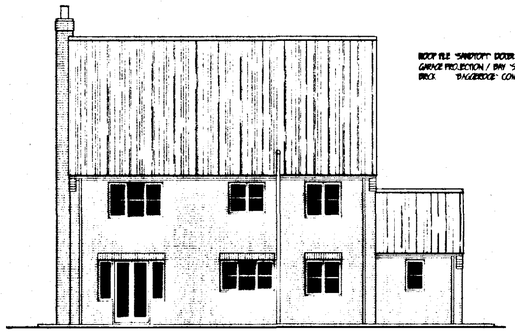
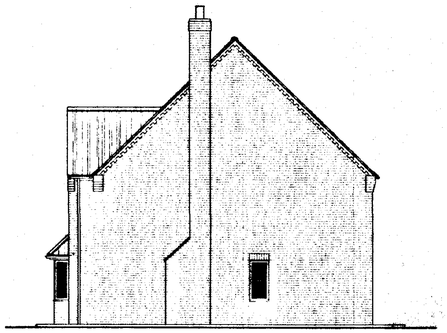


ROOF TILE 'SANDTOFT' DOUBLE PANTILE GREY
GARAGE PROJECTION / BAY 'SANDTOFT' PLAIN TILE GREY
BRICK 'BALDERTON' COMMOMN RED.

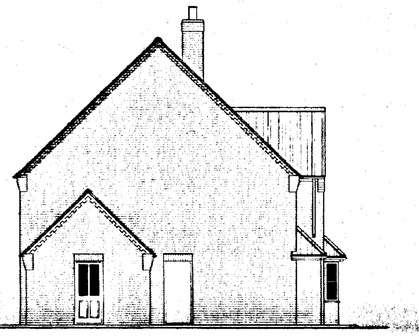
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

**PITCHED ROOF CONSTRUCTION.**
Interlocking concrete roof tiles to B.S. EN 490 / 491, on 25 x 38 softwood treated battens on underfelt to B.S. 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. headlap of 75mm and to be fixed in accordance with respect to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Fetrepitate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1988. TRUSS CALC'S TO BE SUBMITTED TO L/A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/c to a pitch of 44 deg. 38 x 100 raise rafter binder 38 x 100 ceiling binders. All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1.5m c/c. Note: provide solid bridging beneath straps. 50 x 100 wall plate bedded on sand and cement. 25 x 175 fascia boards 6mm ext. grade plywood soffit complete with 10mm wide continuous air gap and fly proof screen. All structural timber to be min.SC3 grade, stamped 'KD' or 'HT' to indicate moisture content of 20% or less all in accordance with BS. 4978. Where span of trussed rafter exceeds 5.0m provide additional bracing within the plane of the webs in accordance with Truss Plate Assoc. tech. bulletin sheet 4: Timber supports are to be provided beneath water storage tanks over 4No ceiling joists. At roof intersections provide 25 x 100 lay boards and diminishing trusses at 600 c/c: Install code 4 lead valley liner.

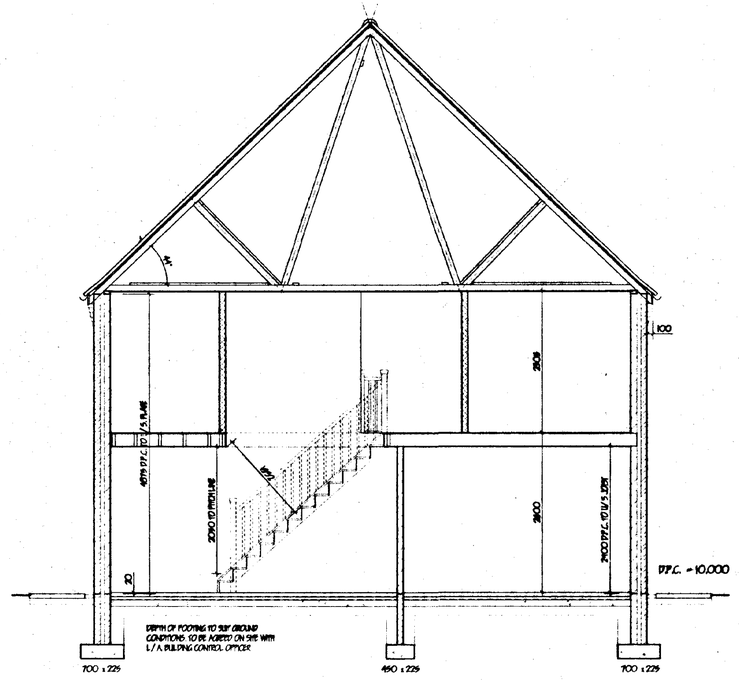
**BAY ROOF CONSTRUCTION.**
As main roof construction yet with 47 x 100 head plates over windows: 47 x 100 rafters and ceiling joists at max. 400mm c/c. 'Klafay Jamary Ltd' SP3 bay window kit. 12.5mm Gyproc' plasterboard ceiling. 200mm glassfibre insulation quilt.

**CEILINGS.**
200mm glassfibre insulation total thickness. 100mm between joists & 100mm over Joists. 12.7mm Gyproc plasterboard 3mm skim finish: Provide min. 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled. Garage ceiling to be 12.7mm Gyproc Fireline board and Artex: Provide access trap to roof space: opening to be lined with 25 x 25 planted stops: Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face. 100mm Jablite to top surface. Provide slide bolt fasteners & draught seal all round

**LEVEL ENTRY THRESHOLD**
Provide 'Pratten & Pail' Mobility door frame & threshold (PN29M-MOB) Principal entrance to building. All External doors to be 838mm wide (min. 775mm clear)

**INTERNAL DOORS.**
All internal doors to ground floor habitable rooms and toilet accomodation to be 838mm wide.

**FOOTPATHS / DRIVES.**
Provide min. 900mm wide footpath positioned at D.P.C. level and min 150mm away from face of wall to perimeter of building. At entrance positions ramp up to top of sole cill min 1:20. All footpaths to have slight fall away from building. Gap between wall & footpath to be filled with 150mm depth of 20mm washed gravel. At least 9.0m of drive adjacent to building x 3.0m wide to be hard standing i.e. Concrete, Tarmac or Block pavors. All to be sloped up to footpath level at max. 1:20

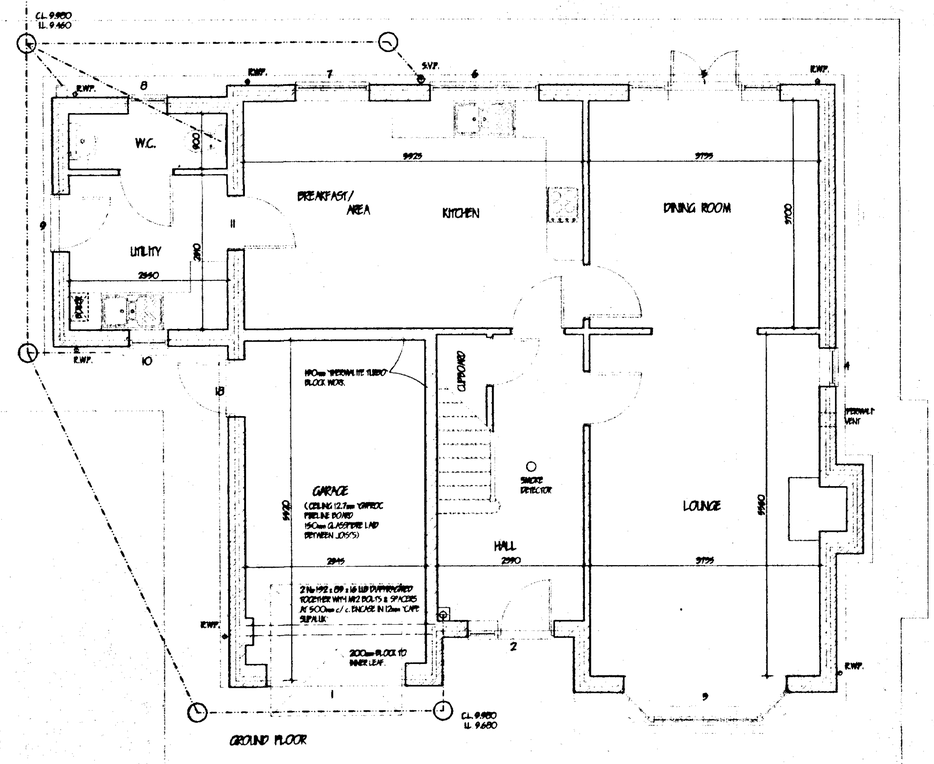



SECTION

**HOT WATER AND SPACE HEATING.**
Provide wall mounted Oil fired condensing boiler with fan assisted balanced flue. Fit durable wire guard to externally to boiler flue. Provide timer switch and suitable zone thermostats to dwelling. Fit thermostatic control valves to all radiators. Hot water system to be thermostatically controlled with timer switch and to be vented. All hot water storage tanks and pipework to be insulated to B.R. 11, part 3.

**GENERAL**
All electrical installations to be in accordance with the latest I.E.E. Regulations.
Provide hot & cold water supply to all wash basins.
All electrical switches, socket outlets, door bells, T.V. aerial and telephone jack points for all rooms to be positioned at appropriate heights between 450mm & 1200mm from finished floor level.

**SMOKE DETECTORS.**
Provide ceiling mounted mains operated self-contained smoke alarms to B.S. 5446: pt.1.1990 in positions shown on plan. Where more than one detector is to be provided they will be interconnected. All permanently wired to a separate fused circuit at distribution board




GROUND FLOOR

**OPEN FIRE.**
To be capable of burning smokeless fuel. Hearth to be constructed of non combustible material min. 125mm thick: To project from face of wall by min. 500mm and pass rewards by min. 150mm. All in accordance with approved document part J. ( C1-25) . Appliance to be in accordance with building regulations. Provide lowered permanent vent in ext. wall to give min. 50% of the appliance throat opening area positioned 150 above floor level. Provide 65 x 100 prestressed conc. lintel over chimney opening.

**FOUL DRAINAGE**
Inspection chamber construction to be "Osmel" and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with B.S. 8301:1985. Foul drainage pipes to be 110mm dia. UPVC, to B.S. 4660:1989 flexibly jointed and laid to makers' instructions to a fall of 1:70 bed and surround with 10.0mm pea gravel. Where pipes pass under floors encase in 150mm pea gravel. Where pipes pass under drives surround in 150mm concrete with flexi joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintel bridging where pipes pass through walls, allow 50mm gap around pipe, opening masked both sides of wall with ridged sheet material. Soil and vent pipes to be 110mm dia. PVC to B.S. 4514: 1989 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be generally, 40mm dia. If over 3.0m long run increase to 50mm dia. All PVC to B.S. 5255: 1979 complete with rodding eyes at every change of direction. Bath, basins and sink to have 75 deep seal traps.

**SURFACE WATER DRAINAGE.**
115mm dia. half round rainwater gutters to 65mm dia. rainwater pipes: 110mm dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min. 5.0m to edge from dwelling

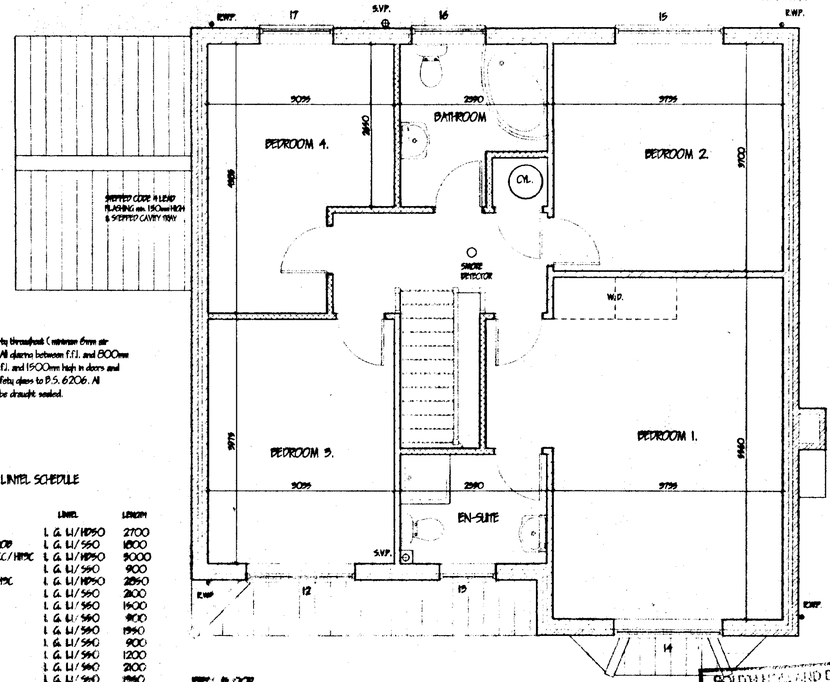
**VENTILATION.**
All windows to have openable lights to give the equivalent of 1/20th the floor area. Provide background ventilation to habitable rooms min. 8000mm sq permanent free air ventilation per room. To all other rooms provide min 4000 sq. All following rooms to have in addition to above Wall / Window mounted mechanical extractor fan kitchen to extract min. 60 litres per second. Utility room to extract min. 30 litres per second. Bathrooms to extract min 15 litres per second which may be operated intermittently. W.C. to extract min. 6 litres per second with 15 minute overrun.

**GLAZING.**
Double glass properly throughout (minimum 6mm air gap to all units) . All glazing between f.f.l. and 800mm high and between f.f.l. and 1900mm high in doors and side lights to be safety glass to B.S. 6206. All windows / doors to be draught sealed.

**JOINERY / LINTEL SCHEDULE**

| POS'N | JOINERY | LINTEL | LENGTH |
|---|---|---|---|
| 1 | UPTO TONS | L.G. LI/HD90 | 2700 |
| 2 | HM29C/PN29M-MOB | L.G. LI/560 | 1800 |
| 3 | SP5/HM29C/HD95CC/HP9C | L.G. LI/HD90 | 9000 |
| 4 | HM9C | L.G. LI/590 | 900 |
| 5 | HM9C / FDP120 / HM9C | L.G. LI/HD90 | 2690 |
| 6 | HM90CC | L.G. LI/560 | 2100 |
| 7 | HM22CC | L.G. LI/560 | 1600 |
| 8 | HM0C | L.G. LI/560 | 900 |
| 9 | PN29M-MOB | L.G. LI/590 | 1990 |
| 10 | HM0L | L.G. LI/560 | 900 |
| 11 | INT DOOR | L.G. LI/560 | 1200 |
| 12 | HM22CC | L.G. LI/560 | 2100 |
| 13 | HM12CC | L.G. LI/560 | 1980 |
| 14 | HM22CC | L.G. LI/560 | 2690 |
| 15 | HM22CC | L.G. LI/560 | 2100 |
| 16 | HM20CC | L.G. LI/560 | 1500 |
| 17 | HM22CC | L.G. LI/560 | 1500 |
| 18 | DOOR 900 WX 2100 H | L.G. LI/590 | 1200 |

JOINERY CODES 'KELDAY JOINERY LTD.'
LINTEL CODES L.G. LTD.




FIRST FLOOR

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All given dimensions shall be checked by the Builder / Contractor and will be his responsibility from commencement of site works.
The works will not be supervised or inspected on site by G.R. Merchant, or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

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**STANDARDS.**
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalent.

**HEALTH & SAFETY.**
The Employer / Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & Safety legislation for Building Sites and Work Places.
The Employer / Client is advised that should the works need to comply with the Construction Design and Management Regulations an independent Planning Supervisor will be required.

**SCOPE OF THE WORKS.**
The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

**STAIRCASE AND BALUSTRADE.**
Construct staircase as follows: 915 o/a x strings 13No. risers of 200mm ex 25 x 225; 225 going ex 92 x 250; pitch 42deg. Min. head room 2.0m measured vertical above pitch line. All in accordance with B.S. 5395:1977. Staircase to have an 38 x 50 shaped hardwood handrail min. 900 above pitch line. 100 x 100 softwood newel post. Gap between vertical balusters not to exceed 99mm. Handrail and balustrade to be capable of resisting the appropriate load specified in B.S. 6399: Pt. 1. Balustrade to be min. 900mm high

**FLUE CONSTRUCTION.**
225mm internal diameter clay flue liners to B.S. 1181: 1971 and to be laid socket uppermost: 100 face brickwork surround to flue and to extend min. 600mm above ridge line and terminate in corbelled oak brickwork and clay pot. Weak mix. conc. infill around flue as work proceeder. Trim roof around flue, no timber within 40mm of flue: At roof / flue intersection provide code 4 lead flashing and 2 course engineering bricks.

| | | |
|---|---|---|
| A | DOOR ADDED TO GARAGE BY CLIENT | OCT 2000 |
| ref | revision | date |

**G. R. MERCHANT**
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**ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS**
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Tel: 01406 490600
Fax: 01406 425744
E-Mail: G. R. Merchant @ Merchant. Ftb. Co. UK

Project
PROPOSED HOUSE & GARAGE
CHESBOLLE LANE,
GOSBERTON RISEGATE,
SPALDING, LINC'S.

Client
C. DRAKARD & M. BURTON.

Drawing
FLOOR PLAN / ELEVATIONS

| Job Ref | Drawing No |
|---|---|
| 046-00 | 02 A |
| Date | Drawn |
| JUNE '00 | J.C. |

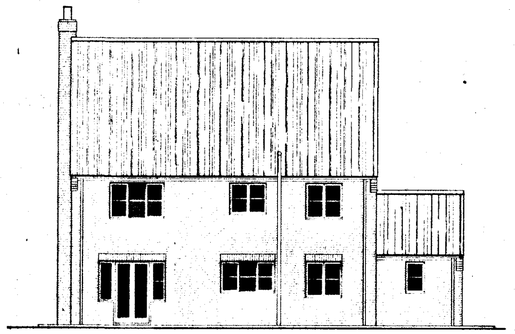
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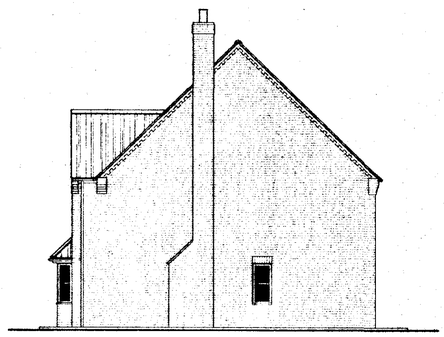
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All details shown on this drawing including foundations are based upon typical site conditions as found in the area. No responsibility can be accepted for any additional costs which may be encountered during construction unless reported in the Architect on the design proposals before they are implemented. We will not be responsible for variations in levels, dimensions, etc. shown on this drawing.

SOUTH HOLLAND DC
HOUSING & PLANNING
-5 OCT 2000
Ref. 0823/00

PLANNING PLAN
Ref. A1



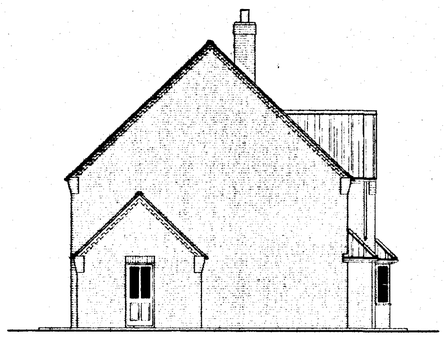
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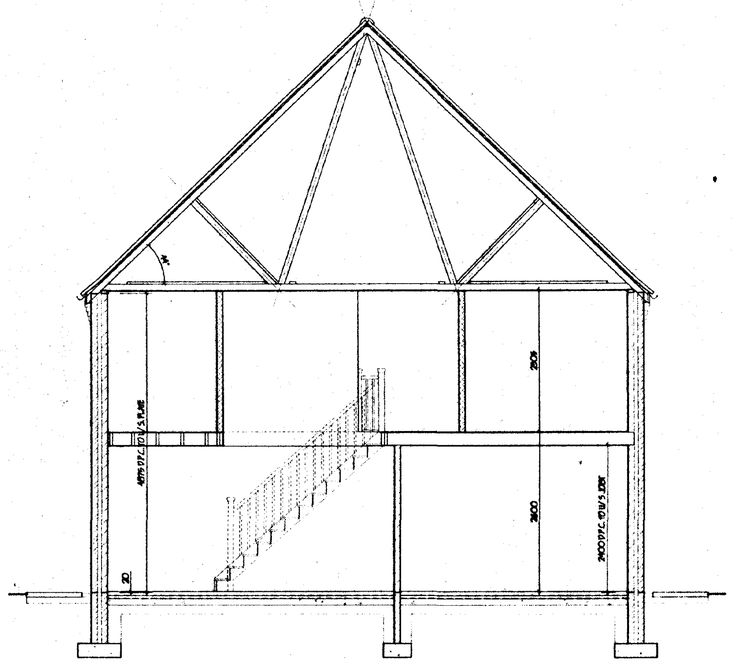
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION




SECTION

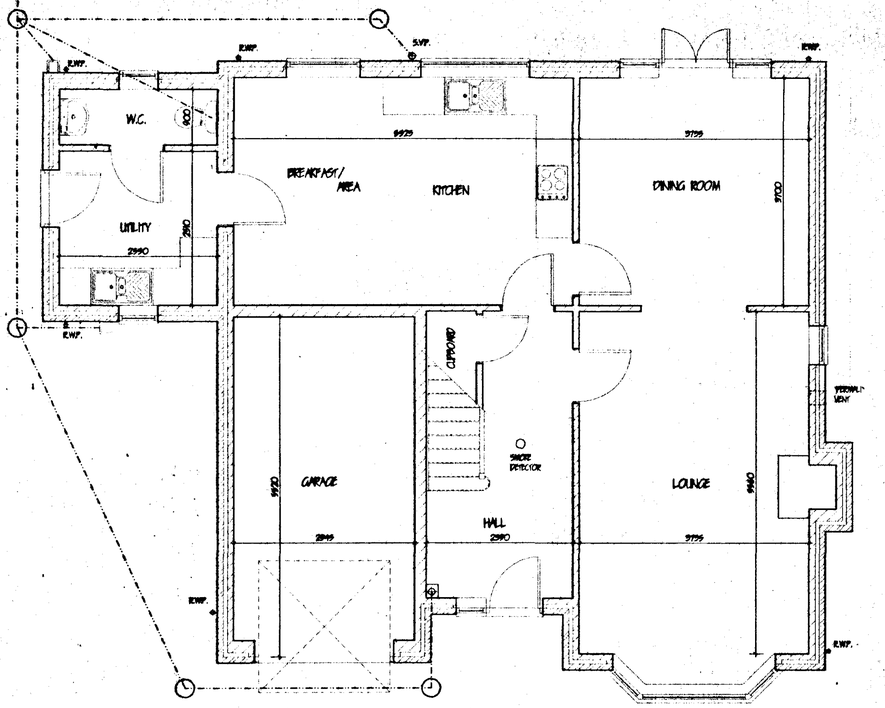
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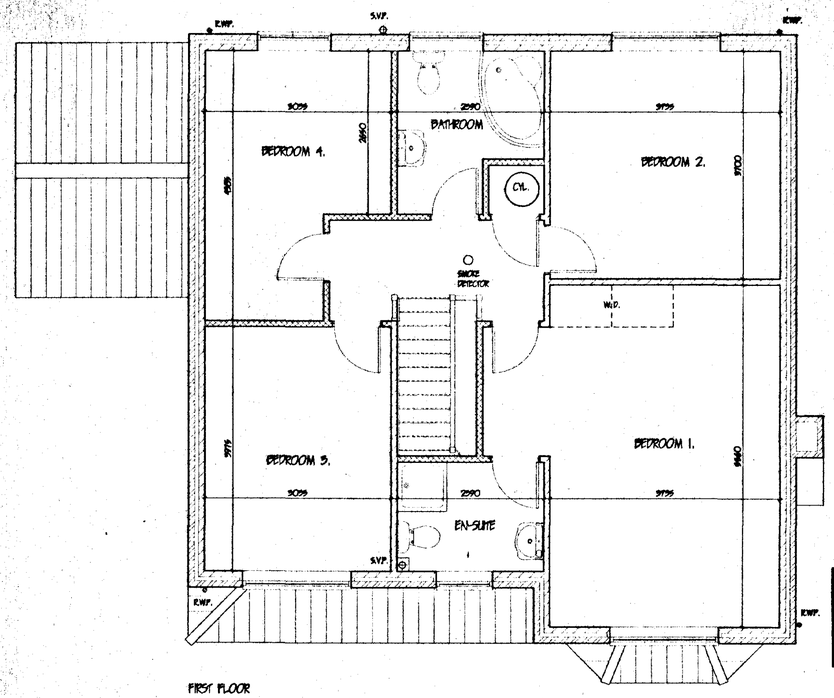
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GROUND FLOOR




FIRST FLOOR

DETERMINATION PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
29 JUN 2000
Ref: 0823/00

| | | | |
|---|---|---|---|
| | | | |

**G. R. MERCHANT**
LEIGH ANICE FIWO

ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS

Unit 4, Wrights Mews
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Tel: 01406 490200
Fax: 01406 425744
E-Mail: G. R. Merchant @ Merchant. Pb. Co. UK

Project
PROPOSED HOUSE & GARAGE
CHESBOLLE LANE,
GOSBERTON RISEGATE,
SPALDING, LINCS.

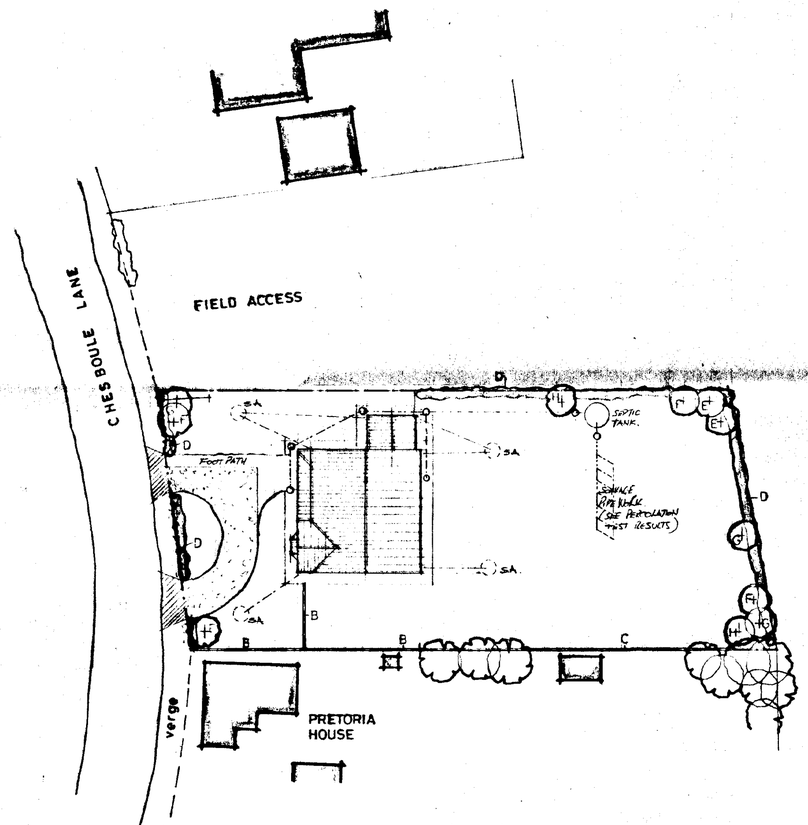
Client
C. DRAKARD & M. BURTON.

Title
FLOOR PLAN / ELEVATIONS

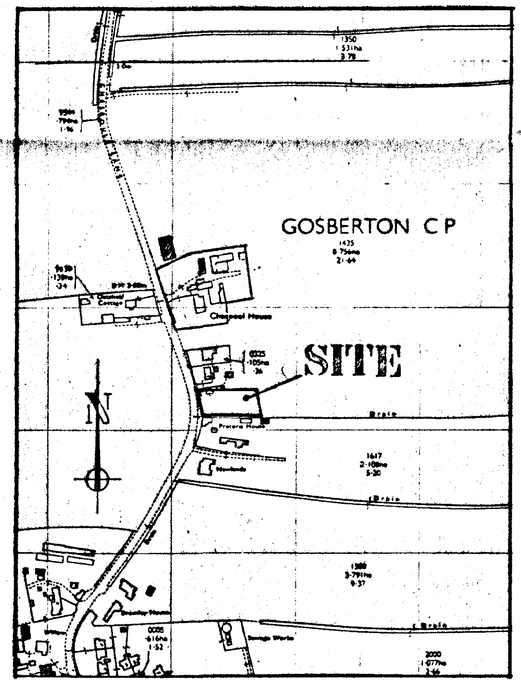
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|---|---|
| 046-00 | 02 |
| Date: JUNE '00 | Drawn: J.C. |

Scales
1:50 1:100

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## SITE PLAN
1 : 250




## LOCATION PLAN
1 : 2500

**Septic tank:-**
Connect foul water drains to 800 gallon ( 3720 litre ) for upto 4 people and 825 gallon (3750 litre ) for upto 9 people 'klargester' type septic tank constructed in accordance with local authority requirements. The sub-irrigationel drainage system to the septic tank is to be determined by percolation test in accordance with the provisions of clause 15.3.2. of BS6297 1983. The applicant is responsible for carrying out the tests and the minimum requirement is 30m2 of sub-irrigational drainage or such length as may be determined by the test, whichever is the greater. The council recommend that septic tanks, cesspools and settlement tanks be sited at a minimum distance of 12 metres from dwellings. Applicants are further advised that during times of inclement weather, the ground water level rises accordingly. It is essential that drainage falls to the septic tank are kept to the minimum say 1 in 80, and the tank paticularly the bottle type, is modified by reducing its neck length by cutting to ensure that both inlet and outlet are maintained above ground water level. *Environment Agency* do not permit septic tank soakaway systems to be situated within 10 metres of any watercourse or to discharge effluent directly or indirectly into an aquifer.
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 18000 litres ( 4000 gallons ) capacity, or mini-packaged treatment plant must be used.

**LANDSCAPING, TREE PLANTING & FENCING SCHEME**

**B** 1.2m high close boarded fence
**C** 1.8 m high close boarded fence
**D** MIXED HEDGE
- 60%(a) **Hawthorn** (Crataegus Monogyna)
- 10%(b) **Beech** (Fagus Sylvatica)
- 15%(c) **Blackthorn** (Prunus Spinosa)
- 15%(d) **Buckthorn** (Rhamnos Cathartica)

**All hedge planting to be at 40/60 @ 300 centres double staggered rows - 150 between rows (finished size)**

**E** **Silver Birch** (Betula Pendula) Feathered
**F** **Hawthorn** (Crataegus Laevigata) Feathered
**G** **Whitebeam** (Sorbus Aria) Feathered
**H** **Beech** (Fagus Sylvatica) Feathered

**All planting to be in accordance with BS 4428:1989 and amendment No. 1 (1991)**

**All trees to be planted with minimum 0.6m plastic mulch mat and to be staked, tied and tubed.**

**1/3 to ½ bag of peat free tree and shrub planting compost to be incorporated into backfill for each tree hole.**

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Summit DS (UK) 99962

A 28.7.09. Temple frontage wall have removed.

**G. R. MERCHANT**
I.ENG AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (01406) 490800

PROJECT:
*4 BEDROOM HOUSE & GARAGE*
*CHESBOULE LANE*
*GOSBERTON RISEGATE*
*SPALDING*

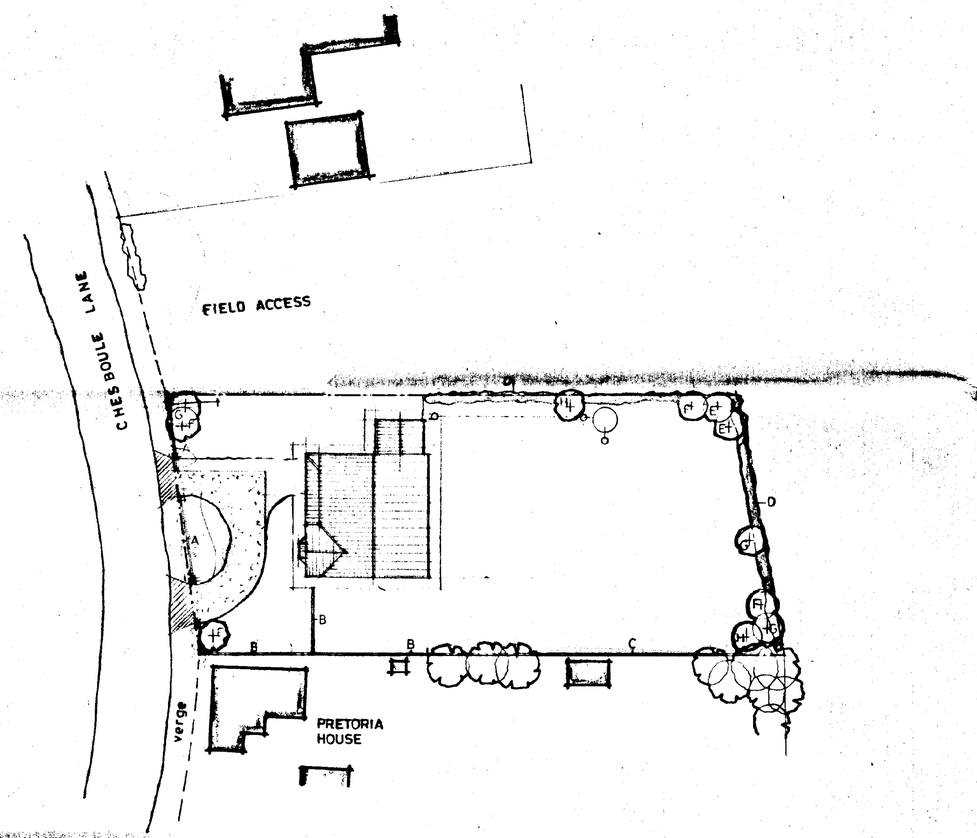
CLIENT:
*C. DRAKARD & M. BURTON*

SCALES: *AS INDICATED*
DATE: *MAY 2009*
G.R.MERCHANT.
DRAWING No.: *0616/09/01 A*
REVISIONS
A

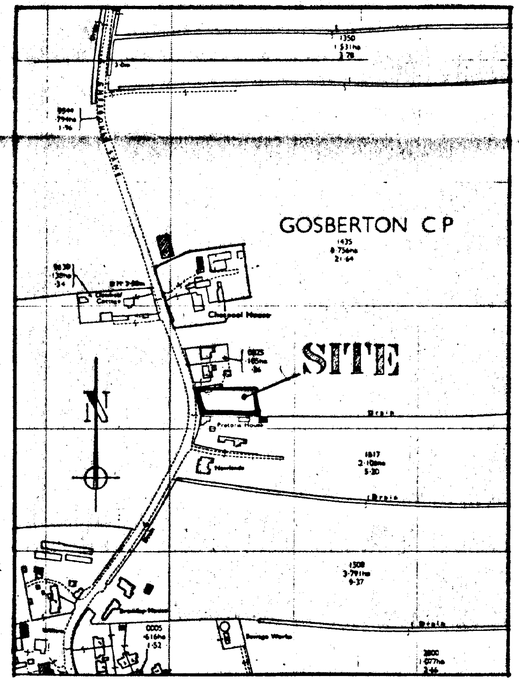
AMENDED PLAN
Ref.

SOUTH HOLLAND DC
HOUSING & PLANNING
31 JUL 2009
Ref: 08/2300

DETERMINED PLAN




## SITE PLAN
1 : 250




## LOCATION PLAN
1 : 2500

**LANDSCAPING, TREE PLANTING & FENCING SCHEME**

A 1.2 m high frontage wall
B 1.2m high close boarded fence
C 1.8 m high close boarded fence
D MIXED HEDGE
60%(a) Hawthorn (Crataegus Monogyna)
10%(b) Beech (Fagus Sylvatica)
15%(c) Blackthorn (Prunus Spinosa)
15%(d) Buckthorn (Rhamnos Catharica)

All hedge planting to be at 40/60 @ 300 centres double staggered rows - 150 between rows (random mix)

E Silver Birch (Betula Pendula) Feathered
F Hawthorn (Crataegus Laevigata) Feathered
G Whitebeam (Sorbus Aria) Feathered
H Beech (Fagus Sylvatica) Feathered

All planting to be in accordance with BS 4428:1989 and amendment No. 1 (1991)

All trees to be planted with minimum 0.6m plastic mulch mat and to be staked, tied and rubed.

1/3 to ½ bag of peat free tree and shrub planting compost to be incorporated into backfill for each tree hole.

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Summit DS (UK) 99962

**Septic tank:-**
Connect foul water drains to 800 gallon ( 3720 litre ) for upto 4 people and 825 gallon (3750 litre ) for upto 9 people 'Klargester' type septic tank 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 15.3.2. of BS6297 1983. The applicant is responsible for carrying out the tests and the minimum requirement is 30m2 of sub-irrigational drainage or such length as may be determined by the test, whichever is the greater. The council recommend that septic tanks, cesspools and settlement tanks be sited at a minimum distance of 12 metres from dwellings. Applicants are further advised that during times of inclement weather, the ground water level rises accordingly. It is essential that drainage falls to the septic tank are kept to the minimum say 1 in 80, and the tank peticularly the bottle type, is modified by reducing its neck length by cutting to ensure that both inlet and outlet are maintained above ground water level. *Environment Agency* do not permit septic tank soakaway systems to be situated within 10 metres of any watercourse or to discharge effluent directly or indirectly into an aquifer.
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 18000 litres ( 4000 gallons ) capacity, or mini-packaged treatment plant must be used

SOUTH HOLLAND DC
HOUSING
29 JUN 2000
Ref: 0823/00

**G. R. MERCHANT**
I.ENG AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (01406) 490800

PROJECT:
*4 BEDROOM HOUSE & GARAGE*
*CHESBOULE LANE*
*GOSBERTON RISEGATE*
*SPALDING*

CLIENT:
*C. DRAKARD & M. BURTON*
SUPERSEDED

| SCALES: | DATE: |
|---|---|
| *AS INDICATED* | *MAY 2000* |
| G.R.MERCHANT. | DRAWING No.: *846/00/01* |

REVISIONS: