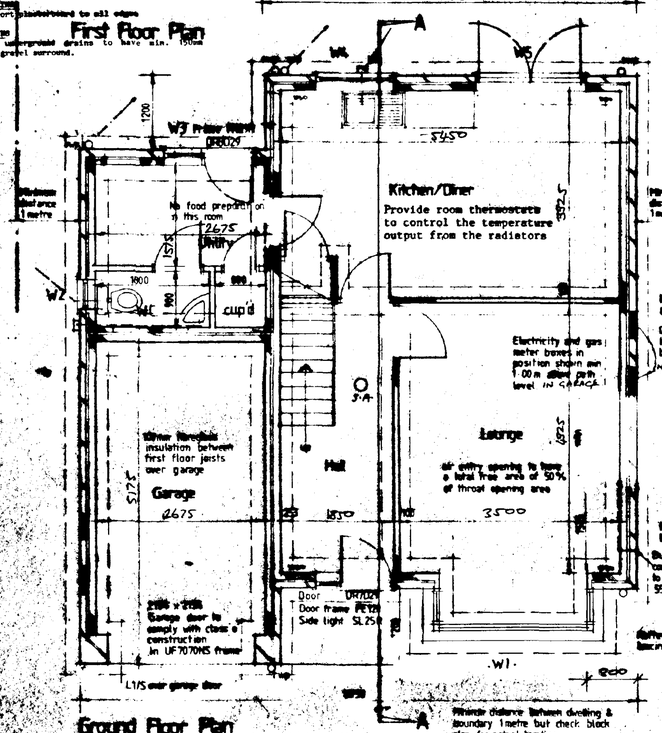
Rear Elevation



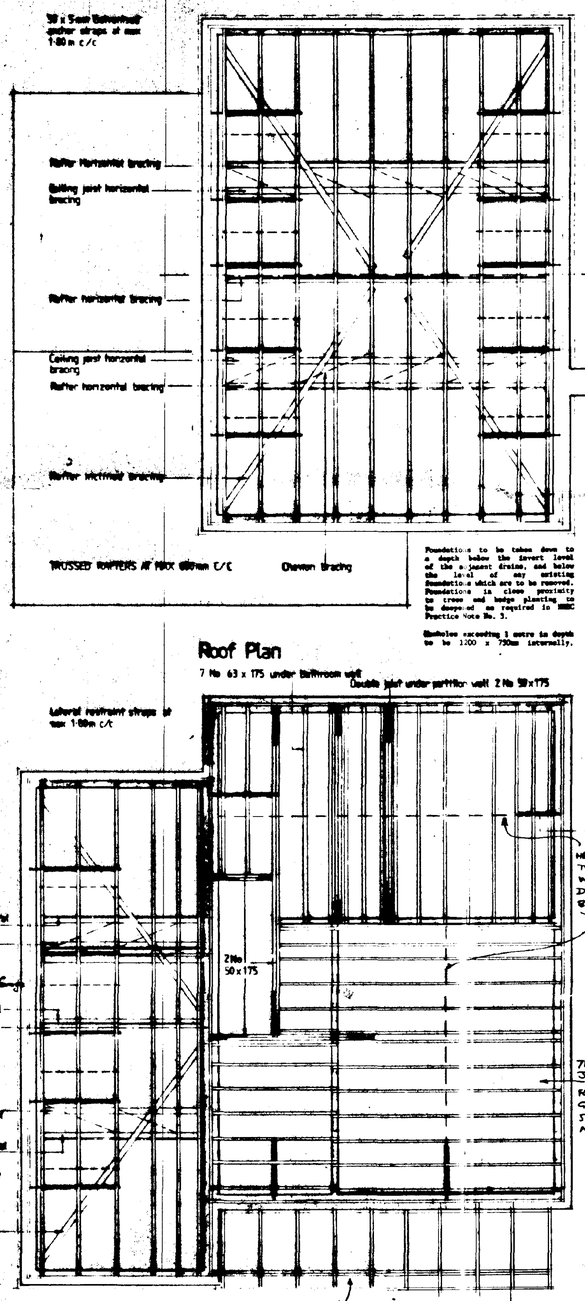
Side Elevation



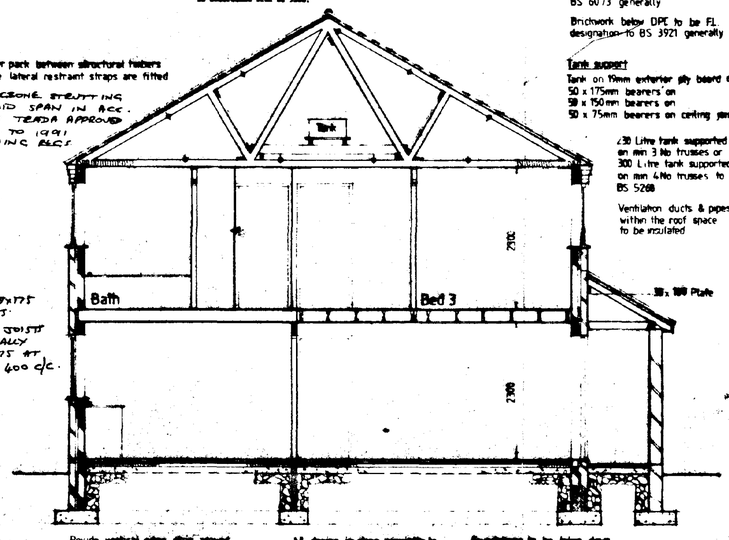
First Floor Plan



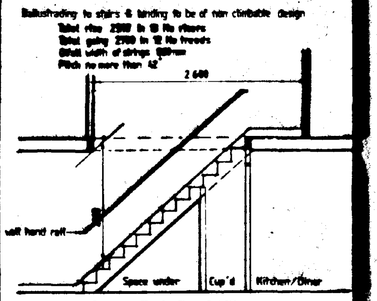
Ground Floor Plan



Roof Plan & Floor Joist Plan



Section A-A



Stair Detail 1:50

SEE SPECIFICATION TO BE ERECTED ON SITE PRIOR TO COMMENCEMENT OF WORKS. DO NOT SCALE

## WINDOW, LINTEL SCHEDULE

| Opening Ref | Lintel Ref | Lintel Size | Joinery Ref | Joinery Size |
|---|---|---|---|---|
| W1 | LWS | 2700 | SGG/112C/4.12CMG/112C | |
| W2 | " | 900 | M10V | 488 x 1050 |
| W3 | " | 1800 | 110C | 630x1050 |
| W4 | L1/MD | 1500 | 212C | 1200 x 1200 |
| W5 | L1/S | 2100 | KEM 18 BY JOHNCRAFT | 1800x2180 |
| W6, 9 | " | 2100 | 310CC | 1770 x 1050 |
| W7 | " | 1500 | 210C | 1200 x 1050 |
| W8 | " | 1200 | 2M10C | 915 x 1050 |

All internal openings to have LG internal box lintels over min 1050 long

Lintel over front door to be I.G. L1/S 1500mm long

Balustrading to stairs & landing to be of non climbable design
Total rise 2580 in 12 No risers
Total going 2700 in 12 No treads
Overall width of stairs 838mm
Pitch no more than 42°

PROPOSED HOUSE

| ELEMENT | AREA | U VALUE | HEAT LOSS RATE |
|---|---|---|---|
| Exposed walls | 100.74 | 051 | 5138 |
| Semi-exp. walls | 15.36 | 051 | 783 |
| Glazing | 15.31 | 2.8 | 42.86 |
| Ground floor | 42.90 | 077 | 3303 |
| Roof | 42.9 | 023 | 976 |
| | | TOTAL | 14486 |

NOTIONAL HOUSE

| ELEMENT | AREA | U VALUE | HEAT LOSS RATE |
|---|---|---|---|
| Exposed walls | 102.05 | 0.45 | 45.92 |
| Semi-exp. walls | 15.36 | 0.6 | 9.21 |
| Glazing (15%) | 14.02 | 5.7 | 79.94 |
| Ground floor | 42.90 | 0.45 | 19.30 |
| Roof | 42.90 | 0.25 | 10.72 |
| | | TOTAL | 165.09 |

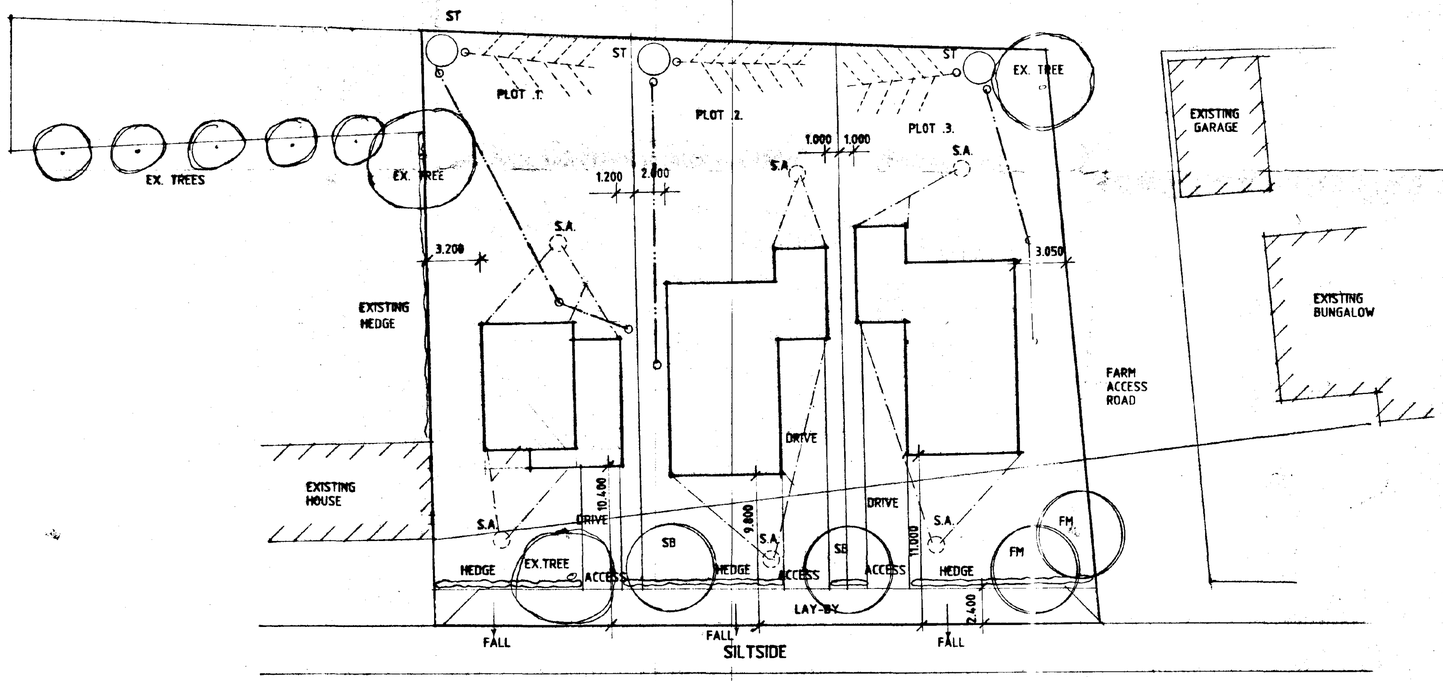

Robert Doughty
Chartered Town Planner & Landscape Architect.
32 High Street, Helpringham, Sleaford, Lincs. NG34 0RA
Telephone Swaton (0529 21) 646/7


| Revision | Description | Date |
|---|---|---|
| A | Chimney height | |
| B | KOHLER – UTILITY CHANGED + HAND RAIL ADDED | 10/5/90 |
| C | ALTS TO KITCHEN | 6/11/90 |
| D | G.F. ALTS | 3.1.91 |

Project
KINGS QUALITY HOMES
Windsor - B.
Type Approval No

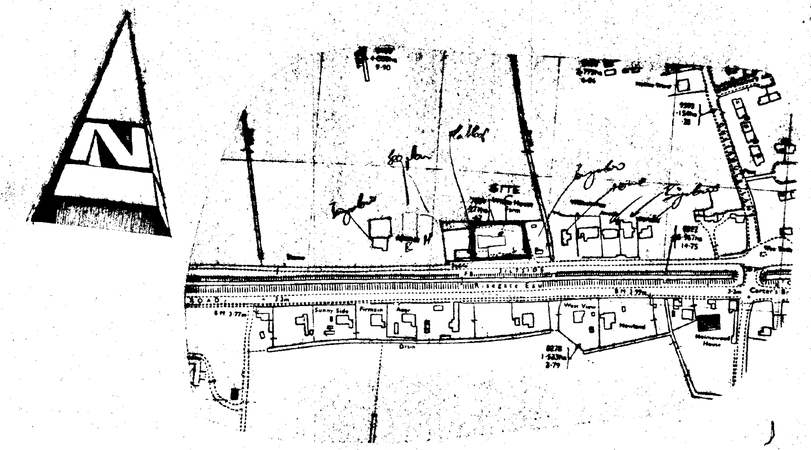
Drawing
Floor, roof, joist plans, section & elevations

Drawing No H3/G/2B
Date June 90
Scale 1:50 1:100
Drawn P.C




# SITE PLAN

THIS DRG. TO BE READ IN CONJUNCTION WITH
WINDSOR .B. & BERKSHIRE & PERC. TEST BY DEESIGNS DATED 20.5.96




LOCATION PLAN

**DWELLING TYPES**

PLOT .1. - WINDSOR .B. - HANDED
PLOT .2. - BERKSHIRE - HANDED
PLOT .3. - BERKSHIRE

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FACING BRICKS.
SANDTOFT, HEATHER BLEND
DOUBLE PANTILE

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SANDTOFT, MIXED RUSSETT
DOUBLE PANTILE

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

**LAY-BY**

FORM LAY-BY TO SITE FRONTAGE 2.4m WIDE
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FALL TOWARDS DRAIN ON OPPOSITE SIDE F ROAD

**SEPTIC TANK**

Connect foul waste water to "Klargester" type septic tank of required rating (see Manufacturer's specification) constructed in accordance with local authority requirements. The sub-irrigational drainage system to the septic tank is/ to be determined by percolation test in accord with the provisions of Clause 14.3.2 of British Standard 6297:1983. The applicant is responsible for carrying out the tests and the results should be deposited with the application.

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DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED 3No DWELLINGS
AT SILTSIDE, GOSBERTON
RISEGATE

DETERMINED PLAN

KINGSWOOD INVESTMENTS

| | |
|---|---|
| 1:200 1:2500 | KGM159/1 |
| MAY-96 | B.GILHAM. |

A - SITE ALTS - 20.5.96
B - PERC. TEST ADDED - 20.5.96

Status House, 4 Princes Street,
Holbeach, Lincs. PE12 7BB
Tel: 01406 424343 Fax: 01406 490702

SOUTH HOLLAND DC
HOUSING & PLANNING
22 MAY 1996
Ref: 466/96