Sarking felt min. laps to be 150mm (200mm at ridge).

Flue size to be 9"x 9" 550mmsq.
All lead flashings to be min 24.5 kg/m²

All tops of cavities to be stair cast with brick.
First floor ceilings to be formed of 9.5mm thk foil backed plasterboard with joints taped.
Utility, lobby and W.C. ceilings to be formed of 9.5mm thk foil backed plasterboard with Artex finish.
Garage ceiling formed of 12.7mm thk foil backed Gyprod Fireline board.
Remaining ground floor ceilings formed of 12.7mm plasterboard with Artex finish.

First floor stud partitions constructed of 50x75 sawn plate at 400mm ctrs. clad both sides with 12.7mm plasterboard and skim.
All other internal walls except garage to be finished with 13mm gaug/cement render with 2mm thick finish.
Exposed portion of steel lintels in garage to be rendered with 13mm sand/cement render.

100mm corrugated steel lintels to all openings in 100mm blockwork ⊛

Gavity walls constructed of 102mm facing brickwork, 75mm cavity and 100mm Celcon or similar blockwork.
50mm expanded polystyrene cavity insulation board to blockwork (U value = 0.46 w/m²deg c)
Stainless steel cavity wall ties with insulation retaining clips to be provided at 450 ctrs vertically and 900mm ctrs max. horizontally.
Maximum 450mm between ground level and top of ground under floors, min. to be 75mm

Patent cavity vent ducts between 65x215 air bricks and void under floor, vents to be at 1500 ctrs.

Ground floor floor finish (except garage) to be 18mm T&G flooring grade chipboard with vapour check on 50mm thick 5:1 grade Jablite insulation on beam/block floor.

SECTION A-A

Roof constructed of interlocking concrete tiles on 25x38 coloured battens on sarking felt on gang nail roof trusses at 450mm ctrs to overall pitch of 38°75 rafters, ceiling ties and struts.
Roof trusses to comply with BS 5268 parts 2 and 3 and to be designed to withstand wind speeds of 47 m/s.
Longitudinal ties to ridge and ceiling to be 25x150
25x100 diagonal wind braces to each gable
25x100 web bracing above ceiling ties and struts.
All structural timber to be stress grade SC3.
Roof pitch 30°
38x38mm mild steel straps to be provided at average 1.800 ctrs and roof perimeter and to be fixed at slope of roof and at ceiling level

150mm thick glass fibre quilt roof insulation laid between ceiling ties.
100x50 wall battens.
112mm hr UPVC guttering with 68mm dia downpipes.
Approx 300mm o/a soffit projection.
Cellcic or similar roof void ventilators fitted in eaves.
6mm Weatherboard soffit board.
Ex. 150x175 fascia board.

Timber floor constructed of 18mm flooring grade chipboard on floor joists at 400mm ctrs (see plan for layout for sizes).

IG type LI/570 steel lintels to all openings except garage door opening which is type LI/1100. All lintels to be installed to manufacturers recommendations.

Bottom swing Pilkington window framed with double glazed units throughout except garage.

Ground floor constructed of 85mm thk reinforced beams with infill of 100mm thick concrete block with min strength of 3.5 N/mm² and a max. self weight of 1850 kg/m³.

Drg to inverspection to be at level of bottom of pressed steel floor bearers.

Approx level of existing ground. Concrete fill to base of cavity to within 200mm of dpc level.

225x700 (225x450 for internal walls) concrete strip foundations min. 750mm deep (1:000 in shrinkable soil) *
Foundation concrete to be min grade C15P.

* Foundations to house gable walls to be 900mm thick minimum.
Foundations to internal walls either side of staircase to be 600mm x 225 thick minimum.

WEST ELEVATION

NORTH ELEVATION

SOUTH ELEVATION

3 course deep projecting brick band to chimney
Header brick dentil course to verges
Sand/soft olive pantile colour Terracotta red.

Nottingham brick marcia range orton red multi facing bricks.

EAST ELEVATION

Suitability/extent of perforated land drains to be determined by percolation test carried out to the satisfaction of local authority and in accordance with BS 6297 Percolation test results to be agreed by local authority before building work starts.
Separate consent will be obtained from Anglian Water for septic tank installation.

Entec or similar septic tank installed to manufacturers recommendations

Drains within 6000mm of ground level to be protected by concrete slabs.

Improved vehicle access 3.000 wide.

Vehicle turning area

8.000

5.820

Existing house

104 — Existing telegraph pole.

New pedestrian access

BLOCK PLAN
Scale 1:200

North.

LOCATION PLAN
Scale 1:2500

Bank farm.

Cavity tray dpc. Lead flashing. Tiles laid on sarking felt on 38x100 rafters and joists at 400mm ctrs.

Joists and rafters built into wall.

100mm thick glass fibre quilt insulation between ceiling joists.

12.7mm foil backed plasterboard ceiling with Artex finish.

Celcic or similar roof void ventilators to gables and to u/s of boarded gables.

50x75 sawn plate above wall tie feature and under joists/rafters.

25mm hardboard sill board

38x38mm mild steel strap at each bracket position, strap fixed to softwood gallows bracket bolted into brickwork projecting brick header under brackets

50mm thick Jablite expanded polystyrene insulation below sill board.

BAY WINDOW SUPPORT DETAIL

GROUND FLOOR PLAN

Foul drains to be 110mm dia UPVC bedded and surrounded in 100mm pea gravel with fall of approx 1 in 40 to back inlet gully

110mm dia UPVC single stack waste and vent pipe within boxing with rodding point at base of stack.

All drains passing through walls to have preformed reinforced concrete lintels.

All window and door reveals to have 12mm wide vertical dpc tacked to frame. Airflow (Nical) fitted ventilator with 10000 sq mm ventilation for combustion air to open fire

Suitable fireguard fixing points to be provided to each side of open fireplace. Flue to be capable of burning authorised fuel

Clay flue liners to BS1181 with min internal dia of 225mm or 200mm square, sockets to be uppermost.

Cutting of concrete strip foundations

100mm Celcon blockwork with cladding of 12.7mm plasterboard on battens at 400mm ctrs with infill of 50mm thick Jablite insulation. (U value = 0.479 w/m²deg c)

150mm step up from garage into lobby, this door to be 762mm wide opening and self closing.

Up and over garage door.

⊛ 1.6 100x150 box lintels above these door openings ⊛

*100mm dia. rainwater downpipes connected to 110mm dia UPVC drains bedded and surrounded in 100mm pea gravel with fall of approx. 1 in 40 to soakpits twelve dbe 5.000 from building.

FIRST FLOOR PLAN

Fully insulated hot water storage cylinder with 3kw immersion heater with off peak electric option.

Hot water system to be open vented type

Floor joists over kitchen/dining to be 38x220 at 400mm ctrs except two joists over longer span which are 75x200 at 400mm ctrs

Central heating to house to be by off peak electric night store heaters.

Internal doors to be generally 762mm wide except those marked 610 which are 610mm linen cupd. 686 w.c.

Stepped lead flashing and cavity tray dpc to junction between lower roof and cavity wall

Kitchen ventilation:-
Install mechanical extract fan capable of extracting at rate of not less than 60 litres per second.

Bathroom ventilation:-
Install mechanical extract fan capable of extracting at rate of not less than 15 litres per second.

Lounge, kitchen/dining and bathroom window openers to be fitted with trickle ventilators giving ventilation per room of not less than 4000 square millimetres.

'U' value at window and door reveals is 0.566 w/m²deg C (Solid Celcon block, brick and plaster).

All above ground drainage to comply with BS 5572 for polypropylene waste from bath, kitchen sink etc utility sink to be 40mm dia. with 32mm dia waste from washbasin.
All fittings to have 76mm deep seal traps.

Floor joists under bedroom 1. to be 47x200 at 400mm ctrs except 3no joists over shorter span which are 38x200 at 400mm ctrs. joists under bathroom & landing to be 38x200 at 400mm ctrs.
Timber staircase to have total rise of 2.600 with 13 risers of 200mm each with 225mm treads.
Handrail to be min. 840mm above line of stair.
Balustrade to have max. 99mm gaps with vertical balusters.

Window ventilation to each room to be minimum 1/20 of floor area of room.

Roof void ventilator strip to give at least equivalent to 10mm wide continuous gap.

Lead flashing and cavity tray dpc to junction of bay roof and cavity wall

SOUTH HOLLAND DC
HOUSING & PLANNING
20 AUG 1999
Ref:

APPROVED PLAN
Ref.

PROPOSED HOUSE AND GARAGE
ROMAN BANK, HOLBEACH BANK,
SPALDING, LINCS.
FOR M.E. KENT (BUILDER)

Scales 1:50 & 1:100 Jan 99

Amended March 99 for building regs.
Amended May 99
Amended June 99
Amended June 99 — site plan.
Amended Aug 99 Details