TREE PLANTING & LANDSCAPING SCHEME

A MIXED HEDGE PLANTS 45-60cm AT 40cm c/c

(a) HAWTHORN (CRATAEGUS MONOGYNA)
(b) BEECH (FAGUS SYLVATICA)
(c) BLACKTHORN (PRUNUS SPINOSA)
(d) BUCKTHORN (RHAMNUS CATHARTICA)

SILVER BIRCH (BETULA PENDULA) - SEMI-MATURE
HAWTHORN (CRATAEGUS LAEVIGATA) - FEATHERED
WHITE BEAM (SORBUS ARIA) - STANDARD
BEECH (FAGUS SYLVATICA) - STANDARD
TURKISH HAZEL (CORYLUS COLURNA) - STANDARD
LINCOLNSHIRE POST & RAIL FENCE

ALL PLANTING TO BE IN ACCORDANCE WITH B.S. 4428:1989 FOR GENERAL LANDSCAPE OPERATIONS (EXCLUDING HARD SURFACES).

ALL TREES TO BE PLANTED WITH MINIMUM 0.08m WIDTH WATERING SAUCER AND MULCH MAT AND TO BE STAKED, TIED AND TURFED.

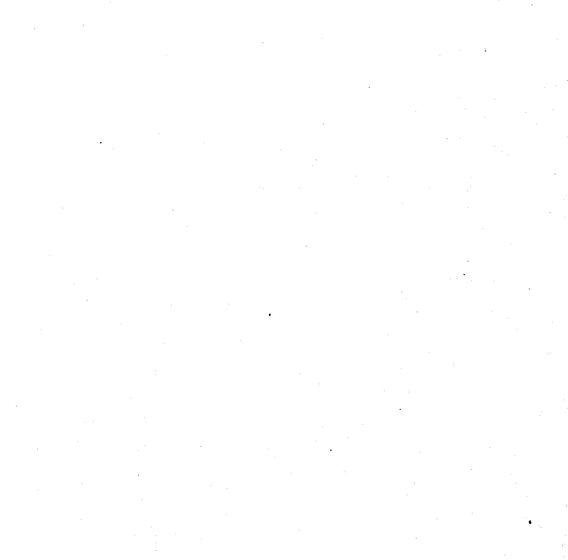
1/3 TO 1/2 BAG OF PEAT FREE AND SHREDDED PLANTING COMPOST TO BE INCORPORATED INTO BACKFILL FOR EACH TREE HOLE.

FOUL WATER DISPOSAL.

BBM - PACKAGED TREATMENT PLANTS INSTALLED TO MANUFACTURERS SPECIFICATION AND TO THE REQUIREMENTS OF SOUTH HOLLAND D.C. AND ENVIRONMENT AGENCY.
SOUTH HOLLAND D.C. REQUIREMENTS
1) THE OUTFALLS INTO THE BOARD'S DRAIN FROM THE TREATMENT PLANTS SHALL BE THE SUBJECT OF AN APPROPRIATE CONSENT REGARDING DISCHARGE
2) THE MINI-TREATMENT PLANT TO INCORPORATE ELECTRIC PUMP TO EFFECT DISCHARGE
3) AGREEMENTS ARE REQUIRED TO FACILITATE PROPER MAINTENANCE OF THE TREATMENT PLANTS.
4) COMPLIANCE WITH BYE-LAW No.10 (FENCES, TREES SHRUBS ETC. NOT PERMITTED WITHIN 9.0m OF THE BOARD'S DRAIN.

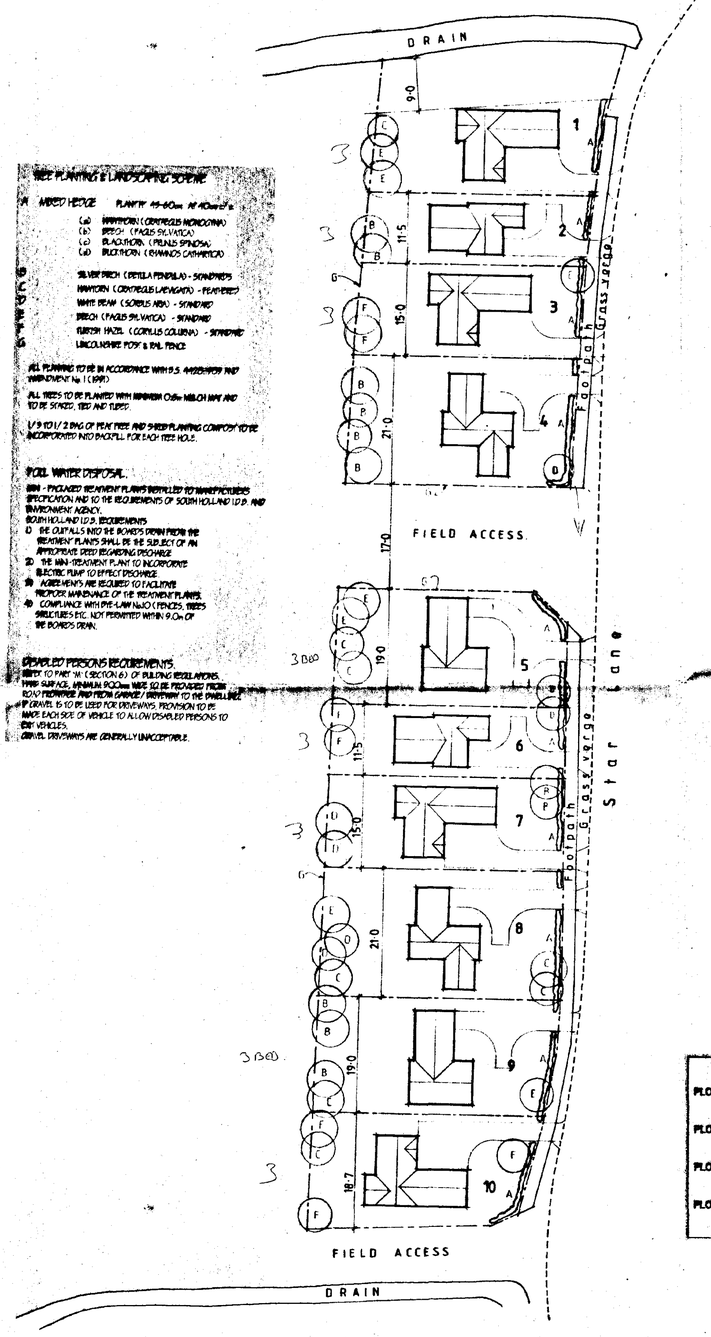
DISABLED PERSONS REQUIREMENTS.

REFER TO PART 'M' (SECTION 6) OF BUILDING REGULATIONS.
MINIMUM GARAGE / CAR PORT SIZE 3.3m WIDE BY 6.0m DEEP.
MINIMUM DOOR WIDTH 2.75m WIDE TO BE PROVIDED FROM ROAD / PAVEMENT AND FROM GARAGE / DRIVEWAY TO THE DWELLING.
IF GRAVEL IS TO BE USED FOR DRIVEWAYS, PROVISION TO BE MADE EACH SIDE OF VEHICLE TO ALLOW DISABLED PERSONS TO EXIT VEHICLES.
GRAVEL DRIVEWAYS ARE GENERALLY UNACCEPTABLE.



LOCATION PLAN

N



SITE PLAN

SOUTH HOLLAND DC HOUSING
28 JUL 2000
Ref: S/H/0100

BRICK & TILE SCHEDULE	
PLOTS 1,3,7 & 10	Desimple Cantata Antique Sandtoft double pantile - terracotta
PLOTS 2 & 6	Desimple Mozart blend Sandtoft double pantile - terracotta
PLOTS 4 & 8	Desimple Heritage blend Sandtoft double pantile - terracotta
PLOTS 5 & 9	Desimple Elgar Russet mixture Sandtoft double pantile - terracotta

DETERMINED PLAN

LIMITATIONS.

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The drawing must not be used as a contract document alone.
All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes.
All open 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, adherance 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 aware 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.
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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.

ref	revision	date

G. R. MERCHANT
LEND ANICE FIWO
ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS
Unit 4, Wrights Mews
12A Park Road, Holbeach,
Spalding, Lincs. PE12 7EE
Tel: 01406 490800
Fax: 01406 426744
E-Mail: G. R. Merchant @ Merchant. PB. Co. UK

Project
RESIDENTIAL DEVELOPMENT
STAR LANE,
HOLBEACH BANK,
SPALDING, LINCS.

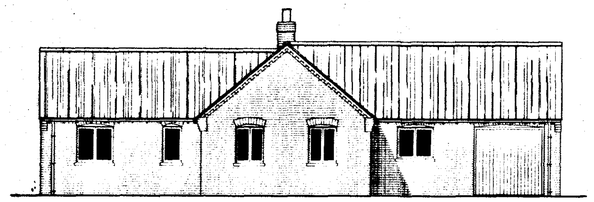
Client
M. HOLGATE

Drawing
BLOCK & LOCATION PLAN

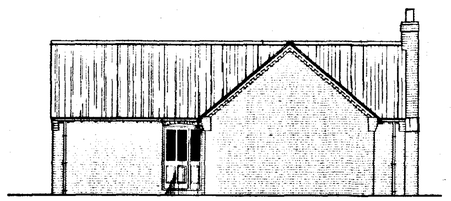
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074-00	01
Date: JULY '00	Drawn: J.C.

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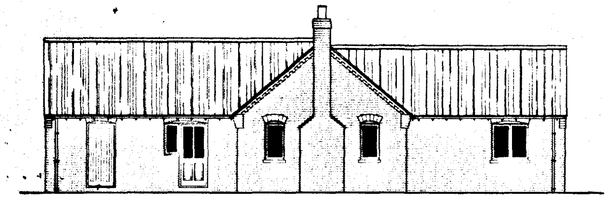
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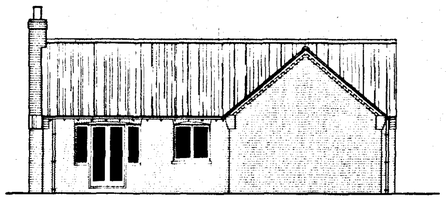
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



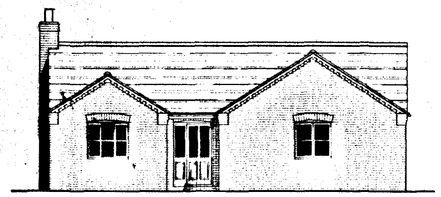
SIDE ELEVATION

JOINERY / LINTEL SCHEDULE

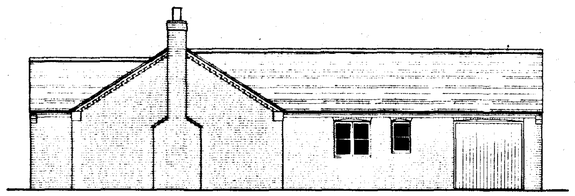
POSN.	JOINERY	LINTEL	LENGTH
1	2121CC	L.G. LI/590	1500
2	112C	L.G. LI/590	900
3	2N12CC	L.G. LI/590	1200
4	2N12CC	L.G. LI/590	1200
5	PB12OF	L.G. LI/590	1500
6	2100C	L.G. LI/590	1900
7	UP TO TO NS	L.G. LI/HD90	2700
8	PB9526	L.G. LI/590	1200
9	W90C/PN29W-W09.	L.G. LI/HD90	1800
10	112C	L.G. LI/590	900
11	112C	L.G. LI/590	900
12	W93C/PCP120/W93C	L.G. LI/HD90	2590
13	2121CC	L.G. LI/590	1500
14	2121CC	L.G. LI/590	1500

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

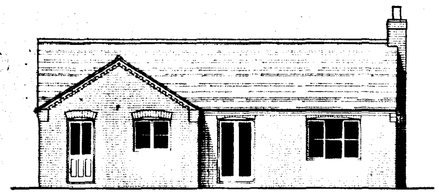
LOUNGE
UTILITY
W.C.
GARAGE
KITCHEN
BEDROOM 2
HALL
BEDROOM 1
BEDROOM 3
CUPD.
R.W.P.
S.V.P.
WEEPING VENT
190mm "BRICKWISE" BRICK WALLING TO GARAGE
VERTICAL FIRELINE BOARD TO GARAGE CEILING
190mm INT. BLOCK LEAF
4970
3440
2800
3970
1900
2870
1800
3100
1695
2440
1400
1700
1100
2800
1400
2800
1400
2800
1400



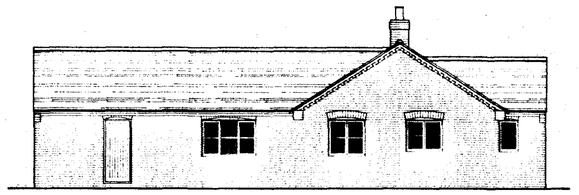
FRONT ELEVATION



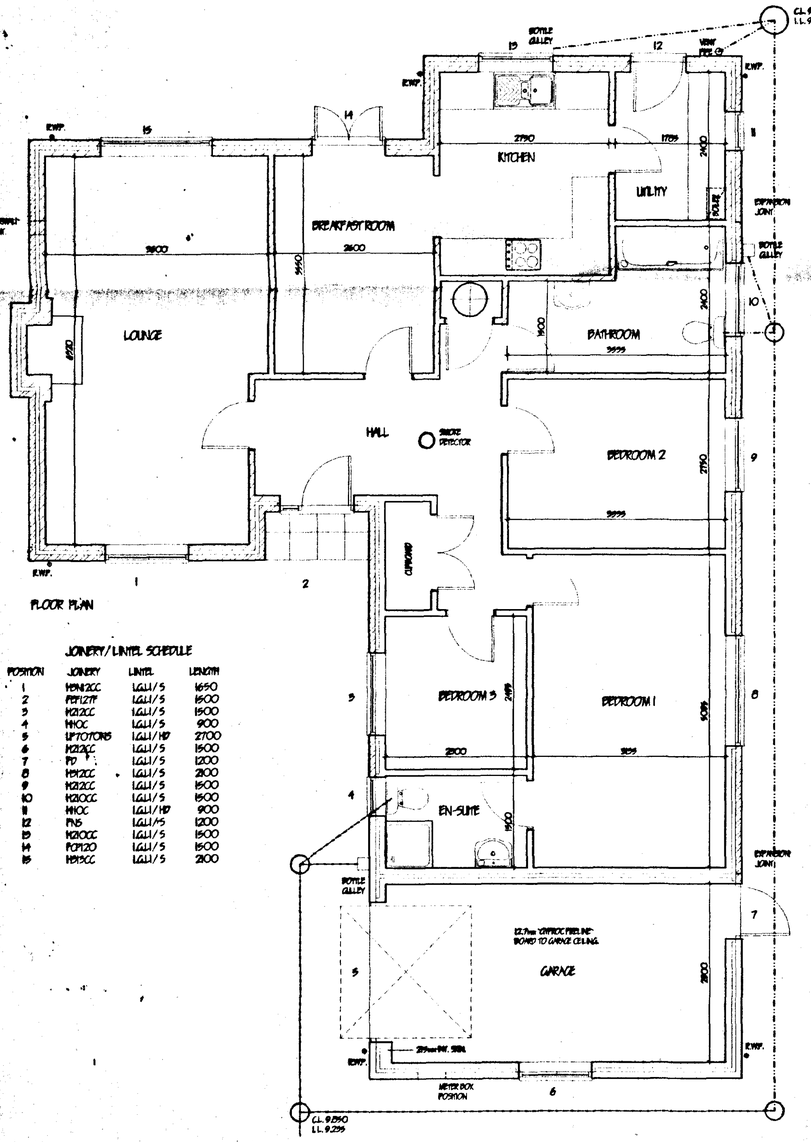
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



FLOOR PLAN

JOINERY/LINTEL SCHEDULE

POSITION	JOINERY	LINTEL	LENGTH
1	HSM 2CC	LGLI/S	1650
2	FSF 12TF	LGLI/S	1500
3	H2/2CC	LGLI/S	1500
4	H1OC	LGLI/S	900
5	UP TO TORS	LGLI/HD	2700
6	H2/2CC	LGLI/S	1500
7	FD	LGLI/S	1200
8	H3/2CC	LGLI/S	2100
9	H2/2CC	LGLI/S	1500
10	H2/OCC	LGLI/S	1500
11	H1OC	LGLI/HD	900
12	FN5	LGLI/HS	1200
13	H2/OCC	LGLI/S	1500
14	FDP 120	LGLI/S	1500
15	H3/3CC	LGLI/S	2100

LINTELS.
All lintels to be manufactured by Marsden, I.G. and to be installed in accordance with makers' instructions and to have min. end bearings of 150mm and at external positions to have cavity tray D.P.C. to CP. 121: Internal lintels to be I.G. 100 Blue taper. Lintels in openings to be underlined with 12.7 fireline board or reverse 12mm render and skim. Provide Perp-end weep holes and stopends to cavity tray.

FOUL DRAINAGE
Inspection chamber construction to be "Osmat" 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. 4660:1985 flexibly jointed and laid to makers' instructions to a fall of 1:70 bed and surround with 100mm pea gravel: Where pipes pass under floors encase in 150mm pea gravel: Where pipes pass under drives surround in 150mm concrete with flexal joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintel bridging where pipes pass through walls, allow 50mm app around pipe, aperture sealed both sides of wall with rubber sheet material: Soil and vent pipes to be 110mm dia. PVC to B.S. 4514: 1985 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be 40mm dia. PVC to B.S. 5955: 1979 complete with rodding eyes at every change of direction: Bath, basins and sink to have 75 deep seal traps: Shower to be catered on 150mm plinth with access plate to anti-syphon trap and 50mm waste.

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 eaves from dwelling.

WALLING.
265 cavity walling to consist of face brickwork to B.S. 3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 65 cavity build into cavity Rockwool cavity wall batts insulation boarding in accord. with makers instructions and agrement cert' No.89/1087. 100mm Tarmac Hemelite solid insulation blocks or similar: Cavity walls tied together using galvanised iron tarmac ties set 900 horizontally and 450 vertically to B.S. 1243:1978 wall ties positioned at 300 vertical centres at all unbonded closures of cavity: Close cavities with "Thermabate" preformed closer and provide bitumen felt DPC to C.P. 121: External walls to have min. "U" value of 0.45 W/m2 deg. C.: Internal walls of 100mm Tarmac Hemelite solid insulation blocks: All to receive 10mm S/C render and 5mm skim (except upstairs).

FILLE 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 out brickwork and clay pot: Weak mix. conc. infill around flue as work proceeds: Trim roof around flue, no timber within 40mm of flue: At roof / flue intersection provide code 4 lead flashing and 2 course stepped brickwork.

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. (part C 1-25). Appliance to be in accordance with building regulations. Provide louvered 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 openings.

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S. 473 part 2 1971, 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. Terminate specialist made profile metal roof trimmers to comply with B.S. 5262 part 3 1985. TRUSS CALCS TO BE SUBMITTED 10 L / A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/c to a pitch of 32.5 deg. 38 x 100 ridge note 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 spp and fly proof screen: All structural timber to be min. SC5 grade. Where span of trussed rafter exceeds 9.0m provide additional bracing within the plane of the web in accordance with Truss Plate Assoc. tech. bulletin sheet 4: Timber supports are to be provided beneath water storage tanks over 454 cubic joists. At roof intersection provide 25 x 100 lay boards and diminishes; trusses at 600 c/c: Install code 4 lead valley liner.

CEILINGS.
200mm glass fibre insulation total thickness. 100mm between joists & 100mm over joists. 12.7mm Gyproc plasterboard 5mm 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: aperture 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 Jabbite to top surface. Draught seal all round

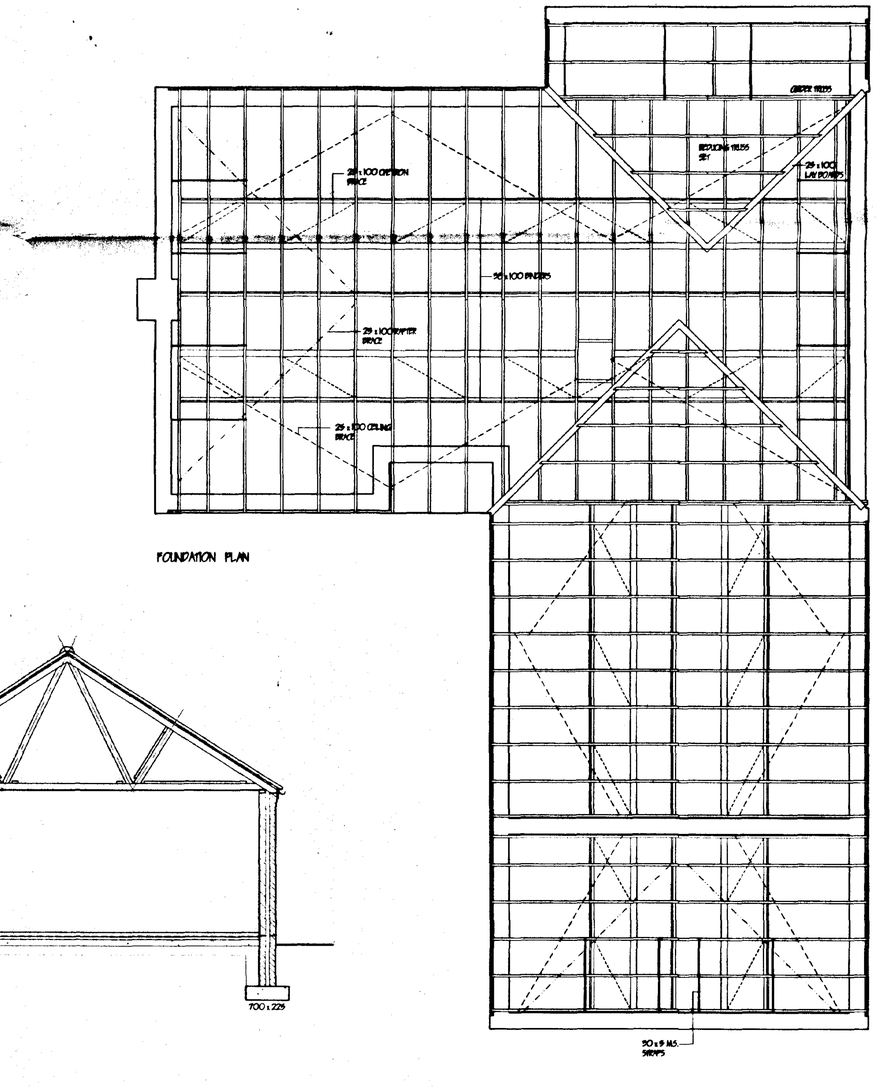
GLAZING.
Double glaze properly throughout (minimum 6mm air spp to all units) excluding aperture. All glazing between F.F.L and 800mm high and between F.F.L and 1500mm high in doors and side lights to be safety glass to B.S. 6206. All windows / doors to be draught sealed.

VENTILATION.
All windows to have opening 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.

HOT WATER AND SPACE HEATING.
Provide Gas fired condensing boiler with fan assisted balanced flue. Provide durable wire guard to flue externally. Provide timer switch and suitable thermostat to dwelling or fit thermostatic 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. LI. part 3.

SMOKE DETECTORS.
Provide mains operated interlinked smoke alarms to B.S. 5446: pt.1. in positions shown on plan.

GENERAL
All electrical installations to be in accordance with the latest I.E.E. Regulations.



FOUNDATION PLAN

SECTION

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PLOTS 1, 3 & 7 AS DRAWN
PLOT 10 OPP. HAND.

ref	revision	date

G. R. MERCHANT
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ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS
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12A Park Road, Holbeach,
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Fax: 01406 425744
E-Mail: G. R. Merchant @ Merchant. FS. Co. UK

Project
RESIDENTIAL DEVELOPMENT
STAR LANE,
HOLBEACH BANK,
SPALDING, LINCS.

Client
M. HOLGATE

SOUTH HOLLAND HOUSING & PLANNING
26 JUL 2000
Ref: H/0100
DETERMINED

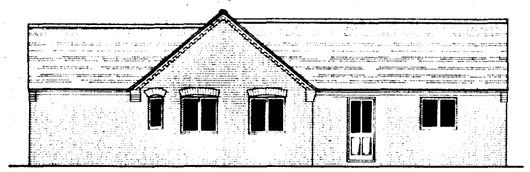
Drawing
FLOOR PLANS / ELEVATIONS / SECTION

Job Ref	Drawing No
074 - 00	04
Date	**Drawn**
JULY '00	J.C.
Scales	
1:50 1:100	

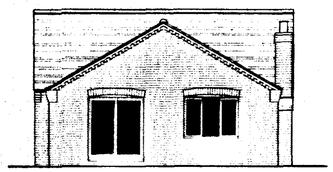
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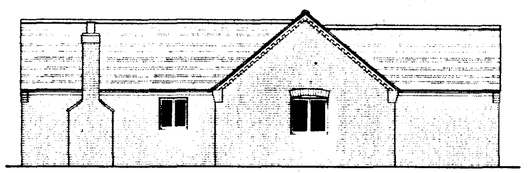
FRONT ELEVATION



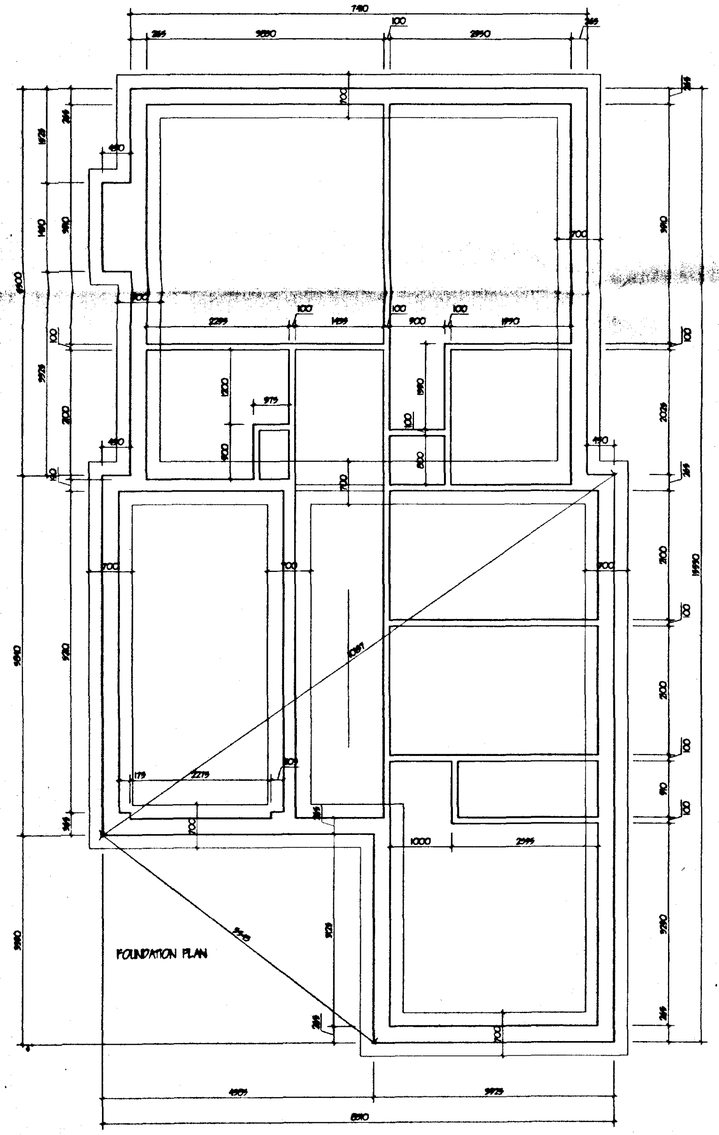
SIDE ELEVATION

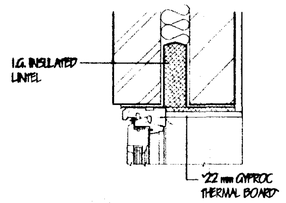


REAR ELEVATION

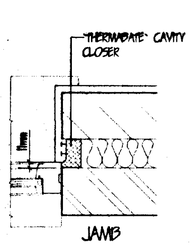


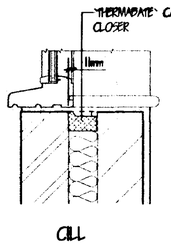
SIDE ELEVATION


7480
285
2990
100
2990
285
1420
1990
2990
2990
2



HEAD



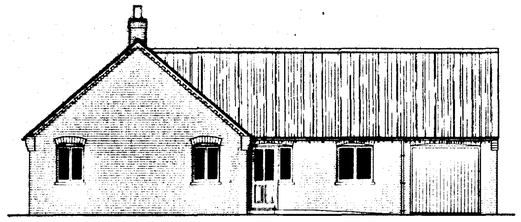


REVEAL DETAILS

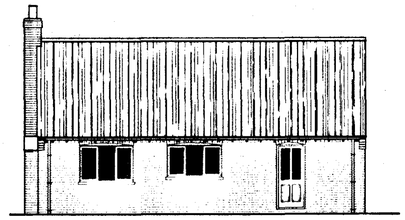
JOINERY / LINTEL SCHEDULE

POSN	JOINERY	LINTEL	LENGTH
1	LPT0T0NS	I.G. LI/HD 50	2700
2	2120C	I.G. LI/S 50	1500
3	N120/ PN29M-MOB	I.G. LI/S 50	1800
4	2120C	I.G. LI/S 50	1500
5	2N120C	I.G. LI/S 50	1200
6	2N90CC	I.G. LI/S 50	1200
7	PN29M-MOB	I.G. LI/S 50	1350
8	190CC	I.G. LI/HD 50	2100
9	9120C	I.G. LI/HD 50	2100
10	PN29M	I.G. LI/S 50	1350
11	2N120C	I.G. LI/S 50	1200
12	2N90CC	I.G. LI/S 50	1200
13	2120C	I.G. LI/S 50	1500
14	2N120C	I.G. LI/S 50	1200
15	2N120C	I.G. LI/S 50	1200

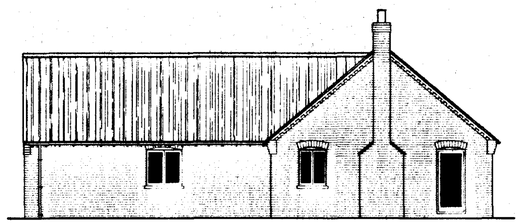
JOINERY CODES "BOULTON & PAUL LTD."
LINTEL CODES I. G. LTD.



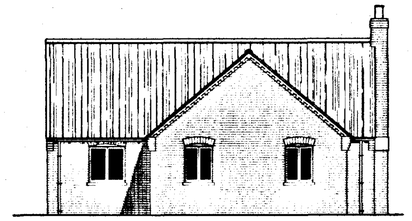
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

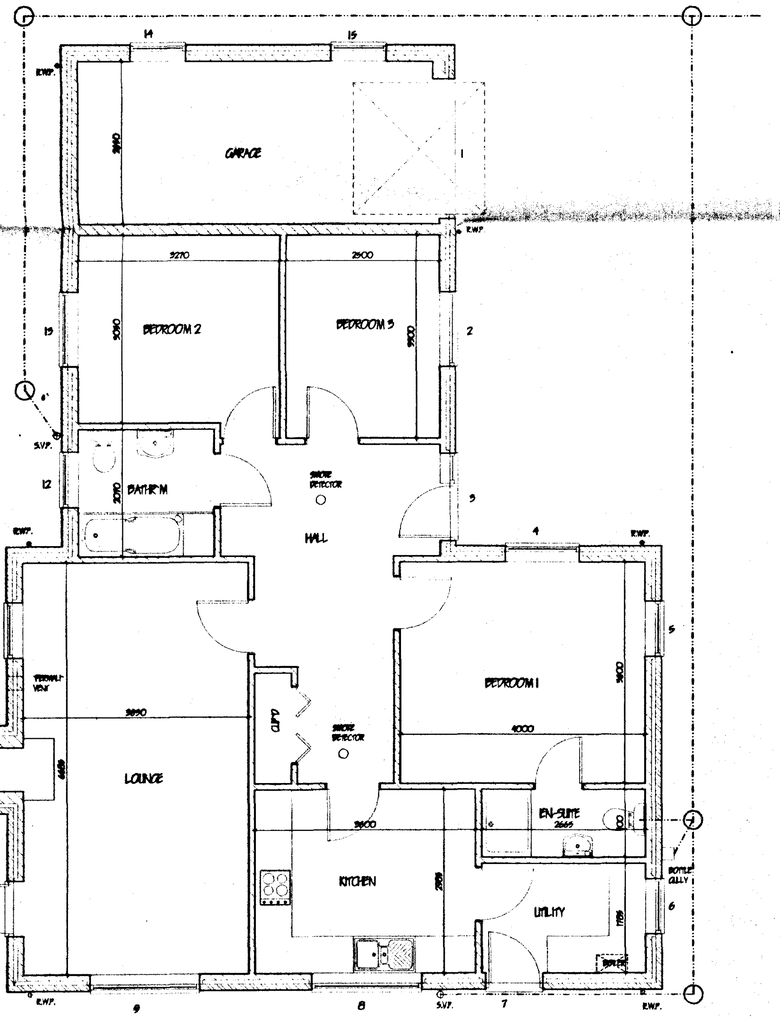
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FLOOR PLAN

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. Fanshaped 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 40 deg. 38 x 100 ridge runs broke 38 x 100 cutting 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: Exposed rafter feet: 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 "DRY" or "KD" 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 width 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 dwangs trusses at 600 c/ c : Install code 4 lead valley liner.

CEILINGS.
200mm glassfibre insulation total thickness. 100mm between joists & 100mm over Joists. 12.7mm Gyproc plasterboard 5mm skim finish: Provide min 38 x 38 nogging to all plasterboard edges. All joints to be taped and filled. Garage ceilings to be 12.7mm Gyproc Fireline board and Artex: Provide access trap to roof space: openings to be lined with 25 x 25 planted edges: Access panel to be 12mm ply with layer of 12.7 mm Firelite board fixed to face. 100mm Jabbite to top surface. Provide slide bolt fastenings & draught seal all round

WALLING.
265 cavity walling to consist of face brickwork to B.S. 3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 65 cavity build into cavity: Rockwool cavity wall batts insulation boarding in accord. with makers instructions and approved cert' No.89 / 1087. 100mm Tarmac Hemelite solid insulation blocks or similar: Cavity walls tied together using galvanised iron twist ties set 900 horizontally and 450 vertically to B.S. 1243:1978 wall ties positioned at 300 vertical centres at all unbonded closures of cavity: Close cavities with "Thermabate" preformed closer and provide bitumen felt DPC to C.P. 121: External walls to have min. "U" value of 0.45 W/ m2 deg. C.: Internal walls of 100mm Tarmac Hemelite solid insulation blocks: All to receive 10mm S/ C render and 5mm skim (except garage).

LEVEL ENTRY THRESHOLD
Provide "Boulton & Paul" Mobility door frame & threshold (PN29M-MOB) Principal entrance to building. All External doors to be 838mm wide.

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

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement on 500g polythene D.P.M. on 20mm Celotex RF1 insulation board, on 1200g polythene D.P.M. lapped continuous with D.P.C. to min. 100mm on 150mm deep prestressed concrete beams to B.S. 8110: pt.1: 1985 complete with 100mm 3.5N/ mm2 concrete block infill to B.S. 5750: pt.2: 1987. Block density 1950Kg/ m3 for ground floors. Garage floor to be as above except 50mm sand cement screed only with 1 layer A98 mesh reinforcement. 6:1 sand/ cement grout thoroughly brushed into all joints.
Alternative: Floor construction as above but 19mm T&G chipboard on 25mm Celotex RT insulation board laid on oversite in lieu of screed and insulation board. Ensure 12mm expansion gap to perimeter of boarding. Use treated chipboard to kitchen and bathroom. Install cranked ventilators to opposite sides of building to give min. 1500mm2 actual opening per lin run. Internal walls to receive 100mm dia. openings to give equivalent cross flow ventilation. Min. air space under infill blocks to be 150mm.

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 cut brickwork and clay pot: Weak mix. conc. infill around flue as work proceeds: trim roof around flue, no timber within 40mm of flue: At roof/ flue intersection provide code 4 lead flashing and 2 course engineering bricks.

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 years rewards by min. 150mm: All in accordance with approved document part. J. (part C1-25). Appliance to be in accordance with building regulations. Provide louvered 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.

LINTELS.
All lintels to be manufactured by Messrs. I.G. and to be installed in accordance with makers' instructions, and to have min. end bearins of 150mm and as external positions to have cavity tray D.P.C. to CP. 121: Internal lintels to be I.G. 100 Plus type. L-lintels in carriage to be underlined with 12.7 firelite board or rocrete 12mm render and skim. Provide Perp-end weep holes and stopends to cavity tray.

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 sub 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 5.0m of drive adjacent to building + 5.0m wide to be hard standing i.e. Concrete, Tarmac or Block pavers. All to be sloped up to footpath level at min. 1:20

FOUL DRAINAGE
Inspection chamber construction to be "Ornat" 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 laid and surround with 100mm pea gravel: Where pipes pass under floors encase in 150mm pea gravel: Where pipes pass under drives surround in 150mm concrete with flexel joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintel bridging where pipes pass through walls, allow 50mm app around pipe, opening masked both sides of wall with rolaped 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. 5955: 1979 complete with resilient eyes at every change of direction: Bath, basins and sink to have 75 deep seal traps: Shower to be raised on 150mm plinth with access plate to anti-syphon trap and 90mm waste.

SURFACE WATER DRAINAGE.
115mm dia. half round rainwater gutters to 69mm dia. rainwater pipes: 110mm dia. underground pipes flexibly jawed to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min 9.0m to water from dwelling.

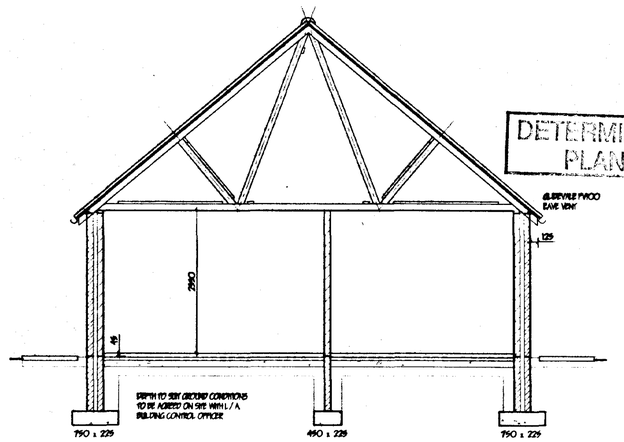
GLAZING.
Double glaze propertly throughout (minimum 6mm air app to all units) excluding garage. All glazing between F.F.L and 800mm high and between F.F. and 1500mm high to doors and side lights to be safety glass to B.S. 6206. All windows / doors to be draught sealed.

VENTILATION.
All windows to have opening 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.

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.E.S.I. part 3.

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.

GENERAL
All electrical installations to be in accordance with the latest I.E.E. Regulations.
All electrical switches, socket outlets, T.V. points and Telecom points to be positioned at appropriate heights between 450mm & 1200mm from F.F.L.
Provide hot & cold water supply to all wash basins.



SECTION

DETERMINED PLAN

SEE NOTE TO SEEK BUILDING CONSENTS TO BE AGREED ON SITE WITH L/ A BUILDING CONTROL OFFICER

PLOTS 5 & 9.

ref	revision	date

G. R. MERCHANT
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Spalding, Lincs. PE12 7EE
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Fax: 01406 426744
E-Mail: G. R. Merchant @ Merchant. FS. Co. UK

Project
RESIDENTIAL DEVELOPMENT
STAR LANE,
HOLBEACH BANK,
SPALDING, LINCS.

SOUTH HOLLAND DC HOUSING & PLANNING

Client
M. HOLGATE. Ref: 014/00

Drawing
FLOOR PLANS / ELEVATIONS / SECTION

Job Ref	Drawing No
014 - 00	02
Date	Drawn
JULY 00	J.C.

Scales
1:50 1:100

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TREE PLANTING & LANDSCAPING SCHEME

A MIXED HEDGE — PLANTED 45-60cm. AT 400mm c/c

- (a) HAWTHORN (CRATAEGUS MONOGYNA)
- (b) BEECH (FAGUS SYLVATICA)
- (c) BLACKTHORN (PRUNUS SPINOSA)
- (d) PRIVET HORN (EHAMNOS CATHARTICA)

B SILVER BIRCH (BETULA PENDULA) - STANDARDS

C HAWTHORN (CRATAEGUS LAEVIGATA) - FEATHERED

D WHITE BEAM (SORBUS ARIA) - STANDARD

E BEECH (FAGUS SYLVATICA) - STANDARD

F TURKISH HAZEL (CORYLUS COLURNA) - STANDARD

G LINCOLNSHIRE POST & RAIL FENCE

ALL PLANTING TO BE IN ACCORDANCE WITH B.S. 4428:1989 AND AMENDMENT No. 1 (1994).

ALL TREES TO BE PLANTED WITH MINIMUM 0.6m WIDE MULCH MAT AND TO BE STAKED, TIED AND TIDED.

1/2 TO 1 1/2 BAG OF PEAT FREE AND SHRED PLANTING COMPOST TO BE INCORPORATED INTO BACKFILL FOR EACH TREE HOLE

FOUL WATER DISPOSAL.

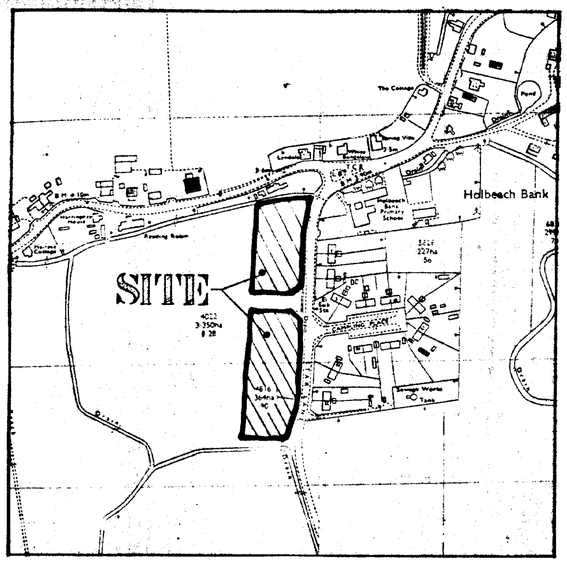
MBR - PACKAGED TREATMENT PLANTS INSTALLED TO MANUFACTURERS SPECIFICATION AND TO THE REQUIREMENTS OF SOUTH HOLLAND I.D.B. AND ENVIRONMENT AGENCY.

SOUTH HOLLAND I.D.B. REQUIREMENTS

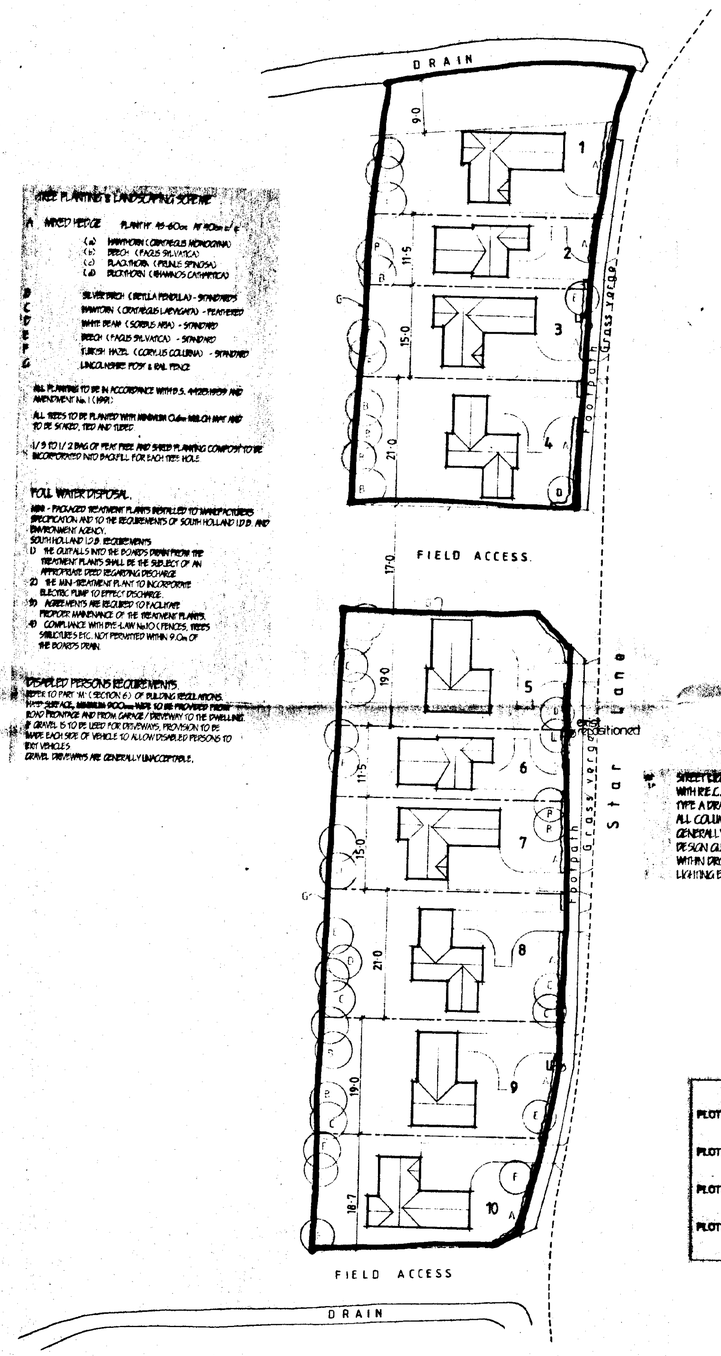
1) THE OUTFALLS INTO THE BOARD'S DRAIN FROM THE TREATMENT PLANTS SHALL BE THE SUBJECT OF AN APPROPRIATE CONSENT REGARDING DISCHARGE.
2) THE MAIN TREATMENT PLANT TO INCORPORATE ELECTRIC PUMP TO EFFECT DISCHARGE.
3) AGREEMENTS ARE REQUIRED TO FACILITATE PROPER MAINTENANCE OF THE TREATMENT PLANTS.
4) COMPLIANCE WITH BYE-LAW No.10 (FENCES, TREES SHRUBS ETC. NOT PERMITTED WITHIN 9.0m OF THE BOARD'S DRAIN.

DISABLED PERSONS REQUIREMENTS

REFER TO PART 'M' (SECTION 6) OF BUILDING REGULATIONS.
KERB: FLAT TOP, MINIMUM ROLL-OVER KERB TO BE PROVIDED FROM ROAD FRONTAGE AND FROM GARAGE / DRIVEWAY TO THE DWELLING.
IF GRAVEL IS TO BE USED FOR DRIVEWAYS, PROVISION TO BE MADE EACH SIDE OF VEHICLE TO ALLOW DISABLED PERSONS TO EXIT VEHICLES
GRAVEL DRIVEWAYS ARE GENERALLY UNACCEPTABLE.



LOCATION PLAN



SITE PLAN

STREET LIGHTING COLUMN TO I.C.E. SPEC. 9/99/C/99 WITH R.E.C. SUPPLY ALL TO COMPLY WITH TERMINATION TYPE A DRAWING SD/14/4/4A.
ALL COLUMNS TO BE SITED WITHIN THE ADOPTABLE HIGHWAY AND GENERALLY IN COMPLIANCE WITH APPENDIX H OF THE CURRENT LINCOLNSHIRE DESIGN GUIDE FOR RESIDENTIAL AREAS COLUMNS SHALL NOT BE INSTALLED WITHIN DROP KERB AREAS WITHOUT PRIOR AGGREMENT FROM THE STREET LIGHTING ENGINEER.

ref	revision	date
A	STREET LIGHTING ADDED	25/9/00

BRICK & TILE SCHEDULE

PLOTS 1,3,7 & 10	Desimple Cantata Antique Sandtoft double pantile - terracotta
PLOTS 2 & 6	Desimple Mozart blend Sandtoft double pantile - terracotta
PLOTS 4 & 8	Desimple Heritage blend Sandtoft double pantile - terracotta
PLOTS 5 & 9	Desimple Elgar Russet mixture Sandtoft double pantile - terracotta

SOUTH HOLLAND DC HOUSING & PLANNING
27 SEP 2000
Ref: 094/00

APPROVED PLAN

G. R. MERCHANT
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Project: RESIDENTIAL DEVELOPMENT
STAR LANE,
HOLBEACH BANK,
SPALDING, LINCS.

Client: M. HOLGATE

Drawing: BLOCK & LOCATION PLAN

Job Ref	Drawing No
074-00	01 A
Date: JULY 00	Drawn: J.C.

Scales: 1:500 1:2500

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