Notes and Reminders

Do not scale from this drawing. Use figured dimensions only.

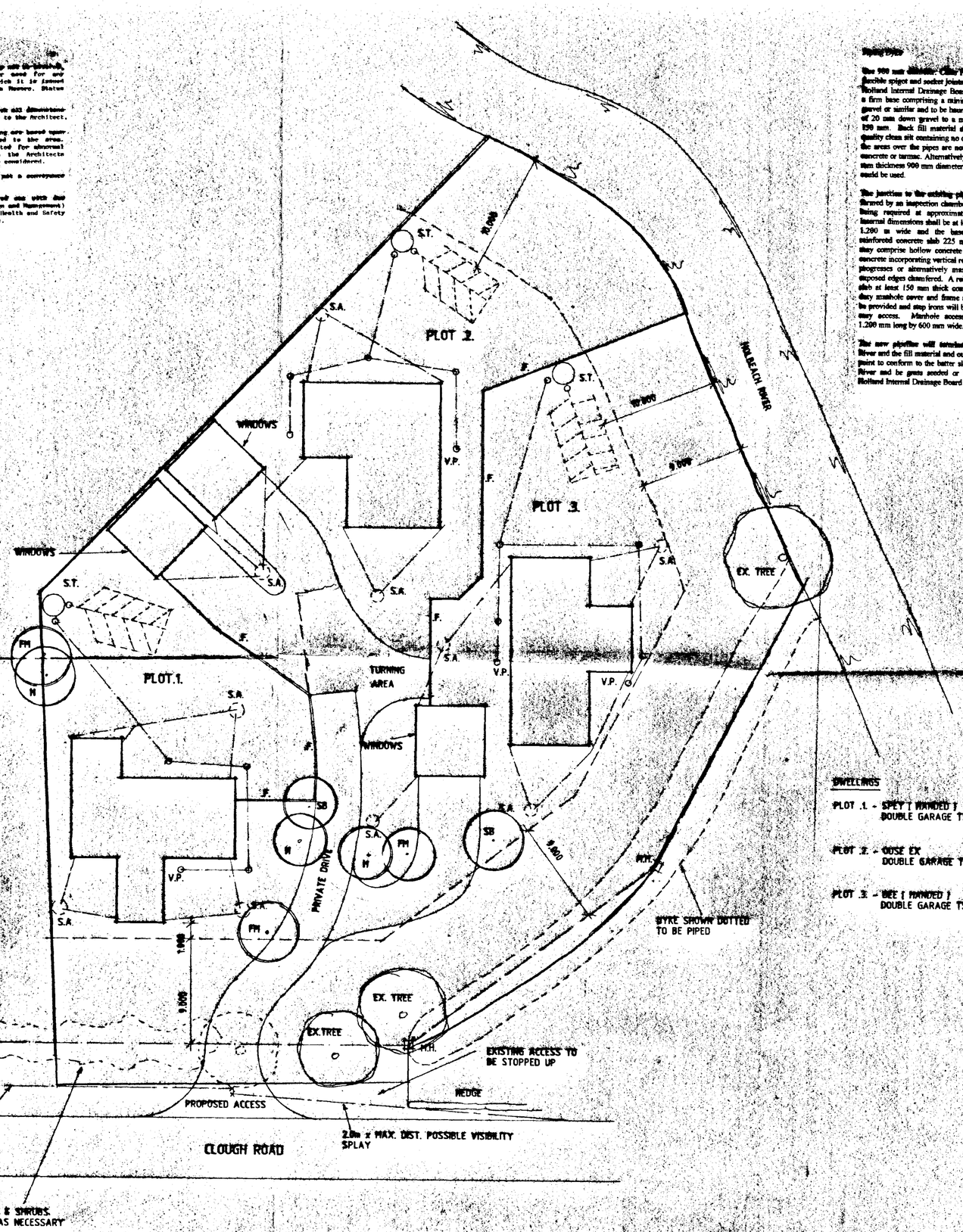
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The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects so that design amendments may be considered.

Please note: This drawing is not a conveyance drawing.

Construction work to be carried out with due regard to the Construction(Design and Management) Regulations 1994 (CDM) and the Health and Safety at Work, etc. Act 1974 (HSW Act).



SITE PLAN

Piping Dyke

The 900 mm diameter class 'D' corrugated steel pipe flexible spigot and socket joints laid to level to South Holland Internal Drainage Board requirements upon a firm base comprising a minimum 150 mm of pea gravel or similar and to be haunched with a surround of 20 mm down gravel to a minimum thickness of 150 mm. Back fill material should comprise good quality clean silt containing no deleterious matter and the areas over the pipes are not to be surfaced with concrete or tarmac. Alternatively, bitumen coated 3.5 mm thickness 900 mm diameter corrugated steel pipe could be used.

The junction to the existing piped outflow shall be formed by an inspection chamber; a further chamber being required at approximately the mid point. Internal dimensions shall be at least 1.800 m long by 1.200 m wide and the base shall comprise a reinforced concrete slab 225 mm in thickness and may comprise hollow concrete blocks infilled with concrete incorporating vertical reinforcement as work progresses or alternatively mass concrete with all exposed edges chamfered. A reinforced concrete top slab at least 150 mm thick complete with a heavy-duty manhole cover and frame at ground level shall be provided and step irons will be installed to ensure easy access. Manhole access shall be at least 1.200 mm long by 600 mm wide.

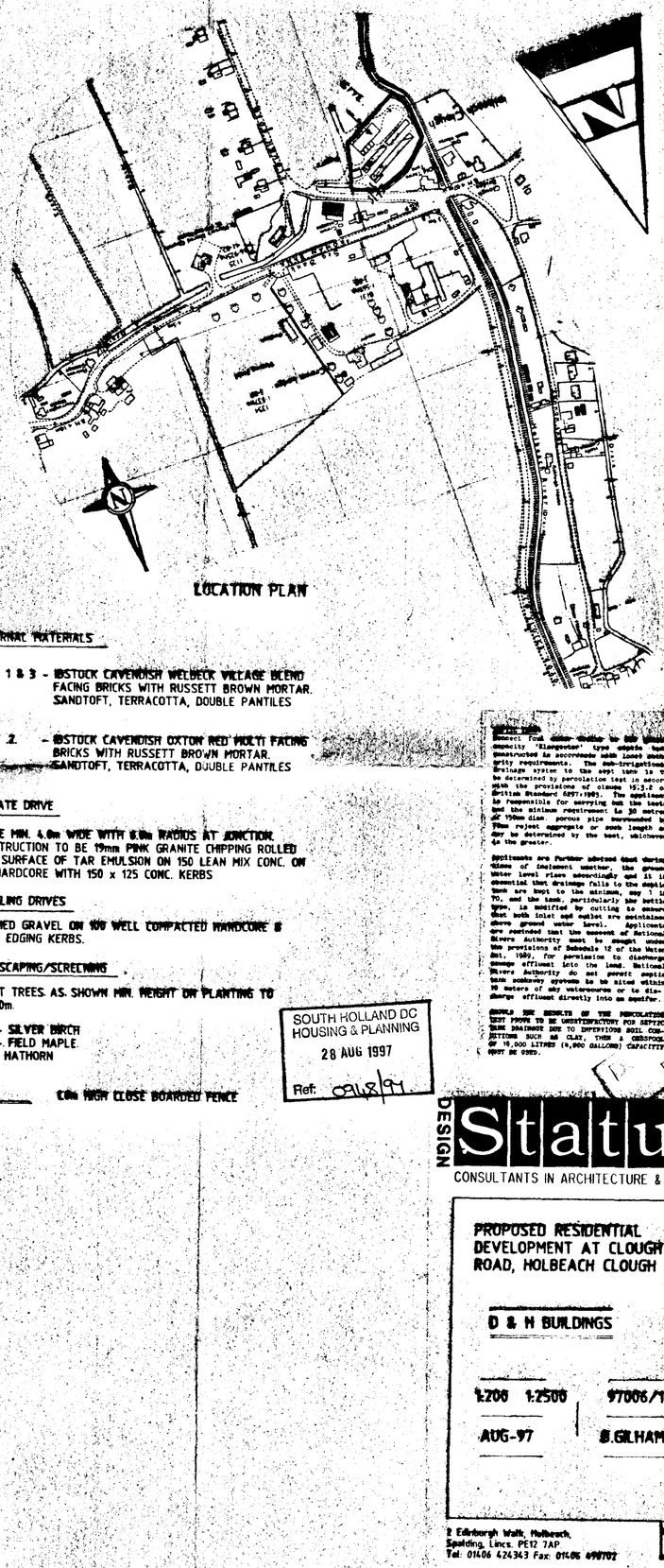
The new pipeline will terminate at the Holbeach River and the fill material and outfall pipe end at this point to conform to the batter slope of the Holbeach River and be grass seeded or turfed to the South Holland Internal Drainage Board satisfaction.

DWELLINGS

PLOT .1. - SPEY (HANDED)
DOUBLE GARAGE TSM - B

PLOT .2. - OUSE EX
DOUBLE GARAGE TSM - B

PLOT .3. - DEE (HANDED)
DOUBLE GARAGE TSM - A



EXTERNAL MATERIALS

PLOT 1 & 3 - IBSTOCK CAVENDISH WELBECK VILLAGE BLEND FACING BRICKS WITH RUSSETT BROWN MORTAR. SANDTOFT, TERRACOTTA, DOUBLE PANTILES

PLOT .2. - IBSTOCK CAVENDISH OXTON RED MULTI FACING BRICKS WITH RUSSETT BROWN MORTAR. SANDTOFT, TERRACOTTA, DOUBLE PANTILES

PRIVATE DRIVE

TO BE MIN. 4.0m WIDE WITH 6.0m RADIUS AT JUNCTION. CONSTRUCTION TO BE 19mm PINK GRANITE CHIPPING ROLLED INTO SURFACE OF TAR EMULSION ON 150 LEAN MIX CONC. ON 150 HARDCORE WITH 150 x 125 CONC. KERBS

DWELLING DRIVES

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

LANDSCAPING/SCREENING

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

S.B. - SILVER BIRCH
F.M. - FIELD MAPLE
H. - HATHORN

F. 1.8m HIGH CLOSE BOARDED FENCE

Notes

Connect foul water drains to new private capacity Klargester type septic tank constructed in accordance with latest Environment Agency requirements. The sub-irrigational drainage system to the septic tank is to be determined by percolation test in accordance with the provisions of clause 19(3.2 of British Standard 6297:1983. The applicant is responsible for carrying out the tests and the minimum requirement is 30 metres of 150mm diameter porous pipe surrounded by 75mm regect aggregate or such length as may be determined by the test, whichever is the greater.

Applicants are further advised that during times of inclement weather, the ground water level rises accordingly and it is essential that drainage fails to the septic tank are kept to the minimum, say 1 in 70, and the tank, particularly the bottle type, is modified by cutting to ensure that both inlet and outlet are maintained above ground water level. Applicants are reminded that the consent of National Rivers Authority must be sought under the provisions of Schedule 12 of the Water Act, 1989, for permission to discharge sewage effluent into the land. National Rivers Authority do not permit septic tank soakaway systems to be sited within 10 metres of any watercourse or to discharge effluent directly into an aquifer.

SHOULD ANY RESULTS OF THE PERCOLATION TEST PROVE TO BE UNSATISFACTORY FOR SEPTIC TANK DRAINAGE DUE TO UNFAVOURABLE SOIL CONDITIONS SUCH AS CLAY, THEN A CHEMICAL OF 10,000 LITRES (9,000 GALLONS) CAPACITY MUST BE USED.

SOUTH HOLLAND DC
HOUSING & PLANNING
28 AUG 1997
Ref: 0918/97

PLANNING

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING
2 Edinburgh Walk, Holbeach, Spalding, Lincs. PE12 7AP
Tel: 01406 424343 Fax: 01406 490702

PROPOSED RESIDENTIAL DEVELOPMENT AT CLOUGH ROAD, HOLBEACH CLOUGH FOR

D & H BUILDINGS

1:200	1:2500	97006/1
AUG-97		S.GILHAM.

THIS DRG TO BE READ IN CONJUNCTION WITH SPEY, OUSE EX, DEE, DOUBLE GARAGE TSM-A & DOUBLE GARAGE TSM-B

Dimensions

Do not scale from this drawing.

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The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects so that design amendments may be considered.

Please note: This drawing is not a conveyance drawing.

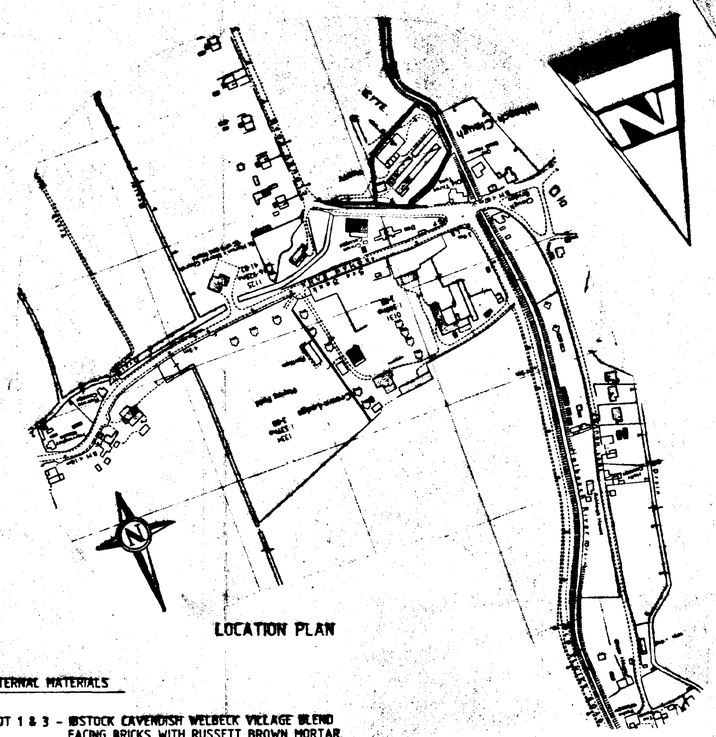
Construction work to be carried out with due regard to the Construction(Design and Management) Regulations 1994 (CDM) and the Health and Safety at Work, etc. Act 1974 (HSW Act).

Piping Note

The 900 mm diameter Class H concrete pipes flexible spigot and socket joints laid to level to South Holland Internal Drainage Board requirements upon a firm base comprising a minimum 150 mm of pea gravel or similar and to be haunched with a surround of 20 mm down gravel to a minimum thickness of 150 mm. Back fill material should comprise good quality clean silt containing no deleterious matter and the areas over the pipes are not to be surfaced with concrete or tarmac. Alternatively, bitumen coated 3.5 mm thickness 900 mm diameter corrugated steel pipe could be used.

The junction to the existing piped southern shall be formed by an inspection chamber; a further chamber being required at approximately the mid point. Internal dimensions shall be at least 1.800 m long by 1.200 m wide and the base shall comprise a reinforced concrete slab 225 mm in thickness and may comprise hollow concrete blocks infilled with concrete incorporating vertical reinforcement as work progresses or alternatively mass concrete with all exposed edges chamfered. A reinforced concrete top slab at least 150 mm thick complete with a heavy-duty manhole cover and frame at ground level shall be provided and step irons will be installed to ensure easy access. Manhole access shall be at least 1.200 mm long by 600 mm wide.

The new pipeline will terminate at the Holbeach River and the fill material and outfall pipe end at this point to conform to the batter slope of the Holbeach River and be grass seeded or turfed to the South Holland Internal Drainage Board satisfaction.



LOCATION PLAN

EXTERNAL MATERIALS

PLOT 1 & 3 - IBSTOCK CAVENDISH WELBECK VILLAGE BLEND FACING BRICKS WITH RUSSETT BROWN MORTAR. SANDTOFT, TERRACOTTA, DOUBLE PANTILES

PLOT .2. - IBSTOCK CAVENDISH OXTON RED MULTI FACING BRICKS WITH RUSSETT BROWN MORTAR. SANDTOFT, TERRACOTTA, DOUBLE PANTILES

PRIVATE DRIVE

TO BE MIN. 4.0m WIDE WITH 6.0m RADIUS AT JUNCTION. CONSTRUCTION TO BE 19mm PINK GRANITE CHIPPING ROLLED INTO SURFACE OF TAR EMULSION ON 150 LEAN MIX CONC. ON 150 HARDCORE WITH 150 x 125 CONC. KERBS

DWELLINGS

PLOT .1. - SPEY [MANDED] DOUBLE GARAGE TSM - B

PLOT .2. - OUSE EX DOUBLE GARAGE TSM - B

PLOT .3. - DEE [MANDED] DOUBLE GARAGE TSM - A

DWELLING DRIVES

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

LANDSCAPING/SCREENING

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

S.B. - SILVER BIRCH
F.M. - FIELD MAPLE.
H. - HATHORN

F. 1.8m HIGH CLOSE BOARDED FENCE

SEPTIC TANK
Cement final outlet drawn to BSI British capacity 'Klargester' type double tank constructed in accordance with local authority requirements. The sub-irrigational drainage system to the kept tank is to be determined by percolation test in accord with the provisions of clause 15.3.2 of British Standard 6297:1983. The applicant is responsible for carrying out the tests and the minimum requirement is 30 metres of 150mm diam. porous pipe surrounded by 75mm reject aggregate or such length as may be determined by the test, whichever is the greater.

Applicants are further advised that during times of inclement weather, the ground water level rises accordingly and it is essential that drainage falls to the septic tank are kept to the minimum, say 1 in 79, and the tank, particularly the bottle type, is modified by cutting to ensure that both inlet and outlet are maintained above ground water level. Applicants are reminded that the consent of National Rivers Authority must be sought under the provisions of Schedule 12 of the Water Act, 1989, for permission to discharge sewage effluent into the land. National Rivers Authority do not permit septic tank soakaway systems to be sited within 10 metres of any watercourse or to discharge effluent directly into an aquifer.

SHOULD THE RESULTS OF THE PERCOLATION TEST PROVE TO BE UNSATISFACTORY FOR SEPTIC TANK SOAKAGE DUE TO IMPERVIOUS SOIL CONDITIONS SUCH AS CLAY, THEN A CHEMICAL OF 10,000 LITRES (4,000 GALLONS) CAPACITY MUST BE USED.

SITE PLAN

THIS DRG TO BE READ IN CONJUNCTION WITH SPEY, OUSE EX, DEE, DOUBLE GARAGE TSM-A & DOUBLE GARAGE TSM-B

VISIBILITY SPLAY DETAIL

A - VISIBILITY SPLAY - 9.9.97

AMENDED PLANS

SOUTH HOLLAND DC HOUSING & PLANNING 1st SEP 1997 Ref: 0968/97

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED RESIDENTIAL DEVELOPMENT AT CLOUGH ROAD, HOLBEACH CLOUGH FOR

D & M BUILDINGS

1:200	1:2500	97006/T
AUG-97		S.GILHAM.

2 Edinburgh Walk, Holbeach, Spalding, Lincs. PE12 7AP
Tel: 01406 424343 Fax: 01406 490792

ROOF CONSTRUCTION
Concrete interlocking tiles or slates (see plan) on 38 x 25 softwood treated timber battens on underfelt to BS747 (Type 1F) lapped 150mm horizontally and 100mm vertically. Prefabricated roof trusses at 600mm c/c and pitch as stated in accordance with BS5268 Part 3, 1985. Provide 25 x 100mm timber bracing and fix in accordance with truss manufacturers instructions. All trusses and gable ladders (if any) to be strapped to 50 x 100mm timber wallplate, the gable wall at verges and ceiling level with 30 x 5mm mild steel anchor and lateral restraint straps to span minimum 3 no. trusses at a maximum of 1200mm c/c. At strap positions provide pe·k and noggins to trusses. Main contractor to supply local authority building control with roof truss calculations 28 days prior to erection on site.

FLUE CONSTRUCTION
Provide 225mm diameter clay flue liners to BS1181 1971 with minimum 100mm brick surround. Flue to extend past ridge as stated in Approved Document J1/2/3 Part 3 and to terminate in 75mm concrete capping and clay pot. Provide Code 4 lead flashing to roof intersection. Provide 2 no. courses of engineering brick or similar as d.p.c. No timber to be within 40mm of chimney. Chimney also to be read in conjunction with Approved Document A1/2 Section 1D.

FLUE CONSTRUCTION
Provide 225mm diameter clay flue liners to BS1181 1971 with minimum 100mm brick surround. Flue to extend past ridge as stated in Approved Document J1/2/3 Part 3 and to terminate in 75mm concrete capping and clay pot. Provide Code 4 lead flashing to roof intersection. Provide 2 no. courses of engineering brick or similar as d.p.c. No timber to be within 40mm of chimney. Chimney also to be read in conjunction with Approved Document A1/2 Section 1D.

COMBUSTION AIR
Provide proprietary ventilator to room of open fire at low level to outside air (ideally opposite open fire) to give combustion air equivalent to 50% the gross sectional area of the throat opening on the appliance. Alternatively provide proprietary underground ducting from appliance to outside air to give above.

METER BOXES
Position gas and electricity meter boxes if required in external position to suit client. To be completely sealed around in non-combustible material. To be minimum 900mm, maximum 1000mm above footpath to base.

COMBUSTION AIR
Provide proprietary ventilator to room of open fire at low level to outside air (ideally opposite open fire) to give combustion air equivalent to 50% the gross sectional area of the throat opening on the appliance. Alternatively provide proprietary underground ducting from appliance to outside air to give above.

ROOF VENTILATION
Provide to soffit around dwelling 125 x 40mm slots for roof ventilation, to be at maximum 2400mm c/c. Position internally flyproof gauze.

WALL CONSTRUCTION
270mm cavity walls to consist of:- 110mm face brickwork (see site plan for details), 50mm cavity to be filled with Crown Britherm full fill insulation in accordance with BBA Certificate No. 86/1678 or similar approved, 110mm internal skin of Thermalite Shield 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 be same as above. All internal walls to receive 10mm sand/cement render and skim finish.

BOILER
Provide balanced flue type gas fired boiler of required rating in ·, to be either a wall hung type or freestanding on 125mm high concrete hearth above oversite. Boiler to have protective guard cover and to be minimum 600mm from any opening into the building. Read in conjunction with Approved Document J1/2/3.

ROOF INTERSECTIONS
If compound truss used, where such trusses fix to compound truss provide proprietary truss connectors. Provide 32 x 175mm valley lay boards and fix reducing trusses over to complete roof intersection. Fix in accordance with roof truss manufacturers instructions.

KITCHEN VENTILATION
Provide proprietary mechanical extract ventilation unit capable of extracting 60ltrs/second. Alternatively provide proprietary cooker hood capable of extracting 30ltrs/second.

BATHROOM VENTILATION
Provide proprietary mechanical extract ventilation unit capable of extracting 15ltr/second. System to offer intermittent operation.

HOT WATER STORAGE
Provide system approved by BBA and install by BBA approved installer. System to be vented and insulated in accordance with BS5815 1985. Provide thermostatic control.

HEATING SYSTEM
Provide room thermostat or thermostatic radiator valve or similar approved to control the output from the heating system.

INSULATED PIPES AND DUCTS
All pipes which do not contribute to the heating of the building will be insulated to BS5422 1977.

SAFETY GLAZING
Provide safety glass to BS6206 to all windows to a minimum height of 800mm above floor level plus doors to a minimum height of 1500mm above floor level. Side screens to be same as doors if within 300mm of doors.

SMOKE DETECTION
Provide mains operated self-contained smoke alarms to BS5446 Part 1 in accordance with Approved Document B1

FOUL WATER DRAINAGE
Underground drainage to be proprietary 110mm diameter P.V.C. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Under building drains to be encased in 150mm pea gravel with lintels over pipes at wall abutments. Surround pipes be wall abutments with 50mm compressible material. 110mm diameter soil and vent pipe to extend 900mm above window head and to terminate in balloon finial. Soil and vent pipe to be fitted with access plate at base. Provide suitably sized wastes from all appliances (in accordance with Approved Document H) complete with minimum 75mm deep sealed traps and rodding eye access points at every direction change. All above ground drainage to BS5562 and all underground drainage to BS8301.

SURFACE WATER DRAINAGE
To be proprietary 110mm diameter P.V.C. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Pipes to discharge into 1200mm diameter soakaways sited 5000mm away from buildings.

PROTECTION TO UNDERGROUND PIPES
Where pipes are not under road and have less than 600mm cover concrete paving slabs should be laid as bridging above the pipes on minimum 75 pea gravel. If flexible pipes are under a road and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs.

INSPECTION CHAMBER CONSTRUCTION
Proprietary polypropylene inspection chambers bedded on 150mm concrete. Form protective 255mm thick concrete collar around head of inspection chamber with 300mm projection from cover. Covers to be Grade C light duty unless inspection chambers are in driveways where Grade B medium duty covers are to be used.

OPEN FIRE
To be capable of burning smokeless fuel. Hearth to be 125mm high above finished floor level. Flue liners to BS1181 1971 (sockets up). Build into brick jambs of open fire 2 no. metal anchorage points.

LINTELS
All coded lintels as stated in schedule or marked on plan to be by
to be installed in strict accordance with manufacturers instructions. Form d.p.c. cavity tray above all lintels. To all exposed lintels i.e. not sheltered from overhanging eaves, etc. to have proprietary weepholes to joints of brickwork at approx. 450mm c/c.

GROUND FLOOR CONSTRUCTION
50mm sand/cement screed on 100mm concrete oversite on 1200 gauge polythene d.p.m. on minimum 150mm, maximum 600mm well blinded and compacted hardcore. Wall d.p.c. to lap floor d.p.m. by a minimum of 50mm.

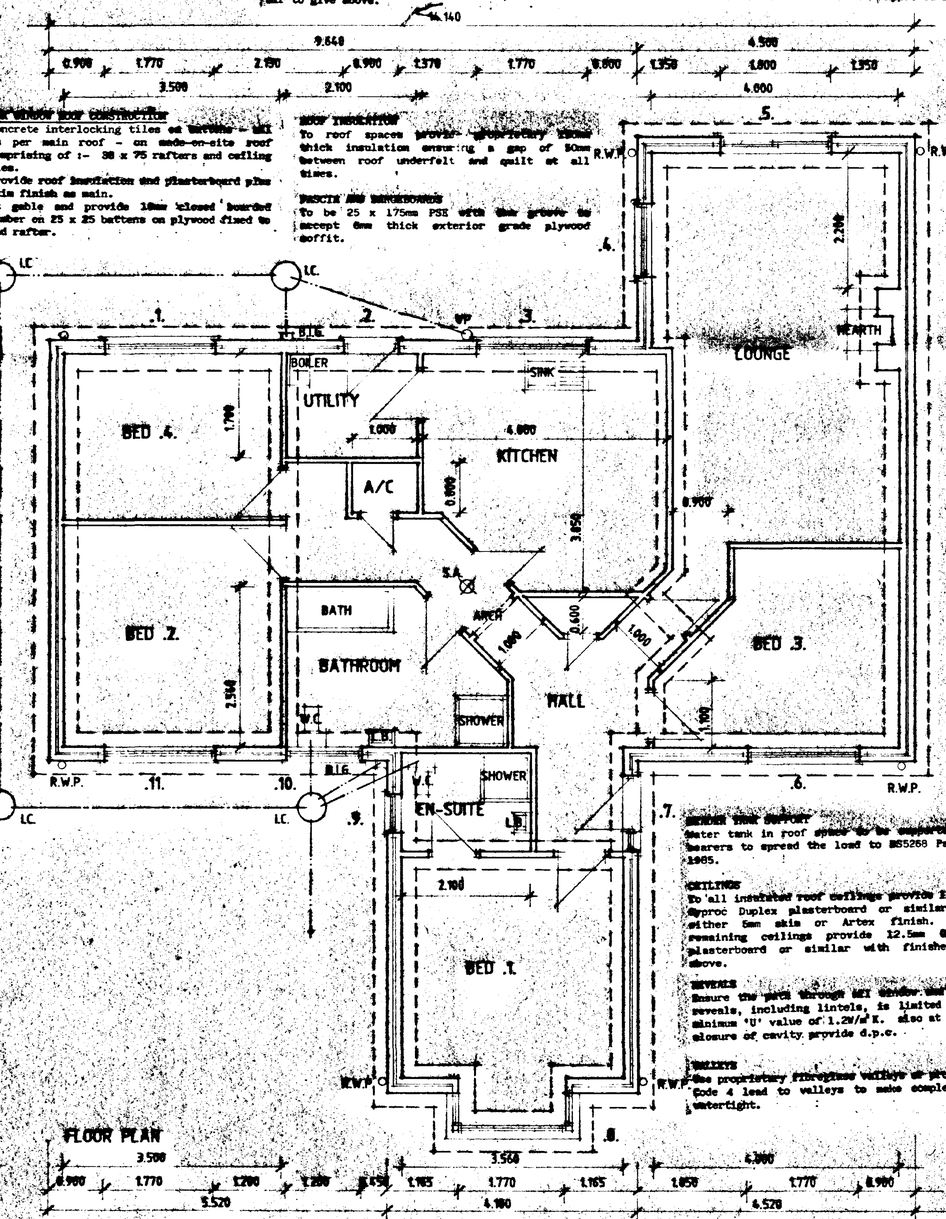
SUBSTRUCTURE WALLING
100mm Class A dense concrete blocks. Bitumen felt d.p.c. to external walls 150mm above ground level. Weak mix infill to base of cavities to terminate 225mm below lowest d.p.c. level.

FOUNDATIONS
As indicated on plan provide concrete strip foundations. To cavity walls provide 700mm wide x 225mm thick and to 100mm walls provide 450mm wide x 225mm thick, unless noted otherwise. To non-loadbearing internal walls thicken out ground floor oversite concrete to 450mm wide x 200mm thick. Widen foundations at chimney breast accordingly and make 300mm thick. Foundations to taken down to an approved firm base, subject to local authority specifications. Concrete to be ST3 grade unless noted otherwise.

JOINERY
All coded joinery as stated in schedule or marked on plan by
(DC) denotes items handed. All windows to be double glazed sealed units except to garage.

HABITABLE ROOMS AND KITCHENS
Provide proprietary trickle ventilators to head of window giving a total opening area of not less than 4000mm²

RAINWATER GOODS
P.V.C. rainwater goods 112 half round gutters and 68mm diameter downpipes.



ROOF WINDOW ROOF CONSTRUCTION
Concrete interlocking tiles or slates - as per main roof - on made-on-site roof comprising of :- 38 x 75 rafters and ceiling joists.
Provide roof manufacture and plasterboard plus skim finish as main.
At gable and provide 18mm 'closed' boarded timber on 25 x 25 battens on plywood fixed to end rafter.

ROOF INSULATION
To roof spaces provide proprietary 125mm thick insulation ensuring a gap of 50mm between roof underfelt and quilt at all times.

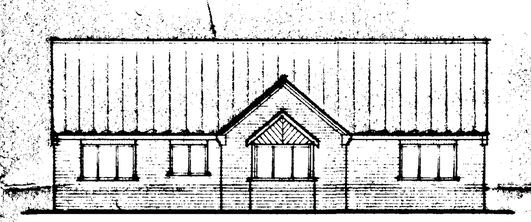
FASCIA AND BARGEBOARDS
To be 25 x 175mm PSE with tongue to accept 6mm thick exterior grade plywood soffit.

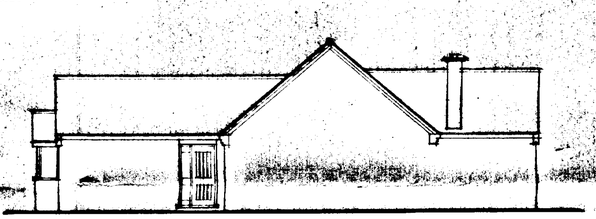
CYLINDER TANK SUPPORT
Water tank in roof space to be supported on bearers to spread the load to BS5268 Part 3 1985.

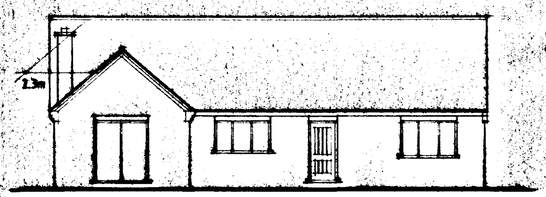
CEILINGS
To all insulated roof ceilings provide 12.5mm Gyproc Duplex plasterboard or similar and either 5mm skim or Artex finish. To remaining ceilings provide 12.5mm Gyproc plasterboard or similar with finishes as above.

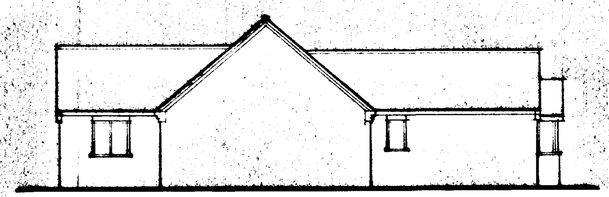
REVEALS
Ensure the path through all window and door reveals, including lintels, is limited to a minimum 'U' value of 1.2W/m²K. Also at every closure of cavity provide d.p.c.

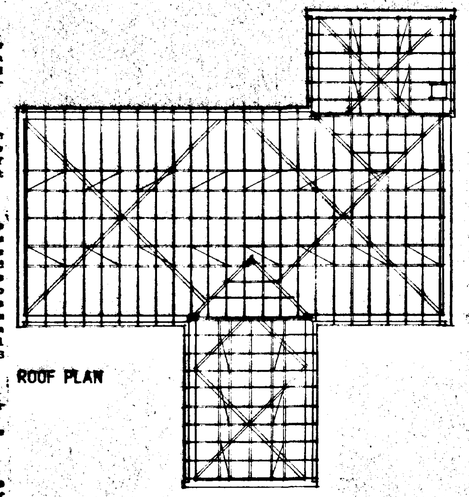
VALLEYS
Use proprietary fibreglass valleys or provide Code 4 lead to valleys to make completely watertight.







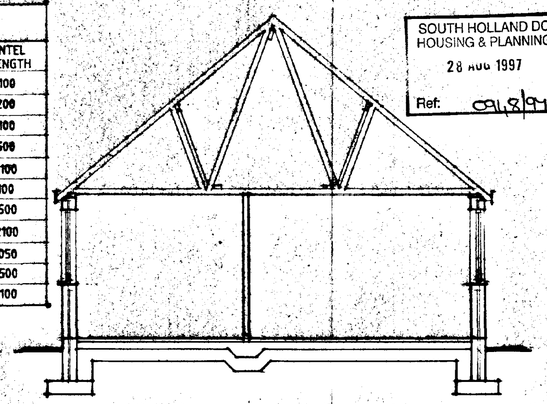




JOINERY / LINTEL SCHEDULE

No	JOINERY REF.	LINTEL	LINTEL LENGTH
.1.	312CC	LG-LI/S	2100
.2.	FWS/PORTCULLIS	"	1200
.3.	310CC	"	2100
.4.	212C	"	1500
.5.	PATIO DOOR	"	2100
.6.	312CC	"	2100
.7.	PER120/PORTCULLIS	"	1500
.8.	SQRFR-112C/312CC/112C [B.C.]	"	2100
.9.	110C	"	1050
.10.	210C [D.C.]	"	1500
.11.	312CC	"	2100

JOHN CARR JOINERY.
LG. INT. LINTELS OVER INT. OPENINGS.



SOUTH HOLLAND DC
HOUSING & PLANNING
28 AUG 1997
Ref: 91/8/91.

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

DETERMINED PLAN

SPEY.

1:50 1:100 | APRIL-95

B.GILHAM.

A - NEW REFS - 7.12.95

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

ROOF VENTILATION
Provide to soffit ~~of eaves~~ continuous ventilation 125 x 40mm slots for roof ventilation, to be at maximum 1400mm c/c. Position internally flyproof gauze.

WALL CONSTRUCTION
270mm cavity walls to consist of:- 110mm face brickwork (see site plan for details), 50mm cavity to be filled with Crown Britherm full fill insulation in accordance with BBA Certificate No. 86/1678 or similar approved, 110mm internal skin of Thermalite Shield 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 be same as above. All internal walls to receive 10mm sand/cement render and skim finish.

BOILER
Provide ~~balanced flue type~~ oil fired boiler of required rating in ~~to be either~~ a wall hung type or freestanding on 125mm high concrete hearth above oversite. Boiler to have protective guard cover and to be minimum 600mm from any opening into the building. Read in conjunction with Approved Document J1/2/3.

ROOF INSULATION
To roof spaces provide proprietary 150mm thick insulation ensuring a gap of 50mm between roof underfelt and quilt at all times.

FASCIA AND BARGEBOARDS
To be 25 x 175mm PSE with ~~5mm~~ groove to accept 6mm thick exterior grade plywood soffit.

HEADER TANK SUPPORT
Water tank in roof space to be supported on bearers to spread the load to BS5268 Part 3 1985.

CEILINGS
To all insulated roof ceilings provide 12.5mm Gyproc Duplex plasterboard or similar and either 5mm skim or Artex finish. To remaining ceilings provide 12.5mm Gyproc plasterboard or similar with finishes as above.

OVERHANGING GABLES AND CORBELLED EAVES
Provide the above to the design as shown on elevations plus any other details that are shown on the plans.

ROOF CONSTRUCTION
Concrete interlocking roof tiles (see site plan) on 38 x 25 softwood treated timber battens on underfelt to BS747 (type 1F) lapped 150mm horizontally and 100mm vertically. Prefabricated roof trusses at 600mm c/c and pitch as stated in accordance with BS5268 Part 3, 1985. Provide 25 x 100mm timber bracing and fix in accordance with truss manufacturers instructions. All trusses and gable ladders (if any) to be strapped to 50 x 100mm timber wallplate, the gable wall at verges and ceiling level with 30 x 5mm mild steel anchor and lateral restraint straps to span minimum 3 no. trusses at a maximum of 1200mm c/c. At strap positions provide pack and noggins to trusses. Main contractor to supply local authority building control with roof truss calculations 28 days prior to erection on site.

ROOF INTERSECTIONS
If compound truss used, where skin breakover fix to compound truss provide proprietary truss connectors. Provide 32 x 175mm valley lay boards and fix reducing trusses over to complete roof intersection. Fix in accordance with roof truss manufacturers instructions.

LINTELS
All coded lintels as stated in Schedule or marked on plan ~~or by~~ to be installed in strict accordance with manufacturers instructions. Form d.p.c. cavity tray above all lintels. To all exposed lintels i.e. not sheltered from overhanging eaves, etc. to have proprietary weepholes to joints of brickwork at approx. 450mm c/c.

GROUND FLOOR CONSTRUCTION
~~150mm~~ sand/cement screed on ~~100mm~~ concrete over-site on 1200 gauge polythene d.p.m. on minimum 150mm, maximum 600mm well blinded and compacted hardcore. Wall d.p.c. to lap floor d.p.m. by a minimum of 50mm.

SUBSTRUCTURE WALLING
~~100mm~~ Class A dense concrete blocks. Between felt d.p.c. to external walls 150mm above ground level. Weak mix infill to base of cavities to terminate 225mm below lowest d.p.c. level.

FOUNDATIONS
As indicated on plan provide concrete strip foundations. To cavity walls provide 700mm wide x 225mm thick and to 100mm walls provide 450mm wide x 225mm thick, unless noted otherwise. To non-loadbearing internal walls thicken out ground floor oversite concrete to 450mm wide x 200mm thick. Widen foundations at chimney breast accordingly and make 300mm thick. Foundations to taken down to an approved firm base, subject to local authority specifications. Concrete to be ST3 grade unless noted otherwise.

JOINERY
All coded ~~joinery as stated in Schedule or~~ marked on plan by ~~to be~~ POC) denotes items ~~handed~~. All windows to be double glazed sealed units except to garage.

VENTILATABLE ROOMS AND KITCHENS
~~Provide~~ proprietary trickle ventilators to head of window giving a total opening area of not less than 4000mm².

REVEALS
~~Ensure the path through all window and door~~ reveals, including lintels, is limited to a minimum 'U' value of 1.2W/m²K. ~~also at every~~ closure of cavity provide d.p.c.

FIRE CONSTRUCTION
Provide 225mm diameter clay flue liners to BS1181 1971 with minimum 100mm brick surround. Flue to extend past ridge as stated in Approved Document J1/2/3 Part B and to terminate in 75mm concrete capping and clay pot. Provide Code 4 lead flashing to roof intersection. Provide 2 no. courses of engineering brick or similar as d.p.c. No timber to be within 40mm of chimney. Chimney also to be read in conjunction with Approved Document A1/2 Section 1D.

COMBUSTION AIR
Provide proprietary ventilator to room of open fire at low level to outside air (ideally opposite open fire) to give combustion air equivalent to 50% the gross sectional area of the throat opening on the appliance. Alternatively provide proprietary underground ducting from appliance to outside air to give above.

METER BOXES
Position gas and electricity meter boxes if required in external position to suit client. To be completely sealed around in non-combustible material. To be minimum 500mm, maximum 1000mm above footpath to base.

HEARTH
To be capable of burning smokeless fuel. Hearth to be 125mm high above finished floor level. Flue liners to BS1181 1971 (sockets up). Build into brick jambs of open fire 2 no. metal anchorage points.

FOUL DRAIN DRAINAGE
Underground drainage to be proprietary 110mm diameter P.V.C. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Under building drains to be encased in 150mm pea gravel with lintel over pipes at wall abutments. Surround pipes at wall abutments with 50mm compressible material. 110mm diameter soil and vent pipe to be fitted with access plate at base. Provide suitably sized wastes from all appliances (in accordance with Approved Document H) complete with minimum 75mm deep sealed traps and rodding eye access points at every direction change. All above ground drainage to BS5582 and all underground drainage to BS8301.

SURFACE WATER DRAINAGE
To be proprietary 110mm diameter P.V.C. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Pipes to discharge into 1200mm diameter soakaways sited 5000mm away from buildings.

PROTECTION TO UNDERGROUND PIPES
Where pipes are not under road and have less than 600mm cover concrete paving slabs should be laid as bridging above the pipes on minimum 75 pea gravel. If flexible pipes are under a road and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs.

INSPECTION CHAMBER CONSTRUCTION
Proprietary polypropylene inspection chambers bedded on 150mm concrete. Form protective 255mm thick concrete collar around head of inspection chamber with 300mm projection from cover. Covers to be Grade C light duty unless inspection chambers are in driveways where Grade B medium duty covers are to be used.

KITCHEN VENTILATION
Provide proprietary mechanical extract ventilation unit capable of extracting 60lts/second. Alternatively provide proprietary cooker hood capable of extracting 30lts/second.

BATHROOM VENTILATION
Provide proprietary mechanical extract ventilation unit capable of extracting 15lts/second. System to offer intermittent operation.

HOT WATER STORAGE
Provide system approved by BBA and thatch by BBA approved installer. System to be vented and insulated in accordance with BS5615 1985. Provide thermostatic control.

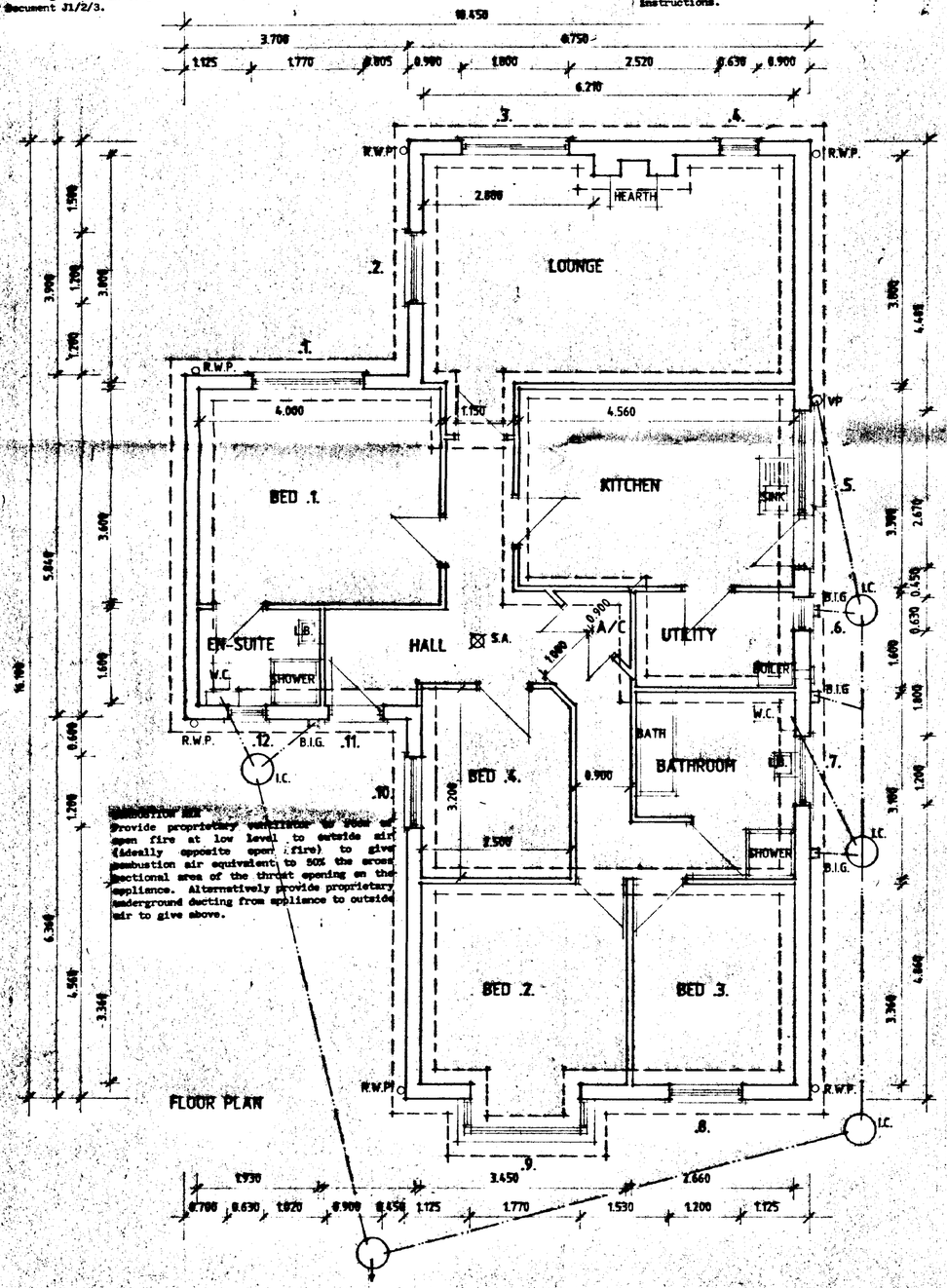
HEATING SYSTEM
Provide room thermostat or thermostatic radiator valve or similar approved to control the output from the heating system.

INSULATED PIPES AND DUCTS
All pipes which do not contribute to the heating of the building will be insulated to BS5422 1977.

SAFETY GLAZING
Provide safety glass to BS6206 to all windows to a minimum height of 800mm above floor level plus doors to a minimum height of 1500mm above floor level. Side screens to be same as doors if within 300mm of doors.

SMOKE DETECTION
Provide mains operated self-contained smoke alarms to BS5446 Part 1 in accordance with Approved Document B1

RAINWATER GOODS
P.V.C. rainwater goods 112 half round gutters and 68mm diameter downpipes.

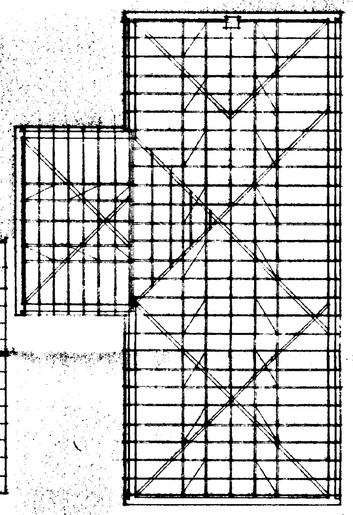


FLOOR PLAN

COMBUSTION AIR
Provide proprietary ventilator to room of open fire at low level to outside air (ideally opposite open fire) to give combustion air equivalent to 50% the gross sectional area of the throat opening on the appliance. Alternatively provide proprietary underground ducting from appliance to outside air to give above.

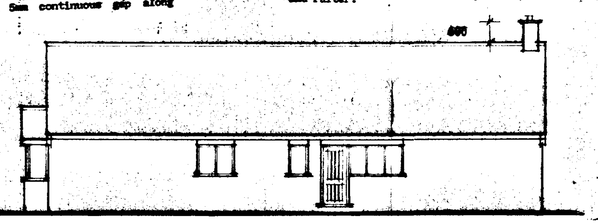
JOINERY/LINTEL SCHEDULE			
No	JOINERY REF.	LINTEL	LINTEL LENGTH
.1.	312CC	LG - L1/S	2100
.2.	212C	"	1500
.3.	PATIO DOOR	"	2100
.4.	112C	"	1050
.5.	FNS/PORTCULLIS - 310CC	"	3000
.6.	110C	"	1050
.7.	210C	"	1500
.8.	212C	"	1500
.9.	SQRFR-112C/312CC/112C (O.C.)	"	2100
.10.	212C	"	1500
.11.	FNS/PORTCULLIS	"	1200
.12.	110C	"	1050

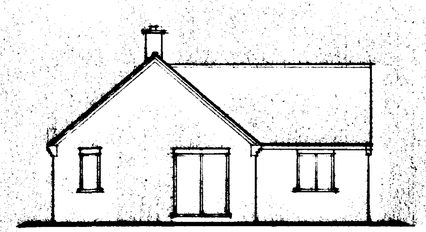
JOHN CARR JOINERY.
INT. LINTELS TO BE I.G. INT. LINTELS
TO WINDOW .8. PROVIDE UNIVERSAL ARCH

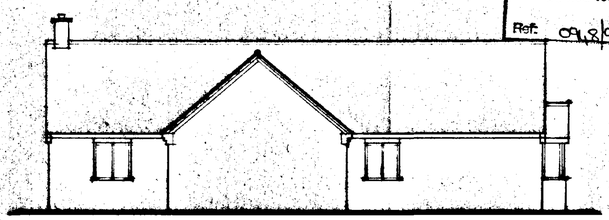

ROOF PLAN

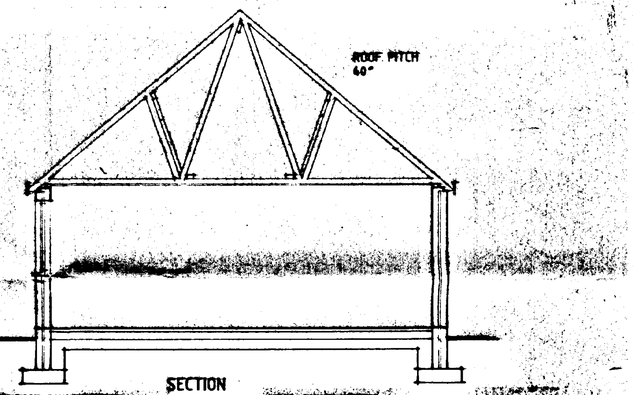
ROOF VENTILATION
At ridge provide proprietary ventilation equivalent to a 5mm continuous gap along ridge.


FRONT


SIDE


REAR


SIDE



SECTION

PORCH WINDOW ROOF CONSTRUCTION
Concrete interlocking tiles on battens - all as per main roof - on made-on-site roof comprising of :- 38 x 75 rafters and ceiling ties.
Provide roof insulation and plasterboard plus skin finish as main.
At gable end provide 25mm 'slowed' boarded timber on 25 x 25 battens on plywood fixed to end rafter.

FIRE CONSTRUCTION
Provide 225mm diameter clay flue liners to BS1181 1971 with minimum 100mm brick surround. Flue to extend past ridge as stated in Approved Document J1/2/3 Part B and to terminate in 75mm concrete capping and clay pot. Provide Code 4 lead flashing to roof intersection. Provide 2 no. courses of engineering brick or similar as d.p.c. No timber to be within 40mm of chimney. Chimney also to be read in conjunction with Approved Document A1/2 Section 1D.

VALLEYS
Use proprietary Fibreglass valleys or provide Code 4 lead to valleys to make completely watertight.

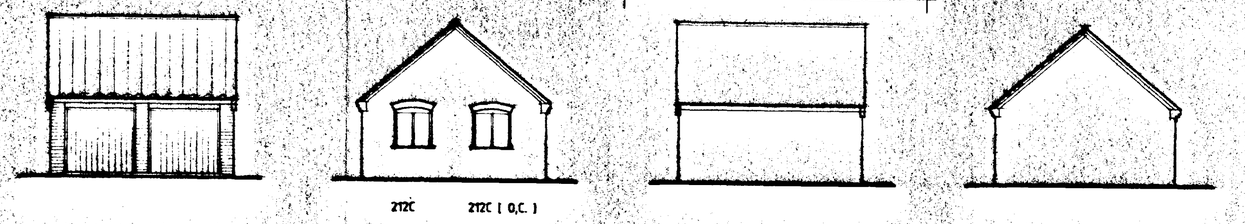
DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

HOUSING & PLANNING
28 AUG 1997
Ref: 09/0497
DETERMINED

PLANDEE.

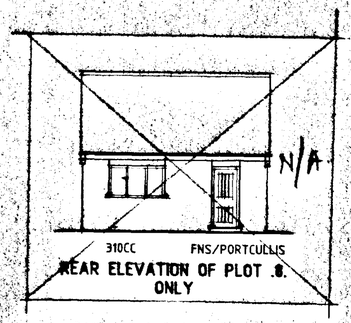
1:50 1:100 | APRIL-95
B.GILHAM.
A - GEN NOTS -7.12.95

Status House, 4 Princes Street,
Halesworth, Loca, IP19 8BB
Tel: 01406 424343 Fax: 01406 460702



212C 212C (O.C.)

ELEVATIONS OF GARAGE .A.

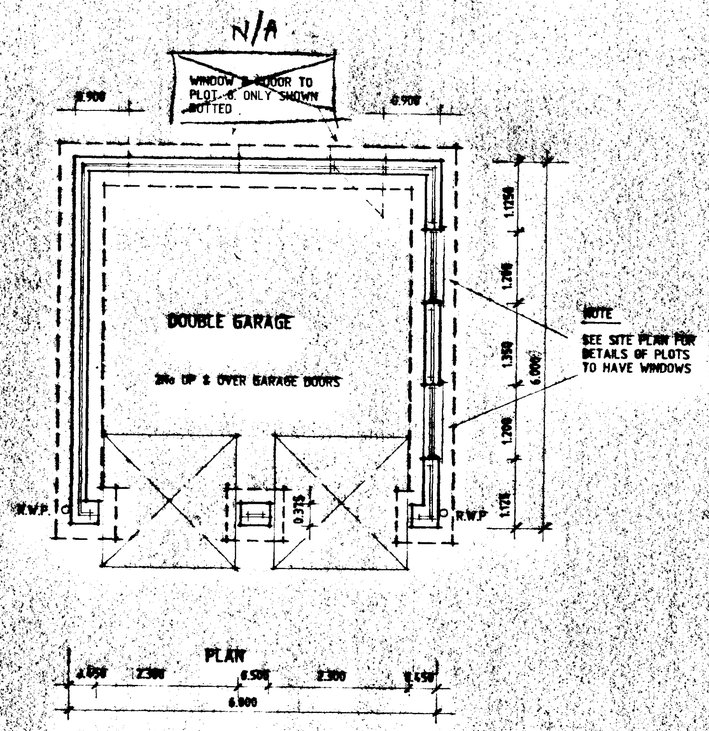


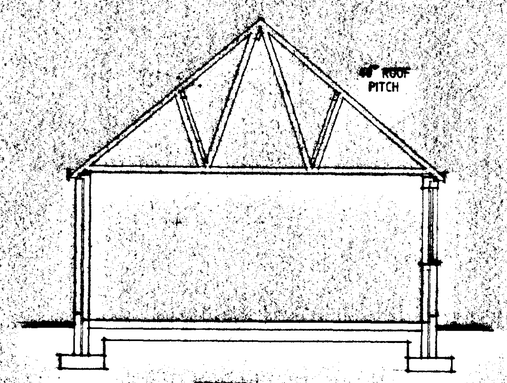


ELEVATIONS OF GARAGE .B.

.B. LINTELS OVER EXTERNAL OPENINGS

PROVIDE UNIVERSAL ARCH OVER WINDOWS





SECTION

WALL CONSTRUCTION
270mm cavity walls to consist of 110mm face brickwork (see site plan for details), 50mm cavity
110mm internal skin of Thermalite Shield 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 be same as above.

SURFACE WATER DRAINAGE
To be proprietary 110mm diameter P.V.C. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Pipes to discharge into 1200mm diameter soakaways sited 5000mm away from buildings.

PROTECTION TO UNDERGROUND PIPES
Where pipes are not under road and have less than 600mm cover concrete paving slabs should be laid as bridging above the pipes on minimum 75 pea gravel. If flexible pipes are under a road and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs.

LINTELS
All coded lintels to be sized in accordance with manufacturers instructions. Form d.p.c. cavity tray above all lintels. To all exposed lintels i.e. not sheltered from overhanging eaves, etc. to have proprietary weepholes to joints of brickwork at approx. 450mm c/c.

GROUND FLOOR CONSTRUCTION
100mm concrete oversite on 1200 gauge polythene d.p.m. on minimum 150mm, maximum 600mm well blinded and compacted hardcore. Wall d.p.c. to lap floor d.p.m. by a minimum of 50mm.

SUBSTRUCTURE WALLING
100mm Class A dense concrete blocks. Bitumen felt d.p.c. to external walls 150mm above ground level. Weak mix infill to base of cavities to terminate 225mm below lowest d.p.c. level.

FOUNDATIONS
As indicated on plan provide concrete strip foundations. To cavity walls provide 700mm wide x 225mm thick and to 100mm walls provide 450mm wide x 225mm thick, unless noted otherwise. To non-loadbearing internal walls thicken out ground floor oversite concrete to 450mm wide x 200mm thick. Widen foundations at chimney breast accordingly and make 300mm thick. Foundations to taken down to an approved firm base, subject to local authority specifications. Concrete to be ST3 grade unless noted otherwise.

JOINERY
All coded joinery as stated in Schedule or marked on plan by
(OC) denotes items Branded. All windows to be double glazed sealed units except to garage.

SOUTH HOLLAND DC
HOUSING & PLANNING
28 AUG 1997
Ref:
DETERMINED PLAN

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

DOUBLE GARAGE
.TSM.

1:50 1:100 | APRIL-95

B.GILHAM.

A - PLOT .B. ALTS - 14.5.96

Status House, 4 Princes Street,
Wisbech, Lincs. PE13 1DB
Tel: 01406 424343 Fax: 01406 490709

FACING BRICKWORK:
ROOF TILES:
FOUL DRAINAGE:
S.W. DRAINAGE:

DOOR, WINDOW & LINTOL SCHEDULE

NO	TYPE	JOINERY REF NO:	LINTOL	NO REQ.	O/A LENGTH
1	WINDOW	312CC (SS)	I.G. L.15.	1SOMM	2100MM.
2	WINDOW	312CC (SS)	I.G. L.15	1SOMM	2100 MM
3	DOOR/WINDOW	FN5/310CC (SS) PORTCULLIS	I.G. L.15	1SOMM	3000MM
4	WINDOW	210C(SS) (CO C)	I.G. L.15	1SOMM	1500 MM
5	WINDOW	212 C (SS)	I.G. L.15	1SOMM	1500 MM
6	WINDOW	312CC (SS)	I.G. L.15	1SOMM	2100MM
7	WINDOW	312CC (SS)	I.G. L.15	1SOMM	2100 MM
8	WINDOW	312CC (SS)	I.G. L.15	150MM	2100MM
9	DOOR	FEB 120 PORTCULLIS	I.G. L.15.	150MM	1800MM
10	WINDOW	N10C (SS)	I.G. L.15.	BROWN	800 MM

BIT. FELT D.P.C. CAVITY TRAYS OVER LINTOLS TO OPENINGS MKD:
1 2 3 7
NOTE: DIRECTIONS MAY NOT BE SHOWN ON ELEVATIONS
ALL WINDOWS TO BE DOUBLE GLAZED
WINDOWS OUTWARD OPENING CASEMENTS

NOTE: PROVIDE BINDERS @ ROOF SPACE TO SUPPORT WATER TANK TO B.S. 5268

NOTE: AT ROOF INTERSECTION DOUBLE UP LARGEST SPAN OF RAFTERS

CLAY TILE ROOF TILES ON 38mm x 25mm TREATED TIMBER SUPERIOR BATTENS ON BITUMINOUS FELT TO B.S. 747 (TYPE 1E) TO MANUFACTURERS PRE-FABRICATED FINK TYPE ROOF TRUSSES (SEE PLAN) AT 600 CTRS TO B.S. 5268 PART 3 1985 25 x 100 DIAGONAL ROOF BRACING @ 45° TO T.R.D.A. TECH BULLETIN No. 1 25 x 100 RIDGE WIDE BOARD. 50 x 100 CEILING BINDERS (2 NO) 25 x 175 P.S.E. FASCIA 25 x 175 P.S.E. BARGE BOARDS. 6 x 150 ASB. SOFFITT GREY P.V.C. 100 Ø H.R. GUTTERING TO 63Ø R.W.P.S AS SHOWN. 50 x 100 WALL PLATES. BE x 8 MILD STEEL LATERAL RESTRAINT STRAPS TO ROOF STRUCTURE AT ROOF & CEILING LEVELS @ 1.200m CTRS AT GABLE END WALLS. 30 x 5 MILD STEEL FLATBARS STRAPS TO TRUSSES & WALL PLATES @ 1.200m CTRS TO SUPPORTING WALLS. AT ROOF INTERSECTION PROVIDE CUT SITE MANUFACTURED REDUCING TRUSSES FROM 38 x 100 SIZED TIMBER. 38 x 175 VALLEY LAY BOARDS WITH PLYWOOD VALLEY TROUGHS. PROVIDE 5 No. 150 x 600 SOFFIT VENTILATORS TO CROSS VENTILATE ROOF STRUCTURE POSITIONED OVER OPENINGS 1 : 10 : 8.5 & 4. VENTILATORS FITTED WITH FLINE FLY PROOF GAUZE.
NOTE: PROVIDE 5 No° RIDGE VENTS TO HABITABLE ROOMS AS SHOWN ON ELEVATIONS
ROOF VENTILATION: PROVIDE 425 x 125 SLOTS IN SOFFIT SPACED AT MAX 2.4 CTRS WITH FLY PROOF MESH
PROTECTED EXTERNALLY ALL IN ACCORDANCE WITH BUILDING REGULATIONS PART C.

NOTE: TO POSITIONS OF LATERAL RESTRAINT STRAPS PROVIDE PACK @ 38 x 50 NOGGINGS (TO SPAN 3 No° TRUSSES)

NOTE: TO ROOF TRUSSES PROVIDE 25 x 100 LONGITUDINAL BRACING @ 25 x 100 BRACING AND INTERNAL MEMBERS TO B.S. 5268 PART 3 1985

CHIMNEY CONSTRUCTION
440 x 440 OR 340 SIZE. 100 PRECAST CONC. CAPPING SLAB. 225 CLAY FLUE LINERS TO B.S. 1181 (SOCKETS UP) 2.100 COURSED BLOCK WORK WITH P.C. 450 LEAD FLASHING (STEPPED) INCL COVER APRON & EXCAVAT GUTTERING TRIM ROOF STRUCTURE. PROVIDE CHIMNEY TO EMBODY NO TIMBER WITHIN 38 OF CHIMNEY CHIMNEYS TERMINATING WITH 75 CONC. SLAB & CLAY POT

SECTION B-B

SECTION A-A

PLAN

REAR

SIDE

FRONT

SIDE

NOTES & SCHEDULES.

FOUL DRAINAGE: (SEE SITE PLAN FOR DISCHARGE DETAILS) 600 x 450 x 225 CLASS B ENG. BRICK. I.C.'S. 150 CONC. BASE. 100 CONC. SURROUND. PRESSED STEEL LID + INSET FRAME. ALL JUNCTIONS TO BE 6M BELOW BENDS. 100 Ø V.C. PIPES 'WAVELINE' FLEXIBLY JOINTED. PIPES BEDDED ON & SURROUNDED IN 100 PEA GRAVEL. WHERE PIPES PASS UNDER FLOORS ENCASE IN 150 PEA GRAVEL & PROVIDE LINTOL OVER AT WALL ABSTRACT PIPE GRADE AT 1:40. 100 Ø P.V.C. S.V.P.'S TO EXTEND MIN 900 ABOVE WINDOW & DOOR HEADS TERMINATE SVP'S WITH BALLOON + FLUAL. 100 Ø P.V.C. WASTES FROM ALL APPLIANCES. 75 DEEP SEAL TRAPS & RODDING EYES AT DIRECTION CHANGES.

SURFACE WATER DRAINAGE: (SEE SITE PLAN FOR DISCHARGE DETAILS) 100 Ø VITRIFIED CLAY PIPES. HAPPELEVE FLEXIBLY JOINTED. FALL 1 in 80. PIPES BEDDED ON & SURROUNDED IN GOOD QUALITY GRIT.

WALL CONSTRUCTION
E70 cavity walls to consist of:- 102mm face brickwork (see site plan for details). 65mm cavity to be filled with insulfibre blown fibre cavity wall insulation in accordance with BBA Certificate no's 88/1976, 89/2294 & 91/2668, or similar approved. 100mm internal skin of Tarmac Hemelite blockwork. Cavity walls tied together using galvanised 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.

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

ROOF CONSTRUCTION
Provide proprietary trickle ventilators to head of window giving a total opening area of not less than 4000mm²

ROOF INSULATION
To roof spaces provide proprietary glass fibre insulation laid as 100mm between joists and 100mm across joists. Ensure a gap of 50mm between roof underfelt and quilt at all times

HABITABLE ROOMS & KITCHENS - BACKGROUND VENTILATION
Provide window manufacturer's fasteners which lock in night vent position giving a total opening area of not less than 4000 sq. mm.

HOT WATER STORAGE
Provide system approved by British Board of Agrement and install by B.B.A. approved installer. System to be vented and insulated in accordance with B.S. 5615 1985

KITCHEN VENTILATION:
Provide Radia 220 by Silavent Ltd. or similar by approved manufacturer to extract ventilation of 220 cu.m./hr. (approx 61.5 l/sec). Alternative method - provide suitable cooker hood by Silavent Ltd or similar by approved manufacturer to extract ventilation of at least 30 l/sec. Both systems to offer intermittent operation. DUCTING TO OUTSIDE AIR VIA AIR BRICKS OR RIDGE VENTS.

BATHROOMS
Provide Mayfair 2000 by Silavent Ltd or similar by approved manufacturer to extract ventilation of 100 sq. m./hr (approx 27.5 l/sec) or 70 sq.m/hr (approx 19.5 l/sec). System to offer intermittent operation. DUCTING TO OUTSIDE AIR VIA AIR BRICKS OR RIDGE VENTS.

SMOKE DETECTION:
PROVIDE MAINS POWERED SELF CONTAINED SMOKE ALARMS TO BS 5446 PART 1 IN ACCORDANCE WITH APPROVED DOCUMENT B1.

SAFETY GLAZING:
PROVIDE SAFETY GLASS TO BS 6206 TO ALL WINDOWS TO A MIN. HEIGHT OF 800mm ABOVE FLOOR LEVEL PLUS DOORS TO A MIN. HEIGHT OF 1500mm ABOVE FLOOR LEVEL. NOTE SIDESCREENS SAME AS DOORS IF WITHIN 300mm OF DOOR.

RECEIVED
28 AUG 1997
Ref: 4 OBSS/PT

status design

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS
STATUS HOUSE, 2 PRINCES STREET, HOLBEACH, SPALDING, LINCS PE12 7BB

B- B.R. 4/05 - 24.1.96

project: OUSE EX

scale: 1:50 1:100

drawing no. OUSE-EX

date: APRIL 93'

drawn by: M.R.GLAUSER

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH DRAWINGS No'd : OUSE

VERGE DETAILS TYPE D OR E